

HALLINAN RESIDENCE

7593 RIVERSIDE DRIVE, DUBLIN, OH 43016

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PRELIMINARY

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PROJECT DIRECTORY

Architect: SJM studio, LLC
Sarah Mackert
sjm@sjmstudiollc.com
(937) 215-0845

Owner: Bill Hallinan
hallinan.will@gmail.com
(937) 409-4886

General Contractor: TBD

APPLICABLE CODES

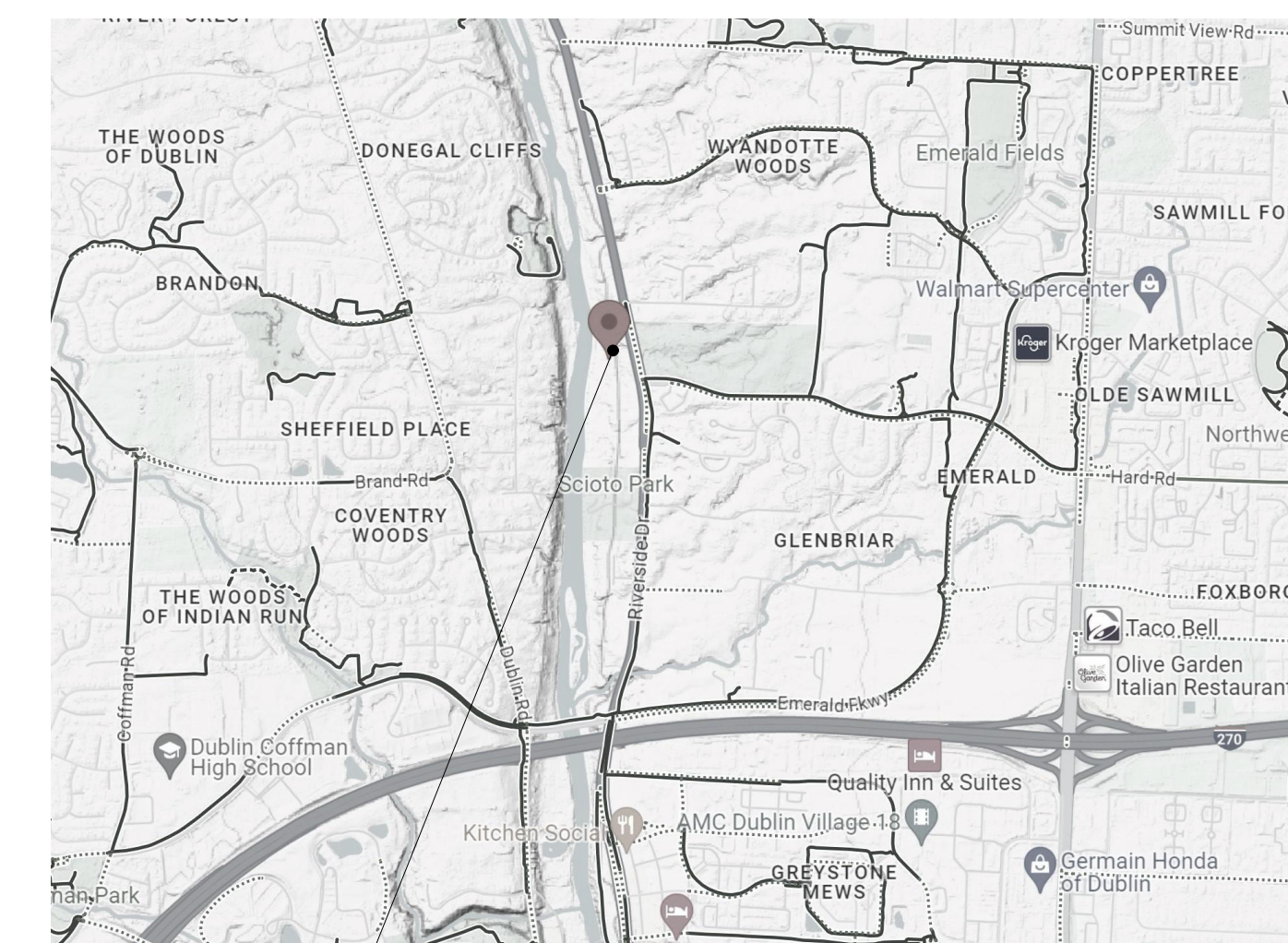
TO COMPLY WITH ALL REQUIREMENTS PER THE CITY OF DUBLIN

PROJECT SUMMARY

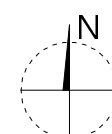
PARCEL ID NO.: 273-013509

PROJECT SUMMARY: THE PROJECT CONSISTS OF THE CONSTRUCTION OF A NEW SINGLE FAMILY RESIDENCE, ROUGHLY 7,600 SQ. FT., INCLUDING A GARAGE AND GUEST SUITE. EXTERIOR IMPROVEMENTS INCLUDING AN IN-GROUND POOL AND EXTERIOR PATIO SPACES

VICINITY MAP



PROJECT SITE



DATE REVISION

PROJECT TITLE
HALLINAN RESIDENCE
7593 RIVERSIDE DRIVE, DUBLIN, OH 43016

PROJECT NO. 2337
ISSUE VARIANCE APPLICATION
ISSUE DATE 02.23.2024

SHEET TITLE
COVER SHEET

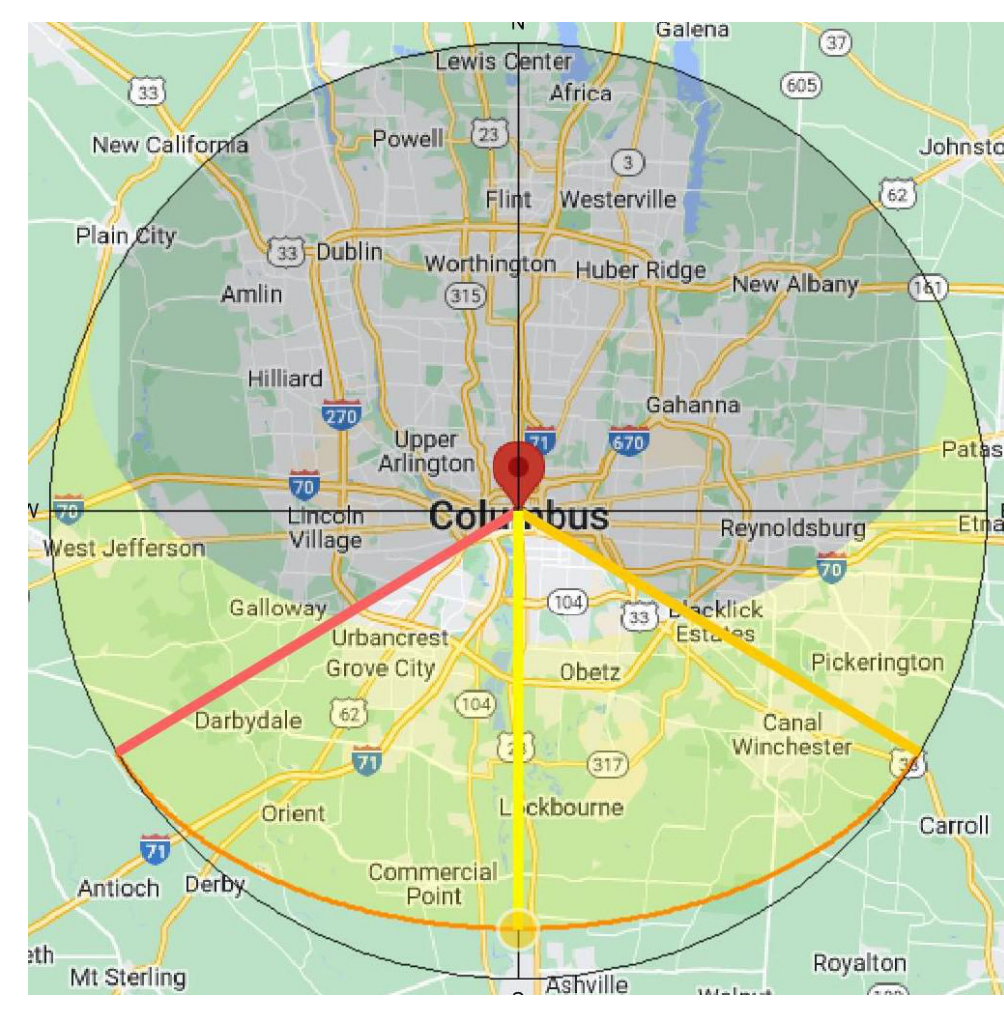
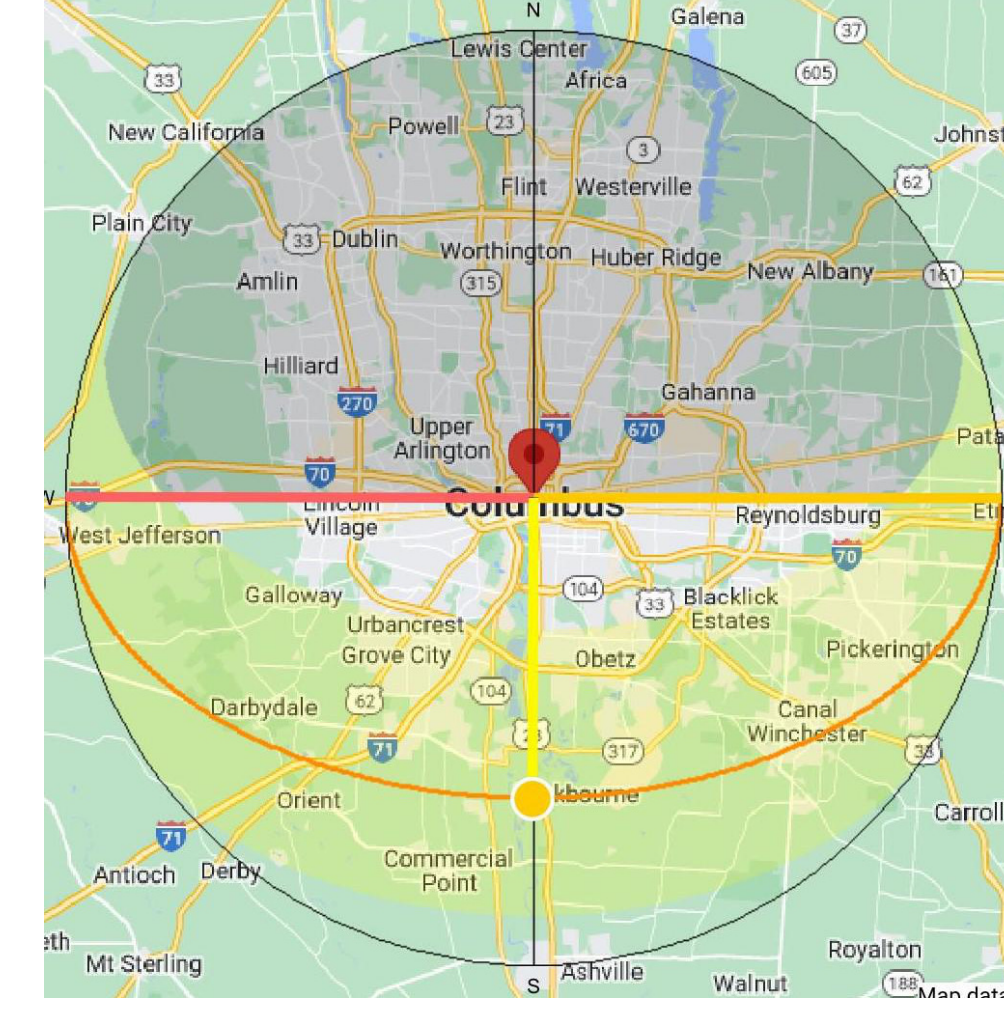
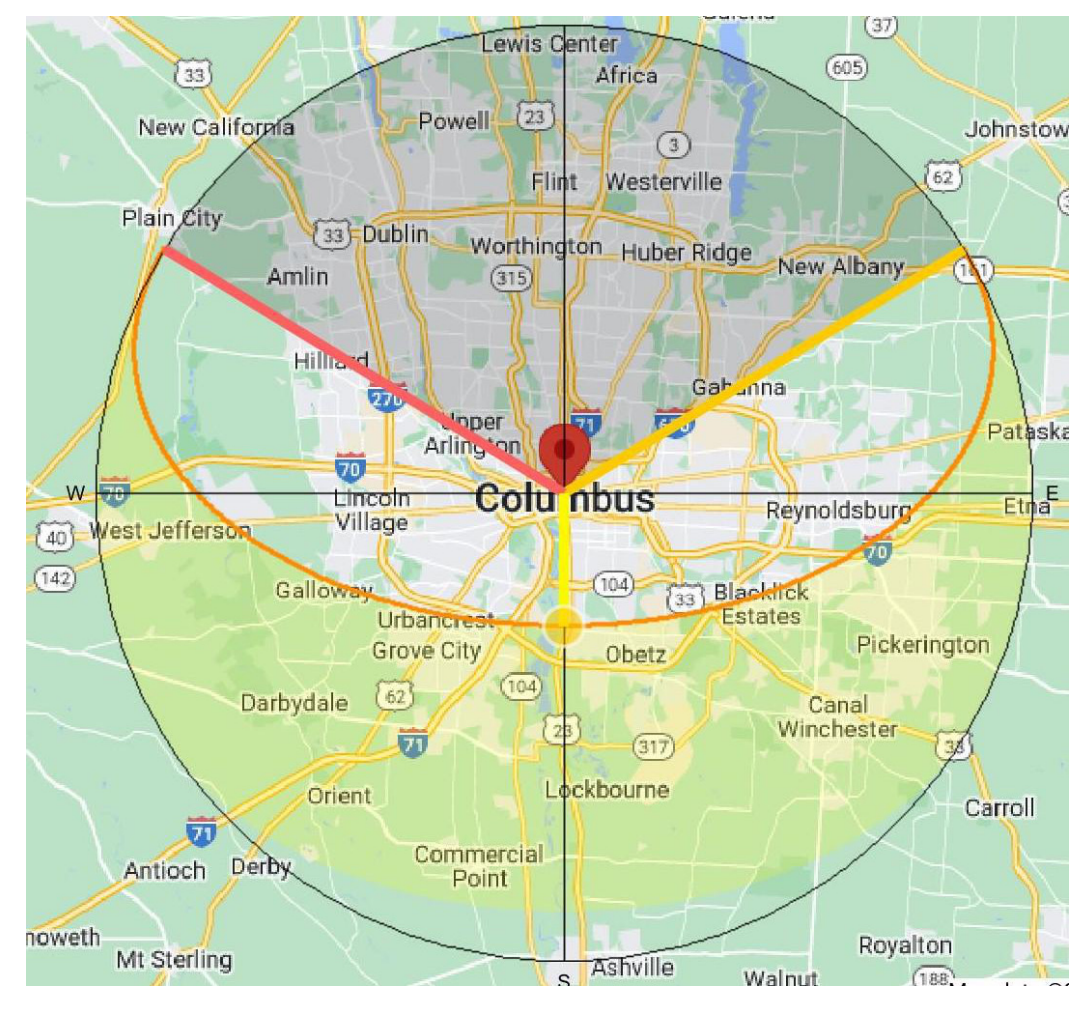
SHEET NO.
G0.00

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1 SITE PLAN
 1" = 20'-0"



SITE PLAN LEGEND

	PROPERTY LINE
	MINIMUM SETBACK LINE
	EXISTING WELL
	STREAM PROTECTION ZONE
	REGULATORY FLOODWAY
	1% ANNUAL CHANCE OF FLOOD HAZARD
	0.2% ANNUAL CHANCE OF FLOOD HAZARD

GENERAL ZONING INFORMATION

ADDRESS	7593 RIVERSIDE DRIVE, DUBLIN, OH 43016
ZONING CLASSIFICATION DISTRICT	R1 - RESTRICTED SUBURBAN RESIDENTIAL DISTRICT
HEIGHT DISTRICT	35'
FLOOD INSURANCE RATE MAP NUMBER (FEMA)	39049C0151K
MOST RECENT EFFECTIVE DATE OF FIRM	06/17/2008
BASE FLOOD ELEVATION (BFE)	784'-0" (PROJECT -6'-0") ZONE AE REGULATORY FLOODWAY, 1% ANNUAL CHANCE OF FLOOD HAZARD 0.2% ANNUAL CHANCE OF FLOOD HAZARD (SEE SITE PLAN)
FRONT BUILDING SETBACK	30 FT FROM ROW CENTER
SIDE BUILDING SETBACK	8 FT MIN (WITH 25' TOTAL)
REAR YARD	20% LOT DEPTH, NOT GREATER THAN 50'
LOT COVERAGE	20% MAX TOTAL LOT AREA = 2.009 ACRES = 87,512 SQ. FT. COVERAGE = 12,849 SQ. FT. = 14.7%

2 SUN ANGLES
 G.001

#	DATE	REVISION

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HALLINAN RESIDENCE
 7593 RIVERSIDE DRIVE, DUBLIN, OH 43016

PROJECT NO. 2337
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 ISSUE DATE 02.23.2024
 SHEET TITLE
ARCHITECTURAL SITE PLAN

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2/23/2024 11:53:12 AM



2
G0.02
GROSS AREA BASEMENT
1/16" = 1'-0"



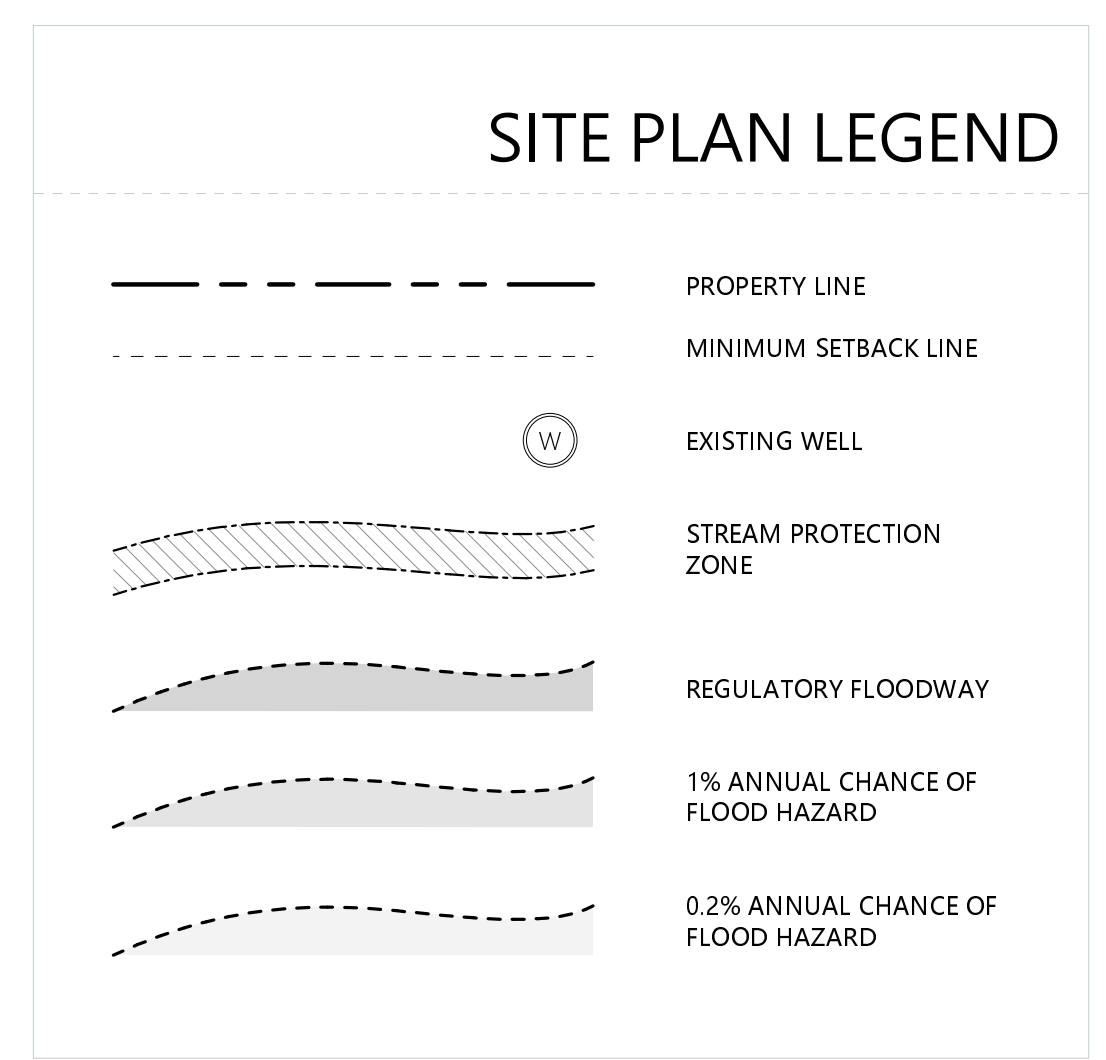
1
G0.02
GROSS AREA - LEVEL 1
1/16" = 1'-0"

GROSS AREA	
AREA NAME	AREA
BASEMNT (UPPER)	2,633 SF
BASEMENT	2,633 SF
LEVEL 1 (UPPER)	2,659 SF
PRIMARY HOUSE	1,538 SF
GARAGE + GUEST HOUSE	814 SF
GUEST WING	814 SF
Grand total: 4	7,645 SF

EXTERIOR	
AREA NAME	AREA
BASEMNT (UPPER)	1,529 SF
EXTERIOR	817 SF
LEVEL 1 (UPPER)	377 SF
EXTERIOR	423 SF
EXTERIOR	2,076 SF
Grand total: 5	5,223 SF



0
G0.02
3D AXONOMETRIC



GENERAL ZONING INFORMATION

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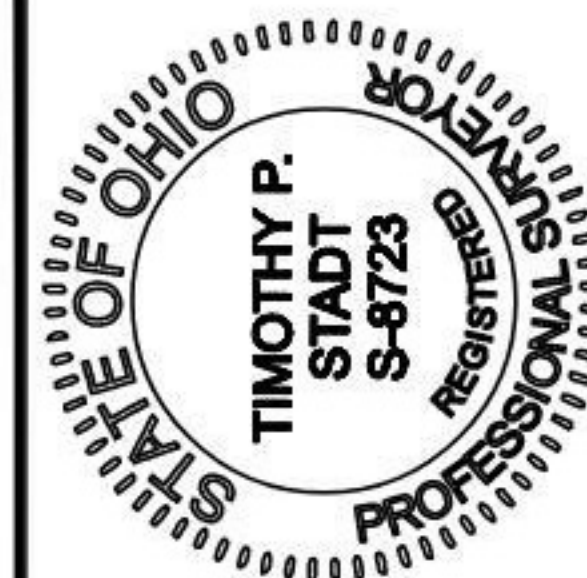
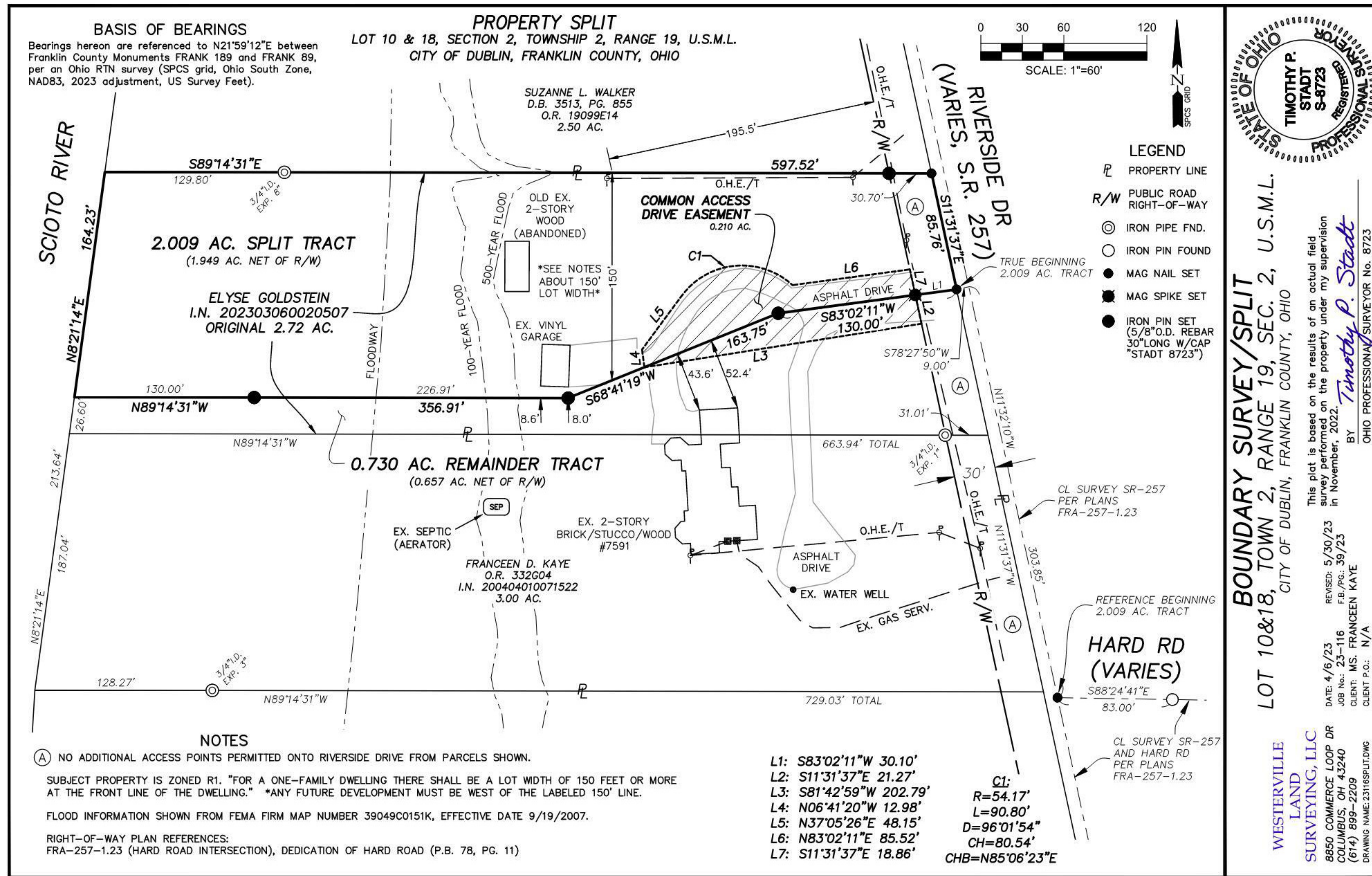
#	DATE	REVISION

PROJECT TITLE
HALLINAN RESIDENCE
7593 RIVERSIDE DRIVE, DUBLIN, OH 43016

PROJECT NO. 2337
ISSUE VARIANCE APPLICATION
ISSUE DATE 02.23.2024
SHEET TITLE
PROJECT SUMMARY

SHEET NO.
G0.02
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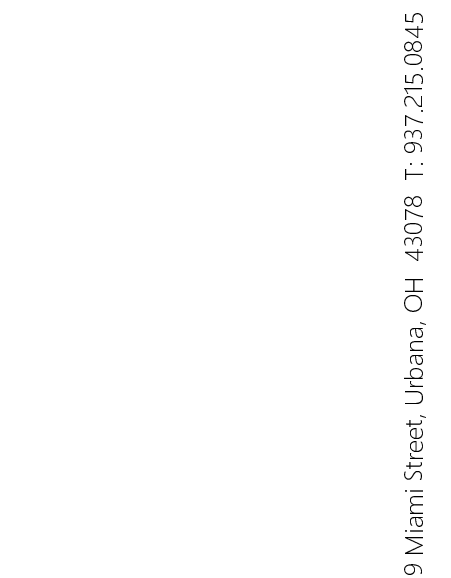
BOUNDARY SURVEY/SPLIT
 LOT 10&18, TOWN 2, RANGE 19, SEC. 2, U.S.M.L.
 CITY OF DUBLIN, FRANKLIN COUNTY, OHIO

WESTERVILLE
 LAND
 SURVEYING, LLC
 8850 COMMERCE LOOP DR
 COLUMBUS, OH 43240
 (614) 899-2209
 DRAWING NAME: 23116SPPLIT.DWG

Timothy P. Stadt
 OHIO PROFESSIONAL SURVEYOR No. 8723

This plat is based on the results of an actual field survey performed on the property under my supervision in November, 2022.

DATE: 4/6/23
 REVISED: 5/30/23
 JOB No.: 23-116
 F.B./PG.: 39/23
 CLIENT: MS. FRANCEEN KAYE
 CLIENT P.O.: N/A



HALLINAN RESIDENCE
 7593 RIVERSIDE DRIVE, DUBLIN, OH 43016

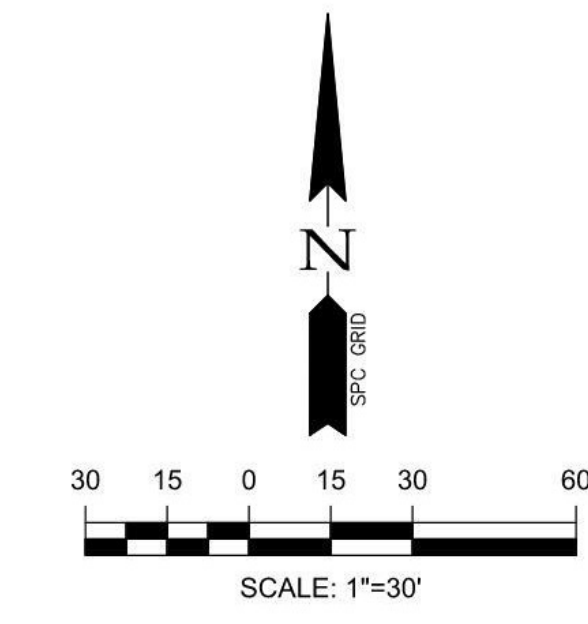
PROJECT TITLE: HALLINAN RESIDENCE
 ISSUE: VARIANCE APPLICATION
 SHEET TITLE: EXISTING BOUNDARY SURVEY

SHEET NO. **V1.00**
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DATE	REVISION

PROJECT NO.	2337
ISSUE	VARIANCE APPLICATION
ISSUE DATE	02.23.2024

TOPOGRAPHIC SURVEY
LOT 10 & 18, SECTION 2, TOWNSHIP 2, RANGE 19, U.S.M.L.
CITY OF DUBLIN, FRANKLIN COUNTY, OHIO

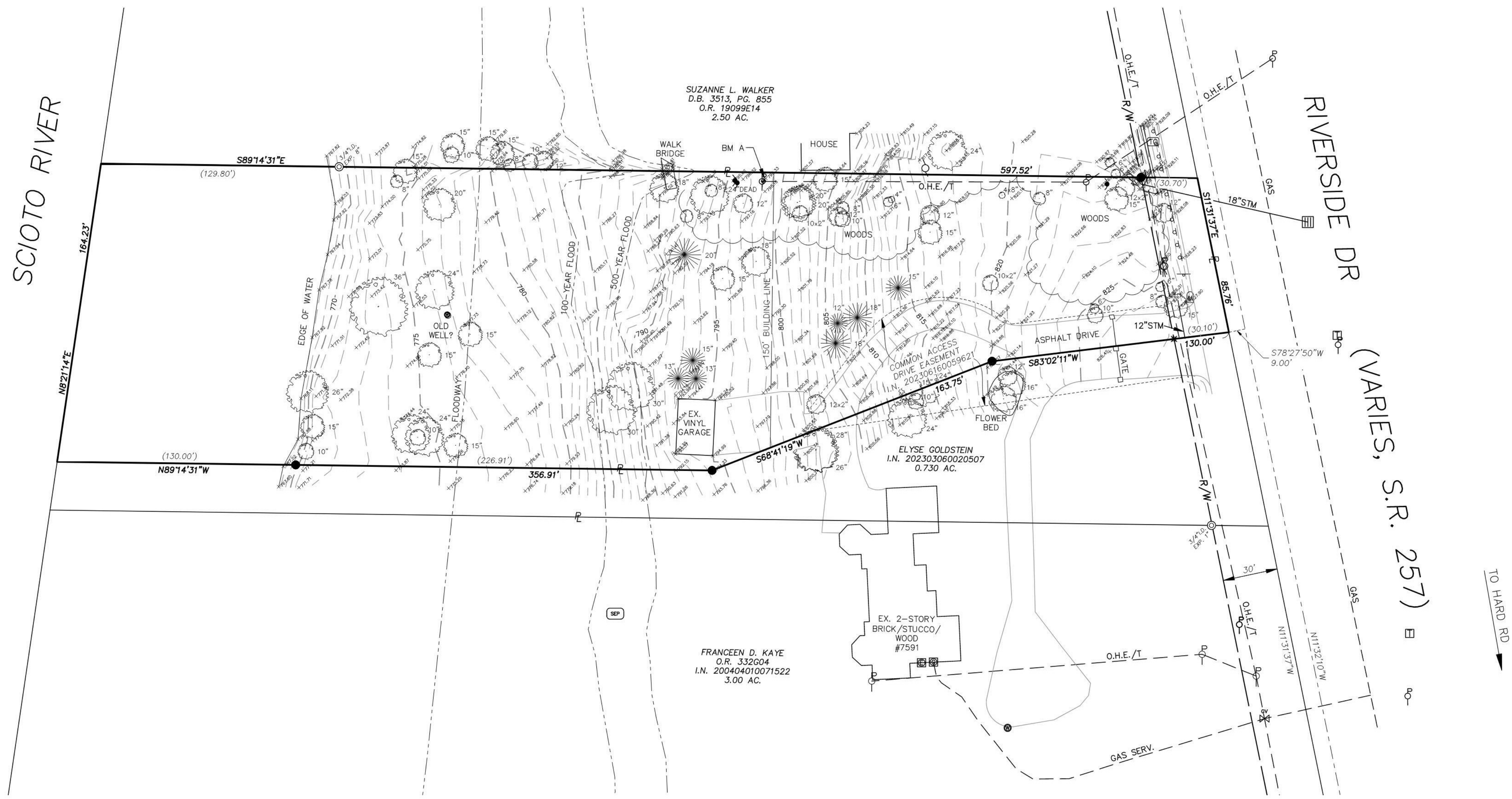


BASIS OF BEARINGS
Bearings hereon are referenced to N21°59'12"E between Franklin County Monuments FRANK 189 and FRANK 89, per an Ohio RTN survey (SPCS grid, Ohio South Zone, NAD83, 2023 adjustment, US Survey Feet).

PROPERTY OWNER INFORMATION

WILLIAM C. HALLINAN
I.N. 202306160059622
2.009 AC.
PID: 273-013509

- LEGEND**
- | | | |
|-----------------------|------------------|-------------------|
| R/W ROAD RIGHT-OF-WAY | VERTICAL BM | STORM MANHOLE |
| PROPERTY LINE | IRON PIPE FOUND | STORM CATCH BASIN |
| DEODUCIOUS TREE | IRON PIN FOUND | SANITARY MANHOLE |
| EVERGREEN TREE | IRON PIN SET | SANITARY CLEANOUT |
| BUSH | SIGN | POWER POLE |
| MAILBOX | TRAFFIC PULL BOX | TEL. POLE |
| HYDRANT | GAS METER | GUY ANCHOR |
| WATER WELL | GAS VALVE | ELECTRIC BOX |
| | | TEL./CABLE BOX |



NOTES

SUBJECT PROPERTY IS ZONED R1. "FOR A ONE-FAMILY DWELLING THERE SHALL BE A LOT WIDTH OF 150 FEET OR MORE AT THE FRONT LINE OF THE DWELLING." *ANY FUTURE DEVELOPMENT MUST BE WEST OF THE LABELED 150' LINE.

FLOOD INFORMATION SHOWN FROM FEMA FIRM MAP NUMBER 39049C0151K, EFFECTIVE DATE 9/19/2007.

RIGHT-OF-WAY PLAN REFERENCES:
FRA-257-1.23 (HARD ROAD INTERSECTION), DEDICATION OF HARD ROAD (P.B. 78, PG. 11)

SURVEY NOTES

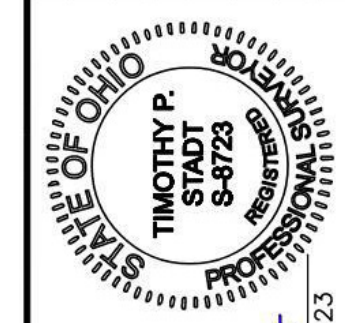
1) SURVEY COORDINATE SYSTEM REFERENCED TO STATE PLANE GRID, OHIO SOUTH ZONE, PER AN OHIO RTN SURVEY.

3) UNDERGROUND UTILITIES SHOWN HEREON ARE BASED ON OUPS MARKINGS (TICKET #B400500416). OTHER UTILITIES MAY EXIST WHICH ARE NOT SHOWN.

BENCH MARK

BM A: A BENCH TIE SET IN THE POWER POLE LOCATED ON THE NORTH SIDE OF THE 2.009 ACRE TRACT KNOWN AS 7593 RIVERSIDE DRIVE. ELEV=798.96 (NAVD88)

REVISIONS	
SCALE: 1"=30'	
W.S. JOB No.: 23-363	
DATE OF SURVEY: 1/24/2024	
CLIENT: MR. WILL HALLINAN	
CLIENT P.O. #/N/A	
F.B./PG.: 43/22	



PRO BOUNDARY
LAND SURVEYORS

BY: Timothy P. Staudt
OHIO PROFESSIONAL SURVEYOR No. 8723

8860 COMMERCE LOOP DR
COLUMBUS, OH 43240
(614) 899-2209

TOPOGRAPHIC SURVEY
7593 RIVERSIDE DRIVE
DUBLIN, OHIO

SHEET
1 / 1

DATE	REVISION

PROJECT TITLE
HALLINAN RESIDENCE
7593 RIVERSIDE DRIVE, DUBLIN, OH 43016

PROJECT NO. 2337
ISSUE VARIANCE APPLICATION
ISSUE DATE 02.23.2024

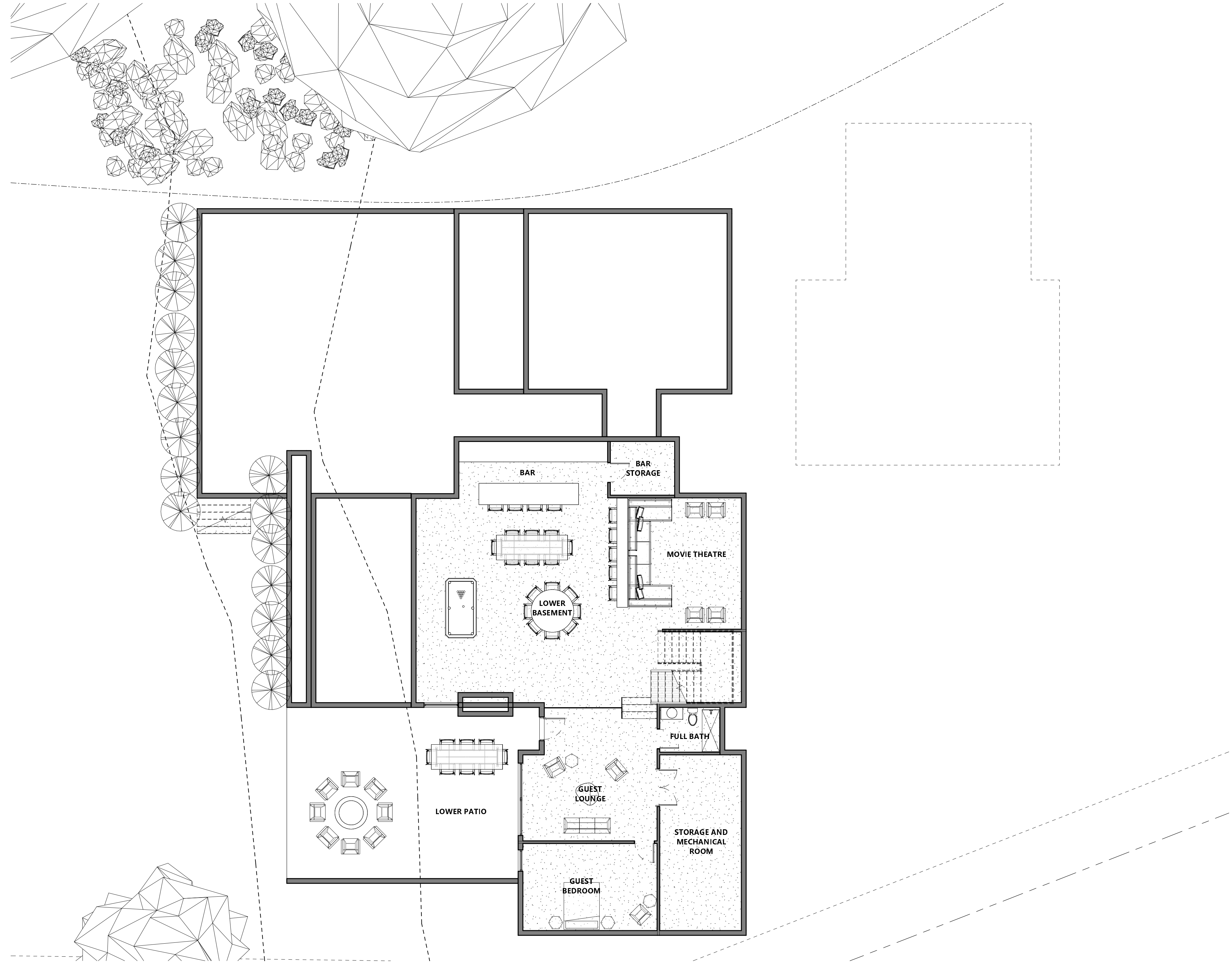
SHEET TITLE
TOPOGRAPHIC SURVEY

SHEET NO.
V1.01
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1 BASMENT PLAN
A1.00 1/8" = 1'-0"

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- B. SEE G0.02 FOR PROJECT GENERAL NOTES.
- C. EXTERIOR DIMENSIONS ARE TO FACE OF FOUNDATION OR FACE OF EXTERIOR SHEATHING UNO.
- D. INTERIOR DIMENSIONS ARE TO FACE OF STUD UNO.
- E. ALL DIMENSIONS WITH "+/-" TO VARY AS REQ'D TO MAINTAIN SET DIMENSIONS IN SAME STRING. ALL DOOR OPENINGS TO BE 4" OFF NEAREST WALL UNO.
- F. VERIFY ALL DIMENSIONS PRIOR TO BEGINNING WORK AND NOTIFY ARCHITECT FOR RESOLUTION OF ANY DISCREPANCIES.
- H. COORDINATE TRUSS LAYOUT W/ MECHANICAL AND PLUMBING LAYOUT PRIOR TO FABRICATION. PROVIDE BLOCKING AS REQ'D FOR ALL WALL-HUNG EQUIP., CASEWORK AND ACCESSORIES.
- J. PROVIDE ACOUSTIC BATT INSULATION AT ALL BATHROOMS AND BETWEEN BEDROOMS.
- K. PROVIDE "DUROCK", TILE BACKER BOARD IN LIEU OF DRYWALL AT ALL WALL LOCATIONS REQUIRING A TILE FINISH W/ BLOCKING BEHIND ALL SEAMS.
- L. PROVIDE 1/2" MOISTURE RESISTANT GWB AT ALL WET WALL LOCATIONS.
- M. COMPLY WITH MANUFACTURER INSTRUCTIONS FOR INSTALLATION OF BUILDING MATERIALS AND FF&E.
- E** EMERGENCY EGRESS WINDOW

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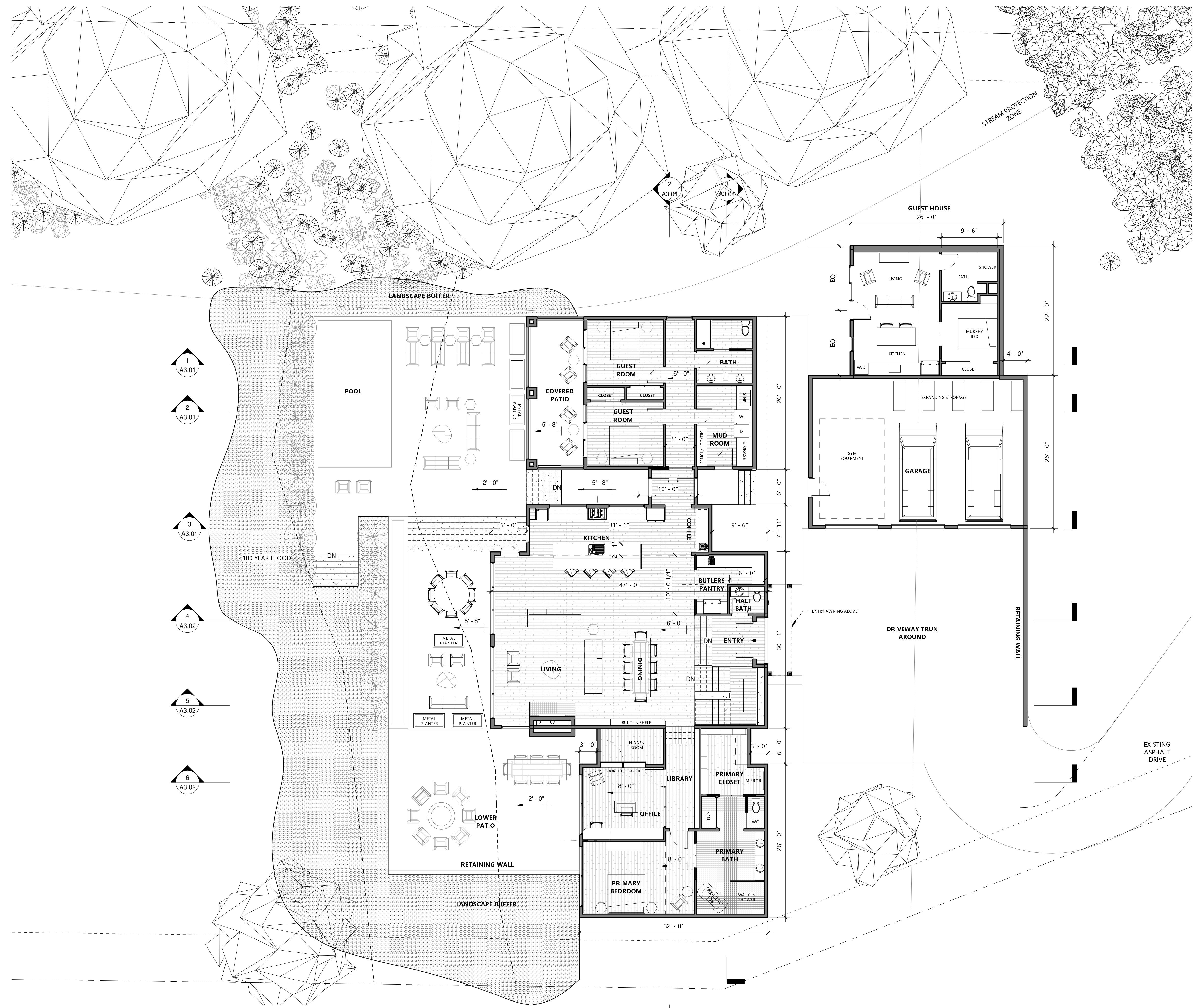
PROJECT TITLE
HALLINAN RESIDENCE
7593 RIVERSIDE DRIVE, DUBLIN, OH 43016

PROJECT NO. 2337
ISSUE VARIANCE APPLICATION
ISSUE DATE 02.23.2024

SHEET TITLE
BASEMENT PLAN

SHEET NO.
A1.00
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1
A1.01 LEVEL 1 FLOOR PLAN
1/8" = 1'-0"
N

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- G. PROVIDE 1/2" MOISTURE RESISTANT GWB AT ALL WET WALL LOCATIONS.
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- I. EMERGENCY EGRESS WINDOW

INSULATION NOTES

1. FLAME SPREAD AND SMOKE-DEVELOPMENT INDEX FOR INSULATING MATERIALS INSTALLED WITHIN FLOOR-CEILING ASSEMBLIES, ROOF-CEILING ASSEMBLIES, WALL ASSEMBLIES, CRAWL SPACES AND ATTICS SHALL BE AS FOLLOWS:
 - FLAME SPREAD INDEX ≤ 25
 - SMOKE-DEVELOPED INDEX < 450 TESTED IN ACCORDANCE WITH ASTM E84 OR UL 723
2. FOAM PLASTIC INSULATION SHALL REQUIRE THERMAL BARRIER WHEN EXPOSED TO INTERIOR SPACES OR SHALL BE APPROVED FOR INSTALLATION WITHOUT (DUPONT THERMAX OR SIM.).
3. SPRAY APPLIED FOAM INSULATION INSTALLED IN THE PERIMETER JOIST SPACE WITHOUT THE THERMAL BARRIER PER OBC 316.5.11. COMPLY W/ THE FOLLOWING:
 - THICKNESS SHALL BE NOT MORE THAN 3 1/4"
 - DENSITY SHALL BE IN THE RANGE OF 0.5 TO 2.0 POUNDS PER CUBIC FOOT
 - FLAME SPREAD INDEX ≤ 25
 - SMOKE-DEVELOPED INDEX < 450 TESTED IN ACCORDANCE WITH ASTM E84 OR UL 723

FLOOR PLAN NOTES

NO.

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7593 RIVERSIDE DRIVE, DUBLIN, OH 43016

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SHEET TITLE
LEVEL 1 FLOOR PLAN

SHEET NO.
A1.01
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1 ROOF
A1.02 1/8" = 1'-0"

GUTTER CALCULATIONS: MAIN HOUSE
MIN GUTTER DEPTH/DEPTH : 5.5 IN HALF ROUND
MIN DOWNSPOUT SIZE : 3 IN ROUND*
(OR 1.75" x 2.25" RECTANGULAR DS)

SOFFIT CALCULATIONS: MAIN HOUSE
1,600 SQ.FT. OF VENTED ATTIC SPACE
REQUIRES: 5.35 SQ.FT (770 SQ.IN) OF NET FREE VENT AREA (NFVA) AT RIDGE VENT
5.35 SQ.FT (770 SQ.IN) OF NET FREE VENT AREA (NFVA) AT SOFFIT
PER RCO: 806.2, EXCEPTION 2
1:300 (1 SQ. FT. OF VENTILATION FOR EVERY 300 SQ. FT OF ATTIC FLOOR SPACE).

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SHEET TITLE
ROOF PLAN

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1 ELEVATION - NORTH
 A2.01 1/4" = 1'-0"



2 ELEVATION - WEST
 A2.01 1/4" = 1'-0"

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SHEET TITLE
BUILDING ELEVATIONS

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A2.01
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3
 A2.02
 3D View 15



1
 A2.02
 ELEVATION - EAST
 1/4" = 1'-0"



2
 A2.02
 ELEVATION - SOUTH
 1/4" = 1'-0"

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ISSUE DATE 02.23.2024

SHEET TITLE

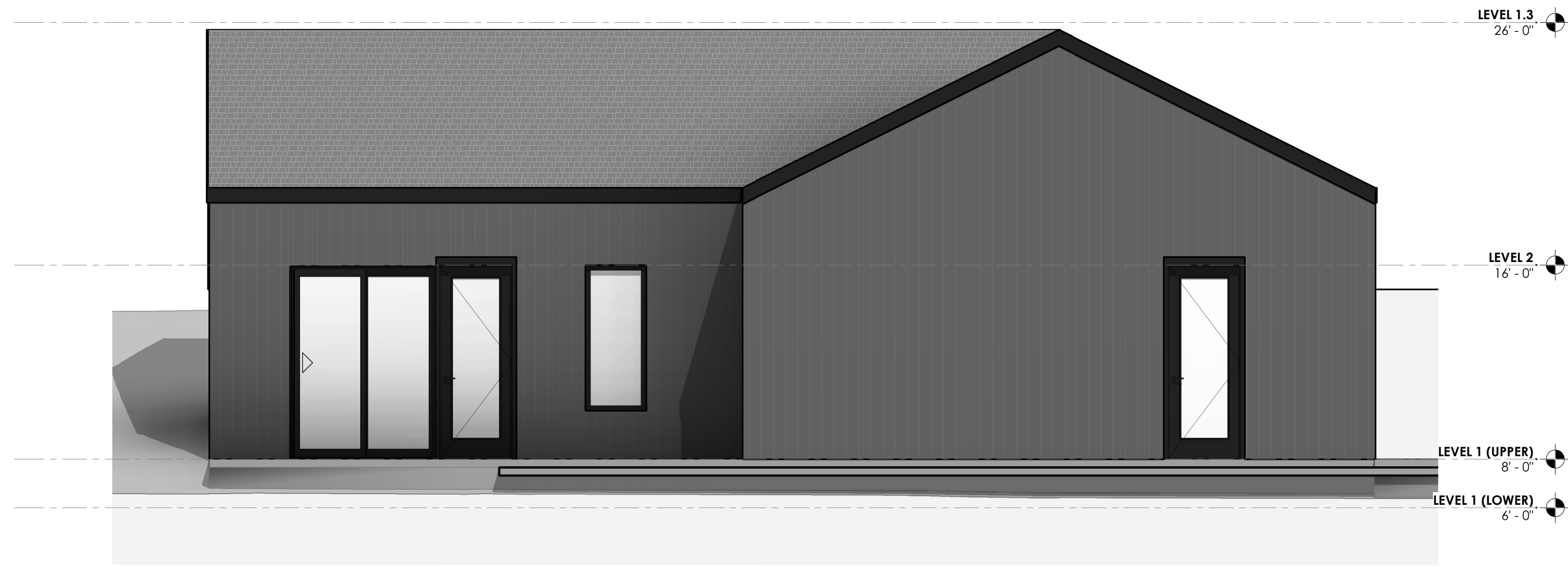
BUILDING ELEVATIONS

SHEET NO.

A2.03

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3 GARAGE ELEVATION - WEST
1/4" = 1'-0"



1 ELEVATION - BREEZEWAY NORTH
1/4" = 1'-0"



2 ELEVATION - BREEZEWAY SOUTH
1/4" = 1'-0"

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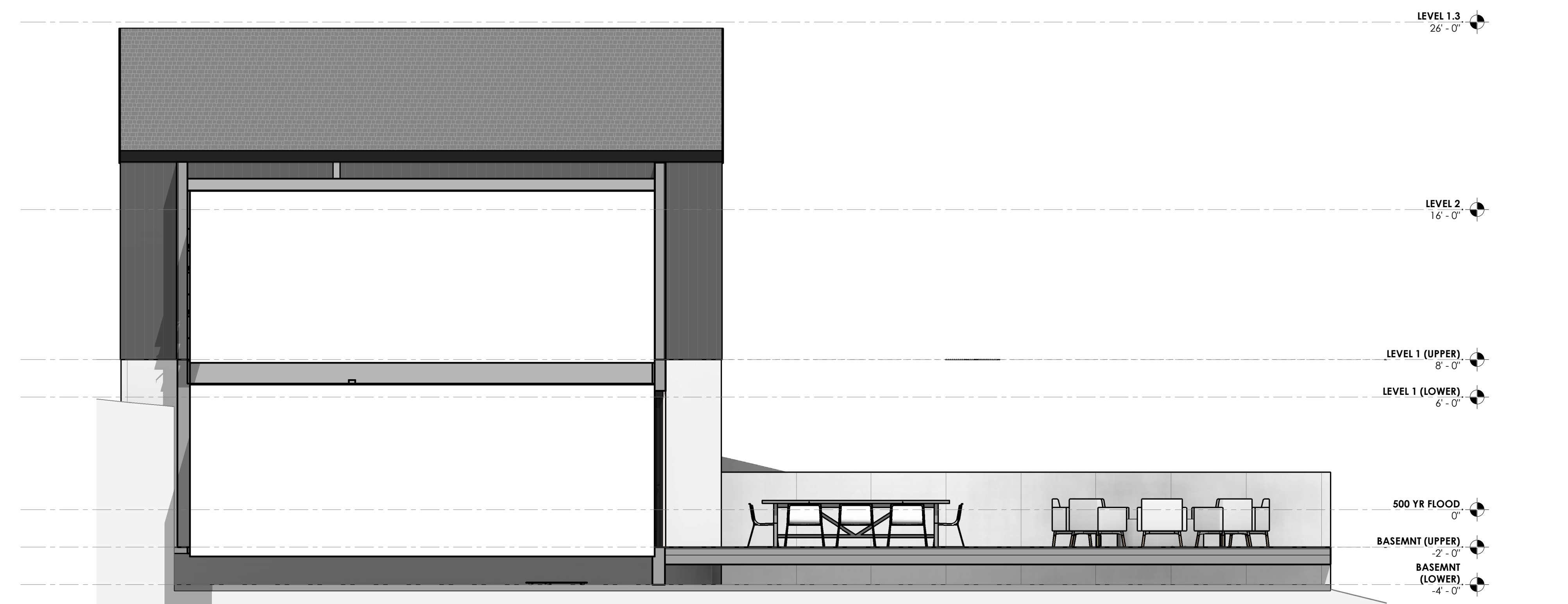
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1 ELEVATION - PRIMARY SUITE CONNECTION NORTH
A2.04 1/4" = 1'-0"



2 ELEVATION - PRIMARY SUITE CONNECTION SOUTH
A2.04 1/4" = 1'-0"

#	DATE	REVISION
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PROJECT TITLE
HALLINAN RESIDENCE
7593 RIVERSIDE DRIVE, DUBLIN, OH 43016

PROJECT NO. 2337
ISSUE VARIANCE APPLICATION
ISSUE DATE 02.23.2024

SHEET TITLE
BUILDING ELEVATIONS

SHEET NO.
A2.04
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ISSUE DATE 02.23.2024

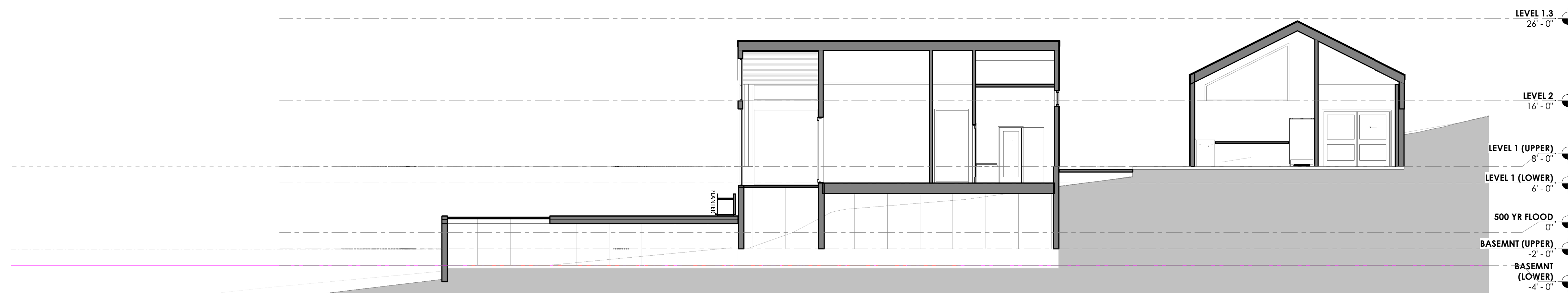
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SECTIONS

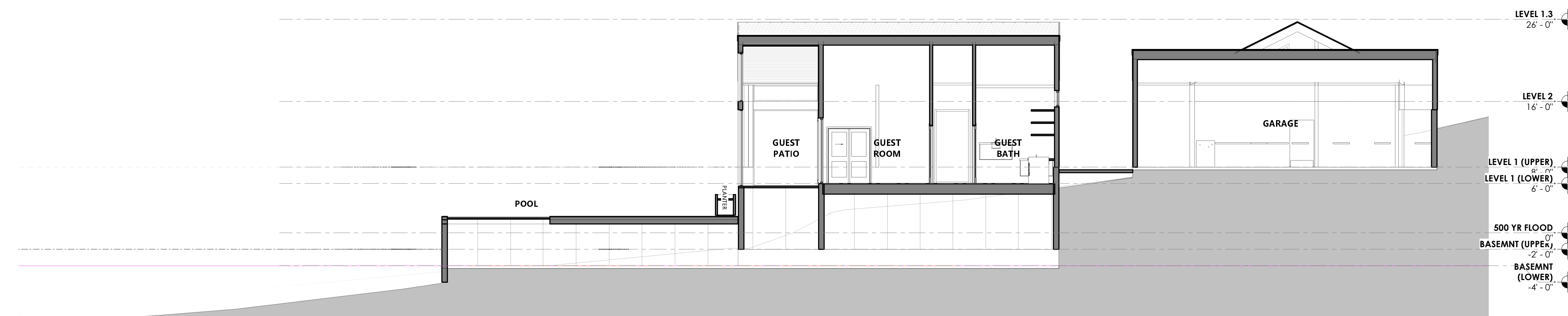
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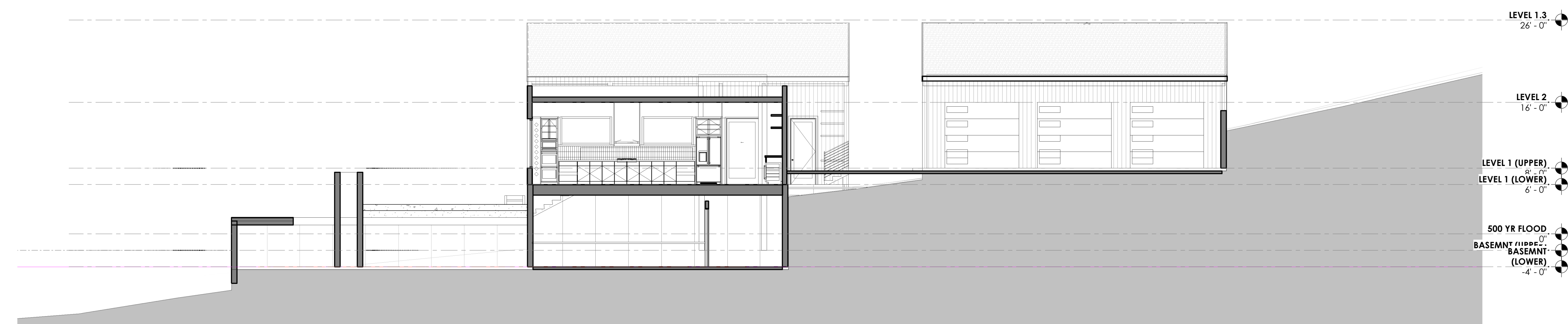
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1 SECTION E-W 01
A3.01 1/8" = 1'-0"

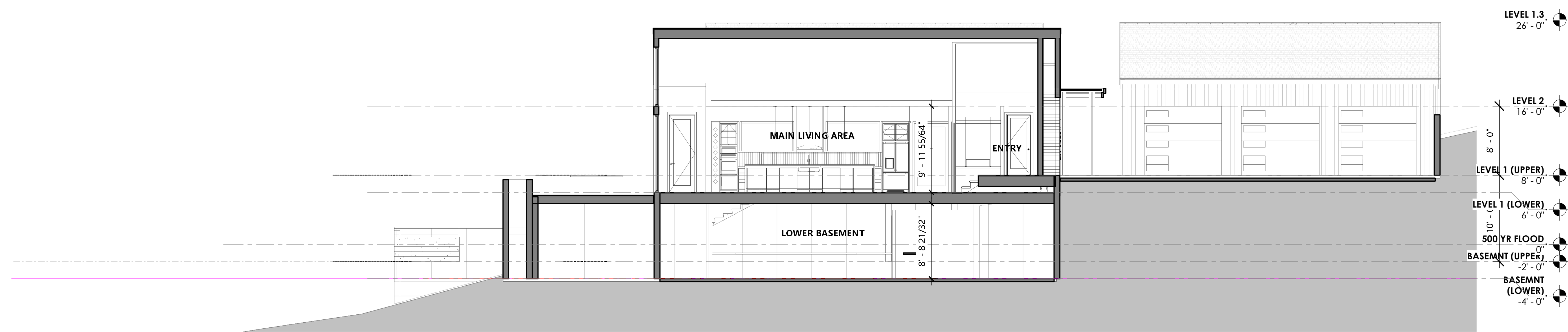


2 SECTION E-W 02
A3.01 1/8" = 1'-0"

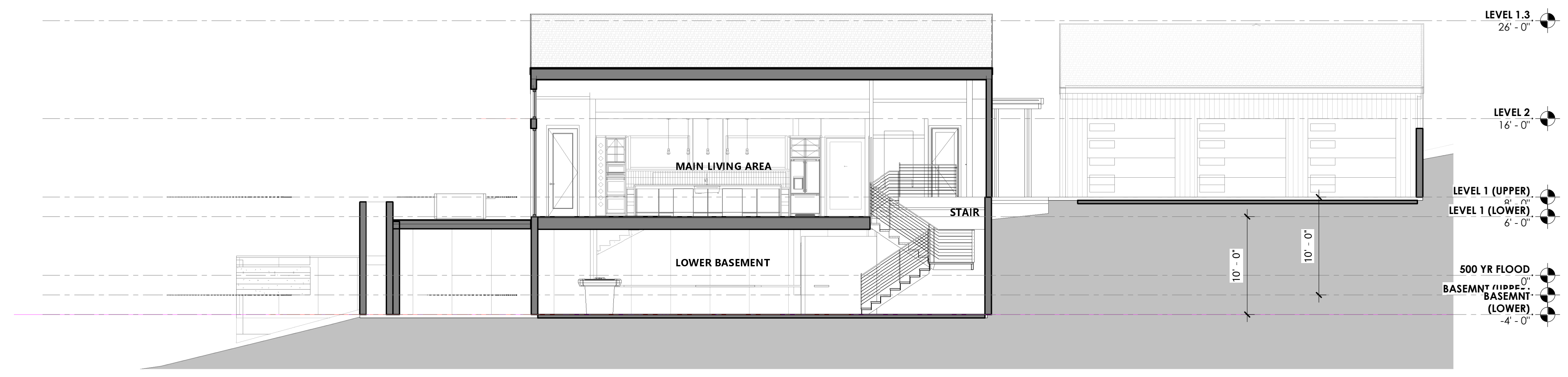


3 SECTION E-W 03
A3.01 1/8" = 1'-0"

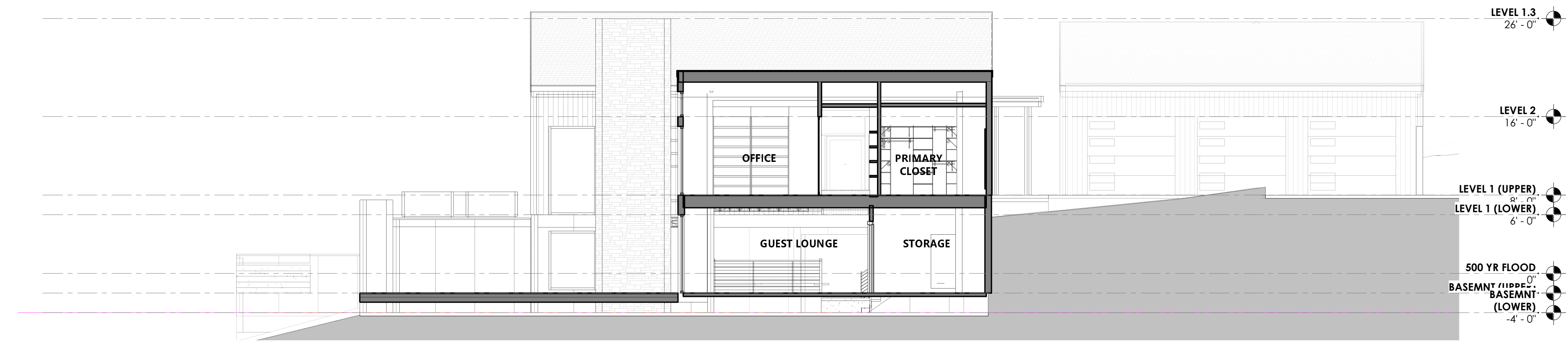
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4 SECTION E-W 04
1/8" = 1'-0"



5 SECTION E-W 05
1/8" = 1'-0"



6 SECTION E-W 06
1/8" = 1'-0"

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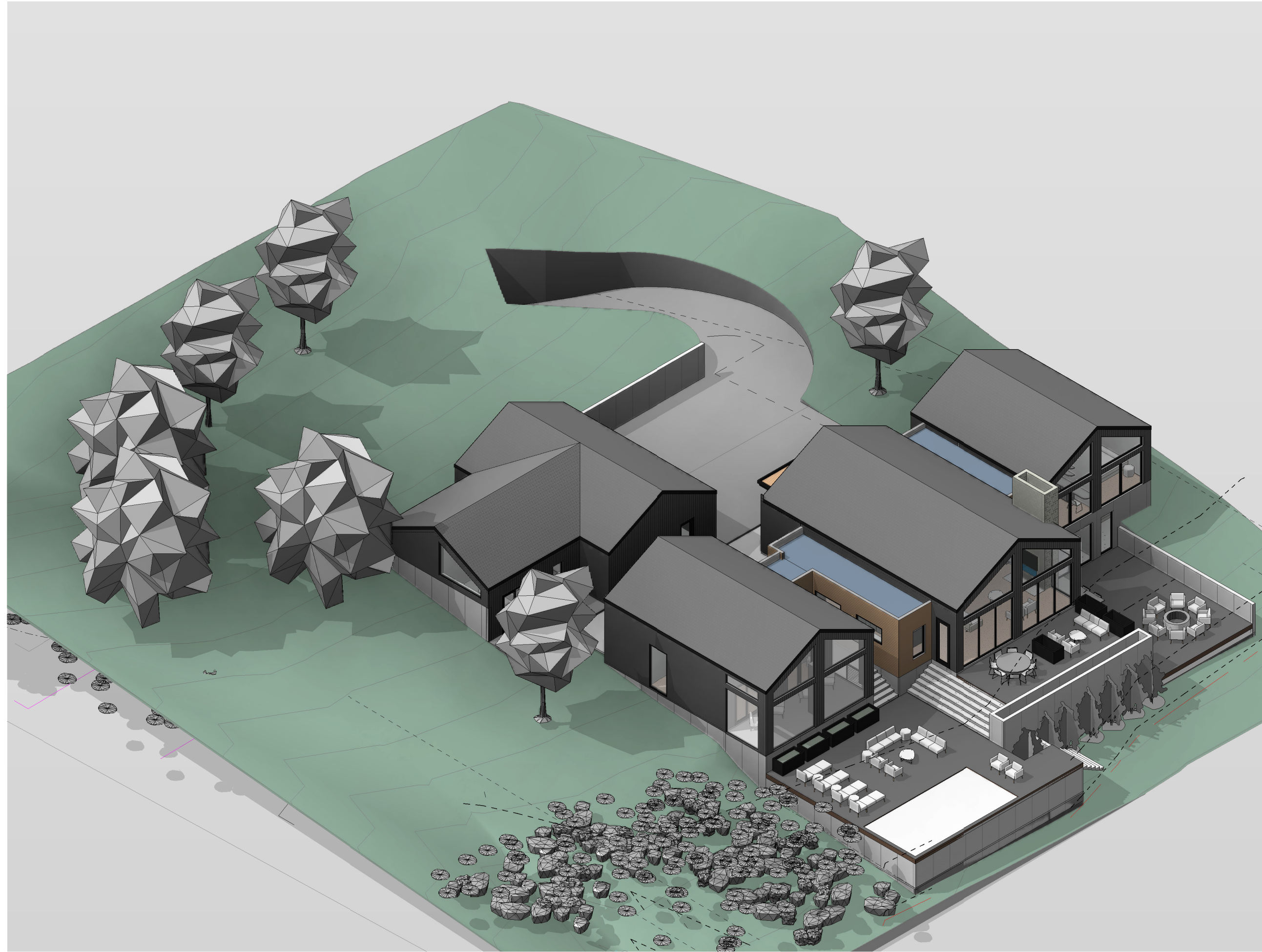
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PROJECT NO. 2337
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ISSUE DATE 02.23.2024

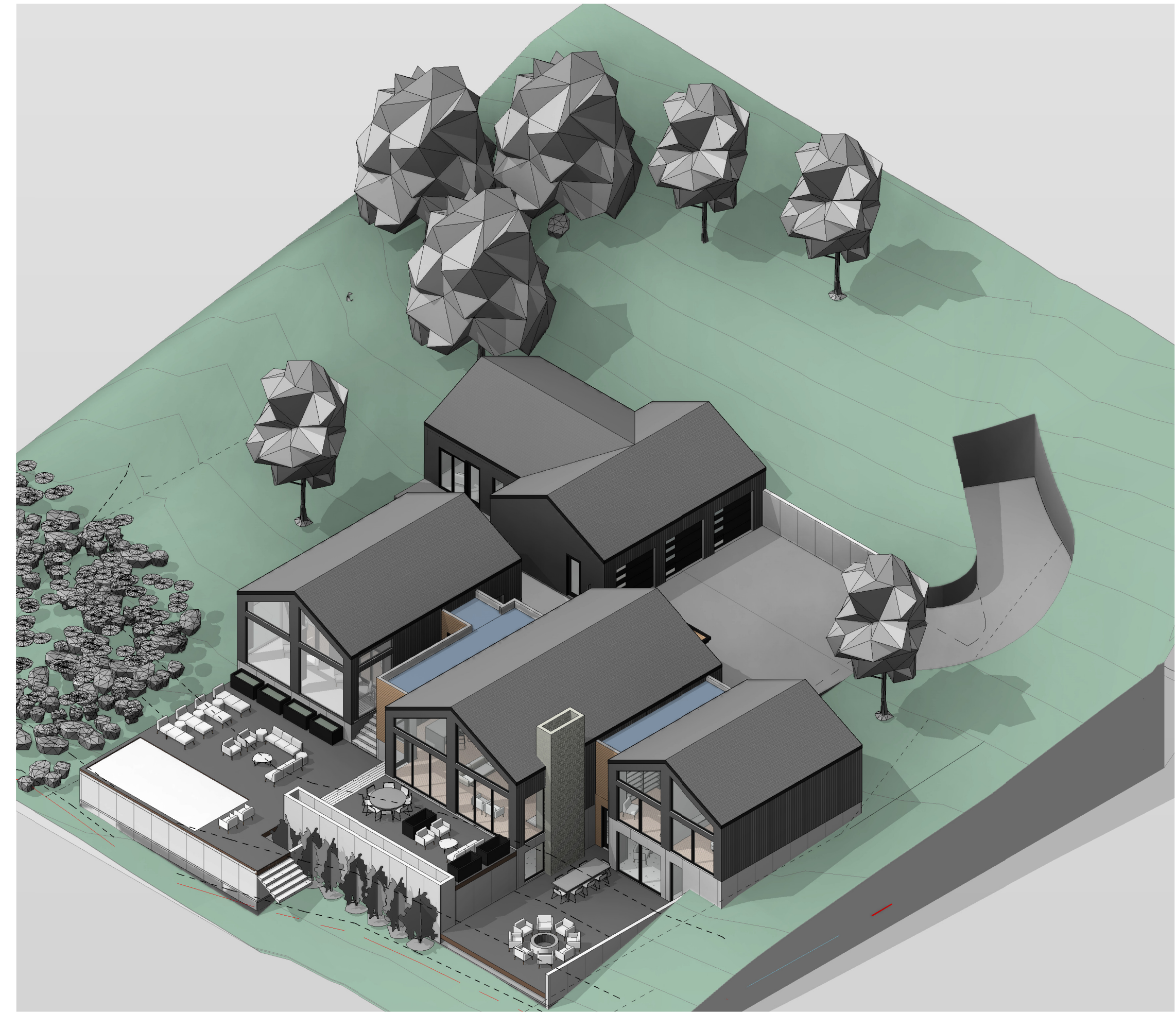
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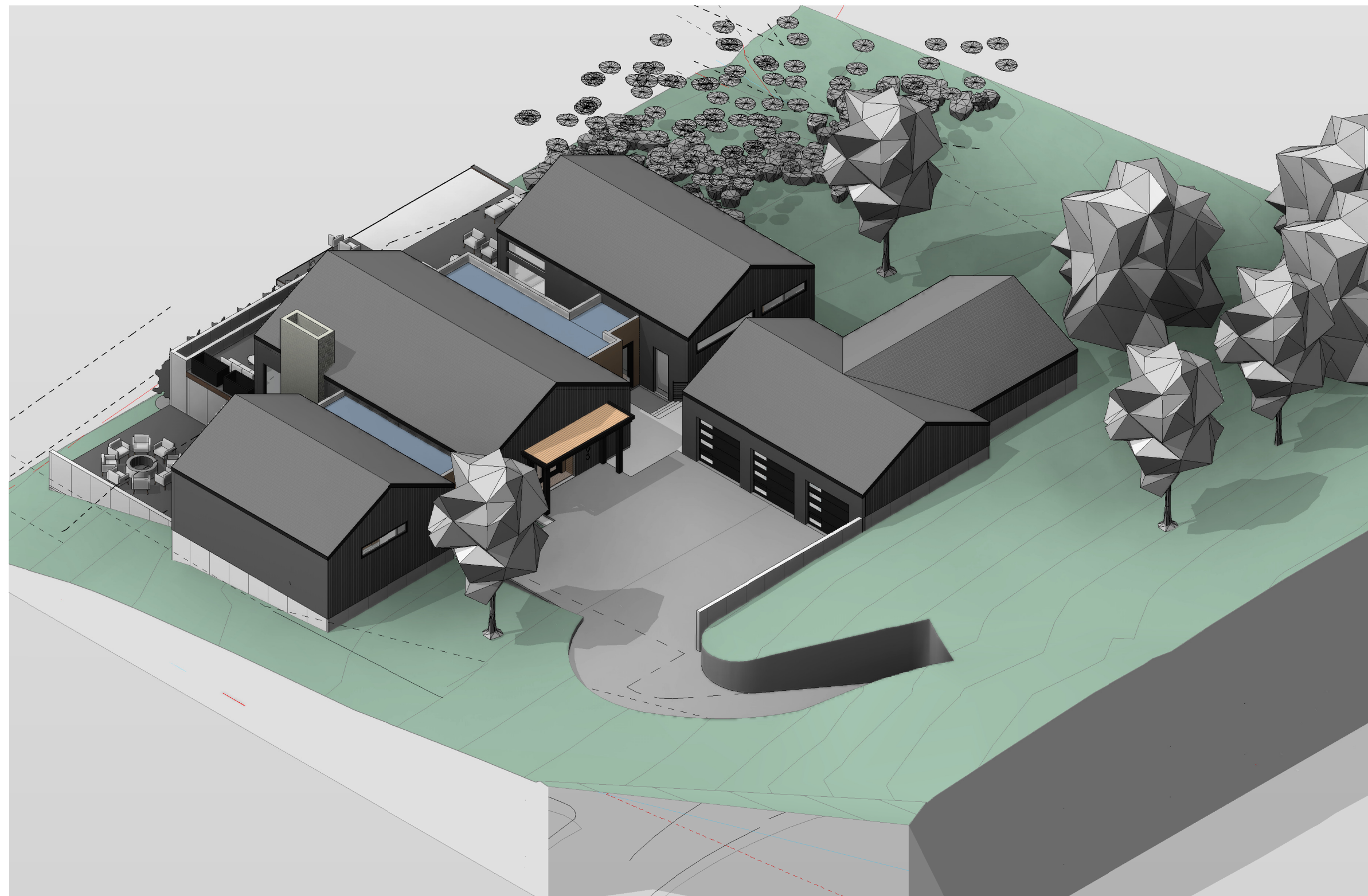
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1
A3.03



3
A3.03



2
A3.03



4
A3.03

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PROJECT NO. 2337
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ISSUE DATE 02.23.2024
SHEET TITLE
3D VIEWS

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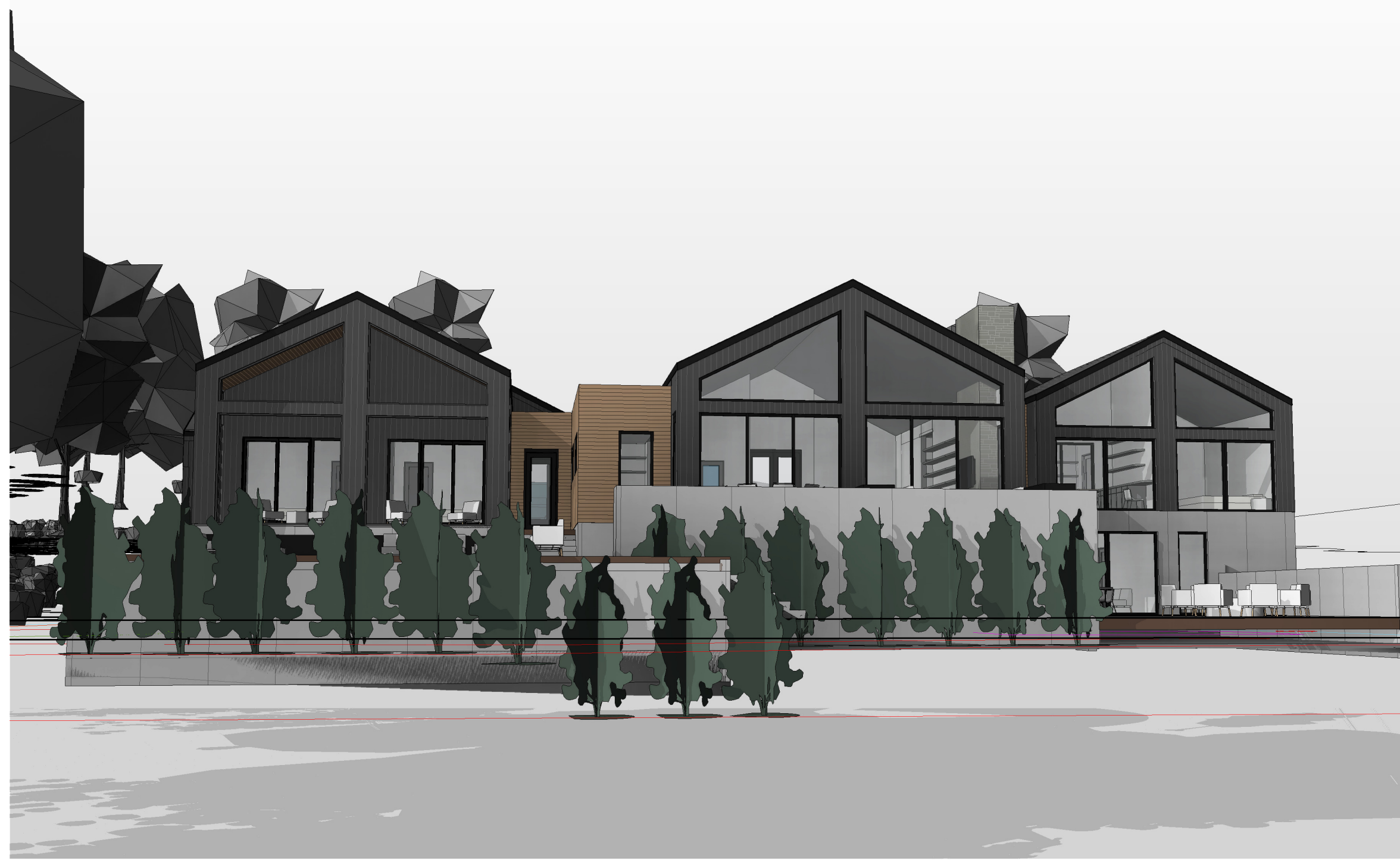
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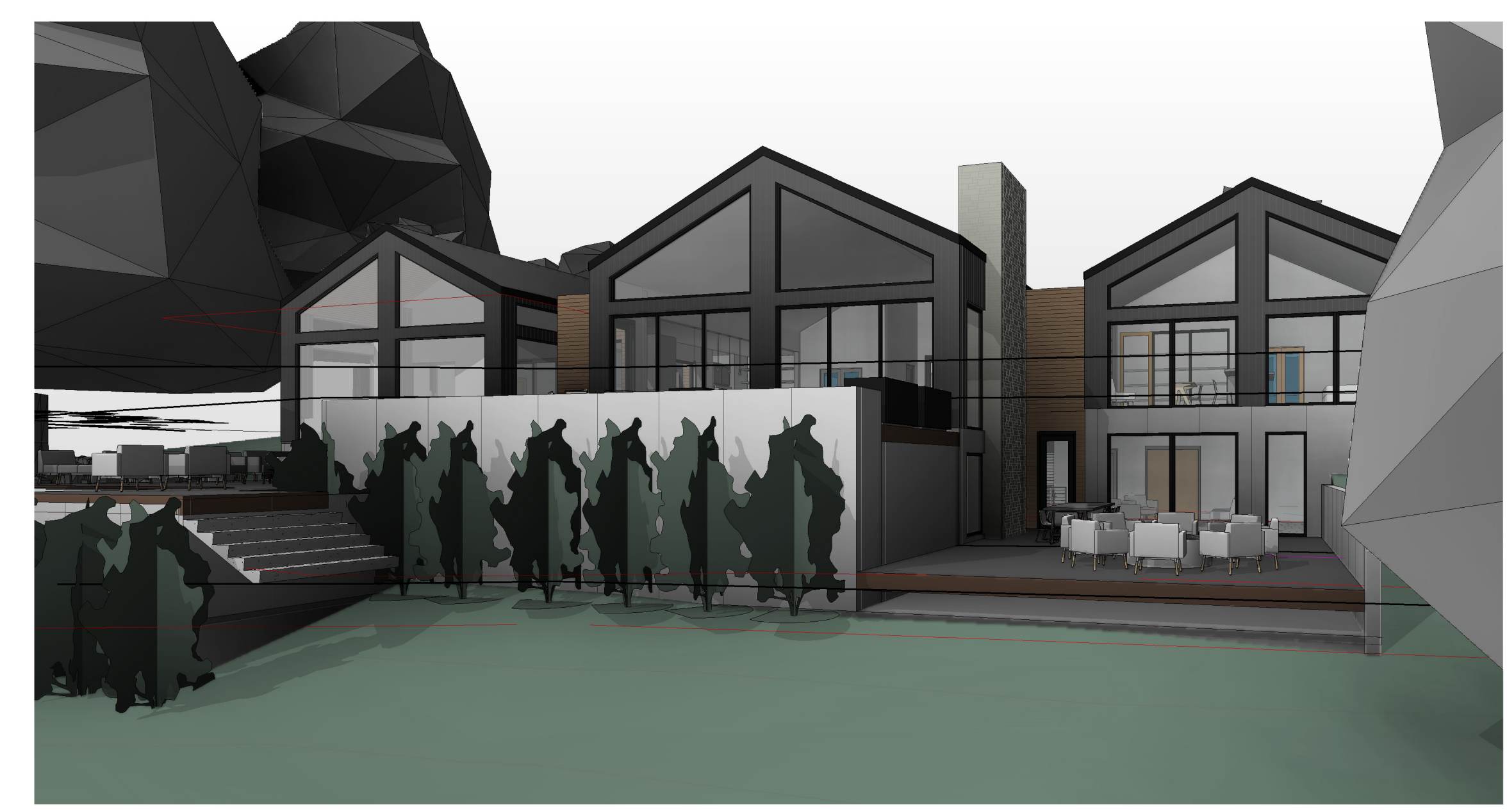
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SHEET TITLE
3D VIEWS

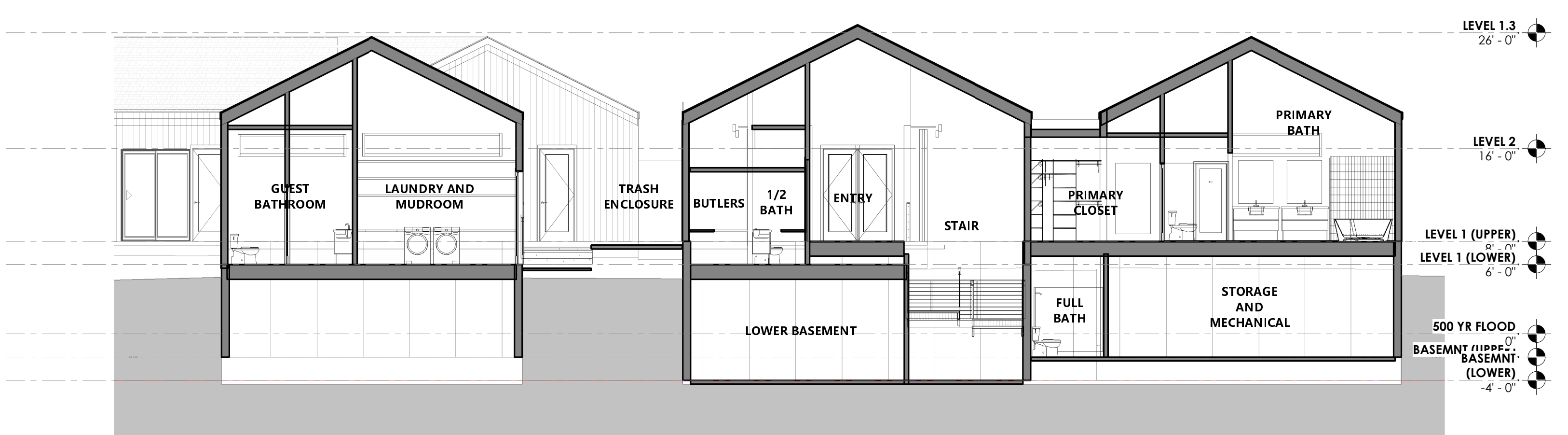
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5
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 3D View 1 Copy 2



4
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 3D VIEW 1



3
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 SECTION N-S 2
 1/8" = 1'-0"



2
 A3.04
 SECTION N-S 1
 1/8" = 1'-0"