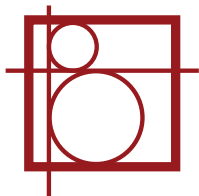
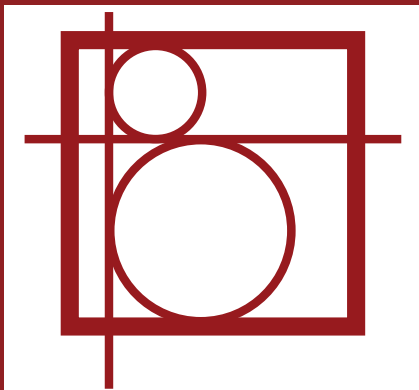


GEORGE
RESIDENCE

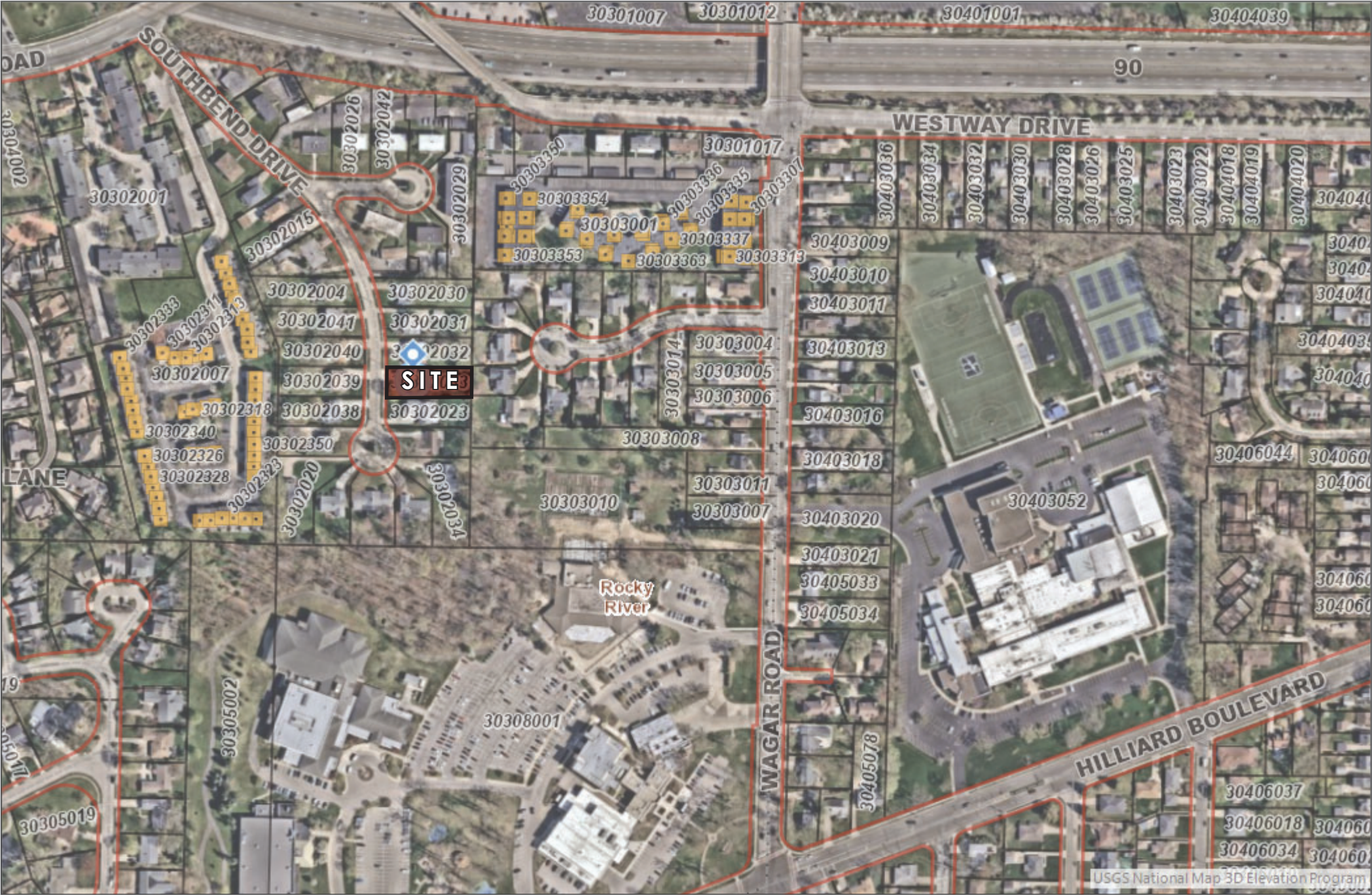
LOCATION: 1719 SOUTHBEND DR.

SCOPE: SINGLE FAMILY HOME ADDITION

VARAINCE REQUESTED: NONE

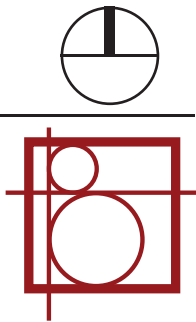


PROJECT SITE



CITY OF ROCKY RIVER
DESIGN REVIEW BOARD
SEPTEMBER, 2025

GEORGE RESIDENCE
1719 SOUTHBEND DR
ROCKY RIVER, OHIO



EXISTING SITE PHOTOS



EXISTING FRONT



EXISTING REAR

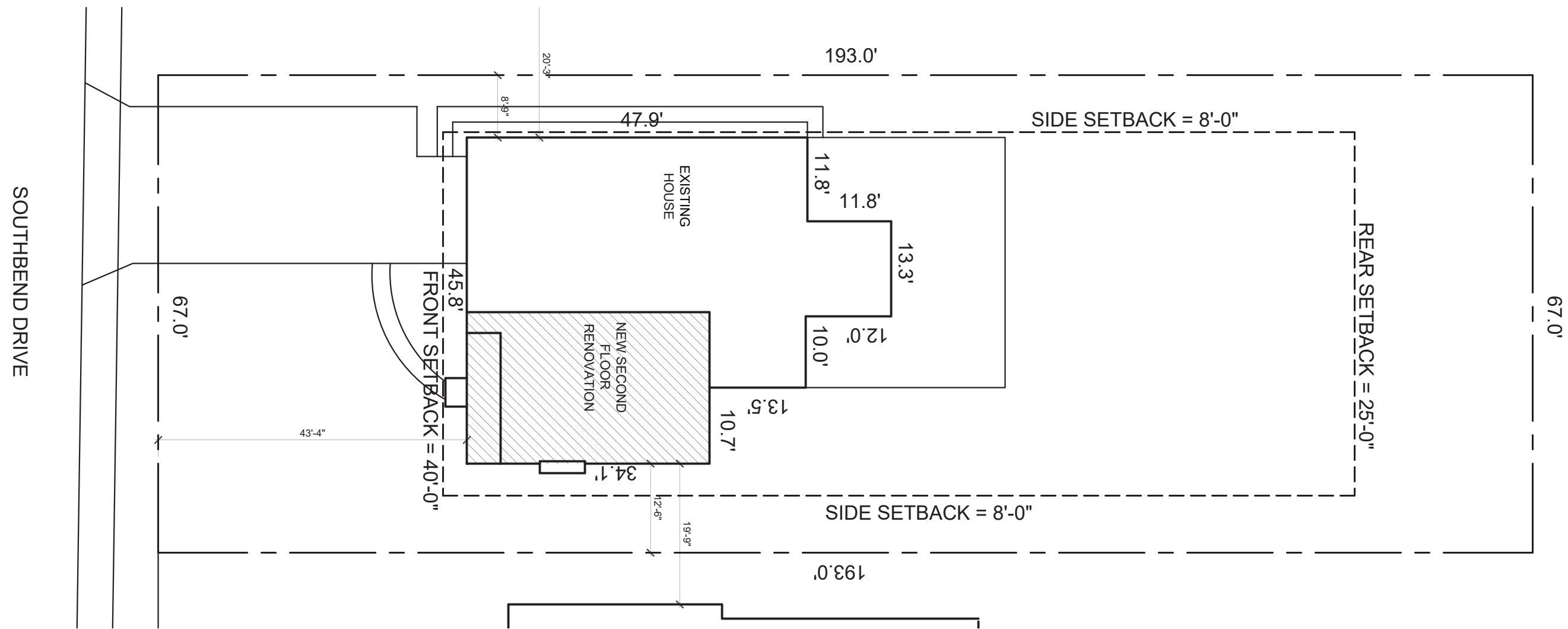


EXISTING SIDE



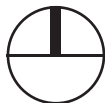
VIEW FROM SOUTHBEND DRIVE

PROPOSED SITE PLAN

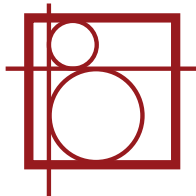


SCOPE OF WORK:
838 SF SECOND FLOOR ADDITION OF
BEDROOM, BATH AND CLOSETS. NEW
SIDING AND FRONT PORCH FINISHES.
NO CHANGE TO BUILDING FOOTPRINT

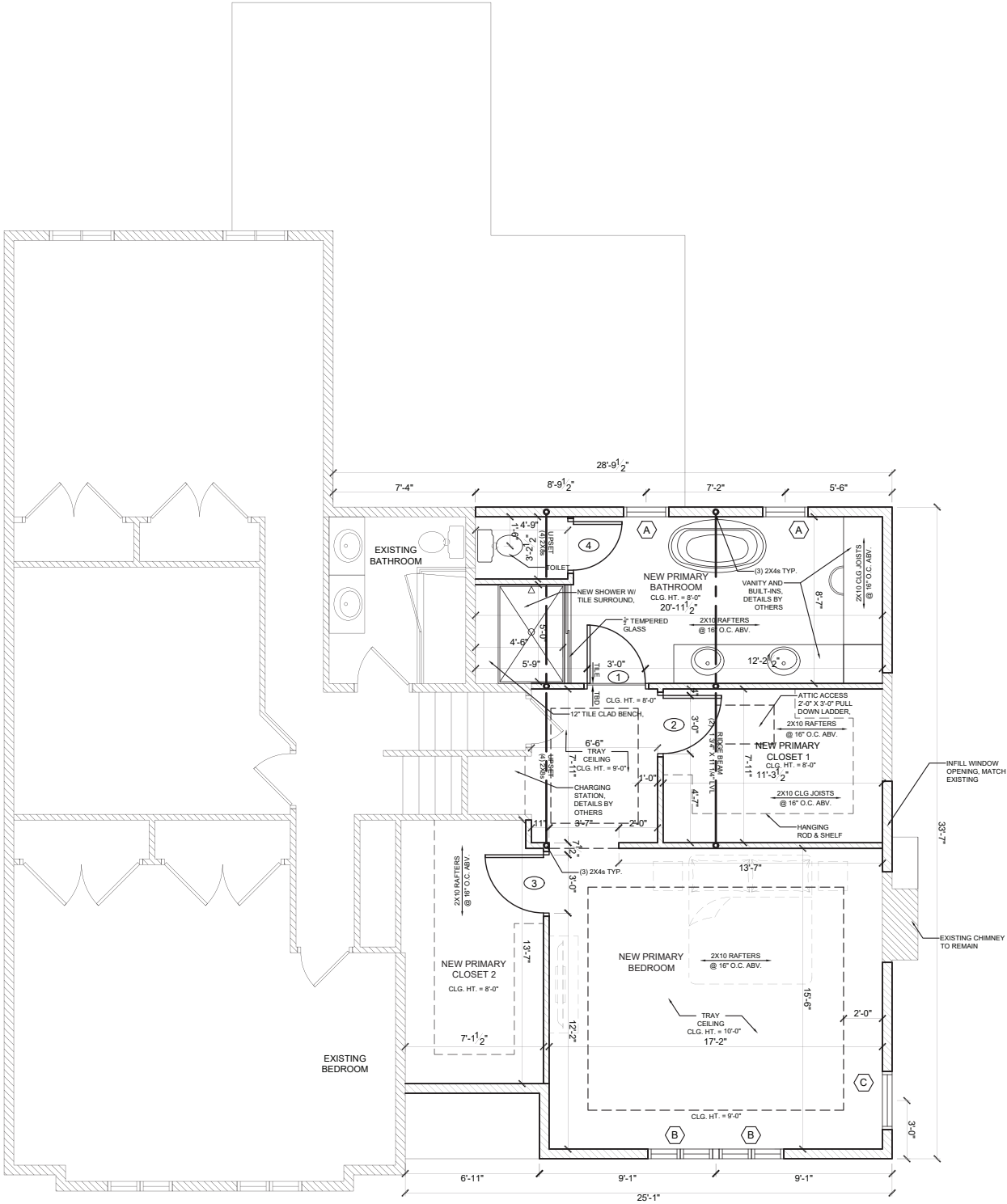
LOT COVERAGE:	
LOT SIZE:	= 24,480 SF
EXIST. HOUSE TO REMAIN	= 2,470 SF
EXIST. GARAGE	= 440 SF
TOTAL :	= 2,910 SF = 11.9%



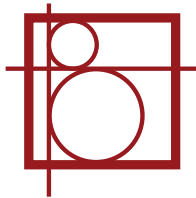
SCALE: 1/8" = 1'-0"



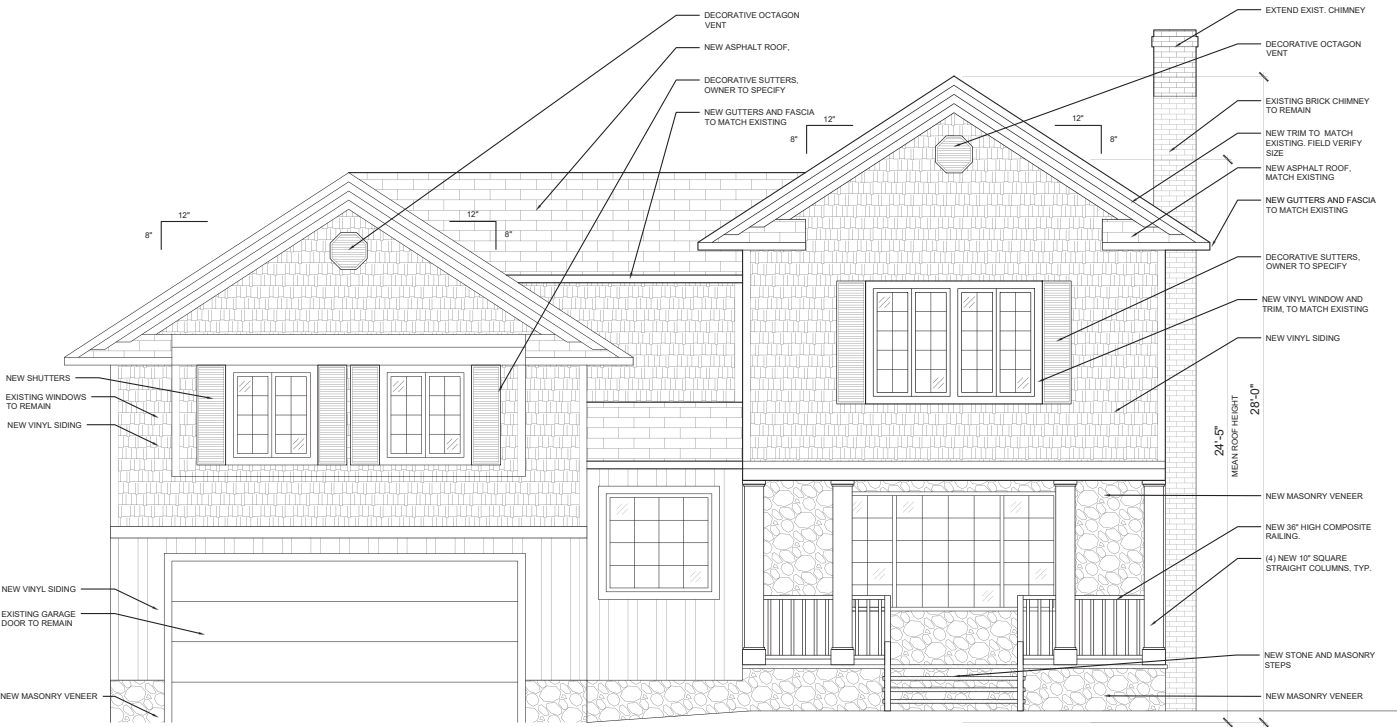
FIRST FLOOR PLAN



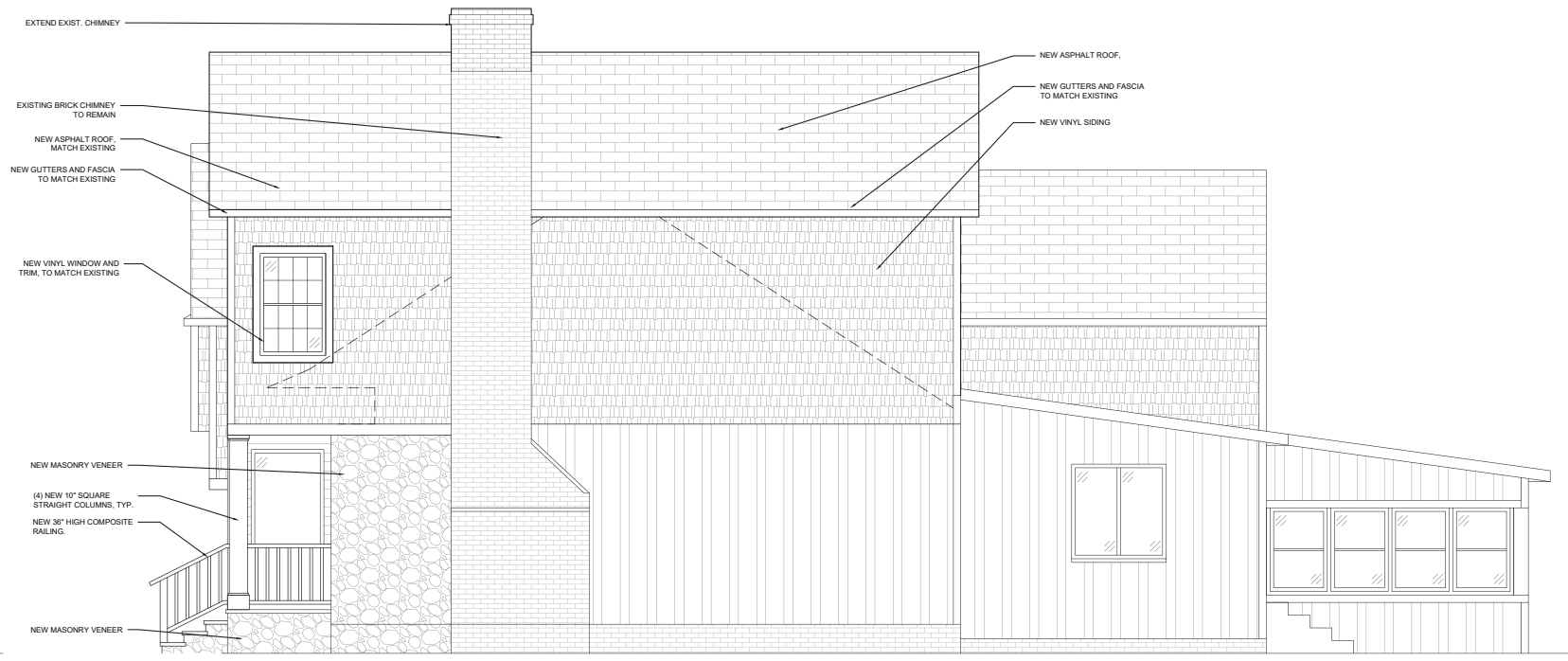
SCALE: 1/4" = 1'-0"



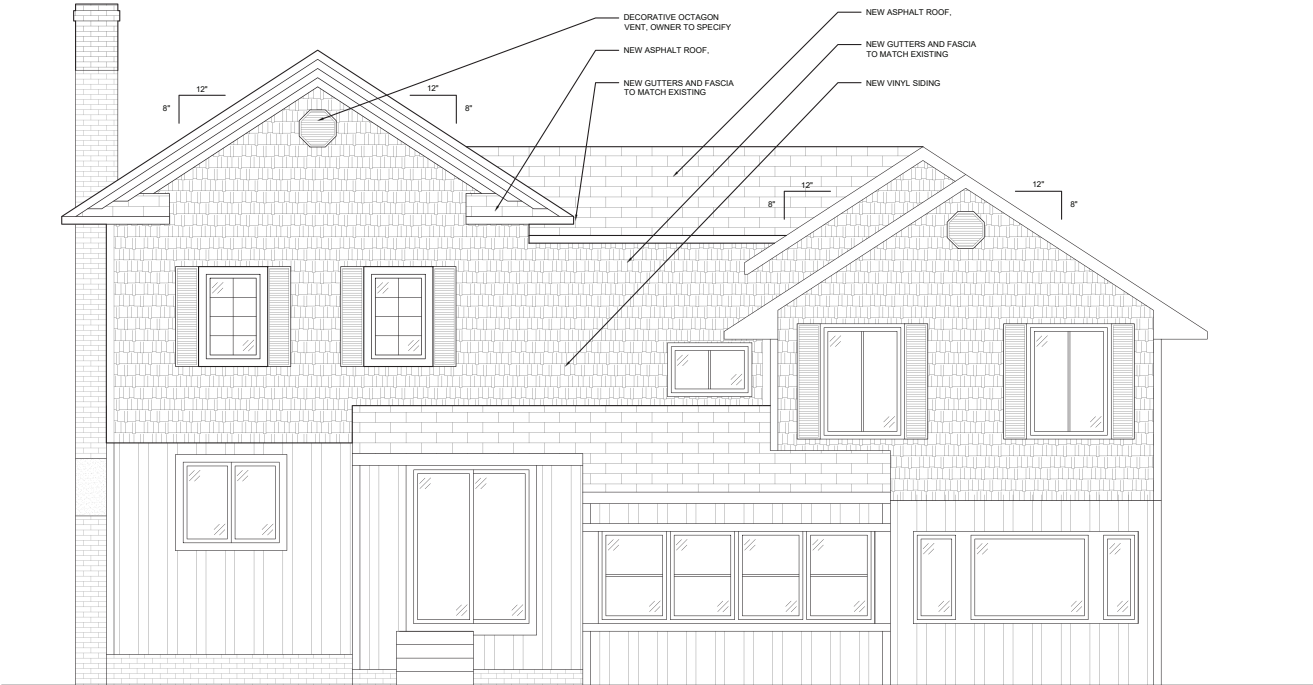
ELEVATIONS



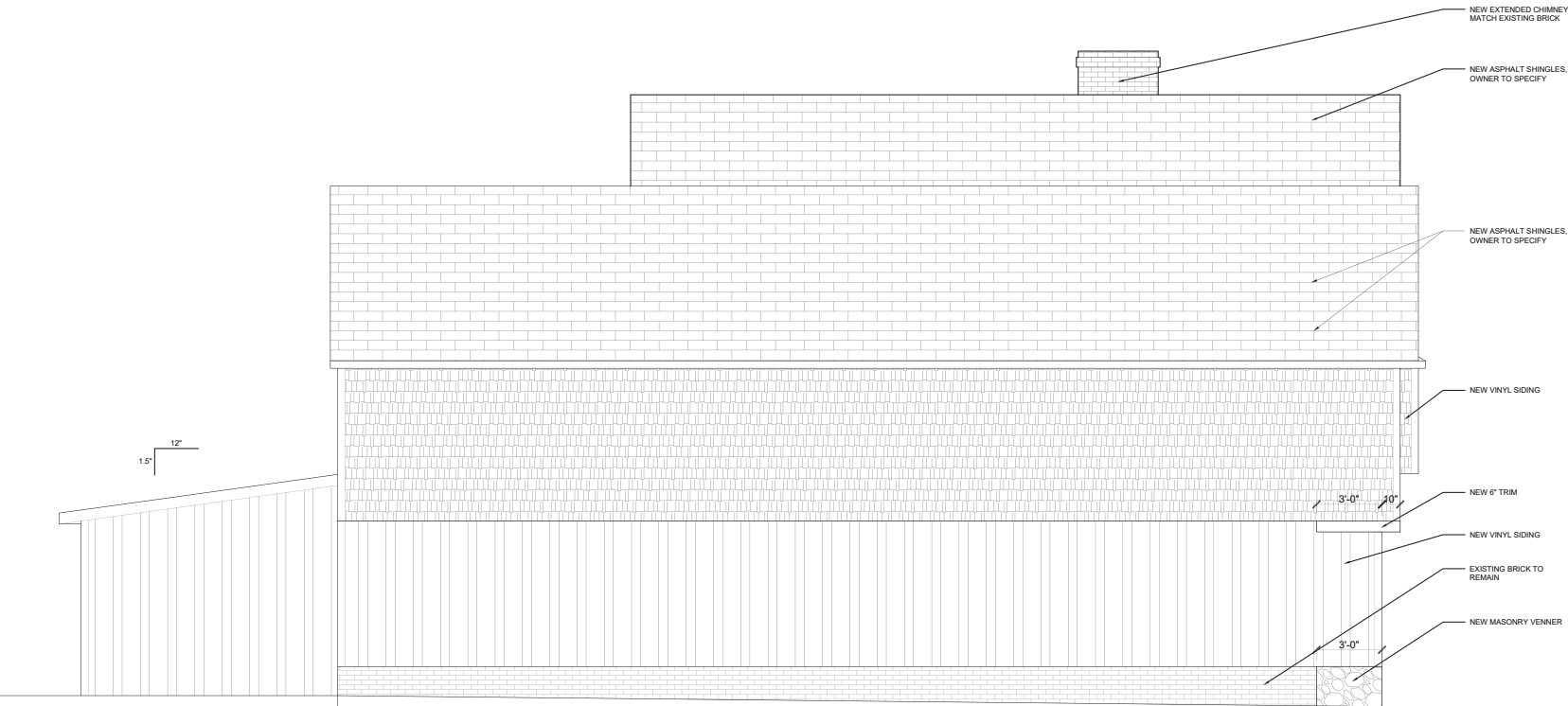
SOUTH ELEVATION



EAST ELEVATION



NORTH ELEVATION



WEST ELEVATION

SCALE: 1/8" = 1'-0"

