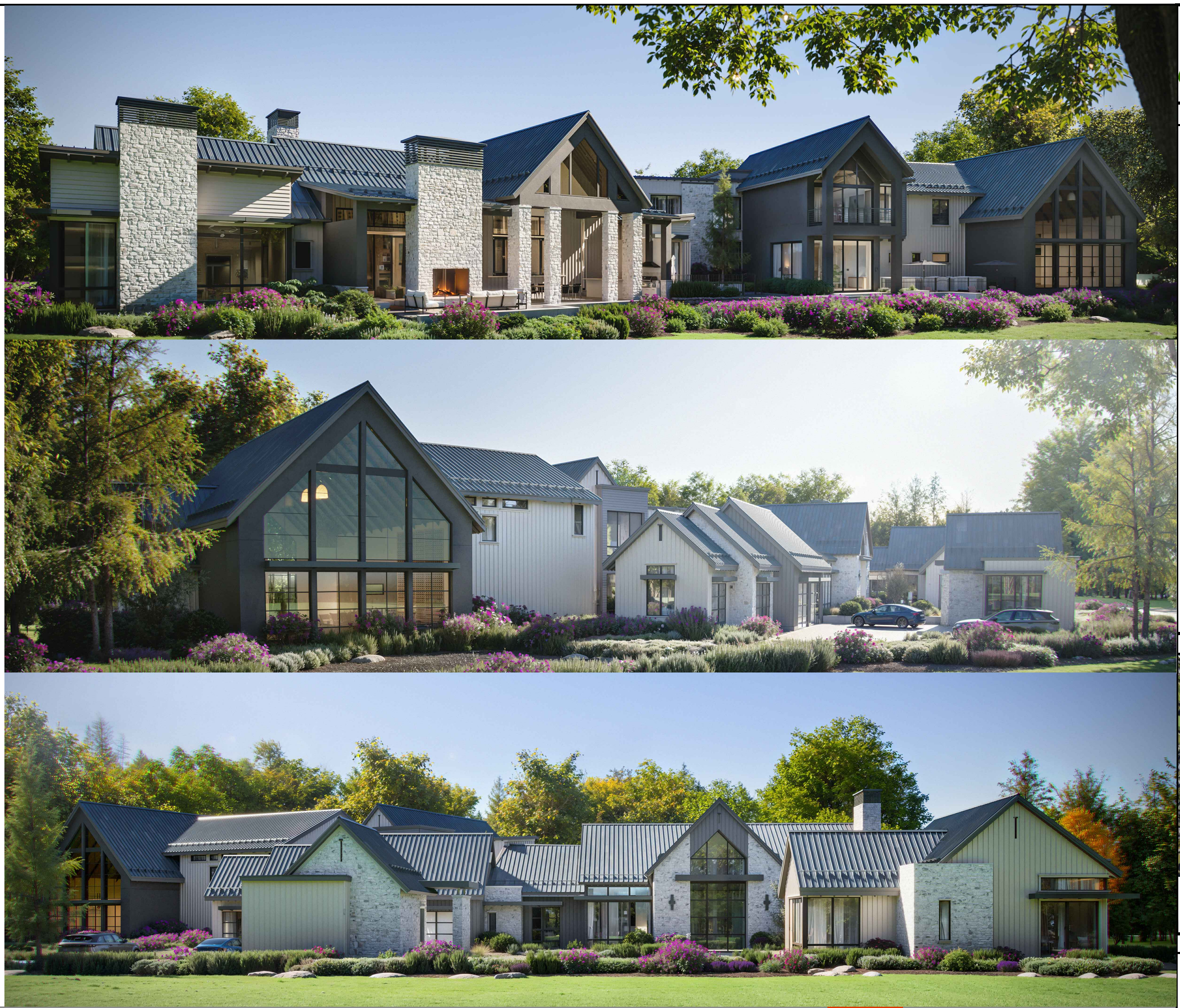
# Proposed Custom Residence for:

# Mr. & Mrs. Kaufmann

4700 Deer Run Drive
Deer Run Estates, lot 25
Dublin, Delaware County, Ohio



HeartWood

## DESIGN TEAM

**Architect:**
New Architectura, Inc.
3561 Bonita Bay Boulevard North
Bonita Springs, FL. 34134
Alberto Abad - 239.495.1841

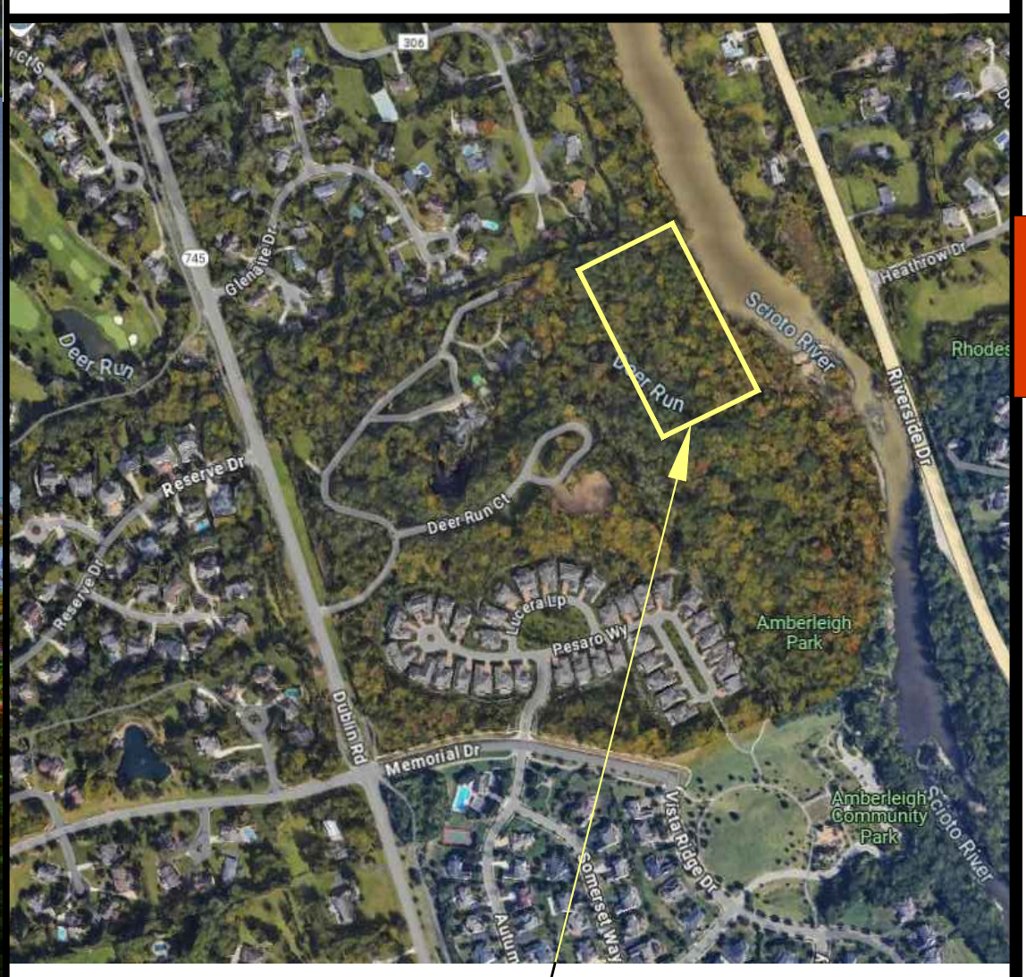
**Structural Engineer:**
Kooi Structural Engineering, L.L.C.
900 Foxcreek Road
Sunbury, OH. 43074
Bernie Kooi - 614.218.1607

**Interior Designer:**
Freestyle Interiors, Inc.
3525 Bonita Beach Road, Suite 105
Bonita Springs, FL 34134
Arlynn McDaniel - 239.949.2210

**Landscape Architect:**
Hidden Creek
3940 Scioto Darby Creek Road
Hillard, OH 43026
Nick Berger - 480.390.8276

**Builder:**
Memmer Homes
3966 N. Hampton Drive
Powell, OH. 43065
Jeff Memmer - 614.314.0658

## SITE LOCATION MAP



PROJECT SITE
Deer Run Drive, Dublin, Ohio

## SHEET INDEX

ARCHITECTURAL:

A-00 COVER SHEET & CONCEPTUAL RENDERINGS
A-01 FRONT ELEVATION / COVER SHEET
A-02 ARCHITECTURAL SITE PLAN
A-03 SLAB PLAN
A-04 ARCHITECTURAL 1ST FLOOR PLAN
A-05 ARCHITECTURAL 2ND FLOOR PLAN AND REFLECTED CEILING PLAN
A-06 1ST FLOOR REFLECTED CEILING PLAN
A-07 PARTIAL BUILDING ELEVATIONS
A-08 PARTIAL BUILDING ELEVATIONS
A-09 PARTIAL BUILDING ELEVATIONS / BUILDING SECTION "K-K"
A-10 BUILDING SECTION "A-A" , "B-B", "C-C"
A-11 BUILDING SECTION "D-D", "E-E", "F-F", "G-G", "H-H", "I-I", & "J-J"
A-12 ARCHITECTURAL LOWER ROOF & 2ND FLOOR FRAMING PLAN
A-13 ARCHITECTURAL UPPER ROOF FRAMING PLAN
A-14 1ST FLOOR ELECTRICAL PLAN / ELECTRICAL NOTES
A-15 2ND FLR. ELEC. PLAN / NOTES / PANEL SCHEDULES / RISER DIAGRAM
A-16 1ST FLOOR PLUMBING PLAN
A-17 2ND FLOOR PLUMBING PLAN / PLUMBING NOTES, DETAILS, RISER DGM.
A-18 TYP. WALL SECTIONS / HURRICANE SHUTTER & ROOFING DETAILS
A-19 TYP. WALL SECTIONS /GEN'L NOTES / TYP. CONSTRUCTION DETAILS
A-20 TYPICAL CONSTRUCTION DETAILS / BANDING DETAILS

## Proposed Custom Residence

the Kaufmann Family Retreat - "HeartWood"
Deer Run Drive, Deer Run Estates, Dublin, Ohio

Memmer Homes

new architectura inc.
architecture + planning + interiors
a.a # 0002883

ALL IDEAS, DESIGNS, ARRANGEMENTS, AND PLANS INDICATED OR REPRESENTED BY THIS DRAWING ARE OWNED BY AND PROPERTY OF THIS OFFICE, AND WHERE CREATED, EVOLVED, AND DEVELOPED FOR USE ON, AND IN CONNECTION WITH THE SPECIFIED PROJECT. NONE OF SUCH IDEAS, DESIGNS, ARRANGEMENTS, AND PLANS SHALL BE USED BY, OR DISCLOSED TO ANY PERSON, FIRM, OR COPRORATION FOR ANY PURPOSE WITHOUT WRITTEN PERMISSION OF NEW ARCHITECTURA INC.

MEMMER
ORIGINAL | TIMELESS | EXCEPTIONAL

PROPOSED CUSTOM RESIDENCE:
**Mr. & Mrs. Kaufmann**
HeartWood
4700 Deer Run Drive, Deer Run Estates, Lot 25
Dublin, Delaware County, Ohio

new architectura inc.
architecture + planning + interiors
3561 bonita bay boulevard
bonita springs, florida 34134
bus: 239.495.1841 fax: 239.495.2619
AA#: 0002883

revisions:

job no: 100125

date: 20 OCT. 2025

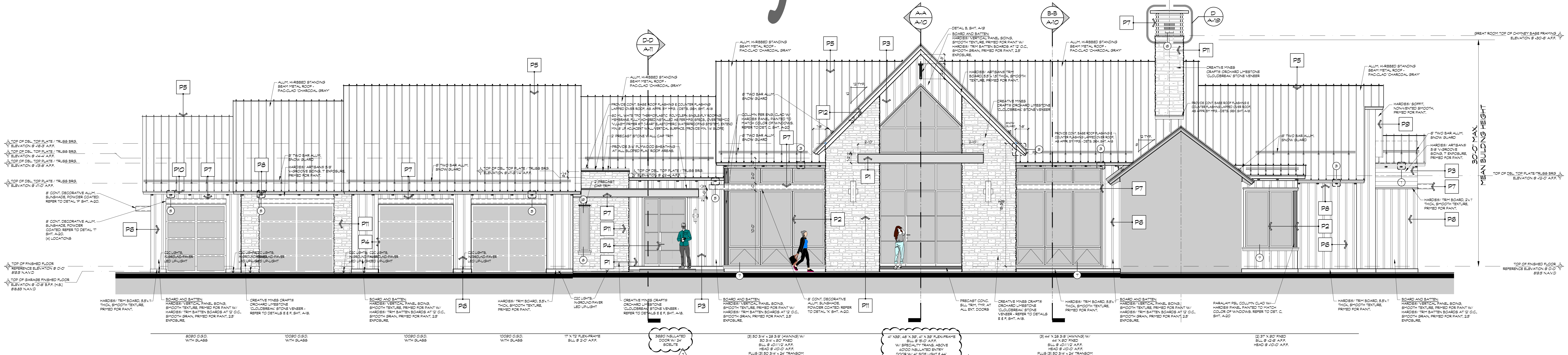
PERMIT SET

sheet
A-00
TOM
of 21

# Proposed Custom Residence for:

# Mr. & Mrs. Kaufmann

4700 Deer Run Drive
Deer Run Estates, lot 25
Dublin, Delaware County, Ohio

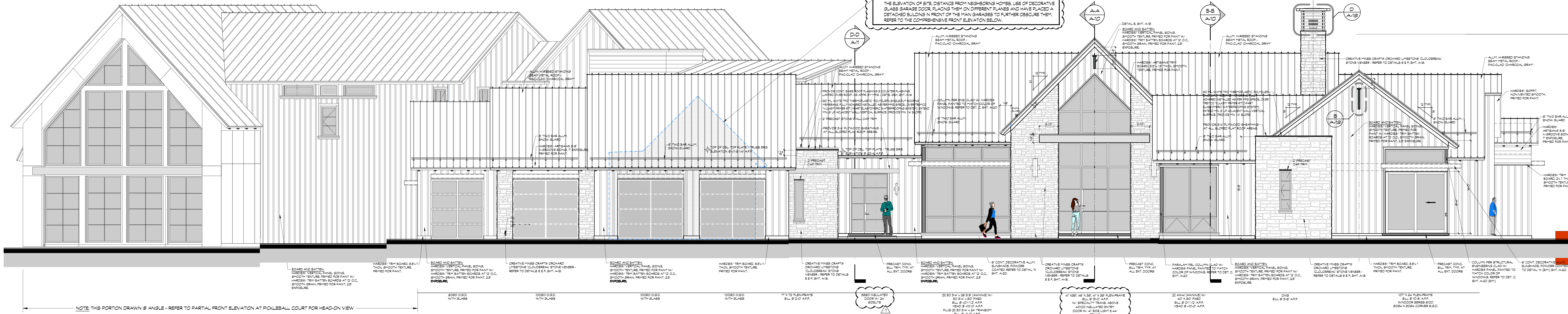


## MAIN FRONT ELEVATION

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

## BUILDING DEPT. COMMENT NOTES:

1. AS PER EXISTING TYP. WINDOW TRIM DETAIL "E" ON SHEET A-19, CONTRACTOR TO PROVIDE 3.5" (HARDIE®) ARTISAN TRIM AT ALL WINDOWS.
2. AS PART OF THE GARAGE DOORS DESIGN, WE HAVE TAKEN INTO CONSIDERATION, THE ELEVATION OF SITE, DISTANCE FROM NEIGHBORING HOMES, USE OF DECORATIVE GLASS GARAGE DOOR, PLACING THEM ON DIFFERENT PLANES AND HAVE PLACED A DETACHED BUILDING IN FRONT OF THE MAIN GARAGES TO FURTHER OBSCURE THEM. REFER TO THE COMPREHENSIVE FRONT ELEVATION BELOW.



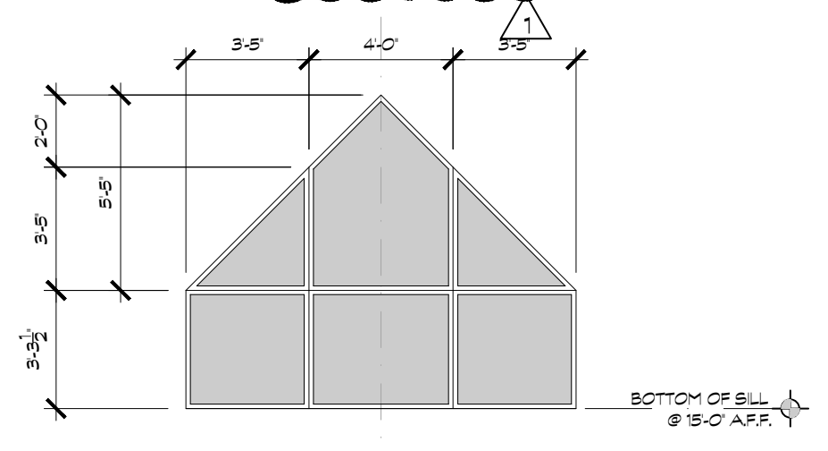
NOTE: THIS PORTION DRAWN @ ANGLE - REFER TO PARTIAL FRONT ELEVATION AT PICKLEBALL COURT FOR HEAD-ON VIEW

## COMPREHENSIVE FRONT ELEVATION

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

0 4 8 16 32 ft.

WHEN REDUCED TO 24" X 36" SHEETS USE GRAPHIC SCALE



VERIFY ALL DIMENSIONS
IN FIELD (V.I.F.)

## WINDOW DIMENSION DETAIL

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

## PAINT COLOR LEGEND

KAUFMANN

| MARK | PAINT COLOR | BASE MATERIAL |
|---|---|---|
| P1 | SHERWIN WILLIAMS "IRON ORE" - SW 7069 | HARDIE®/ PANEL VERTICAL SIDING |
| P2 | SHERWIN WILLIAMS "BLACK MAGIC" - SW 6991 | ANDERSEN WINDOWS SLIDERS & MULLIONS |
| P3 | SHERWIN WILLIAMS "SOFTWARE" - SW 7074 | ACCENT & BUMP OUT AREAS |
| P4 | SHERWIN WILLIAMS "BLACK MAGIC" - SW 6991 | METAL ENTRY & GARAGE DOORS W/ FROSTED GLASS |
| P5 | CMG - CHARCOAL | PAC-CLAD METAL ROOF |
| P6 | SHERWIN WILLIAMS "CITY LOFT" - SW 7631 | HARDIE®/ PANEL SIDING & TRIM BATTEN BOARD |
| P7 | (RAL 7012) BASALT GREY | AL. SUNSHADES, FRAMED EYEBROWS, CHIMNEY CAPS, RAILINGS |
| P8 | SHERWIN WILLIAMS "SOFTWARE" - SW 7074 | CORBELS/ OUTRIGGERS |
| P9 | SHERWIN WILLIAMS "WEB GRAY" - SW 7075 | SOFFIT |
| P10 | SHERWIN WILLIAMS "WEB GRAY" - SW 7075 | FASCIA |
| P11 | CRAFT® ORCHARD LIMESTONE "CLOUDBREAK" | STONE VENEER |
| P12 | SHERWIN WILLIAMS "CITY LOFT" - SW 7631 | TRIM AT STONE & BATTENS |

## JAMES HARDIE PRODUCTS NOTE:

1. EXTERIOR FINISH MATERIALS AND PRODUCTS SPECIFIED AS HARDIE® BRANDED PRODUCTS SHALL BE INSTALLED PER JAMES HARDIE® BEST PRACTICES AND RECOMMENDATIONS. REFER TO:

   JAMES HARDIE® SIDING PRODUCTS - HARDIEZONE 5 (HZ5)
   BEST PRACTICES-INSTALLATION GUIDE
   SIDING AND TRIM PRODUCTS
   VERSION 9.1 - DECEMBER 2019
2. REFER TO SHEET A-19 FOR COMMON FLASHING DETAIL REQUIREMENTS USED HEREIN.
3. NO GRADING SHALL BE WITHIN / LESS THAN 6 INCHES OF ANY HARDIE® TRIM PRODUCT.
4. ALL JAMES HARDIE® PRODUCTS TO BE INSTALLED BY APPROVED DEDICATED HARDIE® INSTALLER / CONTRACTOR.
5. ALL JAMES HARDIE® PRODUCTS ARE TO BE ORDERED AS "PRIMED FOR PAINT".

## BUILDING DATA:

THIS BULDING IS CLASSIFIED AS PER THE 2024 OHIO BUILDING CODE AND THE 2019 RESIDENTIAL CODE OF OHIO AS:

1. OCCUPANCY: GROUP "R-3" RESIDENTIAL
2. ENCLOSED BUILDING STRUCTURE
3. REQUIRED DESIGN LIVE LOAD/P.S.F.:
   - FIRST FLOOR- 50#
   - SECOND FLOOR- 40#
4. TYPE CONSTRUCTION: "V" UNPROTECTED, UNSPRINKLERED, UNLIMITED SQ. FT. EACH FLOOR.
5. BUILDING AREA:
   - FIRST FLOOR- 11,225 S.F.
   - SECOND FLOOR- 2,180 S.F.

## ELEVATION NOTES

1. BASE FLOOD ELEVATION THAT OF ZONE "X", EL. N/A
2. ALL BANDING DETAILS TO BE DECORATIVE CEMENTITIOUS COATING OR ARCHITECT APPROVED MATERIAL. STYROFOAM IS NOT PERMITTED. PRECAST CONCRETE (KEYSTONE) SHALL BE AS DESIGNATED ON ELEVATIONS.
3. PROVIDE 2x10 LEDGER BLOCKING BEHIND KEYSTONE BANDING AT ALL FRAMING CONDITIONS.
4. PROVIDE DECORATIVE CEMENTITIOUS COATING EXPANSION JOINTS AT EVERY 196 SQ. FT. (14' X 14') OF WALL SURFACES. INSTALL EXPANSION MATERIAL PER MANUFACTURES RECOMMENDATIONS.
5. PROVIDE "VULKEM" WATERPROOFING BEHIND ALL TILE.
6. GRADE ELEVATION FIRST FLOOR: ; MIN. 4" B.F.F.
7. ELEVATION FIRST HABITABLE FLOOR: 819.5' N.A.V.D.
8. HEIGHT OF BUILDING ABOVE GRADE: +23'-5"
9. BUILDING HEIGHT: 2 STORY

## COMPLIANCE NOTE:

1. THESE PLAN ARE IN COMPLIANCE WITH THE STANDARDS ESTABLISHED IN SECTION 62B-33.007, FLORIDA ADMINISTRATIVE CODE.
2. THE COMPONENTS AND CLADDING HAVE BEEN SELECTED AND THEIR USE INCORPORATED INTO THE DESIGN AND SPECIFICATIONS IN ACCORDANCE WITH AMERICAN NATIONAL STANDARDS INSTITUTE/AMERICAN SOCIETY OF CIVIL ENGINEERING 7-22 MINIMUM DESIGN LOADS FOR BUILDINGS AND OTHER STRUCTURES, SECTION 26, TO WITHSTAND THE WIND LOADS ASSOCIATED WITH A MINIMUM BASIC WIND SPEED OF 115 M.P.H.
3. TO THE BEST OF OUR KNOWLEDGE THE PLANS ARE IN COMPLIANCE WITH 2024 OHIO BUILDING CODE SECTION 1609 & 2019 RESIDENTIAL CODE OF OHIO SECTION R703. BUILDING/STRUCTURE HAS BEEN DESIGNED IN ACCORDANCE & COMPLIANCE WITH THE 2024 OHIO BUILDING CODE, SECTION 1609 & 2019 RESIDENTIAL CODE OF OHIO SECTION R703.1.3. FOR DESIGN PRESSURES GENERATED BY A DESIGN WIND VELOCITY OF 115 M.P.H.
4. WIND EXPOSURE CATEGORY C SECTION 1609.4, 2024 OHIO BUILDING CODE.
5. RISK CATEGORY = I I (SINGLE FAMILY RESIDENTIAL STRUCTURE) TABLE 1604.5, 2024 OHIO BUILDING CODE.
6. THIS HOUSE MEETS 2017 OHIO ENERGY CODE PER R405 SIMULATED PERFORMANCE ALTERNATIVE METHOD. REFER TO FORM R405-214 OF THIS PROJECTS ENERGY CALCULATION.

## SHEET INDEX

A-00 COVER SHEET & CONCEPTUAL RENDERINGS
A-01 FRONT ELEVATION / COVER SHEET
A-02 ARCHITECTURAL SITE PLAN
A-03 SLAB PLAN
A-04 ARCHITECTURAL 1ST FLOOR PLAN
A-05 ARCHITECTURAL 2ND FLOOR PLAN AND REFLECTED CEILING PLAN
A-06 1ST FLOOR REFLECTED CEILING PLAN
A-07 PARTIAL BUILDING ELEVATIONS
A-08 PARTIAL BUILDING ELEVATIONS
A-09 PARTIAL BUILDING ELEVATIONS / BUILDING SECTION "K-K"
A-10 BUILDING SECTION "A-A" , "B-B", "C-C"
A-11 BUILDING SECTION "D-D", 'E-E", "F-F", "G-G", "H-H, "I-I' & "J-J"
A-12 ARCHITECTURAL LOWER ROOF & 2ND FLOOR FRAMING PLAN
A-13 ARCHITECTURAL UPPER ROOF FRAMING PLAN
A-14 1ST FLOOR ELECTRICAL PLAN / ELECTRICAL NOTES
A-15 2ND FLR. ELEC. PLAN / NOTES / PANEL SCHEDULES / RISER DIAGRAM
A-16 1ST FLOOR PLUMBING PLAN
A-17 2ND FLOOR PLUMBING PLAN / PLUMBING NOTES, DETAILS, RISER DGM.
A-18 TYP. WALL SECTIONS / HURRICANE SHUTTER & ROOFING DETAILS
A-19 TYP. WALL SECTIONS /GEN'L NOTES / TYP. CONSTRUCTION DETAILS
A-20 TYPICAL CONSTRUCTION DETAILS / BANDING DETAILS

ALL IDEAS, DESIGNS, ARRANGEMENTS, AND PLANS INDICATED OR REPRESENTED BY THIS DRAWING ARE OWNED BY AND PROPERTY OF THIS OFFICE, AND WHERE CREATED, EVOLVED, AND DEVELOPED FOR USE ON, AND IN CONNECTION WITH THE SPECIFIED PROJECT. NONE OF SUCH IDEAS, DESIGNS, ARRANGEMENTS, AND PLANS SHALL BE USED BY, OR DISCLOSED TO ANY PERSON, FIRM, OR COPRORATION FOR ANY PURPOSE WITHOUT WRITTEN PERMISSION OF NEW ARCHITECTURA INC.

MEMMER
ORIGINAL | TIMELESS | EXCEPTIONAL

PROPOSED CUSTOM RESIDENCE:
**Mr. & Mrs. Kaufmann**
4700 Deer Run Drive, Deer Run Estates, Lot 25
Dublin, Delaware County, Ohio

HeartWood

new architectura inc.
architecture + planning + interiors
3561 bonita bay boulevard
bonita springs, florida 34134
bus: 239.495.1841 fax: 239.495.2619
AA#: 0002883

revisions:
1 11/21/25 BUILDING DEPT. COMMENTS

job no. 100125

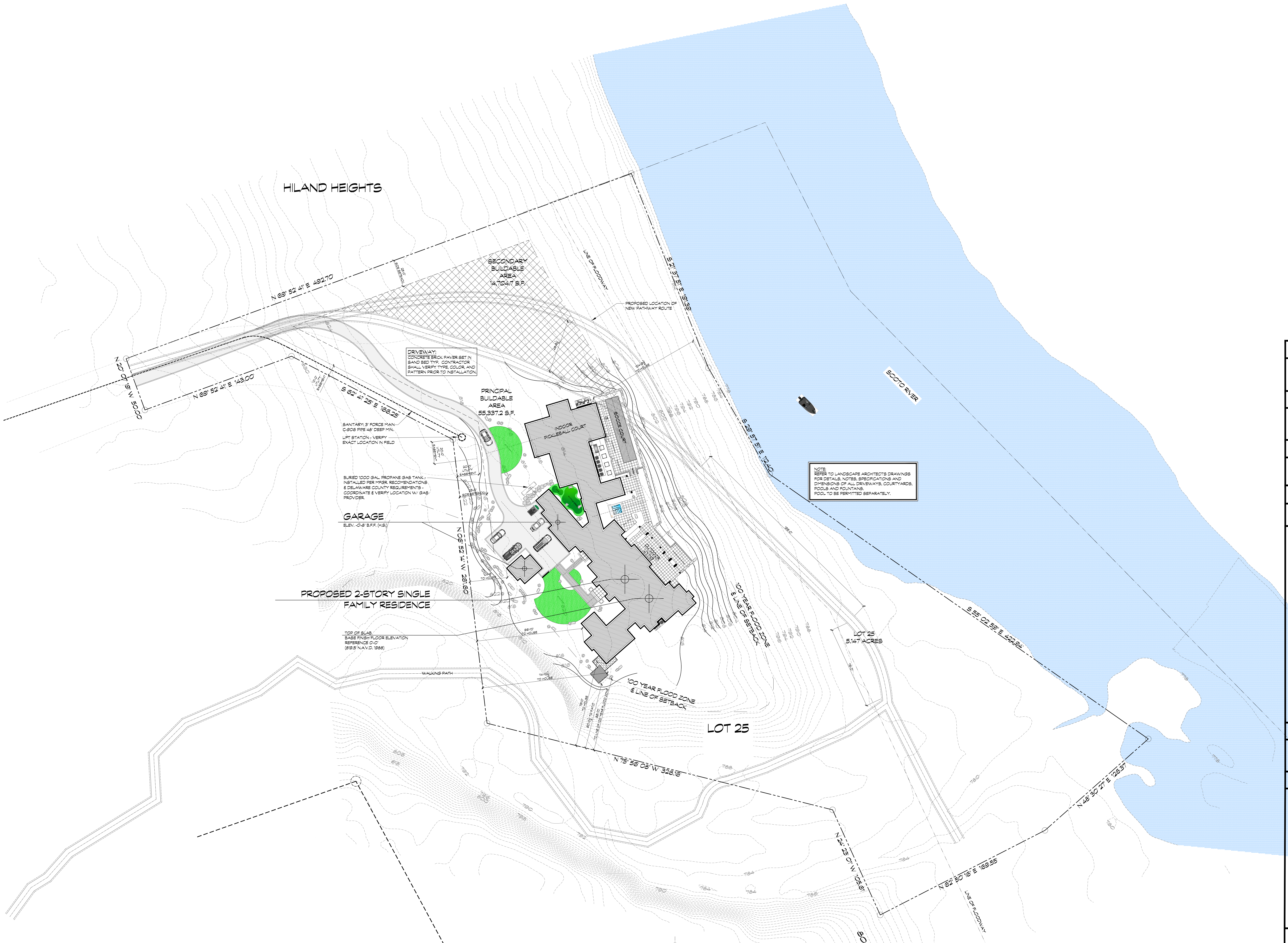
date: 20 OCT. 2025

PERMIT SET

sheet: A-01

MFT of 21

ALL IDEAS, DESIGNS, ARRANGEMENTS, AND PLANS INDICATED OR REPRESENTED BY THIS DRAWING ARE OWNED BY AND PROPERTY OF THIS OFFICE, AND WHERE CREATED, EVOLVED, AND DEVELOPED FOR USE ON, AND IN CONNECTION WITH THE SPECIFIED PROJECT. NONE OF SUCH IDEAS, DESIGNS, ARRANGEMENTS, AND PLANS SHALL BE USED BY, OR DISCLOSED TO ANY PERSON, FIRM, OR COPRORATION FOR ANY PURPOSE WITHOUT WRITTEN PERMISSION OF NEW ARCHITECTURA INC.


HILAND HEIGHTS
N 69° 52' 41" E 492.70'
N 69° 52' 41" E 143.00'
25'-0" SIDE SETBACK
SECONDARY BUILDABLE AREA 14,704.7 S.F.
LINE OF FLOODWAY
PROPOSED LOCATION OF NEW PATHWAY ROUTE
S 21° 37' 51" E 191.39'
10'-0" UTILITY EASEMENT
S 62° 41' 25" E 166.25'
PRINCIPAL BUILDABLE AREA 55,337.2 S.F.
INDOOR PICKLEBALL COURT
BOCCE COURT
PUTTING GREEN
SANITARY: 3" FORCE MAIN C-906 PIPE 48" DEEP MIN.
LIFT STATION - VERIFY EXACT LOCATION IN FIELD
20'-0" UTILITY EASEMENT
25'-0" SIDE SETBACK
BURIED 1000 GAL. PROPANE GAS TANK - INSTALLED PER MFGR. RECOMENDATIONS & DELAWARE COUNTY REQUIREMENTS - COORDINATE & VERIFY LOCATION W/ GAS PROVIDER.
GARAGE
ELEV. -0'-8" B.F.F. (H.S.)
N 06° 52' 14" W 261.60'
TO HOUSE
PROPOSED 2-STORY SINGLE FAMILY RESIDENCE
TOP OF SLAB
BASE FINISH FLOOR ELEVATION
REFERENCE 0'-0"
(819.5' N.A.V.D. 1988)
96'-10" TO HOUSE
114'-10 1/2" TO HOUSE
WALKING PATH
79'-0" TO HOUSE
60'-0 1/2" TO PATIO
66'-0" TO LINE OF 100 YEAR FLOOD ZONE
100 YEAR FLOOD ZONE & LINE OF SETBACK
OUTDOOR LIVING
100 YEAR FLOOD ZONE & LINE OF SETBACK
LOT 25
LOT 25
5.147 ACRES
76'-0"
196'-0"
SCIOTO RIVER
S 29° 57' 51" E 112.40'
S 55° 02' 59" E 422.94'
N 75° 56' 08" W 326.16'
N 24° 23' 01" W 105.61'
N 62° 50' 16" E 169.55'
N 48° 30' 27" E 126.
LINE OF FLOODWAY
804

**DRIVEWAY:**
CONCRETE BRICK PAVER SET IN SAND BED TYP. CONTRACTOR SHALL VERIFY TYPE, COLOR, AND PATTERN PRIOR TO INSTALLATION.

NOTE:
REFER TO LANDSCAPE ARCHITECT'S DRAWINGS FOR DETAILS, NOTES, SPECIFICATIONS AND DIMENSIONS OF ALL DRIVEWAYS, COURTYARDS, POOLS AND FOUNTAINS.
POOL TO BE PERMITTED SEPARATELY.

## ARCHITECTURAL SITE PLAN

SCALE: 1/32" = 1'-0"

0 16 32 64 128 ft.

WHEN REDUCED TO 24" X 36" SHTS. USE GRAPHIC SCALE

## BUILDING DEPT. COMMENT NOTES:

1. THE DESIGNED SPA HAS AN ASTM F1346 AUTO-COVER INCLUDED (LOCKABLE SAFTEY COVER) IN ITS CONSTRUCTION THEREFORE, COMPLIANT WITH THE DESIGN OF BARRIERS FOR RESTRICTING ENTRY INTO POOL AREAS. POOL FENCEING (BARRIER LOCATION) NO LONGER REQUIRED, REFER TO LANDSCAPE ARCHITECTS DRAWINGS FOR ADDITIONAL SPECIFICATIONS.
2. ALL POOL EQUIPMENT AND POOL/SPA STRUCTURES TO BE BONDED. ALL PARTS OF POOL/SPA TO BE TIED AND BONDED TOGETHER WITH #8 COPPER WIRE AND APPROVED CONNECTORS.

1

## ELEVATION TAG NOTE:

22.9' INDICATES EXISTING OR PROPOSED SITE GRADE OR PROPOSED (DESIGN) FINISHED FLOOR ELEVATIONS N.A.V.D. (NORTH AMERICAN VERTICAL DATUM OF 1988).

## LANDSCAPE NOTE:

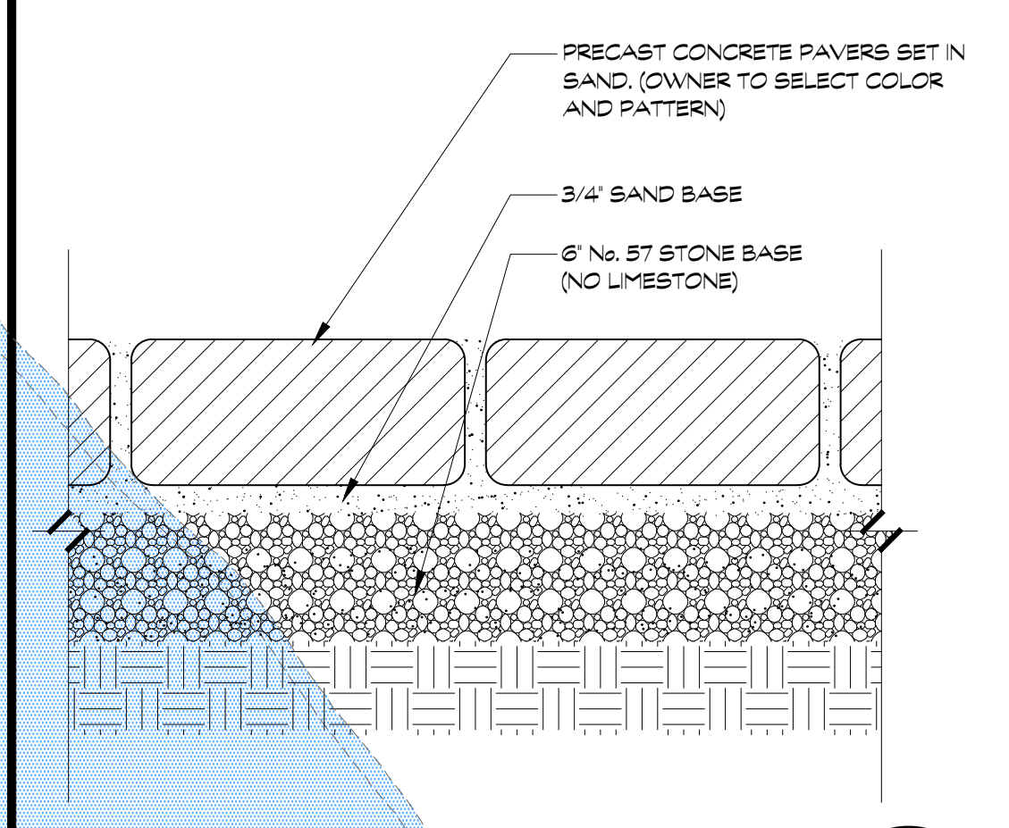
NOTE: REFER TO LANDSCAPE ARCHITECT DRAWINGS FOR DETAILS, NOTES, LOCATIONS, SPECIFICATIONS AND DIMENSIONS OF ALL DRIVEWAYS, COURTYARDS, PRIVACY WALLS, POOLS, FOUNTAINS, DECKS, HARDSCAPE AND LANDSCAPE PLANS.

## FLOOD ZONE INFO:

NORTH AMERICAN VERTICAL DATUM OF 1988
FLOOD ZONE "X"
BASE FLOOD ELEVATION N/A

## VERTICAL DATUM NOTE

ALL VERTICAL DATUMS INDICATED ARE NORTH AMERICAN VERTICAL DATUM (N.A.V.D.) OF 1988. N.A.V.D. 1988 IS 1.3' LOWER THAN N.G.V.D. 1929


PRECAST CONCRETE PAVERS SET IN SAND. (OWNER TO SELECT COLOR AND PATTERN)
3/4" SAND BASE
6" No. 57 STONE BASE (NO LIMESTONE)

## PAVER DETAIL

SCALE: 1 1/2" =1'-0"
PAVE-D-01
A
A-02

## LEGAL ADDRESS

4700 DEER RUN DRIVE (LOT 25)
DEER RUN ESTATES
DUBLIN, DELAWARE COUNTY, OHIO

## LEGAL DESCRIPTION

LEGAL DESCRIPTION

LOT 25, DEER RUN, ACCORDING TO PLAT BOOK 1458, PAGES 2106-2106, OF THE PUBLIC RECORDS OF DELAWARE COUNTY, OHIO.

## TERMITE PROTECTION

A PRE-CONSTRUCTION TREATMENT PROTECTION AGAINST SUBTERRANEAN TERMITES SHALL BE DONE BY A LICENSED PEST CONTROL COMPANY. UPON COMPLETION, A CERTIFICATE OF COMPLIENCE SHALL BE ISSUED TO THE BUILDING DEPARTMENT AS PER 2024 O.B.C. - 2304.12 TERMITE PROTECTON.

CONTRACTOR TO PROVIDE A WEATHER RESISTANT JOB SITE POSTING BOARD TO CONTAIN DUPLICATE TREATMENT CERTIFICATES.

A PERMANENT SIGN SHALL BE POSTED NEAR THE WATER HEATER OR ELECTRICAL PANEL TO IDENTIFY TERMITE TREATMENT PROVIDER, NEED FOR RE-INSPECTION AND TREATMENT RENEWAL.

## RESIDENTIAL SWIMMING POOL SAFETY ACT:

ALL DOORS AND WINDOWS PROVIDING DIRECT ACCESS FROM THE HOME SHALL MEET THE REQUIREMENTS OF THE RESIDENTIAL SWIMMING POOL SAFETY ACT. ALL SCREEN DOORS ARE TO BE SELF LATCHING AND SELF CLOSING. LATCH MECHANISM SHALL BE MOUNTED AT 54" ABOVE FLOOR. ALARMS SHALL ALSO BE INSTALLED ON SCREEN DOORS. G.C. TO VERIFY THAT ALL EXITS TO THE BACKYARD MEET THE REQUIREMENTS OF THE RESIDENTIAL SWIMMING POOL SAFETY ACT.

M
MEMMER
ORIGINAL | TIMELESS | EXCEPTIONAL

PROPOSED CUSTOM RESIDENCE:
# Mr. & Mrs. Kaufmann
HeartWood
4700 Deer Run Drive, Deer Run Estates, Lot 25
Dublin, Delaware County, Ohio

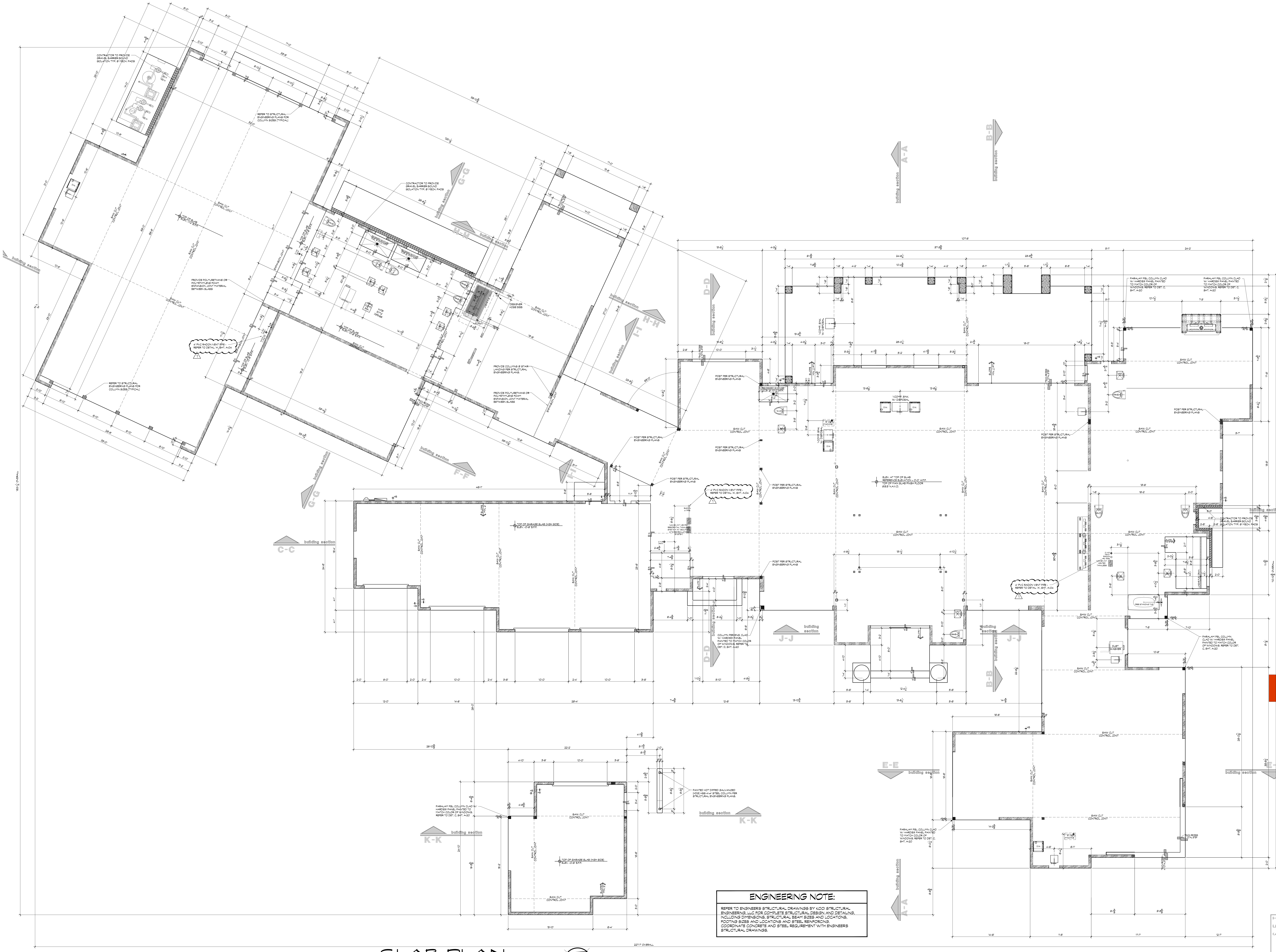
new architectura inc.
architecture + planning + interiors
3561 bonita bay boulevard
bonita springs, florida 34134
bus: 239.495.1841 fax: 239.495.2619 AA#: 0002883

revisions:
1 11/20/25 BUILDING DEPT. COMMENTS

job no. 100125
date: 20 OCT. 2025

PERMIT SET

sheet:
A-02
MFT of 21


building section
A-A
B-B
C-C
D-D
E-E
F-F
G-G
H-H
I-I
J-J
K-K
SAW CUT CONTROL JOINT
POST PER STRUCTURAL ENGINEERING PLANS
PARALAM PSL COLUMN CLAD W/ HARDIE® PANEL PAINTED TO MATCH COLOR OF WINDOWS. REFER TO DET. C, SHT. A-20
4" PVC RADON VENT PIPE - REFER TO DETAIL "A", SHT. A-04
RADON 4" PIPE
NAVIEN INT. VENTED RESIDENTIAL TANKLESS GAS W.H. W/ ISOLATION KIT & RECIRCULATION SYSTEM.
2" HUB DRAIN
ELEV. AT TOP OF SLAB REFERENCE ELEVATION + 0'-0" A.F.F. TOP OF MAIN SLAB FINISH FLOOR 819.5' N.A.V.D.
RECESSED SHOWER CLG. @ +10'-0" A.F.F.
1-COMP. SINK W/ DISPOSAL
D.W.
W.C.
LAV.
HB
15" ICE MACHINE
SLOPE MIN. 1/4"/FT
TRACK RECESS 4" TOTAL STEP
CONTRACTOR TO PROVIDE GRAVEL BARRIER SOUND ISOLATION TYP. @ MECH. PADS
REFER TO STRUCTURAL ENGINEERING PLANS FOR COLUMN SIZES (TYPICAL)
PROVIDE POLYURETHANE OR POLYSTYRENE FOAM EXPANSION JOINT MATERIAL BETWEEN SLABS
PROVIDE COLUMNS @ STAIR LANDING PER STRUCTURAL ENGINEERING PLANS
TOP OF GARAGE SLAB (HIGH SIDE)
PAINTED HOT DIPPED GALVANIZED HSS6 4x4 STEEL COLUMN PER STRUCTURAL ENGINEERING PLANS
110'-10 5/8" OVERALL
227'-1" OVERALL
15'-10"
6'-4"
24'-2"
5'-11"
10'-11 1/2"
7'-3"
5'-11 1/2"

## ENGINEERING NOTE:

REFER TO ENGINEER'S STRUCTURAL DRAWINGS BY KOOI STRUCTURAL ENGINEERING, LLC FOR COMPLETE STRUCTURAL DESIGN AND DETAILING, INCLUDING DIMENSIONS, STRUCTURAL BEAM SIZES AND LOCATIONS, FOOTING SIZES AND LOCATIONS AND STEEL REINFORCING.
COORDINATE CONCRETE AND STEEL REQUIREMENT WITH ENGINEER'S STRUCTURAL DRAWINGS.

## SLAB PLAN

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

0 4 8 16 32 ft.

WHEN REDUCED TO 24" X 36" SHEETS USE GRAPHIC SCALE

ALL IDEAS, DESIGNS, ARRANGEMENTS, AND PLANS INDICATED OR REPRESENTED BY THIS DRAWING ARE OWNED BY AND PROPERTY OF THIS OFFICE, AND WHERE CREATED, EVOLVED, AND DEVELOPED FOR USE ON, AND IN CONNECTION WITH THE SPECIFIED PROJECT. NONE OF SUCH IDEAS, DESIGNS, ARRANGEMENTS, AND PLANS SHALL BE USED BY, OR DISCLOSED TO ANY PERSON, FIRM, OR COPRORATION FOR ANY PURPOSE WITHOUT WRITTEN PERMISSION OF NEW ARCHITECTURA INC.

M
MEMMER
ORIGINAL | TIMELESS | EXCEPTIONAL

PROPOSED CUSTOM RESIDENCE:
**Mr. & Mrs. Kaufmann**
HeartWood
4700 Deer Run Drive, Deer Run Estates, Lot 25
Dublin, Delaware County, Ohio

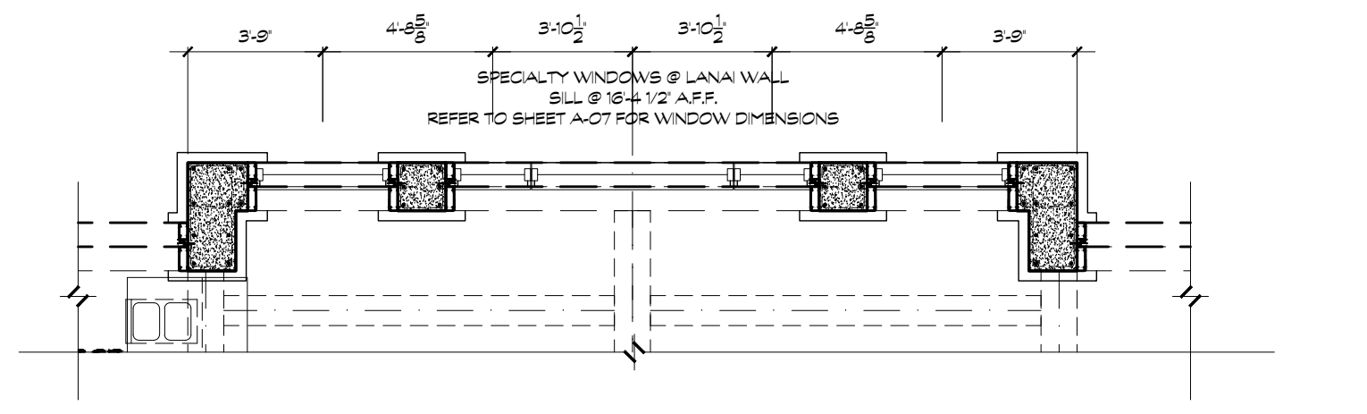
new architectura inc.
architecture + planning + interiors
3561 bonita bay boulevard
bonita springs, florida 34134
bus: 239.495.1841 fax: 239.495.2619
AA#: 0002883

revisions:
1 11/21/25 BUILDING DEPT. COMMENTS

job no. 100125
date: 20 OCT. 2025

PERMIT SET

sheet:
A-03
MFT of 21


SPECIALTY WINDOWS @ LANAI WALL
REFER TO SHEET A-07 FOR WINDOW DIMENSIONS

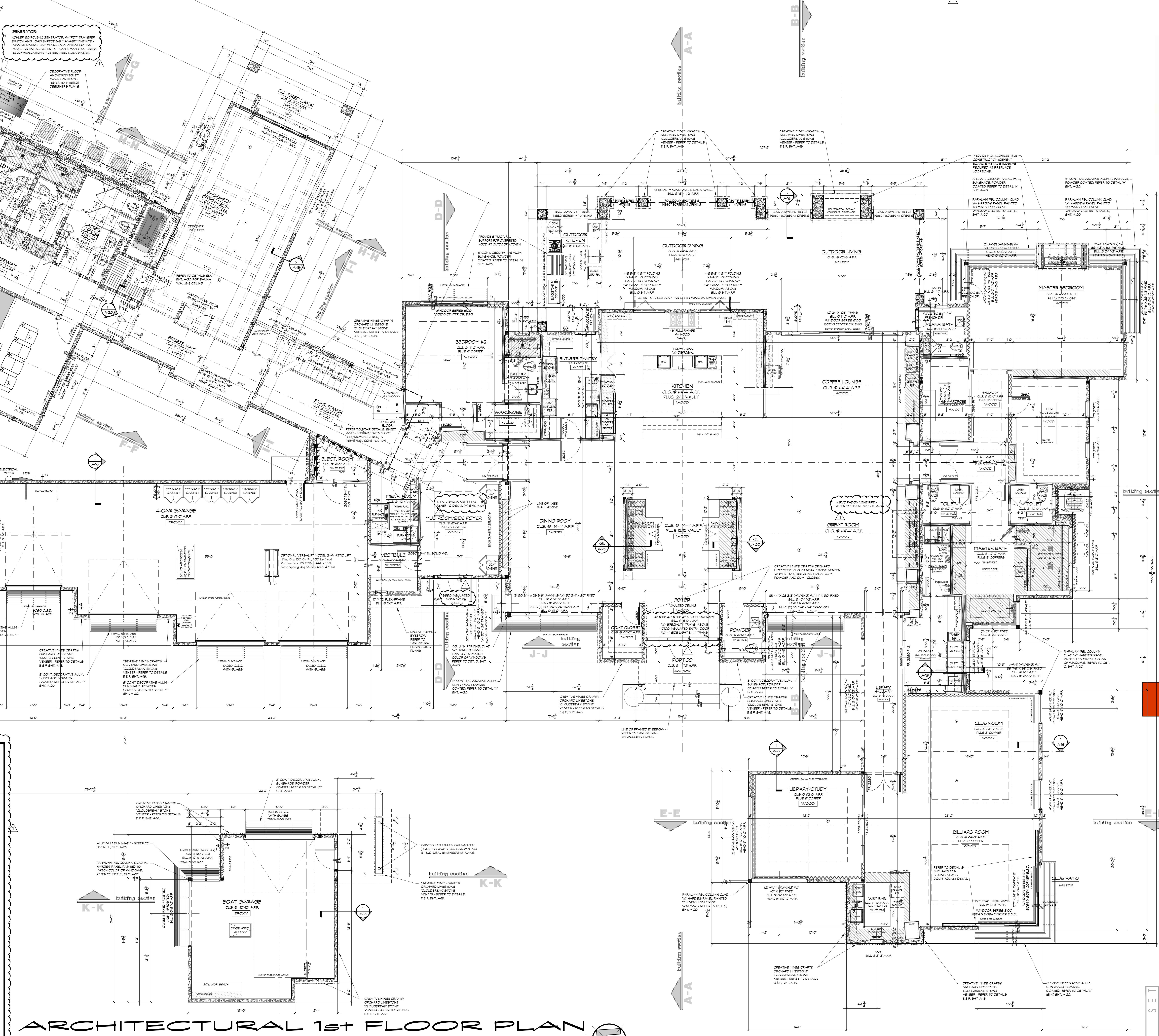
## UPPER WINDOW PLAN

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

## BUILDING DEPT. COMMENT NOTES:

1. 54" HOOD SELECTION WITH A 1200 CFM , WILL REQUIRE MAKEUP AIR OF EQUAL OR HIGHER VALUE TO THE EXHAUST AIR RATE, AS PER RCO 1503.4.. REFER TO MECH/HVAC SHOP DRAWINGS.
2. CONTRACTOR INCLUDING IN SUBMITTAL PACKAGE AN LP GAS LINE ISOMETRIC WITH MATERIAL AND PIPE SIZES..
3. NOTE #7 ON SHT. A-05,
   ALL WINDOWS DESIGNATED ON PLANS HAVE BEEN SIZED ACCORDING TO BE: ANDERSEN 400 SERIES TEMPERED GLASS WINDOWS (COLOR: BLACK) (W/ 3/4" WIDTH BLACK GRILLES WHERE APPLICABLE).
   CONTRACTOR MAY SUBSTITUTE WITH EQUAL OR BETTER PRODUCT.
   IMPACT GLASS TO BE USED IN ALL HAZARDOUS AREAS AS DEFINED BY 2019 RESIDENTIAL CODE OF OHIO SECTION 308.
4. REFER TO RADON SYSTEM DETAIL "A", THIS SHEET.

ALL IDEAS, DESIGNS, ARRANGEMENTS, AND PLANS INDICATED OR REPRESENTED BY THIS DRAWING ARE OWNED BY AND PROPERTY OF THIS OFFICE, AND WHERE CREATED, EVOLVED, AND DEVELOPED FOR USE ON, AND IN CONNECTION WITH THE SPECIFIED PROJECT. NONE OF SUCH IDEAS, DESIGNS, ARRANGEMENTS, AND PLANS SHALL BE USED BY, OR DISCLOSED TO ANY PERSON, FIRM, OR CORPORATION FOR ANY PURPOSE WITHOUT WRITTEN PERMISSION OF NEW ARCHITECTURA INC.


PICKLEBALL COURT
SNACK LOUNGE
WALL MOUNTED BASKETBALL HOOP
GENERATOR
GOLF SIMULATOR ROOM
COVERED LANAI
BREEZEWAY
STAIR TOWER
OUTDOOR KITCHEN
OUTDOOR DINING
OUTDOOR LIVING
BEDROOM #2
BUTLERS PANTRY
KITCHEN
COFFEE LOUNGE
MASTER BEDROOM
ELECT. ROOM
MECH. ROOM
MUD ROOM/SIDE FOYER
4-CAR GARAGE
VESTIBULE
DINING ROOM
WINE ROOM
GREAT ROOM
MASTER BATH
FOYER
COAT CLOSET
PORTICO
POWDER
LIBRARY/STUDY
CLUB ROOM
BILLIARD ROOM
WET BAR
CLUB PATIO
BOAT GARAGE
building section

## ARCHITECTURAL 1st FLOOR PLAN

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

0 4 8 16 32 ft.

WHEN REDUCED TO 24" X 36" SHEETS USE GRAPHIC SCALE

## ENGINEERING NOTE:

REFER TO ENGINEER'S STRUCTURAL DRAWINGS BY KOOI STRUCTURAL ENGINEERING, LLC FOR COMPLETE STRUCTURAL DESIGN AND DETAILING, INCLUDING DIMENSIONS, STRUCTURAL BEAM SIZES AND LOCATIONS, FOOTING SIZES AND LOCATIONS AND STEEL REINFORCING. COORDINATE CONCRETE AND STEEL REQUIREMENT WITH ENGINEER'S STRUCTURAL DRAWINGS.

## FLOOR PLAN NOTES:

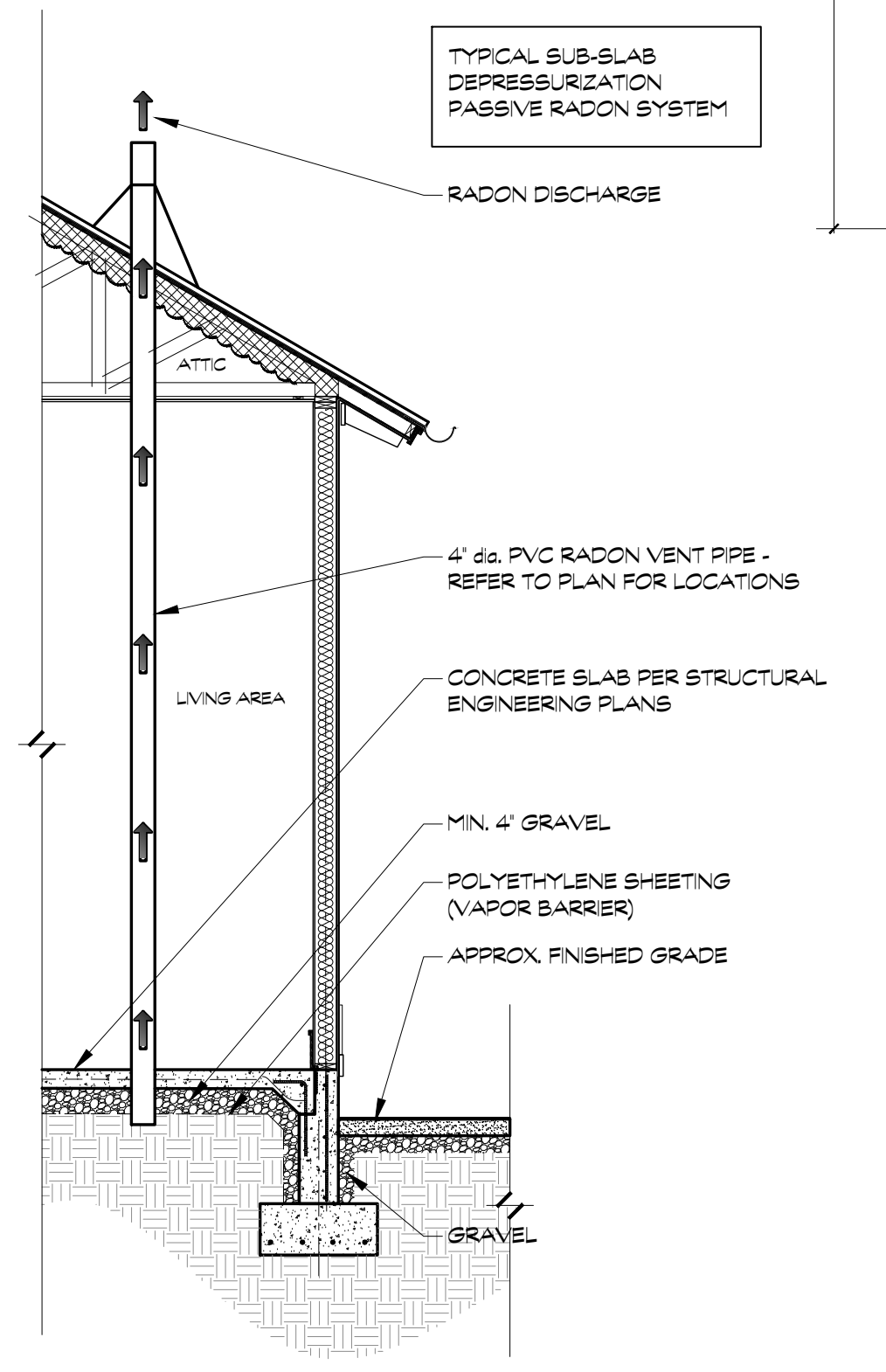
1. ALL WINDOW SILLS AND OPENING HEIGHTS ARE REFERENCED FROM 0'-0" FINISH FLOOR ELEVATION (GREAT ROOM) UNLESS OTHERWISE NOTED.
2. ALL ROOM/CEILING HEIGHTS ARE REFERENCED FROM 0'-0" FINISH FLOOR ELEVATION (GREAT ROOM) UNLESS OTHERWISE NOTED.
3. ALL INTERIOR SHADE POCKET DEPTHS ARE TO BE COORDINATED WITH INTERIOR DESIGNER PLANS AND SHADE MANUFACTURER PRIOR TO INTERIOR FRAMING.

## WALL LEGEND

| | |
|---|---|
| ▨ | 2"X6" WOOD STUD BEARING PARTITION W/ 2"X6" (NOM.) WOOD STUDS @ 16" O.C. (MAX.) AND DBL. TOP PLATE W/ STAGGERED JOINTS & MIN. 1/2" DRYWALL BOTH SIDES. TYPICAL UNLESS OTHERWISE DIMENSIONED ON PLANS. |
| ═ | 2"X4" WOOD OR METAL STUD PARTITION W/ 2"X4" (NOM.) WOOD OR METAL STUDS @ 16" O.C. (MAX.) & MIN. 1/2" DRYWALL BOTH SIDES. TYPICAL UNLESS OTHERWISE DIMENSIONED ON PLANS. |
| ≋ | WOOD OR METAL STUD PARTITION W/ R-19 BATT. INSULATION BETWEEN STUDS & MIN. 1/2" DRYWALL BOTH SIDES.<br>REFERENCE FLOOR PLAN DIMENSIONS FOR WIDTH OF WALL. |

## AREA CALCULATIONS:

| | |
|---|---|
| LIVING SPACE: | |
| FIRST FLOOR- | 8,737 SQ.FT. |
| PICKLEBALL COURT- | 2,488 SQ.FT. |
| SECOND FLOOR- | 2,180 SQ. FT. |
| TOTAL LIVING- | 13,405 SQ.FT. |
| NON-LIVING: | |
| 4-CAR GARAGE- | 1,163 SQ.FT. |
| 1 1/2-CAR GARAGE- | 1,314 SQ.FT. |
| COVERED ENTRY- | 34 SQ. FT. |
| OUTDOOR LIVING- | 994 SQ.FT. |
| COVERED LANAI- | 113 SQ. FT. |
| COVERED BALCONY- | 113 SQ. FT. |
| TOTAL NON-LIVING- | 3,752 SQ.FT. |
| TOTAL BUILDING- | 17,157 SQ.FT. |


TYPICAL SUB-SLAB DEPRESSURIZATION PASSIVE RADON SYSTEM
RADON DISCHARGE
ATTIC
LIVING AREA
4" dia. PVC RADON VENT PIPE - REFER TO PLAN FOR LOCATIONS
CONCRETE SLAB PER STRUCTURAL ENGINEERING PLANS
MIN. 4" GRAVEL
POLYETHYLENE SHEETING (VAPOR BARRIER)
APPROX. FINISHED GRADE
GRAVEL

NOTE:
A SUB-SLAB DEPRESSURIZATION PASSIVE RADON SYSTEM WILL BE INSTALLED PER APPENDIX F OF THE 2009 IRC.

## TYP. RADON DETAIL

SCALE: 1 1/2" = 1'-0"
DL-RADON-1
A
A-04

MEMMER
ORIGINAL | TIMELESS | EXCEPTIONAL

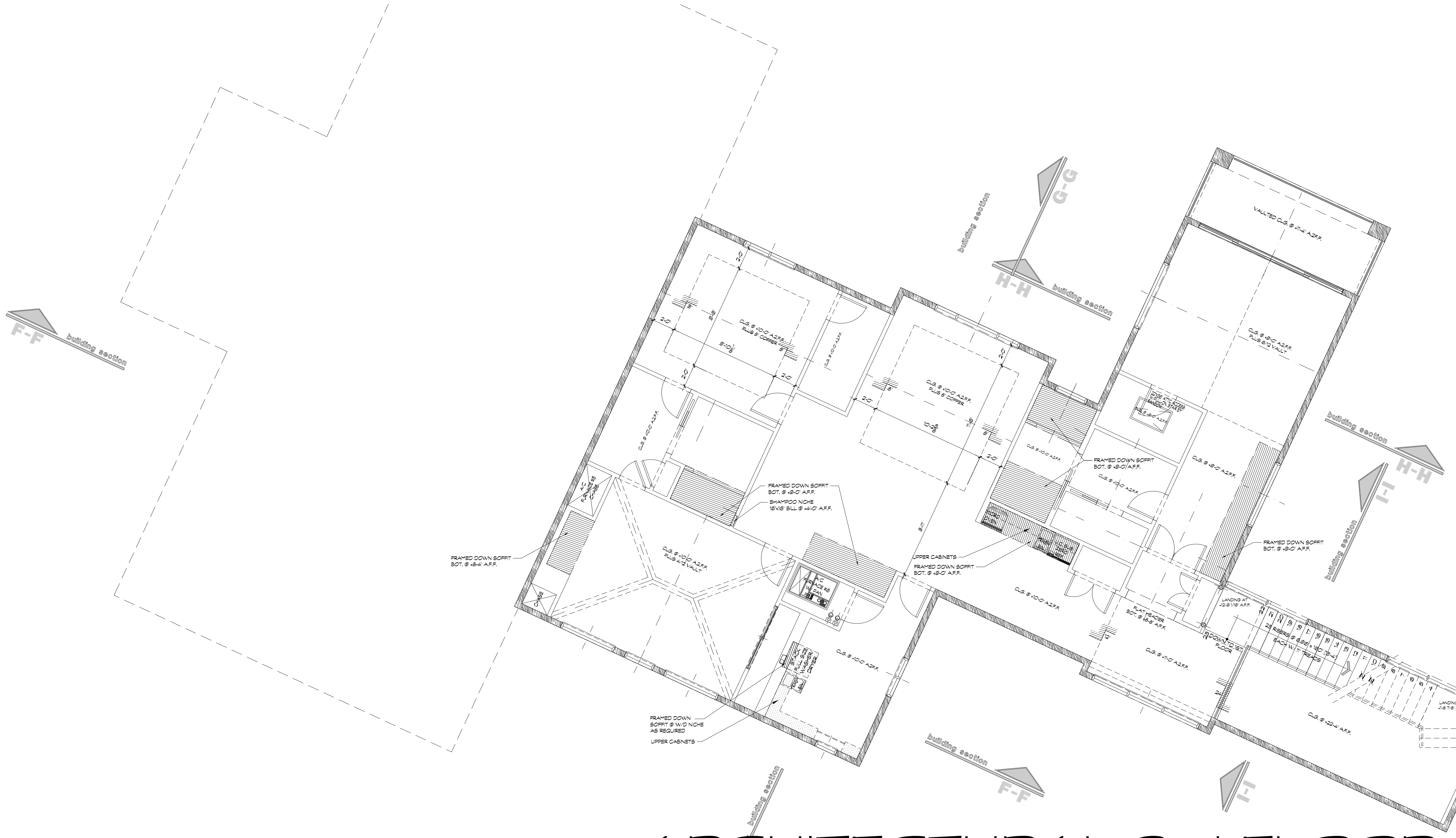
PROPOSED CUSTOM RESIDENCE:
**Mr. & Mrs. Kaufmann**
HeartWood
4700 Deer Run Drive, Deer Run Estates, Lot 25
Dublin, Delaware County, Ohio

new architectura inc.
architecture + planning + interiors
3561 bonita bay boulevard
bonita springs, florida 34134
bus: 239.495.1841 fax: 239.495.2619
AA#: 0002883

revisions:
1 11/20/25 BUILDING DEPT. COMMENTS

job no. 100125
date: 20 OCT. 2025

PERMIT SET
sheet:
A-04
MFT
of 21



## ARCHITECTURAL 2nd FLOOR REFLECTED CEILING PLAN

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

**INTERIOR DESIGN NOTE:**
REFER TO INTERIOR DESIGN (I.D.) DRAWINGS BY FREESTYLE INTERIORS, INC. FOR COMPLETE INTERIOR ELEVATIONSAND DETALS FOR CEILING COFFERS, ALL HEADER OPENINGS AND SOFFIT HEIGHTS, TO BE COORD. WITH IINTERIOR DESIGN (I.D.) DRAWINGS

## LIGHT AND VENTILATION REQUIREMENTS PER RCO 303.1

| Room Name | Room Sq. Footage | Window Type | Qty. | Required Glazing | Provided Glazing | Required Ventilation | Provided Ventilation | Tempered Glazing | Bedroom Egress |
|---|---|---|---|---|---|---|---|---|---|
| FIRST FLOOR | | | | | | | | | |
| Club / Billiard Room | 794 | Varies | 10 | 63.5 | 257.2 | 31.8 | 131.69 | Yes | - |
| Library | 235 | Varies | 10 | 18.8 | 163.5 | 9.4 | 47.3 | Yes | - |
| Master Bedroom | 351 | Varies | 13 | 28.1 | 226.9 | 14.0 | 65.16 | Yes | 1 @ 20.0 |
| Coffee Lounge | 348 | (S.G.D.) | 1 | 27.8 | 168.1 | 13.9 | 125 | Yes | - |
| Great Room | 491 | Varies | 9 | 39.3 | 119.6 | 19.6 | 26.22 | Yes | - |
| Kitchen | 454 | Varies | 9 | 36.3 | 171.4 | 18.2 | 59.54 | Yes | - |
| Dining Room | 263 | Varies | 12 | 21.0 | 145.7 | 10.5 | 36 | Yes | - |
| Bedroom #2 | 219 | (S.G.D.) | 1 | 17.5 | 62.3 | 8.8 | 48.43 | Yes | 2 @ 24.2 |
| She-Shed/Gymnasium | 515 | Varies | 13 | 41.2 | 307.6 | 20.6 | 126.76 | Yes | - |
| Pickleball Court/Snack Lounge Room | 2320 | Varies | 21 | 185.6 | 931.6 | 92.8 | 120.48 | Yes | - |
| SECOND FLOOR | | | | | | | | | |
| Bedroom #3 | 328 | Varies | 7 | 26.2 | 142.9 | 13.1 | 56 | Yes | 2 @ 28.0 |
| Loft | 411 | Varies | 6 | 32.9 | 49.2 | 16.4 | 24.08 | Yes | - |
| Bedroom #4 | 187 | Casement | 2 | 15.0 | 22.2 | 7.5 | 28.2 | Yes | 1 @ 28.2 |
| Bedroom #5 | 241 | Varies | 4 | 19.3 | 20.6 | 9.6 | 10.5 | Yes | 1 @ 10.5 |

2019 RCO - SECTION 303 LIGHT, VENTILATION AND HEATING

303.1: HABITABLE ROOMS: ALL HABITABLE ROOMS SHALL HAVE AN AGGREGATE GLAZING AREA OF NOT LESS THAN 8 PERCENT OF THE FLOOR AREA OF SUCH ROOMS. NATURAL VENTILATION SHALL BE THROUGH WINDOWS, DOORS, LOUVERS OR OTHER APPROVED OPENINGS TO THE OUTSIDE AIR. SUCH OPENINGS SHALL BE PROVIDED WITH READY ACCESS OR SHALL OTHERWISE BE READILY CONTROLLABLE BY THE BUILDING OCCUPANTS. THE MINIMUM OPENABLE AREA TO THE OUTDOORS SHALL BE 4 PERCENT OF THE FLOOR AREA BEING VENTILATED.

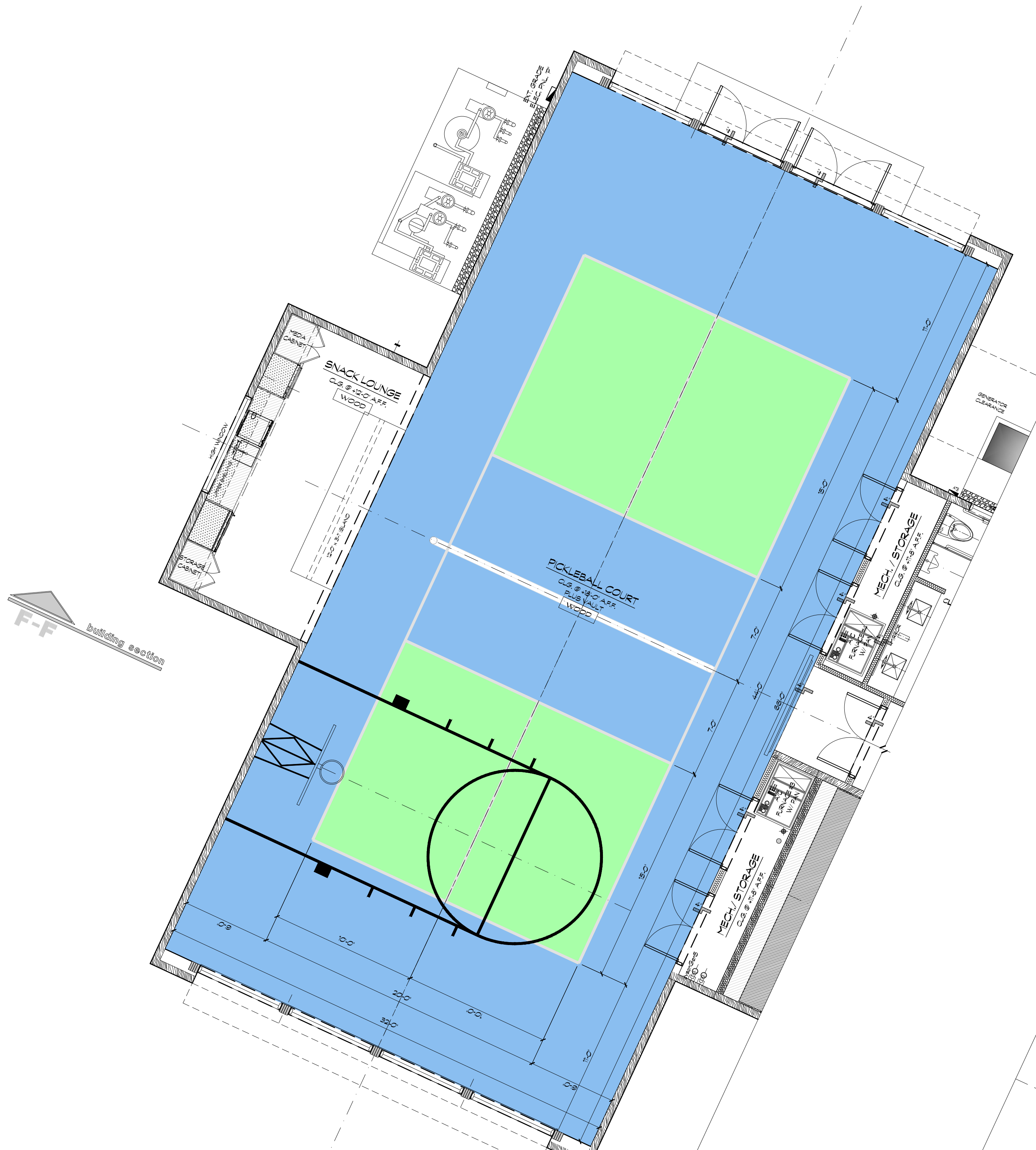
EXCEPTIONS:

1. THE GLAZED AREAS NEED NOT BE OPENABLE WHERE THE OPENING IS NOT REQUIRED BY SECTION 310 AND A WHOLE HOUSE MECHANICAL VENTILATION SYSTEM IS INSTALLED IN ACCORDANCE WITH RCO SECTION 1505

2. THE GLAZED AREAS NEED NOT BE INSTALLED IN ROOMS WHERE EXCEPTION 1 ABOVE IS SATISFIED AND ARTIFICIAL LIGHT IS PROVIDED THAT IS CAPABLE OF PRODUCING AN AVERAGE ILLUMINATION OF 6 FOOTCANDLES (65 LUX) OVER THE AREA OF THE ROOM AT A HEIGHT OF 30 INCHES ABOVE FLOOR LEVEL).

3. USE OF SUNROOM AND PATIO COVERS, AS DEFINED IN RCO SECTION 202, SHALL BE PERMITTED FOR NATURAL VENTILATION IF IN EXCESS OF 40 PERCENT OF THE EXTERIOR SUNROOM WALLS ARE OPEN, OR ARE ENCLOSED ONLY BY INSECT SCREENING

** DENOTES ROOMS REQUIRING ADDITIONAL VENTILATION OR LIGHTING BY THE BUILDING COMPONENTS.

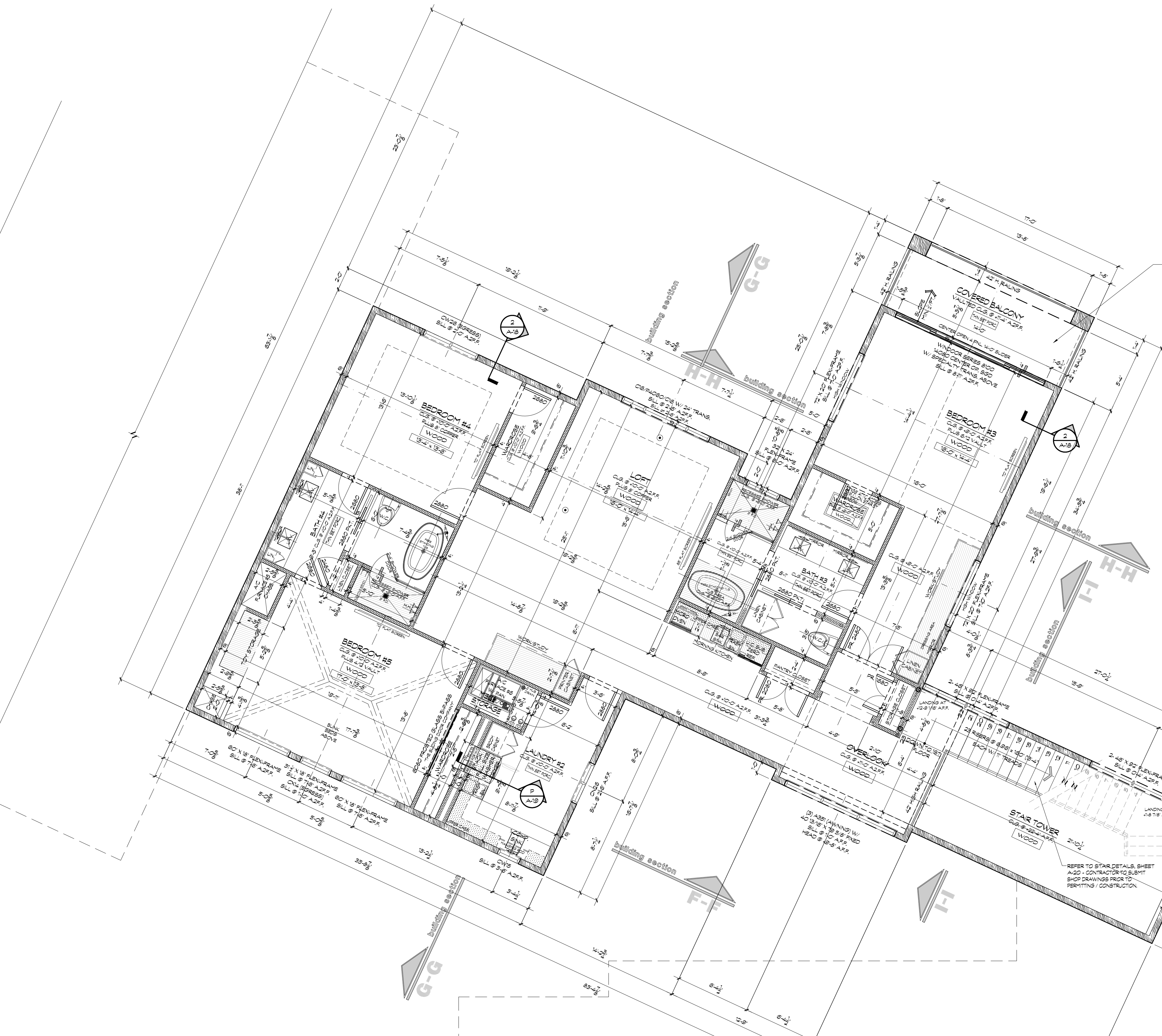


## ARCHITECTURAL PICKLEBALL COURT LAYOUT

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

0 4 8 16 32 ft.

WHEN REDUCED TO 24' X 36' SHEETS USE GRAPHIC SCALE



BALCONY FLOOR: PROVIDE TREMCO "VULKEM" PRIMER #171 (1-PART ELASTOMERIC WATERPROOFING SYSTEM) OR "VULKEM" 450/451 (2-PART ELASTOMERIC). (EXTEND MIN. 8" UP ANY ADJACENT WALL/VERTICAL SURFACE.) ON 2 LAYERS OF EXTERIOR GRADE 23/32" APA RATED STURD-I-FLOOR T&G PLYWOOD GLUED AND SCREWED TO FLOOR FRAMING PER ENGINEERING PLANS.

## ARCHITECTURAL 2nd FLOOR PLAN

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

0 4 8 16 32 ft.

WHEN REDUCED TO 24' X 36' SHEETS USE GRAPHIC SCALE

## CEILING NOTES

1. REFER TO INTERIOR DESIGN (I.D.) DRAWINGS FOR COMPLETE INTERIOR ELEVATIONS AND DETAILS FOR ALL CEILING COFFER MATERIALS & DIMENSIONS.
2. VERIFY/COORDINATE ALL ARCHES, HEADER OPENINGS AND SOFFIT HEIGHTS W/ INTERIOR DESIGN (I.D.) DRAWINGS.

## GENERAL NOTES:

NA-GENNT

1. ALL TRADES SHALL BE RESPONSIBLE TO READ ALL DETAILS AND SPECIFICATIONS, AND PLANS -ARCHITECTURAL AND MECHANICAL -FOR PROPER COORDINATION. IF ANY CONFLICTS EXIST, THAT TRADE SHALL NOTIFY THE CONTRACTOR AND/OR ARCHITECT OF THE SAME, PRIOR TO CONSTRUCTION.
2. CONTRACTOR SHALL DIRECT ANY DISCREPANCIES TO THE ARCHITECT PRIOR TO CONSTRUCTION, AND CONTRACTOR SHALL BE RESPONSIBLE FOR WORK WHICH PROCEEDS WITHOUT DUE COURSE AND COORDINATION.
3. SUBSTITUTIONS, OR 'APPROVED EQUAL' PRODUCTS SHALL BE LISTED AND APPROVED BY ARCHITECT PRIOR TO CONTRACT SIGNING. ALL MATERIALS SHALL BE ORDERED IN TIMELY FASHION AND WILL NOT CONSTITUTE REASON FOR SUBSTITUTION. DELAYS FOR MATERIALS WILL BE THE SOLE RESPONSIBILITY OF THE CONTRACTOR.
4. THESE DRAWINGS ARE FOR THE CONSTRUCTION OF THE HOUSE AND DIMENSIONS MAY VARY DUE TO THE CONSTRUCTION PROCESS THESE DRAWINGS ARE NOT TO BE USED BY DESIGNER/DECORATORS FOR THE PRODUCTION OF FURNITURE, BUILT-INS, AND/OR ACCESSORY ITEMS IN THE HOME. MEASUREMENTS FOR THESE ITEMS MUST BE TAKEN WHEN THE HOUSE IS COMPLETED.
5. CONTRACTOR TO PROVIDE 8" x 8" CONCRETE LINTEL OVER ALL OPENINGS NOT COVERED BY DROPPED TIE BEAM OR OTHER HEADER.
6. ALL FIXED GLASS WINDOWS ARE TO HAVE SIZES VERIFIED IN FIELD.
7. ALL WINDOWS DESIGNATED ON PLANS HAVE BEEN SIZED ACCORDING TO BE: ANDERSEN 400 SERIES TEMPERED GLASS WINDOWS (COLOR: BLACK) (W/ 3/4" WIDTH BLACK GRILLES WHERE APPLICABLE). CONTRACTOR MAY SUBSTITUTE WITH EQUAL OR BETTER PRODUCT. IMPACT GLASS TO BE USED IN ALL HAZARDOUS AREAS AS DEFINED BY 2019 RESIDENTIAL CODE OF OHIO SECTION 308.
8. ALL CEILING HEIGHTS ARE REFERENCED FROM NEAREST FIN. FL. ALL BEARING ELEVATIONS ARE BASED ON +0'-0" (REFERENCED FINISHED FLOOR ELEVATION.)
9. ALL EXTERIOR WOOD FRAMING CONDITIONS WITH CEMENTITIOUS FINISH, THAT CONNECT TO CONCRETE BLOCK, ARE TO HAVE 5/8" CEMENTITIOUS COATING ON HIGH RIBBED METAL LATH (OVERLAP 12" MIN. ON EACH SIDE OF JOINT) ON #15 FELT.
10. CONCRETE FOOTINGS HAVE BEEN DESIGNED FOR AN ASSUMED 2,500 P.S.F. SOIL BEARING CAPACITY (UNLESS NOTED OTHERWISE). GENERAL CONTRACTOR/BUILDER TO VERIFY. REFER TO SOIL REPORT. TEST SOIL BORINGS SHALL BE PROVIDED PRIOR TO CONSTRUCTION.
11. FOOTING TO BEAR ON NATURAL SOIL PREPARED AND COMPACTED AS FOLLOWS:
    - ▨ STRIP (1) ONE FOOT OF EXISTING SOIL (3) THREE FEET PAST EXTERIOR BUILDING LINES. NOTE: ALL DELETERIOUS MATERIAL MUST BE COMPLETELY REMOVED.
    - ▨ COMPACT BOTTOM OF EXCAVATION WITH MEDIUM DUTY VIBRATORY ROLLER.
    - ▨ CHECK DENSITY OF EXISTING SOIL TO ENSURE MINIMUM DENSITY OF 98% OF COMPACTED SURFACE BEFORE ADDING FILL. ADDITIONAL FILL TO BE PLACED IN A MINIMUM SIX (6) LIFTS AND COMPACT TO A MINIMUM APPROVED DENSITY OF 98% BEFORE ADDING NEXT LIFT.
    - ▨ FILL TO BE A-3 SAND FREE FROM DELETERIOUS MATERIAL AND WELL GRADED VERIFICATION OF TEST FOR MODIFIED PROCTOR AASHO-F-100 SHALL BE FILED WITH BUILDING OFFICIAL.
12. PROVIDE CONCRETE FILLED CELLS MIN. 8" X 8" WITHOUT STEEL REINFORCING TYPICAL BOTH SIDES OF WINDOW MASONRY OPENINGS.
13. 2" X 6" WD. GANG STUD POST SHALL CONSIST OF (3) 2" X 6" WD. STUDS GLUED AND SCREWED TOGETHER.
14. ALL GLASS SHOWER ENCLOSURES AND DOORS SHALL BE TEMPERED GLASS.
15. ALL ANGLES ARE 45° TYPICAL UNLESS OTHERWISE NOTED.
16. ALL PLANTER WALLS WHICH ARE ALSO EXTERIOR WALLS OF THE MAIN BUILDING STRUCTURE SHALL BE WATERPROOFED FROM 4" BELOW THE TOP OF THE PLANTER WALL TO 4" BELOW THE ADJACENT INTERIOR FLOOR WITH 1" DIA. WEEP HOLES AT 5' O.C.. ALL PLANTERS ON UPPER FLOOR DECKS SHALL HAVE A GALVANIZED METAL LINER (WATERTIGHT) WITH 2" PVC DRAIN TO EXT. WASTE WATER SYSTEM.
17. ALL WORK SHALL CONFORM TO ALL DELAWARE COUNTY ORDINANCES AND THE: 2024 OHIO BUILDING CODE AND 2019 RESIDENTIAL CODE OF OHIO.
18. SHOP DRAWINGS AND SUBMITTALS SHALL BE REQUIRED AND SUBMITTED FOR ARCHITECTS REVIEW ON THE FOLLOWING ITEMS:
    - -ROOF TRUSSES
    - -FLOOR TRUSSES
    - -STRUCTURAL CONNECTIONS
    - -INT. & EXT. DOORS
    - -INT. & EXT. FINISHES
    - -ROOFING MATERIAL
    - -WINDOWS
    - -SKYLIGHTS
    - -ELECTRICAL EQUIPMENT
    - -AIR CONDITIONING EQUIPMENT
    - -FIREPLACE
    - -PERIMETER PLOT SURVEY

## 2nd FLOOR PLAN NOTES:

1. ALL WINDOW SILLS AND OPENING HEIGHTS ARE REFERENCED FROM 2nd FLOOR SYSTEM ELEVATION (13'-4" A.F.F.) UNLESS OTHERWISE NOTED.
2. ALL ROOM/CEILING HEIGHTS ARE REFERENCED FROM 2nd FLOOR SYSTEM ELEVATION (13'-4" A.F.F.) UNLESS OTHERWISE NOTED.
3. FLOOR SYSTEM TO INCORPORATE ROCKWOOL SAFE'N'SOUND WOOL BATT INSULATION (MIN. 5 1/2" D.). OPTIONALLY, INCORPORATE A SOUNDPROOFING LAYER MEMBRANE SYSTEM, EQUAL TO "ACOUSTIBLOK" BLOK32 (1/4" THICK MATERIAL) BETWEEN SUBFLOOR AND FINISHED FLOORING.
4. PROVIDE FIBERGLASS PAN SYSTEM AT ALL 1st & 2nd FLOOR SHOWER RECESSES.
5. ALL INTERIOR SHADE POCKET DEPTHS ARE TO BE COORDINATED WITH INTERIOR DESIGNER PLANS AND SHADE MANUFACTURER PRIOR TO INTERIOR FRAMING.

## WALL LEGEND

| | |
|---|---|
| ▨ | 2"X6" WOOD STUD BEARING PARTITION W/ 2"X6" (NOM.) WOOD STUDS @ 16" O.C. (MAX.) AND DBL. TOP PLATE W/ STAGGERED JOINTS, R-19 BATT. INSULATION BETWEEN STUDS & MIN. 1/2" DRYWALL BOTH SIDES. TYPICAL UNLESS OTHERWISE DIMENSIONED ON PLANS. |
| ═ | 2"X4" METAL STUD PARTITION W/ 2"X4" (NOM.) METAL STUDS @ 16" O.C. (MAX.) & MIN. 1/2" DRYWALL BOTH SIDES. TYPICAL UNLESS OTHERWISE DIMENSIONED ON PLANS. |
| ▧ | METAL STUD PARTITION W/ R-19 BATT. INSULATION BETWEEN STUDS & MIN. 1/2" DRYWALL BOTH SIDES. REFERENCE FLOOR PLAN DIMENSIONS FOR WIDTH OF WALL. |

ALL IDEAS, DESIGNS, ARRANGEMENTS, AND PLANS INDICATED OR REPRESENTED BY THIS DRAWING ARE OWNED BY AND PROPERTY OF THIS OFFICE, AND WHERE CREATED, EVOLVED, AND DEVELOPED FOR USE ON, AND IN CONNECTION WITH THE SPECIFIED PROJECT. NONE OF SUCH IDEAS, DESIGNS, ARRANGEMENTS, AND PLANS SHALL BE USED BY, OR DISCLOSED TO ANY PERSON, FIRM, OR COPRORATION FOR ANY PURPOSE WITHOUT WRITTEN PERMISSION OF NEW ARCHITECTURA INC.

M
MEMMER
ORIGINAL | TIMELESS | EXCEPTIONAL

PROPOSED CUSTOM RESIDENCE:
**Mr. & Mrs. Kaufmann**
HearWood
4700 Deer Run Drive, Deer Run Estates, Lot 25
Dublin, Delaware County, Ohio

new architectura inc.
architecture + planning + interiors
3561 bonita bay boulevard
bonita springs, florida 34134
bus: 239.495.1841 fax: 239.495.2619
AA#: 0002883

revisions:

job no. 100125

date: 20 OCT. 2025

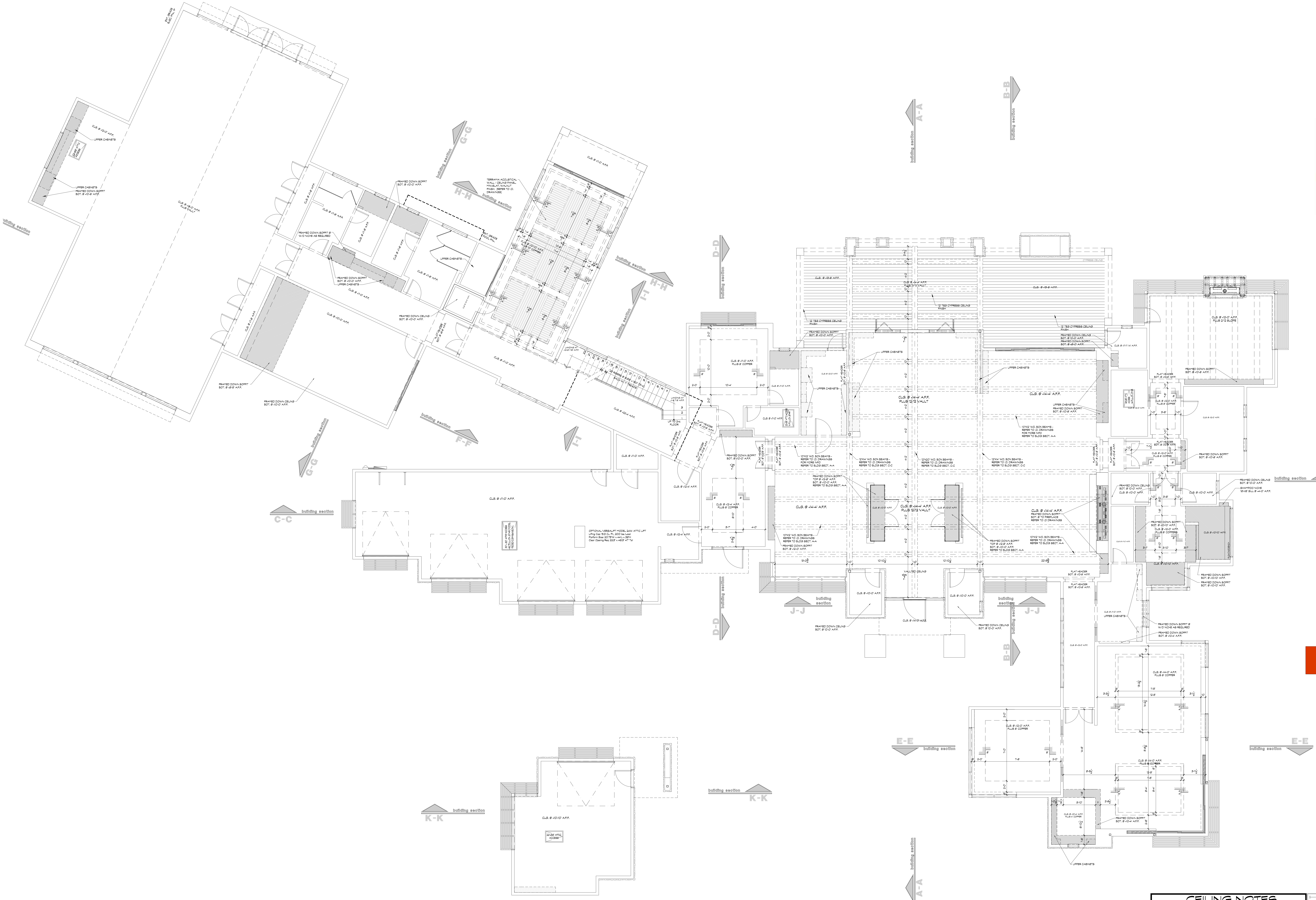
PERMIT SET

sheet: A-05

MFT

of 21

ALL IDEAS, DESIGNS, ARRANGEMENTS, AND PLANS INDICATED OR REPRESENTED BY THIS DRAWING ARE OWNED BY AND PROPERTY OF THIS OFFICE, AND WHERE CREATED, EVOLVED, AND DEVELOPED FOR USE ON, AND IN CONNECTION WITH THE SPECIFIED PROJECT. NONE OF SUCH IDEAS, DESIGNS, ARRANGEMENTS, AND PLANS SHALL BE USED BY, OR DISCLOSED TO ANY PERSON, FIRM, OR COPRORATION FOR ANY PURPOSE WITHOUT WRITTEN PERMISSION OF NEW ARCHITECTURA INC.



# 1st FLOOR REFLECTED CEILING PLAN

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

0 4 8 16 32 ft.

WHEN REDUCED TO 24" X 36" SHEETS USE GRAPHIC SCALE

**INTERIOR DESIGN NOTE:**
REFER TO INTERIOR DESIGN (I.D.) DRAWINGS BY FREESTYLE INTERIORS, INC. FOR COMPLETE INTERIOR ELEVATIONSAND DETALS FOR CEILING COFFERS, ALL HEADER OPENINGS AND SOFFIT HEIGHTS, TO BE COORD. WITH IINTERIOR DESIGN (I.D.) DRAWINGS

## CEILING NOTES

1. REFER TO INTERIOR DESIGN (I.D.) DRAWINGS FOR COMPLETE INTERIOR ELEVATIONS AND DETAILS FOR ALL CEILING COFFER MATERIALS & DIMENSIONS.
2. VERIFY/COORDINATE ALL ARCHES, HEADER OPENINGS AND SOFFIT HEIGHTS W/ INTERIOR DESIGN (I.D.) DRAWINGS.
3. ALL WINDOW SILLS AND OPENING HEIGHTS ARE REFERENCED FROM 0'-0" FINISH FLOOR ELEVATION (GREAT ROOM) UNLESS OTHERWISE NOTED.
4. ALL ROOM/CEILING HEIGHTS ARE REFERENCED FROM 0'-0" FINISH FLOOR ELEVATION (GREAT ROOM) UNLESS OTHERWISE NOTED.

MEMMER
ORIGINAL | TIMELESS | EXCEPTIONAL

PROPOSED CUSTOM RESIDENCE:
**Mr. & Mrs. Kaufmann**
HeartWood
4700 Deer Run Drive, Deer Run Estates, Lot 25
Dublin, Delaware County, Ohio

new architectura inc.
architecture + planning + interiors
3561 bonita bay boulevard
bonita springs, florida 34134
bus: 239.495.1841 fax: 239.495.2619
AA#: 0002883

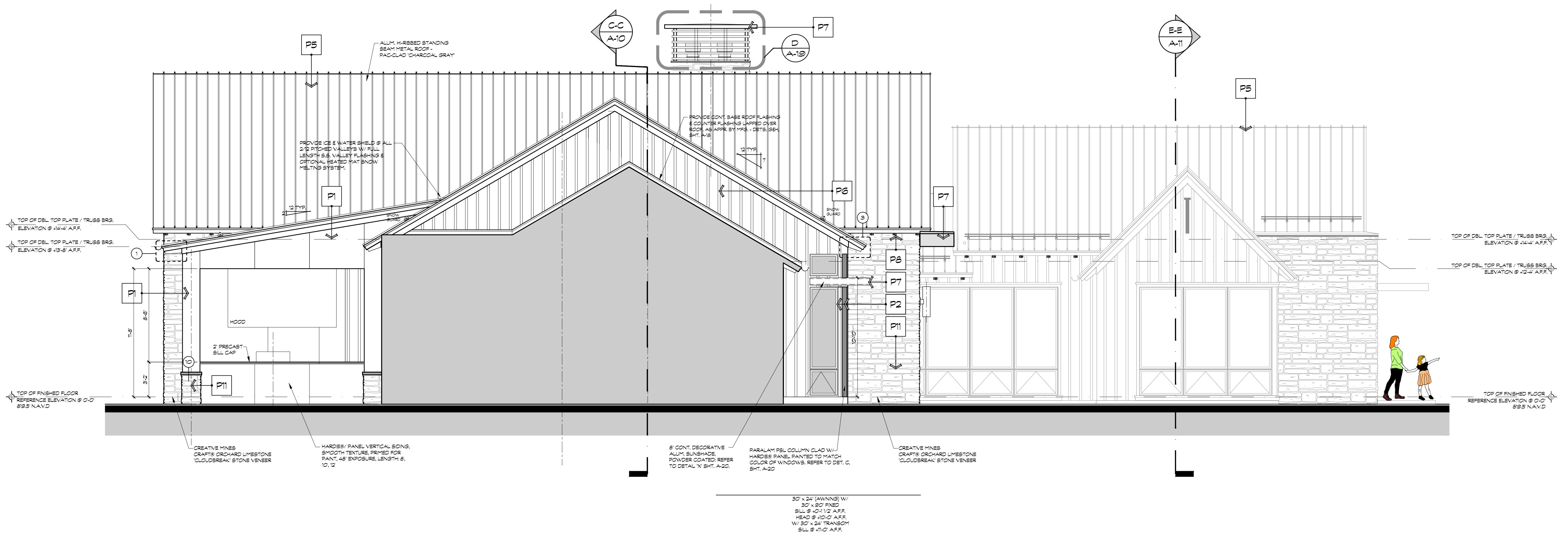
revisions:

job no. 100125

date: 20 OCT. 2025

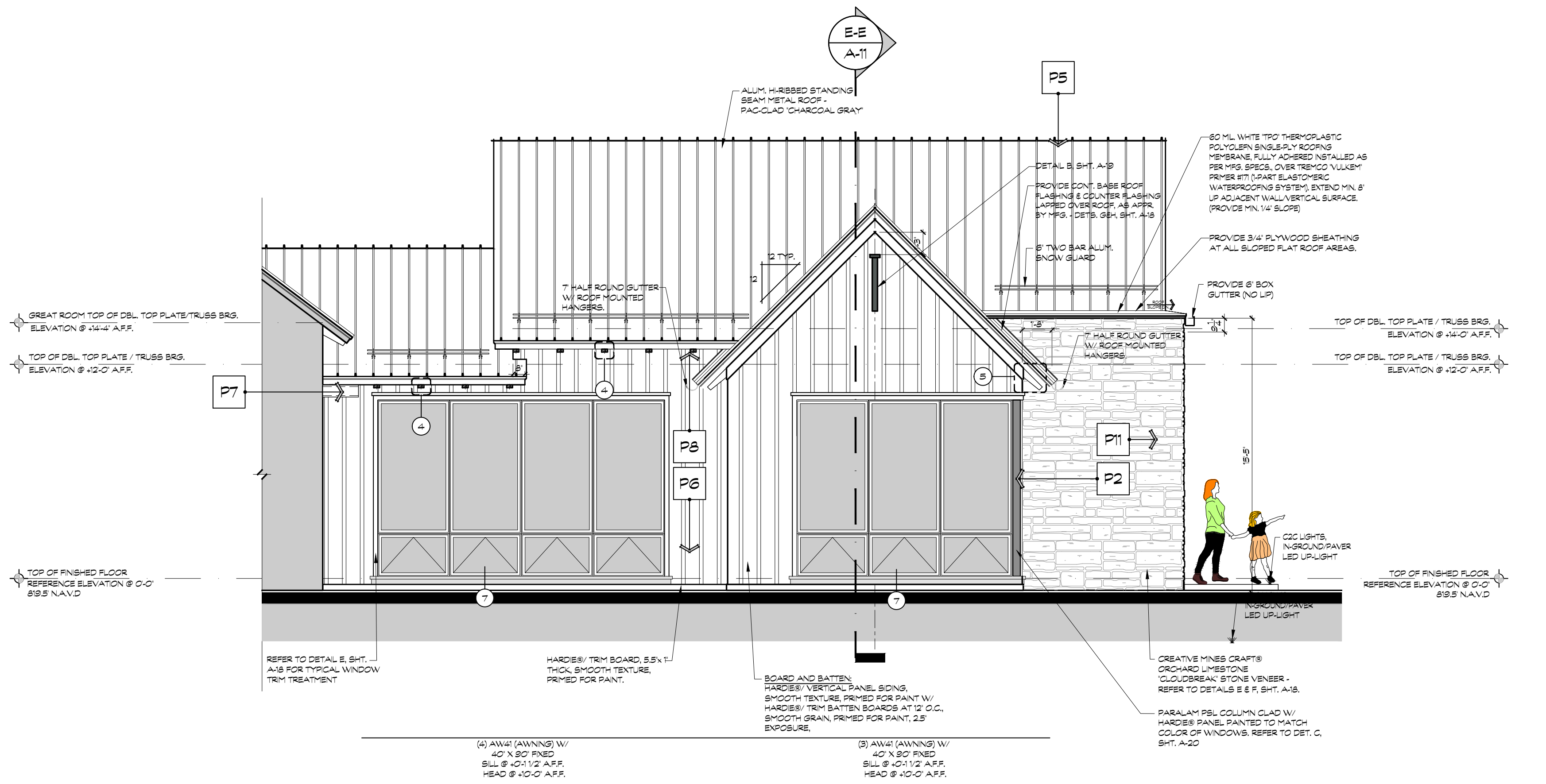
PERMIT SET

sheet:
**A-06**
MFT
of 21



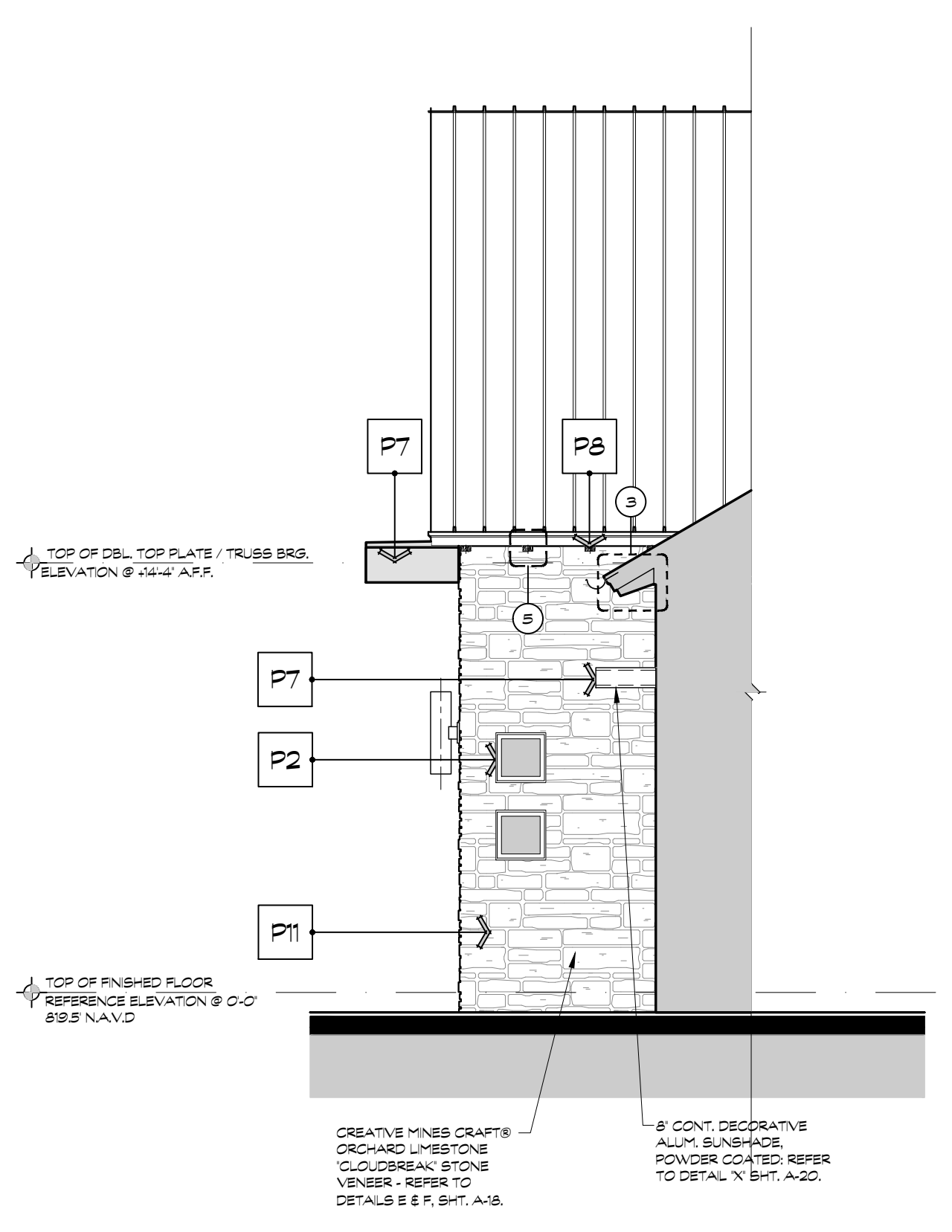
## PARTIAL LEFT SIDE ELEVATION

SCALE: 3/16" = 1'-0" AT OUTDOOR KITCHEN & DINING ROOM



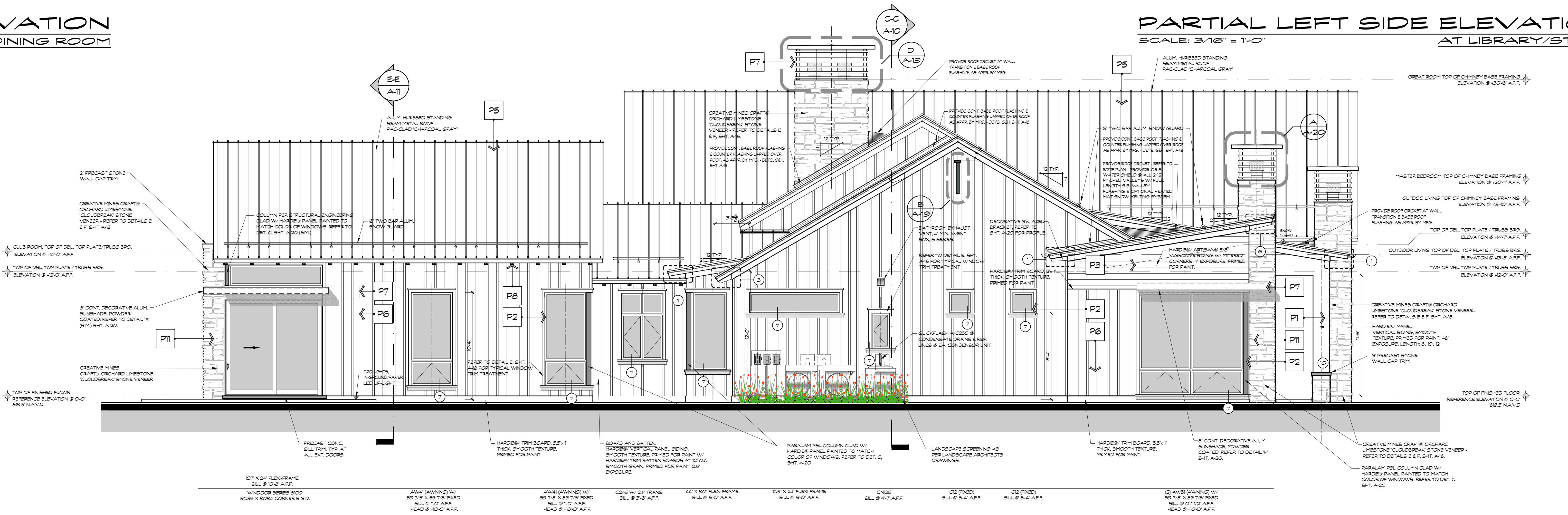
## PARTIAL LEFT SIDE ELEVATION

SCALE: 3/16" = 1'-0" AT LIBRARY/STUDY



## PARTIAL RIGHT SIDE ELEVATION

SCALE: 3/16" = 1'-0" AT POWDER ROOM



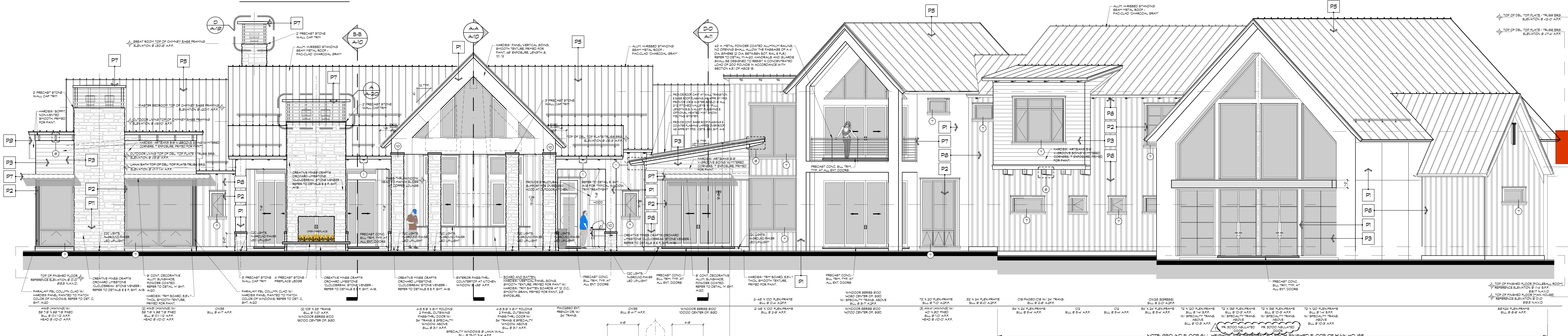
## RIGHT SIDE ELEVATION

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

### PAINT COLOR LEGEND

KAUFMANN

| MARK | PAINT COLOR | BASE MATERIAL |
|---|---|---|
| P1 | SHERWIN WILLIAMS "IRON ORE" - SW 7069 | HARDIE®/ PANEL VERTICAL SIDING |
| P2 | SHERWIN WILLIAMS "BLACK MAGIC" - SW 6991 | ANDERSEN WINDOWS SLIDERS & MULLIONS |
| P3 | SHERWIN WILLIAMS "SOFTWARE" - SW 7074 | ACCENT & BUMP OUT AREAS |
| P4 | SHERWIN WILLIAMS "BLACK MAGIC" - SW 6991 | METAL ENTRY & GARAGE DOORS W/ FROSTED GLASS |
| P5 | CMG - CHARCOAL | PAC-CLAD METAL ROOF |
| P6 | SHERWIN WILLIAMS "CITY LOFT" - SW 7631 | HARDIE®/ PANEL SIDING & TRIM BATTEN BOARD |
| P7 | (RAL 7012) BASALT GREY | AL. SUNSHADES, FRAMED EYEBROWS, CHIMNEY CAPS, RAILINGS |
| P8 | SHERWIN WILLIAMS "SOFTWARE" - SW 7074 | CORBELS/ OUTRIGGERS |
| P9 | SHERWIN WILLIAMS "WEB GRAY" - SW 7075 | SOFFIT |
| P10 | SHERWIN WILLIAMS "WEB GRAY" - SW 7075 | FASCIA |
| P11 | CRAFT® ORCHARD LIMESTONE "CLOUDBREAK" | STONE VENEER |
| P12 | SHERWIN WILLIAMS "CITY LOFT" - SW 7631 | TRIM AT STONE & BATTENS |



NOTE: GROUND FLOOR SILL HEIGHTS ARE REFERENCED FROM FINISHED FLOOR OF MAIN HOUSE

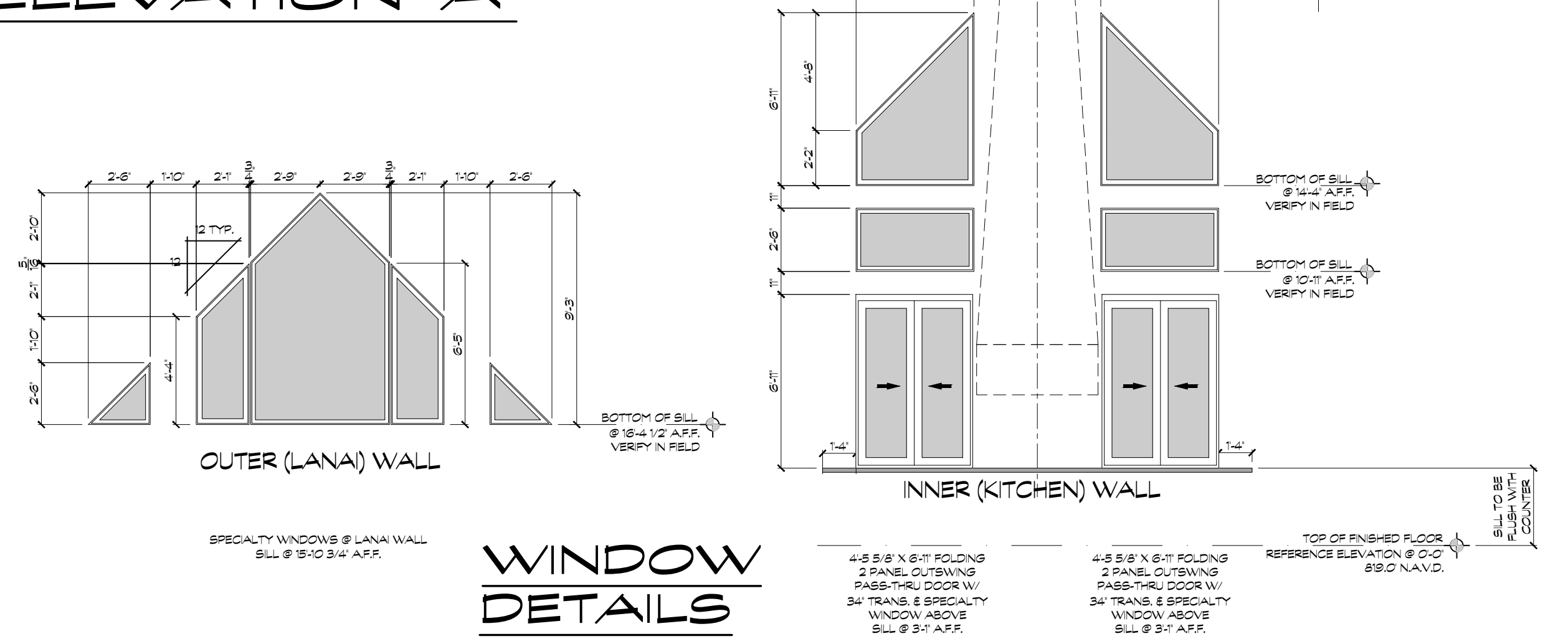
NOTE: THIS PORTION DRAWN @ ANGLE - REFER TO PARTIAL REAR/EAST (RIVER VIEW) ELEVATION FOR HEAD-ON VIEW

## PARTIAL REAR/EAST RIVER VIEW ELEVATION "A"

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

0 4 8 16 32 ft.

WHEN REDUCED TO 24" X 36" SHEETS USE GRAPHIC SCALE



OUTER (LANAI) WALL

INNER (KITCHEN) WALL

## WINDOW DETAILS

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

VERIFY ALL DIMENSIONS IN FIELD (V.I.F.)

VERIFY ALL DIMENSIONS IN FIELD

VERIFY ALL DIMENSIONS IN FIELD

### JAMES HARDIE PRODUCTS NOTE:

1. EXTERIOR FINISH MATERIALS AND PRODUCTS SPECIFIED AS HARDIE® BRANDED PRODUCTS SHALL BE INSTALLED PER JAMES HARDIE® BEST PRACTICES AND RECOMMENDATIONS. REFER TO:

   JAMES HARDIE® SIDING PRODUCTS - HARDIEZONE 5 (HZ5)
   BEST PRACTICES-INSTALLATION GUIDE
   SIDING AND TRIM PRODUCTS
   VERSION 9.1 - DECEMBER 2019
2. REFER TO SHEET A-19 FOR COMMON FLASHING DETAIL REQUIREMENTS USED HEREIN.
3. NO GRADING SHALL BE WITHIN / LESS THAN 6 INCHES OF ANY HARDIE® TRIM PRODUCT.
4. ALL JAMES HARDIE® PRODUCTS TO BE INSTALLED BY APPROVED DEDICATED HARDIE® INSTALLER / CONTRACTOR.
5. ALL JAMES HARDIE® PRODUCTS ARE TO BE ORDERED AS "PRIMED FOR PAINT".

### ELEVATION NOTES

1. BASE FLOOD ELEVATION THAT OF ZONE "X" EL. N/A - FINISHED FLOOR ELEVATION TO BE AT 819.5' NAVD.
2. ALL BANDING DETAILS TO BE STUCCO OR ARCHITECT APPROVED MATERIAL. STYROFOAM IS NOT PERMITTED. PRECAST CONCRETE (KEYSTONE) SHALL BE AS DESIGNATED ON ELEVATIONS.
3. PROVIDE 2x10 LEDGER BLOCKING BEHIND KEYSTONE BANDING AT ALL FRAMING CONDITIONS.
4. PROVIDE STUCCO CONTROL JOINTS, AREA NOT TO EXCEED 196 SQ. FT. (14' X 14') OF WALL SURFACE.
5. PROVIDE "VULKEM" WATERPROOFING BEHIND ALL TILE.

ALL IDEAS, DESIGNS, ARRANGEMENTS, AND PLANS INDICATED OR REPRESENTED BY THIS DRAWING ARE OWNED BY AND PROPERTY OF THIS OFFICE, AND WHERE CREATED, EVOLVED, AND DEVELOPED FOR USE ON, AND IN CONNECTION WITH THE SPECIFIED PROJECT. NONE OF SUCH IDEAS, DESIGNS, ARRANGEMENTS, AND PLANS SHALL BE USED BY, OR DISCLOSED TO ANY PERSON, FIRM, OR COPRORATION FOR ANY PURPOSE WITHOUT WRITTEN PERMISSION OF NEW ARCHITECTURA INC.

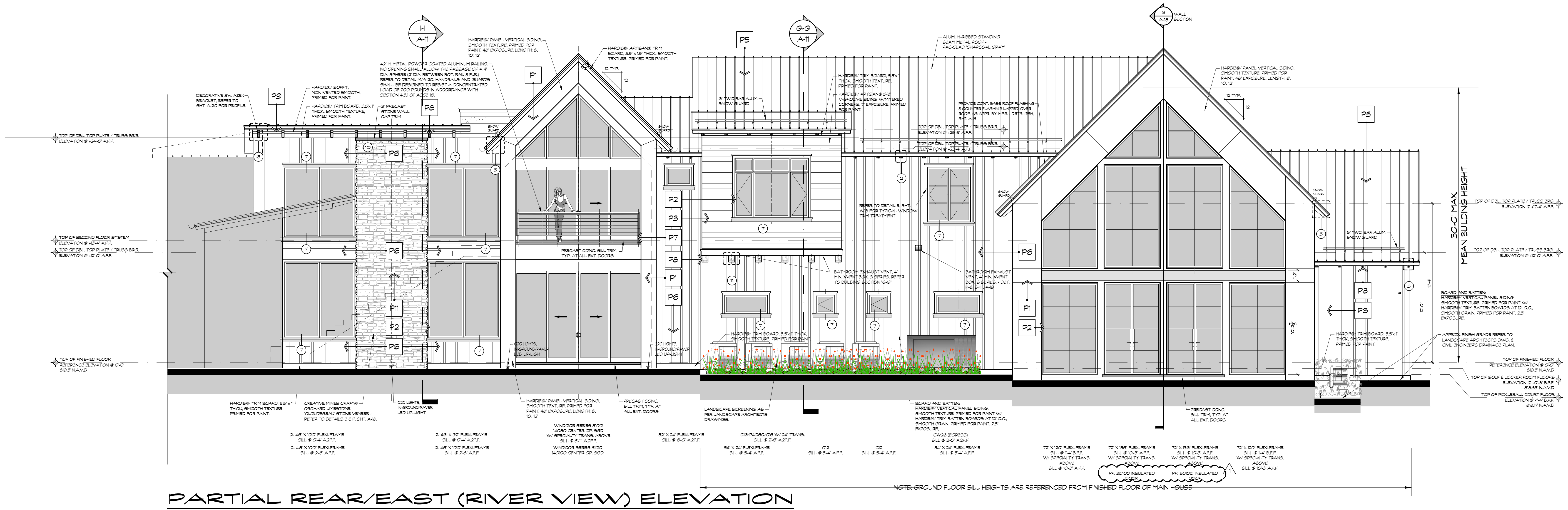
M
MEMMER
ORIGINAL | TIMELESS | EXCEPTIONAL

PROPOSED CUSTOM RESIDENCE:
**Mr. & Mrs. Kaufmann**
HeartWood
4700 Deer Run Drive, Deer Run Estates, Lot 25
Dublin, Delaware County, Ohio

new architectura Inc.
architecture + planning + interiors
3561 bonita bay boulevard
bonita springs, florida 34134
bus: 239.495.1841 fax: 239.495.2619
AA#: 0002883

revisions:
1 11/21/25 BUILDING DEPT. COMMENTS

job no: 100125
date: 20 OCT. 2025
PERMIT SET
sheet: A-07
MFT
of 21

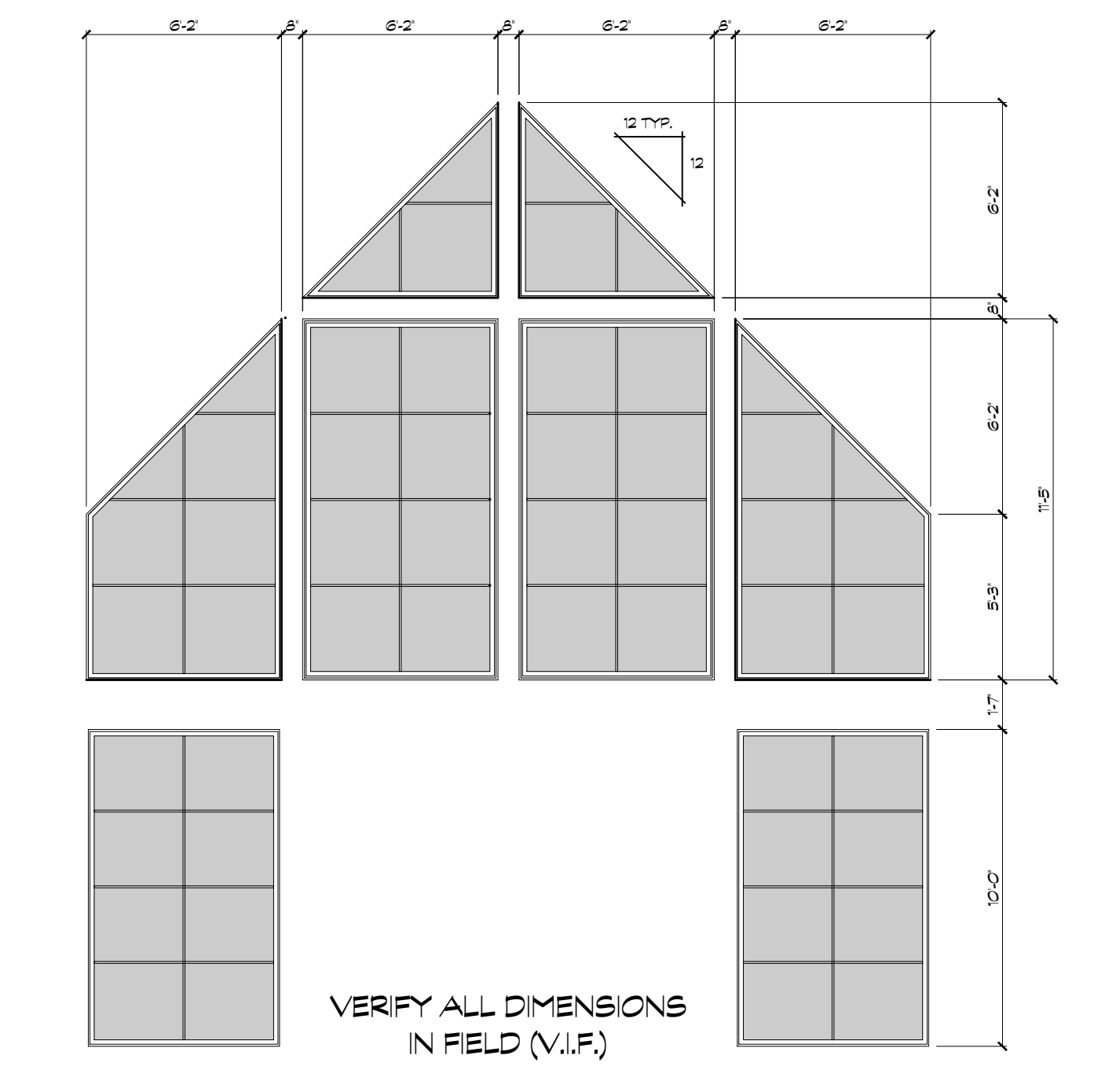


I-I A-11
G-G A-11
3 A-18 WALL SECTION
P1 P2 P3 P5 P6 P7 P8 P9 P11
DECORATIVE 3"w. AZEK BRACKET, REFER TO SHT. A-20 FOR PROFILE.
HARDIE®/ SOFFIT, NON-VENTED SMOOTH, PRIMED FOR PAINT.
HARDIE®/ TRIM BOARD, 5.5"x 1" THICK, SMOOTH TEXTURE, PRIMED FOR PAINT.
3" PRECAST STONE WALL CAP TRIM
42" H. METAL POWDER COATED ALUMINUM RAILING. NO OPENING SHALL ALLOW THE PASSAGE OF A 4" DIA. SPHERE (2" DIA. BETWEEN BOT. RAIL & FLR.) REFER TO DETAIL M/A-20. HANDRAILS AND GUARDS SHALL BE DESIGNED TO RESIST A CONCENTRATED LOAD OF 200 POUNDS IN ACCORDANCE WITH SECTION 4.5.1 OF ASCE 16.
HARDIE®/ PANEL VERTICAL SIDING, SMOOTH TEXTURE, PRIMED FOR PAINT, 48" EXPOSURE, LENGTH: 8', 10', 12'
HARDIE®/ ARTISAN® TRIM BOARD, 5.5" x 1.5" THICK, SMOOTH TEXTURE, PRIMED FOR PAINT.
12 TYP.
6" TWO BAR ALUM. SNOW GUARD
SNOW GUARD
TOP OF DBL. TOP PLATE / TRUSS BRG. ELEVATION @ +24'-6" A.F.F.
TOP OF SECOND FLOOR SYSTEM ELEVATION @ +13'-4" A.F.F.
TOP OF DBL. TOP PLATE / TRUSS BRG. ELEVATION @ +12'-0" A.F.F.
TOP OF FINISHED FLOOR REFERENCE ELEVATION @ 0'-0" 819.5 N.A.V.D
PRECAST CONC. SILL TRIM, TYP. AT ALL EXT. DOORS
C2C LIGHTS, IN-GROUND/PAVER LED UP-LIGHT
CREATIVE MINES CRAFT® ORCHARD LIMESTONE 'CLOUDBREAK' STONE VENEER - REFER TO DETAILS E & F, SHT. A-18.
LANDSCAPE SCREENING AS PER LANDSCAPE ARCHITECTS DRAWINGS.
ALUM. HI-RIBBED STANDING SEAM METAL ROOF - PAC-CLAD 'CHARCOAL GRAY'
HARDIE®/ ARTISAN® 5/8" V-GROOVE SIDING W/MITERED CORNERS, 7" EXPOSURE, PRIMED FOR PAINT.
PROVIDE CONT. BASE ROOF FLASHING & COUNTER FLASHING LAPPED OVER ROOF, AS APPR. BY MFG. - DETS. G&H, SHT. A-18
TOP OF DBL. TOP PLATE / TRUSS BRG. ELEVATION @ +25'-5" A.F.F.
TOP OF DBL. TOP PLATE / TRUSS BRG. ELEVATION @ +23'-4" A.F.F.
REFER TO DETAIL E, SHT. A-18 FOR TYPICAL WINDOW TRIM TREATMENT
BATHROOM EXHAUST VENT, 4" MIN. XVENT BOX, S SERIES, REFER TO BUILDING SECTION 'G-G'
BATHROOM EXHAUST VENT, 4" MIN. XVENT BOX, S SERIES - DET. H-8, SHT. A-19
BOARD AND BATTEN: HARDIE®/ VERTICAL PANEL SIDING, SMOOTH TEXTURE, PRIMED FOR PAINT W/ HARDIE®/ TRIM BATTEN BOARDS AT 12" O.C., SMOOTH GRAIN, PRIMED FOR PAINT, 2.5" EXPOSURE,
30'-0" MAX. MEAN BUILDING HEIGHT
TOP OF DBL. TOP PLATE / TRUSS BRG. ELEVATION @ +17'-4" A.F.F.
APPROX. FINISH GRADE REFER TO LANDSCAPE ARCHITECTS DWG. & CIVIL ENGINEERS DRAINAGE PLAN.
TOP OF GOLF & LOCKER ROOM FLOORS ELEVATION @ -0'-8" B.F.F. 818.83 N.A.V.D
TOP OF PICKLEBALL COURT FLOOR ELEVATION @ -1'-4" B.F.F. 818.17 N.A.V.D
2- 46" X 100" FLEXI-FRAME SILL @ 0'-4" A.F.F.
2- 46" X 100" FLEXI-FRAME SILL @ 2'-8" A.F.F.
2- 46" X 92" FLEXI-FRAME SILL @ 0'-4" A.F.F.
WINDOOR SERIES 8100 14080 CENTER OP. SGD W/ SPECIALTY TRANS. ABOVE SILL @ 8'-11" A.F.F.
WINDOOR SERIES 8100 140100 CENTER OP. SGD
32" X 24" FLEXI-FRAME SILL @ 6'-0" A.F.F.
C16/P4060/C16 W/ 24" TRANS. SILL @ 2'-6" A.F.F.
54" X 24" FLEXI-FRAME SILL @ 5'-4" A.F.F.
C12 SILL @ 5'-4" A.F.F.
CW26 (EGRESS) SILL @ 2'-0" A.F.F.
72" X 120" FLEXI-FRAME SILL @ 1'-4" B.F.F. W/ SPECIALTY TRANS. ABOVE SILL @ 10'-3" A.F.F.
72" X 136" FLEXI-FRAME SILL @ 10'-3" A.F.F. W/ SPECIALTY TRANS. ABOVE
PR. 30100 INSULATED DOOR
1
NOTE: GROUND FLOOR SILL HEIGHTS ARE REFERENCED FROM FINISHED FLOOR OF MAIN HOUSE

## PARTIAL REAR/EAST (RIVER VIEW) ELEVATION

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

AT PICKLEBALL WING



2'-2"
12
VERIFY ALL DIMENSIONS IN FIELD (V.I.F.)

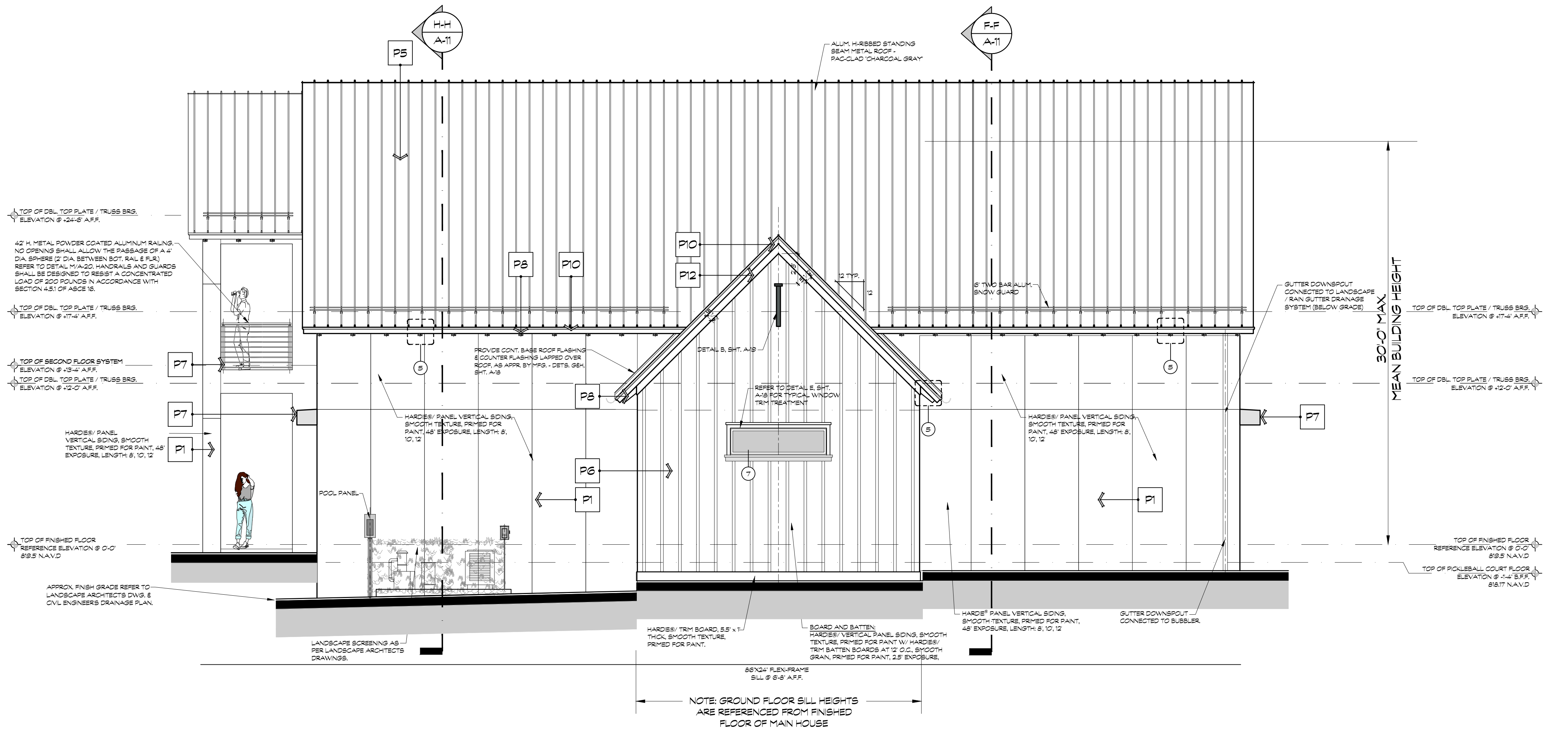
## WINDOW DIMENSION DETAIL

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

## PAINT COLOR LEGEND

KAUFMANN

| MARK | PAINT COLOR | BASE MATERIAL |
|---|---|---|
| P1 | SHERWIN WILLIAMS "IRON ORE" - SW 7069 | HARDIE®/ PANEL VERTICAL SIDING |
| P2 | SHERWIN WILLIAMS "BLACK MAGIC" - SW 6991 | ANDERSEN WINDOWS SLIDERS & MULLIONS |
| P3 | SHERWIN WILLIAMS "SOFTWARE" - SW 7074 | ACCENT & BUMP OUT AREAS |
| P4 | SHERWIN WILLIAMS "BLACK MAGIC" - SW 6991 | METAL ENTRY & GARAGE DOORS W/ FROSTED GLASS |
| P5 | CMG - CHARCOAL | PAC-CLAD METAL ROOF |
| P6 | SHERWIN WILLIAMS "CITY LOFT" - SW 7631 | HARDIE®/ PANEL SIDING & TRIM BATTEN BOARD |
| P7 | (RAL 7012) BASALT GREY | AL. SUNSHADES, FRAMED EYEBROWS, CHIMNEY CAPS, RAILINGS |
| P8 | SHERWIN WILLIAMS "SOFTWARE" - SW 7074 | CORBELS/ OUTRIGGERS |
| P9 | SHERWIN WILLIAMS "WEB GRAY" - SW 7075 | SOFFIT |
| P10 | SHERWIN WILLIAMS "WEB GRAY" - SW 7075 | FASCIA |
| P11 | CRAFT® ORCHARD LIMESTONE "CLOUDBREAK" | STONE VENEER |
| P12 | SHERWIN WILLIAMS "CITY LOFT" - SW 7631 | TRIM AT STONE & BATTENS |

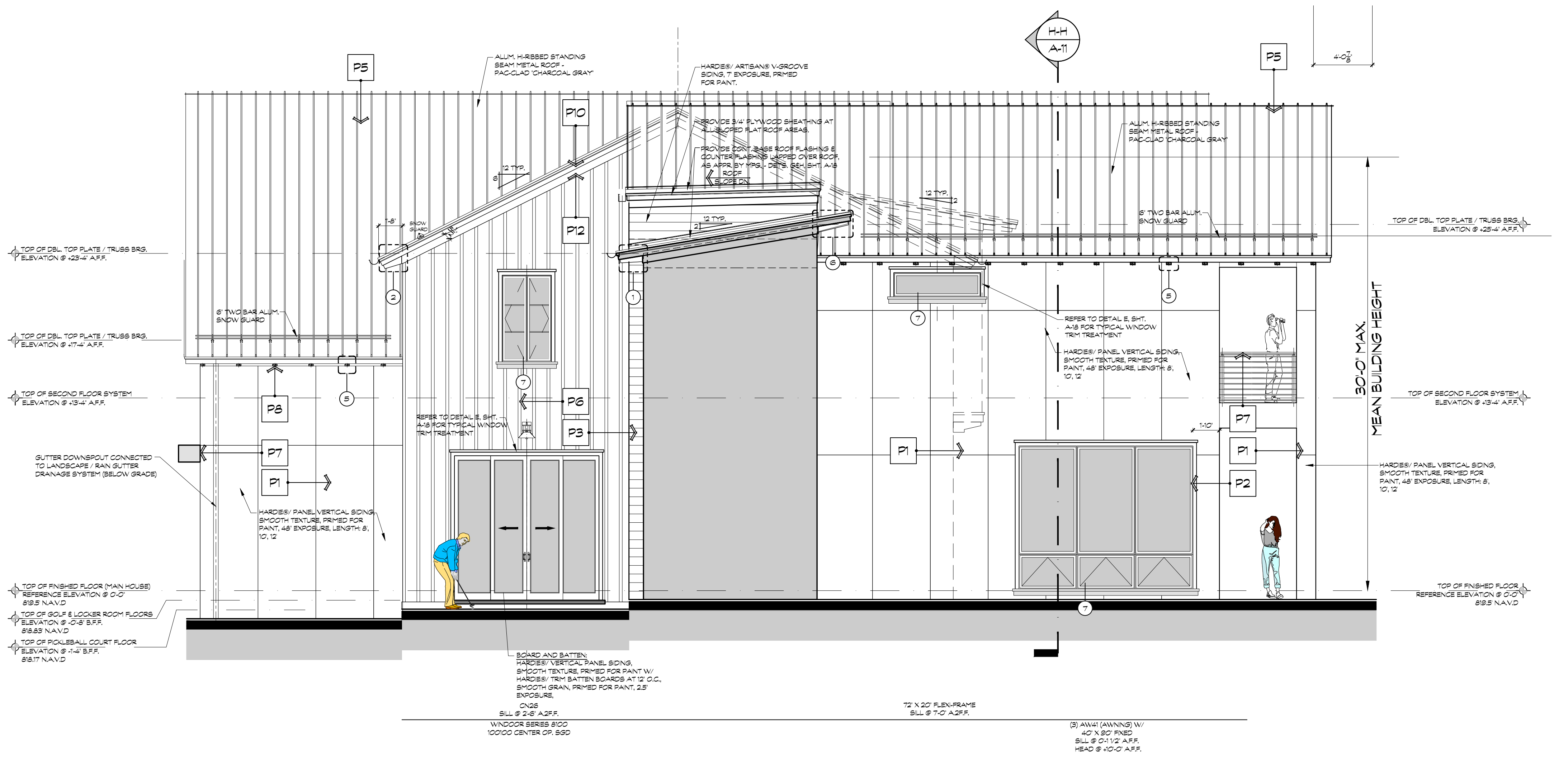


H-H A-11
F-F A-11
P1 P5 P6 P7 P8 P10 P12
ALUM. HI-RIBBED STANDING SEAM METAL ROOF - PAC-CLAD 'CHARCOAL GRAY'
TOP OF DBL. TOP PLATE / TRUSS BRG. ELEVATION @ +24'-6" A.F.F.
42" H. METAL POWDER COATED ALUMINUM RAILING. NO OPENING SHALL ALLOW THE PASSAGE OF A 4" DIA. SPHERE (2" DIA. BETWEEN BOT. RAIL & FLR.) REFER TO DETAIL M/A-20. HANDRAILS AND GUARDS SHALL BE DESIGNED TO RESIST A CONCENTRATED LOAD OF 200 POUNDS IN ACCORDANCE WITH SECTION 4.5.1 OF ASCE 16.
TOP OF DBL. TOP PLATE / TRUSS BRG. ELEVATION @ +17'-4" A.F.F.
TOP OF SECOND FLOOR SYSTEM ELEVATION @ +13'-4" A.F.F.
TOP OF DBL. TOP PLATE / TRUSS BRG. ELEVATION @ +12'-0" A.F.F.
HARDIE®/ PANEL VERTICAL SIDING, SMOOTH TEXTURE, PRIMED FOR PAINT, 48" EXPOSURE, LENGTH: 8, 10, 12
PROVIDE CONT. BASE ROOF FLASHING & COUNTER FLASHING LAPPED OVER ROOF, AS APPR. BY MFG. - DETS. G&H, SHT. A-18
DETAIL B, SHT. A-19
REFER TO DETAIL E, SHT. A-18 FOR TYPICAL WINDOW TRIM TREATMENT
12 TYP.
6" TWO BAR ALUM. SNOW GUARD
GUTTER DOWNSPOUT CONNECTED TO LANDSCAPE / RAIN GUTTER DRAINAGE SYSTEM (BELOW GRADE)
30'-0" MAX. MEAN BUILDING HEIGHT
POOL PANEL
TOP OF FINISHED FLOOR REFERENCE ELEVATION @ 0'-0" 819.5 N.A.V.D
TOP OF PICKLEBALL COURT FLOOR ELEVATION @ -1'-4" B.F.F. 818.17 N.A.V.D
APPROX. FINISH GRADE REFER TO LANDSCAPE ARCHITECTS DWG. & CIVIL ENGINEERS DRAINAGE PLAN.
LANDSCAPE SCREENING AS PER LANDSCAPE ARCHITECTS DRAWINGS.
HARDIE®/ TRIM BOARD, 5.5" x 1" THICK, SMOOTH TEXTURE, PRIMED FOR PAINT.
BOARD AND BATTEN: HARDIE®/ VERTICAL PANEL SIDING, SMOOTH TEXTURE, PRIMED FOR PAINT W/ HARDIE®/ TRIM BATTEN BOARDS AT 12" O.C., SMOOTH GRAIN, PRIMED FOR PAINT, 2.5" EXPOSURE.
HARDIE® PANEL VERTICAL SIDING, SMOOTH TEXTURE, PRIMED FOR PAINT, 48" EXPOSURE, LENGTH: 8, 10, 12
GUTTER DOWNSPOUT CONNECTED TO BUBBLER.
86"X24" FLEXI-FRAME SILL @ 6'-8" A.F.F.
NOTE: GROUND FLOOR SILL HEIGHTS ARE REFERENCED FROM FINISHED FLOOR OF MAIN HOUSE

## PARTIAL LEFT SIDE ELEVATION

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

AT PICKLEBALL WING

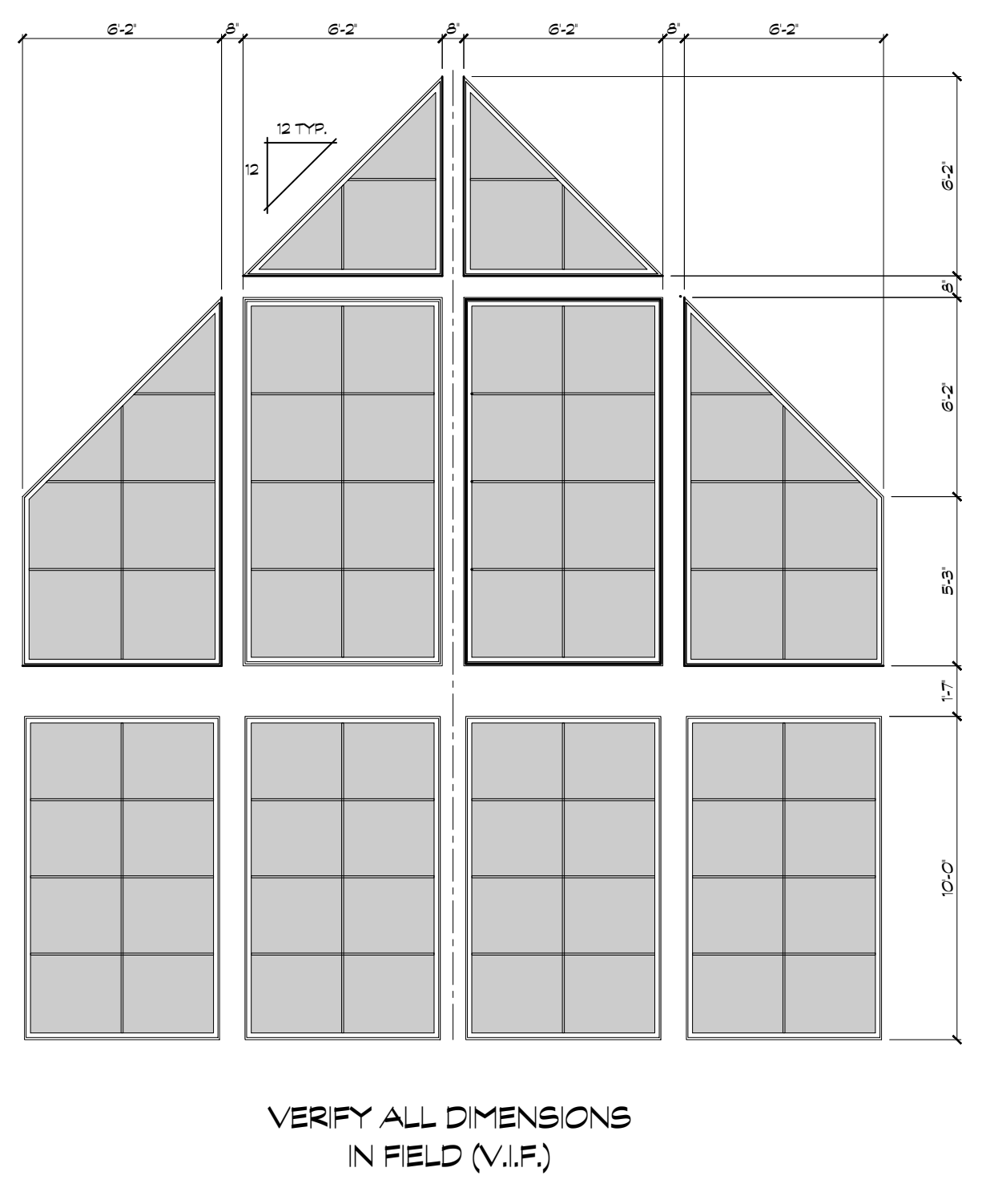


H-H A-11
P1 P2 P3 P5 P6 P7 P8 P10 P12
ALUM. HI-RIBBED STANDING SEAM METAL ROOF - PAC-CLAD 'CHARCOAL GRAY'
HARDIE®/ ARTISAN® V-GROOVE SIDING, 7" EXPOSURE, PRIMED FOR PAINT.
PROVIDE 3/4" PLYWOOD SHEATHING AT ALL SLOPED FLAT ROOF AREAS.
PROVIDE CONT. BASE ROOF FLASHING & COUNTER FLASHING LAPPED OVER ROOF, AS APPR. BY MFG. - DETS. G&H, SHT. A-18
ROOF SLOPE DN
12 TYP.
6" TWO BAR ALUM. SNOW GUARD
TOP OF DBL. TOP PLATE / TRUSS BRG. ELEVATION @ +23'-4" A.F.F.
TOP OF DBL. TOP PLATE / TRUSS BRG. ELEVATION @ +17'-4" A.F.F.
TOP OF DBL. TOP PLATE / TRUSS BRG. ELEVATION @ +25'-4" A.F.F.
TOP OF SECOND FLOOR SYSTEM ELEVATION @ +13'-4" A.F.F.
GUTTER DOWNSPOUT CONNECTED TO LANDSCAPE / RAIN GUTTER DRAINAGE SYSTEM (BELOW GRADE)
HARDIE®/ PANEL VERTICAL SIDING, SMOOTH TEXTURE, PRIMED FOR PAINT, 48" EXPOSURE, LENGTH: 8, 10, 12
REFER TO DETAIL E, SHT. A-18 FOR TYPICAL WINDOW TRIM TREATMENT
30'-0" MAX. MEAN BUILDING HEIGHT
4'-0 7/8"
1'-10"
TOP OF FINISHED FLOOR (MAIN HOUSE) REFERENCE ELEVATION @ 0'-0" 819.5 N.A.V.D
TOP OF GOLF & LOCKER ROOM FLOORS ELEVATION @ -0'-8" B.F.F. 818.83 N.A.V.D
TOP OF PICKLEBALL COURT FLOOR ELEVATION @ -1'-4" B.F.F. 818.17 N.A.V.D
BOARD AND BATTEN: HARDIE®/ VERTICAL PANEL SIDING, SMOOTH TEXTURE, PRIMED FOR PAINT W/ HARDIE®/ TRIM BATTEN BOARDS AT 12" O.C., SMOOTH GRAIN, PRIMED FOR PAINT, 2.5" EXPOSURE.
CN26 SILL @ 2'-6" A.F.F.
WINDOOR SERIES 8100 100100 CENTER OP. SGD
72" X 20" FLEXI-FRAME SILL @ 7'-0" A.F.F.
(3) AW41 (AWNING) W/ 40" X 90" FIXED SILL @ 0'-1 1/2" A.F.F. HEAD @ +10'-0" A.F.F.

## PARTIAL RIGHT SIDE ELEVATION

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

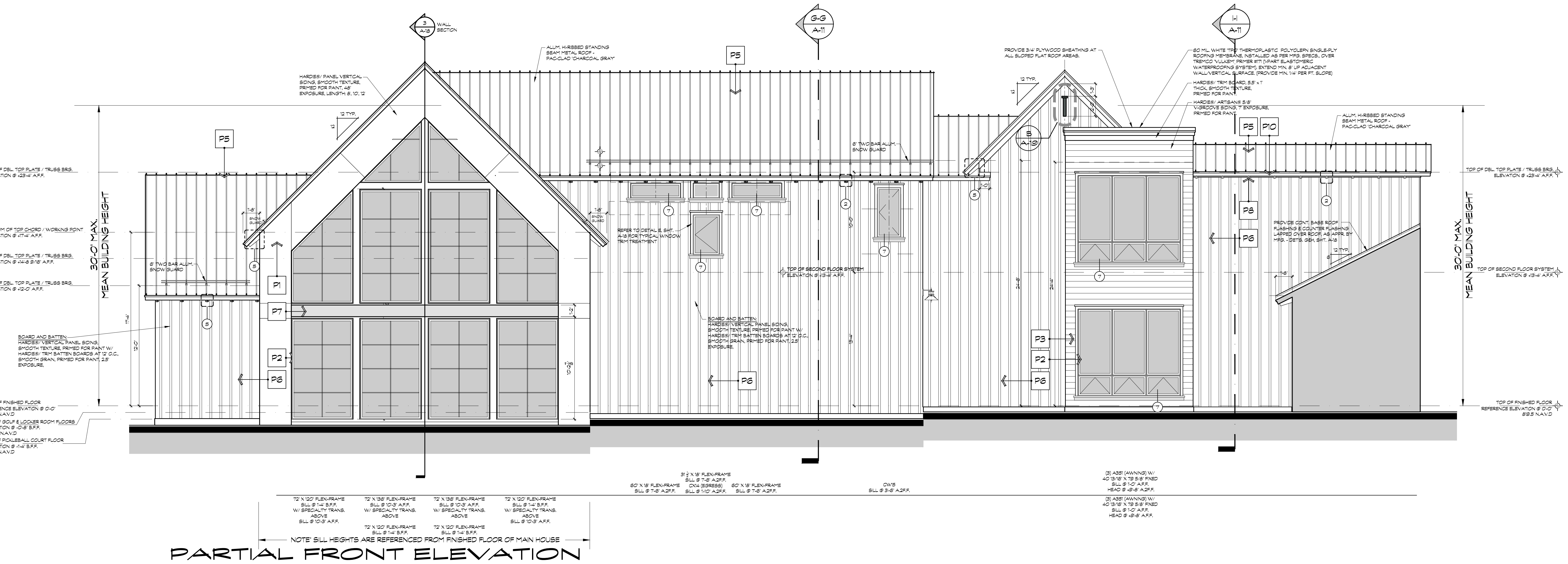
AT PICKLEBALL WING & GYMNASIUM



2'-2"
12
VERIFY ALL DIMENSIONS IN FIELD (V.I.F.)

## WINDOW DIMENSION DETAIL

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



3 A-18 WALL SECTION
G-G A-11
I-I A-11
B A-19
P1 P2 P3 P5 P6 P7 P8 P10
ALUM. HI-RIBBED STANDING SEAM METAL ROOF - PAC-CLAD 'CHARCOAL GRAY'
HARDIE®/ PANEL VERTICAL SIDING, SMOOTH TEXTURE, PRIMED FOR PAINT, 48" EXPOSURE, LENGTH: 8, 10, 12
PROVIDE 3/4" PLYWOOD SHEATHING AT ALL SLOPED FLAT ROOF AREAS.
60 MIL WHITE 'TPO' THERMOPLASTIC POLYOLEFIN SINGLE-PLY ROOFING MEMBRANE, INSTALLED AS PER MFG. SPECS., OVER TREMCO 'VULKEM' PRIMER #171 (1-PART ELASTOMERIC WATERPROOFING SYSTEM). EXTEND MIN. 8" UP ADJACENT WALL/VERTICAL SURFACE. (PROVIDE MIN. 1/4" PER FT. SLOPE)
HARDIE®/ TRIM BOARD, 5.5" x 1" THICK, SMOOTH TEXTURE, PRIMED FOR PAINT.
HARDIE®/ ARTISAN® 5/8" V-GROOVE SIDING, 7" EXPOSURE, PRIMED FOR PAINT.
12 TYP.
6" TWO BAR ALUM. SNOW GUARD
30'-0" MAX. MEAN BUILDING HEIGHT
TOP OF DBL. TOP PLATE / TRUSS BRG. ELEVATION @ +23'-4" A.F.F.
BOTTOM OF TOP CHORD / WORKING POINT ELEVATION @ +17'-4" A.F.F.
TOP OF DBL. TOP PLATE / TRUSS BRG. ELEVATION @ +14'-8 9/16" A.F.F.
TOP OF DBL. TOP PLATE / TRUSS BRG. ELEVATION @ +12'-0" A.F.F.
TOP OF SECOND FLOOR SYSTEM ELEVATION @ +13'-4" A.F.F.
REFER TO DETAIL E, SHT. A-18 FOR TYPICAL WINDOW TRIM TREATMENT
PROVIDE CONT. BASE ROOF FLASHING & COUNTER FLASHING LAPPED OVER ROOF, AS APPR. BY MFG. - DETS. G&H, SHT. A-18
BOARD AND BATTEN: HARDIE®/ VERTICAL PANEL SIDING, SMOOTH TEXTURE, PRIMED FOR PAINT W/ HARDIE®/ TRIM BATTEN BOARDS AT 12" O.C., SMOOTH GRAIN, PRIMED FOR PAINT, 2.5" EXPOSURE.
TOP OF FINISHED FLOOR REFERENCE ELEVATION @ 0'-0" 819.5 N.A.V.D
TOP OF GOLF & LOCKER ROOM FLOORS ELEVATION @ -0'-8" B.F.F. 818.83 N.A.V.D
TOP OF PICKLEBALL COURT FLOOR ELEVATION @ -1'-4" B.F.F. 818.17 N.A.V.D
72" X 120" FLEXI-FRAME SILL @ 1'-4" B.F.F. W/ SPECIALTY TRANS. ABOVE SILL @ 10'-3" A.F.F.
72" X 136" FLEXI-FRAME SILL @ 10'-3" A.F.F. W/ SPECIALTY TRANS. ABOVE
72" X 120" FLEXI-FRAME SILL @ 1'-4" B.F.F.
60" X 18" FLEXI-FRAME SILL @ 7'-8" A.F.F.
31 1/2" X 18" FLEXI-FRAME SILL @ 7'-8" A.F.F.
CX14 (EGRESS) SILL @ 1'-10" A.F.F.
CW15 SILL @ 3'-8" A.F.F.
(3) A351 (AWNING) W/ 40 13/16" X 78 5/8" FIXED SILL @ 1'-10" A.F.F. HEAD @ +9'-8" A.F.F.
NOTE: SILL HEIGHTS ARE REFERENCED FROM FINISHED FLOOR OF MAIN HOUSE

## PARTIAL FRONT ELEVATION

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

AT PICKLEBALL WING

0 4 8 16 32 ft.

WHEN REDUCED TO 24" X 36" SHEETS USE GRAPHIC SCALE

## JAMES HARDIE PRODUCTS NOTE:

1. EXTERIOR FINISH MATERIALS AND PRODUCTS SPECIFIED AS HARDIE® BRANDED PRODUCTS SHALL BE INSTALLED PER JAMES HARDIE® BEST PRACTICES AND RECOMMENDATIONS. REFER TO:

   JAMES HARDIE® SIDING PRODUCTS - HARDIEZONE 5 (HZ5)
   BEST PRACTICES-INSTALLATION GUIDE
   SIDING AND TRIM PRODUCTS
   VERSION 9.1 - DECEMBER 2019

2. REFER TO SHEET A-19 FOR COMMON FLASHING DETAIL REQUIREMENTS USED HEREIN.
3. NO GRADING SHALL BE WITHIN / LESS THAN 6 INCHES OF ANY HARDIE® TRIM PRODUCT.
4. ALL JAMES HARDIE® PRODUCTS TO BE INSTALLED BY APPROVED DEDICATED HARDIE® INSTALLER / CONTRACTOR.
5. ALL JAMES HARDIE® PRODUCTS ARE TO BE ORDERED AS "PRIMED FOR PAINT".

## ELEVATION NOTES

1. BASE FLOOD ELEVATION THAT OF ZONE "X" EL. N/A - FINISHED FLOOR ELEVATION TO BE AT 819.5' NAVD.
2. ALL BANDING DETAILS TO BE STUCCO OR ARCHITECT APPROVED MATERIAL. STYROFOAM IS NOT PERMITTED. PRECAST CONCRETE (KEYSTONE) SHALL BE AS DESIGNATED ON ELEVATIONS.
3. PROVIDE 2x10 LEDGER BLOCKING BEHIND KEYSTONE BANDING AT ALL FRAMING CONDITIONS.
4. PROVIDE STUCCO CONTROL JOINTS, AREA NOT TO EXCEED 196 SQ. FT. (14' X 14') OF WALL SURFACE.
5. PROVIDE "VULKEM" WATERPROOFING BEHIND ALL TILE.

ALL IDEAS, DESIGNS, ARRANGEMENTS, AND PLANS INDICATED OR REPRESENTED BY THIS DRAWING ARE OWNED BY AND PROPERTY OF THIS OFFICE, AND WHERE CREATED, EVOLVED, AND DEVELOPED FOR USE ON, AND IN CONNECTION WITH THE SPECIFIED PROJECT. NONE OF SUCH IDEAS, DESIGNS, ARRANGEMENTS, AND PLANS SHALL BE USED BY, OR DISCLOSED TO ANY PERSON, FIRM, OR CORPORATION FOR ANY PURPOSE WITHOUT WRITTEN PERMISSION OF NEW ARCHITECTURA INC.

M
MEMMER
ORIGINAL | TIMELESS | EXCEPTIONAL

PROPOSED CUSTOM RESIDENCE:
**Mr. & Mrs. Kaufmann**
HeartWood
4700 Deer Run Drive, Deer Run Estates, Lot 25
Dublin, Delaware County, Ohio

new architectura inc.
architecture + planning + interiors
3561 bonita bay boulevard
bonita springs, florida 34134
bus: 239.495.1841 fax: 239.495.2619
AA#: 0002883

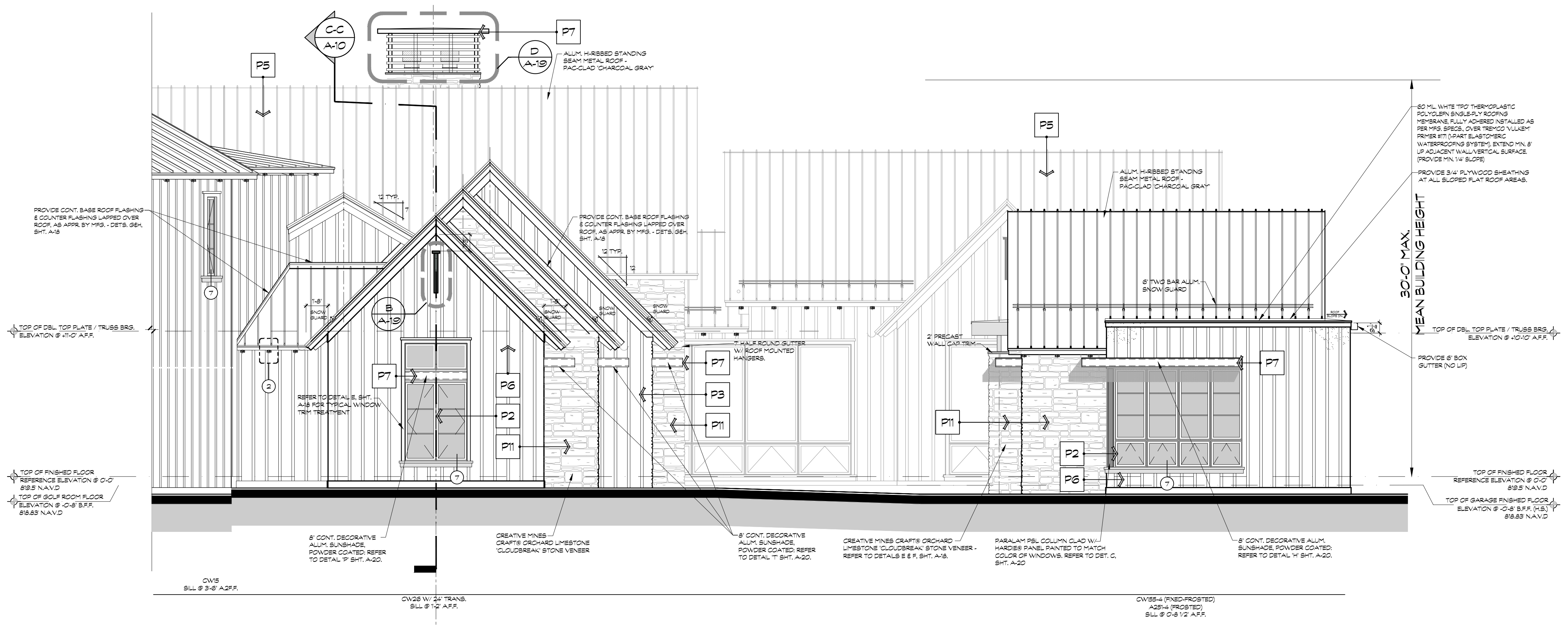
revisions:
1 11/21/25 BUILDING DEPT. COMMENTS

job no: 100125

date: 20 OCT. 2025

PERMIT SET

sheet:
A-08
MFT
of 21


C-C
A-10
D
A-19
P7
P5
ALUM. HI-RIBBED STANDING SEAM METAL ROOF - PAC-CLAD 'CHARCOAL GRAY'
PROVIDE CONT. BASE ROOF FLASHING & COUNTER FLASHING LAPPED OVER ROOF, AS APPR. BY MFG. - DETS. G&H, SHT. A-18
12 TYP.
SNOW GUARD
B
A-19
TOP OF DBL. TOP PLATE / TRUSS BRG. ELEVATION @ +11'-0" A.F.F.
REFER TO DETAIL E, SHT. A-18 FOR TYPICAL WINDOW TRIM TREATMENT
P6
P2
P11
P3
7" HALF ROUND GUTTER W/ ROOF MOUNTED HANGERS.
TOP OF FINISHED FLOOR REFERENCE ELEVATION @ 0'-0" 819.5' N.A.V.D
TOP OF GOLF ROOM FLOOR ELEVATION @ -0'-8" B.F.F. 818.83' N.A.V.D
8" CONT. DECORATIVE ALUM. SUNSHADE, POWDER COATED: REFER TO DETAIL 'P' SHT. A-20.
CREATIVE MINES CRAFT® ORCHARD LIMESTONE 'CLOUDBREAK' STONE VENEER
8" CONT. DECORATIVE ALUM. SUNSHADE, POWDER COATED: REFER TO DETAIL 'T' SHT. A-20.
CW15 SILL @ 3'-6" A.2F.F.
CW26 W/ 24" TRANS. SILL @ 1'-2" A.F.F.
60 MIL. WHITE 'TPO' THERMOPLASTIC POLYOLEFN SINGLE-PLY ROOFING MEMBRANE, FULLY ADHERED INSTALLED AS PER MFG. SPECS., OVER TREMCO 'VULKEM' PRIMER #171 (1-PART ELASTOMERIC WATERPROOFING SYSTEM). EXTEND MIN. 8" UP ADJACENT WALL/VERTICAL SURFACE. (PROVIDE MIN. 1/4" SLOPE)
PROVIDE 3/4" PLYWOOD SHEATHING AT ALL SLOPED FLAT ROOF AREAS.
30'-0" MAX. MEAN BUILDING HEIGHT
6" TWO BAR ALUM. SNOW GUARD
2" PRECAST WALL CAP TRIM
TOP OF DBL. TOP PLATE / TRUSS BRG. ELEVATION @ +10'-10" A.F.F.
PROVIDE 6" BOX GUTTER (NO LIP)
P1
TOP OF GARAGE FINISHED FLOOR ELEVATION @ -0'-8" B.F.F. (H.S.) 818.83' N.A.V.D
CREATIVE MINES CRAFT® ORCHARD LIMESTONE 'CLOUDBREAK' STONE VENEER - REFER TO DETAILS E & F, SHT. A-18.
PARALAM PSL COLUMN CLAD W/ HARDIE® PANEL PAINTED TO MATCH COLOR OF WINDOWS. REFER TO DET. C, SHT. A-20
8" CONT. DECORATIVE ALUM. SUNSHADE, POWDER COATED: REFER TO DETAIL 'H' SHT. A-20.
CW155-4 (FIXED-FROSTED) A251-4 (FROSTED) SILL @ 0'-8 1/2" A.F.F.

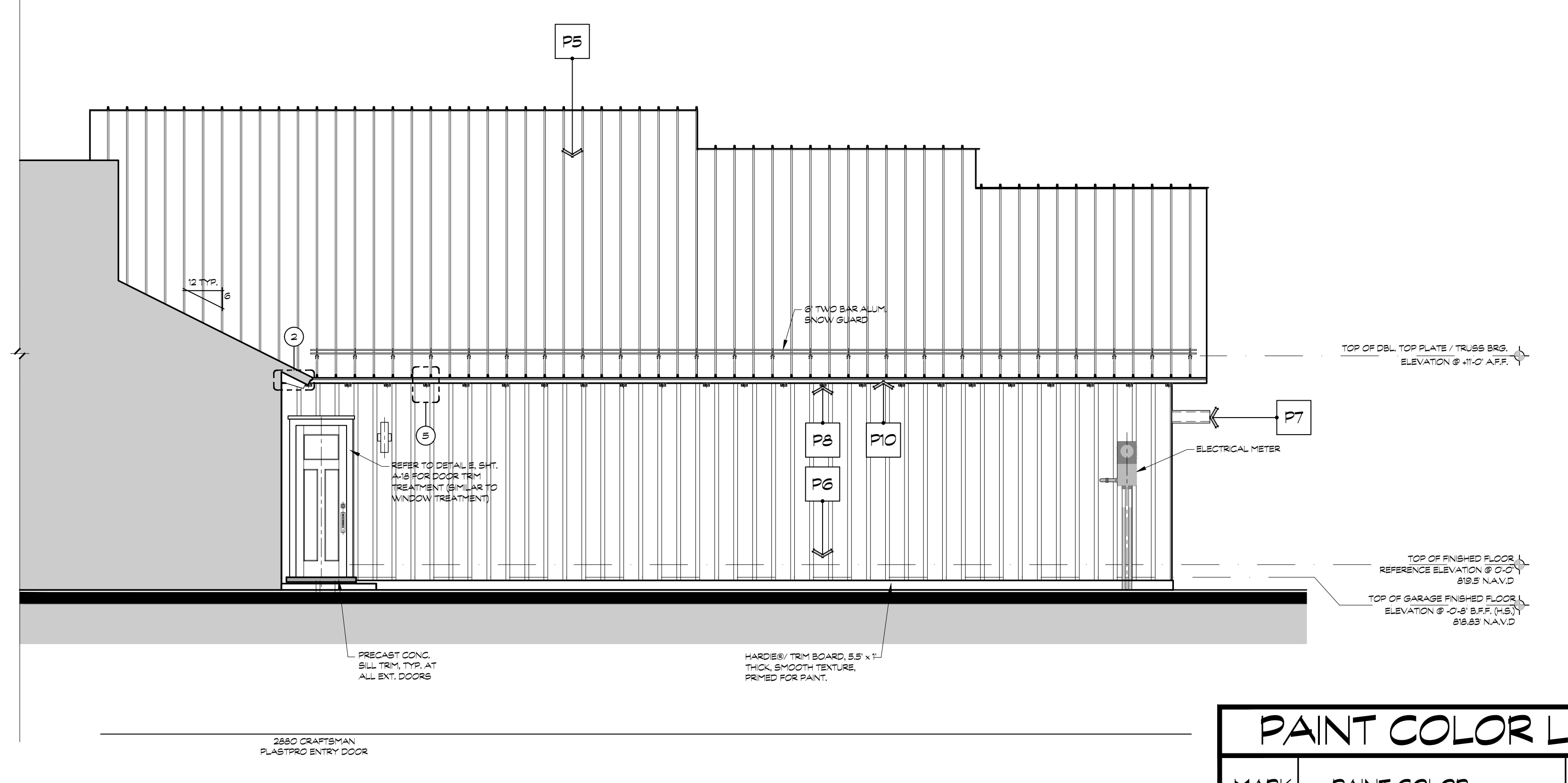
## PARTIAL LEFT SIDE ELEVATION

AT GARAGES

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

0 4 8 16 32 ft.

WHEN REDUCED TO 24" X 36" SHEETS USE GRAPHIC SCALE


P5
12 TYP.
6" TWO BAR ALUM. SNOW GUARD
TOP OF DBL. TOP PLATE / TRUSS BRG. ELEVATION @ +11'-0" A.F.F.
REFER TO DETAIL E, SHT. A-18 FOR DOOR TRIM TREATMENT (SIMILAR TO WINDOW TREATMENT)
P8
P10
P6
P7
ELECTRICAL METER
TOP OF FINISHED FLOOR REFERENCE ELEVATION @ 0'-0" 819.5' N.A.V.D
TOP OF GARAGE FINISHED FLOOR ELEVATION @ -0'-8" B.F.F. (H.S.) 818.83' N.A.V.D
PRECAST CONC. SILL TRIM, TYP. AT ALL EXT. DOORS
HARDIE®/ TRIM BOARD, 5.5" x 1" THICK, SMOOTH TEXTURE, PRIMED FOR PAINT.
2880 CRAFTSMAN PLASTPRO ENTRY DOOR

## PARTIAL REAR ELEVATION

AT 4-CAR GARAGE

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

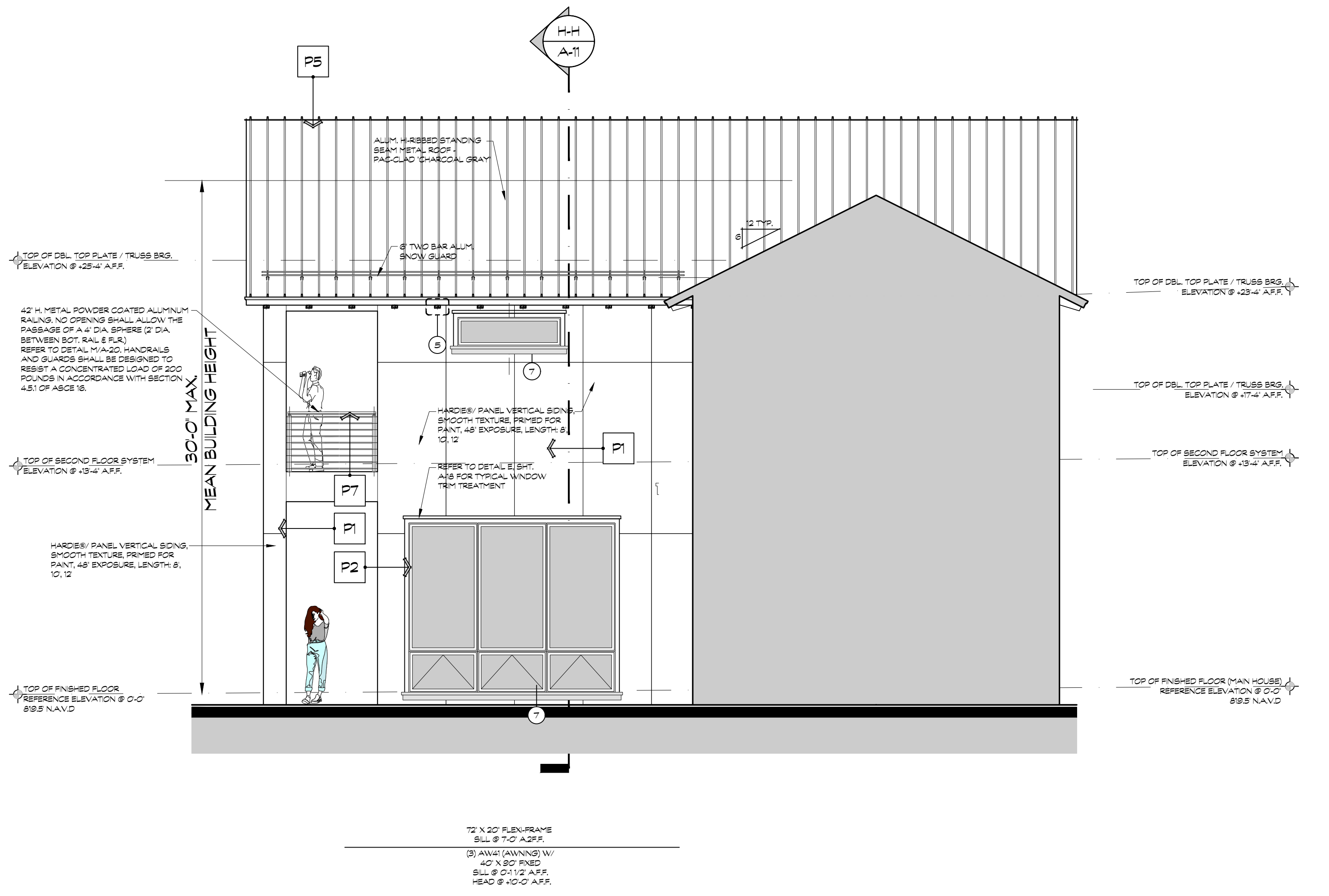
0 4 8 16 32 ft.

WHEN REDUCED TO 24" X 36" SHEETS USE GRAPHIC SCALE

## PAINT COLOR LEGEND

KAUFMANN

| MARK | PAINT COLOR | BASE MATERIAL |
|---|---|---|
| P1 | SHERWIN WILLIAMS "IRON ORE" - SW 7069 | HARDIE®/ PANEL VERTICAL SIDING |
| P2 | SHERWIN WILLIAMS "BLACK MAGIC" - SW 6991 | ANDERSEN WINDOWS SLIDERS & MULLIONS |
| P3 | SHERWIN WILLIAMS "SOFTWARE" - SW 7074 | ACCENT & BUMP OUT AREAS |
| P4 | SHERWIN WILLIAMS "BLACK MAGIC" - SW 6991 | METAL ENTRY & GARAGE DOORS W/ FROSTED GLASS |
| P5 | CMG - CHARCOAL | PAC-CLAD METAL ROOF |
| P6 | SHERWIN WILLIAMS "CITY LOFT" - SW 7631 | HARDIE®/ PANEL SIDING & TRIM BATTEN BOARD |
| P7 | (RAL 7012) BASALT GREY | AL. SUNSHADES, FRAMED EYEBROWS, CHIMNEY CAPS, RAILINGS |
| P8 | SHERWIN WILLIAMS "SOFTWARE" - SW 7074 | CORBELS/ OUTRIGGERS |
| P9 | SHERWIN WILLIAMS "WEB GRAY" - SW 7075 | SOFFIT |
| P10 | SHERWIN WILLIAMS "WEB GRAY" - SW 7075 | FASCIA |
| P11 | CRAFT® ORCHARD LIMESTONE "CLOUDBREAK" | STONE VENEER |
| P12 | SHERWIN WILLIAMS "CITY LOFT" - SW 7631 | TRIM AT STONE & BATTENS |


H-H
A-11
P5
ALUM. HI-RIBBED STANDING SEAM METAL ROOF - PAC-CLAD 'CHARCOAL GRAY'
12 TYP.
TOP OF DBL. TOP PLATE / TRUSS BRG. ELEVATION @ +25'-4" A.F.F.
6" TWO BAR ALUM. SNOW GUARD
TOP OF DBL. TOP PLATE / TRUSS BRG. ELEVATION @ +23'-4" A.F.F.
42" H. METAL POWDER COATED ALUMINUM RAILING. NO OPENING SHALL ALLOW THE PASSAGE OF A 4" DIA. SPHERE (2" DIA. BETWEEN BOT. RAIL & FLR.) REFER TO DETAIL M/A-20. HANDRAILS AND GUARDS SHALL BE DESIGNED TO RESIST A CONCENTRATED LOAD OF 200 POUNDS IN ACCORDANCE WITH SECTION 4.5.1 OF ASCE 16.
TOP OF DBL. TOP PLATE / TRUSS BRG. ELEVATION @ +17'-4" A.F.F.
30'-0" MAX. MEAN BUILDING HEIGHT
HARDIE®/ PANEL VERTICAL SIDING, SMOOTH TEXTURE, PRIMED FOR PAINT, 48" EXPOSURE, LENGTH: 8', 10', 12'
P1
TOP OF SECOND FLOOR SYSTEM ELEVATION @ +13'-4" A.F.F.
REFER TO DETAIL E, SHT. A-18 FOR TYPICAL WINDOW TRIM TREATMENT
P7
P1
P2
TOP OF FINISHED FLOOR REFERENCE ELEVATION @ 0'-0" 819.5 N.A.V.D
TOP OF FINISHED FLOOR (MAIN HOUSE) REFERENCE ELEVATION @ 0'-0" 819.5 N.A.V.D
72" X 20" FLEXI-FRAME SILL @ 7'-0" A.2F.F.
(3) AW41 (AWNING) W/ 40" X 90" FIXED SILL @ 0'-1 1/2" A.F.F. HEAD @ +10'-0" A.F.F.

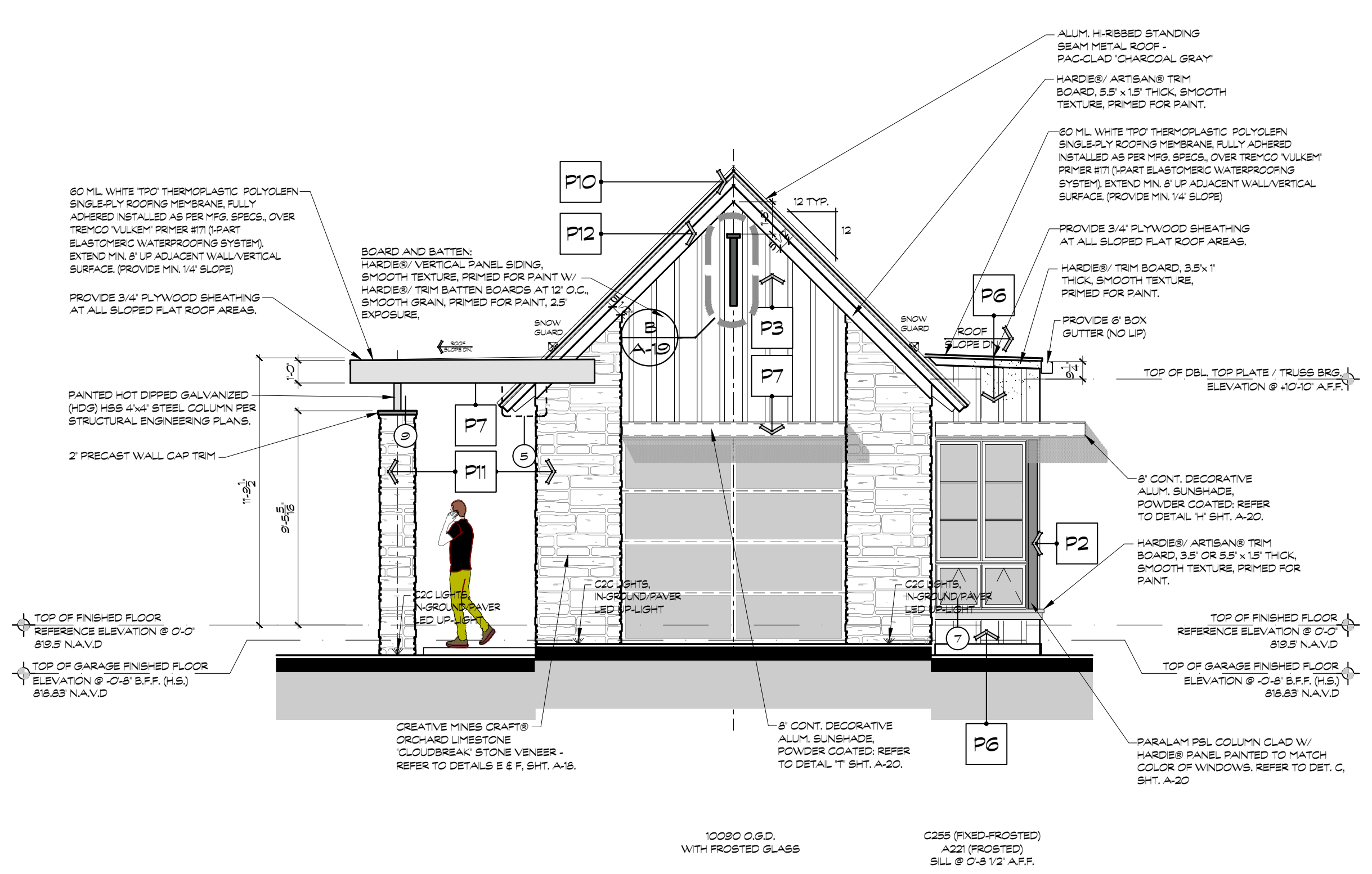
## PARTIAL LEFT SIDE ELEVATION

AT SHE-SHED & BEDROOM #3

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

0 4 8 16 32 ft.

WHEN REDUCED TO 24" X 36" SHEETS USE GRAPHIC SCALE

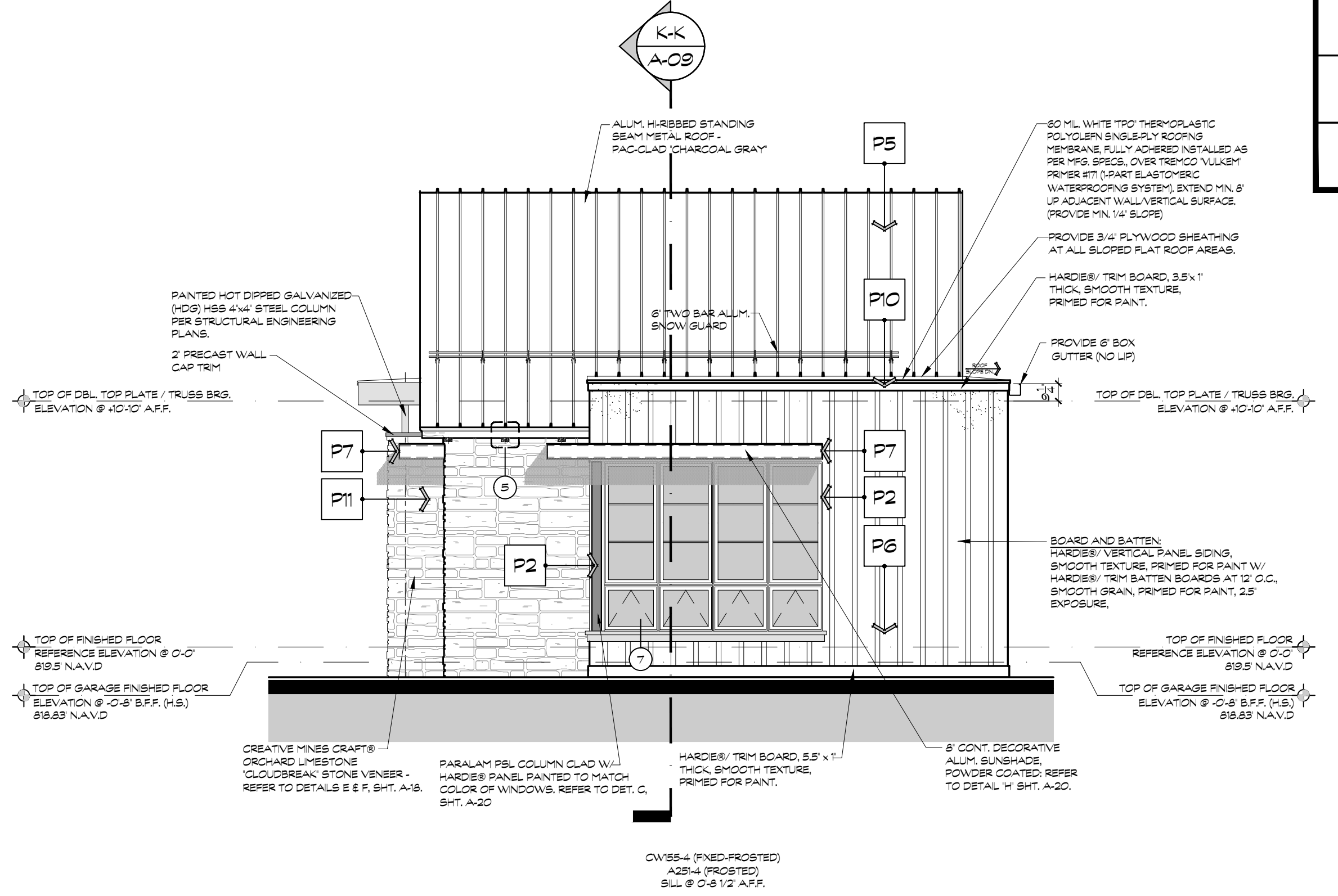

ALUM. HI-RIBBED STANDING SEAM METAL ROOF - PAC-CLAD 'CHARCOAL GRAY'
HARDIE®/ ARTISAN® TRIM BOARD, 5.5" x 1.5" THICK, SMOOTH TEXTURE, PRIMED FOR PAINT.
60 MIL. WHITE 'TPO' THERMOPLASTIC POLYOLEFN SINGLE-PLY ROOFING MEMBRANE, FULLY ADHERED INSTALLED AS PER MFG. SPECS., OVER TREMCO 'VULKEM' PRIMER #171 (1-PART ELASTOMERIC WATERPROOFING SYSTEM). EXTEND MIN. 8" UP ADJACENT WALL/VERTICAL SURFACE. (PROVIDE MIN. 1/4" SLOPE)
P10
P12
12 TYP.
BOARD AND BATTEN: HARDIE®/ VERTICAL PANEL SIDING, SMOOTH TEXTURE, PRIMED FOR PAINT W/ HARDIE®/ TRIM BATTEN BOARDS AT 12" O.C., SMOOTH GRAIN, PRIMED FOR PAINT, 2.5" EXPOSURE,
PROVIDE 3/4" PLYWOOD SHEATHING AT ALL SLOPED FLAT ROOF AREAS.
HARDIE®/ TRIM BOARD, 3.5"x 1" THICK, SMOOTH TEXTURE, PRIMED FOR PAINT.
P6
SNOW GUARD
B
A-19
P3
P7
ROOF SLOPE DN.
PROVIDE 6" BOX GUTTER (NO LIP)
TOP OF DBL. TOP PLATE / TRUSS BRG. ELEVATION @ +10'-10" A.F.F.
PAINTED HOT DIPPED GALVANIZED (HDG) HSS 4"x4" STEEL COLUMN PER STRUCTURAL ENGINEERING PLANS.
P7
2" PRECAST WALL CAP TRIM
P11
11'-9 1/2"
9'-5 5/16"
8" CONT. DECORATIVE ALUM. SUNSHADE, POWDER COATED: REFER TO DETAIL 'H' SHT. A-20.
P2
HARDIE®/ ARTISAN® TRIM BOARD, 3.5" OR 5.5" x 1.5" THICK, SMOOTH TEXTURE, PRIMED FOR PAINT.
C2C LIGHTS, IN-GROUND/PAVER LED UP-LIGHT
TOP OF FINISHED FLOOR REFERENCE ELEVATION @ 0'-0" 819.5 N.A.V.D
TOP OF GARAGE FINISHED FLOOR ELEVATION @ -0'-8" B.F.F. (H.S.) 818.83' N.A.V.D
CREATIVE MINES CRAFT® ORCHARD LIMESTONE 'CLOUDBREAK' STONE VENEER - REFER TO DETAILS E & F, SHT. A-18.
8" CONT. DECORATIVE ALUM. SUNSHADE, POWDER COATED: REFER TO DETAIL 'T' SHT. A-20.
P6
PARALAM PSL COLUMN CLAD W/ HARDIE® PANEL PAINTED TO MATCH COLOR OF WINDOWS. REFER TO DET. C, SHT. A-20
10090 O.G.D. WITH FROSTED GLASS
C255 (FIXED-FROSTED) A221 (FROSTED) SILL @ 0'-8 1/2" A.F.F.

## BOAT GARAGE
## FRONT ELEVATION

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

0 4 8 16 32 ft.

WHEN REDUCED TO 24" X 36" SHEETS USE GRAPHIC SCALE

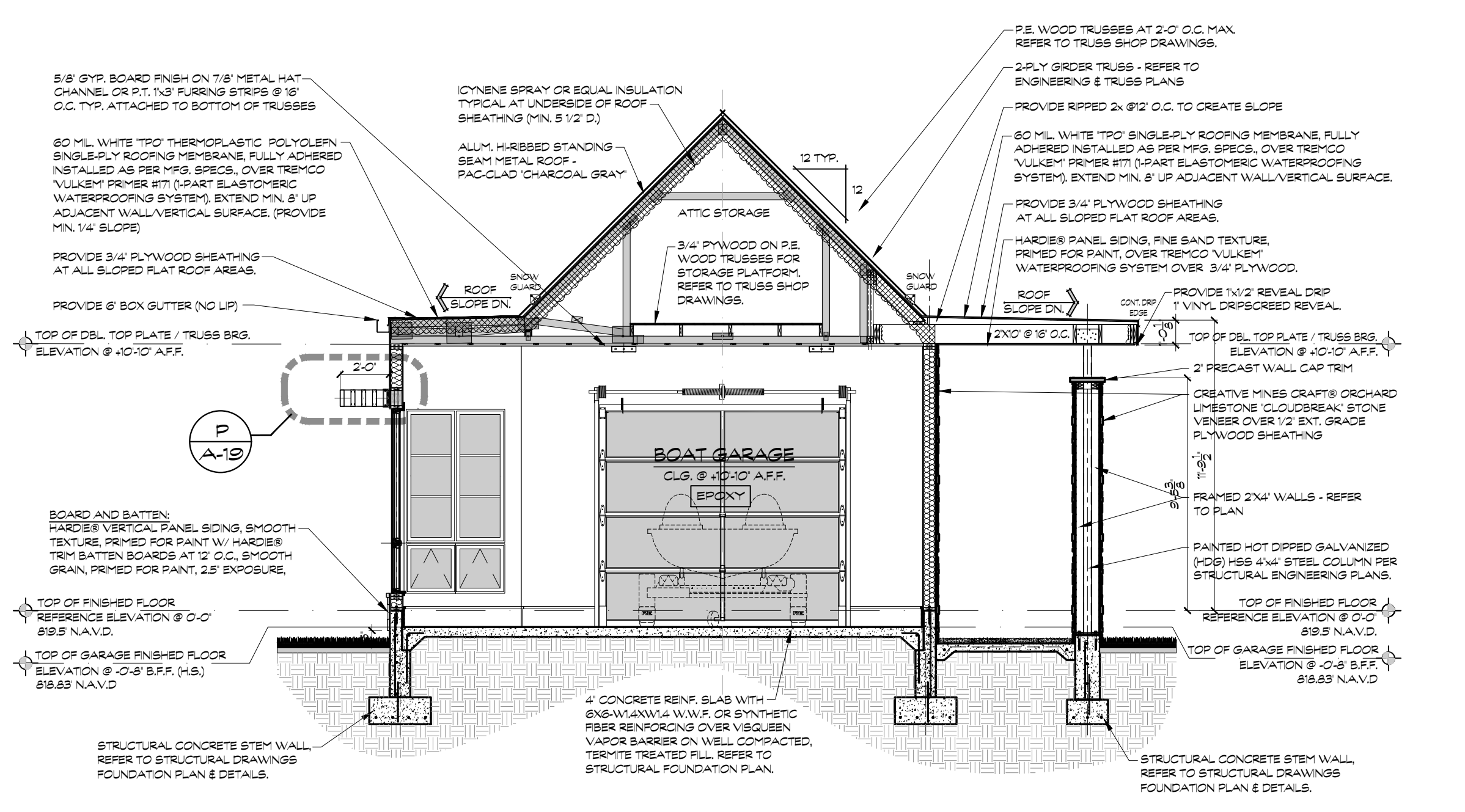

K-K
A-09
ALUM. HI-RIBBED STANDING SEAM METAL ROOF - PAC-CLAD 'CHARCOAL GRAY'
P5
60 MIL. WHITE 'TPO' THERMOPLASTIC POLYOLEFN SINGLE-PLY ROOFING MEMBRANE, FULLY ADHERED INSTALLED AS PER MFG. SPECS., OVER TREMCO 'VULKEM' PRIMER #171 (1-PART ELASTOMERIC WATERPROOFING SYSTEM). EXTEND MIN. 8" UP ADJACENT WALL/VERTICAL SURFACE. (PROVIDE MIN. 1/4" SLOPE)
PROVIDE 3/4" PLYWOOD SHEATHING AT ALL SLOPED FLAT ROOF AREAS.
HARDIE®/ TRIM BOARD, 3.5"x 1" THICK, SMOOTH TEXTURE, PRIMED FOR PAINT.
PAINTED HOT DIPPED GALVANIZED (HDG) HSS 4"x4" STEEL COLUMN PER STRUCTURAL ENGINEERING PLANS.
P10
6" TWO BAR ALUM. SNOW GUARD
2" PRECAST WALL CAP TRIM
PROVIDE 6" BOX GUTTER (NO LIP)
TOP OF DBL. TOP PLATE / TRUSS BRG. ELEVATION @ +10'-10" A.F.F.
P7
P11
P7
P2
P6
P2
BOARD AND BATTEN: HARDIE®/ VERTICAL PANEL SIDING, SMOOTH TEXTURE, PRIMED FOR PAINT W/ HARDIE®/ TRIM BATTEN BOARDS AT 12" O.C., SMOOTH GRAIN, PRIMED FOR PAINT, 2.5" EXPOSURE,
TOP OF FINISHED FLOOR REFERENCE ELEVATION @ 0'-0" 819.5' N.A.V.D
TOP OF GARAGE FINISHED FLOOR ELEVATION @ -0'-8" B.F.F. (H.S.) 818.83' N.A.V.D
CREATIVE MINES CRAFT® ORCHARD LIMESTONE 'CLOUDBREAK' STONE VENEER - REFER TO DETAILS E & F, SHT. A-18.
PARALAM PSL COLUMN CLAD W/ HARDIE® PANEL PAINTED TO MATCH COLOR OF WINDOWS. REFER TO DET. C, SHT. A-20
HARDIE®/ TRIM BOARD, 5.5" x 1" THICK, SMOOTH TEXTURE, PRIMED FOR PAINT.
8" CONT. DECORATIVE ALUM. SUNSHADE, POWDER COATED: REFER TO DETAIL 'H' SHT. A-20.
CW155-4 (FIXED-FROSTED) A251-4 (FROSTED) SILL @ 0'-8 1/2" A.F.F.

## BOAT GARAGE
## RIGHT SIDE ELEVATION

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

0 4 8 16 32 ft.

WHEN REDUCED TO 24" X 36" SHEETS USE GRAPHIC SCALE


P.E. WOOD TRUSSES AT 2'-0" O.C. MAX. REFER TO TRUSS SHOP DRAWINGS.
2-PLY GIRDER TRUSS - REFER TO ENGINEERING & TRUSS PLANS
5/8" GYP. BOARD FINISH ON 7/8" METAL HAT CHANNEL OR P.T. 1x3" FURRING STRIPS @ 16" O.C. TYP. ATTACHED TO BOTTOM OF TRUSSES
ICYNENE SPRAY OR EQUAL INSULATION TYPICAL AT UNDERSIDE OF ROOF SHEATHING (MIN. 5 1/2" D.)
PROVIDE RIPPED 2x @12" O.C. TO CREATE SLOPE
60 MIL. WHITE 'TPO' THERMOPLASTIC POLYOLEFN SINGLE-PLY ROOFING MEMBRANE, FULLY ADHERED INSTALLED AS PER MFG. SPECS., OVER TREMCO 'VULKEM' PRIMER #171 (1-PART ELASTOMERIC WATERPROOFING SYSTEM). EXTEND MIN. 8" UP ADJACENT WALL/VERTICAL SURFACE. (PROVIDE MIN. 1/4" SLOPE)
ALUM. HI-RIBBED STANDING SEAM METAL ROOF - PAC-CLAD 'CHARCOAL GRAY'
12 TYP.
60 MIL. WHITE 'TPO' SINGLE-PLY ROOFING MEMBRANE, FULLY ADHERED INSTALLED AS PER MFG. SPECS., OVER TREMCO 'VULKEM' PRIMER #171 (1-PART ELASTOMERIC WATERPROOFING SYSTEM). EXTEND MIN. 8" UP ADJACENT WALL/VERTICAL SURFACE.
ATTIC STORAGE
PROVIDE 3/4" PLYWOOD SHEATHING AT ALL SLOPED FLAT ROOF AREAS.
3/4" PYWOOD ON P.E. WOOD TRUSSES FOR STORAGE PLATFORM. REFER TO TRUSS SHOP DRAWINGS.
HARDIE® PANEL SIDING, FINE SAND TEXTURE, PRIMED FOR PAINT, OVER TREMCO 'VULKEM' WATERPROOFING SYSTEM OVER 3/4" PLYWOOD.
PROVIDE 6" BOX GUTTER (NO LIP)
ROOF SLOPE DN.
SNOW GUARD
CONT. DRIP EDGE
PROVIDE 1x1/2" REVEAL DRIP 1" VINYL DRIPSCREED REVEAL.
2"X10" @ 16" O.C.
TOP OF DBL. TOP PLATE / TRUSS BRG. ELEVATION @ +10'-10" A.F.F.
2'-0"
2" PRECAST WALL CAP TRIM
P
A-19
CREATIVE MINES CRAFT® ORCHARD LIMESTONE 'CLOUDBREAK' STONE VENEER OVER 1/2" EXT. GRADE PLYWOOD SHEATHING
BOAT GARAGE
CLG. @ +10'-10" A.F.F.
EPOXY
FRAMED 2"X4" WALLS - REFER TO PLAN
BOARD AND BATTEN: HARDIE® VERTICAL PANEL SIDING, SMOOTH TEXTURE, PRIMED FOR PAINT W/ HARDIE® TRIM BATTEN BOARDS AT 12" O.C., SMOOTH GRAIN, PRIMED FOR PAINT, 2.5" EXPOSURE,
PAINTED HOT DIPPED GALVANIZED (HDG) HSS 4"x4" STEEL COLUMN PER STRUCTURAL ENGINEERING PLANS.
11'-9 1/2"
9'-5 5/8"
TOP OF FINISHED FLOOR REFERENCE ELEVATION @ 0'-0" 819.5 N.A.V.D.
TOP OF GARAGE FINISHED FLOOR ELEVATION @ -0'-8" B.F.F. (H.S.) 818.83' N.A.V.D
4" CONCRETE REINF. SLAB WITH 6X6-W1.4XW1.4 W.W.F. OR SYNTHETIC FIBER REINFORCING OVER VISQUEEN VAPOR BARRIER ON WELL COMPACTED, TERMITE TREATED FILL. REFER TO STRUCTURAL FOUNDATION PLAN.
STRUCTURAL CONCRETE STEM WALL, REFER TO STRUCTURAL DRAWINGS FOUNDATION PLAN & DETAILS.
STRUCTURAL CONCRETE STEM WALL, REFER TO STRUCTURAL DRAWINGS FOUNDATION PLAN & DETAILS.

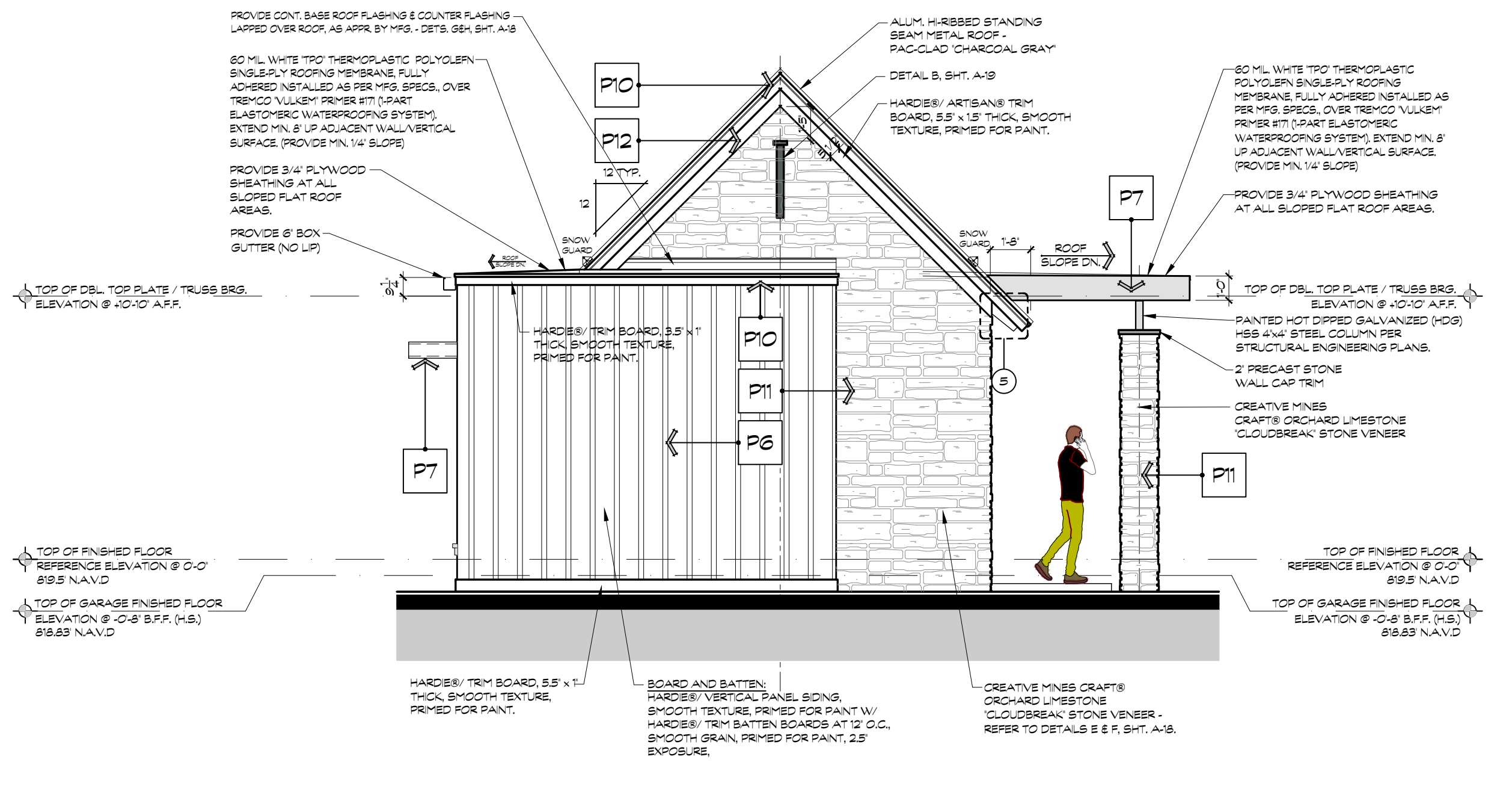
**ENGINEERING NOTE:**
REFER TO ENGINEER'S STRUCTURAL DRAWINGS BY KOOI STRUCTURAL ENGINEERING, LLC FOR COMPLETE STRUCTURAL DESIGN AND DETAILING, INCLUDING DIMENSIONS, STRUCTURAL BEAM SIZES AND LOCATIONS, FOOTING SIZES AND LOCATIONS AND STEEL REINFORCING. COORDINATE CONCRETE AND STEEL REQUIREMENT WITH ENGINEER'S STRUCTURAL DRAWINGS.

## BUILDING SECTION "K-K"

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

0 4 8 16 32 ft.

WHEN REDUCED TO 24" X 36" SHEETS USE GRAPHIC SCALE

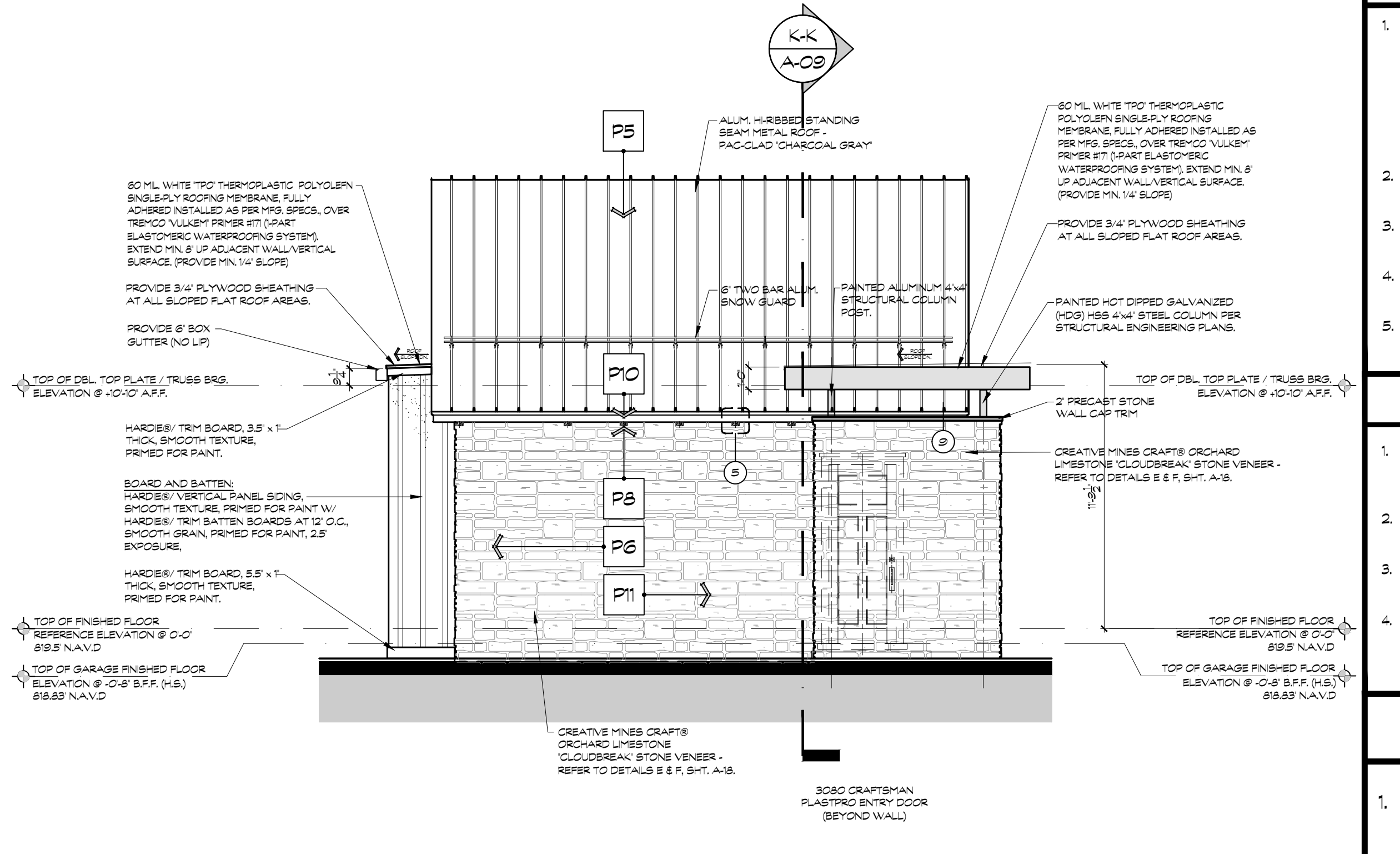

PROVIDE CONT. BASE ROOF FLASHING & COUNTER FLASHING LAPPED OVER ROOF, AS APPR. BY MFG. - DETS. G&H, SHT. A-18
60 MIL. WHITE 'TPO' THERMOPLASTIC POLYOLEFN SINGLE-PLY ROOFING MEMBRANE, FULLY ADHERED INSTALLED AS PER MFG. SPECS., OVER TREMCO 'VULKEM' PRIMER #171 (1-PART ELASTOMERIC WATERPROOFING SYSTEM). EXTEND MIN. 8" UP ADJACENT WALL/VERTICAL SURFACE. (PROVIDE MIN. 1/4" SLOPE)
PROVIDE 3/4" PLYWOOD SHEATHING AT ALL SLOPED FLAT ROOF AREAS.
PROVIDE 6" BOX GUTTER (NO LIP)
ALUM. HI-RIBBED STANDING SEAM METAL ROOF - PAC-CLAD 'CHARCOAL GRAY'
DETAIL B, SHT. A-19
HARDIE®/ ARTISAN® TRIM BOARD, 5.5" x 1.5" THICK, SMOOTH TEXTURE, PRIMED FOR PAINT.
P10
P12
12 TYP.
SNOW GUARD
ROOF SLOPE DN.
P7
TOP OF DBL. TOP PLATE / TRUSS BRG. ELEVATION @ +10'-10" A.F.F.
HARDIE®/ TRIM BOARD, 3.5" x 1" THICK, SMOOTH TEXTURE, PRIMED FOR PAINT.
P10
P11
P6
P7
PAINTED HOT DIPPED GALVANIZED (HDG) HSS 4"x4" STEEL COLUMN PER STRUCTURAL ENGINEERING PLANS.
2" PRECAST STONE WALL CAP TRIM
CREATIVE MINES CRAFT® ORCHARD LIMESTONE 'CLOUDBREAK' STONE VENEER
P11
TOP OF FINISHED FLOOR REFERENCE ELEVATION @ 0'-0" 819.5' N.A.V.D
TOP OF GARAGE FINISHED FLOOR ELEVATION @ -0'-8" B.F.F. (H.S.) 818.83' N.A.V.D
HARDIE®/ TRIM BOARD, 5.5" x 1" THICK, SMOOTH TEXTURE, PRIMED FOR PAINT.
BOARD AND BATTEN: HARDIE®/ VERTICAL PANEL SIDING, SMOOTH TEXTURE, PRIMED FOR PAINT W/ HARDIE®/ TRIM BATTEN BOARDS AT 12" O.C., SMOOTH GRAIN, PRIMED FOR PAINT, 2.5" EXPOSURE,
CREATIVE MINES CRAFT® ORCHARD LIMESTONE 'CLOUDBREAK' STONE VENEER - REFER TO DETAILS E & F, SHT. A-18.

## BOAT GARAGE
## REAR ELEVATION

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

0 4 8 16 32 ft.

WHEN REDUCED TO 24" X 36" SHEETS USE GRAPHIC SCALE


K-K
A-09
P5
ALUM. HI-RIBBED STANDING SEAM METAL ROOF - PAC-CLAD 'CHARCOAL GRAY'
60 MIL. WHITE 'TPO' THERMOPLASTIC POLYOLEFN SINGLE-PLY ROOFING MEMBRANE, FULLY ADHERED INSTALLED AS PER MFG. SPECS., OVER TREMCO 'VULKEM' PRIMER #171 (1-PART ELASTOMERIC WATERPROOFING SYSTEM). EXTEND MIN. 8" UP ADJACENT WALL/VERTICAL SURFACE. (PROVIDE MIN. 1/4" SLOPE)
PROVIDE 3/4" PLYWOOD SHEATHING AT ALL SLOPED FLAT ROOF AREAS.
6" TWO BAR ALUM. SNOW GUARD
PAINTED ALUMINUM 4"x4" STRUCTURAL COLUMN POST.
PAINTED HOT DIPPED GALVANIZED (HDG) HSS 4"x4" STEEL COLUMN PER STRUCTURAL ENGINEERING PLANS.
PROVIDE 6" BOX GUTTER (NO LIP)
P10
TOP OF DBL. TOP PLATE / TRUSS BRG. ELEVATION @ +10'-10" A.F.F.
2" PRECAST STONE WALL CAP TRIM
HARDIE®/ TRIM BOARD, 3.5" x 1" THICK, SMOOTH TEXTURE, PRIMED FOR PAINT.
CREATIVE MINES CRAFT® ORCHARD LIMESTONE 'CLOUDBREAK' STONE VENEER - REFER TO DETAILS E & F, SHT. A-18.
BOARD AND BATTEN: HARDIE®/ VERTICAL PANEL SIDING, SMOOTH TEXTURE, PRIMED FOR PAINT W/ HARDIE®/ TRIM BATTEN BOARDS AT 12" O.C., SMOOTH GRAIN, PRIMED FOR PAINT, 2.5" EXPOSURE,
P8
P6
P11
11'-9 1/2"
HARDIE®/ TRIM BOARD, 5.5" x 1" THICK, SMOOTH TEXTURE, PRIMED FOR PAINT.
TOP OF FINISHED FLOOR REFERENCE ELEVATION @ 0'-0" 819.5 N.A.V.D
TOP OF GARAGE FINISHED FLOOR ELEVATION @ -0'-8" B.F.F. (H.S.) 818.83' N.A.V.D
CREATIVE MINES CRAFT® ORCHARD LIMESTONE 'CLOUDBREAK' STONE VENEER - REFER TO DETAILS E & F, SHT. A-18.
3080 CRAFTSMAN PLASTPRO ENTRY DOOR (BEYOND WALL)

## BOAT GARAGE
## LEFT SIDE ELEVATION

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

0 4 8 16 32 ft.

WHEN REDUCED TO 24" X 36" SHEETS USE GRAPHIC SCALE

## JAMES HARDIE PRODUCTS NOTE:

1. EXTERIOR FINISH MATERIALS AND PRODUCTS SPECIFIED AS HARDIE® BRANDED PRODUCTS SHALL BE INSTALLED PER JAMES HARDIE® BEST PRACTICES AND RECOMMENDATIONS. REFER TO:

   JAMES HARDIE® SIDING PRODUCTS - HARDIEZONE 5 (HZ5)
   BEST PRACTICES-INSTALLATION GUIDE
   SIDING AND TRIM PRODUCTS
   VERSION 9.1 - DECEMBER 2019

2. REFER TO SHEET A-19 FOR COMMON FLASHING DETAIL REQUIREMENTS USED HEREIN.
3. NO GRADING SHALL BE WITHIN / LESS THAN 6 INCHES OF ANY HARDIE® TRIM PRODUCT.
4. ALL JAMES HARDIE® PRODUCTS TO BE INSTALLED BY APPROVED DEDICATED HARDIE® INSTALLER / CONTRACTOR.
5. ALL JAMES HARDIE® PRODUCTS ARE TO BE ORDERED AS "PRIMED FOR PAINT".

## SECTION NOTES

1. REFER TO INTERIOR DESIGN (I.D.) DRAWINGS FOR COMPLETE INTERIOR ELEVATIONS AND DETAILS FOR ALL CEILING COFFER MATERIALS & DIMENSIONS.
2. VERIFY/COORDINATE ALL ARCHES, HEADER OPENINGS AND SOFFIT HEIGHTS W/ INTERIOR DESIGN (I.D.) DRAWINGS.
3. ALL WINDOW SILLS AND OPENING HEIGHTS ARE REFERENCED FROM 0'-0" FINISH FLOOR ELEVATION (GREAT ROOM) UNLESS OTHERWISE NOTED.
4. ALL ROOM/CEILING HEIGHTS ARE REFERENCED FROM 0'-0" FINISH FLOOR ELEVATION (GREAT ROOM) UNLESS OTHERWISE NOTED.

## ELEVATION NOTES

1. BASE FLOOD ELEVATION THAT OF ZONE "X" EL. N/A - FINISHED FLOOR ELEVATION TO BE AT 819.5' NAVD.
2. ALL BANDING DETAILS TO BE STUCCO OR ARCHITECT APPROVED MATERIAL. STYROFOAM IS NOT PERMITTED. PRECAST CONCRETE (KEYSTONE) SHALL BE AS DESIGNATED ON ELEVATIONS.
3. PROVIDE 2x10 LEDGER BLOCKING BEHIND KEYSTONE BANDING AT ALL FRAMING CONDITIONS.
4. PROVIDE STUCCO CONTROL JOINTS, AREA NOT TO EXCEED 196 SQ. FT. (14' X 14') OF WALL SURFACE.
5. PROVIDE "VULKEM" WATERPROOFING BEHIND ALL TILE.

ALL IDEAS, DESIGNS, ARRANGEMENTS, AND PLANS INDICATED OR REPRESENTED BY THIS DRAWING ARE OWNED BY AND PROPERTY OF THIS OFFICE, AND WHERE CREATED, EVOLVED, AND DEVELOPED FOR USE ON, AND IN CONNECTION WITH THE SPECIFIED PROJECT. NONE OF SUCH IDEAS, DESIGNS, ARRANGEMENTS, AND PLANS SHALL BE USED BY, OR DISCLOSED TO ANY PERSON, FIRM, OR COPRORATION FOR ANY PURPOSE WITHOUT WRITTEN PERMISSION OF NEW ARCHITECTURA INC.

MEMMER
ORIGINAL | TIMELESS | EXCEPTIONAL

PROPOSED CUSTOM RESIDENCE:
**Mr. & Mrs. Kaufmann**
HeartWood
4700 Deer Run Drive, Deer Run Estates, Lot 25
Dublin, Delaware County, Ohio

new architectura inc.
architecture + planning + interiors
3561 bonita bay boulevard
bonita springs, florida 34134
bus: 239.495.1841 fax: 239.495.2619
AA#: 0002883

revisions:

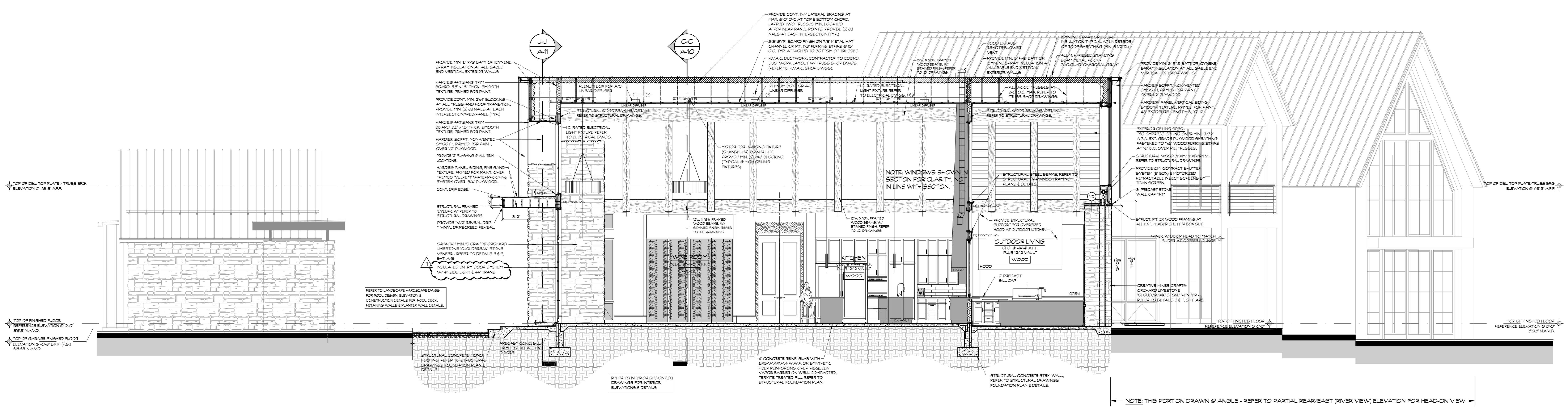
job no. 100125

date: 20 OCT. 2025

PERMIT SET

sheet: A-09 of 21

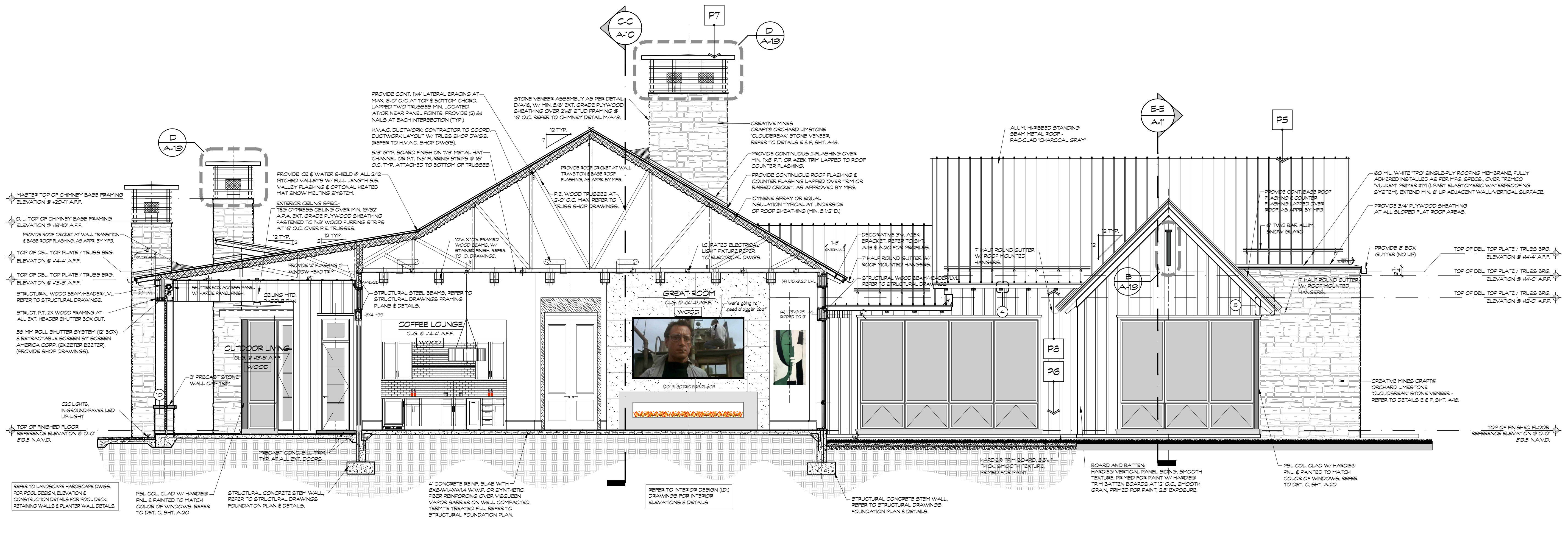
MFT



PLENUM BOX FOR A/C LINEAR DIFFUSER
LINEAR DIFFUSER
STRUCTURAL WOOD BEAM/HEADER/LVL, REFER TO STRUCTURAL DRAWINGS.
I.C. RATED ELECTRICAL LIGHT FIXTURE REFER TO ELECTRICAL DWG'S.
P.E. WOOD TRUSSES AT 2'-0" O.C. MAX. REFER TO TRUSS SHOP DRAWINGS.
MOTOR FOR HANGING FIXTURE (CHANDELIER) POWER LIFT. PROVIDE MIN. (2) 2X6 BLOCKING. (TYPICAL @ HIGH CEILING FIXTURES)
NOTE: WINDOWS SHOWN IN SECTION FOR CLARITY, NOT IN LINE WITH SECTION.
STRUCTURAL STEEL BEAMS, REFER TO STRUCTURAL DRAWINGS FRAMING PLANS & DETAILS
12"w. X 19"h. FRAMED WOOD BEAMS, W/ STAINED FINISH. REFER TO I.D. DRAWINGS.
10"w. X 10"h. FRAMED WOOD BEAMS, W/ STAINED FINISH. REFER TO I.D. DRAWINGS.
(3) 1.75"x7.25" LVL
PROVIDE STRUCTURAL SUPPORT FOR OVERSIZED HOOD AT OUTDOOR KITCHEN
WINE ROOM
KITCHEN
CLG. @ +14'-4" A.F.F. PLUS 12/12 VAULT
WOOD
ISLAND
HOOD
OUTDOOR LIVING
CLG. @ +14'-4" A.F.F. PLUS 12/12 VAULT
WOOD
2" PRECAST SILL CAP
OPEN
4" CONCRETE REINF. SLAB WITH 6X6-W1.4XW1.4 W.W.F. OR SYNTHETIC FIBER REINFORCING OVER VISQUEEN VAPOR BARRIER ON WELL COMPACTED, TERMITE TREATED FILL. REFER TO STRUCTURAL FOUNDATION PLAN.
STRUCTURAL CONCRETE STEM WALL, REFER TO STRUCTURAL DRAWINGS FOUNDATION PLAN & DETAILS.
REFER TO INTERIOR DESIGN (I.D.) DRAWINGS FOR INTERIOR ELEVATIONS & DETAILS
NOTE: THIS PORTION DRAWN @ ANGLE - REFER TO PARTIAL REAR/EAST (RIVER VIEW) ELEVATION FOR HEAD-ON VIEW

## BUILDING SECTION "A-A"

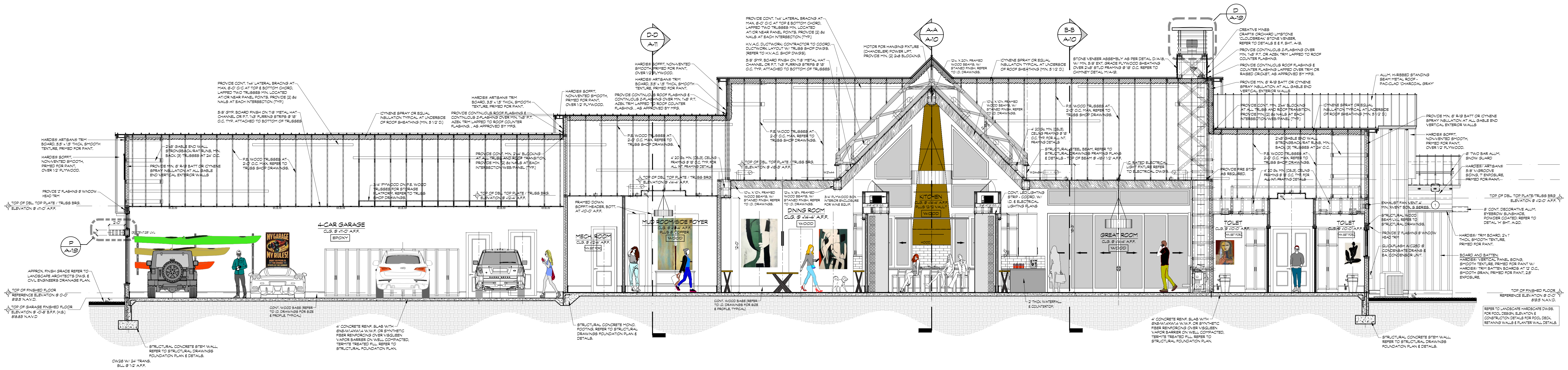
SCALE: 3/16" = 1'-0"



PROVIDE ICE & WATER SHIELD @ ALL 2/12 PITCHED VALLEYS W/ FULL LENGTH S.S. VALLEY FLASHING & OPTIONAL HEATED MAT SNOW MELTING SYSTEM.
EXTERIOR CEILING SPEC.- T&G CYPRESS CEILING OVER MIN. 19/32" A.P.A. EXT. GRADE PLYWOOD SHEATHING FASTENED TO 1"x3" WOOD FURRING STRIPS AT 16" O.C. OVER P.E. TRUSSES.
12 TYP.
PROVIDE 'Z' FLASHING @ WINDOW HEAD TRIM
SHUTTER BOX ACCESS PANEL W/ HARDIE PANEL FINISH
CEILING MTD. PADDLE FAN
P.E. WOOD TRUSSES AT 2'-0" O.C. MAX. REFER TO TRUSS SHOP DRAWINGS.
10"w. X 10"h. FRAMED WOOD BEAMS, W/ STAINED FINISH. REFER TO I.D. DRAWINGS.
STRUCTURAL STEEL BEAMS, REFER TO STRUCTURAL DRAWINGS FRAMING PLANS & DETAILS.
I.C. RATED ELECTRICAL LIGHT FIXTURE REFER TO ELECTRICAL DWG'S.
PROVIDE CONTINUOUS ROOF FLASHING & COUNTER FLASHING LAPPED OVER TRIM OR RAISED CRICKET, AS APPROVED BY MFG.
ICYNENE SPRAY OR EQUAL INSULATION TYPICAL AT UNDERSIDE OF ROOF SHEATHING (MIN. 5 1/2" D.)
DECORATIVE 3"w. AZEK BRACKET
7" HALF ROUND GUTTER W/ ROOF MOUNTED HANGERS
OUTDOOR LIVING
CLG. @ +13'-8" A.F.F.
WOOD
COFFEE LOUNGE
CLG. @ +14'-4" A.F.F.
WOOD
GREAT ROOM
CLG. @ +14'-4" A.F.F.
WOOD
we're going to need a bigger boat
120" ELECTRIC FIREPLACE
(4) 1.75"x9.25" LVL
(4) 1.75"x9.25" LVL RIPPED TO 9"
3" PRECAST STONE WALL CAP TRIM
PRECAST CONC. SILL TRIM, TYP. AT ALL EXT. DOORS
PSL COL. CLAD W/ HARDIE® PNL. & PAINTED TO MATCH COLOR OF WINDOWS. REFER TO DET. C, SHT. A-20
STRUCTURAL CONCRETE STEM WALL, REFER TO STRUCTURAL DRAWINGS FOUNDATION PLAN & DETAILS.
4" CONCRETE REINF. SLAB WITH 6X6-W1.4XW1.4 W.W.F. OR SYNTHETIC FIBER REINFORCING OVER VISQUEEN VAPOR BARRIER ON WELL COMPACTED, TERMITE TREATED FILL. REFER TO STRUCTURAL FOUNDATION PLAN.
REFER TO INTERIOR DESIGN (I.D.) DRAWINGS FOR INTERIOR ELEVATIONS & DETAILS

## BUILDING SECTION "B-B"

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



4-CAR GARAGE
CLG. @ +11'-0" A.F.F.
EPOXY
3/4" PLYWOOD ON P.E. WOOD TRUSSES FOR STORAGE PLATFORM. REFER TO TRUSS SHOP DRAWINGS.
TOP OF DBL TOP PLATE / TRUSS BRG. ELEVATION @ +12'-4" A.F.F.
MECH. ROOM
CLG. @ +12'-4" A.F.F.
FRAMED DOWN SOFFIT/HEADER, BOTT. AT +10'-0" A.F.F.
MUD ROOM/SIDE FOYER
WOOD
DINING ROOM
CLG. @ +14'-4" A.F.F.
WOOD
KITCHEN
CLG. @ +14'-4" A.F.F. PLUS 12/12 VAULT
WOOD
GREAT ROOM
CLG. @ +14'-4" A.F.F.
WOOD
TOILET
CLG. @ +10'-0" A.F.F.
TOILET
CLG. @ +10'-0" A.F.F.
CONT. LED LIGHTING STRIP - COORD. W/ I.D. & ELECTRICAL LIGHTING PLANS
2" THICK WATERFALL & COUNTERTOP
PROVIDE FIRE STOP AS REQUIRED.
I.C. RATED ELECTRICAL LIGHT FIXTURE REFER TO ELECTRICAL DWGS.
CONT. WOOD BASE (REFER TO I.D. DRAWINGS FOR SIZE & PROFILE, TYPICAL)
STRUCTURAL CONCRETE MONO. FOOTING, REFER TO STRUCTURAL DRAWINGS FOUNDATION PLAN & DETAILS.
4" CONCRETE REINF. SLAB WITH 6X6-W1.4XW1.4 W.W.F. OR SYNTHETIC FIBER REINFORCING OVER VISQUEEN VAPOR BARRIER ON WELL COMPACTED, TERMITE TREATED FILL. REFER TO STRUCTURAL FOUNDATION PLAN.
STRUCTURAL CONCRETE STEM WALL, REFER TO STRUCTURAL DRAWINGS FOUNDATION PLAN & DETAILS.
CW26 W/ 24" TRANS. SILL @ 1'-2" A.F.F.
REFER TO LANDSCAPE HARDSCAPE DWGS. FOR POOL DESIGN, ELEVATION & CONSTRUCTION DETAILS FOR POOL DECK, RETAINING WALLS & PLANTER WALL DETAILS.

## BUILDING SECTION "C-C"

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

0 4 8 16 32 ft.

WHEN REDUCED TO 24" X 36" SHEETS USE GRAPHIC SCALE

**INTERIOR DESIGN NOTE:**
REFER TO INTERIOR DESIGN (I.D.) DRAWINGS BY FREESTYLE INTERIORS FOR COMPLETE INTERIOR ELEVATIONSAND DETALS FOR CEILING COFFERS, ALL HEADER OPENINGS AND SOFFIT HEIGHTS, TO BE COORD. WITH INTERIOR DESIGN (I.D.) DRAWINGS.

**LANDSCAPE/HARDSCAPE NOTE:**
REFER TO LANDSCAPE ARCHITECT CONSTUCTION DRAWINGS BY HIDDEN CREEK FOR COMPLETE POOL & HARDSCAPE DESIGNS & DETAILS.

**ENGINEERING NOTE:**
REFER TO ENGINEER'S STRUCTURAL DRAWINGS BY KOOI STRUCTURAL ENGINEERING, LLC FOR COMPLETE STRUCTURAL DESIGN AND DETAILING, INCLUDING DIMENSIONS, STRUCTURAL BEAM SIZES AND LOCATIONS, FOOTING SIZES AND LOCATIONS AND STEEL REINFORCING. COORDINATE CONCRETE AND STEEL REQUIREMENT WITH ENGINEER'S STRUCTURAL DRAWINGS.

## SECTION NOTES

1. REFER TO INTERIOR DESIGN (I.D.) DRAWINGS FOR COMPLETE INTERIOR ELEVATIONS AND DETAILS FOR ALL CEILING COFFER MATERIALS & DIMENSIONS.
2. VERIFY/COORDINATE ALL ARCHES, HEADER OPENINGS AND SOFFIT HEIGHTS W/ INTERIOR DESIGN (I.D.) DRAWINGS.
3. ALL WINDOW SILLS AND OPENING HEIGHTS ARE REFERENCED FROM 0'-0" FINISH FLOOR ELEVATION (GREAT ROOM) UNLESS OTHERWISE NOTED.
4. ALL ROOM/CEILING HEIGHTS ARE REFERENCED FROM 0'-0" FINISH FLOOR ELEVATION (GREAT ROOM) UNLESS OTHERWISE NOTED.

## JAMES HARDIE PRODUCTS NOTE:

1. EXTERIOR FINISH MATERIALS AND PRODUCTS SPECIFIED AS HARDIE® BRANDED PRODUCTS SHALL BE INSTALLED PER JAMES HARDIE® BEST PRACTICES AND RECOMMENDATIONS. REFER TO:

   JAMES HARDIE® SIDING PRODUCTS - HARDIEZONE 5 (HZ5)
   BEST PRACTICES-INSTALLATION GUIDE
   SIDING AND TRIM PRODUCTS
   VERSION 9.1 - DECEMBER 2019
2. REFER TO SHEET A-19 FOR COMMON FLASHING DETAIL REQUIREMENTS USED HEREIN.
3. NO GRADING SHALL BE WITHIN / LESS THAN 6 INCHES OF ANY HARDIE® TRIM PRODUCT.
4. ALL JAMES HARDIE® PRODUCTS TO BE INSTALLED BY APPROVED DEDICATED HARDIE® INSTALLER / CONTRACTOR.
5. ALL JAMES HARDIE® PRODUCTS ARE TO BE ORDERED AS "PRIMED FOR PAINT".

ALL IDEAS, DESIGNS, ARRANGEMENTS, AND PLANS INDICATED OR REPRESENTED BY THIS DRAWING ARE OWNED BY AND PROPERTY OF THIS OFFICE, AND WHERE CREATED, EVOLVED, AND DEVELOPED FOR USE ON, AND IN CONNECTION WITH THE SPECIFIED PROJECT. NONE OF SUCH IDEAS, DESIGNS, ARRANGEMENTS, AND PLANS SHALL BE USED BY, OR DISCLOSED TO ANY PERSON, FIRM, OR COPRORATION FOR ANY PURPOSE WITHOUT WRITTEN PERMISSION OF NEW ARCHITECTURA INC.

MEMMER
ORIGINAL | TIMELESS | EXCEPTIONAL

PROPOSED CUSTOM RESIDENCE:
**Mr. & Mrs. Kaufmann**
HeartWood
4700 Deer Run Drive, Deer Run Estates, Lot 25
Dublin, Delaware County, Ohio

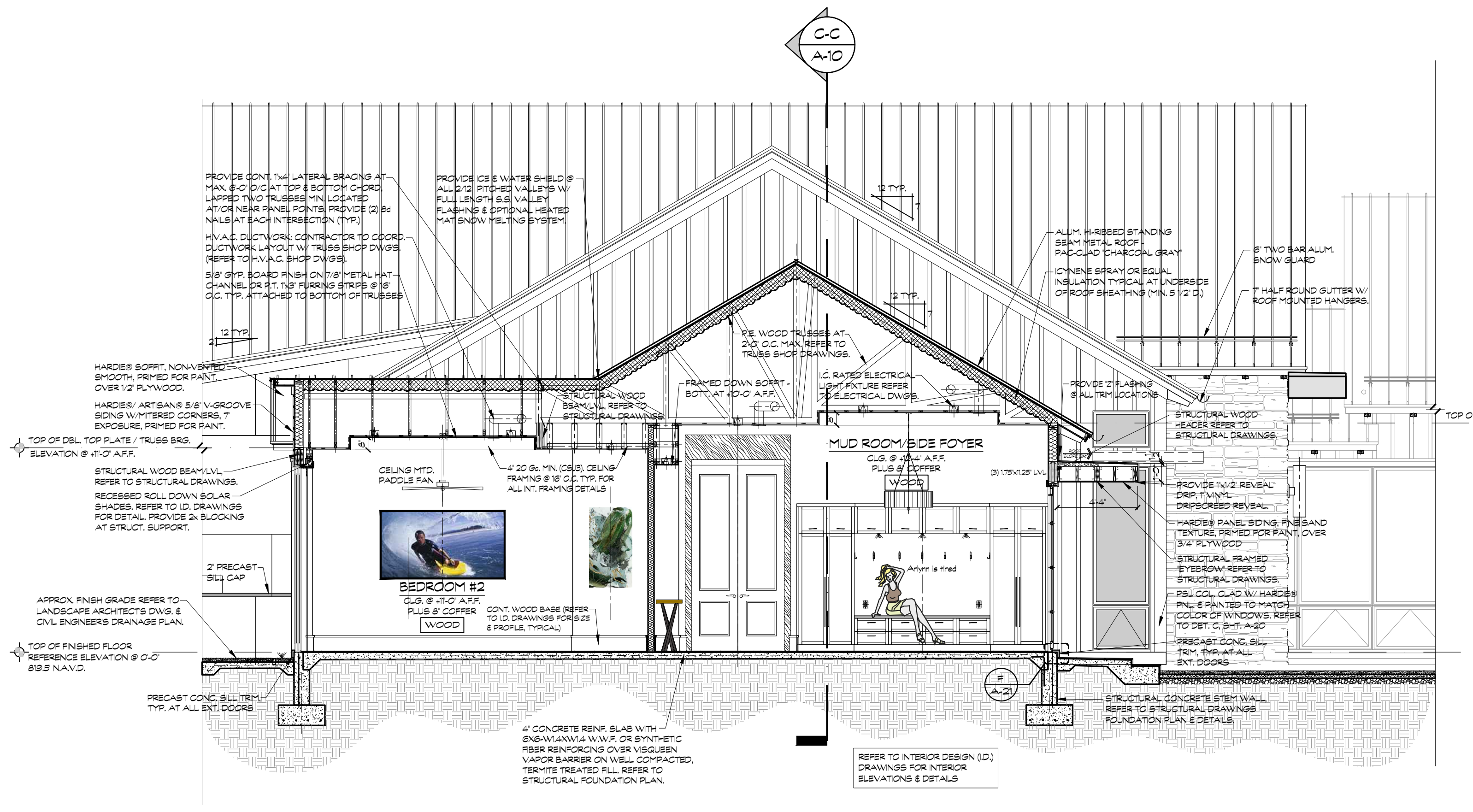
new architectura inc.
architecture + planning + interiors
3561 bonita bay boulevard
bonita springs, florida 34134
bus: 239.495.1841 fax: 239.495.2619
AA#: 0002883

revisions:
1 11/21/25 BUILDING DEPT. COMMENTS

job no. 100125
date: 20 OCT. 2025

PERMIT SET

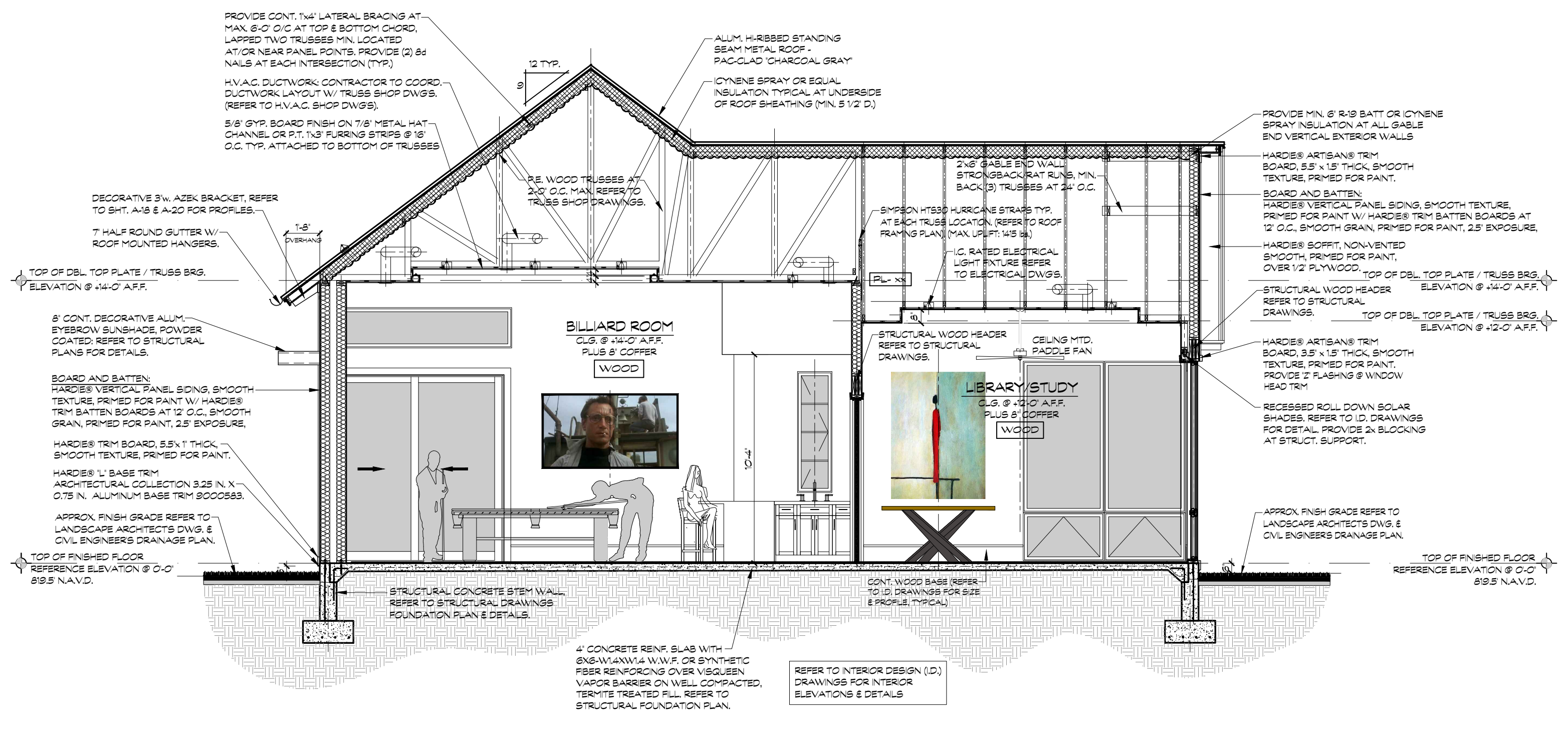
sheet: A-10
MFT
of 21


C-C
A-10
PROVIDE CONT. 1x4" LATERAL BRACING AT MAX. 6'-0" O/C AT TOP & BOTTOM CHORD, LAPPED TWO TRUSSES MIN. LOCATED AT/OR NEAR PANEL POINTS. PROVIDE (2) 8d NAILS AT EACH INTERSECTION (TYP.)
H.V.A.C. DUCTWORK: CONTRACTOR TO COORD. DUCTWORK LAYOUT W/ TRUSS SHOP DWGS. (REFER TO H.V.A.C. SHOP DWGS).
5/8" GYP. BOARD FINISH ON 7/8" METAL HAT CHANNEL OR P.T. 1x3" FURRING STRIPS @ 16" O.C. TYP. ATTACHED TO BOTTOM OF TRUSSES
PROVIDE ICE & WATER SHIELD @ ALL 2/12 PITCHED VALLEYS W/ FULL LENGTH S.S. VALLEY FLASHING & OPTIONAL HEATED MAT SNOW MELTING SYSTEM.
12 TYP.
ALUM. HI-RIBBED STANDING SEAM METAL ROOF - PAC-CLAD 'CHARCOAL GRAY'
ICYNENE SPRAY OR EQUAL INSULATION TYPICAL AT UNDERSIDE OF ROOF SHEATHING (MIN. 5 1/2" D.)
6" TWO BAR ALUM. SNOW GUARD
7" HALF ROUND GUTTER W/ ROOF MOUNTED HANGERS.
HARDIE® SOFFIT, NON-VENTED SMOOTH, PRIMED FOR PAINT, OVER 1/2" PLYWOOD.
HARDIE®/ ARTISAN® 5/8" V-GROOVE SIDING W/MITERED CORNERS, 7" EXPOSURE, PRIMED FOR PAINT.
P.E. WOOD TRUSSES AT 2'-0" O.C. MAX. REFER TO TRUSS SHOP DRAWINGS.
STRUCTURAL WOOD BEAM/LVL, REFER TO STRUCTURAL DRAWINGS.
FRAMED DOWN SOFFIT - BOTT. AT +10'-0" A.F.F.
I.C. RATED ELECTRICAL LIGHT FIXTURE REFER TO ELECTRICAL DWGS.
PROVIDE 'Z' FLASHING @ ALL TRIM LOCATIONS
STRUCTURAL WOOD HEADER REFER TO STRUCTURAL DRAWINGS.
TOP OF DBL. TOP PLATE / TRUSS BRG. ELEVATION @ +11'-0" A.F.F.
STRUCTURAL WOOD BEAM/LVL, REFER TO STRUCTURAL DRAWINGS.
RECESSED ROLL DOWN SOLAR SHADES. REFER TO I.D. DRAWINGS FOR DETAIL. PROVIDE 2x BLOCKING AT STRUCT. SUPPORT.
CEILING MTD. PADDLE FAN
4" 20 Ga. MIN. (CSJ3). CEILING FRAMING @ 16" O.C. TYP. FOR ALL INT. FRAMING DETAILS
MUD ROOM/SIDE FOYER
CLG. @ +12'-4" A.F.F. PLUS 8" COFFER
WOOD
(3) 1.75"x11.25" LVL
PROVIDE 1x1/2" REVEAL DRIP, 1" VINYL DRIPSCREED REVEAL.
4'-4"
HARDIE® PANEL SIDING, FINE SAND TEXTURE, PRIMED FOR PAINT, OVER 3/4" PLYWOOD
STRUCTURAL FRAMED 'EYEBROW' REFER TO STRUCTURAL DRAWINGS.
PSL COL. CLAD W/ HARDIE® PNL. & PAINTED TO MATCH COLOR OF WINDOWS. REFER TO DET. C, SHT. A-20
PRECAST CONC. SILL TRIM, TYP. AT ALL EXT. DOORS
2' PRECAST SILL CAP
APPROX. FINISH GRADE REFER TO LANDSCAPE ARCHITECTS DWG. & CIVIL ENGINEERS DRAINAGE PLAN.
BEDROOM #2
CLG. @ +11'-0" A.F.F. PLUS 8" COFFER
WOOD
CONT. WOOD BASE (REFER TO I.D. DRAWINGS FOR SIZE & PROFILE, TYPICAL)
Arlynn is tired
TOP OF FINISHED FLOOR REFERENCE ELEVATION @ 0'-0" 819.5 N.A.V.D.
PRECAST CONC. SILL TRIM, TYP. AT ALL EXT. DOORS
F
A-21
4" CONCRETE REINF. SLAB WITH 6X6-W1.4XW1.4 W.W.F. OR SYNTHETIC FIBER REINFORCING OVER VISQUEEN VAPOR BARRIER ON WELL COMPACTED, TERMITE TREATED FILL. REFER TO STRUCTURAL FOUNDATION PLAN.
REFER TO INTERIOR DESIGN (I.D.) DRAWINGS FOR INTERIOR ELEVATIONS & DETAILS
STRUCTURAL CONCRETE STEM WALL REFER TO STRUCTURAL DRAWINGS FOUNDATION PLAN & DETAILS.
TOP OF DBL. TOP PLATE / TRUSS BRG. ELEVATION
TOP OF FINISHED FLOOR REFERENCE ELEVATION

## BUILDING SECTION "D-D"

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

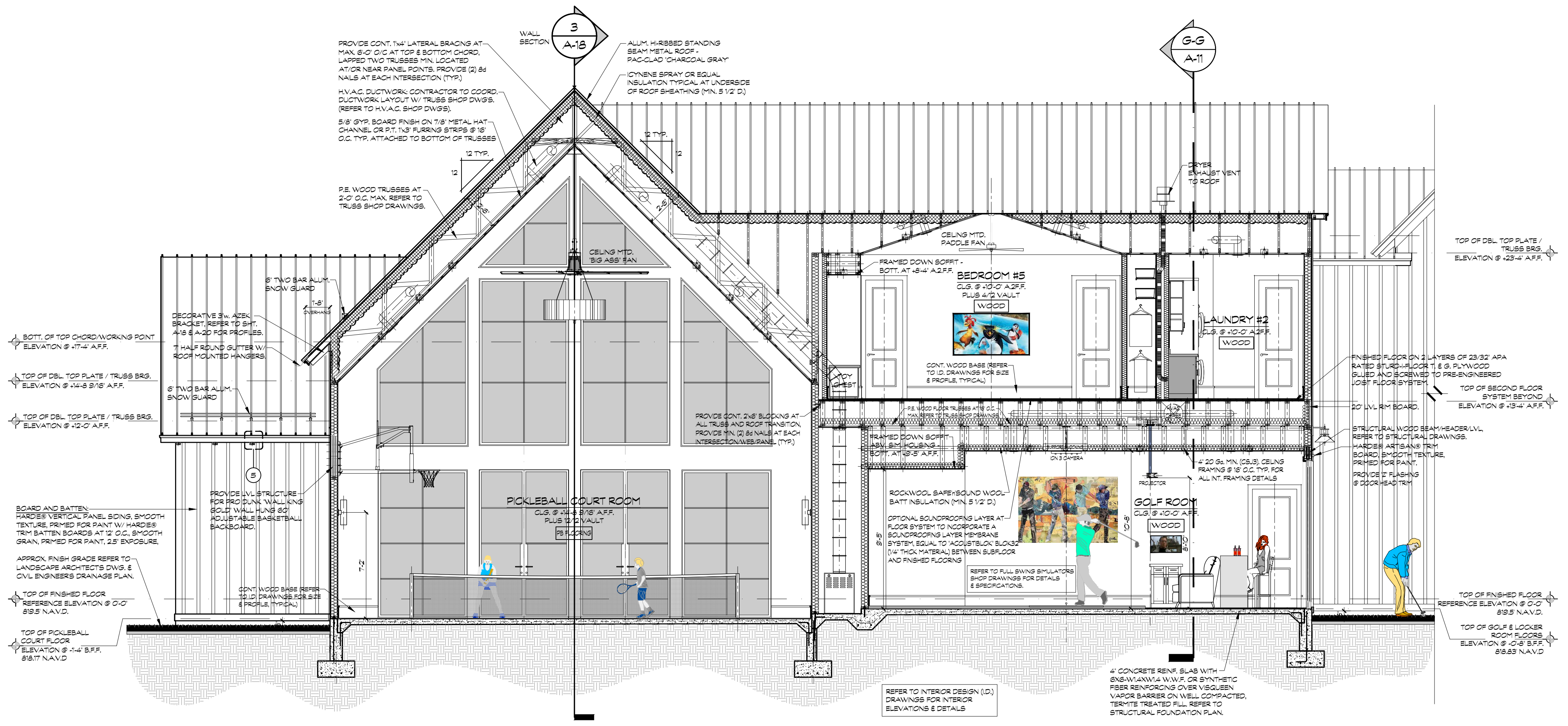
0 4 8 16 32 ft.


PROVIDE CONT. 1x4" LATERAL BRACING AT MAX. 6'-0" O/C AT TOP & BOTTOM CHORD, LAPPED TWO TRUSSES MIN. LOCATED AT/OR NEAR PANEL POINTS. PROVIDE (2) 8d NAILS AT EACH INTERSECTION (TYP.)
H.V.A.C. DUCTWORK: CONTRACTOR TO COORD. DUCTWORK LAYOUT W/ TRUSS SHOP DWGS. (REFER TO H.V.A.C. SHOP DWGS).
5/8" GYP. BOARD FINISH ON 7/8" METAL HAT CHANNEL OR P.T. 1x3" FURRING STRIPS @ 16" O.C. TYP. ATTACHED TO BOTTOM OF TRUSSES
12 TYP.
ALUM. HI-RIBBED STANDING SEAM METAL ROOF - PAC-CLAD 'CHARCOAL GRAY'
ICYNENE SPRAY OR EQUAL INSULATION TYPICAL AT UNDERSIDE OF ROOF SHEATHING (MIN. 5 1/2" D.)
DECORATIVE 3"w. AZEK BRACKET, REFER TO SHT. A-18 & A-20 FOR PROFILES.
1'-8" OVERHANG
7" HALF ROUND GUTTER W/ ROOF MOUNTED HANGERS.
P.E. WOOD TRUSSES AT 2'-0" O.C. MAX. REFER TO TRUSS SHOP DRAWINGS.
2"x6" GABLE END WALL STRONGBACK/RAT RUNS, MIN. BACK (3) TRUSSES AT 24" O.C.
SIMPSON HTS30 HURRICANE STRAPS TYP. AT EACH TRUSS LOCATION. (REFER TO ROOF FRAMING PLAN) (MAX. UPLIFT: 1415 lbs.)
I.C. RATED ELECTRICAL LIGHT FIXTURE REFER TO ELECTRICAL DWGS.
PL- xx
PROVIDE MIN. 6" R-19 BATT OR ICYNENE SPRAY INSULATION AT ALL GABLE END VERTICAL EXTERIOR WALLS
HARDIE® ARTISAN® TRIM BOARD, 5.5" x 1.5" THICK, SMOOTH TEXTURE, PRIMED FOR PAINT.
BOARD AND BATTEN: HARDIE® VERTICAL PANEL SIDING, SMOOTH TEXTURE, PRIMED FOR PAINT W/ HARDIE® TRIM BATTEN BOARDS AT 12" O.C., SMOOTH GRAIN, PRIMED FOR PAINT, 2.5" EXPOSURE.
HARDIE® SOFFIT, NON-VENTED SMOOTH, PRIMED FOR PAINT, OVER 1/2" PLYWOOD.
TOP OF DBL. TOP PLATE / TRUSS BRG. ELEVATION @ +14'-0" A.F.F.
TOP OF DBL. TOP PLATE / TRUSS BRG. ELEVATION @ +12'-0" A.F.F.
STRUCTURAL WOOD HEADER REFER TO STRUCTURAL DRAWINGS.
8" CONT. DECORATIVE ALUM. EYEBROW SUNSHADE, POWDER COATED: REFER TO STRUCTURAL PLANS FOR DETAILS.
BILLIARD ROOM
CLG. @ +14'-0" A.F.F. PLUS 8" COFFER
WOOD
STRUCTURAL WOOD HEADER REFER TO STRUCTURAL DRAWINGS.
CEILING MTD. PADDLE FAN
LIBRARY/STUDY
CLG. @ +12'-0" A.F.F. PLUS 8" COFFER
WOOD
HARDIE® ARTISAN® TRIM BOARD, 3.5" x 1.5" THICK, SMOOTH TEXTURE, PRIMED FOR PAINT. PROVIDE 'Z' FLASHING @ WINDOW HEAD TRIM
RECESSED ROLL DOWN SOLAR SHADES. REFER TO I.D. DRAWINGS FOR DETAIL. PROVIDE 2x BLOCKING AT STRUCT. SUPPORT.
BOARD AND BATTEN: HARDIE® VERTICAL PANEL SIDING, SMOOTH TEXTURE, PRIMED FOR PAINT W/ HARDIE® TRIM BATTEN BOARDS AT 12" O.C., SMOOTH GRAIN, PRIMED FOR PAINT, 2.5" EXPOSURE.
HARDIE® TRIM BOARD, 5.5"x 1" THICK, SMOOTH TEXTURE, PRIMED FOR PAINT.
HARDIE® "L" BASE TRIM ARCHITECTURAL COLLECTION 3.25 IN. X 0.75 IN. ALUMINUM BASE TRIM 9000583.
10'-4"
APPROX. FINISH GRADE REFER TO LANDSCAPE ARCHITECTS DWG. & CIVIL ENGINEERS DRAINAGE PLAN.
TOP OF FINISHED FLOOR REFERENCE ELEVATION @ 0'-0" 819.5 N.A.V.D.
STRUCTURAL CONCRETE STEM WALL, REFER TO STRUCTURAL DRAWINGS FOUNDATION PLAN & DETAILS.
CONT. WOOD BASE (REFER TO I.D. DRAWINGS FOR SIZE & PROFILE, TYPICAL)
4" CONCRETE REINF. SLAB WITH 6X6-W1.4XW1.4 W.W.F. OR SYNTHETIC FIBER REINFORCING OVER VISQUEEN VAPOR BARRIER ON WELL COMPACTED, TERMITE TREATED FILL. REFER TO STRUCTURAL FOUNDATION PLAN.
REFER TO INTERIOR DESIGN (I.D.) DRAWINGS FOR INTERIOR ELEVATIONS & DETAILS

## BUILDING SECTION "E-E"

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

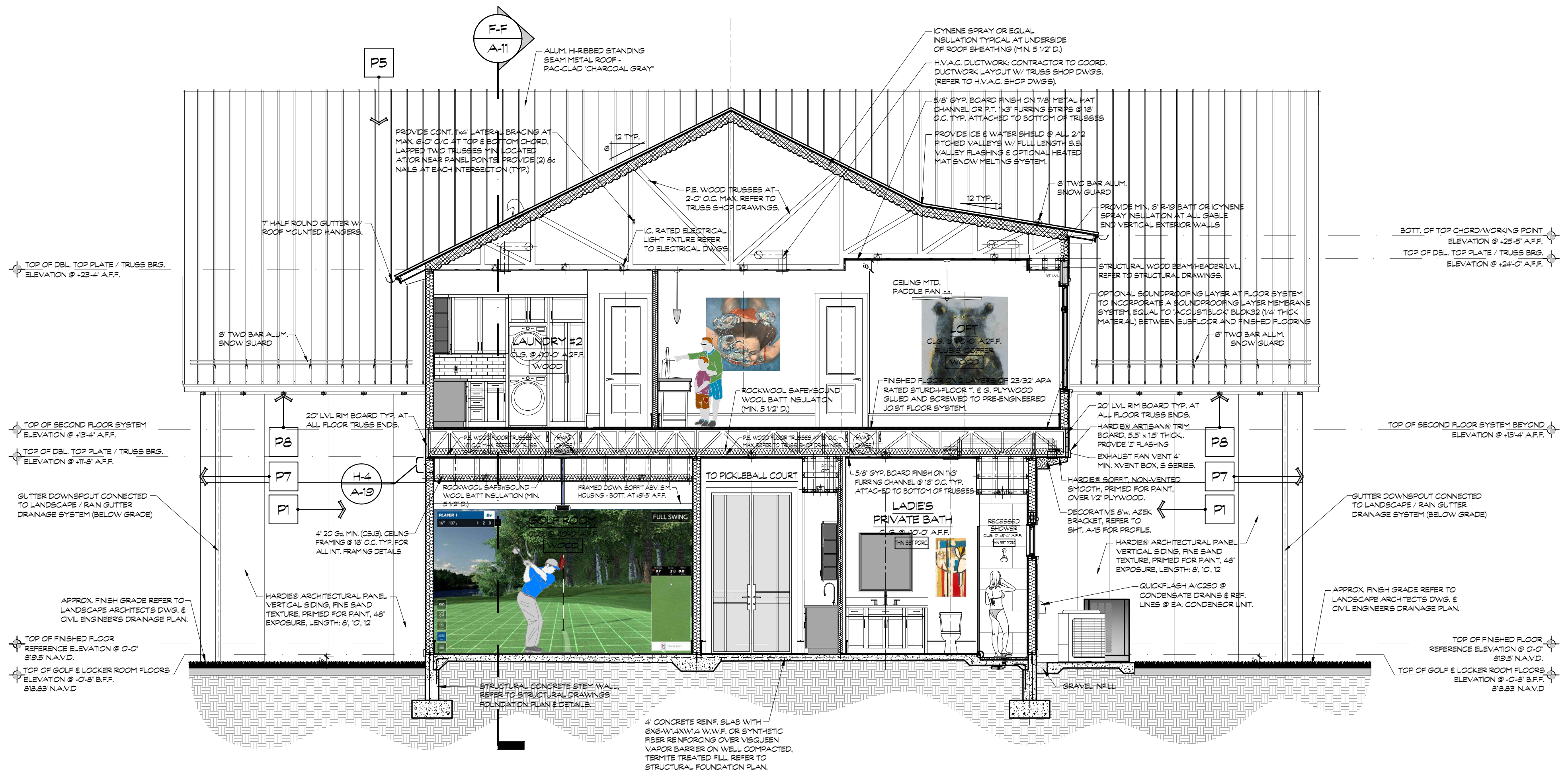
0 4 8 16 32 ft.


WALL SECTION
3
A-18
PROVIDE CONT. 1x4" LATERAL BRACING AT MAX. 6'-0" O/C AT TOP & BOTTOM CHORD, LAPPED TWO TRUSSES MIN. LOCATED AT/OR NEAR PANEL POINTS. PROVIDE (2) 8d NAILS AT EACH INTERSECTION (TYP.)
H.V.A.C. DUCTWORK: CONTRACTOR TO COORD. DUCTWORK LAYOUT W/ TRUSS SHOP DWGS. (REFER TO H.V.A.C. SHOP DWGS).
5/8" GYP. BOARD FINISH ON 7/8" METAL HAT CHANNEL OR P.T. 1x3" FURRING STRIPS @ 16" O.C. TYP. ATTACHED TO BOTTOM OF TRUSSES
ALUM. HI-RIBBED STANDING SEAM METAL ROOF - PAC-CLAD 'CHARCOAL GRAY'
ICYNENE SPRAY OR EQUAL INSULATION TYPICAL AT UNDERSIDE OF ROOF SHEATHING (MIN. 5 1/2" D.)
12 TYP.
P.E. WOOD TRUSSES AT 2'-0" O.C. MAX. REFER TO TRUSS SHOP DRAWINGS.
CEILING MTD. "BIG ASS" FAN
6" TWO BAR ALUM. SNOW GUARD
1'-8" OVERHANG
DECORATIVE 3"w. AZEK BRACKET, REFER TO SHT. A-18 & A-20 FOR PROFILES.
7" HALF ROUND GUTTER W/ ROOF MOUNTED HANGERS.
BOTT. OF TOP CHORD/WORKING POINT ELEVATION @ +17'-4" A.F.F.
TOP OF DBL. TOP PLATE / TRUSS BRG. ELEVATION @ +14'-8 9/16" A.F.F.
TOP OF DBL. TOP PLATE / TRUSS BRG. ELEVATION @ +12'-0" A.F.F.
6" TWO BAR ALUM. SNOW GUARD
TOY CHEST
PROVIDE CONT. 2x6" BLOCKING AT ALL TRUSS AND ROOF TRANSITION, PROVIDE MIN. (2) 8d NAILS AT EACH INTERSECTION/WEB/PANEL (TYP.)
5
PROVIDE LVL STRUCTURE FOR PRO DUNK 'WALL KING GOLD' WALL HUNG 60 ADJUSTABLE BASKETBALL BACKBOARD.
BOARD AND BATTEN: HARDIE® VERTICAL PANEL SIDING, SMOOTH TEXTURE, PRIMED FOR PAINT W/ HARDIE® TRIM BATTEN BOARDS AT 12" O.C., SMOOTH GRAIN, PRIMED FOR PAINT, 2.5" EXPOSURE,
PICKLEBALL COURT ROOM
CLG. @ +14'-8 9/16" A.F.F. PLUS 12/12 VAULT
PB FLOORING
7'-2"
APPROX. FINISH GRADE REFER TO LANDSCAPE ARCHITECTS DWG. & CIVIL ENGINEER'S DRAINAGE PLAN.
CONT. WOOD BASE (REFER TO I.D. DRAWINGS FOR SIZE & PROFILE, TYPICAL)
TOP OF FINISHED FLOOR REFERENCE ELEVATION @ 0'-0" 819.5 N.A.V.D.
TOP OF PICKLEBALL COURT FLOOR ELEVATION @ -1'-4" B.F.F. 818.17 N.A.V.D
G-G
A-11
DRYER EXHAUST VENT TO ROOF
CEILING MTD. PADDLE FAN
FRAMED DOWN SOFFIT - BOTT. AT +8'-4" A.2.F.F.
BEDROOM #5
CLG. @ +10'-0" A.2.F.F. PLUS 4/12 VAULT
WOOD
LAUNDRY #2
CLG. @ +10'-0" A.2.F.F.
WOOD
CONT. WOOD BASE (REFER TO I.D. DRAWINGS FOR SIZE & PROFILE, TYPICAL)
TOP OF DBL. TOP PLATE / TRUSS BRG. ELEVATION @ +23'-4" A.F.F.
FINISHED FLOOR ON 2 LAYERS OF 23/32" APA RATED STURD-I-FLOOR T. & G. PLYWOOD GLUED AND SCREWED TO PRE-ENGINEERED JOIST FLOOR SYSTEM.
TOP OF SECOND FLOOR SYSTEM BEYOND ELEVATION @ +13'-4" A.F.F.
20" LVL RIM BOARD.
P.E. WOOD FLOOR TRUSSES AT 16" O.C. MAX. REFER TO TRUSS SHOP DRAWINGS.
FRAMED DOWN SOFFIT ABV. SIM. HOUSING - BOTT. AT +9'-5" A.F.F.
ION 3 CAMERA
PROJECTOR
STRUCTURAL WOOD BEAM/HEADER/LVL, REFER TO STRUCTURAL DRAWINGS.
HARDIE® ARTISAN® TRIM BOARD, SMOOTH TEXTURE, PRIMED FOR PAINT.
PROVIDE 'Z' FLASHING @ DOOR HEAD TRIM
4" 20 Ga. MIN. (CSJ3). CEILING FRAMING @ 16" O.C. TYP. FOR ALL INT. FRAMING DETAILS
ROCKWOOL SAFE'n'SOUND WOOL BATT INSULATION (MIN. 5 1/2" D.)
OPTIONAL SOUNDPROOFING LAYER AT FLOOR SYSTEM TO INCORPORATE A SOUNDPROOFING LAYER MEMBRANE SYSTEM, EQUAL TO 'ACOUSTIBLOK' BLOK32 (1/4" THICK MATERIAL) BETWEEN SUBFLOOR AND FINISHED FLOORING
GOLF ROOM
CLG. @ +10'-0" A.F.F.
WOOD
9'-5"
10'-8"
8'-10"
REFER TO FULL SWING SIMULATORS SHOP DRAWINGS FOR DETAILS & SPECIFICATIONS.
TOP OF FINISHED FLOOR REFERENCE ELEVATION @ 0'-0" 819.5 N.A.V.D.
TOP OF GOLF & LOCKER ROOM FLOORS ELEVATION @ -0'-8" B.F.F. 818.83 N.A.V.D
REFER TO INTERIOR DESIGN (I.D.) DRAWINGS FOR INTERIOR ELEVATIONS & DETAILS
4" CONCRETE REINF. SLAB WITH 6X6-W1.4XW1.4 W.W.F. OR SYNTHETIC FIBER REINFORCING OVER VISQUEEN VAPOR BARRIER ON WELL COMPACTED, TERMITE TREATED FILL. REFER TO STRUCTURAL FOUNDATION PLAN.

## BUILDING SECTION "F-F"

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

0 4 8 16 32 ft.


P5
F-F
A-11
ALUM. HI-RIBBED STANDING SEAM METAL ROOF - PAC-CLAD 'CHARCOAL GRAY'
PROVIDE CONT. 1x4" LATERAL BRACING AT MAX. 6'-0" O/C AT TOP & BOTTOM CHORD, LAPPED TWO TRUSSES MIN. LOCATED AT/OR NEAR PANEL POINTS. PROVIDE (2) 8d NAILS AT EACH INTERSECTION (TYP.)
12 TYP.
P.E. WOOD TRUSSES AT 2'-0" O.C. MAX. REFER TO TRUSS SHOP DRAWINGS.
I.C. RATED ELECTRICAL LIGHT FIXTURE REFER TO ELECTRICAL DWGS.
7" HALF ROUND GUTTER W/ ROOF MOUNTED HANGERS.
ICYNENE SPRAY OR EQUAL INSULATION TYPICAL AT UNDERSIDE OF ROOF SHEATHING (MIN. 5 1/2" D.)
H.V.A.C. DUCTWORK: CONTRACTOR TO COORD. DUCTWORK LAYOUT W/ TRUSS SHOP DWGS. (REFER TO H.V.A.C. SHOP DWGS).
5/8" GYP. BOARD FINISH ON 7/8" METAL HAT CHANNEL OR P.T. 1x3" FURRING STRIPS @ 16" O.C. TYP. ATTACHED TO BOTTOM OF TRUSSES
PROVIDE ICE & WATER SHIELD @ ALL 2/12 PITCHED VALLEYS W/ FULL LENGTH S.S. VALLEY FLASHING & OPTIONAL HEATED MAT SNOW MELTING SYSTEM.
6" TWO BAR ALUM. SNOW GUARD
PROVIDE MIN. 6" R-19 BATT OR ICYNENE SPRAY INSULATION AT ALL GABLE END VERTICAL EXTERIOR WALLS
BOTT. OF TOP CHORD/WORKING POINT ELEVATION @ +25'-5" A.F.F.
TOP OF DBL. TOP PLATE / TRUSS BRG. ELEVATION @ +24'-0" A.F.F.
TOP OF DBL. TOP PLATE / TRUSS BRG. ELEVATION @ +23'-4" A.F.F.
STRUCTURAL WOOD BEAM/HEADER/LVL, REFER TO STRUCTURAL DRAWINGS.
OPTIONAL SOUNDPROOFING LAYER AT FLOOR SYSTEM TO INCORPORATE A SOUNDPROOFING LAYER MEMBRANE SYSTEM, EQUAL TO 'ACOUSTIBLOK' BLOK32 (1/4" THICK MATERIAL) BETWEEN SUBFLOOR AND FINISHED FLOORING
CEILING MTD. PADDLE FAN
LOFT
6" TWO BAR ALUM. SNOW GUARD
LAUNDRY #2
CLG. @ +10'-0" A.2.F.F.
WOOD
ROCKWOOL SAFE'n'SOUND WOOL BATT INSULATION (MIN. 5 1/2" D.)
FINISHED FLOOR ON 2 LAYERS OF 23/32" APA RATED STURD-I-FLOOR T. & G. PLYWOOD GLUED AND SCREWED TO PRE-ENGINEERED JOIST FLOOR SYSTEM.
20" LVL RIM BOARD TYP. AT ALL FLOOR TRUSS ENDS.
TOP OF SECOND FLOOR SYSTEM ELEVATION @ +13'-4" A.F.F.
TOP OF SECOND FLOOR SYSTEM BEYOND ELEVATION @ +13'-4" A.F.F.
TOP OF DBL. TOP PLATE / TRUSS BRG. ELEVATION @ +11'-8" A.F.F.
P8
P7
P1
H-4
A-19
HARDIE® ARTISAN® TRIM BOARD, 5.5" x 1.5" THICK, PROVIDE 'Z' FLASHING
EXHAUST FAN VENT 4" MIN. XVENT BOX, S SERIES.
ROCKWOOL SAFE'n'SOUND WOOL BATT INSULATION (MIN. 5 1/2" D.)
FRAMED DOWN SOFFIT ABV. SIM. HOUSING - BOTT. AT +9'-5" A.F.F.
TO PICKLEBALL COURT
5/8" GYP. BOARD FINISH ON 1x3" FURRING CHANNEL @ 16" O.C. TYP. ATTACHED TO BOTTOM OF TRUSSES
HARDIE® SOFFIT, NON-VENTED SMOOTH, PRIMED FOR PAINT, OVER 1/2" PLYWOOD.
DECORATIVE 8"w. AZEK BRACKET, REFER TO SHT. A-15 FOR PROFILE.
GUTTER DOWNSPOUT CONNECTED TO LANDSCAPE / RAIN GUTTER DRAINAGE SYSTEM (BELOW GRADE)
4" 20 Ga. MIN. (CSJ3). CEILING FRAMING @ 16" O.C. TYP. FOR ALL INT. FRAMING DETAILS
GOLF ROOM
WOOD
FULL SWING
LADIES PRIVATE BATH
CLG. @ +10'-0" A.F.F.
THIN SET PORC.
RECESSED SHOWER
HARDIE® ARCHITECTURAL PANEL VERTICAL SIDING, FINE SAND TEXTURE, PRIMED FOR PAINT, 48" EXPOSURE, LENGTH: 8', 10', 12'
QUICKFLASH A/C250 @ CONDENSATE DRAINS & REF. LINES @ EA. CONDENSOR UNIT.
APPROX. FINISH GRADE REFER TO LANDSCAPE ARCHITECTS DWG. & CIVIL ENGINEERS DRAINAGE PLAN.
TOP OF FINISHED FLOOR REFERENCE ELEVATION @ 0'-0" 819.5 N.A.V.D.
TOP OF GOLF & LOCKER ROOM FLOORS ELEVATION @ -0'-8" B.F.F. 818.83 N.A.V.D
STRUCTURAL CONCRETE STEM WALL REFER TO STRUCTURAL DRAWINGS FOUNDATION PLAN & DETAILS.
GRAVEL INFILL
4" CONCRETE REINF. SLAB WITH 6X6-W1.4XW1.4 W.W.F. OR SYNTHETIC FIBER REINFORCING OVER VISQUEEN VAPOR BARRIER ON WELL COMPACTED, TERMITE TREATED FILL. REFER TO STRUCTURAL FOUNDATION PLAN.

## BUILDING SECTION "G-G"

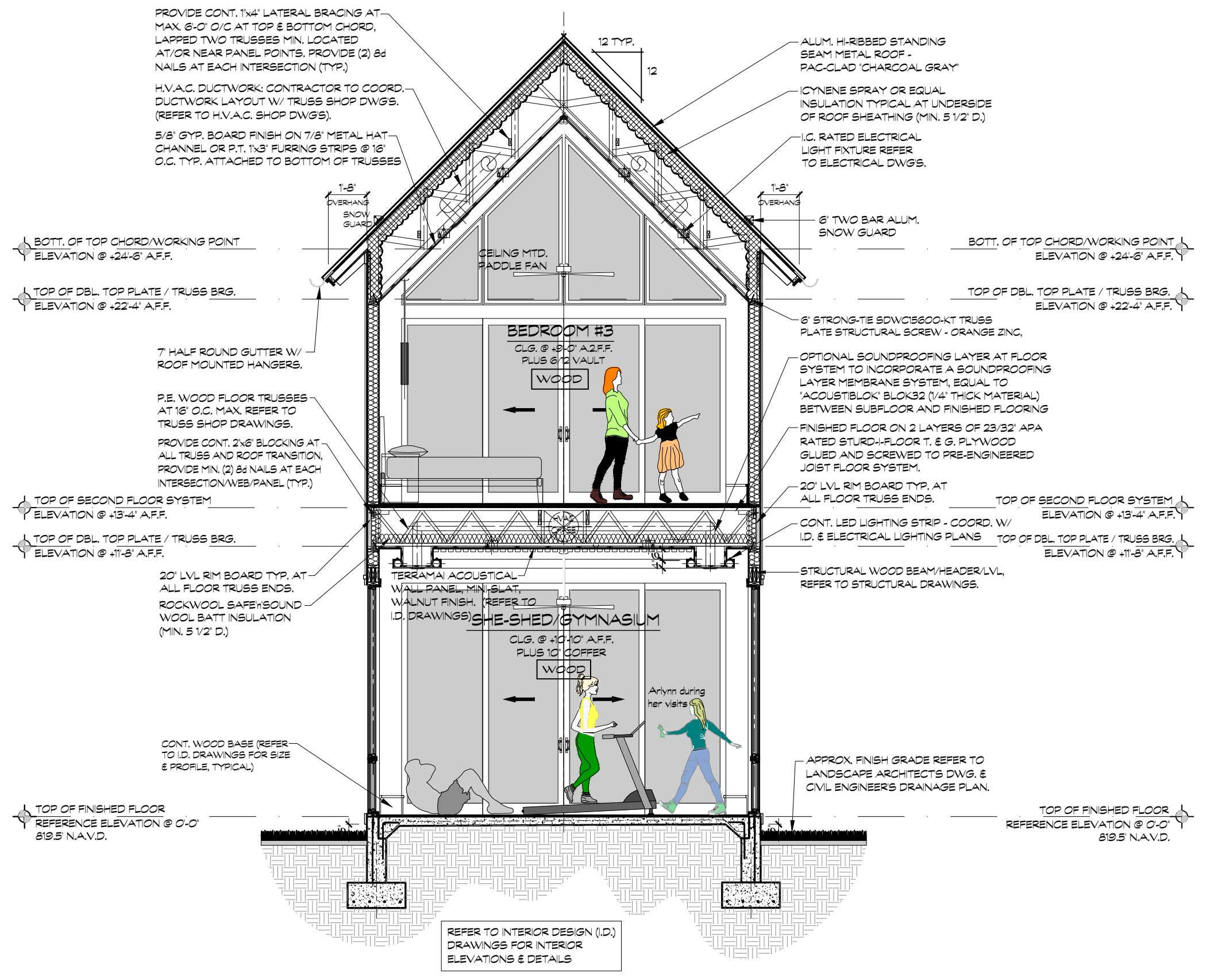
SCALE: 3/16" = 1'-0"

0 4 8 16 32 ft.

**INTERIOR DESIGN NOTE:**
REFER TO INTERIOR DESIGN (I.D.) DRAWINGS BY FREESTYLE INTERIORS FOR COMPLETE INTERIOR ELEVATIONSAND DETALS FOR CEILING COFFERS, ALL HEADER OPENINGS AND SOFFIT HEIGHTS, TO BE COORD. WITH INTERIOR DESIGN (I.D.) DRAWINGS.

**LANDSCAPE/HARDSCAPE NOTE:**
REFER TO LANDSCAPE ARCHITECT CONSTUCTION DRAWINGS BY HIDDEN CREEK FOR COMPLETE POOL & HARDSCAPE DESIGNS & DETAILS.

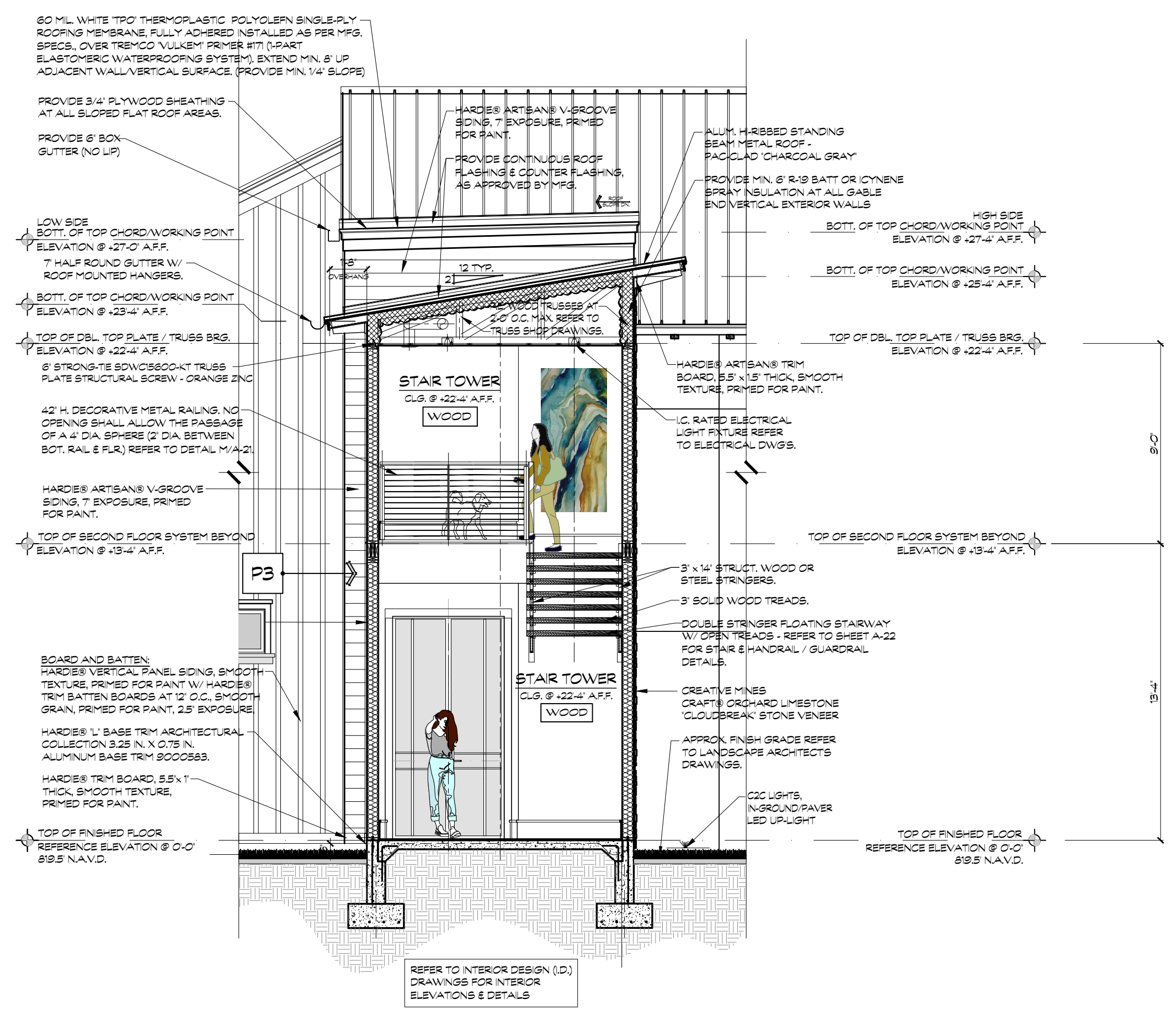
**ENGINEERING NOTE:**
REFER TO ENGINEER'S STRUCTURAL DRAWINGS BY KOOI STRUCTURAL ENGINEERING, LLC FOR COMPLETE STRUCTURAL DESIGN AND DETAILING, INCLUDING DIMENSIONS, STRUCTURAL BEAM SIZES AND LOCATIONS, FOOTING SIZES AND LOCATIONS AND STEEL REINFORCING. COORDINATE CONCRETE AND STEEL REQUIREMENT WITH ENGINEER'S STRUCTURAL DRAWINGS.


PROVIDE CONT. 1x4" LATERAL BRACING AT MAX. 6'-0" O/C AT TOP & BOTTOM CHORD, LAPPED TWO TRUSSES MIN. LOCATED AT/OR NEAR PANEL POINTS. PROVIDE (2) 8d NAILS AT EACH INTERSECTION (TYP.)
H.V.A.C. DUCTWORK: CONTRACTOR TO COORD. DUCTWORK LAYOUT W/ TRUSS SHOP DWGS. (REFER TO H.V.A.C. SHOP DWGS).
5/8" GYP. BOARD FINISH ON 7/8" METAL HAT CHANNEL OR P.T. 1x3" FURRING STRIPS @ 16" O.C. TYP. ATTACHED TO BOTTOM OF TRUSSES
12 TYP.
ALUM. HI-RIBBED STANDING SEAM METAL ROOF - PAC-CLAD "CHARCOAL GRAY"
ICYNENE SPRAY OR EQUAL INSULATION TYPICAL AT UNDERSIDE OF ROOF SHEATHING (MIN. 5 1/2" D.)
I.C. RATED ELECTRICAL LIGHT FIXTURE REFER TO ELECTRICAL DWGS.
1'-8" OVERHANG
SNOW GUARD
6" TWO BAR ALUM. SNOW GUARD
BOTT. OF TOP CHORD/WORKING POINT ELEVATION @ +24'-6" A.F.F.
TOP OF DBL. TOP PLATE / TRUSS BRG. ELEVATION @ +22'-4" A.F.F.
CEILING MTD. PADDLE FAN
6" STRONG-TIE SDWC15600-KT TRUSS PLATE STRUCTURAL SCREW - ORANGE ZINC,
7" HALF ROUND GUTTER W/ ROOF MOUNTED HANGERS.
BEDROOM #3
CLG. @ +9'-0" A.2.F.F. PLUS 6/12 VAULT
WOOD
OPTIONAL SOUNDPROOFING LAYER AT FLOOR SYSTEM TO INCORPORATE A SOUNDPROOFING LAYER MEMBRANE SYSTEM, EQUAL TO "ACOUSTIBLOK" BLOK32 (1/4" THICK MATERIAL) BETWEEN SUBFLOOR AND FINISHED FLOORING
P.E. WOOD FLOOR TRUSSES AT 16" O.C. MAX. REFER TO TRUSS SHOP DRAWINGS.
PROVIDE CONT. 2x6" BLOCKING AT ALL TRUSS AND ROOF TRANSITION, PROVIDE MIN. (2) 8d NAILS AT EACH INTERSECTION/WEB/PANEL (TYP.)
FINISHED FLOOR ON 2 LAYERS OF 23/32" APA RATED STURD-I-FLOOR T. & G. PLYWOOD GLUED AND SCREWED TO PRE-ENGINEERED JOIST FLOOR SYSTEM.
20" LVL RIM BOARD TYP. AT ALL FLOOR TRUSS ENDS.
TOP OF SECOND FLOOR SYSTEM ELEVATION @ +13'-4" A.F.F.
TOP OF DBL. TOP PLATE / TRUSS BRG. ELEVATION @ +11'-8" A.F.F.
CONT. LED LIGHTING STRIP - COORD. W/ I.D. & ELECTRICAL LIGHTING PLANS
20" LVL RIM BOARD TYP. AT ALL FLOOR TRUSS ENDS.
ROCKWOOL SAFE'n'SOUND WOOL BATT INSULATION (MIN. 5 1/2" D.)
TERRAMAI ACOUSTICAL WALL PANEL, MINI-SLAT, WALNUT FINISH. (REFER TO I.D. DRAWINGS)
STRUCTURAL WOOD BEAM/HEADER/LVL, REFER TO STRUCTURAL DRAWINGS.
SHE-SHED/GYMNASIUM
CLG. @ +10'-10" A.F.F. PLUS 10" COFFER
WOOD
Arlynn during her visits
CONT. WOOD BASE (REFER TO I.D. DRAWINGS FOR SIZE & PROFILE, TYPICAL)
APPROX. FINISH GRADE REFER TO LANDSCAPE ARCHITECTS DWG. & CIVIL ENGINEER'S DRAINAGE PLAN.
TOP OF FINISHED FLOOR REFERENCE ELEVATION @ 0'-0" 819.5' N.A.V.D.
REFER TO INTERIOR DESIGN (I.D.) DRAWINGS FOR INTERIOR ELEVATIONS & DETAILS

## BUILDING SECTION "H-H"

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

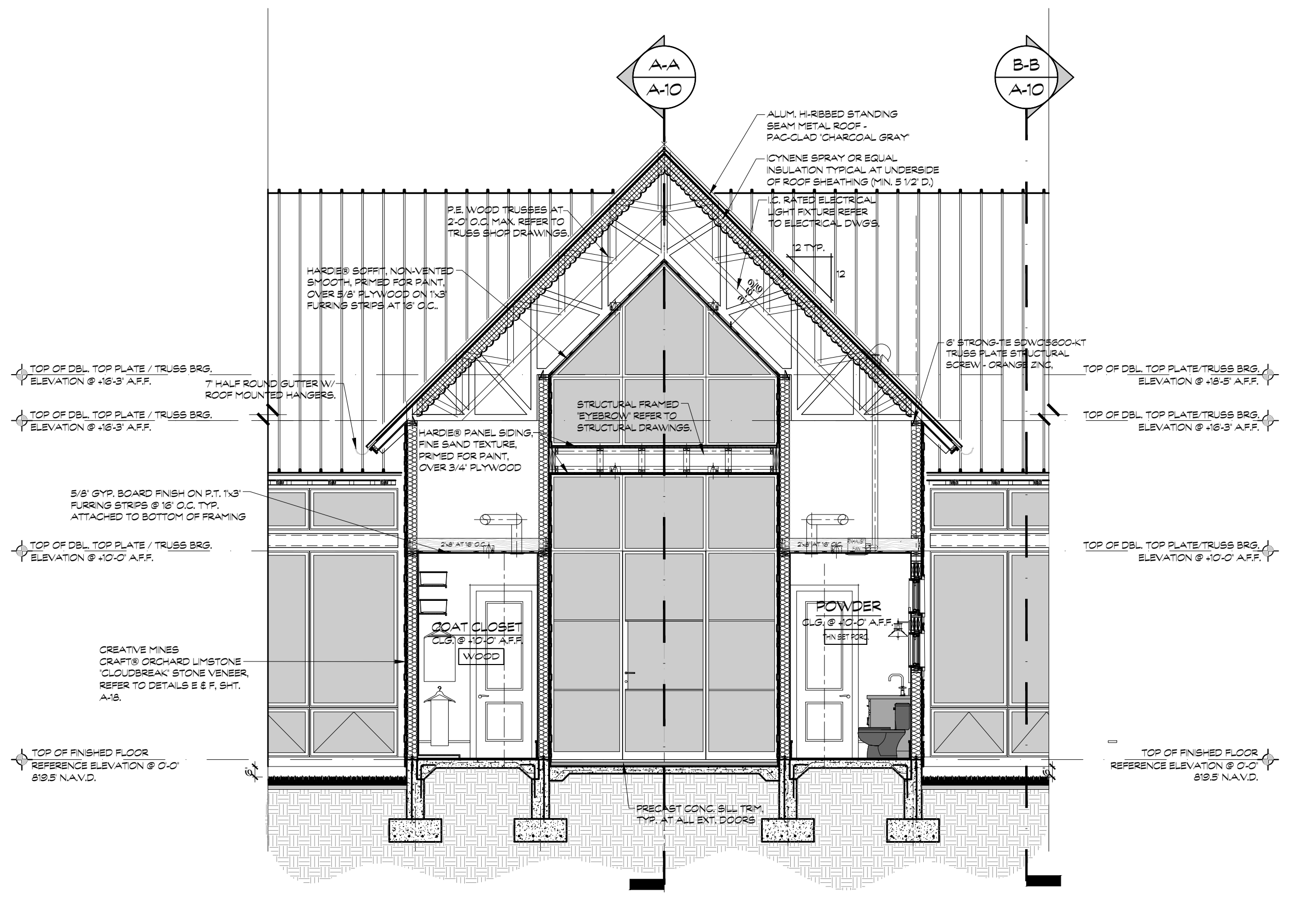
0 4 8 16 32 ft.


60 MIL. WHITE 'TPO' THERMOPLASTIC POLYOLEFN SINGLE-PLY ROOFING MEMBRANE, FULLY ADHERED INSTALLED AS PER MFG. SPECS., OVER TREMCO 'VULKEM' PRIMER #171 (1-PART ELASTOMERIC WATERPROOFING SYSTEM). EXTEND MIN. 8" UP ADJACENT WALL/VERTICAL SURFACE. (PROVIDE MIN. 1/4" SLOPE)
PROVIDE 3/4" PLYWOOD SHEATHING AT ALL SLOPED FLAT ROOF AREAS.
PROVIDE 6" BOX GUTTER (NO LIP)
HARDIE® ARTISAN® V-GROOVE SIDING, 7" EXPOSURE, PRIMED FOR PAINT.
PROVIDE CONTINUOUS ROOF FLASHING & COUNTER FLASHING, AS APPROVED BY MFG.
ALUM. HI-RIBBED STANDING SEAM METAL ROOF - PAC-CLAD 'CHARCOAL GRAY'
PROVIDE MIN. 6" R-19 BATT OR ICYNENE SPRAY INSULATION AT ALL GABLE END VERTICAL EXTERIOR WALLS
LOW SIDE BOTT. OF TOP CHORD/WORKING POINT ELEVATION @ +27'-0" A.F.F.
HIGH SIDE BOTT. OF TOP CHORD/WORKING POINT ELEVATION @ +27'-4" A.F.F.
BOTT. OF TOP CHORD/WORKING POINT ELEVATION @ +25'-4" A.F.F.
7" HALF ROUND GUTTER W/ ROOF MOUNTED HANGERS.
1'-8" OVERHANG
12 TYP.
BOTT. OF TOP CHORD/WORKING POINT ELEVATION @ +23'-4" A.F.F.
P.E. WOOD TRUSSES AT 2'-0" O.C. MAX. REFER TO TRUSS SHOP DRAWINGS.
TOP OF DBL. TOP PLATE / TRUSS BRG. ELEVATION @ +22'-4" A.F.F.
6" STRONG-TIE SDWC15600-KT TRUSS PLATE STRUCTURAL SCREW - ORANGE ZINC
STAIR TOWER
CLG. @ +22'-4" A.F.F.
WOOD
HARDIE® ARTISAN® TRIM BOARD, 5.5" x 1.5" THICK, SMOOTH TEXTURE, PRIMED FOR PAINT.
I.C. RATED ELECTRICAL LIGHT FIXTURE REFER TO ELECTRICAL DWGS.
42" H. DECORATIVE METAL RAILING. NO OPENING SHALL ALLOW THE PASSAGE OF A 4" DIA. SPHERE (2" DIA. BETWEEN BOT. RAIL & FLR.) REFER TO DETAIL M/A-21.
9'-0"
HARDIE® ARTISAN® V-GROOVE SIDING, 7" EXPOSURE, PRIMED FOR PAINT.
TOP OF SECOND FLOOR SYSTEM BEYOND ELEVATION @ +13'-4" A.F.F.
P3
3" x 14" STRUCT. WOOD OR STEEL STRINGERS.
3" SOLID WOOD TREADS.
DOUBLE STRINGER FLOATING STAIRWAY W/ OPEN TREADS - REFER TO SHEET A-22 FOR STAIR & HANDRAIL / GUARDRAIL DETAILS.
BOARD AND BATTEN: HARDIE® VERTICAL PANEL SIDING, SMOOTH TEXTURE, PRIMED FOR PAINT W/ HARDIE® TRIM BATTEN BOARDS AT 12" O.C., SMOOTH GRAIN, PRIMED FOR PAINT, 2.5" EXPOSURE.
STAIR TOWER
CLG. @ +22'-4" A.F.F.
WOOD
CREATIVE MINES CRAFT® ORCHARD LIMESTONE "CLOUDBREAK" STONE VENEER
13'-4"
HARDIE® "L" BASE TRIM ARCHITECTURAL COLLECTION 3.25 IN. X 0.75 IN. ALUMINUM BASE TRIM 9000583.
APPROX. FINISH GRADE REFER TO LANDSCAPE ARCHITECTS DRAWINGS.
HARDIE® TRIM BOARD, 5.5"x 1" THICK, SMOOTH TEXTURE, PRIMED FOR PAINT.
C2C LIGHTS, IN-GROUND/PAVER LED UP-LIGHT
TOP OF FINISHED FLOOR REFERENCE ELEVATION @ 0'-0" 819.5' N.A.V.D.
REFER TO INTERIOR DESIGN (I.D.) DRAWINGS FOR INTERIOR ELEVATIONS & DETAILS

## BUILDING SECTION "I-I"

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

0 4 8 16 32 ft.


A-A
A-10
B-B
A-10
ALUM. HI-RIBBED STANDING SEAM METAL ROOF - PAC-CLAD 'CHARCOAL GRAY'
ICYNENE SPRAY OR EQUAL INSULATION TYPICAL AT UNDERSIDE OF ROOF SHEATHING (MIN. 5 1/2" D.)
P.E. WOOD TRUSSES AT 2'-0" O.C. MAX. REFER TO TRUSS SHOP DRAWINGS.
I.C. RATED ELECTRICAL LIGHT FIXTURE REFER TO ELECTRICAL DWGS.
12 TYP.
HARDIE® SOFFIT, NON-VENTED SMOOTH, PRIMED FOR PAINT, OVER 5/8" PLYWOOD ON 1x3" FURRING STRIPS AT 16" O.C..
6" STRONG-TIE SDWC15600-KT TRUSS PLATE STRUCTURAL SCREW - ORANGE ZINC.
TOP OF DBL. TOP PLATE / TRUSS BRG. ELEVATION @ +16'-3" A.F.F.
TOP OF DBL. TOP PLATE/TRUSS BRG. ELEVATION @ +18'-5" A.F.F.
7" HALF ROUND GUTTER W/ ROOF MOUNTED HANGERS.
STRUCTURAL FRAMED 'EYEBROW' REFER TO STRUCTURAL DRAWINGS.
TOP OF DBL. TOP PLATE / TRUSS BRG. ELEVATION @ +16'-3" A.F.F.
HARDIE® PANEL SIDING, FINE SAND TEXTURE, PRIMED FOR PAINT, OVER 3/4" PLYWOOD
5/8" GYP. BOARD FINISH ON P.T. 1x3" FURRING STRIPS @ 16" O.C. TYP. ATTACHED TO BOTTOM OF FRAMING
2x8" AT 16" O.C.
TOP OF DBL. TOP PLATE / TRUSS BRG. ELEVATION @ +10'-0" A.F.F.
COAT CLOSET
CLG. @ +10'-0" A.F.F.
WOOD
POWDER
CLG. @ +10'-0" A.F.F.
THIN SET PORC.
CREATIVE MINES CRAFT® ORCHARD LIMSTONE 'CLOUDBREAK' STONE VENEER, REFER TO DETAILS E & F, SHT. A-18.
TOP OF FINISHED FLOOR REFERENCE ELEVATION @ 0'-0" 819.5 N.A.V.D.
PRECAST CONC. SILL TRIM, TYP. AT ALL EXT. DOORS

## BUILDING SECTION "J-J"

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

0 4 8 16 32 ft.

## JAMES HARDIE PRODUCTS NOTE:

1. EXTERIOR FINISH MATERIALS AND PRODUCTS SPECIFIED AS HARDIE® BRANDED PRODUCTS SHALL BE INSTALLED PER JAMES HARDIE® BEST PRACTICES AND RECOMMENDATIONS. REFER TO:

   JAMES HARDIE® SIDING PRODUCTS - HARDIEZONE 5 (HZ5)
   BEST PRACTICES-INSTALLATION GUIDE
   SIDING AND TRIM PRODUCTS
   VERSION 9.1 - DECEMBER 2019

2. REFER TO SHEET A-19 FOR COMMON FLASHING DETAIL REQUIREMENTS USED HEREIN.
3. NO GRADING SHALL BE WITHIN / LESS THAN 6 INCHES OF ANY HARDIE® TRIM PRODUCT.
4. ALL JAMES HARDIE® PRODUCTS TO BE INSTALLED BY APPROVED DEDICATED HARDIE® INSTALLER / CONTRACTOR.
5. ALL JAMES HARDIE® PRODUCTS ARE TO BE ORDERED AS "PRIMED FOR PAINT".

## SECTION NOTES

1. REFER TO INTERIOR DESIGN (I.D.) DRAWINGS FOR COMPLETE INTERIOR ELEVATIONS AND DETAILS FOR ALL CEILING COFFER MATERIALS & DIMENSIONS.
2. VERIFY/COORDINATE ALL ARCHES, HEADER OPENINGS AND SOFFIT HEIGHTS W/ INTERIOR DESIGN (I.D.) DRAWINGS.
3. ALL WINDOW SILLS AND OPENING HEIGHTS ARE REFERENCED FROM 0'-0" FINISH FLOOR ELEVATION (GREAT ROOM) UNLESS OTHERWISE NOTED.
4. ALL ROOM/CEILING HEIGHTS ARE REFERENCED FROM 0'-0" FINISH FLOOR ELEVATION (GREAT ROOM) UNLESS OTHERWISE NOTED.

ALL IDEAS, DESIGNS, ARRANGEMENTS, AND PLANS INDICATED OR REPRESENTED BY THIS DRAWING ARE OWNED BY AND PROPERTY OF THIS OFFICE, AND WHERE CREATED, EVOLVED, AND DEVELOPED FOR USE ON, AND IN CONNECTION WITH THE SPECIFIED PROJECT. NONE OF SUCH IDEAS, DESIGNS, ARRANGEMENTS, AND PLANS SHALL BE USED BY, OR DISCLOSED TO ANY PERSON, FIRM, OR COPRORATION FOR ANY PURPOSE WITHOUT WRITTEN PERMISSION OF NEW ARCHITECTURA INC.

MEMMER
ORIGINAL | TIMELESS | EXCEPTIONAL

PROPOSED CUSTOM RESIDENCE:
**Mr. & Mrs. Kaufmann**
HeartWood
4700 Deer Run Drive, Deer Run Estates, Lot 25
Dublin, Delaware County, Ohio

new architectura inc.
architecture + planning + interiors
3561 bonita bay boulevard
bonita springs, florida 34134
bus: 239.495.1841 fax: 239.495.2619
AA#: 0002883

revisions:

job no. 100125
date: 20 OCT. 2025

PERMIT SET

sheet:
A-11
MFT
of 21

LANDMARK
SURVEY GROUP
690 LAKEVIEW PLAZA BLVD. SUITE A
WORTHINGTON OH. 43085
PHONE: (614) 485-9000
WWW.LANDMARKSURVEY.COM

| REVISIONS | DESCRIPTION |
|---|---|
| 07/15/25 | ADD GRADES FROM FIELD |
| 10/10/25 | ADJUSTED GRADES & FF (JD) |
| 11/21/25 | ADDED WATER TAP & 100 YR FL(AEL) |
| | |

ORDER NO. DRR1-25-PP

DATE: 10/10/25

FOR MEMMER HOME HOUSE STYLE CUSTOM COUNTY OF FRANKLIN

LOT/SUBDIVISION DEER RUN SUBAREA A & B CITY/TWP OF DUBLIN

ADDRESS 4700 DEER RUN COURT SCALE 1"= 100' DRAWN BY: AEL

MINIMUMS: R: 30'/10' ENCROACHMENT FOR PATIOS, DECKS AND FENCES

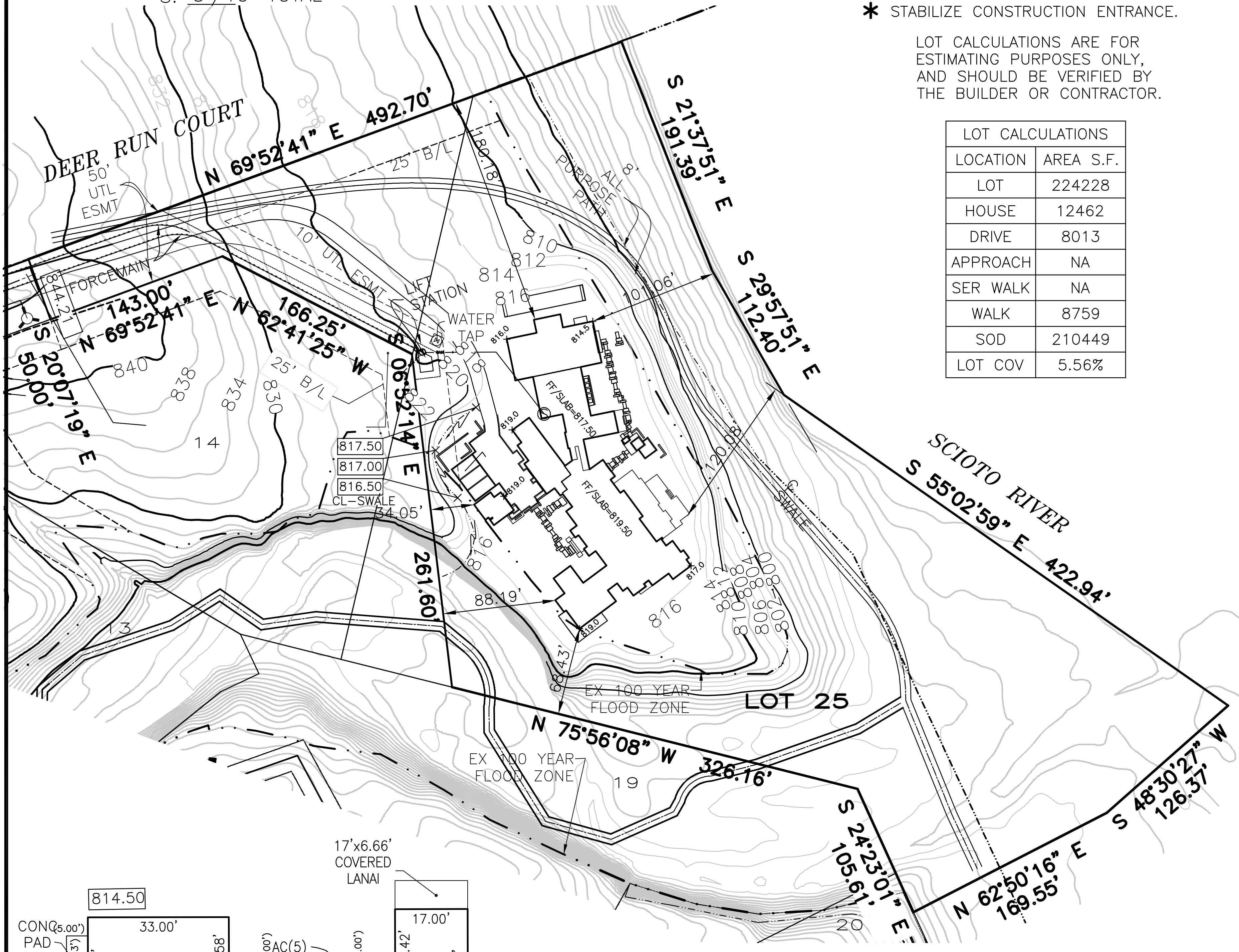
S: 5'/10' TOTAL

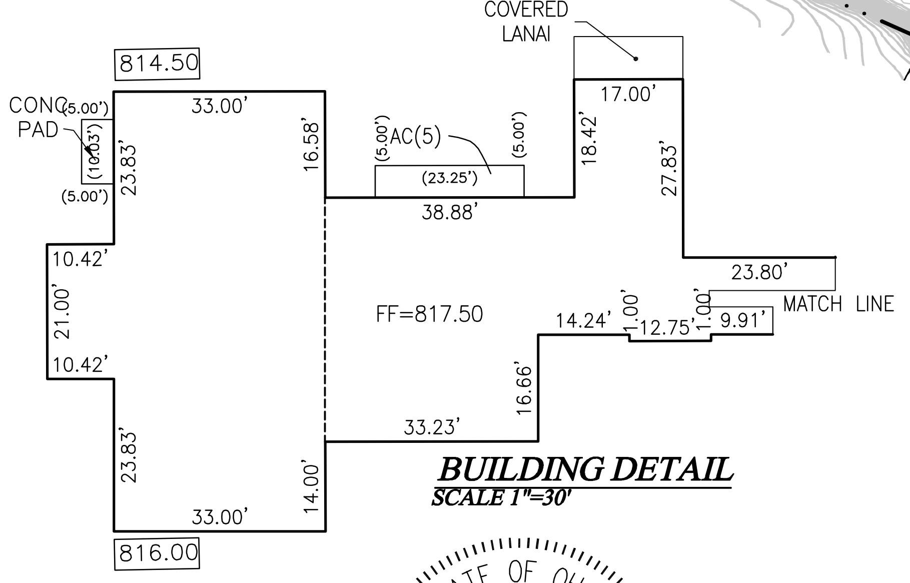
BK: 1458 PG: 2105-2106

* STABILIZE CONSTRUCTION ENTRANCE.

LOT CALCULATIONS ARE FOR ESTIMATING PURPOSES ONLY, AND SHOULD BE VERIFIED BY THE BUILDER OR CONTRACTOR.

| LOT CALCULATIONS | |
|---|---|
| LOCATION | AREA S.F. |
| LOT | 224228 |
| HOUSE | 12462 |
| DRIVE | 8013 |
| APPROACH | NA |
| SER WALK | NA |
| WALK | 8759 |
| SOD | 210449 |
| LOT COV | 5.56% |

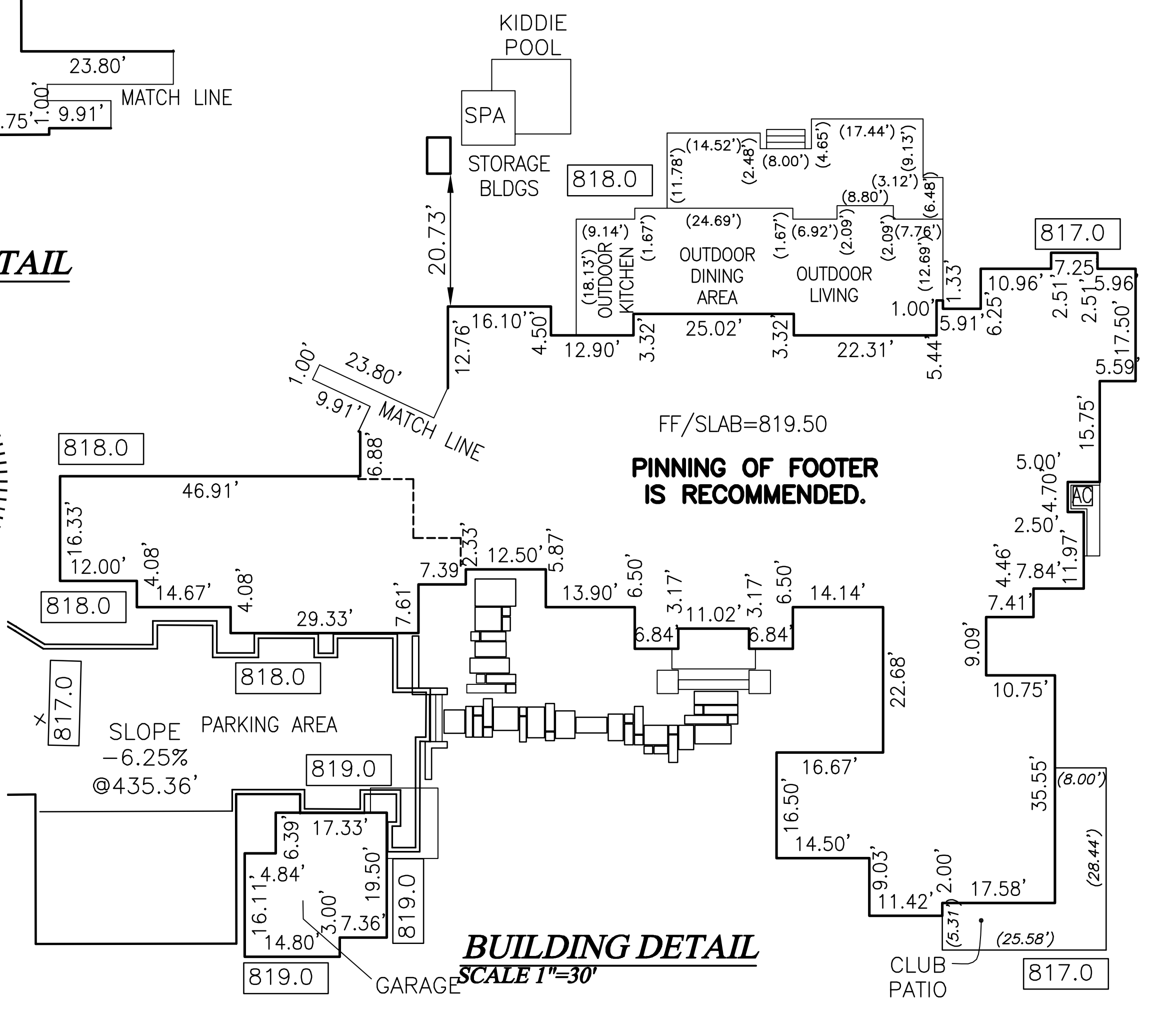

DEER RUN COURT
N 69°52'41" E 492.70'
50' UTL ESMT
25' B/L
180.18'
ALL PURPOSE PATH
8'
FORCEMAIN
10' UTL ESMT
LIFT STATION
WATER TAP
143.00'
N 69°52'41" E
N 62°41'25" W
166.25'
S 20°07'19" E
50.00'
84.21'
S 06°52'14" E
25' B/L
840
838
834
830
14
817.50
817.00
816.50
CL-SWALE
34.05'
261.60'
88.19'
68.43'
13
810
812
814
816
816.0
814.5
819.0
FF/SLAB=817.50
FF/SLAB=819.50
817.0
10.06'
120.8'
C SWALE
S 21°37'51" E
191.39'
S 29°57'51" E
112.40'
SCIOTO RIVER
S 55°02'59" E 422.94'
EX 100 YEAR FLOOD ZONE
LOT 25
N 75°56'08" W 326.16'
EX 100 YEAR FLOOD ZONE
19
S 24°23'01" E
105.61'
20
N 62°50'16" E
169.55'
S 48°30'27" W
126.37'


17'x6.66' COVERED LANAI
814.50
CONC PAD
(5.00')
(10.33')
(5.00')
33.00'
23.83'
16.58'
AC(5)
(5.00')
(23.25')
(5.00')
38.88'
18.42'
17.00'
27.83'
23.80'
MATCH LINE
10.42'
21.00'
10.42'
FF=817.50
14.24'
1.00'
12.75'
1.00'
9.91'
16.66'
33.23'
23.83'
14.00'
33.00'
816.00

BUILDING DETAIL
SCALE 1"=30'

THIS PROPERTY IS LOCATED IN FLOOD ZONE X, X SHADED, AE, AE FLOODWAY . MAP NO. 39049C 0038K. EFF. DATE: 06/17/2008.

WESLEY B. HAAS PS-8803


KIDDIE POOL
SPA
STORAGE BLDGS
818.0
20.73'
(14.52')
(11.78')
(2.48')
(8.00')
(4.65')
(17.44')
(9.13')
(3.12')
(6.48')
(8.80')
(24.69')
(9.14')
(1.67')
(1.67')
(6.92')
(2.09')
(2.09')
(7.76')
(18.13')
OUTDOOR KITCHEN
OUTDOOR DINING AREA
OUTDOOR LIVING
(12.69')
817.0
16.10'
12.76'
4.50'
12.90'
3.32'
25.02'
3.32'
22.31'
1.00'
5.44'
1.33'
5.91'
6.25'
10.96'
7.25
2.51'
2.51'
5.96'
17.50'
5.59'
1.00'
23.80'
9.91'
MATCH LINE
FF/SLAB=819.50
PINNING OF FOOTER IS RECOMMENDED.
15.75'
5.00'
4.70'
AC
2.50'
11.97'
4.46'
7.84'
7.41'
818.0
46.91'
6.88'
16.33'
12.00'
4.08'
14.67'
4.08'
29.33'
818.0
818.0
7.61'
7.39'
2.33'
12.50'
5.87'
13.90'
6.50'
3.17'
11.02'
3.17'
6.50'
6.84'
6.84'
14.14'
22.68'
9.09'
10.75'
817.0
SLOPE -6.25% @435.36'
PARKING AREA
819.0
819.0
17.33'
6.39'
4.84'
16.11'
19.50'
3.00'
7.36'
14.80'
819.0
GARAGE
16.67'
16.50'
14.50'
9.03'
11.42'
2.00'
17.58'
35.55'
(8.00')
(28.44')
(5.31')
(25.58')
CLUB PATIO
817.0

BUILDING DETAIL
SCALE 1"=30'

BUILDER TO INSTALL AND MAINTAIN EROSION CONTROL THROUGHOUT ALL PHASES OF CONSTRUCTION. FIELD MODIFICATIONS MAY BE NECESSARY.

WE HEREBY CERTIFY THAT THE FOREGOING PLOT PLAN WAS PREPARED FROM INFORMATION PROVIDED BY THE CLIENT AND DATA OBTAINED FROM ENGINEERED SUBDIVISION PLANS. THIS PLOT PLAN IS TO BE USED BY THE CLIENT FOR THE SOLE PURPOSE OF OBTAINING A BUILDING PERMIT. THE USE OF THE PLOT PLAN FOR ANY OTHER USE IS STRICTLY PROHIBITED.

Wesley B Haas 10/10/25

WESLEY B. HAAS DATE
REGISTERED SURVEYOR NO. 8803