



**COHATCH RIVERVIEW  
FINAL DEVELOPMENT PLAN  
10.10.2024**

© Tim Lai ArchitecT

## Welcome to Riverview Village! COhatch's new National Headquarters is a one-of-a-kind coworking and entrepreneurship community.

Visible from the Link Bridge, Bridge Park, Riverside Crossing Park, North High Street, and E. Bridge Street, Riverview Village will be a new anchor for Historic Dublin.

The Riverview Village project comprises a combination of restored historic homes, a ground-up new build, and several outdoor experiences. The main goal is to revitalize the underused riverfront area by creating a modern-day village where innovative start-ups, growing small businesses, freelancers, non-profits, and hybrid companies meet and engage the community.

Building upon the popularity of the current COhatch Dublin and North High Brewing on North Street, Riverview Village will bring the community and activities even closer to the riverfront. The historic homes of 53, 45 and 37 N Riverview St will be fully restored and transformed into coworking and meeting spaces on the weekdays. Facing Riverview, the front porches of these homes will help enliven the street of North Riverview St. In the public-right-of-way to the north of 53 N Riverview, a new public plaza will become the heart of the Village. The plaza, completed with a European style kiosk vending ice cream and drinks, will encourage meaningful community engagement, serving as an entrance to the village. On weekends, the village will host arts and craft fairs, makers markets, start-up pitch competitions, public entertainment, and more, which will begin in the plaza and continue through the three historic homes and green spaces in between.

With the best view of the Link Bridge, 62 N Riverview St, commonly called the red cabin, will be restored into an original cocktail and café concept open to the public. A new deck with an enclosed addition to will be added to the North of the red cabin and a new deck with an open covered structure will be added to the East to allow for an immersive experience with nature throughout the year. An ADA-accessible route will be created through the new COhatch building to the red cabin's outdoor decks so that all can enjoy such experiences. A new staircase off N Riverview St will be constructed for

the community to access the new Riverside Crossing Park designed by MKSK. These large steps and landings will connect the park, the red cabin to the North, and the new COhatch building to the south.

The new COhatch building is proposed along the east side of N Riverview St. A total of 14,250 square feet of office and meeting spaces will be available, with the building designed to acknowledge the intimate scale and vernacular style of Historic Dublin. Stone and wood are chosen as primary building materials for their natural beauty. The multiple gable roofs and stone-clad chimneys will help break up the massing and create an undulating roof-line that fits well with the surrounding structures of the historic district. In between this new building and the red cabin, the current stairs going down east to the river will be widened. This provides access connecting the new COhatch building, the lower deck of the red cabin, and eventually the public landings to the north of the red cabin. With the two newly constructed staircases and the expanded old staircase, the community and COhatch members will be able to meander through the woods and the outdoor spaces, which are not accessible to the public currently. These will result in a highly walkable and connected Village and riverfront.

The Riverview Village is pedestrian-friendly by design. Envisioned brick-paved roads will demarcate the village premises and new sidewalks on North Street, N. Riverview St, and N. Blacksmith Ln will ensure walkability of the village. Some parking spaces are proposed along N. Riverview St for convenience and ample bike parking will be provided.

The Riverview Village presents an extraordinary opportunity for Dublin to expand its historic district, restoring and revitalizing the soul of this beloved neighborhood.

# BACKGROUND

---

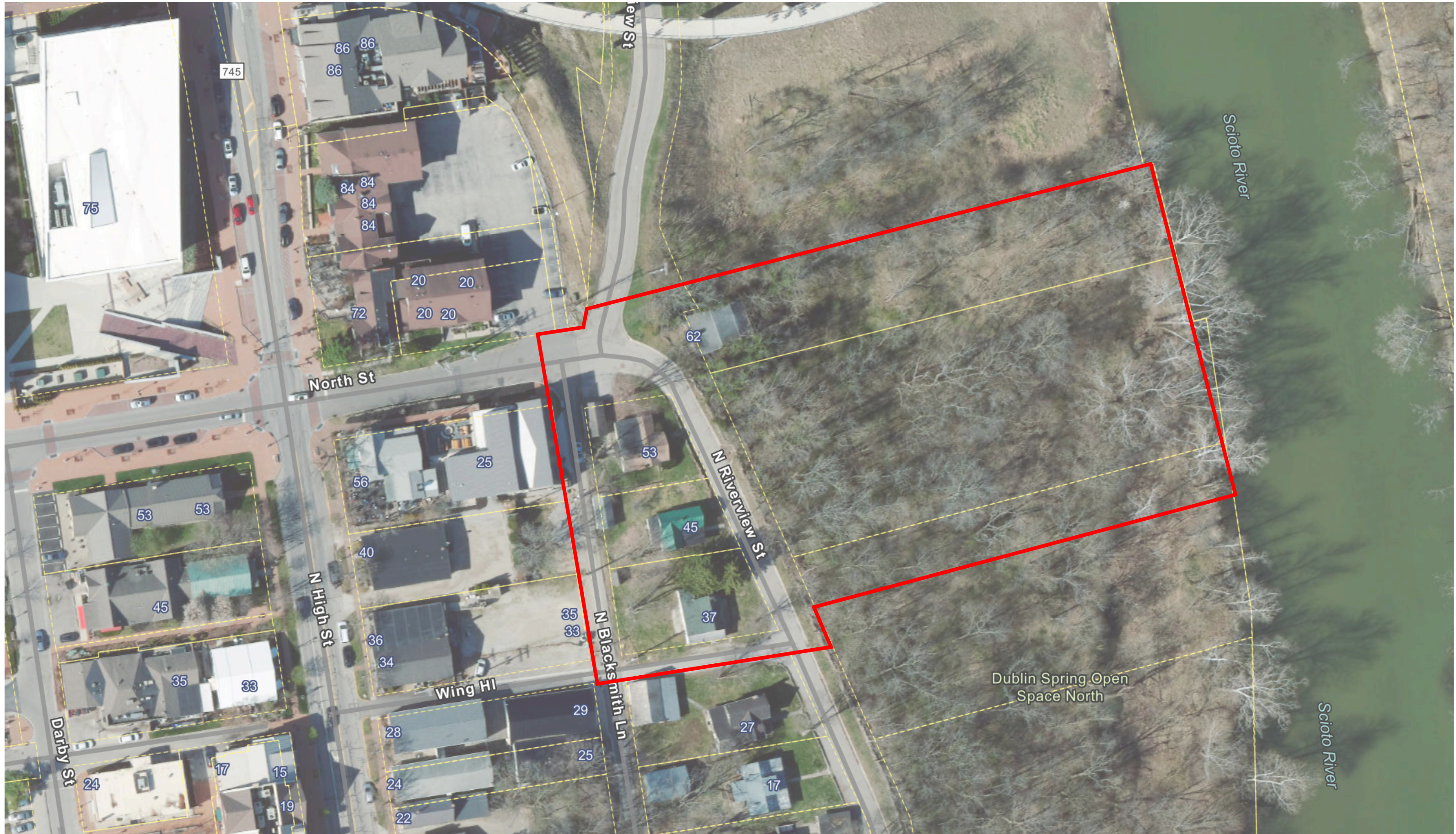
Parking Plan: **Approved**

Waivers for Lot Sizes at 62 N Riverview St & the new build site: **Approved**

Waivers for the use of TimberTech at decks and staircases at 62 N Riverview St and the new build: **Approved**

Waivers for the use of aluminum windows with no lintels or projecting trim at the new build and the North addition to 62 N Riverview St: **Approved**

Waivers for principal and minor roof pitch at porches, canopy, and altered/rebuilt additions at 37, 45, 53, and 62 N Riverview St: **Approved**



37 N RIVERVIEW ST



45 N RIVERVIEW ST



PROPOSED PLAZA LOCATION



53 N RIVERVIEW ST



62 N RIVERVIEW ST





- 1 Walker's farm house on Brand Road, 1915
- 2 Cyrus Freshwater's house, circa 1900
- 3 Cook's boarding house, 83 South High St, 1903
- 4 Aerial photo of our site, 1963
- 5 Aerial photo of our site, 1929

# RIVERVIEW VILLAGE OVERVIEW

---











# COHATCH NEW BUILD

---



## COhatch New Build

COhatch proposes a new structure of 14,250 square feet to be built on N. Riverview Street, nestled in the historic village of small-scale residential homes. This new building is two stories tall, and its massing is broken up by two gables that anchor its North and South ends. The Northern gable covers the public areas, including the entry, meeting rooms and the 2,400 square foot event space on the lower level. The Southern gable is intentionally smaller in size to echo the roofs of the surrounding homes toward the South of the village. The new build's gable silhouettes and the simple detailing of the facade are designed to subtly fit the historical context and its intimate scale. The stained wood siding with stone accents matches the general look and feel of the existing COhatch Dublin on North Street; they are also materials commonly used in the village historically.

The new build utilizes several vernacular architectural elements, such as a chimney, balcony, and pergola to fit into the village setting. These also serve as activating points for vibrant street life, reviving the mixed-use nature the village once had.

On its East facade facing the Scioto River, the new build features an outdoor deck that takes advantage of the view. This deck also connects to the deck of the red cabin, where eating, drinking, and entertainment occur and mix with the wooded riverfront.



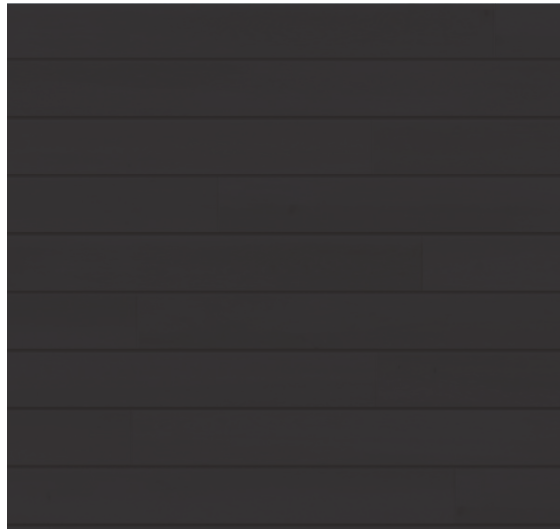








Stained wood siding, medium gray to match existing COHatch



Stained wood siding, dark gray



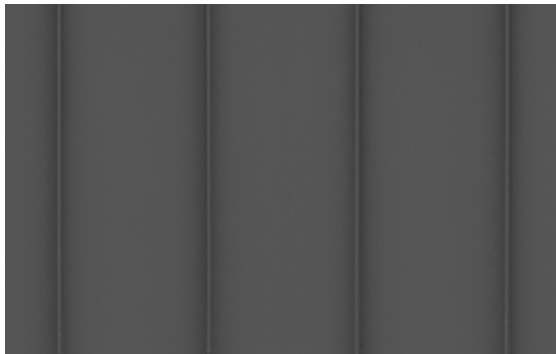
Dark bronze metal cladding, railing, and trim



Limestone veneer over columns and partial foundation



US Formliner foundation concrete formliner 2/353 Tarn or equiv.



Standing seam metal roof, DMI Dark Bronze



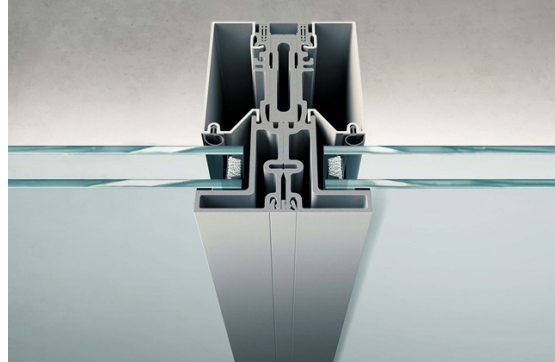
Classic Metal Roofing Systems Oxford Shingle, Vermont Slate



Cedar with clear coat



Composite decking, BOD Timber Tech color Tigerwood



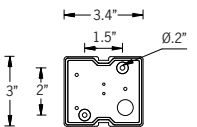
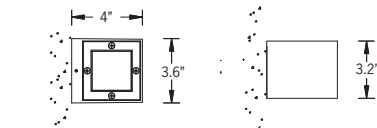
Aluminum window with insulated glass, dark bronze finish

New Build Wall Sconce

UGI-31591  
Gino 2 Downlight



5w COB 236 Lumens  
IP65 • Suitable For Wet Locations  
IK07 • Impact Resistant  
Weight 2.2 lbs



Mounting Detail

Construction

**Aluminum**  
Less than 0.1% copper content – Marine Grade 6060 extruded & LM6 Aluminum High Pressure die casting provides excellent mechanical strength, clean detailed product lines and excellent heat dissipation.

**Pre-paint**  
8 step degrease and phosphate process that includes deoxidizing and etching as well as a zinc and nickel phosphate process before product painting.

**Memory Retentive –Silicon Gasket**  
Provided with special injection molded “fit for purpose” long life high temperature memory retentive silicon gaskets. Maintains the gaskets exact profile and seal over years of use and compression.

**Thermal management**  
LM6 Aluminum is used for its excellent mechanical strength and thermal dissipation properties in low and high ambient temperatures. The superior thermal heat sink design by Ligman used in conjunction with the driver, controls thermals below critical temperature range to ensure maximum luminous flux output, as well as providing long LED service life and ensuring less than 10% lumen depreciation at 50,000 hours.

**Surge Suppression**  
Standard 10kv surge suppressor provided with all fixtures.

**BUG Rating**  
B0 - U0 - G0

**Finishing**  
All Ligman products go through an extensive finishing process that includes fettling to improve paint adherence.

**Paint**  
UV Stabilized 4.9Mil thick powder coat paint and baked at 200 Deg C. This process ensures that Ligman products can withstand harsh environments. Rated for use in natatoriums.

**Inspired by Nature Finishes**  
The Inspired by nature Finishing is a unique system of decorative powder coating. Our metal decoration process can easily transform the appearance of metal or aluminum product into a wood grain finish.

This patented technology enables the simulation of wood grain, and even marble or granite finish through the use of decorative powder coating.

The wood grain finish is so realistic that it's almost undistinguishable from real wood, even from a close visual inspection. The system of coating permeates the entire thickness of the coat and as a result, the coating cannot be removed by normal rubbing, chipping, or scratching.

**The Coating Process**  
After pre-treatment the prepared parts are powder coated with a specially formulated polyurethane powder. This powder provides protection against wear, abrasion, impact and corrosion and acts as the relief base color for the finalized metal decoration.

The component is then wrapped with a sheet of non-porous film with the selected decoration pattern printed on it using special high temperature inks.

This printed film transfer is vacuum-sealed to the surface for a complete thermo print and then transferred into a customized oven. The oven transforms the ink into different forms within the paint layer before it becomes solid. Finally, the film is removed, and a vivid timber look on aluminum remains.

Wood grain coating can create beautiful wood-looking products of any sort. There are over 300 combinations of designs currently in use. Wood grains can be made with different colors, designs, etc.

Our powder coatings are certified for indoor and outdoor applications and are backed by a comprehensive warranty. These coatings rise to the highest conceivable standard of performance excellence and design innovation.

**Added Benefits**  
• Resistance to salt-acid room, accelerated aging  
• Boiling water, lime and condensed water resistant  
• Anti-Graffiti, Anti-Slip, Anti-Microbial, Anti-Scratch  
• Super durable (UV resistant)  
• TGIC free (non-toxic)

**Hardware**  
Provided Hardware is Marine grade 316 Stainless steel.

**Anti Seize Screw Holes**  
Tapped holes are infused with a special anti seize compound designed to prevent seizure of threaded connections, due to electrolysis from heat, corrosive atmospheres and moisture.

**Crystal Clear Low Iron Glass Lens**  
Provided with tempered, impact resistant crystal clear low iron glass ensuring no green glass tinge.

**Optics & LED**  
Precise optic design provides exceptional light control and precise distribution of light.  
LED CRI > 80

**Lumen - Maintenance Life**  
L80 /B10 at 50,000 hours (This means that at least 90% of the LED still achieve 80% of their original flux)

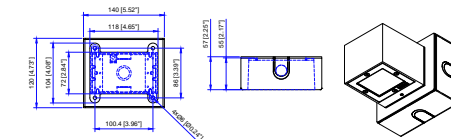
**Façade-mounted building and area lighting range. Sleek, compact and expansive luminaire family with lighting packages and optics to address any need.**

A range of small, square and rectangular wall mounted luminaires with options of upward or downward light distributions. Ideally suited to illuminate the wall and surfaces in front of wall and for light accents on vertical surfaces using high efficiency LED's. The Gino is suitable for indoor and outdoor applications and provides a clean, visually appealing solution for small, unobtrusive wall mounted luminaires.

This luminaire is available in 2 different sizes and in combinations of down, up or up/down light distributions. The Gino 1 and Gino 2 have a decorative spike option for added lighting effects. The Gino 1 and 2 mounts over a 3" octagonal junction box, a 4" j-box cover plate is available upon request. Frosted or clear lenses are available.

To meet International Dark Sky criteria, 3000k or warmer LEDs must be selected and luminaire fix mounted (+/- 15" allowable to permit leveling).

Additional Options (Consult Factory For Pricing)



SCBT  
Surface Conduit Box Trim

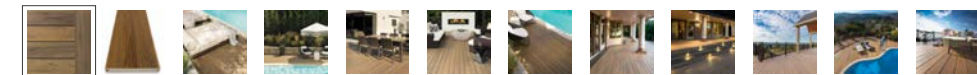
NOTE: This trim covers a shallow single gang surface mount junction box (Provided by contractor)  
Example: Hubbell - 5322-0 - 1-Gang Weatherproof Box, Five 1/2" in. Threaded Outlets - or - 5332-0 - 1-Gang Weatherproof Box, Five 3/4 in. Threaded Outlets



New Build Composite Deck



Home > Products > Decking > TimberTech Composite™ > Legacy Collection



TIMBERTECH COMPOSITE  
Legacy Collection

Hand-Scraped Finish

Capture the essence of nature with unique board-to-board variation (no two are exactly alike), without the rigorous maintenance of wood. Featuring a character-rich Hand-Scraped texture and dynamic blend of hues, our premium polymer capped composite boards deliver real wood aesthetics you'll never have to sand, stain, or seal.

COLOR TIGERWOOD



SAMPLE SIZE

1' Sample

FREE \$0.00

\$0.00

- 1 + ADD TO CART



DETAILS OPTIONS & DIMENSIONS INSTALLATION & WARRANTY FAQs

DURABLE

Made of a mix of high-performance and recycled polymers and reclaimed wood fibers, our Composite Decking is made to last and won't splinter, crack, cup, or peel.

LOW MAINTENANCE

Never sand, stain, or seal your deck ever again. An occasional scrub and rinse are all that's needed.



## New Build Metal Shingle - Vermont Slate

### SLATE ROCK OXFORD

To meet the needs of homeowners who want an authentic slate appearance for their roofs, we are pleased to introduce the Slate Rock version of Oxford Shingle. This unique product combines Oxford Shingle's proven integrity with the colors and textures of high-end slate roofing.

With a focus on refined beauty, color variation, and texturing, Slate Rock offers homeowners a look that could never before be achieved in metal roofing.



Slate Rock's proprietary four-layer PVDF coating from Valspar is applied in a high definition print process that enhances Oxford Shingle's three-dimensional detail. The result is stately elegance and beauty that enhances all styles of residential architecture.

Slate Rock Oxford Shingle is truly the latest development in residential metal roofing technology, far ahead of competing products. And, it comes with our fully transferable and non-prorated Lifetime / 40-Year Limited Warranty.

Designed to the highest standards of quality and performance, Slate Rock Oxford will increase your home's beauty, value, and protection. Available in four natural slate shades.

## OXFORD SHINGLE

BEAUTIFUL. DURABLE. FOR LIFE.



**CLASSIC METAL ROOFING SYSTEMS**  
The World's Most Beautiful Metal Roof

#### OUR COMMITMENT TO GREEN

Classic Metal Roofing Systems is deeply committed to the stewardship of our natural resources and the environment.

- We reuse and recycle – Oxford Shingle is made from 95% post-consumer recycled aluminum. It is 100% recyclable.
- We are energy-efficient – Oxford Shingle's technologically advanced Kynar 500® or Hylar 5000® coatings – featuring Classic's Exclusive Hi-R® Heat Barrier technology – help reduce energy costs by up to 25% and reduce attic heat gain by up to 34%.
- We save for the future – Oxford Shingle can, in most cases, be installed over existing roofing materials, saving the earth from being filled with used temporary roofing.

Ask about available cool roofing tax credits and utility incentives in your area. Call us at 800-543-8938.

*Proudly Manufactured in the USA.*



**WHAT DOES MCA CERTIFICATION MEAN?**

The Metal Construction Association (MCA) Certified Metal Roofing Program was developed as a way to recognize metal roofing manufacturers who adhere to exacting quality control procedures, as well as products which utilize metals and coatings that meet high performance standards.

Classic Metal Roofing Systems is one of five metal roofing manufacturers from around the world manufacturing "Premium" products under the MCA program.

Because of the stringent requirements of the MCA Certified Metal Roofing Program, homeowners who choose Oxford Shingle can be assured they are purchasing a product of the highest quality which utilizes only "first quality" raw materials and does not include lower quality raw materials purchased in the "secondary" or "distressed" market. Using Oxford Shingle ensures long term satisfaction.

**CLASSIC METAL ROOFING SYSTEMS**  
The World's Most Beautiful Metal Roof

A Division of Isalah Industries, Inc.  
8510 Industry Park Drive | Piqua, OH 45356  
Phone: 800-543-8938 | Fax: 937-778-5116  
www.classicroof.com | info@classicroof.com

*It causes neighbors to stop and take a closer look. It protects your home with unparalleled strength. It understands that a cleaner planet isn't just wishful thinking, it's a necessity. And it will be around for generations. Beautiful. Durable. And definitely for life.*

## OXFORD SHINGLE

## SLATE ROCK OXFORD



#### VISUALLY CAPTIVATING. AGGRESSIVELY PROTECTIVE. PASSIONATELY DESIGNED.

Oxford Shingle is in a class by itself. It gives your home the beauty, durability, energy efficiency, and innovative design that no other roofing material can live up to. Oxford Shingle is designed for peak performance using only first quality aluminum, 21st century coatings, and passionate design to protect and enhance the beauty of your home.


#### A LIFETIME OF INSPIRATION.

There's not much left in the world that can boast a lifetime of beauty, strength, and energy efficiency like Oxford Shingle. Classic's investment grade aluminum is combined with advanced paint systems and our exclusive Hi-R® Heat Barrier Coating to reduce your home's carbon footprint. Homeowners can save up to 25% on their energy bills with Oxford Shingle. A Classic roof works hard so your climate control system works easier. In the end, your home uses less energy which keeps your costs down and reduces the strain on our nation's energy consumption.

At Classic Metal Roofing Systems, we place our 35+ years of experience, innovation, and commitment behind every roof we make. We believe in the quality of materials and designs so much that we back every shingle with our Lifetime / 40 Year Transferable Limited Warranty. The Oxford Shingle warranty will protect your home for as long as you own it and new homeowners for up to 40 years from the point of installation.

#### THE BLENDING OF STYLE AND SUBSTANCE.

- Lifetime/40 Year Transferable Limited Warranty
- Classic's exclusive Hi-R® Heat Barrier Coating reflects radiant heat and reduces energy costs by up to 25%
- Made from 95% post-consumer recycled content
- Produced from rustproof aluminum
- Wide range of colors to complement your home
- Low weight for easy installation over existing roofs
- Kynar 500® or Hylar 5000® coatings protect against peeling, chalking, cracking, and fading
- Resists water, rot, and insects
- Fully recyclable and environmentally friendly
- Adds value to your home



*\*Also available in Matte Red. Actual color may differ. Ask your Independent Classic Dealer for true color samples.*



## CLASSIC METAL ROOFING SYSTEMS

The World's Most Beautiful Metal Roof



## New Build Standing Seam Metal Roof - Dark Bronze



### ARCHITECTURAL PANEL INTER-LOCK IL20




INTER-LOCK IL20 is an architectural panel which is snapped together during installation. The panel is an integral interlocking system by design which installs in one direction from a given starting point. A double male starter panel is available (for a minimal setup fee) and may be installed in the middle of a roof area to achieve a symmetrical layout. Inter-Lock is a very flexible panel which works well with a wide range of building designs.

#### Uses & Applications

Product uses include roofs with slopes as low as 3:12, vertical fascia, equipment screens, mansards, and wall panels. This system may also be installed on tapered roof areas.

#### Advantages

- Factory Applied Non-Curing Sealant - for superior watertightness
- Engineered Snap-Together design - for easy installation
- Symmetrical Visual Aesthetics - providing non-directional appearance
- Expansion Clips - allows for thermal expansion and contraction
- Continuous Interlocking Seam - no seam disengagement
- Anti-Siphoning Seam Design - prevents water infiltration
- Continuous Roll Formed Lengths - eliminates need for panel lap joints (4' min. panel length)
- Total System Warranties available - for total confidence

#### Performance Tested

- UL-580 Wind Uplift
- ASTM E1592 Uniform Static Air Pressure
- ASTM E331 Water Penetration
- ASTM E283 Air Leakage

Please consult DMI for applicability of test reports for your project.

### INTER-LOCK IL20

Project Name: \_\_\_\_\_  
 Architect: \_\_\_\_\_  
 Installing Contractor: \_\_\_\_\_  
 General Contractor: \_\_\_\_\_  
 Specification Section: \_\_\_\_\_

Stiffener Profile  \_\_\_\_\_  \_\_\_\_\_  
 \_\_\_\_\_  \_\_\_\_\_

#### DynaClad® PVDF Color Chart

WHITE (SR = 06)				COBALT BLUE (SR = 05)	
PUTTY (SR = 17)	SANDSTONE (SR = 17)	DOVE GREY (SR = 11)	PATINA COPPER (SR = 10)	BRITE RED® (SR = 14)	
BIDGE (SR = 13)	STONE (SR = 12)	SLATE GREY (SR = 11)	TERRA COTTA (SR = 10)	METALLIC SILVER (SR = 12)	
MUSKET GREY (SR = 07)	SEAPORT (SR = 05)	COLONIAL RED (SR = 04)	SLATE BLUE (SR = 04)	CHAMPAGNE (SR = 01)	
BURGUNDY (SR = 04)	HEMLOCK GREEN (SR = 01)	LEAF GREEN (SR = 01)	CHARCOAL GREY (SR = 01)	METALLIC COPPER (SR = 02)	
SPARTAN BRONZE (SR = 03)	CLASSIC BRONZE (SR = 03)	MATTE BLACK (SR = 03)	EVERGREEN (SR = 03)	AGED COPPER (SR = 03)	
DARK BRONZE (SR = 02)	ROYAL BLUE (SR = 01)	HARTFORD GREEN (SR = 01)	BROWN (SR = 01)	WEATHERED ZINC (SR = 01)	

**Panel Width**  
 12"  
 16"  
 18" (17.75")

**Clip**  
 Expansion  
 16 oz. Copper  
 20 oz. Copper

**Substrate**  
 24 ga. Galvalume®  
 22 ga. Galvalume®  
 832 Aluminum  
 840 Aluminum

**Embossed:** \_\_\_\_\_

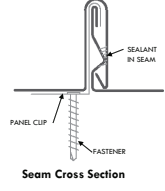
Consult DMI for minimum quantities, upcharges, set up fees and extended lead times.

**Standard Finishes** (N/A on Mill Finishes)  
 DynaClad® PVDF  
 Acrylic Coated Galvalume (Acrylume®)  
 Clear Anodized Aluminum


**Premium Finishes**  
 DynaClad® Metallic PVDF  
 DynaClad® Brite Red PVDF  
 DynaClad® Cobalt Blue PVDF  
 DynaClad® Standard Color PVDF w/ Clearcoat  
 DynaClad® Premium Color PVDF w/ Clearcoat  
 Custom Color

\*Premium Colors subject to minimum quantities, extended lead times and upcharges. Consult DMI for details.

**Warranty**  
 Finish  
 DynaClad® Paint Finish  
 Galvalume® 20 Year - 6 Month (Substrate)  
 Aluminum Sheet 2 Year (Substrate)  
 Watertight  
 DynaClad® Metal Roofing System  
 DynaClad® Metal Roofing System NDL



Seam Cross Section



Expansion Clip

800.828.1510 • www.dmmetals.com • sales@dmmetals.com

**PROVEN. DEPENDABLE. SUSTAINABLE.**

METAL ENVELOPE SYSTEMS SINCE 1988

800.828.1510 • www.dmmetals.com • sales@dmmetals.com

**PROVEN. DEPENDABLE. SUSTAINABLE.**

METAL ENVELOPE SYSTEMS SINCE 1988

800.828.1510 • www.dmmetals.com • sales@dmmetals.com

**PROVEN. DEPENDABLE. SUSTAINABLE.**

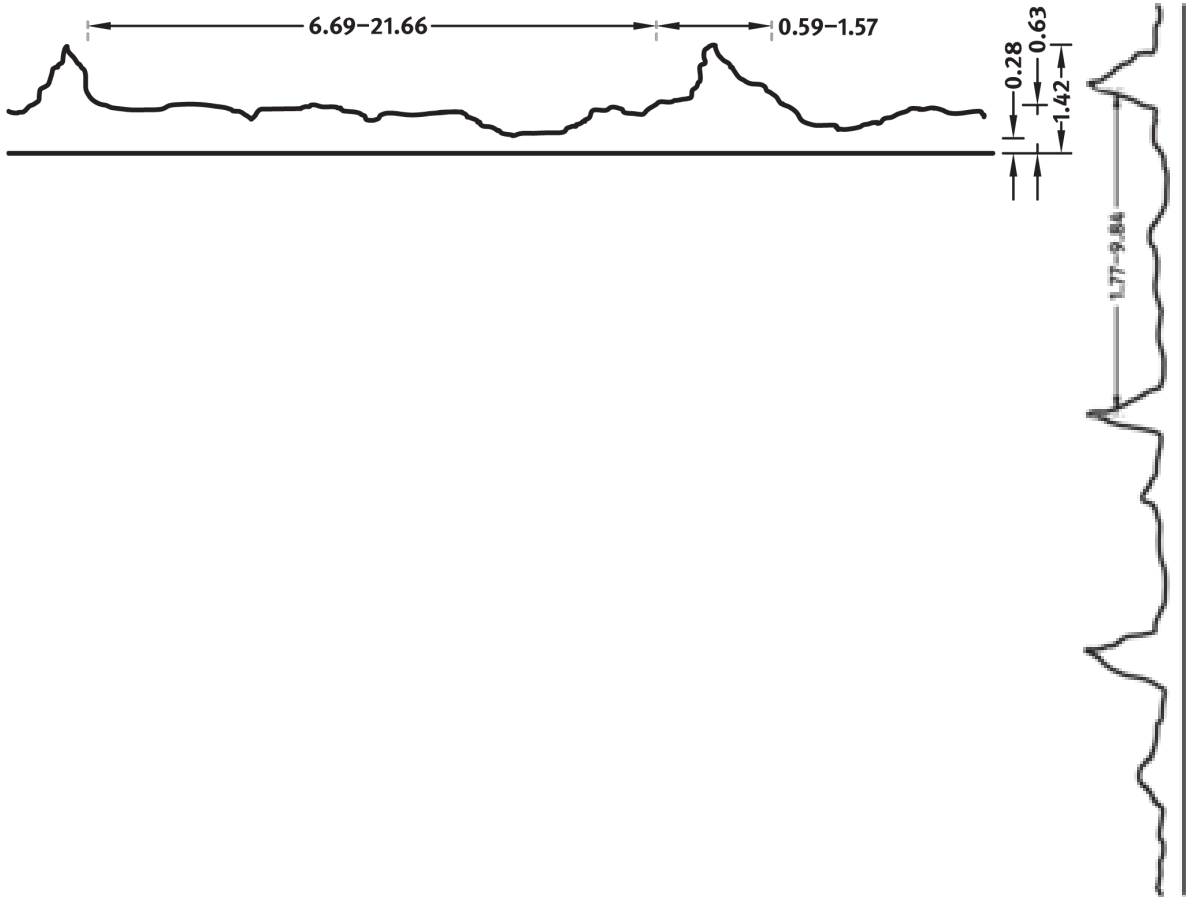
METAL ENVELOPE SYSTEMS SINCE 1988

New Build Concrete Formliner



**2/353 TARN**

A brickwork pattern with differently-sized rocks in a natural stone look. The rough surface lends the façade a natural look.



**US FORMLINER HEADQUARTERS**

**DIMENSIONS**

Uses	Dimensions (in)	Order Number
100	▲ 44.69 × ► 171.26	C 2353
10	▲ 44.69 × ► 171.26	E 2353

100-timer formliners are supplied in an individual dimension within the maximum indicated dimensions.

The specified widths of the 10-timer and 50-timer formliners are a fixed dimension and ensure the continuity of the structure in the case of linear patterns. The longitudinal direction of the pattern is variable and can be ordered from 1 m up to the maximum dimension in 10 cm steps.



# PLAZA & KIOSK

---



## Kiosk

At the center of the public plaza of Riverview Village, the kiosk stands as a magnet to attract visitors' attention. Inspired by European kiosks popular at the turn of the century, this kiosk is designed to inject a sense of the past in a magical way. Seen from the Link Bridge, this kiosk is an icon that signifies the uniqueness of Riverview Village. This dainty structure has a small footprint of less than 150 square feet, it is topped by a copper dome and roof made of the same material. The design uses traditional paneling, window trim detail and curved brackets. It has double-hung windows on three sides facing outward to the plaza where items such as ice cream, beer, and drinks are sold. During warm weather and the maker's market season, seasonal items like flowers and popsicles will be sold through mobile carts and the kiosk. Customers can also be seated at the bar-height counter at the kiosk while enjoying different beverages.









1. SW 2816 Rookwood Dark Green



2. SW 7541 Grecian Ivory - Trim Paint



3. Standing Seam Metal Roof - DMI Metallic Copper



4. Pella Lifestyle Series, aluminum clad double-hung window with traditional simulated-divided-light grille or Andersen or equivalent



5. James Hardie, Hardie Panel Smooth fiber cement siding

Kiosk Fiber Cement Siding

## Hardie® Panel Siding

Give your home exterior a fresh look with vertical panel siding available in a range of styles and textures. When combined with Hardie® Trim Batten boards, you'll achieve the rustic board-and-batten look that defines the modern farmhouse.

Showing products for: [43221](#)

### Hardie® Panel

#### Find your style

Your home is a blank canvas. Experiment with a variety of Hardie® Panel siding styles, textures, and stunning colors featuring our ColorPlus® Technology finishes to create your masterpiece.



Individual colors may vary depending on display settings. Samples only available in Select Cedarmill® texture. Please check with your contractor or local dealer for availability in your area.

#### Select your siding texture



### Tech specs and documents

Learn everything you need to know about installing and caring for Hardie® Panel.

Specs: Select Cedarmill® +

Specs: Smooth -

Color Collection	Width	Length	Thickness	ExposureWidth
Primed for Paint <span style="float: right;">^</span>	48.000 IN	108.000 IN	0.312 IN	36.000 IN
	48.000 IN	120.000 IN	0.312 IN	40.000 IN
	48.000 IN	96.000 IN	0.312 IN	32.000 IN

Statement Collection® v

Magnolia Home   James Hardie Collection <span style="float: right;">^</span>	48.000 IN	120.000 IN	0.312 IN	40.000 IN
--	-----------	------------	----------	-----------

Dream Collection® v

\* Thickness 5/16 in and Length 12 ft planks for all

Specs: Stucco +

Specs: Sierra 8 +

Kiosk Windows



**PELLA® LIFESTYLE SERIES**  
Wood Double-Hung Window

3.94 ★★★★★☆ [2184 Reviews](#)

Pella Lifestyle Series aluminum-clad wood double-hung windows have two sashes that raise and lower for ventilation. This classic style is a great option for nearly any home — from traditional to modern. With the natural beauty of wood and the most desired features and options, double-hung windows can be customized to meet your home's unique needs.

- Dual-pane glass for excellent energy efficiency.
- Available Hidden Screen provides easy and convenient access to fresh air and natural light without compromising your view.
- Style solutions for every home with our most popular features and options, including paints, stains, grilles and more.
- Product #300001

**Configuration:** 1-wide

Design Options

GRILLES

Patterns | Grille Profiles

Patterns

Grilles give the appearance of individual windowpanes. Pella offers many grille options to help enhance your home's style.



Traditional



Prairie



Top Row



Cross



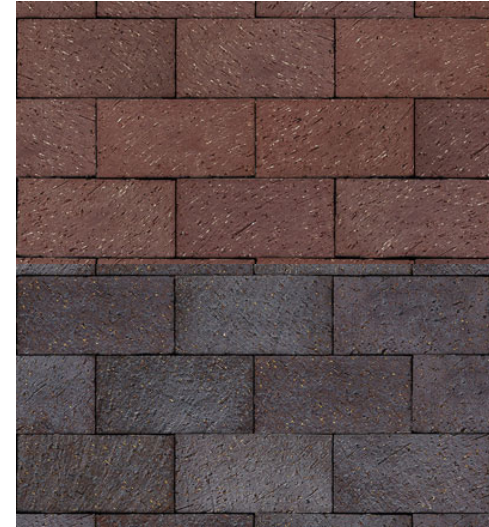
Custom



No Grilles



Charcoal concrete pavers  
(if street is brick)



Clay paver blend  
(if street is asphalt)



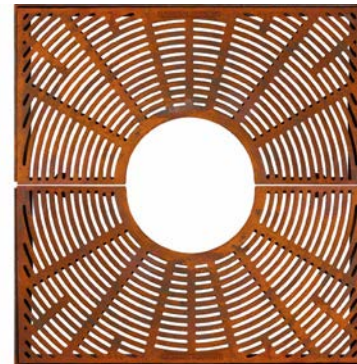
Limestone steps



Wood bench on stone wall



Limestone wall with cast stone cap



Tree grate

## Kiosk Wall Sconce

# Lightology

Ansel Outdoor Wall Sconce

SPEC #

TRY1043469



BRAND

Troy Lighting

DESCRIPTION

The Ansel Outdoor Wall Sconce features a Textured Black finish and an Opal Shiny Glass globe. This piece will bring simple style to any space and can be mounted on the wall or ceiling, indoors or out.



Shown in: Textured Black / Opal

SHADE COLOR	Opal
BODY FINISH	Textured Black
WATTAGE	60W
DIMMER	Standard 120V
DIMENSIONS	7"W x 7"H x 6.5"D
BULB NOT INCLUDED	
LAMP	1 x A19/Medium (E26)/60W/120V Incandescent 1 x A19/Medium (E26)/120V LED

Technical Information

PRODUCT DIMENSIONS Backplate: 5.25" diameter

SPEC #

TRY1043469

## Kiosk Sign Light

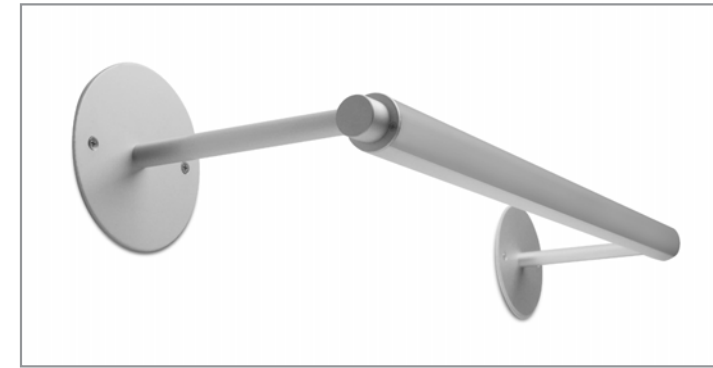
# BSS501 | TUBULAR

Ø1-3/8" arm mount LED luminaire, remote driver

**bartco**  
VISIONS BROUGHT TO LIGHT™

Project: \_\_\_\_\_

Type: \_\_\_\_\_



### FEATURES

Part of the Tubular family of LED luminaires, the BSS501 is an arm mounted model ideally suited for wall wash and stack lighting. Slender aluminum arms project the Ø1-3/8" extruded aluminum housing from a wall or ceiling, while machined aluminum couplers allow a generous range of rotation for flexible aiming. The BSS501 is fitted with 90+ CRI LEDs and is available with a Lambertian or asymmetric lens optic.

### SPECIFICATIONS

Fixture housing constructed of an extruded aluminum tube, frosted acrylic extruded lens and sheet aluminum end caps

Fixture arms are constructed of steel pipe, Ø5/8" extruded aluminum sleeves and machined aluminum end cap couplers.

Mounting plate options include a Ø4-3/4" aluminum plate for mounting to 4" octagonal wall boxes or Ø1-3/8" aluminum plate for mounting to accessible panels.

Standard finishes as shown below

Single and continuous run fixtures available with arm center distances of 24"-90"

Arms allow fixture to project from a wall or ceiling nominally 3", 6", 12" or 18"

Fixture housing rotates 332° and is locked in place with hex fastener

Included standard remote 120-277V driver offered with 0-10V dimming or non-dim (other dimming driver options available)

Extruded acrylic lens options available for Lambertian or asymmetric light distributions

Fixture wired with 10', low voltage leads (measured from the end cap)

Standard outputs range from 400 to 535 lumens per foot, dependent on optic

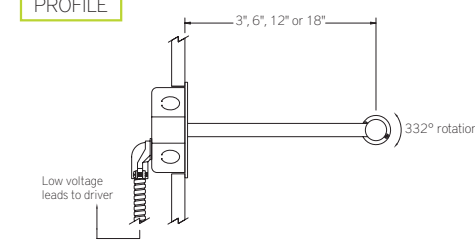
LEDs available in 2700K, 3000K, 3500K, and 4000K, within a 3 step MacAdam ellipse, all with 90+ CRI typical

Life: 50,000 hours L<sub>70</sub>

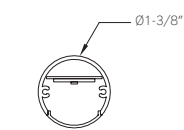
Limited five year warranty

UL and C-UL listed for dry and damp locations

### PROFILE



### SECTION



### PERFORMANCE

Note: All data reflects fixtures with 3500K LEDs

NOMINAL LENGTH	OPTIC OPTION	OUTPUT	LUMENS/FT	WATTS/FT	LUMINAIRE LUMENS	EFFICACY (LPW)
4'	Lambertian	L: low	400	3.9	1675	102
		R: regular	520	5.6	2175	92
	Asymmetric	L: low	415	3.9	1735	106
		R: regular	535	5.6	2253	96

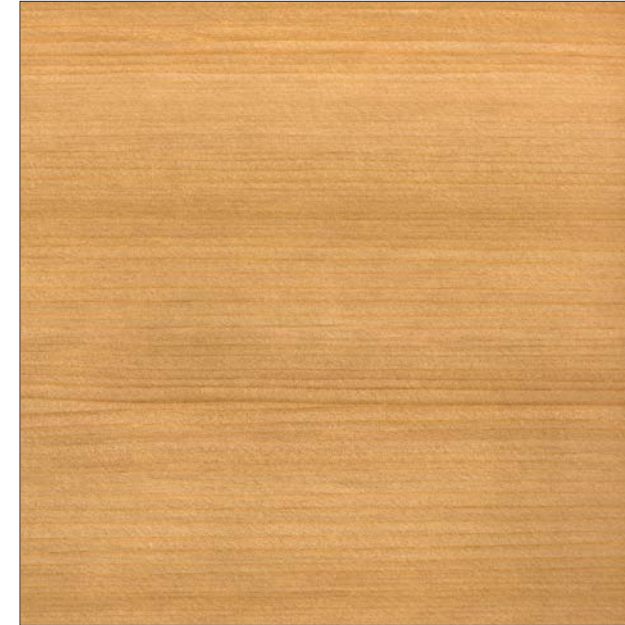




Bistro Table  
24"Dia x 29"H cast iron decorative  
base with metal tabletop in black



Dining Chair - Stackable  
19"W x 20"D x 31"H powder  
coated frame in dark bronze



Solid Wood Bench - Sealed



Counter Stool  
15"Dia x 24"H white fiberglass seat  
with black bolt down base



Kiosk Cart  
48"W x 30"D x 96"H  
wood claded base on casters with  
umbrella topper

# 62 RED CABIN & STAIRCASE

---





## 62 N. Riverview St

A majority of the historic red cabin at 62 N. Riverview St will be preserved to its entirety. Programatically, it will become an original cocktail bar and restaurant open to the public year round.

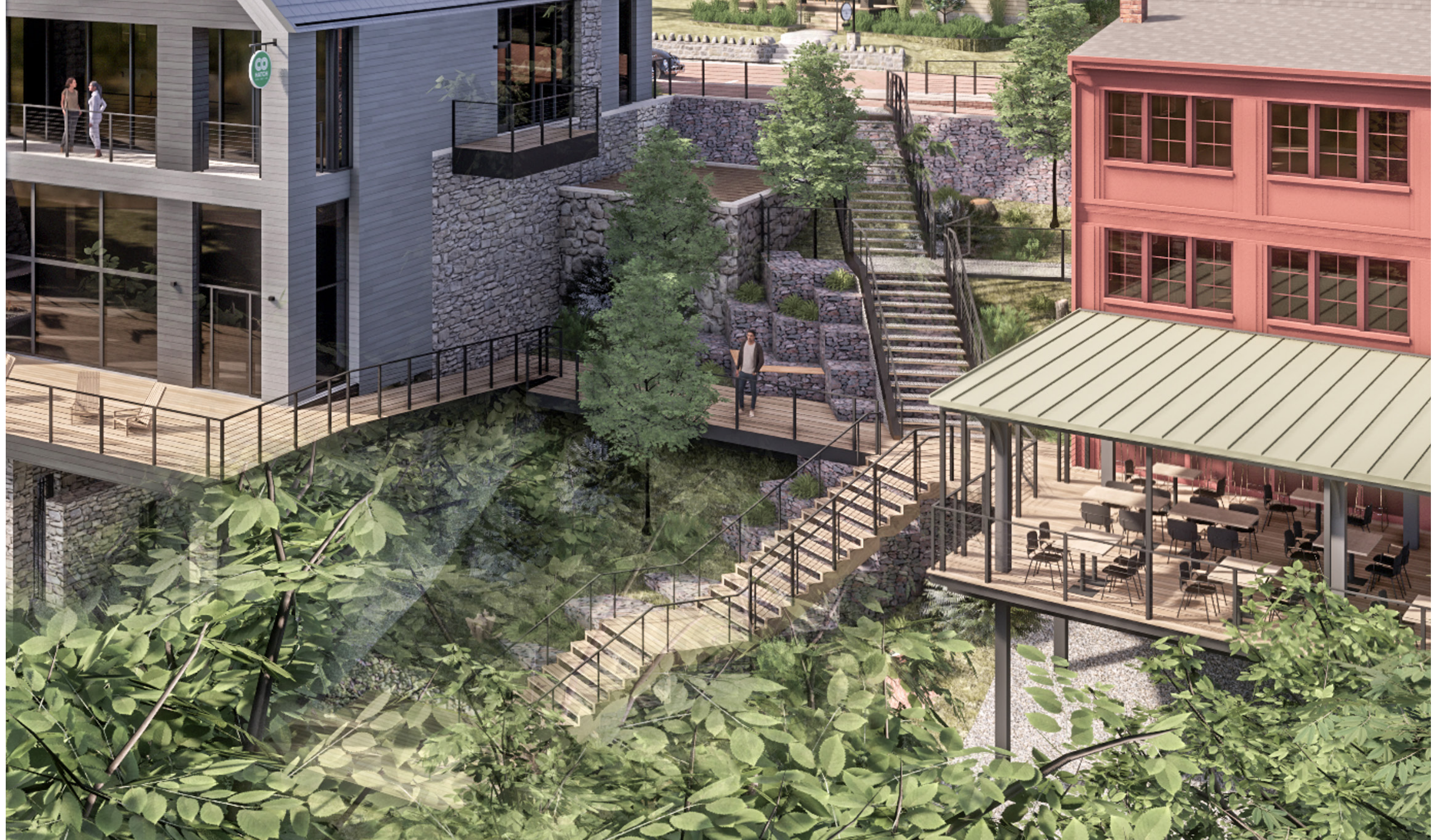
The main portion of the red house will be restored. The existing horizontal and board & batten siding will be repaired and a new asphalt shingle roof will be installed. The existing arched window on the West elevation is not original to the cabin, and will be replaced with a three-bay door to become the main entrance with ADA access. A small gable will be added to the roof to denote the main building entrance. On the north, an additional door is to be added at the B1 level for access to the North addition.

The existing rear addition to the East has settled significantly and will be rebuilt on its existing foundation. The design of this addition references the original open porch through the use of vertical trim boards and large casement windows, bringing in natural light from the east.

To the North, a deck and enclosed addition will be built at the B1 level providing seating for the restaurant. A bifold window on the East facade of the addition can open to provide views across the river. To the East of the main building, a lower deck with an open pergola will be built aligning with the B2 level to provide outdoor seating for the restaurant. A bar inside the B2 level will open with bifold windows to the lower deck.







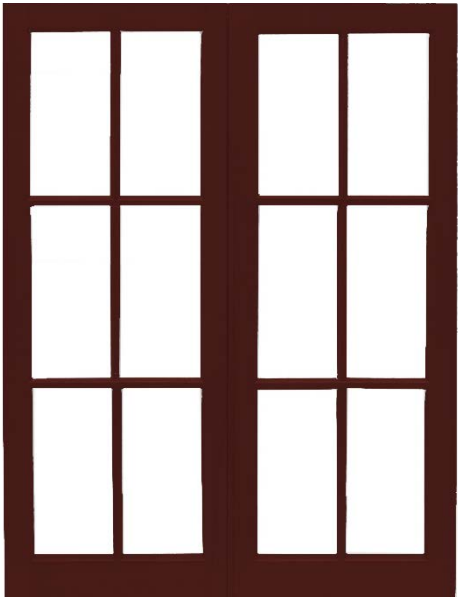




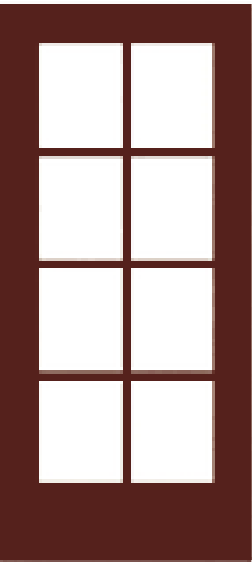
1. SW 6335 Fired Brick



2. SW 6327 Bold Brick



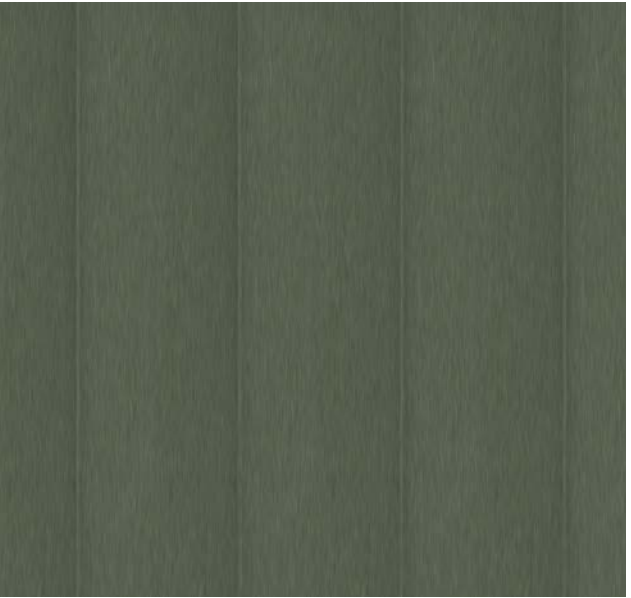
3. Pella Lifestyle Series, aluminum clad casement window with traditional grille pattern, exterior red brick or Andersen or equivalent



4. Pella fiberglass entry door with traditional simulated-divided-light grille, exterior red brick or Andersen or equivalent



5. Dimensional Asphalt Shingles



6. Standing Seam Metal Roof, DMI Aged Copper



7. James Hardie, Hardie Panel Smooth fiber cement siding medium grey to match existing COHatch

62 N Riverview Entry Door



Flush Glazed Full Light Fiberglass Entry Door

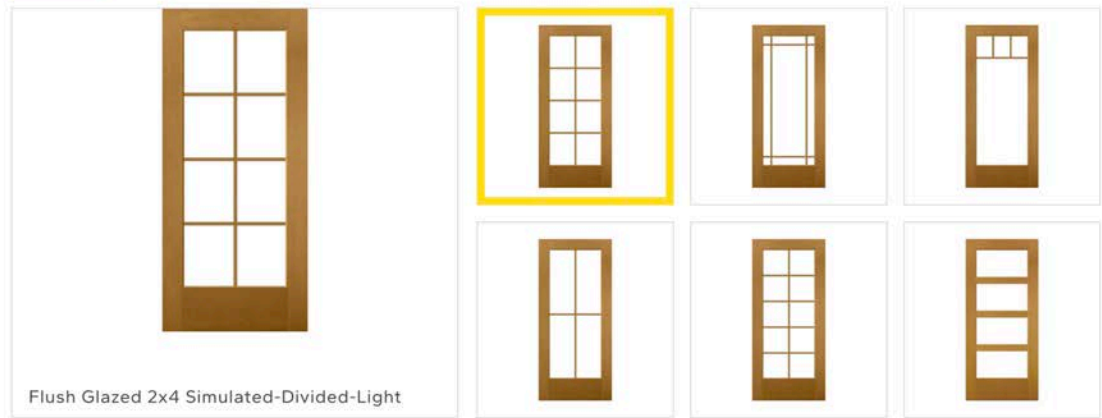
For entryways that desire more natural light, Flush Glazed Full Light fiberglass front doors are a great option from the #1 preferred brand for entry doors.<sup>24</sup> This contemporary front door displays clean lines with a full glass window. These energy-efficient fiberglass front doors provide years of dependability for your home.

- Dent resistant material that won't rust or corrode.
- Stunning glass options, including obscure designs for added privacy.
- Innovative, low-maintenance frame system is rot resistant and energy efficient.
- Product #500004

**SIMULATED-DIVIDED-LIGHT GRILLES**

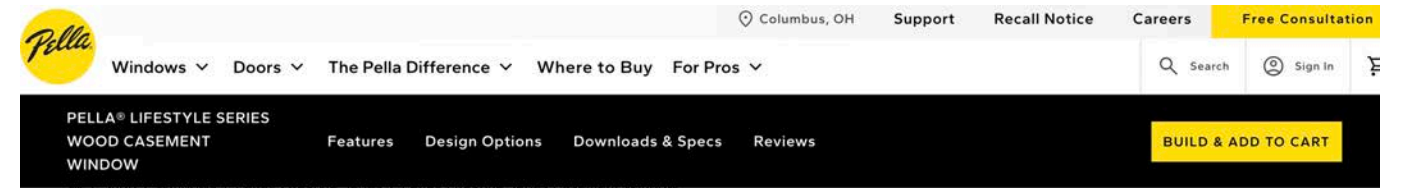
Permanently bonded to the interior and exterior of the glass, simulated-divided-light grilles deliver the authentic look of individual panes of glass with better energy efficiency.

Full Light    3/4 Light    1/2 Light



Flush Glazed 2x4 Simulated-Divided-Light

62 N Riverview Casement Window



**PELLA® LIFESTYLE SERIES Wood Casement Window**

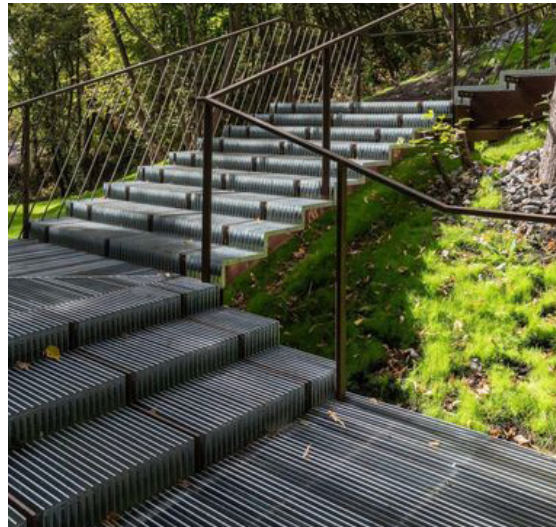
3.94 ★★★★★ 2184 Reviews

Pella Lifestyle Series aluminum-clad wood casement windows open and close with the turn of a crank, making them a perfect option for hard-to-reach places. With a variety of grilles, finishes and hardware, personalize your casement window to complement any style, from traditional to modern. Create room-by-room solutions with upgraded performance packages to make your home quieter and more comfortable.

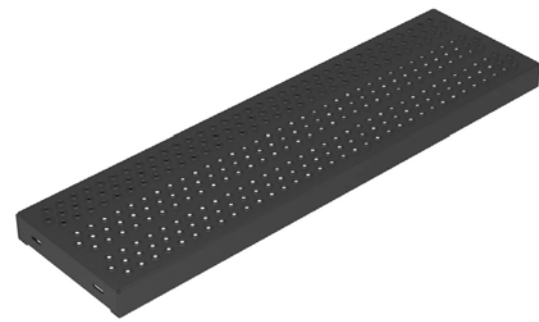
- #1 performing wood window for the combination of energy, sound and value.<sup>16</sup>
- Optional Rolscreen® retractable screen rolls away and out of sight when not in use.
- Available with built-in, integrated blinds, shades and security sensors.
- Product #300003

Configuration: 1-wide

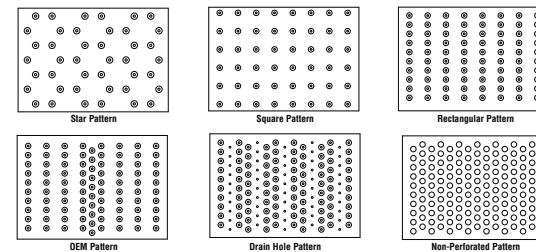




Metal staircase with cable guardrail (as needed) - upper level



Black Powder-Coated Aluminium Stair Tread



Metal tread pattern options



Wood staircase with composite treads and safety nosing to match metal treads -lower level



Composite viewing deck at base of hillside



Stumpery character



“A stumpery is a garden that re-purposes logs, driftwood, and the root wads of dead trees to create a unique garden display. These items are placed artistically throughout the garden to highlight the architectural quality of tree roots and other natural elements. These wood elements also provide a structural counterpoint to ferns, mosses, and other woodland plants which are planted on, in and around the stumps and logs to “soften” them.”

-Missouri Botanical Garden





62 N Riverview Wall Sconce



Anchorage 120V Outdoor Wall Sconce

SPEC #

HIN1050826



BRAND

Hinkley Lighting

DESCRIPTION

The Anchorage 120V LED Outdoor Wall Sconce features a solid Aluminum lantern design with Clear Glass panes.



Shown in: Aged Zinc / Clear

SHADE COLOR	Clear
BODY FINISH	Aged Zinc
WATTAGE	5W
DIMMER	Low Voltage Electronic
DIMENSIONS	7"W x 13"H x 6"D
BULB INCLUDED	
LAMP	1 x A19/Medium (E26)/5W/120V LED

Technical Information

LUMINOUS FLUX	450 lumens
LUMENS/WATT	90.00
LAMP COLOR	2700K
COLOR RENDERING	90 CRI

SPEC # HIN1050826

62 N Riverview Gooseneck Sconce



GOOSENECK



Fixture: 7" Shade

Finish: 91 (Black - Shade White In...)

Gooseneck Arm Option: HL-A (HL-A, 22" Gooseneck...)

Gooseneck Arm Color: 91 (Black - Wet Rated)

Gooseneck Arm Accessory: None

Wire Guard Option: None

Glass & Guard Option: None

Lamp Selection: Medium Base E26 Socket,...

Dusk to Dawn Sensor Option: None

Part Number: H-18107-91/HL-A-91-INC  
Request Part Number

Information Gallery Documents

Additional Information

**Finish:** Our powder coat finishes undergo a thorough 5-step process that promotes the longevity and durability of our shades. A diverse assortment of finishes is available.  
**Mounting:** A choice of gooseneck arm varieties is available.  
**Back Plate Diameter:** Varies.  
**Max Wattage Per Socket:**  
 • 200 Watt Incandescent with Standard Medium Base Socket.  
 • 100 Watt Incandescent with Standard Medium Base Socket with CGU, WGU, or SGU.  
**Number of Sockets:** 1  
**Application:** UL/ETL listed for wet locations (except when using "Dry Rated" finishes).  
**Manufactured in the U.S.A.**  
**No Returns Accepted on This Product.**  
 LED, HID, and Metal Halide options also available. Please call for more info.

SPECIFICATIONS:

Product Number	size	height	width	projection
H-18107 (7" SHADE) (7" Shade)	7"	8"	7"	
H-18108 (8" SHADE) (8" Shade)	8"	8"	8"	
H-18110 (10" SHADE) (10" Shade)	10"	10.5"	10"	
H-18112 (12" SHADE) (12" Shade)	12"	12"	12"	
H-18114 (14" SHADE) (14" Shade)	14"	14.5"	14"	

NOTES:

UL Listed  
ETL Listed

62 N Riverview Wall Sconce



Danbury 6" High Black Dusk to Dawn LED Outdoor Wall Light

34 Reviews

\$79.99

Pay in 4 interest-free payments of \$20.00 with [PayPal](#). [Learn more](#)

**Free Shipping & Free Returns\***  
Ships Today if ordered in the next 58 Min.

1 ADD TO CART SAVE



Add security to your home with this energy-efficient LED outdoor wall light that features a photocell sensor.

Product Details

LED LED Dusk to Dawn

- 7" wide x 6" high. Extends 8 3/4" from the wall. Backplate is 6" wide x 4 1/2" wide. Weighs 1.36 lbs.
- Built-in 10 watt non-dimmable LED, comparable to a 60 watt incandescent. 790 lumens. 3000K color temperature. 80 CRI.

Inspired by modern industrial and barn light designs, this outdoor wall light comes in a durable steel frame, painted black for a classic look. The built-in LED light source within offers long-saving, energy-saving technology for a modern world. A dusk-to-dawn photocell feature allows the light to be turned on/off automatically at sunrise and sunset.



# 53 N RIVERVIEW ST

---



## 53 N. Riverview St

The historic home at 53 N. Riverview Street will be restored and turned into a private coworking and meeting space for COhatch members. On the weekends it will open for events and markets of all sorts.

On its exterior, the house's staggered shake siding has deteriorated beyond repair; it is proposed to be replaced by new, straight cedar shakes. The porch foundation is structurally unsound and will be rebuilt in place with stacked stone piers and framed open lattice. The gabled roof above the open porch will be rebuilt in place and opened up to express the 3-part craftsman-style wood frame details. The existing roof of the addition in the west contains hazardous materials and will be demolished. The new roof of this area will be raised 8" to that of the rest of the home. At the doorway of the ADA entrance to the west, a small awning is proposed to be added.

The ceilings in the original portion of the home will be removed to create a double height space and reveal the historic rafters. The basement stairs will be demolished and replaced with a hatch to provide a service access. A new mantle and fireplace will be installed at the existing chimney.



1. SW 2826 Colonial Revival Green Stone



2. SW 2846 Roycroft Bronze Green



3. Pella Lifestyle Series, aluminum clad double-hung window with traditional simulated-divided-light grille, exterior red brick or Andersen or equivalent



4. Pella fiberglass entry door with traditional simulated-divided-light grille or equiv.



5. Dimensional Asphalt Shingles



6. James Hardie, Hardie Shingle Straight Edge Panel Siding



7. Classic Rockface Block rough concrete rockface to match existing stone

53 N Riverview Composite Shake Siding

## Hardie® Shingle Siding

Add timeless style to your home with durable Hardie® Shingle siding that mimics the distinct look of classic cedar shake.

Showing products for: [43221](#)

### Hardie® Shingle

Find your style

Your home is a blank canvas. Experiment with Hardie® Shingle styles, textures, and stunning colors featuring our ColorPlus® Technology finishes to create your masterpiece.



**Specs: Straight Edge Panel**

<b>Width</b>	15.25 in	15.25 in	15.25 in	15.25 in
<b>Length</b>	48 in	48 in	48 in	48 in
<b>Thickness</b>	0.25 in	0.25 in	0.25 in	0.25 in
<b>ExposureWidth</b>	2.326 in	2.326 in	2.326 in	2.326 in
<b>Dream Collection®</b>			•	
<b>Primed for Paint</b>				•
<b>Statement Collection®</b>	•			

53 N Riverview Rockface Veneer

Block Specifications

<b>#600</b>	<b>#601</b>	<b>#100</b>	<b>#101</b>
0.75x8x16	0.75x8x8	1x8x8 Solid	1x8x16 Solid
Poured Veneer	Poured Veneer	Facing Block	Facing Block
3	A	A-E	1-12
<b>#200</b>	<b>#201</b>	<b>#404</b>	<b>#406</b>
2x8x8 Solid	2x8x16 Solid	8x4x16 Solid	8x4x16 Solid
Facing Block	Facing Block	Cap	Cap Corner
A B C D E	123456789101112	40 41 42 43	40 41 42 43
<b>#407</b>	<b>#408</b>	<b>#409</b>	<b>#416</b>
8x4x16 Solid	8x4x16 Solid	8x4x16 Solid	8x4x16 Solid
3 Sided Cap	4 Sided Cap	Wall Cap	Wall Cap Corner
40 41 42 43	40 41 42 43	40 41 42 43	40 41 42 43
<b>#410</b>	<b>#411</b>	<b>#412</b>	<b>#413</b>
8x4x8 Solid	8x4x8 Solid	8x4x8 Solid	8x4x8 Solid
Half Cap	Half Cap Corner	3 Sided Half Cap	4 Sided Half Cap
40 41 42 43	40 41 42 43	40 41 42 43	40 41 42 43
<b>#414</b>	<b>#401</b>	<b>#402</b>	<b>#403</b>
8x4x8 Solid	4x8x16 Cored	4x8x16 Cored	4x8x16 Cored
Wall Half Cap	Facing Block	8" Corner L Block	4" Corner
40 41 42 43	123456789101112	123456789101112	123456789101112
<b>#405</b>	<b>#415</b>	<b>#418</b>	
4x8x16 Cored	4x8x8 Cored	4x8x8 Cored	
4" Column	Half	Half Corner	
123456789101112	A B C D E	A B C D E	

Block Specifications

<b>#810</b>	<b>#811</b>	<b>#812</b>		
8x8x12 Cored	8x8x12 Cored	8x8x12 Cored		
Full Line	Full Corner	Full Column		
50 51 52	50 51 52	50 51 52		
<b>#800</b>	<b>#801</b>	<b>#802</b>	<b>#803</b>	
8x8x16 Cored	8x8x16 Cored	8x8x16 Cored	8x8x16 Cored	
Full Line	Full Corner	Full Column	Fence Block	
123456789101112	123456789101112	123456789101112	123456789101112	
<b>#804</b>	<b>#805</b>			
8x8x16 Cored	8x8x16 Cored			
Fence Corner	4 Sided Column			
123456789101112	123456789101112			
<b>#820</b>	<b>#821</b>	<b>#822</b>	<b>#823</b>	<b>#824</b>
8x8x8 Cored	8x8x8 Cored	8x8x8 Cored	8x8x8 Cored	8x8x8 Cored
Half	Half Corner	Fence Block	Fence Block	4 Sided Column
A B C D E	A B C D E	A B C D E	A B C D E	A B C D E
<b>#830</b>	<b>#831</b>	<b>#832</b>		
8x8x24 Cored	8x8x24 Cored	8x8x24 Cored		
Line	Corner	Full Column		
25 26 27 28 29	25 26 27 28 29	25 26 27 28 29		
<b>#813</b>	<b>#1600</b>			
8x4x12 Cored	16x8x16 Cored			
45 Degree Angle	4 Sided Column			
50 51 52	123456789101112			

All Block color is standard GREY, color variations may occur between mixes. Contact us for more information.



53 N Riverview Entry Door



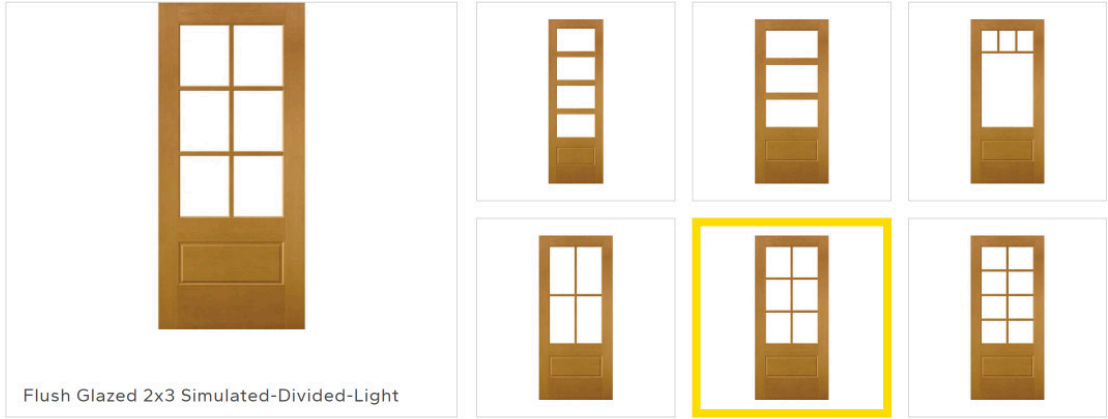
Flush Glazed 3/4 Light Fiberglass Entry Door

Make a contemporary design statement with a Flush Glazed 3/4 Light fiberglass front door. Glass is inset into the frame for cleaner sightlines and more light than the traditional 3/4 Light door. With a high performing composite frame and fiberglass panel, you can trust your front door to resist against dents, rot and corrosion.

- Optional obscure, textured glass creates more privacy in your entryway.
- High performing and exceptionally durable fiberglass panel.
- Available in realistic wood grain or with a smooth texture, and in a variety of beautiful finishes.
- Product #500005

Permanently bonded to the interior and exterior of the glass, simulated-divided-light grilles deliver the authentic look of individual panes of glass with better energy efficiency.

Full Light    3/4 Light    1/2 Light



53 N Riverview Casement Window



PELLA LIFESTYLE SERIES DOUBLE-HUNG WINDOW SPECS & INSTALL DETAILS

- Energy-efficient, dual-pane double-hung windows available in sizes up to 41.5" x 77"
- Simple installation with our compression jambliner and a flexible nailing fin
- Performance rating of LC30-LC50 and STC of 27-31
- Tilt-wash feature allows both sashes to tilt to the inside for easy cleaning
- Installation options include **Steady Set**, Fold-out Fin, Block Frame, and EnduraClad Exterior Trim/Brickmould

<p><b>Frame</b></p> <ul style="list-style-type: none"> <li>• Select softwood, immersion treated with Pella's EnduraGuard® wood protection formula in accordance with WDMA I.S.-4</li> <li>• Components are assembled with screws, staples and concealed corner locks</li> <li>• Overall frame depth is 5" (127 mm) for a wall depth of 3-11/16" (94mm)</li> <li>• Jamb liner shall be high-impact polyvinyl chloride backed by continuous hard-tempered aluminum springs</li> </ul>	<p><b>Glazing System</b></p> <ul style="list-style-type: none"> <li>• Quality float glass complying with ASTM C 1036</li> <li>• High altitude glazing available</li> <li>• Silicone-glazed 1 1/16" dual-seal insulating glass</li> </ul>
	<p><b>Hardware</b></p> <ul style="list-style-type: none"> <li>• Galvanized block-and-tackle balances are connected to sash with a polyester cord and concealed within the frame</li> <li>• Factory installed self-aligning surface-mounted sash lock</li> <li>• Two sash locks and two lifts on units with frame</li> </ul>



Cool tone concrete pavers



Belden clay pavers  
(approach walks)



Black metal fence



Limestone steps



53 N Riverview Wall Sconce



Coldwater 4053 Outdoor Wall Light  
SPEC # MAX496287

BRAND Maxim Lighting

**DESCRIPTION**  
Coldwater 4053 Outdoor Wall Light is a traditional craftsman/mission style piece. It features Honey glass with a Burnished finish. One 100 watt, 120 volt A19 medium base bulb is required, but not included. Wet location rated. 6 inch width x 12 inch height x 8.5 inch depth.



Shown in: Burnished / Honey

SHADE COLOR	Honey
BODY FINISH	Burnished
WATTAGE	72W
DIMMER	Standard 120V
DIMENSIONS	6"W x 12"H x 8.5"D
BULB NOT INCLUDED	
LAMP	1 x A19/Medium (E26)/72W/120V Incandescent
SPEC #	MAX496287

53 N Riverview Shed Gooseneck Sconce



Home PRODUCTS DESIGN/BUILD GALLERY COLOR CHART  
Home > Products > RLM Shades > Classic Warehouse Shade > Classic Warehouse Shade Wall Light



CLASSIC WAREHOUSE SHADE WALL LIGHT



Fixture: 12" Shade  
Finish: 91 (Black - Shade White In...  
Wire Guard Option: None  
Glass & Guard Option: None  
Lamp Selection: Medium Base E26 Socket...  
Dusk to Dawn Sensor Option: None

Part Number: H-15312-B-91-INC  
Request Part Number

Information Gallery Documents

**Additional Information**  
Finish: Our powder coat finishes undergo a thorough 5-step process that promotes the longevity and durability of our shades. A diverse assortment of finishes is available.  
Mounting: Wall Light, fixture to point in the down position only.  
Back Plate Diameter: Varies.  
Max Wattage Per Socket:  
• 200 Watt Incandescent with Standard Medium Base Socket.  
• 100 Watt Incandescent with Standard Medium Base Socket with CGU, WGU, or SGU.  
Number of Sockets: 1  
Application: UL/ETL listed for wet locations (except when using "Dry Rated" finishes).  
Manufactured in the U.S.A.  
No Returns Accepted on This Product.  
LED, HID, and Metal Halide options also available. Please call for more info.

PRODUCT NUMBER	SIZE	HEIGHT	WIDTH	PROJECTION	CANOPY DIAMETER
H-15312-B (12" SHADE)	12"	12.5"	12"	15"	6.25"
H-15314-B (14" SHADE)	14"	15"	14"	16"	6.25"
H-15316-B (16" SHADE)	16"	15"	16"	18"	6.25"

**NOTES:**  
UL Listed  
ETL Listed  
Wet Rating \*\*Some finishes and accessories may change fixture rating  
Energy Efficient  
Made in the USA  
Made to Order  
No Return

**SPECIFICATIONS:**  
Product Number size height width projection  
H-15312-B (12" SHADE) (12" Shade) 12" 12.5" 12" 15"  
H-15314-B (14" SHADE) (14" Shade) 14" 15" 14" 16"  
H-15316-B (16" SHADE) (16" Shade) 16" 15" 16" 18"

**NOTES:**  
UL Listed

53 N Riverview Patio Fence Light



Home / Landscape Lighting / Deck - Step Lighting / Solar / Traditional / Style # 6H874

Fairmont 5"x5" Black Outdoor LED Solar Post Cap

1 Review

\$34.99

Pay in 4 interest-free payments of \$8.75 with [PayPal](#). [Learn more](#)

Ships Free with Orders Over \$49\* | [Price Matching Policy](#)  
In Stock - [Ships in 3 to 5 Days](#)



1 ADD TO CART SAVE



CHAT

Brilliant white light illuminates an exterior space with this black outdoor LED solar post cap.

Product Details

- 7" wide x 5" high.
- Includes two high-output LEDs: 10 lumens, comparable to a 5 watt incandescent. 4500K - 5500K color temperature.
- Fairmont 5x5 energy-efficient LED solar post cap light.
- Black finish ABS construction. Real pebbled glass.
- Adaptors included to fit over an actual 5"x5", 4"x4" or 3 1/2"x3 1/2" post.

Classic charm and energy efficiency create an optimal choice in this LED solar post cap, a great choice for casual custom walkways and landscaped areas. All-weather and versatile, its black finish framed shade embellishes real pebbled glass, producing a brilliant white light to illuminate a targeted space. Fits three post sizes, and includes a wall adaptor for remote operation.



Front Porch

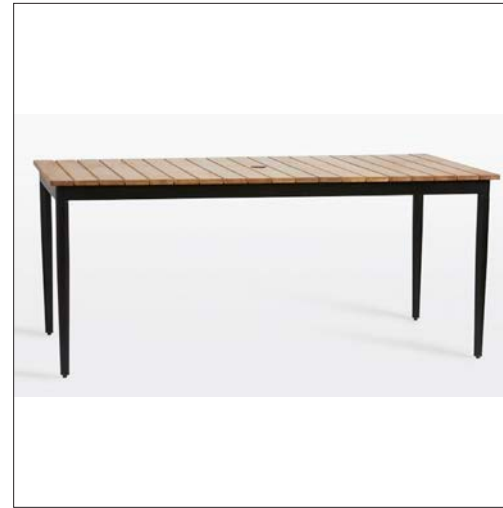


Bistro Chair  
15"W x 14"D x 35"H powder coated  
frame in yellow



Bistro Table 2-Top  
26"Dia x 29"H powder coated frame in  
yellow

Back Patio



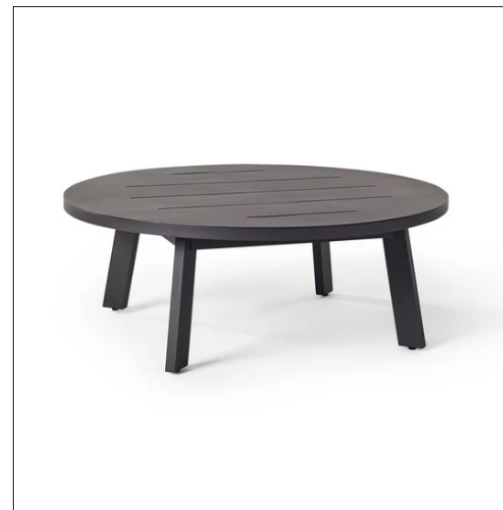
Dining Table  
72"W x 36"D x 30"H  
teak tabletop with powder coated base  
in black



Dining Chair  
20"W x 23"D x 32"H powder coated  
base in black with  
teak backrest



Lounge Chair  
26"W x 28"D x 28"H wicker seat with  
black powder coated base



Coffee Table  
43"Dia. x 16"H powder coated frame in  
black



Umbrella  
9'Dia black canopy with  
black base

# 45 N RIVERVIEW ST

---



## 45 N. Riverview St

The historic home at 45 N. Riverview Street will be restored and turned into a private coworking and meeting space for COhatch members. On the weekends, it will open for events and markets of all sorts.

Externally, the house's existing horizontal siding, corner trim, and standing seam metal roof are proposed to be repaired and restored. The roof height of the enclosed porch will be raised by 1'-3" to 8'-0" in order to match that of the main portion of the house. Similarly, the bottom of the addition to the west is to be raised 1'-3", decreasing the slope of the roof to align with the 8'-0" bearing height of the rest of the house. The enclosed porch to the east will receive a fiber cement board siding and trim, and its CMU foundation will receive a stacked stone veneer. A new porch with open lattice and stacked stone piers, is proposed to replace its existing foundation, which has deteriorated over the years.

In the interior space, the second floor attic is to be removed to create a double height space in the original portion of the building. The existing chimney is not structurally sound and will be demolished and rebuilt in place. The current ladder access to the basement will be removed and a hatch installed to provide a service access. The existing floor of the addition in the east is proposed to increase by 8" to provide ADA accessibility throughout the entire building.



1. SW 2848 Roycroft Bronze Green



2. SW 7642 Pavestone



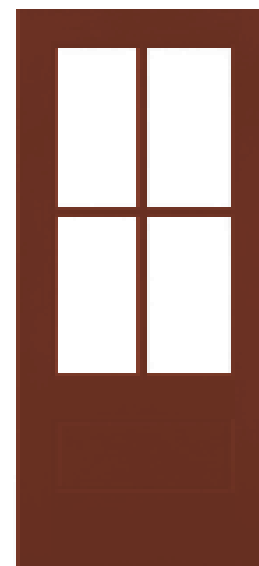
3. SW 9565 Forged Steel



4. Standing seam metal roof, DMI Putty



5. SW 2839 Roycroft Copper Red



6. Pella fiberglass entry door with traditional simulated-divided-light grille or equiv.



7. Pella Lifestyle Series, aluminum clad double-hung window with traditional simulated-divided-light grille or Andersen or equivalent

### 45 N Riverview Entry Door



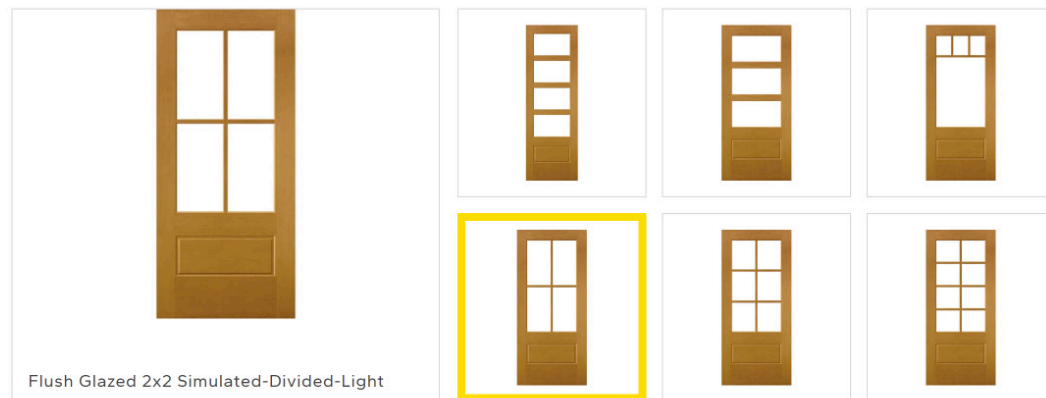
#### Flush Glazed 3/4 Light Fiberglass Entry Door

Make a contemporary design statement with a Flush Glazed 3/4 Light fiberglass front door. Glass is inset into the frame for cleaner sightlines and more light than the traditional 3/4 Light door. With a high performing composite frame and fiberglass panel, you can trust your front door to resist against dents, rot and corrosion.

- Optional obscure, textured glass creates more privacy in your entryway.
- High performing and exceptionally durable fiberglass panel.
- Available in realistic wood grain or with a smooth texture, and in a variety of beautiful finishes.
- Product #500005

Permanently bonded to the interior and exterior of the glass, simulated-divided-light grilles deliver the authentic look of individual panes of glass with better energy efficiency.

Full Light    3/4 Light    1/2 Light





Decomposed granite patio and  
ADA access



Belden clay pavers  
(approach walks)



Stone wall with cast stone cap



Limestone steps



45 N Riverview Wall Sconce

Manor House Small Outdoor Wall Light

SPEC #

HIN51863



BRAND Hinkley Lighting

DESCRIPTION

The Manor House Small Outdoor Wall Sconce features Clear beveled glass panels with Black finish over cast aluminum. One 60 watt, 120 volt, A19type Medium base incandescent lamp is required, but not included. General light distribution. 7 inch width x 12 inch height x 7 inch depth. Rated for Wet Locations.



Shown in: Black / Clear



SHADE COLOR	Clear
BODY FINISH	Black
WATTAGE	8W
DIMMER	Standard 120V
DIMENSIONS	7"W x 12"H x 7"D
BULB NOT INCLUDED	
LAMP	A19/Medium (E26)/8W/120V LED A19/Medium (E26)/120V LED A19/Medium (E26)/60W/120V Incandescent

SPEC # HIN51863

45 N Riverview Patio String Lights

LINEAR LIGHTING / LS-M



LIGHT STRING

Commercial Grade E26

Commercial E26 Medium base stringers are perfect for any outdoor patio or lighting display. Commercial grade stringers are weather resistant and designed for long term usage. Includes guy-wire loop for additional support for large spans or spaces. E26 base sockets are perfect for any standard LED or incandescent bulbs giving you the creative freedom for your lighting display.

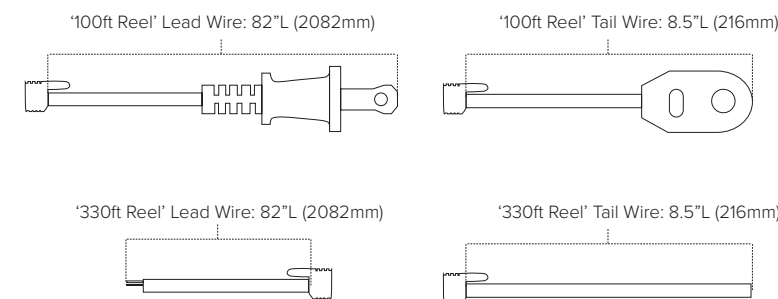
- Great decorative lighting product for patios, gazebos, building outlines, event tents, and retail walkways
- Factory-molded, formulated PVC sockets on heavy-duty wire form a tight weather resistant seal around bulbs
- Suitable for indoor and outdoor commercial applications
- E26 Medium base decorative bulbs sold separately



LS-M SERIES QUICK SPECS

SERIES	LS-M
INPUT VOLTAGE	120V AC
WATTAGE	25W per socket
MAX RUN	1200W
CABLE TYPE	14AWG SJTW 2-Wire
SOCKET TYPE	E26
SOCKET SPACING	24"
CUT INCREMENTS	Field cuttable (Must be properly sealed)
IP RATING	IP64 - Wet Location

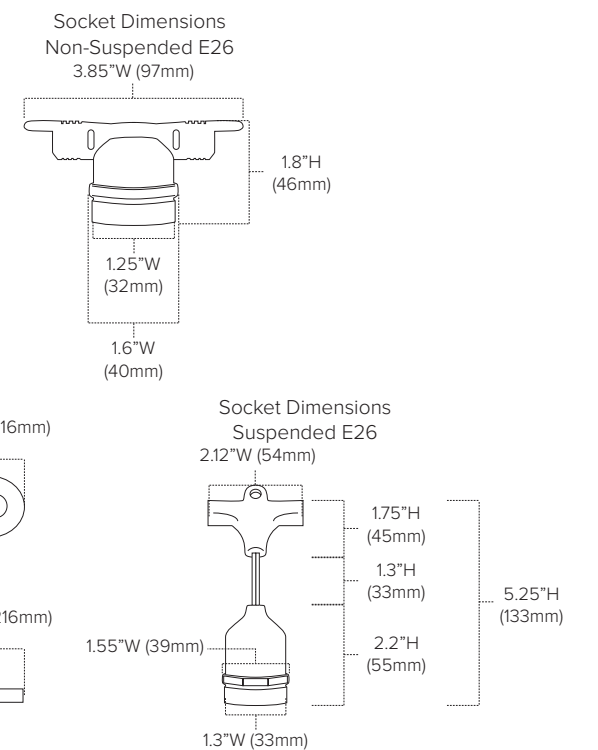
Interconnected strings must be properly sealed and strain relief protected with electrical tape at each connection point. For non-rated LS product, any cut ends must be sealed with LS-MMS-END and/or electrical tape (ensure proper seal to preclude entrance of water). Keep lamps at least 4.9m/16ft away from pools and spas.



PROJECT: \_\_\_\_\_  
TYPE: \_\_\_\_\_  
LOCATION: \_\_\_\_\_  
CATALOG NUMBER: \_\_\_\_\_



LS-M SERIES QUICK DIMENSIONS





Front Porch



Lounge Chair  
30"W x 30"D x 28"H powder  
coated frame in black with  
upholstered cushions

Back Patio



Picnic Table  
96"W x 72"D x 30"H composite  
wood top with powder coated base  
in black



Adirondack Chair  
32"W x 34"D x 28"H composite  
wood in green



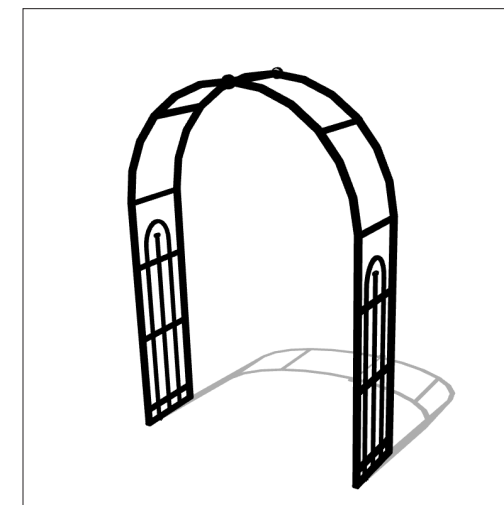
Solo Stove Fire Pit



Accent Table  
15"Dia x 18"H copper



Stool  
14"Dia x 18"H concrete



Arbor  
54"W x 18"D x 78"H black  
metal frame

# 37 N RIVERVIEW ST

---



## 37 N. Riverview

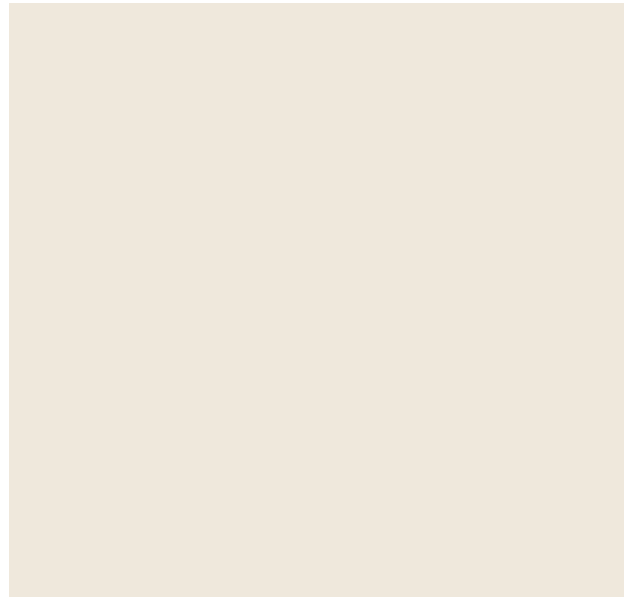
Built around the 1870s, this historic home at 37 N. Riverview Street will be carefully renovated and turned into a private coworking and meeting space for COhatch members. On the weekends, it will open for events and markets of all sorts.

The exterior of the house will be repaired and restored. Different widths of horizontal cedar siding will be utilized to differentiate the original structure from later additions, and the board & batten siding on the west facade will be replaced. The current porches are proposed to be demolished and replaced by a wrap-around porch to enhance the house's curb appeal and help activate street life. The roof height of the existing addition to the west is proposed to increase by 1'-8," resulting in a new bearing height of 8'-0" to match the rest of the building. All roofs, new and existing, will be standing seam metal roofs.

In the interior space, the current basement stairs will be demolished and replaced with a hatch to provide a service access. The second floor attic will be removed to create a double height space, revealing the historic rafters. The existing mantle and stairs will be kept in place to acknowledge the original program of the building.



1. SW 2821 Downing Stone



2. SW 7002 Downy



3. Standing Seam Metal Roof DMI Dark Bronze



4. Pella Lifestyle Series, aluminum clad double-hung window or Andersen or equivalent



5. Pella Craftsman Light Fiberglass Entry Door or equiv.

## 37 N Riverview Entry Door



### Craftsman Light Fiberglass Entry Door

For an inviting welcome to your craftsman home, consider a Craftsman Light fiberglass front door. While many think of wood for craftsman front doors, fiberglass craftsman doors look like wood without the maintenance. You can personalize your craftsman fiberglass door with a dentil shelf and decorative glass to perfectly complement your home.

- Long-lasting, dependable performance with a high-performing fiberglass panel.
- Traditional craftsman door style without the maintenance of wood.
- Incredibly efficient composite frame and fiberglass panel resists warping, dents and rot.
- Product #500003



Irregular flagstone pavers



Wood pergola



Belden clay pavers  
(approach walks)



Wood deck



Stone Outcropping

37 N Riverview Wall Sconce

Lightology

Briton Outdoor Wall Sconce

SPEC #

STC351863



BRAND

Satco

DESCRIPTION

Briton Outdoor Wall Sconce features Clear glass panels with an Old Bronze, Textured Black, or White finish. One 60 watt, 120 volt A19 type Medium base incandescent bulb is required, but not included. UL listed for wet locations. 6 inch width x 18 inch height x 6.125 inch depth.



Shown in: Textured Black / Clear

SHADE COLOR	Clear
BODY FINISH	Textured Black
WATTAGE	8W
DIMMER	Standard 120V
DIMENSIONS	6"W x 18"H x 6.13"D
BULB NOT INCLUDED	
LAMP	1 x A19/Medium (E26)/8W/120V LED 1 x A19/Medium (E26)/60W/120V Incandescent

SPEC # STC351863

37 N Riverview Patio Pendant

Lightology

Markis Outdoor Pendant

SPEC #

EUF1263204



BRAND

Eurofase

DESCRIPTION

The Markis Outdoor Pendant offers a relaxed, natural look for your porch, outdoor dining area, or other covered outdoor space. Its round woven rope shade lends an airy feel and lets warm ambient light shine through.



Shown in: Black / Khaki

SHADE COLOR	Khaki
BODY FINISH	Black
WATTAGE	9W
DIMMER	Standard 120V
DIMENSIONS	22"W x 17"H
BULB NOT INCLUDED	
LAMP	1 x A19/Medium (E26)/9W/120V LED

SPEC # EUF1263204



Front Porch



Rocking Chair  
27"W x 34"D x 45"H composite wood in gray



Porch Swing  
48"W x 24"D x 23"H composite wood in white

Back Patio



Sofa  
96"W x 28"D x 30"H powder coated frame in slate gray with woven seat/backrest



Lounge Chair  
28"W x 27"D x 26"H powder coated frame in yellow



Coffee Table  
60"W x 30"D x 14"H powder coated frame in charcoal



Dining Height Chair  
23.5"W x 23.5"D x 30"H powder coated frame in black with teak wood seat



Dining Table  
36"W x 36"D x 30"H powder coated frame in black



Umbrella  
10' Dia cantilever canopy with black base and canopy



# SIGNAGE

---

# Signage: Inspiration & Design References



FOR CITY APPROVAL

**RIVERVIEW VILLAGE**

*On Village Property*

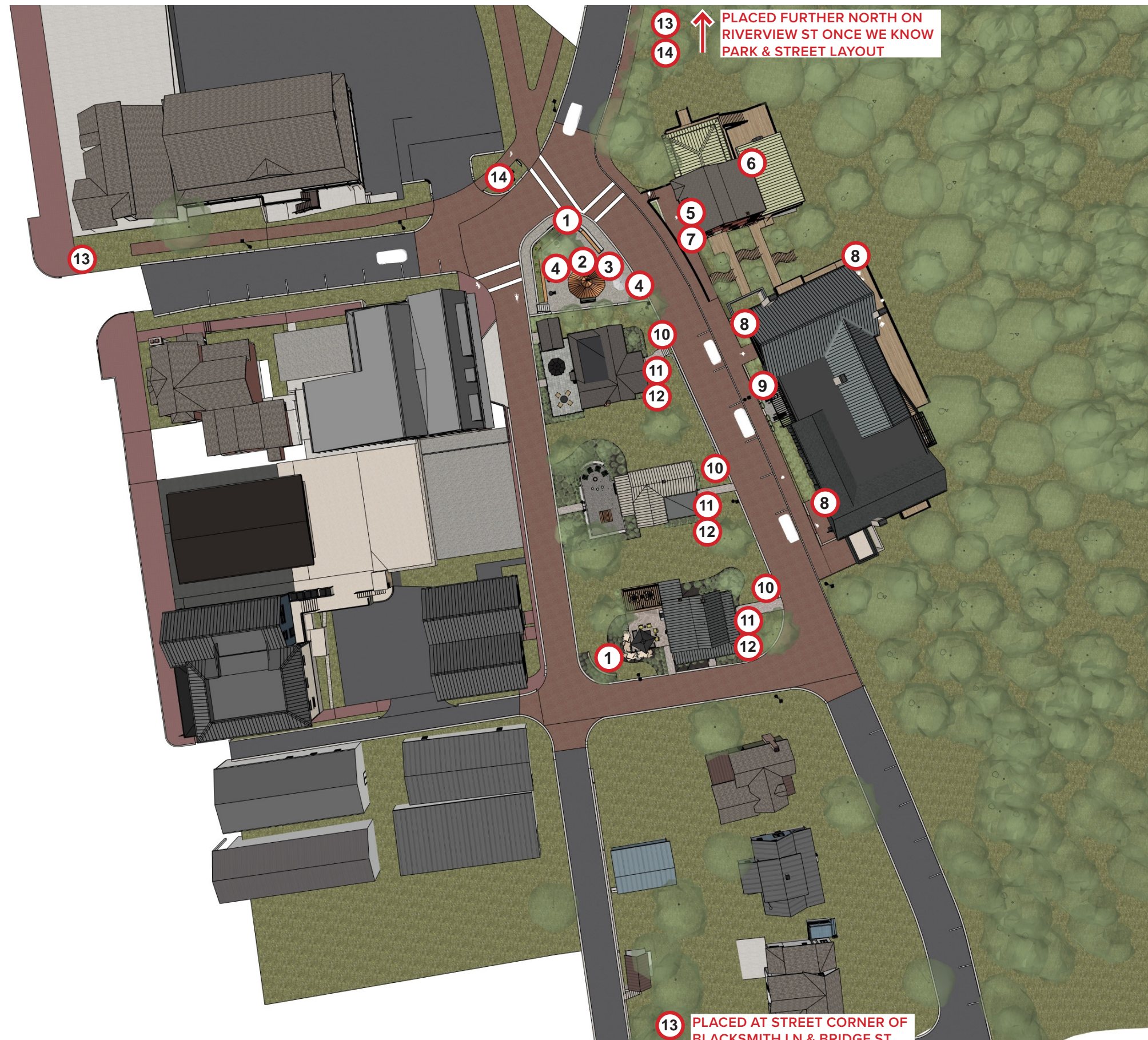
- 1 Monument Sign
- 2 Plaza Kiosk Main Sign
- 3 Plaza Kiosk Blade Sign
- 4 Cart Vendor Signage
- 5 Red House Main Sign
- 6 Red House Blade Sign
- 7 Red House Address Number
- 8 COhatch Blade Sign
- 9 COhatch Address Number
- 10 COhatch Meeting House Street Post Sign
- 11 COhatch Meeting House Address Number
- 12 COhatch Meeting House Plaque

FOR CITY COLLABORATION

**RIVERVIEW VILLAGE**

*On City of Dublin Property*

- 13 District Directional Sign
- 14 Community Event Signage



# RIVERVIEW VILLAGE

Base Typographic Lockup

# RIVERVIEW VILLAGE

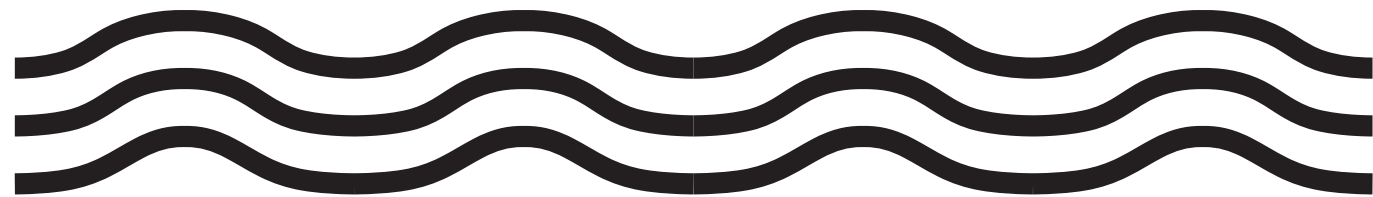
OF HISTORIC DUBLIN

1234567890

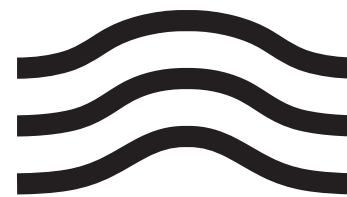
Mr Eaves is used if  
we need sans serif for  
content

**Mr Eaves is used if  
content**

Initial Typography Look & Feel



Graphic Element: Triple Wave



Graphic Element: Wave Unit



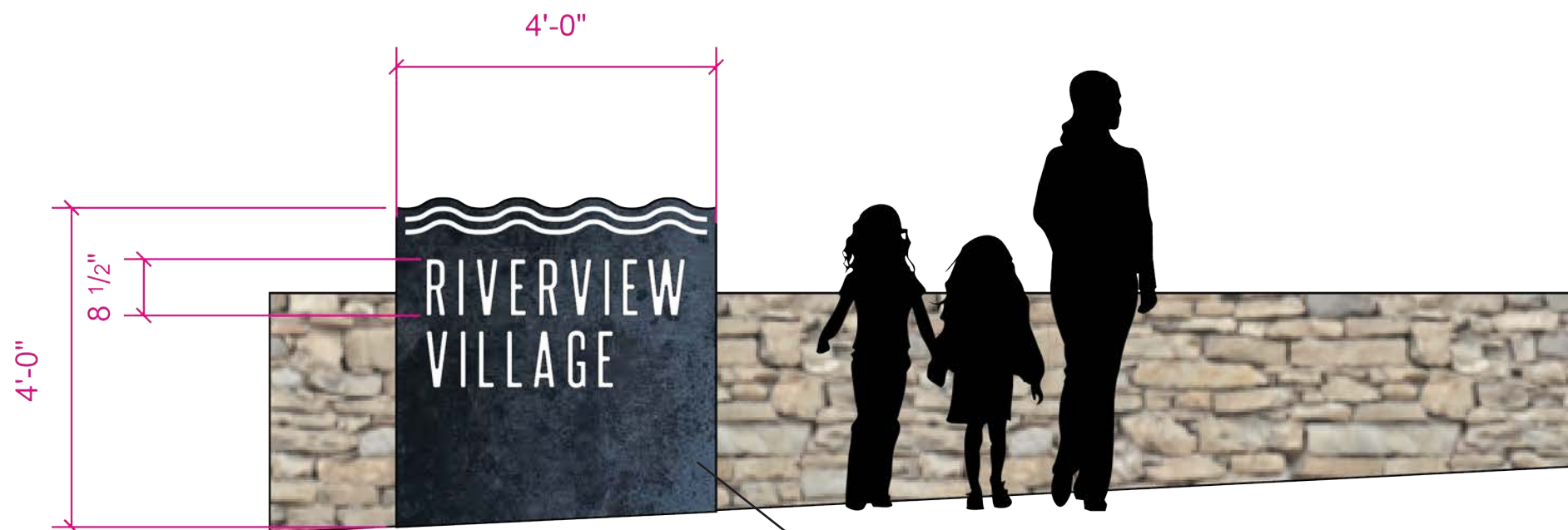
Graphic Element: Single Wave



Graphic Element: Solid Wave Background







**01: Monument Sign**

Blackened steel monument sign permanently installed flush to stone wall. Dimensional logo with white faces and white returns, 3/4" THK, pin-mounted to panel. Externally illuminated with landscape lighting.



Blackened steel texture reference



Rendering Reference







Rendering Reference

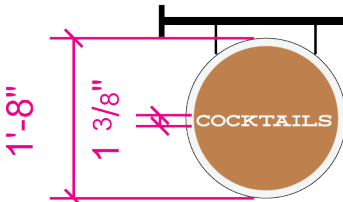
5'-7 1/4"



**02: Plaza Kiosk Main Sign**

Dimensional logo, 1" THK dimensional letters, white faces with white returns, adhered directly to facade. Externally illuminated.

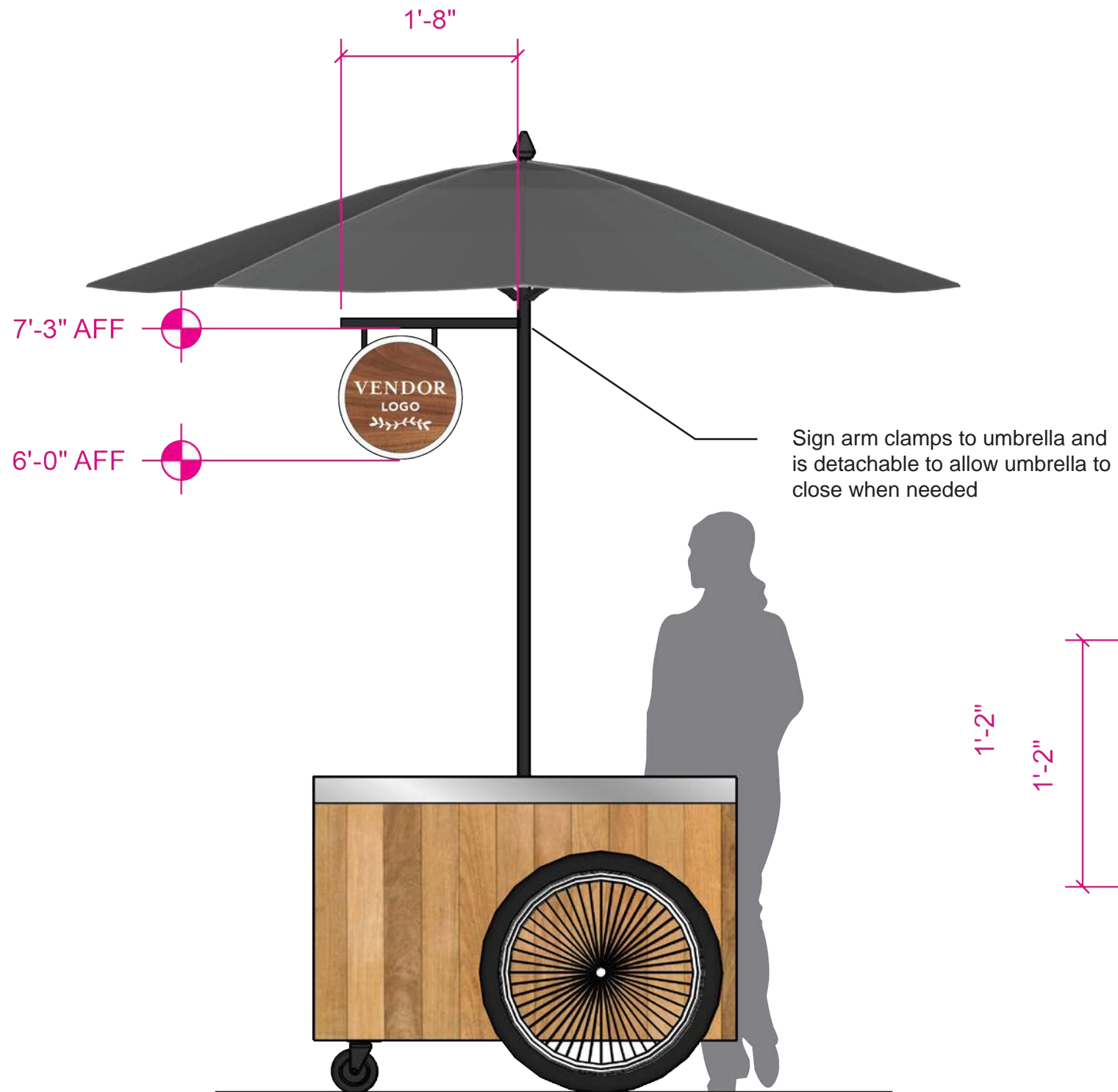
Final design pending on tenant and brand.



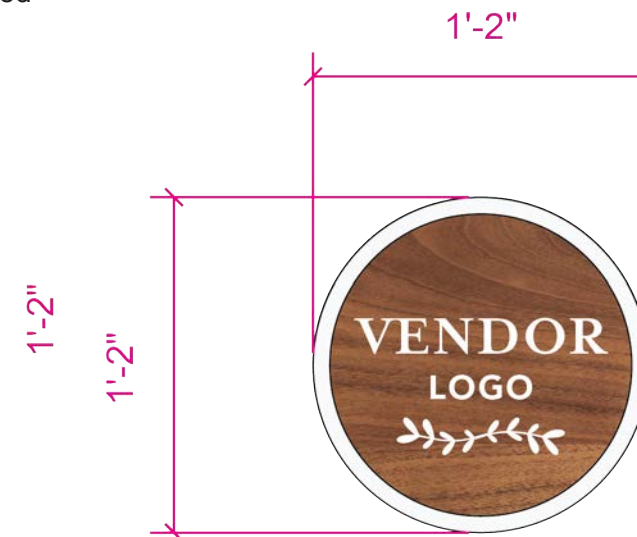
**03: Plaza Kiosk Blade Sign**

Double-sided blade sign is 1 1/2" THK white PVC. Bracket arm is square aluminum tube painted black attached to kiosk facade. AFF = 85". Externally illuminated by lighting element within or attached to bracket.

Final design pending on tenant and brand.



Rendering Reference



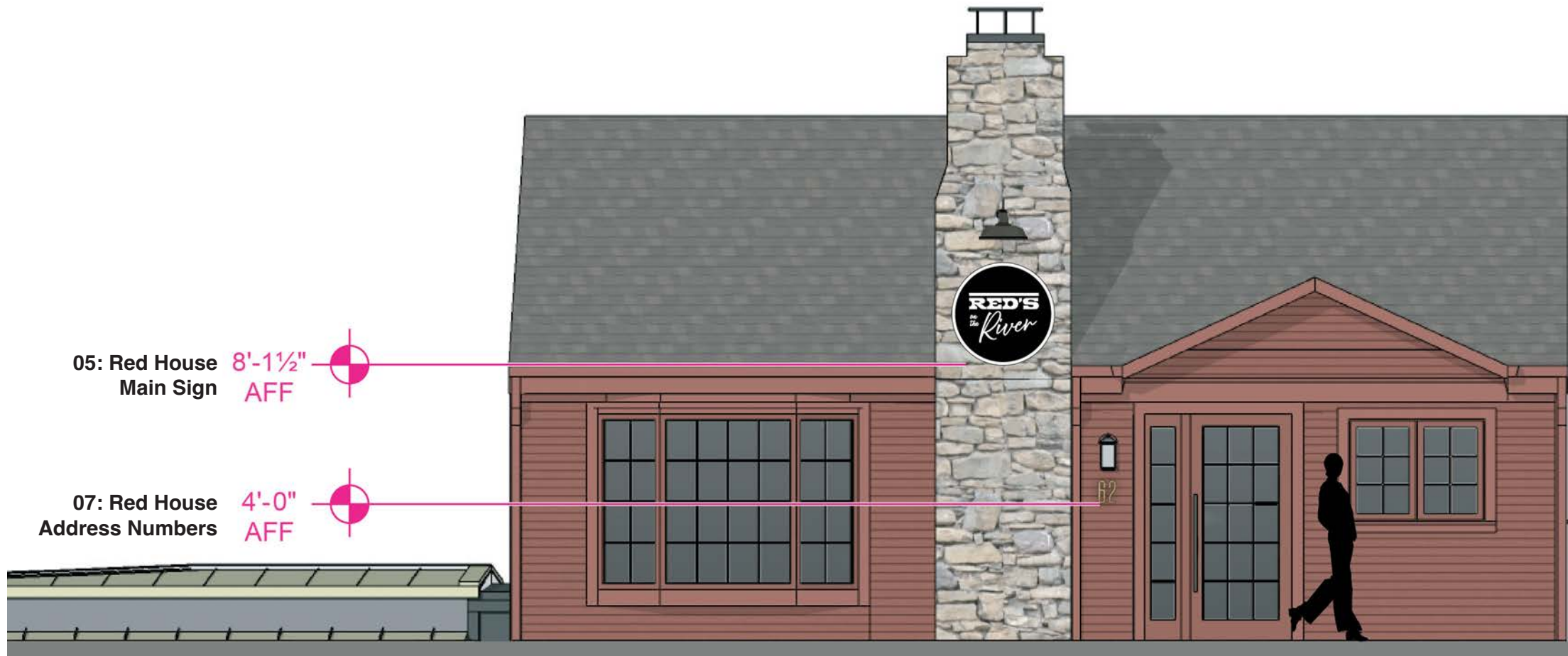
**04: Cart Vendor Signage**

Double-sided blade sign, 1" THK white PVC. Bracket arm is round aluminum tube painted black attached to kiosk facade. Externally illuminated by lighting element within or attached to bracket.

**Final design pending on tenant and brand.**







05: Red House Main Sign  
8'-1 1/2"  
AFF

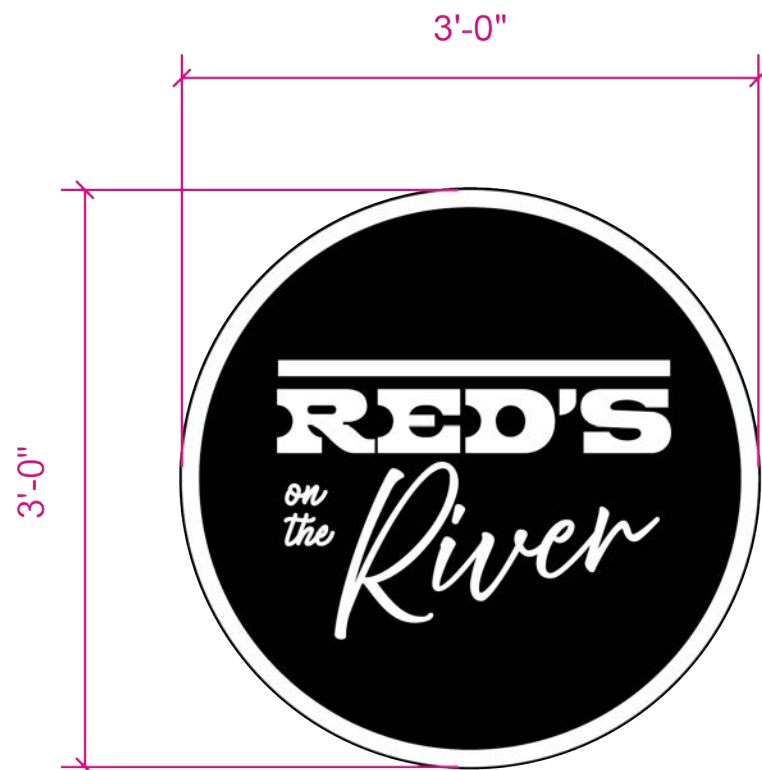
07: Red House Address Numbers  
4'-0"  
AFF



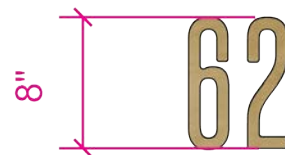
Rendering Reference



Historic Dublin Wall Sign Reference



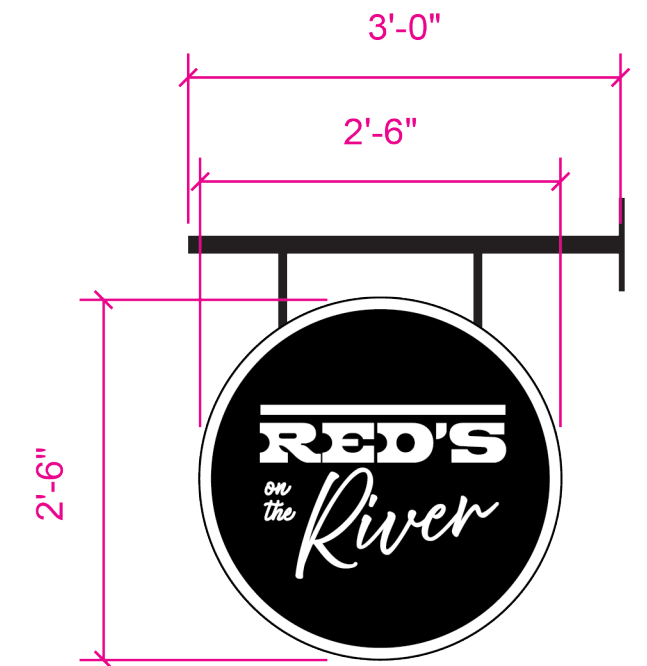
**05: Red House Main Sign**  
Dimensional wall sign similar to typical Historic Dublin wall signage. Sign mounted flush to stone chimney. Externally illuminated.  
  
Final design pending on tenant and brand.



**07: Red House Address Numbers**  
Antiqued brass, 8" high dimensional numbers pin-mounted to facade.  
  
Final design pending on tenant and brand.



Rendering Reference



**06: Red House Blade Sign**

Double-sided blade sign is 1½" THK white PVC. Bracket arm is square aluminum tube painted black attached to facade. Externally illuminated.

**Final design pending on tenant and brand.**

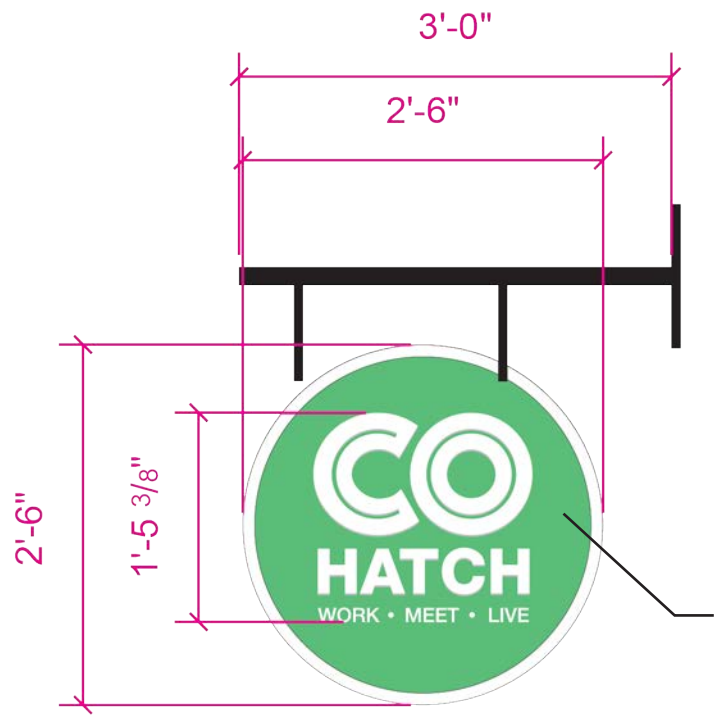




08: COhatch Blade Sign

09: COhatch Blade Sign

08: COhatch Blade Sign



08: COhatch Blade Signs

Double-sided blade sign is 1½" THK white PVC. Bracket arm is square aluminum tube painted black attached to kiosk facade. Externally illuminated by fixture attached to or within bracket.

Background to match SW 6725 Pickle



09: COhatch Address Number

Rust-free metal numbers painted SW 7005 Pure White, pin-mounted to exterior.



Rendering Reference





08: COhatch Blade Sign

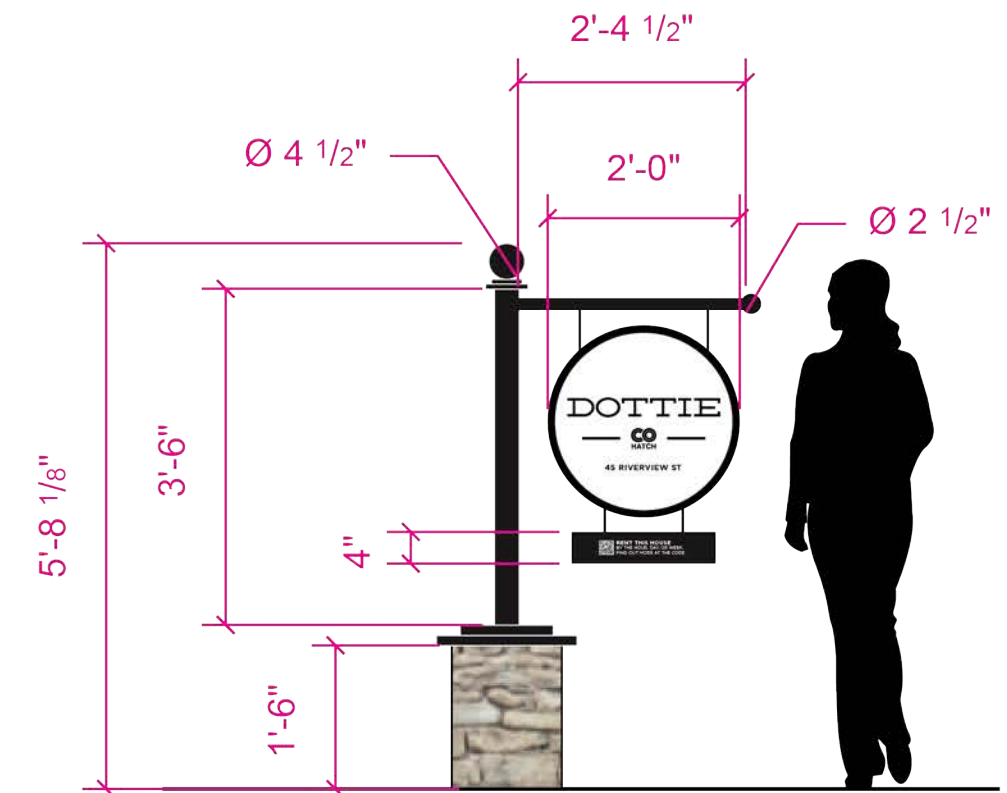


Rendering Reference

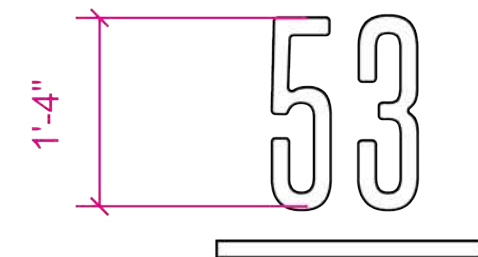




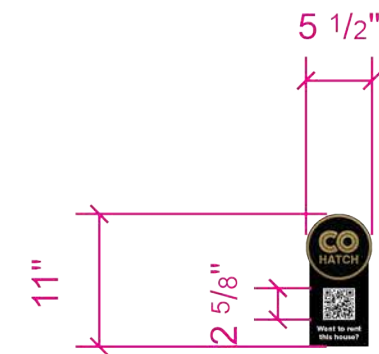




Street Post Sign



Address Numbers

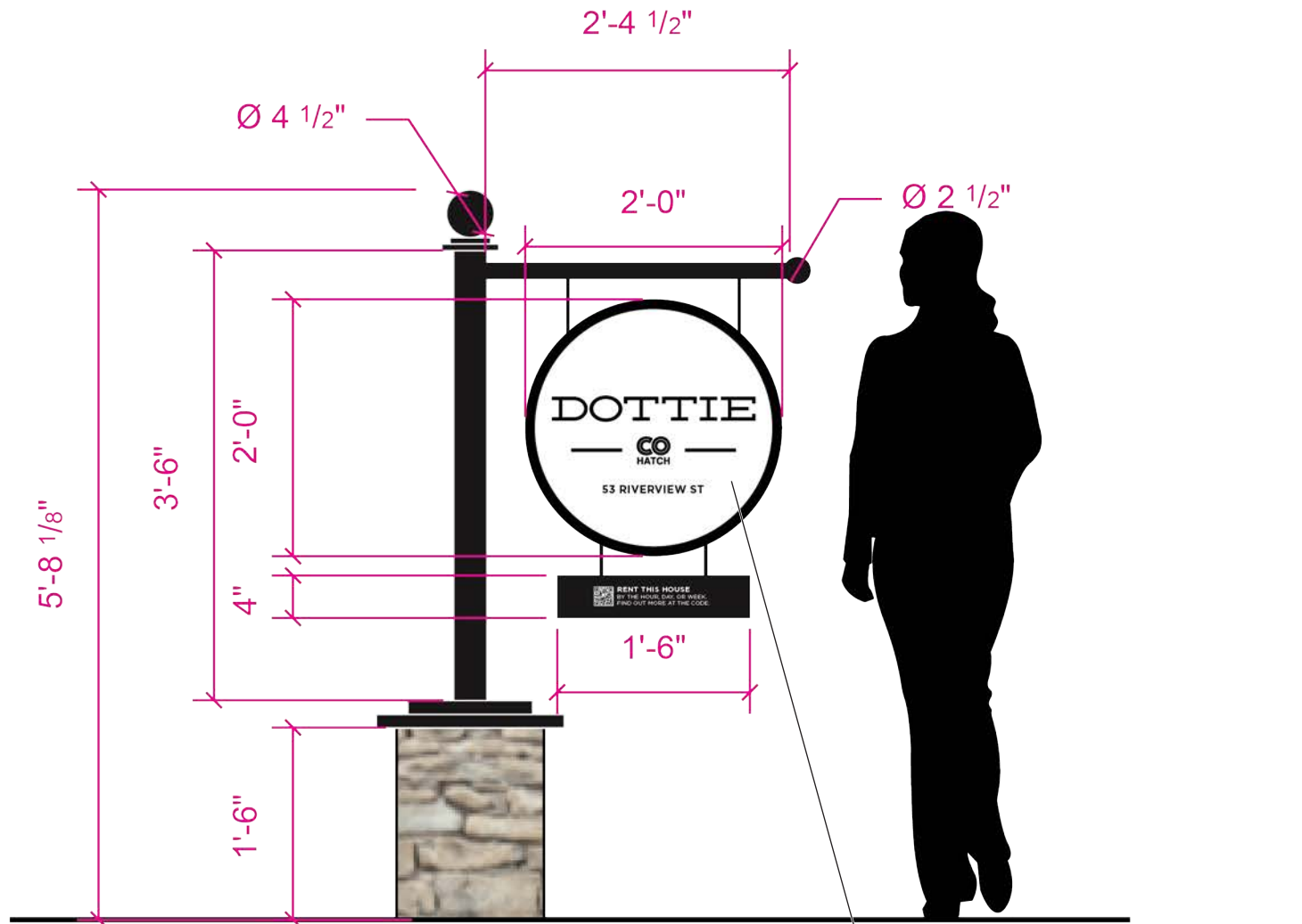


SCALE = 3/4" - 1'

SCALE = 1/4" - 1'



09.A - Dottie



09: Meeting House Street Post Sign

Double-sided blade sign, 1" THK white PVC with secondary hanging sign for additional information. Round blade sign hangs from round aluminum arm and post structure, painted SW 6258 Tricorn Black, finished with a round finial. Post is set in stacked stone base to match aesthetic of neighborhood. Externally illuminated.

Final design pending.

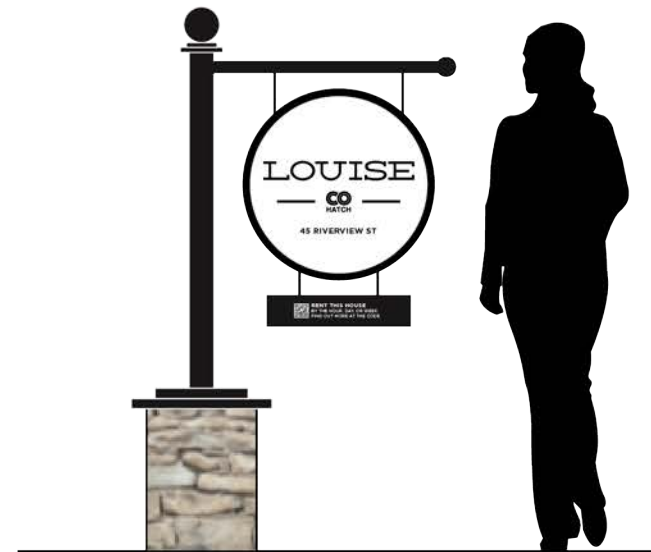
- SW 7005 Pure White
- SW 6258 Tricorn Black

09.B - Peggy



SCALE = 1/2" - 1'

09.C - Louise



SCALE = 1/2" - 1'

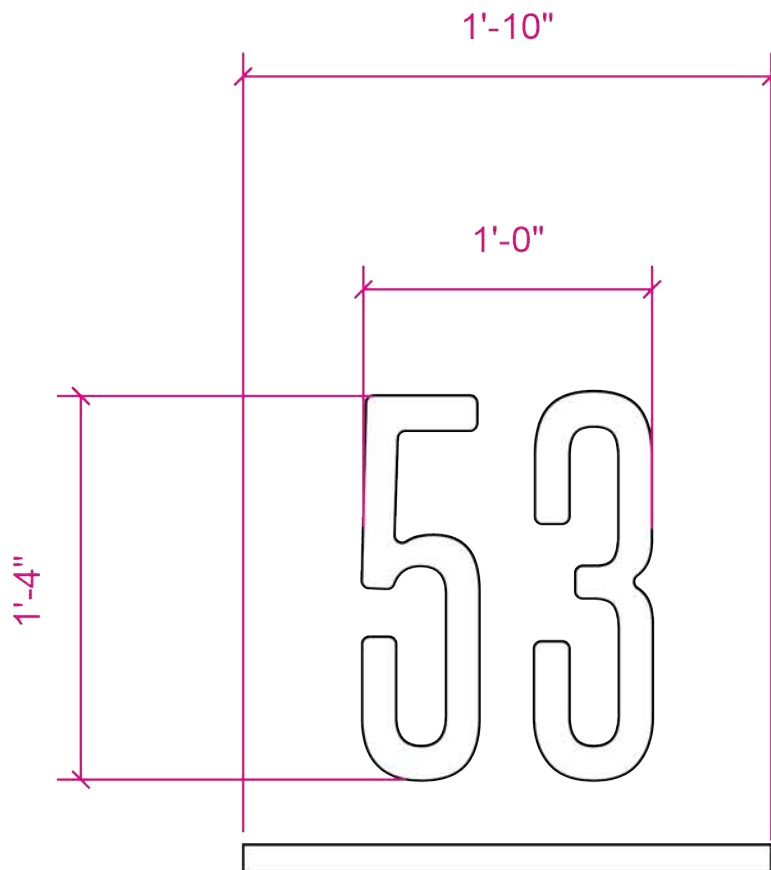


Rendering Reference

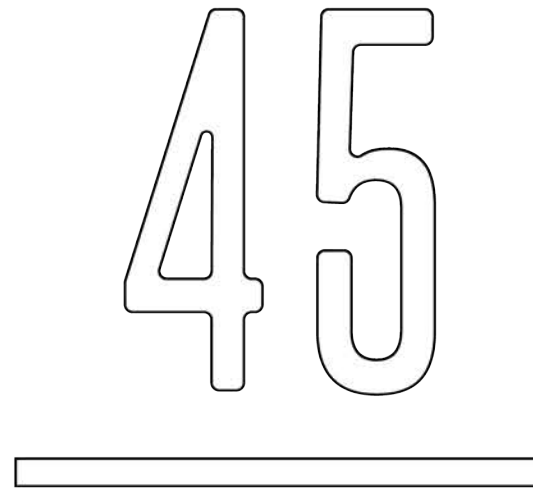


Hardware Reference

10.A - 53



10.B - 45



10.C - 37

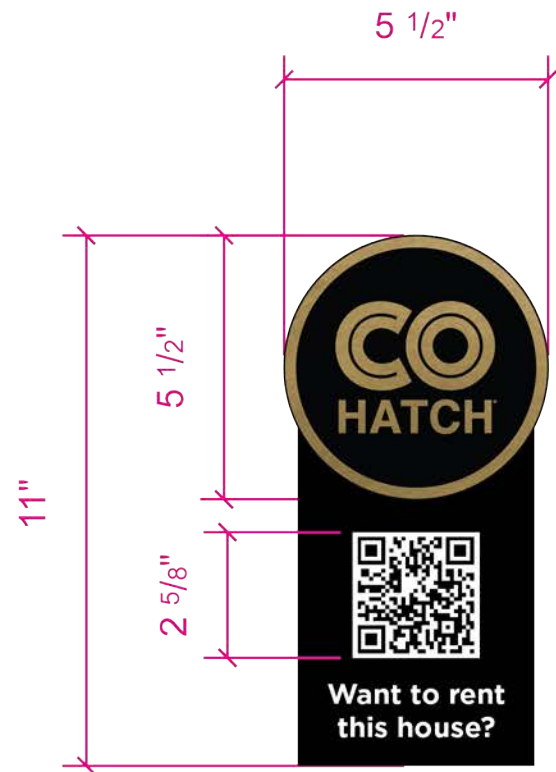


Rendering Reference

**10: Meeting House Address Number**

Address numbers painted directly to facade of houses in contrasting color. Color will be SW 7005 Pure White or SW 6258 Tricorn Black, pending paint swatch testing for best legibility.

**Final design pending.**



**11: Meeting House Plaque**  
 Custom bronze plaque with raised logo, black infill. Plaque will allow for changable sticker overlay.  
**Final design pending.**



Rendering Reference



Historical Plaque Design Reference