

JULIET BULLOCK ARCHITECTS
 4886 OLENTANGY BLVD
 COLUMBUS OH 43214
 614-935-0944

INDEX TO DRAWINGS

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BUILDING CODE / ZONING INFORMATION

PROJECT DESCRIPTION ADDITON TO THE REAR NEW KITCHEN
 SEE CABINETRY DRAWINGS FOR MEP
 INFORMATION AND ADDITIONAL DETAILS.

- PARCEL ID 273-01274500
- ZONED HR
- LOT AREA 9955 SF
- HISTORIC DISTRICT YES
- FLOOD ZONE YES
- EXISTING ATTACHED SINGLE FAMILY DWELLING
- PROPOSED USE NO CHANGE
- *MAXIMUM LOT COVERAGE IS 45% OR 4479 SF
- MAXIMUM BUILDING COVER 25% OR 2488 SF
- PROPOSED BUILDING COVER 14.73% OR 1466.7 SF
- FRONT SETBACK 0'
- SIDE YARD SETBACK 3'/2' COMBINED
- REAR YARD SETBACK 20%

HOMEOWNER'S INFO

GREGG AND PAULA SHARPIN
 614-570-3172
 PAULASHARPIN4@GMAIL.COM

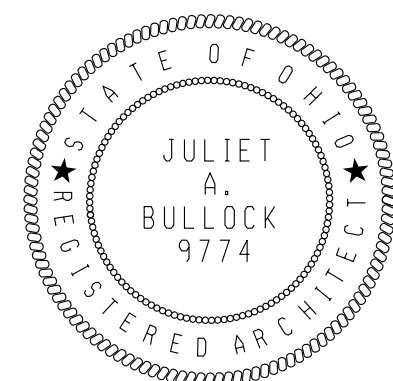
GENERAL NOTES

DO NOT SCALE THE DRAWINGS AS THE PRINTING PROCESS CAN DISTORT THE DRAWINGS.
 THE CONTRACTOR IS RESPONSIBLE TO CHECK AND VERIFY ALL DIMENSIONS AND SITE CONDITIONS AND NOTIFY THE ARCHITECT OF ANY ERRORS/OMISSIONS PRIOR TO THE START OF CONSTRUCTION.
 THE ARCHITECTS IS RESPONSIBLE FOR ONLY THOSE ITEMS SHOWN ON THE DRAWINGS.
 THE GENERAL CONTRACTOR IS TO CONFORM TO ALL APPLICABLE CODES, ORDINANCES AND APPROVED CONSTRUCTION PRACTICES FOR ALL ITEMS NOT DETAILED OR OTHERWISE INDICATED.
 THE GENERAL CONTRACTOR IS RESPONSIBLE FOR THE DESIGN AND INSTALLATION OF ALL PLUMBING, HVAC AND ELECTRICAL SYSTEMS. THESE SYSTEMS SHALL BE DESIGNED AND INSTALLED IN CONFORMANCE WITH ALL APPLICABLE CODE REQUIREMENTS AND ACCEPTABLE ENGINEERING PRACTICES.
 NO WORKS SHALL COMMENCE UNTIL THE UTILITY COMPANIES HAVE LOCATED AND MARKED UNDERGROUND UTILITIES AND THAT MAY POTENTIALLY BE A HAZARD.
 ALL ROOF WATER FROM ANY BUILDING SHALL BE CARRIED FROM DOWNSPOUTS TO THE STREET GUTTER OR STORM SEWER AS APPLICABLE THROUGH THIN WALLED PVC CORRUGATED ADS OR OTHER APPROVED EQUIVALENT HAVING MINIMUM DIAMETER OF 4" BEDDED IN SAND AND LAID TO PROPER GRADE.
 ANY EXTERIOR MODIFICATIONS TO THE PLANS AS DRAWN ARE TO BE REVIEW AND APPROVED BY THE APPROPRIATE AREA COMMISSION AS APPLICABLE.

GENERAL PLAN NOTES

VERIFY INTERIOR FINISHES WITH THE OWNER, INCLUDING FLOOR COVERINGS CABINETRY, FIXTURES, DOORS AND TRIM.
 CONFIRM TRIM SPECIFICATIONS WITH OWNER.
 ELEVATIONS ON FLOOR PLANS ARE FOR GENERAL REFERENCE ONLY.
 NEW FINISH SECOND FLOOR TO ALIGN WITH EXISTING. FIELD VERIFY EXACT HEIGHT.
 CONTRACTOR TO VERIFY ALL WINDOWS MEET ALL LOCAL SAFETY AND EGRESS CODES.
 NEW FLOOR FRAMING TO BE DESIGNED FOR 40 PSF LIVE LOAD. ROOF FRAMING DESIGNED FOR 25 PSF.
 PROVIDE SOUND BATT AT ALL BATHROOM AND LAUNDRY WALLS AND FLOORS.
 VERIFY ALL CLOSET INTERIOR REQUIREMENTS WITH OWNERS FOR BLOCKING AND LOCATIONS OF SPECIFIC WALL HUNG STORAGE.
 20-AMPERE BRANCH CIRCUITS SUPPLYING OUTLETS INSTALLED IN DWELLING UNIT FAMILY ROOMS, DINING ROOMS, LIVING ROOMS, PARLORS, LIBRARIES, DENS, BEDROOMS, SUNROOMS, RECREATION ROOMS, CLOSETS, HALLWAYS, OR SIMILAR ROOMS OR AREAS SHALL BE PROTECTED BY A LISTED ARC-FAULT CIRCUIT INTERRUPTER, COMBINATION-TYPE, INSTALLED TO PROVIDE PROTECTION OF THE BRANCH CIRCUIT.
 CHILD PROOF RECEPTACLES ARE TO BE PROVIDED AS REQUIRED BY CODE.

4/10/26
 PERMIT SET

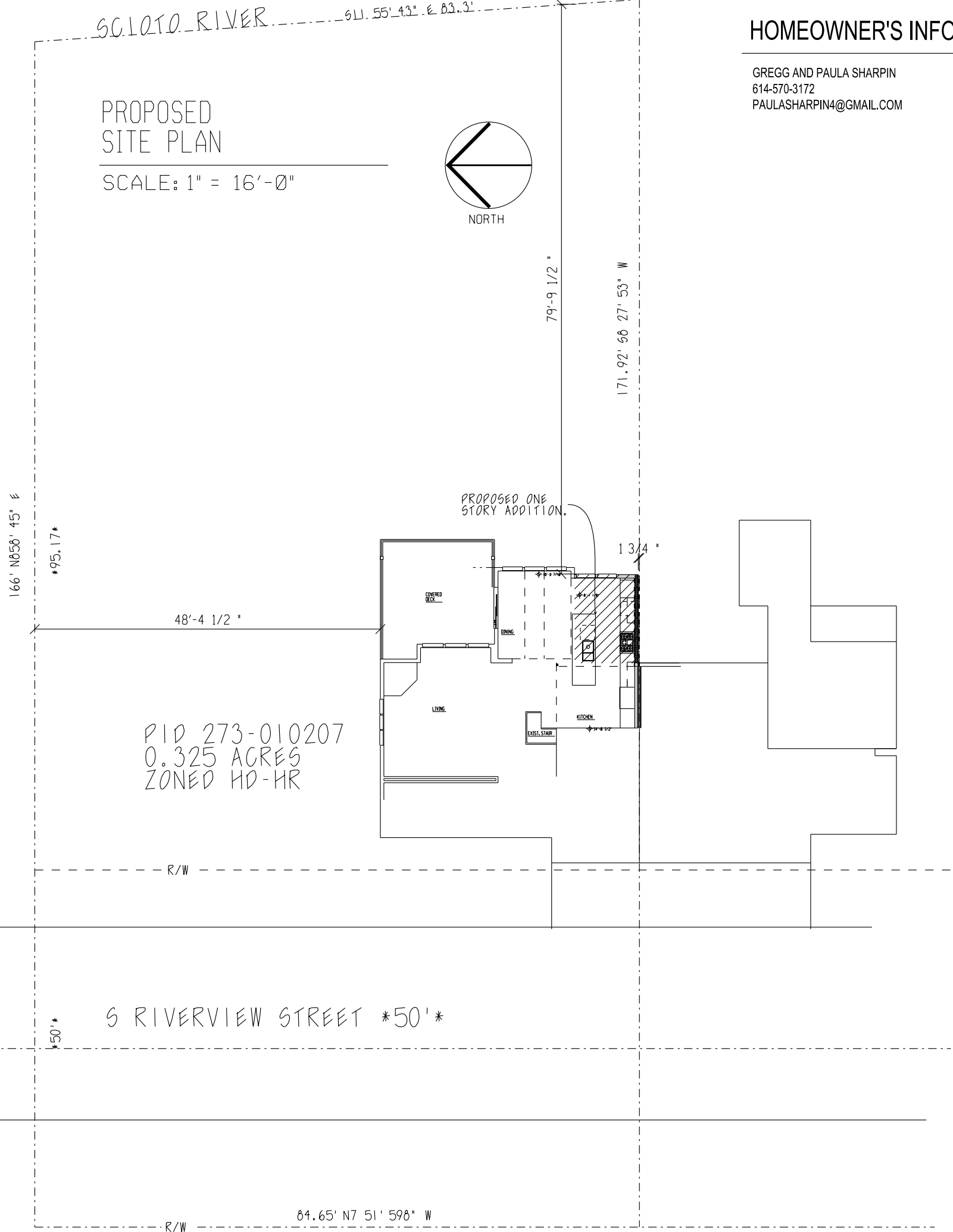
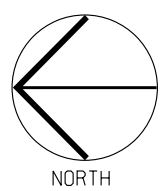


134 S RIVERVIEW ST
 DUBLIN OHIO

SCIOLO RIVER 611.55' 43" E 83.3'

PROPOSED SITE PLAN

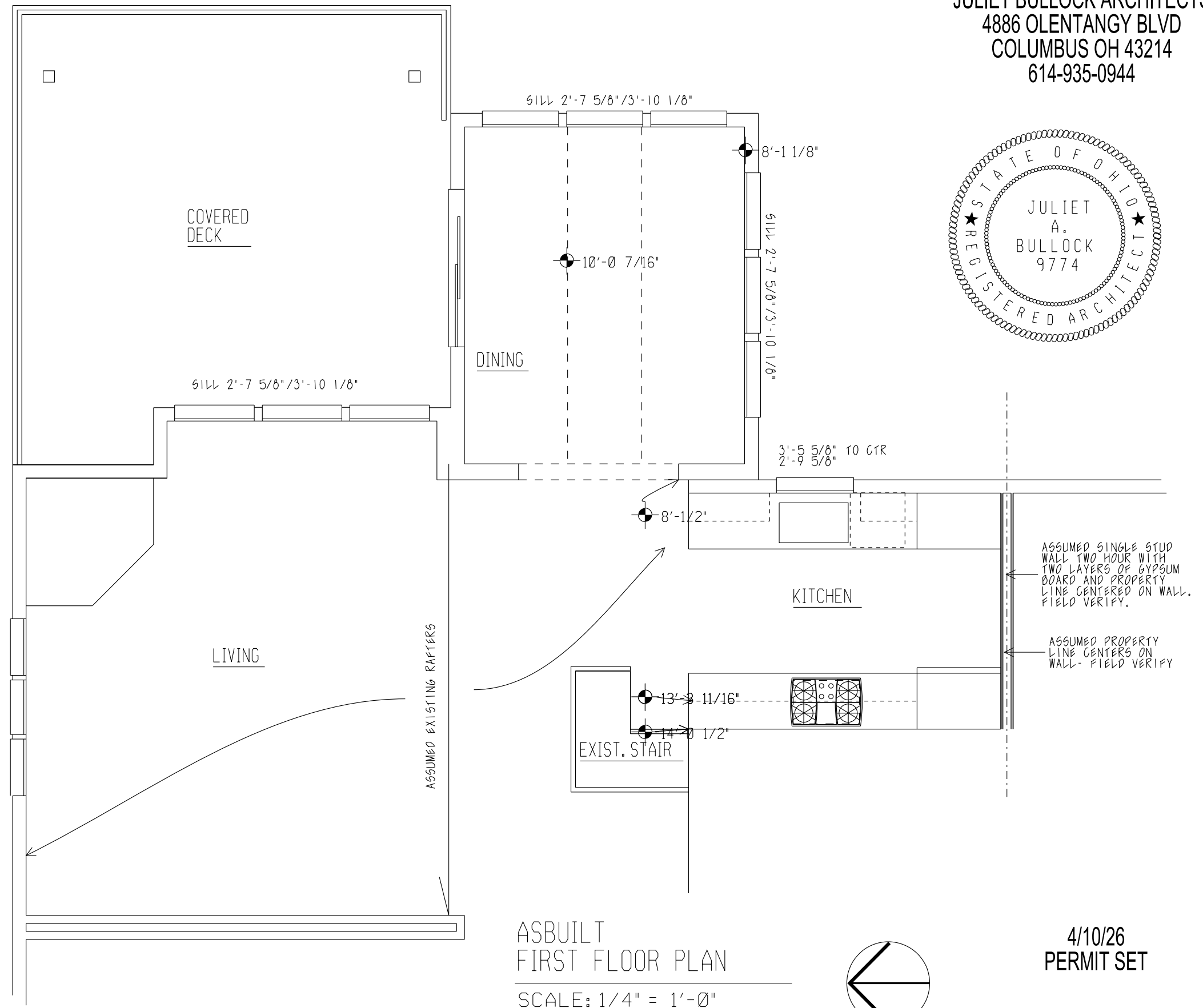
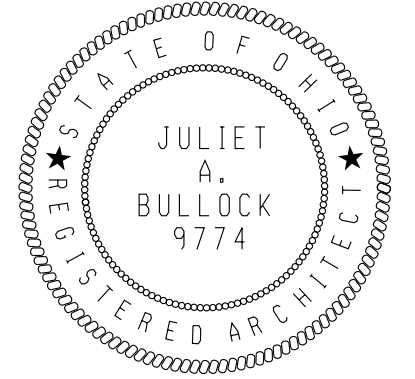
SCALE: 1" = 16'-0"



PID 273-010207
 0.325 ACRES
 ZONED HD-HR

S RIVERVIEW STREET *50'*

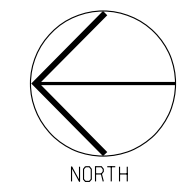
84.65' N7 51' 598" W



ASSUMED SINGLE STUD WALL TWO HOUR WITH TWO LAYERS OF GYPSUM BOARD AND PROPERTY LINE CENTERED ON WALL. FIELD VERIFY.

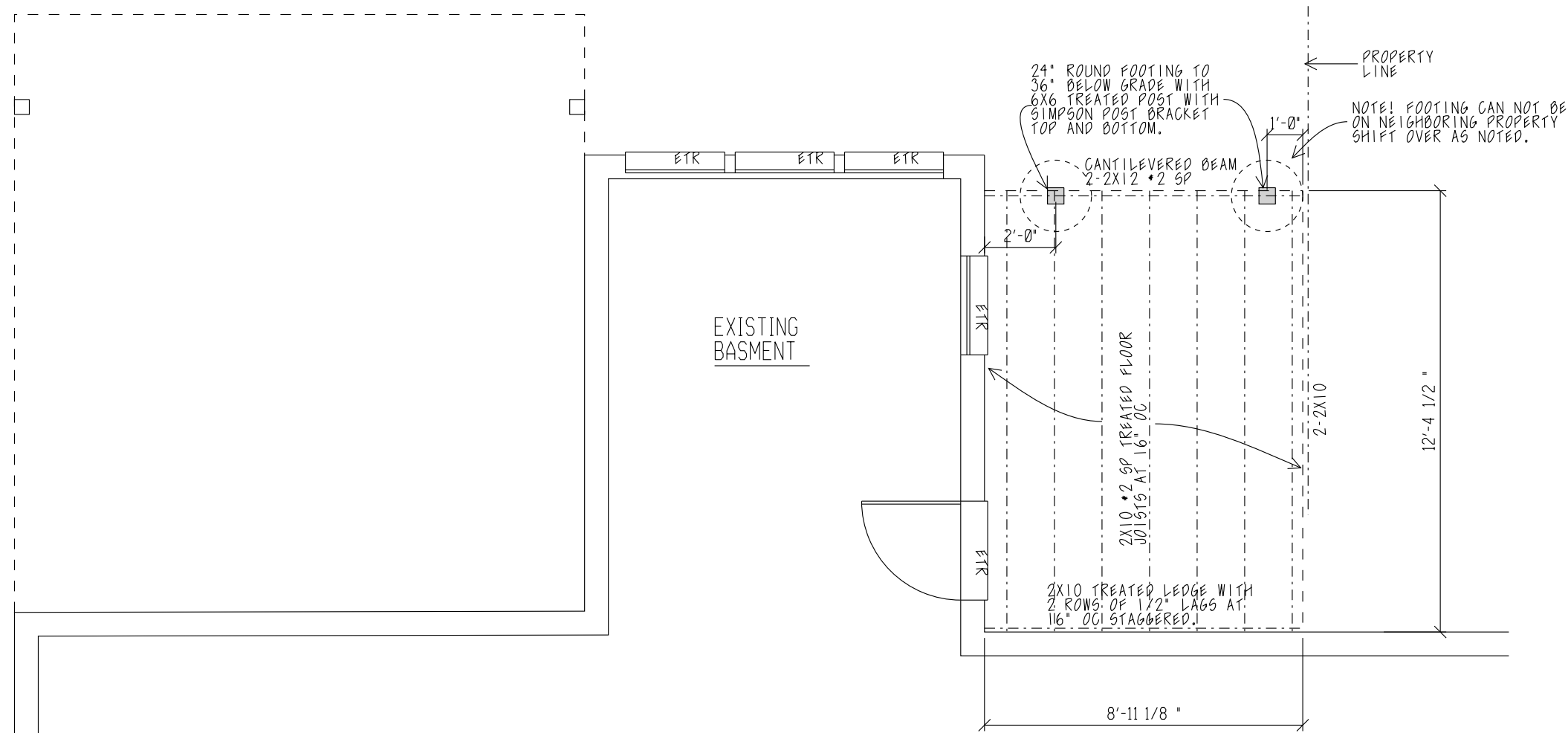
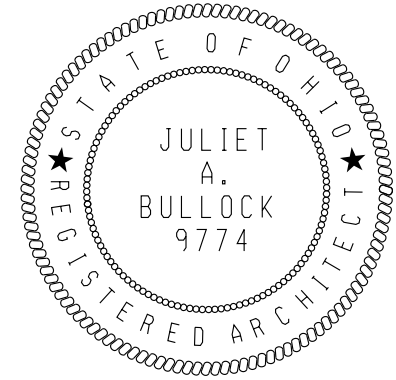
ASSUMED PROPERTY LINE CENTERS ON WALL- FIELD VERIFY

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



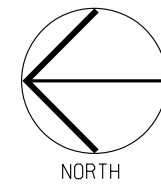
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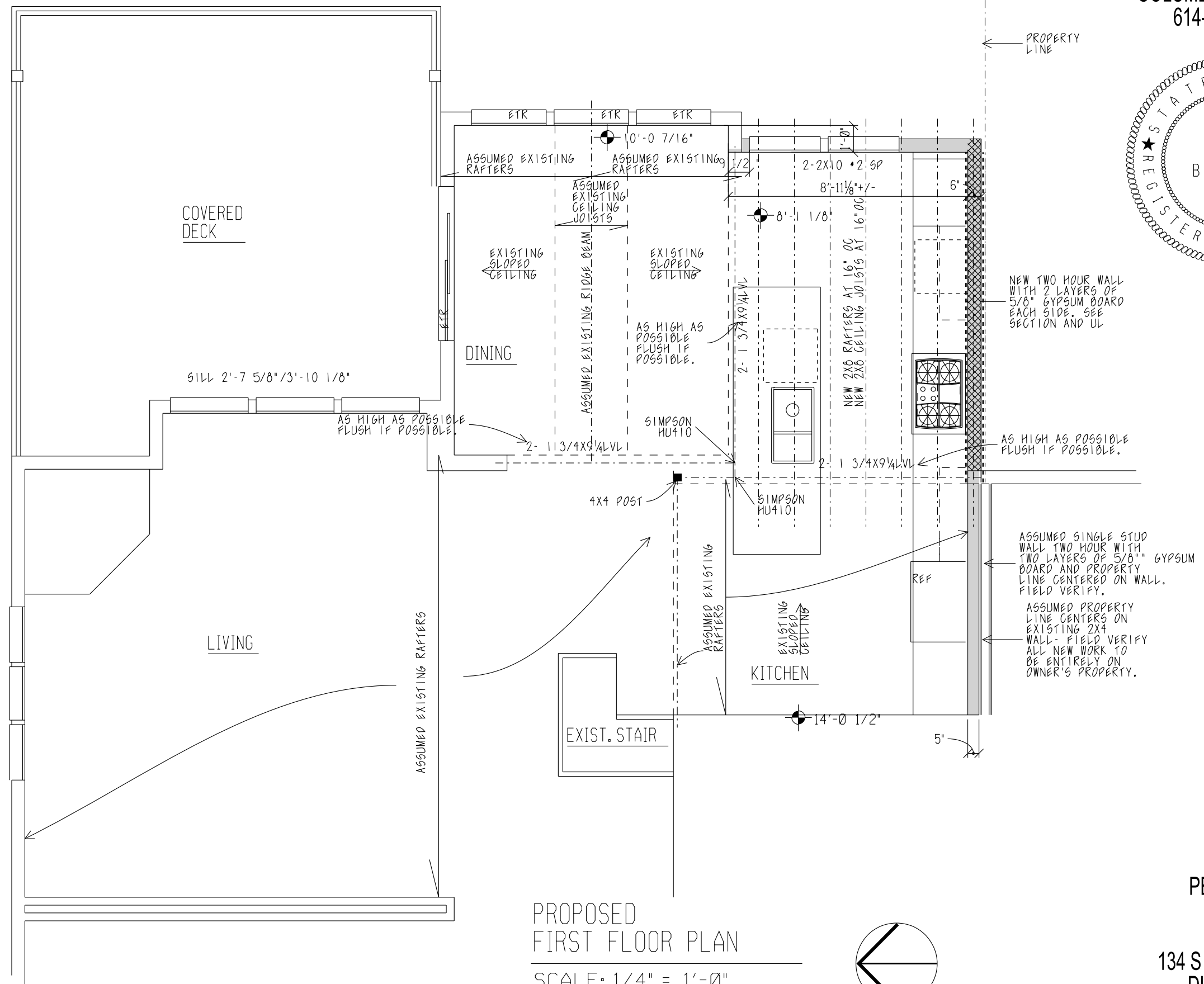
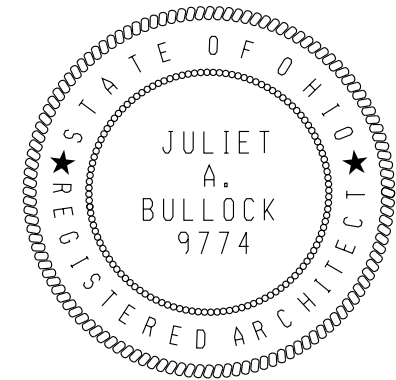
PROPOSED
 FOUNDATION PLAN

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

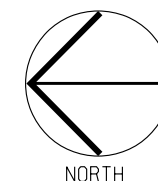


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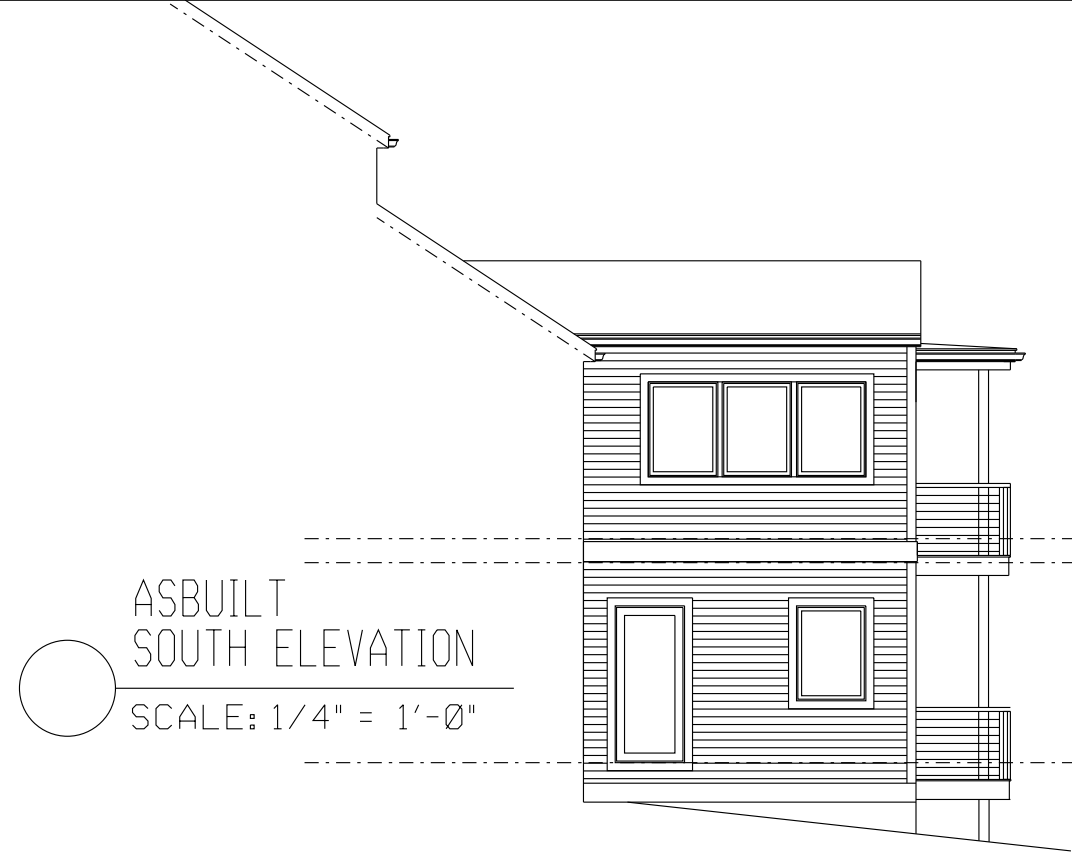


PROPOSED
 FIRST FLOOR PLAN
 SCALE: 1/4" = 1'-0"
 SEE CABINETS DRAWINGS
 FOR DETAILS AND MEP INFORMATION

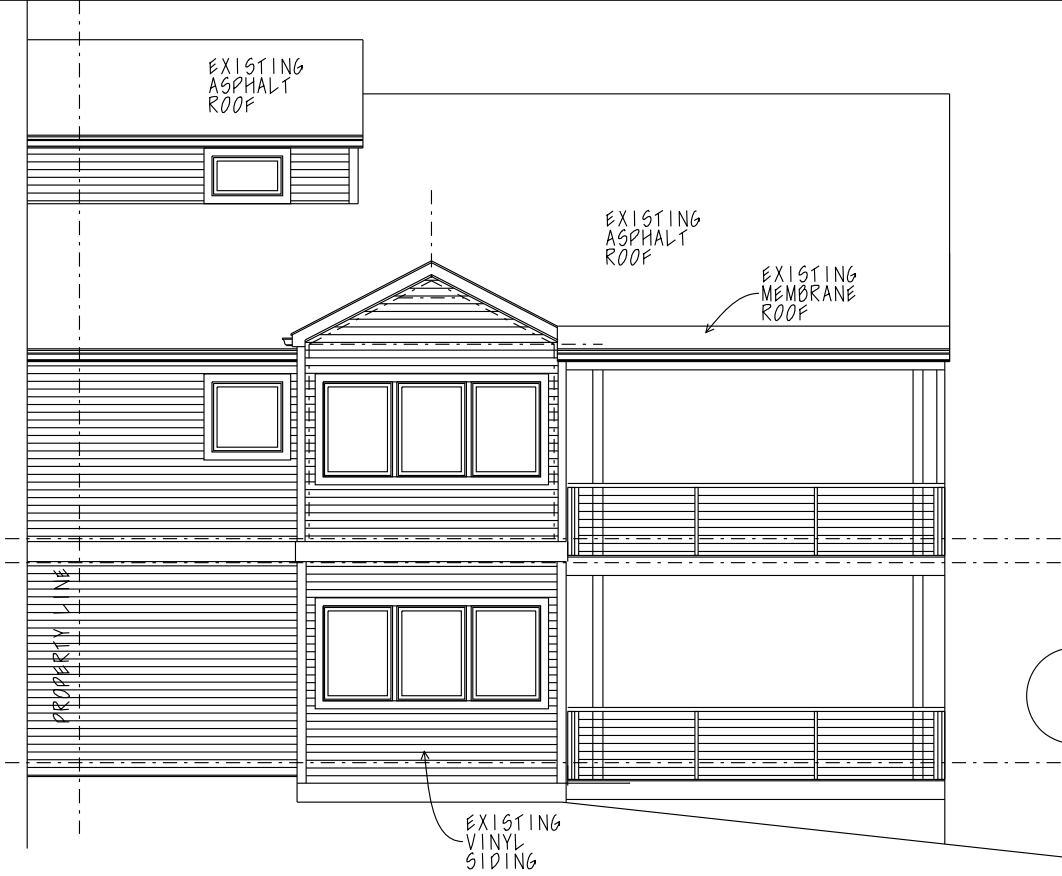


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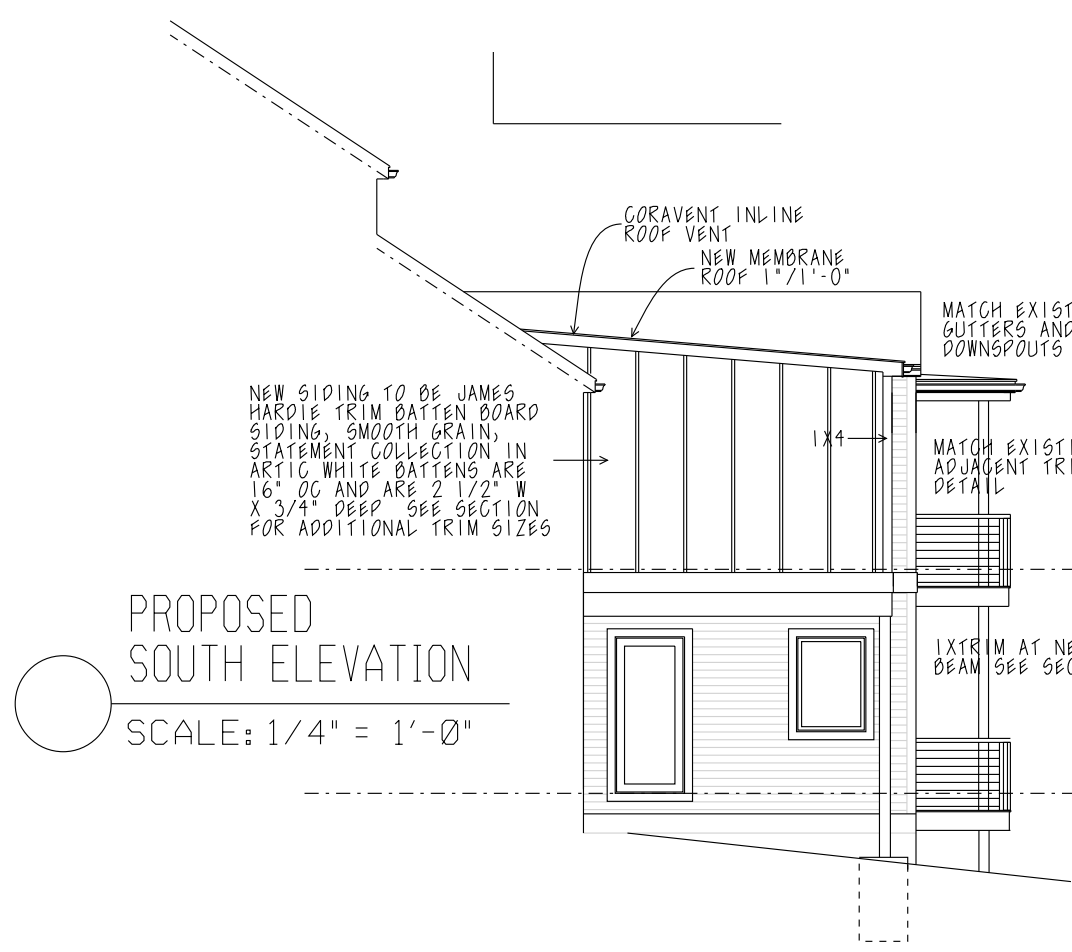
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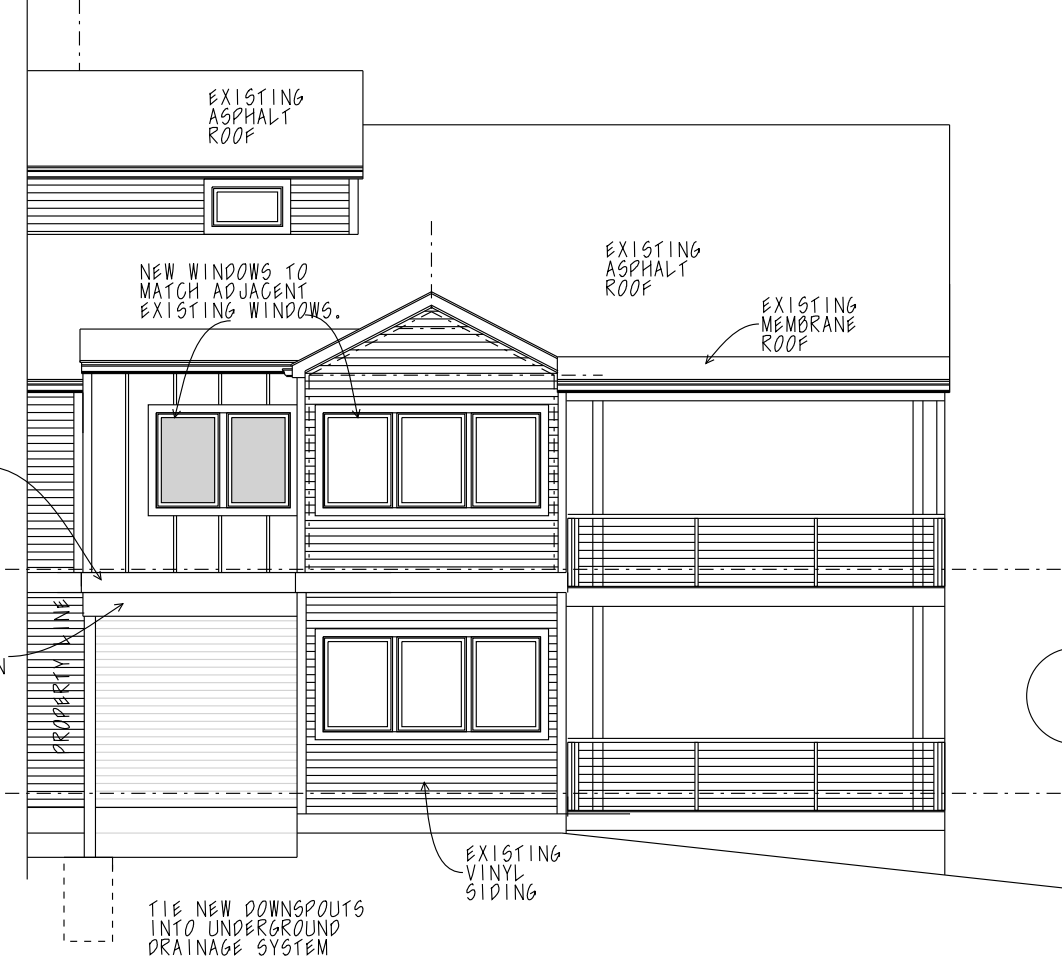
ASBUILT
 SOUTH ELEVATION
 SCALE: 1/4" = 1'-0"



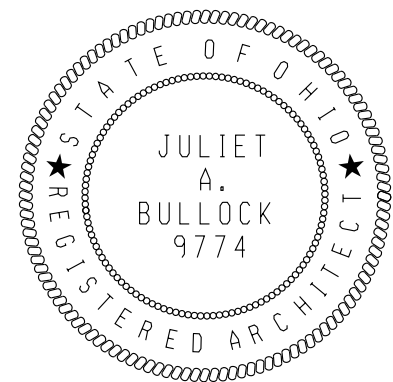
ASBUILT
 EAST ELEVATION
 SCALE: 1/4" = 1'-0"



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



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



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NEW SIDING TO BE JAMES HARDIE TRIM BATTEN BOARD SIDING, SMOOTH GRAIN, STATEMENT COLLECTION IN ARTIC WHITE BATTENS ARE 16" OC AND ARE 2 1/2" W X 3/4" DEEP. SEE SECTION FOR ADDITIONAL TRIM SIZES

CORAVENT INLINE ROOF VENT
 NEW MEMBRANE ROOF 1" / 1'-0"

MATCH EXISTING GUTTERS AND DOWNSPOUTS

MATCH EXISTING ADJACENT TRIM DETAIL

1X TRIM AT NEW BEAM SEE SECTION

NEW WINDOWS TO MATCH ADJACENT EXISTING WINDOWS.

TIE NEW DOWNSPOUTS INTO UNDERGROUND DRAINAGE SYSTEM

EXISTING ASPHALT ROOF

EXISTING ASPHALT ROOF

EXISTING MEMBRANE ROOF

EXISTING VINYL SIDING

EXISTING ASPHALT ROOF

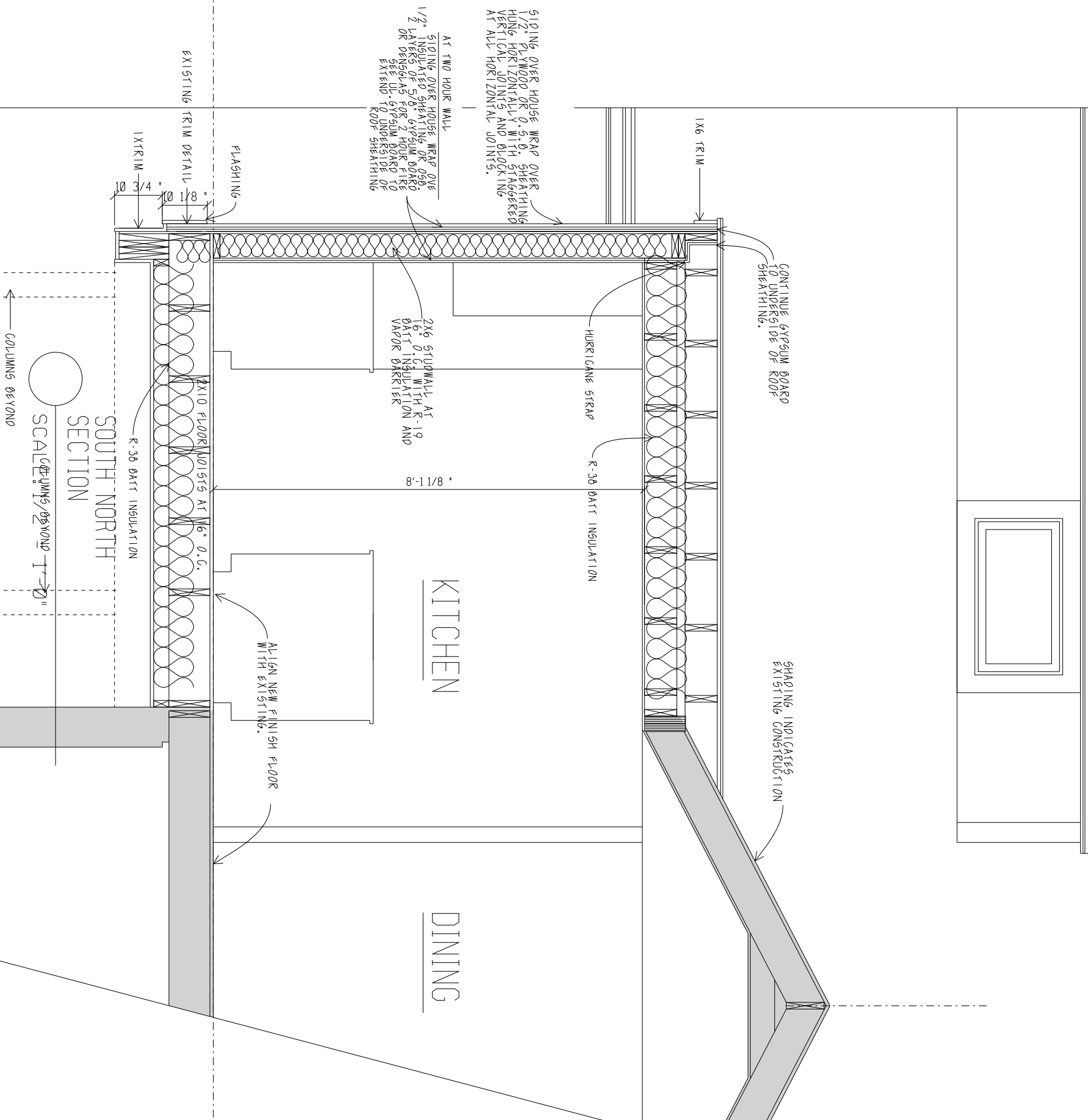
EXISTING ASPHALT ROOF

EXISTING MEMBRANE ROOF

EXISTING VINYL SIDING

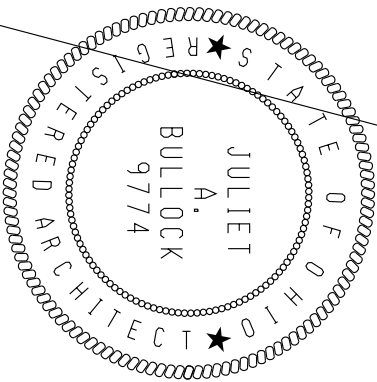
PROPERTY LINE

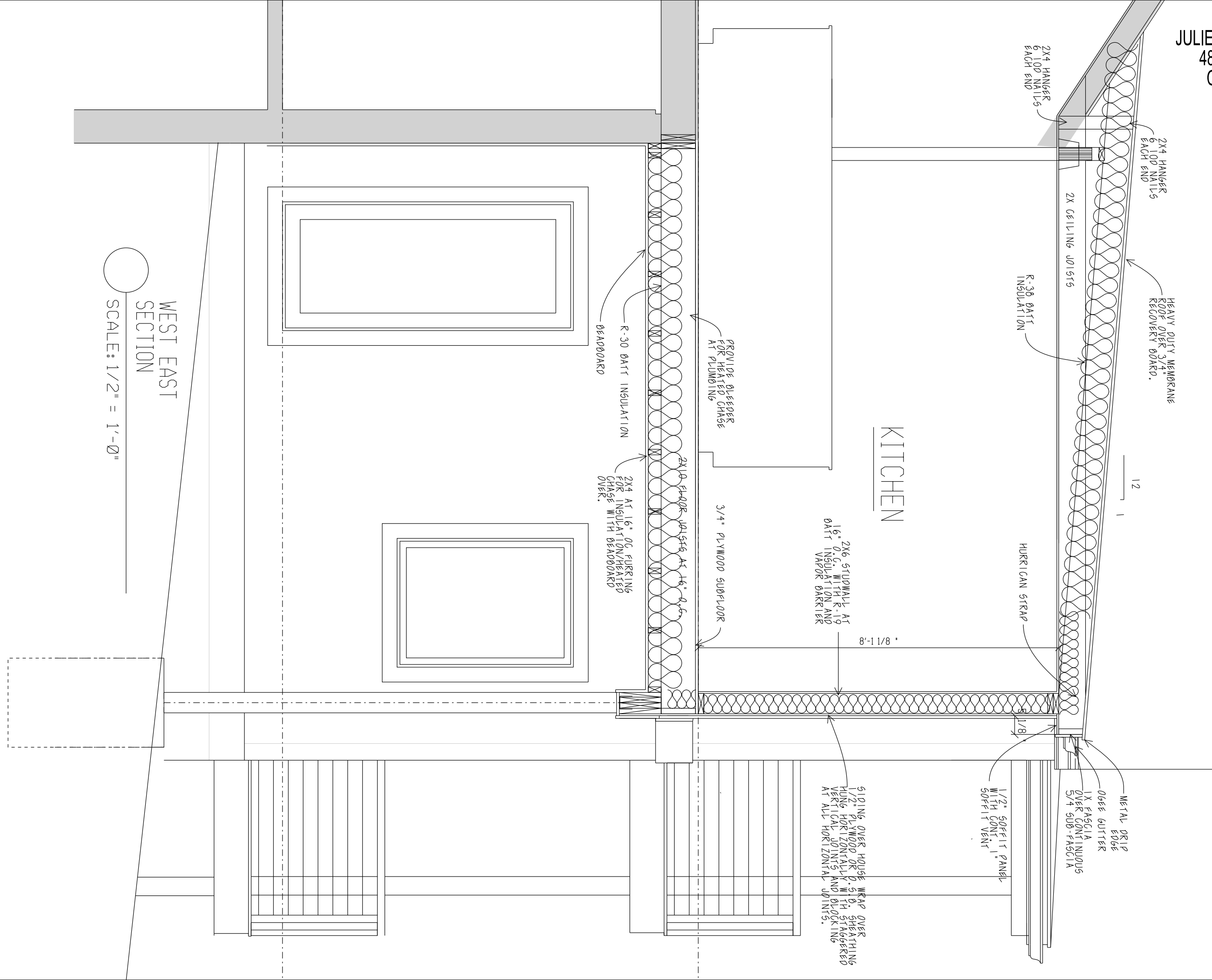
PROPERTY LINE



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WEST EAST
 SECTION
 SCALE: 1/2" = 1'-0"

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