

H:\Archives\Crsto\Tanhomes\CR124144 Oak A Sanctuary Cove 13-16.dwg Tuesday, March 11, 2025 4:08:59 PM

ABBREVIATIONS

AB	ANCHOR BOLT	INSUL.	INSULATION
AC	AIR CONDITIONING	INT.	INTERIOR
A.F.F.	ABOVE FINISHED FLOOR	J.B.	JUNCTION BOX
ALUM.	ALUMINUM	JT.	JOINT
&	AND	K.P.	KICK PLATE
<	ANGLE	KS.	KNEE SPACE
⊙	AT	LAM.	LAMINATE
BD.	BOARD	L.P.	LOW POINT
BTW	BETWEEN	L.T.	LIGHT/LIGHTING
BLDG.	BUILDING	MATL.	MATERIAL
BLKG.	BLOCKING	MAX.	MAXIMUM
B.O.J.	BOTTOM OF JOISTS	MECH.	MECHANICAL
BRKT.	BRACKET	MEMB.	MEMBRANE
CAB.	CABINET	MET./MTL.	METAL
CEM.	CEMENT	MFR.	MANUFACTURER
CER.	CERAMIC	M.H.	MANHOLE
C.I.	CAST IRON	MIN.	MINIMUM
C.J.	CEILING JOIST OR	MOIST.	MOISTURE
	CONTROL/CONST. JOINT	N.I.C.	NOT IN CONTRACT
C.L.	CENTER LINE	NO.	NUMBER
CLG.	CEILING	NOM.	NOMINAL
CLR.	CLEAR/CLEARANCE	N.T.S.	NOT TO SCALE
CMU	CONCRETE MASONRY UNIT	O.C.	ON CENTER
C.O.	CLEAN OUT	O.F.O.I.	OWNER FURN. OWNER
CONC.	CONCRETE		INSTALLED
CONST.	CONSTRUCTION	O.H.	OVERHANG
CONT.	CONTINUOUS	OPG.	OPENING
CONTR.	CONTRACTOR	OPP.	OPPOSITE
CS	COUNTERTOP SEAM	O.R.W.C.	OVERFLOW RAIN WATER
CSK.	COUNTERSINK		CONDUCTOR
DEPT.	DEPARTMENT	O.S.	OVERFLOW SCUPPER
DIA.	DIAMETER	P.A.	PUBLIC ADDRESS
DIM.	DIMENSION	P.B.	PEG BOARD
DN.	DOWN	P.D.F.	POWDER DRIVEN FASTENER
DTL.	DETAIL	PL. LAM.	PLASTIC LAMINATE
D.W.	DISH WASHER	PL.	PLATE
DWG.	DRAWING	PLYWD.	PLYWOOD
DWR.	DRAWER	PNL.	PANEL
E.A.	EACH	P.P.	PENETRATION PLATE
E.I.F.S.	EXTERIOR INSULATION FINISH	PREFAB.	PREFABRICATED
	SYSTEM	P.T.	POINT
E.J.	EXPANSION JOINT	PTN.	PARTITION
EL.	ELEVATION	R.	RADIUS
ELEC.	ELECTRICAL	R.A.	RETURN AIR
ELECT.	ELECTRICAL	R.D.	ROOF DRAIN
ELEV.	ELEVATOR	REC.	RECTANGULAR
ENCL.	ENCLOSURE	REF.	REFRIGERATOR
EQ.	EQUAL	REINF.	REINFORCED/REINFORCING
EQUIP.	EQUIPMENT	RES.	RESILIENT
E.W.C.	ELECTRIC WATER COOLER	RESIST.	RESISTANT
EXIST.	EXISTING	REQ'D	REQUIRED
EXH.	EXHAUST	R.M.	ROOM
EXP.	EXPANSION	RND.	ROUND
EXT.	EXTERIOR	R.O.	ROUGH OPENING
F.A.	FIRE ALARM	R.W.D.	RAIN WATER CONDUCTOR
FAST.	FASTENED	S.C.	SOLID CORE
F.D.	FLOOR DRAIN	SCH.	SCHEDULE
FDN.	FOUNDATION	S.A.	SMOKE DETECTOR
F.E.	FIRE EXTINGUISHER	SEC.	SECTION
FIN.	FINISH	S.F.	SQUARE FOOT/FEET
FIXT.	FIXTURE	SHT.	SHEET
FLEX.	FLEXIBLE	SIM.	SIMILAR
FLOUR.	FLUORESCENT	SK.	SINK
FLR.	FLOOR	S.M.	SHEET METAL
F.O.	FINISHED OPENING	SPEC.	SPECIFICATION
F.O.C.	FACE OF CONCRETE	SQ.	SQUARE
F.O.F.	FACE OF FINISH	S.S.	STAINLESS STEEL
F.O.M.	FACE OF MASONRY	STD.	STANDARD
FT.	FOOT/FEET	STOR.	STORAGE
FTG.	FOOTING	STL.	STRUCTURAL
GA.	GAUGE	SUSP.	SUSPENDED
GALV.	GALVANIZED	SYM.	SYMMETRICAL
G.I.	GALVANIZED IRON	TEL.	TELEPHONE
GL.	GLASS	TEMP.	TEMPERED
GRD.	GROUND	T.O.	TOP OF
G.S.F.	GOSS SQUARE FEET	TYP.	TYPICAL
G.W.B.	GYPNUM WALL BOARD	U.O.N.	UNLESS OTHERWISE NOTED
GYP.	GYPNUM	V.C.T.	VINYL COMPOSITE TILE
H.C.	HANDICAPPED	VERT.	VERTICAL
HDR.	HEADER	W/	WITH
HGT./HT.	HEIGHT	WANS.	WAINSCOT
H.M.	HOLLOW METAL	WD.	WOOD
HORIZ.	HORIZONTAL	W/O	WALL OVEN
H.P.	HIGH POINT	W.O.	WHERE OCCURS
HR.	HOUR	W/O	WITHOUT
HUB.D.O.	HUB DRAIN OUTLET	W.P.	WATER PROOF
		W.R.	WATER RESISTANT

SANCTUARY COVE

4 UNIT BLDG. UNITS 13-16

3766, 3762, 3758, 3754

MIAMI RUN

MARIEMONT, OHIO

CRISTO HOMES

7594 TYLERS PLACE BLVD.

WEST CHESTER, OH 45069

LOAD CALCULATIONS

UNIFORMLY DISTRIBUTED LIVE LOAD DESIGN VALUES

LIVING AREAS	40 PSF
SLEEPING AREAS	30 PSF
BALCONIES/DECKS	40 PSF
LIMITED ATTIC STORAGE	20 PSF

SNOW LOADS

GROUND SNOW LOAD (Pg)	=20 PSF
ROOF SNOW LOAD (Pf)	=20 PSF
SNOW EXPOSURE FACTOR (Ce)	=1.0
SNOW LOAD IMPORTANCE FACTOR (I)	=1.0
THERMAL CONDITION FACTOR (Ct)	= 1.0

SOIL BEARING CAPACITY =1500 PSF (ASSUMED)

SOIL BEARING CAPACITY TO BE VERIFIED BEFORE CONSTRUCTION

WIND LOADS

BASIC WIND SPEED	=115 M.P.H.
WIND LOAD IMPORTANCE FACTOR (I)	=1.0
WIND EXPOSURE CATEGORY	=EXPOSURE B
IBC "B"/1=1.0/Pmax	=17.8 PSF
ROOF UPLIFT PRESSURE	=-15.4 PSF GROSS UPLIFT

EARTHQUAKE DESIGN DATA

SEISMIC USE GROUP	=1
Sds	=0.201
Sdl	=0.131
SITE CLASS	=D
BASIC SEISMIC SYSTEM	=LIGHT FRAME WALLS W/
	WOOD SHEAR PANELS
RESISTING MOMENT	Cs=0.022
DESIGN BASE SHEAR	Cu x 33.3k = 0.73k

ARCHITECTURAL SYMBOLS

BRICK	PLYWOOD : SMALL SCALE	STONE : ROUGH-CUT OR RUBBLE
CONCRETE MASONRY UNIT	METAL : SMALL SCALE STRUCTURAL, FLASHING	WOOD : FINISH
CAST IN PLACE OR PRE-CAST CONCRETE	GYPSUM WALL BOARD	WOOD : ROUGH
LIGHT WEIGHT CONCRETE	STUCCO REINFORCED	WOOD BLOCKING
CAST STONE	RESILIENT FLOORING	PLYWOOD : LARGE SCALE
EARTH : BACKFILL	STEEL	CARPET AND PAD
EARTH : UNDISTURBED	PILASTER CEMENT, SAND, GROUT	CERAMIC TILE : LARGE SCALE
BATT OR BLOWN INSULATION	ROCK OR STONE	CERAMIC TILE : PROFILE
RIGID INSULATION	CRUSHED STONE, GRAVEL OR POROUS FILL	GLASS : LARGE SCALE
METAL, ALUMINUM, ETC.	CUT STONE, BLUESTONE FLAGSTONE OR SLATE	GLASS : SMALL SCALE
BUILDING CORE & SHELL		
DOOR NUMBER	CHANGE OF FLOOR FINISH	SECTION NUMBER
DOOR SYMBOL	DATUM ELEVATION	SHEET NUMBER
WINDOW SYMBOL	SECTION NUMBER	SECTION NUMBER
REVISION NUMBER	SHEET NUMBER	SHEET NO.
NOMENCLATURE SYMBOL	ROOM NAME	DETAIL ENLARGEMENT
PARTITION TYPE	ROOM NUMBER	
JOIST/TRUSS SPAN		
WALL-HUNG FIRE EXTINGUISHER	TEMPERED GLAZING	
ELEC. SMOKE DETECTOR HARDWIRED W/ BATTERY BACK-UP	EXHAUST FAN- VENT TO EXTERIOR	
SPECIFICATION TAG		
22"x30" ATT. ACC.	22"x30" ATT. ACCESS PANEL ABV.	

DRAWING LIST

SHEET #	TITLE
C1	COVER SHEET
1	SITE PLAN
A1a	OVERALL FRONT ELEVATION
A1b	OVERALL REAR ELEVATION
A1c	LEFT ELEVATION
A1d	RIGHT ELEVATION
A2	OVERALL FOUNDATION PLAN DIMS
A2a	FOUNDATION DETAILS
A2b	OVERALL 1ST FLOOR PLAN DIMS
A2c	OVERALL 2ND FLOOR PLAN DIMS & DETAILS
A2d	OVERALL 3RD FLOOR PLAN DIMS & DETAILS
A3	TYPICAL LEFT UNIT FLOOR PLANS & DETAILS
A3a	TYPICAL INT. UNIT FLOOR PLANS & DETAILS
A3b	TYPICAL RIGHT UNIT FLOOR PLANS & DETAILS
A4	BUILDING SECTION & STAIR SECTION
A4a	BUILDING SECTION & DETAILS
A4b	BUILDING SECTION & STAIR SECTION
A4c	BUILDING SECTION & DETAILS
A5	WALL SECTIONS
A6	TRUSS PROFILES & DETAILS
A7	SECTIONS & DETAILS
A8	DOOR & WINDOW SCHEDULES
G1	GENERAL NOTES
R1	ROOF PLANS
S1	SECOND FLOOR JOIST LAYOUT
S2	THIRD FLOOR JOIST LAYOUT
E06	ELECTRICAL - RISER DIAGRAM AND LOAD SUMMARY
E07	ELECTRICAL - PANEL
E08	ELECTRICAL - 1ST FLOOR 3754, 3758, 3762, 3766
E09	ELECTRICAL - 2ND FLOOR 3754, 3758, 3762, 3766
E10	ELECTRICAL - 3RD FLOOR 3754, 3758, 3762, 3766
M-1	HVAC - FLOOR PLANS 3766
M-2	HVAC - FLOOR PLANS 3754, 3758, 3762
P-1	PLUMBING - 1ST FLOOR 3754, 3758, 3762, 3766
P-2	PLUMBING - 2ND FLOOR 3754, 3758, 3762, 3766
P-3	PLUMBING - 3RD FLOOR 3754, 3758, 3762, 3766
P-4	PLUMBING - DETAILS
P-5	PLUMBING - SANITARY ISOMETRIC
P-6	PLUMBING - GAS PIPING DIAGRAM

CONSTRUCTION INFO.

LOCATION: CITY OF MARIEMONT, HAMILTON COUNTY

BUILDING CODE: 2024 OBC & 2019 RCO

USE GROUP: R-3 (ALTERNATE B)

CONSTRUCTION TYPE: 5B

SPRINKLERED: NON-SPRINKLERED

BLDG. LIMITATIONS: 3 STORY

ACTUAL SIZE: UNLIMITED SF

INDIVIDUAL UNIT SIZE: 3,213 S.F. (FOOTPRINT)

1,976 S.F. UNIT #13

1,986 S.F. UNIT #14

1,986 S.F. UNIT #15

1,976 S.F. UNIT #16

OCCUPANT LOAD: XX SF. @ XX SF/OCC.=

PARKING SPACES: XX OCCUPANTS

SDA PROJECT NUMBER: CR124144

ISSUE DATE: 2024 PERMIT ISSUE

CONTACT PERSONS

PROJECT ARCHITECT : RANDALL PLIKERD, RA

PROJECT MANAGER : RODNEY SABO

GENERAL CONTRACTOR: CRISTO HOMES

MECHANICAL: DESIGN/BUILD

ELECTRICAL: DESIGN/BUILD

PLUMBING: DESIGN/BUILD

PROPOSED RESIDENCES:

SANCTUARY COVE

BLDG 2 - UNITS 13-16

MARIEMONT, OHIO

HAMILTON COUNTY

CRISTO HOMES

7594-A Tylers Place Blvd.
West Chester, OH 45069
513.735.0570 www.cristohomes.com

SDA

SABO DESIGN ASSOCIATES

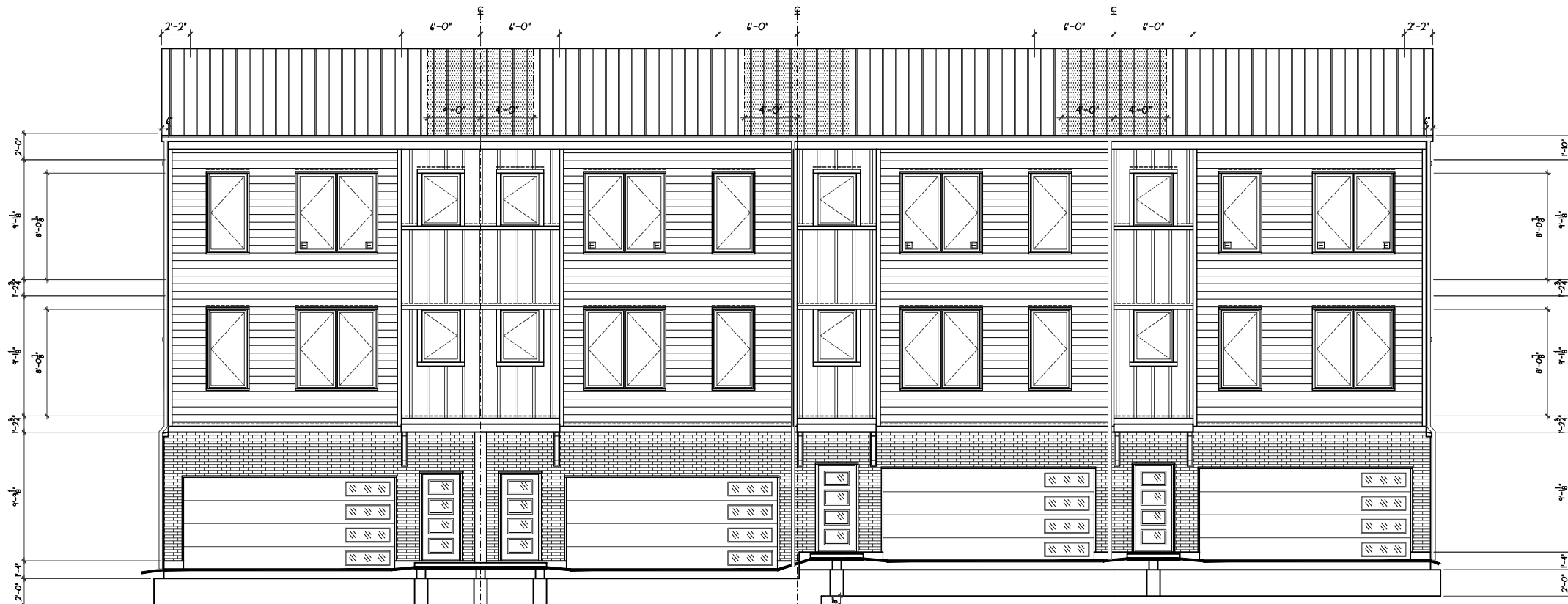
550 Wards Corner Road
Suite 201
Loveland, Ohio 45140
(513) 683-1236

sabodesignassociates.com

PROJECT NO. CR124144	DRAWN BY : BS
DATE : 3/11/25	CHECKED BY :
SCALE : AS NOTED	APPROVED BY :

SHEET NO.
C1

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3754

3758

3762

3766

OVERALL FRONT ELEVATIONS

SCALE: 3/32" = 1'-0"



3766

3762

3758

3754

OVERALL REAR ELEVATIONS

SCALE: 3/32" = 1'-0"

ISSUE DATES	
12/06/24	REVISIONS

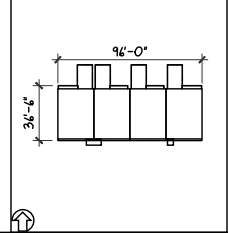
PLAN INFO.	
3766 3S1916B3	
3 BDRMS	
3.5 BATH	
2 CAR GARAGE	
1ST FLR. CLG.	
SQUARE FOOTAGE	
TOTAL	1916
FIRST	303
SECOND	848
THIRD	825
LOW. LEV. FIN.	N/A
LOWER (SLAB)	345
GAR. (SLAB)	314

PLAN INFO.	
3762 3S1984B3	
3 BDRMS	
3.5 BATH	
2 CAR GARAGE	
1ST FLR. CLG.	
SQUARE FOOTAGE	
TOTAL	1986
FIRST	304
SECOND	850
THIRD	832
LOW. LEV. FIN.	N/A
LOWER (SLAB)	348
GAR. (SLAB)	312

PLAN INFO.	
3758 3S1984B3	
3 BDRMS	
3.5 BATH	
2 CAR GARAGE	
1ST FLR. CLG.	
SQUARE FOOTAGE	
TOTAL	1986
FIRST	304
SECOND	850
THIRD	832
LOW. LEV. FIN.	N/A
LOWER (SLAB)	348
GAR. (SLAB)	312

PLAN INFO.	
3754 3S1916B3	
3 BDRMS	
3.5 BATH	
2 CAR GARAGE	
1ST FLR. CLG.	
SQUARE FOOTAGE	
TOTAL	1916
FIRST	303
SECOND	848
THIRD	825
LOW. LEV. FIN.	N/A
LOWER (SLAB)	345
GAR. (SLAB)	314

KEY PLAN



NOTE:
PLANS PRINTED ON 24x36 SHEETS TO BE
SCALABLE AT FULL SCALE, 1/4" = 1'-0"
PLANS PRINTED ON 11x17 SHEETS TO BE
SCALABLE AT HALF SCALE, 1/8" = 1'-0"

ISSUE DATE

STATE OF OHIO
REGISTERED ARCHITECT
RANDALL PILKERD
8557
Randall Pilkerd, R.A.
Lic. # 8557
Exp. 12-31-2025

PROPOSED RESIDENCES:
SANCTUARY COVE
BLDG 2 - UNITS 13-16
4 UNITS
MARIEMONT, OHIO
HAMILTON COUNTY

CRISTO HOMES
7594-A Tyers Place Blvd.
West Chester, OH 45069
513.735.0570 www.cristohomes.com

FRONT ELEVATION
SDA
SABO DESIGN ASSOCIATES
550 Wards Corner Road
Suite 201
Loveland, Ohio 45140
(513) 683-1236
sabodesignassociates.com

PROJECT NO. CR124144	DRAWN BY BS
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SCALE AS NOTED	APPROVED BY

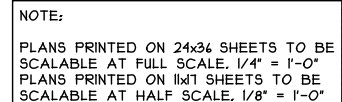
SHEET NO.
A1



TIME ASSIGNED TO WALLBOARD MEMBRANES	
DESCRIPTION OF FINISH	TIME (MINUTES)
3/8" WOOD STRUCTURAL PANEL BONDED WITH EXTERIOR GLUE	5
1/2" WOOD STRUCTURAL PANEL BONDED WITH EXTERIOR GLUE	10
1/4" WOOD STRUCTURAL PANEL BONDED WITH EXTERIOR GLUE	15
3/8" GYPSUM WALLBOARD	10
1/2" GYPSUM WALLBOARD	15
5/8" GYPSUM WALLBOARD	30
1/2" TYPE X GYPSUM WALLBOARD	25
5/8" TYPE X GYPSUM WALLBOARD	40
DOUBLE 3/8" GYPSUM WALLBOARD	25
1/2"+3/8" GYPSUM WALLBOARD	35
DOUBLE 1/2" GYPSUM WALLBOARD	40

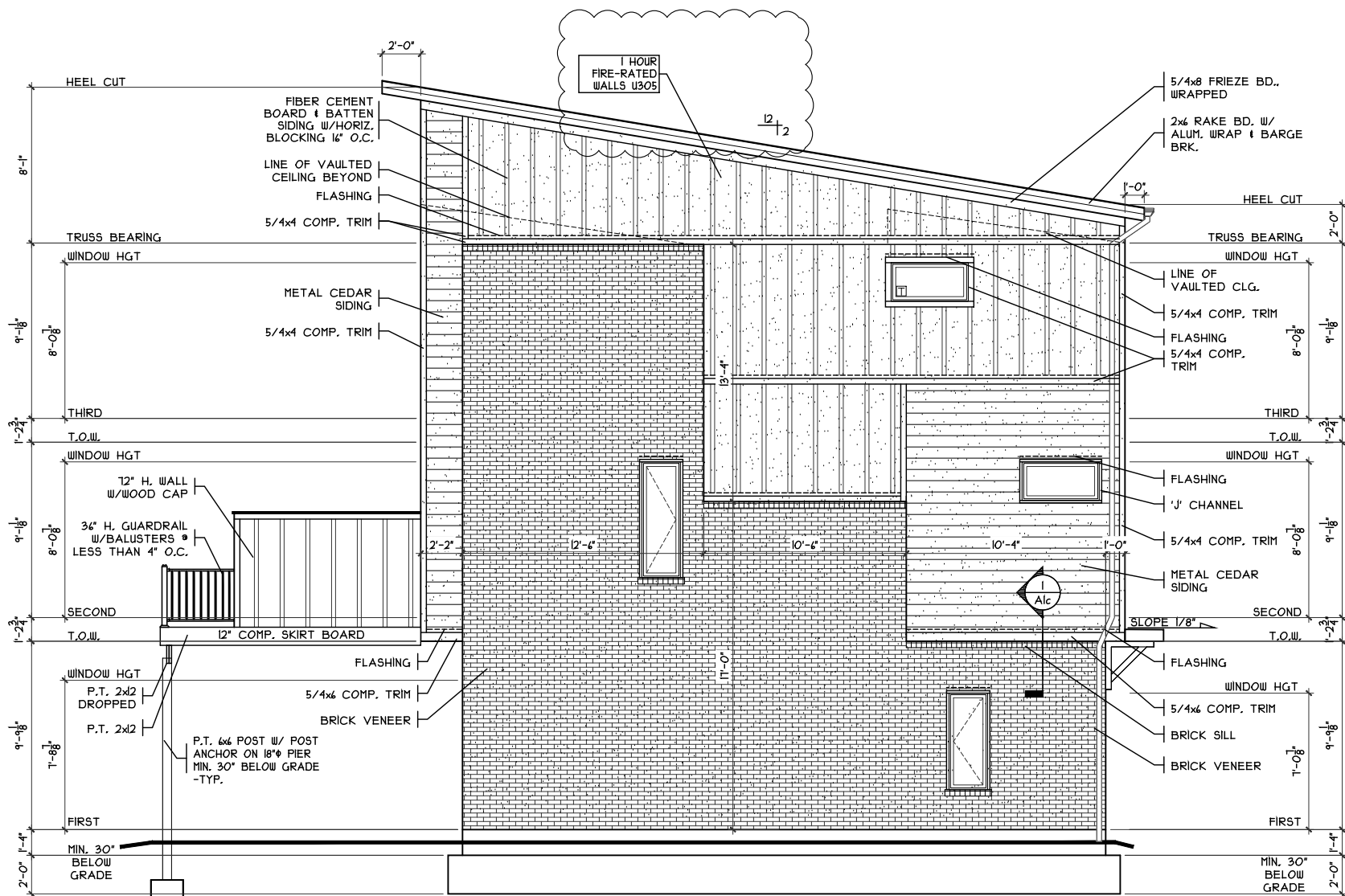
FIRE-RATED DETAILS

SCALE: $1/2" = 1'-0"$



BRICK FLASHING DTL.

SCALE: 3/8" = 1'-0"



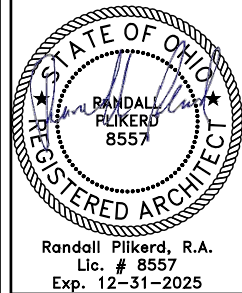
LEFT ELEVATION

SCALE: 1/8" = 1'-0"

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NOTE:
PLANS PRINTED ON 24x36 SHEETS TO BE
SCALABLE AT FULL SCALE, 1/4" = 1'-0"
PLANS PRINTED ON 11x17 SHEETS TO BE
SCALABLE AT HALF SCALE, 1/8" = 1'-0"

CR124144.DWG



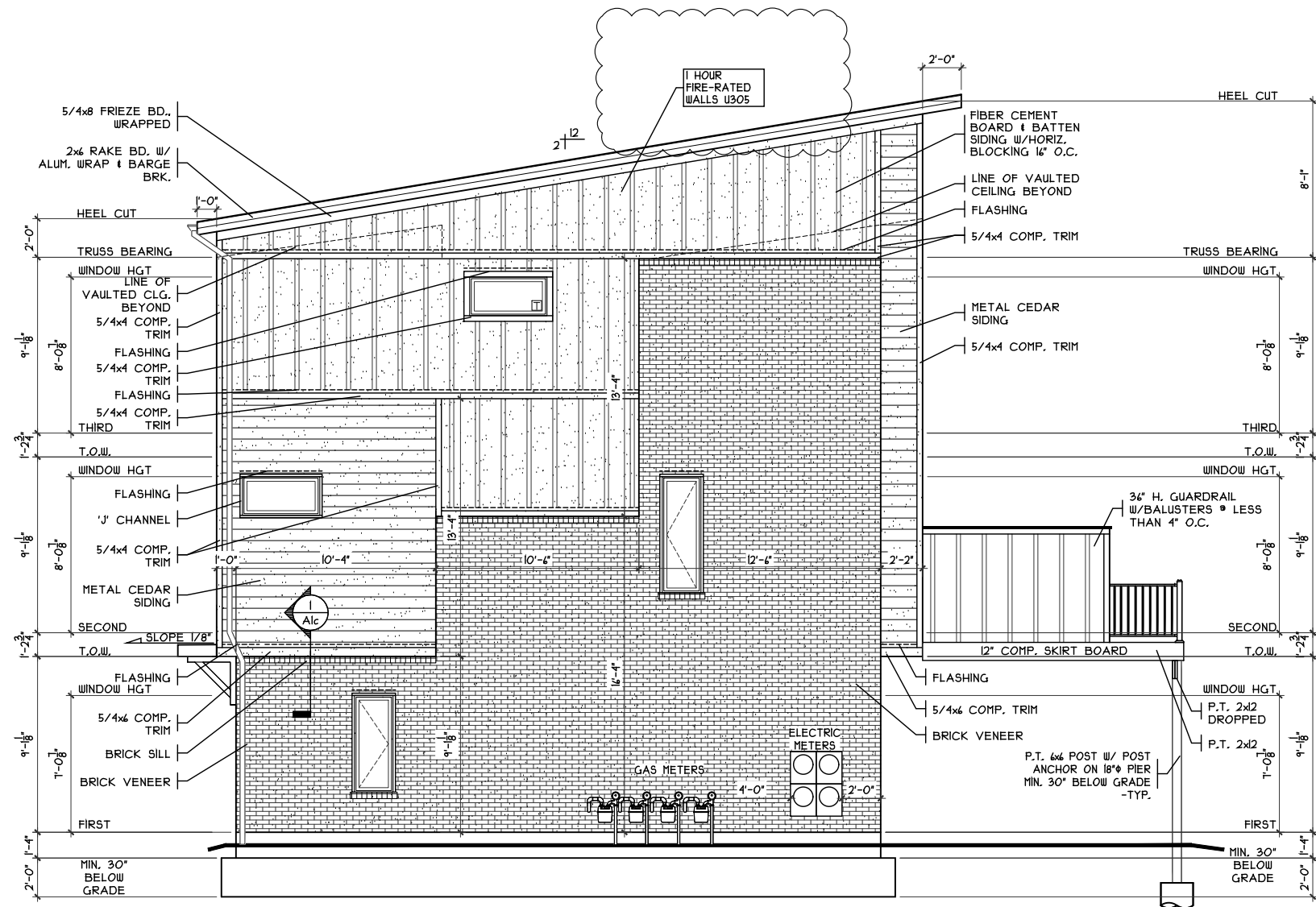
PROPOSED RESIDENCES;
SANCTUARY COVE
BLDG 2 - UNITS 13-16
4 UNITS
MARIEMONT, OHIO
HAMILTON COUNTY



SDA
SABO DESIGN ASSOCIATES
550 Wards Corner Road
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(513) 683-1236
sabodesignassociates.com

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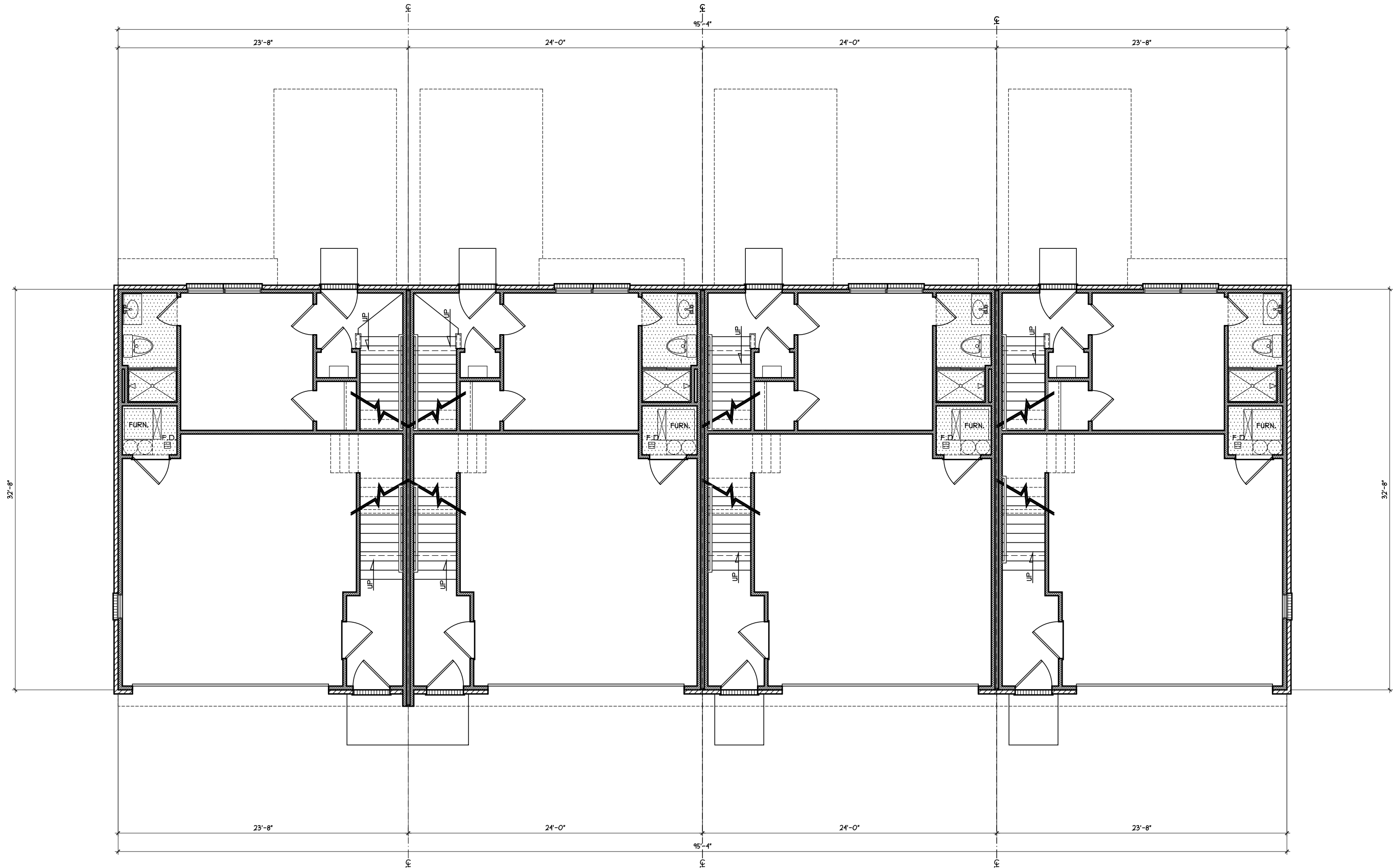
A1d



RIGHT ELEVATION

SCALE: 1/8" = 1'-0"

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3766

3762

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OVERALL FIRST FLOOR PLAN

SCALE: 1/8" = 1'-0"

NOTE: ALL EXTERIOR DIMENSIONS ARE TO FACE OF FOUNDATION- MASONRY VENEER TO OVERHANG FOUNDATION AS REQ'D. TO ACCOMMODATE 1' AIRSPACE AT SHEATHING. MAXIMUM OVERHANG TO BE 3/4".

ISSUE DATE

STATE OF OHIO
REGISTERED ARCHITECT
RANDALL PILKERO
8557
Randall Pilkerd, R.A.
Lic. # 8557
Exp. 12-31-2025

PROPOSED RESIDENCES:
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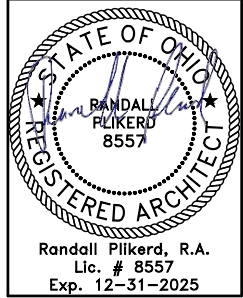
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SHEET NO.	

A2b

NOTE: ALL EXTERIOR DIMENSIONS ARE TO FACE OF FOUNDATION- MASONRY VENEER TO OVERHANG FOUNDATION AS REQ'D. TO ACCOMMODATE 1" AIRSPACE AT SHEATHING. MAXIMUM OVERHANG TO BE 3/4".

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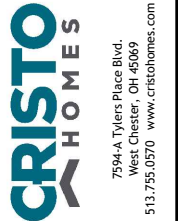
PROPOSED RESIDENCES:

SANCTUARY COVE

BLDG. 2 - UNITS 13-16
4 UNITS

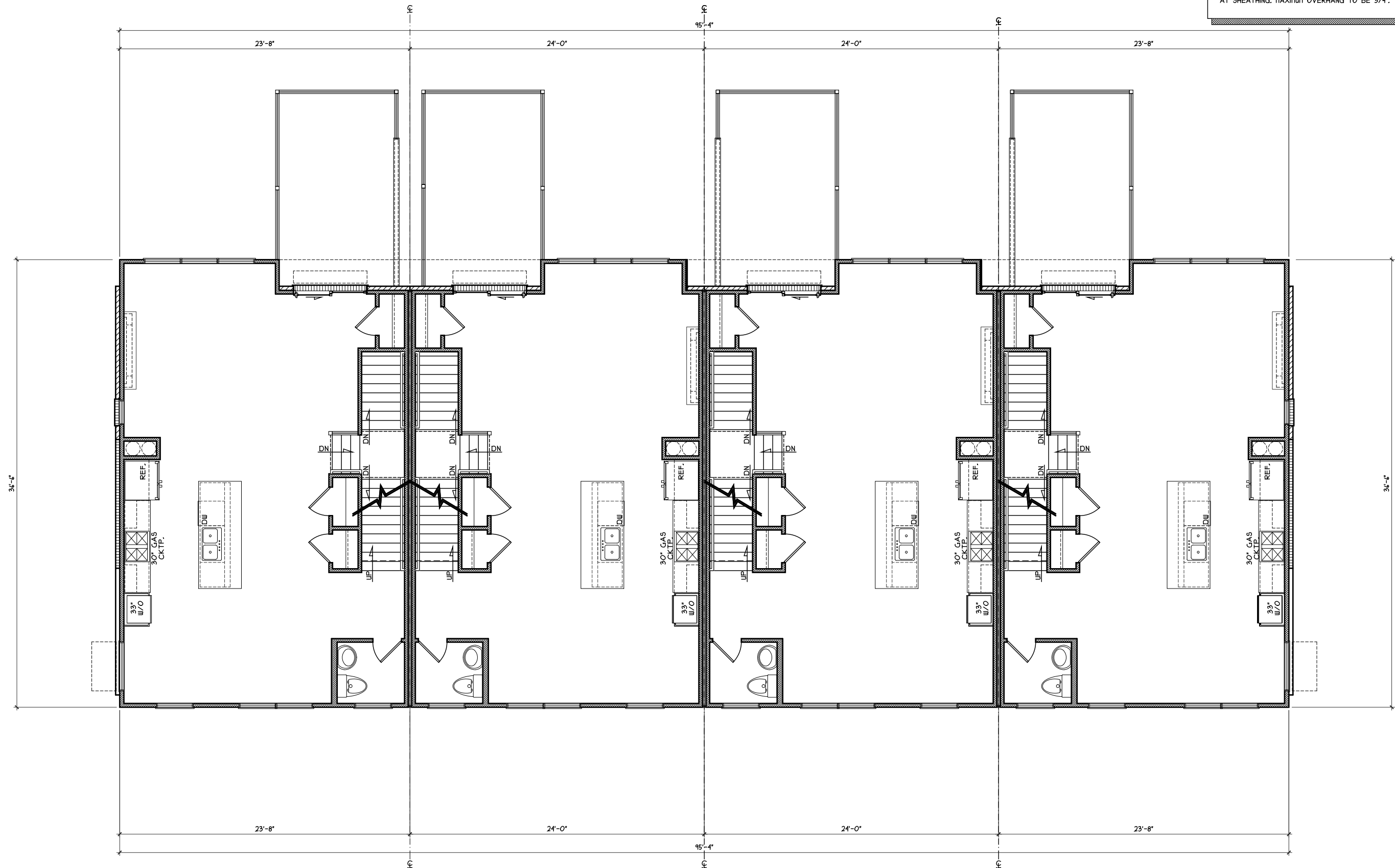
MARIEMONT, OHIO

HAMILTON COUNTY



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A2c



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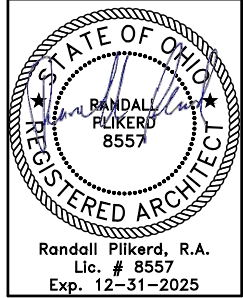
3754



OVERALL SECOND FLOOR PLAN

SCALE: 1/8" = 1'-0"

NOTE: ALL EXTERIOR DIMENSIONS ARE TO FACE OF FOUNDATION- MASONRY VENEER TO OVERHANG FOUNDATION AS REQ'D. TO ACCOMMODATE 1" AIRSPACE AT SHEATHING. MAXIMUM OVERHANG TO BE 3/4".

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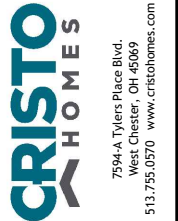
PROPOSED RESIDENCES:

SANCTUARY COVE

BLDG. 2 - UNITS 13-16
4 UNITS

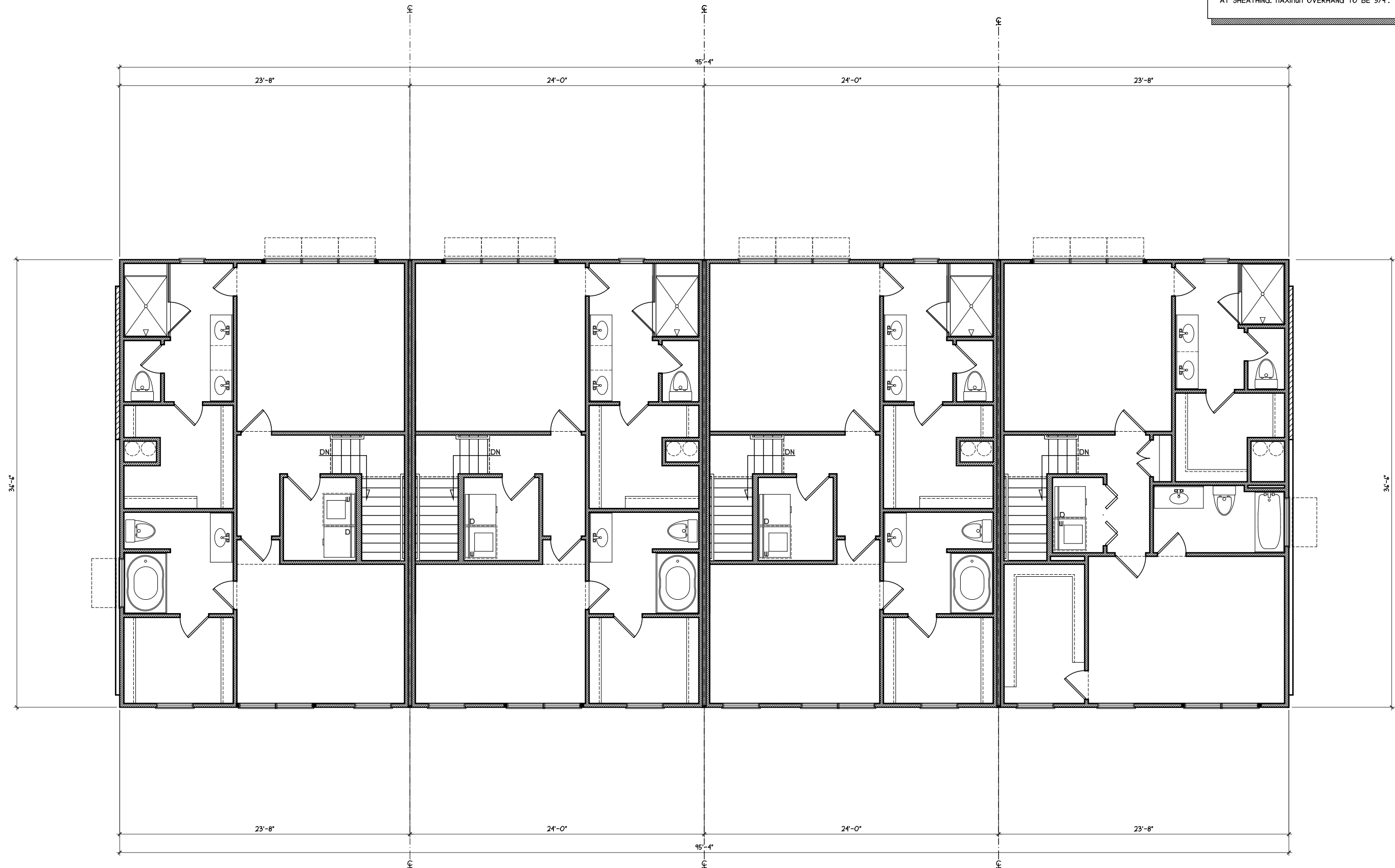
MARIEMONT, OHIO

HAMILTON COUNTY



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A2d



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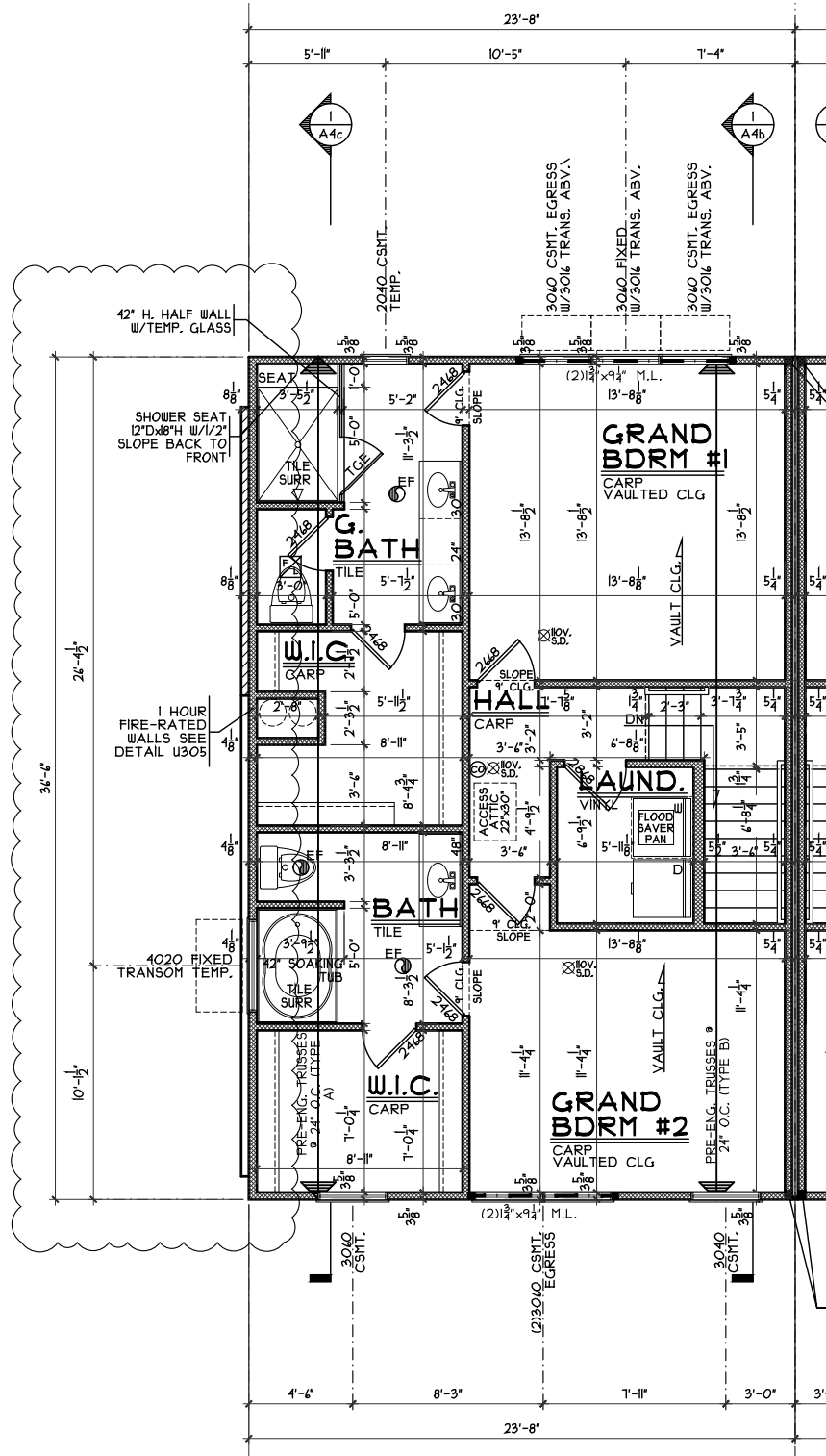
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OVERALL THIRD FLOOR PLAN

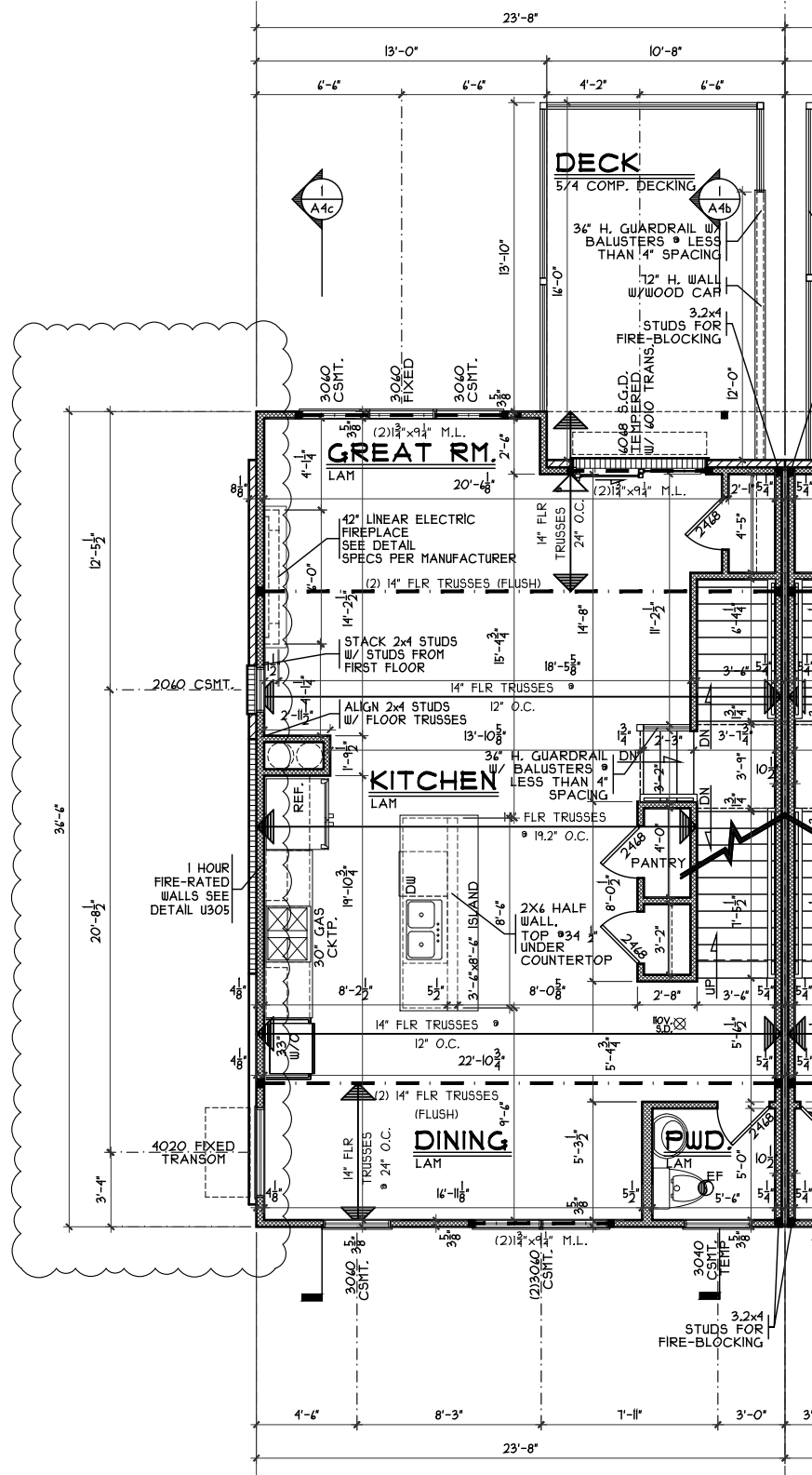
SCALE: 1/8" = 1'-0"

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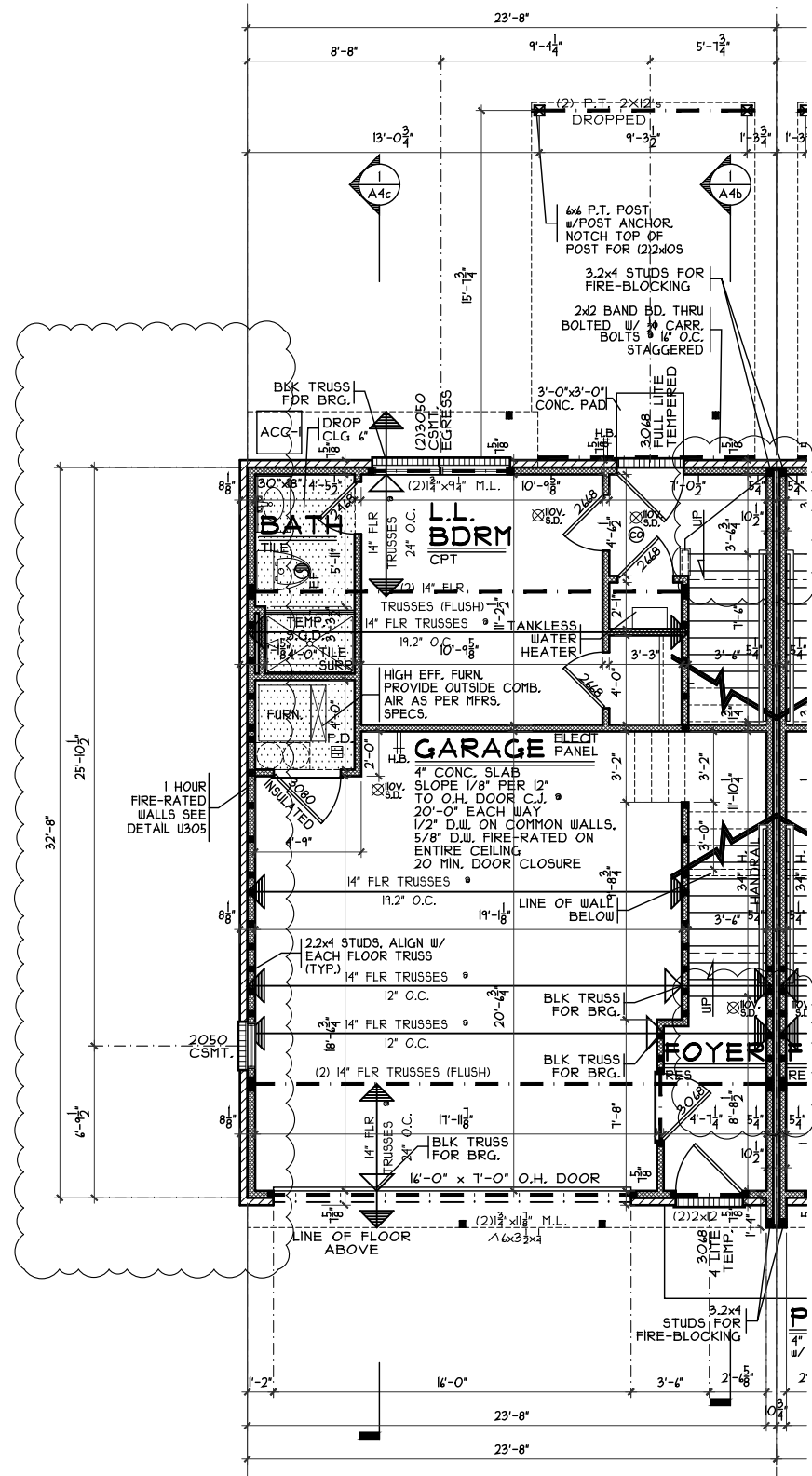
THIRD FLOOR PLAN

SCALE: 1/8" = 1'-0" 825 SQ. FT.



SECOND FLOOR PLAN

SCALE: 1/8" = 1'-0" 848 SQ. FT.



FIRST FLOOR PLAN

SCALE: 1/8" = 1'-0" 303 SQ. FT.

NOTE: ALL EXTERIOR DIMENSIONS ARE TO FACE OF FOUNDATION- MASONRY VENEER TO OVERHANG FOUNDATION AS REQ'D. TO ACCOMMODATE 1" AIRSPACE AT SHEATHING. MAXIMUM OVERHANG TO BE 3/4".

ISSUE DATE

STATE OF OHIO
REGISTERED ARCHITECT
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8557
Randall Pilkert, R.A.
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PROPOSED RESIDENCES:
SANCTUARY COVE
BLDG 2 - UNITS 13-16
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MARIEMONT, OHIO
HAMILTON COUNTY

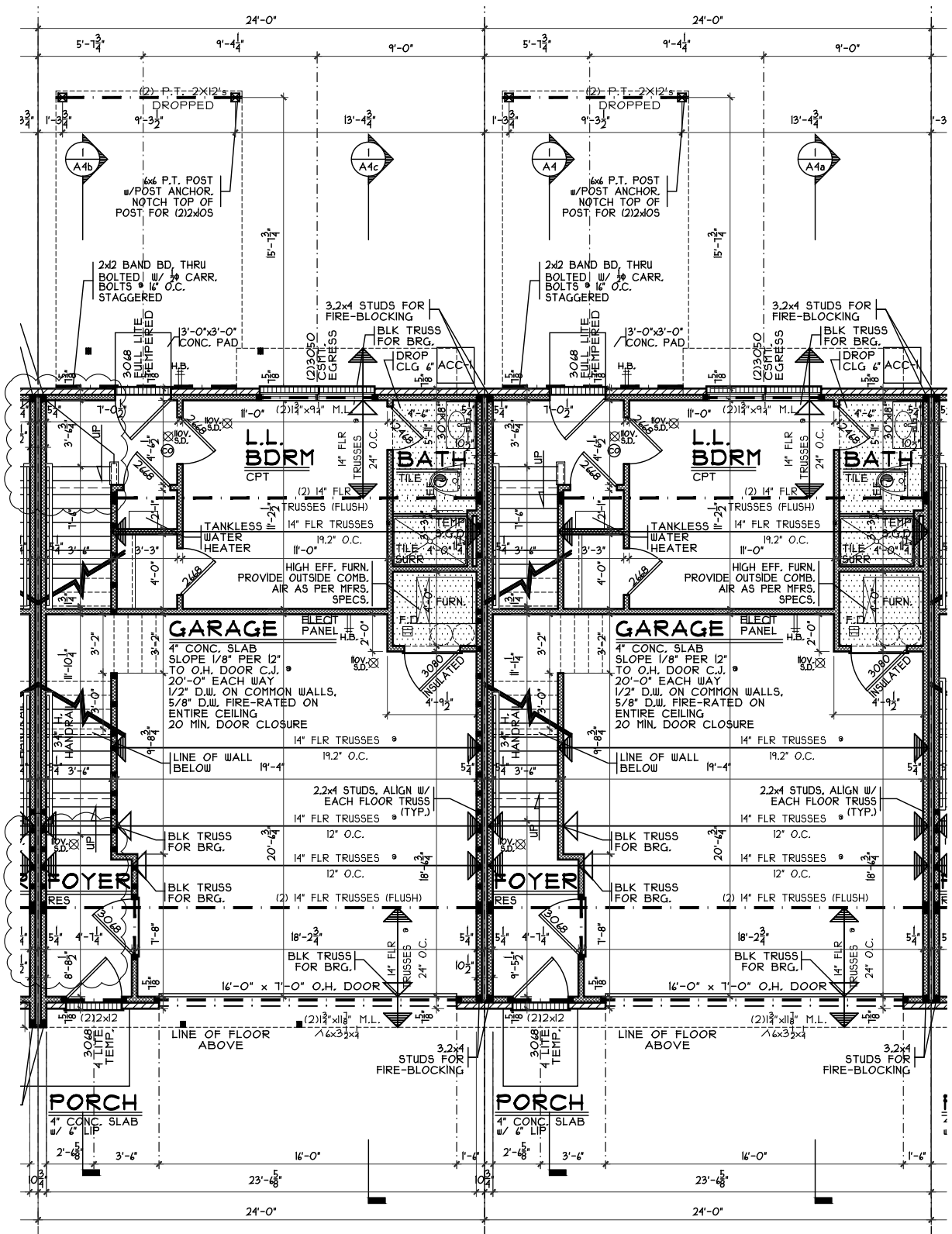
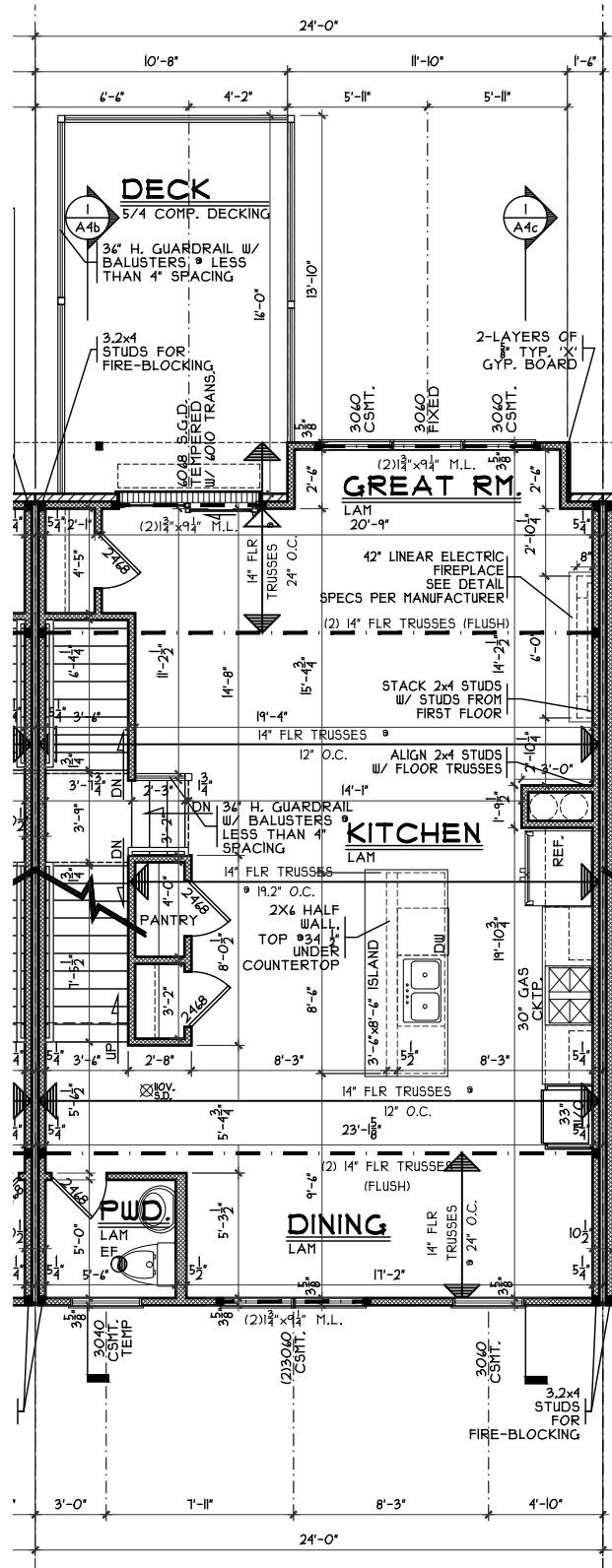
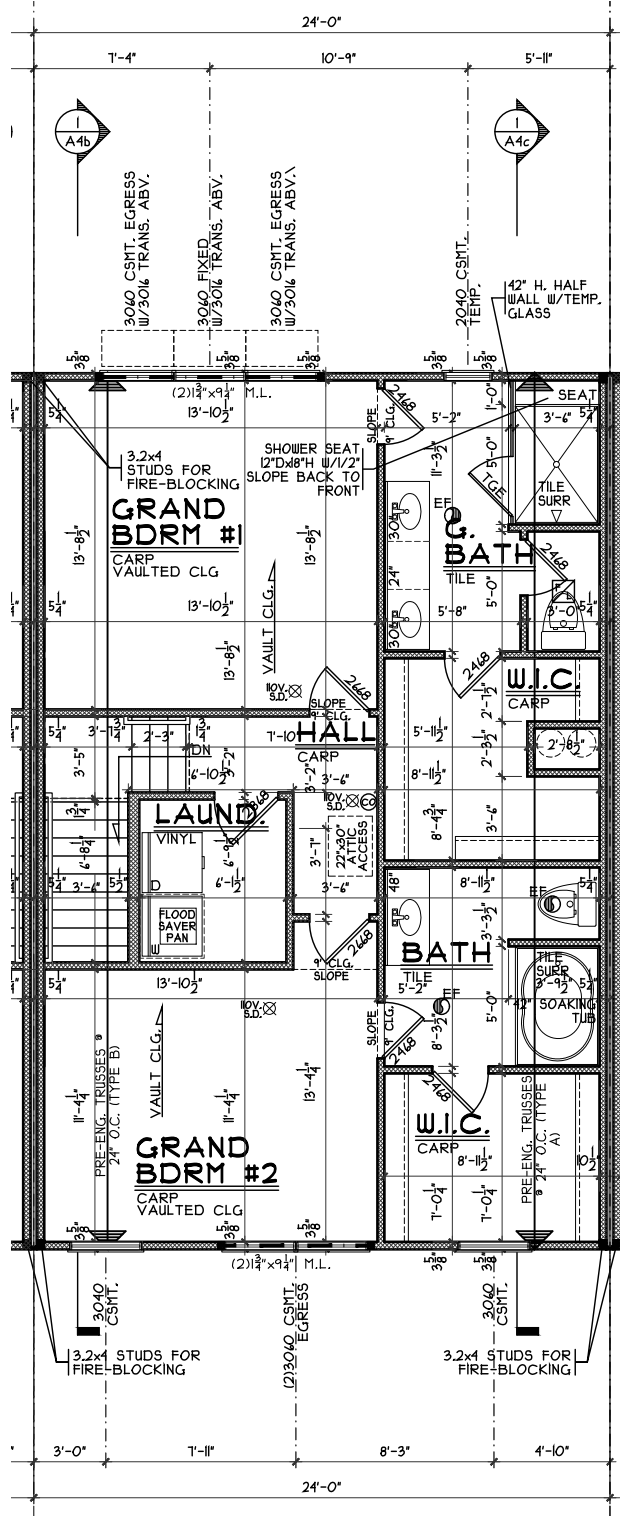
CRISTO HOMES
7594-A Tylers Place Blvd.
West Chester, OH 45069
513.735.0570 www.cristohomes.com

SDA
SABO DESIGN ASSOCIATES
550 Wards Corner Road
Suite 201
Loveland, Ohio 45140
(513) 683-1236
sabodesignassociates.com

PROJECT NO. CR124144	DRAWN BY BS
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SCALE AS NOTED	APPROVED BY
SHEET NO.	

A3

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NOTE: ALL EXTERIOR DIMENSIONS ARE TO FACE OF FOUNDATION- MASONRY VENEER TO OVERHANG FOUNDATION AS REQ'D. TO ACCOMMODATE 1" AIRSPACE AT SHEATHING. MAXIMUM OVERHANG TO BE 3/4".

ISSUE DATE	

STATE OF OHIO
REGISTERED ARCHITECT
RANDALL PILKERT
8557
Randall Pilkert, R.A.
Lic. # 8557
Exp. 12-31-2025

PROPOSED RESIDENCES:
SANCTUARY COVE
BLDG 2 - UNITS 13-16
4 UNITS
MARIEMONT, OHIO
HAMILTON COUNTY

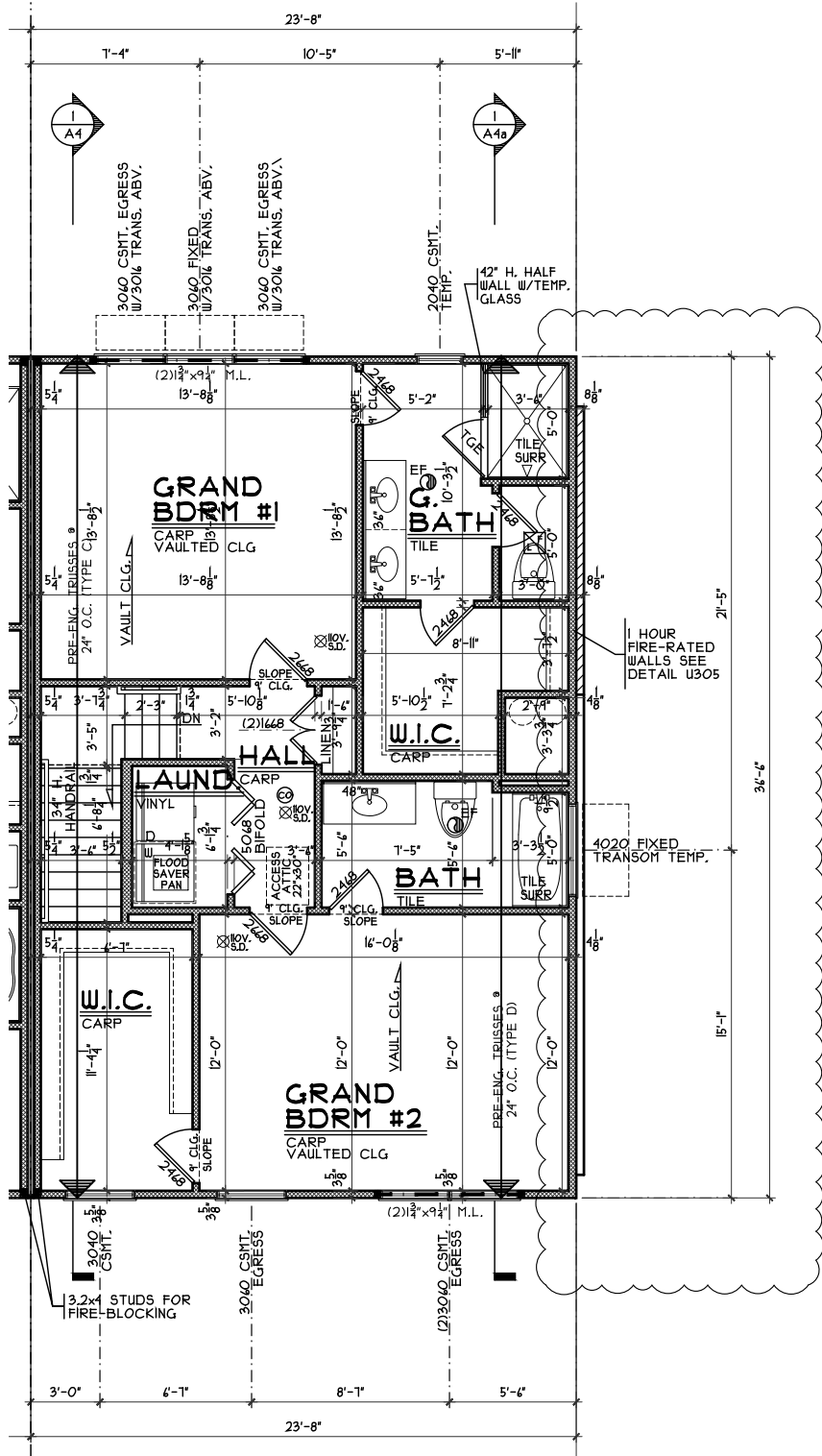
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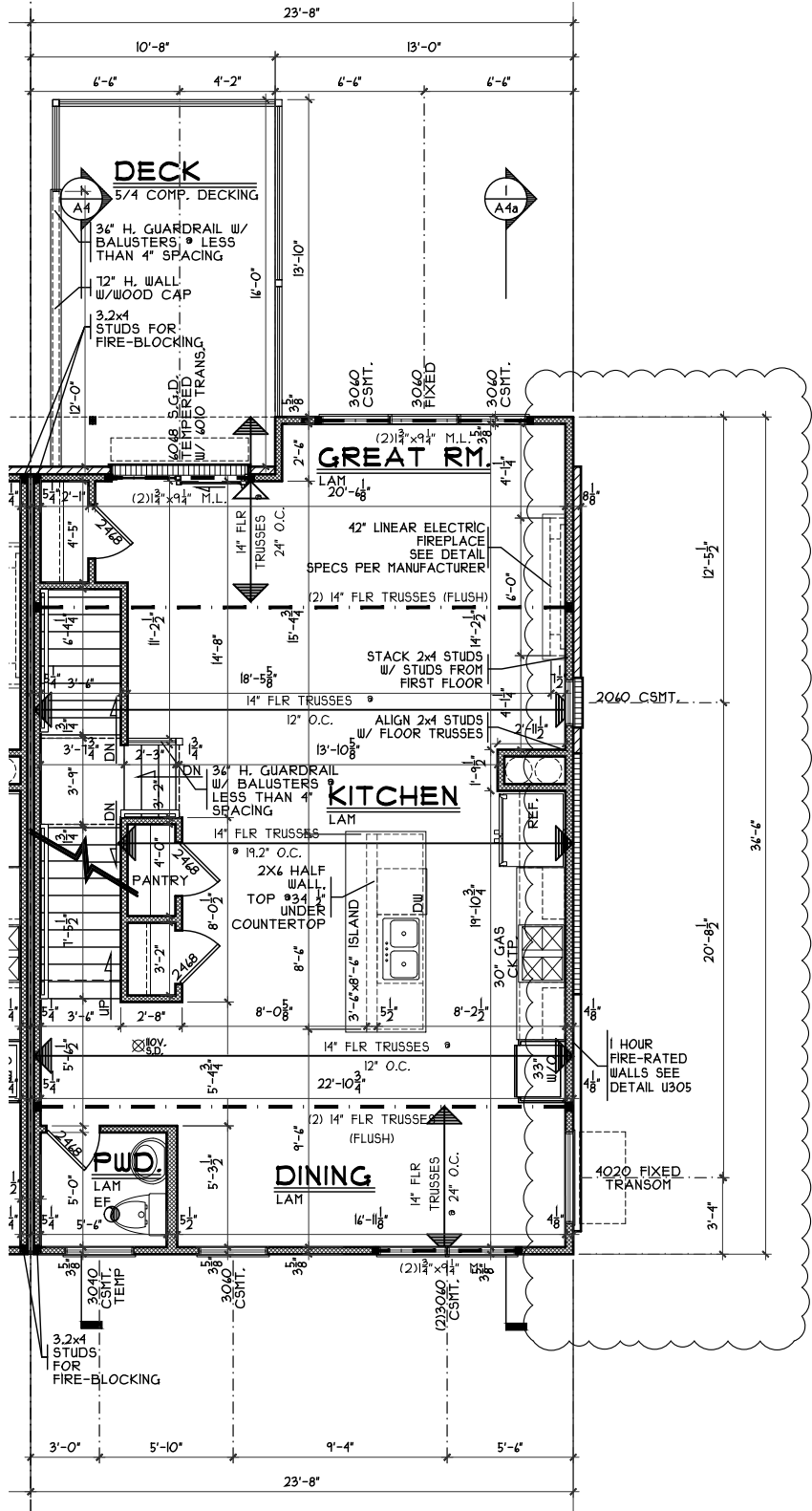
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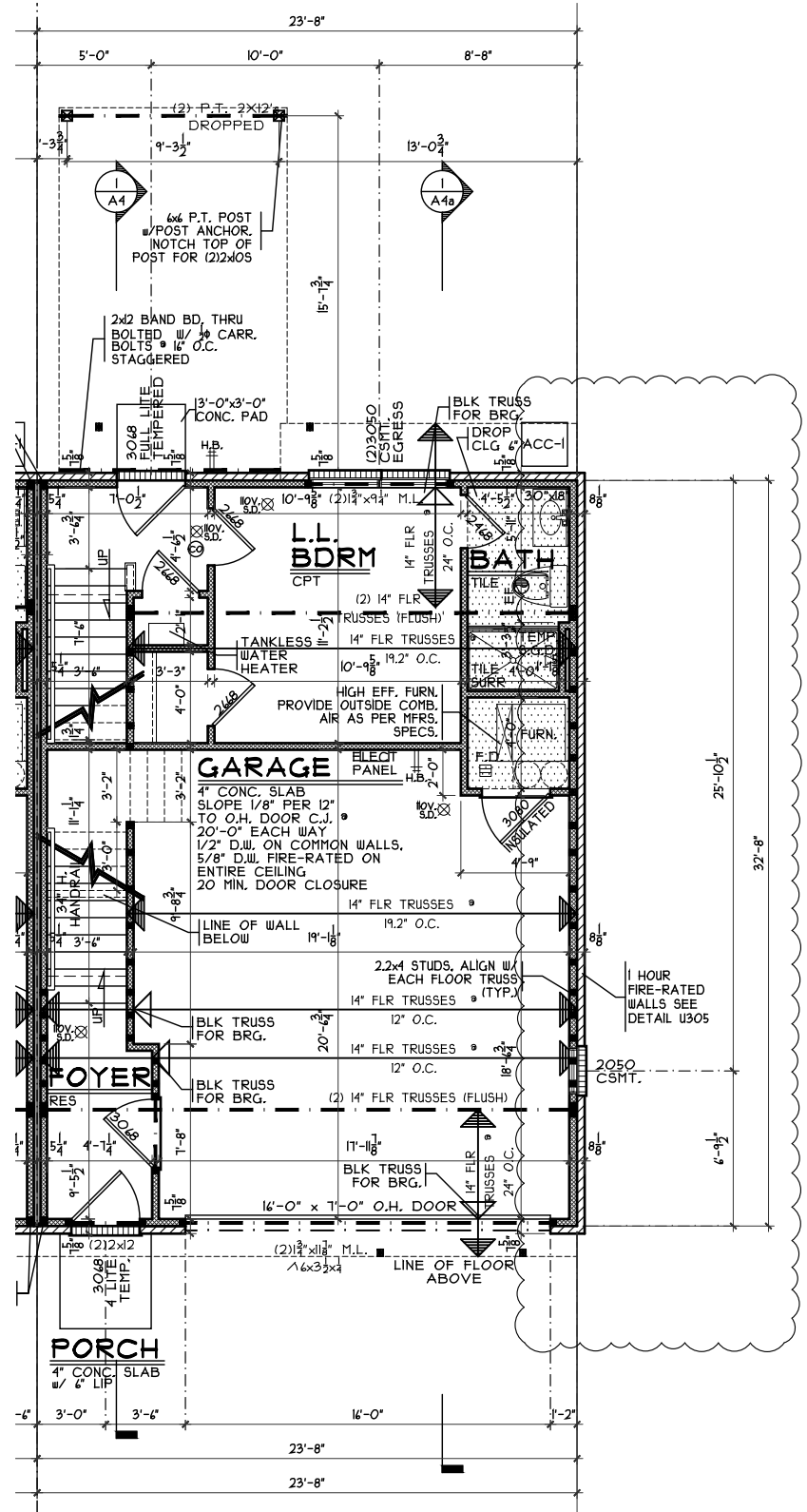
THIRD FLOOR PLAN

SCALE: 1/8" = 1'-0" 825 SQ. FT.



SECOND FLOOR PLAN

SCALE: 1/8" = 1'-0" 848 SQ. FT.



FIRST FLOOR PLAN

SCALE: 1/8" = 1'-0" 303 SQ. FT.

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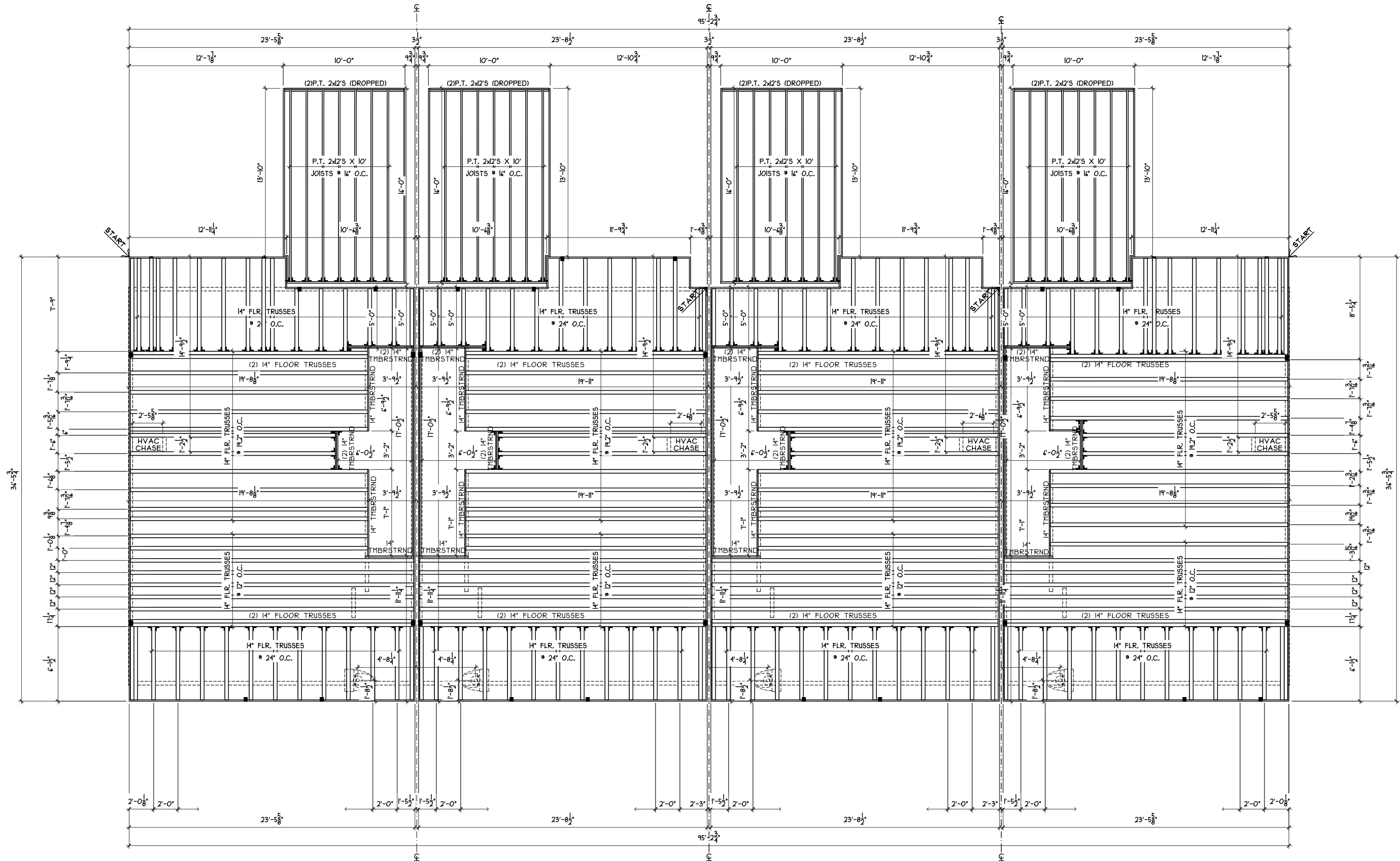
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SECOND FLOOR JOIST LAYOUT

SCALE: 1/8" = 1'-0"

NOTE:
TRUSS MANUFACTURER TO COORDINATE
CHASES W/ HVAC CONTRACTOR

CR124144.DWG

ISSUE DATE

STATE OF OHIO
REGISTERED ARCHITECT
RANDALL PILKERO
8557
Randall Pilkero, R.A.
Lic. # 8557
Exp. 12-31-2025

PROPOSED RESIDENCES:
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BLDG 2 - UNITS 13-16
4 UNITS
MARIEMONT, OHIO
HAMILTON COUNTY

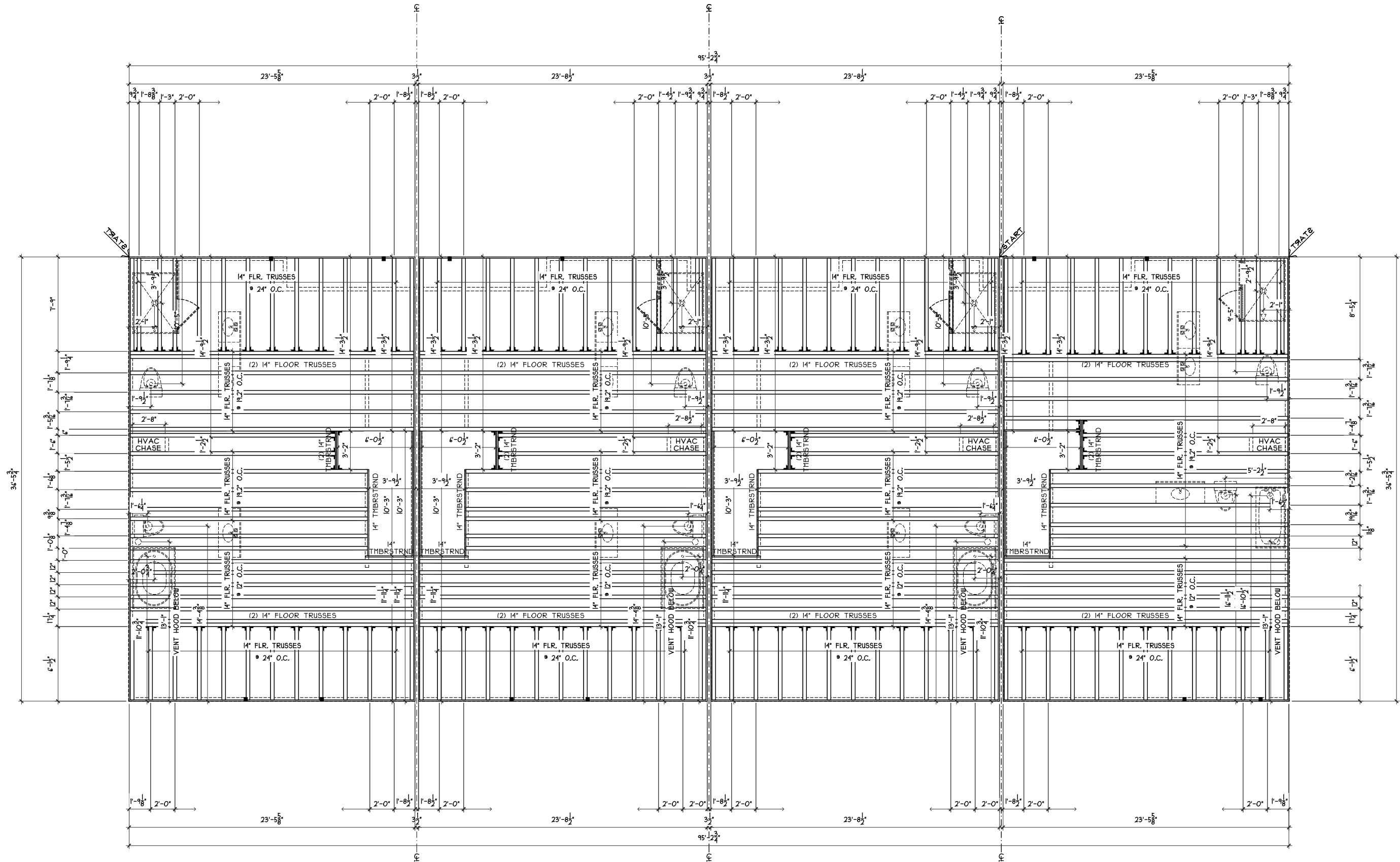
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THIRD FLOOR JOIST LAYOUT

SCALE: 1/8" = 1'-0"

NOTE:
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CHASES W/ HVAC CONTRACTOR

CR124144.DWG

ISSUE DATE

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S2