

PROPOSED ADDITION & RENOVATION FOR:

KNICKMAN RESIDENCE

1992 WOOSTER ROAD
ROCKY RIVER, OH 44116

ZONING INFORMATION:

ZONING: SINGLE-FAMILY

SETBACKS:
FRONT SETBACK - PER SETBACK MAP
SIDE SETBACK - MIN. 8' / TOTAL 16'
REAR SETBACK - 25'-0"

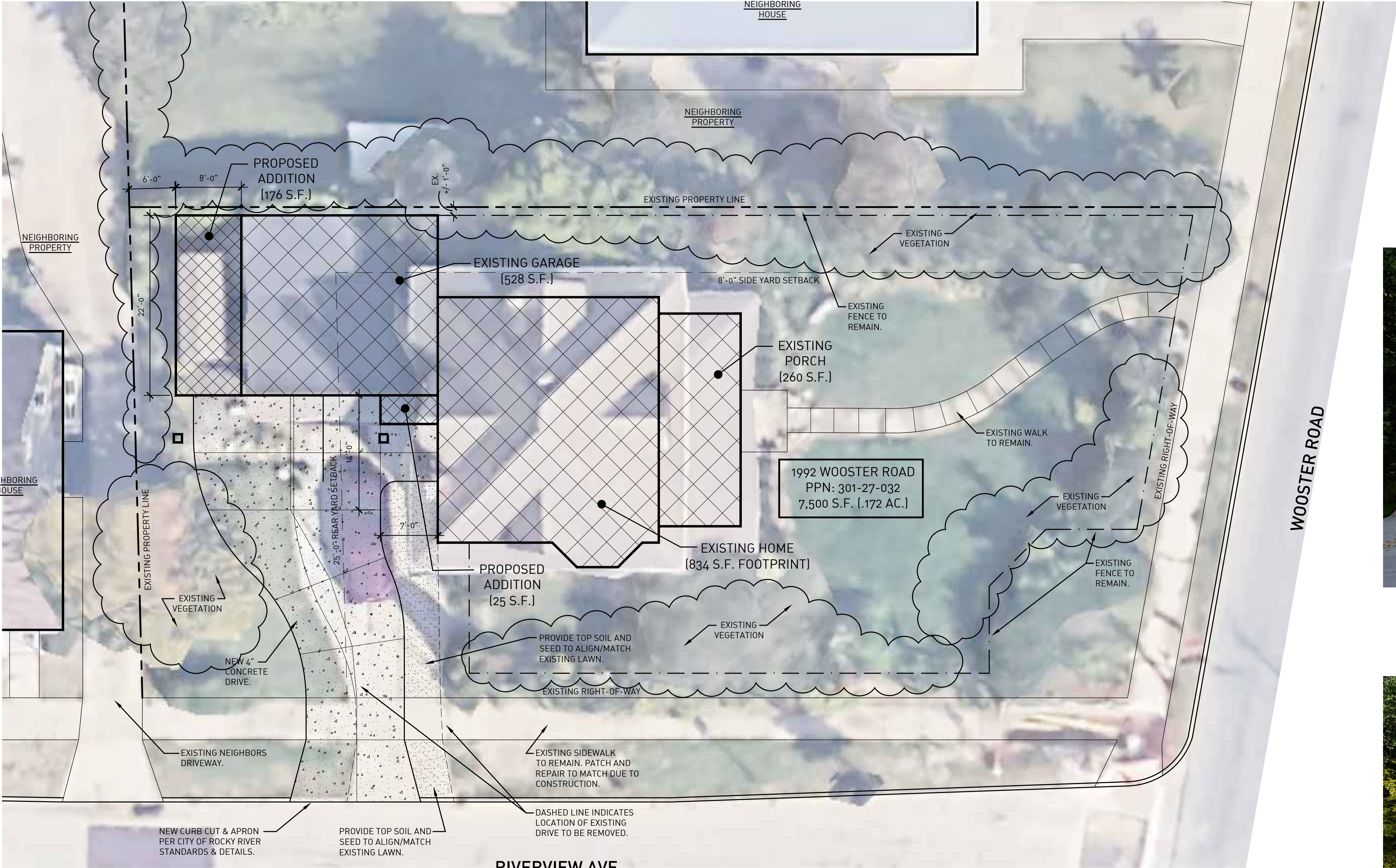
SQUARE FOOT ANALYSIS:

EXISTING LOT - 7,500 S.F.

EXISTING STRUCTURE - 1,622 S.F.

PROPOSED ADDITION(S) - 201 S.F.

LOT COVERAGE - 1,823 S.F. / 7,500 S.F. = .243
* 24.3% LOT COVERAGE



2 CONCEPTUAL RENDERING
SCALE: N.T.S.



3 CONCEPTUAL RENDERING
SCALE: N.T.S.

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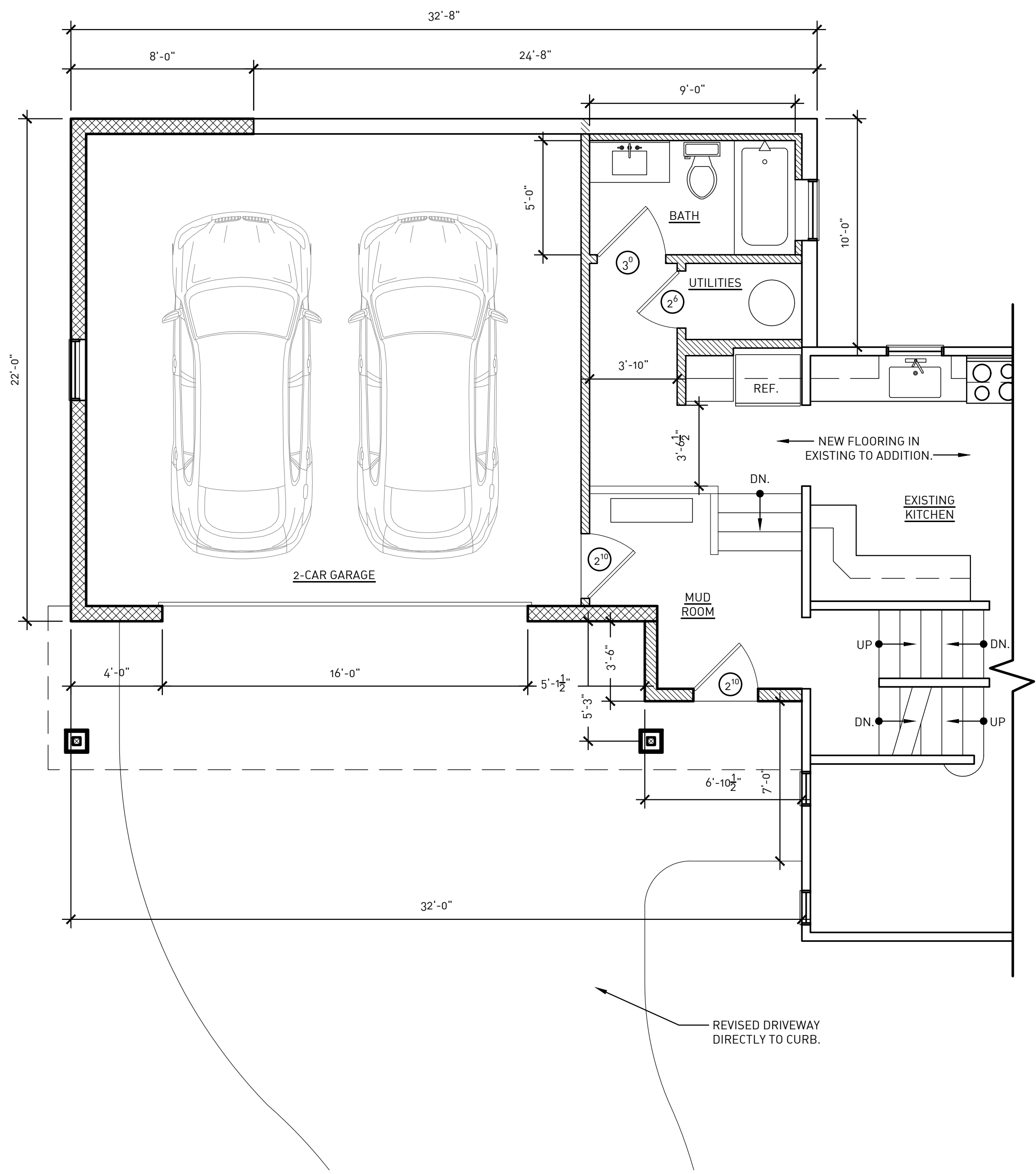
| REVISIONS | 05.16.2025 |
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ISSUE/DATE:

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SHEET NO.:

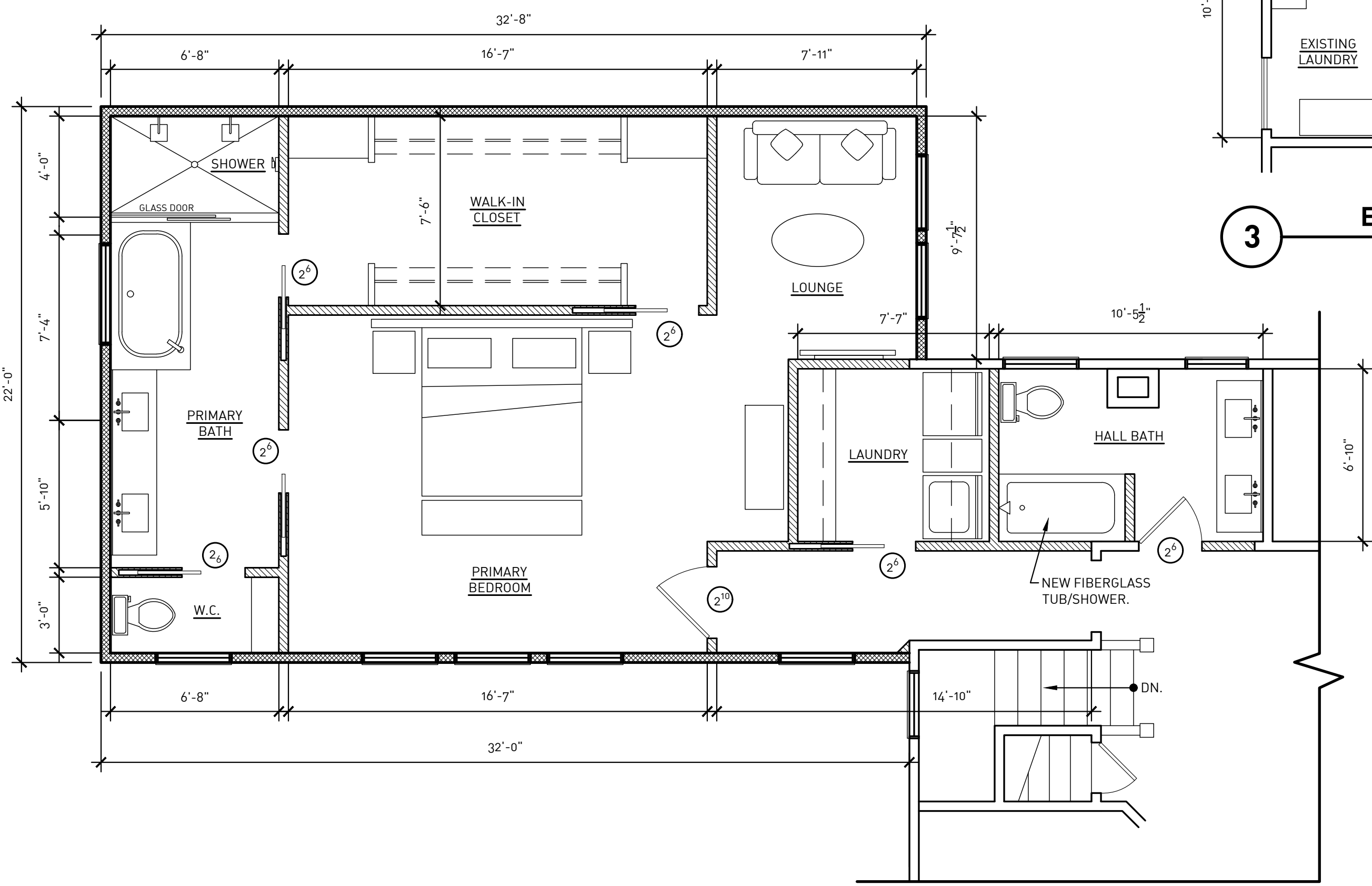
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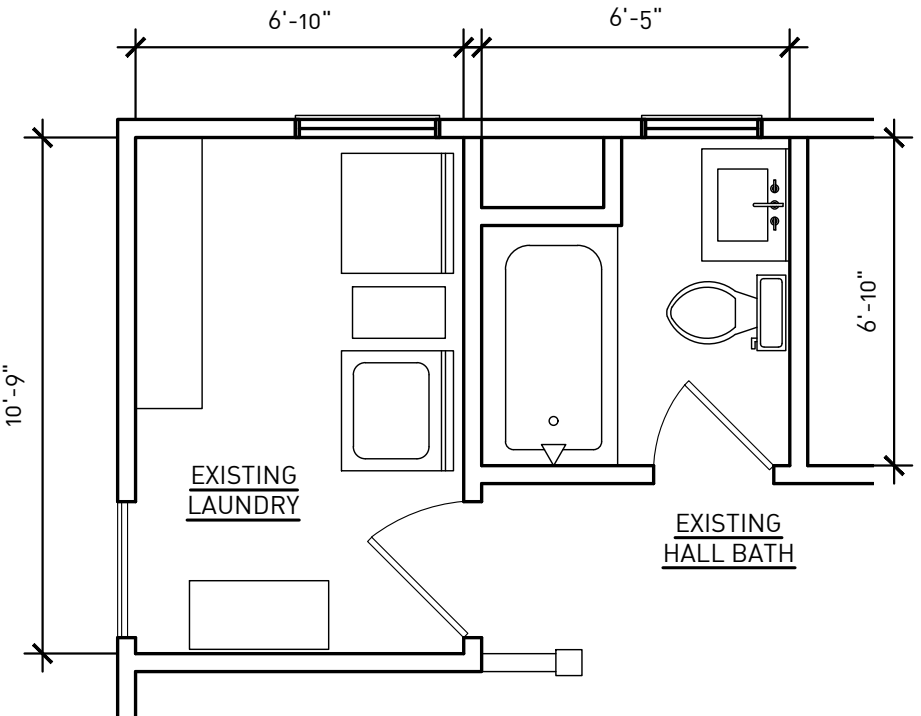
2 PROPOSED GARAGE PLAN
SCALE: 1/4" = 1'-0" NORTH

WALL LEGEND:

- EXTERIOR WALLS**
2x4 WOOD STUDS @ 16" O.C. W/ EXTERIOR SIDING MATERIAL PER ELEVATIONS ON 7/16" OSB SHEATHING W/ TYVEK MOISTURE BARRIER AND 1/2" DRYWALL AT INTERIOR SIDE. PROVIDE "FLASH AND BATT", 1/2" CLOSED CELL SPRAY FOAM INSULATION W/ R-15 BATT INSULATION.
- INTERIOR WALLS**
2x4 WOOD STUDS @ 16" O.C. W/ 1/2" DRYWALL ON EACH SIDE. PROVIDE SOUND BATT INSULATION @ BATHROOM WALLS.
- GARAGE WALL**
8" CMU FROM 1/FOOTER W/ VERTICAL AND HORIZONTAL REINFORCING ON CONC. TRENCH FOOTER.
- NOTE:**
1. R/S INDICATES ROD AND SHELF MOUNTED @ 5'-0" A.F.F. FOR NEW CLOSETS.
- PROVIDE ALTERNATE FOR 2x6 WOOD STUDS @ 16" O.C. W/ "FLASH AND BATT", 1/2" CLOSED CELL SPRAY FOAM INSULATION W/ R-19 BATT INSULATION.
- PROVIDE 2X6 STUD WALLS AS REQ'D FOR PLUMBING/WET WALLS. CONTRACTOR TO COORDINATE.



1 PROPOSED SECOND FLOOR
SCALE: 1/4" = 1'-0" NORTH



3 EXISTING PARTIAL PLAN
SCALE: 1/4" = 1'-0"

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