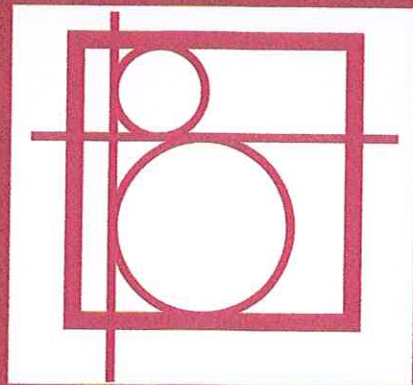


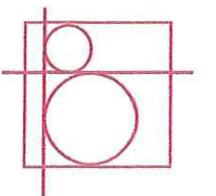
PROJECT SUMMARY

O'BRIEN RESIDENCE



LOCATION: 2244 WINFIELD AVE.

SCOPE: SINGLE FAMILY HOME ADDITION
113 SF 1ST FLOOR ADDITION TO KITCHEN
63 SF DORMER ADDITION OF BATHROOM

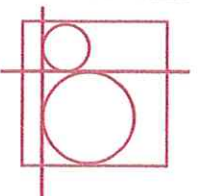
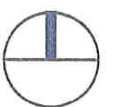


PROJECT SITE



CITY OF ROCKY RIVER
ARCHITECTURAL REVIEW BOARD
JULY 21, 2025

O'BRIEN RESIDENCE
2244 WINFIELD AVE.
ROCKY RIVER, OHIO



EXISTING SITE PHOTOS



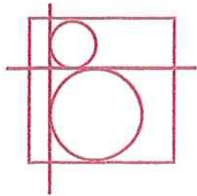
CORNER VIEW



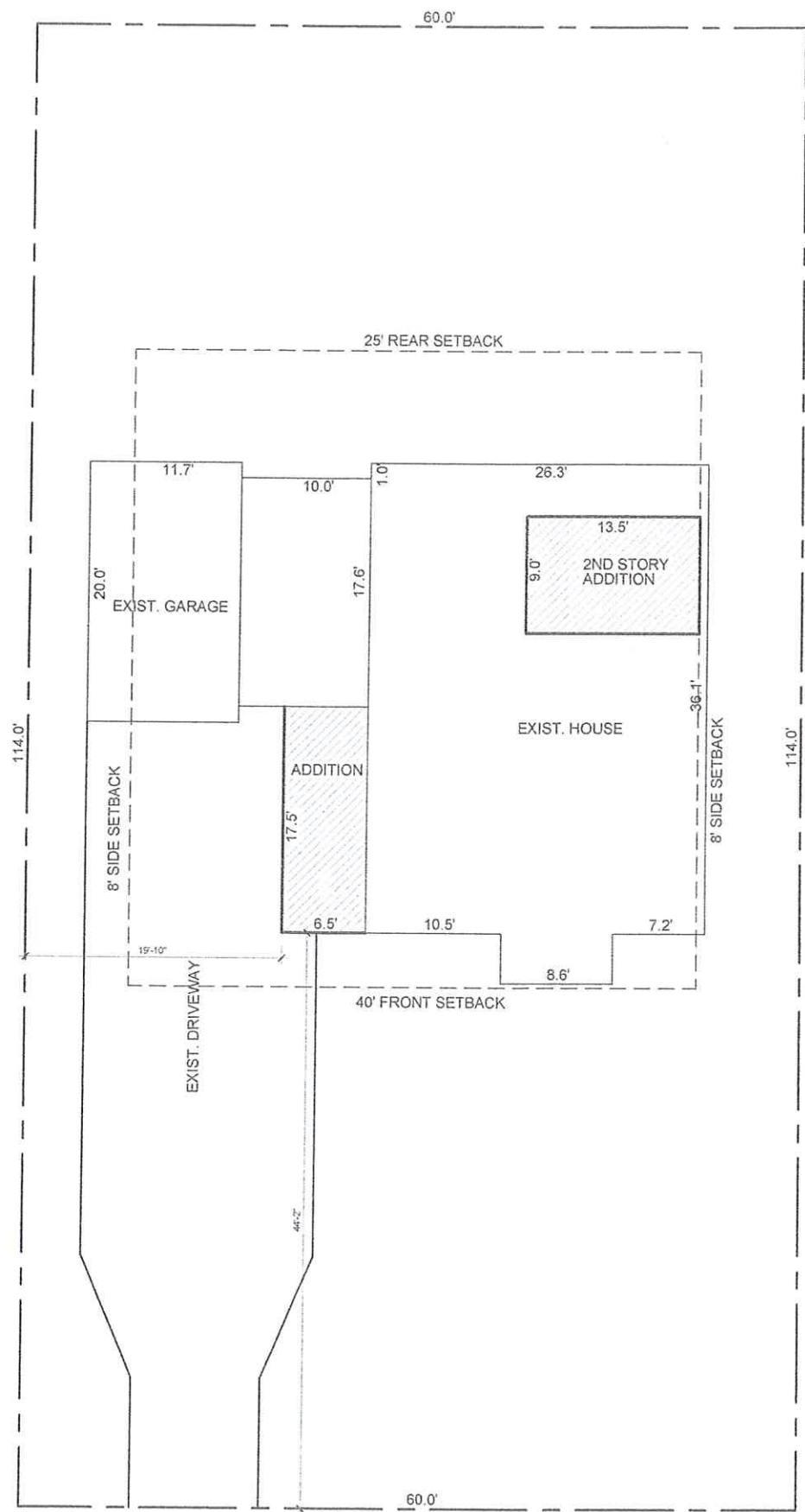
VIEW FROM WINFIELD



VIEW FROM REAR YARD



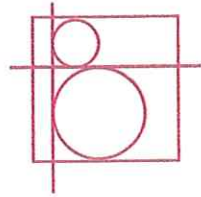
PROPOSED SITE PLAN



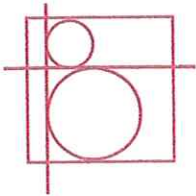
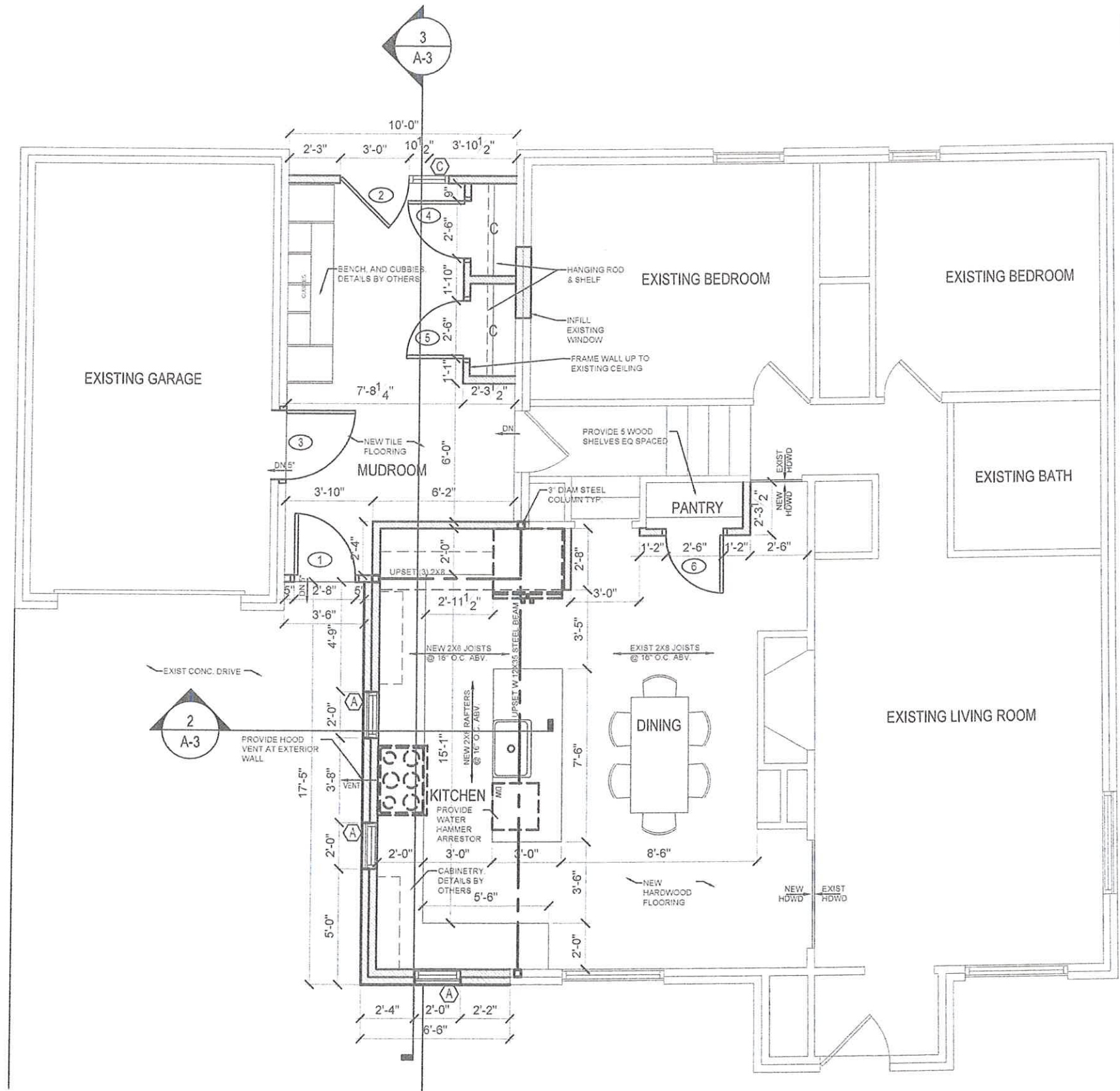
LOT COVERAGE:	
LOT SIZE:	= 6840 SQ. FT
EXIST HOUSE FOOTPRINT	= 1161 SQ.FT
EXIST GARAGE FOOTPRINT:	= 235 SQ. FT
TOTAL:	= 1396 SQ.FT 20.4%
HOUSE FOOTPRINT	= 1161 SQ.FT
ADDITION	= 113 SQ. FT.
GARAGE FOOTPRINT:	= 235 SQ. FT
TOTAL:	= 1509 SQ.FT 22.0%



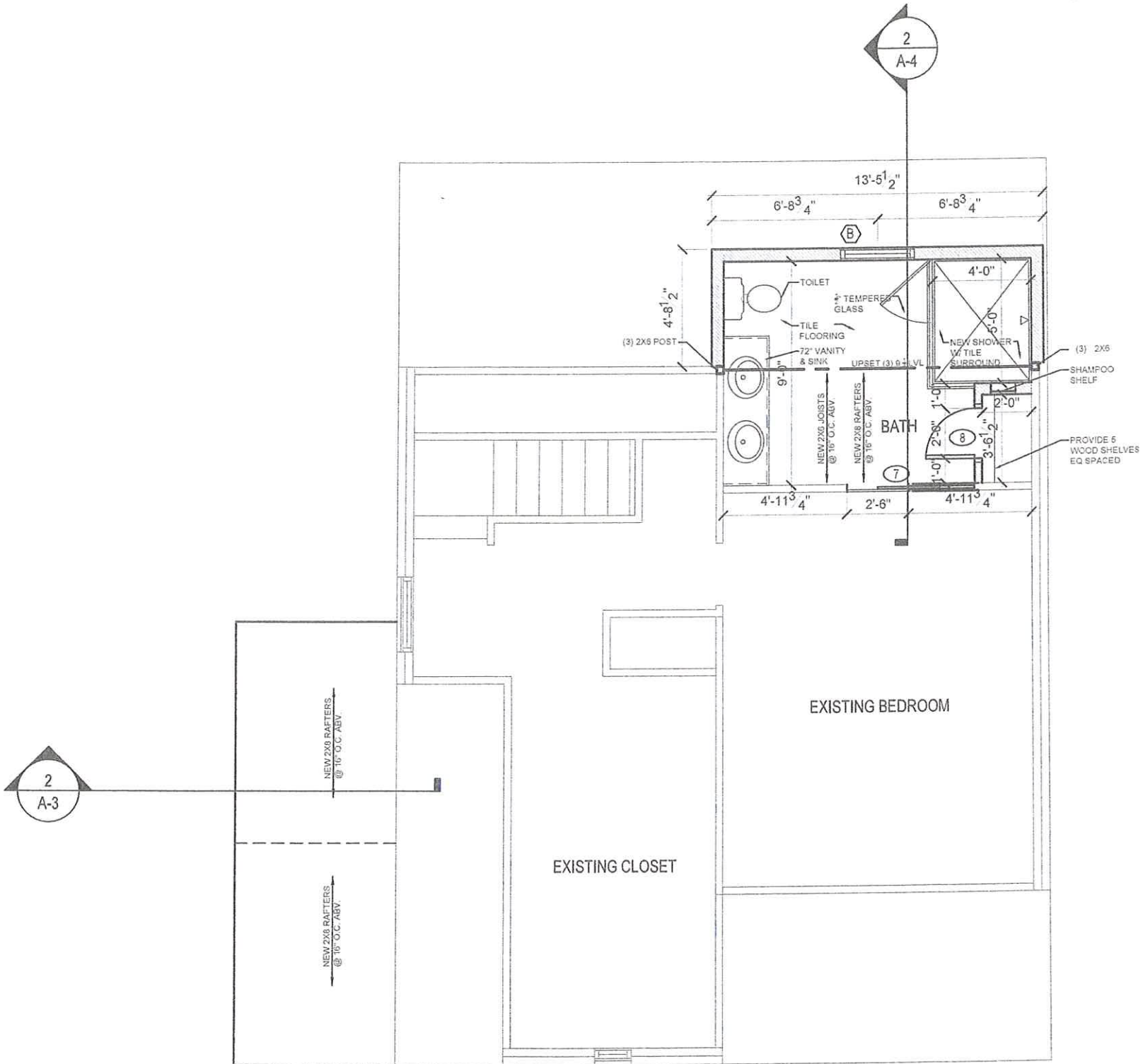
NOT TO SCALE



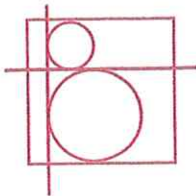
FIRST FLOOR PLAN



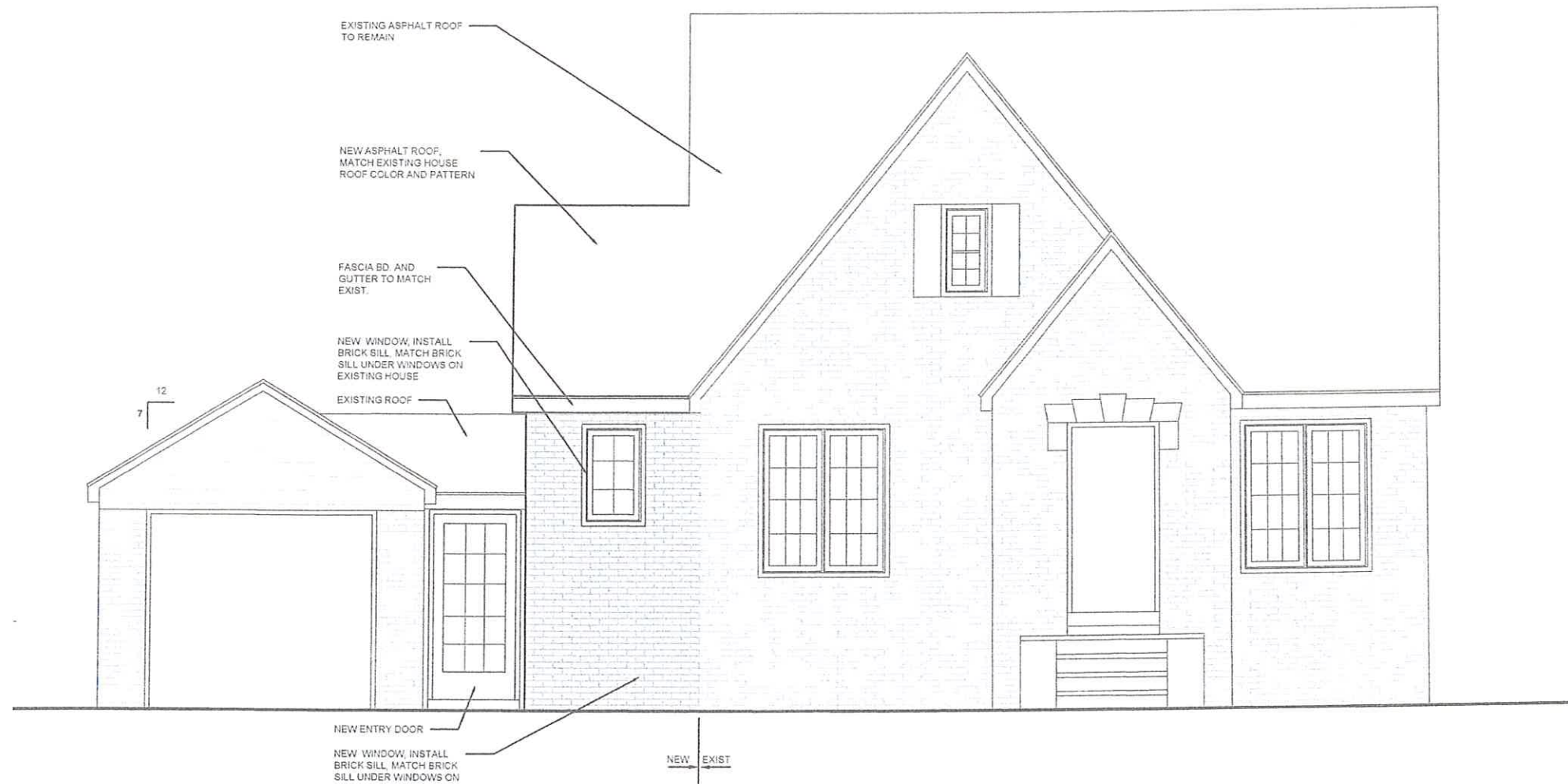
SECOND FLOOR PLAN



SCALE: NTS



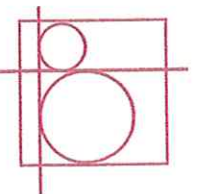
EAST ELEVATION



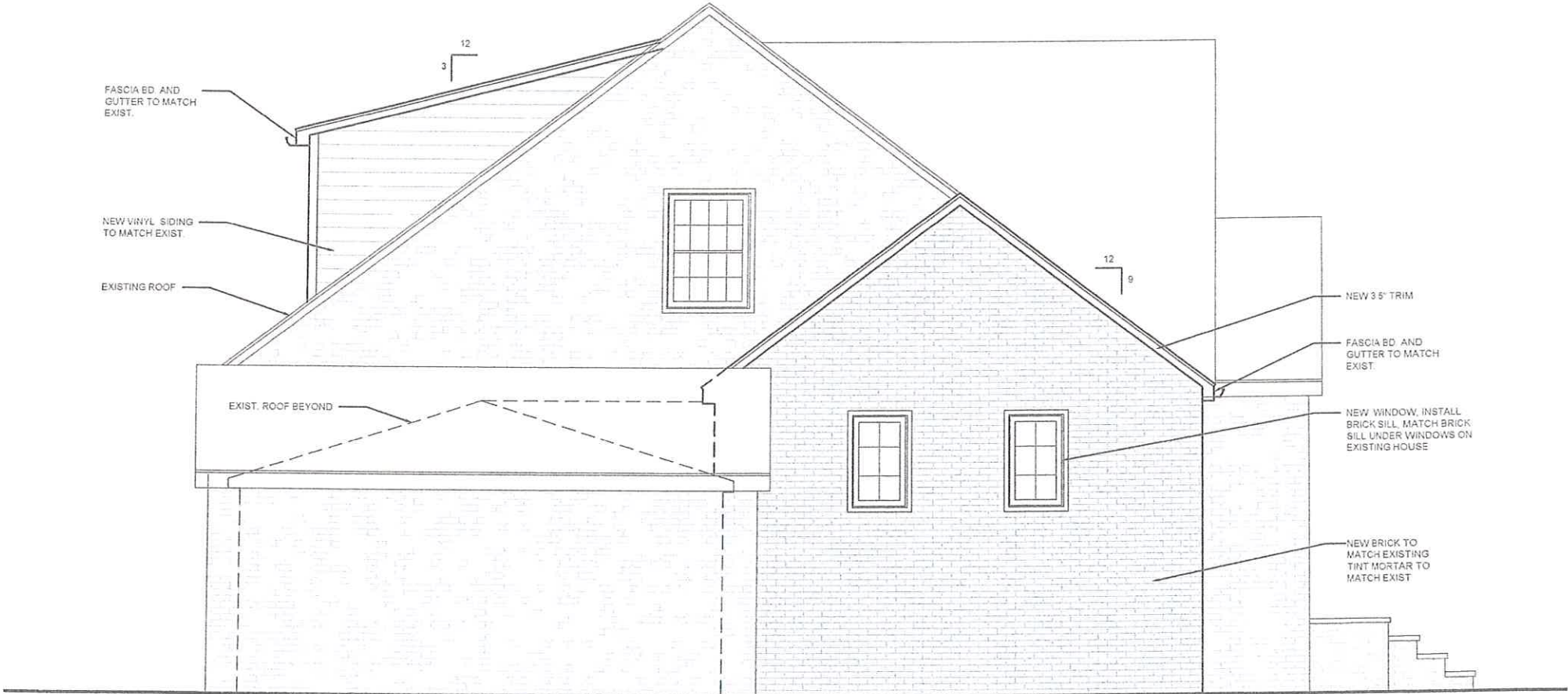
SCALE: NTS

CITY OF ROCKY RIVER
ARCHITECTURAL REVIEW BOARD
JULY 21, 2025

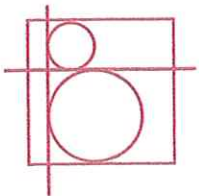
O'BRIEN RESIDENCE
2244 WINFIELD AVE.
ROCKY RIVER, OHIO



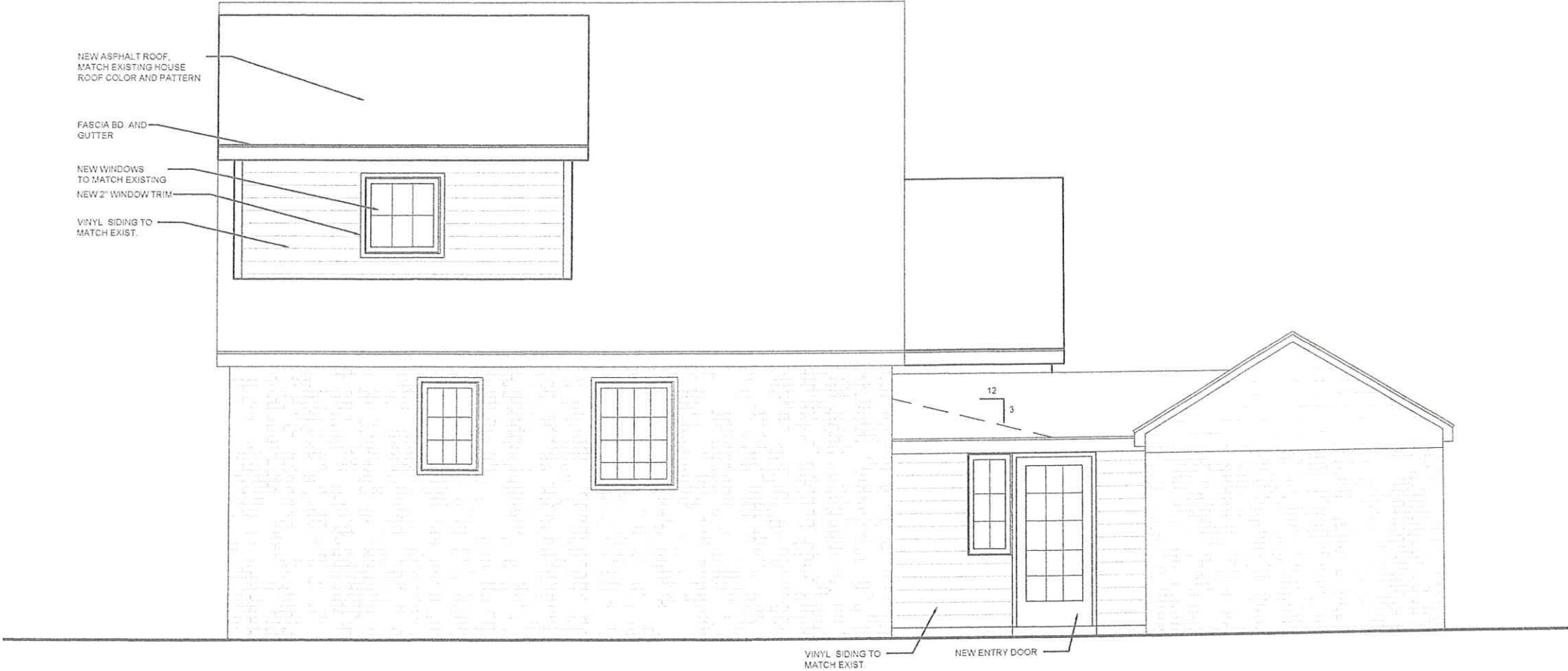
SOUTH ELEVATION



SCALE: NTS



WEST ELEVATION



SCALE: NTS

