

FOUNDATION PLAN

1,361 FIN. SQ.FT.

1/8" = 1'-0"

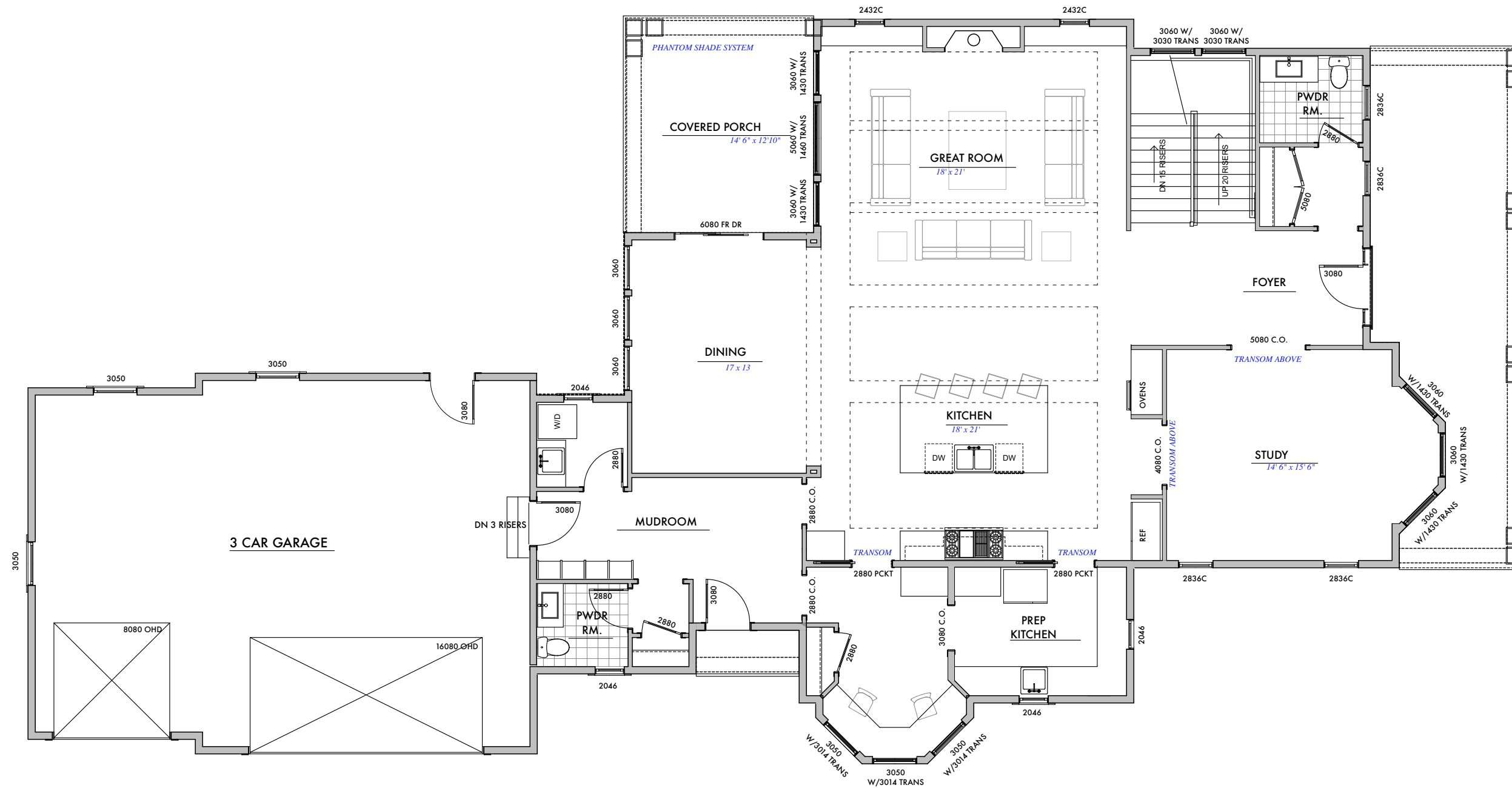


Romanelli & Hughes
BUILDING COMPANY

148 W. Schrock Road Westerville, Ohio 43081
614-891-2042 Fax 614-891-2045

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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.



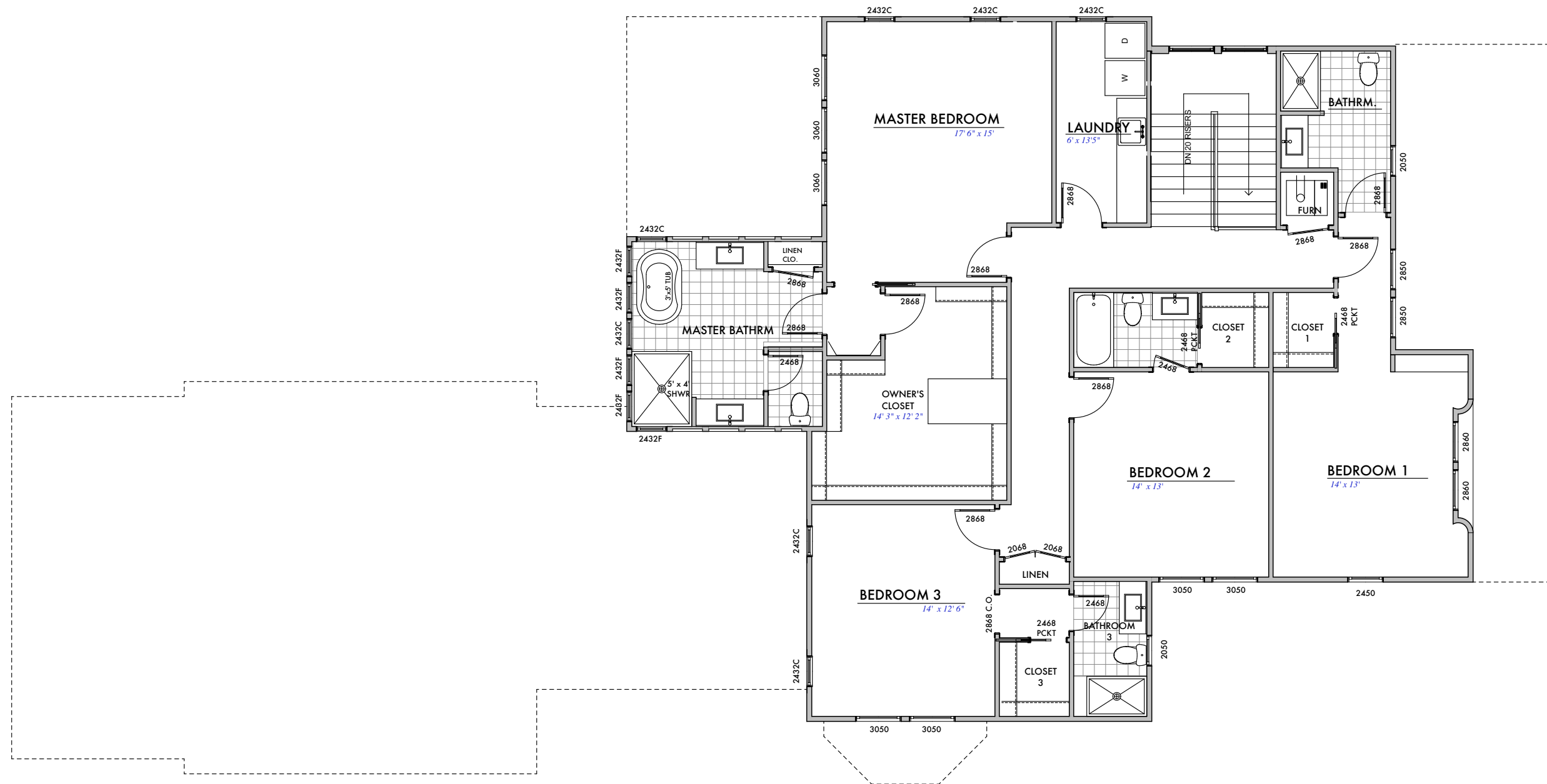
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SECOND FLOOR PLAN

1,882 FIN. SQ.FT.

1/8" = 1'-0"

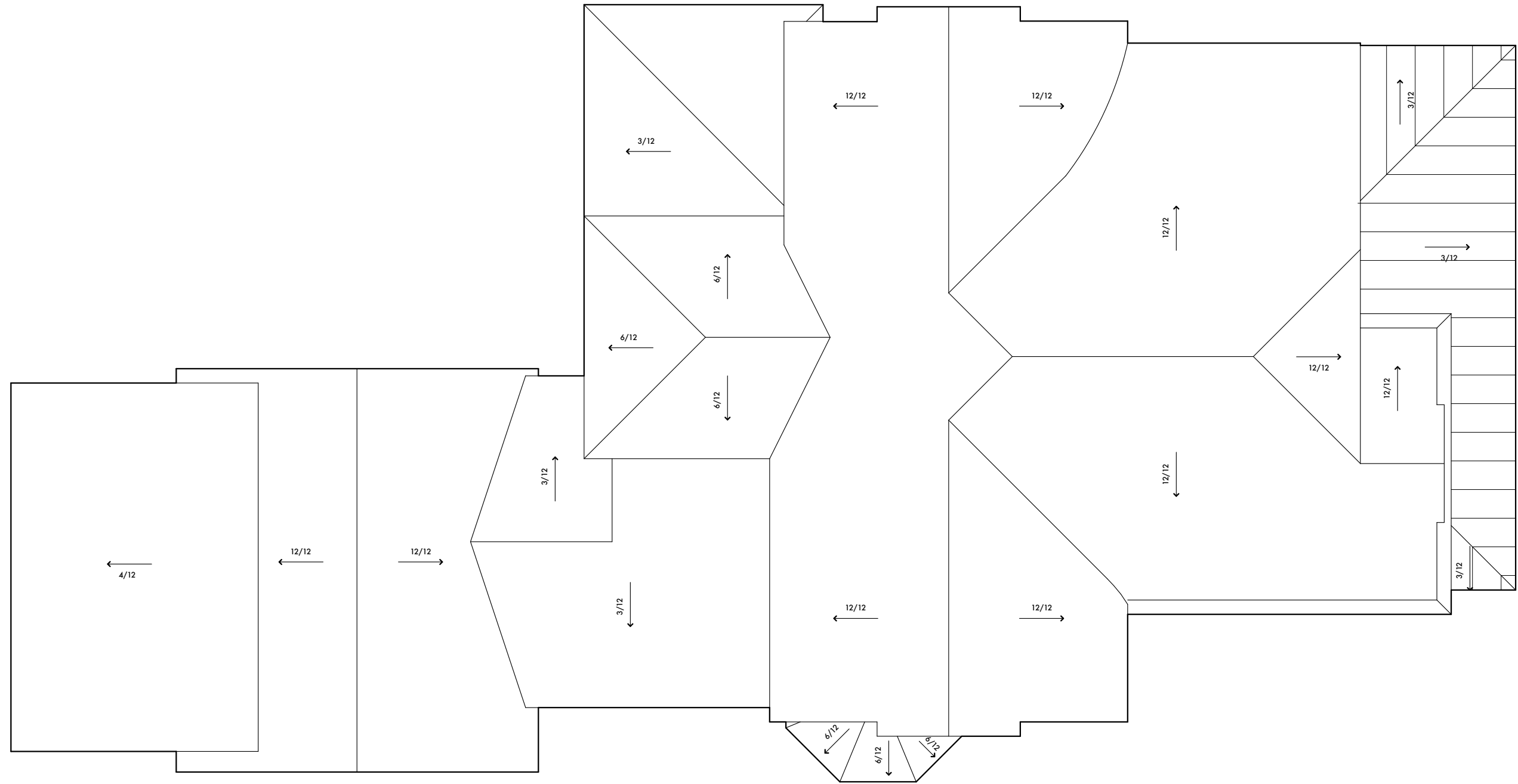


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ROOF PLAN

1/8" = 1'-0"



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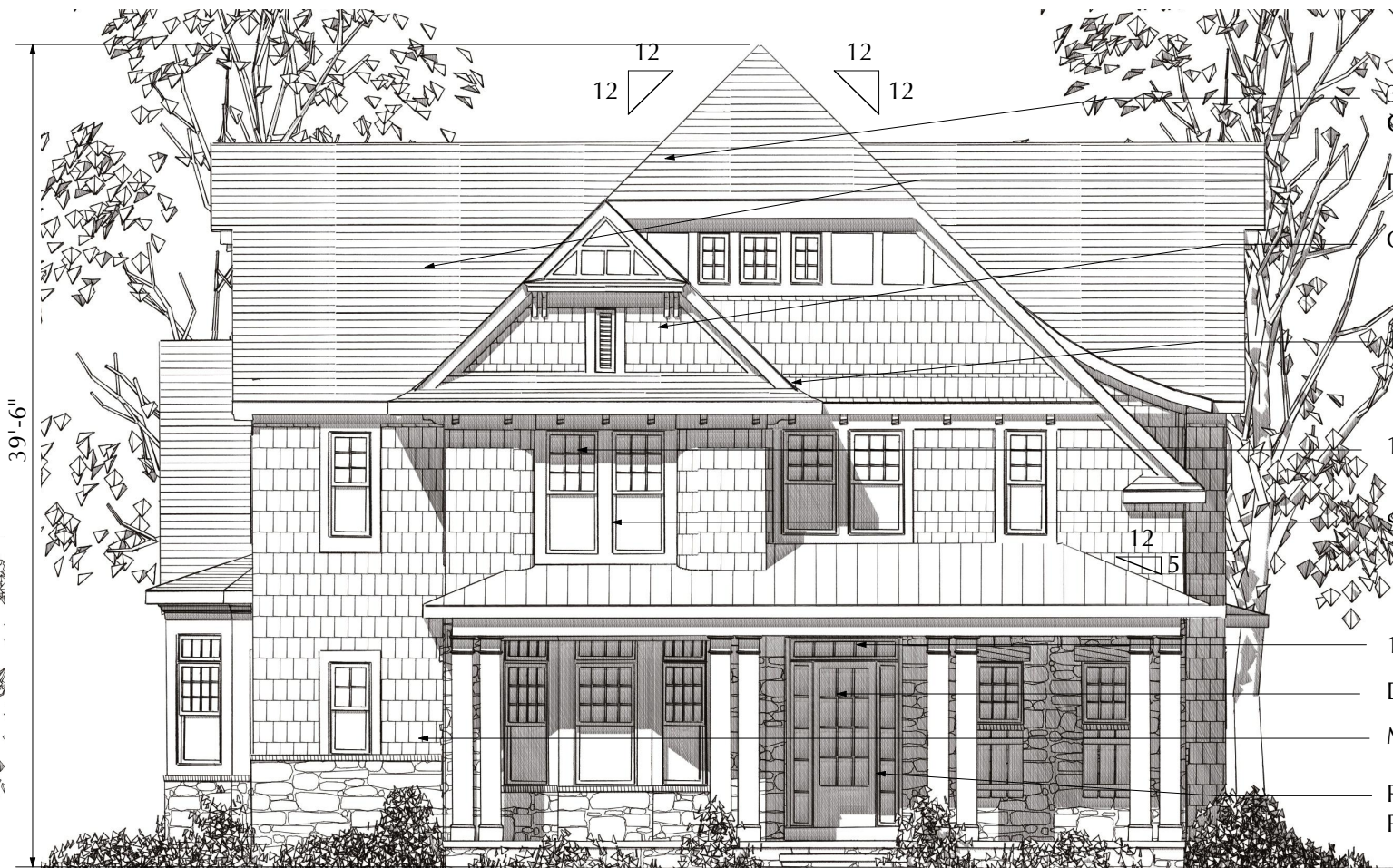
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PREVIOUS FRONT ELEVATION



PREVIOUS REAR ELEVATION



- 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

FRONT ELEVATION - EAST



- DIMENSIONAL ASPHALT SHINGLES - TYP.

REAR ELEVATION - WEST

- BOARD & BATTEN SIDING

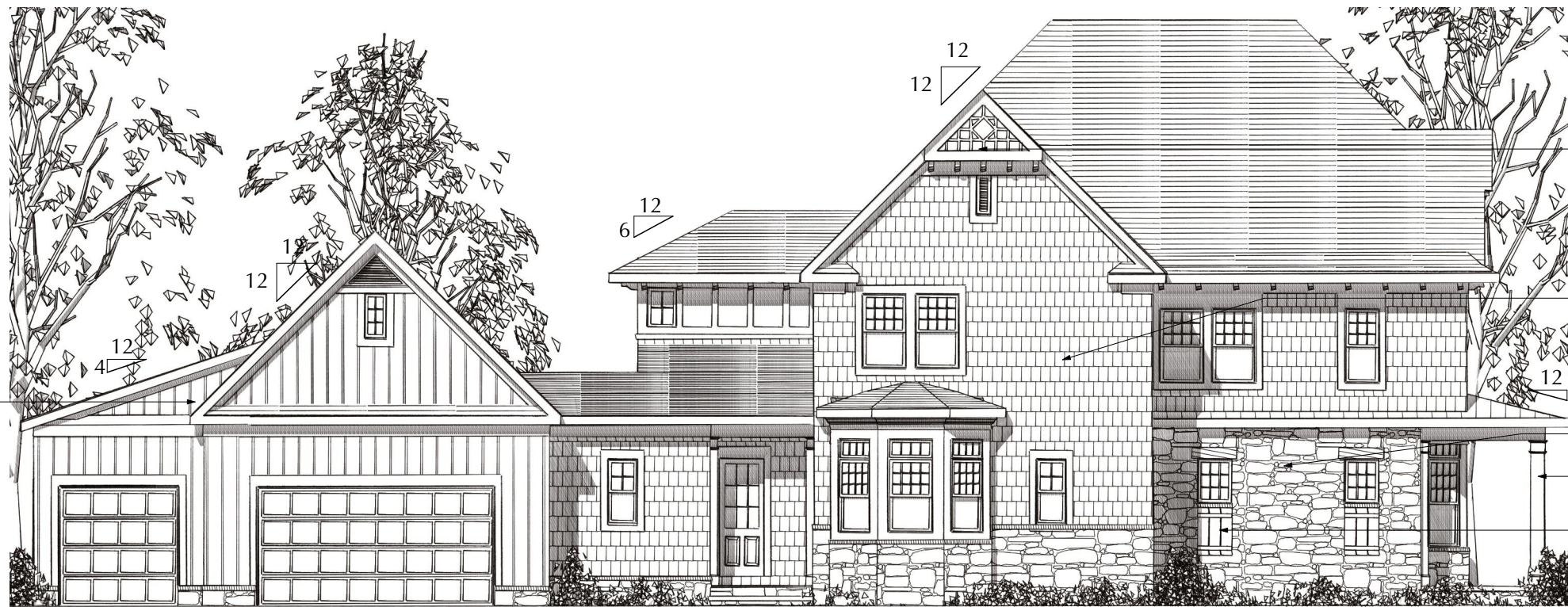


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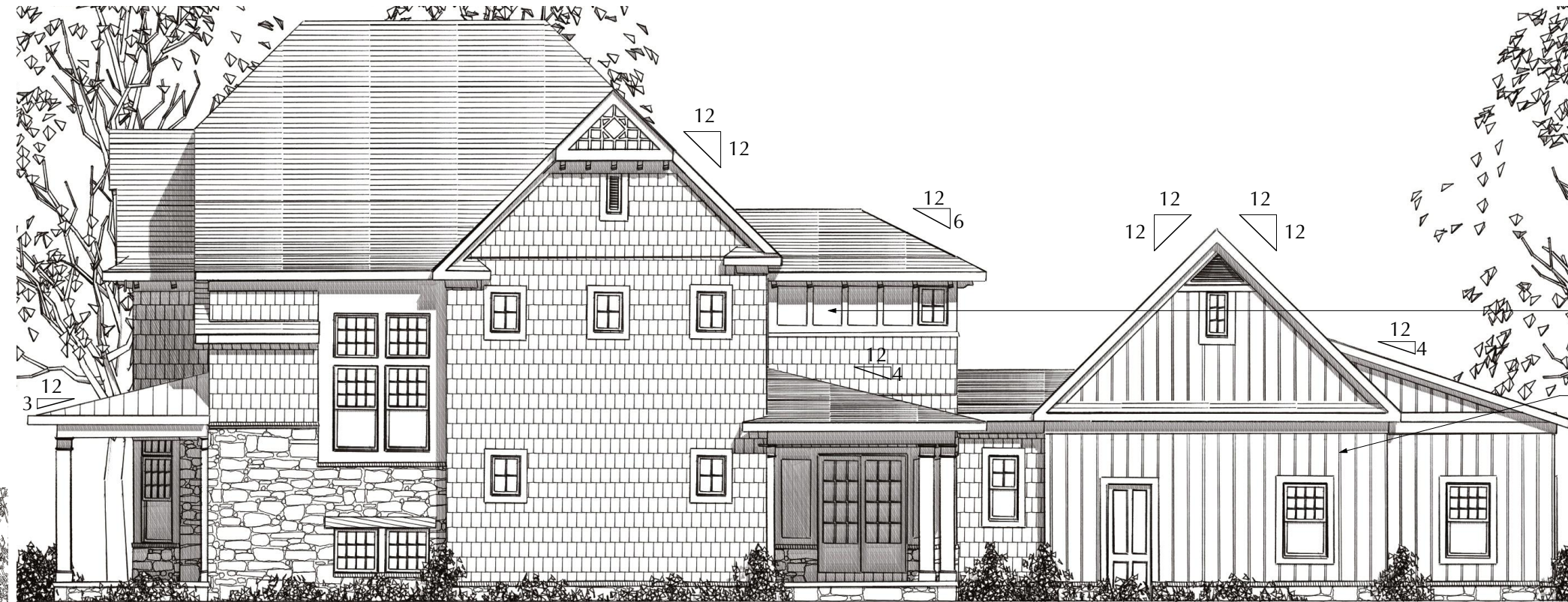


- DECORATIVE TRELLIS DETAIL AT GABLE
- CEDAR SHAKE SHINGLE SIDING - SEMI TRANSPARENT STAIN
- MANUFACTURED STONE VENEER
- 12" FIBERGLASS SQ. COLUMN
- CEDAR SHUTTER

PREVIOUS ELEVATION



SIDE (SOUTH) ELEVATION



- RECESS PANELING
- BOARD & BATTEN SIDING

PREVIOUS ELEVATION



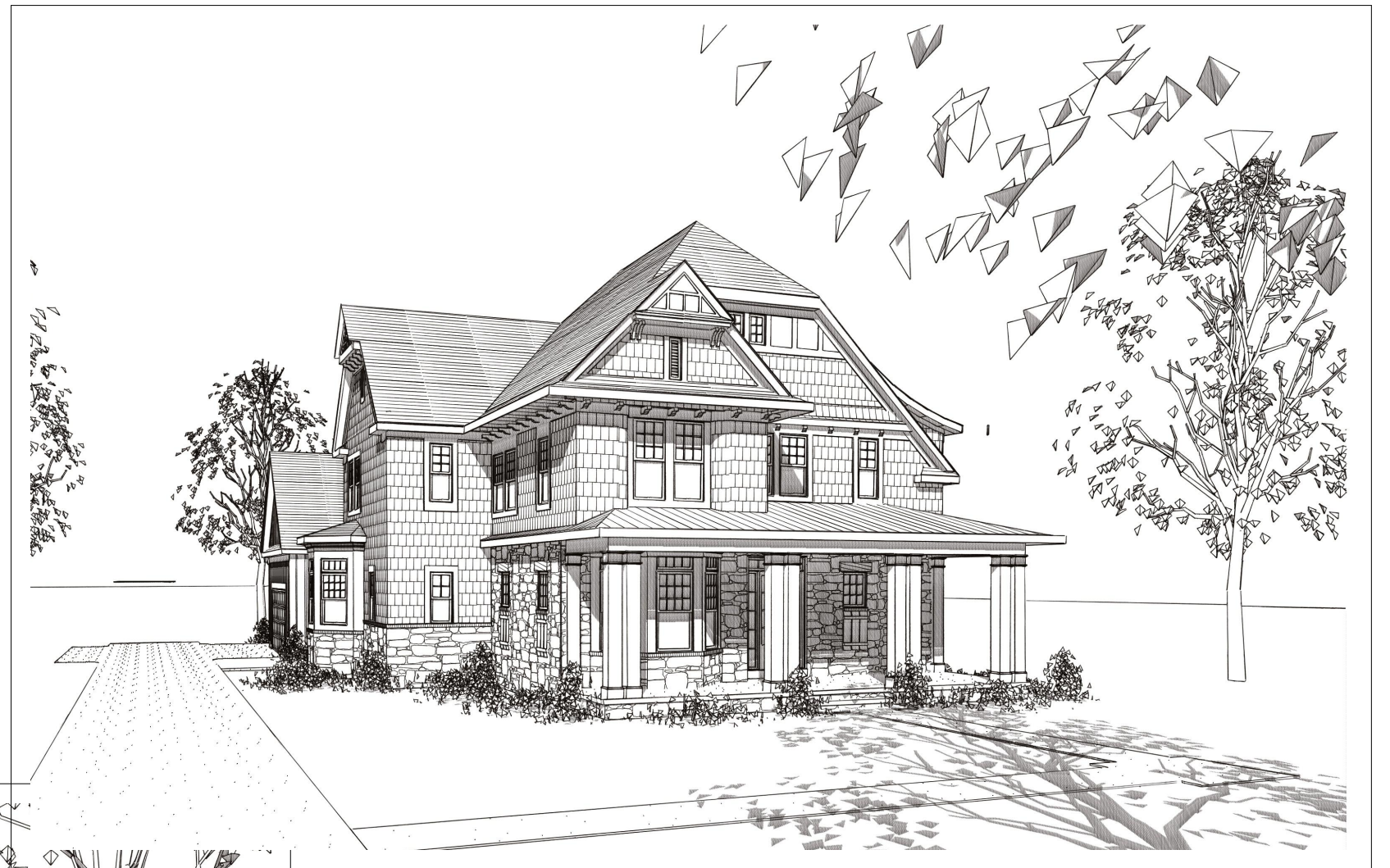
SIDE (NORTH) ELEVATION



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FRONT OF HOUSE

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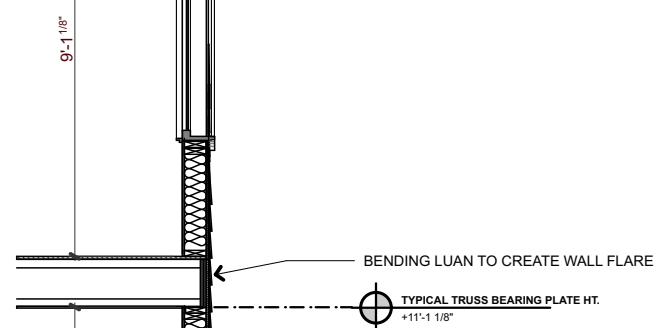
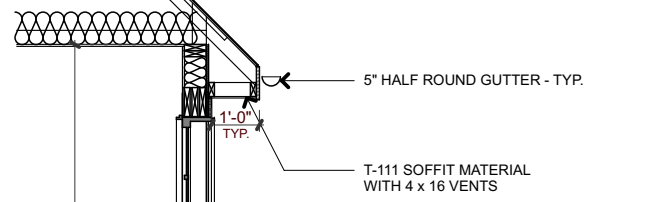
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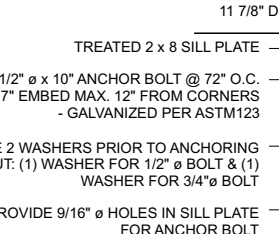
- TYPICAL FRAME ROOF CONSTRUCTION**
- 30YR. ASPHALT SHINGLES
 - ICE & WATER SHIELD OVER
 - 15# FELT PAPER
 - 7/16" OSB SHEATHING
 - PRE-ENGINEERED TRUSSES -- SEE TRUSS PLAN AND MNFCTR. SHOP DRAWINGS FOR TRUSS SPECIFICATIONS
 - R-36 BATT FACED INSULATION
 - 1/2" GYP. BD. AT CEILING



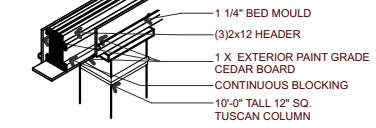
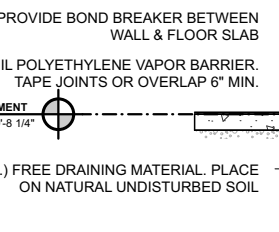
- TYPICAL WALL CONSTRUCTION**
- 6" REVEAL CEDAR SHAKE SHINGLES
 - "TYVEK" (OR EQUAL) HOUSEWRAP
 - 7/16" OSB SHEATHING
 - 2x6 STUD FRAMING @ 16" o.c.
 - R-19 BATT FACED INSULATION.
 - 1/2" GYP. BD.

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

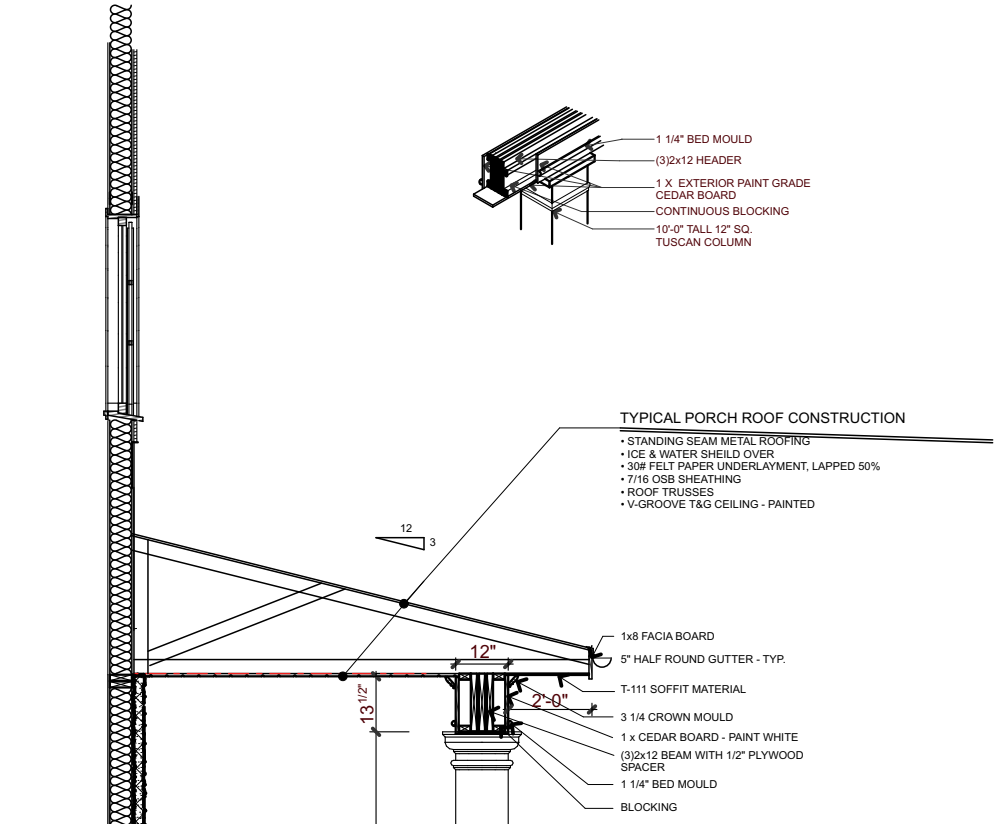
- TYPICAL FNDN WALL CONSTRUCTION**
- 8" WIDE POURED CONCRETE WALL w/ #4 BARS @ 16" o.c. VERT. - MIN. 1 1/2" CLEAR FROM INSIDE FACE



- TYPICAL BASEMENT SLAB CONSTRUCTION**
- 4" CONCRETE SLAB
 - 6 mil VAPOR BARRIER
 - 4" MIN. COMPACT FILL



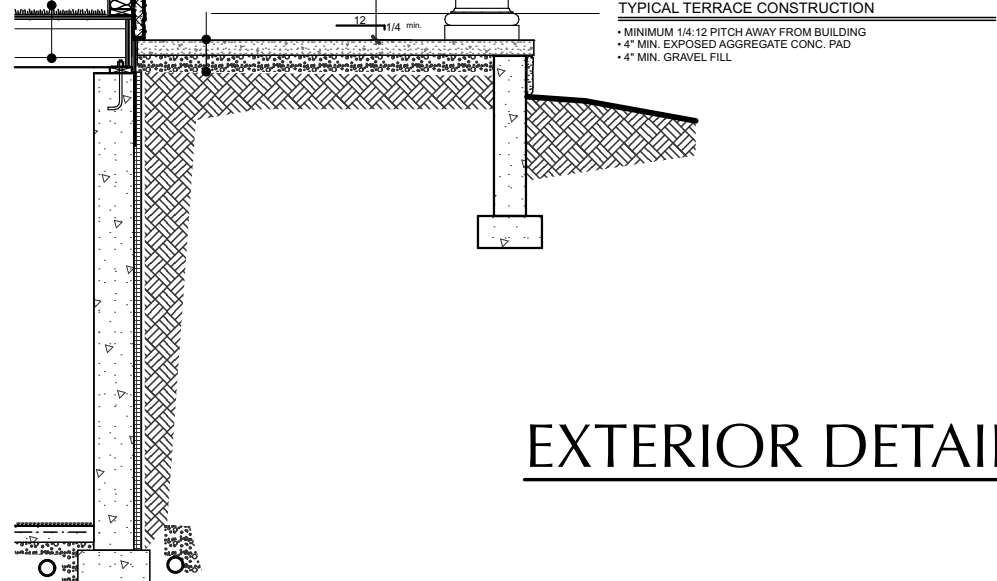
- TYPICAL PORCH ROOF CONSTRUCTION**
- STANDING SEAM METAL ROOFING
 - ICE & WATER SHIELD OVER
 - 30# FELT PAPER UNDERLAYMENT, LAPPED 50%
 - 7/16 OSB SHEATHING
 - ROOF TRUSSES
 - V-GROOVE T&G CEILING - PAINTED



- 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 1/4-1/2 PITCH AWAY FROM BUILDING
 - 4" MIN. EXPOSED AGGREGATE CONC. PAD
 - 4" MIN. GRAVEL FILL



EXTERIOR DETAILS



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