

**Franklin County  
Auditor's Office**  
**Auditor**  
**Michael Stinziano**

Map Produced April 25, 2024

**Planimetric Legend**

Source: 2021 Aerial Photography

- Edge of Pavement
- Roadway Centerlines
- Railroad Centerlines
- Building Footprints
- Building Under Construction
- Creeks, Streams, Ditches
- Rivers & Ponds

**Topographic Legend**

Source: OSIP - 2019 LiDAR Collection

- Spot Elevation
- Index Contour
- Intermediate Contour

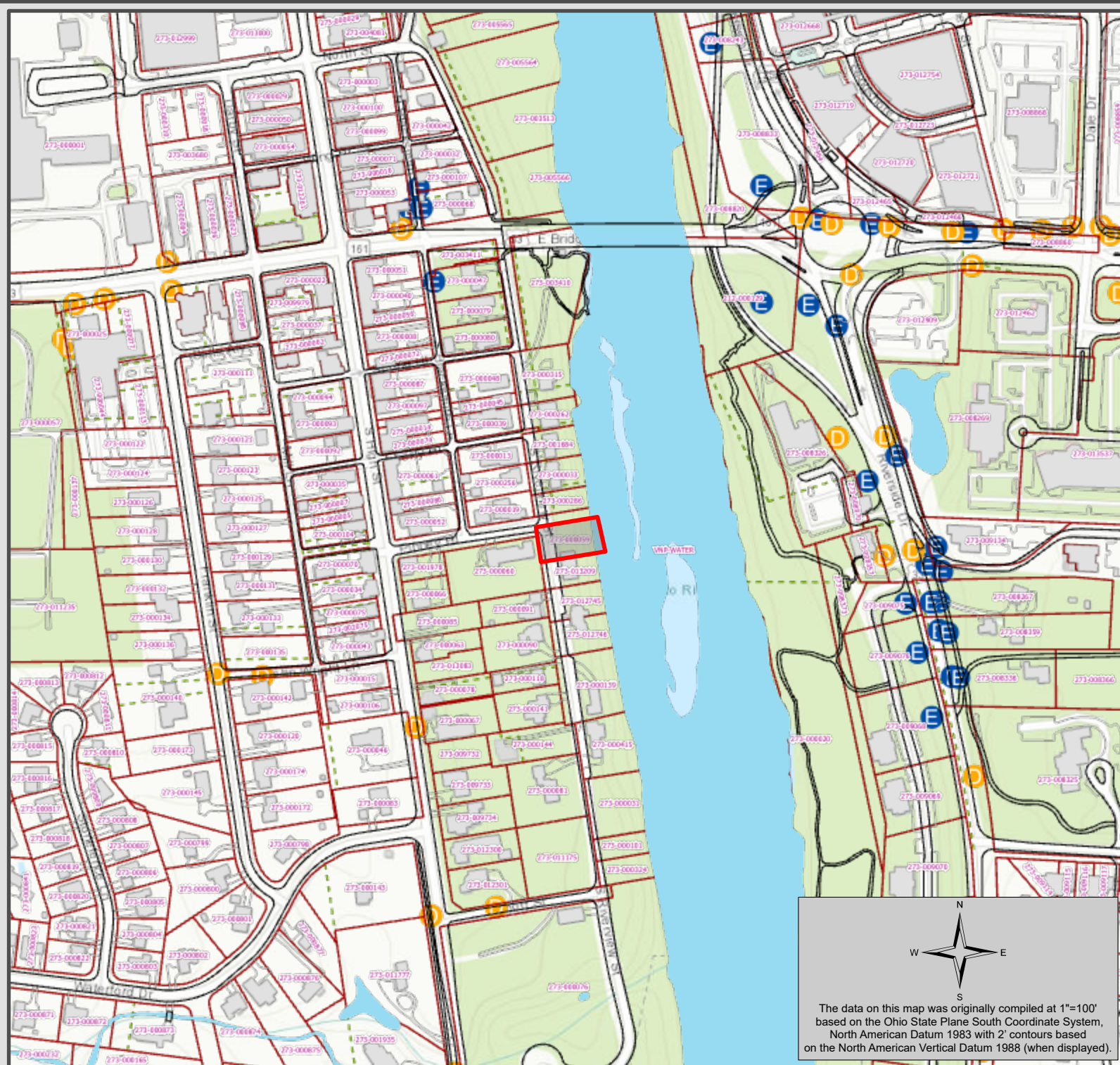
**Appraisal Legend**

Source: Franklin County Auditor & Engineer

- Parcel IDs
- Parcel Dimensions
- Lot Numbers
- Site Address
- Parcel Boundary
- Subdivision Boundary
- Condominium Boundary
- County Boundary
- City or Village Boundary
- Tax District Boundary
- School District Boundary
- Zip Code Boundary

The information on this web site is prepared from the real property inventory maintained by the Franklin County Auditor's Office. Users of this data are notified that the primary information source should be consulted for verification of the information contained on this site. The county and vendors assume no legal responsibilities for the information contained on this site. Please notify the Franklin County Auditor's Real Estate Division of any discrepancies.

For scaled maps, please visit the parcel viewer at <https://gis.franklincountyohio.gov/parcelviewer>

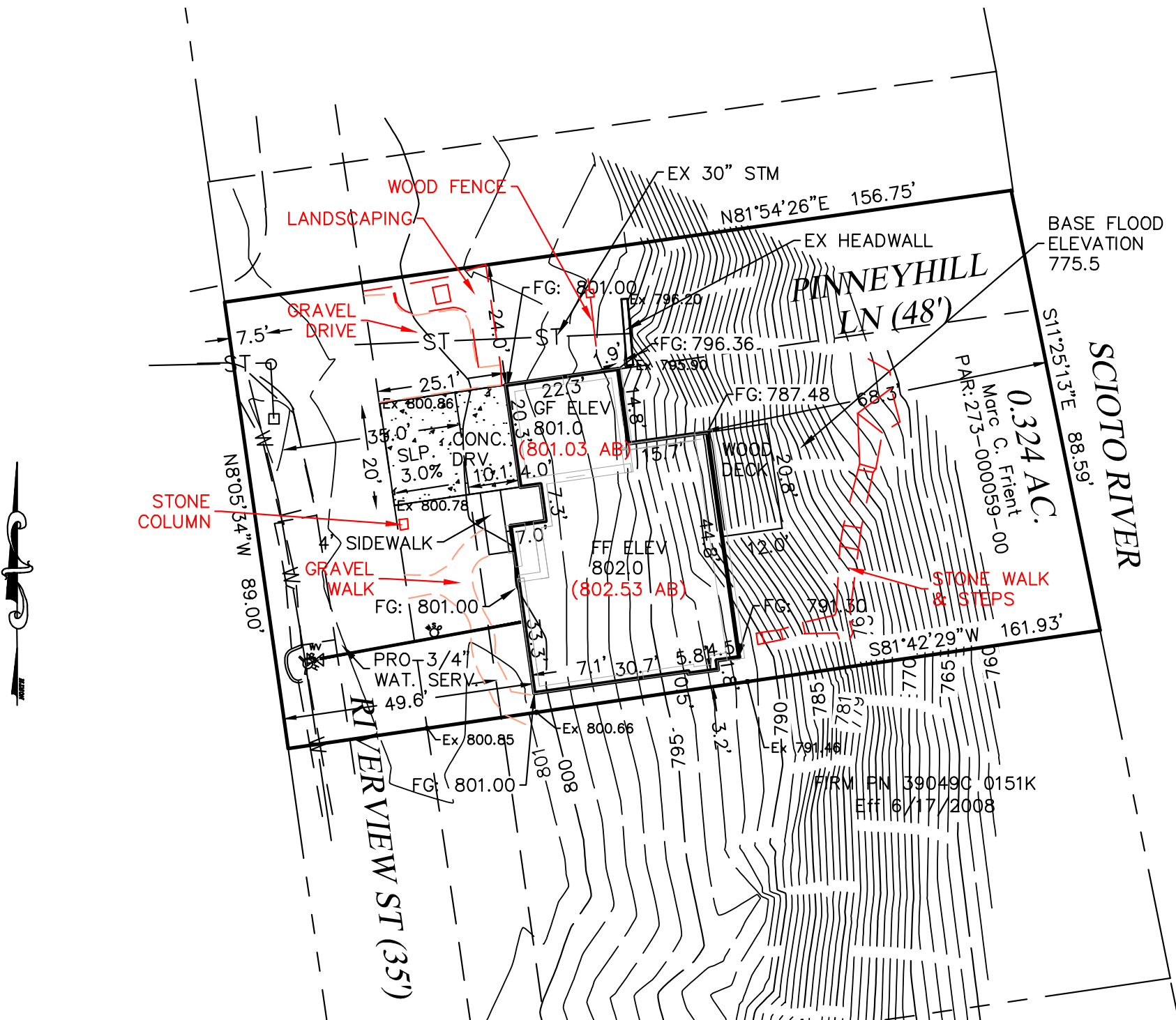


The data on this map was originally compiled at 1"=100' based on the Ohio State Plane South Coordinate System, North American Datum 1983 with 2' contours based on the North American Vertical Datum 1988 (when displayed).

# AS-BUILT PLOT PLAN

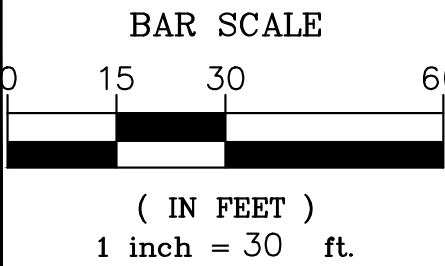
FOR: Marc Frient (AS-BUILT)  
LOT/SUBDIVISION: NA  
ADDRESS: 110 S. Riverview St, Dublin, OH  
SCALE 1"= 30'

BUILDER: Arcaro & LaRussa  
CITY OF: Dublin  
DRN: TDW CK: DMW CO. OF: Franklin



**ZONING**  
FRONT YARD-0'  
SIDE YARD-3' (12' TOTAL)  
REAR YARD-20% LOT DEPTH/MAX 50'=31'  
ATTACHED GARAGE-20' (WAIVER)

**LOT COVERAGE**  
MAX LOT COVERAGE-21 % (45% ALLOW.)  
MAX BLDG FOOTPRINT-17.8% (25% ALLOW.)



NOTE: BUILDER TO  
PROVIDE AND MAINTAIN  
EROSION AND SEDIMENT  
CONTROL DURING ALL  
PHASES OF CONSTRUCTION

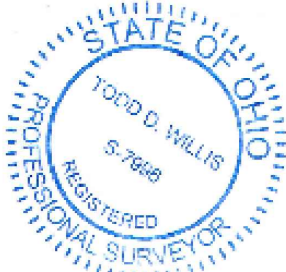
FIELD MODIFICATION TO THE  
EROSION AND SEDIMENT  
CONTROL MAY BE  
NECESSARY

## PLOT PLAN

I hereby certify that the foregoing  
PLOT PLAN was prepared from  
information provided by the Client  
and data obtained from Engineered  
Subdivision Plan. This Plot Plan is  
to be used by the Client for the  
sole purpose of obtaining a  
Building Permit. The use of the  
Plot Plan for any other purpose is  
strictly prohibited.

*Willis Engineering & Surveying*

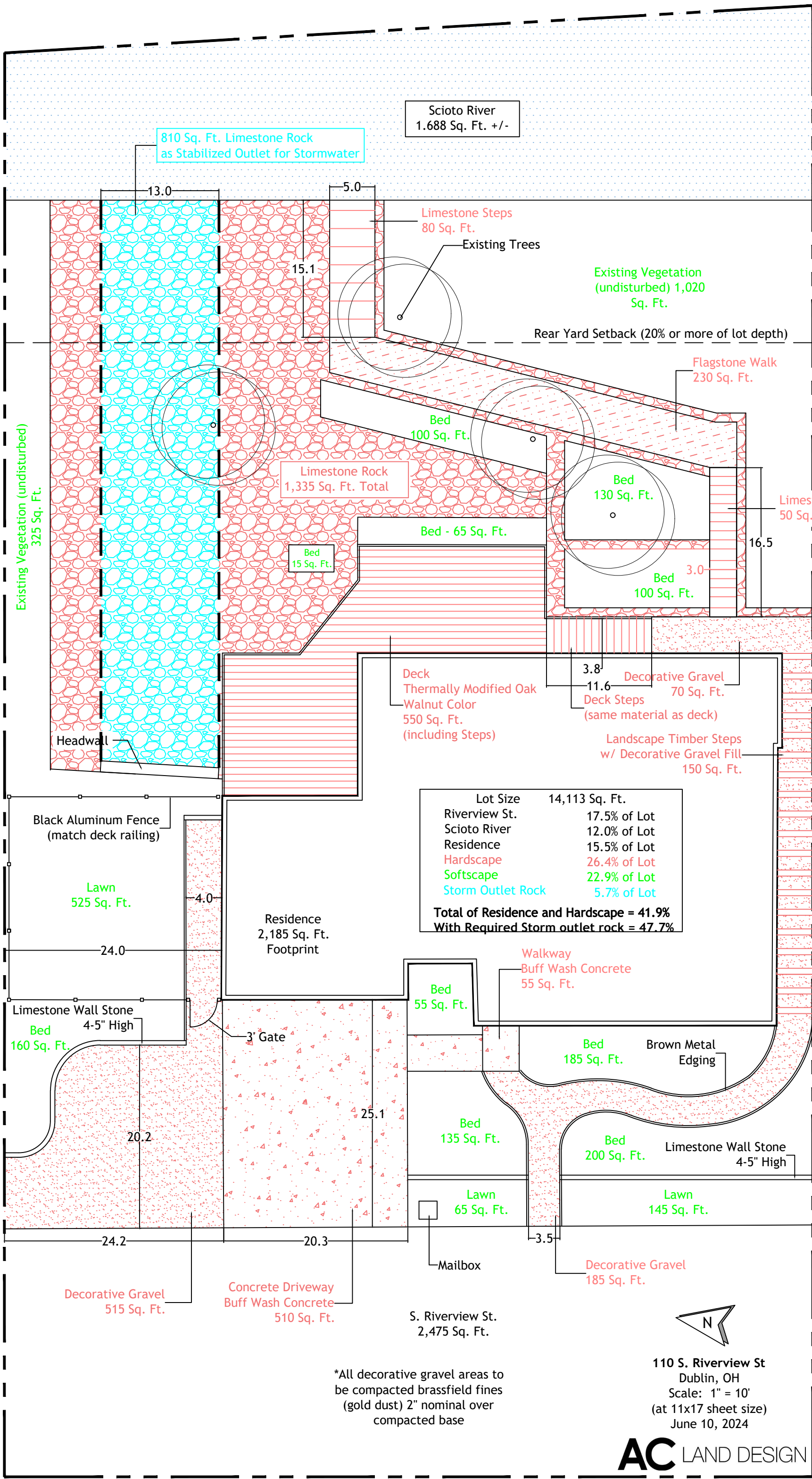
Date: 3-22-24



*Todd D. Willis*

Todd D. Willis, PS  
Reg. No. S-7996  
740-739-4030





Scioto River  
1,688 Sq. Ft. +/-

810 Sq. Ft. Limestone Rock  
as Stabilized Outlet for Stormwater

Limestone Steps  
80 Sq. Ft.

Existing Trees

Existing Vegetation  
(undisturbed) 1,020  
Sq. Ft.

Rear Yard Setback (20% or more of lot depth)

Flagstone Walk  
230 Sq. Ft.

Bed  
100 Sq. Ft.

Limestone Rock  
1,335 Sq. Ft. Total

Bed - 65 Sq. Ft.

Bed  
15 Sq. Ft.

Bed  
130 Sq. Ft.

Bed  
100 Sq. Ft.

Limestone Steps  
50 Sq. Ft.

Existing Vegetation (undisturbed)  
325 Sq. Ft.

Headwall

Deck  
Thermally Modified Oak  
Walnut Color  
550 Sq. Ft.  
(including Steps)

Decorative Gravel  
70 Sq. Ft.

Deck Steps  
(same material as deck)

Landscape Timber Steps  
w/ Decorative Gravel Fill  
150 Sq. Ft.

Lot Size	14,113 Sq. Ft.
Riverview St.	17.5% of Lot
Scioto River	12.0% of Lot
Residence	15.5% of Lot
Hardscape	26.4% of Lot
Softscape	22.9% of Lot
Storm Outlet Rock	5.7% of Lot
Total of Residence and Hardscape = 41.9%	
With Required Storm outlet rock = 47.7%	

Black Aluminum Fence  
(match deck railing)

Lawn  
525 Sq. Ft.

Residence  
2,185 Sq. Ft.  
Footprint

Limestone Wall Stone  
4-5" High  
Bed  
160 Sq. Ft.

3' Gate

Bed  
55 Sq. Ft.

Walkway  
Buff Wash Concrete  
55 Sq. Ft.

Bed  
185 Sq. Ft.

Brown Metal  
Edging

Bed  
135 Sq. Ft.

Bed  
200 Sq. Ft.

Limestone Wall Stone  
4-5" High

Lawn  
65 Sq. Ft.

Lawn  
145 Sq. Ft.

Decorative Gravel  
515 Sq. Ft.

Concrete Driveway  
Buff Wash Concrete  
510 Sq. Ft.

S. Riverview St.  
2,475 Sq. Ft.

Decorative Gravel  
185 Sq. Ft.

Mailbox

\*All decorative gravel areas to  
be compacted brassfield fines  
(gold dust) 2" nominal over  
compacted base

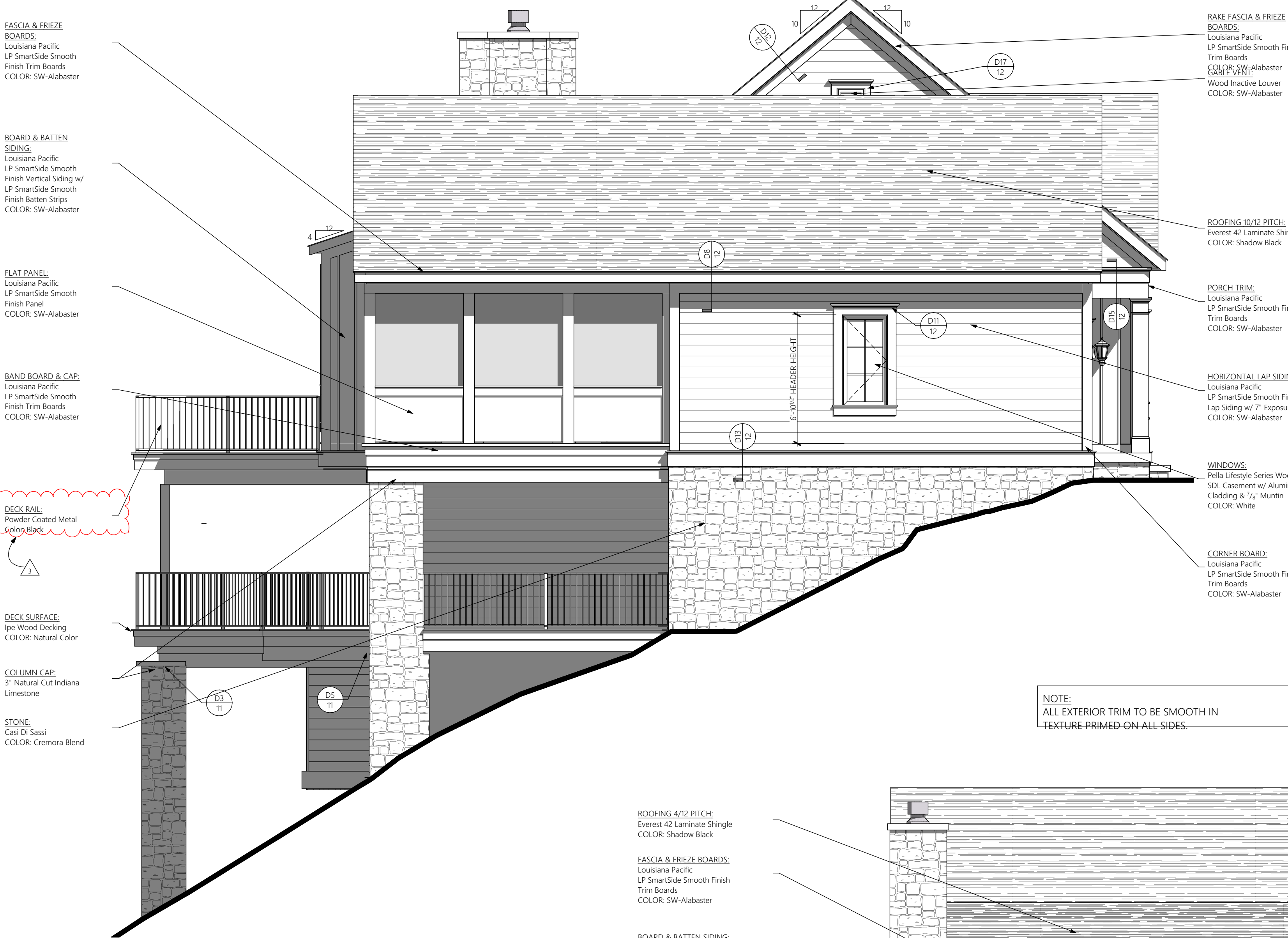
110 S. Riverview St  
Dublin, OH  
Scale: 1" = 10'  
(at 11x17 sheet size)  
June 10, 2024

AC LAND DESIGN

KEY	Total square Footages	Storm Outlet Rock	Hardscape	Softscape	Residence	Riverview St.	Scioto River
Stabilized Outlet	810	810					
Scioto River	1688						1688
Limestone Steps	80		80				
Existing Vegetation	1020			1020			
Flagstone Walk	230		230				
Limestone Steps	50		50				
Bed	130			130			
Bed	100			100			
Bed	100			100			
Bed	65			65			
Limestone Rock	1335		1335				
Bed	15			15			
Deck	550		550				
Decorative Gravel	70		70				
Landscape Timber	150		150				
Bed	55			55			
Bed	185			185			
Bed	200			200			
Lawn	145			145			
Decorative Gravel	185		185				
Lawn	65			65			
Bed	135			135			
Walkway Buff Wash	55		55				
Residence	2185				2185		
S Riverview St	2475					2475	
Concrete driveway	510		510				
Decorative Gravel	515		515				
Bed	160			160			
Lawn	525			525			
Existing Vegetation	325			325			
TOTALS	14113	810	3730	3225	2185	2475	1688
Total Lot Square Footage	14113						
Riverview St.	12.0						
Scioto River	17.5						
Residence	15.5						
Hardscape	26.4						
Softscape	22.9						
Stabilized Outlet/Storm Outlet Rock	5.7						
Total Residence and Hardscape (not including Stabilized outlet)	41.9						
Total Residence and Hardscape (including Stabilized Outlet)	47.7						



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



**EAST PERSPECTIVE**



**NORTH-EAST BIRD'S EYE PERSPECTIVE**



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

**Code Compliance:**  
It is the builders responsibility to assure that the building complies with all governing codes, this includes but not limited to the 2019 R.C.O.

Refer to notes on Floor Plans that reference Section R308 Glazing.

It is the builder's responsibility to assure that the final windows selected for all sleeping areas meet the criteria listed in Section 310.1 Emergency escape and rescue required.

Window shown on this plan are labeled as Pella Casement.

**General Notes:**  
1. A 1/2" plywood backer is to be installed behind all trim boards used in conjunction with stucco and wood sided walls.  
2. It is the builder's responsibility to determine the final method and quantity of roof ventilation.  
3. It is the Mason's responsibility to ensure that any masonry fireplaces draft properly and that chimneys are built to the standards of the local building code.  
4. In addition to these notes, refer to the notes on sheet 1.  
5. It is the builders responsibility to assure all structural loads are transferred to the foundation.  
6. The house is to be water tight when completed. It is the general contractors responsibility to provide all waterproofing, flashing, weep holes and caulking required to prevent moisture penetration.  
7. It is the builders responsibility to assure all finish materials used are to be installed per manufacturer's recommendations or per industry standards. This includes, but is not limited to flashing, Melagrano Design Company, LLC is not responsible for defects in materials used or installation of materials.  
8. It is the builder's responsibility to determine gutter size and down spout size, quantity and location.

**Wood Trusses:**  
The following notes only apply if wood trusses are used.  
1. Use truss clips to fasten all trusses to the top plate of walls. Do not nail trusses to top plate directly.  
2. For interior wall connections, use Simpson model STC.  
3. For scissors truss connections, use Simpson TC-24 or TC-25.  
4. When applying drywall to the bottom chord of the roof truss, use Simpson D5 drywall stops at interior wall intersection. Hold screws and nails back 15" from wall.  
5. It is the Builder's and/or the Truss Manufacturer's responsibility to take any measurements used for truss manufacturing from only the actual field conditions. Do not build trusses from the dimensions on this plan for actual field conditions may vary from the information given in this plan set. Melagrano Design Company, LLC is not responsible for any error in truss orders.

**NOTE:**  
IT IS THE RESPONSIBILITY OF THE GENERAL CONTRACTOR, ROOFING CONTRACTOR, EXTERIOR TRIM CONTRACTOR AND/OR MASONRY CONTRACTOR TO DETERMINE THE BEST ROOFING AND FLASHING PRACTICES AT EACH INSTANT.

**NOTE:**  
CAULK ALL JOINTS WITH ASTM C-920 CAULK AND PROVIDE METAL FLASHING AS REQUIRED TO PREVENT MOISTURE PENETRATION.

**NOTE:**  
ALL BUILDING MATERIALS, FINISH AND STRUCTURAL TO BE INSTALLED IN ACCORDANCE WITH MANUFACTURER'S WRITTEN INSTRUCTIONS and / or RECOMMENDATIONS.

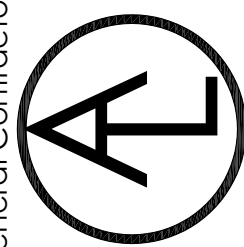


**NORTH-EAST PERSPECTIVE**



**NORTH-EAST PERSPECTIVE**

General Contractor:



**Arcaro + LaRusso**  
Home Design & Builders  
614-686-3355

#### Revisions

- 2/10/2022 Revise plans per items on the City of Dublin 'Listing of Items of Non-Compliance' notice dated 1/4/2022.
- 6/7/2022 Revise plans and foundation design to adapt to discovered site conditions. Change foundation from standard wall and footing foundation to caisson, grade beam and footing foundation.
- 2/7/2024 Revise handrail material and color.

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Date

6/20/2024

Job Name

MHFrient\_112 Riverview

File Name

MDC\_2024-6-20\_MHFrient\_112 Riverview Site Model REV12.pln

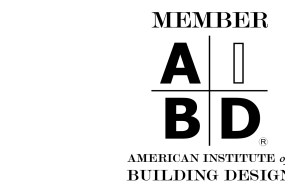
Sheet No.

9

The Frient Residence

110 S. Riverview Street  
Dublin, Ohio 43017

Exterior Elevations



**MELAGRANO**  
DESIGN COMPANY, LLC  
4158 Greensview Drive • Columbus Ohio 43220  
614-442-8965 • www.MelagranoCo.com

MEMBER  
**A  
BD**  
AMERICAN INSTITUTE OF  
BUILDING DESIGN



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**Code Compliance:**  
It is the builder's responsibility to assure that the building complies with all governing codes. This includes but not limited to the 2014 R.C.O.

Refer to notes on Floor Plans that reference Section R308.1 regarding.

It is the builder's responsibility to assure that the final windows selected for all sleeping areas meet the criteria listed in Section 510.1 Emergency escape and rescue required.

Window shown on this plan are labeled as Pella Casement.

**General Notes:**

1. A 1/2" plywood backer is to be installed behind all trim boards used in conjunction with stucco and wood sided walls.
2. It is the Builder's responsibility to determine the final method and quantity of roof ventilation.
3. It is the Mason's responsibility to ensure that any masonry fireplaces draft properly and that chimneys are built to the standards of the local building code.
4. In addition to these notes, refer to the notes on sheet 1.
5. It is the builder's responsibility to assure all structural loads are transferred to the foundation.
6. The house is to be water tight when completed. It is the general contractors responsibility to provide all waterproofing, flashing, weep holes and caulking required to prevent moisture penetration.
7. It is the builders responsibility to assure all finish materials used are to be installed per manufacturer's recommendations or per industry standards. This includes, but is not limited to flashing, Melaragno Design Company, LLC is not responsible for defects in materials used or installation of materials.
8. It is the builder's responsibility to determine gutter size and down spout size, quantity and location.

**Wood Trusses:**

- The following notes only apply if wood trusses are used.
1. Use truss clips to fasten all trusses to the top plate of walls. Do not nail trusses to top plate directly.
  2. For interior wall connections, use Simpson model STC.
  3. For scissors truss connections, use Simpson TC-24 or TC-25.
  4. When applying drawall to the bottom chord of the roof truss, use Simpson D6 drawall stops at interior wall intersection. Hold screws and nails back 15" from wall.
  5. It is the Builders and/or the Truss Manufacturer's responsibility to take any measurements used for truss manufacturing from only the actual field conditions. Do not build trusses from the dimensions on this plan for actual field conditions may vary from the information given in this plan set. Melaragno Design Company, LLC is not responsible for any error in truss orders or manufacturing.
  6. The truss manufacturer is to adjust heel heights as needed to align fascia boards and any other trim material to match the elevation drawings in this plan set.

**Please Note:**

Any discrepancies, errors and/or omissions in the notes, dimensions, and/or drawings contained on these documents shall be brought to the attention of Melaragno Design Company, LLC, the designer, immediately after the said discrepancies are discovered. Proceeding with construction constitutes the acceptance of these documents and any discrepancies, errors and/or omissions become the responsibility of the building contractor.

**NOTE:**  
IT IS THE RESPONSIBILITY OF THE GENERAL CONTRACTOR, ROOFING CONTRACTOR, EXTERIOR TRIM CONTRACTOR AND/OR MASONRY CONTRACTOR TO DETERMINE THE BEST ROOFING AND FLASHING PRACTICES AT EACH INSTANCE.

**NOTE:**  
CAULK ALL JOINTS WITH ASTM C-920 CAULK AND PROVIDE METAL FLASHING AS REQUIRED TO PREVENT MOISTURE PENETRATION.

**NOTE:**  
ALL BUILDING MATERIALS, FINISH AND STRUCTURAL TO BE INSTALLED IN ACCORDANCE WITH MANUFACTURER'S WRITTEN INSTRUCTIONS and / or RECOMMENDATIONS.

**NOTE:**  
ALL EXTERIOR TRIM TO BE SMOOTH CEDAR OR SIMILAR PRIMED ON ALL SIDES.

**GABLE VENT:**  
Wood Inactive Lower  
COLOR: SN-Alabaster

**ROOFING:**  
Everest 42 Laminata Shingle  
COLOR: Shadow Black

**RAKE & RAKE FASCIA:**  
Louisiana Pacific  
LP SmartSide Smooth Finish Trim Boards  
COLOR: SN-Alabaster  
(See Detail)

**HORIZONTAL LAP SIDING:**  
Louisiana Pacific  
LP SmartSide Smooth Finish Lap Siding w/ 7" Exposure  
COLOR: SN-Alabaster

**BAND BOARD & SHED BOARD:**  
Louisiana Pacific  
LP SmartSide Smooth Finish Trim Boards  
COLOR: SN-Alabaster  
(See Detail)

**STONE:**  
Casal Di Sassi  
COLOR: Cremora Blend

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

**ROOFING 6/12 PITCH:**  
Everest 42 Laminata Shingle  
COLOR: Shadow Black

**BOARD & BATTEN SIDING:**  
Louisiana Pacific  
LP SmartSide Smooth Finish Vertical Siding w/ LP SmartSide Smooth Finish Batten Strips  
COLOR: SN-Alabaster

**RAKE & RAKE FASCIA:**  
Louisiana Pacific  
LP SmartSide Smooth Finish Trim Boards  
COLOR: SN-Alabaster

**COACH LIGHT:**  
Northern Lighting (House Brand)  
3-Light Wall Mount Fixture # 571910  
COLOR: Museum Black

**BAND BOARD & CAP:**  
Louisiana Pacific  
LP SmartSide Smooth Finish Trim Boards  
COLOR: SN-Alabaster

**STONE:**  
Casal Di Sassi  
COLOR: Cremora Blend

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

**SARAGE DOOR:**  
Clopay Coliseum Collection  
Design 12 Door w/ REC 19 Glass  
COLOR: White Base w/ White Overlay

**FRONT DOOR:**  
Simpson 6003 Craftman Two Panel - Three Light TDL  
COLOR: Fir Door w/ Minuax M42TB Espresso Stain.

**ROOFING 10/12 PITCH:**  
Everest 42 Laminata Shingle  
COLOR: Shadow Black

**BOARD & BATTEN SIDING:**  
Louisiana Pacific  
LP SmartSide Smooth Finish Vertical Siding w/ LP SmartSide Smooth Finish Batten Strips  
COLOR: SN-Alabaster

**WINDOWS:**  
Pella Lifestyle Series Wood Casement w/ Aluminum Cladding  
COLOR: White

**CORNER BOARD:**  
Louisiana Pacific  
LP SmartSide Smooth Finish Trim Boards  
COLOR: SN-Alabaster

**DECK RAIL:**  
Powder Coated Metal  
COLOR: Black

**DECK SURFACE:**  
Tie Wood Decking  
COLOR: Natural Color

**COLUMN CAP:**  
SN Natural Cut Indiana Limestone

**STONE:**  
Casal Di Sassi  
COLOR: Cremora Blend

**ROOFING 10/12 PITCH:**  
Everest 42 Laminata Shingle  
COLOR: Shadow Black

**FASCIA & FRIEZE BOARD:**  
Louisiana Pacific  
LP SmartSide Smooth Finish Trim Boards  
COLOR: SN-Alabaster

**WINDOWS:**  
Pella Lifestyle Series Wood SFL Casement w/ Aluminum Cladding & Muntin  
COLOR: White

**HORIZONTAL LAP SIDING:**  
Louisiana Pacific  
LP SmartSide Smooth Finish Lap Siding w/ 7" Exposure  
COLOR: SN-Alabaster

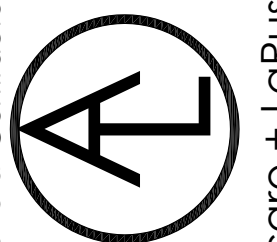
**CORNER BOARD:**  
Louisiana Pacific  
LP SmartSide Smooth Finish Trim Boards  
COLOR: SN-Alabaster

The Frient Residence

110 S. Riverview Street  
Dublin, Ohio 43017

Exterior Elevations

General Contractor:



**ARCARO + LaRUSSO**  
Home Design & Builders  
614-486-3335

#### Revisions

- Δ 1/12/2022 Revise plans per items on the City of Dublin "List of some of Non-Compliance" notice dated 1/4/2022
- Δ 6/7/2022 Revise plans and Foundation design to adapt to discovered site conditions, change Foundation from standard wall and footing foundation to caisson, grade beam and footing foundation
- Δ 2/17/24 Revise handrail material and color.

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Date  
2/17/2024

Job Name  
McFrient\_112 Riverview

File Name  
MDC\_2024-01-17 Site Model\_112 Riverview Site Model REV11.dgn

Sheet No.

8





Batten Strips  
COLOR: SW-Alabaster

WINDOWS:  
Pella Lifestyle Series Wood  
Casement w/ Aluminum Cladding  
COLOR: White

CORNER BOARD:  
Louisiana Pacific  
LP SmartSide Smooth Finish Trim  
Boards  
COLOR: SW-Alabaster

DECK RAIL:  
Powder Coated Metal  
Color: Black

DECK SURFACE:  
Ipe Wood Decking  
COLOR: Natural Color

COLUMN CAP:  
3" Natural Cut Indiana  
Limestone

STONE:  
Casi Di Sassi  
COLOR: Cremora Blend

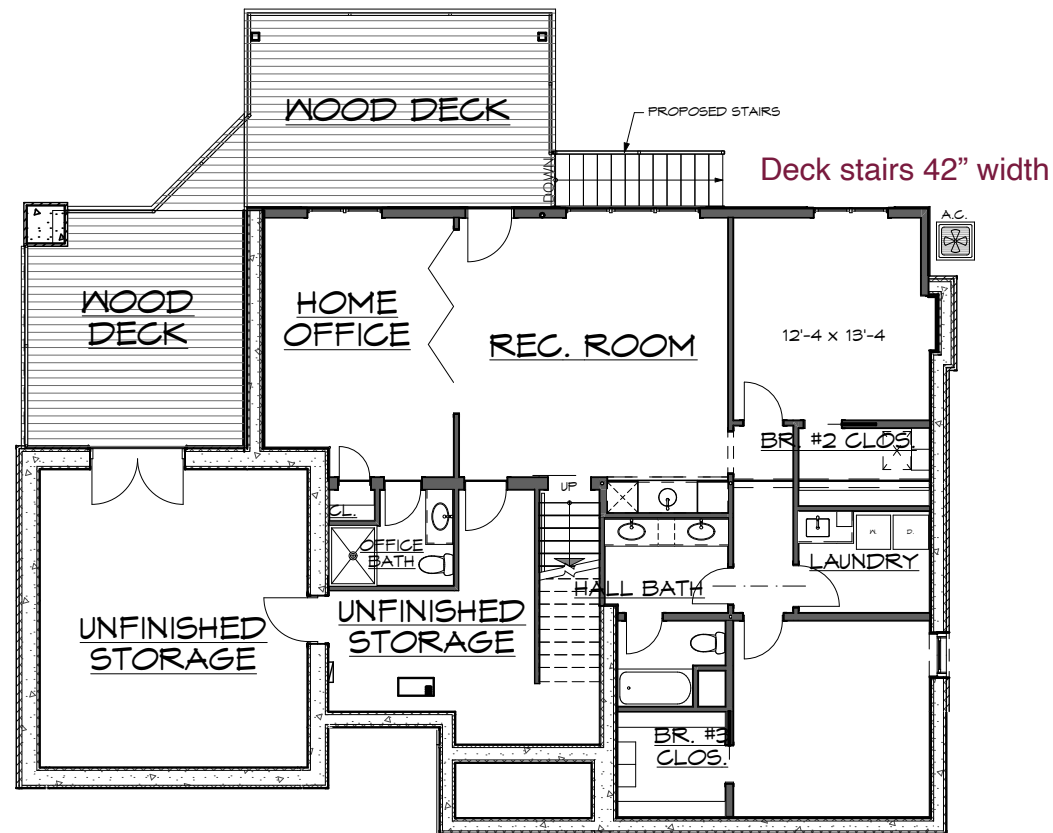


**EAST ELEVATION**  
SCALE: 1/8" = 1'-0"

## The Frient Residence

110 S. Riverview Street  
Dublin, Ohio 43017  
4/18/2024





**LOWER LEVEL PLAN**  
 SCALE: 1/8" = 1'-0"

The Frient Residence  
 110 S. Riverview Street  
 Dublin, Ohio 43017  
 4/18/2024





SOUTH-EAST PERSPECTIVE

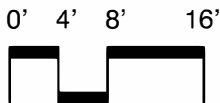
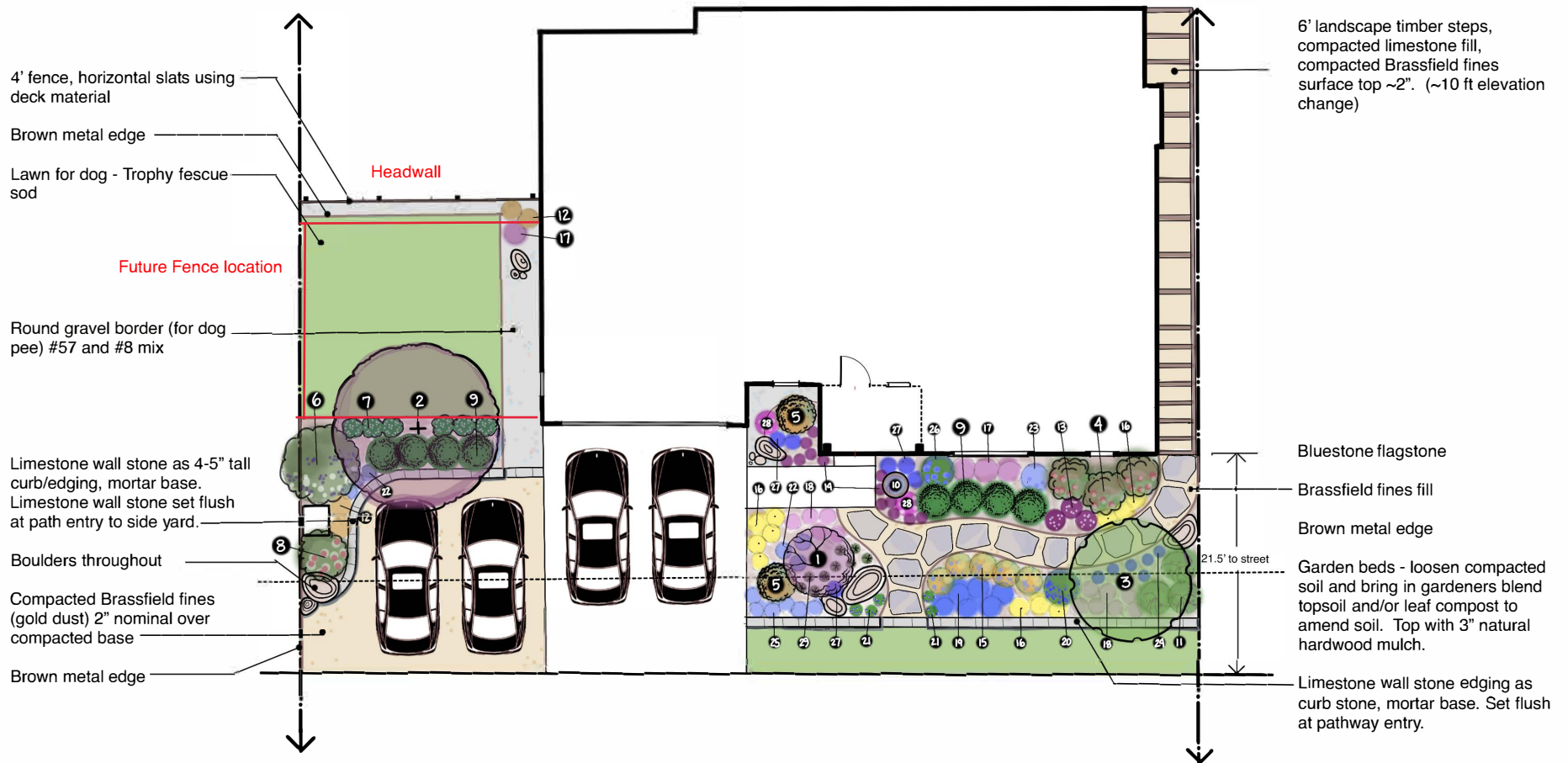


EAST PERSPECTIVE

## The Friant Residence

110 S. Riverview Street  
Dublin, Ohio 43017  
4/18/2024





# Front Landscape Plan

110 South Riverview Street, Dublin, Ohio





