



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 CONTRACTOR'S 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 CONTRACTOR'S 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.

PLANS PREPARED FOR:

PLANS PREPARED BY:

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

SITE DATA

SITE ADDRESS:

17 N RIVERVIEW ST. DUBLIN OHIO 43017

OWNER:

HAFFAR GROUP LLC

PARCEL:

273-000107

SITE AREA:

0.182 AC. (7,917 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: 949 SQFT
PROP. HOUSE ADDITION: 1,797 SQFT
TOTAL HOUSE = 2,746 SF

PROP. IMPERVIOUS PAVEMENT (DRIVE & WALK): 592 SQFT
PROPOSED COVERAGE (EXCLU. ROADWAY)= 42.2%
(2,746+592)/7,917

EX. IMPERVIOUS INSIDE P/L (N RIVERVIEW ROADWAY): 519 SQFT
PROPOSED COVERAGE (INCL. N RIVERVIEW ROADWAY) = 48.7%
(2,746+592+519)/7,917

SITE PLAN

HAFFAR GROUP LLC

17 N RIVERVIEW ST., DUBLIN OHIO 43017

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
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KEYED NOTES

- 1 EXISTING BARN TO BE REMOVED
- 2 EXISTING PATIO TO BE REMOVED
- 3 EXISTING SIDEWALK TO BE REMOVED AND REPLACED. SEE NOTE 10.
- 4 EXISTING TREE TO BE REMOVED
- 5 EXISTING HOUSE TO REMAIN. FOUNDATION TO BE REPLACED. SEE ARCHITECTURAL PLANS FOR DETAILS
- 6 EXISTING RETAINING WALL TO BE REMOVED
- 7 PROPOSED ASPHALT DRIVE. APPROACH TO BE INSTALLED PER CITY OF DUBLIN STANDARD DRAWING RD-07
- 8 PROPOSED HOUSE ADDITION
- 9 PROPOSED TRENCH DRAIN. TRENCH OUTLET PIPE TO BE CONNECTED TO DOWNSPOUT DRAIN. CONTRACTOR TO DETERMINE LAYOUT / CONNECTION IN FIELD.
- 10 PROPOSED BRICK PAVER WALK.
- 11 EXISTING STONE WALL TO BE REPAIRED

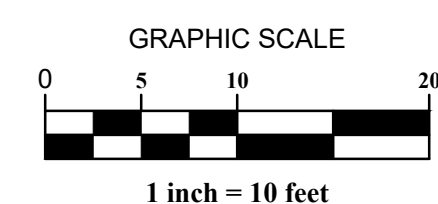
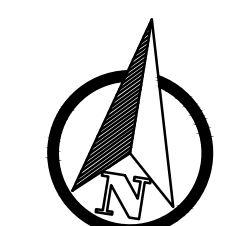
PLAN LEGEND

	EXISTING CONTOURS
	PROPOSED CONTOURS
	EXISTING SPOT GRADE
	PROPOSED SPOT ELEVATION
	PROPOSED SLOPE
	EXISTING RETAINING WALL TO BE REMOVED
	EXISTING HOUSE (1,164 SF)
	PROPOSED ADDITION (1,620 SF)
	PROPOSED DRIVE (470 SF)
	PROPOSED BRICK WALK (155 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

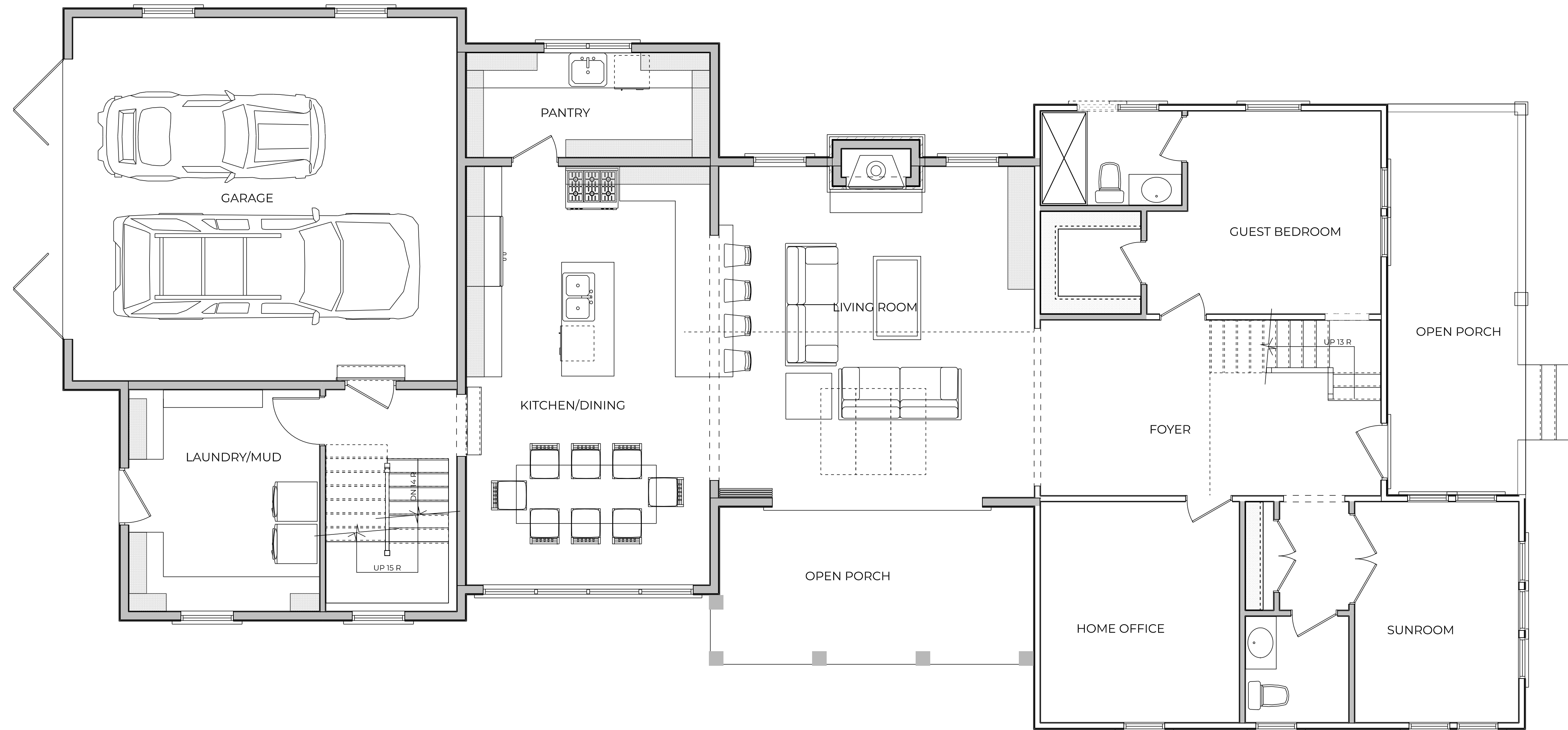


REVISIONS
NO. DATE DESCRIPTION

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
17 North Riverview St.
Dublin, Ohio 43017

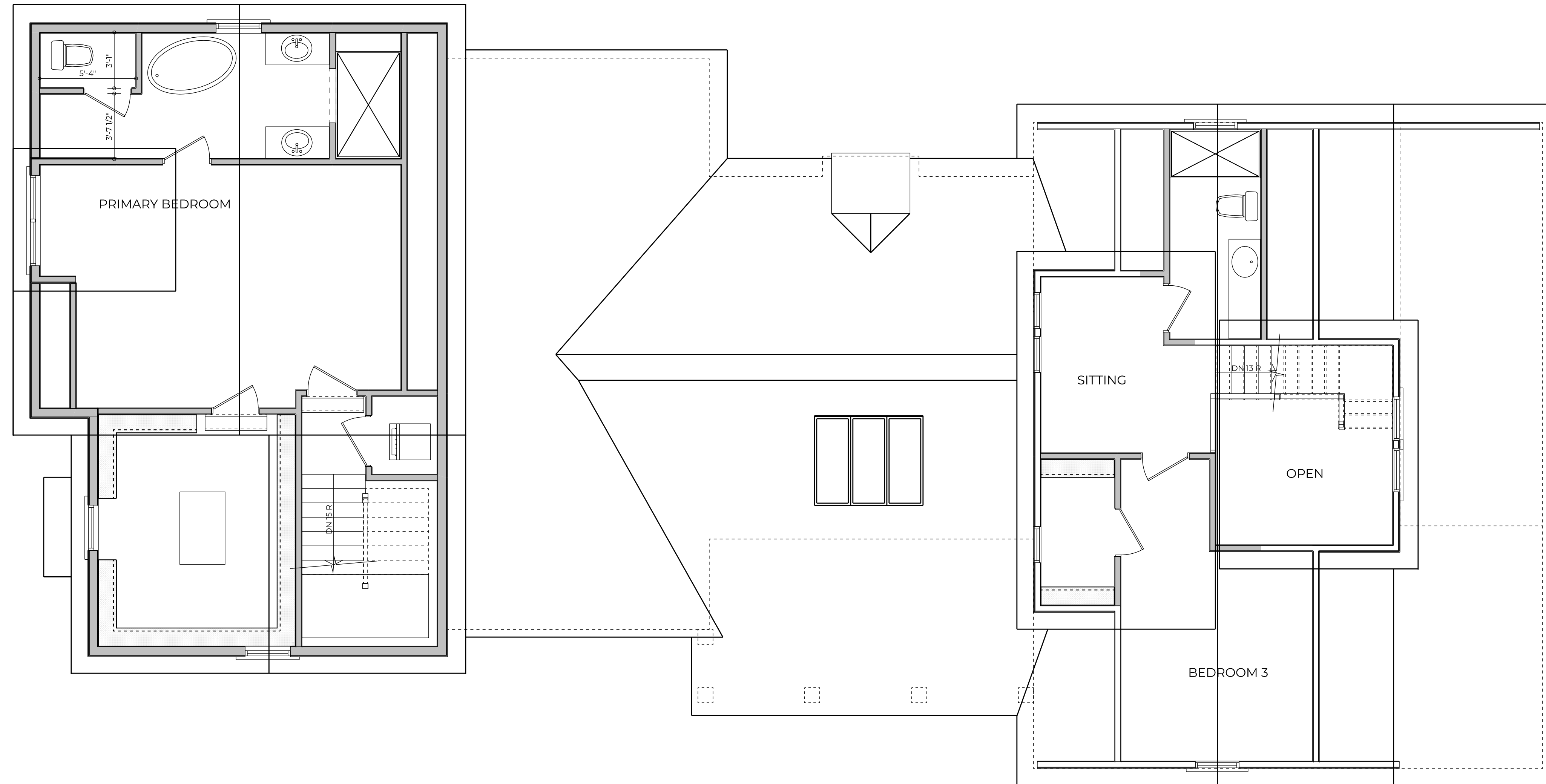
RTA Project Number
RA0623

	Date
Preliminary	000000
Bidding	000000
Progress	042224
Construction	000000

Revision	Date
	000000

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SECOND FLOOR PLAN
SCALE: 1/4" = 1'-0"

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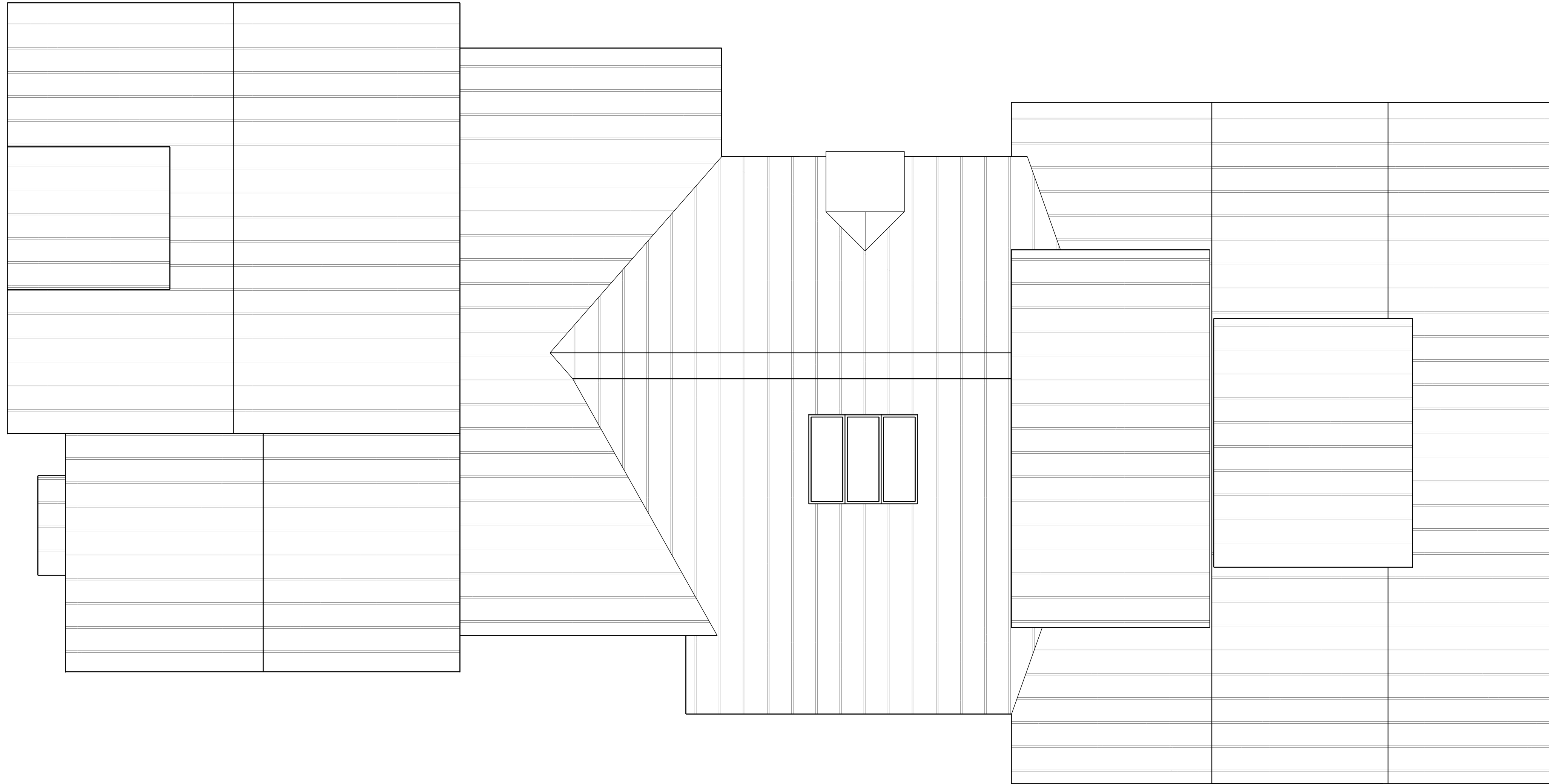
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Bidding	000000
Progress	042224
Construction	000000

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

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17 North Riverview St.
Dublin, Ohio 43017

RTA Project Number
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Preliminary	000000
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Construction	000000

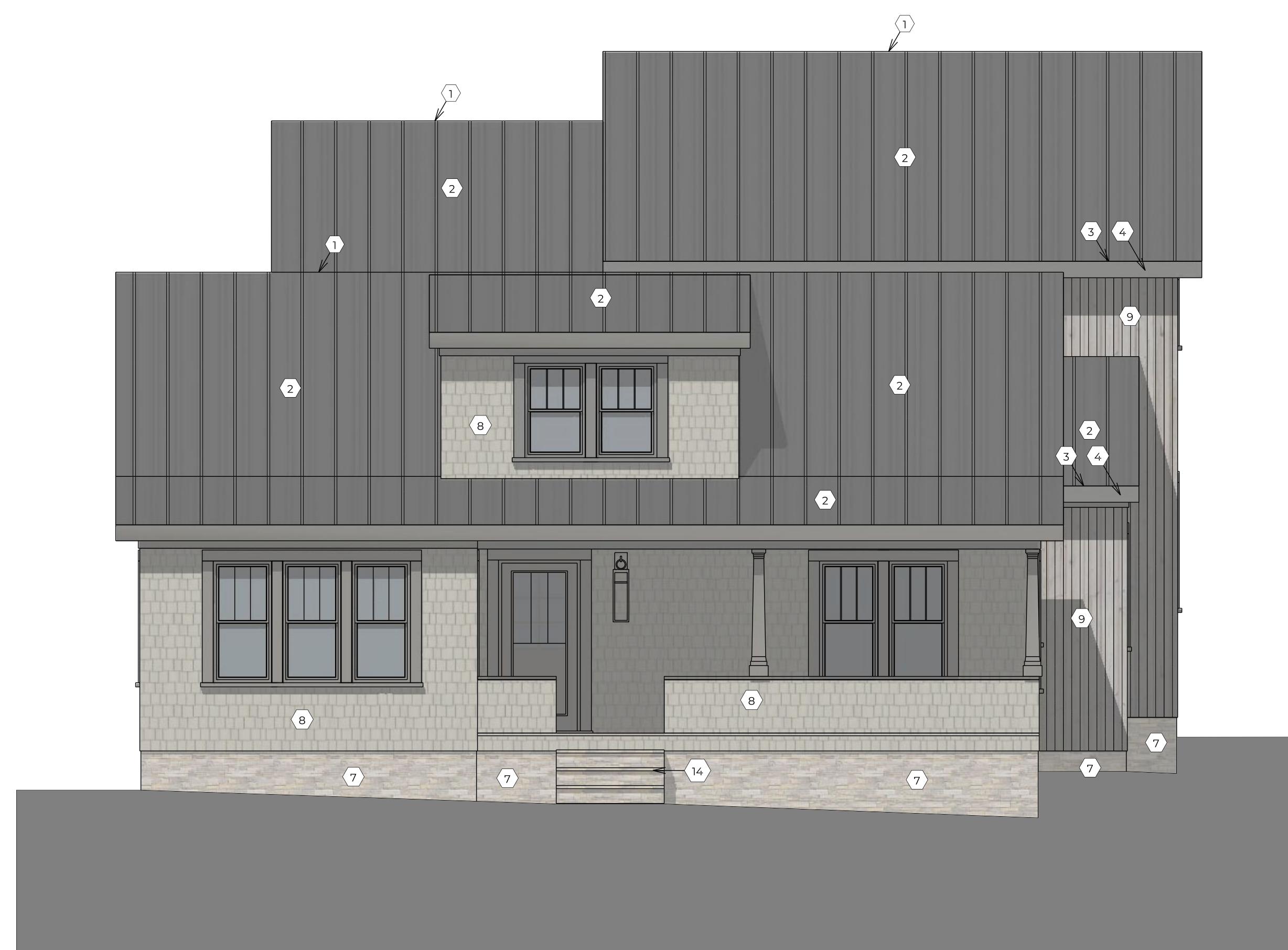
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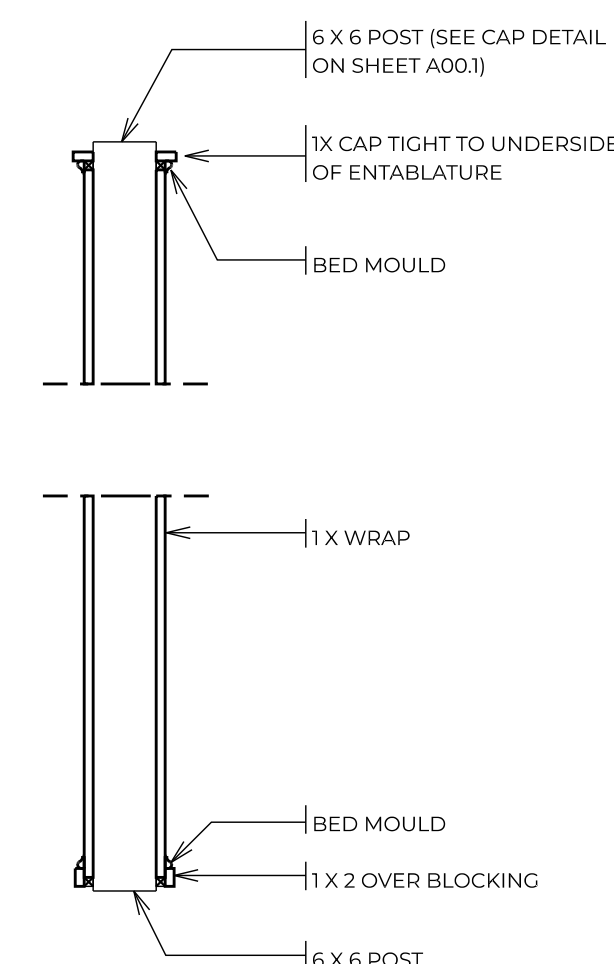
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SOUTH ELEVATION
SCALE: 1/4" = 1'-0"



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



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

ELEVATION CODED NOTES

ROOF	
1	VENTED RIDGE CAP
2	PREFINISHED STANDING SEAM METAL ROOF 16" PANEL WIDTH
3	1 X 8 FIBER-CEMENT FASCIA
4	6" HALF-ROUND GALVANIZED STEEL GUTTER AND 4" ROUND GALVANIZED STEEL DOWNSPOUTS
5	1 X 6 FIBER-CEMENT RAKE
6	1 X 6 FIBER-CEMENT RAKE FRIEZE
WALLS/TRIM	
7	MANUFACTURED STONE VENEER
8	LP SMARTSIDE STRAIGHT EDGE SHAKES
9	WHITE ASH VERTICAL T&G SIDING
10	1 X 6 FIBER-CEMENT TRIM
11	CUSTOM WOOD BRACKET
12	BUILT-UP COLUMN
MISC	
13	(PORCH MATERIAL)
14	CUT LIMESTONE SLAB STEP
15	PAINTED STEEL FLUE CAP
16	CUT LIMESTONE CHIMNEY TRIM
17	CUSTOM-BUILT BI-FOLD GARAGE DOORS
18	SKYLIGHT

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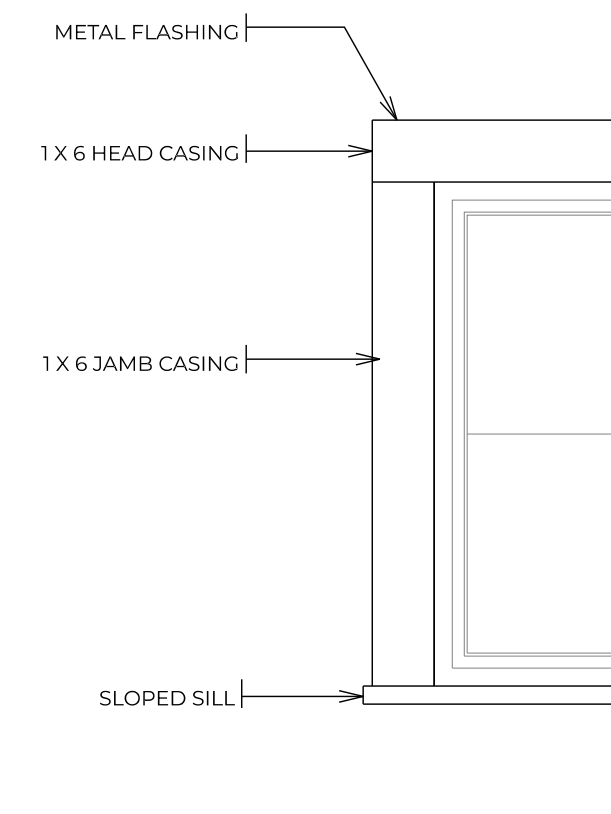
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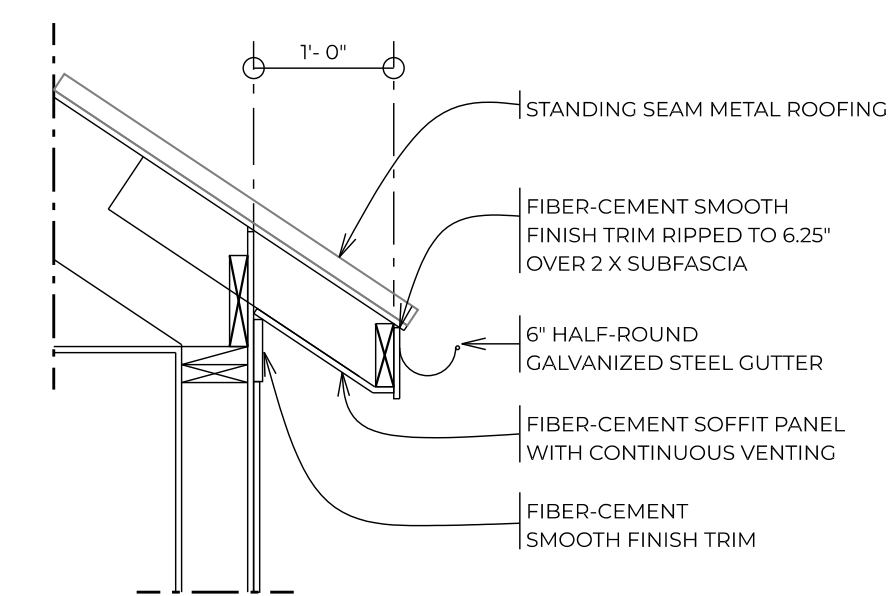
NORTH ELEVATION
SCALE: 1/4" = 1'-0"



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



WINDOW TRIM DETAIL
SCALE: 3/4" = 1'-0"



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

ELEVATION CODED NOTES

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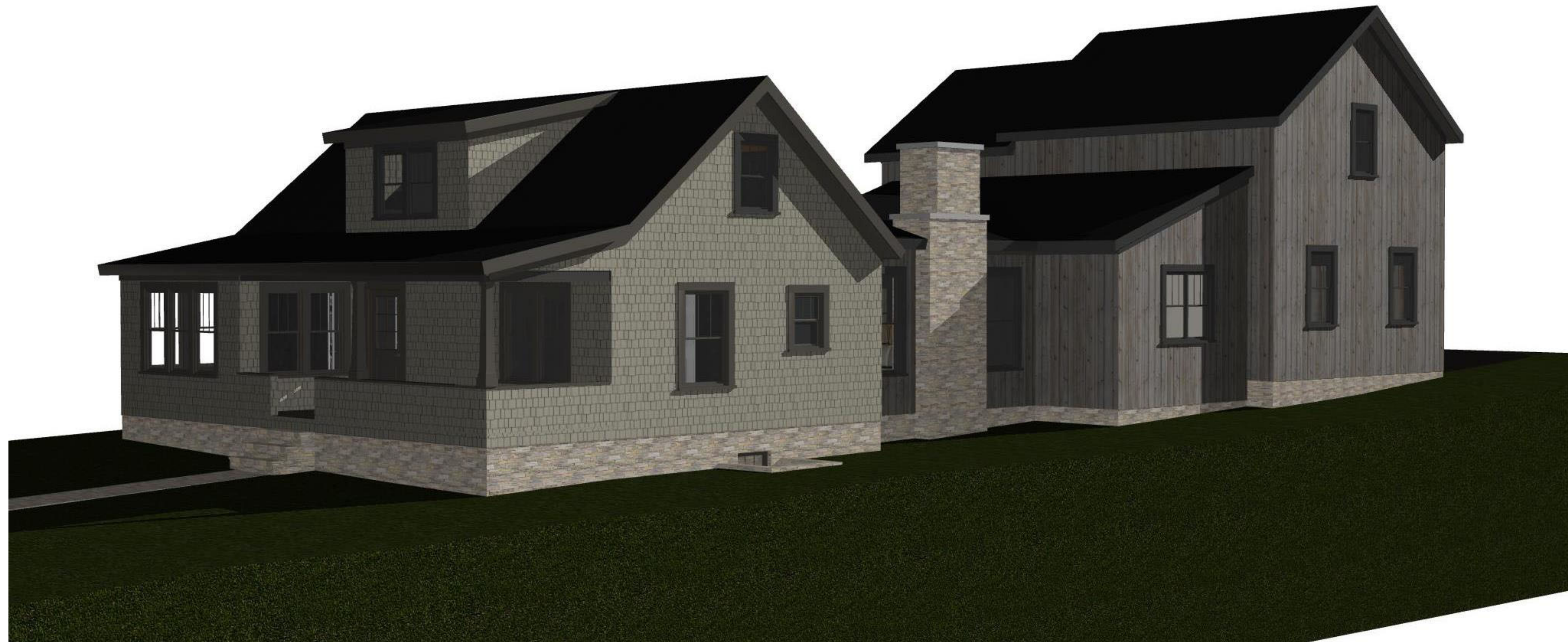
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VIEW FROM NORTHEAST



VIEW FROM NORTHWEST

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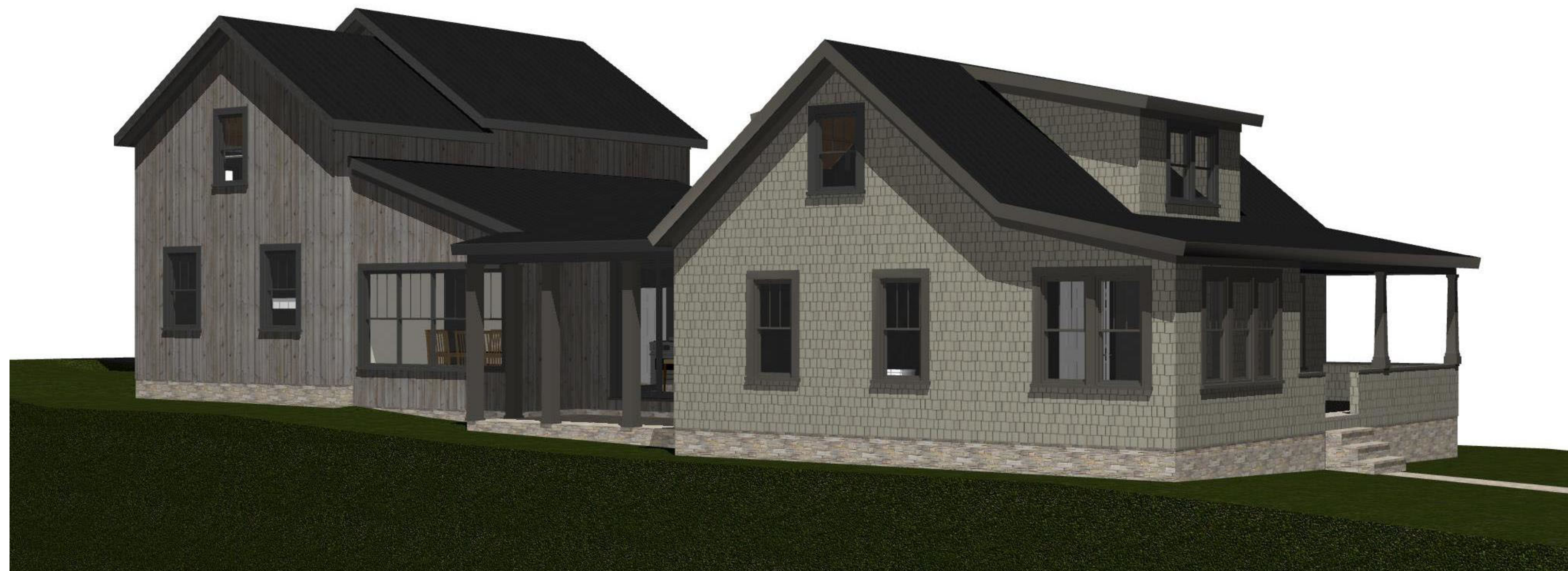
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VIEW FROM SOUTHEAST



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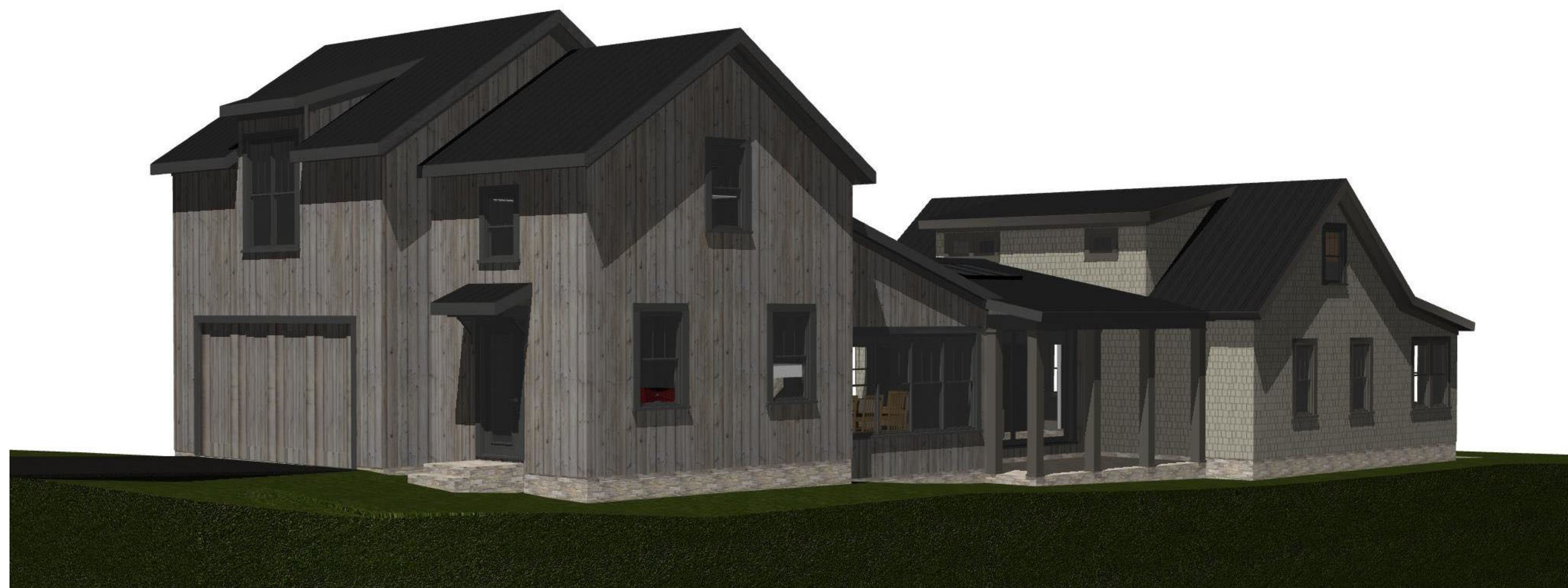
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VIEW FROM SOUTHWEST



17 NR SE AND SW VIEWS