

GENERAL NOTES

A 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.

B 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'.

C 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.

D 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.

E CONTRACTOR IS RESPONSIBLE FOR TRAFFIC CONTROL WHILE WORKING IN THE PUBLIC RIGHT OF WAY OR ADJOINING PROPERTIES.

F 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)

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.

- KEYED NOTES**
- 1 EXISTING BARN TO BE REMOVED
 - 2 EXISTING SIDEWALK TO BE REMOVED AND RELOCATED. SEE NOTE 9.
 - 3 EXISTING TREE TO BE REMOVED
 - 4 EXISTING HOUSE TO BE RELOCATED. NEW FOUNDATION TO BE INSTALLED, SEE ARCHITECTURAL PLANS FOR DETAILS
 - 5 EXISTING STONE WALL TO BE REPAIRED
 - 6 PROPOSED HOUSE ADDITION
 - 7 PROPOSED ASPHALT DRIVE. APPROACH TO BE INSTALLED PER CITY OF DUBLIN STANDARD DRAWING RD-07
 - 8 PROPOSED BRICK PAVER WALK.
 - 9 PROPOSED TRENCH DRAIN

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) |

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)

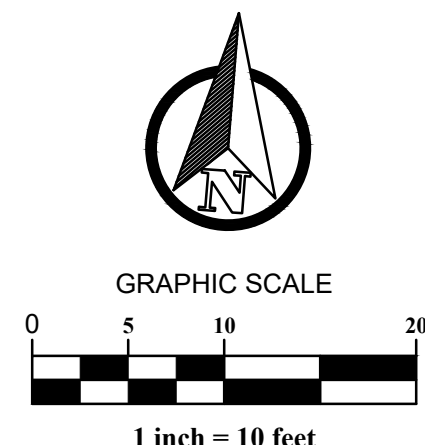
CONTACT INFORMATION

| | |
|--|--|
| ARCHITECT | SURVEYOR |
| RICHARD TAYLOR RICHARD TAYLOR ARCHITECTS 48 S. HIGH ST SUITE B DUBLIN, OH 43017 (614) 766-7257 | LANDMARK SURVEY GROUP 690 LAKEVIEW PLAZA BLVD. SUITE A WORTHINGTON OH 43085 614-485-9000 SCOTT GRUNDEI |



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:



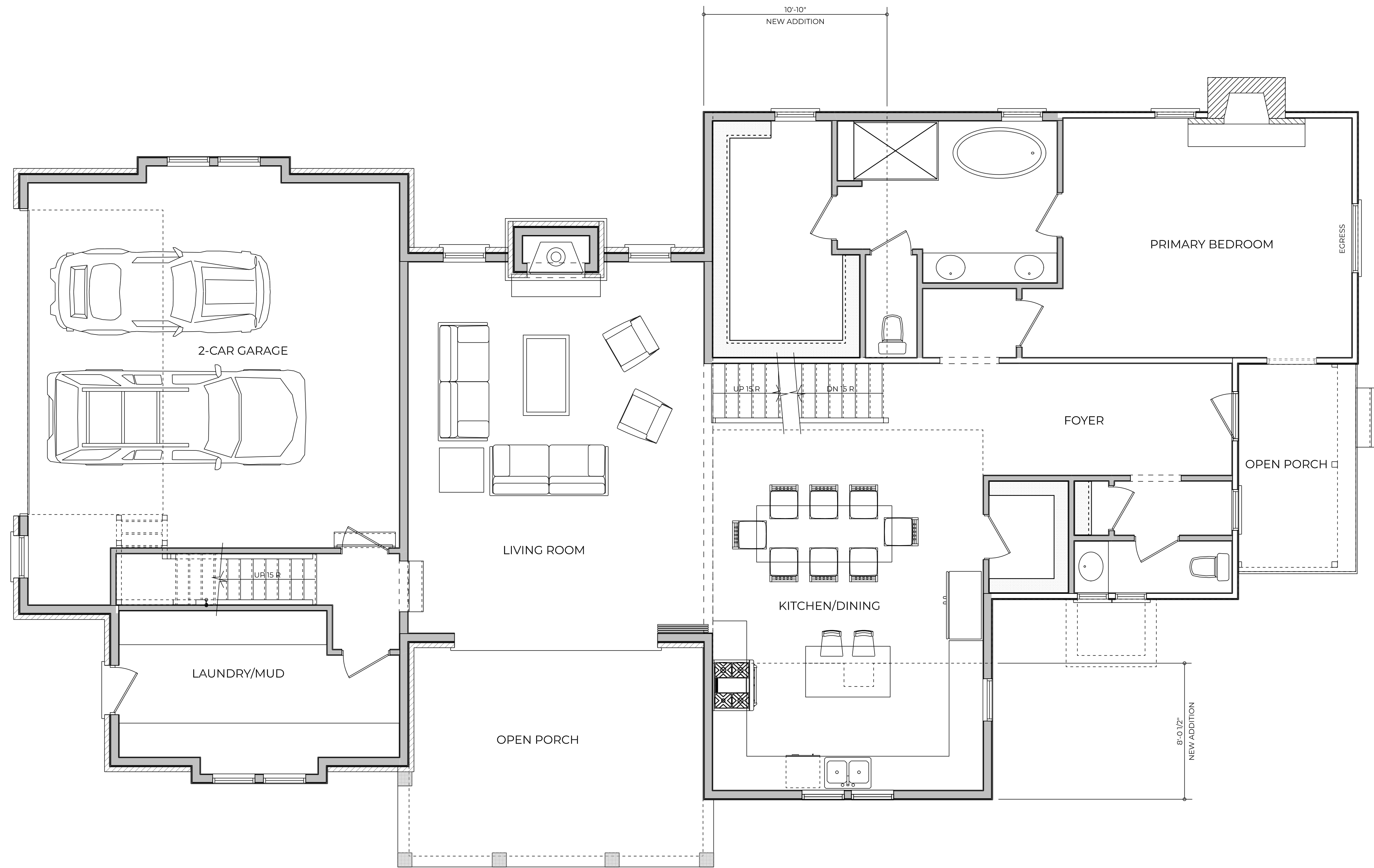
SITE PLAN

HAFFAR GROUP LLC

17 N RIVERVIEW ST., DUBLIN OHIO 43017

| REVISIONS NO. | DATE | DESCRIPTION |
|---------------|------|-------------|
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DATE: 04/12/2024
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

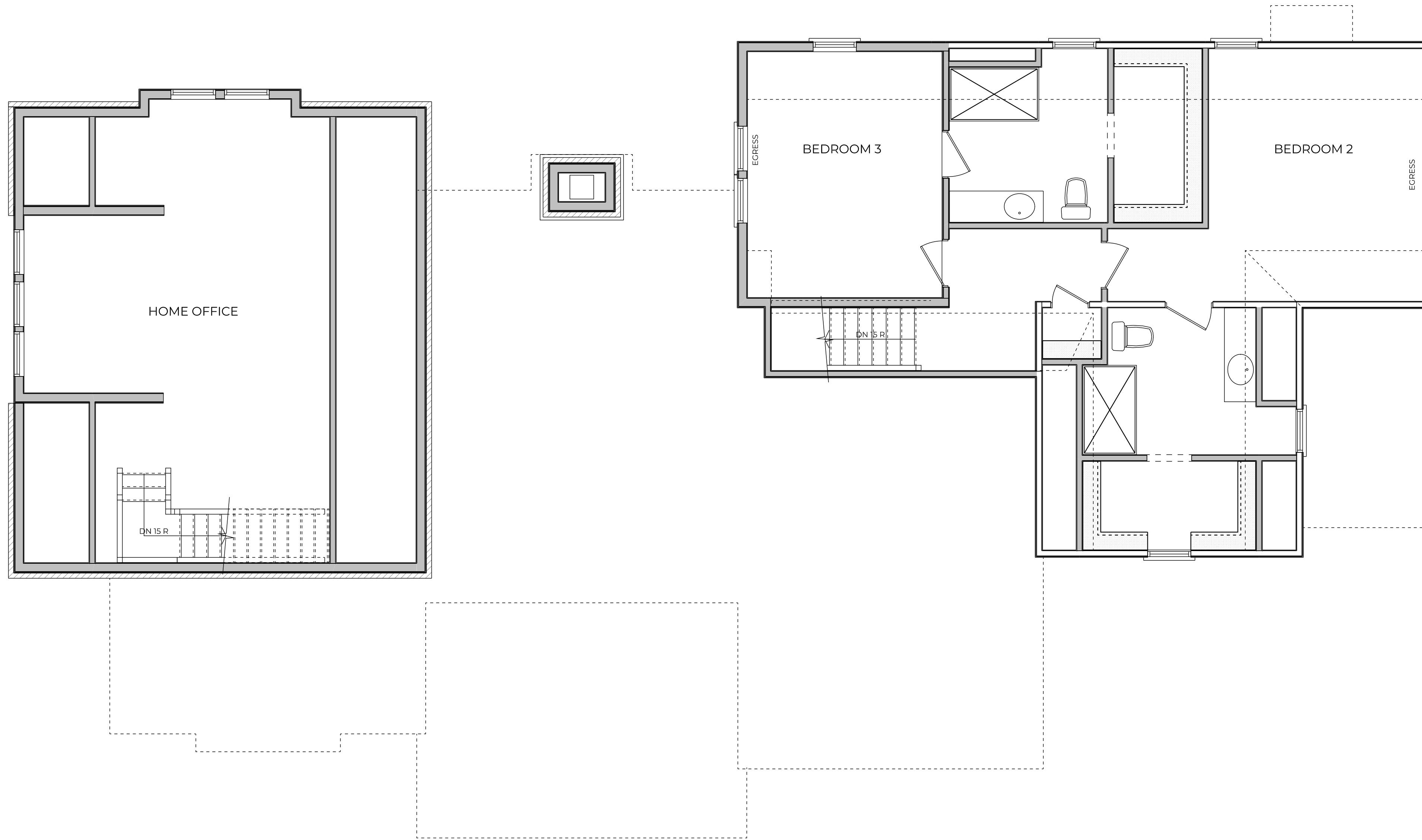
RTA Project Number
RA0723

| | Date |
|--------------|--------|
| Preliminary | 000000 |
| Bidding | 000000 |
| Progress | 042224 |
| Construction | 000000 |

| Revision | Date |
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SECOND 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 | 042224 |
| Construction | 000000 |

| Revision | Date |
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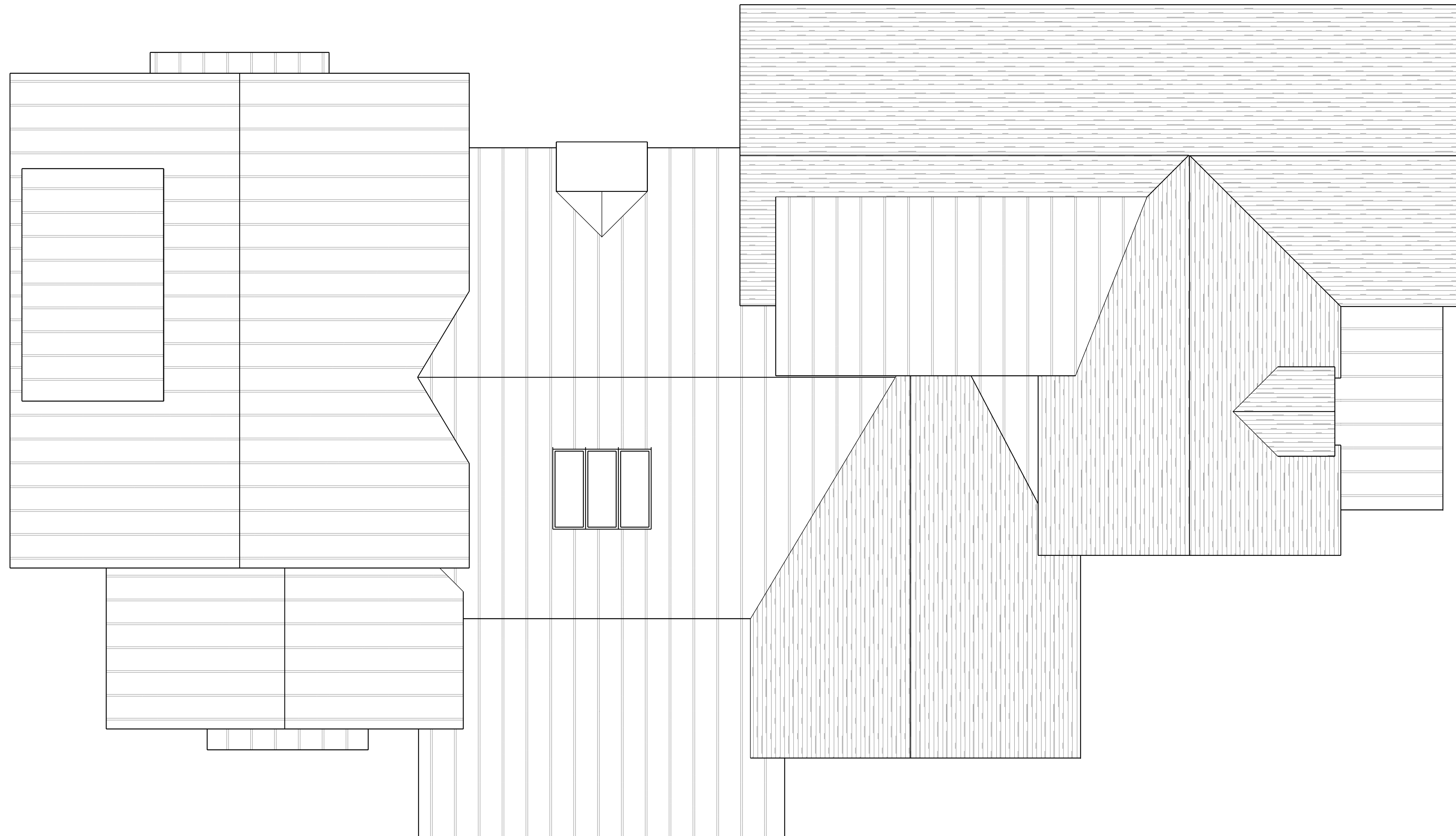
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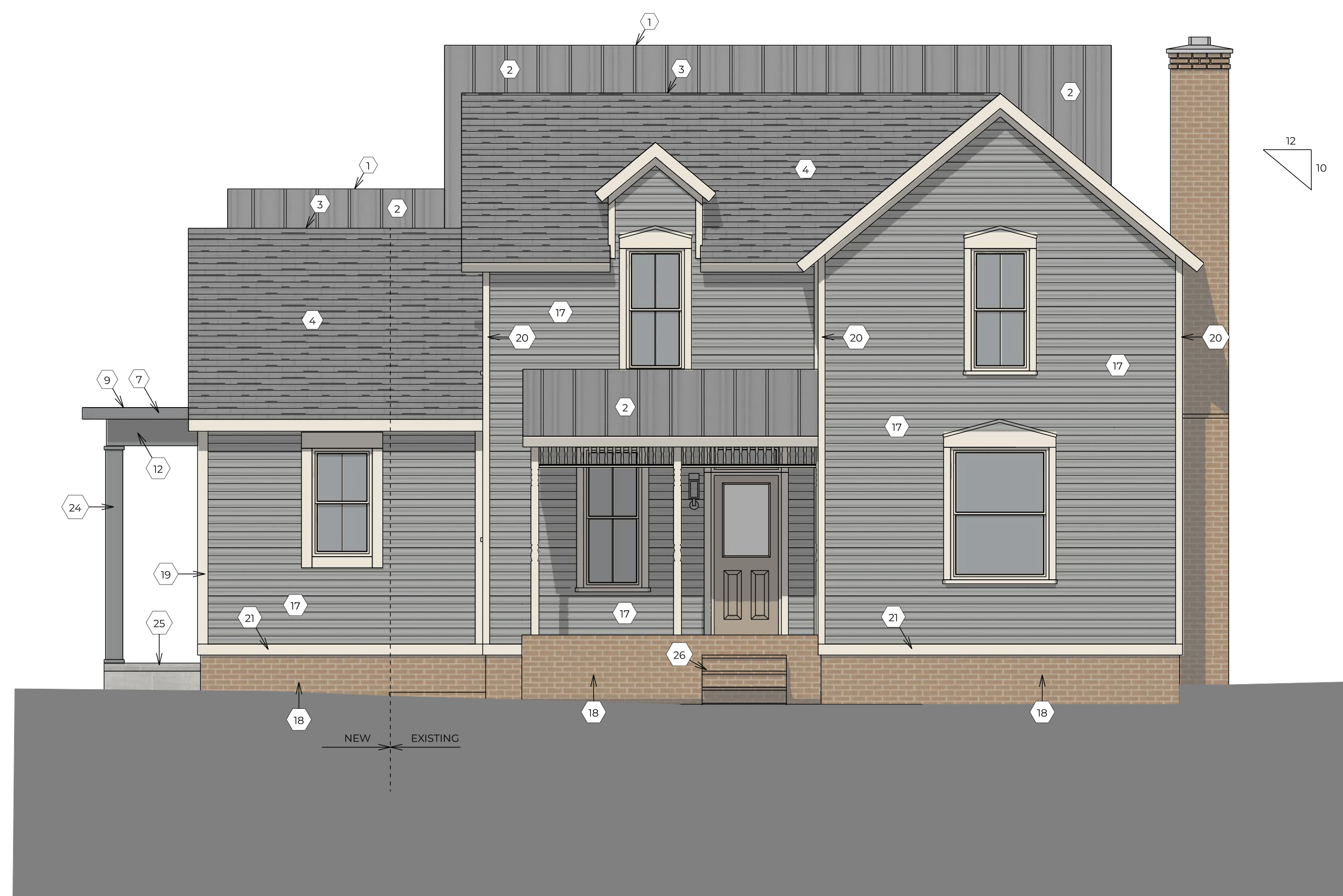


ROOF PLAN
SCALE: 1/4" = 1'-0"



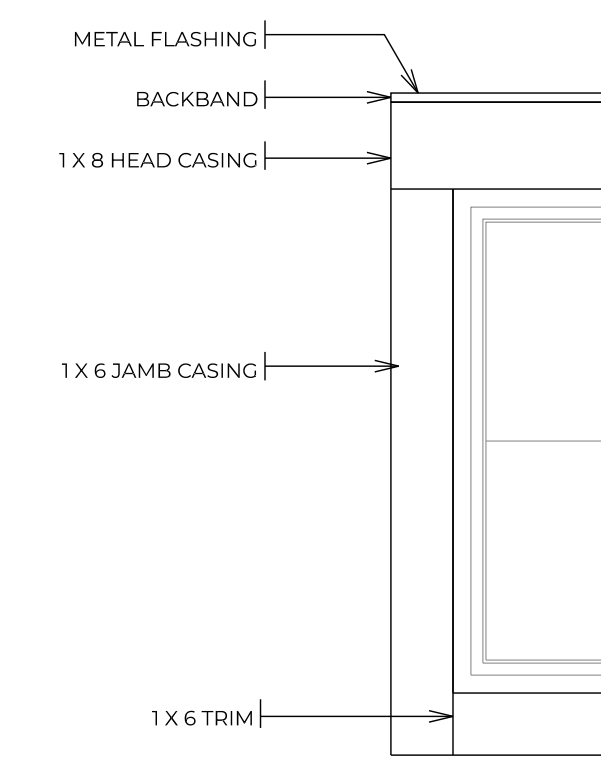
NORTH ELEVATION

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



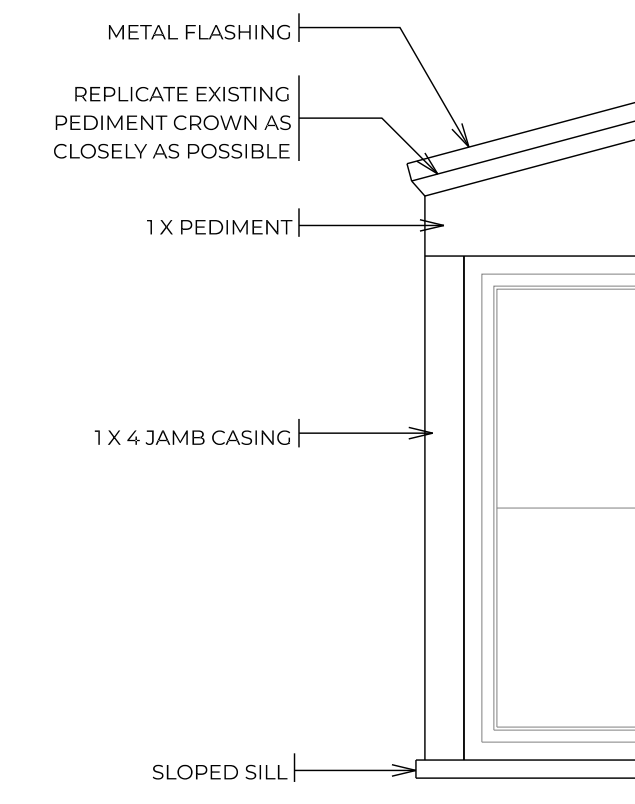
EAST ELEVATION

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 FASCIA |
| 6 | 1 X 6 FASCIA |
| 7 | 6" HALF-ROUND CUTTER AND 4" ROUND DOWNSPOUTS |
| 8 | 1 X 8 RAKE |
| 9 | 1 X 6 RAKE |
| 10 | 1 X 6 RAKE FRIEZE |
| 11 | 1 X 6 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 |
| 17 | LP SMARTSIDE SMOOTH FINISH LAP SIDING |
| 18 | BRICK VENEER |
| 19 | 1 X 6 CORNER BOARD |
| 20 | 1 X 4 CORNER BOARD |
| 21 | 1 X 6 SKIRT BOARD |
| 22 | 1 X 4 TRIM |
| 23 | CUSTOM PEDIMENT TRIM TO MATCH EXISTING AS CLOSELY AS POSSIBLE |
| 24 | BUILT-UP COLUMN |
| MISC | |
| 25 | THINSET STONE PAVERS |
| 26 | BRICK STEP |
| 27 | PAINTED STEEL FLUE CAP |
| 28 | CUT LIMESTONE CHIMNEY TRIM |
| 29 | CUSTOM-BUILT BI-FOLD GARAGE DOORS |
| 30 | SKYLIGHT |

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27 NR EAST AND NORTH ELEVATIONS 021424



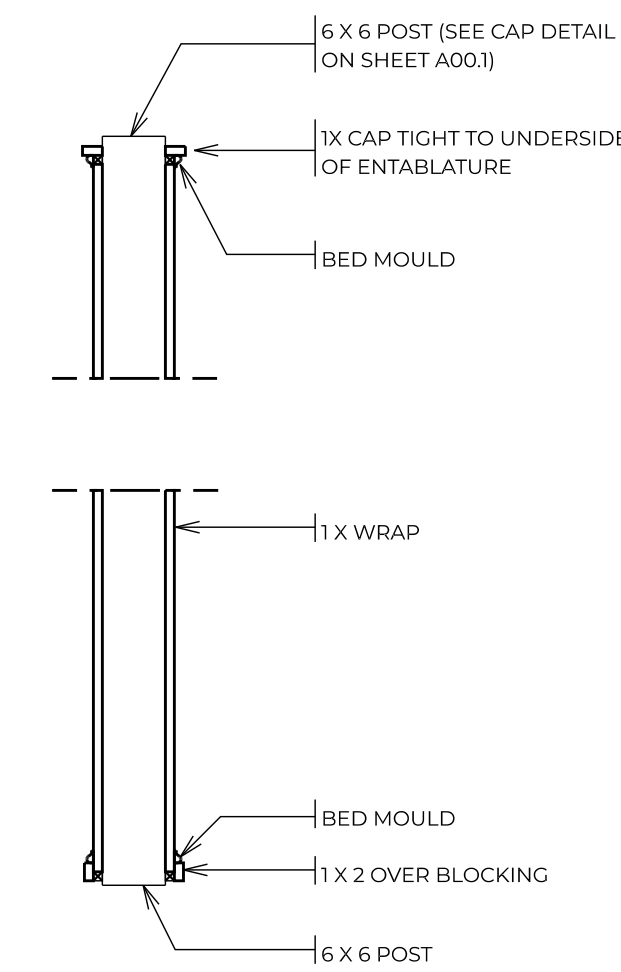
SOUTH ELEVATION

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



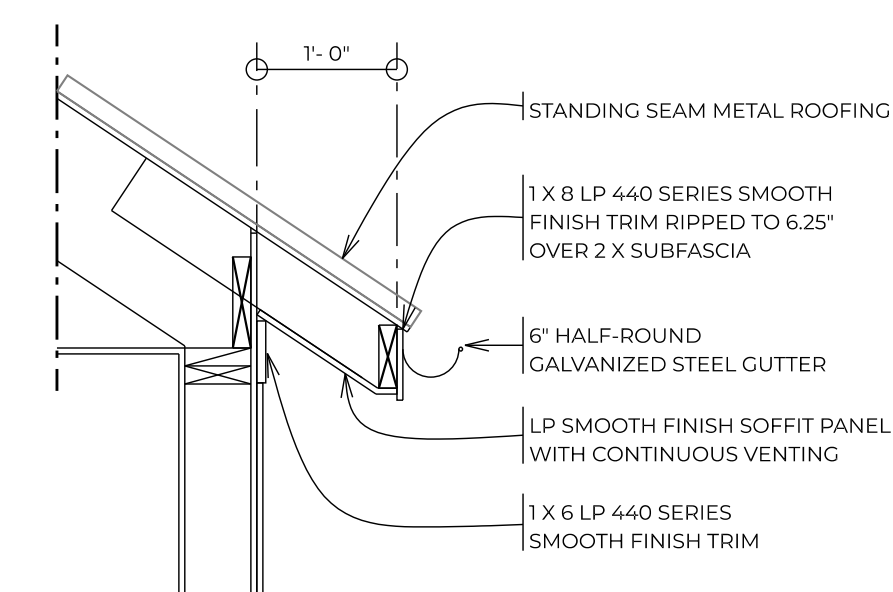
WEST ELEVATION

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



COLUMN DETAIL

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



EAVE DETAIL

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

ELEVATION CODED NOTES

| ROOF | |
|------|---|
| 1 | VENTED RIDGE CAP |
| 2 | PREFINISHED STANDING SEAM METAL ROOF 16\"/> |

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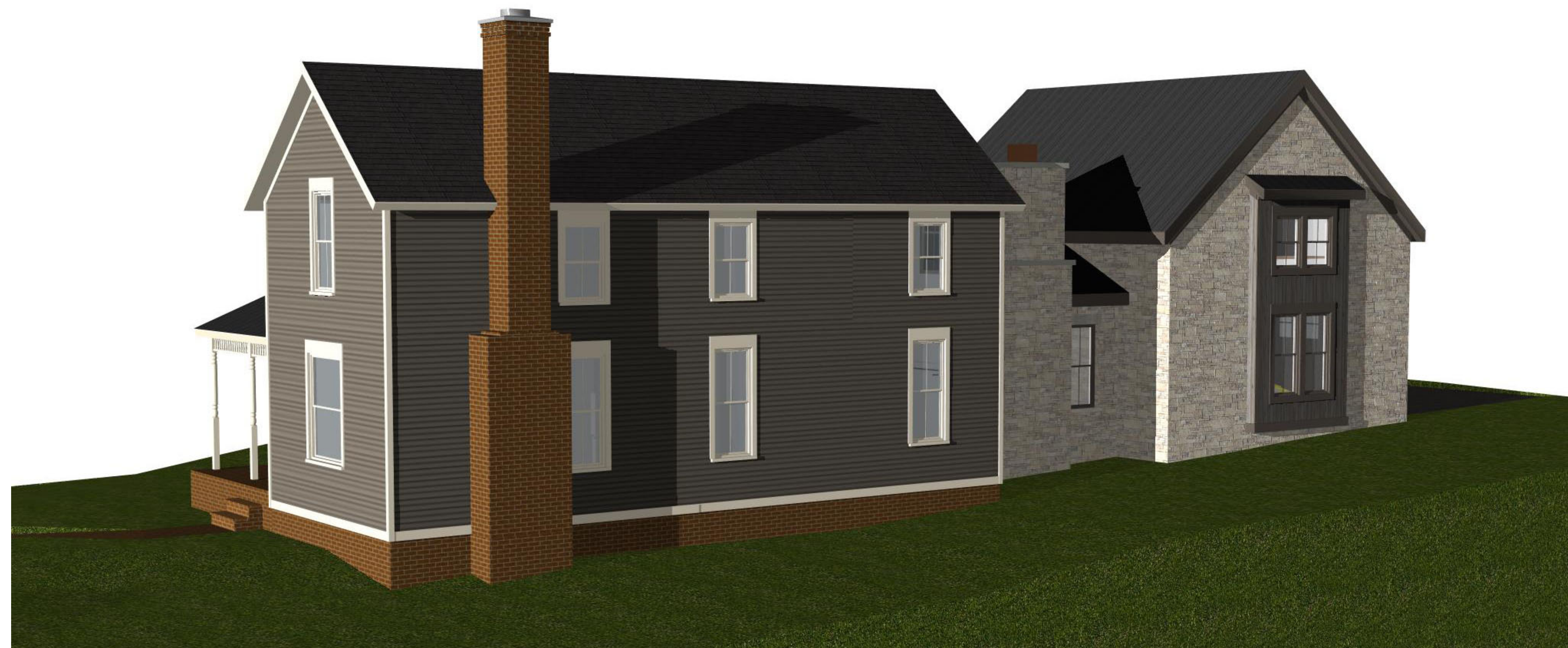
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27 NR WEST AND SOUTH ELEVATIONS 021424

VIEW FROM NORTHEAST



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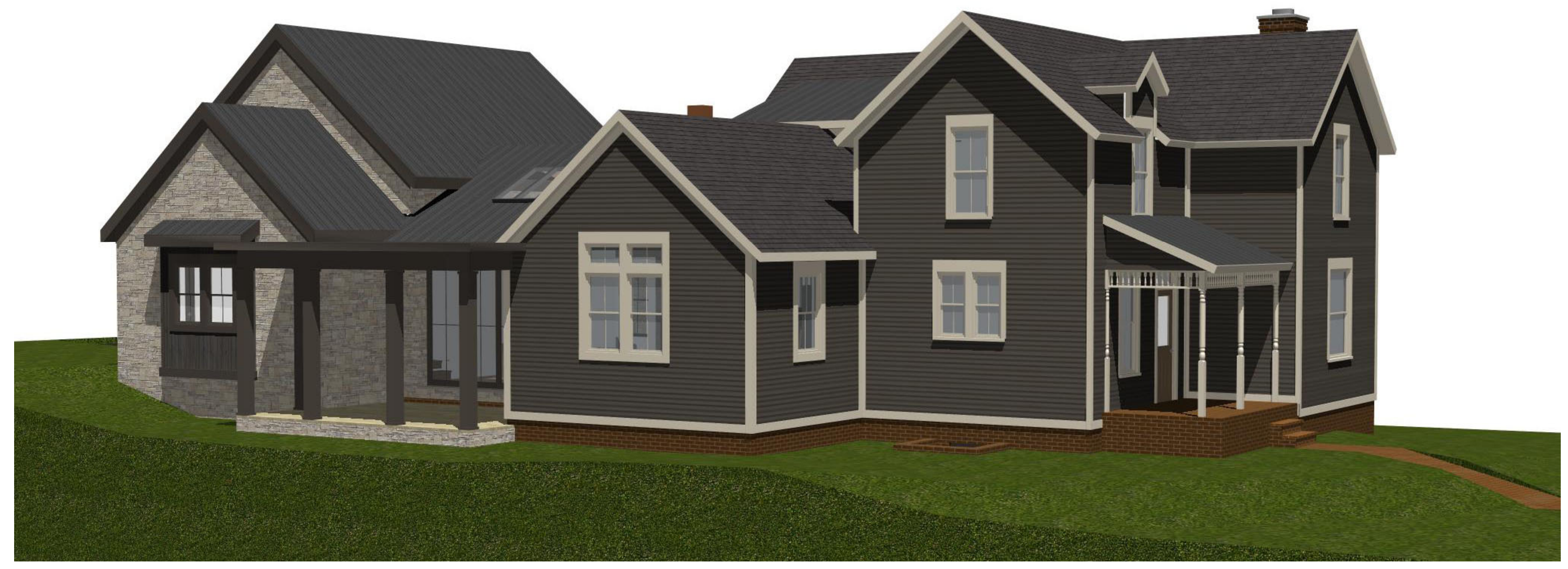
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27 NR NE AND NW
VIEWS 021424

VIEW FROM NORTHWEST



VIEW FROM SOUTHEAST



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Dublin, Ohio 43017

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VIEW FROM SOUTHWEST



27 NR SE AND SW
VIEWS 021424