

GENERAL PROJECT DESCRIPTION

EXTERIOR IMPROVEMENTS (MINOR PROJECT CHECKLIST)

Project : 114 S High Street, Dublin OH 43017

JBM - 114 S. HIGH

Owner Representative:

114 S High Street I, LLC
Jeff Baur
24 S High Street, Suite B
Dublin, OH 43017
jeff@jbmdev.com
614-264-5044



DUBLIN, OH 43017

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114 S High Street :
Deck/Site Ramp Access/window replacement-alteration. The building is surrounded by other commercial/retail businesses along the High Street corridor.

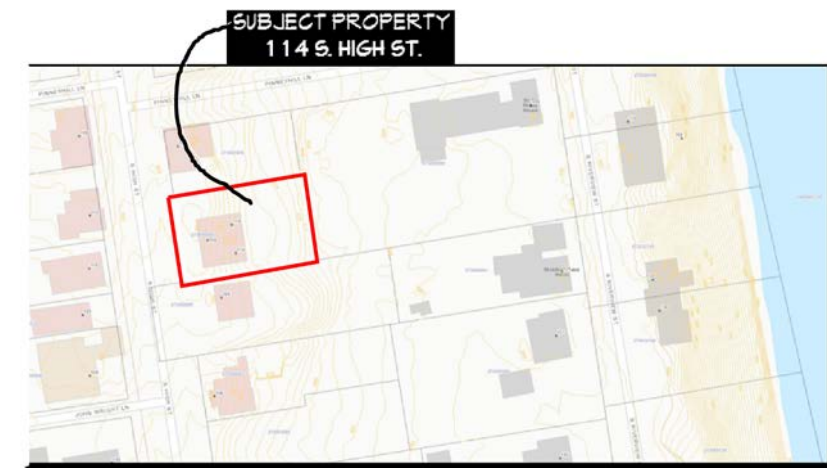
JURISDICTION: CITY OF DUBLIN, FRANKLIN COUNTY, OHIO (BUILDING AND ZONING CODES)

UTILITIES: PUBLIC WATER, SEWER, POWER & GAS

SITE: TOTAL SITE AREA: 0.20 ACRES
ADDRESS: 114 SOUTH HIGH STREET, DUBLIN, OHIO 43017
PARCEL NUMBER: 273-000066-00
DISTRICT: HD-HS (HISTORIC SOUTH DISTRICT)

EXIST./PROPOSED USE GROUP: C (COMMERCIAL) - - NO CHANGE OF USE
OCCUPANCY: B (BUSINESS/OFFICE)
LAND USE: D (DWELLING PREVIOUSLY CONVERTED TO OFFICE)
CONSTRUCTION TYPE: V-B (UN-PROTECTED COMBUSTIBLE)
(NO CHANGE WITH RENOVATION)

location diagram



EXTERIOR
DECK AND
RAMP REVIEW

DATE: 10/28/2022
PROJECT #: 22111

COVER SHEET

G.001

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S. HIGH ST.

4'-10"

27'-7 1/8"

3'-8"

P/L - 115'

JBM - 114 S. HIGH

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NOTE: EXISTING WALK TO BE PARTIALLY
REMOVED AND REWORKED TO PROVIDE
NEW 1:12 SLOPE RAMP SYSTEM PER DWGS

INDICATED
DEMOLISHED
RAILING SYSTEM
AND LANDING

EXIST'G
STEP
8" +

33" CLR.
99'-6"

100'-0"
FINISH 1ST FLOOR
ELEVATION

IMPERVIOUS AREA
BLDG
1605GSF

114 S. HIGH ST.
1 1/2 STORY

STREET LEVEL
ENTRY

18'-6"
FRONT YARD DIM.

37'-6"
F.V.

57'-6"
REAR YARD DIM.

EXTERIOR
DECK AND
RAMP REVIEW

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EXISTING -
ENTRY ACCESS
DEMO PLAN

AD1.1

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PARTIAL EXISTING - ENTRY ACCESS / DEMO 1/8" = 1'-0"



10'-0"
SIDE YARD

23'-6"
SIDE YARD DIM.

P/L - 77'

42'-6"
F.V.

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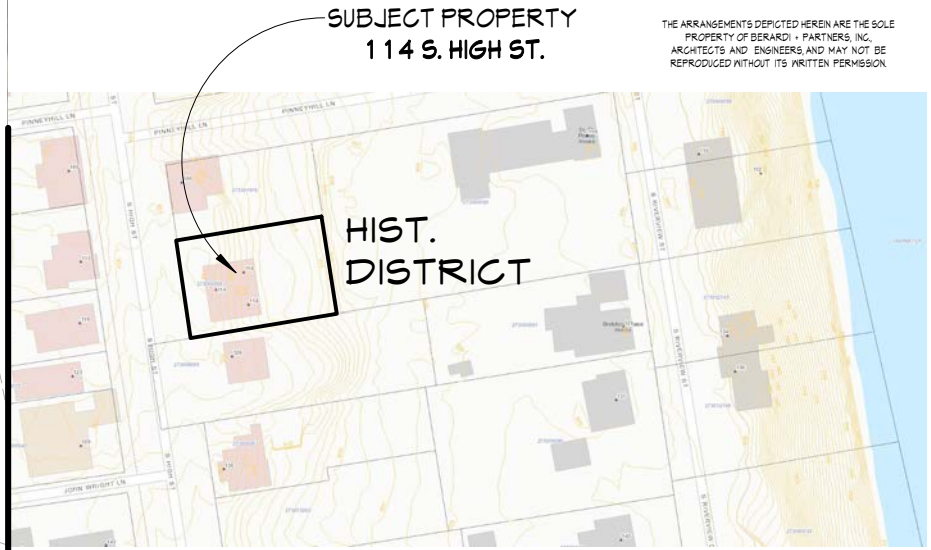


HD-HS
COMMERCIAL
ZONING
106 S High St (273-001978-00)
• Property Class: C - Commercial
• Land Use: Dwelling Converted to Office

HD-HR
ZONING
109 S Riverview St (273-000060-00)
• Property Class: R - Residential
• Land Use: One Family Dwelling

JBM - 114 S. HIGH

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ZONING DIAGRAM
SITE DEVELOPMENT

EXISTING LOT COVERAGE:
BLDG = 1,605 GSF
EAST PRKG/
PAVEMENT = 2,700 GSF
NORTH WALKS = 260 GSF
WEST WALKS = 105 GSF
4,670 GSF
/ 8,828.26
= 52.8%
IMPERVIOUS AREA

EXTERIOR
DECK AND
RAMP REVIEW

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PROPOSED LOT
COVERAGE:

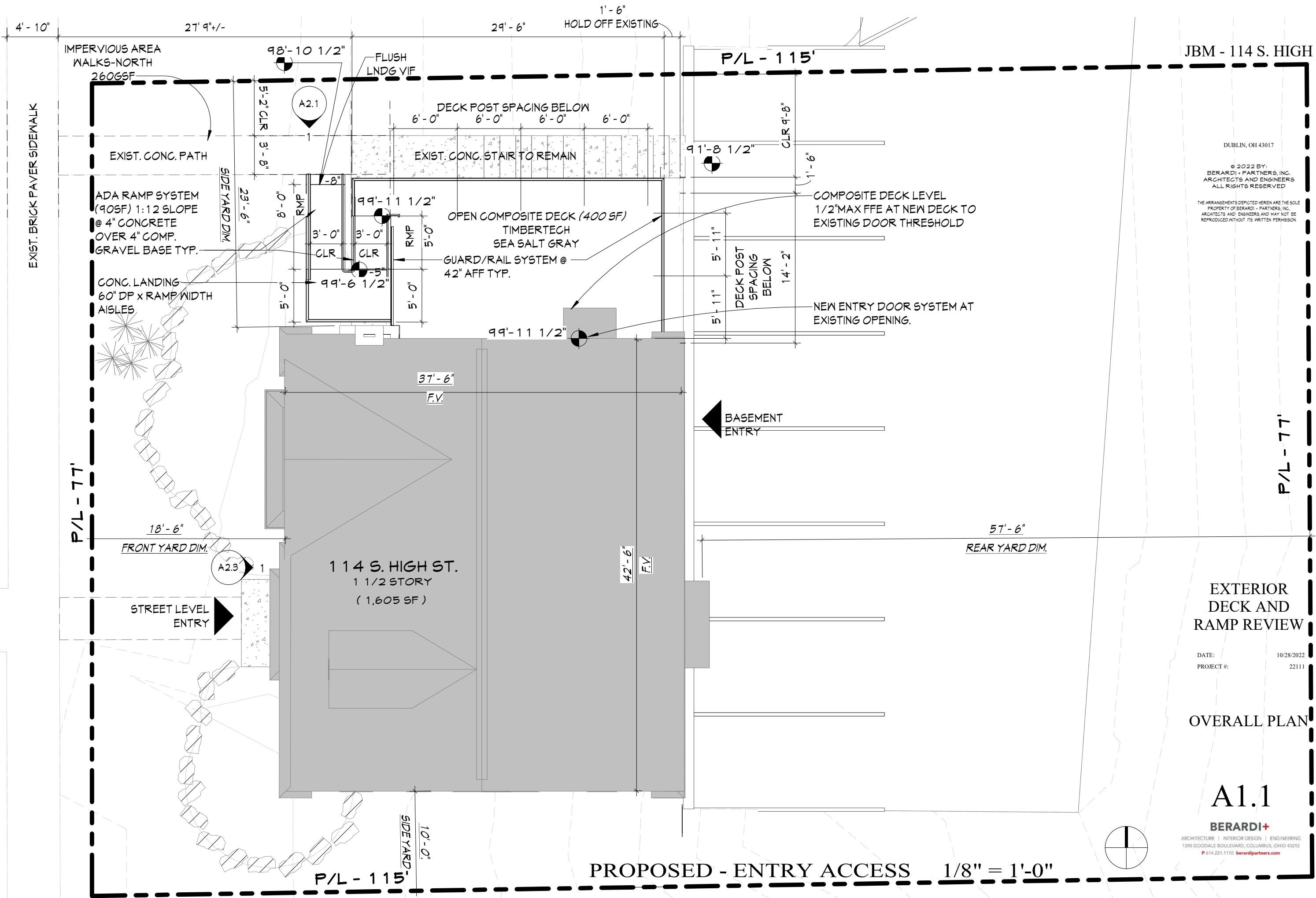
NORTH = 490 GSF
COMPOSITE
DECK+RAMP
4,670 GSF
+ 490 GSF
/ 8,828.26
= 58.4%
IMPERVIOUS AREA

SITE CONTEXT

AS1.1

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S. HIGH ST.



JBM - 114 S. HIGH

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IMPERVIOUS AREA
WALKS-NORTH
2606SF

EXIST. CONG. PATH

ADA RAMP SYSTEM
(905F) 1:12 SLOPE
@ 4" CONCRETE
OVER 4" COMP.
GRAVEL BASE TYP.

CONC. LANDING
60" DP x RAMP WIDTH
AISLES

P/L - 77'

18'-6"
FRONT YARD DIM.

STREET LEVEL
ENTRY

114 S. HIGH ST.
1 1/2 STORY
(1,605 SF)

10'-0"
SIDE YARD DIM.

P/L - 115'

27' 9" +/-
29' - 6" HOLD OFF EXISTING

98'-10 1/2"

5'-2" CLR
3'-8"

23'-6"
SIDE YARD DIM.

8'-0" RMP

3'-0" CLR

3'-0" CLR

5'-0" RMP

5'-0" RMP

5'-0" RMP

5'-0" RMP

5'-0" RMP

5'-0" RMP

5'-0" RMP

5'-0" RMP

5'-0" RMP

5'-0" RMP

5'-0" RMP

5'-0" RMP

5'-0" RMP

5'-0" RMP

5'-0" RMP

5'-0" RMP

5'-0" RMP

5'-0" RMP

DECK POST SPACING BELOW
6'-0" 6'-0" 6'-0" 6'-0"

EXIST. CONG. STAIR TO REMAIN

OPEN COMPOSITE DECK (400 SF)
TIMBERTECH
SEA SALT GRAY

GUARD/RAIL SYSTEM @
42" AFF TYP.

37'-6"
F.V.

42'-6"
F.V.

P/L - 115'

91'-8 1/2"

1'-6"

5'-11"

5'-11"

5'-11"

99'-11 1/2"

BASEMENT
ENTRY

CLR 9'-8"

1'-6"

14'-2"

DECK POST
SPACING
BELOW

14'-2"

NEW ENTRY DOOR SYSTEM AT
EXISTING OPENING.

COMPOSITE DECK LEVEL
1/2" MAX FFE AT NEW DECK TO
EXISTING DOOR THRESHOLD

57'-6"
REAR YARD DIM.

P/L - 77'

EXTERIOR
DECK AND
RAMP REVIEW

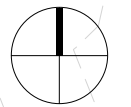
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OVERALL PLAN

A1.1

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PROPOSED - ENTRY ACCESS 1/8" = 1'-0"

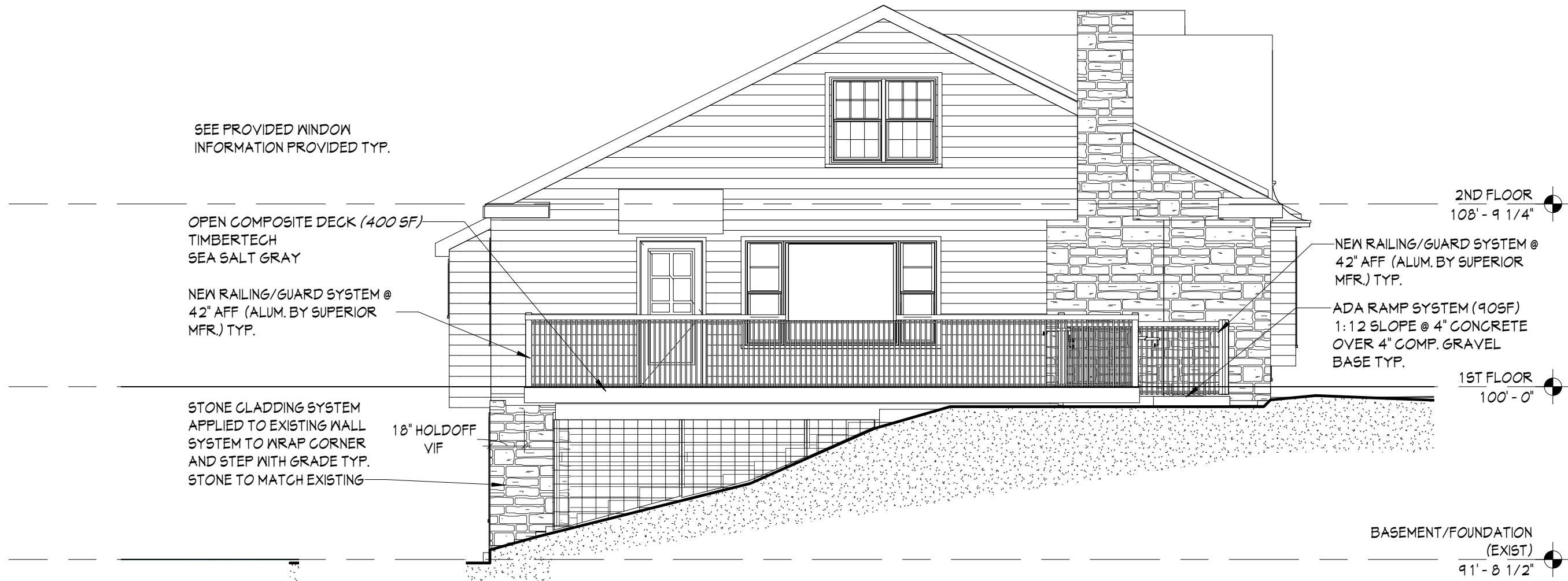


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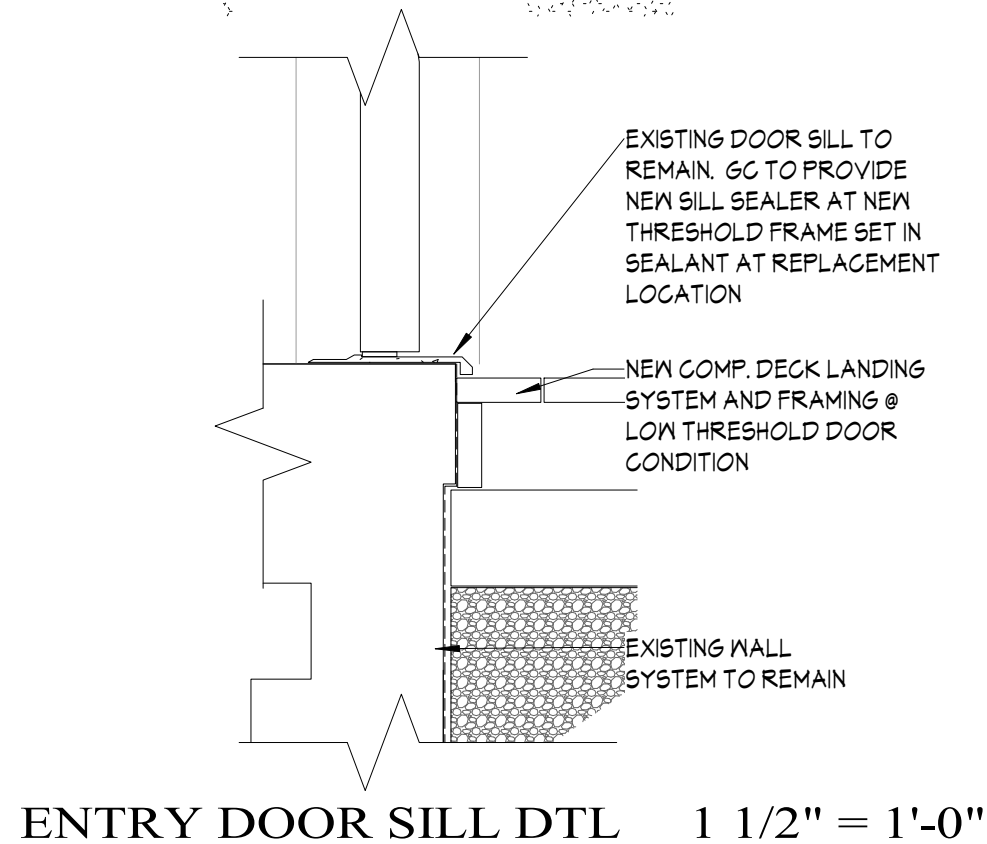
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NORTH ELEV. - SIDE YARD 3/16" = 1'-0"



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

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NORTH
ELEVATION

A2.1

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

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EAST
ELEVATION

A2.2

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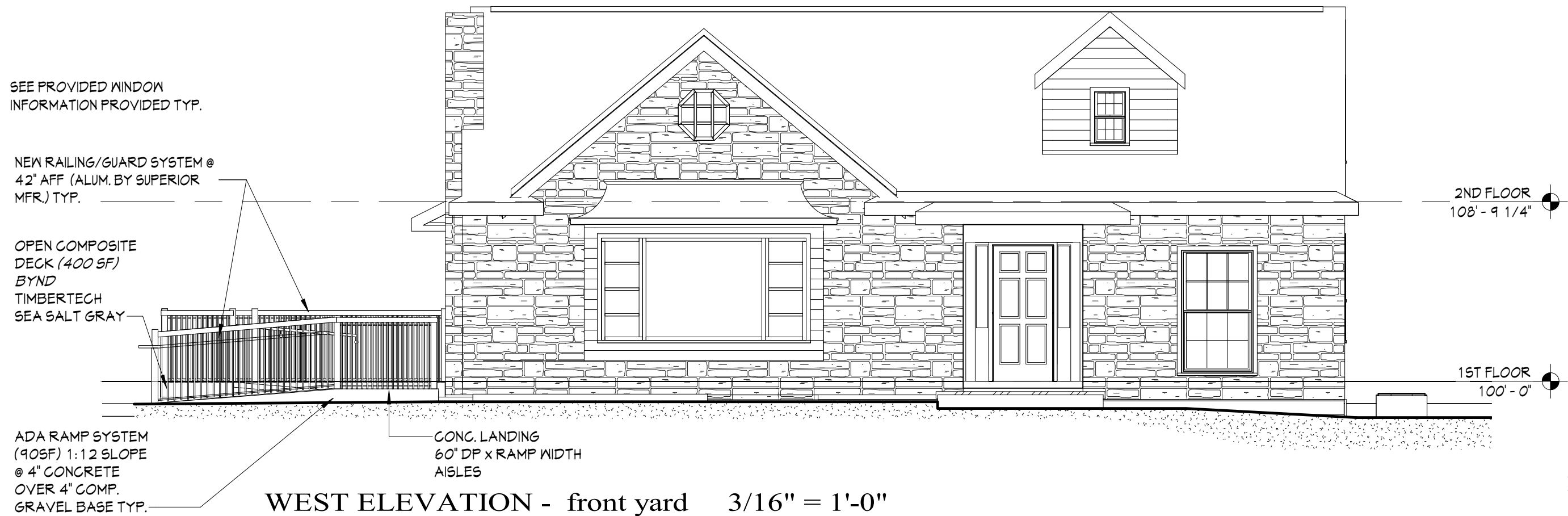
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EXTERIOR DECK AND RAMP REVIEW

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WEST ELEVATION

A2.3

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SOUTH ELEV. - side yard 3/16" = 1'-0"

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SOUTH
ELEVATION

A2.4

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SEE PROVIDED WINDOW
INFORMATION PROVIDED
TYP.



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EXIST. PHOTO
WITH SCOPE
NOTES

A5.1

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S. HIGH STREET VIEW : WEST ELEVATION



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EXIST. PHOTO
WITH SCOPE
NOTES

A5.2

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S. HIGH STREET VIEW : WEST ELEVATION



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EXIST. PHOTO
WITH SCOPE
NOTES

A5.3

S.HIGH STREET VIEW : LOOKING TOWARD NORTH - SIDE ELEVATION



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RAILING SYSTEM, & LANDING
DEMOLISHED.

SEE PROVIDED WINDOW
INFORMATION PROVIDED
TYP.

PARTIAL WALK TO BE
DEMOLISHED AT NEW
PROPOSED DECK
SYSTEM. NEW SLOPED
1:12 RAMP TO BE
PROVIDED. 4" CONCRETE
OVER 4" COMP. GRAVEL
TYP.

EXTERIOR DECK AND RAMP REVIEW

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EXIST. PHOTO
WITH SCOPE
NOTES

A5.4

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NORTH ELEVATION



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RAILING SYSTEM, & LANDING
DEMOLISHED.

SEE PROVIDED WINDOW
INFORMATION PROVIDED
TYP.

PARTIAL WALK TO BE
DEMOLISHED AT NEW PROPOSED
DECK SYSTEM. NEW SLOPED
1:12 RAMP TO BE PROVIDED. 4"
CONCRETE OVER 4" COMP.
GRAVEL TYP.

EXTERIOR DECK AND RAMP REVIEW

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EXIST. PHOTO
WITH SCOPE
NOTES

A5.5

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ENTRY ACCESS VIEW : NORTH ELEVATION

GUARD RAIL : BLACK
Standard Top Rail



90° Corner Transition

Machined Post Openings

Machined post openings receive center and bottom rails, eliminating the need for brackets, which results in a clean, rigid design with added strength.



Machined Opening

Rail wedges, located in the underside of the rails will ensure proper insertion of 1" inside the post.

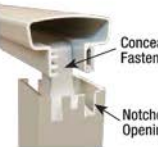


Rail Wedge

Note: If railing is angled horizontally the angle must be specified so the proper openings can be machined into the post.

Concealed Hardware

Series 9S Railing is assembled using concealed fasteners that attach to the inside of the top rail. The fasteners slide inside the posts until the top rail rests in the notched openings.



Concealed Fastener

Notched Openings

A railing splice can also be used to connect top rails more than 18' in length.

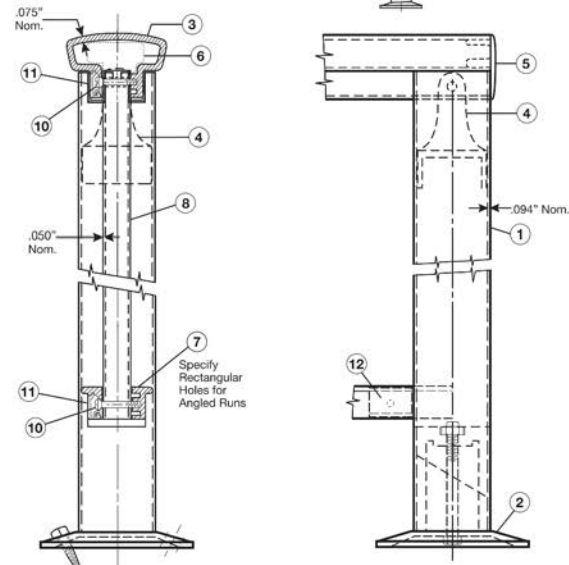


Rail Splice

Series 9S Railing is also equipped with screw covers, used to conceal picket screws on top and bottom rail assemblies for a clean, streamlined look.



Screw Cover



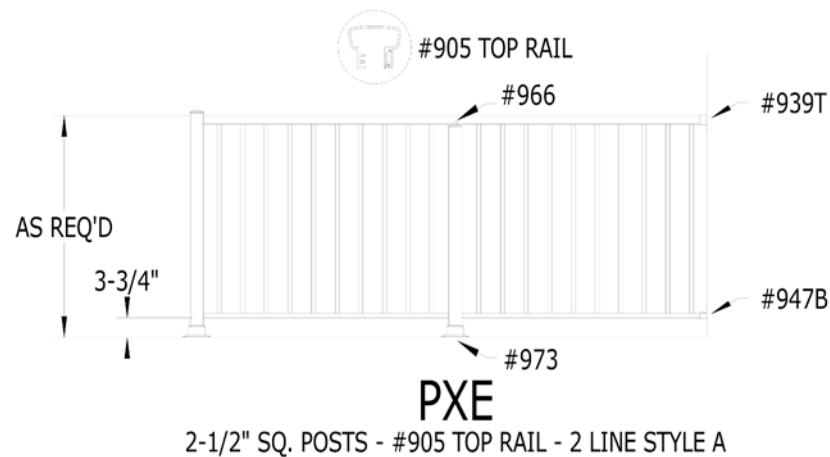
- 1. 377 2" Tube .094" Wall
- 2. 968 Base Assembly
- 3. 901 Top Rail 2 1/2" w x 1 5/8" h
- 4. 960X Internal Attachment
- 5. 980X End Cap
- 6. 913X Internal Splice
- 7. 903 Bottom Rail
- 8. 3/4" Square Picket
- 9. Section Post
- 10. 911 Picket Screws
- 11. 907 Screw Cover
- 12. Rail Wedge

COMPOSITE DECK SYSTEM

TimberTech EDGE®
Prime+ Collection



TimberTech EDGE®
Prime+ Collection
Sea Salt Gray



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MATERIALS

A8.1

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