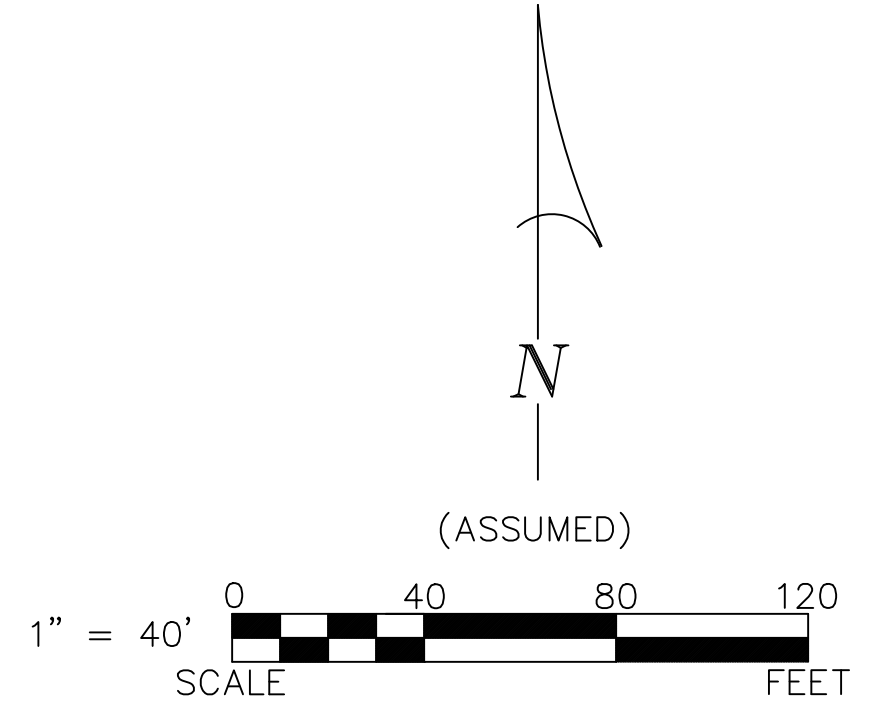
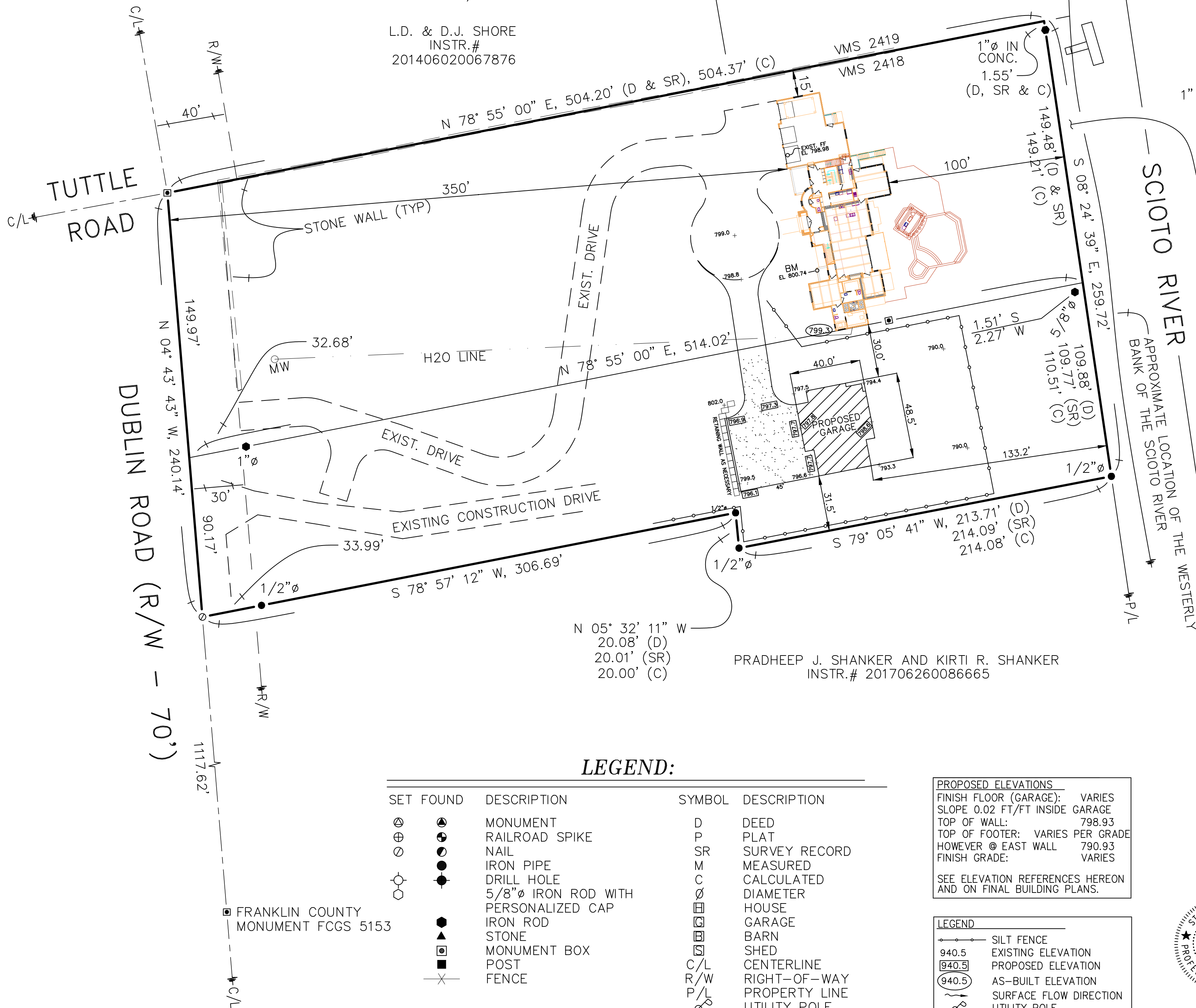


LOT #1
(LLEWELLYN ESTATES)
PLAT BOOK 32, PAGE 43

L.D. & D.J. SHORE
INSTR.#
201406020067876

CITY OF
COLUMBUS
DB 314 PG 626

CITY OF
COLUMBUS
DB 314 PG 623



SETBACK INFORMATION:
FRONT - TBD (SEE ZONING)
SIDE - 25' TOTAL (MIN - 8')
REAR - MAX. 50'

BENCHMARK:
TOP OF BRICK PORCH
NEAR NW CORNER (MARKED)
ELEVATION - 800.74

FLOOD INSURANCE NOTE:
THE TRACT SHOWN HEREON IS
LOCATED IN FLOOD ZONE "X"
COMMUNITY NO. 390673
MAP NO. 39049C0153K
MAP REVISED JUNE 17, 2008.

- NOTES:**
- CONTRACTOR TO PROVIDE AND MAINTAIN EROSION PROTECTION AND SEDIMENT CONTROL DURING ALL PHASES OF CONSTRUCTION. FIELD MODIFICATIONS MAY BE NECESSARY TO THE EROSION AND SEDIMENT CONTROL.
 - BUILDER TO PROVIDE DRAINAGE SWALES AS NEEDED.
 - BE ADVISED: A SUBSURFACE DRAINAGE SYSTEM MAY EXIST ON THIS SITE. THE SYSTEM AND/OR OUTLET, IF LOCATED ON THIS PARCEL, MUST BE MAINTAINED AT ALL TIMES.
 - A STABILIZED CONSTRUCTION ENTRANCE IS REQUIRED.
 - MINIMUM GRADING OF 6" OF FALL IN THE FIRST 10 FEET FROM THE FOUNDATION IS REQUIRED.

CERTIFICATION
I HEREBY CERTIFY THAT THE FORGOING 'PLOT PLAN' WAS PREPARED FROM INFORMATION PROVIDED BY THE CLIENT AND OBTAINED FROM THE BUILDING CONTRACTOR. THIS 'PLOT PLAN' IS TO BE USED BY THE CLIENT FOR THE SOLE PURPOSE OF OBTAINING A BUILDING PERMIT. THE USE OF THIS 'PLOT PLAN' FOR ANY OTHER PURPOSE IS STRICTLY PROHIBITED.



Victor B. Koehler
VICTOR B. KOEHLER, P.S. NO. 7457
DATE 02/24/2023

PRADHEEP J. SHANKER AND KIRTI R. SHANKER
INSTR.# 201706260086665

LEGEND:

SET FOUND	DESCRIPTION	SYMBOL	DESCRIPTION
⊕	MONUMENT	D	DEED
⊕	RAILROAD SPIKE	P	PLAT
⊙	NAIL	SR	SURVEY RECORD
⊙	IRON PIPE	M	MEASURED
⊙	DRILL HOLE	C	CALCULATED
⊙	5/8"Ø IRON ROD WITH PERSONALIZED CAP	∅	DIAMETER
⊙	IRON ROD	▣	HOUSE
▲	STONE	▣	GARAGE
▣	MONUMENT BOX	▣	BARN
■	POST	▣	SHED
X	FENCE	C/L	CENTERLINE
		R/W	RIGHT-OF-WAY
		P/L	PROPERTY LINE
		⊙	UTILITY POLE

PROPOSED ELEVATIONS

FINISH FLOOR (GARAGE):	VARIES
SLOPE 0.02 FT/FT INSIDE GARAGE	
TOP OF WALL:	798.93
TOP OF FOOTER:	VARIES PER GRADE
HOWEVER @ EAST WALL	790.93
FINISH GRADE:	VARIES

SEE ELEVATION REFERENCES HEREON AND ON FINAL BUILDING PLANS.

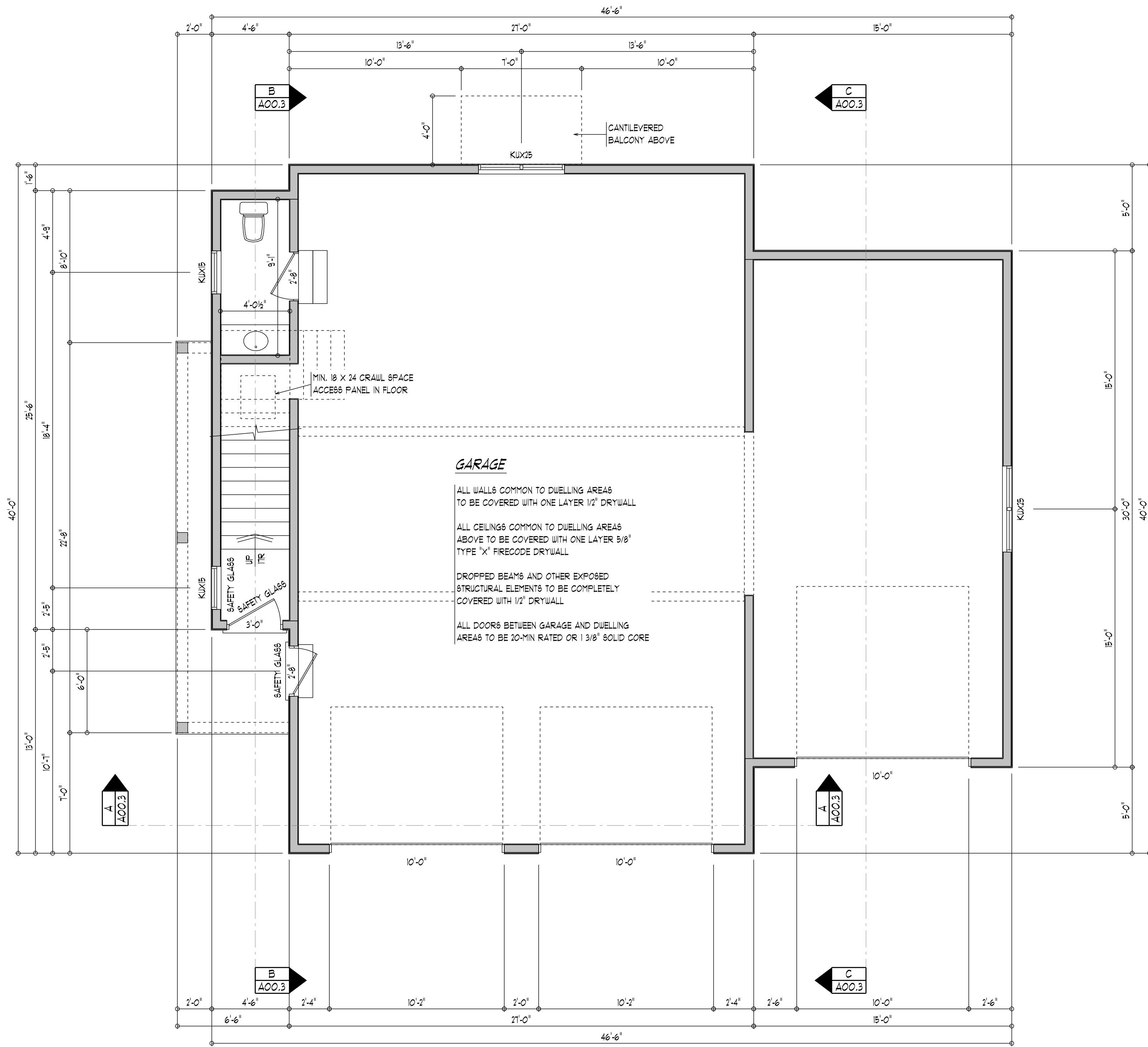
LEGEND

940.5	EXISTING ELEVATION
940.5	PROPOSED ELEVATION
940.5	AS-BUILT ELEVATION
→	SURFACE FLOW DIRECTION
⊙	UTILITY POLE

KOEHLER SURVEYING, INC.
P. O. BOX 28 UPPER SANDUSKY, OHIO 43351
419-294-5388

NEW DRIVE/GARAGE FOR: GREG ALER
BEING A PARCEL OF LAND SITUATED IN PART OF
VMS #2418 IN THE CITY OF DUBLIN,
FRANKLIN COUNTY, OHIO.

DRAWN:	VBK	02-23-23
CHECKED:	VBK	02-24-23
REVISIONS:	VBK	
1	/	1
22189-S		



GARAGE

ALL WALLS COMMON TO DWELLING AREAS TO BE COVERED WITH ONE LAYER 1/2" DRYWALL

ALL CEILINGS COMMON TO DWELLING AREAS ABOVE TO BE COVERED WITH ONE LAYER 5/8" TYPE 'X' FIRECODE DRYWALL

DROPPED BEAMS AND OTHER EXPOSED STRUCTURAL ELEMENTS TO BE COMPLETELY COVERED WITH 1/2" DRYWALL

ALL DOORS BETWEEN GARAGE AND DWELLING AREAS TO BE 20-MIN RATED OR 1 3/8" SOLID CORE

FIRST FLOOR PLAN

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

Detached Garage For
Greg and Fernanda Aler
5474 Dublin Road
Dublin, Ohio 43017

RTA Project Number
CH0514

Preliminary	000000
Bidding	000000
Construction	020923

Revision	Date
	000000

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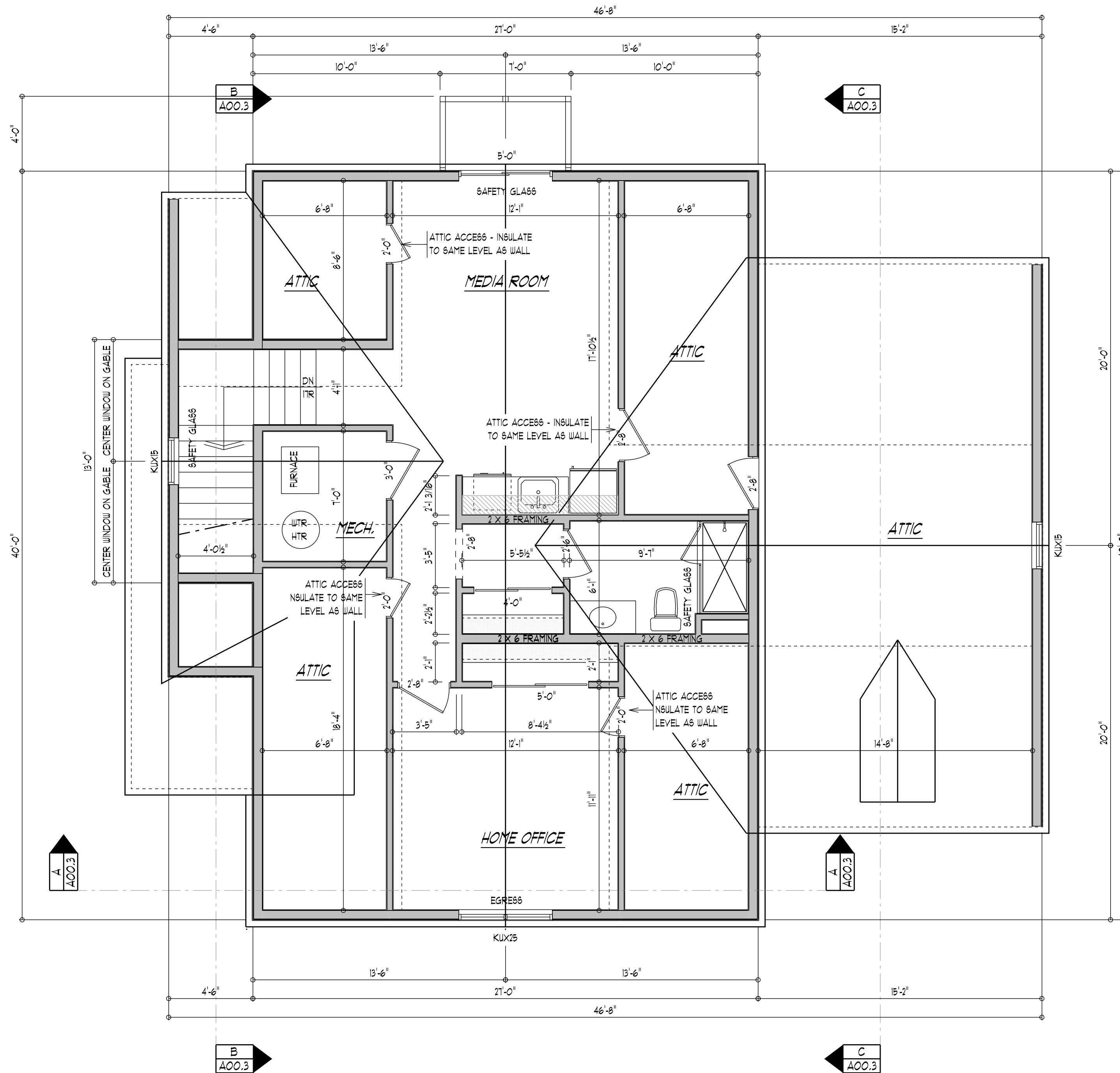
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FIRST FLOOR PLAN

A02.0



SECOND FLOOR PLAN

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

RTA

RICHARD TAYLOR ARCHITECTS

48 S. High St. Ste. B | Dublin, Ohio 43017
(614) 766-7257 | www.rtastudio.com

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SECOND FLOOR PLAN

A03.0

Detached Garage For
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Variance Revs	031423

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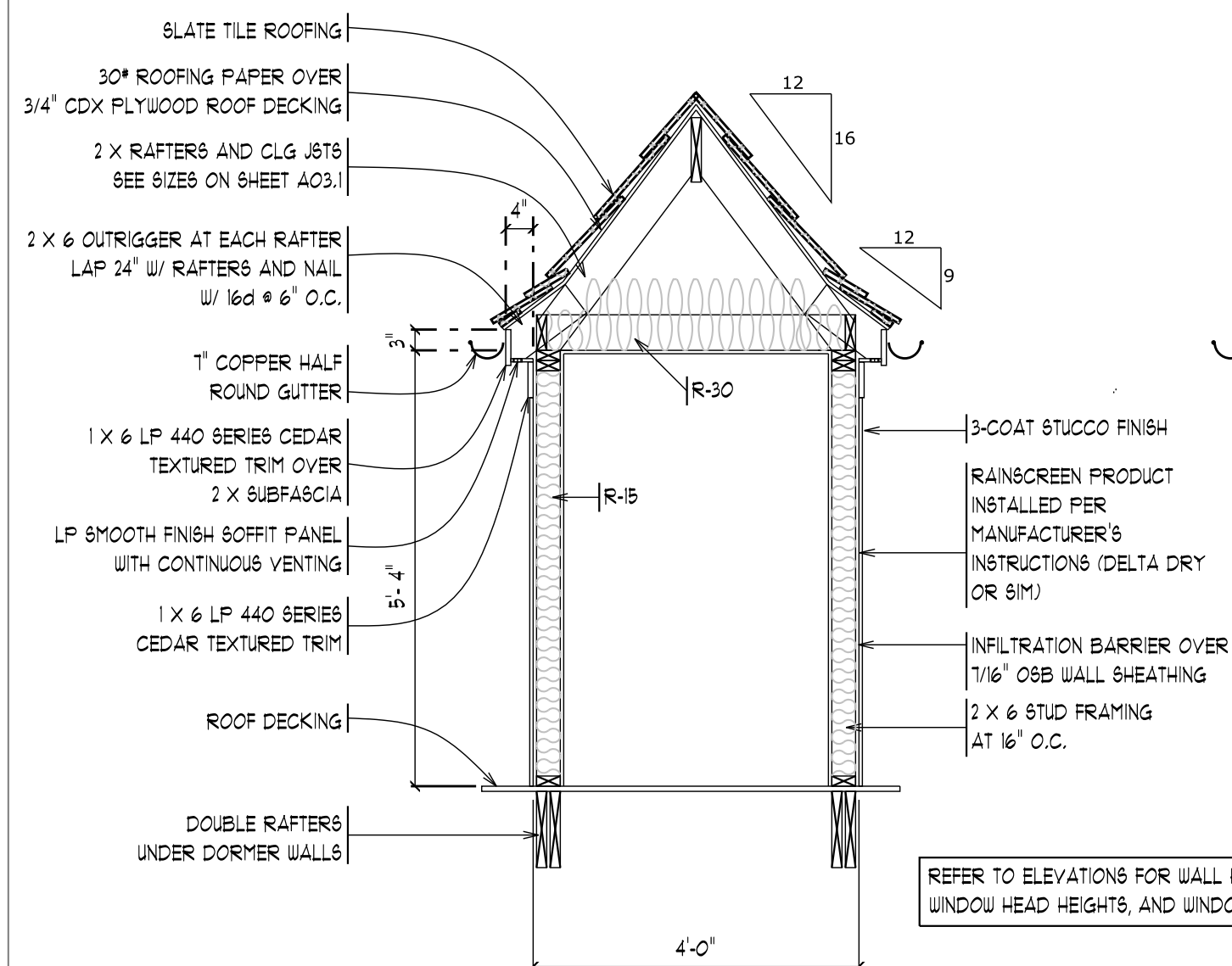
FRONT ELEVATION

A04.0



FRONT ELEVATION

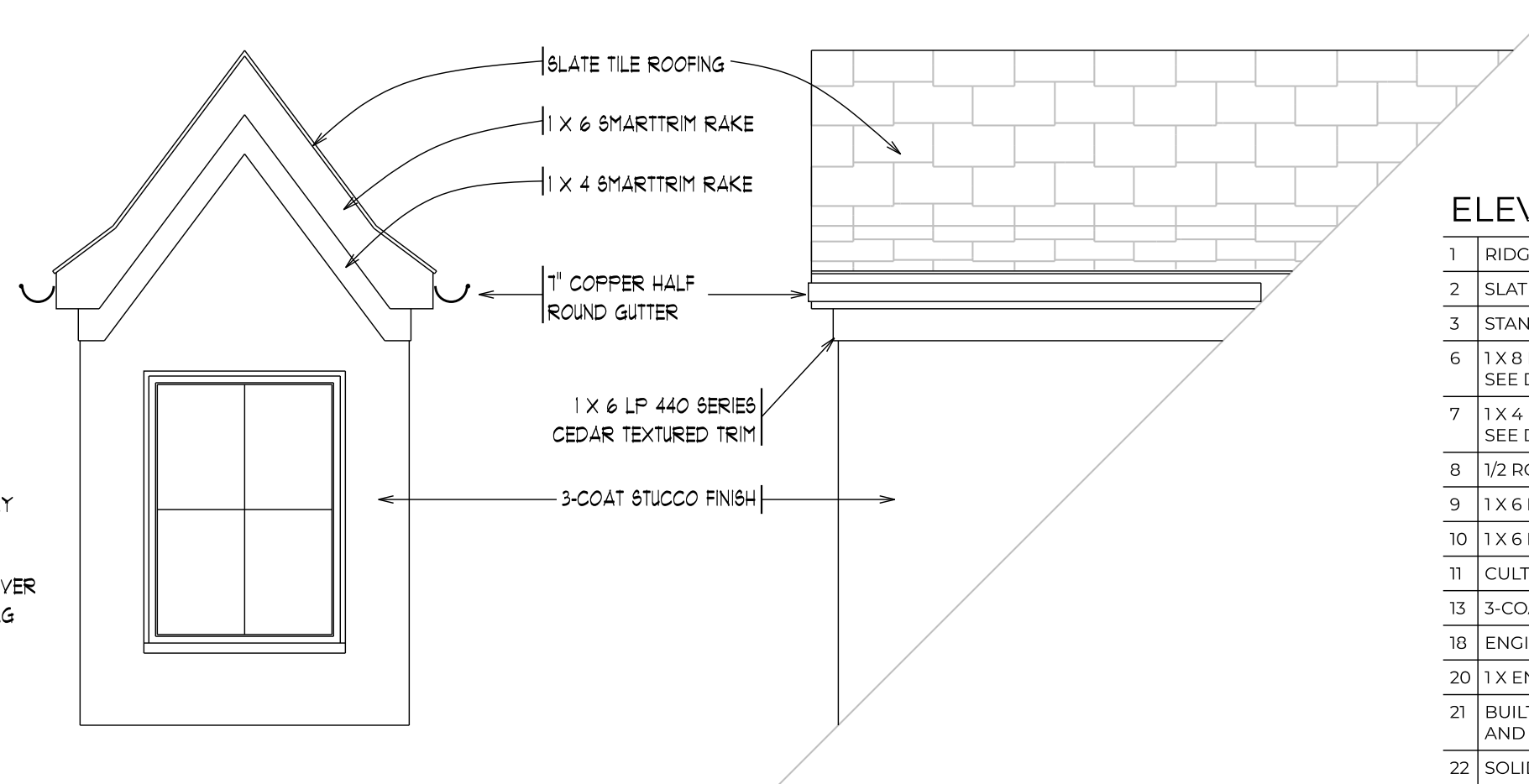
SCALE: 1/4" = 1'-0"



REFER TO ELEVATIONS FOR WALL HEIGHTS, WINDOW HEAD HEIGHTS, AND WINDOW SIZES

DORMER DETAILS

SCALE: 1/2" = 1'-0"



ELEVATION NOTES

- 1 RIDGE VENT
- 2 SLATE TILE ROOFING
- 3 STANDING SEAM METAL ROOFING
- 6 1 X 8 ENGINEERED WOOD RAKE SEE DETAILS ON SHEET A00.5
- 7 1 X 4 ENGINEERED WOOD FRIEZE SEE DETAILS ON SHEET A00.5
- 8 1/2 ROUND COPPER GUTTER
- 9 1 X 6 ENGINEERED WOOD FASCIA
- 10 1 X 6 ENGINEERED WOOD FRIEZE
- 11 CULTURED STONE VENEER TO MATCH HOUSE
- 13 3-COAT STUCCO FINISH
- 18 ENGINEERED WOOD LAP SIDING 7" EXPOSURE
- 20 1 X ENGINEERED WOOD TRIM
- 21 BUILT UP WOOD COLUMN - SEE NOTES ON A02.1 AND POST AND CAP DETAILS ON A00.5
- 22 SOLID WOOD BRACKET - SEE DETAIL ON SHEET A00.5
- 23 CUSTOM BOARD SHUTTERS WITH HINGES AND DOGS
- 24 COPPER GAS LAMP
- 25 CUT LIMESTONE TRIM
- 30 BRICK PAVERS

Detached Garage For
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LEFT ELEVATION

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

ELEVATION NOTES

1	RIDGE VENT
2	SLATE TILE ROOFING
3	STANDING SEAM METAL ROOFING
6	1 X 8 ENGINEERED WOOD RAKE SEE DETAILS ON SHEET A00.5
7	1 X 4 ENGINEERED WOOD FRIEZE SEE DETAILS ON SHEET A00.5
8	1/2 ROUND COPPER GUTTER
9	1 X 6 ENGINEERED WOOD FASCIA
10	1 X 6 ENGINEERED WOOD FRIEZE
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18	ENGINEERED WOOD LAP SIDING 7" EXPOSURE
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21	BUILT UP WOOD COLUMN - SEE NOTES ON A02.1 AND POST AND CAP DETAILS ON A00.5
22	SOLID WOOD BRACKET - SEE DETAIL ON SHEET A00.5
23	CUSTOM BOARD SHUTTERS WITH HINGES AND DOGS
24	COPPER GAS LAMP
25	CUT LIMESTONE TRIM
30	BRICK PAVERS

LEFT ELEVATION

A04.1

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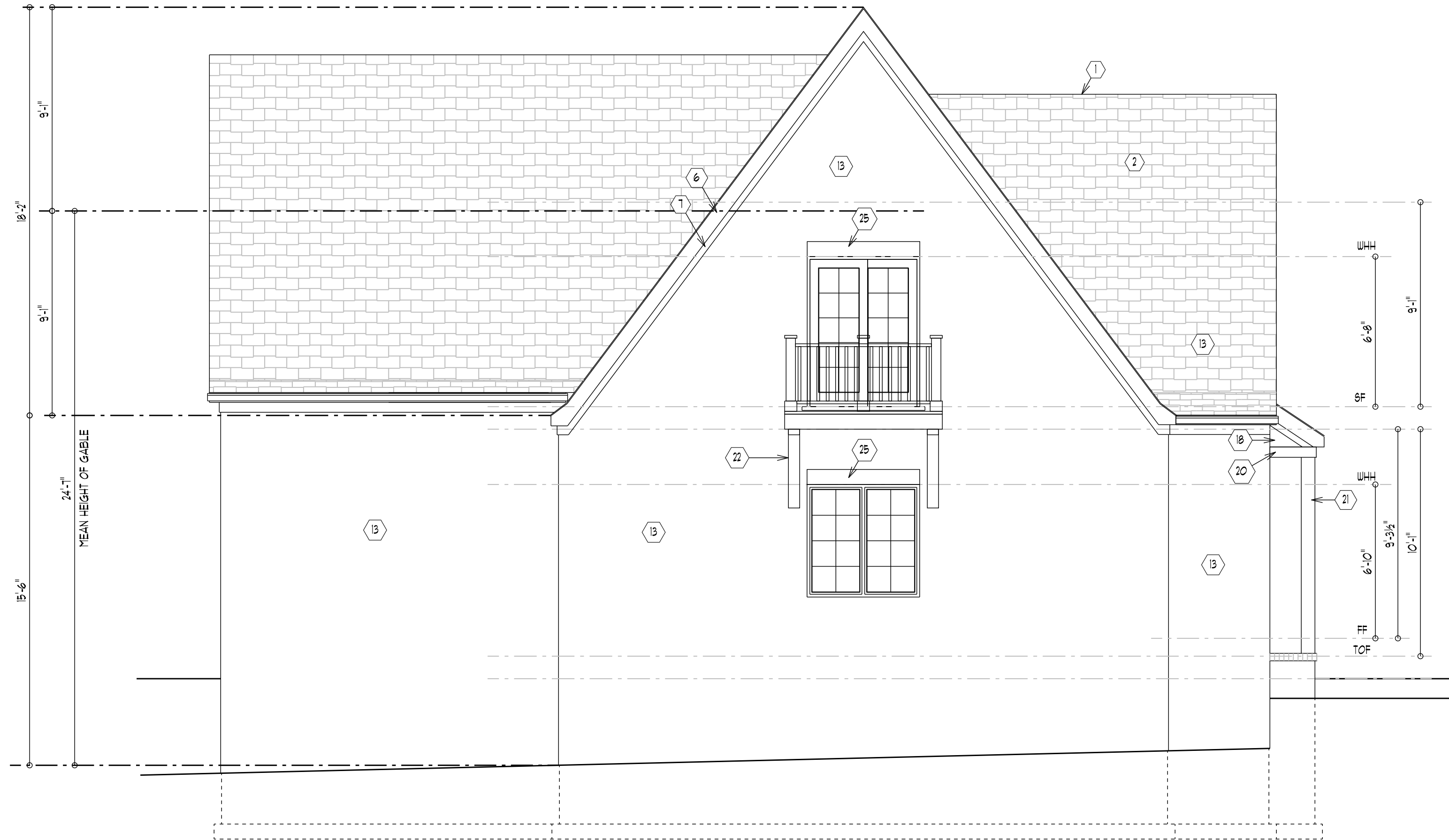
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REAR ELEVATION

A04.2



REAR ELEVATION

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

ELEVATION NOTES

- 1 RIDGE VENT
- 2 SLATE TILE ROOFING
- 3 STANDING SEAM METAL ROOFING
- 6 1 X 8 ENGINEERED WOOD RAKE
SEE DETAILS ON SHEET A00.5
- 7 1 X 4 ENGINEERED WOOD FRIEZE
SEE DETAILS ON SHEET A00.5
- 8 1/2 ROUND COPPER GUTTER
- 9 1 X 6 ENGINEERED WOOD FASCIA
- 10 1 X 6 ENGINEERED WOOD FRIEZE
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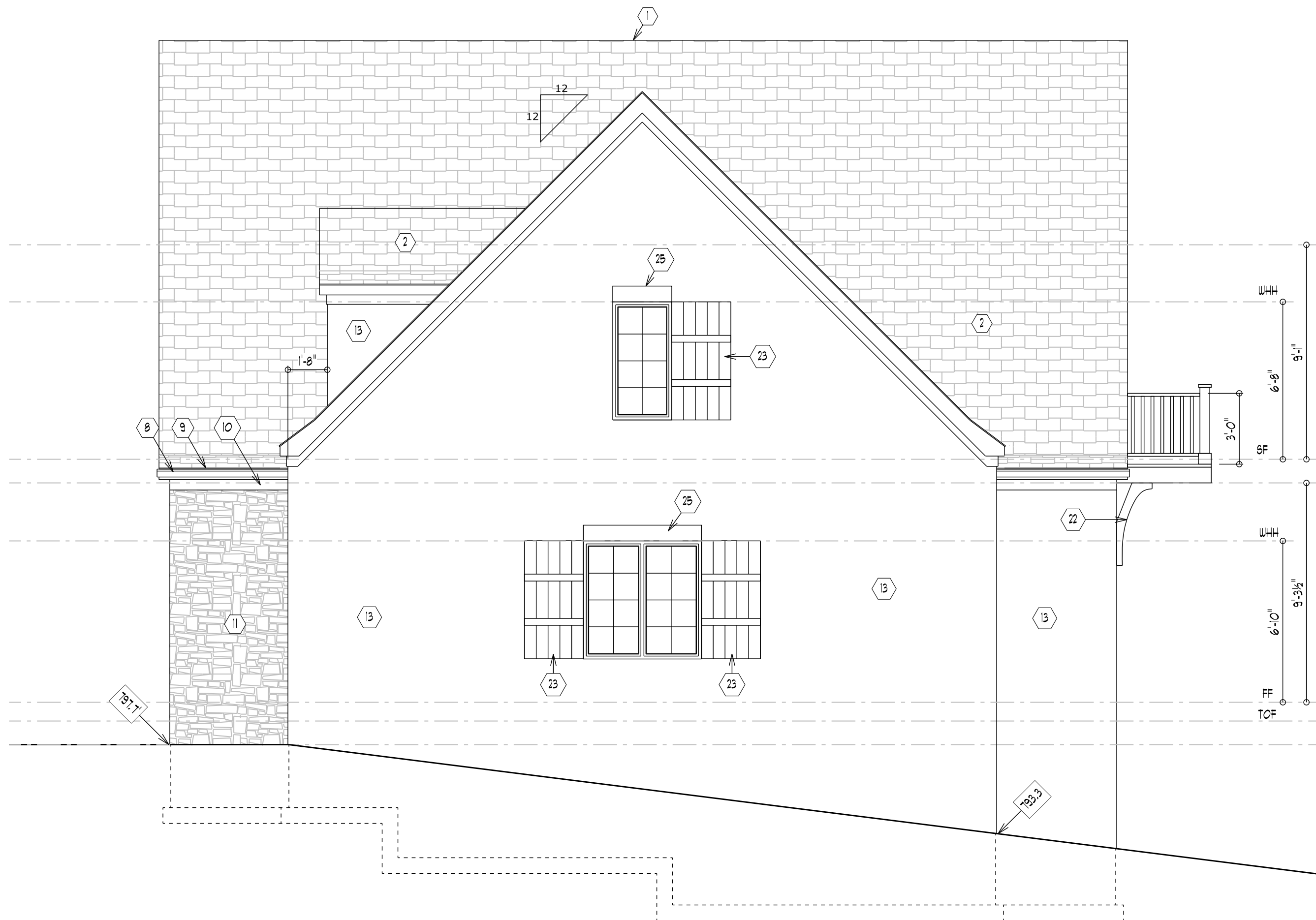
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RIGHT ELEVATION

A04.3



RIGHT ELEVATION

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

ELEVATION NOTES

- 1 RIDGE VENT
- 2 SLATE TILE ROOFING
- 3 STANDING SEAM METAL ROOFING
- 6 1 X 8 ENGINEERED WOOD RAKE
SEE DETAILS ON SHEET A00.5
- 7 1 X 4 ENGINEERED WOOD FRIEZE
SEE DETAILS ON SHEET A00.5
- 8 1/2 ROUND COPPER GUTTER
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