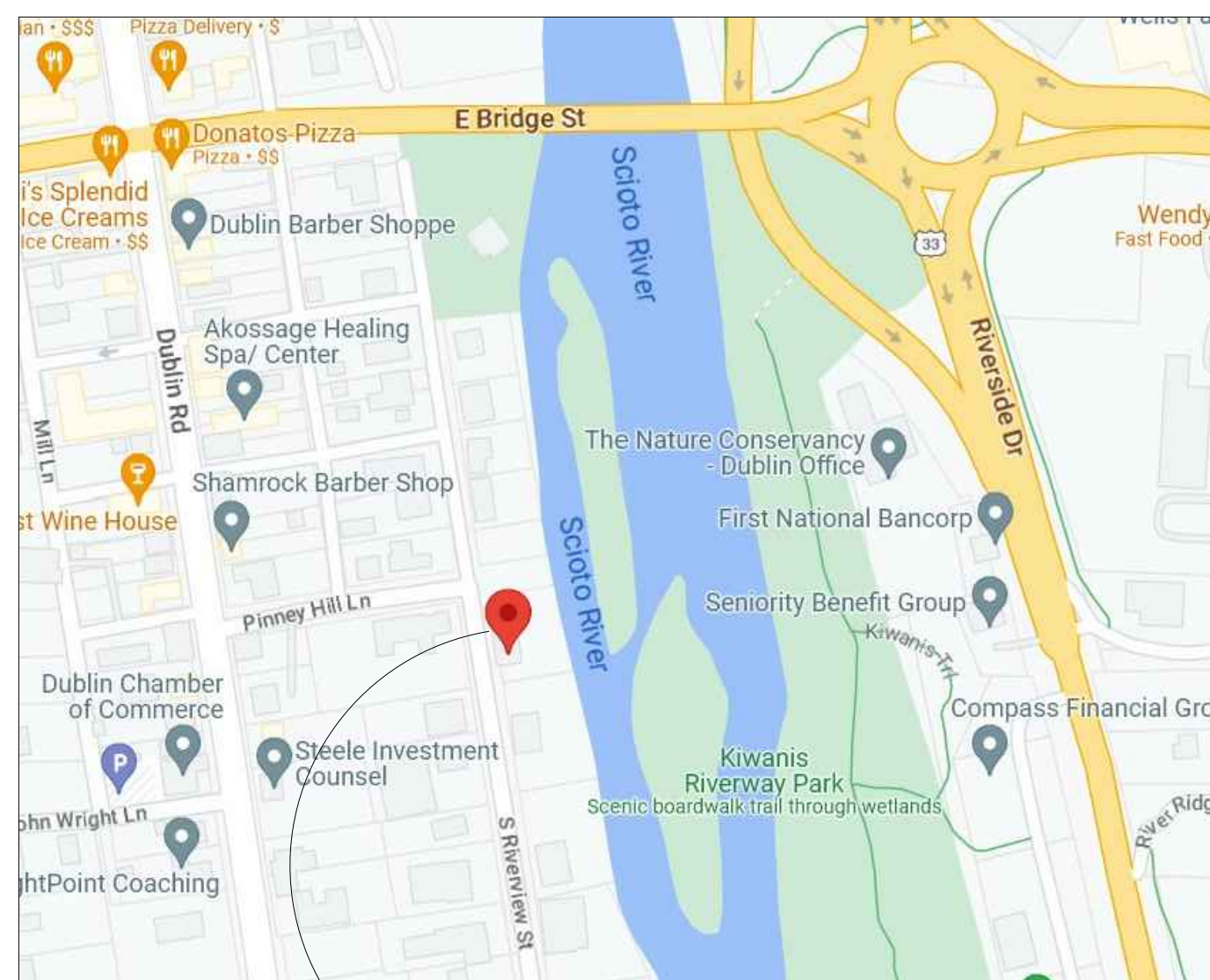


C. David Johnson
A.L.A.
ARCHITECT
"cottage to castle..."
email: cdavidai@aol.com
cell: 614-330-5266
studio: 8965 Coe Dr.
Plain City, Ohio 43064
Architectural Design, Land Planning
Renderings, New Build and Renovation



Franklin County Auditor Map view



Project Location



Dublin historic guidelines site development stds. based on Dublin code 153.173		112 S. Riverview Dr. lot coverage one dwelling unit	
minimum lot size	8,700 s.f.		11,439 s.f. (.26 acres)
minimum lot width	60 ft.		70'
front yard setback	0'		16' from exist. rd. pavement
min. side yard setback	3'		4'-6"
min. side yard setback total	12'		12'-6"
rear yard setback	20% lot depth max 50'		65% avg.
maximum lot coverage	45%		24% (includes 288 s.f. drive) no walks, compacted gravel up to front porch
maximum build ht.	24'		21'-3" (center roof street elevation)
maximum building footprint	25%		21% (2509 s.f. building footprint)
attached front loaded setback	20'		16' (waiver requested)
front loaded garage setback	<35% linear distance front elevation		34%

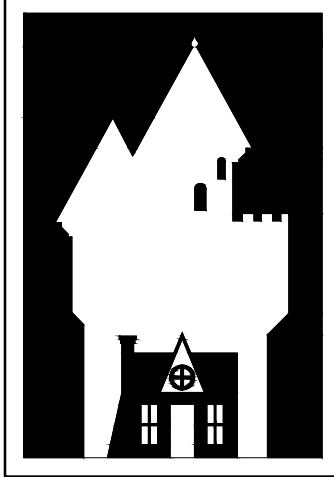
10' from R.O.W. electric easement
Columbia gas and City of Columbus Water
are supplied underground
sewer access manholes and fire hydrants occur
not on the site and located elsewhere

sewer tap connection location
water service connection location
electric service connection location

note; existing grades
remain as-is

Site plan/ data
scale 1" = 20'-0"

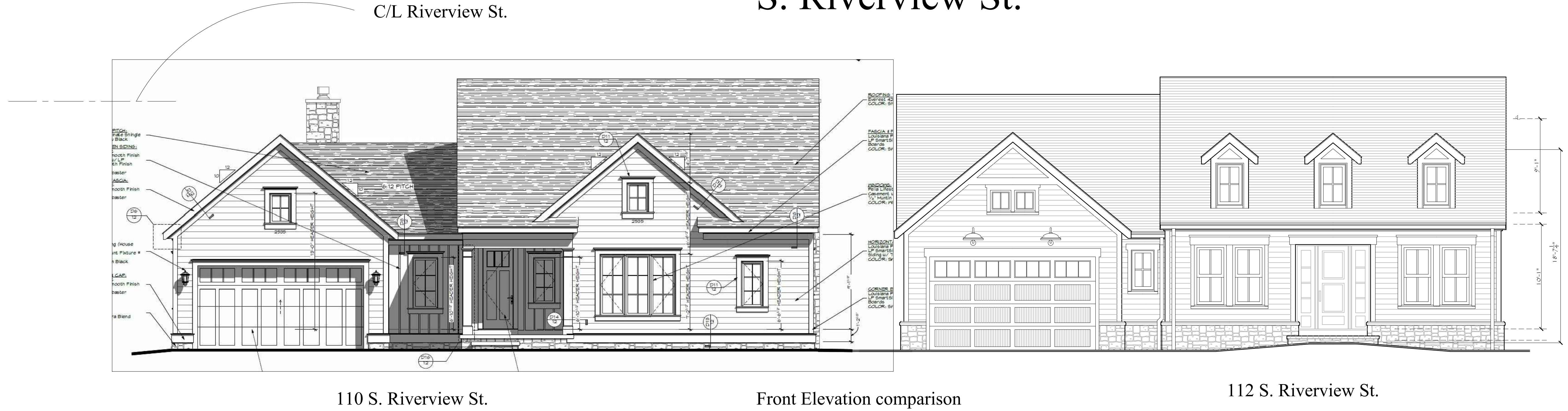
Razor residence, 112 S. Riverview St.



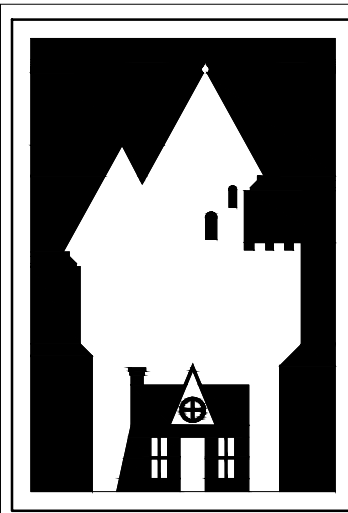
C. David Johnson
 A. I. A.
ARCHITECT
 "cottage to castle..."
 email: cdavidaia@aol.com
 cell: 614-330-5266
 studio: 8965 Coe Dr.
 Plain City, Ohio 43064
 Architectural Design, Land Planning
 Renderings, New Build and Renovation



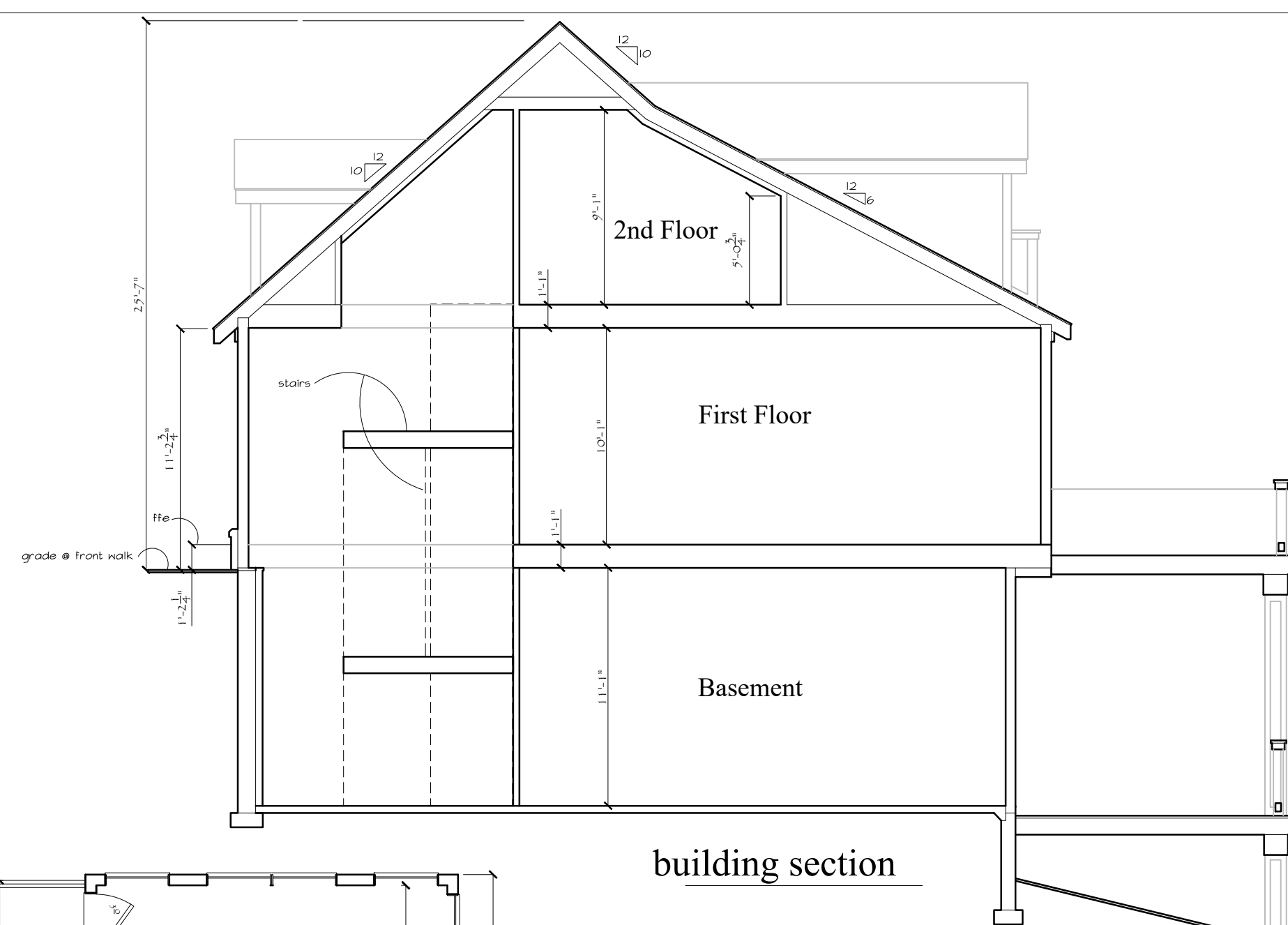
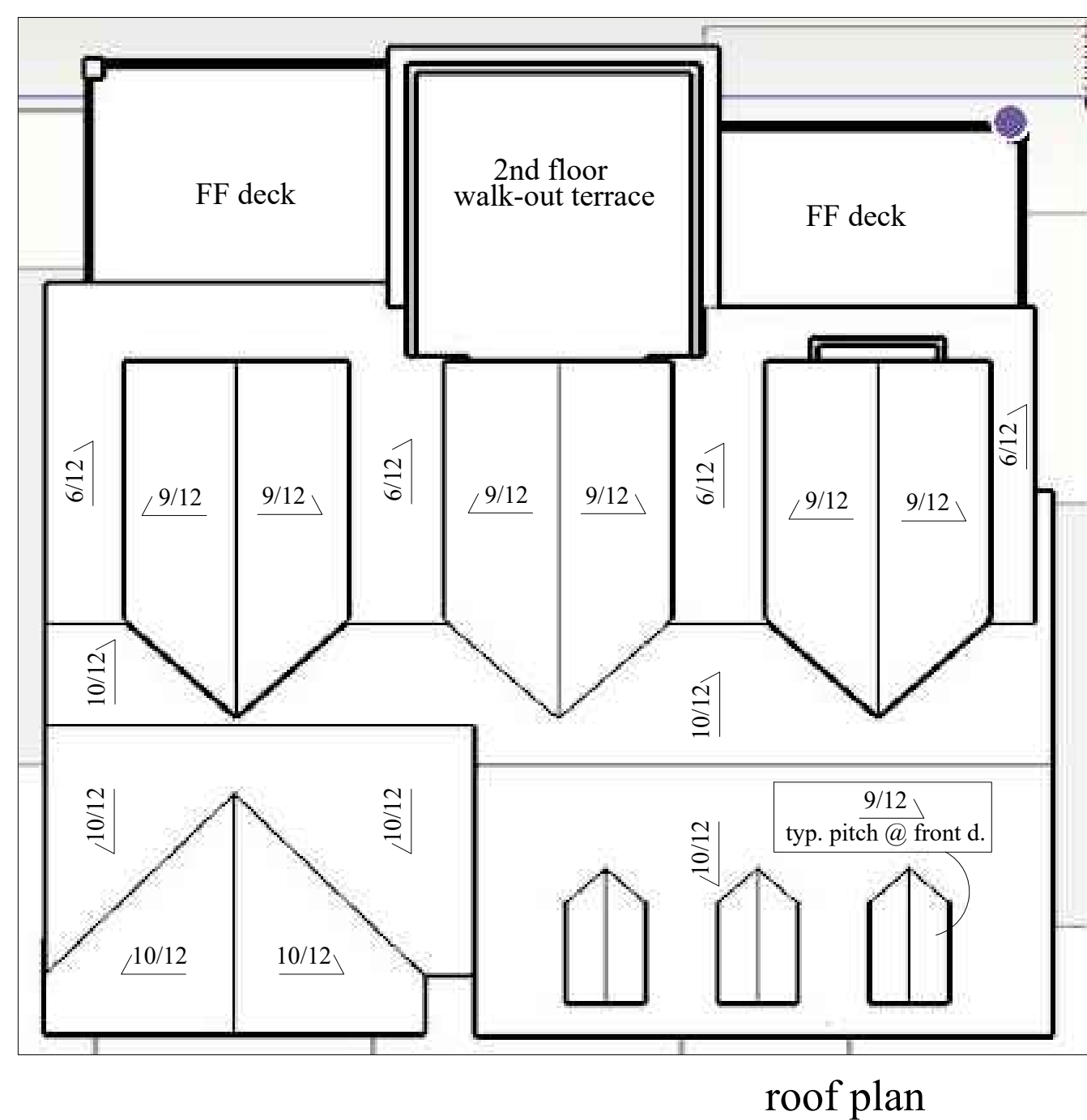
S. Riverview St.



Razor residence, 112 S. Riverview Dr.



C. David Johnson
A.I.A.
ARCHITECT
"cottage to castle..."
email: cdavidaj@aol.com
cell: 614-330-5266
studio: 8965 Coe Dr.
Plain City, Ohio 43064
Architectural Design, Land Planning
Renderings, New Build and Renovation

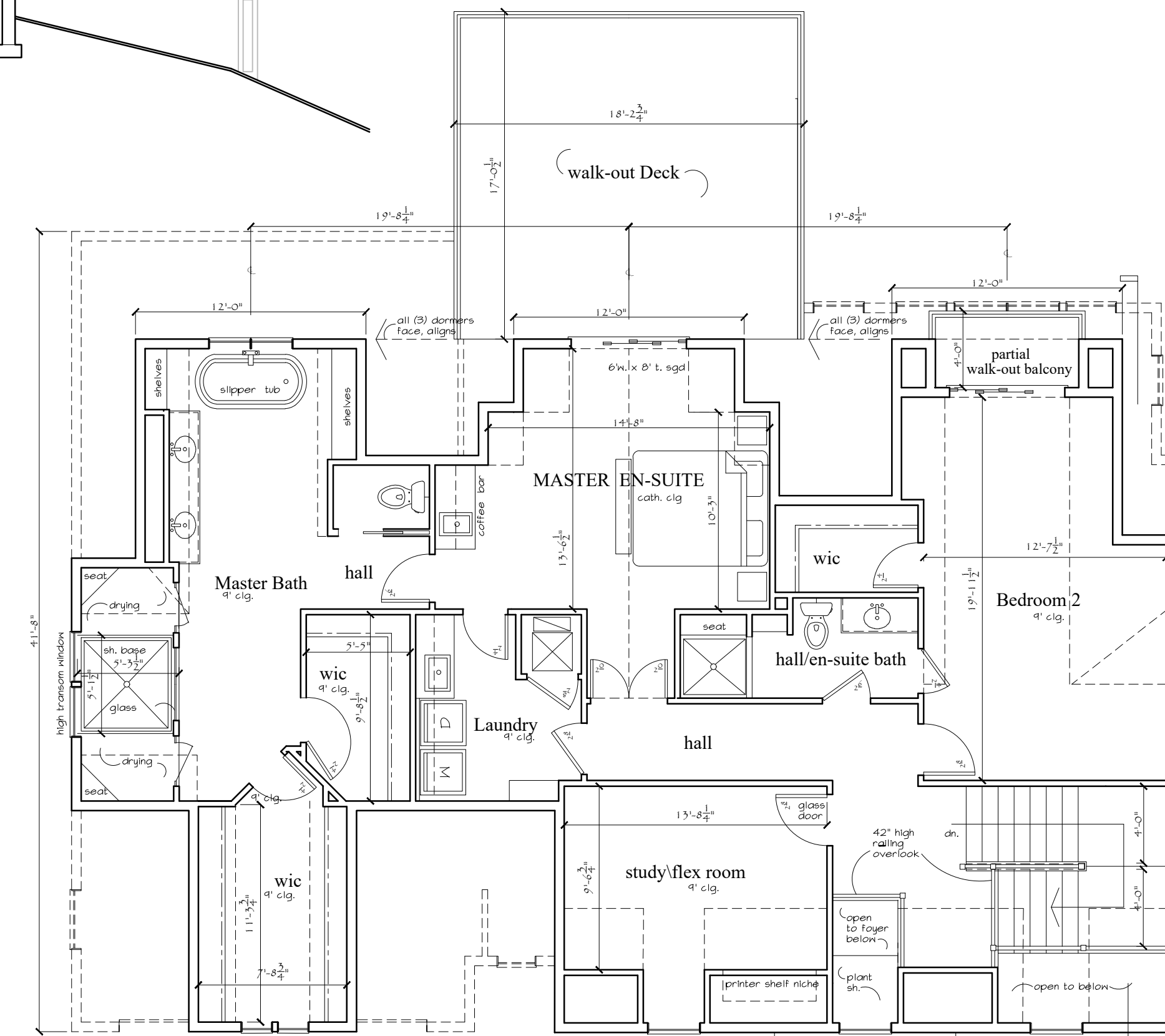
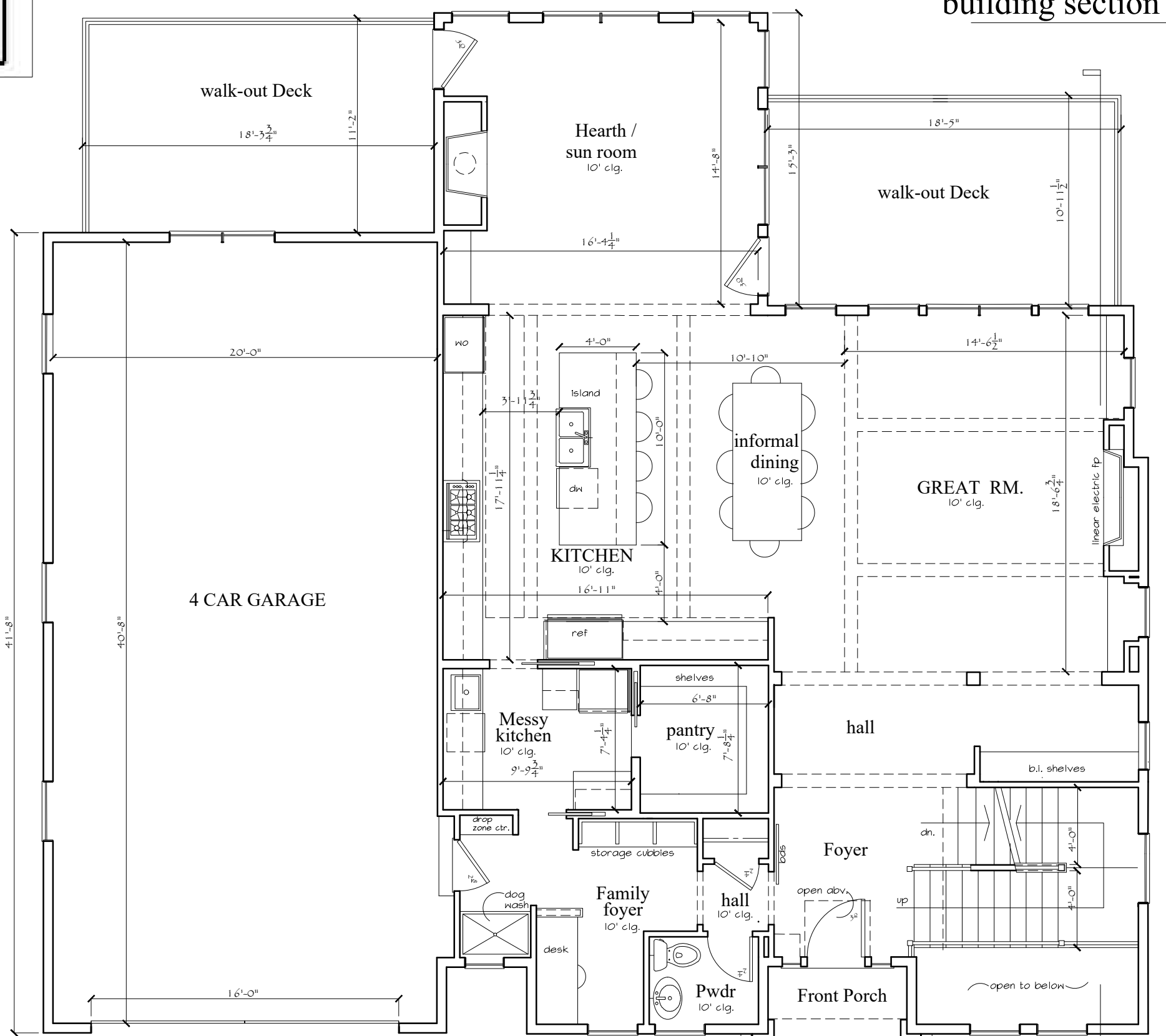


Matl. & color specs;

Hardi smooth cement board siding & trim
Roof- Heritage Weathered Wood asphalt
Siding- SW7046 Anonymous
Trim- SW7042 Shoji White
Door- SW6258 Tricom Black

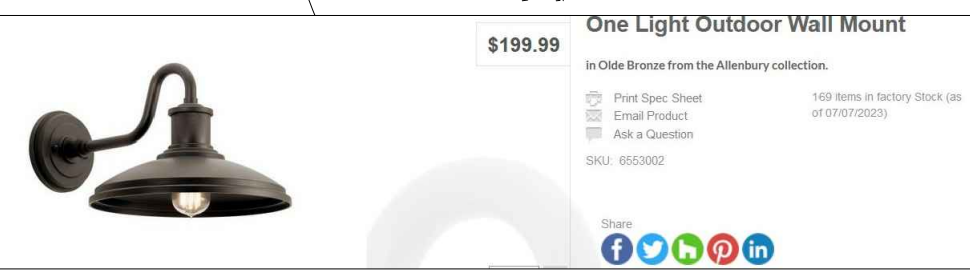
Stone- Casa DI Sassi- Terracina Blend
Mortar- Tennessee Buff

windows; Anderson 400 series wood clad windows (white)



1563 s.f.
3049 s.f. total 1st/2nd floors

1486 s.f.

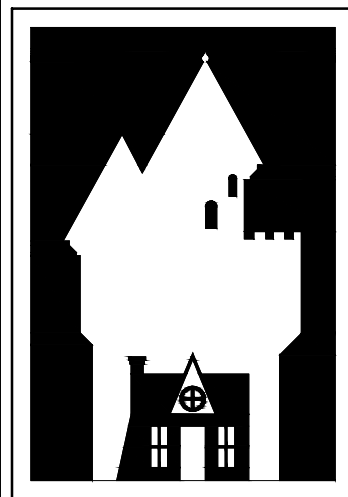


Garage goosneck wall mounted light bronze finish, anodized aluminum
Northern Lighting Supplier Allenbury collection model SKU 6553002
incandescent, Edison type historical bulb

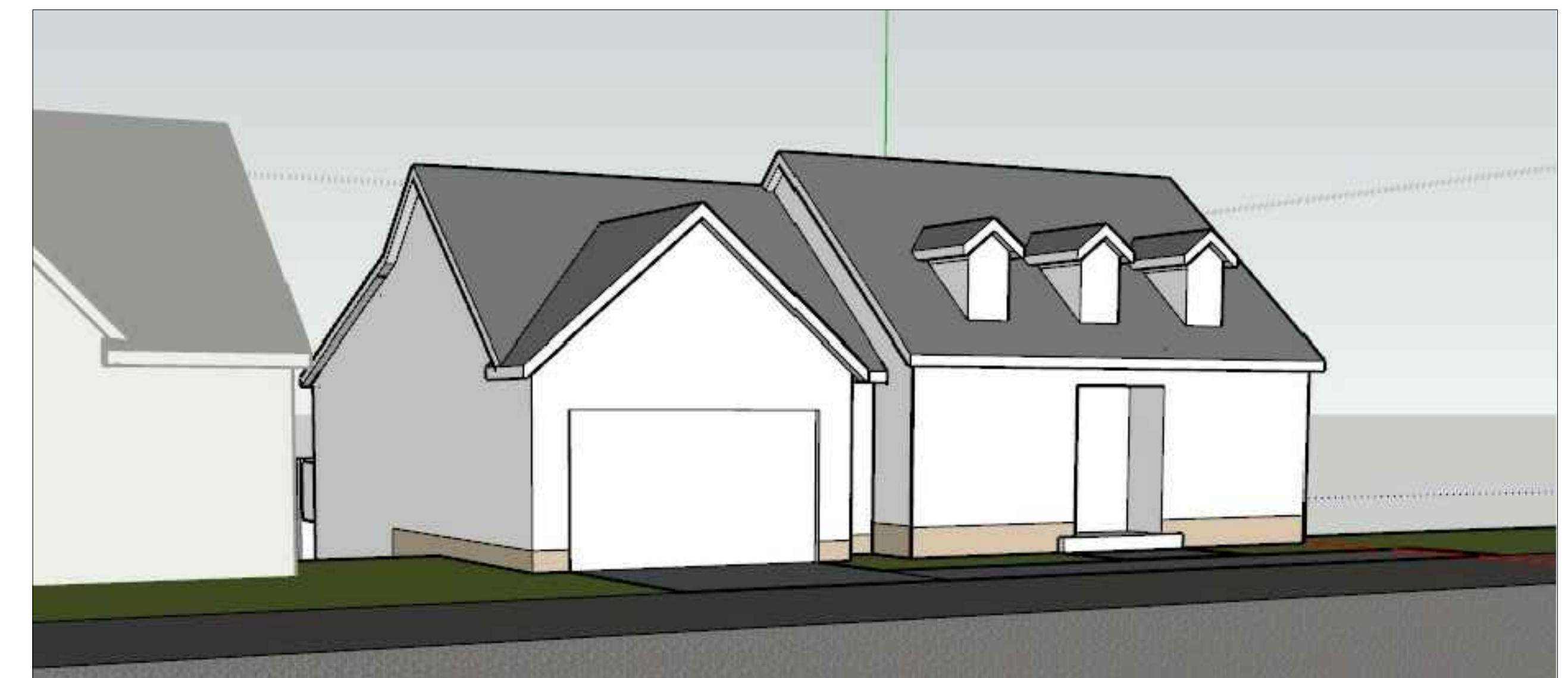
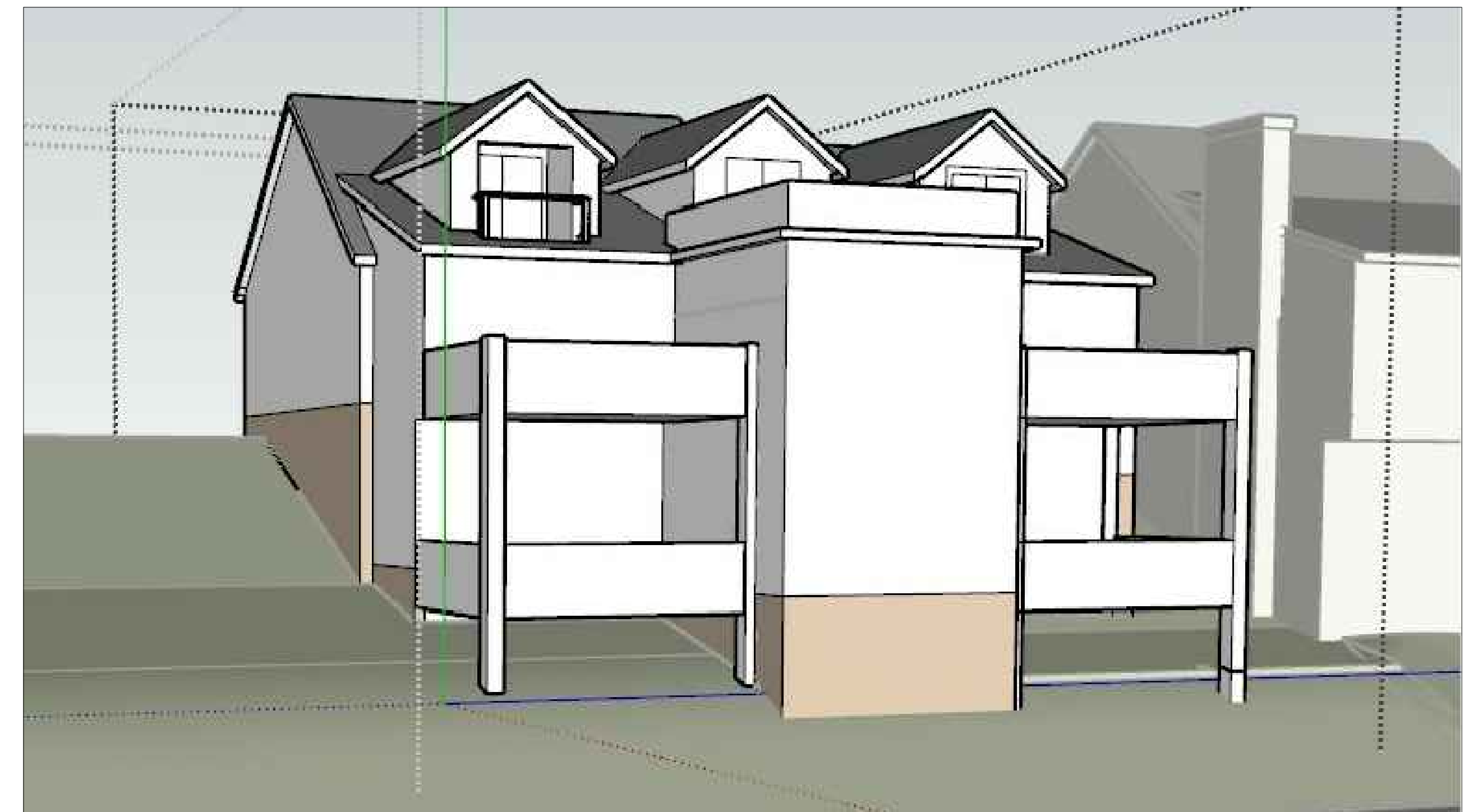
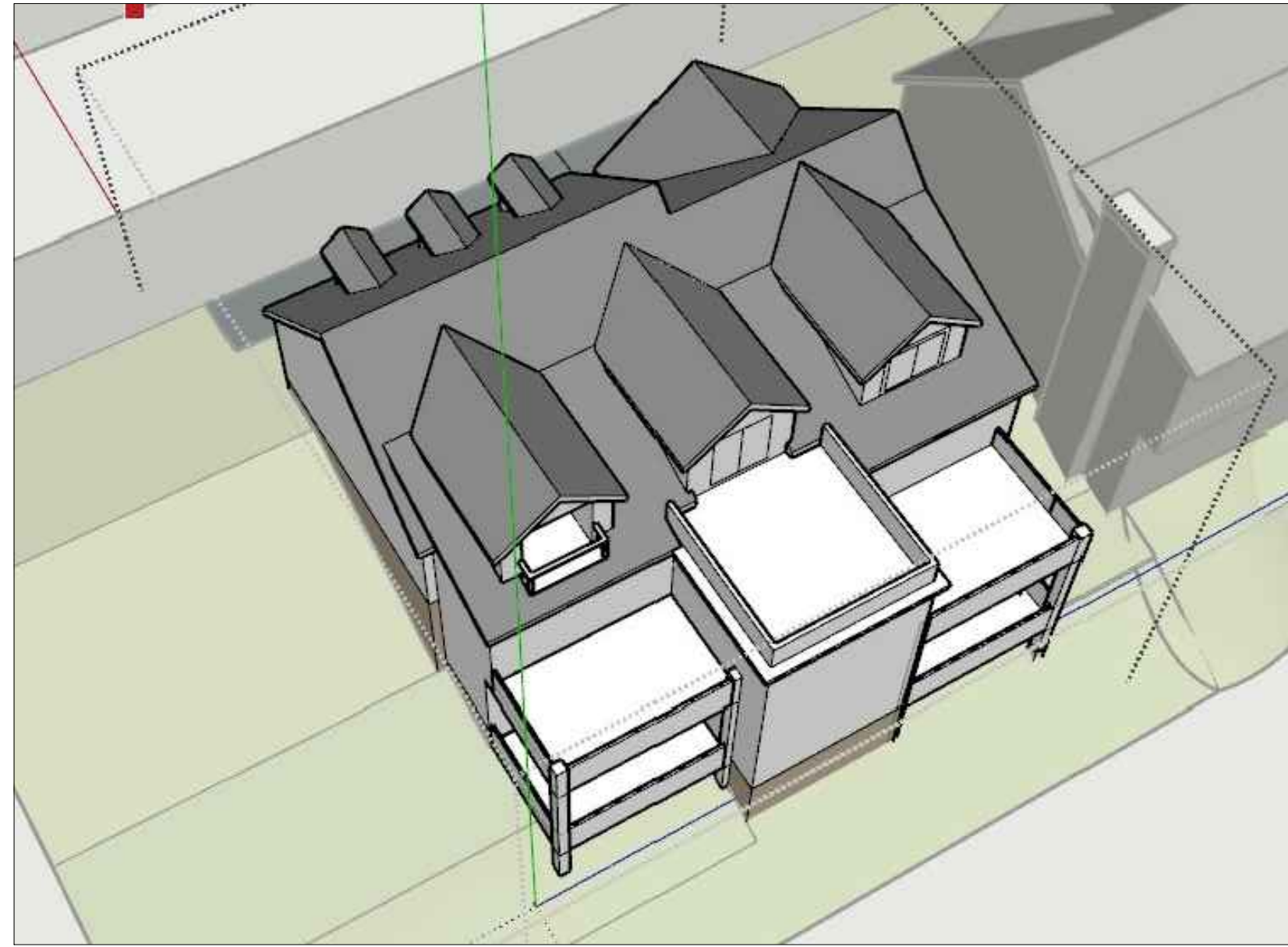
note; front porch lights are clg. mounted can lights with LED bulbs
rear terrace and (2) decks will have double head wall mounted flood lights w/ led bulbs

Razor residence, 112 S. Riverview Dr.

7-8-23
1/8" scale on 24 x 36



C. David Johnson
A. I. A.
ARCHITECT
"cottage to castle..."
email: cdavidaia@aol.com
cell: 614-330-5266
studio: 8965 Coe Dr.
Plain City, Ohio 43064
Architectural Design, Land Planning
Renderings, New Build and Renovation



Razor residence, 112 S. Riverview Dr.

3d mass model study views