

6830, 6828, 6826, 6824
TRADITIONS ST.
MIDDLETOWN, OHIO
CRISTO HOMES
7594 TYLERS PLACE BLVD.
WEST CHESTER, OH 45069

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.	BRAKET	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	P.L. 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.	GYPSTUM WALL BOARD	U.O.N.	UNLESS OTHERWISE NOTED
GYP.	GYPSTUM	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

<u>UNIFORMLY DISTRIBUTED LIVE LOAD DESIGN VALUES</u>	
LIVING AREAS	40 PSF
SLEEPING AREAS	30 PSF
BALCONIES/DECKS	40 PSF
LIMITED ATTIC STORAGE	20 PSF
<u>SNOW LOADS</u>	
GROUND SNOW LOAD (P_g)	=20 PSF
ROOF SNOW LOAD (P_f)	=20 PSF
SNOW EXPOSURE FACTOR (C_e)	=1.0
SNOW LOAD IMPORTANCE FACTOR (1)	=1.0
THERMAL CONDITION FACTOR (C_t)	= 1.0
<u>SOIL BEARING CAPACITY</u>	=1500 PSF (ASSUMED)
SOIL BEARING CAPACITY TO BE VERIFIED BEFORE CONSTRUCTION	
<u>WIND LOADS</u>	
BASIC WIND SPEED	=115 M.P.H.
WIND LOAD IMPORTANCE FACTOR (1)	=1.0
WIND EXPOSURE CATEGORY	=EXPOSURE B
IBC "B"/ $1=1.0/P_{max}$	=17.8 PSF
ROOF UPLIFT PRESSURE	=-15.4 PSF GROSS UPLIFT
<u>EARTHQUAKE DESIGN DATA</u>	
SEISMIC USE GROUP	=1
S_{ds}	=0.201
S_{d1}	=0.131
SITE CLASS	=D
BASIC SEISMIC SYSTEM	=LIGHT FRAME WALLS W/ WOOD SHEAR PANELS
RESISTING MOMENT	$C_s=0.022$
DESIGN BASE SHEAR	$C_u \times 33.3k = 0.73k$

	BRICK		PLYWOOD : SMALL SCALE		STONE : ROUGH-CUT OR RUBBLE
	CONCRETE MASONRY UNIT		METAL : SMALL SCALE STUCTURAL, FLASHING		WOOD : FINISH
	CAST IN PLACE OR PRE-CAST CONCRETE		GYPSUM WALL BOARD		WOOD : ROUGH
	LIGHT WEIGHT CONCRETE		STUCCO REINFORCED		WOOD BLOCKING
	CAST STONE		RESILIANIT FLOORING		PLYWOOD : LARGE SCALE
	EARTH : BACKFILL		STEEL		CARPET AND PAD
	EARTH : UNDISTURBED		PLASTER 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				
	REVISION NUMBER		SECTION NUMBER		SECTION NUMBER
	NOMENCLATURE SYMBOL		SHEET NUMBER		SHEET NO.
	PARTITION TYPE		ROOM NAME		
			ROOM NUMBER		

	JOIST/TRUSS SPAN				
	WALL-HUNG FIRE EXTINGUISHER		TEMPERED GLAZING		

	DIVISION				
	ITEM NUMBER				

	SPECIFICATION TAG				
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	H.W.D. S.D.		E.F.		
	HARDWIRED w/ BATTERY BACK-UP		EXHAUST FAN- VENT TO EXTERIOR		

	22"x30"				
	ATT. ACCESS PANEL ABV.				

SHEET #	TITLE
C1	COVER SHEET
A1	OVERALL FRONT & REAR ELEVATIONS
A1a	FRONT ELEVATIONS / DETAILS
A1b	REAR ELEVATIONS
A1c	LEFT & RIGHT ELEVATIONS
A2	OVERALL FOUNDATION PLANS
A2a	PARTIAL FOUNDATION PLANS – 6830, 6828
A2b	PARTIAL FOUNDATION PLANS – 6826, 6824
A3	FIRST FLOOR PLANS
A3a	PARTIAL FIRST FLOOR PLANS – 6830, 6828
A3b	PARTIAL FIRST FLOOR PLANS – 6826, 6824
A4	ROOF PLAN
A5	BUILDING SECTION
A6	WALL SECTIONS & STAIR SECTION
A7	SECTIONS & DETAILS
A8	DOOR & WINDOW SCHEDULES
G1	GENERAL NOTES
E1	ELECTRICAL PLANS – 6830, 6828
E1a	ELECTRICAL PLANS – 6826, 6824
E2	ELECTRICAL DIAGRAMS
M1	HVAC – TYP. LAYOUT
P1	PLUMBING – TYP. LAYOUT

CONSTRUCTION INFO.
 LOCATION: CITY OF MIDDLETOWN, WARREN COUNTY
 BUILDING CODE: 2024 OHIO BUILDING CODE
 2019 RESIDENTIAL CODE OF OHIO
 USE GROUP: R-3
 CONSTRUCTION TYPE: 5B
 SPRINKLERED: NON-SPRINKLERED
 BLDG. LIMITATIONS: 1 STORY
 UNLIMITED AREA
 ACTUAL SIZE: 1 STORY
 6802 S.F. (FOOTPRINT)
 INDIVIDUAL UNIT SIZE: 1278 S.F. 6830
 1280 S.F. 6828
 1280 S.F. 6826
 1278 S.F. 6824
 OCCUPANT LOAD: XX SF. @ XX SF/OCC.=
 XX OCCUPANTS
 PARKING SPACES: XX
 SDA PROJECT NUMBER: CR123080
 ISSUE DATE: -- PERMIT ISSUE

PROJECT ARCHITECT :	RANDALL PLIKERD, RA
PROJECT MANAGER :	RODNEY SABO
GENERAL CONTRACTOR:	CRISTO HÔMES
MECHANICAL:	RANDALL PLIKERD, RA
ELECTRICAL:	RANDALL PLIKERD, RA
PLUMBING:	RANDALL PLIKERD, RA

Randoll Pilkerd, R.A.
 Lic. # 8557
 Exp. 12-31-2025

CRISTO HOMES

7594 A Tylers Place Blvd.
West Chester, OH 45399
513.755.0370 www.cristohomes.com

C1



6830

OVERALL LEFT ELEVATION

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



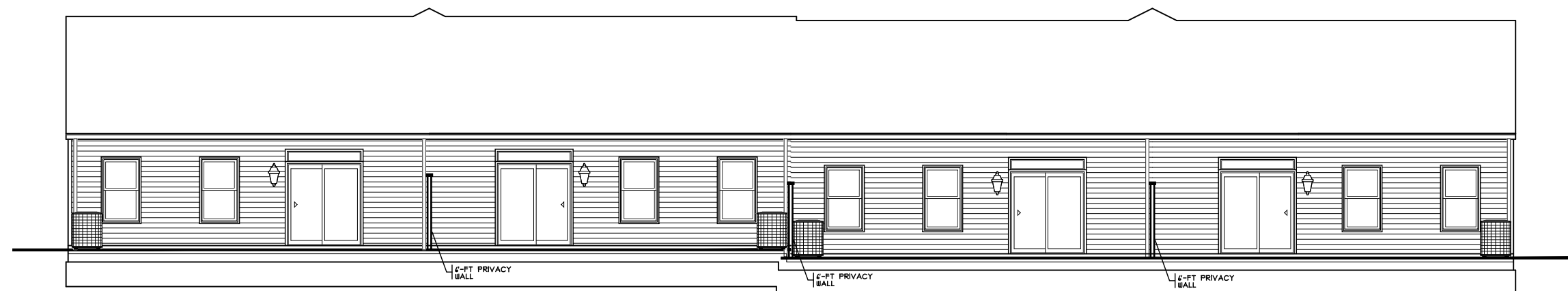
6824

OVERALL RIGHT ELEVATION

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



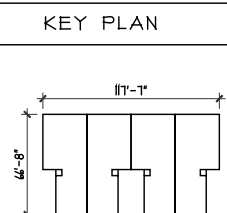
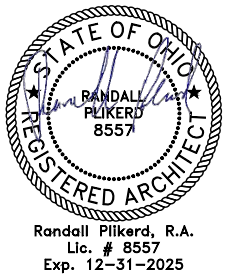
OVERALL FRONT ELEVATIONS



OVERALL REAR ELEVATIONS

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"

[illegible]

PROPOSED RESIDENCE THE ASPEN

HERITAGE LANDING

BLDG 3 - UNITS 6-10 MIDDLETOWN, OHIO

4 UNITS

WARREN COUNTY



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

PROJECT NO. CR123080	DRAIN BY : SDG
DATE : 1/30/25	CHECKED BY : RJS
SCALE : AS NOTED	APPROVED BY :
SHEET NO.	

A1

RANDALL PILKERD, R.A.
 Lic. # 8557
 Exp. 12-31-2025

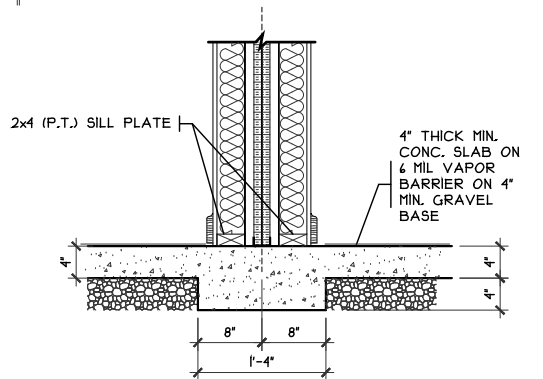
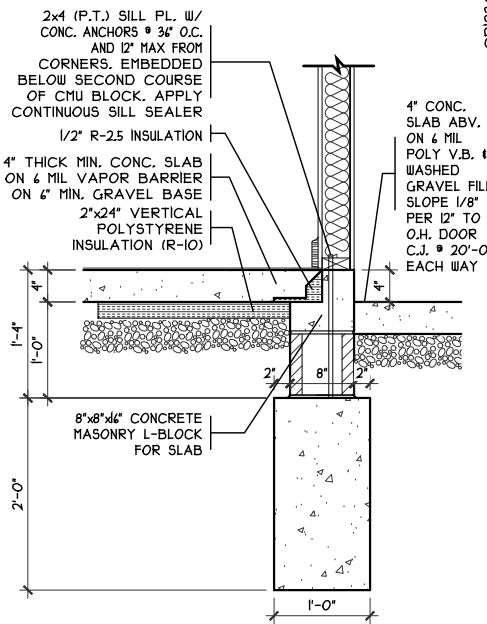
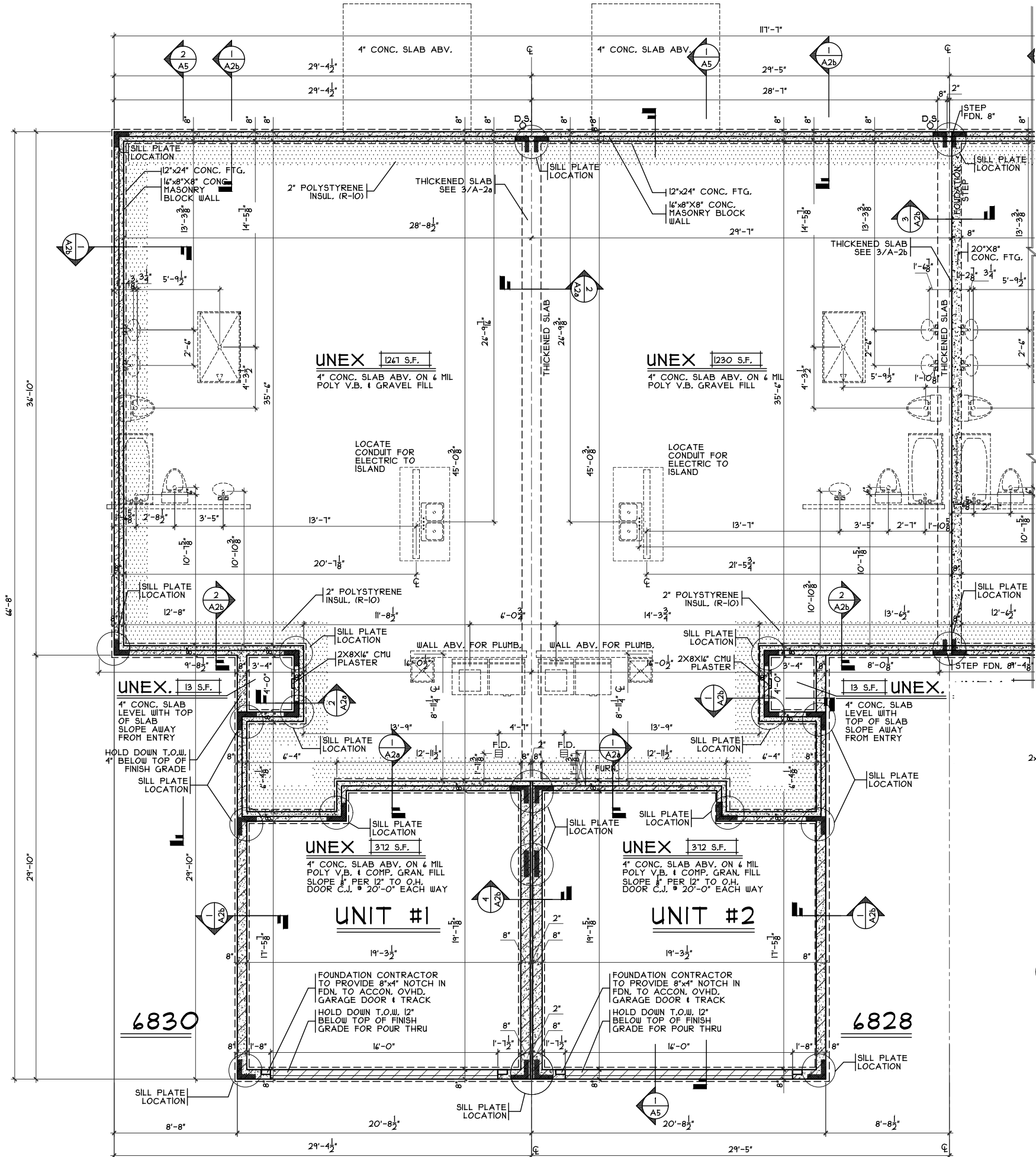
CRISTO
HOMES

7794A Tylers Place Blvd.
West Chester, OH 45599
513.755.0570 www.cristohomes.com

A2

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

H:\Archives\Crato\Taomhones\CR1 HL Heritage Landing\CR123080 bldg 3 Units 18-81 Heritage Landing (Aspen)\dwg\Thursday, January 30, 2025 8:40:59 AM



THICKENED SLAB @ SHAFT WALL
SCALE: 3/8" = 1'-0"

PARTIAL FOUNDATION PLANS
SCALE: 1/4" = 1'-0"
SCALE (11x17): 1/8" = 1'-0"

ISSUE DATE
8-20-24

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

PROPOSED RESIDENCE
THE ASPEN
HERITAGE LANDING
BLDG 3 - UNITS 6-10
4 UNITS
MIDDLETOWN, OHIO
WARREN COUNTY

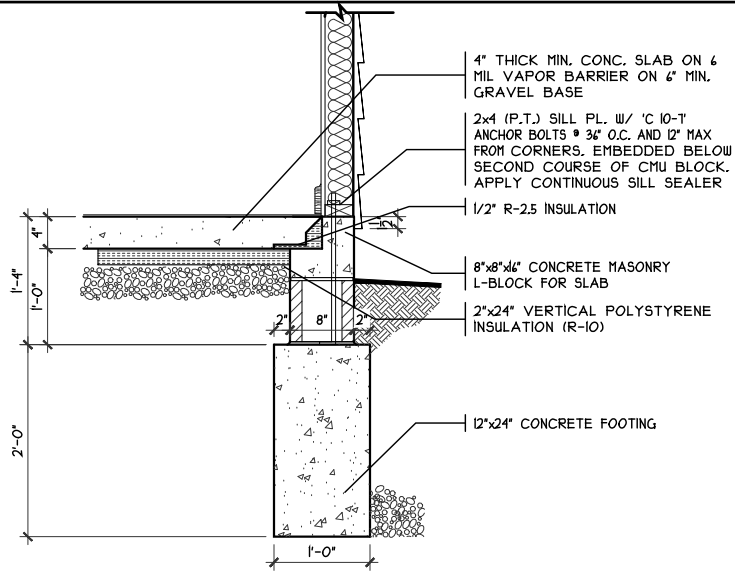
CRISTO HOMES
7994-A Tyers Place Blvd.
West Chester, OH 45069
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Loveland, Ohio 45140
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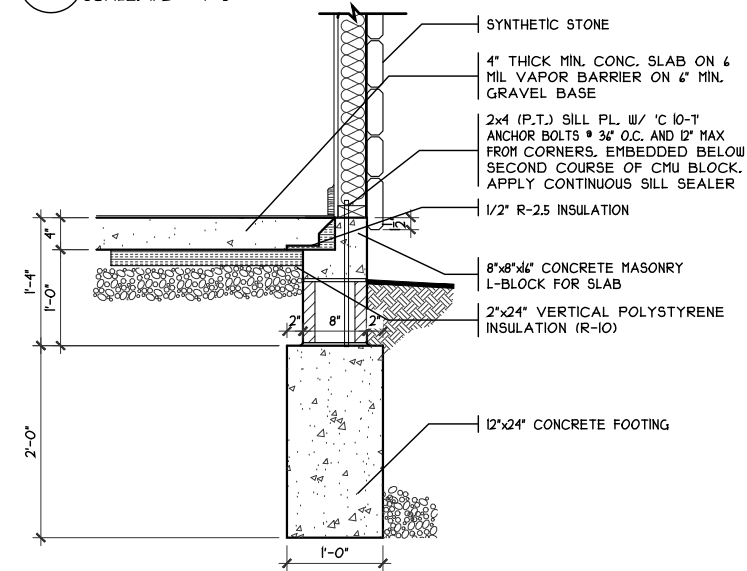
PROJECT NO. CR123080	DRAWN BY SDG
DATE 1/30/25	CHECKED BY RJS
SCALE AS NOTED	APPROVED BY

SHEET NO.
A2a

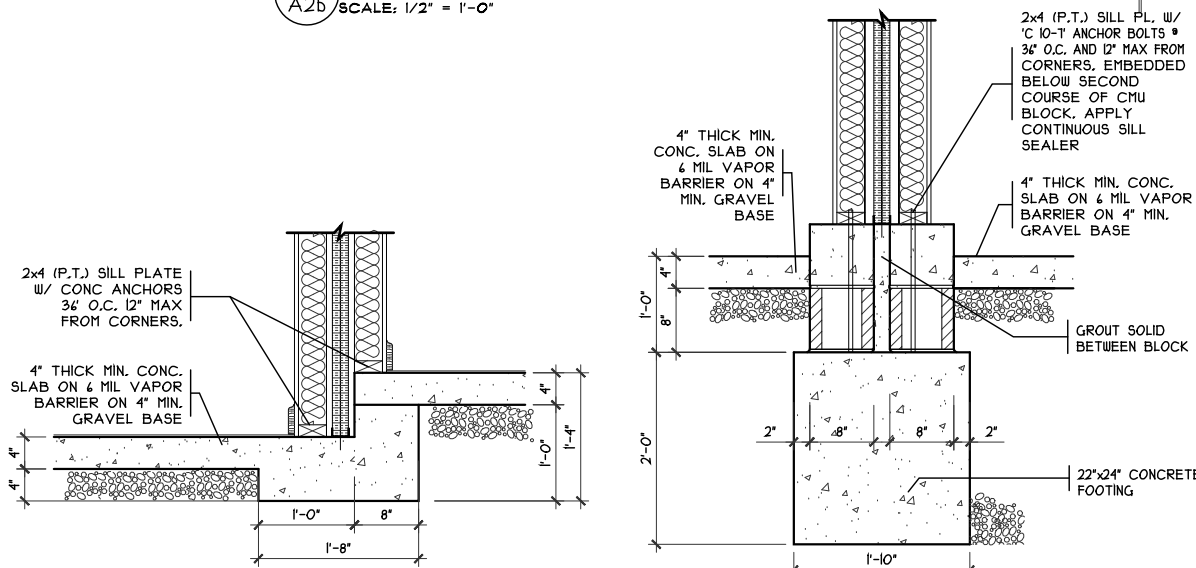
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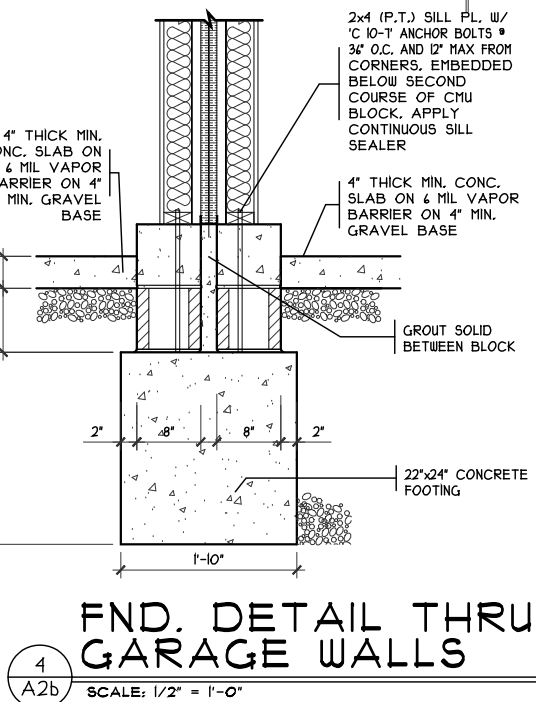
1 FDN. DETAIL W/ SIDING
A2b SCALE: 1/2" = 1'-0"



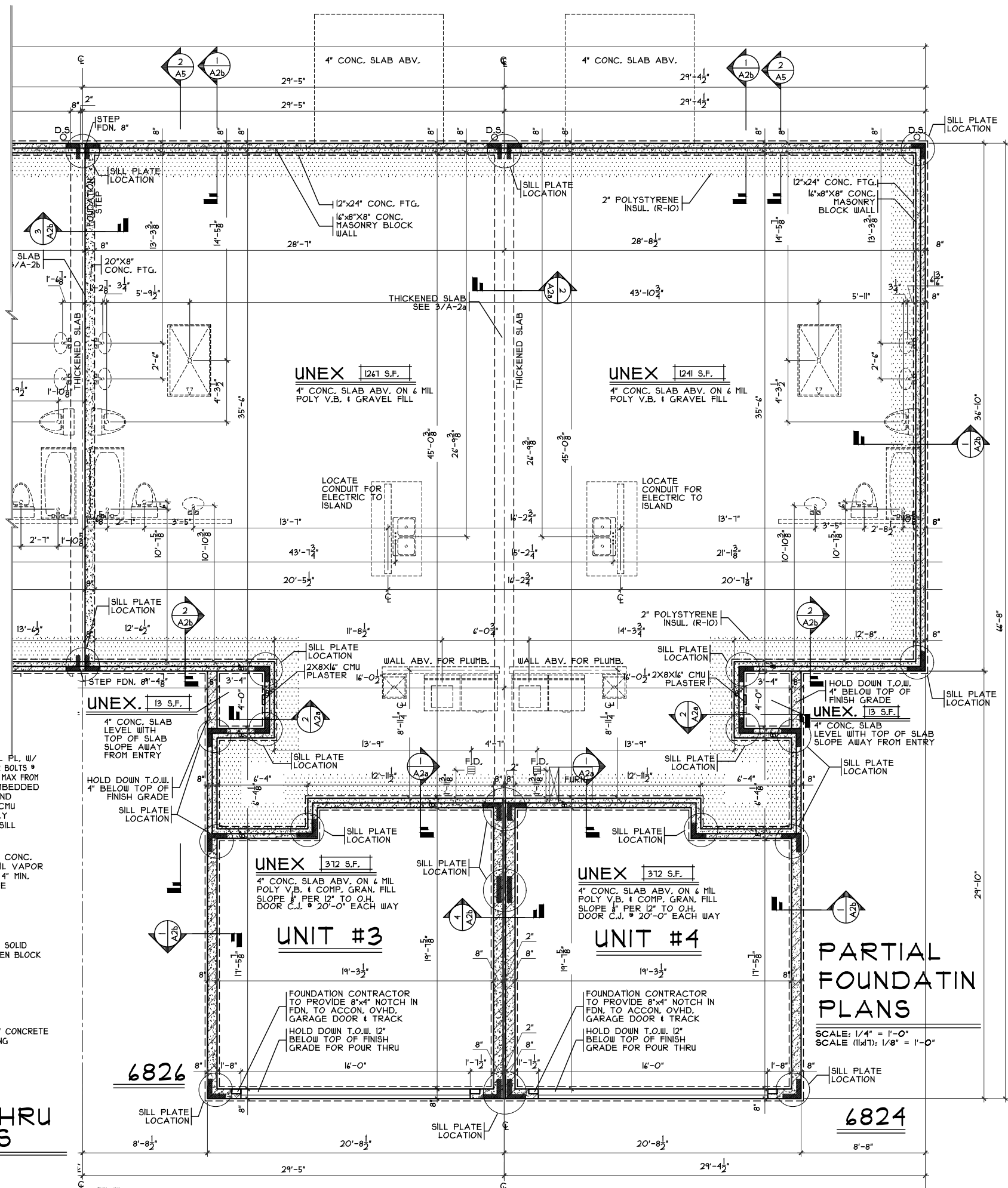
2 FDN. DETAIL W/ STONE
A2b SCALE: 1/2" = 1'-0"



3 STEPPED THICKENED SLAB
A2b SCALE: 3/8" = 1'-0"



4 FND. DETAIL THRU GARAGE WALLS
A2b SCALE: 1/2" = 1'-0"



CR123080.DWG

ISSUE DATE	8-19-24
ISSUE NO.	1

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

PROPOSED RESIDENCE
THE ASPEN
HERITAGE LANDING
BLDG 3 - UNITS 6-10
MIDDLETOWN, OHIO
WARREN COUNTY

CRISTO HOMES
7994 A Tylen Place Blvd.
West Chester, OH 45069
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SABO DESIGN ASSOCIATES
550 Wards Corner Road
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Loveland, Ohio 45140
(513) 683-1236
sabodesignassociates.com

PROJECT NO.
CR123080
DATE
1/30/25
SCALE
AS NOTED
DRAWN BY
SDG
CHECKED BY
RJS
APPROVED BY
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".

NOTE: ALL INTERIOR STUD WALLS
TO BE TYPE [3] UNLESS NOTED
OTHERWISE

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".

A3a

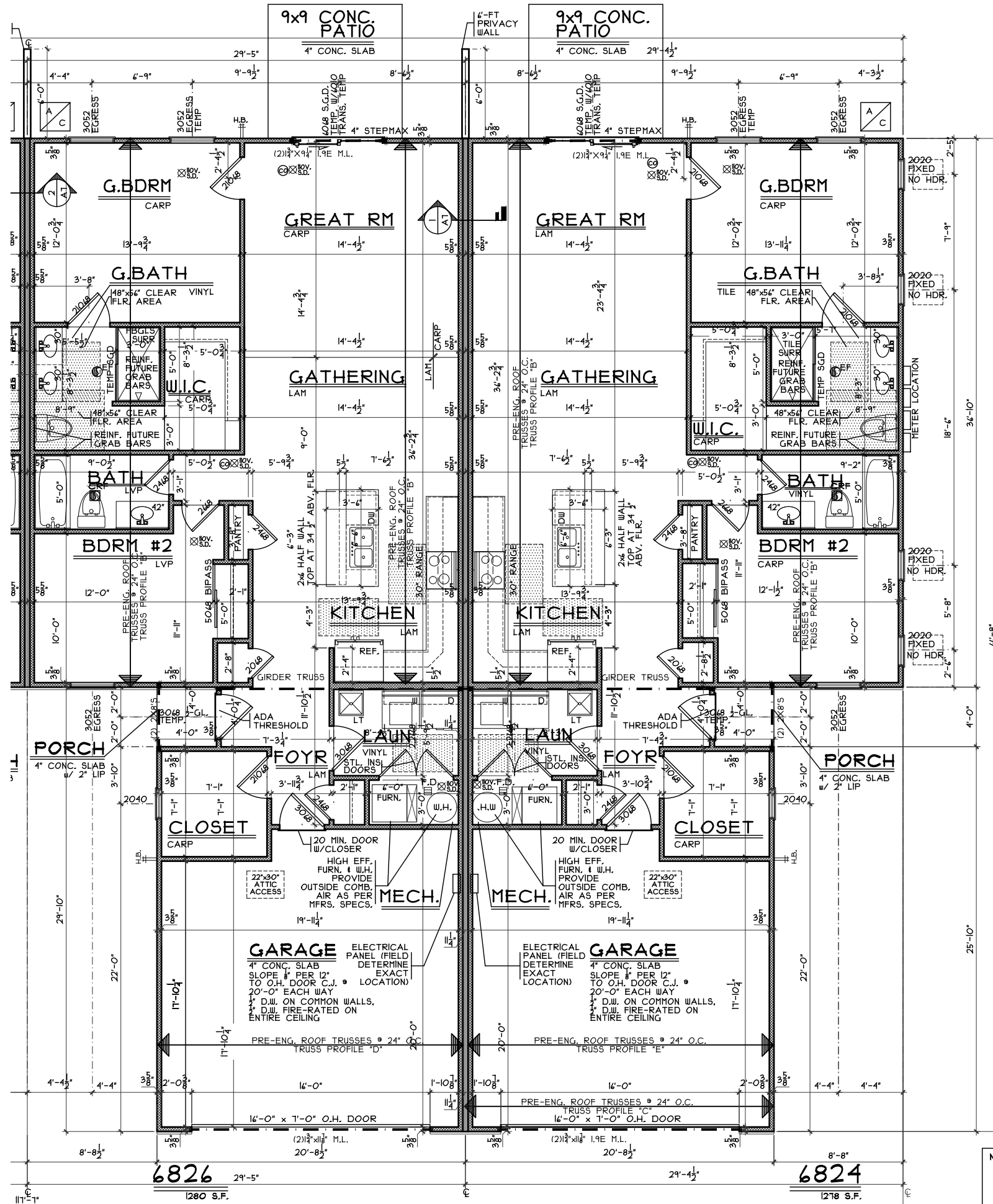
The left diagram is a side elevation showing a toilet and a toilet paper dispenser. The toilet is 2'-6" high and 1'-6" wide. The toilet paper dispenser is 2'-4" high and 8" wide. A grab bar is shown above the toilet, with a height of 3'-0" from the floor to the center of the bar. The distance from the wall to the center of the grab bar is 3'-4". The distance from the wall to the center of the toilet is 3'-6". The distance from the wall to the center of the toilet paper dispenser is 3'-0". The distance from the wall to the center of the toilet is 3'-0".

The right diagram is a top plan view showing the toilet and grab bar area. The toilet is 1'-6" wide. The grab bar is 2'-4" long. The distance from the wall to the center of the grab bar is 1'-0". The distance from the wall to the center of the toilet is 1'-0". The distance from the wall to the center of the toilet is 1'-0".

SCALE: 1/4" = 1'-0"

SCALE: 1/4" = 1'-0"

SCALE: $1/4" = 1'-0"$
SCALE (11x17): $1/8" = 1'-0"$



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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OTHERWISE

A3b