

DATE	BY	REVISION

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WC 86 FRANKLIN
(19105)

86 FRANKLIN
86 FRANKLIN STREET
DUBLIN, OH 43011

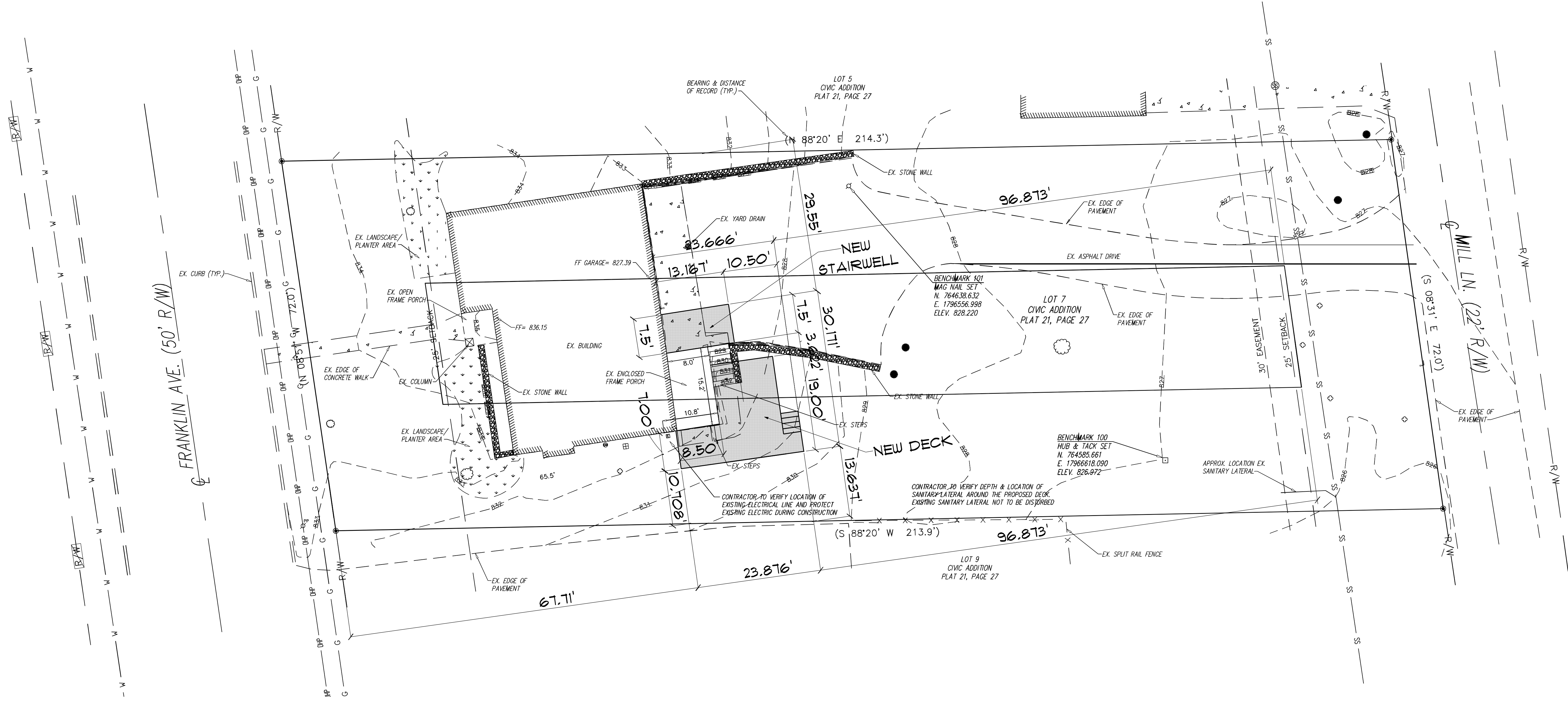
COVER SHEET & SITE STUDY

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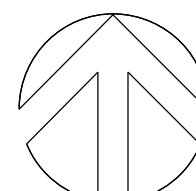
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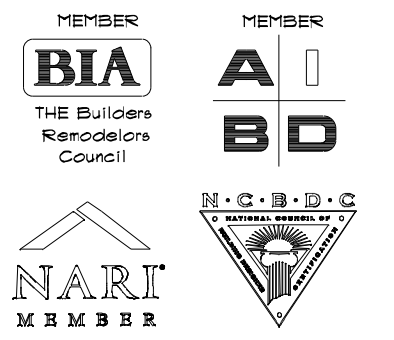
CS.1.0



SITE STUDY
SCALE: 1/4" = 10'-0"
86 FRANKLIN ST.
DUBLIN, OH 43011



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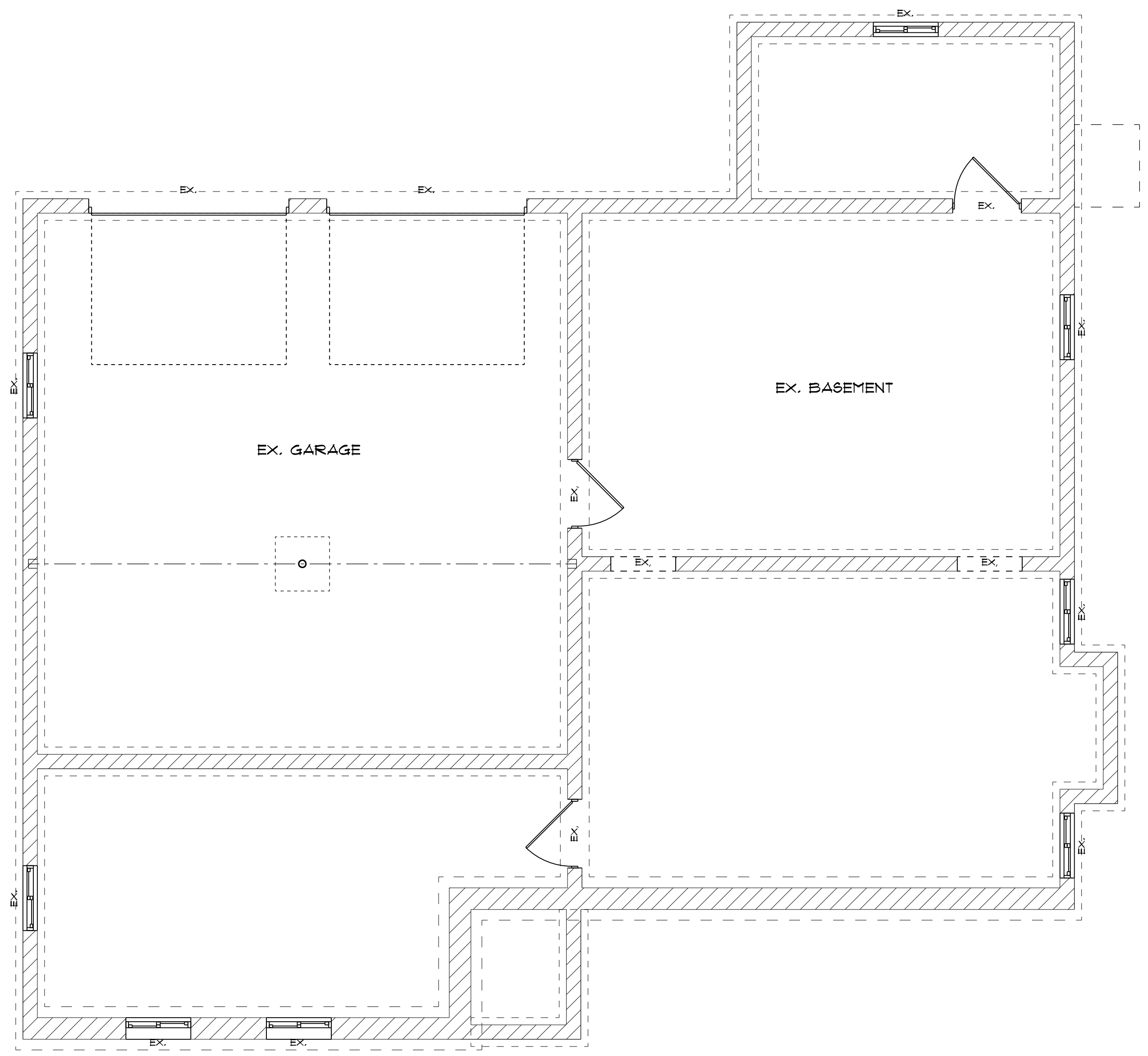


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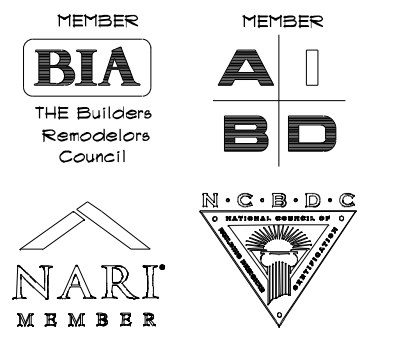
86 FRANKLIN
 86 FRANKLIN STREET
 DUBLIN, OH 43011
AS-BUILT LOWER LEVEL PLAN



AS-BUILT BUILT LOWER LEVEL PLAN
SCALE: 1/4" = 1'-0"

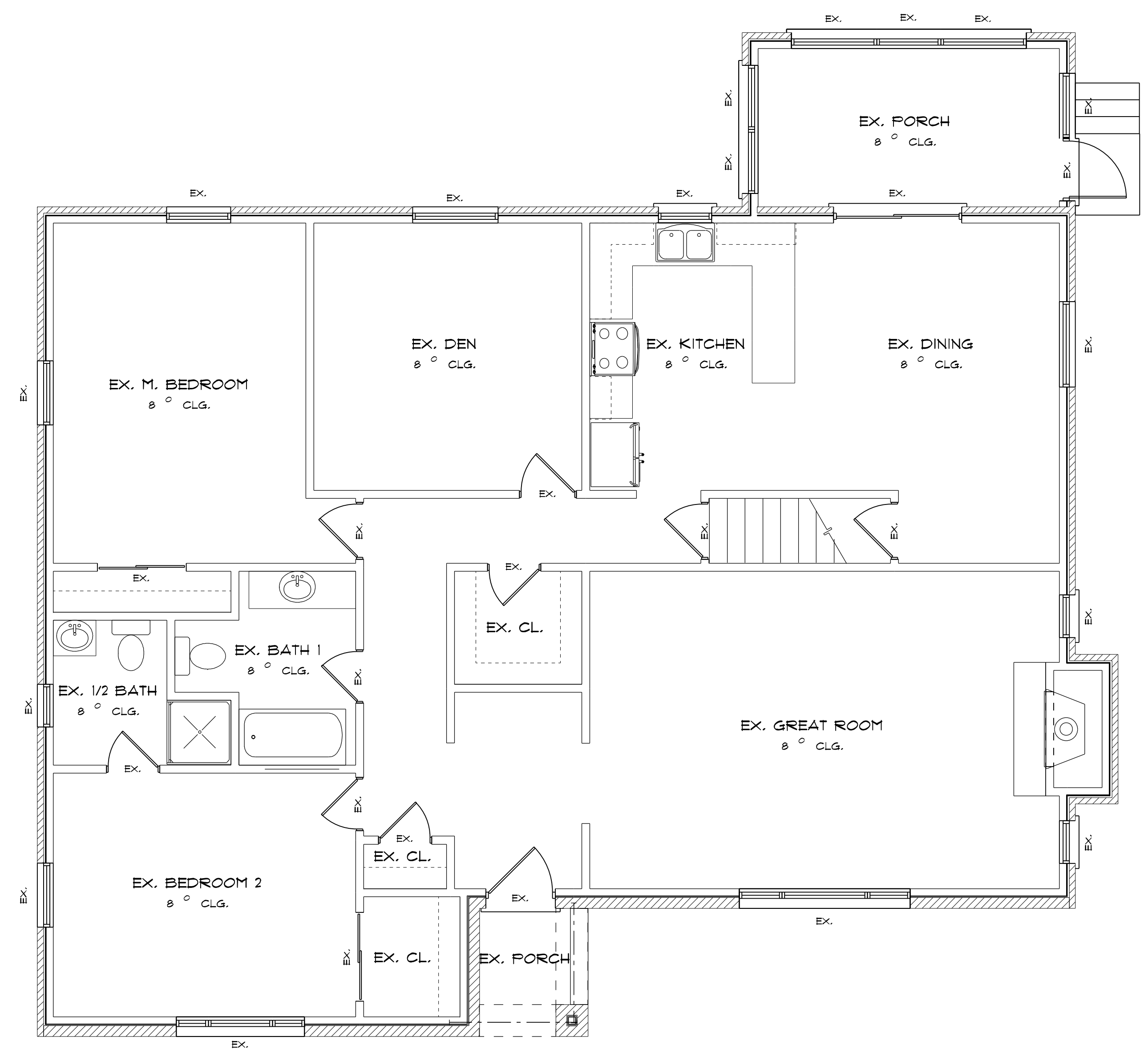
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AS-BUILT FIRST FLOOR PLAN
SCALE: 1/4" = 1'-0"

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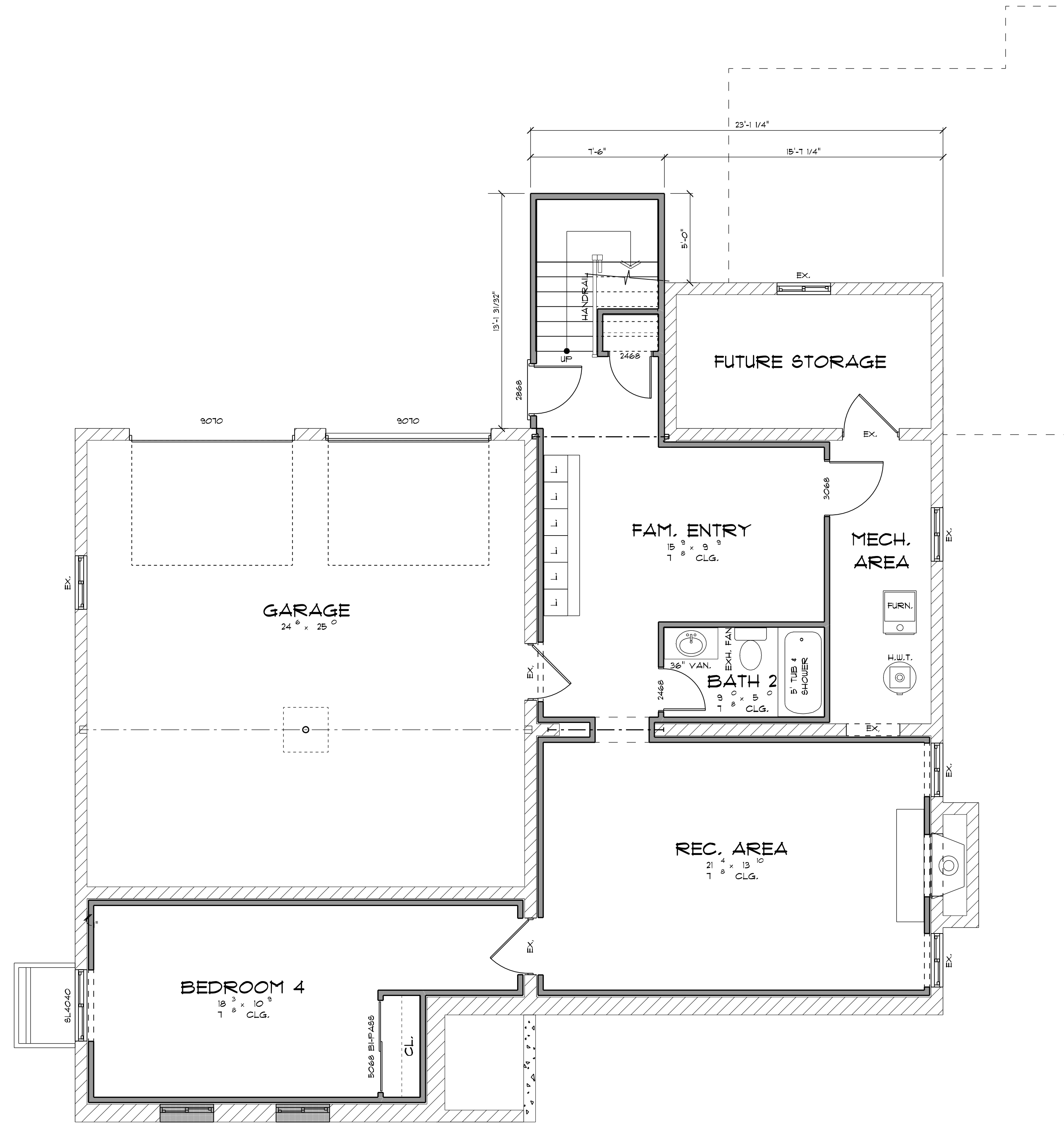
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DUBLIN, OH 43011

AS-BUILT FIRST FLOOR PLAN

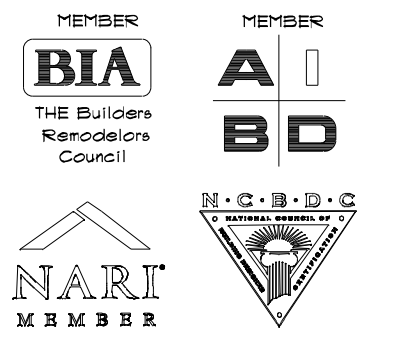
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SHEET: AS.2.0



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



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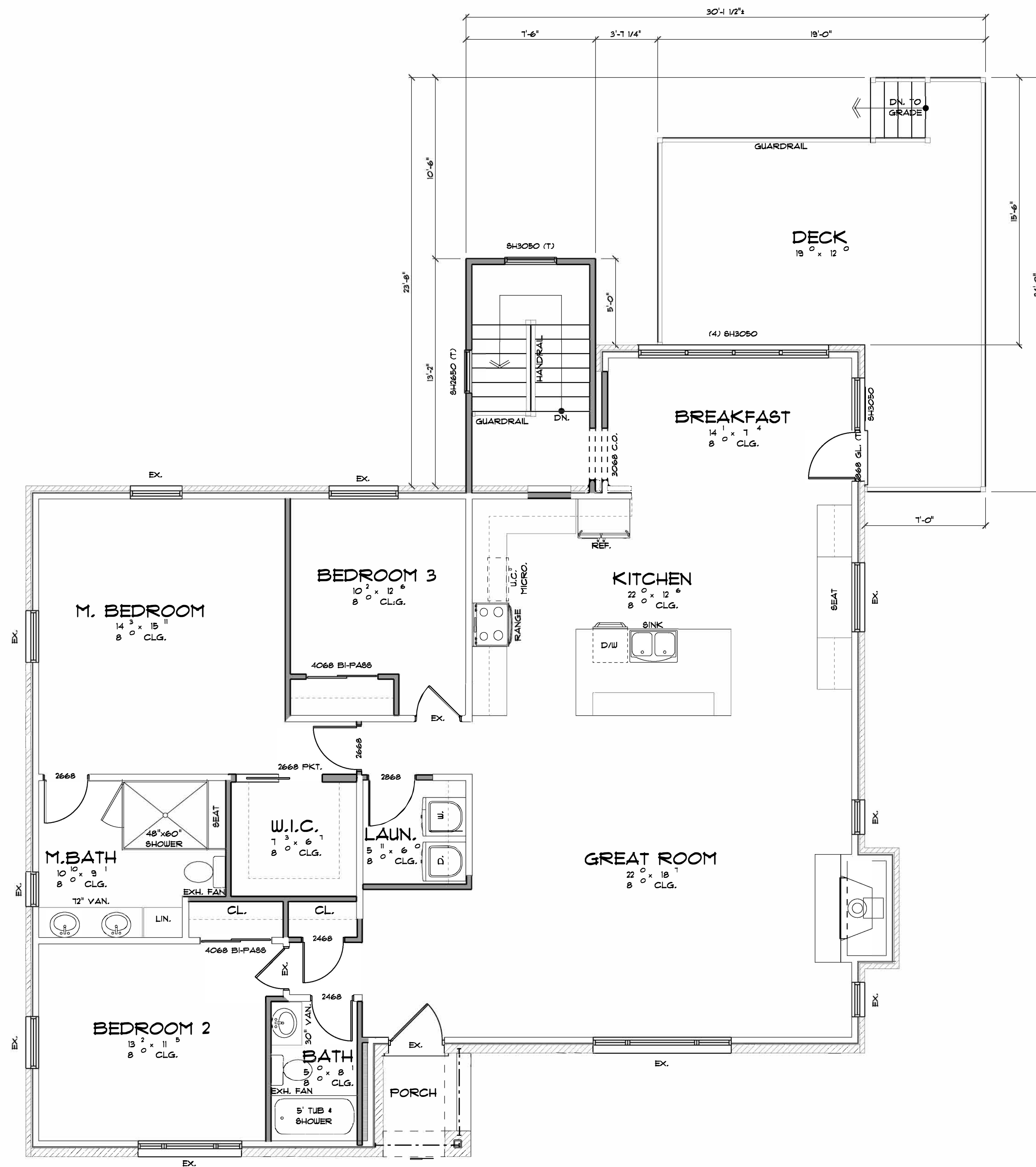
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(19105)

86 FRANKLIN
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LOWER LEVEL PLAN

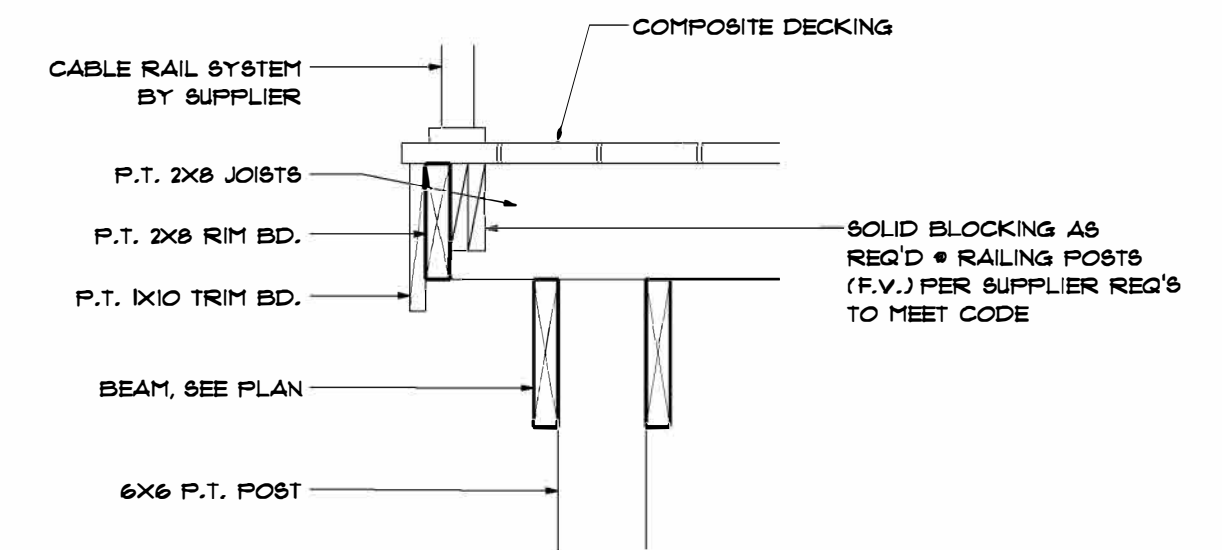
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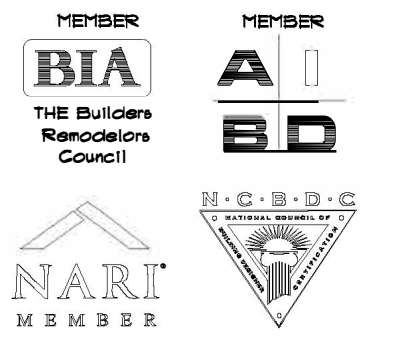
SHEET: **A.1.0**



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



DECK DETAIL
SCALE: 1" = 1'-0"



DATE	BY	REVISION

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FIRST FLOOR PLAN

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DESIGN	
LAYOUT	
DETAIL	
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FINISH	



EXISTING CONDITIONS
SCALE: N.T.S.

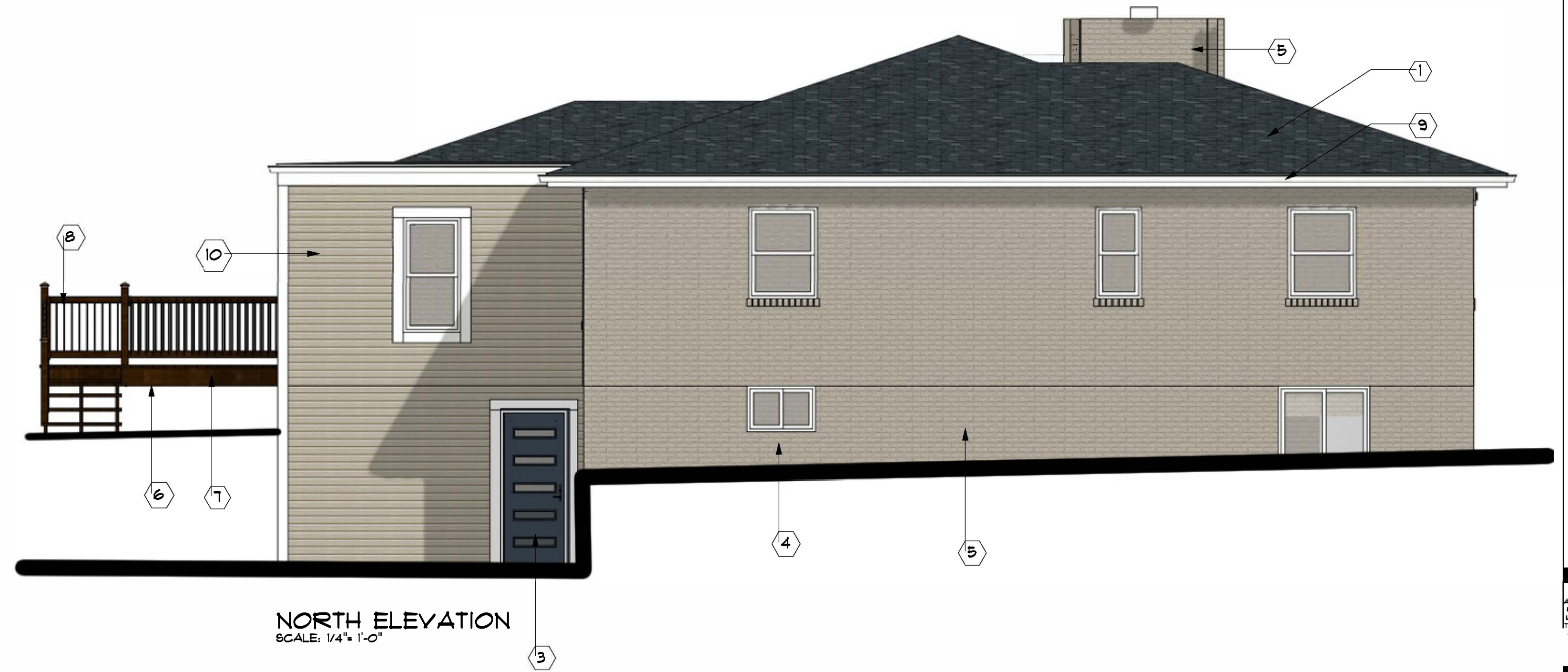


EXISTING CONDITIONS
SCALE: N.T.S.



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

EXTERIOR MATERIAL FINISHES			
ID	MATERIAL	COLOR/STYLE	REMARKS
1	NEW ROOF	N/A	
2	EXISTING STONE TO REMAIN	N/A	
3	NEW EXTERIOR DOOR	COLOR: FPG CALVARY - STYLE: 5 LITE	
4	WINDOWS	COLOR: SNOW WHITE	
5	EXISTING BRICK	COLOR: PAINTED FPG CRUSHED SILK	
6	DECK	COLOR: WALNUT FROM TIMBERTECH	
7	DECKING	COLOR: RUSTIC ELM- STYLE: TIMBERTECH CAPPED WOOD COMPOSITE	
8	DECK RAILING	COLOR: BLACK - STYLE: RADIANCE RAIL W/ ALUMINUM ROUND INFILL	
9	SOFFIT & FASCIA	COLOR: FPG DELICATE WHITE	
10	HORIZONTAL SIDING	COLOR: FPG CRUSHED SILK- STYLE HARDIEPLANK LAP SIDING	
11	OVERHEAD DOORS	COLOR: WALNUT-STYLE: AMARR HERITAGE FLUSH PANEL	LEFT DOOR TO HAVE OBSCURE GLASS, THE RIGHT WILL BE FLUSH PANEL



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

DATE	BY	REVISION

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(1910S)

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EXTERIOR ELEVATIONS

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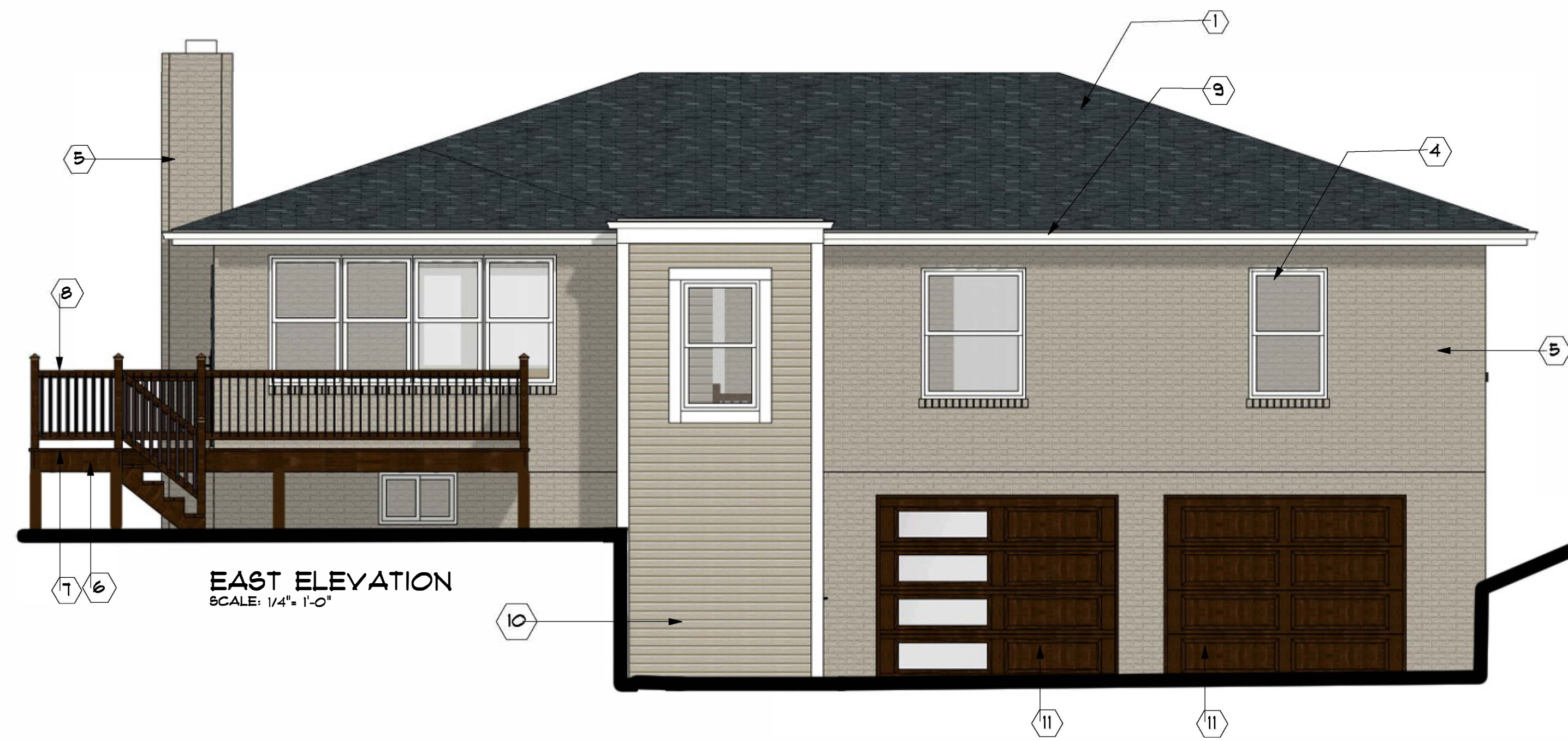
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EXISTING CONDITIONS
SCALE: N.T.S.

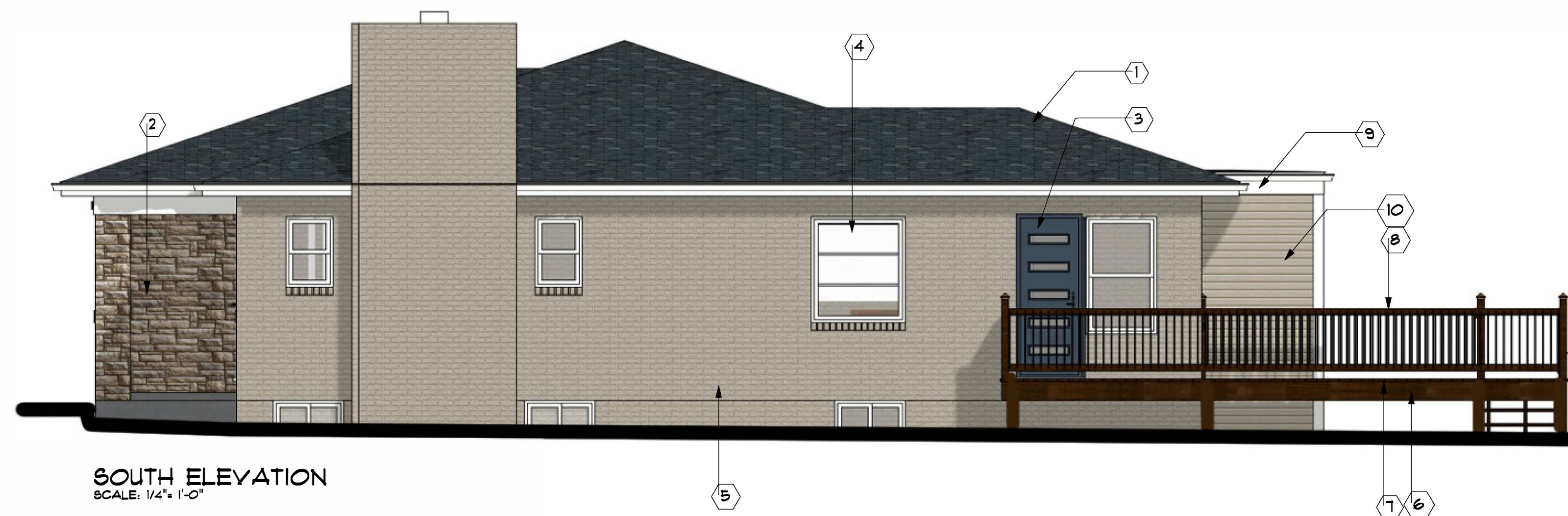


EXISTING CONDITIONS
SCALE: N.T.S.



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

EXTERIOR MATERIAL FINISHES			
ID	MATERIAL	COLOR/ STYLE	REMARKS
1	NEW ROOF	N/A	
2	EXISTING STONE TO REMAIN	N/A	
3	NEW EXTERIOR DOOR	COLOR: PFG CALVARY- STYLE: 5 LITE	
4	WINDOWS	COLOR: SNOW WHITE	
5	EXISTING BRICK	COLOR: PAINTED PFG CRUSHED SILK	
6	DECK	COLOR: WALNUT FROM TIMBERTECH	
7	DECKING	COLOR: RUSTIC ELM- STYLE: TIMBERTECH CAPPED WOOD COMPOSITE	
8	DECK RAILING	COLOR: BLACK - STYLE: RADIANCE RAIL W/ ALUMINUM ROUND INFILL	
9	SOFFIT & FASCIA	COLOR: PFG DELICATE WHITE	
10	HORIZONTAL SIDING	COLOR: PFG CRUSHED SILK- STYLE HARDIEPLANK LAP SIDING	
11	OVERHEAD DOORS	COLOR: WALNUT- STYLE: AMARR HERITAGE FLUSH PANEL	LEFT DOOR TO HAVE OBSCURE GLASS, THE RIGHT WILL BE FLUSH PANEL



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

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EXTERIOR ELEVATIONS

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PNCH	

SHEET: A.4.0