

Description of Conformance – 83 S. Riverview Street

Geoff + Melissa Hahm
83 S. Riverview Street
Dublin, Ohio 43017

Zoning District: Historic Residential

Use: Single Family Residential is a permitted use in the Historic Residential district. No use specific standards apply.

Lots and Blocks: This application is for the minor project review for an addition at the rear of the home at 83 S. Riverview Street along with two covered porches, and for the waiver request for the structure coverage allowance on the property to be increased to 27.9% and for a 2:12 pitch on the rear porch. The first floor of the addition will include a primary bedroom suite. The existing structure coverage is 19.7% and the property has an allowable structure coverage of 25.0%. Since the addition includes a new primary bedroom suite, this cannot be accomplished within the existing structure or within the allowable structure coverage. The new covered porch at the side of the home ties the new addition to the existing home. The new covered porch at the rear of the new addition will allow for a small outdoor living space. The addition slightly extends beyond the main building to the north. It was necessary to do this to produce symmetrical door and window placement, as requested by city staff, on the addition's rear elevation facing S. Blacksmith Lane. This symmetry could not be achieved without either slightly extending the addition to the north or overlapping the hyphen wall with the historic stone portion of the house, which is not desirable.

Building Type and Architecture

- Street Type: Neighborhood Street; Existing, no changes
- Building Type: Single-Family Detached

1. Street Frontage – Proposed site plan and elevations are enclosed. The front of the home will remain unchanged.
2. Building Area
 - Side yard setback: 3' minimum, 12' total.
 - Rear yard setback: 20% of the lot depth
 - Lot size:
 - 11,325.6 square feet
 - Allowable Structure coverage: 25%, Allowable Lot coverage: 45%
 - Proposed Size:
 - i. 651.6 square foot with 282.2 square feet in porches.
 - Height: Maximum Height: 24',
 - Existing house: 24.1', Addition: 20.9'



Proposed Materials for the house include:

- Natural Buff Limestone in Antique Tuscan pattern by Quarrymill.
- Hardie Plank Lap Siding, 5.25" reveal, Smooth texture, painted Behr Baja, PPU7-8.
- Hardie Trim, Smooth texture, at fascia, rake, soffits, and window trim, painted with Behr Antique White #23.
- 5" Ogee aluminum gutters.
- Jeld Wen, W-5500 Wood-Clad Windows and Doors, Double Hung and Casement, Simulated Divided Light, Mocha Cream. Grille layout design is depicted on the elevations.
- ATAS International standing seam metal roof with 12 3/8" panels in Dove Grey.
- Hinkley anchorage wall mount lights in Oiled Bronze at rear and side entrances.
- Flagstone at new sidewalk.
- Existing Patio stone to be reused.



TUSCAN ANTIQUE

Product Information & Data Sheet

Tuscan Antique is a beautiful tumbled natural limestone veneer. This stone has a range of mostly gold tones with a few grey and light brown pieces in the mix. The tumbling process softens the edges and makes for a smoother texture. Although our display shows a raked mortar joint for consistency, Tuscan Antique lends itself to the flush or overgrout techniques of old-world architecture. Using a flush or overgrout technique takes you back to the times when stone was used structurally in the construction process. This is the perfect stone if your goal is to replicate a classic Italian villa.

Flats Dimensions

Heights: 2" - 8"
Lengths: 4" - 18"
Depths: ¾" - 1½"
Weight: 13 - 15 lb. per square foot

Stone Characteristics

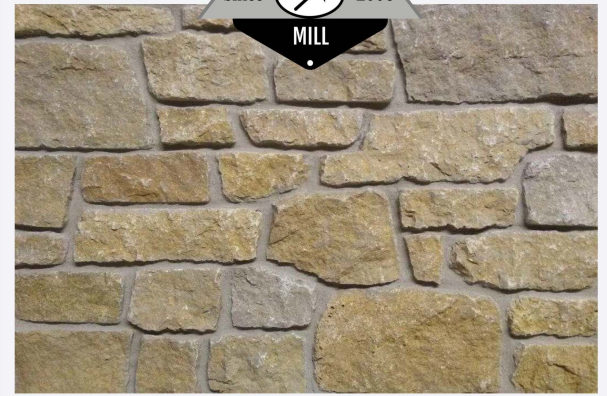
Colors: Gold Tones
Style: Ashlar
Finish: Tumbled

Applications

This natural stone veneer is approved for all applications due to its high compressive strength and low water absorption. It is well suited for exterior applications with a harsh climate.

 <https://quarrymill.com/shop/tuscan-antique/>

Natural stone varies in color, shape and veining from piece to piece. Photos used are meant to be as accurate as possible in depicting the product. Photos of stone are meant to give a general idea but should not be used for exact color matching.



LEED® Certification & Energy Efficiency

Using natural stone veneer can contribute to obtaining credits toward your LEED green building certification. The natural material helps improve the energy efficiency of your home or business.

Installation

Natural thin stone veneer installation information is available on our website:

URL

<https://quarrymill.com/support>

We have resources to help with everything from mortar joint selection to a full PDF install guide.

SIDING | TRIM | SOFFIT

Long-lasting beauty by design.

#1

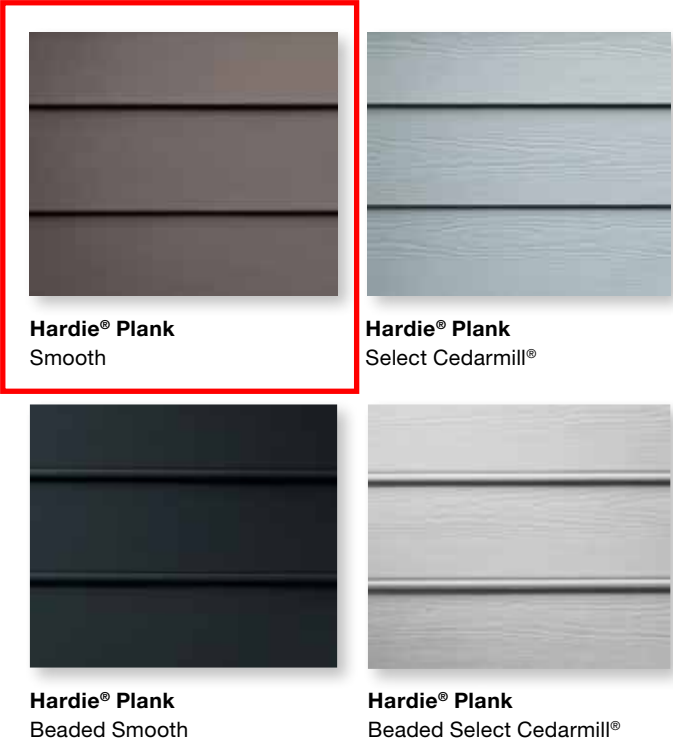
Brand of Siding in
North America*



Hardie® Plank & Hardie® Shingle Light Mist
Hardie® Trim Arctic White

Hardie® Plank

From Victorians to Colonials, Hardie® Plank is the perfect siding for your style, and has the durability and long lasting beauty that can transform your home’s exterior. With a variety of colors, textures, and sizes, you’ll discover a Hardie® Plank style that transforms your home’s aesthetic.



Hardie® Shingle

Restore the look of your grand Cape Cod home or add distinction to your handsome bungalow. Hardie® Shingle embodies the enchanting look of cedar shingles with lower maintenance. You can create your perfect exterior style using Hardie® Shingle around your entire home, or place it in accent areas for an added boost of charm you’ll love.

Better than the real thing, Hardie® Shingle resists rotting, curling, warping and splitting.

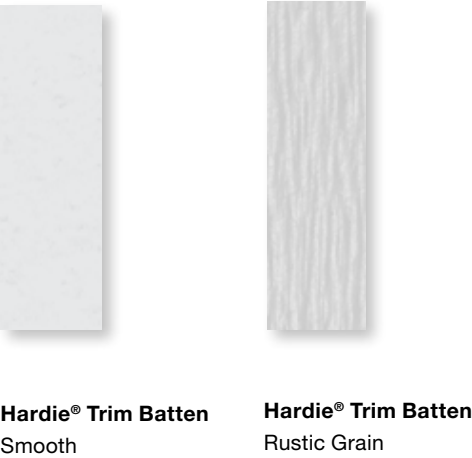


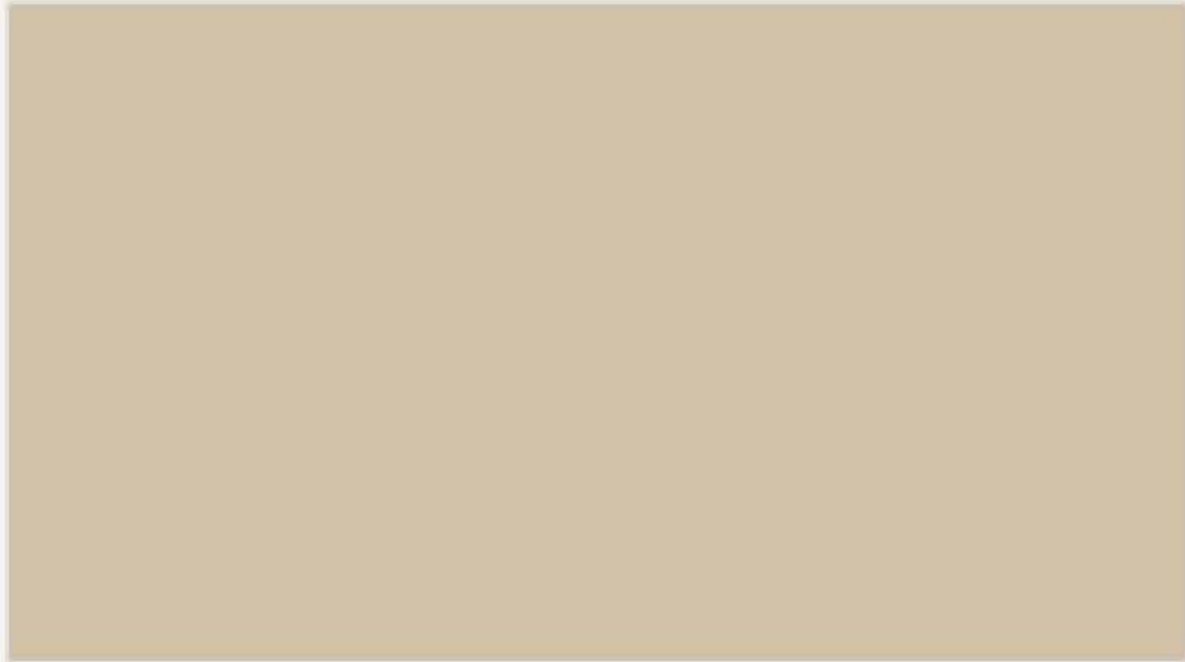
Hardie® Panel

Hardie® Panel delivers style and substance. When combined with Hardie® Trim Batten, it achieves the rustic board-and-batten look that defines your charming cottage or modern farmhouse. Its crisp, clean lines and ability to pair beautifully with other siding products make Hardie® Panel a smart choice for the home of your dreams.



Hardie® Trim Batten





BAJA



PPU7-08



Interior/Exterior **One-Coat Hide**



Color Fade Protection

LRV 55 R 210 G 193 B 168

White color family

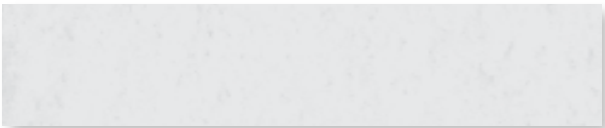
Baja is a beachy tan with a golden sepia undertone. Harmonizing and full of bliss, it evokes relaxation by the shore with the kiss of the sun on your skin.

Hardie® Trim

Hardie® Trim provides design flexibility for columns, friezes, doors, windows and other accent areas. More durable than wood, Hardie® Trim is the perfect option for a long lasting home. Hardie® Trim is a low maintenance and durable accent for your exterior.



Hardie® Trim
Roughsawn



Hardie® Trim
Smooth



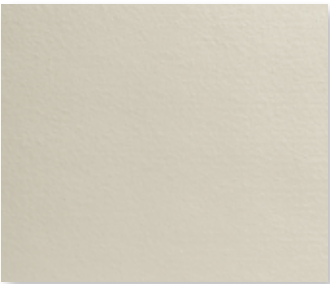
Hardie® Plank Night Gray
Hardie® Trim Arctic White

Hardie® Soffit

A home is only as strong as its most vulnerable areas. With Hardie® Soffit panel, you can live confidently, knowing that the gap between eaves and exterior walls is covered. These panels complete your look and help protect it from moisture and pests.



Hardie® Soffit Vented Smooth
Arctic White



Hardie® Soffit Non-Vented
Smooth



Hardie® Soffit Vented
Smooth



Hardie® Soffit Non-Vented
Select Cedarmill®



Hardie® Soffit Vented
Select Cedarmill®

Hardie® Artisan® Siding

Offering gorgeous, deep shadow lines and extra thick boards, Hardie® Artisan® Siding will set your home apart. The 5/8-inch thickness and unique features of Hardie® Artisan® siding provide precise fit and finish as well as the freedom to miter corners for attractive, streamlined styling.



Hardie® Artisan®
Lap Siding



MITERED CORNERS

Add sophistication to your design with mitered corners that can be crafted on-site with any Hardie® Artisan® Siding profile.



LOCK JOINT SYSTEM

Hardie® Artisan® Siding flat wall profiles have a lock joint system that helps enable faster, cleaner installation.



DESIGN FLEXIBILITY

Hardie® Artisan® Siding flat wall profiles can be oriented vertically, horizontally or used as soffit.



Lap Siding



Shiplap



Square Channel



V-Groove

All Hardie® Artisan® products come with a primed finish and a smooth texture



ANTIQUE WHITE



23

LRV 73 **R** 232 **G** 221 **B** 202

White colour family

With its warm nostalgic appeal Antique White hints of the passage of time with its soft glow.



Save to My Colours

A leading manufacturer of sustainable building envelope technology, ATAS utilizes cool pigment paint on many color offerings. Our products reflect infrared radiation, which results in cooler surface temperatures, and maximum fade resistance.

Many of the ATAS products meet the qualifications for potential green building certification credits and industry ratings. See ATAS website for specific SRI values (www.atas.com/sri). Information on ATAS' sustainable products can be found at www.atas.com/sustainability.

70% PVDF finish carries a limited warranty against fading and chalking. ATAS coated materials are non-staining and virtually maintenance free. Any surface residue is easily removed with conventional cleaning solutions or detergents.

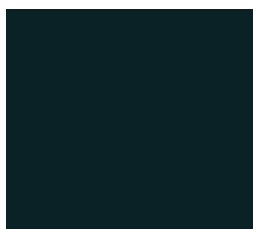


STOCK COLORS

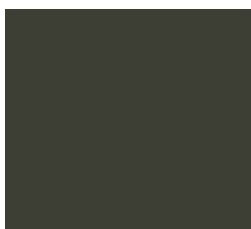
70% PVDF resin based coatings provide high-performance durability for exterior and interior applications. These coatings are designed to resist fading, chalking, and abrasion. Meets the requirement of AAMA 2605-13 for aluminum substrates.



Black (02)



Classic Bronze (01)



Medium Bronze (03)



Hartford Green (27)



Forest Green (11)



Teal (19)



Hemlock Green (30)



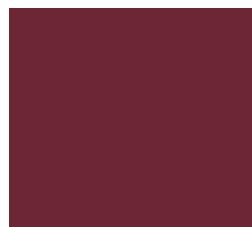
Patina Green (12)



Chocolate Brown (04)



Boysenberry (25)



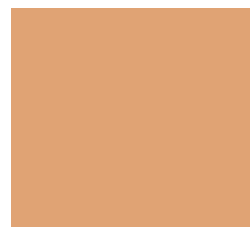
Redwood (07)



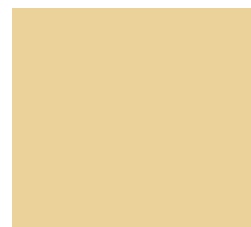
Mission Red (08)



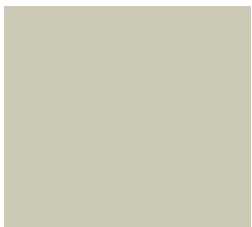
Sierra Tan (09)



Rawhide (15)



Concord Cream (05)



Sandstone (06)



Regal Blue (18)



Slate Blue (21)



Siam Blue (14)



Rocky Grey (16)



Charcoal Grey (62)



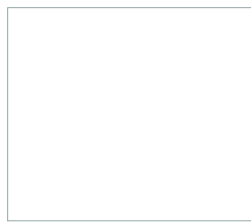
Slate Grey (20)



Dove Grey (13)



Ascot White (10)



Bone White (26)



www.atas.com/colors

W-5500™ Clad-Wood Window: Double-Hung



Model Overview

PROJECT TYPE

New construction and replacement

MAINTENANCE LEVEL

Moderate

WARRANTY

20 Year Warranty

COLORS & FINISHES

27 Exterior Colors
9 Interior Colors
8 Interior Finish Options

SCREEN & TRIM OPTIONS

3 Insect Screens
3 Exterior Trim Options

FRAME OPTIONS

Block Frame/Replacement
Integral Nailing Fin

GLASS

Energy efficient, tinted, textured and protective.

DIVIDED LITES

Grilles between the glass.

HARDWARE

1 Lock Option in 9 finishes

CONSTRUCTION

Tilt Sash

MATERIALS

1 Wood Option

Exterior Clad Colors

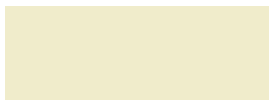
Optional



Bone White



Ivory



Heirloom White



Mocha Cream



Smoke



Stone



Flagstone



Cocoa



Surf



Sea Foam



Hunter Green



Moss



Cranberry



Stormy



Admiral



Navy



Luxury Bronze



ANCHORAGE 105017

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carriage handle and sturdy knobs, resulting in a vintage style with classic charisma.

FINISH: Light Oiled Bronze

WIDTH: 7"

HEIGHT: 13"

GLASS: Clear

MATERIAL: Aluminum

BRAND: Hinkley

LENGTH: 6"

FINISH OPTIONS



TECHNOLOGY OPTIONS

☒ NON-LED ☐ LED

[Overview](#)

[Details](#)

[Resources](#)

[Reviews](#)

[Q&A](#)

FINISH: Light Oiled Bronze

WIDTH: 7"

HEIGHT: 13"

GLASS: Clear

LIGHT SOURCE: Socketed

WATTAGE: 1-12w Med. LED, 100w Equiv.

VOLTAGE: 120v

LENGTH: 6"

NUMBER OF LIGHTS: 1

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Ohio Gray Flagging

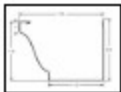
\$395.00 / ton

Create distinctive patios and walkways with our locally-sourced Ohio Gray Flagstone, featuring a beautiful blend of gray tones and a thinner profile for versatile applications.

[REQUEST A PRICE QUOTE](#)

Categories: [Patio Stones](#)

New Sidewalk Stone



Gutters

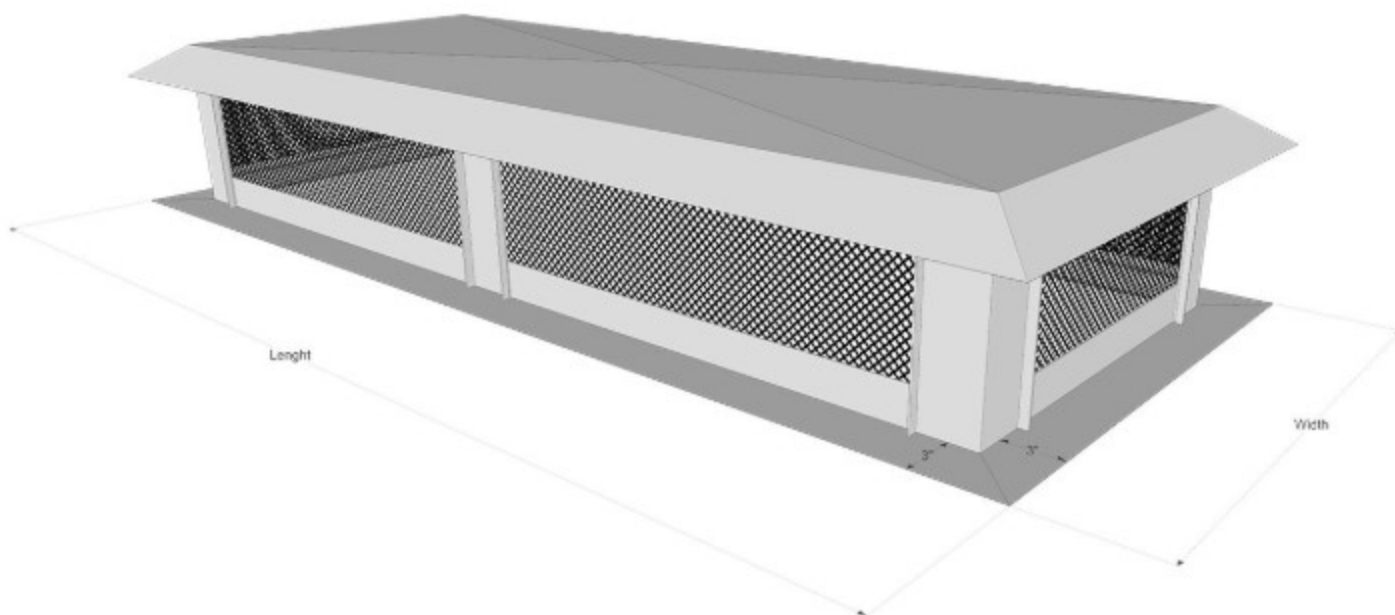
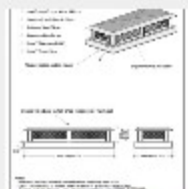


Downspouts



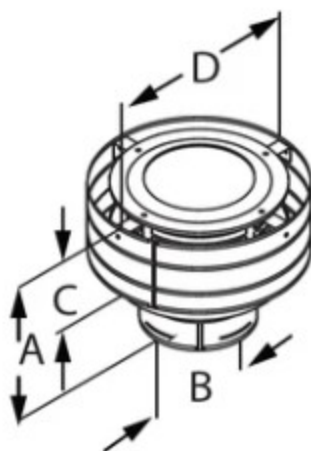


Existing Patio Stone to be reused



Chimney cap for
rear fireplace

Low-Profile Termination Cap



Use for vertical terminations only. Check the appliance manufacturer's instructions to determine which caps are approved for use with their appliance. Available in aluminum and stainless steel (S).

SIZE	ORDER #	STOCK #	A	B	C	D
4" x 6 ⁵ / ₈ "	46DVA-VC	810001360	8 ¹ / ₄ "	6 ⁵ / ₈ "	3 ¹ / ₄ "	12 ¹ / ₂ "

DuraVent
DirectVent Pro
Low Profile
Vertical
Termination Cap
Direct Vent Pipe
For Gas
Fireplaces & Gas
Stoves - 46DVA-
VC

46DVA-VC

Front Chimneys

Front Chimneys

