

HIS & HERS ARCHITECTS
 7422 SILVERLEAF CT
 COLUMBUS, OHIO 43232
 9372607927
 HISANDHERSARCHITECTS@GMAIL.COM

PROJECT INFORMATION

PROPOSED IS THE NEW CONSTRUCTION OF A 1+1 STORY SINGLE FAMILY RESIDENCE ON A CURRENTLY VACANT LOT LOCATED BETWEEN S RIVERVIEW ST AND THE SCOTO RIVER

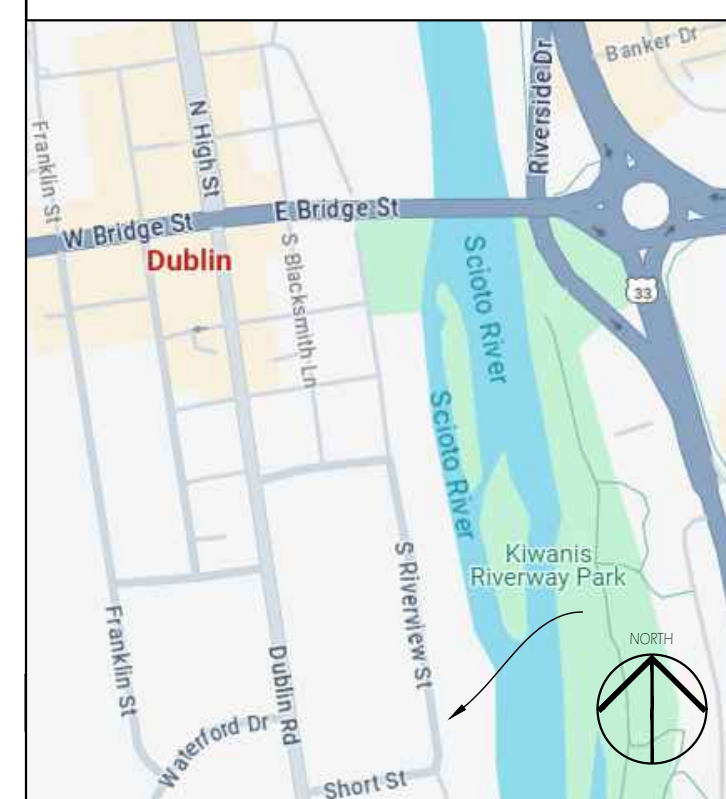
BUILDING ZONING INFORMATION

PARCEL ID:	273413558-00
ZONING:	HR HISTORIC RESIDENTIAL
HEIGHT DISTRICT:	24 TO MEAN OF GABLE
PROPOSED HEIGHT:	21'-6"
LOT AREA:	11630 SF
HISTORIC DISTRICT:	YES
FLOOD ZONE:	YES
EXISTING USE:	VACANT
PROPOSED USE:	SINGLE FAMILY RESIDENCE
MAX LOT COVERAGE:	45%
PROPOSED LOT COVERAGE:	42.08% or 36.2%
MAX BUILDING COVERAGE:	25%
PROPOSED BUILDING COVERAGE:	28.20% or 24.2%
FRONT YARD SETBACK:	0'
SIDE YARD SETBACK:	3'
TOTAL COMBINED SIDE YARD SETBACK:	12'
REAR YARD SETBACK:	20%

SQUARE FOOTAGE

LOWER LEVEL	2235	SQ. FT.
FIRST FLOOR	2600	SQ. FT.
SECOND FLOOR	1335	SQ. FT.
TOTAL FINISHED	6170	SQ. FT.

LOCATION MAP

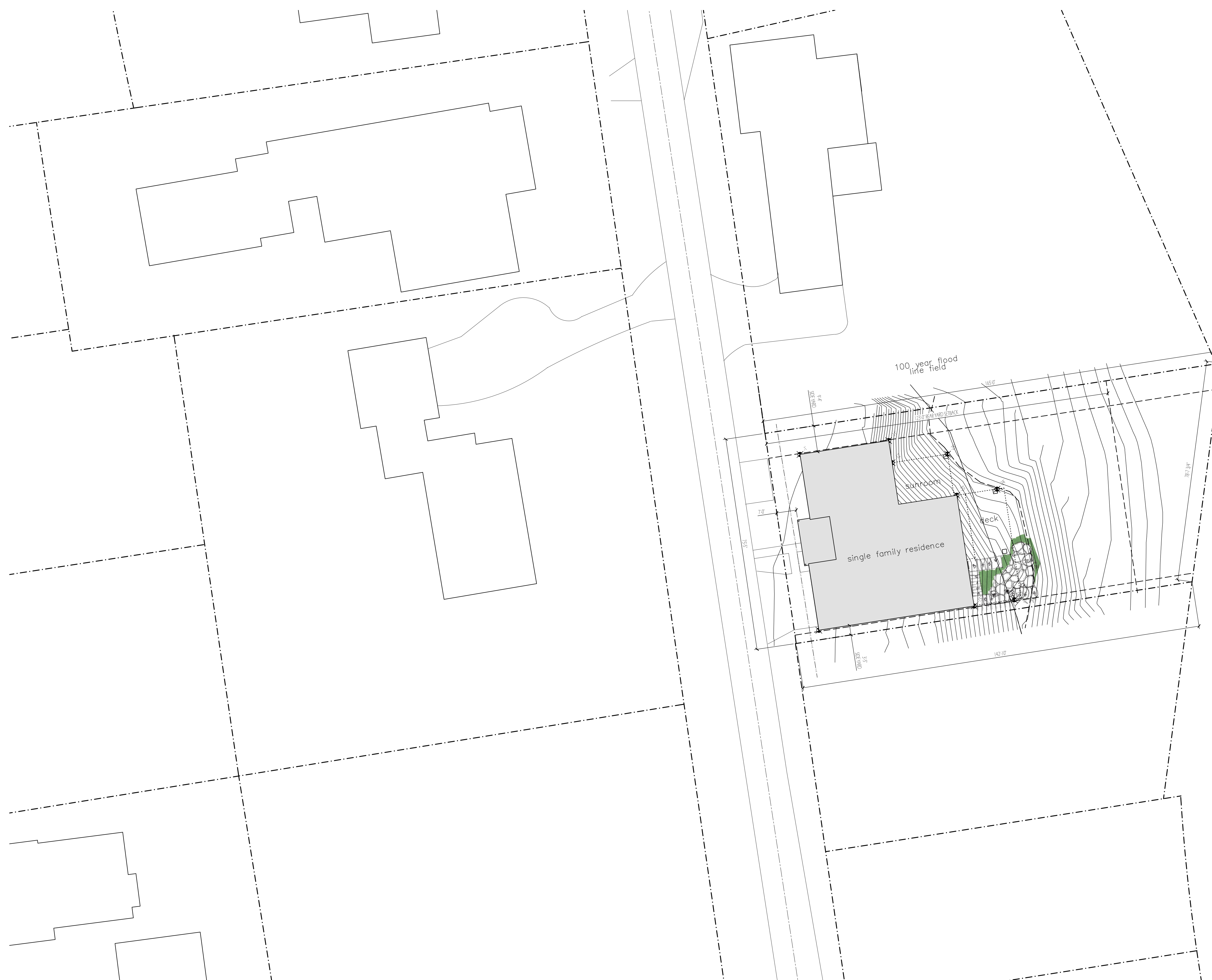


LAIRD RESIDENCE

S RIVERVIEW ST
 DUBLIN OH 43017

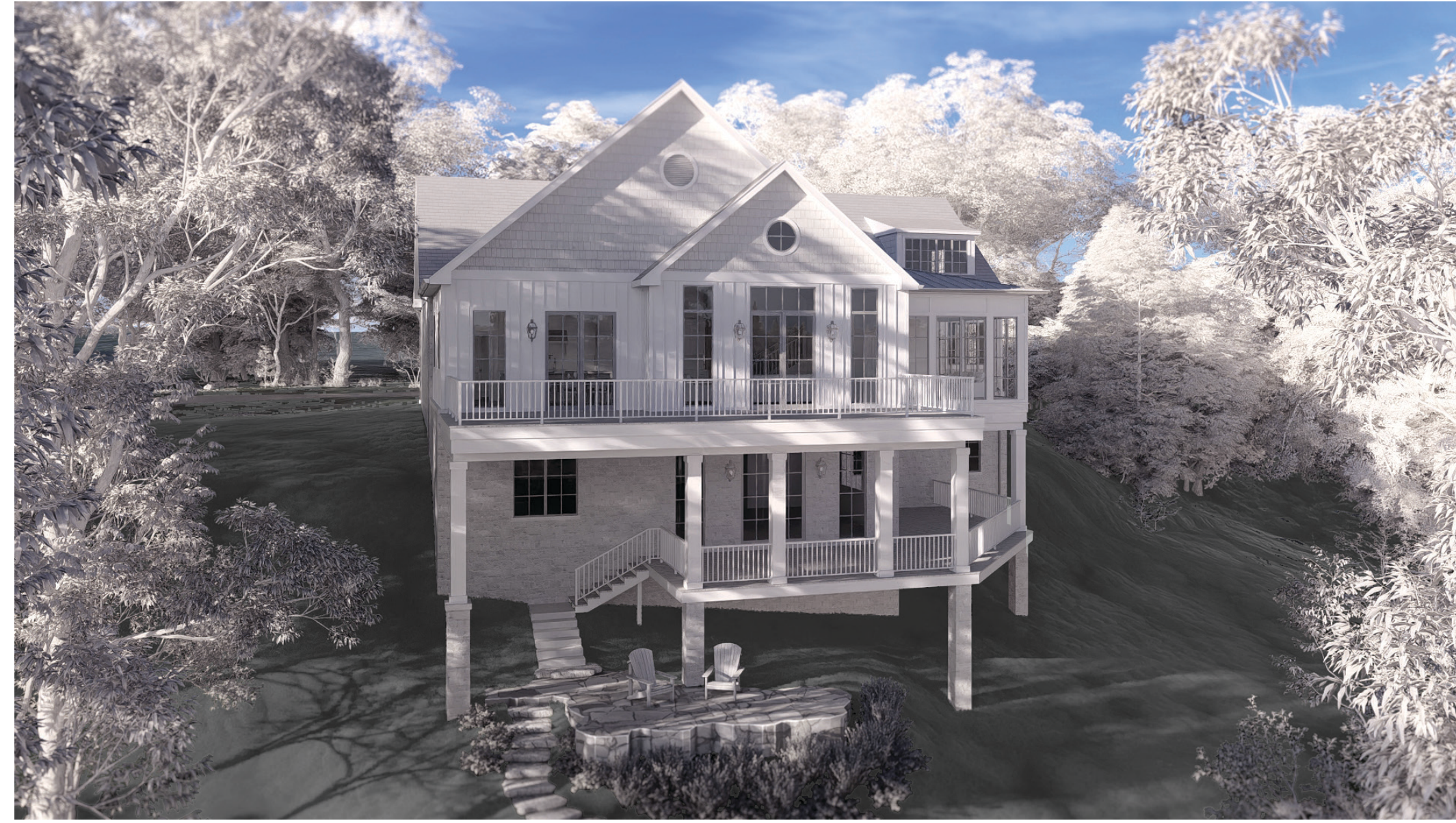
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SITE PLAN AND CONTEXT PHOTOS



SITE PLAN
 SCALE: 1/16" = 1'-0"





BIRD'S EYE VIEW OF REAR FACADE



REAR FACADE VIEWED FROM RIVER'S EDGE



SOUTH FACADE VIEWED FROM NEIGHBORING LOT



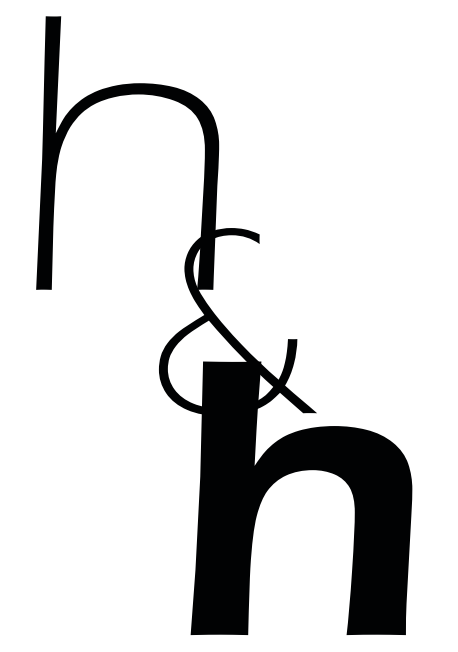
SOUTH FACADE VIEWED FROM S. RIVERVIEW ST



NORTH FACADE VIEWED FROM S. RIVERVIEW ST



FRONT FACADE VIEWED FROM S. RIVERVIEW ST



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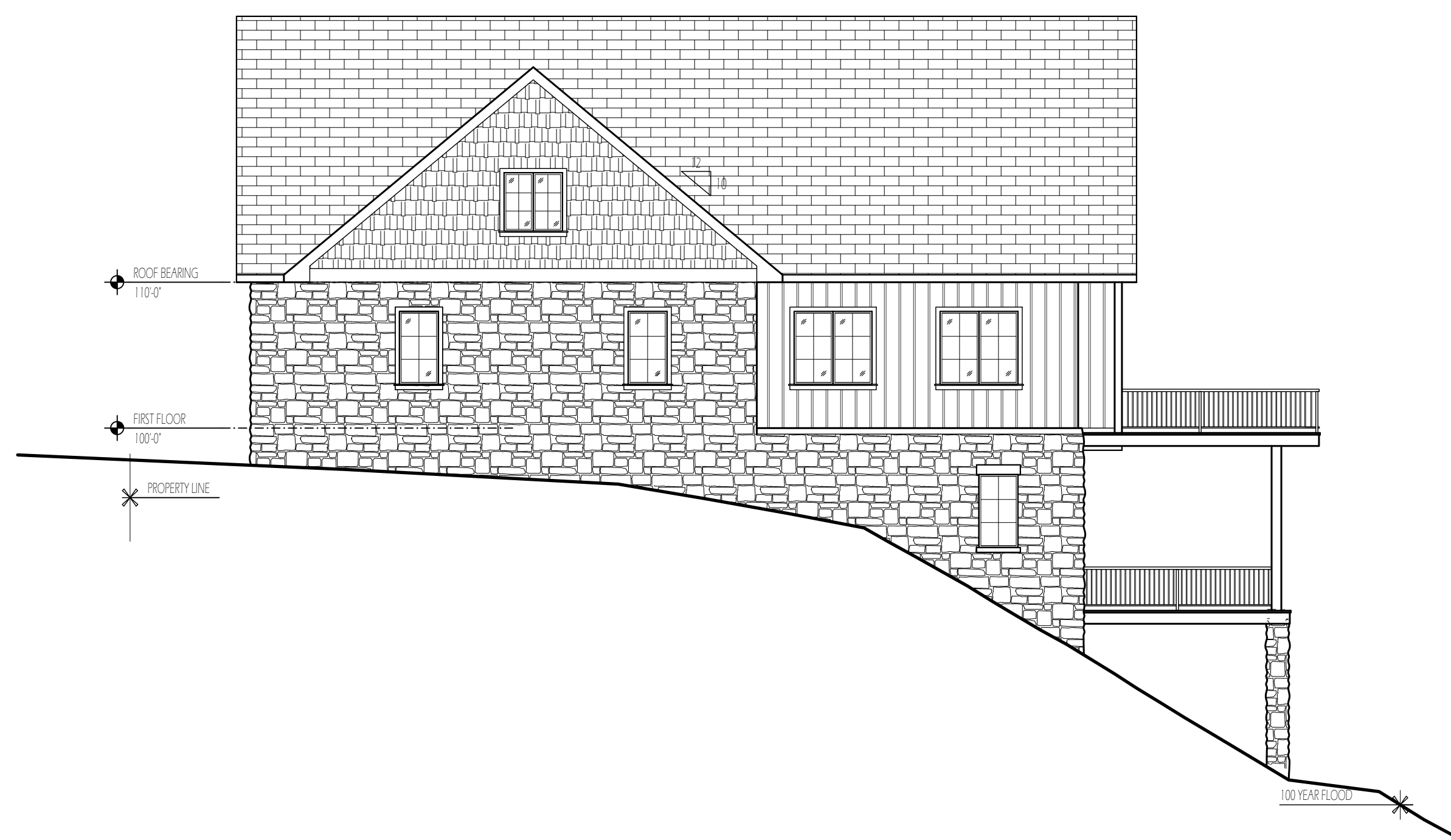
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RENDERINGS



PHOTOS OF HOMES ON THE WEST SIDE OF S. RIVERVIEW STREET

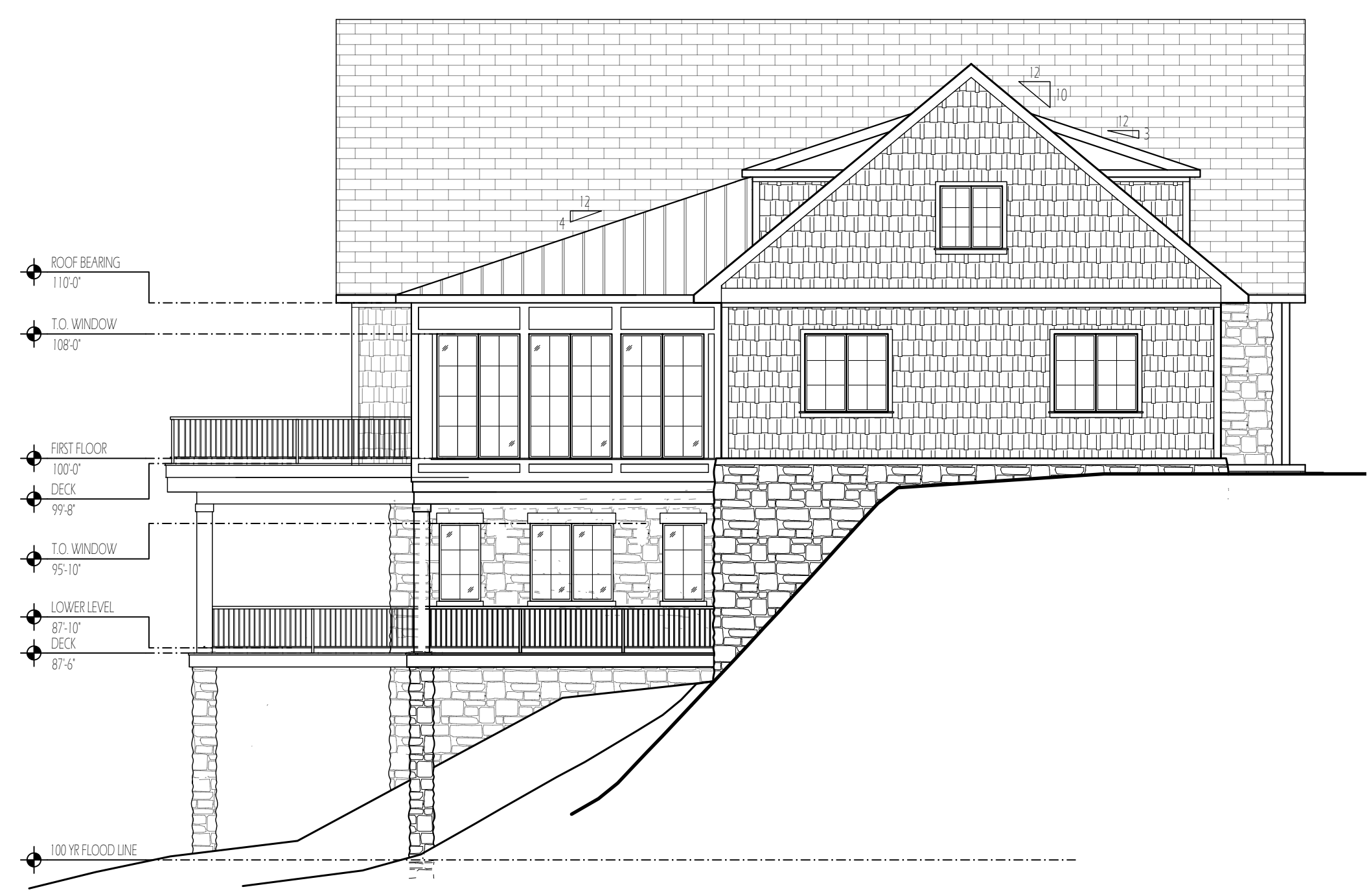
PHOTOS OF HOMES ON THE EAST SIDE OF S. RIVERVIEW ST.



SOUTH EXTERIOR ELEVATION
 SCALE 1/8" = 1'-0"



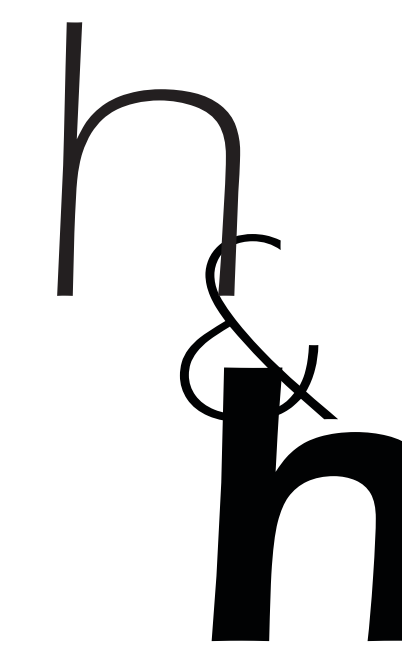
REAR EXTERIOR ELEVATION (EAST)
 SCALE 1/8" = 1'-0"



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



FRONT EXTERIOR ELEVATION (WEST)
 SCALE 1/8" = 1'-0"



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OVERHEAD RENDER OF ROOF PLAN
NTS

G3

OVERHEAD VIEW/ROOF PLAN