CITY OF DUBLIN | ARCHITECTURAL REVIEW BOARD

# FRANKLIN STREET RESIDENCE

## INFORMAL REVIEW SUBMISSION

### PROJECT INFORMATION

Project: Proposed New Single-Family Residence
Location: Franklin Street, Dublin, Ohio 43017
Project Address: 0 Franklin Street | Historic Dublin

### PROJECT CONTACTS


**PROPERTY OWNERS**
Mathew S. Robinson & Allison Robinson
7762 Seay Ct.
Dublin, OH 43017
(614) 348-9212
mathewsrobinson@gmail.com

**PROJECT REPRESENTATIVE**
April Small | Architectural Design
186 N. High St.
Gahanna, OH 43230
740.504.5740
asmall@myoldworld.com


### PROJECT OVERVIEW

We propose a new single-family residence designed to complement the established architectural character of Franklin Street and the Historic District. The home is intended to fit comfortably within its surroundings through appropriately scaled forms, coordinated rooflines, and a complementary palette of exterior materials and colors.

### CHECKLIST REFERENCE | EXISTING CONDITIONS

The accompanying existing conditions plan is intended to identify the existing zoning district, any applicable jurisdictional boundaries, and the location of adjacent streets, as requested by the City's Informal Review Checklist. Zoning designation to be confirmed on the plan.

### SUBMISSION PURPOSE

Submitted for non-binding preliminary feedback from the Architectural Review Board prior to subsequent formal review.

# THE ROBINSON RESIDENCE

V/L FRANKLIN STREET, DUBLIN, OHIO 43017

PARCEL ID: 273-000135-00



THE ROBINSON RESIDENCE
V/L FRANKLIN STREET
Dublin, OH 43017

PAGE: 1 COVER PAGE

SCALE: As Noted

DATE: 10/16/2026

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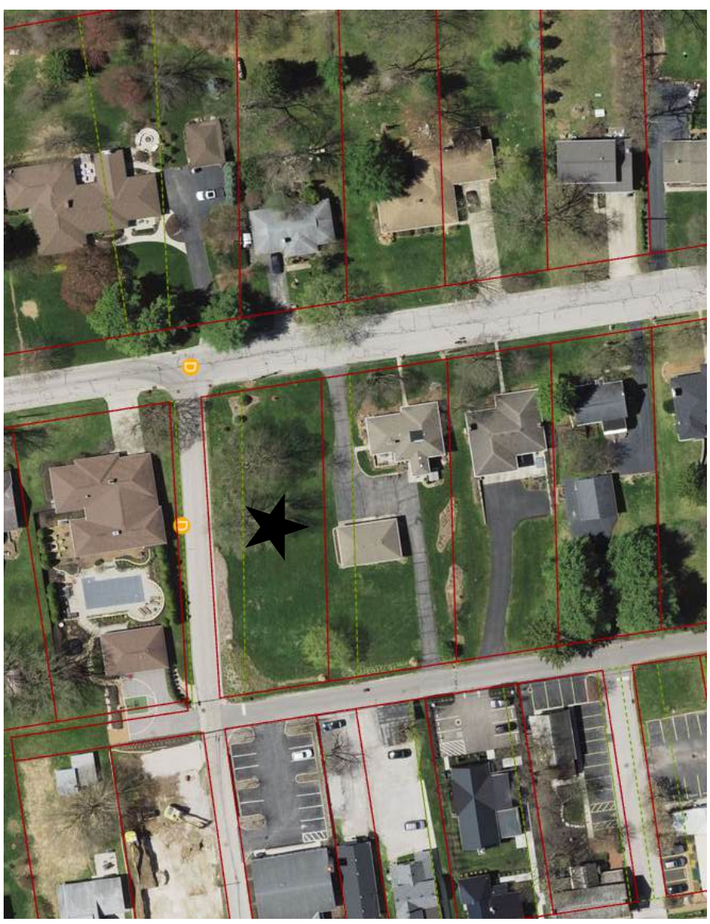
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DATE: 10/16/2026

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CONTEXTUAL PHOTOGRAPHS



123 & 105 FRANKLIN STREET



126 FRANKLIN STREET




140 FRANKLIN STREET

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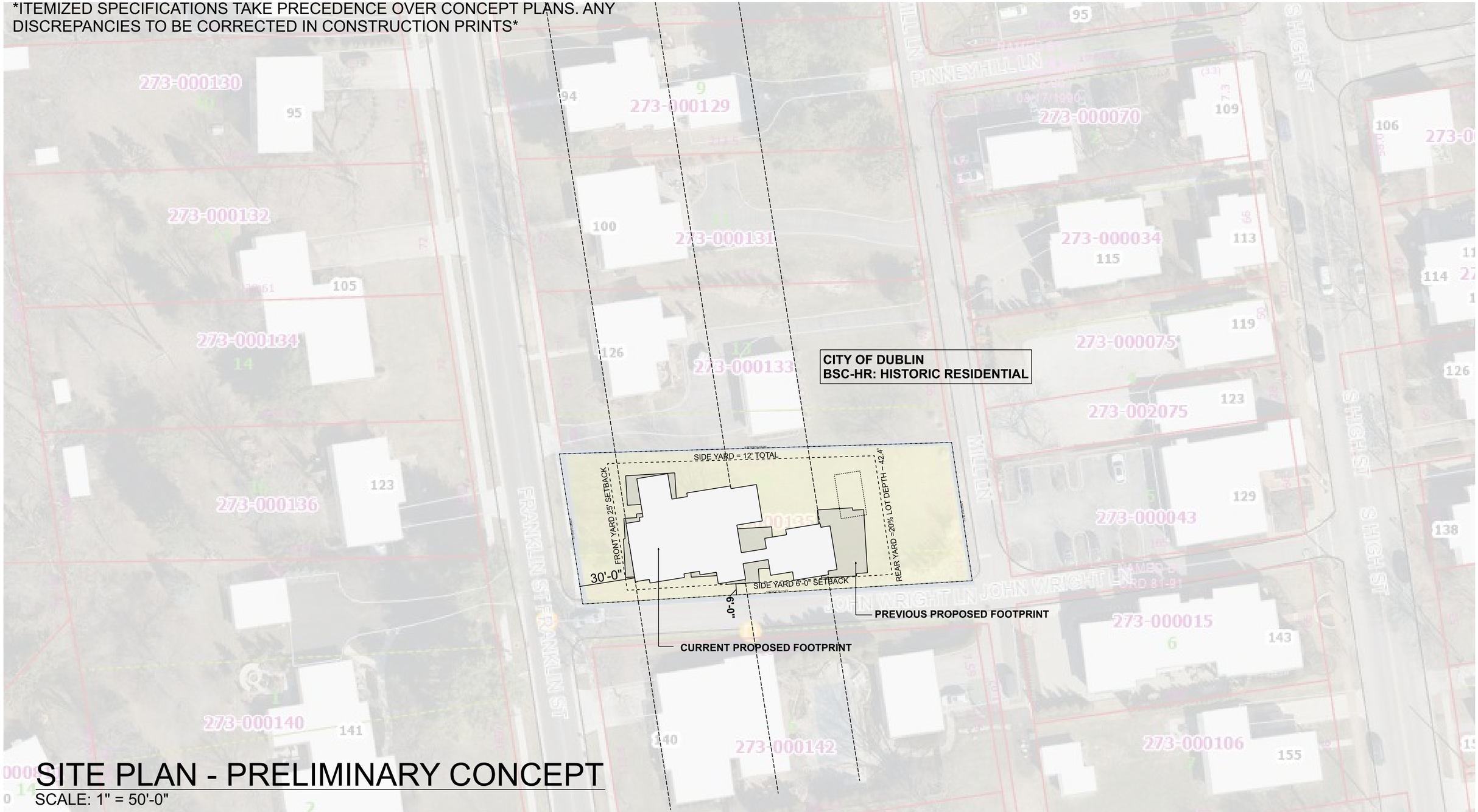
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SCALE: As Noted

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NEIGHBORING PHOTOGRAPHS

*ITEMIZED SPECIFICATIONS TAKE PRECEDENCE OVER CONCEPT PLANS. ANY DISCREPANCIES TO BE CORRECTED IN CONSTRUCTION PRINTS*




# SITE PLAN - PRELIMINARY CONCEPT

SCALE: 1" = 50'-0"

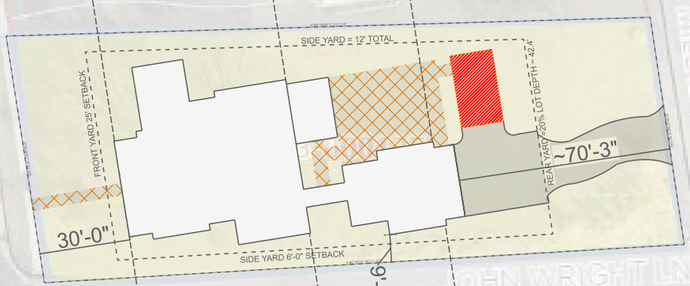
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*ITEMIZED SPECIFICATIONS TAKE PRECEDENCE OVER CONCEPT PLANS. ANY DISCREPANCIES TO BE CORRECTED IN CONSTRUCTION PRINTS*

EXISTING LOT AREA = 16,683.5 SQ.FT.
25% MAX FOOTPRINT = 4,170.9 SQ.FT.
45% LOT COVERAGE = 7,507.6 SQ.FT.

PROPOSED FOOTPRINT = 24.97% - 4,166 SQ.FT.
PROPOSED COVERAGE = 42.45% - 7,083 SQ.FT.

PROPOSED PAVED AREAS
PROPOSED AUXILIARY BLDG.
PROPOSED DRIVEWAY




# SITE PLAN - COVERAGES

SCALE: 1" = 50'-0"

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Dublin, OH 43017

SCALE: 1" = 50'-0"
DATE: 10/16/2026
SITE PLAN
PAGE: 5




# CONCEPTUAL LANDSCAPE PLAN

SCALE: 1" = 20'-0"

| | | | | |
|---|---|---|---|---|
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CURRENT PLAN

INITIAL PLAN

# FRONT ELEVATION - FACING FRANKLIN ST.

SCALE: 1" = 10'-0"

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SCALE: 1" = 10'-0"
DATE: 10/16/2026
BEFORE & AFTER FRANKLIN




# CURRENT PLAN

## RIGHT ELEVATION - FACING JOHN WRIGHT LANE

SCALE: 1" = 10'-0"




# INITIAL PLAN

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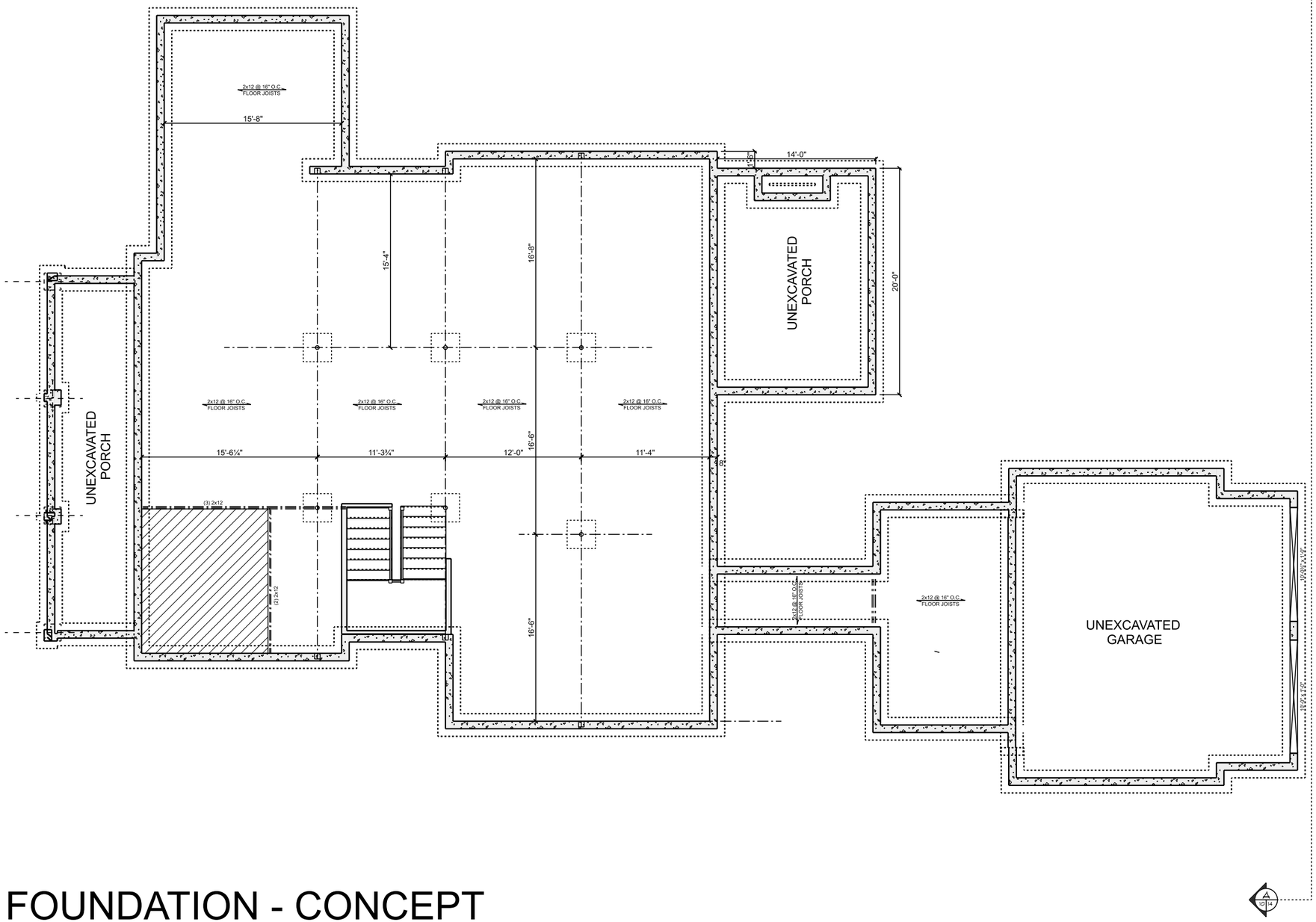
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# PROPOSED COLOR PALETTE - JOHN WRIGHT ELEVATION

FINAL COLOR SELECTION TO BE SPECIFIED

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# FOUNDATION - CONCEPT

SCALE: 1" = 10'-0"

# THE ROBINSON RESIDENCE

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PAGE: 10 FOUNDATION

SCALE: 1" = 10'-0"

DATE: 10/16/2026

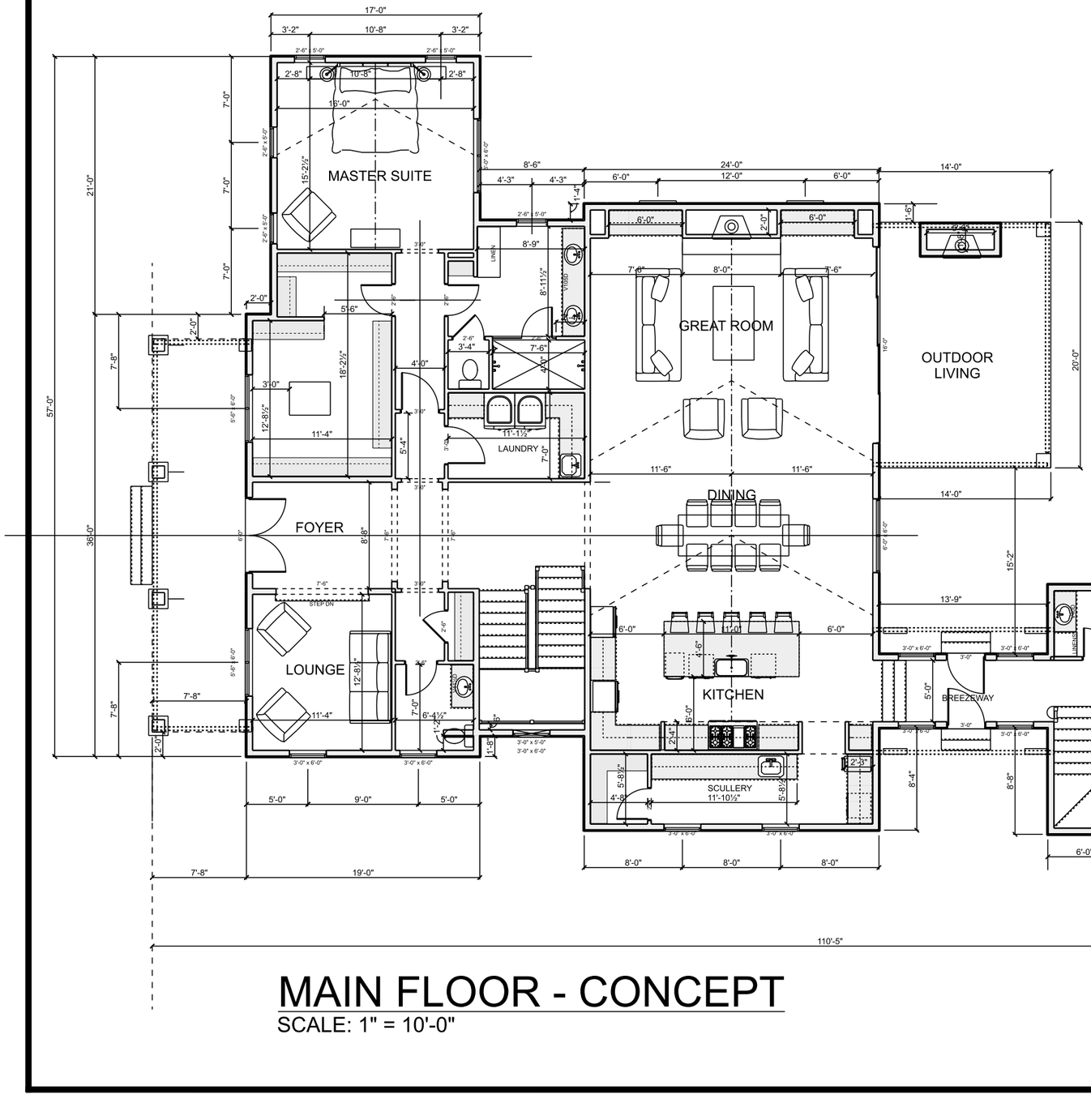
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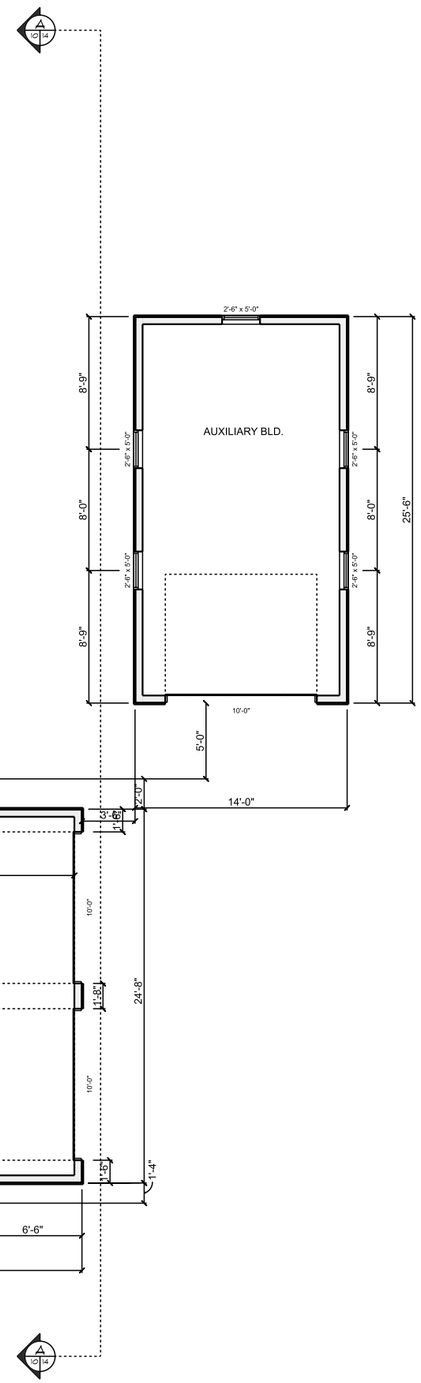

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| AREA SCHEDULE | |
|---|---|
| NAME | AREA |
| MAIN FLOOR | 2,916 SQ.FT. |
| SECOND FLOOR | 823 SQ.FT. |
| OFFICE/GYM | 540 SQ.FT. |
| TOTAL FINISHED AREA | 4,279 SQ.FT. |
| FINISHED BASEMENT | TBD |
| GARAGE | 699 SQ.FT. |
| FRONT PORCH | 245 SQ.FT. |




# MAIN FLOOR - CONCEPT

SCALE: 1" = 10'-0"

# THE ROBINSON RESIDENCE

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PAGE: 11 MAIN FLOOR

SCALE: 1" = 10'-0"

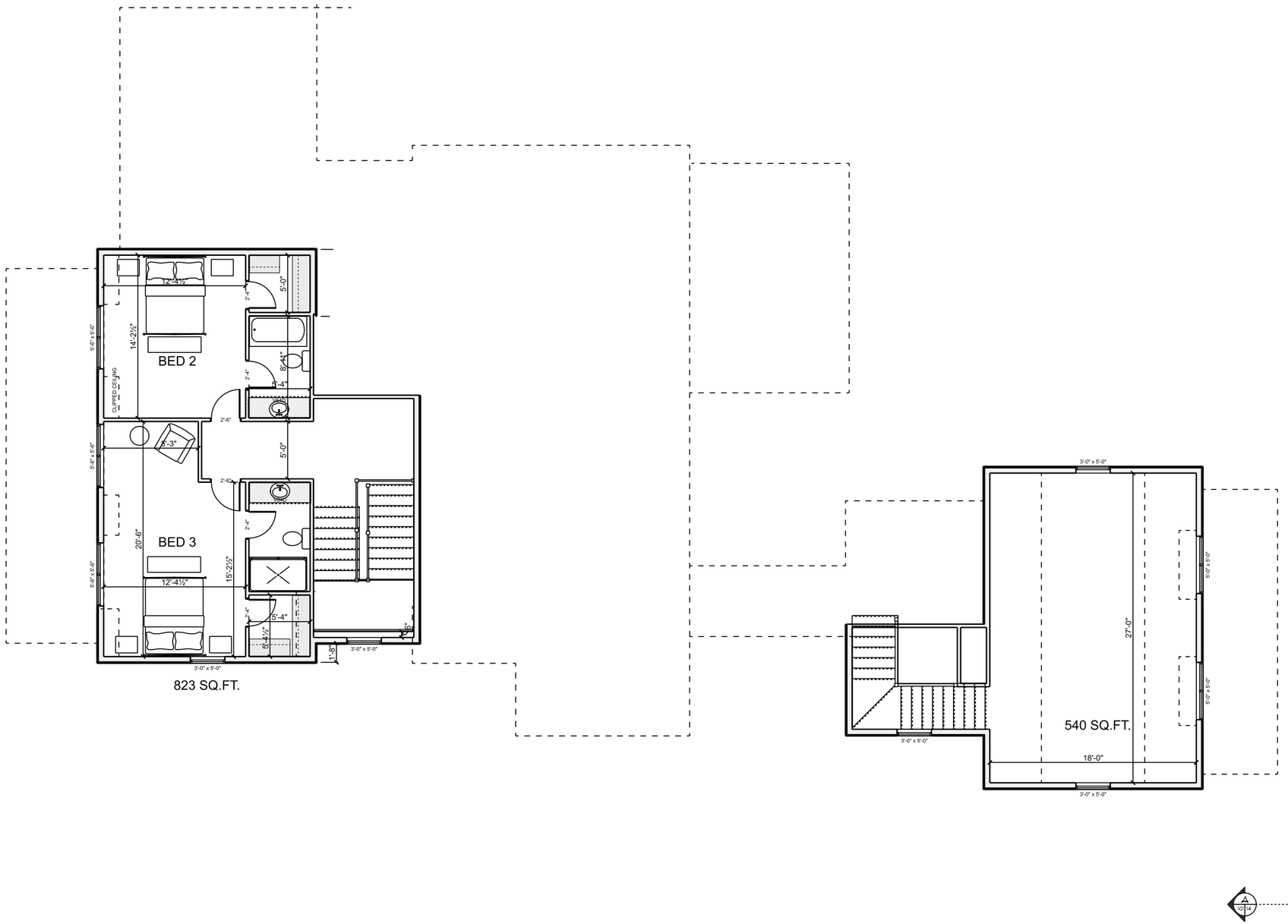
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# SECOND FLOOR - CONCEPT

SCALE: 1" = 10'-0"

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PAGE: 12 SECOND FLOOR

SCALE: 1" = 10'-0"

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# FRONT ELEVATION - FACING FRANKLIN ST.

SCALE: 1" = 10'-0"

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# RIGHT ELEVATION - FACING JOHN WRIGHT LANE

SCALE: 1" = 10'-0"

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SCALE: 1" = 10'-0"
DATE: 10/16/2026
ELEVATIONS
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INTERNAL ELEVATION




# REAR ELEVATION - FACING MILL LN.

SCALE: 1" = 10'-0"

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# LEFT ELEVATION - FACING NORTH NEIGHBOR

SCALE: 1" = 10'-0"

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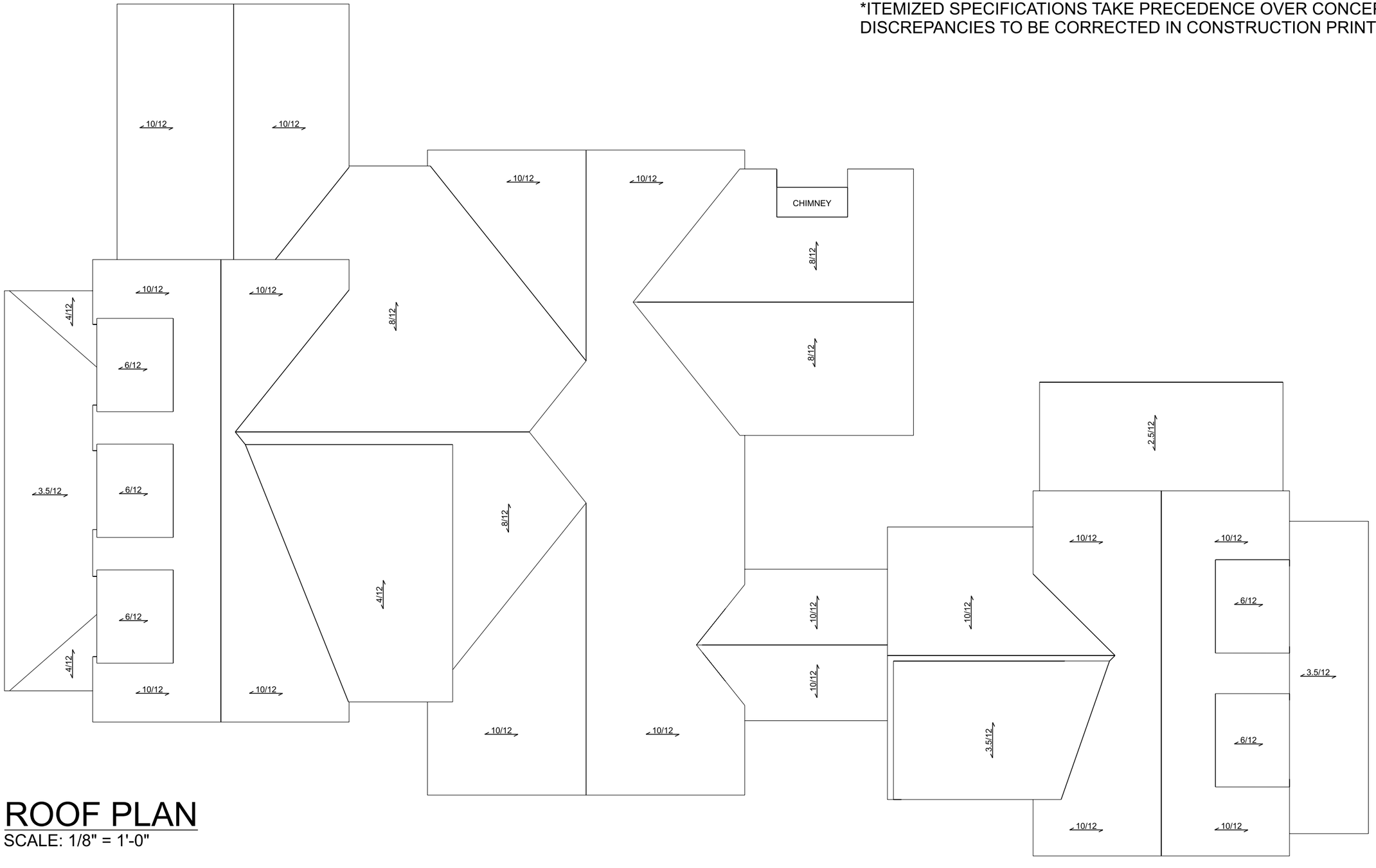
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SCALE: 1" = 10'-0"
DATE: 10/16/2026
ELEVATIONS B
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# ROOF PLAN

SCALE: 1/8" = 1'-0"

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SCALE: 1/8" = 1'-0"
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ROOF PLAN
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