



SITE GRADING PLAN

181 S. HIGH STREET DUBLIN, OHIO 43017

GENERAL NOTES

- A THE INFORMATION DEPICTED ON THESE CONSTRUCTION DOCUMENTS IS AS ACCURATE AS POSSIBLE WITH REGARD TO THE INFORMATION PROVIDED BY THE SURVEYOR AND ARCHITECT. IT IS THE CONTRACTOR'S 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 CONTRACTOR'S 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.

SITE DATA

SITE ADDRESS:
181 S. HIGH ST., DUBLIN OH 43017

OWNER:
TIMOTHY & DEBORAH BERGWALL

PARCEL:
273000083

SITE AREA:
0.47 AC.

ZONING:
HISTORIC DISTRICT - HISTORIC RESIDENTIAL

SETBACKS:
BUILDINGS
FRONT: 20'
REAR: 20% OF LOT DEPTH - 185.65'0.20 = 37.13'
SIDE (NORTH): 4'

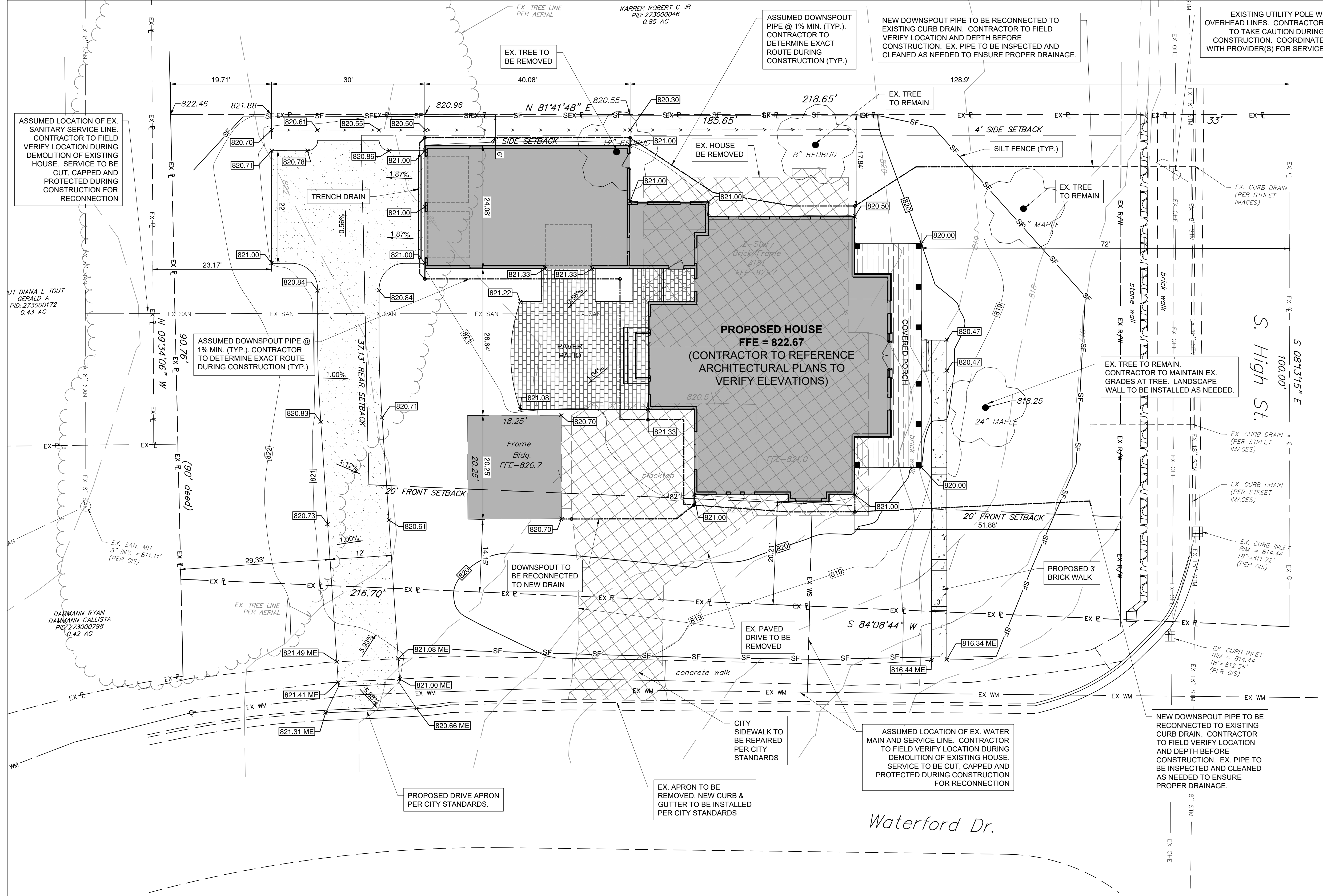
IMPERVIOUS AREA:
HOUSE (INCL. FRONT PORCH): 3,982 SQFT
IMPERVIOUS AREAS (DRIVES, PATIO & WALKS): 2,896 SQFT

PLAN LEGEND

	EXISTING CONTOURS
	EXISTING GRADE
	PROPOSED CONTOURS
	PROPOSED GRADE ELEVATION
	MATCH EXISTING ELEVATION
	PROPOSED SLOPE
	PROPOSED SWALE
	PROPOSED HOUSE
	PROPOSED BRICK / PAVERS
	PROPOSED CONCRETE / PATIO
	EXISTING HOUSE AND CONCRETE TO BE DEMOLISHED

REVISIONS NO. DATE DESCRIPTION

DATE: 08/20/2021
JOB NO.: 2020-34
DESIGN: NBH
CHECKED: NBH
SHEET NO.



BASIS OF INFORMATION

ALL EXISTING CONDITIONS, TOPOGRAPHY, UTILITIES, & EASEMENTS ARE AS TAKEN FROM A SURVEY PROVIDED BY PATRIDGE SURVEYING.
LOCATION OF EXISTING SANITARY SEWER MAIN AND STORM SEWER HAS BEEN SHOWN PER CITY OF DUBLIN GIS.

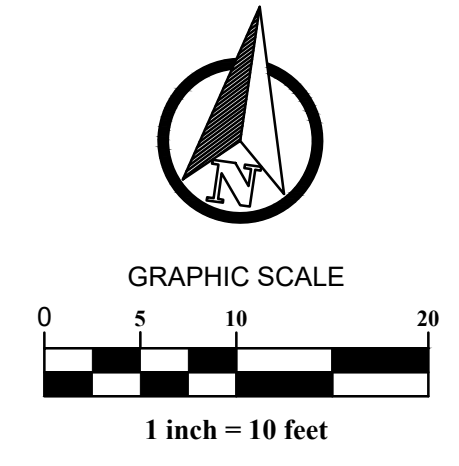
GRADING NOTE TO CONTRACTOR

EXISTING TOPOGRAPHY PROVIDED BY THE SURVEYOR INCLUDED 1' CONTOURS ONLY, DETAILED SPOT GRADES WERE NOT PROVIDED. PROPOSED GRADES HAVE BEEN BASED ON THE LIMITED SURVEY INFORMATION. IT WILL BE THE RESPONSIBILITY OF THE CONTRACTOR TO FIELD VERIFY ALL EXISTING GRADES AND CONFIRM ALL PROPOSED GRADES (FFE, GARAGE, DRIVE, PATIO / WALK) BEFORE CONSTRUCTION. CONTRACTOR SHALL REFERENCE THE ARCHITECTURAL PLANS TO VERIFY ALL ELEVATIONS SHOWN ON THIS PLAN. ANY ADJUSTMENTS TO PROPOSED ELEVATIONS IS THE RESPONSIBILITY OF THE CONTRACTOR.

CONTACT INFORMATION

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(614) 766-7257

SURVEYOR
BOB PATRIDGE
PATRIDGE SURVEYING LLC
9464 DUBLIN ROAD
POWELL, OH 43065
(614) 799-0031



GENERAL STRUCTURAL NOTES

- THE STRUCTURE IS DESIGNED TO BE SELF-SUPPORTING AND STABLE AFTER THE BUILDING IS FULLY COMPLETED. IT IS SOLELY THE CONTRACTOR'S RESPONSIBILITY TO DETERMINE ERECTION PROCEDURES AND SEQUENCE, AND TO ENSURE THE STABILITY OF THE BUILDING AND ITS COMPONENT PARTS, AND THE ADEQUACY OF TEMPORARY OR INCOMPLETE CONNECTIONS, DURING ERECTION. THIS INCLUDES THE ADDITION OF ANY SHORING, SHEETING, TEMPORARY GUYS, BRACING OR TIEDOWNS THAT MIGHT BE NECESSARY. SUCH MATERIAL IS NOT SHOWN ON THE DRAWINGS. IF APPLIED, THEY SHALL BE REMOVED AS CONDITIONS PERMIT, AND SHALL REMAIN THE CONTRACTOR'S PROPERTY. THE ENGINEER AND ARCHITECT HAVE NO EXPERTISE IN, AND TAKE NO RESPONSIBILITY FOR, CONSTRUCTION MEANS AND METHODS OR JOB SITE SAFETY DURING CONSTRUCTION.
- IT IS SOLELY THE RESPONSIBILITY OF EACH CONTRACTOR TO FOLLOW ALL APPLICABLE SAFETY CODES AND REGULATIONS DURING ALL PHASES OF CONSTRUCTION. THE ENGINEER AND ARCHITECT ARE NOT ENGAGED IN, AND DO NOT SUPERVISE, CONSTRUCTION.
- SHOULD ANY OF THE DETAILED INSTRUCTIONS SHOWN ON THE PLANS CONFLICT WITH THESE STRUCTURAL NOTES, THE SPECIFICATIONS, OR WITH EACH OTHER, THE STRICTEST PROVISION SHALL GOVERN.
- GOVERNING CODE: 2019 RESIDENTIAL CODE OF OHIO
- DESIGN ROOF SNOW LOAD: 25 PSF PLUS THE EFFECTS OF DRIFTING SNOW PER OBCC.
 - GROUND SNOW LOAD (Pg) = 25 PSF
 - FLAT ROOF SNOW LOAD = 20 PSF
 - SNOW EXPOSURE FACTOR (Ce) = 1.0
 - SNOW LOAD IMPORTANCE FACTOR (I) = 1.0
- DESIGN LIVE LOADS:
 - FIRST FLOOR = 40 PSF LIVE LOAD + 15 PSF DEAD LOAD
 - SECOND FLOOR = 40 PSF LIVE LOAD + 15 PSF DEAD LOAD
 - ATTIC = 20 PSF LIVE LOAD AREAS WHERE HEIGHT IS 30' OR GREATER
 - EXTERIOR BALCONIES AND DECKS = 40 PSF LIVE LOAD OR OCCUPANCY SERVED.
 - ROOF = 25 PSF + 20 PSF DEAD LOAD
- WIND DESIGN PARAMETERS
 - BASIC WIND SPEED = 115 MPH
 - WIND LOAD IMPORTANCE FACTOR = 1.0
 - WIND EXPOSURE = EXPOSURE B
- SEISMIC DESIGN PARAMETERS
 - OCCUPANCY CATEGORY = II
 - SITE CLASS = D
- SOIL DESIGN ASSUMPTIONS
 - ASSUMED ALLOWABLE SOIL BEARING PRESSURE FOR FOUNDATIONS = 1500 PSF BASED ON TABLE 401.1
 - EQUIVALENT FLUID PRESSURE FOR WALL LOADING = 55 PCF
 - THE WATER TABLE SHALL BE BELOW THE LOWEST FLOOR LEVEL OF THE STRUCTURE
 - IT IS THE CONTRACTOR'S RESPONSIBILITY TO VERIFY THE SOIL IS ADEQUATE TO SUPPORT THE STRUCTURE AND THAT THE ASSUMED WALL LOADING IS CORRECT. NOTIFY THE ENGINEER OR ARCHITECT IN WRITING IMMEDIATELY IF THE SOIL DOES NOT CONFORM TO THESE CONDITIONS.

REINFORCED CONCRETE

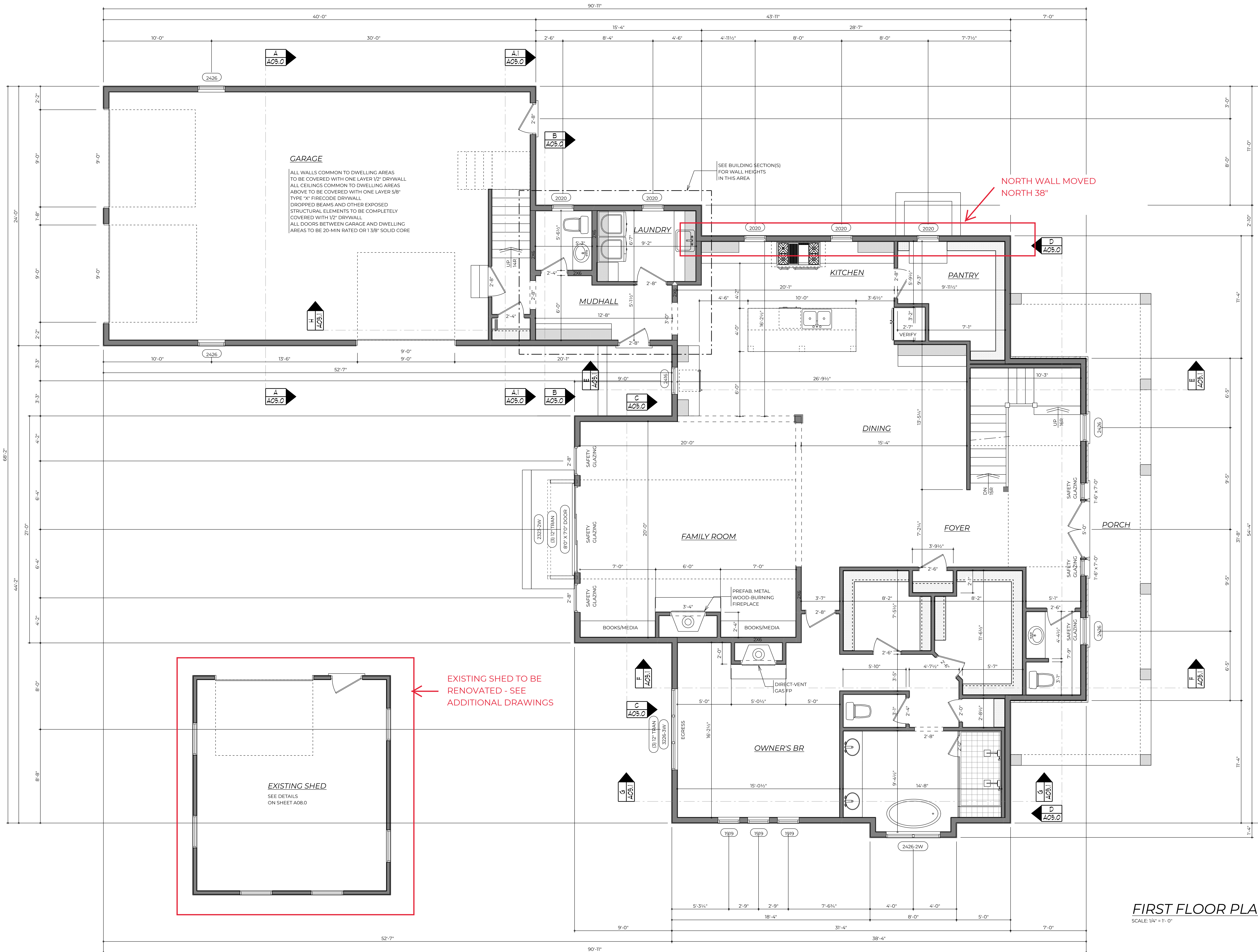
- MATERIALS:
 - SPECIFICATIONS: IN GENERAL, COMPLY WITH ACI 301-08 "SPECIFICATIONS FOR STRUCTURAL CONCRETE," ACI 318-14 "BUILDING CODE REQUIREMENTS FOR STRUCTURAL CONCRETE," AND ACI 322-14 "RESIDENTIAL CODE REQUIREMENTS FOR STRUCTURAL CONCRETE"
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- TABLE 1099
- TABLE 1100
- TABLE 1101
- TABLE 1102
- TABLE 1103
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- TABLE 1105
- TABLE 1106
- TABLE 1107
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- TABLE 1109
- TABLE 1110
- TABLE 1111
- TABLE 1112
- TABLE 1113
- TABLE 1114
- TABLE 1115
- TABLE 1116
- TABLE 1117
- TABLE 1118
- TABLE 1119
- TABLE 1120
- TABLE 1121
- TABLE 1122
- TABLE 1123
- TABLE 1124
- TABLE 1125
- TABLE

	Date
Preliminary	000000
Bidding	060921
Construction	000000

Revision	Date
North wall	081221

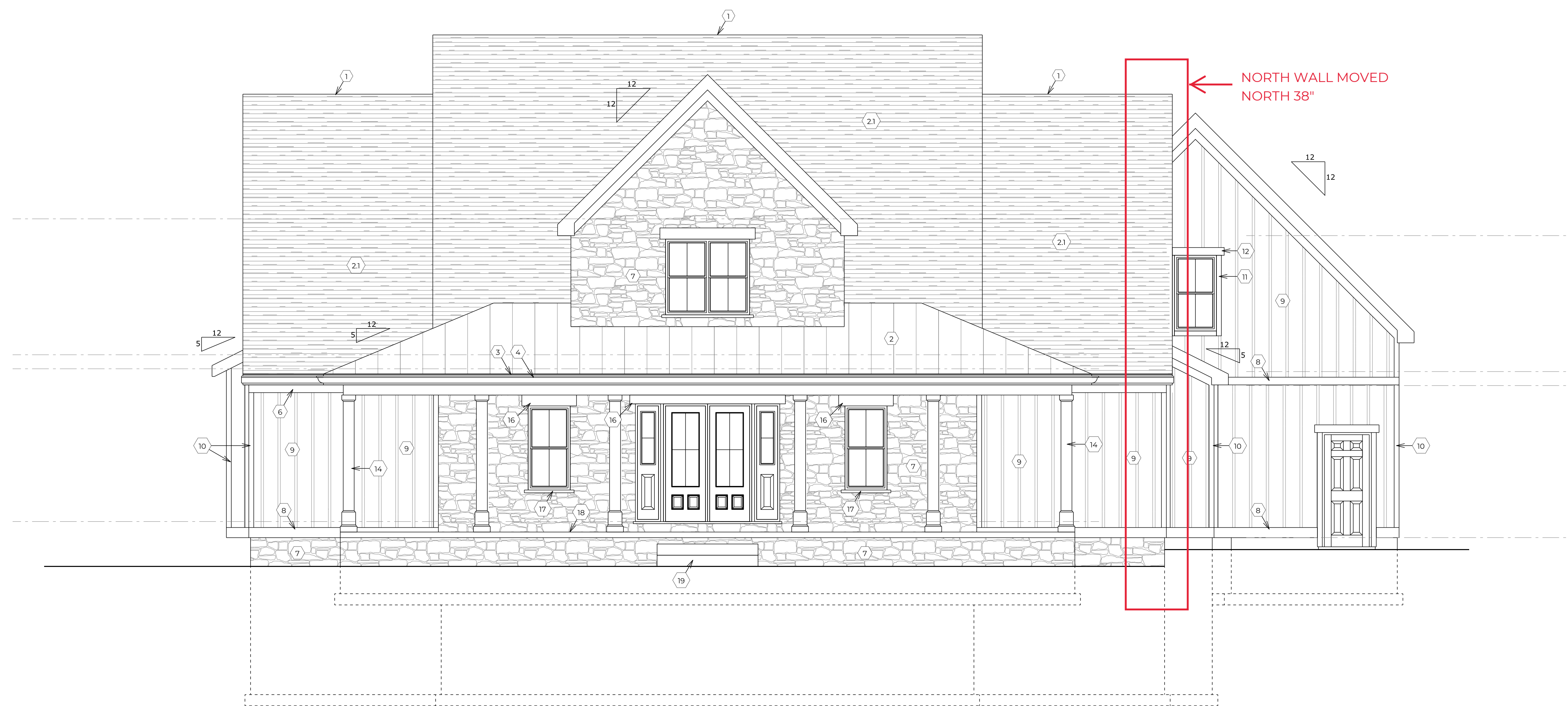
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FIRST FLOOR PLAN
SCALE: 1/4" = 1'-0"

FIRST FLOOR PLAN



ELEVATION NOTES

ROOF	
1	VENTED RIDGE CAP
2	PREFINISHED STANDING SEAM METAL ROOF 16' PANEL WIDTH
21	DIMENSIONAL ASPHALT SHINGLES
3	LP SMARTSIDE 1 X 8 FASCIA - FIELD PAINTED
4	PREFINISHED ALUMINUM GUTTER AND DOWNSPOUTS
5	LP SMARTSIDE 1 X 8 RAKE - FIELD PAINTED
6	LP SMARTSIDE 1 X 6 FRIEZE - FIELD PAINTED
WALLS/TRIM	
7	CULTURED STONE OR THINSET NATURAL STONE
8	LP SMARTSIDE 5/4" TRIM BOARD
9	LP SMARTSIDE BOARD AND BATTEN SIDING 12" SPACING - FIELD PAINTED
10	LP SMARTSIDE 1 X 4 CORNER TRIM FIELD PAINTED
11	LP SMARTSIDE 1 X 4 TRIM - FIELD PAINTED
12	LP SMARTSIDE 1 X 6 TRIM - FIELD PAINTED
13	CUSTOM WOOD BRACKET - FIELD PAINTED SEE DETAIL SHEET A00
14	BUILT UP WOOD COLUMN SEE DETAIL SHEET A00
15	N/A
16	8" CUT STONE LINTEL
17	CUT STONE SILL
MISC	
18	PATTERN FLAGGED CUT LIMESTONE PORCH
19	CUT LIMESTONE SLAB STEP
20	CUSTOM METAL CHIMNEY SHROUD

FRONT ELEVATION

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

Custom Home For
Tim and Debbi Bergwall
181 S. High Street
Dublin, Ohio 43017

RTA Project Number

CH0720

	Date
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Construction	000000

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North wall	081221

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FRONT ELEVATION
LEFT ELEVATION

A04.0



LEFT ELEVATION

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



ELEVATION NOTES

- ROOF**
- 1 VENTED RIDGE CAP
 - 2 PREFINISHED STANDING SEAM METAL ROOF 16" PANEL WIDTH
 - 21 DIMENSIONAL ASPHALT SHINGLES
 - 3 LP SMARTSIDE 1 X 8 FASCIA - FIELD PAINTED
 - 4 PREFINISHED ALUMINUM CUTTER AND DOWNSPOUTS
 - 5 LP SMARTSIDE 1 X 8 RAKE - FIELD PAINTED
 - 6 LP SMARTSIDE 1 X 6 FRIEZE - FIELD PAINTED
- WALLS/TRIM**
- 7 CULTURED STONE OR THINSET NATURAL STONE
 - 8 LP SMARTSIDE 5/4" TRIM BOARD
 - 9 LP SMARTSIDE BOARD AND BATTEN SIDING 12" SPACING - FIELD PAINTED
 - 10 LP SMARTSIDE 1 X 4 CORNER TRIM FIELD PAINTED
 - 11 LP SMARTSIDE 1 X 4 TRIM - FIELD PAINTED
 - 12 LP SMARTSIDE 1 X 6 TRIM - FIELD PAINTED
 - 13 CUSTOM WOOD BRACKET - FIELD PAINTED SEE DETAIL SHEET A00
 - 14 BUILT UP WOOD COLUMN SEE DETAIL SHEET A00
 - 15 N/A
 - 16 8" CUT STONE LINTEL
 - 17 CUT STONE SILL
- MISC**
- 18 PATTERN FLAGGED CUT LIMESTONE PORCH
 - 19 CUT LIMESTONE SLAB STEP
 - 20 CUSTOM METAL CHIMNEY SHROUD

PROVIDE CONTINUOUS SIMPSON CMSTC16 STRAP AT HEADER, FASTENED TO HEADERS W/ (22) 3/48 X 3.25" NAILS EACH END TO BLOCKING BETWEEN STUDS EACH END W/ (22) 3/48 X 3.25" NAILS

PROVIDE 4 X 4 OR DOUBLE 2 X 6 HORIZONTAL BLOCKING BETWEEN STUDS FOR STRAP ATTACHMENT

PROVIDE CONTINUOUS SIMPSON CMSTC16 STRAP AT HEADER, FASTENED TO HEADERS W/ (22) 3/48 X 3.25" NAILS EACH END TO BLOCKING BETWEEN STUDS EACH END W/ (22) 3/48 X 3.25" NAILS

PROVIDE 4 X 4 OR DOUBLE 2 X 6 HORIZONTAL BLOCKING BETWEEN STUDS FOR STRAP ATTACHMENT

REAR ELEVATION

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



RIGHT SIDE ELEVATION

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

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Preliminary	000000
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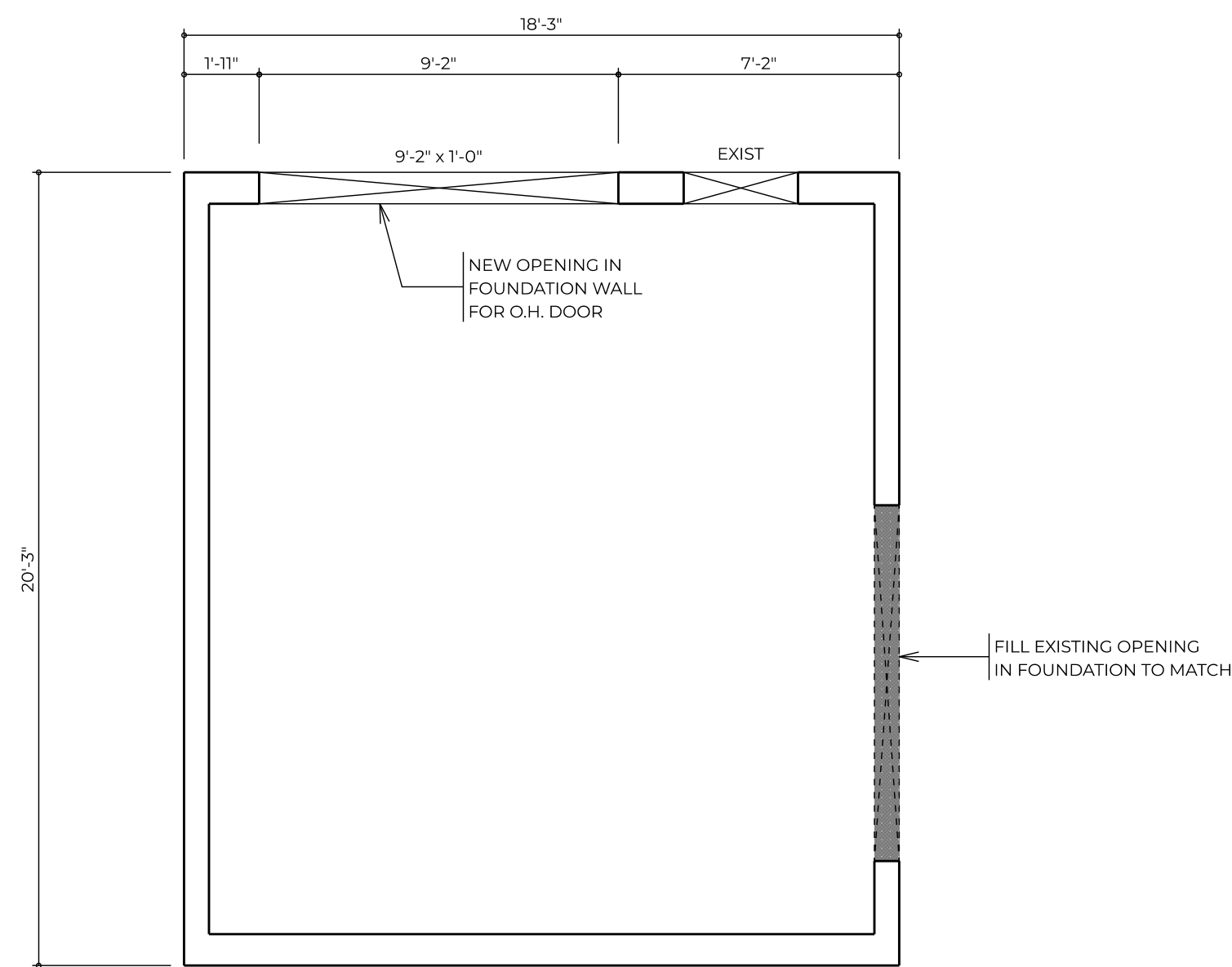
Revision	Date
North wall	081221

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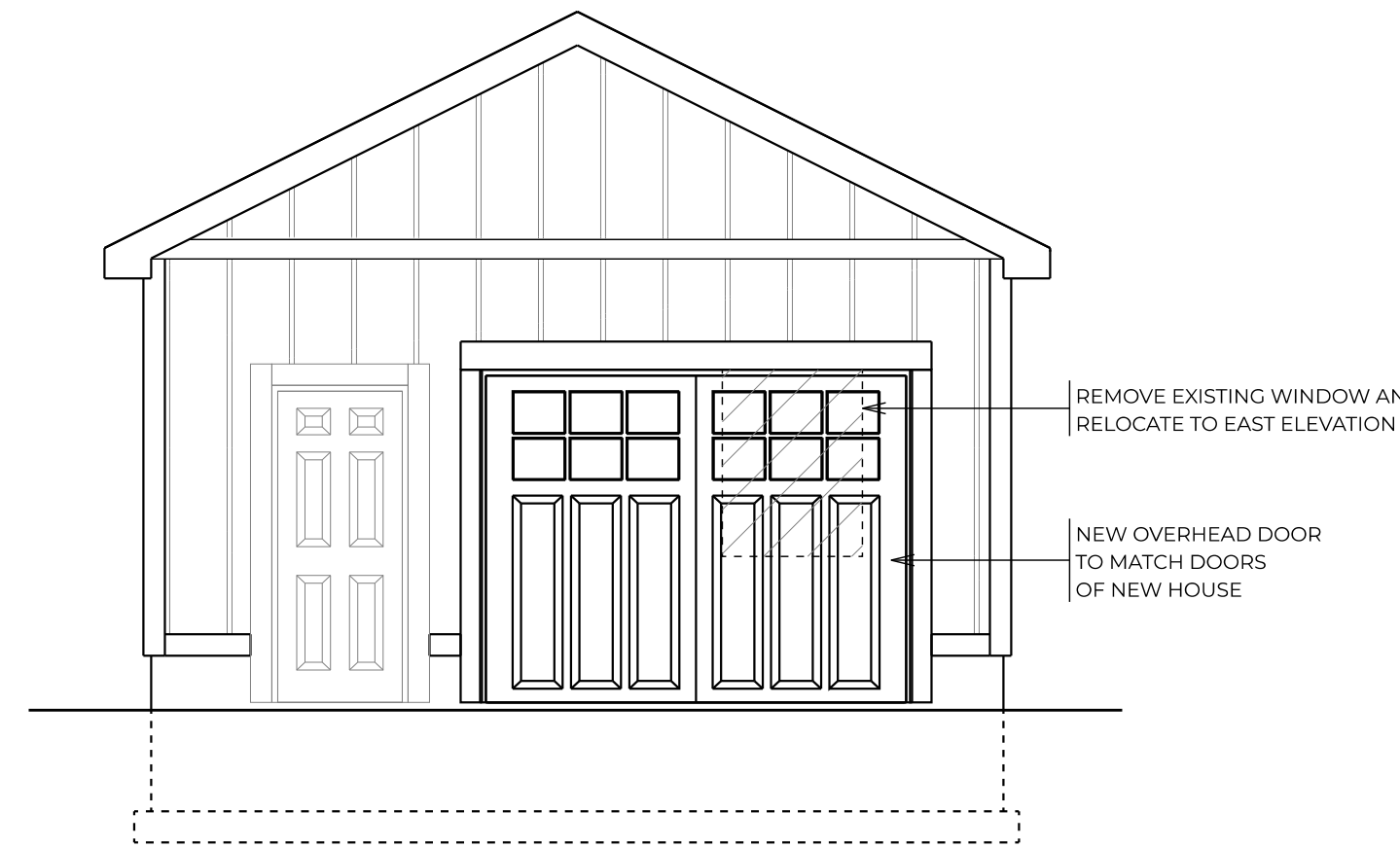
REAR ELEVATION
RIGHT ELEVATION

A04.1



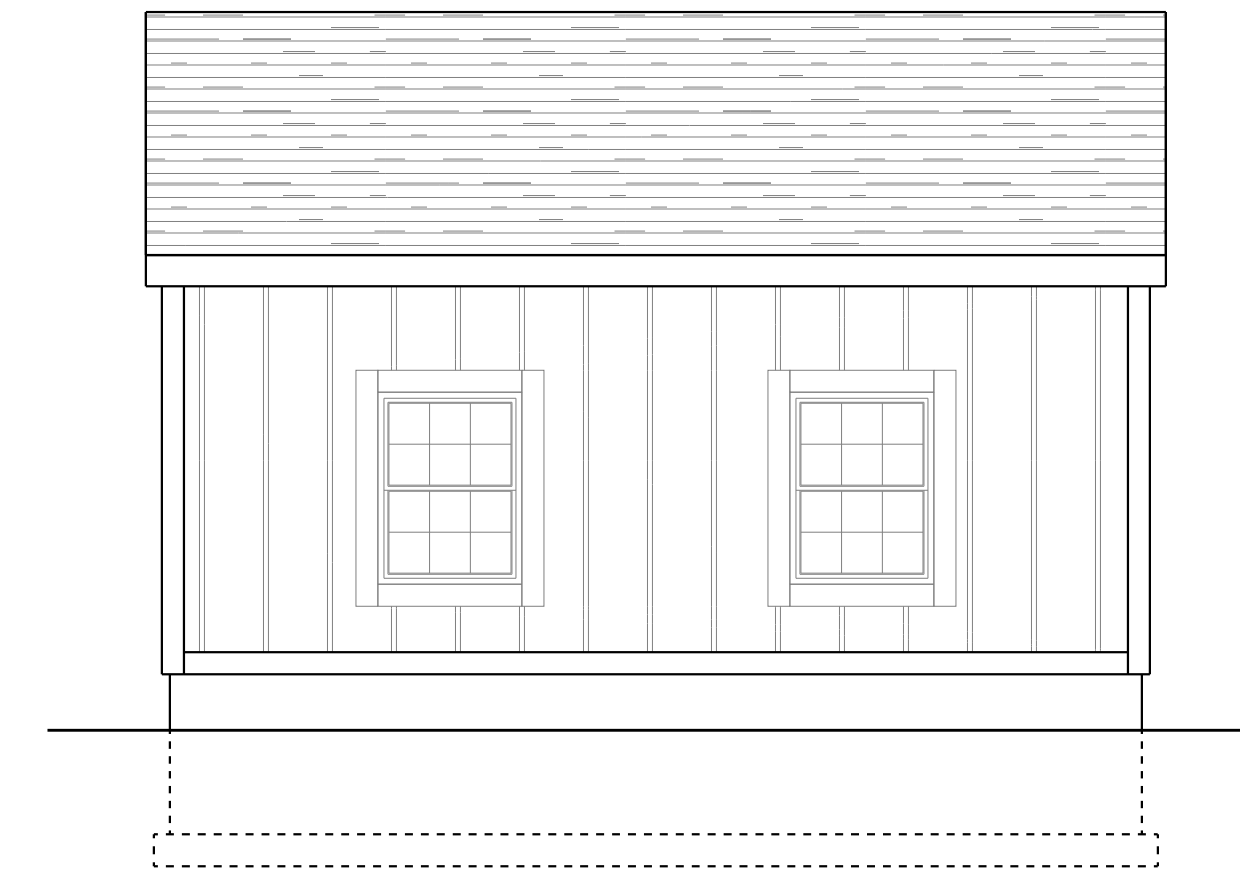
FOUNDATION PLAN

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



NORTH ELEVATION

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

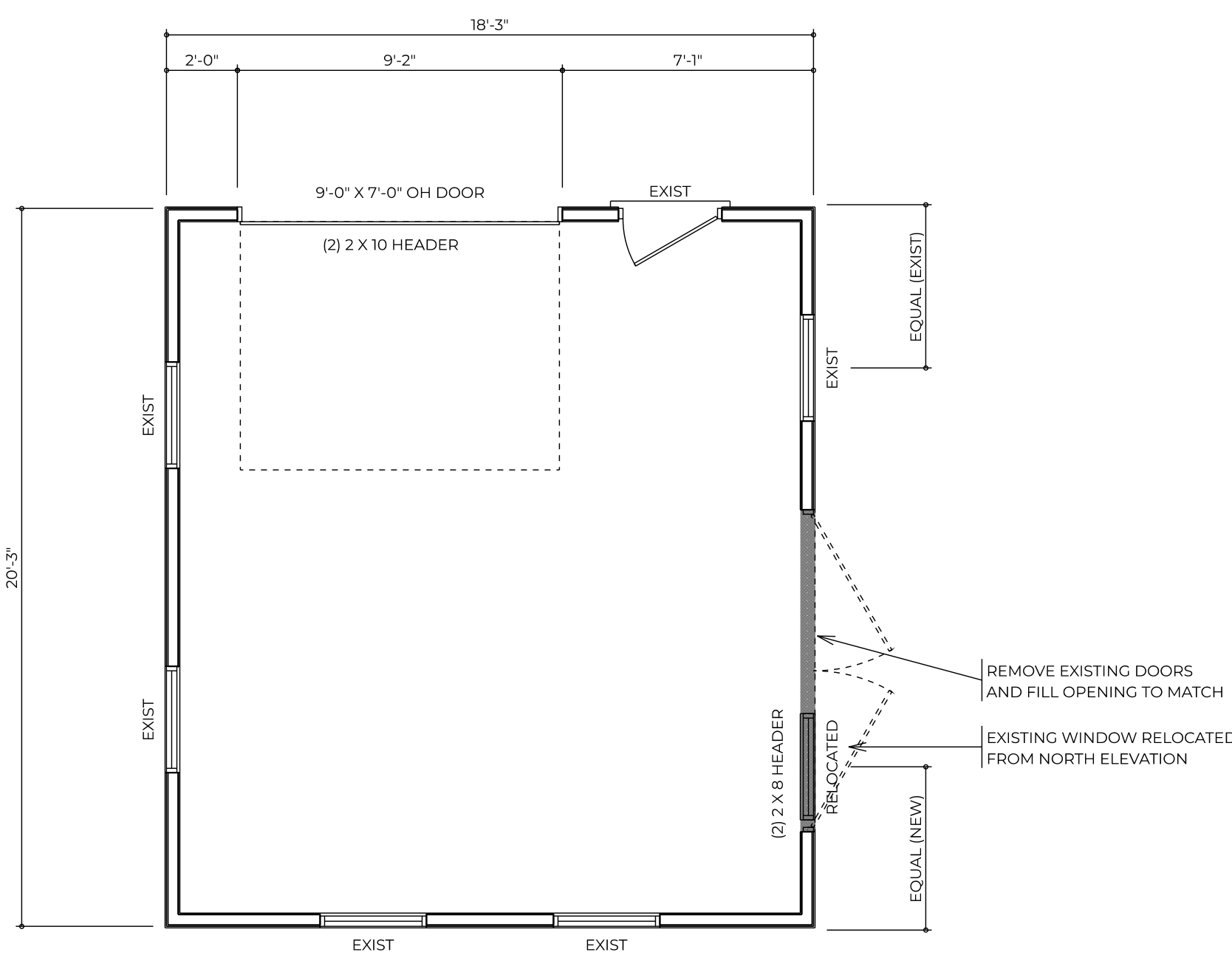


WEST ELEVATION

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

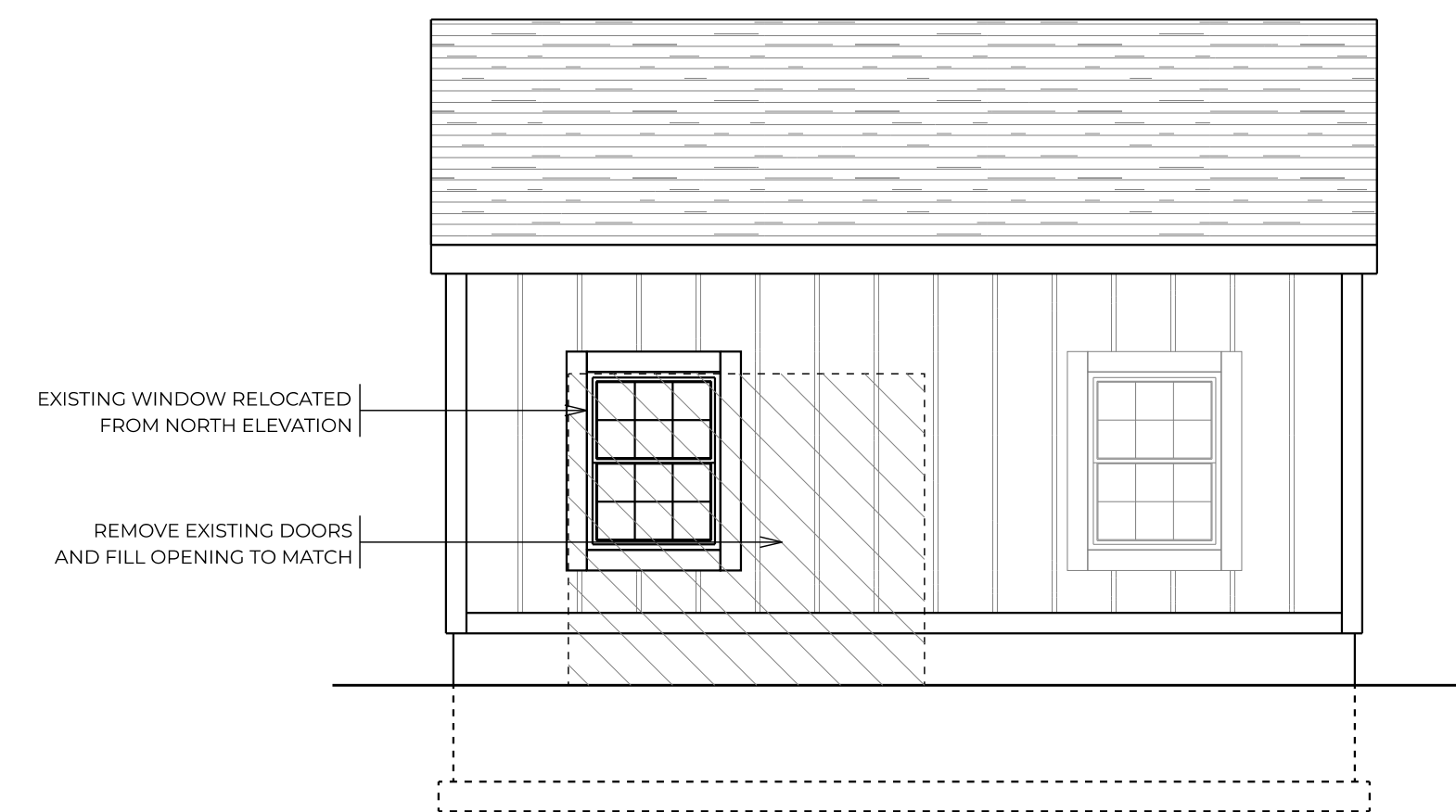
SHED GENERAL NOTES

- 1 REPLACE EXISTING ROOFING TO MATCH ROOFING OF NEW HOUSE
- 2 REPAIR/REPLACE EXISTING SIDING AND TRIM AS NEEDED TO MATCH
- 3 PAINT SIDING, TRIM, OVERHEAD DOOR TO MATCH NEW HOUSE



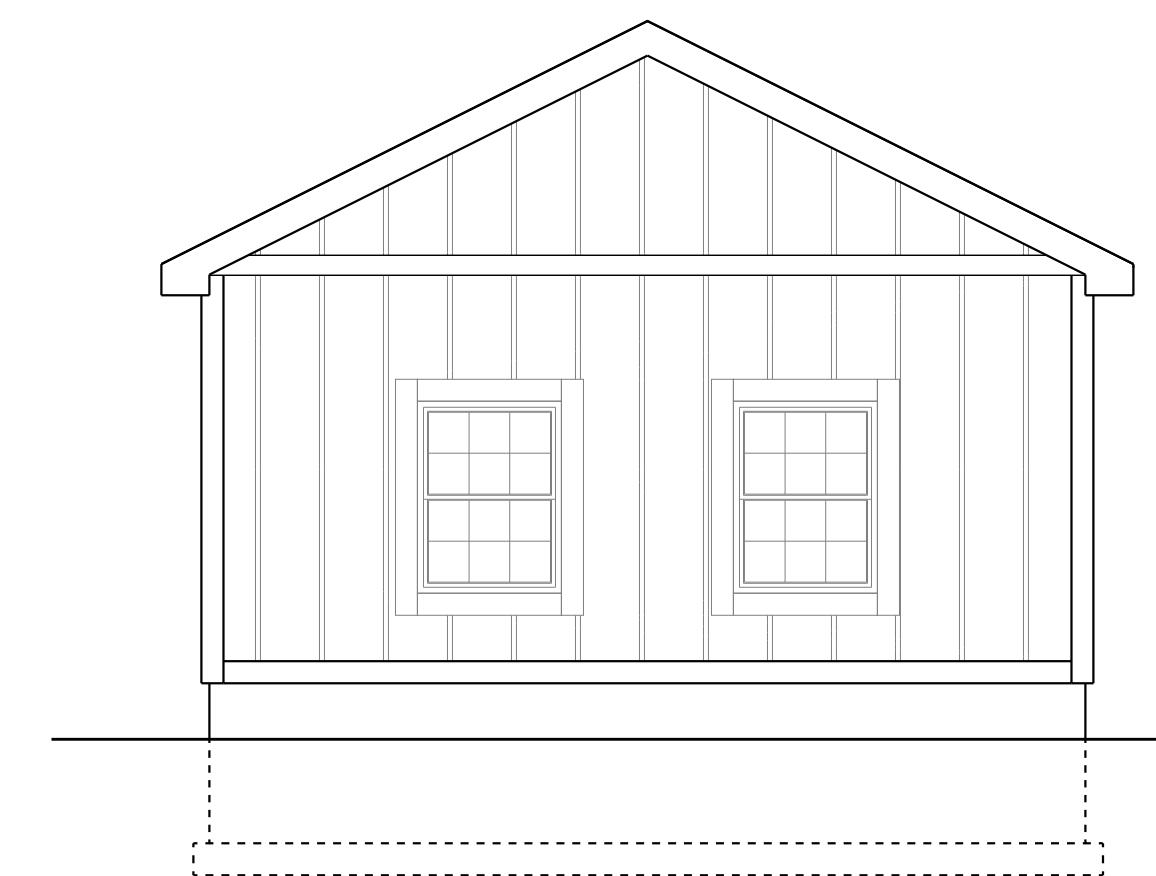
FLOOR PLAN

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



EAST ELEVATION

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



SOUTH ELEVATION

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

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RENOVATION OF EXISTING DETACHED SHED

A08.0

DRIVEWAY

30'-0"

12'-0"

NEW PAVER PATIO

NEW ASPHALT DRIVEWAY

EXISTING SHED TO BE RENOVATED

20' FR

12'-0"

820

REPLACE CITY SIDEWALK IN THIS LOCATION

NEW CURB CUT AND APRON TO CITY OF DUBLIN STANDARDS

SWAMP

2

0'-7"

15' REARYARD

12'-0"

NEW PAVER PATIO

NEW ASPHALT DRIVEWAY

10'-0"

EXISTING SHED TO BE RENOVATED

20

12'-0"

820

REPLACE CITY SIDEWALK
IN THIS LOCATION

NEW CURB CUT AND APRON TO
CITY OF DUBLIN STANDARDS

2

