

**SITE GRADING PLAN**

**STRAUSS RESIDENCE**

158 S. HIGH STREET DUBLIN, OHIO 43017



**PROPERTY SUMMARY**

**SITE LOCATION:** 158 S. HIGH ST., DUBLIN OH 43017  
**PARCEL ID:** 273-000067  
**ZONING:** RESIDENTIAL  
**PROPERTY AREA:** EXISTING LOT = 20,079 SF, 0.477 AC.  
 PROPOSED LOT = 16,907 SF, 0.388 AC.  
 RW DEDICATION = 0.072 AC.  
**PROPOSED HOUSE AREA:** 3,944 SF (INCL. PORCHES & PATIOS)  
**IMPERVIOUS AREA:** 2,635 SF (INCL. WALKS & PAVEMENT)

**GENERAL NOTES**

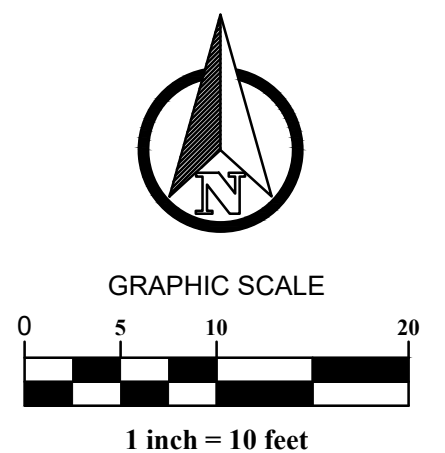
- THE INFORMATION DEPICTED ON THESE CONSTRUCTION DOCUMENTS IS AS ACCURATE AS POSSIBLE WITH REGARD TO THE INFORMATION PROVIDED BY THE SURVEYOR. THE CONTRACTOR SHALL FIELD VERIFY ALL EXISTING GRADES PRIOR TO CONSTRUCTION. NOTIFY THE OWNER'S REPRESENTATIVE AND THE ENGINEER OF RECORD IMMEDIATELY OF ANY DISCREPANCY FOUND BETWEEN THE FIELD CONDITIONS AND THESE PLANS.
- A** ALL CONSTRUCTION SHALL COMPLY WITH APPLICABLE CODES AND LOCAL REQUIREMENTS. CONTRACTORS MUST COMPLY WITH CONTRACTOR REGISTRATION REQUIREMENTS OF ALL GOVERNING AUTHORITIES. ALL REQUIRED CITY / COUNTY / STATE PERMITS SHALL BE ACQUIRED.
- B** DISCREPANCIES BETWEEN PORTIONS OF THE CONTRACT DOCUMENTS, DRAWINGS, AND SPECIFICATIONS ARE NOT INTENDED. STATED DIMENSIONS TAKE PRECEDENCE OVER GRAPHICS. DO NOT SCALE DRAWINGS TO DETERMINE LOCATIONS. THE CONTRACTOR SHALL CLARIFY ANY SUCH DISCREPANCIES WITH THE ENGINEER PRIOR TO COMMENCING WORK.
- C** CONTRACTOR IS RESPONSIBLE FOR TRAFFIC CONTROL WHILE WORKING IN THE PUBLIC RIGHT OF WAY OR ADJOINING PROPERTIES. ALL SIGNAGE AND TRAFFIC CONTROL DEVICES SHALL BE PROVIDED IN ACCORDANCE WITH ODOT REQUIREMENTS. IF A MAINTENANCE OF TRAFFIC PLAN IS NECESSARY, THE PLAN SHALL BE PREPARED BY A PROFESSIONAL ENGINEER LICENSED WITH THE LOCALE OF THE PROJECT. MAINTENANCE OF TRAFFIC PLANS WHICH ARE NOT INCLUDED IN THIS SET OF DRAWINGS IS THE RESPONSIBILITY OF THE GENERAL CONTRACTOR.
- D** INSTALL ALL NECESSARY EROSION CONTROL MEASURES PRIOR TO THE START OF ANY GRADING ACTIVITIES. REFER TO THE EROSION CONTROL PLAN FOR DETAILS AND PROCEDURES.
- E**

**PLAN LEGEND**

---850---	EXISTING CONTOURS
---850---	PROPOSED CONTOURS
xxx.xx	PROPOSED SPOT ELEVATION
1.32%	PROPOSED SLOPE
[House Symbol]	PROPOSED HOUSE
[Pavement Symbol]	PROPOSED PAVEMENT
[Concrete Walk Symbol]	PROPOSED CONCRETE WALK

**BASIS OF INFORMATION**

ALL EXISTING CONDITIONS, TOPOGRAPHY, UTILITIES, & EASEMENTS ARE AS TAKEN FROM A SURVEY PROVIDED BY PATRIDGE SURVEYING.



REVISIONS NO. DATE DESCRIPTION

DATE: 04/07/2020  
 JOB NO.: 2007  
 DESIGN: NBH  
 CHECKED: NBH  
 SHEET NO.



**FIRST FLOOR PLAN**

SCALE: 1/8" = 1'-0"

3090.2 SQUARE FEET - HOUSE  
230.5 SQUARE FEET - SCREEN PORCH

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Dublin, Ohio 43017

EPIC Group Ohio  
180 S. Riverview Street  
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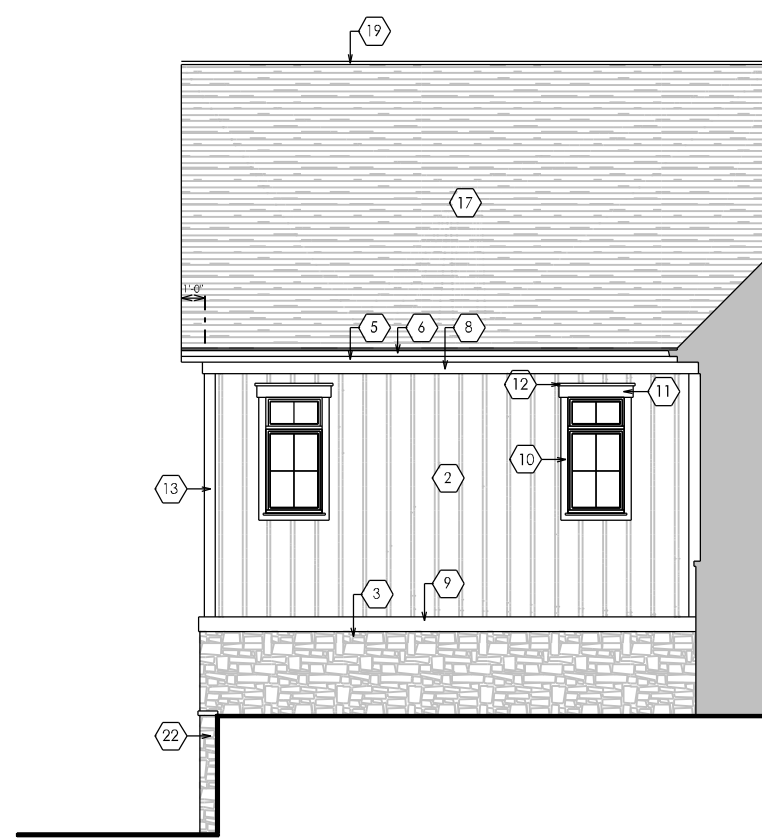


**FRONT (WEST) ELEVATION**

SCALE: 1/8" = 1'-0"

**CODED NOTES**

1	HARDISHAKE SIDING	12	1X2 TRIM	23	10" FINISHED COLUMN
2	HARDIEBOARD AND BATTEN SIDING	13	1X6 CORNER TRIM	24	SCREEN
3	CULTURED STONE VENEER	14	CULTURED STONE HEADER	25	1X10
4	CULTURED STONE CAP	15	CULTURED STONE SILL	26	6X6 DECORATIVE WOOD BRACKET
5	1X8 FASCIA	16	STEEL OVERHEAD GARAGE DOOR	27	COACH LIGHT
6	5" PAINTED ALUMINUM GUTTER	17	ASPHALT DIMENSIONAL SHINGLES, MINIMUM 23 YEAR AND 240# OVER ROOFING PAPER, MAXIMUM EXPOSURE 5 5/8"	28	CONCRETE LANDING AND STEPS
7	1X8 RAKE	18	METAL ROOFING	29	METAL RAILING
8	1X6 FRIEZE BOARD	19	CONTINUOUS RIDGE VENT	30	4X4 WOOD POSTS WITH POST SLEEVES
9	1X8 BAND BOARD	20	24"X58" GABLE VENT	31	COMPOSITE DECKING
10	1X4 TRIM	21	METAL SPARK ARRESTOR	32	DRYVIT CHIMNEY CROWN
11	1X6 TRIM	22	RETAINING WALL	33	NOT USED



**FRONT (WEST) ELEVATION - MASTER SUITE**

SCALE: 1/8" = 1'-0"

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**LEFT (NORTH) ELEVATION**

SCALE: 1/8" = 1'-0"

**CODED NOTES**

1	HARDSHAKE SIDING	12	1X2 TRIM	23	10" FINISHED COLUMN
2	HARDIEBOARD AND BATTEN SIDING	13	1X6 CORNER TRIM	24	SCREEN
3	CULTURED STONE VENEER	14	CULTURED STONE HEADER	25	1X10
4	CULTURED STONE CAP	15	CULTURED STONE SILL	26	6X6 DECORATIVE WOOD BRACKET
5	1X8 FASCIA	16	STEEL OVERHEAD GARAGE DOOR	27	COACH LIGHT
6	5" PAINTED ALUMINUM GUTTER	17	ASPHALT DIMENSIONAL SHINGLES, MINIMUM 25 YEAR AND 240# OVER ROOFING PAPER, MAXIMUM EXPOSURE 5 5/8"	28	CONCRETE LANDING AND STEPS
7	1X8 RAKE	18	METAL ROOFING	29	METAL RAILING
8	1X6 FRIEZE BOARD	19	CONTINUOUS RIDGE VENT	30	4X4 WOOD POSTS WITH POST SLEEVES
9	1X8 BAND BOARD	20	24"X38" GABLE VENT	31	COMPOSITE DECKING
10	1X4 TRIM	21	METAL SPARK ARRESTOR	32	DRYVIT CHIMNEY CROWN
11	1X6 TRIM	22	RETAINING WALL	33	NOT USED

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**REAR (EAST) ELEVATION**

SCALE: 1/8" = 1'-0"



**REAR (EAST) ELEVATION - ONE-CAR GARAGE**

SCALE: 1/8" = 1'-0"

**CODED NOTES**

1	HARDISHAKE SIDING	12	1X2 TRIM	23	10" FINISHED COLUMN
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4	CULTURED STONE CAP	15	CULTURED STONE SILL	26	6X6 DECORATIVE WOOD BRACKET
5	1X8 FASCIA	16	STEEL OVERHEAD GARAGE DOOR	27	COACH LIGHT
6	5" PAINTED ALUMINUM GUTTER	17	ASPHALT DIMENSIONAL SHINGLES, MINIMUM 25 YEAR AND 240# OVER ROOFING PAPER, MAXIMUM EXPOSURE 5 5/8"	28	CONCRETE LANDING AND STEPS
7	1X8 RAKE	18	METAL ROOFING	29	METAL RAILING
8	1X6 FRIEZE BOARD	19	CONTINUOUS RIDGE VENT	30	4X4 WOOD POSTS WITH POST SLEEVES
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**RIGHT (SOUTH) ELEVATION**  
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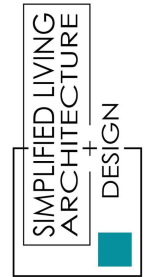
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5	1X8 FASCIA	16	STEEL OVERHEAD GARAGE DOOR	27	COACH LIGHT
6	5" PAINTED ALUMINUM GUTTER	17	ASPHALT DIMENSIONAL SHINGLES, MINIMUM 25 YEAR AND 240# OVER ROOFING PAPER, MAXIMUM EXPOSURE 5.5/8"	28	CONCRETE LANDING AND STEPS
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