

Reising Residence Addition

City of Rocky River

Architectural Review Board

July 7, 2025

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Project Summary

Reising Residence

Location: 22355 Rivergate Dr. (Parcel Number - 30337010)

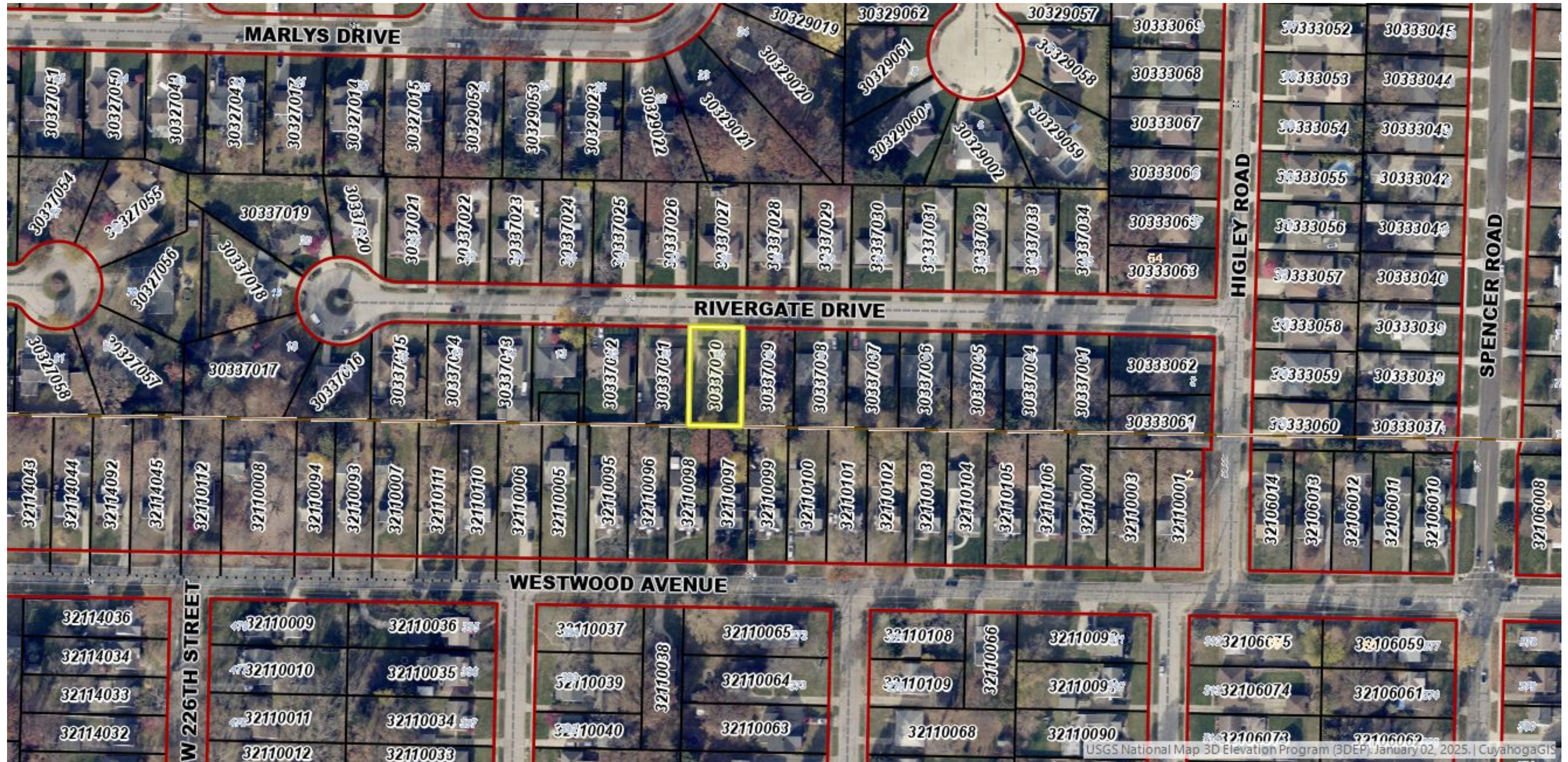
Project Scope: Single Family Home Addition

- Removal of Current Sunroom & Patio Space
- Added Living Room
- Dedicated Full Master Bath
- Walk-in Closet
- New Driveway with Integrated Patio Space
- New Roof For Home and Detached Garage

Lot Coverage

- Current Lot Coverage = 21%
- Lot Size = 121' x 66' = 7986 sq. ft
- Current House Footprint = 44' x 27' = 1188 sq. ft
- Garage Footprint = 22' x 22' = 484 sq. ft
- New Lot Coverage = 27%
- Addition Footprint 30' x 18' = 540 sq. ft
- New Total Footprint = 1188 + 540 + 484 = 2122 sq.ft

Project Site



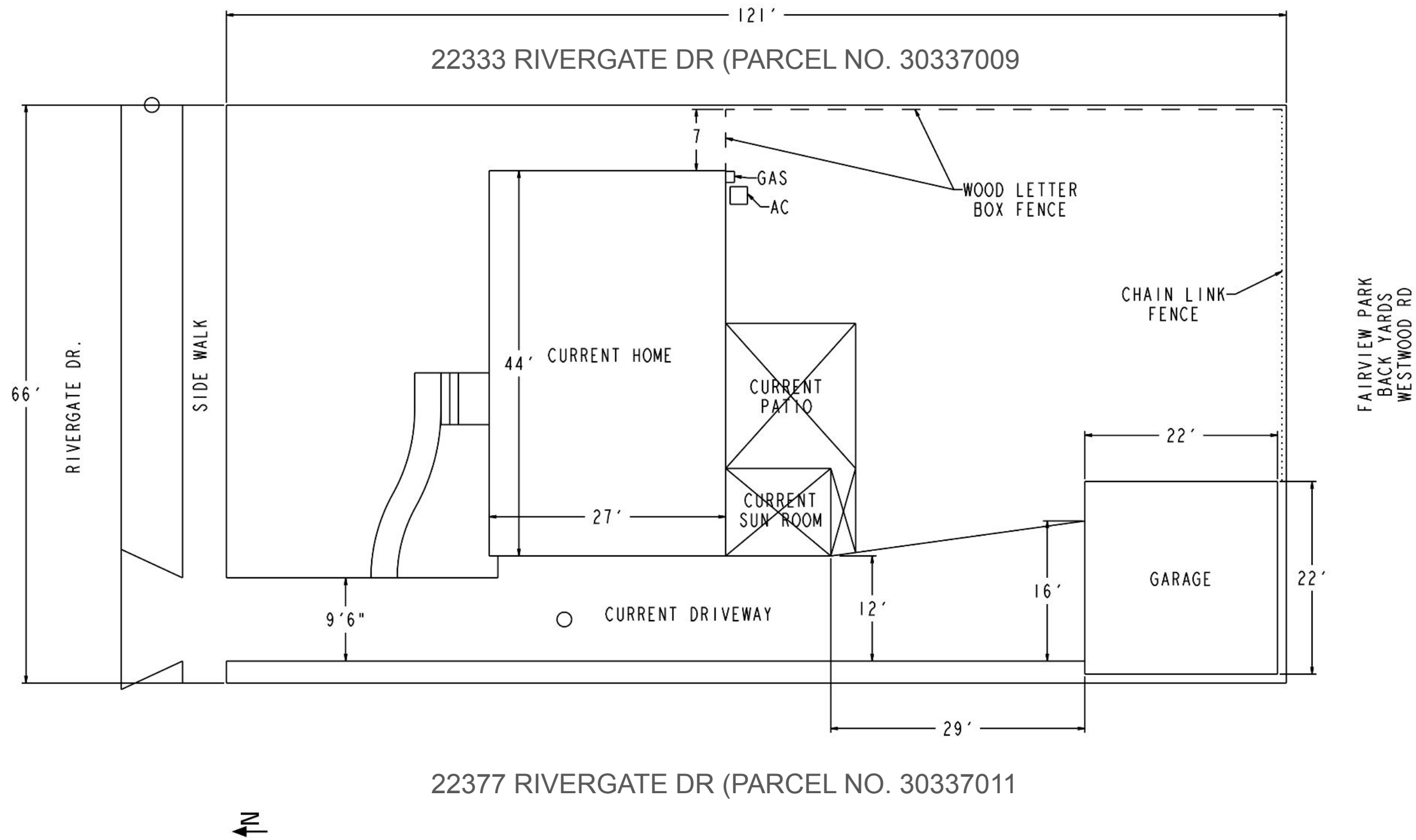
CURRENT HOME - VIEW FROM RIVERGATE DR



CURRENT HOME - VIEW FROM THE BACK YARD

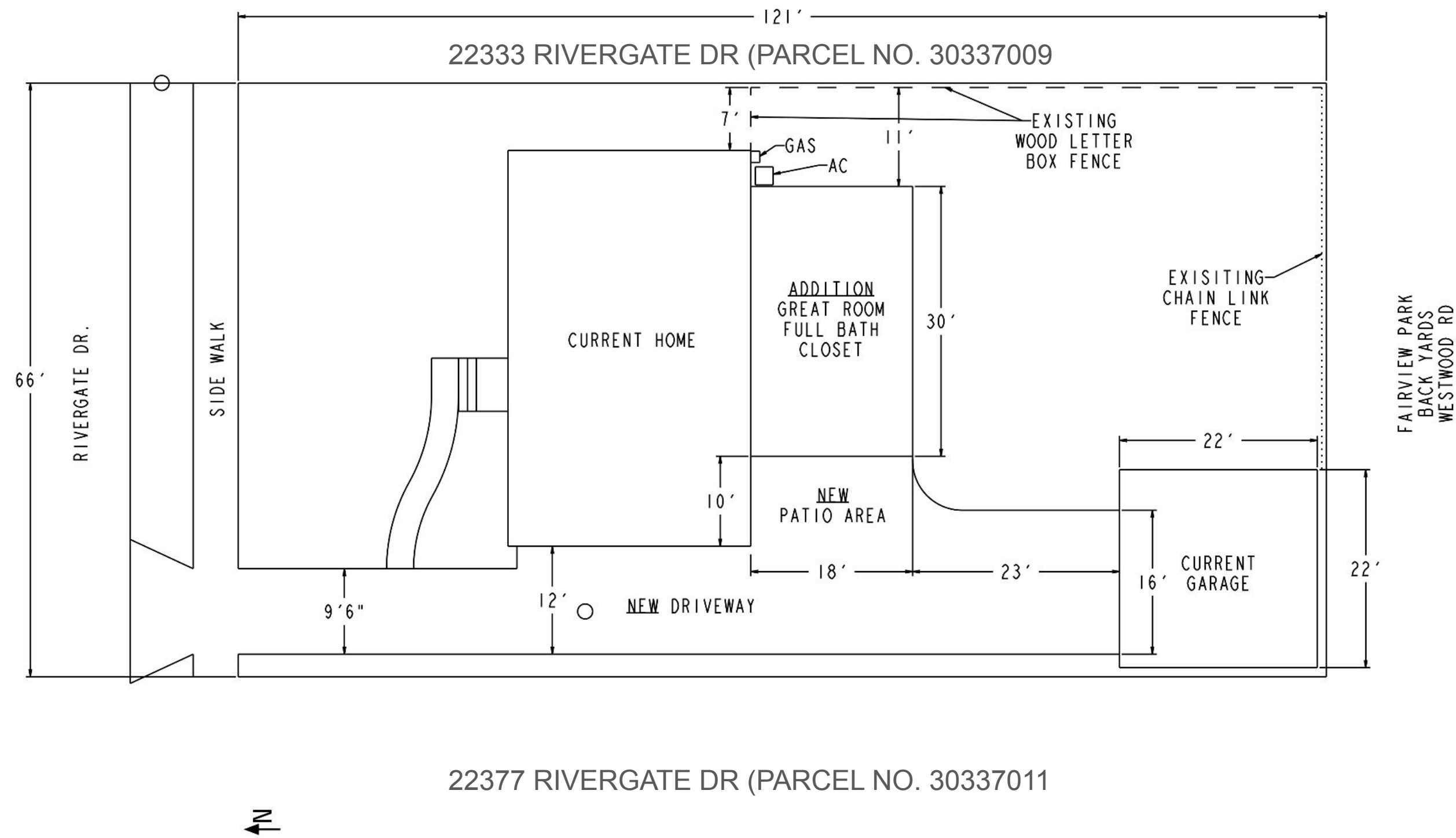


CURRENT SITE



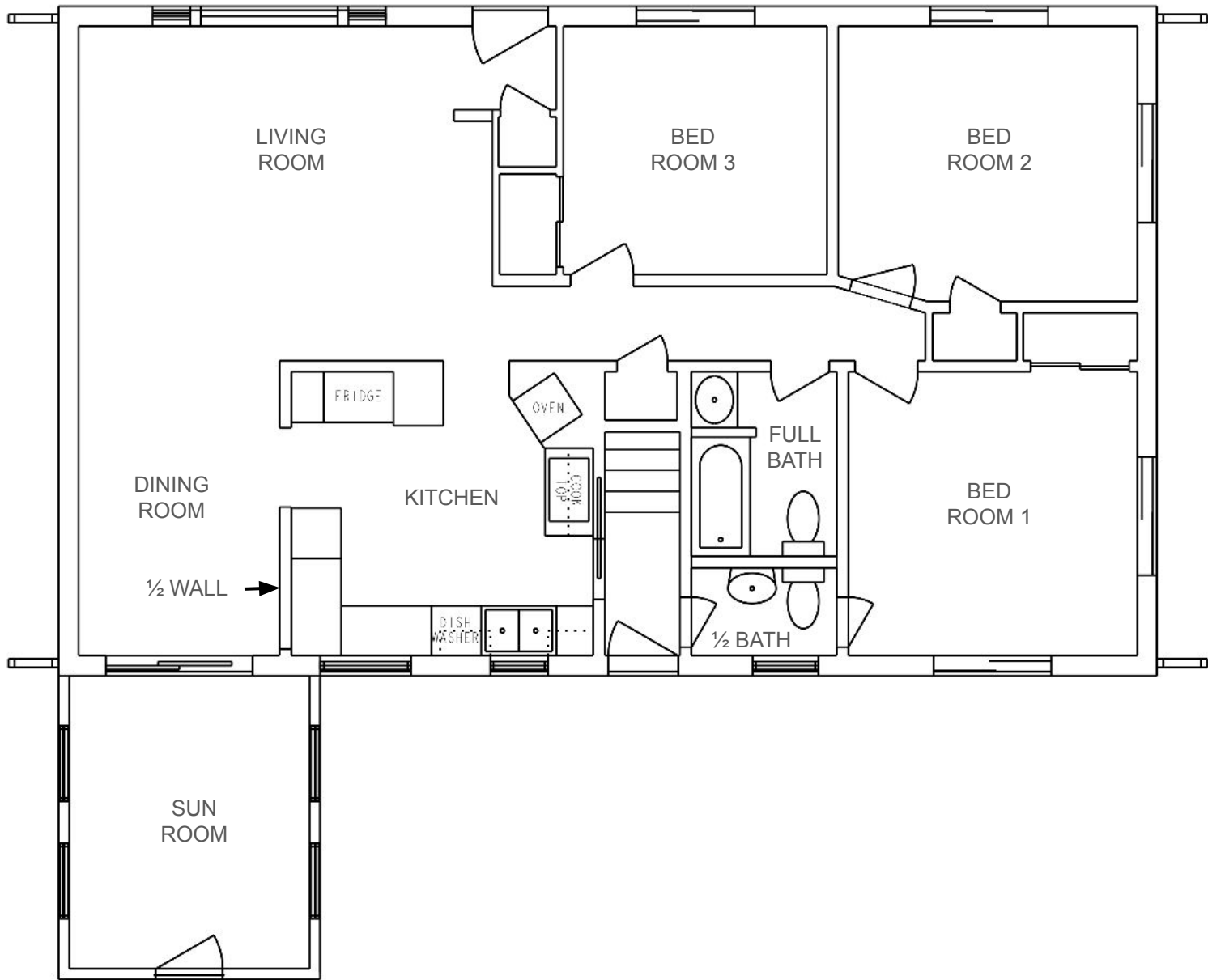
CURRENT SITE	
DRAWN BY:	G. REISING
DATE:	05/18/2025
SCALE:	1/4"=1'
PAPER SIZE:	E

NEW SITE PLAN



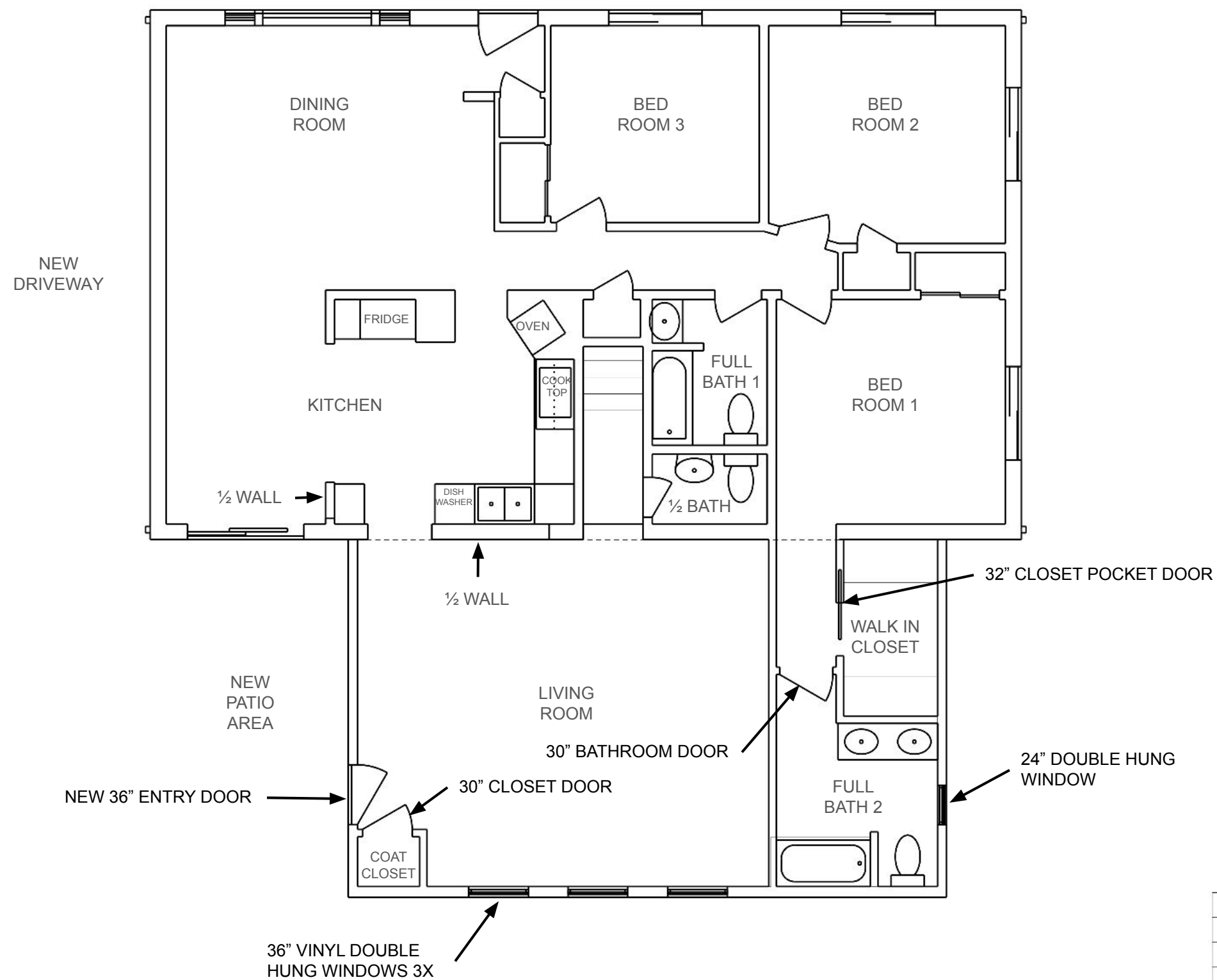
SITE PLAN	
DRAWN BY:	G. REISING
DATE:	05/18/2025
SCALE:	1/4"=1'
PAPER SIZE:	E

CURRENT FLOOR PLAN



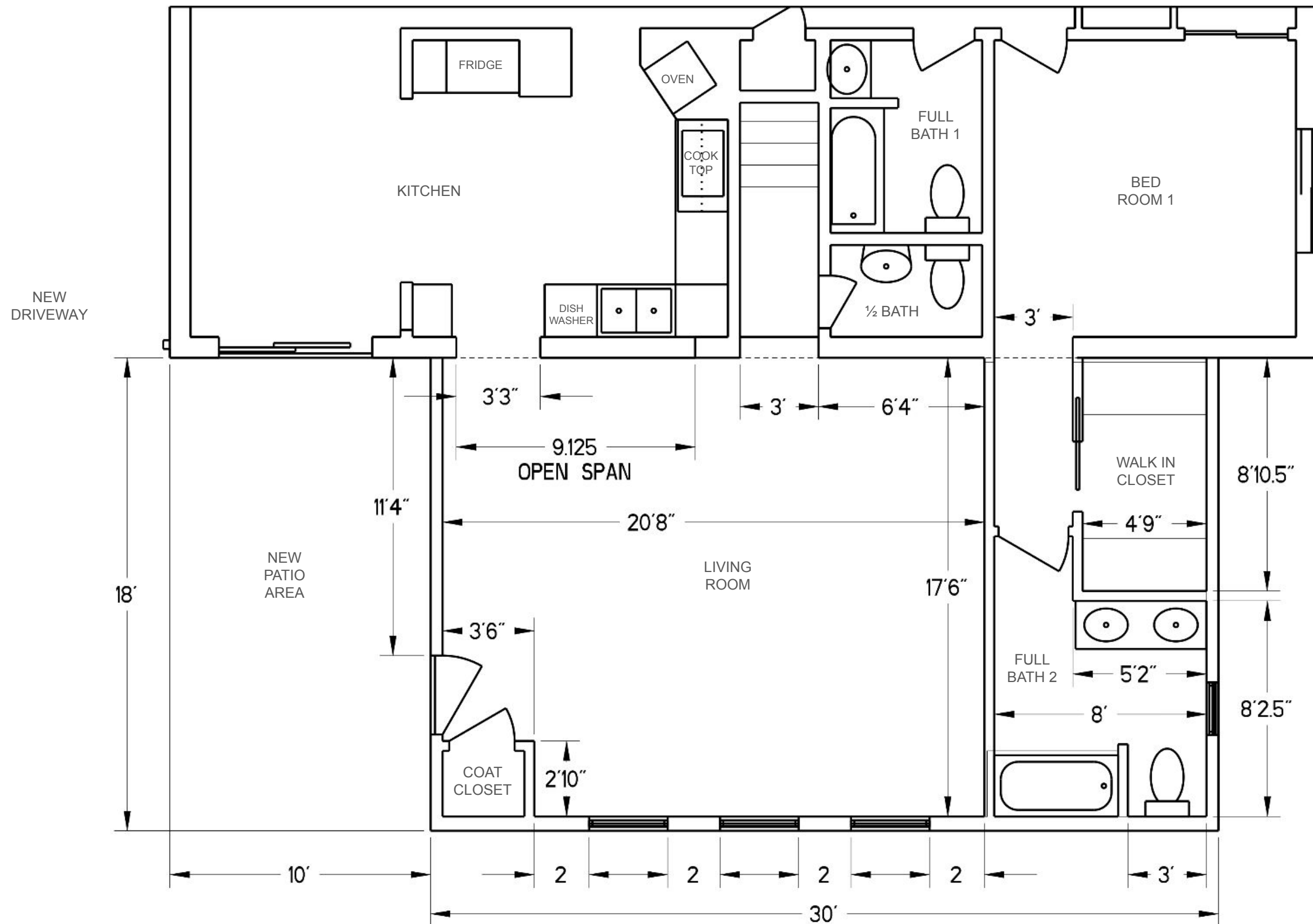
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NEW FLOOR PLAN



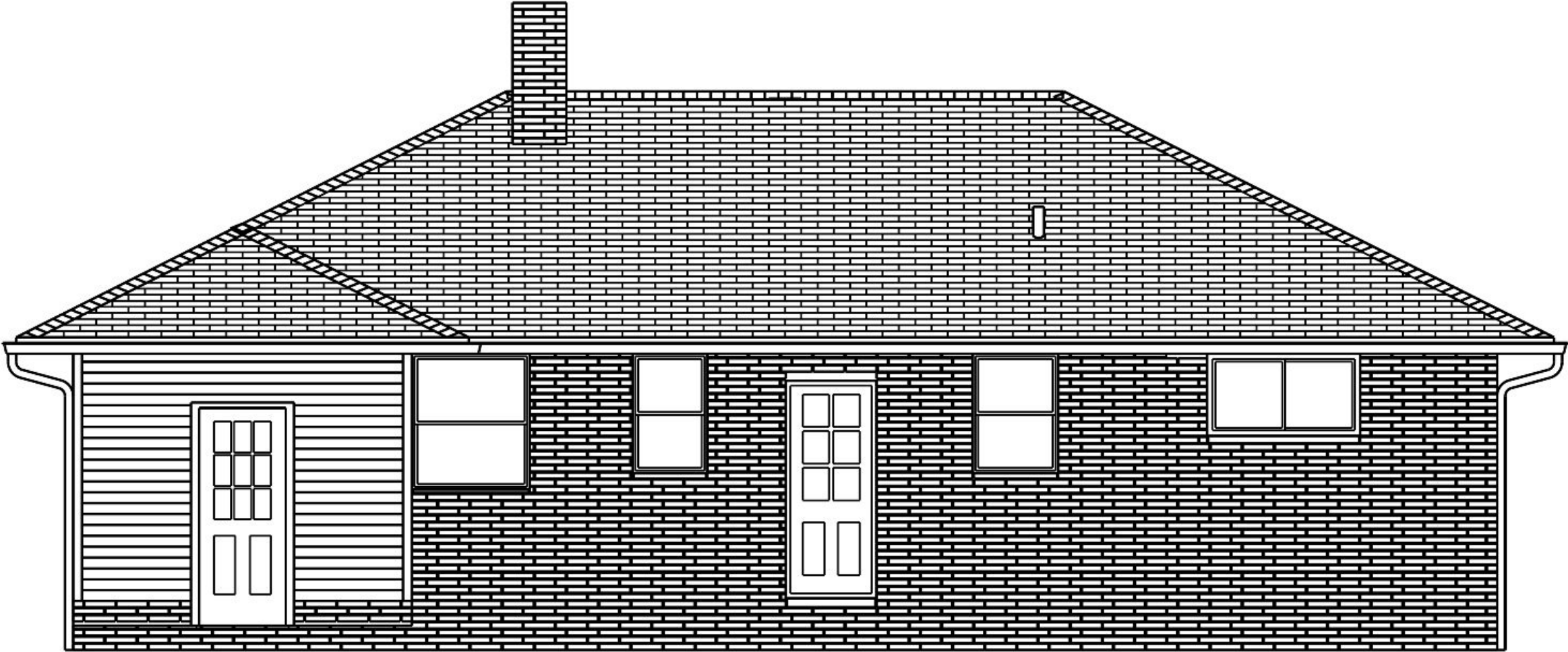
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DRAWN BY:	G. REISING
DATE:	06/30/2025
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NEW FLOOR PLAN - DETAILS



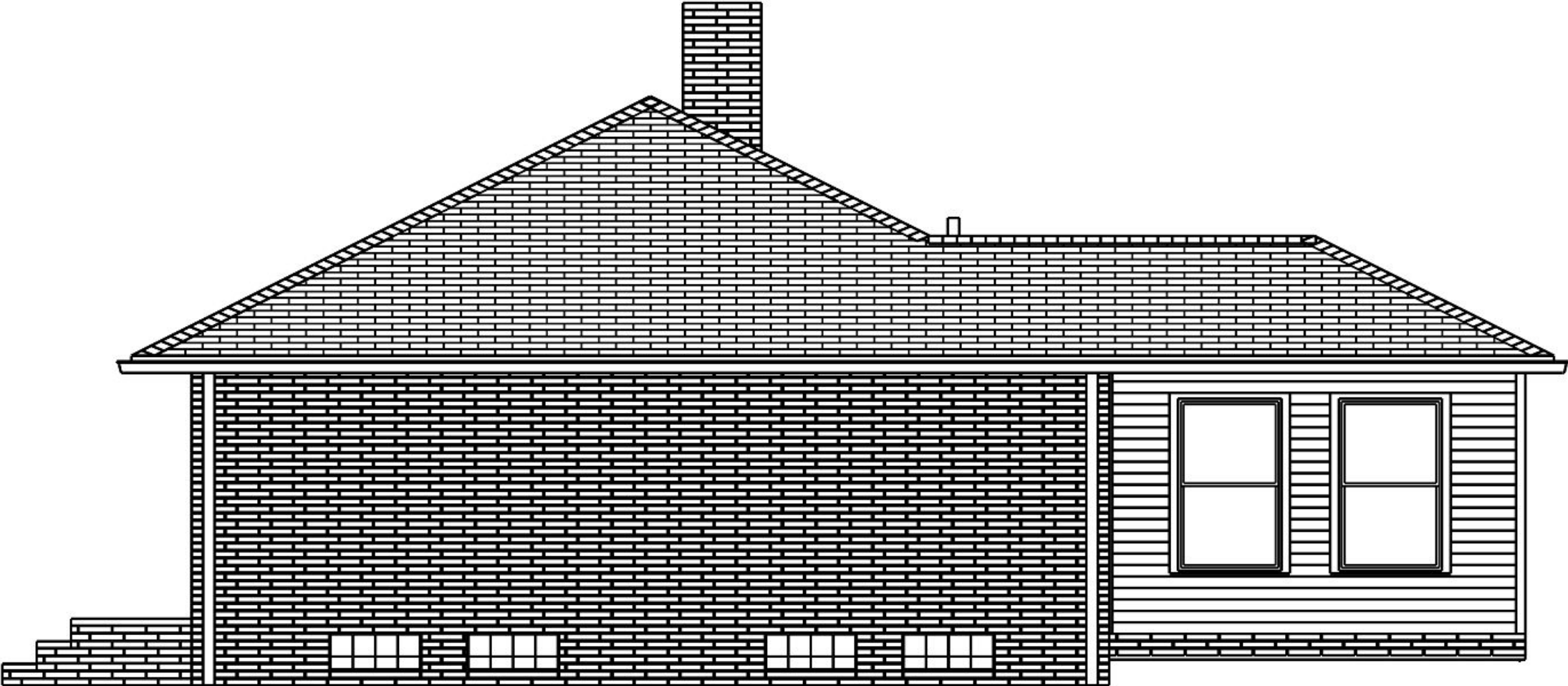
NEW FLOOR PLAN	
DETAILS	
DRAWN BY:	G. REISING
DATE:	06/30/2025
SCALE:	1/4" = 1'
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CURRENT HOME - SOUTH FACING



CURRENT HOME	
SOUTH FACING	
DRAWN BY:	G. REISING
DATE:	06/29/2025
SCALE:	1/4" = 1'
PAPER SIZE: B	

CURRENT HOME - WEST FACING



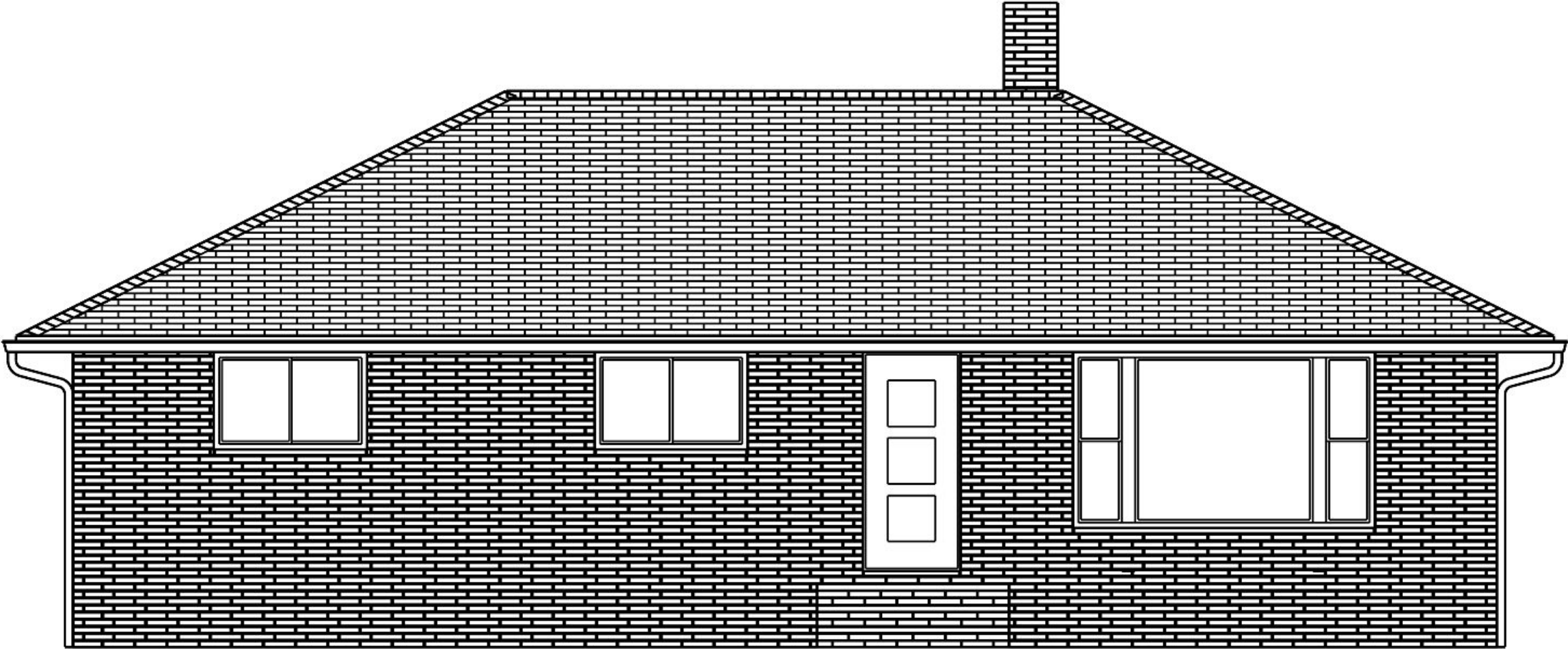
CURRENT HOME	
WEST FACING	
DRAWN BY:	G. REISING
DATE:	06/29/2025
SCALE:	1/4" = 1'
PAPER SIZE: B	

CURRENT HOME - EAST FACING



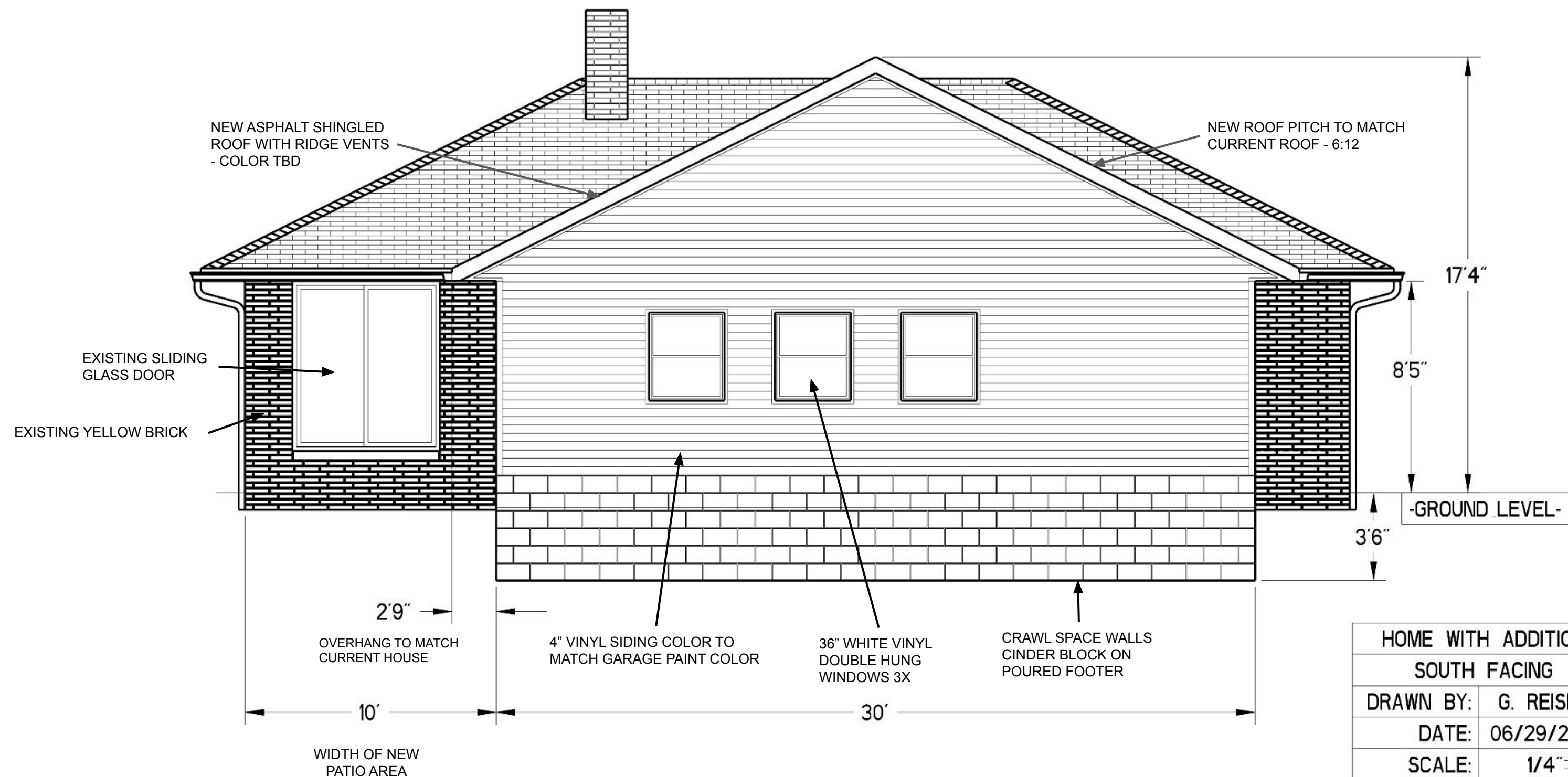
CURRENT HOME	
EAST FACING	
DRAWN BY:	G. REISING
DATE:	06/29/2025
SCALE:	1/4" = 1'
PAPER SIZE: B	

CURRENT HOME - NORTH FACING



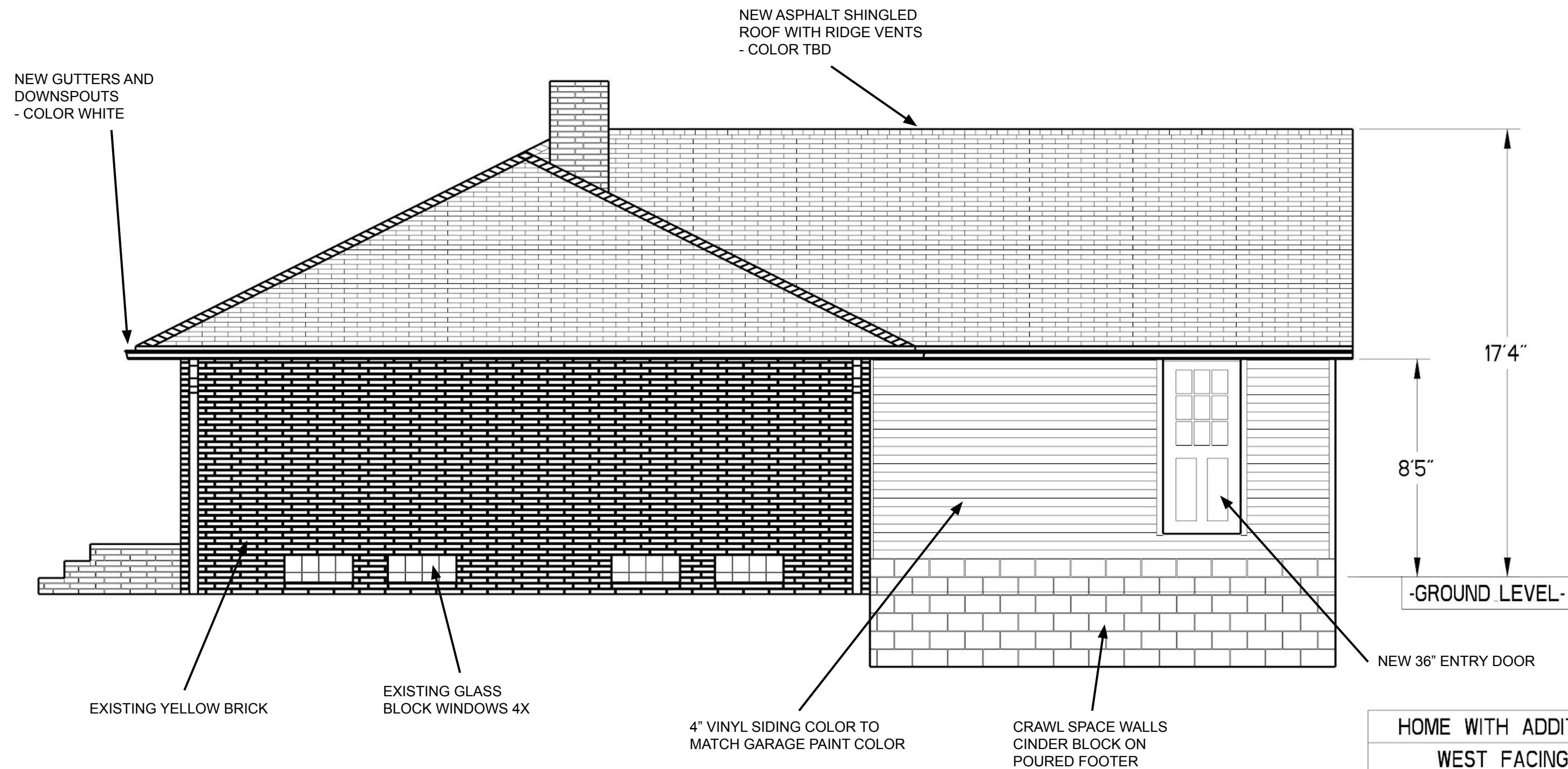
CURRENT HOME	
NORTH FACING	
DRAWN BY:	G. REISING
DATE:	06/29/2025
SCALE:	
PAPER SIZE: B	

HOME WITH ADDITION - SOUTH FACING



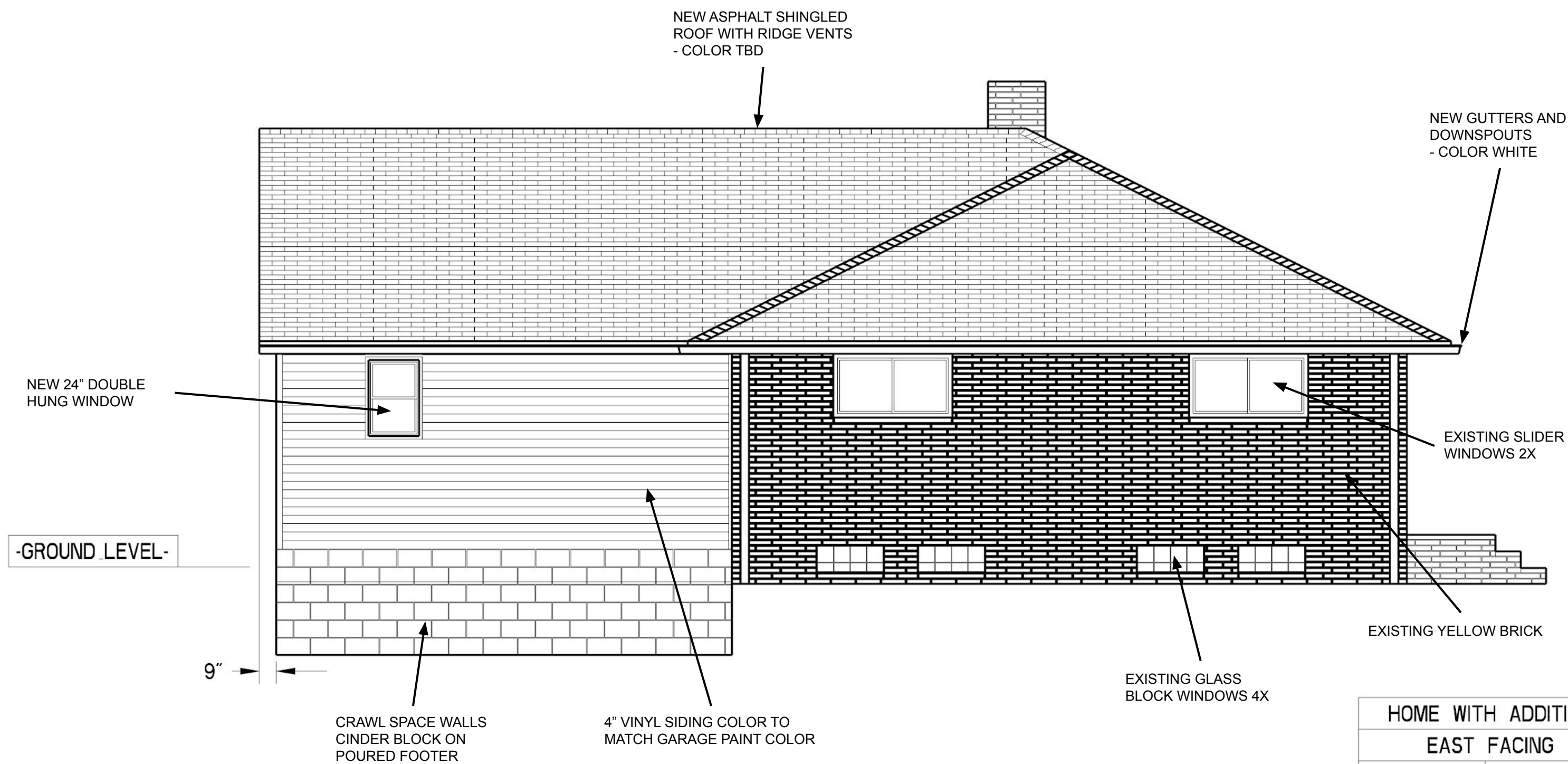
HOME WITH ADDITION	
SOUTH FACING	
DRAWN BY:	G. REISING
DATE:	06/29/2025
SCALE:	1/4"=1'
PAPER SIZE: B	

HOME WITH ADDITION - WEST FACING



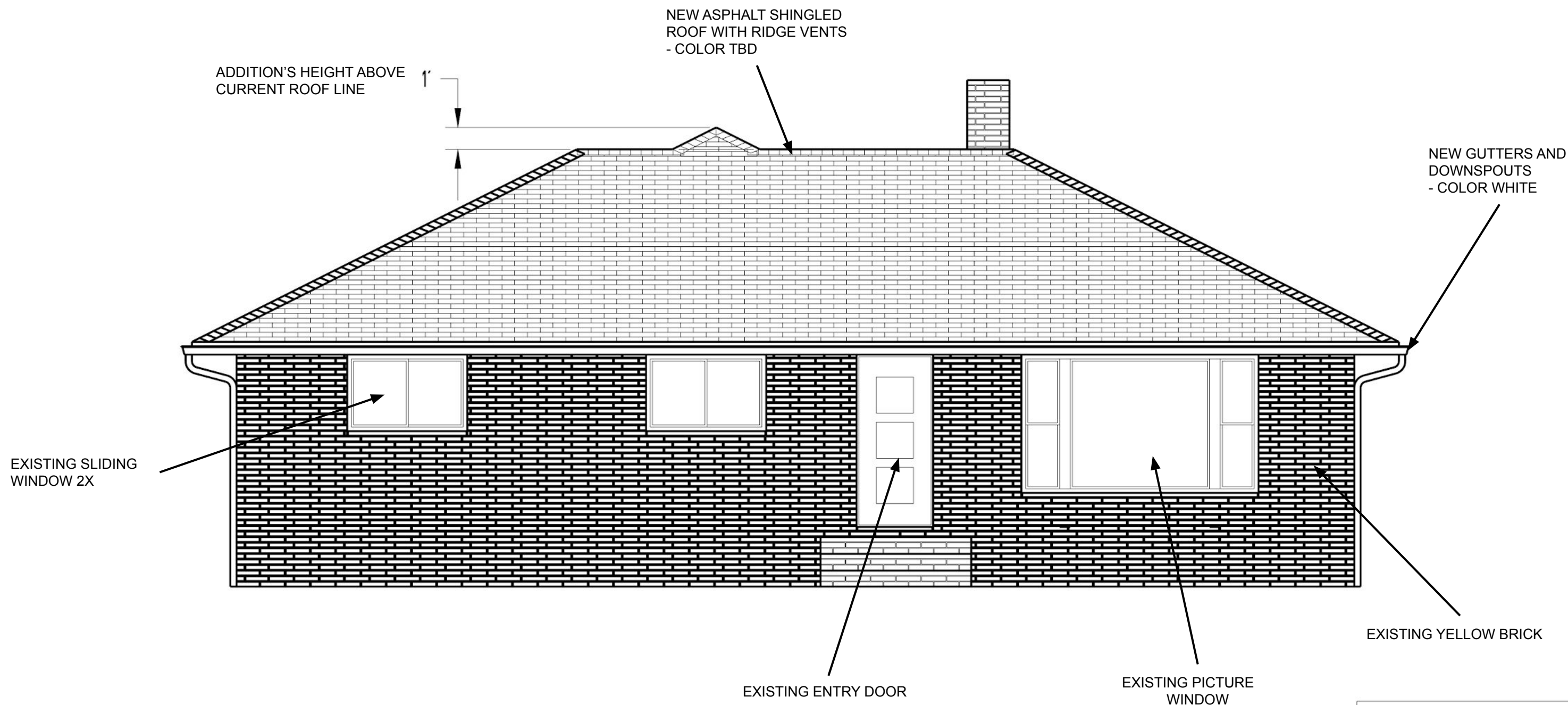
HOME WITH ADDITION	
WEST FACING	
DRAWN BY:	G. REISING
DATE:	06/30/2025
SCALE:	1/4" = 1'
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HOME WITH ADDITION - EAST FACING



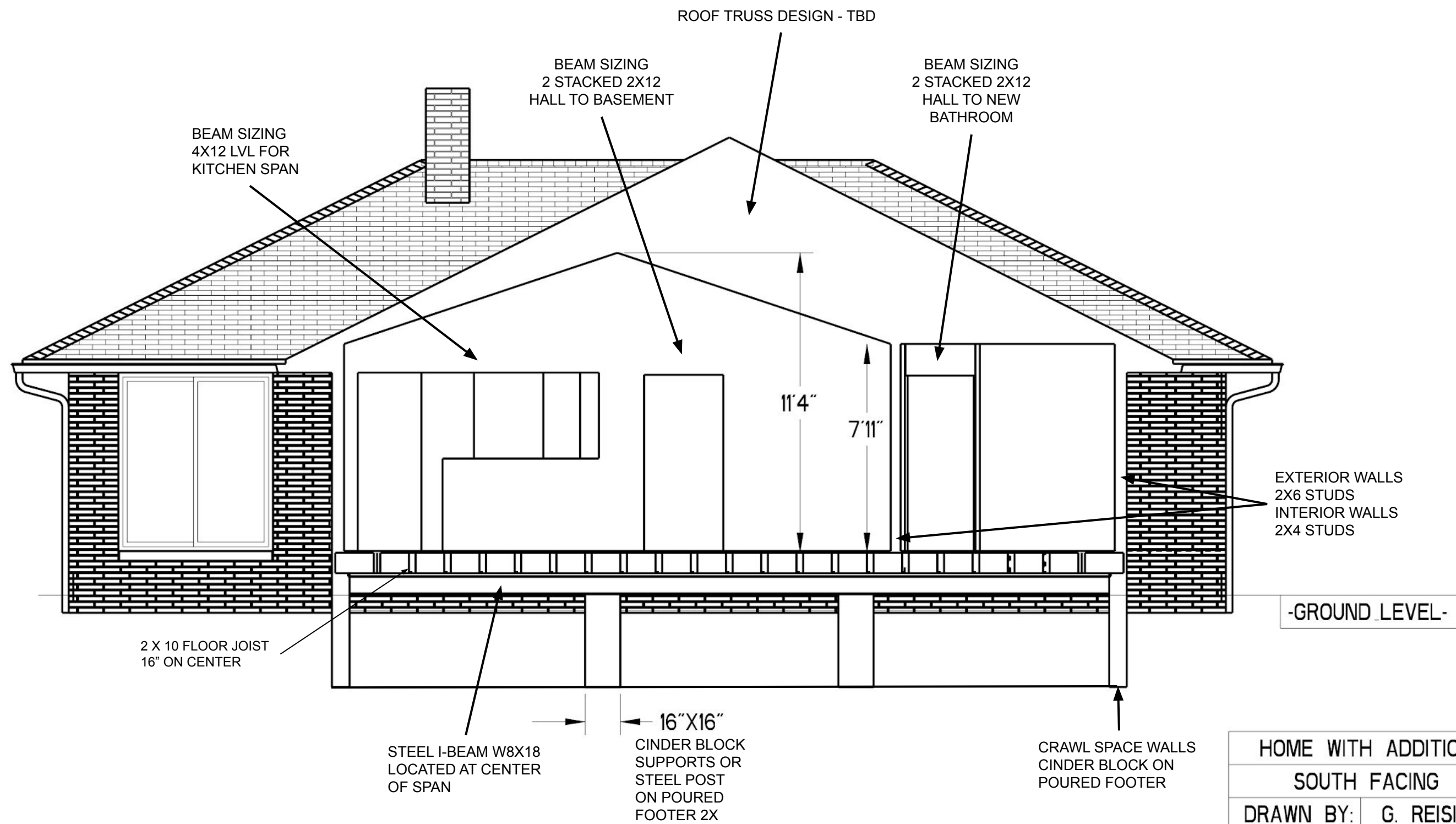
HOME WITH ADDITION	
EAST FACING	
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SCALE:	1/4" = 1'
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HOME WITH ADDITION - NORTH FACING



HOME WITH ADDITION	
NORTH FACING	
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SCALE:	1/4" = 1'
PAPER SIZE: B	

ADDITION CROSS SECTION



HOME WITH ADDITION	
SOUTH FACING	
DRAWN BY:	G. REISING
DATE:	06/29/2025
SCALE:	1/4"=1'
PAPER SIZE: B	

Additional Pictures - Backyard Facing East & West



Additional Pictures - Front Yard Facing East & South



Additional Pictures - Front Yard Facing West

