

Valley View Drive 60'

N 31° 01' 00" E

Sanitary Manhole
Rim = 93.81

Storm Manhole
Rim = 94.08

Gutter Inlet
Rim = 94.09

1.92' S, 1.18' E

A 65.36' R
R 125.37' R
D 29° 52' 13" E
BN 15° 20' 15" E
C 64.62' R

Conc. Walk

Conc. Drive

Conc. Walk

Conc. Walk

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Conc. Walk

S/L 7

Michael King & Daisy B. Hassani
PPN 301-38-034
AFN 202201280882 CCDR

S 89° 33' 00" E 209.27' R

S/L 6

1972 Realty LLC
PPN 301-38-033
AFN 202507110272 CCDR
0.2901 Acre

S 21° 53' 06" W 67.10' R

N 89° 33' 00" W 201.26' R
S/L 5

David M. & Elizabeth M. Harmath
PPN 301-38-032
AFN 200808260409 CCDR

Valley View Allotment No. 3
Vol. 108 Pg. 7, CCPR

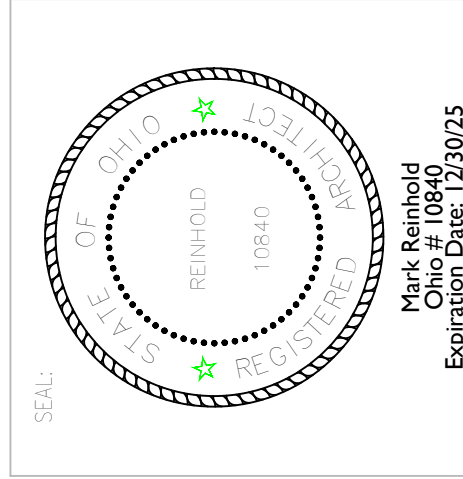
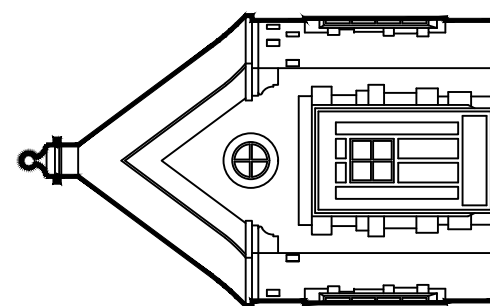
NEW 2 STORY ADDITION
WITH GARAGE AND
REC ROOM (ROOF DECK
ABOVE)

SINGLE STORY
ENTRY

SINGLE STORY
SCREENED PORCH

PROPOSED WINDOW WELL
FOR BASEMENT EGRESS
WINDOWS (PROPOSED SLEEPING
AREAS PLANNED)
THIS CONSTRUCTION DOES NOT
STICK UP ABOVE GRADE

2 Story
Dwelling



MARK REINHOLD architect 1120 Forest Road, Lakewood, Ohio 44107 (216).906.7097

LEGENDS
08-28-2025

DAVID KEEHAN RESIDENCE

2121 VALLEY VIEW DRIVE, ROCKY RIVER, OHIO 44116

SITE PLAN SK-1A



DRAWINGS SUBMITTED
(AS BUILT DIFFERS)

NEW
TIMBER DETAILING
AND STUCCO
FACE (painted)

PAINTED BRACKETS and
ROOF OVERHANG @ SMALL
CANTILEVERED PORCH

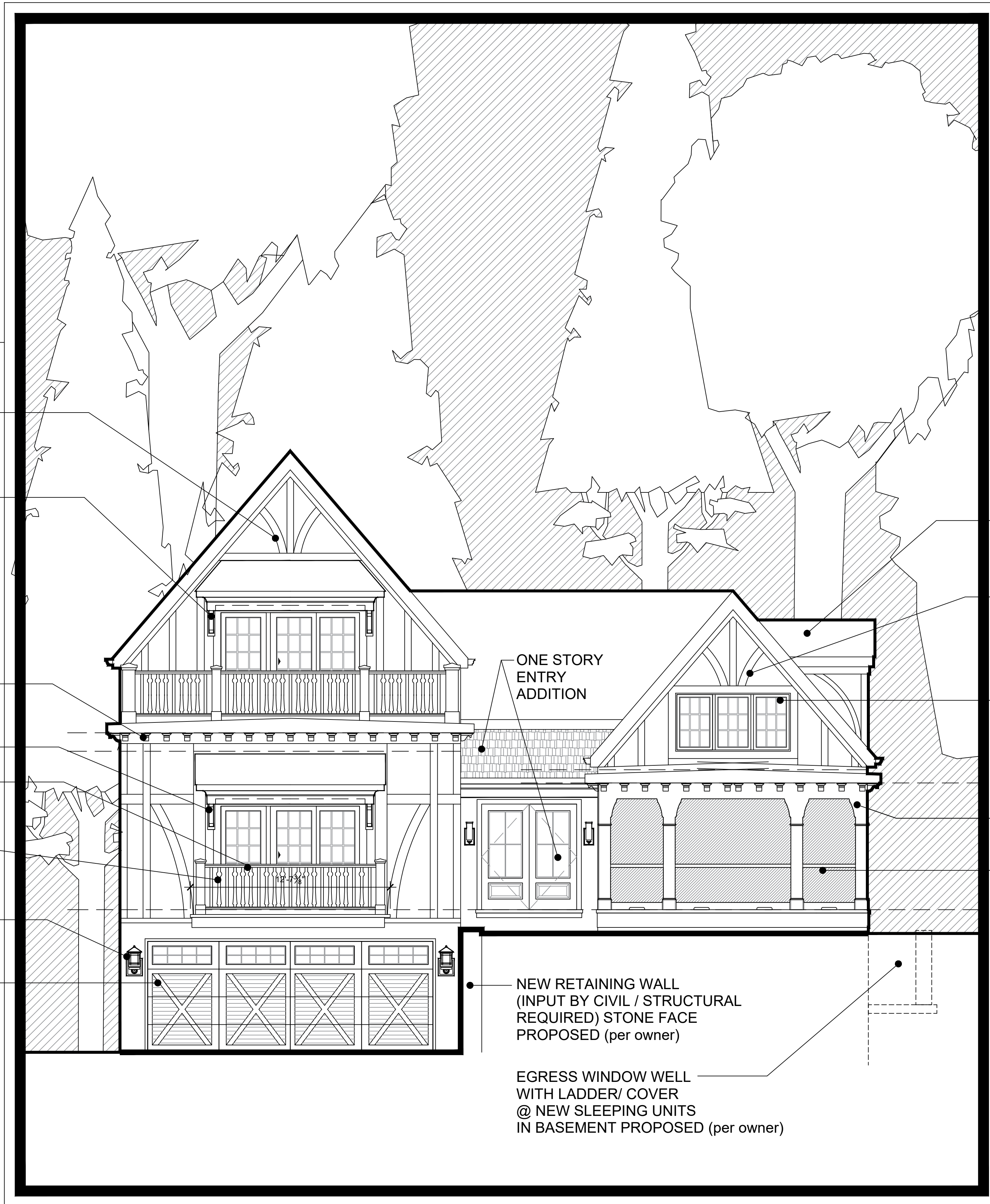
PAINTED FYPON
CORBELS/ BRACKETS

PAINTED BRACKETS and
ROOF OVERHANG @ SMALL
CANTILEVERED PORCH

FRET WORK RAIL (not
turned balusters)

GARAGE LIGHTING
PER OWNER'S SPEC.

NEW GARAGE ADDITION
WITH PAINTED GARAGE
DOOR (SPECIFIED BY
OWNER)



NEW
DORMER

NEW
TIMBER DETAILING
AND STUCCO
FACE (painted)

NEW
WINDOWS

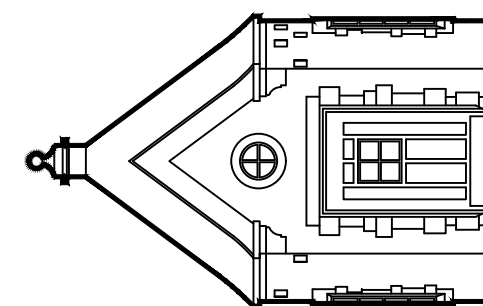
PAINTED BRACKET'D
PORCH COLUMNS

SCREENED
PORCH

ONE STORY
ENTRY
ADDITION

NEW RETAINING WALL
(INPUT BY CIVIL / STRUCTURAL
REQUIRED) STONE FACE
PROPOSED (per owner)

EGRESS WINDOW WELL
WITH LADDER/ COVER
@ NEW SLEEPING UNITS
IN BASEMENT PROPOSED (per owner)

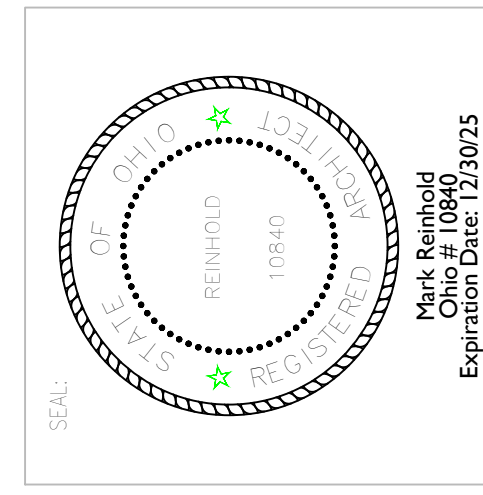


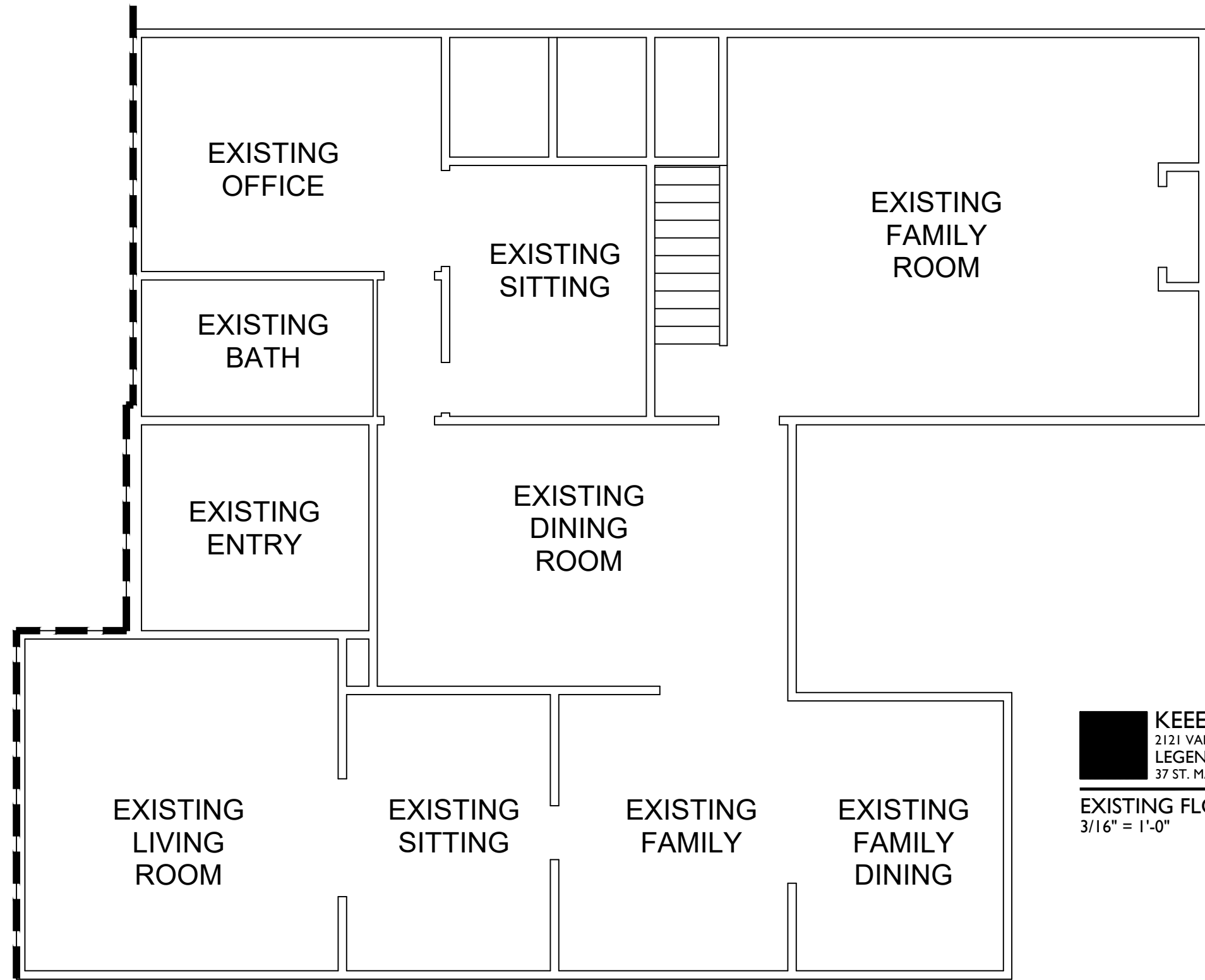
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ELEVATION SK-1B



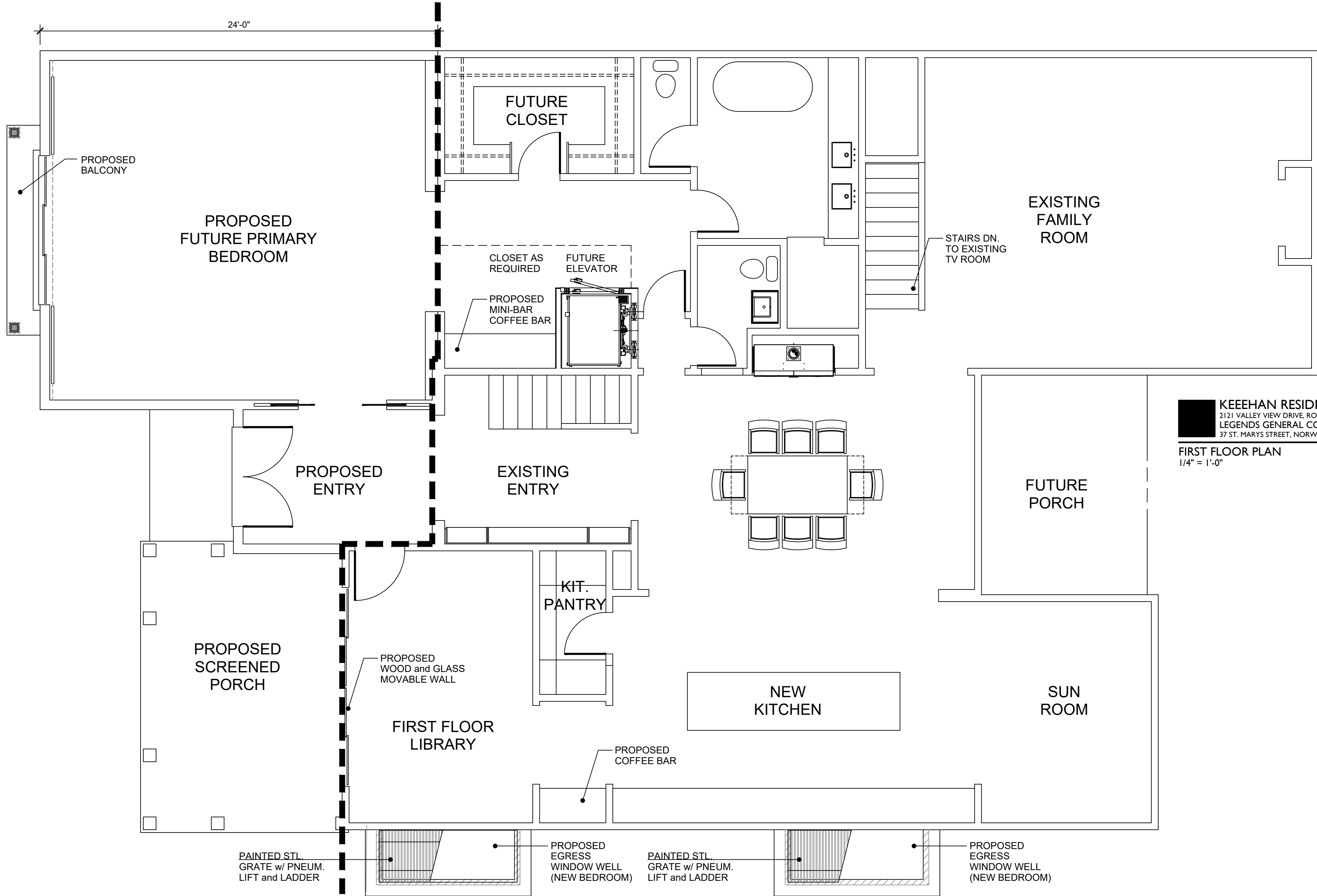


KEEHAN RESIDENCE
2121 VALLEY VIEW DRIVE, ROCKY RIVER, OHIO
LEGENDS GENERAL CONTRACTORS
37 ST. MARYS STREET, NORWALK, OHIO 44857



EXISTING FLOOR PLAN
3/16" = 1'-0"

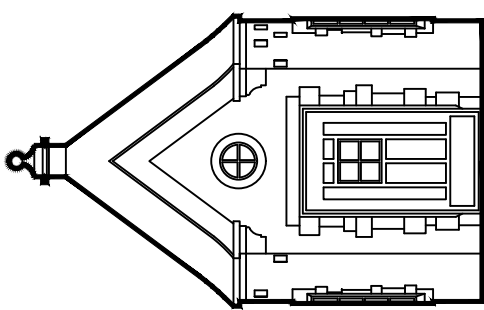
PROPOSED FIRST FLOOR ADDITION
EXISTING HOME REMODELED
SEE EXISTING FLOOR PLAN FOR MORE INFO



KEEHAN RESIDENCE
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FIRST FLOOR PLAN
1/4" = 1'-0"



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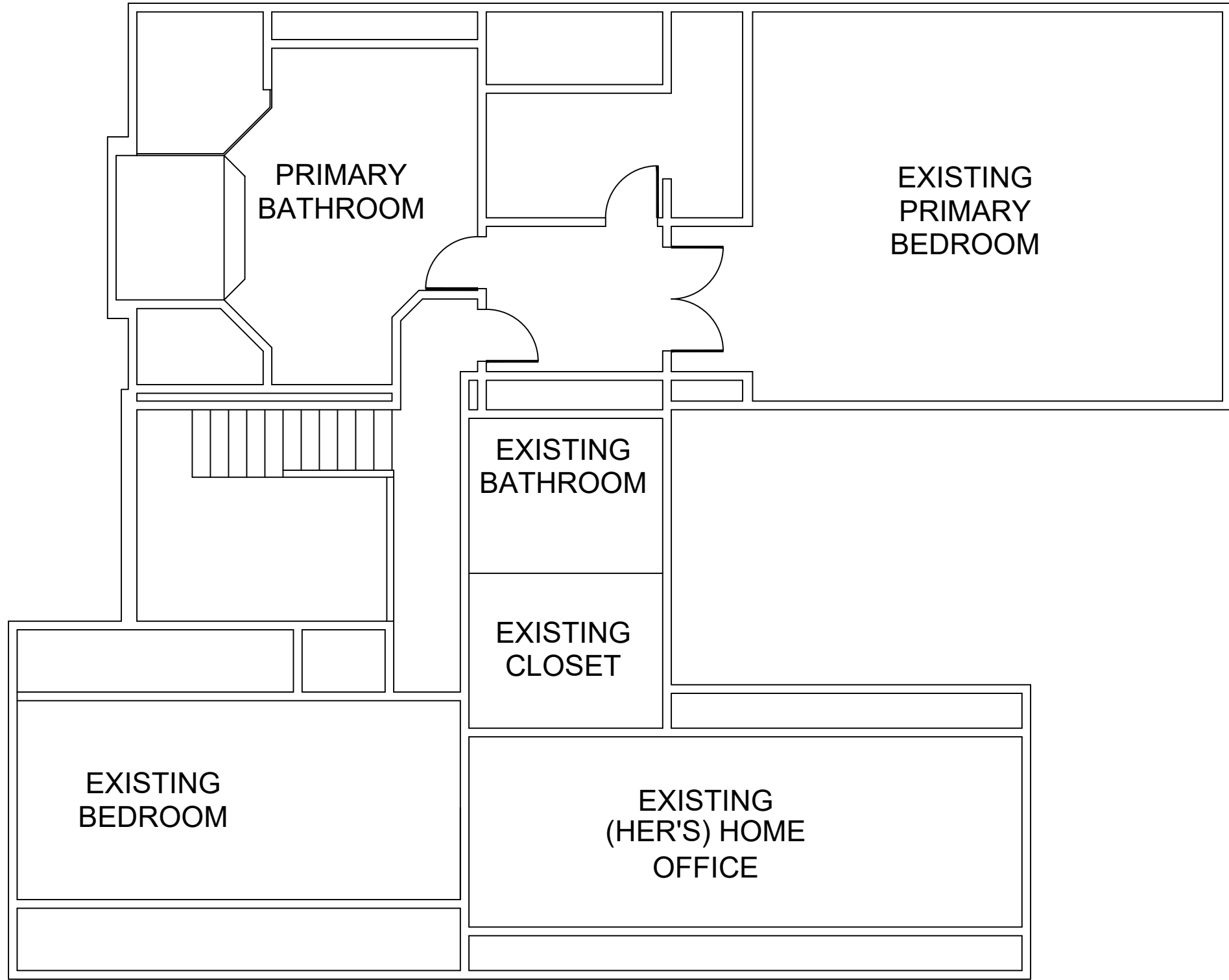
PROFESSIONAL ENGINEER
MARK REINHOLD
No. 129925
State of Ohio
Expiration Date 08-28-2025

SCHEMATIC

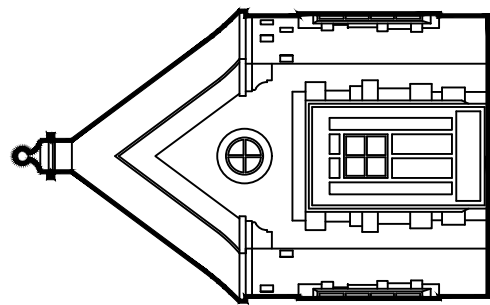
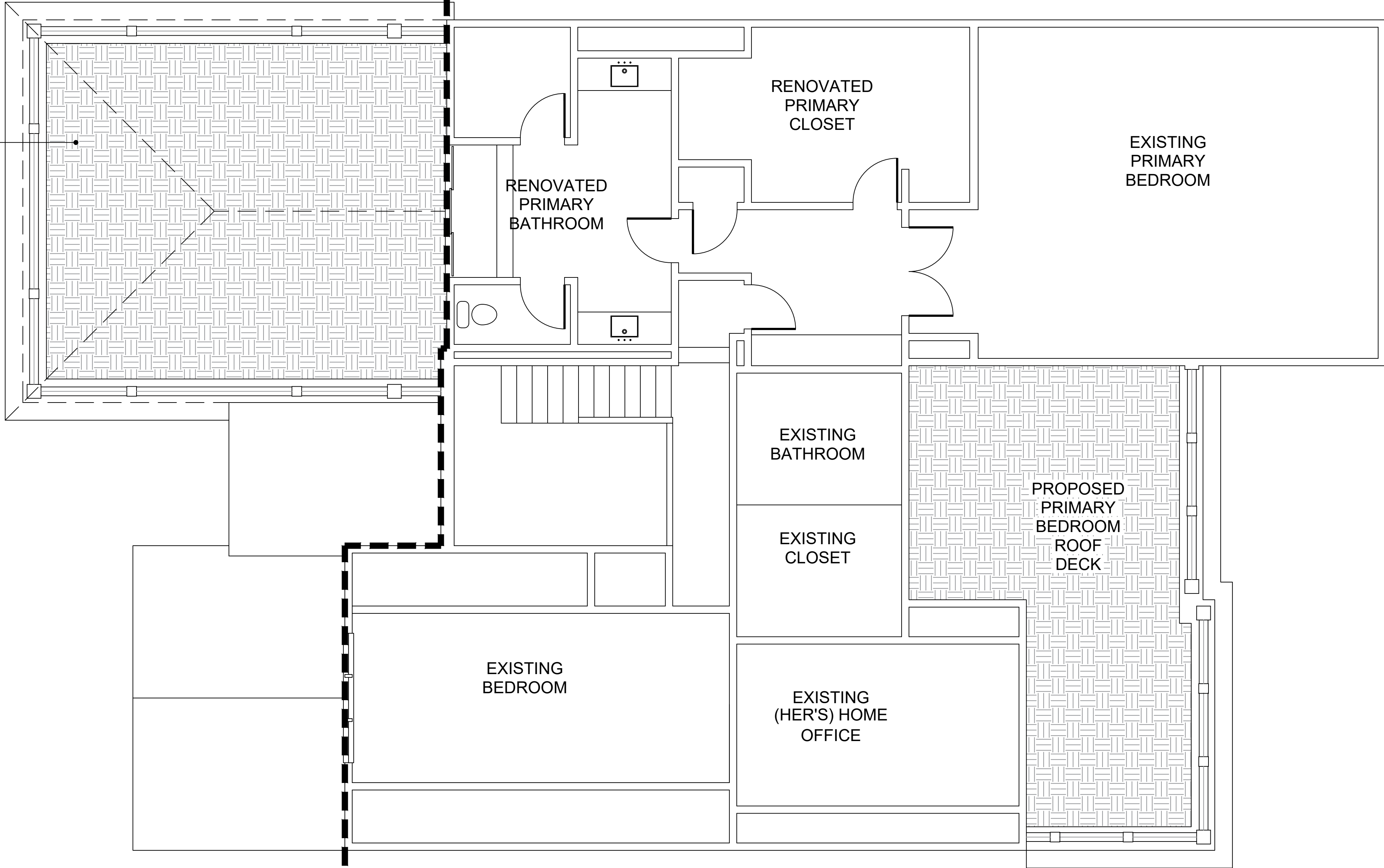
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PLANS SK-1C



PROPOSED
PRIMARY
BEDROOM
ROOF
DECK



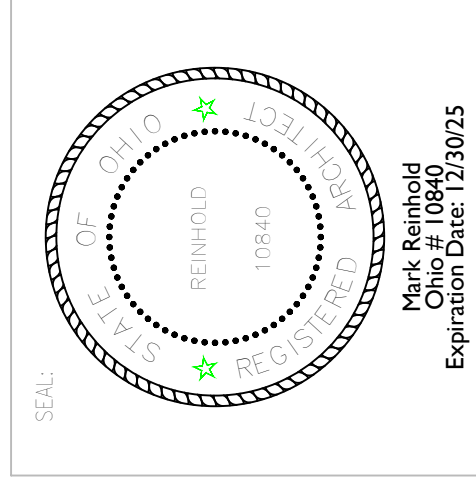
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08-28-2025

SCHEMATIC

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PLANS SK-ID