

100%

100%

100%

100%

100%



FRAZIER DRIVE



MODERN SMART HOMES
ARB SUBMITTAL
02.16.2023

0.100'

0.200'

0.300'

0.400'

0.500'

0.600'

0.700'

NORTH

SOUTH

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

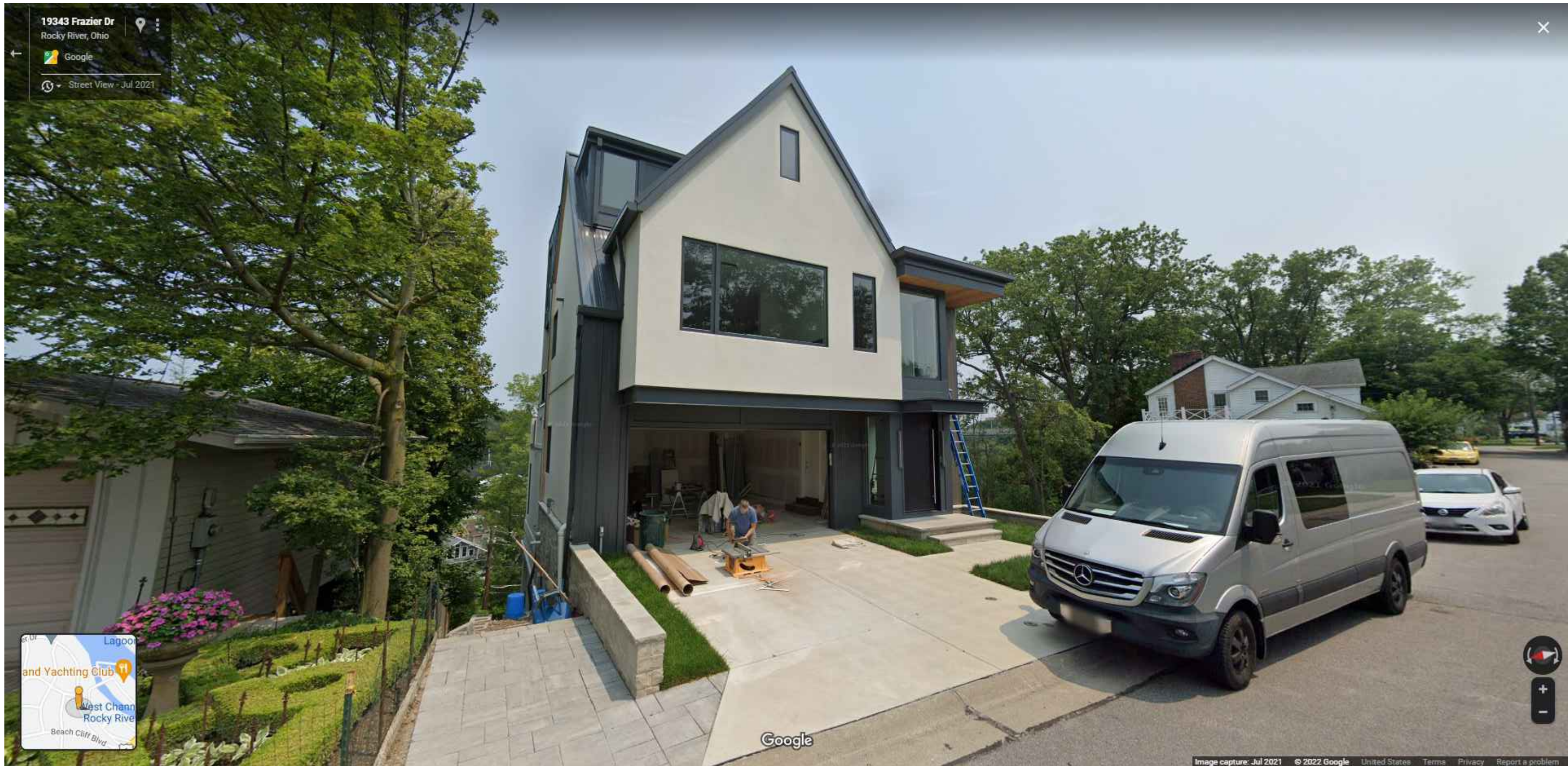
ELEVATIONS

T.S.

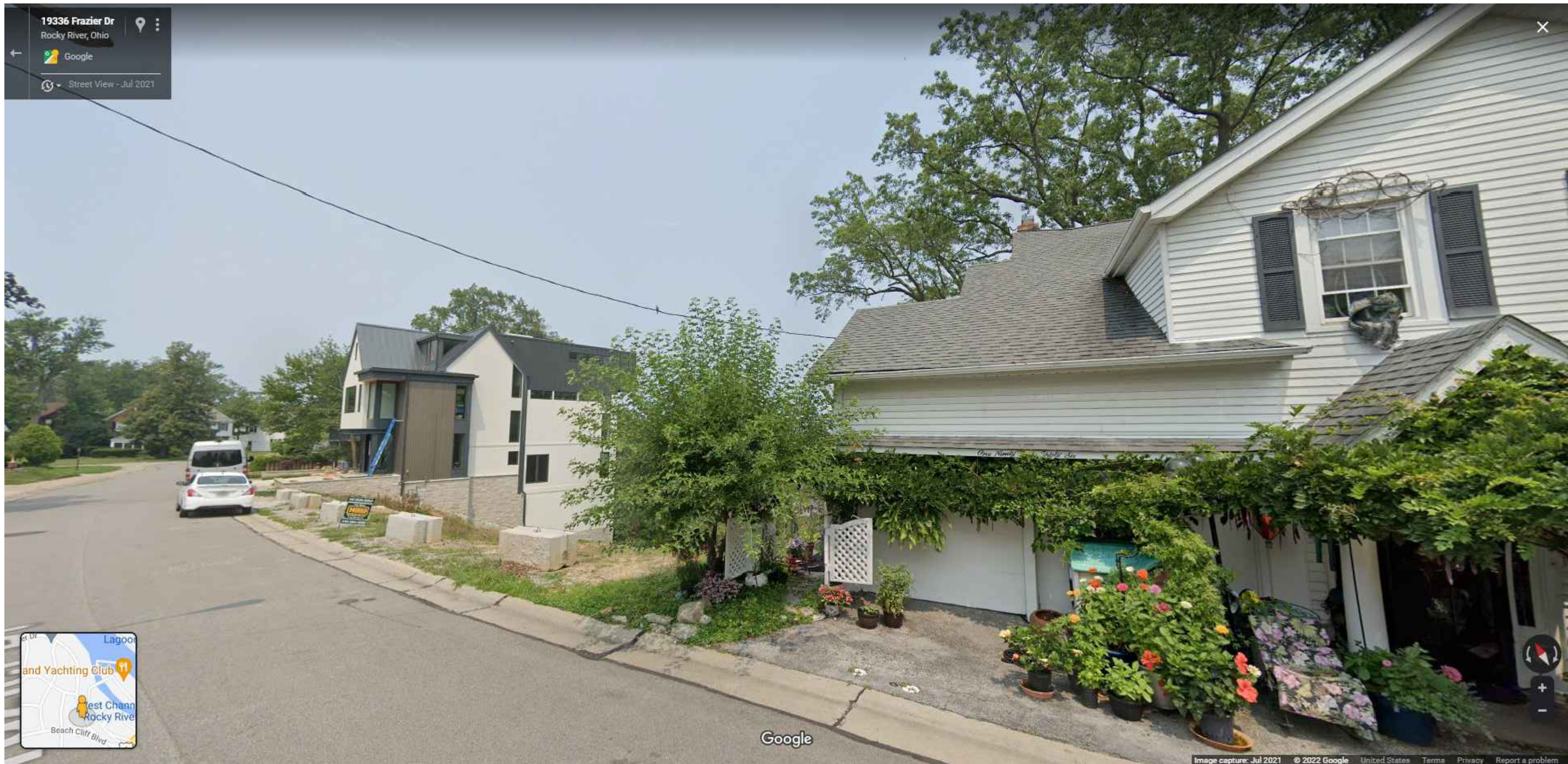




19420 FRAZIER DRIVE



19340 FRAZIER DRIVE



19336 FRAZIER DRIVE



MODERN SMART HOMES
ARB SUBMITTAL
02.16.2023

1
sp.2

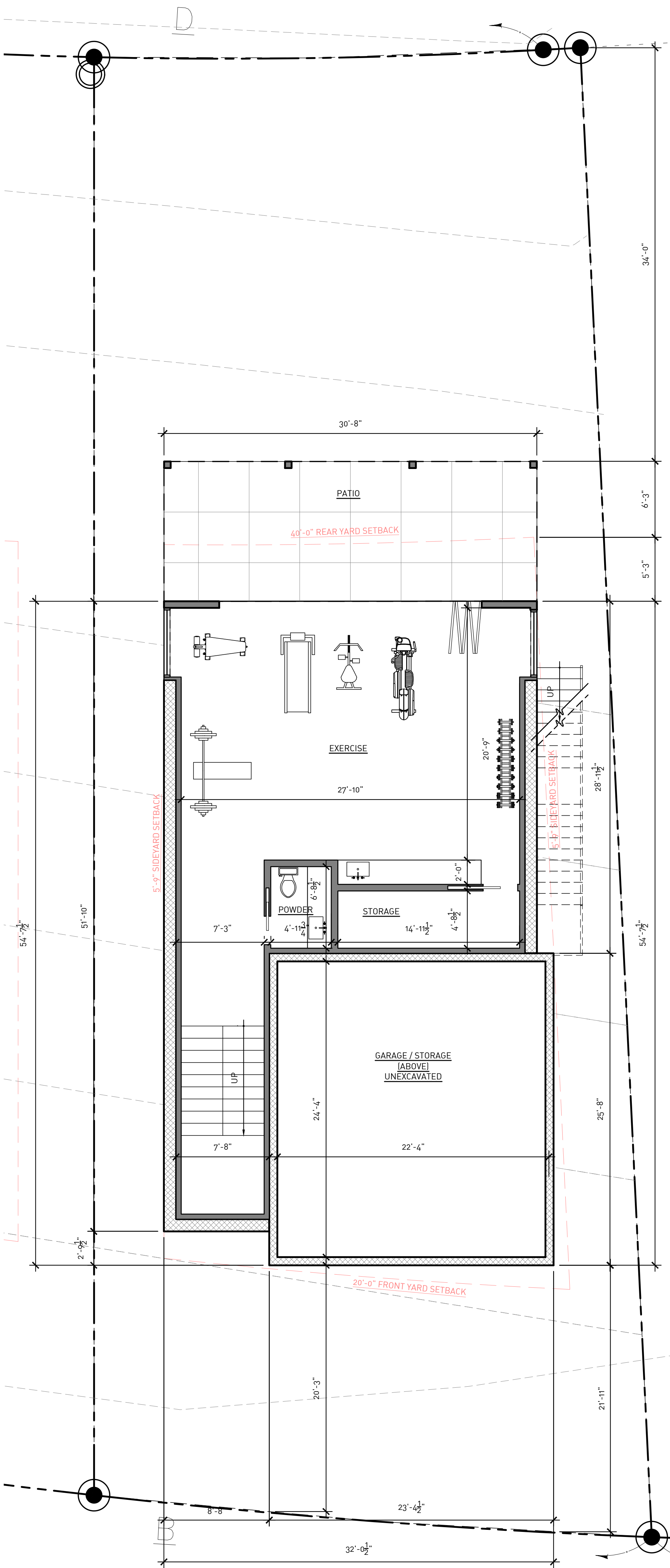
STREET IMAGES
SCALE: N.T.S.



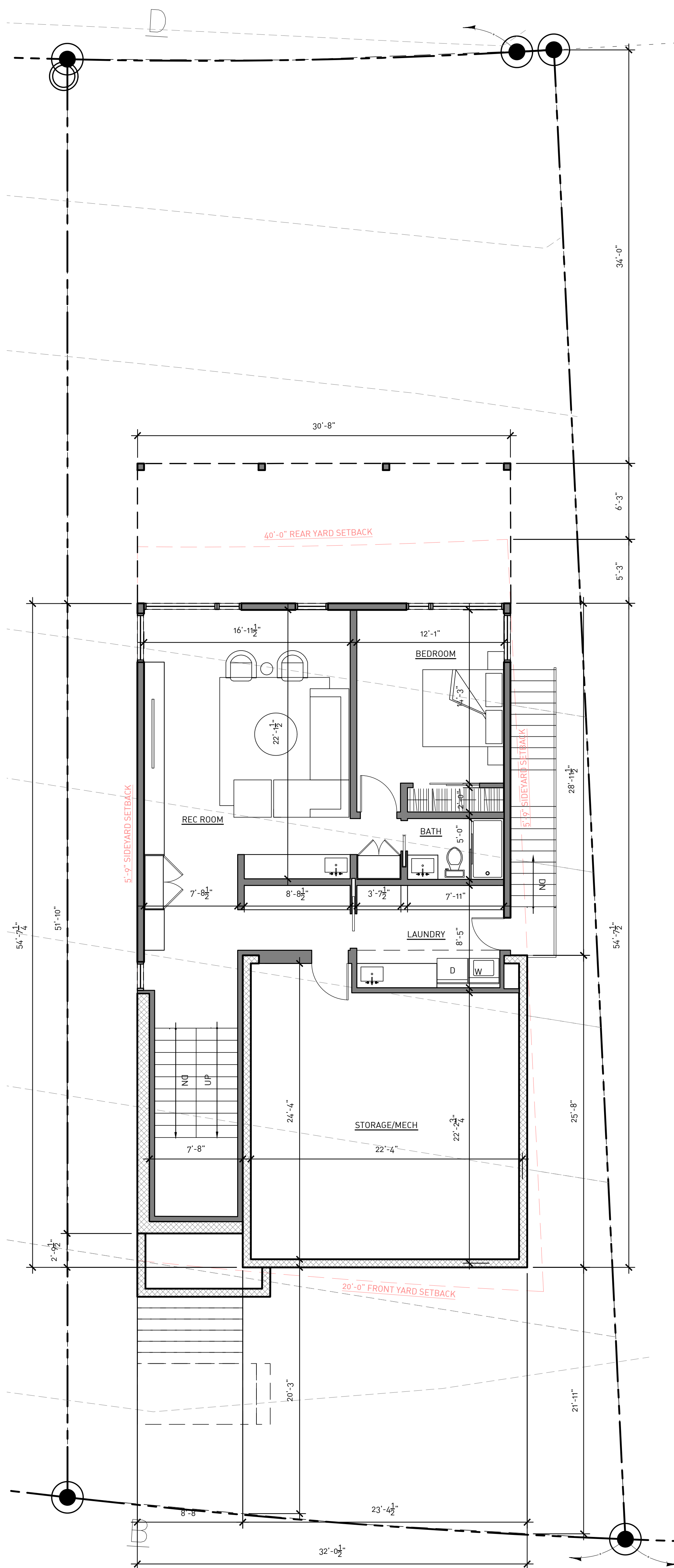
FRAZIER DRIVE SOUTH & NORTH
19338 FRAZIER DRIVE
ROCKY RIVER, OH 44116

STREET IMAGES

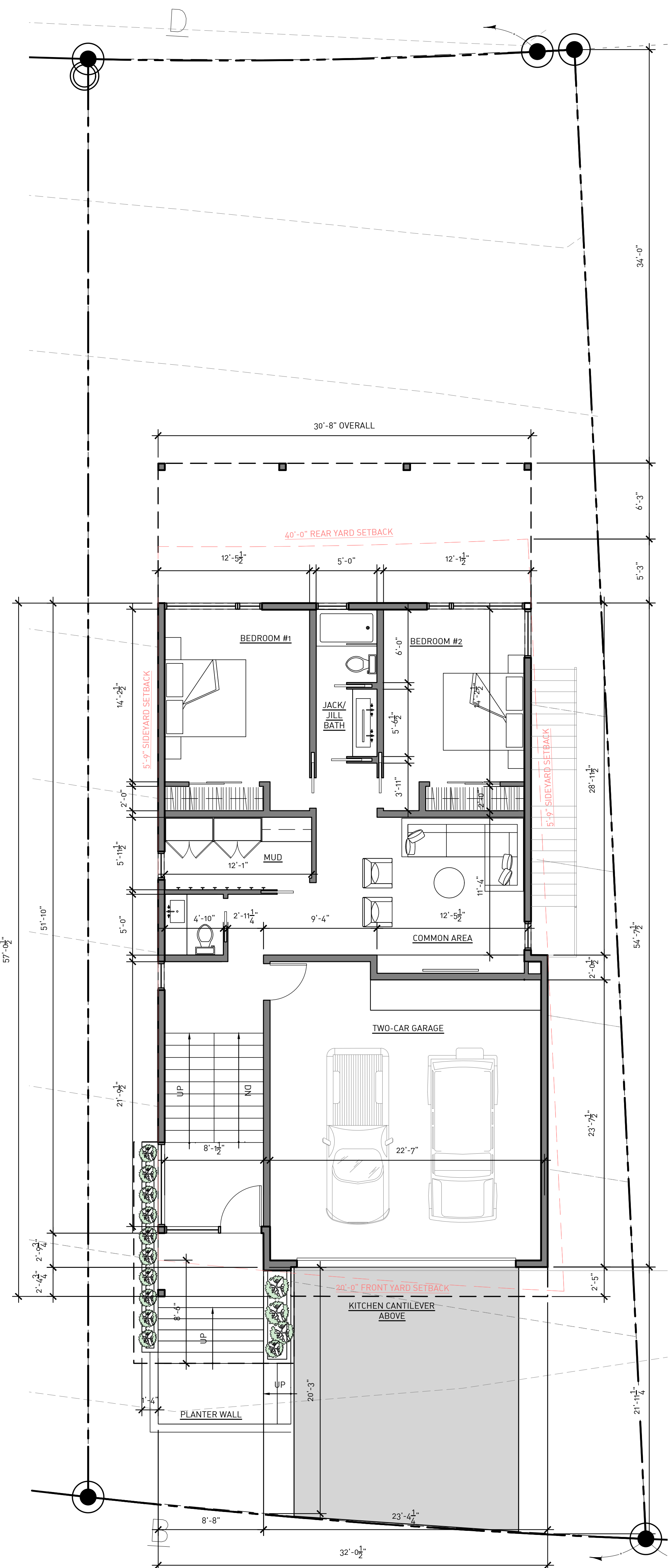
sp.2



3 LOWER LEVEL 2
SCALE: 3/16" = 1'-0"
LOWER LEVEL 2.....889 SF



2 LOWER LEVEL 1
SCALE: 3/16" = 1'-0"
LOWER LEVEL 1.....1,487 SF



1 GROUND FLOOR
SCALE: 3/16" = 1'-0"
GROUND FLOOR.....1,118 SF



SQUARE FOOTAGES

GROUND FLOOR.....	1,118 SF
SECOND FLOOR.....	1,271 SF
THIRD FLOOR.....	1,576 SF
TOTAL.....	3,965 SF
LOWER LEVEL 1.....	1,487 SF
LOWER LEVEL 2.....	889 SF

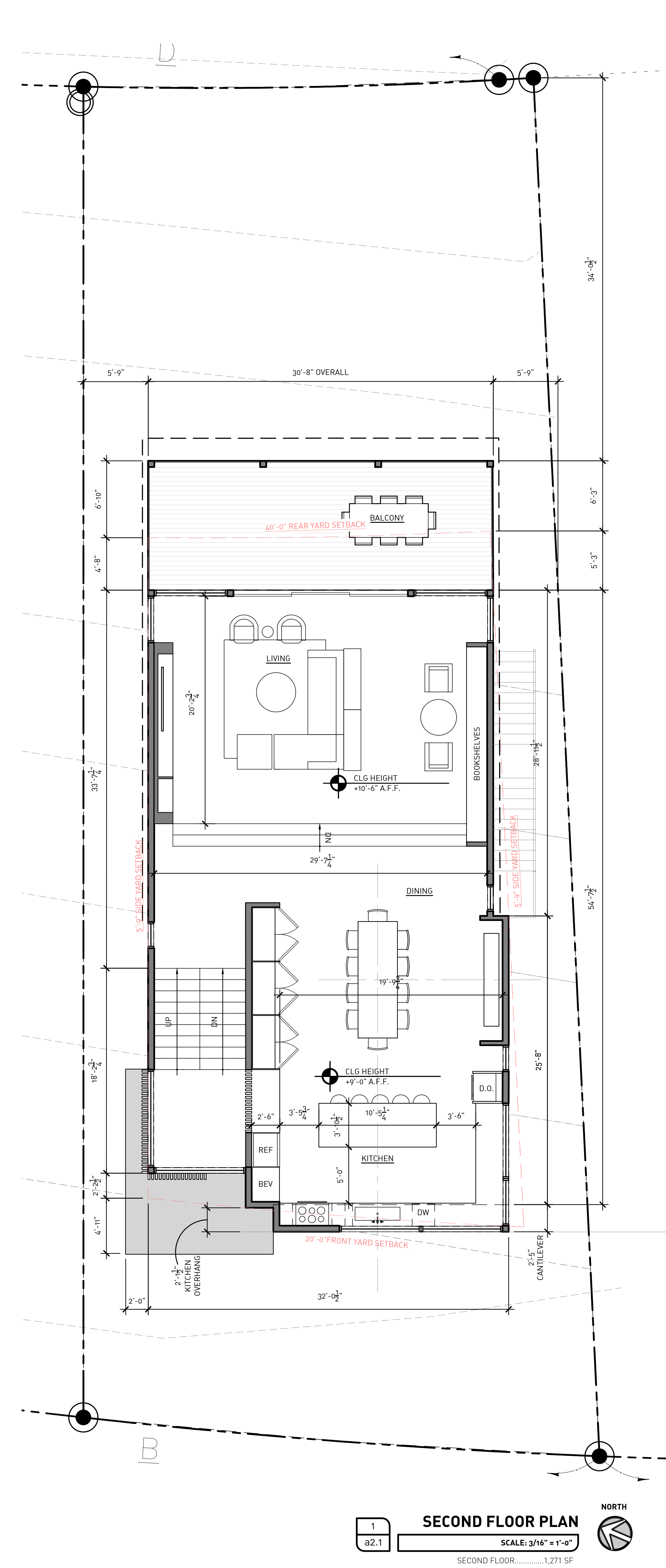
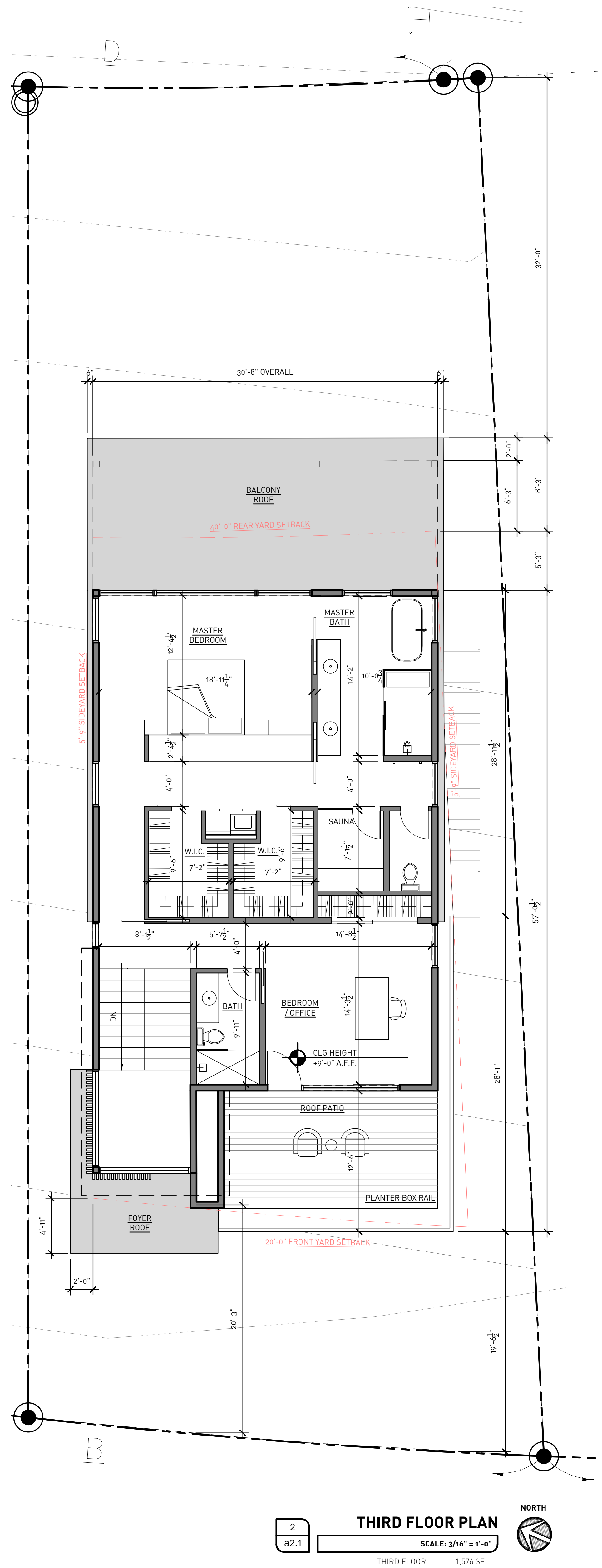


MODERN SMART HOMES
ARB SUBMITTAL
02.16.2023

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

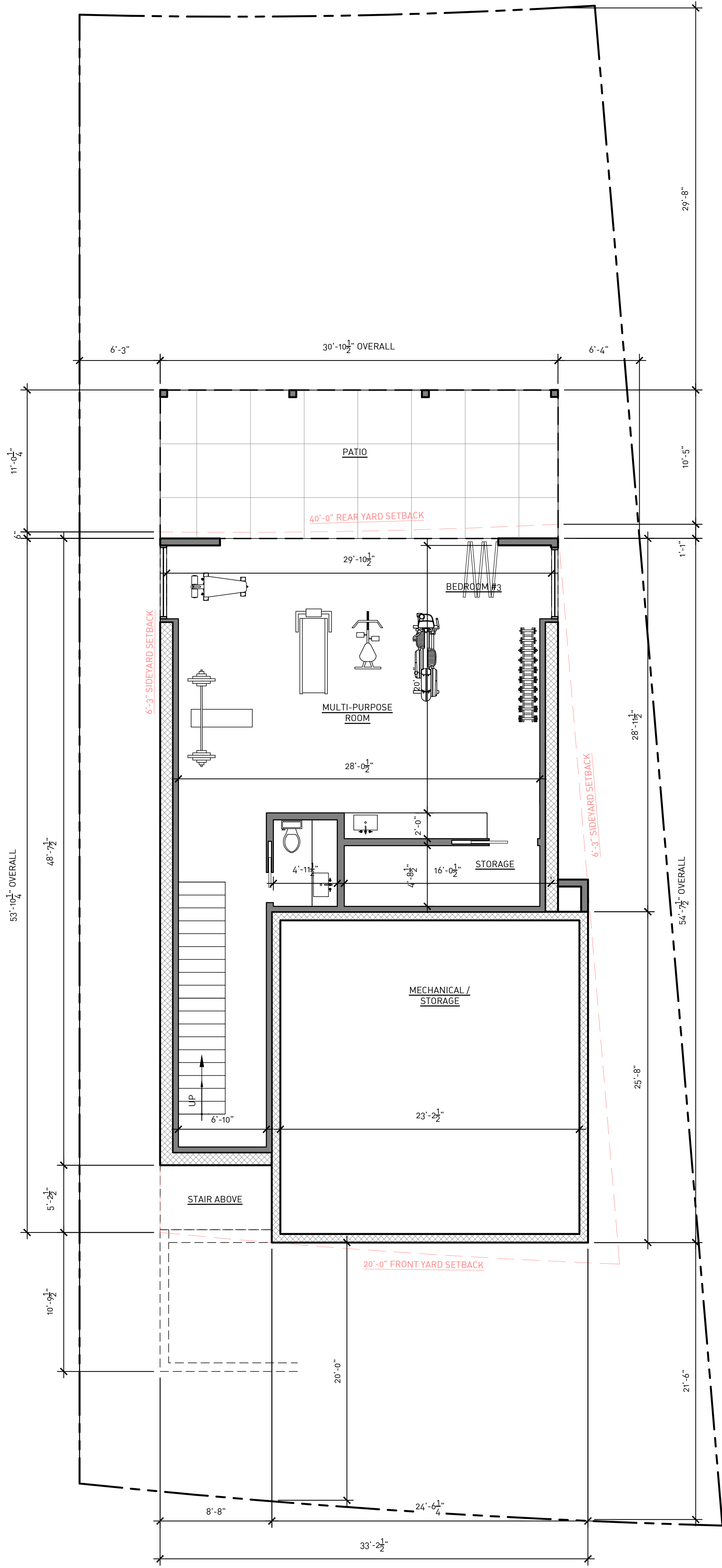
FLOOR PLANS

a2.0

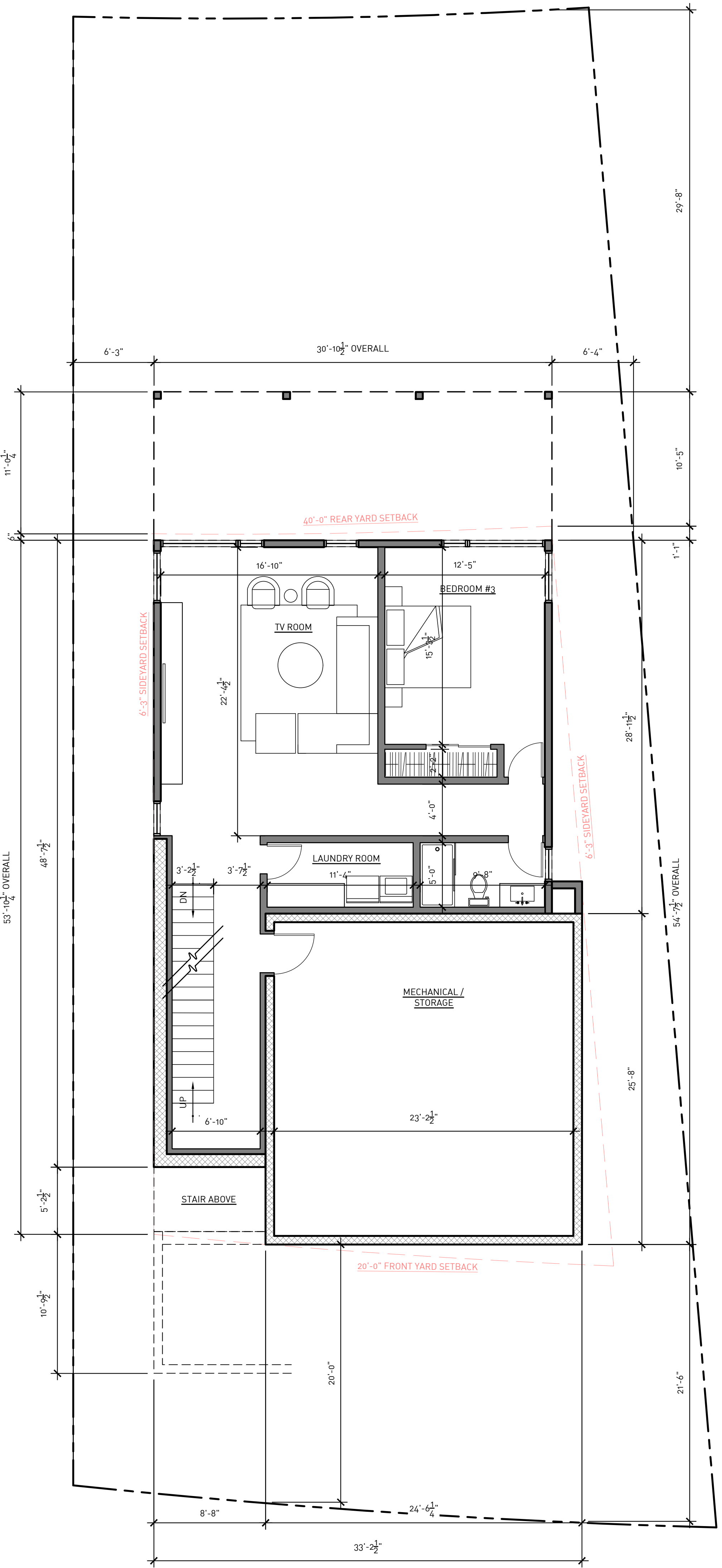


SQUARE FOOTAGES

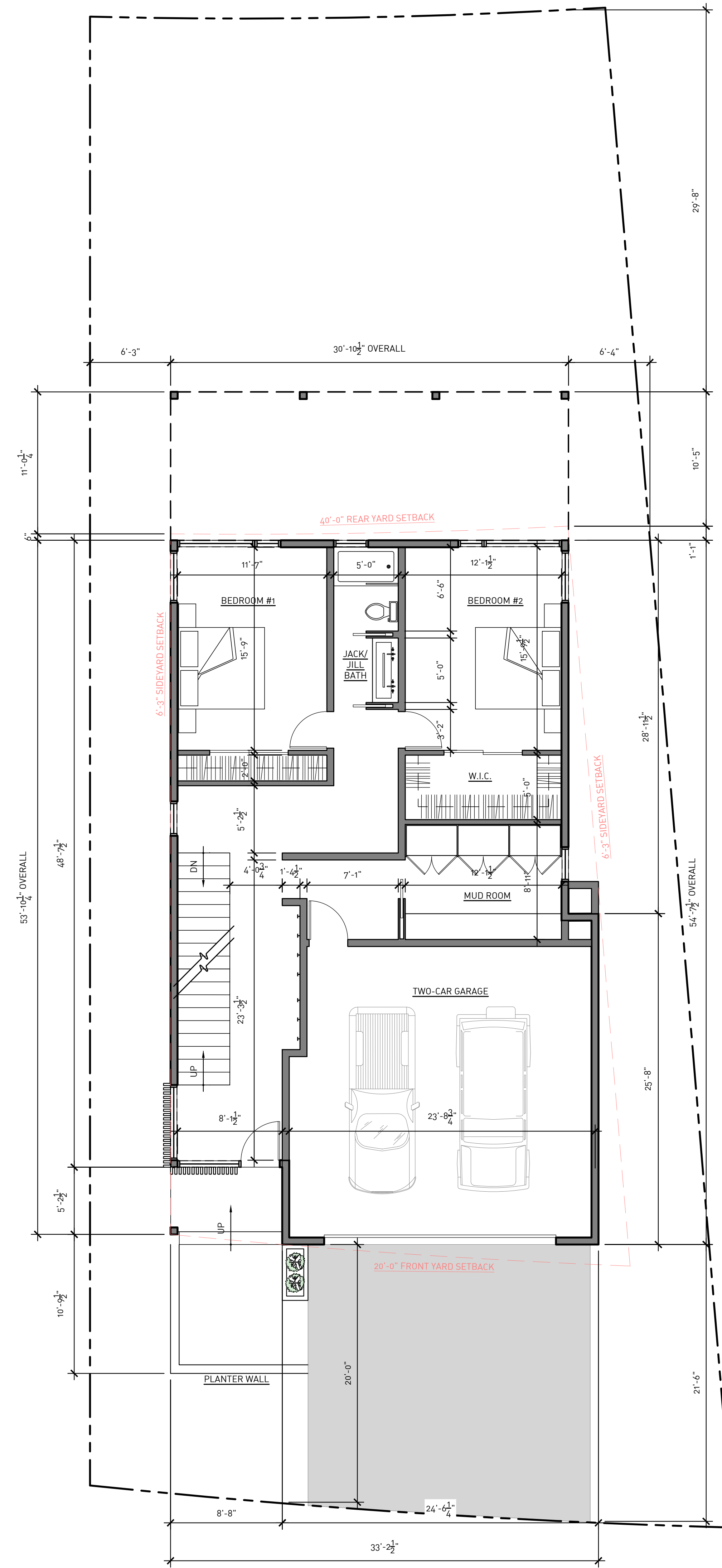
GROUND FLOOR.....	1,118 SF
SECOND FLOOR.....	1,271 SF
THIRD FLOOR.....	1,576 SF
TOTAL.....	3,965 SF
LOWER LEVEL 1.....	1,487 SF
LOWER LEVEL 2.....	889 SF



3
LOWER LEVEL 2
SCALE: 3/16" = 1'-0"
LOWER LEVEL 2..... 970 SF



2
LOWER LEVEL 1
SCALE: 3/16" = 1'-0"
LOWER LEVEL 1..... 970 SF



1
GROUND FLOOR
SCALE: 3/16" = 1'-0"
GROUND FLOOR..... 1,121 SF

SQUARE FOOTAGES

GROUND FLOOR.....	1,121 SF
SECOND FLOOR.....	1,618 SF
THIRD FLOOR.....	1,171 SF
TOTAL.....	3,910 SF
LOWER LEVEL 1.....	970 SF
LOWER LEVEL 2.....	970 SF

100%

100%

100%

100%

100%



MODERN SMART HOMES
ARB SUBMITTAL
02.16.2023

0.100'

0.200'

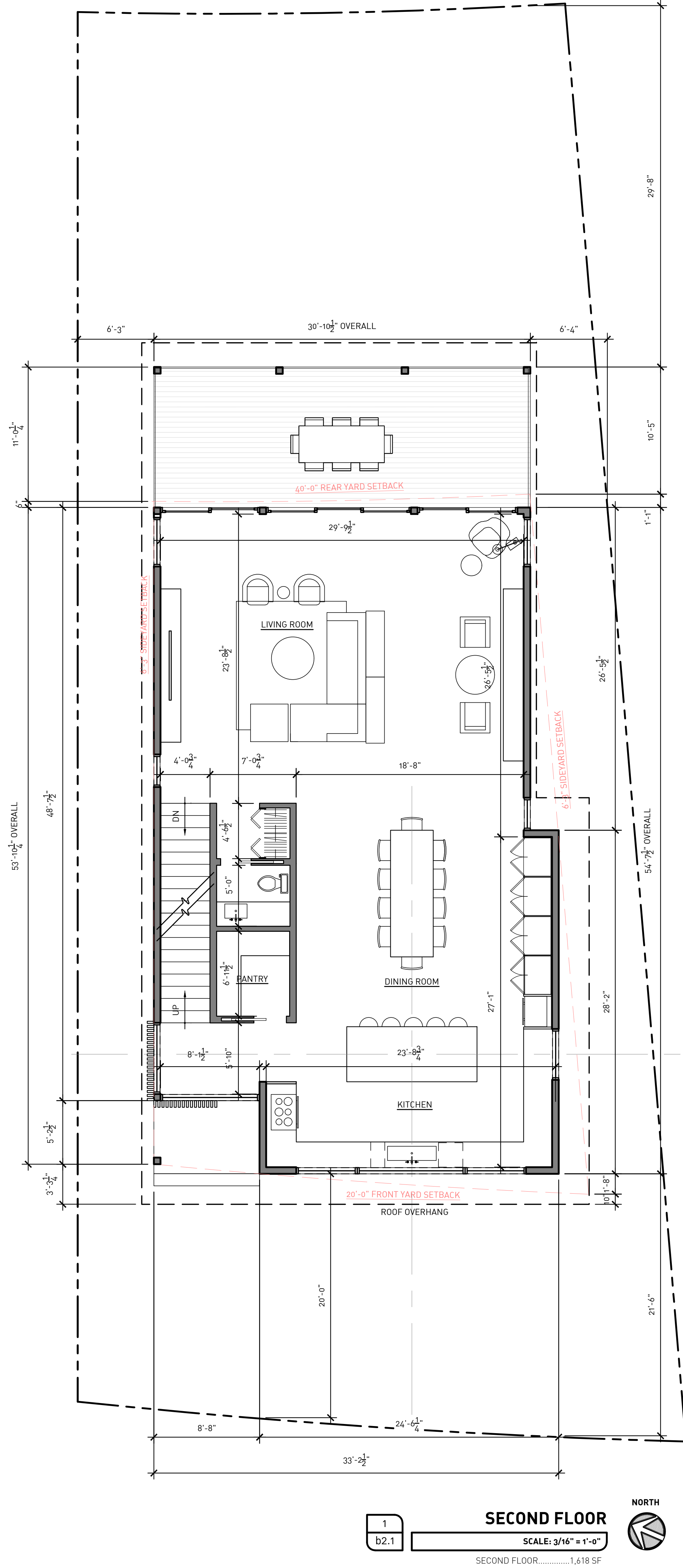
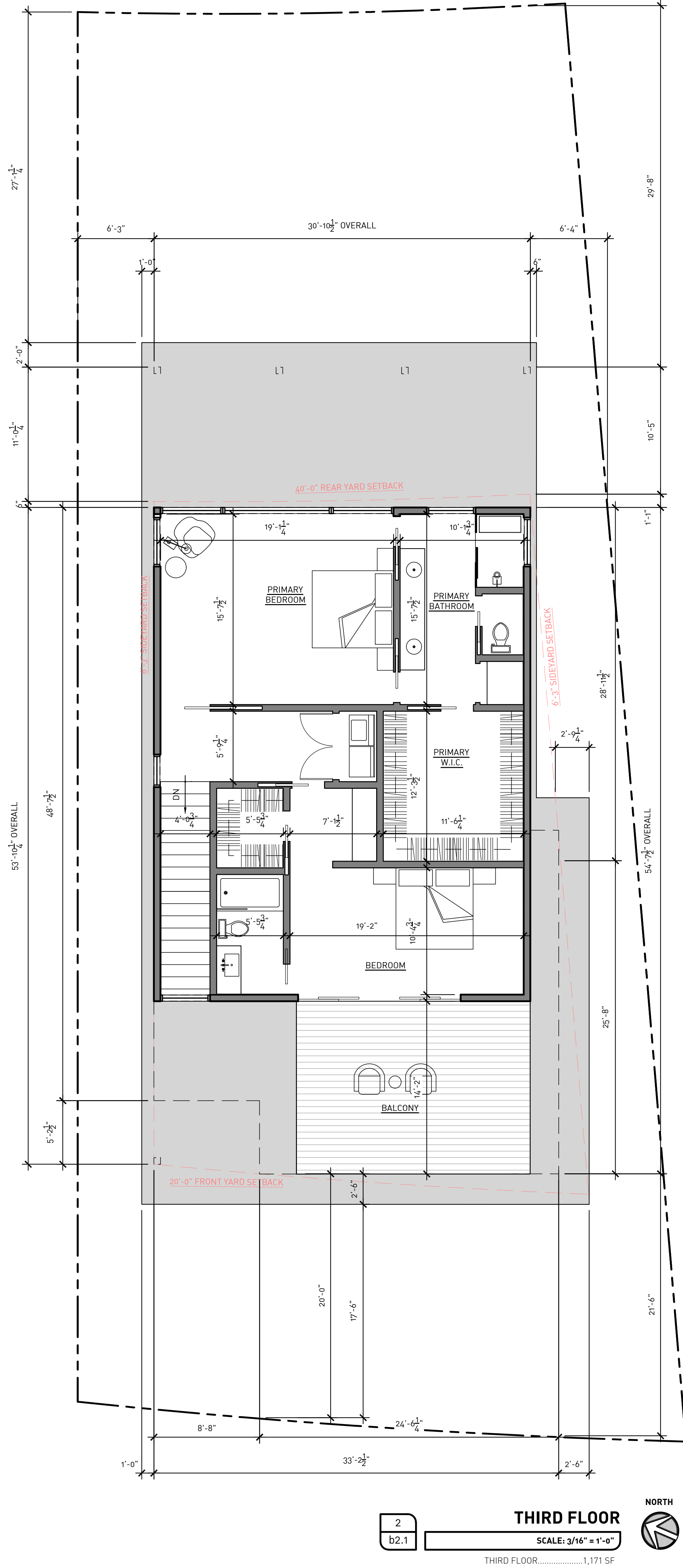
0.300'

0.400'

0.500'

0.600'

0.700'



SQUARE FOOTAGES

GROUND FLOOR.....	1,121 SF
SECOND FLOOR.....	1,618 SF
THIRD FLOOR.....	1,171 SF
TOTAL.....	3,910 SF
LOWER LEVEL 1.....	970 SF
LOWER LEVEL 2.....	970 SF

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

FLOOR PLANS

b2.1

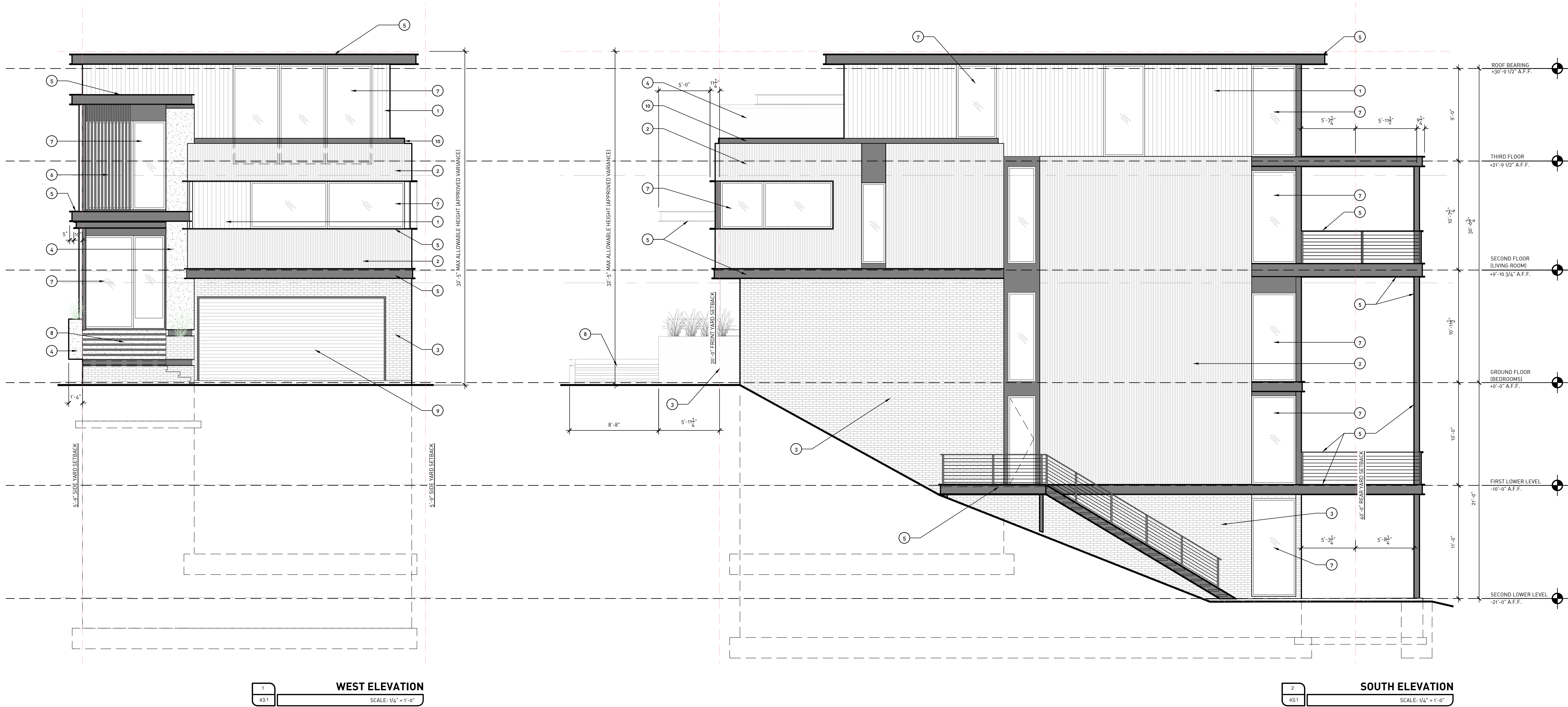
10000

10000

10000

10000

10000



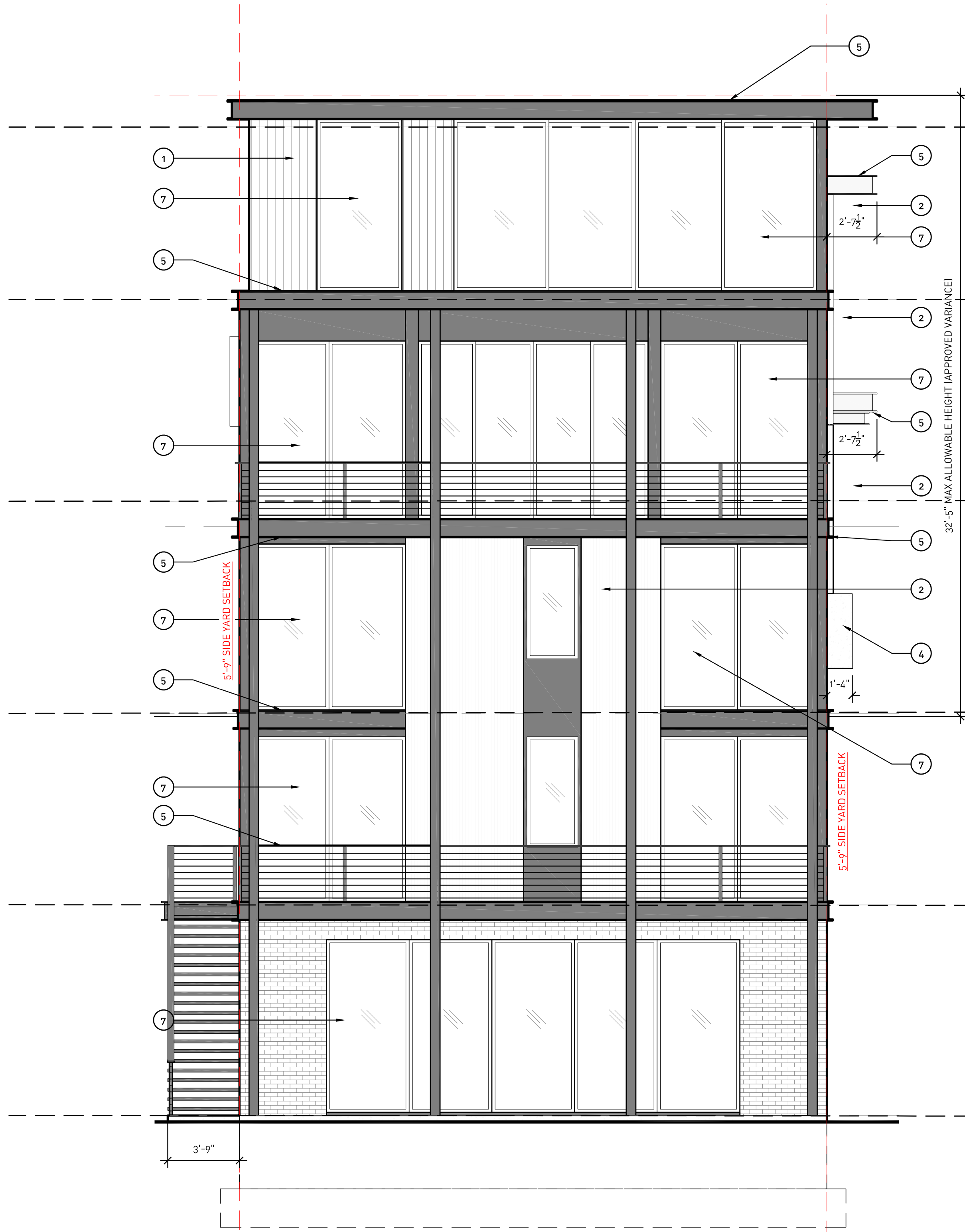
PLAN KEY



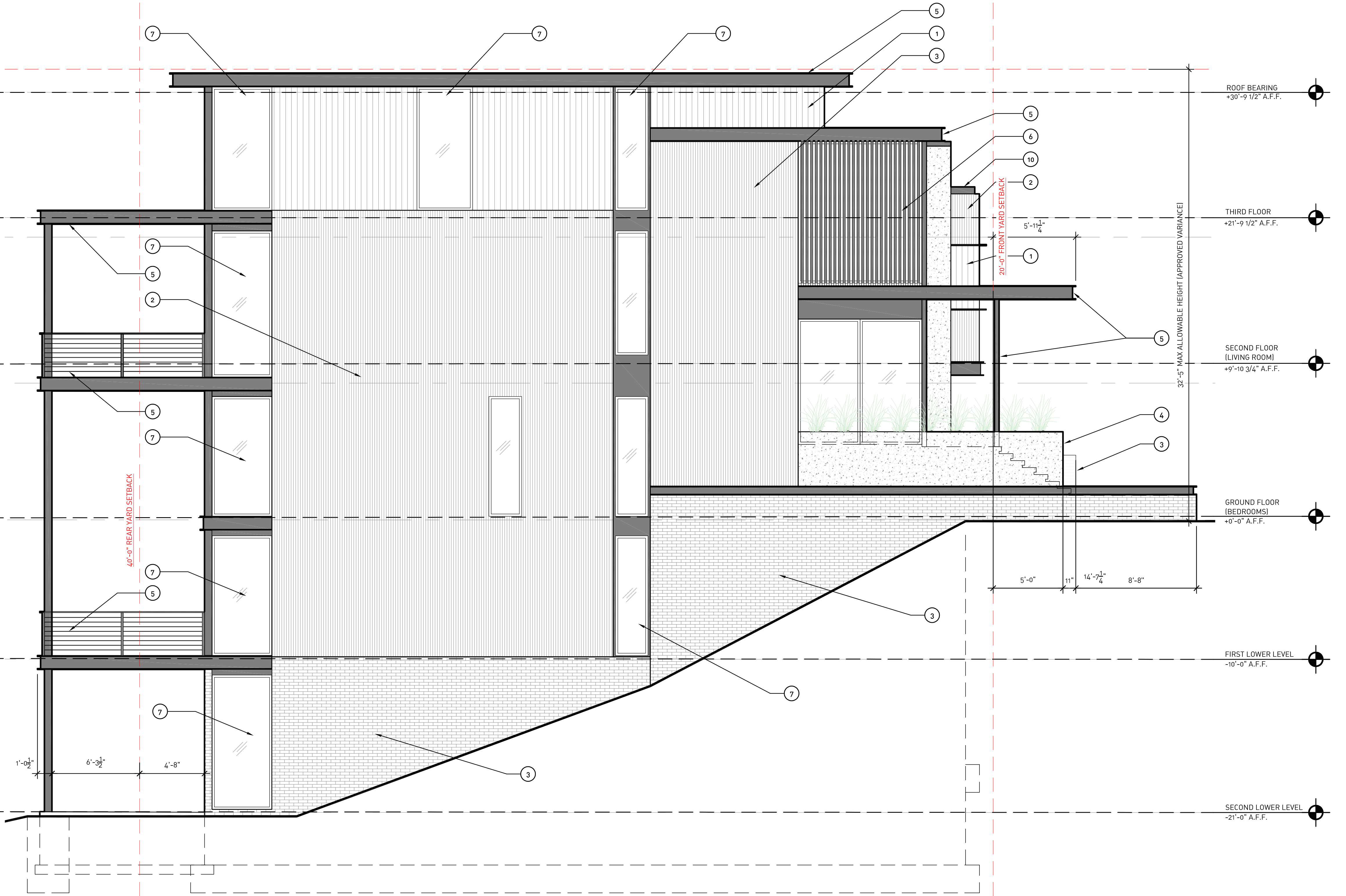
FRAZIER DRIVE SOUTH & NORTH
19338 FRAZIER DRIVE
ROCKY RIVER, OH 44116

ELEVATIONS

a3.1



1
a3.2
EAST ELEVATION
SCALE: 1/4" = 1'-0"

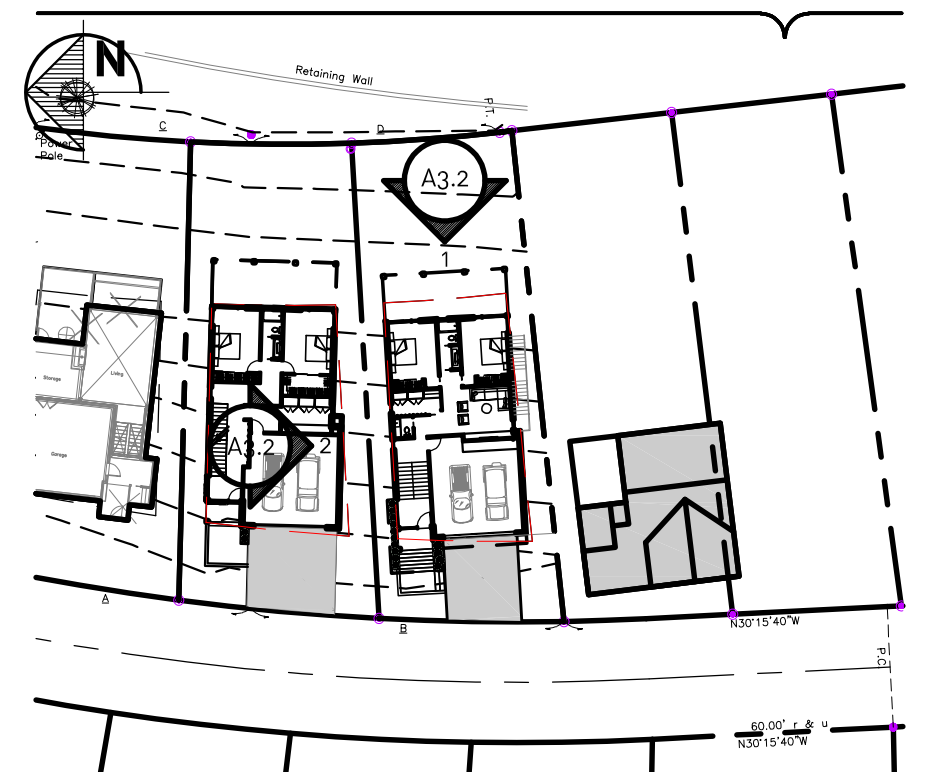


2
a3.2
NORTH ELEVATION
SCALE: 1/4" = 1'-0"

EXTERIOR FINISH LEGEND

- METAL SIDING**
VESTA PLANK STEEL SIDING BY "QUALITY EDGE" HUNG VERTICALLY
(COLOR: COAL BLACK)
[HTTPS://QUALITYEDGE.COM/STEEL-SIDING/VESTA](https://qualityedge.com/steel-siding/vesta)
- COMPOSITE SIDING**
BELGIAN BOARD COMPOSITE SLAT SIDING HUNG VERTICALLY
BY "NEUTECH WOOD" (COLOR: JAPANESE CEDAR)
[HTTPS://WWW.NEUTECHWOOD.COM/PRODUCT/EUROPEAN-STYLE-SIDING/](https://www.neutechwood.com/product/european-style-siding/)
- BLACK BRICK**
"GLEN-GERY" FELDHAUS 700 ANTHRACITE SMOOTH MODULAR BRICK
[HTTPS://WWW.GLENGERY.COM/BRICK-CATALOG/700-ANTHRACITE-SMOOTH-THIN-BRICK](https://www.glengery.com/brick-catalog/700-anthracite-smooth-thin-brick)
- CEMENT PANEL**
"2-STONE" INDUSTRIAL VENEER 48" x 36" STANDARD GREY
LIGHTWEIGHT FIBRE REINFORCED CONCRETE PANEL
[HTTPS://2STONE.CA/INDUSTRIAL/](https://2stone.ca/industrial/)
- POWDER COATED STRUCTURAL STEEL**
DARK BRONZE PAINTED GALVANIZED CHANNEL
STEEL FASCIA, FINISH WELDING & CONNECTION
LOCATIONS AS RED'D.
- LONGBOARD PLANK WALL SYSTEM**
65MM x 25MM "KNOTWOOD SCREEN SLAT WALL"
(COLOR: MIDNIGHT BLACK)
[HTTPS://KNOTWOOD.COM/SCREENS](https://knotwood.com/screens)
- "KOLBE" VISTALUXE ALUMINUM WINDOW**
W/ LOW-E 270 INSULATED DOUBLE PANE GLASS.
EXTERIOR COLOR: ONYX
INTERIOR COLOR: ONYX
[HTTPS://WWW.KOLBEWINDOWS.COM/PRODUCT-LINES/VISTALUXE-COLLECTION-AL-LINE](https://www.kolbewindows.com/product-lines/vistaluxe-collection-al-line)
- FLOATING CONCRETE STEPS**
4" THICK FLOATING CONCRETE STEPS W/ RECESSED RISER.
PROVIDE REINFORCING PER STRUCTURAL DRAWINGS
- "CLOPAY" MODERN STEEL GARAGE DOOR**
8'-0" HIGH X 18'-0" WIDE FLUSH PANEL GARAGE DOOR INSULATED
STEEL GARAGE DOOR (COLOR: ULTRA-GRAIN CYPRESS MEDIUM)
[HTTPS://WWW.CLOPAYDOOR.COM/MODERN-STEEL-COLLECTION#](https://www.clopaydoor.com/modern-steel-collection#)
- BLACK STEEL PLANTER BOX**

PLAN KEY

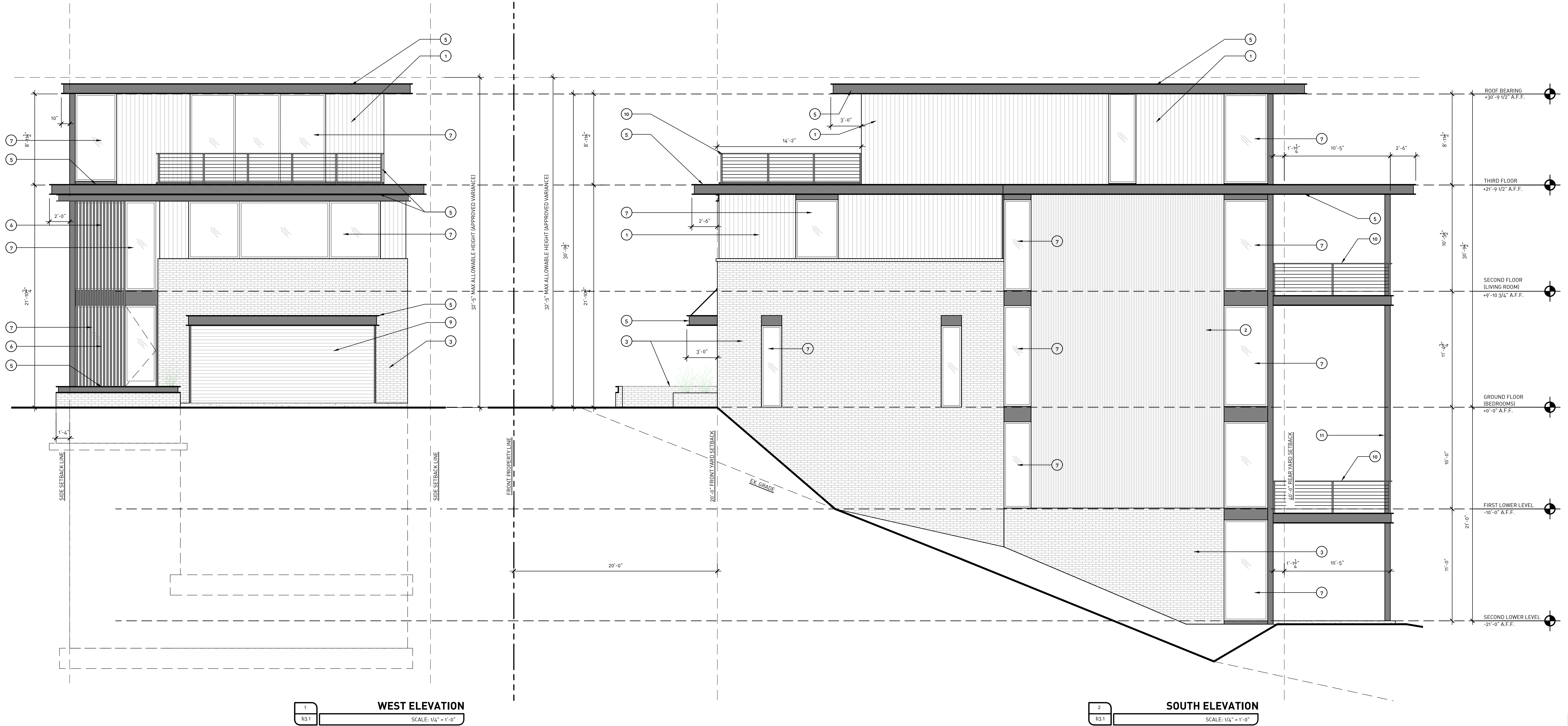


MODERN SMART HOMES
ARB SUBMITTAL
02.16.2023

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

ELEVATIONS

a3.2



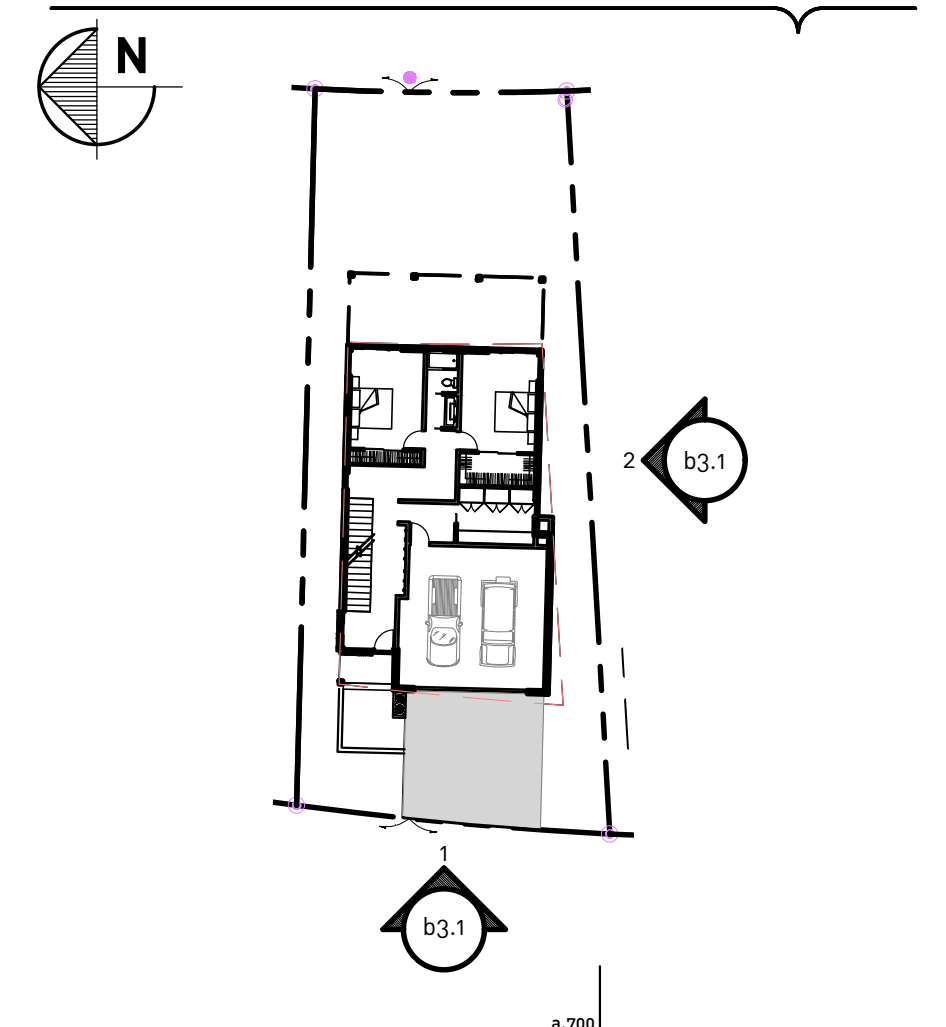
1 WEST ELEVATION
b3.1 SCALE: 1/4" = 1'-0"

2 SOUTH ELEVATION
b3.1 SCALE: 1/4" = 1'-0"

EXTERIOR FINISH LEGEND

- 1 METAL SIDING
VESTA PLANK STEEL SIDING BY "QUALITY EDGE" HUNG VERTICALLY
[COLOR: COAL BLACK]
[HTTPS://QUALITYEDGE.COM/STEEL-SIDING/VESTA](https://qualityedge.com/steel-siding/vesta)
- 2 COMPOSITE SIDING
BELGIAN BOARD COMPOSITE SLAT SIDING HUNG VERTICALLY
BY "NEWTech WOOD" [COLOR: JAPANESE CEDAR]
[HTTPS://WWW.NEWTechWOOD.COM/PRODUCT/EUROPEAN-STYLE-SIDING/](https://www.newtechwood.com/product/european-style-siding/)
- 3 WHITE BRICK
"GLEN-GERY" ASPEN WHITE SMOOTH MODULAR BRICK.
[HTTPS://WWW.GLENGERY.COM/BRICK-CATALOG/ASPEN-WHITE-S804](https://www.glengery.com/brick-catalog/aspens-white-S804)
- 4 CEMENT PANEL
"2-STONE" INDUSTRIAL VENEER 48" x 36" STANDARD GREY
LIGHTWEIGHT FIBRE REINFORCED CONCRETE PANEL
[HTTPS://2STONE.CA/INDUSTRIAL/](https://2stone.ca/industrial/)
- 5 POWDER COATED STRUCTURAL STEEL
DARK BRONZE PAINTED GALVANIZED CHANNEL
STEEL FASCIA FINISH WELDING & CONNECTION
LOCATIONS AS REQ'D.
- 6 LONGBOARD PLANK WALL SYSTEM
65MM x 25MM "KNOTWOOD SCREEN SLAT WALL"
[COLOR: MIDNIGHT BLACK]
[HTTPS://KNOTWOOD.COM/SCREENS](https://knotwood.com/screens)
- 7 "KOLBE" VISTALUXE ALUMINUM WINDOW
W/ LOW-E 270 INSULATED DOUBLE PANE GLASS.
EXTERIOR COLOR: ONYX
[HTTPS://WWW.KOLBEWINDOWS.COM/PRODUCT-LINES/VISTALUXE-COLLECTION-AL-LINE](https://www.kolbewindows.com/product-lines/vistaluxe-collection-al-line)
- 8 FLOATING CONCRETE STEPS
4" THICK FLOATING CONCRETE STEPS W/ RECESSED RISER.
PROVIDE REINFORCING PER STRUCTURAL DRAWINGS
- 9 "CLOPAY" MODERN STEEL GARAGE DOOR
8'-0" HIGH X 18'-0" WIDE FLUSH PANEL GARAGE DOOR INSULATED
STEEL GARAGE DOOR [COLOR: ULTRA-GRAIN CYPRESS-MEDIUM]
[HTTPS://WWW.CLOPAYDOOR.COM/MODERN-STEEL-COLLECTION#](https://www.clopaydoor.com/modern-steel-collection#)
- 10 CABLE STEEL RAINLING
POWDER COATED BLACK FINISH
- 11 POWDER COATED STRUCTURAL STEEL
DARK BRONZE PAINTED GALVANIZED
STRUCTURAL STEEL. SEE STRUCTURAL
DRAWINGS FOR MORE INFORMATION

PLAN KEY

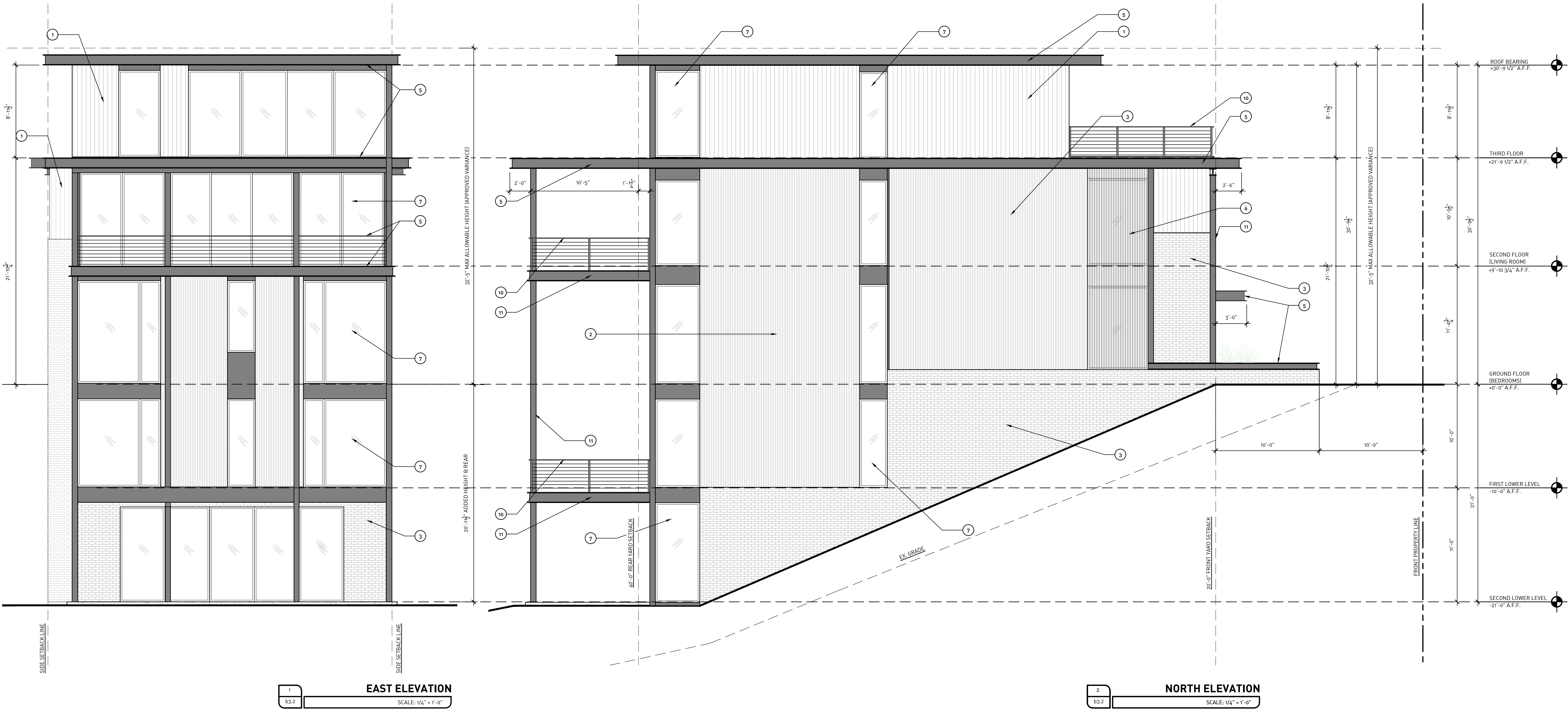


MODERN SMART HOMES
ARB SUBMITTAL
02.16.2023

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

ELEVATIONS

b3.1



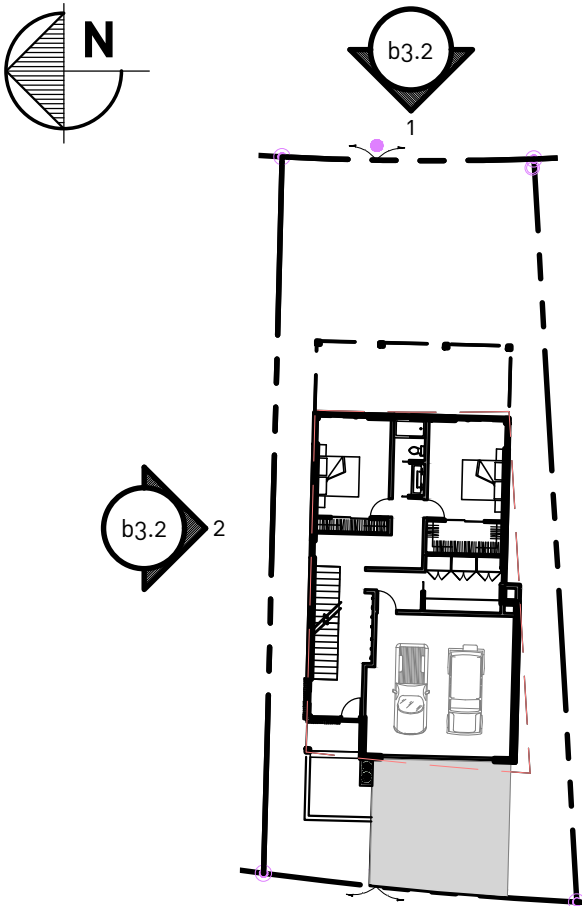
1 EAST ELEVATION
b3.2 SCALE: 1/4" = 1'-0"

2 NORTH ELEVATION
b3.2 SCALE: 1/4" = 1'-0"

EXTERIOR FINISH LEGEND

- METAL SIDING
VESTA PLANK STEEL SIDING BY "QUALITY EDGE" HUNG VERTICALLY
(COLOR: COAL BLACK)
[HTTPS://QUALITYEDGE.COM/STEEL-SIDING/VESTA](https://qualityedge.com/steel-siding/vesta)
- COMPOSITE SIDING
BELGIAN BOARD COMPOSITE SLAT SIDING HUNG VERTICALLY
BY "NEWTech WOOD" (COLOR: JAPANESE CEDAR)
[HTTPS://WWW.NEWTechWOOD.COM/PRODUCT/EUROPEAN-STYLE-SIDING/](https://www.newtechwood.com/product/european-style-siding/)
- WHITE BRICK
"GLEN-GERY" ASPEN WHITE SMOOTH MODULAR BRICK.
[HTTPS://WWW.GLENGERY.COM/BRICK-CATALOG/ASPEN-WHITE-S804](https://www.glengery.com/brick-catalog/aspens-white-S804)
- CEMENT PANEL
"2-STONE" INDUSTRIAL VENEER 48" x 36" STANDARD GREY
LIGHTWEIGHT FIBRE REINFORCED CONCRETE PANEL
[HTTPS://2STONE.CA/INDUSTRIAL/](https://2stone.ca/industrial/)
- POWDER COATED STRUCTURAL STEEL
DARK BRONZE PAINTED GALVANIZED CHANNEL
STEEL FASCIA (FINISH WELDING & CONNECTION
LOCATIONS AS REQ'D.)
- LONGBOARD PLANK WALL SYSTEM
65MM x 25MM "KNOTWOOD" SCREEN SLAT WALL.
(COLOR: MIDNIGHT BLACK)
[HTTPS://KNOTWOOD.COM/SCREENS](https://knotwood.com/screens)
- "KOLBE" VISTALUXE ALUMINUM WINDOW
W/ LOW-E 270 INSULATED DOUBLE PANE GLASS.
EXTERIOR COLOR: ONYX
[HTTPS://WWW.KOLBEWINDOWS.COM/PRODUCT-LINES/VISTALUXE-COLLECTION-AL-LINE](https://www.kolbewindows.com/product-lines/vistaluxe-collection-al-line)
- FLOATING CONCRETE STEPS
4" THICK FLOATING CONCRETE STEPS W/ RECESSED RISER.
PROVIDE REINFORCING PER STRUCTURAL DRAWINGS
- "CLOPAY" MODERN STEEL GARAGE DOOR
8'-0" HIGH X 18'-0" WIDE FLUSH PANEL GARAGE DOOR INSULATED
STEEL GARAGE DOOR (COLOR: ULTRA-GRAIN CYPRESS MEDIUM)
[HTTPS://WWW.CLOPAYDOOR.COM/MODERN-STEEL-COLLECTION#](https://www.clopaydoor.com/modern-steel-collection#)
- CABLE STEEL RAINLING
POWDER COATED BLACK FINISH
- POWDER COATED STRUCTURAL STEEL
DARK BRONZE PAINTED GALVANIZED
STRUCTURAL STEEL. SEE STRUCTURAL
DRAWINGS FOR MORE INFORMATION

PLAN KEY



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

ELEVATIONS

b3.2

100%

100%

100%

100%

100%



EXTERIOR FINISH LEGEND

- 1 COMPOSITE SIDING
BELGIAN BOARD COMPOSITE SLAT SIDING HUNG VERTICALLY
BY "NEUTECH WOOD" (COLOR: CANADIAN MAPLE)
[HTTPS://WWW.NEUTECHWOOD.COM/PRODUCT/EUROPEAN-STYLE-SIDING/](https://www.newtechwood.com/product/european-style-siding/)
- 2 BLACK BRICK
"GLEN-GERY" FELDHAUS 700 ANTHRACITE SMOOTH MODULAR BRICK.
[HTTPS://WWW.GLENGERY.COM/BRICK-CATALOG/700-ANTHRACITE-SMOOTH-THIN-BRICK](https://www.glengeriy.com/brick-catalog/700-anthracite-smooth-thin-brick)
- 3 CEMENT PANEL
"Z-STONE" INDUSTRIAL VENER 48" x 36" STANDARD GREY
LIGHTWEIGHT FIBRE REINFORCED CONCRETE PANEL
[HTTPS://ZSTONE.CA/INDUSTRIAL/](https://zstone.ca/industrial/)
- 4 POWDER COATED STRUCTURAL STEEL
DARK BRONZE PAINTED GALVANIZED CHANNEL
STEEL FASCIA. FINISH WELDING & CONNECTION
LOCATIONS AS REQ'D.
- 5 PLANK WALL SYSTEM
65MM x 25MM "KNOTWOOD" SCREEN SLAT WALL
(COLOR: MIDNIGHT BLACK)
[HTTPS://KNOTWOOD.COM/SCREENS](https://knotwood.com/screens)
- 6 "KOLBE" VISTALUXE ALUMINUM WINDOW
W/ LOW-E 270 INSULATED DOUBLE PANE GLASS.
EXTERIOR COLOR: ONYX
INTERIOR COLOR: ONYX
[HTTPS://WWW.KOLBEWINDOWS.COM/PRODUCT-LINES/VISTALUXE-COLLECTION-AL-LINE](https://www.kolbewindows.com/product-lines/vistaluxe-collection-al-line)
- 7 FLOATING CONCRETE STEPS
4" THICK FLOATING CONCRETE STEPS W/ RECESSED RISER.
PROVIDE REINFORCING PER STRUCTURAL DRAWINGS
- 8 "CLOPAY" MODERN STEEL GARAGE DOOR
8'-0" HIGH X 16'-0" WIDE FLUSH PANEL GARAGE DOOR INSULATED
STEEL GARAGE DOOR (COLOR: ULTRA-GRAIN CYPRESS MEDIUM)
[HTTPS://WWW.CLOPAYDOOR.COM/MODERN-STEEL-COLLECTION#](https://www.clopaydoor.com/modern-steel-collection#)
- 9 BLACK STEEL PLANTER BOX



MODERN SMART HOMES
ARB SUBMITTAL
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FRAZIER DRIVE SOUTH & NORTH
19338 FRAZIER DRIVE
ROCKY RIVER , OH 44116

EXTERIOR MATERIALS

a3.3

0.100

0.200

0.300

0.400

0.500

0.600

0.700

EXTERIOR FINISH LEGEND

- 1

METAL SIDING
VESTA PLANK STEEL SIDING BY "QUALITY EDGE" HUNG VERTICALLY
(COLOR: COAL BLACK)
HTTPS://QUALITYEDGE.COM/STEEL-SIDING/VESTA
- 2

WHITE BRICK
"GLEN-GERY" ASPEN WHITE SMOOTH MODULAR BRICK
HTTPS://WWW.GLENGERY.COM/BRICK-CATALOG/ASPEN-WHITE-S804
- 3

CEMENT PANEL
"2-STONE" INDUSTRIAL VENEER 48" x 36" STANDARD GREY
LIGHTWEIGHT FIBRE REINFORCED CONCRETE PANEL
HTTPS://2STONE.CA/INDUSTRIAL/
- 4

POWDER COATED STRUCTURAL STEEL
DARK BRONZE PAINTED GALVANIZED CHANNEL
STEEL FASCIA, FINISH WELDING & CONNECTION
LOCATIONS AS REQ'D.
- 5

PLANK WALL SYSTEM
65MM x 25MM "KNOTWOOD" SCREEN SLAT WALL
(COLOR: MIDNIGHT BLACK)
HTTPS://KNOTWOOD.COM/SCREENS
- 6

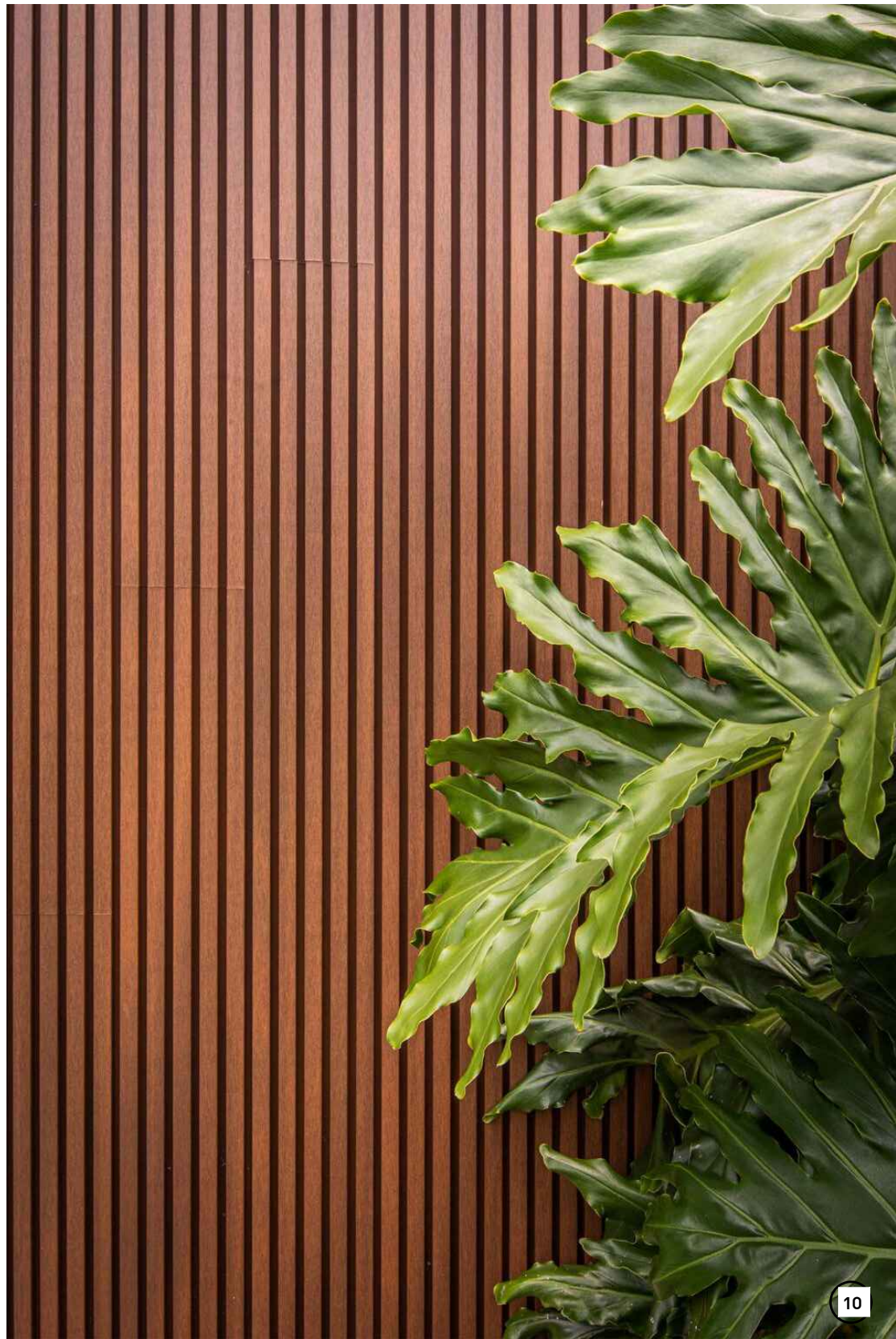
"KOLBE" VISTALUXE ALUMINUM WINDOW
W/ LOW-E 270 INSULATED DOUBLE PANE GLASS.
EXTERIOR COLOR: ONYX
INTERIOR COLOR: ONYX
HTTPS://WWW.KOLBEWINDOWS.COM/PRODUCT-LINES/VISTALUXE-COLLECTION-AL-LINE
- 7

FLOATING CONCRETE STEPS
4" THICK FLOATING CONCRETE STEPS W/ RECESSED RISER.
PROVIDE REINFORCING PER STRUCTURAL DRAWINGS
- 8

"CLOPAY" MODERN STEEL GARAGE DOOR
8'-0" HIGH X 16'-0" WIDE FLUSH PANEL GARAGE DOOR INSULATED
STEEL GARAGE DOOR (COLOR: ULTRA-GRAIN CYPRESS MEDIUM)
HTTPS://WWW.CLOPAYDOOR.COM/MODERN-STEEL-COLLECTION#
- 9

CABLE STEEL RAINLINING
POWDER COATED BLACK FINISH
- 10

COMPOSITE SIDING
BELGIAN BOARD COMPOSITE SLAT SIDING HUNG VERTICALLY
BY "NEWTech WOOD" (COLOR: CANADIAN MAPLE)
HTTPS://WWW.NEWTechWOOD.COM/PRODUCT/EUROPEAN-STYLE-SIDING/



MODERN SMART HOMES
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FRAZIER DRIVE SOUTH & NORTH
19338 FRAZIER DRIVE
ROCKY RIVER , OH 44116

EXTERIOR MATERIALS

a3.4



MODERN SMART HOMES
ARB SUBMITTAL
02.16.2023

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

EXTERIOR
RENDERING

a3.5



MODERN SMART HOMES
ARB SUBMITTAL
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FRAZIER DRIVE SOUTH & NORTH
19338 FRAZIER DRIVE
ROCKY RIVER, OH 44116

EXTERIOR
RENDERING

a3.6



MODERN SMART HOMES
ARB SUBMITTAL
02.16.2023

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

EXTERIOR
RENDERING

a3.7



MODERN SMART HOMES
ARB SUBMITTAL
02.16.2023

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

EXTERIOR
RENDERING

a3.8



MODERN SMART HOMES
ARB SUBMITTAL
02.16.2023

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

EXTERIOR
RENDERING

a3.9



MODERN SMART HOMES
ARB SUBMITTAL
02.16.2023

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

EXTERIOR
RENDERING

a3.10

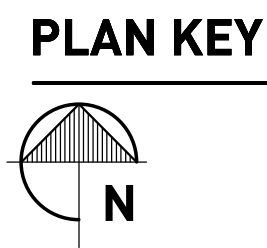


MODERN SMART HOMES
ARB SUBMITTAL
02.16.2023

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

EXTERIOR
RENDERING

a3.11



N

1 HOUSE SECTION
a5.1 SCALE: 3/8" = 1'-0"

5.1