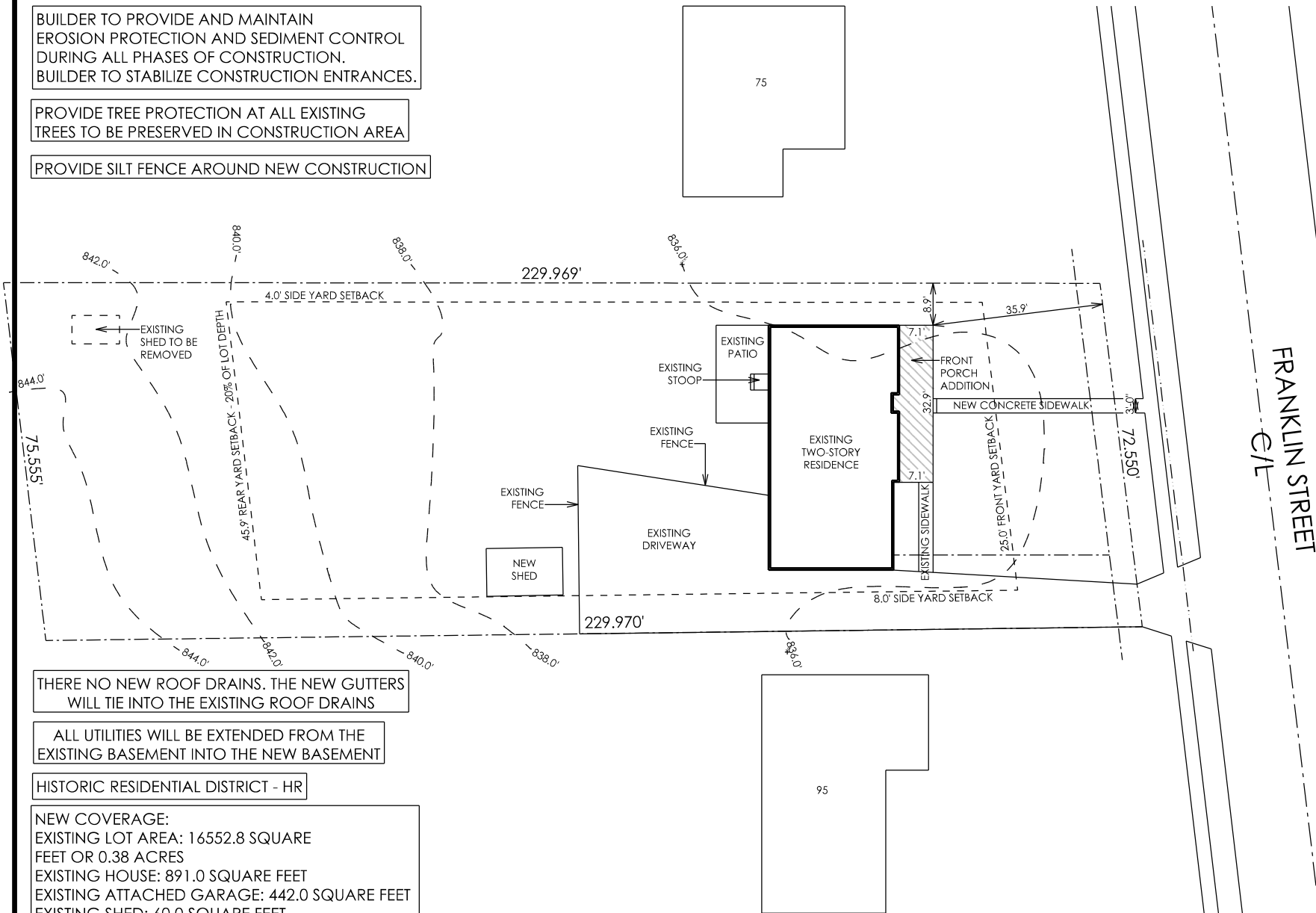


BUILDER TO PROVIDE AND MAINTAIN
EROSION PROTECTION AND SEDIMENT CONTROL
DURING ALL PHASES OF CONSTRUCTION.
BUILDER TO STABILIZE CONSTRUCTION ENTRANCES.

PROVIDE TREE PROTECTION AT ALL EXISTING
TREES TO BE PRESERVED IN CONSTRUCTION AREA

PROVIDE SILT FENCE AROUND NEW CONSTRUCTION



THERE NO NEW ROOF DRAINS. THE NEW GUTTERS
WILL TIE INTO THE EXISTING ROOF DRAINS

ALL UTILITIES WILL BE EXTENDED FROM THE
EXISTING BASEMENT INTO THE NEW BASEMENT

HISTORIC RESIDENTIAL DISTRICT - HR

NEW COVERAGE:
EXISTING LOT AREA: 16552.8 SQUARE
FEET OR 0.38 ACRES
EXISTING HOUSE: 891.0 SQUARE FEET
EXISTING ATTACHED GARAGE: 442.0 SQUARE FEET
EXISTING SHED: 60.0 SQUARE FEET
PORCH ADDITION: 242.1 SQUARE FEET
LANDING ADDITION: 9.0 SQUARE FEET
SHED ADDITION: 160.0 SQUARE FEET
EXISTING SHED TO BE REMOVED: 60.0 SQUARE FEET
NEW STRUCTURE COVERAGE: 10.5%
ALLOWABLE STRUCTURE COVERAGE: 25.0%
EXISTING PATIO: 225.0 SQUARE FEET
EXISTING DRIVEWAY: 1986.6 SQUARE FEET
NEW LOT COVERAGE: 23.8%
ALLOWABLE LOT COVERAGE: 45.0%



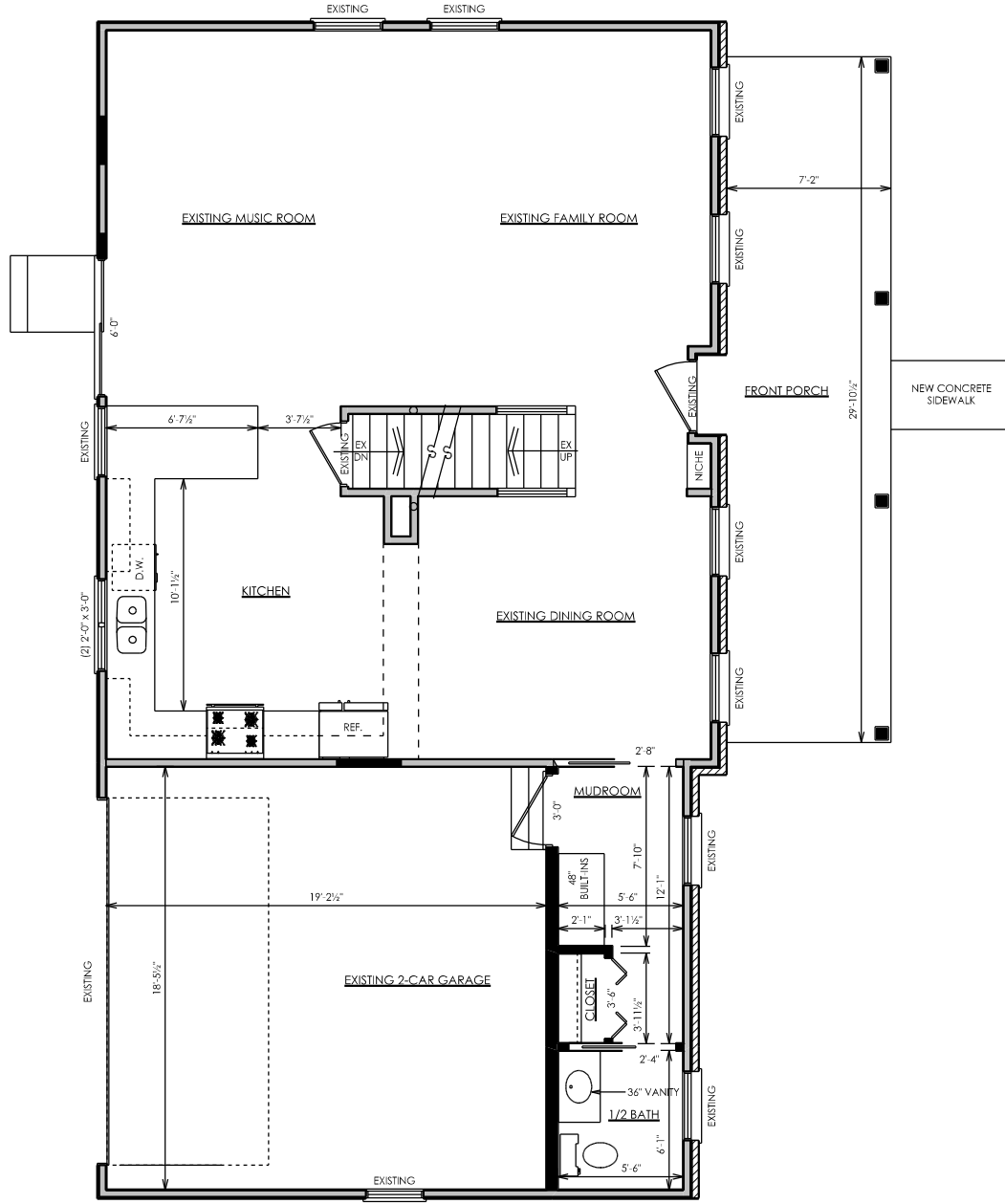
SITE PLAN
SCALE: 1" = 30'

	PRELIMINARY	BIDDING	CONSTRUCTION
08/1/25			
06/16/25			
00/00/00			

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FIRST FLOOR PLAN

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

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08 / 125	PRELIMINARY
06 / 625	BIDDING
000000	CONSTRUCTION



FRONT ELEVATION

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

CODED NOTES

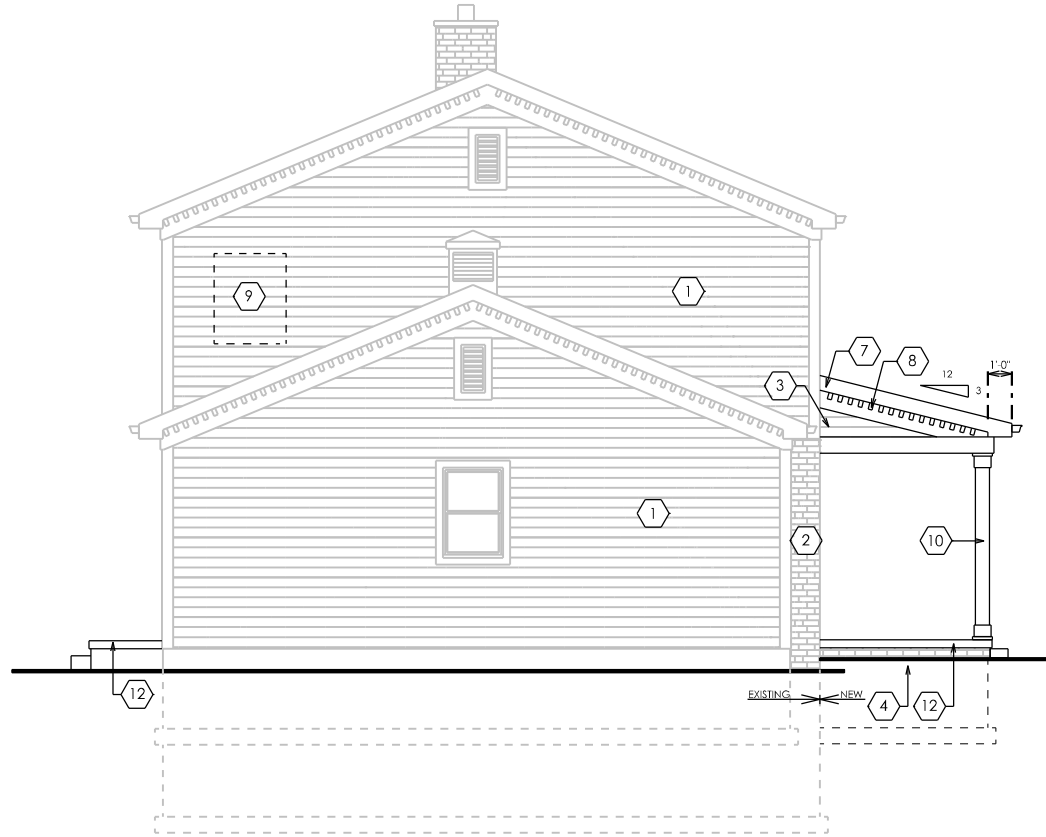
1	EXISTING SIDING	9	SIDING TO BE PATCHED
2	EXISTING BRICK	10	6X6 PRESSURE TREATED POST WITH 1X SMOOTH TRIM, 7"X7" FINISHED COLUMN
3	SIDING - HARDIE SIDING IN MONTEREY TAUPE	11	METAL ROOFING
4	BRICK - ACME THIN BRICK IN BRICK STREET	12	POURED CONCRETE PORCH
5	1X8 FASCIA - MATCH EXISTING	13	NOT USED
6	PAINTED ALUMINUM GUTTER - OGEE STYLE	14	NEW OR REPLACED WINDOW, TO BE APPROVED ADMINISTRATIVELY
7	1X8 RAKE - HARDIE TRIM IN SMOOTH	15	NEW DOOR, TO BE APPROVED ADMINISTRATIVELY
8	1X FRIEZE BOARD AND DENTIL MOULDING - HARDIE TRIM IN SMOOTH	16	NOT USED

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08 / 125	PRELIMINARY
06 / 625	BIDDING
000000	CONSTRUCTION



LEFT ELEVATION

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

CODED NOTES

1	EXISTING SIDING	9	SIDING TO BE PATCHED
2	EXISTING BRICK	10	6X6 PRESSURE TREATED POST WITH 1X SMOOTH TRIM, 7'X7" FINISHED COLUMN
3	SIDING - HARDIE SIDING IN MONTEREY TAUPE	11	METAL ROOFING
4	BRICK - ACME THIN BRICK IN BRICK STREET	12	POURED CONCRETE PORCH
5	1X8 FASCIA - MATCH EXISTING	13	NOT USED
6	PAINTED ALUMINUM GUTTER - OGEE STYLE	14	NEW OR REPLACED WINDOW, TO BE APPROVED ADMINISTRATIVELY
7	1X8 RAKE - HARDIE TRIM IN SMOOTH	15	NEW DOOR, TO BE APPROVED ADMINISTRATIVELY
8	1X FRIEZE BOARD AND DENTIL MOULDING - HARDIE TRIM IN SMOOTH	16	NOT USED

08 / 125	PRELIMINARY
06 / 625	BIDDING
000000	CONSTRUCTION

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SIMPLIFIED
Living
ARCHITECTURE

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REAR ELEVATION

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

CODED NOTES

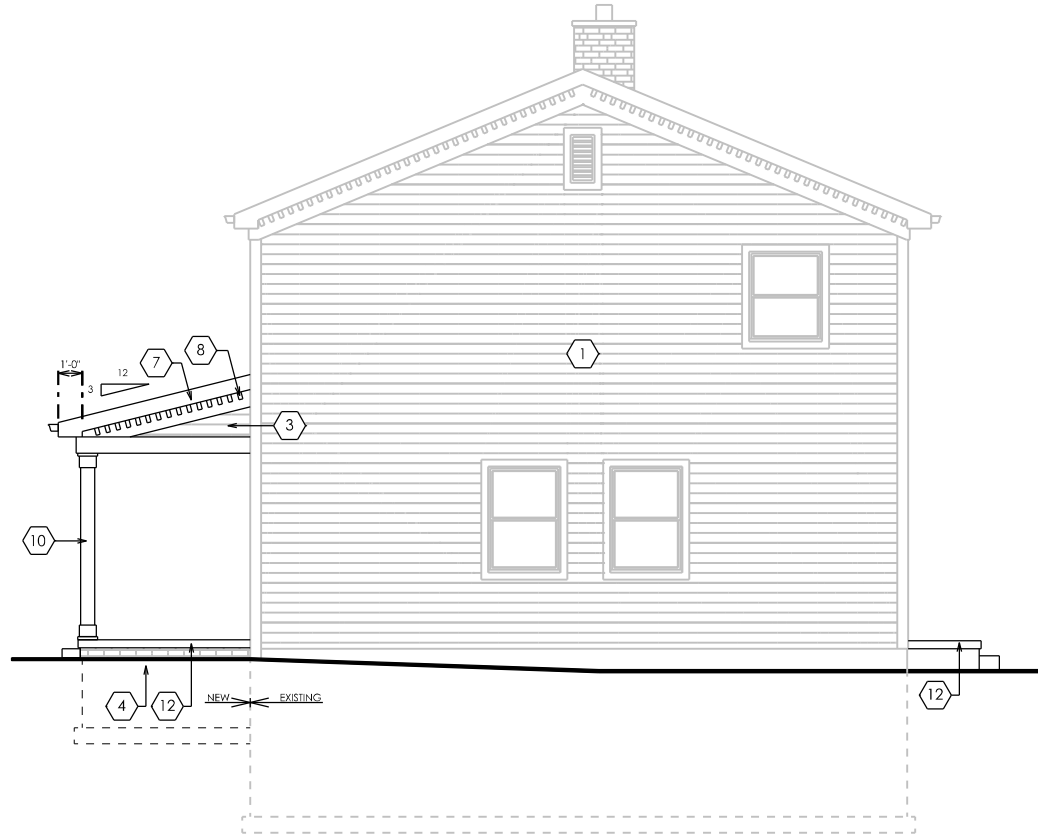
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2	EXISTING BRICK	10	6X6 PRESSURE TREATED POST WITH 1X SMOOTH TRIM, 7"X7" FINISHED COLUMN
3	SIDING - HARDIE SIDING IN MONTEREY TAUPE	11	METAL ROOFING
4	BRICK - ACME THIN BRICK IN BRICK STREET	12	POURED CONCRETE PORCH
5	1X8 FASCIA - MATCH EXISTING	13	NOT USED
6	PAINTED ALUMINUM GUTTER - OGEE STYLE	14	NEW OR REPLACED WINDOW, TO BE APPROVED ADMINISTRATIVELY
7	1X8 RAKE - HARDIE TRIM IN SMOOTH	15	NEW DOOR, TO BE APPROVED ADMINISTRATIVELY
8	1X FRIEZE BOARD AND DENTIL MOULDING - HARDIE TRIM IN SMOOTH	16	NOT USED

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08 / 125	PRELIMINARY
06 / 625	BIDDING
000000	CONSTRUCTION



RIGHT ELEVATION

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

CODED NOTES

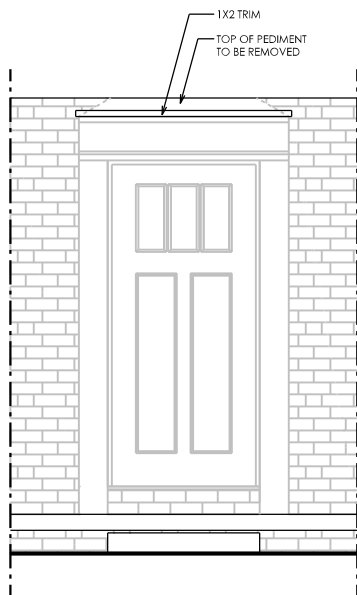
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2	EXISTING BRICK	10	6X6 PRESSURE TREATED POST WITH 1X SMOOTH TRIM, 7'X7" FINISHED COLUMN
3	SIDING - HARDIE SIDING IN MONTEREY TAUPE	11	METAL ROOFING
4	BRICK - ACME THIN BRICK IN BRICK STREET	12	POURED CONCRETE PORCH
5	1X8 FASCIA - MATCH EXISTING	13	NOT USED
6	PAINTED ALUMINUM GUTTER - OGEE STYLE	14	NEW OR REPLACED WINDOW, TO BE APPROVED ADMINISTRATIVELY
7	1X8 RAKE - HARDIE TRIM IN SMOOTH	15	NEW DOOR, TO BE APPROVED ADMINISTRATIVELY
8	1X FRIEZE BOARD AND DENTIL MOULDING - HARDIE TRIM IN SMOOTH	16	NOT USED

	PRELIMINARY	BIDDING	CONSTRUCTION
08 / 125			
06 / 625			
000000			

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FRONT DOOR ELEVATION

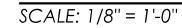
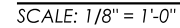
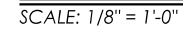
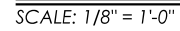
SCALE: 1/4" = 1'-0"

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08 / 125	PRELIMINARY
06 / 625	BIDDING
000000	CONSTRUCTION



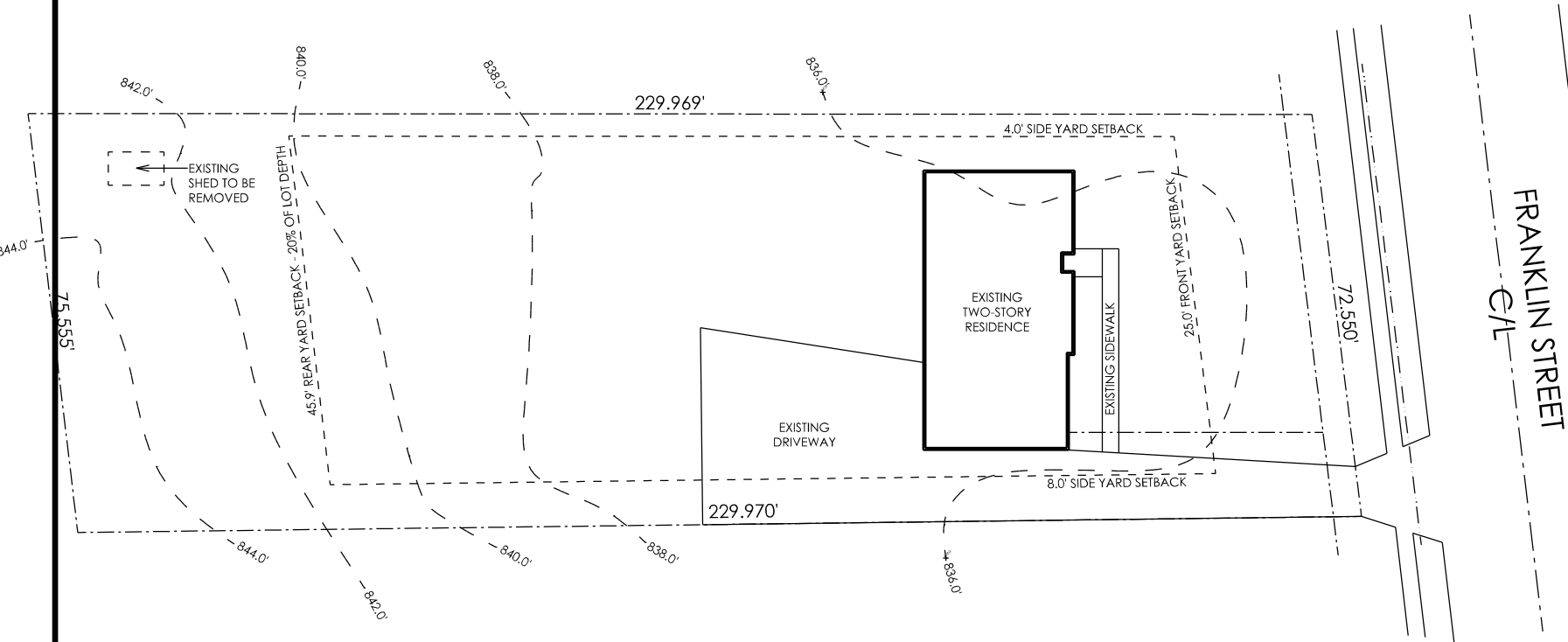
1	SIDING - HARDIE SIDING IN MONTEREY TAUPÉ
2	1X8 FASCIA - MATCH EXISTING
3	1X8 RAKE - HARDIE TRIM IN SMOOTH
4	1X6 TRIM
5	SHED REPAIR WOODEN DOUBLE SHED DOORS

081125	PRELIMINARY
061625	BIDDING
000000	CONSTRUCTION

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THERE NO NEW ROOF DRAINS. THE NEW GUTTERS WILL TIE INTO THE EXISTING ROOF DRAINS

ALL UTILITIES WILL BE EXTENDED FROM THE EXISTING BASEMENT INTO THE NEW BASEMENT

HISTORIC RESIDENTIAL DISTRICT - HR

EXISTING COVERAGE:
 EXISTING LOT AREA: 16552.8 SQUARE FEET OR 0.38 ACRES
 EXISTING HOUSE: 891.0 SQUARE FEET
 EXISTING ATTACHED GARAGE: 442.0 SQUARE FEET
 EXISTING SHED: 60.0 SQUARE FEET
 EXISTING STRUCTURE COVERAGE: 8.4%
 EXISTING PATIO: 225.0 SQUARE FEET
 EXISTING DRIVEWAY: 1986.6 SQUARE FEET
 EXISTING LOT COVERAGE: 21.8%

BUILDER TO PROVIDE AND MAINTAIN EROSION PROTECTION AND SEDIMENT CONTROL DURING ALL PHASES OF CONSTRUCTION. BUILDER TO STABILIZE CONSTRUCTION ENTRANCES.

PROVIDE TREE PROTECTION AT ALL EXISTING TREES TO BE PRESERVED IN CONSTRUCTION AREA

PROVIDE SILT FENCE AROUND NEW CONSTRUCTION



EXISTING SITE PLAN

SCALE: 1" = 30'

- GAS
- - - STORM AND SEWER
- WATER
- ELECTRIC

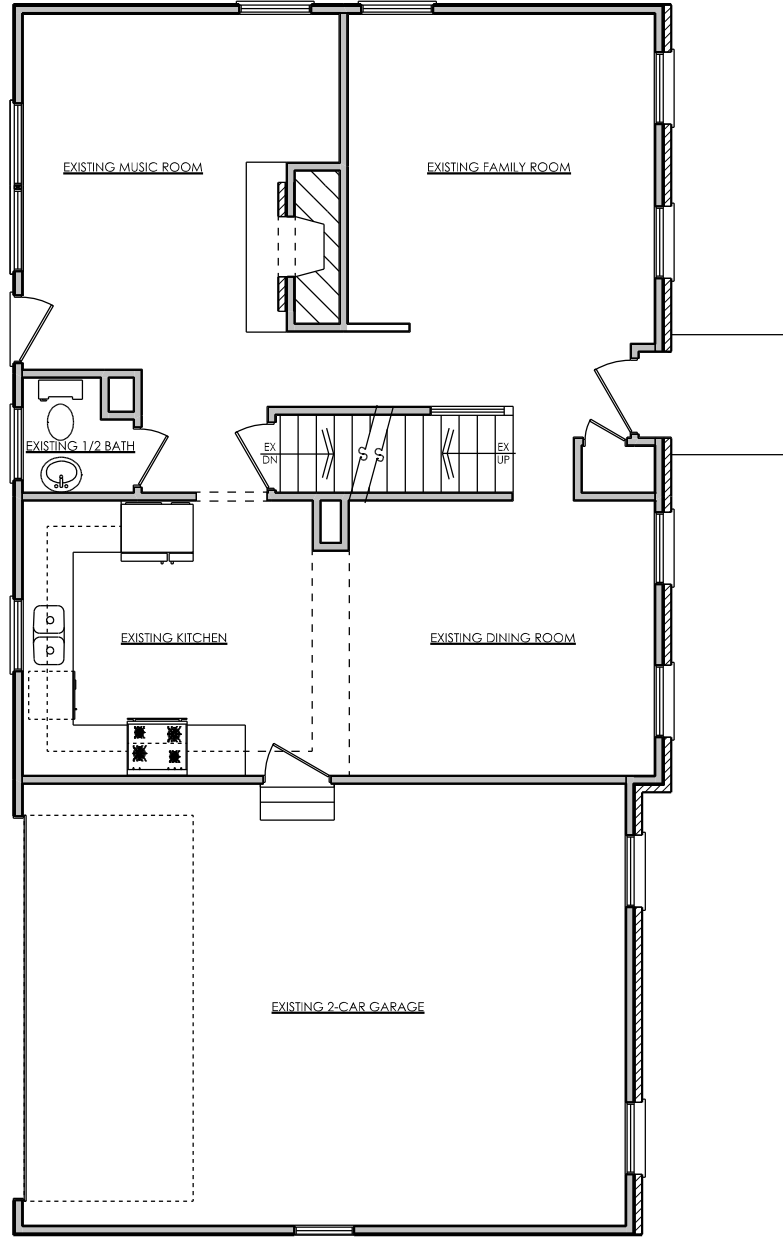
EXISTING UTILITIES TO REMAIN

PRELIMINARY	BIDDING	CONSTRUCTION
000000	000000	000000

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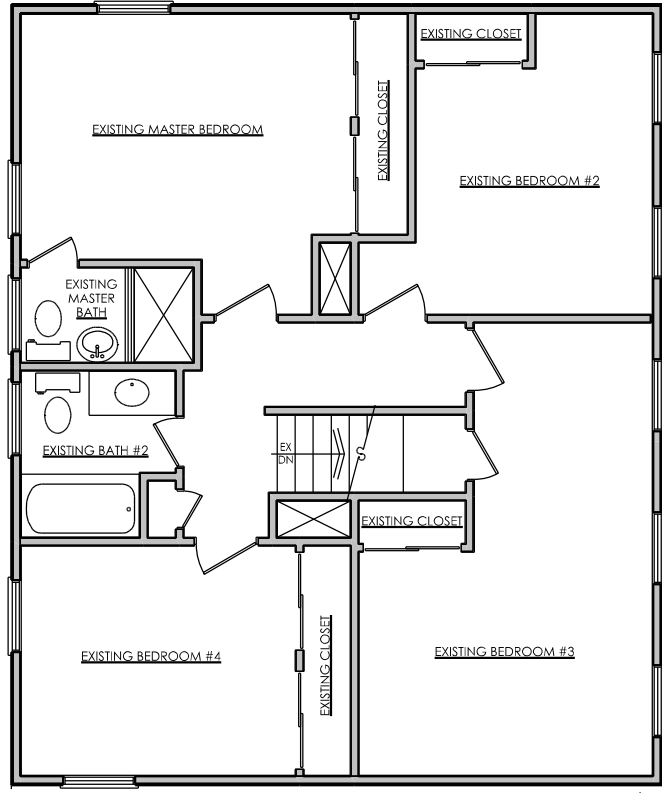
EXISTING FIRST FLOOR PLAN
 SCALE: 1/8" = 1'-0"

	PRELIMINARY
000000	
	BIDDING
000000	
	CONSTRUCTION
000000	

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EXISTING SECOND FLOOR PLAN

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



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	PRELIMINARY	BIDDING	CONSTRUCTION
000000			
000000			
000000			



EXISTING FRONT ELEVATION

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

081125	PRELIMINARY
061625	BIDDING
000000	CONSTRUCTION

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EXISTING LEFT ELEVATION

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



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050725	PRELIMINARY
061625	BIDDING
000000	CONSTRUCTION



EXISTING REAR ELEVATION

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

050725	PRELIMINARY
061625	BIDDING
000000	CONSTRUCTION

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EXISTING REAR ELEVATION

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

050725	PRELIMINARY
061625	BIDDING
000000	CONSTRUCTION

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EXISTING RIGHT ELEVATION

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

050725	PRELIMINARY
061625	BIDDING
000000	CONSTRUCTION

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Description of Conformance – 85 Franklin Street

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Zoning District: Historic Residential

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

Lots and Blocks:

This application is for the architectural approval of a covered porch addition at the front of the home at 85 Franklin Street, and window and door removal and replacement. This home is a background building to the historic district. The window and door removal and replacement will be reviewed administratively. The addition will consist of 7'x7' built up square columns made up of Hardie Trim and a brick surround at the foundation that will match the existing brick on the home. The existing shed will also be removed and replaced with a 10'x16' shed. The new shed will have Hardie Siding in Monterey Taupe and Hardi Board trim in Cobblestone, matching the existing home.

Building Type and Architecture

- Street Type: Neighborhood Street; Existing, no changes
- Building Type: Single-Family Detached
 1. Street Frontage – Proposed site plan and elevations are enclosed.
 2. Building Area
 - Side yard setback: 4' minimum, 12' total.
 - Rear yard setback: 20% of the lot depth
 - Lot size:
 - 16,552.8 square feet
 - Allowable Structure coverage: 25% Lot coverage: 45%
 - Maximum Height: 24'
 - Proposed Size:
 - Approximate addition footprint 242.1 square feet

Proposed Materials for the house include:

- Glen Gery Thin Brick in Aberdeen with Lehigh/Flamingo mortar in Soft White at foundation surround.
- Hardie Board Trim – column, fascia, rake, and soffits in Cobblestone, Smooth texture.
- 5" Ogee aluminum gutters.
- ATAS Metal Roofing in Slate Gray.
- New poured concrete sidewalk.
- Porch will have a flat ceiling, therefore existing pediment over the front door will be cut off..



Proposed Materials for the shed include:

- Foundation: 4x4 pressure treated posts on poured concrete piers.
- Hardie Plank Lap Siding in Monterey Taupe, Smooth texture, 6.25" reveal.
- Hardie Board 3.5" Trim in Cobblestone, Smooth texture.
- Shed Repair LLC, Standard Style Wooden Double Shed Doors.
- GAF Timberline Asphalt Shingles in Weathered Wood.



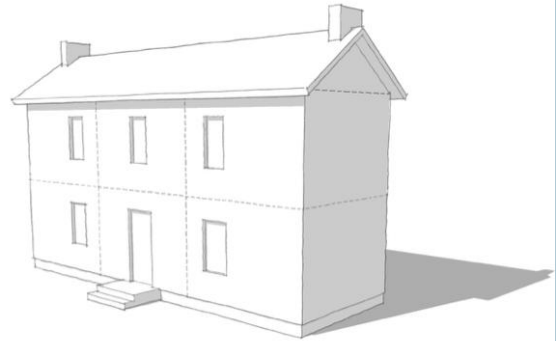
Historic Design Guidelines¹

The house at 85 Franklin is best described as an I-House as defined in the Historic Design Guidelines. Only component that is missing is a front porch.

2.11 I-House

A rectangular, two room floor plan with a side gable roof form, less commonly a flat or hipped roof, the I-House building type was popular between 1820-1890. Additional characteristics include:

- ▶ 2-stories in height
- ▶ 1-room deep
- ▶ Symmetrical, 3 or 5-bay wide façades; select 4-bay examples
- ▶ Central entry
- ▶ Front porch, 1 or 2-stories in height
- ▶ One or two chimneys, central or at both ends



Examples from web of historic I-House with porches:

<https://mchistory.org/research/articles/i-house-early-corn-belt-architectural-style>

<https://www.scpictureproject.org/williamsburg-county/thorntree.html>

<https://south-carolina-plantations.com/williamsburg/salters.html>

<https://www.scpictureproject.org/williamsburg-county/fleming-jenkinson-house.html>

4.9 Porches

- A. Wrought or cast-iron supports should not be used to replace original porch columns unless such iron elements were part of the original design; the same is true for wrought iron railings.
- B. Avoid enclosing porches to create permanent interior space, particularly on front elevations.
- C. If a porch is proposed to replace an original, missing porch, the characteristics of original porches on similar buildings, such as height, materials, roof slope, and width of original porches, are preferred.
- D. If a porch is to be added where a porch never existed, a simple design should be used.
- E. Avoid ornamentation such as spindles and scrollwork unless they were traditionally used on the porches of similar buildings.

¹ Historic Design Guidelines. City of Dublin, OH. <https://dublinohiousa.gov/alpha/wp-content/uploads/2024/10/Guidelines-12-5-24.pdf>, accessed August 2025.

Homes in the historic district that added an open porch (images from Google maps).

84 Riverview, open front porch added ~ 2013.



83 S High St., open front porch added ~2015.



56 Franklin St, open front porch and side garage added ~ 2019.



26 N. High St, pediment removed ~2015



Newer structures in Historic District with open porches on front of structure



Landmark structures in Historic District with open porch on front of house







Aberdeen

 Save Product

☐ Compare Brick

 Popular



[Where To Buy](#)



[Download seamless tileable image](#)



[Inquire Now](#)



[See this brick on your house](#)



**Project
Estimation
Calculator**

Enter wall area (ft²)

Quantity of brick

Full Calculator

Calculation is based on the Modular size brick, view full calculator to select a different size. View available sizes below for the product shown here.



SIDING | TRIM | SOFFIT

Long-lasting beauty by design.

#1

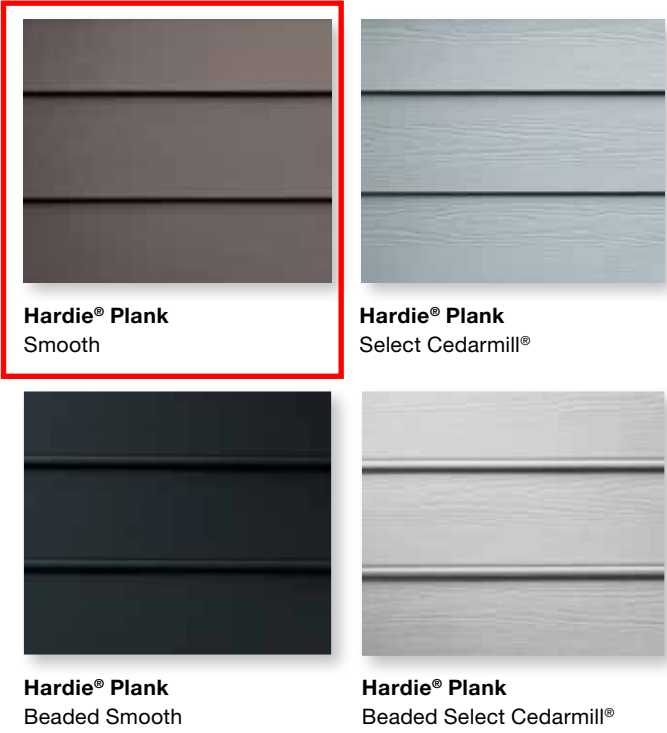
Brand of Siding in
North America*



Hardie® Plank & Hardie® Shingle Light Mist
Hardie® Trim Arctic White

Hardie® Plank

From Victorians to Colonials, Hardie® Plank is the perfect siding for your style, and has the durability and long lasting beauty that can transform your home's exterior. With a variety of colors, textures, and sizes, you'll discover a Hardie® Plank style that transforms your home's aesthetic.



Hardie® Shingle

Restore the look of your grand Cape Cod home or add distinction to your handsome bungalow. Hardie® Shingle embodies the enchanting look of cedar shingles with lower maintenance. You can create your perfect exterior style using Hardie® Shingle around your entire home, or place it in accent areas for an added boost of charm you'll love.

Better than the real thing, Hardie® Shingle resists rotting, curling, warping and splitting.

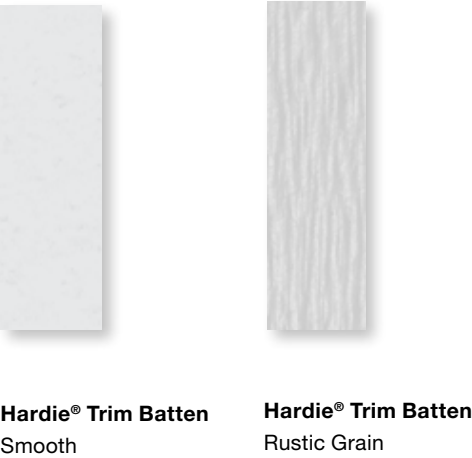


Hardie® Panel

Hardie® Panel delivers style and substance. When combined with Hardie® Trim Batten, it achieves the rustic board-and-batten look that defines your charming cottage or modern farmhouse. Its crisp, clean lines and ability to pair beautifully with other siding products make Hardie® Panel a smart choice for the home of your dreams.



Hardie® Trim Batten

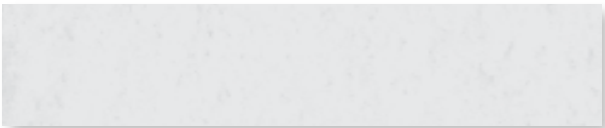


Hardie® Trim

Hardie® Trim provides design flexibility for columns, friezes, doors, windows and other accent areas. More durable than wood, Hardie® Trim is the perfect option for a long lasting home. Hardie® Trim is a low maintenance and durable accent for your exterior.



Hardie® Trim
Roughsawn



Hardie® Trim
Smooth



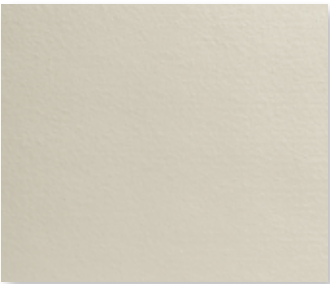
Hardie® Plank Night Gray
Hardie® Trim Arctic White

Hardie® Soffit

A home is only as strong as its most vulnerable areas. With Hardie® Soffit panel, you can live confidently, knowing that the gap between eaves and exterior walls is covered. These panels complete your look and help protect it from moisture and pests.



Hardie® Soffit Vented Smooth
Arctic White



Hardie® Soffit Non-Vented
Smooth



Hardie® Soffit Vented
Smooth



Hardie® Soffit Non-Vented
Select Cedarmill®



Hardie® Soffit Vented
Select Cedarmill®

Hardie® Artisan® Siding

Offering gorgeous, deep shadow lines and extra thick boards, Hardie® Artisan® Siding will set your home apart. The 5/8-inch thickness and unique features of Hardie® Artisan® siding provide precise fit and finish as well as the freedom to miter corners for attractive, streamlined styling.



Hardie® Artisan®
Lap Siding



MITERED CORNERS

Add sophistication to your design with mitered corners that can be crafted on-site with any Hardie® Artisan® Siding profile.



LOCK JOINT SYSTEM

Hardie® Artisan® Siding flat wall profiles have a lock joint system that helps enable faster, cleaner installation.



DESIGN FLEXIBILITY

Hardie® Artisan® Siding flat wall profiles can be oriented vertically, horizontally or used as soffit.



Lap Siding



Shiplap



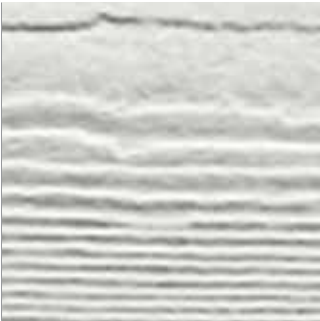
Square Channel



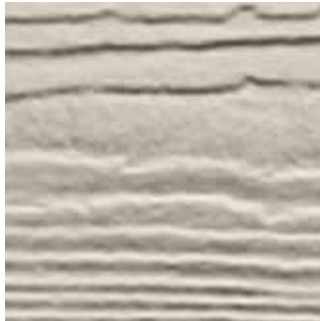
V-Groove

All Hardie® Artisan® products come with a primed finish and a smooth texture

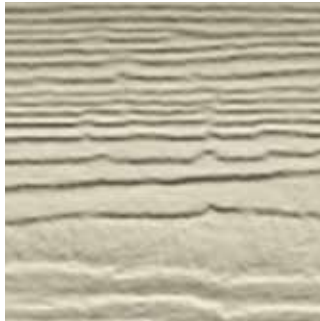
Statement Collection® Color Availability



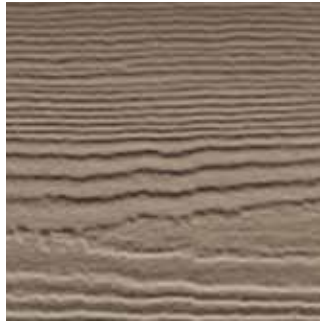
ARCTIC WHITE 1 | 2 | 3



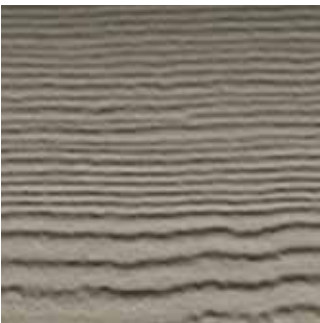
COBBLE STONE 1 | 2 | 3



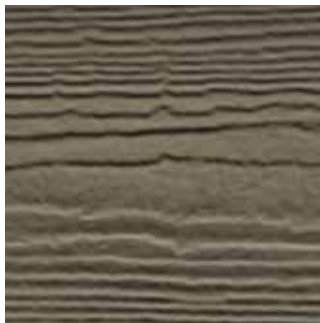
NAVAJO BEIGE 1



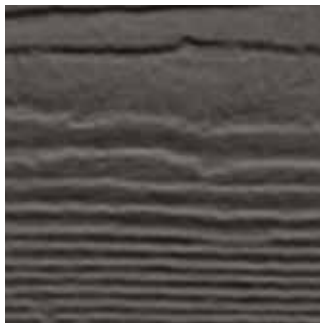
KHAKI BROWN 1



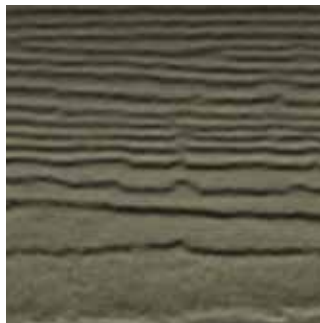
MONTEREY TAUPE 1 | 2



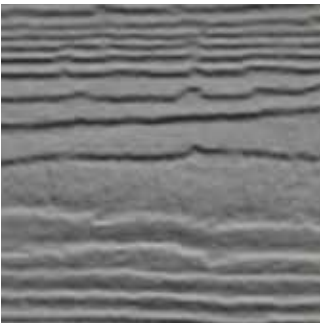
TIMBER BARK 1 | 2 | 3



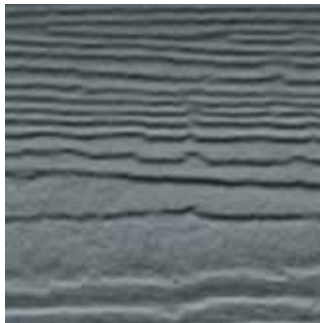
RICH ESPRESSO 1 | 2



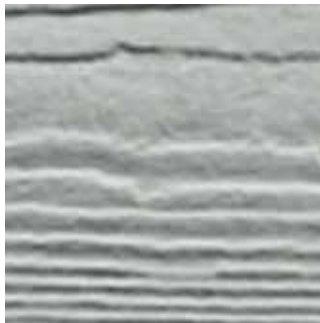
MOUNTAIN SAGE 1



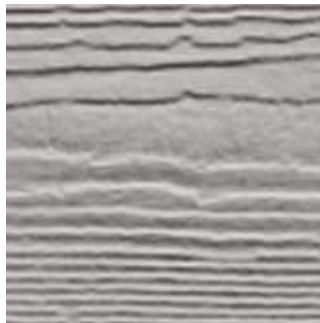
GRAY SLATE 1



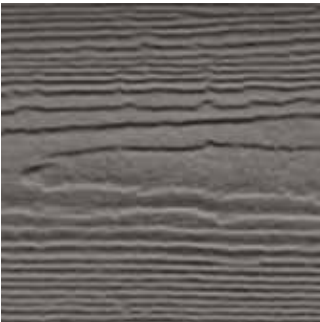
BOOTHBAY BLUE 1



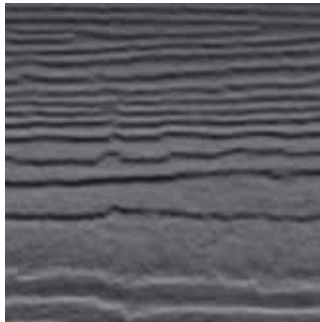
LIGHT MIST 1



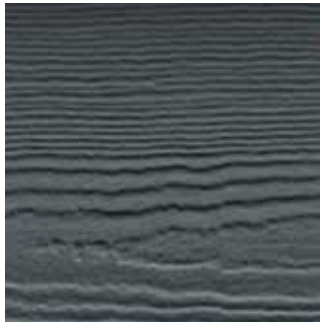
PEARL GRAY 1 | 2



AGED PEWTER 1 | 2



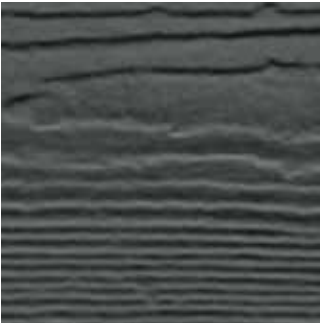
NIGHT GRAY 1



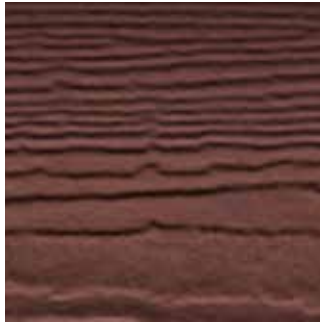
EVENING BLUE 1 | 2



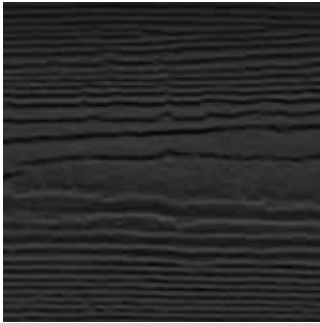
DEEP OCEAN 1



IRON GRAY 1 | 2 | 3



COUNTRYLANE RED 1



MIDNIGHT BLACK 1 | 2 | 3

PRODUCT AVAILABILITY KEY

1

Hardie® Siding
Hardie® Plank, Hardie® Shingle, Hardie® Panel, Hardie® Trim Batten

2

Hardie® Trim

3

Hardie® Soffit



Beauty begins with a finish that lasts.

PRIMER

A quality primer is the first step to ensuring that the paint color you select expresses your home’s true beauty now – and for years to come. Our distinctive primer is climate tested and engineered to enhance the performance of paint on Hardie® fiber cement exterior solutions. It helps to provide consistent, long-lasting paint adhesion, even in the most demanding conditions.



COLORPLUS® TECHNOLOGY

ColorPlus® Technology finishes are fully cured on our boards in a controlled factory environment and arrive at your home ready for installation year-round. With prefinished color products, you’ll have peace of mind, knowing you’ll have a more consistent color and finish that doesn’t depend on good weather.

With a variety of color options available to help bring your vision to life, ColorPlus® Technology finishes help keep your home looking beautiful longer.

- Exceptional finish adhesion
- Superior color retention
- Superior UV resistance

Find the perfect finish for your home.

Primed	Statement Collection®	Dream Collection®
ColorPlus® Technology Finishes		
Primed & ready to paint	Your region’s most popular colors	Nearly 700 finish options
Locally stocked & readily available	Locally stocked & readily available	Made to order in a wide variety of siding & trim styles <small>(Made specifically for you, products may incur additional cost and lead time.)</small>

A leading manufacturer of sustainable building envelope technology, ATAS utilizes cool pigment paint on many color offerings. Our products reflect infrared radiation, which results in cooler surface temperatures, and maximum fade resistance.

Many of the ATAS products meet the qualifications for potential green building certification credits and industry ratings. See ATAS website for specific SRI values (www.atas.com/sri). Information on ATAS' sustainable products can be found at www.atas.com/sustainability.

70% PVDF finish carries a limited warranty against fading and chalking. ATAS coated materials are non-staining and virtually maintenance free. Any surface residue is easily removed with conventional cleaning solutions or detergents.



STOCK COLORS

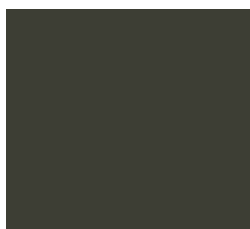
70% PVDF resin based coatings provide high-performance durability for exterior and interior applications. These coatings are designed to resist fading, chalking, and abrasion. Meets the requirement of AAMA 2605-13 for aluminum substrates.



Black (02)



Classic Bronze (01)



Medium Bronze (03)



Hartford Green (27)



Forest Green (11)



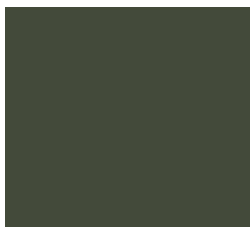
Teal (19)



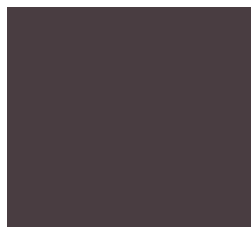
Hemlock Green (30)



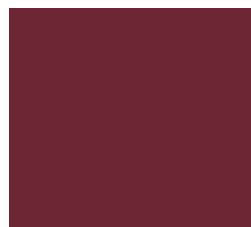
Patina Green (12)



Chocolate Brown (04)



Boysenberry (25)



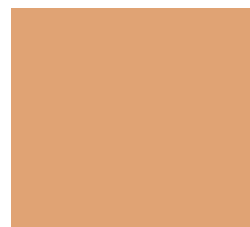
Redwood (07)



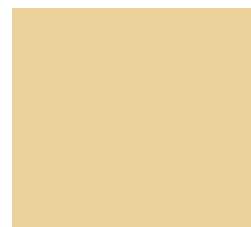
Mission Red (08)



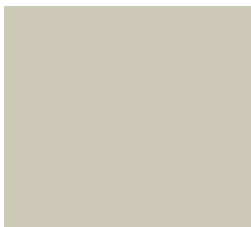
Sierra Tan (09)



Rawhide (15)



Concord Cream (05)



Sandstone (06)



Regal Blue (18)



Slate Blue (21)



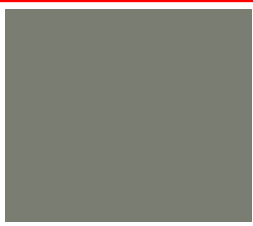
Siam Blue (14)



Rocky Grey (16)



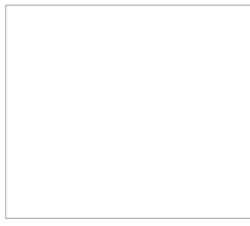
Charcoal Grey (62)



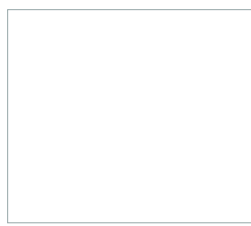
Slate Grey (20)



Dove Grey (13)



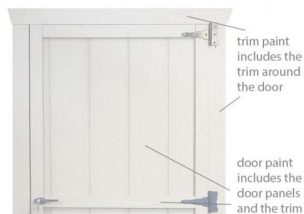
Ascot White (10)



Bone White (26)



www.atas.com/colors



72" Standard Style Wooden Double Shed Doors

72" wooden doors to fit your shed. Select 72, 78, or 84 in height. Includes hardware, fasteners, and mounting trim.

Height

72 in

[CLEAR](#)

Build to Order - ships in 2-3 weeks

\$595.00

+ Door Paint



Timberline[®]

America's #1-Selling Shingles



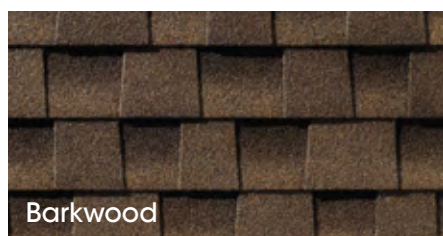
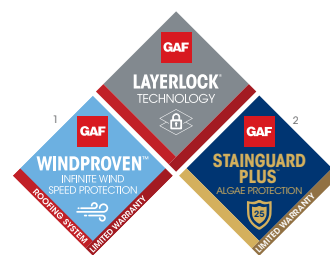
Millions of families have found shelter and peace of mind under a Timberline[®] roof.



We protect what matters most[™]

Timberline HDZ® Shingles

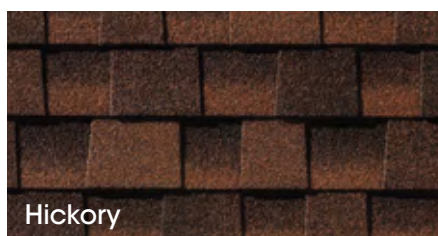
America's #1-selling shingle got even better. Timberline HDZ® Shingles feature LayerLock® Technology, which powers the industry's widest nail zone. When installed with the required combination of four qualifying GAF Accessories, Timberline HDZ® Shingles are eligible for an industry first: a wind warranty with no maximum wind speed limitation.¹ And now, with a 25-year StainGuard Plus™ Algae Protection Limited Warranty,² Timberline HDZ® offers everything you can expect from an architectural shingle roof, and more. gaf.com/TimberlineHDZ



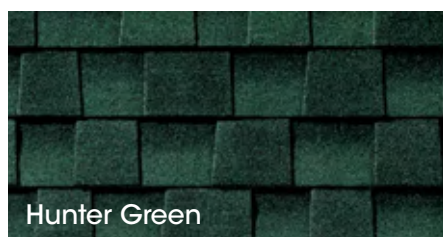
Barkwood



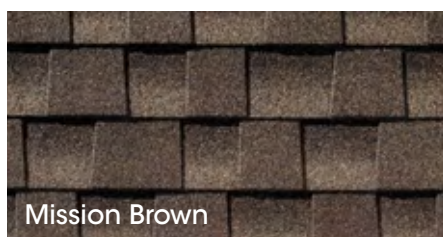
Charcoal



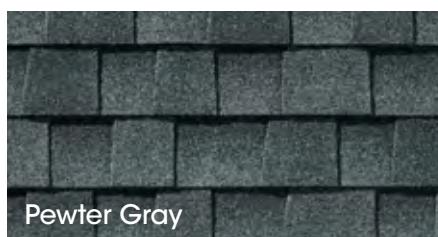
Hickory



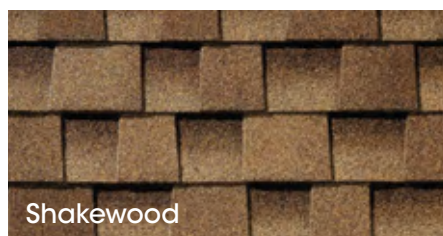
Hunter Green



Mission Brown



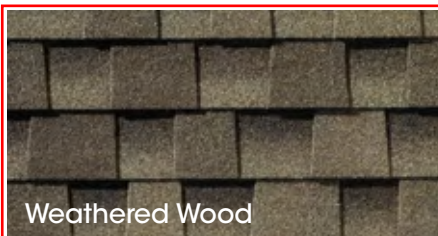
Pewter Gray



Shakewood

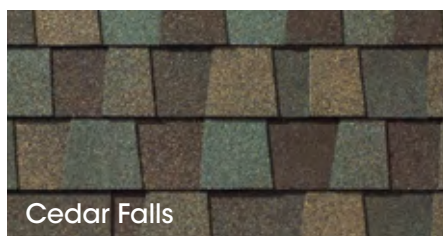


Slate

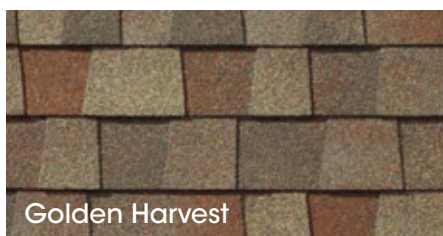


Weathered Wood

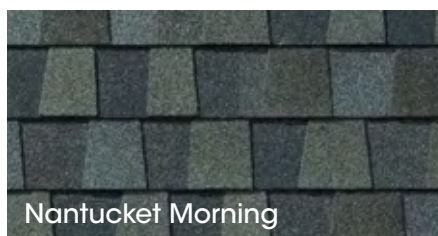
Harvest Blend Colors



Cedar Falls



Golden Harvest



Nantucket Morning



Appalachian Sky

¹ 15-year WindProven™ limited wind warranty on Timberline HDZ® Shingles requires the use of GAF Starter Strips, Roof Deck Protection, Ridge Cap Shingles, and Leak Barrier or Attic Ventilation. See *GAF Roofing System Limited Warranty* for complete coverage and restrictions. Visit gaf.com/LRS for qualifying GAF products. For installations not eligible for the WindProven™ limited wind warranty, see *GAF Shingle & Accessory Limited Warranty* for complete coverage and restrictions.

² 25-year StainGuard Plus™ Algae Protection Limited Warranty against blue-green algae discoloration is available only on products sold in packages bearing the StainGuard Plus™ logo. See *GAF Shingle & Accessory Limited Warranty* for complete coverage and restrictions, and qualifying products.

Note: It is difficult to reproduce the color clarity and actual color blends of these products. Before selecting your color, please ask to see several full-size shingles.



85 Franklin Street

Project:
Frank Addition and Renovation
85 Franklin Street
Dublin, Ohio 43017

Owner:
Aaron + Allanya Frank
85 Franklin Street
Dublin, Ohio 43017

Project Representative:
Heidi Bolyard, AIA
Simplified Living Architecture
545 Metro Place South
Suite 100
Dublin, Ohio 43017
614.774.2490
heidi@simplifiedarchitecture.com





Project Description – 85 Franklin Street

Aaron + Allanya Frank
85 Franklin Street
Dublin, Ohio 43017

This application is for the architectural approval of a 242.1 square foot covered porch addition at the front of the home at 85 Franklin Street, replacing a shed, and window and door removal and replacement. This home is a background building to the historic district. The window and door removal and replacement will be reviewed administratively.

The addition will consist of 7"x7" built up square columns made up of Hardie Trim and a brick surround at the foundation that will match the existing brick on the home. The addition of the porch will add significant character to the existing home and it will also provide needed shade at the front of the home. The home had a 90 +/- year old hackberry tree in the front yard that provided significant shade to the front of the home, though it was destroyed by a storm in 2022. The homeowners did replant a red oak in the front that is now 20' tall, but it doesn't provide adequate shade.

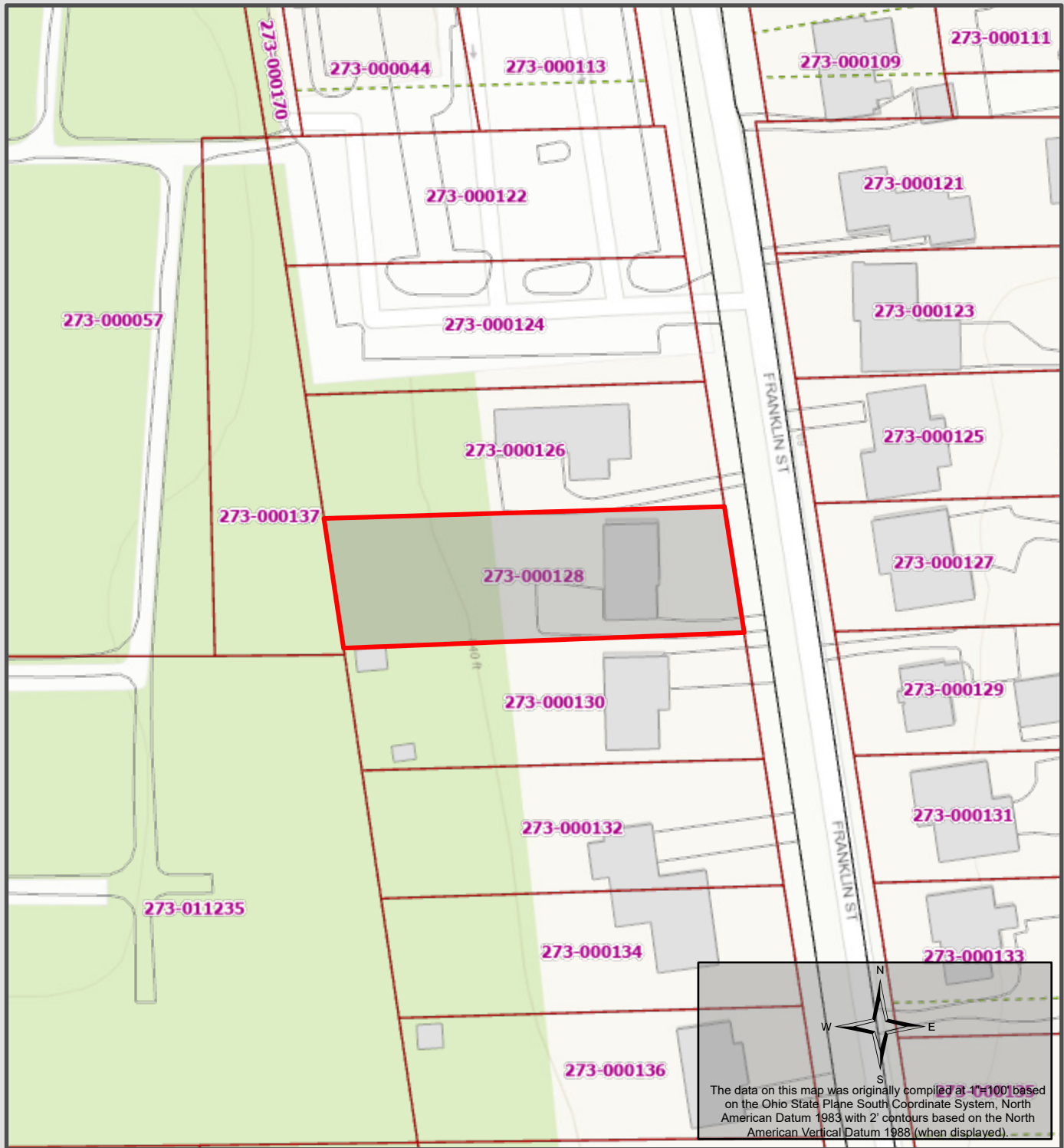
The existing shed will also be removed and replaced with a 10'x16' shed. The new shed will have Hardie Siding in Monterey Taupe and trim in Cobblestone, to match the existing home.



EXHIBIT "A"

Situated in the State of Ohio, County of Franklin, and in the City of Dublin:

Being Lot Number Eight (8) of CIVIC ADDITION, as the same is numbered and delineated upon the recorded plat thereof, of record in Plat Book 21, page 27, Recorder's Office, Franklin County, Ohio.



Franklin County Auditor's Office Auditor

Michael Stinziano

Map Produced March 6, 2025



Planimetric Legend

Source: 2021 Aerial Photography

- Edge of Pavement
- Roadway Centerlines
- Railroad Centerlines
- Building Footprints
- Building Under Construction
- Creeks, Streams, Ditches
- Rivers & Ponds

Appraisal Legend

Source: Franklin County Auditor & Engineer

- Parcel IDs
- Parcel Dimensions
- Lot Numbers
- Site Address
- Parcel Boundary
- Subdivision Boundary

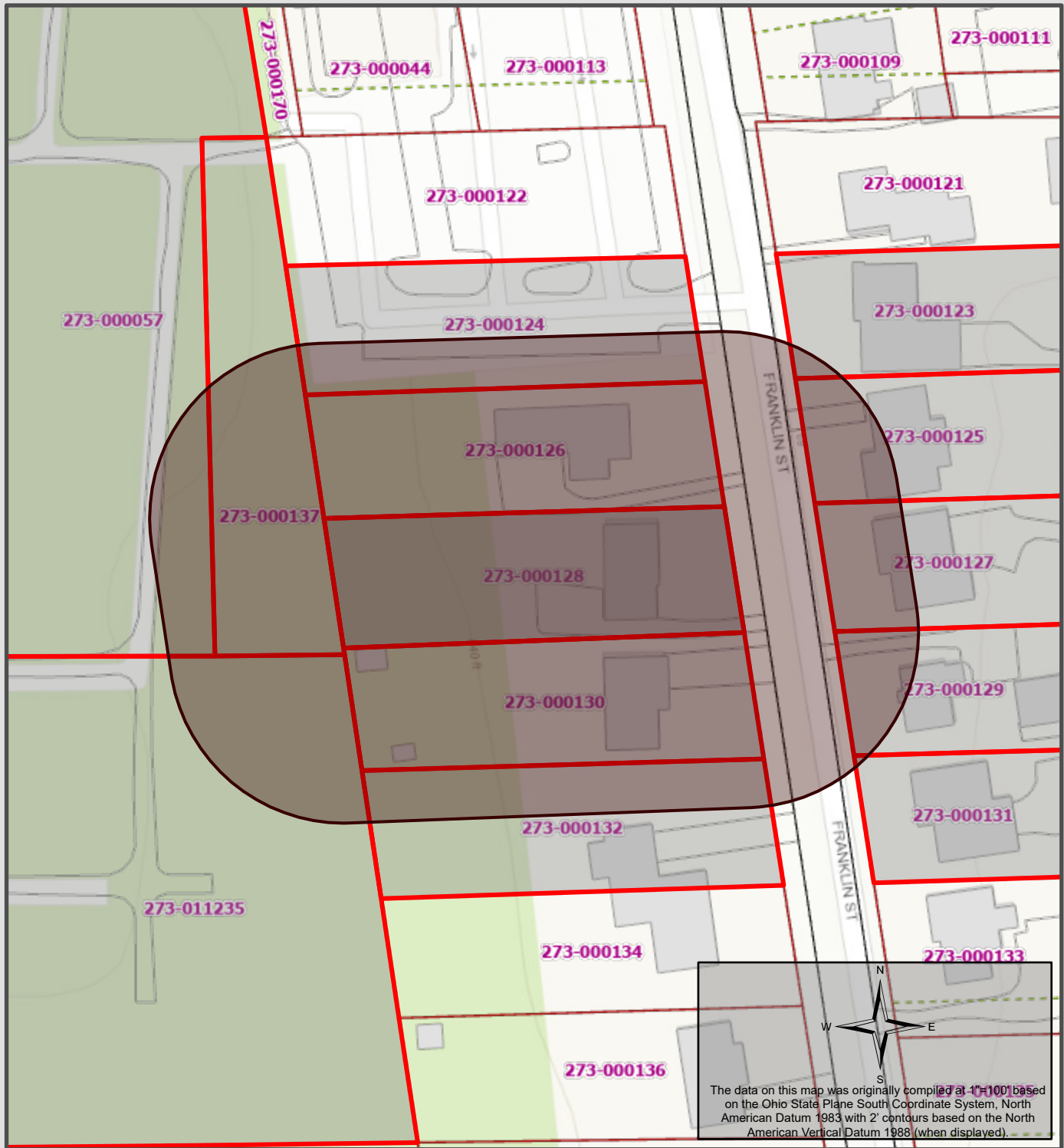
Topographic Legend

Source: OSIP - 2019 LIDAR Collection

- Condominium Boundary
- County Boundary
- City or Village Boundary
- Tax District Boundary
- School District Boundary
- Zip Code Boundary
- Spot Elevation
- Index Contour
- Intermediate Contour

This map is prepared for the real property inventory within the county. It is compiled from record deeds, survey plats, and other public records and data. Users of this map are notified that the public primary information sources should be considered for verification of the information contained on this map. The county and the mapping companies assume no legal responsibility for the information contained on this map. Please notify the Franklin County Auditor's GIS Department of any discrepancies.

For scaled maps, please visit the parcel viewer at <https://gis.franklincountyohio.gov/parcelviewer>



Franklin County Auditor's Office Auditor

Michael Stinziano

Map Produced March 6, 2025



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	Alt ID	Site Address	Owner 1	Owner 2
27300005700	273-000057-00	W BRIDGE ST	VILLAGE OF DUBLIN	
27300012300	273-000123-00	60 FRANKLIN ST	BOLYARD JEFFREY P	
27300012400	273-000124-00	FRANKLIN ST	DUBLIN COMMUNITY CHURCH	
27300012500	273-000125-00	80 FRANKLIN ST	SZUTER ALAN P	SZUTER MARY L
27300012600	273-000126-00	75 FRANKLIN ST	STRENG MICHAEL J	FOURNIER-STRENG MELANIE R
27300012700	273-000127-00	86 FRANKLIN ST	WAGES ANDREW TR	WAGES JANET TR
27300012800	273-000128-00	85 FRANKLIN ST	FRANK AARON J	FRANK ALLANYA M
27300012900	273-000129-00	94 FRANKLIN ST	CRONE SHANNON MARIE	
27300013000	273-000130-00	95 FRANKLIN ST	MIDANI ARFAN	
27300013100	273-000131-00	100 FRANKLIN ST	RIEGLE JON P TR	
27300013200	273-000132-00	105 FRANKLIN ST	JLGS EXPLORATION LLC	
27300013700	273-000137-00	FRANKLIN ST	VILLAGE OF DUBLIN	
27301123500	273-011235-00	MONTEREY ST	VILLAGE OF DUBLIN	

Additional contacts for Minor Project Review at 85 Franklin Street **25-061ARB-MPR**

Kara McCoy

kara@simplifiedarchitecture.com

Aaron Frank

ajfrank23@yahoo.com

Allanya Frank

downyflake@gmail.com



Existing Front Elevations



Existing Left Elevations



Existing Rear Elevation



Existing Right Elevations



Existing Shed

