

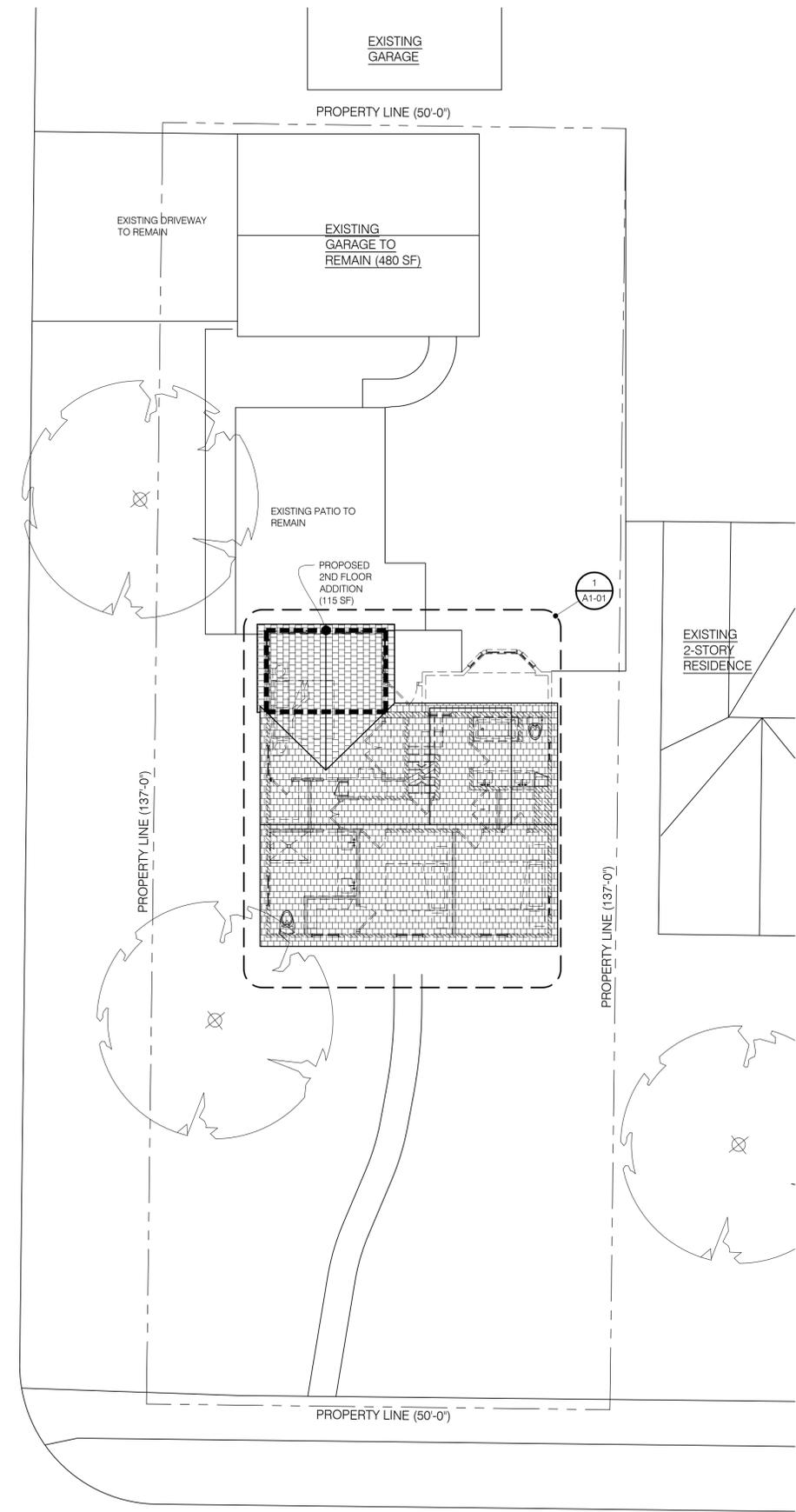


**SITE DATA**  
 LAND USE: 5100 - R-1FAMILY  
 PARCEL #: 301-29-085  
 ZONING DISTRICT: 1F-4 - RESIDENCE DETACHED-R4  
 LAND AREA: 6,850 SF  
 AREA OF GARAGE: 480 SF

EXISTING FIRST FLOOR BUILDING AREA: 835 SF  
 EXISTING FIRST FLOOR LOT COVERAGE AREA INCLUDING GARAGE: 1,315 SF  
 EXISTING SECOND FLOOR AREA: 744 SF  
 SECOND FLOOR ADDITION AREA: 115 SF  
 TOTAL SECOND FLOOR BUILDING AREA: 859 SF

EXISTING LOT COVERAGE TO REMAIN: 12.18%

**PROJECT SUMMARY**  
 NEW PRIMARY BEDROOM ADDITION ABOVE EXISTING FIRST FLOOR BACK SUNROOM. INTERIOR ALTERATION TO EXISTING SECOND AND THIRD FLOORS.



1 AS-01 PROPOSED SITE PLAN  
 SCALE: 1/8" = 1'-0"



General Notes:

ISSUES:	DATE:
ABR	o 02-13-24
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Shay Residence

19525 Laurel Ave  
 Rocky River, Ohio 44116

Drawing Title:  
 SITE PLAN

Drawn by:	BEY	Date:	02-13-2024
Checked by:		Drawing Number:	
Approved:		AS-01	
Job Number:			



**GENERAL NOTES:**

- GENERAL CONTRACTOR & ALL SUBCONTRACTORS TO FIELD VERIFY ALL EXISTING CONDITIONS, EXAMINE THE ENTIRE SITE AND THE CONSTRUCTION DOCUMENTS TO ENSURE THEIR KNOWLEDGE OF ALL RELEVANT EXISTING FIELD CONDITIONS AFFECTING THE SCOPE OF WORK PRIOR TO PRICING. ANY DISCREPANCIES OR CONFLICTS BETWEEN THE ARCHITECTURAL AND ENGINEERING DOCUMENTS AND FIELD CONDITIONS SHALL BE CLARIFIED WITH THE ARCHITECT AND ENGINEER BEFORE INITIATING WORK.
- IT IS THE RESPONSIBILITY OF THE GENERAL CONTRACTOR TO OBTAIN ACCURATE FIELD MEASUREMENTS AND VERIFY ALL DIMENSIONS AND TO PROVIDE SHOP DRAWINGS TO ENSURE AN ACCURATE FIT. NO CLAIM FOR EXTRA COMPENSATION WILL BE ALLOWED BASED ON FAILURE TO IDENTIFY EXISTING FIELD CONDITIONS.
- GENERAL CONTRACTOR SHALL REPORT TO THE ARCHITECT ANY ERRORS, INCONSISTENCIES OR OMISSIONS THEY MAY DISCOVER PRIOR TO THE COMMENCING OF WORK WITH THE REQUEST FOR INFORMATION (RFI) FORM.
- DIMENSIONS TAKE PRECEDENCE OVER DRAWINGS. ALL DIMENSIONS ARE FROM FACE OF FINISH OF WALL (TYPICAL UNLESS OTHERWISE NOTED). - DO NOT SCALE.
- ALL DOOR ROUGH OPENINGS ARE TO BE LOCATED 3" FROM NEAREST WALL AT HINGE SIDE (TYPICAL UNLESS OTHERWISE NOTED).

ELEVATION KEYNOTES	
1.	NEW ARCHITECTURAL ASPHALT SHINGLES. COLOR TO BE SELECTED BY OWNER.
2.	EXISTING ROOF TO REMAIN.
3.	NEW VINYL SIDING TO MATCH EXISTING COLOR AND PROFILE.
4.	EXISTING SIDING TO REMAIN.
5.	NEW DOWNSPOUTS AND GUTTERS TO MATCH EXISTING.
6.	EXISTING GUTTER TO REMAIN



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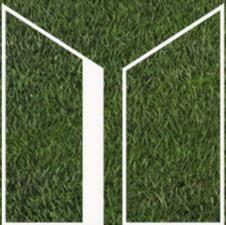
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**EXTERIOR ELEVATIONS**

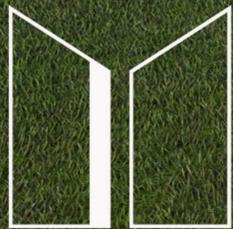
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Approved:			
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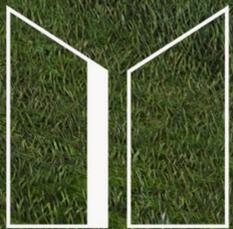
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