FINAL DEVELOPMENT PLAN
FOR
COHATCH - RIVERVIEW VILLAGE
37-62 NORTH RIVERVIEW STREET
DUBLIN, OHIO 43017
2025

SURVEY NOTES

1. BEARINGS HERON BASED ON N25°10'17"W FOR THE EASTERLY RIGHT OF WAY LINE OF N. RIVERVIEW ST., PER AN OHIO RTN SURVEY, SPCS GRID, OHIO SOUTH ZONE, NAD83, 2023 ADJUSTMENT, US SURVEY FEET.
2. UTILITIES SHOWN HEREON BASED ON FIELD EVIDENCE, RECORD PLANS AND MARKINGS THROUGH CALL TO OUPS, TICKET Nos. A400801291, A400801278, B400800626, AND A400801252.

BASIS OF BEARINGS

SURVEY COORDINATE SYSTEM REFERENCED TO STATE PLANE GRID, OHIO SOUTH ZONE, PER AN OHIO RTN SURVEY.

VERTICAL DATUM

ELEVATIONS ARE BASED ON NORTH AMERICAN VERTICAL DATUM OF 1988 (NAVD88)

BENCHMARKS

A. A CHISELED "X" SET ON THE EAST RIM OF THE SANITARY MANHOLE LOCATED ON THE EAST SIDE OF THE INTERSECTION OF NORTH RIVERVIEW STREET AND NORTH STREET. ELEV=805.32

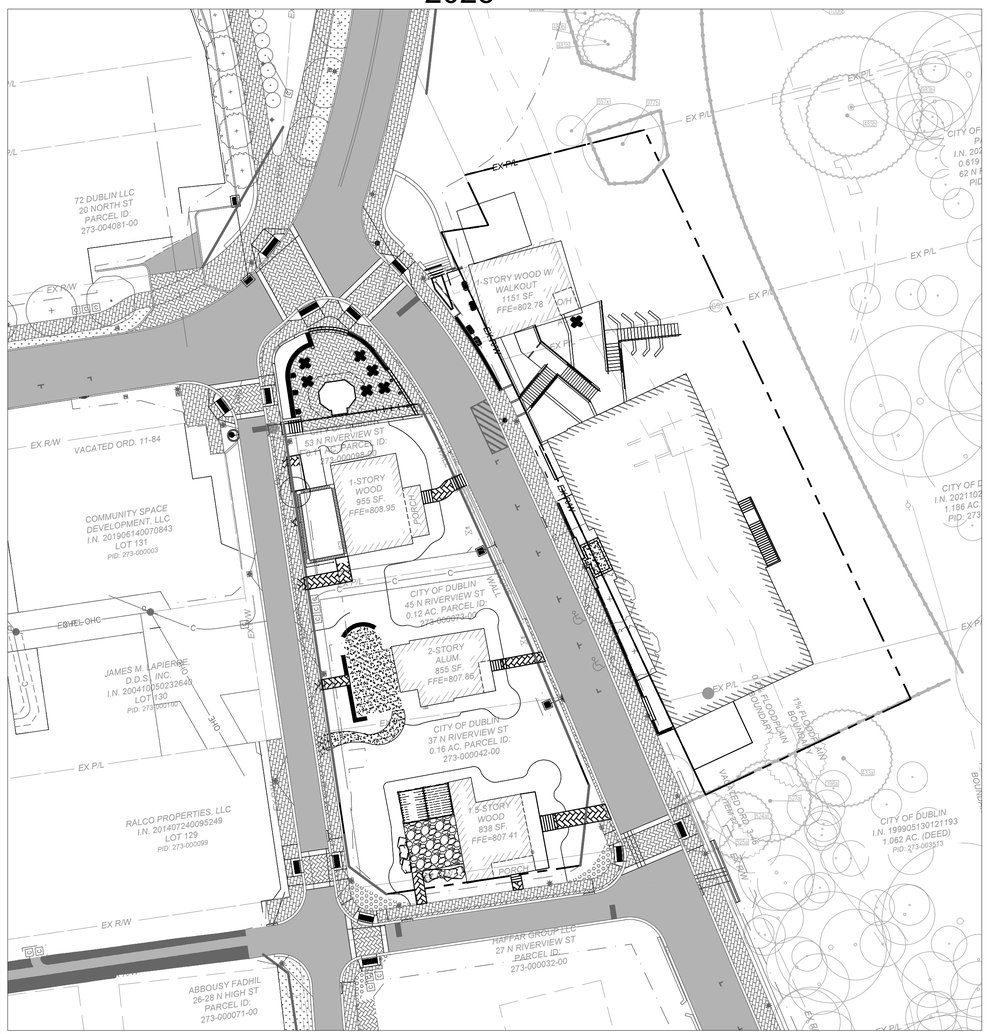
B. A CHISELED "X" SET ON THE NORTH RIM OF THE SANITARY MANHOLE LOCATED AT THE INTERSECTION OF NORTH RIVERVIEW STREET AND WING HILL ALLEY. ELEV=801.81

COMMERCIAL BUILDING SUMMARY TABLE			
BUILDING		OFFICE & RESTAURANT	
BUILDING TYPE		HISTORIC MIXED USE	
EATING AND DRINKING AREA		7,880 SF	
OFFICE AREA		14,095 SF	
COMMERCIAL PARKING CALCULATION			
BUILDING	USE / SQUARE FOOTAGE	MINIMUM SPACES	MAXIMUM SPACES
53 N RIVERVIEW ST	EATING & DRINKING / 1,130 SF	10:1000 SF = 12 SPACES	
45 N RIVERVIEW ST	OFFICE, GENERAL / 915 SF	2.5:1000 SF = 3 SPACES	
37 N RIVERVIEW ST	OFFICE, GENERAL / 1,130 SF	2.5:1000 SF = 3 SPACES	
62 N RIVERVIEW ST	RESTAURANT / 3,005 SF	10:1000 SF = 31 SPACES	
	PATIO / 1,545 SF	10:1000 SF = 16 SPACES	
NEW BULDING	EVENT SPACE - EATING & DRINKING / 2,200 SF	10:1000 SF = 22 SPACES	N/A
	OFFICE, GENERAL / 12,050 SF	2.5:1000 SF = 31 SPACES	
REQUIRED PARKING		118 SPACES	
PROPOSED PARKING		* ADDRESSED THROUGH PARKING PLAN	
REQUIRED ADA PARKING (VAN/TOTAL)		1 / 2	
PROVIDED ADA PARKING (VAN/TOTAL)		0	
REQUIRED BIKE PARKING		1:10 SPACES = 12	N/A
PROPOSED BIKE PARKING		12	

* REQUIRED PARKING SPACES, INLCUDING ADA, HAVE BEEN PROVIDED ACCORDING TO PARKING PLAN APPROVED AT PDP.

BUILDING SUMMARY TABLE	
ZONING CLASSIFICATION/ DISTRICT	HD-HC: HISTORIC DISTRICT - HISTORIC CORE
MAXIMUM BUILDING HEIGHT	30'-0"
BUILDING HEIGHT	20'-0" AT STREET GRADE, 62'-8" AT REAR.
MAXIMUM LOT COVERAGE	85 %
LOT COVERAGE (53 N RIVERVIEW ST)	50.6%
LOT COVERAGE (45 N RIVERVIEW ST)	35.8%
LOT COVERAGE (37 N RIVERVIEW ST)	30.2%
LOT COVERAGE (62 N RIVERVIEW ST)	61.5%
REQUIRED SETBACK (FRONT/SIDE/REAR)	0' / 0' / 5'
BUILDING SETBACK (53 N RIVERVIEW ST - FRONT/NORTH/SOUTH/REAR)	14' / 18' / 10.5' / 16'
SHED SETBACK (53 N RIVERVIEW ST - FRONT/NORTH/SOUTH/REAR)	45.08' / 10' / 41.58' / 4'
BUILDING SETBACK (45 N RIVERVIEW ST - FRONT/NORTH/SOUTH/REAR)	14.5' / 25.58' / 4.25' / 29.16'
DECK SETBACK (45 N RIVERVIEW ST - FRONT/NORTH/SOUTH/REAR)	52' / 17.75' / 3.5' / 10.67'
BUILDING SETBACK (37 N RIVERVIEW ST - FRONT/NORTH/SOUTH/REAR)	21.08' / 26.25' / -4.58' / 43.67'
PATIO SETBACK (37 N RIVERVIEW ST - FRONT/NORTH/SOUTH/REAR)	52' / 26.25' / 2.67' / 23.25'
BUILDING SETBACK (62 N RIVERVIEW ST - FRONT/NORTH/SOUTH/REAR)	0' / 11.33' / 28.83' / 28.67'
DECK SETBACK (62 N RIVERVIEW ST - FRONT/NORTH/SOUTH/REAR)	-8.17 / 2.25' / 51.33' / 10'

SITE DATA TABLE	
TOTAL SITE AREA (AC)	0.86
TOTAL DISTURBED PROPERTY AREA (AC)	0.40
TOTAL DISTURBED R/W AREA (AC)	0.05
PRE-DEVELOPED IMPERVIOUS (AC)	0.12
POST-DEVELOPED IMPERVIOUS (AC)	0.44
EXISTING PERCENT IMPERVIOUS	13.14
PROPOSED PERCENT IMPERVIOUS	48.19



UNDERGROUND UTILITIES
2 WORKING DAYS BEFORE YOU DIG
CALL 800-362-2764 (TOLL FREE) OHIO UTILITIES PROTECTION SERVICE NON-MEMBER MUST BE CALLED DIRECTLY

NORTH

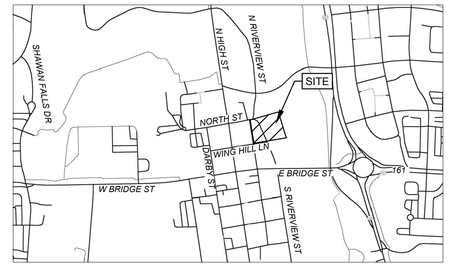
INDEX MAP

SCALE: 1"=30'

GRAPHIC SCALE

0 15' 30' 60'

1 INCH = 30 FEET



VICINITY MAP

NO SCALE

NORTH

OWNER/DEVELOPER:
COHATCH
25 NORTH ST
DUBLIN, OHIO 43017
CONTACT: MATT DAVIS
PHONE: 614-324-9232
EMAIL: MATT@COHATCH.COM

ARCHITECT:
TIM LAI ARCHITECT
401 W TOWN ST - STUDIO 233
COLUMBUS, OHIO 43215
CONTACT: ELIZA HO
PHONE: 614-321-5128
EMAIL: ELIZAHO@LAIARCHITECT.COM

DESIGN ENGINEER:
OSBORN ENGINEERING
130 E CHESTNUT ST - SUITE 401
COLUMBUS, OHIO 43215
CONTACT: DEREK HECKLER, PE
PHONE: 614-556-4272
EMAIL: DHECKLER@OSBORN-ENG.COM

SURVEYOR:
PRO BOUNDARY LAND SURVEYORS
8850 COMMERCE LOOP DR
COLUMBUS, OHIO 43240
CONTACT:
PHONE: 614-899-2209
EMAIL: TIM@PROBOUNDARY.COM

STORMWATER NOTE:
PER DUBLIN STORMWATER MANAGEMENT DESIGN MANUAL TABLE 2-1, STORMWATER QUANTITY IS NOT APPLICABLE DUE TO THE SITE BEING LOCATED IN THE HISTORIC DISTRICT AND LESS THAN 1 ACRE.

FLOOD DESIGNATION:
ACCORDING TO F.E.M.A. FLOOD INSURANCE RATE MAP #39049C0151K, DATED JUNE 17, 2008 FOR COMMUNITY NUMBER 390673, THE MAJORITY OF THIS PROPERTY IS IN ZONE AE AND A PART OF IT IS IN ZONE X.

PROJECT DESCRIPTION:
REDEVELOPMENT OF OFFICE USE BUILDINGS AND ADDITION OF A NEW BUILDING ALONG WITH THE ASSOCIATED UTILITY IMPROVEMENTS.

INDEX OF SHEETS

C001	TITLE SHEET
C002	EXISTING CONDITIONS
C003	EXISTING CONDITIONS
C004	DEMOLITION PLAN
C100	SITE STAKING PLAN
C200	SITE UTILITY PLAN
C300	SITE GRADING PLAN
C400	FLOODPLAIN EXHIBIT

COHATCH
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OSBORN ENGINEERING
130 E Chestnut Street - Suite 401 | Columbus, OH 43215
(614) 556-4272 www.osborn-eng.com

DUBLIN - RIVERVIEW VILLAGE DEVELOPMENT

COHATCH - RIVERVIEW VILLAGE

CITY OF DUBLIN OHIO

TAG	ISSUED	DATE
-	PDP SUBMITTAL	8/30/24
-	PDP SUBMITTAL	9/18/24
-	FDP SUBMITTAL	10/3/24
-	FDP SUBMITTAL	11/8/24
-	FDP SUBMITTAL	11/14/24
-	AFDP SUBMITTAL	05/14/25
-	AFDP SUBMITTAL	06/11/25
-	AFDP SUBMITTAL	09/11/25

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DRAWN BY ABC
CHECKED BY DMH
CLIENT PROJ NO.
OSBORN PROJ NO. J20220724.000

TITLE SHEET

DRAWING NO.

C001

P:\COhatch\J20220724.000_N_Riverview_St\Drawings\Civil\Sheets\J20220724.000 - C-001 - Title Sheet.dwg
9/12/2025 10:40 AM Church, Anthony

ALTA/NSPS LAND TITLE SURVEY

SITUATED IN:
VIRGINIA MILITARY SURVEY NUMBER 2542
AND ORIGINAL PLAT OF DUBLIN (P.B. 3, PG. 199)
CITY OF DUBLIN, FRANKLIN COUNTY, OHIO

LEGAL DESCRIPTION

PARCEL ID: 273-000042 PROPERTY ADDRESS: 37 N. Riverview Street, Dublin, OH 43017
Situated in the State of Ohio, County of Franklin and in the City of Dublin:
Being Lot Number One Hundred Thirteen (113) of said Village, as the same is numbered and delineated on the recorded plat thereof, of record in Plat Book No. 1, page 193, and Plat Book 3, page 199, Recorder's Office, Franklin County, Ohio.

PARCEL ID: 273-000073 PROPERTY ADDRESS: 45 N. Riverview Street, Dublin, OH 43017
Situated in the State of Ohio, County of Franklin and in the City of Dublin formerly Village of Dublin:
Being Lot Number One Hundred Fourteen (114) of said Village of Dublin and being the same premises conveyed to Amelia Wing and husband Marian J. Shipman by deed dated March 23, 1880.

PARCEL ID: 273-000098 PROPERTY ADDRESS: 53 N. Riverview Street, Dublin, OH 43017
Situated in the County of Franklin, State of Ohio, and in the City of Dublin, formerly the Village of Dublin:
Being Lot Number One Hundred Fifteen (115) in said City (formerly Village) of Dublin, as said lot is numbered and delineated on the recorded plat of said Village of record in Plat Book 3, page 199, in the Recorder's Office, Franklin County, Ohio.

PARCEL ID: 273-005565 PROPERTY ADDRESS: 62 N. Riverview Street, Dublin, OH 43017
Situated in the State of Ohio, County of Franklin, City of Dublin, in Virginia Military Survey No. 2542, and being a portion of a 0.829 acre tract of land conveyed to Thomas L. and William H. Bassett by deed of record in Official Record 8438 E19, Recorder's Office, Franklin County, Ohio, and bounded and described as follow:

Beginning at a ¾ inch I.D. iron pipe set at the intersection of the north line of Darby Street (66 feet wide) with the east line of Riverview Street (formerly Lower Street) (32 feet wide), at the northwest corner of said 0.829 acre tract, in a south line of a 9.253 acre tract of land (by recent survey by others) conveyed to Rivers Edge Two by deed of record in Official Record 6494 G09, Recorder's Office, Franklin County, Ohio and at the northwest corner of the easterly 18.00 feet of Riverview Street (originally 50 feet wide), as said 18.00 feet was vacated by Ordinance No. 3-46 of the Council of the Village of Dublin, Ohio, passed March 4, 1946;

Thence South 83° 48' 20" East along the north line of said 0.829 acre tract, along the north line of said vacated strip and along a portion of the south line of said 9.253 acre tract, a distance of 18.00 feet to a ¾ inch I.D. iron pipe set at a corner of said 0.829 acre tract, at the northeast corner of said vacated strip and at a said 9.253 acre tract;

Thence North 10° 32' 00" West, along a west line of said 0.829 acre tract and along a line of said 9.253 acre tract, a distance of 21.93 feet to a ¾ inch I.D. iron pipe set in an old stone wall, at a northwest corner of said 0.829 acre tract and at a corner of said 9.253 acre tract;

Thence South 89° 30' 48" East, along said old stone wall, along a north line of said 0.829 acre tract and along a south line of said 9.253 acre tract, a distance of 356.00 feet to a point on the approximate west bank of the Scioto River and the northeast corner of said 0.829 acre tract (passing a ¾ inch I.D. iron pipe set in said old stone wall at 283.12 feet);

Thence South 0° 01' 26" West down the approximate west bank of the Scioto River and along a portion of east line of said 0.829 acre tract, a distance of 74.37 feet to a point;

Thence North 89° 30' 48" West, parallel with and 74.37 feet southerly by perpendicular measurement from said old stone wall, from a north line of said 0.829 acre tract and from a south line of said 9.253 acre tract and crossing said 0.829 acre tract a distance of 360.46 feet to a point in the east line of Riverview Street, in a west line of said 0.829 acre tract and in west line of said vacated strip;

Thence North 10° 32' 00" West along the east line of Riverview Street, along a portion of the west line of said 0.829 acre tract and parallel with and 18.00 feet westerly by perpendicular measurement from the original east line of Riverview Street, a distance of 55.76 feet to a Place of Beginning, CONTAINING 0.619 ACRE OF LAND, more or less.

PARCEL ID: 273-005564 PROPERTY ADDRESS: N. Riverview Street, Dublin, OH 43017
Situated in the State of Ohio, County of Franklin, City of Dublin, in Virginia Military Survey No. 2542, and being 0.210 acre out of a 0.829 acre tract of land conveyed to Thomas L. and William H. Bassett by deed of record in Official Record 8438, Page E19, Recorder's Office, Franklin County, Ohio, and 0.976 acre out of a 2.351 acre tract of land conveyed to Thomas L. and William H. Bassett by deed of record in Official Record 8438, Page E14, Recorder's Office, Franklin County, Ohio, and bounded and described as follows:

Beginning, for reference, at a 3/4 inch I.D. iron pipe set at the intersection of the North line of Darby Street (66 feet wide) with the east line of Riverview Street (formerly Lower Street) (32 feet wide), at the Northwest corner of said 0.829 acre tract, in a South line of a 9.253 acre tract of land (by recent survey by others) conveyed to Rivers Edge Two by deed of record in Official Record 6494, Page G09, Recorder's Office, Franklin County, Ohio, and at the Northwest corner of the Easterly 18.00 feet of Riverview Street (originally 50 feet wide), as said 18.00 feet was vacated by Ordinance No. 3-46 of the Council of the Village of Dublin, passed March 4, 1946;

Thence S 10 deg. 32'00" E along the East line of Riverview Street, along a portion of a West line of said 0.829 acre tract and parallel with and 18.00 feet Westerly by perpendicular measurement from the original East line of Riverview Street a distance of 55.78 feet to a point at the true beginning of the tract herein intended to be described;

Thence South 89 deg. 30'48" E parallel with and 76.37 feet Southerly by perpendicular measurement from a North line of said 0.829 acre tract and from a South line of said 9.253 acre tract and crossing said 0.829 acre tract a distance of 360.44 feet to a point on the approximate West bank of the Scioto River and in the East line of said 0.829 acre tract;

Thence S 0 deg. 01' 26" W down the approximate West bank of the Scioto River along a portion of the East line of said 0.829 acre tract and along an East line of said 2.351 acre tract a distance of 52.38 feet to a point at the corner of said 2.351 acre tract (passing a point at the Southeast corner of said 0.829 acre tract and at a Northeast corner of said 2.351 acre tract at 25.63 feet);

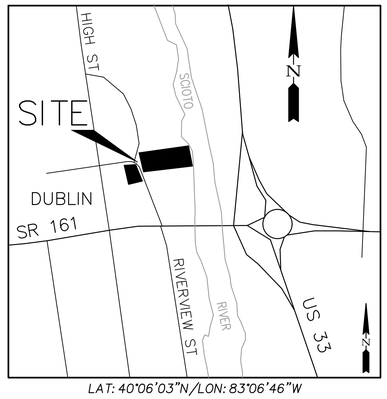
Thence S 89 deg 27' 27" E along a North line of said 2.351 acre tract a distance of 10.80 feet to a point on the approximate West bank of the Scioto River and at the Northeast corner of said 2.351 acre tract;

Thence S 5 deg. 18' 43" W down the approximate West bank of the Scioto River and along a portion of an East line of said 2.351 acre tract a distance of 95.18 feet to a point;

Thence N 89 deg. 30' 48" W parallel with a North line of said 0.829 acre tract and parallel with a South line of said 9.253 acre tract and crossing said 2.351 acre tract a distance of 325.00 feet to a point in the East line of Riverview Street, in a West line of said 2.351 acre tract and in the West line of said vacated strip;

Thence N. 10 deg. 32' 00" W along the East line of Riverview Street, along a portion of the West line of said 2.351 acre tract, along a portion of the West line of said 0.829 acre tract and parallel with and 18.00 feet Westerly by perpendicular measurement from the original East line of Riverview Street a distance of 150.00 feet to the Place of beginning (passing a point at the Northwest corner of said 2.351 acre tract and at the Southwest corner of said 0.829 acre tract at 123.39 feet);

Containing 1.186 acres of land, more or less.



LAT: 40°06'03"N/LON: 83°06'46"W

VICINITY MAP
(NOT TO SCALE)

LEGEND

- R/W ROAD RIGHT-OF-WAY
- PROPERTY LINE
- DECIDUOUS TREE
- EVERGREEN TREE
- BUSH
- MAILBOX
- HYDRANT
- WATER VALVE
- WATER METER
- WATER WELL
- VERTICAL BM
- IRON PIPE FOUND
- IRON PIN FOUND
- IRON PIN SET
- DRILL HOLE SET
- MAG SPIKE SET
- SIGN
- TRAFFIC PULL BOX
- GAS METER
- GAS VALVE
- STORM MANHOLE
- STORM CATCH BASIN
- SANITARY MANHOLE
- SANITARY CLEANOUT
- POWER POLE
- TEL. POLE
- GUY ANCHOR
- ELECTRIC BOX
- TEL./CABLE BOX

STORM AND SANITARY SEWER INVERT INFORMATION

#216 STORM MANHOLE
COULD NOT OPEN; INV. PER PLAN
T/C EL.=801.84
INV. 15" WEST EL.=796.16
INV. 36" NORTH EL.=794.59
INV. 36" EAST EL.=794.52

#247 STORM MANHOLE
COULD NOT OPEN; INV. PER PLAN
T/C EL.=801.99
INV. 15" NORTH EL.=797.29
INV. 18" WEST EL.=796.99
INV. 18" EAST EL.=796.94

#893 STORM MANHOLE
COULD NOT OPEN; INV. PER PLAN
T/C EL.=803.96
INV. 36" WEST EL.=796.23
INV. 36" SOUTH EL.=796.24

#894 STORM MANHOLE
COULD NOT OPEN; INV. PER PLAN
T/C EL.=805.32
INV. 36" WEST EL.=796.59
INV. 36" EAST EL.=796.71

#943 STORM MANHOLE
COULD NOT OPEN; INV. PER PLAN
T/C EL.=808.38
INV. 15" NORTHWEST EL.=800.58
INV. 15" SOUTH EL.=802.28
INV. 36" WEST EL.=798.49
INV. 36" EAST EL.=798.32

#130 CATCH BASIN
INLET EL.=801.39
INV. 18" WEST EL.=795.40
INV. 18" EAST EL.=795.48

#215 CATCH BASIN
INLET EL.=801.50
INV. 36" WEST EL.=794.36
INV. 36" EAST EL.=793.63

#217 CATCH BASIN
INLET EL.=801.53
INV. 6" WEST EL.=799.50
INV. 6" NORTH EL.=799.44
INV. 24" EAST EL.=796.60

#246 CATCH BASIN
INLET EL.=801.93
INV. 12" SOUTH EL.=797.54

#654 CATCH BASIN
INLET EL.=807.92
INV. 12" SOUTH EL.=802.87

#655 CATCH BASIN
INLET EL.=808.18
INV. 12" NORTH EL.=802.73
INV. 18" SOUTH EL.=802.65
INV. 18" EAST EL.=802.13

#656 CATCH BASIN
INLET EL.=808.36
INV. 18" SOUTH EL.=802.92
INV. 18" NORTH EL.=802.88

#813 CATCH BASIN
INLET EL.=808.30
INV. 8" WEST EL.=803.92
INV. 15" NORTH EL.=804.15

#989 CATCH BASIN
INLET EL.=809.70
INV. 12" SOUTHEAST EL.=803.64

#132 SANITARY MANHOLE
T/C EL.=801.84
INV. 8" WEST EL.=790.94
INV. 36" NORTH EL.=789.90
INV. 36" SOUTH EL.=789.77

#657 SANITARY MANHOLE
T/C EL.=808.26
INV. 8" WEST EL.=800.96
INV. 8" NORTH EL.=799.34
INV. 8" SOUTH EL.=799.47
INV. 8" EAST EL.=799.40

#883 SANITARY MANHOLE
T/C EL.=805.32
COULD NOT MEASURE; RUSHIING WATER; INV. PER PLAN
INV. 24" WEST EL.=790.94
INV. 36" NORTH EL.=790.87
INV. 36' SOUTH EL.=790.87

#892 SANITARY MANHOLE
T/C EL.=804.23
INV. 36" NORTH EL.=790.38
INV. 36" SOUTH EL.=790.20

#942 SANITARY MANHOLE
T/C EL.=808.47
INV. 24" WEST EL.=798.62
INV. 24" EAST EL.=798.36

HORIZONTAL CONTROL

HORIZONTAL DATUM: STATE PLANE
OHIO SOUTH ZONE
NAD83(2011 ADJUSTMENT, EPOCH 2010.0)
US SURVEY FEET

CONTROL POINT 107: 8" MAG HUB
N: 765836.20 E: 1796982.46

CONTROL POINT 109: 8" MAG HUB
N: 765565.99 E: 1797092.24

CONTROL POINT 115: 8" MAG HUB
N: 765904.81 E: 1797246.93

CONTROL POINT 405: 8" MAG HUB
N: 765578.82 E: 1796984.54

CONTROL POINT 589: 8" MAG HUB
N: 765708.31 E: 1796950.76

CONTROL POINT 1094: 8" MAG HUB
N: 765872.46 E: 1797068.44

VERTICAL BENCHMARKS

VERTICAL DATUM: NAVD '88 (PER AN INITIAL ORTN OBSERVATION)

SITE BM A: A CHISELED "X" SET ON THE EAST RIM OF THE SANITARY MANHOLE LOCATED ON THE EAST SIDE OF THE INTERSECTION OF NORTH RIVERVIEW STREET AND NORTH STREET.
ELEV=805.32

SITE BM B: A CHISELED "X" SET ON THE NORTH RIM OF THE SANITARY MANHOLE LOCATED AT THE INTERSECTION OF NORTH RIVERVIEW STREET AND WING HILL ALLEY.
ELEV=801.81

SITE BM C: A BENCH TIE SET ON THE SOUTH SIDE OF POWER POLE SW8775 LOCATED ON THE NORTH SIDE OF NORTH STREET, 100' EAST OF N. HIGH STREET.
ELEV=817.84

SITE BM D: A BENCH TIE SET ON THE EAST SIDE OF A TELEPHONE POLE LOCATED AT THE NORTHWEST CORNER OF THE INTERSECTION OF E. BRIDGE STREET AND N. BLACKSMITH LANE.
ELEV=817.59

FLOOD NOTE

FLOODPLAIN BOUNDARIES SHOWN PER F.E.M.A. FIRM No. 39049C0151K, WITH AN EFFECTIVE DATE OF 6/17/2008. SUBJECT PROPERTY WITHIN ZONES X AND AE.

ZONING

ALL PARCELS ARE CURRENTLY ZONED
HD-HC: HISTORICAL DISTRICT – HISTORIC CORE.

SURVEY NOTES

1. BEARINGS HERON BASED ON N25°10'17"W FOR THE EASTERLY RIGHT OF WAY LINE OF N. RIVERVIEW ST., PER AN OHIO RTN SURVEY, SPCS GRID, OHIO SOUTH ZONE, NAD83, 2023 ADJUSTMENT, US SURVEY FEET.

2. UTILITIES SHOWN HEREON BASED ON FIELD EVIDENCE, RECORD PLANS AND MARKINGS THROUGH CALL TO OUPS, TICKET Nos. A400801291, A400801278, B400800626, AND A400801252.

TITLE NOTES

ITEMS LISTED BELOW AND PLOTTED HEREON ARE AS LISTED IN SCHEDULE B, PART II EXCEPTION OF AMERITITLE, A DIVISION OF CHICAGO TITLE INSURANCE COMPANY, TITLE COMMITMENT No. C24010003, DATED 01/04/2024.

ITEM 16: TEMPORARY EASEMENT FOR CONSTRUCTION AS SET FORTH IN DOCUMENT: DEED BOOK 3511, PAGE 872
GRANTED TO: THE VILLAGE OF DUBLIN, OHIO

ITEM 22: EASEMENTS, IF ANY, FOR PUBLIC UTILITIES, PIPELINES OR FACILITIES IN ANY PORTION OF VACATED RIVERVIEW STREET, LYING WITHIN THE LAND, TOGETHER WITH THE RIGHT OF INGRESS AND EGRESS TO REPAIR, MAINTAIN, REPLACE AND REMOVE THE SAME.

CERTIFICATION

TO COHATCH LLC, AMERITITLE, A DIVISION OF CHICAGO TITLE INSURANCE COMPANY, TALON TITLE AGENCY AND TELHIO CREDIT UNION, INC., ITS SUCCESSORS AND/OR ASSIGNS AS THEIR INTEREST MAY APPEAR:

THIS IS TO CERTIFY THAT THIS MAP OR PLAT AND THE SURVEY ON WHICH IT IS BASED WERE MADE IN ACCORDANCE WITH THE 2021 MINIMUM STANDARD DETAIL REQUIREMENTS FOR ALTA/NSPS LAND TITLE SURVEYS, JOINTLY ESTABLISHED AND ADOPTED BY ALTA AND NSPS, AND INCLUDES ITEMS 1-9, 11, 13, 15-18, OF TABLE A THEREOF.
THE FIELDWORK WAS COMPLETED ON 01/24/2024.

DATE OF PLAT OR MAP: 01/30/2024

BY Timothy P. Stadt
OHIO PROFESSIONAL SURVEYOR No. 8723

STATE OF OHIO
TIMOTHY P. STADT
S-8723
REGISTERED
PROFESSIONAL SURVEYOR

REVISIONS
11/7/24: REVISED ZONING DISTRICTS
11/13/24: ADDED SITE BM C & D
11/27/24: ADDED CONTROL NOTES
9/11/25: UPDATED ZONING/PR. R/W

SCALE: 1"=20'
WLS JOB No.: 23-321
DATE: 01/30/2024
CLIENT: COHATCH
F.B./Pg.: 44/1-14

PRO BOUNDARY
LAND SURVEYORS
8850 COMMERCE LOOP DR
COLUMBUS, OH 43240
(614) 899-2209

ALTA/NSPS LAND TITLE SURVEY
37,45,53&62 N. RIVERVIEW ST.
DUBLIN, OH 43017

SHEET
1/2

SITUATED IN:
VIRGINIA MILITARY SURVEY NUMBER 2542
AND ORIGINAL PLAT OF DUBLIN (P.B. 3, PG. 199)
CITY OF DUBLIN, FRANKLIN COUNTY, OHIO

SCALE: 1"=20'

Ⓐ CITY OF DUBLIN
I.N. 202110220192992
LOT 115
0.112 AC. (SURVEY)
53 N RIVERVIEW ST
PID: 273-000098

Ⓑ CITY OF DUBLIN
I.N. 202110220192993
LOT 114
0.122 AC. (SURVEY)
45 N RIVERVIEW ST
PID: 273-000073

Ⓒ CITY OF DUBLIN
I.N. 202110220192993
LOT 113
0.160 AC. (SURVEY)
37 N RIVERVIEW ST
PID: 273-000042

CITY OF DUBLIN
I.N. 201312190207718
3.506 AC. (TAX)
PID: 273-012538

L1: N81°36'27"E 18.80'
L2: N25°10'17"W 21.96'

N RIVERVIEW ST (VARIES)
P.B. 122, PG. 82

N75°49'25"E 356.00' (73.03')

S14°38'21"E 74.37'

R 126.75'
52.38'
APPROX. TOP OF RIVER BANK

N75°52'46"E 10.71'

S9°21'04"E 95.20'

(70.00') 335.00'

S75°49'25"W (18.34')

SCIOTO RIVER

CITY OF DUBLIN
I.N. 202110220192993
0.619 AC. (SURVEY)
62 N RIVERVIEW ST
PID: 273-005565

CITY OF DUBLIN
I.N. 202110220192991
1.186 AC. (SURVEY)
PID: 273-005564

CITY OF DUBLIN
I.N. 199905130121193
1.062 AC. (DEED)
PID: 273-003513

NORTH ST (VARIES)

VACATED ORD. 11-84

BLACKSMITH LN (20')

WING HILL (20')

N81°36'27"E 64.01'

N25°10'17"W 194.67'

S25°10'17"E 205.73'

N81°38'39"E 83.95'

N81°38'39"E 101.29'

N81°21'21"W 186.31'

S81°38'39"W 120.33'

N75°49'25"E 55.73'

1-STORY WOOD W/ WALKOUT 1151 SQ. FT.
FIN. FLOOR EL=802.78

1-STORY WOOD 955 SQ. FT.
FIN. FLOOR EL=808.95

2-STORY ALUM. 855 SQ. FT.
FIN. FLOOR EL=807.86

1.5-STORY WOOD 838 SQ. FT.
FIN. FLOOR EL=807.41

GARAGE 347 SQ. FT.
GARAGE 396 SQ. FT.

FUEL TANK

UNKNOWN MANHOLE OR WELL

STONE RET. WALL

OLD STONE GARAGE FOUNDATION

STONE WALL

CONC. WALL

GRAVEL

FLOODPLAIN BOUNDARY

0.2% FLOODPLAIN BOUNDARY

1% FLOODPLAIN BOUNDARY

FEMA ZONE AE BOUNDARY

VACATED ORD. 3-46 ITEM 22

ITEM 16

COMMUNITY SPACE DEVELOPMENT, LLC
I.N. 201906140070843
LOT 131
PID: 273-000003

JAMES M. LAPIERRE, D.D.S., INC.
I.N. 200410050232640
LOT 130
PID: 273-000100

RALCO PROPERTIES, LLC
I.N. 201407240095249
LOT 129
PID: 273-000099

BM A
BM B

36" STM INV.=793.50
18" STM INV.=795.28
24"WL (PER PLAN) 10"FM (ABAND)

#1094 #115 #107 #989 #942 #943 #883 #894 #892 #893 #813 #589 #217 #216 #215 #347 #1326 #654 #655 #656 #657 #405 #246 #247 #130 #132 #109

REVISIONS

SCALE: 1"=20'
W.S. JOB No.: 23-321
DATE: 1/30/2024
CLIENT: COHATCH
F.B./PG.: 44/1-14

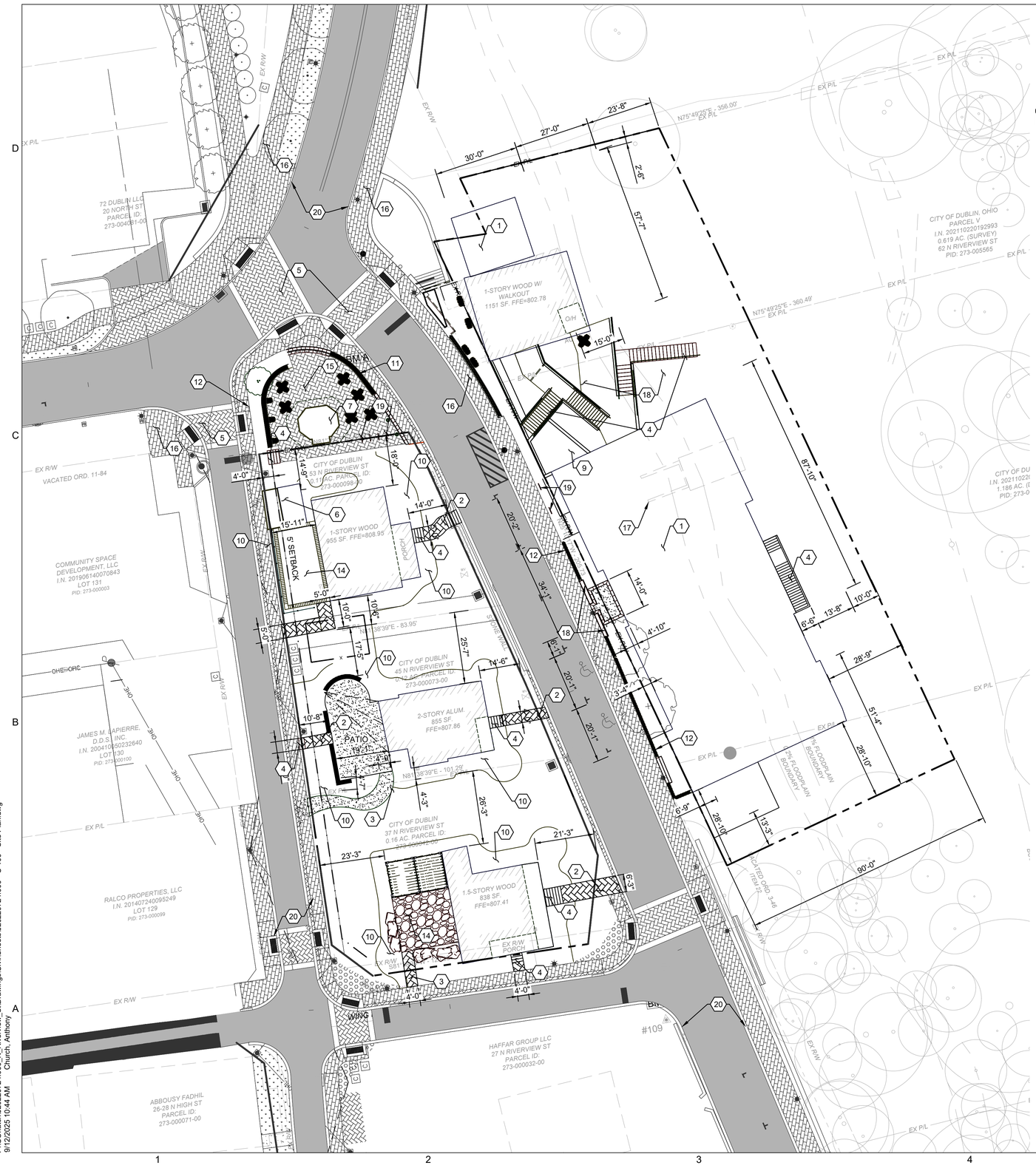
PRO BOUNDARY
LAND SURVEYORS

8850 COMMERCE LOOP DR
COLUMBUS, OH 43240
(614) 899-2209

ALTA/NSPS LAND TITLE SURVEY
37,45,53&62 N. RIVERVIEW ST.
DUBLIN, OH 43017

SHEET
2/2


N RIVERVIEW ST (VARIES)
EX P/L
EX R/W
72 DUBLIN LLC
20 NORTH ST
PARCEL ID:
273-004081-00
#107
1-STORY WOOD W/
WALKOUT
1151 SF. FFE=802.78
BM A
NORTH ST (R/W 60' -
ROAD VARIES)
VACATED ORD. 11-84
CITY OF DUBLIN
53 N RIVERVIEW ST
0.11 AC. PARCEL ID:
273-000086-00
1-STORY WOOD
955 SF. FFE=808.95
COMMUNITY SPACE
DEVELOPMENT, LLC
I.N. 201906140070843
LOT 131
PID: 273-000003
#418
#560
#557
#558
#550
FUEL
TANK
CITY OF DUBLIN
45 N RIVERVIEW ST
0.12 AC. PARCEL ID:
273-000073-00
2-STORY ALUM.
855 SF.
FFE=807.86
BLACKSMITH LN (R/W 20' - ROAD 9')
JAMES M. LAPIERRE,
D.D.S., INC.
I.N. 200410050232640
LOT 130
PID: 273-000100
CITY OF DUBLIN
37 N RIVERVIEW ST
0.16 AC. PARCEL ID:
273-000042-00
#554
#552
#555
CONC. WALL
RALCO PROPERTIES, LLC
I.N. 201407240095249
LOT 129
PID: 273-000099
1.5-STORY WOOD
838 SF.
FFE=807.41
#553
#556
#405
WING HILL (R/W 20' - ROAD 11.6')
ABBOUSY FADHIL
26-28 N HIGH ST
PARCEL ID:
273-000071-00
HAFFAR GROUP LLC
27 N RIVERVIEW ST
PARCEL ID:
273-000032-00
#109
BM B
CITY OF DUBLIN, OHIO
PARCEL V
I.N. 202110220192993
0.619 AC. (SURVEY)
62 N RIVERVIEW ST
PID: 273-005566
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TAG	ISSUED	DATE
-	PDP SUBMITTAL	8/30/24
-	PDP SUBMITTAL	9/18/24
-	FDP SUBMITTAL	10/3/24
-	FDP SUBMITTAL	11/8/24
-	FDP SUBMITTAL	11/14/24
-	AFDP SUBMITTAL	05/14/25
-	AFDP SUBMITTAL	06/11/25
-	AFDP SUBMITTAL	09/11/25

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CHECKED BY	DMH
CLIENT PROJ NO.	
OSBORN PROJ NO.	J20220724.000

SITE STAKING PLAN

DRAWING NO.

C100

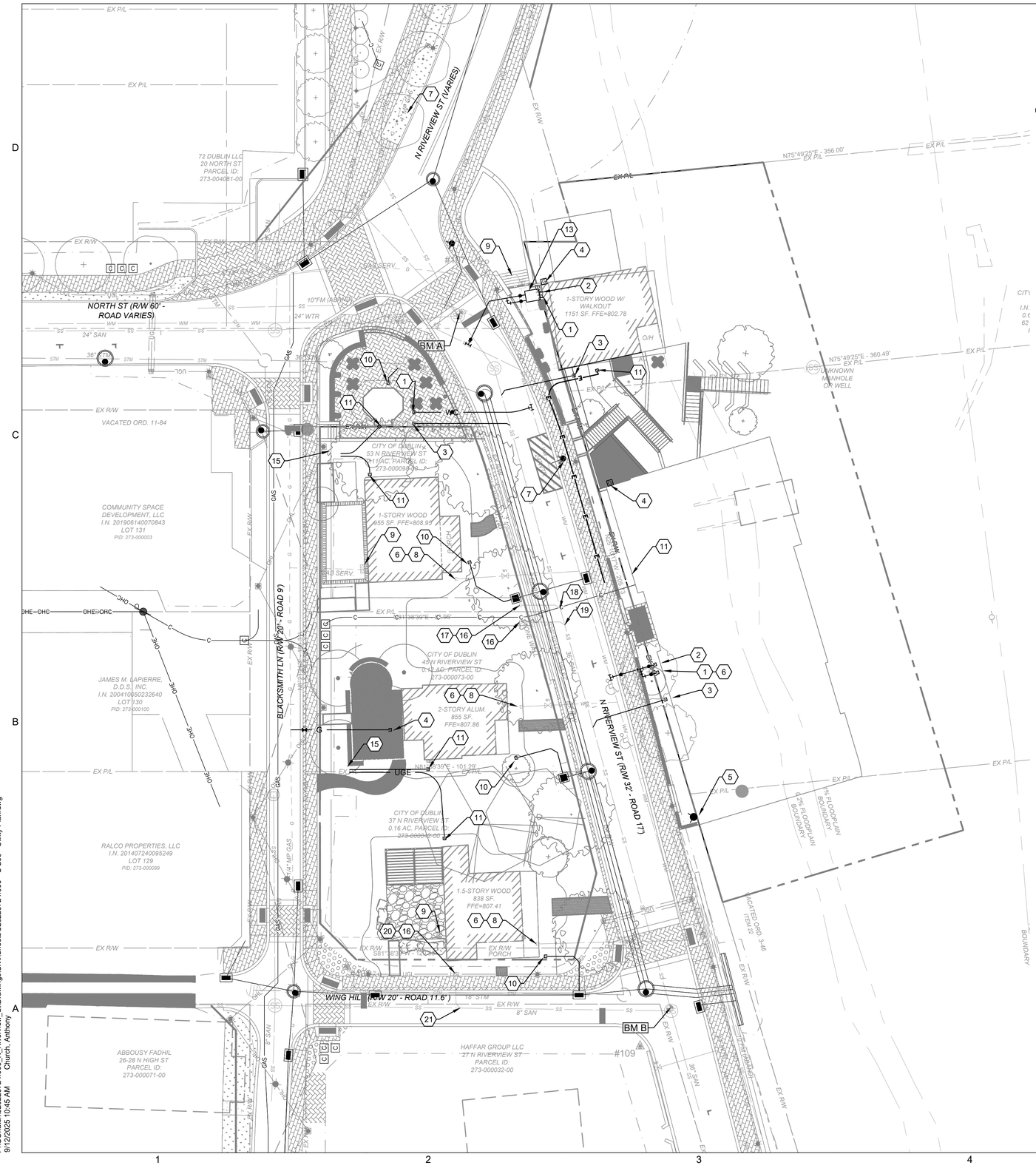
COHATCH
WORK • MEET • LIVE
OSBORN ENGINEERING
130 E Chestnut Street - Suite 401 | Columbus, OH 43215
(614) 556-4272 www.osborn-eng.com

DUBLIN - RIVERVIEW VILLAGE DEVELOPMENT

COHATCH - RIVERVIEW VILLAGE

CITY OF DUBLIN OHIO

P:\COhatch\J20220724.000_N_Riverview_Sit\Drawings\Civil\Sheets\J20220724.000 - C-100 - Site Plan.dwg
9/12/2025 10:44 AM Church, Anthony



GRAPHIC SCALE

0 10' 20' 40'

1 INCH = 20 FEET

ABBREVIATION LEGEND:

EX - EXISTING
C/L - CENTER LINE
R/W - RIGHT OF WAY
P/L - PROPERTY LINE
FFE - FINISH FLOOR ELEVATION
OHE - OVERHEAD ELECTRIC
SS - SANITARY SEWER
CS - COMBINED SEWER
UGE - UNDERGROUND ELECTRIC
WM - WATERMAIN
WC - WATER CONNECTION
STM - STORM SEWER
G - GAS
MH - MANHOLE
TC - TOP OF CURB
EP - EDGE OF PAVEMENT
DND - DO NOT DISTURB
UGL - UNDERGROUND LIGHT

UTILITY LAYOUT PLAN CODED NOTES:

1. PROPOSED WATER SERVICE.
2. PROPOSED FIRE SERVICE.
3. PROPOSED SANITARY SERVICE LATERAL.
4. PROPOSED GAS SERVICE.
5. PROPOSED FIRE DEPARTMENT CONNECTION LOCATION.
6. PROPOSED BACKFLOW PREVENTER INSIDE THE BUILDING.
7. PROPOSED FIRE HYDRANT RELOCATION.
8. EXISTING WATER SERVICE (TO REMAIN)
9. EXISTING GAS SERVICE (TO REMAIN)
10. PROPOSED STORM LATERAL
11. PROPOSED ELECTRICAL SERVICE
12. PROPOSED CATV SERVICE
13. PROPOSED DUAL METER SETTING PER CITY OF COLUMBUS STANDARD DETAIL L-6317E.
14. AEP 3-PHASE TRANSFORMER (SEE N. RIVERVIEW IMPROVEMENT PLANS)
15. AEP 1-PHASE TRANSFORMER (SEE N. RIVERVIEW IMPROVEMENT PLANS)
16. EXISTING SANITARY SERVICE LATERAL.
17. INVERT EL. 806.12.
18. INVERT EL. 790.83.
19. INVERT EL. 790.82.
20. INVERT EL. 804.41.
21. INVERT EL. 797.88.

UTILITY LAYOUT PLAN LEGEND:

- WATER VALVE.
- GAS VALVE.
- FIRE DEPARTMENT CONNECTION.
- FIRE HYDRANT.

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130 E Chestnut Street - Suite 401 | Columbus, OH 43215
(614) 556-4272 www.osborn-eng.com

DUBLIN - RIVERVIEW VILLAGE DEVELOPMENT

COHATCH - RIVERVIEW VILLAGE

CITY OF DUBLIN OHIO

TAG	ISSUED	DATE
-	PDP SUBMITTAL	8/30/24
-	PDP SUBMITTAL	9/18/24
-	FDP SUBMITTAL	10/3/24
-	FDP SUBMITTAL	11/8/24
-	FDP SUBMITTAL	11/14/24
-	AFDP SUBMITTAL	05/14/25
-	AFDP SUBMITTAL	06/11/25
-	AFDP SUBMITTAL	09/11/25

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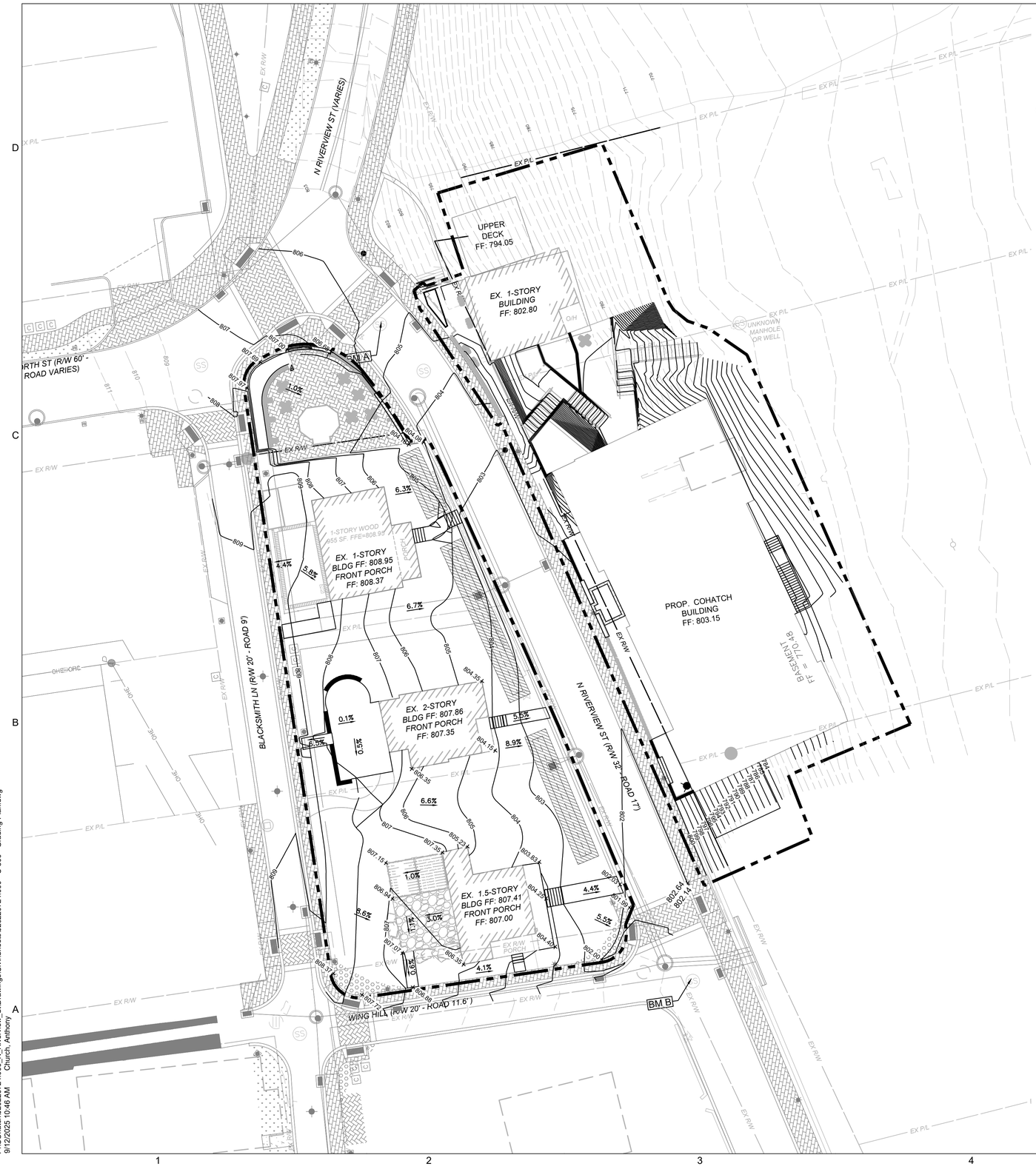
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CHECKED BY	DMH
CLIENT PROJ NO.	
OSBORN PROJ NO.	J20220724.000

SITE UTILITY PLAN

DRAWING NO.

C200

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9/12/2025 10:45 AM Church, Anthony



NORTH

GRAPHIC SCALE

0 10' 20' 40'

1 INCH = 20 FEET

ABBREVIATION LEGEND:

EX - EXISTING
C/L - CENTER LINE
R/W - RIGHT OF WAY
P/L - PROPERTY LINE
FFE - FINISH FLOOR ELEVATION
OHE - OVERHEAD ELECTRIC
SS - SANITARY SEWER
CS - COMBINED SEWER
UGE - UNDERGROUND ELECTRIC
WM - WATERMAIN
WC - WATER CONNECTION
STM - STORM SEWER
G - GAS
MH - MANHOLE
TC - TOP OF CURB
EP - EDGE OF PAVEMENT
DND - DO NOT DISTURB
UGL - UNDERGROUND LIGHT

GRADING LEGEND

801.88	PROPOSED ELEVATION
793.95	EXISTING ELEVATION
793.95 ME	MEET EXISTING ELEVATION
1.5%	PROPOSED SLOPE
795	PROPOSED CONTOUR
795	EXISTING CONTOUR
	LIMITS OF GRADING

SITE GRADING PLAN NOTES

1. ANY MATERIALS CONSISTING OF VEGETATION AND ORGANIC MATTER SHALL BE WASTED OFF-SITE OR RE-SPREAD IN THE LANDSCAPED AREAS UPON COMPLETION OF GRADING OPERATIONS.
2. ALL EXISTING FOUNDATIONS, FLOOR SLABS, PAVEMENTS AND OTHER STRUCTURAL INTERFERENCES SHALL BE COMPLETELY REMOVED FROM THE PROPOSED BUILDING AREA AND TO A DEPTH OF AT LEAST 2 FEET BELOW THE FINISHED SUBGRADE ELEVATIONS WITHIN PROPOSED PARKING LOT AREAS.
3. REMOVAL AND/OR RELOCATION OF ANY "TO BE ABANDONED" UTILITIES, AS WELL AS INSTALLATION OF NEW UNDERGROUND UTILITIES, SHALL BE PERFORMED ONCE UNSUITABLE MATERIALS ARE REMOVED.
4. ALL GRADES ARE FINISH PAVEMENT GRADES UNLESS OTHERWISE NOTED.
5. REFER TO SHEET C-002 FOR SURVEY LEGEND
6. PAVEMENT IMMEDIATELY ADJACENT TO DOORS TO BE FLUSH WITH FFE
7. CONTRACTOR TO APPLY FOR GRADING PERMIT PRIOR TO BEGINNING CONSTRUCTION WORK

UNDERGROUND UTILITIES
2 WORKING DAYS BEFORE YOU DIG
CALL 800-362-2764 (TOLL FREE)
OHIO UTILITIES PROTECTION SERVICE
NON-MEMBER
MUST BE CALLED DIRECTLY

COHATCH
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130 E Chestnut Street - Suite 401 | Columbus, OH 43215
(614) 556-4272 www.osborn-eng.com

DUBLIN - RIVERVIEW VILLAGE DEVELOPMENT

COHATCH - RIVERVIEW VILLAGE

CITY OF DUBLIN OHIO

TAG	ISSUED	DATE
-	PDP SUBMITTAL	8/30/24
-	PDP SUBMITTAL	9/18/24
-	FDP SUBMITTAL	10/3/24
-	FDP SUBMITTAL	11/8/24
-	FDP SUBMITTAL	11/14/24
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-	AFDP SUBMITTAL	06/11/25
-	AFDP SUBMITTAL	09/11/25

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DRAWN BY ABC
CHECKED BY DMH
CLIENT PROJ NO.
OSBORN PROJ NO. J20220724.000

SITE GRADING PLAN

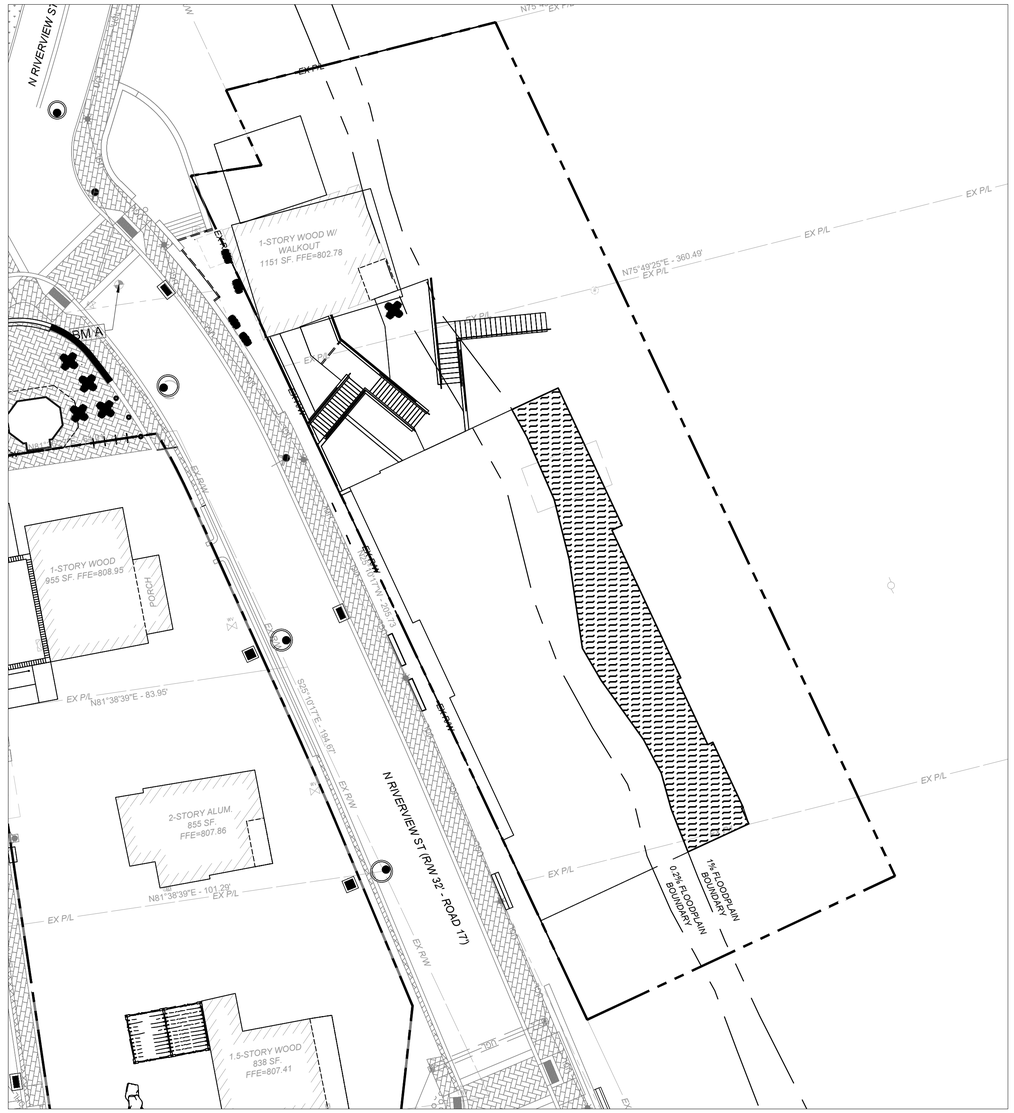
DRAWING NO.

C300

P:\COhatch\J20220724.000_N_Riverview_St\Drawings\Civil\Sheets\J20220724.000 - C-300 - Grading Plan.dwg
9/12/2025 10:46 AM Church, Anthony

LEGEND

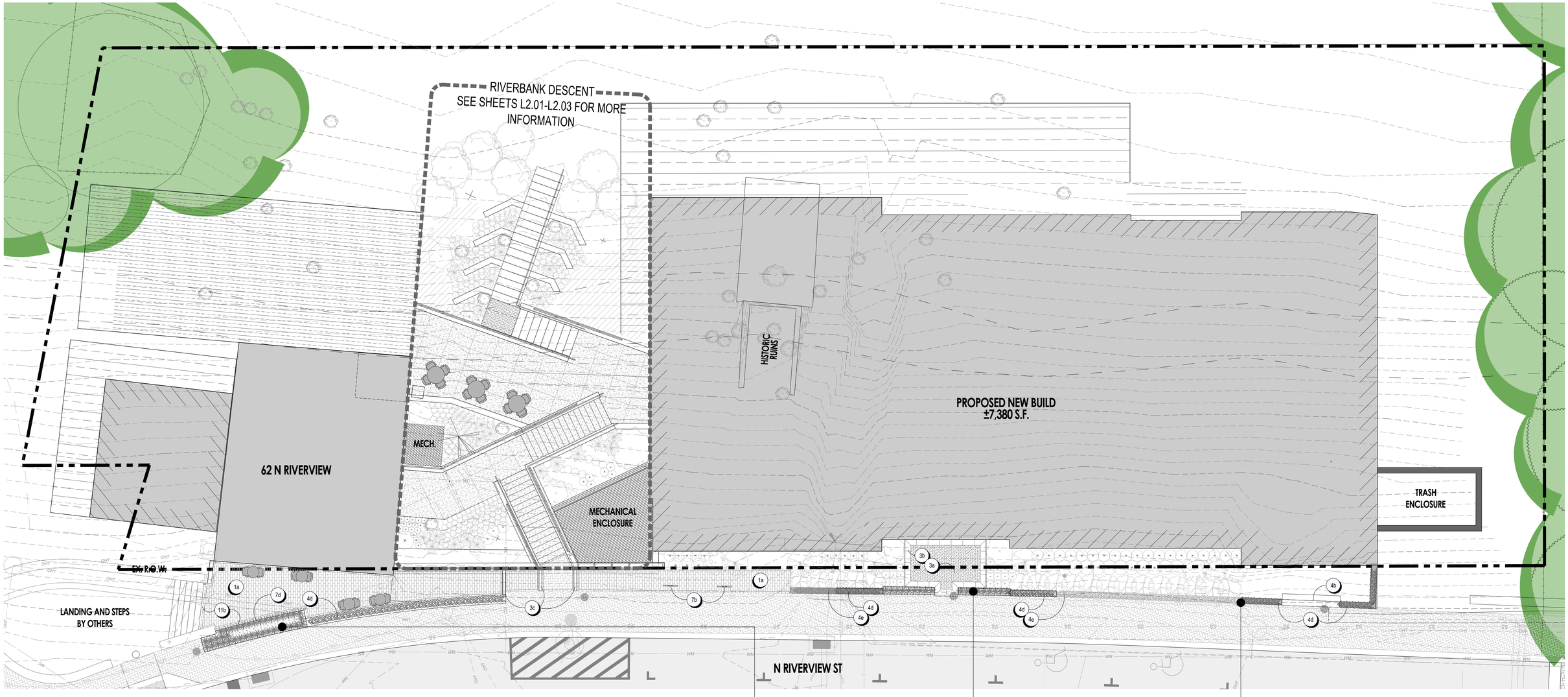
PROPOSED BUILDING IN FLOODPLAIN (200 CY)


N RIVERVIEW ST
EX P/L
1-STORY WOOD W/ WALKOUT
1151 SF. FFE=802.78
N75°49'25"E - 360.49'
EX P/L
EX P/L
EX P/L



L0.00: Site Key Plan

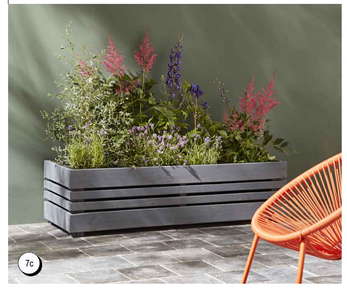
L1.01: 6x & 62 N. Riverview - LAYOUT & MATERIALS PLAN



CODED LAYOUT & MATERIALS NOTES

KEY	ITEM	REFERENCE	NOTES
1a	CLAY PAVER 'A'	A L8.02	BELDEN "BELCREST #530" - RUNNING BOND
1b	CLAY PAVER 'B'	A L8.02	BELDEN "SAXONY BLEND"
1c	CLAY PAVER 'C'	A L8.02	ENDICOTT "DARK IRONSPOT" - 70/30 BLEND WITH CLAY PAVER 'D'
1d	CLAY PAVER 'D'	A L8.02	ENDICOTT "MEDIUM IRONSPOT #46" - 30/70 BLEND WITH CLAY PAVER 'C'
2a	CONCRETE PAVER 'A'	B L8.02	OBERFIELDS "JAMESTOWN" PAVER COLOR CHARCOAL
2b	CONCRETE PAVER 'B'	B L8.02	UNILOCK BOULEVARD PAVER "GRANITE FUSION" - RANDOM
2c	CONCRETE PAVER 'C'	B L8.02	UNILOCK BEACON HILL SMOOTH "DARK CHARCOAL" - SMALL RECTANGLE
3a	STABILIZED CRUSHED STONE PAVEMENT	C L8.02	KAFKA GRANITE - "BEIGE BLEND MARBLE" AVAILABLE FROM KAFKA GRANITE: 715.814.1268
3b	4" TUMBLED LIMESTONE EDGING	- -	"EDEN FOND DU LAC" AVAILABLE FROM SEMCO OUTDOOR: 614.861.4668
3c	4" GRANITE EDGING	- -	"STARLIGHT BLACK GRANITE" EDGING AVAILABLE FROM KAFKA GRANITE: 715.814.1268
3d	IRREGULAR FLAGSTONE PAVEMENT	D L8.02	"OTTAWA BUFF SMOOTH" AVAILABLE FROM LANG STONE: 614.228.5489
4a	STONE SLAB WALL	F L8.02	"BEAVERDAM" SLABS AVAILABLE FROM LANG STONE: 614.228.5489
4b	±6"x16"x5' LIMESTONE STEPS	- -	±6"x16"x5' INDIANA LIMESTONE FULL COLOR AVAILABLE FROM SEMCO OUTDOOR: 614.861.4668
4c	MORTARED STONE WALL 'A'	A L8.04	"OTTAWA SMOOTH TUMBLED VENEER" AVAILABLE FROM LANG STONE: 614.228.5489
4d	STONE WALL W/ COCK AND HEN COPING	-	STOCKPILED STONE AND/OR "SHORELINE THIN WALLSTONE" AVAILABLE FROM LANG STONE: 614.228.5489
4e	COCK AND HEN STYLE EDGING AT GRADE	-	IN-SITU OR STOCKPILED STONE AND/OR "SHORELINE THIN WALLSTONE" AVAILABLE FROM LANG STONE: 614.228.5489
4f	STEP WITH LIMESTONE TREAD AND STONE VENEER	-	"OTTAWA SMOOTH TUMBLED VENEER" W/ 2-½" x 12" INDIANA LIMESTONE TREAD AVAILABLE FROM LANG STONE: 614.228.5489
4g	MORTARED STONE WALL 'B'	A L8.04	60% "BUCKINGHAM RUSTIC ROYAL CHATEAU" / 30% "OLEN VALLEY GRAY BLEND" VENEER. AVAILABLE FROM LANG STONE: 614.228.5489
5a	STONE WALL WITH WOOD BENCH	B L8.04	"OTTAWA SMOOTH TUMBLED VENEER" AVAILABLE FROM LANG STONE: 614.228.5489
7c	STEEL FRAME PLANTER W/ WOOD CLADDING	- -,-	CLADDING TO MATCH ARCHITECTURE
7d	CORTEN STEEL PLANTER	- -,-	COORDINATE WITH SUBURBAN STEEL SUPPLY 614.737.5501
11b	CHANNEL DRAIN	- -,-	SEE ENGINEER'S PLANS FOR MORE INFORMATION


7d


7c


4d

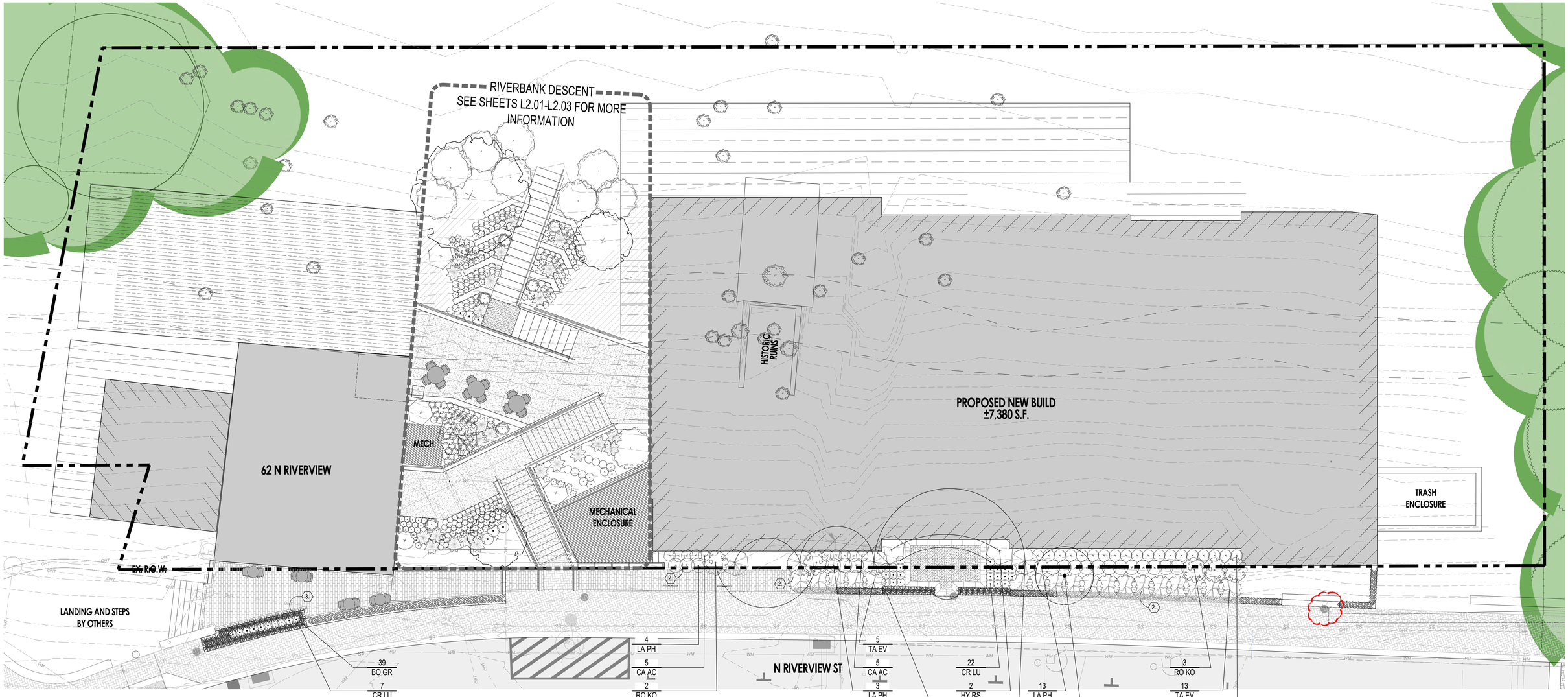
RIVERVIEW VILLAGE - AMENDED FINAL DEVELOPMENT PLAN

CITY OF DUBLIN, FRANKLIN COUNTY, OH 09.10.2025 - #24090

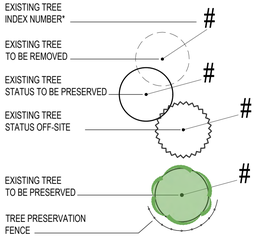
COhatch

0 8 16 24

G2 PLANNING + DESIGN



TREE PRESERVATION KEY



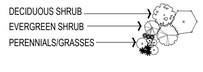
*(SEE SHEETS L7.01 & L7.02 FOR MORE INFORMATION)

PLANT LIST (Contractor is responsible to provide all plant quantities shown on plan)

QTY.	CODE	BOT. NAME/COMMON NAME	SIZE	COND.	SPACING	NOTES
ORNAMENTAL TREES						
1	ZE MU	Zelkova serrata 'Musashino' Musashino Zelkova	1.75" CAL.	B&B	PER PLAN	
EVERGREEN SHRUBS						
18	TA EV	Taxus x media 'Everlow' Everlow Yew	18" SPRD.	#3 CONT.	PER PLAN	
4	BU GM	Buxus 'Green Mountain' Green Mountain Boxwood	24-30" HT.	B&B	PER PLAN	
FLOWERING/DECIDUOUS SHRUBS						
5	RO KO	Rosa 'RADTKO' Double Red Knockout Rose	24" HT.	#5 CONT.	PER PLAN	
2	HY RS	Hydrangea quercifolia 'Ruby Slippers' Ruby Slippers Oakleaf Hydrangea	24" HT.	#5 CONT.	PER PLAN	
GRASSES, PERENNIALS, GROUNDCOVERS, & VINES						
29	CA AC	Calamagrostis x acutiflora 'Karl Foerster' Karl Foerster Grass		#1 CONT.	PER PLAN	
20	LA PH	Lavandula x intermedia 'Niko' Phenomenal French Lavender		#1 CONT.	PER PLAN	
57	BO GR	Bouteloua gracilis Blue Grama Grass		#1 CONT.	PER PLAN	
29	CR LU	Crocosmia 'Lucifer' Lucifer Crocosmia		#1 CONT.	PER PLAN	

LANDSCAPE REQUIREMENTS SYMBOL KEY

153.173(H)(6)
FOUNDATION PLANTING MATERIAL



153.173(I)(6) & (7)
SCREENING SHRUB

PLANT LABEL KEY

$$\frac{1}{XX\ XX}\left(\frac{\text{QUANTITY}}{\text{CODE}}\right)$$

CODED LANDSCAPE NOTES

2. LANDSCAPE BED - PROVIDE 3" DEPTH HARDWOOD MULCH, POSITIVE DRAINAGE IN ALL DIRECTIONS. HAND SPADE EDGE.
3. LANDSCAPE BED - RED FLINT DECORATIVE GRAVEL MULCH,

NOTE: ALL ABOVE GROUND UTILITIES WILL BE SCREENED IN ACCORDANCE WITH 153.173(I) OF THE CITY OF DUBLIN ZONING CODE

L1.02: 6x & 62 N. Riverview - LANDSCAPE PLAN

RIVERVIEW VILLAGE - AMENDED FINAL DEVELOPMENT PLAN

CITY OF DUBLIN, FRANKLIN COUNTY, OH 09.10.2025 - #24090

COhatch

0 8 16 24

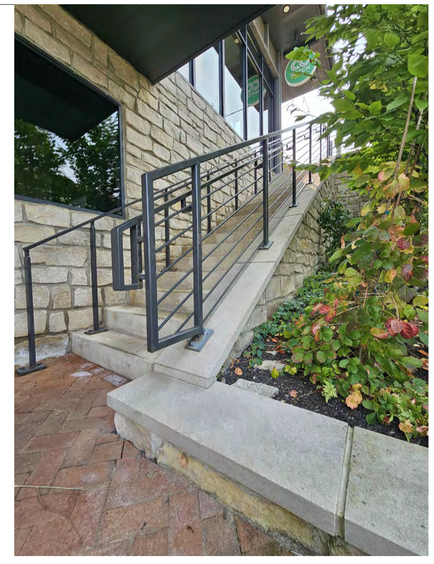
G2 PLANNING + DESIGN

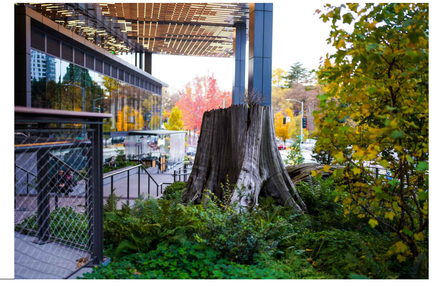
L2.01: Riverbank Descent - LAYOUT & MATERIALS PLAN

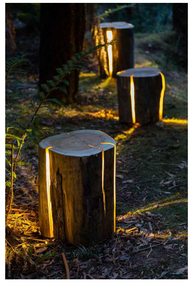


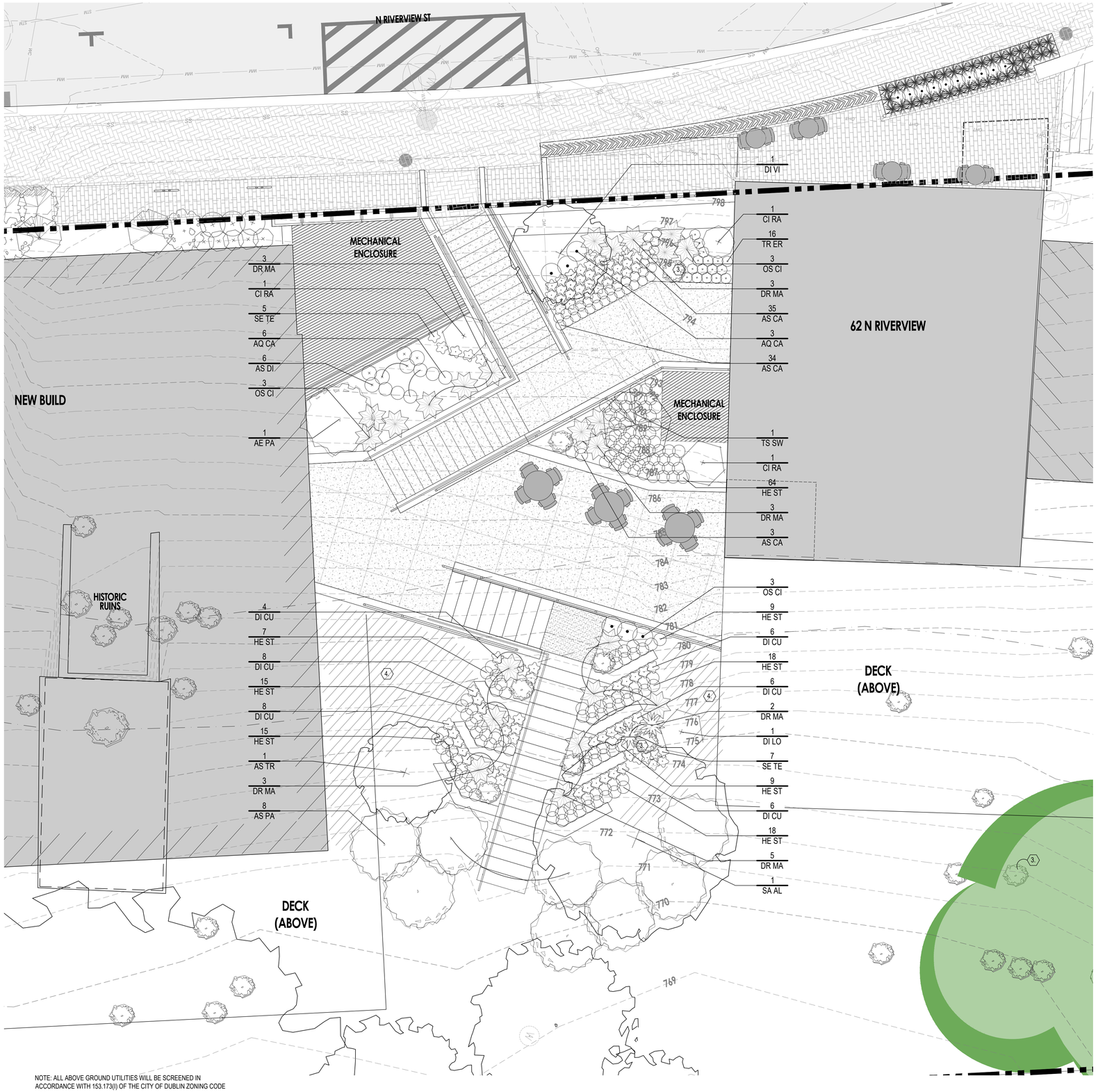
CODED LAYOUT & MATERIALS NOTES

KEY	ITEM	REFERENCE	NOTES
1a	CLAY PAVER 'A'	A / L8.02	BELDEN "BELCREST #530" - HERRINGBONE
2d	CONCRETE PAVEMENT	- / -	STANDARD CONCRETE PAVEMENT WITH SAW-CUT JOINTS SEE ENGINEER'S DRAWINGS FOR MORE INFORMATION
3a	STABILIZED CRUSHED STONE PAVEMENT	C / L8.02	KAFKA GRANITE - "BEIGE BLEND MARBLE" AVAILABLE FROM KAFKA GRANITE: 715.814.1268
3c	4" GRANITE EDGING	-	"STARLIGHT BLACK GRANITE" EDGING AVAILABLE FROM KAFKA GRANITE: 715.814.1268
4b	±6"x16"x5' LIMESTONE STEPS	- / -	±6"x16"x5' INDIANA LIMESTONE FULL COLOR AVAILABLE FROM SEMCO OUTDOOR: 614.861.4668
4c	MORTARED STONE WALL 'B'	A / L8.04	60% "BUCKINGHAM RUSTIC ROYAL CHATEAU" / 30% "OLEN VALLEY GRAY BLEND" VENEER. AVAILABLE FROM LANG STONE: 614.228.5489
4d	STONE WALL W/ COCK AND HEN COPING	-	"SHORELINE THIN WALLSTONE" (OR OWNER-APPROVED EQUAL) AVAILABLE FROM LANG STONE: 614.228.5489
4f	STEP WITH LIMESTONE TREAD AND STONE VENEER	-	"OTTAWA SMOOTH TUMBLED VENEER" W/ 2½" x 12" INDIANA LIMESTONE TREAD AVAILABLE FROM LANG STONE: 614.228.5489
4h	DRY-LAID STONE RETAINING WALL	E / L8.02	"SHORELINE THIN WALLSTONE" (OR OWNER-APPROVED EQUAL) AVAILABLE FROM LANG STONE: 614.228.5489
7e	1-1/2 O.D. SQUARE STEEL HANDRAIL	-	GALVANIZED STEEL PAINTED BLACK
7f	1-1/2 O.D. SQUARE STEEL GUARDRAIL	-	GALVANIZED STEEL PAINTED BLACK
11b	CHANNEL DRAIN	- / -	SEE ENGINEER'S PLANS FOR MORE INFORMATION



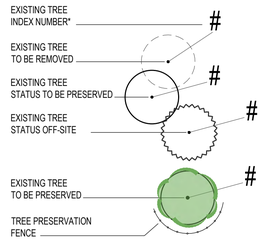






NOTE: ALL ABOVE GROUND UTILITIES WILL BE SCREENED IN ACCORDANCE WITH 153.173(I) OF THE CITY OF DUBLIN ZONING CODE

TREE PRESERVATION KEY



*(SEE SHEETS L7.01 & L7.02 FOR MORE INFORMATION)

PLANT LIST (Contractor is responsible to provide all plant quantities shown on plan)

QTY.	CODE	BOT. NAME/COMMON NAME	SIZE	COND.	SPACING	NOTES
DECIDUOUS TREES						
1	AS TR	Asmina triloba Paw Paw	2" CAL.	B&B	AS SHOWN	Match Form
1	DI VI	Diospyros virginiana American Persimmon	2" CAL.	B&B	AS SHOWN	Match Form
1	SA AL	Sassafras albidum Sassafras	2" CAL.	B&B	AS SHOWN	Match Form
EVERGREEN TREES						
1	TS SW	Tsuga canadensis 'Pendula' Sargent's Weeping Hemlock	4' HT.		PER PLAN	
FLOWERING/DECIDUOUS SHRUBS						
8	AE PA	Aesculus parviflora Bottlebrush Buckeye	24" HT.	#5 CONT.	PER PLAN	
1	DI LO	Diervilla lonicera Native Bush Honeysuckle	18" HT.	#3 CONT.	PER PLAN	
GRASSES, PERENNIALS, GROUNDCOVERS, & VINES						
37	AS CA	Asarum canadense Wild Ginger	-	#1 CONT.	AS SHOWN	Match Form
6	AS DI	Aster divaricatus Whitewood Aster	-	#1 CONT.	AS SHOWN	Match Form
9	AQ CA	Aquilegia canadense Wild Columbine	-	#1 CONT.	AS SHOWN	Match Form
3	CI RA	Cimifuga racemosa 'Hillside Black Beauty' Hillside Black Beauty Snakeroot	-	#1 CONT.	AS SHOWN	Match Form
38	DI CU	Dicentra cucullaria Dutchman's Breeches	-	#1 CONT.	AS SHOWN	Match Form
14	DR MA	Dryopteris marginalis Leatherwood Fern	-	#1 CONT.	AS SHOWN	Match Form
155	HE ST	Heucherella 'Sweat Tea' Sweat Tea Foamy Bells	-	#1 CONT.	AS SHOWN	Match Form
9	OS CI	Osmundastrum cinnamomeum Cinnamon Fern	-	#1 CONT.	AS SHOWN	Match Form
42	SE TE	Sedum ternatum "Larinem Park" Woodland Stonecrop	-	#1 CONT.	AS SHOWN	Match Form
16	TR ER	Trillium erectum Purple Trillium	-	#1 CONT.	AS SHOWN	Match Form

LANDSCAPE REQUIREMENTS SYMBOL KEY

153.173(H)(6)
FOUNDATION PLANTING MATERIAL

DECIDUOUS SHRUB
EVERGREEN SHRUB
PERENNIALS/GRASSES

153.173(I)(6) & (7)
SCREENING SHRUB

CODED LANDSCAPE NOTES

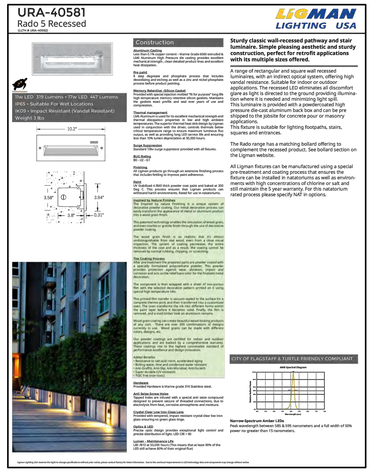
2. LANDSCAPE BED - PROVIDE 3" DEPTH HARDWOOD MULCH, POSITIVE DRAINAGE IN ALL DIRECTIONS. HAND SPADE EDGE.
3. EXISTING TREE STUMP TO REMAIN
4. STANTEC SLOPE STABILIZATION SEED MIX. APPLY AT 60 PLS PER ACRE. AUGMENT WITH NATIVE WILDFLOWER SEED MIX AT ONE-TO-FOUR RATIO OF SLOPE STABILIZATION MIX AND ACCORDING TO SUPPLIER DIRECTIONS - AVAILABLE FROM STANTEC 537.586.2412

PLANT LABEL KEY

1 / XX XX (QUANTITY / CODE)

L2.02: Riverbank Descent - LANDSCAPE PLAN





A WALL/STEPS LIGHTS



B LED UPLIGHT

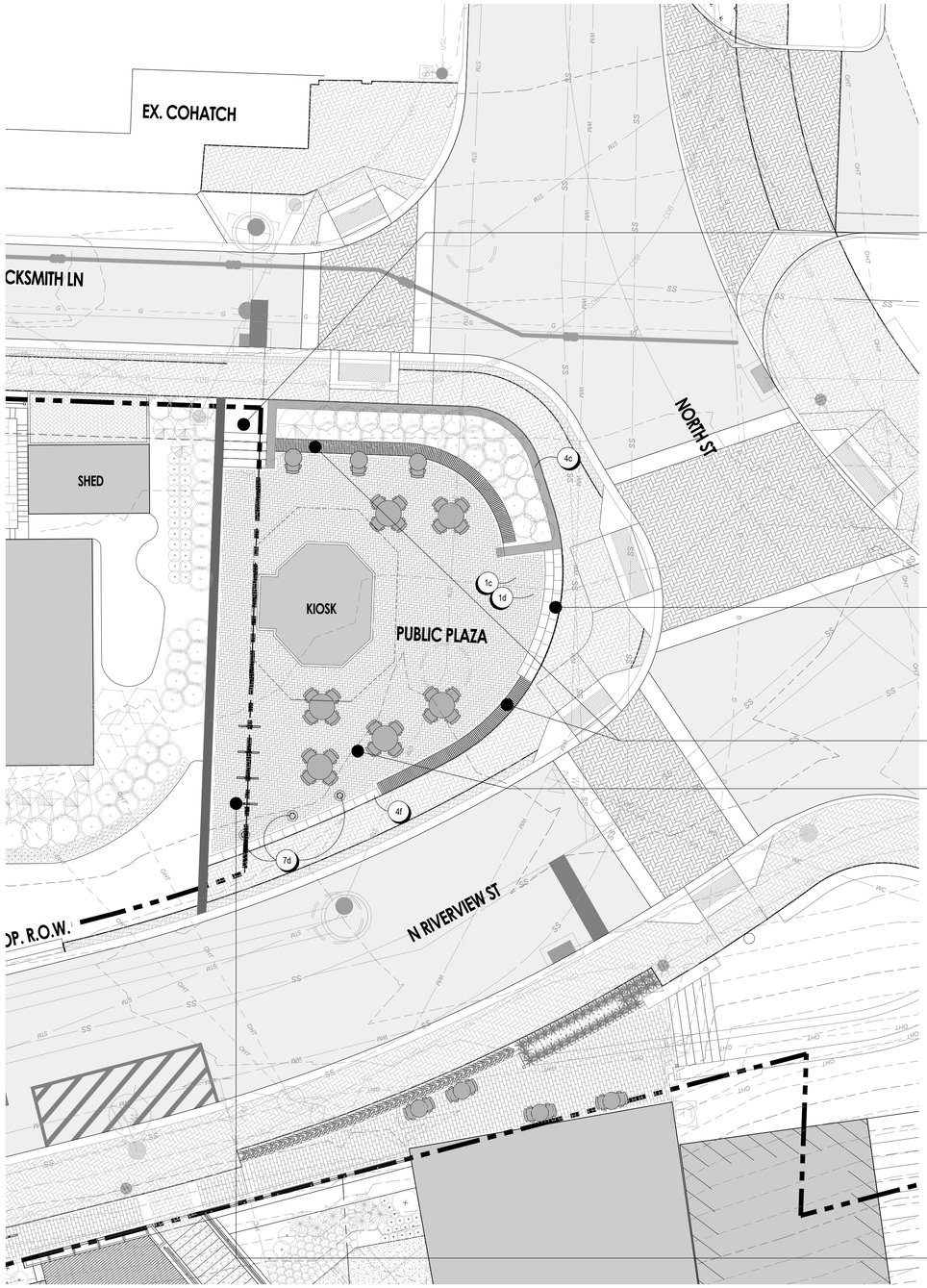
C LED TAPE LIGHT

CODED LAYOUT & MATERIALS NOTES

KEY	ITEM	REFERENCE	NOTES
10a	WALL/STEP LIGHT	A	SEE DETAIL A, THIS SHEET FOR MORE INFORMATION
10h	LED UPLIGHT	B	SEE DETAIL B, THIS SHEET FOR MORE INFORMATION
10c	LED TAPE LIGHT	C	SEE DETAIL C, THIS SHEET FOR MORE INFORMATION

L2.03: Riverbank Descent - LIGHTING PLAN

L3.01: Public Plaza - LAYOUT & MATERIALS PLAN



PUBLIC PLAZA - LAYOUT & MATERIALS PLAN ENLARGEMENT

0' 8' 24'

CODED LAYOUT & MATERIALS NOTES

KEY	ITEM	REFERENCE	NOTES
1c	CLAY PAVER 'C'	A / L8.02	ENDICOTT "DARK IRONSPOT" - 70/30 BLEND WITH CLAY PAVER D
1d	CLAY PAVER 'D'	A / L8.02	ENDICOTT "MEDIUM IRONSPOT #46" - 30/70 BLEND WITH CLAY PAVER C
4b	±6"x16"x5' LIMESTONE STEPS	- / -	±6"x16"x5' INDIANA LIMESTONE FULL COLOR AVAILABLE FROM SEMCO OUTDOOR: 614.861.4668
4c	MORTARED STONE WALL 'A'	A / L8.04	"OTTAWA SMOOTH TUMBLED VENEER" AVAILABLE FROM LANG STONE: 614.228.5489
4f	STEP WITH LIMESTONE TREAD AND STONE VENEER	-	"OTTAWA SMOOTH TUMBLED VENEER" W/ RAKED MORTAR JOINTS AND 2-½" x 12" INDIANA LIMESTONE TREAD AVAILABLE FROM LANG STONE: 614.228.5489
4g	LIMESTONE BAND	-	2-½" x 12" INDIANA LIMESTONE AVAILABLE FROM LANG STONE: 614.228.5489
5a	STONE WALL WITH WOOD BENCH	B / L8.04	"OTTAWA SMOOTH TUMBLED VENEER" AVAILABLE FROM LANG STONE: 614.228.5489. 2"X2" THERMALLY-MODIFIED SPRUCE WITH PINING STAIN AND EXTERIOR WATER-PROOFING
7b	BIKE RACK	E / L8.01	MADRAX - "OPAL BIKE RACK". COLOR: P.C. BRONZE
7d	DECORATIVE BOLLARD	G / L8.01	RELIANCE FOUNDRY - "BOLLARD R-7561". COLOR: P.C. BLACK





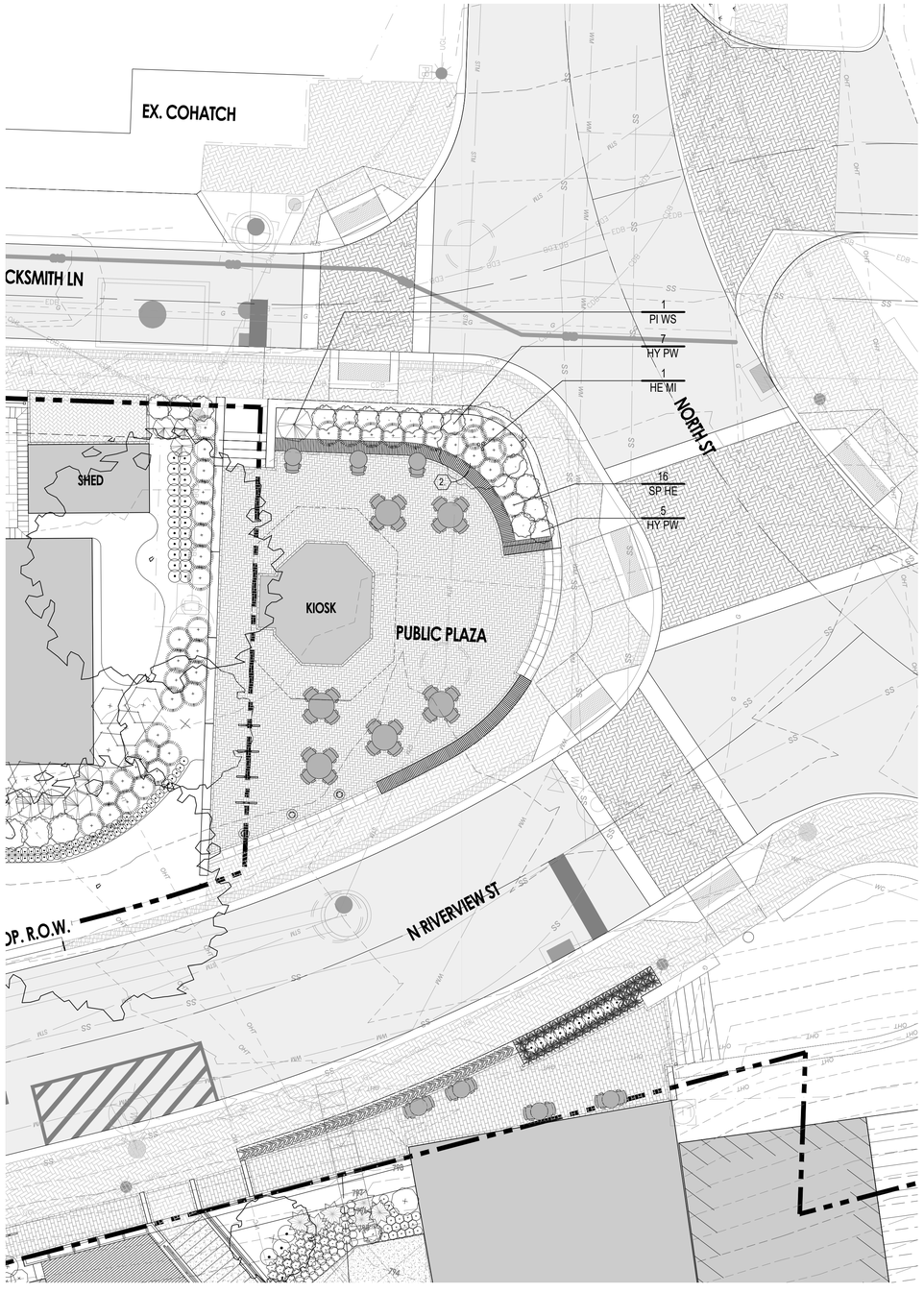










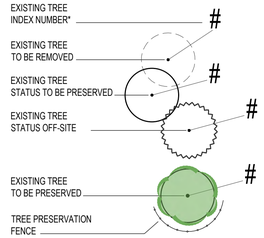


PUBLIC PLAZA - LANDSCAPE PLAN ENLARGEMENT

0' 8' 24'

NOTE: ALL ABOVE GROUND UTILITIES WILL BE SCREENED IN ACCORDANCE WITH 153.173(I) OF THE CITY OF DUBLIN ZONING CODE

TREE PRESERVATION KEY



*(SEE SHEETS L7.01 & L7.02 FOR MORE INFORMATION)

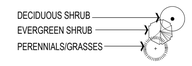
PLANT LIST (Contractor is responsible to provide all plant quantities shown on plan)

QTY.	CODE	BOT. NAME/COMMON NAME	SIZE	COND.	SPACING	NOTES
ORNAMENTAL TREE						
1	HE MI	Heptacodium miconioides 'Temple of Bloom' Temple of Bloom Seven-Son Flower	6-8' HT.	B&B	AS SHOWN	
EVERGREEN SHRUBS						
1	PI WS	Pinus strobus 'Blue Shag' Blue Shag Pine	24" HT.	B&B	PER PLAN	
FLOWERING/DECIDUOUS SHRUBS						
12	HY PW	Hydrangea quercifolia 'Pee Wee' Pee Wee Oakleaf Hydrangea	18-24" HT.	#5 CONT.	PER PLAN	
GRASSES, PERENNIALS, GROUNDCOVERS, & VINES						
16	SP HE	Sporobolus heterolepsis Prairie Dropseed	-	#2 CONT.	AS SHOWN	Match Form

LANDSCAPE REQUIREMENTS SYMBOL KEY

153.173(H)(6)
FOUNDATION PLANTING MATERIAL

§53.173(I)(6) & (7)
SCREENING SHRUB



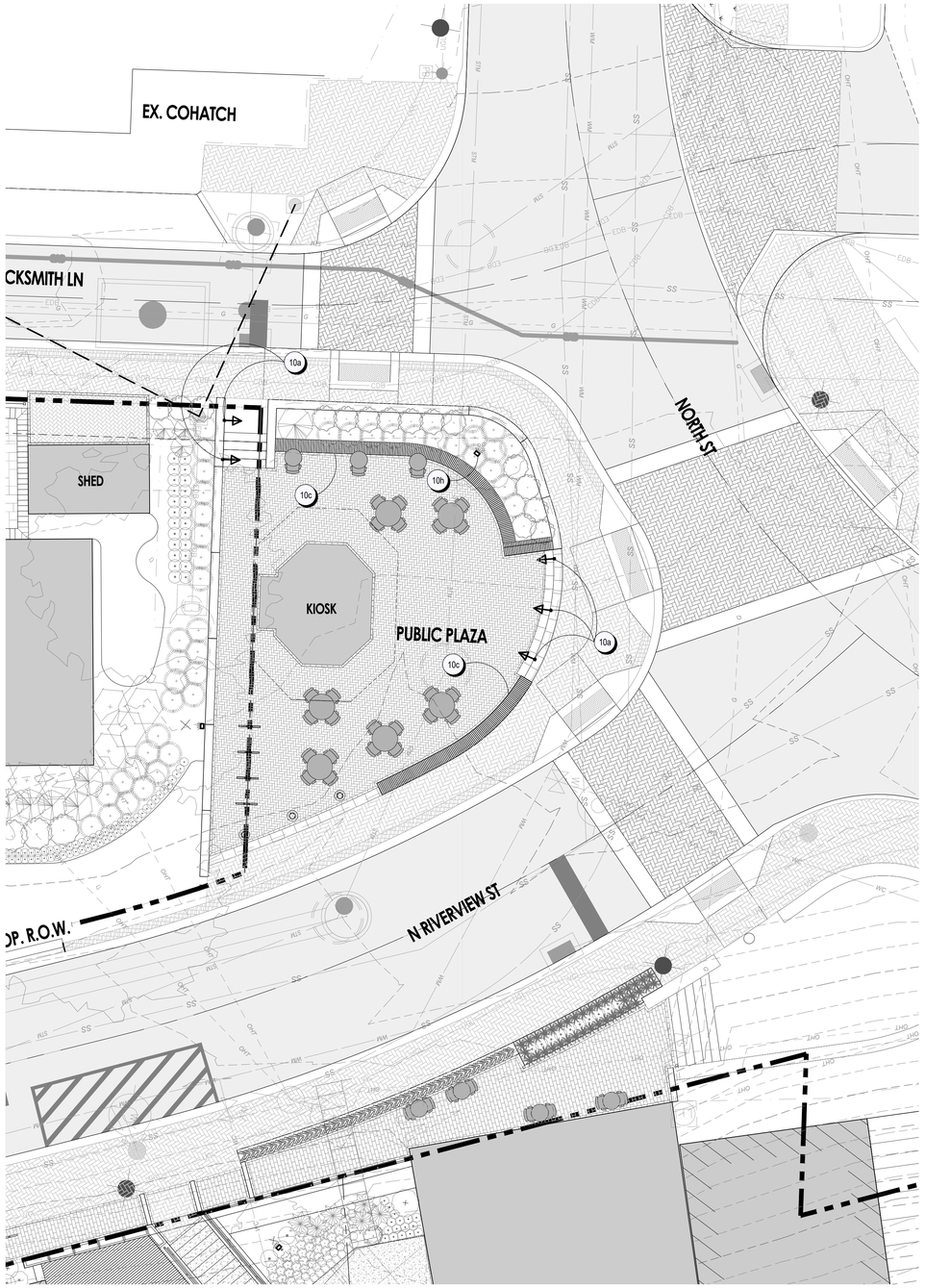
CODED LANDSCAPE NOTES

2. LANDSCAPE BED - PROVIDE 3" DEPTH HARDWOOD MULCH, POSITIVE DRAINAGE IN ALL DIRECTIONS. HAND SPADE EDGE.

PLANT LABEL KEY

1 / XX XX (QUANTITY / CODE)

L3.02: Public Plaza - LANDSCAPE PLAN



PUBLIC PLAZA - LIGHTING PLAN ENLARGEMENT

*(PHOTOMETRIC ANALYSIS IN FC PROVIDED BY EMH&T. REFER TO NORTHERN HISTORIC DISTRICT INFRASTRUCTURE IMPROVEMENT PLANS) 0' 8' 24'

URA-40581
Radio 5 Recessed
(Trim & Step Lights)

LIGMAN LIGHTING USA

One LED: 319 Lumens • 17w LED: 447 Lumens
IP65 - Suitable For Wet Locations
IK09 - Impact Resistant (Vandal Resistant)
Weight: 3 lbs







Construction

Aluminum Casting
Low copper content, marine / marine grade 6061 aluminum is cast, aluminum high. Pressure die casting provides excellent detail reproduction, clean detailed product lines and excellent heat dissipation.

Pre-paint
Our 7-stage degrease and phosphate process (bar includes degreasing and etching as well as a zinc and nickel phosphate process before product painting.

Sensory Adaptation (Glare Control)
Our proprietary optical system called "Hi-Vis purpose" long life high temperature injection molded silicon gaskets, maximizes the optical beam profile and lead time clean of use and manufacture.

Thermal management
Our thermal design provides excellent mechanical strength and thermal dissipation properties in low and high volume production. Our proprietary optical system called "Hi-Vis purpose" used in conjunction with the driver, controls thermals. Below ambient temperature operation, ensures long life of the LED source, as well as providing long LED source life and ensuring that no premature depreciation at 50,000 hours.

Surge Protection
Standard 10kv surge suppression provided with all fixtures.

Bolt Setting
18 – 8 SS

Finishing
Our finishes provides go through an extensive finishing process that includes finishing to improve paint adherence.

Paint
Our standard 2-4001 thick powder coat paints and baked at 340 deg F. This process ensures that Ligman products are manufactured to the highest standards of durability and quality.

Inspired by Nature Finishes
The inspired by nature finishing is a unique system of textured powder coat finishes that mimic natural materials and rapidly transform the applied area of metal or aluminum product into a stone grain finish.

This patented technology enables the introduction of natural grain, color and texture variations to the surface of metal parts via powder coating.

The result: grain finish is an endless that no artisan manufactured product will ever be identical. Each piece has its own individual characteristics. The grain is integral to the finish and cannot be removed by normal rubbing, chipping, or scratching.

Tile Coating Process
Our tile coating process ensures parts are powder coated with a specially formulated polyurethane powders. This powder coating process ensures that the finish is resistant to UV, corrosion and acts as a tile interface color for tile hydrated metal parts.

The component is then wrapped with a sheet of non-porous film with the selected decorative pattern printed on it using a heat transfer process.

The printed film wrapper is vacuum sealed to the surface for a complete marine grip and then is cured into one a customized oven. The curing process causes the film to shrink and conform to the color layer before it becomes cured. Finally the film is removed, and a customized matt or protective remains.

Wood grain coating can create beautiful natural looking products that are durable. The wood grain coating process is also environmentally friendly. Wood grains can be used with different coating types.

Our powder coatings are certified for indoor and outdoor applications and are tested to a comprehensive battery of tests that ensure the highest standards of durability and performance excellence and design innovations.

• Optics Benefits
• Optical grade PMMA with micro, anodized dazzling
• Rolling seals: lens and condensed water resistant
• Optical grade PMMA with micro, reinforcement
• Optics enables LED luminaire
• Optics enables LED luminaire

Hardware
Provided hardware is marine grade 316 Stainless steel.

Anti-Spray Screw Holes
Our anti-spray screw holes design with a special anti wear compound designed to prevent seizure of threaded connections, due to electrolysis from heat, corrosive atmospheres and moisture.

Frosted Lens Finishes
Frosted lens finishes impact resistant tempered crystal clear low iron glass ensuring no green glass tinge.

Optics LED
Our optics LED design provides exceptional light control and precise distribution of light, LED CRT 80.

Lumen – Maintenance Life
Our LED design ensures that the fixtures that at least 90% of the LED still achieve 80% of their original flux.

Sturdy classic wall recessed pathway and stair luminaire. Simple, clean aesthetic and sturdy construction, perfect for retrofit applications with its multiple sizes offered.

A range of rectangular and square wall recessed luminaires, with an indirect optical system, offering high vandal resistance. Suitable for indoor or outdoor applications. Provides a soft, comfortable and discomfort glare as light is directed to the ground providing illuminance where it is needed and minimizing light spill.
This luminaire is provided with a powdercoated high pressure die-cast aluminum back box and can be pre wired to suit the jobsite for concrete pour or masonry applications.
This fixture is suitable for lighting footpaths, stairs, squares and entrances.

The Radio range has a matching bollard offering to complement the recessed product. See bollard section on the Ligman website.

All Ligman fixtures can be manufactured using a special powder coat paint and coating process that ensures the fixture can be installed in natatoriums as well as environments with high concentrations of chlorine or salt and still maintain the 5 year warranty. For this natatorium rated process please specify NAT in options.

CITY OF FLAGSTAFF & TUSTLE FRIENDLY COMPLIANT

Narrow Spectrum Amber LEDs
Peak wavelength between 585 & 595 nanometers and a full width of 50% power no greater than 15 nanometers.

A WALL/STEPS LIGHTS

SSI solid state luminaires

Date: Approved:
Type:
Luminaire:
Project:

SSF2105

Exterior Fine Inch Round RGBW High-Powered Flood Light


(Shown w/Cut-Off Visor)

FEATURES
- Up to 630 lumens
- RGBW & Tunable White in one luminaire
- Wide range mounting options
- Many optical accessories
- ColourQuick, ColourClone, ColourSoft, and ColourMode (see page 4)
- 1.5G Vibration resistance

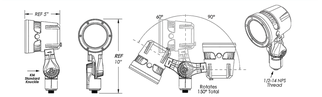
PERFORMANCE
Beam Spread: 10°, 15°, 23°, 30°, 60°, 90°, 120°, 15° x 30°, 30° x 60°
CCT Options: ColourMode (CSA) RGBW and tunable white in one luminaire using 4 Chiplt channels
Lumens: 630 Lumens (typical)
Lumen Maintenance: L70 > 70,000 hours

PHYSICAL
Mounting: Standard mounting is ¾" - 14 NPS and includes adjustments for 135° vertical rotation and 350° horizontal rotation
Housing: Marine grade, corrosion resistant, low copper, solid die-cast aluminum; all external stainless steel fasteners
Finish: Available in Black, Bronze, Graphite Grey, Silver, White and Custom Colors
Six stage aluminum pretreatment corrosion protection; Polyester powder coat finish, 76 µm minimum, 5,000 hour salt spray test (ASTM B117) compliant with Florida / ASHRAI 2004 specification.
Warranty: 5 Year limited warranty
Lens: Anti-reflective-clear, tempered glass w/silicone gasketing - IK07 impact Rating
Ingress Protection: IP66 rated for dry, damp or wet locations
Weight: 6.1 lbs
Ambient Operating Temp: -22°F to 122°F (-30°C to 50°C)

ELECTRICAL
Voltage: Universal / 20 - 277 VAC
Power Supply: Integral Class II, electronic high-power factor > .90 @ 120V
Power Consumption: Maximum 18W
Dimming: ColourSoft embedded firmware enables 16-bit resolution using only 8-bits of data to enhance the 1% on/off turn on curve for no-flicker at the slowest transition speeds
Standards: cETLus Listed, DLC, NOM, tested to UL, 1598 and UL 8750 standards / UL-Class I / IEC-LM-79 / LM-80
Standards: cETLus Listed, DLC, NOM, tested to UL, 1598 and UL 8750 standards / UL-Class I / IEC-LM-79 / LM-80

RGBW TECHNOLOGY
ColourQuick ColourClone ColourSoft ColourMode

PHYSICAL DIMENSIONS



Some specifications, descriptions and illustrations are subject to change without notice.
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SSI Solid State Luminaires
2609 Swanson Ave • St. Charles, IL • 60174 | solidstateluminaires.com | 800.900.1199
US Commercial Lighting Manufacturer Since 1982
TS-DM-082525

B LED UPLIGHT

ORDER GUIDE - DESIGN SERIES STATIC WHITE
NFDS-SWH 6.6W| NF-DS-240

NOVA FLEX

PART NUMBER BUILDER:

Series	Family	Environment	Lead/M	Voltage	Kelvin	Length
NF	DS	IP65 IP66*	240	24	2200K 2500K 2700K 3000K 3500K 4000K	XX - Length in Inches

1. Lead time based on specification.
2. All NFD LED products are NOT field Serviceable.
3. Output can vary +/-10%

ENVIRONMENT AND DIMENSIONS
(INCHES UNLESS SHOWN)

Section	IP65	IP66
A	0.25"	0.75"
DR	1.0	1.5
C	95mm	99mm
D	65H	H-36

ILLUMINATION DETAILS

CCT	Lumens/FT	CRI Ra	9 Point>	Max Run
2200K	464 >	87	87	154'
2500K	516	90	85	
2700K	537	90	87	
3000K	577	90	87	
3500K	577	90	84	
4000K	624	90	84	
5000K	540	70	68	

PHYSICAL

Environment	IP65 (Dust/splash proof) IP66* (Waterjet and wash-down)
Operating Temp	IP65: -0° to 140°F (-20° to 60°C) IP66: -10° to 104°F (-20° to 20°C)
Cut Length	1.25" Inches (3.18 cm)
Min Bend Diameter	IP65: 0.75" Inches (20 mm) IP66*: 1.96 Inches (50 mm)
Max Run	51.8' Feet (4.20 m).

ELECTRICAL

Voltage	24V
Wire Size	20 AWG, 2 Wire
Lead Wire	Default: 120" Inch IP65: 3" Inch Minimum IP66*: 3" Inch Minimum Quick Connect: 3" - 120" Inch
Jumper	3" Inch Minimum
Dimming	MLV / 0-10V / ELV Series Controller

QUALITY ASSURANCE

Lumen-Maintenance	50,000 Hrs
Warranty	5 years
CCT Binning	3-step MacAdam
Certifications	ETL [Title 24] JA8 - 2019

Nova Flex retains the right to modify the design of our products at any time as part of the company's continual product improvement program.

PROJECT | FIXTURE | PHASE | DATE
Rev: Jul.29.24.02:24

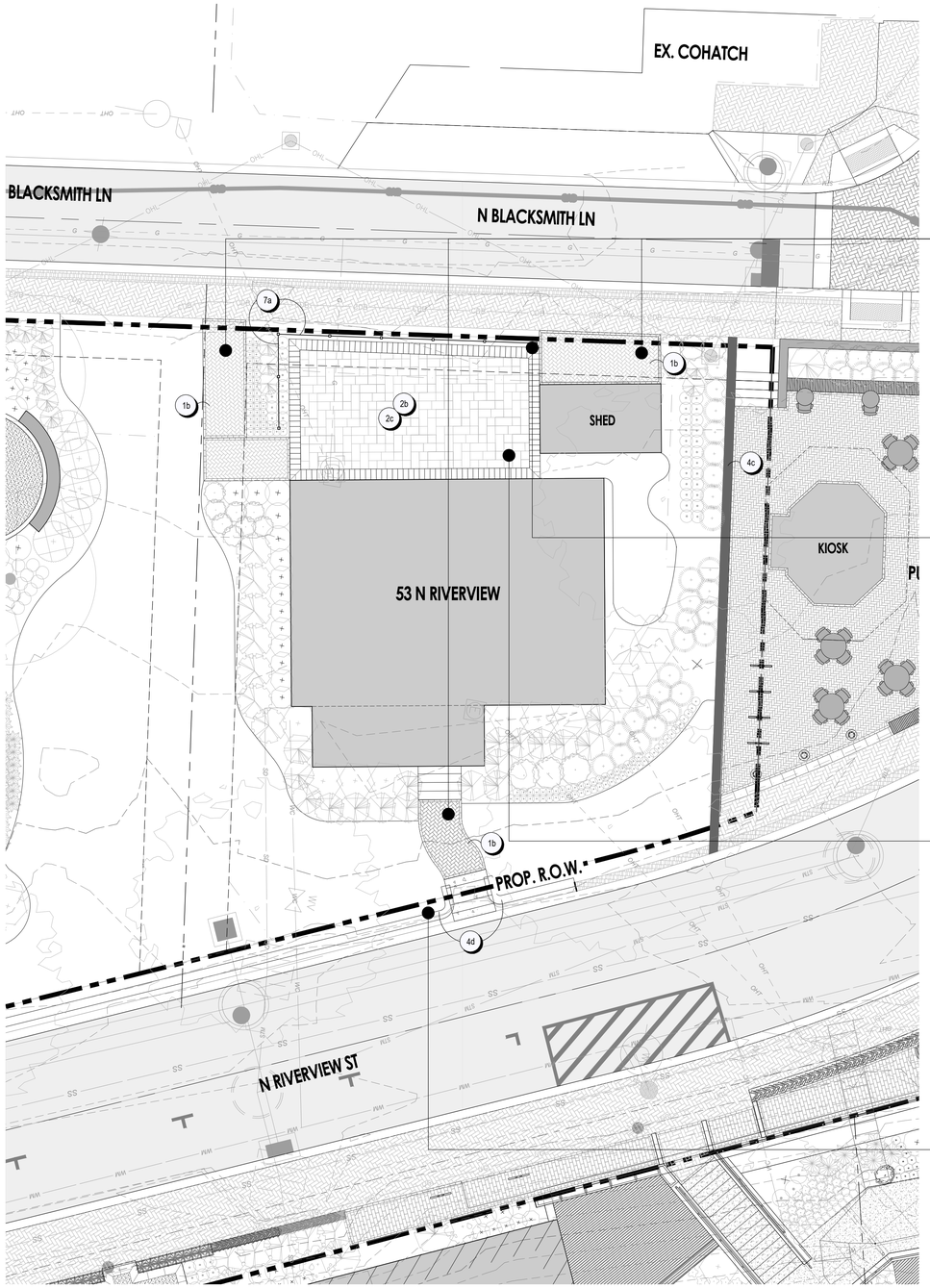
800.595.6302 | novaflexled.com

C LED TAPE LIGHT

CODED LAYOUT & MATERIALS NOTES

KEY	ITEM	REFERENCE	NOTES
10a	WALL/STEP LIGHT	A -	SEE DETAIL A, THIS SHEET FOR MORE INFORMATION
10h	LED UPLIGHT	B -	SEE DETAIL B, THIS SHEET FOR MORE INFORMATION
10c	LED TAPE LIGHT	C -	SEE DETAIL C, THIS SHEET FOR MORE INFORMATION

L3.03: Public Plaza - LIGHTING PLAN













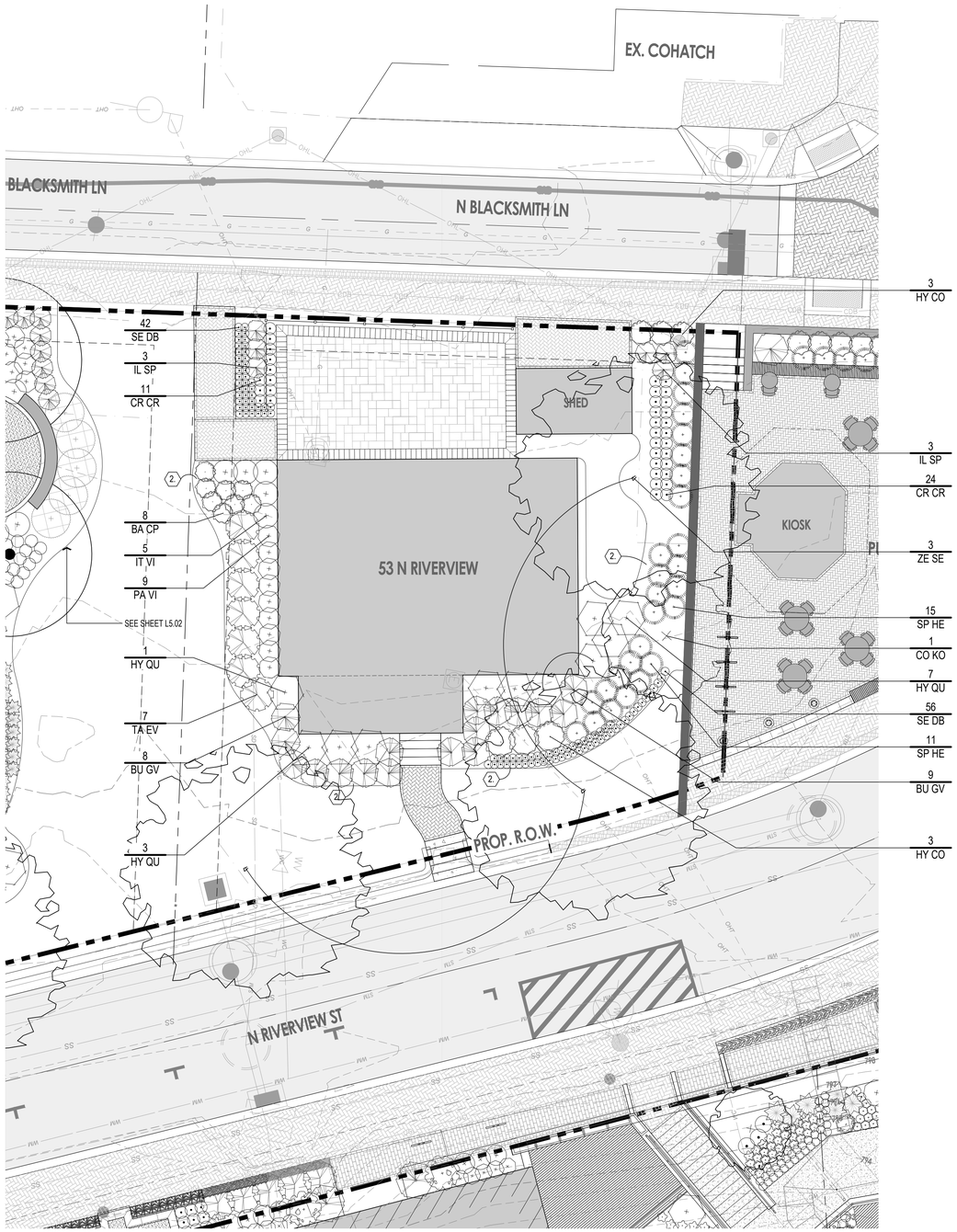
53 N RIVERVIEW - LAYOUT & MATERIALS PLAN ENLARGEMENT

0' 8' 24'

CODED LAYOUT & MATERIALS NOTES

KEY	ITEM	REFERENCE	NOTES
1b	CLAY PAVER 'B'	A / L8.02	BELDEN "SAXONY BLEND"
2b	CONCRETE PAVER 'B'	B / L8.02	UNILOCK BOULEVARD PAVER "GRANITE FUSION" - RANDOM
2c	CONCRETE PAVER 'C'	B / L8.02	UNILOCK BEACON HILL SMOOTH "DARK CHARCOAL" - SMALL RECTANGLE
4b	±6"x16"x5' LIMESTONE STEPS	- / -	±6"x16"x5' INDIANA LIMESTONE FULL COLOR AVAILABLE FROM SEMCO OUTDOOR: 614.861.4668
4c	MORTARED STONE WALL	A / L8.04	"OTTAWA SMOOTH TUMBLED VENEER" (OR OWNER-APPROVED EQUAL) AVAILABLE FROM LANG STONE: 614.228.5489
4d	STONE WALL W/ COCK AND HEN COPING	-	"SHORELINE THIN WALLSTONE" (OR OWNER-APPROVED EQUAL) AVAILABLE FROM LANG STONE: 614.228.5489
5a	STONE WALL WITH WOOD BENCH	E / L8-02	"OTTAWA SMOOTH TUMBLED VENEER" AVAILABLE FROM LANG STONE: 614.228.5489
7a	3'-6" HT. FENCE	F / L8.01	ULTRA - "UAS-100 STD BOTTOM COMMERCIAL LOOP TOP 3.5X6 2-RAIL"

L4.01: 53 N. Riverview - LAYOUT & MATERIALS PLAN

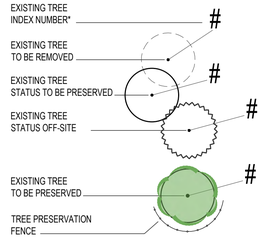


53 N RIVERVIEW - LANDSCAPE PLAN ENLARGEMENT

0' 8' 24'

NOTE: ALL ABOVE GROUND UTILITIES WILL BE SCREENED IN ACCORDANCE WITH 153.173(I) OF THE CITY OF DUBLIN ZONING CODE

TREE PRESERVATION KEY



*(SEE SHEETS L7.01 & L7.02 FOR MORE INFORMATION)

PLANT LIST (Contractor is responsible to provide all plant quantities shown on plan)

QTY.	CODE	BOT. NAME/COMMON NAME	SIZE	COND.	SPACING	NOTES
DECIDUOUS TREES						
3	ZE SE	Zelkova serrata 'Green Vase' Green Vase Zelkova	2" CAL.	B&B	AS SHOWN	
ORNAMENTAL TREES						
1	CO KO	Cornus kousa Kousa Dogwood	1.75" CAL.	B&B	AS SHOWN	
EVERGREEN SHRUBS						
6	IL SP	Ilex crenata 'Sky Pencil' Sky Pencil Holly	24-30" HT.	B&B	AS SHOWN	
17	BU GV	Buxus 'Green Velvet' Green Velvet Boxwood	16-18" HT.	#5 CONT.	PER PLAN	
FLOWERING/DECIDUOUS SHRUBS						
5	IT VI	Itea virginiana 'Henry's Garnet' Henry's Garnet Itea	16-18" HT.	#3 CONT.	AS SHOWN	Match Form
6	HY CO	Hypericum kalmianum 'Cobalt-n-Gold' Cobalt-n-Gold St. John's Wort	14-16" HT.	#3 CONT.	AS SHOWN	Match Form
11	HY QU	Hydrangea quercifolia 'Alice' Alice Oakleaf Hydrangea	24-30" HT.	B&B	AS SHOWN	Match Form
GRASSES, PERENNIALS, GROUNDCOVERS, & VINES						
8	BA CB	Baptisia 'Cherries Jubilee' Cherries Jubilee False Indigo	-	#1 CONT.	PER PLAN	
35	CR CR	Crocosmia 'Lucifer' Lucifer Crocosmia	-	#1 CONT.	PER PLAN	
26	SP HE	Sporobolus heterolepsis Prairie Dropseed	-	#2 CONT.	AS SHOWN	Match Form
98	SE DB	Sedum spurium 'Dragon's Blood' Dragon's Blood Sedum	-	#1 CONT.	AS SHOWN	

LANDSCAPE REQUIREMENTS SYMBOL KEY

153.173(H)(6)
FOUNDATION PLANTING MATERIAL

DECIDUOUS SHRUB
EVERGREEN SHRUB
PERENNIALS/GRASSES

153.173(I)(6) & (7)
SCREENING SHRUB

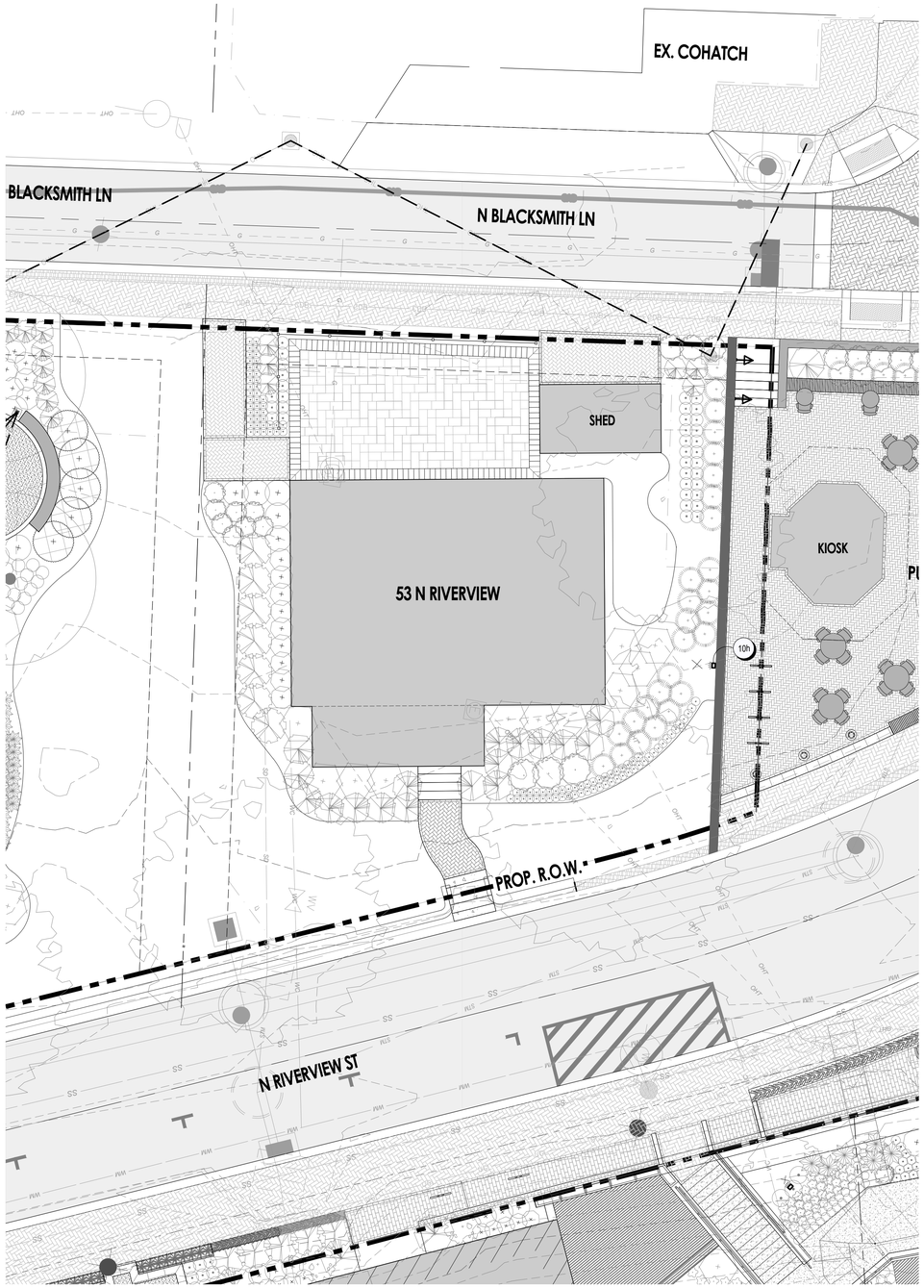
CODED LANDSCAPE NOTES

2. LANDSCAPE BED - PROVIDE 3" DEPTH HARDWOOD MULCH, POSITIVE DRAINAGE IN ALL DIRECTIONS. HAND SPADE EDGE.

PLANT LABEL KEY

1 / XX XX (QUANTITY / CODE)

L4.02: 53 N. Riverview - LANDSCAPE PLAN



53 N RIVERVIEW - LIGHTING PLAN ENLARGEMENT*

*(PHOTOMETRIC ANALYSIS IN FC PROVIDED BY EMH&T. REFER TO NORTHERN HISTORIC DISTRICT INFRASTRUCTURE IMPROVEMENT PLANS)

0' 8' 24'



solid state luminaires

Date: Approved:
Type:
Luminaire:
Project:

SSF2105

Exterior Five Inch Round RGBW High-Powered Flood Light

(Shown w/Cut-Off Visor)

FEATURES
- Up to 630 lumens
- RGBW & Tunable White in one luminaire
- Wide range mounting options
- Many optical accessories
- ColorQuick, ColourClone, ColourSoft, and ColourMode (see page 4)
- 1.5G Vibration resistance

PERFORMANCE
Beam Spread: 10°, 15°, 20°, 30°, 50°, 60°, 90°, 100°, 15° x 30°, 30° x 60°
CCT Options: ColourMode (2x) RGBW and tunable white in one luminaire using a 2x2 channel
Lumens: 630 lumens (typical)
Lumen Maintenance: L70 > 70,000 hours

PHYSICAL
Mounting: Standard mounting is ½" - 14 NPS and includes adjustments for 150° vertical rotation and 360° horizontal rotation
Housing: Marine grade, corrosion resistant, low copper, solid die-cast aluminum; captive stainless steel fasteners
Finish: Available in Black, Bronze, Graphite Grey, Silver, White and Custom Colors
Paint: Super durable TGIC polyester, chromate conversion pre-treatment, Polyester powder coat finish, 1.5 µm minimum, 5,000 hour salt spray test (ASTM B117) compliant with Florida / AAMA 2604 specification.
Warranty: 5 Year limited warranty
Lens: Anti-reflective-clear, tempered glass w/silicone gasketing - IK07 Impact Rating
Ingress Protection: IP66 rated for dry, damp or wet locations
Weight: 6.1 lbs
Ambient Operating Temp: -22°F to 122°F (-30°C to 50°C)

ELECTRICAL
Voltage: Universal 120 - 277 VAC
Power Supply: Integral Class II, electronic high-power factor > .90 @ 120V
Power Consumption: Maximum 18W
Dimming: ColourSoft+ embedded firmware enables 16-bit resolution using only 8-bits of data to enhance the low trim curve for no-flicker at the slowest transition speeds
Surge Protection: 10kV / 5kA (Type III), tested to UL 1598 and UL 8750 standards /
UL Class I / IEC EA 79 / UA-IEC
Standards: cETLus Listed, CE, NOM, tested to UL 1598 and UL 8750 standards /
UL Class I / IEC EA 79 / UA-IEC

RGBW TECHNOLOGY
ColourQuick ColourClone ColourSoft ColourMode

PHYSICAL DIMENSIONS

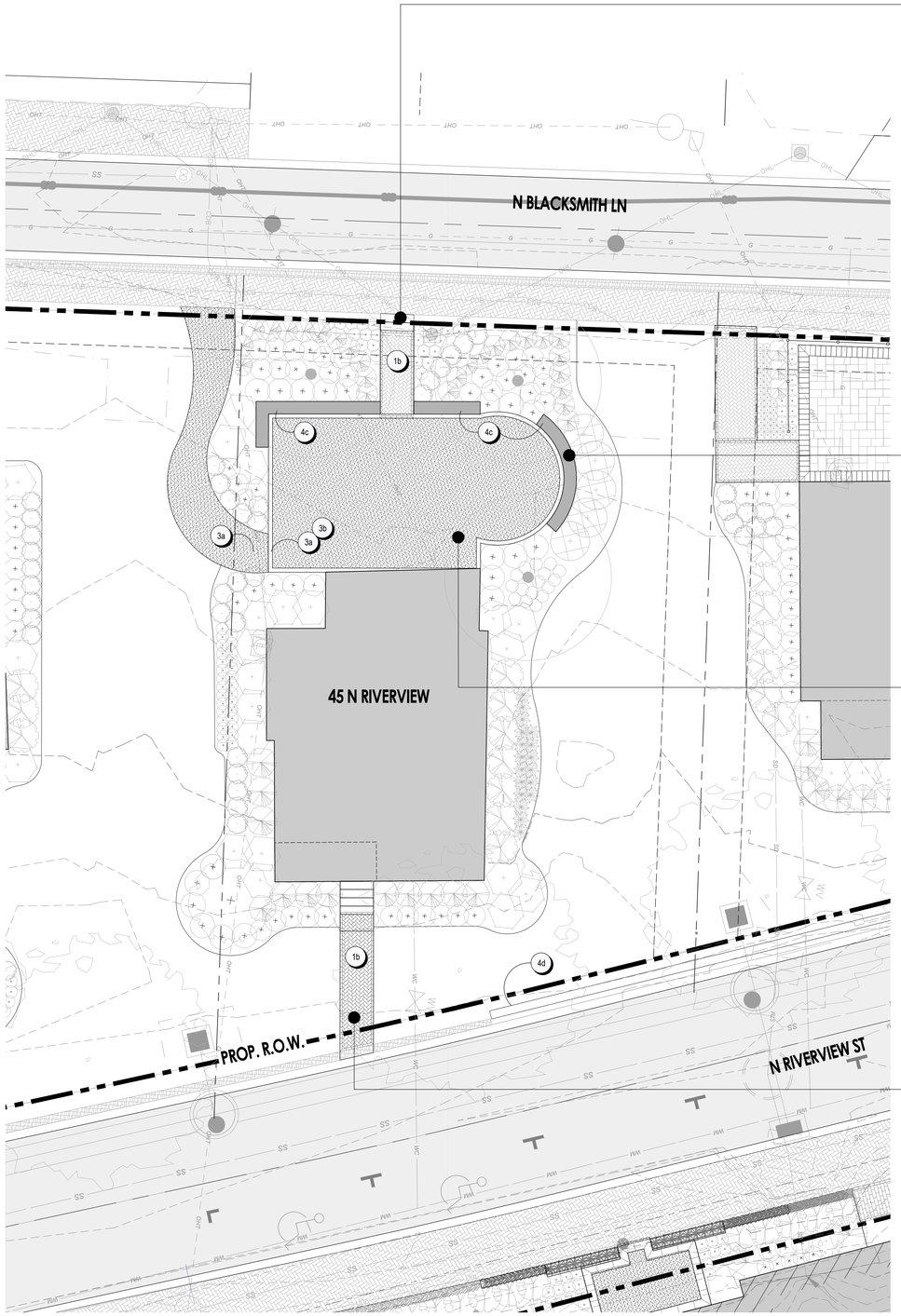
Due to continuous development and improvements, specifications are subject to change without notice.
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US Commercial Lighting Manufacturer Since 1982
10-SM-082525
1

B LED UPLIGHT

CODED LAYOUT & MATERIALS NOTES

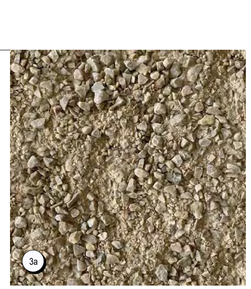
KEY	ITEM	REFERENCE	NOTES
10h	LED UPLIGHT	B	SEE DETAIL B, THIS SHEET FOR MORE INFORMATION

L4.03: 53 N. Riverview - LIGHTING PLAN











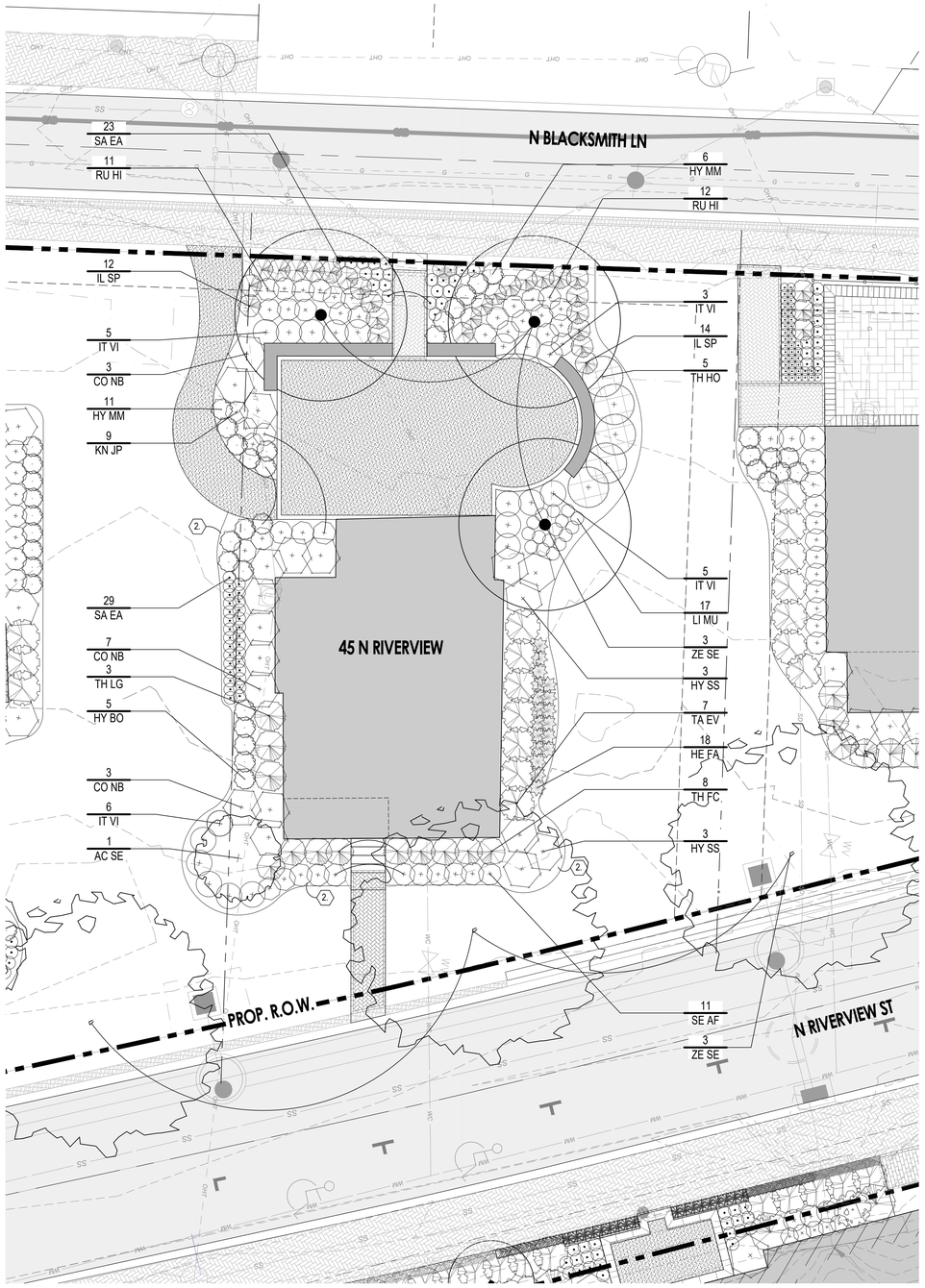
45 N RIVERVIEW - LAYOUT & MATERIALS PLAN ENLARGEMENT

0' 8' 24'

CODED LAYOUT & MATERIALS NOTES

KEY	ITEM	REFERENCE	NOTES
1b	CLAY PAVER 'B'	A / L8.02	BELDEN "SAXONY BLEND"
3a	CRUSHED STONE PAVEMENT	C / L8.02	CRUSHED #9 LIMESTONE AVAILABLE FROM LANG STONE: 614.228.5489
3b	4" TUMBLED LIMESTONE EDGING	- / -	"EDEN FOND DU LAC" AVAILABLE FROM SEMCO OUTDOOR: 614.861.4668
4b	±6"x16"x5' LIMESTONE STEPS	- / -	±6"x16"x5' INDIANA LIMESTONE FULL COLOR AVAILABLE FROM SEMCO OUTDOOR: 614.861.4668
4c	MORTARED STONE WALL 'A'	A / L8.04	"OTTAWA SMOOTH TUMBLED VENEER" AVAILABLE FROM LANG STONE: 614.228.5489
4d	STONE WALL W/ COCK AND HEN COPING	- / -	"SHORELINE THIN WALLSTONE" (OR OWNER-APPROVED EQUAL) AVAILABLE FROM LANG STONE: 614.228.5489

L5.01: 45 N. Riverview - LAYOUT & MATERIALS PLAN

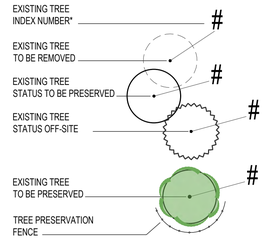


45 N RIVERVIEW - LANDSCAPE PLAN ENLARGEMENT

0' 8' 24'

NOTE: ALL ABOVE GROUND UTILITIES WILL BE SCREENED IN ACCORDANCE WITH 153.173(I) OF THE CITY OF DUBLIN ZONING CODE

TREE PRESERVATION KEY

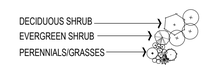


*(SEE SHEETS L7.01 & L7.02 FOR MORE INFORMATION)

PLANT LIST (Contractor is responsible to provide all plant quantities shown on plan)

QTY.	CODE	BOT. NAME/COMMON NAME	SIZE	COND.	SPACING	NOTES
DECIDUOUS TREES						
6	ZE SE	Zelkova serrata 'Green Vase' Green Vase Zelkova	2" CAL.	B&B	AS SHOWN	
ORNAMENTAL TREES						
1	AC SE	Acer palmatum 'Seiryu' Seiryu Japanese Maple	1.75" CAL.	B&B	AS SHOWN	
EVERGREEN SHRUBS						
8	TH FC	Thuja occidentalis 'Congabe' Fire Chief Arborvitae	14-16" HT.	#3 CONT.	PER PLAN	
5	TH HO	Thuja occidentalis 'Holmstrup' Holmstrup Arborvitae	5' HT.	B&B	AS SHOWN	
26	IL SP	Ilex crenata 'Sky Pencil' Sky Pencil Holly	18-24" HT.	#3 CONT.	PER PLAN	
3	TH LG	Thuja occidentalis 'Little Giant' Little Giant Arborvitae	24" HT.	#5 CONT.	PER PLAN	
7	TA EV	Taxus x media 'Everlow' Everlow Yew	24" HT.	#5 CONT.	PER PLAN	
FLOWERING/DECIDUOUS SHRUBS						
5	HY BO	Hydrangea paniculata 'Ilvobo' Bobo Hydrangea	16-18" HT.	#3 CONT.	PER PLAN	
6	HY SS	Hydrangea paniculata 'Strawberry Sundae' Strawberry Sundae Hydrangea	24-30" HT.	#5 CONT.	AS SHOWN	Match Form
17	HY MM	Hypericum 'Kolmiglow' Magical Midnight Glow St. John's Wort	16-18" HT.	#3 CONT.	AS SHOWN	Match Form
13	CO NB	Cornus alba 'ByBoughen' Neon Burst Red Twig Dogwood	24-28" HT.	#5 CONT.	AS SHOWN	Match Form
19	IT VI	Itea virginiana 'Henry's Garnet' Henry's Garnet Itea	16-18" HT.	#3 CONT.	AS SHOWN	Match Form
GRASSES, PERENNIALS, GROUNDCOVERS, & VINES						
23	RU HI	Rudbeckia hirta 'Indian Summer' Indian Summer Black Eyed Susan	-	#1 CONT.	PER PLAN	
52	SA EA	Salvia pratensis 'Evening Attire' Evening Attire Salvia	-	#1 CONT.	PER PLAN	
9	KN JP	Kniphofia 'Jackpot' Jackpot Red Hot Poker	-	#1 CONT.	PER PLAN	
11	SE AF	Sedum spectabile 'Autumn Fire' Autumn Fire Sedum	-	#1 CONT.	PER PLAN	
17	LI MU	Liriope muscari 'Big Blue' Big Blue Liriope	-	#1 CONT.	PER PLAN	
18	HE FA	Heuchera 'Fire Alarm' Fire Alarm Coral Bells	-	#1 CONT.	PER PLAN	

153.173(H)(6)
FOUNDATION PLANTING MATERIAL

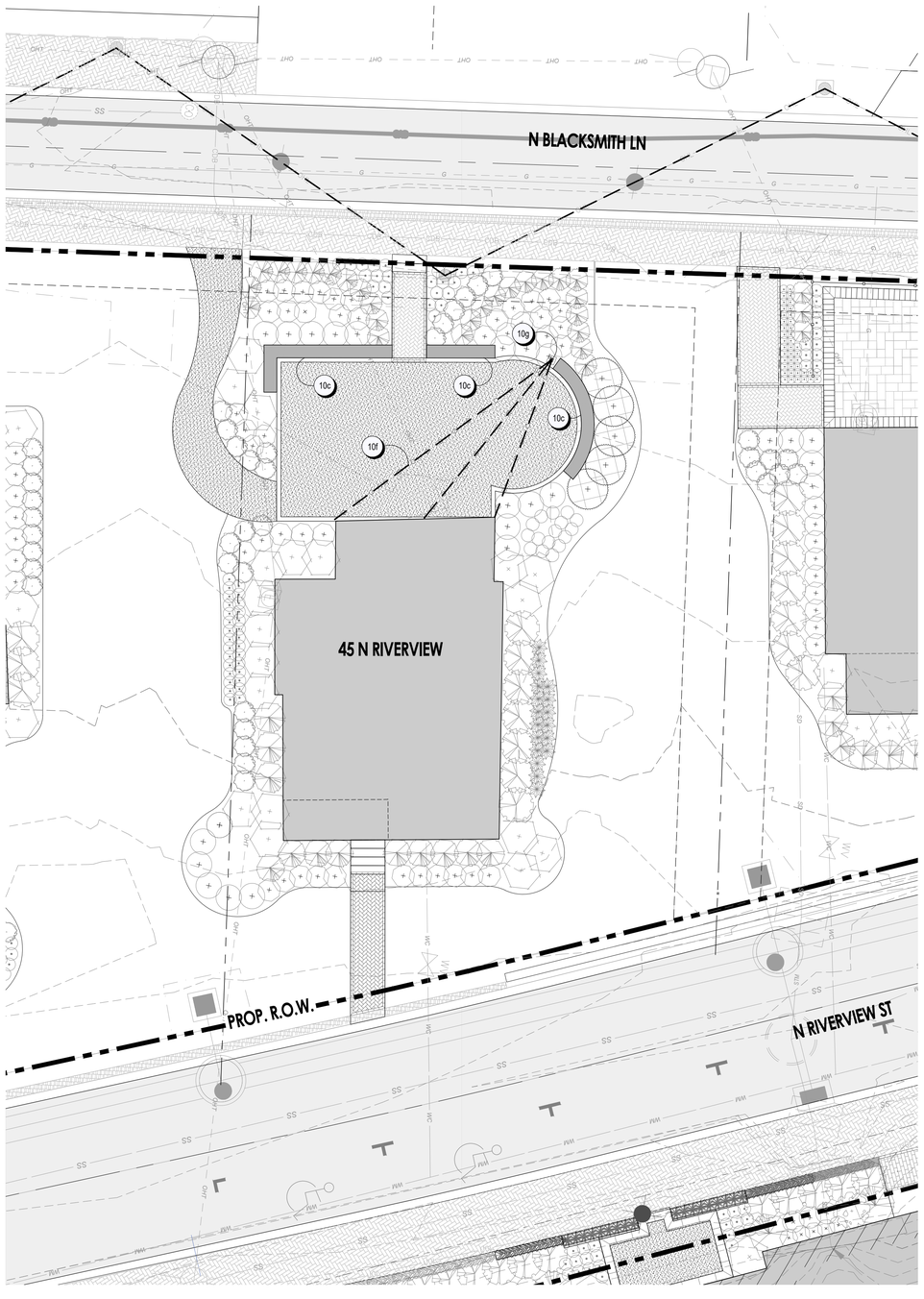


153.173(I)(6) & (7)
SCREENING SHRUB

2. LANDSCAPE BED - PROVIDE 3" DEPTH HARDWOOD MULCH, POSITIVE DRAINAGE IN ALL DIRECTIONS. HAND SPADE EDGE.

1 / XX XX (QUANTITY / CODE)

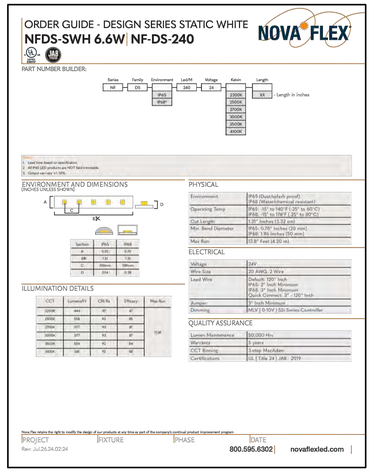
L5.02: 45 N. Riverview - LANDSCAPE PLAN



45 N RIVERVIEW - LIGHTING PLAN ENLARGEMENT*

*(PHOTOMETRIC ANALYSIS IN FC PROVIDED BY EMH&T. REFER TO NORTHERN HISTORIC DISTRICT INFRASTRUCTURE IMPROVEMENT PLANS)

0' 8' 24'



ORDER GUIDE - DESIGN SERIES STATIC WHITE

NFDS-SWH 6.6W | NF-DS-240

NOVA FLEX

PART NUMBER BUILDER:

Series	Family	Environment	Led/M	Voltage	Kelvin	Length
NF	DS	IP65 IP66*	240	24	2200K 2500K 2700K 3000K 3500K 4000K	XX - Length in inches

1. Lead time based on specification.
2. All NFX LED products are NOT field Invisible.
3. Stripes can vary in CCTs.

ENVIRONMENT AND DIMENSIONS (INCHES UNLESS SHOWN)

Section	IP65	IP66
A	0.55	0.70
BB	1.10	1.26
C	394mm	394mm
D	394	0.18

PHYSICAL

Environment	IP65 (Dust/splash proof) IP66 (Mechanical resistant)
Operating Temp	IP65: -10° to 140°F (-29° to 60°C) IP66: -10° to 122°F (-29° to 50°C)
Storage temp	-40° to 176°F (-40° to 80°C)
Min. Bend Diameter	IP65: 0.79" inches (20 mm) IP66: 1.96 inches (50 mm)
Max Run	32.8' Feet (4.20 m).

ELECTRICAL

Voltage	24V
Wire Size	20 AWG, 2 Wire
Lead Wire	Default: 120" Inch IP65: 6" Inch Minimum IP66: 6" Inch Minimum Quick Connect: 3" - 120" Inch
Jumper	3" Inch Minimum
Dimming	MLV (0-10V) | S2i-Series-Controller

ILLUMINATION DETAILS

CCT	Lumens/FT	CRI Ra	1 Step(s)	Max Run
2200K	444	90	87	16.4'
2500K	528	90	85	
2700K	577	90	89	
3000K	577	90	89	
3500K	599	90	89	
4000K	585	90	90	

QUALITY ASSURANCE

Lumen Maintenance	50,000 Hrs
Warranty	5 years
CCT Binning	3-step MacAdam
Certification	UL | Title 24 | JA8 - 2019

Nova Flex retains the right to modify the design of our products at any time as part of the company's continual product improvement program.

PROJECT | FIXTURE | PHASE | DATE

Rev: Jul.26.24.02.24

800.595.6302 | novaflexled.com

C LED TAPE LIGHT

CODED LAYOUT & MATERIALS NOTES

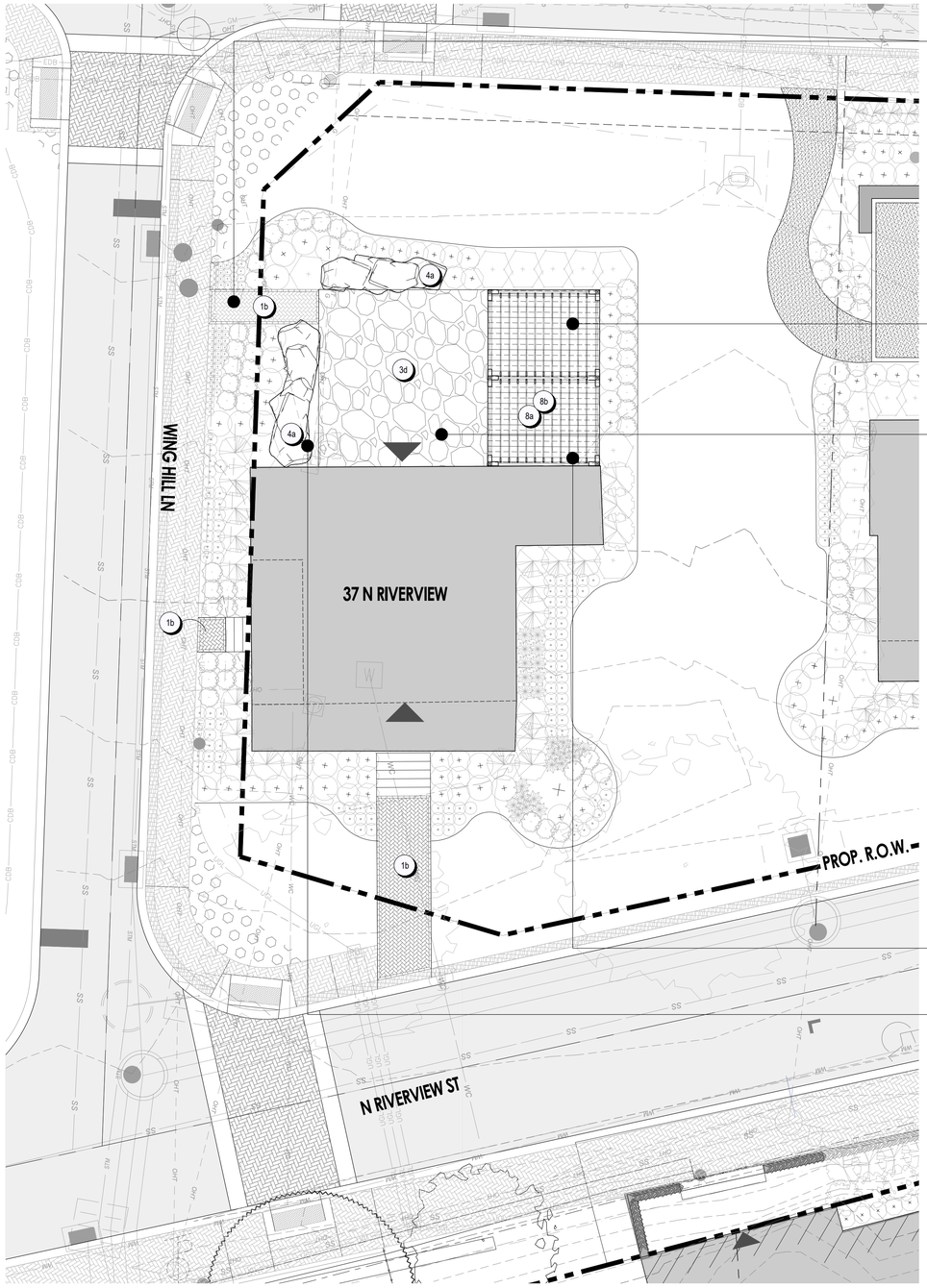
KEY	ITEM	REFERENCE	NOTES
10c	LED TAPE LIGHT	C	SEE DETAIL C, THIS SHEET FOR MORE INFORMATION
10f	CATENARY LIGHT	-	SEE ARCHITECTURAL MATERIAL BOARDS
10g	CATENARY LIGHT POLE	-	SEE ARCHITECTURAL MATERIAL BOARDS

L5.03: 45 N. Riverview - LIGHTING PLAN

L6.01: 37 N. Riverview - LAYOUT & MATERIALS PLAN

CODED LAYOUT & MATERIALS NOTES

KEY	ITEM	REFERENCE	NOTES
1b	CLAY PAVER 'B'	A L8.02	BELDEN "SAXONY BLEND"
3d	IRREGULAR FLAGSTONE PAVEMENT	D L8.02	"OTTAWA BUFF SMOOTH" AVAILABLE FROM LANG STONE: 614.228.5489
4a	STONE SLAB WALL	F L8.02	"BEAVERDAM" SLABS AVAILABLE FROM LANG STONE: 614.228.5489
8a	SHADE STRUCTURE	A L8.03	STAIN WITH WEATHERWOOD STAIN "CHARCOAL" SEE DETAIL A, SHEET L8.03 FOR MORE INFORMATION
8b	FLOATING DECK	B L8.03	TIMBERTECH "STONE ASH" COMPOSITE DECKING SEE DETAIL B, SHEET L8.03 FOR MORE INFORMATION



37 N RIVERVIEW - LAYOUT & MATERIALS PLAN ENLARGEMENT

0' 8' 24'

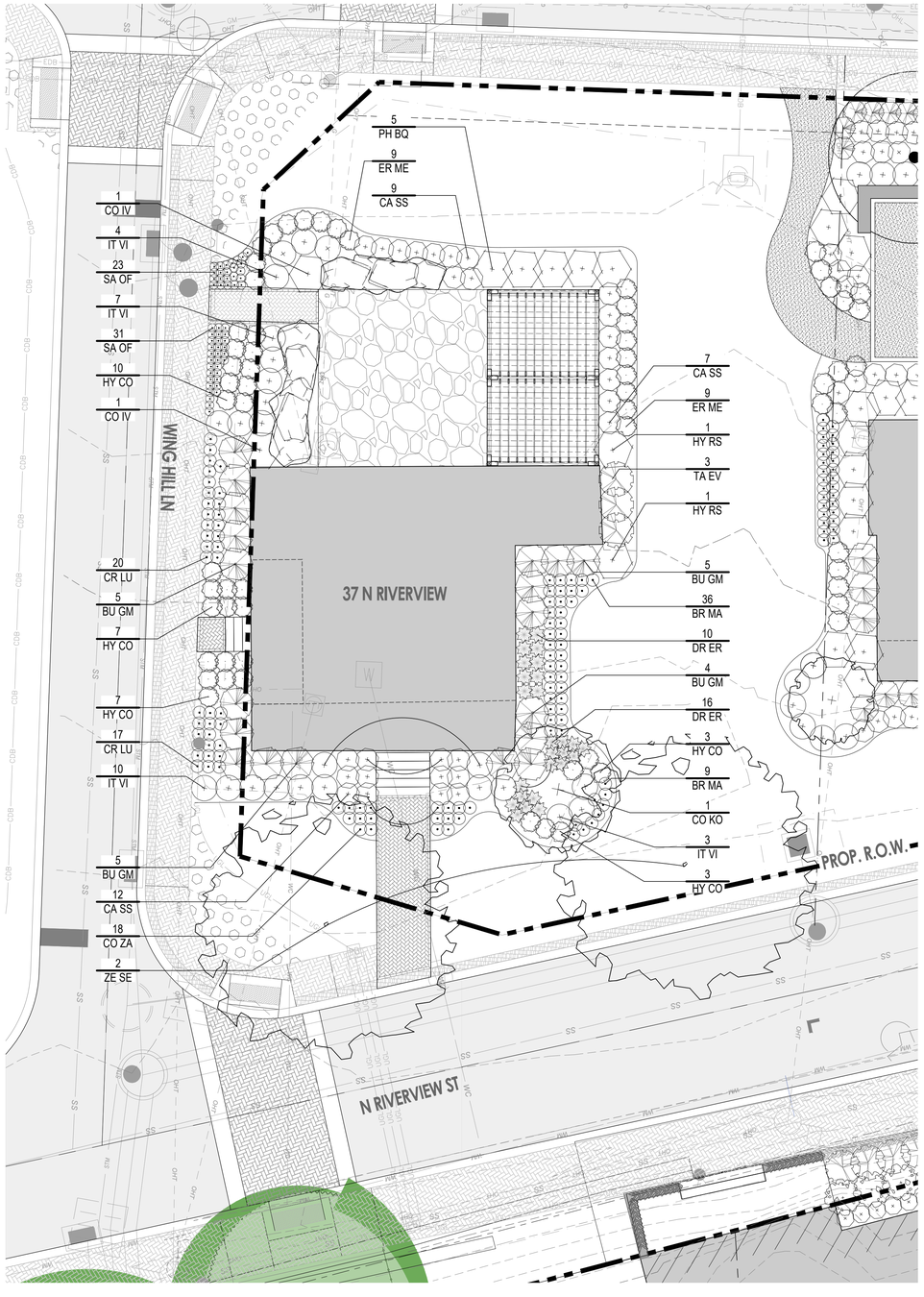










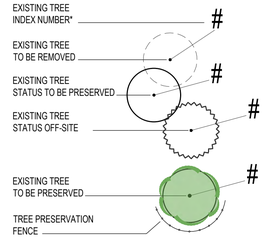


37 N RIVERVIEW - LANDSCAPE PLAN ENLARGEMENT

0' 8' 24'

NOTE: ALL ABOVE GROUND UTILITIES WILL BE SCREENED IN ACCORDANCE WITH 153.173(I) OF THE CITY OF DUBLIN ZONING CODE

TREE PRESERVATION KEY



*(SEE SHEETS L7.01 & L7.02 FOR MORE INFORMATION)

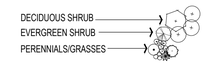
PLANT LIST (Contractor is responsible to provide all plant quantities shown on plan)

QTY.	CODE	BOT. NAME/COMMON NAME	SIZE	COND.	SPACING	NOTES
DECIDUOUS TREES						
2	ZE SE	Zelkova serrata 'Green Vase' Green Vase Zelkova	2" CAL.	B&B	AS SHOWN	
ORNAMENTAL TREES						
1	CO KO	Cornus kousa Kousa Dogwood	1.75" CAL.	B&B	PER PLAN	
EVERGREEN SHRUBS						
19	BU GM	Buxus 'Green Mountain' Green Mountain Boxwood	16-18" HT.	#5 CONT.	PER PLAN	
3	TA EV	Taxus x media 'Everlow' Everlow Yew	24" HT.	#5 CONT.	PER PLAN	
FLOWERING/DECIDUOUS SHRUBS						
28	CA SS	Caryopteris x clandonensis 'Blauer Splatz' Sapphire Surf Caryopteris	24" HT.	#5 CONT.	PER PLAN	
18	ER ME	Erica x darleyensis 'Mediterranean Pink' Darley Dale Heath	12" HT.	#3 CONT.	AS SHOWN	Match Form
2	CO IV	Cornus alba 'Ivory Halo' Ivory Halo Dogwood	24-30" HT.	#5 CONT.	AS SHOWN	Match Form
5	PH BQ	Philadelphus 'Buckley's Quill' Buckley's Quill Mock Orange	24-30" HT.	#5 CONT.	AS SHOWN	Match Form
24	IT VI	Itea virginiana 'Henry's Garnet' Henry's Garnet Itea	16-18" HT.	#3 CONT.	AS SHOWN	Match Form
30	HY CO	Hypericum kalmianum 'Cobalt-n-Gold" Cobalt-n-Gold St. John's Wort	14-16" HT.	#3 CONT.	AS SHOWN	Match Form
2	HY RS	Hydrangea quercifolia 'Ruby Slippers' Ruby Slippers Oakleaf Hydrangea	24" HT.	#5 CONT.	AS SHOWN	Match Form
GRASSES, PERENNIALS, GROUNDCOVERS, & VINES						
18	CO ZA	Coreopsis verticillata 'Zagreb' Zagreb Coreopsis	-	#1 CONT.	PER PLAN	
26	DR ER	Dryopteris erythrosora 'Autumn Brilliance' Autumn Brilliance Fern	-	#1 CONT.	PER PLAN	
54	SA OF	Saponaria officinalis Soapwort	-	#1 CONT.	PER PLAN	
37	CR LU	Crocosmia 'Lucifer' Lucifer Crocosmia	-	#1 CONT.	PER PLAN	
45	BR MA	Brunnera macrophylla 'Jack Frost' Jack Frost Brunnera	-	#1 CONT.	PER PLAN	

LANDSCAPE REQUIREMENTS SYMBOL KEY

153.173(H)(6)
FOUNDATION PLANTING MATERIAL

153.173(I)(6) & (7)
SCREENING SHRUB



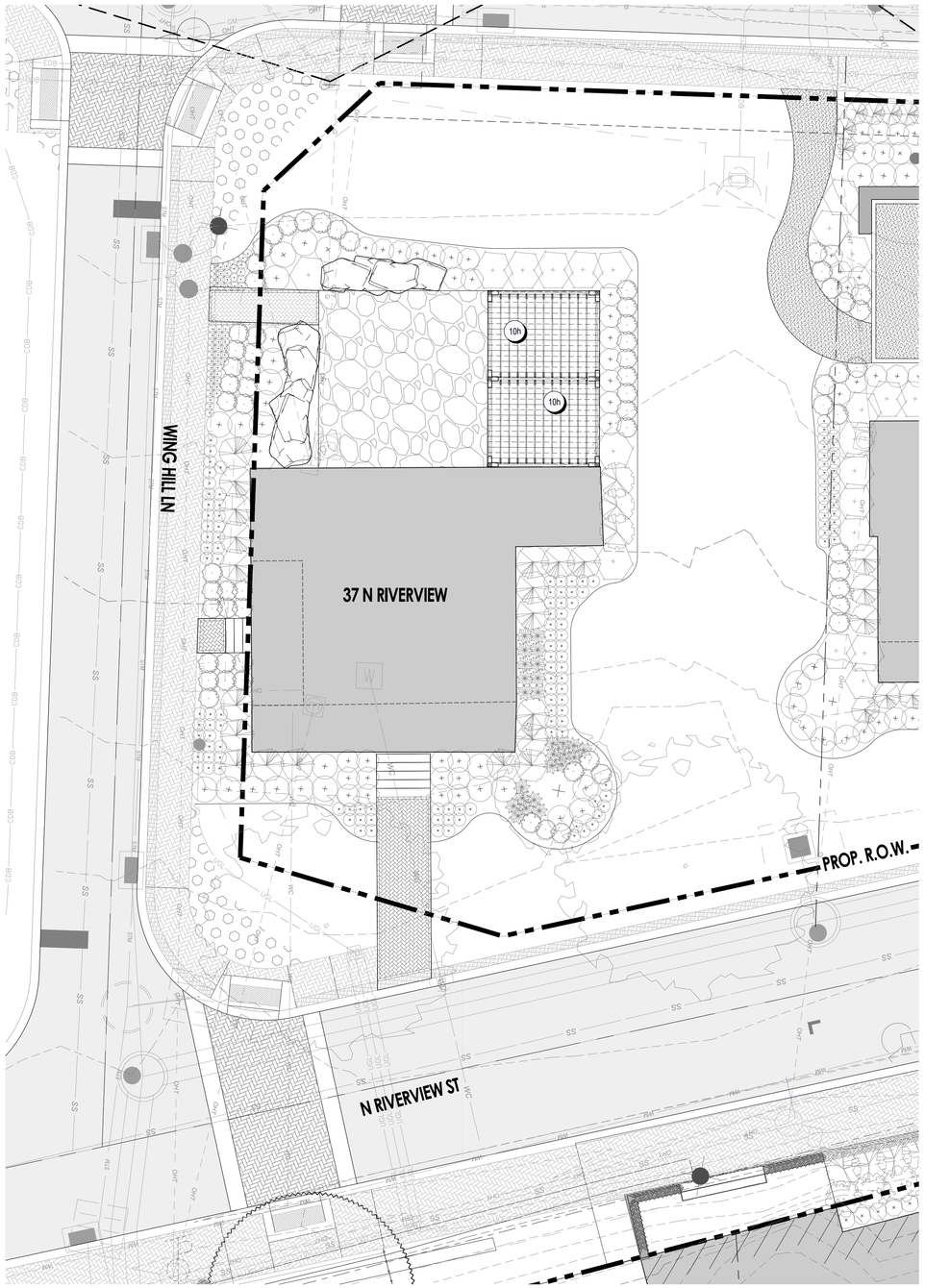
CODED LANDSCAPE NOTES

2. LANDSCAPE BED - PROVIDE 3" DEPTH HARDWOOD MULCH, POSITIVE DRAINAGE IN ALL DIRECTIONS. HAND SPADE EDGE.

PLANT LABEL KEY

1 / XX XX (QUANTITY / CODE)

L6.02: 37 N. Riverview - LANDSCAPE PLAN



37 N RIVERVIEW - LIGHTING PLAN ENLARGEMENT*

*(PHOTOMETRIC ANALYSIS IN FC PROVIDED BY EMH&T. REFER TO NORTHERN HISTORIC DISTRICT INFRASTRUCTURE IMPROVEMENT PLANS)

0' 8' 24'

CODED LAYOUT & MATERIALS NOTES

KEY	ITEM	REFERENCE	NOTES
10h	PENDANT LIGHT		SEE ARCHITECTURAL MATERIAL BOARDS

L6.03: 37 N. Riverview - LIGHTING PLAN

L7.00: Tree Preservation Plan

TREE PRESERVATION KEY

EXISTING TREE INDEX NUMBER* #

EXISTING TREE TO BE REMOVED #

EXISTING TREE STATUS TO BE PRESERVED #

EXISTING TREE STATUS OFF-SITE #

EXISTING TREE TO BE PRESERVED #

TREE PRESERVATION FENCE

*(SEE SHEET L7.01 FOR EXISTING TREE INDEX)

NORTH ST

PUBLIC PLAZA

KIOSK

SHED

62 N RIVERVIEW

53 N RIVERVIEW

45 N RIVERVIEW

37 N RIVERVIEW

HISTORIC RUINS

PROPOSED NEW BUILD

N BLACKSMITH LN

N RIVERVIEW ST

WING HILL LN

SCIOTO RIVER

RIVERVIEW VILLAGE - AMENDED FINAL DEVELOPMENT PLAN

CITY OF DUBLIN, FRANKLIN COUNTY, OH 09.10.2025 - #24090

COhatch

0 20 40 60

G2 PLANNING + DESIGN

TREE#	D.B.H.	SPECIES	CONDITION	STATUS
339a	8	Box Elder	Good	OFF-SITE
341	12	Box Elder	Good	REMOVE
342	7	Tree of Heaven	Good	REMOVE
343	10	Tree of Heaven	Good	REMOVE
344	7	Tree of Heaven	Good	REMOVE
345	9	Box Elder	Good	REMOVE
346	9	Eastern Redbud	Good	REMOVE
347	21	Wild Crabapple	Good	REMOVE
348	10	Tree of Heaven	Good	REMOVE
349	8	Tree of Heaven	Good	REMOVE
350	9	Tree of Heaven	Good	REMOVE
351	6	Tree of Heaven	Good	REMOVE
352	12	Common Hackberry	Good	REMOVE
353	6	Sugar Maple	Good	REMOVE
354	23	Sugar Maple	Good	REMOVE
355	12	Common Hackberry	Good	REMOVE
356	12	Common Hackberry	Good	REMOVE
357	39	Black Walnut	Good	REMOVE
358	9	Common Hackberry	Good	REMOVE
398	12	Common Hackberry	Good	OFF-SITE
399	19	Tree of Heaven	Good	REMOVE
400	13	Tree of Heaven	Good	REMOVE
401	16	Tree of Heaven	Good	REMOVE
402	19	Tree of Heaven	Good	REMOVE
403	15	Tree of Heaven	Good	REMOVE
404	7	Tree of Heaven	Good	REMOVE
405	13	Tree of Heaven	Good	REMOVE
406	11	Common Hackberry	Good	REMOVE
407	7	Common Hackberry	Good	REMOVE
408	11	Common Hackberry	Good	REMOVE
409	16	Common Hackberry	Good	REMOVE
410	8	Sugar Maple	Good	REMOVE
411	6	Tree of Heaven	Good	REMOVE
412	6	Tree of Heaven	Good	REMOVE
413	6	Tree of Heaven	Good	REMOVE
414	6	Common Hackberry	Good	REMOVE
415	9	Common Hackberry	Good	REMOVE
416	8	Tree of Heaven	Good	REMOVE
417	29	Silver Maple	Good	REMOVE
418	51	Silver Maple	Good	REMOVE
419	13	Box Elder	Good	REMOVE
433	19	Common Hackberry	Good	OFF-SITE
434	12	Sugar Maple	Fair	REMOVE
437	20	Black Walnut	Good	REMOVE
438	10	Tree of Heaven	Good	REMOVE
439	13	Tree of Heaven	Good	REMOVE
440	6	Tree of Heaven	Good	REMOVE
444	16	Tree of Heaven	Good	REMOVE
445	8	Tree of Heaven	Fair	REMOVE
446	6	Tree of Heaven	Good	REMOVE
447	12	Tree of Heaven	Good	REMOVE
448	9	Tree of Heaven	Good	REMOVE
449	8	Tree of Heaven	Good	REMOVE
450	13	Box Elder	Poor	REMOVE
451	8	Tree of Heaven	Good	REMOVE
452	12	Black Walnut	Good	REMOVE
453	18	Common Hackberry	Good	REMOVE
459	7	Box Elder	Good	REMOVE
460	24	Black Walnut	Fair	REMOVE
461	11	Common Hackberry	Fair	REMOVE
469a	12	Tree of Heaven	Good	OFF-SITE
470	6	Box Elder	Good	OFF-SITE
471a	6	Box Elder	Good	OFF-SITE
472a	8	Box Elder	Good	REMOVE
473a	7	Tree of Heaven	Good	REMOVE
474a	7	Box Elder	Good	PRESERVE
475a	6	Box Elder	Good	PRESERVE
476a	25	Black Locust	Good	REMOVE
477a	10	Tree of Heaven	Good	REMOVE
478a	15	Eastern Redbud	Good	REMOVE
479a	9	Box Elder	Good	REMOVE
480a	6	Box Elder	Good	REMOVE
481a	6	Box Elder	Good	REMOVE
482a	7	Box Elder	Good	REMOVE
483a	25	Black Walnut	Fair	REMOVE
484a	6	Eastern Red Cedar	Fair	REMOVE
485a	13	Eastern Red Cedar	Poor	REMOVE
486a	11	Eastern Red Cedar	Fair	REMOVE
485b	16	Hackberry	Good	OFF-SITE
486b	4	Box Elder	Fair	OFF-SITE
471b	26	Black Walnut	Good	PRESERVE
472b	4	Tree-Of-Heaven	Good	REMOVE

TREE#	D.B.H.	SPECIES	CONDITION	STATUS
473b	5	Tree-Of-Heaven	Good	REMOVE
474b	4	White Pine	Dead	REMOVE
475b	7	Tree-Of-Heaven	Good	REMOVE
476b	6	Tree-Of-Heaven	Good	REMOVE
477b	5	Box Elder	Fair	PRESERVE
478b	6	Box Elder	Fair	PRESERVE
479b	6	Tree-Of-Heaven	Good	REMOVE
482b	12	Sugar Maple	Good	OFF-SITE
483b	23	Hackberry	Good	OFF-SITE
484b	7	Box Elder	Poor	OFF-SITE
516b	16	Black Walnut	Good	OFF-SITE
517b	7	Black Walnut	Fair	OFF-SITE
518b	16	Common Hackberry	Good	OFF-SITE
519b	19	Honey Locust	Dead	OFF-SITE
520b	10	Box Elder	Fair	OFF-SITE
524b	9	Box Elder	Poor	OFF-SITE
524	13	Common Hackberry	Good	OFF-SITE
525	12	Box Elder	Poor	OFF-SITE
526	10	Sugar Maple	Good	REMOVE
527	16	Box Elder	Good	OFF-SITE
528	10	Common Hackberry	Good	REMOVE
529	17	Common Hackberry	Good	REMOVE
530	8	Tree of Heaven	Fair	REMOVE
531	10	Tree of Heaven	Good	REMOVE
532	12	Tree of Heaven	Good	REMOVE
533	23	Tree of Heaven	Good	REMOVE
534	7	Common Hackberry	Good	REMOVE
535	19	Common Hackberry	Good	REMOVE
536	10	Common Hackberry	Good	REMOVE
537	7	Sugar Maple	Fair	REMOVE
538	9	Common Hackberry	Good	REMOVE
539	12	Tree of Heaven	Good	REMOVE
540	9	Common Hackberry	Good	REMOVE
541	7	Tree of Heaven	Good	REMOVE
542	8	Tree of Heaven	Good	REMOVE
543	6	Tree of Heaven	Fair	REMOVE
544	8	Common Hackberry	Good	REMOVE
545	8	Common Hackberry	Fair	REMOVE
546	6	Sugar Maple	Fair	REMOVE
547	8	American Elm	Good	REMOVE
548	23	Sugar Maple	Good	REMOVE
549	9	Tree of Heaven	Good	REMOVE
550	9	Tree of Heaven	Good	REMOVE
551	16,16,16	Sugar Maple	Good	REMOVE
552x	8	Magnolia	Good	REMOVE
553x	32	Silver Maple	Good	REMOVE
554x	20	Spruce	Good	REMOVE
555x	18	Spruce	Good	REMOVE
556x	24	Maple	Good	REMOVE
557x	6	Dogwood	Fair	REMOVE
558x	8	Crabapple	Poor	REMOVE
559x	6	Crabapple	Poor	REMOVE
560x	6	Crabapple	Poor	REMOVE
974b	4	Tree-Of-Heaven	Good	REMOVE
975b	5	Hackberry	Good	REMOVE
976b	14	Box Elder	Fair	REMOVE
977b	16	Ohio Buckeye	Poor	PRESERVE
978b	4	Tree-Of-Heaven	Good	REMOVE
979b	6	Tree-Of-Heaven	Good	REMOVE
980b	6	Tree-Of-Heaven	Good	REMOVE
981b	8	Box Elder	Dead	REMOVE
982b	4	Tree-Of-Heaven	Good	REMOVE
983b	28	Black Walnut	Fair	OFF-SITE
1005b	7	Black Walnut	Good	OFF-SITE
1006b	7	Ohio Buckeye	Good	OFF-SITE
1007b	10	Black Walnut	Good	OFF-SITE
1008b	6	Black Walnut	Good	OFF-SITE
1009b	12	Box Elder	Good	OFF-SITE
1010b	16	Honey Locust	Good	REMOVE

TREE WAIVER POLICY REPLACEMENT CALCULATIONS

TREE RATING	TREES/INCHES REMOVED	LANDMARK/PRIORITY 1 INCHES PRESERVED	REPLACEMENTS REQ'D
LANDMARK TREES (≥24" and "Good" or "Fair" condition) replace 1" for ea. 1" removed with 2.5" min. cal. trees	249"	26"	249"
PRIORITY 1 TREES D.B.H. (≥18", not "Landmark" rated)	223"	0"	PER TREE - SEE BELOW
PRIORITY 1 TREES IN ABSOLUTE NUMBERS (≥18", not "Landmark" rated) replace with 3 trees @ 2" cal. min. for ea. removed	19TREES	N/A	57TREES @ 2" MIN. CAL.
PRIORITY 2 TREES (6"≤ X <18") replace with 2 trees @ 2" cal. min. for ea. removed	85TREES	N/A	170TREES @ 2" MIN. CAL.
PRIORITY 3 TREES (≥6" undesirable species) replace with 1 trees @ 2" cal. min. for ea. removed	5	N/A	5TREES @ 2" MIN. CAL.
TOTAL LANDMARK TREE REPLACEMENT INCHES REQUIRED* (ACHIEVED WITH 2.5" MIN CAL. TREES)			**249"**
TOTAL NON-LANDMARK REPLACEMENT TREES REQUIRED* (ACHIEVED WITH 2" MIN CAL. TREES)			**232TREES**

**("DEAD", "OFF-SITE" AND "DEMO'D BY OTHERS" TREES NOT INCLUDED IN REPLACEMENT CALCULATIONS)*

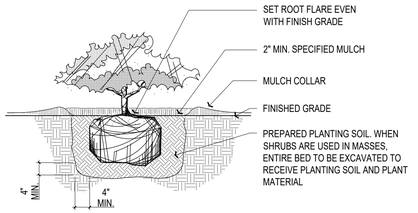
L7.01: Existing Tree Index



F

3'-6" HT. BLACK ALUMINUM LOOP TOP FENCE

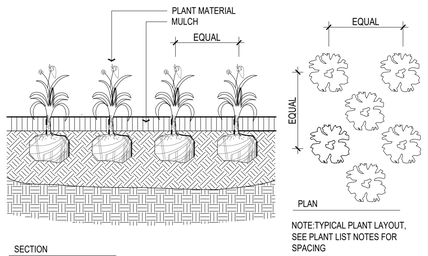
UAL 100 LOOP TOP FENCE - AVAILABLE FROM ULTRA ALUMINUM MANUFACTURING



C

SHRUB

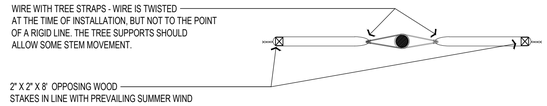
SCALE: 1/2" = 1'-0"



D

PERENNIALS & GROUNDCOVER

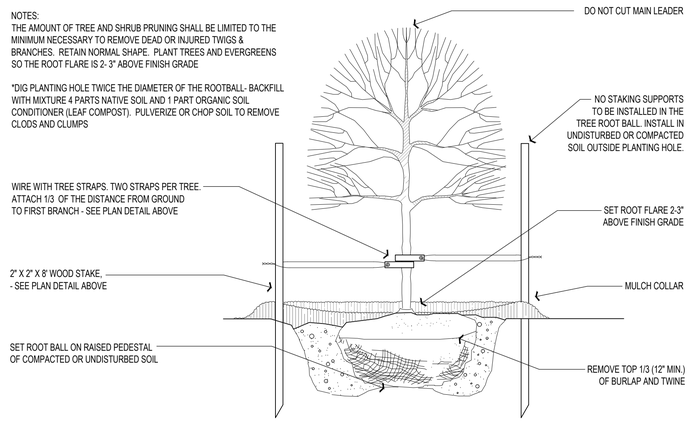
SCALE: 1" = 1'-0"



STAKING PLAN DETAIL

NOTES:
THE AMOUNT OF TREE AND SHRUB PRUNING SHALL BE LIMITED TO THE MINIMUM NECESSARY TO REMOVE DEAD OR INJURED TWIGS & BRANCHES. RETAIN NORMAL SHAPE. PLANT TREES AND EVERGREENS SO THE ROOT FLARE IS 2- 3" ABOVE FINISH GRADE

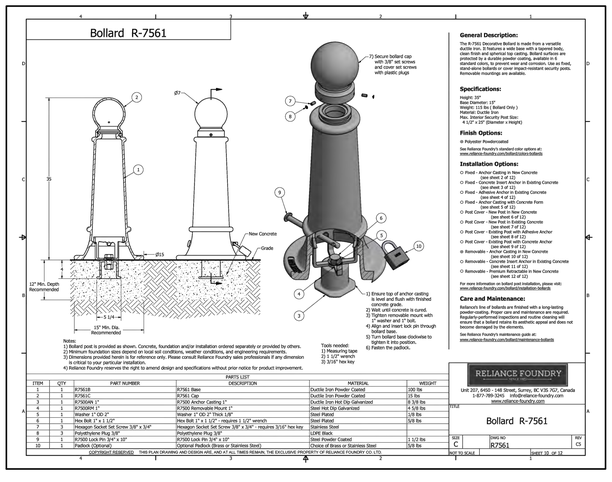
*DIG PLANTING HOLE TWICE THE DIAMETER OF THE ROOTBALL- BACKFILL WITH MIXTURE 4 PARTS NATIVE SOIL AND 1 PART ORGANIC SOIL CONDITIONER (LEAF COMPOST). PULVERIZE OR CHOP SOIL TO REMOVE CLODS AND CLUMPS



A

DECIDUOUS TREE

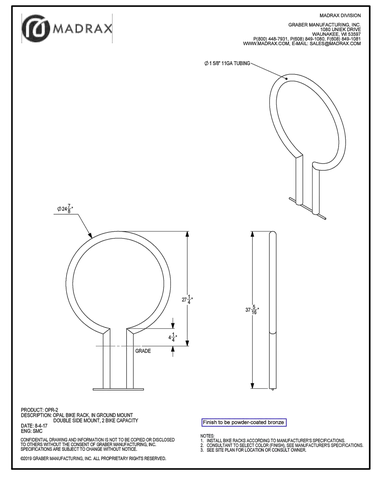
SCALE: 1" = 1'-0"



G

BOLLARD

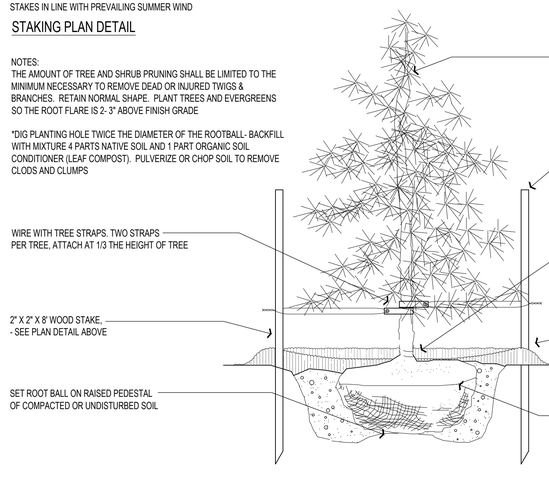
BLACK POWDER-COAT



E

BIKE RACK

(OR OWNER-APPROVED EQUAL)



STAKING PLAN DETAIL

NOTES:
THE AMOUNT OF TREE AND SHRUB PRUNING SHALL BE LIMITED TO THE MINIMUM NECESSARY TO REMOVE DEAD OR INJURED TWIGS & BRANCHES. RETAIN NORMAL SHAPE. PLANT TREES AND EVERGREENS SO THE ROOT FLARE IS 2- 3" ABOVE FINISH GRADE

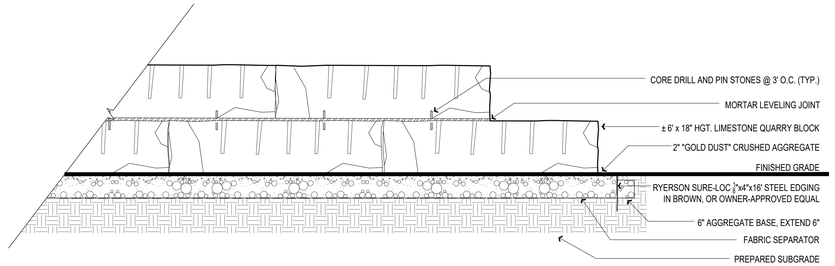
*DIG PLANTING HOLE TWICE THE DIAMETER OF THE ROOTBALL- BACKFILL WITH MIXTURE 4 PARTS NATIVE SOIL AND 1 PART ORGANIC SOIL CONDITIONER (LEAF COMPOST). PULVERIZE OR CHOP SOIL TO REMOVE CLODS AND CLUMPS

B

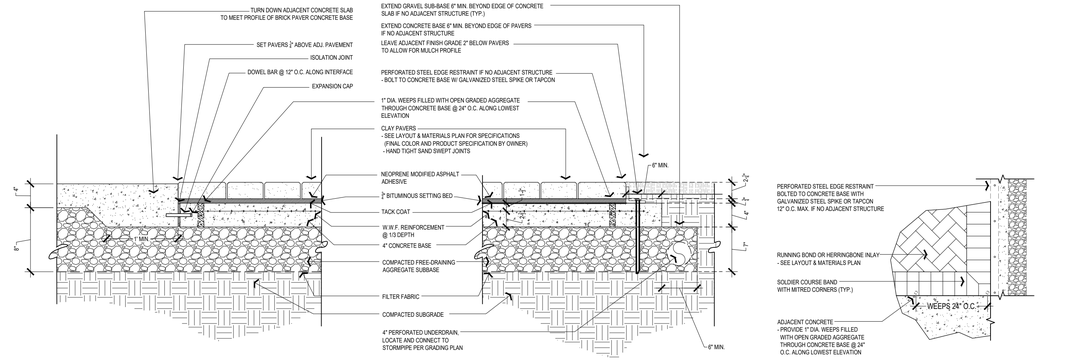
EVERGREEN TREE

SCALE: 1" = 1'-0"

L8.01: LANDSCAPE DETAILS

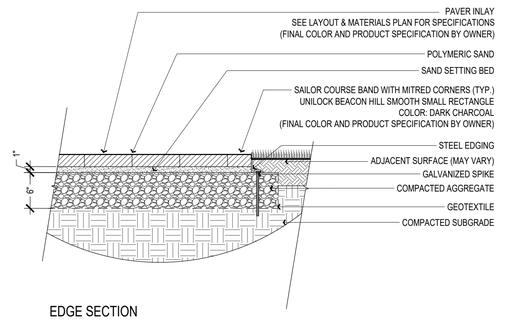


F STONE SLAB WALL
SCALE: 1/2" = 1'-0"

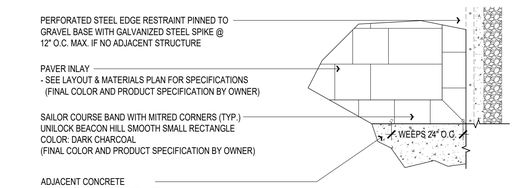


PAVER PLAN LAYOUT DETAIL

A CLAY PAVER ON CONCRETE BASE
SCALE: 1" = 1'-0"

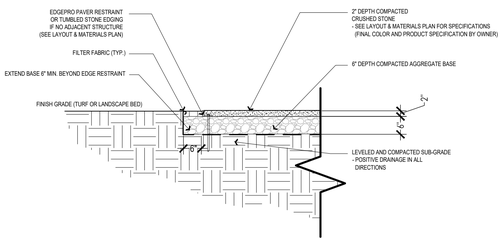


EDGE SECTION

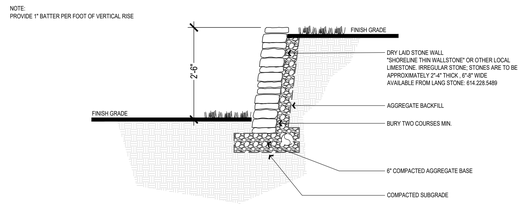


PAVER PLAN LAYOUT DETAIL

B TYPICAL CONCRETE PAVER
SCALE: 1" = 1'-0"

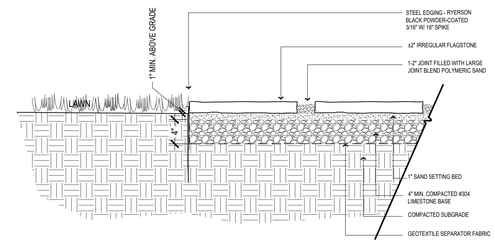


C STABILIZED CRUSHED STONE PAVEMENT
SCALE: 1/2" = 1'-0"



SECTION

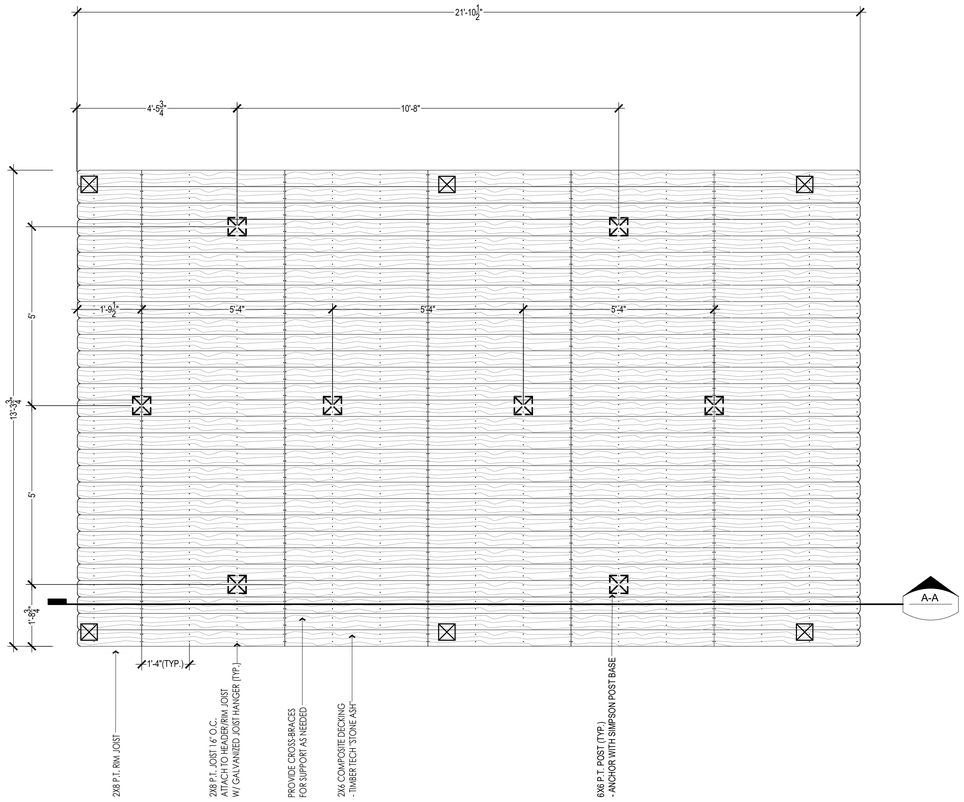
E DRY-LAID STONE WALL
SCALE: 1/2" = 1'-0"



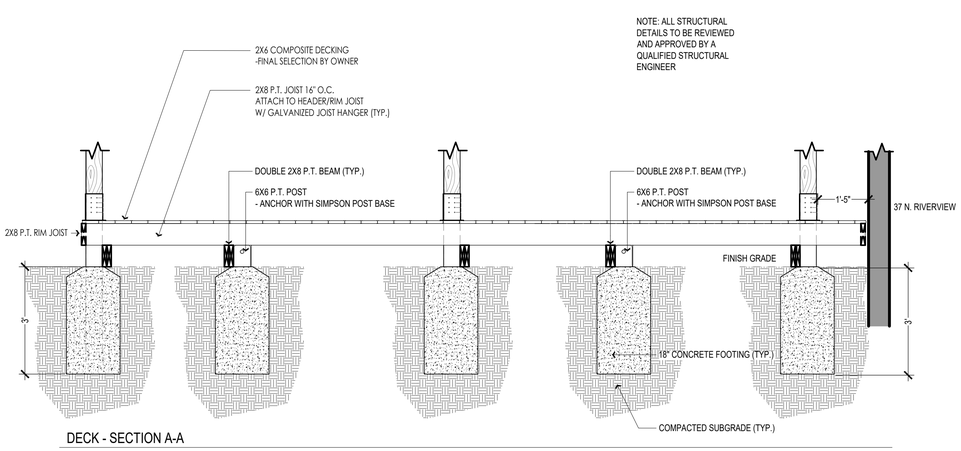
SECTION

D FLAGSTONE PAVERS
SCALE: 1" = 1'-0"

L8.02: LANDSCAPE DETAILS II

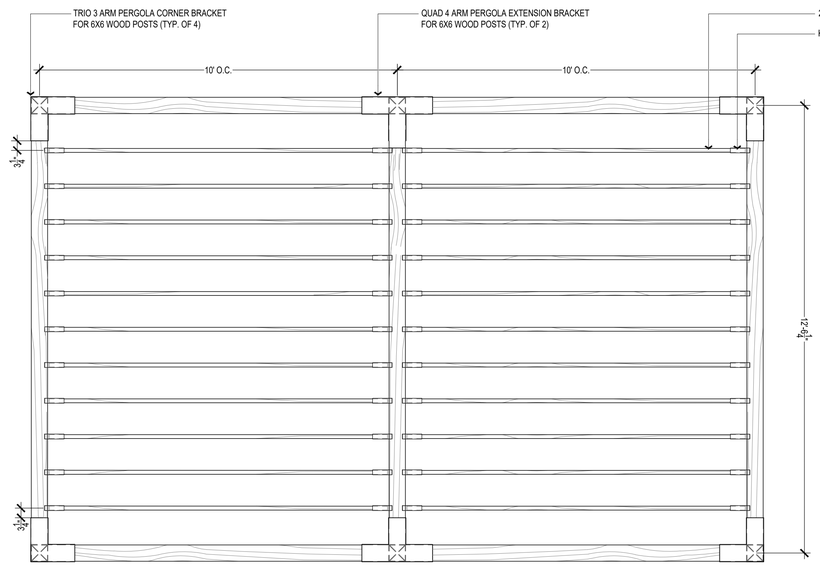


DECK - PLAN VIEW



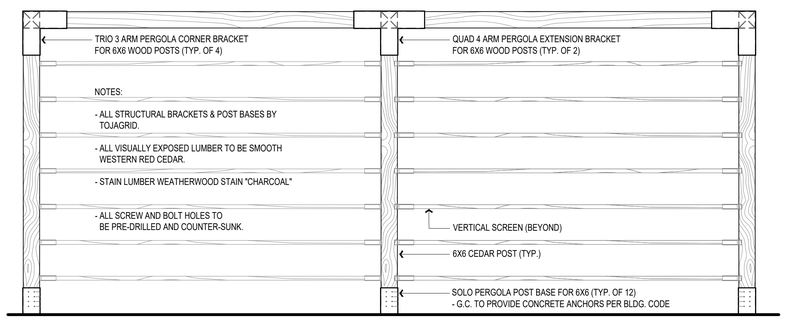
DECK - SECTION A-A

B COMPOSITE FLOATING DECK
SCALE: 1/2" = 1'-0"

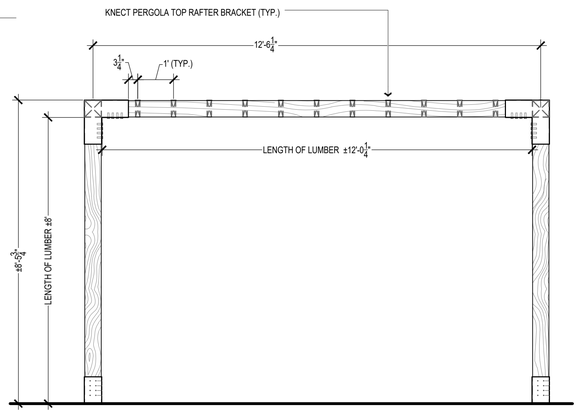


NOTE: ALL STRUCTURAL
DETAILS TO BE REVIEWED
AND APPROVED BY A
QUALIFIED STRUCTURAL
ENGINEER

PLAN VIEW



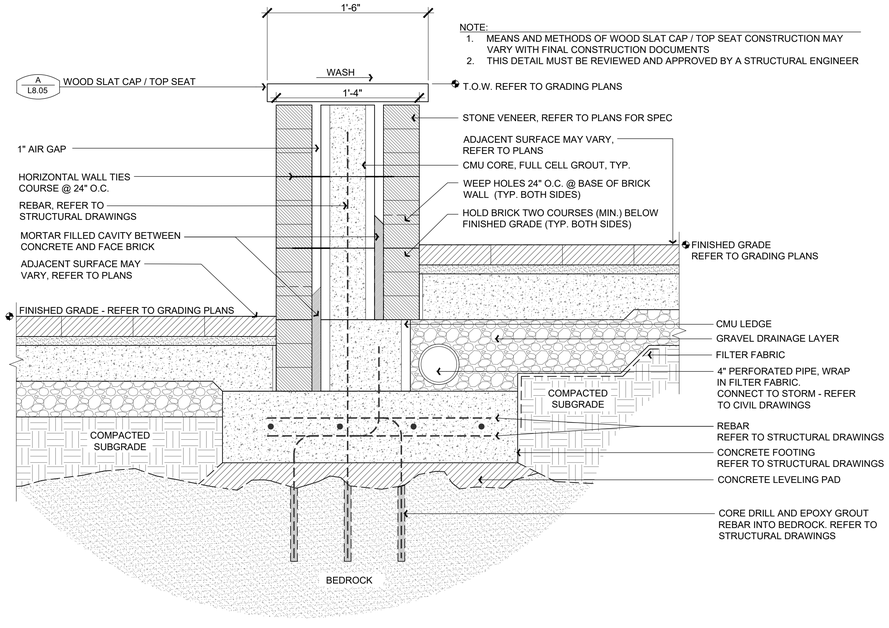
FRONT ELEVATION



SIDE ELEVATION

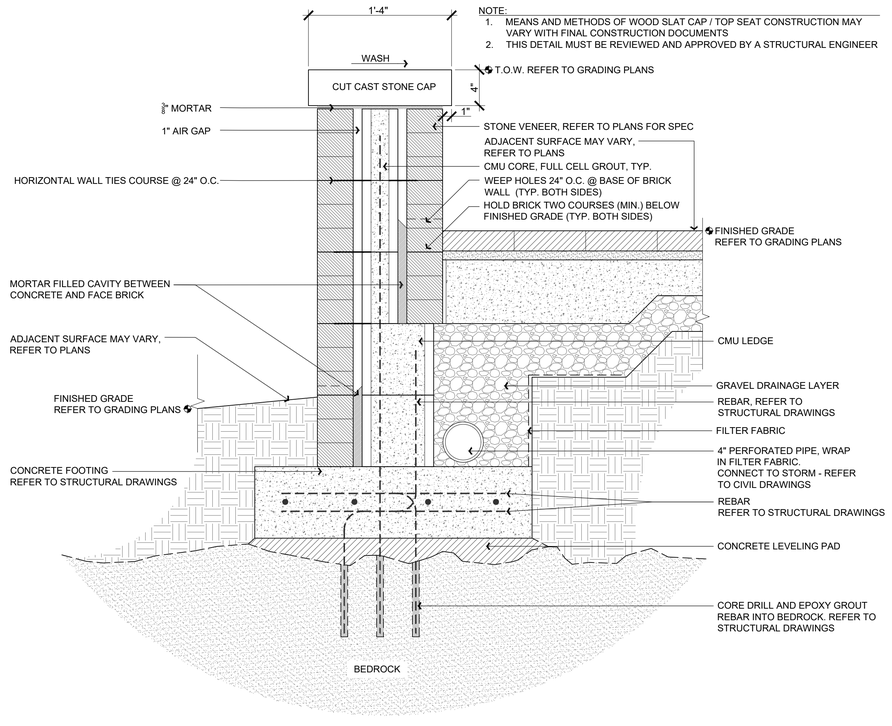
A SHADE STRUCTURE
SCALE: 1/2" = 1'-0"

L8.03: LANDSCAPE DETAILS III



NOTE:
1. MEANS AND METHODS OF WOOD SLAT CAP / TOP SEAT CONSTRUCTION MAY VARY WITH FINAL CONSTRUCTION DOCUMENTS
2. THIS DETAIL MUST BE REVIEWED AND APPROVED BY A STRUCTURAL ENGINEER

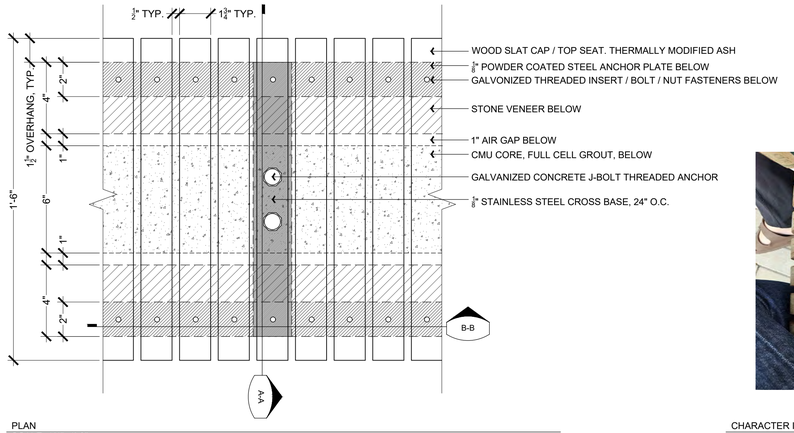
B SEAT WALL WITH WOOD CAP / TOP SEAT
SCALE: 1 1/2" = 1'-0"



NOTE:
1. MEANS AND METHODS OF WOOD SLAT CAP / TOP SEAT CONSTRUCTION MAY VARY WITH FINAL CONSTRUCTION DOCUMENTS
2. THIS DETAIL MUST BE REVIEWED AND APPROVED BY A STRUCTURAL ENGINEER

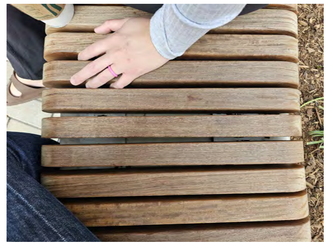
A RETAINING WALL - STONE CAP
SCALE: 1 1/2" = 1'-0"

L8.04: LANDSCAPE DETAILS IV

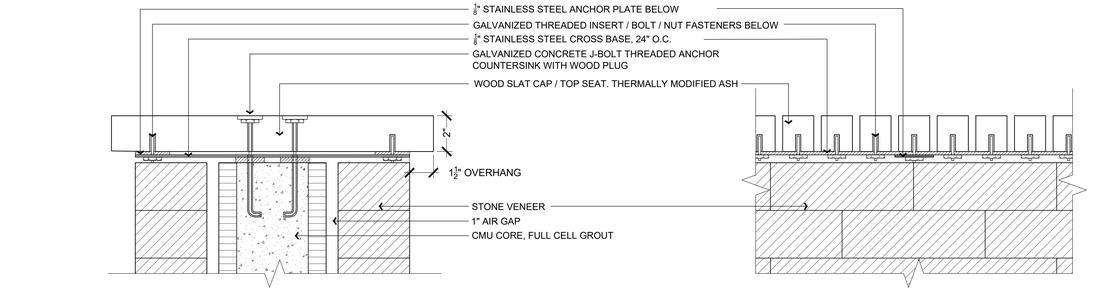


PLAN
SCALE: 1/4"=1'-0"

NOTE:
MEANS AND METHODS OF WOOD SLAT CAP / TOP SEAT CONSTRUCTION MAY VARY WITH FINAL CONSTRUCTION DOCUMENTS



CHARACTER IMAGE



SECTION A-A
SCALE: 1/4"=1'-0"

SECTION B-B
SCALE: 1/4"=1'-0"

A

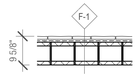
WOOD CAP / TOP SEAT
SCALE: 1/4" = 1'-0"

L8.05: LANDSCAPE DETAILS V

WALL SCHEDULE

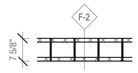


WALL TYPE: EXISTING ASSEMBLY TO REMAIN



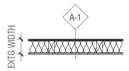
WALL TYPE: CMU FOUNDATION WALL WITH STONE VENEER
HOUR RATING/ASSEMBLY: NONE
INSULATION: NONE

DESCRIPTION EXTERIOR TO INTERIOR:
1" LIMESTONE VENEER
1/2" MORTAR
METAL LATHE
1/2" SCRATCH COAT
8" CMU FOUNDATION WALL



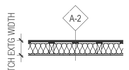
WALL TYPE: CMU FOUNDATION WALL
HOUR RATING/ASSEMBLY: NONE
INSULATION: NONE

DESCRIPTION EXTERIOR TO INTERIOR:
8" CMU FOUNDATION WALL



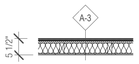
WALL TYPE: EXISTING EXTERIOR WALL TO RESTORE
HOUR RATING/ASSEMBLY: NONE
INSULATION: MIN R-13 FULL CAVITY BATT

DESCRIPTION EXTERIOR TO INTERIOR:
FINISH PER ELEVATIONS - WHERE EXISTING SIDING REMAINS IN PLACE SEAL SHEATHING WITH SPRAY INSULATION FROM THE INTERIOR. WHERE SIDING IS REPLACED ADD WRB OVER SHEATHING
EXISTING FRAMING TO REMAIN, ADD FULL CAVITY BATT INSULATION
REPLACE INTERIOR FINISH WITH 5/8" G.W.B.



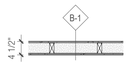
WALL TYPE: EXTERIOR INFILL WALL
HOUR RATING/ASSEMBLY: NONE
INSULATION: MIN R-13 FULL CAVITY BATT

DESCRIPTION EXTERIOR TO INTERIOR:
FINISH PER ELEVATIONS
TYVEK DRAINWRAP WEATHER RESISTIVE BARRIER
3/4" SHEATHING PER FRAMING NOTES
FRAMING / FURRING AS NEEDED TO MATCH EXISTING WALL THICKNESS
2X4 FRAMING @ 16" O.C. W/ FULL CAVITY BATT INSULATION
5/8" G.W.B.



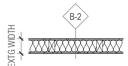
WALL TYPE: EXTERIOR WALL
HOUR RATING/ASSEMBLY: NONE
INSULATION: MIN R-13 FULL CAVITY BATT

DESCRIPTION EXTERIOR TO INTERIOR:
FINISH PER ELEVATIONS
TYVEK DRAINWRAP WEATHER RESISTIVE BARRIER
3/4" SHEATHING PER FRAMING NOTES
2X4 FRAMING @ 16" O.C. W/ FULL CAVITY BATT INSULATION
5/8" G.W.B.



WALL TYPE: INTERIOR PARTITION WALL
HOUR RATING/ASSEMBLY: NONE
INSULATION: FULL CAVITY MINERAL WOOL

DESCRIPTION EXTERIOR TO INTERIOR:
1/2" LIGHTWEIGHT GYPSUM BOARD
2X4 FRAMING @ 16" O.C. W/ FULL CAVITY MINERAL WOOL INSULATION
1/2" LIGHTWEIGHT GYPSUM BOARD



WALL TYPE: REFINISHED EXISTING INTERIOR FRAMING
HOUR RATING/ASSEMBLY: NONE
INSULATION: EXISTING INSULATION TO REMAIN, ADD FULL CAVITY MINERAL WOOL IF NONE

DESCRIPTION EXTERIOR TO INTERIOR:
1/2" LIGHTWEIGHT GYPSUM BOARD
EXISTING FRAMING TO REMAIN W/ EXISTING INSULATION OR FULL CAVITY MINERAL WOOL INSULATION
1/2" LIGHTWEIGHT GYPSUM BOARD

FLOOR PLAN CODED NOTES

1 4X4 P.T. WRAPPED POST, SEE ENLARGED DETAILS
2 PORCH ASSEMBLY: COMPOSITE WOOD FINISH OVER 2X FRAMING PER FRAMING PLANS, SEE ENLARGED DETAILS
3 PORCH STAIR ASSEMBLY: COMPOSITE WOOD FINISH OVER P.T. 2X12 STRINGERS, SEE ENLARGED DETAILS. CENTER STAIRS WITH DOOR PER PLANS
4 FORTIN IRONWORKS RNP HANDRAIL, SEE ENLARGED DETAILS
5 PROVIDE FRAMING ABOVE BEAM FOR FINISH PER ELEVATIONS
6 3" SQ. FORMED ALUMINUM DOWNSPOUT, SEE SITE PLAN FOR DRAINAGE CONDITION
7 DOOR IN EXISTING DOOR OPENING, EXISTING HEADER TO REMAIN
8 FLOOR INFILL TO COVER EXISTING OPENING
9 WINDOW IN EXISTING OPENING, EXISTING HEADER TO REMAIN, LOWER SILL AND NARROW OPENING AS NEEDED
10 WINDOW IN EXISTING OPENING, EXISTING HEADER TO REMAIN
11 CENTER DOOR WITH FRONT DOOR PER PLANS
12 EXISTING STAIRS TO REMAIN IN PLACE, REFINISH PER FF&E PACKAGE
13 EXISTING FIREPLACE TO REMAIN IN PLACE
14 GAS FIREPLACE INSERT
15 EXISTING CHIMNEY TO REMAIN IN PLACE. TUCKPOINT AND REPLACE FLASHING AS NEEDED
16 CUSTOM CASEWORK
17 PROVIDE MINIMUM 18" X 24" ACCESS PANEL AND PERMANENT LADDER TO UNOCCUPIED BASEMENT IN PORTION OF EXISTING FLOOR OPENING
18 REFRAMED WALL PER FRAMING PLANS IN SAME LOCATION W/ RAISED BEARING HEIGHT
19 ENGINEERED WOOD FINISH FLOORING OVER PLYWOOD SHEATHING OVER EXISTING JOISTS, SEE FRAMING PLANS AND DETAILS
20 ENGINEERED WOOD FINISH FLOORING OVER PLYWOOD SHEATHING OVER JOISTS, SEE FRAMING PLANS AND DETAILS
21 INTERIOR INFILL WALL. FRAME TO MATCH EXISTING FRAMING, FULL CAVITY MINERAL WOOL INSULATION, 1/2" LIGHTWEIGHT GYPSUM BOARD BOTH SIDES
22 FIRE EXTINGUISHER ON WALL BRACKET, PROVIDE BLOCKING
23 PROVIDE CLASS 1 VAPOR BARRIER IN CRAWLSPACE IF NONE EXISTS, PATCH AND REPAIR AS NEEDED. PROVIDE R-10 PERIMETER RIGID INSULATION, TYP.

FLOOR PLAN CODED NOTES

24 REMOVE SIDING AND PROVIDE INTERIOR FINISH OF 5/8" G.W.B. IN MECHANICAL ROOM ONLY
25 CONTRACTOR TO VERIFY 18"X24" MIN. CRAWLSPACE ACCESS OR PROVIDE IF NOT EXISTING
26 ROOF ASSEMBLY: METAL ROOF WITH SEAMS 1'-0" O.C. OVER FULL ICE AND WATER SHIELD OVER UNDERLAYMENT OVER 3" NAILABLE POLYISO RIGID INSULATION OVER PLYWOOD SHEATHING OVER RAFTERS. SEE FRAMING PLAN AND ENLARGED DETAILS
27 RESTORED ROOF ASSEMBLY: METAL ROOF WITH SEAMS 1'-0" O.C. OVER UNDERLAYMENT OVER 3" NAILABLE POLYISO RIGID INSULATION OVER EXISTING SHEATHING AND RAFTERS. SEE FRAMING PLAN AND ENLARGED DETAILS
28 PORCH ROOF ASSEMBLY: METAL ROOF WITH SEAMS 1'-0" O.C. OVER FULL ICE AND WATER SHIELD OVER UNDERLAYMENT OVER PLYWOOD SHEATHING OVER RAFTERS. SEE FRAMING PLAN AND ENLARGED DETAILS
29 4" HALF ROUND GUTTER PAINTED PER ELEVATIONS
30 REPLICATE EXISTING EXPOSED RAFTER TAILS AND FASCIA CONDITION, SEE ENLARGED DETAILS
31 METAL RIDGE CAP PER MANUFACTURER'S DETAILS
32 VALLEY FLASHING PER MANUFACTURER'S DETAILS
33 EQUIPMENT PER MEP
34 PROVIDE ICE & WATER SHEILD 24" IN FROM FACE OF WALL OR VALLEY
35 PROVIDE SNOW GUARD SYSTEM

COHATCH RIVERVIEW 37
37 N. RIVERVIEW ST
DUBLIN, OH 43017

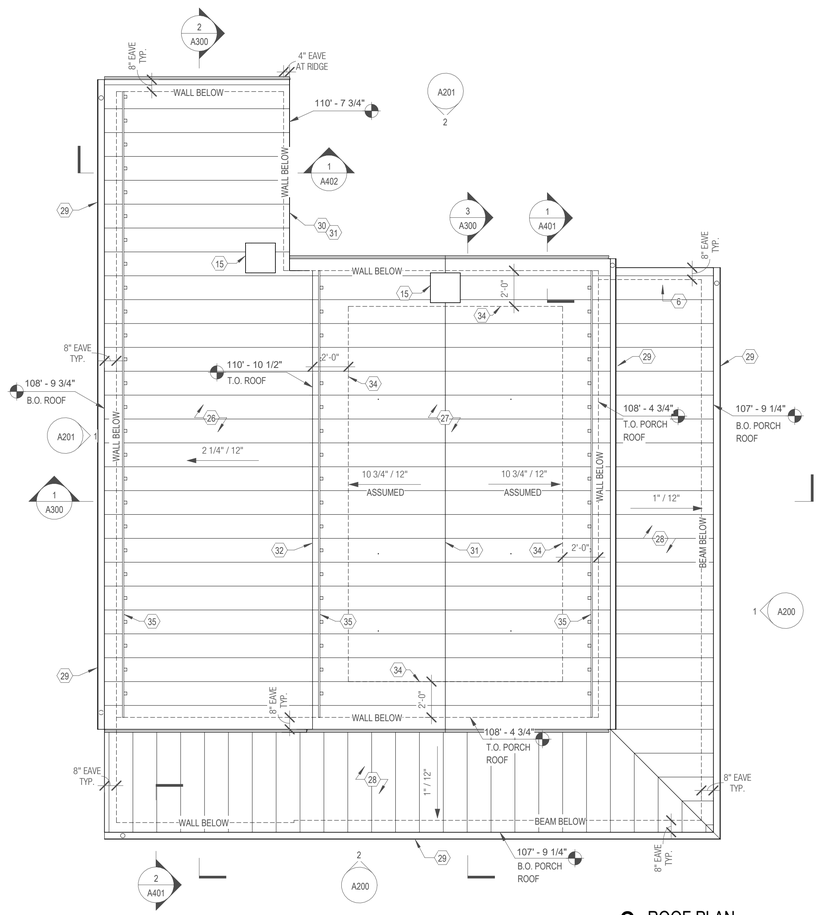
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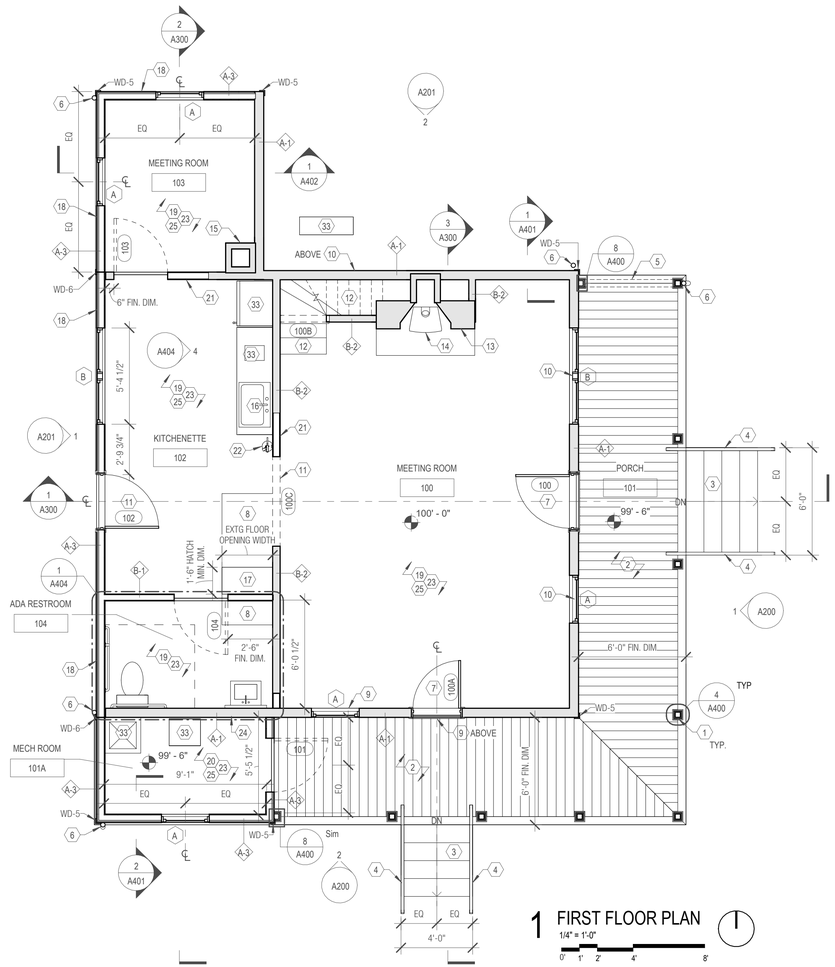
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ISSUE DESCRIPTION	DATE
PRICING SET	05/02/2025



2 ROOF PLAN
1/4" = 1'-0"



1 FIRST FLOOR PLAN
1/4" = 1'-0"

0' 1' 2' 4' 8'

PRELIMINARY DOCUMENTS
NOT FOR CONSTRUCTION

FLOOR PLANS

PROJECT #	25103
DATE	05/02/25
DRAWN BY: AG	REVIEWED BY: JF/TL
SHEET #	A112

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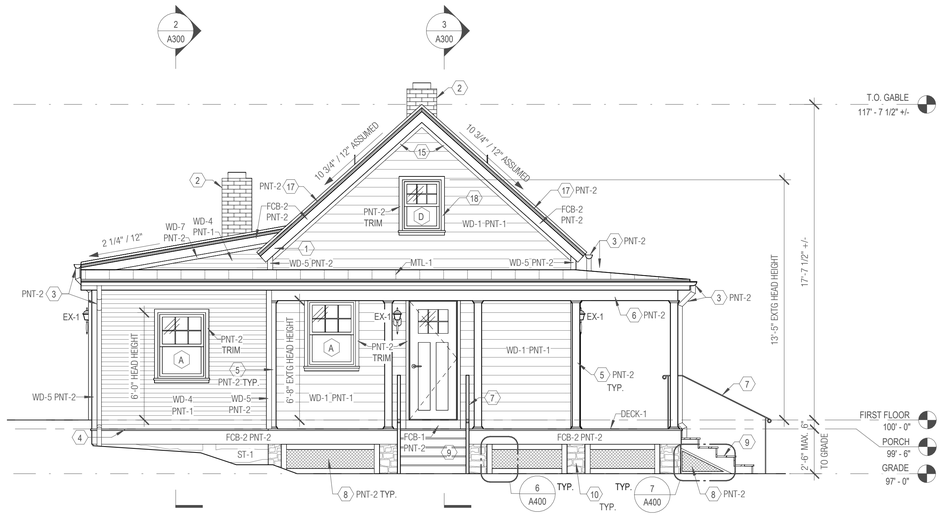
WINDOW SCHEDULE

CODE	WIDTH	HEIGHT	SILL HEIGHT	WINDOW TYPE	QTY
A	2' - 8"	3' - 8"	<varies>	DOUBLE HUNG WITH 6-OVER-1 TRADITIONAL SIMULATED DIVIDED LIGHT GRILLE	5
B	5' - 4 1/2"	3' - 8"	2' - 9"	(2) 2'-6 1/2" WIDE DOUBLE HUNG WITH 6-OVER-1 TRADITIONAL SIMULATED DIVIDED LIGHT GRILLE WITH 3-1/2" TRIM BETWEEN	2
C	3' - 0"	2' - 6"	9' - 1 1/2"	FIXED WINDOW WITH 6-LITE TRADITIONAL SIMULATED DIVIDED LIGHT GRILLE	1
D	2' - 2"	2' - 10"	1' - 7"	DOUBLE HUNG WITH 6-OVER-1 TRADITIONAL SIMULATED DIVIDED LIGHT GRILLE	1

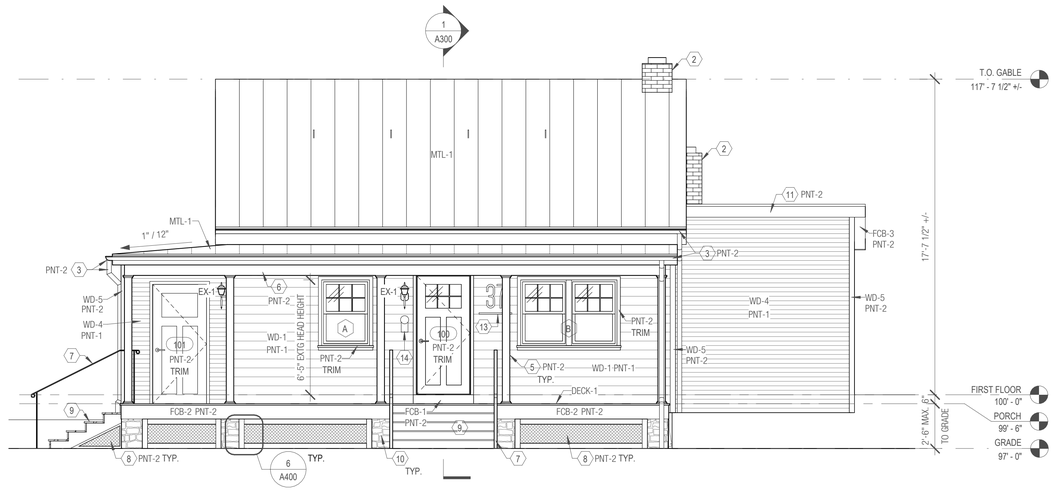
NOTE: WINDOWS TO BE PELLA LIFESTYLE SERIES ALUMINUM CLAD WOOD IN COLOR IRON ORE. OR ANDERSEN OR EQUIVALENT

FINISH SCHEDULE

DECK-1	COMPOSITE DECKING, COLOR NATURAL WOOD
FCB-1	JAMES HARDIE 1X SMOOTH FIBER CEMENT BOARD TRIM PAINT PER ELEVATIONS
FCB-2	JAMES HARDIE 1X SMOOTH FIBER CEMENT BOARD FASCIA, PAINT PER ELEVATIONS
FCB-3	JAMES HARDIE NON VENTED SMOOTH FIBER CEMENT BOARD SOFFIT PANEL, PAINT TO MATCH FASCIA
FCB-4	JAMES HARDIE 5/16" SMOOTH FIBER CEMENT BOARD PANEL
MTL-1	DMI STANDING SEAM METAL ROOF IN COLOR DARK BRONZE
PNT-1	SHERWIN WILLIAMS, SW2821 DOWNING STONE
PNT-2	SHERWIN WILLIAMS, SW7002 DOWNY
PNT-3	SHERWIN WILLIAMS, SW9565 FORGED STEEL
ST-1	STACKED STONE VENEER
WD-1	EXISTING 6" WOOD LAP SIDING TO BE RESTORED, REPLACE DAMAGED BOARDS AS NEEDED, PRIME ALL SIDES, AND PAINT PER ELEVATIONS
WD-2	EXISTING 3" WOOD LAP SIDING TO BE RESTORED, REPLACE DAMAGED BOARDS AS NEEDED, PRIM, AND PAINT PER ELEVATIONS
WD-3	6" WOOD LAP SIDING TO MATCH EXTG, PRIME ALL SIDES AND PAINT PER ELEVATIONS
WD-4	3" WOOD LAP SIDING, PRIME ALL SIDES AND PAINT PER ELEVATIONS
WD-5	1X4 WOOD CORNER TRIM, PRIME ALL SIDES AND PAINT PER ELEVATIONS
WD-6	1X4 WOOD TRIM, PRIME ALL SIDES AND PAINT PER ELEVATIONS
WD-7	1X3 WOOD FRIEZE TRIM, PRIME ALL SIDES AND PAINT PER ELEVATIONS
WD-8	INTERIOR FINISH FLOOR



2 SOUTH ELEVATION
1/4" = 1'-0"



1 EAST ELEVATION
1/4" = 1'-0"

0' 1' 2' 4' 8'

ELEVATION CODED NOTES

1 EXTEND EAVE OF EXISTING ROOF TO MATCH TYP. EAVE
2 EXISTING CHIMNEY TO REMAIN IN PLACE. TUCKPOINT AND REPLACE FLASHING AS NEEDED
3 GUTTER & DOWNSPOUT PER ROOF PLAN, PAINT FINISH
4 TRIM TO MATCH DECK PROFILE, SEE WALL SECTIONS
5 WRAPPED 4X4 POST, SEE ENLARGED DETAILS
6 WRAPPED BEAFRAMING PLANS, SEE ENLARGED DETAILS
7 FORTIN IRONWORKS RNP HANDRAIL, SEE ENLARGED DETAILS
8 FRAMED LATTICE PAINTED, SEE ENLARGED DETAILS
9 PORCH STAIR ASSEMBLY: THERMALLY MODIFIED WOOD FINISH OVER P.T. 2X12 STRINGERS, SEE ENLARGED DETAILS.
10 CMU PIER WITH STONE VENEER FINISH, SEE ENLARGED DETAILS
11 REPLICATE EXISTING EXPOSED RAFTER TAILS AND FASCIA CONDITION, SEE ENLARGED DETAILS
12 EXISTING STACKED STONE FOUNDATION
13 HOUSE NUMBER PAINTED ONTO SIDING BY OTHER, SEE SIGNAGE PACKAGE FOR DETAILS
14 CUSTOM BRONZE PLAQUE WITH BLACK INFILL BY OTHER, SEE SIGNAGE PACKAGE FOR DETAILS
15 EXISTING FRIEZE TRIM TO REMAIN
16 1X6 PVC SKIRT BOARD
17 CROWN MOLDING
18 VERIFY ORIGINAL FRAMING FOR ROUGH OPENING

ALLOWABLE OPENING AREA CALCULATIONS

ELEVATION	STORY	AREA(SF)	OPENING(SF)	% OF TOTAL	% UNPROTECTED ALLOWABLE
SOUTH ELEVATION - FSD 15'-0"	1ST	73	10	13.7	25
SOUTH ELEVATION - FSD 21'-1"	1ST	123	28	22.8	45
	2ND	77	10	13	45
WEST ELEVATION - FSD 56'-2"	1ST	282	49	17.4	NO LIMIT
NORTH ELEVATION - FSD 18'-6"	1ST	81	10	12.3	25
NORTH ELEVATION - FSD 28'-6"	1ST	158	0	0	70
	2ND	67	8	11.9	70
EAST ELEVATION - FSD 40'-6"	1ST	182	49	27	NO LIMIT

FIRE SEPARATION DISTANCE PER OBC 705.8, SEE 1/A100 SITE PLAN FOR FIRE SEPARATION DISTANCES

COHATCH RIVERVIEW 37

37 N. RIVERVIEW ST
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ISSUE DESCRIPTION	DATE
PRICING SET	05/02/2025

PRELIMINARY DOCUMENTS
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ELEVATIONS

PROJECT #	25103
DATE	05/02/25
DRAWN BY: AG	REVIEWED BY: JF/TL
SHEET #	A200

COHATCH RIVERVIEW 37

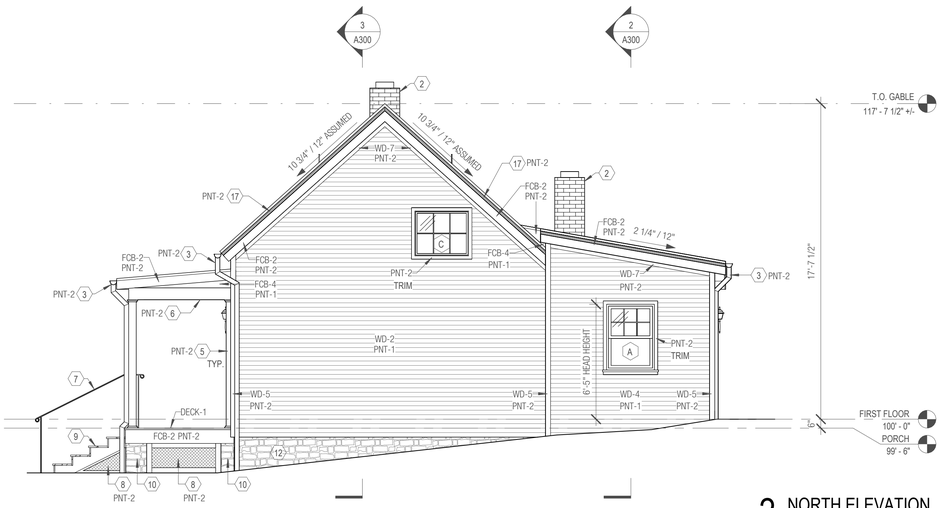
WINDOW SCHEDULE

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C	3' - 0"	2' - 6"	9' - 1 1/2"	FIXED WINDOW WITH 6-LITE TRADITIONAL SIMULATED DIVIDED LIGHT GRILLE	1
D	2' - 2"	2' - 10"	1' - 7"	DOUBLE HUNG WITH 6-OVER-1 TRADITIONAL SIMULATED DIVIDED LIGHT GRILLE	1

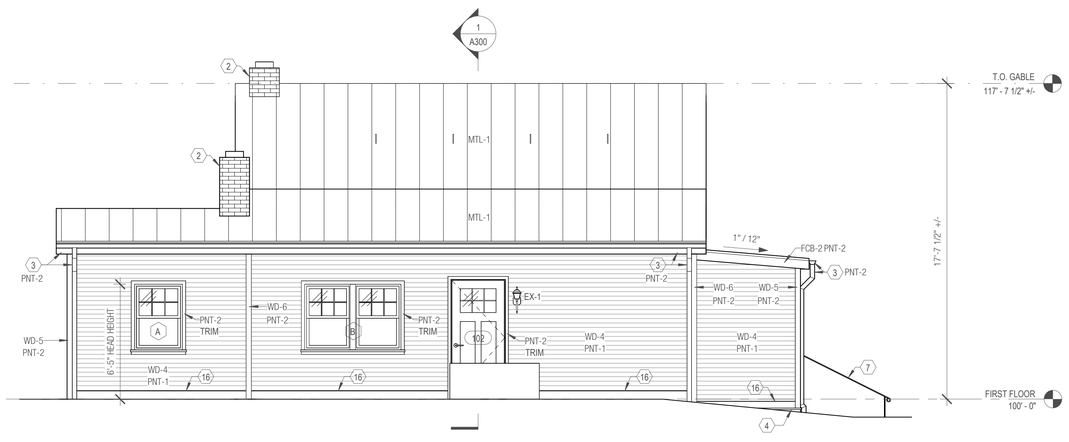
NOTE: WINDOWS TO BE PELLA LIFESTYLE SERIES ALUMINUM CLAD WOOD IN COLOR IRON ORE. OR ANDERSEN OR EQUIVALENT

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WD-6	1X4 WOOD TRIM, PRIME ALL SIDES AND PAINT PER ELEVATIONS
WD-7	1X3 WOOD FRIEZE TRIM, PRIME ALL SIDES AND PAINT PER ELEVATIONS
WD-8	INTERIOR FINISH FLOOR



2 NORTH ELEVATION
1/4" = 1'-0"



1 WEST ELEVATION
1/4" = 1'-0"

0" 1" 2" 4" 8"

ELEVATION CODED NOTES

1 EXTEND EAVE OF EXISTING ROOF TO MATCH TYP. EAVE
2 EXISTING CHIMNEY TO REMAIN IN PLACE. TUCKPOINT AND REPLACE FLASHING AS NEEDED
3 GUTTER & DOWNSPOUT PER ROOF PLAN, PAINT FINISH
4 TRIM TO MATCH DECK PROFILE, SEE WALL SECTIONS
5 WRAPPED 4X4 POST, SEE ENLARGED DETAILS
6 WRAPPED BEAFRAMING PLANS, SEE ENLARGED DETAILS
7 FORTIN IRONWORKS RNP HANDRAIL, SEE ENLARGED DETAILS
8 FRAMED LATTICE PAINTED, SEE ENLARGED DETAILS
9 PORCH STAIR ASSEMBLY: THERMALLY MODIFIED WOOD FINISH OVER P.T. 2X12 STRINGERS, SEE ENLARGED DETAILS.
10 CMU PIER WITH STONE VENEER FINISH, SEE ENLARGED DETAILS
11 REPLICATE EXISTING EXPOSED RAFTER TAILS AND FASCIA CONDITION, SEE ENLARGED DETAILS
12 EXISTING STACKED STONE FOUNDATION
13 HOUSE NUMBER PAINTED ONTO SIDING BY OTHER, SEE SIGNAGE PACKAGE FOR DETAILS
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16 1X6 PVC SKIRT BOARD
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ALLOWABLE OPENING AREA CALCULATIONS

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SOUTH ELEVATION - FSD 21'-1"	1ST	123	28	22.8	45
	2ND	77	10	13	45
WEST ELEVATION - FSD 56'-2"	1ST	282	49	17.4	NO LIMIT
NORTH ELEVATION - FSD 18'-6"	1ST	81	10	12.3	25
NORTH ELEVATION - FSD 28'-6"	1ST	158	0	0	70
	2ND	67	8	11.9	70
EAST ELEVATION - FSD 40'-6"	1ST	182	49	27	NO LIMIT

FIRE SEPARATION DISTANCE PER OBC 705.8, SEE 1/A100 SITE PLAN FOR FIRE SEPARATION DISTANCES

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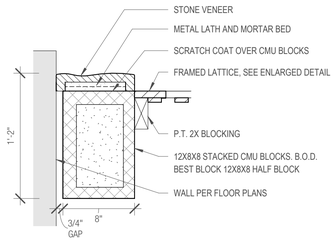
PRELIMINARY DOCUMENTS
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ELEVATIONS

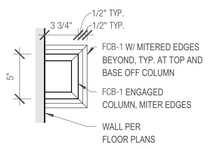
PROJECT # 25103
DATE 05/02/25
DRAWN BY: AG REVIEWED BY: JF/TL
SHEET #

A201

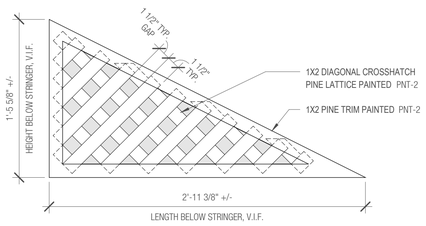
COHATCH RIVERVIEW 37



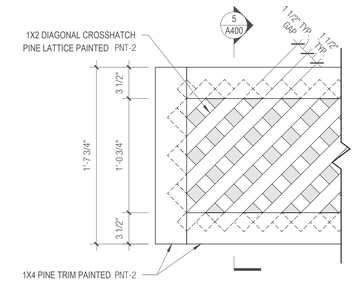
9 ENGAGED STONE BASE DETAIL
1 1/2" = 1'-0"



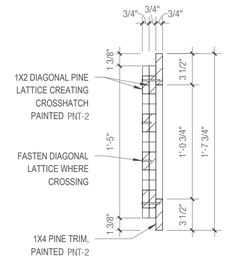
8 ENGAGED COLUMN DETAIL
1 1/2" = 1'-0"



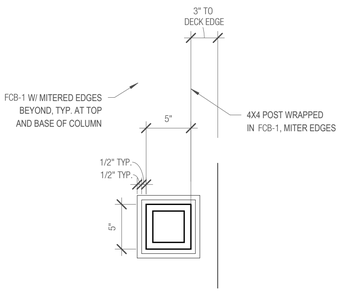
7 LATTICE ELEVATION STAIR
1 1/2" = 1'-0"



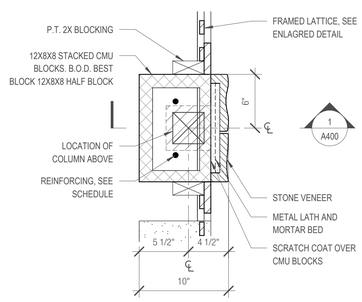
6 LATTICE ELEVATION
1 1/2" = 1'-0"



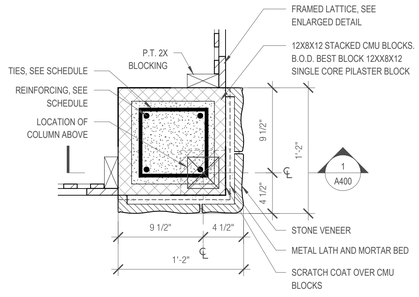
5 LATTICE SECTION
1 1/2" = 1'-0"



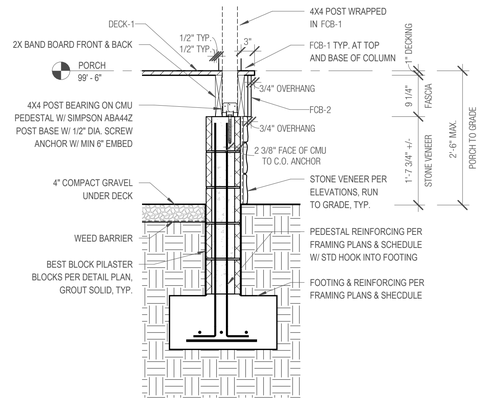
4 COLUMN DETAIL
1 1/2" = 1'-0"



3 STONE BASE DETAIL
1 1/2" = 1'-0"



2 CORNER STONE BASE DETAIL
1 1/2" = 1'-0"



1 TYP STONE BASE WALL SECTION
3/4" = 1'-0"

FINISH SCHEDULE

DECK-1	COMPOSITE DECKING, COLOR NATURAL WOOD
FCB-1	JAMES HARDIE 1X SMOOTH FIBER CEMENT BOARD TRIM PAINT PER ELEVATIONS
FCB-2	JAMES HARDIE 1X SMOOTH FIBER CEMENT BOARD FASCIA, PAINT PER ELEVATIONS
FCB-3	JAMES HARDIE NON VENTED SMOOTH FIBER CEMENT BOARD SOFFIT PANEL, PAINT TO MATCH FASCIA
FCB-4	JAMES HARDIE 5/16" SMOOTH FIBER CEMENT BOARD PANEL
MTL-1	DMI STANDING SEAM METAL ROOF IN COLOR DARK BRONZE
PNT-1	SHERWIN WILLIAMS, SW2821 DOWNING STONE
PNT-2	SHERWIN WILLIAMS, SW7002 DOWNY
PNT-3	SHERWIN WILLIAMS, SW9565 FORGED STEEL

FINISH SCHEDULE

ST-1	STACKED STONE VENEER
WD-1	EXISTING 6" WOOD LAP SIDING TO BE RESTORED, REPLACE DAMAGED BOARDS AS NEEDED, PRIME ALL SIDES, AND PAINT PER ELEVATIONS
WD-2	EXISTING 3" WOOD LAP SIDING TO BE RESTORED, REPLACE DAMAGED BOARDS AS NEEDED, PRIM, AND PAINT PER ELEVATIONS
WD-3	6" WOOD LAP SIDING TO MATCH EXTG, PRIME ALL SIDES AND PAINT PER ELEVATIONS
WD-4	3" WOOD LAP SIDING, PRIME ALL SIDES AND PAINT PER ELEVATIONS
WD-5	1X4 WOOD CORNER TRIM, PRIME ALL SIDES AND PAINT PER ELEVATIONS
WD-6	1X4 WOOD TRIM, PRIME ALL SIDES AND PAINT PER ELEVATIONS
WD-7	1X3 WOOD FRIEZE TRIM, PRIME ALL SIDES AND PAINT PER ELEVATIONS
WD-8	INTERIOR FINISH FLOOR

COHATCH RIVERVIEW 37

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PORCH DETAILS

PROJECT #	25103
DATE	05/02/25
DRAWN BY: AG	REVIEWED BY: JF/TL
SHEET #	A400

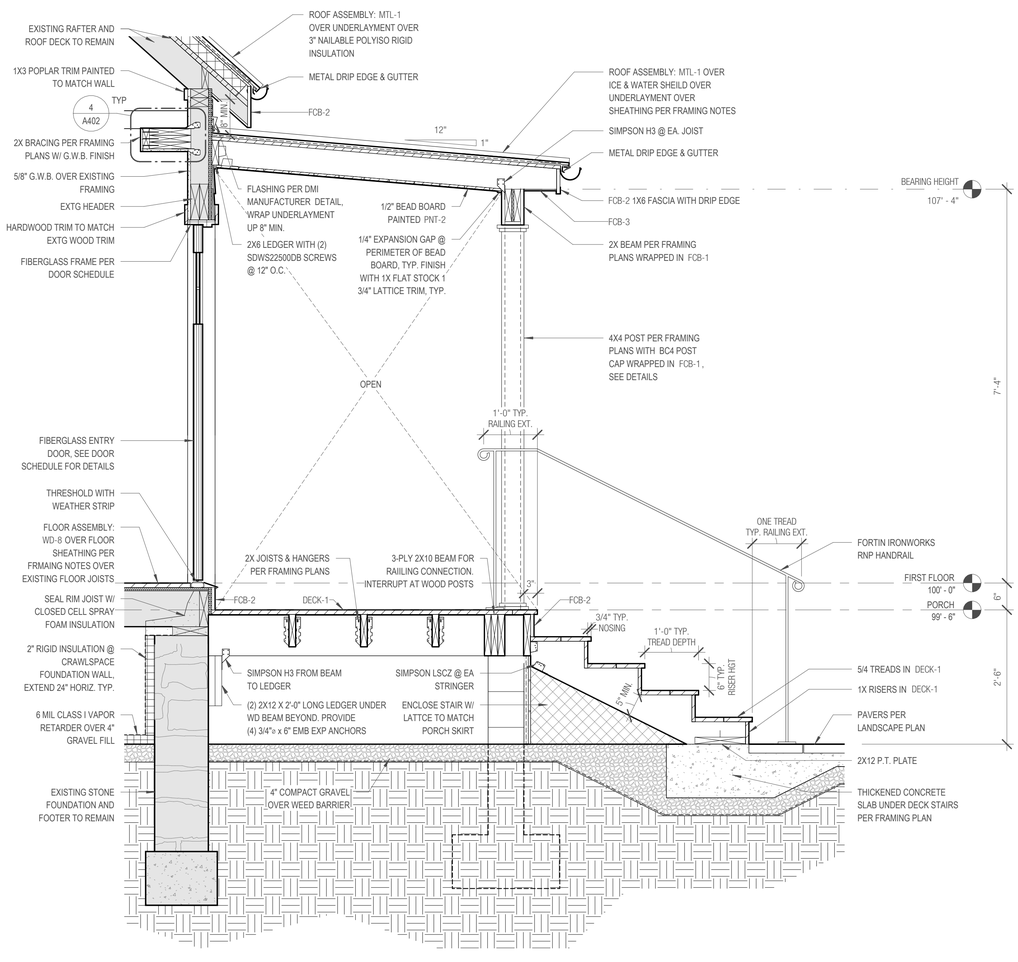
COHATCH RIVERVIEW 37

FINISH SCHEDULE

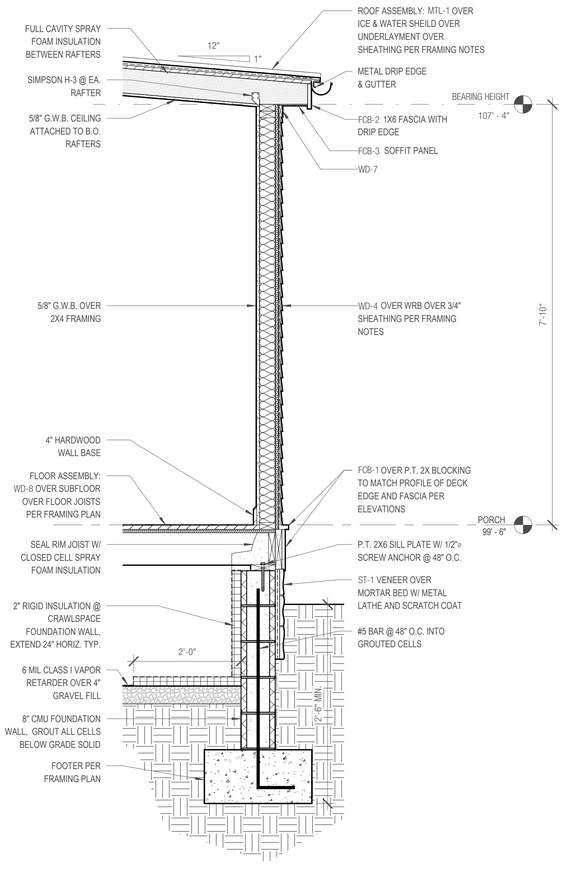
DECK-1	COMPOSITE DECKING, COLOR NATURAL WOOD
FCB-1	JAMES HARDIE 1X SMOOTH FIBER CEMENT BOARD TRIM PAINT PER ELEVATIONS
FCB-2	JAMES HARDIE 1X SMOOTH FIBER CEMENT BOARD FASCIA, PAINT PER ELEVATIONS
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FCB-4	JAMES HARDIE 5/16" SMOOTH FIBER CEMENT BOARD PANEL
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FINISH SCHEDULE

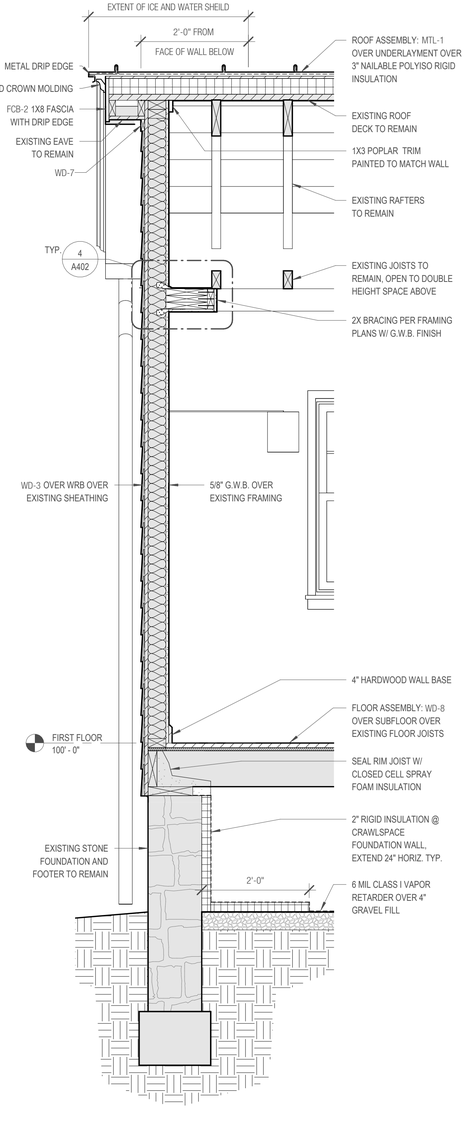
ST-1	STACKED STONE VENEER
WD-1	EXISTING 6" WOOD LAP SIDING TO BE RESTORED, REPLACE DAMAGED BOARDS AS NEEDED, PRIME ALL SIDES, AND PAINT PER ELEVATIONS
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WD-3	6" WOOD LAP SIDING TO MATCH EXTG, PRIME ALL SIDES AND PAINT PER ELEVATIONS
WD-4	3" WOOD LAP SIDING, PRIME ALL SIDES AND PAINT PER ELEVATIONS
WD-5	1X4 WOOD CORNER TRIM, PRIME ALL SIDES AND PAINT PER ELEVATIONS
WD-6	1X4 WOOD TRIM, PRIME ALL SIDES AND PAINT PER ELEVATIONS
WD-7	1X3 WOOD FRIEZE TRIM, PRIME ALL SIDES AND PAINT PER ELEVATIONS
WD-8	INTERIOR FINISH FLOOR



3 WALL SECTION @ PORCH
3/4" = 1'-0"



2 WALL SECTION @ SOUTH MECH ROOM
3/4" = 1'-0"



1 WALL SECTION @ EXTG WALL
3/4" = 1'-0"

0" 3" 6" 1' 2'

COHATCH RIVERVIEW 37

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WALL SECTIONS

PROJECT #	25103
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DRAWN BY: AG	REVIEWED BY: JF/TL

SHEET #

A401

FINISH SCHEDULE

DECK-1	COMPOSITE DECKING, COLOR NATURAL WOOD
FCB-1	JAMES HARDIE 1X SMOOTH FIBER CEMENT BOARD TRIM PAINT PER ELEVATIONS
FCB-2	JAMES HARDIE 1X SMOOTH FIBER CEMENT BOARD FASCIA, PAINT PER ELEVATIONS
FCB-3	JAMES HARDIE NON VENTED SMOOTH FIBER CEMENT BOARD SOFFIT PANEL, PAINT TO MATCH FASCIA
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FINISH SCHEDULE

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WD-1	EXISTING 6" WOOD LAP SIDING TO BE RESTORED, REPLACE DAMAGED BOARDS AS NEEDED, PRIME ALL SIDES, AND PAINT PER ELEVATIONS
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WD-3	6" WOOD LAP SIDING TO MATCH EXTG, PRIME ALL SIDES AND PAINT PER ELEVATIONS
WD-4	3" WOOD LAP SIDING, PRIME ALL SIDES AND PAINT PER ELEVATIONS
WD-5	1X4 WOOD CORNER TRIM, PRIME ALL SIDES AND PAINT PER ELEVATIONS
WD-6	1X4 WOOD TRIM, PRIME ALL SIDES AND PAINT PER ELEVATIONS
WD-7	1X3 WOOD FRIEZE TRIM, PRIME ALL SIDES AND PAINT PER ELEVATIONS
WD-8	INTERIOR FINISH FLOOR

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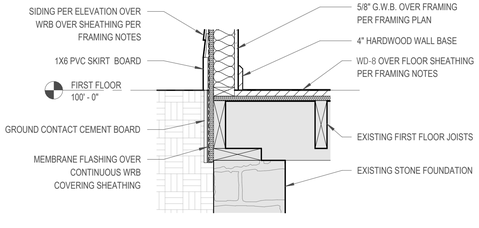
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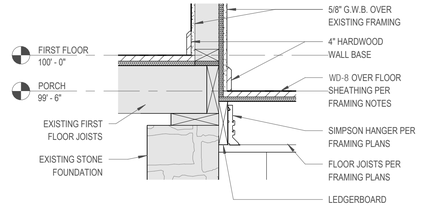
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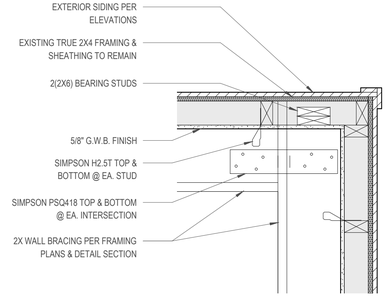
ISSUE DESCRIPTION	DATE
PRICING SET	05/02/2025



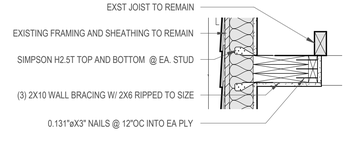
7 REFRAMED WALL AT FOUNDATION
1" = 1'-0"



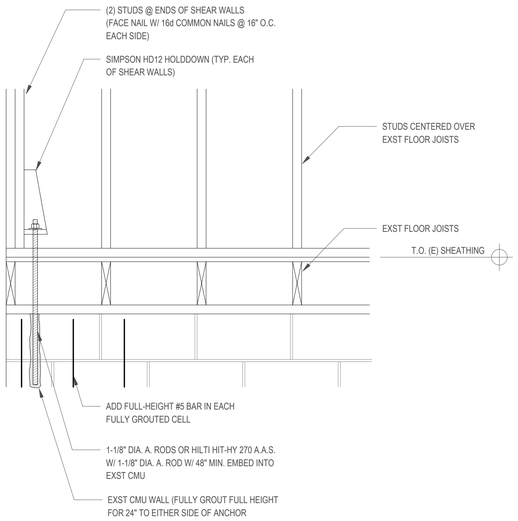
6 MECH ROOM JOISTS @ EXISTING FLOOR
1" = 1'-0"



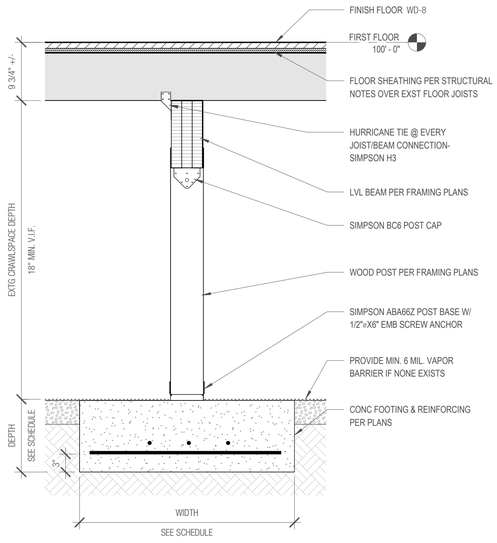
5 BRACING PLAN DETAIL - TYP CORNER
1" = 1'-0"



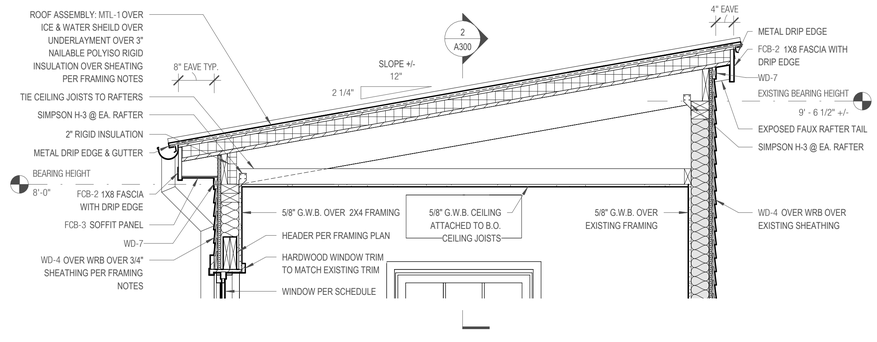
4 BRACING SECTION DETAIL - TYPICAL
1" = 1'-0"



3 TYPICAL HOLDDOWN DETAIL
1" = 1'-0"



2 TYP. FLOOR REINFORCING
1" = 1'-0"
0' 3" 6" 1' 2'



1 WALL SECTION @ RAISED ROOF
3/4" = 1'-0"
0' 3" 6" 1' 2'

PRELIMINARY DOCUMENTS
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WALL SECTIONS

PROJECT #	25103
DATE	05/02/25
DRAWN BY: AG	REVIEWED BY: JF/TL

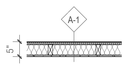
SHEET #

A402

WALL SCHEDULE

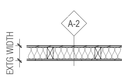


WALL TYPE: EXISTING ASSEMBLY TO REMAIN



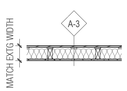
WALL TYPE: EXTERIOR FIBER CEMENT BOARD CLAD WALL
HOUR RATING/ASSEMBLY: NONE
INSULATION: MIN R-13 FULL CAVITY BATT

DESCRIPTION EXTERIOR TO INTERIOR:
5/16" SMOOTH HARDIE FIBER CEMENT BOARD PANEL PAINTED PER ELEVATIONS
TYVEK DRAINWRAP WEATHER RESISTIVE BARRIER
3/4" SHEATHING PER STRUCT
2X4 FRAMING @ 16" O.C. W/ FULL CAVITY BATT INSULATION
5/8" GWB



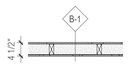
WALL TYPE: EXISTING EXTERIOR WALL TO RESTORE
HOUR RATING/ASSEMBLY: NONE
INSULATION: MIN 1" CLOSED-CELL SPRAY INSULATION AND FULL-CAVITY BATT

DESCRIPTION EXTERIOR TO INTERIOR:
EXISTING LAP SIDING AND CORNER TRIM TO BE RESTORED AND PAINTED PER ELEVATIONS, REPLACE DAMAGED BOARDS AS NEEDED
EXISTING SHEATHING, SEAL W/ SPRAY INSULATION
EXISTING FRAMING TO REMAIN, ADD FULL CAVITY BATT INSULATION
REPLACE INTERIOR FINISH WITH 5/8" GWB



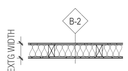
WALL TYPE: EXTERIOR INFILL WALL
HOUR RATING/ASSEMBLY: NONE
INSULATION: MIN R-13 FULL CAVITY BATT

DESCRIPTION EXTERIOR TO INTERIOR:
CEDAR LAP SIDING TO MATCH EXISTING HISTORIC SIDING PAINTED PER ELEVATIONS
TYVEK DRAINWRAP WEATHER RESISTIVE BARRIER
FRAMING / FURRING AS NEEDED TO MATCH EXISTING WALL THICKNESS
2X4 FRAMING @ 16" O.C. W/ FULL CAVITY BATT INSULATION
5/8" GWB



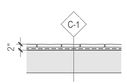
WALL TYPE: INTERIOR PARTITION WALL
HOUR RATING/ASSEMBLY: NONE
INSULATION: FULL CAVITY MINERAL WOOL

DESCRIPTION EXTERIOR TO INTERIOR:
1/2" LIGHTWEIGHT GYPSUM BOARD
2X4 FRAMING @ 16" O.C. W/ FULL CAVITY MINERAL WOOL INSULATION
1/2" LIGHTWEIGHT GYPSUM BOARD



WALL TYPE: REFINISHED EXISTING INTERIOR FRAMING
HOUR RATING/ASSEMBLY: NONE
INSULATION: EXISTING INSULATION TO REMAIN, ADD FULL CAVITY MINERAL WOOL INSULATION IF NONE

DESCRIPTION EXTERIOR TO INTERIOR:
1/2" LIGHTWEIGHT GYPSUM BOARD
EXISTING FRAMING TO REMAIN W/ EXISTING INSULATION OR FULL CAVITY MINERAL WOOL INSULATION
1/2" LIGHTWEIGHT GYPSUM BOARD

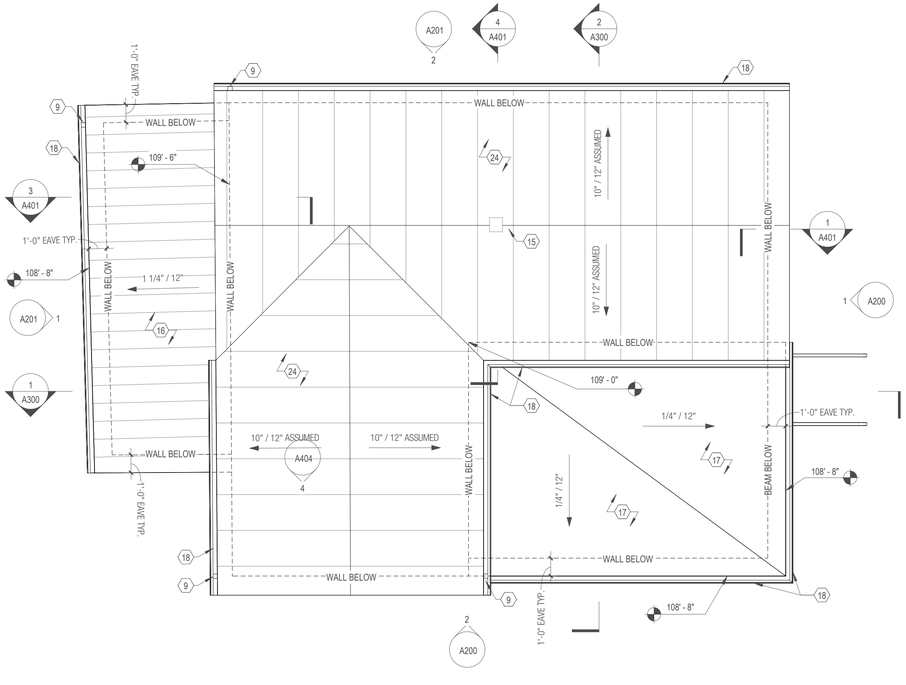


WALL TYPE: LIMESTONE VENEER
HOUR RATING/ASSEMBLY: NONE
INSULATION: NONE

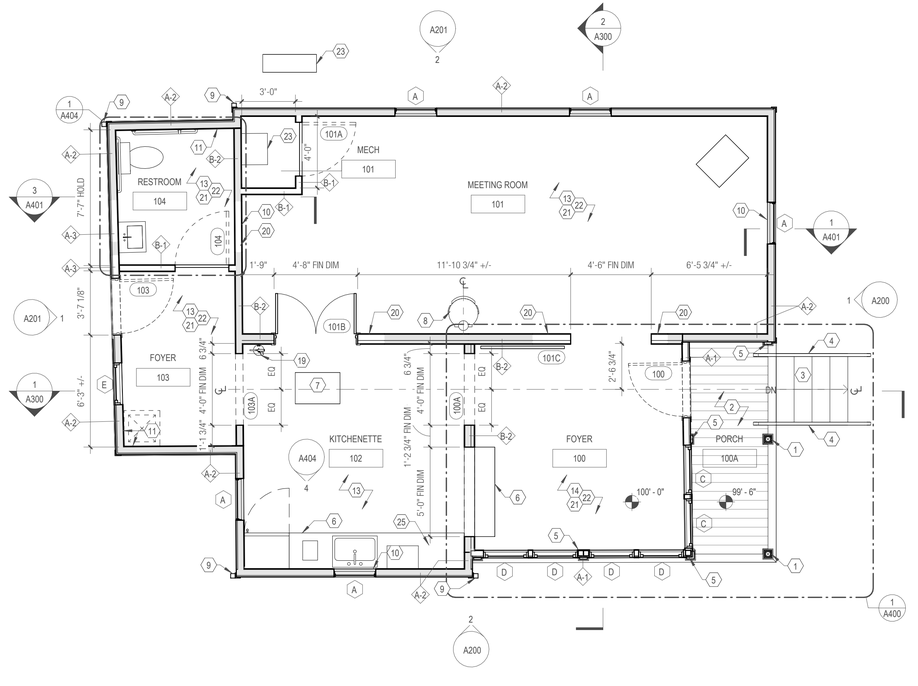
DESCRIPTION EXTERIOR TO INTERIOR:
1" LIMESTONE VENEER
1/2" MORTAR
METAL LATH
1/2" SCRATCH COAT
EXISTING CMU FOUNDATION WALL

FLOOR PLAN CODED NOTES

1 4X4 P.T. WRAPPED POST, SEE ENLARGED DETAILS
2 PORCH ASSEMBLY: 2X FRAMING PER STRUCT W/ COMPOSITE WOOD FINISH, SEE ENLARGED DETAILS
3 DECK STAIR ASSEMBLY: COMPOSITE WOOD OVER P.T. 2X12 STRINGERS, SEE ENLARGED DETAILS
4 FORTIN IRONWORKS RNP HANDRAIL, SEE ENLARGED DETAILS
5 WRAPPED ENGAGED COLUMN, SEE ENLARGED DETAILS
6 CUSTOM CASEWORK
7 PROVIDE MINIMUM 18"X24" ACCESS PANEL AND PERMANENT LADDER TO UNOCCUPIED BASEMENT IN EXISTING FLOOR OPENING
8 GAS FIREPLACE
9 3" SQ. FORMED ALUMINUM DOWNSPOUT, DOWNSPOUTS PER SITE PLAN
10 TYPE B WINDOW ABOVE IN EXISTING OPENING WITH A SILL OF 11'-3", SEE ELEVATIONS
11 REFRAMED WALL PER FRAMING PLANS
13 ENGINEERED WOOD FINISH FLOORING OVER PLYWOOD SHEATHING OVER EXISTING JOISTS, SEE FRAMING PLANS AND DETAILS
14 ENGINEERED WOOD FINISH FLOORING OVER PLYWOOD SHEATHING OVER JOISTS, SEE FRAMING PLANS AND DETAILS
15 2X FRAMED FAUX CHIMNEY WITH GYPSUM SHEATHING AND THIN BRICK FINISH SALVAGED FROM EXISTING DEMOLISHED CHIMNEY
16 ROOF ASSEMBLY: METAL ROOF WITH SEAMS 1'-0" O.C. OVER FULL ICE AND WATER SHIELD OVER UNDERLAYMENT OVER 3" NAILABLE POLYISO RIGID INSULATION OVER PLYWOOD SHEATHING OVER RAFTERS. SEE FRAMING PLAN AND ENLARGED DETAILS.
17 ROOF ASSEMBLY: EPDM MEMBRANE OVER 1/2" COVERBOARD OVER SHEATHING OVER SLEEPERS AND JOISTS W/ CLOSED-CELL SPRAY INSULATION, SEE ENLARGED DETAILS
18 4" K-STYLE GUTTER PAINTED PER ELEVATIONS
19 FIRE EXTINGUISHER ON WALL BRACKET, PROVIDE BLOCKING
20 INTERIOR INFILL WALL. FRAME TO MATCH EXISTING FRAMING, 1/2" LIGHTWEIGHT GYPSUM BOARD BOTH SIDES
21 PROVIDE CLASS 1 VAPOR BARRIER IN CRAWLSPACE IF NONE EXISTS, PATCH AND REPAIR AS NEEDED. PROVIDE R-10 PERIMETER RIGID INSULATION, TYP.
22 CONTRACTOR TO VERIFY 18"X24" MIN CRAWLSPACE ACCESS OR PROVIDE IF NOT EXISTING
23 FURNACE/ CONDENSING UNIT PER MECHANICAL
24 EXISTING STANDING SEAM ROOF TO BE REPAIRED AS NEEDED AND PAINTED. PROVIDE FULL CAVITY CLOSED-CELL SPRAY FOAM INSULATION BETWEEN EXISTING RAFTERS ON INTERIOR.
25 MOP SINK IN BASE CABINET



2 ROOF PLAN
1/4" = 1'-0"



1 FIRST FLOOR PLAN
1/4" = 1'-0"
0' 1' 2' 4' 8'

COHATCH RIVERVIEW 45

45 N. RIVERVIEW ST
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PRELIMINARY DOCUMENTS
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FLOOR PLANS

PROJECT #	25104
DATE	Sheet Issue Date
DRAWN BY: AG	REVIEWED BY: JF

SHEET #

A111

COHATCH RIVERVIEW 45

WINDOW SCHEDULE

CODE	WIDTH	HEIGHT	SILL HEIGHT	WINDOW TYPE	QTY
A	2' - 4"	6' - 0"	1' - 9"	EXISTING SINGLE HUNG	5
B	2' - 4"	3' - 4"	<varies>	EXISTING SINGLE HUNG	3
C	2' - 9"	5' - 3 1/4"	1' - 8"		2
D	2' - 6"	5' - 3 1/4"	1' - 8"		4
E	2' - 4"	4' - 0"	2' - 6"	DOUBLE HUNG	1

NOTE: WINDOWS TO BE PELLA LIFESTYLE SERIES DOUBLE HUNG ALUMINUM CLAD WOOD WITH 2-OVER-2 TRADITIONAL SIMULATED DIVIDED LIGHT GRILLE. COLOR PORTABELLO. OR ANDERSEN OR EQUIVALENT.

ALLOWABLE OPENING AREA CALCULATIONS

ELEVATION	STORY	AREA(SF)	OPENING(SF)	% OF TOTAL	% UNPROTECTED ALLOWABLE
SOUTH ELEVATION - FSD 16'-0"					
	1ST	220	64	29.1	25
	2ND	81	7	8.6	25
WEST ELEVATION - FSD 33'-0"					
	1ST	219	43	19.6	NO LIMIT
	2ND	71	7	9.9	NO LIMIT
NORTH ELEVATION - FSD 22'-3"					
	1ST	335	28	8.3	45
	2ND	39	0	0	45
EAST ELEVATION - FSD 32'-10"					
	1ST	119	14	11.8	NO LIMIT
	2ND	63	8	12.7	NO LIMIT
EAST ELEVATION - FSD 40'-10"					
	1ST	96	45	46.9	NO LIMIT

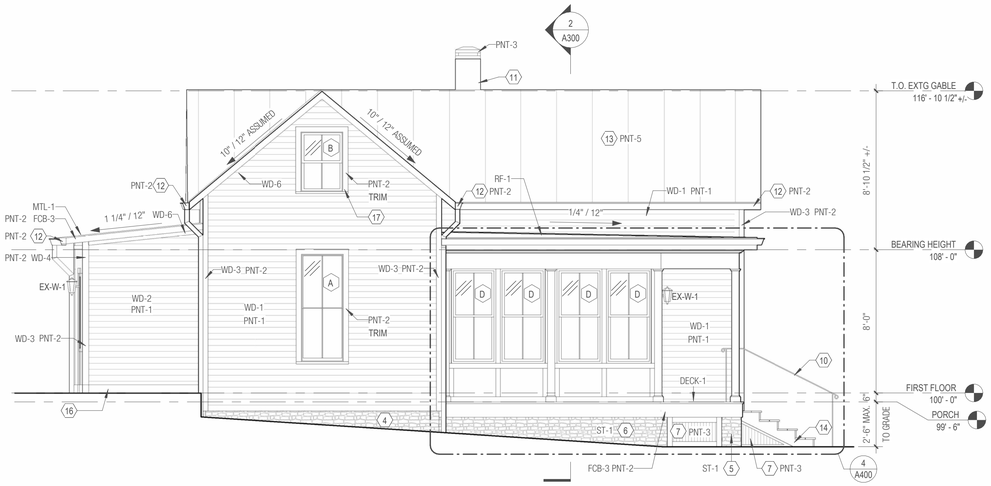
FIRE SEPARATION DISTANCE PER OBC 705.8, SEE 1/A100 SITE PLAN FOR FIRE SEPARATION DISTANCES

FINISH SCHEDULE

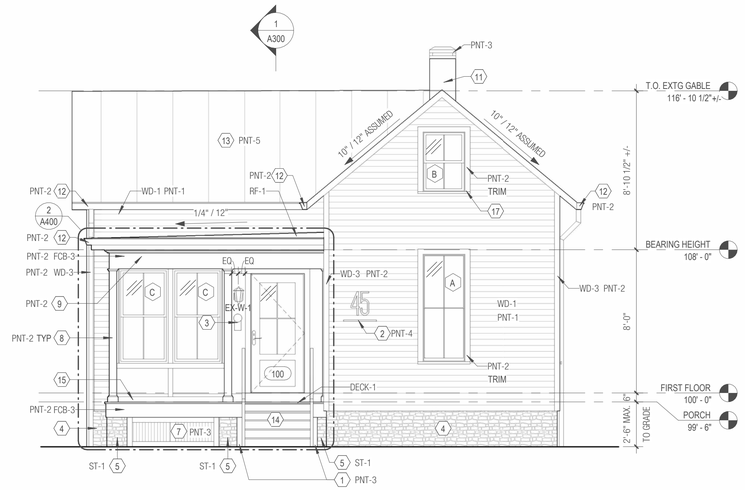
FLOOR	
DECK-1	COMPOSITE DECKING IN COLOR NATURAL WOOD
WD-5	WOOD FINISH FLOOR
ROOF	
MTL-1	DMI STANDING SEAM ROOF IN COLOR MUSKET GREY WITH 1'-0" SEAMS
RF-1	EPDM ROOF, COLOR TO MATCH DMI MUSKET GREY
TRIM	
FCB-1	JAMES HARDIE 5/16" SMOOTH FIBER CEMENT BOARD PANEL
FCB-2	JAMES HARDIE 1X SMOOTH FIBER CEMENT BOARD TRIM
FCB-3	JAMES HARDIE 1X SMOOTH FIBER CEMENT BOARD FASCIA
FCB-4	JAMES HARDIE NON VENTED SMOOTH FIBER CEMENT BOARD SOFFIT PANEL PAINTED TO MATCH FASCIA
WD-3	EXISTING WOOD CORNER TRIM PAINTED PER ELEVATIONS.
WD-4	WOOD CORNER TRIM, SIZE TO MATCH EXISTING, PAINTED PER ELEVATIONS.
WD-6	1X3 WOOD FRIEZE TRIM
WALL	
PNT-1	SHERWIN WILLIAMS SW2848 ROYCROFT BRONZE GREEN
PNT-2	SHERWIN WILLIAMS SW7642 PAVESTONE
PNT-3	SHERWIN WILLIAMS SW9565 FORGED STEEL
PNT-4	SHERWIN WILLIAMS SW 7005 PURE WHITE
PNT-5	PAINT TO MATCH DMI MUSKET GREY
ST-1	ADHERED NATURAL STONE VENEER, HALQUIST BEAVER CREEK LEDGE
WD-1	EXISTING 4" WOOD LAP SIDING TO BE RESTORED. PAINT PER ELEVATIONS.
WD-2	4" CEDAR LAP SIDING TO MATCH EXISTING. PRIME ALL SIDES AND PAINT PER ELEVATIONS.

ELEVATION CODED NOTES

1 1X4 TRIM TO CLOSE DECK CRAWLSPACE
2 HOUSE NUMBER PAINTED ONTO SIDING BY OTHER, SEE SIGNAGE PACKAGE FOR DETAILS
3 CUSTOM BRONZE PLAQUE WITH BLACK INFILL BY OTHER, SEE SIGNAGE PACKAGE FOR DETAILS
4 EXISTING STACKED STONE FOUNDATION TO REMAIN
5 CMU PIER W/ STONE VENEER FINISH, SEE ENLARGED DETAILS
6 EXISTING CMU FOUNDATION. FINISH W/ STONE VENEER, SEE ENLARGED DETAILS
7 FRAMED LATTICE, SEE ENLARGED DETAILS
8 WRAPPED 4X4 COLUMN, SEE ENLARGED DETAILS
9 WRAPPED BEAM PER STRUCTURAL, SEE ENLARGED DETAILS
10 FORTIN IRONWORKS RNP HANDRAIL, SEE ENLARGED DETAILS
11 EXISTING BRICK CHIMNEY
12 GUTTER & DOWNSPOUT, PAINTED
13 EXISTING STANDING SEAM ROOF TO BE REPAIRED AS NEEDED
14 DECK STAIR ASSEMBLY: COMPOSITE WOOD OVER P.T. 2X12 STRINGERS, SEE ENLARGED DETAILS
15 1/4" MIN MOISTURE GAP BETWEEN DECK FINISH FLOOR AND FIBER CEMENT WALL PANEL
16 1X6 SKIRT BOARD PAINTED TO MATCH SIDING
17 EXPOSE EXST ORIGINAL TRIM, REPAIR AND PAINT. IF EXST TRIM IS NOT SALVAGEABLE, REPLACE WITH WOOD TRIM TO MATCH ORIGINAL



2 SOUTH ELEVATION
1/4" = 1'-0"



1 EAST ELEVATION
1/4" = 1'-0"
0' 1' 2' 4' 8'

COHATCH RIVERVIEW 45

45 N. RIVERVIEW ST
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ELEVATIONS

PROJECT #	25104
DATE	Sheet Issue Date
DRAWN BY: AG	REVIEWED BY: JF

SHEET #

A200

WINDOW SCHEDULE

CODE	WIDTH	HEIGHT	SILL HEIGHT	WINDOW TYPE	QTY
A	2' - 4"	6' - 0"	1' - 9"	EXISTING SINGLE HUNG	5
B	2' - 4"	3' - 4"	<varies>	EXISTING SINGLE HUNG	3
C	2' - 9"	5' - 3 1/4"	1' - 8"		2
D	2' - 6"	5' - 3 1/4"	1' - 8"		4
E	2' - 4"	4' - 0"	2' - 6"	DOUBLE HUNG	1

NOTE: WINDOWS TO BE PELLA LIFESTYLE SERIES DOUBLE HUNG ALUMINUM CLAD WOOD WITH 2-OVER-2 TRADITIONAL SIMULATED DIVIDED LIGHT GRILLE. COLOR PORTABELLO. OR ANDERSEN OR EQUIVALENT.

ALLOWABLE OPENING AREA CALCULATIONS

ELEVATION	STORY	AREA(SF)	OPENING(SF)	% OF TOTAL	% UNPROTECTED ALLOWABLE
SOUTH ELEVATION - FSD 16'-0"					
	1ST	220	64	29.1	25
	2ND	81	7	8.6	25
WEST ELEVATION - FSD 33'-0"					
	1ST	219	43	19.6	NO LIMIT
	2ND	71	7	9.9	NO LIMIT
NORTH ELEVATION - FSD 22'-3"					
	1ST	335	28	8.3	45
	2ND	39	0	0	45
EAST ELEVATION - FSD 32'-10"					
	1ST	119	14	11.8	NO LIMIT
	2ND	63	8	12.7	NO LIMIT
EAST ELEVATION - FSD 40'-10"					
	1ST	96	45	46.9	NO LIMIT

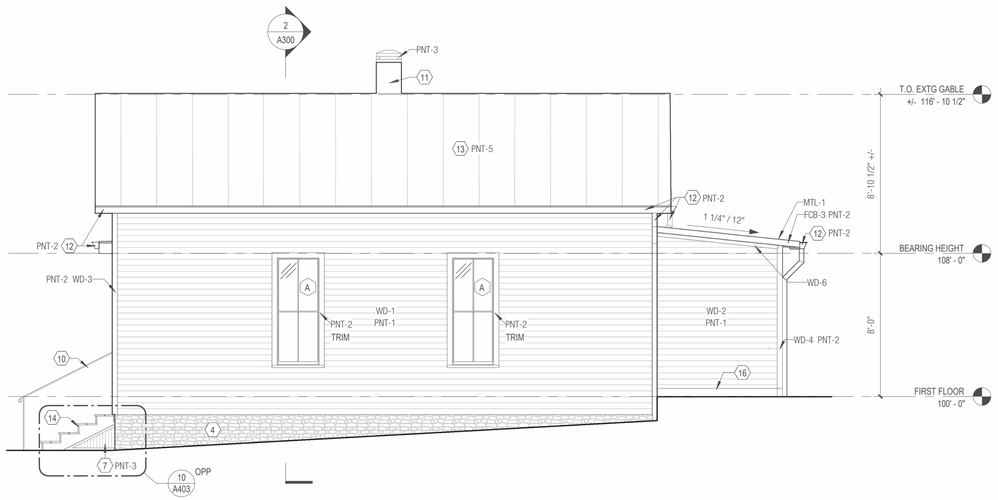
FIRE SEPARATION DISTANCE PER OBC 705.8, SEE 1/A100 SITE PLAN FOR FIRE SEPARATION DISTANCES

FINISH SCHEDULE

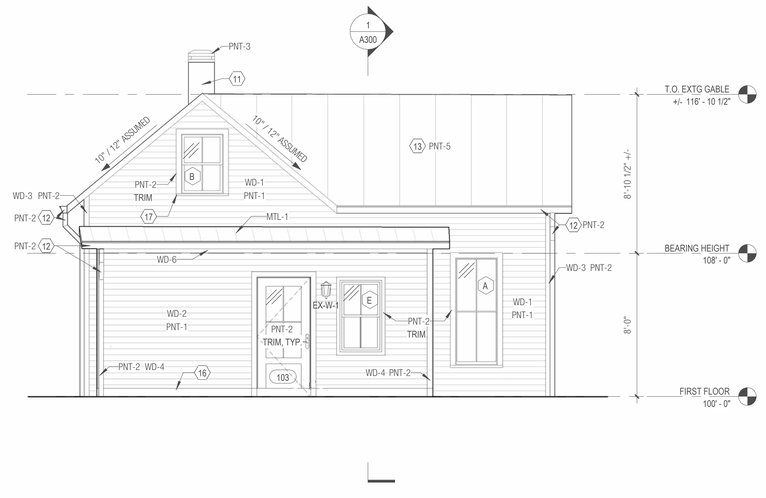
FLOOR	
DECK-1	COMPOSITE DECKING IN COLOR NATURAL WOOD
WD-5	WOOD FINISH FLOOR
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MTL-1	DMI STANDING SEAM ROOF IN COLOR MUSKET GREY WITH 1'-0" SEAMS
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2 NORTH ELEVATION
1/4" = 1'-0"



1 WEST ELEVATION
1/4" = 1'-0"
0' 1' 2' 4' 8'

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ELEVATIONS

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DRAWN BY: AG	REVIEWED BY: JF
SHEET #	A201

COHATCH RIVERVIEW 45

FINISH SCHEDULE

FLOOR	
DECK-1	COMPOSITE DECKING IN COLOR NATURAL WOOD
WD-5	WOOD FINISH FLOOR

ROOF	
MTL-1	DMI STANDING SEAM ROOF IN COLOR MUSKET GREY WITH 1'-0" SEAMS
RF-1	EPDM ROOF, COLOR TO MATCH DMI MUSKET GREY

TRIM	
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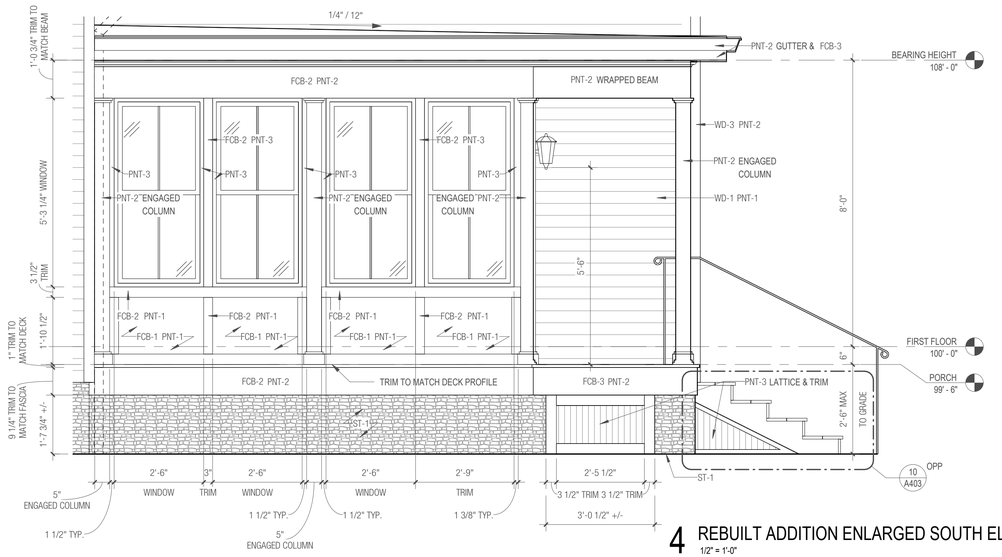
FINISH SCHEDULE

FCB-3	JAMES HARDIE 1X SMOOTH FIBER CEMENT BOARD FASCIA
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WD-6	1X3 WOOD FRIEZE TRIM

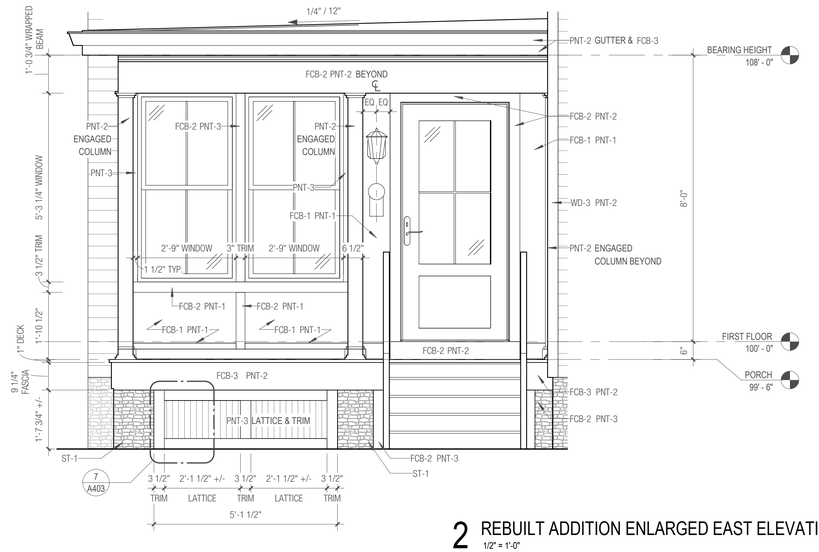
WALL	
PNT-1	SHERWIN WILLIAMS SW2848 ROYCROFT BRONZE GREEN

FINISH SCHEDULE

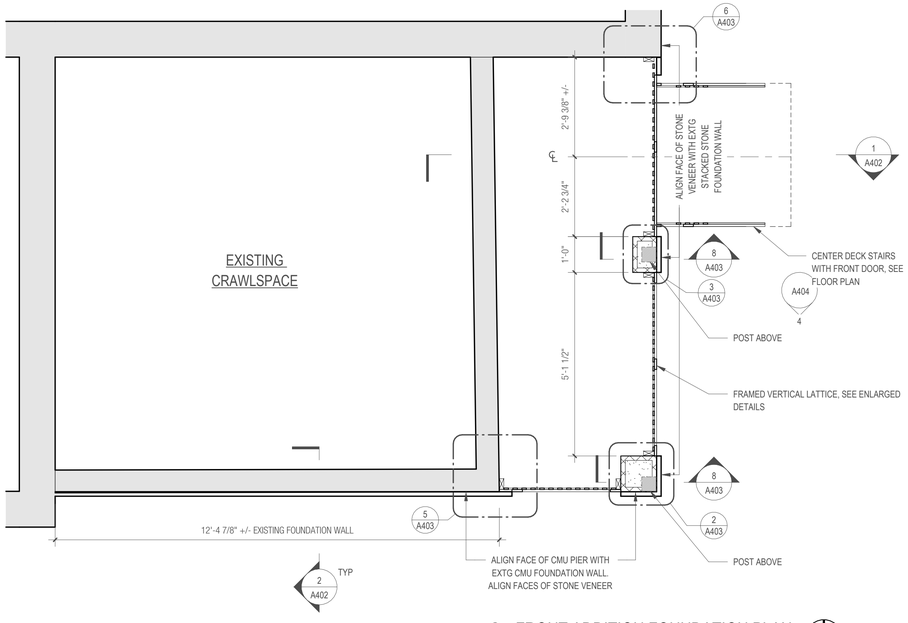
PNT-2	SHERWIN WILLIAMS SW7642 PAVESTONE
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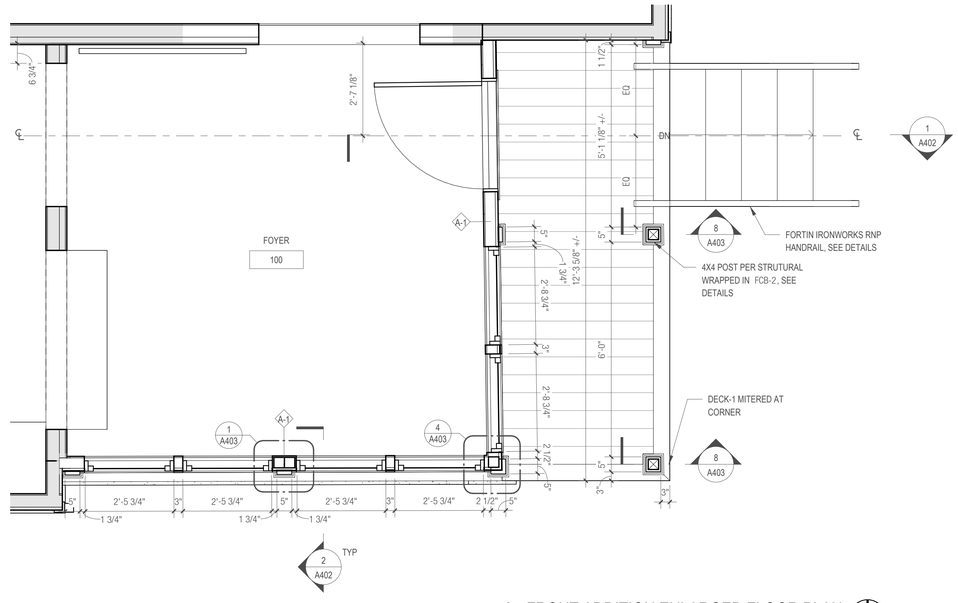
4 REBUILT ADDITION ENLARGED SOUTH ELEVATION
1/2" = 1'-0"



2 REBUILT ADDITION ENLARGED EAST ELEVATION
1/2" = 1'-0"



3 FRONT ADDITION FOUNDATION PLAN
1/2" = 1'-0"
0" 1.5" 3" 6" 1'



1 FRONT ADDITION ENLARGED FLOOR PLAN
1/2" = 1'-0"
0" 6" 1' 2' 4'

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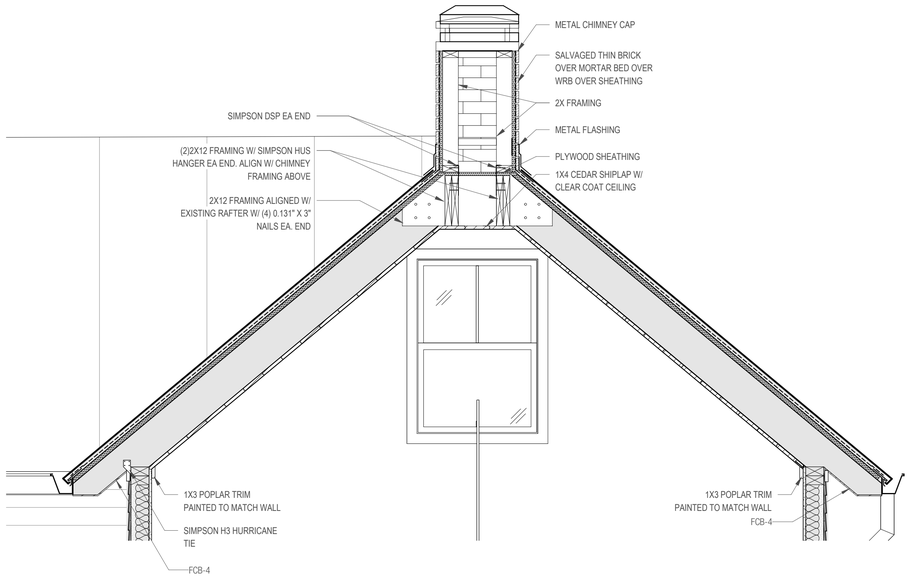
FRONT ADDITION FIRST FLOOR DETAILS

PROJECT #	25104
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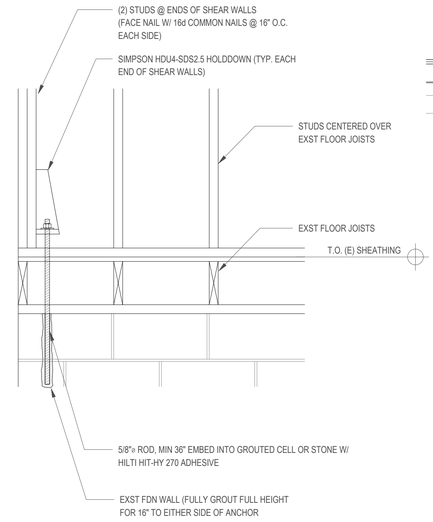
SHEET #

A400

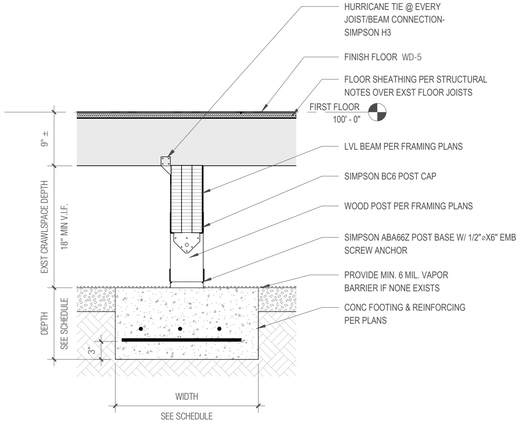
COHATCH RIVERVIEW 45



4 CHIMNEY DETAIL
3/4" = 1'-0"

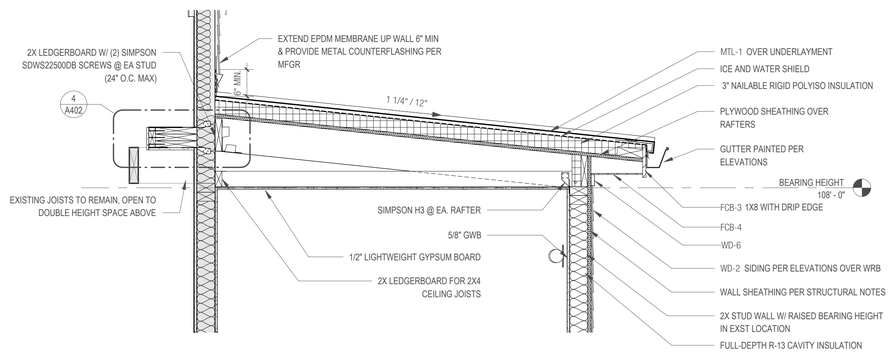


6 TYPICAL HOLDDOWN DETAIL
1" = 1'-0"

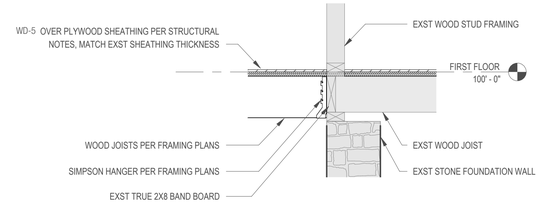


5 DETAIL SECTION - TYP. FLOOR REINFORCING
1" = 1'-0"

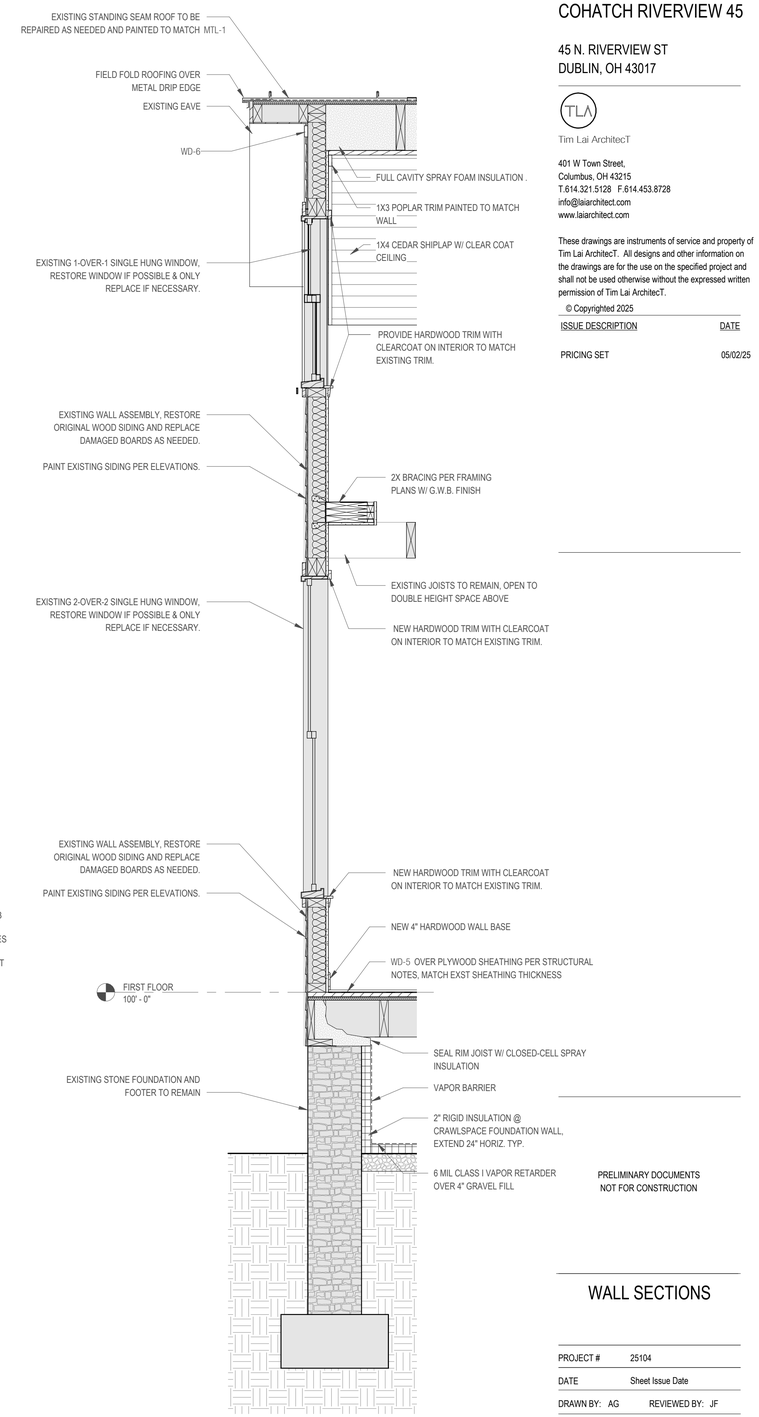
0' 3" 6" 1' 2'



3 WALL SECTION @ REAR ADDITION
3/4" = 1'-0"



2 DETAIL SECTION - JOIST @ EXST FLOOR
3/4" = 1'-0"



1 WALL SECTION @ EXISTING WALL
3/4" = 1'-0"

0' 3" 6" 1' 2'

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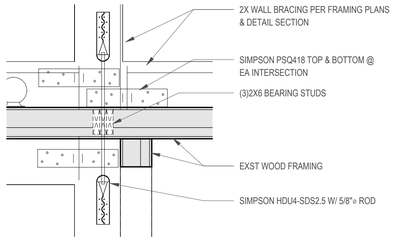
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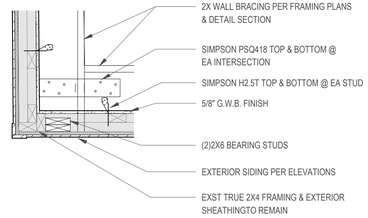
WALL SECTIONS

PROJECT #	25104
DATE	Sheet Issue Date
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SHEET #	A401

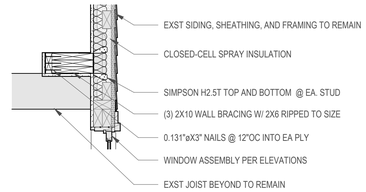
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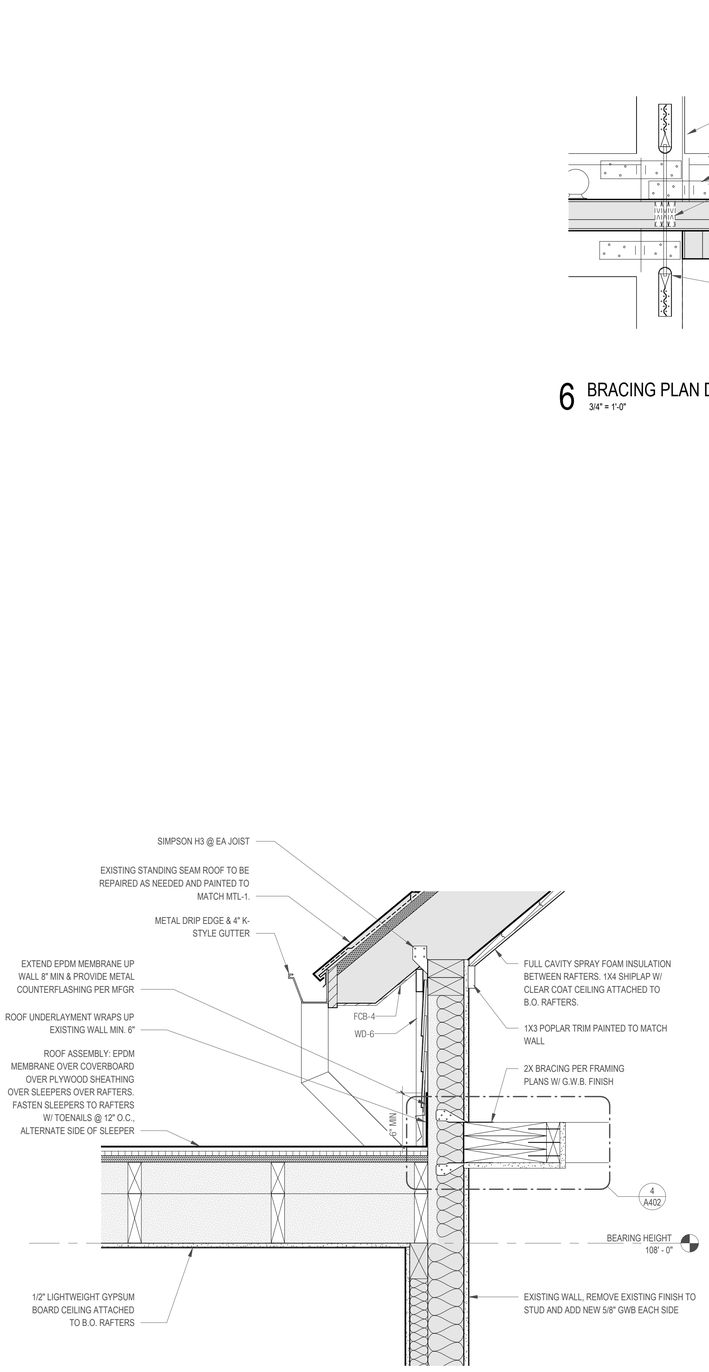
6 BRACING PLAN DETAIL - INTERIOR CORNER
3/4" = 1'-0"



5 BRACING PLAN DETAIL - TYPICAL CORNER
3/4" = 1'-0"

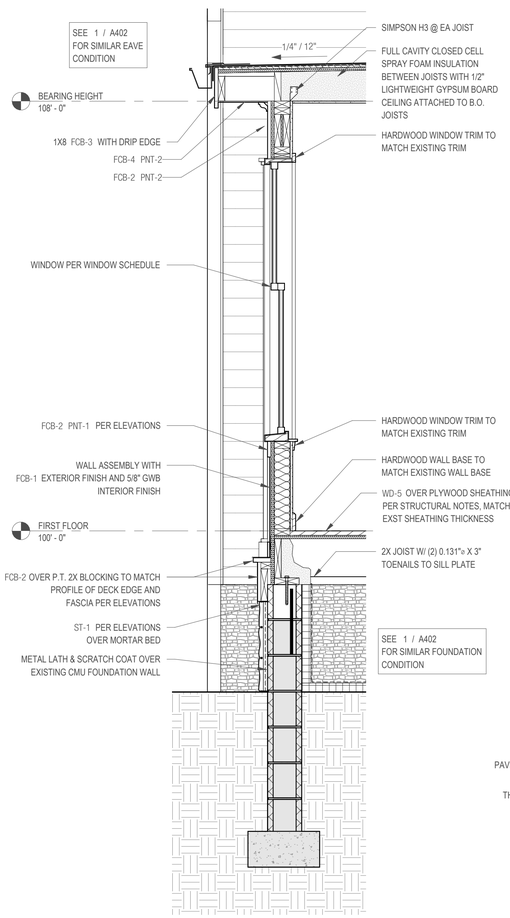


4 BRACING SECTION DETAIL - TYPICAL
3/4" = 1'-0"



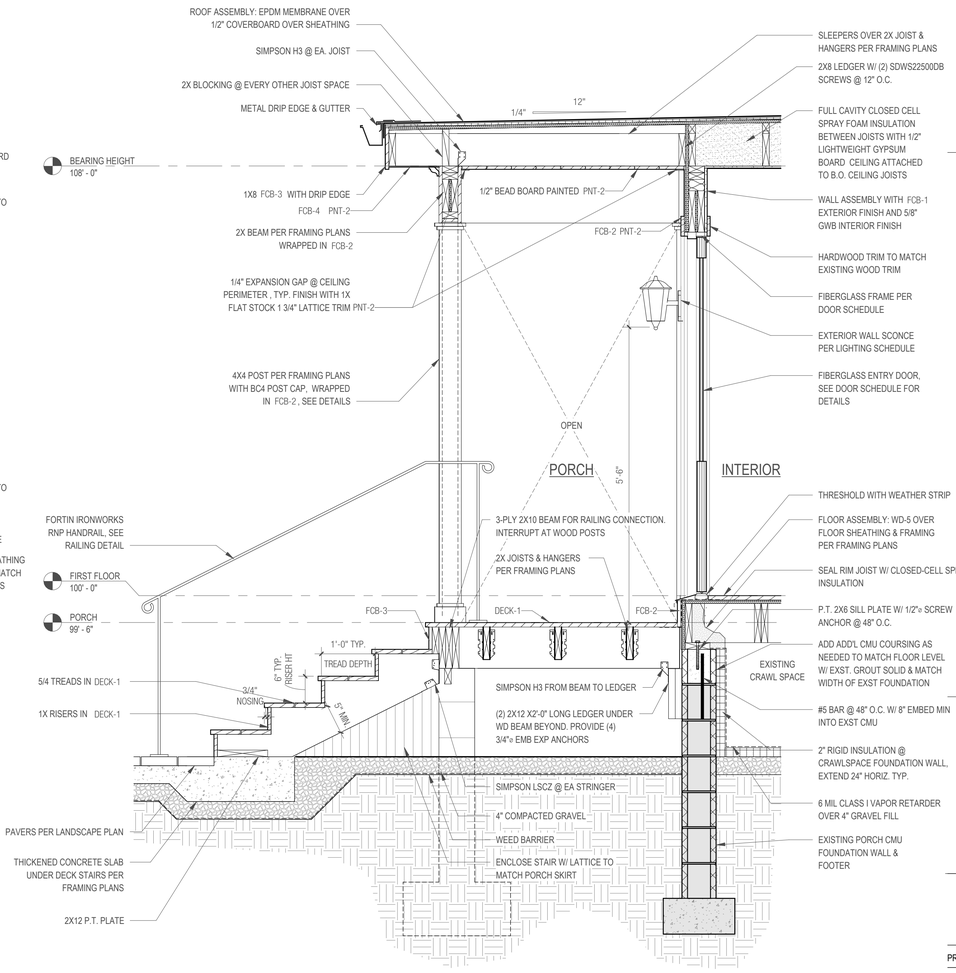
3 FRONT ADDITION ROOF CONNECTION
1 1/2" = 1'-0"

0' 1.5" 3" 6" 1'



2 N/S WALL SECTION @ REBUILT ADDITION
3/4" = 1'-0"

0' 3" 6" 1' 2'



1 E/W WALL SECTION @ OPEN PORCH
3/4" = 1'-0"

0' 3" 6" 1' 2'

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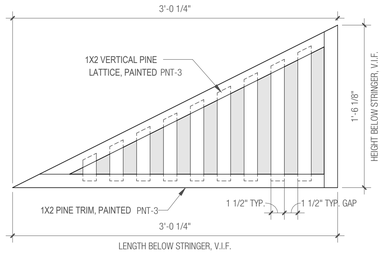
WALL SECTIONS

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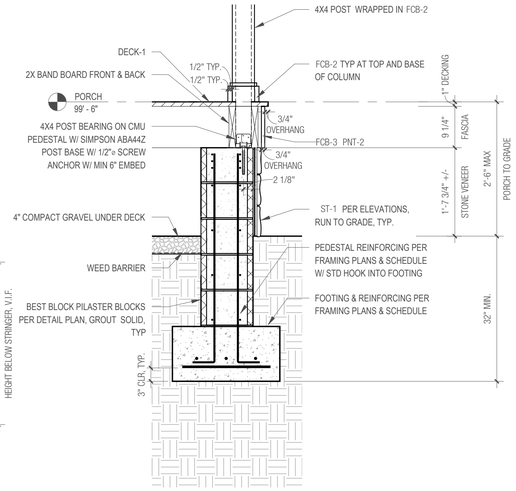
SHEET #

A402

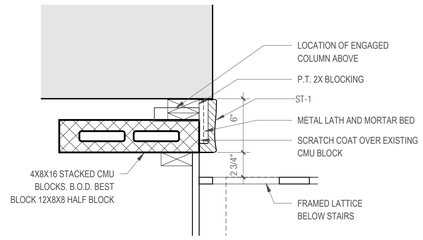
COHATCH RIVERVIEW 45



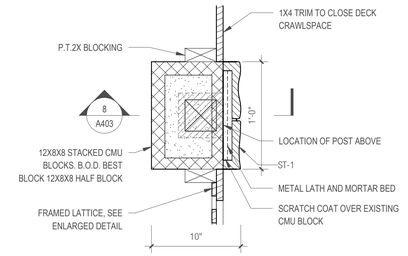
10 LATTICE ELEVATION STAIR
1 1/2" = 1'-0"



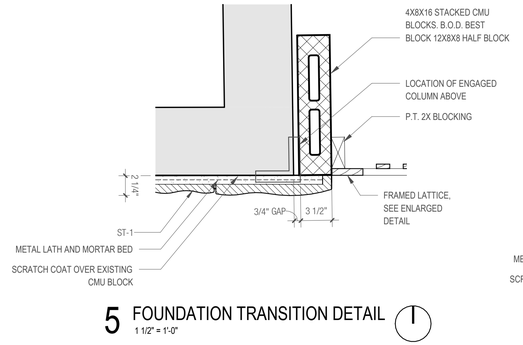
8 TYP STONE BASE WALL SECTION
3/4" = 1'-0"



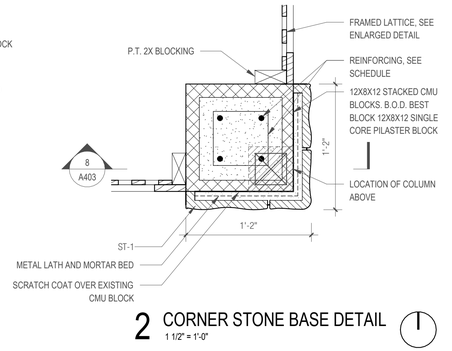
6 ENGAGED COLUMN @ STAIR
1 1/2" = 1'-0"



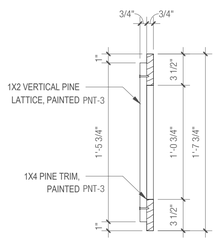
3 STONE BASE DETAIL
1 1/2" = 1'-0"



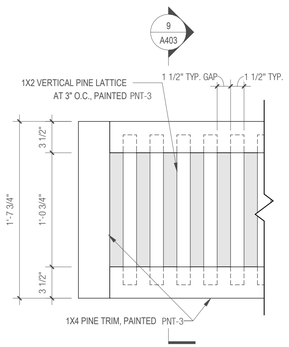
5 FOUNDATION TRANSITION DETAIL
1 1/2" = 1'-0"



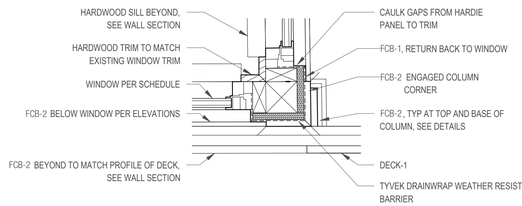
2 CORNER STONE BASE DETAIL
1 1/2" = 1'-0"



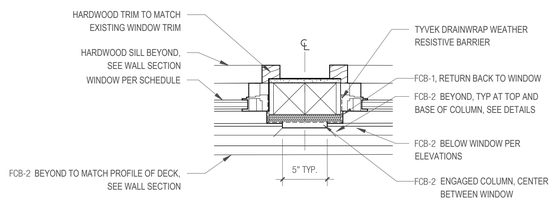
9 LATTICE SECTION
1 1/2" = 1'-0"



7 LATTICE ELEVATION
1 1/2" = 1'-0"



4 ENGAGED CORNER COLUMN DETAIL
1 1/2" = 1'-0"



1 TYP. ENGAGED COLUMN DETAIL
1 1/2" = 1'-0"
0' 1.5" 3" 6" 1'

COHATCH RIVERVIEW 45

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ISSUE DESCRIPTION	DATE
PRICING SET	05/02/25

PRELIMINARY DOCUMENTS
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FRONT ADDITION FOUNDATION DETAILS

PROJECT #	25104
DATE	Sheet Issue Date
DRAWN BY: AG	REVIEWED BY: JF

SHEET #

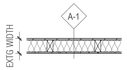
A403

COHATCH RIVERVIEW 45

WALL SCHEDULE

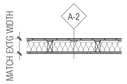


WALL TYPE: EXISTING ASSEMBLY TO REMAIN



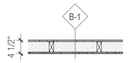
WALL TYPE: EXISTING EXTERIOR WALL TO RESTORE
HOUR RATING/ASSEMBLY: NONE
INSULATION: MIN R-13 FULL CAVITY BATT

DESCRIPTION EXTERIOR TO INTERIOR:
STRAIGHT EDGE SHINGLE PANEL SIDING PAINTED PER ELEVATIONS
TYVEK DRAINWRAP WEATHER RESISTIVE BARRIER
EXISTING SHEATHING
EXISTING FRAMING TO REMAIN, ADD FULL CAVITY BATT INSULATION
5/8" GYPSUM WALL BOARD



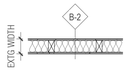
WALL TYPE: EXTERIOR INFILL WALL
HOUR RATING/ASSEMBLY: NONE
INSULATION: MIN R-13 FULL CAVITY BATT

DESCRIPTION EXTERIOR TO INTERIOR:
STRAIGHT EDGE SHINGLE PANEL SIDING PAINTED PER ELEVATIONS
TYVEK DRAINWRAP WEATHER RESISTIVE BARRIER
FRAMING / FURRING AS NEEDED TO MATCH EXISTING WALL THICKNESS
2X4 FRAMING @ 16" O.C. W/ FULL CAVITY BATT INSULATION
5/8" GYPSUM WALL BOARD



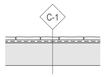
WALL TYPE: INTERIOR PARTITION WALL
HOUR RATING/ASSEMBLY: NONE
INSULATION: FULL CAVITY MINERAL WOOL

DESCRIPTION EXTERIOR TO INTERIOR:
1/2" LIGHTWEIGHT GYPSUM BOARD
2X4 FRAMING @ 16" O.C. W/ FULL CAVITY MINERAL WOOL INSULATION
1/2" LIGHTWEIGHT GYPSUM BOARD



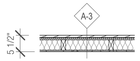
WALL TYPE: REFINISHED EXISTING INTERIOR FRAMING
HOUR RATING/ASSEMBLY: NONE
INSULATION: EXISTING INSULATION TO REMAIN, ADD FULL CAVITY MINERAL WOOL INSULATION IF NONE

DESCRIPTION EXTERIOR TO INTERIOR:
1/2" LIGHTWEIGHT GYPSUM BOARD
EXISTING FRAMING TO REMAIN W/ EXISTING INSULATION OR FULL CAVITY MINERAL WOOL INSULATION
1/2" LIGHTWEIGHT GYPSUM BOARD



WALL TYPE: LIMESTONE VENEER
HOUR RATING/ASSEMBLY: NONE
INSULATION: NONE

DESCRIPTION EXTERIOR TO INTERIOR:
1" LIMESTONE VENEER
1/2" MORTAR
METAL LATH
1/2" SCRATCH COAT
EXISTING CMU FOUNDATION WALL

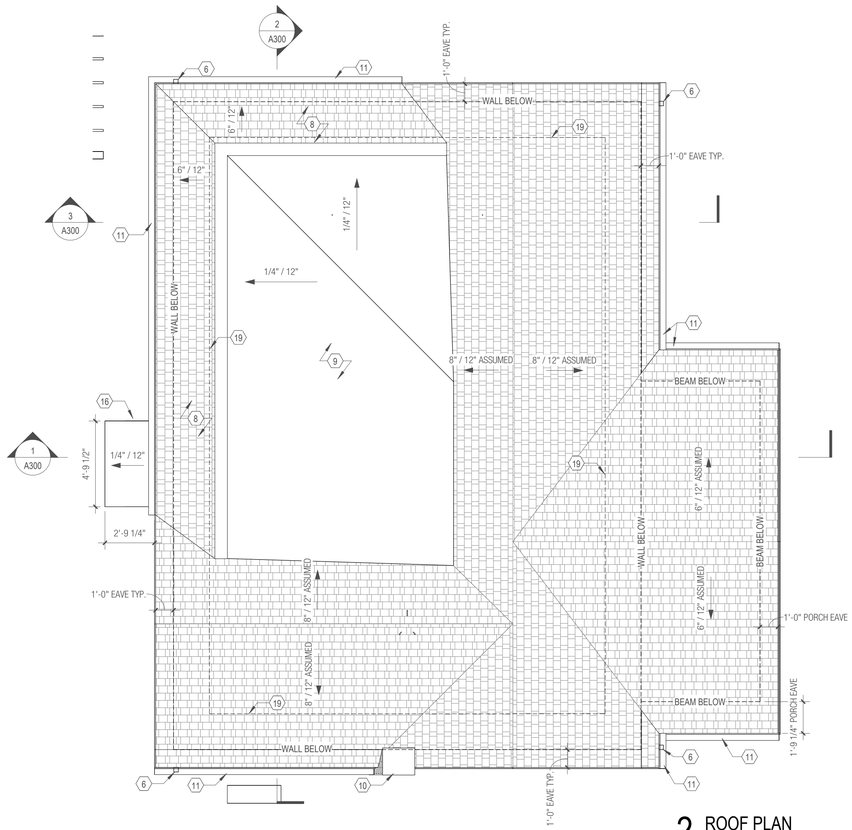


WALL TYPE: EXTERIOR WALL
HOUR RATING/ASSEMBLY: NONE
INSULATION: MIN R-13 FULL CAVITY BATT

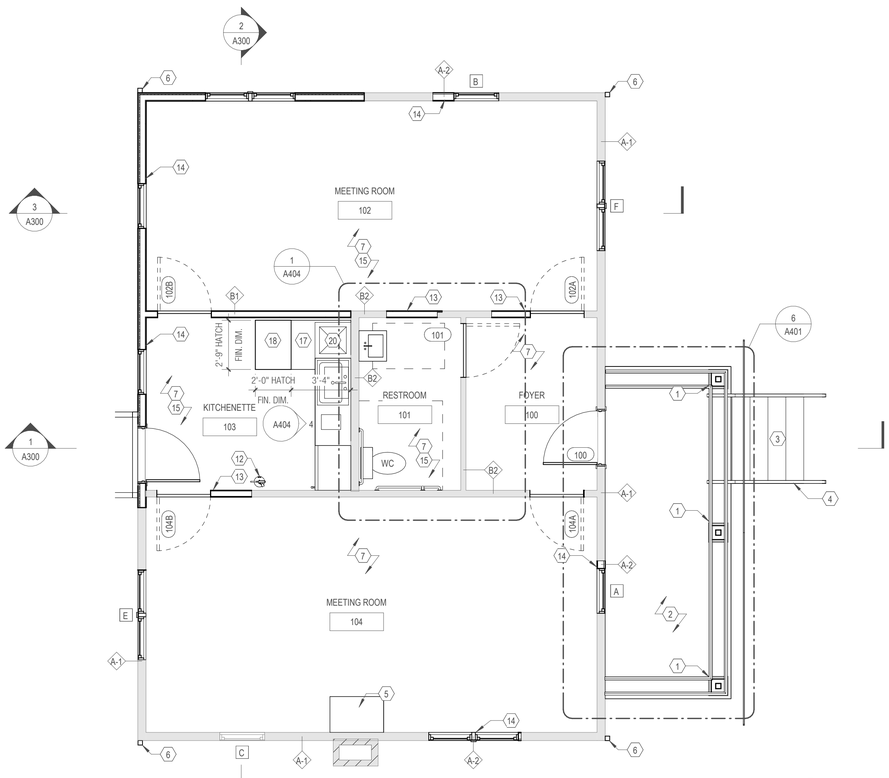
DESCRIPTION EXTERIOR TO INTERIOR:
FINISH PER ELEVATIONS
TYVEK DRAINWRAP WEATHER RESISTIVE BARRIER
3/4" SHEATHING PER FRAMING NOTES
2X4 FRAMING @ 16" O.C. W/ FULL CAVITY BATT INSULATION
5/8" GYPSUM WALL BOARD

FLOOR PLAN CODED NOTES

1 WRAPPED 4X4 P.T. POST. SEE ENLARGED DETAILS
2 PORCH ASSEMBLY: 2X FRAMING PER STRUCT W/ COMPOSITE DECK FINISH, SEE ENLARGED DETAILS
3 DECK STAIR ASSEMBLY: COMPOSITE DECK OVER P.T. 2X12 STRINGERS, SEE ENLARGED DETAILS
4 FORTIN IRONWORKS RNP HANDRAIL, SEE BUILDING SECTIONS
5 ZERO-CLEARANCE GAS FIREPLACE INSERT IN MASONRY FIREBOX, ROUTE VENT PIPE THROUGH CHIMNEY. SEE EQUIPMENT PLAN AND FF&E PACKAGE
6 SEE SITE PLAN FOR DRAINAGE CONDITION
7 ENGINEERED WOOD FINISH FLOORING OVER PLYWOOD SHEATHING OVER EXISTING JOISTS, SEE FRAMING PLANS AND DETAILS
8 ROOF ASSEMBLY: ASPHALT SHINGLES OVER UNDERLAYMENT OVER NAILABLE 3" POLYISO RIGID INSULATION OVER SHEATHING. SEE ENLARGED DETAILS
9 ROOF ASSEMBLY: EPDM MEMBRANE OVER UNDERLAYMENT OVER 3" NAILABLE POLYISO RIGID INSULATION OVER SHEATHING. SEE ENLARGED DETAILS
10 EXISTING CHIMNEY TO REMAIN IN PLACE, REPAIR FLASHING AS NEEDED AND TUCKPOINT AS NEEDED
11 4" K-STYLE GUTTER PAINTED PER ELEVATIONS
12 FIRE EXTINGUISHER
13 INTERIOR INFILL WALL. FRAME TO MATCH EXISTING FRAMING, 1/2" LIGHTWEIGHT GYPSUM BOARD BOTH SIDES
14 EXTERIOR INFILL WALL. FRAME TO MATCH EXISTING FRAMING, 5/8" LIGHTWEIGHT GYPSUM BOARD ON INTERIOR. SHINGLE PANEL SIDING ON EXTERIOR
15 PROVIDE CLASS 1 VAPOR BARRIER IN CRAWLSPACE IF NONE EXISTS, PATCH AND REPAIR AS NEEDED. PROVIDE R-10 PERIMETER RIGID INSULATION, TYP.
16 2X FRAMED CANOPY W/ EPDM MEMBRANE ROOFING OVER SHEATHING AND SLOPED SLEEPERS, SEE FRAMING PLANS
17 FLOOR INFILL TO COVER EXISTING OPENING
18 PROVIDE MINIMUM 18"X24" ACCESS PANEL AND PERMANENT LADDER TO UNOCCUPIED BASEMENT IN EXISTING FLOOR OPENING, COORDINATE OPENING SIZE WITH FURNACE DIMENSIONS
19 PROVIDE ICE AND WATER BARRIER 24" IN FROM FACE OF WALL
20 SERVICE SINK IN CASEWORK PER FF&E PACKAGE



2 ROOF PLAN
1/4" = 1'-0"



1 FIRST FLOOR PLAN
1/4" = 1'-0"
0' 1' 2' 4' 8'

COHATCH RIVERVIEW 53

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ISSUE DESCRIPTION	DATE
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PRELIMINARY DOCUMENTS
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FLOOR PLANS

PROJECT #	25105
DATE	05/02/25
DRAWN BY:	SR
REVIEWED BY:	JF

SHEET #

A111

COHATCH RIVERVIEW 53

WINDOW SCHEDULE

CODE	WIDTH	HEIGHT	SILL HEIGHT	WINDOW TYPE	QTY
A	2' - 6"	4' - 6"	1' - 8"	DOUBLE HUNG WITH 3-OVER-1 TRADITIONAL SIMULATED DIVIDED LIGHT GRILLE	2
B	2' - 6"	4' - 5"	1' - 8"	EXITING DOUBLE HUNG WITH 3-OVER-1 DIVIDED LIGHT GRILLE TO BE RESTORED	3
C	2' - 6"	4' - 10"	1' - 9"	DOUBLE HUNG WITH 3-OVER-1 TRADITIONAL SIMULATED DIVIDED LIGHT GRILLE	1
D	2' - 7"	1' - 0"	4' - 8"	FIXED	1
E	5' - 0"	4' - 10"	1' - 8"	(2) 2'-3" WIDE SINGLE HUNG WITH 3-OVER-1 TRADITIONAL SIMULATED DIVIDED LIGHT GRILLE WITH 3-1/2" TRIM BETWEEN	2
F	5' - 0"	4' - 5"	1' - 8"	(2) 2'-3" WIDE SINGLE HUNG WITH 3-OVER-1 TRADITIONAL SIMULATED DIVIDED LIGHT GRILLE WITH 3-1/2" TRIM BETWEEN	2

NOTE: WINDOWS TO BE PELLA LIFESTYLE SERIES DOUBLE HUNG ALUMINUM CLAD WOOD WITH 2-OVER-2 TRADITIONAL SIMULATED DIVIDED LIGHT GRILLE. COLOR RED BRICK. OR ANDERSEN OR EQUIVALENT.

FINISH SCHEDULE

FLOOR	
DECK-1	COMPOSITE DECKING IN COLOR NATURAL WOOD
WD-2	WOOD FINISH FLOOR
WD-3	WOOD FINISH FLOOR
WD-7	INTERIOR FINISH FLOOR
ROOF	
RF-1	GAF TIMBERLINE UHDZ DIMENSIONAL ASPHALT SHINGLE IN COLOR MISSION BROWN
TRIM	
CR-1	PVC COLUMN WRAP, B.O.D. PACIFIC COLUMNS, INC SQUARE TAPERED PLAIN

FINISH SCHEDULE

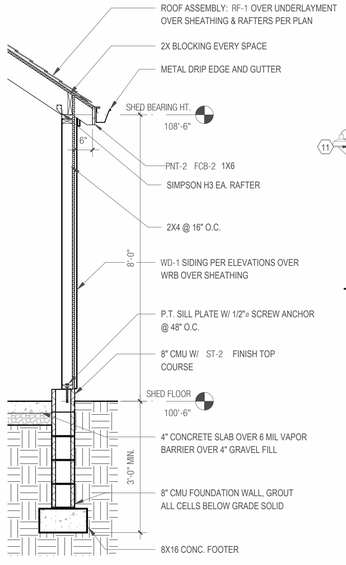
FCB-1	JAMES HARDIE 1X SMOOTH FIBER CEMENT BOARD TRIM
FCB-2	JAMES HARDIE 1X SMOOTH FIBER CEMENT BOARD FASCIA
FCB-3	JAMES HARDIE 1X SMOOTH FIBER CEMENT BOARD SOFFIT PANEL PAINTED TO MATCH FASCIA
FCB-4	JAMES HARDIE 1X3 FRIEZE TRIM TO MATCH SIDING
WALL	
PNT-1	SW 2826 COLONIAL REVIVAL GREEN STONE
PNT-2	SW 2846 ROYCROFT BRONZE GREEN
PNT-3	SW 7005 PURE WHITE
ST-2	CLASSIC ROCK FACE BLOCK #201 TO MATCH EXST FOUNDATION
WD-1	JAMES HARDIE SHINGLE STRAIGHT EDGE PANEL SIDING

ELEVATION CODED NOTES

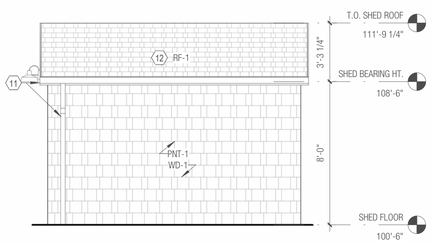
1 HOUSE NUMBER PAINTED ONTO SIDING BY OTHER, SEE SIGNAGE PACKAGE FOR DETAILS
2 CUSTOM BRONZE PLAQUE WITH BLACK INFILL BY OTHER, SEE SIGNAGE PACKAGE FOR DETAILS
3 BLOCK VENEER OVER EXST CMU FOUNDATION
4 EXISTING RUSTICATED BLOCK FOUNDATION TO REMAIN
5 CMU PIER WITH BLOCK VENEER, SEE ENLARGED DETAILS
6 LATTICE AND FRAME, SEE ENLARGED DETAILS
7 4X4 WRAPPED COLUMN, SEE ENLARGED DETAILS
8 8X10 WRAPPED BEAM, SEE ENLARGED DETAILS
9 FORTIN IRONWORKS RNP HANDRAIL, SEE ENLARGED DETAILS
10 EXISTING BRICK CHIMNEY
11 GUTTER AND DOWNSPOUT, PAINTED
12 DIMENSIONAL ASPHALT SHINGLES, SEE FINISH SCHEDULE

ELEVATION CODED NOTES

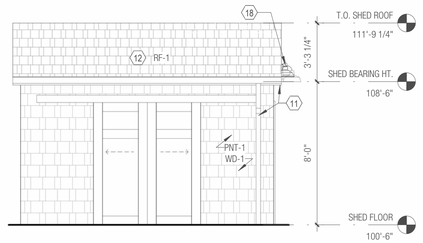
13 REAR ADDITION ROOF, DIMENSIONAL ASPHALT SHINGLES. SEE FINISH SCHEDULE
14 DECK STAIR ASSEMBLY: COMPOSITE WOOD OVER P.T. 2X12 STRINGERS, SEE ENLARGED DETAILS
15 EXISTING WOODEN LOUVER TO REMAIN
16 WOOD FRAMED AWNING PER FRAMING PLANS AND ENLARGED SECTIONS
17 1X6 SIDING PAINTED TO MATCH SIDING
18 EXTERIOR WALL SCONCE, SEE LIGHTING SCHEDULE
19 EXISTING TRIM TO REMAIN. IF EXST TRIM IS NOT SALVAGEABLE, REPLACE WITH WOOD TRIM TO MATCH EXISTING
20 EXISTING CROWN MOLDING TO REMAIN, PAINTED TO MATCH SIDING. IF EXST CROWN MOLDING IS NOT SALVAGEABLE, REPLACE WITH WOOD MOLDING TO MATCH EXISTING
21 WOOD TRIM TO MATCH EXISTING TRIM CONDITIONS
22 WOOD CROWN MOLDING TO MATCH EXISTING MOLDING CONDITION



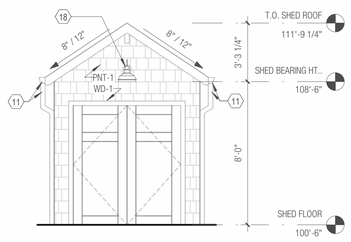
10 SHED ENLARGED WALL SECTION
1/2" = 1'-0"



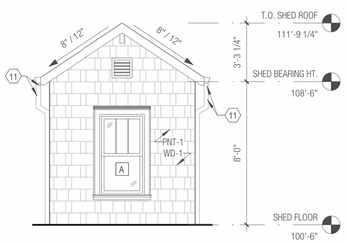
8 SHED EAST ELEVATION
1/4" = 1'-0"



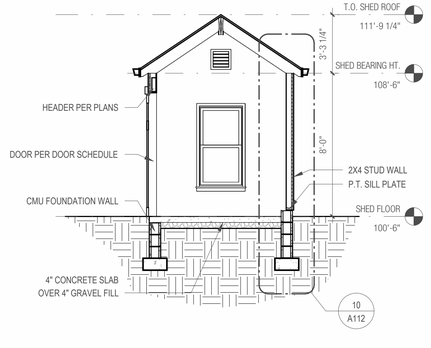
6 SHED WEST ELEVATION
1/4" = 1'-0"



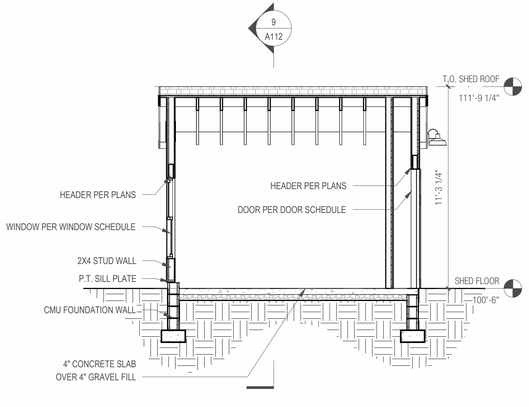
4 SHED SOUTH ELEVATION
1/4" = 1'-0"



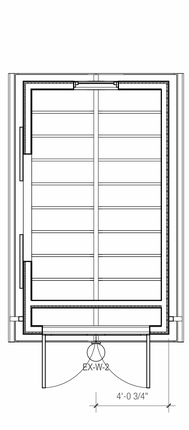
2 SHED NORTH ELEVATION
1/4" = 1'-0"



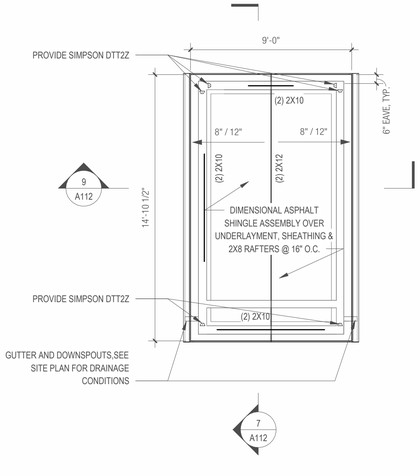
9 E/W SECTION
1/4" = 1'-0"



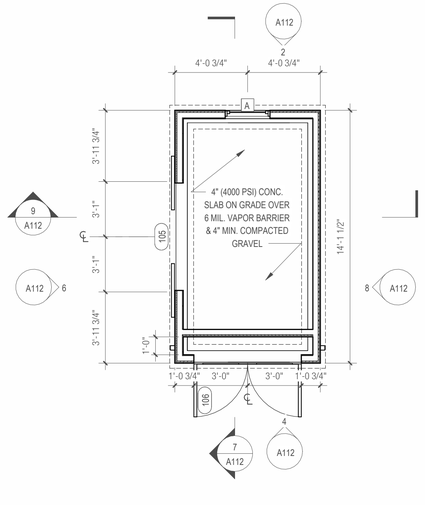
7 N/S SECTION
1/4" = 1'-0"



5 SHED RCP
1/4" = 1'-0"



3 SHED ROOF PLAN
1/4" = 1'-0"



1 SHED FLOOR PLAN
1/4" = 1'-0"
0' 1' 2' 4' 8'

COHATCH RIVERVIEW 53

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ISSUE DESCRIPTION	DATE
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PRELIMINARY DOCUMENTS
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SHED PLANS

PROJECT #	25105
DATE	05/02/25
DRAWN BY: SR	REVIEWED BY: JF

SHEET #

A112

COHATCH RIVERVIEW 53

WINDOW SCHEDULE

CODE	WIDTH	HEIGHT	SILL HEIGHT	WINDOW TYPE	QTY
A	2' - 6"	4' - 6"	1' - 8"	DOUBLE HUNG WITH 3-OVER-1 TRADITIONAL SIMULATED DIVIDED LIGHT GRILLE	2
B	2' - 6"	4' - 5"	1' - 8"	EXITING DOUBLE HUNG WITH 3-OVER-1 DIVIDED LIGHT GRILLE TO BE RESTORED	3
C	2' - 6"	4' - 10"	1' - 9"	DOUBLE HUNG WITH 3-OVER-1 TRADITIONAL SIMULATED DIVIDED LIGHT GRILLE	1
D	2' - 7"	1' - 0"	4' - 8"	FIXED	1
E	5' - 0"	4' - 10"	1' - 8"	(2) 2'-3" WIDE SINGLE HUNG WITH 3-OVER-1 TRADITIONAL SIMULATED DIVIDED LIGHT GRILLE WITH 3-1/2" TRIM BETWEEN	2
F	5' - 0"	4' - 5"	1' - 8"	(2) 2'-3" WIDE SINGLE HUNG WITH 3-OVER-1 TRADITIONAL SIMULATED DIVIDED LIGHT GRILLE WITH 3-1/2" TRIM BETWEEN	2

NOTE: WINDOWS TO BE PELLA LIFESTYLE SERIES DOUBLE HUNG ALUMINUM CLAD WOOD WITH 2-OVER-2 TRADITIONAL SIMULATED DIVIDED LIGHT GRILLE. COLOR RED BRICK. OR ANDERSEN OR EQUIVALENT.

ALLOWABLE OPENING AREA CALCULATIONS

ELEVATION	STORY	AREA(SF)	OPENING(SF)	% OF TOTAL	% UNPROTECTED ALLOWABLE
SOUTH ELEVATION - 15'-0" FSD	1ST	235	37	15.7	25
WEST ELEVATION - 25'-0" FSD	1ST	314	65	20.7	45
NORTH ELEVATION - 18'-4" FSD	1ST	246	37	15.0	25
EAST ELEVATION - 36'-0" FSD	1ST	332	54	16.3	NO LIMIT

FIRE SEPARATION DISTANCE PER OBC 705.8, SEE 1/A100 SITE PLAN FOR FIRE SEPARATION DISTANCES

FINISH SCHEDULE

FLOOR

DECK-1	COMPOSITE DECKING IN COLOR NATURAL WOOD
WD-2	WOOD FINISH FLOOR
WD-3	WOOD FINISH FLOOR
WD-7	INTERIOR FINISH FLOOR

ROOF

RF-1	GAF TIMBERLINE UHDZ DIMENSIONAL ASPHALT SHINGLE IN COLOR MISSION BROWN

TRIM

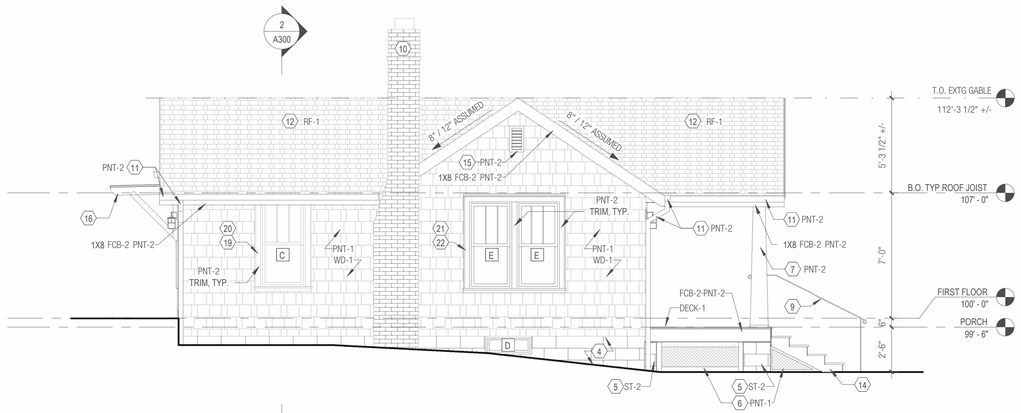
CR-1	PVC COLUMN WRAP, B.O.D. PACIFIC COLUMNS, INC SQUARE TAPERED PLAIN
FCB-1	JAMES HARDIE 1X SMOOTH FIBER CEMENT BOARD TRIM
FCB-2	JAMES HARDIE 1X SMOOTH FIBER CEMENT BOARD FASCIA
FCB-3	JAMES HARDIE 1X SMOOTH FIBER CEMENT BOARD SOFFIT PANEL PAINTED TO MATCH FASCIA
FCB-4	JAMES HARDIE 1X3 FRIEZE TRIM TO MATCH SIDING

WALL

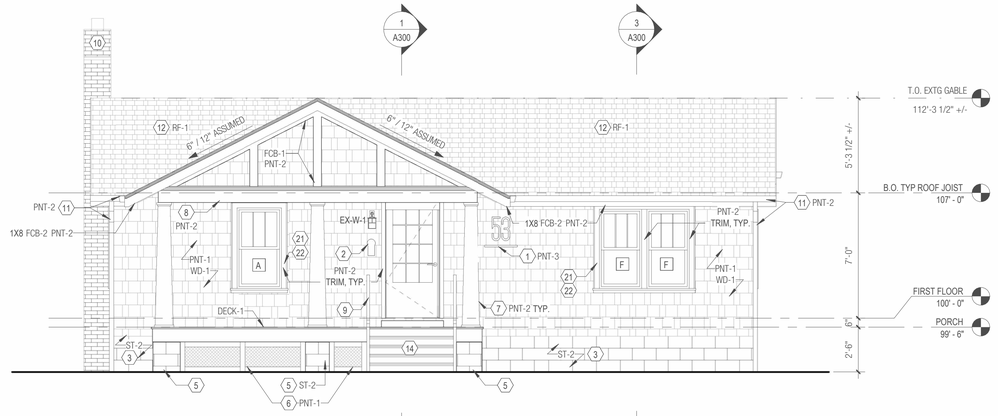
PNT-1	SW 2826 COLONIAL REVIVAL GREEN STONE
PNT-2	SW 2846 ROYCROFT BRONZE GREEN
PNT-3	SW 7005 PURE WHITE
ST-2	CLASSIC ROCK FACE BLOCK #201 TO MATCH EXST FOUNDATION
WD-1	JAMES HARDIE SHINGLE STRAIGHT EDGE PANEL SIDING

ELEVATION CODED NOTES

1 HOUSE NUMBER PAINTED ONTO SIDING BY OTHER, SEE SIGNAGE PACKAGE FOR DETAILS
2 CUSTOM BRONZE PLAQUE WITH BLACK INFILL BY OTHER, SEE SIGNAGE PACKAGE FOR DETAILS
3 BLOCK VENEER OVER EXST CMU FOUNDATION
4 EXISTING RUSTICATED BLOCK FOUNDATION TO REMAIN
5 CMU PIER WITH BLOCK VENEER, SEE ENLARGED DETAILS
6 LATTICE AND FRAME, SEE ENLARGED DETAILS
7 4X4 WRAPPED COLUMN, SEE ENLARGED DETAILS
8 8X10 WRAPPED BEAM, SEE ENLARGED DETAILS
9 FORTIN IRONWORKS RNP HANDRAIL, SEE ENLARGED DETAILS
10 EXISTING BRICK CHIMNEY
11 GUTTER AND DOWNSPOUT, PAINTED
12 DIMENSIONAL ASPHALT SHINGLES, SEE FINISH SCHEDULE
13 REAR ADDITION ROOF, DIMENSIONAL ASPHALT SHINGLES. SEE FINISH SCHEDULE
14 DECK STAIR ASSEMBLY: COMPOSITE WOOD OVER P.T. 2X12 STRINGERS, SEE ENLARGED DETAILS
15 EXISTING WOODEN LOUVER TO REMAIN
16 WOOD FRAMED AWNING PER FRAMING PLANS AND ENLARGED SECTIONS
17 1X6 SIDING PAINTED TO MATCH SIDING
18 EXTERIOR WALL SCONCE, SEE LIGHTING SCHEDULE
19 EXISTING TRIM TO REMAIN. IF EXST TRIM IS NOT SALVAGEABLE, REPLACE WITH WOOD TRIM TO MATCH EXISTING
20 EXISTING CROWN MOLDING TO REMAIN, PAINTED TO MATCH SIDING. IF EXST CROWN MOLDING IS NOT SALVAGEABLE, REPLACE WITH WOOD MOLDING TO MATCH EXISTING
21 WOOD TRIM TO MATCH EXISTING TRIM CONDITIONS
22 WOOD CROWN MOLDING TO MATCH EXISTING MOLDING CONDITION



2 SOUTH ELEVATION
1/4" = 1'-0"



1 EAST ELEVATION
1/4" = 1'-0"
0' 1' 2' 4' 8'

COHATCH RIVERVIEW 53

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ELEVATIONS

PROJECT #	25105
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DRAWN BY: SR	REVIEWED BY: JF

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A200

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WINDOW SCHEDULE

CODE	WIDTH	HEIGHT	SILL HEIGHT	WINDOW TYPE	QTY
A	2' - 6"	4' - 6"	1' - 8"	DOUBLE HUNG WITH 3-OVER-1 TRADITIONAL SIMULATED DIVIDED LIGHT GRILLE	2
B	2' - 6"	4' - 5"	1' - 8"	EXITING DOUBLE HUNG WITH 3-OVER-1 DIVIDED LIGHT GRILLE TO BE RESTORED	3
C	2' - 6"	4' - 10"	1' - 9"	DOUBLE HUNG WITH 3-OVER-1 TRADITIONAL SIMULATED DIVIDED LIGHT GRILLE	1
D	2' - 7"	1' - 0"	4' - 8"	FIXED	1
E	5' - 0"	4' - 10"	1' - 8"	(2) 2'-3" WIDE SINGLE HUNG WITH 3-OVER-1 TRADITIONAL SIMULATED DIVIDED LIGHT GRILLE WITH 3-1/2" TRIM BETWEEN	2
F	5' - 0"	4' - 5"	1' - 8"	(2) 2'-3" WIDE SINGLE HUNG WITH 3-OVER-1 TRADITIONAL SIMULATED DIVIDED LIGHT GRILLE WITH 3-1/2" TRIM BETWEEN	2

NOTE: WINDOWS TO BE PELLA LIFESTYLE SERIES DOUBLE HUNG ALUMINUM CLAD WOOD WITH 2-OVER-2 TRADITIONAL SIMULATED DIVIDED LIGHT GRILLE. COLOR RED BRICK. OR ANDERSEN OR EQUIVALENT.

ALLOWABLE OPENING AREA CALCULATIONS

ELEVATION	STORY	AREA(SF)	OPENING(SF)	% OF TOTAL	% UNPROTECTED ALLOWABLE
SOUTH ELEVATION - 15'-0" FSD	1ST	235	37	15.7	25
WEST ELEVATION - 25'-0" FSD	1ST	314	65	20.7	45
NORTH ELEVATION - 18'-4" FSD	1ST	246	37	15.0	25
EAST ELEVATION - 36'-0" FSD	1ST	332	54	16.3	NO LIMIT

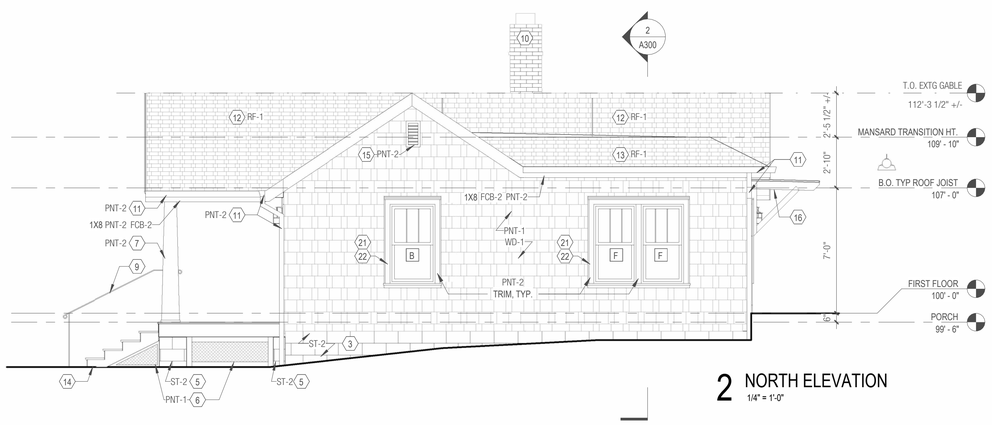
FIRE SEPARATION DISTANCE PER OBC 705.8, SEE 1/A100 SITE PLAN FOR FIRE SEPARATION DISTANCES

FINISH SCHEDULE

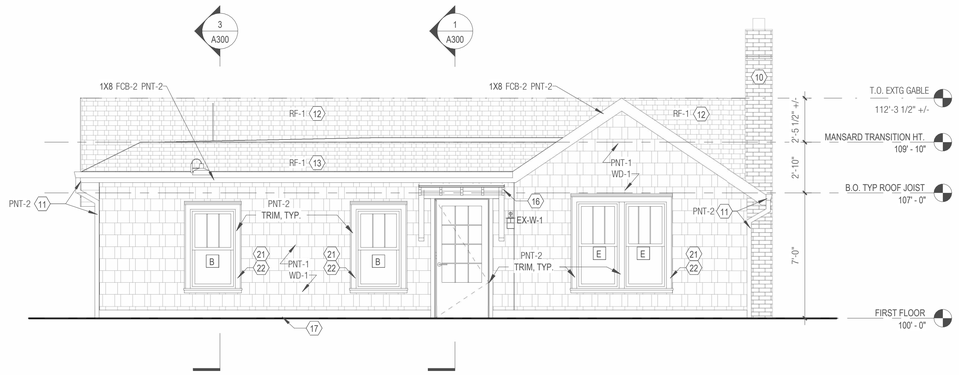
FLOOR	
DECK-1	COMPOSITE DECKING IN COLOR NATURAL WOOD
WD-2	WOOD FINISH FLOOR
WD-3	WOOD FINISH FLOOR
WD-7	INTERIOR FINISH FLOOR
ROOF	
RF-1	GAF TIMBERLINE UHDZ DIMENSIONAL ASPHALT SHINGLE IN COLOR MISSION BROWN
TRIM	
CR-1	PVC COLUMN WRAP, B.O.D. PACIFIC COLUMNS, INC SQUARE TAPERED PLAIN
FCB-1	JAMES HARDIE 1X SMOOTH FIBER CEMENT BOARD TRIM
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21 WOOD TRIM TO MATCH EXISTING TRIM CONDITIONS
22 WOOD CROWN MOLDING TO MATCH EXISTING MOLDING CONDITION



2 NORTH ELEVATION
1/4" = 1'-0"



1 WEST ELEVATION
1/4" = 1'-0"
0' 1' 2' 4' 8'

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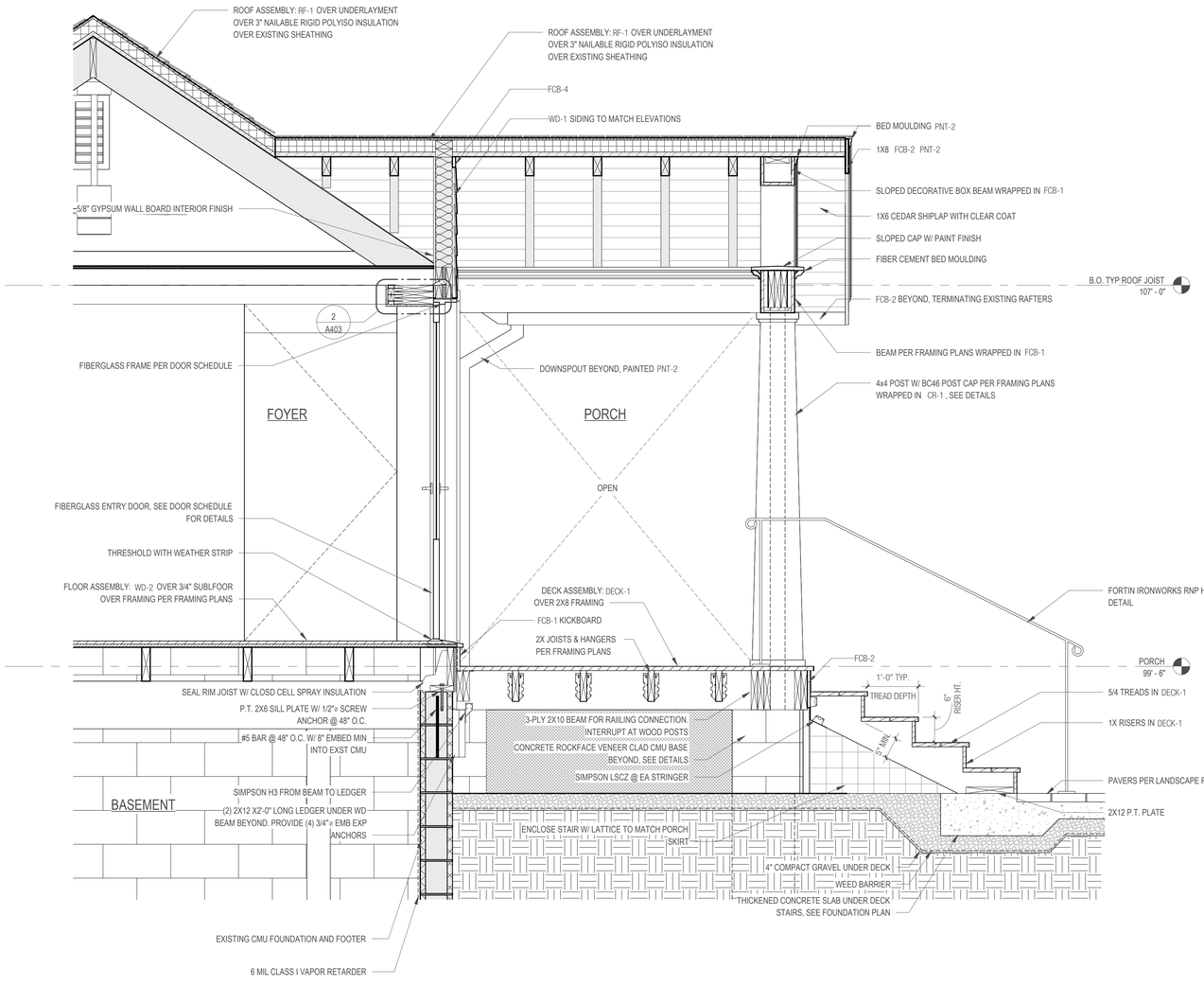
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ELEVATIONS

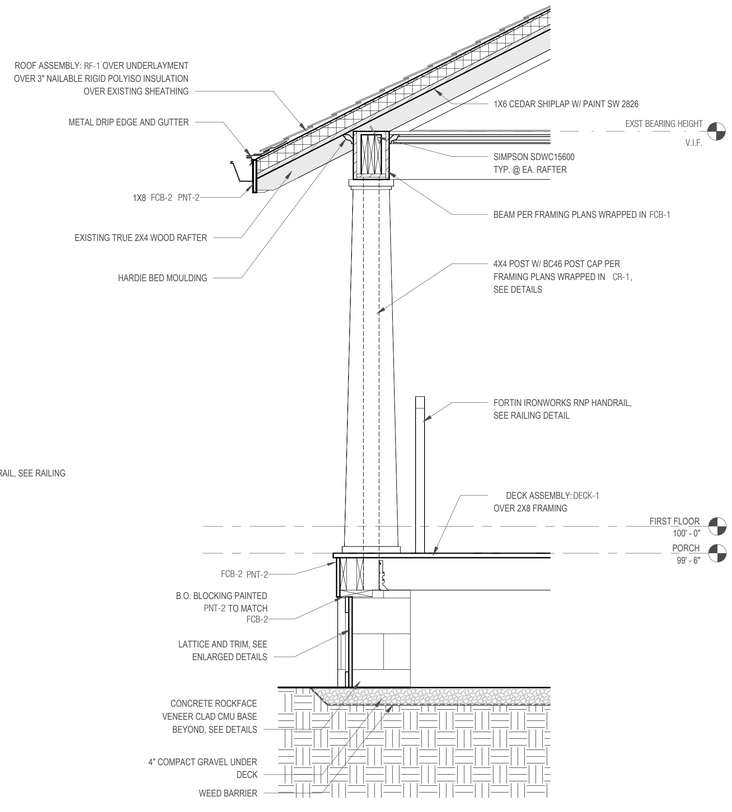
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2 E/W WALL SECTION @ PORCH
3/4" = 1'-0"



1 N/S WALL SECTION @ PORCH
3/4" = 1'-0"

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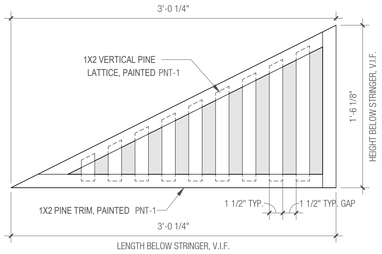
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PORCH SECTIONS

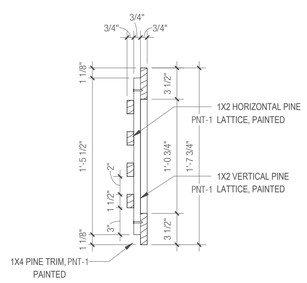
PROJECT #	25105
DATE	05/02/25
DRAWN BY:	SR
REVIEWED BY:	JF

SHEET #

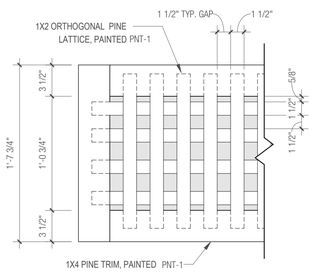
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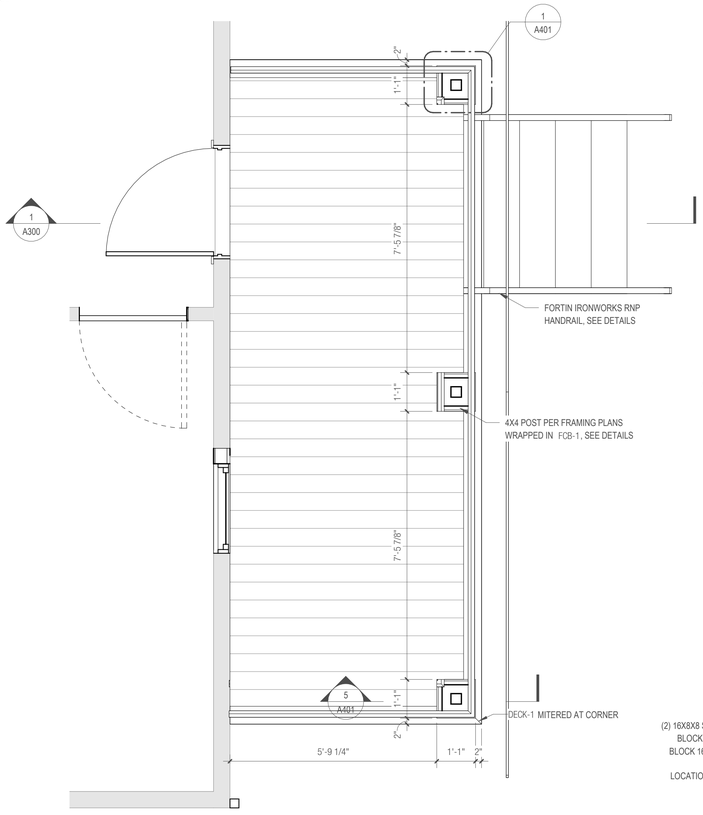
9 LATTICE STAIR DETAIL
1 1/2" = 1'-0"



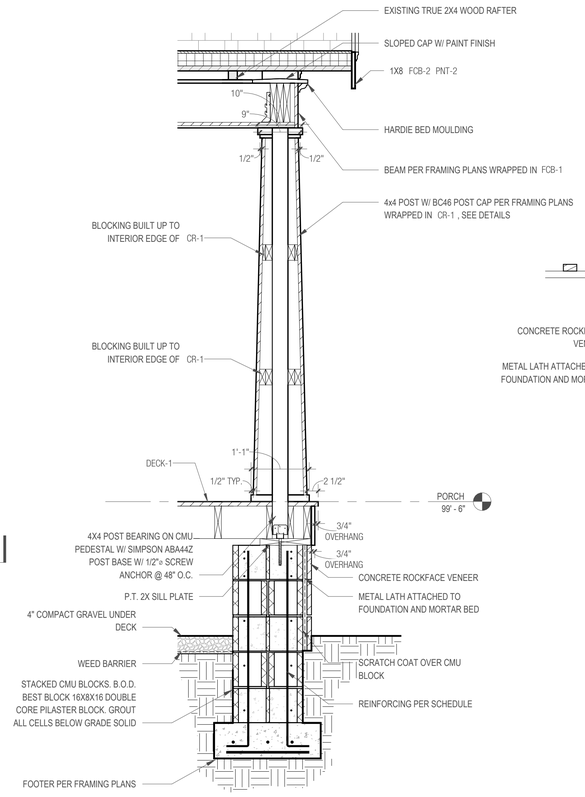
8 LATTICE SECTION
1 1/2" = 1'-0"



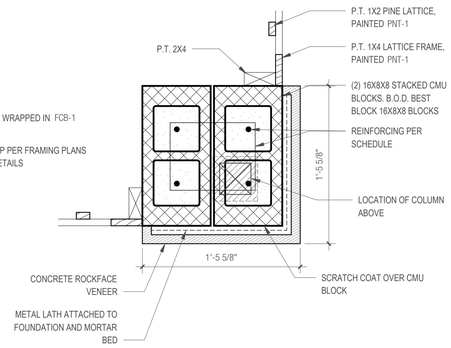
7 LATTICE ELEVATION
1 1/2" = 1'-0"



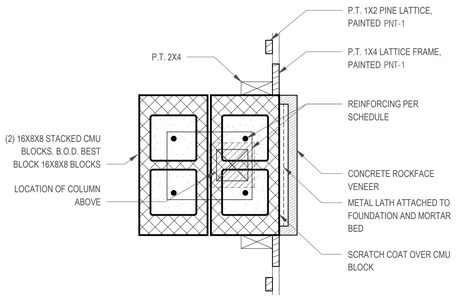
6 ENLARGED FIRST FLOOR PLAN
1/2" = 1'-0"
0" 3" 6" 1' 2'



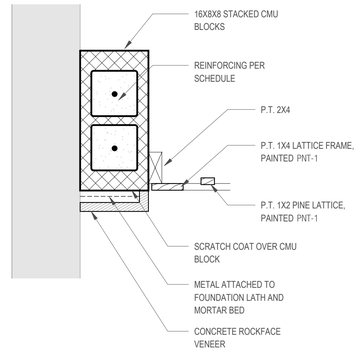
5 TYP. ROCKFACE BASE AND COLUMN SECTION
3/4" = 1'-0"
0" 3" 6" 1' 2'



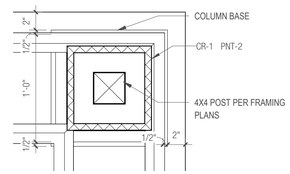
3 CORNER STONE BASE DETAIL
1 1/2" = 1'-0"



4 STONE BASE DETAIL
1 1/2" = 1'-0"



2 FOUNDATION TRANSITION DETAIL
1 1/2" = 1'-0"



1 TYP. COLUMN DETAIL
1 1/2" = 1'-0"
0" 1.5" 3" 6" 1'

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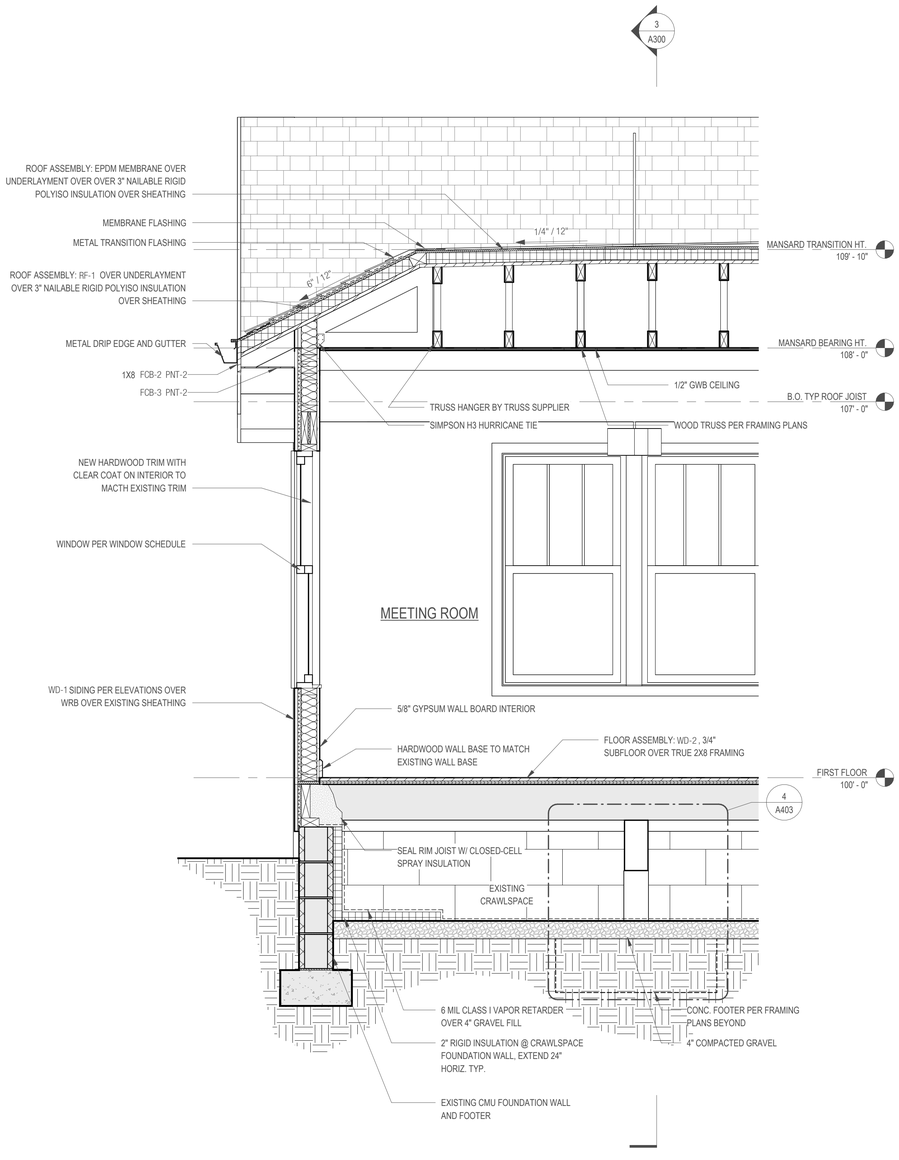
PORCH DETAILS

PROJECT #	25105
DATE	05/02/25
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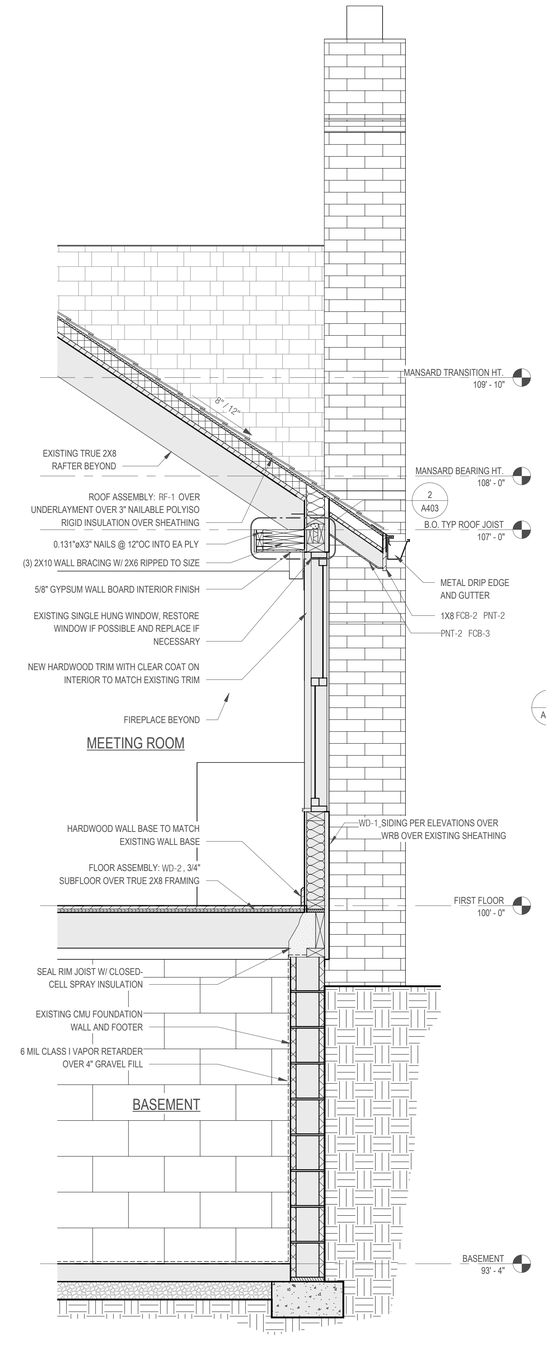
A401

COHATCH RIVERVIEW 53



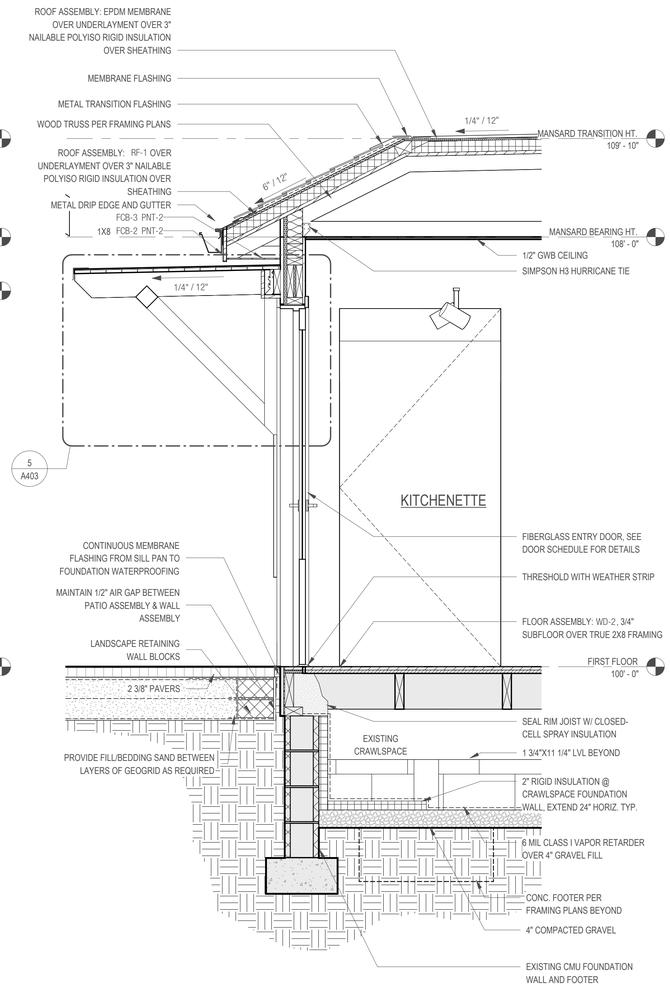
3 WALL SECTION @ MANSARD ROOF

3/4" = 1'-0"



2 WALL SECTION @ SOUTH WALL

3/4" = 1'-0"



1 WALL SECTION @ AWNING

3/4" = 1'-0"

0" 3" 6" 1' 2'

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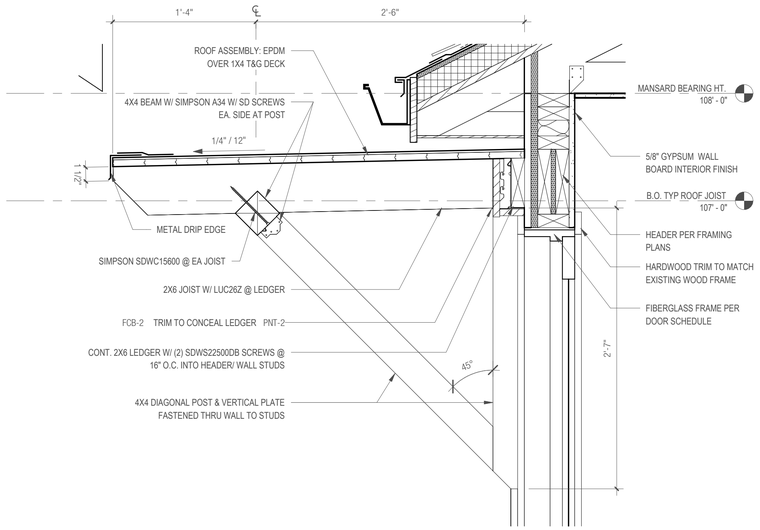
WALL SECTIONS

PROJECT #	25105
DATE	05/02/25
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REVIEWED BY:	JF

SHEET #

A402

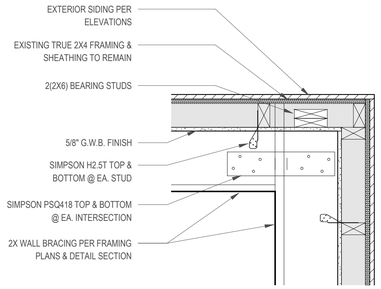
COHATCH RIVERVIEW 53



5 AWNING DETAIL SECTION

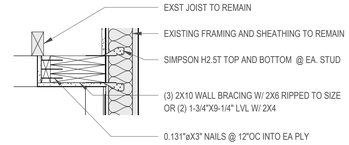
1 1/2" = 1'-0"

0' 1.5" 3" 6" 1'



3 BRACING PLAN DETAIL - TYP CORNER

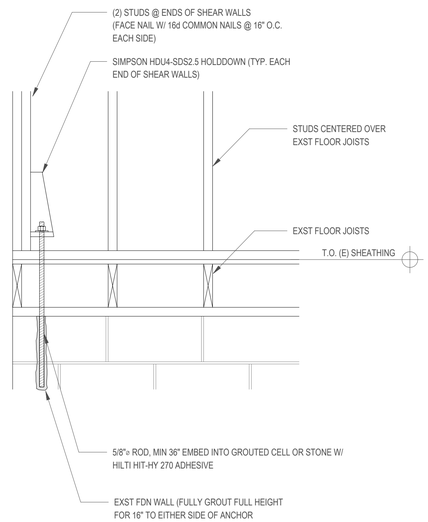
1" = 1'-0"



2 BRACING SECTION DETAIL - TYPICAL

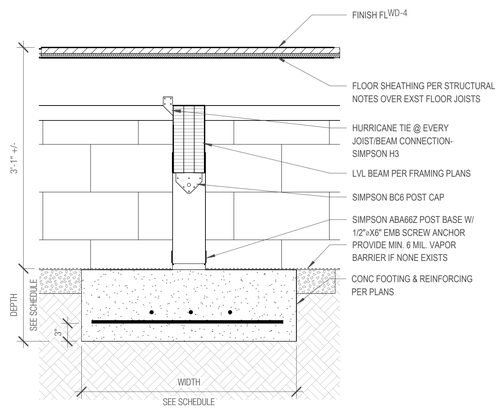
1" = 1'-0"

0' 3" 6" 1' 2'



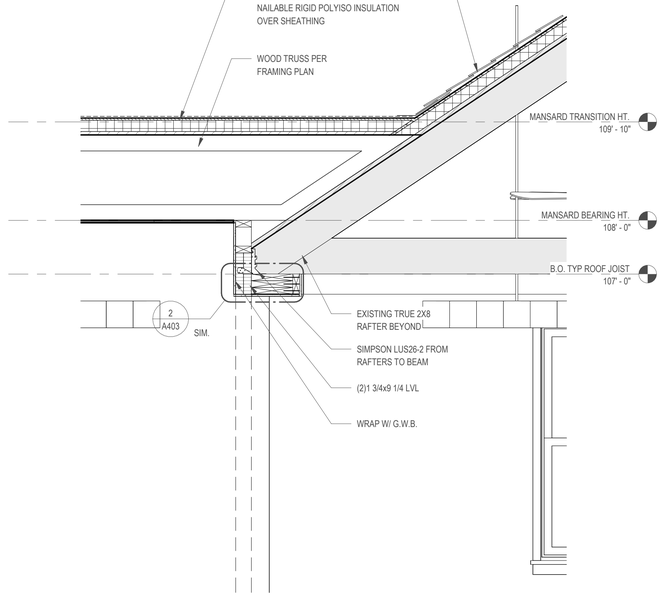
6 TYPICAL HOLDDOWN DETAIL

1" = 1'-0"



4 TYP. FLOOR REINFORCING

1" = 1'-0"



1 MEETING ROOM CEILING WALL SECTION

3/4" = 1'-0"

0' 3" 6" 1' 2'

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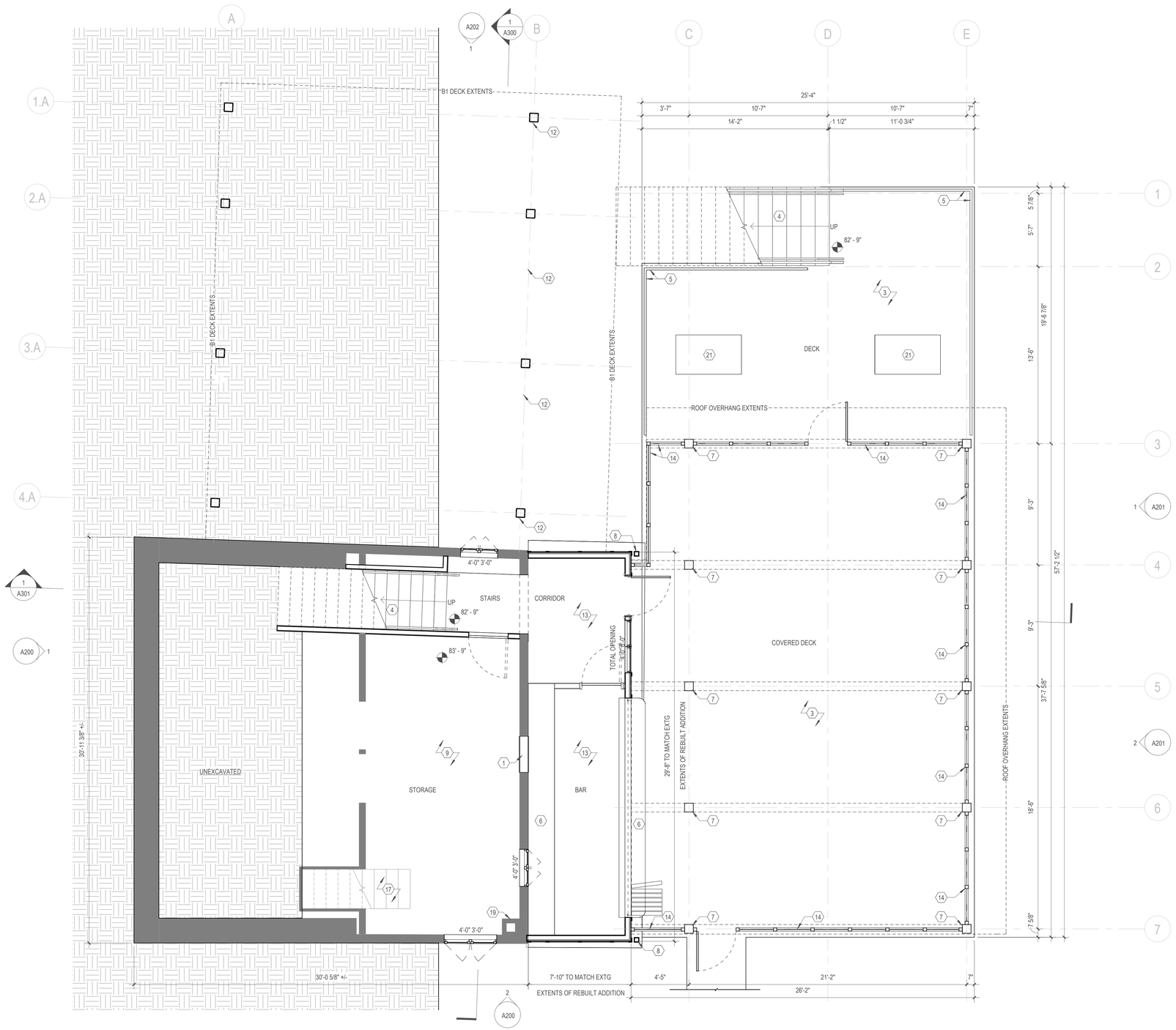
WALL SECTIONS

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SHEET #

A403

COHATCH RIVERVIEW 53



1 B2 FLOOR PLAN

1/4" = 1'-0"

0' 1' 2' 4' 8'

FLOOR PLAN CODED NOTES

1	INFILL WALL TO MATCH EXISTING
2	ENGINEERED WOOD FINISH FLOORING OVER PLYWOOD SHEATHING OVER EXISTING JOISTS, SEE FRAMING PLANS AND DETAILS
3	FRT THERMONWOOD DECKING OVER FRT 2X JOISTS & STEEL BEAMS PER STRUCTRUAL
4	FRT WOOD STAIR ASSEMBLY W/ COMPOSITE DECK TREADS & STEEL GUARDRAILS, SEE DETAILS
5	STEEL GUARDRAIL, SEE DETAILS
6	MILLWORK/ CASEWORK PER FF&E PACKAGE
7	8X8 WOOD POST, SEE DETAILS
8	FORMED METAL DOWNSPOUT
9	EXISTING CONCRETE FLOOR
10	ENGINEERED WOOD FINISH FLOORING OVER PLYWOOD SHEATHING OVER 2X FRAMING PER STRUCT, SEE FRAMING PLANS AND DETAILS
11	EXISTING FIREPLACE TO REMAIN
12	STEEL COLUMN W/ CONCRETE PEDISTAL FOOTER PER STRUCTURAL
13	CONCRETE TOPPING SLAB OVER EXISTING SLAB ON GRADE
14	INSECT SCREEN & FRAME
15	ENGINEERED WOOD FINISH FLOORING OVER PLYWOOD SHEATHING OVER JOISTS, SEE FRAMING PLANS AND DETAILS
16	6X8 WALK-IN-COOLER
17	EXISTING STAIRS TO REMAIN
18	ALUMINUM STOREFRONT ASSEMBLY, SEE STOREFRONT SCHDEULE
19	EXISTING CHIMNEY TO REMAIN
20	EXISTING FLOOR OPENING TO BE CLOSED OFF FROM FLOOR BELOW TO MATCH EXISTING
21	60" CARSON GAS FIRE PIT TABLE - LOW PROFILE. ZERO-CLEARANCE TO COMBUSTIBLES REQUIRED, SUBMIT TESTINGS REPORTS PRIOR TO PURCHASE
22	SURFACES BY PACIFIC, STEEL GREY DUAL FINISH GRANITE COUNTERTOP

COHATCH RIVERVIEW 62

62 N. RIVERVIEW ST
DUBLIN, OH 43017

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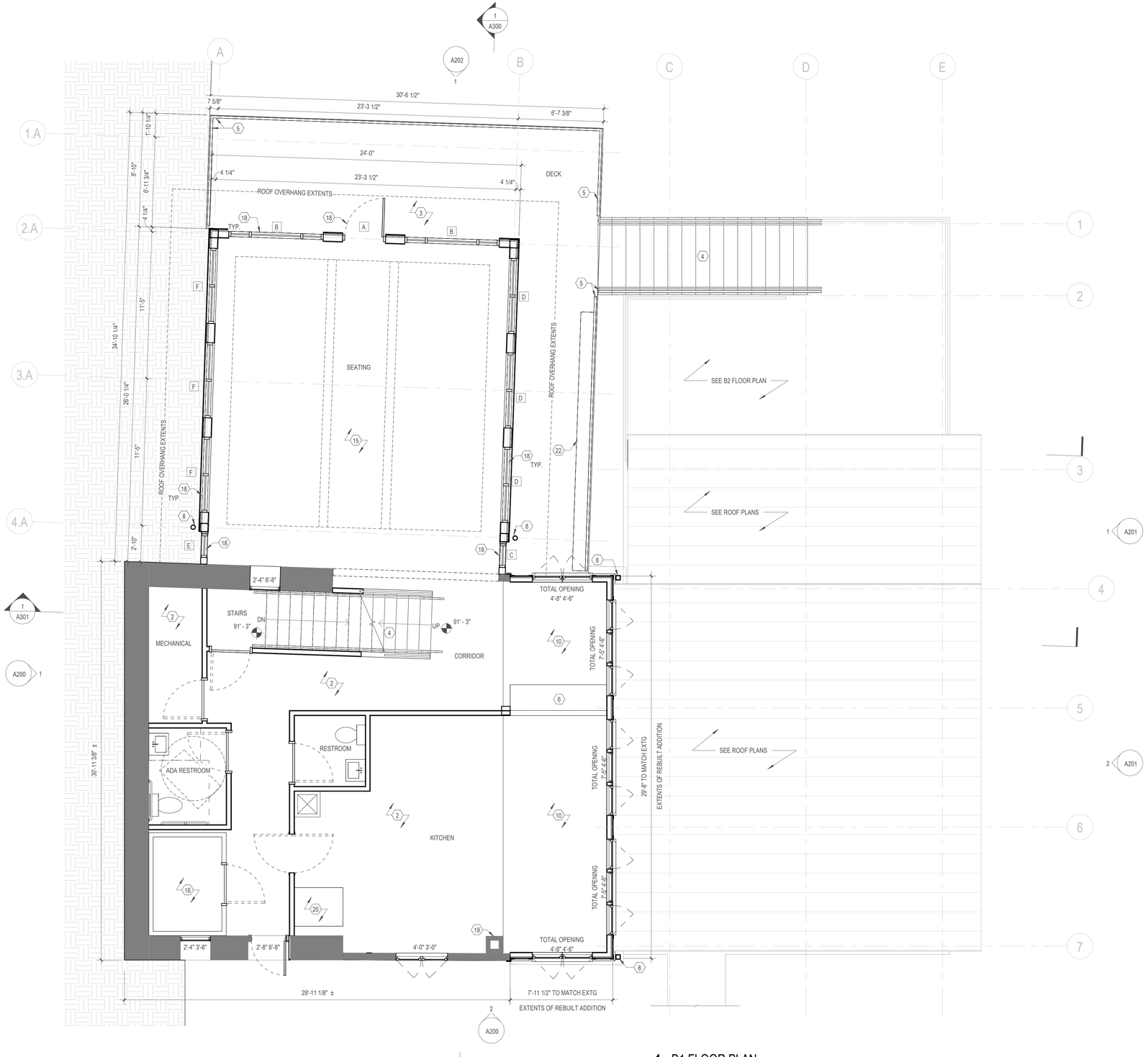
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AFDP	09/11/2025

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B2 FLOOR PLAN

PROJECT #	23115
DATE	09/11/2025
DRAWN BY: SM/WO	REVIEWED BY: Approver
SHEET #	A110

COHATCH RIVERVIEW 62



1 B1 FLOOR PLAN
1/4" = 1'-0"

0' 1' 2' 4' 8'

FLOOR PLAN CODED NOTES

1	INFILL WALL TO MATCH EXISTING
2	ENGINEERED WOOD FINISH FLOORING OVER PLYWOOD SHEATHING OVER EXISTING JOISTS, SEE FRAMING PLANS AND DETAILS
3	FRT THERMONWOOD DECKING OVER FRT 2X JOISTS & STEEL BEAMS PER STRUCTRUAL
4	FRT WOOD STAIR ASSEMBLY W/ COMPOSITE DECK TREADS & STEEL GUARDRAILS, SEE DETAILS
5	STEEL GUARDRAIL, SEE DETAILS
6	MILLWORK/ CASEWORK PER FF&E PACKAGE
7	8X8 WOOD POST, SEE DETAILS
8	FORMED METAL DOWNSPOUT
9	EXISTING CONCRETE FLOOR
10	ENGINEERED WOOD FINISH FLOORING OVER PLYWOOD SHEATHING OVER 2X FRAMING PER STRUCT, SEE FRAMING PLANS AND DETAILS
11	EXISTING FIREPLACE TO REMAIN
12	STEEL COLUMN W/ CONCRETE PEDISTAL FOOTER PER STRUCTURAL
13	CONCRETE TOPPING SLAB OVER EXISTING SLAB ON GRADE
14	INSECT SCREEN & FRAME
15	ENGINEERED WOOD FINISH FLOORING OVER PLYWOOD SHEATHING OVER JOISTS, SEE FRAMING PLANS AND DETAILS
16	6X8 WALK-IN-COOLER
17	EXISTING STAIRS TO REMAIN
18	ALUMINUM STOREFRONT ASSEMBLY, SEE STOREFRONT SCHDEULE
19	EXISTING CHIMNEY TO REMAIN
20	EXISTING FLOOR OPENING TO BE CLOSED OFF FROM FLOOR BELOW TO MATCH EXISTING
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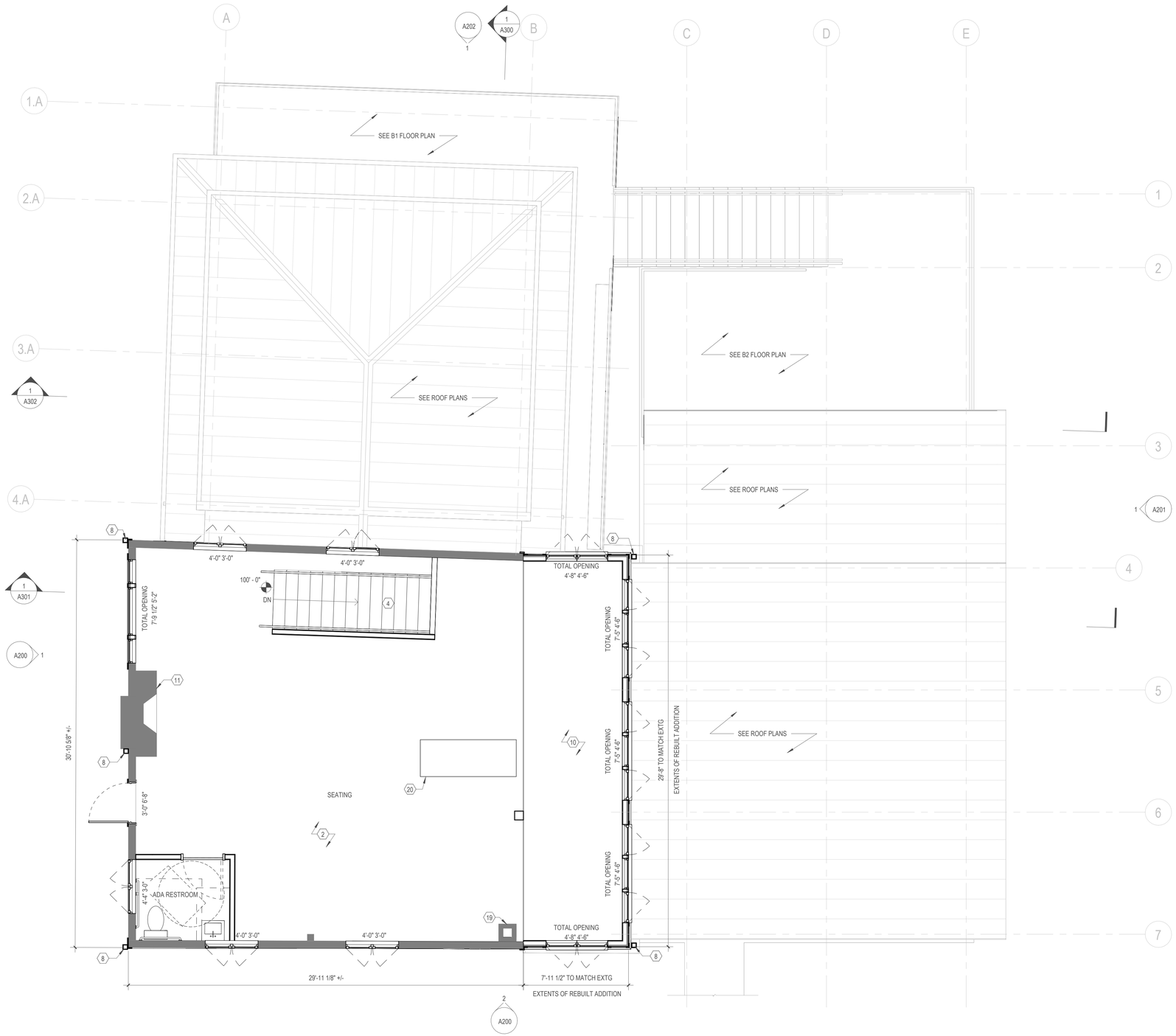
B1 FLOOR PLAN

PROJECT #	23115
DATE	09/11/2025
DRAWN BY:	SM/WO
REVIEWED BY:	Approver

SHEET #

A111

COHATCH RIVERVIEW 62



1 FIRST FLOOR PLAN

1/4" = 1'-0"

0' 1' 2' 4' 8'

FLOOR PLAN CODED NOTES

1	INFILL WALL TO MATCH EXISTING
2	ENGINEERED WOOD FINISH FLOORING OVER PLYWOOD SHEATHING OVER EXISTING JOISTS, SEE FRAMING PLANS AND DETAILS
3	FRT THERMONWOOD DECKING OVER FRT 2X JOISTS & STEEL BEAMS PER STRUCTRUAL
4	FRT WOOD STAIR ASSEMBLY W/ COMPOSITE DECK TREADS & STEEL GUARDRAILS, SEE DETAILS
5	STEEL GUARDRAIL, SEE DETAILS
6	MILLWORK/ CASEWORK PER FF&E PACKAGE
7	8X8 WOOD POST, SEE DETAILS
8	FORMED METAL DOWNSPOUT
9	EXISTING CONCRETE FLOOR
10	ENGINEERED WOOD FINISH FLOORING OVER PLYWOOD SHEATHING OVER 2X FRAMING PER STRUCT, SEE FRAMING PLANS AND DETAILS
11	EXISTING FIREPLACE TO REMAIN
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14	INSECT SCREEN & FRAME
15	ENGINEERED WOOD FINISH FLOORING OVER PLYWOOD SHEATHING OVER JOISTS, SEE FRAMING PLANS AND DETAILS
16	6X8 WALK-IN-COOLER
17	EXISTING STAIRS TO REMAIN
18	ALUMINUM STOREFRONT ASSEMBLY, SEE STOREFRONT SCHDEULE
19	EXISTING CHIMNEY TO REMAIN
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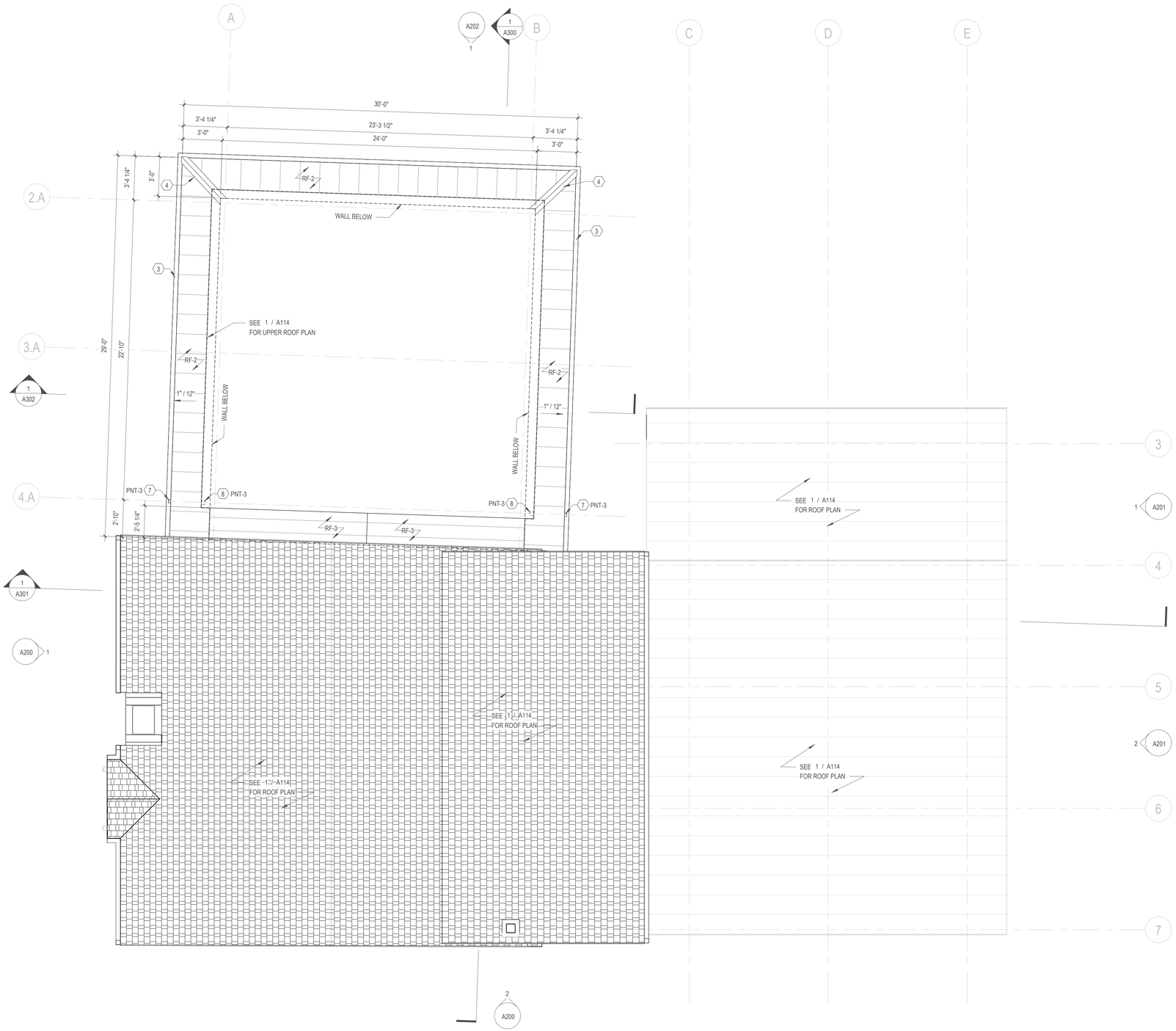
FIRST FLOOR PLAN

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DRAWN BY:	SM/WO
REVIEWED BY:	Approver

SHEET #

A112

COHATCH RIVERVIEW 62



1 B1 LOWER ROOF PLAN
1/4" = 1'-0"
0' 1' 2' 4' 8'

ROOF CODED NOTES

1	EXISTING 2X ROOF FRAMING
2	REBUILT 2X ROOF FRAMING IN EXISTING LOCATION
3	4" K-STYLE GUTTER
4	METAL RIDGE CAP, PAINT TO MATCH STANDING SEAM ROOF
5	PROVIDE ICE & WATER BARRIER 24" IN FROM FACE OF WALL, VALLEYS & CRICKETS
6	4" FORMED METAL DOWNSPOUT. PAINT TO MATCH ROOF
7	2"X3" FORMED METAL DOWNSPOUT
8	4" ROUND METAL DOWNSPOUT
9	8"x4" K-STYLE GUTTER, PAINT TO MATCH ROOF

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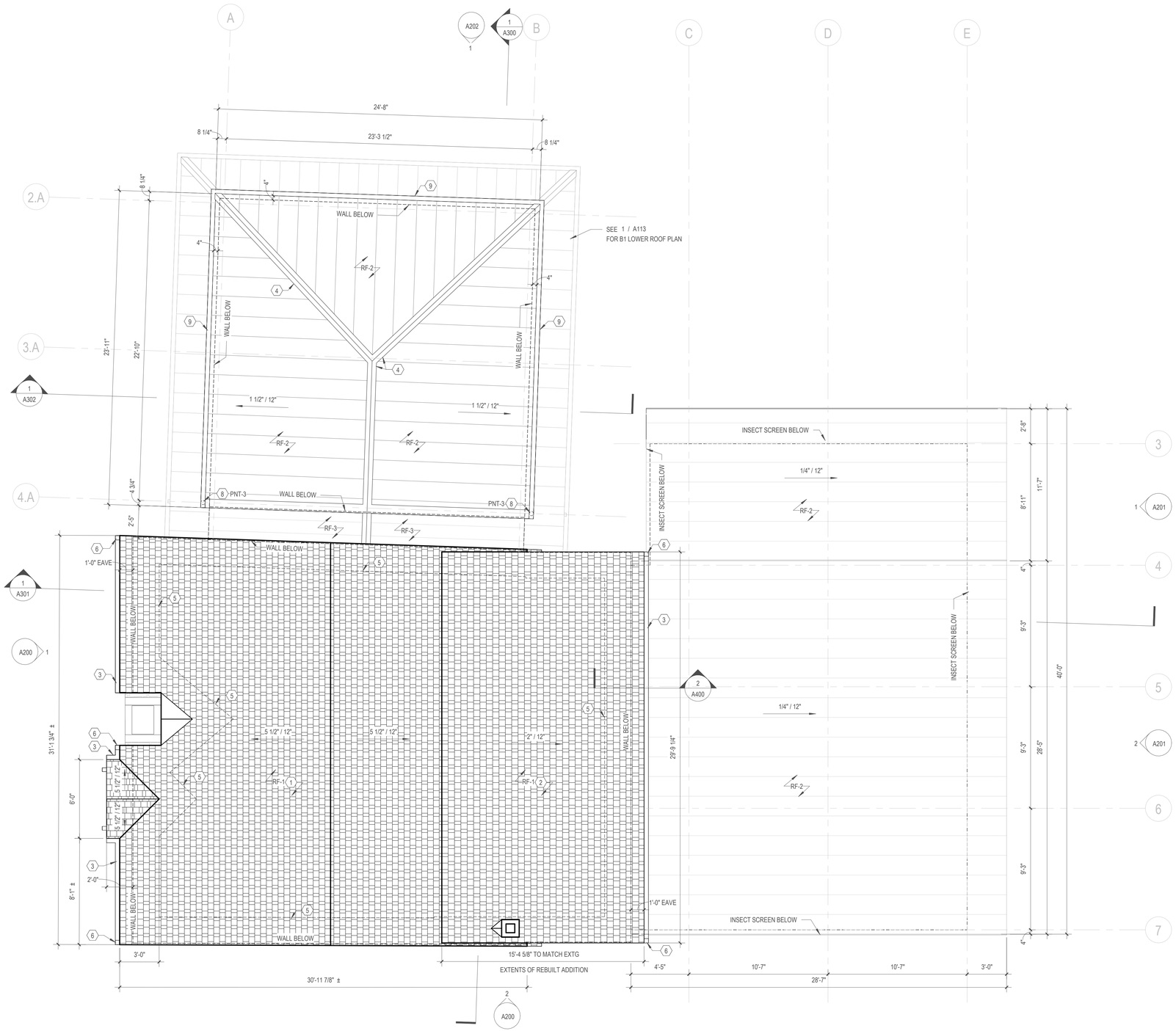
ROOF PLANS

PROJECT #	23115
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REVIEWED BY:	Approver

SHEET #

A113

COHATCH RIVERVIEW 62



1 ROOF PLAN
1/4" = 1'-0"
0' 1' 2' 4' 8'

ROOF CODED NOTES

1	EXISTING 2X ROOF FRAMING
2	REBUILT 2X ROOF FRAMING IN EXISTING LOCATION
3	4" K-STYLE GUTTER
4	METAL RIDGE CAP, PAINT TO MATCH STANDING SEAM ROOF
5	PROVIDE ICE & WATER BARRIER 24" IN FROM FACE OF WALL, VALLEYS & CRICKETS
6	4" FORMED METAL DOWNSPOUT. PAINT TO MATCH ROOF
7	2"X3" FORMED METAL DOWNSPOUT
8	4" ROUND METAL DOWNSPOUT
9	8"x4" K-STYLE GUTTER, PAINT TO MATCH ROOF

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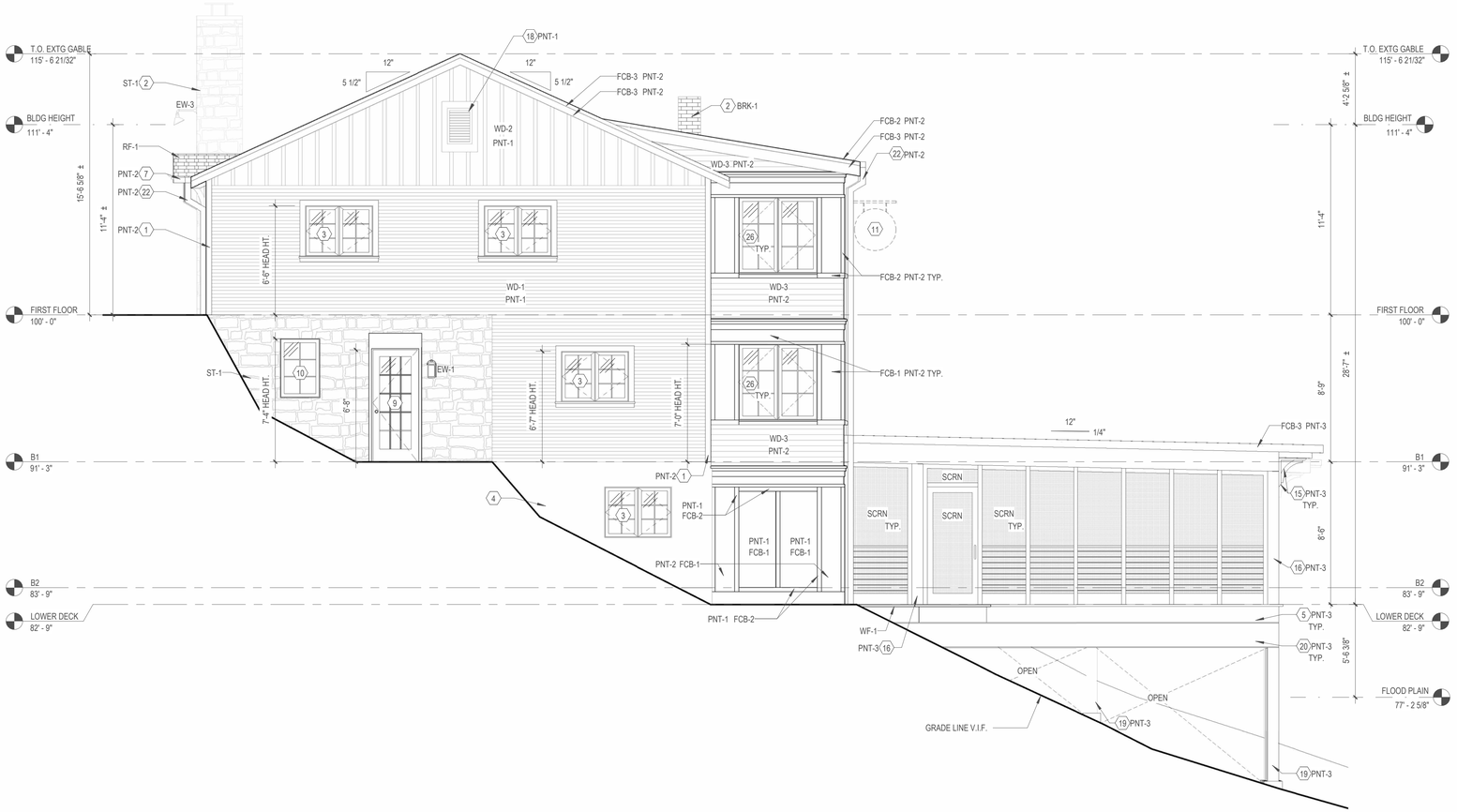
ROOF PLANS

PROJECT #	23115
DATE	09/11/2025
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REVIEWED BY:	Approver

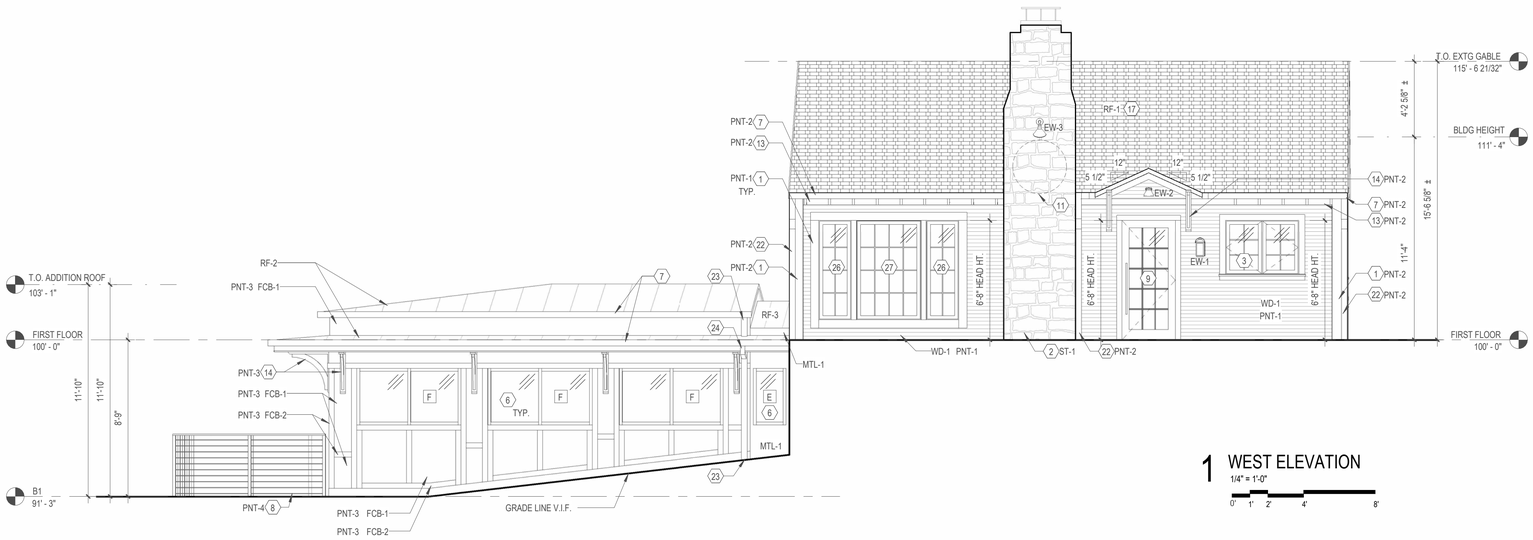
SHEET #

A114

COHATCH RIVERVIEW 62



2 SOUTH ELEVATION
1/4" = 1'-0"



1 WEST ELEVATION
1/4" = 1'-0"

0' 1' 2' 4' 8'

EXTERIOR ELEVATION CODED NOTES

1 CEDAR TRIM TO MATCH EXISTING
2 EXISTING CHIMNEY
3 EXISTING WINDOW TO BE REPLACE IN PLACE W/ PELLA LIFESTYLE SERIES, ALUMINUM CLAD CASEMENT WINDOW W/ TRADITIONAL SIMULATED-DIVIDED-LITE GRILLE PATTERN & SPACERS BETWEEN GLASS PANES, COLOR RED BRICK. WOOD TRIM, CASING, & SILL TO MATCH PNT-2. SIZE AND LOCATION TO MATCH EXST WINDOWS.
4 EXISTING CONCRETE FOUNDATION
5 WOOD DECK FRAMING
6 ALUMINUM STOREFRONT ASSEMBLY, DARK BRONZE FINISH
7 4" K-STYLE GUTTER, PAINT TO MATCH ROOF
8 STEEL GUARDRAIL
9 PELLA, FIBERGLASS ENTRY DOOR W/ TRADITIONAL SIMULATED-DIVIDED-LITE GRILL, COLOR BRICK RED. WOOD TRIM, CASING, & SILL TO MATCH PNT-2
10 EXSTING WINDOW IN PLACE TO BE REPLACED IN PLACE W/ PELLA, LIFESTYLE SERIES, ALUMINUM CLAD FIXED WINDOW W/ TRADITIONAL SIMULATED-DIVIDED-LITE GRILLE PATTERN & SPACERS BETWEEN GLASSS PANES, COLOR BRICK RED. WOOD TRIM, CASING, & SILL TO MATCH PNT-2. SIZE AND LOCATION TO MATCH EXST WINDOWS.
11 BUILDING SIGN
12 PELLA, ALUMINUM CLAD BIFOLD WINDOW W/ TRADITIONAL SIMULATED-DIVIDED-LITE GRILLE PATTERN, COLOR BRICK RED. WOOD TRIM, CASING, & SILL TO MATCH PNT-2
13 FRIEZE TRIM
14 WOOD BRACKET - B.O.D. 3-1/2"X28"X28" THORTON SLAT SMOOTH BRACKET W/ OFFSET BRACE
15 WOOD BRACKET - B.O.D. 3-1/2"X20"X20" THORTON SLAT SMOOTH BRACKET W/ OFFSET BRACE
16 8X8 WOOD POST
17 EXISTING 2X ROOF FRAMING
18 EXISTING LOUVER
19 PAINTED CORTEN STEEL COLUMN W/ PEDESTAL FOOTER PER STRUCT
20 STEEL BEAM PER STRUCT
21 WOOD STAIR ASSEMBLY W/ STEEL GUARDRAIL
22 4"X4" FORMED METAL DOWNSPOUT
23 4" ROUND METAL DOWNSPOUT
24 2"X3" FORMED METAL DOWNSPOUT
25 EXPOSED 2X8 RAFTER TAILS
26 PELLA LIFESTYLE SERIES, ALUMINUM CLAD CASEMENT WINDOW W/ TRADITIONAL SIMULATED-DIVIDED-LITE GRILLE PATTERN & SPACERS BETWEEN GLASS PANES, COLOR RED BRICK. WOOD TRIM, CASING, & SILL TO MATCH PNT-2.
27 PELLA, LIFESTYLE SERIES, ALUMINUM CLAD FIXED WINDOW W/ TRADITIONAL SIMULATED-DIVIDED-LITE GRILLE PATTERN & SPACERS BETWEEN GLASSS PANES, COLOR BRICK RED. WOOD TRIM, CASING, & SILL TO MATCH PNT-2.

EXTERIOR FINISH SCHEDULE

EXTERIOR

BRK-1	EXISTING BRICK
FCB-1	JAMES HARDIE 5/16" SMOOTH FIBER CEMENT BOARD PANEL
FCB-2	JAMES HARDIE 1X SMOOTH FIBER CEMENT BOARD TRIM
FCB-3	JAMES HARDIE 1X SMOOTH FIBER CEMENT BOARD FASCIA
MTL-1	BLACK METAL PANEL SIDING
RF-1	GAF TIMBERLINE UHDZ DIMENSIONAL ASPHALT SHINGLE IN COLOR PEWTER GRAY
RF-2	18" STANDING SEAM METAL ROOF, DMI AGED COPPER
RF-3	12" STANDING SEAM METAL ROOF, DMI BLACK
SCRN	INSECT SCREEN, METRO SCREENWORKS ULTRAVUE
ST-1	EXISTING STACKSTONE
WD-1	EXISTING 3" WOOD LAP SIDING TO BE RESTORED. PAINT PER ELEVATION, REPLICATE IF BEYOND REPAIR
WD-2	EXISTING BOARD & BATTEN SIDING TO BE RESTORED. PAINT PER ELEVATION, REPLICATE IF BEYOND REPAIR
WD-3	4" HARDIE SMOOTH FIBER CEMENT LAP SIDING
WF-1	FRT WOOD DECKING

PAINT

PNT-1	SW 6335 FIRED BRICK
PNT-2	SW 6327 BOLD BRICK
PNT-3	SHERWIN WILLIAMS MEDIUM GRAY PAINT TO MATCH EXISTING COHATCH DUBLIN
PNT-4	SW7069 IRON ORE

COHATCH RIVERVIEW 62

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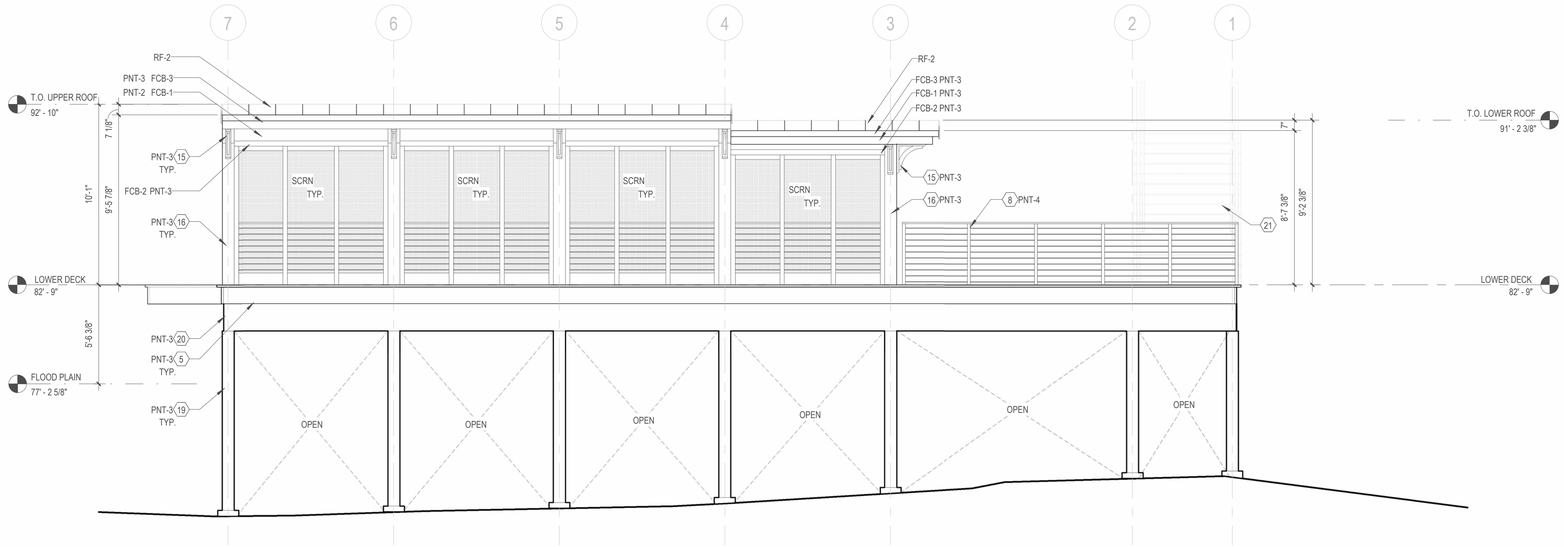
EXTERIOR ELEVATIONS

PROJECT #	23115
DATE	09/11/2025
DRAWN BY:	SR/WO
REVIEWED BY:	Approver

SHEET #

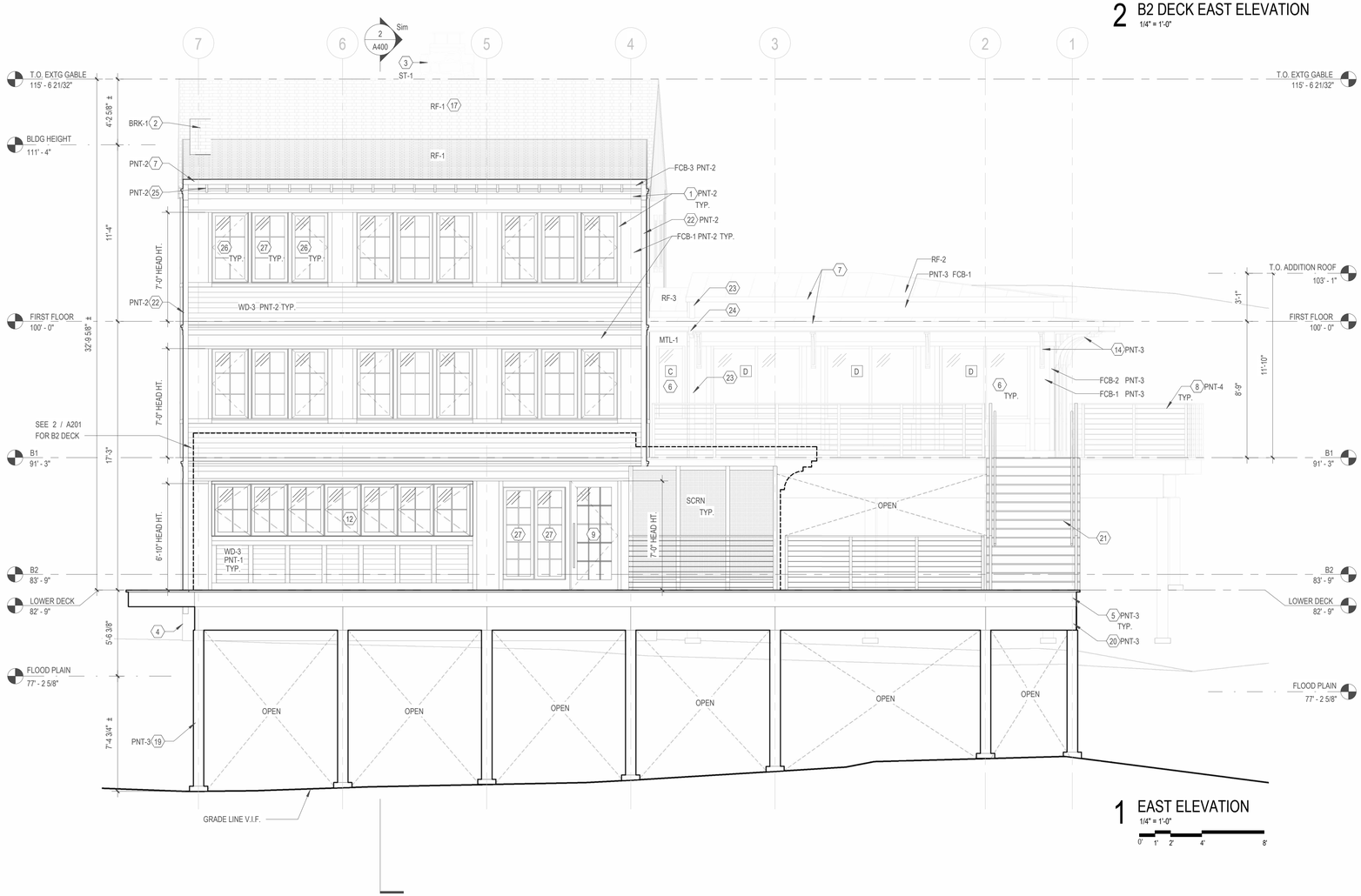
A200

COHATCH RIVERVIEW 62



2 B2 DECK EAST ELEVATION

1/4" = 1'-0"



1 EAST ELEVATION

1/4" = 1'-0"

0' 1' 2' 4' 8'

EXTERIOR ELEVATION CODED NOTES

1 CEDAR TRIM TO MATCH EXISTING
2 EXISTING CHIMNEY
3 EXISTING WINDOW TO BE REPLACE IN PLACE W/ PELLA LIFESTYLE SERIES, ALUMINUM CLAD CASEMENT WINDOW W/ TRADITIONAL SIMULATED-DIVIDED-LITE GRILLE PATTERN & SPACERS BETWEEN GLASS PANES, COLOR RED BRICK. WOOD TRIM, CASING, & SILL TO MATCH PNT-2. SIZE AND LOCATION TO MATCH EXST WINDOWS.
4 EXISTING CONCRETE FOUNDATION
5 WOOD DECK FRAMING
6 ALUMINUM STOREFRONT ASSEMBLY, DARK BRONZE FINISH
7 4" K-STYLE GUTTER, PAINT TO MATCH ROOF
8 STEEL GUARDRAIL
9 PELLA, FIBERGLASS ENTRY DOOR W/ TRADITIONAL SIMULATED-DIVIDED-LITE GRILL, COLOR BRICK RED. WOOD TRIM, CASING, & SILL TO MATCH PNT-2
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11 BUILDING SIGN
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14 WOOD BRACKET - B.O.D. 3-1/2"X28"X28" THORTON SLAT SMOOTH BRACKET W/ OFFSET BRACE
15 WOOD BRACKET - B.O.D. 3-1/2"X20"X20" THORTON SLAT SMOOTH BRACKET W/ OFFSET BRACE
16 8X8 WOOD POST
17 EXISTING 2X ROOF FRAMING
18 EXISTING LOUVER
19 PAINTED CORTEN STEEL COLUMN W/ PEDESTAL FOOTER PER STRUCT
20 STEEL BEAM PER STRUCT
21 WOOD STAIR ASSEMBLY W/ STEEL GUARDRAIL
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EXTERIOR FINISH SCHEDULE

EXTERIOR

BRK-1	EXISTING BRICK
FCB-1	JAMES HARDIE 5/16" SMOOTH FIBER CEMENT BOARD PANEL
FCB-2	JAMES HARDIE 1X SMOOTH FIBER CEMENT BOARD TRIM
FCB-3	JAMES HARDIE 1X SMOOTH FIBER CEMENT BOARD FASCIA
MTL-1	BLACK METAL PANEL SIDING
RF-1	GAF TIMBERLINE UHDZ DIMENSIONAL ASPHALT SHINGLE IN COLOR PEWTER GRAY
RF-2	18" STANDING SEAM METAL ROOF, DMI AGED COPPER
RF-3	12" STANDING SEAM METAL ROOF, DMI BLACK
SCRN	INSECT SCREEN, METRO SCREENWORKS ULTRAVUE
ST-1	EXISTING STACKSTONE
WD-1	EXISTING 3" WOOD LAP SIDING TO BE RESTORED. PAINT PER ELEVATION. REPLICATE IF BEYOND REPAIR
WD-2	EXISTING BOARD & BATTEN SIDING TO BE RESTORED. PAINT PER ELEVATION. REPLICATE IF BEYOND REPAIR
WD-3	4" HARDIE SMOOTH FIBER CEMENT LAP SIDING
WF-1	FRT WOOD DECKING

PAINT

PNT-1	SW 6335 FIRED BRICK
PNT-2	SW 6327 BOLD BRICK
PNT-3	SHERWIN WILLIAMS MEDIUM GRAY PAINT TO MATCH EXISTING COHATCH DUBLIN
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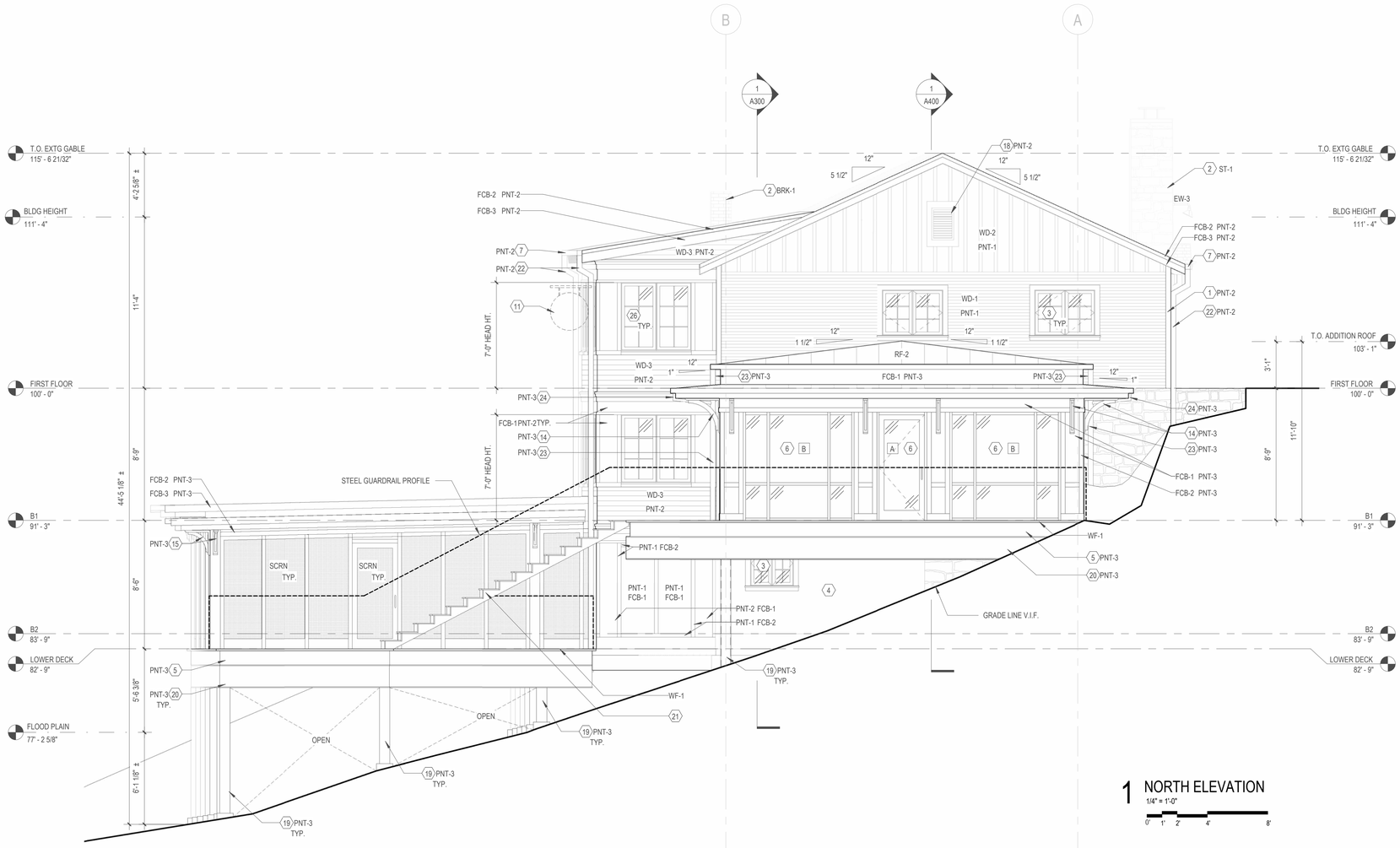
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EXTERIOR ELEVATIONS

PROJECT # 23115
DATE 09/11/2025
DRAWN BY: SR/WO REVIEWED BY: Approver
SHEET #

A201

COHATCH RIVERVIEW 62



1 NORTH ELEVATION

1/4" = 1'-0"

0' 1' 2' 4' 8'

EXTERIOR ELEVATION CODED NOTES

1 CEDAR TRIM TO MATCH EXISTING
2 EXISTING CHIMNEY
3 EXISTING WINDOW TO BE REPLACE IN PLACE W/ PELLA LIFESTYLE SERIES, ALUMINUM CLAD CASEMENT WINDOW W/ TRADITIONAL SIMULATED-DIVIDED-LITE GRILLE PATTERN & SPACERS BETWEEN GLASS PANES, COLOR RED BRICK. WOOD TRIM, CASING, & SILL TO MATCH PNT-2. SIZE AND LOCATION TO MATCH EXST WINDOWS.
4 EXISTING CONCRETE FOUNDATION
5 WOOD DECK FRAMING
6 ALUMINUM STOREFRONT ASSEMBLY, DARK BRONZE FINISH
7 4" K-STYLE GUTTER, PAINT TO MATCH ROOF
8 STEEL GUARDRAIL
9 PELLA, FIBERGLASS ENTRY DOOR W/ TRADITIONAL SIMULATED-DIVIDED-LITE GRILL, COLOR BRICK RED. WOOD TRIM, CASING, & SILL TO MATCH PNT-2
10 EXSTING WINDOW IN PLACE TO BE REPLACED IN PLACE W/ PELLA, LIFESTYLE SERIES, ALUMINUM CLAD FIXED WINDOW W/ TRADITIONAL SIMULATED-DIVIDED-LITE GRILLE PATTERN & SPACERS BETWEEN GLASSS PANES, COLOR BRICK RED. WOOD TRIM, CASING, & SILL TO MATCH PNT-2. SIZE AND LOCATION TO MATCH EXST WINDOWS.
11 BUILDING SIGN
12 PELLA, ALUMINUM CLAD BIFOLD WINDOW W/ TRADITIONAL SIMULATED-DIVIDED-LITE GRILLE PATTERN, COLOR BRICK RED. WOOD TRIM, CASING, & SILL TO MATCH PNT-2
13 FRIEZE TRIM
14 WOOD BRACKET - B.O.D. 3-1/2"X28"X28" THORTON SLAT SMOOTH BRACKET W/ OFFSET BRACE
15 WOOD BRACKET - B.O.D. 3-1/2"X20"X20" THORTON SLAT SMOOTH BRACKET W/ OFFSET BRACE
16 8X8 WOOD POST
17 EXISTING 2X ROOF FRAMING
18 EXISTING LOUVER
19 PAINTED CORTEN STEEL COLUMN W/ PEDESTAL FOOTER PER STRUCT
20 STEEL BEAM PER STRUCT
21 WOOD STAIR ASSEMBLY W/ STEEL GUARDRAIL
22 4"X4" FORMED METAL DOWNSPOUT
23 4" ROUND METAL DOWNSPOUT
24 2"X3" FORMED METAL DOWNSPOUT
25 EXPOSED 2X8 RAFTER TAILS
26 PELLA LIFESTYLE SERIES, ALUMINUM CLAD CASEMENT WINDOW W/ TRADITIONAL SIMULATED-DIVIDED-LITE GRILLE PATTERN & SPACERS BETWEEN GLASS PANES, COLOR RED BRICK. WOOD TRIM, CASING, & SILL TO MATCH PNT-2.
27 PELLA, LIFESTYLE SERIES, ALUMINUM CLAD FIXED WINDOW W/ TRADITIONAL SIMULATED-DIVIDED-LITE GRILLE PATTERN & SPACERS BETWEEN GLASSS PANES, COLOR BRICK RED. WOOD TRIM, CASING, & SILL TO MATCH PNT-2.

EXTERIOR FINISH SCHEDULE

EXTERIOR

BRK-1	EXISTING BRICK
FCB-1	JAMES HARDIE 5/16" SMOOTH FIBER CEMENT BOARD PANEL
FCB-2	JAMES HARDIE 1X SMOOTH FIBER CEMENT BOARD TRIM
FCB-3	JAMES HARDIE 1X SMOOTH FIBER CEMENT BOARD FASCIA
MTL-1	BLACK METAL PANEL SIDING
RF-1	GAF TIMBERLINE UHDZ DIMENSIONAL ASPHALT SHINGLE IN COLOR PEWTER GRAY
RF-2	16" STANDING SEAM METAL ROOF, DMI AGED COPPER
RF-3	12" STANDING SEAM METAL ROOF, DMI BLACK
SCRN	INSECT SCREEN, METRO SCREENWORKS ULTRAVUE
ST-1	EXISTING STACKSTONE
WD-1	EXISTING 3" WOOD LAP SIDING TO BE RESTORED. PAINT PER ELEVATION, REPLICATE IF BEYOND REPAIR
WD-2	EXISTING BOARD & BATTEN SIDING TO BE RESTORED. PAINT PER ELEVATION, REPLICATE IF BEYOND REPAIR
WD-3	4" HARDIE SMOOTH FIBER CEMENT LAP SIDING
WF-1	FRT WOOD DECKING

PAINT

PNT-1	SW 6335 FIRED BRICK
PNT-2	SW 6327 BOLD BRICK
PNT-3	SHERWIN WILLIAMS MEDIUM GRAY PAINT TO MATCH EXISTING COHATCH DUBLIN
PNT-4	SW7069 IRON ORE

COHATCH RIVERVIEW 62

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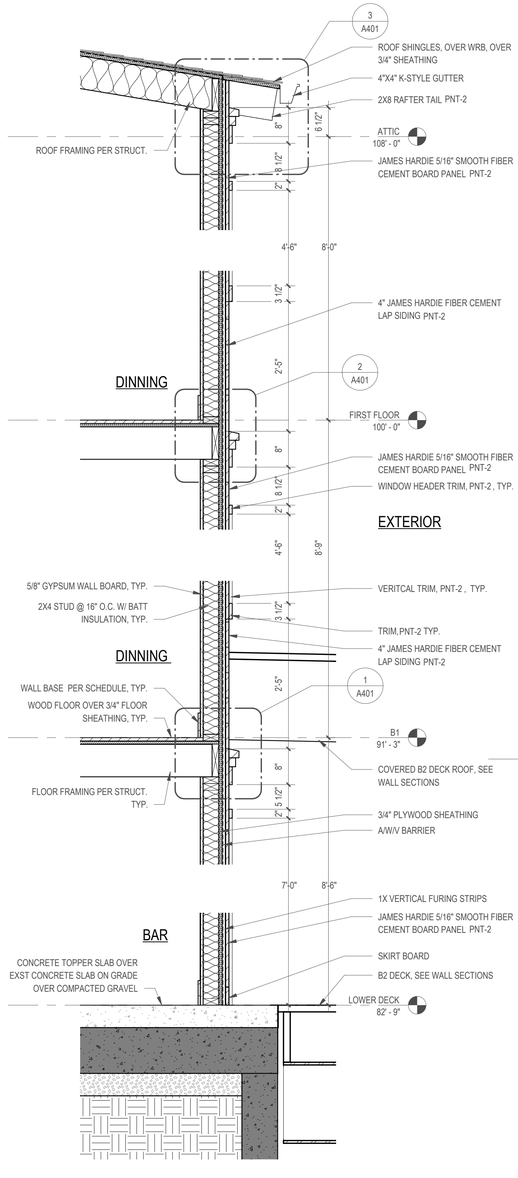
EXTERIOR ELEVATIONS

PROJECT #	23115
DATE	09/11/2025
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REVIEWED BY:	Approver

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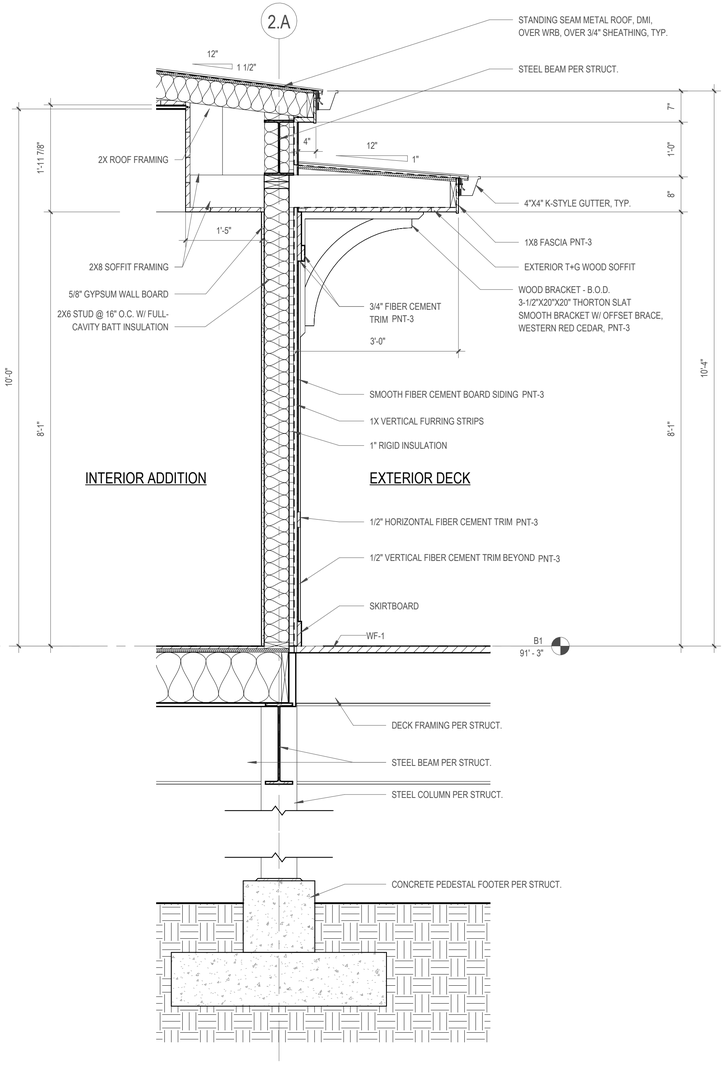
A202

COHATCH RIVERVIEW 62



2 WALL SECTION @ REBUILT ADDITION

3/4" = 1'-0"



1 WALL SECTION @ ADDITION

3/4" = 1'-0"

0' 3" 6" 1' 2'

COHATCH RIVERVIEW 62

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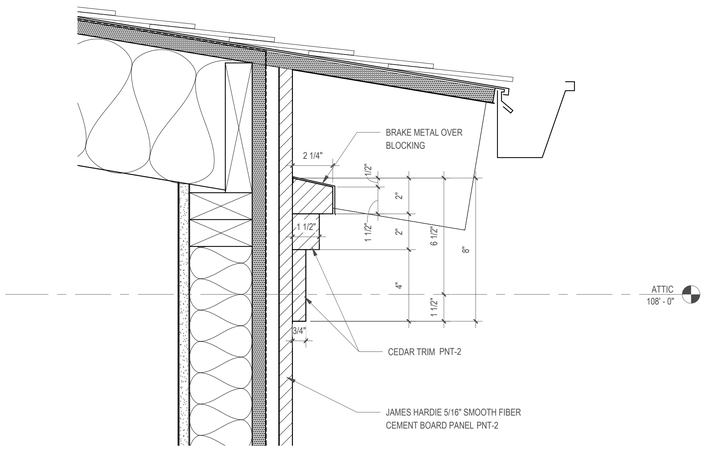
TYPICAL WALL SECTIONS

PROJECT #	23115
DATE	09/11/2025
DRAWN BY: WO	REVIEWED BY: TL

SHEET #

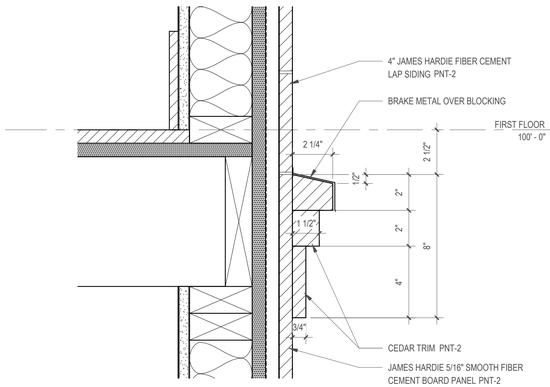
A400

COHATCH RIVERVIEW 62



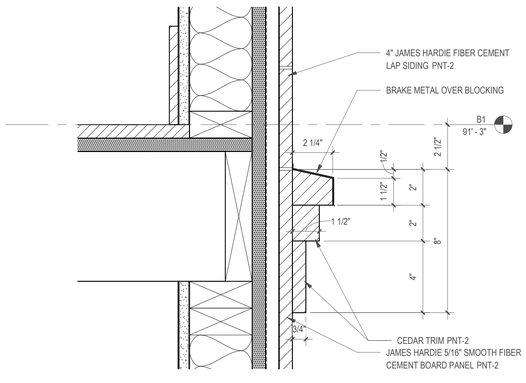
3 REBUILT ADDITION TRIM @ ROOF

3" = 1'-0"



2 REBUILT ADDITON TRIM @ FIRST FLOOR

3" = 1'-0"



1 REBUILT ADDITION TRIM @ B1

3" = 1'-0"

0" 1" 2" 4" 8"

COHATCH RIVERVIEW 62

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ENLARGED WALL SECTIONS

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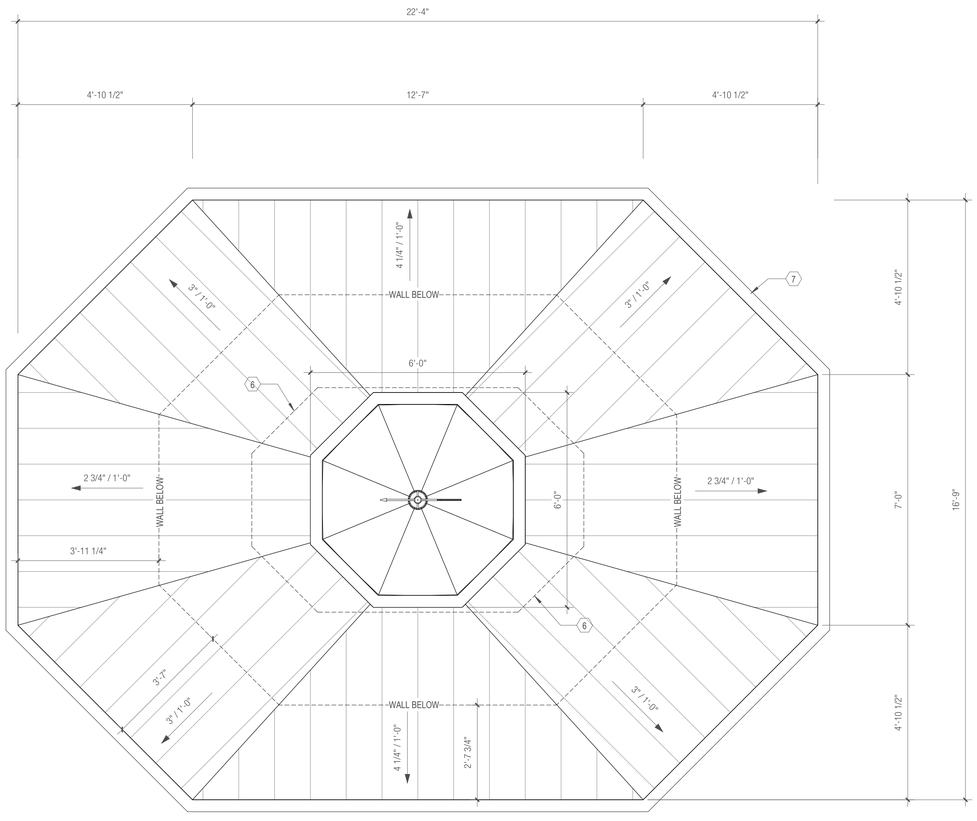
SHEET #

A401

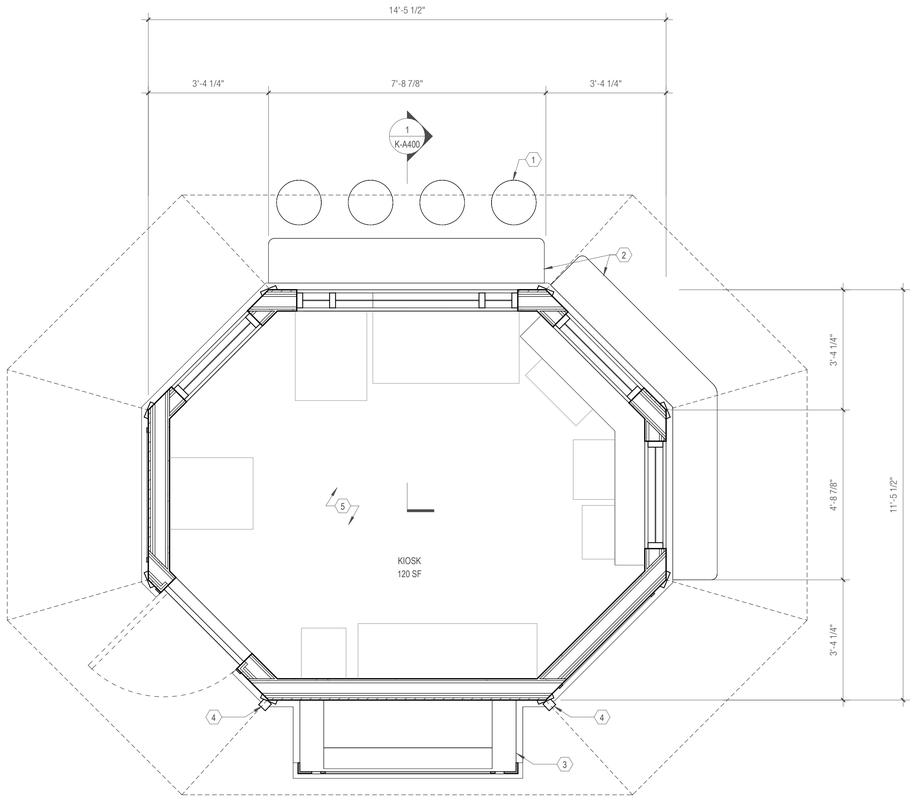
COHATCH RIVERVIEW 62

FLOOR PLAN CODED NOTES

1 BOLT-DOWN BAR STOOL
2 2" WOOD COUNTERTOP
3 CUSTOM HOT BOX UTILITY ENCLOSURE TO MATCH KIOSK
4 FORMED METAL DOWNSPOUT ATTACHED TO WOOD CORBEL
4 FORMED METAL DOWNSPOUT ATTACHED TO WOOD CORBEL
5 FINISHED CONCRETE SLAB FLOOR
6 PROVIDE ICE AND WATER BARRIER 24" IN FROM FACE OF WALL
6 PROVIDE ICE AND WATER BARRIER 24" IN FROM FACE OF WALL
7 4" K-STYLE GUTTER PAINTED PER ELEVATIONS



2 ROOF PLAN
1/2" = 1'-0"



1 FIRST FLOOR PLAN
1/2" = 1'-0"
0' 6" 1' 2' 4'

KIOSK

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FLOOR PLAN

PROJECT # 23115
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A111

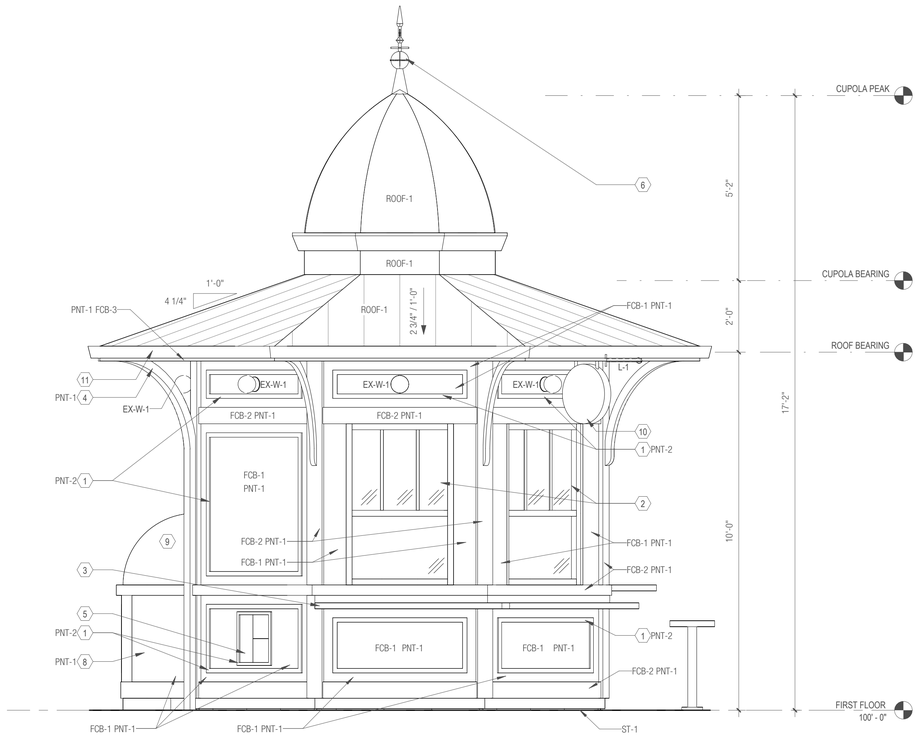
KIOSK

FINISH SCHEDULE

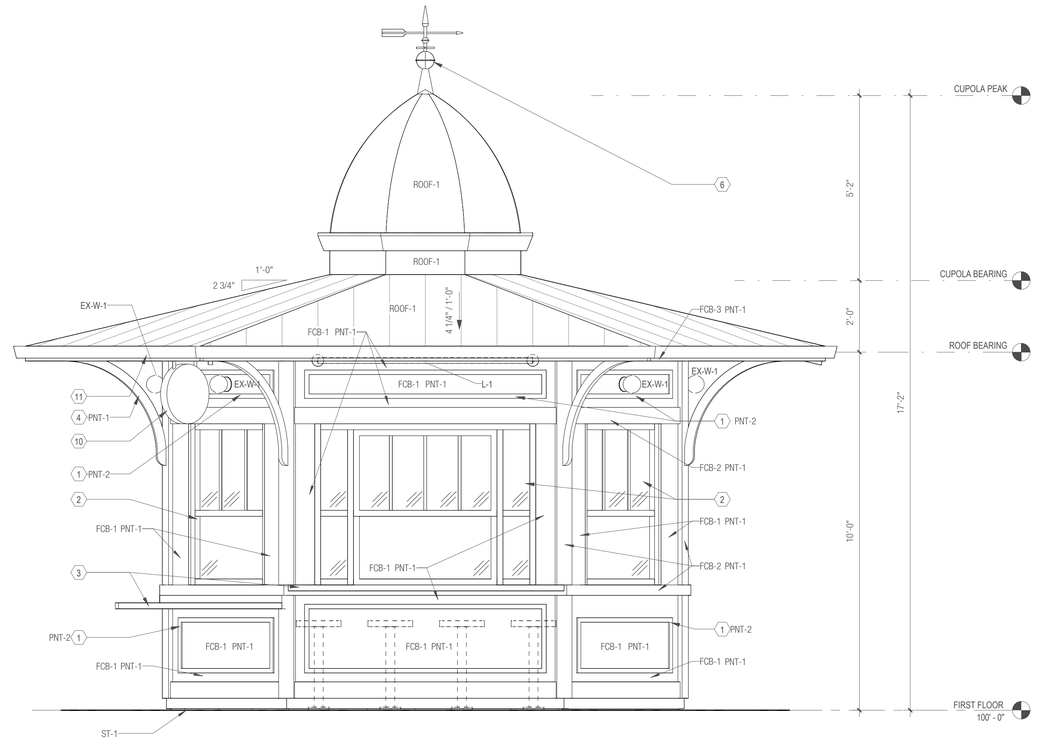
EXTERIOR	
FCB-1	JAMES HARDIE 5/16" SMOOTH FIBER CEMENT BOARD PANEL
FCB-2	JAMES HARDIE 1X SMOOTH FIBER CEMENT BOARD TRIM
FCB-3	JAMES HARDIE 1X SMOOTH FIBER CEMENT BOARD FASCIA
PNT-1	SW 2816 ROOKWOOD DARK GREEN
PNT-2	SW 7541 GRECIAN IVORY
ROOF-1	STANDING SEAM METAL ROOF IN COLOR DMI METALLIC COPPER
ST-1	CLASSIC ROCKFACE BLOCK #201 CONCRETE VENEER OVER CMU

EXTERIOR ELEVATION CODED NOTES

1 WOOD MOLDING
2 ALUMINUM-CLAD WOOD DOUBLE-HUNG WINDOW
3 2" WOOD COUNTERTOP
4 2'-6" X 3'-8" CURVED WOOD CORBEL
5 DOG DOOR
6 METAL WEATHERVANE
7 INSULATED HOLLOW METAL DOOR WITH FLUSH PANEL & PAINT FINISH
8 REMOVABLE FIBER CEMENT ACCESS PANEL WITH TRIM & FINISH TO MATCH ADJACENT
9 HOT BOX CAP: FIELD-FORMED METAL PANEL W/ PAINT FINISH OVER SHEATHING AND FRAMING
10 HANGING SIGN
11 4" K-STYLE GUTTER, PAINTED TO MATCH ROOF



2 EAST ELEVATION
1/2" = 1'-0"



1 NORTH ELEVATION
1/2" = 1'-0"
0" 6" 1' 2' 4"

KIOSK

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A201

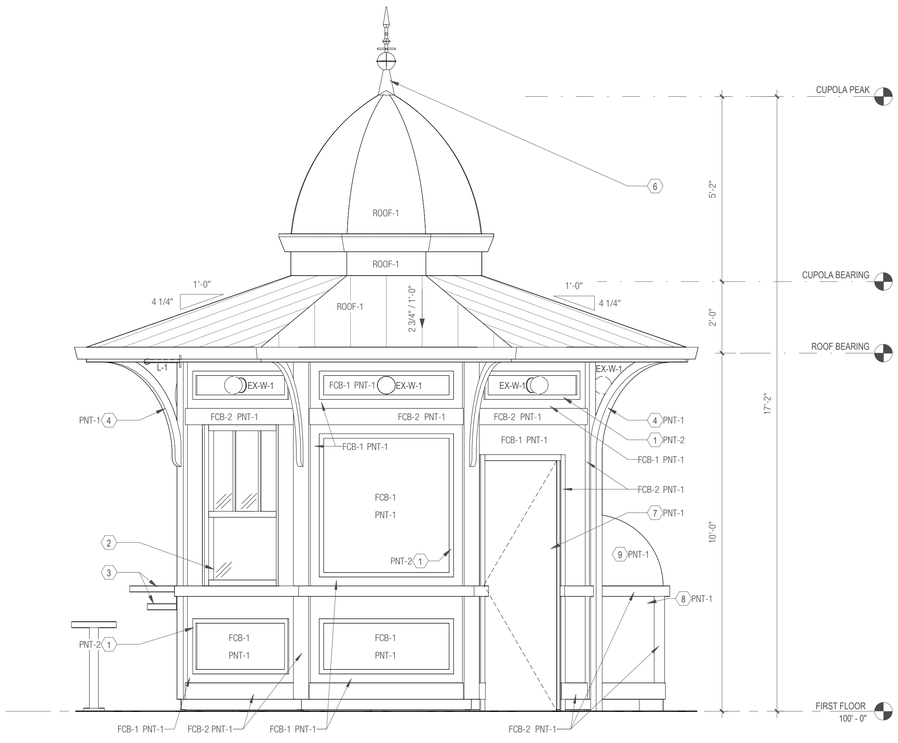
KIOSK

FINISH SCHEDULE

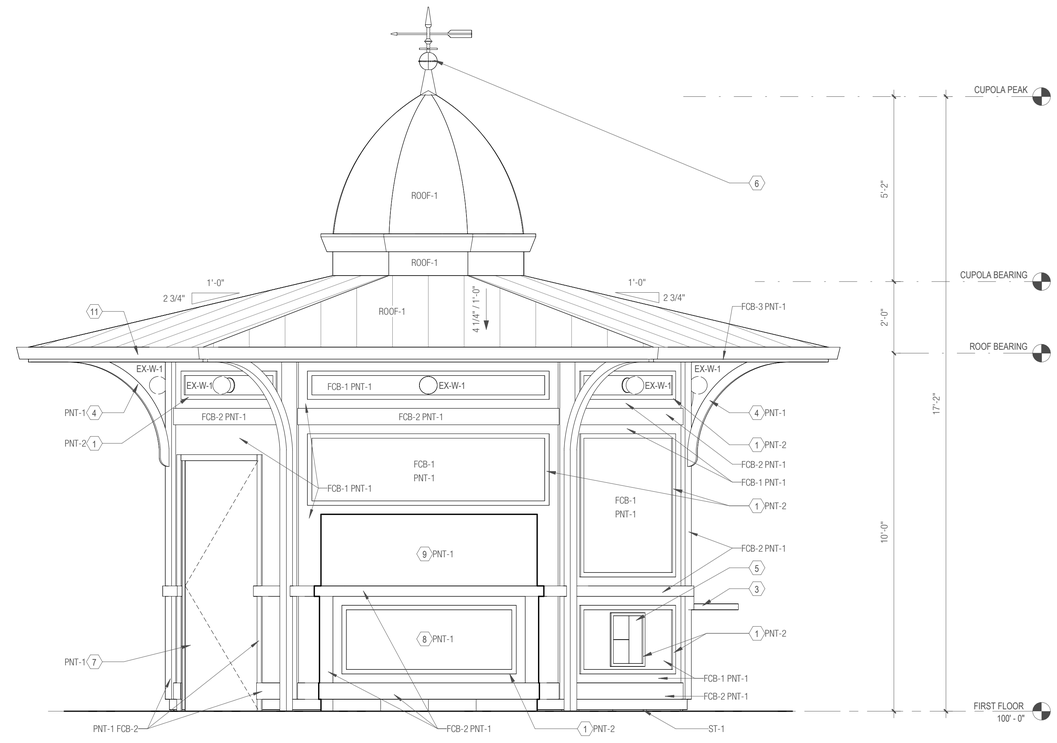
EXTERIOR	
FCB-1	JAMES HARDIE 5/16" SMOOTH FIBER CEMENT BOARD PANEL
FCB-2	JAMES HARDIE 1X SMOOTH FIBER CEMENT BOARD TRIM
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ROOF-1	STANDING SEAM METAL ROOF IN COLOR DMI METALLIC COPPER
ST-1	CLASSIC ROCKFACE BLOCK #201 CONCRETE VENEER OVER CMU

EXTERIOR ELEVATION CODED NOTES

1 WOOD MOLDING
2 ALUMINUM-CLAD WOOD DOUBLE-HUNG WINDOW
3 2" WOOD COUNTERTOP
4 2'-6" X 3'-8" CURVED WOOD CORBEL
5 DOG DOOR
6 METAL WEATHERVANE
7 INSULATED HOLLOW METAL DOOR WITH FLUSH PANEL & PAINT FINISH
8 REMOVABLE FIBER CEMENT ACCESS PANEL WITH TRIM & FINISH TO MATCH ADJACENT
9 HOT BOX CAP: FIELD-FORMED METAL PANEL W/ PAINT FINISH OVER SHEATHING AND FRAMING
10 HANGING SIGN
11 4" K-STYLE GUTTER, PAINTED TO MATCH ROOF



2 WEST ELEVATION
1/2" = 1'-0"



1 SOUTH ELEVATION
1/2" = 1'-0"
0" 6" 1' 2' 4"

KIOSK

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ELEVATIONS

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DRAWN BY: Author REVIEWED BY: Approver
SHEET #

A202

KIOSK



1 B1 FLOOR PLAN
1/8" = 1'-0"
0" 2' 4' 8' 16'

FLOOR PLAN CODED NOTES

1 EXISTING STONE RUIN TO REMAIN
2 4" COMPACTED GRAVEL OVER WEED BARRIER OVER EXISTING GRADE
3 C.I.P. CONC COLUMN PER STRUCTURAL
4 6-INCH COMPOSITE FLOOR DECK OVER STEEL FRAMING OVER SUSPENDED INSULATED SOFFIT
5 4-INCH CONC. SLAB ON GRADE OVER 10 MIL. VAPOR RETARDER OVER MIN. 4" COMPACTED GRAVEL BASE
6 5-INCH COMPOSITE FLOOR DECK OVER STEEL FRAMING
7 GYPCRETE OVER FLOOR SHEATHING OVER WOOD TRUSSES PER STRUCTURAL
8 METAL ROOFING OVER UNDERLAYMENT OVER 5" POLYISO RIGID INSULATION OVER METAL ROOF DECK OVER SLOPED STEEL FRAMING PER STRUCTURAL
9 METAL ROOFING OVER UNDERLAYMENT OVER 5" POLYISO RIGID INSULATION OVER ROOF SHEATHING OVER WOOD SCISSOR TRUSSES PER STRUCTURAL
10 EPDM ROOFING OVER R-30 TAPERED POLYISO INSULATION OVER ROOF SHEATHING OVER WOOD TRUSSES PER STRUCTURAL
11 STEEL STAIR ASSEMBLY WITH HARDWOOD TREADS & STEEL GUARDRAILS
12 C.I.P. CONC STAIR W/ STEEL HANDRAILS
13 STEEL STAIR ASSEMBLY WITH CONC-FILLED METAL PAN TREADS & STEEL-FRAMED GUARDRAIL WITH WOOD FINISH
14 FRT THERMOWOOD DECKING OVER FRT 2X JOISTS & STEEL BEAMS PER STRUCTURAL
15 DIMENSIONAL THERMOWOOD LUMBER PERGOLA

COHATCH RIVERVIEW NB

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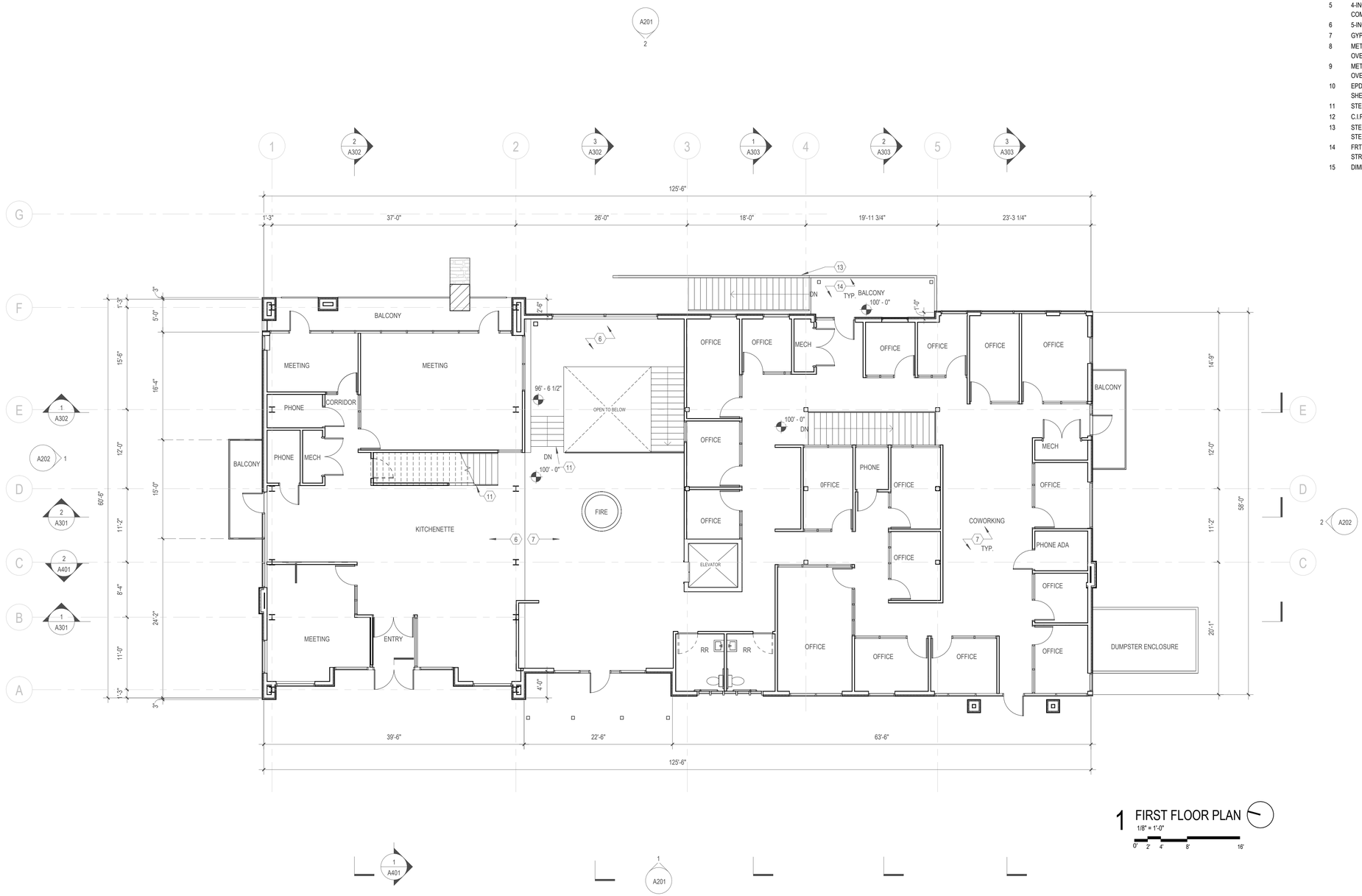
B1 FLOOR PLAN

PROJECT #	23115
DATE	05/02/25
DRAWN BY: JF	REVIEWED BY: JF

SHEET #

A111

COHATCH RIVERVIEW NB



1 FIRST FLOOR PLAN
1/8" = 1'-0"
0' 2' 4' 8' 16'

FLOOR PLAN CODED NOTES

1 EXISTING STONE RUIN TO REMAIN
2 4" COMPACTED GRAVEL OVER WEED BARRIER OVER EXISTING GRADE
3 C.I.P. CONC COLUMN PER STRUCTURAL
4 6-INCH COMPOSITE FLOOR DECK OVER STEEL FRAMING OVER SUSPENDED INSULATED SOFFIT
5 4-INCH CONC. SLAB ON GRADE OVER 10 MIL. VAPOR RETARDER OVER MIN. 4" COMPACTED GRAVEL BASE
6 5-INCH COMPOSITE FLOOR DECK OVER STEEL FRAMING
7 GYPCRETE OVER FLOOR SHEATHING OVER WOOD TRUSSES PER STRUCTURAL
8 METAL ROOFING OVER UNDERLAYMENT OVER 5" POLYISO RIGID INSULATION OVER METAL ROOF DECK OVER SLOPED STEEL FRAMING PER STRUCTURAL
9 METAL ROOFING OVER UNDERLAYMENT OVER 5" POLYISO RIGID INSULATION OVER ROOF SHEATHING OVER WOOD SCISSOR TRUSSES PER STRUCTURAL
10 EPDM ROOFING OVER R-30 TAPERED POLYISO INSULATION OVER ROOF SHEATHING OVER WOOD TRUSSES PER STRUCTURAL
11 STEEL STAIR ASSEMBLY WITH HARDWOOD TREADS & STEEL GUARDRAILS
12 C.I.P. CONC STAIR W/ STEEL HANDRAILS
13 STEEL STAIR ASSEMBLY WITH CONC-FILLED METAL PAN TREADS & STEEL-FRAMED GUARDRAIL WITH WOOD FINISH
14 FRT THERMOWOOD DECKING OVER FRT 2X JOISTS & STEEL BEAMS PER STRUCTURAL
15 DIMENSIONAL THERMOWOOD LUMBER PERGOLA

COHATCH RIVERVIEW NB

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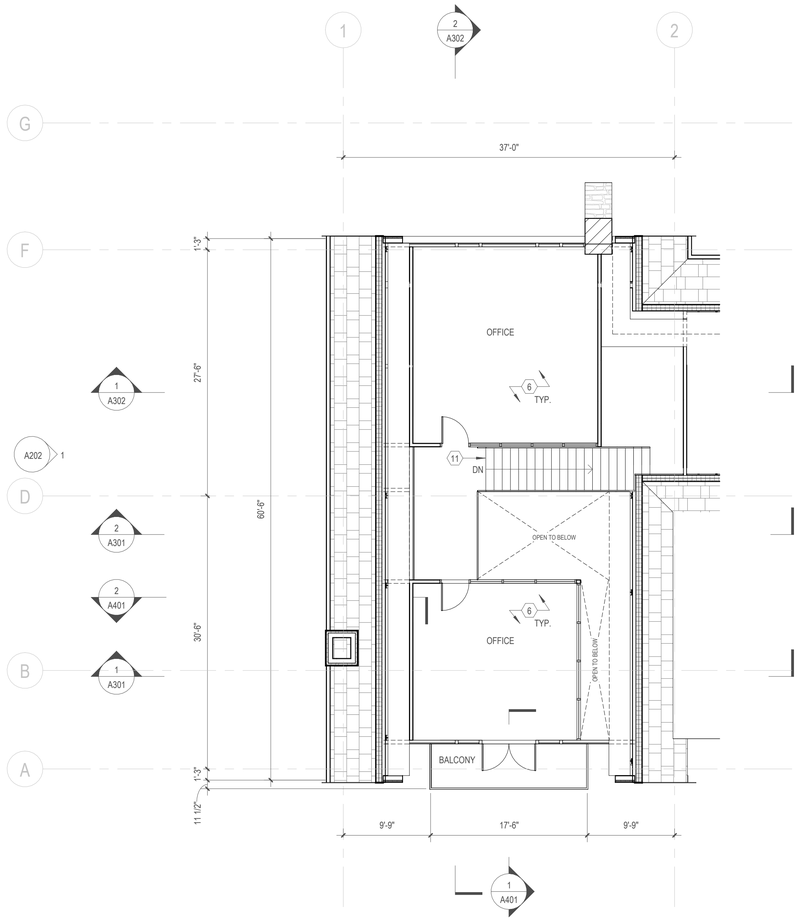
FIRST FLOOR PLAN

PROJECT #	23115
DATE	05/02/25
DRAWN BY: JF	REVIEWED BY: JF

SHEET #

A112

COHATCH RIVERVIEW NB



1 MEZZANINE PLAN

1/8" = 1'-0"

0" 2" 4" 8" 16"

FLOOR PLAN CODED NOTES

1 EXISTING STONE RUIN TO REMAIN
2 4" COMPACTED GRAVEL OVER WEED BARRIER OVER EXISTING GRADE
3 C.I.P. CONC COLUMN PER STRUCTURAL
4 6-INCH COMPOSITE FLOOR DECK OVER STEEL FRAMING OVER SUSPENDED INSULATED SOFFIT
5 4-INCH CONC. SLAB ON GRADE OVER 10 MIL. VAPOR RETARDER OVER MIN. 4" COMPACTED GRAVEL BASE
6 5-INCH COMPOSITE FLOOR DECK OVER STEEL FRAMING
7 GYPCRETE OVER FLOOR SHEATHING OVER WOOD TRUSSES PER STRUCTURAL
8 METAL ROOFING OVER UNDERLAYMENT OVER 5" POLYISO RIGID INSULATION OVER METAL ROOF DECK OVER SLOPED STEEL FRAMING PER STRUCTURAL
9 METAL ROOFING OVER UNDERLAYMENT OVER 5" POLYISO RIGID INSULATION OVER ROOF SHEATHING OVER WOOD SCISSOR TRUSSES PER STRUCTURAL
10 EPDM ROOFING OVER R-30 TAPERED POLYISO INSULATION OVER ROOF SHEATHING OVER WOOD TRUSSES PER STRUCTURAL
11 STEEL STAIR ASSEMBLY WITH HARDWOOD TREADS & STEEL GUARDRAILS
12 C.I.P. CONC STAIR W/ STEEL HANDRAILS
13 STEEL STAIR ASSEMBLY WITH CONC-FILLED METAL PAN TREADS & STEEL-FRAMED GUARDRAIL WITH WOOD FINISH
14 FRT THERMOWOOD DECKING OVER FRT 2X JOISTS & STEEL BEAMS PER STRUCTURAL
15 DIMENSIONAL THERMOWOOD LUMBER PERGOLA

WALL LEGEND

NOTE: INTERIOR PARTITION DIMENSIONS TO FACE OF STUD / BLOCK - UNLESS NOTED OTHERWISE.

NOTE: EXTERIOR WALL AND OPENING DIMENSIONS TO FINISH FACE OF MASONRY

NOTE: SEE G-SHEETS FOR FULL WALL DESCRIPTION & TYPICAL DETAILS

A1 INTERIOR TENANT WALL (FUTURE)

A2 INTERIOR FIRE RISER RM WALL

B1 EXTERIOR BRICK VENEER WALL

B1X EXTERIOR BRICK VENEER WALL (RATED)

B2 EXTERIOR METAL SIDING WALL

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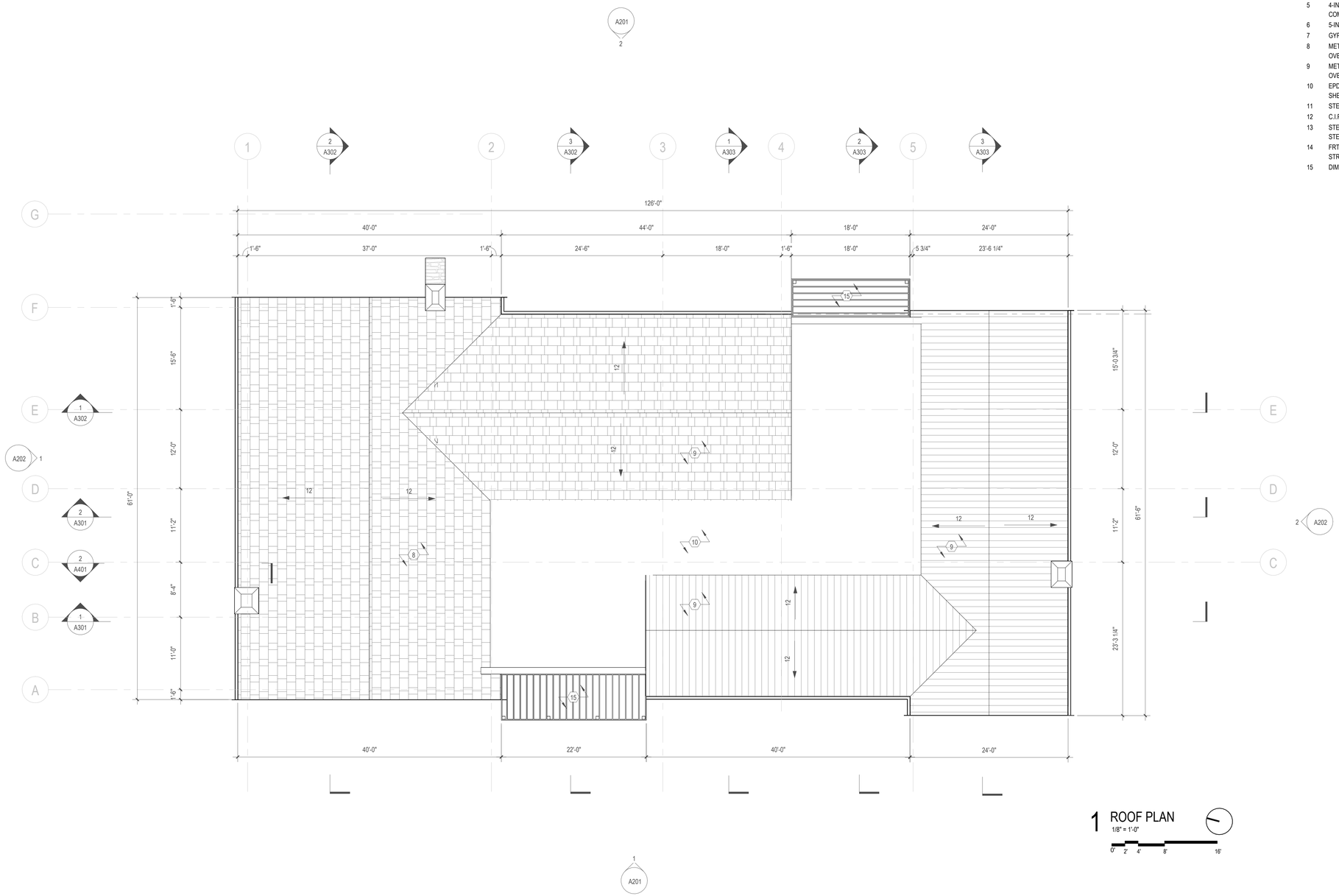
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DESIGN DEVELOPMENT	05/02/2025

MEZZANINE FLOOR PLAN

PROJECT #	23115
DATE	05/02/25
DRAWN BY: JF	REVIEWED BY: JF
SHEET #	A113

COHATCH RIVERVIEW NB



1 ROOF PLAN
1/8" = 1'-0"
0' 2' 4' 8' 16'

FLOOR PLAN CODED NOTES

1 EXISTING STONE RUIN TO REMAIN
2 4" COMPACTED GRAVEL OVER WEED BARRIER OVER EXISTING GRADE
3 C.I.P. CONC COLUMN PER STRUCTURAL
4 6-INCH COMPOSITE FLOOR DECK OVER STEEL FRAMING OVER SUSPENDED INSULATED SOFFIT
5 4-INCH CONC. SLAB ON GRADE OVER 10 MIL. VAPOR RETARDER OVER MIN. 4" COMPACTED GRAVEL BASE
6 5-INCH COMPOSITE FLOOR DECK OVER STEEL FRAMING
7 GYPCRETE OVER FLOOR SHEATHING OVER WOOD TRUSSES PER STRUCTURAL
8 METAL ROOFING OVER UNDERLAYMENT OVER 5" POLYISO RIGID INSULATION OVER METAL ROOF DECK OVER SLOPED STEEL FRAMING PER STRUCTURAL
9 METAL ROOFING OVER UNDERLAYMENT OVER 5" POLYISO RIGID INSULATION OVER ROOF SHEATHING OVER WOOD SCISSOR TRUSSES PER STRUCTURAL
10 EPDM ROOFING OVER R-30 TAPERED POLYISO INSULATION OVER ROOF SHEATHING OVER WOOD TRUSSES PER STRUCTURAL
11 STEEL STAIR ASSEMBLY WITH HARDWOOD TREADS & STEEL GUARDRAILS
12 C.I.P. CONC STAIR W/ STEEL HANDRAILS
13 STEEL STAIR ASSEMBLY WITH CONC-FILLED METAL PAN TREADS & STEEL-FRAMED GUARDRAIL WITH WOOD FINISH
14 FRT THERMOWOOD DECKING OVER FRT 2X JOISTS & STEEL BEAMS PER STRUCTURAL
15 DIMENSIONAL THERMOWOOD LUMBER PERGOLA

COHATCH RIVERVIEW NB

N. RIVERVIEW STREET
DUBLIN, OH 43017

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ISSUE DESCRIPTION	DATE
DESIGN DEVELOPMENT	05/02/2025

PRELIMINARY DOCUMENTS
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ROOF PLAN

PROJECT #	23115
DATE	05/02/25
DRAWN BY: JF	REVIEWED BY: JF

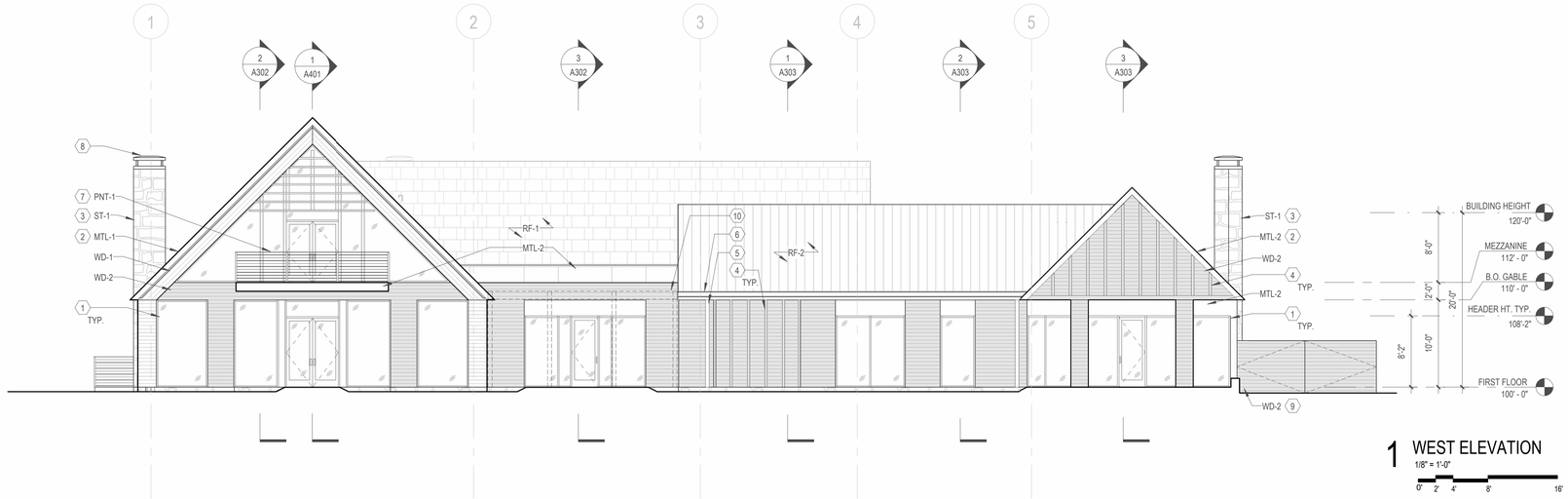
SHEET #

A114

COHATCH RIVERVIEW NB



2 EAST ELEVATION
1/8" = 1'-0"



1 WEST ELEVATION
1/8" = 1'-0"

0' 2' 4' 8' 16'

ELEVATION CODED NOTES

1 ALUMINUM STOREFRONT ASSEMBLY, DARK BRONZE FINISH
2 1X8 METAL-WRAPPED FASCIA
3 2X FRAMED CHIMNEY
4 2X4 THERMOWOOD TRIM TO MATCH ADJACENT CLADDING FINISH
5 FORMED MTL BOX DOWNSPOUT
6 FORMED MTL BOX GUTTER W/ FINISH TO MATCH ADJACENT ROOF
7 STEEL GUARDRAIL
8 MASTER SERVICES STYLE #1 FORMED METAL CHIMNEY CAP W/ DARK BRONZE FINISH
9 MECHANICAL/TRASH ENCLOSURE
10 DIMENSIONAL THERMOWOOD LUMBER PERGOLA
11 CONCRETE PIER
12 OPEN JOIST W/ STEEL GRATE FALL PROTECTION OVER MECH ENCLOSURE

FINISH SCHEDULE

FINISH	DESCRIPTION
FINISH	
CF-1	US FORMLINER 2/122 YUKON
DECK-1	COMPOSITE DECKING IN COLOR NATURAL WOOD
MTL-1	22 GA. ALUMINUM BRAKE METAL, PREFINISH GREY
MTL-2	22 GA. ALUMINUM BRAKE METAL, PREFINISH DARK BRONZE
PNT-1	DARK BRONZE
RF-1	CENTURA STEEL SHINGLE IN COLOR GUNMETAL
RF-2	DMI 22 GA. STANDING SEAM METAL ROOF IN DARK BRONZE
ST-1	NATURAL LIMESTONE VENEER
ST-2	CAST STONE BAND
WD-1	1X6 THERMOWOOD CLADDING - LUNAWOOD LUNA ARCTIC LAYER BRUSHED
WD-2	1X6 THERMOWOOD CLADDING - LUNAWOOD LUNA LAYER BRUSHED W/ CUTEK BLACK ASH STAIN

MOCK-UP ASSEMBLIES

CONTRACTOR TO PROVIDE MINIMUM 36" X 36" MOCKUP OF EACH TYPICAL EXTERIOR FINISH ASSEMBLY INCLUDING BUT NOT LIMITED TO:

1. BRICK VENEER INCLUDING MORTAR
2. METAL SIDING
3. DECORATIVE BLOCK WATER TABLE

COHATCH RIVERVIEW NB

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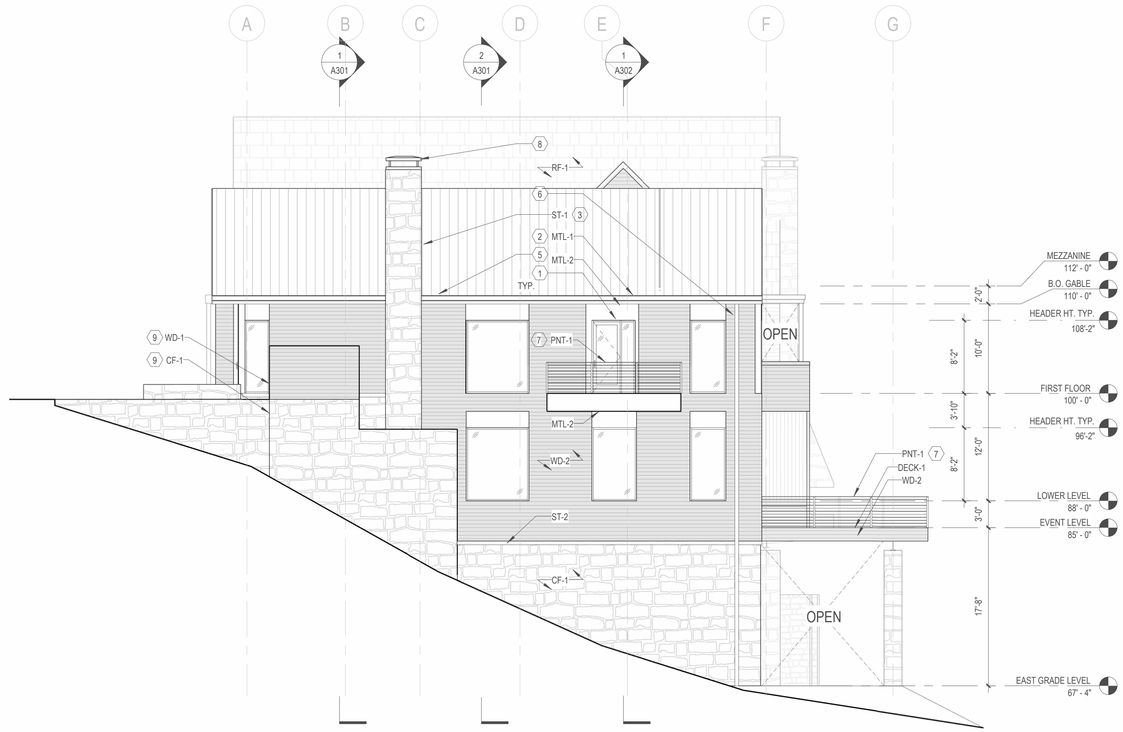
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EXTERIOR ELEVATIONS

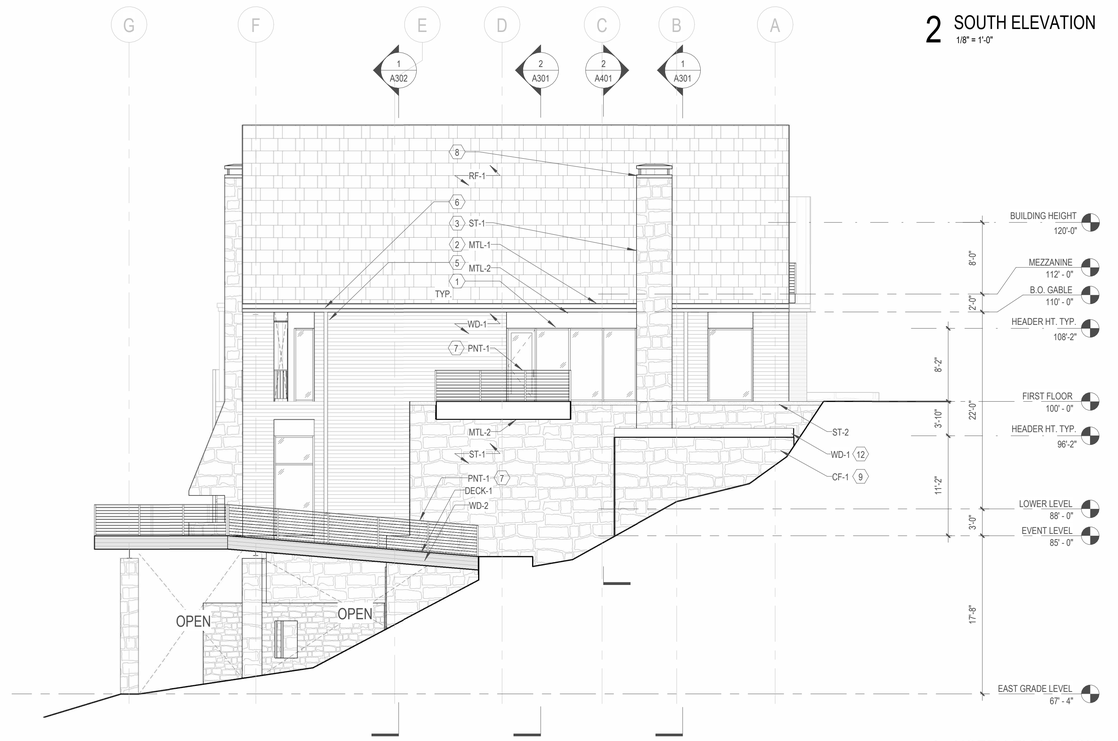
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DATE 05/02/25
DRAWN BY: PF/JF REVIEWED BY: JF
SHEET #

A201

COHATCH RIVERVIEW NB



2 SOUTH ELEVATION
1/8" = 1'-0"



1 NORTH ELEVATION
1/8" = 1'-0"

0" 2" 4" 8" 16'

ELEVATION CODED NOTES

1 ALUMINUM STOREFRONT ASSEMBLY, DARK BRONZE FINISH
2 1X8 METAL-WRAPPED FASCIA
3 2X FRAMED CHIMNEY
4 2X4 THERMOWOOD TRIM TO MATCH ADJACENT CLADDING FINISH
5 FORMED MTL BOX DOWNSPOUT
6 FORMED MTL BOX GUTTER W/ FINISH TO MATCH ADJACENT ROOF
7 STEEL GUARDRAIL
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FINISH SCHEDULE

FINISH	DESCRIPTION
FINISH	
CF-1	US FORMLINER 2/122 YUKON
DECK-1	COMPOSITE DECKING IN COLOR NATURAL WOOD
MTL-1	22 GA. ALUMINUM BRAKE METAL, PREFINISH GREY
MTL-2	22 GA. ALUMINUM BRAKE METAL, PREFINISH DARK BRONZE
PNT-1	DARK BRONZE
RF-1	CENTURA STEEL SHINGLE IN COLOR GUNMETAL
RF-2	DMI 22 GA. STANDING SEAM METAL ROOF IN DARK BRONZE
ST-1	NATURAL LIMESTONE VENEER
ST-2	CAST STONE BAND
WD-1	1X6 THERMOWOOD CLADDING - LUNAWOOD LUNA ARCTIC LAYER BRUSHED
WD-2	1X6 THERMOWOOD CLADDING - LUNAWOOD LUNA LAYER BRUSHED W/ CUTEK BLACK ASH STAIN

MOCK-UP ASSEMBLIES

CONTRACTOR TO PROVIDE MINIMUM 36" X 36" MOCKUP OF EACH TYPICAL EXTERIOR FINISH ASSEMBLY INCLUDING BUT NOT LIMITED TO:

1. BRICK VENEER INCLUDING MORTAR
2. METAL SIDING
3. DECORATIVE BLOCK WATER TABLE

COHATCH RIVERVIEW NB

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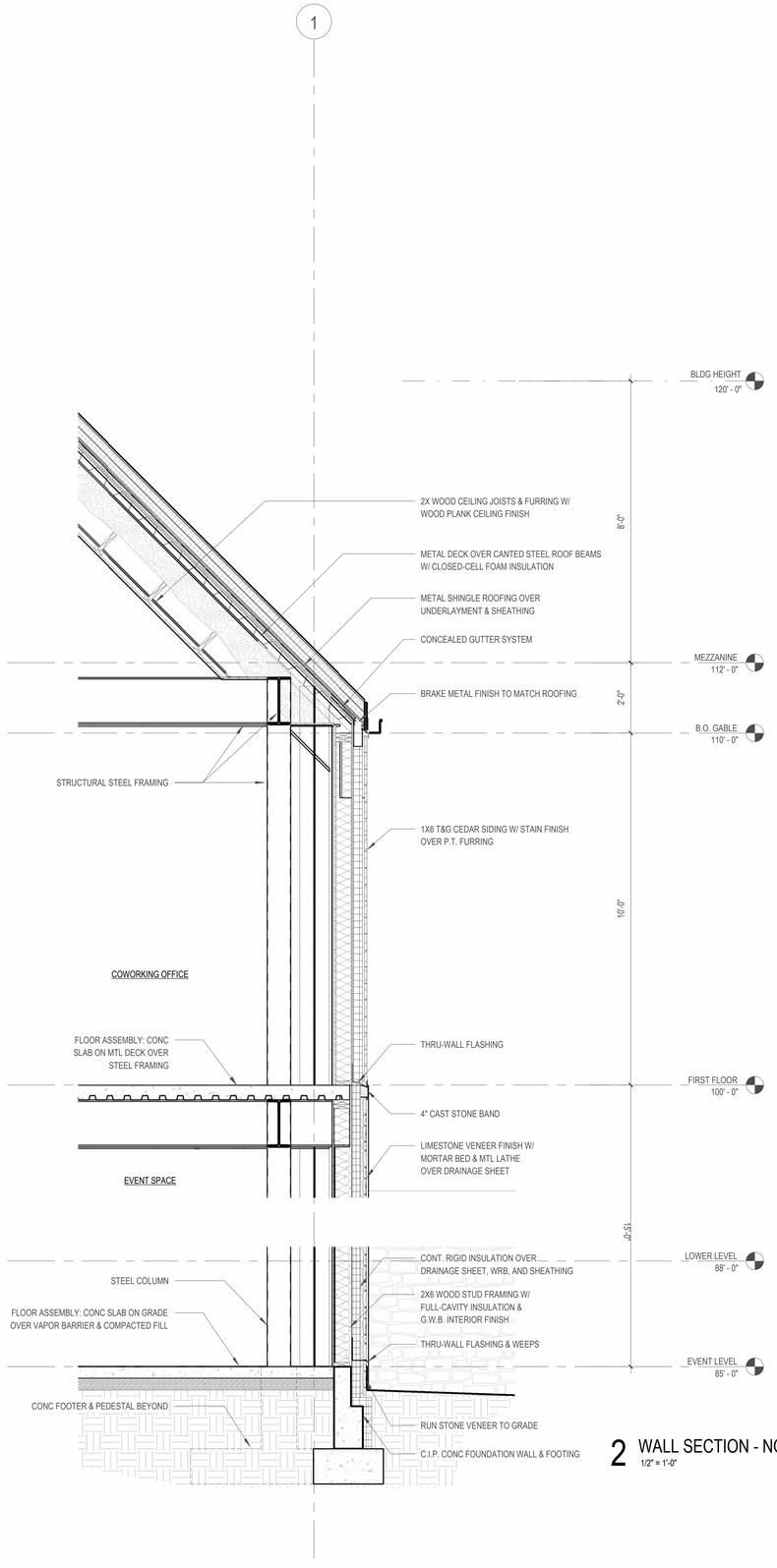
EXTERIOR ELEVATIONS

PROJECT #	23115
DATE	05/02/25
DRAWN BY: JF	REVIEWED BY: JF

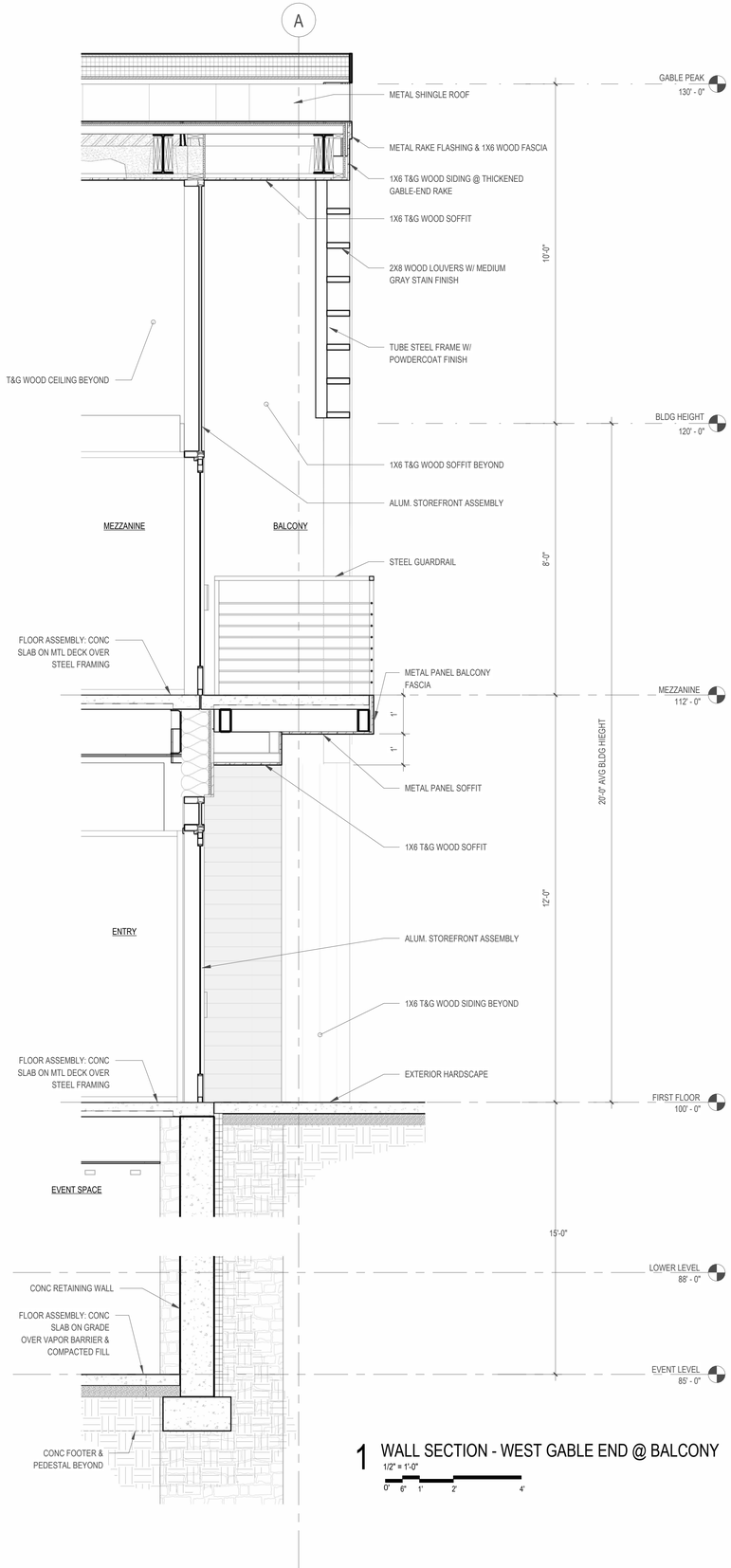
SHEET #

A202

COHATCH RIVERVIEW NB



2 WALL SECTION - NORTH EAVE
1/2" = 1'-0"



1 WALL SECTION - WEST GABLE END @ BALCONY
1/2" = 1'-0"
0" 6" 1' 2' 4'

COHATCH RIVERVIEW NB

N. RIVERVIEW STREET
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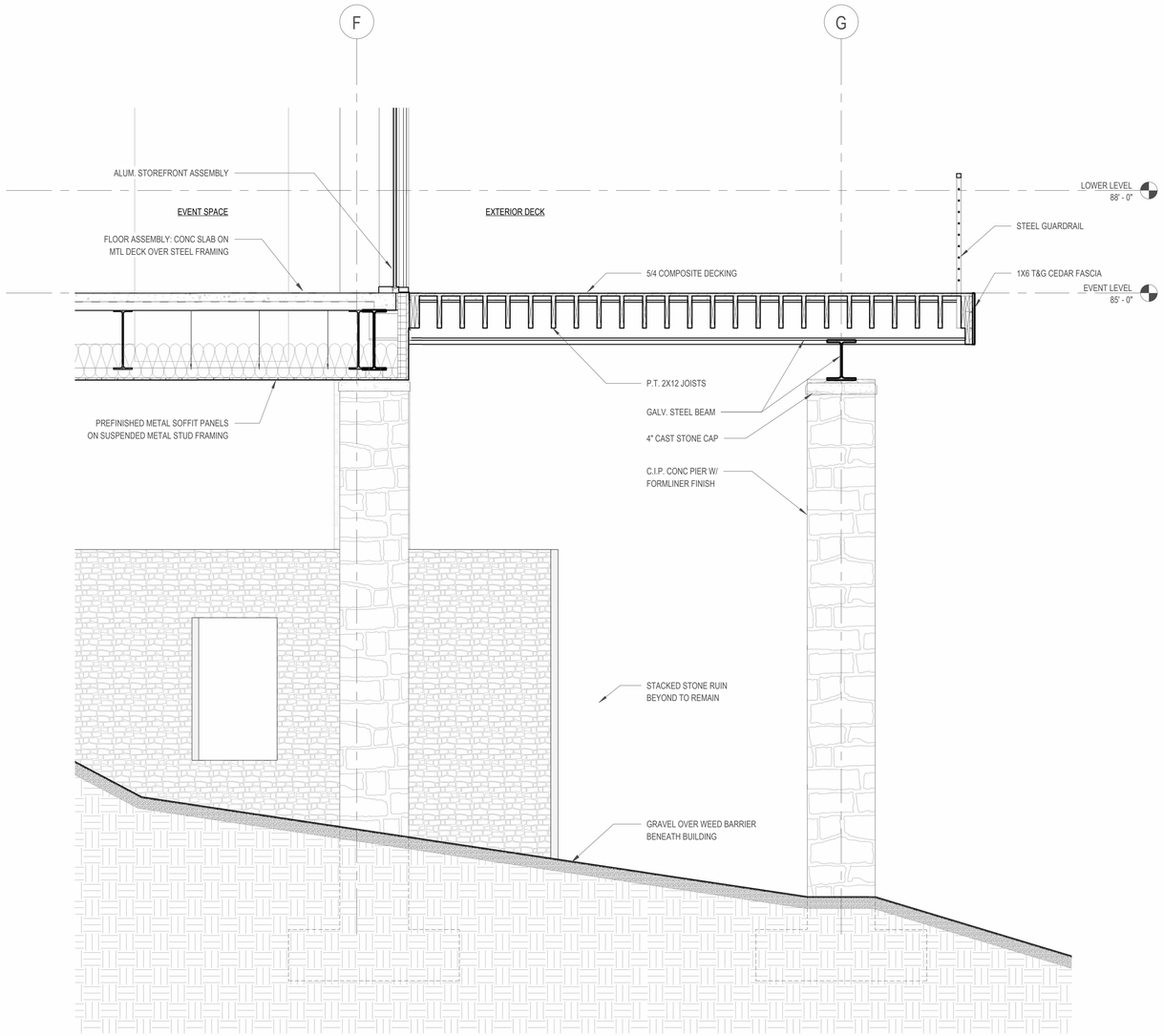
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WALL SECTIONS

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SHEET #	A401

COHATCH RIVERVIEW NB



1 WALL SECTION - EAST DECK @ RUIN
1/2" = 1'-0"

0" 6" 1' 2' 4'

COHATCH RIVERVIEW NB

N. RIVERVIEW STREET
DUBLIN, OH 43017

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WALL SECTIONS

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COHATCH RIVERVIEW NB