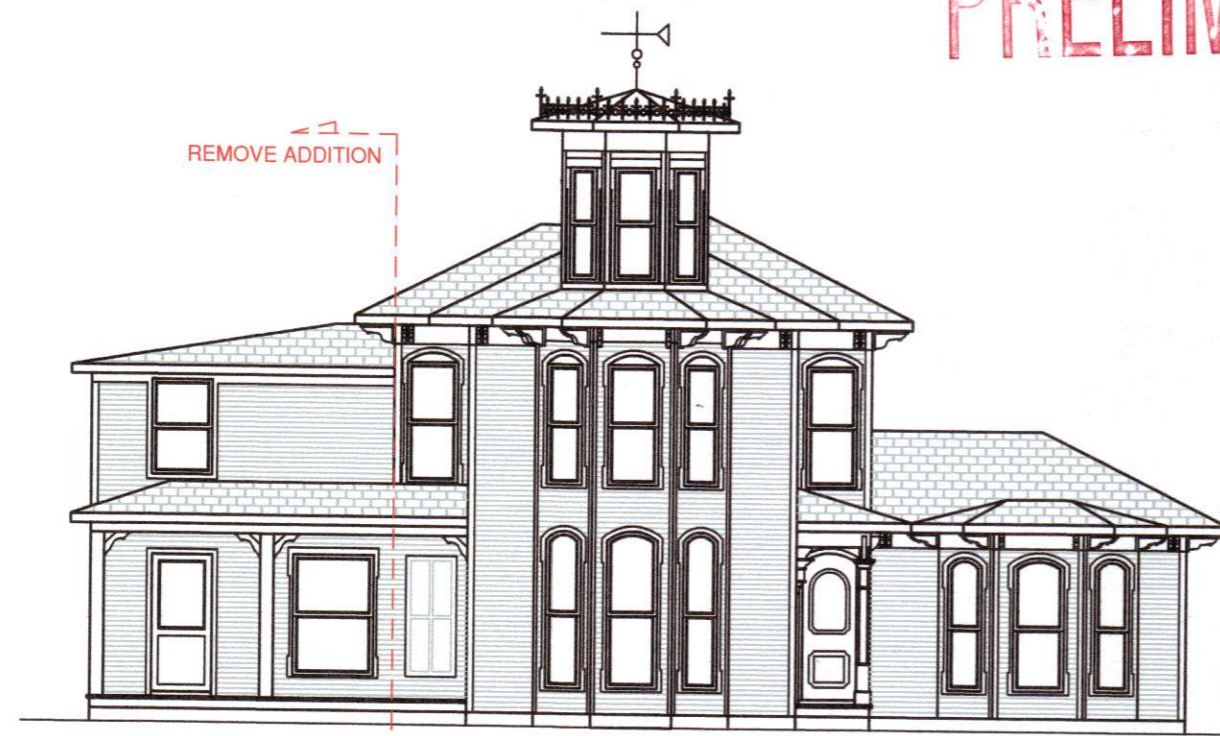


PRELIMINARY

RECEIVED

OCT 29 2019

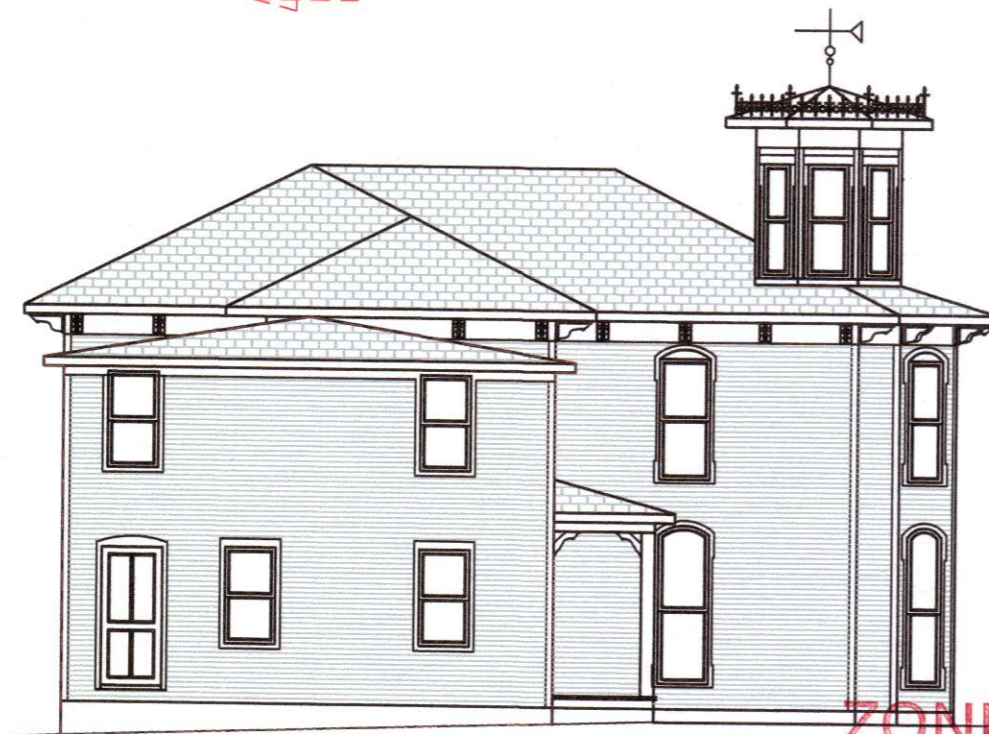
VILLAGE OF CHAGRIN FALLS



SOUTH ELEVATION



EAST ELEVATION



WEST ELEVATION



NORTH ELEVATION

3 WEST SUMMIT ST  
EXISTING ELEVATIONS

ZONING CERTIFICATE  
VILLAGE OF CHAGRIN FALLS

APPROVED BY: \_\_\_\_\_ DATE \_\_\_\_\_

NOT APPROVED BY: \_\_\_\_\_ DATE \_\_\_\_\_

VILLAGE OF CHAGRIN FALLS  
ARCHITECTURAL BOARD OF REVIEW

- FINAL APPROVAL CONTINGENT ON CORRECTIONS NOTED
- PRELIMINARY APPROVAL REVISIT & RESUBMIT
- NOT APPROVED RESTUDY & RESUBMIT

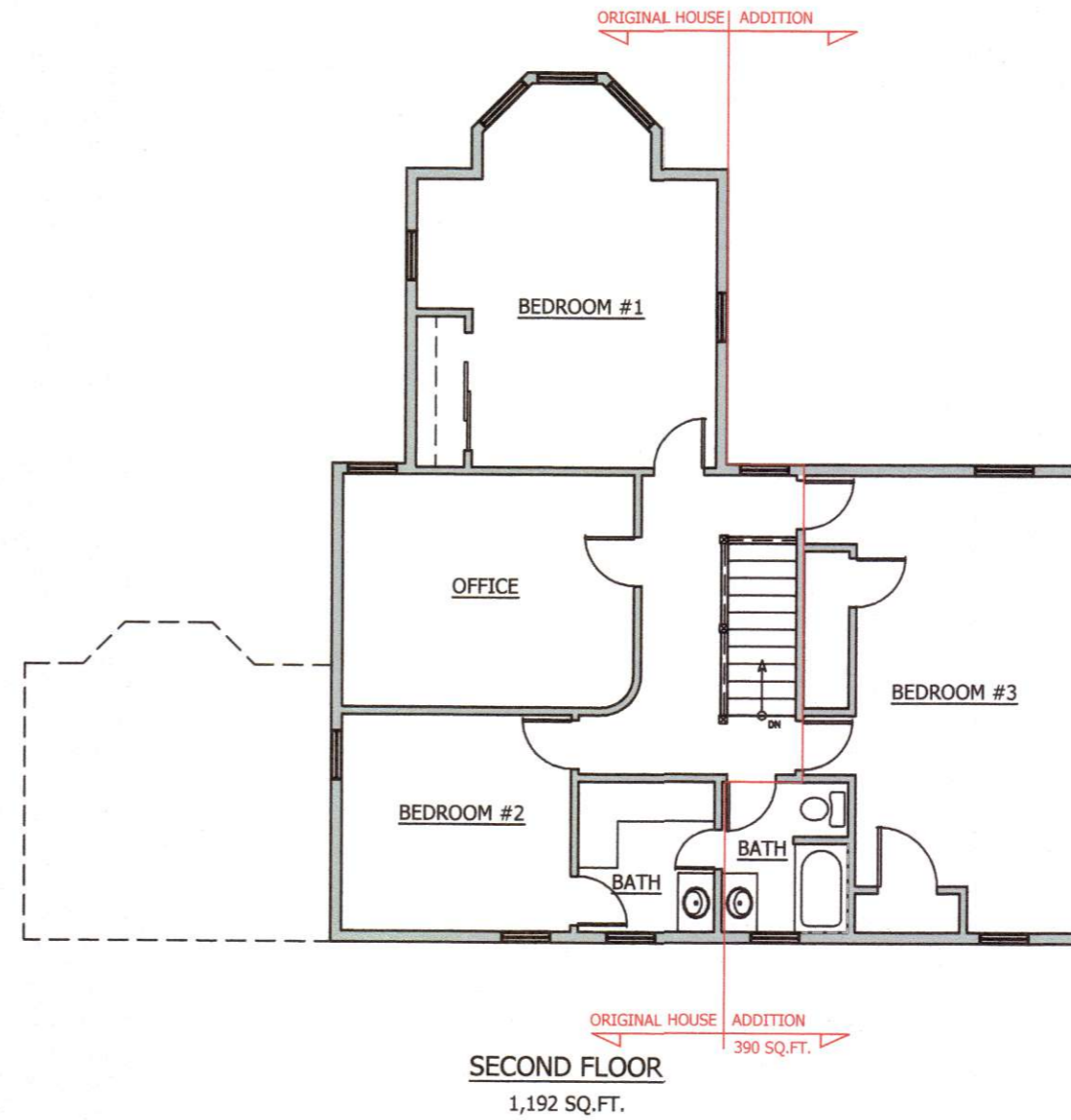
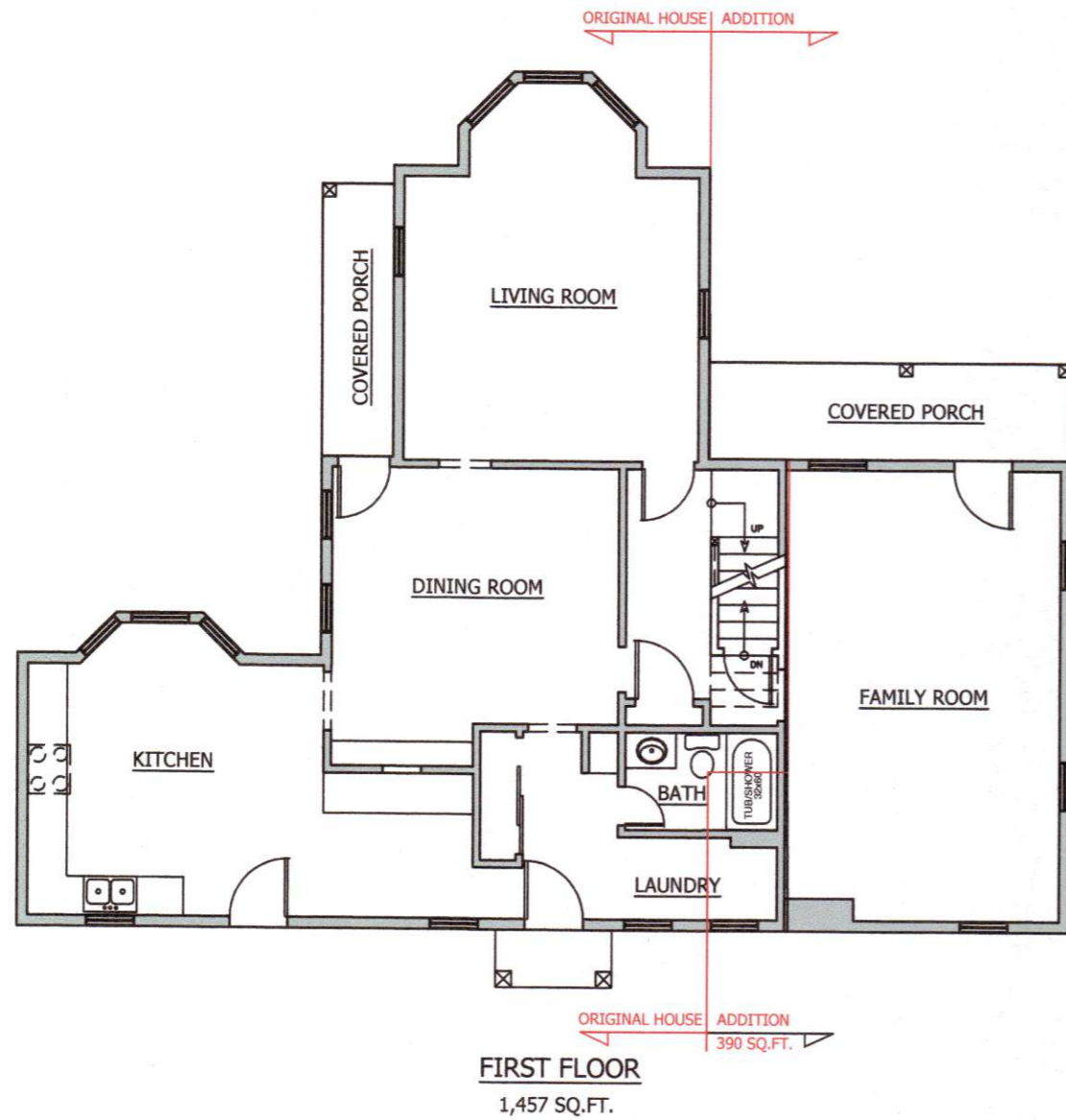
Prepared by:  
**SILVERLEAF VENTURES LLC**  
SUB 47514 Silverleaf Court  
Baltimore Hills, Ohio 44067  
Phone: (216) 336-3380

Job No. \_\_\_\_\_ Name \_\_\_\_\_

Address \_\_\_\_\_

Signed \_\_\_\_\_ Date \_\_\_\_\_

SCALE: NTS  
DATE: 10/20/19  
JOB No. 3300  
DRAWING No. 1 ISSUE A



3 WEST SUMMIT ST

EXISTING FLOOR PLAN

Prepared By:

**SILVERLEAF VENTURES LLC**

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Sagamore Hills, Ohio 44067  
Phone: (216) 536-3380

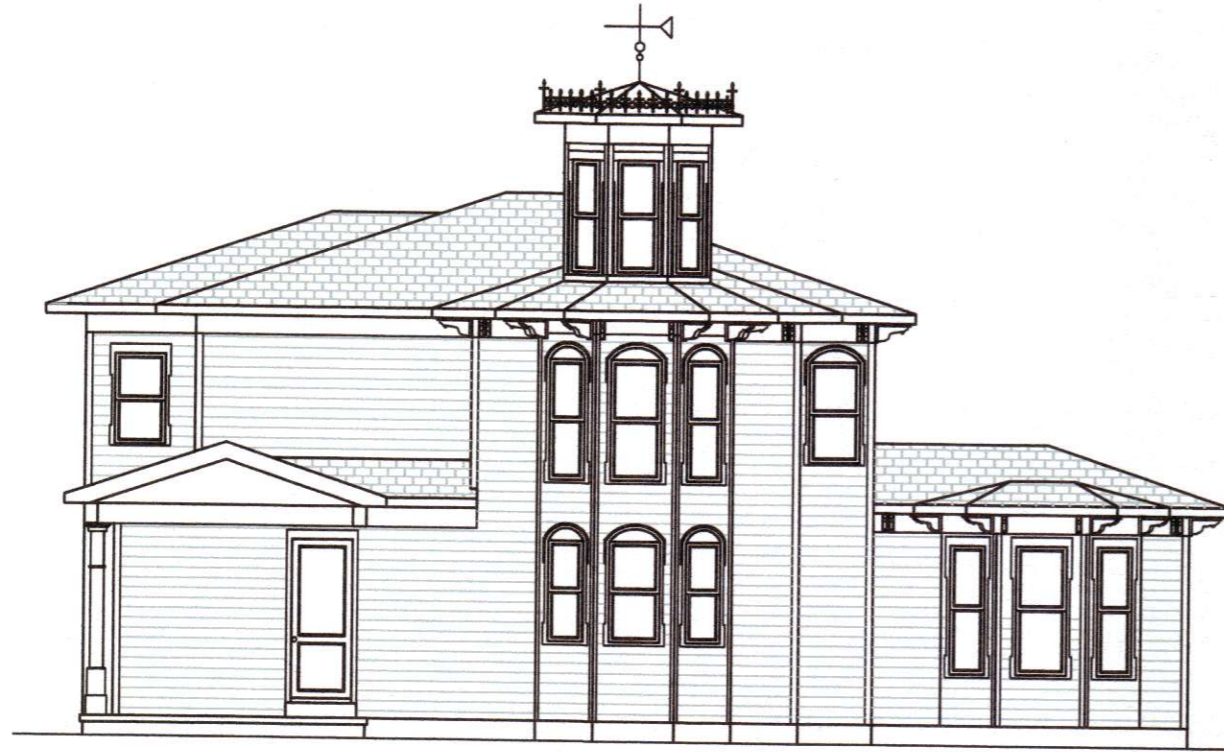
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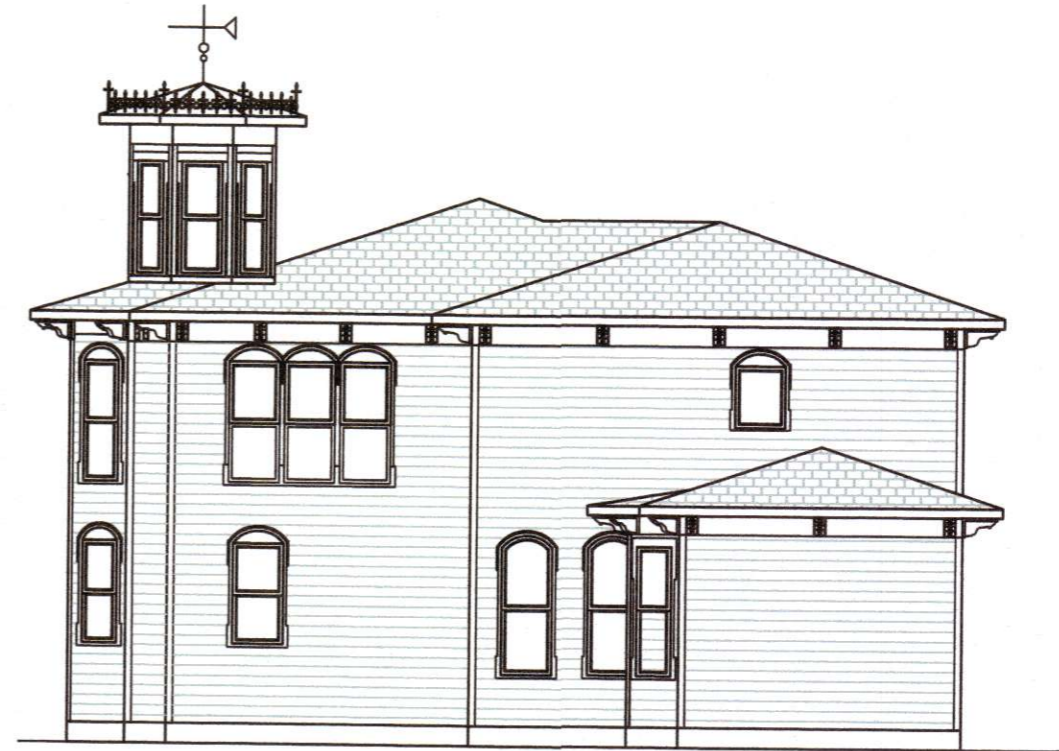
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JOB No. 3300

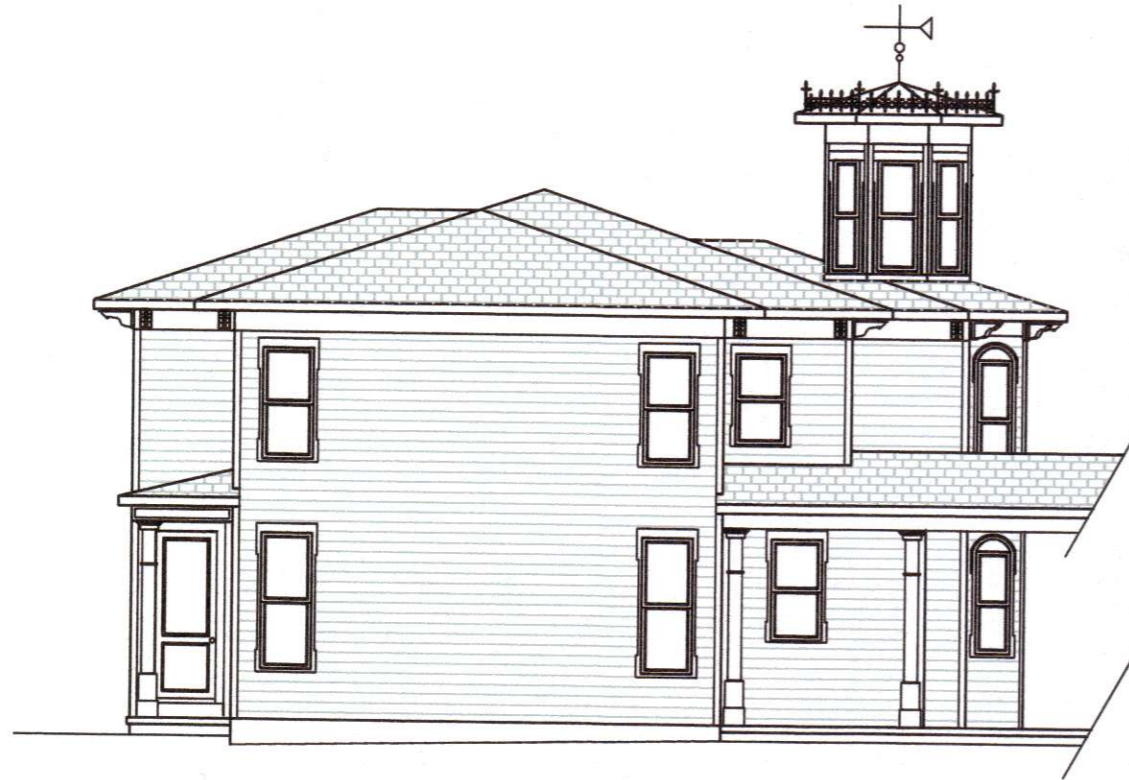
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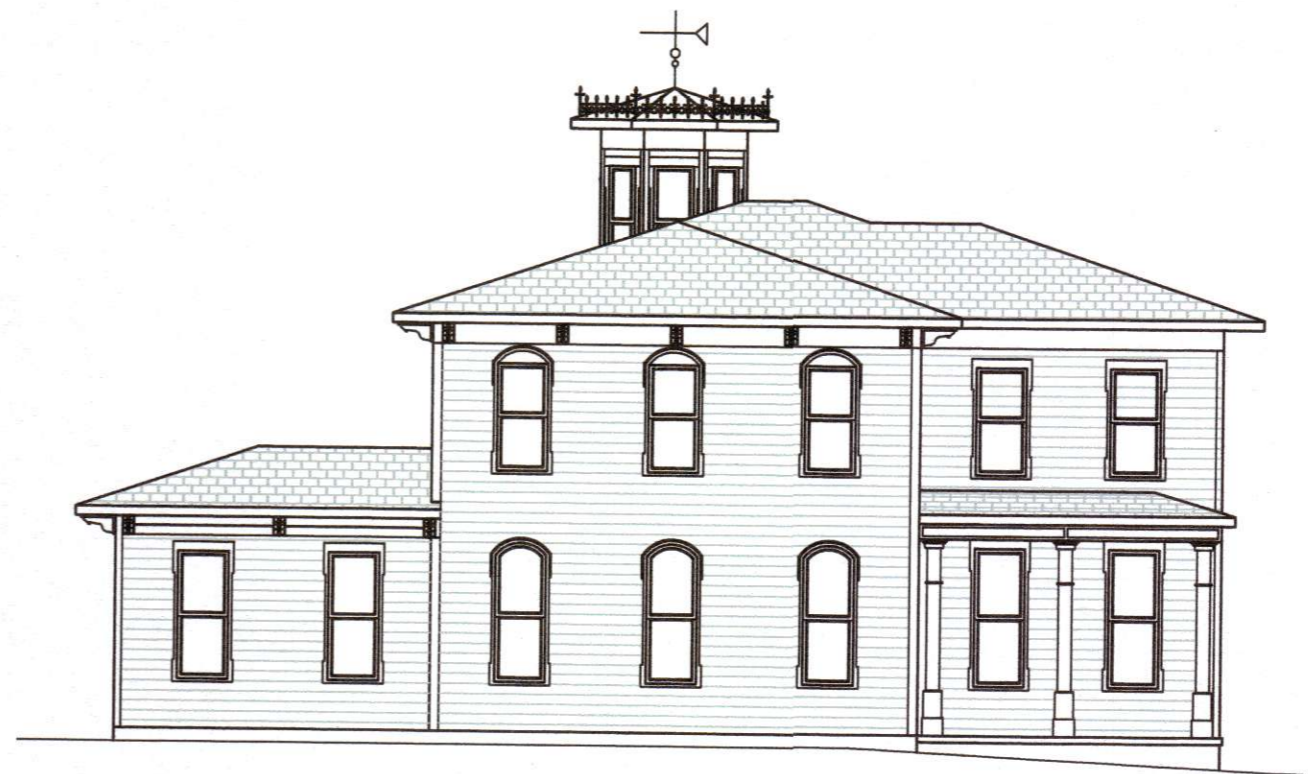
SOUTH ELEVATION



EAST ELEVATION



WEST ELEVATION



NORTH ELEVATION

3 WEST SUMMIT ST

PROPOSED ELEVATIONS

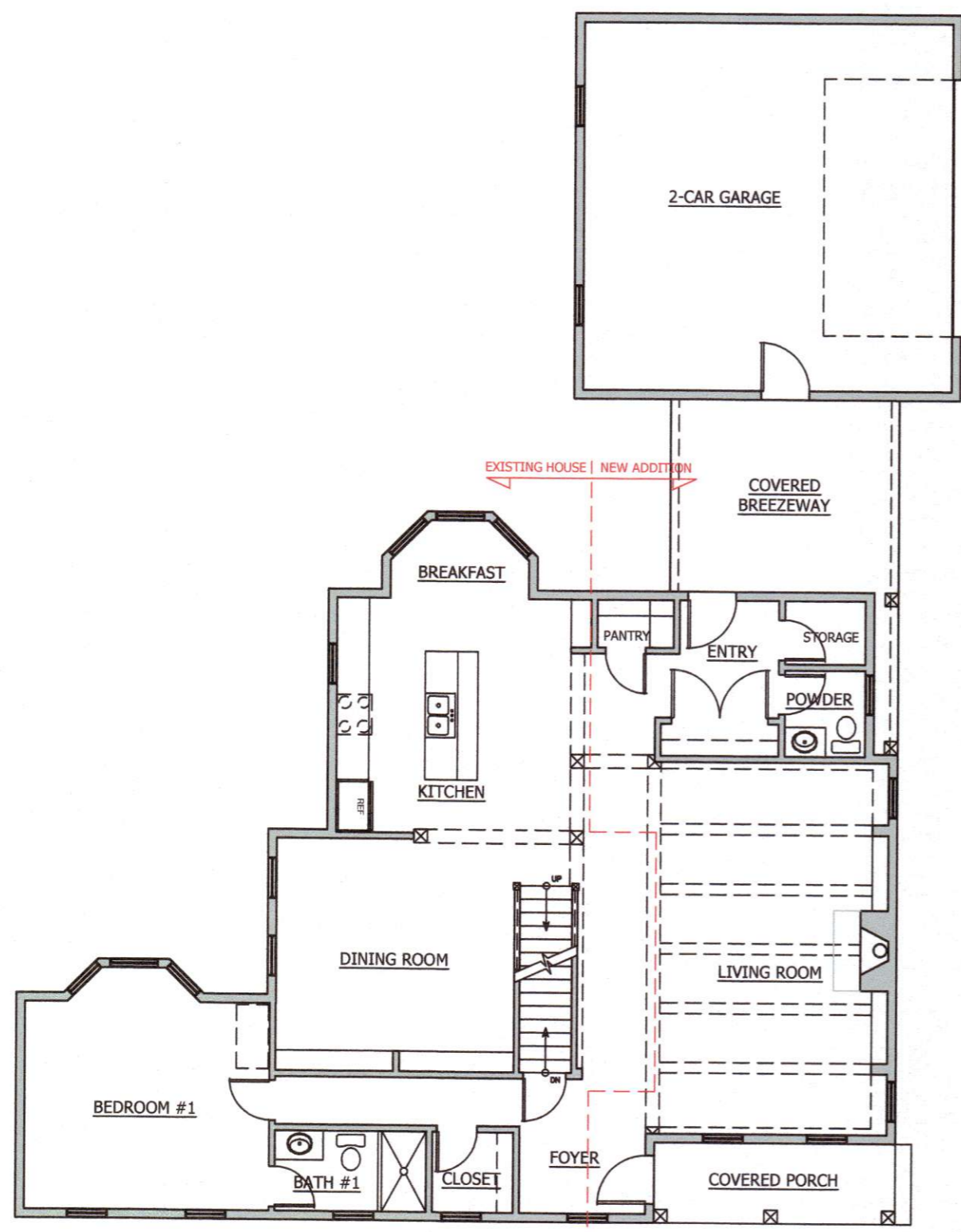
Prepared By:

**SILVERLEAF**  
VENTURES  
LLC

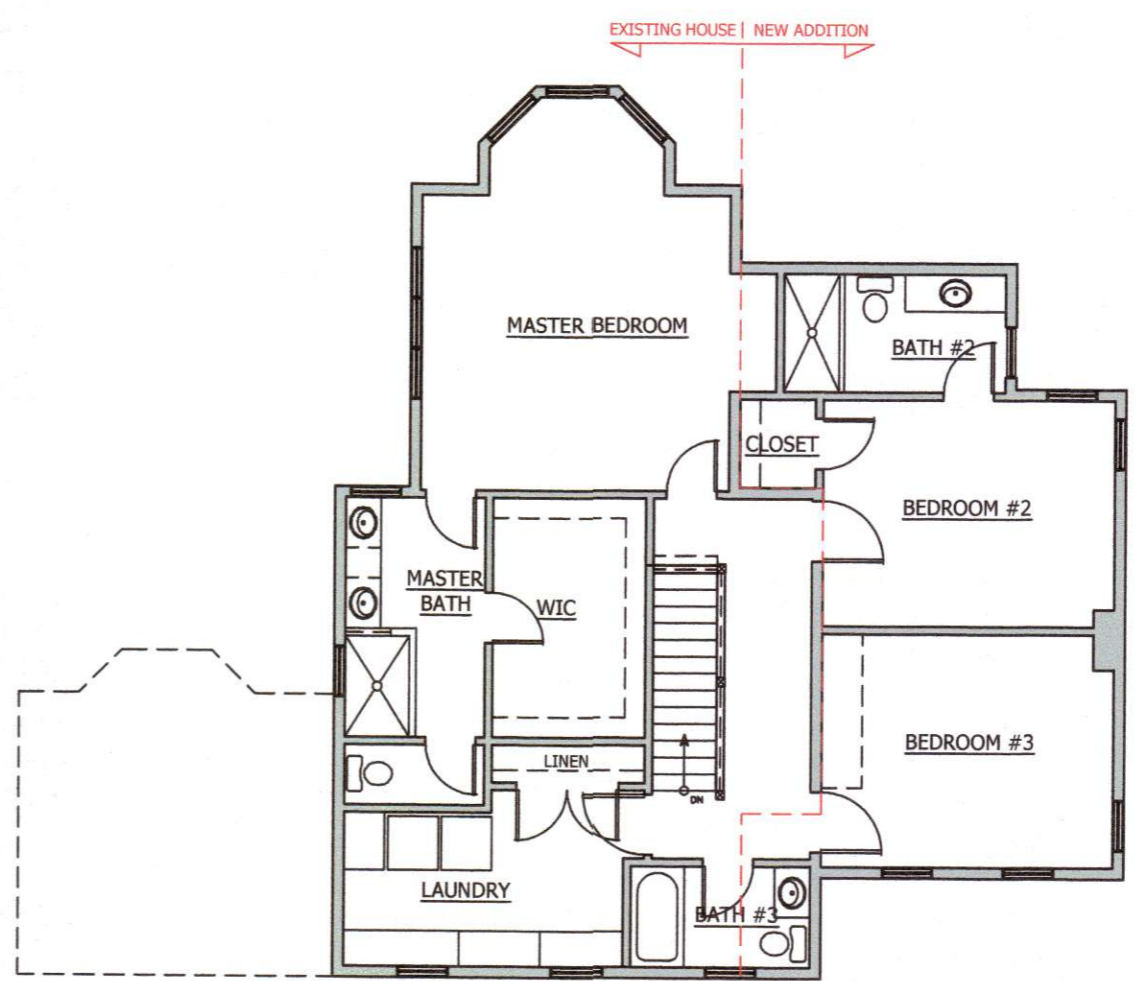
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**FIRST FLOOR**  
 1,665 SQ.FT.    EXISTING HOUSE    NEW ADDITION  
 595 SQ.FT.



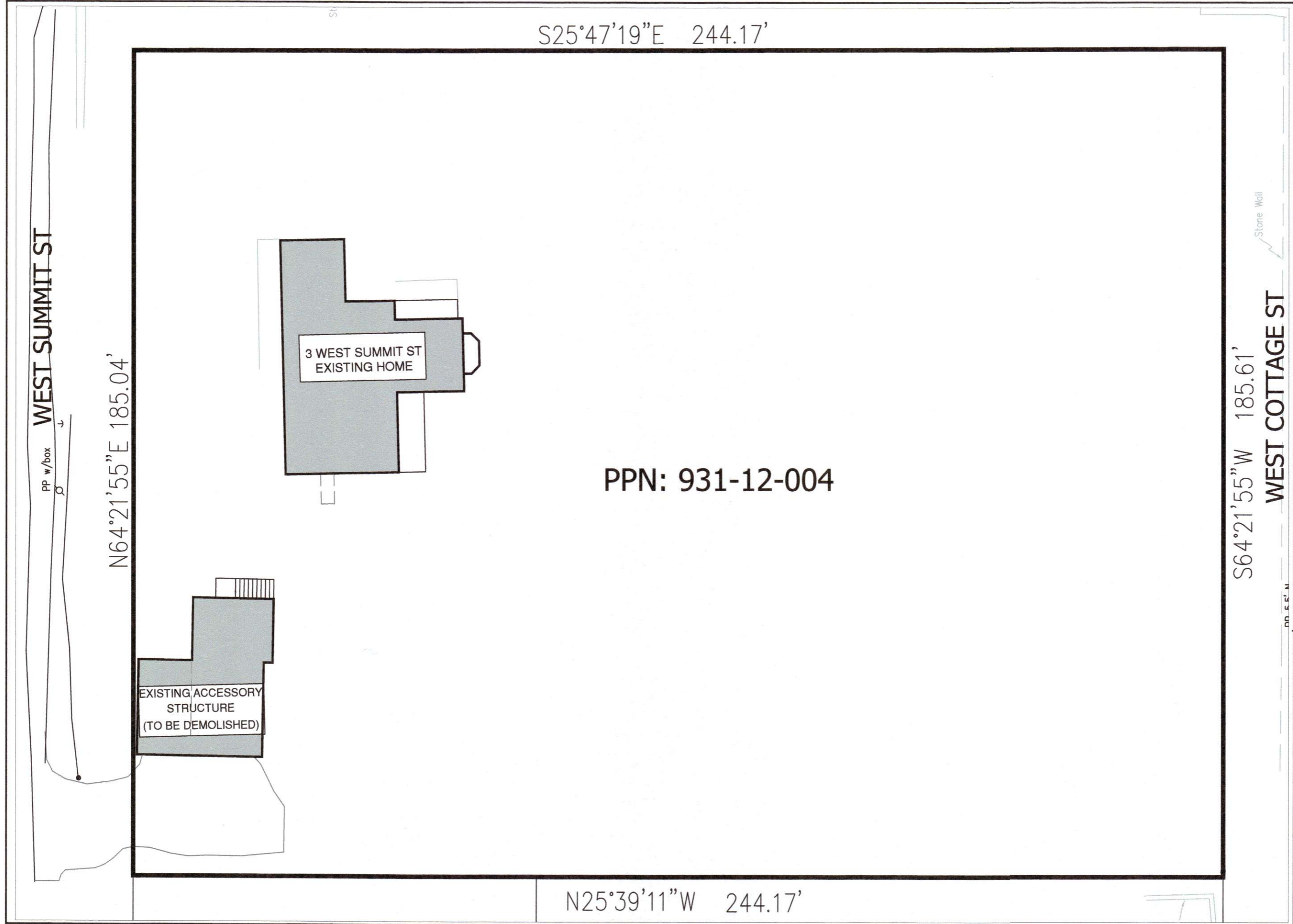
**SECOND FLOOR**  
 1,294 SQ.FT.    EXISTING HOUSE    NEW ADDITION  
 503 SQ.FT.

3 WEST SUMMIT ST  
 PROPOSED FLOOR PLANS

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WEST SUMMIT ST PROJECT

EXISTING SITE PLAN

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 LLC  
 7514 Silverleaf Court  
 Sagamore Hills, Ohio 44067  
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ISSUE	A

WEST SUMMIT ST

PP w/box

N64°21'55"E 185.04'

S25°47'19"E 244.17'

35' FRONTYARD SETBACK

3 WEST SUMMIT ST  
EXISTING HOME

3 WEST SUMMIT  
RELOCATED

NEW GARAGE

PPN: 931-12-004

S64°21'55"W 185.61'

WEST COTTAGE ST

Stone Wall

N25°39'11"W 244.17'

WEST SUMMIT ST PROJECT

EXISTING HOME RELOCATION

Prepared By:

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DATE: 10/23/19

JOB No. 3300

DRAWING No. S-2 ISSUE A

WEST SUMMIT ST

PP w/box

N64°21'55"E 185.04'

S25°47'19"E 244.17'

35' FRONTYARD SETBACK

R1-60  
35' FRONT YARD SETBACK

~~NON-CONFORMING~~

1145.02

VARIANCE REQ'D.

3 WEST SUMMIT ST  
EXISTING HOME

3 WEST SUMMIT  
RELOCATED

NEW GARAGE

PPN: 931-12-004

PRELIMINARY

S64°21'55"W 185.61'

Stone Wall

WEST COTTAGE ST

N25°39'11"W 244.17'

WEST SUMMIT ST PROJECT

EXISTING HOME RELOCATION

Prepared By:

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VENTURES  
LLC**

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DRAWING No. S-2

ISSUE A

WEST SUMMIT ST

PP w/box

185.04' 186' 183'

N64°21'55"E 185.04'

N64°21'55"E 92.52'

N64°21'55"E 92.52'

13,392 SF  
9000 REQ'D

13,392 SF  
9000 REQ'D

PROPOSED NEW  
SINGLE FAMILY HOME

RELOCATED  
3 WEST SUMMIT

NEW GARAGE

ST. FRONT. 60  
LOT DEPT. 120  
COVERABLE 20%  
FY DEPT. 35'  
RY DEPT. 40'  
DG. 5/15  
CORNER LOT 10'

LOT SPLIT REQ'D.  
R1-60 ZONING

PRELIMINARY

S25°47'19"E 144.17'

N25°39'11"W 144.17'

N25°39'11"W 144.17'

S25°47'19"E 244.17'

N25°39'11"W 244.17'

S64°21'55"W 92.52'

S64°21'55"W 92.52'

S64°21'55"W 60.00'

S64°21'55"W 60.00'

S64°21'55"W 65.61'

N25°39'11"W 100.00'

N25°39'11"W 100.00'

N25°39'11"W 100.00'

N25°39'11"W 100.00'

PROPOSED NEW  
SINGLE FAMILY HOME

PROPOSED NEW  
SINGLE FAMILY HOME

PROPOSED NEW  
SINGLE FAMILY HOME

S64°21'55"W 60.00'

S64°21'55"W 60.00'

S64°21'55"W 65.61'

S64°21'55"W 185.61'

Stone Wall

WEST COTTAGE ST

PP 5.5' N

WEST SUMMIT ST PROJECT

PROPOSED SITE PLAN

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DRAWING No. S-3 ISSUE A



S25°47'19"E 244.17'

S25°47'19"E 144.17'

N25°39'11"W 100.00'

PROPOSED NEW SINGLE FAMILY HOME

PROPOSED NEW SINGLE FAMILY HOME

WEST SUMMIT ST

N64°21'55"E 185.04'

N64°21'55"E 92.52'

S64°21'55"W 92.52'

S64°21'55"W 60.00'

S64°21'55"W 60.00'

5.0

N25°39'11"W 144.17'

N25°39'11"W 100.00'

PROPOSED NEW SINGLE FAMILY HOME

PP w/box

N64°21'55"E 185.04'

N64°21'55"E 92.52'

S64°21'55"W 92.52'

S64°21'55"W 60.00'

S64°21'55"W 60.00'

35.0

RELOCATED 3 WEST SUMMIT

N25°39'11"W 100.00'

PROPOSED NEW SINGLE FAMILY HOME

33.8

NEW GARAGE

S64°21'55"W 65.61'

S64°21'55"W 65.61'

N25°39'11"W 144.17'

N25°39'11"W 100.00'

N25°39'11"W 244.17'

S64°21'55"W 185.61'

WEST COTTAGE ST

Stone Wall

PP 5.5' N

WEST SUMMIT ST PROJECT

PROPOSED SITE PLAN

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Sagamore Hills, Ohio 44067  
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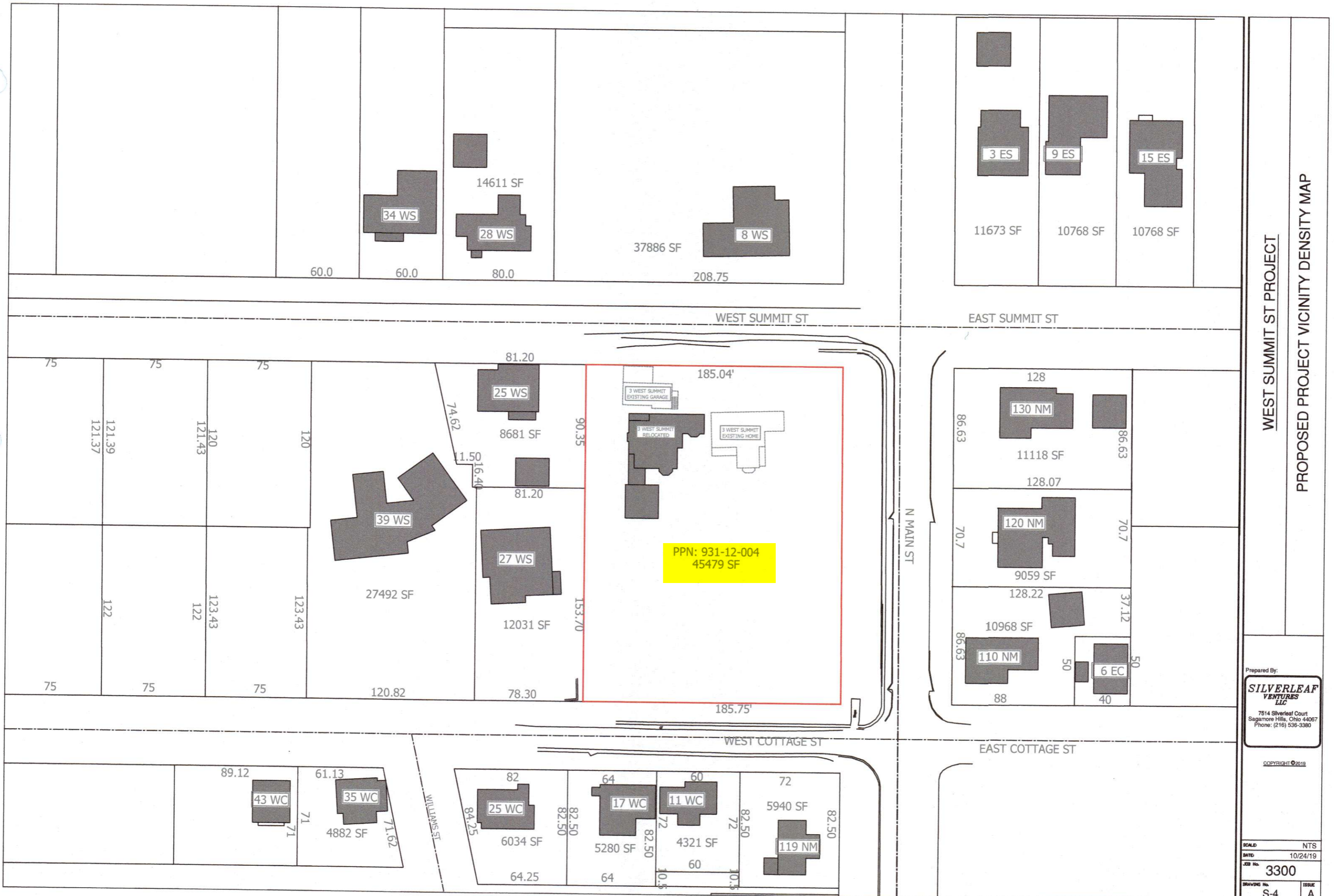
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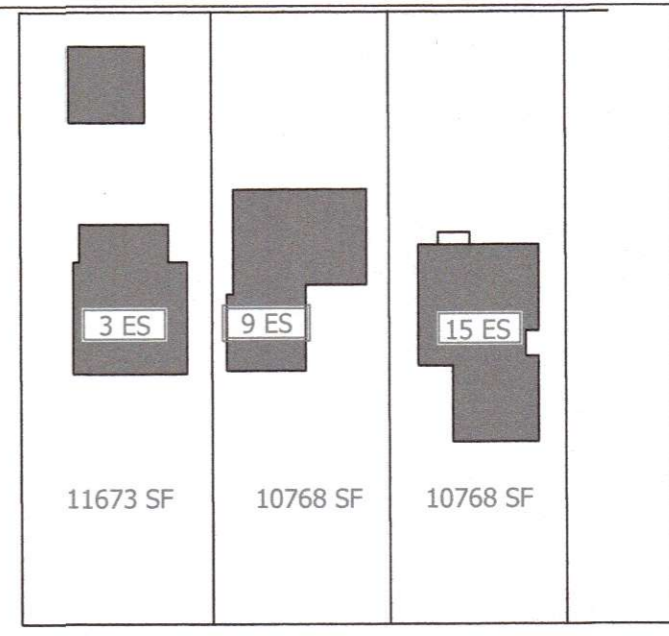
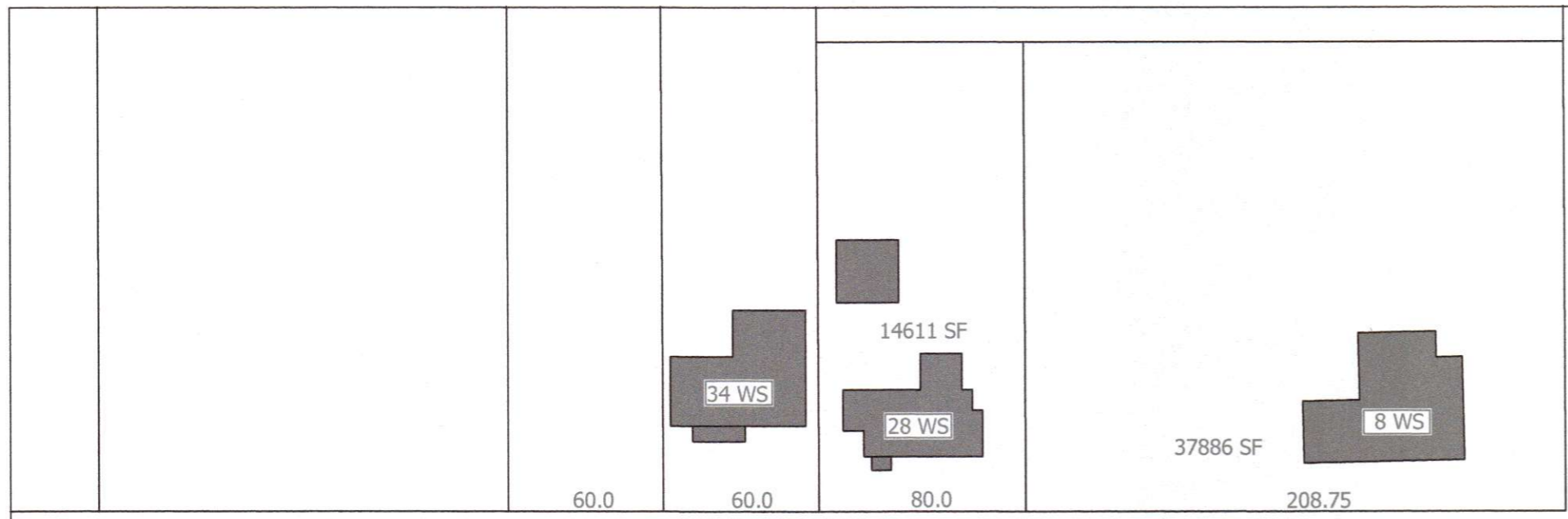


**WEST SUMMIT ST PROJECT**  
**PROPOSED PROJECT VICINITY DENSITY MAP**

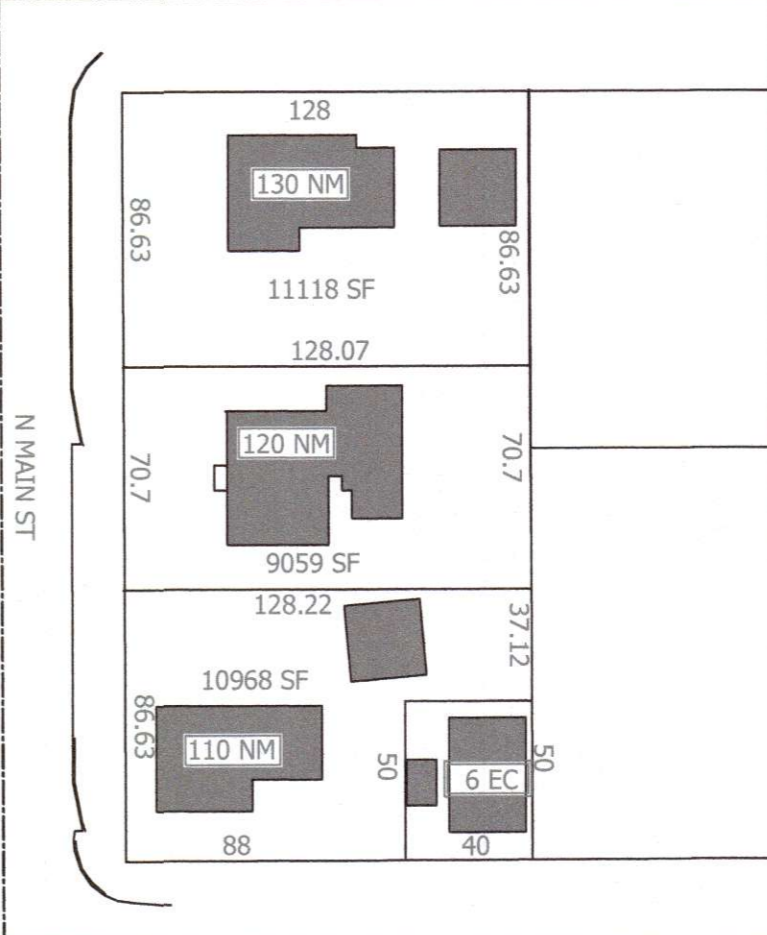
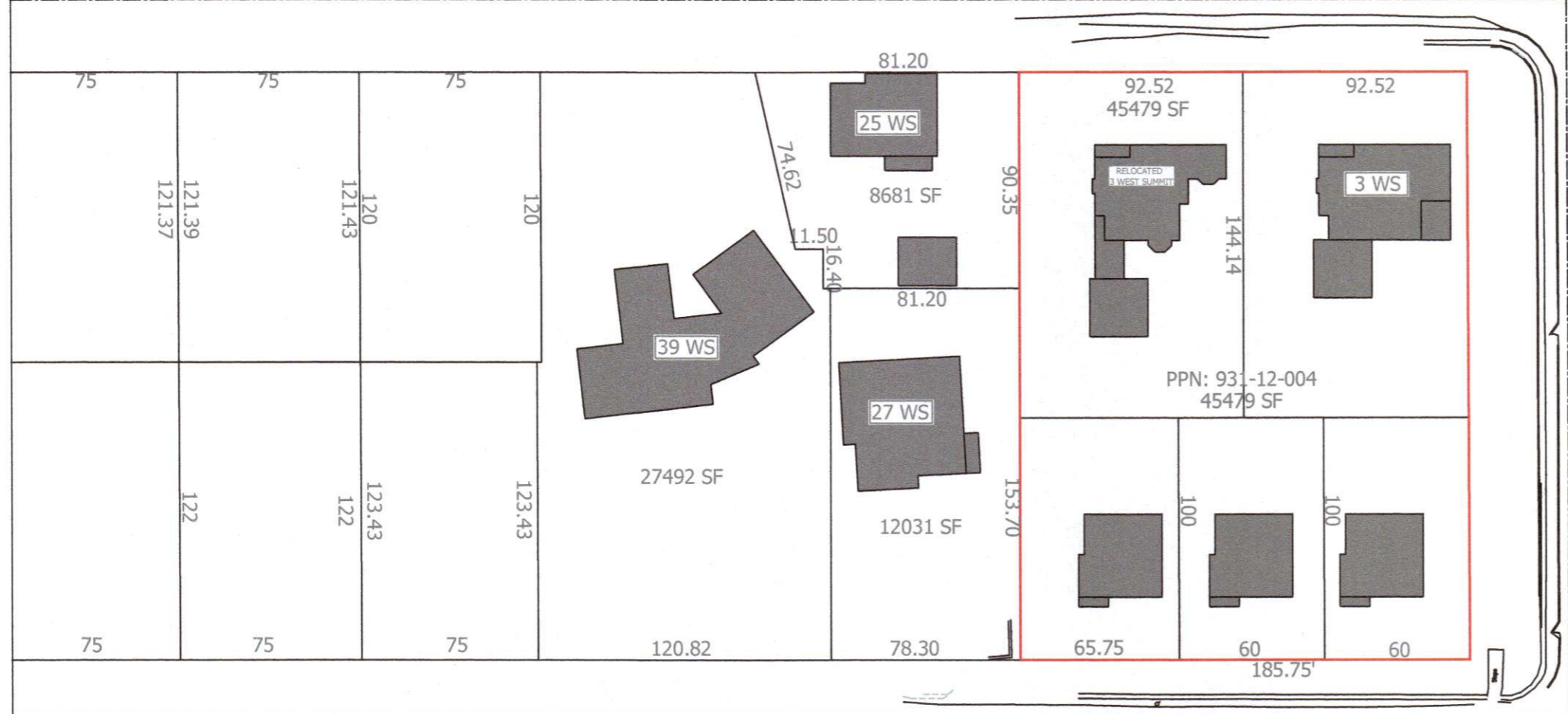
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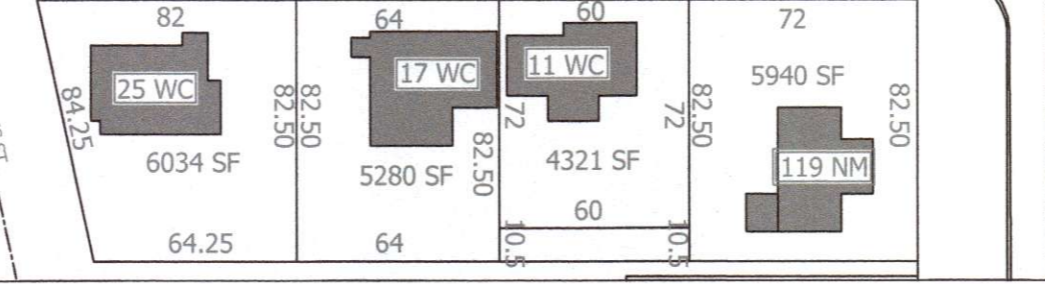
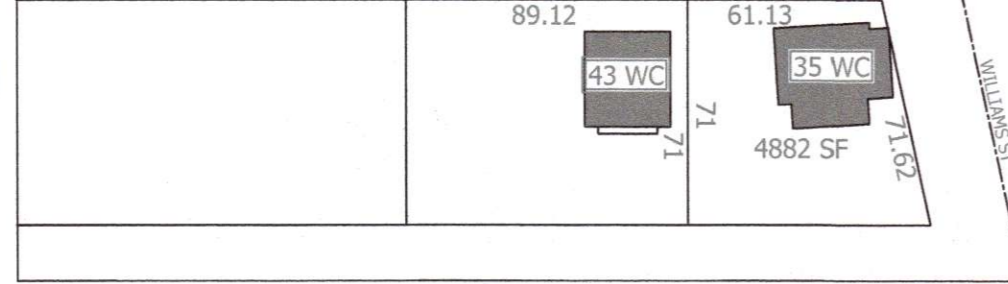
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ISSUE:	A



WEST SUMMIT ST EAST SUMMIT ST



WEST COTTAGE ST EAST COTTAGE ST



WEST SUMMIT ST PROJECT  
PROPOSED PROJECT VICINITY DENSITY MAP

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ISSUE:	A



SOUTH ELEVATION



WEST ELEVATION



NORTHEAST ELEVATION



NORTHWEST ELEVATION

WEST SUMMIT ST PROJECT

EXISTING HOME IMAGES

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VENTURES  
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ISSUE A



WEST SUMMIT ST PROJECT

EXISTING GARAGE IMAGES

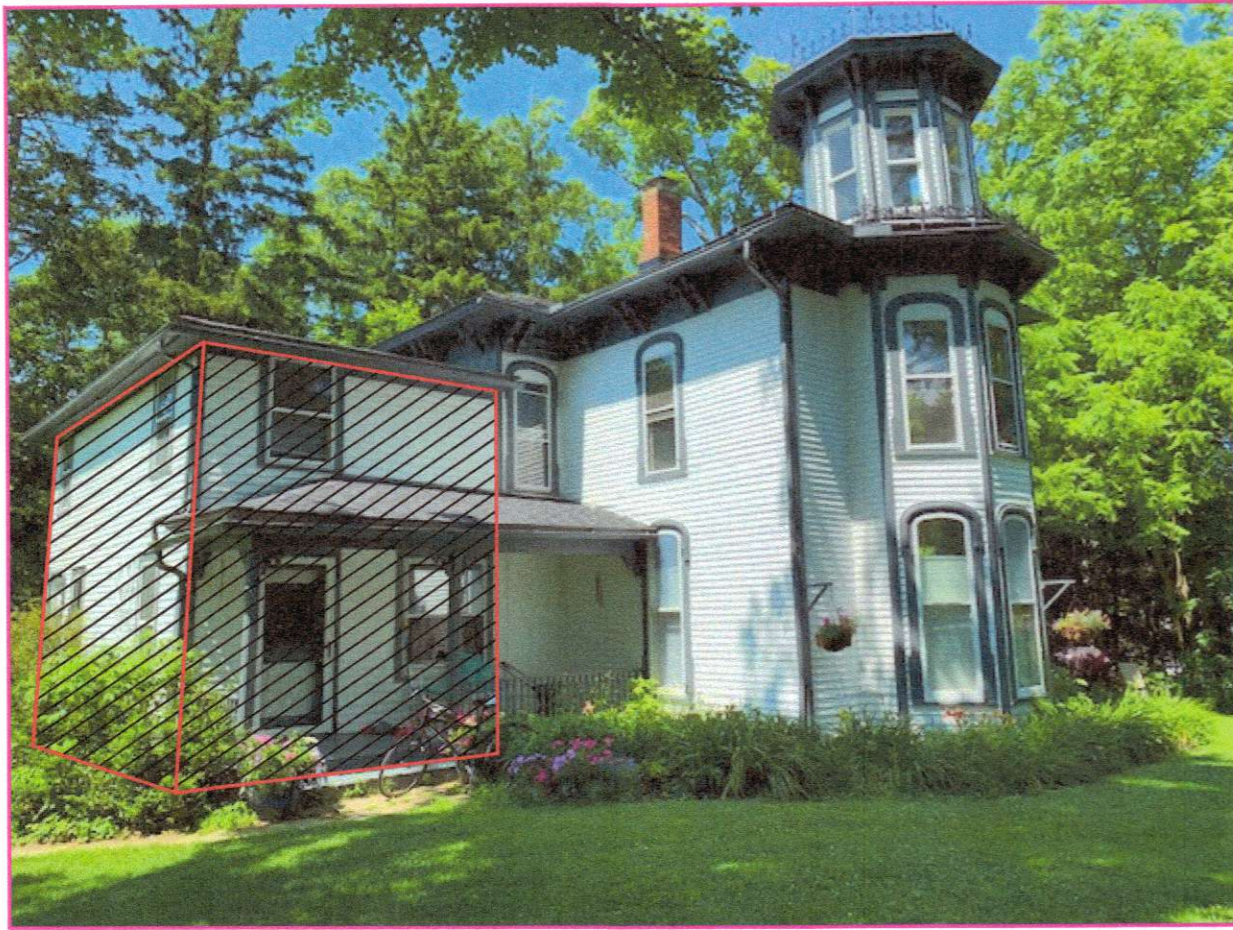
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WEST SUMMIT ST PROJECT

EXISTING HOME IMAGES - ADDITION TO BE REMOVED

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