

100'

100'

100'

100'

FRAZIER DRIVE



MODERN SMART HOMES
BZA SUBMITTAL
12.29.2022

a.100'

a.200'

a.300'

a.400'

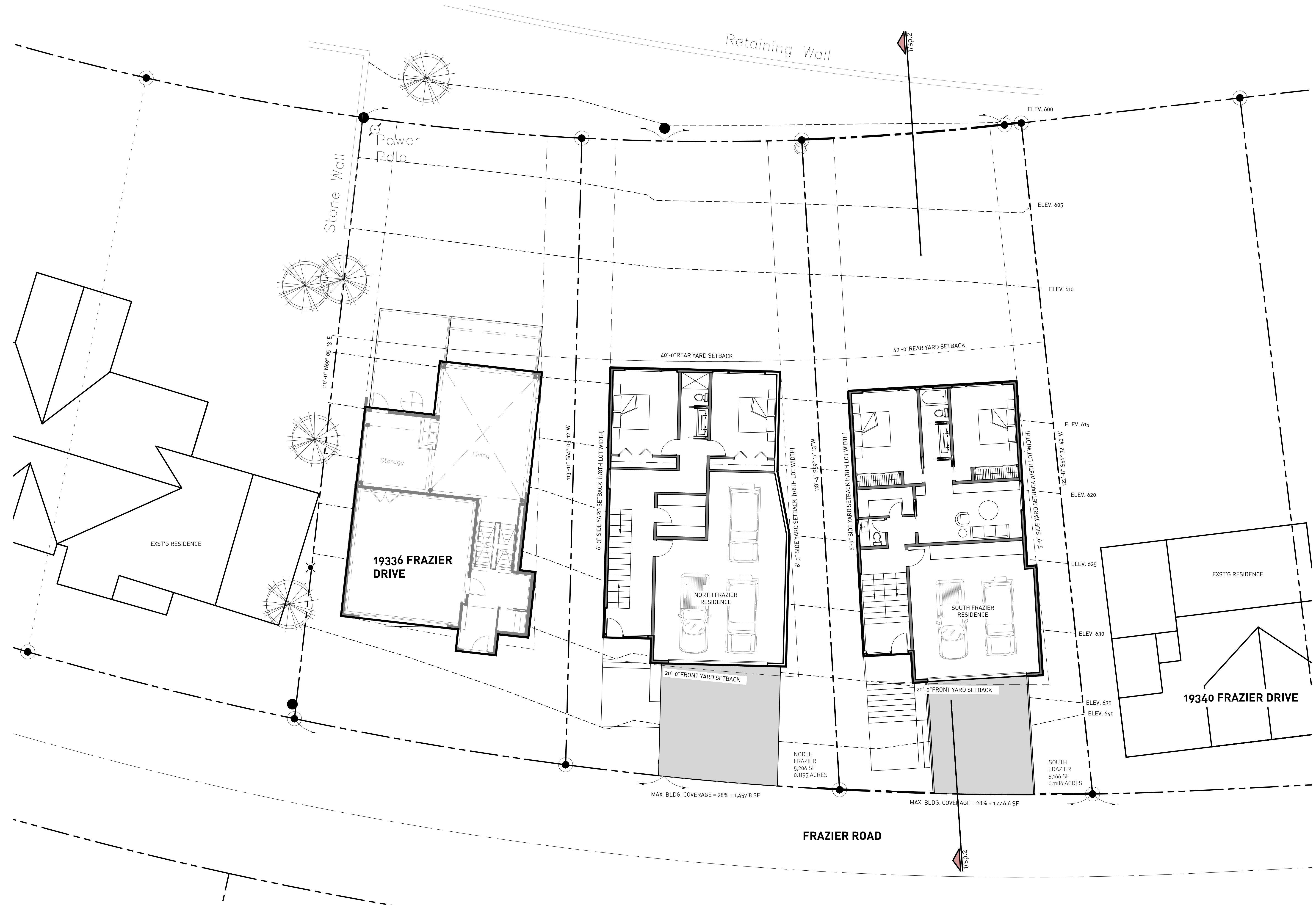
a.500'

a.600'

FRAZIER DRIVE SOUTH & NORTH
19338 FRAZIER DRIVE
ROCKY RIVER, OH 44116

TITLE SHEET

t.s.



100'0"

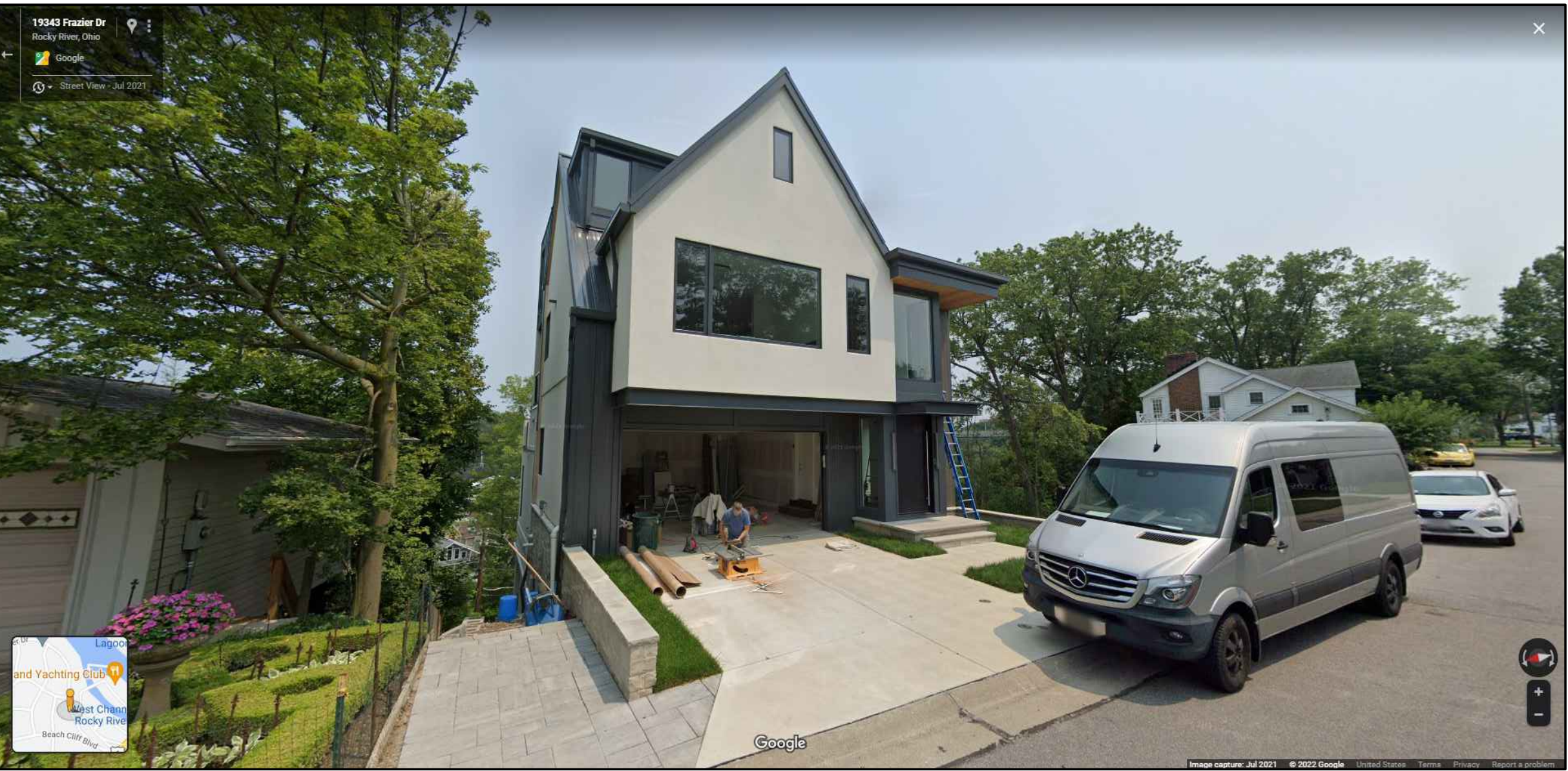
100'0"

100'0"

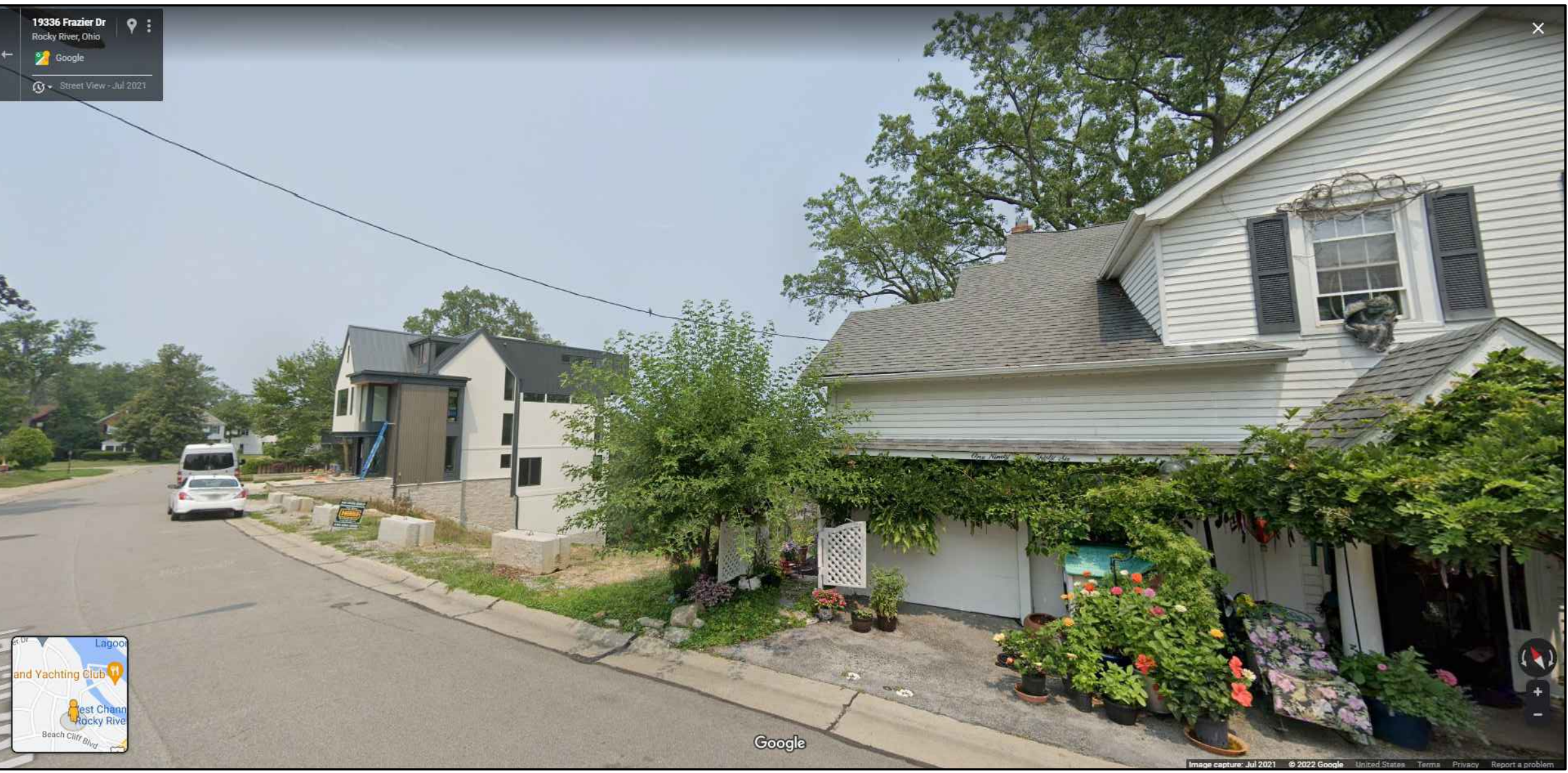
100'0"



19420 FRAZIER DRIVE



19340 FRAZIER DRIVE



19336 FRAZIER DRIVE



MODERN SMART HOMES
BZA SUBMITTAL
12.29.2022

0.100'

0.200'

0.300'

0.400'

0.500'

0.600'

1
sp.2

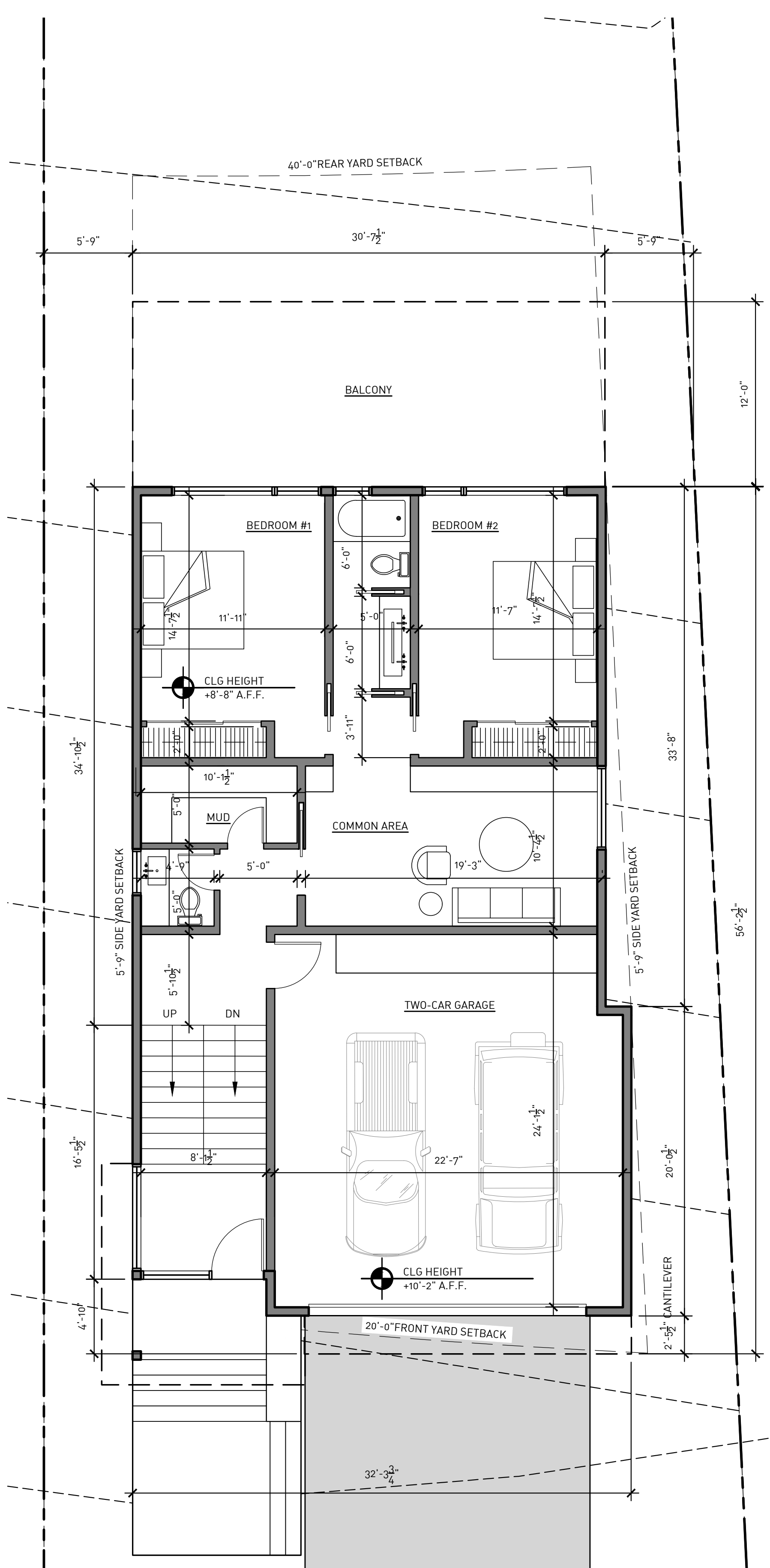
STREET IMAGES
SCALE: N.T.S.



FRAZIER DRIVE SOUTH & NORTH
19338 FRAZIER DRIVE
ROCKY RIVER, OH 44116

STREET IMAGES

sp.2

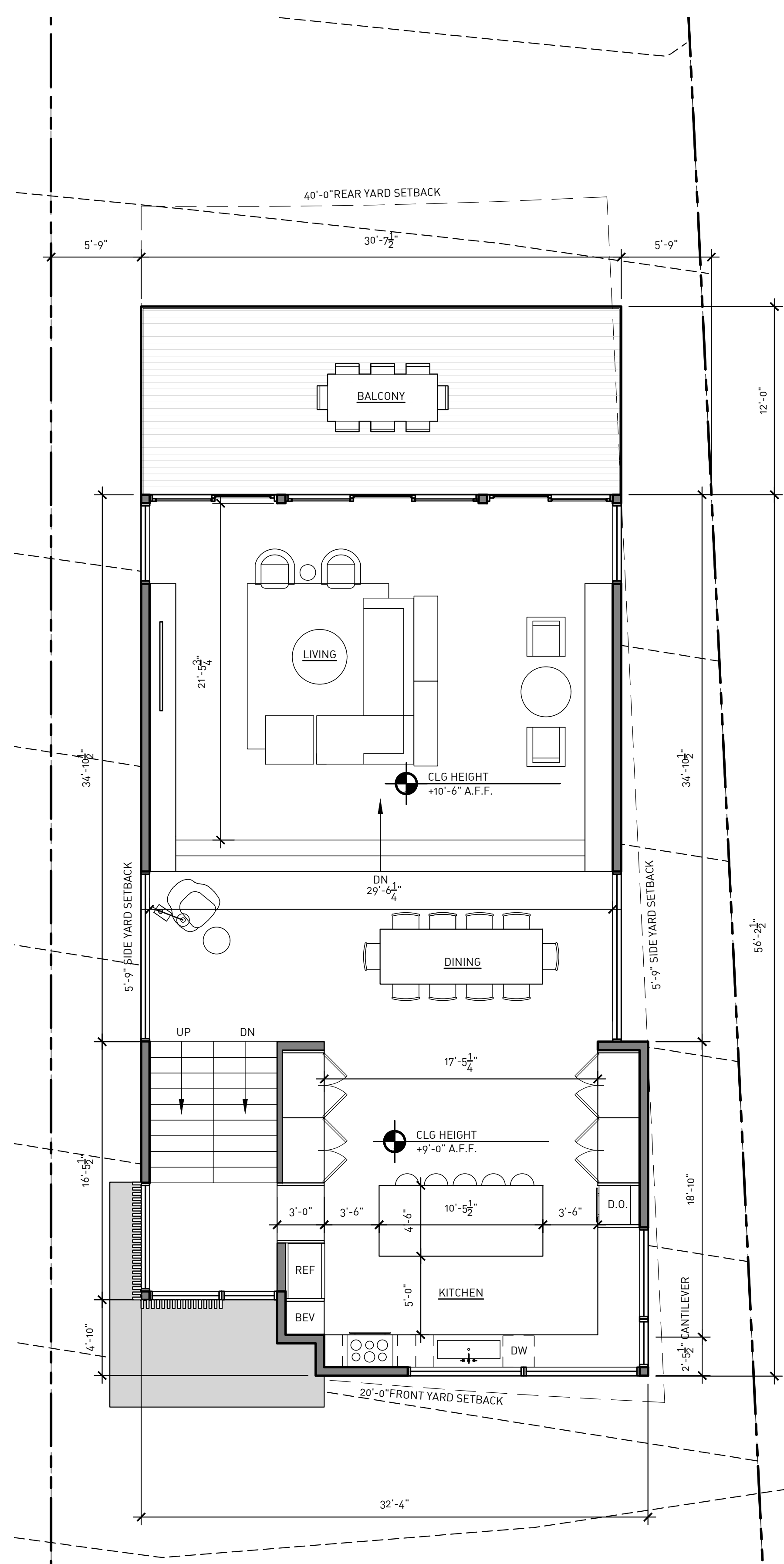


1
a2.1

GROUND FLOOR PLAN

SCALE: 3/16" = 1'-0"

NORTH

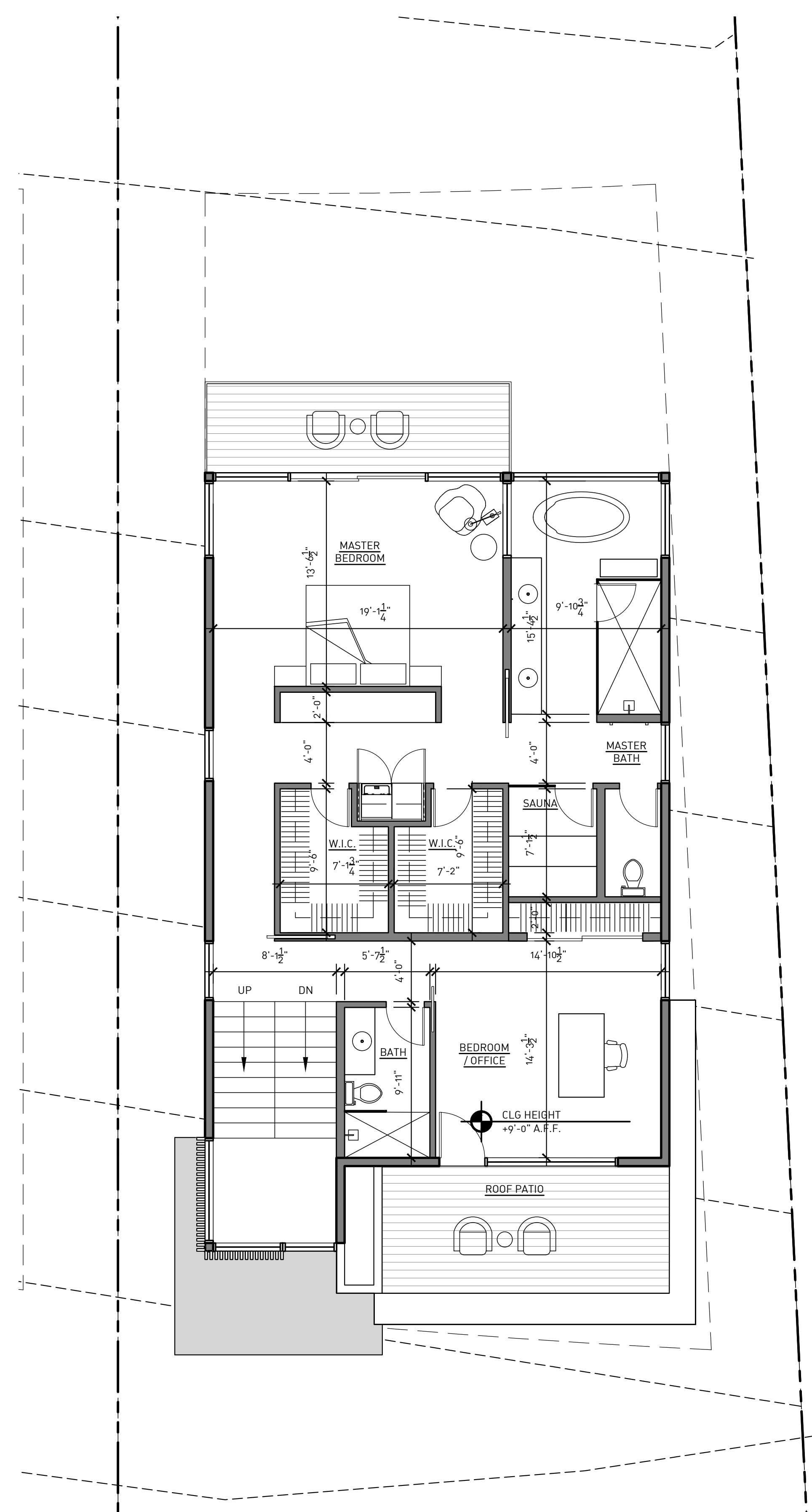


2
a2.1

SECOND FLOOR PLAN

SCALE: 3/16" = 1'-0"

NORTH



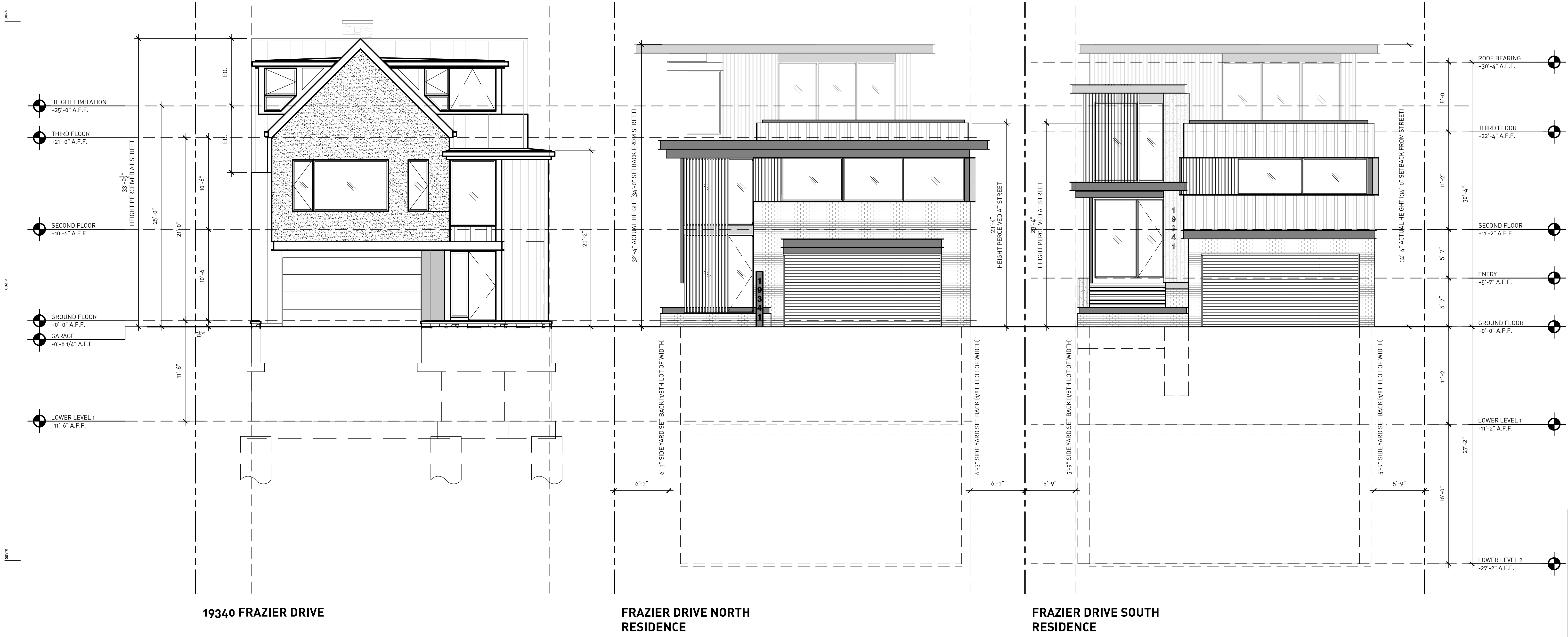
3
a2.1

THIRD FLOOR PLAN

SCALE: 3/16" = 1'-0"

NORTH

FRAZIER DRIVE SOUTH	
BASEMENT 2.....	960 SF
BASEMENT 1.....	1,408 SF
GROUND FLOOR.....	1,054 SF
SECOND FLOOR.....	1,516 SF
THIRD FLOOR.....	1,242 SF
TOTAL.....	6,178 SF



19340 FRAZIER DRIVE

FRAZIER DRIVE NORTH
RESIDENCE

FRAZIER DRIVE SOUTH
RESIDENCE

1

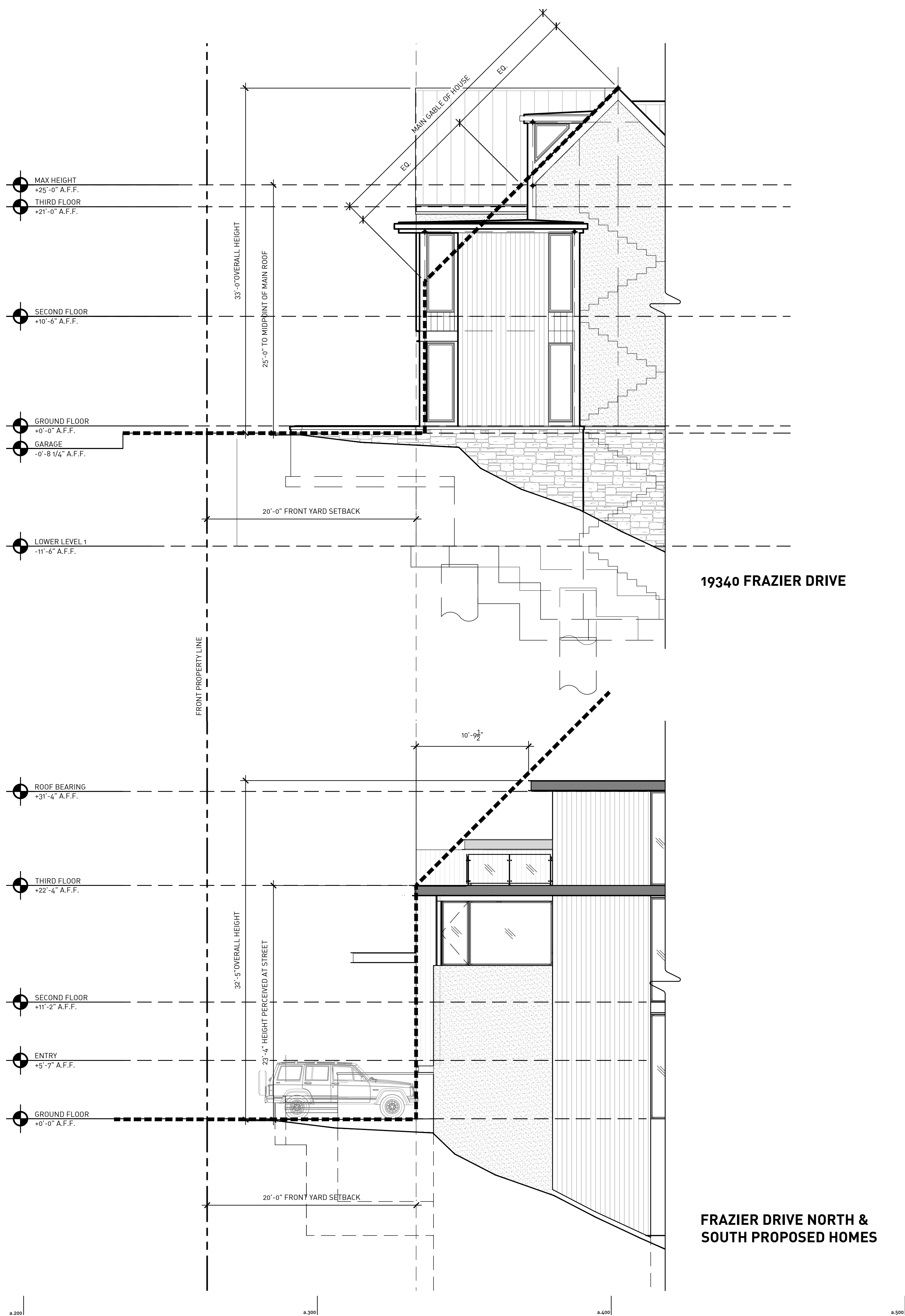
a3.0

ELEVATIONS

SCALE: 3/16" = 1'-0"



MODERN SMART HOMES
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1
a3.1

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



19340 FRAZIER DRIVE

FRAZIER DRIVE NORTH
RESIDENCE

FRAZIER DRIVE SOUTH
RESIDENCE



MODERN SMART HOMES
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1
a3.2

RENDERING
SCALE: N.T.S.

FRAZIER DRIVE SOUTH & NORTH
19338 FRAZIER DRIVE
ROCKY RIVER, OH 44116

RENDERING

a3.2



RESIDENCE HEIGHT
PERCEIVED FROM
EYE-LEVEL @ SIDEWALK

33'-0"
HEIGHT PERCEIVED AT STREET

FRAZIER DRIVE NORTH
RESIDENCE

19340 FRAZIER DRIVE

1
a3.3

RENDERING
SCALE: N.T.S.



PARCEL "B" PROPOSED HOME

1

83.4

RENDERING

SCALE: N.T.S.

MSH

MODERN SMART HOMES

BZA SUBMITTAL

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FRAZIER DRIVE SOUTH & NORTH

19338 FRAZIER DRIVE

ROCKY RIVER, OH 44116

RENDERING

a3.4



FRAZIER DRIVE SOUTH
RESIDENCE

1

83.5

RENDERING

SCALE: N.T.S.

MSH

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FRAZIER DRIVE SOUTH & NORTH
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RENDERING

a3.5



1
83.6

RENDERING
SCALE: N.T.S.



1
83.7

RENDERING
SCALE: N.T.S.



FRAZIER DRIVE SOUTH
RESIDENCE

1

a3.8

RENDERING

SCALE: N.T.S.



RESIDENCE HEIGHT
PERCEIVED FROM
EYE-LEVEL @ SIDEWALK

RESIDENCE HEIGHT
PERCEIVED FROM
EYE-LEVEL @ SIDEWALK

23'-4"
HEIGHT PERCEIVED AT STREET

23'-4"
HEIGHT PERCEIVED AT STREET

1	RENDERING
83.9	SCALE: N.T.S.



1
a3.10

RENDERING
SCALE: N.T.S.