

PHOTOGRAPHS OF ACCESSORY BUILDING



EAST ELEVATION



PARTIAL NORTH ELEVATION



PARTIAL NORTH ELEVATION

PHOTOGRAPHS OF EXISTING HOUSE



EAST (STREET) ELEVATION



NORTH ELEVATION



WEST ELEVATION



SOUTH ELEVATION

PROJECT DIRECTORY

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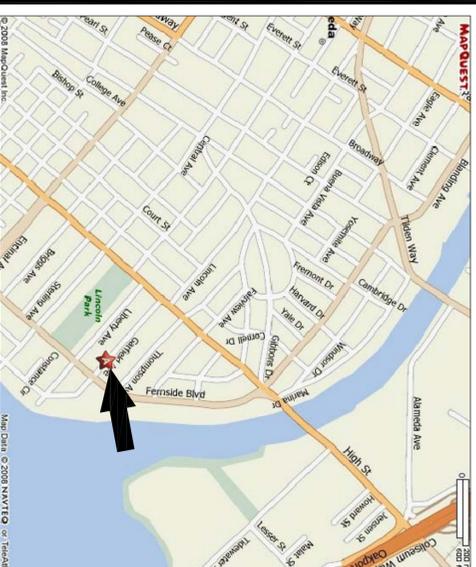
OWNER
 ZI JING MEN
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SHEET INDEX

ARCHITECTURAL SHEETS: (12 SHEETS ISSUED)

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 A35 PROPOSED BUILDING SECTION

VICINITY MAP



LOT SUMMARY TABLE

AGGREGATE PARCEL NUMBER: 64-109-28	STANDARD	EXISTING	PROPOSED
CATEGORIES	R-1	-	-
ZONING DISTRICT	R-1	-	-
TOTAL LOT AREA	5,000 SQ.FT. MIN.	49,250 SQ.FT.	NO CHANGED
LOT DEPTH	100'-0"	115'-0"	NO CHANGED
LOT WIDTH	50'-0"	37'-5"	NO CHANGED
BUILDING FLOOR AREA (NOT INCLUDING DETACHED GARAGE)		1,234 SQ.FT. (FIRST FLOOR)	1,266 SQ.FT. (FIRST FLOOR)
		1,234 SQ.FT. (SECOND FLOOR)	1,050 SQ.FT. (SECOND FLOOR)
		1,234 SQ.FT. (TOTAL)	2,316 SQ.FT. (TOTAL)
GARAGE FLOOR AREA		-	234 SQ.FT.
MAIN BUILDING LOT COVERAGE INCLUDING ATTACHED/ DETACHED GARAGE (%)	40%	50%	54.48%
		(1,623 SQ.FT.)	(1,724 SQ.FT.)
FRONT YARD SETBACK	20'-0"	16'-10"	NO CHANGED
REAR YARD SETBACK	20'-0"	34'-3"	37'-3"
LEFT SIDE YARD SETBACK	5'-0"	0'-2"	5'-2"
RIGHT SIDE YARD SETBACK	5'-0"	NO CHANGED	NO CHANGED
STREET SIDE YARD SETBACK	10'-0"	NA	27'-3"
MAXIMUM BUILDING HEIGHT	30'-0"	17'-9"	NA
SEPARATION BETWEEN MAIN BUILDINGS	20'-0"	NA	234 SQ.FT.
ACCESSORY BUILDING SIZE	NA	610 SQ.FT.	NA
SEPARATION BETWEEN MAIN/ ACCESSORY	NA	16'-11"	16'-3"
HEIGHT OF ACCESSORY BUILDING	NA	14'-6"	13'-2"
NUMBER OF OFF-STREET PARKING SPACES	MIN. 2	2	2
DRIVEWAY WIDTH	MIN. 8'-5"	8'-2"	NO CHANGED

3278 GARFIELD
 REMODEL

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ISSUES AND REVISIONS

NO.	DATE	DESCRIPTION
1.	08/24/17	DESIGN REVIEW
2.	10/05/17	DESIGN REVIEW REVISIONS

SHEET TITLE
 PROJECT INFORMATION

SCALE

SHEET NUMBER

A0.1



1519 FERNSIDE BLVD.



3282 GARFIELD AVENUE



3276 GARFIELD AVENUE



3272 GARFIELD AVENUE



3268 GARFIELD AVENUE



3266 GARFIELD AVENUE



3264 GARFIELD AVENUE



1601 FERNSIDE BLVD.



3287 GARFIELD AVENUE



3283 GARFIELD AVENUE



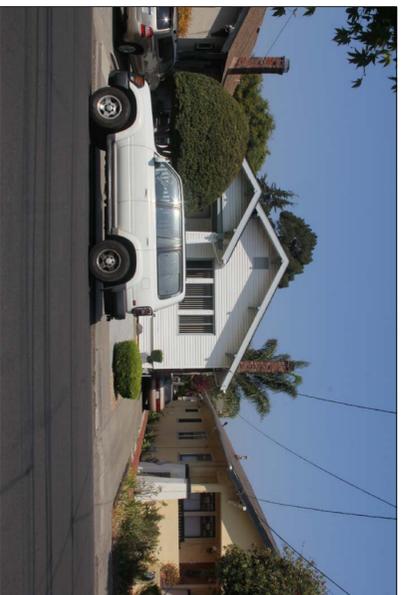
3281 GARFIELD AVENUE



3277 GARFIELD AVENUE



3273 GARFIELD AVENUE



3269 GARFIELD AVENUE



3267 GARFIELD AVENUE



3265 GARFIELD AVENUE

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**PHOTOGRAPHS
OF ADJACENT PROPERTIES**

SCALE



SHEET NUMBER

A0.2

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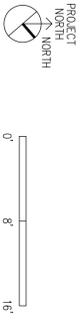


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SHEET TITLE
**EXISTING SITE PLAN
/ PROPOSED SITE PLAN**

SCALE

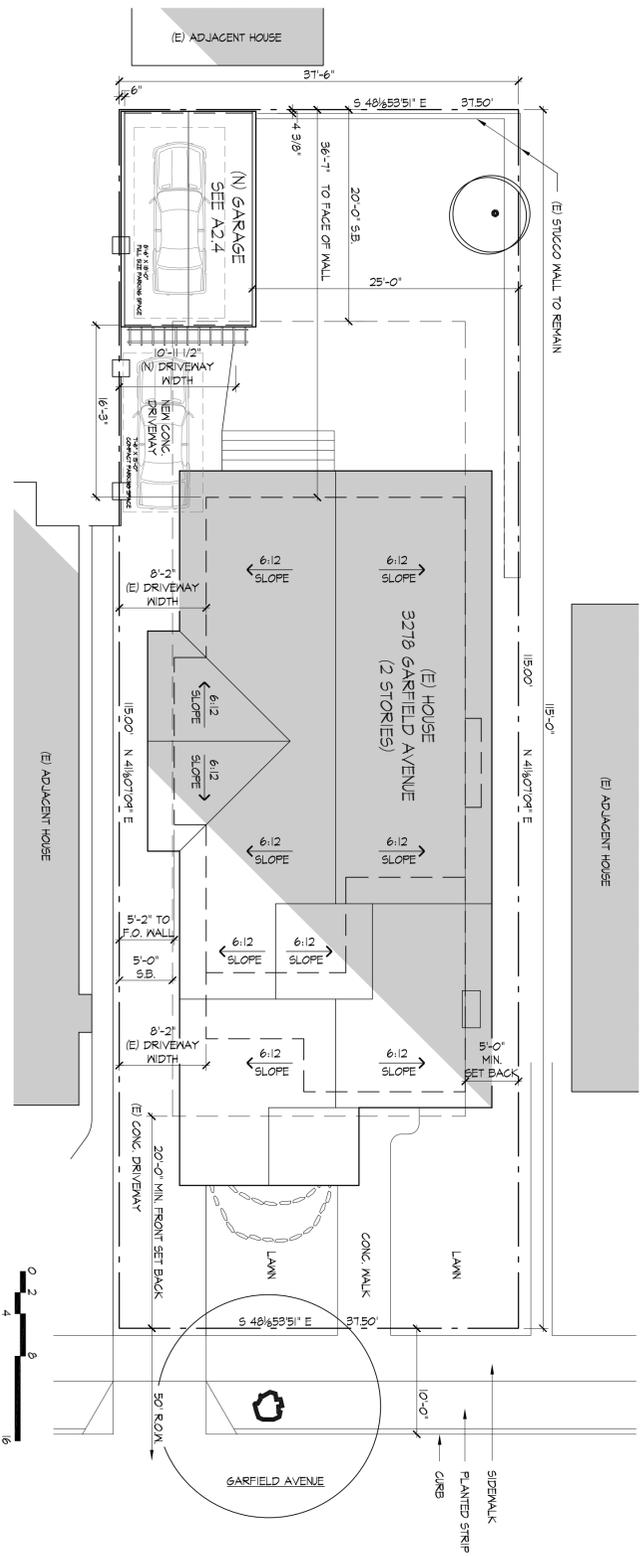


SHEET NUMBER

A1.1

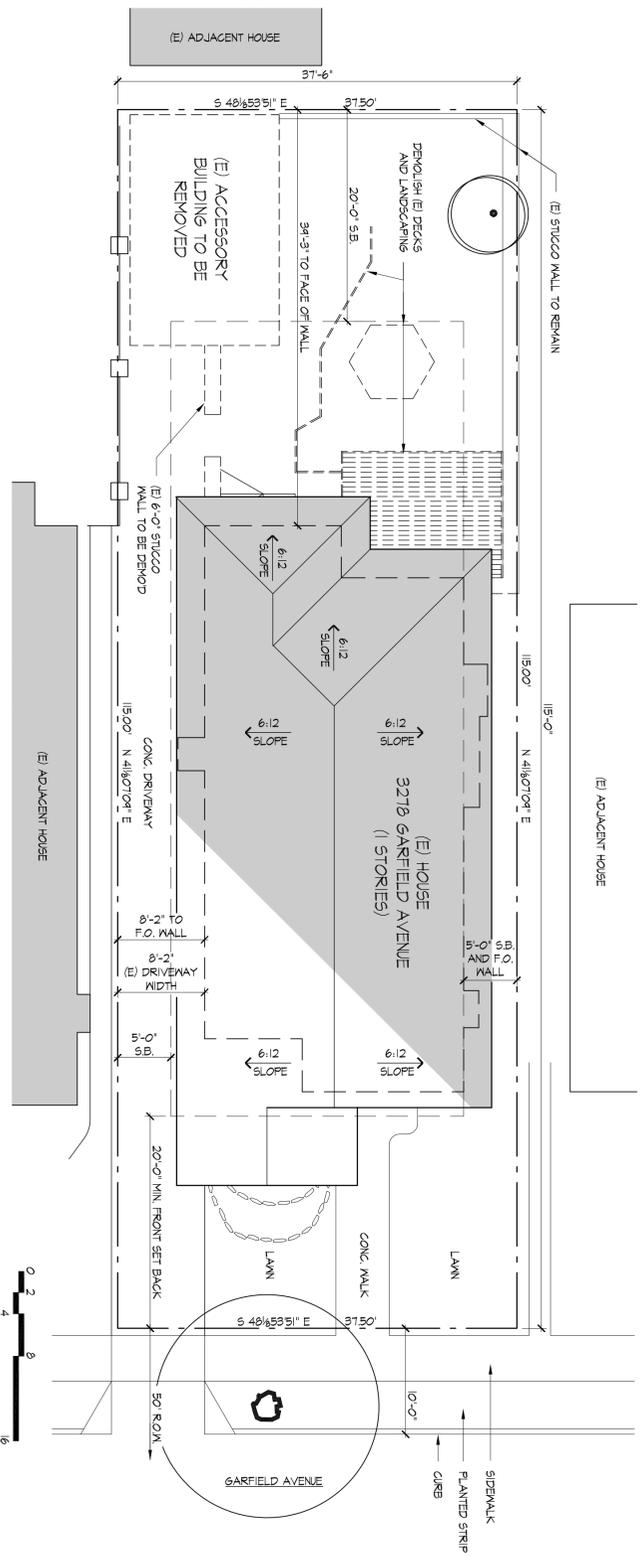
2 | PROPOSED SITE PLAN

1/8"=1'-0"



1 | EXISTING SITE PLAN

1/8"=1'-0"



EXTERIOR WINDOW SCHEDULE (ARCHITECTURAL STYLE OF BUILDING: CRAFTSMAN BUNGALOW)

WINDOW NUMBER	ROOM	WINDOW TYPE	WINDOW MATERIAL	SIZE (WIDTH X DEPTH)	PAINTING GRID (WIDTH X DEPTH)
101	LIVING ROOM	(EXISTING) FIXED	WOOD	8'-2" X 4'-0"	7/8" X 1/2"
102	LIVING ROOM	(EXISTING) FIXED	WOOD	1'-10" X 1'-8"	NO GRID
103	LIVING ROOM	(EXISTING) FIXED	WOOD	1'-10" X 1'-8"	NO GRID
104	BEDROOM #4	(EXISTING) DOUBLE HINGE	WOOD	4'-0" X 4'-0"	7/8" X 3/8"
105	BATH #3	(NEW) AWING	WOOD CLAD	2'-10" X 2'-10"	7/8" X 3/8"
106	KITCHEN	(NEW) 2 CASERENTS WITH FIXED	WOOD CLAD	6'-0" X 3'-0"	7/8" X 3/8"
107	DINING AREA	(NEW) 2 CASERENTS WITH FIXED	WOOD CLAD	7'-10" X 4'-6"	7/8" X 3/8"
108	FAMILY AREA	(NEW) DOUBLE CASERENT	WOOD CLAD	5'-2" X 4'-6"	7/8" X 3/8"
109	LAUNDRY ROOM	(NEW) AWING	WOOD CLAD	2'-0" X 2'-0"	NO GRID
110	ENTRY	(NEW) DOUBLE CASERENT	WOOD CLAD	5'-2" X 4'-6"	7/8" X 3/8"

EXTERIOR DOOR SCHEDULE

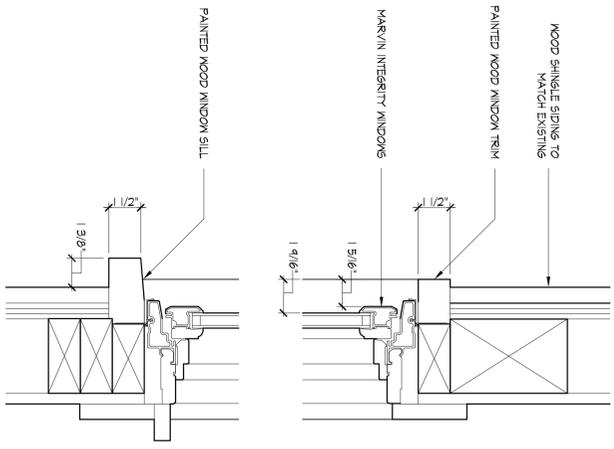
DOOR NUMBER	ROOM	DOOR TYPE	NEW WINDOW MATERIAL	SIZE (WIDTH X DEPTH)	PAINTING GRID (WIDTH X DEPTH)
A	ENTRY	(EXISTING) HINGING	WOOD CLAD	3'-0" X 6'-8"	7/8" X 1/2"
B	DINING ROOM	(NEW) SLIDING FRENCH	WOOD CLAD	8'-0" X 6'-8"	NO GRID

KEY NOTES: DEMOLITION

- 1 (E) WINDOW TO BE REMOVED
- 2 (E) WINDOW TO REMAIN
- 3 (E) DOOR TO BE REMOVED
- 4 (E) BATH FIXTURES TO BE REMOVED
- 5 (E) SHOWER TO BE REMOVED
- 6 (E) KITCHEN CABINETS AND FIXTURES TO BE REMOVED
- 7 (E) STEPS TO BE REMOVED
- 8 (E) STUCCO WALL TO BE REMOVED

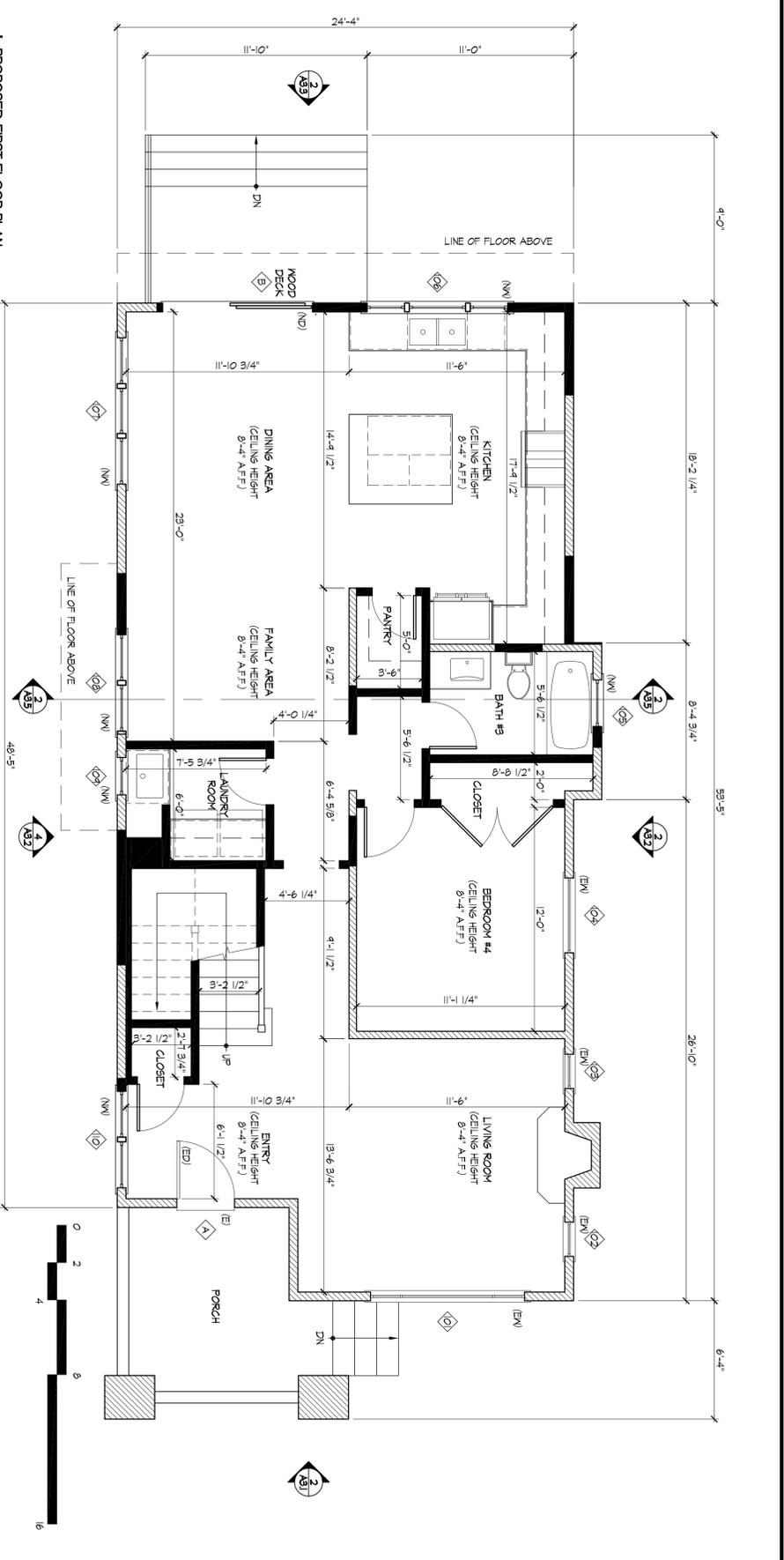
NEW WINDOW DETAIL

SCALE: 3/4" = 1'-0"

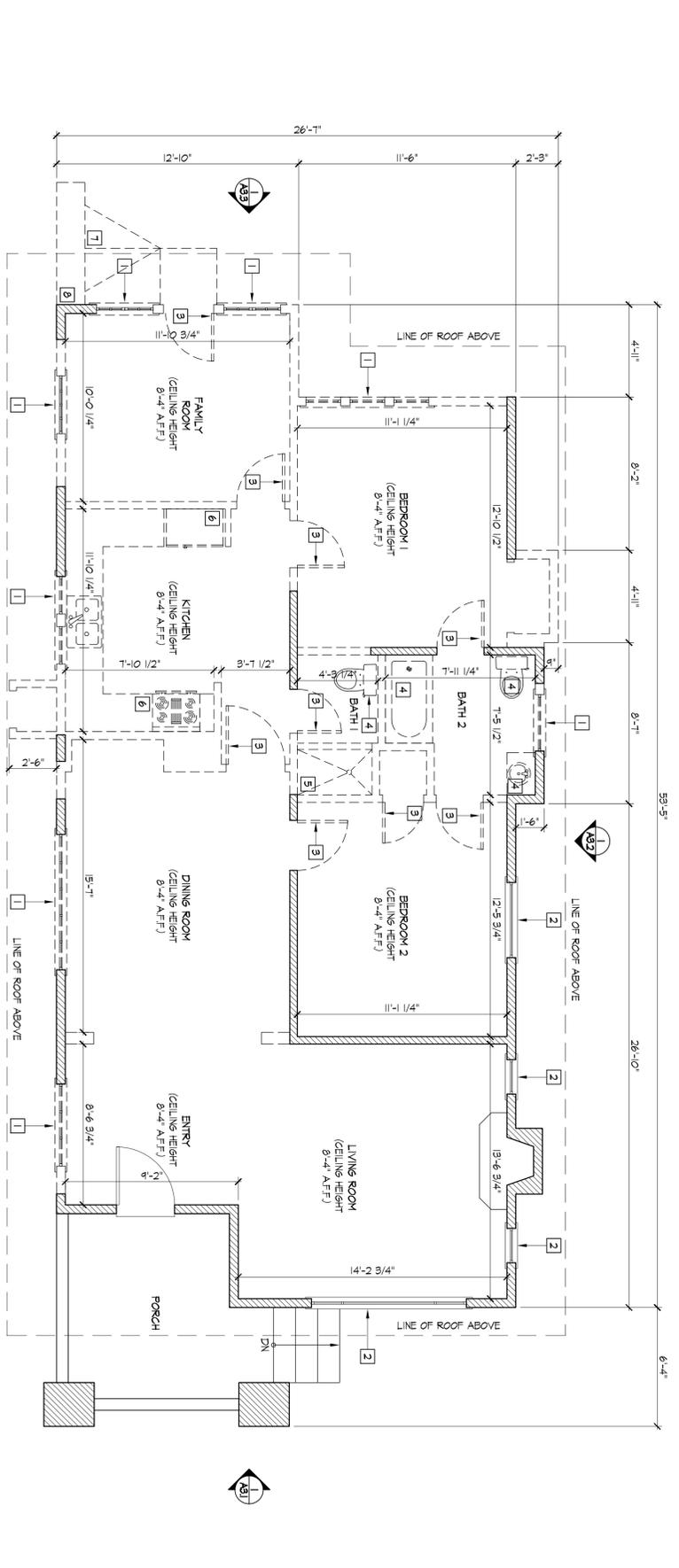


LEGEND:

- TO BE REMOVED/DEMOLISHED
- EXISTING (E) WALL
- NEW (N) WALL
- (ED) EXISTING DOOR
- (ND) NEW DOOR
- (EW) EXISTING WINDOW
- (NW) NEW WINDOW



2 PROPOSED FIRST FLOOR PLAN
1/4" = 1'-0"



1 EXISTING FIRST FLOOR PLAN
1/4" = 1'-0"

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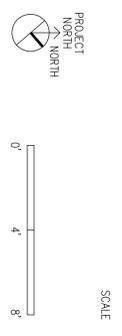
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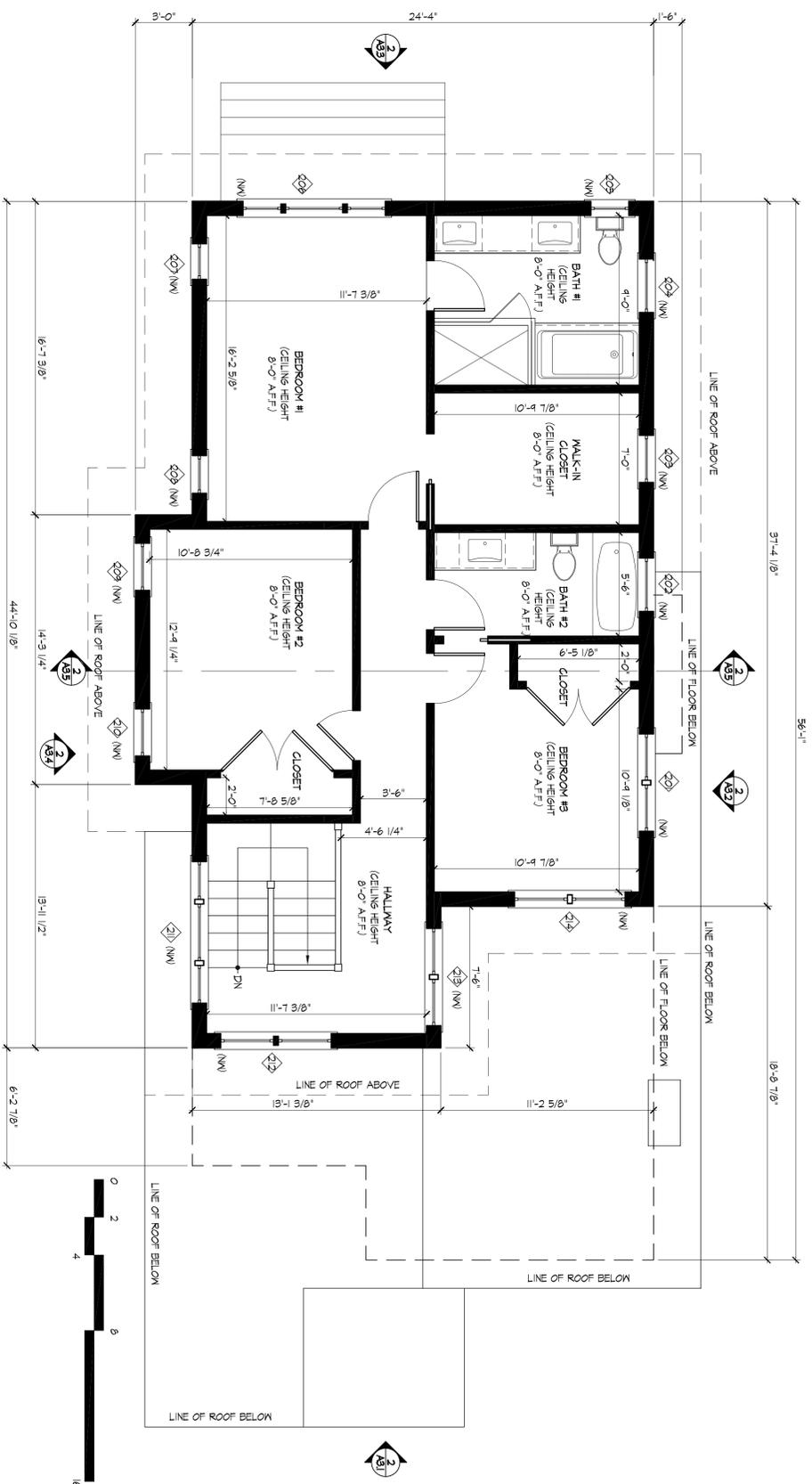
SHEET TITLE
EXISTING FIRST FLOOR PLAN
/ PROPOSED FIRST FLOOR PLAN



A2.1

WINDOW NUMBER	ROOM	WINDOW TYPE	WINDOW MATERIAL	SIZE (DEPTH X HEIGHT)	PAINTING GRID (DEPTH X HEIGHT)
201	BEDROOM #3	(NEW) DOUBLE CASERMENT	WOOD CLAD	5'-2" X 4'-6"	7/8" X 3/8"
202	BATH #2	(NEW) AWING	WOOD CLAD	2'-10" X 2'-10"	7/8" X 3/8"
203	WALK-IN CLOSET	(NEW) CASERMENT	WOOD CLAD	2'-6" X 4'-6"	7/8" X 3/8"
204	BATH #1	(NEW) AWING	WOOD CLAD	2'-10" X 2'-10"	7/8" X 3/8"
205	BATH #1	(NEW) AWING	WOOD CLAD	2'-10" X 2'-10"	7/8" X 3/8"
206	BEDROOM #1	(NEW) 2 CASERMENTS WITH FIXED	WOOD CLAD	7'-0" X 4'-6"	7/8" X 3/8"
207	BEDROOM #1	(NEW) CASERMENT	WOOD CLAD	2'-0" X 2'-0"	7/8" X 3/8"
208	BEDROOM #1	(NEW) CASERMENT	WOOD CLAD	2'-0" X 2'-0"	7/8" X 3/8"
209	BEDROOM #2	(NEW) CASERMENT	WOOD CLAD	2'-6" X 4'-6"	7/8" X 3/8"
210	BEDROOM #2	(NEW) CASERMENT WITH FIXED	WOOD CLAD	7'-0" X 4'-6"	7/8" X 3/8"
211	HALLWAY	(NEW) DOUBLE CASERMENT	WOOD CLAD	5'-0" X 2'-10"	7/8" X 3/8"
212	HALLWAY	(NEW) DOUBLE CASERMENT	WOOD CLAD	4'-0" X 1'-2"	7/8" X 3/8"
213	HALLWAY	(NEW) FIXED	WOOD CLAD	5'-10" X 2'-10"	7/8" X 3/8"
214	BEDROOM #3	(NEW) DOUBLE CASERMENT	WOOD CLAD	5'-10" X 2'-10"	7/8" X 3/8"

EXTERIOR WINDOW SCHEDULE (ARCHITECTURAL STYLE OF BUILDING: CRAFTSMAN BUNGALOW)



2 PROPOSED SECOND FLOOR PLAN
1/4"=1'-0"

LEGEND:

	TO BE REMOVED/DISAPPEARED		(ED) EXISTING DOOR		(EW) EXISTING WINDOW
	EXISTING (E) WALL		(ND) NEW DOOR		(NW) NEW WINDOW
	NEW (N) WALL				

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SHEET TITLE
PROPOSED SECOND FLOOR PLAN

SCALE



SHEET NUMBER

A2.2

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SHEET TITLE
**EXISTING FIRST FLOOR PLAN
/ PROPOSED FIRST FLOOR PLAN**

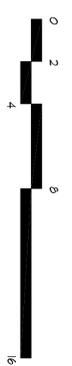
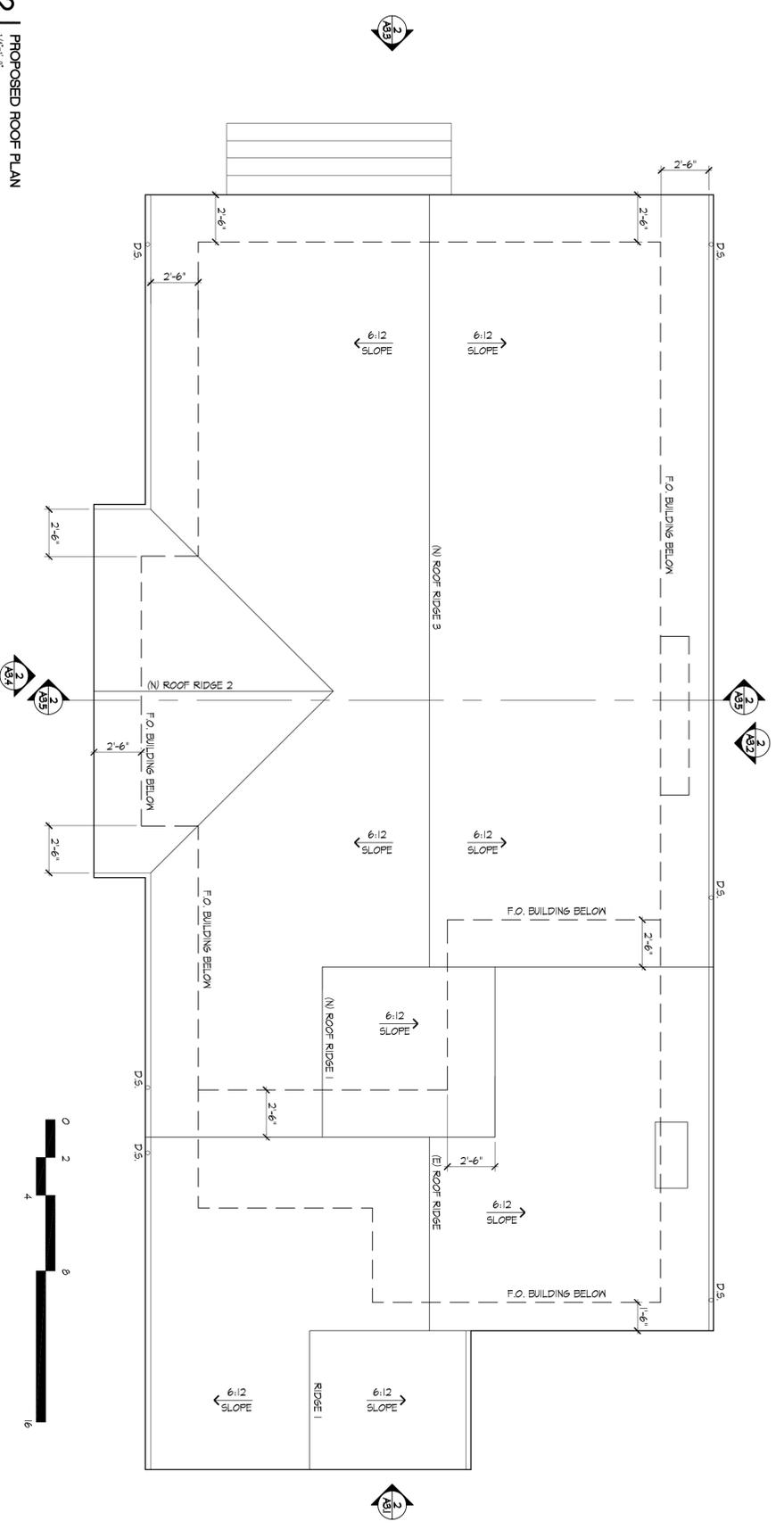
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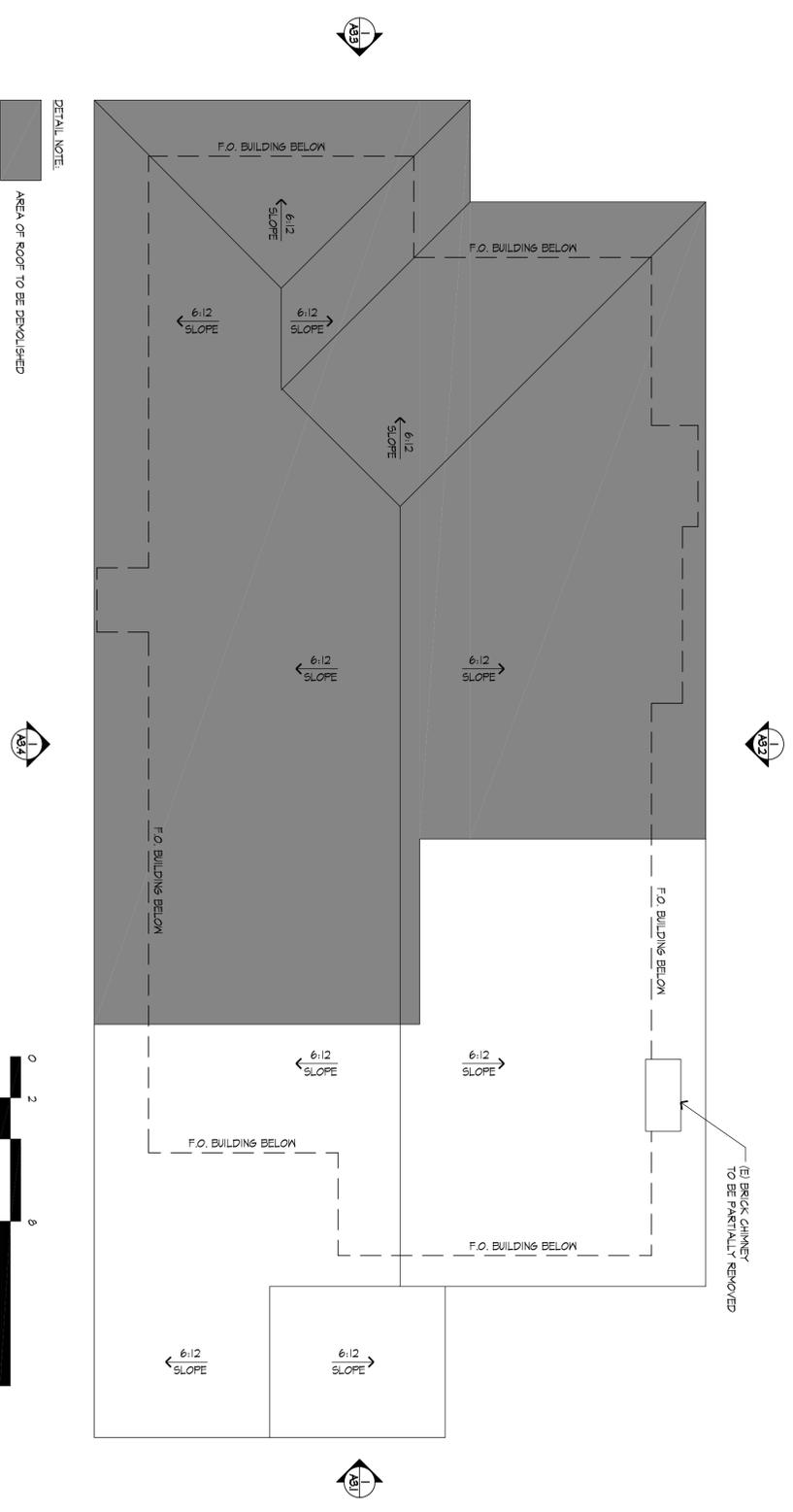
SHEET NUMBER

A2.3

2
PROPOSED ROOF PLAN
1/4"=1'-0"



1
EXISTING ROOF PLAN
1/4"=1'-0"



DETAIL NOTE:
AREA OF ROOF TO BE DEMOLISHED

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KEY NOTES: PROPOSED

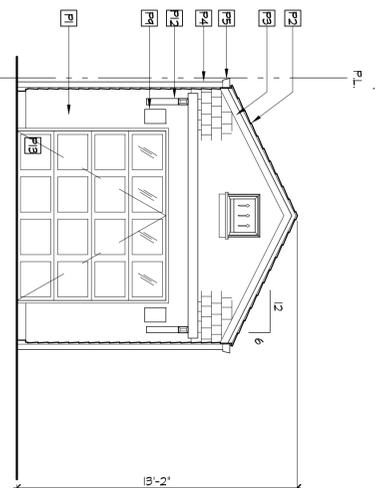
- P1 (N) WOOD SHINGLE SIDING, PAINTED
- P2 (N) ASPHALT ROOFING SHINGLES
- P3 (N) WOOD PAOLA, PAINTED
- P4 (N) METAL DOWNSPOUT
- P5 (N) METAL GUTTER
- P6 (N) WOOD CLAD WINDOW
- P7 (N) WOOD RAFTER TAIL, PAINTED
- P8 (N) WOOD DECK AND STEPS
- P9 (N) WALL MOUNTED LIGHT FIXTURE
- P10 (N) WOOD CLAD DOOR
- P11 (N) WOOD BRACKET
- P12 (N) WOOD TRELLIS
- P13 (N) WOOD GARAGE DOOR

EXTERIOR WINDOW SCHEDULE (ARCHITECTURAL STYLE OF BUILDING: CRAFTSMAN BUNGALOW)

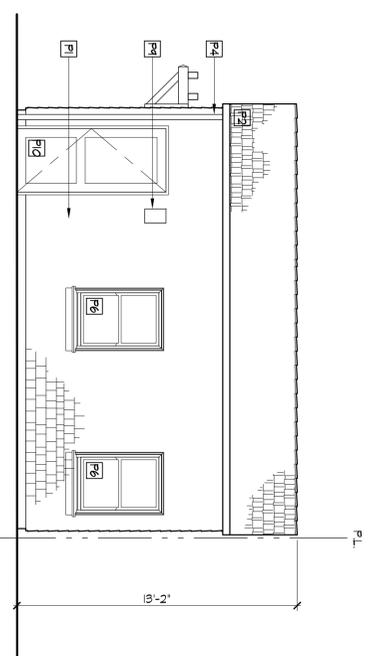
WINDOW NUMBER	ROOM	WINDOW TYPE	WINDOW MATERIAL	SIZE (WIDTH X DEPTH)	MANTLE / GRIP (WIDTH X DEPTH)
001	GARAGE	NEW DOUBLE HUNG	WOOD CLAD	2'-6" X 3'-6"	NO GRIP
002	GARAGE	NEW DOUBLE HUNG	WOOD CLAD	2'-6" X 3'-6"	NO GRIP

EXTERIOR DOOR SCHEDULE

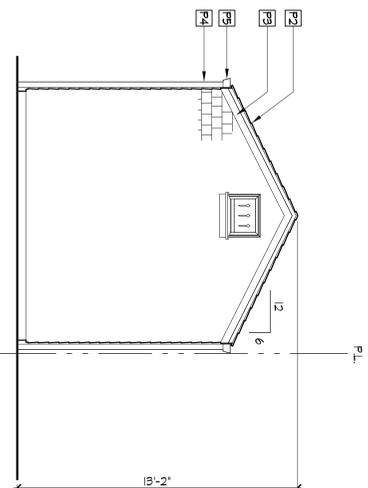
DOOR NUMBER	ROOM	DOOR TYPE	NEW WINDOW MATERIAL	SIZE (WIDTH X DEPTH)	MANTLE / GRIP (WIDTH X DEPTH)
C (NEW)	GARAGE	NEW GARAGE DOOR	WOOD	8'-0" X 7'-0"	NO GRIP
D (NEW)	GARAGE	NEW INSWING DOOR	WOOD CLAD	3'-0" X 7'-0"	NO GRIP



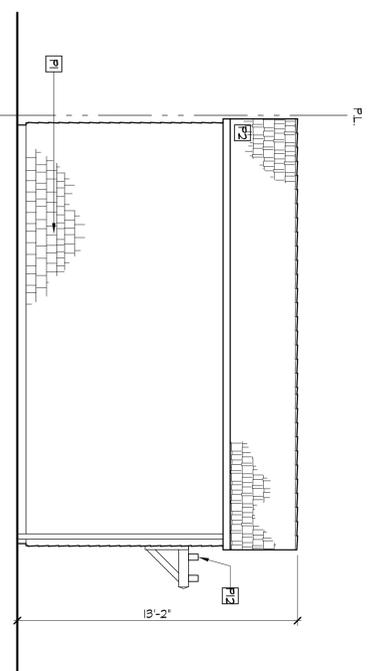
1 | PROPOSED GARAGE EAST ELEVATION
1/4"=1'-0"



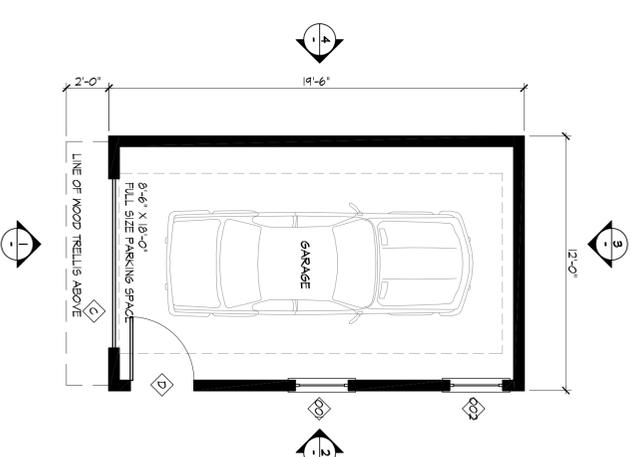
2 | PROPOSED GARAGE NORTH ELEVATION
1/4"=1'-0"



3 | PROPOSED GARAGE WEST ELEVATION
1/4"=1'-0"



4 | PROPOSED GARAGE SOUTH ELEVATION
1/4"=1'-0"



5 | PROPOSED GARAGE PLAN
1/4"=1'-0"

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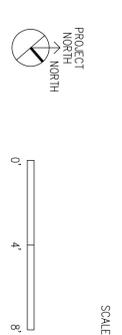
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SHEET TITLE
PROPOSED GARAGE PLAN AND ELEVATIONS



A2.4

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SHEET TITLE
EXISTING AND PROPOSED
EAST ELEVATION

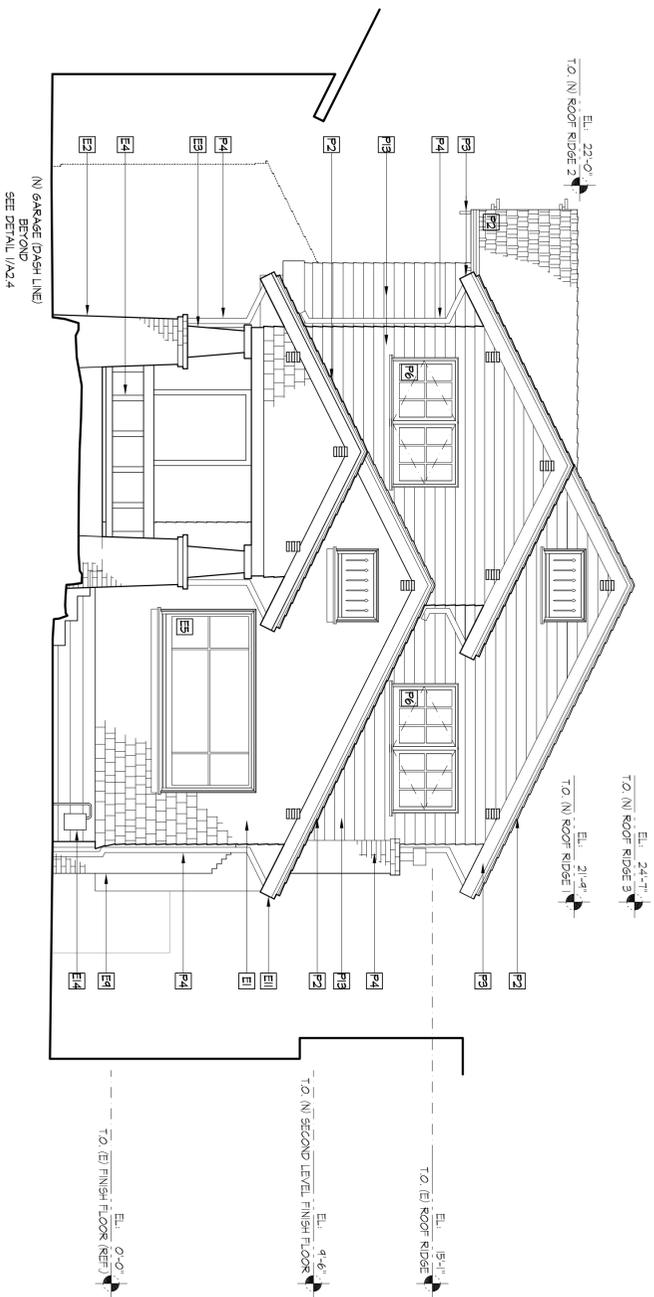
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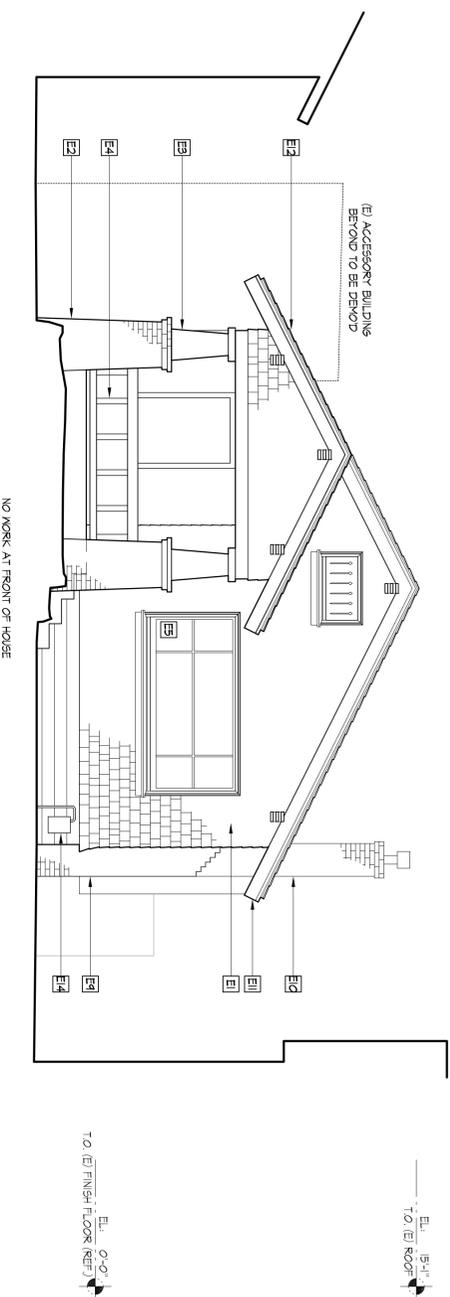
SHEET NUMBER

A3.1

2 | EAST ELEVATION (PROPOSED)
1/8"=1'-0"



1 | EAST ELEVATION (EXISTING)
1/8"=1'-0"



KEY NOTES: PROPOSED

- P1 (N) WOOD SHINGLE SIDING PAINTED
- P2 (N) ASPHALT ROOFING SHINGLES
- P3 (N) WOOD FACIA PAINTED
- P4 (N) METAL DOWNSPOUT
- P5 (N) METAL GUTTER
- P6 (N) WOOD CLAD WINDOW
- P7 (N) WOOD RAFTER TAIL, PAINTED
- P8 (N) WOOD DECK AND STEPS
- P9 (N) WALL MOUNTED LIGHT FIXTURE
- P10 (N) WOOD CLAD DOOR
- P11 (N) WOOD BRACKET
- P12 (N) WOOD COLUMN
- P13 (N) 6" CEMENT FIBER LITE SIDING, PAINTED
- P14 (N) WOOD BELLY BAND, PAINTED

KEY NOTES: EXISTING

- E1 (E) WOOD SHINGLE SIDING, PAINTED
- E2 (E) BRICK WALL
- E3 (E) WOOD COLUMN, PAINTED
- E4 (E) WOOD RAILING, PAINTED
- E5 (E) WOOD DOWNPOUT
- E6 (E) WOOD WINDOW TO BE REMOVED
- E7 (E) EXTERIOR DOOR TO BE DEMOLISHED
- E8 (E) STUCCO WALL TO BE DEMOLISHED
- E9 (E) BRICK FIREPLACE
- E10 (E) BRICK CHIMNEY TO BE REMOVED
- E11 (E) WOOD FACIA, PAINTED
- E12 (E) WOOD ROOFING SHINGLES TO BE REPLACED
- E13 (E) ELECTRICAL WETTER
- E14 (E) GAS METER
- E15 (E) LOW WOOD DECK TO BE DEMOLISHED
- E16 (E) WOOD RAFTER TAIL, PAINTED

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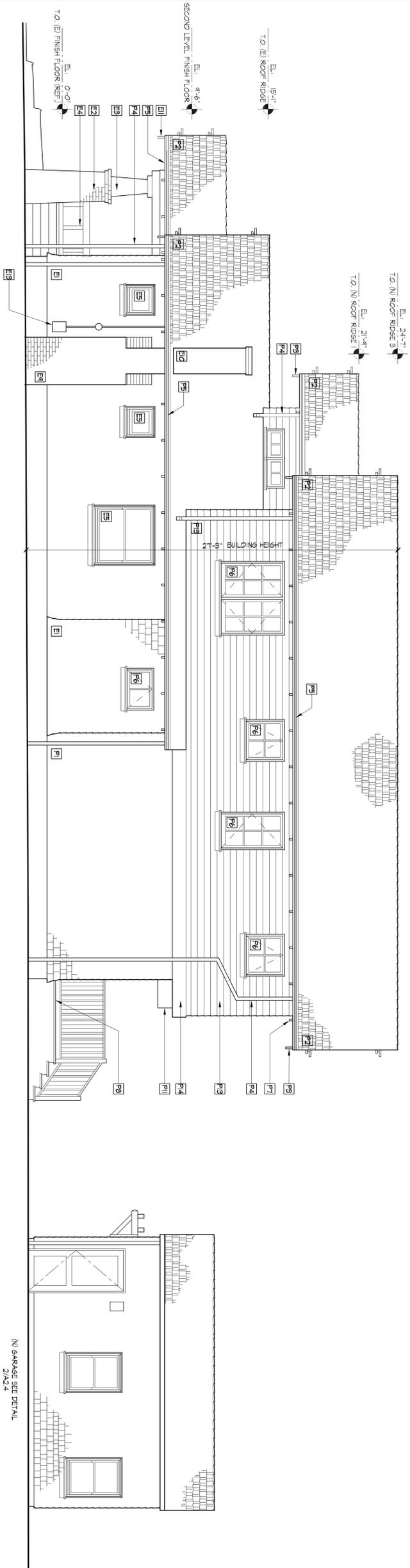
SHEET TITLE
EXISTING AND PROPOSED
NORTH ELEVATION

SCALE



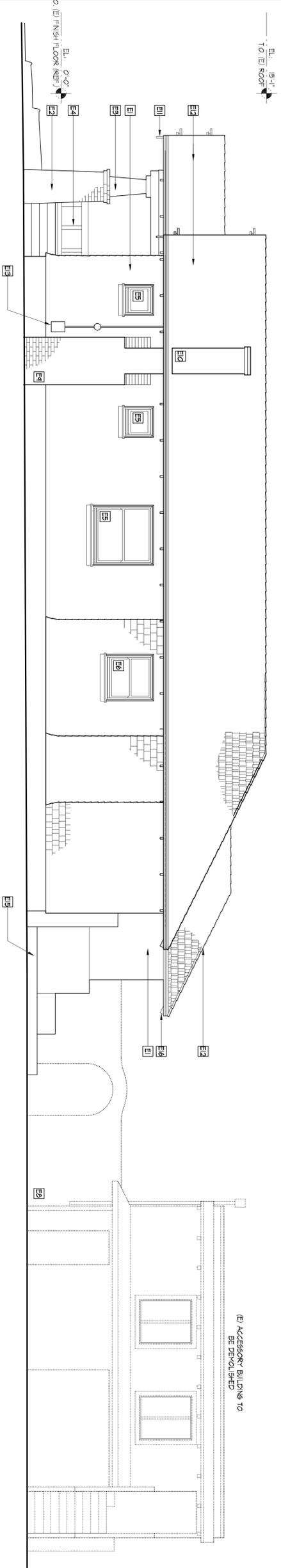
SHEET NUMBER

A3.2



2 | NORTH ELEVATION (PROPOSED)

1/8"=1'-0"



1 | NORTH ELEVATION (EXISTING)

1/8"=1'-0"

- KEY NOTES: PROPOSED
- E1 (N) WOOD SHINGLE SIDING PAINTED
 - F2 (N) ASPHALT ROOFING SHINGLES
 - F3 (N) WOOD FACIA PAINTED
 - F4 (N) METAL DOWNSPOUT
 - F5 (N) WOOD CLAD WINDOW
 - F7 (N) WOOD CLAD WINDOW
 - F8 (N) WOOD CLAD WINDOW
 - F9 (N) WOOD CLAD WINDOW
 - F10 (N) WOOD CLAD DOOR
 - F11 (N) WOOD BRACKET
 - F12 (N) WOOD COLUMN
 - F13 (N) 6" CEMENT FIBER LITE SIDING PAINTED
 - F14 (N) WOOD BELLY BAND PAINTED

- KEY NOTES: EXISTING
- E1 (E) WOOD SHINGLE SIDING PAINTED
 - E2 (E) BRICK WALL
 - E3 (E) WOOD COLUMN PAINTED
 - E4 (E) WOOD RAILING PAINTED
 - E5 (E) WOOD WINDOW TO REMAIN
 - E6 (E) WOOD WINDOW TO BE REMOVED
 - E7 (E) EXTERIOR DOOR TO BE DEMOLISHED
 - E8 (E) STUCCO WALL TO BE DEMOLISHED
 - E9 (E) BRICK FIREPLACE
 - E10 (E) BRICK CHIMNEY TO BE REMOVED
 - E11 (E) WOOD FACIA PAINTED
 - E12 (E) WOOD ROOFING SHINGLES TO BE REPLACED
 - E13 (E) ELECTRICAL WETTER
 - E14 (E) GAS WETTER
 - E15 (E) LOW WOOD DECK TO BE DEMOLISHED
 - E16 (E) WOOD RAFTER TAIL PAINTED

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**3 2 7 8 GARFIELD
REMODEL**

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ISSUES AND REVISIONS

NO.	DATE	DESCRIPTION
1.	08/24/17	DESIGN REVIEW
2.	10/05/17	DESIGN REVIEW REVISIONS
3.	10/11/17	DESIGN REVIEW REVISIONS

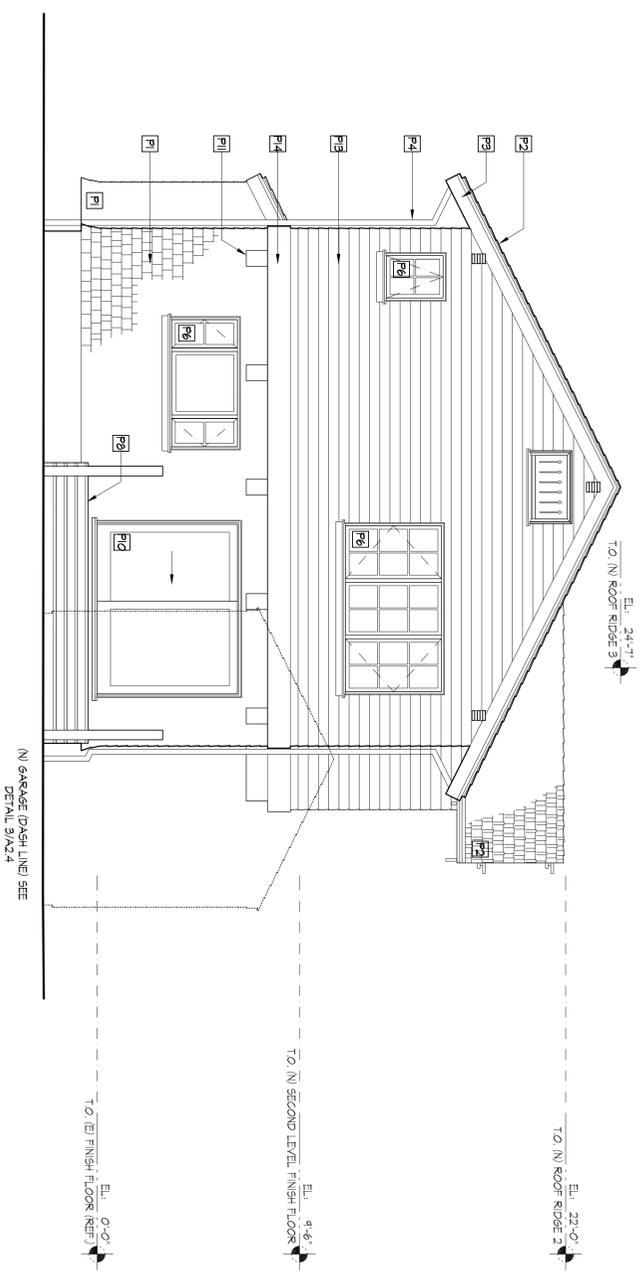
SHEET TITLE
EXISTING AND PROPOSED
WEST ELEVATION

SCALE

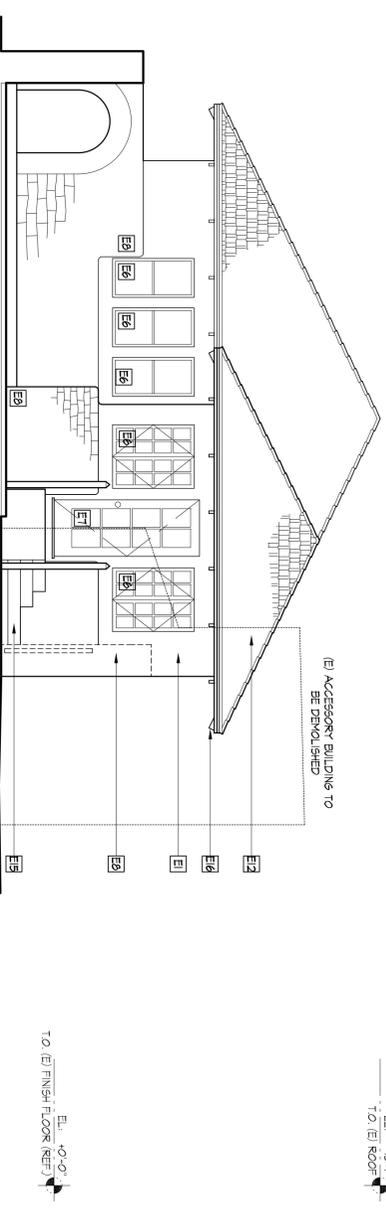


SHEET NUMBER

A3.3



2 | WEST ELEVATION (PROPOSED)
1/8"=1'-0"



1 | WEST ELEVATION (EXISTING)
1/8"=1'-0"

- KEY NOTES: PROPOSED
- P1 (N) WOOD SHINGLE SIDING PAINTED
 - P2 (N) ASPHALT ROOFING SHINGLES
 - P3 (N) WOOD FACIA PAINTED
 - P4 (N) METAL DOWNGROUT
 - P5 (N) METAL GUTTER
 - P6 (N) WOOD CLAD WINDOW
 - P7 (N) WOOD RAFTER TAIL, PAINTED
 - P8 (N) WOOD DECK AND STEPS

- P9 (N) WALL MOUNTED LIGHT FIXTURE
- P10 (N) WOOD CLAD DOOR
- P11 (N) WOOD BRACKET
- P12 (N) WOOD COLUMN
- P13 (N) 6" CEMENT FIBER LITE SIDING, PAINTED
- P14 (N) WOOD BELLY BAND, PAINTED

- KEY NOTES: EXISTING
- E1 (E) WOOD SHINGLE SIDING PAINTED
 - E2 (E) BRICK WALL
 - E3 (E) WOOD COLUMN PAINTED
 - E4 (E) WOOD RAILING PAINTED
 - E5 (E) WOOD WINDOW TO REMAIN
 - E6 (E) WOOD WINDOW TO BE REMOVED
 - E7 (E) EXTERIOR DOOR TO BE REMOVED
 - E8 (E) STUCCO WALL TO BE DEMOLISHED

- E9 (E) BRICK FIREPLACE
- E10 (E) BRICK CHIMNEY TO BE REMOVED
- E11 (E) WOOD FACIA PAINTED
- E12 (E) WOOD ROOFING SHINGLES TO BE REPLACED
- E13 (E) ELECTRICAL WETTER
- E14 (E) GAS WETTER
- E15 (E) LOW WOOD DECK TO BE DEMOLISHED
- E16 (E) WOOD RAFTER TAIL, PAINTED

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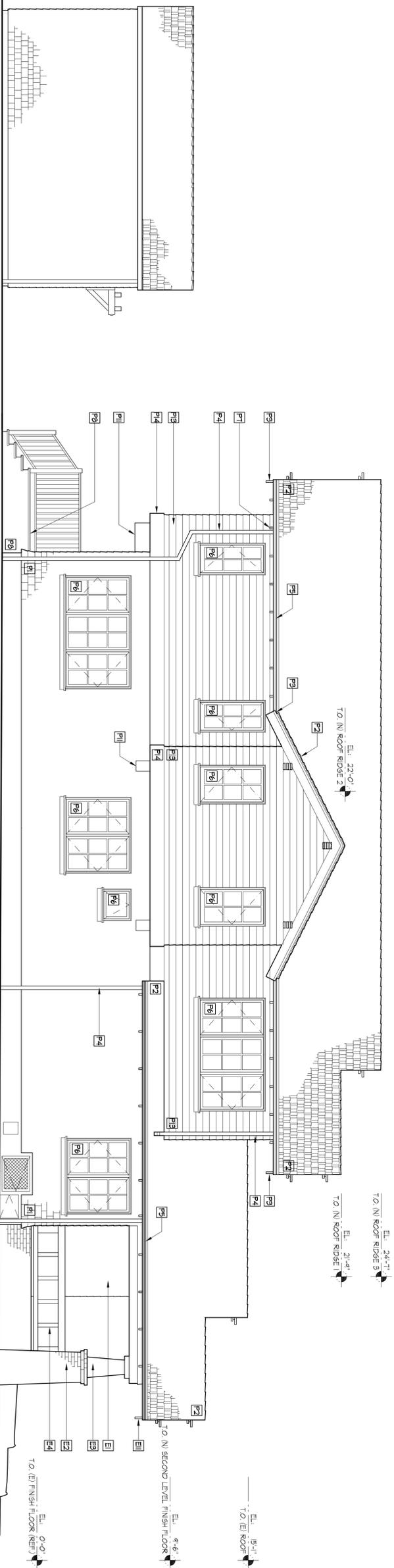
SHEET TITLE
EXISTING AND PROPOSED
SOUTH ELEVATION

SCALE



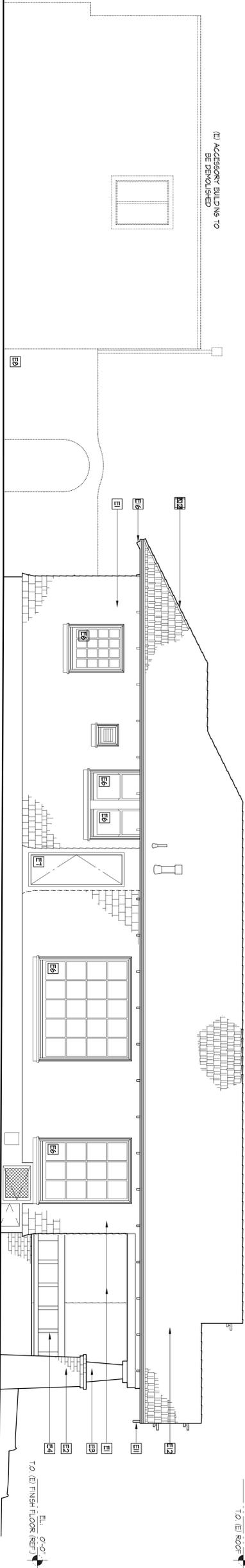
SHEET NUMBER

A3.4



2 | SOUTH ELEVATION (PROPOSED)

1/8"=1'-0"



1 | SOUTH ELEVATION (EXISTING)

1/8"=1'-0"

- KEY NOTES: PROPOSED
- P1 (N) WOOD SHINGLE SIDING PAINTED
 - P2 (N) ASPHALT ROOFING SHINGLES
 - P3 (N) WOOD FACIA PAINTED
 - P4 (N) METAL DOWNSPOUT
 - P5 (N) METAL GUTTER
 - P6 (N) WOOD CLAD WINDOW
 - P7 (N) WOOD RAFTER TAIL, PAINTED
 - P8 (N) WOOD DECK AND STEPS

- P9 (N) WALL MOUNTED LIGHT FIXTURE
- P10 (N) WOOD CLAD DOOR
- P11 (N) WOOD BRACKET
- P12 (N) WOOD COLUMN
- P13 (N) 6" CEMENT FIBER LITE SIDING, PAINTED
- P14 (N) WOOD BELLY BAND, PAINTED

- KEY NOTES: EXISTING
- E1 (E) WOOD SHINGLE SIDING, PAINTED
 - E2 (E) BRICK WALL
 - E3 (E) WOOD COLUMN, PAINTED
 - E4 (E) WOOD RAILING, PAINTED
 - E5 (E) WOOD COLUMN
 - E6 (E) WOOD WINDOW TO BE REMOVED
 - E7 (E) WOOD WINDOW TO BE REMOVED
 - E8 (E) STUCCO WALL TO BE DEMOLISHED

- E9 (E) BRICK FIREPLACE
- E10 (E) BRICK CHIMNEY TO BE REMOVED
- E11 (E) WOOD FACIA, PAINTED
- E12 (E) WOOD ROOFING SHINGLES TO BE REPLACED
- E13 (E) ELECTRICAL WETTER
- E14 (E) GAS WETTER
- E15 (E) LOW WOOD DECK TO BE DEMOLISHED
- E16 (E) WOOD RAFTER TAIL, PAINTED

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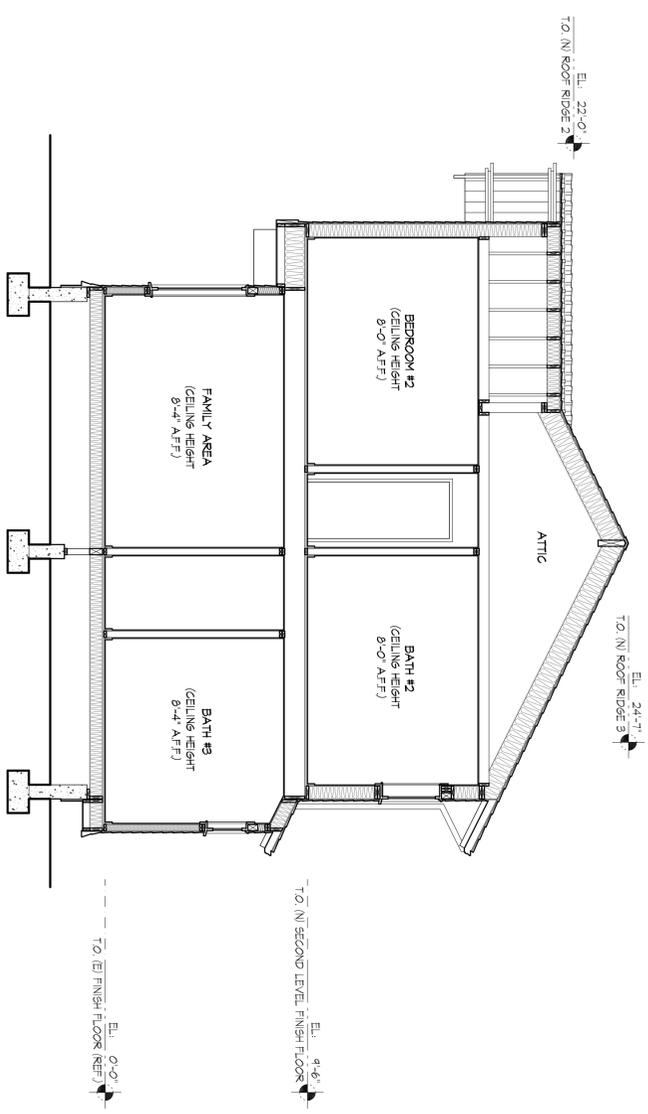
SHEET TITLE
PROPOSED BUILDING SECTIONS

SCALE



SHEET NUMBER

A3.5



2 PROPOSED TRANSVERSE SECTION
1/8"=1'-0"