

BUILDING ZONING INFORMATION	
PROPERTY ADDRESS:	104 S RIVERVIEW ST
PARCEL ID:	213-000060-00
ZONING:	BSD - HISTORIC RESIDENTIAL
HEIGHT DISTRICT:	35'
PROPOSED ADDITION HEIGHT:	14'
LOT AREA:	0.14 ACRES (30,071 SQ. FT.)
HISTORIC DISTRICT:	BSD - HISTORIC RESIDENTIAL
PROPERTY CLASS (PER AUDITOR):	R - RESIDENTIAL
LAND USE (PER AUDITOR):	R-910
EXISTING USE:	RESIDENTIAL
PROPOSED USE:	NO CHANGE
AREA DISTRICT LOT WIDTH REQ.:	60 FT.
FRONT YARD SETBACK:	20 FT.
TOTAL SIDE YARD:	12 FT.
MIN SIDE YARD:	5 FT.
REAR YARD:	15 FT.
LOT COVERAGE:	CANNOT EXCEED 50%
LOT COVERAGE CALCULATIONS	
EXISTING HOUSE:	4,281 SQ. FT.
PROPOSED ADDITION:	718 SQ. FT.
EXISTING DRIVE AND WALKS:	1,846 SQ. FT.
PROPOSED PATIO:	UNDER SEPARATE APP.
TOTAL LOT COVERAGE:	6,846 SQ. FT. (23%)

PROPOSED SITE / ROOF PLAN
 SCALE: 1" = 20'



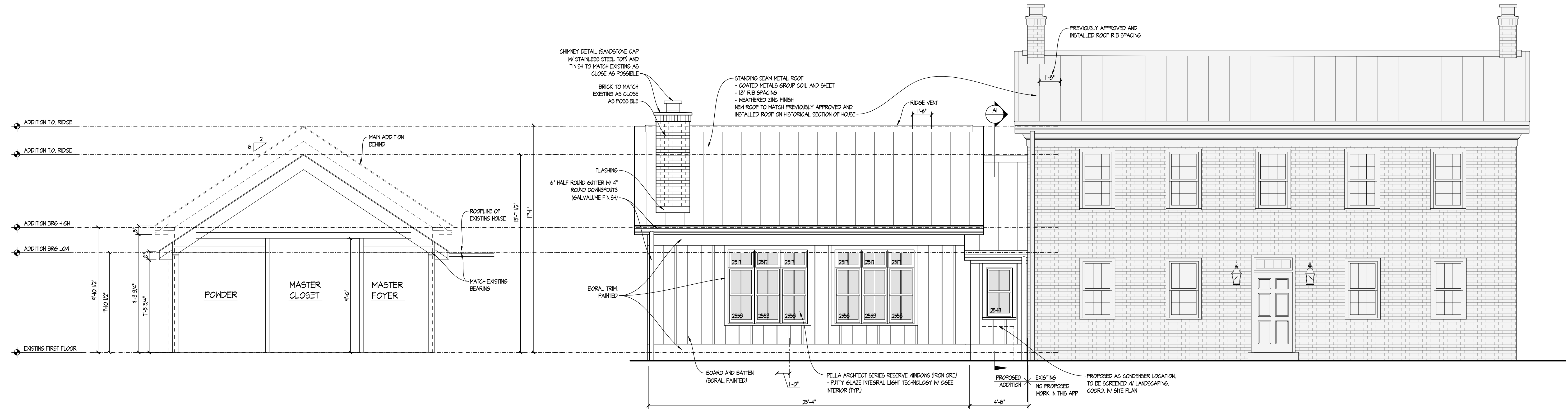
GENERAL LANDSCAPE NOTES

NOTED PLANTING AND HARDSCAPE AREAS INDICATE INTENDED SCOPE OF WORK AROUND PROPOSED ADDITION FOR CLARIFICATION PURPOSES - LANDSCAPE PLAN UNDER SEPARATE APPLICATION

SCIOTO RIVER

DUBLIN ARB DRAWINGS FOR THE
 SCHMITT RESIDENCE

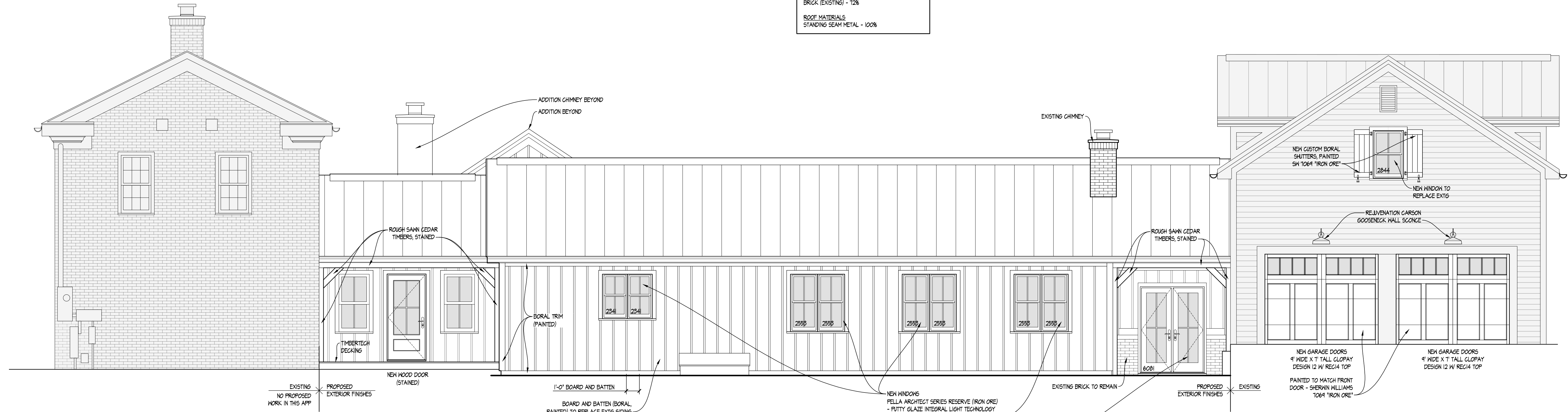
104 S. RIVERVIEW STREET
 DUBLIN, OHIO 43017



A1 ADDITION CONNECTOR SECTION
 SCALE: 1/4" = 1'-0"

EAST ELEVATION
 SCALE: 1/4" = 1'-0"

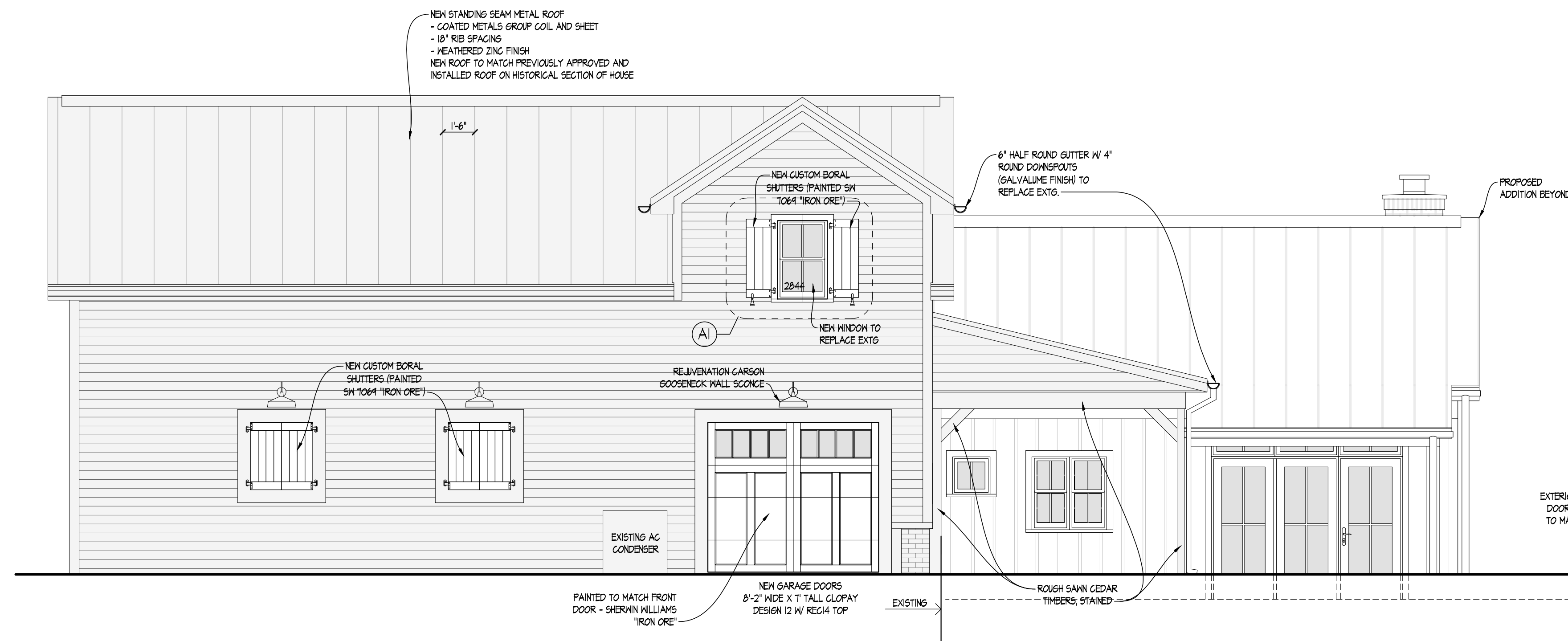
WALL MATERIALS
BOARD AND BATTEN SIDING W/ BORAL TRIM - 28%
BRICK (EXISTING) - 72%
ROOF MATERIALS
STANDING SEAM METAL - 100%



NORTH ELEVATION
 SCALE: 1/4" = 1'-0"

WALL MATERIALS
BOARD AND BATTEN SIDING W/ BORAL TRIM - 38%
BRICK (EXISTING) - 35%
HOOD SIDING W/ HOOD TRIM (EXISTING) - 27%
ROOF MATERIALS
STANDING SEAM METAL - 100%

OVERALL BUILDING MATERIALS PERCENTAGES
WALL MATERIALS
BOARD AND BATTEN SIDING W/ BORAL TRIM - 31%
BRICK (EXISTING) - 39%
HOOD SIDING W/ HOOD TRIM (EXISTING) - 24%
HOOD TRIM W/ SCREENS - 5%
ROOF MATERIALS
STANDING SEAM METAL - 100%

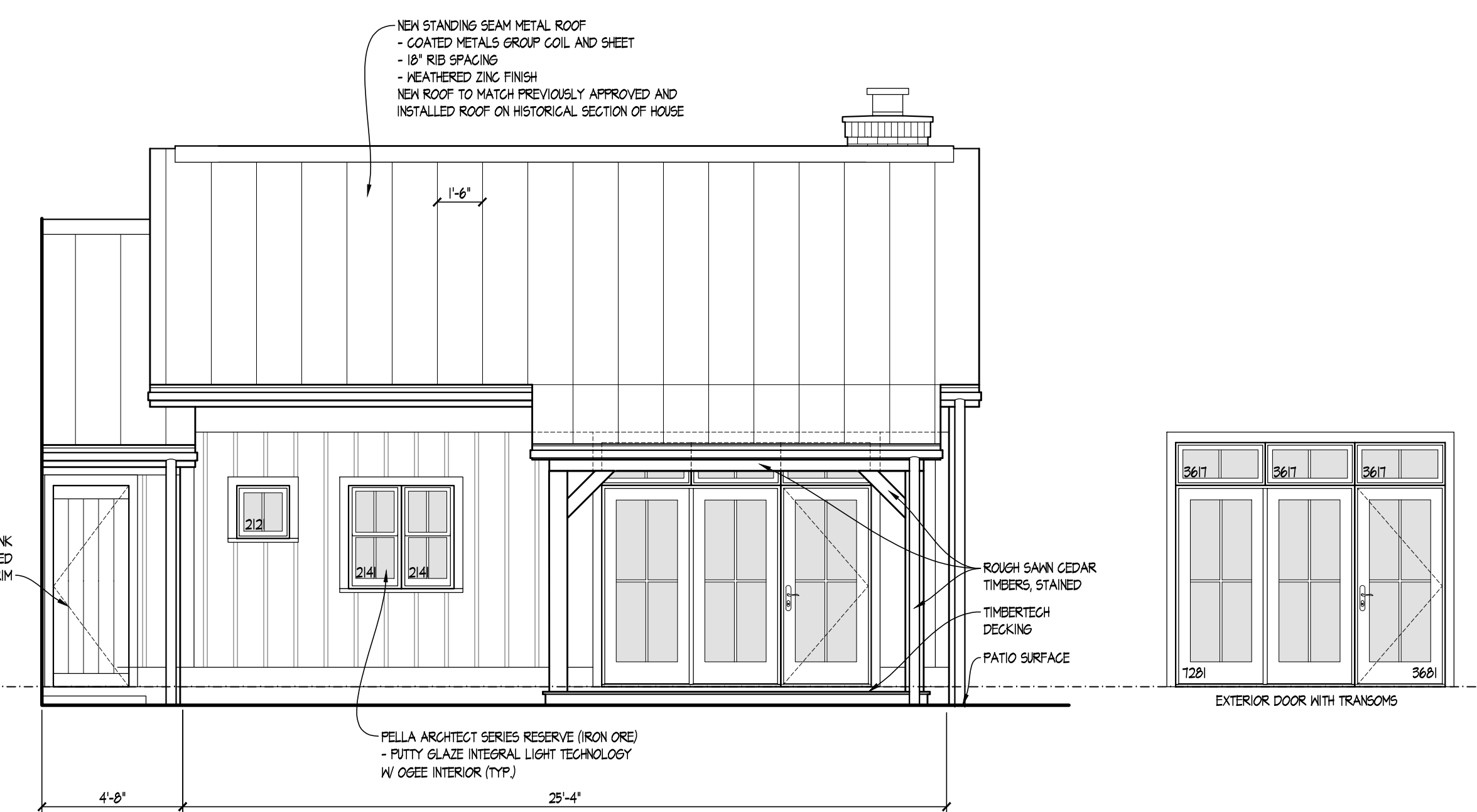


WEST ELEVATION @ GARAGE

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

WALL MATERIALS
 BOARD AND BATTEN SIDING W/ BORAL TRIM - 25%
 WOOD SIDING W/ WOOD TRIM (EXISTING) - 75%

ROOF MATERIALS
 STANDING SEAM METAL - 100%

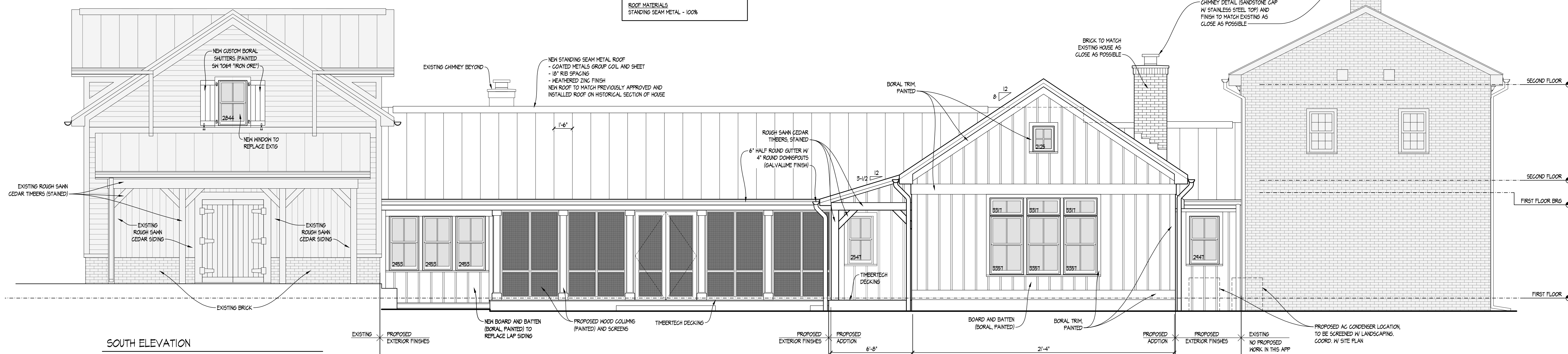


WEST ELEVATION @ ADDITION

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

MASTER BR EXTERIOR DOORS

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

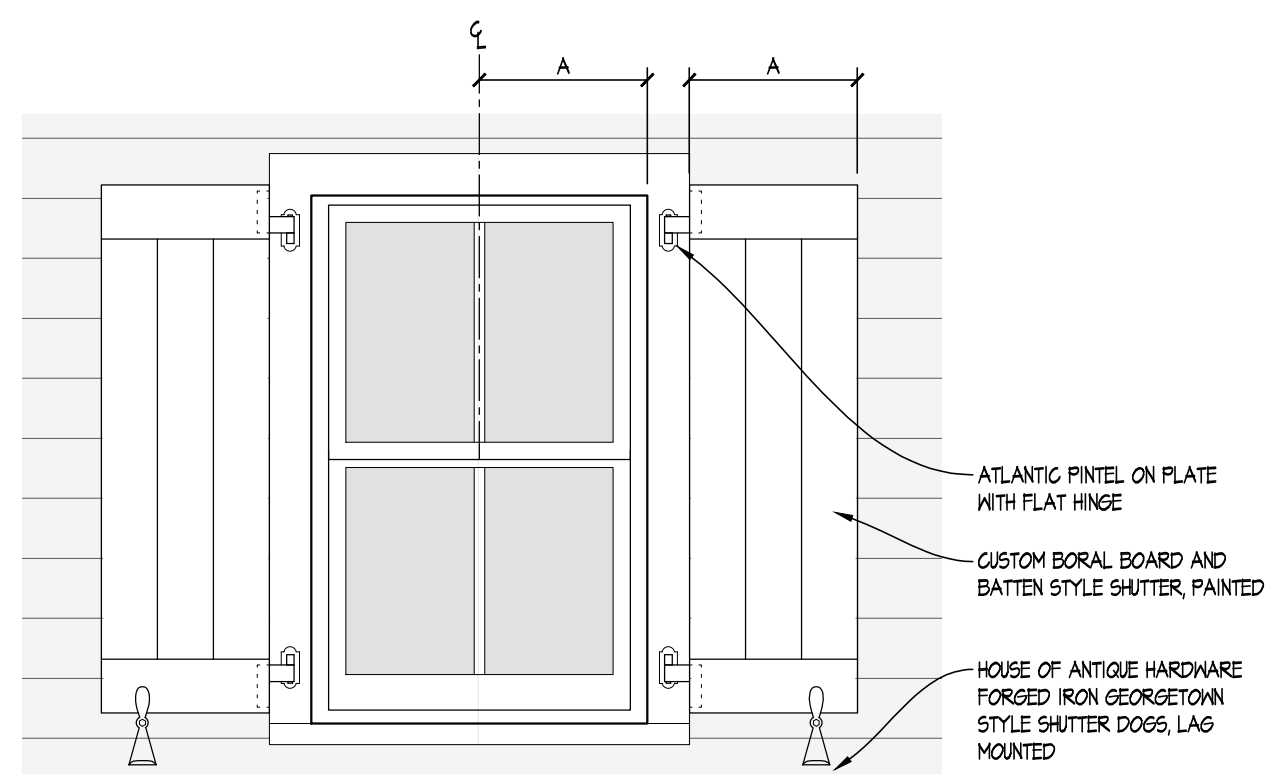


SOUTH ELEVATION

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

WALL MATERIALS
 BOARD AND BATTEN SIDING W/ BORAL TRIM - 5%
 BRICK (EXISTING) - 35%
 WOOD SIDING W/ WOOD TRIM (EXISTING) - 2%
 WOOD TRIM W/ SCREENS - 15%

ROOF MATERIALS
 STANDING SEAM METAL - 100%



AI SHUTTER DETAIL ELEVATION

SCALE: 3/4" = 1'-0"

OVERALL BUILDING MATERIALS PERCENTAGES

WALL MATERIALS
 BOARD AND BATTEN SIDING W/ BORAL TRIM - 5%
 BRICK (EXISTING) - 35%
 WOOD SIDING W/ WOOD TRIM (EXISTING) - 2%
 WOOD TRIM W/ SCREENS - 5%

ROOF MATERIALS
 STANDING SEAM METAL - 100%

DUBLIN ARB DRAWINGS FOR THE
 SCHMITT RESIDENCE

109 S. RIVERVIEW STREET
 DUBLIN, OHIO 43017

10.30.18