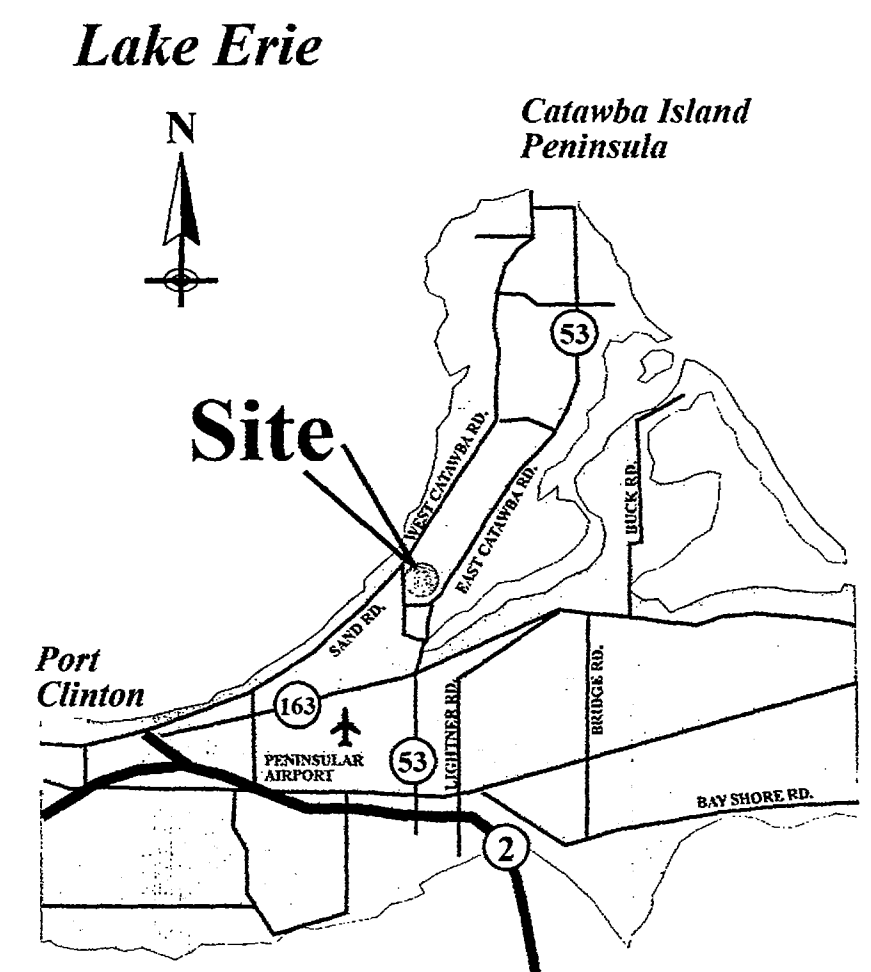


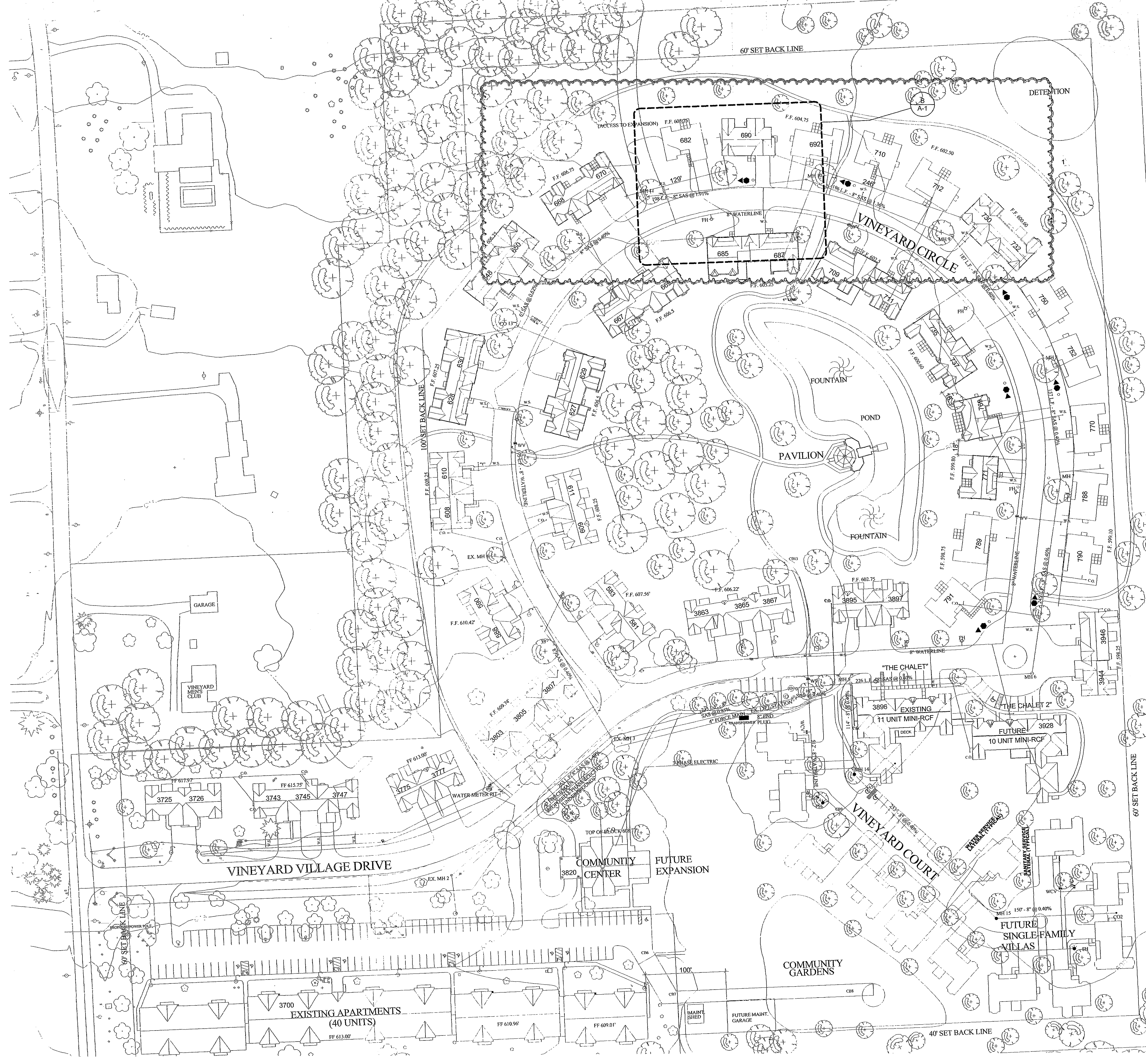
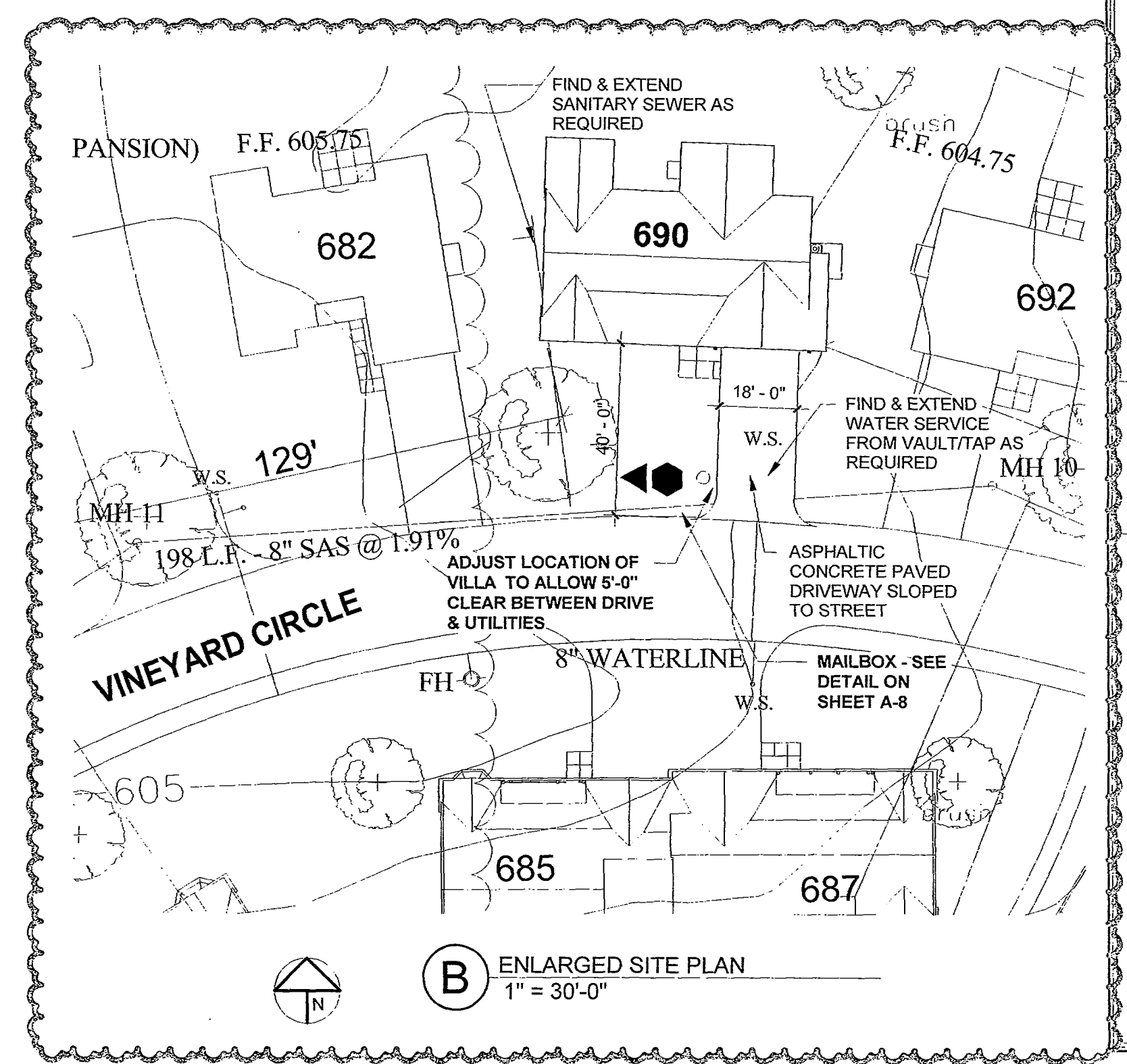
# Ohio Living

## Vineyard on Catawba



### DRAWING SCHEDULE

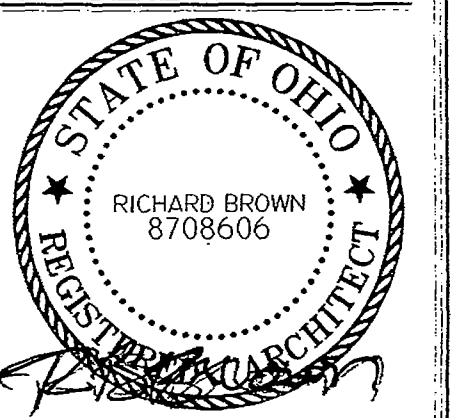
- 1 A-1 COVER PAGE
- 2 A-2 EXTERIOR ELEVATIONS & ROOF PLAN
- 2 A-3 FLOOR PLAN
- A-4 FOUNDATION PLAN
- A-5 FIRST FLOOR FRAMING
- A-6 ROOF FRAMING PLAN
- A-7 BUILDING SECTIONS
- A-8 DETAILS & SECTIONS
  
- P-1 PLUMBING LAYOUT
  
- 1 M-1 MECHANICAL LAYOUT
  
- 1 E-1 ELECTRICAL LAYOUT



**(A)** ARCHITECTURAL SITE PLAN  
1" = 60'-0"

**(B)** ENLARGED SITE PLAN  
1" = 30'-0"

**BROWN CALABRETTA ARCHITECTS INC.**  
130 East Chestnut Street, Suite 302 - Columbus, Ohio 43215  
(614) 298-2100 FAX (614) 461-1101



RICHARD BROWN, LICENSE #8708606  
EXPIRATION DATE: 12/31/2019

PRELIM DESIGN  
 FINAL DESIGN  
 PRELIM CONSTRUCTION SET  
 BID/PERMIT SUBMITTAL SET  
 FINAL PERMIT / CONSTRUCTION SET  
 AS-BUILT SET  
 INFO ONLY / NOT FOR CONST.

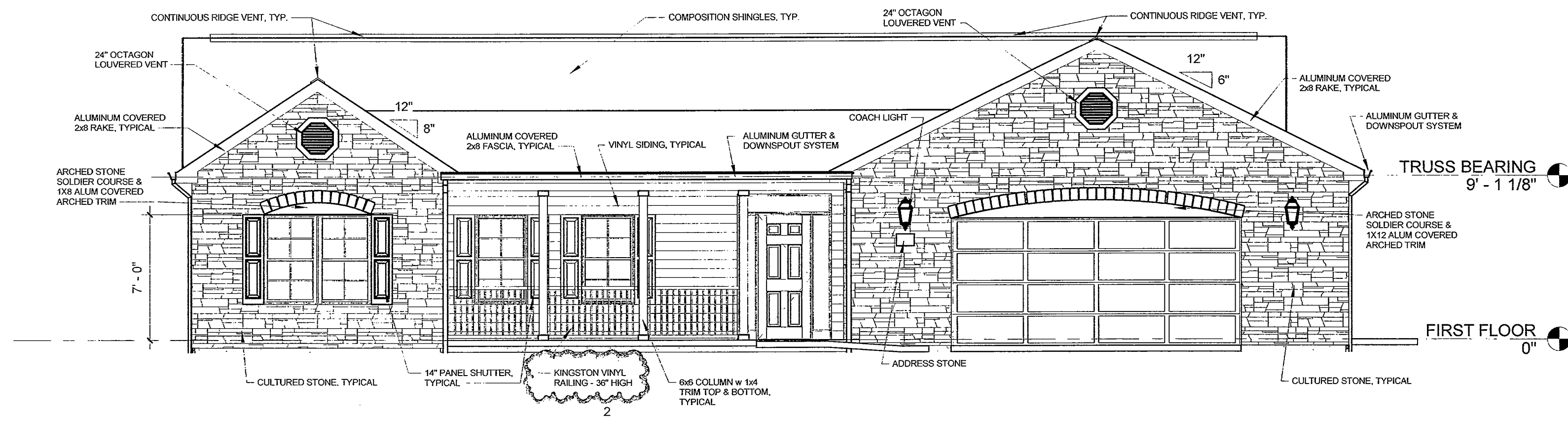
OHIO LIVING  
VINEYARD ON CATAWBA

Meredith Beck  
690 Vineyard Circle  
Port Clinton, Ohio

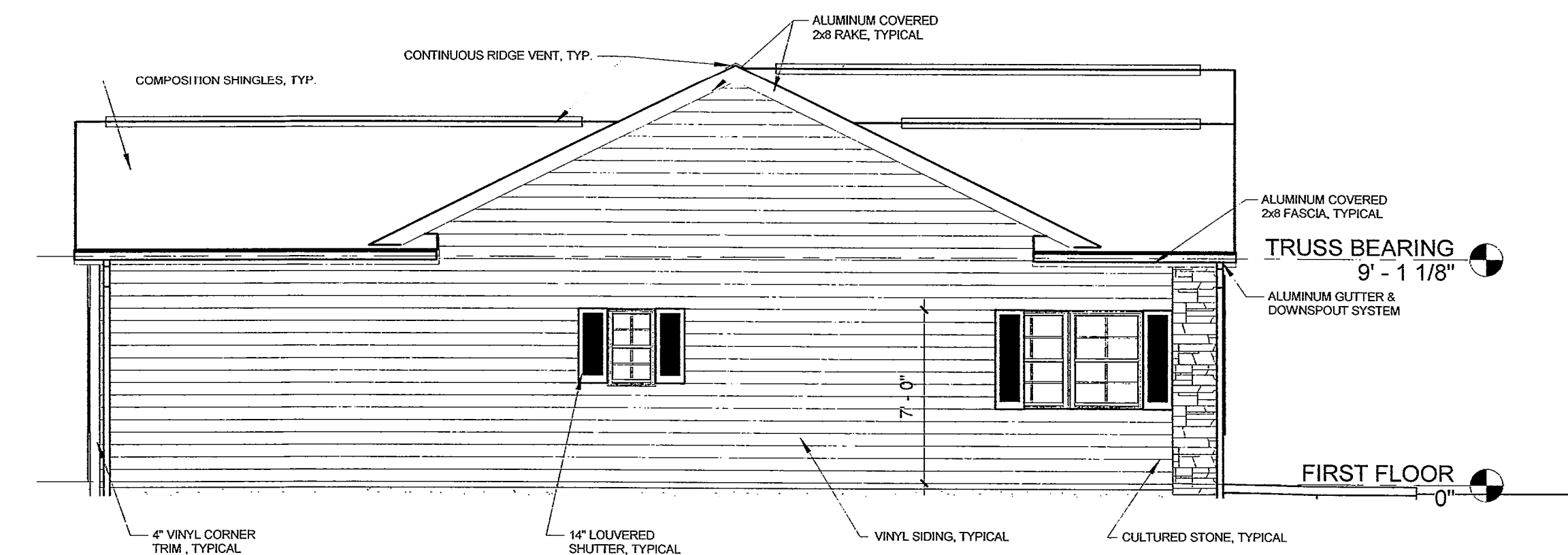
NO.	DATE	REVISION
1	6/3/19	NEW LOT & RESIDENT CHANGES

JOB NO: 9502.1  
DATE: 4/30/19  
DRAWN: DCP  
CHECKED: RBB

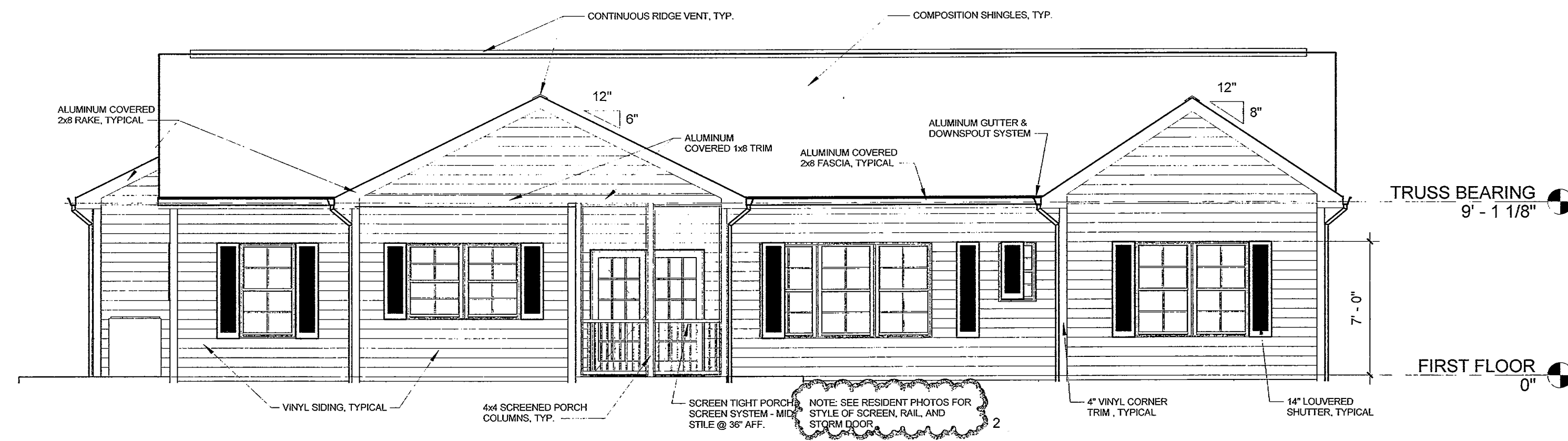
DRAWING NAME:  
**COVER PAGE**  
3 of 13  
SHEET NO:  
A-1



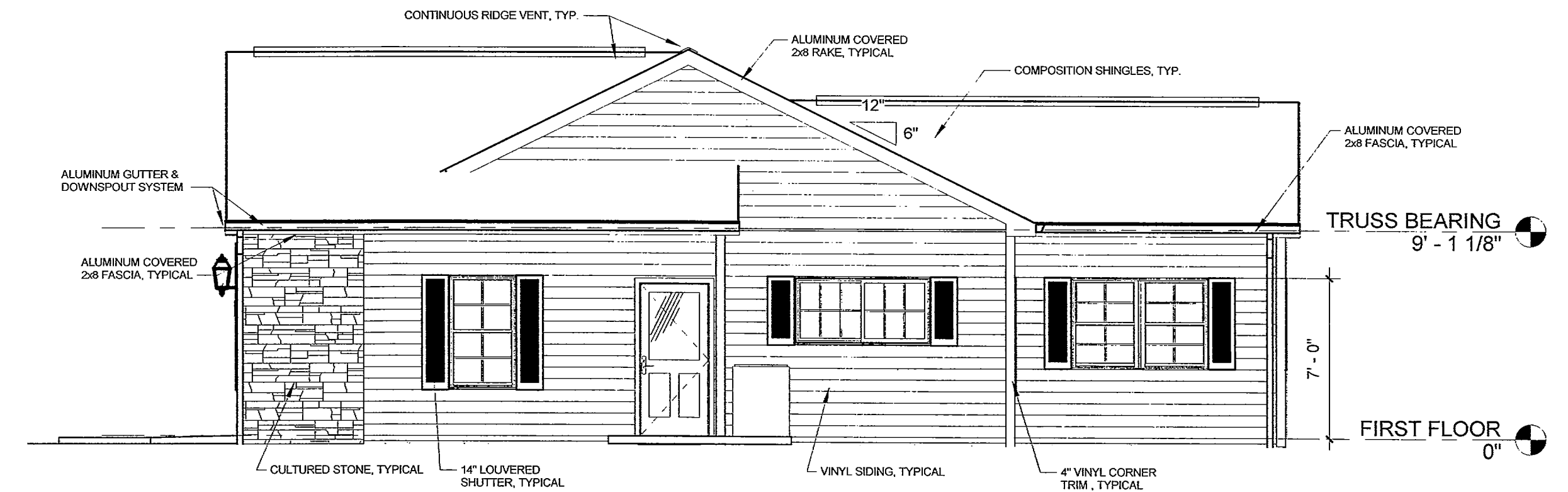
**A** FRONT ELEVATION  
3/16" = 1'-0"



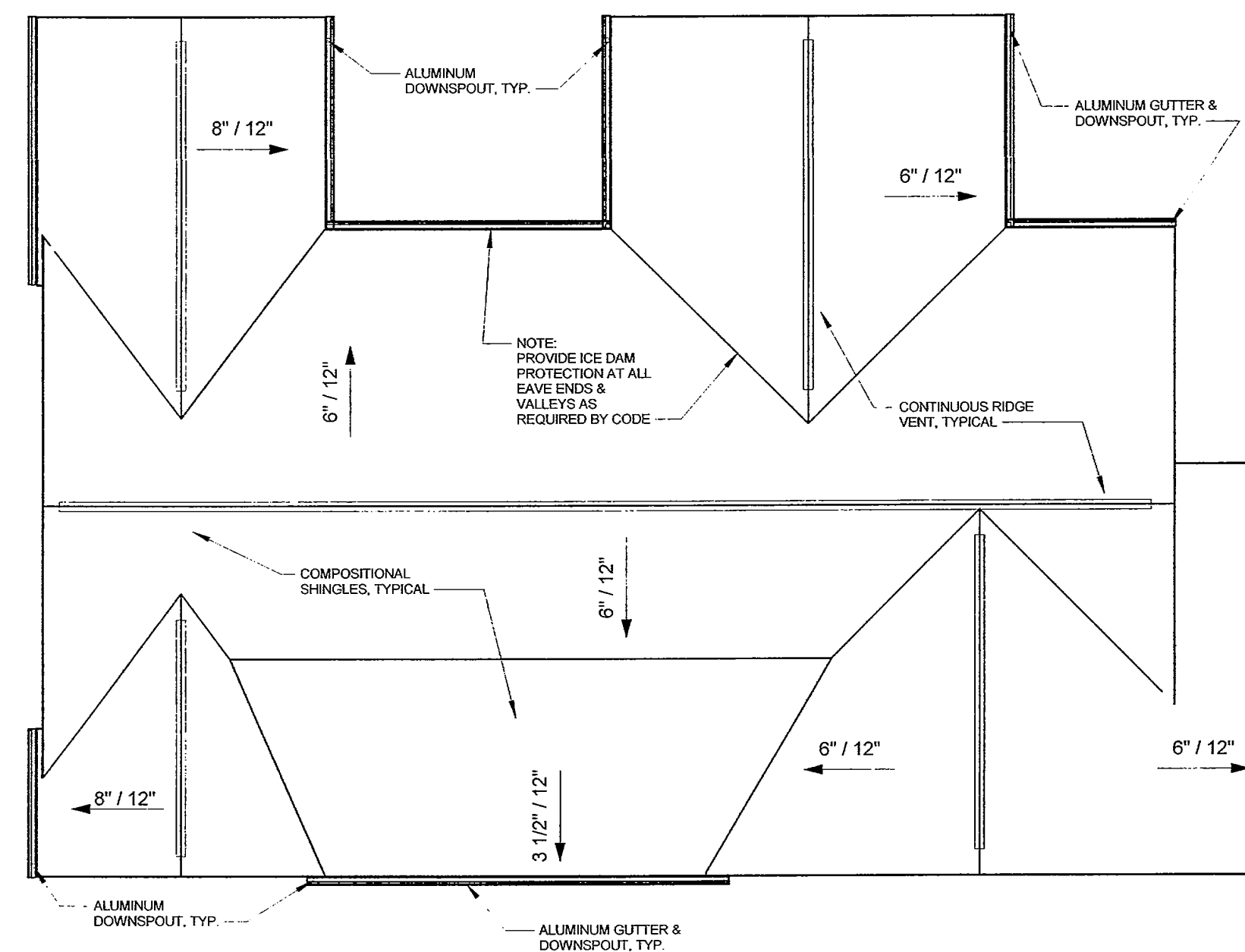
**B** LEFT ELEVATION  
3/16" = 1'-0"



**C** REAR ELEVATION  
3/16" = 1'-0"



**D** RIGHT ELEVATION  
3/16" = 1'-0"



**E** ROOF PLAN  
1/8" = 1'-0"

**BROWN CALABRETTA ARCHITECTS INC.**  
130 East Columbia Street, Suite 202, Columbus, Ohio 43215  
(614) 298-2132 FAX: (614) 481-1107



RICHARD BROWN, LICENSE #8708606  
EXPIRATION DATE: 12/31/2019

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FINAL DESIGN   
PRELIM CONSTRUCTION SET   
BID PERMIT SUBMITTAL SET   
AS-BUILT SET   
CONSTRUCTION SET   
INFO ONLY / NOT FOR CONST

OHIO LIVING  
VINEYARD ON CATAWBA

Meredith Beck  
690 Vineyard Circle  
Port Clinton, Ohio

NO.	DATE	REVISION
2	7/8/19	RESIDENT CHANGES

JOB NO: 9502.1  
DATE: 4/30/19  
DRAWN: DCP  
CHECKED: RBB

DRAWING NAME:  
**EXTERIOR ELEVATIONS & ROOF PLAN**

**BROWN CALABRETTA ARCHITECTS INC.**  
 130 East Cheatham Street, Suite 302, Columbus, Ohio 43215  
 (614) 282-2102 FAX (614) 461-1107



RICHARD BROWN, LICENSE #8708606  
 EXPIRATION DATE: 12/31/2019

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 FINAL DESIGN  
 PRELIM CONSTRUCTION SET  
 BID/PERMIT SUBMITTAL SET  
 FINAL PERMIT/CONSTRUCTION SET  
 AS-BUILT SET  
 INFO ONLY / NOT FOR CONSTRUCTION

**OHIO LIVING VINEYARD ON CATAWBA**  
 Meredith Beck  
 690 Vineyard Circle  
 Port Clinton, Ohio

NO.	DATE	REVISION
2	7/8/19	RESIDENT CHANGES

JOB NO: 9502.1  
 DATE: 4/30/19  
 DRAWN: DCP  
 CHECKED: RBB

DRAWING NAME: **FLOOR PLAN**

**5 of 13**

SHEET NO: **A-3**

FINISH SCHEDULE					
NAME	FLOOR	BASE	WALLS	CEILING	Notes
MASTER BEDROOM	CARPET	WOOD	GB PAINTED	GB PAINTED	
DRESS	CARPET	WOOD	GB PAINTED	GB PAINTED	
M. BATH	CERAMIC TILE OVER BACKER BD	WOOD	GB PAINTED	GB PAINTED	PROVIDE BLOCKING WHERE REQ.
H. BATH	SHEET VINYL	WOOD	GB PAINTED	GB PAINTED	PROVIDE BLOCKING WHERE REQ.
BEDROOM #2	CARPET	WOOD	GB PAINTED	GB PAINTED	
STUDY	CARPET	WOOD	GB PAINTED	GB PAINTED	
2 CAR GARAGE	CONCRETE	NONE	GB PAINTED	GB PAINTED	WOOD SHELVING
LAUNDRY	SHEET VINYL	WOOD	GB PAINTED	GB PAINTED	WOOD SHELVING
DINING	WOOD LAMINATE	WOOD	GB PAINTED	GB PAINTED	
KITCHEN	WOOD LAMINATE	WOOD	GB PAINTED	GB PAINTED	
GATHERING ROOM	CARPET	WOOD	GB PAINTED	GB PAINTED	
FOYER	WOOD LAMINATE	WOOD	GB PAINTED	GB PAINTED	
LIN. 1	CERAMIC TILE OVER BACKER BD	WOOD	GB PAINTED	GB PAINTED	WOOD SHELVING
LIN. 2	SHEET VINYL	WOOD	GB PAINTED	GB PAINTED	WOOD SHELVING
CLO.	WOOD LAMINATE	WOOD	GB PAINTED	GB PAINTED	WOOD SHELVING
HALL	CARPET	WOOD	GB PAINTED	GB PAINTED	
CLOSET	CARPET	WOOD	GB PAINTED	GB PAINTED	WOOD SHELVING
WI CLO.	CARPET	WOOD	GB PAINTED	GB PAINTED	WOOD SHELVING
COAT	WOOD LAMINATE	WOOD	GB PAINTED	GB PAINTED	WOOD SHELVING
MECH	SHEET VINYL	VINYL	GB PAINTED	GB PAINTED	

NOTE: ALL CEILINGS ARE TO BE 9'-0" AFF.

DOOR SCHEDULE					
Type Mark	W	H	T	REMARKS	
1	3'-0"	7'-0"	1 3/4"	INSUL. EXTERIOR ENTRY DOOR, SIDE LITES, TRANSOM (SELECTED BY RESIDENT)	
2	3'-0"	6'-8"	1 3/8"	INSUL. EXTERIOR DOOR 1/2 VIEW TEMPERED (S206)	
3	3'-0"	6'-8"	1 3/8"	INSUL. EXTERIOR DOOR w/ ht THRESHOLD (S210)	
4	6'-0"	6'-8"	1 3/8"	ATRIUM PATIO DOOR	
5	3'-0"	6'-8"	1 3/8"	INTERIOR COMPOSITE PRE-HUNG	
6	2'-8"	6'-8"	1 3/8"	INTERIOR COMPOSITE PRE-HUNG	
7	1'-6"	6'-8"	1 3/8"	INTERIOR COMPOSITE PRE-HUNG	
8	3'-0"	6'-8"	1 3/8"	INTERIOR POCKET DOOR	
9	4'-0"	6'-8"	1 3/8"	INTERIOR COMPOSITE DOUBLE DOOR	
10	4'-0"	6'-8"	1 3/8"	INSUL. EXTERIOR DOUBLE DOOR	
11	3'-0"	6'-8"	1 3/4"	STORM/SCREENED DOOR FULLVIEW RETRACTABLE	

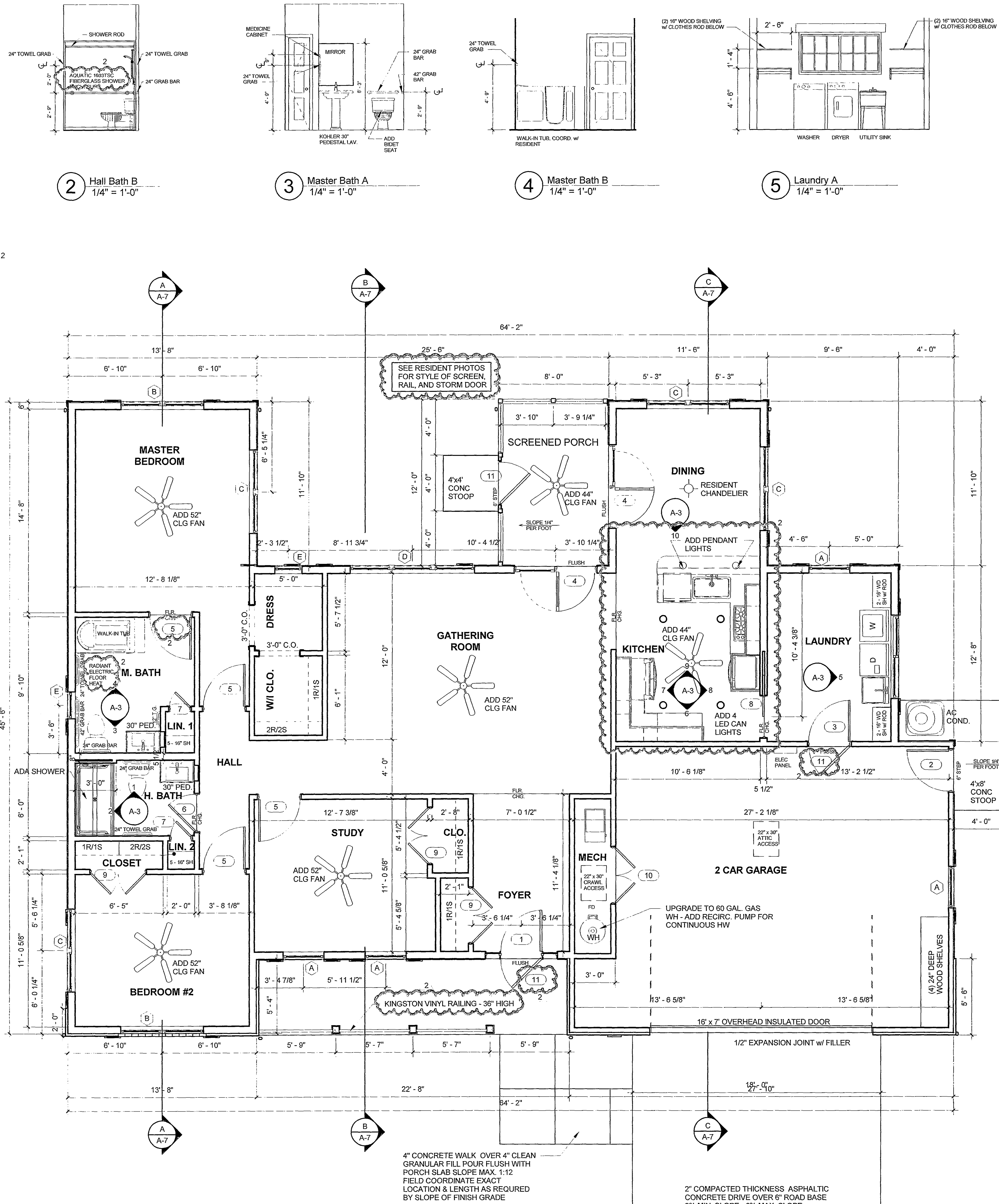
NOTE:  
 - EXTERIOR DOORS THERMA-TRU SMOOTH STAR FIBERGLASS DOOR SYSTEMS IN STYLES AS INDICATED.  
 - STORM/SCREENED DOOR - ANDERSEN CS 36 RETRACTABLE

WINDOW SCHEDULE		
TYPE	SIZE	Comments
A	3'-0" x 5'-0"	Double Hung Window
B	(2) 3'-0" x 5'-0"	Double Hung Window - Egress
C	(2) 3'-0" x 4'-0"	Double Hung Window
D	(3) 3'-0" x 5'-0"	Double Hung Window
E	2'-0" x 3'-0"	Double Hung Window
G	71 1/2" x 35 1/2"	Horizontal Slider

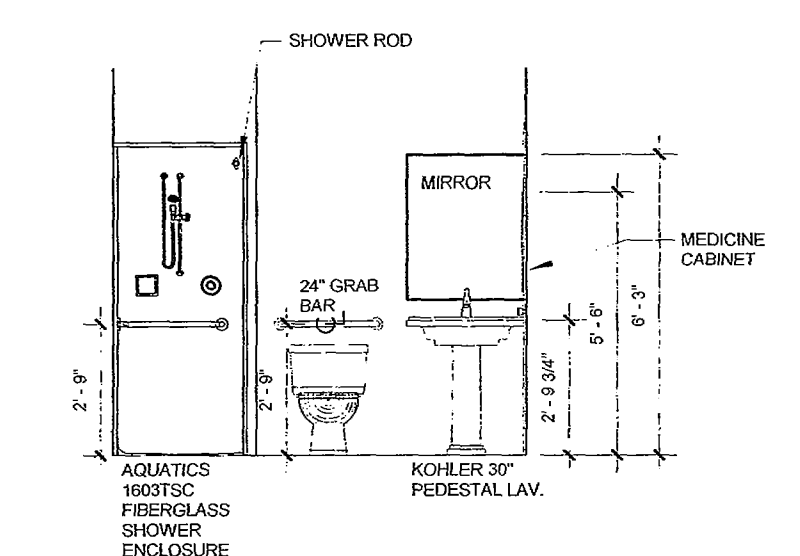
NOTE:  
 - ALL WINDOW HEAD HEIGHTS ARE TO BE 7'-0" AFF.  
 - SILVERLINE OR SIMINGTON WINDOWS.  
 - ADD GRIDS TO ALL WINDOWS, RESIDENT TO SELECT STYLE.

**GENERAL ARCHITECTURAL NOTES**

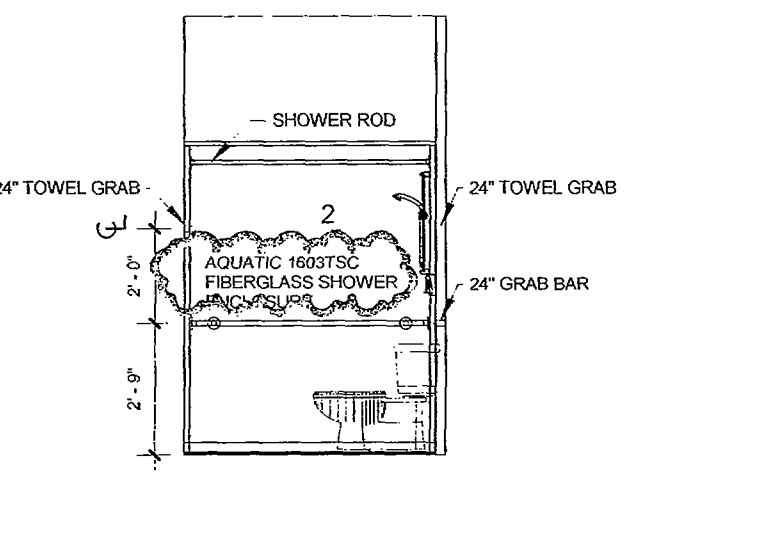
- ALL WORK RELATED TO THIS PROJECT AS CONTAINED HEREIN IS REQUIRED TO BE PERFORMED IN ACCORDANCE WITH ALL APPLICABLE CODES AND ORDINANCES. ANY DISCREPANCIES FOUND IN THE DRAWINGS MUST BE BROUGHT TO THE ATTENTION OF THE ARCHITECT IMMEDIATELY.
- ALL DIMENSIONS ARE NOMINAL TO FACE OF STUDWALL, CONCRETE, MASONRY, OR FURRING UNLESS NOTED OTHERWISE. DIMENSIONS TAKE PRECEDENCE OVER SCALING. (INTS) INDICATES SOMETHING ON THE DRAWINGS THAT IS DIMENSIONED ACCURATELY BUT DRAWN "NOT TO SCALE".
- ALL INTERIOR WALLS ARE 3-1/2" AND ALL EXTERIOR WALLS ARE 4" UNLESS SHOWN OTHERWISE.
- PROVIDE BLOCKING AS REQUIRED BEHIND ALL WALL MOUNTED EQUIPMENT AND GRAB BARS.



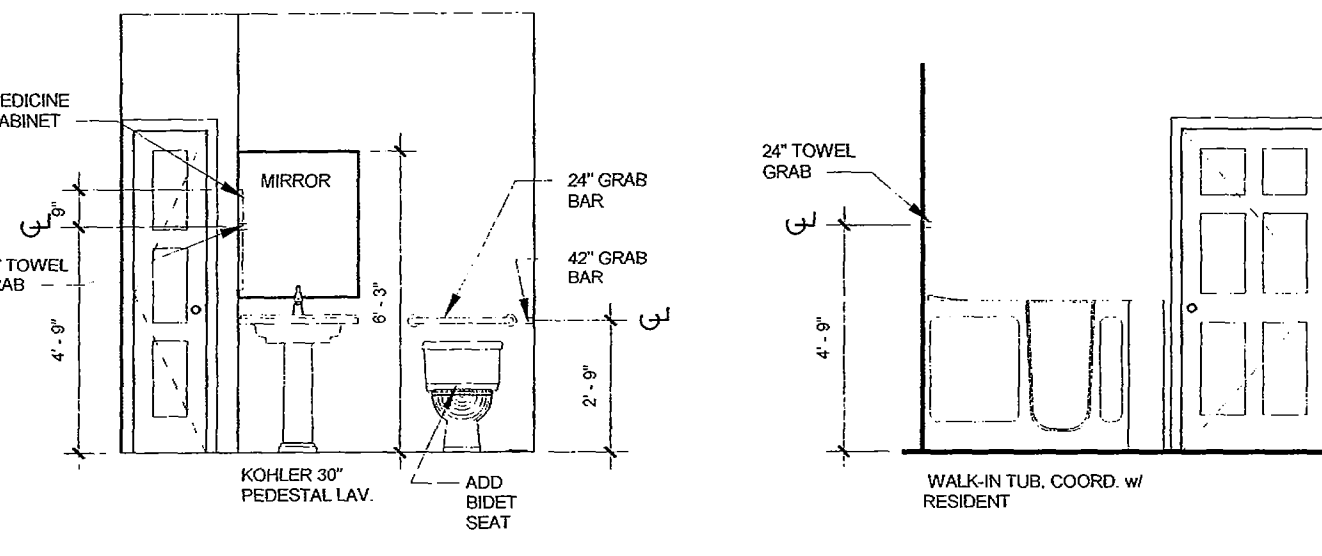
**A FIRST FLOOR PLAN**  
 1/4" = 1'-0" 1,765 SF (GROSS AREA w/o GARAGE)



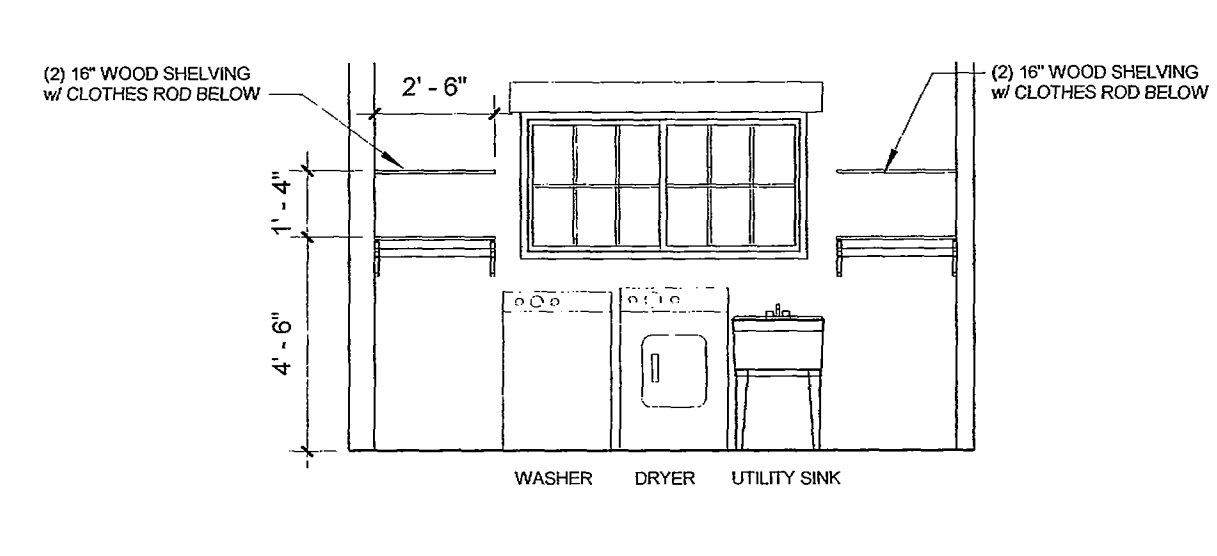
**1 Hall Bath A**  
 1/4" = 1'-0"



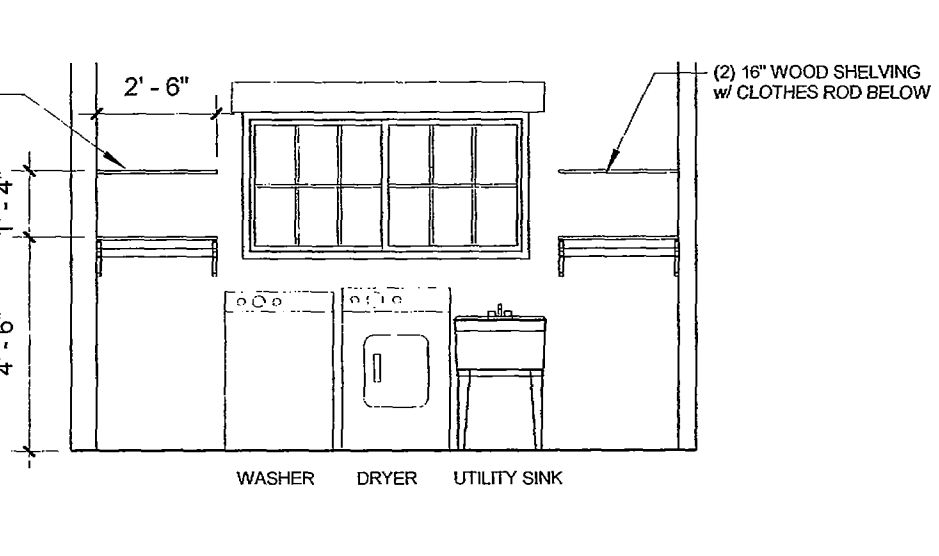
**2 Hall Bath B**  
 1/4" = 1'-0"



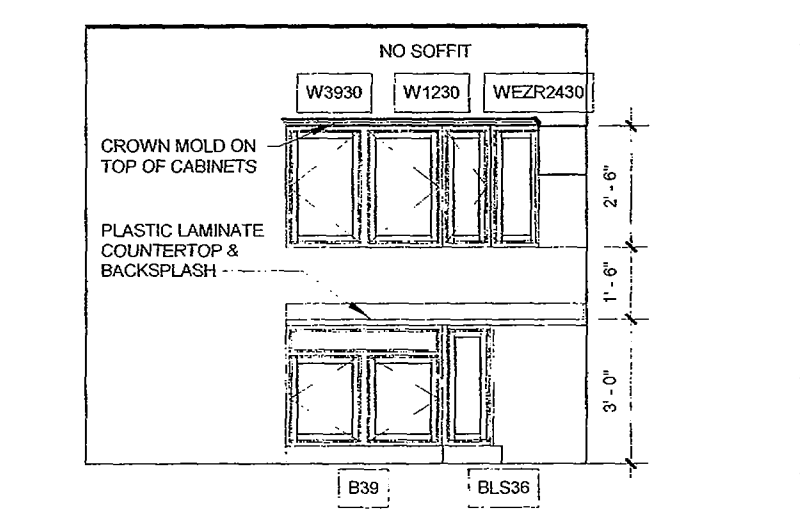
**3 Master Bath A**  
 1/4" = 1'-0"



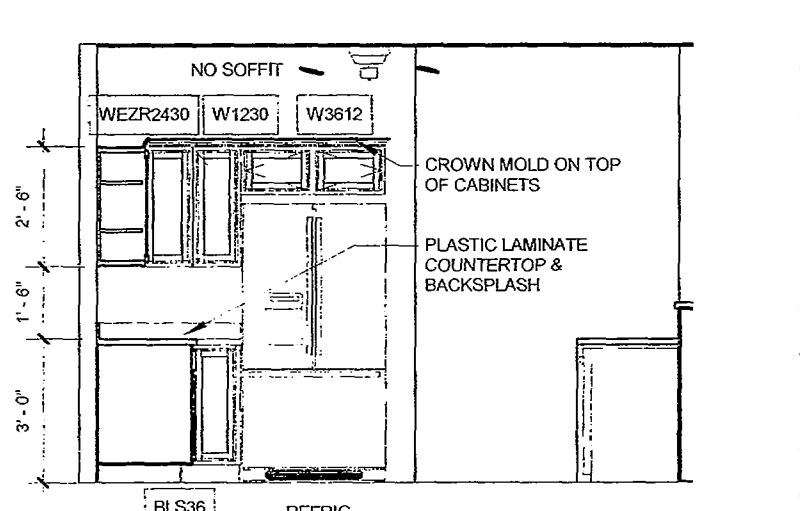
**4 Master Bath B**  
 1/4" = 1'-0"



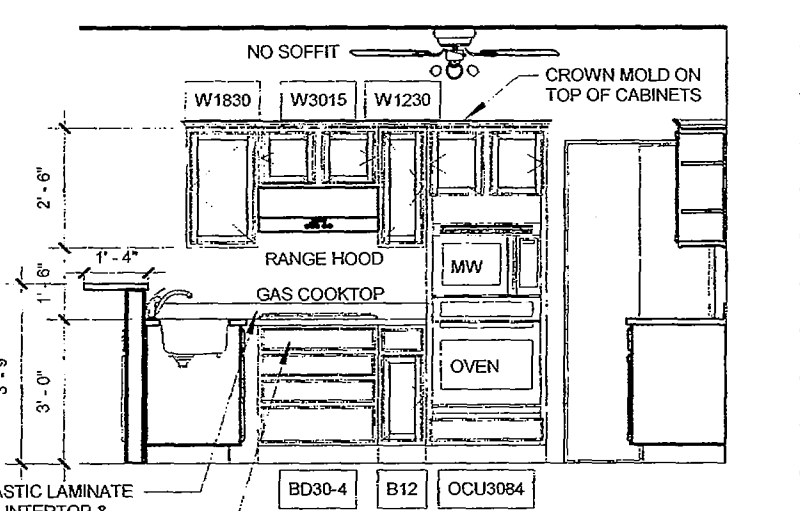
**5 Laundry A**  
 1/4" = 1'-0"



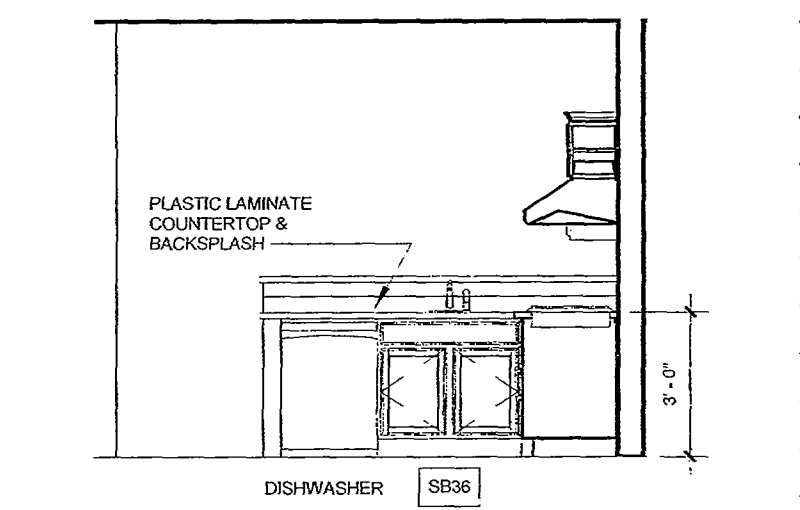
**6 Kitchen A**  
 1/4" = 1'-0"



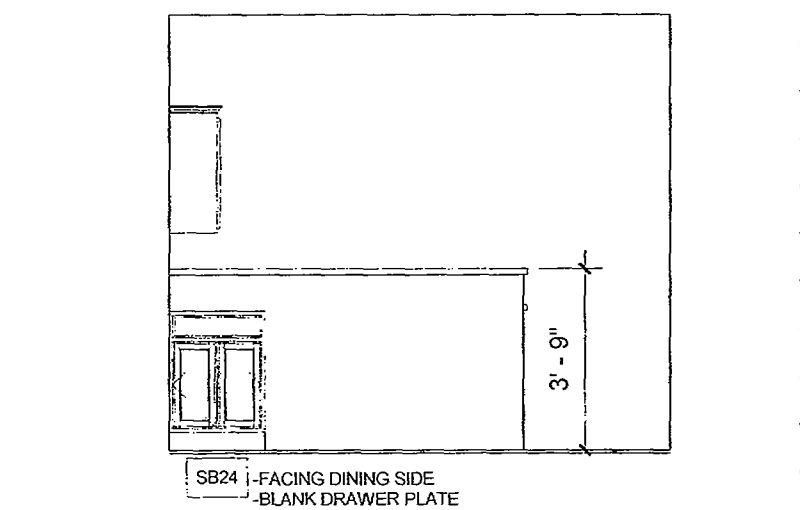
**7 Kitchen B**  
 1/4" = 1'-0"



**8 Kitchen C**  
 1/4" = 1'-0"



**9 Kitchen D**  
 1/4" = 1'-0"



**10 Kitchen E**  
 1/4" = 1'-0"

4" CONCRETE WALK OVER 4" CLEAN GRANULAR FILL POUR FLUSH WITH PORCH SLAB. SLOPE MAX. 1:12 FIELD COORDINATE EXACT LOCATION & LENGTH AS REQUIRED BY SLOPE OF FINISH GRADE

2" COMPACTED THICKNESS ASPHALTIC CONCRETE DRIVE OVER 6" ROAD BASE 2% MIN. SLOPE - 6% MAX. SLOPE





RICHARD BROWN, LICENSE #8708606  
 EXPIRATION DATE: 12/31/2019

At design, drawings, reports, plans, specifications, and construction documents prepared by the Architect or Architectural Firm shall remain the property of the Architect or Architectural Firm. The Architect or Architectural Firm shall retain all rights in and to the design, drawings, reports, plans, specifications, and construction documents, including the right to reuse the same in other projects.

PRELIM DESIGN  
 PRELIM CONSTRUCTION SET  
 BID/PERMIT SUBMITTAL SET  
 FINAL PERMIT / CONSTRUCTION SET  
 AS-BUILT SET  
 INFO ONLY / NOT FOR CONST

**GENERAL FRAMING NOTES:**

- ALL STRUCTURAL FRAMING LUMBER SHALL BE SPRUCE PINE FIR (SPF) NO. 2, FB=1000 PSI OR BETTER, OR AS PRE-ENGINEERED. ALL EXPOSED DECKING LUMBER SHALL BE "PRESSURE TREATED" P.T.
- DESIGN LOADS USED:  
 ROOF (LIVE & DEAD) 40 PSF  
 FLOOR (LIVE & DEAD) 55 PSF  
 DECK (LIVE & DEAD) 75 PSF  
 CEILING (LIVE ONLY) 20 PSF (ATTIC SPACES WITHOUT STAIRS)  
 WIND (LIVE ONLY) 90 MPH
- ALL MUDSILL PLATES SHALL BE PRESSURE TREATED AND SET ON CONTINUOUS SILL SEALER.
- ALL EXTERIOR WALL CONSTRUCTION SHALL BE 2X6 STUDS AT 16" O.C., WITH R-21 MINIMUM INSULATION AND 4 MIL POLYETHYLENE VAPOR BARRIER TO THE INSIDE FACE OF STUDS, WITH 1/2" OSB SHEATHING AND TYVEK HOUSEWRAP TO OUTSIDE FACE OF STUDS.
- ALL INTERIOR WALL CONSTRUCTION SHALL BE 2X4 STUDS AT 16" O.C. OR 2X6 STUDS AT 16" O.C. (IF DIMENSIONED 5 1/2"), WITH 1/2" GYPSUM BOARD OVER BOTH FACES UNLESS OTHERWISE NOTED.
- ALL EXTERIOR OPENINGS (DOORS, WINDOWS, ETC.) SHALL HAVE MINIMUM (2) 2X6 HEADERS UNLESS OTHERWISE NOTED ON THE DRAWINGS. INSULATE ALL HEADER CAVITIES WITH 2" RIGID INSULATION ON INSIDE FACE
- PROVIDE A MINIMUM OF (2) SOLID STUDS CONTINUOUS TO FOUNDATION UNDER EACH END OF ALL BEAMS AND HEADERS UNLESS NOTED OTHERWISE ON THE DRAWINGS.
- PROVIDE ALL COLUMN BASE ANCHORS, BEAM SEATS, HANGERS, HURRICANE AND FRAMING ANCHORS, ETC. AS MAY BE REQUIRED, BY SIMPSON OR EQUAL.
- ALL INDICATED FLOOR & ROOF TRUSSES, LVL BEAMS & HEADERS ARE TO BE PRE-ENGINEERED BY THE MANUFACTURER. ALSO, ALL STRUCTURAL ACCESSORIES SUCH AS PLATES, BRACING, BRIDGING, ETC., ARE TO BE PRE-ENGINEERED AND PROVIDED BY SAME. LVL'S SHALL BE FB=2925 PSI MINIMUM OR BETTER.
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- ROOF TRUSSES AND RAFTERS TO SUPPORTING TOP PLATES OR BEAMS - USE UPLIFT ANCHORS (HURRICANE TIES) EQUAL TO SIMPSON MODEL H2.5 INSTALLED PER MANUFACTURER'S REQUIREMENTS.
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- INSTALL ONE LINE OF SOLID LATERAL BLOCKING AT MID-HEIGHT OF LOAD BEARING STUDWALLS THAT ARE NOT SHEATHED EACH SIDE.
- LUMBER IN CONTACT WITH CONCRETE OR MASONRY SHALL BE PRESSURE TREATED DECAY RESISTANT. FASTENERS AND HARDWARE FOR TREATED WOOD SHALL BE GALVANIZED OR STAINLESS STEEL.

**BRICK LINTEL NOTES:**

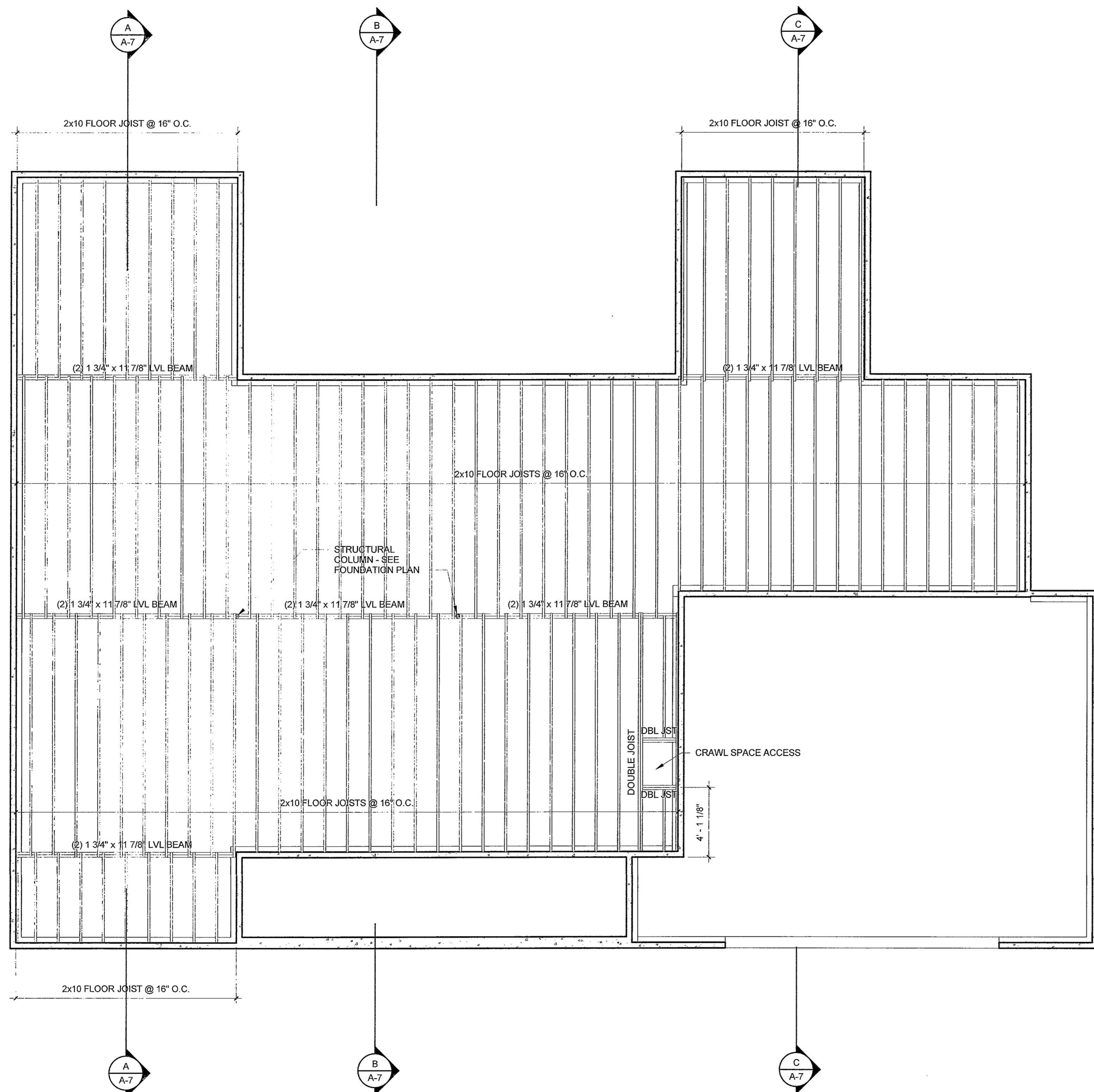
- PROVIDE LINTELS OVER ALL OPENINGS IN MASONRY WALLS AND BRICK VENEER. REFER TO ARCHITECTURAL AND MECHANICAL DRAWINGS FOR SIZES AND LOCATIONS OF OPENINGS, AND FOR STANDARD LINTELS. USE THE APPROPRIATE LINTEL FROM THE SCHEDULE BELOW.
- PROVIDE ONE ANGLE FOR EACH 4" OF WALL THICKNESS, AND USE 6" MINIMUM BEARING EACH END. FOR BEAM LINTELS, STOP BOTTOM PLATE 1/8" SHORT OF JAMBS, AND USE 8" MINIMUM BEARING EACH END.

**MASONRY ROUGH OPENING**

TO 4'-0"  
 4'-1" TO 5'-6"  
 5'-7" TO 6'-8"  
 6'-7" TO 9'-0"  
 9'-1" TO 16'-0"

**SECTION**

L 3-1/2 X 3-1/2 X 5/16  
 L 4 X 3-1/2 X 5/16 LLV  
 L 5 X 3-1/2 X 5/16 LLV  
 L 6 X 3-1/2 X 5/16 LLV  
 L 6 X 3-1/2 X 5/16 LLV w/ 3/8" LAG BOLTS EVERY 48" O.C.



**1 FLOOR FRAMING PLAN**  
 1/4" = 1'-0"

OHIO LIVING  
 VINEYARD ON CATAWBA

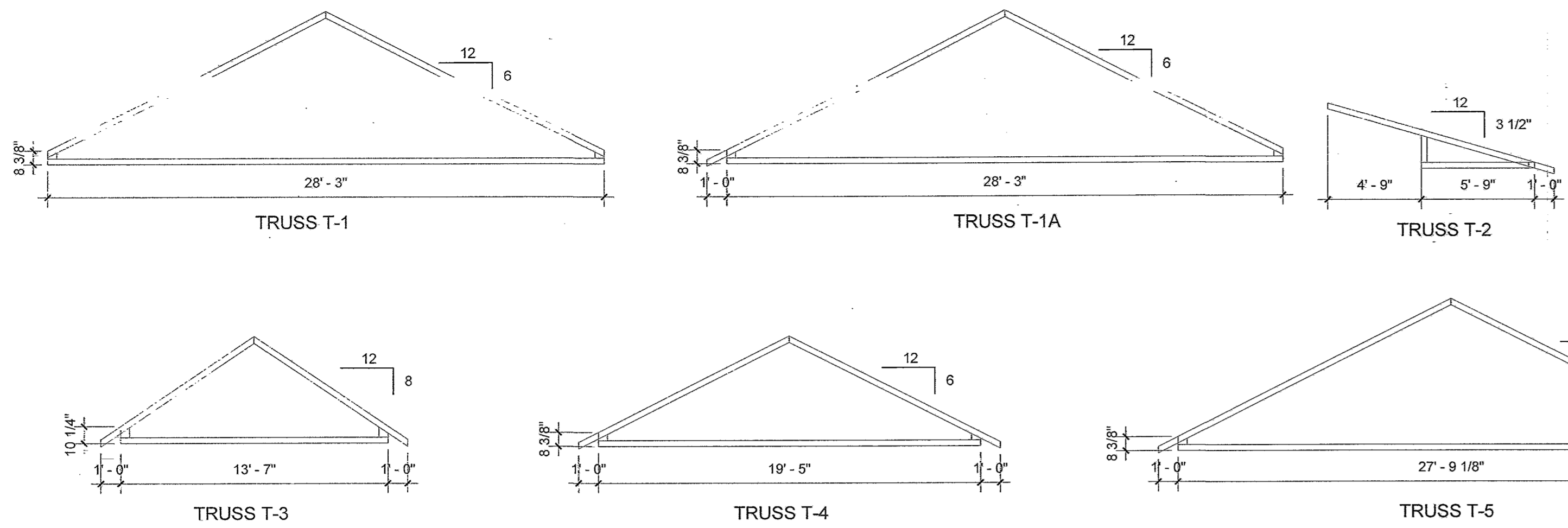
Meredith Beck  
 690 Vineyard Circle  
 Port Clinton, Ohio

NO.	DATE	REVISION

JOB NO: 9502.1  
 DATE: 4/30/19  
 DRAWN: DCP  
 CHECKED: RBB

DRAWING NAME:  
**FIRST FLOOR FRAMING**  
 7 of 13

SHEET NO.  
**A-5**



- TRUSS MANUFACTURER TO VERIFY TRUSS CONFIGURATION BEFORE FABRICATION  
 - MODIFY TRUSS TAILS AS REQUIRED AT GIRDER TRUSS LOCATIONS  
 - ALLOW 2x3 TRUSS WEB

TRUSS PROFILES  
 3/16" = 1'-0"

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**BRICK LINTEL NOTES:**

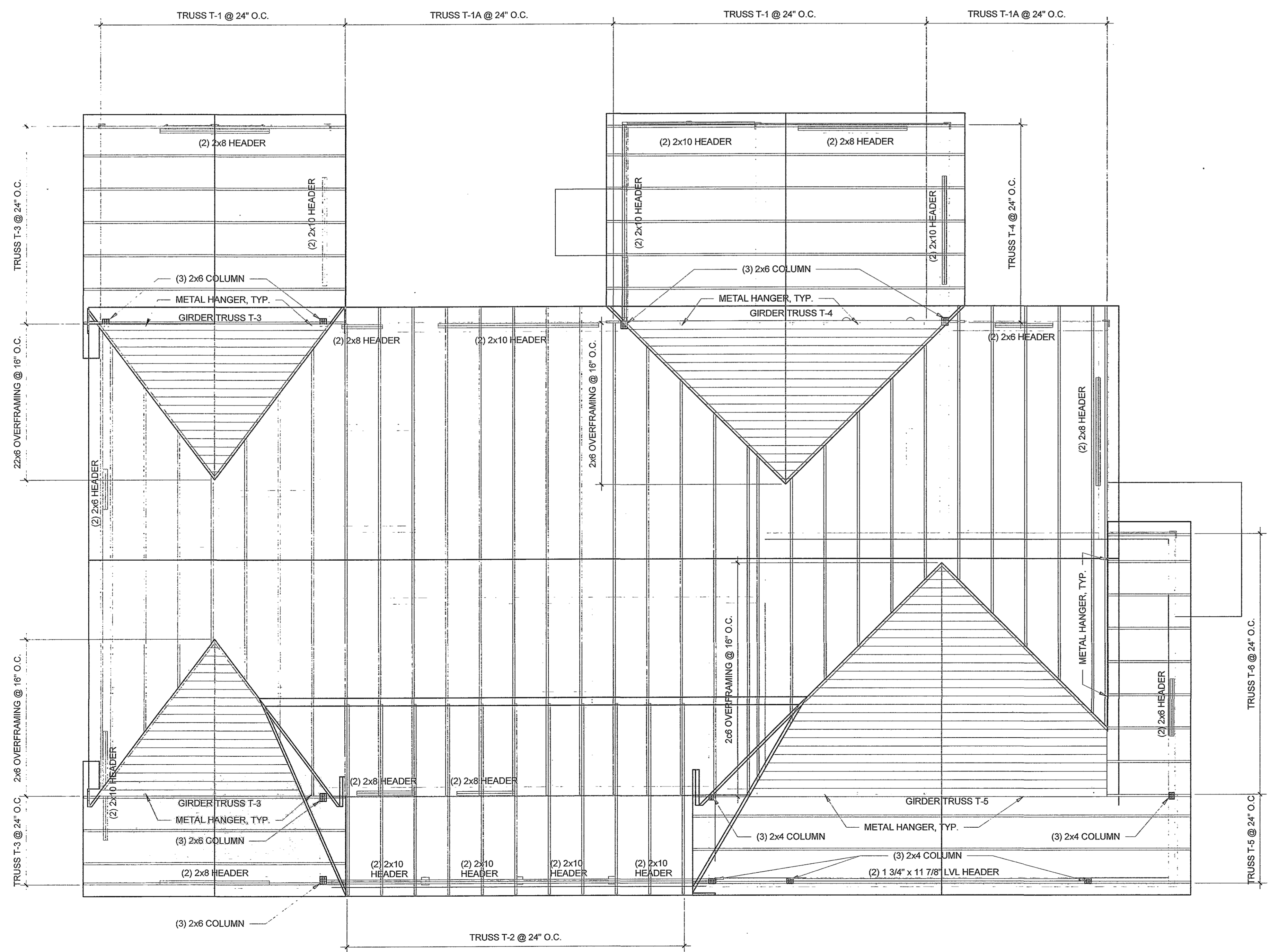
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**MASONRY ROUGH OPENING**

TO 4'-0"  
 4'-1" TO 5'-6"  
 5'-7" TO 8'-6"  
 8'-7" TO 9'-0"  
 9'-1" TO 16'-0"

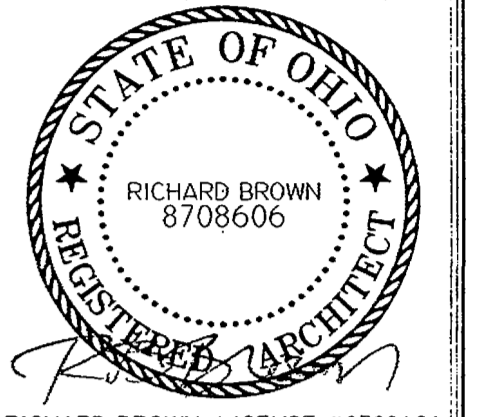
**SECTION**

L 3-1/2 X 3-1/2 X 5/16  
 L 4 X 3-1/2 X 5/16 LLV  
 L 5 X 3-1/2 X 5/16 LLV  
 L 6 X 3-1/2 X 5/16 LLV  
 L 6 X 3-1/2 X 5/16 LLV w/ 3/8" LAG BOLTS EVERY 48" O.C.



**ROOF FRAMING PLAN**  
 1/4" = 1'-0"

**BROWN CALABRETTA ARCHITECTS INC.**  
 130 East Chestnut Street, Suite 302, Columbus, Ohio 43215  
 (614) 298-2132 FAX (614) 461-1107

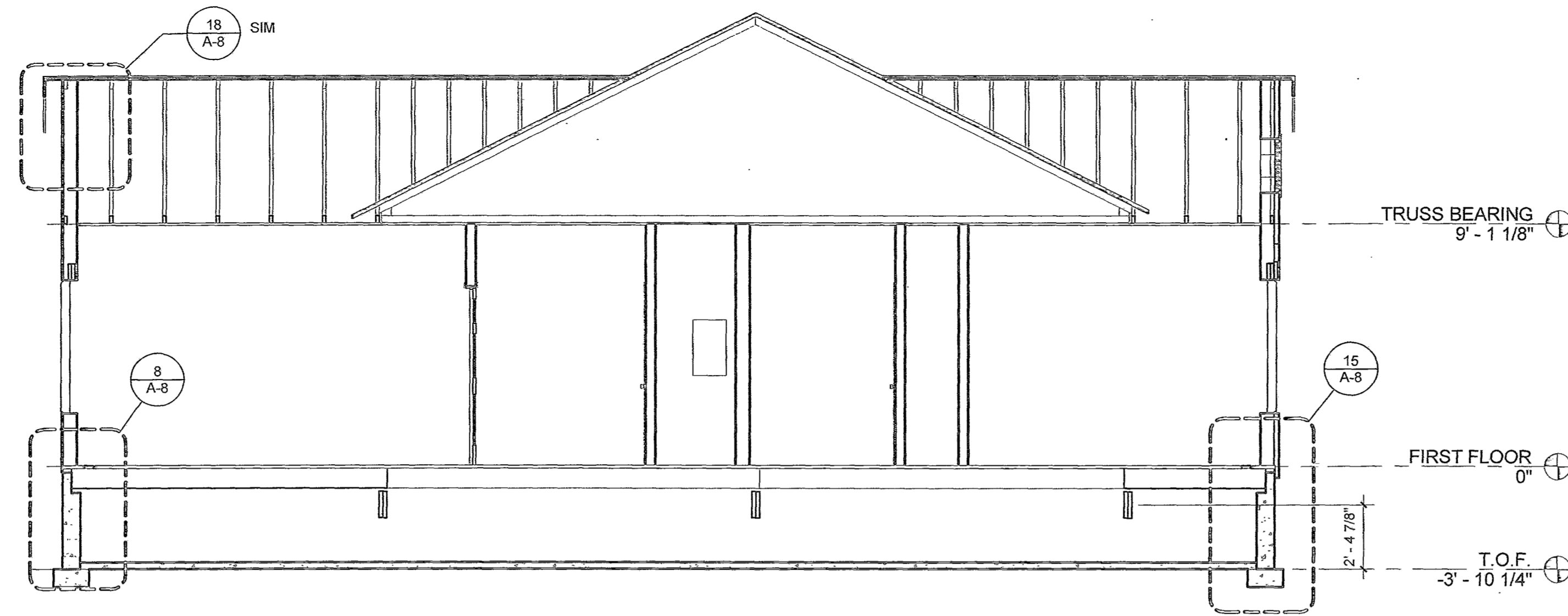


RICHARD BROWN, LICENSE #8708606  
 EXPIRATION DATE: 12/31/2019

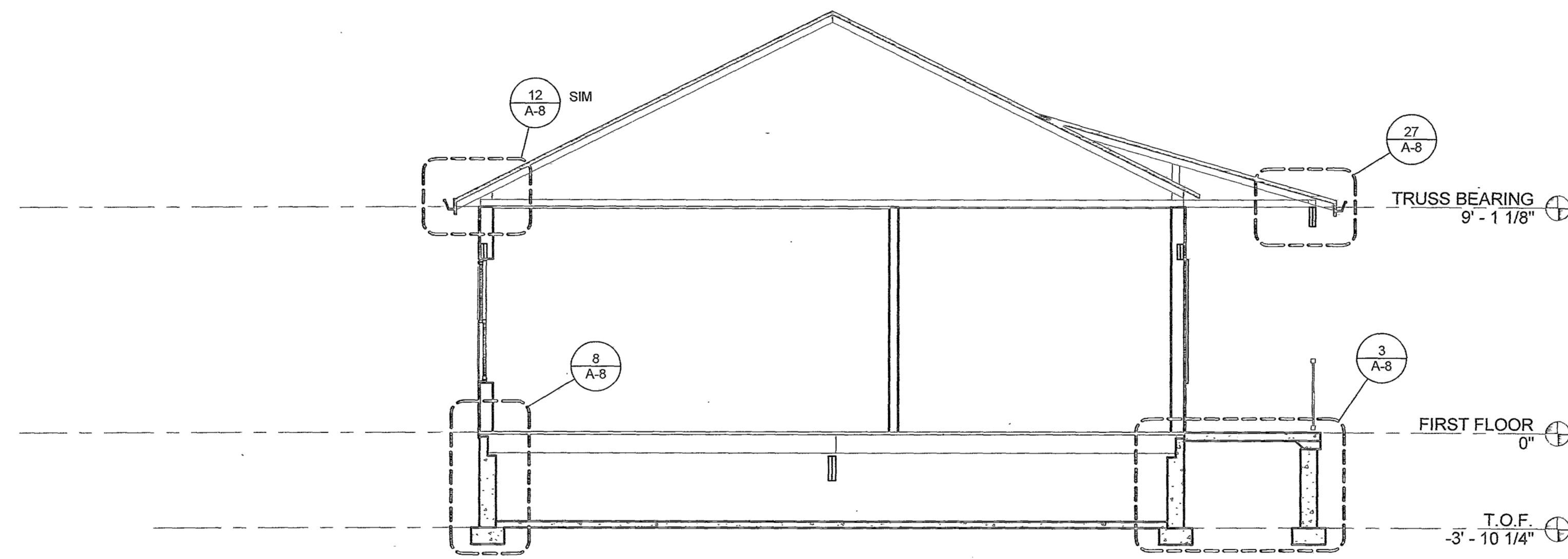
**OHIO LIVING VINEYARD ON CATAWBA**  
 Meredith Beck  
 600 Vineyard Circle  
 Port Clinton, Ohio

NO.	DATE	REVISION

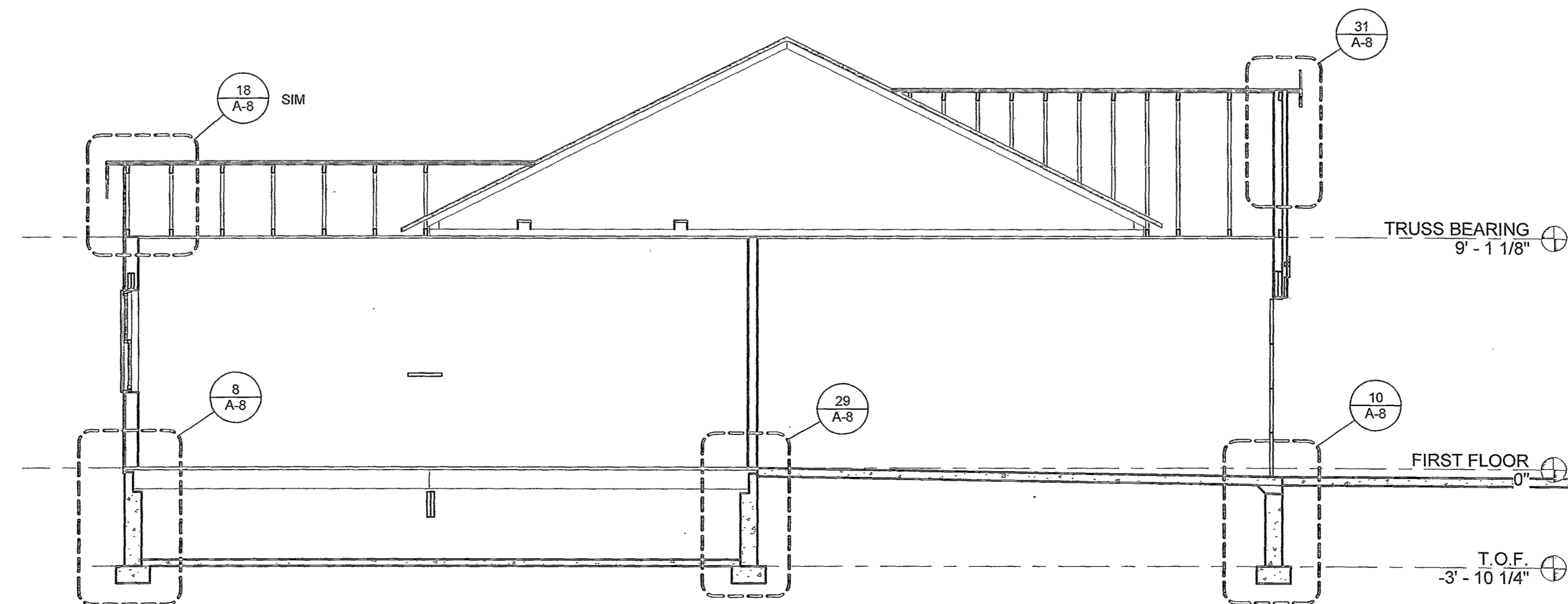
JOB NO: 9502.1  
 DATE: 4/30/19  
 DRAWN: DCP  
 CHECKED: RBB  
 DRAWING NAME: **ROOF FRAMING PLAN**  
**8 of 13**  
 SHEET NO: **A-6**



**A** BUILDING SECTION A  
1/4" = 1'-0"



**B** BUILDING SECTION B  
1/4" = 1'-0"



**C** BUILDING SECTION C  
1/4" = 1'-0"

**BROWN CALABRETTA ARCHITECTS INC.**  
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  - FINAL DESIGN
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  - BID/PERMIT SUBMITTAL SET
  - FINAL PERMIT / CONSTRUCTION SET
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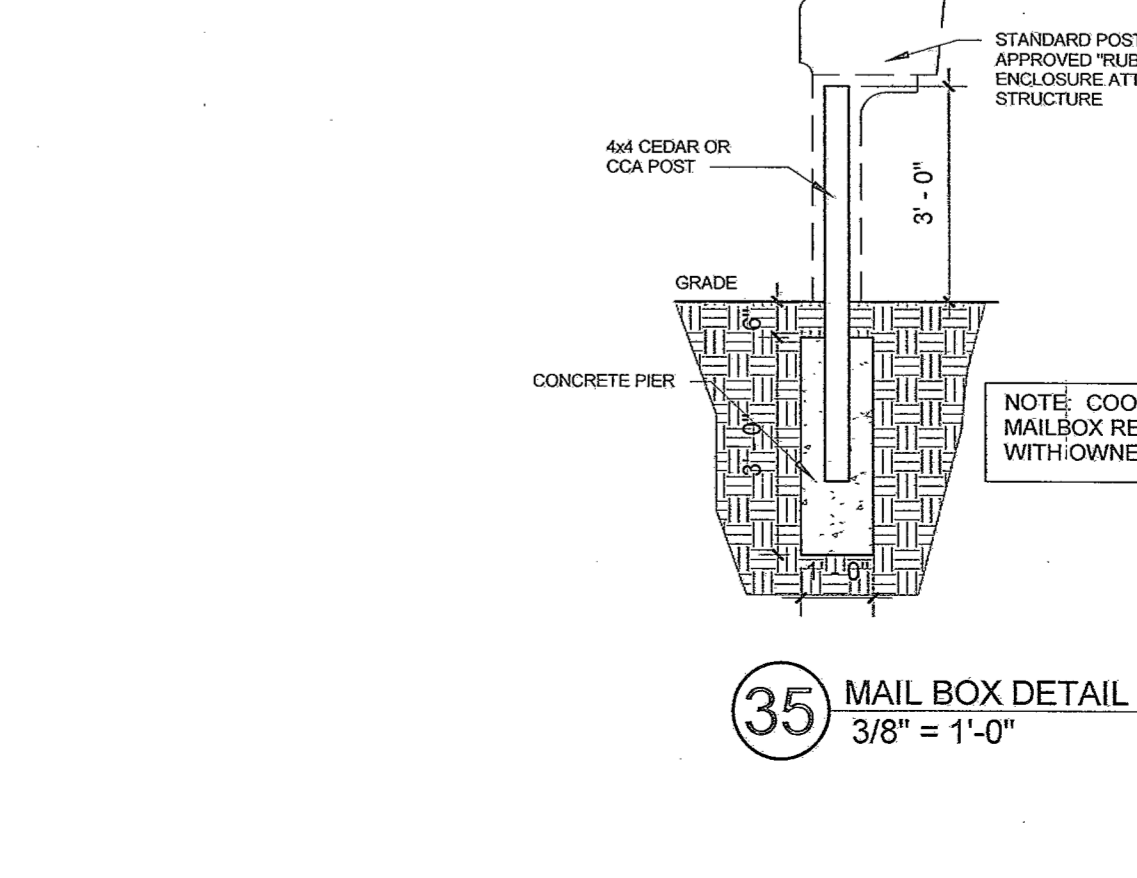
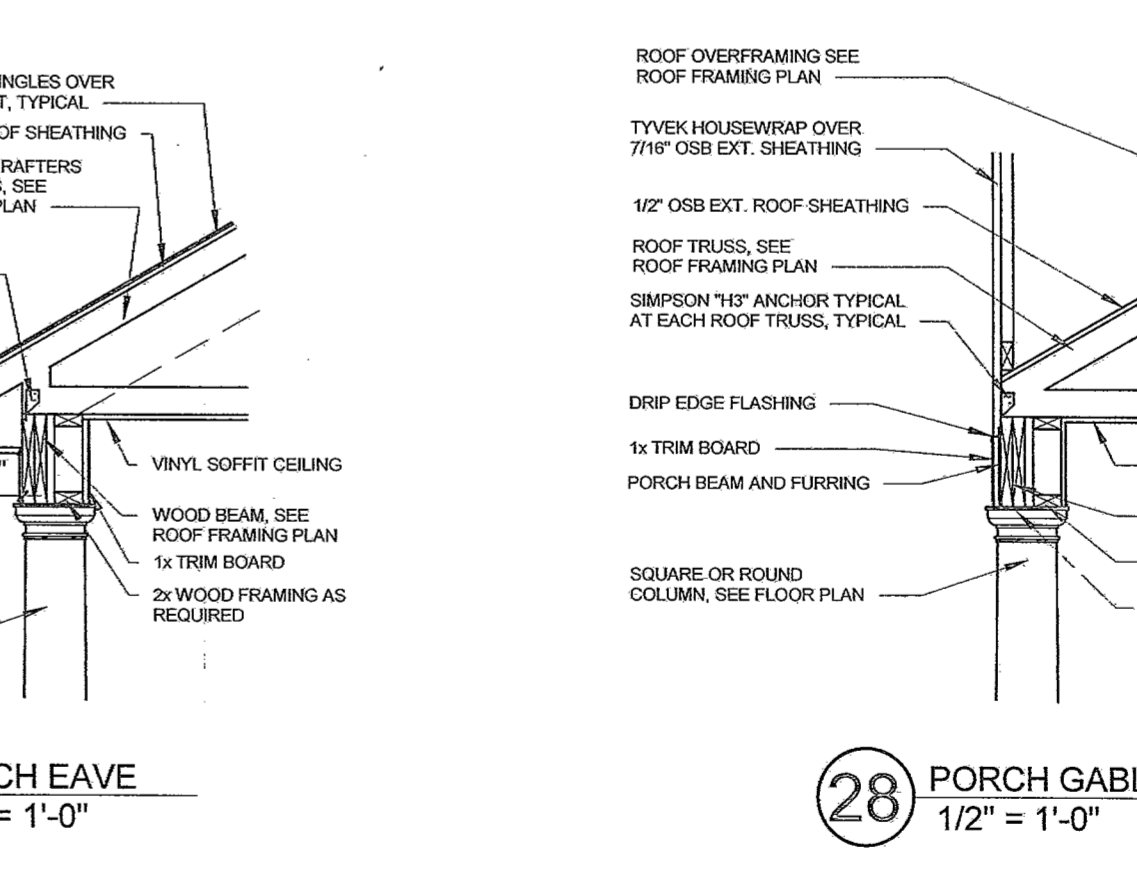
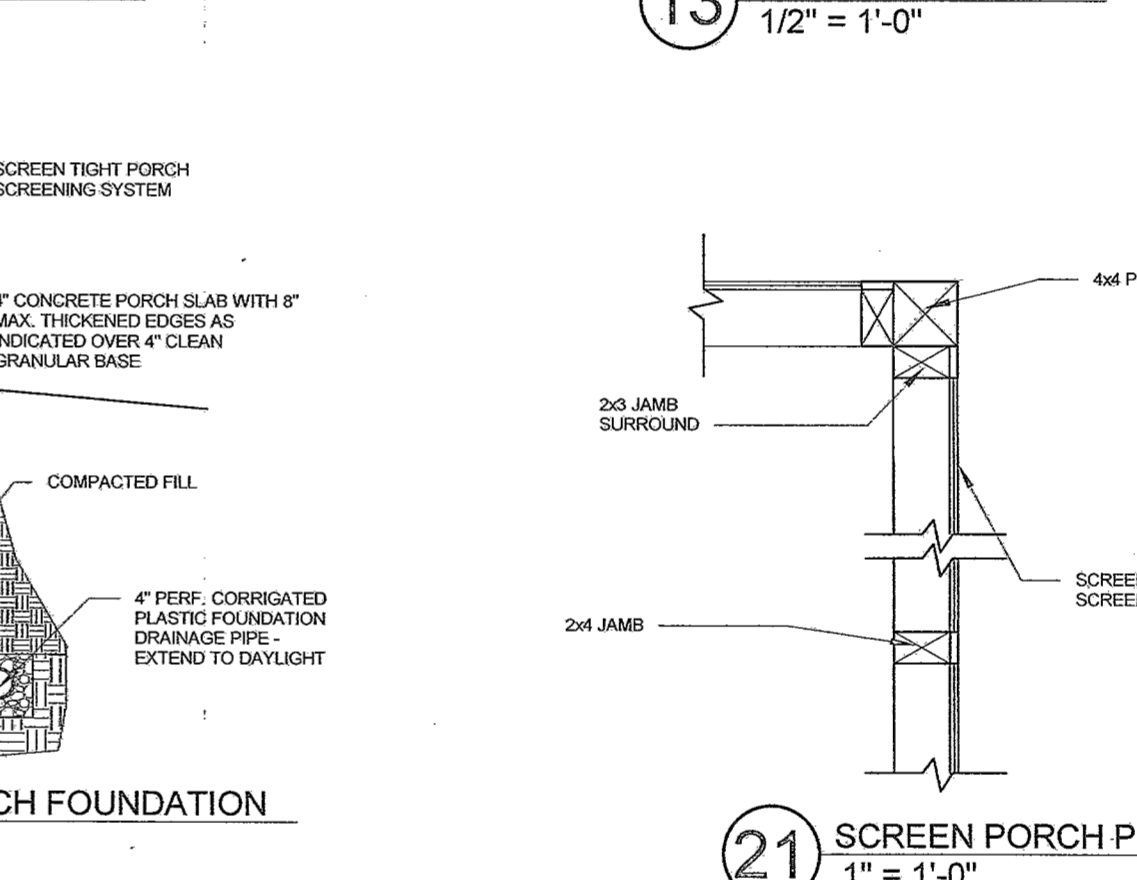
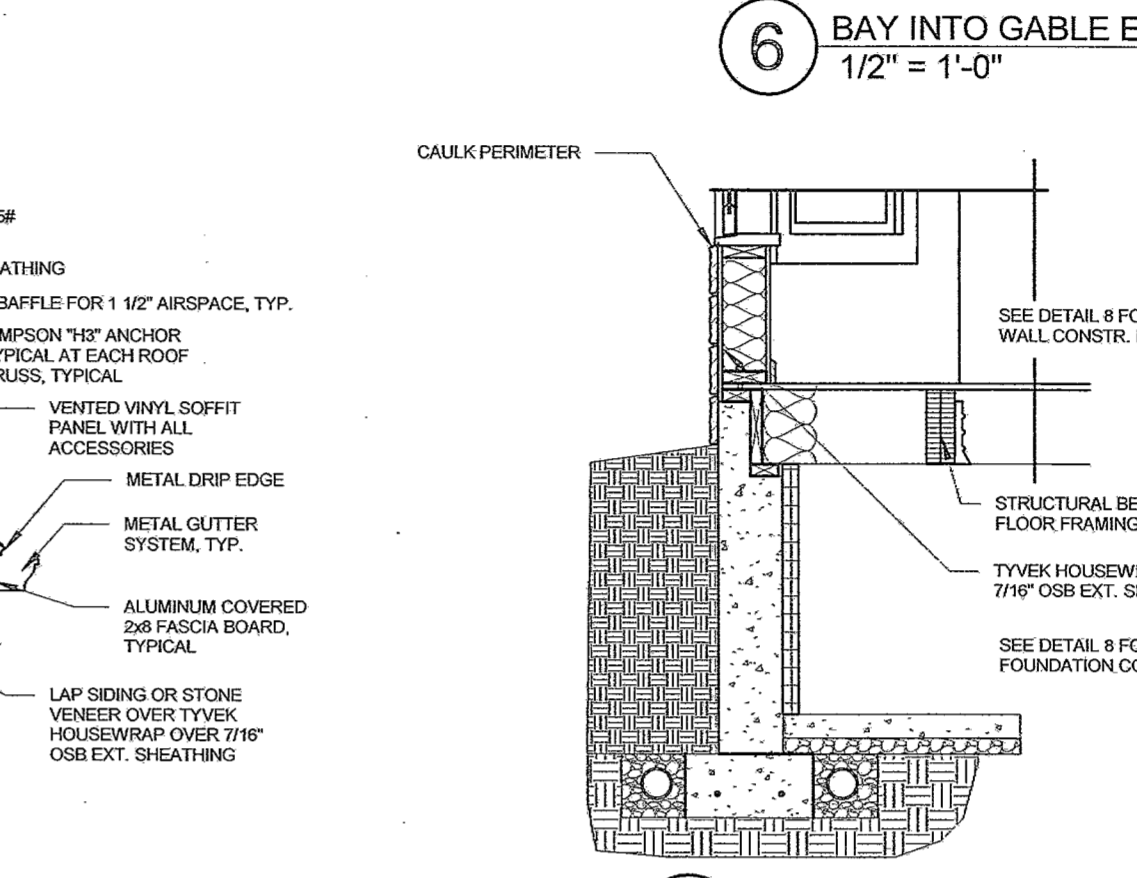
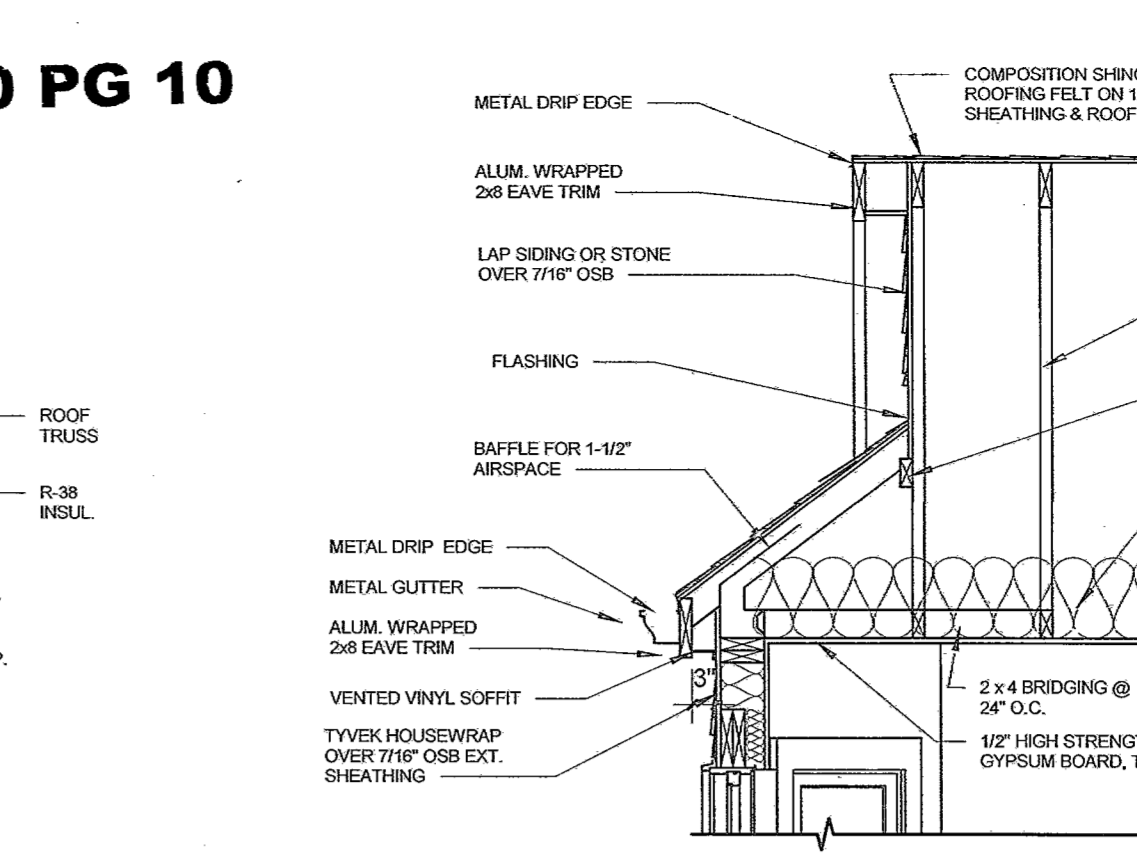
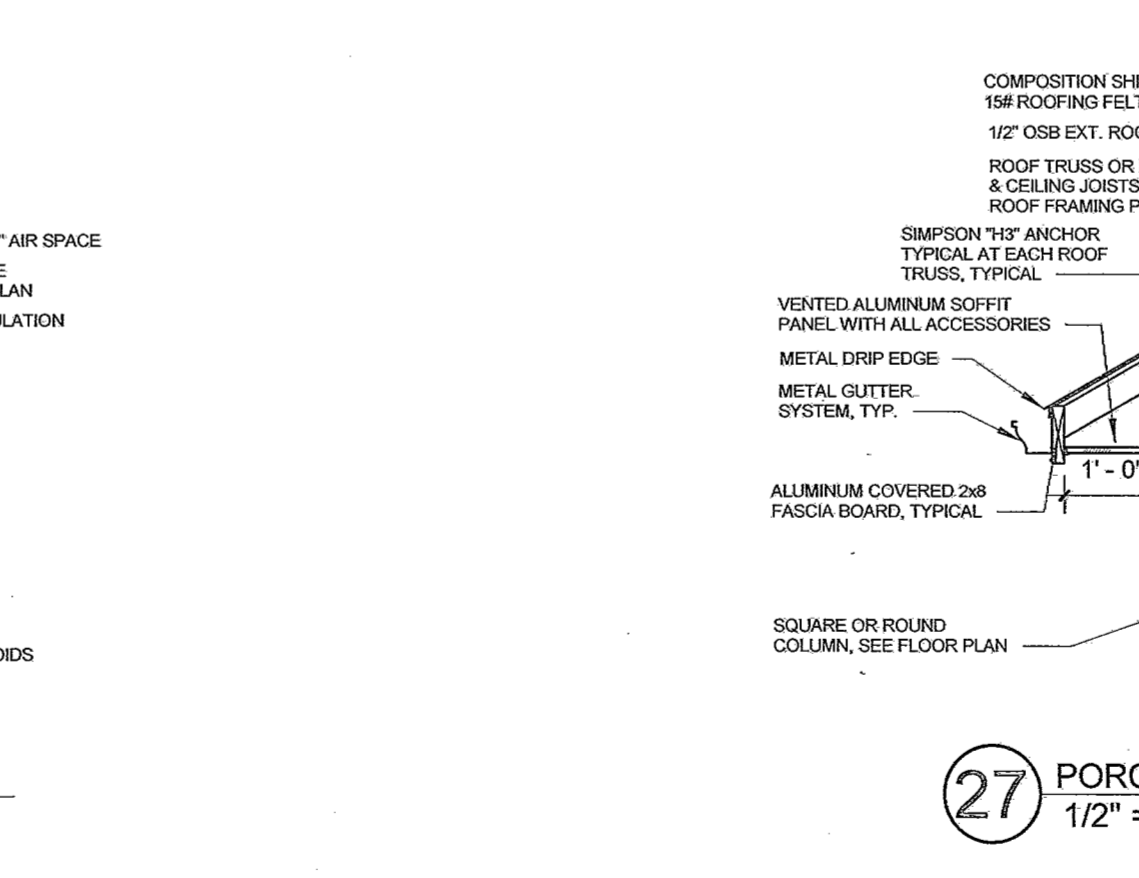
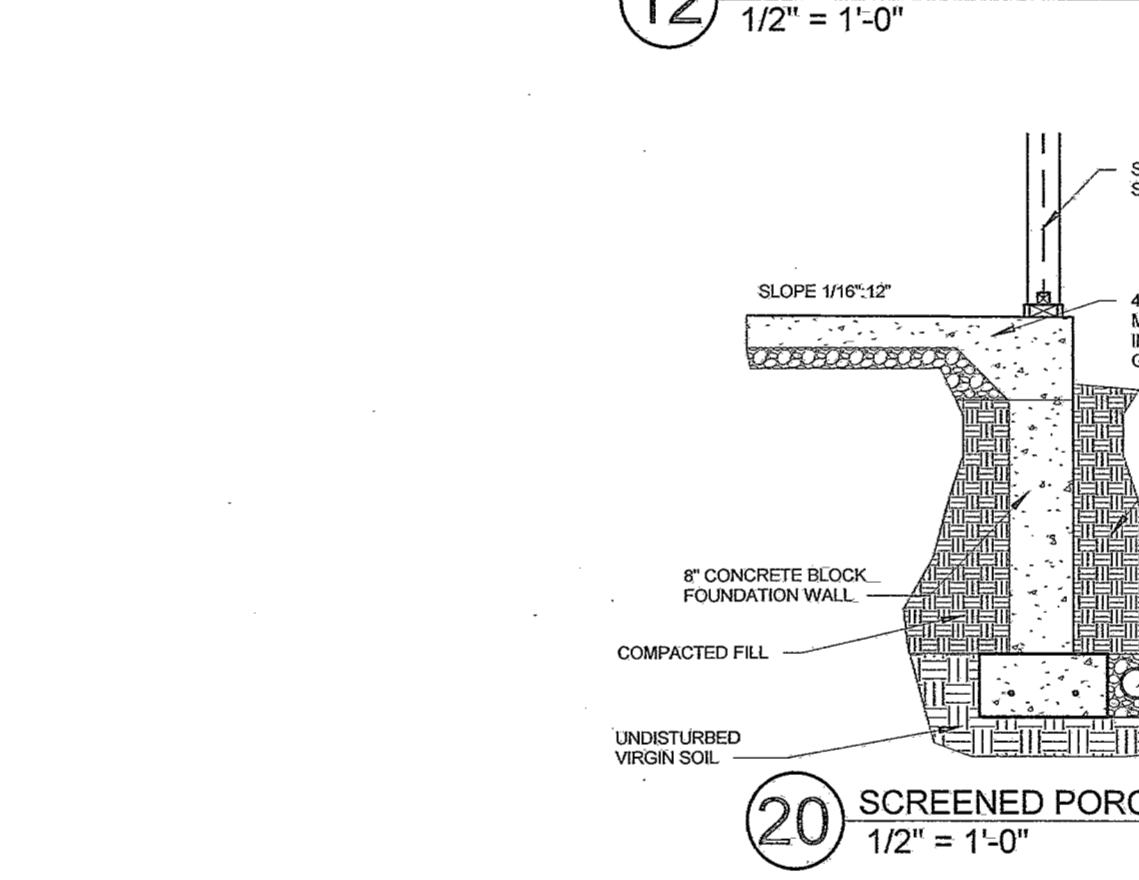
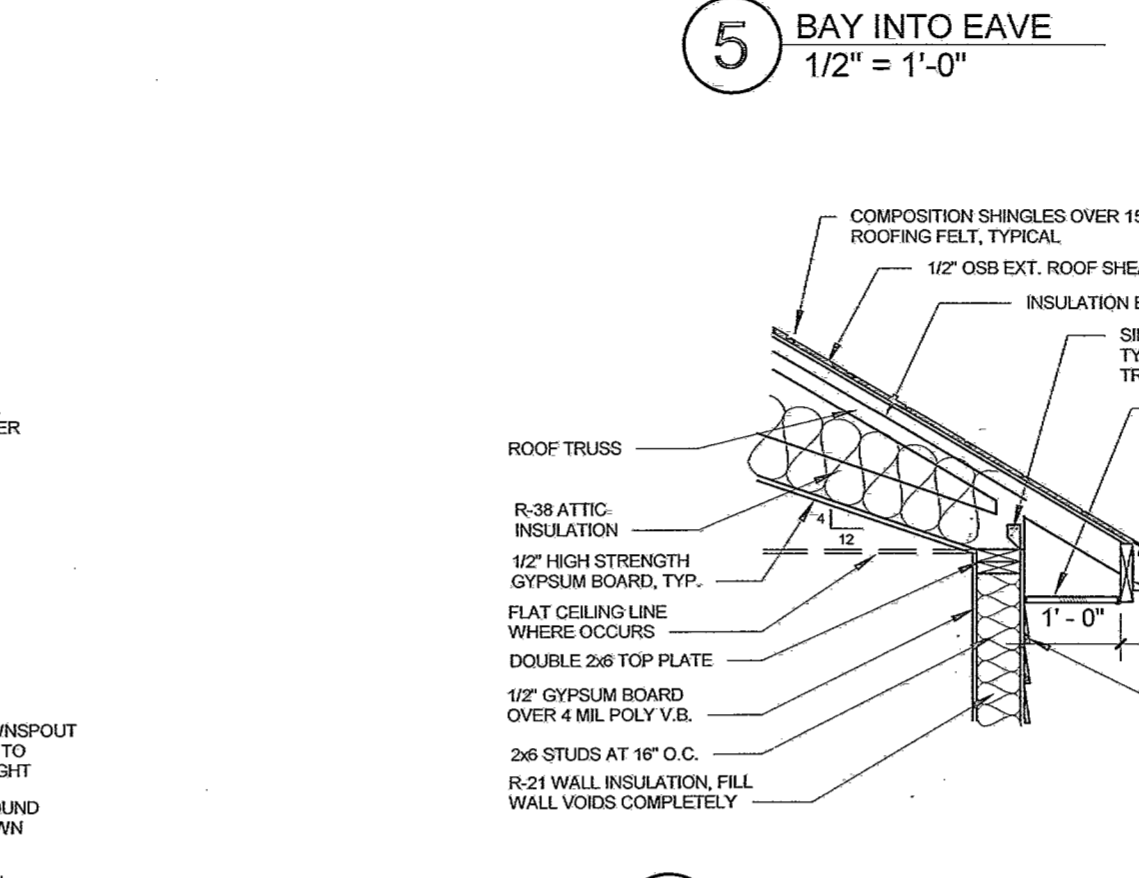
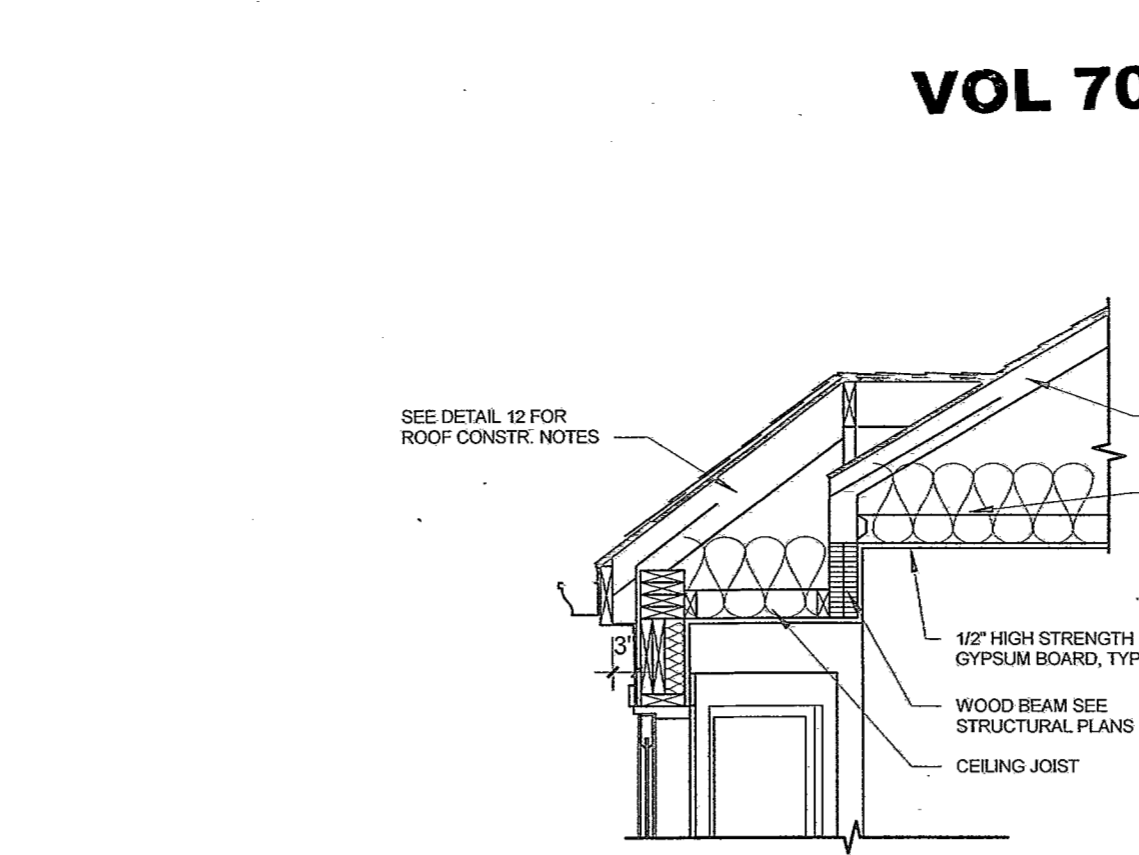
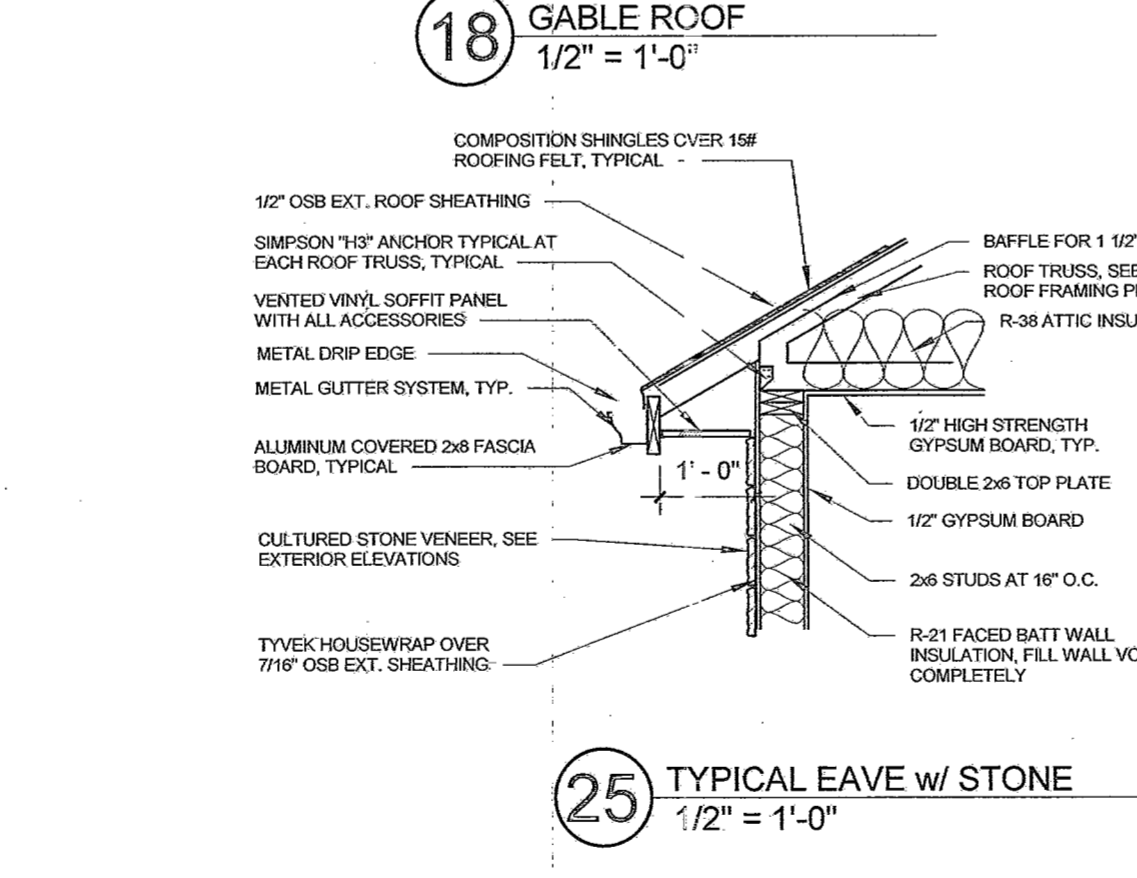
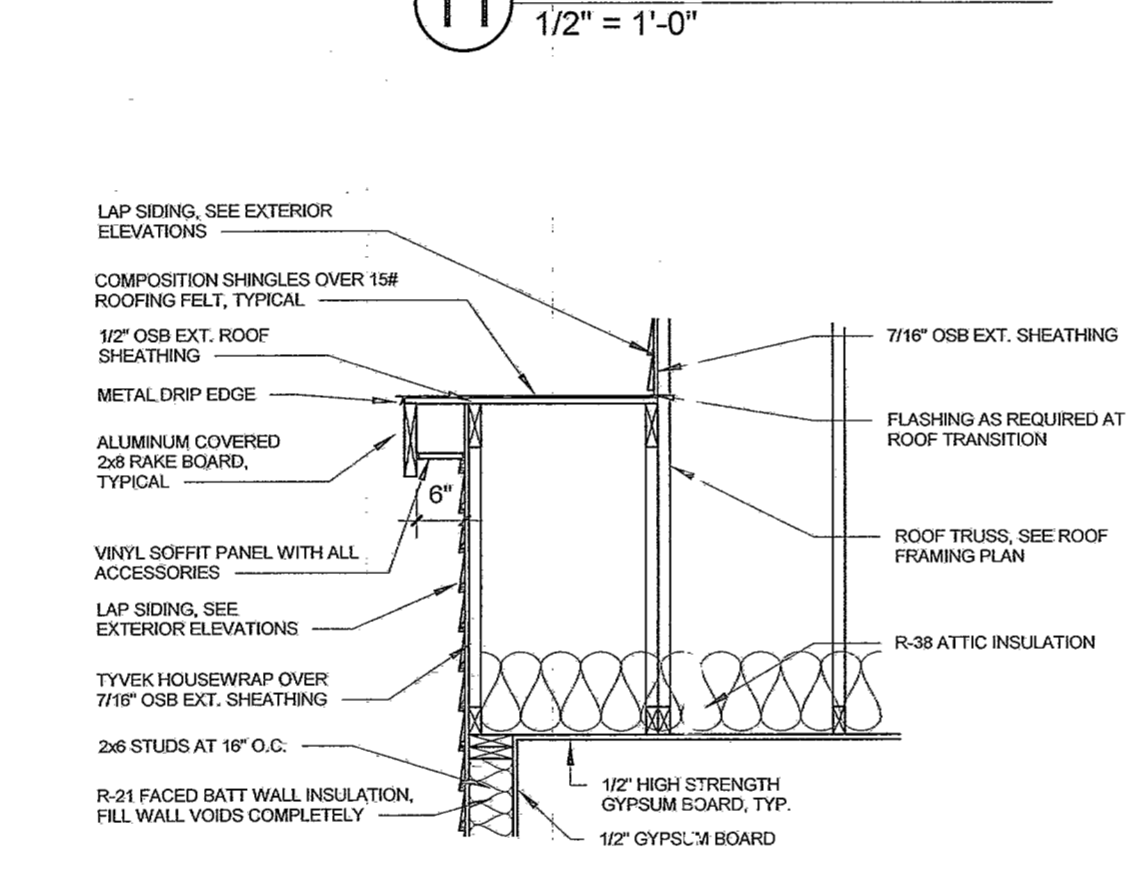
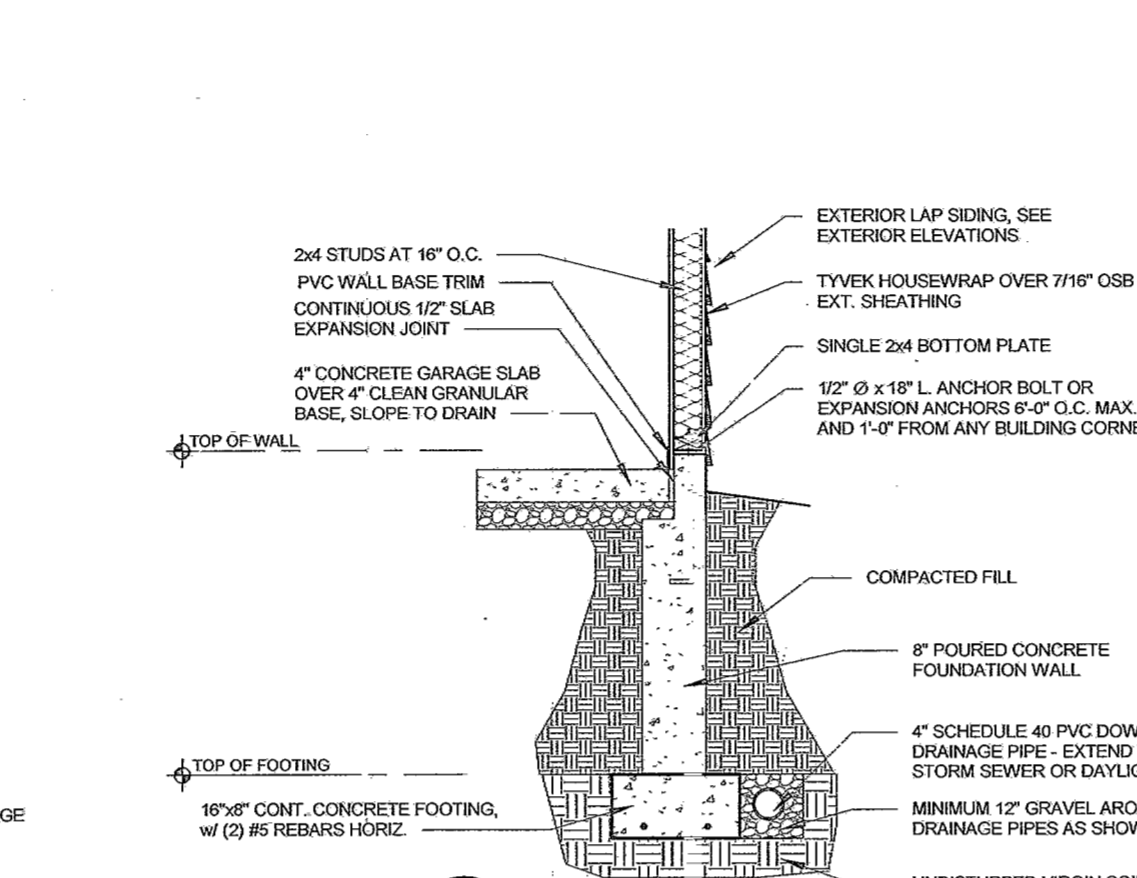
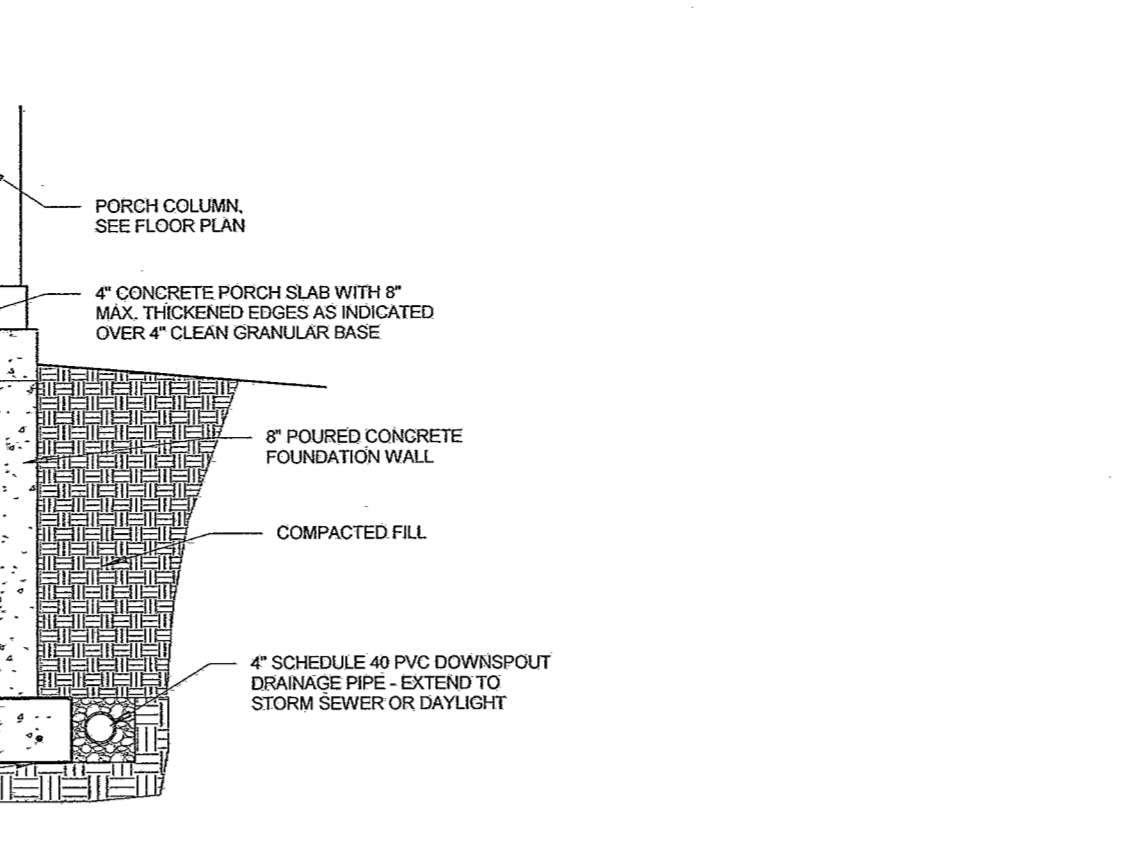
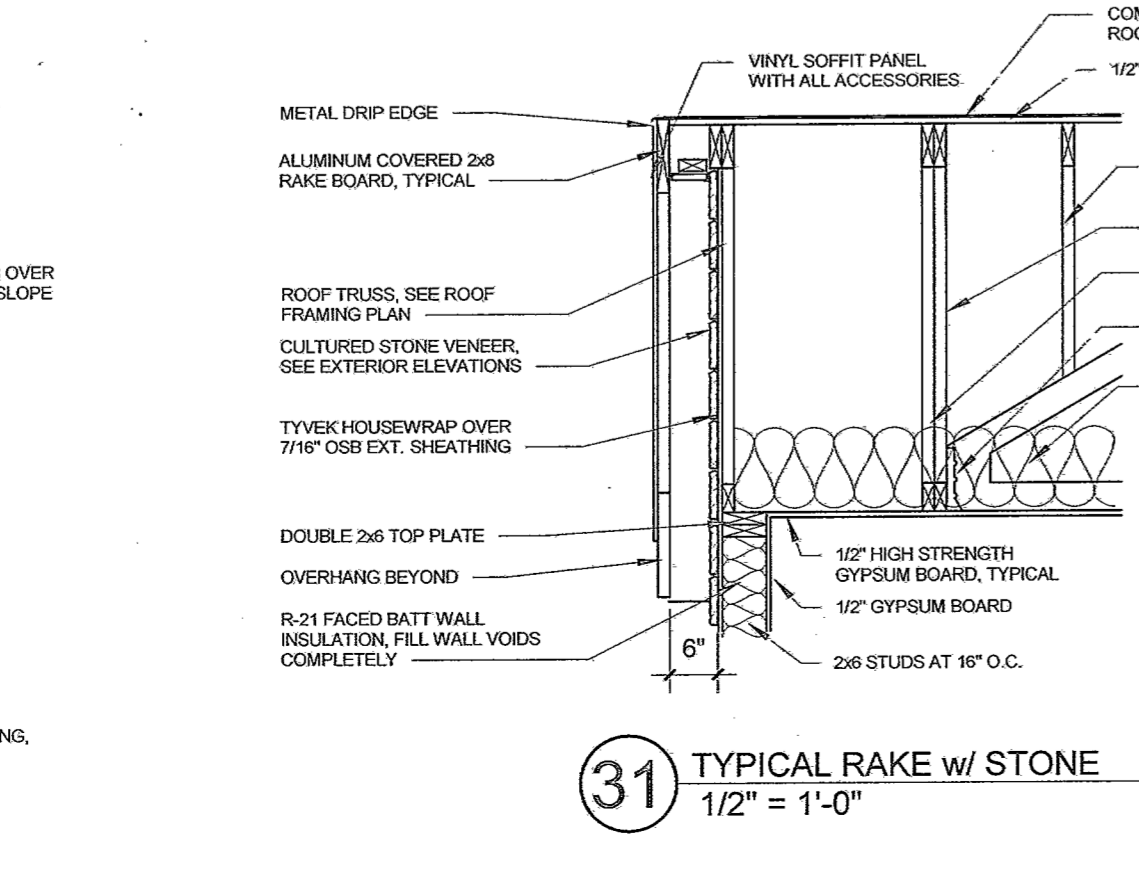
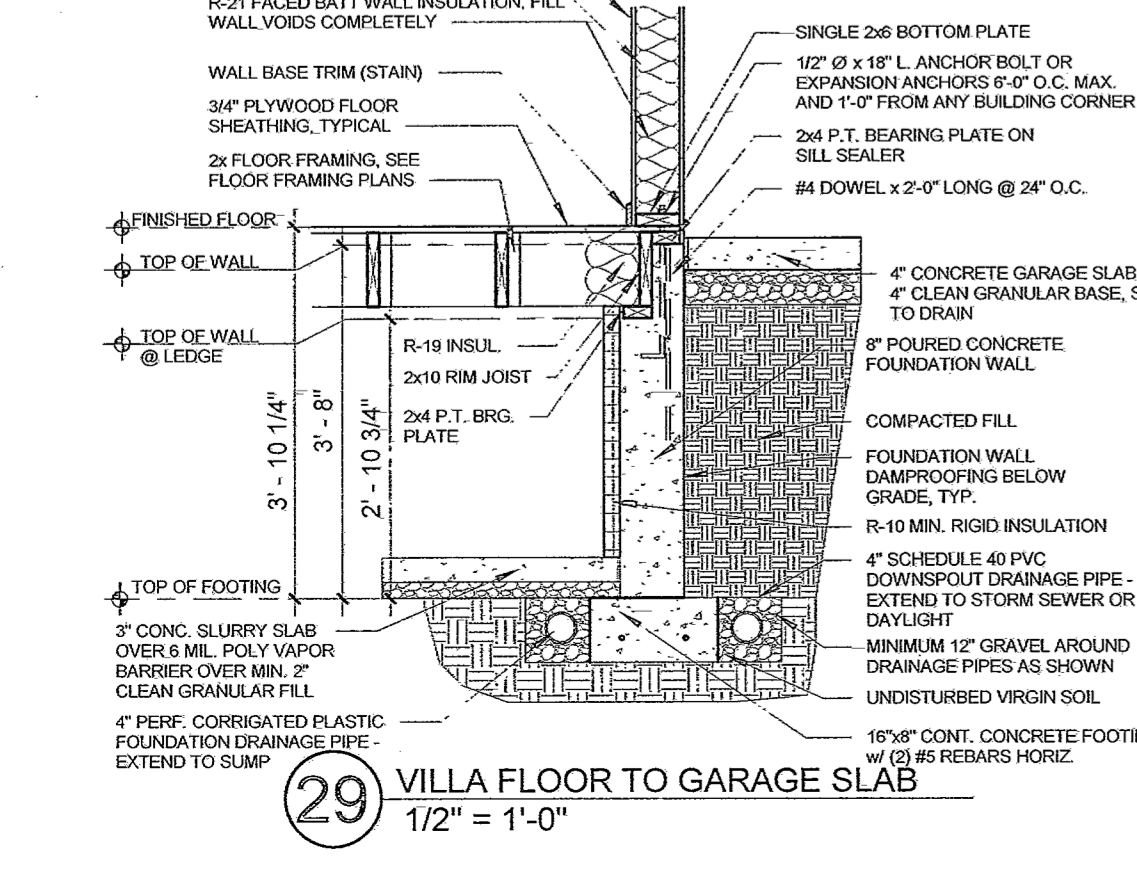
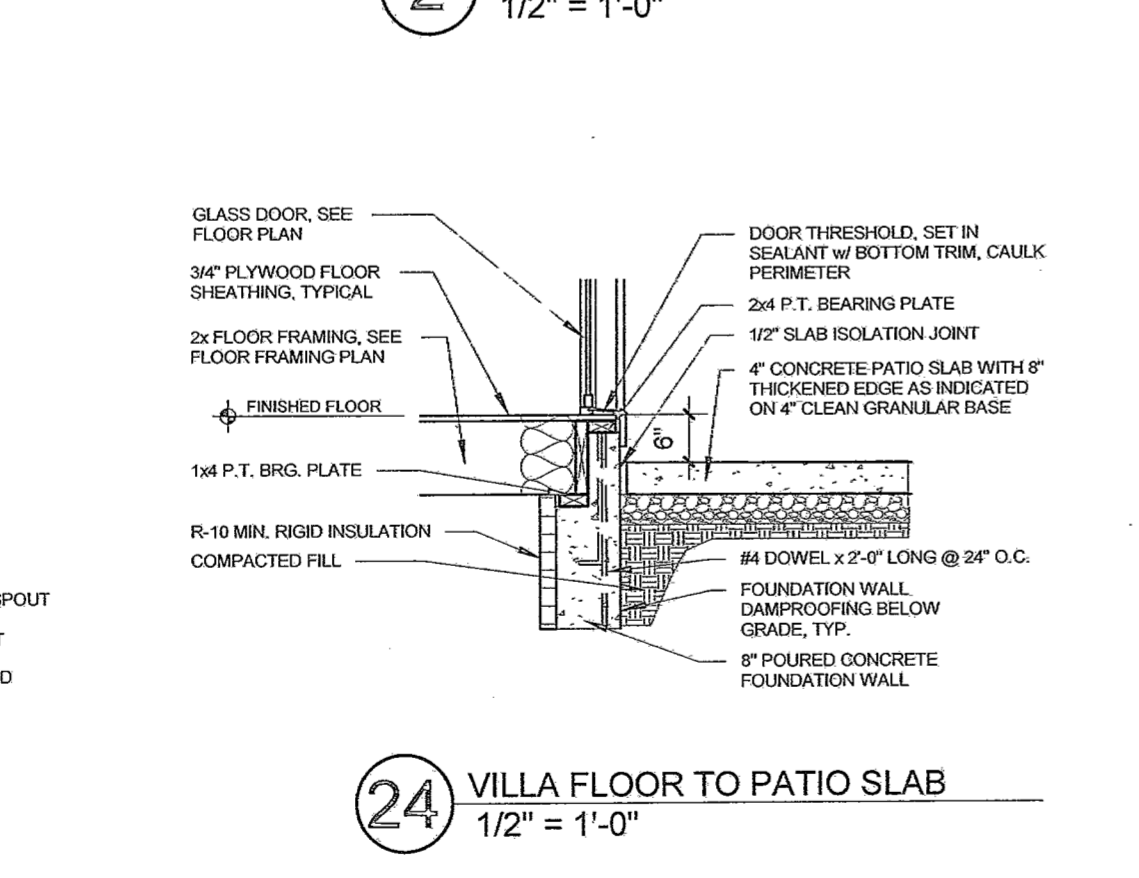
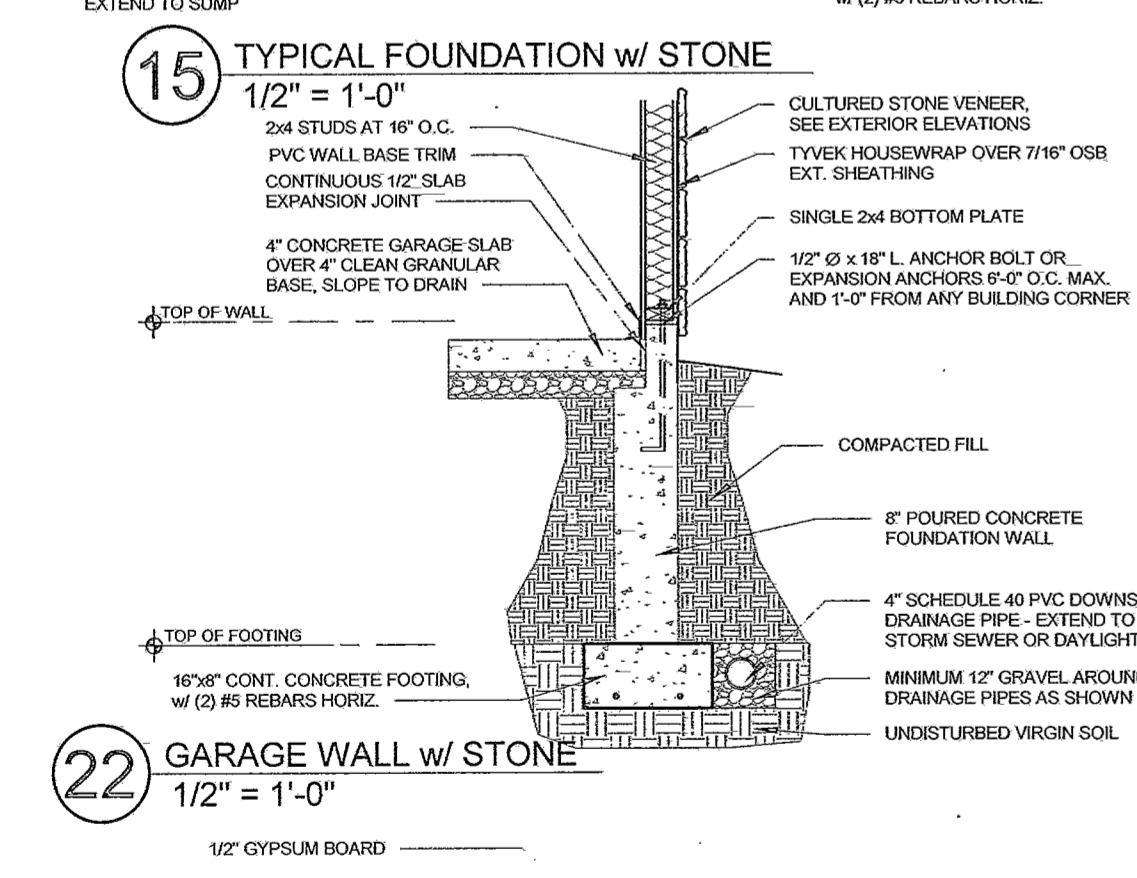
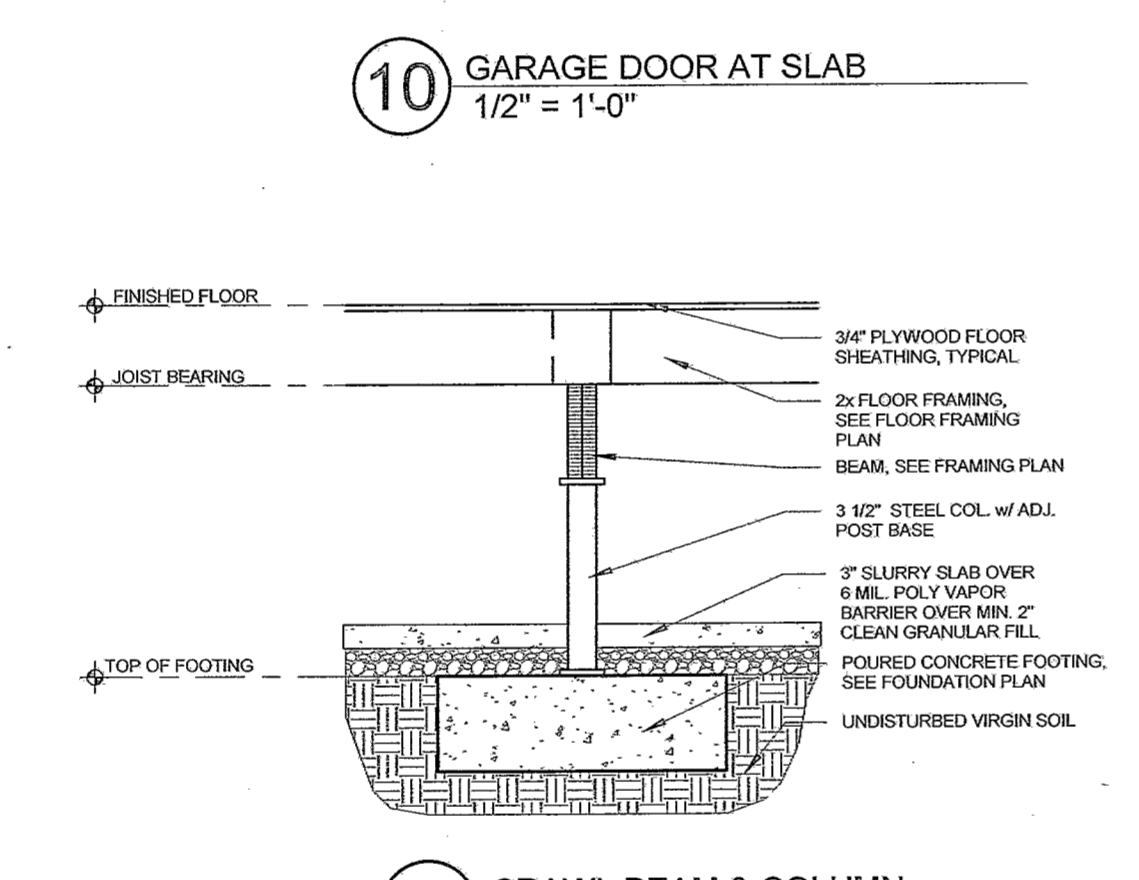
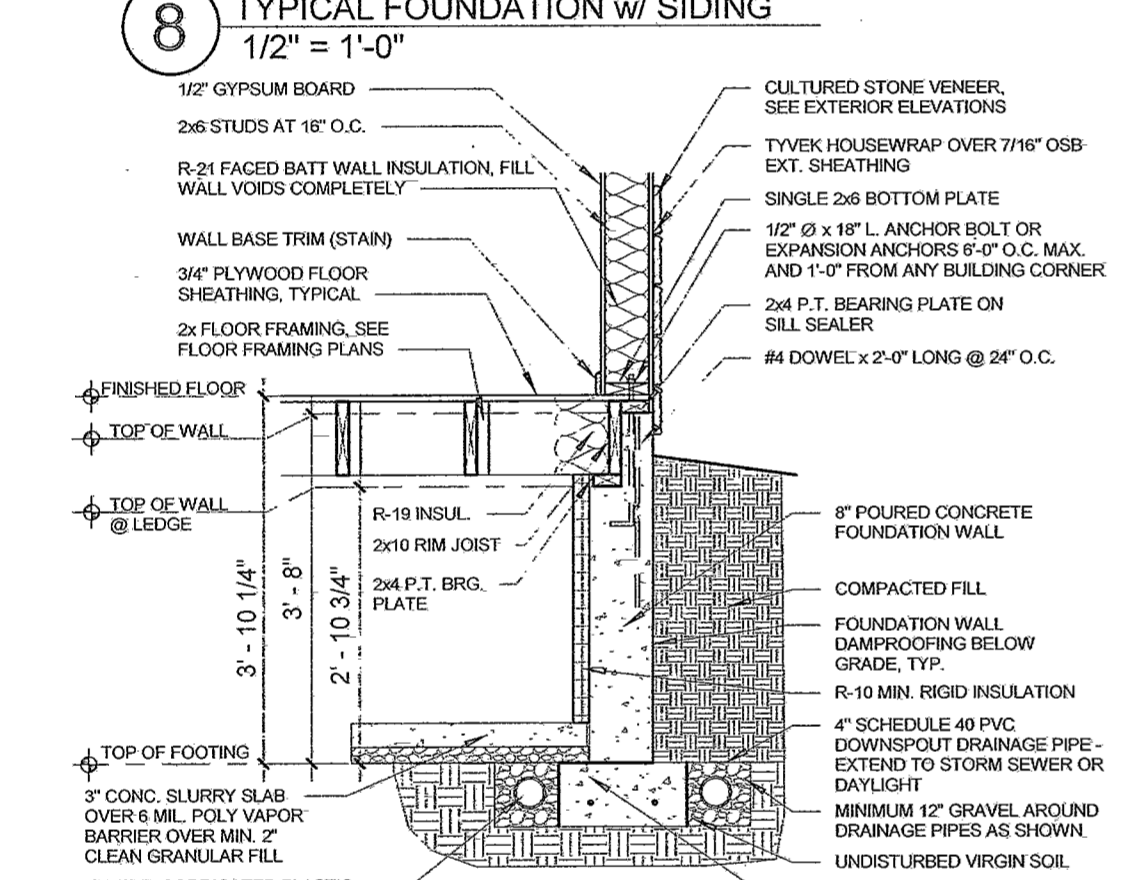
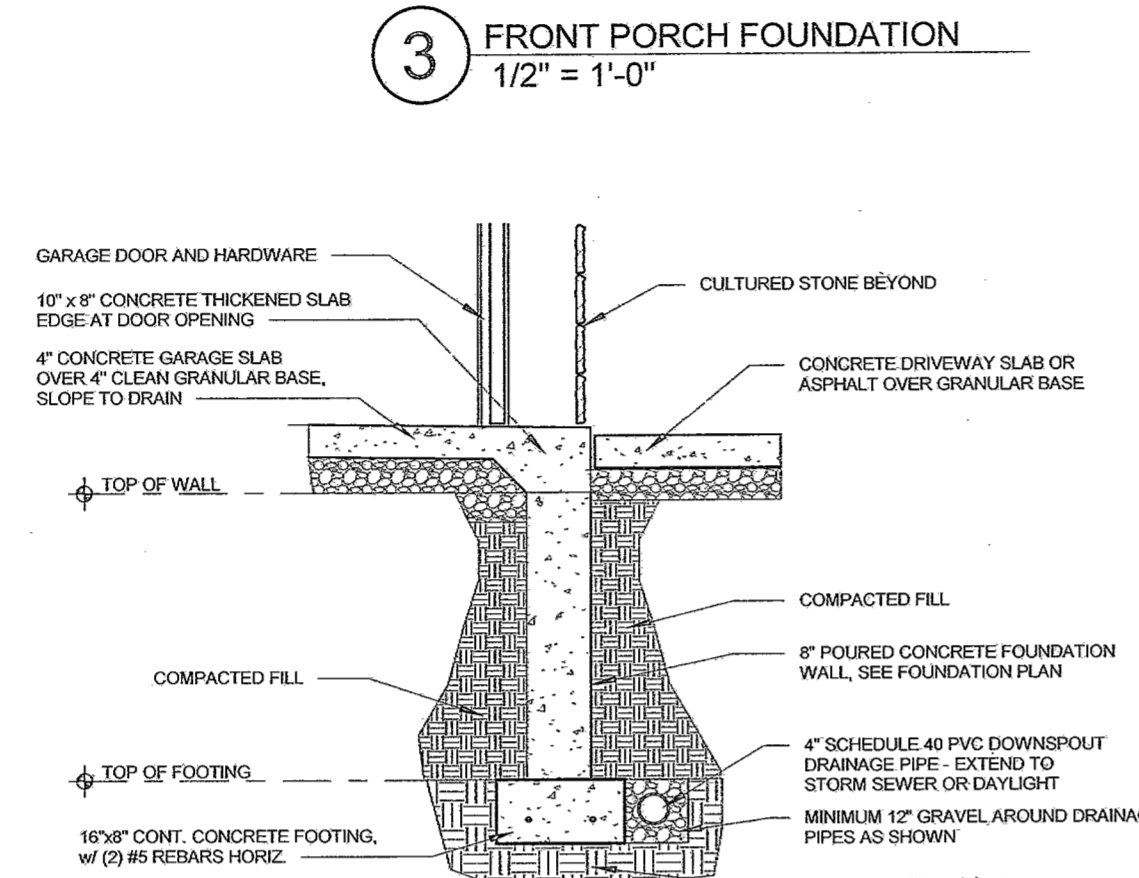
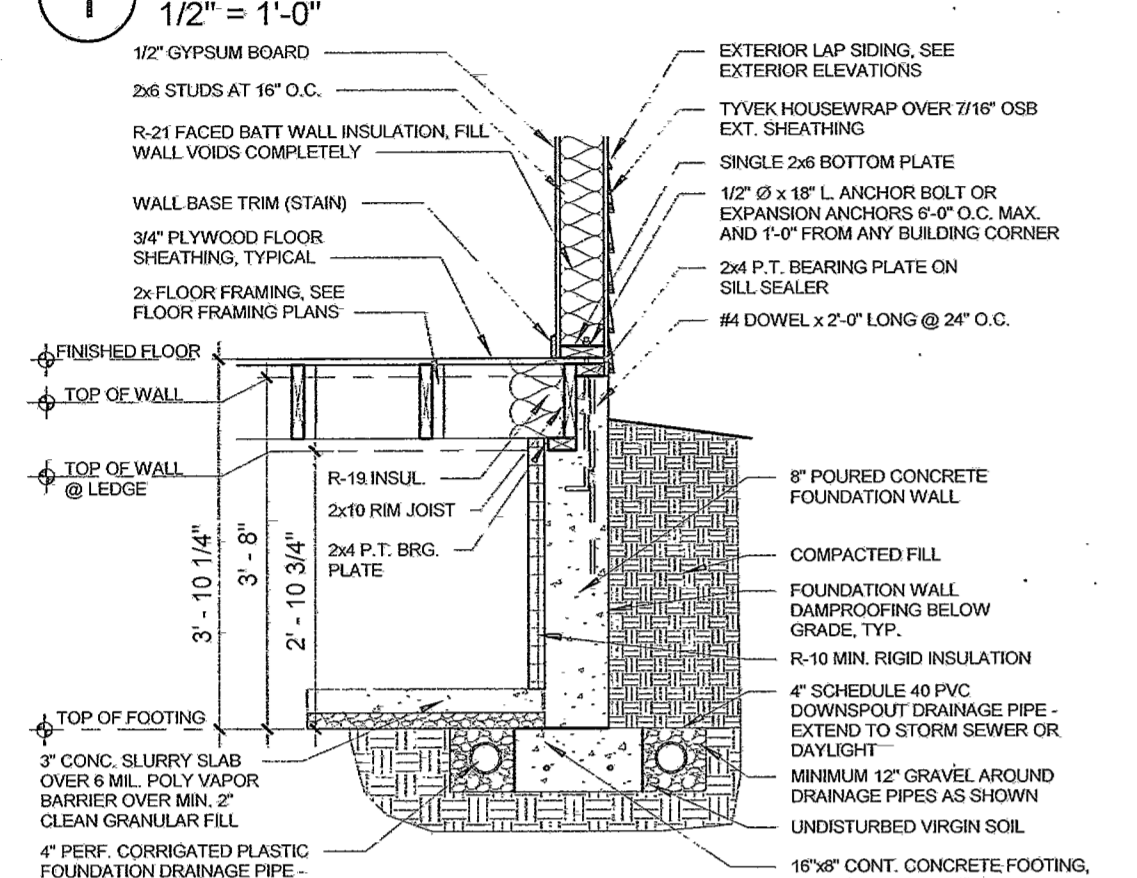
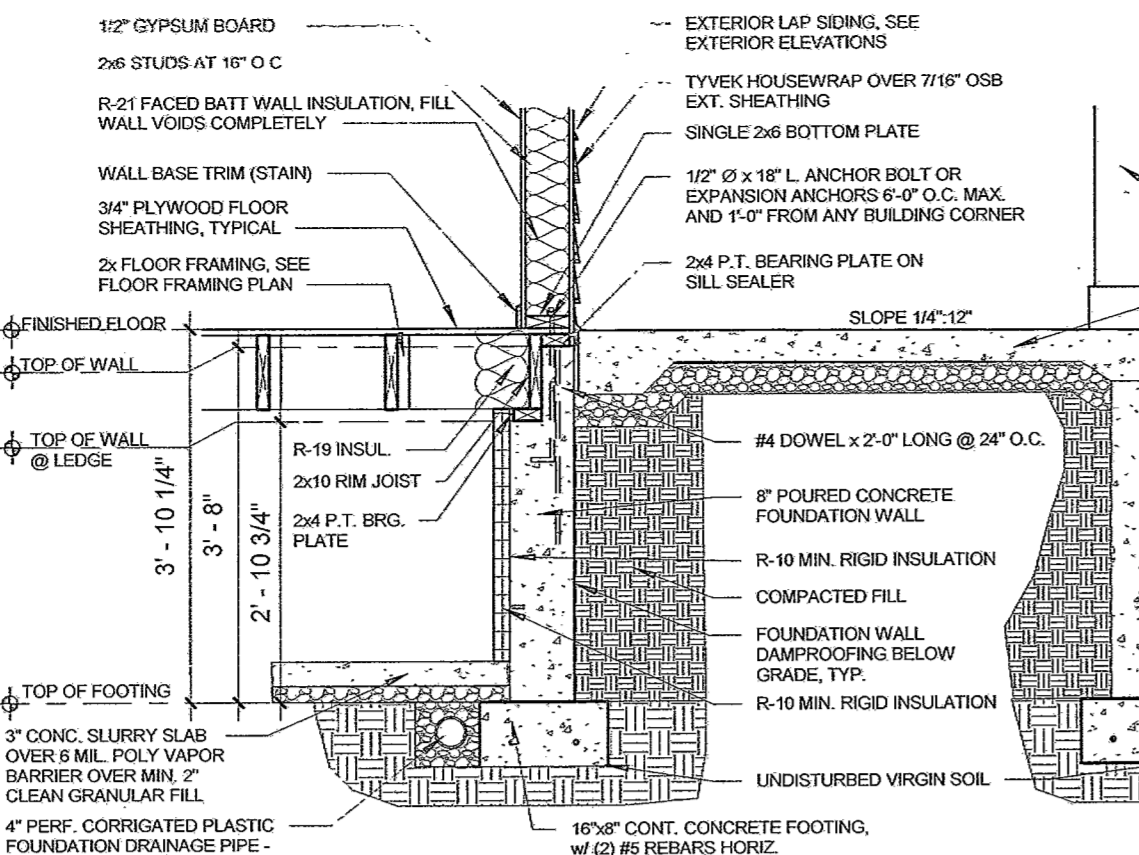
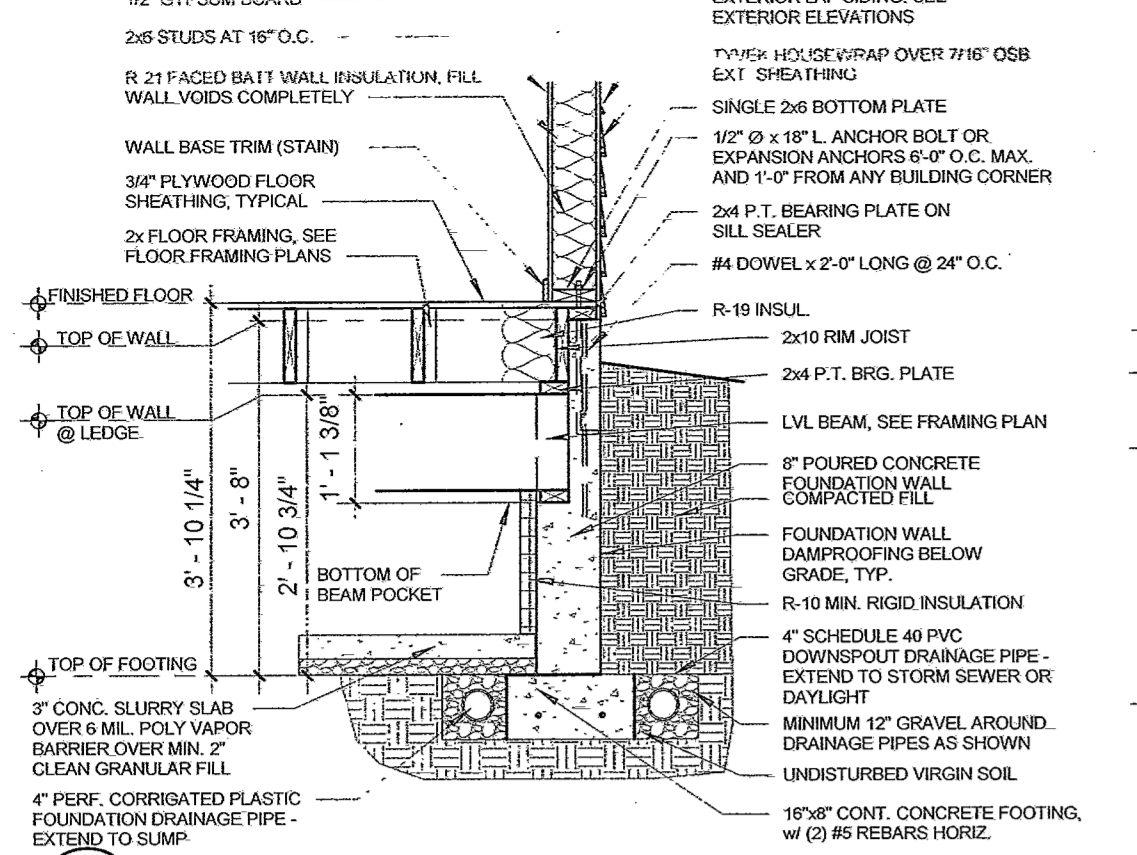
OHIO LIVING  
VINEYARD ON CATAWBA

Meredith Beck  
680 Vineyard Circle  
Port Clinton, Ohio

REVISION	
DATE	
NO.	

JOB NO: 9502.1  
DATE: 4/30/19  
DRAWN: DCP  
CHECKED: RBB

DRAWING NAME:  
**BUILDING SECTIONS**  
9 of 13  
SHEET NO.  
A-7



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STATE OF OHIO  
RICHARD BROWN  
8708606  
EXPIRATION DATE: 12/31/2019

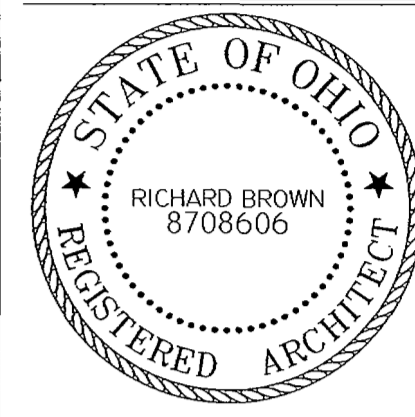
RICHARD BROWN, LICENSE #8708606  
EXPIRATION DATE: 12/31/2019

OHIO LIVING VINEYARD ON CATAWBA  
Meredith Beck  
690 Vineyard Circle  
Port Clinton, Ohio

DATE: \_\_\_\_\_  
NO: \_\_\_\_\_  
JOB NO: 9502.1  
DATE: 4/30/19  
DRAWN: DCP  
CHECKED: RBB  
DRAWING NAME: DETAILS & SECTIONS  
10 of 13  
SHEET NO: A-8



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 130 Elm Creek, Columbus, Ohio 43215  
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RICHARD BROWN, LICENSE #8708606  
 EXPIRATION DATE: 12/31/2019

OHIO LIVING VINEYARD ON CATAWBA  
 Meredith Beck  
 680 Vineyard Circle  
 Port Clinton, Ohio

OHIO LIVING VINEYARD ON CATAWBA  
 Meredith Beck  
 680 Vineyard Circle  
 Port Clinton, Ohio

NO.	DATE	REVISION
2	7/8/19	RESIDENT CHANGES

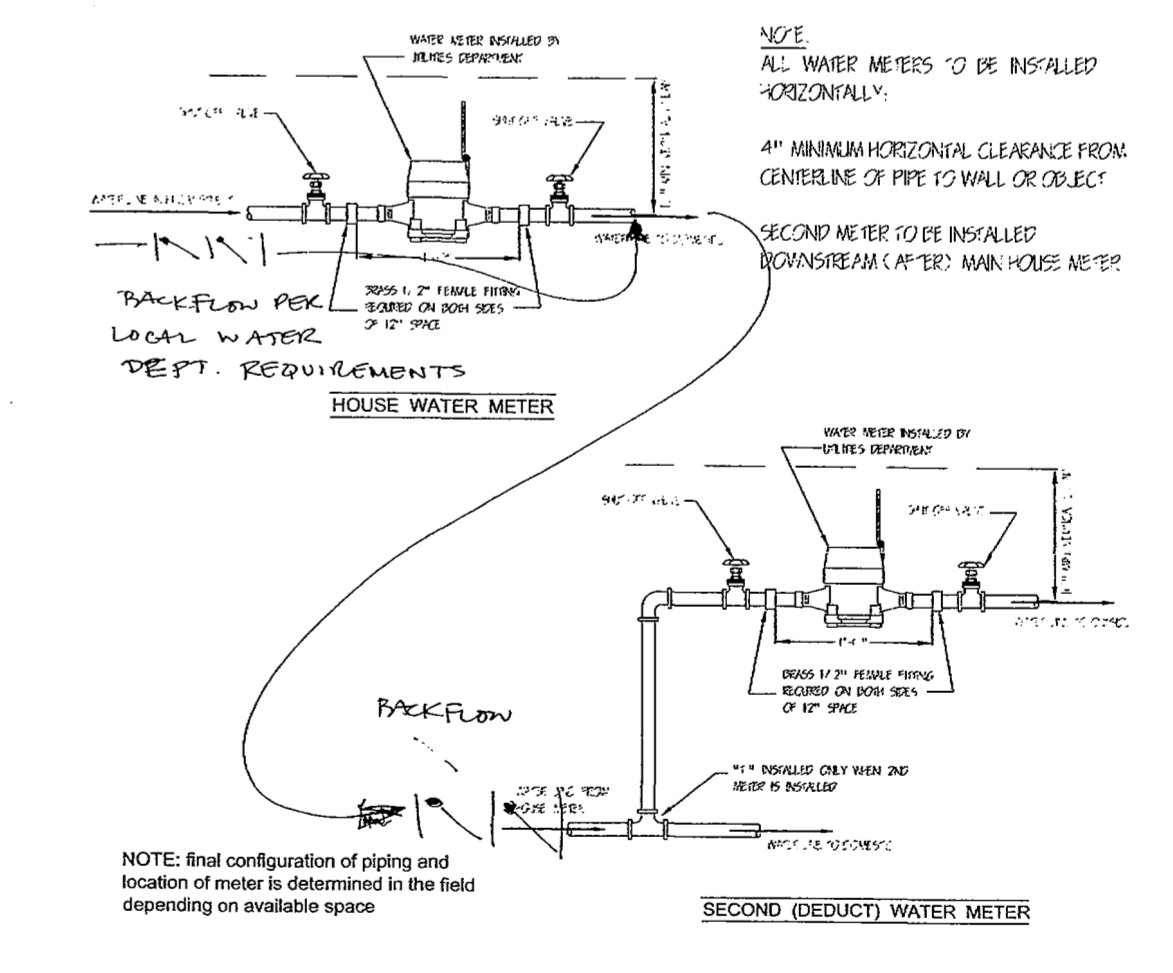
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**PLUMBING LAYOUT**  
 SHEET NO.  
**P-1**

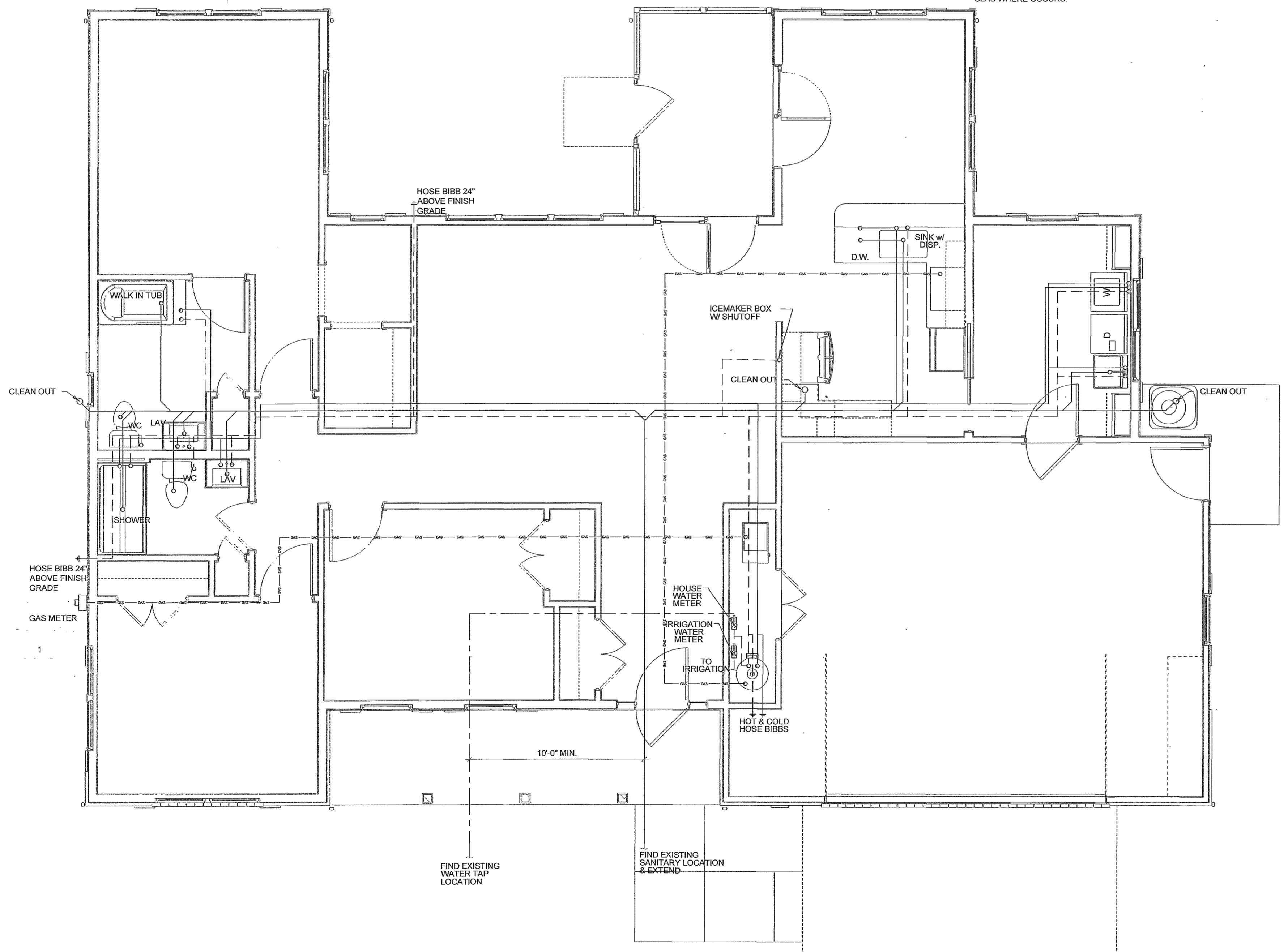
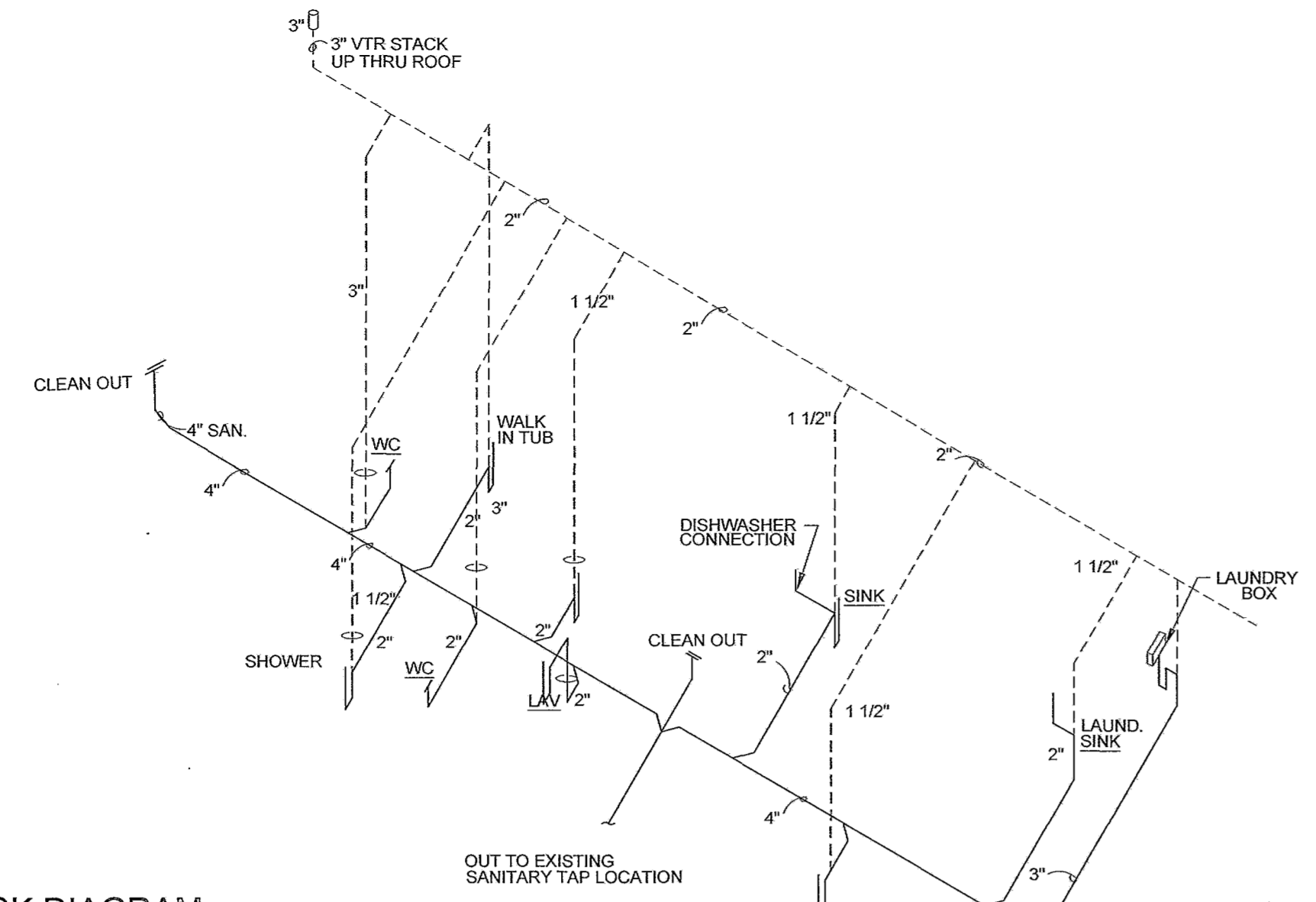
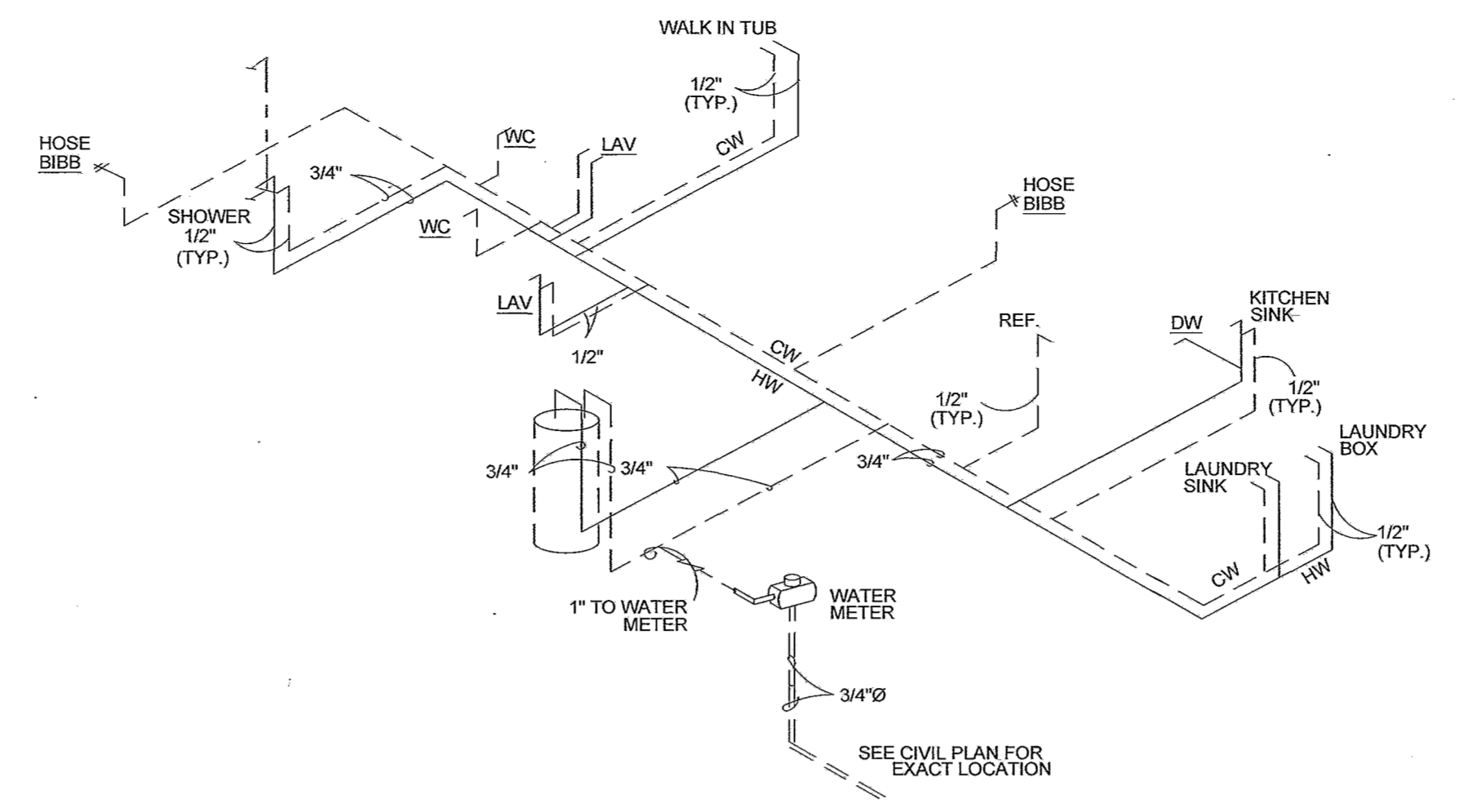
- GENERAL PLUMBING NOTES:**
1. ALL NEW WORK SHALL CONFORM TO CURRENT OHIO BUILDING CODES, OHIO PLUMBING CODE, COUNTY BOARD OF HEALTH REGULATIONS, AND ANY OTHER APPLICABLE CODES OR REQUIREMENTS. PLUMBING CONTRACTOR SHALL VERIFY ALL EXISTING UTILITIES, ACQUIRE AND PAY FOR ALL PERMITS, CERTIFICATES, AND INSPECTIONS, AND PERFORM ALL WORK FOR INSTALLATION OF GAS, WATER, AND SEWER UTILITIES.
  2. COORDINATE ALL WORK WITH OTHER TRADES THROUGH THE GENERAL CONTRACTOR AND NOTIFY THE ARCHITECT OF ANY MAJOR INSTALLATION CHANGES.
  3. PLUMBING CONTRACTOR SHALL NOT CUT OR DRILL THROUGH ANY STRUCTURAL MEMBER OR ELEMENT WITHOUT CONTACTING THE ARCHITECT FOR APPROVAL AND REQUIREMENTS.
  4. ALL HOSE BIBBS SHALL BE VACUUM BREAKER TYPE (1/2" STEM MINIMUM). ALL HOSE BIBBS SHALL HAVE SHUT-OFF VALVES INSIDE BUILDING.
  5. PROVIDE UNIONS AND UPSTREAM SHUT-OFF VALVE AT WATER HEATER, WATER METER, AND OTHER ITEMS OF EQUIPMENT WHICH CAN BE REMOVED OR REPLACED.
  6. RUN RELIEF LINE FROM WATER HEATER TO WITHIN 2' OF FLOOR DRAIN.
  7. RUN CONDENSATE FROM HVAC EQUIPMENT FULL SIZE TO FLOOR DRAIN.

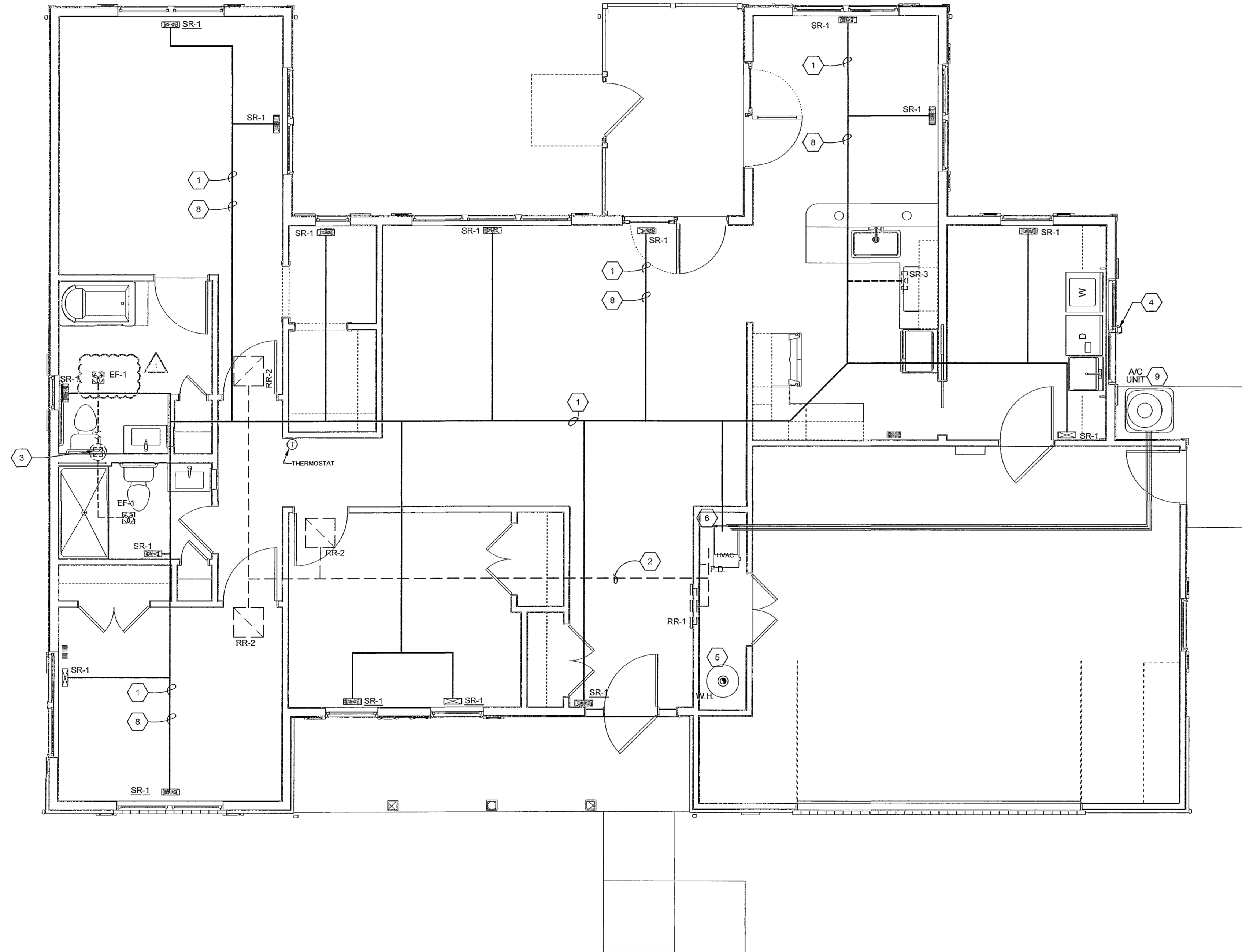
**PLUMBING FIXTURE SCHEDULE**

<b>KITCHEN SINK</b>	KOHLER IRON TONES FARM SINK K 57072 w/ DELTA FAUCET 450-WF AND DAYTON D1125 STRAINER ACCEPTABLE SUBSTITUTES: KOHLER, ELKAY, MOEN
<b>LAVATORY</b>	KOHLER 30" PEDESTAL LAVATORY w/ DELTA FAUCET 520-WFMPU ACCEPTABLE SUBSTITUTES: KOHLER, PENNINGTON, AMERICAN STANDARD
<b>WATER CLOSET</b>	KOHLER 'WELLWORTH' OR 'HIGHLINE' FOR HC TOILETS ACCEPTABLE SUBSTITUTES: BRIGGS, PENNINGTON, AMERICAN STANDARD TOILET SEAT TO BE OLSONITE 100 - ACCEPTABLE SEAT SUBSTITUTES: BEMIS OR CENTACO
<b>SHOWER ENCLOSURE</b>	AQUATICS 1603 TSCB w/ DELTA 1524 FAUCET SET & RP7245 SLIDERD SET. ACCEPTABLE SUBSTITUTE MANUFACTURER IS AQUAGLASS, AQUATICBATH, MAXXON, MOEN.
<b>WALK IN TUB</b>	SAFE STEP MODEL SELECTED BY RESIDENT. ACCEPTABLE SUBSTITUTE MANUFACTURER IS AMERICAN STANDARD, KOHLER, JACUZZI.
<b>WATER HEATER</b>	60 GALLON WATER HEATER w/ RECIRC. PUMP STANDARD USE: RUUDGLAS ENERGY MISER M40 - ACCEPTABLE SUBSTITUTES: SEARS, RHEEM, A.O. SMITH, STATE, MOR-FLO. STAND-BY LOSS SHALL NOT EXCEED 4.5 WIGST OF TANK SURFACE. COMPLY WITH ASHRAE 90A-80.
<b>UTILITY SINK</b>	LAUNDRY ROOMS: AQUAGLASS ALT-WA W/ DELTA DUAL LEVER UTILITY FAUCET
<b>EXTERIOR HOSE BIBBS</b>	3/4" FROST PROOF TYPE WITH VACUUM BREAKER MOUNTED AT 24" ABOVE FINISH GRADE BY JOSAM, WADE, WOODFORD, ZURN OR MANSFIELD.



**3 METER & BACKFLOW DIAGRAM**  
 SCALE: 1/4" = 1'-0"





**A** MECHANICAL LAYOUT  
SCALE: 1/4" = 1'-0"

MARK	TYPE OF UNIT	CHARACTERISTICS	MANUFACTURERS
AHU-1	FURNACE	TO BE SIZED BY HVAC CONTRACTOR ON A PER UNIT BASIS SEE SPECIFICATIONS	ARMSTRONG CARRIER RHEEM
COND-1	CONDENSING UNIT	TO BE SIZED BY HVAC CONTRACTOR ON A PER UNIT BASIS SEE SPECIFICATIONS	ARMSTRONG CARRIER RHEEM
EF-1	BATH EXHAUST FANLIGHT	MIN. CFM = 70	NUTONE MODEL #669F PASCO BROAN
EF-2	1500 WATT HEATER/ EXHAUST FANLIGHT	MIN. CFM = 70	NUTONE MODEL #665S
SR-1	FLOOR SUPPLY REGISTER	3-WAY DEFLECTION, STEEL CONSTRUCTION, OFF-WHITE FINISH, ADJUSTABLE DAMPER, MOUNTING GASKET, 4"x12"	HART & COOLEY LIMA J&J REGISTER
SR-2	TOE-KICK SUPPLY REGISTER		
SR-3	CRAWL SPACE SUPPLY		
RR-1	SIDEWALL RETURN GRILLE	STEEL CONSTRUCTION, OFF-WHITE FINISH, MIN. 20-DEGREE TURN DOWN VANES, MOUNTING GASKET	HART & COOLEY LIMA J&J REGISTER
RR-2	CEILING RETURN GRILLE		
WH-1	WATER HEATER	40 GAL. GAS FIRED GLASS LINED TANK	A.O. SMITH RUDD STATE

- GENERAL MECHANICAL NOTES**
- HEATING SYSTEM SHOWN IS SCHEMATIC AND SOME MINOR ADJUSTMENTS TO THE DUCTWORK AND EQUIPMENT WILL BE MADE DURING INSTALLATION. COORDINATE ALL WORK WITH OTHER TRADES THROUGH THE GENERAL CONTRACTOR AND NOTIFY THE ARCHITECT OF ANY MAJOR INSTALLATION CHANGES OR IF STRUCTURAL MEMBERS ARE OBSTRUCTING DUCT RUNS.
  - HEATING CONTRACTOR SHALL BE RESPONSIBLE FOR BALANCING THE SYSTEM AFTER INSTALLATION AND UPON TURN-OVER TO THE OWNER. REMOVE, CLEAN AND REPLACE WASHABLE FILTERS IN ALL EQUIPMENT.
  - ELECTRICAL CHARACTERISTICS OF ALL EQUIPMENT SHALL BE PROVIDED TO THE ELECTRICAL CONTRACTOR IN A TIMELY MANNER SO THAT HOOKUPS MAY BE MADE WITHOUT DELAY TO THE PROGRESS OF THE JOB.
  - HVAC CONTRACTOR SHALL NOT CUT OR DRILL THROUGH ANY STRUCTURAL MEMBER OR ELEMENT WITHOUT CONTACTING THE ARCHITECT FOR APPROVAL AND REQUIREMENTS.
  - HEATING CONTRACTOR SHALL EXERCISE CARE IN LAYOUT OF FURNACE ROOM. BASED ON DIMENSIONAL CHARACTERISTICS OF EQUIPMENT PURCHASED TO INSURE ACCESSIBILITY TO SERVICE AREAS OF EQUIPMENT.
  - FURNISH FURNACE MANUFACTURER'S STANDARD THERMOSTAT WITH "HEAT/COOL" AND "FAN/OFF/AUTO" SWITCHING SUB-BASE. WIRE COMPLETE.
  - CRAWL SPACE SHALL BE MECHANICALLY VENTILATED. PER CODE PROVIDE SUPPLY AND RETURN AIR DUCTS AS REQUIRED TO CONDITION THIS SPACE AS IF IT WERE A BASEMENT.

- MECHANICAL CODED NOTES**
- DUCTWORK AS INDICATED TO RUN IN CRAWL SPACE.
  - DUCTWORK AS INDICATED TO RUN IN ATTIC
  - 4" DIA. TOILET EXHAUST DUCT UP THROUGH ATTIC TO SOFFIT.
  - 4" DIAMETER RECESSED DRYER VENT FROM 'DRYERBOX' MODEL 425 CONNECTION AT FLOOR BEHIND DRYER OUT THROUGH SIDEWALL. 3'-0" MIN. AWAY FROM A/C CONDENSER.
  - RUN 4" DIAMETER WATER HEATER FLUE FULL SIZE UP THROUGH ROOF TO ROOF CAP. PROVIDE 1 1/2" GAS WITH COCK UNION AND DIRT LEG. ROOF PENETRATIONS TO REAR OF ROOF.
  - SUPPLY AIR DUCT FROM AIR HANDLER SUPPLY DOWN INTO CRAWL SPACE. DUCT TO RUN AS INDICATED. TRANSITION FROM UNIT TO SIZE INDICATED. PROVIDE 1 1/2" GAS WITH COCK UNION AND DIRT LEG. RUN CONDENSATE FULL SIZE TO FLOOR DRAIN. 2" COMBUSTION AND EXHAUST AIR PIPES UP THROUGH ROOF WITH CONCENTRIC TERMINATION KIT. ALL ROOF PENETRATIONS SHALL BE OFFSET TO REAR OF ROOF.
  - MAIN TRUNK LINE TO BE RIGID DUCTWORK, SECONDARY CAN BE FLEXIBLE.
  - BRANCH DUCT WITH MANUAL VOLUME DAMPER.
  - CONDENSING UNIT ON CONCRETE CURB. RUN REFRIGERANT LINES, SIZED PER MANUFACTURER'S RECOMMENDATIONS, TO AIR HANDLER.
  - PROVIDE TOE-KICK REGISTER/DUCT UNDER SINK BASE CABINET.

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EXPIRATION DATE: 12/31/2019

PRELIM DESIGN   
FINAL DESIGN   
PRELIM CONSTRUCTION SET   
BID PERMIT SUBMITTAL SET   
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AS-BUILT SET   
INFO ONLY, NOT FOR CONST.

OHIO LIVING  
VINEYARD ON CATAWBA  
Meredith Beck  
680 Vineyard Circle  
Port Clinton, Ohio

NO.	DATE	REVISION
1	6/3/19	NEW LOT & RESIDENT CHANGES

JOB NO: 9502.1  
DATE: 4/30/19  
DRAWN: dcp  
CHECKED: rbb  
FILE NAME:

DRAWING NAME:  
**MECHANICAL LAYOUT**

SHEET NO.  
**M-1**

