

Kne Residence

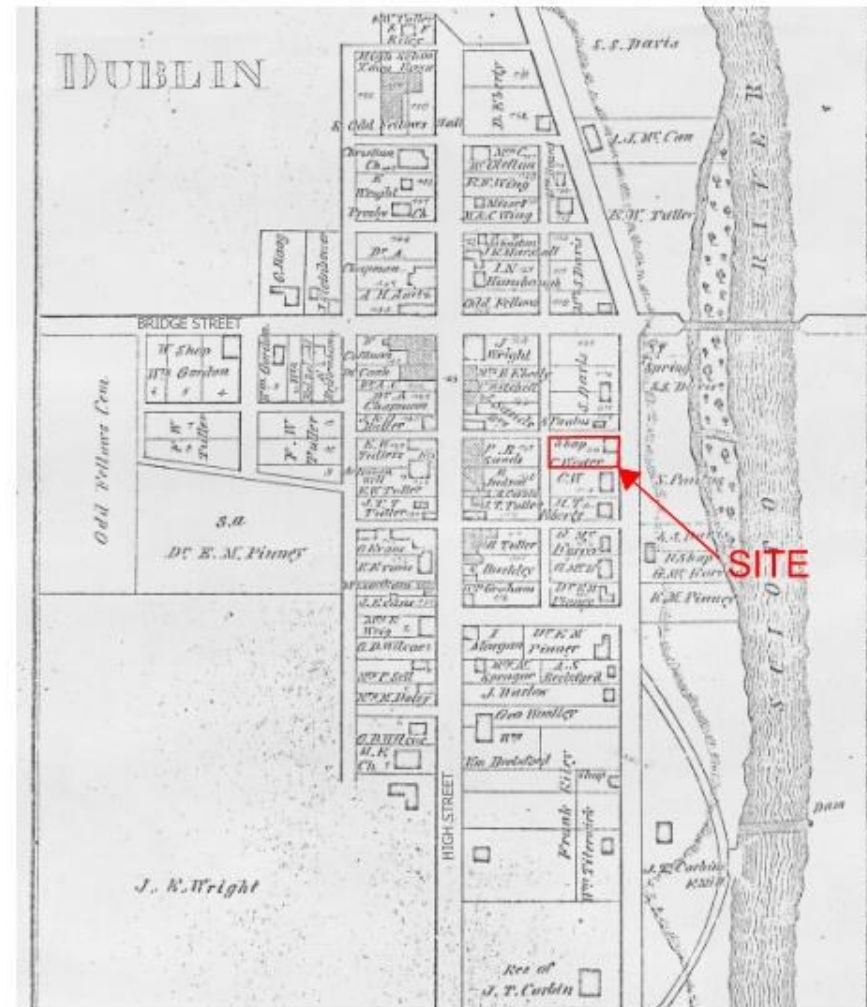
55 s. Riverview St., Dublin OH 43017

Owner:

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HISTORICAL MAP OF DUBLIN



HISTORICAL DISTRICT MAP OF DUBLIN



Riverview St. View



Spring Hill Ln. View



Spring Hill Lane & Alley View



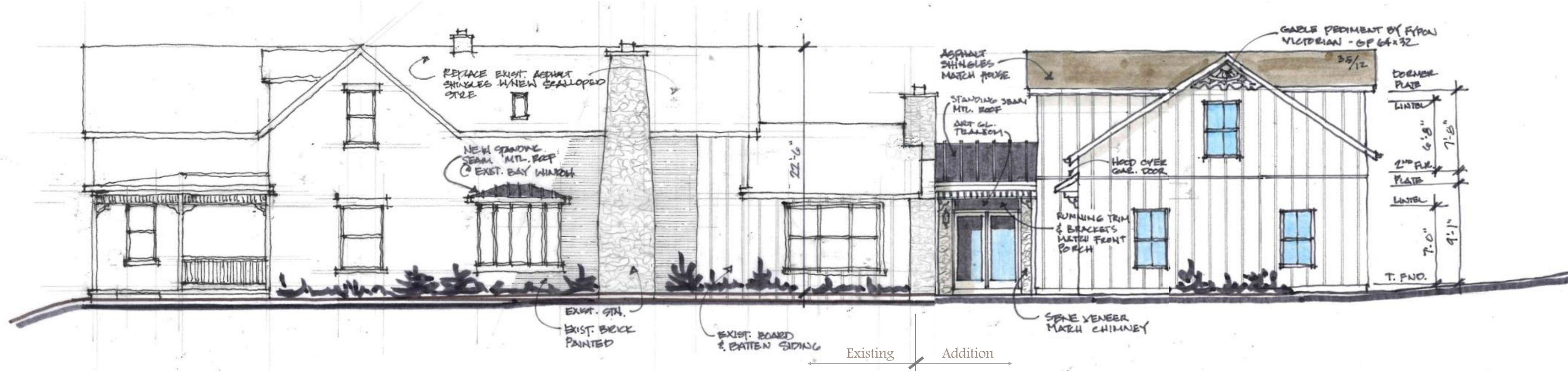
Rear Alley View



Inspired Ideas. Proven Plans.

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North Elevation (Spring Hill Lane View)
 Scale: 1/8" = 1'-0"

(Scalable at 18"x24" print size)

Zoning Information:

Zoning Classification: Historic Residential
 Rear Setback: 33 Feet
 Side Setbacks: Total 12 Feet, Min. 3 Feet
 Maximum Lot Coverage: 45%
 Maximum Building Hgt.: 24 Feet
 Maximum Blg. Footprint: 25%

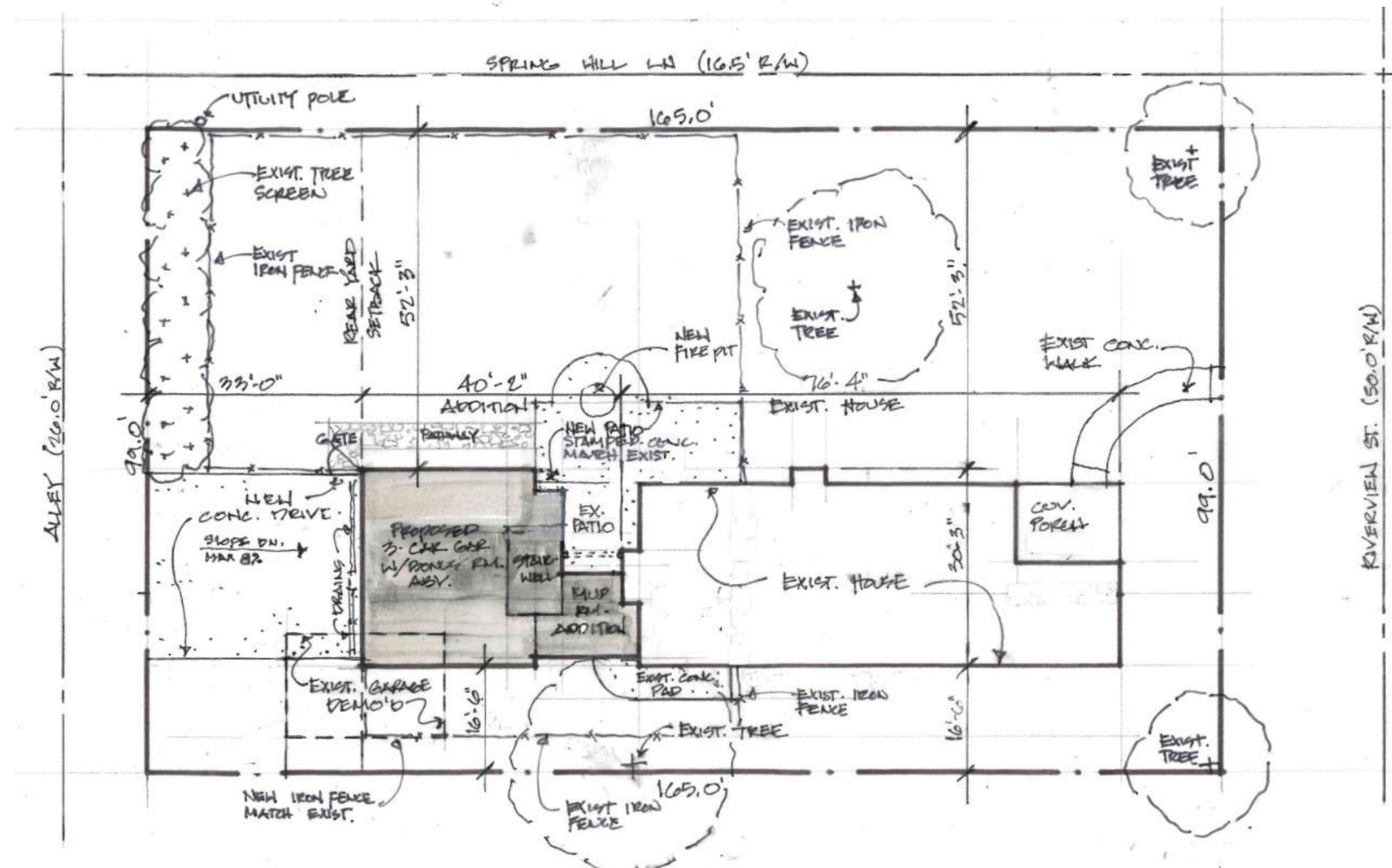
Area Calculations:

Existing House (1st & 2nd Floor) = 3,020 s.f.
 First Floor Mud Room Addition = 220 s.f.
 Second Flr. Addition (Finished) = 654 s.f.
 Garage Addition = 825 s.f.

Total Livable Area = 3,894 s.f.

Lot Coverage:
 Existing Lot Size = 16,335 s.f.
 Allowed Development Coverage (45%) = 7,351 s.f.
 House & Garage (incl. additions) Footprint = 2,952 s.f. (18%)
 Porches, Patio's, Drives and Walks = 2,085 s.f.

Total Development Coverage = 5,037 s.f. (31%)



Site Study
 Scale: 1" = 20'-0"

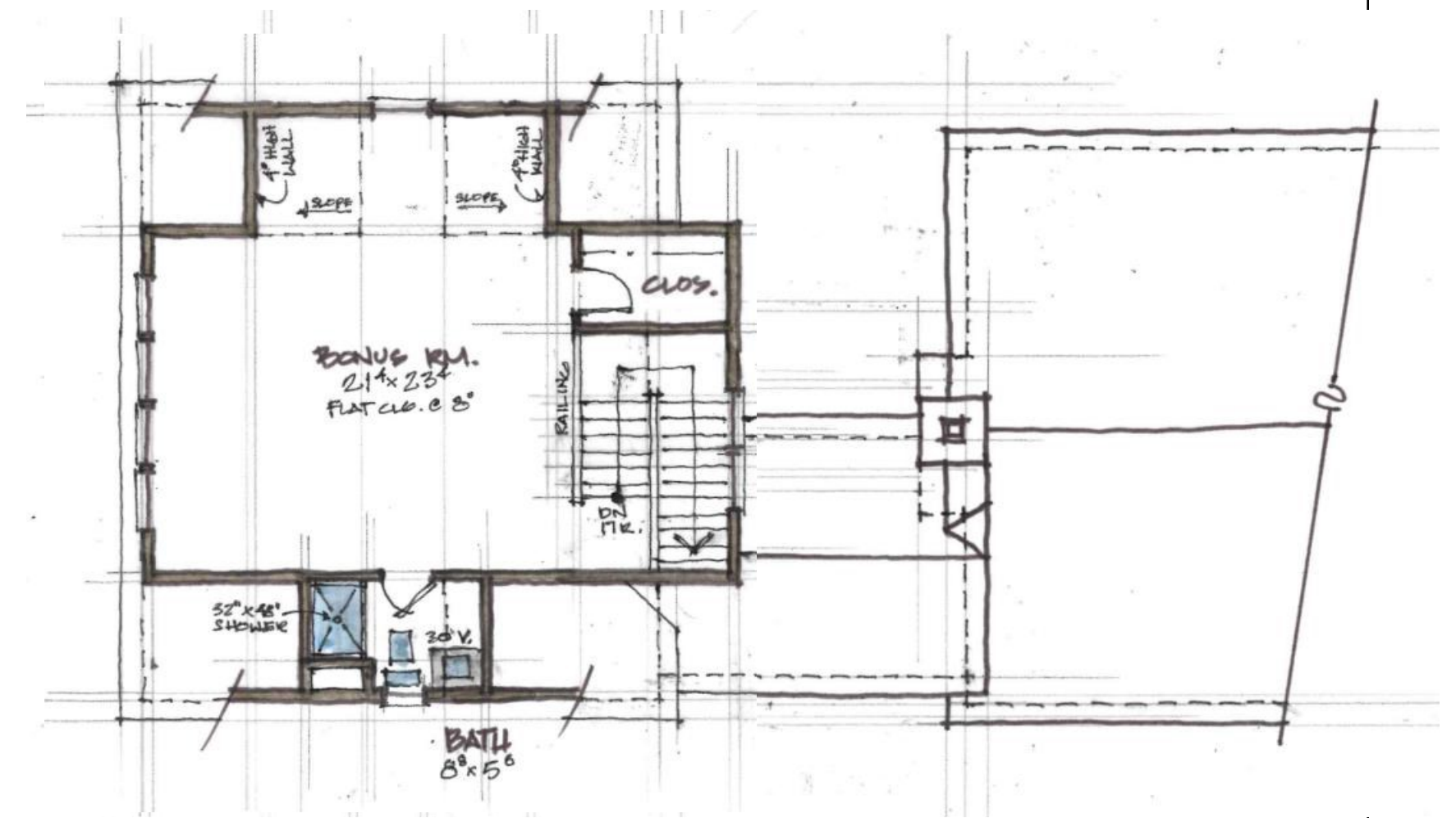
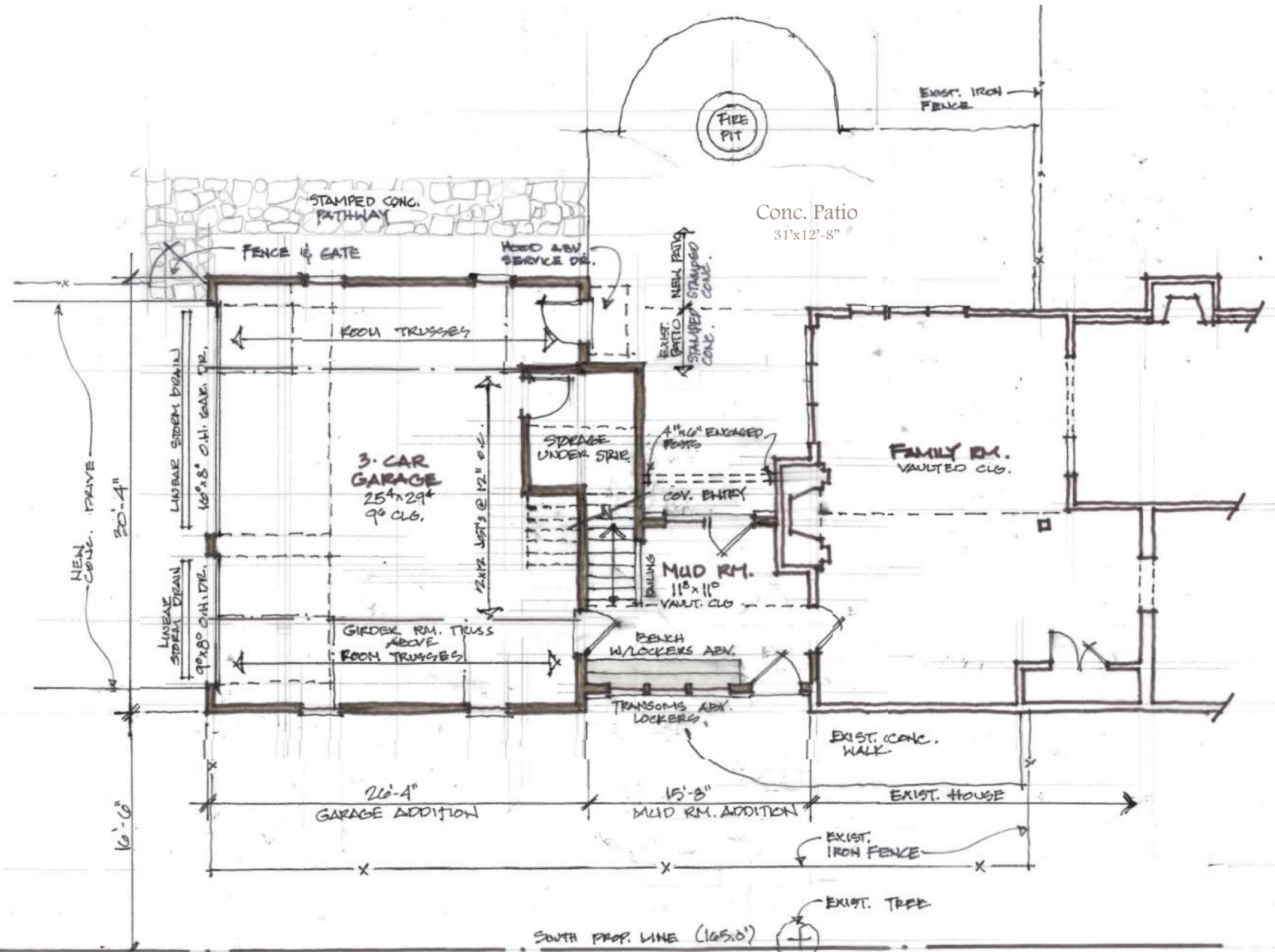


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First Floor Plan
Scale: 1/8"=1'-0"

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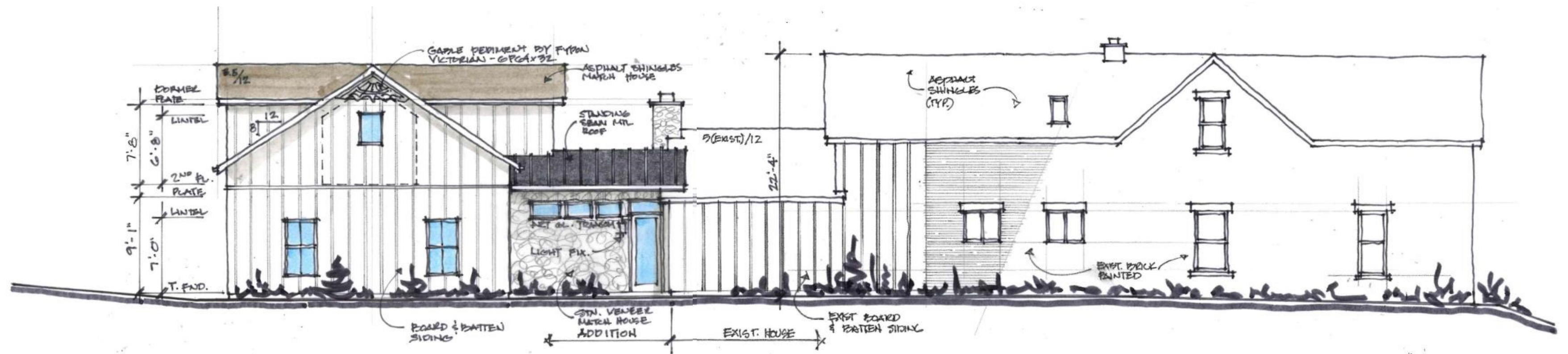
Bonus Room/2nd Floor Plan
Scale: 1/8"=1'-0"



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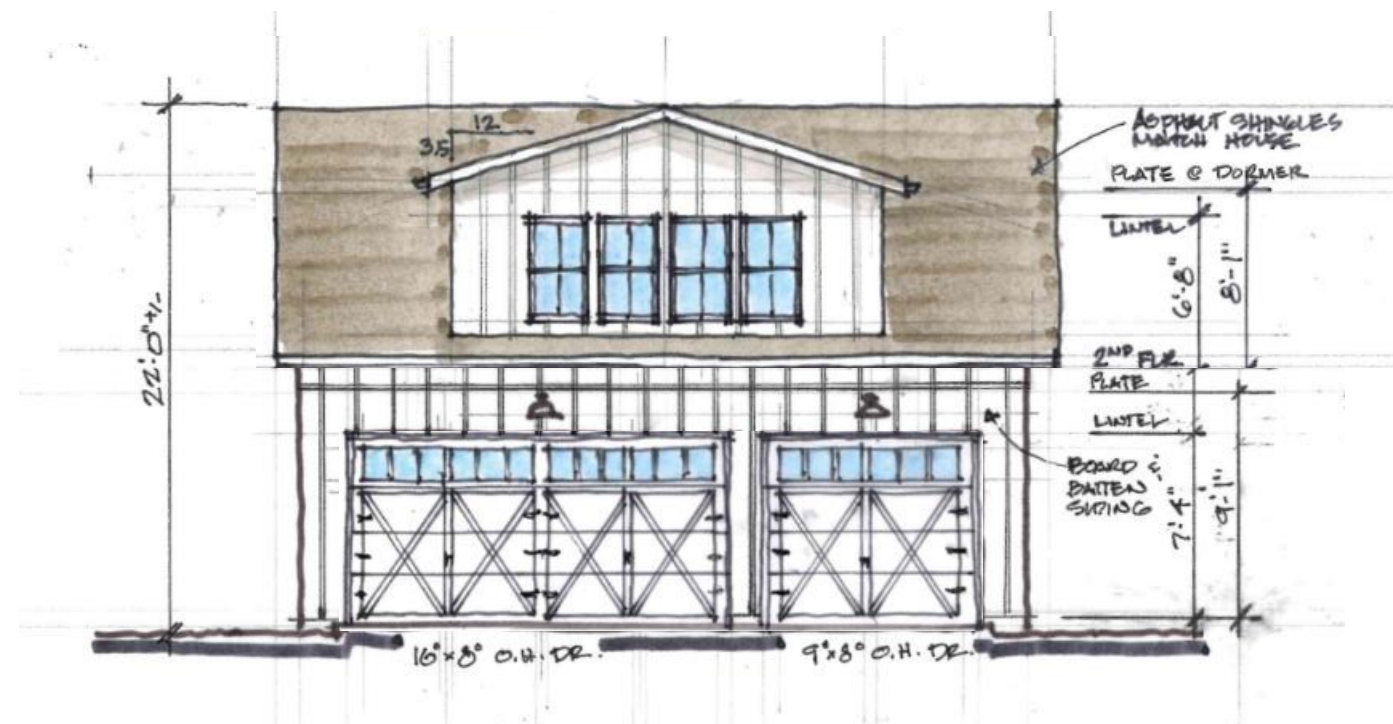
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South Elevation
Scale: 1/8"=1'-0"

(Scalable at 18"x24" print size)



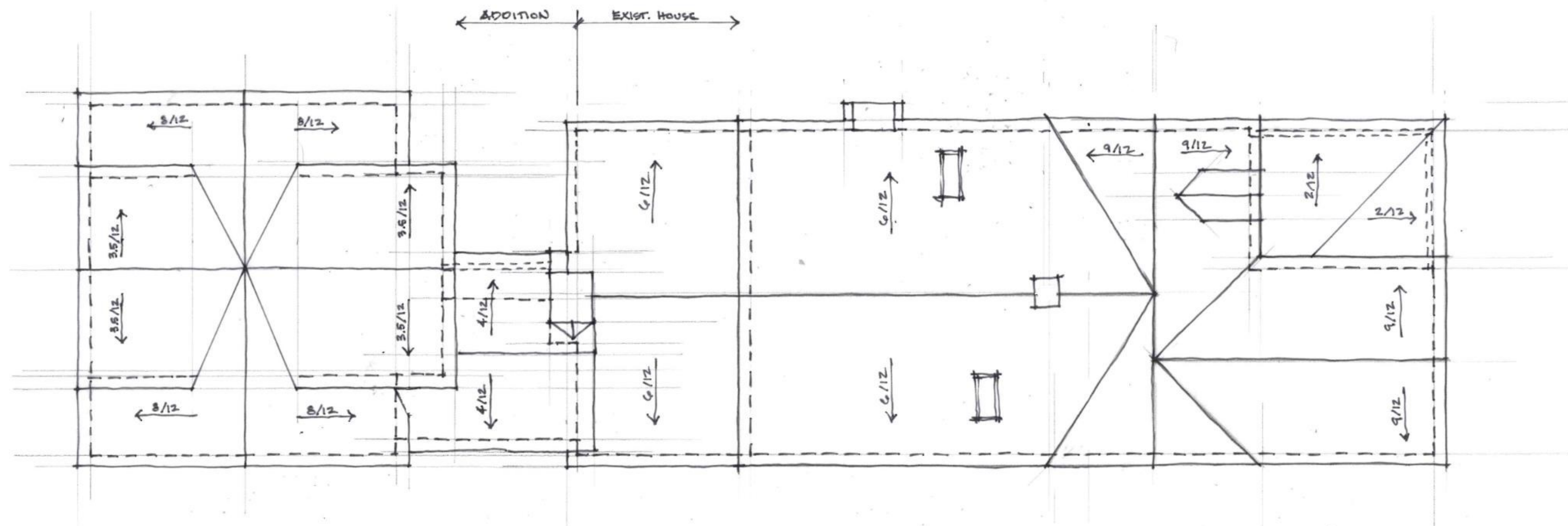
West Elevation (Rear Alley View)
Scale: 1/8"=1'-0"

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Roof Plan
Scale: 1/8"=1'-0"
(Scalable at 18"x24" print size)