

Veider Replacement Garage

3041 Essex Road

Cleveland Heights, OH 44118



View along Stratford Road - New Construction



View along Stratford Road - Existing Conditions

General Notes

ALL WORK TO CONFORM WITH ALL LOCAL AND STATE BUILDING CODES.

CONTRACTOR TO COORDINATE HOURS OF CONSTRUCTION, MATERIAL AND EQUIPMENT DELIVERIES, AND DESIGNATED PARKING REQUIREMENTS WITH OWNER PRIOR TO BIDDING PROJECT.

CONTRACTOR TO REVIEW AND BECOME FAMILIAR WITH ALL EXISTING CONDITIONS ASSOCIATED WITH THE SITE PRIOR TO COMMENCING WITH CONSTRUCTION. ANY KNOWN DISCREPANCIES BETWEEN THE EXISTING CONDITIONS AND THE PROJECT DOCUMENTATION ARE TO BE BROUGHT TO THE ARCHITECTS ATTENTION PRIOR TO START OF WORK.

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View of Property Along Stratford Rd Looking Northeast



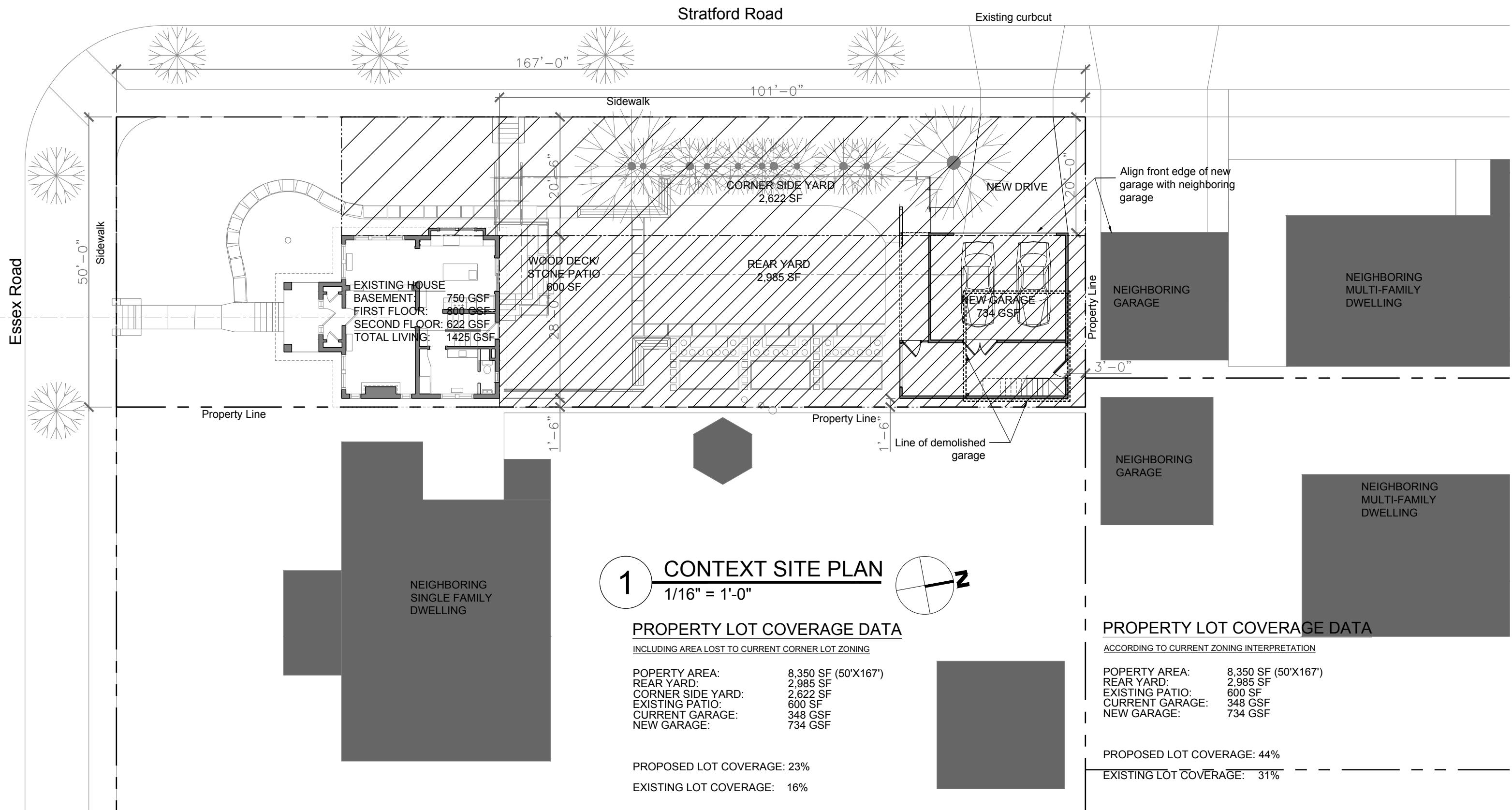
View of Garage Site Along Stratford Rd Looking Northeast



View of Backyard & Garage from House



View of Backyard & House from Garage Site



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Z-1
Site Plan
Zoning Analysis

HEIGHT VARIANCE PRECEDENTS NEARBY



2920 Coleridge Road



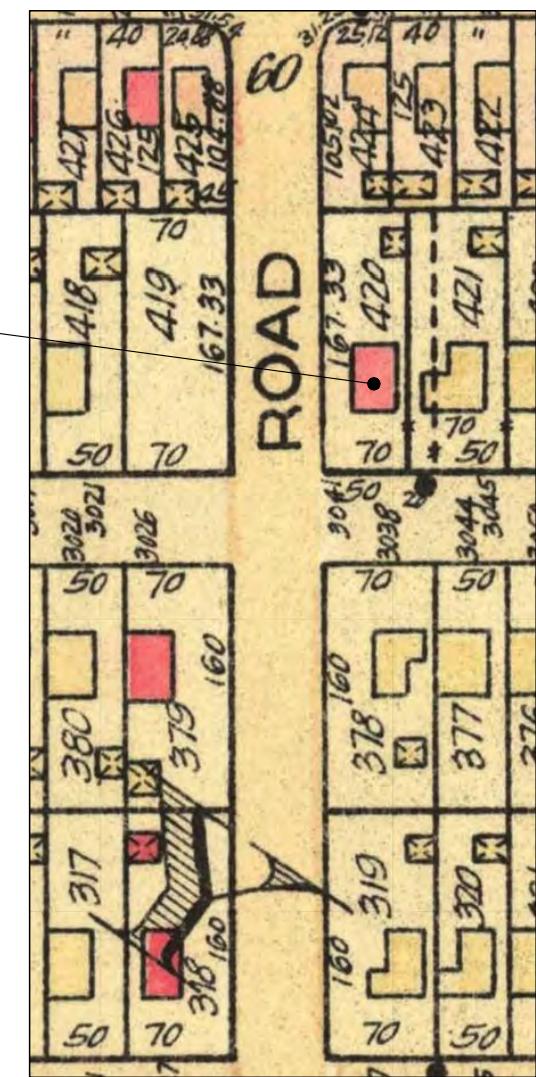
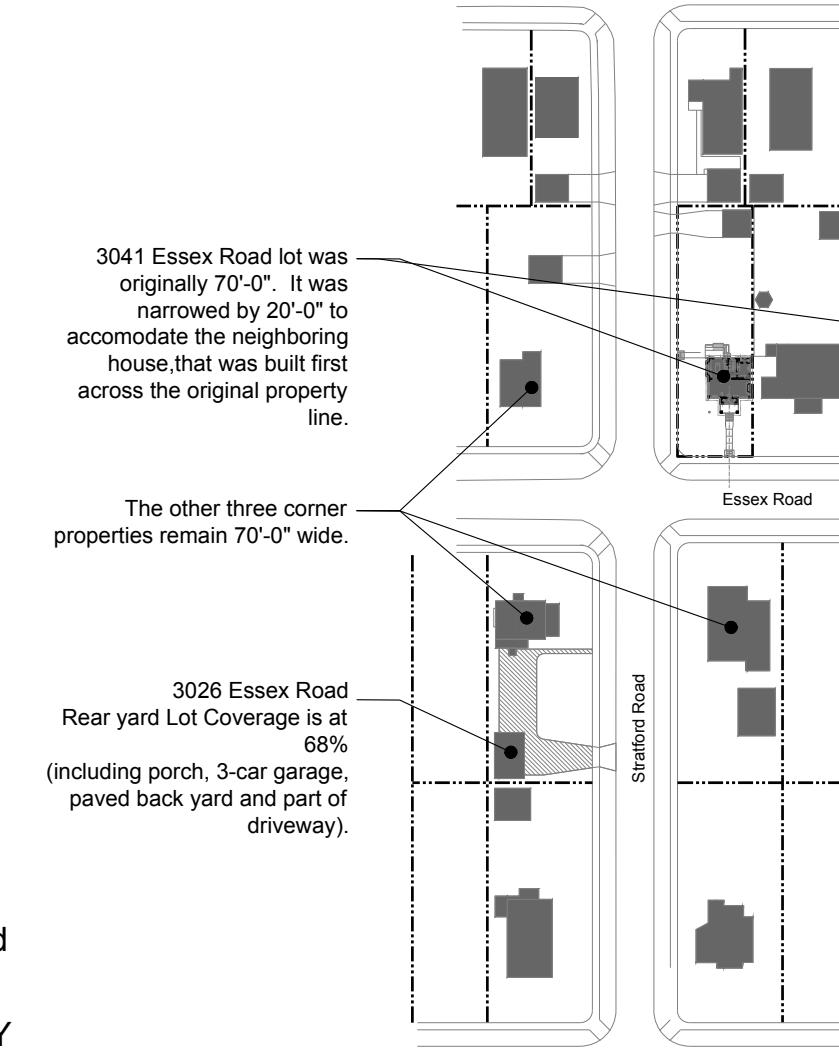
2977 Coleridge Road

LARGER GARAGE NEARBY



3026 Essex Road

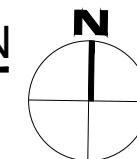
CORNER LOTS AT ESSEX & STRATFORD ROADS



1920's Sanborn Map

showing reduced 3041 Essex lot width

1 SITE PLAN
1/128" = 1'-0"



AREA LOST TO CORNER LOT ZONING

PROPERTY AREA: 8,350 SF (50'X167')
CORNER REAR YARD: 2,985 SF
CORNER SIDE YARD: 2,622 SF
EXISTING PATIO: 600 SF
CURRENT GARAGE: 348 GSF
NEW GARAGE: 734 GSF

PROPOSED LOT COVERAGE: 23%

EXISTING LOT COVERAGE: 16%

PROPERTY DATA

PROPERTY AREA: 8,350 SF (50'X167')
CORNER REAR YARD: 2,985 SF
EXISTING PATIO: 600 SF
CURRENT GARAGE: 348 GSF
NEW GARAGE: 734 GSF

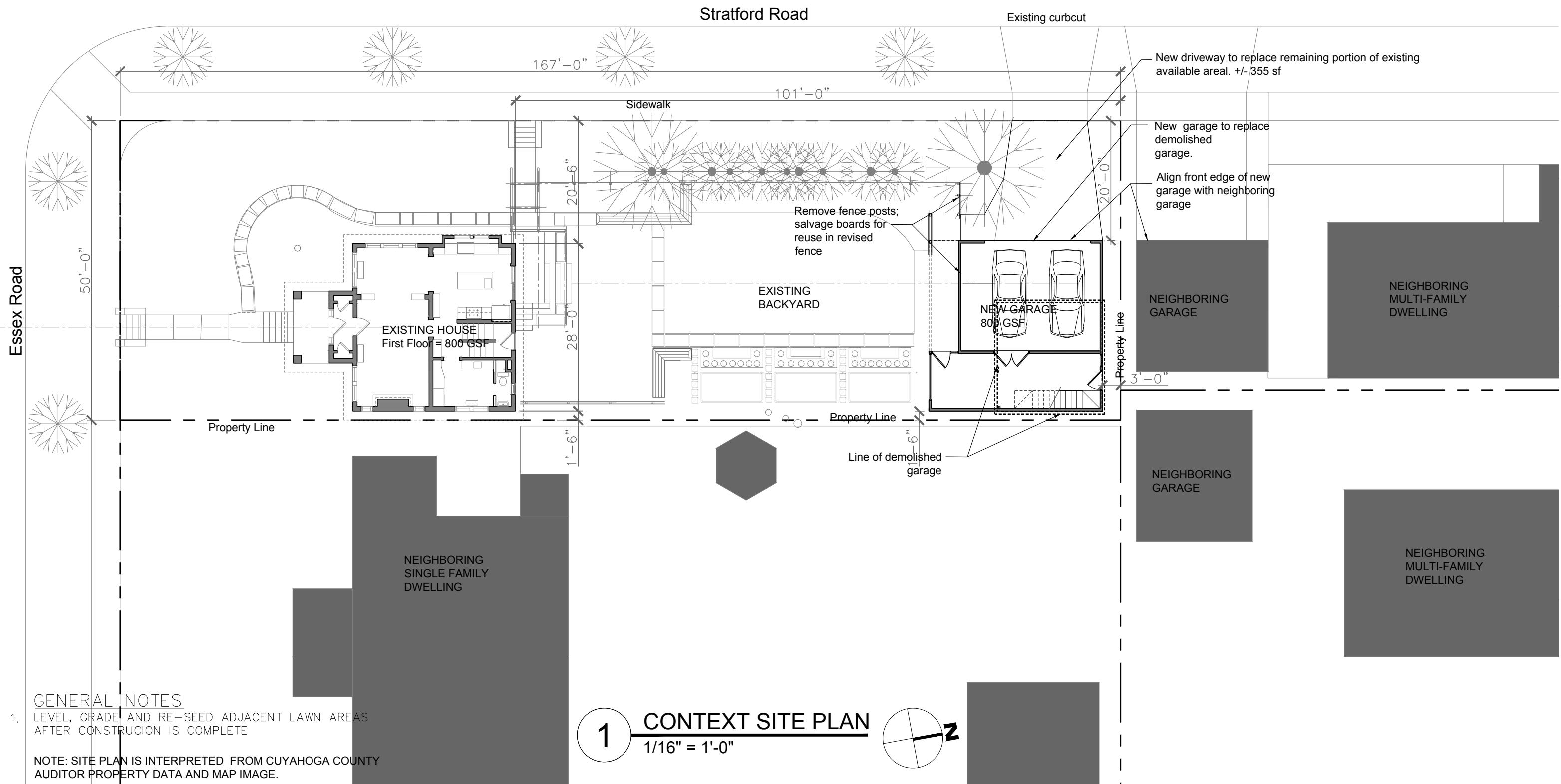
PROPOSED LOT COVERAGE: 44%

EXISTING LOT COVERAGE: 31%

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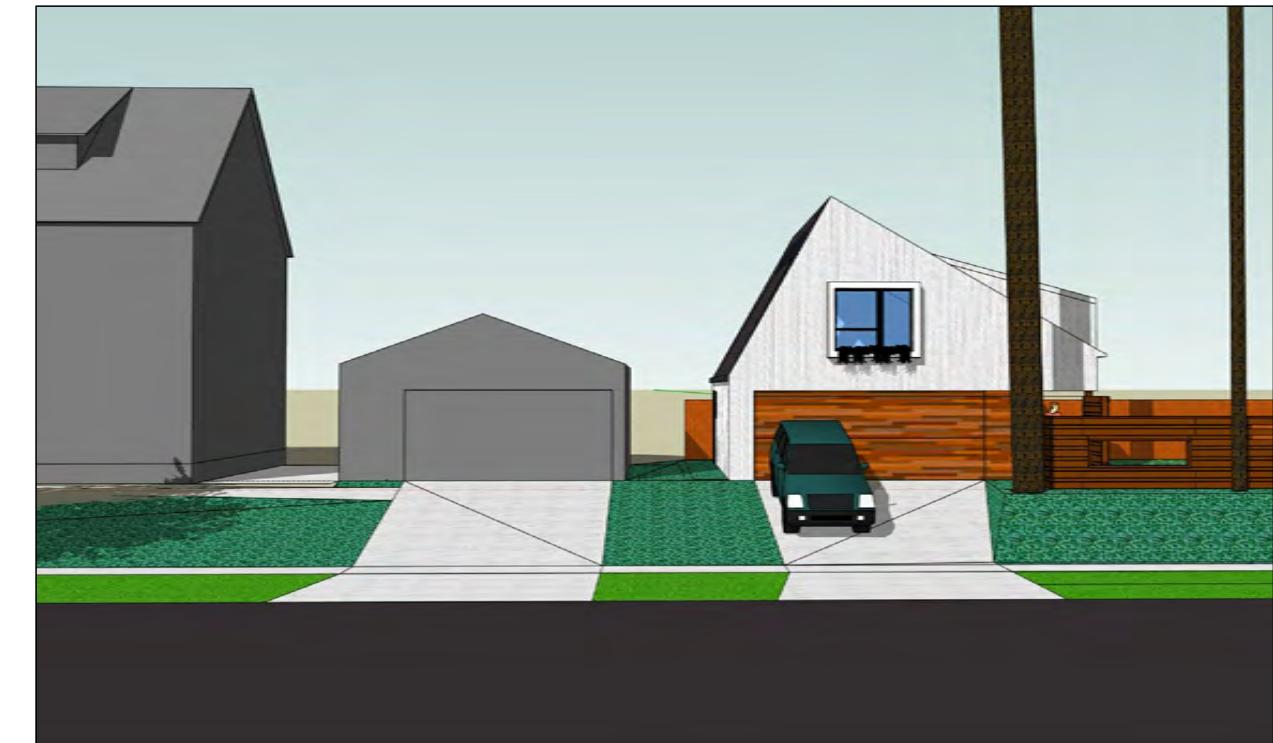
Z-2

Zoning Variance
Precedents





View of Property Along Stratford Rd Looking Northeast



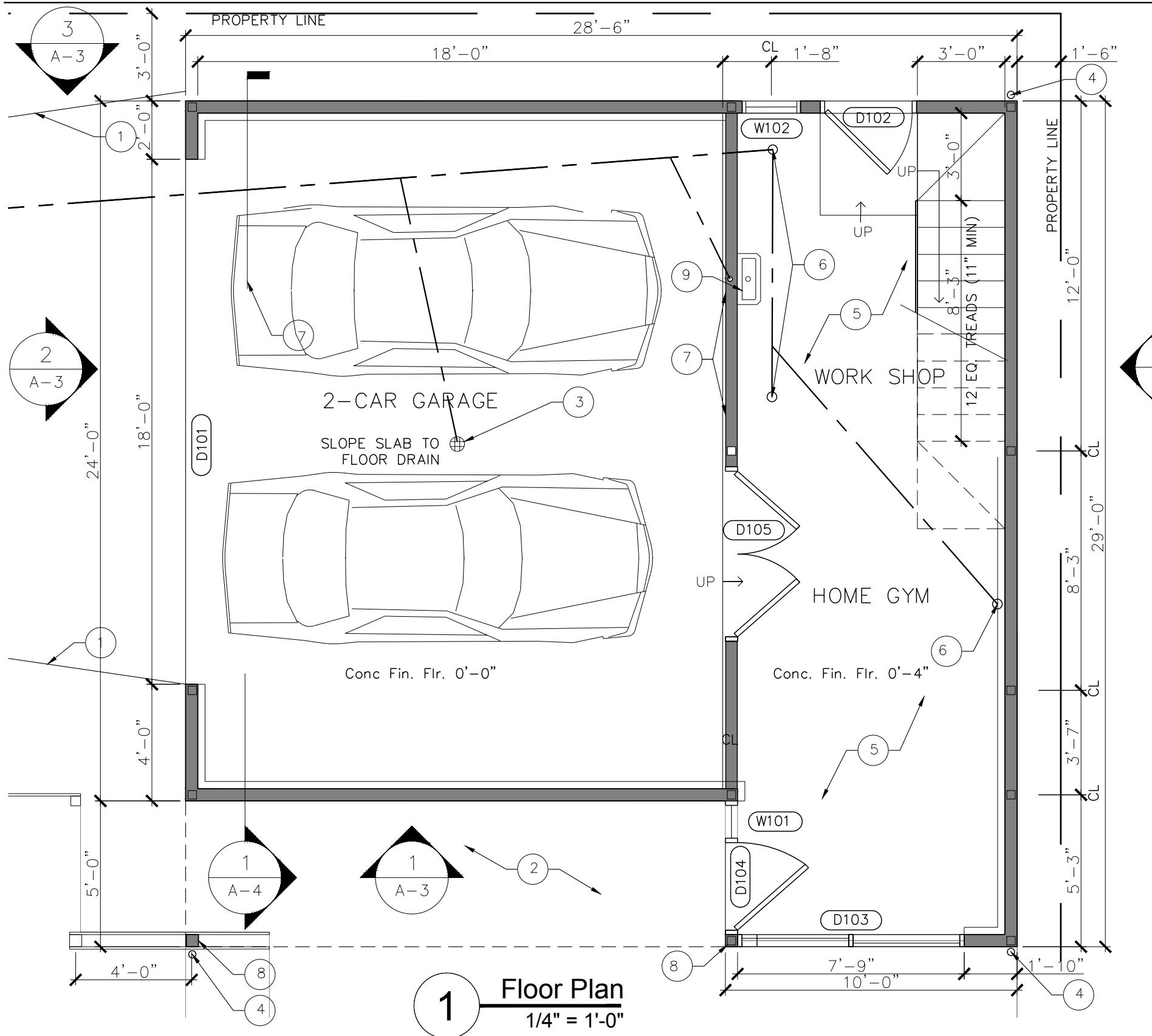
View of Garage Site Along Stratford Rd Looking East



View of Backyard & New Garage from House



View of Garage Site Along Stratford Rd Looking South East



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GROUND FLOOR PLAN KEYNOTES

- 1 NEW DRIVEWAY PERIMETER
- 2 NEW STONE WALK/ PATIO FROM SALVAGE
- 3 FLOOR DRAIN
- 4 DOWNSPOUT OR RAIN CHAIN
- 5 FUTURE ELECTRIC RADIANT FLOORING WITH FINISH GRADE PLYWOOD FLOORING
- 6 STUB UP LOCATION FOR FUTURE TOILET/ PLUMBING FIXTURE.
- 7 2x4 WD. STD. PARTIION, GYP BD., BATT INSUL. GYP BD. BOTH SIDES
- 8 6X6 WOOD POST
- 9 SINK FIXTURE, CONFIRM SPEC WITH OWNER

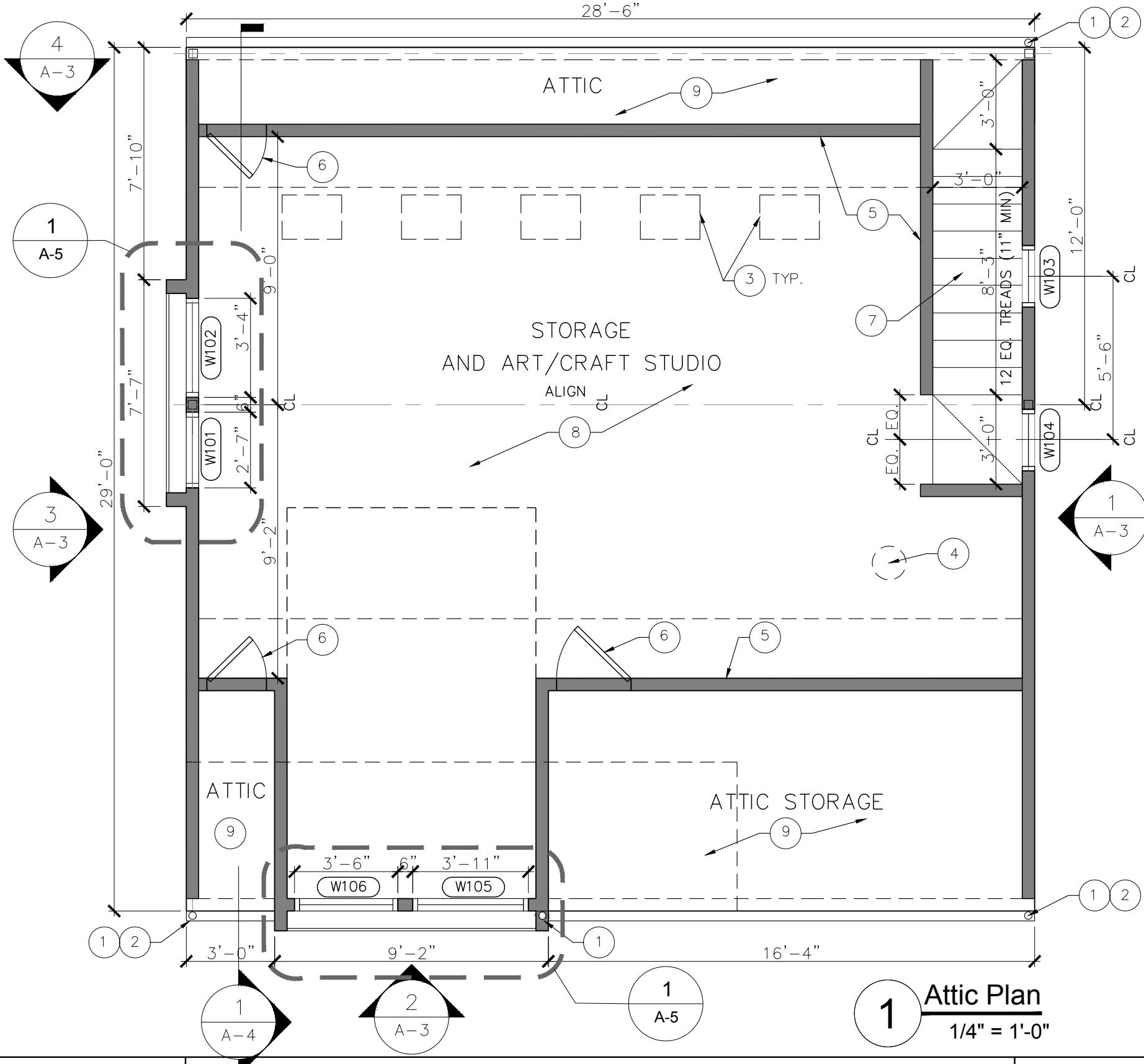
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Thomas Veider, AIA, LEED-AP

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ATTIC PLAN KEYNOTES

- 1 DOWNSPOUT, RAIN CHAIN OR LEADER
- 2 GUTTER
- 3 2'X3' SKY LIGHT ABOVE
- 4 SKYTUNNEL BETWEEN JOISTS.
- 5 2x4 WD. STD. PARTIION, GYP BD., INSUL. GYP BD. ON INTERIOR SIDE.
- 6 ACCESS DOORS TO ATTIC (2'X5' OR 2'-6"X5')
- 7 FINISH GRADE PLYWOOD CLAD STAIRS
- 8 FINISH GRADE PLYWOOD CLAD FLOOR/ DECK
- 9 STANDARD GRADE PLYWOOD CLAD FLOOR/ DECK

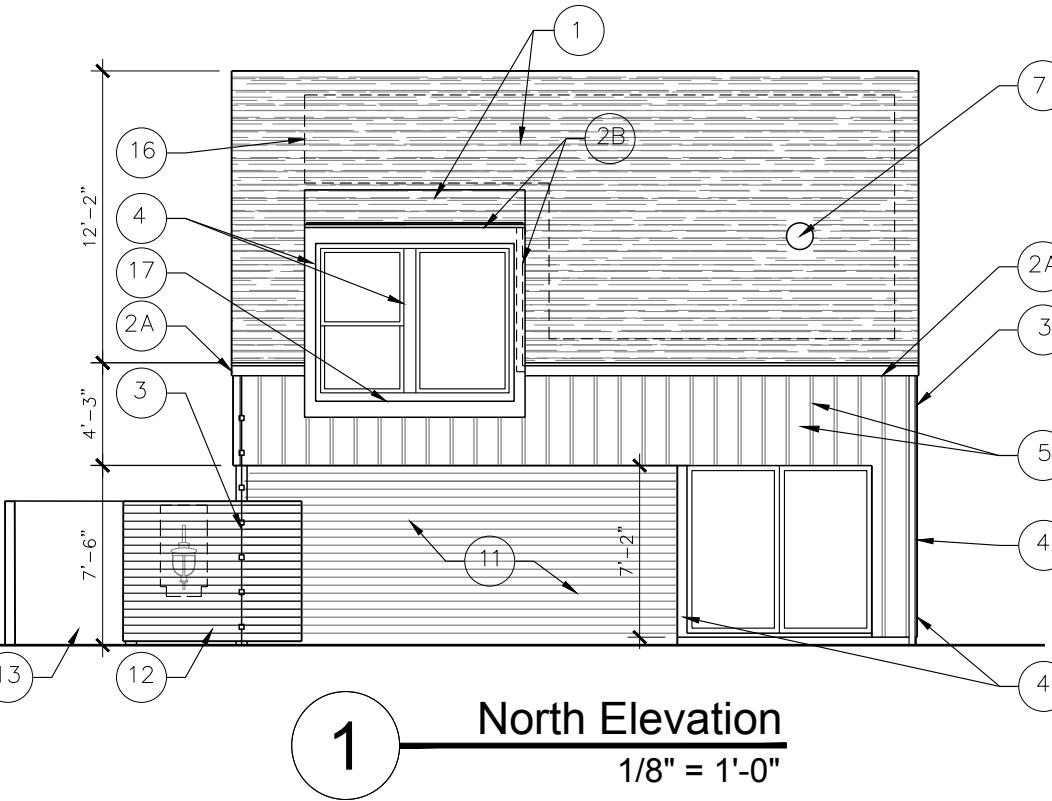
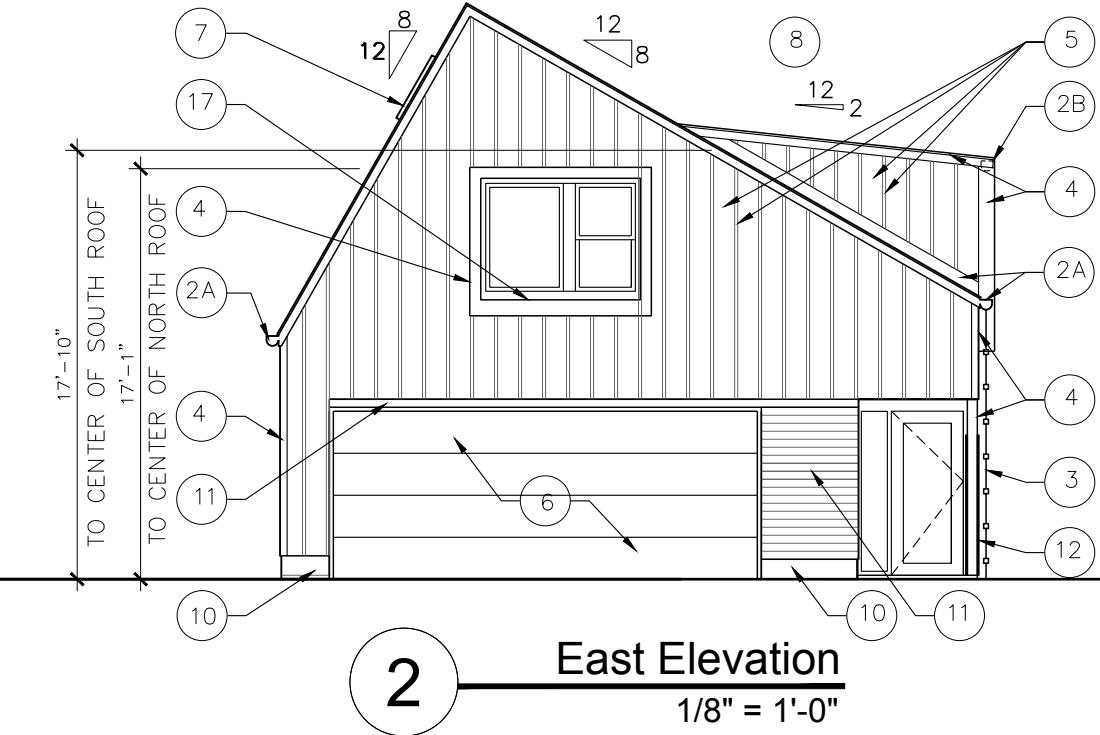
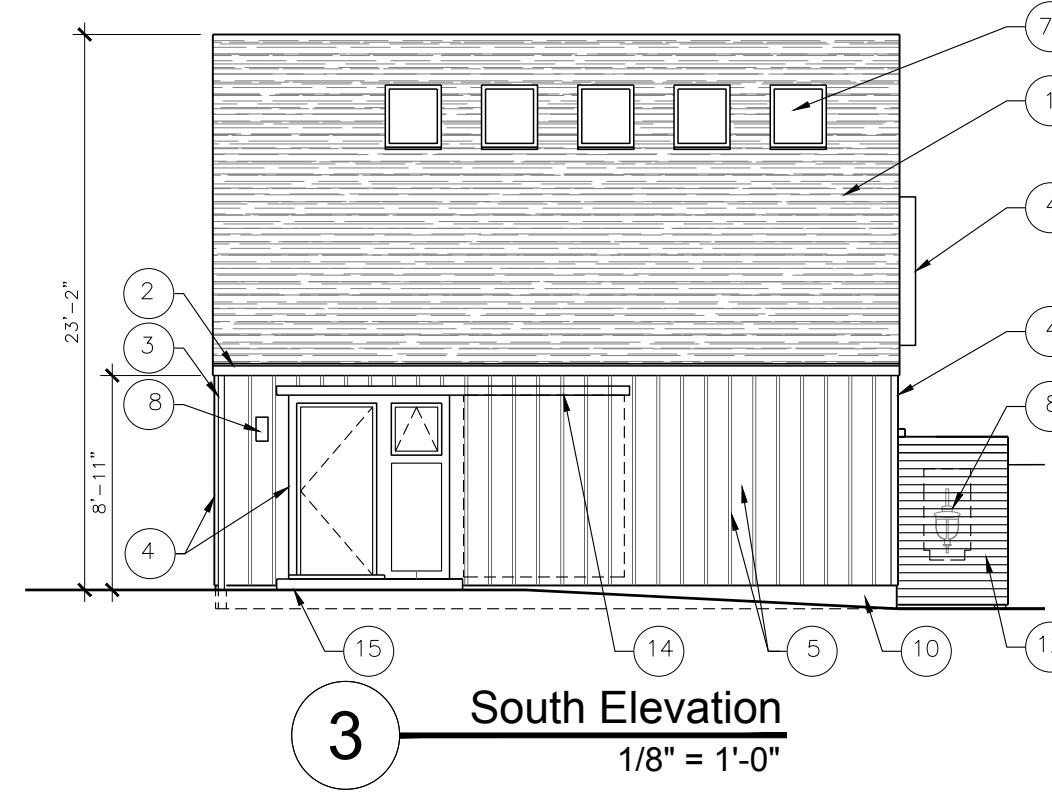
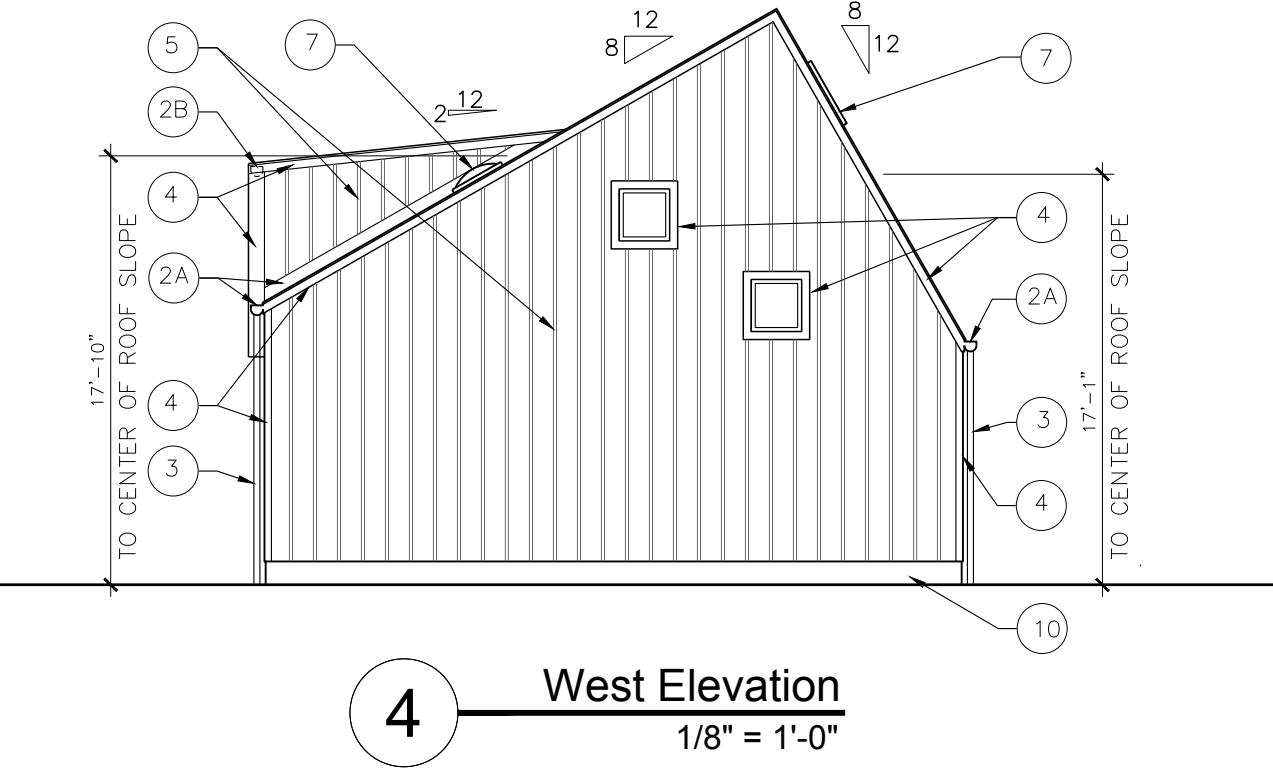
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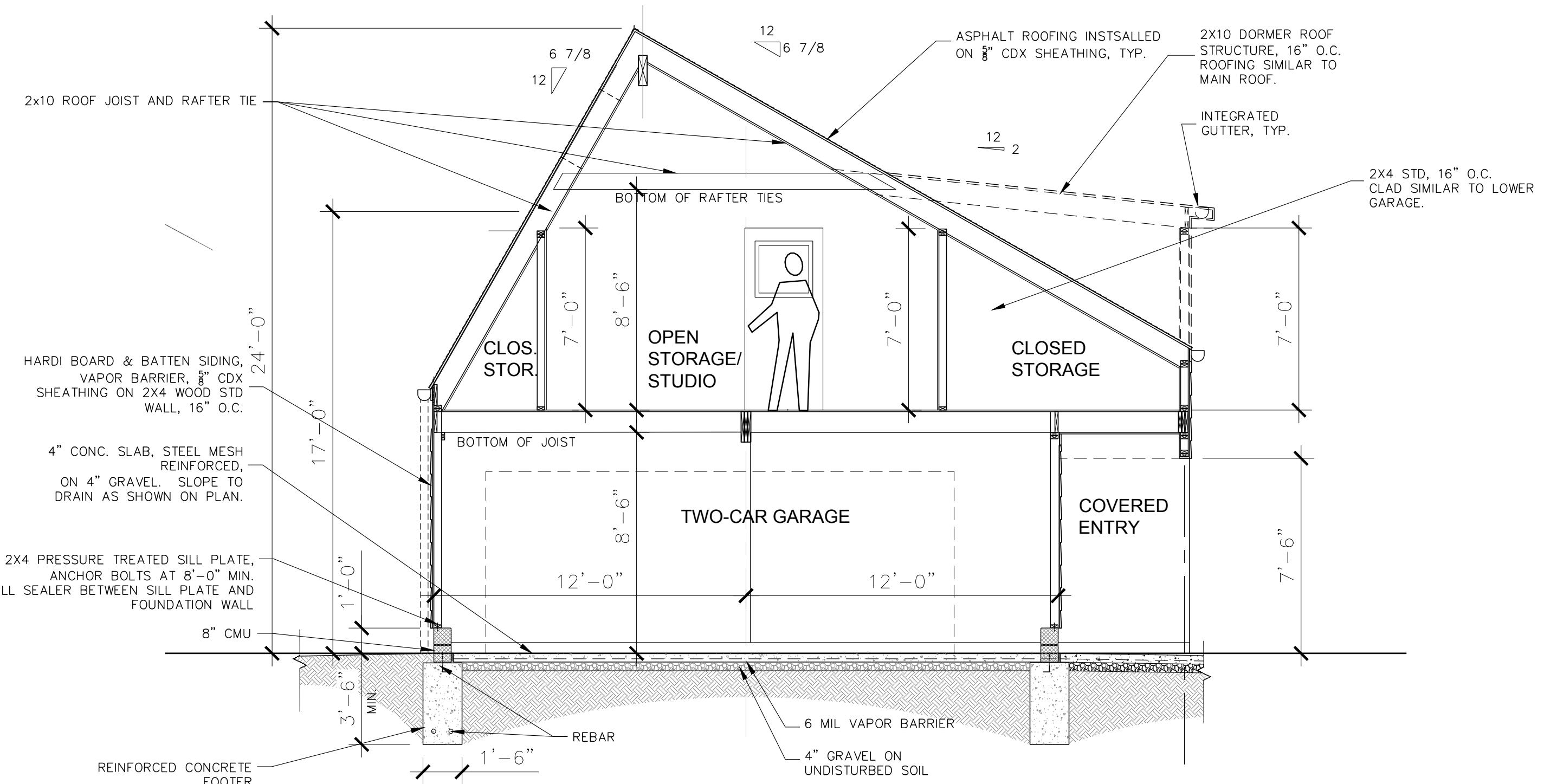
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ELEVATION KEYNOTES

- 1 ASPHALT SHINGLE ROOF
- 2A GUTTER (OR FLASHING)
- 2B INTEGRATED GUTTER AND LEADER
- 3 DOWNSPOUT/ RAIN CHAIN
- 4 4" X 5" PVC TRIM, TYPICAL UNLESS OTHERWISE NOTED. (AZEK, TRADITIONAL WHITE, BASIS OF DESIGN)
- 5 FIBER CEMENT BOARD (HARDI VERTICAL PANEL) WITH 2 1/2" BATTEN TRIM (HARDI TRIM BOARD) SPACING 12" O.C. SMOOTH LAP SIDING EXISTING HOUSE SIDING. INSTALL PER MANUFACTURER'S RECOMMENDATIONS AND DETAILS. COLOR TBD BY OWNER.
- 6 8' H x 18' W OVERHEAD DOOR, COLOR TO MATCH HORIZONTAL WOOD SIDING
- 7 2'-0" X 3'-0" SKYLIGHT OR SUN TUNNEL
- 8 LIGHT FIXTURE
- 9 MOTION LIGHT
- 10 CMU/ CONCRETE BASE, PAINTED COLOR TBD
- 11 4" CEDAR SIDING
- 12 NEW OR SALVAGED FENCE TO MATCH EXISTING
- 13 EXISTING FENCE
- 14 NEW SLIDING BARN DOOR, (OPTIONAL)
- 15 CONCRETE STEP/ LANDING
- 16 FUTURE SOLAR PANELS
- 17 FLOWER BOX INTEGRATED W/ WINDOW SURROUND



1 Building Section
1/4" = 1'-0"

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