

UTILITY NOTE TO CONTRACTOR

THE LOCATION OF EXISTING UTILITIES ARE UNKNOWN. IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO LOCATE ALL UTILITIES AND PROPERLY DISCONNECT/ TERMINATE SERVICE BEFORE DEMOLITION / CONSTRUCTION. CONTRACTOR TO COORDINATE WITH ALL SERVICE PROVIDERS, DETERMINE POINTS OF CONNECTION, ROUTING AND LOCATION OF WHERE UTILITIES WILL ENTER THE BUILDING BEFORE CONSTRUCTION.

BASIS OF INFORMATION

ALL EXISTING CONDITIONS, TOPOGRAPHY, UTILITIES, & EASEMENTS ARE AS TAKEN FROM A SURVEY PROVIDED BY LANDMARK SURVEY GROUP
PER SURVEY NOTES, BEARINGS ARE BASED ON THE OHIO STATE PLANE COORDINATE SYSTEM, SOUTH ZONE, NAD83(CORS)

CONTACT INFORMATION

ARCHITECT
RICHARD TAYLOR
RICHARD TAYLOR ARCHITECTS
48 S. HIGH ST SUITE B
DUBLIN, OH 43017
(614) 766-7257

SURVEYOR
LANDMARK SURVEY GROUP
690 LAKEVIEW PLAZA BLVD. SUITE A
WORTHINGTON OH 43085
614-485-9000
SCOTT GRUNDEI

KEYED NOTES

- EXISTING BARN TO BE REMOVED
- EXISTING SIDEWALK TO BE REMOVED AND RELOCATED. SEE NOTE 8.
- EXISTING TREE TO BE REMOVED
- EXISTING HOUSE TO BE RELOCATED. NEW FOUNDATION TO BE INSTALLED, SEE ARCHITECTURAL PLANS FOR DETAILS
- EXISTING STONE WALL TO BE REPAIRED
- PROPOSED HOUSE ADDITION
- PROPOSED ASPHALT DRIVE. APPROACH TO BE INSTALLED PER CITY OF DUBLIN STANDARD DRAWING RD-07
- PROPOSED BRICK PAVER WALK.
- PROPOSED TRENCH DRAIN. TRENCH OUTLET PIPE TO BE CONNECTED TO DOWNSPOUT DRAIN. CONTRACTOR TO DETERMINE LAYOUT/ CONNECTION IN FIELD.

GENERAL NOTES

- THE INFORMATION DEPICTED ON THESE CONSTRUCTION DOCUMENTS IS AS ACCURATE AS POSSIBLE WITH REGARD TO THE INFORMATION PROVIDED BY THE SURVEYOR, ARCHITECT AND CITY GIS. IT IS THE CONTRACTORS RESPONSIBILITY TO FIELD VERIFY ALL EXISTING AND PROPOSED GRADES AND UTILITIES PRIOR TO CONSTRUCTION. NOTIFY THE OWNER'S REPRESENTATIVE AND THE BUILDING DESIGNER IMMEDIATELY OF ANY DISCREPANCY FOUND BETWEEN THE FIELD CONDITIONS AND THESE PLANS.
- ALL PROPOSED SPOT ELEVATIONS AND CONTOURS SHOWN ON THE PLAN ARE PROPOSED FINISHED GRADES. IT IS THE CONTRACTORS RESPONSIBILITY TO ADJUST SUBGRADE ELEVATIONS ACCORDINGLY TO ENSURE POSITIVE DRAINAGE AWAY FROM FOUNDATIONS TO MEET OR EXCEED STATE AND/OR LOCAL REQUIREMENTS. THE GRADE FROM FOUNDATION WALLS SHALL FALL A MINIMUM OF 6" WITHIN THE FIRST 10'.
- CONTRACTOR TO INSTALL ALL NECESSARY EROSION CONTROL MEASURES PRIOR TO THE START OF ANY GRADING ACTIVITIES. PERMANENT EROSION CONTROL, TURF ESTABLISHMENT, AND SOIL STABILIZATION IS THE RESPONSIBILITY OF THE CONTRACTOR.
- ALL CONSTRUCTION SHALL COMPLY WITH APPLICABLE CODES AND LOCAL REQUIREMENTS. CONTRACTORS MUST COMPLY WITH CONTRACTOR REGISTRATION REQUIREMENTS OF ALL GOVERNING AUTHORITIES. ALL REQUIRED JURISDICTIONAL PERMITS SHALL BE ACQUIRED. ALL WORK SHALL MEET JURISDICTIONAL REQUIREMENTS AND SPECIFICATIONS.
- CONTRACTOR IS RESPONSIBLE FOR TRAFFIC CONTROL WHILE WORKING IN THE PUBLIC RIGHT OF WAY OR ADJOINING PROPERTIES.
- THE INFORMATION CONTAINED ON THIS PLAN DENOTE SITE RELATED IMPROVEMENTS WHICH CONTAIN ARCHITECTURAL STRUCTURES. CONTRACTOR IS RESPONSIBLE FOR VERIFYING INFORMATION SHOWN COORDINATE WITH THE ARCHITECTURAL PLANS BEFORE CONSTRUCTION. CONTRACTOR TO NOTIFY OWNER'S REPRESENTATIVE AND THE BUILDING DESIGNER IMMEDIATELY OF ANY DISCREPANCY FOUND BETWEEN PLANS.

SITE DATA

SITE ADDRESS:

27 N RIVERVIEW ST. DUBLIN OHIO 43017

OWNER:

HAFFAR GROUP LLC

PARCEL:

273-000032

SITE AREA:

0.211 AC. (9,170 SF)

ZONING:

HD-HR, HISTORICAL RESIDENTIAL DISTRICT

SETBACKS:

BUILDINGS

FRONT: 20'
REAR: 20% OF LOT DEPTH. PROPOSED - 20'
SIDE: 3'

IMPERVIOUS AREA (WITHIN SITE P/L):

EX. HOUSE: 975 SQFT
PROP. HOUSE ADDITION: 1,775 SQFT
TOTAL HOUSE = 2,754 SF
PROP. IMPERVIOUS PAVEMENT (DRIVE & WALK): 535 SQFT
PROPOSED COVERAGE (EXCLU. ROADWAY)= 35.9%
(2,754+535)/9,170
EX. IMPERVIOUS INSIDE P/L (N RIVERVIEW ROADWAY): 1,032 SQFT
PROPOSED COVERAGE (INCL. N RIVERVIEW ROADWAY) = 47.1%
(2,754+535+1,032)/9,170

PLAN LEGEND

	EXISTING CONTOURS
	PROPOSED CONTOURS
	EXISTING SPOT GRADE
	PROPOSED SPOT ELEVATION
	PROPOSED SLOPE
	PROPOSED ADDITION (2,774 SF)
	PROPOSED DRIVE (428 SF)
	PROPOSED BRICK WALK (142 SF)



FLOODPLAIN DATA

ACCORDING TO THE FEDERAL EMERGENCY MANAGEMENT AGENCY'S FLOOD INSURANCE RATE MAP (DATED JUNE 17, 2008), THE SUBJECT PARCELS LIE WITHIN ZONE "X", COMMUNITY PANEL NO. 39049C0151K

PLANS PREPARED FOR:

PLANS PREPARED BY:

brock engineering
NATHAN HARRINGTON
E: NHARRINGTON@BRACKENG.COM
P: 614.506.3662

SITE PLAN

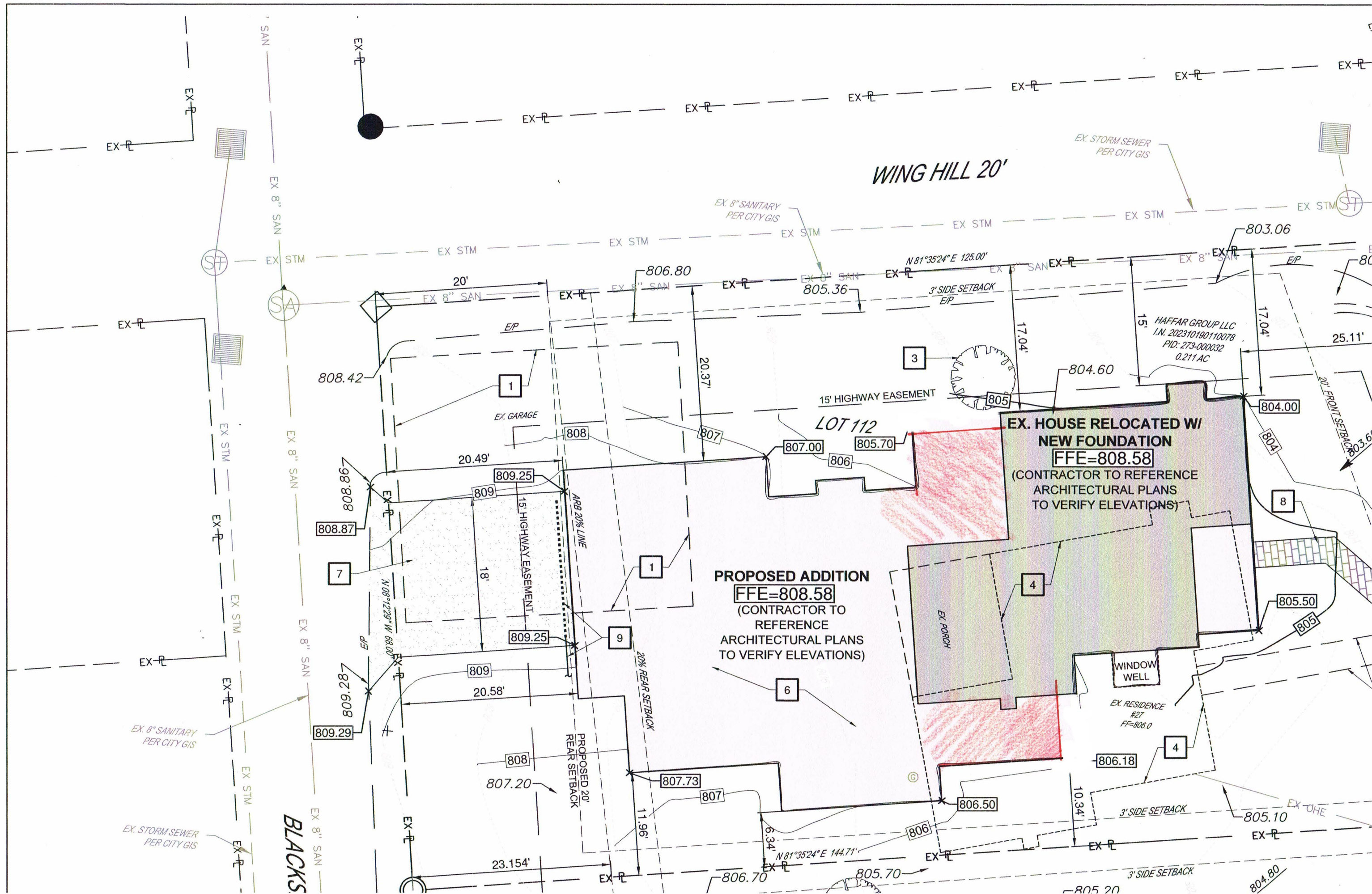
HAFFAR GROUP LLC

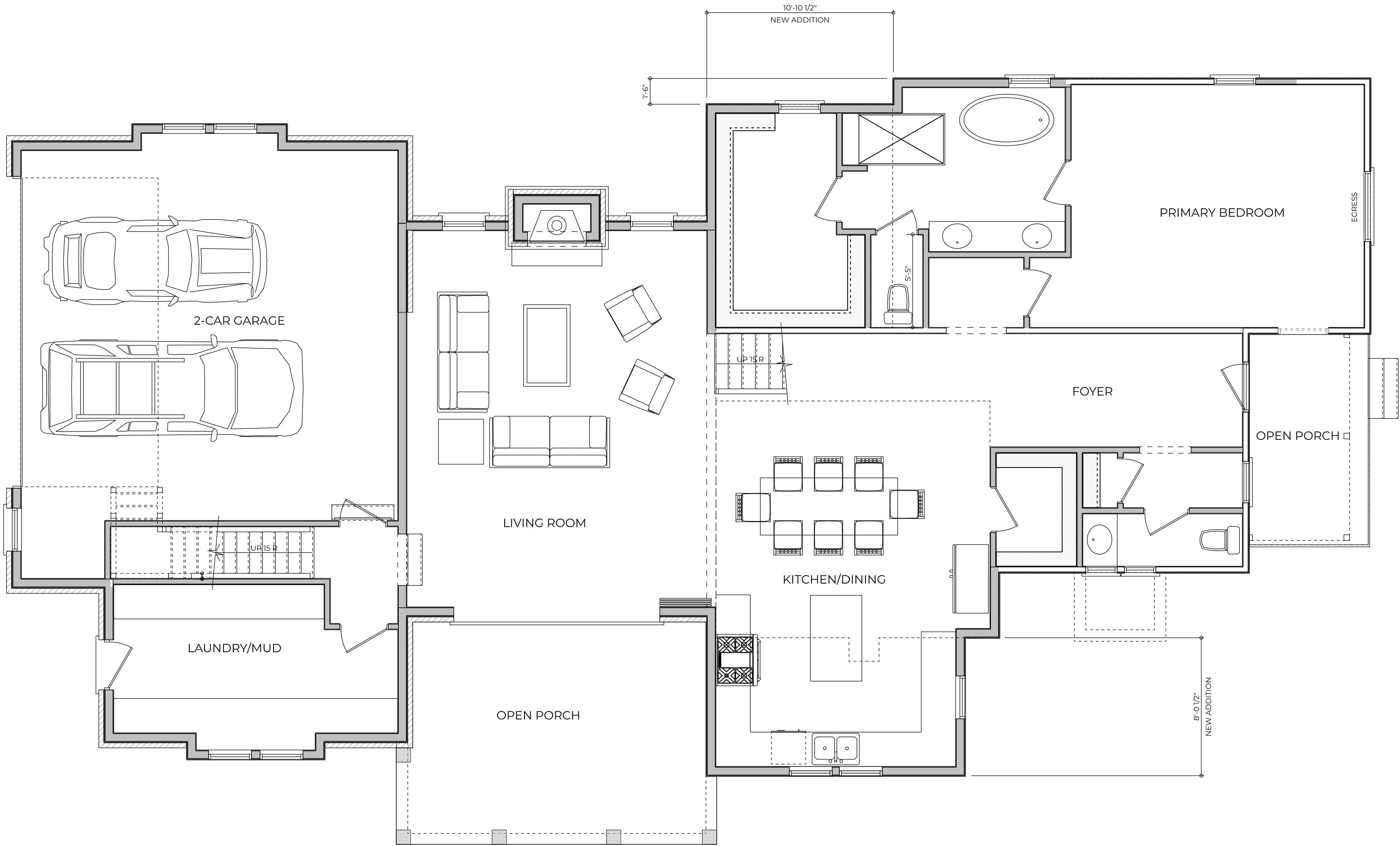
27 N RIVERVIEW ST., DUBLIN OHIO 43017

REVISIONS
NO. DATE DESCRIPTION

DATE: 05/09/2024
JOB NO.: 2024-18
DESIGN: NBH
CHECKED: NBH
SHEET NO.

1 / 1





FIRST FLOOR PLAN

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

Addition and Remodeling
Haffar Group, LLC
27 North Riverview St.
Dublin, Ohio 43017

RTA Project Number
RA0723

	Date
Preliminary	000000
Bidding	000000
Progress	070424
Construction	000000

Revision	Date
	000000

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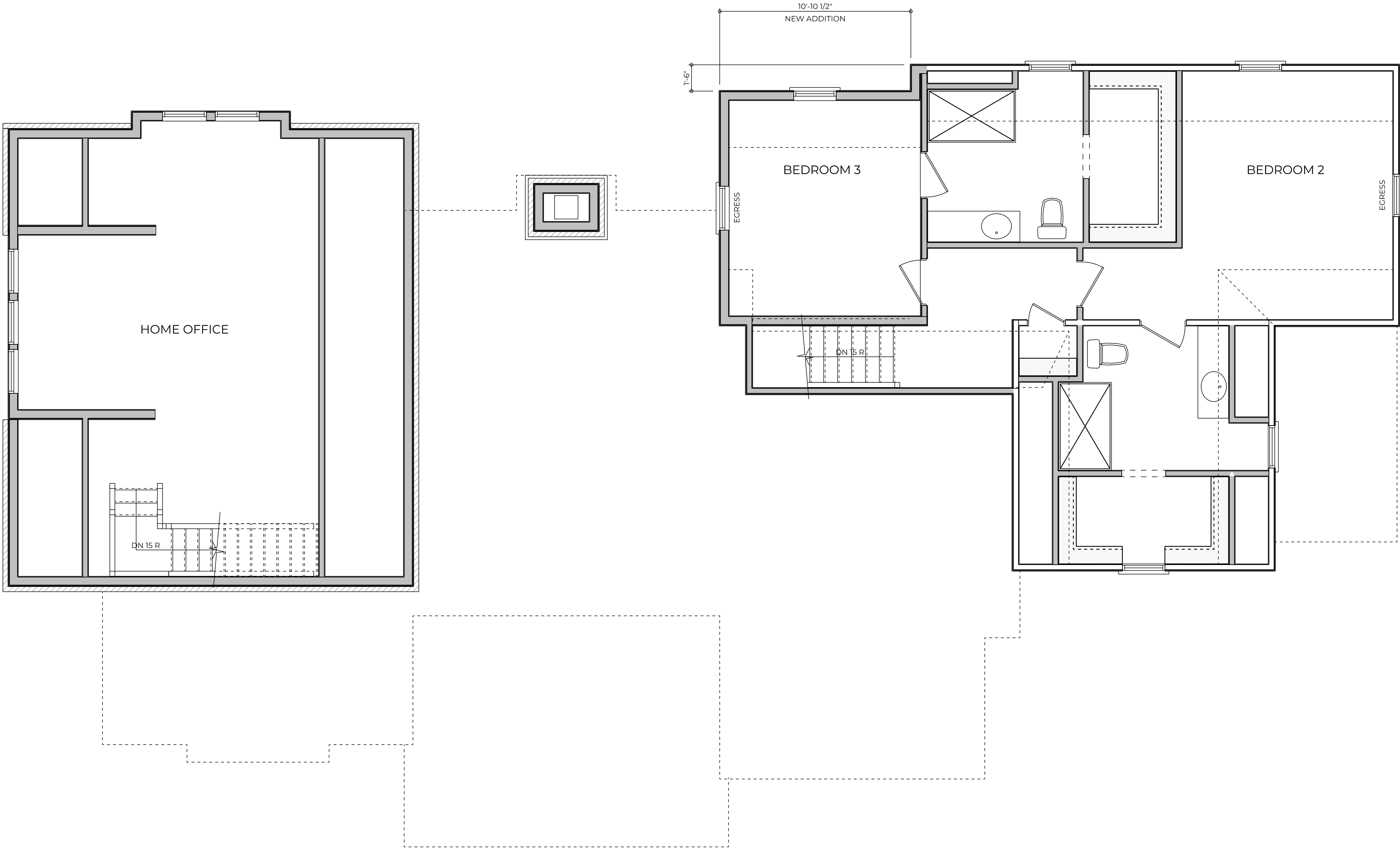
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Date	
Preliminary	000000
Bidding	000000
Progress	070424
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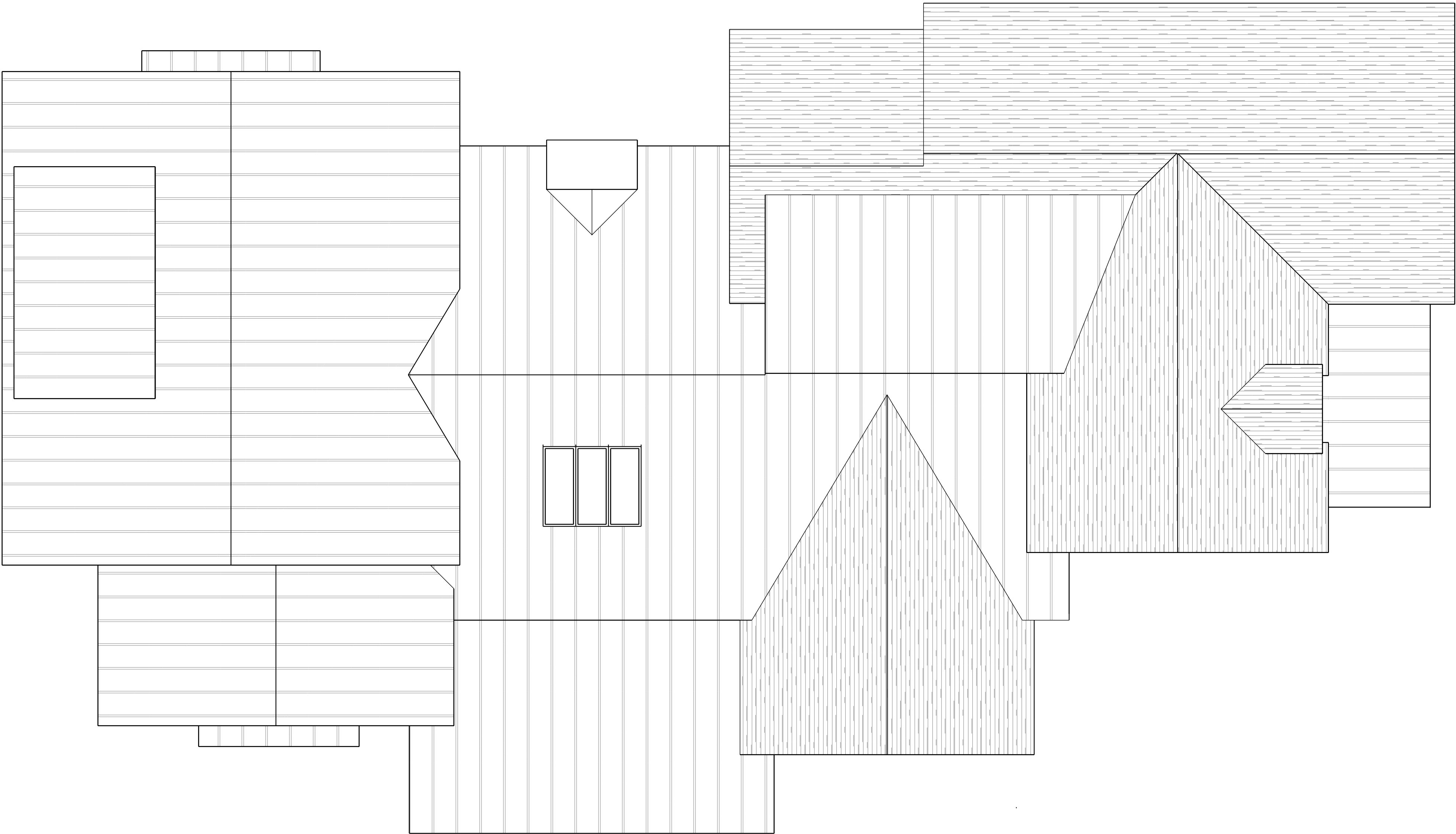
SECOND FLOOR PLAN
SCALE: 1/4" = 1'- 0"

Date	
Preliminary	000000
Bidding	000000
Progress	060524
Construction	000000

Revision	Date
	000000

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

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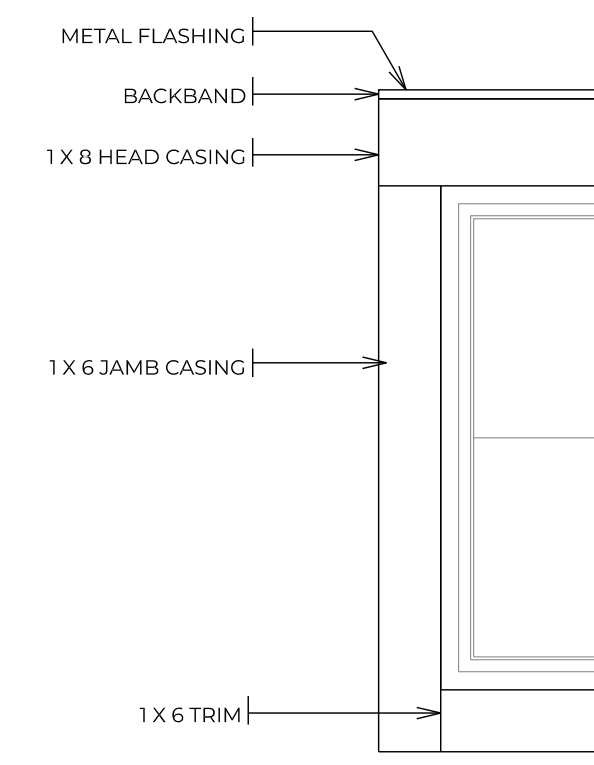
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**NORTH ELEVATION**

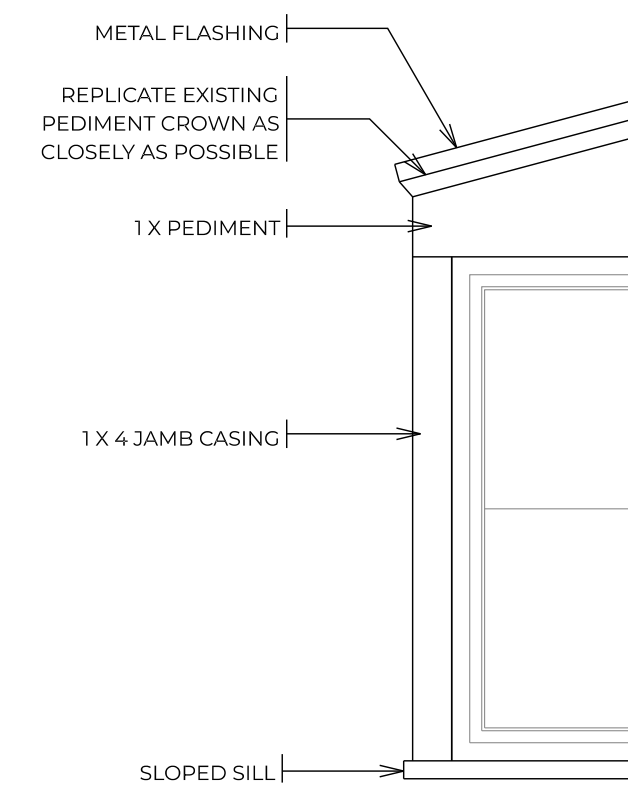
SCALE: 1/4" = 1'- 0"

**EAST ELEVATION**

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

**WINDOW TRIM DTL A**

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

**WINDOW TRIM DTL B**

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

ELEVATION CODED NOTES

ROOF	
1	VENTED RIDGE CAP
2	PREFINISHED STANDING SEAM METAL ROOF 16" PANEL WIDTH
3	SHINGLE-OVER RIDGE VENT
4	ARCHITECTURAL FIBERGLASS SHINGLES
5	1 X 8 ENGINEERED WOOD FASCIA
6	1 X 6 ENGINEERED WOOD FASCIA
7	6" HALF-ROUND GUTTER AND 4" ROUND DOWNSPOUTS
8	1 X 8 ENGINEERED WOOD RAKE
9	1 X 6 ENGINEERED WOOD RAKE
10	1 X 6 ENGINEERED WOOD RAKE FRIEZE
11	1 X 6 ENGINEERED WOOD FRIEZE
12	1 X BEAM WRAP
WALLS/TRIM	
13	MANUFACTURED STONE VENEER
14	8" CUT STONE LINTEL
15	CUT STONE SILL
16	1 X 4 TONGUE AND GROOVE VERTICAL SIDING
16.1	1 X 4 TONGUE AND GROOVE VERTICAL SIDING APPLIED ON OVERHEAD GARAGE DOOR
17	LP SMARTSIDE SMOOTH FINISH LAP SIDING OR REPLACE EXISTING SIDING WITH NEW DROP SIDING OR RESTORE EXISTING DROP SIDING
18	(NOT USED)
19	1 X 6 ENGINEERED WOOD CORNER BOARD
20	1 X 4 ENGINEERED WOOD CORNER BOARD
21	1 X 6 ENGINEERED WOOD SKIRT BOARD
22	1 X 4 ENGINEERED WOOD TRIM
23	CUSTOM PEDIMENT TRIM TO MATCH EXISTING AS CLOSELY AS POSSIBLE
24	BUILT-UP COLUMN
MISC	
25	THINSET STONE PAVERS
26	CUT LIMESTONE TREADS ON BRICK STEPS
27	PAINTED STEEL FLUE CAP
28	CUT LIMESTONE CHIMNEY TRIM
29	OVERHEAD DOOR WITH SIDING OVERLAY TO MATCH SIDING
30	SKYLIGHT



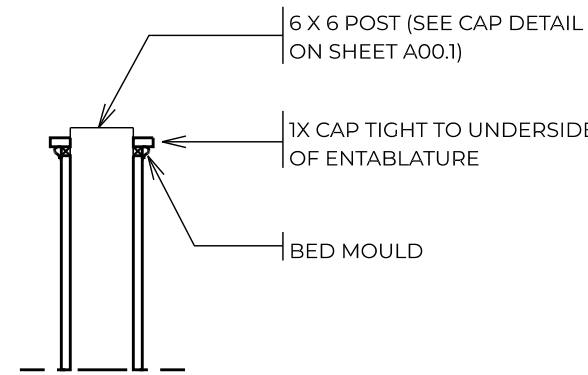
SOUTH ELEVATION

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



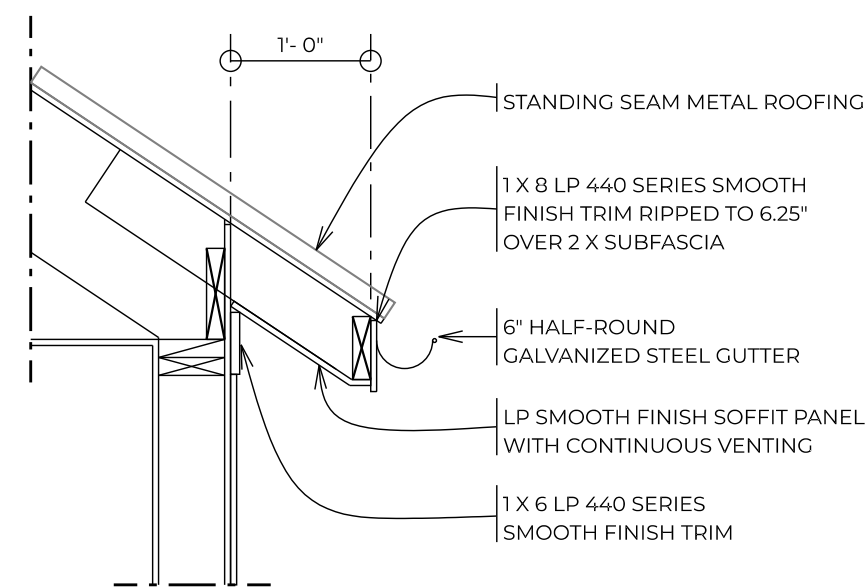
WEST ELEVATION

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



COLUMN DETAIL

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



EAVE DETAIL

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

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RTA

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(614) 766-7257 | www.rtastudio.com

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27 NR WEST AND SOUTH
ELEVATIONS 021424