Crum Residence renovation/addition

143 S. Riverview Dr., Dublin, Ohio

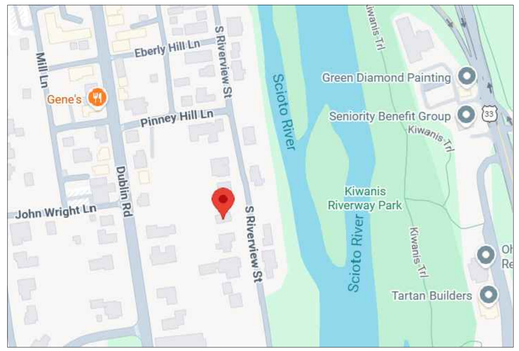
Contractor; Benco Group
6724 Perimeter Loop
Dublin, Oh 43017
contact AJ Lall 614-783-3233

Floor Plan General Notes

1. All interior walls are 2x4's @ 16" o.c. u.n.o.
2. All exterior walls 1st/2nd floor 2x6's @ 16" o.c. u.n.o.
3. All interior walls are dimensioned to stud
4. All exterior walls are dimensioned to stud interior and outside of sheathing exterior
5. Provide firestopping to cut off all concealed draft openings (both vertical & horizontal) and to form an effective fire barrier between stories, and between a top story & roof space. Firestopping shall be provided in wood framed construction in the following locations:
   A. in concealed spaces of stud walls & partitions including furred spaces @ the clg. & floor level
   B. At all interconnections between concealed vertical & horizontal spaces such to occur at soffits, drop clgs. cove clgs. etc.
   C. In concealed spaces between stair stringers at the top & bottom of the run.
   D. At openings around vents, pipes, ducts, chimneys, & fireplaces @ clg. and floor level, with non-combustible marl.
6. Wall bracing 7/16" exterior grade OSB sheathing- entire elevation skin.
7. All openings to have double 2x frames with jambs set vertical
8. Provide min. (3) solid 2x4 wood stud column under concentrated point loads from beam and lintel loads (4) 2x4 wood stud column over 6' lintel length u.n.o., provide complete bearing surface and continue down through walls to foundation
9. Provide double 2x top plates of all partitions
10. Provide solid wood blocking or 16 ga. galvanized cross bridging @ 8'-0" o.c. for all floor joists Provide solid wood blocking @ 8'-0" o.c. for roof rafters
11. All exterior door hts. are 6'8" uno. Interior Door hts. are 7'0" uno finished trim of windows & doors should align
12. Provide flashing over all horizontal trim boards
13. Use Simpson 16 ga. joist hangers for all joist connections u.n.o.
14. First Floor design load.....40#/s.f. live load
    10#/s.f. dead load
    Second Floor design load.....40#/s.f. live load
    10#/s.f. dead load
15. Lumber Grades, Unless noted otherwise all wood framing shall have the minimum values:

(#2 SPF) up to 2 x 4	E = 1.4	Fb=1509 (repetitive)
(#2 SPF) 2 x 6	E = 1.4	Fb=1308 (repetitive)
2 x 8		Fb=1208 (repetitive)
2 x 10		Fb=1107 (repetitive)
2 x 12		Fb=1006 (repetitive)
(#2 SYP) up to 2 x 4	E = 1.6	Fb=1725 (repetitive)
(#2 SYP) 2 x 6	E = 1.6	Fb=1440 (repetitive)
2 x 8		Fb=1380 (repetitive)
2 x 10		Fb=1208 (repetitive)
2 x 12		Fb=1120 (repetitive)
LAMINATED BEAM (LVL) as manuf. by Trans-Joist or eq.	E = 1.9	Fb=2600 Fc=750 Fv=285

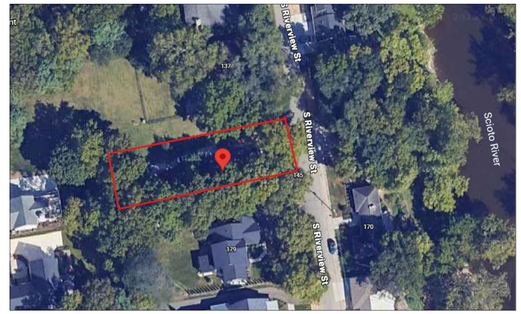
16. For all laminated beams (maunfactured) refer to supplier beam sheets & specs
17. Provide 22" x 30" attic access to spaces over 30" in ht.
18. interior clg. hts. as noted in plan
19. Foam plastic shall be separated from interior by a min. of 1/2" gypsum bd.
20. wall bracing 7/16" ext. grade OSB sheathing continuous structural panel sheathing per RCO table 602.10



project location map



front elevation renovation rendering view



project Google Earth Aerial

Building Code Information

Applicable Codes:

Building Code:	Residential Code of Ohio (R.C.O.)- 2024
Plumbing Code:	Chapter 44 Code of Ohio except as modified in section 2501.1
Mechanical Code:	Chapters 12-14 Code of Ohio except as modified in section 2501.1
Electrical Code:	National Electric Code - 2024

Climate & Geographical Design Criteria

ROOF SNOW LOAD (# PER S.F.)	WIND PRESSURE (# PER S.F.)	SEISMIC CONDITIONS	SUBJECT TO DAMAGE FROM: WEATHERING	FROST DEPTH	TERMITE	DECAY	WINTER DESIGN-TEMP	ICE SHIELD DEPLOYMENT REQUIRED	AIR FREEZING INDEX	MEAN ANNUAL TEMP.
20	90	B	SEVERE	36"	MODERATE TO HEAVY	SLIGHT TO MODERATE	5 DEG. F.	YES	1000	50

General Requirements

1. Builder shall be familiar w/provisions of all applicable codes & insure compliance of work to those codes
2. These documents do not include the necessary components for construction safety. Safety, care of adjacent properties during construction compliance with state and federal regulations regarding safety, and compliance with requirements specified in the Owner/Builder contract is, and shall be, the Builder's responsibility.
3. Builder shall supervise and direct the work and shall be solely responsible for all construction means, methods, techniques and safety procedures and for coordinating all portions of the work.
4. In the event of conflict between local, state, & national codes, the more strringent shall govern.
5. All construction is to be in compliance with the following code: Residential Code of Ohio- 2024 (R.C.O. 2024.)
6. Square footage calculations as shown in the floor plans include all conditioned space on the first and second floors and measure to the exterior face of the wall. Stairs going to the basement and to the upper floors are included and are only counted once. Garage, basements, unfinished attics, fireplaces extending beyond the exterior walls, and the upper portion of vaulted & 2-story spaces are not included. Plans adhere to the National ANSI Standard Z765-2003, as recognized by the National Association of Home Builders.

Dublin historic guidelines site development stds. based on Dublin code 153.173	143 S. Riverview Dr. lot coverage one dwelling unit
minimum lot size 8,700 s.f.	9157 s.f. (.21 acres)
minimum lot width 60 ft.	55.5' (existing)
front yard setback 20'	37'
min. side yard setback 3'	7'-0"
min. side yard setback total 12'	14'-0" +/-
rear yard setback 20% lot depth max 50'	55% avg.
maximum lot coverage 45%	38 % (includes 1300 s.f. drive) no walks, compacted gravel drive
maximum build ht. 24'	15'-2" (center roof street elevation)
maximum building footprint 25%	24.0% (2196 s.f. building footprint) includes garage 2 stoops and new front terrace
attached front loaded setback 20'	n/a
front loaded garage setback 15' from rear yard	non-conforming existing garage

Project Historic District Statement

the project renovation relates to the Historic District by taking a non-descript 50's era ranch home by giving it a makeover to a eclectic colonial stone farmhouse style thus making it a secondary "background" structure stone walls where the front and right side are the more exposed elevations and the rear and left side a combination of stone and Hardie lap siding & B&B the main roof is renovated to a metal dark grey standing seam pitched to match current 4/12 roof pitch.

Small details add to the "cottage look" including new front and side glass and stained doors. Full new stone veneer to the front and right side of the home transitions to siding with a stone watertable and the rear addition has a differentiated lap material and color siding.

The free-standing existing garage is renovated to match with the main existing home and the improvements above are mirrored to it as well as using new stained wood type solid garage door.

Project waiver non-conforming requests;

- min roof pitch waiver request from 4/12 discussed @ ARB informal, roof construction restriction , board understood and approved
- non-complying new garage door spec Clopay "Canyon Ridge Carriage House 4 Layer" with an espresso base and overlay
- non-complying per min. rear yard setback for free-standing existing garage the builder has reached out and confirmed with the Zoning compliance officer

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Print Dates:

formal ARB review set plans 9-9-26

formal ARB review set plans 9-30-26

formal ARB review set plans 10-27-26

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formal ARB review set plans
10-27-26

Cover Sheet
&
Project Information

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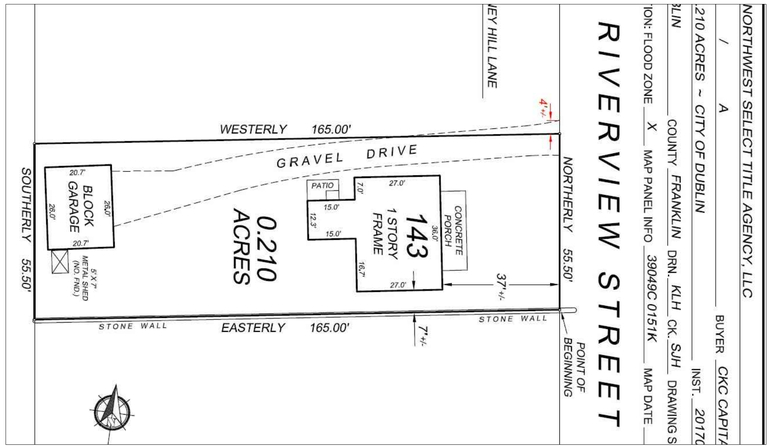
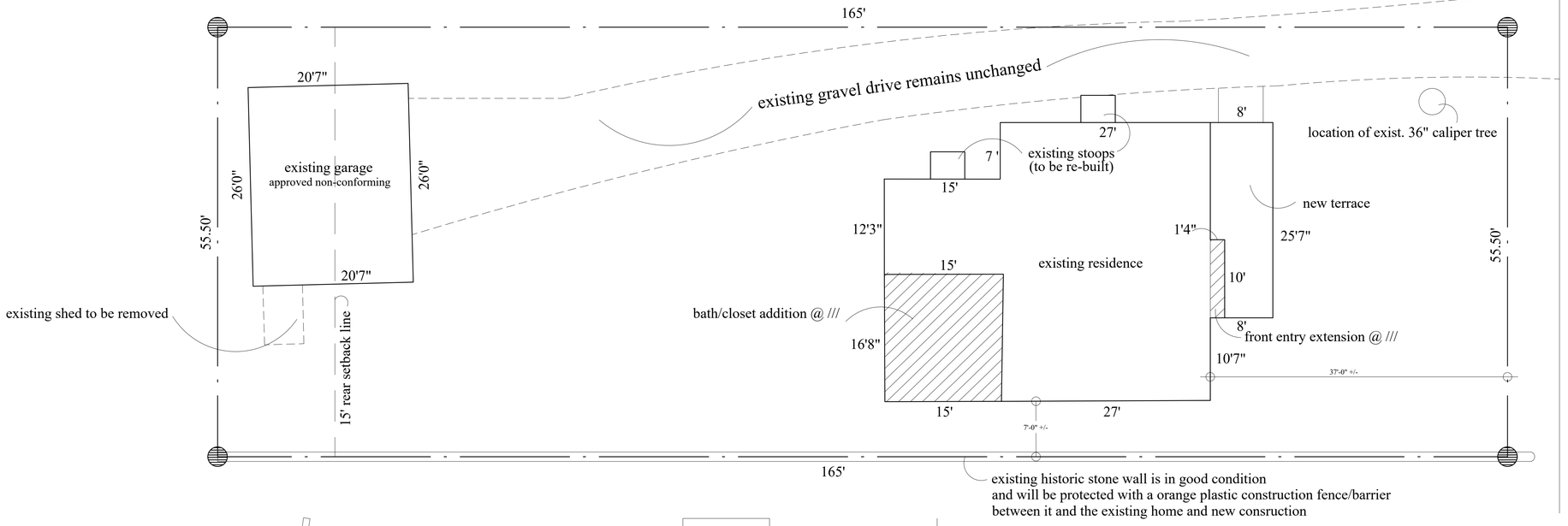
A1.0



Reference surveyor plat
(existing conditions)



north

Site Plan

0' 10' 30'

note; all utilities are existing an remain unchanged

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print date	print set
10-5-26	ARB approval set

A1.1
Site plan
scale: 1/8" = 1'-0"



existing garage before



existing garage after



renovated home after



existing home before



renovated home after

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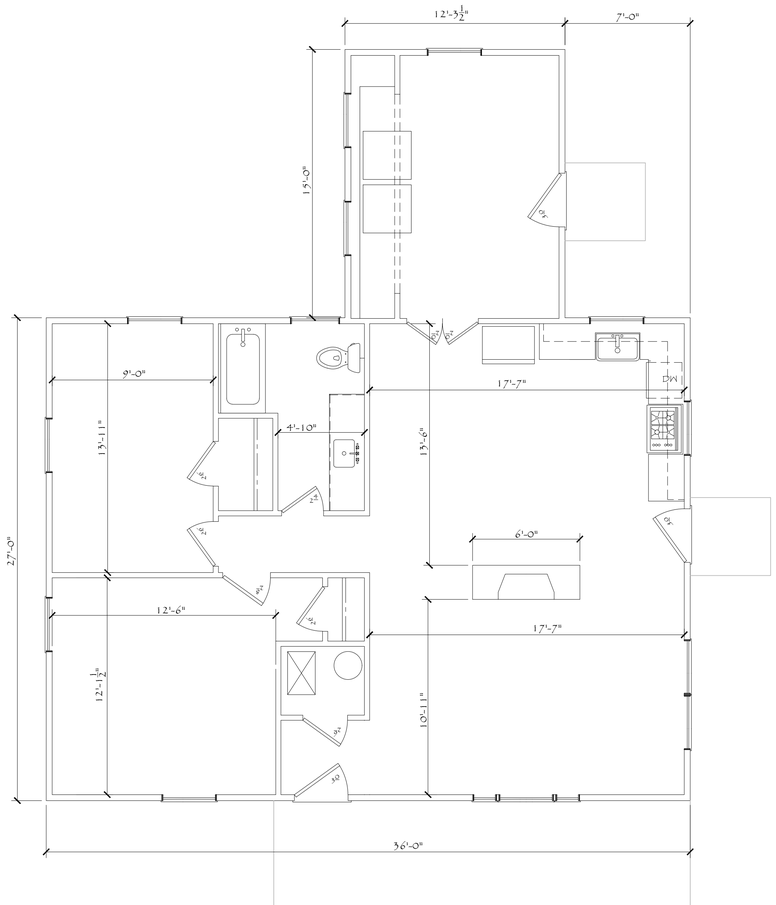
A2.0
before & after views
scale: 1/4" = 1'-0"

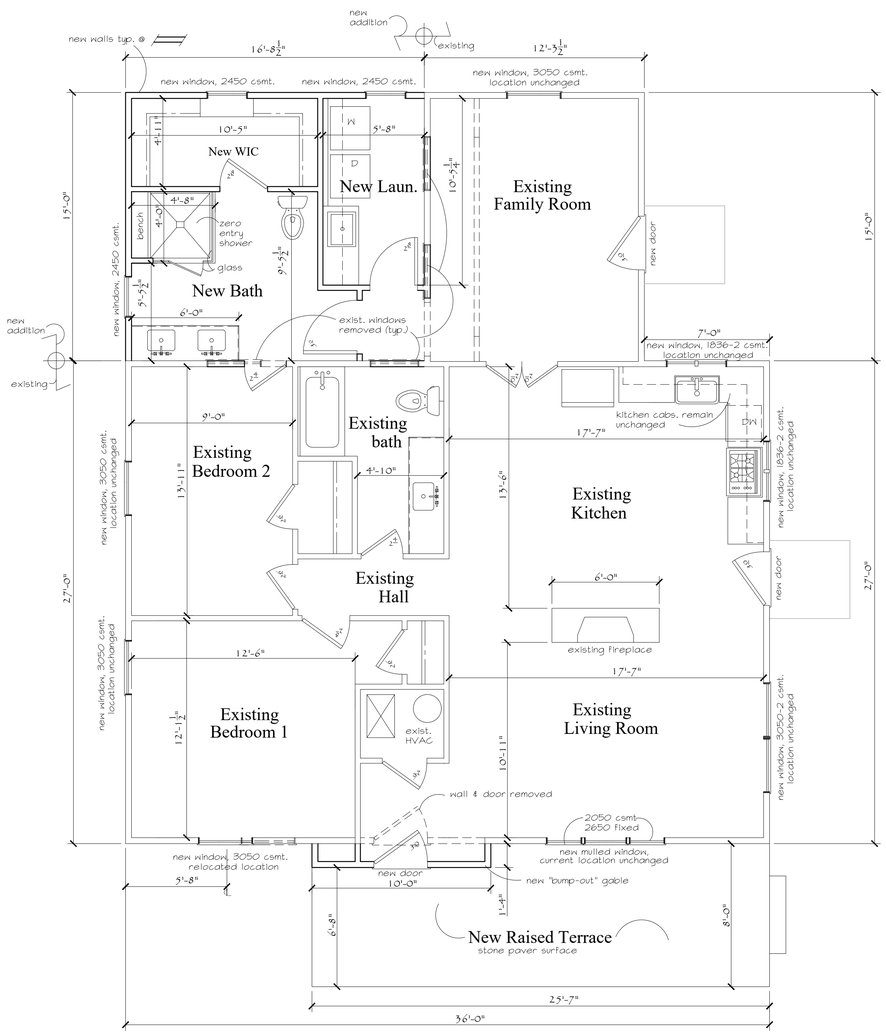
print date:	print set:
10-27-26	ARB formal review



A
A2.1

Existing Home before/as-is plan

Scale: 1/4" = 1'-0"



A
A2.1

Existing Home renovated plan (after)

Scale: 1/4" = 1'-0"

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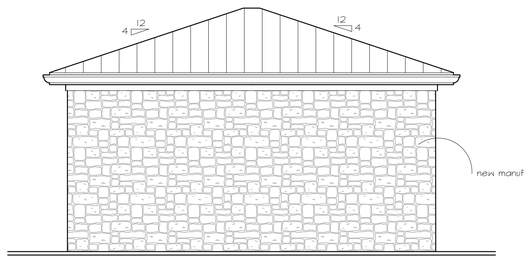
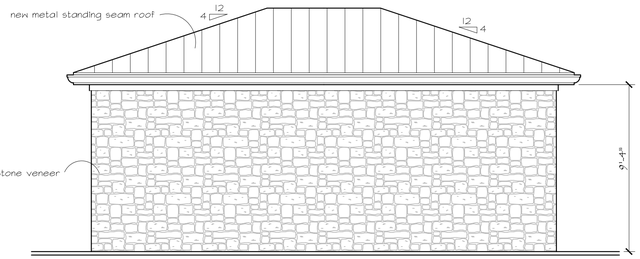
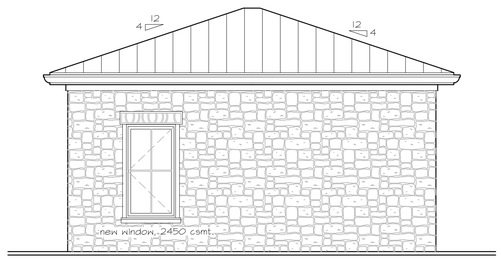
A2.1
before/after plans
scale: 1/4" = 1'-0"



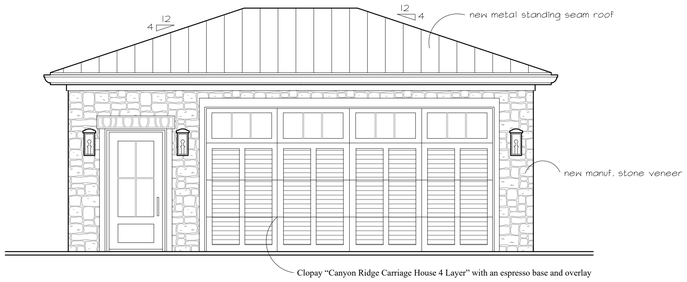
Right Side Elevation



Rear Elevation



Left Side Elevation



Front Elevation



French Market "Yorkshire" gas lantern

@ (7) total locations
on the front/side elevations
including (3) on the front of the garage

B
A3.0

Existing free-standing garage renovated elevations

Scale: 1/4" = 1'-0"

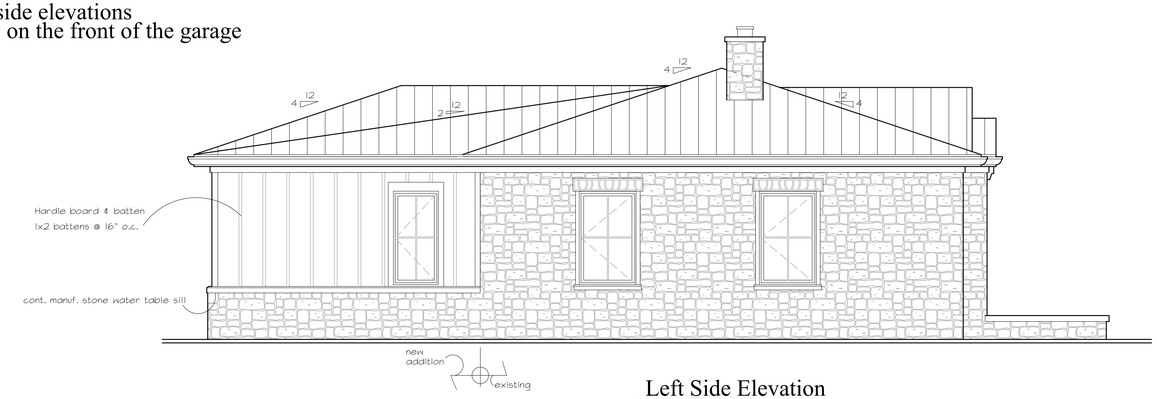


Right Side Elevation

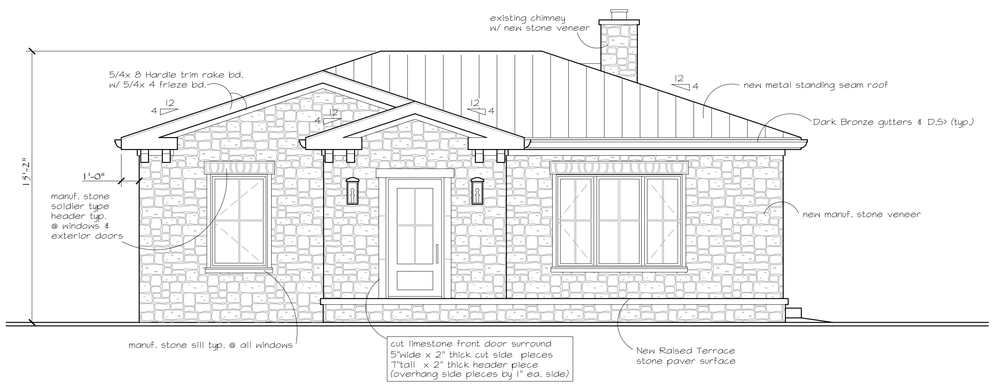




Rear Elevation



Left Side Elevation



Front Elevation

A
A3.0

Existing Home renovated elevations

Scale: 1/4" = 1'-0"

Matl. & color specs;

Hardi smooth cement board siding & trim
Roof- Metal standing seam dark bronze
Siding & Trim- SW7046 Anonymous
Door- Manuf. "Espresso" color (Black)

Stone- Casa DI Sassi- Country Rubble Madera
Mortar- Tennessee Buff

windows; Sierra Pacific casement wood clad windows (black)
with 7/8" wide traditional style SDL grids with spacers

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A3.0
Elevations
scale: 1/4" = 1'-0"

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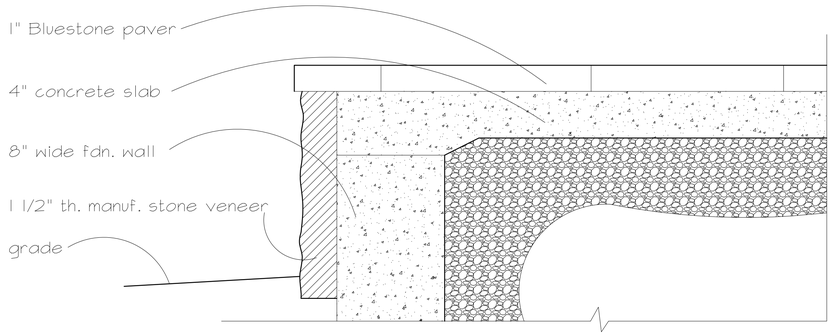
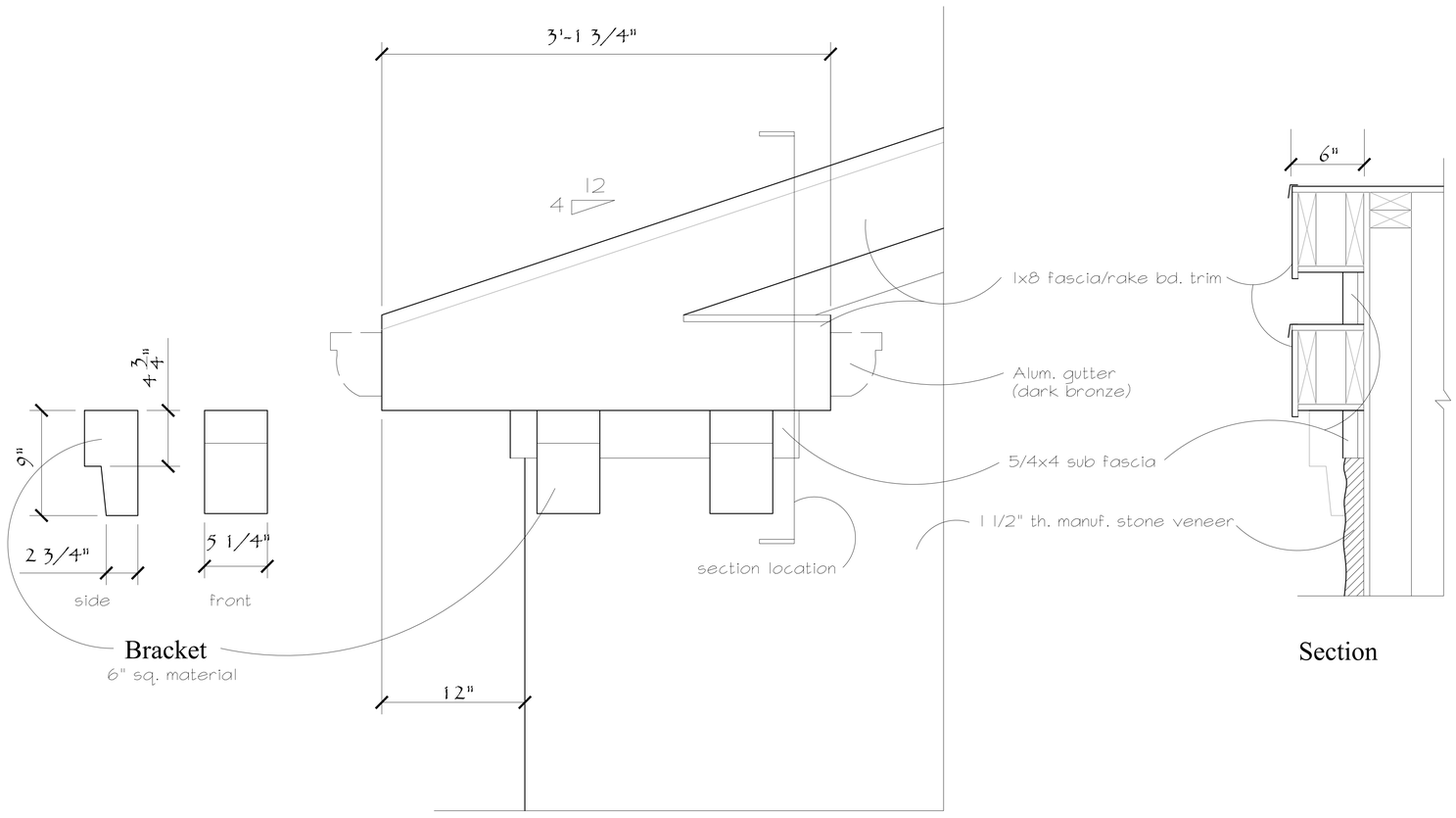


C Front terrace section detail

A3.1

Scale: 3/4" = 1'-0"



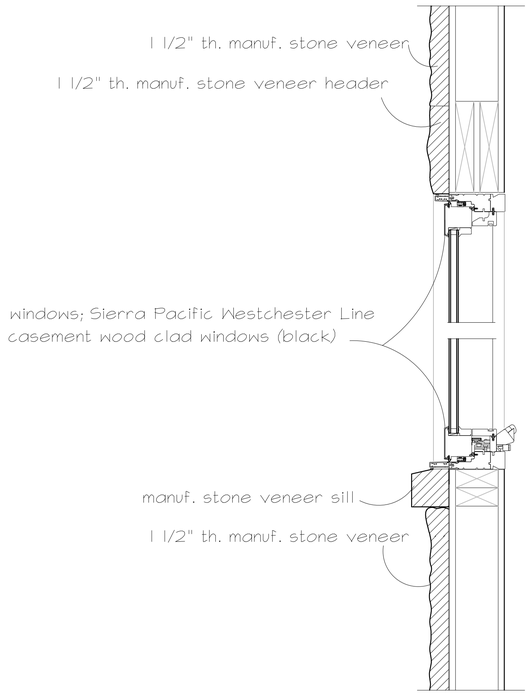
Elevation

Section

B Gable Return detail

A3.1

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



A Typical window section header & sill detail

A3.1

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

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A3.1
Details
scale: 1/2" = 1'-0"

print date:	print set:
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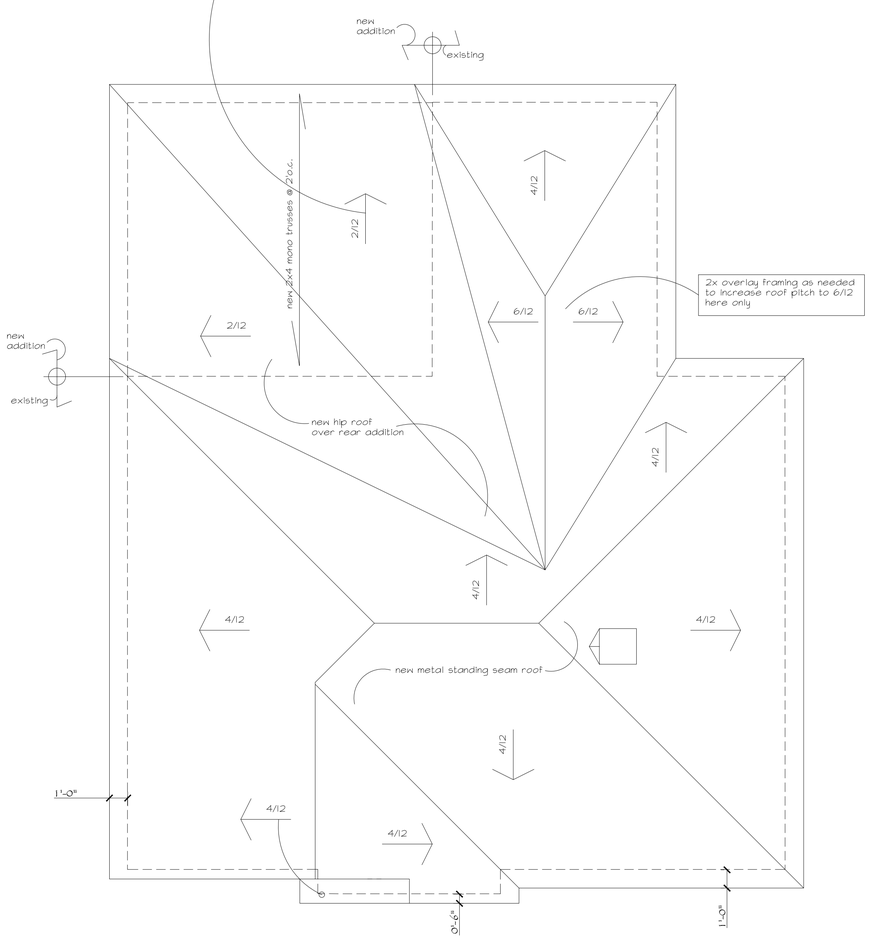
GENERAL NOTES

1. Foundations are designed to withstand anticipated loadings with soil bearing pressures of a maximum value of 1500 psf.
2. Footing concrete shall have a minimum 28 day compressive strength of 3000 psi.
3. All reinforcing rebar shall be ASTM Grade 60 unless noted.
4. All anchor bolts shall be ASTM A307 unless noted.
5. All concrete work shall be per:
   ACI 318-89 "Building Code Requirements for Reinforced Concrete."
6. All masonry work shall be per:
   ASTM 830-92 "Building Code Requirements for Masonry Structures."

   ASTM C90-90 "Specifications for Load-Bearing Concrete Masonry Units."
7. Masonry blocks shall have a minimum 1500 psi average gross compressive strength.
8. Mortar and grout shall be Type S with a minimum 28 day compressive strength of 1800 psi and contain masonry cement.
9. There is always a potential of having radon levels which exceed recommended levels set by the United States EPA. This possibility is not addressed by this design. Any abatement system needed is not part of my design responsibility.
10. The concrete masonry walls are required to resist the backfill based on an equivalent fluid pressure lateral loading of 40 pst. This is based on a neat cut excavation at least four feet from the outside face of the wall and backfilled with a clean gravel. Do not backfill with a high content plastic clay. A code approved drain system which includes a 3'-0" minimum grade BT gravel backfill over the drain must also be installed in order to maintain a well drained backfill.

NOTE: Except for steel beams &/or headers, Structural shown for design intent only
Refer to manuf. supplied structural sheets for all joists, beams, headers, and rafters sizes and locations.

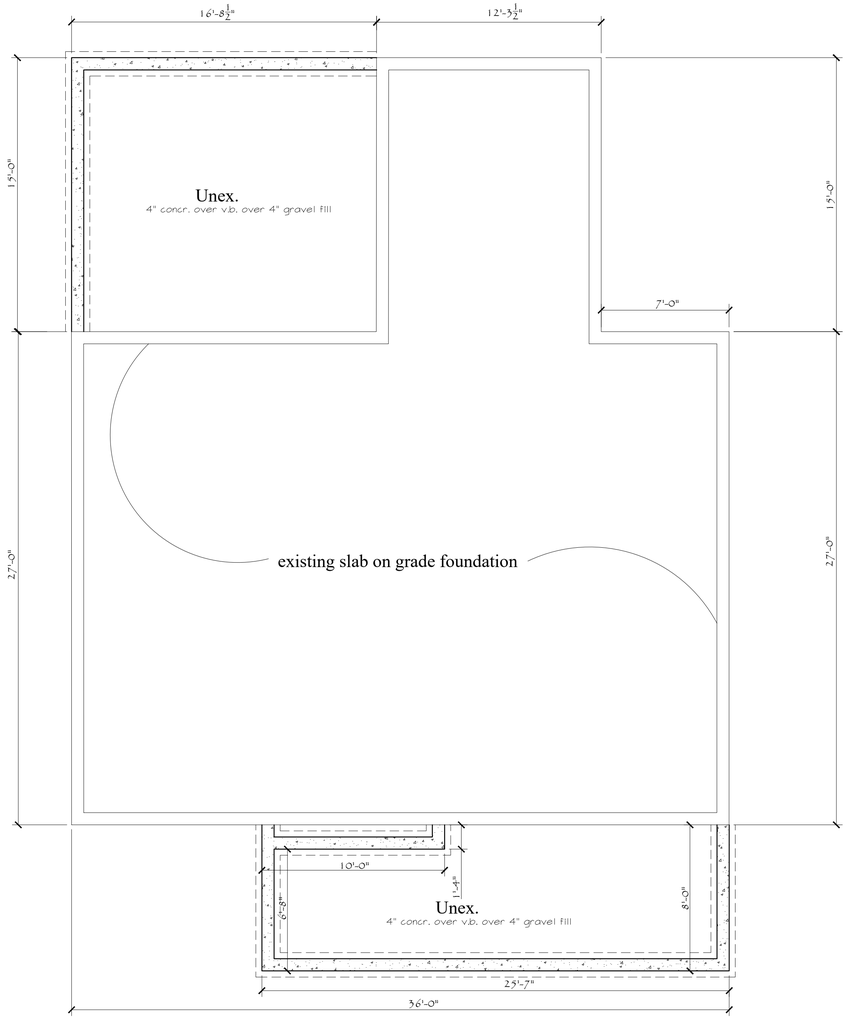
Note ; min roof pitch waiver request
discussed @ ARB informal, board understood and approved



B A3.3 ROOF PLAN
Scale: 1/4" = 1'-0"

NOTE: ROOF SHEATHING SHALL BE SUPPORTED WITH BLOCKING OR EDGE CLIPS WHEN RAFTERS OR TRUSSES ARE 24" O.C. OR GREATER.

PROVIDE ICE GUARD PROTECTION
AT ALL VALLEYS AND REQ'D, 24" DISTANCE FROM EXT. WALL @ EAVES TYP.



A A3.3 Foundation Plan
Scale: 1/4" = 1'-0"

GENERAL NOTES

1. TRUSSES SHALL BE DESIGNED BY STRUCTURAL ENGINEER REGISTERED IN THE STATE OF OHIO. TRUSSES SHALL BE DESIGNED IN ACCORDANCE WITH THE NATIONAL DESIGN SPECIFICATION FOR WOOD AND THE TRUSS PLATE INSTITUTE RECOMMENDED PRACTICE OF DESIGN TPI-85. ROOF TRUSSES SHALL BE DESIGNED FOR THE FOLLOWING LOADS:

   TOP CHORD LIVE LOAD = 25 PSF
   TOP CHORD DEAD LOAD = 10 PSF
   BOTTOM CHORD LIVE LOAD = 5 PSF
   BOTTOM CHORD DEAD LOAD = 5 PSF
   TOTAL LOAD = 45 PSF

2. TRUSS MANUFACTURER SHALL FIELD MEASURE EXISTING FRAMING PRIOR TO FABRICATION FOR VERIFICATION OF DIMENSION REQUIREMENTS
3. TRUSS MANUFACTURER SHALL PROVIDE SHOP DRAWINGS FOR BUILDER'S REVIEW AND APPROVAL PRIOR TO MANUFACTURING.
4. TRUSS MANUFACTURER TO DESIGN AND DETAIL ALL REQUIRED CONNECTIONS.
5. PROVIDE ONE HURRICANE CLIP AT END OF EACH TRUSS TIE TO TOP PLATE
6. REFER TO SHEET S2.5 FOR TRUSS PROFILES.
7. PROVIDE (2) 2X4's JACK STUDS GLUE & NAIL AT EACH BEARING HEADER, UNLESS NOTED OTHERWISE
8. PROVIDE (2) 2X12'S W/ 1/2" PLY-WD FILLER HEADER AT EACH LOAD BEARING WALL OR EXTERIOR WALL LOCATION, UNLESS NOTED OTHERWISE.
9. PROVIDE SOLID BLOCKING AT EACH AREA OF POINT LOAD ABOVE; AND AT LOCATIONS OF POST BEARINGS ABOVE.

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A3.3
Roof & foundation
scale: 1/4" = 1'-0"

print date:	print set:
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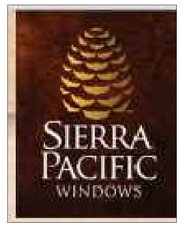
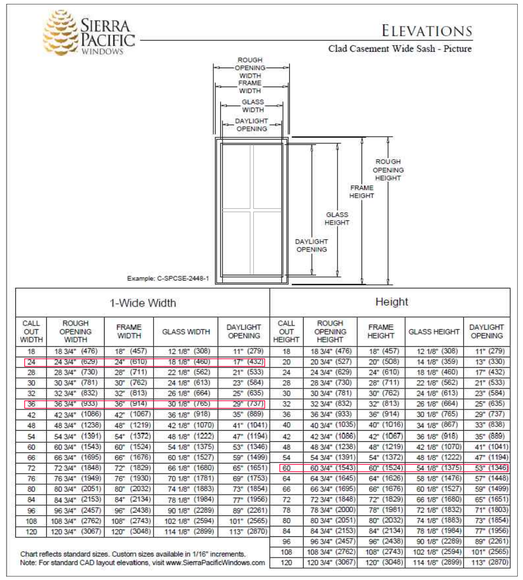






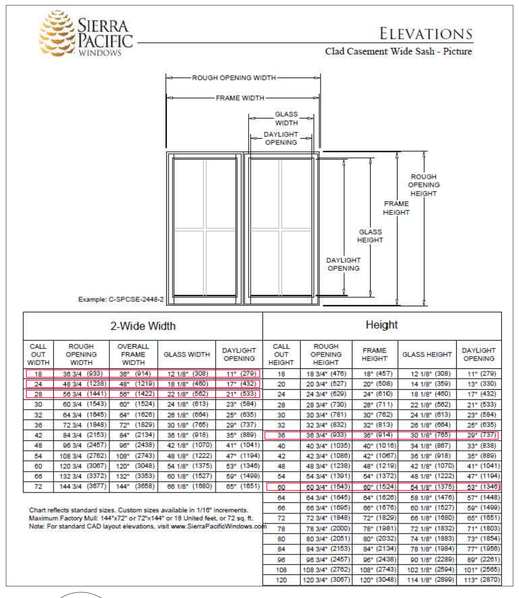


windows; Sierra Pacific casement wood clad (aluminum) windows (black) with 7/8" wide traditional style SDL grids with spacers



1-Wide Width					Height				
CALL OUT WIDTH	ROUGH OPENING WIDTH	FRAME WIDTH	GLASS WIDTH	DAYLIGHT OPENING	CALL OUT HEIGHT	ROUGH OPENING HEIGHT	FRAME HEIGHT	GLASS HEIGHT	DAYLIGHT OPENING
16	16 3/4" (476)	16" (457)	12 1/8" (308)	11" (279)	16	16 3/4" (476)	16" (457)	12 1/8" (308)	11" (279)
24	24 3/4" (629)	24" (610)	18 1/8" (460)	17" (432)	20	20 3/4" (527)	20" (508)	14 1/8" (359)	13" (330)
28	28 3/4" (730)	28" (711)	22 1/8" (562)	21" (533)	24	24 3/4" (629)	24" (610)	18 1/8" (460)	17" (432)
30	30 3/4" (781)	30" (762)	24 1/8" (613)	23" (584)	28	28 3/4" (730)	28" (711)	22 1/8" (562)	21" (533)
32	32 3/4" (832)	32" (813)	26 1/8" (664)	25" (635)	30	30 3/4" (781)	30" (762)	24 1/8" (613)	23" (584)
36	36 3/4" (933)	36" (914)	30 1/8" (765)	29" (737)	32	32 3/4" (832)	32" (813)	26 1/8" (664)	25" (635)
42	42 3/4" (1086)	42" (1067)	36 1/8" (918)	35" (889)	36	36 3/4" (933)	36" (914)	30 1/8" (765)	29" (737)
48	48 3/4" (1238)	48" (1219)	42 1/8" (1070)	41" (1041)	40	40 3/4" (1035)	40" (1016)	34 1/8" (867)	33" (838)
54	54 3/4" (1391)	54" (1372)	48 1/8" (1222)	47" (1194)	42	42 3/4" (1086)	42" (1067)	36 1/8" (918)	35" (889)
60	60 3/4" (1543)	60" (1524)	54 1/8" (1375)	53" (1346)	48	48 3/4" (1238)	48" (1219)	42 1/8" (1070)	41" (1041)
66	66 3/4" (1695)	66" (1676)	60 1/8" (1527)	59" (1499)	54	54 3/4" (1391)	54" (1372)	48 1/8" (1222)	47" (1194)
72	72 3/4" (1848)	72" (1829)	66 1/8" (1680)	65" (1651)	60	60 3/4" (1543)	60" (1524)	54 1/8" (1375)	53" (1346)
76	76 3/4" (1949)	76" (1930)	70 1/8" (1781)	69" (1753)	64	64 3/4" (1645)	64" (1626)	58 1/8" (1476)	57" (1448)
80	80 3/4" (2051)	80" (2032)	74 1/8" (1883)	73" (1854)	66	66 3/4" (1695)	66" (1676)	60 1/8" (1527)	59" (1499)
84	84 3/4" (2153)	84" (2134)	78 1/8" (1984)	77" (1956)	72	72 3/4" (1848)	72" (1829)	66 1/8" (1680)	65" (1651)
96	96 3/4" (2457)	96" (2438)	90 1/8" (2289)	89" (2261)	78	78 3/4" (2000)	78" (1981)	72 1/8" (1832)	71" (1803)
108	108 3/4" (2762)	108" (2743)	102 1/8" (2594)	101" (2565)	80	80 3/4" (2051)	80" (2032)	74 1/8" (1883)	73" (1854)
120	120 3/4" (3067)	120" (3048)	114 1/8" (2899)	113" (2870)	84	84 3/4" (2153)	84" (2134)	78 1/8" (1984)	77" (1956)
					96	96 3/4" (2457)	96" (2438)	90 1/8" (2289)	89" (2261)
					108	108 3/4" (2762)	108" (2743)	102 1/8" (2594)	101" (2565)
					120	120 3/4" (3067)	120" (3048)	114 1/8" (2899)	113" (2870)

Chart reflects standard sizes. Custom sizes available in 1/16" increments.
Note: For standard CAD layout elevations, visit www.SierraPacificWindows.com

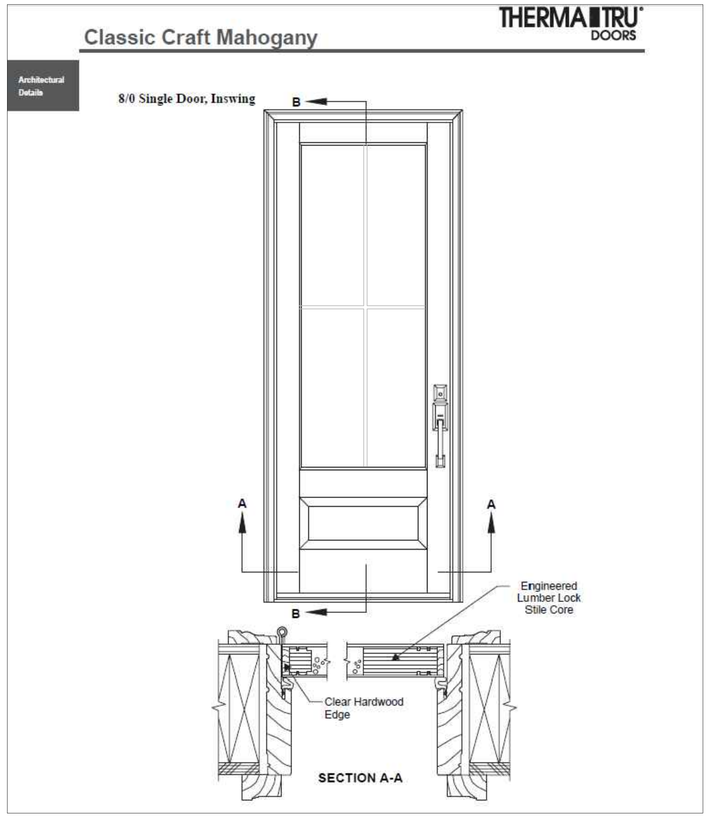


2-Wide Width					Height				
CALL OUT WIDTH	ROUGH OPENING WIDTH	OVERALL FRAME WIDTH	GLASS WIDTH	DAYLIGHT OPENING	CALL OUT HEIGHT	ROUGH OPENING HEIGHT	FRAME HEIGHT	GLASS HEIGHT	DAYLIGHT OPENING
18	36 3/4 (933)	36" (914)	12 1/8" (308)	11" (279)	18	18 3/4" (476)	18" (457)	12 1/8" (308)	11" (279)
24	48 3/4 (1239)	48" (1219)	18 1/8" (460)	17" (432)	20	20 3/4" (527)	20" (508)	14 1/8" (359)	13" (330)
28	56 3/4 (1441)	56" (1422)	22 1/8" (562)	21" (533)	24	24 3/4" (629)	24" (610)	18 1/8" (460)	17" (432)
30	60 3/4 (1543)	60" (1524)	24 1/8" (613)	23" (584)	28	28 3/4" (730)	28" (711)	22 1/8" (562)	21" (533)
32	64 3/4 (1645)	64" (1626)	26 1/8" (664)	25" (635)	30	30 3/4" (781)	30" (762)	24 1/8" (613)	23" (584)
36	72 3/4 (1848)	72" (1829)	30 1/8" (765)	29" (737)	32	32 3/4" (832)	32" (813)	26 1/8" (664)	25" (635)
42	84 3/4 (2153)	84" (2134)	36 1/8" (918)	35" (889)	36	36 3/4" (933)	36" (914)	30 1/8" (765)	29" (737)
48	96 3/4 (2457)	96" (2438)	42 1/8" (1070)	41" (1041)	40	40 3/4" (1035)	40" (1016)	34 1/8" (867)	33" (838)
54	108 3/4 (2762)	108" (2743)	48 1/8" (1222)	47" (1194)	42	42 3/4" (1086)	42" (1067)	36 1/8" (918)	35" (889)
60	120 3/4 (3067)	120" (3048)	54 1/8" (1375)	53" (1346)	48	48 3/4" (1238)	48" (1219)	42 1/8" (1070)	41" (1041)
66	132 3/4 (3372)	132" (3353)	60 1/8" (1527)	59" (1499)	54	54 3/4" (1391)	54" (1372)	48 1/8" (1222)	47" (1194)
72	144 3/4 (3677)	144" (3658)	66 1/8" (1680)	65" (1651)	60	60 3/4" (1543)	60" (1524)	54 1/8" (1375)	53" (1346)
					64	64 3/4" (1645)	64" (1626)	58 1/8" (1476)	57" (1448)
					66	66 3/4" (1695)	66" (1676)	60 1/8" (1527)	59" (1499)
					72	72 3/4" (1848)	72" (1829)	66 1/8" (1680)	65" (1651)
					78	78 3/4" (2000)	78" (1981)	72 1/8" (1832)	71" (1803)
					80	80 3/4" (2051)	80" (2032)	74 1/8" (1883)	73" (1854)
					84	84 3/4" (2153)	84" (2134)	78 1/8" (1984)	77" (1956)
					96	96 3/4" (2457)	96" (2438)	90 1/8" (2289)	89" (2261)
					108	108 3/4" (2762)	108" (2743)	102 1/8" (2594)	101" (2565)
					120	120 3/4" (3067)	120" (3048)	114 1/8" (2899)	113" (2870)

Chart reflects standard sizes. Custom sizes available in 1/16" increments.
Maximum Factory Mull: 144"x72" or 72"x144" or 18 United feet, or 72 sq. ft.
Note: For standard CAD layout elevations, visit www.SierraPacificWindows.com

D
A3.3

window material specs







matt black exterior door handleset



Classic Craft® Artíssa Collection®™ in Mahogany Grain
Style No. CCM2804 | 3/4 Lite 1 Panel Flush-Glazed | Glass Name: 4 Lite
2Wx2H Divided Lite

A
A3.3

Front and (2) side door material specs

Contractor; Benco Group
6724 Perimeter Loop
Dublin, Oh 43017
contact AJ Lall 614-783-3233



C. David Johnson License # 9158
Expiration Date 12-31-27

Crum Residence renovation/addition
143 S. Riverview Dr., Dublin, Ohio

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Renderings, New Build and Renovation

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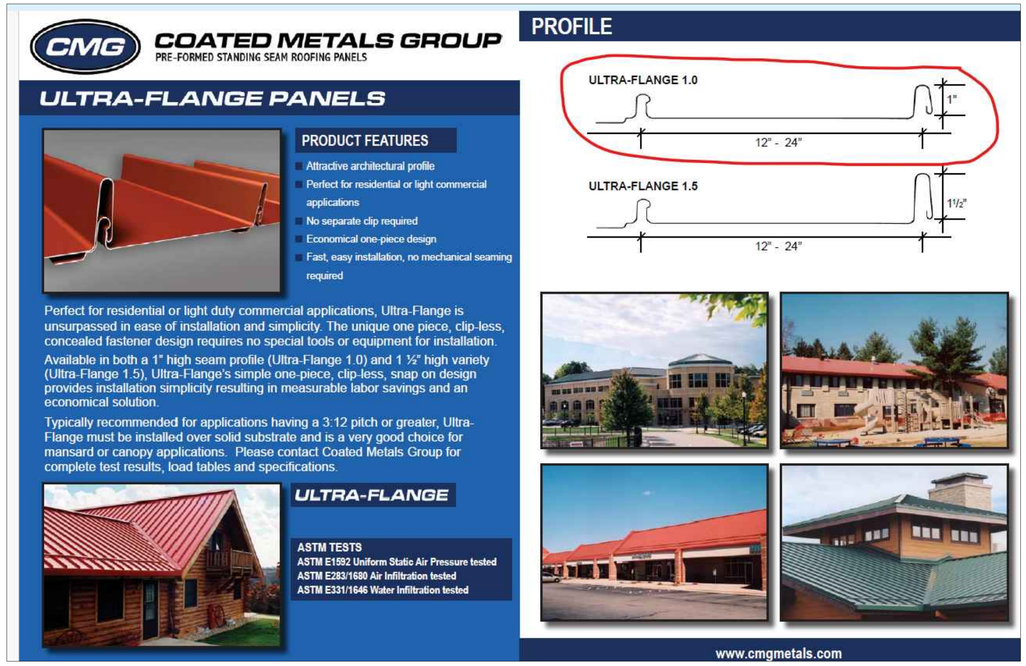
print date: 10-27-26
print set: ARB formal review

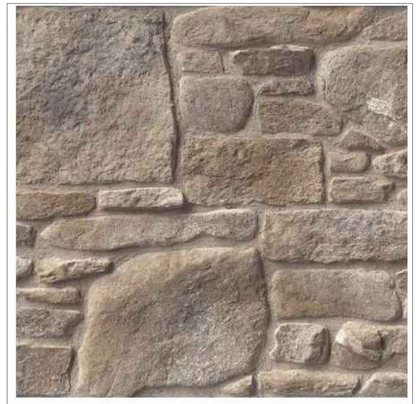
A3.3
material specs
scale: 1/2" = 1'-0"



metal standing seam, dark bronze color



G
A3.4
roofing material spec



COUNTRY RUBBLE

Handpicked stones give a rugged appearance.

E
A3.4
manuf. stone material specs

Stone- Casa DI Sassi- Country Rubble Madera
Mortar- Tennessee Buff





24" x 36" blue stone subway style laid tile with "premium dark bluestone" from Columbus Builders Supply

B
A3.4
Front terrace material specs



Clopay "Canyon Ridge Carriage House 4 Layer" with an espresso base and overlay

Canyon Ridge® Carriage House (4-Layer)

The Canyon Ridge® Carriage House (4-Layer) door is another smart, stylish alternative to real wood—perfect for homeowners who want classic carriage house charm with none of the maintenance worries. Built with an energy-efficient Intellicore® polyurethane insulated steel core, this door is topped with moisture-resistant Clear Cypress composite overlays, capturing the rich texture of wood while standing strong against the elements. Unlike traditional wood, the composite overlay won't warp, crack, or need constant touch ups, so it stays beautiful year after year.

This door has fully visible steel panels beneath the overlay, which you can finish in Ultra-Grain® for a stained wood look or paint in any color to match your home. The result is a versatile, low-maintenance garage door with all the warmth and character of wood, plus the added bonus of improved energy efficiency and durability. Whether you're refreshing a historic home or just want a charming garage door, the Canyon Ridge® (4-Layer) makes it easy to get the look you love.

C
A3.4
Garage door material specs

non-complying new garage door spec, seeking a waiver
Clopay "Canyon Ridge Carriage House 4 Layer" with an espresso base and overlay



James Hardie smooth cement board board & batten siding & trim
SW2840 Hammer Silver

F
A3.4
siding & trim material specs



C. David Johnson License # 9158
Expiration Date 12-31-27

Contractor; Benco Group
6724 Perimeter Loop
Dublin, Oh 43017
contact AJ Lall 614-783-3233

Crum Residence renovation/addition
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Architectural Design, Land Planning
Renderings, New Build and Renovation

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A3.4
material specs
scale: 1/2" = 1'-0"

print date: 10-27-26
print set: ARB formal review