

RESIDENTIAL GARAGE

21227 STRATFORD AVE.
ROCKY RIVER, OH 44116

PROJECT SUMMARY

THE PROJECT CONSISTS OF THE REMOVAL OF AN EXISTING GARAGE AND THE CONSTRUCTION OF A NEW GARAGE IN A NEW LOCATION. THE GARAGE WILL CONSIST OF ONE GARAGE DOOR, ONE MAIN DOOR, ONE LEAN-TO ON THE NORTH SIDE AND AN UNFINISHED ATTIC SPACE.

VICINITY MAP

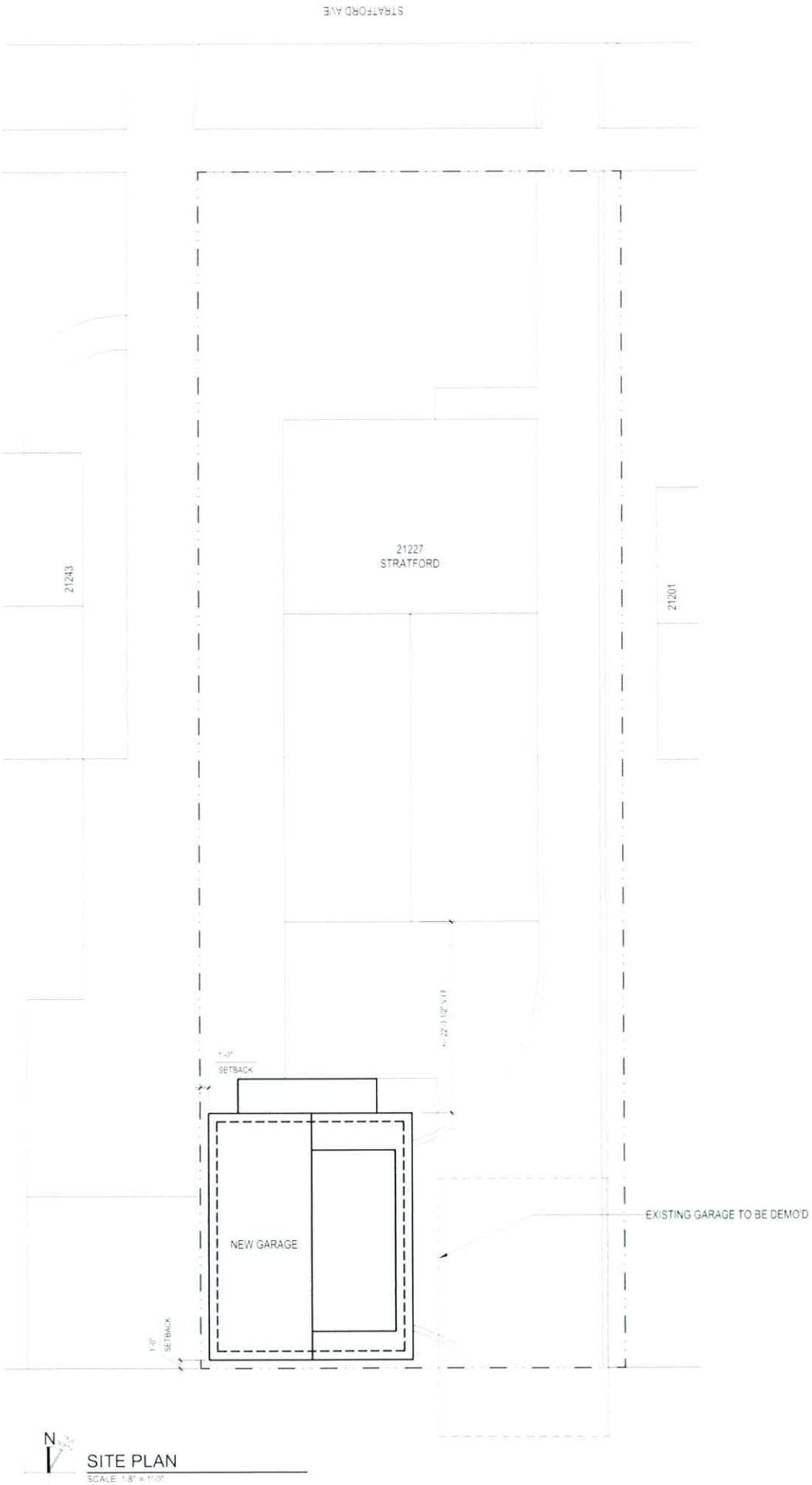


DRAWING INDEX

		REVISIONS	
		DATE	
CS	COVER SHEET		
ARCHITECTURAL			
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GENERAL NOTES (WHERE APPLICABLE)

- WORK IS TO BE PERFORMED IN ACCORDANCE WITH APPLICABLE CODES, CONDITIONS STATED ON THE PERMIT DOCUMENTS, LOCAL ORDINANCES, OHIO RESIDENTIAL CODE, AND THE REQUIREMENTS OF AUTHORITIES HAVING JURISDICTION (AHJ).
- THE GENERAL CONDITIONS OF THE CONTRACT FOR CONSTRUCTION, AIA-A201, 2017, IS APPLICABLE TO THE PROJECT AND INCLUDED HEREIN BY REFERENCE.
- DO NOT SCALE DRAWINGS. REQUEST CLARIFICATION FROM THE ARCHITECT TO RESOLVE DISCREPANCIES OR TO SUPPLY ADDITIONAL INFORMATION.
- INTERIOR DIMENSIONS ARE TO FACE OF STUD. U.N.D.
- FINISH FLOOR ELEVATIONS SHALL BE FROM TOP OF CONCRETE FLOOR SLAB. U.N.D.
- WOOD NOT CLASSIFIED AS "INTERIOR FINISH MATERIAL" SHALL BE FIRE RETARDANT TREATED. USE AN EXTERIOR GRADE FRT PRODUCT IN EXTERIOR WALL CONSTRUCTION, ROOF-RELATED CONSTRUCTION AND FLASHING CONDITIONS.
- WOOD IN CONTACT WITH CONCRETE SHALL BE PRESSURE PRESERVATIVE TREATED.
- DESIGN & SELECTION OF SUPPORTS, BRACES, ANCHORS, ATTACHMENTS AND RELATED FASTENERS, UNLESS SHOWN ON THE DRAWINGS OR IN THE SPECIFICATIONS, IS THE RESPONSIBILITY OF THE INSTALLING CONTRACTOR, UTILIZING INDUSTRY STANDARD MATERIALS AND METHODS SUITABLE TO THE CONDITION.
- COMPLY WITH SPECIAL WORKING CONDITIONS RELATING TO THE PROJECT, INCLUDING BUT NOT LIMITED TO REQUIREMENTS FOR TEMPORARY PROTECTION, TRASH MANAGEMENT, NOISE, LIGHT, DUST AND POLLUTION CONTROL AND LIMITATIONS ON WORKING HOURS.
- CONTRACTOR SHALL VERIFY ALL CONDITIONS AND DIMENSIONS AT THE SITE AND CONTAINED IN THESE DRAWINGS PRIOR TO START OF CONSTRUCTION. ANY DISCREPANCIES SHALL BE BROUGHT TO THE ATTENTION OF THE ARCHITECT BEFORE CONSTRUCTION START OR THE CONTRACTOR SHALL BE RESPONSIBLE FOR ALL DIMENSIONS.
- ANY DESIGN CHANGES OR ALTERATIONS TO THESE PLANS BY OTHERS SHALL BE TOTALLY THEIR RESPONSIBILITY.
- ALL ELECTRICAL WORK SHALL BE PERFORMED BY A LICENSED ELECTRICIAN AND SHALL CONFORM TO ALL LOCAL CODES AS THE "NATIONAL ELECTRIC CODE".
- WHILE EVERY EFFORT HAS BEEN MADE TO TO ASSURE A CORRECT SET OF DRAWINGS, ERRORS AND OMISSIONS CAN OCCUR. THE CONTRACTOR SHALL NOTIFY THE ARCHITECT OF ANY SUCH DISCREPANCIES BEFORE START OF CONSTRUCTION.

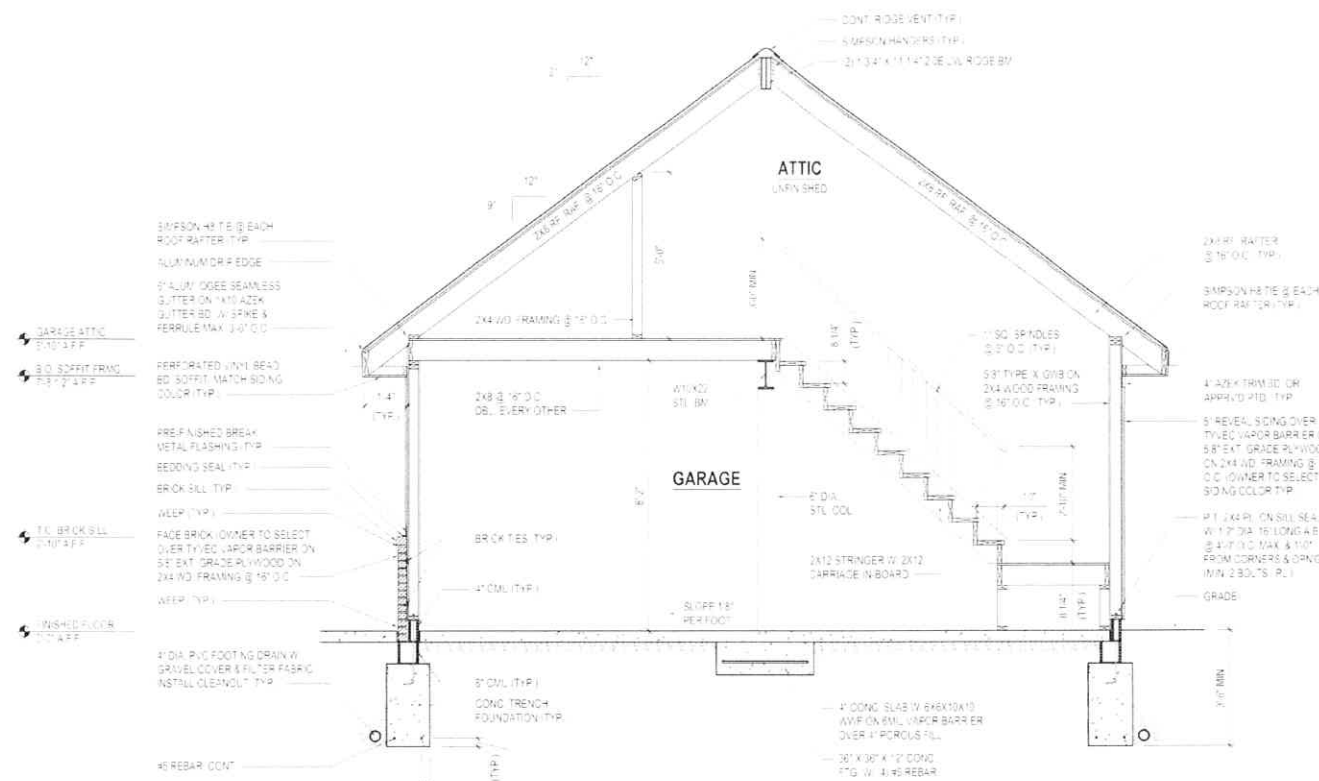
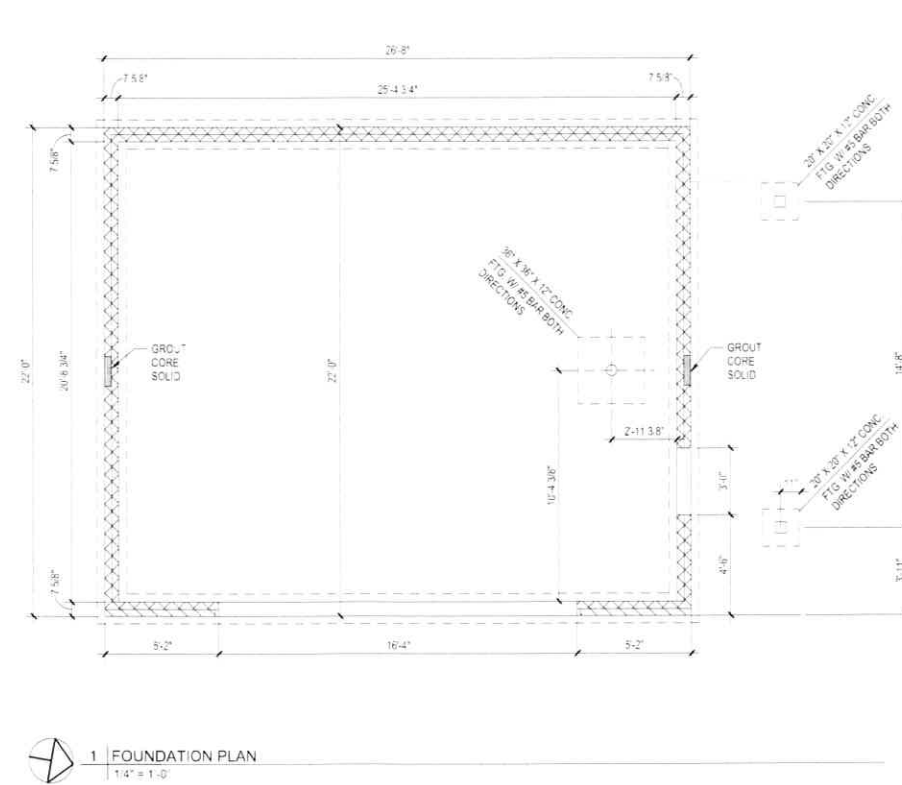
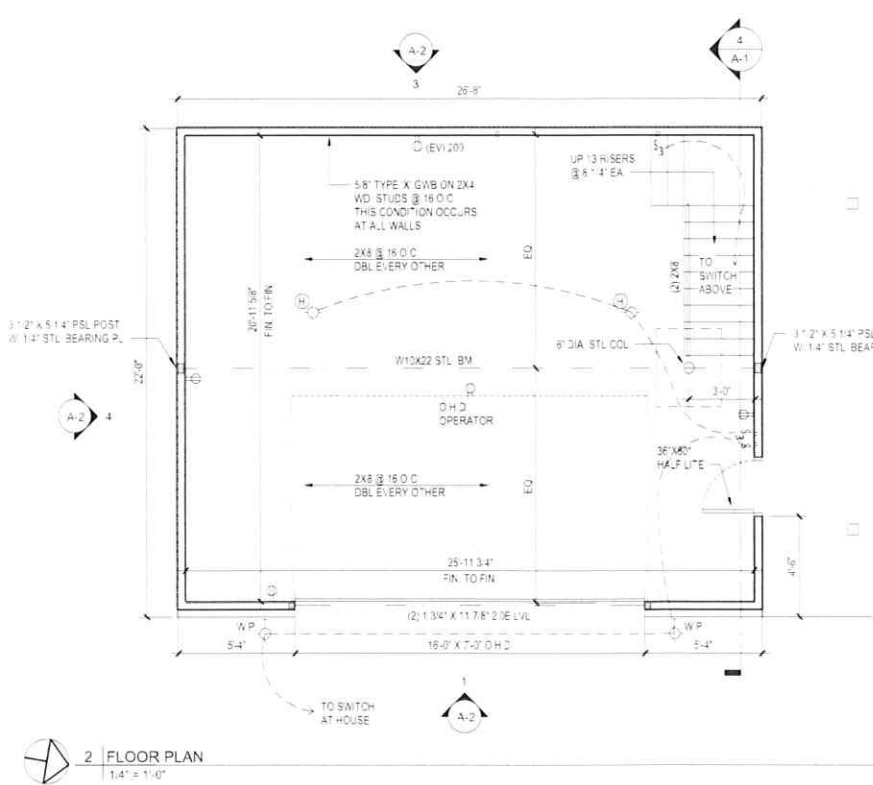
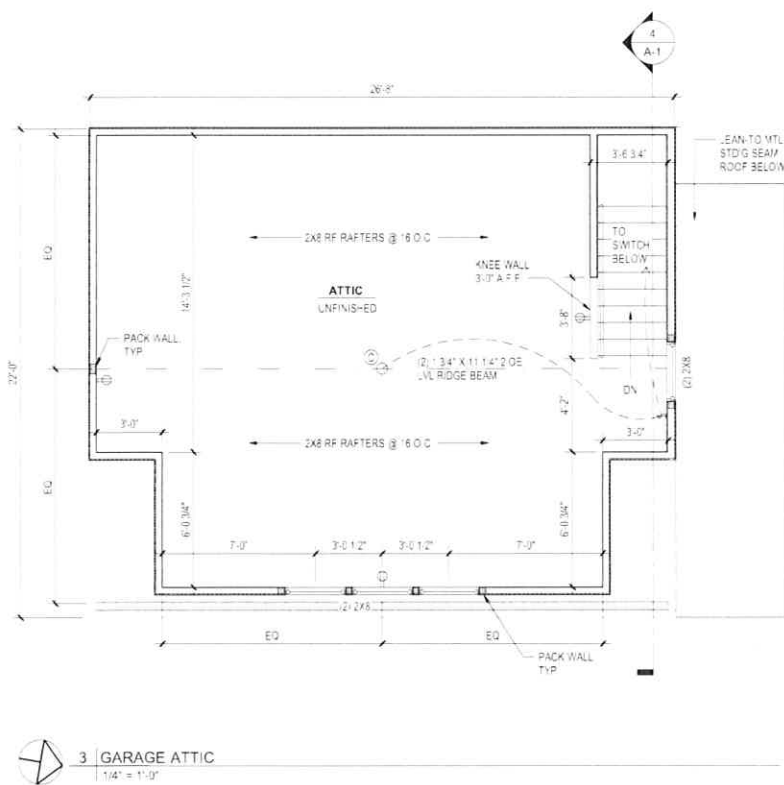


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PROPOSED GARAGE FOR
STRATFORD AVE
21227 STRATFORD AVE
Rocky River, OH

DATE: 06/23/2025
FOR PERMIT

DRAWN BY:
CHECKED:
COVER SHEET
DATE:



PROPOSED GARAGE FOR:

STRATFORD AVE

21227 STRATFORD AVE

Rocky River, OH

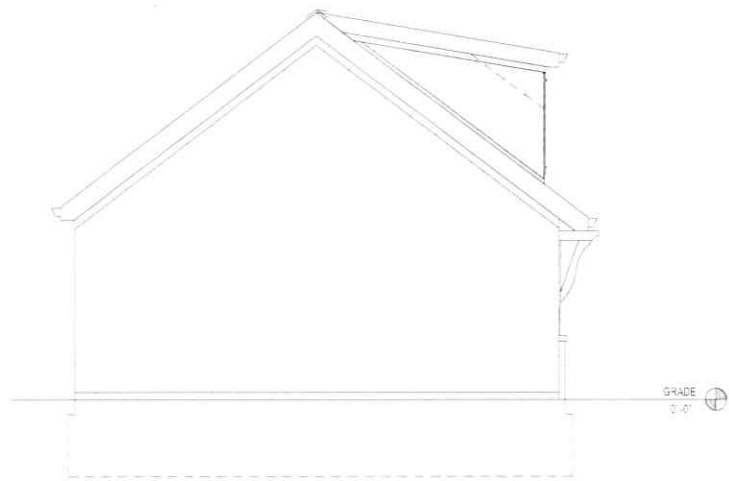
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SCALE, DATE & REVISIONS
06/23/2025 FOR PERMIT

CHECKED
DATE

FOUNDATION,
FLOOR, ATTIC
PLANS & SECTION

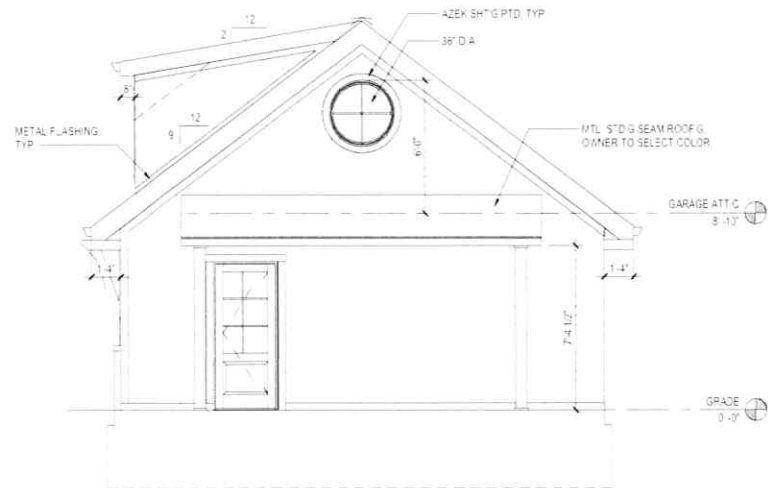
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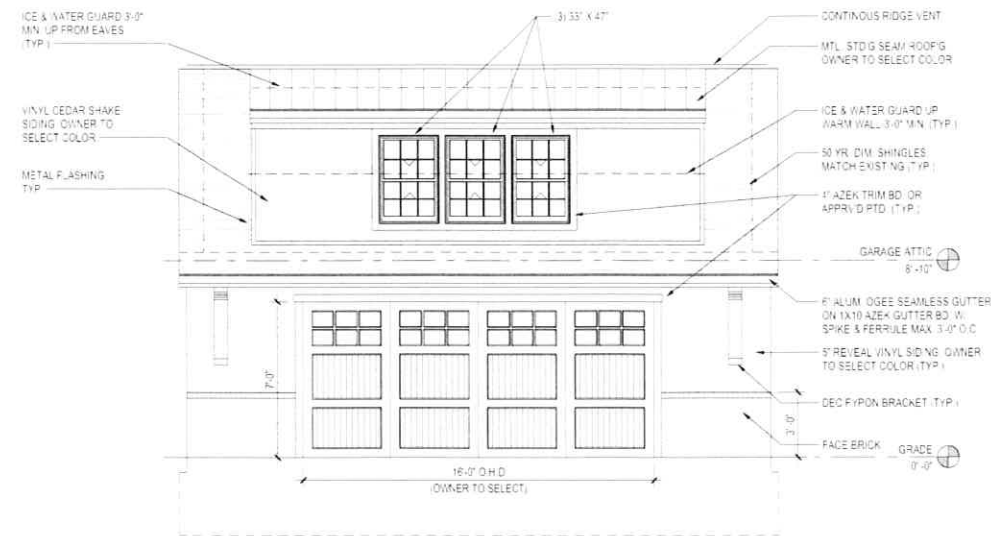
4 SOUTH ELEVATION
1/4" = 1'-0"



3 WEST ELEVATION
1/4" = 1'-0"



2 NORTH ELEVATION
1/4" = 1'-0"



1 EAST ELEVATION
1/4" = 1'-0"

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ISSUE DATES & REV. SHEETS

06/23/2025 FOR PERMIT

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ELEVATIONS

JOINT

A-2