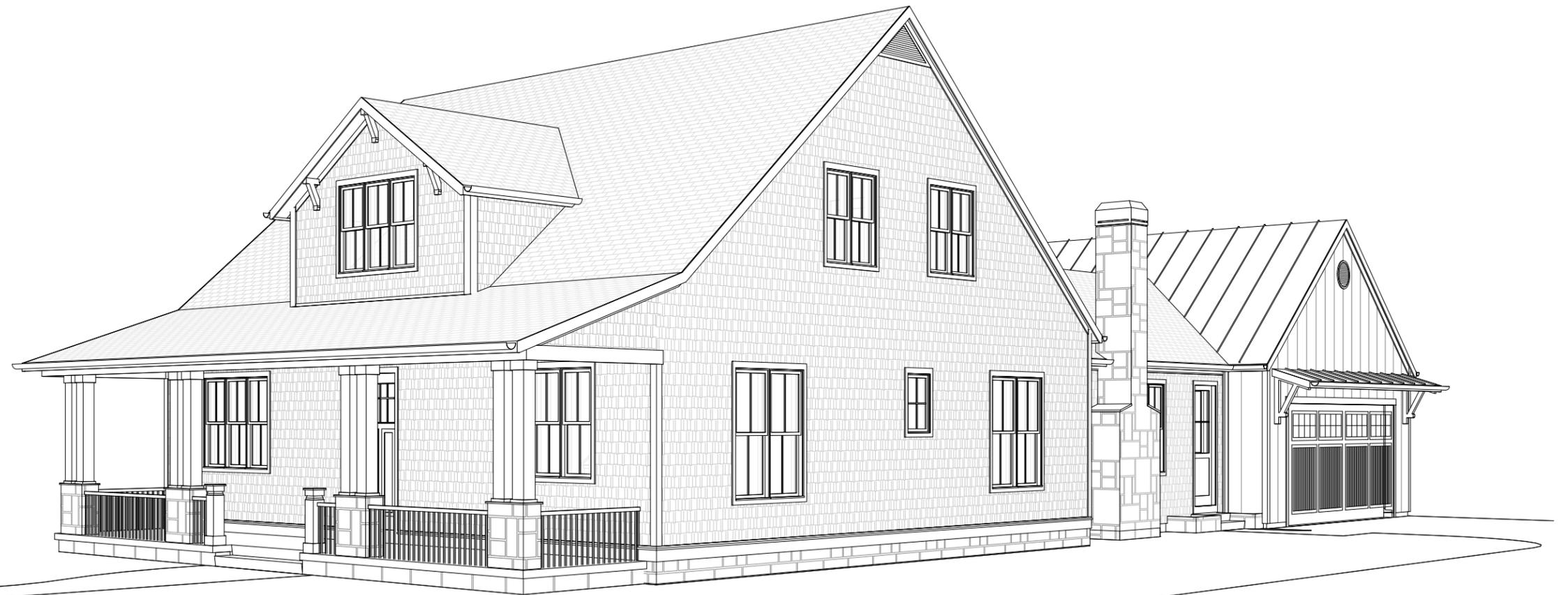


A NEW HOME FOR THE HISTORIC BRIDGE STREET DISTRICT OF DUBLIN, OHIO

73 SOUTH RIVERVIEW STREET



S. RIVERVIEW

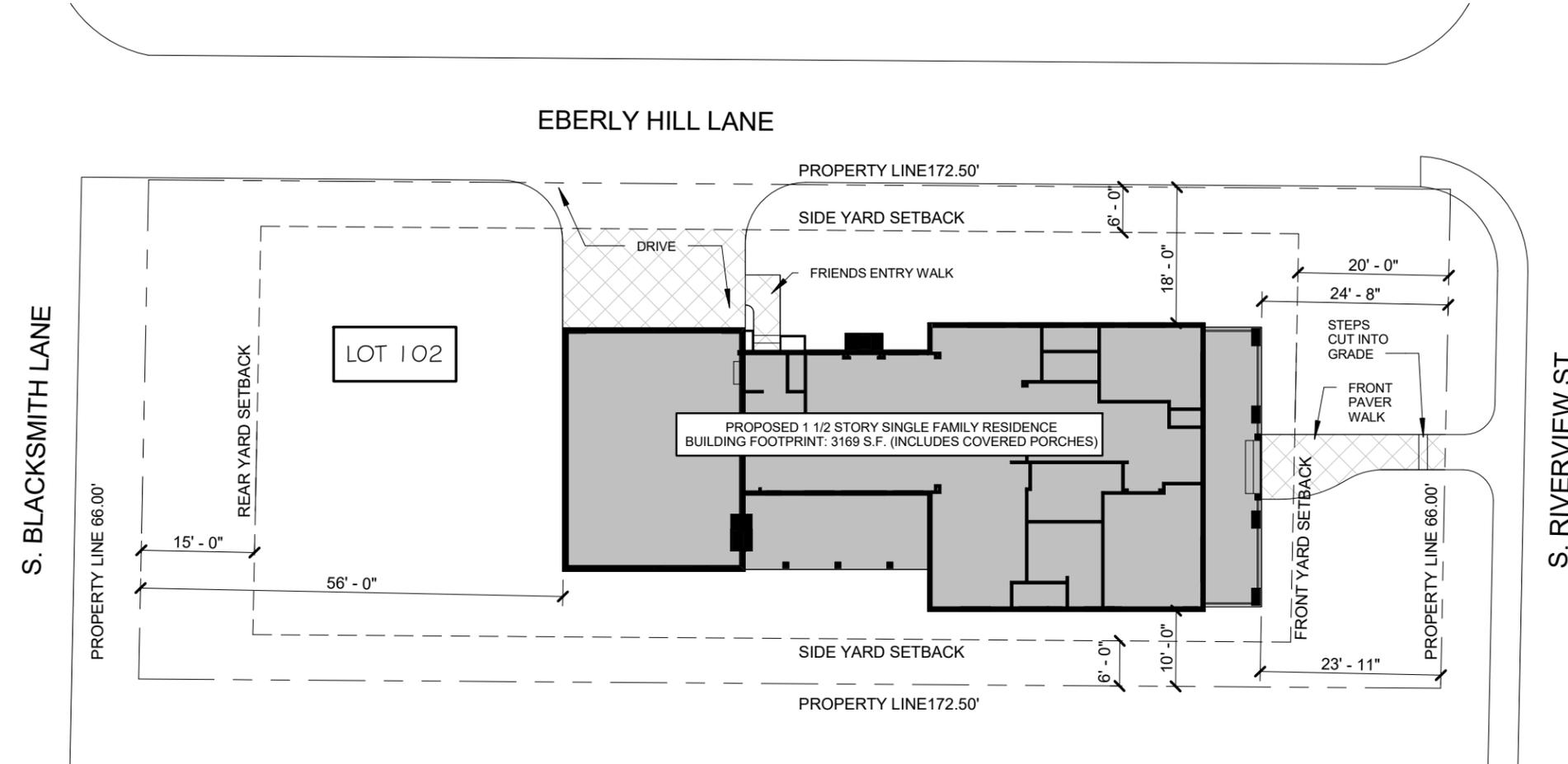
EBERLY HILL LANE

AT THE NORTH-EAST CORNER OF EBERLY HILL LANE AND S. RIVERVIEW LOOKING SOUTH-WEST

73 S. RIVERVIEW

DUBLIN, OHIO

09.12.2016



BUILDING ZONING CALCULATIONS:

LOT COVERAGE CALCULATIONS PER SECTION 153.063 (B) (2):

- (a) MIN. LOT AREA: 8,712 S.F.
ACTUAL LOT AREA: 11,386 S.F.
- (b) MIN. LOT WIDTH: 60 FT.
ACTUAL LOT WIDTH: 66 FT.
- (c) MAX. BUILDING HEIGHT: 35' - 0".
PROPOSED BUILDING HEIGHT: 27' - 10" TO MAIN GABLE PEAK
- (d) MAX. ALLOWABLE LOT COVERAGE: 5,693 S.F. (50% OF LOT AREA)
PROPOSED LOT COVERAGE: 3,677 S.F. (32.3%)
- (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: | 24' - 8" - 23' - 11" |
| NORTH SIDE YARD: | 18' - 0" |
| SOUTH SIDE YARD: | 10' - 0" |
| TOTAL SIDE YARD: | 28' - 0" |
| REAR YARD: | 56' - 0" |



PROPOSED SITE PLAN

1" = 20'-0"

SITE PLAN LEGEND

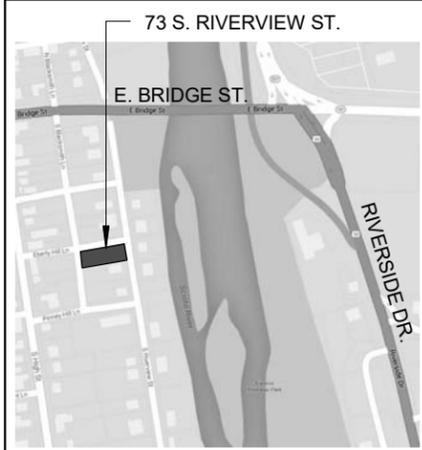


IMPERVIOUS SURFACES (CONSTRUCTION MAY CONSIST OF PAVERS, CONCRETE, ASPHALT OR SIMILAR MATERIALS)



BUILDING FOOTPRINT (8" POURED CONCRETE FOUNDATION WALLS TYP. W/ 2X6 WOOD STUD EXT. FRAMING)

LOCATION MAP



PROPERTY ZONING INFORMATION

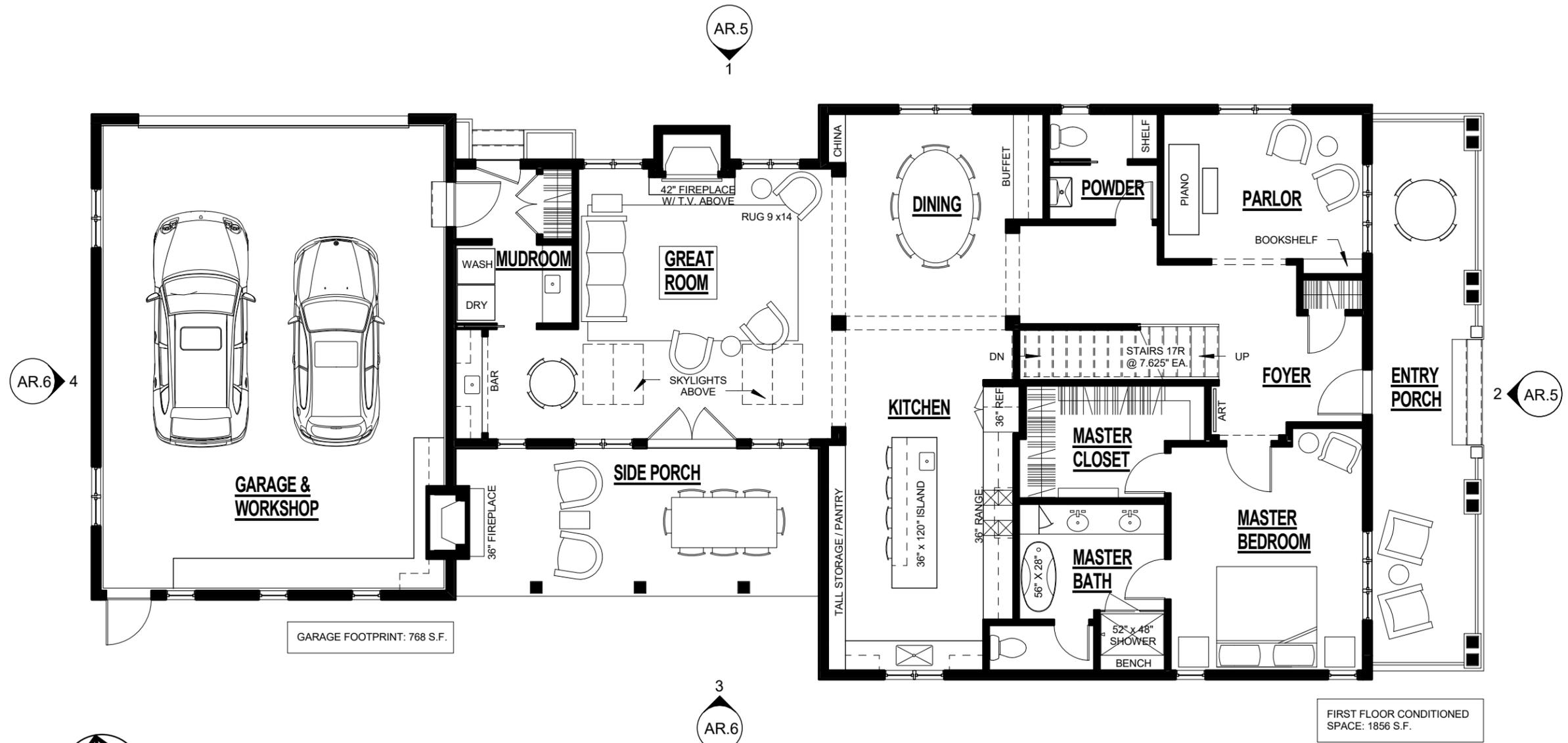
PROJECT ADDRESS: 73 S. RIVERVIEW STREET
DUBLIN, OHIO 43017

EXISTING/PROPOSED BUILDING TYPE: SINGLE-FAMILY DETACHED RESIDENTIAL

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

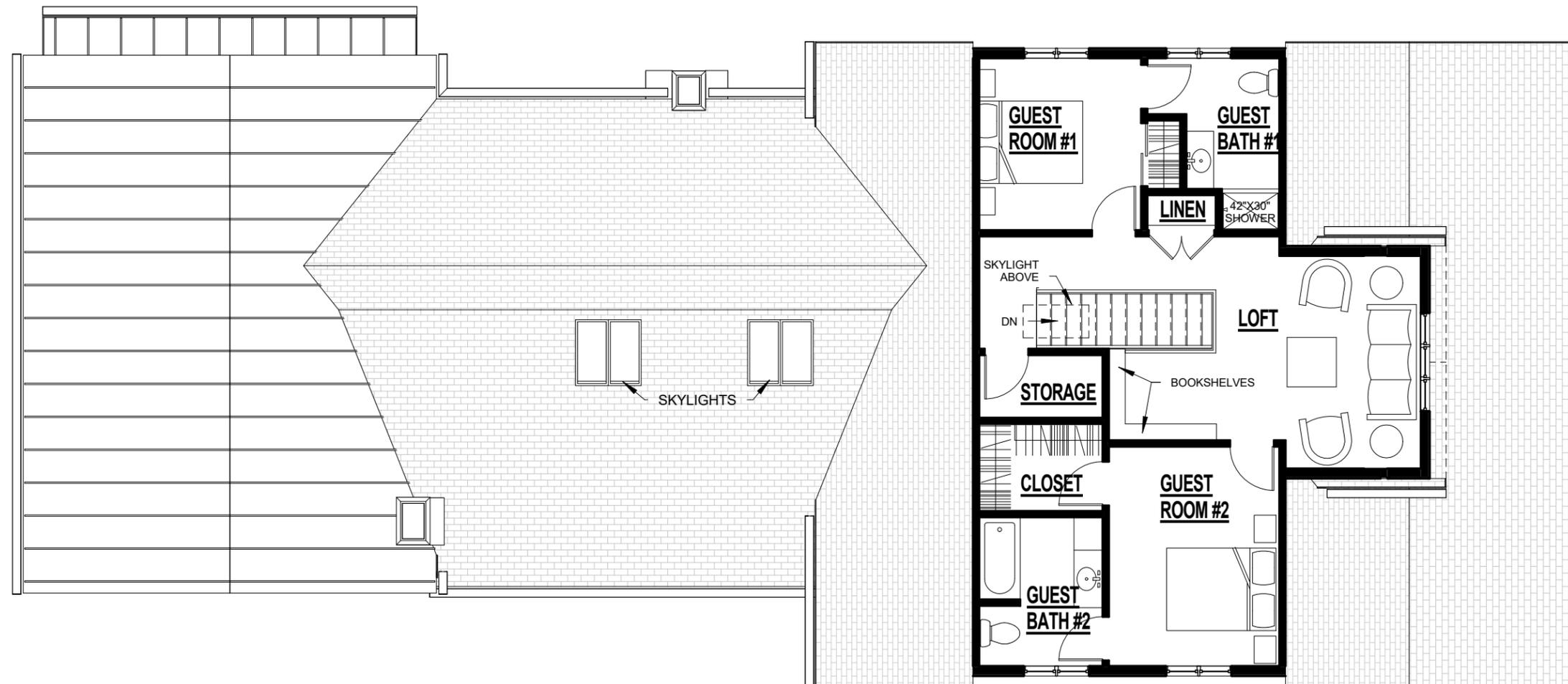
ZONING DISTRICT: BRIDGE STREET CORRIDOR HISTORIC RESIDENTIAL

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 FURNITURE PLAN

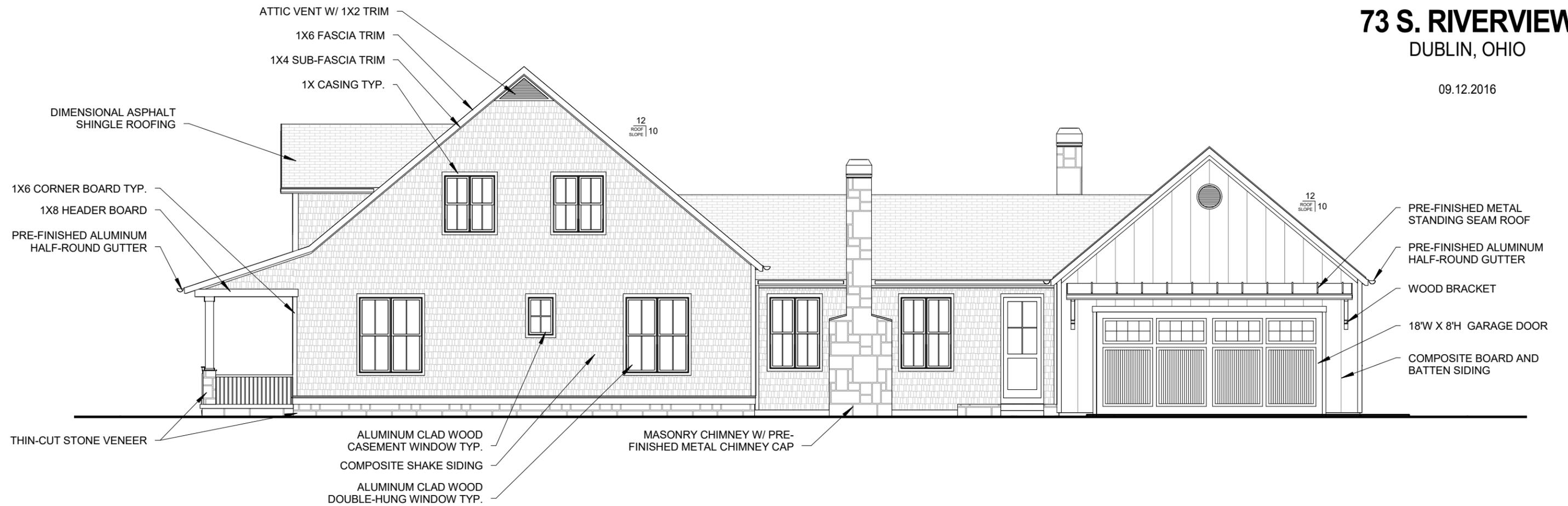
1/8" = 1'-0"

SECOND FLOOR CONDITIONED
SPACE: 802 S.F.

73 S. RIVERVIEW

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

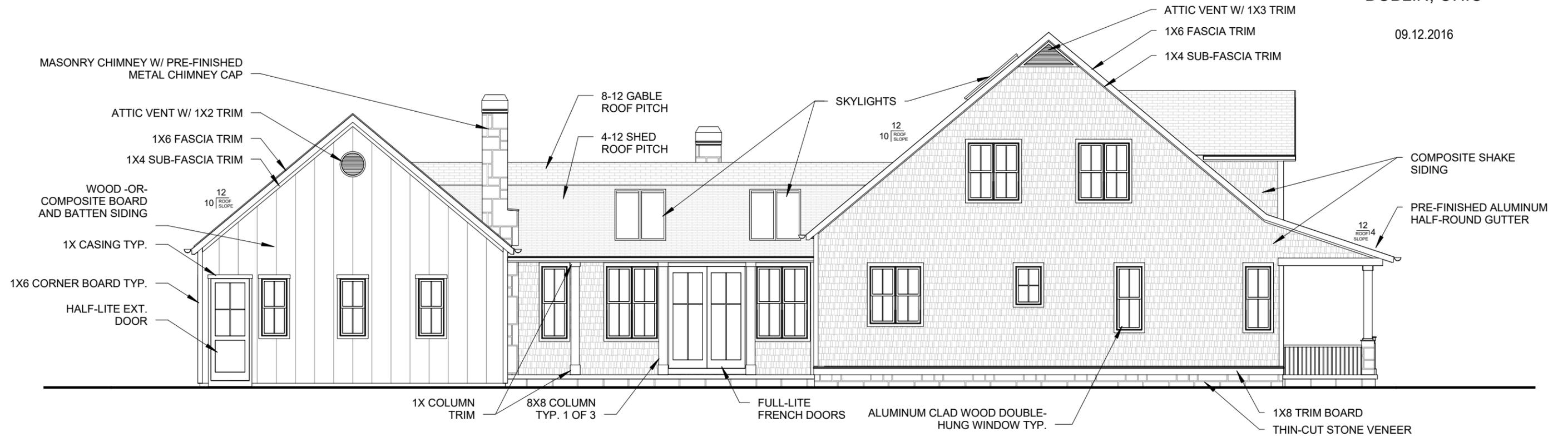


2 EAST ELEVATION
1/8" = 1'-0"

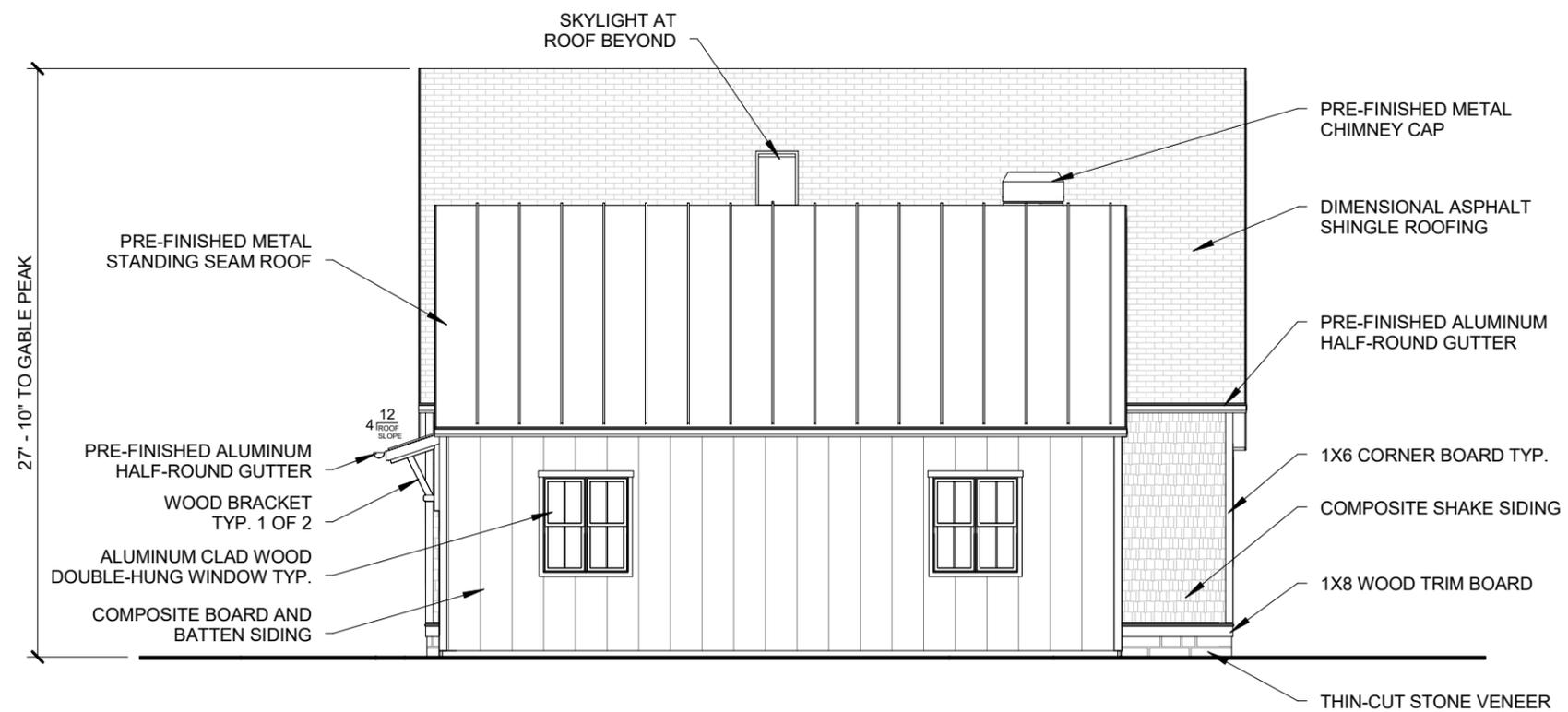
73 S. RIVERVIEW

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3 SOUTH ELEVATION
1/8" = 1'-0"



4 WEST ELEVATION
1/8" = 1'-0"