

FOUNDATION PLAN

1,200 FIN. SQ.FT.

1/8" = 1'-0"

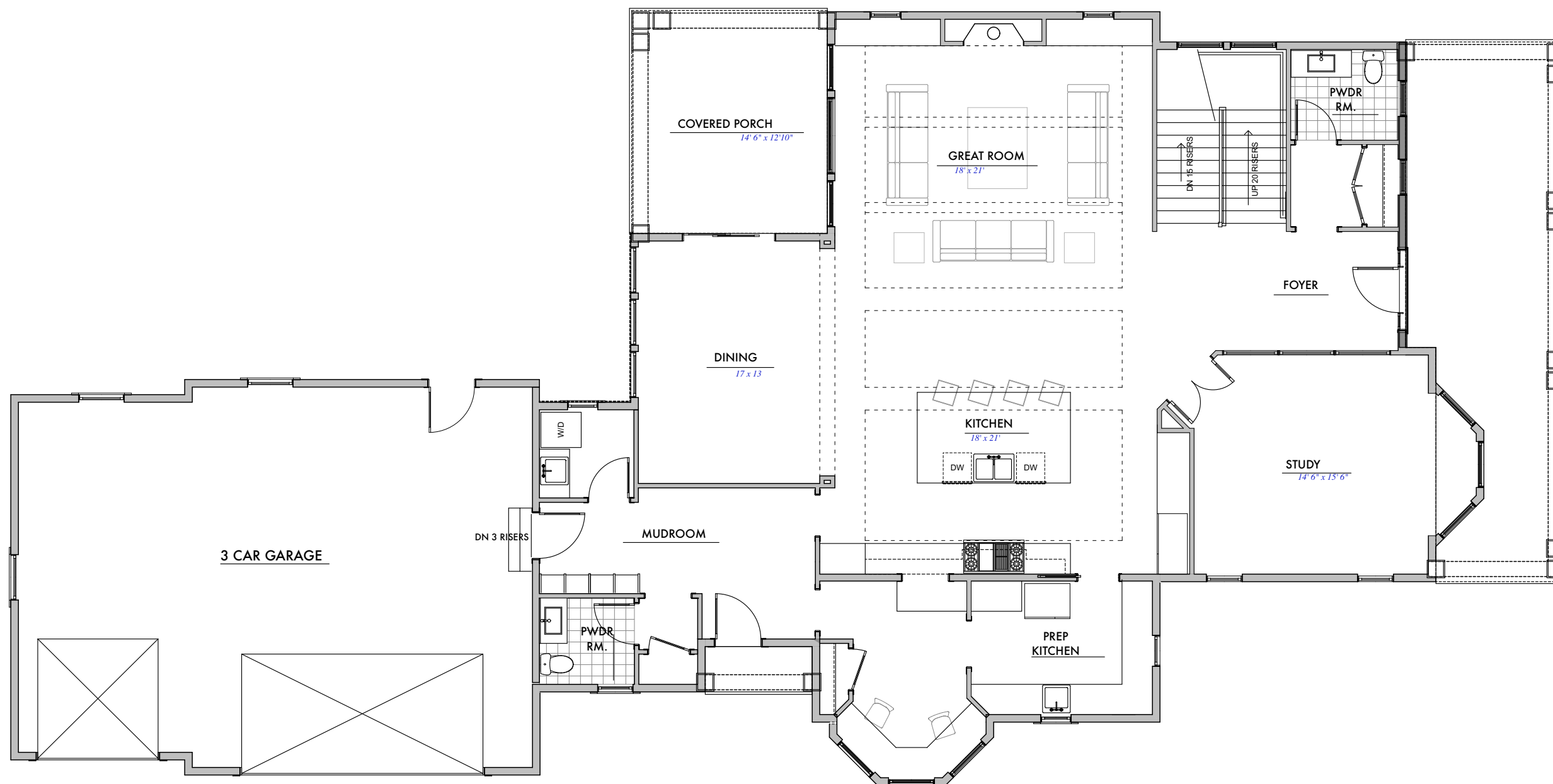


Romanelli & Hughes
BUILDING COMPANY

148 W. Schrock Road Westerville, Ohio 43081
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ABELES RESIDENCE			
317 S. DREXEL AVE.			



FIRST FLOOR PLAN

2,200 SQUARE FEET

1/8" = 1'-0"

326 FRONT PORCH SQ.FT.

190 REAR PORCH SQ.FT.

883 GARAGE SQ.FT.



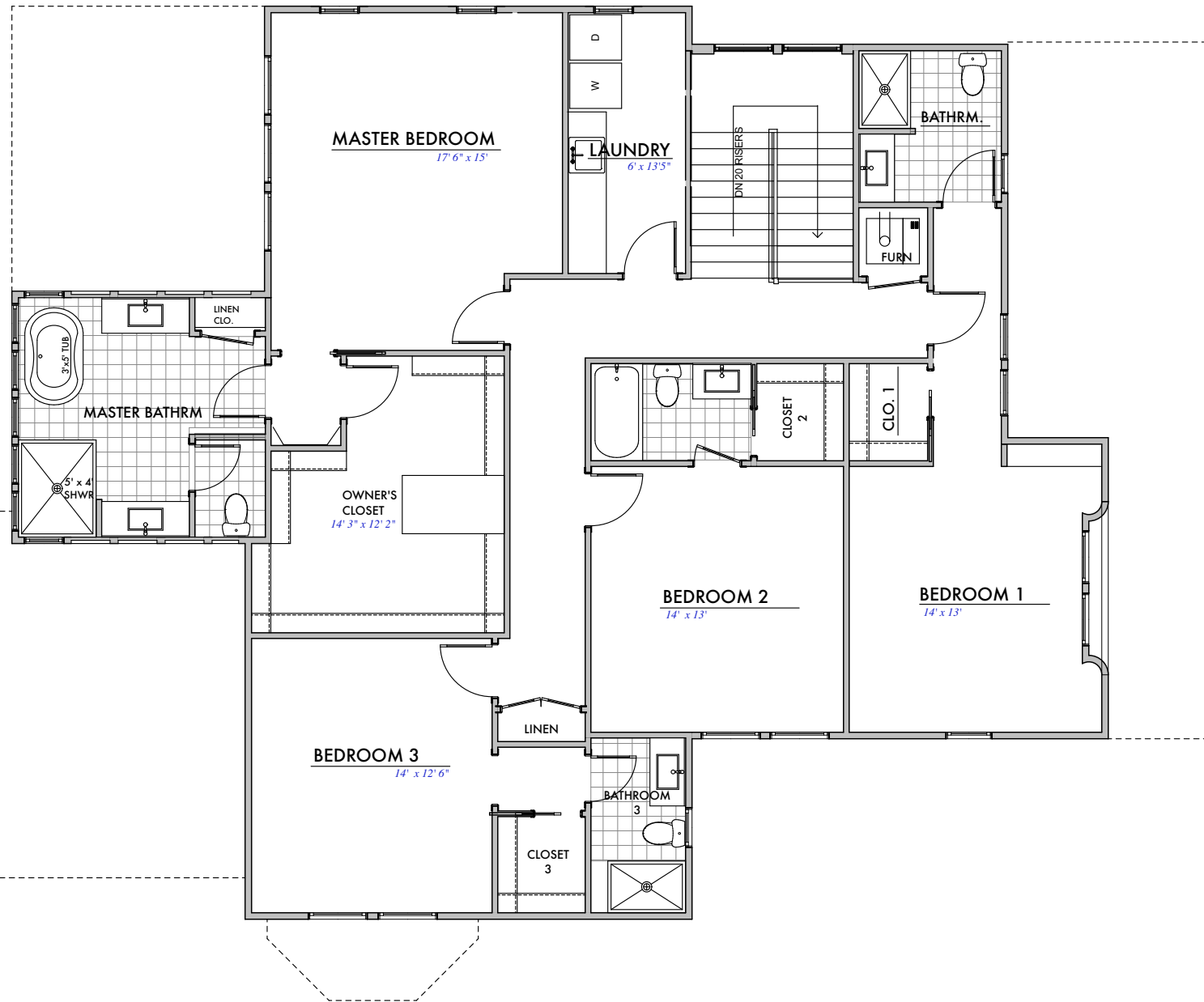
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SECOND FLOOR PLAN

1,882 FIN. SQ.FT.

1/8" = 1'-0"

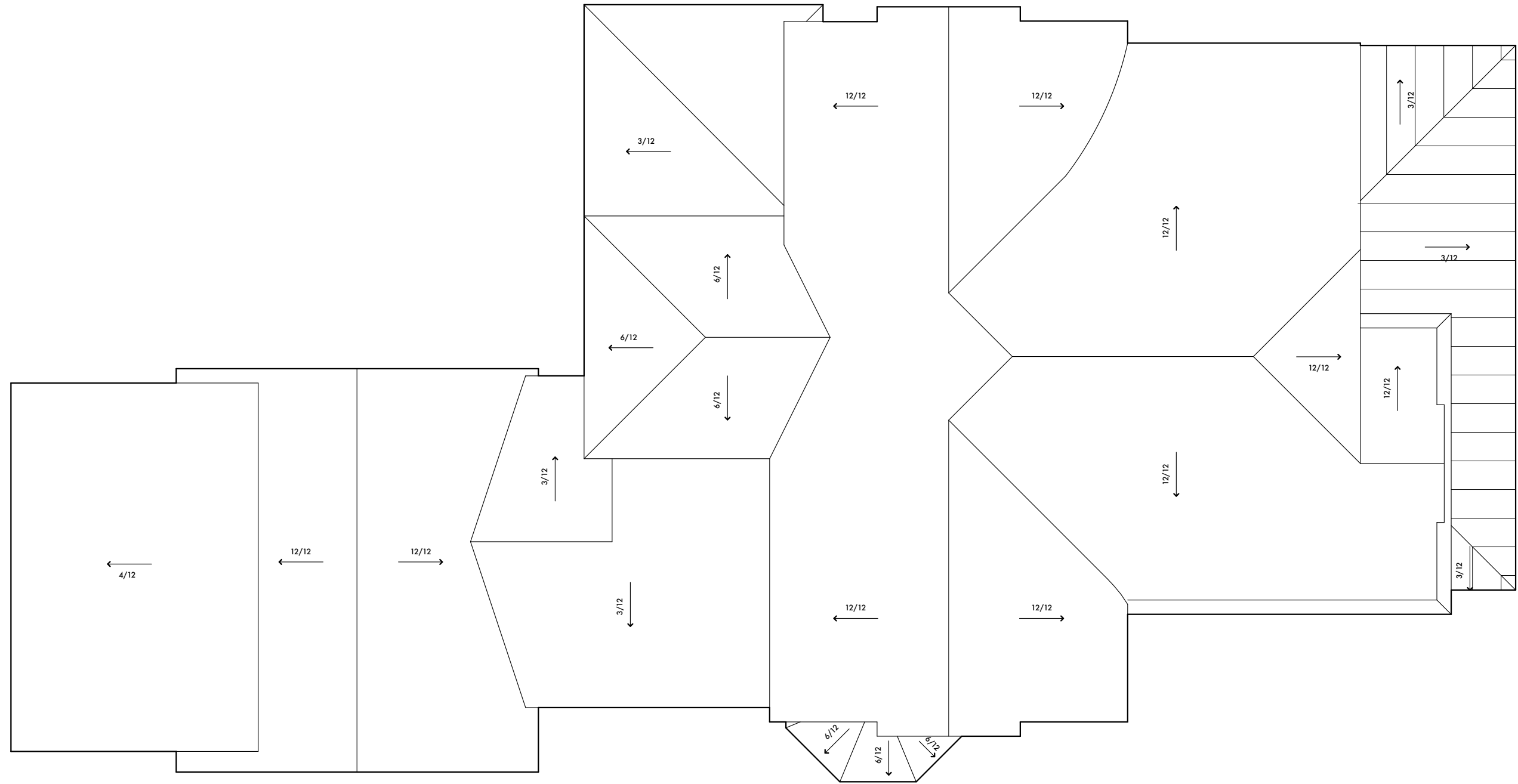


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ROOF PLAN

1/8" = 1'-0"



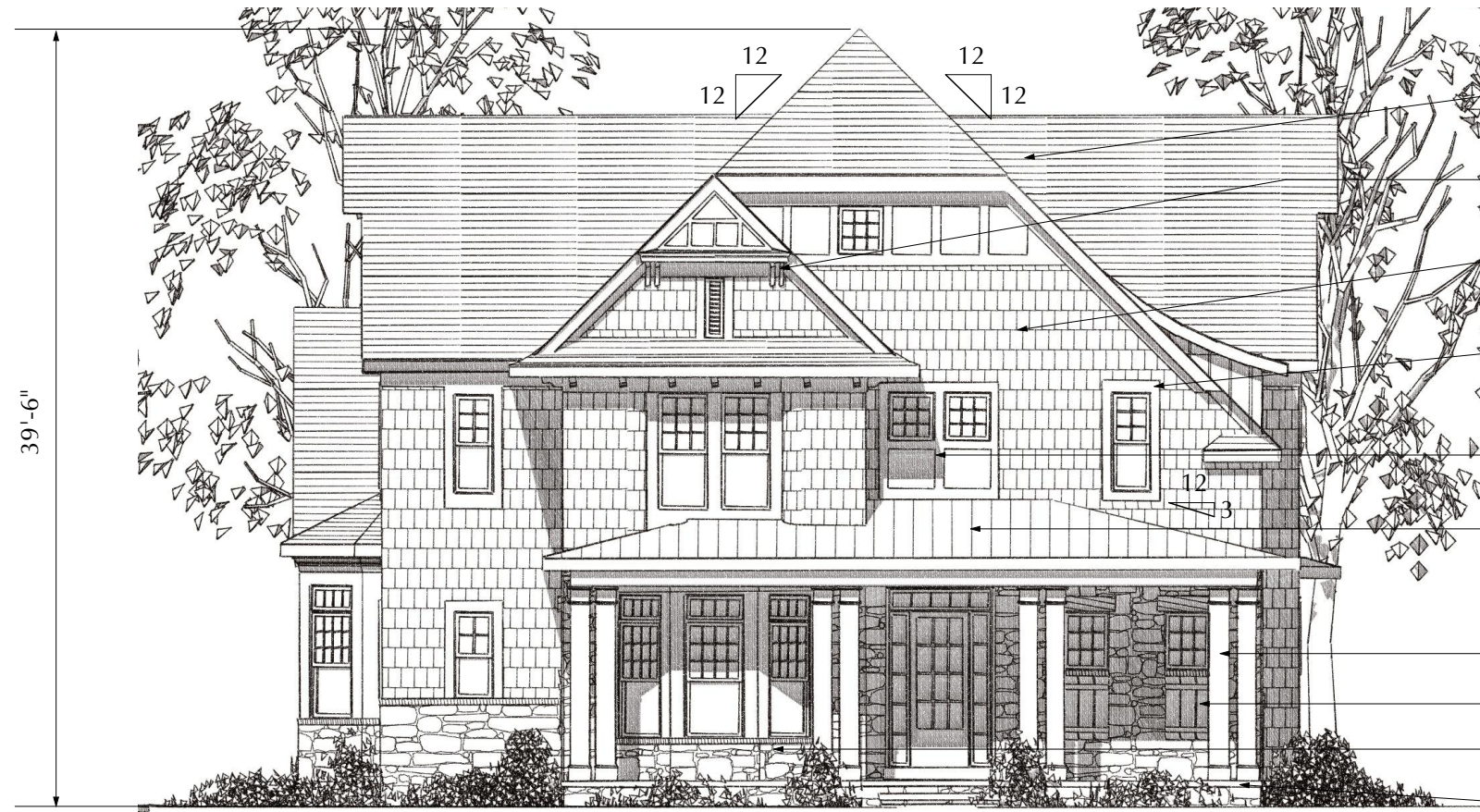
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FRONT ELEVATION - EAST

- 30 YEAR DIMENSIONAL ASPHALT SHINGLES - GEORGETOWN GREY
- DECORATIVE CORBELS - PAINTED WHITE
- CEDAR SHAKE SHINGLE SIDING - SEMI TRANSPARENT STAIN
- 1 X 6 TRIM AT WINDOWS / DOORS TYP.
- 1 X 6 TRIM AROUND RECESS CEMENT PANEL
- STANDING SEAM METAL ROOFING
- 12"X12" SQ. COLUMN - FIBERGLASS - PAINTED
- DECORATIVE CEDAR SHUTTER - PAINTED
- MANUF. STONE VENEER
- POURED CONC PORCH FLOOR



REAR ELEVATION - WEST

- DIMENSIONAL ASPHALT SHINGLES - TYP.
- BOARD & BATTEN SIDING



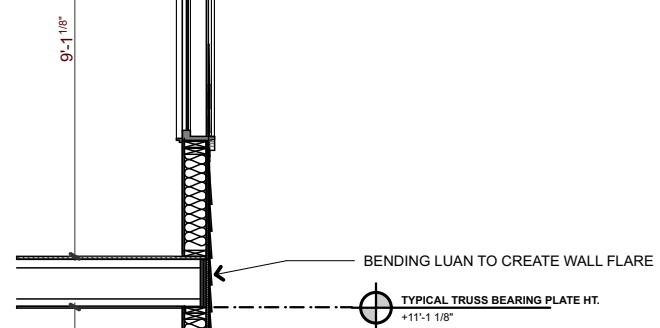
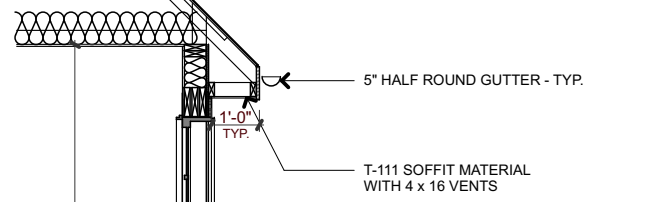
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- TYPICAL FRAME ROOF CONSTRUCTION**
- 30YR. ASPHALT SHINGLES
 - ICE & WATER SHIELD OVER
 - 15# FELT PAPER
 - 7/16" OSB SHEATHING
 - PRE-ENGINEERED TRUSSES -- SEE TRUSS PLAN AND MNFCTR. SHOP DRAWINGS FOR TRUSS SPECIFICATIONS
 - R-36 BATT FACED INSULATION
 - 1/2" GYP. BD. AT CEILING



TYPICAL WALL CONSTRUCTION

- 6" REVEAL CEDAR SHAKE SHINGLES
- "TYVEK" (OR EQUAL) HOUSEWRAP
- 7/16" OSB SHEATHING
- 2x6 STUD FRAMING @ 16" o.c.
- R-19 BATT FACED INSULATION.
- 1/2" GYP. BD.

TYPICAL FLOOR CONSTRUCTION

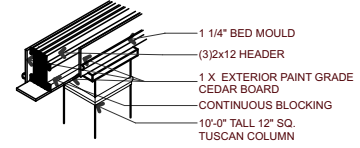
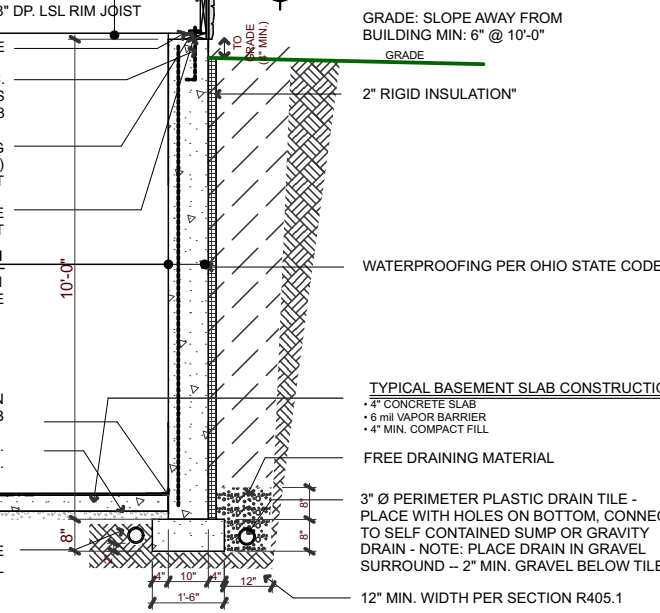
- SCHEDULED FINISH FLOOR -- SEE FLOOR PLANS
- 3/4" T&G PLYWOOD SUBFLOOR, GLUED & NAILED
- 11-7/8" TJI JOISTS

TYPICAL FNDN WALL CONSTRUCTION

- 8" WIDE POURED CONCRETE WALL w/ #4 BARS @ 16" o.c. VERT. - MIN. 1 1/2" CLEAR FROM INSIDE FACE
- 11 7/8" DP. LSL RIM JOIST
- TREATED 2 x 8 SILL PLATE
- 1/2" ø x 10" ANCHOR BOLT @ 72" O.C. MIN. 7" EMBED MAX. 12" FROM CORNERS - GALVANIZED PER ASTM123
- PROVIDE 2 WASHERS PRIOR TO ANCHORING NUT: (1) WASHER FOR 1/2" ø BOLT & (1) WASHER FOR 3/4" ø BOLT
- PROVIDE 9/16" ø HOLES IN SILL PLATE FOR ANCHOR BOLT

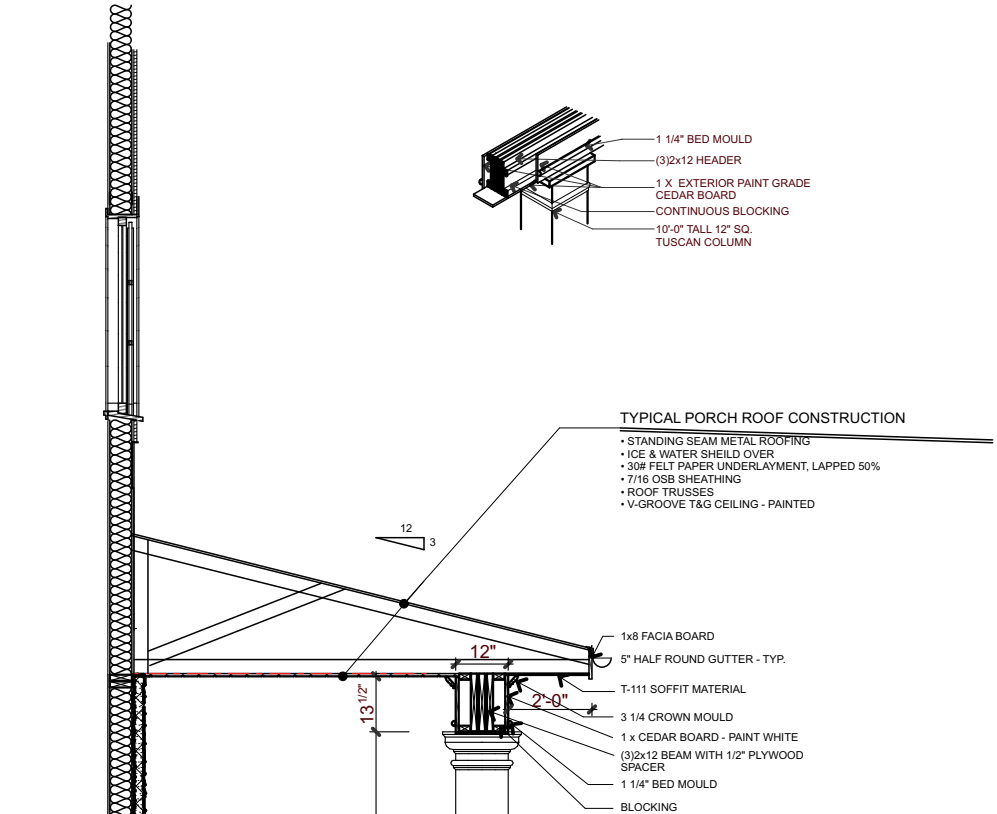
TYPICAL BASEMENT SLAB CONSTRUCTION

- 4" CONCRETE SLAB
- 6 mil VAPOR BARRIER
- 4" MIN. COMPACT FILL
- FREE DRAINING MATERIAL
- 3" Ø PERIMETER PLASTIC DRAIN TILE - PLACE WITH HOLES ON BOTTOM, CONNECT TO SELF CONTAINED SUMP OR GRAVITY DRAIN - NOTE: PLACE DRAIN IN GRAVEL SURROUND -- 2" MIN. GRAVEL BELOW TILE
- 12" MIN. WIDTH PER SECTION R405.1



TYPICAL PORCH ROOF CONSTRUCTION

- STANDING SEAM METAL ROOFING
- ICE & WATER SHIELD OVER
- 30# FELT PAPER UNDERLAYMENT, LAPPED 50%
- 7/16 OSB SHEATHING
- ROOF TRUSSES
- V-GROOVE T&G CEILING - PAINTED



TYPICAL WALL CONSTRUCTION

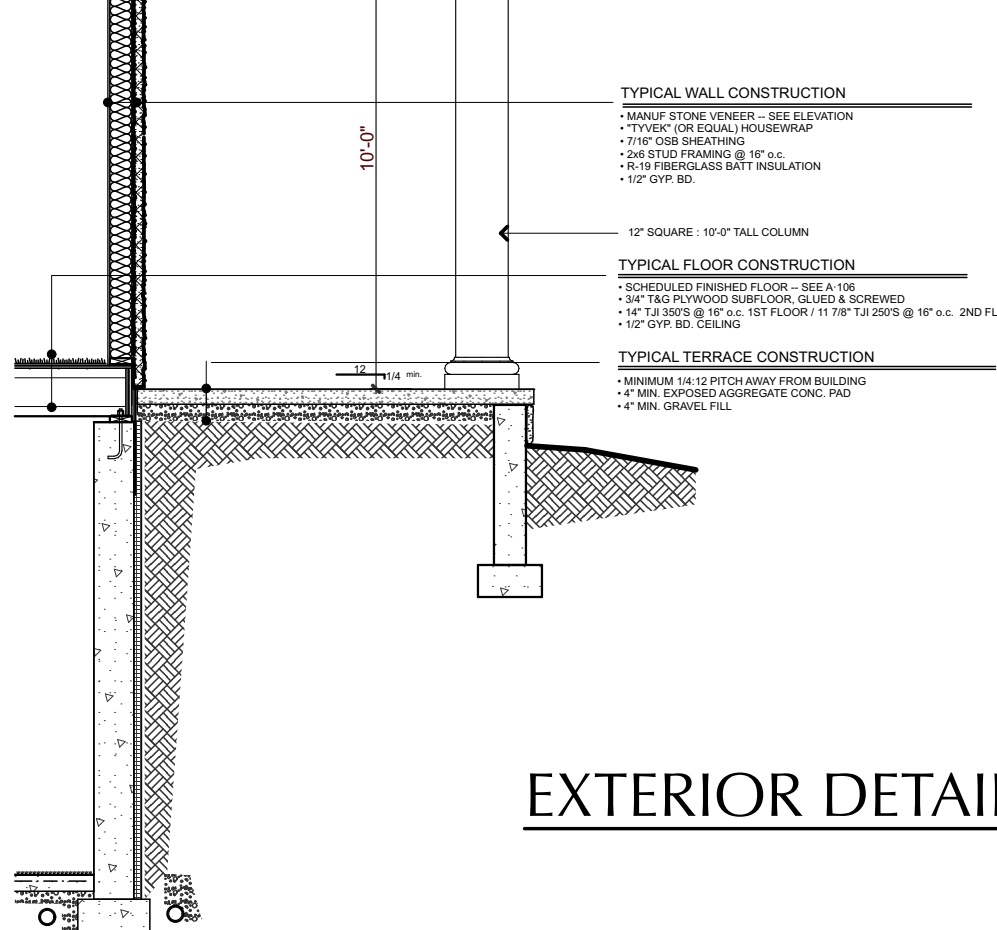
- MANUF STONE VENEER -- SEE ELEVATION
- "TYVEK" (OR EQUAL) HOUSEWRAP
- 7/16" OSB SHEATHING
- 2x6 STUD FRAMING @ 16" o.c.
- R-19 FIBERGLASS BATT INSULATION
- 1/2" GYP. BD.

TYPICAL FLOOR CONSTRUCTION

- SCHEDULED FINISHED FLOOR -- SEE A-106
- 3/4" T&G PLYWOOD SUBFLOOR, GLUED & SCREWED
- 14" TJI 350'S @ 16" o.c. 1ST FLOOR / 11 7/8" TJI 250'S @ 16" o.c. 2ND FLOOR
- 1/2" GYP. BD. CEILING

TYPICAL TERRACE CONSTRUCTION

- MINIMUM 1/4:12 PITCH AWAY FROM BUILDING
- 4" MIN. EXPOSED AGGREGATE CONC. PAD
- 4" MIN. GRAVEL FILL



EXTERIOR DETAILS



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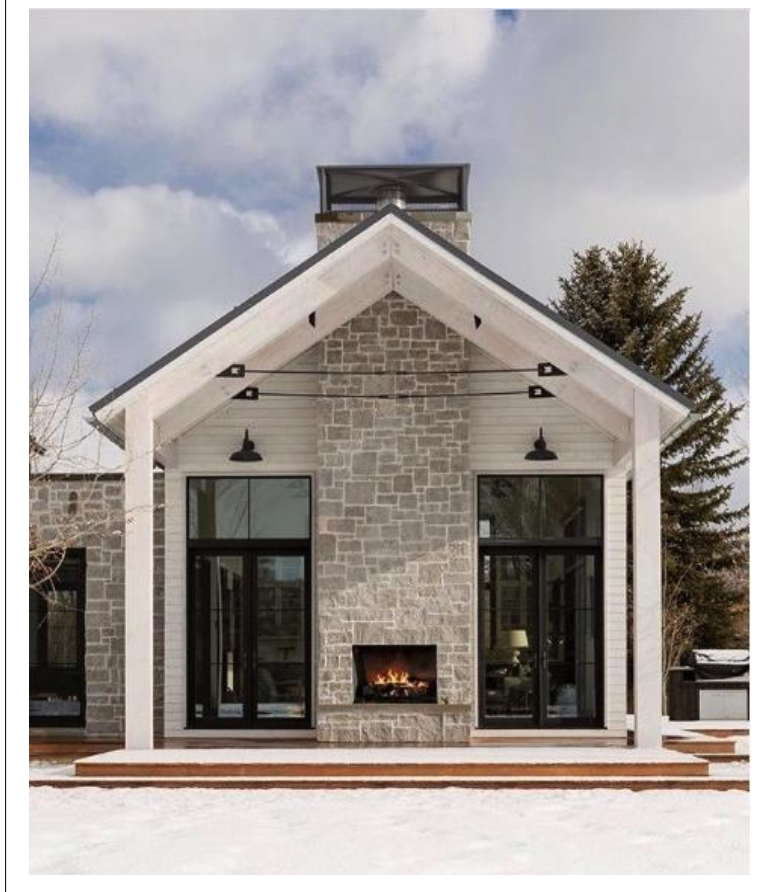
FRONT OF HOUSE

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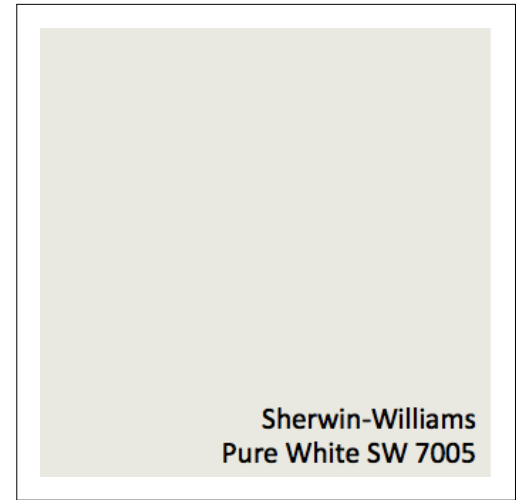
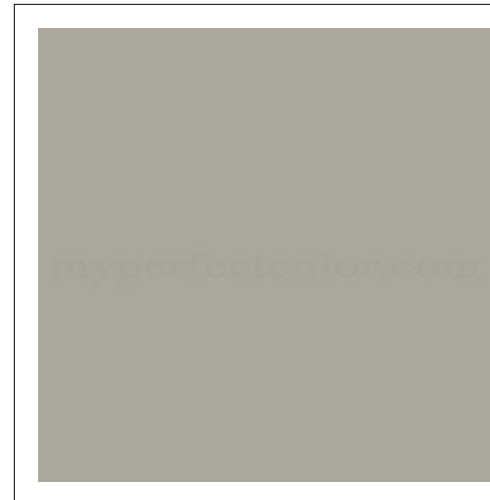
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ROOF COLOR

STONE COLOR



CEDAR SHAKE COLORS

TRIM COLOR



FRONT DOOR

EXTERIOR FINISHES



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