



## Project Description – 180 S. Riverview Street

Bob and Susan Dyas  
180 S. Riverview Street  
Dublin, Ohio 43017

This project includes the addition of a one-car garage with a walk-in closet to the East and a mudroom/laundry to the South. A separate structure will provide a front porch at the main entry. The dilapidated stone patio at the East side of the home will be replaced with a new deck and railing. The existing siding, trim, and asphalt shingles on the home will be replaced with primed HardiePanel Cedarmill Vertical Siding, 4' X8' with 1x2 battens, painted Sherwin Williams #7016 Mindful Gray; Azek trim, painted white; and dimensional shingles. A cultured stone water table will also be added to the West (front), North and South elevations. New cultured stone will match the limestone on the existing chimney.



## Description of Conformance – 180 S. Riverview Street

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Zoning District (53.058): BSC Historic Residential

Use (153.059): Single Family Residential is a permitted use in the BCS Historic Residential district per table 153.059A. No use specific standards apply.

Lots and Blocks (153.060): This project consists of an addition to the North and West sides of the existing home. It will include a one-car front load garage, and a covered porch at the existing front door and landing. The building faces Riverview Street, vehicular access is from Riverview Street.

### Building Type and Architecture

- Street Type (153.061): Neighborhood Street; Existing, no changes
- Building Type (153.062): Single-Family Detached
  1. Street Frontage
    - The addition extends 8'-4" in front of the main structure. The new front porch extends 4' from the main structure.
  2. Building Area
    - Side yard 3'
    - Lot size – 20,038 square feet
    - Existing Residence – 1,560 square feet
    - Addition – 483 square feet
    - Deck – 622 square feet
    - New Driveway – 200 square feet
  3. Height
    - The existing residence is 13'-3" tall from grade to the ridge. The addition will be 14'-7 ½" tall.
  4. Façade Divisions
    - Street Façade Transparency – 15% - West.
    - Non-Street Façade Transparency – 3% - North.
    - Non-Street Façade Transparency - 25% - East.
    - Non-Street Façade Transparency – 25% - South.
    - Façade Divisions – Requesting a waiver for the reduced transparency on the West and North Façades.
- Addition to an existing residence.
- All plans and elevations are enclosed.
- Existing structure to have siding, trim and asphalt shingles replaced.

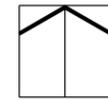
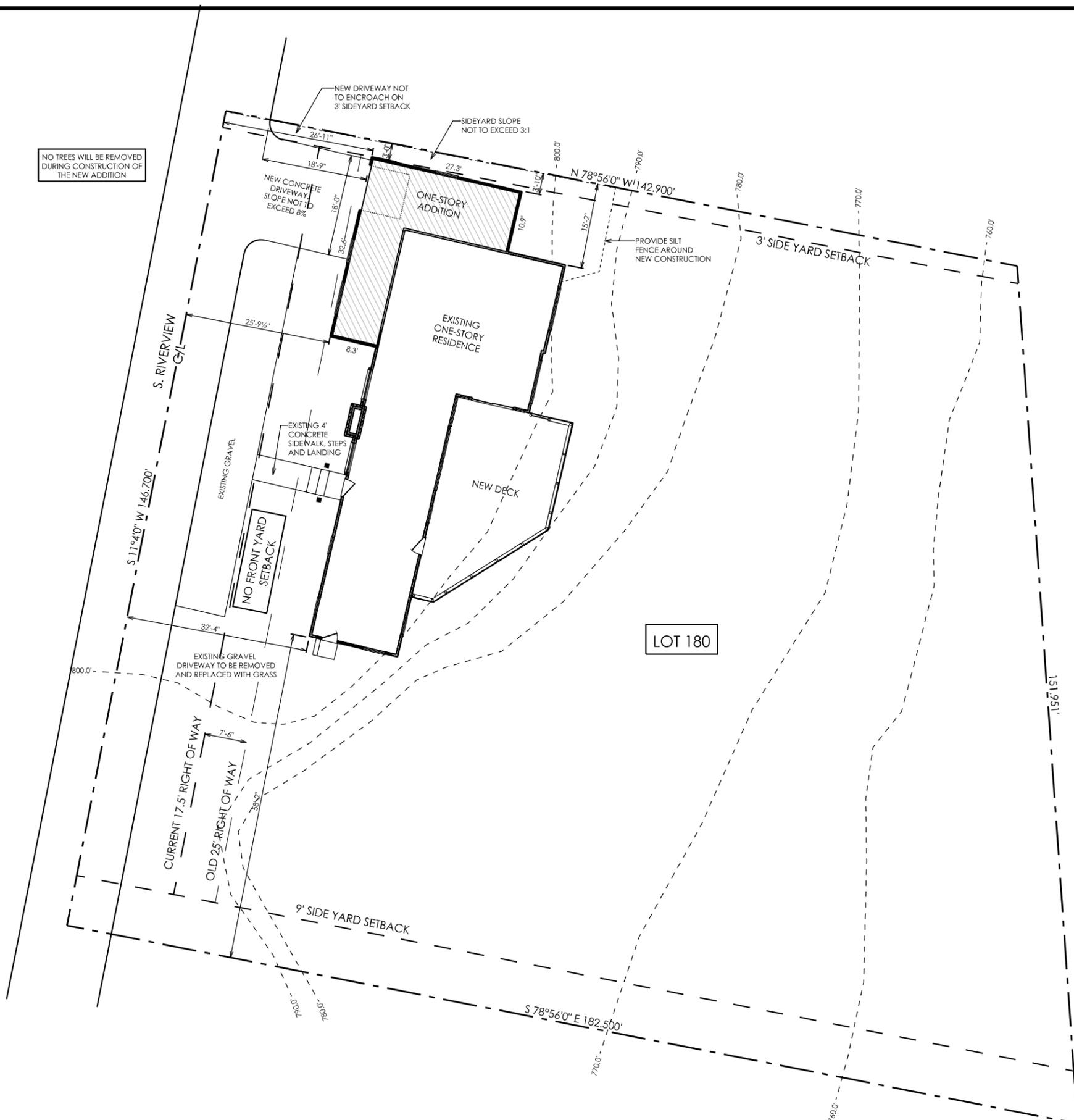


## Project Materials

- Replace existing siding with primed HardiePanel Cedarmill Vertical Siding, 4' X8' with 1x2 battens, painted Sherwin Williams #7016 Mindful Gray.
- The new cultured stone water table will be added to the front (West) elevation. The new stone will match the stone on the existing chimney.
- Replace existing trim around windows, doors, and corners with Azek trim, 5/4" x 4", Standard White. Azek trim will also be used on the new columns at the front porch, the fascia, rake boards and soffits, Standard White.
- Replace existing gutters. New gutters to match existing style and color, white to match trim.
- Replace shingles with 30 year shingles, CertainTeed Landmark Shingles, Weathered Wood.
- New windows will be Jeld-Wen Premium Vinyl Sliding windows, White. These are the windows that were used for the window replacement in 2011.
- The new door on the South Elevation will be a Therma-Tru Half-Lite Door, TS206 3068, painted white to match trim.
- The new garage door will be from C.H.I. Overhead Doors, Model 2255, 16 panel, no windows, Standard White.
- The new deck will be Trex Decking, 1" square edge boards, Pebble Grey.
- The new railing will be built up with 48" tall, 4x4 Azek posts with flat post caps, Charcoal Black; 42" tall x 60" wide, 3/8" tempered glass sections between posts, clear glass; 6" x 5/4" Azek top rail, Charcoal Black; and 2" x 5/4" Azek bottom rail, Charcoal Black.



NO TREES WILL BE REMOVED DURING CONSTRUCTION OF THE NEW ADDITION



NORTH

# SITE PLAN

SCALE: 1" = 20'-0"

LOCATION	ELEVATION
GRADE AT FOUNDATION	800.50'
TOP OF FOUNDATION	801.17'
FINISHED FIRST FLOOR	802.13"
BOTTOM OF FOOTERS	793.17'

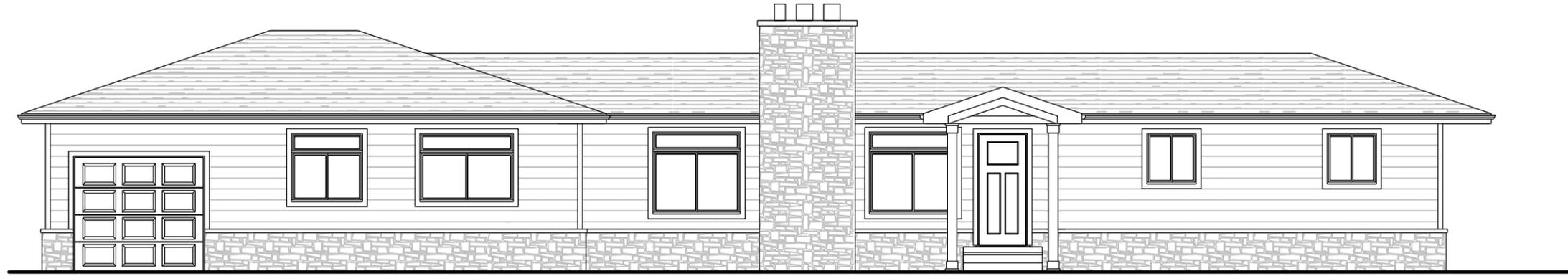
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000000	CONSTRUCTION
000000	REVISIONS

AN ADDITION PROJECT FOR THE  
**Dyas Residence**  
 BOB AND SUSAN DYAS  
 180 S. RIVERVIEW STREET  
 DUBLIN, OHIO 43017



75 S. High Street . Suite 4  
 Dublin, Ohio 43017  
 614.774.2490 Phone  
 614.633.1053 Fax  
 www.bolyardstudio.com





**FRONT ELEVATION**

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



**REAR ELEVATION**

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

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**RIGHT ELEVATION**  
SCALE: 1/8" = 1'-0"



**LEFT ELEVATION**  
SCALE: 1/8" = 1'-0"

	PRELIMINARY	BIDDING	CONSTRUCTION	REVISIONS
031614				
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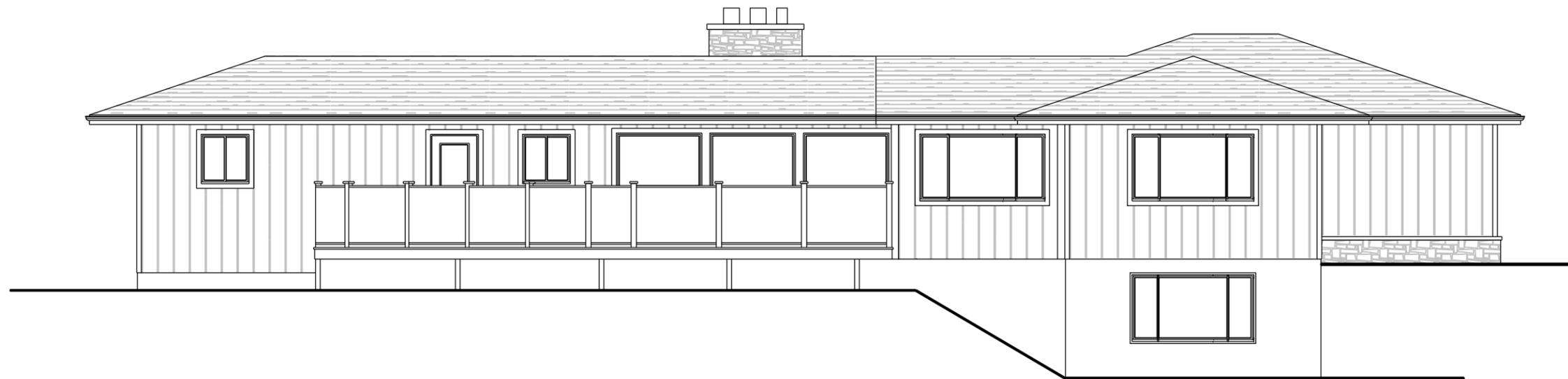


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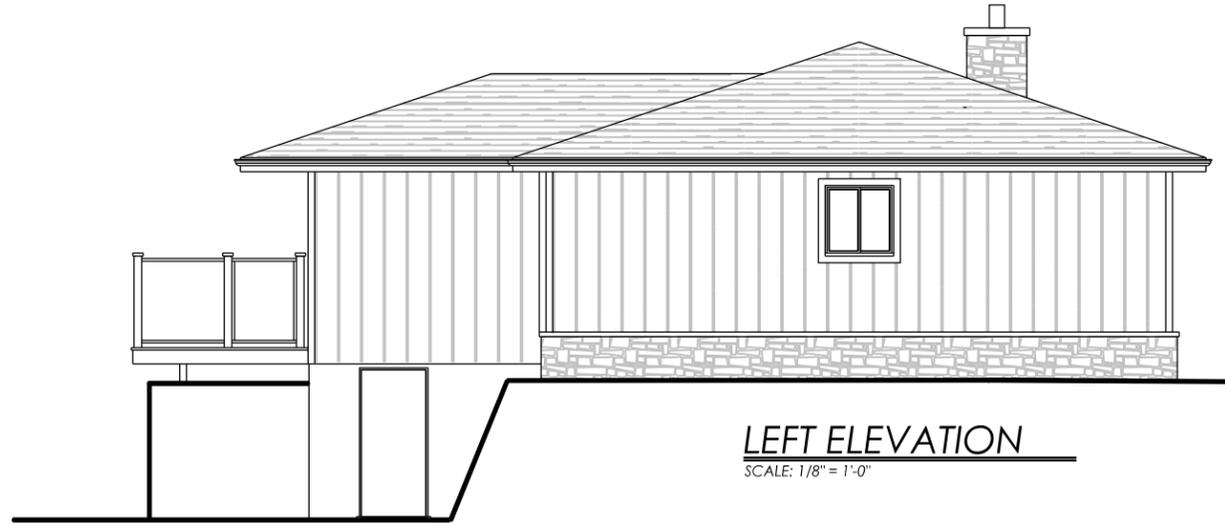
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SCALE: 1/8" = 1'-0"



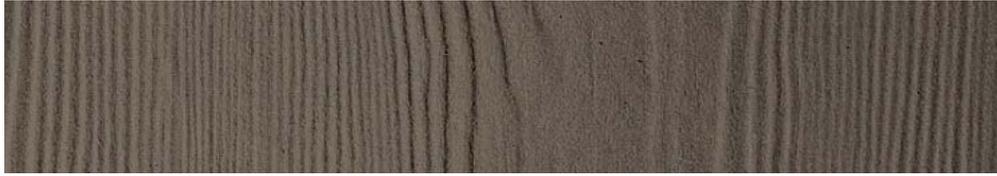
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Products / Exterior / HardiePanel® Vertical Siding

For projects that call for vertical siding, HardiePanel vertical siding provides value and long-lasting performance. As with all of our exterior products, HardiePanel is Engineered for Climate® and will stand up against the harshest weather conditions. When combined with HardieTrim® Batten boards, HardiePanel vertical siding gives you a traditional board-and-batten look. HardiePanel vertical siding comes with our strongest warranty ever; a 30 year nonprorated, transferable, limited warranty.

- PRODUCT INFORMATION
- WARRANTY
- INSTALLATION
- FAQ

Your zip code has been saved as: 43017

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The above HardieZone products are suited for your local climate. [Learn more.](#)

[View all products](#)

HardiePanel Cedarmill® Vertical Siding



Thickness: 5/16"  
Weight: 2.3 lbs./sq. ft.

WIDTHS	4'X8'	4'X9'	4'X10'
COLORPLUS®	✓	✓	✓
PRIMED	✓	✓	✓

Smooth



Thickness: 5/16"  
Weight: 2.3 lbs./sq. ft.

WIDTHS	4'X8'	4'X9'	4'X10'
COLORPLUS®	✓	✓	✓
PRIMED	✓	✓	✓

Stucco



Thickness: 5/16"  
Weight: 2.3 lbs./sq. ft.

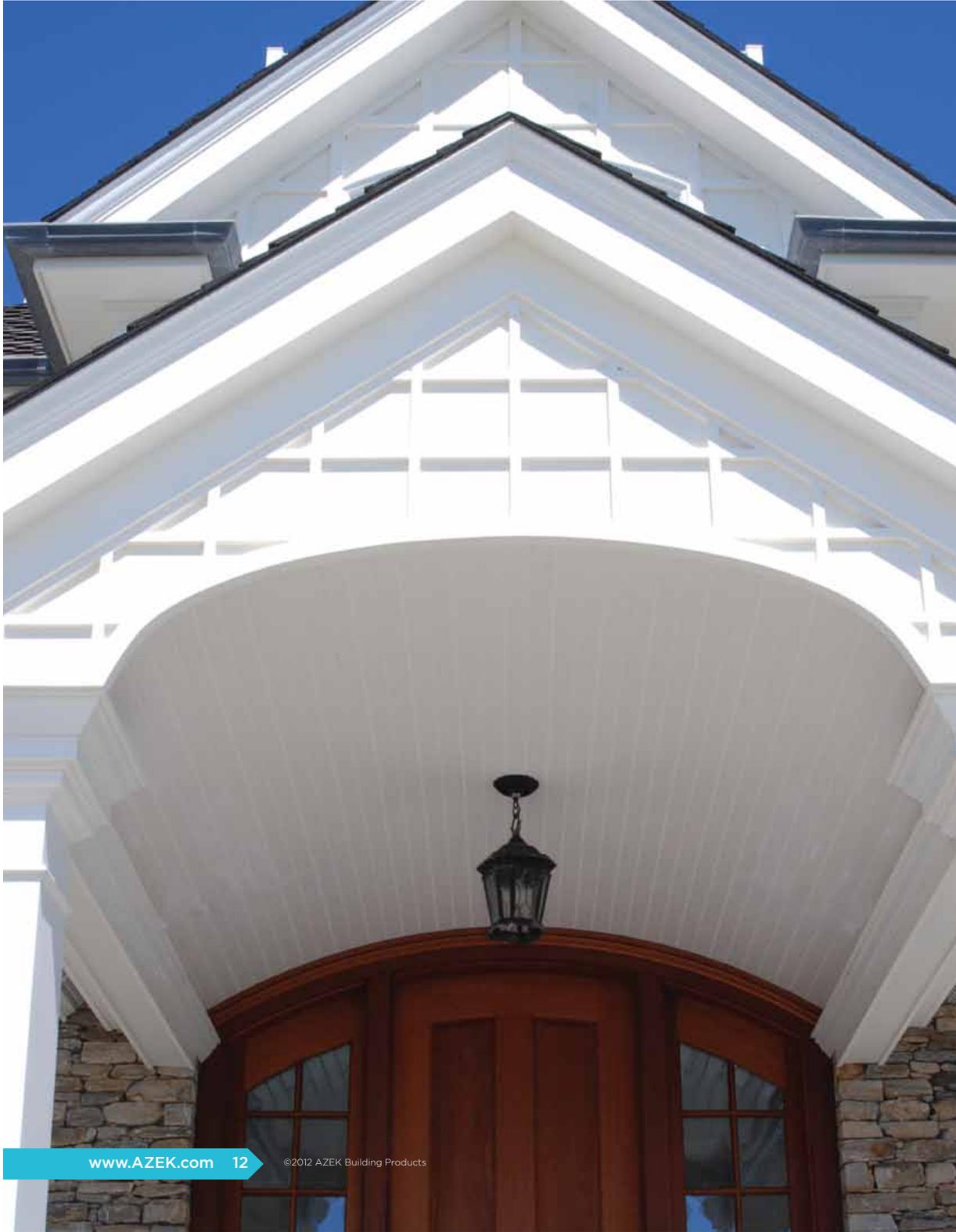
WIDTHS	4'X8'	4'X9'	4'X10'
COLORPLUS®	✓	✓	✓
PRIMED	✓	✓	✓

Sierra 8



Thickness: 5/16"  
Weight: 2.3 lbs./sq. ft.

WIDTHS	4'X8'	4'X9'	4'X10'
COLORPLUS®	✓	✓	✓
PRIMED	✓	✓	✓



### AZEK Trim (Traditional and Frontier)

Trim that is easy to work with and offers long lasting durability. It's the perfect replacement for wood in all non-stress and non-load bearing applications. Easily milled and routed for custom looks. Doesn't require paint for protection, but can be painted for aesthetics.

#### 5/8" x Thickness

Actual	Lengths
5/8" x 3 1/2"	12' and 18'
5/8" x 5 1/2"	12' and 18'
5/8" x 7 1/4"	12' and 18'
5/8" x 9 1/4"	12' and 18'
5/8" x 11 1/4"	12' and 18'
5/8" x 15 1/4"	12' and 18'

#### 4/4 x Thickness

Nominal	Actual	Lengths
1 x 2	3/4" x 1 1/2"	18'
1 x 4	3/4" x 3 1/2"	12' and 18'
1 x 5	3/4" x 4 1/2"	12' and 18'
1 x 6	3/4" x 5 1/2"	12' and 18'
1 x 8	3/4" x 7 1/4"	12' and 18'
1 x 10	3/4" x 9 1/4"	12' and 18'
1 x 12	3/4" x 11 1/4"	12' and 18'
1 x 16	3/4" x 15 1/4"	12' and 18'

#### 5/4 x Thickness

Nominal	Actual	Lengths
5/4 x 4	1" x 3 1/2"	12', 18', and 20'
5/4 x 5	1" x 4 1/2"	12', 18', and 20'
5/4 x 6	1" x 5 1/2"	12', 18', and 20'
5/4 x 8	1" x 7 1/4"	12', 18', and 20'
5/4 x 10	1" x 9 1/4"	12', 18', and 20'
5/4 x 12	1" x 11 1/4"	12', 18', and 20'
5/4 x 16	1" x 15 1/4"	12', 18', and 20'

#### 6/4 x Thickness (Frontier Only)

Nominal	Actual	Lengths
6/4 x 4	1 1/4" x 3 1/2"	20'
6/4 x 6	1 1/4" x 5 1/2"	20'
6/4 x 8	1 1/4" x 7 1/4"	20'
6/4 x 10	1 1/4" x 9 1/4"	20'
6/4 x 12	1 1/4" x 11 1/4"	20'

### AZEK Finish Grade Trim\* (Traditional)

Two-piece trim system installs quickly and easily, saving time and labor costs while providing a beautiful, smooth, fastener-free trim surface. No more need to fill, paint and sand nail holes. Perfect for door and window surrounds, but could be used in nearly any trim application.

Base plate can be quickly and securely face nailed. Then the cover trim fits neatly over the base trim and includes a nailing flange to eliminate visible fasteners.

Actual (Approximate installed thickness and width)

6/4" x 4" x 18' (new for 2012)  
6/4" x 6" x 18'

\* Patent Pending

AZEK Trim and AZEK Mouldings should be installed using the same good building principles used to install wood or composite trim and mouldings and in accordance with the local building codes and established installation guidelines. AZEK Building Products Inc. claims no liability or responsibility for the improper installation of this product.

AZEK Trim and AZEK Moulding may not be suitable for every application and it is the sole responsibility of the installer to be sure that AZEK Trim and Mouldings are fit for the intended use. Since all installations are unique, it is also the installer's responsibility to determine specific requirements in regards to each trim application. AZEK Building Products recommends that all applications be reviewed by a licensed architect, engineer or local building official before installation.

Technical information and AZEK Trim and Moulding Installation Guidelines are available online at [www.AZEK.com](http://www.AZEK.com) or from your local AZEK Dealer. If you have any questions or need assistance, please call AZEK Customer Service at 877-ASK-AZEK (877-275-2935) or visit [www.AZEK.com](http://www.AZEK.com).

# LANDMARK™

**“Best Buy”**

As ranked by a leading  
Consumer Magazine.



## takes roofing to a higher level

Durable, beautiful color-blended line of shingles. The widest array of colors to suit any trim, stucco or siding color. Manufactured with self-sealing adhesive strips and a wide nailing zone, larger than competitors for ease of installation so your roofing job is complete in no time.

## specifications

- Two-piece laminated fiber glass-based construction
- Classic shades and dimensional appearance of natural wood or slate
- 240 lbs. per square

*For U.S. building code compliance, see product specification sheets.*

CertainTeed products are tested to ensure the highest quality and comply with the following industry standards:

### **Fire Resistance:**

- UL Class A
- UL certified to meet ASTM D3018 Type 1

### **Wind Resistance:**

- UL certified to meet ASTM D3018 Type 1

### **Tear Resistance:**

- UL certified to meet ASTM D3462
- CSA standard A123.5

### **Wind Driven Rain Resistance:**

- Miami-Dade Product Control Acceptance

### **Quality Standards:**

- ICC-ES-ESR-1389

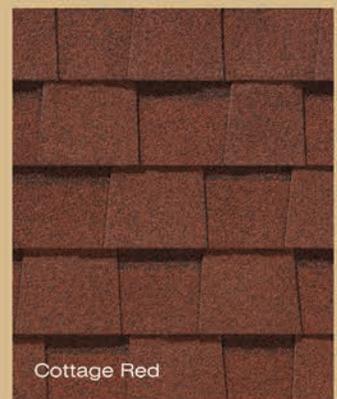
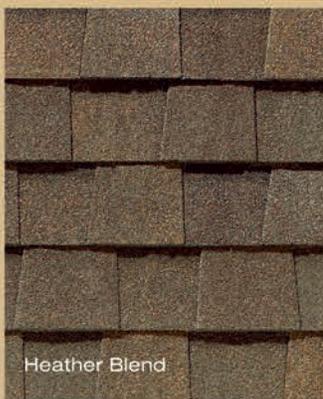
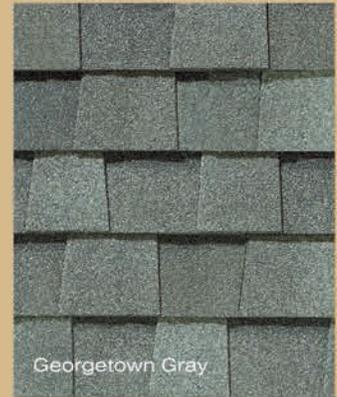
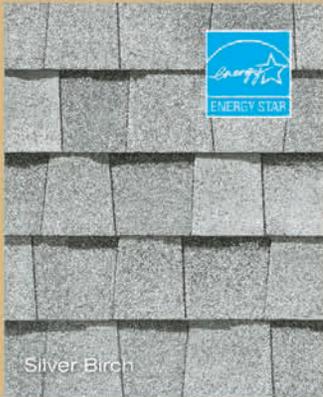
*Landmark Silver Birch is an ENERGY STAR® rated product and may qualify for a federal tax credit.*

## warranty

- Lifetime limited transferable warranty against manufacturing defects on residential applications
- 10-year StreakFighter™ warranty
- 10-year SureStart™ protection
- 15-year 110 mph wind-resistance warranty
- Wind warranty upgrade to 130 mph available. CertainTeed starter and CertainTeed hip and ridge required

*See actual warranty for specific details and limitations.*

# LANDMARK™ color palette



# SINGLE-SLIDING WINDOWS

Even Sight Lines



Each of our single-sliding windows feature clean lines for a streamlined look. One sash in this type of window slides horizontally in grooves or tracks towards the fixed sash.



**MAG-Lock™** 1  
 One touch locks automatically and creates an audible click. The integrated, ergonomic pull handle makes it easy to unlock and open the window in one intuitive movement.



**Style Cam-Lock** 2

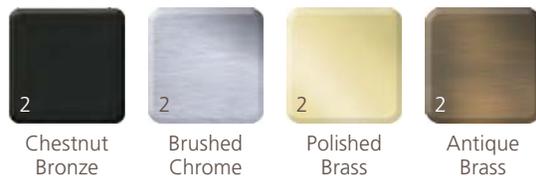


**Delrin Rollers**

## Standard Vinyl and Hardware Finishes\*



## Optional Hardware Finishes\*



## 8 Evertone™ Exterior Finishes\*



\*Actual colors may vary from the samples displayed.

\*\*Subject to regional availability.

## Door Details



Secure your home and family with Therma-Tru's value-priced Traditions steel door.

Our opaque doors without glass come with a 20-minute fire rating. All doors are available in ready-to-paint decorative designs that come with a tough 24 or 25-gauge smooth steel surface and a polyurethane foam core for durable energy efficiency. Traditions steel doors feature a solid wood lock block for secure mounting of hardware, decorative glass options, and a five-year limited warranty.

You can select from 6'8" or 8' heights to best fit your home's architecture. 20 min fire-rating is available for 6'8" height doors only.

## Steel Entry Door Systems: Traditions

### About this entry door system

This entry door system is available with different features. The table below breaks down the various product options by size and available features. You should work with an authorized Therma-Tru dealer and/or your builder to determine the best option for your home based on environment and region of the country.

### Door

Half Lite 2 Panel Flush Style IDs	Available Sizes	Features
TS206	2'10" x 6'8" 2'6" N x 6'8" 2'8" x 6'8" 3'0" x 6'8"	

**Finish Option:** Paintable



Installation Instructions



### Where to buy

[Click](#) to locate an authorized Therma-Tru dealer near you.

## Clear Glass



### Clear Features

Our insulated clear glass doorlites are tempered and double-paned.

### Grille:



Craftsman

### Privacy Scale Rating \*



\*Note: Glass privacy ratings are determined by the 1/2 lite size glass. As a result, the amount of privacy/glass transparency may be more or less than indicated by the privacy rating, based on glass design and the size of the glass that's inserted into the door, sidelite or transom. Glass design may differ from depiction due to size of glass. Please consult your Therma-Tru dealer for more details.



Explore Products > Decking & Railing > Select® Decking & Railing

# SELECT® DECKING & RAILING

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13

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**DECKING: TREX SELECT® IN SADDLE AND WINCHESTER GREY**

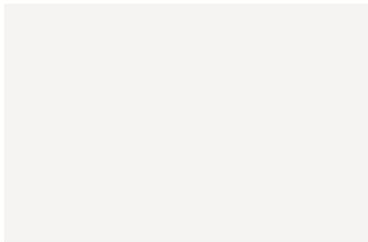
Railing: Trex Select in Classic White



## DECKING COLORS



RAILING COLORS



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PRODUCT GUIDE

**Trex**® Select





### **1" SQUARE EDGE BOARD**

» Actual dimensions:

- » .875" x 5.5" x 12' (22 mm x 140 mm x 3.66 m)
- » .875" x 5.5" x 16' (22 mm x 140 mm x 4.88 m)
- » .875" x 5.5" x 20' (22 mm x 140 mm x 6.1 m)

Our square edge boards install traditionally like wood—with deck screws.



**AZEK RAIL | BEAUTY, STRENGTH, AND LASTING DURABILITY**  
 AZEK Rail offers the look and feel of wood coupled with high durability and low maintenance.

*Premier Rail*

*Reserve Rail*

*Trademark Rail*



Slate Gray



Brownstone



Kona®



Black



White



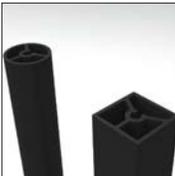
White



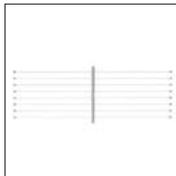
White



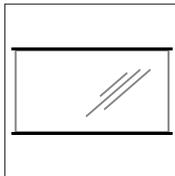
Composite Baluster



Aluminum Round & Square Balusters



Cable



Glass Kit  
Glass not included



Top Rail and Retainer (Premier)



Top Rail and Retainer (Reserve)



Top Rail and Retainer (Trademark)



5.5 x 5.5 Post



6 x 6 Post



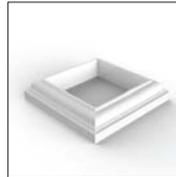
Secure Mount Post



Pyramid Cap



Island Cap



Post Skirt



Lighted Island Cap



Post Cap Module



Riser Light



In-Deck Light



Accent Light



Under Rail Light



ADA Hand Rail and Accessories



Example of Accessory Items

**AZEK Rail is available in three distinct profiles:**

**AZEK Premier**

The classic Victorian railing.

Colors include:

- White
- Brownstone
- Slate Gray
- Kona®
- Black

**AZEK Trademark**

Colonial look that works well with any housing style. Available in White.

**AZEK Reserve**

Generously sized railing that offers a luxurious look and feel. Available in White.

**5300 SERIES** Polystyrene Insulated

**5600 SERIES** Polyurethane Insulated

- Accent battens are laminated to the steel sections with high performance adhesives. The sections are then factory finished in white, almond, or sandstone. Almond or sandstone doors are also available with white accent battens for a two-tone design.
- Glazing options include: plain, tinted, obscure, glue chip or seeded; available in the top two sections of door.
- Faux windows are an option with the background color always being black and can be combined with all window section options.
- Series 5300 are 2" thick GFC free polystyrene insulated base sections.
- Series 5600 are 2" thick GFC free polyurethane insulated thermally-broken base sections.
- 2-7/16" total section thickness.
- Wood-grained steel interior, pre-finished in white.
- One set of spade decorative hardware is standard for all doors.
- Optional Barcelona or Wrought Iron designs replicate an old-world look.
- Optional Appearance Package - upgrade available.
- Re-value for the 5300 Series - 10.29
- Re-value for the 5600 Series - 17.54



5300



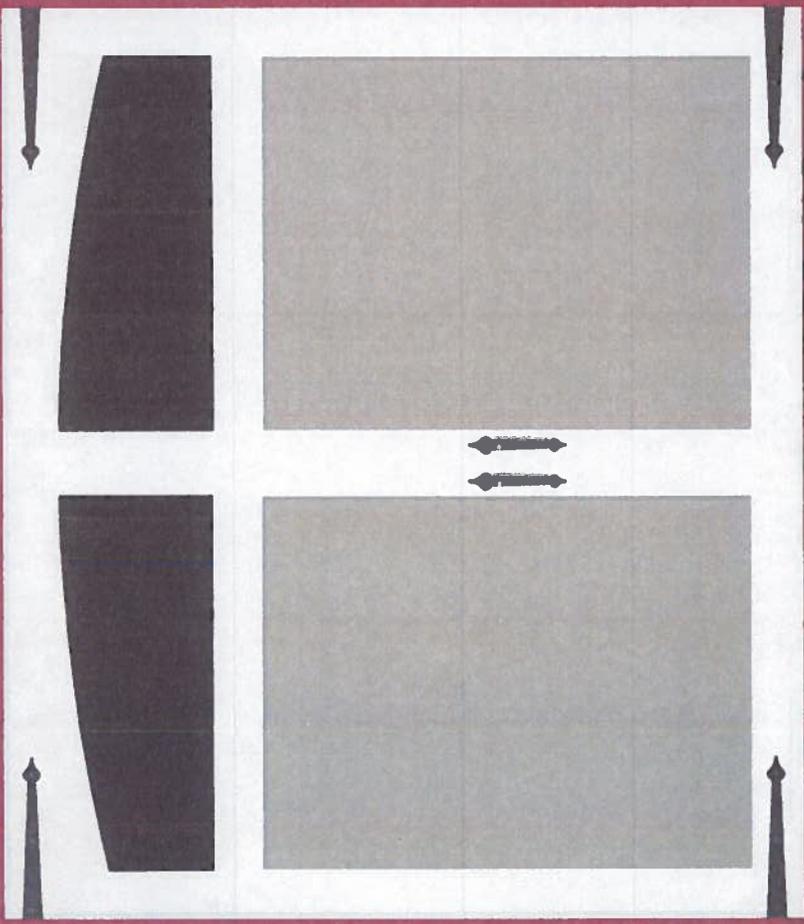
5600

**DOOR CONSTRUCTION**

5300 Series: Utilizes a steel frame sandwich section with a GFC free polystyrene core. 5600 Series: Utilizes a GFC free polyurethane injected steel thermally-broken base section.

For additional information, please see numbered footnotes on page 34.

**FEATURES**



8' x 7' 5331A white overlays and sandstone sections, optional faux windows with spade hardware.

