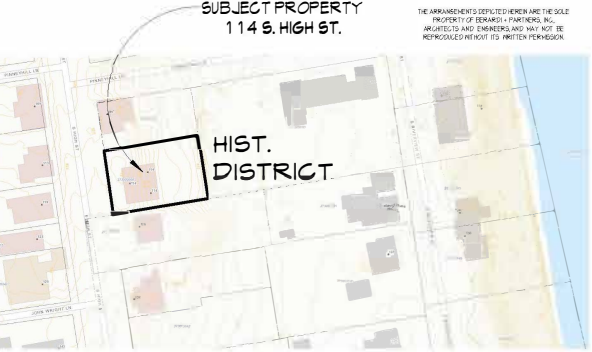




- HD-HS COMMERCIAL ZONING  
106 S High St (273-001978-00)
- Property Class: C - Commercial
  - Land Use: Dwelling Converted to Office
- HD-HR ZONING  
109 S Riverview St (273-000060-00)
- Property Class: R - Residential
  - Land Use: One Family Dwelling



ZONING DIAGRAM  
SITE DEVELOPMENT

EXISTING LOT COVERAGE: BLDG  
PRKG EAST = 1605 GSF

PAVEMENT NORTH = 2,700 GSF

NORTH WALKS = 260 GSF

WEST WALKS = 105 GSF

NORTH COMPOSITE DECK+RAMP = 490 GSF

5,160 GSF / 8,828.26 = 58.4% IMPERVIOUS AREA

PROPOSED LOT COVERAGE:  
HVAC PAD = 40 GSF

5160 GSF + 40 GSF / 8,828.26 = 58.90% IMPERVIOUS AREA

JBM - 114 S. HIGH

EXTERIOR DECK AND RAMP REVIEW

DATE: 10/28/2022  
PROJECT #: 23111

SITE CONTEXT

AS1.1

BERARDI+ ARCHITECTURE | INTERIOR DESIGN | ENGINEERING  
1398 GOODALE BOULEVARD, COLUMBUS, OHIO 43212  
P: 614.221.1110 berardi+partners.com



**JBM - 114 S. HIGH**  
DUBLIN, OH 43017

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NOTE:  
1. ALL BIDDERS SHALL VISIT THE SITE AND BECOME FAMILIAR WITH THE EXISTING CONDITIONS AND REQUIREMENTS OF THE PROJECT AND SHALL NOTIFY THE ARCHITECT OF ANY ERRORS AND OMISSIONS SUBSEQUENTLY DISCOVERED IN THE CONTRACT DOCUMENTS.  
2. THE CONTRACT DOCUMENTS ARE CONSIDERED TO BE THE FINAL AND COMPLETE AGREEMENT BETWEEN THE OWNER AND THE CONTRACTOR. THE INFORMATION IN THESE DOCUMENTS SUPERSEDES ANY INFORMATION CONTAINED IN ANY OTHER DOCUMENTS.  
3. SEPARATION OF THE CONTRACT DOCUMENTS SHALL NOT BE PERMITTED IF THE CONTRACTOR CHOOSES TO SEPARATE THE DOCUMENTS THEY DO SO AT THEIR OWN RISK AND EXPENSE. AS ADDITIONALLY SEE GENERAL INFORMATION ON "A" SHEETS.

4. THE CLIENT ACKNOWLEDGES THE CONSULTANTS (ARCHITECT, DRAWING AND SPECIFICATION, INCLUDING ALL DOCUMENTS ON ELECTRICAL, MECHANICAL AND INSTRUMENTS OF THE CONSULTANTS) ARCHITECTS PROFESSIONAL SERVICE. THE CLIENT SHALL NOT REUSE OR MAKE OR PERMIT TO BE MADE ANY INFORMATION OF THE DRAWINGS AND SPECIFICATIONS WITHOUT THE WRITTEN AUTHORIZATION OF THE CONSULTANT ARCHITECT. THE CLIENT AGREES TO INDEMNIFY AND HOLD HARMLESS THE ARCHITECT FROM ANY UNAUTHORIZED TRANSMISSION, REUSE OR MODIFICATION OF THE DRAWINGS AND SPECIFICATIONS.

5. ARCHITECTS CANNOT GUARANTEE THE ACCURACY OF DATA CONTAINED HEREIN, ANY USE OR REUSE OF ORIGINAL OR ALTERNATE SOURCE MATERIALS BY THE USER OR OTHER PARTIES WITHOUT THEIR WRITTEN AND WRITTEN APPROVAL OF THE USER. THE USER SHALL BE RESPONSIBLE TO OBTAIN NECESSARY AND HOLD ANY RIGHTS OF THIRD PARTIES FROM ALL CLAIMS, DAMAGES, LOSSES, EXPENSES AND ATTORNEY'S FEES INCURRED BY THE USER OR OTHER PARTIES.

6. THESE DRAWINGS AS PART OF THE CONTRACT DOCUMENTS ARE PRELIMINARY AND ARE NOT INTENDED TO DEFINE EXACT QUANTITIES, LOCATION OR COVER REQUIREMENTS. THE DRAWINGS SHALL NOT BE SCALED EXACT.

7. SITE AND LOCAL CODE REQUIREMENTS AND OTHER APPLICABLE CODE REQUIREMENTS SHALL BE IDENTIFIED AND ARE THE SOLE RESPONSIBILITY OF THE CONTRACTOR. ANY INFORMATION WHICH REFLECTS CONFLICT WITH ANY OF THESE CODES OR ANY DISCREPANCIES FOUND IN THE CONTRACT DOCUMENTS SHALL BE BROUGHT TO THE ATTENTION OF THE PROJECT ARCHITECT.

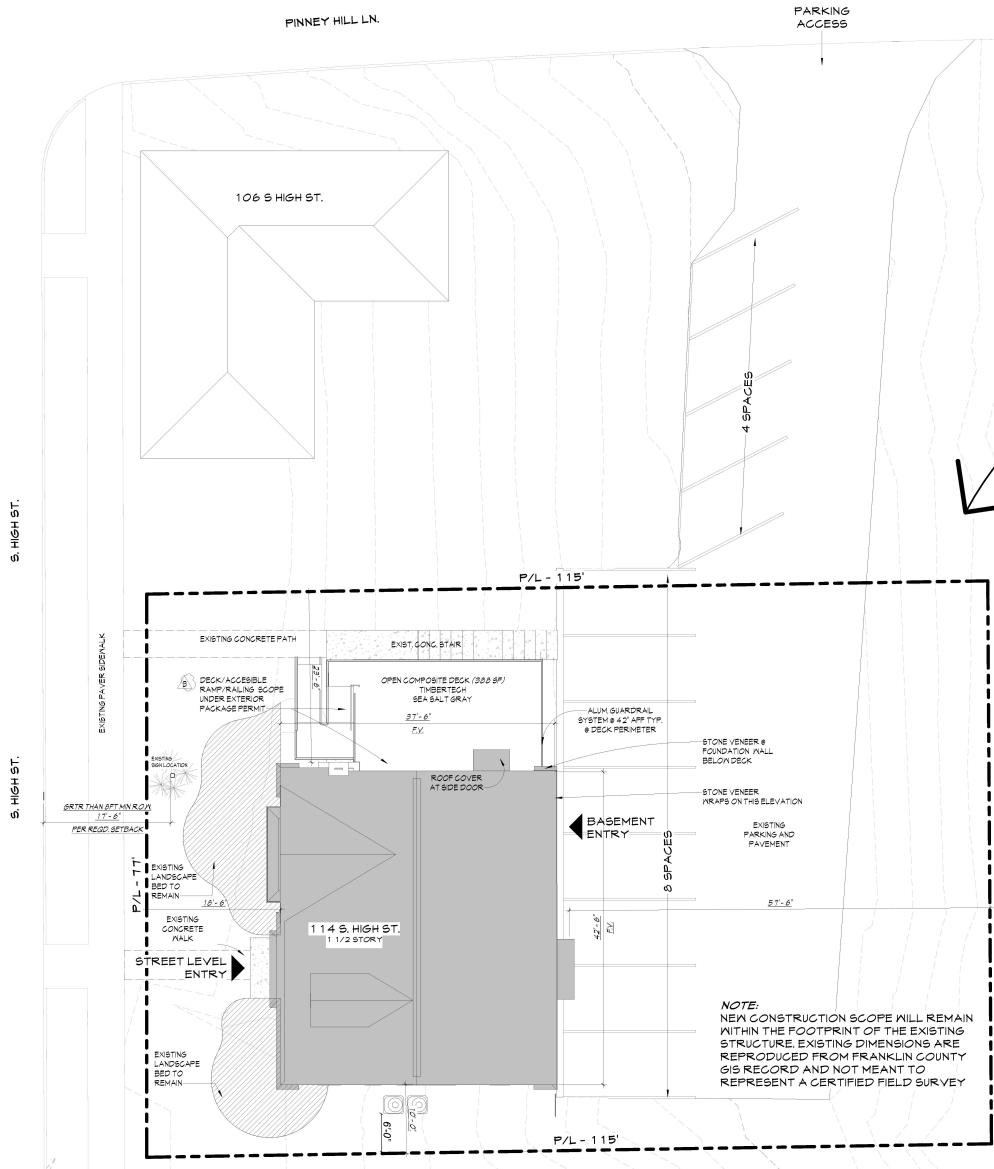
PERMIT RESPONSE LETTER  
PROJECT DATE: 11/18/2022  
PROJECT #: 23111

#	Description	Date
1	PLAN REVIEW COMMENTS	6/24/2022
3	Permit Response Letter	11/23/2022

**SITE PLAN**

**AS.101**

BERARDI + PARTNERS, INC.  
ARCHITECTURE | INTERIOR DESIGN | ENGINEERING  
1398 SODONIA BOULEVARD, COLUMBUS, OHIO 43212  
P 614.221.1110 berardi@partners.com

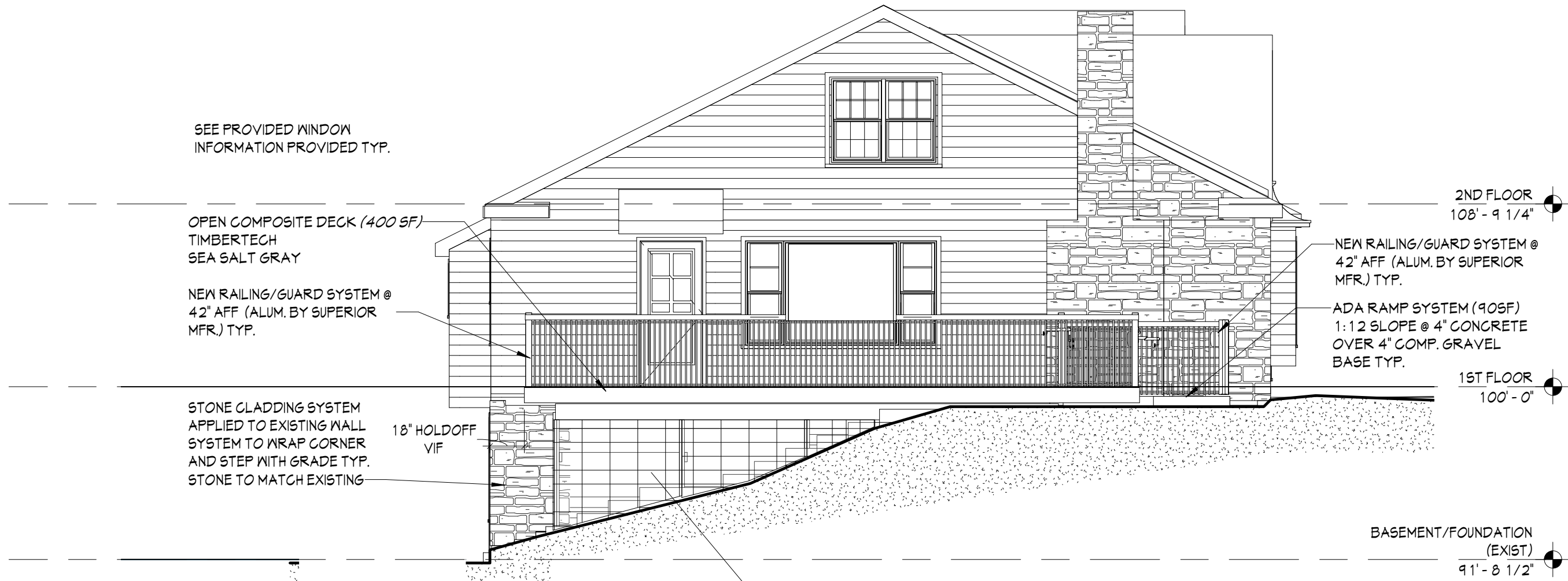


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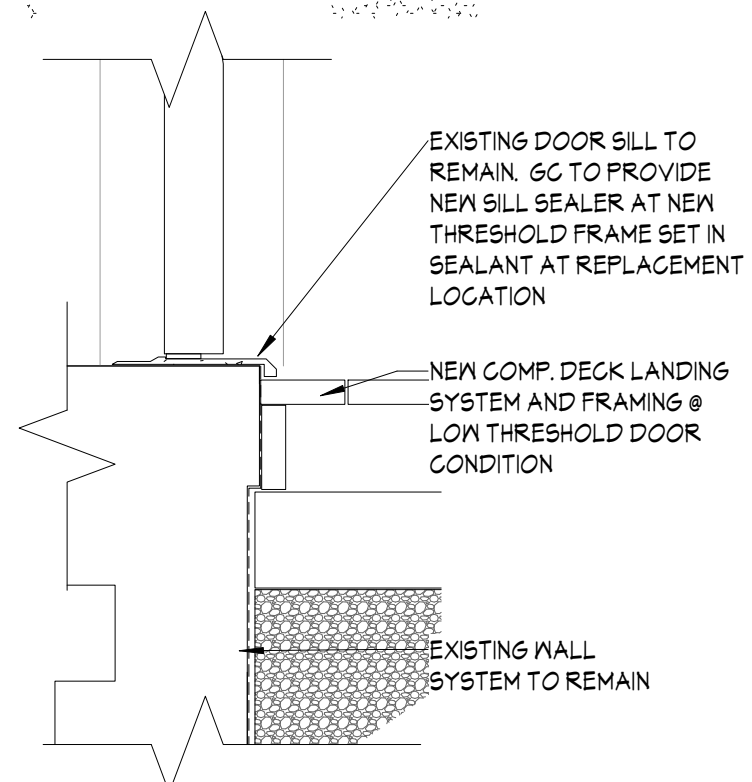
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NORTH ELEV. - SIDE YARD 3/16" = 1'-0"



ENTRY DOOR SILL DTL 1 1/2" = 1'-0"

EXTERIOR  
DECK AND  
RAMP REVIEW

DATE: 10/28/2022  
PROJECT #: 22111

NORTH  
ELEVATION

A2.1

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EAST ELEV. - REAR YARD 3/16" = 1'-0"

DECK SCREENING  
JAKOB WIRE ROPE PLANT  
TRELLIS SYSTEM

EXTERIOR  
DECK AND  
RAMP REVIEW

DATE: 10/28/2022  
PROJECT #: 22111

EAST  
ELEVATION

A2.2

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Existing Shrubs  
 Size and Species Unknown  
 (Note: To stay as is)



Existing Tree  
 Size and Species Unknown

9 TREES LANDSCAPE  
 CONSTRUCTION  
 5522 CENTER ST.  
 HILLIARD, OHIO 43026  
 614-921-9595

BOSTON IVY  
 PARthenocissus TRICUSPIDATA

JUNIPER SCREEN (7)  
 JUNIPER CHINENSIS  
 'HETZI COLUMNARIS'  
 7 Gallon

JAKOB ROPE  
 TRELLIS SYSTEM

~DECK~

BOSTON IVY  
 PARthenocissus TRICUSPIDATA

JBM DEVELOPMENT LLC.  
 114 S. HIGH ST.  
 DUBLIN, OH 43017

~RAMP~

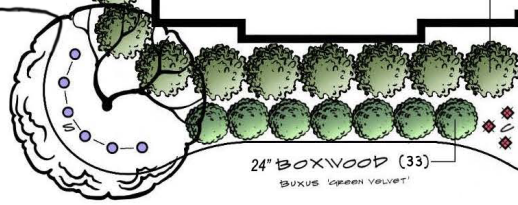
HYDRANGEA (14)  
 HYDRANGEA MACROPHYLLA  
 'ENDLESS SUMMER'  
 2 Gallon

6'  
 OLENTANGY BLUFF  
 TREAD  
 (1)

SHASTA  
 DAISIES (16)  
 LEUCANTHEMUM X SUPERBUM  
 'BOCKY'

CONEFLOWER (11)  
 ECHINACEA PURPUREA  
 'CHERRY SPIRIT'

EXISTING  
 WALKWAY

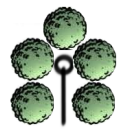


24" BOXWOOD (33)  
 BUXUS 'GREEN VELVET'

EXISTING  
 WALKWAY

DOGWOOD (2)  
 CORNUS KOUSA  
 'CHINENSIS'  
 2" Caliper Trees

SALVIA (13)  
 SALVIA NEMOROSA  
 'MAY NIGHT'



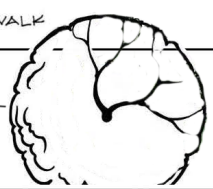
NORTH

DATE:  
 1-31-23  
 DRAWN BY:  
 CC  
 SCALE: 1/8" = 1'0"

SIDEWALK



Existing Street Tree  
 Size and Species Unknown



Existing Street Tree  
 Size and Species Unknown

