

A NEW HOME FOR THE HISTORIC BRIDGE STREET DISTRICT OF DUBLIN, OHIO

73 SOUTH RIVERVIEW STREET



S. RIVERVIEW

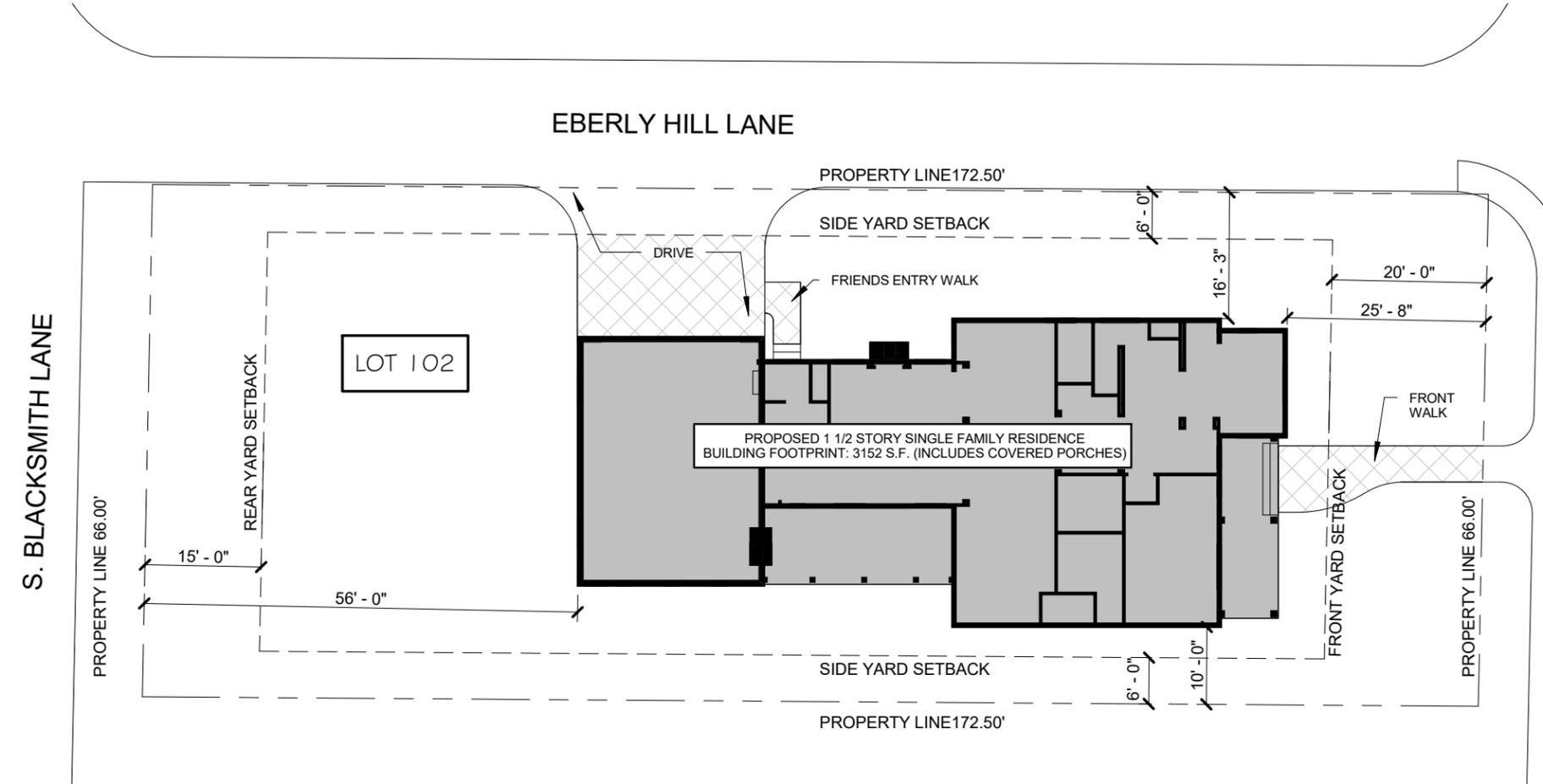
EBERLY HILL LANE

NORTH ELEVATION LOOKING SOUTH EAST

73 S. RIVERVIEW

DUBLIN, OHIO

09.01.2016



BUILDING ZONING CALCULATIONS:

- LOT COVERAGE CALCULATIONS PER SECTION 153.063 (B) (2):
- (a) MINIMUM LOT AREA: 8,712 S.F.
ACTUAL LOT AREA: 11,386 S.F.
 - (b) MINIMUM LOT WIDTH: 60 FT.
ACTUAL LOT WIDTH: 66 FT.
 - (c) MAXIMUM BUILDING HEIGHT: 35' - 0".
PROPOSED BUILDING HEIGHT: 26' - 7" TO MAIN GABLE PEAK
 - (d) MAXIMUM LOT COVERAGE: 5,693 S.F. (50% OF LOT AREA)
PROPOSED LOT COVERAGE: 3,664 S.F. (32.2%)
 - (e) SEE PROPOSED BUILDING SETBACKS BELOW

REQUIRED BUILDING SETBACKS PER TABLE 153.063-A:

FRONT YARD:	20' - 0"
MIN. SIDE YARD EACH SIDE:	3' - 0"
TOTAL SIDE YARD:	12' - 0"
REAR YARD:	15' - 0"

PROPOSED BUILDING SETBACKS:

FRONT YARD:	25' - 8"
NORTH SIDE YARD:	16' - 3"
SOUTH SIDE YARD:	10' - 0"
TOTAL SIDE YARD:	26' - 3"
REAR YARD:	56' - 0"



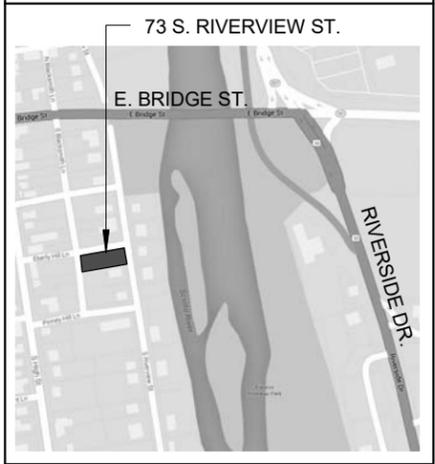
PROPOSED SITE PLAN

1" = 20'-0"

SITE PLAN LEGEND

- IMPERVIOUS SURFACES** (CONSTRUCTION MAY CONSIST OF CONCRETE, ASPHALT OR SIMILAR MATERIALS)
- BUILDING FOOTPRINT** (8" POURED CONCRETE FOUNDATION WALLS TYP. W/ 2X6 WOOD STUD EXT. FRAMING)

LOCATION MAP



PROPERTY ZONING INFORMATION

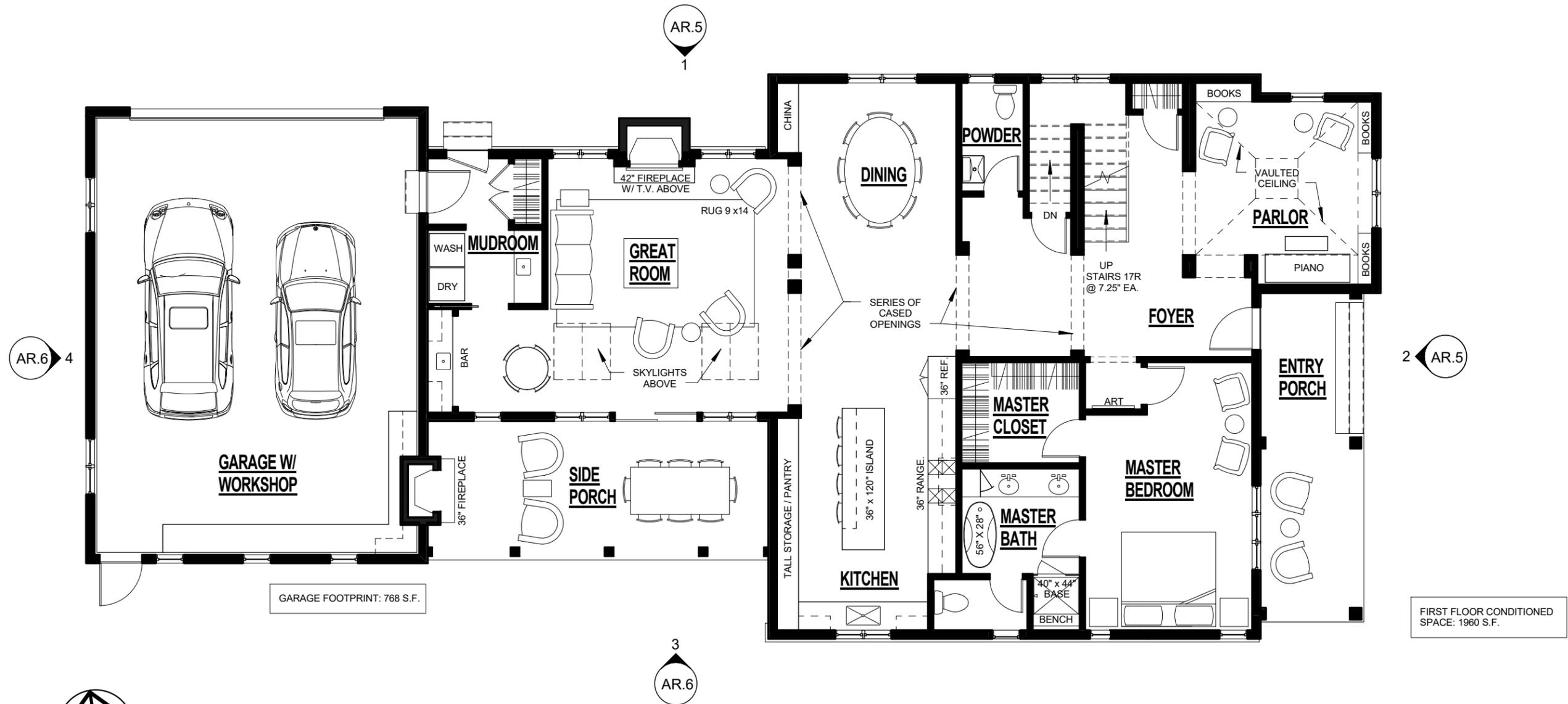
PROJECT ADDRESS: 73 S. RIVERVIEW STREET
DUBLIN, OHIO 43017

EXISTING/PROPOSED BUILDING TYPE: SINGLE-FAMILY DETACHED RESIDENTIAL

ZONING CODE: BRIDGE STREET DISTRICT DEVELOPMENT CODE AS ADOPTED BY CITY COUNCIL, EFFECTIVE JANUARY 7, 2015

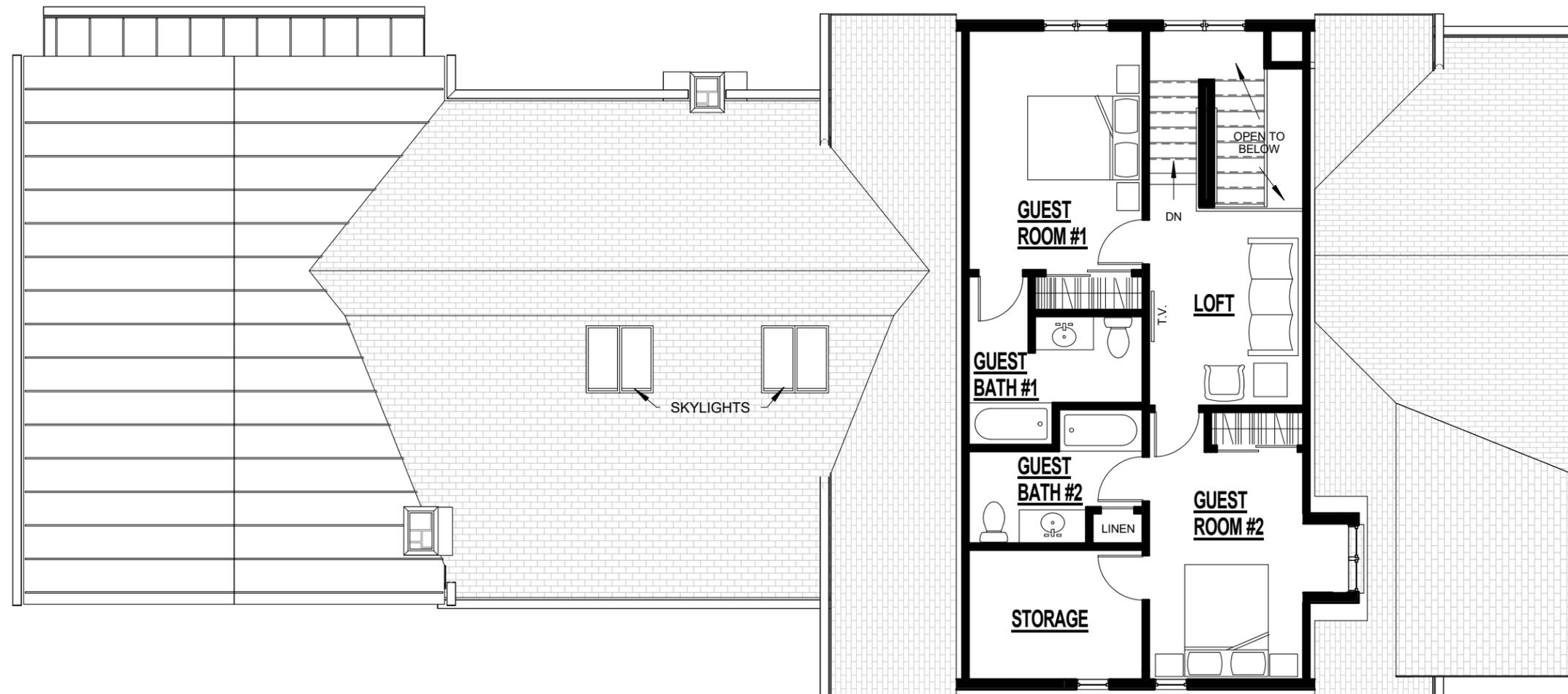
ZONING DISTRICT: BRIDGE STREET CORRIDOR HISTORIC RESIDENTIAL

RELEVANT ZONING CODE ORDINANCES: 153.036 (B) ; 153.170-153.180 ; 153.062
ALSO IN COMPLIANCE WITH THE HISTORIC DUBLIN DESIGN GUIDELINES.



FIRST FLOOR FURNITURE PLAN

1/8" = 1'-0"



SECOND FLOOR CONDITIONED
SPACE: 698 S.F.

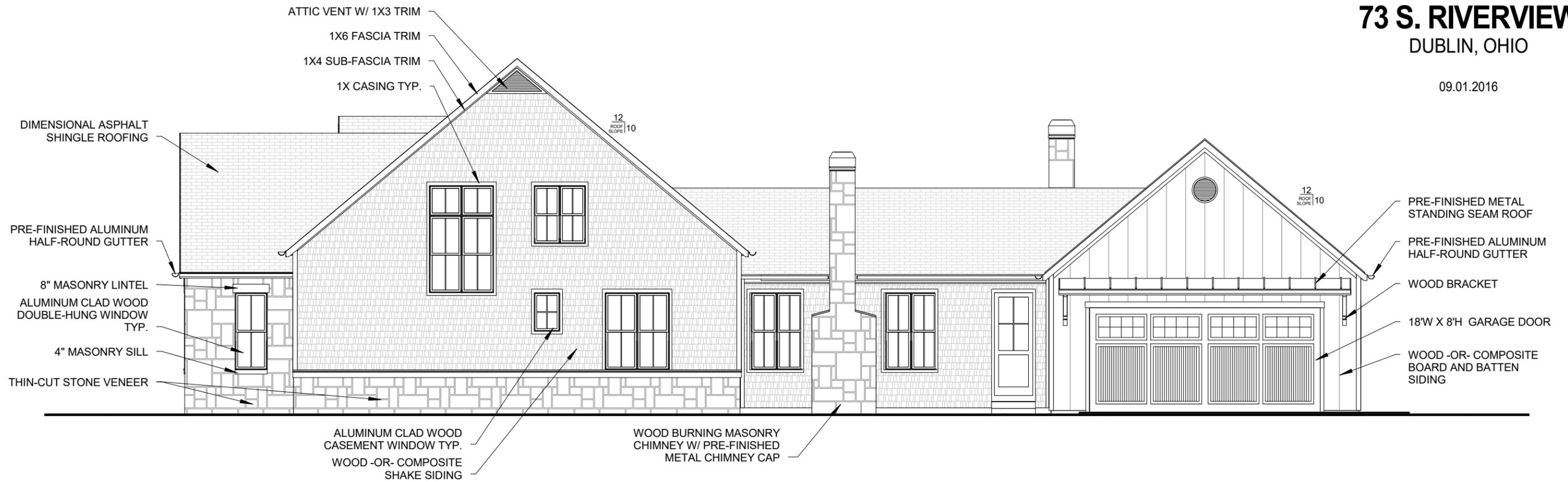
SECOND FLOOR FURNITURE PLAN

1/8" = 1'-0"

73 S. RIVERVIEW

DUBLIN, OHIO

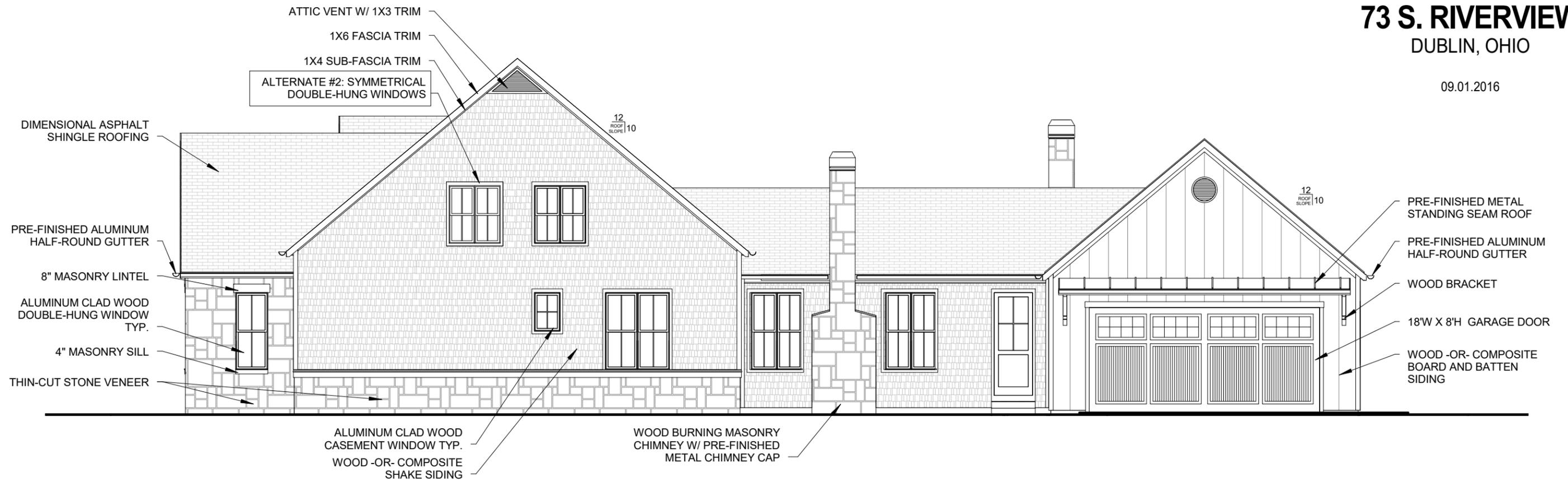
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1 NORTH ELEVATION
1/8" = 1'-0"



2 EAST ELEVATION
1/8" = 1'-0"



NORTH ELEVATION-ALTERNATE STAIRWELL WINDOWS

1/8" = 1'-0"



EAST ELEVATION-ALTERNATE DORMER

1/8" = 1'-0"