

Context: Existing Building Footprints, Zoning, and Thoroughfares



Context: Existing Conditions Photos



Context: Photo References



A



B



C



D



E



F



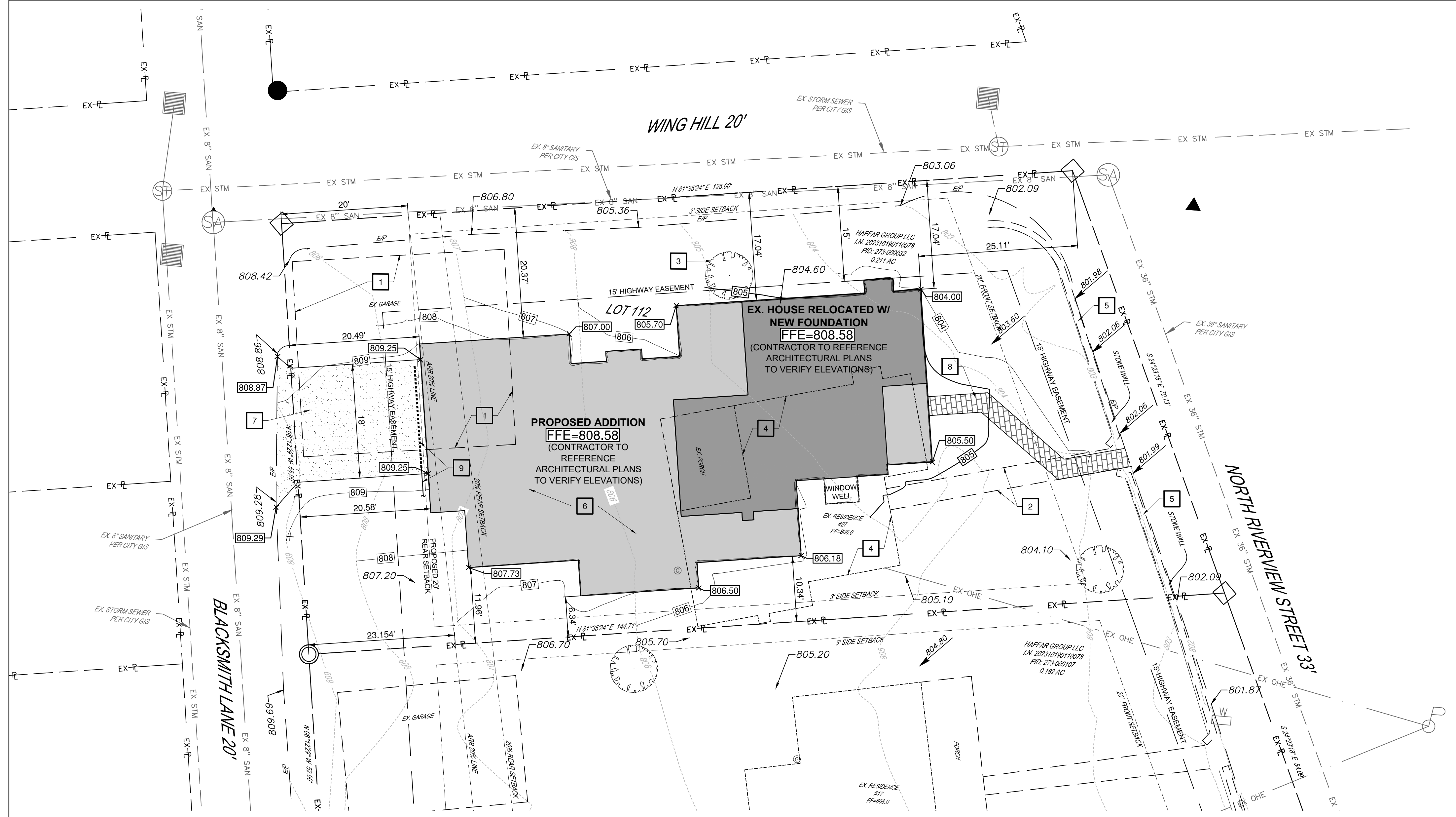
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H

March 2024 Review			May 2024 Review			BZA Request
Existing Lot Area	9191		Existing Lot Area	9170		
25% Max. Footprint	2298	25%	25% Max. Footprint	2292.5	25%	
20% ARB Overage Allowed	<u>460</u>		20% ARB Overage Allowed	<u>458.5</u>		
Total ARB Area Allowed	2758	30%	Total ARB Area Allowed	2751	30%	
<b>Proposed Footprint</b>	<b>2999</b>	<b>32.6%</b>	<b>Proposed Footprint</b>	<b>2754</b>	<b>30.0%</b>	<b>3</b>
45% Lot Coverage	4136	45%	45% Lot Coverage	4126.5	45%	
20% ARB Overage	<u>823</u>					
<b>Proposed Lot Coverage</b>	<b>3614</b>	<b>39.3%</b>	<b>Proposed Lot Coverage</b>	<b>3289</b>	<b>35.9%</b>	<b>0</b>

Design: Proposed Lot Coverages



**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.

PLANS PREPARED FOR:

PLANS PREPARED BY:

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

**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 8.
- 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. TRENCH OUTLET PIPE TO BE CONNECTED TO DOWNSPOUT DRAIN. CONTRACTOR TO DETERMINE LAYOUT/ CONNECTION IN FIELD.

**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**

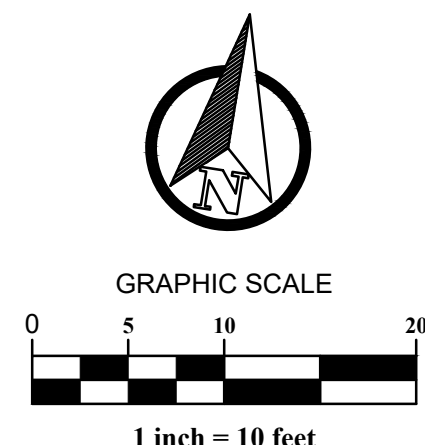
**ARCHITECT**  
 RICHARD TAYLOR  
 RICHARD TAYLOR ARCHITECTS  
 48 S. HIGH ST SUITE B  
 DUBLIN, OH 43017  
 (614) 766-7257

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



**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



**SITE PLAN**

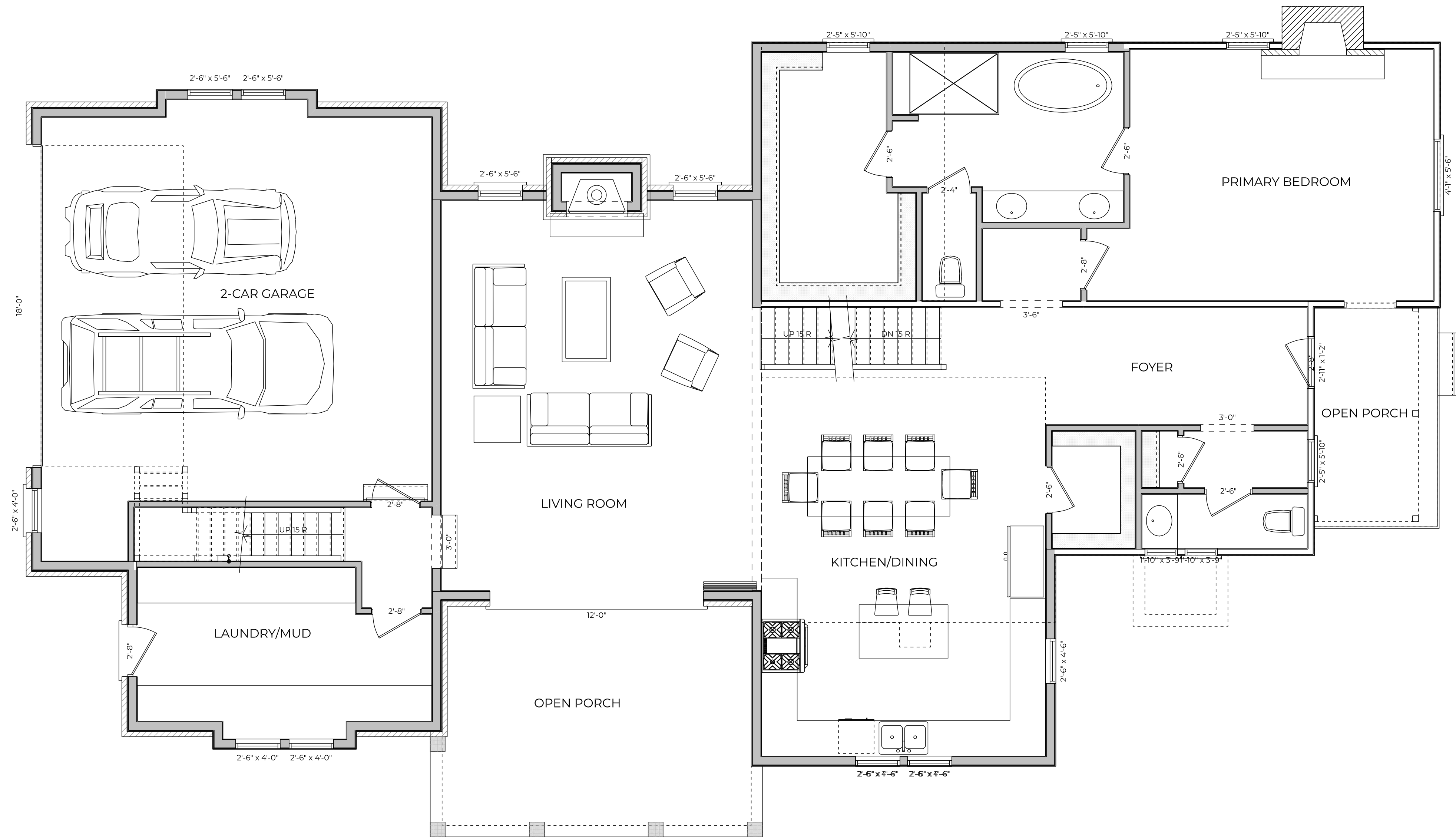
HAFFAR GROUP LLC

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	041124
Construction	000000

Revision	Date
	000000

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



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

RTA Project Number

**RA0723**

	Date
Preliminary	000000
Bidding	000000
Progress	041124
Construction	000000

Revision	Date
	000000

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

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27 NR EAST AND NORTH ELEVATIONS 021424



**NORTH ELEVATION**

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



**EAST ELEVATION**

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