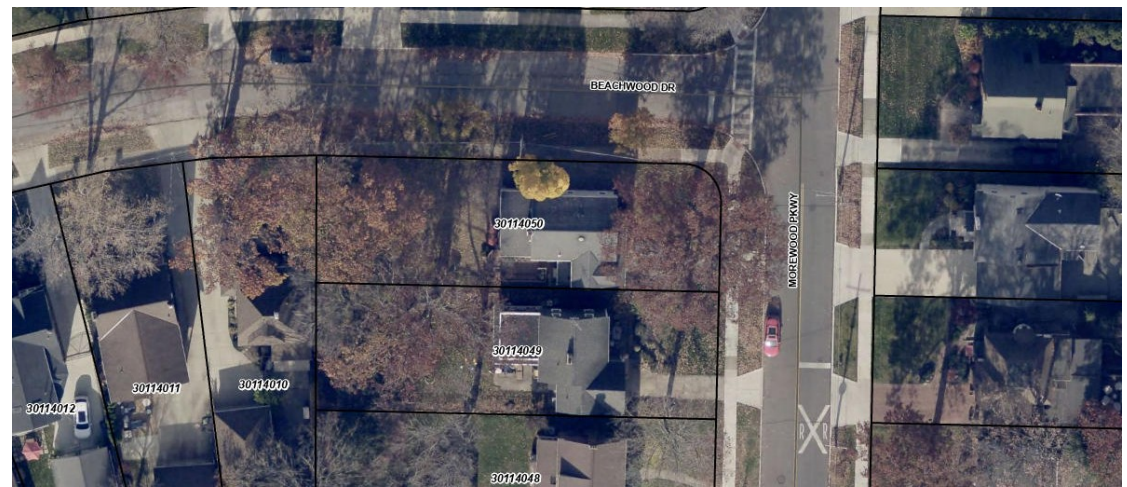
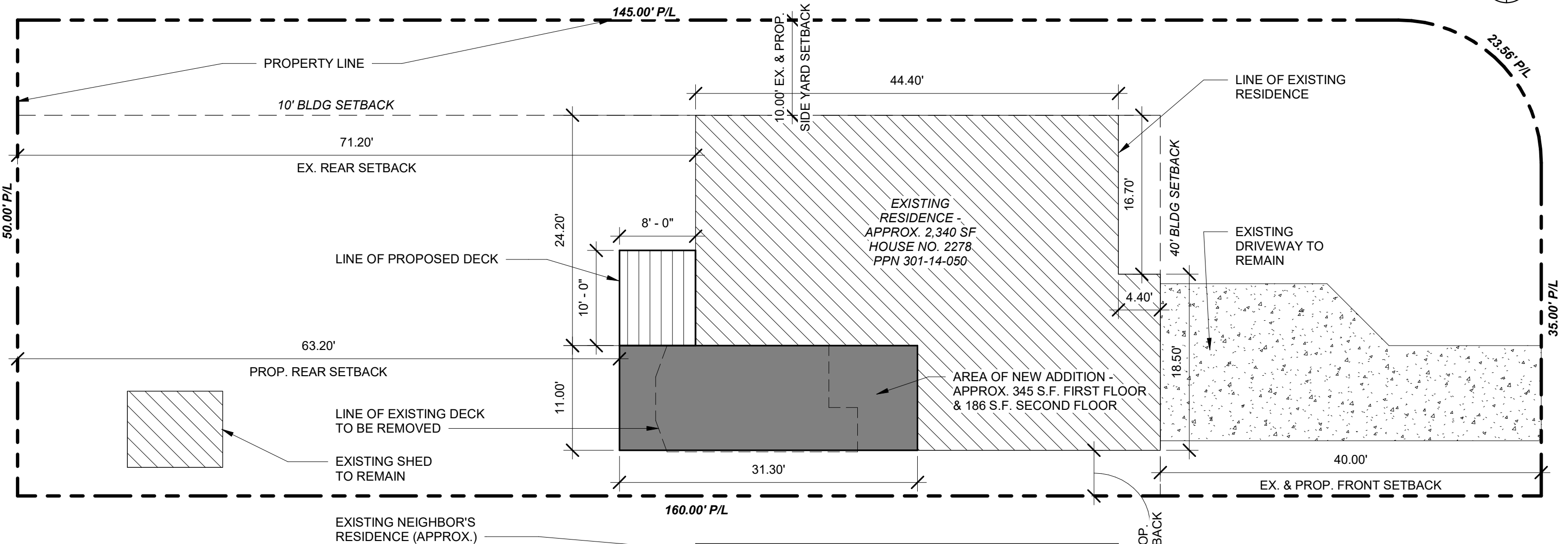




BEACHWOOD DRIVE - 60' ROW



ZONING INFORMATION:	NORTH SIDE YARD SETBACK (10' REQ'D):
DISTRICT: R-1	- 10.00' EXISTING
MIN. LOT AREA (10,000 SQ. FT. REQ'D):	- 10.00' PROPOSED (NO CHANGE)
- 7,952 SQ. FT. (EXISTING)	SOUTH SIDE YARD SETBACK (8' REQ'D):
MAX. LOT COVERAGE (28% MAX.):	- 4.80' EXISTING
- 17.5% EXISTING (@ 1,388 SF)	- 4.80' PROPOSED (NO CHANGE)
- 21.8% PROPOSED (@ 1,723 SF)	HEIGHT (25' MAX ALLOWED):
REAR SETBACK (25' REQ'D):	- 24'-2" EXISTING
- 71.20' EXISTING	- 24'-2" PROPOSED (NO CHANGE)
- 63.20' PROPOSED	

DRAWING SCALE: 1" = 10'-0"

2026-02-10

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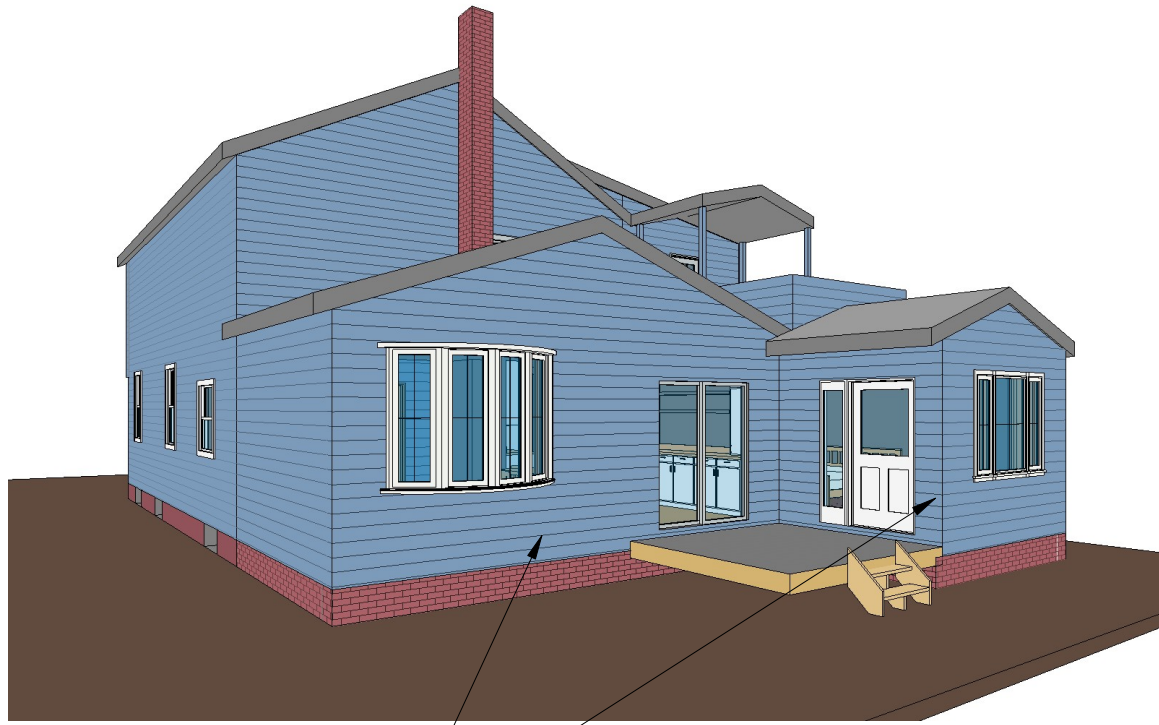
19161 Colahan Drive
 Rocky River, OH 44116
 mdemarcoarch@gmail.com
 440-289-1060

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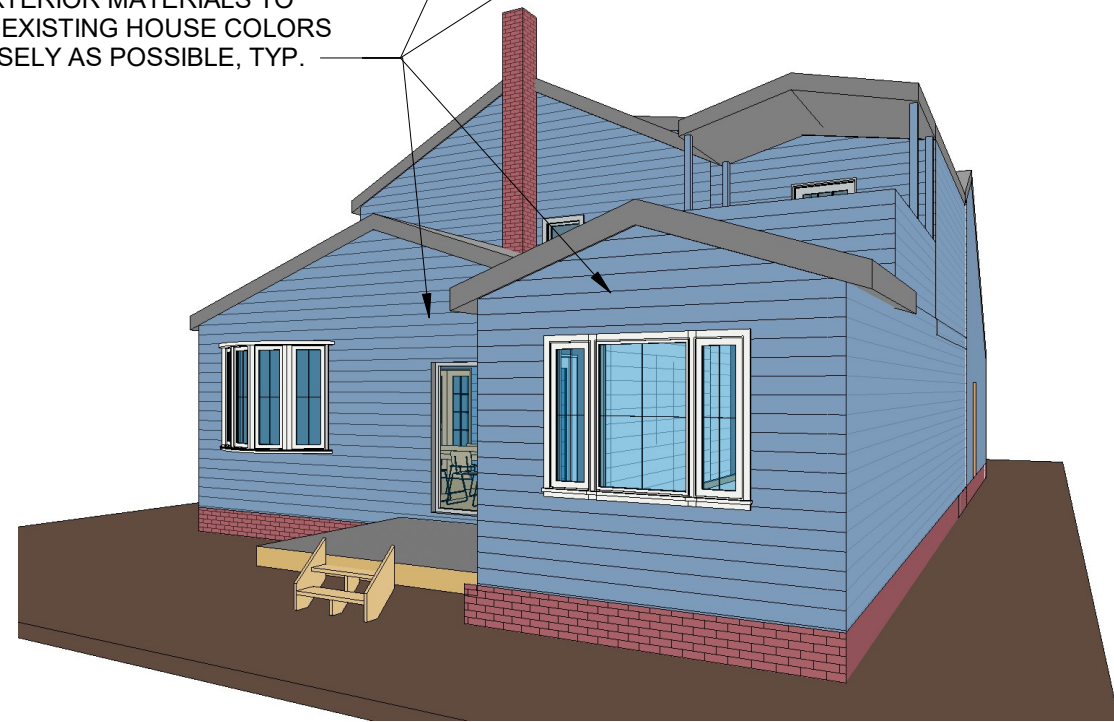
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 Rocky River, OH 44116

SITE PLAN, & ZONING INFORMATION

SP1



NEW EXTERIOR MATERIALS TO MATCH EXISTING HOUSE COLORS AS CLOSELY AS POSSIBLE, TYP.



DRAWING SCALE: 12" = 1'-0"

2026-02-10



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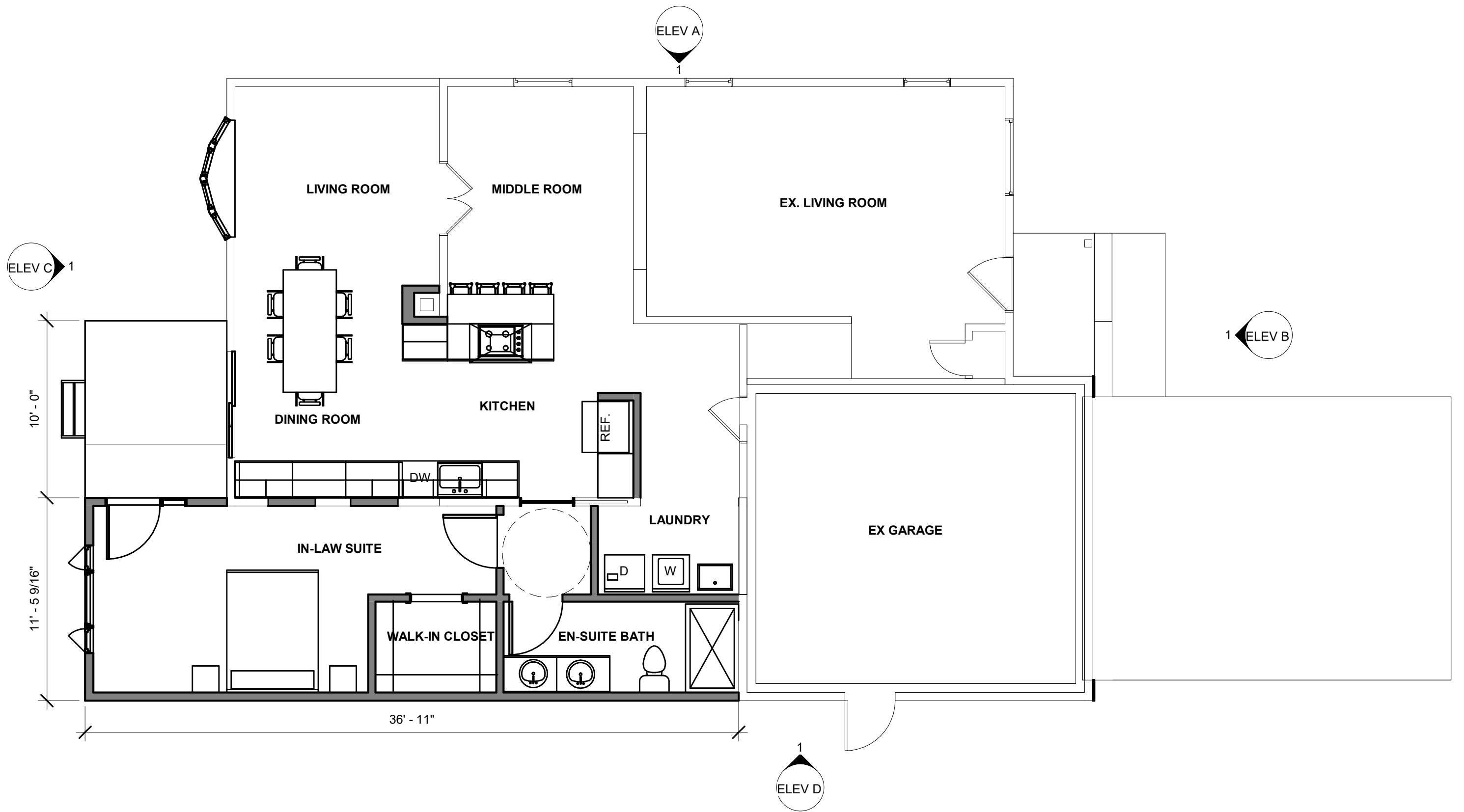
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EXISTING PHOTOS & PROPOSED PERSPECTIVE

SP2



DRAWING SCALE: 3/16" = 1'-0"

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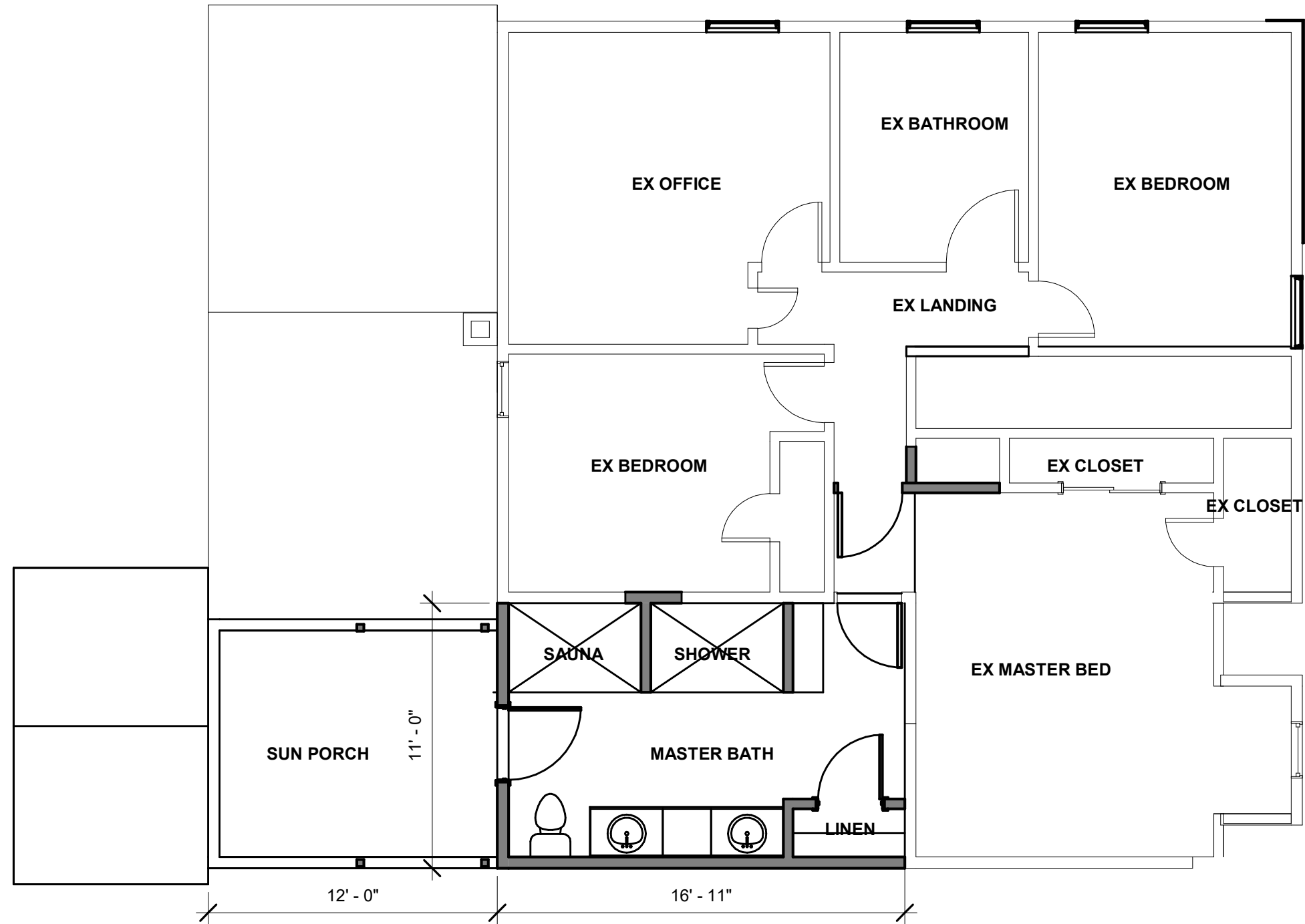
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Preliminary First Floor Plan - Option A

P01A



DRAWING SCALE: 3/16" = 1'-0"

2026-02-10



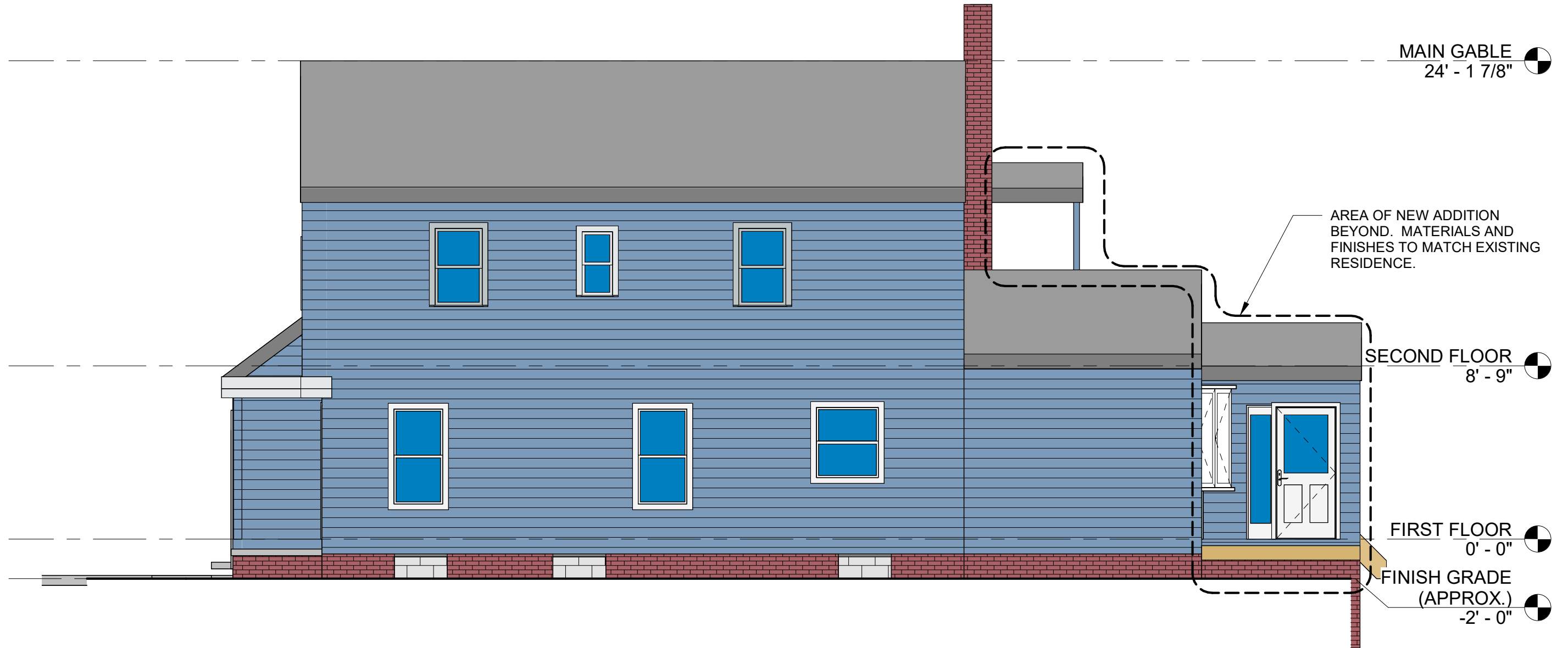
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Preliminary Second Floor Plan - Option A

P02A



DRAWING SCALE: 3/16" = 1'-0"

2026-02-10



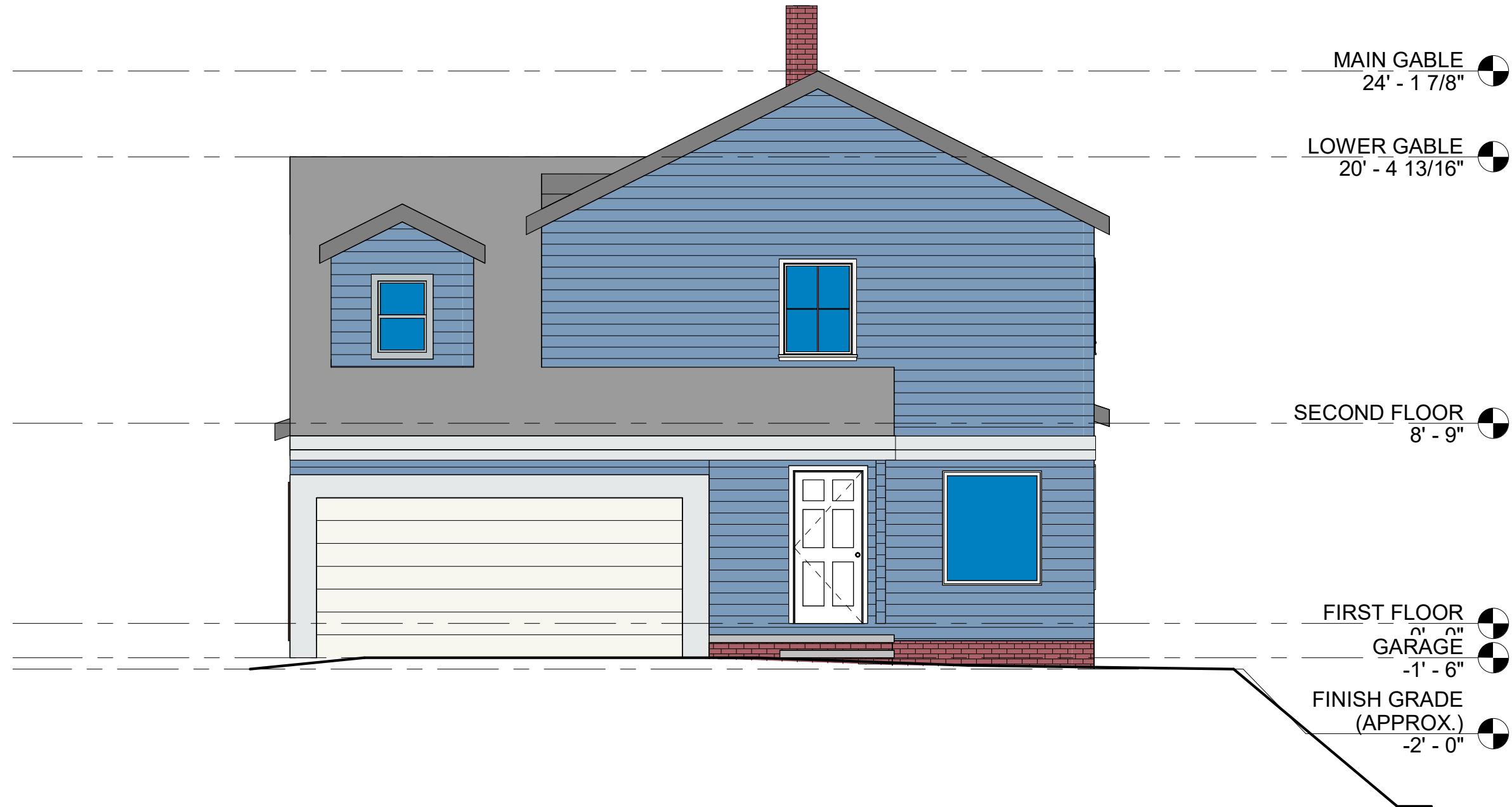
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Preliminary North Elevation

ELEV A



DRAWING SCALE: 3/16" = 1'-0"

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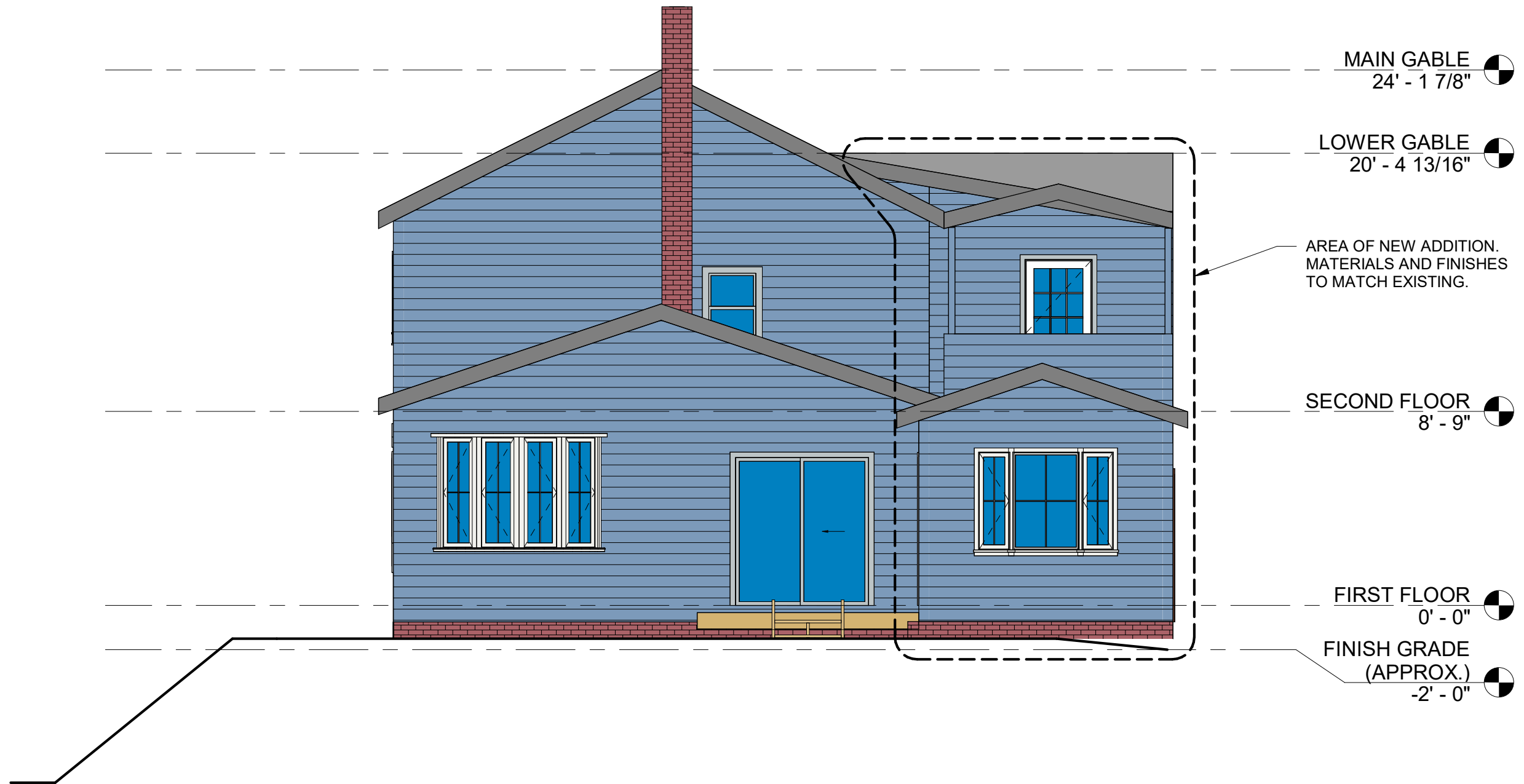
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Preliminary East Elevation

ELEV B



DRAWING SCALE: 3/16" = 1'-0"

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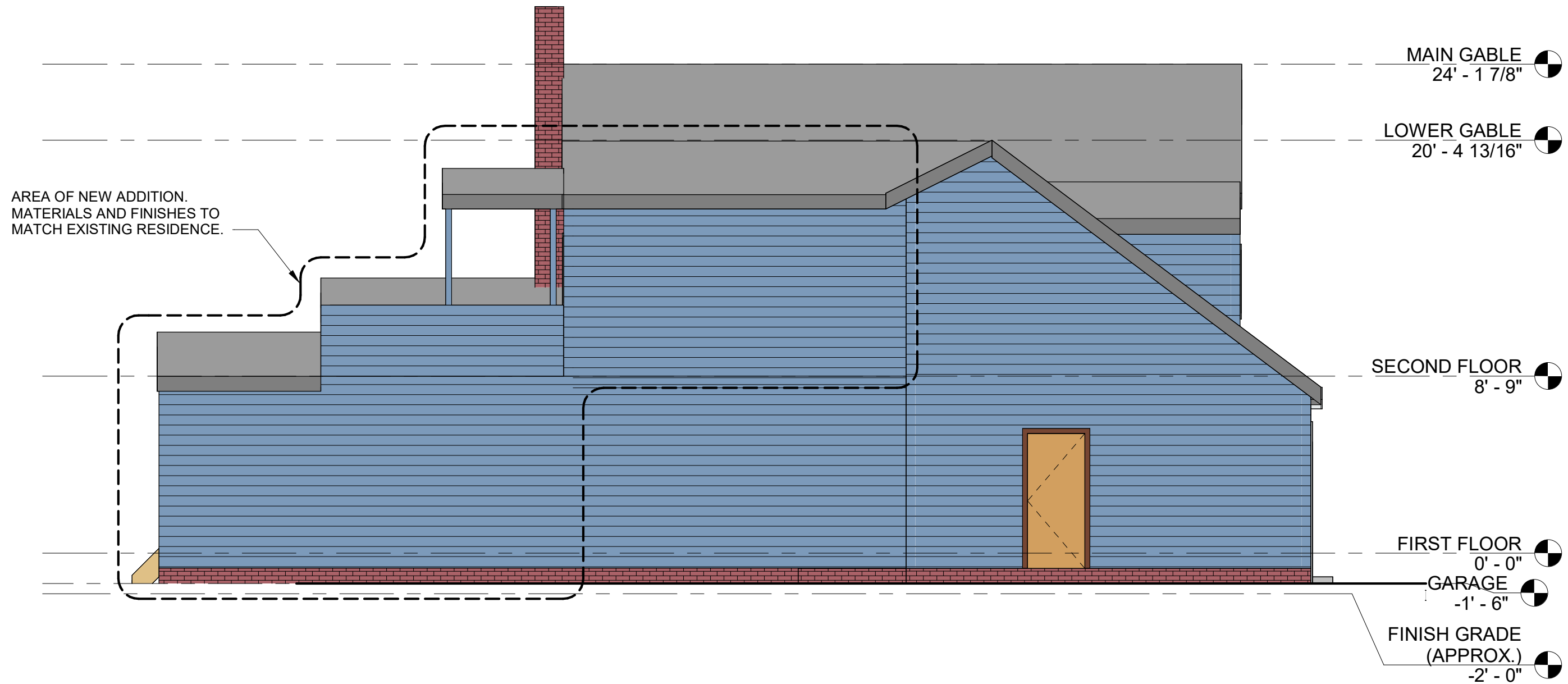
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Preliminary West Elevation

ELEV C



DRAWING SCALE: 3/16" = 1'-0"

2026-02-10



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Preliminary South Elevation

ELEV D