

COVER PAGE

Site Address: 143 S Riverview Street, Dublin, Oh 43017

CITY OF DUBLIN-WASH TWP

Vicinity and Context: South High Street/Dublin Road to the West and Pinney Hill Lane to the North

Existing Conditions Plan: 143 S. Riverview Street is zoned HD-HR (Historic District – Historic Residential).

Site Boundaries: See attached Site Plan

Adjacent Parcels: See Attached

Site Features including water bodies: See attached

Delineate Existing easements, etc.: See attached Site Plan

Site Sketches: See attached Site Plan and Architectural rendering

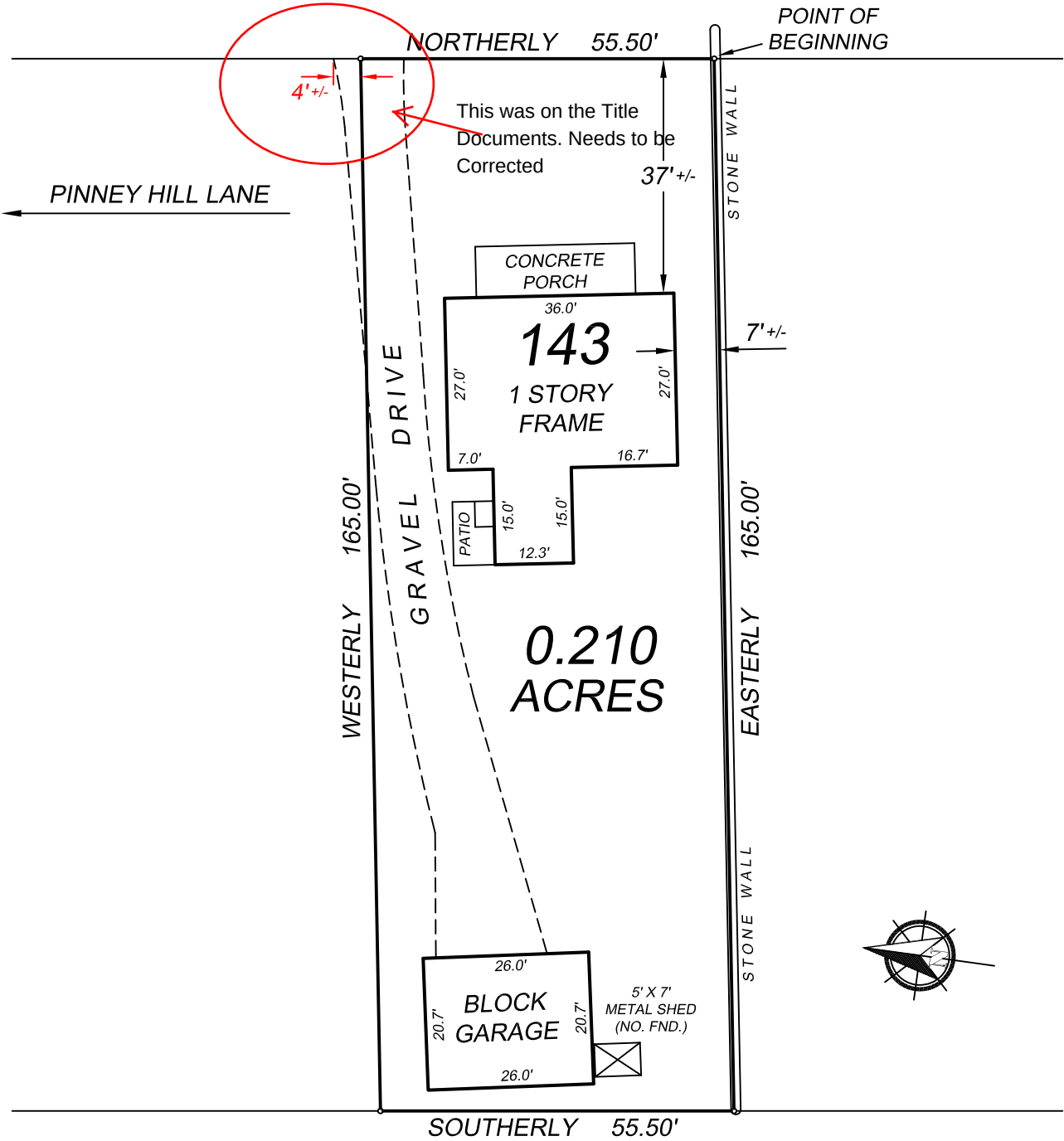
HOY LAND SURVEYING
1767 McCorkle Blvd #1767
Westerville, Ohio 43086
Phone: 614-679-1186



JOB NUMBER #: 4999-2025 S DATE OF DRAWING 11-26-25

CERTIFIED TO NORTHWEST SELECT TITLE AGENCY, LLC
LENDER N / A BUYER CKC CAPITAL LLC
LEGAL DESC. 0.210 ACRES ~ CITY OF DUBLIN INST. 201705180066921
CITY/TWP. DUBLIN COUNTY FRANKLIN DRN. KLH CK. SJH DRAWING SCALE 1" = 25'
FEMA INFORMATION: FLOOD ZONE X MAP PANEL INFO 39049C 0151K MAP DATE 06-17-08

S. RIVERVIEW STREET 50'



ENCROACHMENT INFORMATION
GRAVEL DRIVE OVER PROPERTY LINE

I / WE HAVE RECEIVED A COPY OF THIS SURVEY
AND FIND THE CONDITIONS ACCEPTABLE.

BUYER / OWNER

BUYER / OWNER

We hereby certify that the foregoing **MORTGAGE LOCATION SURVEY** was prepared in accordance with Chapter 4733-38, Ohio Administrative Code, and is not a Boundary Survey pursuant to Chapter 4733-37, Ohio Administrative Code. This plat is prepared for mortgage loan and title purposes only and is not to be construed as having been prepared for the owner / buyer for any purpose including but not limited to erecting fences or structures of any kind nor to establish property lines. Fences are only shown when not in substantial conformance with the legal description. A boundary survey would be needed to determine if any minor fence encroachments exist. Easements shown on this plat were taken from the subdivision plat of record or furnished by the client. Additional easements affecting this property may exist.

By

Steven J. Hoy



000085

273-000063

273-013083

273-000078

273-000067

273-009732

1

273-000090

273-000118

273-000141

273-000144

273-012746

273-000139

273-000415

137

143

179

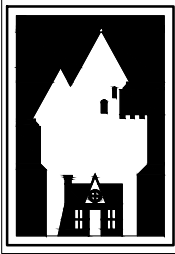
185

136

170

180

S RIVERVIEW ST



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Architectural Design, Land Planning
Renderings, New Build and Renovation



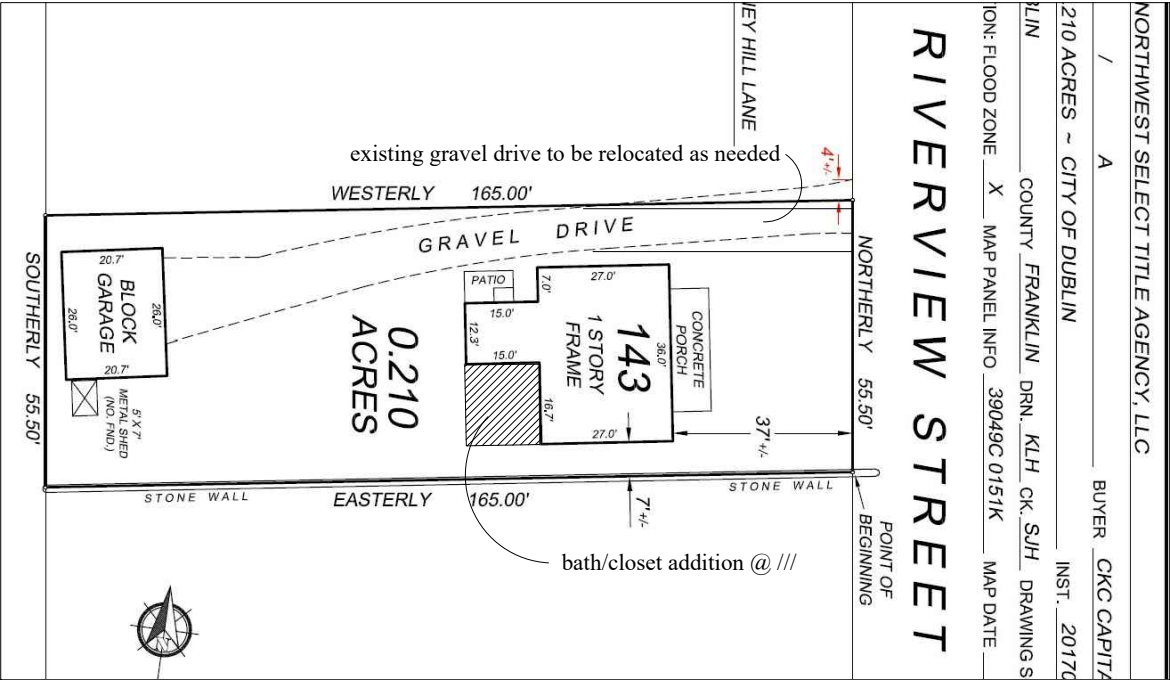
existing garage before



existing home before



existing garage after



Site Plan



existing home After



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proposed left side and rear of renovated existing home

Project Historic District Statement

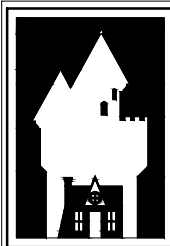
the project renovation relates to the Historic District by taking a non-descript 50's era ranch home by giving it a makeover to a eclectic colonial farmhouse style thus making it a secondary "background" structure stone walls where the front and right side are the more exposed elevations and the rear and left side a combination of stone and Hardie lap siding & B&B the main roof is renovated to a metal dark grey standing seam pitched to match current 4/12 roof pitch.

Small details add to the "cottage look" including new front and side glass and stained doors. Full new stone veneer to the front and right side of the home transitions to siding with a stone watertable and the rear addition has a differentiated lap material and color siding.

The free-standing existing garage is renovated to match with the main existing home and the improvements above are mirrored to it as well as using new stained wood type solid garage door.

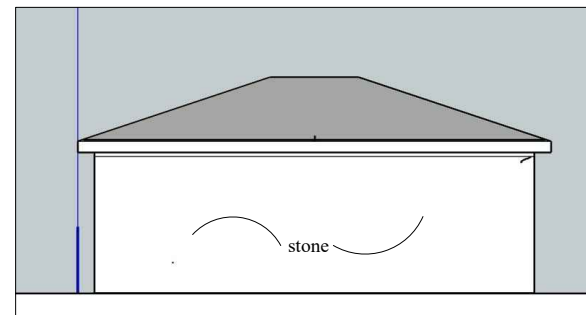


proposed right side and rear of renovated existing home



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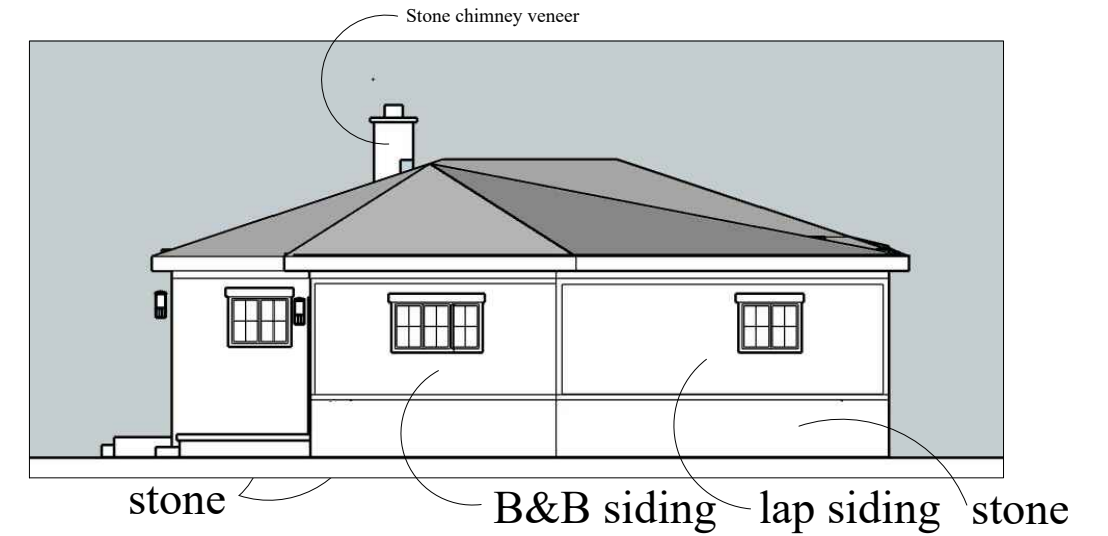
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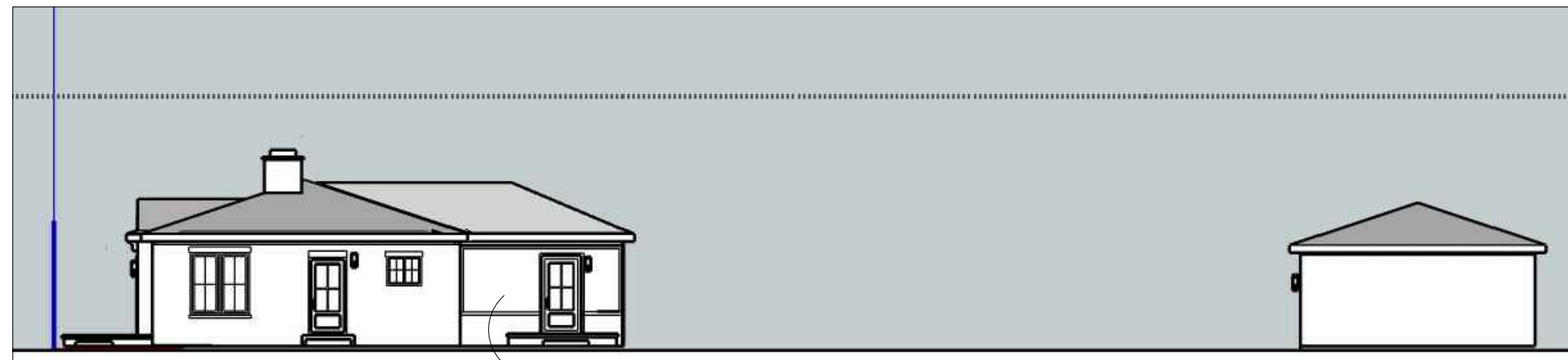
renovated garage rear elevation



renovated home & garage left side elevation



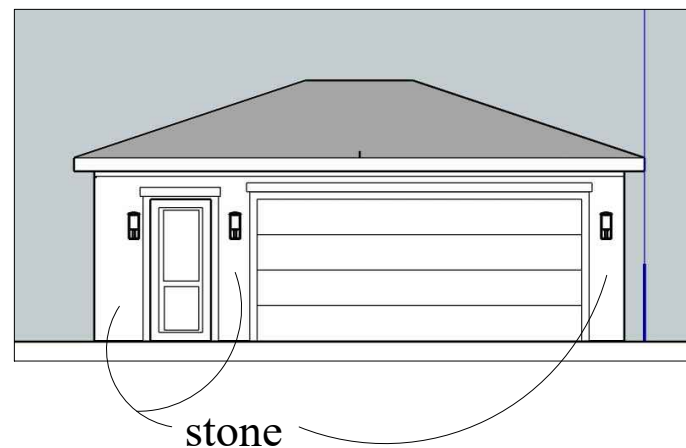
renovated home rear elevation



full stone

renovated home & garage right side elevation

full stone



renovated garage front elevation



full stone

renovated home front elevation







