

Geneva-on-the-Lake Townhome Development

5733 Lake Road E
Marketing Package | August 2025





LAKE ERIE

PROJECT SITE

DOWNTOWN
GENEVA-ON-THE-LAKE

LAKE ROAD EAST

ALVES RD

Site Location Map



Existing Site Photos



Existing Site Photos



PROJECT DATA

SF-1A (14)
 1 1/2-Story Single Family House
 Approx. 2,243 sf Gross Interior
 4-Bedroom / 2.5 Bath
 1st Floor Primary Suite
 Optional 1,243 sf Basement
 1-Car Garage & 2-car Pad
 Roof Deck

SF-2A (12)
 2-Story Single Family House
 Approx. 2,002 sf Gross Interior
 3-Bedroom / 2.5 Bath
 2nd Floor Primary Suite
 Optional 930 sf Basement
 1-Car Garage & 2-car Pad
 Roof Deck

POOL HOUSE
 1102sf Restrooms, Kitchen, Gym, Pool Equip.
 40'x20' In Ground Pool
 8'x8' In Ground Spa

- PLANTING VARIETIES**
- TYPE A - Arctic Fire Red-Osier Dogwood
Cornus stolonifera
 - TYPE B - Riverina Thomas Lavender
Lavandula intermedia 'Riverina Thomas'
 - TYPE C - Arborvitae Emerald Green
Thuja occidentalis 'Smaragd'
 - TYPE D - Shubby Cinquefoil Happy Face White
Potentilla fruticosa 'Happy Face White'
 - TYPE E - Baby Gem Boxwood
Buxus Microphylla 'Gregar'
 - TYPE F - Magnus Purple Coneflower
Echinacea purpurea 'Magnus'
 - TYPE G - Kousa Dogwood
Cornus kousa

Proposed Site Plan
 Scale: 1" = 50'-0" ⌚



View 1
Site Aerial



View 2
1 1/2 Story Home Type



View 3
1 1/2 Story Home Type



View 4
2 Story Home Type



View 5
Central Pedestrian Path



View 6
Central Pedestrian Path & Pool House



View 7
Pool & Pool House



View 8
Pool & Lake View



View 9
View from Lake Erie



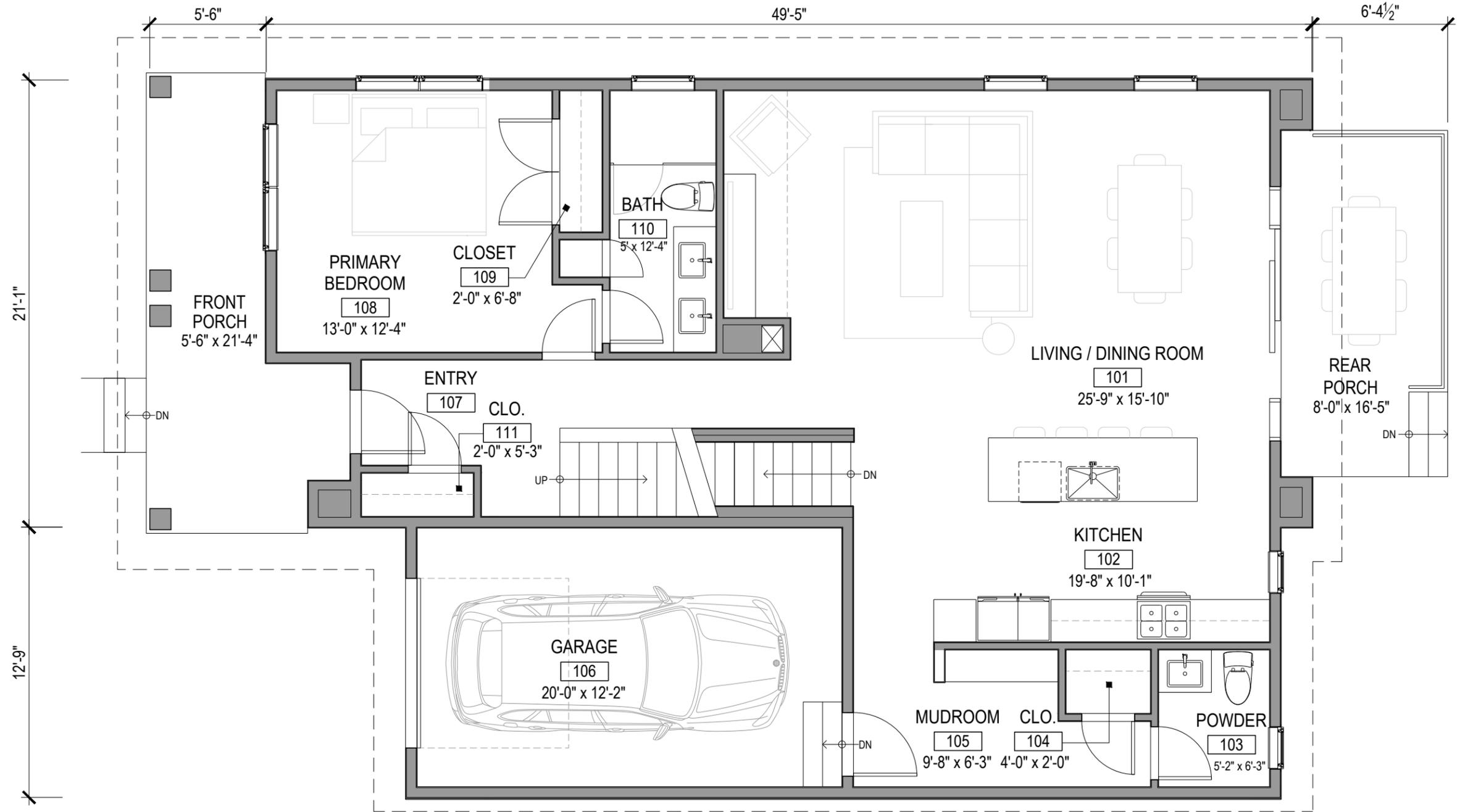
View 10
View from Roof Deck



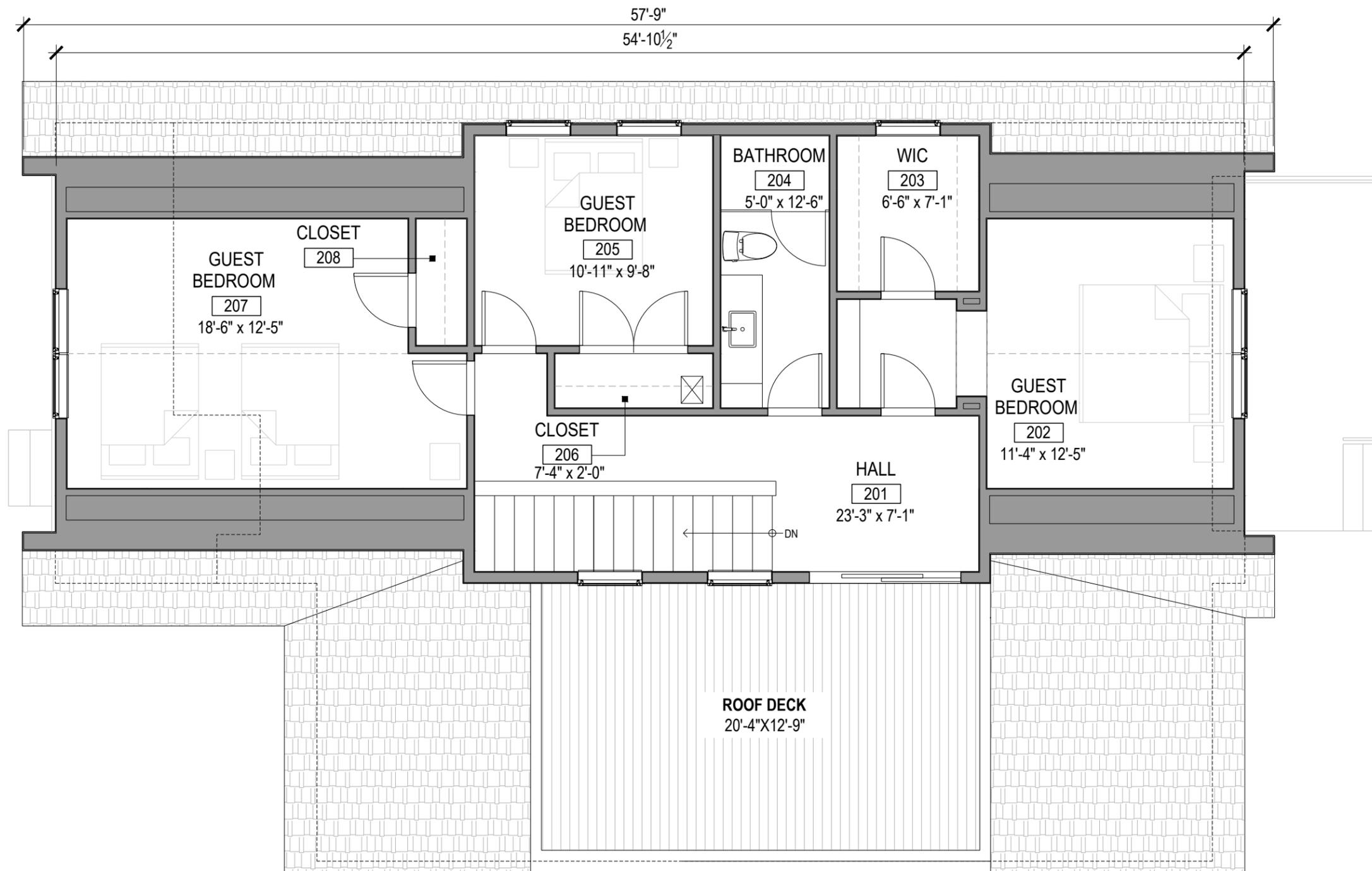
View 11
Interior



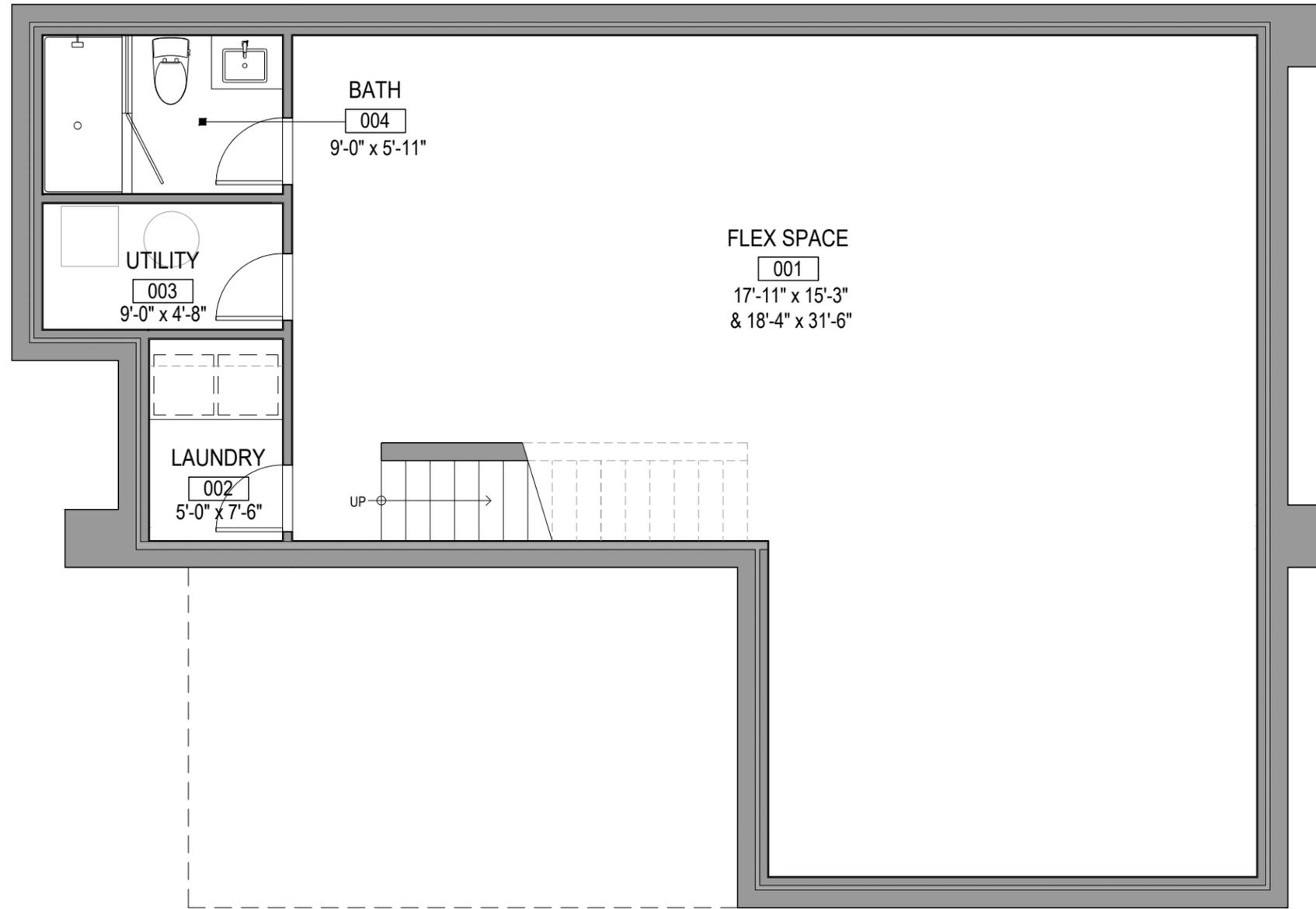
View 12
Interior



1 1/2 Story Home Type
 First Floor Plan
 Scale: 3/16" = 1'-0"

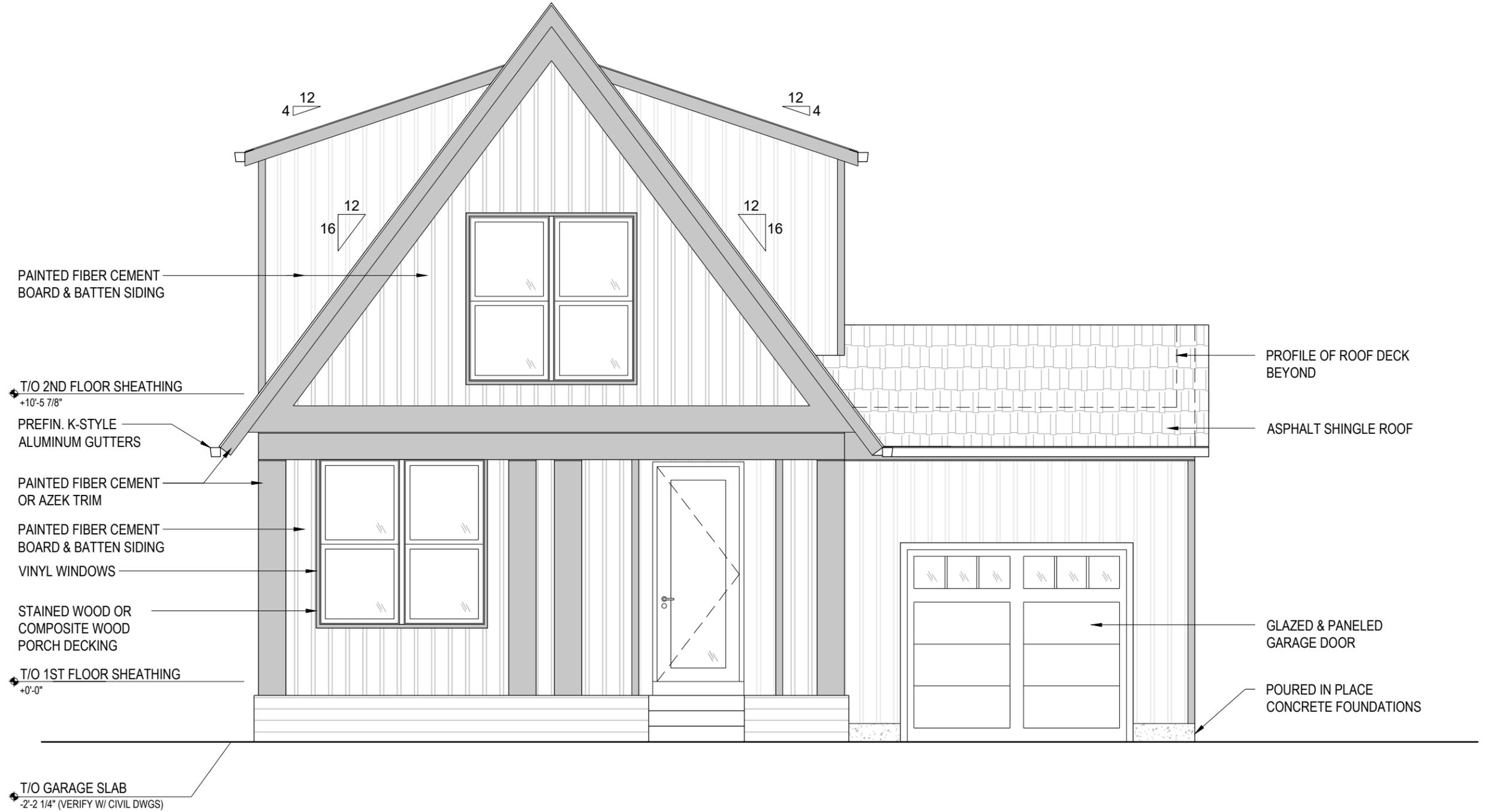


1 1/2 Story Home Type
Second Floor Plan
Scale: 3/16" = 1'-0"



1 1/2 Story Home Type
Basement Plan
Scale: 3/16" = 1'-0"

T/O HIGH PEAK
+25'-8 1/2"



PAINTED FIBER CEMENT BOARD & BATTEN SIDING

T/O 2ND FLOOR SHEATHING
+10'-5 7/8"

REFIN. K-STYLE ALUMINUM GUTTERS

PAINTED FIBER CEMENT OR AZEK TRIM

PAINTED FIBER CEMENT BOARD & BATTEN SIDING

VINYL WINDOWS

STAINED WOOD OR COMPOSITE WOOD PORCH DECKING

T/O 1ST FLOOR SHEATHING
+0'-0"

T/O GARAGE SLAB
-2'-2 1/4" (VERIFY W/ CIVIL DWGS)

PROFILE OF ROOF DECK BEYOND

ASPHALT SHINGLE ROOF

GLAZED & PANELED GARAGE DOOR

POURED IN PLACE CONCRETE FOUNDATIONS

1 1/2 Story Home Type Front Exterior Elevation

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

T/O HIGH PEAK
+25'-8 1/2"

PAINTED FIBER CEMENT
BOARD & BATTEN SIDING

ASPHALT SHINGLE ROOF

PROFILE OF ROOF DECK
BEYOND

T/O 2ND FLOOR SHEATHING
+10'-5 7/8"

PREFIN. K-STYLE
ALUMINUM GUTTERS

PAINTED FIBER CEMENT
OR AZEK TRIM

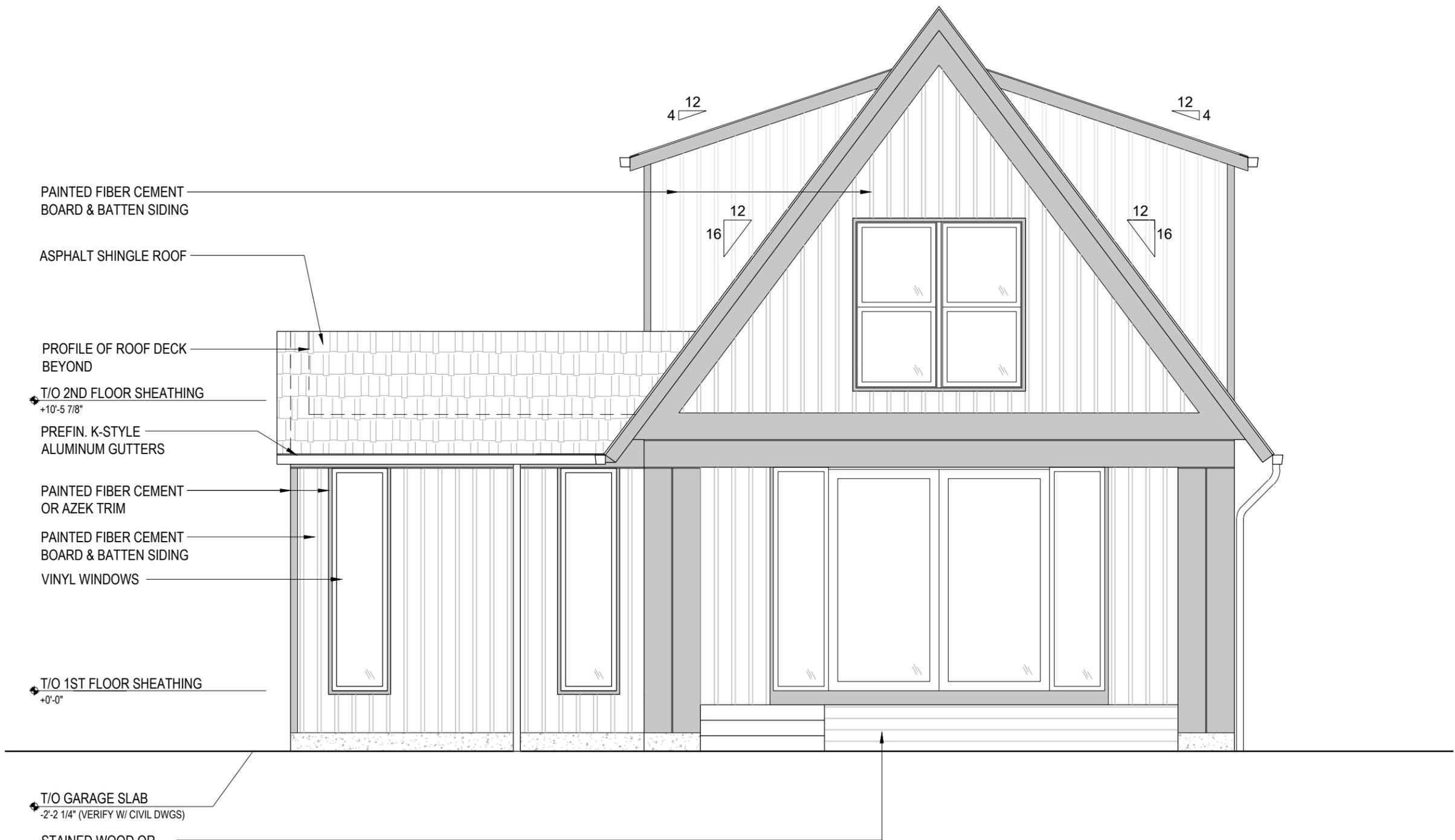
PAINTED FIBER CEMENT
BOARD & BATTEN SIDING

VINYL WINDOWS

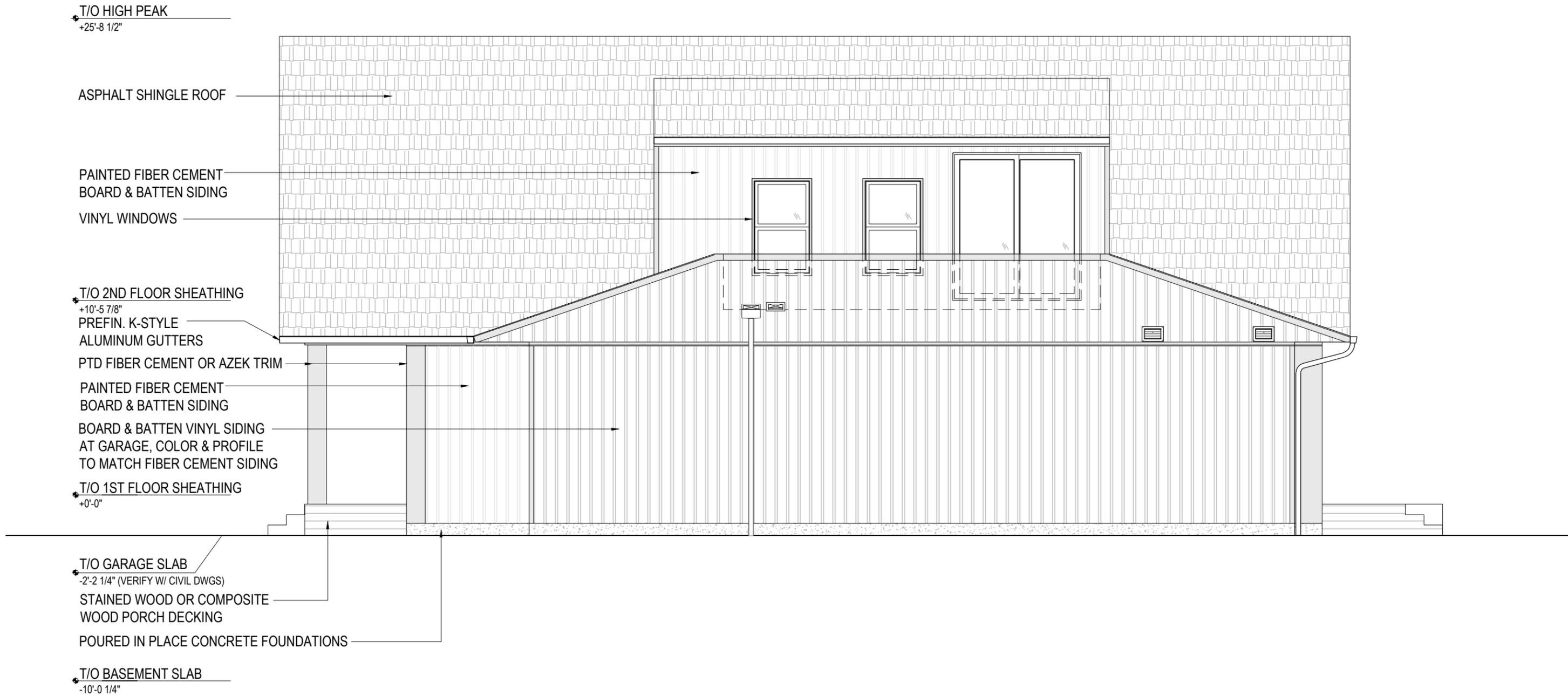
T/O 1ST FLOOR SHEATHING
+0'-0"

T/O GARAGE SLAB
-2'-2 1/4" (VERIFY W/ CIVIL DWGS)

STAINED WOOD OR
COMPOSITE WOOD
PORCH DECKING



1 1/2 Story Home Type
Rear Exterior Elevation
Scale: 1/4" = 1'-0"



1 1/2 Story Home Type
 Side Exterior Elevation (Garage & Roof Deck)
 Scale: 3/16" = 1'-0"

T/O HIGH PEAK
+25'-8 1/2"

ASPHALT
SHINGLE ROOF

PAINTED FIBER CEMENT
BOARD & BATTEN SIDING

ASPHALT SHINGLE ROOF

T/O 2ND FLOOR SHEATHING

+10'-5 7/8"
PREFIN. K-STYLE
ALUMINUM GUTTERS

PAINTED FIBER CEMENT OR AZEK TRIM

VINYL WINDOWS

BOARD & BATTEN VINYL SIDING, COLOR
& PROFILE TO MATCH FIBER CEMENT
SIDING

T/O 1ST FLOOR SHEATHING

+0'-0"

T/O GARAGE SLAB

-2'-2 1/4" (VERIFY W/ CIVIL DWGS)

STAINED WOOD OR COMPOSITE

WOOD PORCH DECKING

POURED IN PLACE CONCRETE

FOUNDATIONS

T/O BASEMENT SLAB

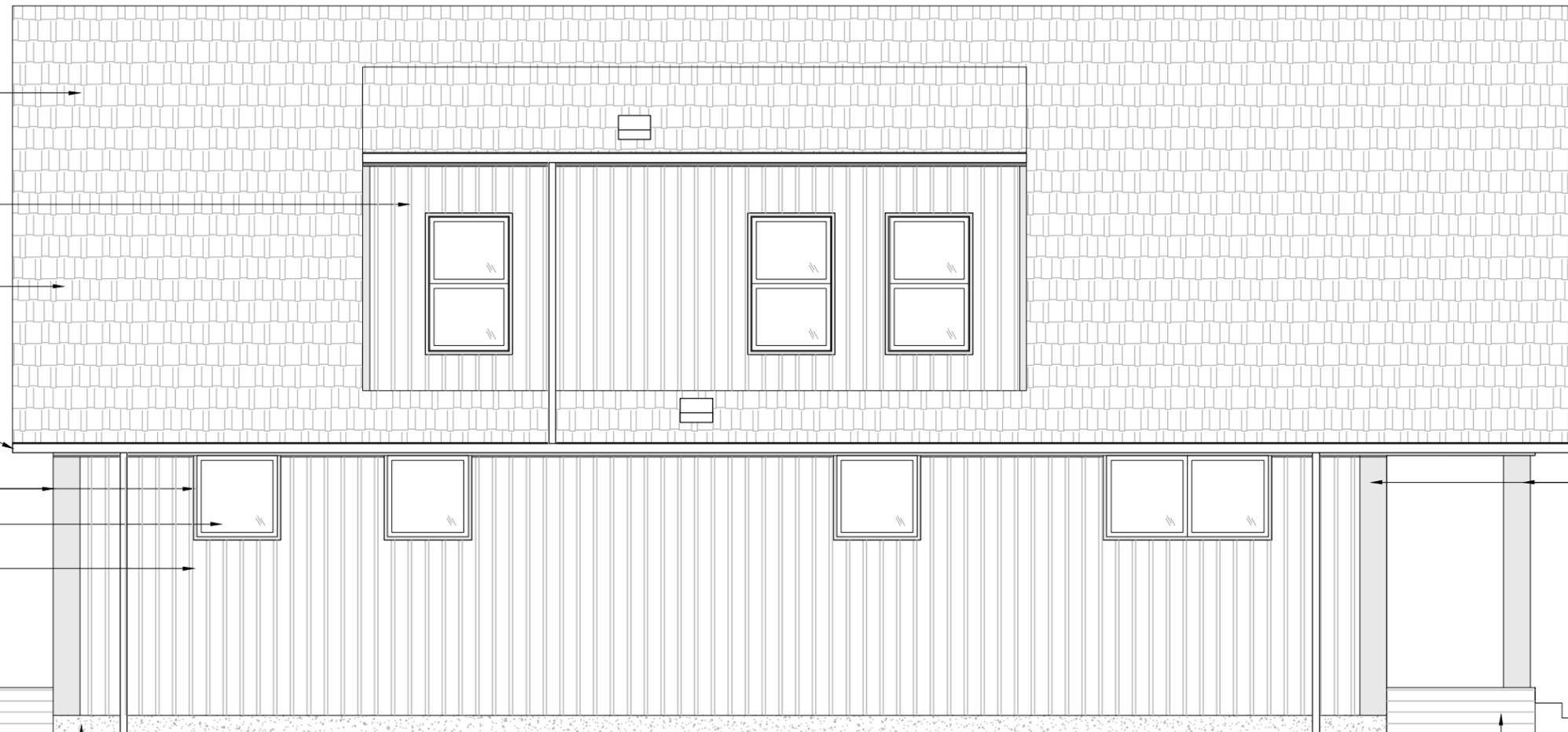
-10'-0 1/4"

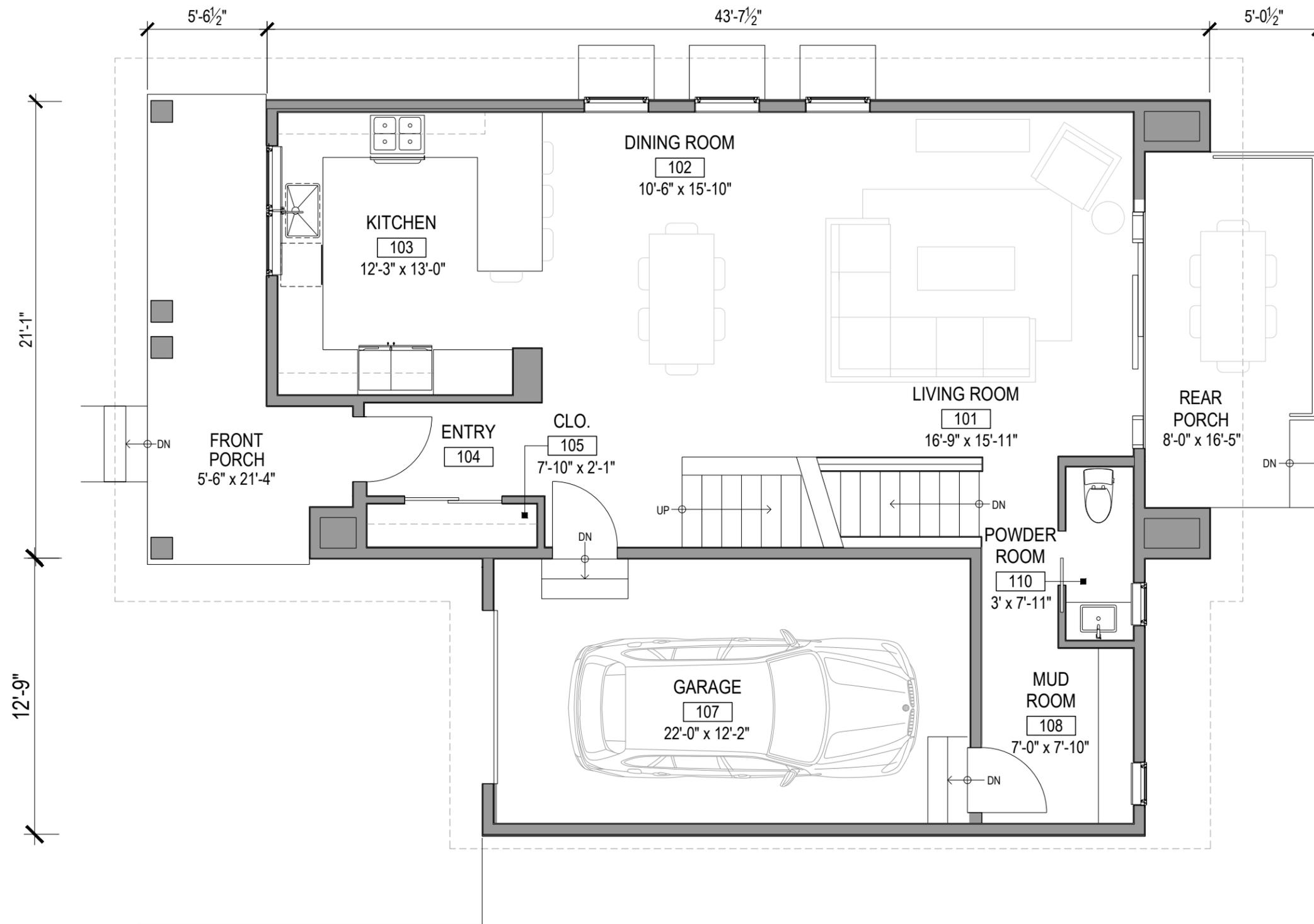
PAINTED FIBER
CEMENT OR
AZEK TRIM

STAINED WOOD OR
COMPOSITE WOOD
PORCH DECKING

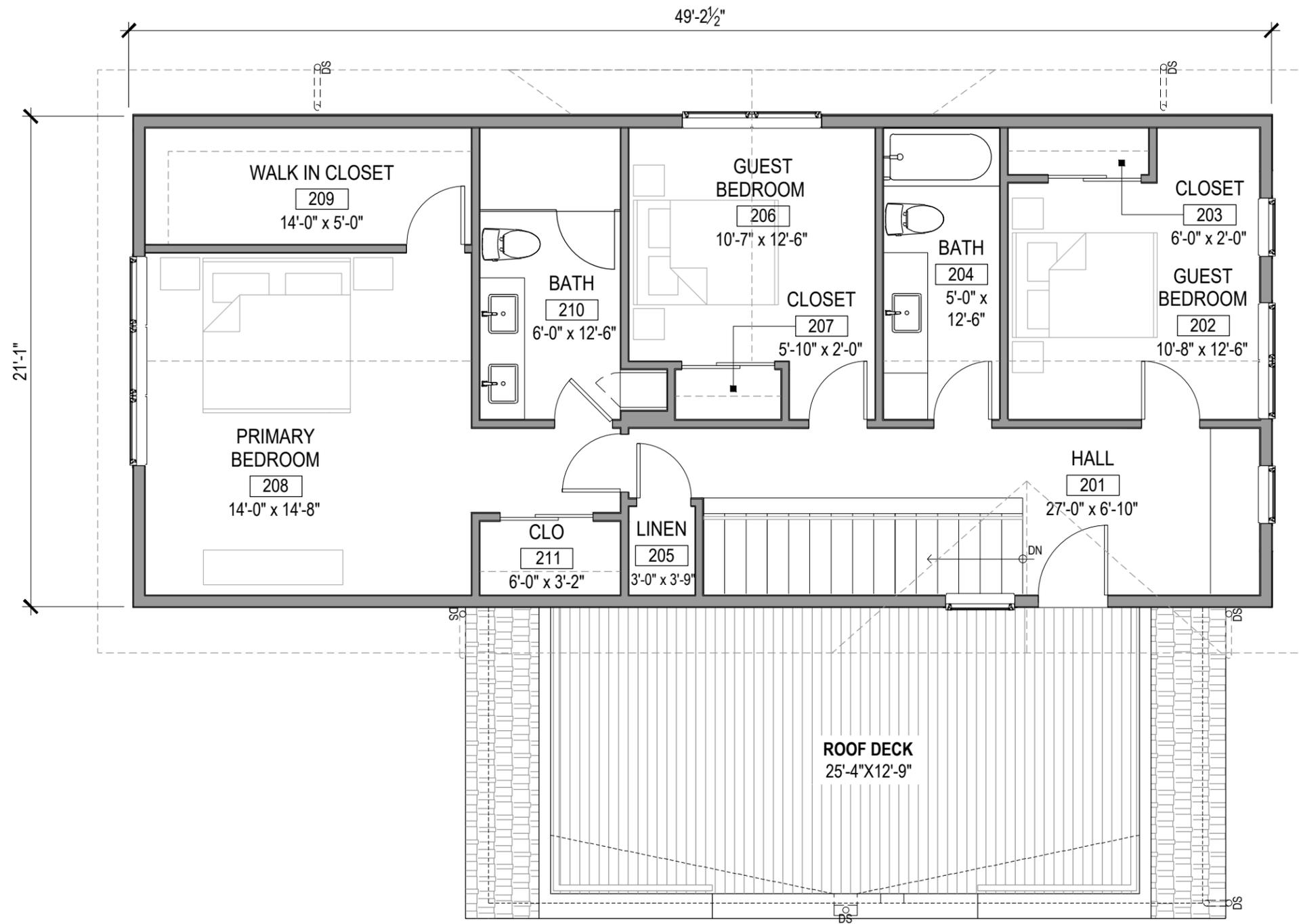
1 1/2 Story Home Type Side Exterior Elevation

Scale: 3/16" = 1'-0"



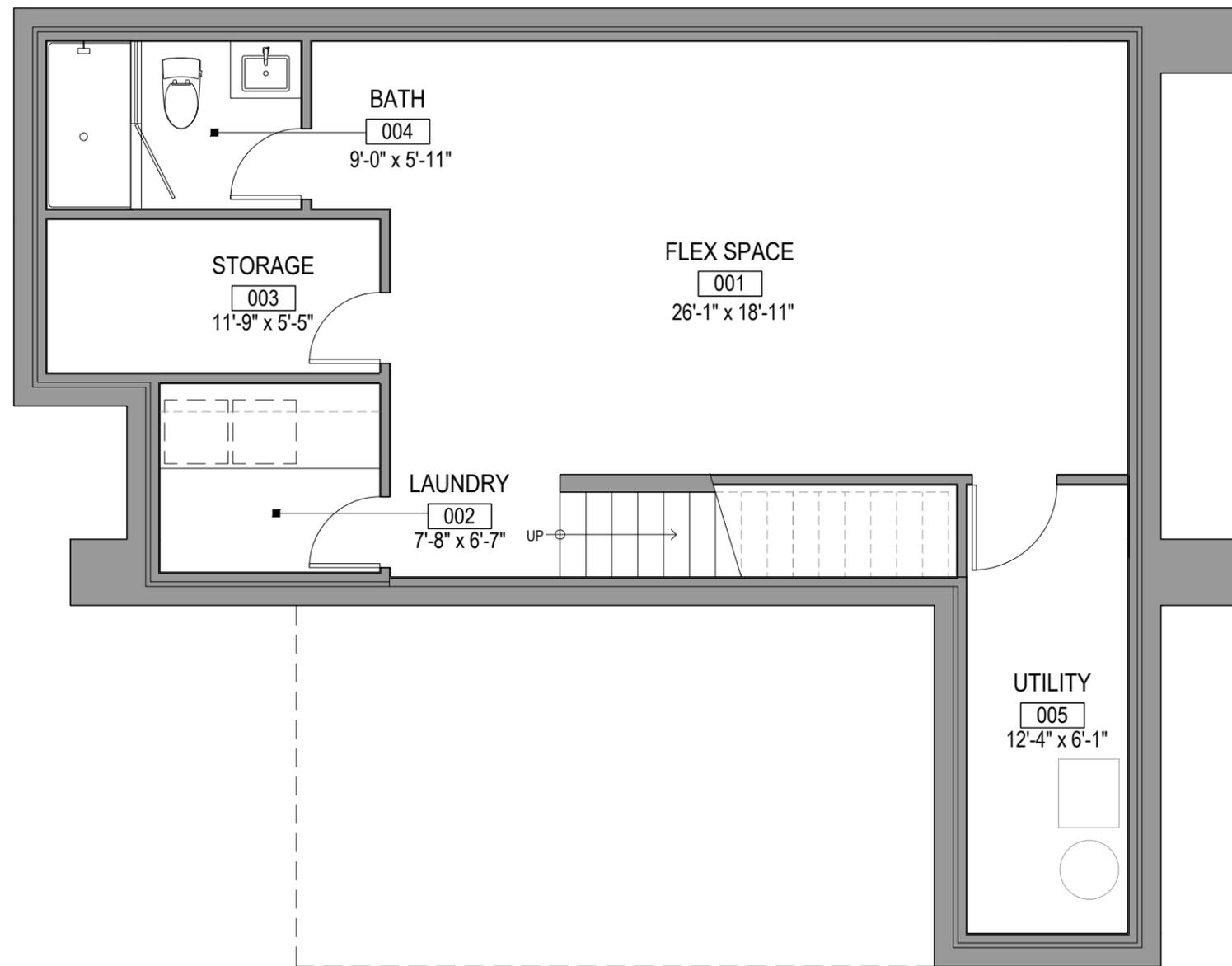


2 Story Home Type
 First Floor Plan
 Scale: 3/16" = 1'-0"



2 Story Home Type
Second Floor Plan

Scale: 3/16" = 1'-0"



2 Story Home Type
Basement Plan

Scale: 3/16" = 1'-0"

T/O HIGH PEAK
+29'-7 1/2"

12
12

12
12

PREFIN. K-STYLE
ALUMINUM GUTTERS

PAINTED FIBER CEMENT
BOARD & BATTEN SIDING

PAINTED FIBER CEMENT
OR AZEK TRIM

T/O 2ND FLOOR SHEATHING
+10'-5 7/8"

PAINTED FIBER CEMENT
OR AZEK TRIM

PAINTED FIBER CEMENT
BOARD & BATTEN SIDING

VINYL WINDOWS

STAINED WOOD OR
COMPOSITE WOOD
PORCH DECKING

T/O 1ST FLOOR SHEATHING
+0'-0"

T/O GARAGE SLAB
-2'-2 1/4" (VERIFY W/ CIVIL DWGS)

PREFIN METAL VERTICAL
PICKET GUARD RAILING

ASPHALT SHINGLE ROOF

GLAZED & PANELED
GARAGE DOOR

POURED IN PLACE
CONCRETE FOUNDATIONS

2 Story Home Type Front Exterior Elevation

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

T/O HIGH PEAK
+29'-7 1/2"

PAINTED FIBER CEMENT
BOARD & BATTEN SIDING

ASPHALT SHINGLE ROOF

PREFIN METAL VERTICAL
PICKET GUARD RAILING

T/O 2ND FLOOR SHEATHING
+10'-5 7/8"

PREFIN. K-STYLE
ALUMINUM GUTTERS

PAINTED FIBER CEMENT
OR AZEK TRIM

PAINTED FIBER CEMENT
BOARD & BATTEN SIDING

VINYL WINDOWS

T/O 1ST FLOOR SHEATHING
+0'-0"

POURED IN PLACE
CONCRETE FOUNDATIONS

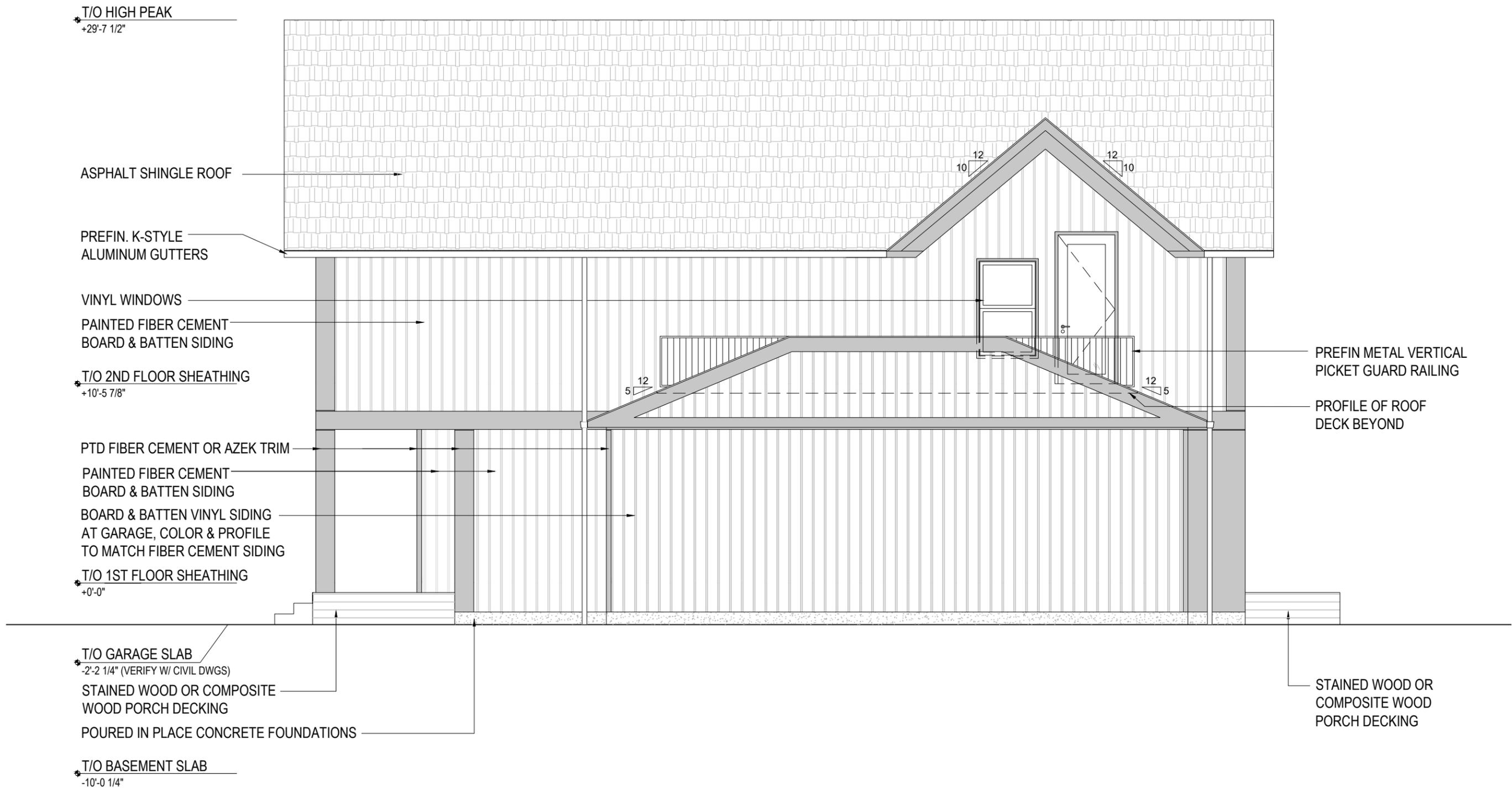
T/O GARAGE SLAB
-2'-2 1/4" (VERIFY W/ CIVIL DWGS)

STAINED WOOD OR
COMPOSITE WOOD
PORCH DECKING



2 Story Home Type
Rear Exterior Elevation

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



2 Story Home Type
 Side Exterior Elevation (Garage & Roof Deck)
 Scale: 3/16" = 1'-0"

T/O HIGH PEAK
+29'-7 1/2"

ASPHALT
SHINGLE ROOF

PREFIN. K-STYLE
ALUMINUM GUTTERS

PAINTED FIBER CEMENT
BOARD & BATTEN SIDING

T/O 2ND FLOOR SHEATHING
+10'-5 7/8"

PAINTED FIBER CEMENT OR AZEK TRIM

VINYL WINDOWS
NOTE: AT LAKESIDE AVENUE USE
FULL HEIGHT WINDOWS AS DASHED

BOARD & BATTEN VINYL SIDING, COLOR
& PROFILE TO MATCH FIBER CEMENT
SIDING

T/O 1ST FLOOR SHEATHING
+0'-0"

T/O GARAGE SLAB
-2'-2 1/4" (VERIFY W/ CIVIL DWGS)

STAINED WOOD OR COMPOSITE
WOOD PORCH DECKING
POURED IN PLACE CONCRETE
FOUNDATIONS

T/O BASEMENT SLAB
-10'-0 1/4"

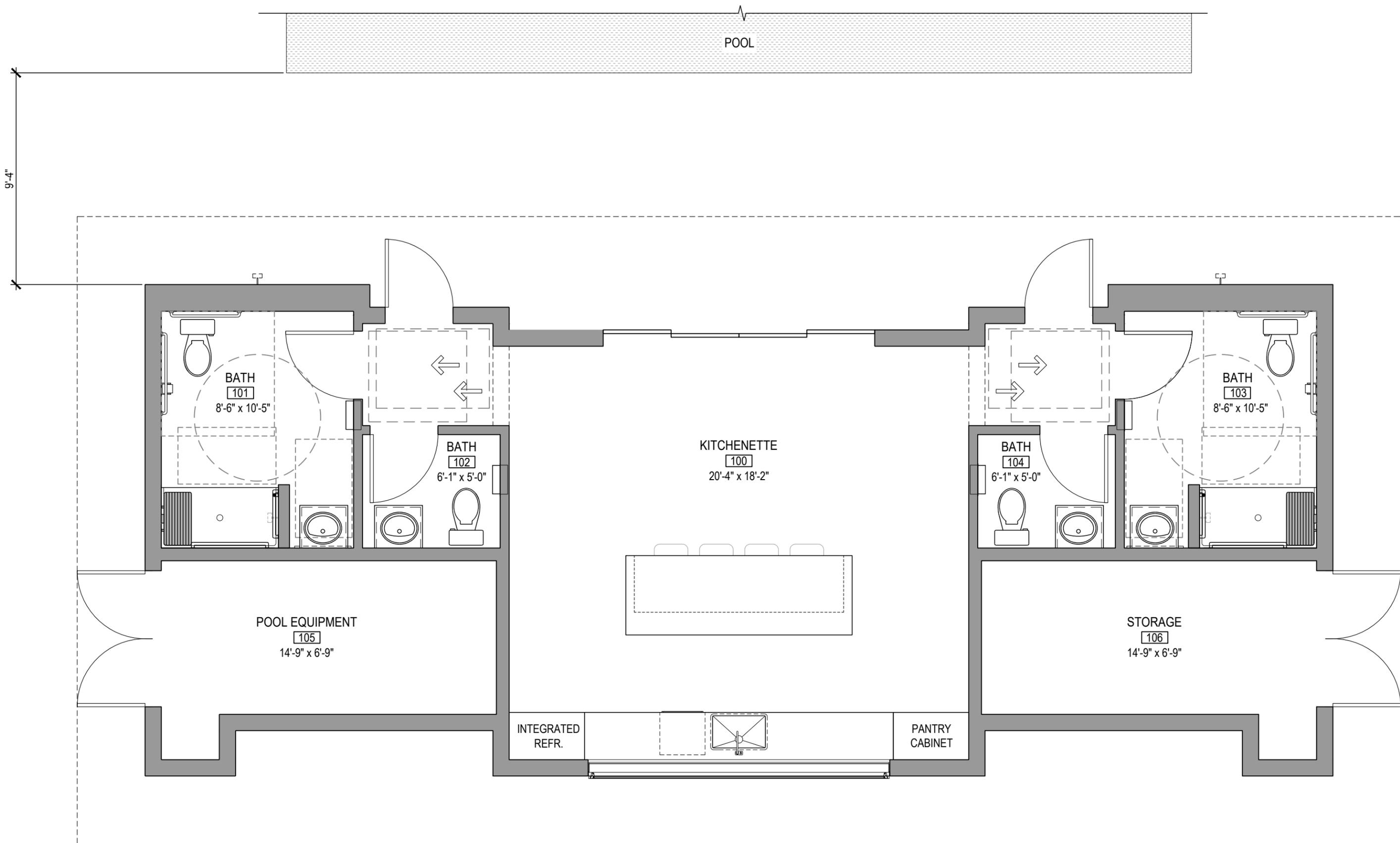


PAINTED FIBER
CEMENT OR
AZEK TRIM

STAINED WOOD OR
COMPOSITE WOOD
PORCH DECKING

2 Story Home Type Side Exterior Elevation

Scale: 3/16" = 1'-0"



Pool House
Preliminary First Floor Plan
Scale: 1/4" = 1'-0"

T/O ROOF PEAK
+16'-9 3/4"

ASPHALT SHINGLE
ROOF

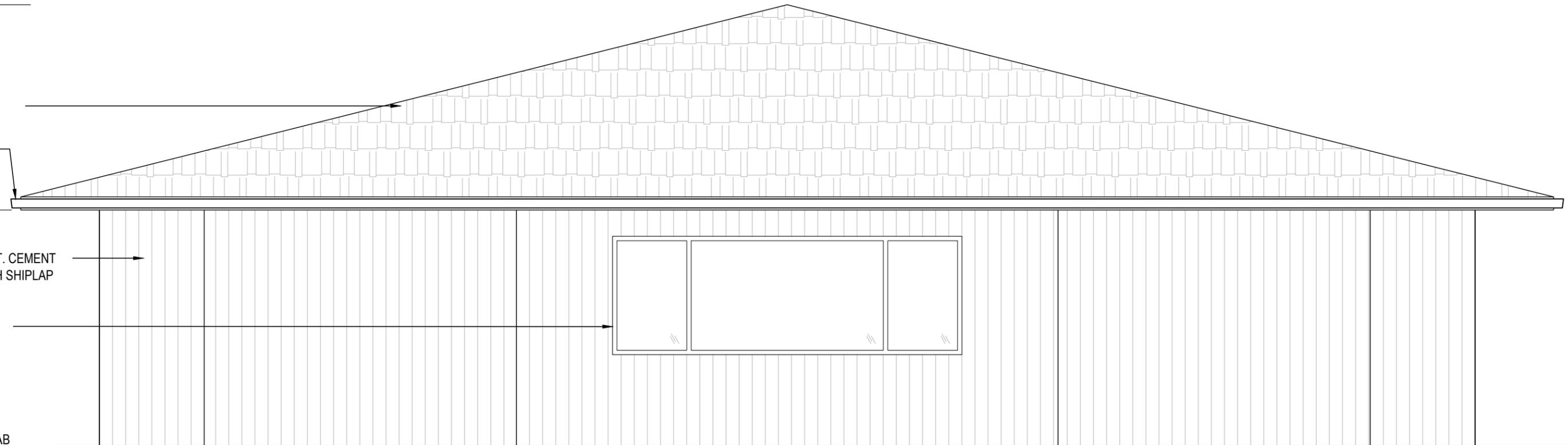
PREFIN ALUM
GUTTERS

B/O ROOF EAVE
+9'-0"

5" EXPOSURE VERT. CEMENT
BOARD OR FLY ASH SHIPLAP
PLANKS, TYP.

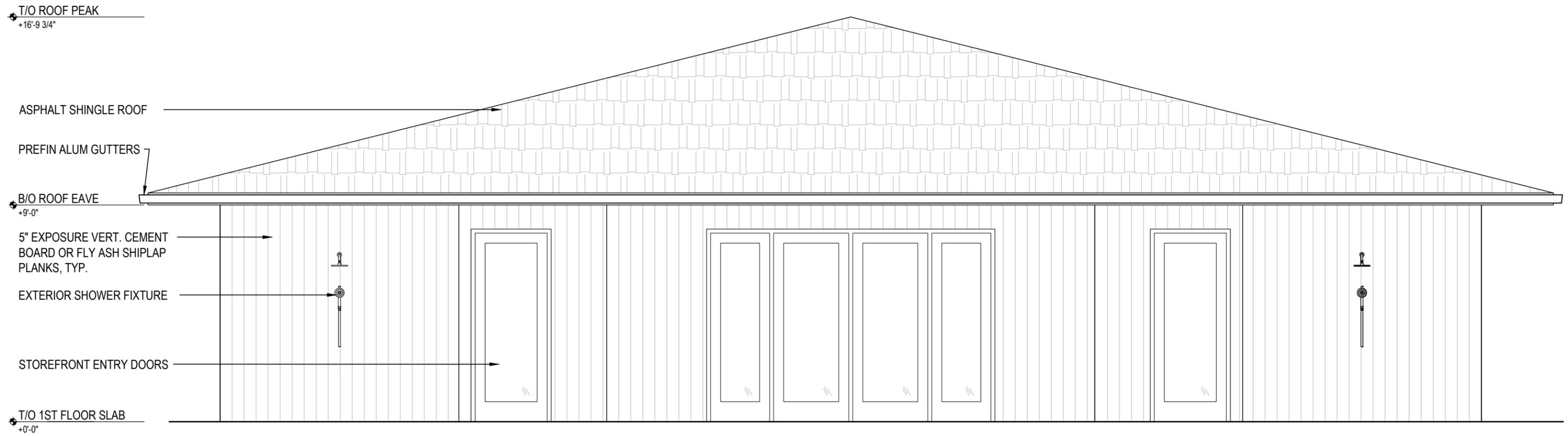
VINYL WINDOWS

T/O 1ST FLOOR SLAB
+0'-0"



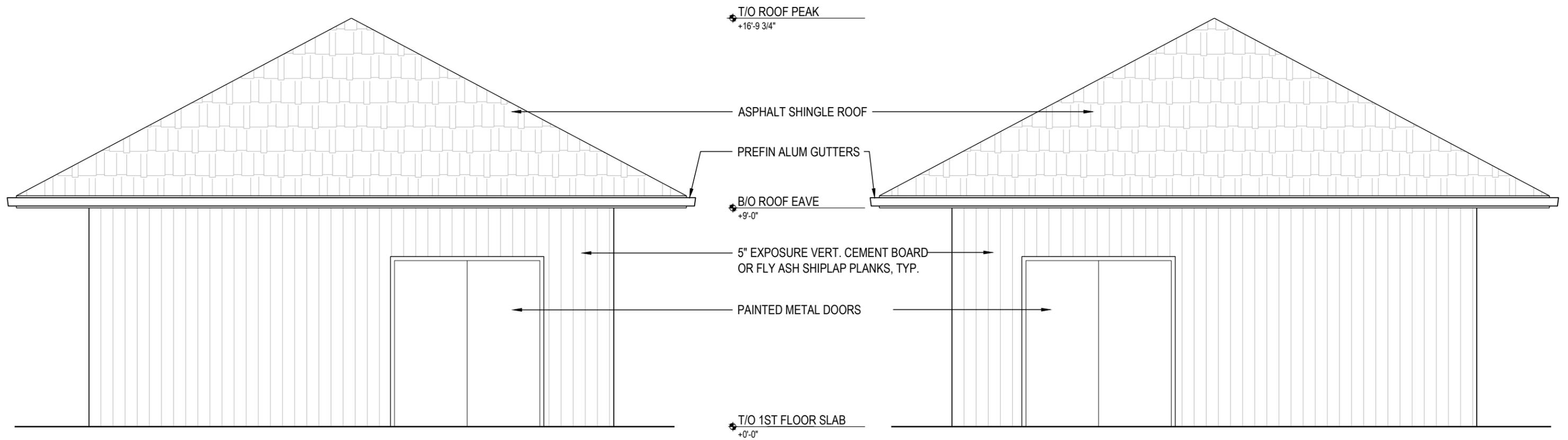
Pool House
South Exterior Elevation

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



Pool House
North Exterior Elevation

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

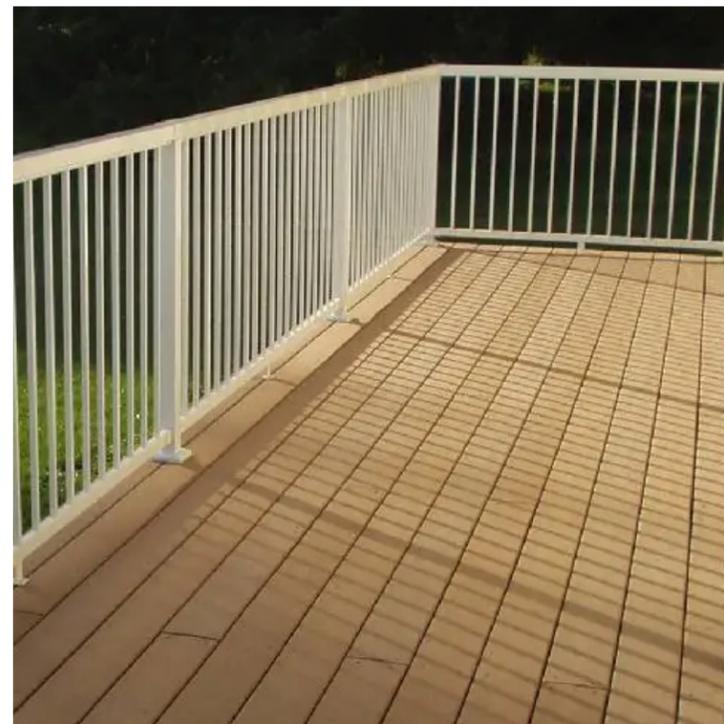


Pool House
East/West Exterior Elevations

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



Board & Batten Siding (Cement Board/Vinyl)



Vertical Picket Railing



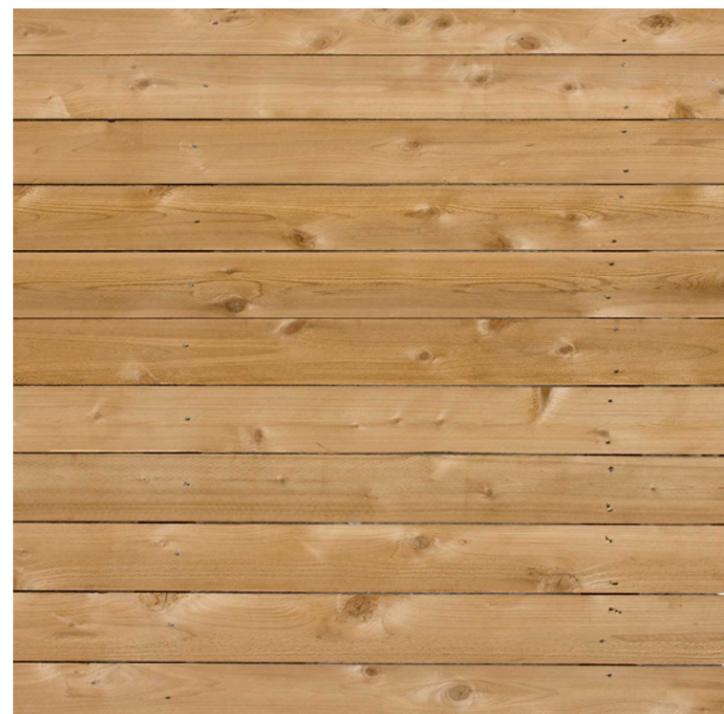
Ornamental Plantings



Vinyl Windows



Asphalt Shingle Roof



Stained Wood Porch Decking



Stained Wood Horse Fence



Site Lighting

Material Palette