

Architectural Review Board
5200 Emerald Pkwy
Dublin, Oh 43017

Re: Deck replacement 64 S Riverview

The residence sits on a .177 acre lot that backs up to the Scioto River and is bordered on the North by a residence at 56 S Riverview and on the South by a residence at 76 S Riverview.

The deck replacement project at 64 S Riverview was completed to replace 2 deteriorating decks on the main and lower levels of the home and to add a third deck at ground level in order to safely access the storage area. These decks were permitted through the City of Dublin Building division with permit no. RALT-22-1678.

The main level deck (deck #1) consisted of a 4' deep by 22' wide deck. The lower level deck (deck #2) consisted of a 10' deep by 25'6" deck. Both decks were originally constructed using pressure treated lumber for the framing and decking with cedar posts and 2" horizontal pipe for railing. The replacement of these 2 decks utilized pine, pressure treated lumber for the framing, decking and posts. The posts were then wrapped with 3/4" rough cedar boards with 2x6 cedar top and bottom railing with 3/16" stainless steel cable for the horizontal infill. The replacement of these 2 decks keeps the same footprint of the original, larger deck #2. We increased the size of deck #1 to match that footprint, thus increasing the square footage and functionality of the deck. Additionally, increasing the size of deck #1 also brings it into compliance with the size requirement of at least 6' deep. Deck #2 was turned into a screened porch using black, vinyl mesh screening. Decks #1 and #2 have a square foot measurement of 250 sf.

Deck #3 was added at ground level in order to safely access the storage area under the lower level. This deck is smaller at 7' deep and 22' wide. It was also constructed using pressure treated lumber for framing, decking and posts. The top and bottom railing on this deck was made with pine, pressure treated top and bottom rail with 3/16" horizontal cable infill.

By not increasing the footprint of the larger, existing deck #2, we did not encroach upon the setbacks or flood plain line.

Additionally, there is a proposal for metal, spiral staircase that would go from deck #2 down to deck #3. This would be 5' additional to the north of the decks but still within minimum setback requirement and also not encroaching upon the flood plain line.

Material specs:

Framing/decking: Spruce/Pine/Fir pressure treated for rot resistance

Cable railing and tensioners: 3/16" stainless steel cable manufactured by Feeney, Inc

Spiral Stairs: Paragon Stairs 11'3" height. Steel stairs, railing and posts primed/painted black