

H:\Archives\Crsto\Tenthomes\CR1 - HL Heritage Landing\CR125024 Heritage Landing (4 unit) bldg 9 4832-4842 (Aspen).dwg Monday, April 28, 2025 8:45:51 AM

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

HERITAGE LANDING

6 UNIT BLDG.

6832, 6834, 6836, 6838, 6840, 6842

TRADITIONS ST.

MIDDLETOWN, 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	DETAIL
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
		SPECIFICATION TAG

DRAWING LIST

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 - 6832, 6834, 6836
A2b	PARTIAL FOUNDATION PLANS - 6838, 6840, 6842
A3	FIRST FLOOR PLANS
A3a	PARTIAL FIRST FLOOR PLANS - 6832, 6834, 6836
A3b	PARTIAL FIRST FLOOR PLANS - 6838, 6840, 6842
A4	ROOF PLAN
A5	BUILDING SECTION
A6	WALL SECTIONS & STAIR SECTION
A7	SECTIONS & DETAILS
A8	DOOR & WINDOW SCHEDULES
G1	GENERAL NOTES
E1	ELECTRICAL PLANS - 6832, 6834, 6836
E1a	ELECTRICAL PLANS - 6838, 6840, 6842
E2	ELECTRICAL DIAGRAMS
M1	HVAC - TYP. LAYOUT
P1	PLUMBING - TYP. LAYOUT

6832 R1218B2 PLAN INFO	6834 R1280B2 PLAN INFO	6836 R1280B2 PLAN INFO
2 BDRMS 2 BATHS 4' CAR GARAGE 1ST FLR. CLG.	2 BDRMS 2 BATHS 4' CAR GARAGE 1ST FLR. CLG.	2 BDRMS 2 BATHS 4' CAR GARAGE 1ST FLR. CLG.
SQUARE FOOTAGE	SQUARE FOOTAGE	SQUARE FOOTAGE
TOTAL 1218 MAIN 1218 LOWER(SLAB) 1213 GARAGE(SLAB) 312	TOTAL 1280 MAIN 1280 LOWER(SLAB) 1261 GARAGE(SLAB) 312	TOTAL 1280 MAIN 1280 LOWER(SLAB) 1261 GARAGE(SLAB) 312
6838 R1280B2 PLAN INFO	6840 R1280B2 PLAN INFO	6842 R1218B2 PLAN INFO
2 BDRMS 2 BATHS 4' CAR GARAGE 1ST FLR. CLG.	2 BDRMS 2 BATHS 4' CAR GARAGE 1ST FLR. CLG.	2 BDRMS 2 BATHS 4' CAR GARAGE 1ST FLR. CLG.
SQUARE FOOTAGE	SQUARE FOOTAGE	SQUARE FOOTAGE
TOTAL 1280 MAIN 1280 LOWER(SLAB) 1261 GARAGE(SLAB) 312	TOTAL 1280 MAIN 1280 LOWER(SLAB) 1261 GARAGE(SLAB) 312	TOTAL 1218 MAIN 1218 LOWER(SLAB) 1241 GARAGE(SLAB) 312

CONSTRUCTION INFO.

LOCATION: CITY OF MIDDLETOWN, WARREN COUNTY
BUILDING CODE: 2019 RESIDENTIAL CODE OF OHIO

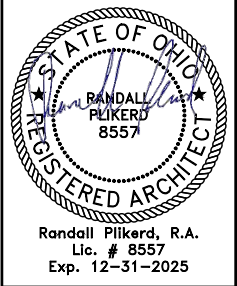
USE GROUP:	R-3
CONSTRUCTION TYPE:	5B
SPRINKLERED:	NON-SPRINKLERED
BLDG. LIMITATIONS:	1 STORY UNLIMITED AREA
ACTUAL SIZE:	1 STORY 10,205 S.F. (FOOTPRINT) 1278 S.F. 1280 S.F. 1280 S.F. 1280 S.F. 1280 S.F. 1278 S.F.
INDIVIDUAL UNIT SIZE:	

OCCUPANT LOAD:	XX SF. @ XX SF/OCC.=
PARKING SPACES:	XX OCCUPANTS
SDA PROJECT NUMBER:	XX
ISSUE DATE:	CR125025
	-- PERMIT ISSUE

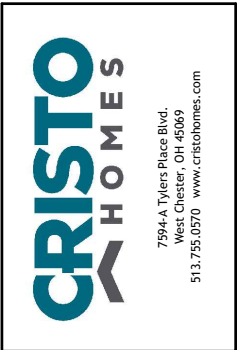
CONTACT PERSONS

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

ISSUE DATE	



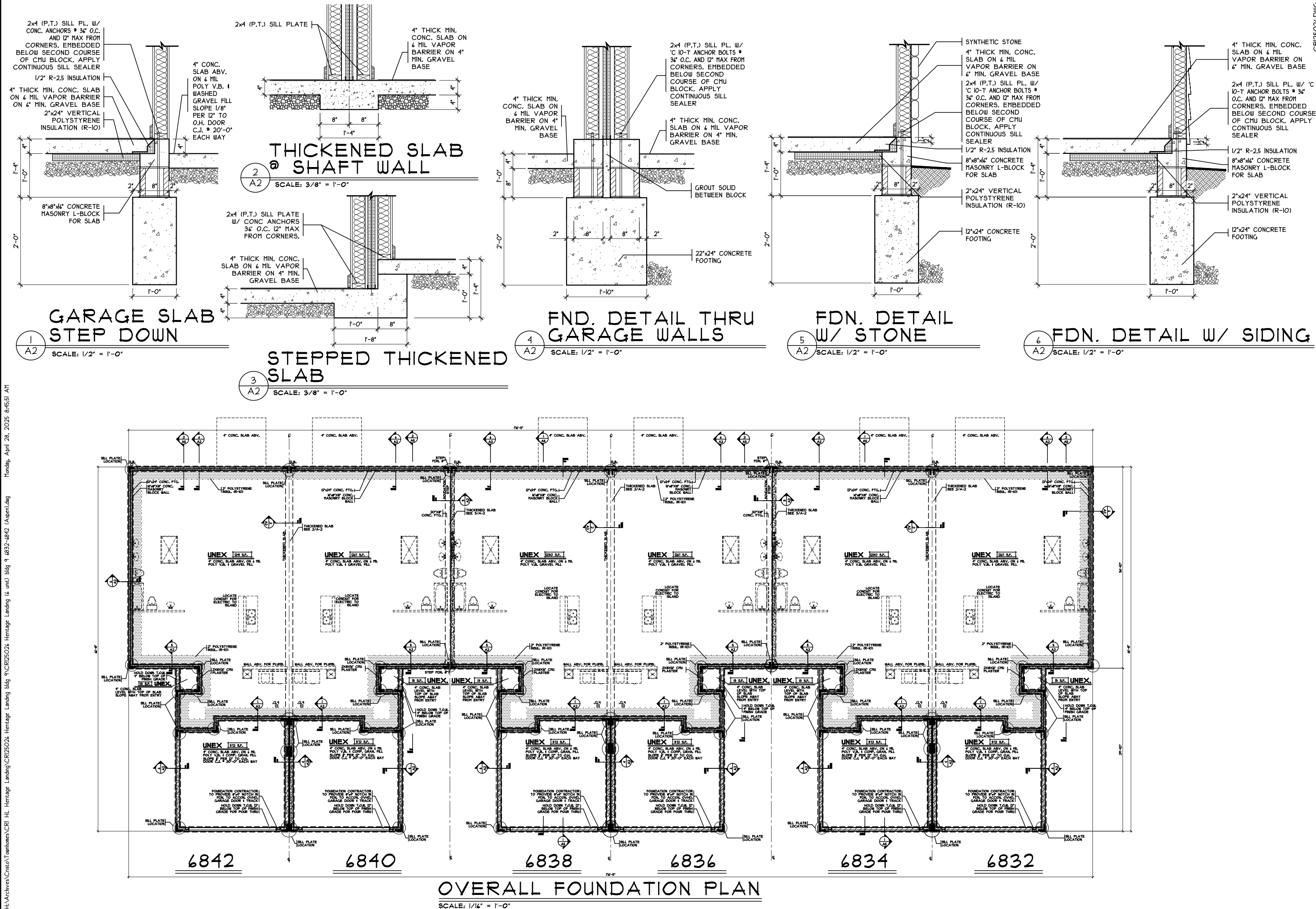
THE ASPEN	PROPOSED RESIDENCE	HERITAGE LANDING	MIDDLETOWN, OHIO	WARREN COUNTY
		BLDG 9 - UNITS 41-46		
		6 UNITS		

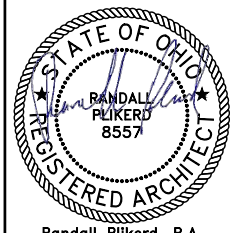
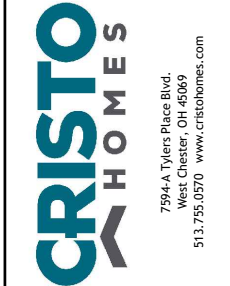


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DATE 2/14/25	CHECKED BY RJS
SCALE AS NOTED	APPROVED BY
SHEET NO.	

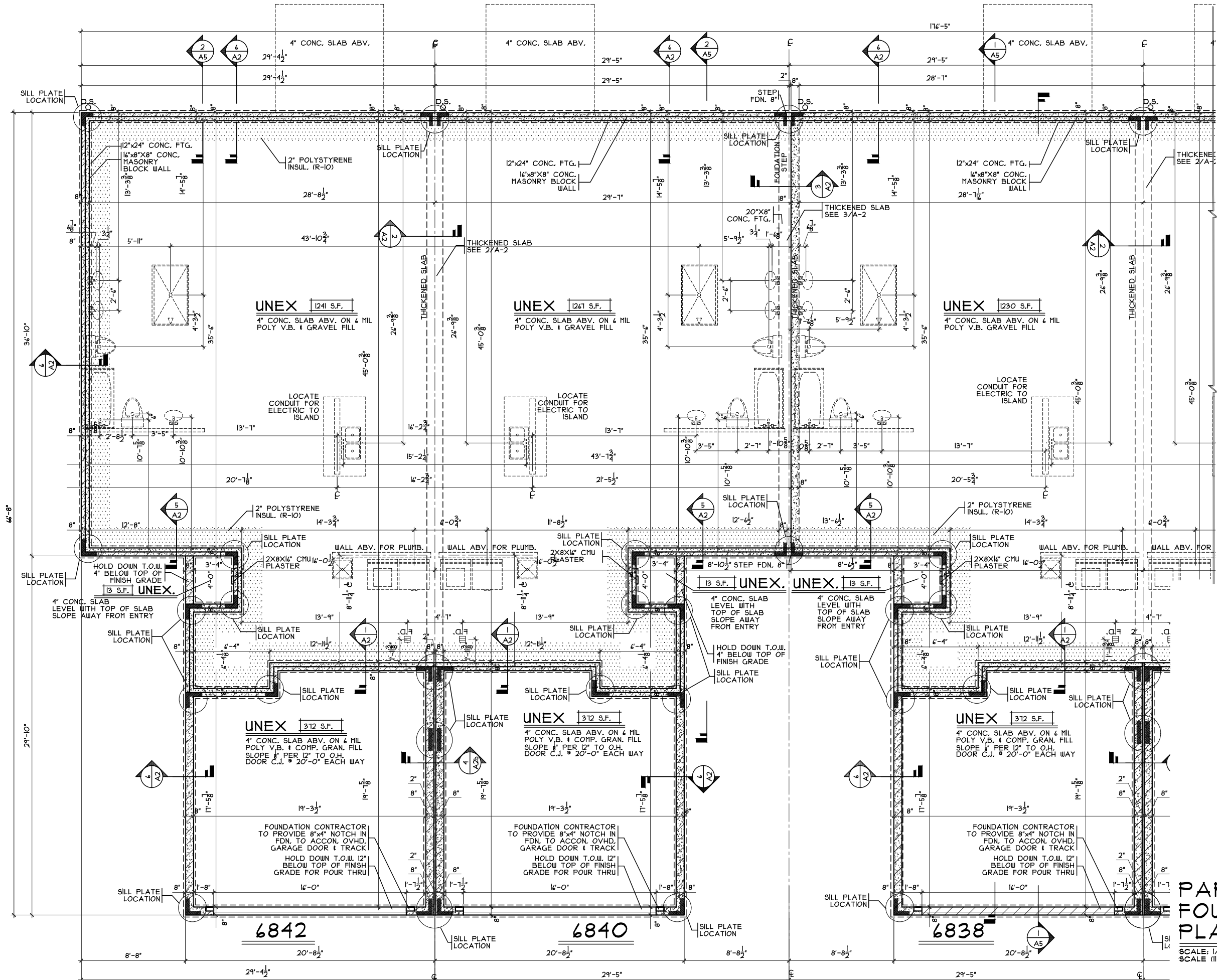
C1

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ISSUE DATE	8-19-24
	
Randall Pilkerd, R.A. Lic. # 8557 Exp. 12-31-2025	
PROPOSED RESIDENCE	THE ASPEN
HERITAGE LANDING	
BLDG 9 - UNITS 41-46	
MIDDLETOWN, OHIO	
WARREN COUNTY	
	
7994-A Tylers Place Blvd. West Chester, OH 45069 513.755.0570 www.cristohomes.com	
	
550 Wards Corner Road Suite 201 Loveland, Ohio 45140 (513) 683-1236 sabodesignassociates.com	
PROJECT NO.	CR25024
DATE	2/14/25
SCALE	AS NOTED
SHEET NO.	A2

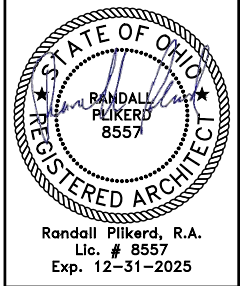
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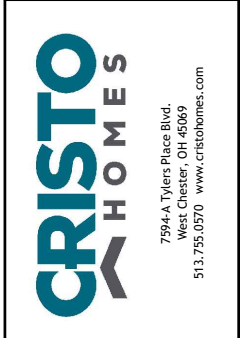
**PARTIAL
FOUNDATION
PLANS**
SCALE: 1/4" = 1'-0"
SCALE (11x17): 1/8" = 1'-0"

CR125024.DWG

ISSUE DATE	8-20-24



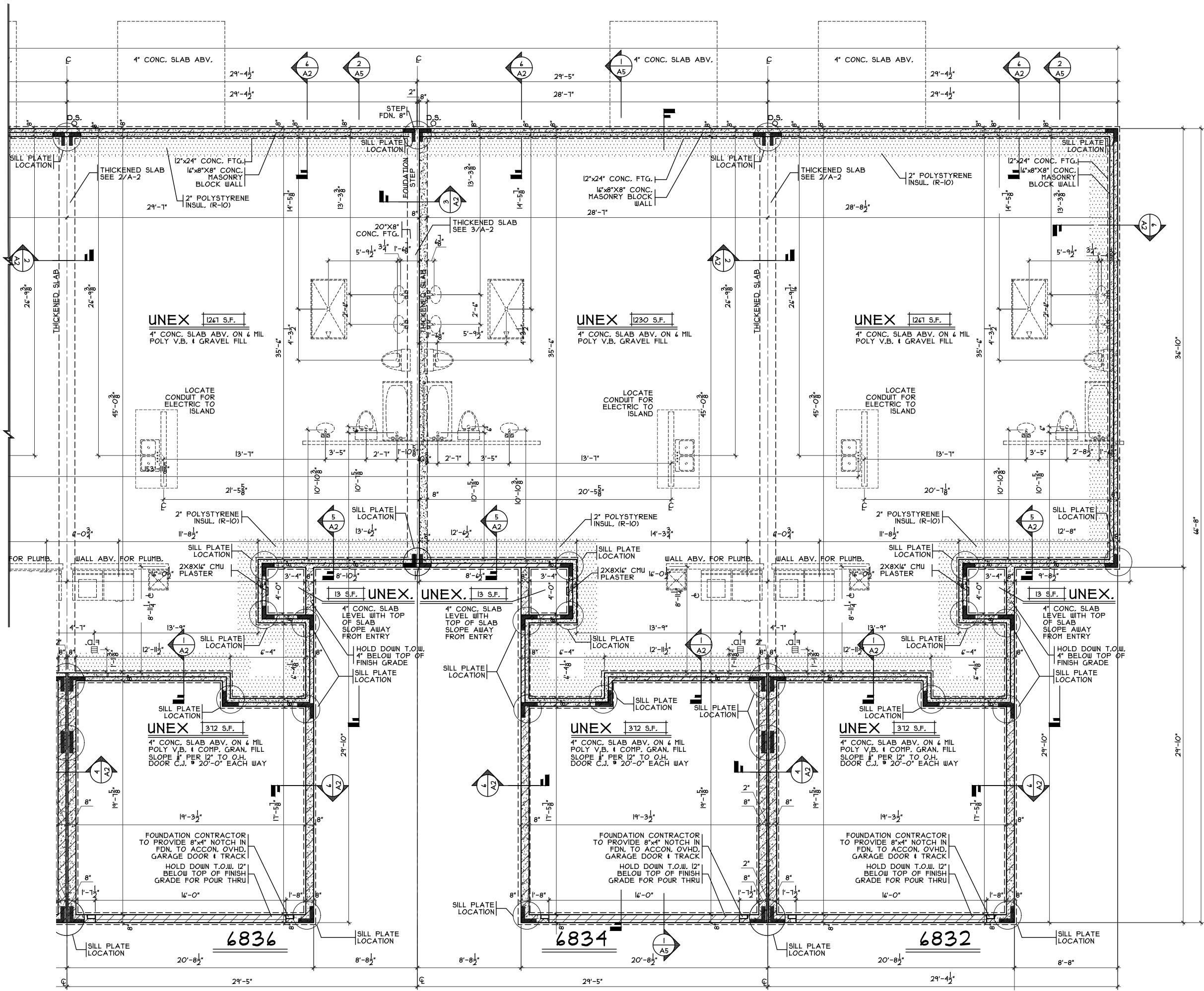
PROPOSED RESIDENCE
THE ASPEN
HERITAGE LANDING
BLDG 9 - UNITS 41-46
MIDDLETOWN, OHIO
WARREN COUNTY
6 UNITS



PROJECT NO. CR125024	DRAWN BY SDG
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SHEET NO.
A2a

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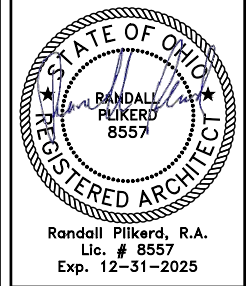


PARTIAL FOUNDATION PLANS

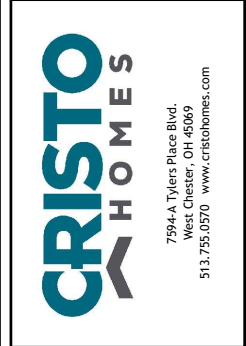
SCALE: 1/4" = 1'-0"
SCALE (1/4") = 1'-0"

CR25024.DWG

ISSUE DATE	8-19-24



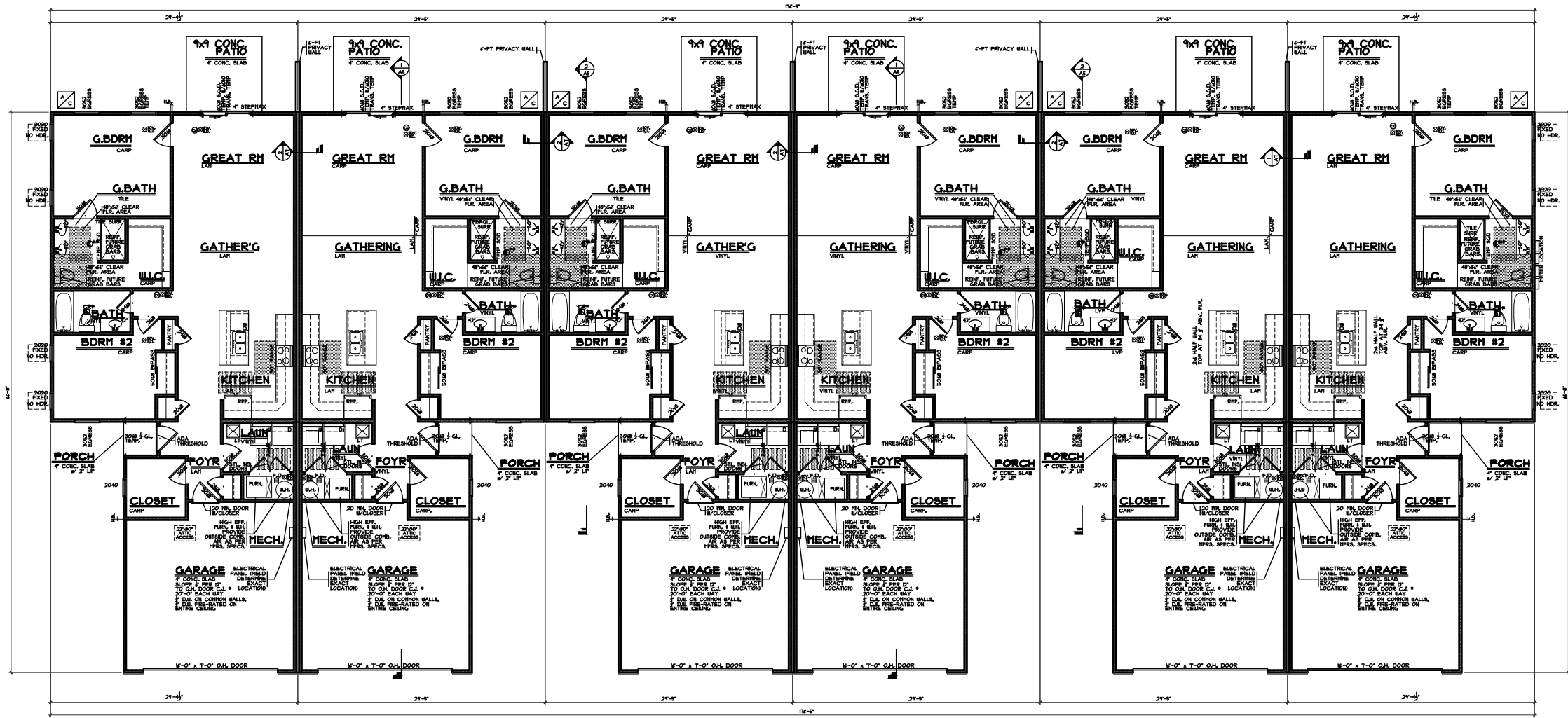
PROPOSED RESIDENCE THE ASPEN
HERITAGE LANDING
BLDG 9 - UNITS 41-46
MIDDLETOWN, OHIO
WARREN COUNTY
6 UNITS



PROJECT NO.	CR25024	DRAWN BY	SDG
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SHEET NO.			

A2b

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6842
1218 S.F.

6840
1280 S.F.

6838
1280 S.F.

6836
1280 S.F.

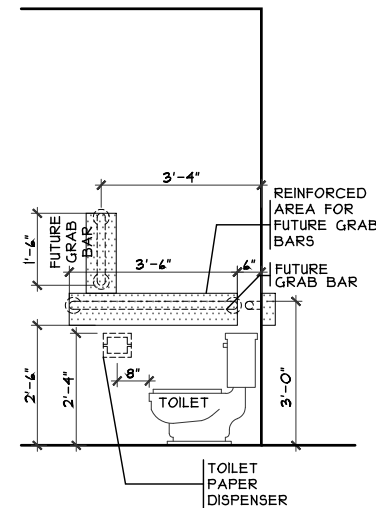
6834
1280 S.F.

6832
1218 S.F.

OVERALL FIRST FLOOR PLANS

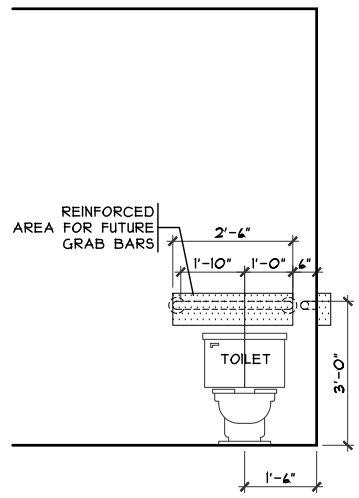
SCALE: 1/4" = 1'-0"

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".



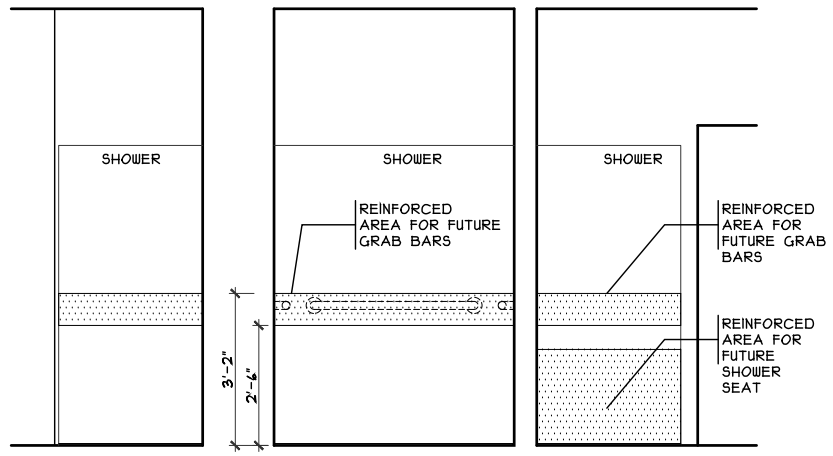
GRD. BATH REINFORCING ELEVATION

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



GRD. BATH REINFORCING ELEVATION

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



GRD. BATH SHOWER REINFORCING ELEVATION

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

ISSUE DATE

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

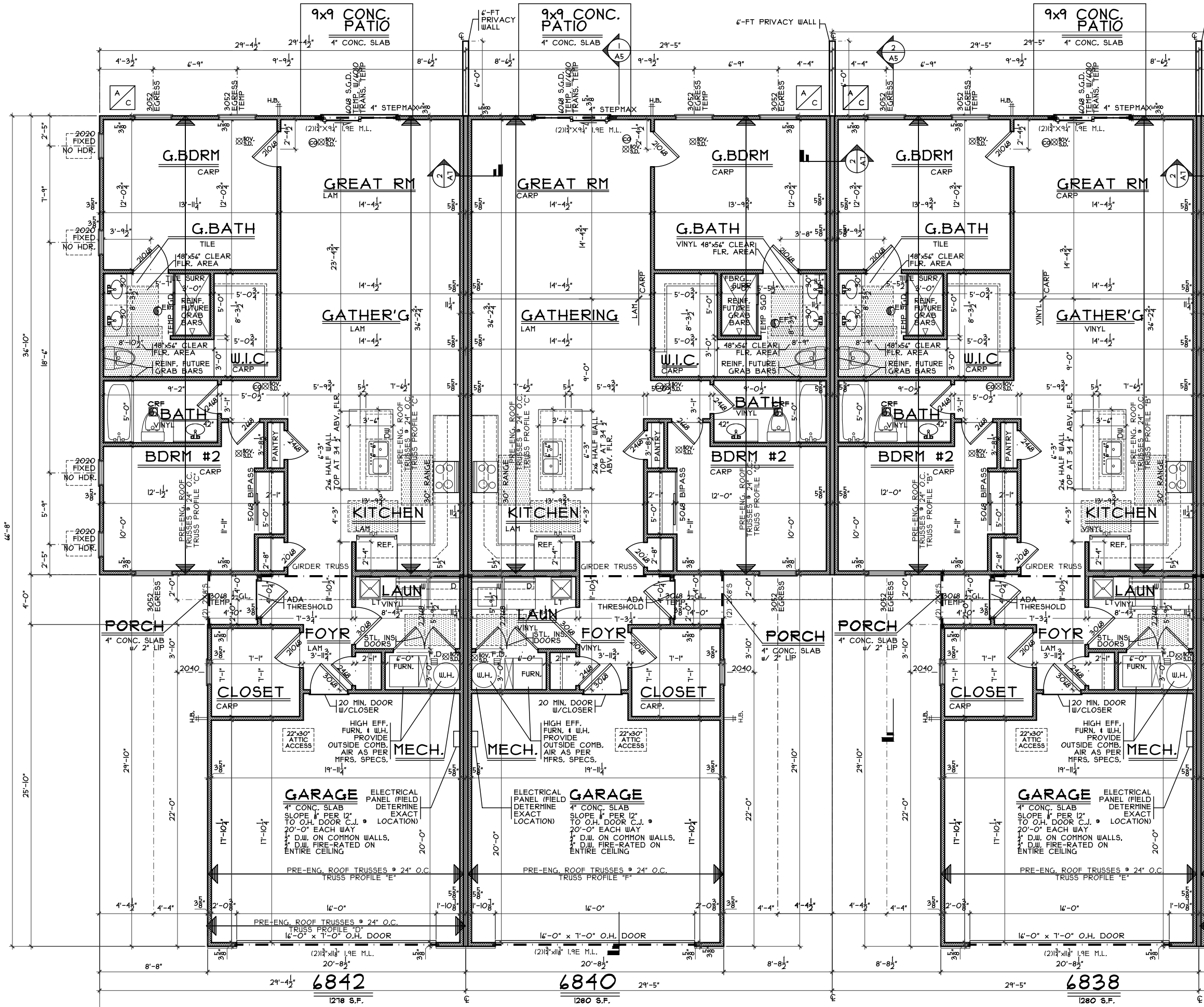
PROPOSED RESIDENCE
THE ASPEN
HERITAGE LANDING
BLDG 9 - UNITS 41-46
MIDDLETOWN, OHIO
WARREN COUNTY
6 UNITS

CRISTO HOMES
7994-A Tylen Place Blvd.
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SDA
SABO DESIGN ASSOCIATES
550 Wards Corner Road
Suite 201
Loveland, Ohio 45140
(513) 683-1236
sabodesignassociates.com

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A3

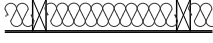
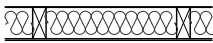
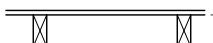
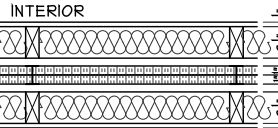


PARTIAL FIRST FLOOR PLANS

SCALE: 1/4" = 1'-0"
SCALE (1/4") 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".

PARTITION SCHEDULE

1	EXTERIOR STUD WALL
	
1/2" G.W.B. - 4 MIL POLY. V.B. 2x4's @ 16" O.C. R-13 INSUL. BATTS 1/8" DRYLINE SHEATHING VINYL SIDING	
2	EXTERIOR w/ VENEER
	
1/2" G.W.B. - 4 MIL POLY. V.B. 2x4's @ 16" O.C. R-13 INSUL. BATTS 1/8" DRYLINE SHEATHING SYNTHETIC STONE	
3	INTERIOR STUD WALL
	
2x4 STUDS @ 16" O.C. 1/2" DRYWALL BOTH SIDES	
4	2-HR. RATED BEARING WALL
	
INTERIOR UL DESIGN No. 336 (1) LAYER 1/2" G.W.B. 2x4 STUDS @ 19.2" O.C. R-13 INSUL. BATTS 3/4" MIN. AIR SPACE (2) LAYERS OF 1" GYPSUM SHAFT LINER 1 1/8" AIR SPACE 2x4 STUDS @ 19.2" O.C. R-13 INSUL. BATTS (1) LAYER 1/2" G.W.B.	

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

ISSUE DATE

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

PROPOSED RESIDENCE
THE ASPEN
HERITAGE LANDING
BLDG 9 - UNITS 41-46
MIDDLETOWN, OHIO
WARREN COUNTY
6 UNITS

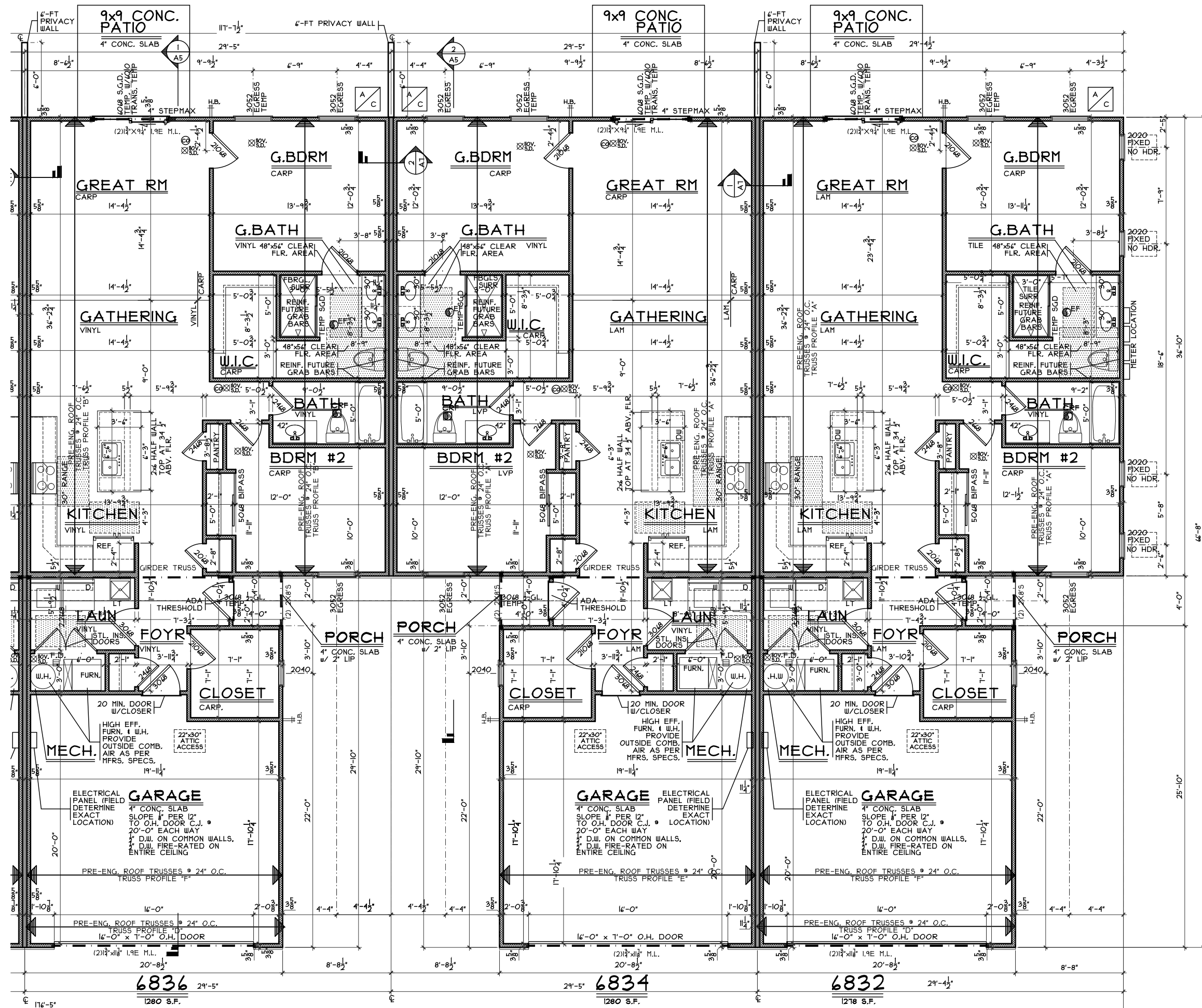
CRISTO HOMES
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West Chester, OH 45069
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SDA
SABO DESIGN ASSOCIATES
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Loveland, Ohio 45140
(513) 683-1236
sabodesignassociates.com

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A3a

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PARTITION SCHEDULE

1 EXTERIOR STUD WALL

1/2" G.W.B. - 4 MIL POLY. V.B.
2x4's @ 16" O.C.
R-13 INSUL. BATTS
1/8" DRYLINE SHEATHING
VINYL SIDING

2 EXTERIOR W/ VENEER

1/2" G.W.B. - 4 MIL POLY. V.B.
2x4's @ 16" O.C.
R-13 INSUL. BATTS
1/8" DRYLINE SHEATHING
SYNTHETIC STONE

3 INTERIOR STUD WALL

2x4 STUDS @ 16" O.C.
1/2" DRYWALL BOTH SIDES

4 2-HR. RATED BEARING WALL

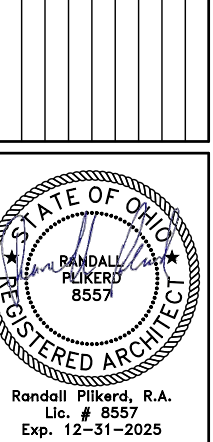
INTERIOR
UL DESIGN No. 336
(1) LAYER 1/2" G.W.B.
2x4 STUDS @ 19.2" O.C.
R-13 INSUL. BATTS
3/4" MIN. AIR SPACE
(2) LAYERS OF 1" GYPSUM
SHAFT LINER
1 1/8" AIR SPACE
2x4 STUDS @ 19.2" O.C.
R-13 INSUL. BATTS
(1) LAYER 1/2" G.W.B.

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

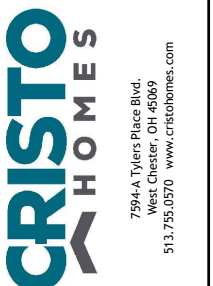
PARTIAL FIRST FLOOR PLANS

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".



PROPOSED RESIDENCE
THE ASPEN
HERITAGE LANDING
BLDG 9 - UNITS 41-46
MIDDLETOWN, OHIO
WARREN COUNTY



PROJECT NO. CR125024
DATE: 2/14/25
SCALE: AS NOTED
DRAWN BY: SDG
CHECKED BY: RJS
APPROVED BY:

SHEET NO. A3b