

PROPOSED REMODELING/ALTERATIONS FOR THE SHARON FIRST RESIDENCE

2846 GASSER BOULEVARD, ROCKY RIVER, OHIO 44116

DATE: 14 DEC. 2022

PROJECT DESCRIPTION

THE SCOPE OF THE PROJECT AND THESE DRAWINGS INCLUDES THE FOLLOWING:

INTERIOR REMODELING:

- NEW KITCHEN: RELOCATE EXISTING KITCHEN FROM SOUTH SIDE OF FIRST FLOOR TO NORTH SIDE AND REMOVE WALL BETWEEN NEW KITCHEN AND EXISTING LIVING ROOM.
- NEW DINING ROOM: CONVERT EXISTING KITCHEN AREA INTO NEW DINING ROOM.
- NEW LAVATORY: REMODEL EXISTING FIRST FLOOR FULL BATHROOM, INTO A NEW LAVATORY.
- NEW LAUNDRY ROOM: CREATE NEW LAUNDRY ROOM IN SOUTHWEST CORNER OF FIRST FLOOR.
- MASTER BEDROOM: CREATE NEW WALK-IN CLOSET AREA AT EAST SIDE OF MASTER BEDROOM.
- NEW SHOWER ROOM: CONVERT EXISTING SECOND FLOOR LAVATORY INTO A NEW SHOWER ROOM.

NEW COVERED FRONT ENTRY PORCH: CONSTRUCT NEW 8' x 21' COVERED ENTRY PORCH, TO REPLACE EXISTING AWNING. NEW POSTS TO BE WRAPPED WITH 8" SQUARE DECORATIVE COMPOSITE/PVC COLUMN WRAPS. NEW ROOF TO BE STANDING-SEAM METAL, COLOR TO MATCH EXISTING SHINGLES.

NEW SECOND FLOOR ADDITION - WEST SIDE: CONSTRUCT NEW SECOND FLOOR ADDITION, OVER EXISTING FIRST FLOOR. NEW ADDITION TO OVERHANG FIRST FLOOR BY 16", ON WEST SIDE/REAR. NEW ADDITION TO PROVIDE AN EXPANSION OF THE EXISTING MASTER BEDROOM AND A NEW FULL BATHROOM. THE ADDITION WILL ALSO PROVIDE AN ENLARGED COVERED BACK PORCH ON THE FIRST FLOOR. NEW SIDING TO MATCH EXISTING. NEW ROOF TO BE STANDING-SEAM METAL, COLOR TO MATCH EXISTING SHINGLES.

NEW SECOND FLOOR DORMER - NORTH SIDE: CONSTRUCT NEW SECOND FLOOR DORMER TO PROVIDE EXPANDED USABLE SPACE FOR EXISTING BEDROOM. NEW SIDING TO MATCH EXISTING. NEW ROOF TO BE SHINGLES, COLOR TO MATCH EXISTING SHINGLES.

EXTERIOR FINISHES: THE EXISTING EXTERIOR FINISH MATERIALS INCLUDE THE FOLLOWING. THE NEW ADDITIONS WILL REPLICATE THE EXISTING MATERIALS, COLORS, AND DETAILS:

- EXPOSED MASONRY FOUNDATION: BRICK. NATURAL AT FOUNDATION/PAINTED WHITE AT CHIMNEY.
- SIDING/TRIM: 4" ALUMINUM SIDING AND TRIM
- ROOFING: ASPHALT SHINGLES. NEW STANDING-SEAM METAL ROOF TO MATCH/COMPLIMENT SHINGLE COLOR.
- WINDOWS: EXISTING WINDOWS ARE WOOD, DIVIDED-LITE. NEW WINDOWS WILL BE VINYL WITH REMOVABLE GRILLES/MUNTINS.

DRAWINGS FOR REVIEW BY THE

ROCKY RIVER, DESIGN & CONSTRUCTION BOARD OF REVIEW

DRAWING INDEX

- A-1 TITLE SHEET
- A-2 PHOTOS OF EXISTING CONDITIONS
- A-3 PRELIMINARY SITE PLAN
- A-4 PRELIMINARY NEW FIRST FLOOR PLAN
- A-5 PRELIMINARY NEW SECOND FLOOR PLAN
- A-6 PRELIMINARY NEW EAST/FRONT ELEVATION
- A-7 PRELIMINARY NEW NORTH ELEVATION
- A-8 PRELIMINARY NEW WEST/REAR ELEVATION
- A-9 PRELIMINARY NEW SOUTH ELEVATION

SHEET TITLE: TITLE SHEET

PROJECT: PROPOSED REMODELING/ALTERATIONS OF THE
FIRST RESIDENCE
2846 GASSER BOULEVARD, ROCKY RIVER, OHIO 44116

PROJECT NO.
2021.40A

SHEET NO.
A-1

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NORTH SIDE/NORTHEAST VIEW



WEST/REAR VIEW

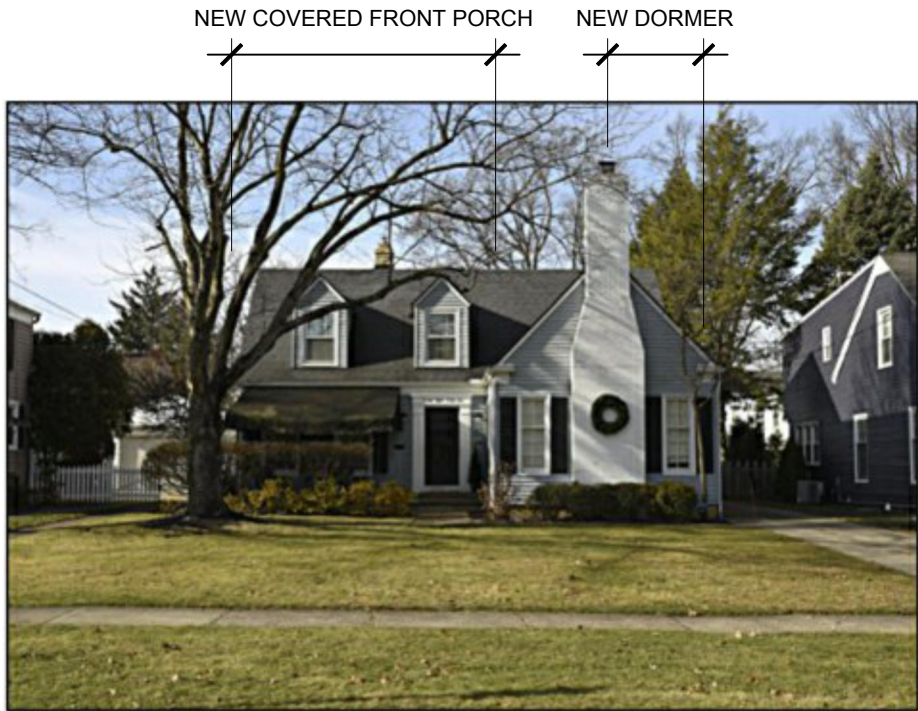


SOUTH SIDE/SOUTHEAST VIEW



2858 GASSER BOULEVARD

EAST/FRONT VIEW FROM GASSER BOULEVARD



PROJECT SITE: 2846 GASSER BOULEVARD



2834 GASSER BOULEVARD

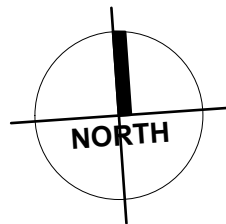
DATE: 14 DEC. 2022

SHEET TITLE: PHOTOS OF EXISTING CONDITIONS
PROJECT: PROPOSED REMODELING/ALTERATIONS OF THE FIRST RESIDENCE
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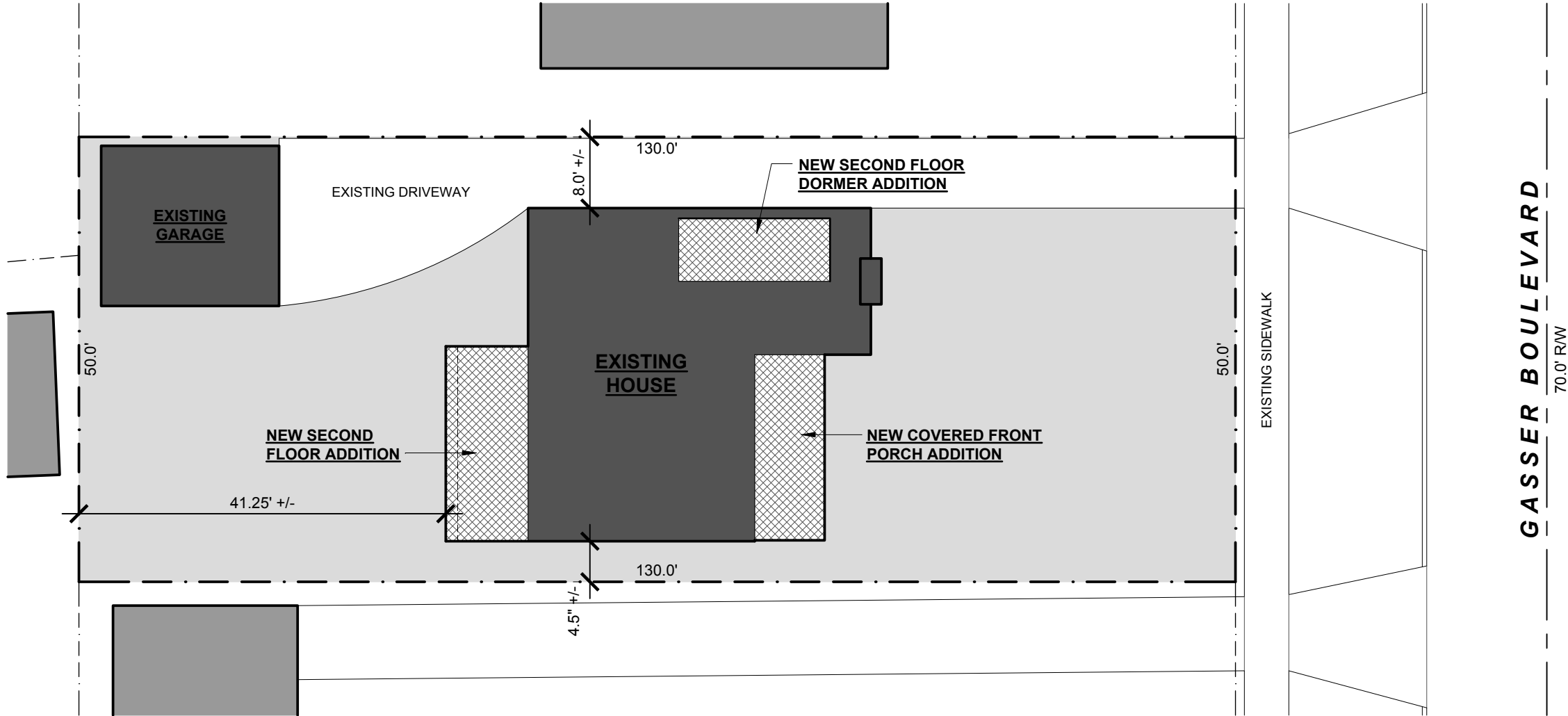
SHEET NO.
A-2

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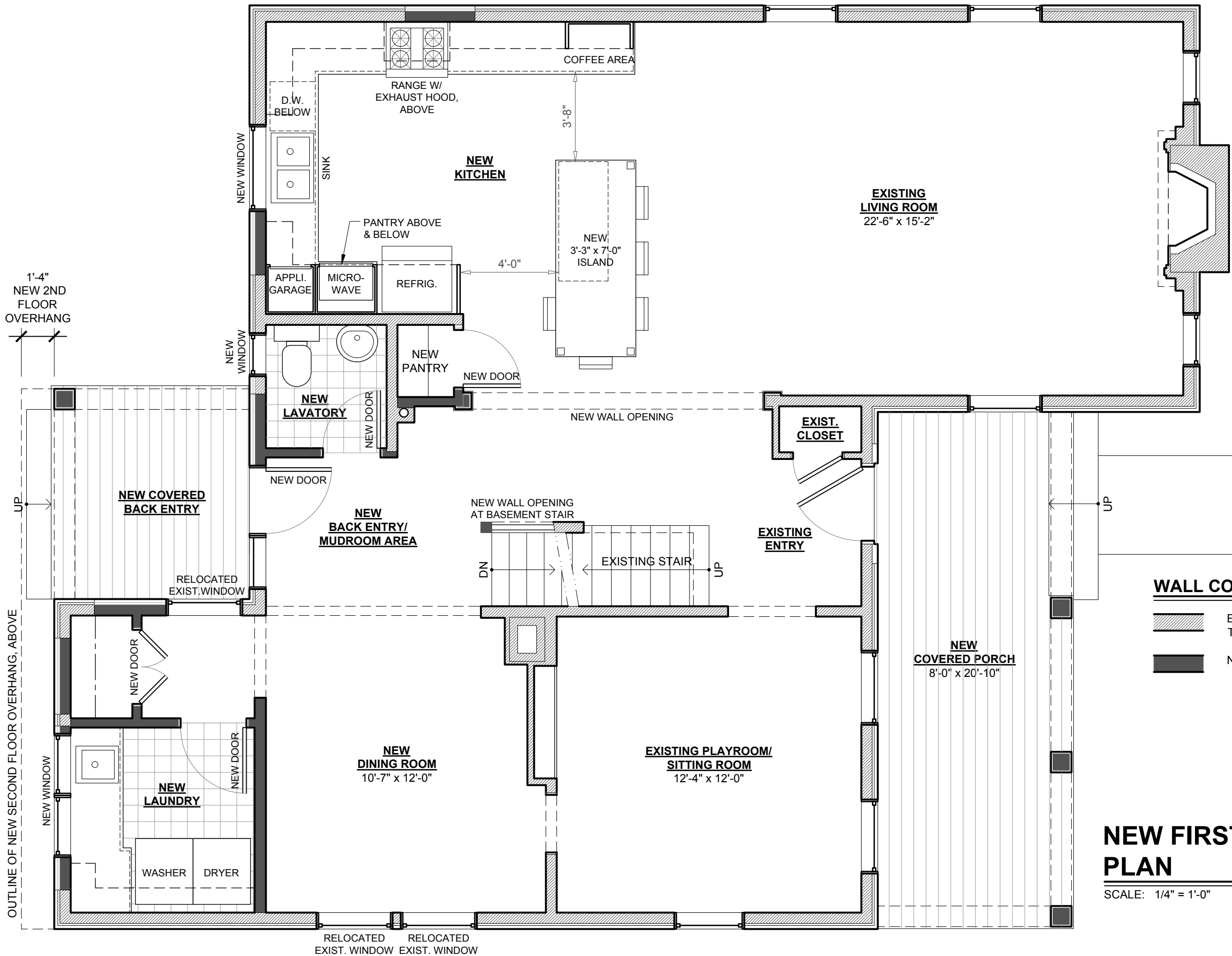
SITE PLAN

SCALE: 1" = 15'-0"



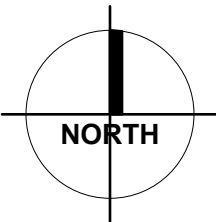
PROPERTY INFORMATION

PARCEL NUMBER:	304-14-073
OWNER:	SHARON E. FIRST
ADDRESS:	2846 GASSER BOULEVARD ROCKY RIVER, OHIO 44116
ZONING DISTRICT:	R-1, SINGLE-FAMILY
LOT SIZE:	6,500 S.F.
BUILDING AREA:	
HOUSE (INCLUDING FRONT PORCH):	1,356 S.F.
GARAGE:	360 S.F.
TOTAL BUILDING AREA:	1,716 S.F.
ALLOWABLE LOT COVERAGE:	28.0%
ACTUAL LOT COVERAGE:	26.4%



WALL CONSTRUCTION KEY

- EXISTING WALL CONSTRUCTION, TO REMAIN.
- NEW WALL CONSTRUCTION.



NEW FIRST FLOOR PLAN

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

1

SHEET TITLE: PRELIMINARY NEW FIRST FLOOR PLAN

PROJECT: PROPOSED REMODELING/ALTERATIONS OF THE FIRST RESIDENCE

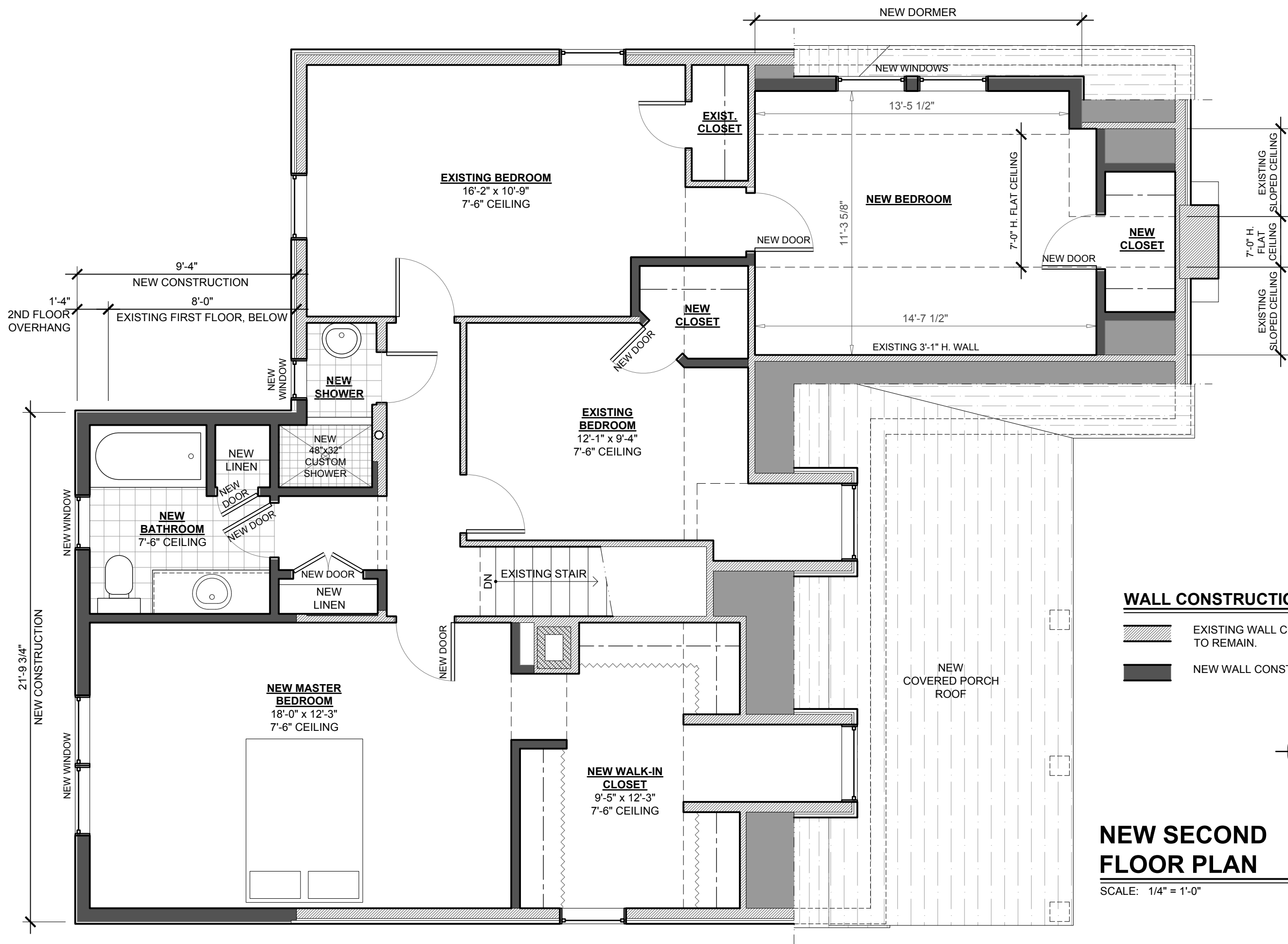
2846 GASSER BOULEVARD, ROCKY RIVER, OHIO 44116

PROJECT NO.
2021.40A

SHEET NO.
A-4

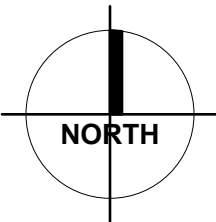
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WALL CONSTRUCTION KEY

- EXISTING WALL CONSTRUCTION, TO REMAIN.
- NEW WALL CONSTRUCTION.



NEW SECOND FLOOR PLAN

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

1

SHEET TITLE: PRELIMINARY NEW SECOND FLOOR PLAN
PROJECT: PROPOSED REMODELING/ALTERATIONS OF THE FIRST RESIDENCE
2846 GASSER BOULEVARD, ROCKY RIVER, OHIO 44116

PROJECT NO.
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SHEET NO.
A-5

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MATERIALS KEY	
	EXISTING BRICK, TO REMAIN.
	EXISTING OR NEW ALUMINUM SIDING (TO MATCH EXISTING).
	EXISTING OR NEW SHINGLES (TO MATCH EXISTING).
	NEW METAL ROOF.

NEW EAST/FRONT ELEVATION

1

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

DATE: 14 DEC. 2022

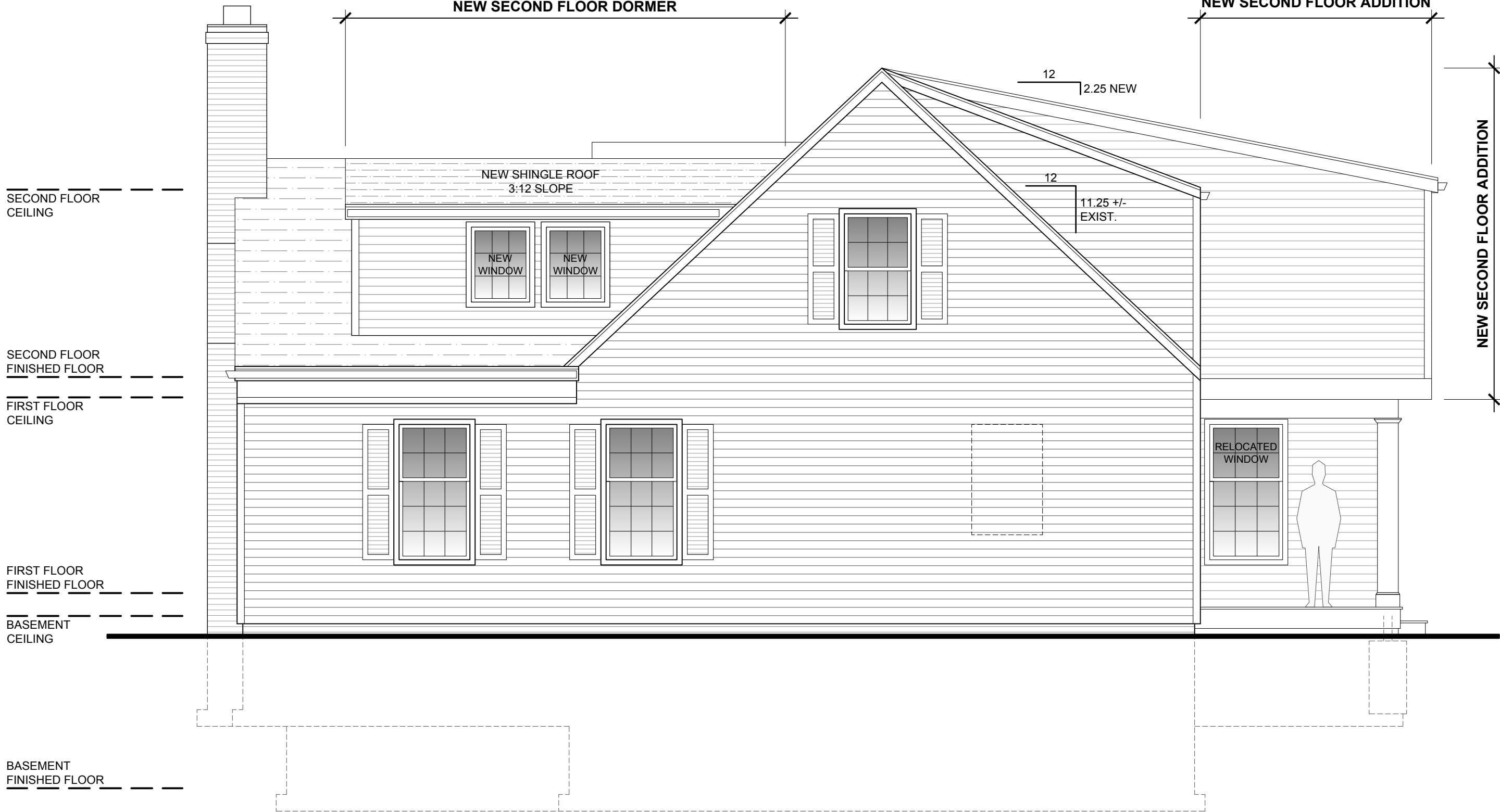
PRELIMINARY NEW EAST/FRONT ELEVATION
PROPOSED REMODELING/ALTERATIONS OF THE
FIRST RESIDENCE
2846 GASSER BOULEVARD, ROCKY RIVER, OHIO 44116

SHEET TITLE:
PROJECT:

PROJECT NO.
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SHEET NO.
SD-6

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SECOND FLOOR
CEILING

SECOND FLOOR
FINISHED FLOOR

FIRST FLOOR
CEILING

FIRST FLOOR
FINISHED FLOOR

BASEMENT
CEILING

BASEMENT
FINISHED FLOOR

NEW NORTH ELEVATION

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

1

DATE: 14 DEC. 2022

SHEET TITLE: PRELIMINARY NEW NORTH ELEVATION

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2846 GASSER BOULEVARD, ROCKY RIVER, OHIO 44116

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PROJECT NO.
2021.40A

SHEET NO.
A-7



NEW WEST/REAR ELEVATION1

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

MATERIALS KEY

	EXISTING BRICK, TO REMAIN.
	EXISTING OR NEW ALUMINUM SIDING (TO MATCH EXISTING).
	EXISTING OR NEW SHINGLES (TO MATCH EXISTING).
	NEW METAL ROOF.

DATE: 14 DEC. 2022

PRELIMINARY NEW WEST/REAR ELEVATION
PROPOSED REMODELING/ALTERATIONS OF THE
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SHEET TITLE:

PROJECT:

PROJECT NO.
2021.40A

SHEET NO.
A-8

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