



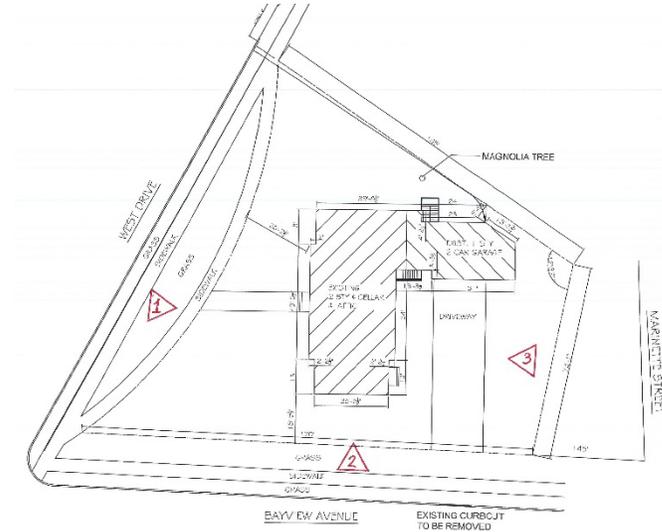
1



3



2



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 61-09 37 Avenue  
 Woodside, NY 11377  
 Phone: (718) 478-6786

Site Pictures

Renovate existing  
 one family home

L2

Fillas residence, 25-31 West Drive, Douglas Manor, Queens, New York

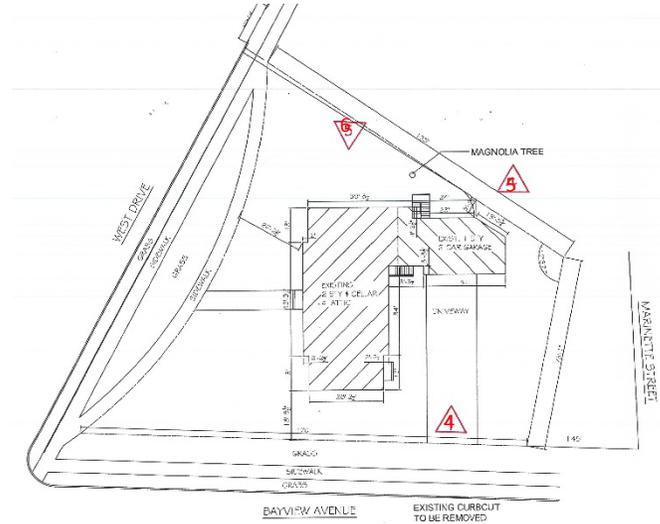
4



6



5



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 Woodside, NY 11377  
 Phone: (718) 478-6786

Site Pictures

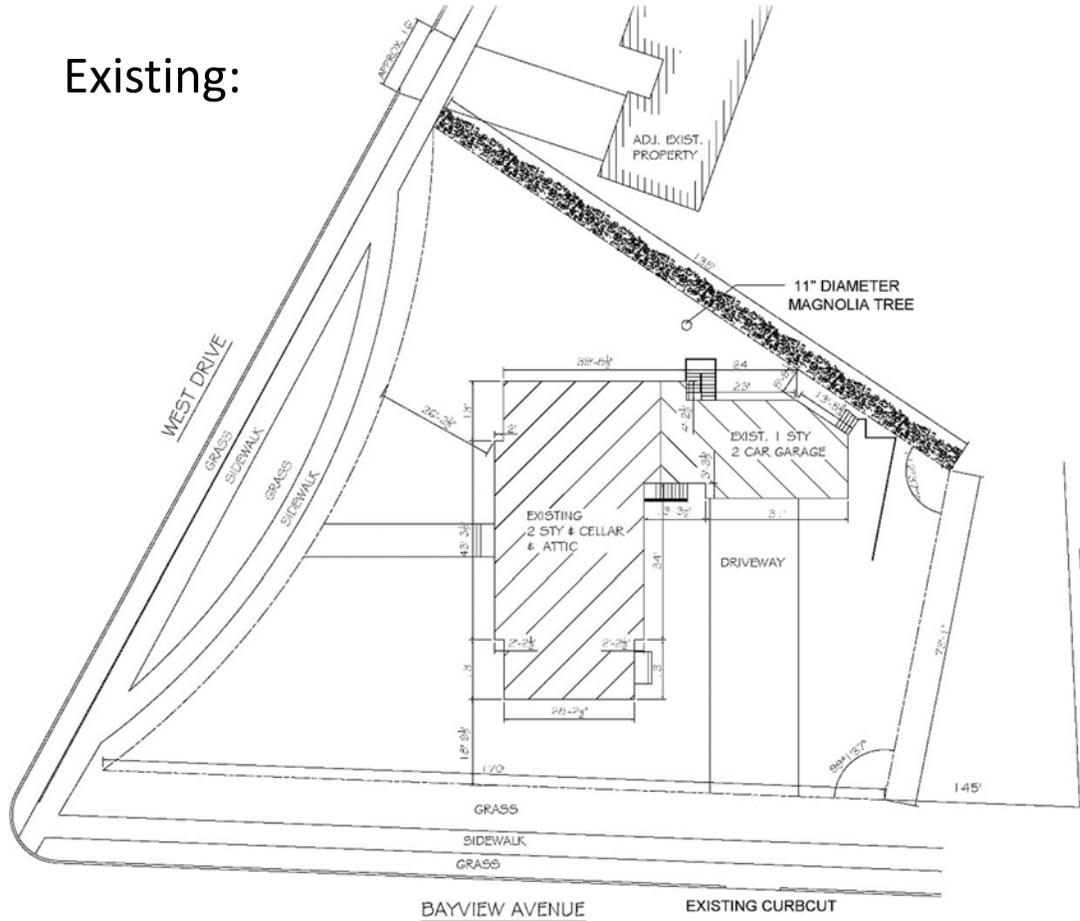
Renovate existing  
 one family home

L3

Fillas residence, 25-31 West Drive, Douglas Manor, Queens, New York

• **RELOCATE EXISTING DRIVEWAY AND GARAGE ENTRANCE**

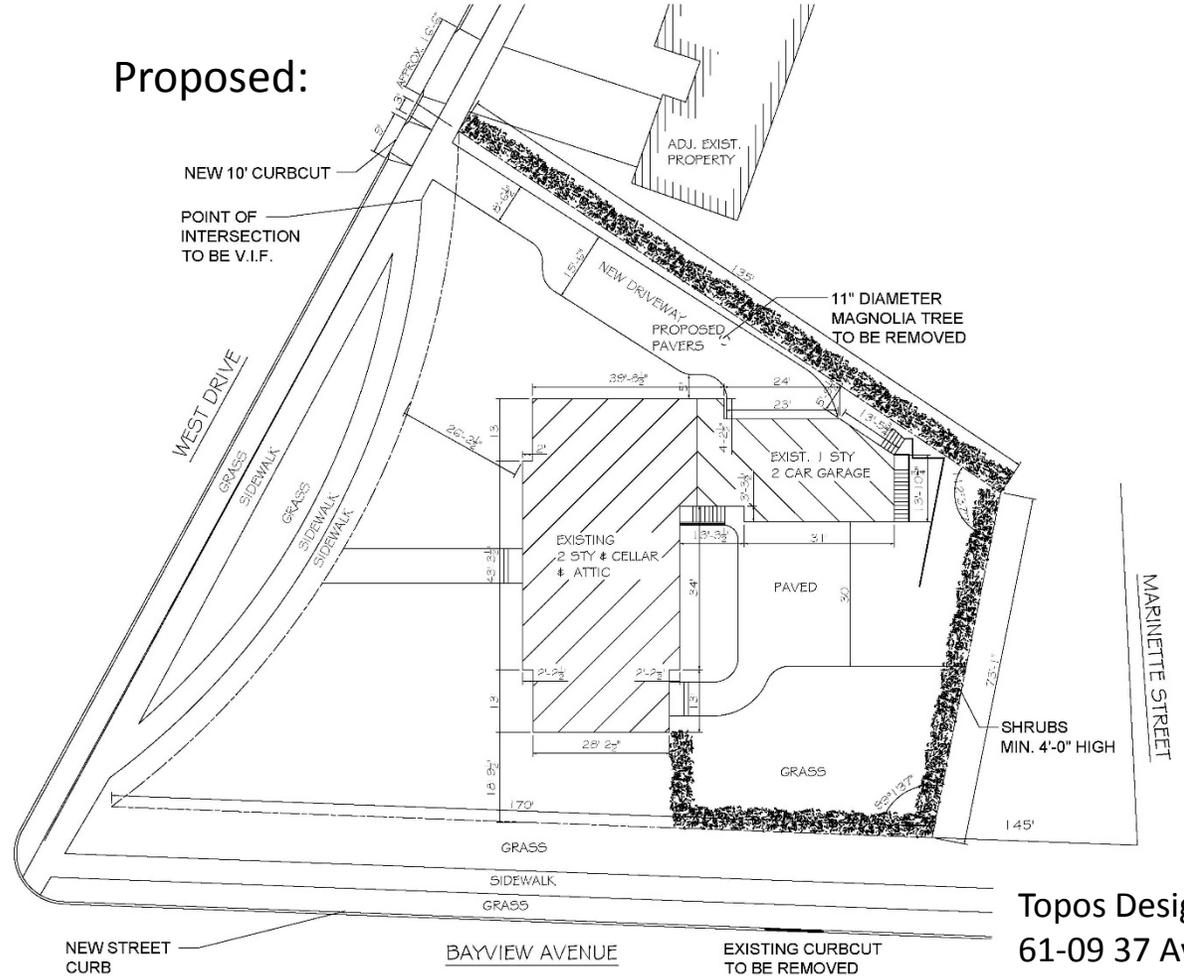
Existing:



PLOT PLAN SCALE: 1/16" = 1'-0"  
 BLOCK: 8012 ZONE: R1-2  
 LOT: 1 MAP #: 11A  
 NOTE: FIRE HYDRANT WITHIN 250'



Proposed:



PLOT PLAN SCALE: 1/16" = 1'-0"  
 BLOCK: 8012 ZONE: R1-2  
 LOT: 1 MAP #: 11A  
 NOTE: FIRE HYDRANT WITHIN 250'



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Plot Plan

**Fillas residence, 25-31 West Drive, Douglas Manor, Queens, New York**

Renovate existing  
 one family home

**L4**



Existing:

Proposed:



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North Elevation

Renovate existing  
 one family home

L6

Fillas residence, 25-31 West Drive, Douglas Manor, Queens, New York

- Relocate existing driveway and garage entrance

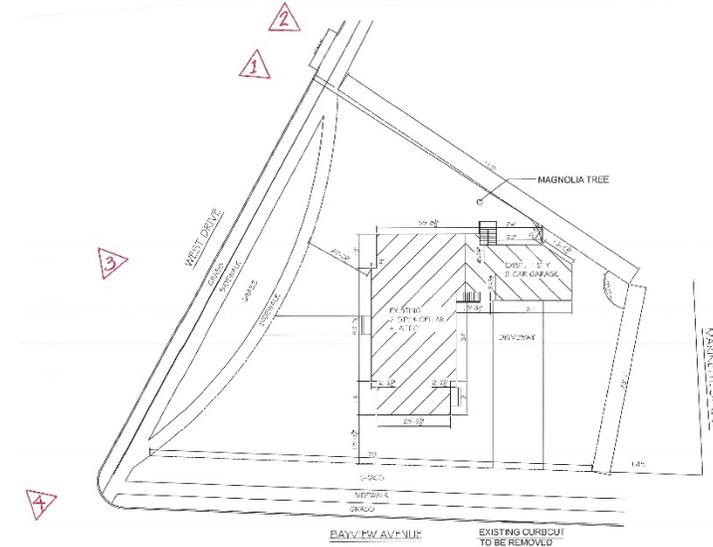
1



4



3



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Driveway/Garage

Renovate existing  
one family home

L7

Fillas residence, 25-31 West Drive, Douglas Manor, Queens, New York

Existing:



Proposed:



**Fillas residence, 25-31 West Drive, Douglas Manor, Queens, New York**

Proposed/Existing  
Driveway

Renovate existing  
one family home

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**L8**

Existing:



Proposed:



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Proposed/Existing  
Driveway

**Fillas residence, 25-31 West Drive, Douglas Manor, Queens, New York**

Renovate existing  
one family home

**L9**



- Relocate existing driveway and garage entrance



Proposed garage door:

Clopay Gallery Collection 16 ft. x 7 ft. 18.4 R-Value Intellicore Insulated White Garage Door with SQ24 Window



Proposed pavers:

Pavingstone Collection: The Sherwood Collection  
Ledgestone Toffee/Onyx  
Border: The KingsCourt Collection 6x9 Onyx

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**Fillas residence, 25-31 West Drive, Douglas Manor, Queens, New York**

Driveway/Garage

Renovate existing  
one family home

**L11**



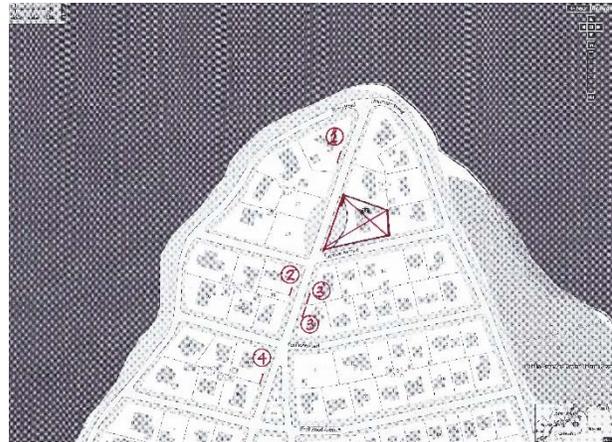
1120 Shore Road



235-26 Bayview Avenue



26-07 West Drive  
26-19 West Drive



14 Kenmore Road

**Fillas residence, 25-31 West Drive, Douglas Manor, Queens, New York**

Precedent  
Driveways

Renovate existing  
one family home

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**L12**

Existing:



Proposed:



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Proposed/Existing  
Driveway

Renovate existing  
one family home

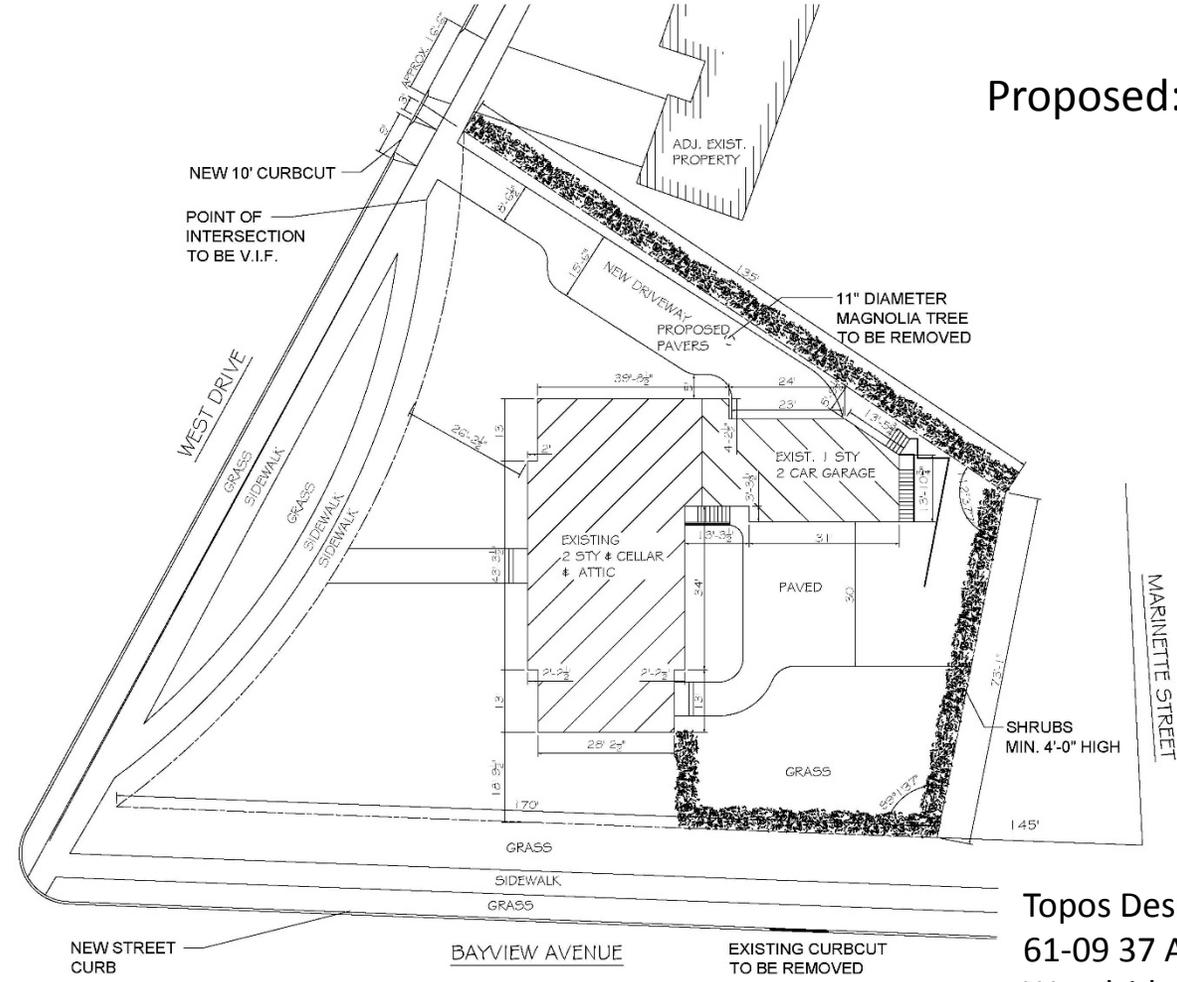
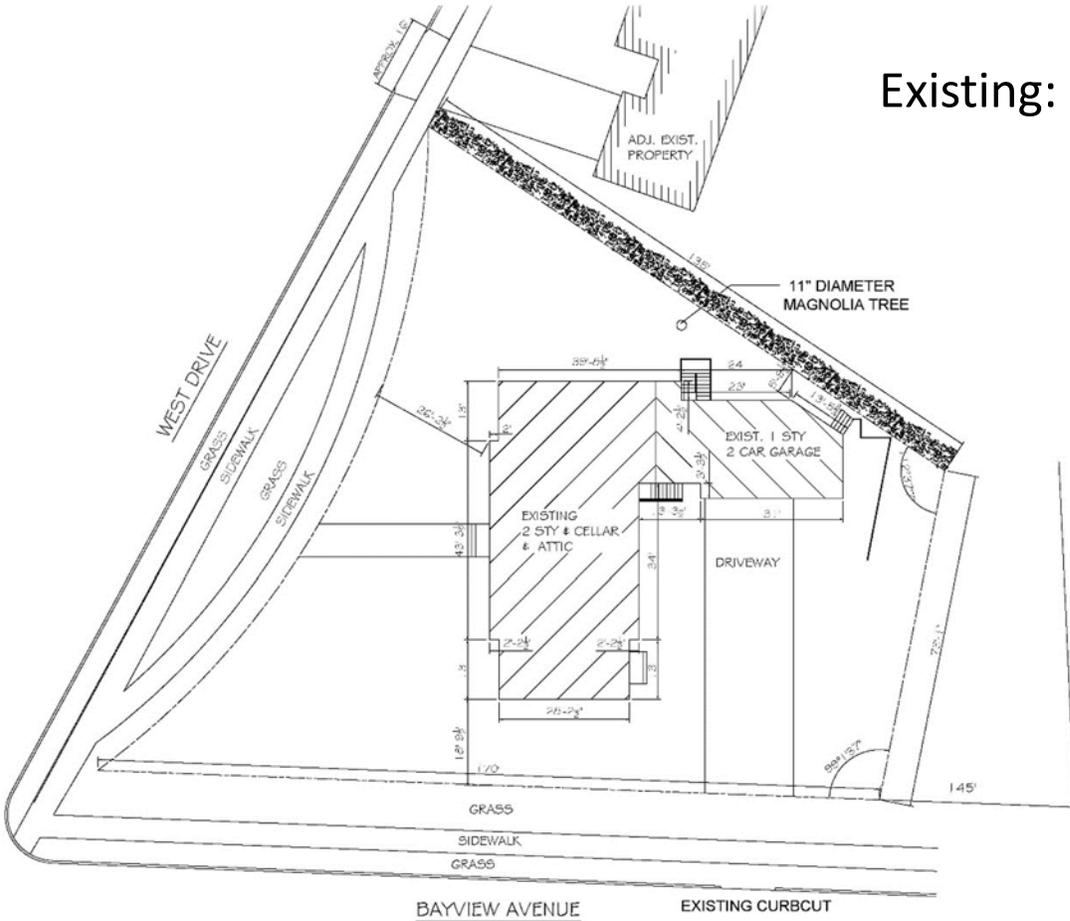
**L13**

**Fillas residence, 25-31 West Drive, Douglas Manor, Queens, New York**

• **RELOCATE STAIRS TO SUNDECK FROM NORTH SIDE TO EAST AND INSTALL DOOR TO SUNDECK ON THE SECOND FLOOR**

Existing:

Proposed:



PLOT PLAN SCALE: 1/16" = 1'-0"  
 BLOCK: 8012 ZONE: R1-2  
 LOT: 1 MAP #: 11A  
 NOTE: FIRE HYDRANT WITHIN 250'



PLOT PLAN SCALE: 1/16" = 1'-0"  
 BLOCK: 8012 ZONE: R1-2  
 LOT: 1 MAP #: 11A  
 NOTE: FIRE HYDRANT WITHIN 250'



Plot Plan

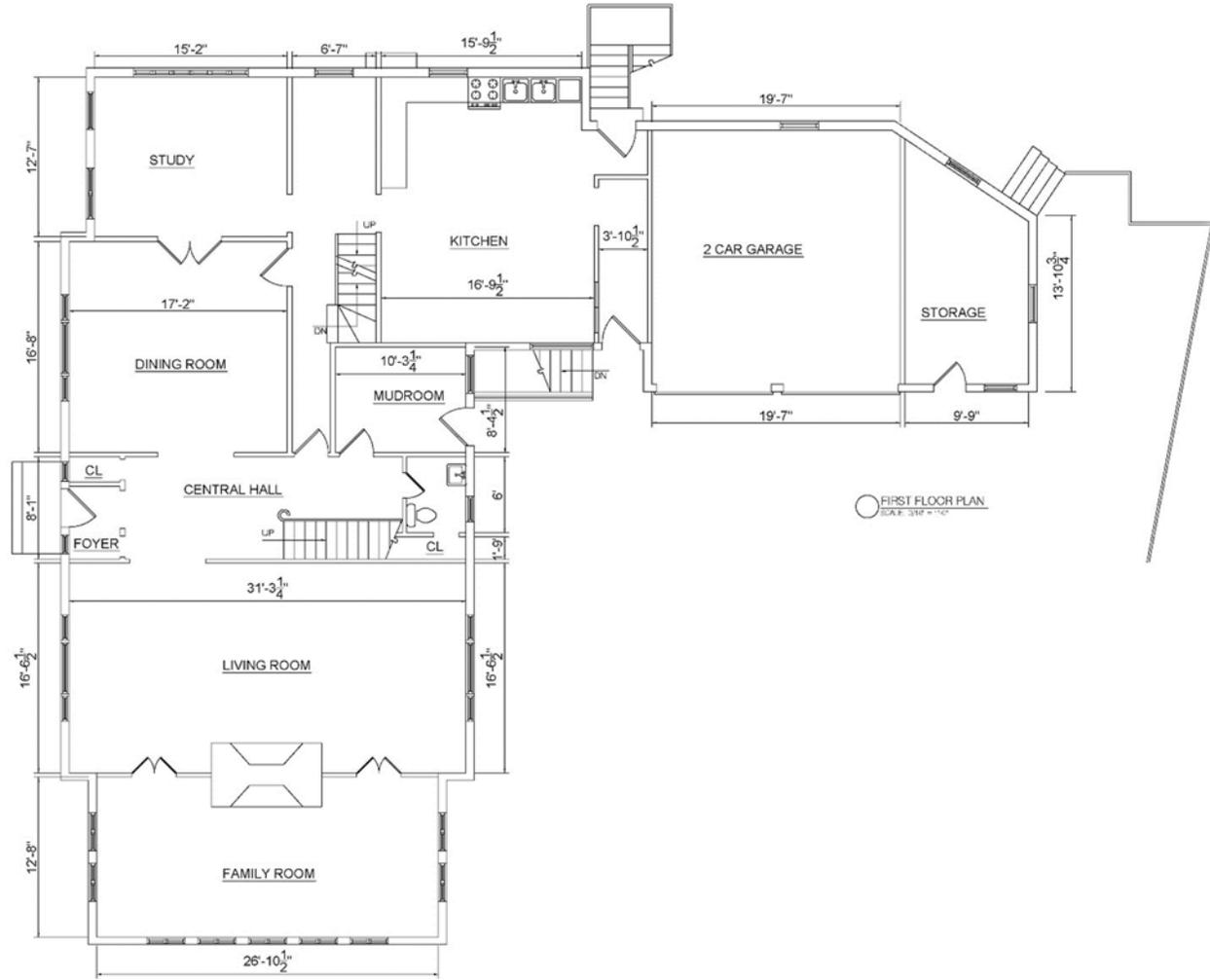
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**Fillas residence, 25-31 West Drive, Douglas Manor, Queens, New York**

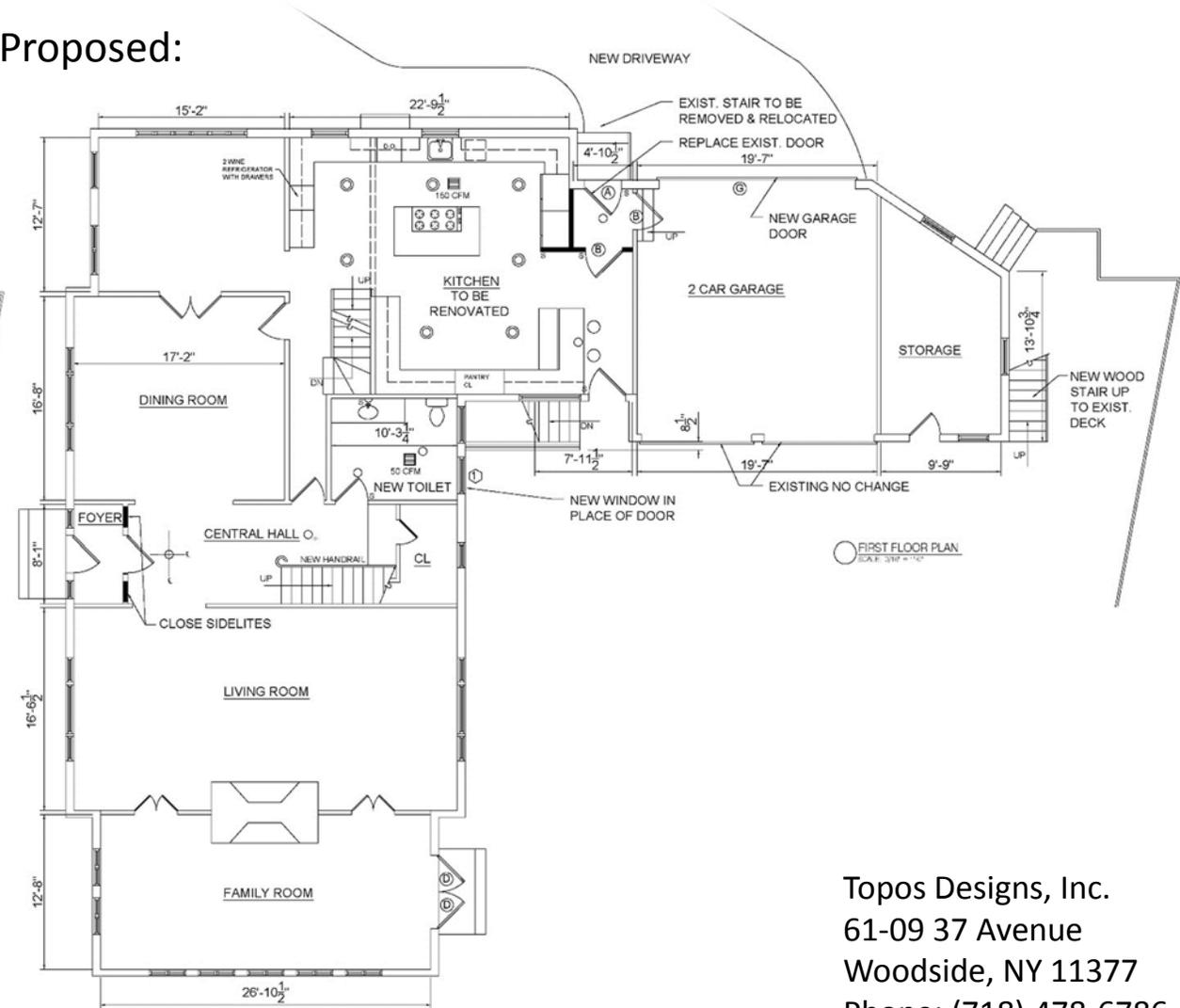
Renovate existing  
 one family home

**L14**

Existing:



Proposed:



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First Floor

Renovate existing  
 one family home

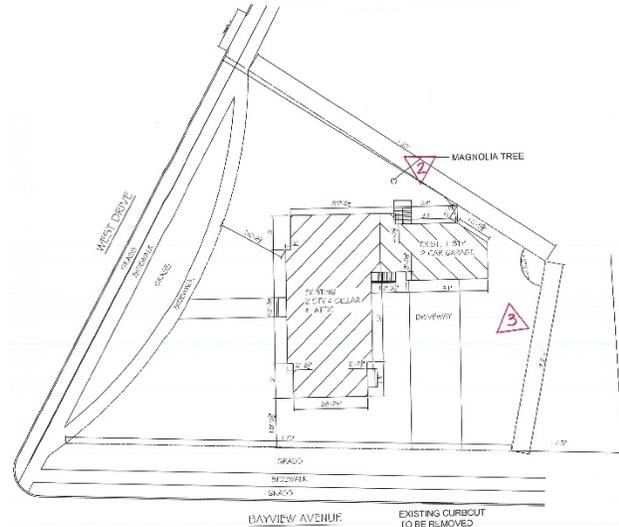
L15

Fillas residence, 25-31 West Drive, Douglas Manor, Queens, New York

2



Existing location



3



Proposed location

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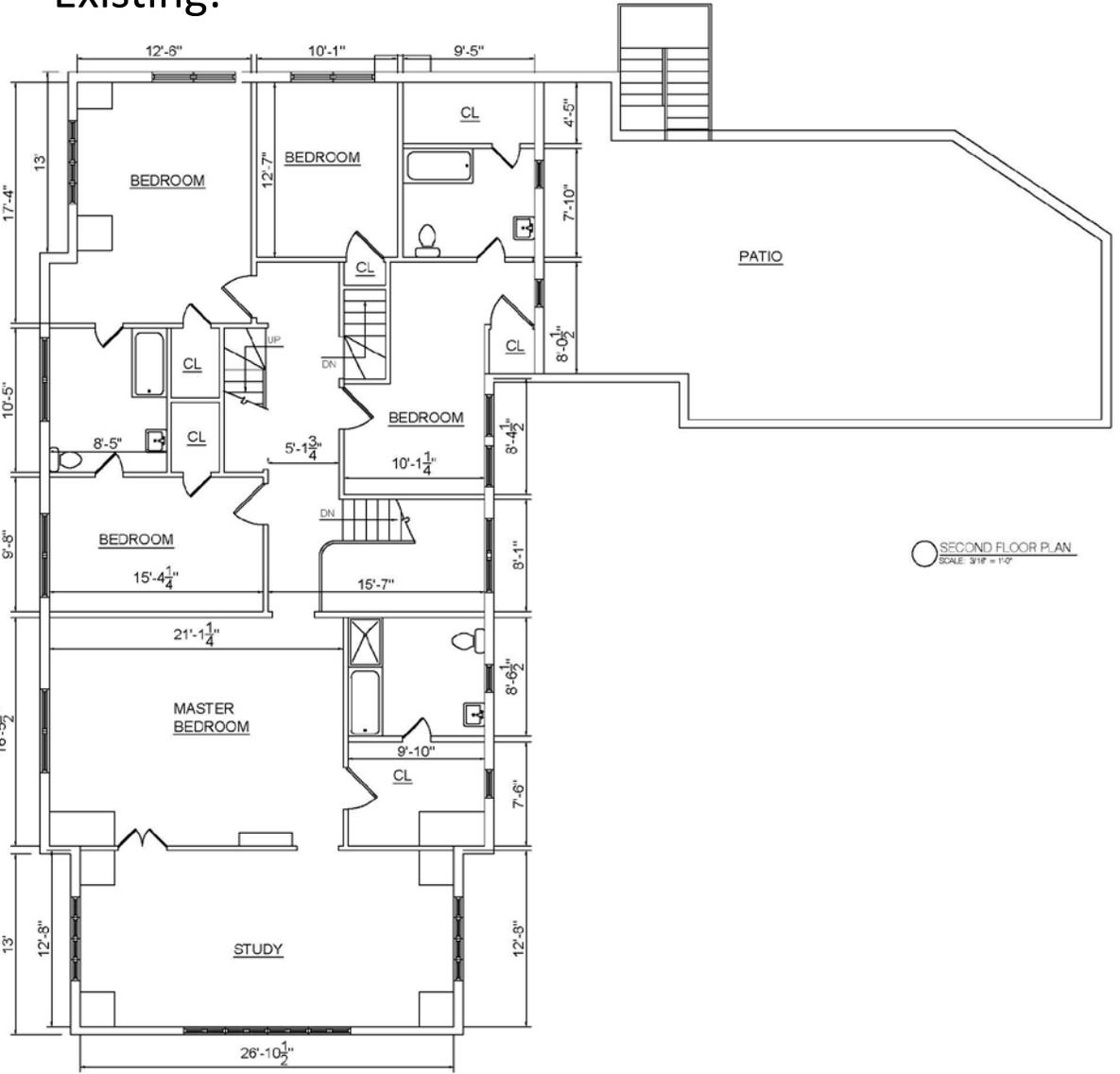
Stairs

Renovate existing  
 one family home

L16

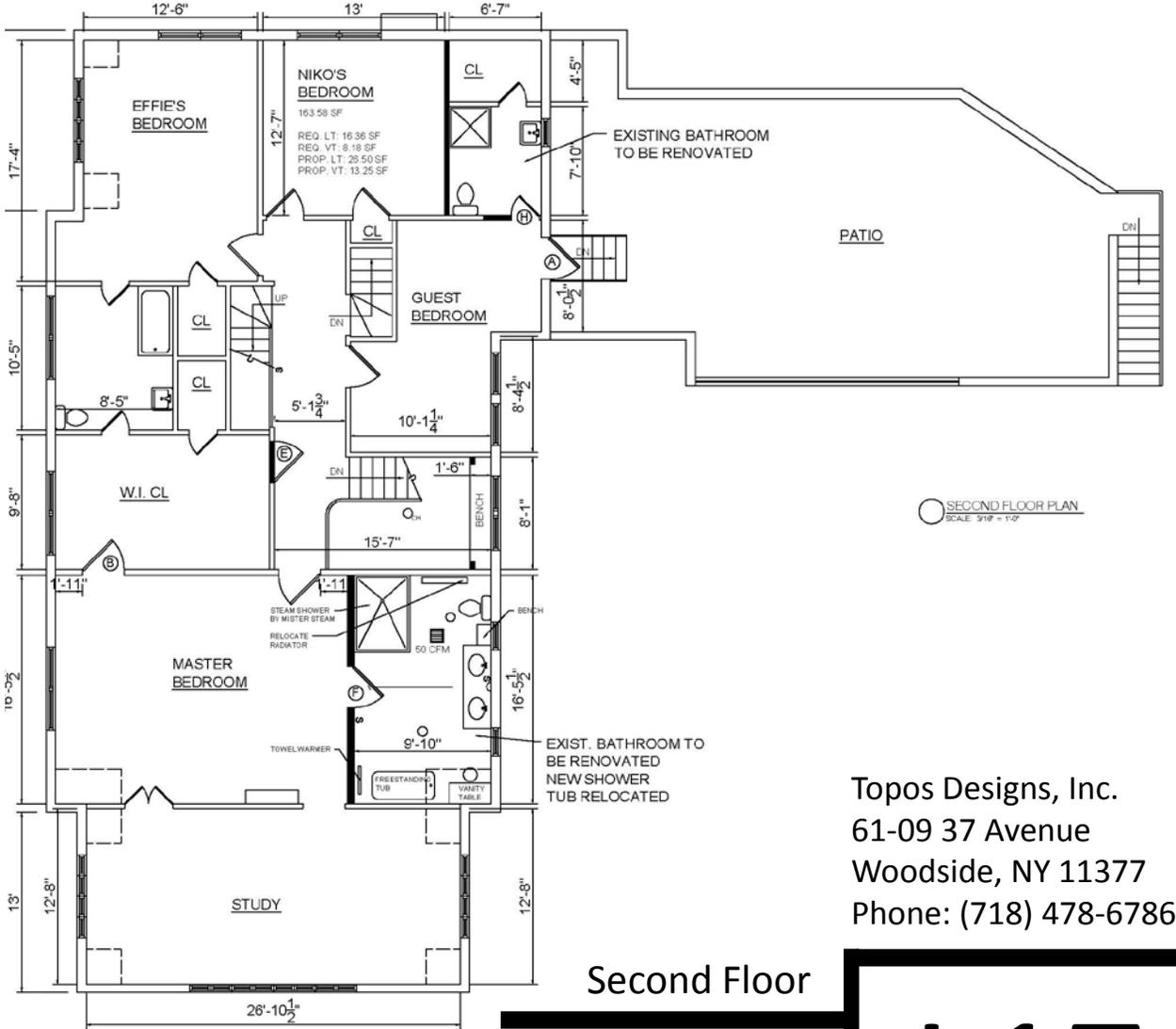
Fillas residence, 25-31 West Drive, Douglas Manor, Queens, New York

Existing:



SECOND FLOOR PLAN  
SCALE: 3/16" = 1'-0"

Proposed:



SECOND FLOOR PLAN  
SCALE: 3/16" = 1'-0"

Fillas residence, 25-31 West Drive, Douglas Manor, Queens, New York

Second Floor

Renovate existing one family home

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Existing:

Proposed:



EXISTING FRONT ELEVATION  
SCALE: 3/16" = 1'-0"



PROPOSED FRONT ELEVATION  
SCALE: 3/16" = 1'-0"

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West Elevation

Renovate existing  
one family home

L18

Fillas residence, 25-31 West Drive, Douglas Manor, Queens, New York

Existing:



Proposed:



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South Elevation

Renovate existing  
 one family home

L19

Fillas residence, 25-31 West Drive, Douglas Manor, Queens, New York

Existing:

Proposed:



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East Elevation

Renovate existing  
one family home

L20

Fillas residence, 25-31 West Drive, Douglas Manor, Queens, New York

Existing:



Proposed:



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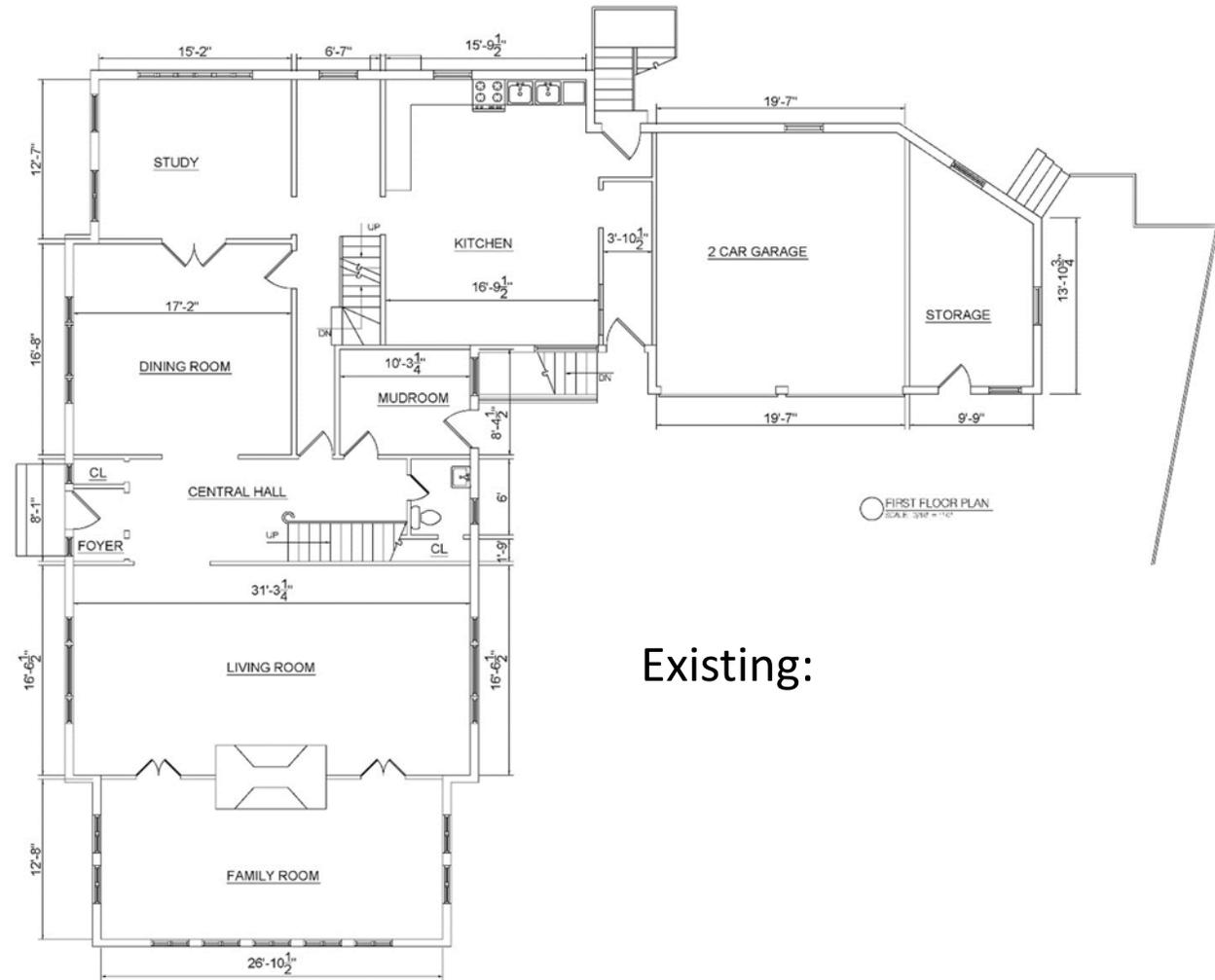
Door to Sundeck

Renovate existing  
one family home

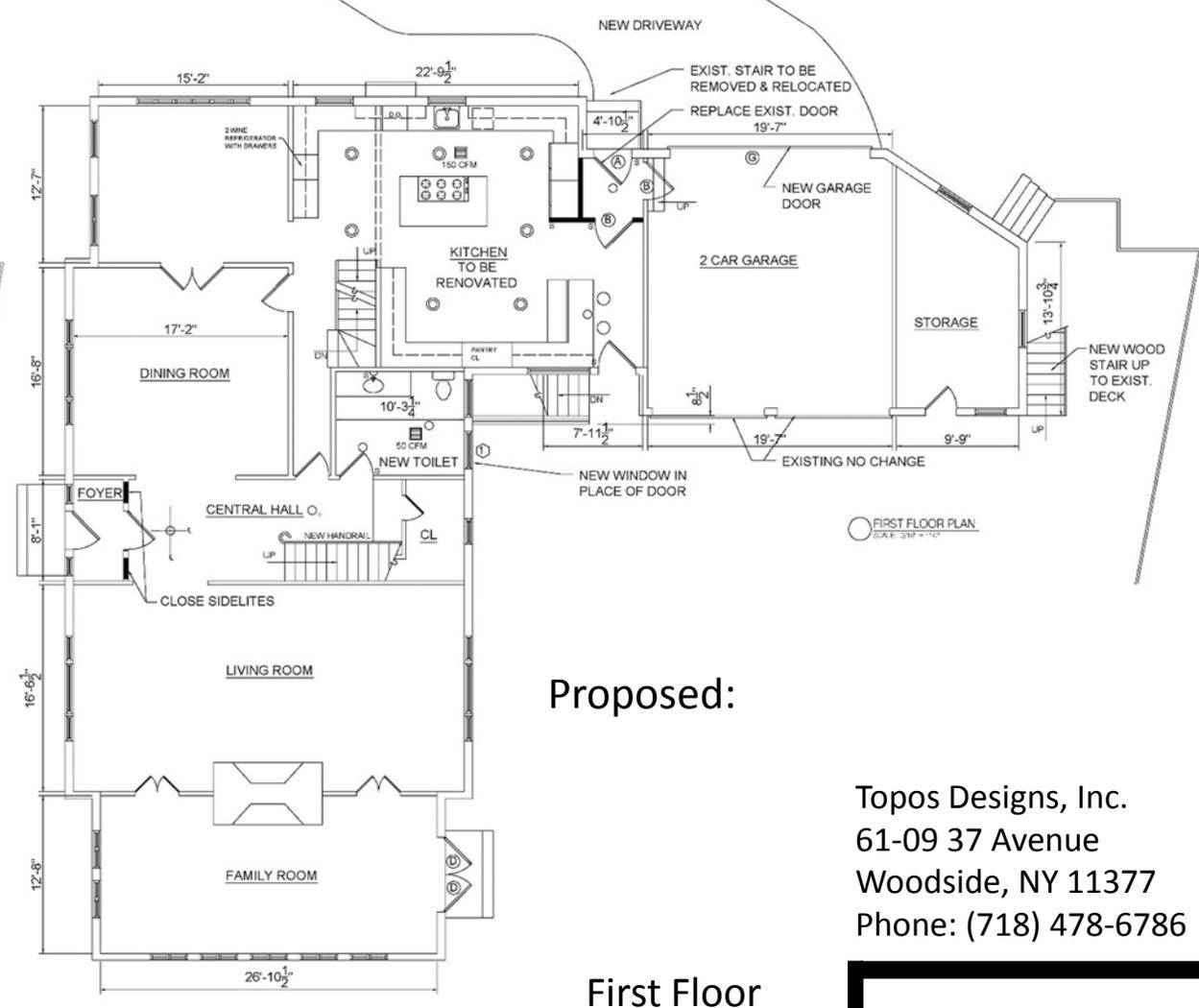
L21

Fillas residence, 25-31 West Drive, Douglas Manor, Queens, New York

- REPLACE WINDOWS WITH DOORS AT THE SOUTH WING, FACING BAYVIEW AVENUE



Existing:



Proposed:

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First Floor

Renovate existing  
 one family home



Fillas residence, 25-31 West Drive, Douglas Manor, Queens, New York

Existing:

Proposed:



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East Elevation

Renovate existing  
one family home

L23

Fillas residence, 25-31 West Drive, Douglas Manor, Queens, New York

- Replace windows with doors at the south wing, facing Bayview Avenue



8 Grosvenor Street, Douglas Manor

Precedent  
Pictures

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**Fillas residence, 25-31 West Drive, Douglas Manor, Queens, New York**

Renovate existing  
one family home

**L24**

- Replace windows with doors at the south wing, facing Bayview Avenue



604 Shore Road, Douglas Manor

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Phone: (718) 478-6786

Precedent  
Pictures

**Fillas residence, 25-31 West Drive, Douglas Manor, Queens, New York**

Renovate existing  
one family home



- Replace windows with doors at the south wing, facing Bayview Avenue



House in Douglas Manor

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Precedent  
Pictures

**Fillas residence, 25-31 West Drive, Douglas Manor, Queens, New York**

Renovate existing  
one family home

**L26**

- Replace windows with doors at the south wing, facing Bayview Avenue



26 Bayview Avenue, Douglas Manor

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Precedent  
Pictures

**Fillas residence, 25-31 West Drive, Douglas Manor, Queens, New York**

Renovate existing  
one family home

**L27**

Existing:



Proposed:



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Proposed/Existing  
Driveway

Renovate existing  
one family home

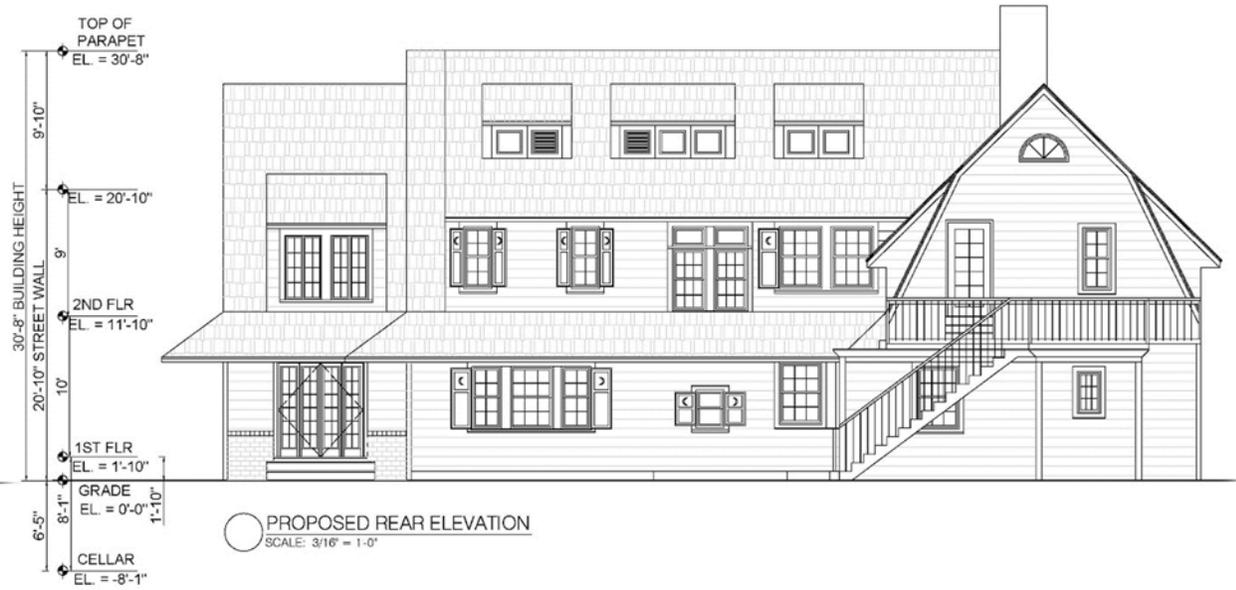
L28

Fillas residence, 25-31 West Drive, Douglas Manor, Queens, New York



Existing:

Proposed:



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East Elevation

Renovate existing  
one family home

L30

Fillas residence, 25-31 West Drive, Douglas Manor, Queens, New York

- Replace door with window on first floor in proposed bathroom



Existing



Proposed

Door to  
Window

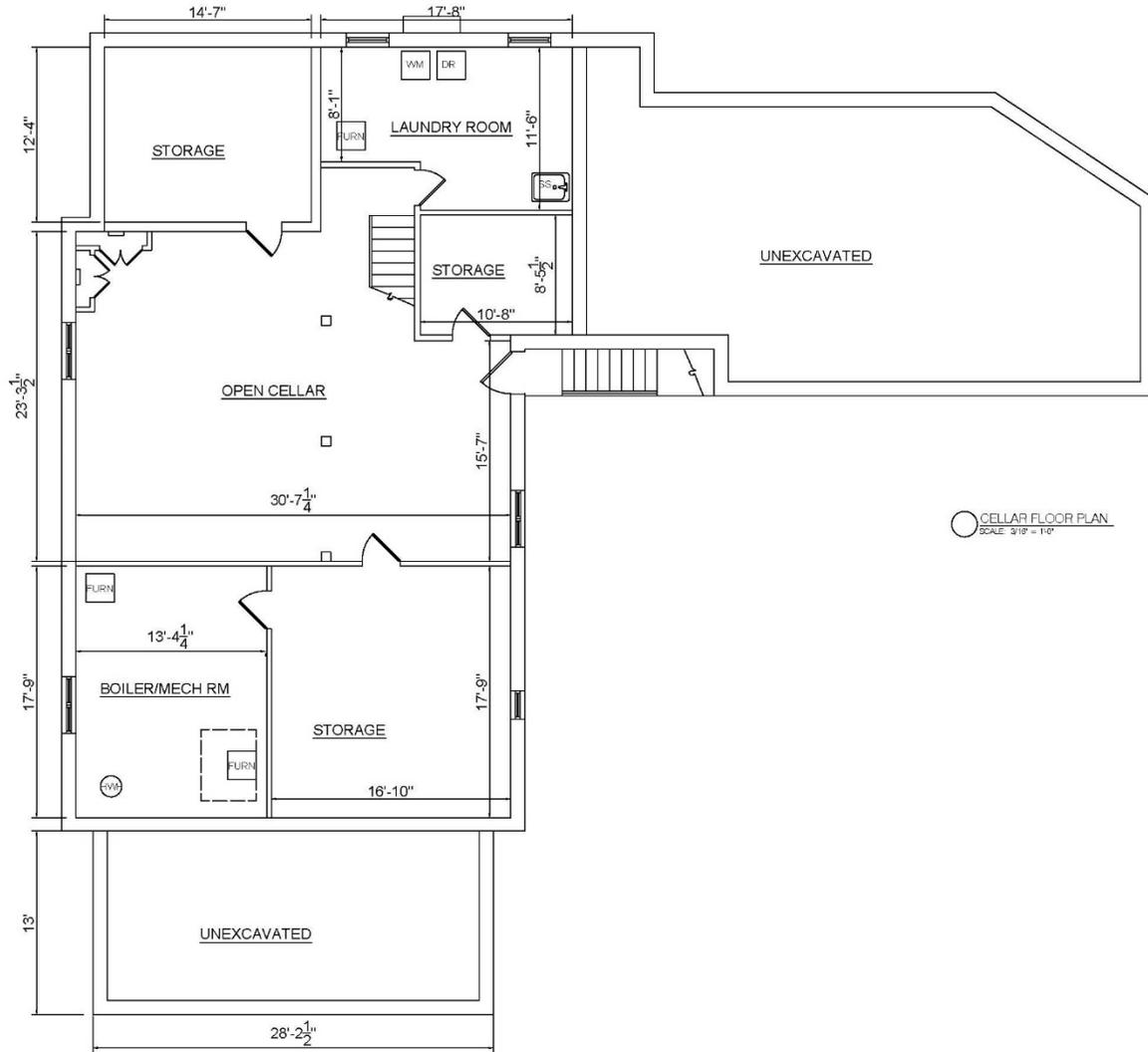
**Fillas residence, 25-31 West Drive, Douglas Manor, Queens, New York**

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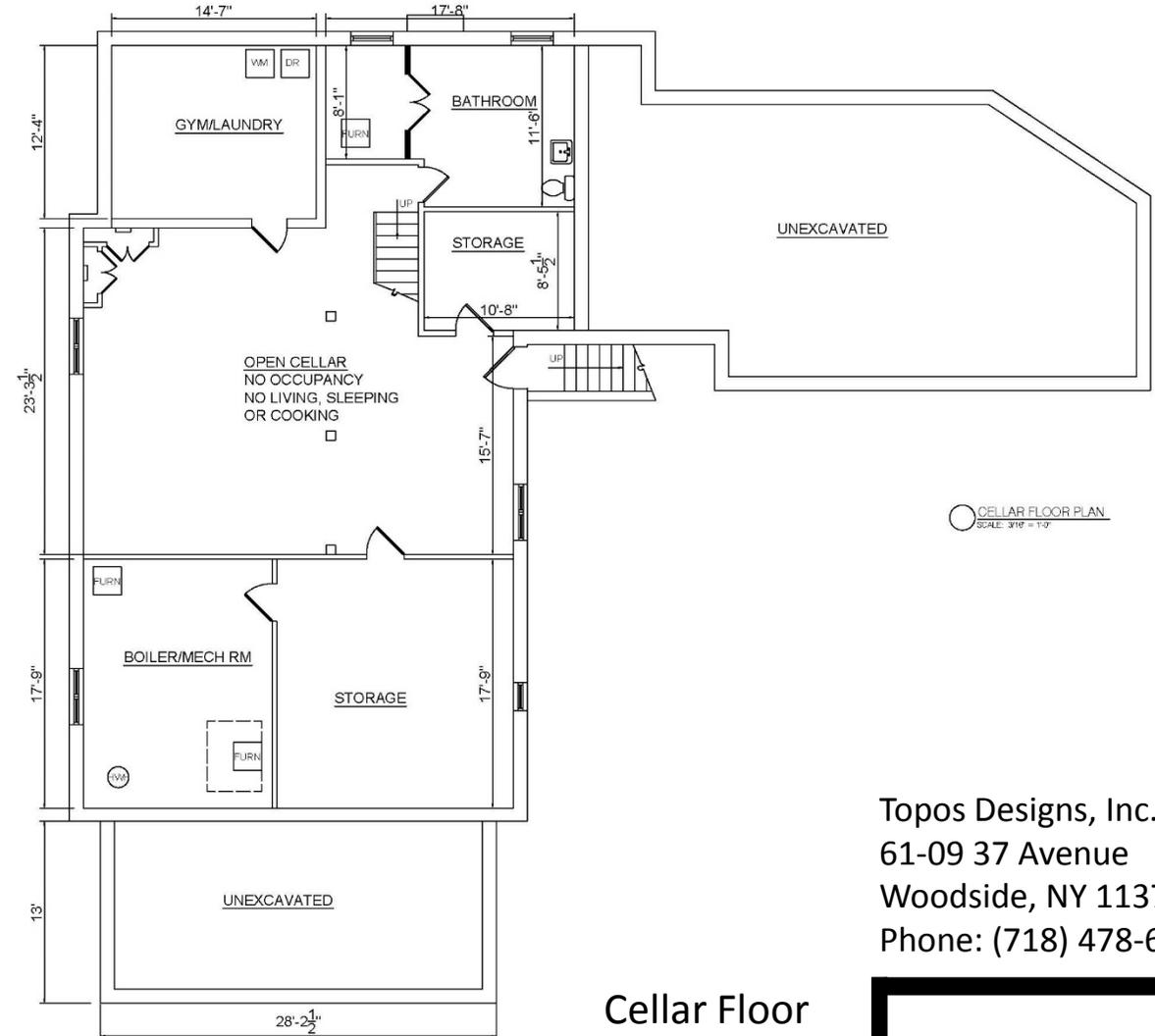
Renovate existing  
one family home

**L31**

# Existing:



# Proposed:



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Cellar Floor

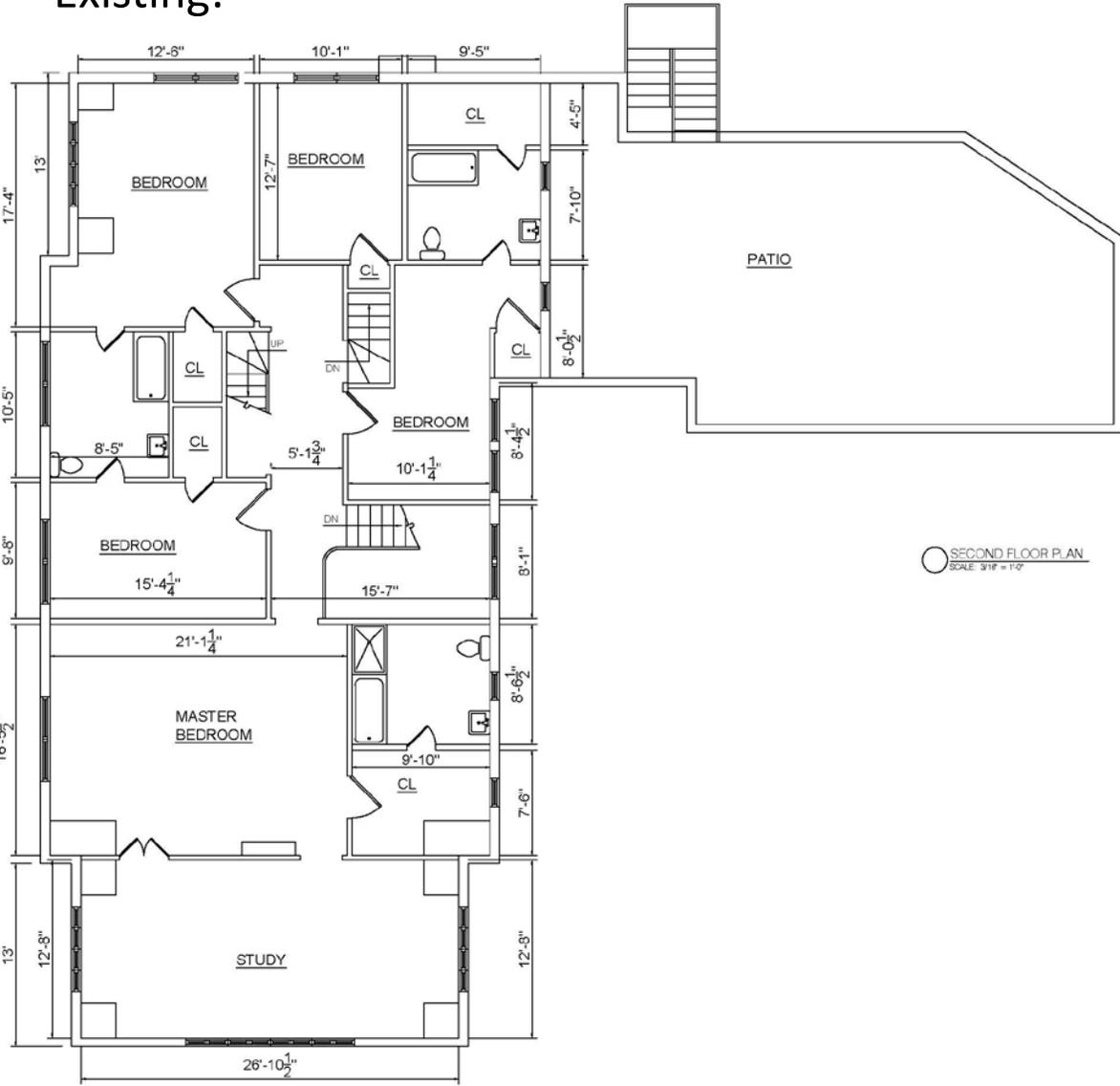
Renovate existing  
 one family home

L32

Fillas residence, 25-31 West Drive, Douglas Manor, Queens, New York

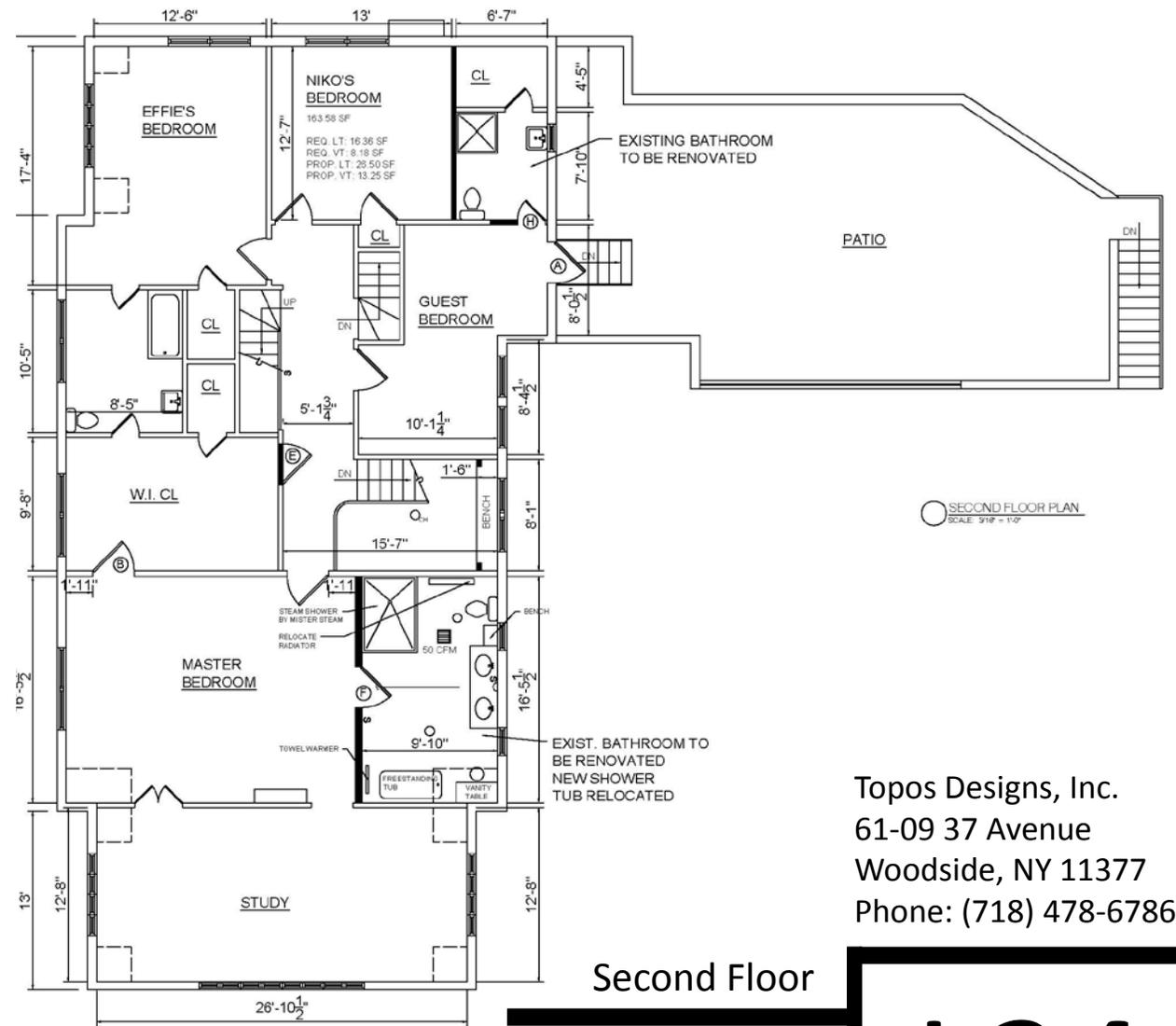


Existing:



SECOND FLOOR PLAN  
SCALE: 3/16" = 1'-0"

Proposed:



SECOND FLOOR PLAN  
SCALE: 3/16" = 1'-0"

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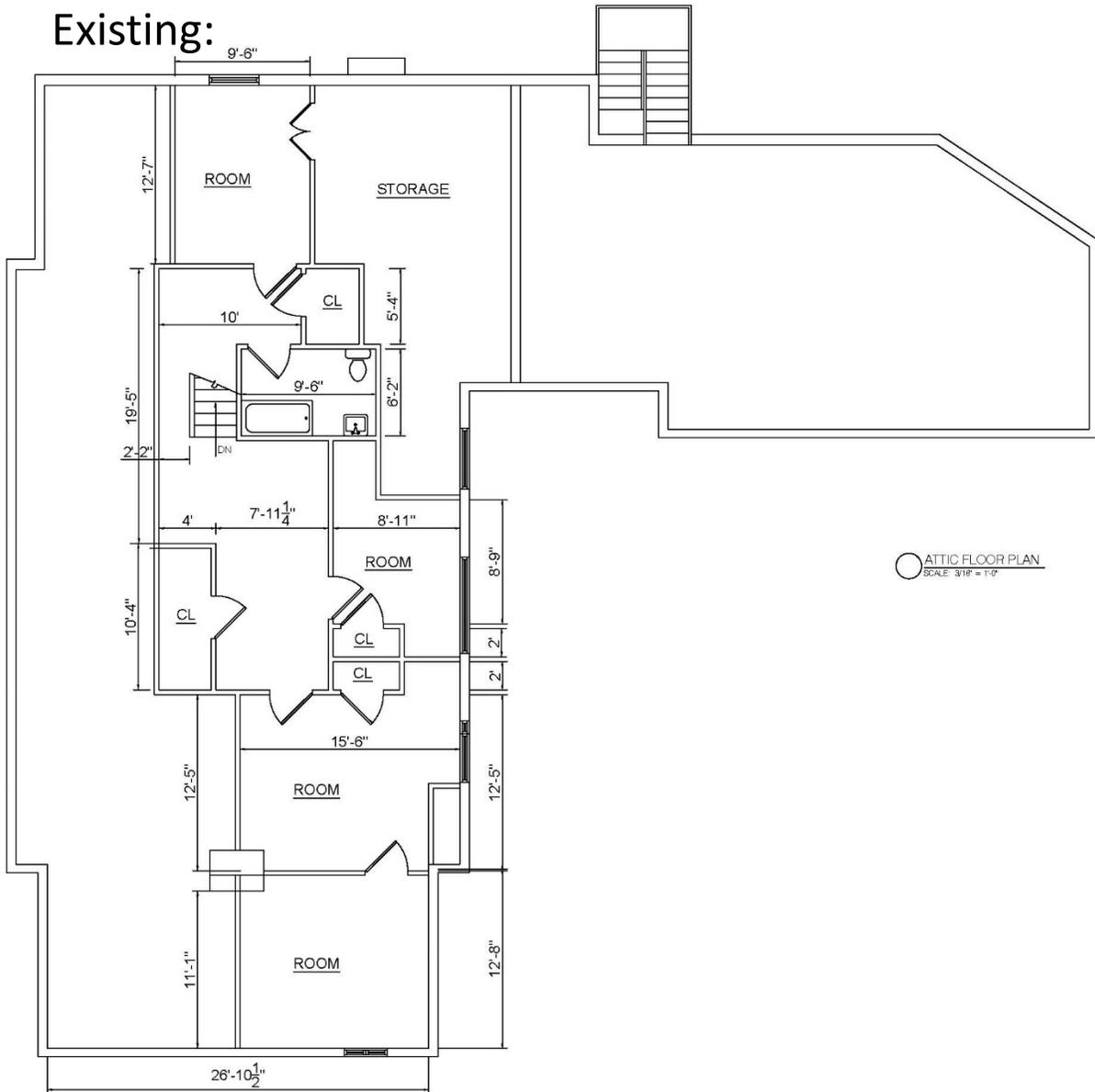
Second Floor

Renovate existing  
one family home

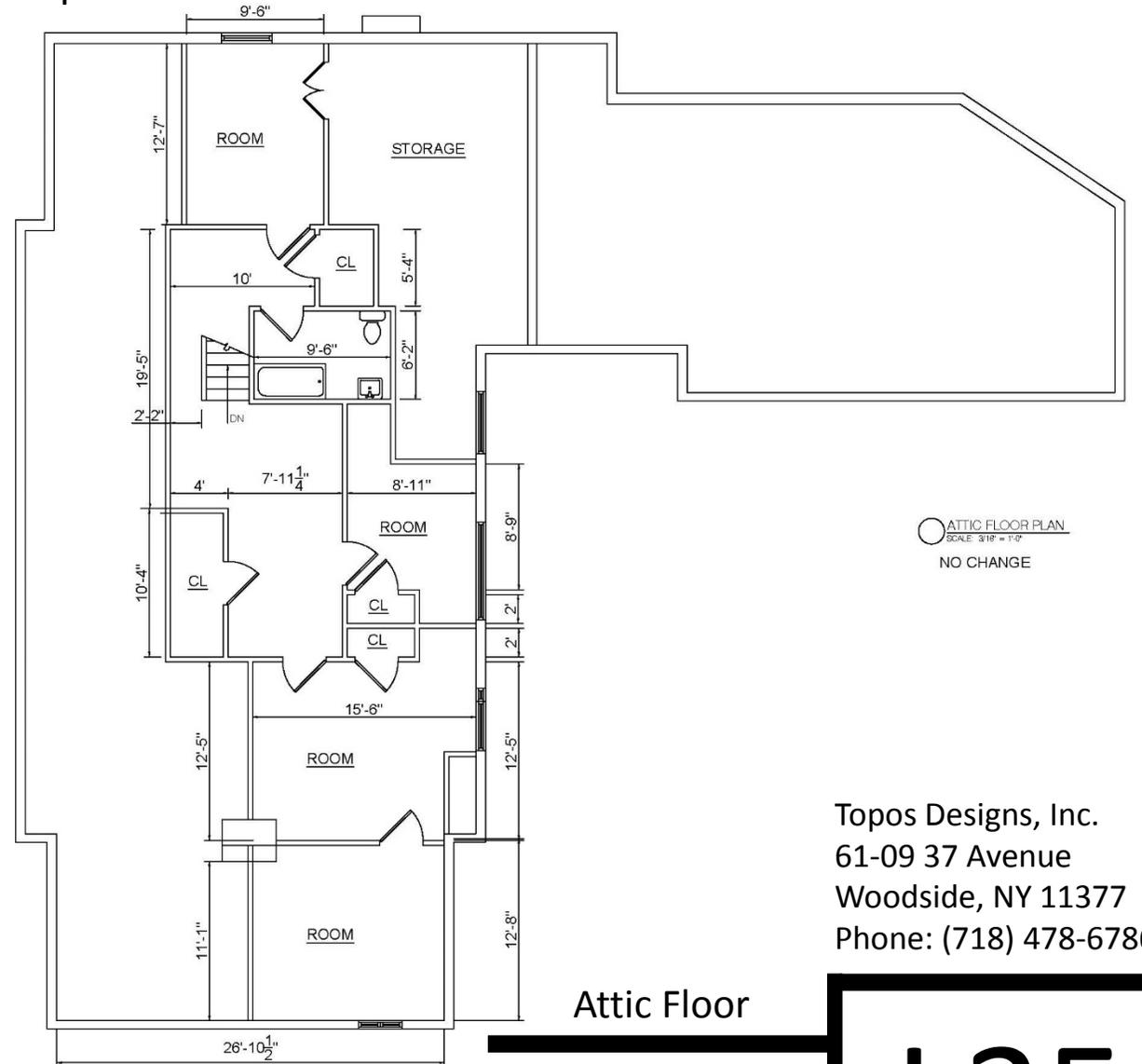
L34

Fillas residence, 25-31 West Drive, Douglas Manor, Queens, New York

Existing:



Proposed:



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Attic Floor

Renovate existing one family home

L35

Fillas residence, 25-31 West Drive, Douglas Manor, Queens, New York

Existing:

Proposed:



EXISTING FRONT ELEVATION  
SCALE: 3/16" = 1'-0"



PROPOSED FRONT ELEVATION  
SCALE: 3/16" = 1'-0"

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West Elevation

Renovate existing  
one family home

L36

Fillas residence, 25-31 West Drive, Douglas Manor, Queens, New York

Existing:

Proposed:



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South Elevation

Renovate existing  
 one family home

L37

Fillas residence, 25-31 West Drive, Douglas Manor, Queens, New York

Existing:

Proposed:



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East Elevation

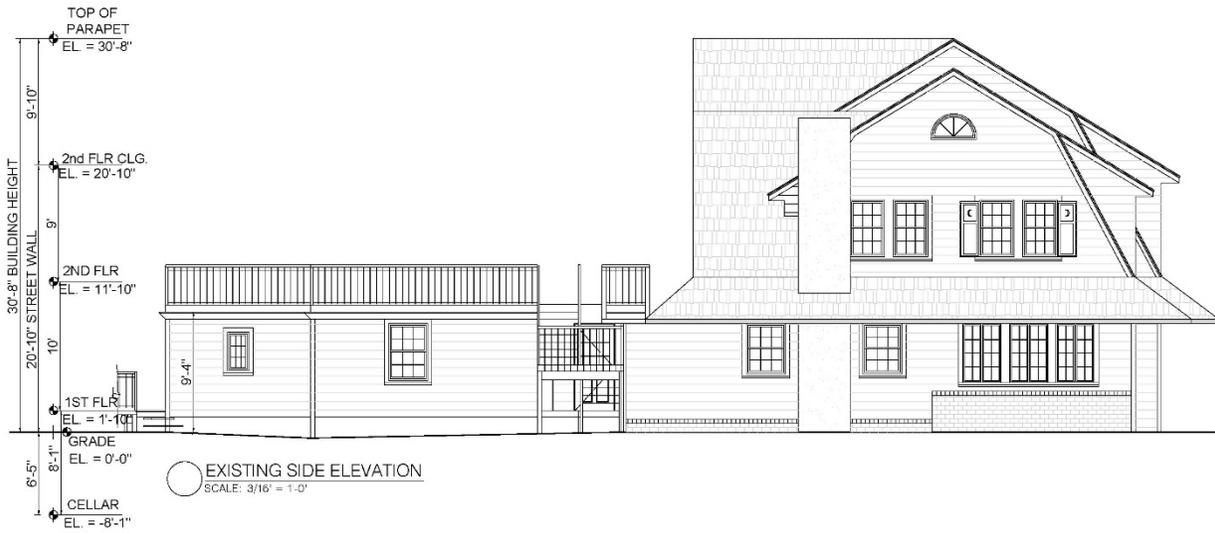
Renovate existing  
one family home

L38

Fillas residence, 25-31 West Drive, Douglas Manor, Queens, New York

Existing:

Proposed:



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North Elevation

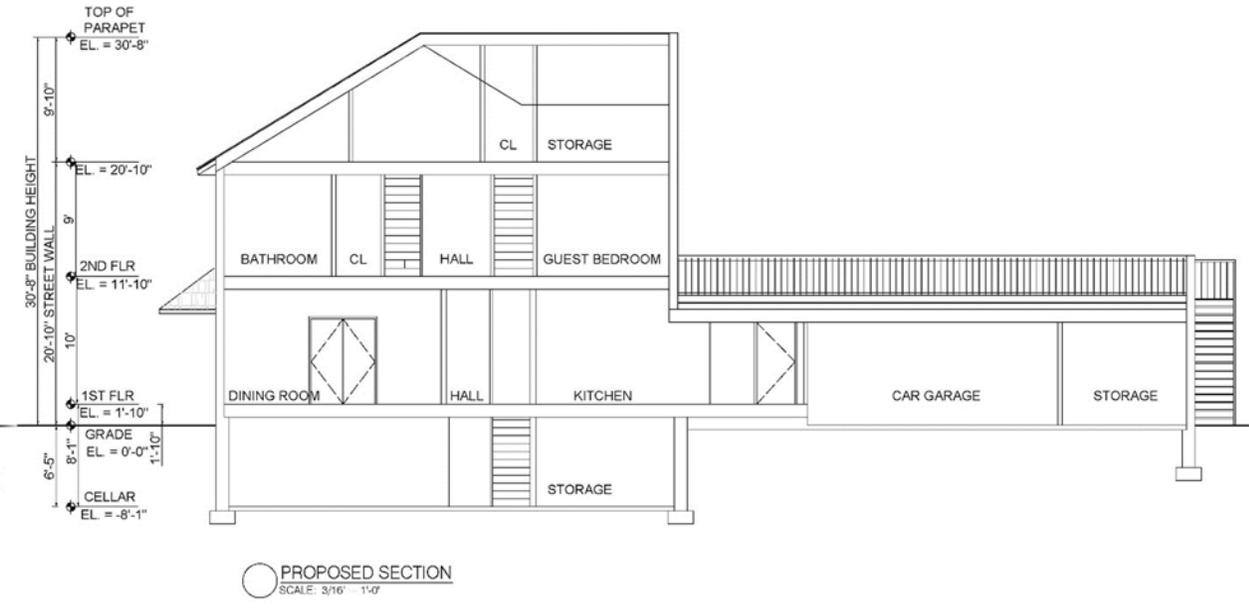
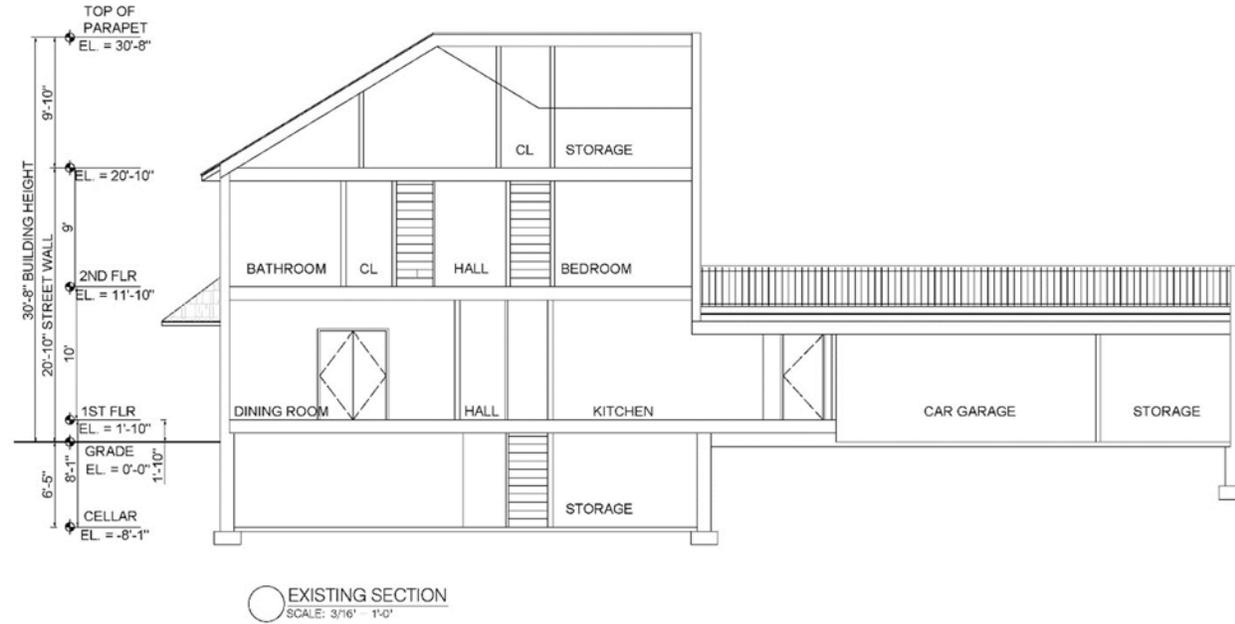
Renovate existing  
 one family home

L39

Fillas residence, 25-31 West Drive, Douglas Manor, Queens, New York

Existing:

Proposed:



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Section

Renovate existing  
one family home

L40

Fillas residence, 25-31 West Drive, Douglas Manor, Queens, New York