



F5 Design/Architecture Inc.

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25 November 2013

Ms. Rachel Ray
City of Dublin
5800 Shier Rings Road
Dublin, OH 43016

Re: Design Review for City of Dublin
Schmitt Residence

Dear Rachel,

I have performed a design review for the merits of the Schmitt Residence at 97 South Riverview Street. I have considered the application and several items in this process.

Overall, the design concept is very successful. The items that I have comments are as follows:

1. South Elevation:
 - a. Consider aligning the dormer on the centerline of the first floor windows.
 - b. Breaking stone lintels on the second floor windows would be a more traditional look.
 - c. The previous barn elevation was more desirable, and I would recommend lowering the roof line.
2. North Elevation:
 - a. A break at the main box and flat roof section is strongly recommended.
 - b. Aligning the covered porch ceiling/opening with the window heads would be nice.
3. West Elevation:
 - a. Due to material size limitations, there will likely be a horizontal break in the siding. It is recommended that this be indicated.
 - b. The lower window/shutter concept is nice, however, it would be more successful to emulate a barn door.

Please let me know if you have any questions regarding this design review.

Sincerely,

A handwritten signature in black ink, appearing to read 'Todd M. Parker', with a long horizontal line extending to the right.

Todd M. Parker, President
F5 Design/Architecture Inc.



BEHAL || SAMPSON || DIETZ
ARCHITECTURE & CONSTRUCTION

December 2, 2013

Dear Jennifer and other members of the ART,

Thank you for the opportunity to submit this revised set of drawings that we have put together in response to the comments to our submittal:

- The driveway has been moved 3 feet from the north property line.
- The two trees to be removed are now shown and noted on the site plan.
- The greenhouse and generator are now shown and noted on the plans.
- The dormer on the south elevation has not been relocated. This dormer is in a bedroom and relocating it would cause it to be split between two rooms. Also, the informal nature of this "farm cottage" speaks less to formal centering than it does to the more organic design that is shown.
- The lintels on the 2nd floor south elevation have been separated.
- We feel that the new barn elevation is more distinctive from the house and more desirable for that reason. The height of the garage is largely necessary because of the high stone table which will prohibit a basement. Storage will need to be on the 2nd floor and will be an important feature for anyone making an investment in this property.
- A trim break is shown on the north elevation between the gable and the flat roof section.
- The porch roof ceiling trim is now aligned with the window head trim.
- A simple flashing break is shown at the 12 foot mark on the barn which will be the break in the siding material. This is a traditional detail and because we are proposing a dark barn color, the detail will be very subtle.
- Since there is already a barn door on the south side of the barn, we feel the detail is adequate as shown on the east elevation. Landscaping will also soften this east area of the lot.

The request for 52.8% lot coverage remains, and we are asking for the additional 2.8% to the 50% coverage limit for the following reasons:

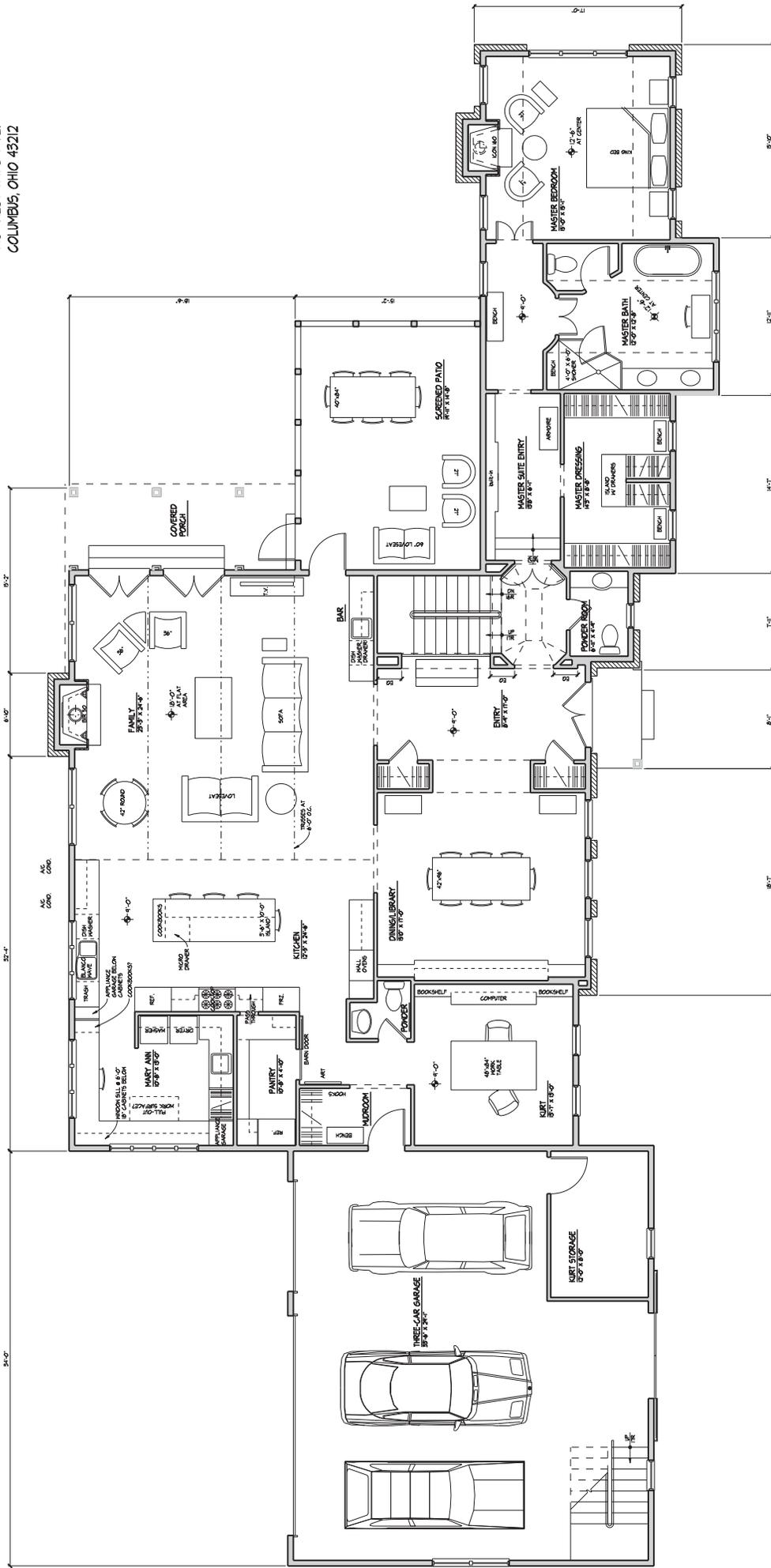
- The request for the additional 2.8% lot coverage is a minimal request. This incremental coverage would not make a substantive difference to the neighborhood.
- The right of way on Pinney Hill is wide and the paved roadway on Riverview is relatively narrow. This will give the appearance of much less lot coverage.
- Considering some of the homes on Riverview, this house will appear to have less of an impact on the lot than many homes in the neighborhood.
- Because of the 20' set back that many of the houses are adhering to on Riverview, the street view of this house will appear to cover less of the lot because the narrow part of the home faces Riverview on the set back.
- Much of the paved area that contributes to the lot coverage total is behind the house and not visible from either Pinney Hill or Riverview.
- If the drive would be switched to the south side of the house, 50% lot coverage could be achieved but the look of the house would be less green, appear to have more paved surface, and appear to have greater lot coverage.
- Dublin has respected the use of semi pervious pavement in other areas of the Bridge Street Corridor. If those kinds of considerations were made here, this project would be under the 50% limit.

Sincerely,



John Behal

BEHAL SAMPSON DIETZ
 990 WEST THIRD AVE.
 COLUMBUS, OHIO 43212

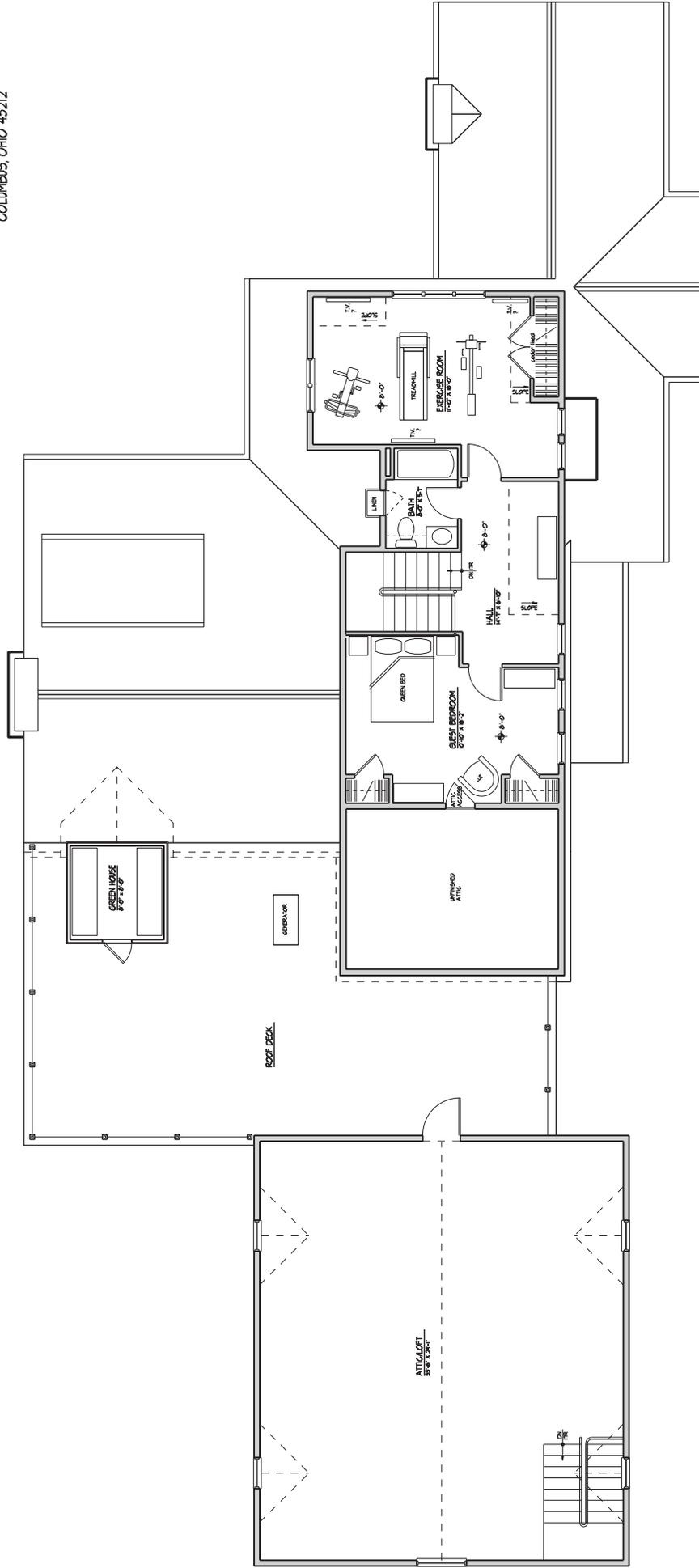


FIRST FLOOR PLAN
 SCALE: 1/8" = 1'-0"

SCHMITT RESIDENCE
 91 S. RIVERVIEW, DUBLIN OHIO

NOVEMBER 29, 2013

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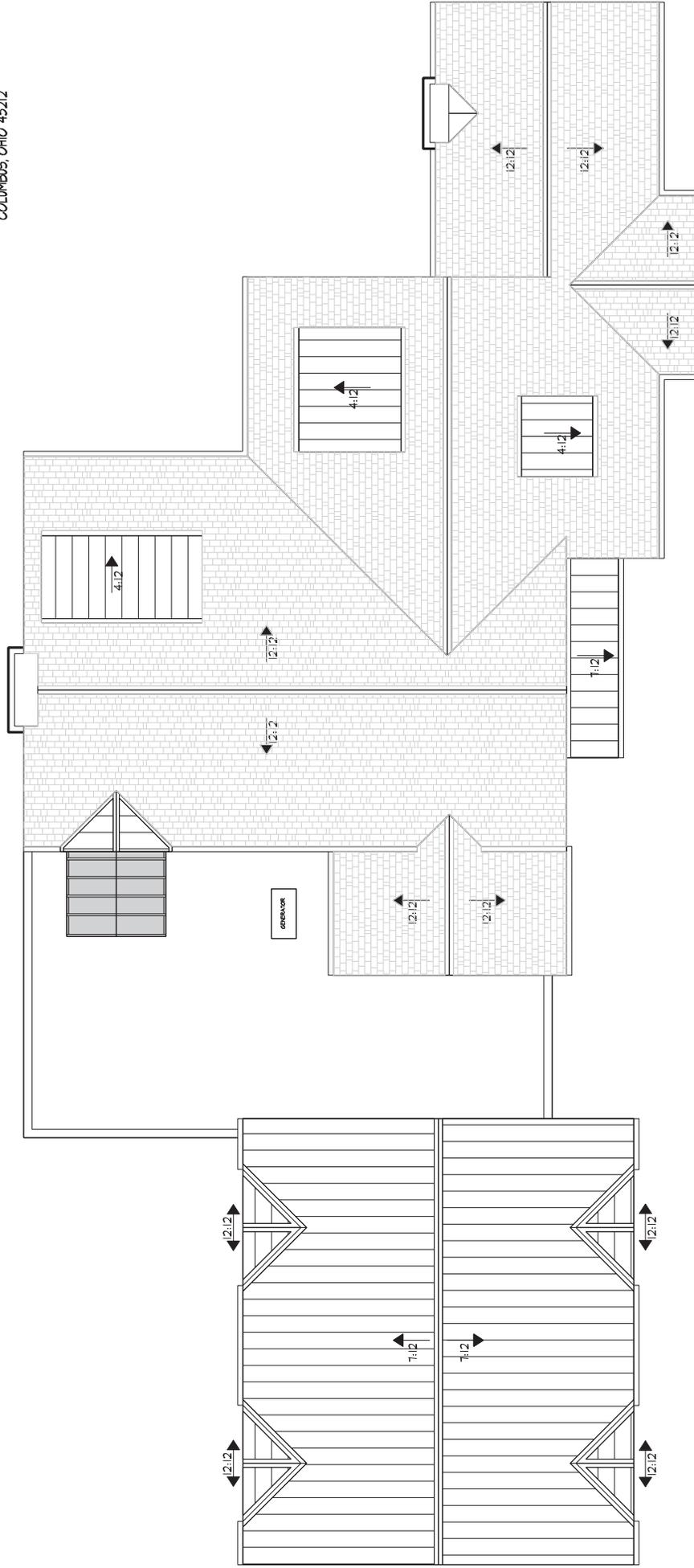
SECOND FLOOR PLAN

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

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ROOF PLAN

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

SCHMITT RESIDENCE
91 S. RIVERVIEW, DUBLIN, OHIO

NOVEMBER 29, 2013

COPED ELEVATION NOTES

- 1 STANDING SEAM METAL ROOFING, METALLIC SILVER
- 2 SHINGLE ROOFING, GAF SLATELINE, ANTIQUE SLATE
- 3 PREFINISH ALUMINUM HALF-ROUND GUTTER & DOWNSPOUT, WHITE
- 4 HARDIE PANEL BOARD & BATTEN SIDING, BENJAMIN MOORE SOUTHERN VINE, 2195-10
- 5 HARDIE PLANK H25 LAP SIDING W/7" EXPOSURE BENJAMIN MOORE KETHERSFELD MOSS, HC-110
- 6 HARDIE PANEL SIDING, ARCTIC WHITE
- 7 HARDIE TRIM NT3 BOARDS, SMOOTH, ARCTIC WHITE
- 8 GLENGERY LANDMARK STONE, LINSTONE "CHESTNUT" MANUFACTURED STONE VENEER
- 9 GUT Limestone LINTEL & SILL
- 10 PELLA -OR- MARVIN ALUMINUM CLAD CASEMENT WINDOW WITH SIMULATED DIVIDED LIGHTS
- 11 PELLA -OR- MARVIN ALUMINUM CLAD DOUBLE HANG WINDOW WITH SIMULATED DIVIDED LIGHTS
- 12 CLOPAY WOOD GARAGE DOOR
- 13 2x2 WOOD RAILING, PAINTED WHITE
- 14 SCREENED IN PORCH
- 15 HORIZONTAL FLASHING
- 16 PRE-MANUFACTURED GREENHOUSE

BUILDING MATERIAL CALCULATIONS:

MATERIAL TOTALS:

500KS	4942.50 FT.	21.7%
510KS	1058.50 FT.	21.3%
500KS & BATTEN	19003.50 FT.	34.2%
PANELS	1803.50 FT.	3.4%
SHEEN	2823.50 FT.	7.4%
TOTAL AREA	24981.50 FT.	100%

BUILDING MATERIAL CALCULATIONS:

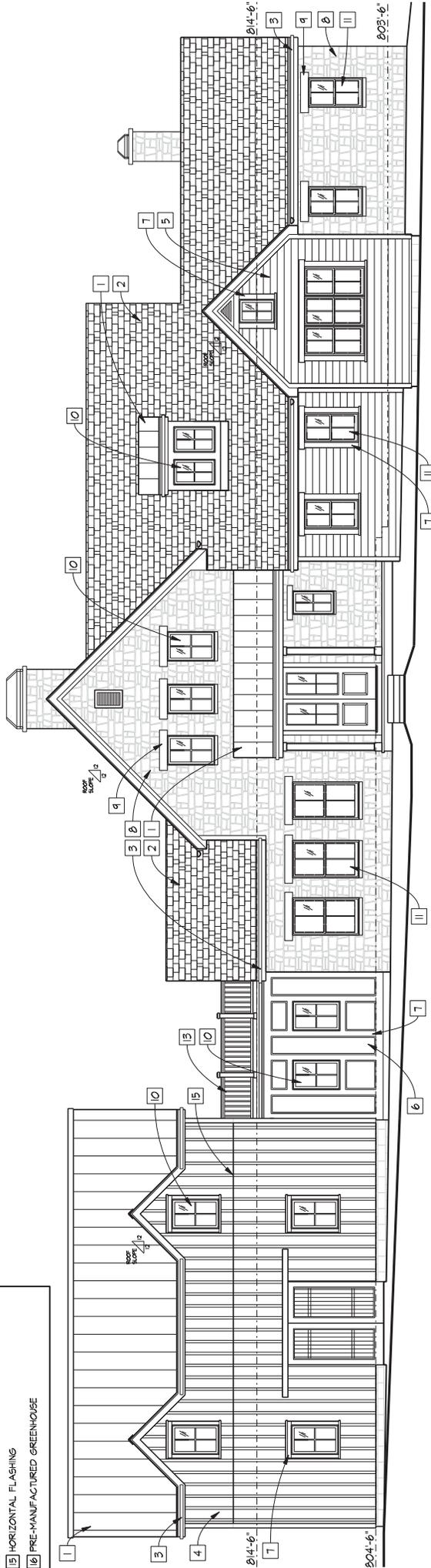
SOUTH ELEVATION:

500KS	2272.50 FT.	34.8%
500KS & BATTEN	4944.50 FT.	56.4%
PANELS	1803.50 FT.	10.6%
TOTAL AREA	10213.50 FT.	100%

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SOUTH ELEVATION

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

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NOVEMBER 29, 2013

BUILDING MATERIAL CALCULATIONS:

MATERIAL TOTALS:

SHINGLES	1942.50 FT.	21.7%
SHIMS	108.50 FT.	21.3%
BOARD & BATTEN	1903.50 FT.	34.2%
PANELS	183.50 FT.	3.4%
SHEETS	2623.50 FT.	7.4%
TOTAL AREA	5981.50 FT.	100%

BUILDING MATERIAL CALCULATIONS:

EAST ELEVATION:

SHINGLES	2602.50 FT.	38.4%
SHIMS	3022.50 FT.	44.6%
SHEETS	148.50 FT.	17.0%
TOTAL AREA	6171.50 FT.	100%

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EAST ELEVATION

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

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NOVEMBER 29, 2013

BUILDING MATERIAL CALCULATIONS:

MATERIAL TOTALS:

SHINGLES	1942.50 FT. ²	21.7%
SHINGLES	108.50 FT. ²	21.3%
BOARD & BATTEN	1903.50 FT. ²	34.2%
PANELS	183.50 FT. ²	3.4%
SIDING	2823.50 FT. ²	7.4%
TOTAL AREA	5961.50 FT. ²	100%

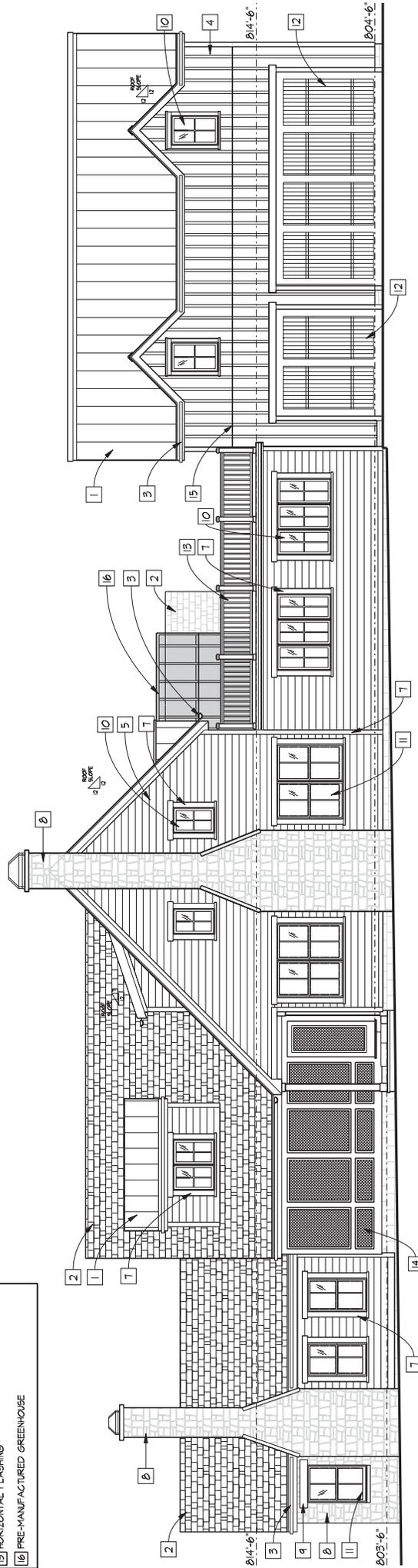
BUILDING MATERIAL CALCULATIONS:

NORTH ELEVATION:

SHINGLES	444.50 FT. ²	36.6%
BOARD & BATTEN	240.50 FT. ²	22.5%
SIDING	814.50 FT. ²	24.4%
TOTAL AREA	1499.50 FT. ²	100%

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NORTH ELEVATION
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NOVEMBER 29, 2013

BUILDING MATERIAL CALCULATIONS:

MATERIAL TOTALS:

SHOES	4942.50 FT.	21.7%
SHOES	1026.50 FT.	21.3%
BOARD & BATTEN	1963.50 FT.	34.2%
PANELS	1803.50 FT.	3.4%
SHOES	2823.50 FT.	7.4%
TOTAL AREA	22811.50 FT.	100%

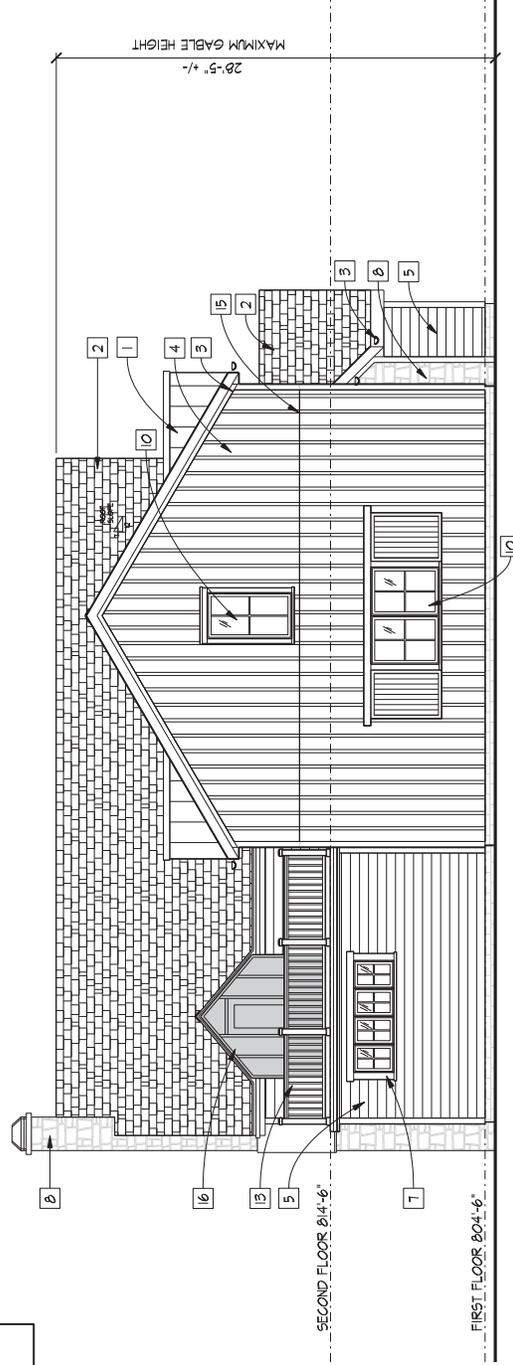
BUILDING MATERIAL CALCULATIONS:

WEST ELEVATION:

SHOES	2324.50 FT.	31.8%
SHOES	643.50 FT.	8.2%
BOARD & BATTEN	443.50 FT.	60.0%
TOTAL AREA	4423.50 FT.	100%

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WEST ELEVATION
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