



FRONT OF HOUSE



PLAYGROUND TO BE REMOVED FOR GARAGE



NEW GARAGE TO BE PERPENDICULAR TO EXISTING GARAGE



EXISTING GARAGE TO BE CONVERTED TO FAMILY ROOM



NEIGHBOR TO THE EAST

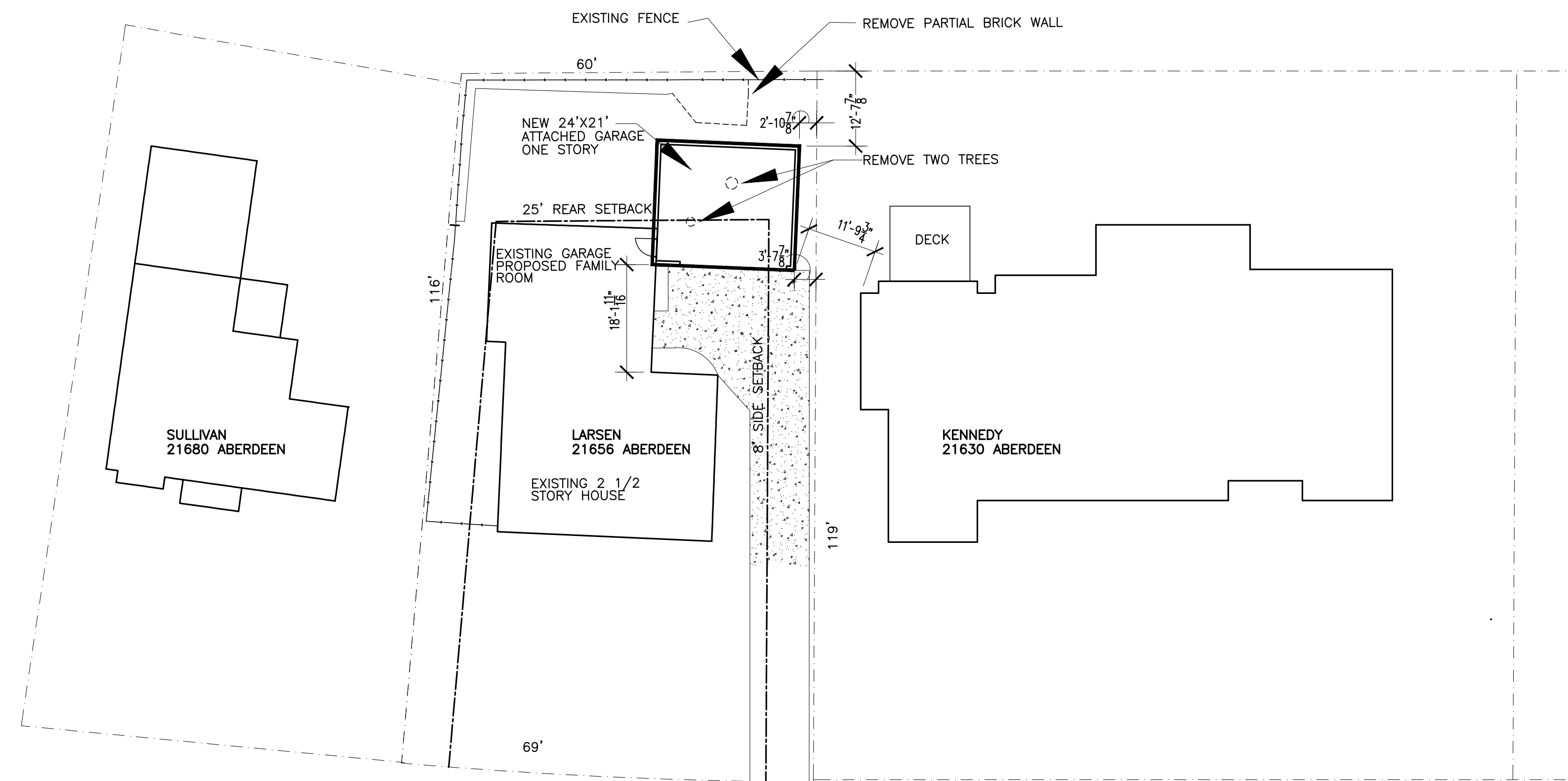
Larsen Residence

21656 Aberdeen
Rocky River, Ohio

SCOPE OF WORK:
NEW ATTACHED GARAGE, CONVERSION OF EXISTING GARAGE TO FAMILY ROOM AND MUDROOM.
ELECTRICAL, MECHANICAL AND PLUMBING SHALL BE SUBMITTED SEPARATELY

SHEET LEGEND

NO.	SHEET NAME
AD-1	SITE PLAN, TITLE SHEET, INDEX
AD-2	FLOOR PLANS
AD-3	EXTERIOR ELEVATIONS
AD-4	SECOND FLOOR PLAN



SITE PLAN
SCALE: 1/16" = 1'-0"
DIMENSIONS ARE FROM FOUNDATION TO PROPERTY LINE
PROPOSED GARAGE SHALL HAVE 6" OVERHANGS ON ALL SIDES

SITE PLAN

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

ZONING REGULATIONS
R1 SINGLE FAMILY
ATTACH GARAGE PROPOSED 504 SF
8' SIDE SETBACK REQUIRED
2'-11" (NORTHEAST CORNER) AND 3'-8" (SOUTHEAST CORNER) PROPOSED SEEKING A VARIANCE
25' REAR SETBACK REQUIRED 12'-8" PROPOSED SEEKING A VARIANCE
25' HEIGHT ALLOWED 14'-8" PROPOSED

% OF HOUSE TO YARD
SITE = 7,650 S.F.
EXISTING HOUSE = 1673 S.F.
NEW GARAGE = 504 S.F.
TOTAL S.F. = 2,177 S.F.
LOT COVERAGE ALLOWED = 28%
PROPOSED = 28%

STOCKMAN DESIGN
1053 MAPLECLIFFE, LAKEWOOD, OHIO 44107
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216.337.3680

LARSEN RESIDENCE
21656 ABERDEEN
ROCKY RIVER, OHIO

Original Issue Date:
26JAN26

Revisions

No.	Date/Description

Authorized Use:

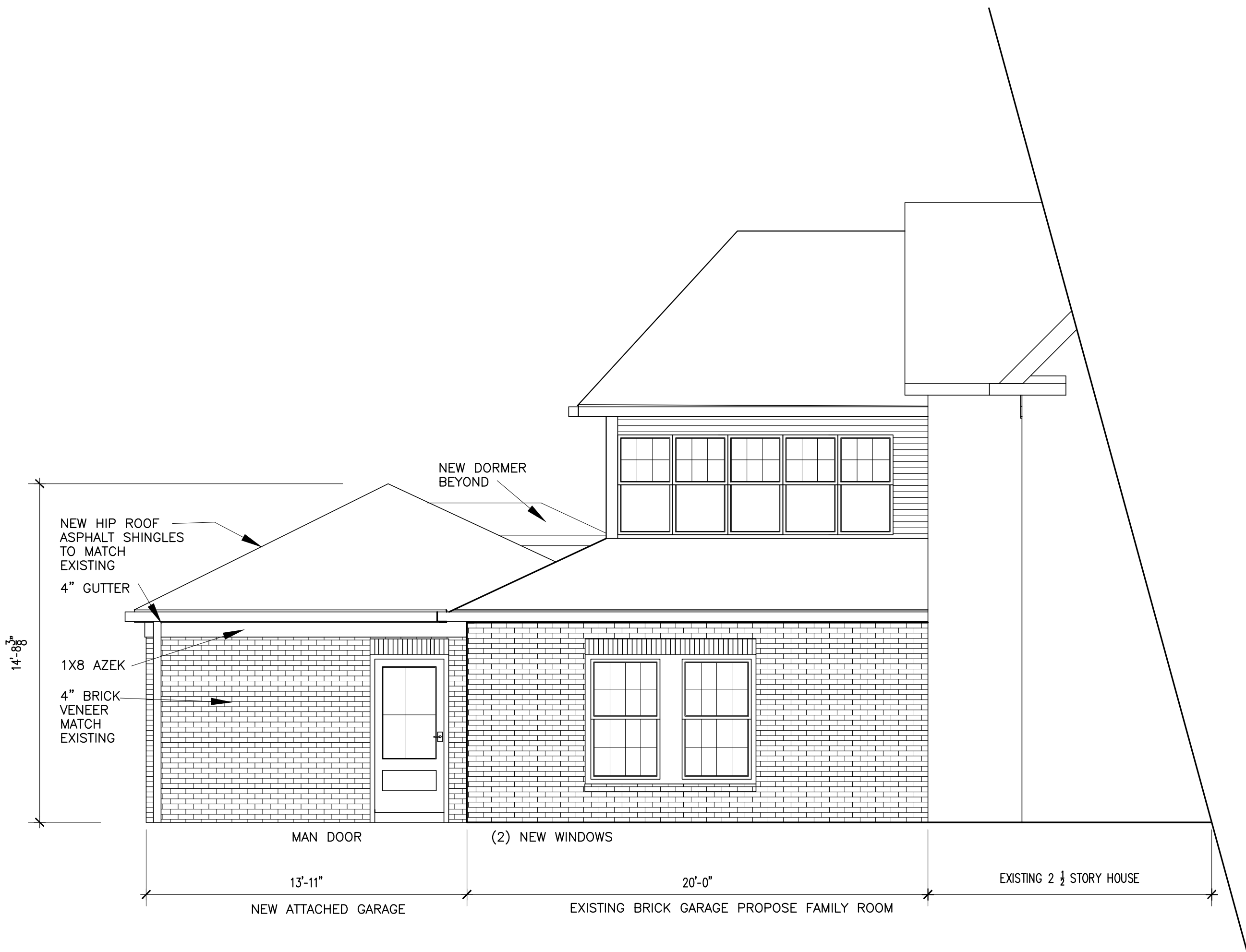
- Design Development
- Progress
- Bidding
- Building Permit
- Construction

Current Date:
15JAN26

SHEET DESCRIPTION:
SITE PLAN

Job #:
2508

Drawing #
AD-1



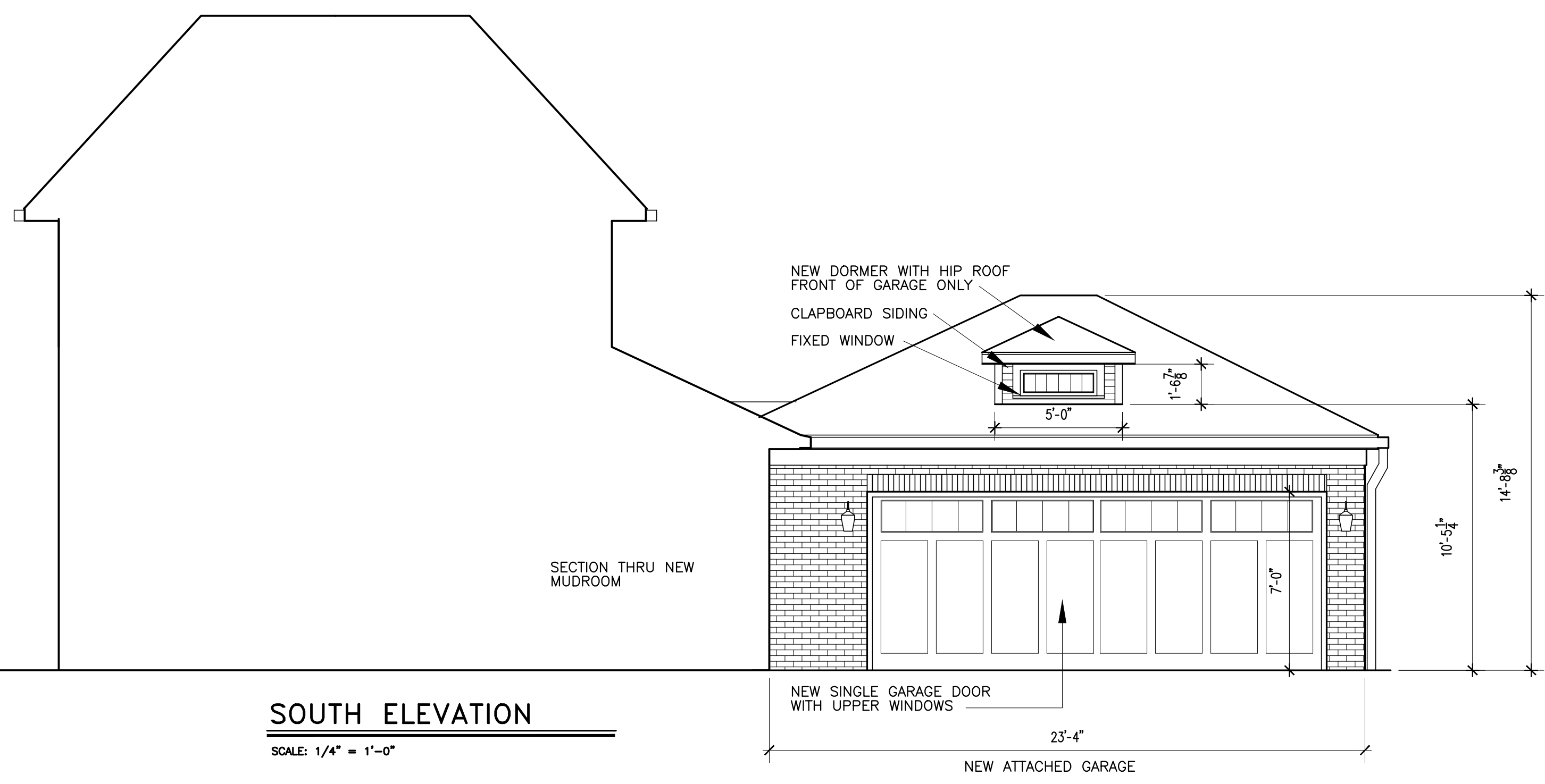
WEST ELEVATION

SCALE: 1/4" = 1'-0"



EAST ELEVATION

SCALE: 1/4" = 1'-0"



SOUTH ELEVATION

SCALE: 1/4" = 1'-0"



NORTH ELEVATION

SCALE: 1/4" = 1'-0"

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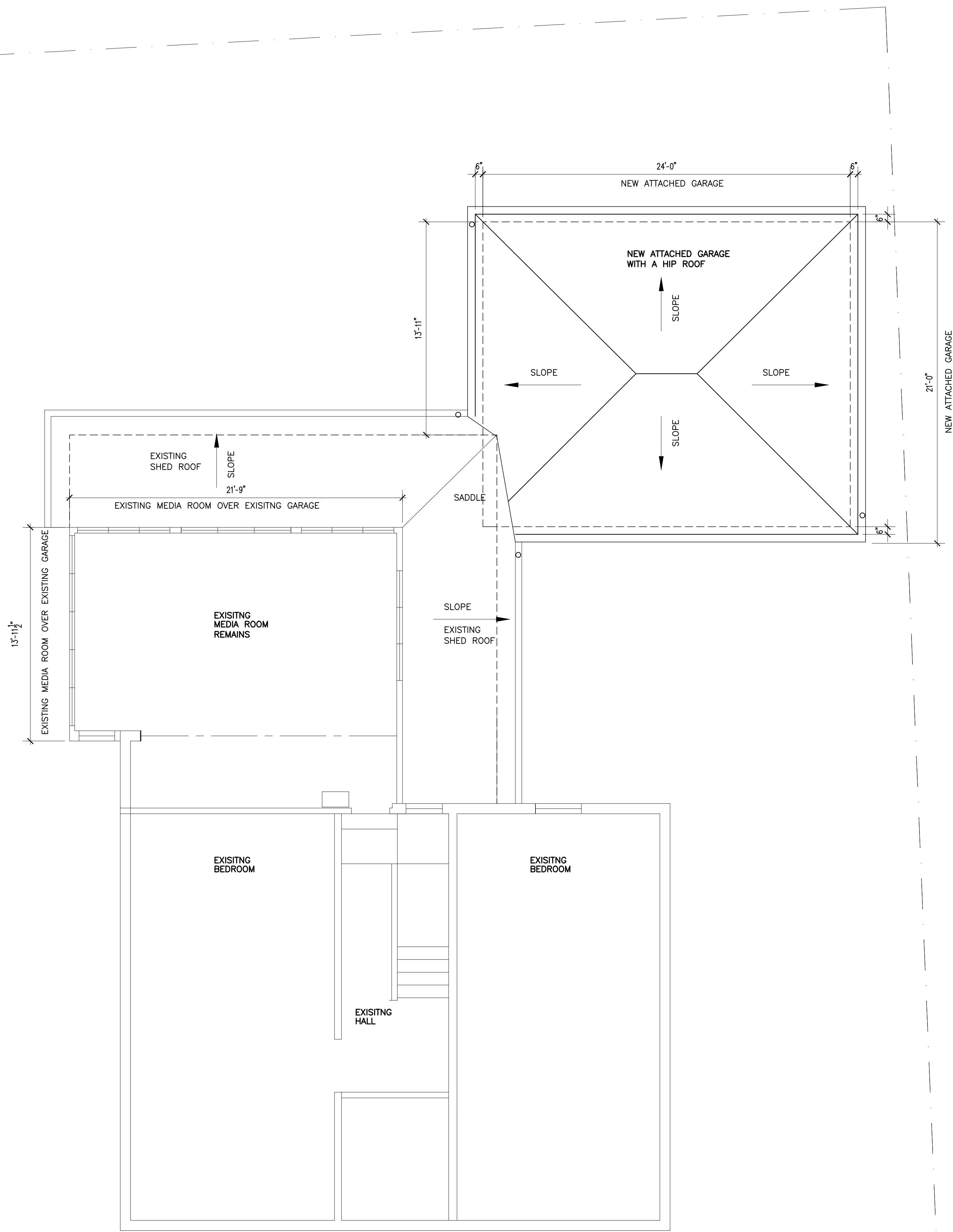
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Sheet Description:
EXTERIOR ELEVATIONS

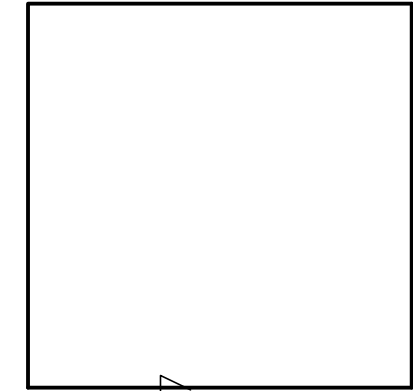
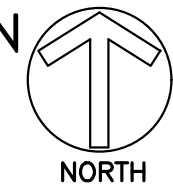
Job #:
 2508

Drawing #
 AD-3



SECOND FLOOR CONSTRUCTION PLAN

SCALE: 1/4" = 1'-0"



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Sheet Description:
FLOOR PLANS

Job #:
 2508

Drawing #:
 AD-4