



PB38.6

Alterations to a Heritage Property - 125 Sylvan Avenue

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This location map is for information purposes only; the exact boundaries of the property are not shown. The arrow marks the location of the site.



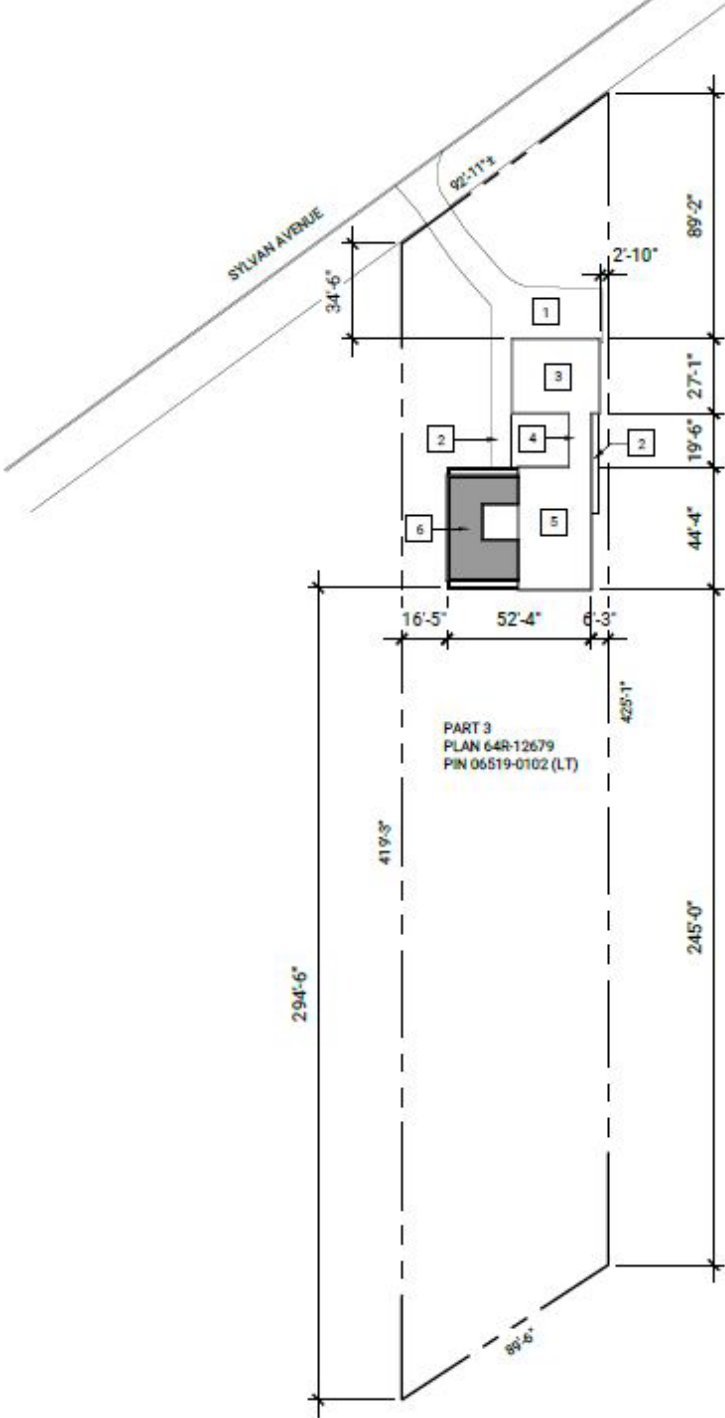
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125 Sylvan Avenue



Front (north) elevation photo

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Site plan

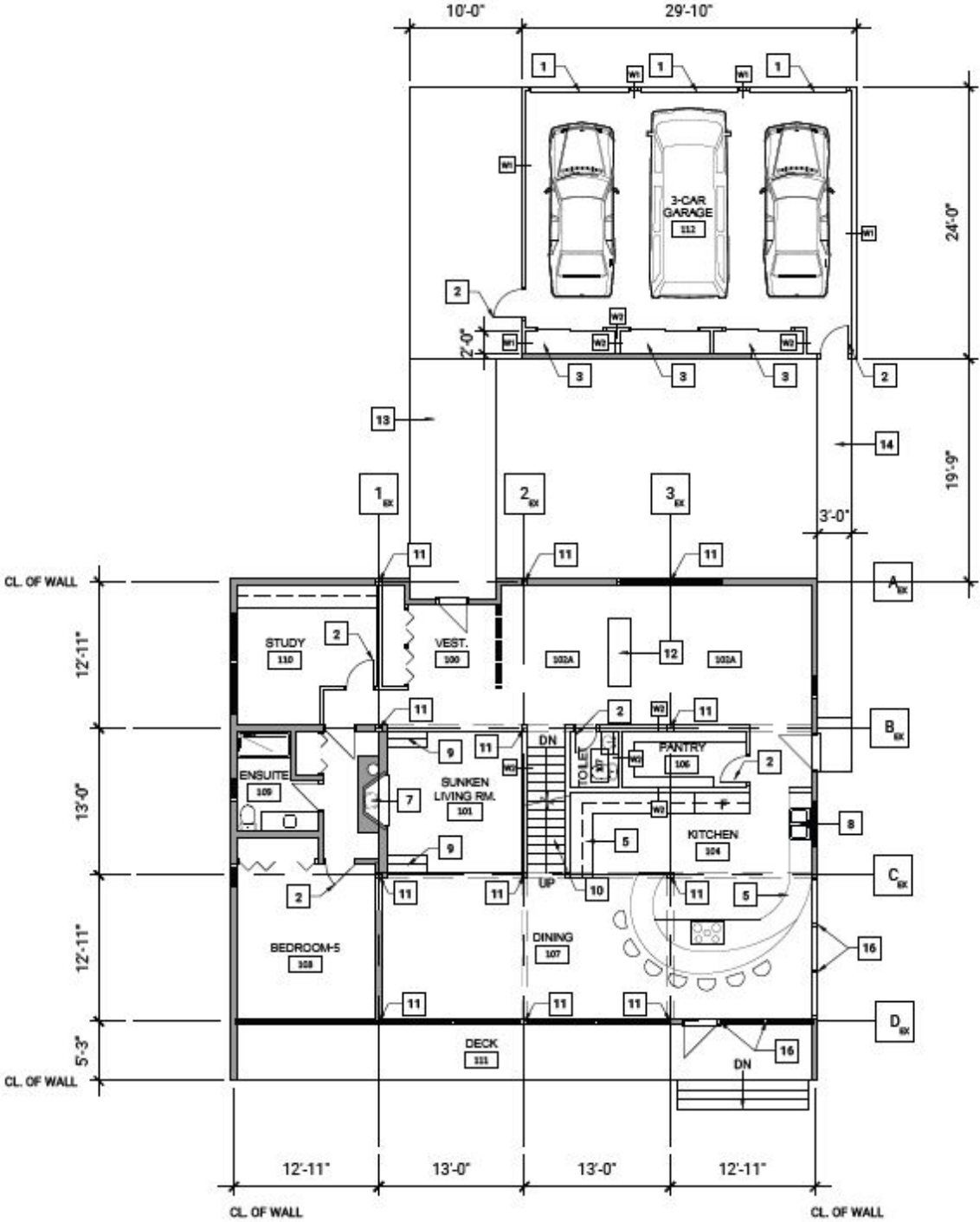


KEYNOTES	
NO.	DESCRIPTION
1	DRIVEWAY
2	CONCRETE WALK
3	NEW 3-CAR GARAGE
4	NEW BRIDGEWAY
5	NEW SECOND FLOOR ADDITION
6	ROOF TOP GARDEN

LEGEND	
	EXISTING STRUCTURE

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Ground floor plan



KEYNOTES	
NO.	DESCRIPTION
1	NEW OVERHEAD GARAGE DOOR-REFER TO SCHEDULE
2	NEW DOOR-REFER TO SCHEDULE
3	NEW STORAGE CABINETRY C/W DOORS, HARDWARE, AND ACCESSORIES
4	NEW WINE-SHELVES (NOT USED)
5	NEW KITCHEN CABINETRY C/W DOORS, HARDWARE, AND ACCESSORIES
6	NEW BATHROOM C/W ALL PLUMBING FIXTURES, HARDWARE AND ACCESSORIES
7	EXISTING FIREPLACE-TO REMAIN
8	NEW KITCHEN SINK C/W PLUMBING, HARDWARE, AND ACCESSORIES
9	EXISTING RISER AND RUNNER-TO SUNKEN LIVING ROOM
10	NEW STAIRCASE 15 R UP TO THE SECOND FLOOR AND 13 R DN TO BASEMENT C/W RAILING AND ACCESSORIES
11	EXISTING 2 1/2" PIPE COLUMN W/ 6"X6"X3/4" BASE PL-TO REMAIN
12	NEW FIREPLACE
13	EXISTING CONC. WALK
14	NEW CONC. WALK
15	EXISTING STRUCTURAL MULLION

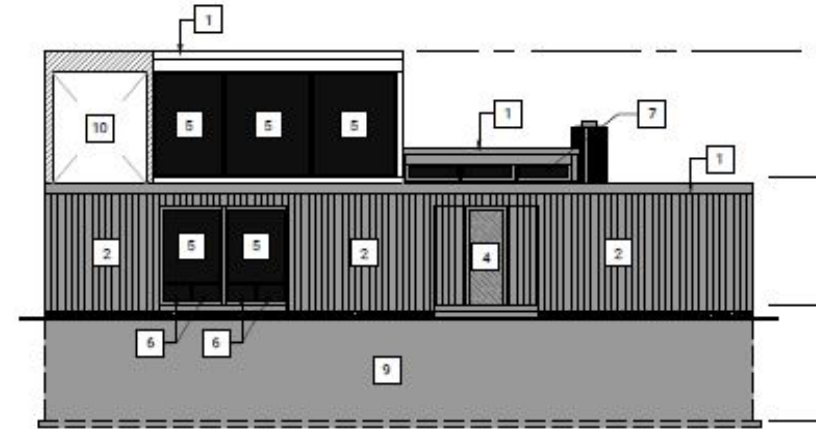
NOTES	
1	ALL GROUND FLOOR EXISTING WINDOW OPENING IS SUPPORTED WITH 2-2X10 FIR LINTEL UNLESS NOTED OTHERWISE
2	EXISTING ROOF STRUCTURE IS SUPPORTED WITH STEEL BEAM 7I 15.3 ALONG THE GRID LINE UNLESS NOTED OTHERWISE
3	EXISTING 2'-2"X10" TIE BEAM ALONG THE SOUTH SIDE OF THE STRUCTURE UNLESS NOTED OTHERWISE

LEGEND	
	EXISTING WALL / PARTITION
	NEW WALL

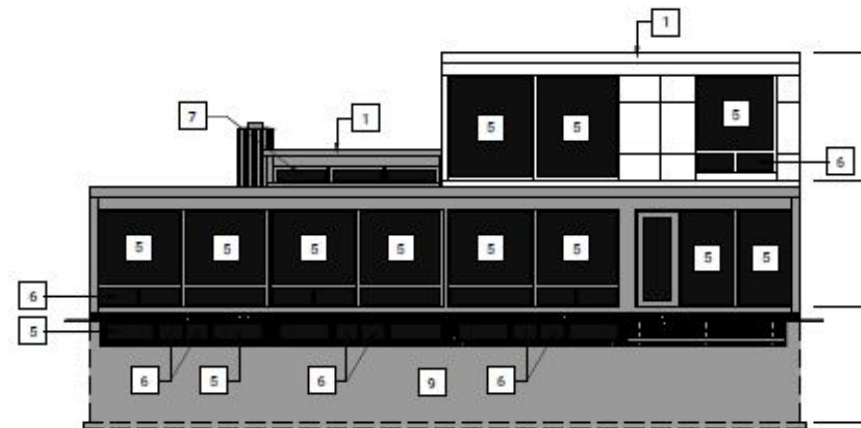
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NORTH ELEVATION (GARAGE FACADE)



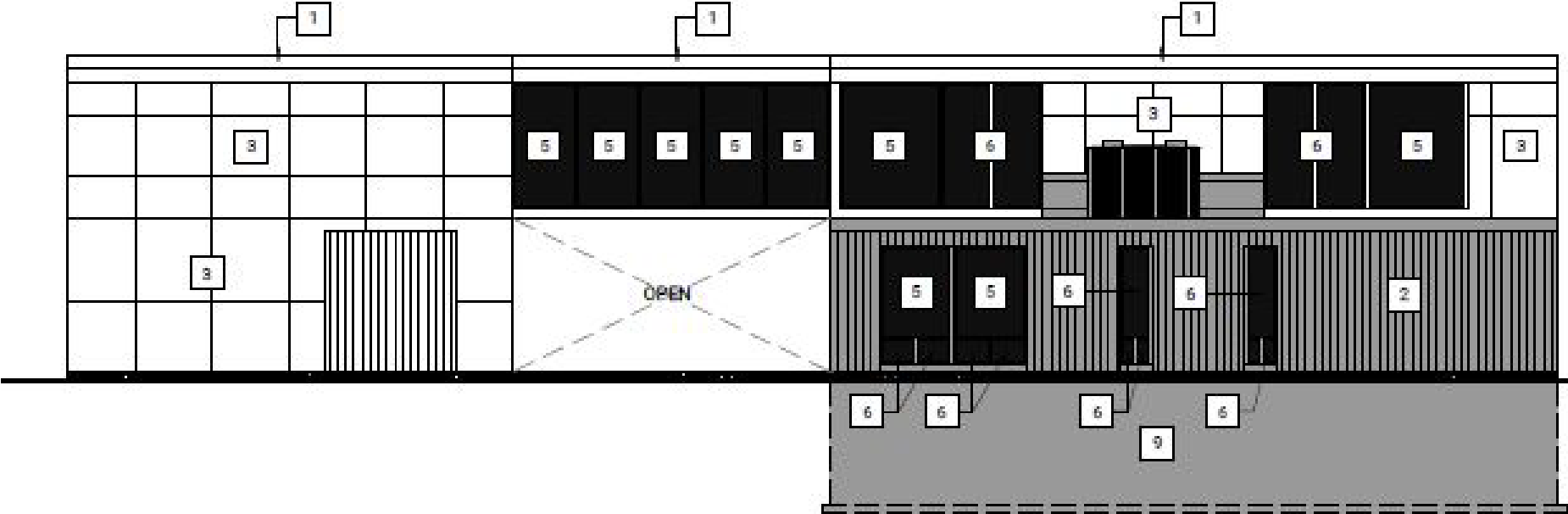
NORTH ELEVATION (MAIN ENTRY FACADE)



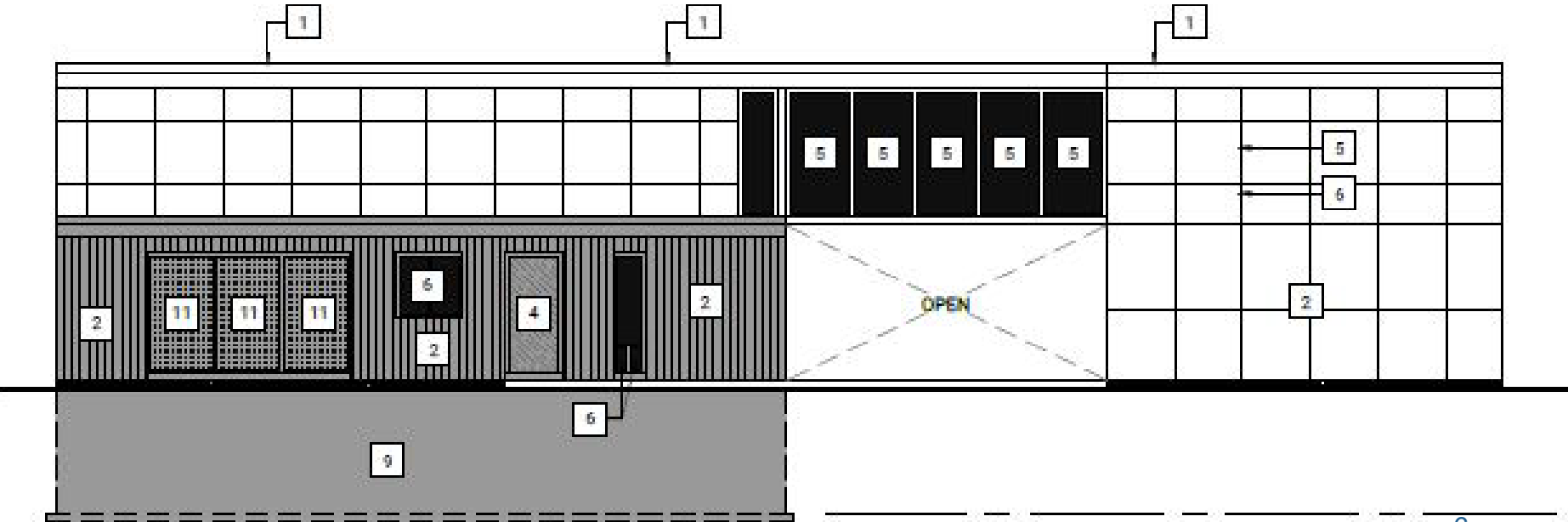
SOUTH ELEVATION

North and south elevation drawings

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WEST ELEVATION



EAST ELEVATION

West and east elevation drawings

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Rendering

