

Commission Review Checklist

New Construction, Small (Part I and II)

NEW CONSTRUCTION, PART I: HEIGHT AND MASS.

Pre-Application Conference (Sec. 3.18.4.a. of the zoning ordinance):

- Date attended and with which staff member: Jodi Brown on February 12

Provide electronic payment receipt and indicate amount: \$ 207.05

Provide one (1) electronic copy of the entire submittal packet.

Written project description:

Design and build an ADU behind the existing 1910 Victorian style duplex. ADU will be two-story with a garage below that can be accessed from the lane. The living space will be on the second floor.

Written description of each Special Exception requested:

NONE

Lot coverage percentage: 540 sf

Color photographs of site and existing buildings within the vicinity of the project:



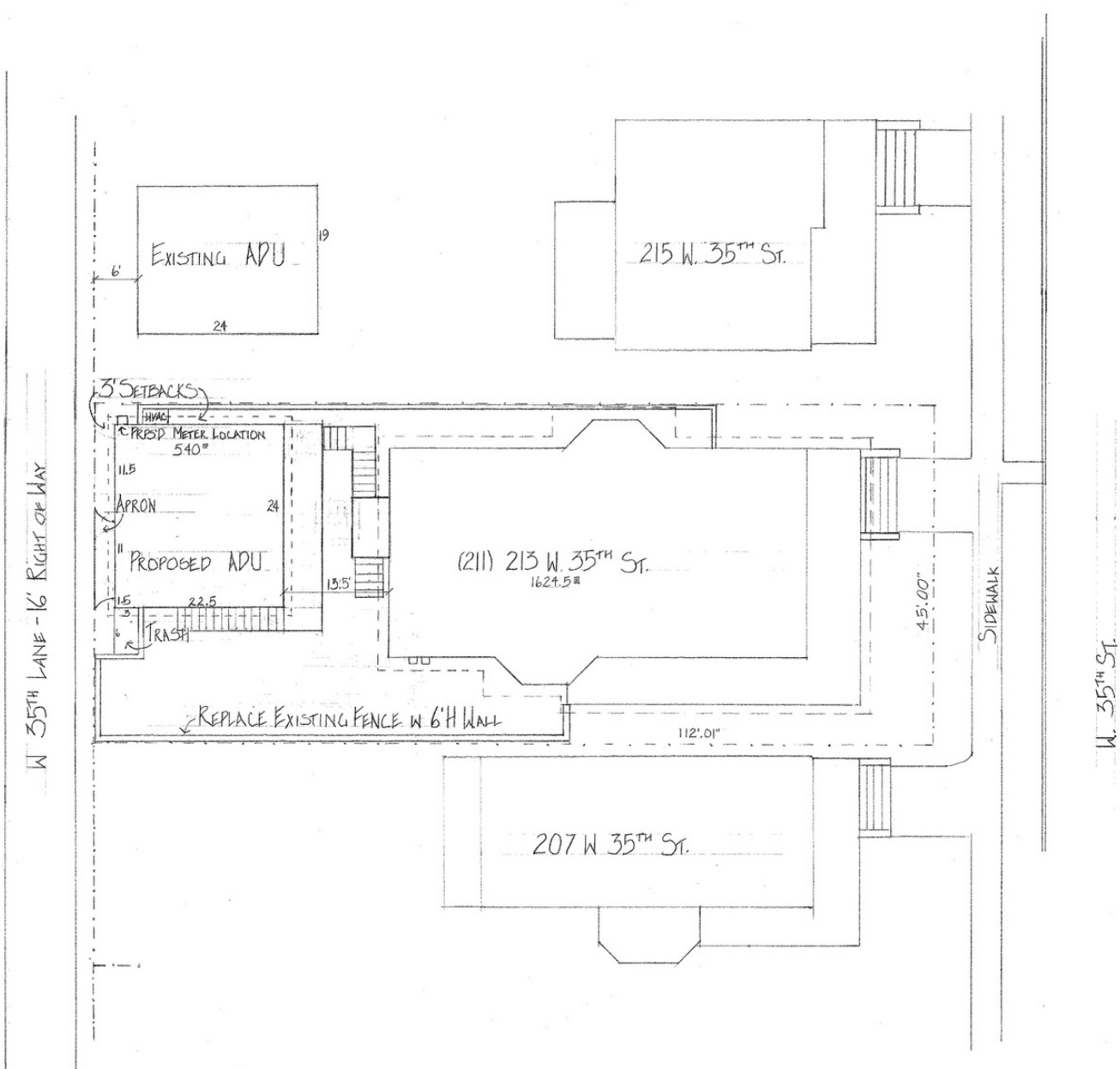




REVISIONS	BY

213 W 35TH ST - CARRIAGE HOUSE

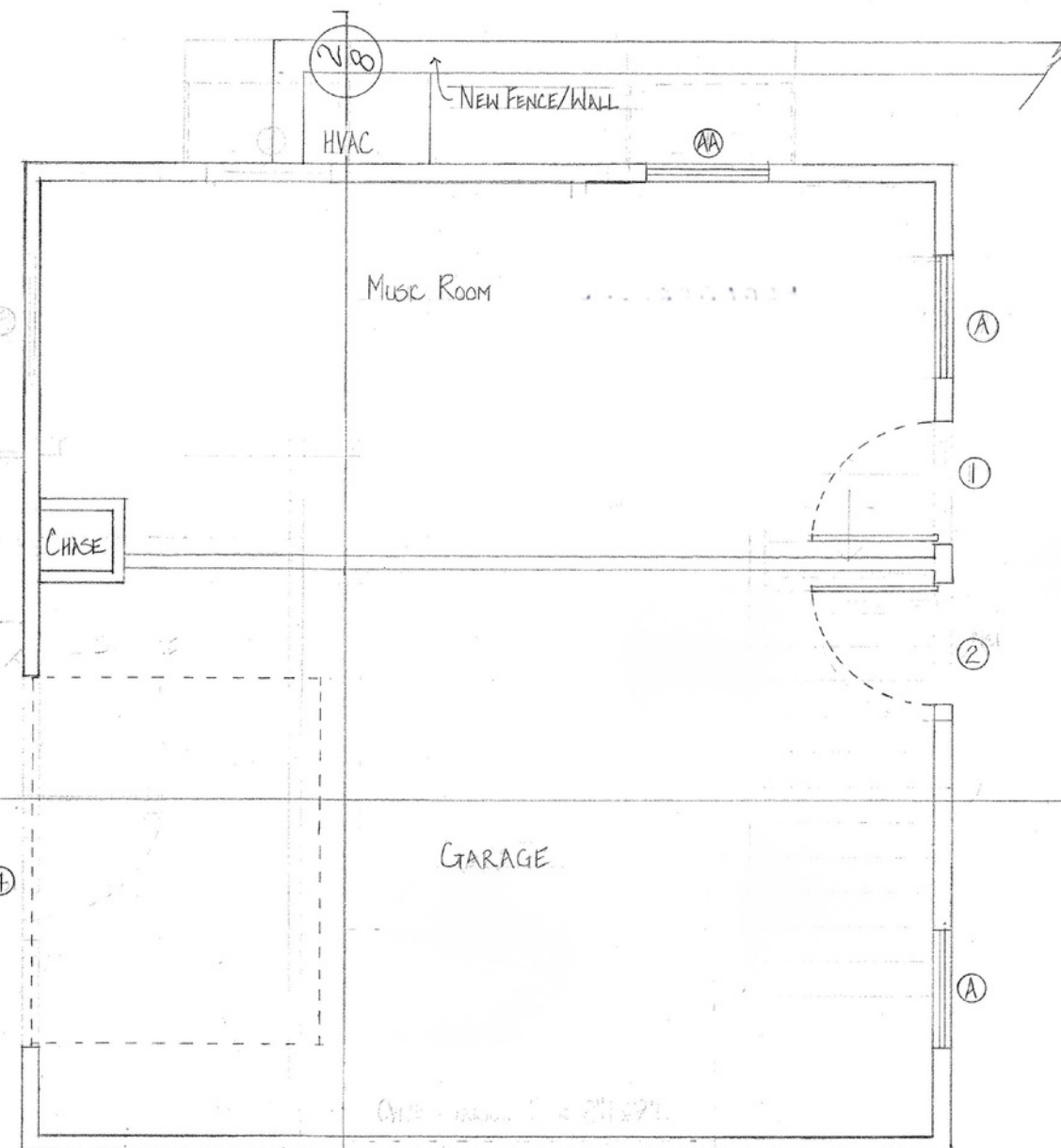
Date 2-12-26
Scale 1" = 10'
Drawn SPT
Job
Sheet 1
Of 9 Sheets



REVISIONS	BY
2-10-26	SPT

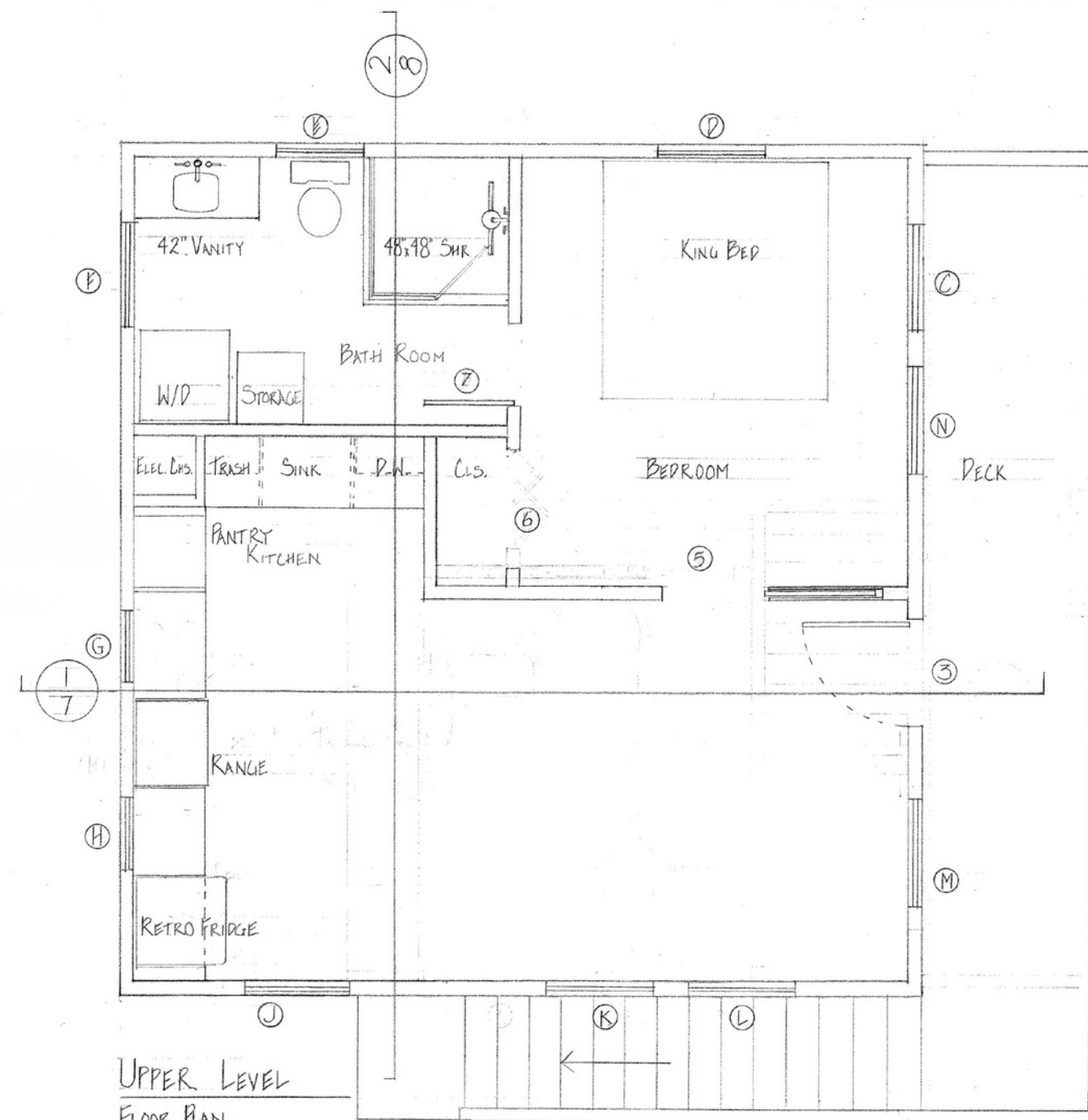
23 W. 35TH ST. - CARRIAGE HOUSE

Date	12-30-25
Scale	1/2" = 1'
Drawn	SPT
Job	
Sheet	3
Of 9	Sheets



LOWER LEVEL
FLOOR PLAN

WINDOW & DOOR SCHEDULE					
TYPE	SYMBOL	DIMENSIONS	SWING	SILL Ht.	DESCRIPTION
DOOR	1	3'-6"	R.H. IN	—	METAL SOLID CORE, RAISED PANEL
DOOR	2	3'-6"	R.H. IN	—	METAL SOLID CORE, RAISED PANELS
DOOR	3	3'-8"	L.H. IN	—	EXT. WD. CRAFTSMAN, GLS. LT. PANELS
GARAGE	4	9'-7"	OVERHEAD	—	CLASSICAL, INSULATED, WOOD GRNIN
DOOR	5	3'-6"	POCKET	—	SOLID WOOD POCKET, PANEL
BI-FOLD	6	3'-6"	—	—	COMPOSITE PANEL, BI-FOLD
DOOR	7	3'-6"	L.H. IN	—	SOLID WOOD, INT. DOOR, PANEL
WINDOW	AA	3' x 5'-0"	—	21" AFF	SOLID WOOD FRAME, INS. GLASS, P.H.
WINDOW	A	3' x 5'-0"	—	21" AFF	SOLID WOOD FRAME, INS. GLASS, P.H.
WINDOW	B	3' x 5'-0"	—	21" AFF	SOLID WOOD FRAME, INS. GLASS, P.H.

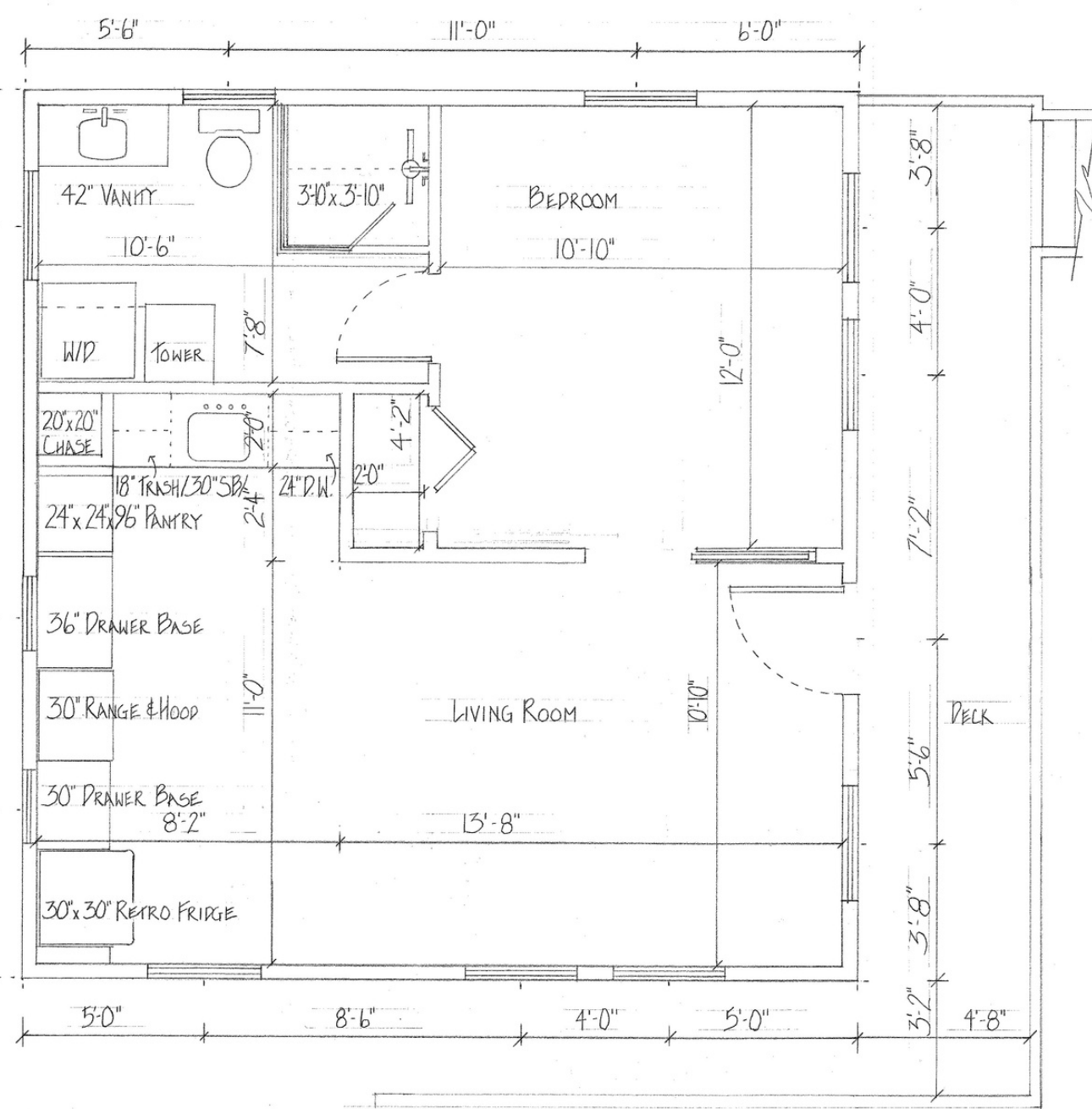


UPPER LEVEL
FLOOR PLAN

WINDOW & DOOR SCHEDULE					
TYPE	SYMBOL	DIMENSIONS	SWING	SILL Ht.	DESCRIPTION
WINDOW	C	3' x 5'-6"	—	30" AFF	SOLID WOOD FRAME, INS. GLASS
WINDOW	D	3' x 5'-6"	—	30" AFF	" " " " " "
WINDOW	E	2'-6" x 4'-0"	—	48" AFF	" " " " " "
WINDOW	F	3' x 5'-6"	—	30" AFF	" " " " " "
WINDOW	G	2' x 4'-0"	—	48" AFF	" " " " " "
WINDOW	H	2' x 4'-0"	—	48" AFF	" " " " " "
WINDOW	J	3' x 5'-6"	—	30" AFF	" " " " " "
WINDOW	K	3' x 5'-6"	—	30" AFF	" " " " " "
WINDOW	L	3' x 5'-6"	—	30" AFF	" " " " " "
WINDOW	M	3' x 5'-6"	—	30" AFF	" " " " " "
WINDOW	N	3' x 5'-6"	—	30" AFF	" " " " " "

23 W. 35TH ST. - CARRIAGE HOUSE

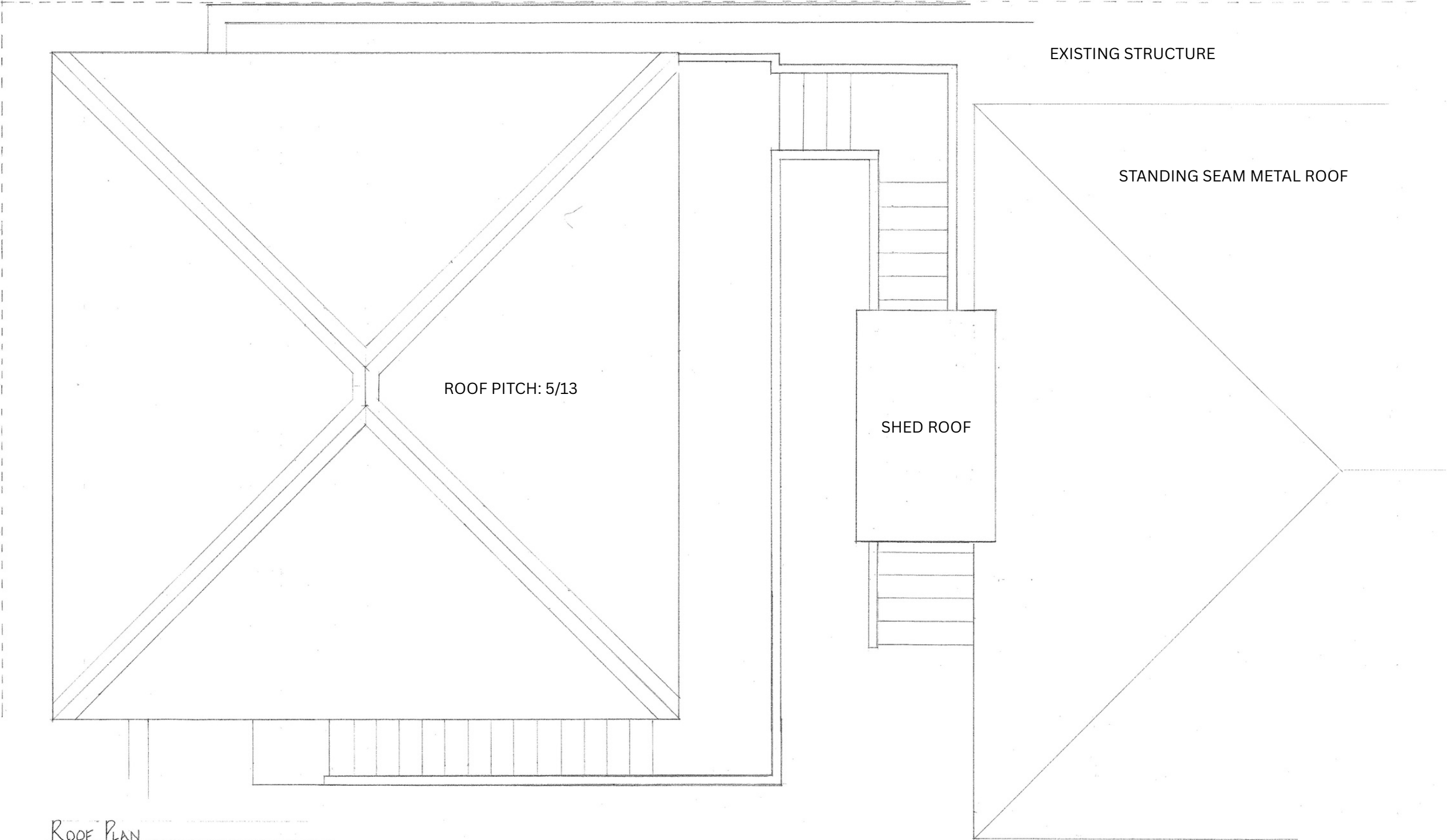
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UPPER LEVEL

DIMENSION PLAN

SHINGLES: CERTAINTEED LANDMARK COBBLESTONE GRAY



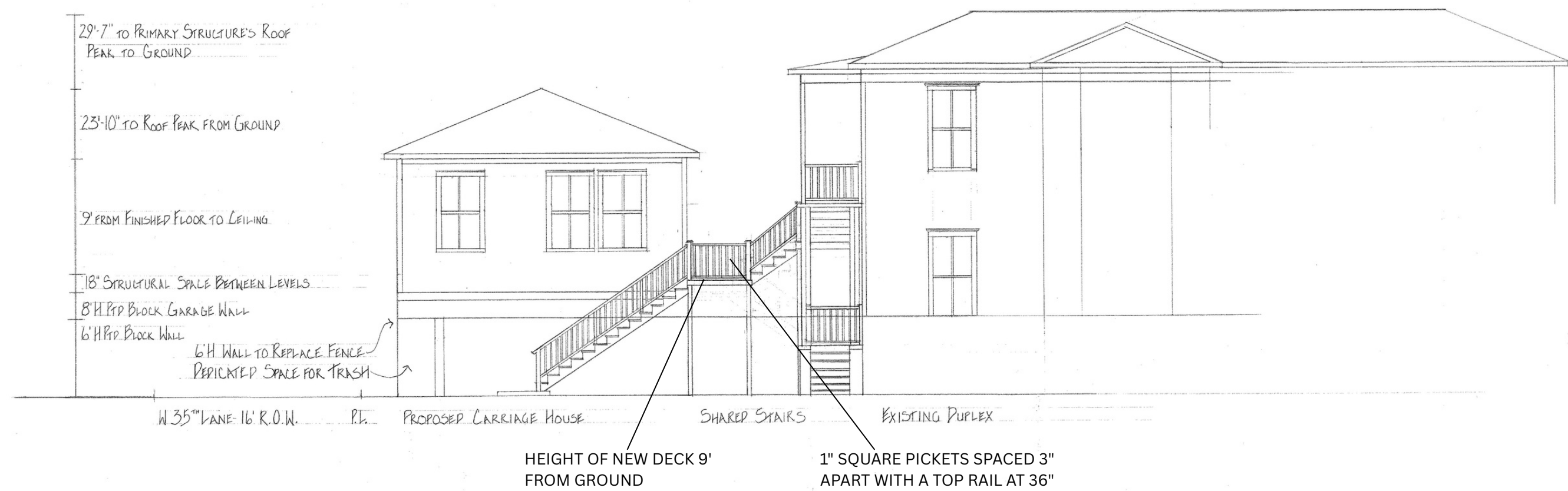
ROOF PLAN
AERIAL VIEW

REVISIONS	BY

213 W. 36TH ST. - CARRIAGE HOUSE

Date	2-20-26
Scale	1/2" = 1'
Drawn	SPT
Job	
Sheet	9
Of	9 Sheets

REVISIONS	BY
2-10-26	SPT



SITE ELEVATION
EAST FACE

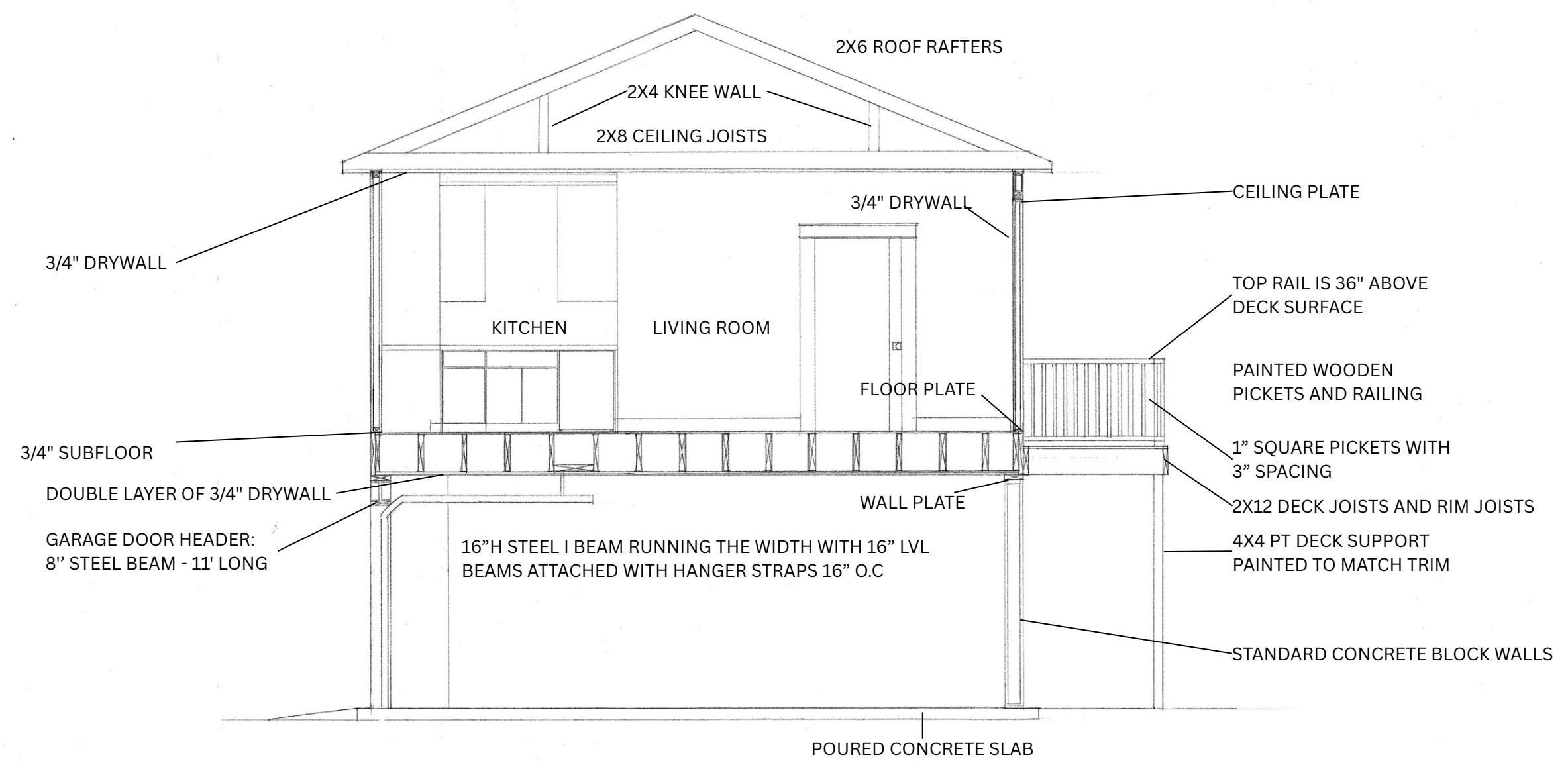
213 W. 36TH ST - CARRIAGE HOUSE

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Job	
Sheet	2
Of 9	Sheets

REVISIONS	BY

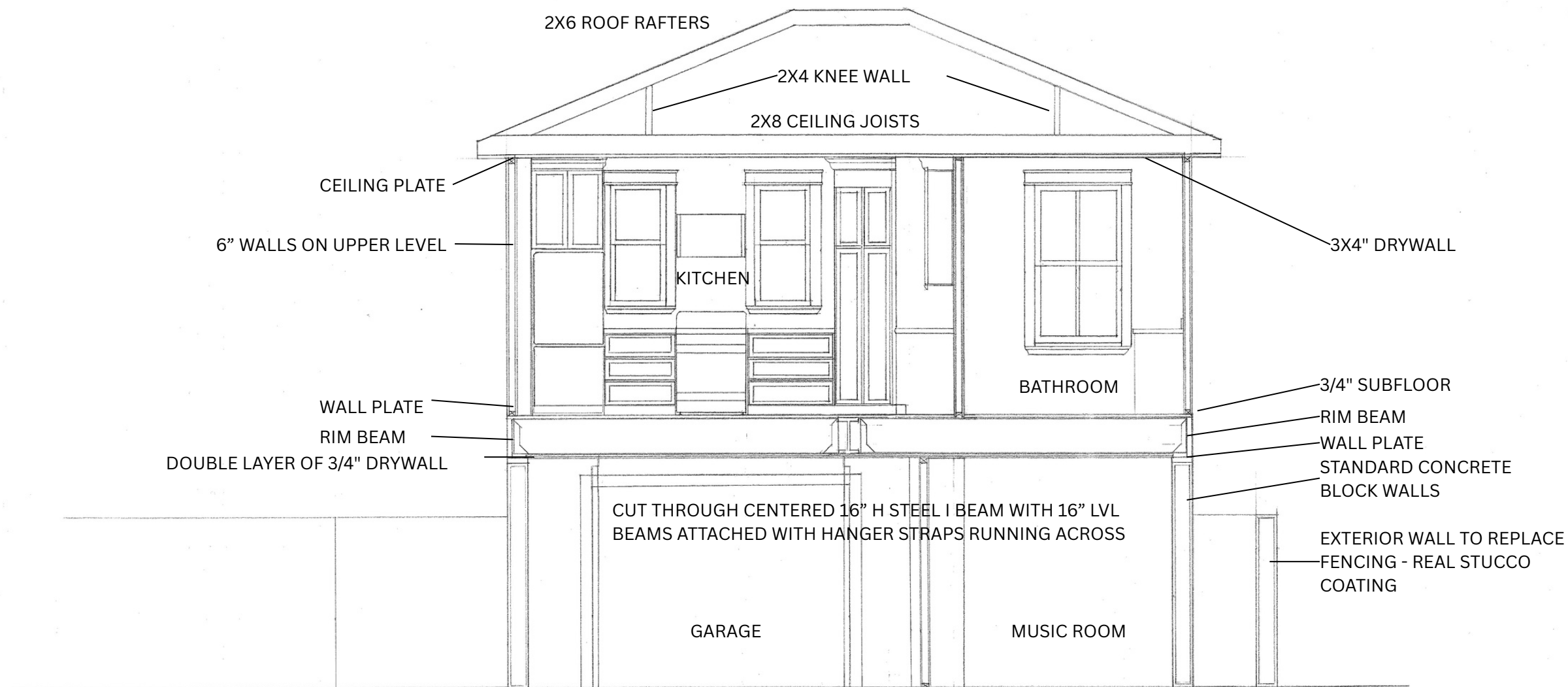
213 W. 35TH ST. - CARRIAGE HOUSE

Date	2-22-26
Scale	1/2"=1'
Drawn	SPT
Job	
Sheet	7
Of 9 Sheets	



SECTION
NORTH - SOUTH CUT

REVISIONS	BY



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SECTION
EAST-WEST CUT

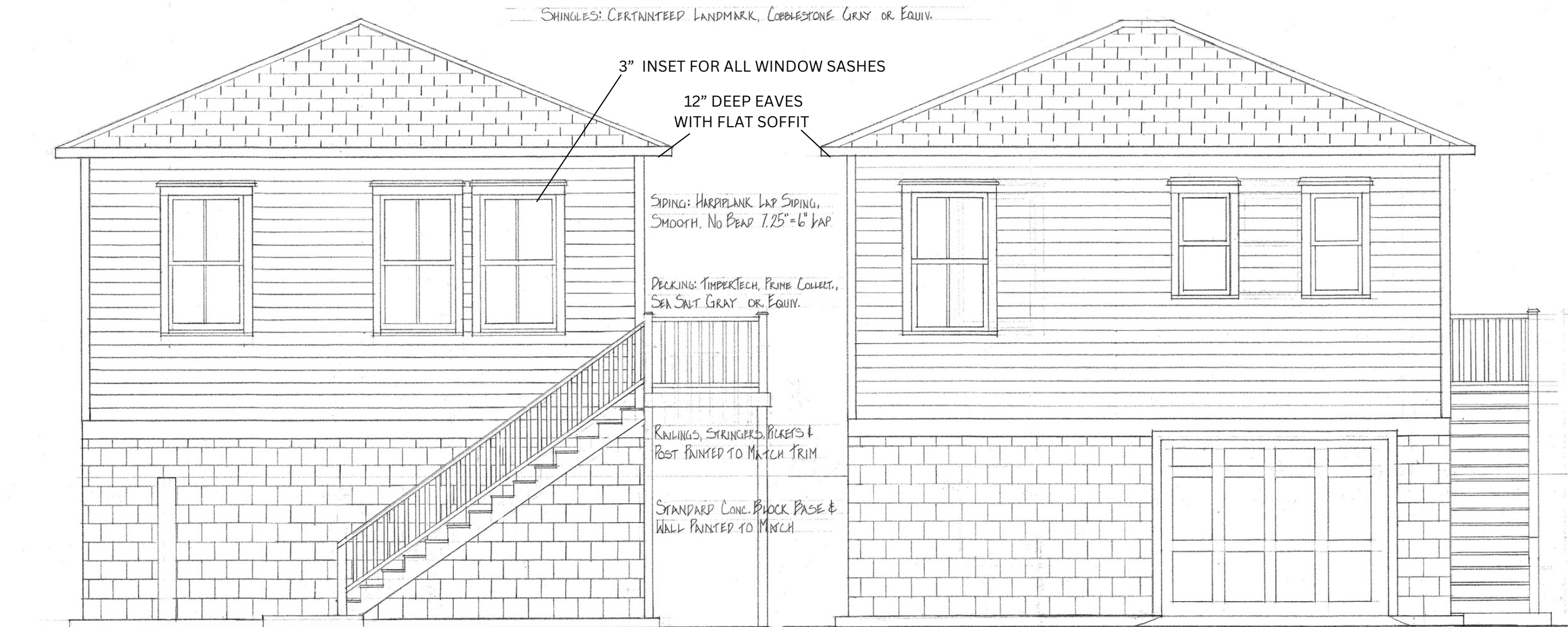
213 W. 35TH ST - CARRIAGE HOUSE

Date	2-22-26
Scale	1/2" = 1'
Drawn	SPT
Job	
Sheet	8
Of	Sheets

REVISIONS	BY
2-10-26	SPT

213 W 35TH ST - CARRIAGE HOUSE

Date	2-10-26
Scale	1/2" = 1'
Drawn	SPT
Job	
Sheet	5
Of	9 Sheets



EXTERIOR ELEVATION
EAST FACE

EXTERIOR ELEVATION
SOUTH FACE

REVISIONS	BY
2-10-26	SPY

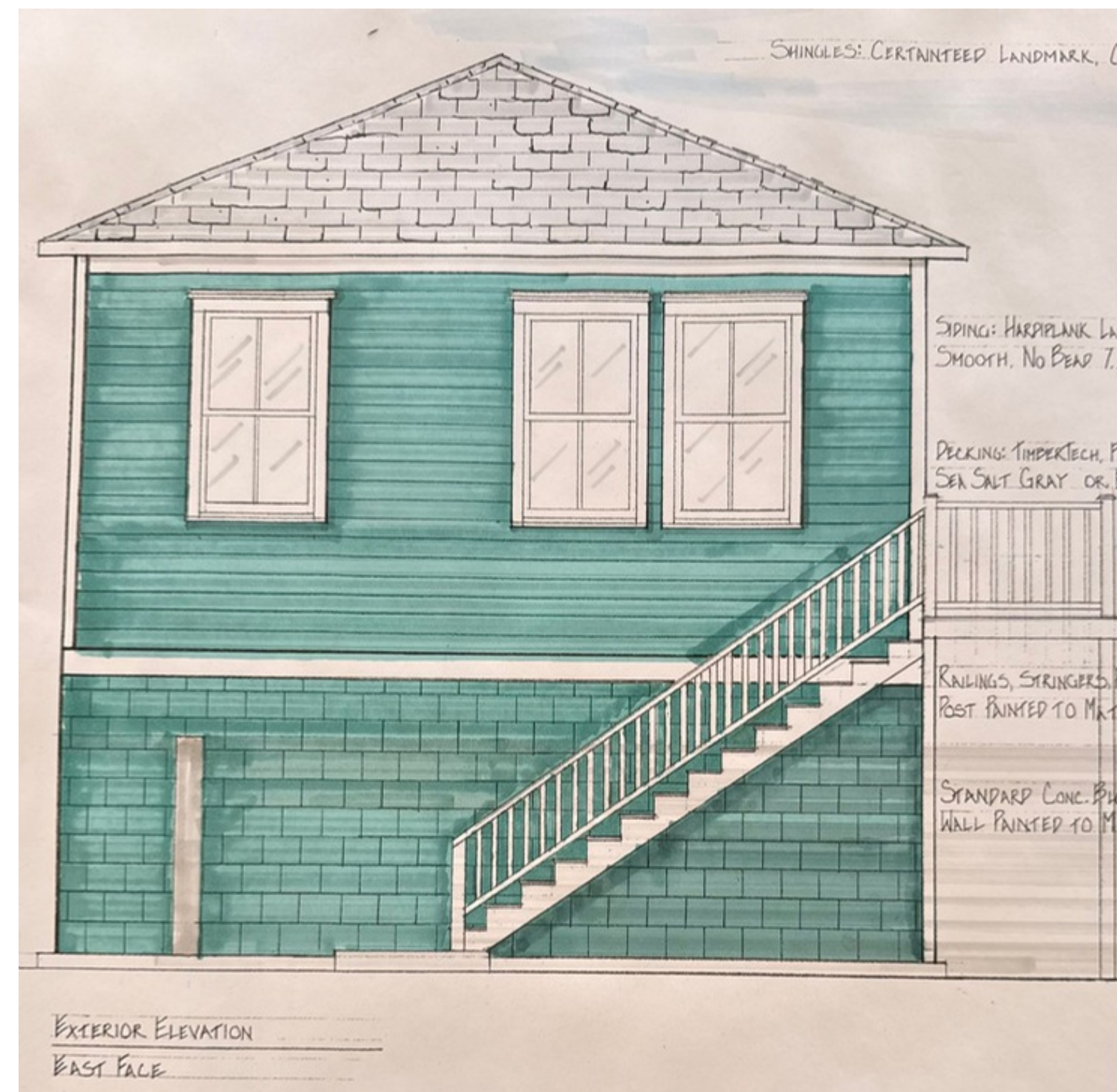
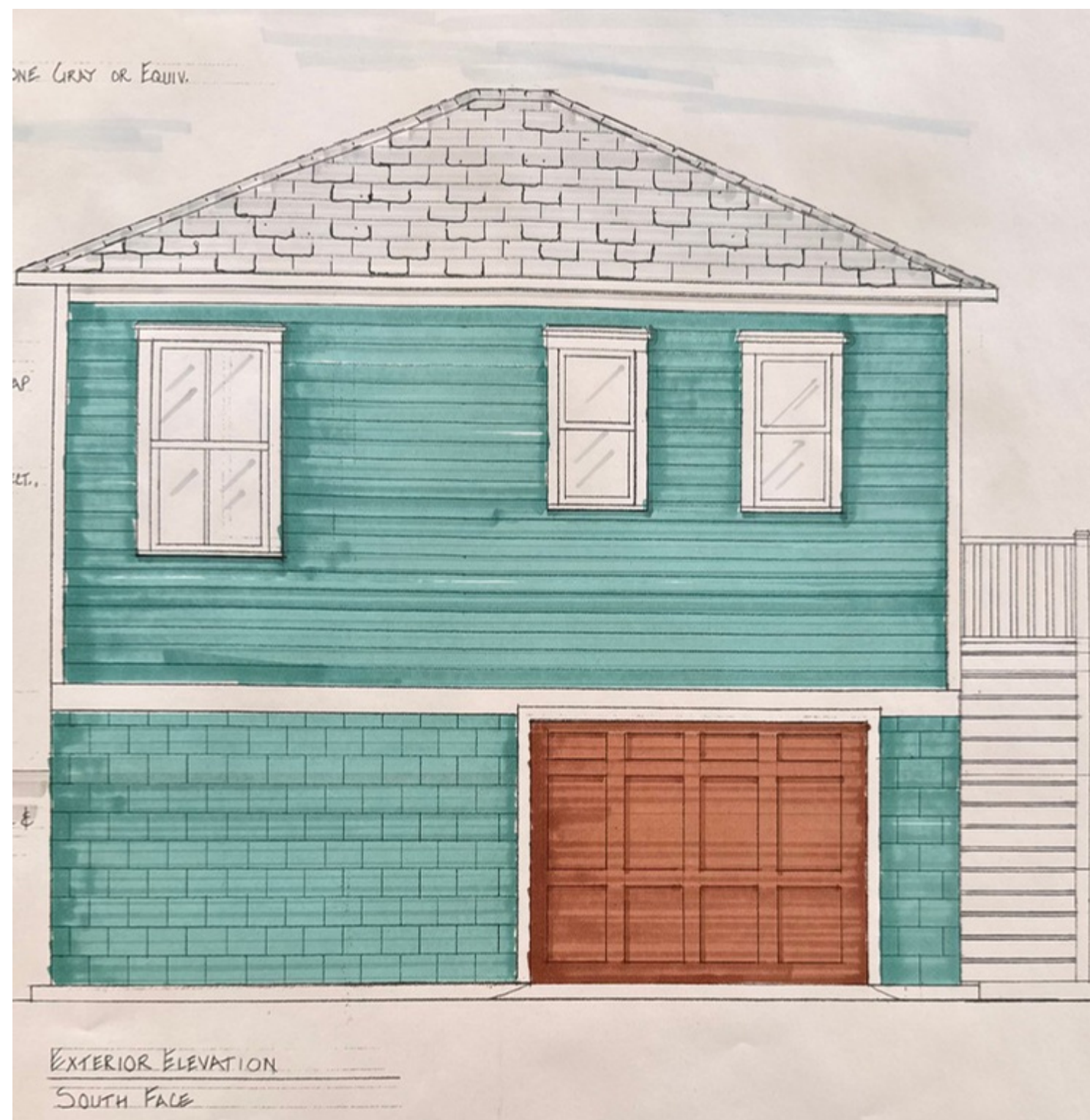


EXTERIOR ELEVATION
WEST FACE

EXTERIOR ELEVATION
NORTH FACE

23 W. 35TH ST. - CARRIAGE HOUSE

Date	2-10-26
Scale	1/2" = 1'
Drawn	SPY
Job	
Sheet	6
Of 9 Sheets	





Specifications for each product:

Roof Shingles- Certainteed Landmark Shingles
(Cobblestone Gray)



Technical Specifications	
Brand	Certainteed
Conforms To	CSA standard A123.5
Coverage Per Bundle	33.3 Sq Ft
Dimensions	13 1/4 In x 38 3/4 In
Shingles Per Bundle	22
Weather Exposure	5 5/8 In
Datasheets	

Exterior Siding_ - Hardieplank Pre Primed Lap Siding Smooth No Bead
(Parakeet’s Teal)



Specs: Smooth				
Collection	Width	Length	Thickness	ExposureWidth
1 for Paint	7.250 IN	144.000 IN	0.312 IN	6.000 IN

Garage Door - C.H.I Stamped Shaker Short No Glass
(Dark Oak)



STAMPED CARRIAGE HOUSE

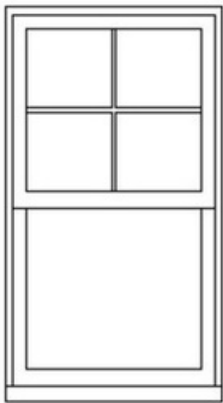
5216

Section construction	2" Thick - 2-Sided Steel
Section material	Heavy Duty / 27 Ga. Steel
Insulation type	Polyurethane
R-value	16.55
Powder coating	188 Colors
Window style	Oversized
Glass	Insulated
Windload	Non-impact and Impact Rated

Base & Wall
16" x 8" x 8" Concrete Block Painted to match Hardieplank Siding
Parakeet's Teal



Windows- Windsor Pinnacle Clad Double Hung 36" x 66"
(White)



Clad Williamsburg