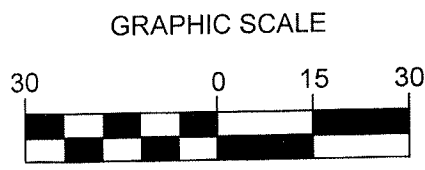
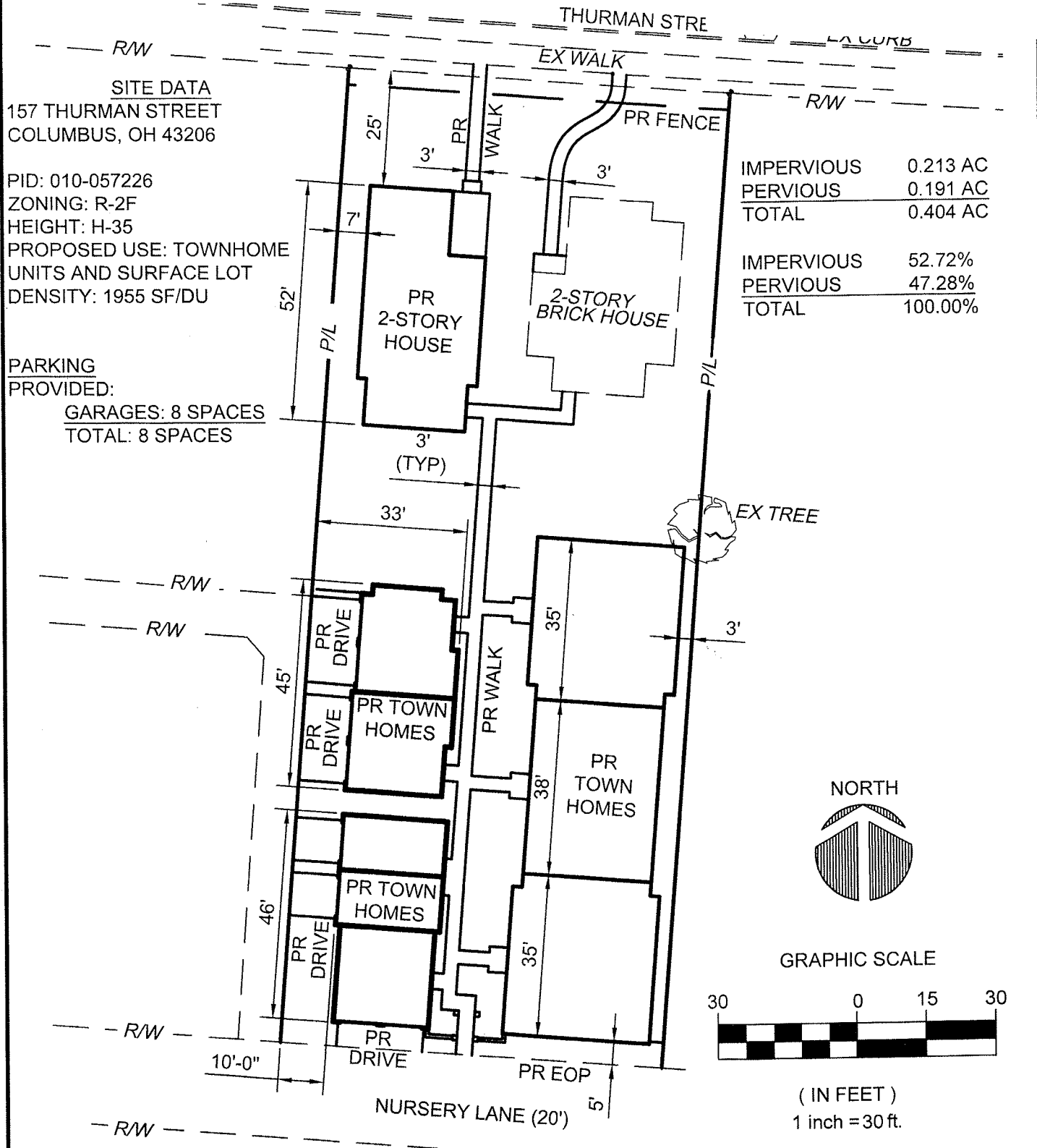


**SITE DATA**  
 157 THURMAN STREET  
 COLUMBUS, OH 43206

PID: 010-057226  
 ZONING: R-2F  
 HEIGHT: H-35  
 PROPOSED USE: TOWNHOME  
 UNITS AND SURFACE LOT  
 DENSITY: 1955 SF/DU

**PARKING PROVIDED:**  
GARAGES: 8 SPACES  
TOTAL: 8 SPACES

IMPERVIOUS	0.213 AC
PERVIOUS	0.191 AC
<b>TOTAL</b>	<b>0.404 AC</b>
IMPERVIOUS	52.72%
PERVIOUS	47.28%
<b>TOTAL</b>	<b>100.00%</b>



( IN FEET )  
 1 inch = 30 ft.



157 THURMAN STREET  
 TOWNHOME IMPROVEMENT  
 PROPOSED CONDITIONS

CLIENT PROJ.:  
 OSBORN PROJ.: 2015015.000  
 ISSUED BY:  
 ISSUED:

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Project Name: 157 Thurman Street Townhomes  
Re: Preliminary LEED Credits Review  
Prepared by: Sarah Fox  
Date: 4/1/15

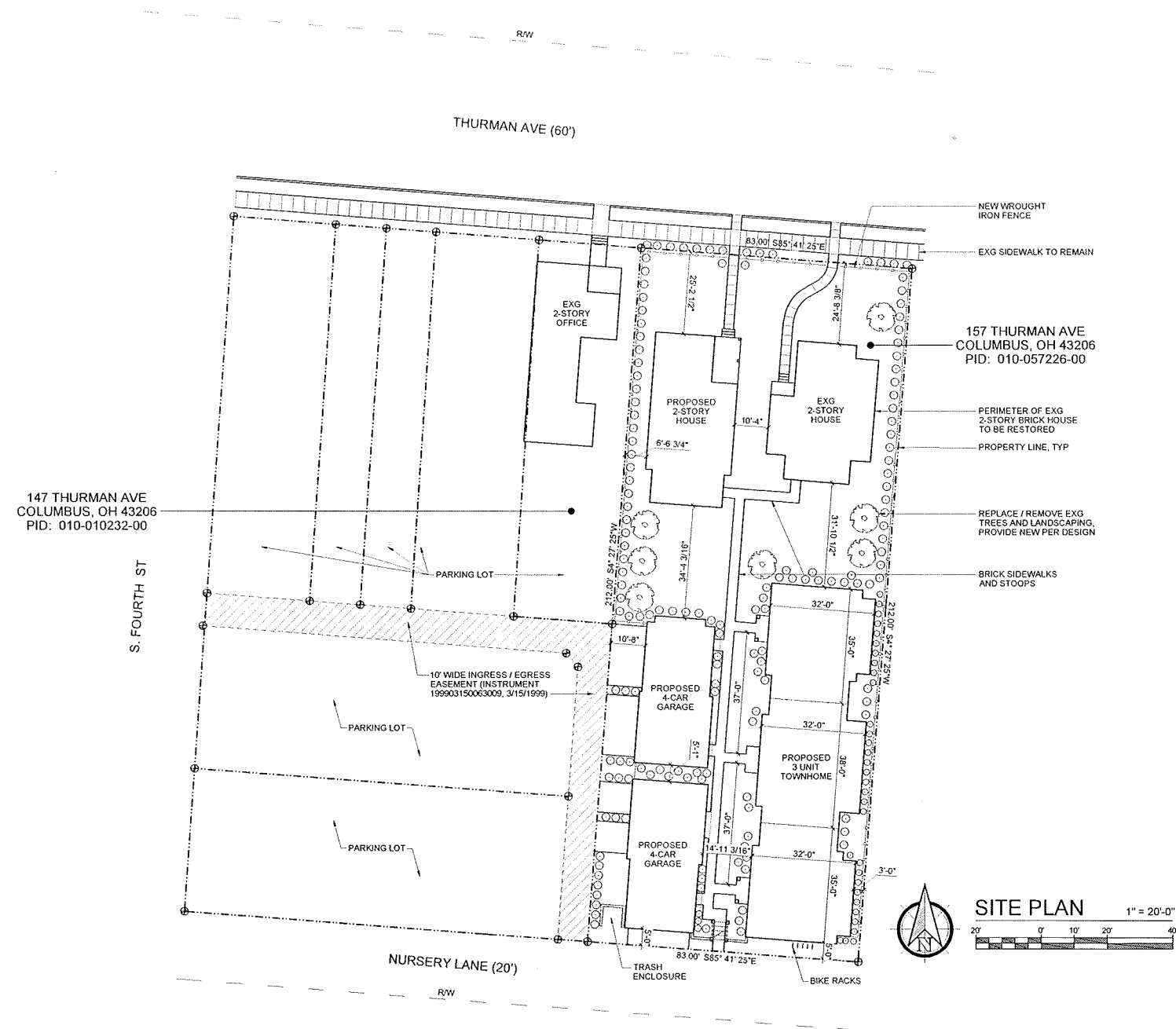
## YES

- SS Credit 2: Community Connectivity (5 points)
  - Requirements:
    - Located on previously developed site
    - Located within a ½ mile walking radius of a residential area with an average density of 10 units per acre
    - Main building entrance located within a ½ mile walking radius of a minimum of 10 basic services
      - No more than 1 basic service may be counted as 1 of the 10 basic services per area
    - Has pedestrian access between site and basic services
  - Basic services around 157 Thurman Street:
    - Medical Office (German Village Dental Group)
    - Place of Worship (Gates Fourth United Methodist Church)
    - Park (Moeller Park)
    - Recreation Center (Schiller Community Recreation Center)
    - Bank (US Bank)
    - School (Siebert Street Elementary School)
    - Cleaning Services (Caskey Cleaning Company)
    - Fitness Center (Snap Fitness)
    - Restaurants (Thurman's Café)
    - Grocery Store (Coin Star)
- SS Credit 4.1: Alternative Transportation (6 points)
  - Requirements:
    - 1 or more bus stops for 2 or more bus lines located within ¼ mile walking radius from building entrance
  - Bus stop locations around 157 Thurman Street
    - Intersection of South High Street and East Mithoff Street (0.22 miles)
      - Services COTA lines 16 and 49
- SS Credit 6.1: Stormwater Design—Quantity Control (1 point)
  - Existing site is 39.11% impervious
    - Use Case 1—Sites with Existing Imperviousness 50% or Less
  - Requirements:
    - Option 1:
      - Prevents the post-development peak discharge rate and quantity from being greater than the pre-development peak discharge rate for 1- and 2-year 24-hour design storms.



### Possible

- SS Credit 6.2: Stormwater Design—Quality Control (1 point)
  - Requirements:
    - Infiltrates, captures, and treats stormwater runoff from 90% of the average annual rainfall
    - Using acceptable best management practices (BMPs)
      - Must be capable of removing 80% of average annual post-development total suspended solids (TSS)
  
- WE Credit 1: Water Efficient Landscaping (2-4 points)
  - Requirements:
    - Option 1—Reduce by 50% (2 points):
      - Reduce potable water consumption or irrigation by 50% from midsummer baseline case
      - Combination of following items must be used for reduction:
        - Plant species, density, and microclimate factor
        - Irrigation efficiency
        - Use of captured rainwater
        - Use of recycled wastewater
        - Use of specified nonpotable water (indicated by public agency)
        - Groundwater seepage that is pumped away from building
          - Must demonstrate and prove that this won't affect stormwater management systems
    - Option 2—No Potable Water Use or Irrigation (4 points)
      - Must meet the requirements of Option 1
      - Must meet Path 1 requirements for irrigation
        - Use of captured rainwater
        - Use of recycled wastewater
        - Use of recycled graywater
        - Use of specified nonpotable water (indicated by public agency)
  - Option 1 and Option 2 are both earned if all of the following requirements are satisfied:
    - Percent reduction of potable water is 100%
    - Percent reduction of total water is equal or greater to 50%



**SITE DATA TABLE**

ADDRESS:	157 THURMAN AVENUE COLUMBUS, OH 43206
PID:	010-057226
AREA:	18,411 S.F. (0.4227 AC.)
IMPERVIOUS SURFACE:	X
PERVIOUS SURFACE:	X
ZONING DISTRICT:	R-2F, RESIDENTIAL
HEIGHT:	H-35
PROPOSED USE:	EXISTING SINGLE FAMILY DWELLING, NEW SINGLE FAMILY DWELLING, THREE (3) TOWNHOUSE DWELLING UNITS, AND ACCESSORY PARKING
DENSITY:	X
PARKING REQUIRED:	5 DU @ 1.5 SPACES
TOTAL:	8 SPACES
PROVIDED:	8 SPACES
SETBACKS:	AS NOTED

#	DATE	ISSUED WITH: CHANGE DESCRIPTION

157 THURMAN AVE  
COLUMBUS, OH 43206



SCALE:	1" = 20'-0"
SHEET # / DESCRIPTION	SITE PLAN
<b>S1-1</b>	
DATE:	04.20.2015
GV CONCEPTUAL REVIEW	
SBA STUDIOS PROJECT #	2015-169



169 THURMAN AVE

157 THURMAN AVE

PROPOSED

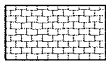
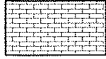

147 THURMAN AVE

3 THURMAN AVE STREETScape SCALE: 3/16" = 1'-0"



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

ELEVATION MATERIAL LEGEND

-  SHINGLES
-  BRICK VENEER
-  CULTURED STONE

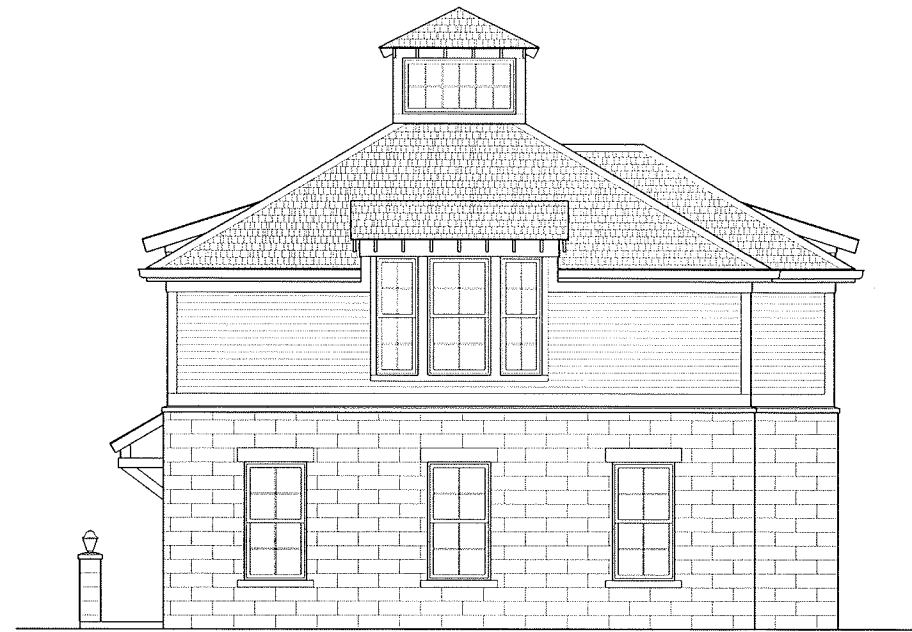
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157 THURMAN AVE  
COLUMBUS, OH 43206

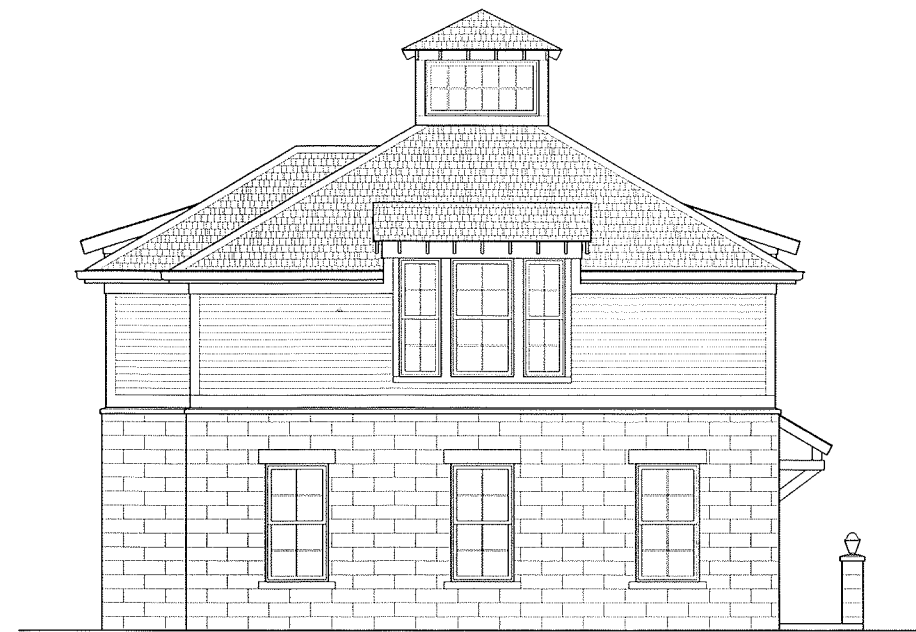


SCALE: VARIES
SHEET # / DESCRIPTION
STREETSCAPE / ELEV
<b>A1-1</b>
DATE: 04.20.2015
GV CONCEPTUAL REVIEW
SBA STUDIOS PROJECT # 2015-169

2 NOT USED



2 TOWNHOUSE ALLEY ELEVATION



3 TOWNHOUSE THURMAN AVE ELEVATION



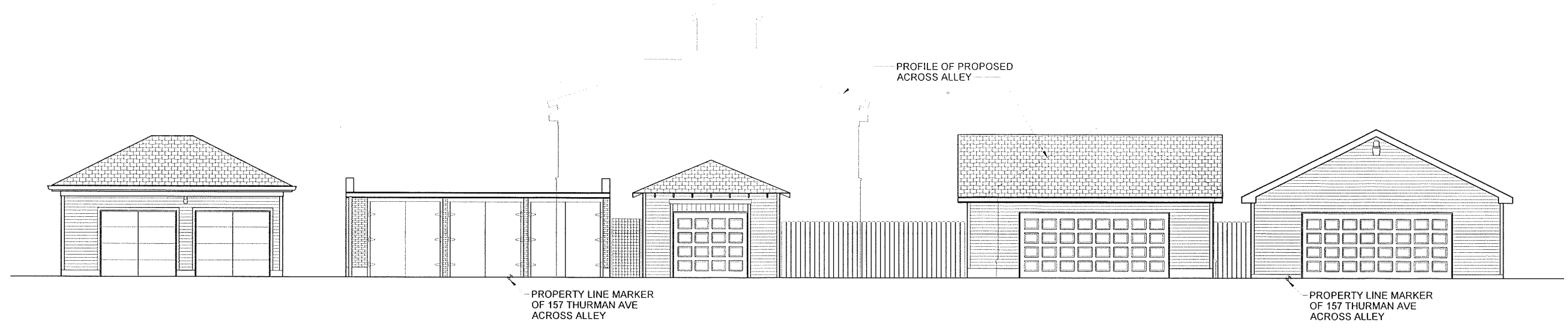
1 TOWNHOUSE WEST ELEVATION

#	DATE	ISSUED WITH CHANGE DESCRIPTION

157 THURMAN AVE  
COLUMBUS, OH 43206



SCALE: 1/4" = 1'-0"
SHEET # / DESCRIPTION
TOWNHOME ELEVATIONS
<b>T1-1</b>
DATE: 04.20.2015
GV CONCEPTUAL REVIEW
SBA STUDIOS PROJECT # 2015-1197



2 ALLEY SOUTH STREETScape



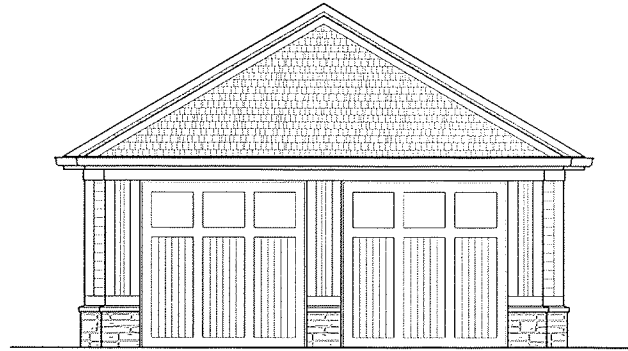
1 ALLEY NORTH STREETScape

#	DATE	ISSUED WITH CHANGE DESCRIPTION

157 THURMAN AVE  
COLUMBUS, OH 43206



SCALE: 3/16" = 1'-0"  
SHEET # / DESCRIPTION  
ALLEY STREETScape  
**T2-1**  
DATE: 04.20.2015  
GV CONCEPTUAL REVIEW  
SBA STUDIOS PROJECT # 2015-169



2 GARAGE ALLEY ELEVATION



1 GARAGE WEST ELEVATION

#	DATE	ISSUED WITH	CHANGE DESCRIPTION

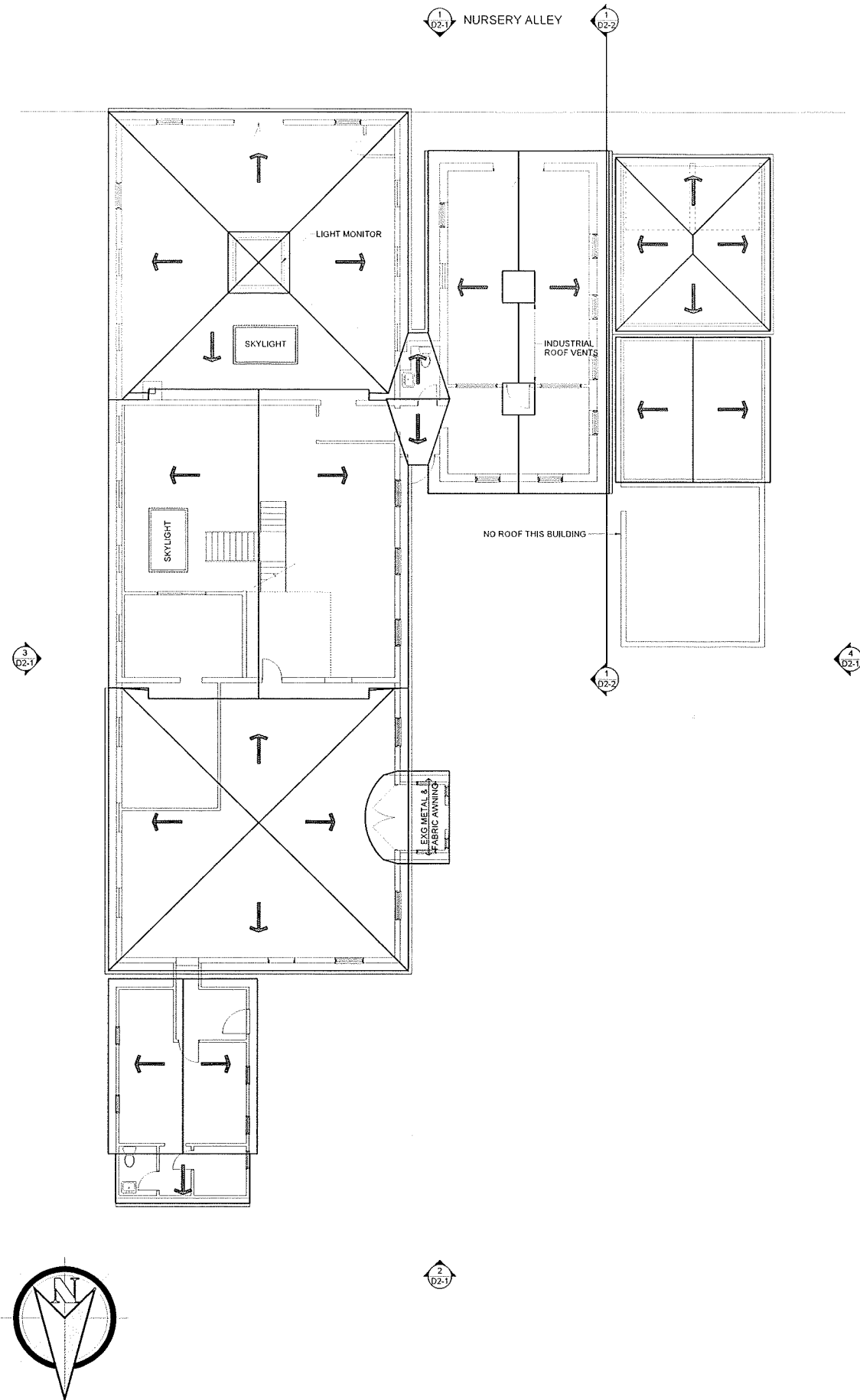
157 THURMAN AVE  
COLUMBUS, OH 43206



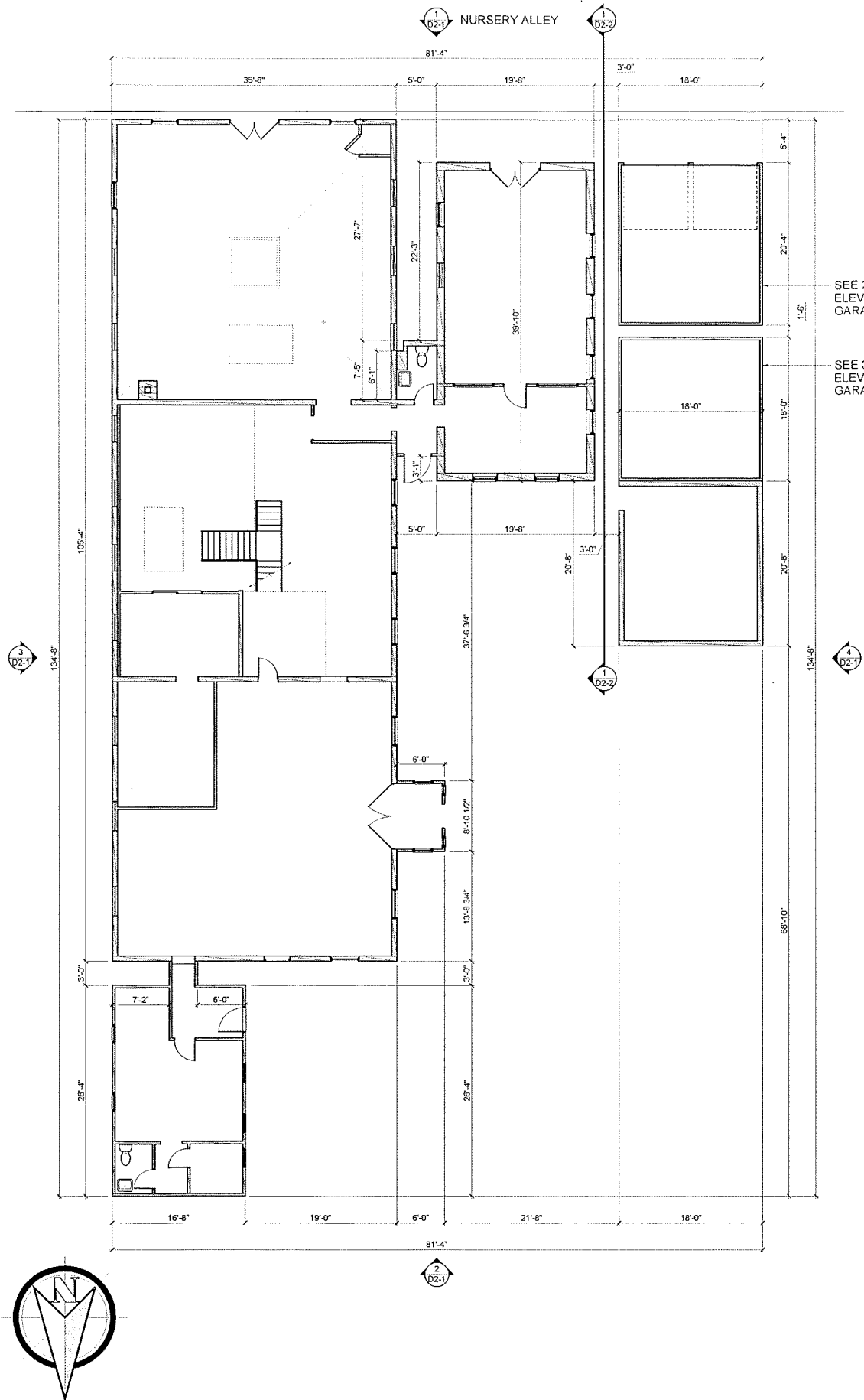
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SHEET # / DESCRIPTION  
GARAGE ELEVATIONS

G1-1

DATE: 04.20.2015  
GV CONCEPTUAL REVIEW  
SBA STUDIOS PROJECT # 2015-169



2 ROOF PLANS



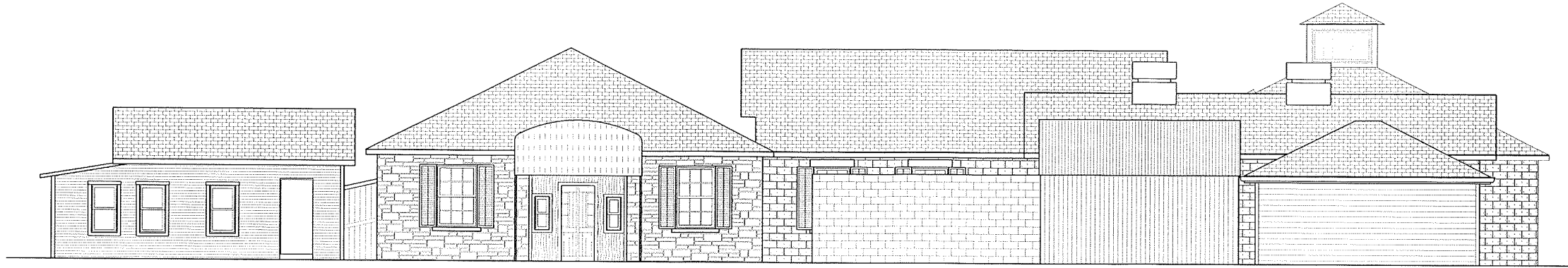
1 FLOOR PLANS

#	DATE	ISSUED WITH: CHANGE DESCRIPTION

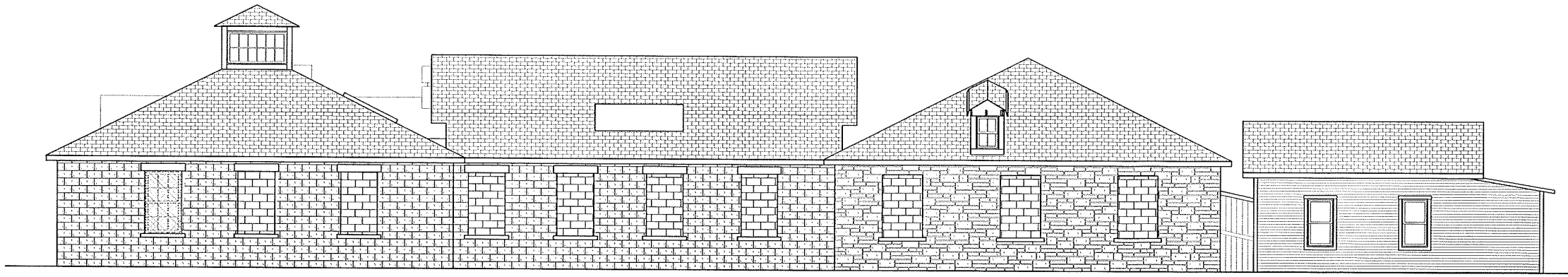
157 THURMAN AVE  
COLUMBUS, OH 43206



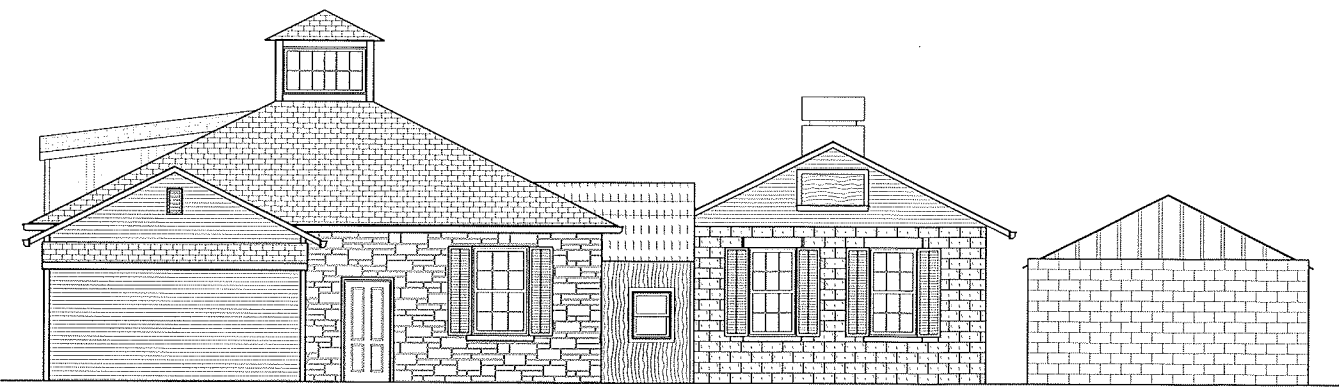
SCALE: 1/8" = 1'-0"
SHEET # / DESCRIPTION
EXG PLANS / ROOF
<b>D1-1</b>
DATE: 04.20.2015
GV CONCEPTUAL REVIEW
SBA STUDIOS PROJECT # 2015-169



4 WEST ELEVATION



3 EAST ELEVATION



2 NORTH ELEVATION



1 ALLEY ELEVATION (SOUTH ELEVATION)

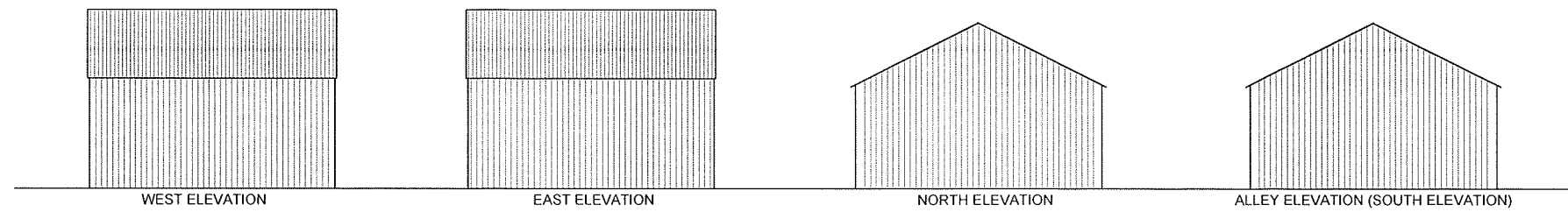
#	DATE	ISSUED WITH	CHANGE DESCRIPTION

157 THURMAN AVE  
COLUMBUS, OH 43206

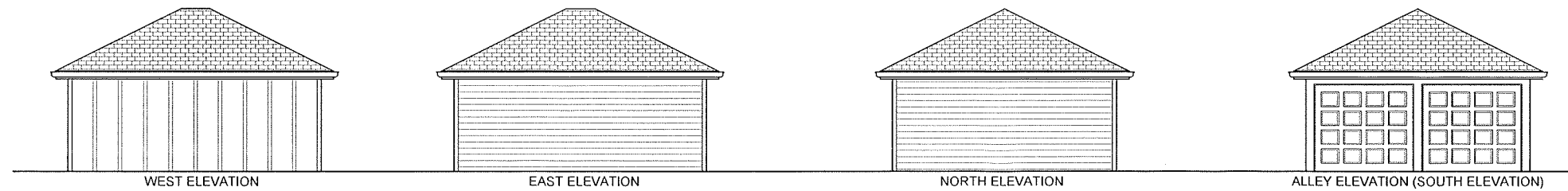


SCALE: 1/8" = 1'-0"  
 SHEET # / DESCRIPTION  
 EXISTING ELEVATIONS  
**D2-1**  
 DATE: 04.20.2015  
 GV CONCEPTUAL REVIEW  
 SBA STUDIOS PROJECT # 2015-169

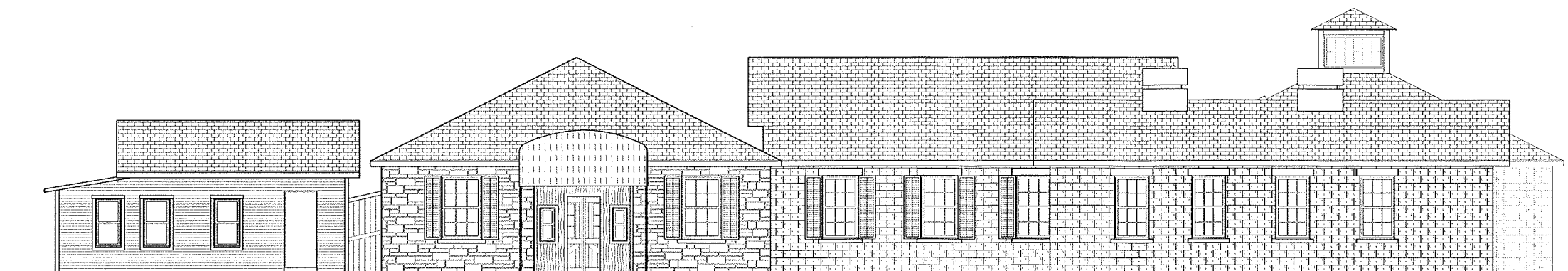
4 NOT USED



3 STORAGE BUILDING



2 GARAGE BUILDING



1 WEST ELEVATION (BEYOND GARAGES)

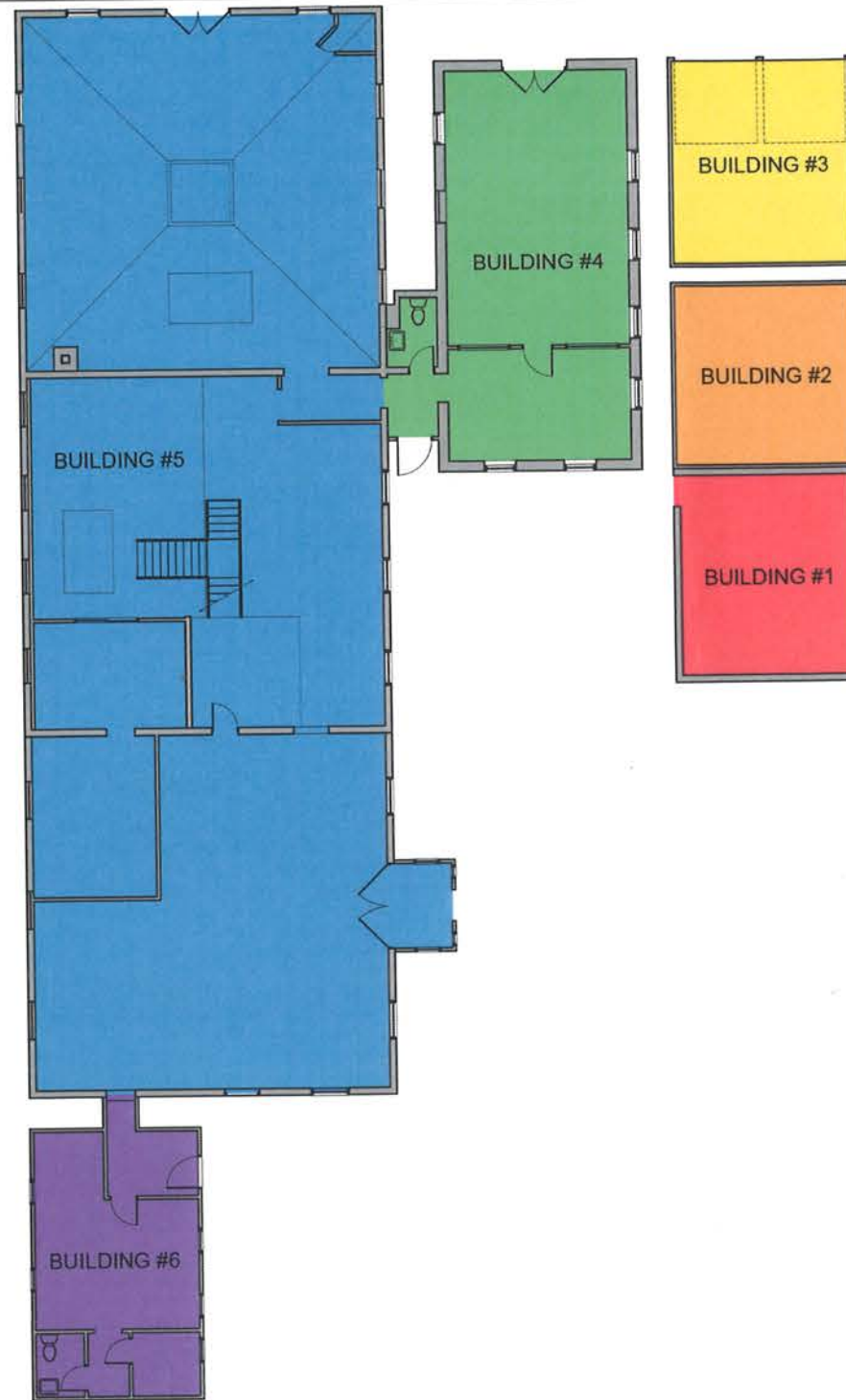
#	DATE	ISSUED WITH CHANGE DESCRIPTION

157 THURMAN AVE  
COLUMBUS, OH 43206



SCALE: 1/8" = 1'-0"
SHEET # / DESCRIPTION
EXISTING ELEVATIONS
<b>D2-2</b>
DATE: 04.20.2015
GV CONCEPTUAL REVIEW
SBA STUDIOS PROJECT # 2015-169

NURSERY ALLEY



#	DATE	ISSUED WITH: CHANGE DESCRIPTION

157 THURMAN AVE  
COLUMBUS, OH 43206



SCALE: 1/8" = 1'-0"
SHEET # / DESCRIPTION
PROPOSED DEMO PLAN
<b>D3-1</b>
DATE: 04.20.2015
GV CONCEPTUAL REVIEW
SBA STUDIOS PROJECT # 2015-169