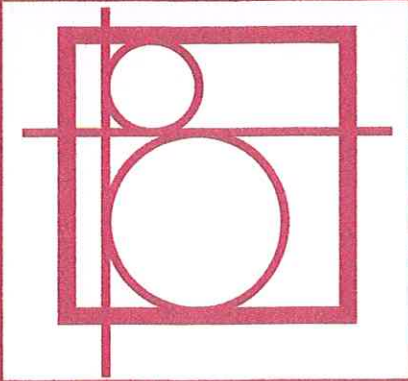


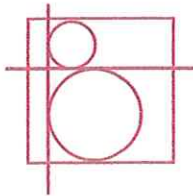
BIHUNIAK RESIDENCE



LOCATION: 181 BUCKINGHAM RD
SCOPE: SINGLE FAMILY HOME ADDITION

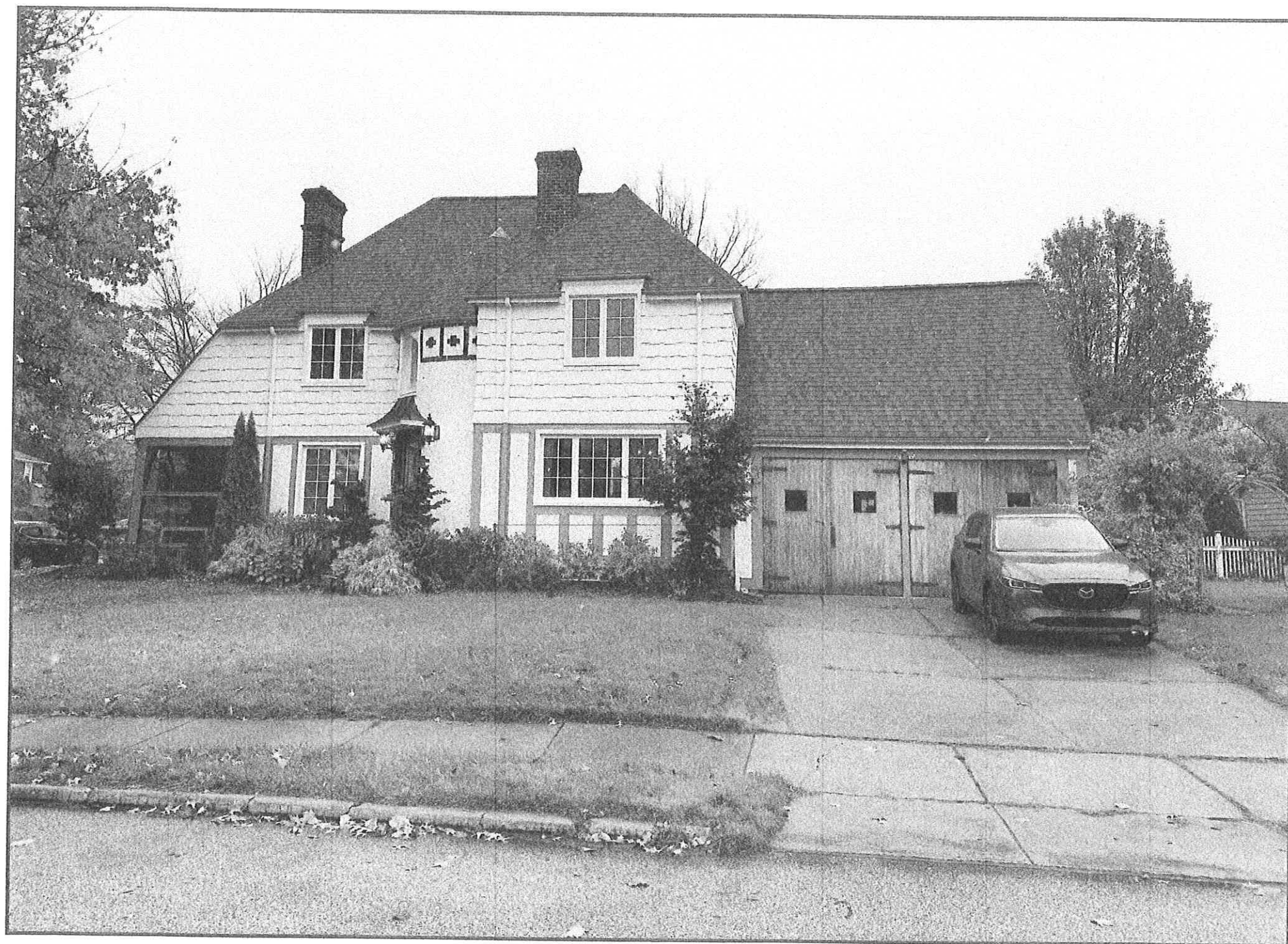
PROJECT SUMMARY

SCOPE OF WORK: EXISTING 2,470 RENOVATED HOUSE, INCLUDING, AN ADDITIONAL SECOND FLOOR. NO CHANGE TO BUILDING FOOTPRINT	
LOT COVERAGE: LOT SIZE:	= 24,480 SF
EXIST. HOUSE TO REMAIN	= 2,470 SF
EXIST. GARAGE	= 440 SF
GARAGE ADDITION	= 200 SF
TOTAL :	= 3,110 SF = 12.7%





EXISTING SITE PHOTOS



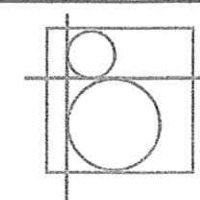
VIEW FROM BUCKINGHAM RD



VIEW FROM REAR YARD



VIEW FROM ARGYLE OVAL



Site plan for 115-00 Buckingham Road. The plan shows the existing house, existing garage, and a proposed addition. The property is bounded by Buckingham Road to the south and Argyle Oval to the west. The existing house is located on the left side of the property, and the existing garage is located on the right side. The proposed addition is located on the right side of the property, adjacent to the existing garage. The plan includes various setbacks and dimensions for the existing structures and the proposed addition.

EXISTING HOUSE:

- Overall width: 115'-0"
- Overall depth: 22'-6"
- Front setback: 30'-0"
- Side setback: 8'-2"
- Rear setback: 25'-0"
- Front setback (left side): 22'-6"
- Front setback (right side): 30'-0"
- Front setback (bottom left): 30'-0"
- Front setback (bottom right): 28'-8"
- Front setback (bottom right): 29'-3"
- Front setback (bottom right): 24'-3"
- Front setback (bottom right): 65'-6"

EXISTING GARAGE:

- Overall width: 20.5'
- Overall depth: 19.2'
- Front setback: 24.5'
- Side setback: 4.0'
- Rear setback: 28'-6"

PROPOSED ADDITION:

- Overall width: 24.5'
- Overall depth: 19.2'
- Front setback: 24.5'
- Side setback: 4.0'
- Rear setback: 28'-6"

SETBACKS:

- Front setback: 30'-0"
- Side setback: 8'-2"
- Rear setback: 25'-0"
- Front setback (left side): 22'-6"
- Front setback (right side): 30'-0"
- Front setback (bottom left): 30'-0"
- Front setback (bottom right): 28'-8"
- Front setback (bottom right): 29'-3"
- Front setback (bottom right): 24'-3"
- Front setback (bottom right): 65'-6"

ADJACENT HOUSE:

- Overall width: 115'-0"
- Overall depth: 22'-6"
- Front setback: 30'-0"
- Side setback: 8'-2"
- Rear setback: 25'-0"
- Front setback (left side): 22'-6"
- Front setback (right side): 30'-0"
- Front setback (bottom left): 30'-0"
- Front setback (bottom right): 28'-8"
- Front setback (bottom right): 29'-3"
- Front setback (bottom right): 24'-3"
- Front setback (bottom right): 65'-6"

PROPERTY LINE:

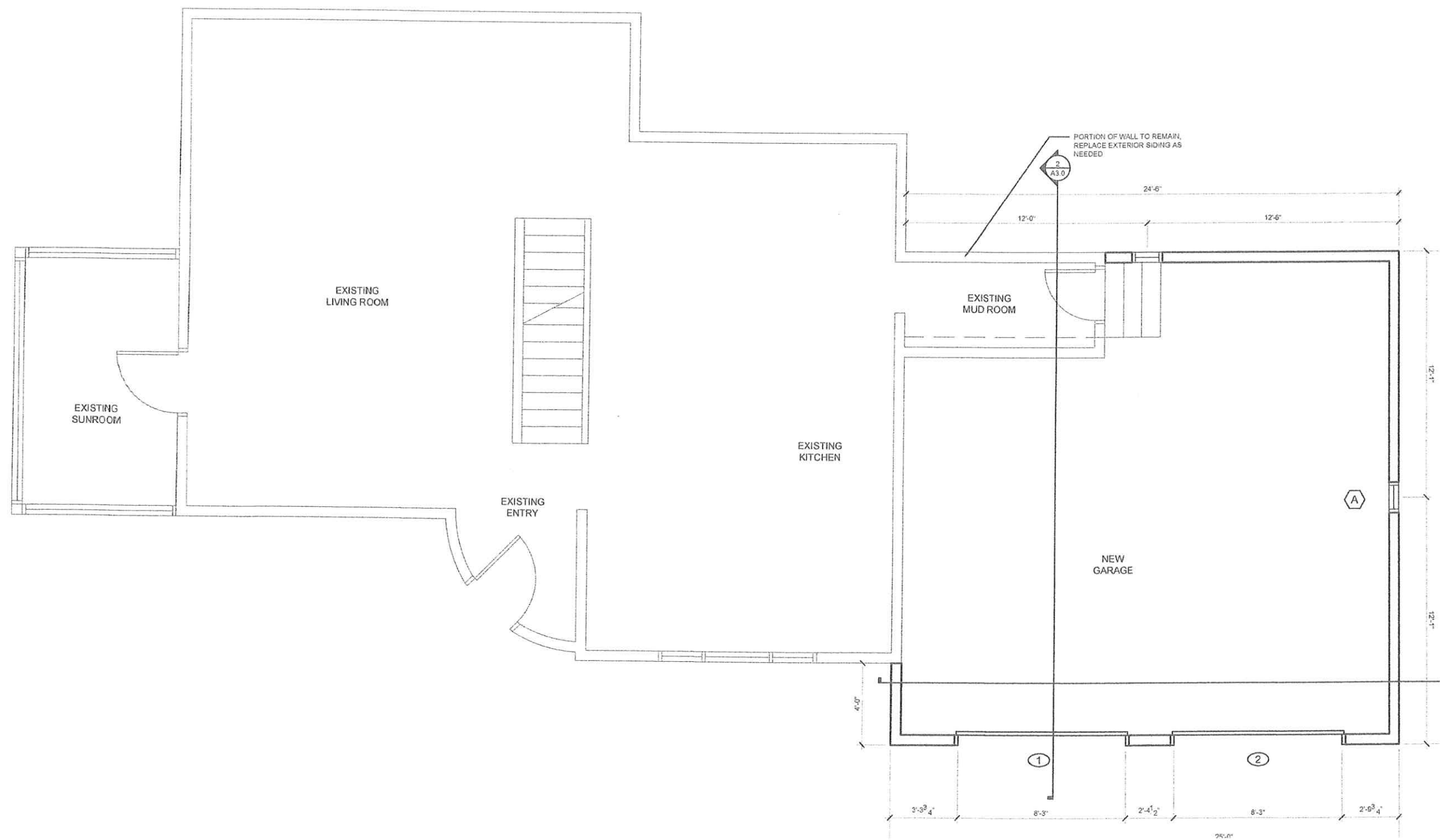
- Overall width: 115'-0"
- Overall depth: 22'-6"
- Front setback: 30'-0"
- Side setback: 8'-2"
- Rear setback: 25'-0"
- Front setback (left side): 22'-6"
- Front setback (right side): 30'-0"
- Front setback (bottom left): 30'-0"
- Front setback (bottom right): 28'-8"
- Front setback (bottom right): 29'-3"
- Front setback (bottom right): 24'-3"
- Front setback (bottom right): 65'-6"

ADDITION:

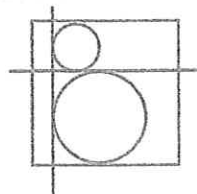
- Overall width: 24.5'
- Overall depth: 19.2'
- Front setback: 24.5'
- Side setback: 4.0'
- Rear setback: 28'-6"

CITY OF ROCKY RIVER
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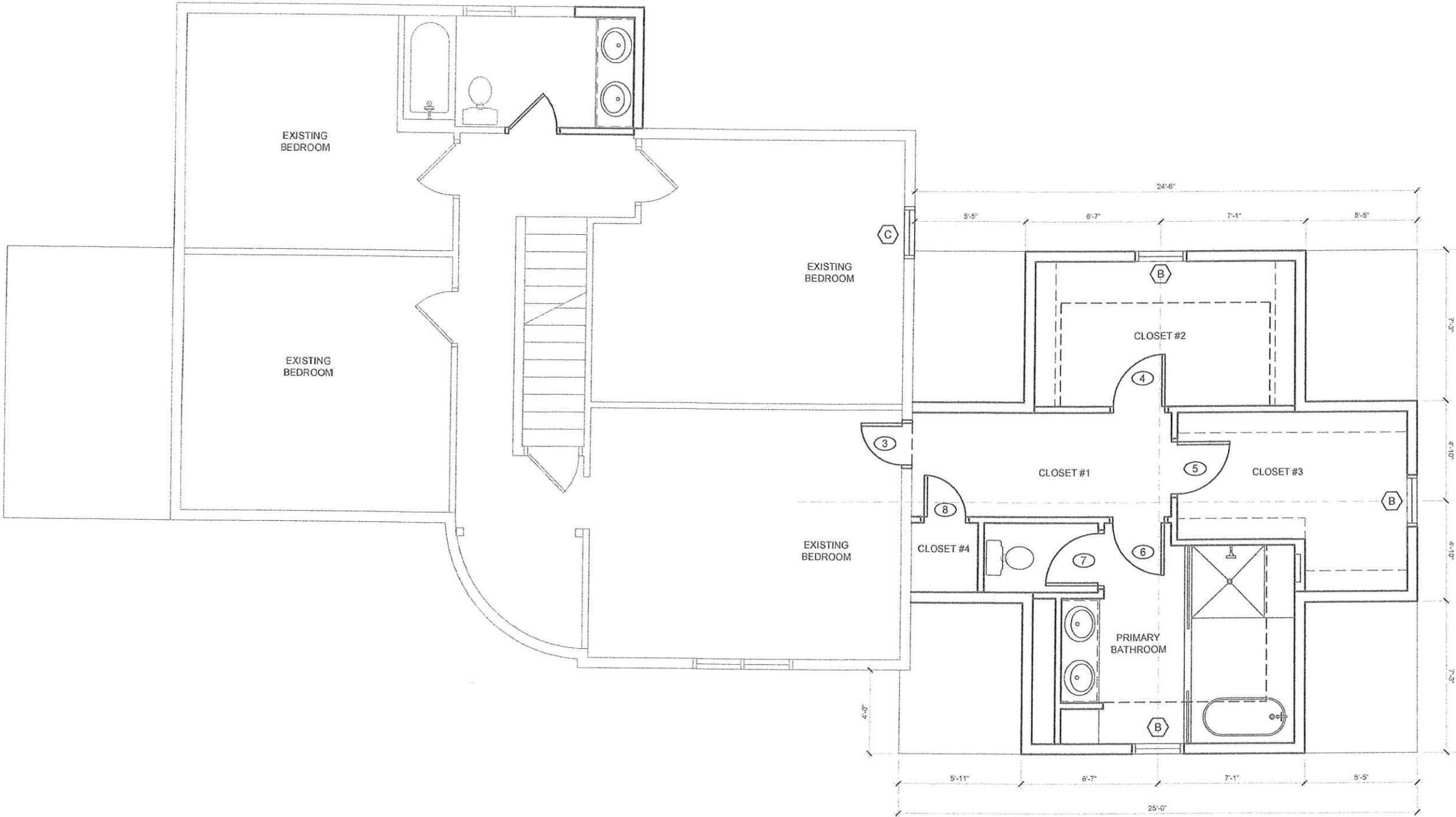
FIRST FLOOR PLAN



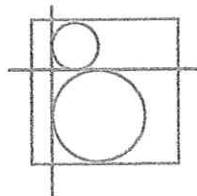
SCALE: NTS



SECOND FLOOR PLAN



SCALE: NTS



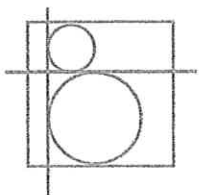
WEST ELEVATIONS



SCALE: NTS

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181 BUCKINGHAM RD
ROCKY RIVER, OHIO



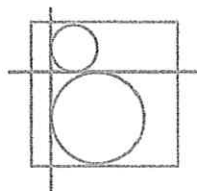
EAST ELEVATIONS



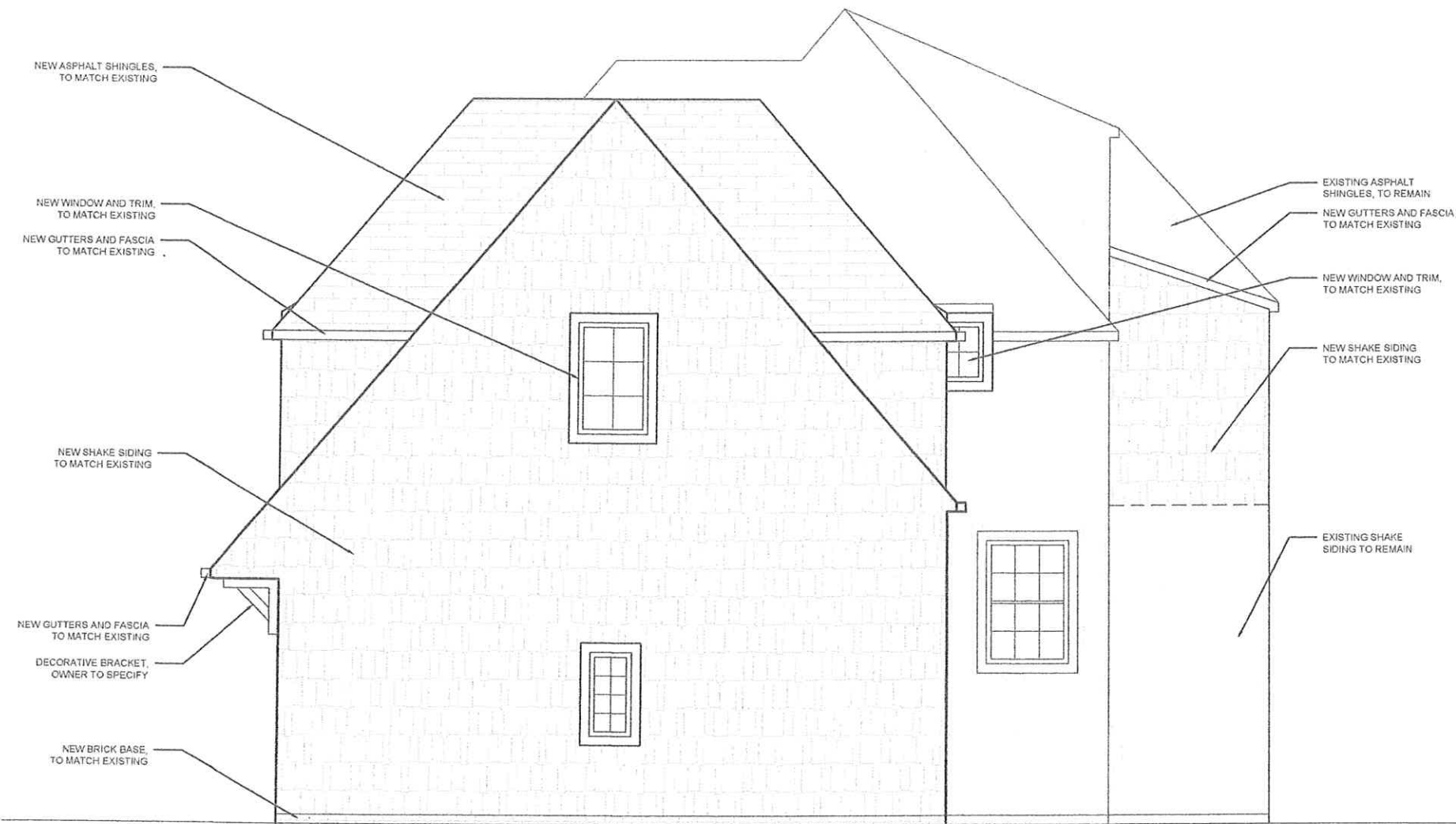
SCALE: NTS

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BIHUNIAK RESIDENCE
181 BUCKINGHAM RD
ROCKY RIVER, OHIO



EAST ELEVATIONS



SCALE: NTS

