

FRANKLIN STREET 50'

# SITE PLAN

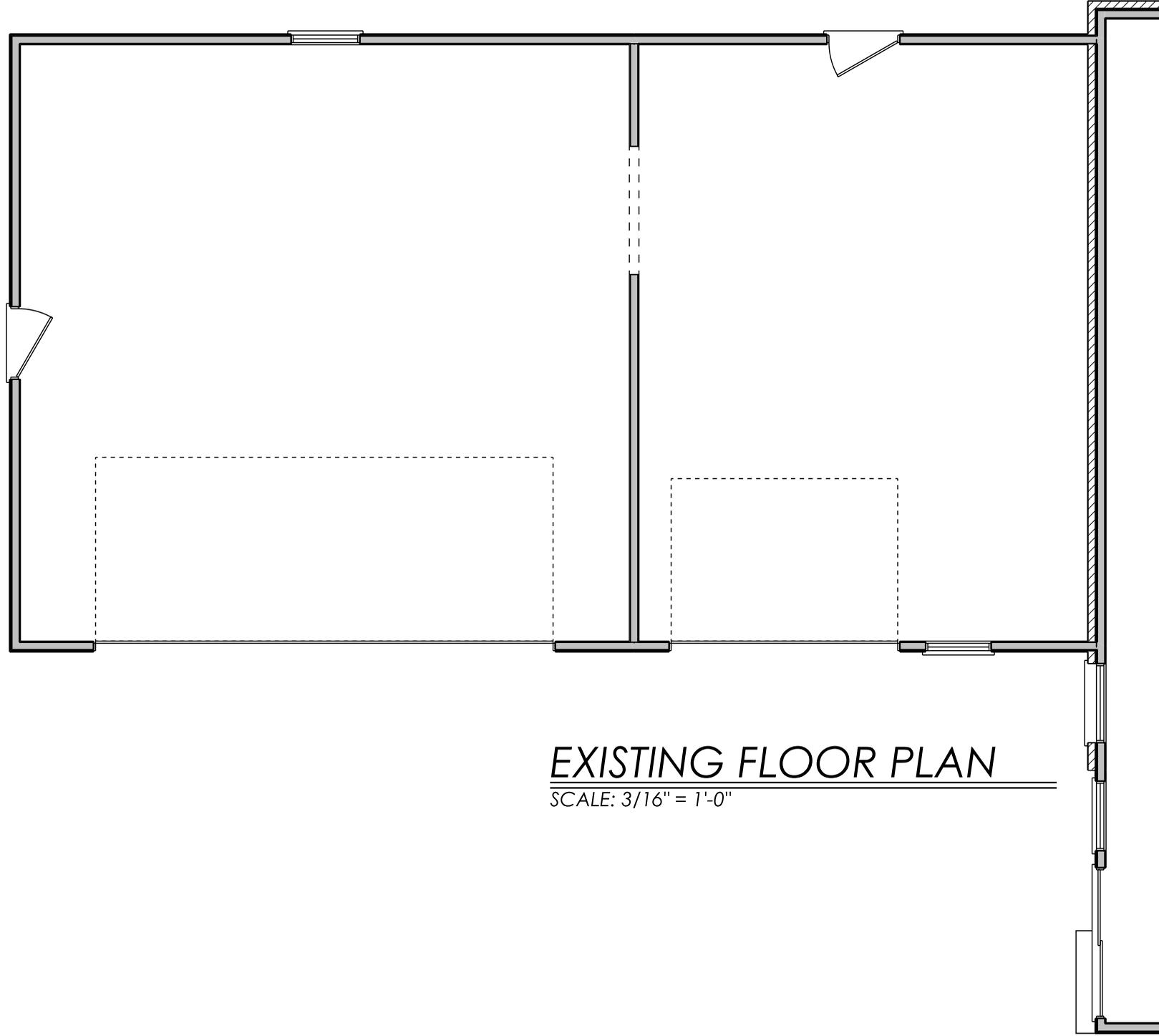
SCALE: 1" = 20'-0"

000000	PRELIMINARY
000000	BIDDING
000000	CONSTRUCTION
000000	REVISIONS

Mike + Melanie Strog  
 75 Franklin Street  
 Dublin, Ohio 43017



75 S. High St. Suite 4  
 Dublin, Ohio 43017  
 614.774.2490 Phone  
 614.633.1053 Fax  
 simplifiedarchitecture.com



# EXISTING FLOOR PLAN

SCALE: 3/16" = 1'-0"

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## EXISTING SOUTH ELEVATION

SCALE: 3/16" = 1'-0"

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**EXISTING WEST ELEVATION**

SCALE: 3/16" = 1'-0"

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000000	BIDDING
000000	CONSTRUCTION

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Dublin, Ohio 43017



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## EXISTING NORTH ELEVATION

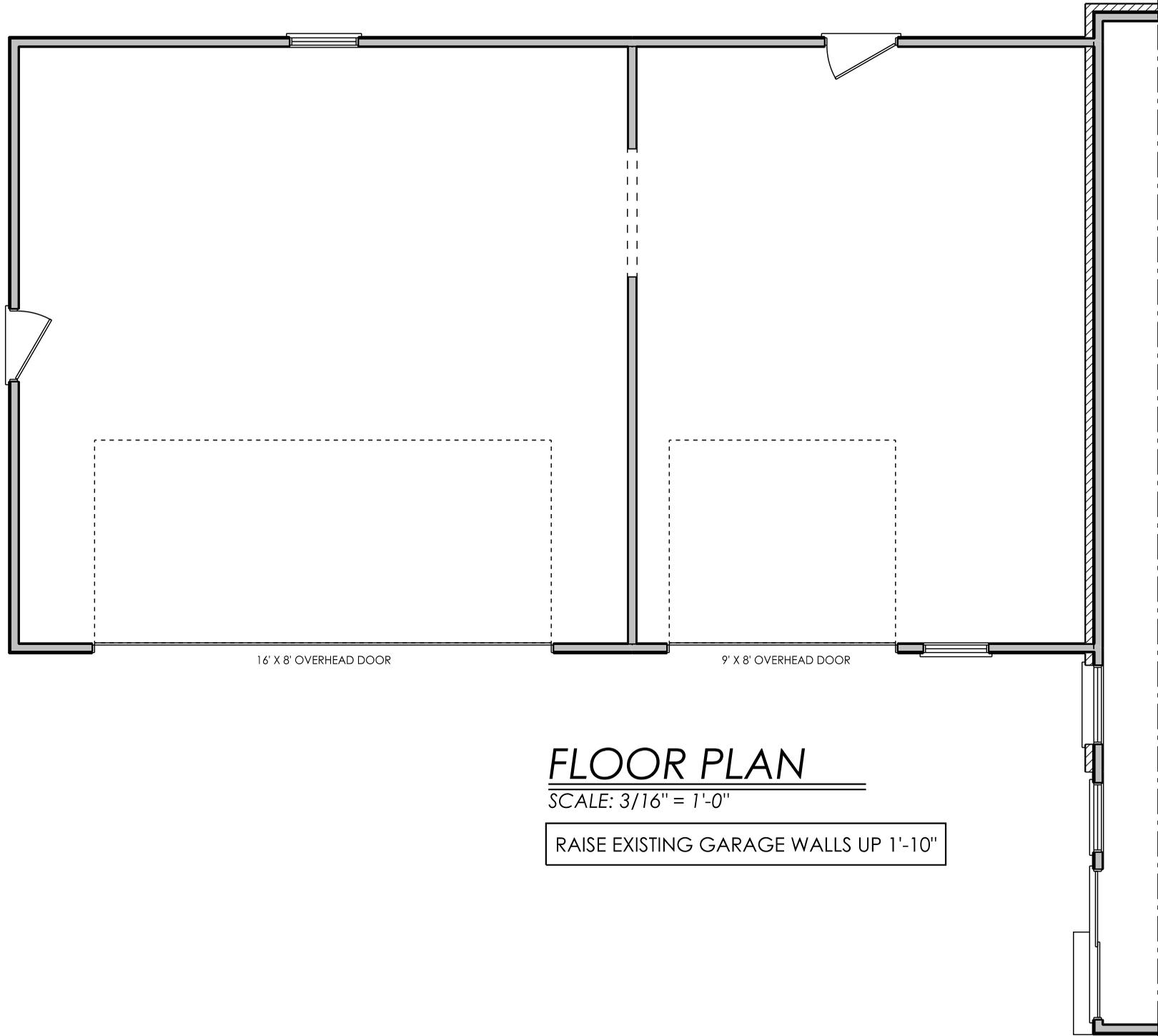
SCALE: 3/16" = 1'-0"

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# FLOOR PLAN

SCALE: 3/16" = 1'-0"

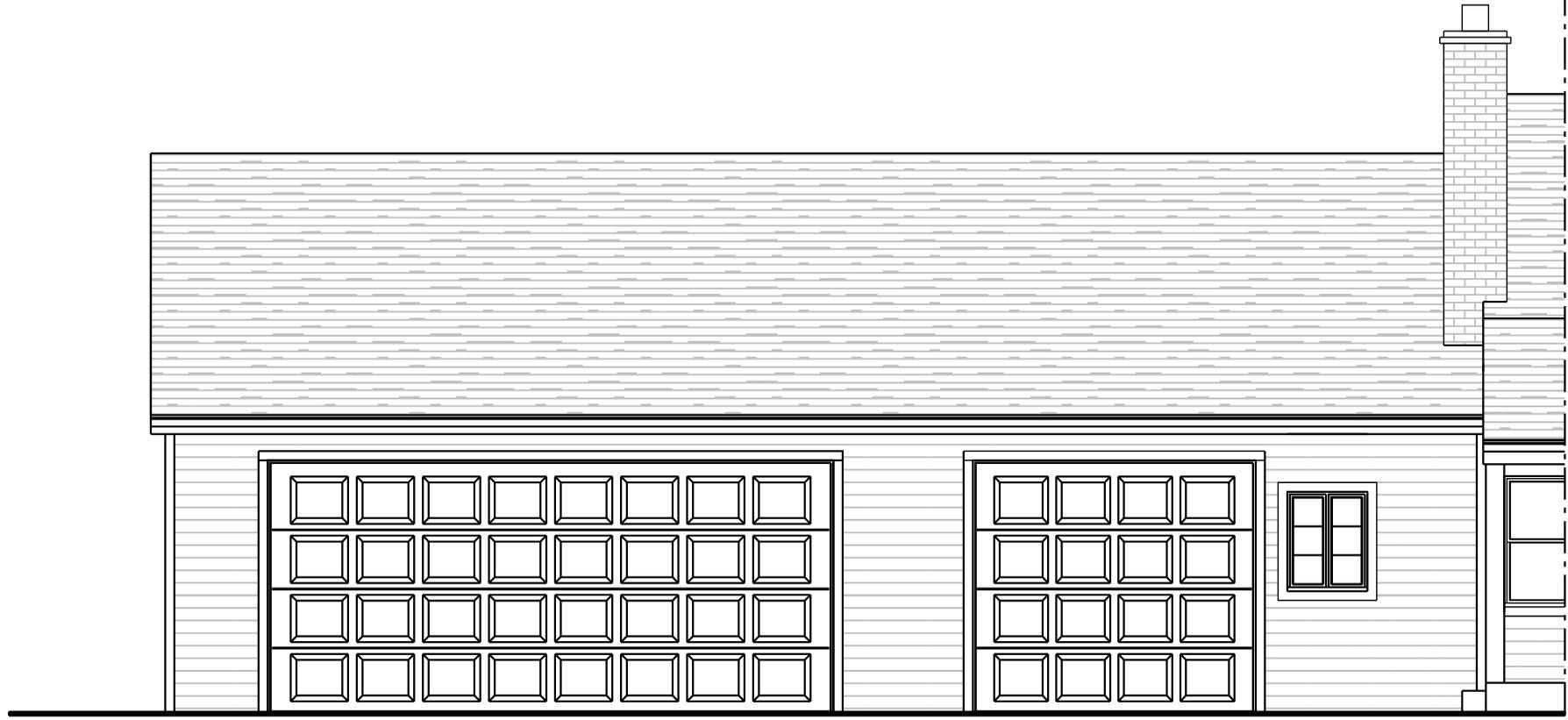
RAISE EXISTING GARAGE WALLS UP 1'-10"

090514	PRELIMINARY
000000	BIDDING
000000	CONSTRUCTION

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## SOUTH ELEVATION

SCALE: 3/16" = 1'-0"

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## WEST ELEVATION

SCALE: 3/16" = 1'-0"

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# NORTH ELEVATION

SCALE: 3/16" = 1'-0"

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Fiber Cement Lap Siding

HardiePlank lap siding is the most popular brand of siding in America and can be found on over 5.5 million homes. With its strength, beauty and durability, HardiePlank lap siding enhances and protects homes in all kinds of climates—and now, with the [HardieZone® System](#), James Hardie provides fiber cement siding with specific performance attributes relative to the climate where the siding product is being used. James Hardie now gives you the optimum siding for your home and climate, regardless of location.

All HardiePlank lap siding comes in a variety of looks and textures, all of which are [Engineered for Climate®](#). We are so sure about how well the HardieZone system will perform, HardiePlank lap siding comes with a 30-year nonprorated, transferable, limited warranty—our strongest warranty ever.

[HardiePlank lap siding earned the Good Housekeeping Seal.](#)



James Hardie® siding is backed by:



- PRODUCT INFORMATION
- WARRANTY
- INSTALLATION
- FAQ

Your zip code has been saved as: 43017

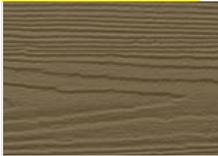
Change your location:  GO



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

[Click here](#) to view all products.

Select Cedarmill® ColorPlus



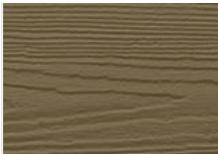
Thickness: 5/16"  
Weight: 2.3 lbs./sq. ft.  
Length: 12' planks

WIDTHS	5.250"	6.250"	7.250"	8.250"
EXPOSURE	4.0"	5.0"	6.0"	7.0"
COLORPLUS®	✓	✓	✓	✓
PRIMED	✓	✓	✓	✓

Color Palette



Select Cedarmill®



Thickness: 5/16"  
Weight: 2.3 lbs./sq. ft.  
Length: 12' planks

WIDTHS	9.250"
EXPOSURE	8.0"
PRIMED	✓

This product is not available in ColorPlus® colors in this area.

Smooth Lap Siding ColorPlus

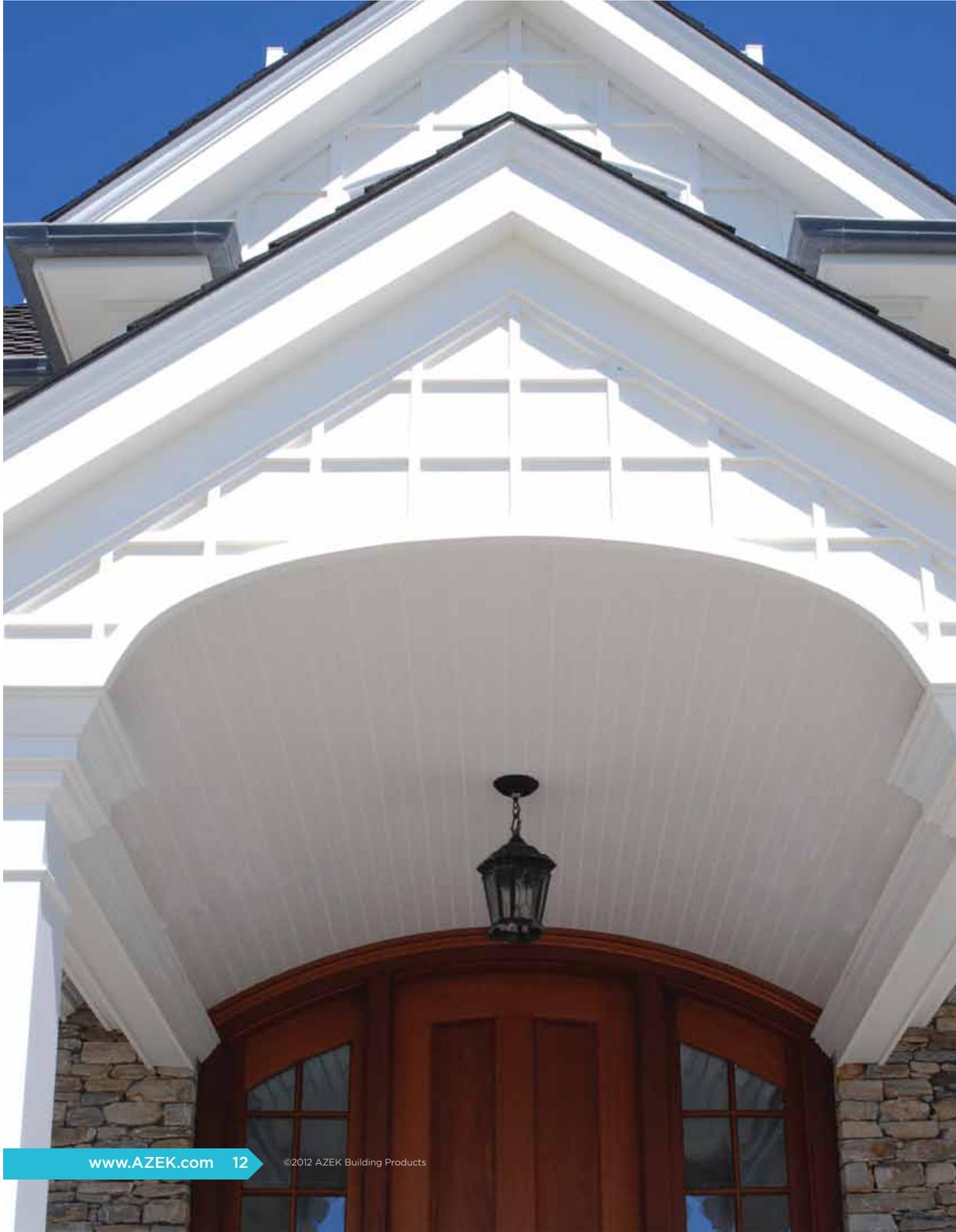


Thickness: 5/16"  
Weight: 2.3 lbs./sq. ft.  
Length: 12' planks

WIDTHS	5.250"	6.250"	7.250"	8.250"
EXPOSURE	4.0"	5.0"	6.0"	7.0"
COLORPLUS®	✓	✓	✓	✓
PRIMED	✓	✓	✓	✓

Color Palette





### 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).



# Model 9600

*More Insulation Plus Design Options*

R-11\* Polyurethane Insulation

Pinch-Resistant Panels

Lifetime Limited Warranty

[www.Wayne-Dalton.com](http://www.Wayne-Dalton.com)



Model 9600 Sonoma shown with Arched Stockton window inserts and optional decorative hardware

## Door Construction

- Embossed, high tensile steel panels give the look of wood with the strength of steel.
- Two-coat, baked-on polyester finish is virtually maintenance-free. This finish also makes an excellent base if you repaint to match the existing exterior colors of your home.
- The foamed-in-place polyurethane insulation is chemically bonded to each steel section, creating a structure with higher strength and dent resistance.
- Heavy-gauge steel wraparound end caps trim-out door edges for better appearance, improved strength and protection of the insulation from damage.
- Integral foam-filled horizontal struts at the top and bottom of door sections add rigidity for long life and smooth operation – extra strength without extra weight.
- Windload models available. 
- Sound-absorbing insulation makes the door operate quieter and reduces wind rattle.
- Attractive, low-profile hinges provide maximum strength between sections and add stability compared with ordinary vertical hinges. Hinges are factory-installed for proper alignment and smoother door operation.
- Bulb-shaped bottom seal remains flexible even in extreme cold to help keep the bad weather outside.
- SilentGlide™ nylon rollers with solid steel shafts provide years of smooth, quiet and dependable operation.
- Protective polymer caps add a finishing touch to the reinforcing struts.
- An insulated garage door improves your energy efficiency and makes your house more green.

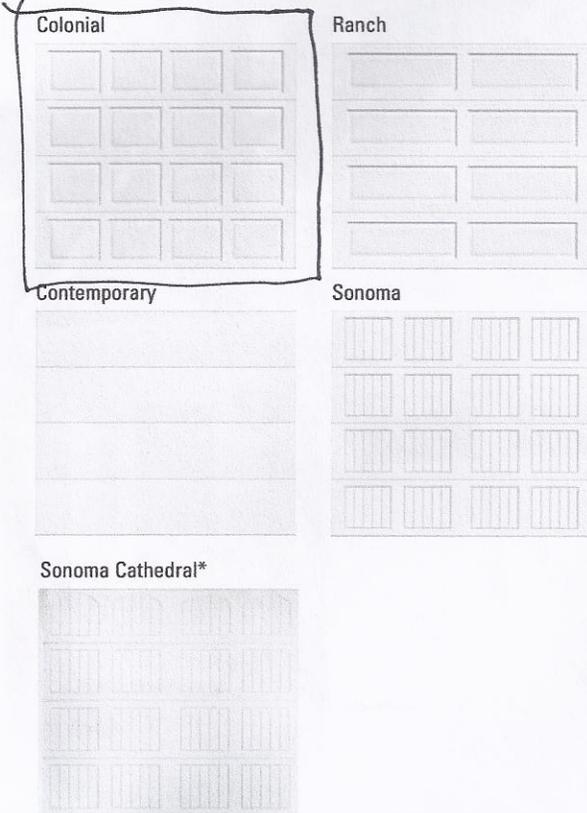


\* Insulation values have been calculated in compliance with Dasma TDS-163 industry standards.

# Model 9600 Specifications

## Design

- Steel panels are embossed with a wood-grained texture giving the look of genuine wood.
- All panel designs available in white, taupe, almond, brown and green.\*



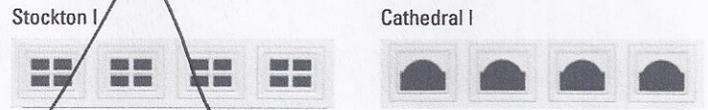
\* Brown and green not available in Sonoma Cathedral panel.

## Safety & Security

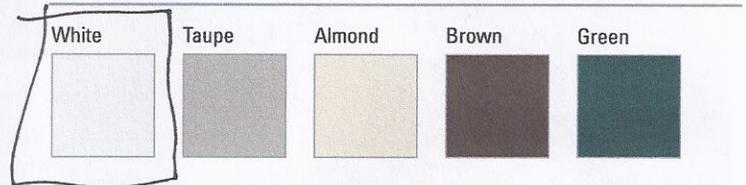
- Pinch-resistant design helps push fingers out of harm's way if accidentally placed near a closing door.
- The Wayne-Dalton TorqueMaster® Plus is the first counterbalance system to seal springs safely within a steel tube. It contains an anti-drop feature that eliminates the risk of door "free fall" and prevents potential serious injury.
- Tamper-resistant safety bottom brackets help avoid possible injury by preventing inadvertent loosening when the counterbalance cables are still under tension.

## Windows

- Many decorative window inserts are available to enhance the look of your garage door, which in turn enhances the look of your home. Here are two examples. See 9600 brochure (#329870), Window style brochure (#330880), or web site for all options.



## Colors

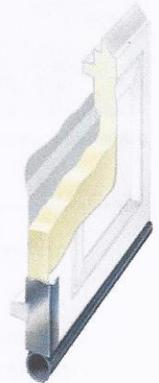


**SEE ALL THE LOOKS AVAILABLE ON OUR GARAGE DOOR DESIGN CENTER AT [www.Wayne-Dalton.com](http://www.Wayne-Dalton.com)**

## Energy Efficiency & Noise Control

- The R-11\* polyurethane insulation is substantially more effective than the same thickness of common polystyrene.
- Bulb-shaped bottom seal remains flexible even in the cold to keep out bad weather.
- The foamed-in-place insulation helps block street noise from entering into living areas that adjoin the garage.

\*Insulation values have been calculated in compliance with DASMA TSD-163 industry standards.



## Warranty

Model 9600 offers a Lifetime Limited Warranty against cracking, splitting, rusting through or section deterioration. See dealer for complete details.



Cathedral Louver & Trim .....	150
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Peaked Louver .....	151
Half-Round Louver & Trim .....	152
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Round Louver .....	162
Quarter-Round Louver .....	164
Timber Cathedral Louver .....	165
Timber Round Louver .....	165
Timber Vertical Louver .....	165



## A Breath of Fresh Air Louvers & Gable Vents

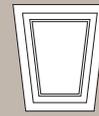
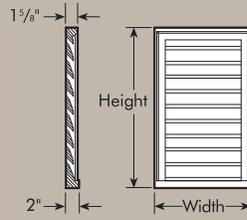
Designed to be both beautiful and functional, louvers have been a useful design accent for centuries. Fypon offers two basic louver types, functional (venting) and decorative (non-venting), in a multitude of shapes to fit most architectural styles. Decorative louvers have a solid, one-piece design that does not allow air to pass through. These types of louvers are for aesthetic purposes only. Designed to provide additional ventilation, functional louvers feature angled slats to help protect interiors from the elements. The inside of the functional louver has a corrosion-resistant screen that helps keep insects out while allowing airflow between the slats. In addition, accessory pieces, such as flat trim and keystones, are available for most louver styles.

**For installation instructions, please visit [www.fypon.com](http://www.fypon.com).**

Products shown: Custom 6M Elliptical Arch, K6TM, MLD220-12, MLDS85308BP, EBLV18X30, WCH72X6K, MLDS85299BP

# Vertical Louver

Brick Mould Style



Keystone  
Page 47  
KWM180M

Decorative Part Number	Width	Height	Functional Part Number	Vent Area
LV8X15	8"	15"	FLV8X15	3 Sq. In.
LV8X24	8"	24"	FLV8X24	7 Sq. In.
LV8X30	8"	30"	FLV8X30	9 Sq. In.
LV12X18	12"	18"	FLV12X18	10 Sq. In.
<b>LV12X24</b>	<b>12"</b>	<b>24"</b>	<b>FLV12X24</b>	<b>16 Sq. In.</b>
LV12X30	12"	30"	FLV12X30	18 Sq. In.
LV12X36	12"	36"	FLV12X36	22 Sq. In.
LV12X40	12"	40"	FLV12X40	24 Sq. In.
LV14X27	14"	27"	FLV14X27	20 Sq. In.
LV14X30	14"	30"	FLV14X30	22 Sq. In.
LV14X32	14"	32"	FLV14X32	27 Sq. In.
LV16X24	16"	24"	FLV16X24	21 Sq. In.
LV16X36	16"	36"	FLV16X36	32 Sq. In.
LV18X24	18"	24"	FLV18X24	24 Sq. In.
LV18X30	18"	30"	FLV18X30	31 Sq. In.
LV18X36	18"	36"	FLV18X36	38 Sq. In.
LV18X42	18"	42"	FLV18X42	45 Sq. In.
LV20X28	20"	28"	FLV20X28	31 Sq. In.
LV24X24	24"	24"	FLV24X24	35 Sq. In.
LV24X30	24"	30"	FLV24X30	45 Sq. In.
LV24X36	24"	36"	FLV24X36	54 Sq. In.
LV24X48	24"	48"	FLV24X48	74 Sq. In.
LV30X42	30"	42"	FLV30X42	84 Sq. In.

# OHIO HISTORIC INVENTORY

THIS IS A FACSIMILE OF THE FORM PRODUCED BY:

OHIO HISTORIC PRESERVATION OFFICE  
567 East Hudson St.  
Columbus, Ohio 43211-1030  
614/297-2470-fax 614-297-2496



OHIO  
HISTORICAL  
SOCIETY

SINCE 1885

1.No. FRA 8795-1		2.County FRANKLIN		4.Present Name(s) FRANKLIN RANCHES		<input type="checkbox"/> CODED <input type="checkbox"/> CODED	
3.Location of Negatives CITY OF DUBLIN				5.Historic or Other Name(s)			
Roll No. 8		Picture No.(s) 11-12					
6. Specific Address or Location FRANKLIN				16. Thematic Association(s)		28. No. of Stories 1	
6a. Lot, Section or VMD Number				17. Date(s) or Period C. 1950'S		29. Basement? <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	
7.City or Village If Rural, Township & Vicinity DUBLIN				18. Style or Design <input type="checkbox"/> High Style <input type="checkbox"/> Elements		30. Foundation Material CONC. BLOCK ?	
8. Site Plan with North Arrow W. BRIDGE RANCHES FRANKLIN ON BOTH SIDES S. HIGH ST.				18a. Style of Addition or Elements(s)		31. Wall Construction WOOD FRAME	
9. U.T.M. Reference Quadrangle Name multiple properties Zone Easting Northing				19. Architect or Engineer		32. Roof Type & Material HIP/ASPH. SHINGLE	
10. <input type="checkbox"/> Site <input checked="" type="checkbox"/> Building <input type="checkbox"/> Structure <input type="checkbox"/> Object				19a. Design Sources		33. No. of Bays Front 3 Side 2	
11. On National Register? NO				20. Contractor or Builder		34. Exterior Wall Material(s) /STONE/STUCCO	
12. N.R. Potential?				21. Building Type or Plan RANCH		35. Plan Shape IRREG.	
13. Part of Estab. Hist. Dist? Yes				22. Original Use, if apparent RESIDENCE		36. Changes <input type="checkbox"/> Addition <input type="checkbox"/> Altered (Explain In #42) <input type="checkbox"/> Moved	
14. District Potential?				23. Present Use RESIDENCE		37. Window Types <input type="checkbox"/> 6 over 6 <input type="checkbox"/> 4 over 4 <input type="checkbox"/> 2 over 2 <input checked="" type="checkbox"/> Other	
15. Name of Established District (N.R. or Local) DUBLIN HISTORIC DISTRICT				24. Ownership <input type="checkbox"/> Public <input checked="" type="checkbox"/> Private		38. Building Dimensions	
				25. Owner's Name & Address, if known		39. Endangered? No By What?	
				26. Property Acreage		40. Chimney Placement CENTER/RIDGE	
				27. Other Surveys in Which Included		41. Distance from and Frontage on Road	
42. Further Description of Important Interior and Exterior Features(Continue on reverse if necessary) Collection of 1950s ranch homes with shallow hipped rooflines, stone, stucco and brick materials, picture windows, corner windows, small porches and both attached and detached garages as typical features.							
43. History and Significance (Continue on reverse if necessary) This street was developed during the post WWII-era and differs dramatically from High Street with its historic 19th century buildings. Yet, the street retains its cohesive visual character because of the repetition of the building type.							
44. Description of Environment and Outbuildings (See #52) The houses are located along a single street with landscaped front yards and driveways.						46. Prepared by NANCY RECCHIE	
45. Sources of Information observation						47. Organization BDR&C	
						48. Date Recorded in Field 5/03	
						49. Revised by	
						50. Date Revised	
						50b. Reviewed by	

FRA - 8795-1

FRANKLIN

FRANKLIN RANCHES

FRANKLIN ST.