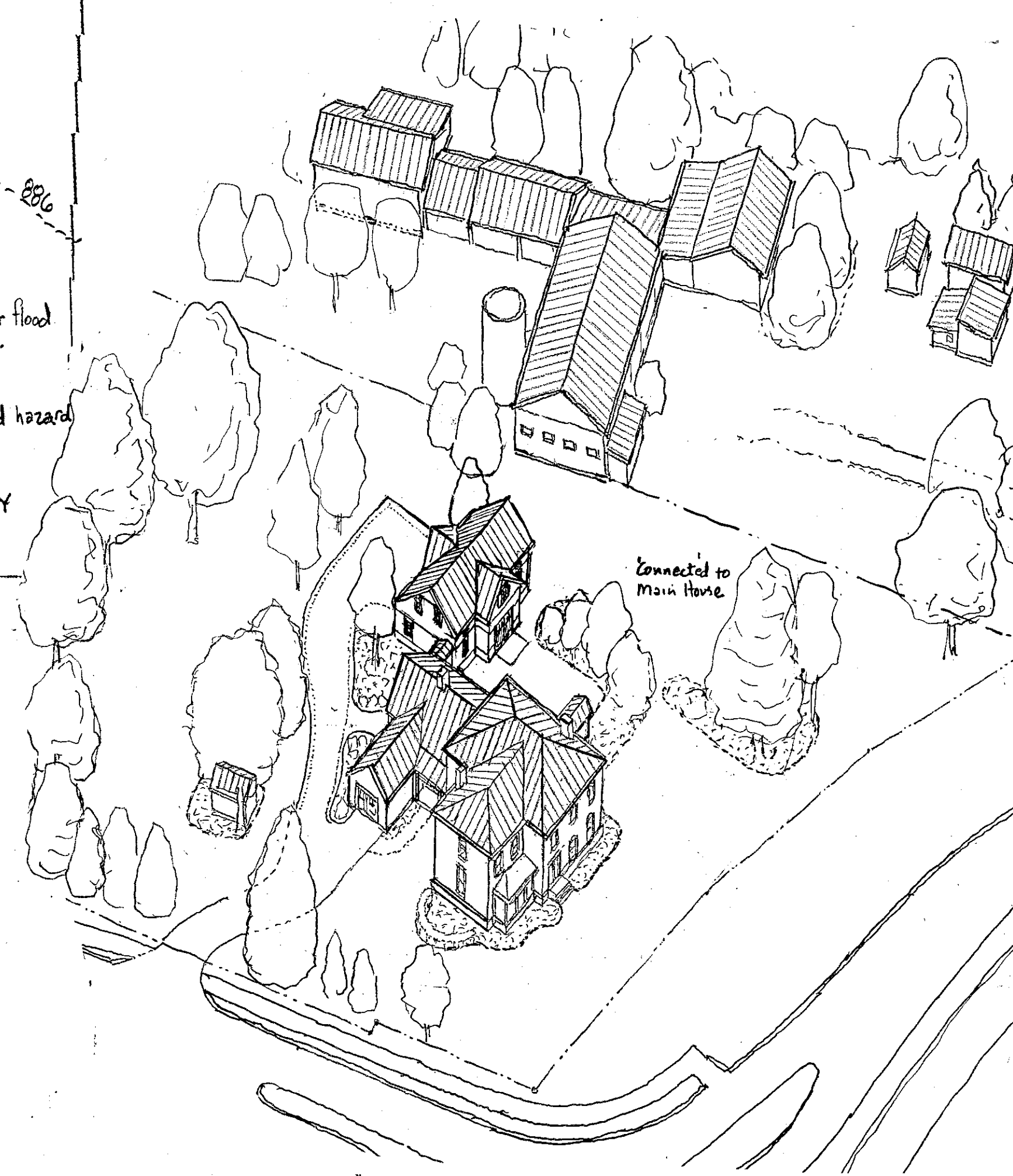


- Setbacks**
- Since it is a corner property there are two front yards (north and east sides) and two side yards (west and south sides). The front yard setback defaults to 50ft from the center of the road and the side yards have a combined minimum of 25ft with a minimum of 8ft per side. From what we can tell, it looks like the sketches provided would meet these setbacks, but we would need measurements to double check.
- Lot Coverage**
- Structures can take up to 20% of the lot maximum (12,719.5 sq ft for this lot)
 - Development can take up to 45% of the lot maximum (28,619 sq ft for this lot)
- Detached Accessory Structures (Garage to be 'attached')**
- This lot allows for up to 1,250 sq ft of accessory structures, however only two accessory structures are allowed for this lot size (1.46 acres). There are currently two existing structures on the lot which both appear to be enclosed sheds. The shed to the south of the existing driveway is roughly 160 sq ft and the shed in the garden to the west of the existing house is roughly 125 sq ft. For the detached carriage home to be allowed one of these existing accessory structures would need to be demolished or would need to become an unenclosed structure. Both of these options would require a demolition review by ARB. Attached garages do not count towards the maximum permitted square footage for accessory structures, so that may be a viable option worth exploring.
 - Accessory structures cannot exceed 22ft in height.
- Driveways**
- Driveways for front-loaded garages cannot exceed 30ft in width between the right-of-way and nearest portion of the front facade of the garage.
 - Driveways for side-loaded garages cannot exceed 20ft in width between the right-of-way and building setback lines. Beyond the setback lines driveways cannot exceed 30ft in width from the garage vehicle opening.
 - Driveways for courtyard-style garages cannot exceed 20ft in width between the right-of-way and building setback lines. Beyond the setback lines driveways cannot exceed 85% of the width of the facade of the primary structure, not including the garage.



Proposed- Front 3-D View

House 1st Flr Elev est: 892 ft
 Garage slab @ door est: 888.5 ft +/-
 (to be surveyed)

2
 A-1 3-D Views
 Scale: 1" = 40'-0"

1
 A-1 'Partial' Site Plan
 Scale: 1" = 20'-0"

Project Status: DD Progress Set Issue Date: 21st October 2018

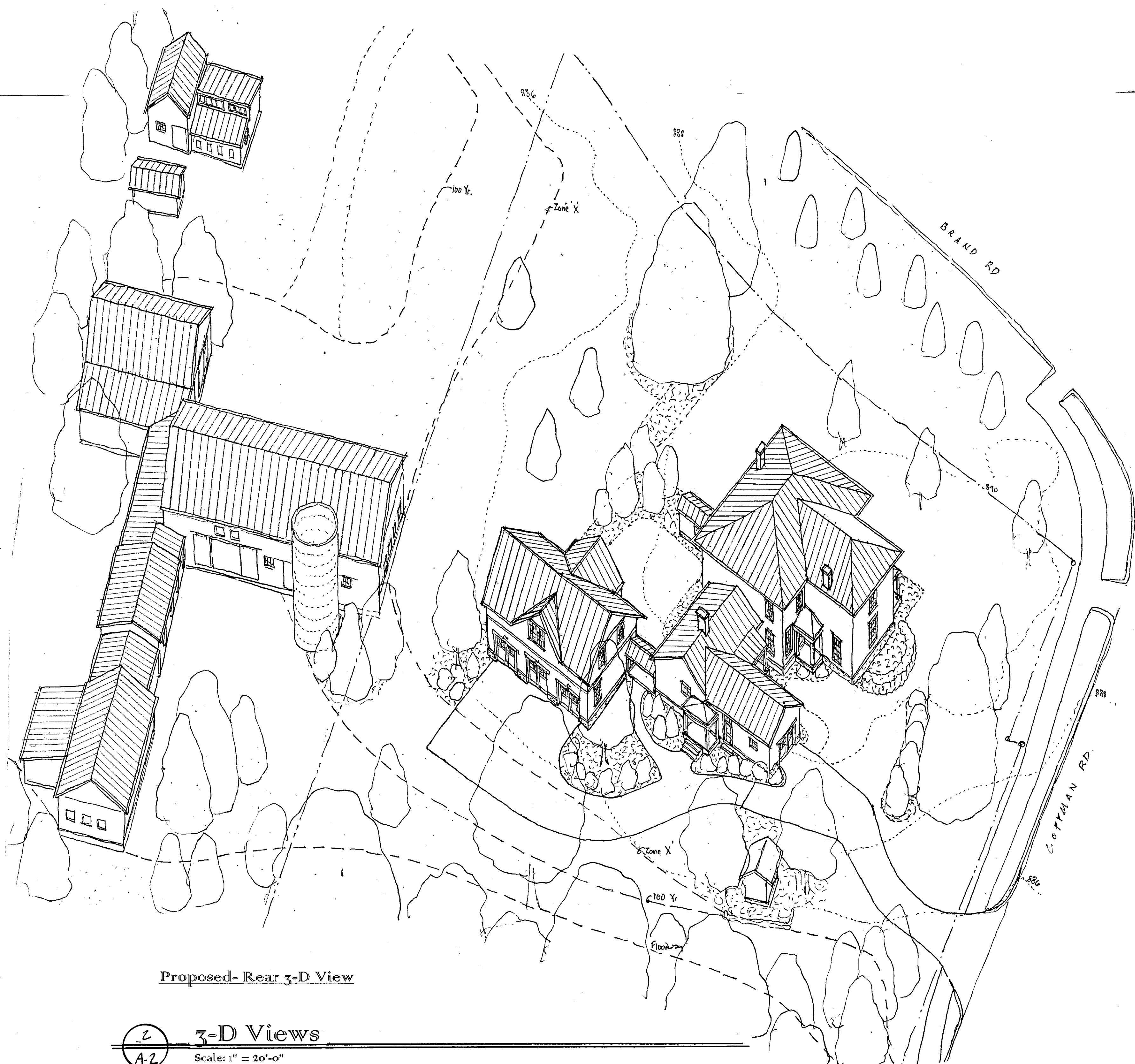
Revisions: (NOT FOR CONSTRUCTION!!!)

Keeler Residence
 5281 Brand Rd
 Addition/Remodel
 Dublin, OH 43017

A-1

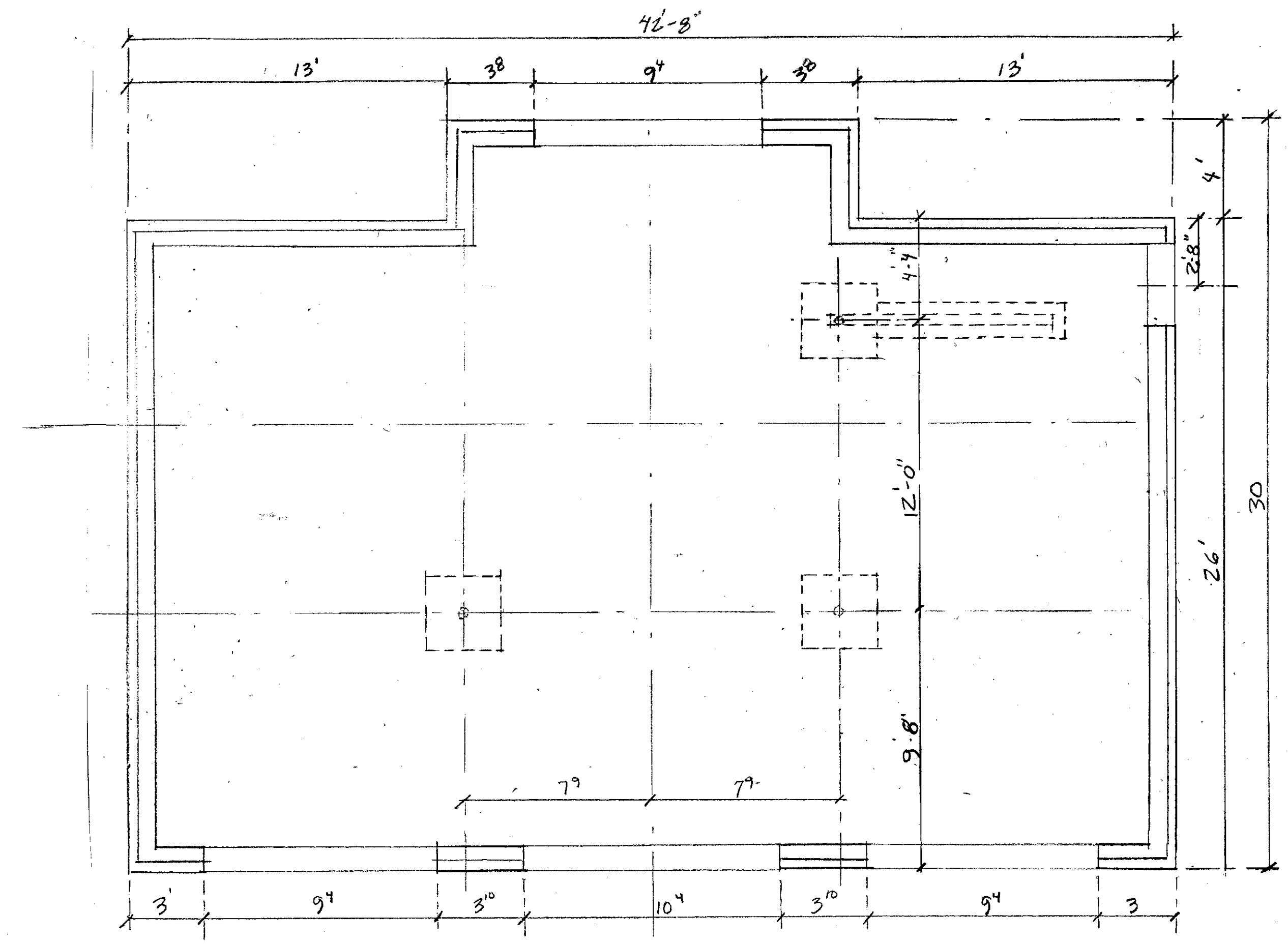
Nau & Bullock Architects
 5844 N High St. Worthington, Ohio 43085

PRELIMINARY DRAWINGS ONLY!!



Proposed-rear 3-D View

2
A-2
3-D Views
Scale: 1" = 20'-0"



1
A-2
Foundation Plan
Scale: 1/4" = 1'-0"

PRELIMINARY DRAWINGS 'ONLY!'

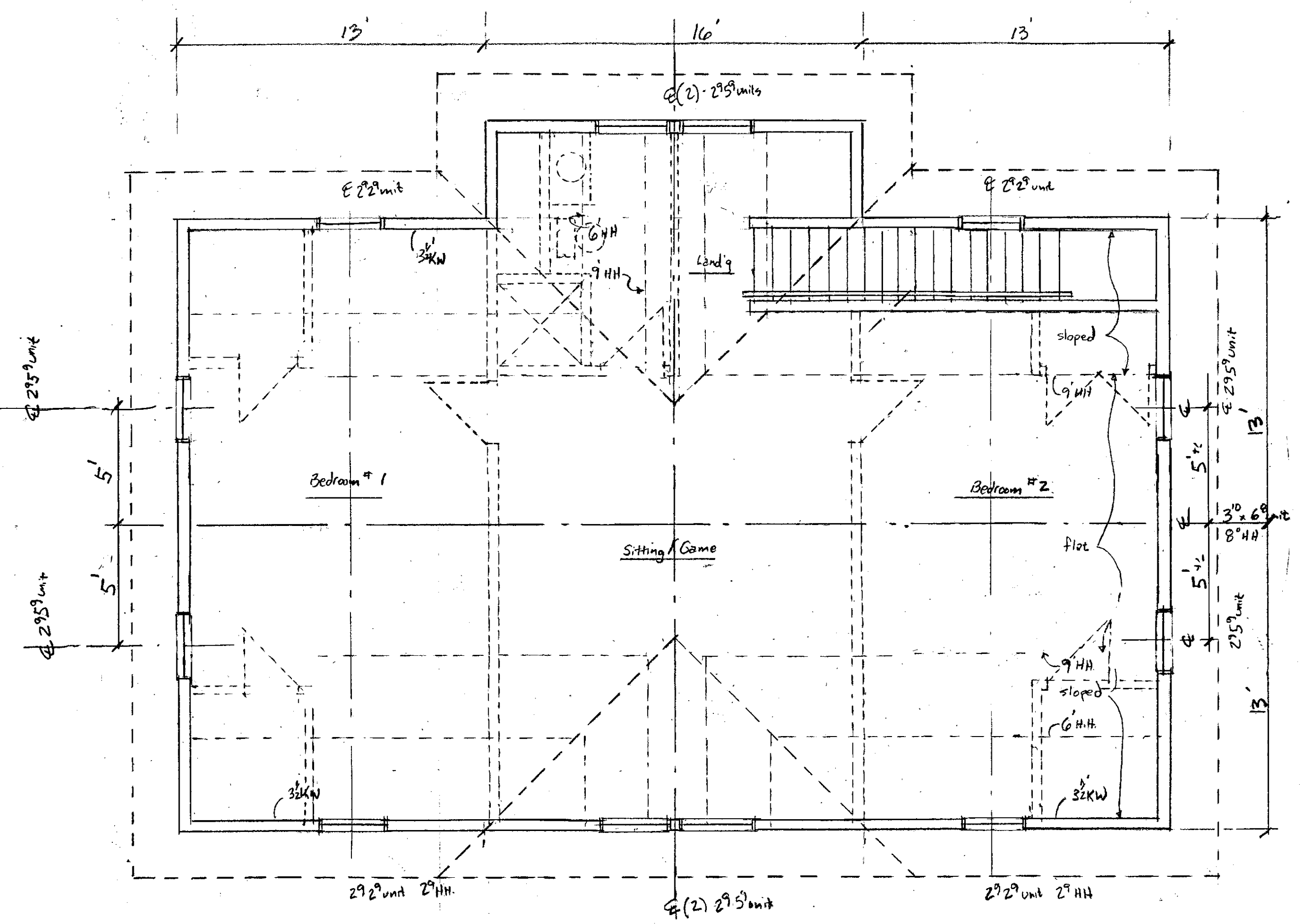
Project Status: DD Progress Set Issue Date: 22nd October 2008

Revisions: (NOT FOR CONSTRUCTION!!!)

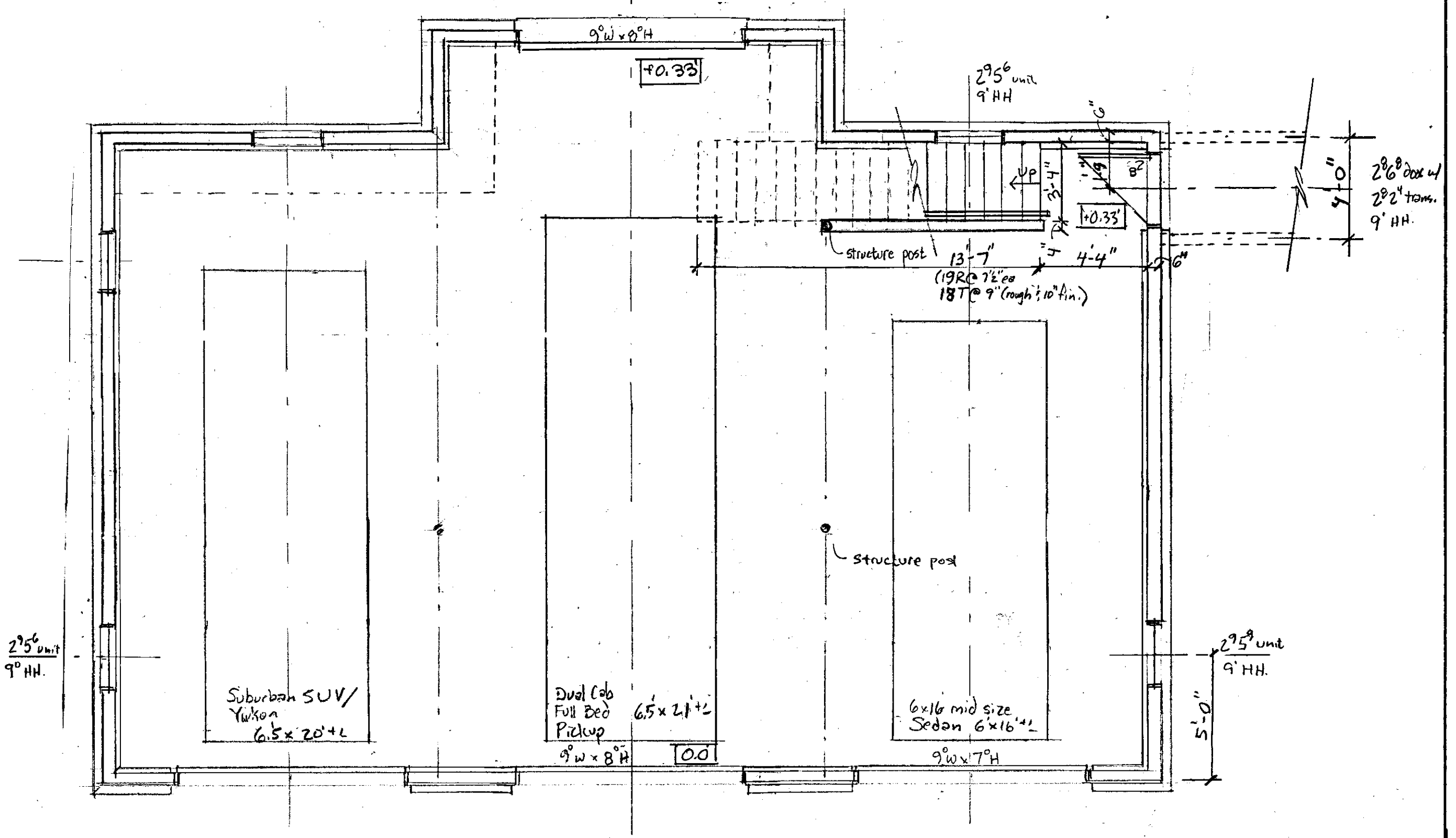
Keeler Residence
5281 Brand Rd
Addition/Remodel
Dublin, OH 43007

A-2

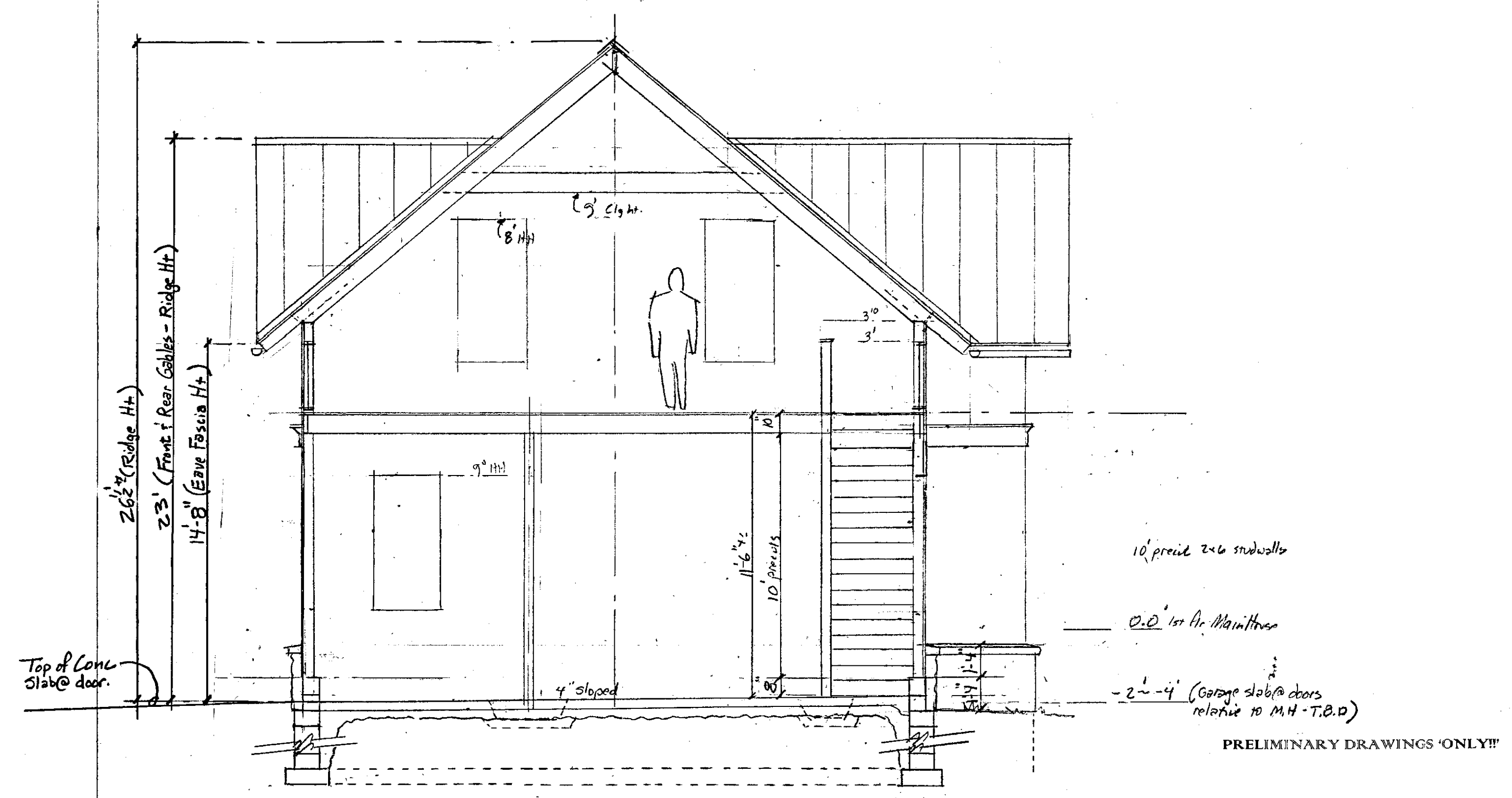
Nau & Bullock Architects
5844 N High St. Worthington, Ohio 43085



2 Second Floor Plan
 A-3 Scale: 1/4" = 1'-0"



1 First Floor Plan
 A-3 Scale: 1/4" = 1'-0"



3 Building Section (Transverse Cut - front to rear)
 A-3 Scale: 1/4" = 1'-0"

Project Status DD Progress Set Issue Date 22nd October 2018
 Revisions: (NOT FOR CONSTRUCTION!!!)

Keeler Residence
 5281 Brand Rd
 Addition/Remodel
 Dublin, OH 43017

A-3

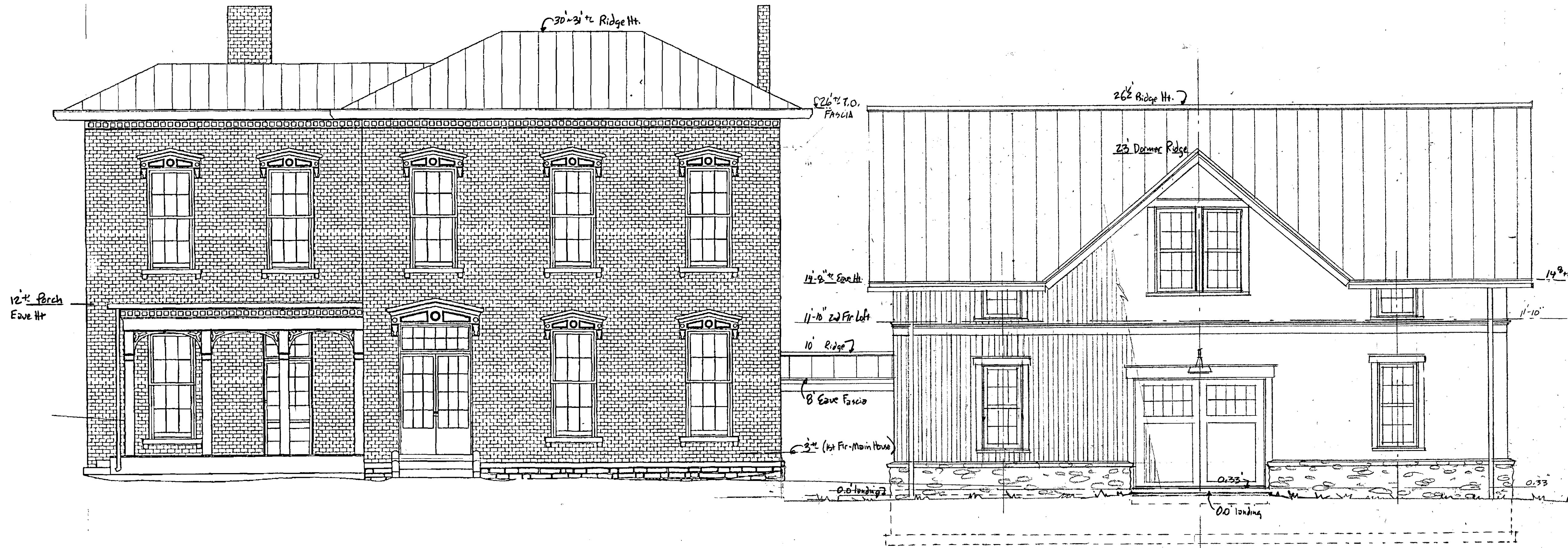
Nau & Bullock Architects
 5844 N High St., Worthington, Ohio 43085

Exterior Materials Legend:

- **Vert board siding:** 8" T&G V groove barn siding (sim to existing barns)
- **Stone foundation:** Traditional Rubblestone w/ cap. (sim to existing main house)
- **Windows:** simulated divided lights. Large scale, tall openings. (similar to house)
- **Surrounds/Casement:** Typ Surrounds- (mimic existing barn) w/ 4.5" flat vert casements, & head casings (1" horn overhangs) w/ 2x chamfered sills. Garage Doors: 5.5" wide legs & 9.25" heads w/ caps.
- **Beltcourses:** 1x10's w/ chamfered 2x caps & optional bed mold.
- **Roofing:** Standing seam metal roof (similar to Barns)
- **Gutters & Downs:** 1/2 rd gutters & round downs. (sim to exist'g barns)
- **Optional roof features:** (ie: weather vanes, lightning rods, decorative cupolas, lanterns or dormers??)
- **Garage doors:** dec Carriage House style. Similar to existing House Garage door.
- **Pedestrian doors:** dec Carriage House style. Compliment new garage doors.
- **Color Scheme:** Match barns wall, trim, & roof color scheme. Doors to match house.

- General Theme:

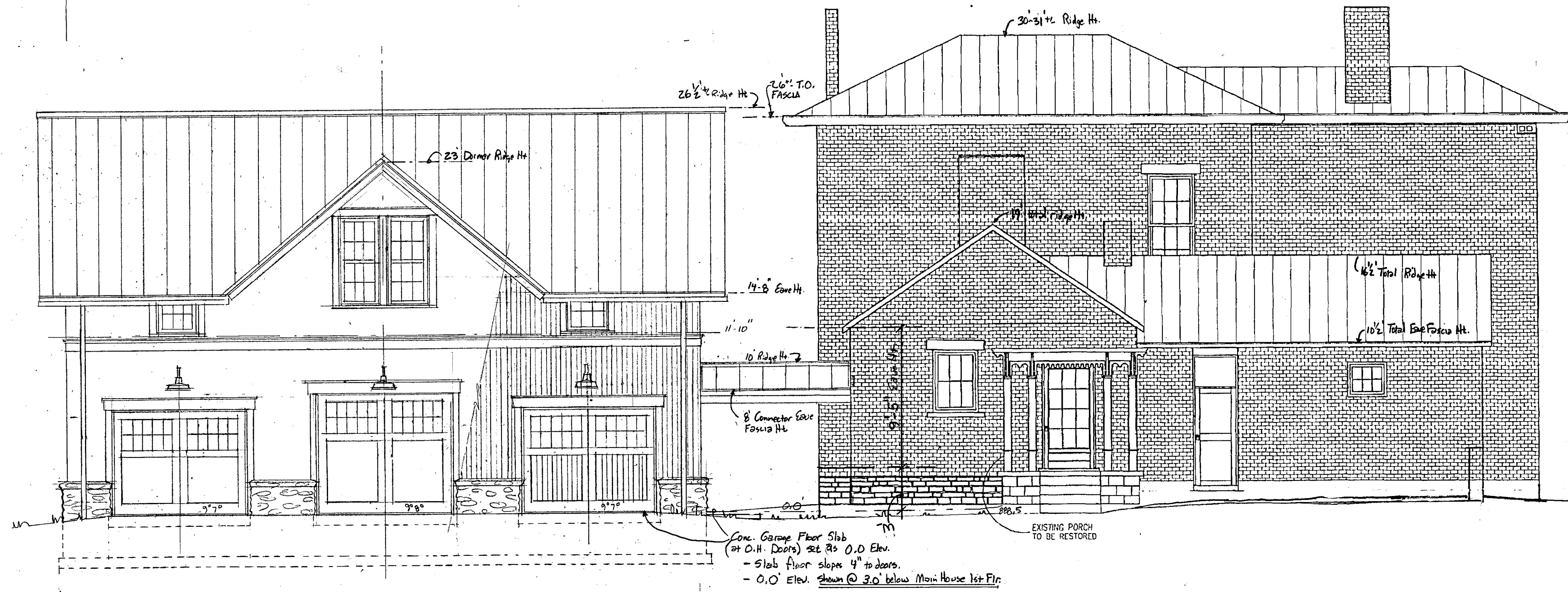
- Historically 'sensitive' Carriage-House addition to existing Farmstead Home & 'compound'. 1st floor - 3.5 car garage & stair to future 'finished' Loft. 2nd floor- unfinished.
- Carriage House Architectural 'Theme-ing' similar to existing Barn, in terms of simple 'massing/roof shape', siding, roofing, gutters/downspouts, & stone foundations. Similar to house in terms of fenestration. (scale of doors/windows)
- New drive extension (concrete? asphalt? Pavers? Panelized?) & Carriage House apron.
- Alignments/Placement shown relative to Main House, gardens, & outbuilding(s)



Front Elevation (North facing- towards Brand Rd)

Scale: 1/4" = 1'-0"

2
A-4



Rear Elevation (South facing- toward Creek)

Scale: 1/4" = 1'-0"

1
A-4

Project Status DD Progress Set Issue Date 22nd October 2018
Revisions: (NOT FOR CONSTRUCTION!!!)

Keeler Residence
5281 Brand Rd
Addition/Remodel
Dublin, OH 43017

A-4

Nau & Bullock Architects
544 N High St. Worthington, Ohio 43085

PRELIMINARY DRAWINGS 'ONLY'

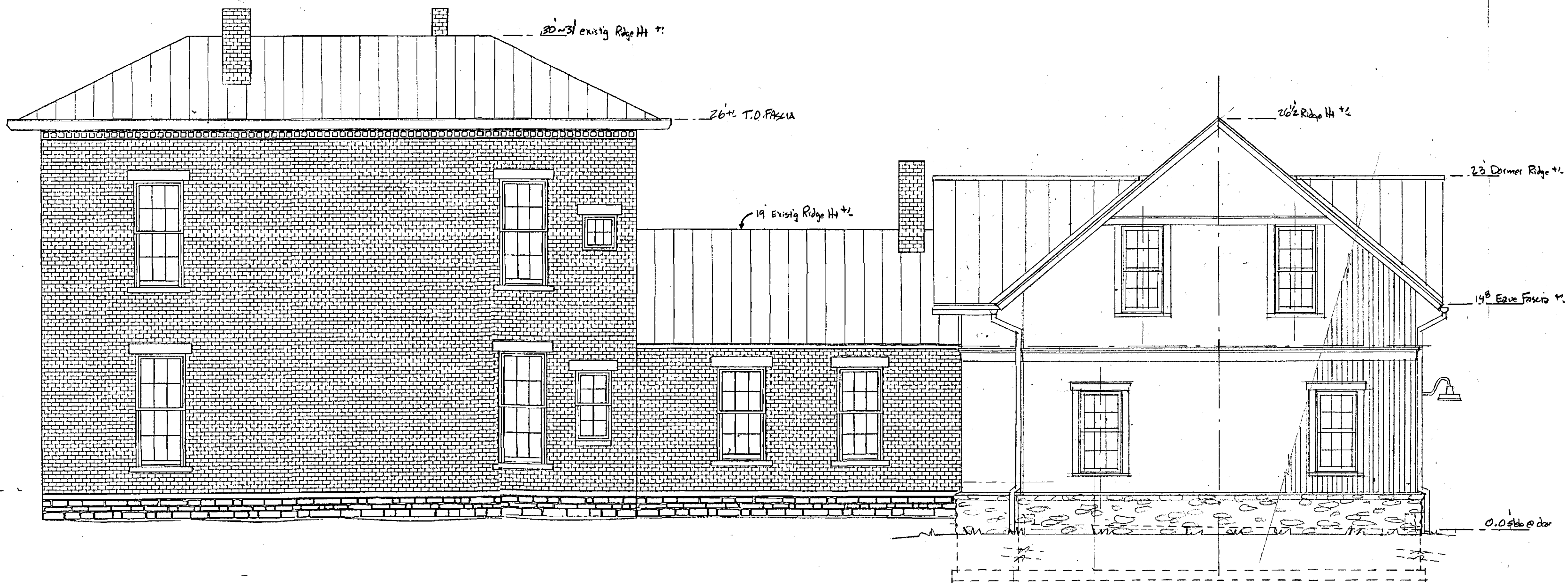


2
A-5

Left Side Elevation (East facing- towards Coffman Rd)

Scale: 1/4" = 1'-0"

Concealed
partial
Elevation



1
A-5

Right Side Elevation (West facing- towards Barns)

Scale: 1/4" = 1'-0"

Project Status Issue Date
DD Progress Set 22nd October 2018
Revisions:
(NOT FOR CONSTRUCTION!!!)

Keeler Residence
5781 Brand Rd
Addition/Remodel
Dublin, OH 43017

A-5

Nau & Bullock Architects
584 N High St. Worthington, Ohio 43085

PRELIMINARY DRAWINGS ONLY!!