

EXISTING DOORS, SIDELITES AND TRANSOM TO BE CAREFULLY REMOVED AND INSTALLED IN NEW WALL

ROOF OVER COLUMNS TO REMAIN
ALL EXTERIOR COLUMNS SHALL REMAIN, AND NOT BE ALTERED OR REMOVED.

NEW EXTERIOR WALL

REMOVE A PORTION OF EXISTING WALLS. SEE STRUCTURAL PLANS FOR DEMO

REMOVE AND RELOCATE DOORS, SIDELITES AND TRANSOM INTO NEW EXTERIOR WALL

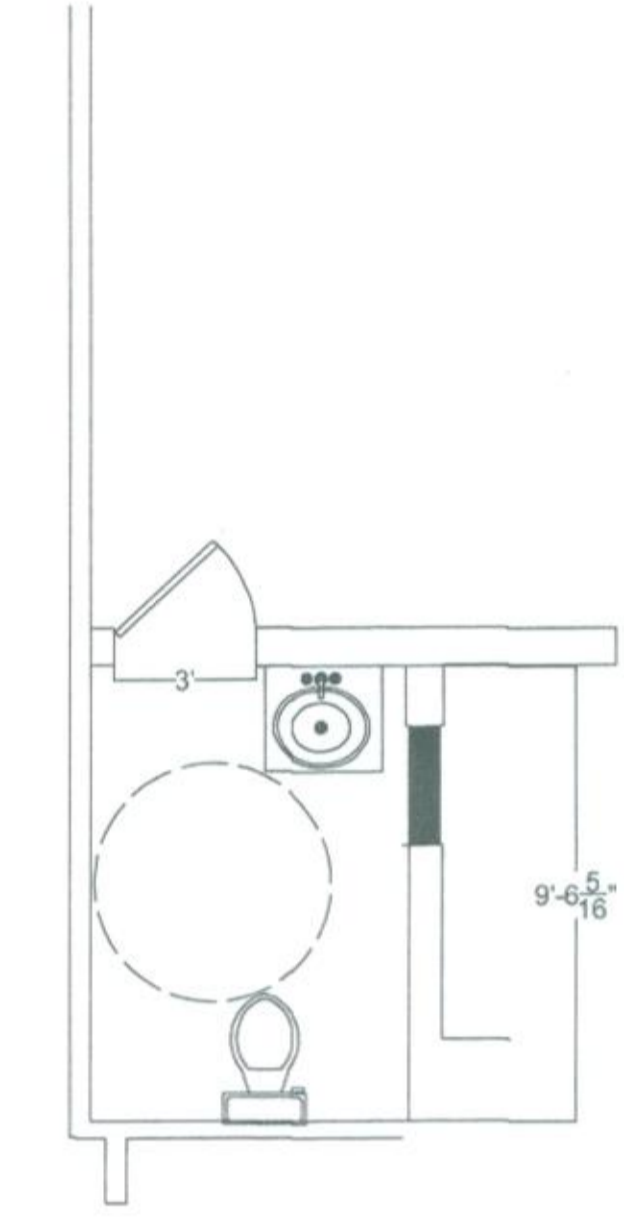
3'-0"
8'-9 1/8"
4'-6"
OPT:
FUTURE UNISEX
HC BATHRM

26'-5 1/16"

30'-9 1/2"

74'-8"

25'-2 1/8"



ACCESSIBLE UNISEX BATHROOM-PROPOSED
SCALE AS NOTED

NOTE:
EXTEND EXISTING MECHANICALS INTO PROPOSED AREAS

ALL LIGHTING PER OWNER

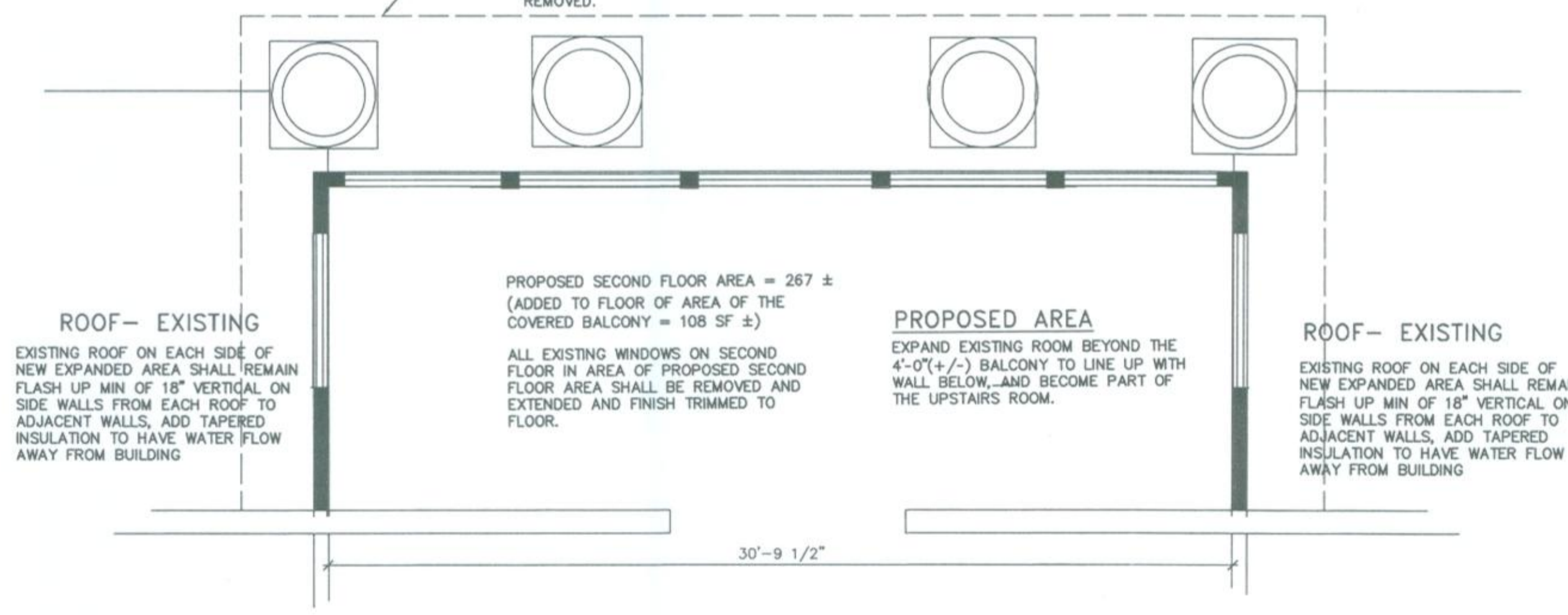
LEGEND:

NEW WALL
 WALL TO BE REMOVED
 EXIST'G

LINE OF ROOF ABOVE

ALL EXTERIOR COLUMNS SHALL REMAIN, AND NOT BE ALTERED OR REMOVED.

FIRST FLOOR PLAN-PROPOSED
SCALE AS NOTED



ROOF- EXISTING

EXISTING ROOF ON EACH SIDE OF NEW EXPANDED AREA SHALL REMAIN FLASH UP MIN OF 18" VERTICAL ON SIDE WALLS FROM EACH ROOF TO ADJACENT WALLS, ADD TAPERED INSULATION TO HAVE WATER FLOW AWAY FROM BUILDING

PROPOSED SECOND FLOOR AREA = 267 ±
(ADDED TO FLOOR OF AREA OF THE COVERED BALCONY = 108 SF ±)

ALL EXISTING WINDOWS ON SECOND FLOOR IN AREA OF PROPOSED SECOND FLOOR AREA SHALL BE REMOVED AND EXTENDED AND FINISH TRIMMED TO FLOOR.

PROPOSED AREA

EXPAND EXISTING ROOM BEYOND THE 4'-0" (+/-) BALCONY TO LINE UP WITH WALL BELOW, AND BECOME PART OF THE UPSTAIRS ROOM.

ROOF- EXISTING

EXISTING ROOF ON EACH SIDE OF NEW EXPANDED AREA SHALL REMAIN FLASH UP MIN OF 18" VERTICAL ON SIDE WALLS FROM EACH ROOF TO ADJACENT WALLS, ADD TAPERED INSULATION TO HAVE WATER FLOW AWAY FROM BUILDING

30'-9 1/2"

SECOND FLOOR PLAN-PROPOSED (OR OPT- PER OWNER)
SCALE AS NOTED

REVISIONS	BY

THE BRIARCLIFF MANOR - ALTERATION/ADDITION
 BRIARCLIFF MANOR, NY
 HESS ARCHITECTS - LEED AP
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DRAWN	PW/BH
CHECKED	BH
DATE	12 OCT 2017
SCALE	1/4" = 1'-0"
JOB NO.	17-138
SHEET	