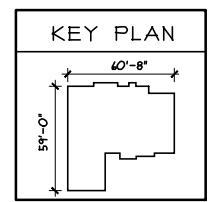


SHEET INDEX	
SHT#	DESCRIPTION
A1	Front and Left Elevations (Craftsman)
A2	Rear and Right Elevations (Craftsman)
A3	Foundation Plan
A3a	Optional Lower Level Plan
A4	First Floor Plan
A4a	Portal Wall Framing Detail
A5	Wall Section/Stair Section/Truss Profiles
A6a	Typical Details
G1	General Notes
E1	Electrical Plan
E2	Electrical Plan
S1	First Floor Joist Layout

R2280B3 PLAN INFO	
3	BDRMS
2	BATHS
2	CAR GARAGE
1	1ST FLR. CLG.
SQUARE FOOTAGE	
TOTAL	2280
MAIN	2280
UPPER	12
LOWER (FINISH)	592
LOWER (SLAB)	212
GAR. (SLAB)	410



OPTIONS	

Issue Dates
 Reviewed: 6.3.2015
 Revised: 8.6.2015
 Revised: 8.11.2015

Issue Description
 Dante - Craftsman - Composite
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Proposed Residence:
 Good Residence
 40 English Oak Lane
 Lot 98 North Hills Terrace

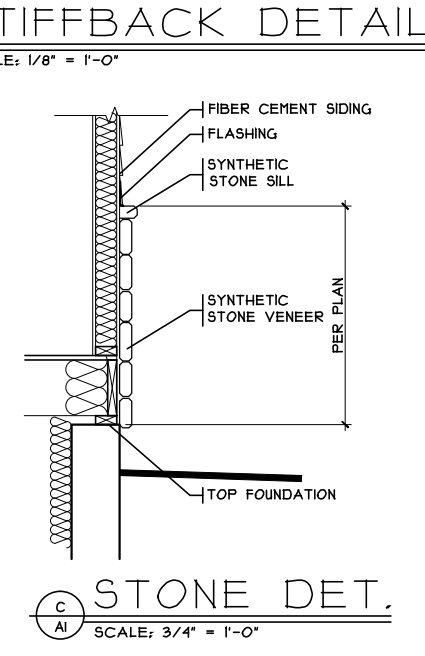
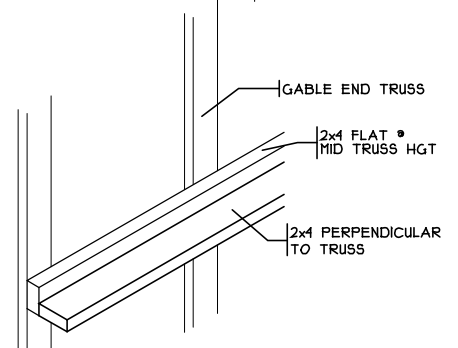
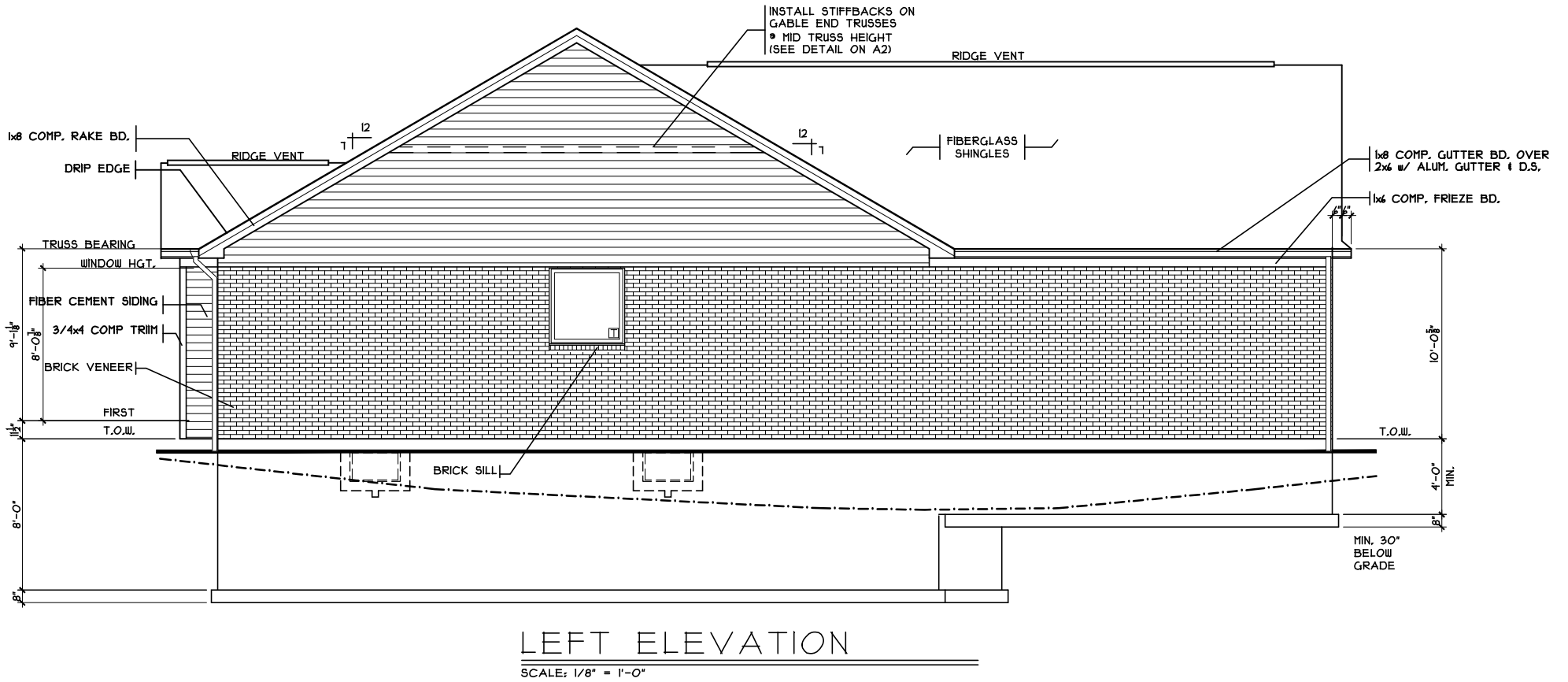
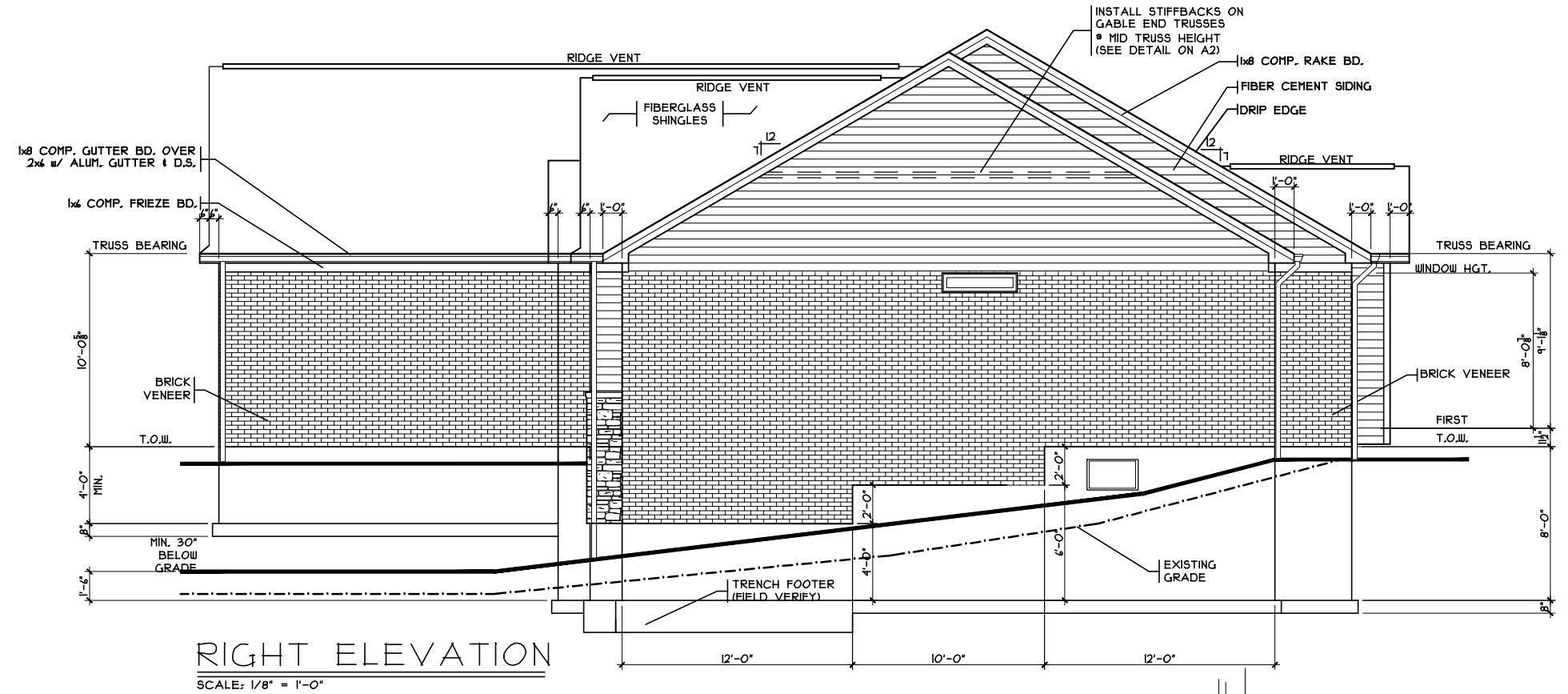
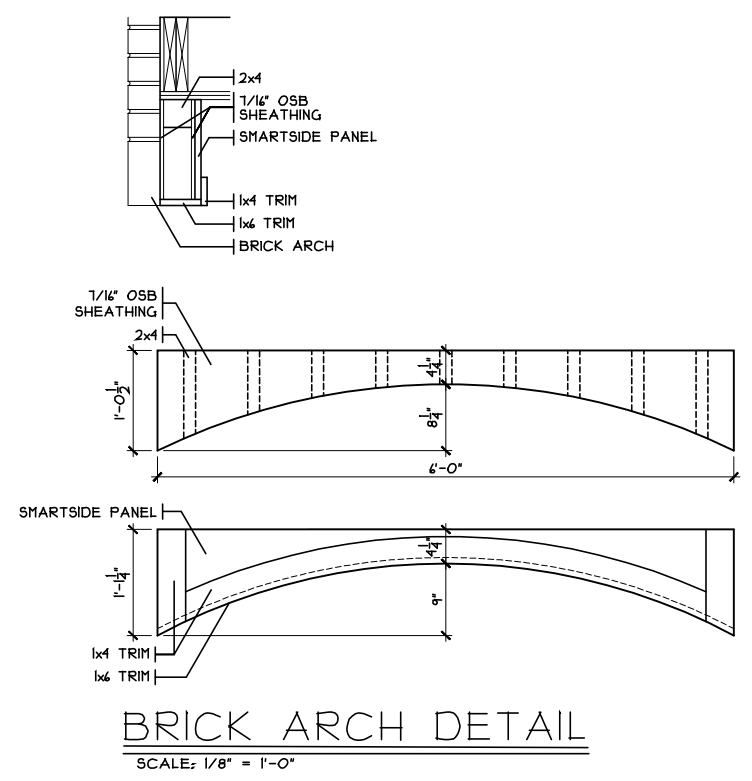
Plan Info:
 Plan: Dante
 Date: 7.13.2015
 Drawn: WLH
 Scale: As Noted
 Revised:
 Sheet: 1 of 13

Company:

 7594-A Tylers Place Blvd.
 West Chester, OH 45069
 513.755.0570 www.cristohomes.com

Location:
 Springboro, OH
 Warren County

A1



Craftsman Elevation

Plan : Dante
Date : 7.13.2015
Drawn: WLH
Scale : As Noted
Revised:
Sheet : 2 of 13

Dante - Craftsman - Composite

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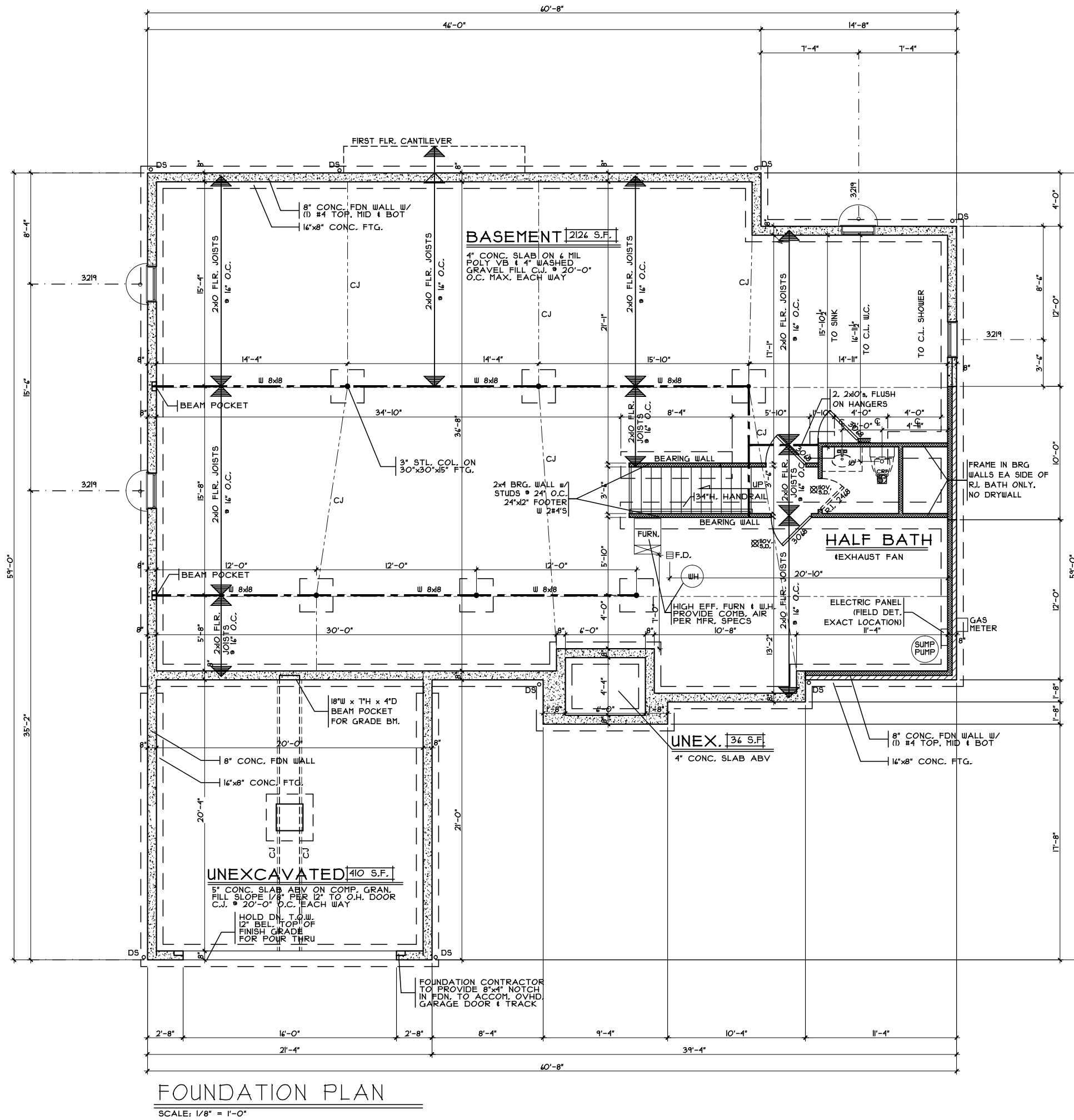
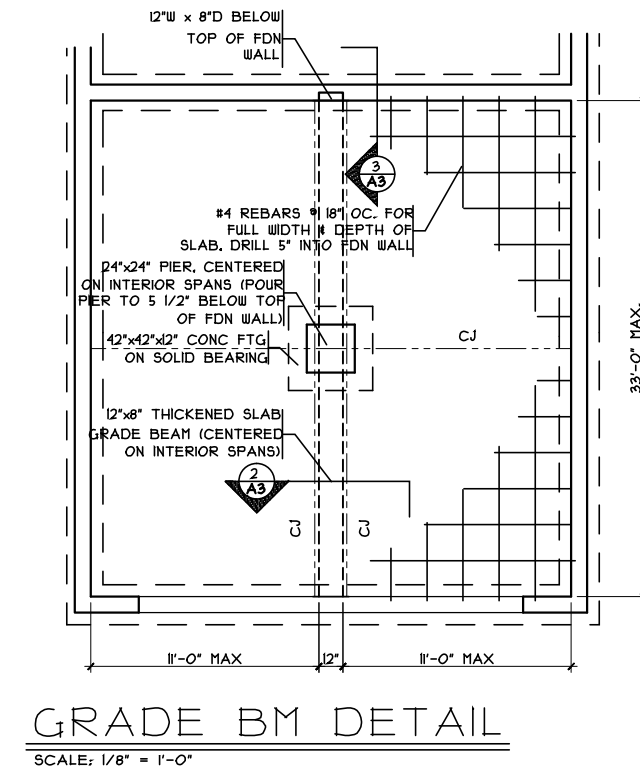
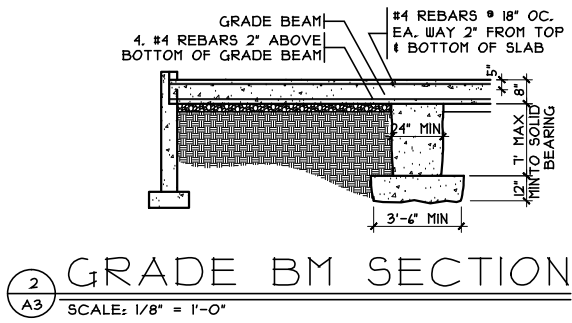
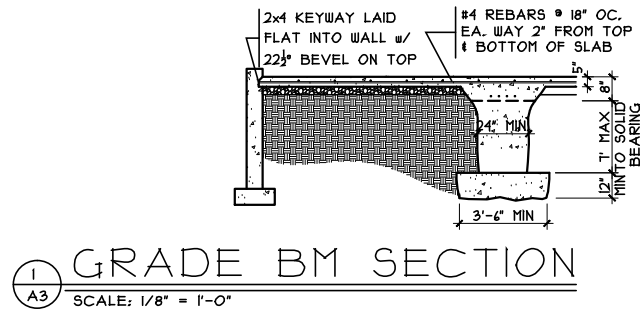
Reviewed 6.3.2015
Revised 8.6.2015
Revised 8.11.2015

Proposed Residence:
Good Residence
40 English Oak Lane
Lot 98 North Hills Terrace
Springboro, OH
Warren County

NHS4-0098

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West Chester, OH 45069
513.755.0570 www.cristohomes.com

A2



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

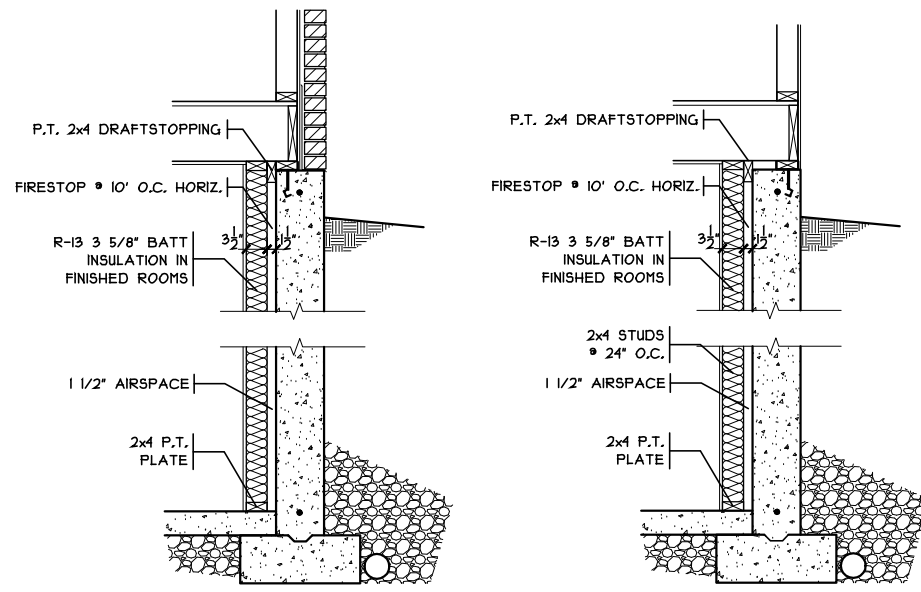
Foundation Plan - Craftsman	Dante - Craftsman - Composite
Plan : Dante	Cristo Homes reserves all property rights in these plans. These plans are not to be reproduced, changed, or copied in any manner. They are not to be given to a third party, either in full or in part, without first receiving written permission from Cristo Homes. In the event these plans are used by a third party, Cristo Homes shall be held harmless.
Date : 7.13.2015	Reviewed : 6.3.2015
Drawn: WLH	Revised : 8.6.2015
Scale : As Noted	Revised : 8.11.2015
Revised:	
Sheet : 7 of 13	

Proposed Residence:
Good Residence
 40 English Oak Lane
 Lot 98 North Hills Terrace
 Springboro, OH
 Warren County

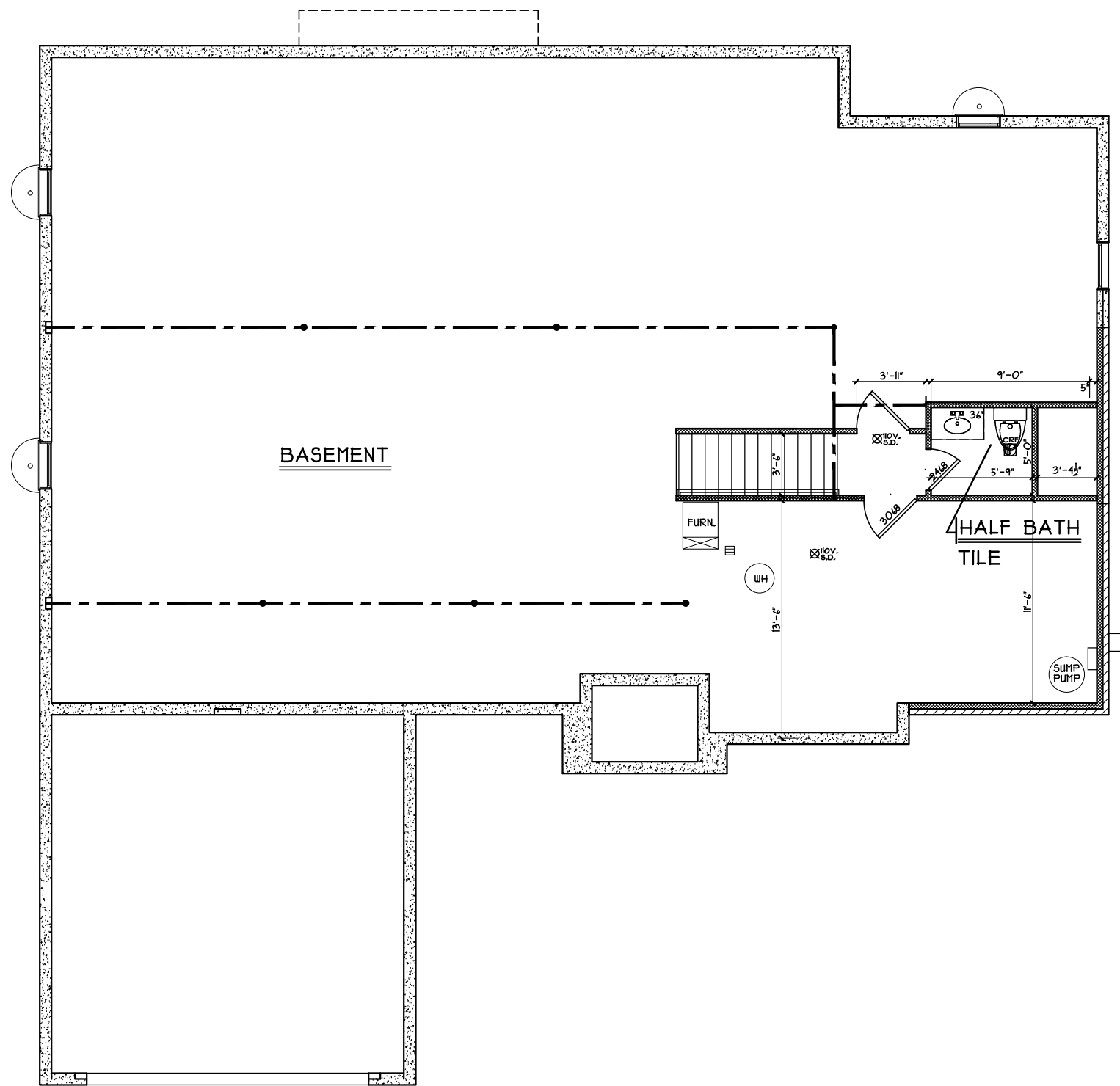


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A3



FIN. LL WALL DETAIL
SCALE: 3/16" = 1'-0"



FINISHED LOWER LEVEL PLAN
SCALE: 1/8" = 1'-0" 592 S.F

Plan : Dante
Date : 7.13.2015
Drawn: WLH
Scale : As Noted
Revised:
Sheet : 8 of 13

Finished Lower Level - Craftsman



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Proposed Residence:

Good Residence
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Lot 98 North Hills Terrace

Dante - Craftsman - Composite

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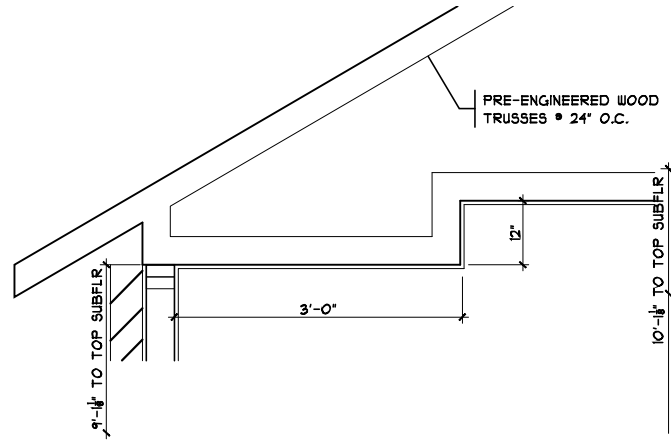
Issue Dates

Reviewed	6.3.2015
Revised	8.6.2015
Revised	8.11.2015

Springboro, OH

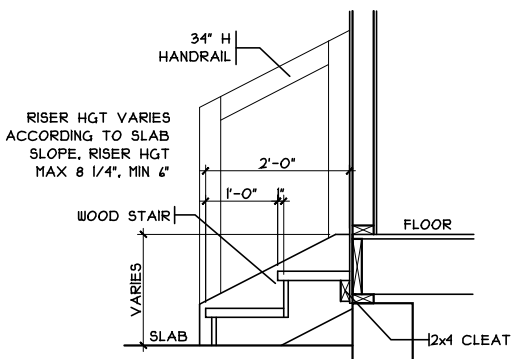
Warren County

A3a



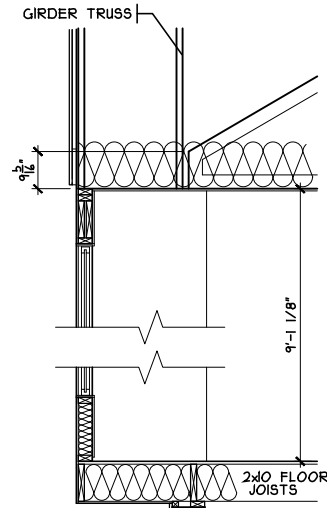
TRAY @ GREAT RM

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



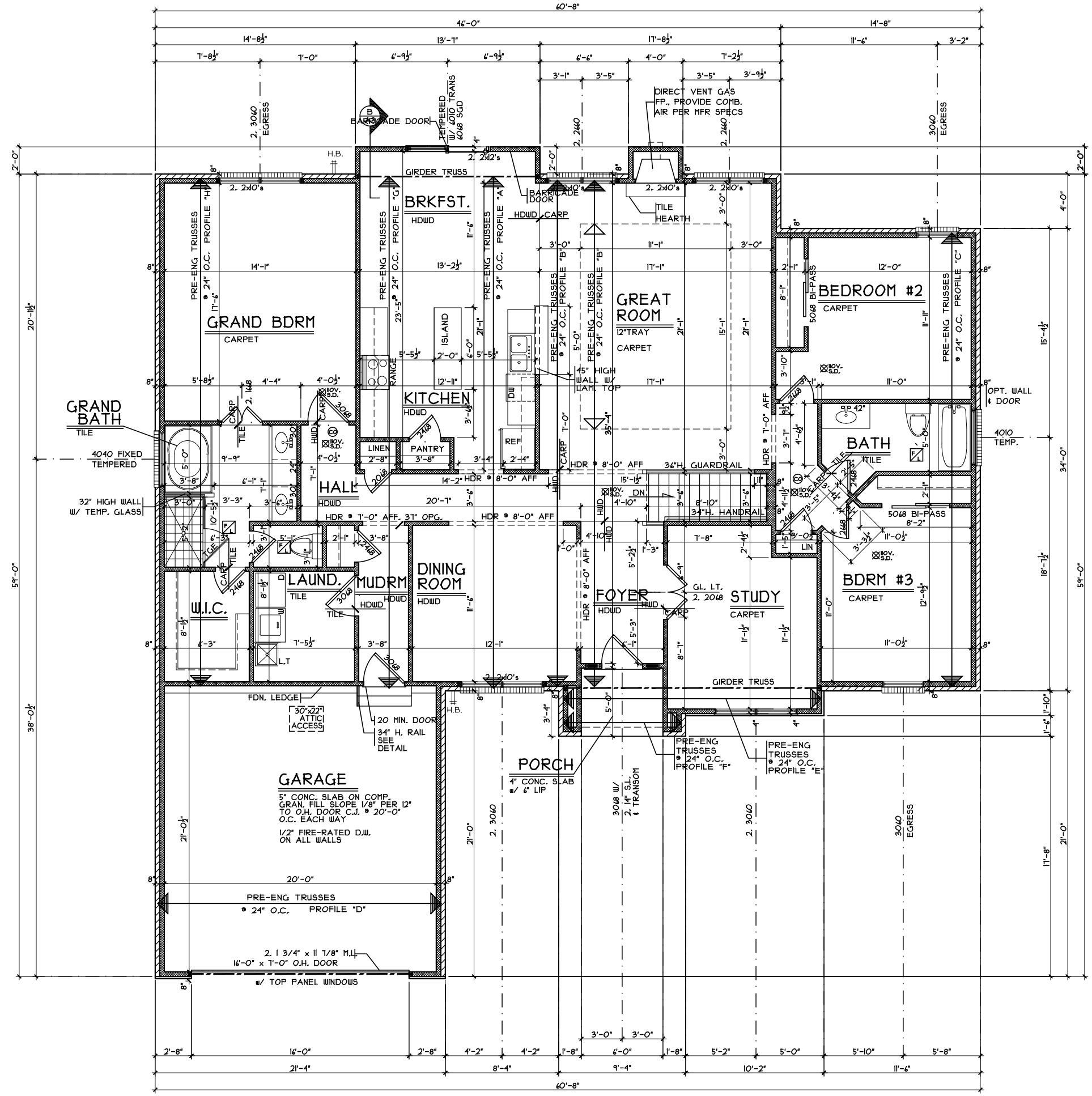
GAR. HANDRAIL DET.

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



BRKFST NOOK DET

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



FIRST FLOOR PLAN

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

2280 S.F.

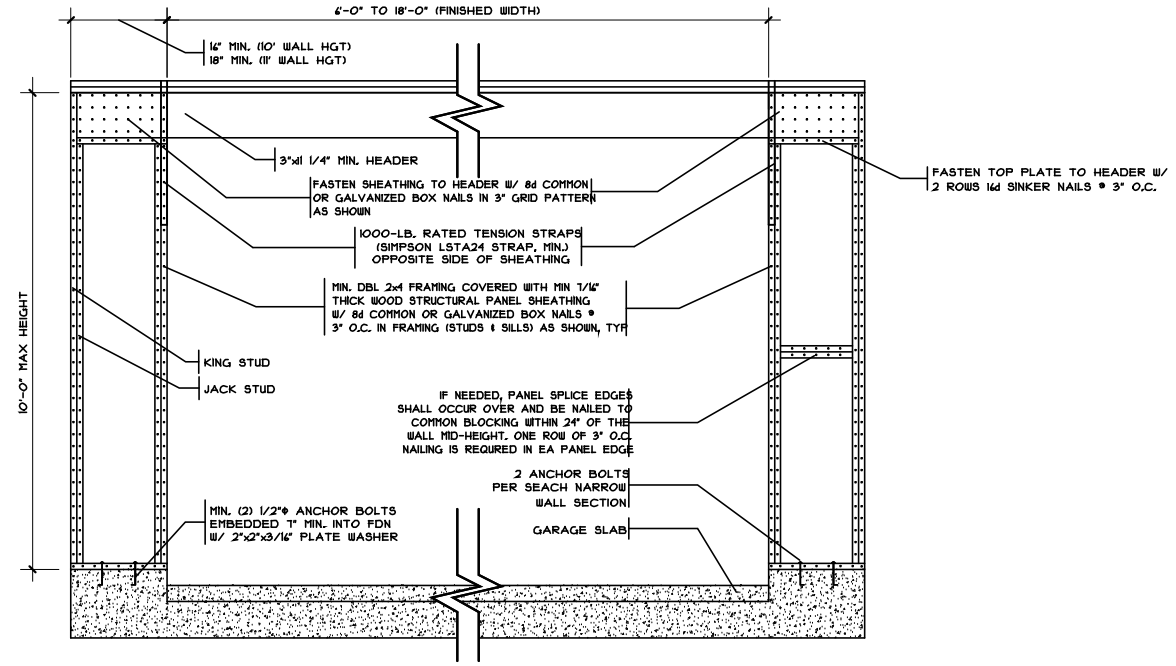
First Floor Plan - Craftsman
 Plan : Dante
 Date : 7.13.2015
 Drawn: WLH
 Scale : As Noted
 Revised:
 Sheet : 9 of 13

NHS4-0098
 Proposed Residence:
 Good Residence
 40 English Oak Lane
 Lot 98 North Hills Terrace
 Springboro, OH
 Warren County

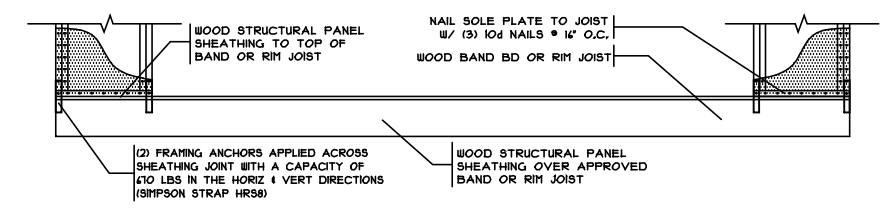
Dante - Craftsman - Composite
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Issue Dates	Reviewed	Revised
	6.3.2015	
	8.6.2015	
	8.11.2015	

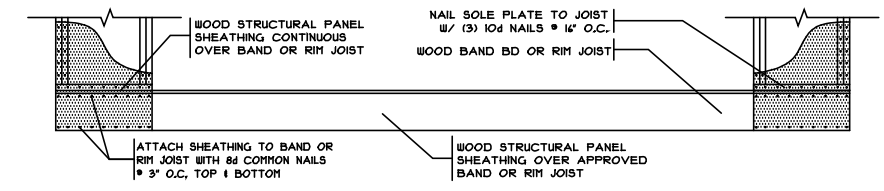




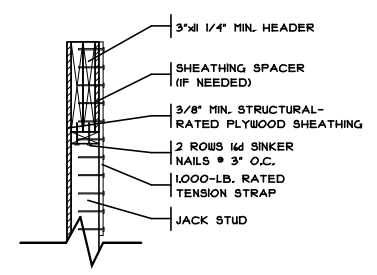
WALL OVER POURED FOUNDATION
 SCALE: 1/4" = 1'-0"



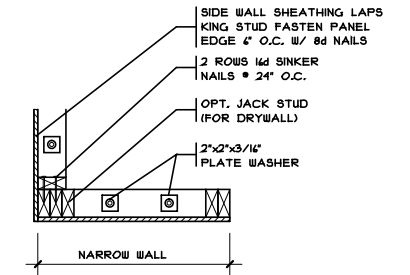
WALL OVER RAISED WOOD FLOOR
 SCALE: 1/4" = 1'-0" FRAMING ANCHOR OPTION



WALL OVER RAISED WOOD FLOOR
 SCALE: 1/4" = 1'-0" OVERLAP OPTION



SECTION
 1" = 1'-0"



PLAN VIEW
 1" = 1'-0"

METHOD CS-PF
CONTINUOUSLY SHEATHED PORTAL FRAME PANEL CONSTRUCTION
 SCALE PER DETAIL POURED WALL FDN

Portal Wall Framing Details

Plan : Dante
 Date : 7.13.2015
 Drawn: WLLH
 Scale : As Noted
 Revised:
 Sheet : 10 of 13

NHS4-0098

Proposed Residence:

Good Residence
 40 English Oak Lane
 Lot 98 North Hills Terrace

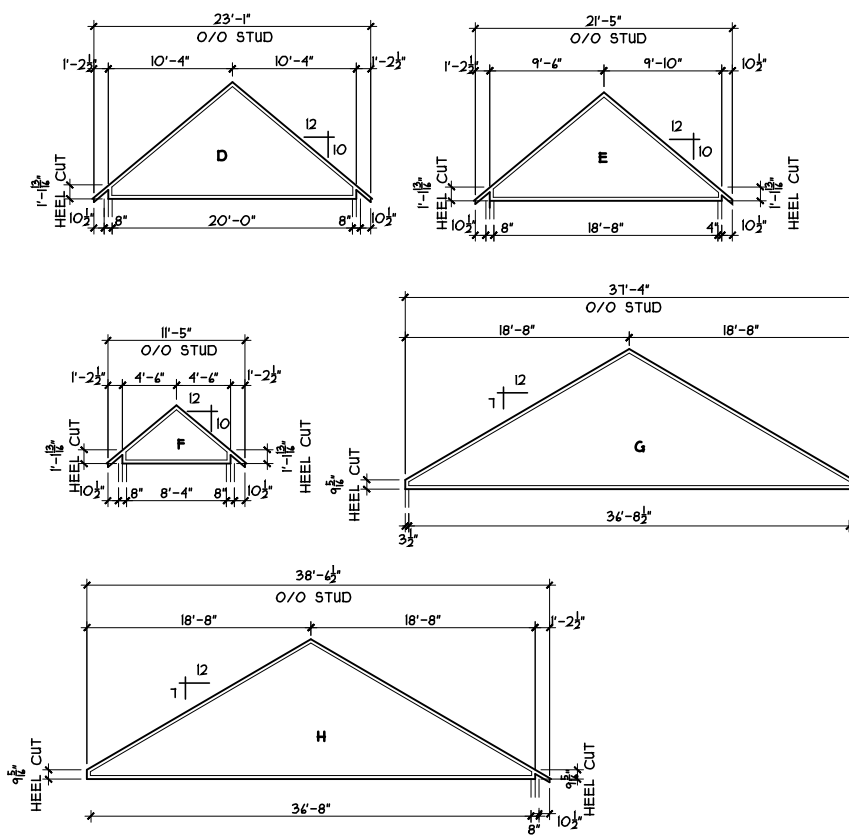
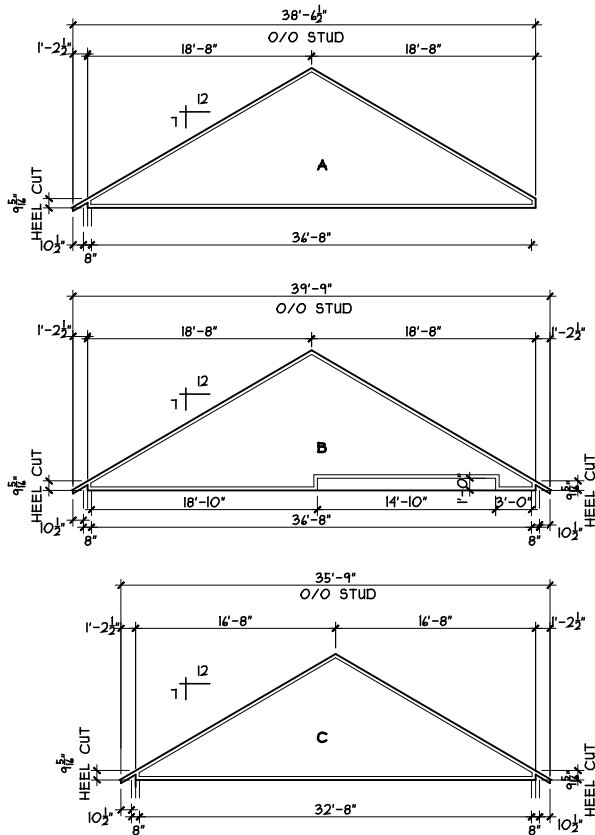
Dante - Craftsman - Composite

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Issue Dates

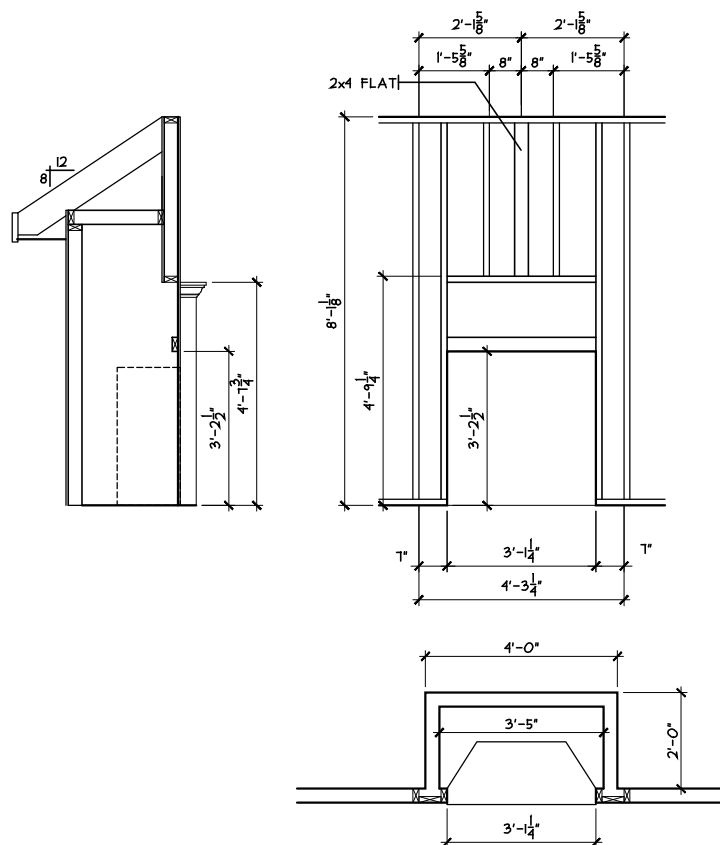
Reviewed	6.3.2015
Revised	8.6.2015
Revised	8.11.2015

A4a

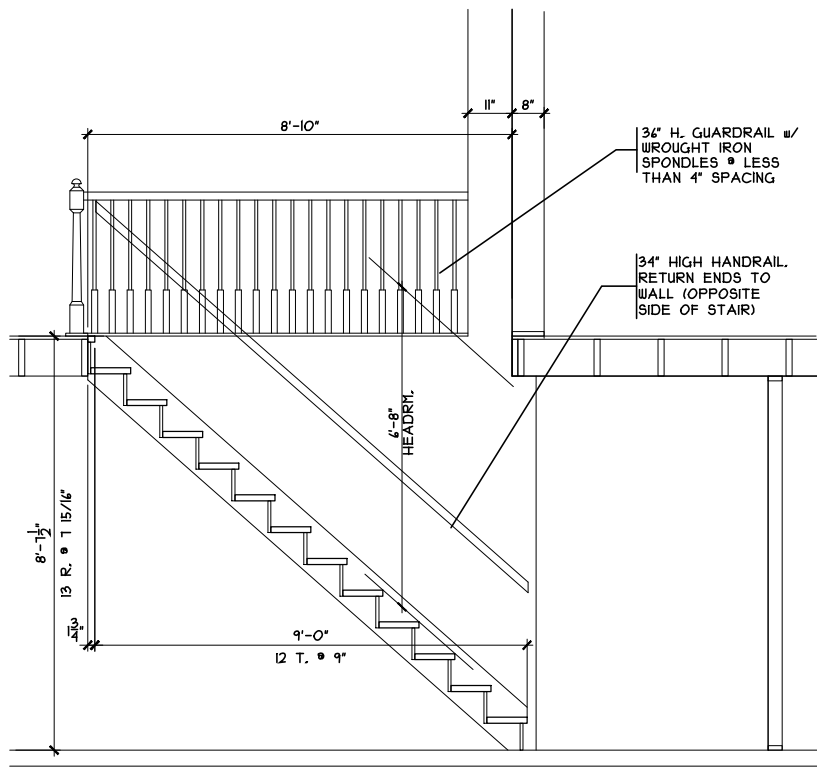


TRUSS PROFILES
SCALE: 1/16" = 1'-0" CRAFTSMAN

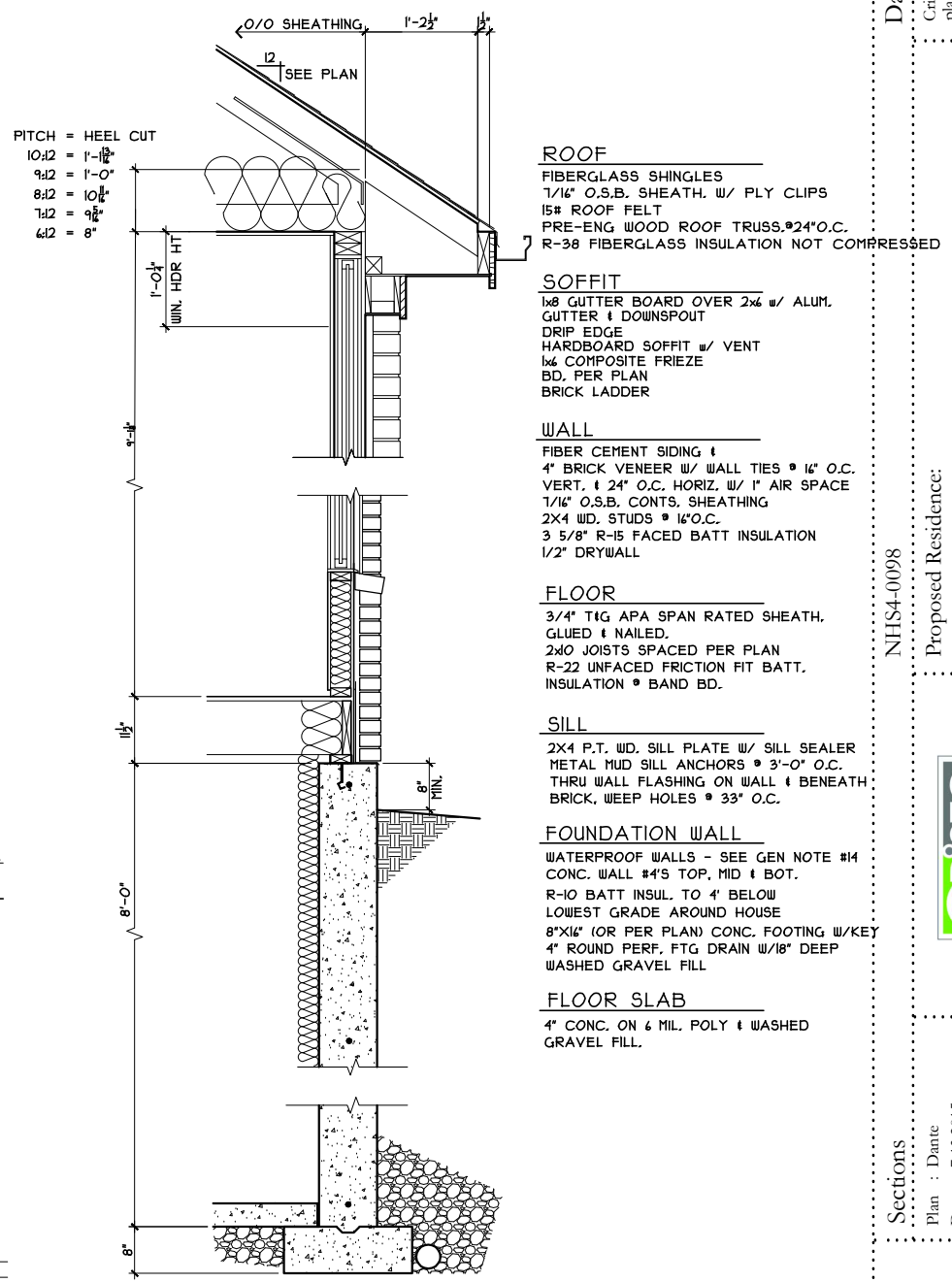
NOTE: TRUSS SPECS PROVIDED BY MANUFACTURER
TRUSS DESIGN SHALL NOT ALLOW A 24"x42" HIGH
CLEAR RECT. SPACE BETWEEN THE TOP AND
BOTTOM CHORDS AND ANY OTHER TRUSS MEMBER



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



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



TYPICAL WALL SECTION
SCALE: 3/8" = 1'-0"

Reviewed	6.3.2015
Revised	8.6.2015
Revised	8.11.2015

Dante - Craftsman - Composite

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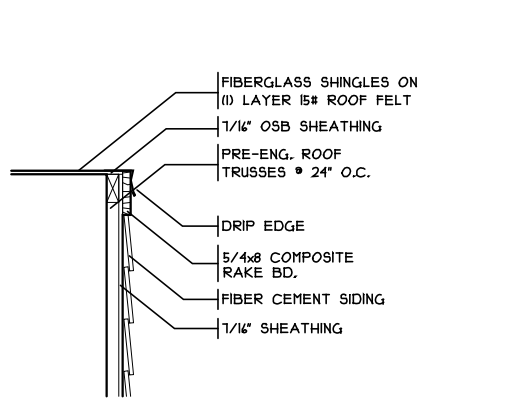
NHS4-0098
Proposed Residence:

Good Residence
40 English Oak Lane
Lot 98 North Hills Terrace

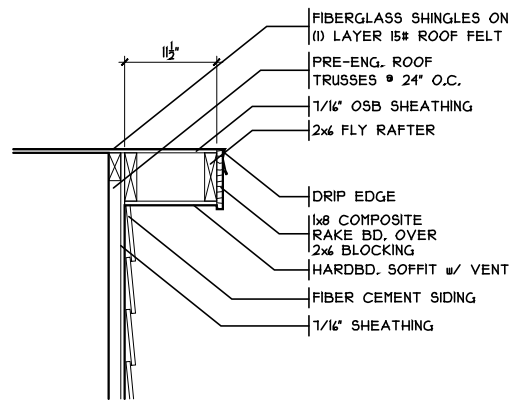
Sections

Plan : Dante
Date : 7.13.2015
Drawn: WLH
Scale : As Noted
Revised:
Sheet : 16 of 13

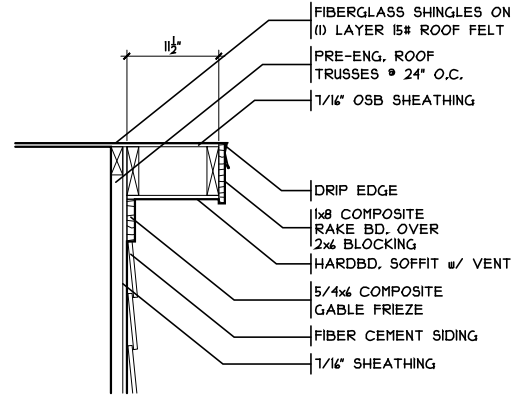




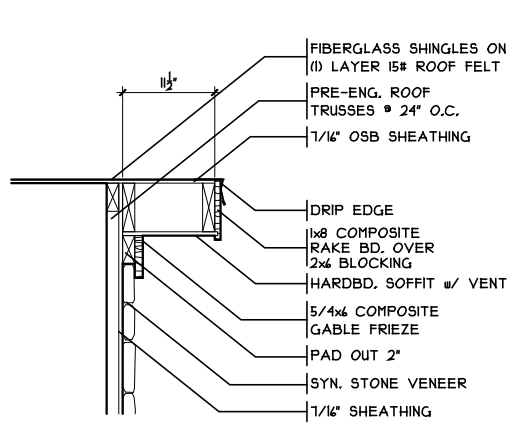
SIDE/REAR GABLE TRIM W/ SIDING
SCALE: 1/2" = 1'-0" COMPOSITE



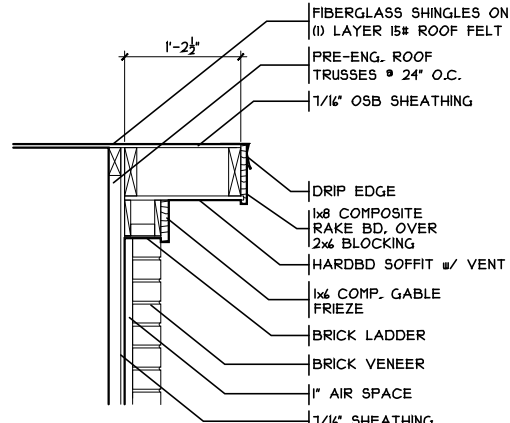
EXT. GABLE TRIM W/ SIDING (NO FRIEZE)
SCALE: 1/2" = 1'-0" COMPOSITE



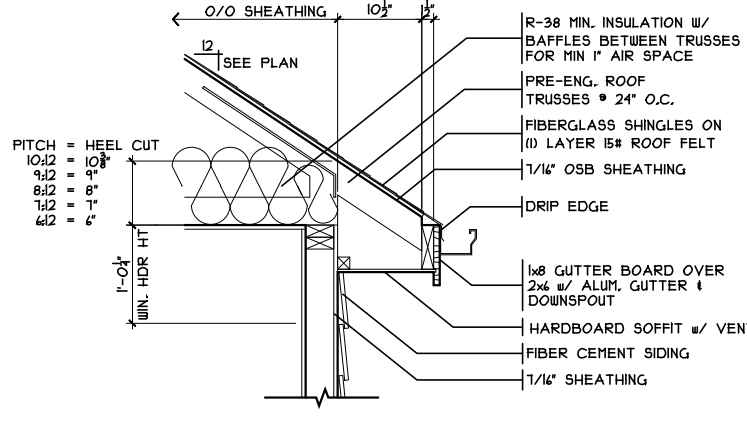
EXT GABLE TRIM W/ SIDING (W/ FRIEZE)
SCALE: 1/2" = 1'-0" COMPOSITE



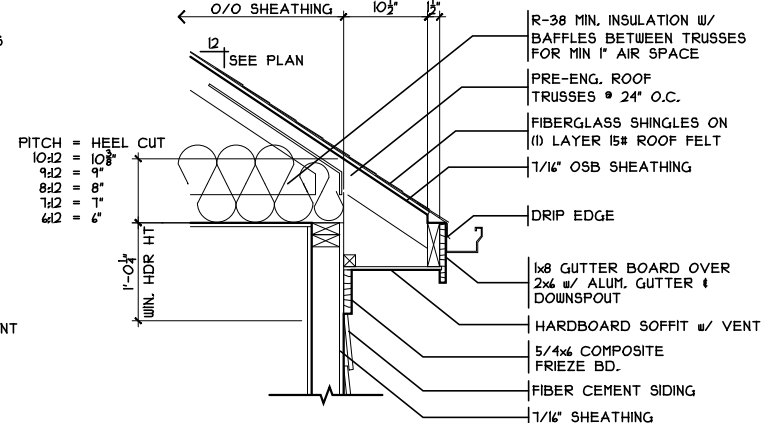
EXT. GABLE TRIM W/ STONE
SCALE: 1/2" = 1'-0" COMPOSITE



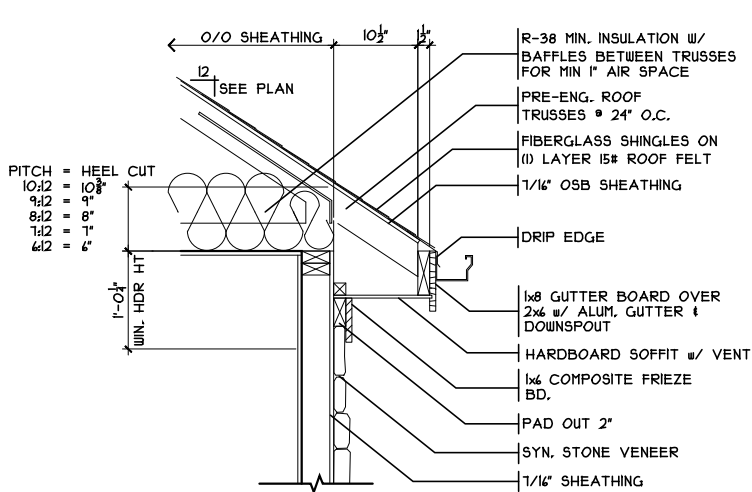
EXT. GABLE TRIM W/ BRICK
SCALE: 1/2" = 1'-0" COMPOSITE



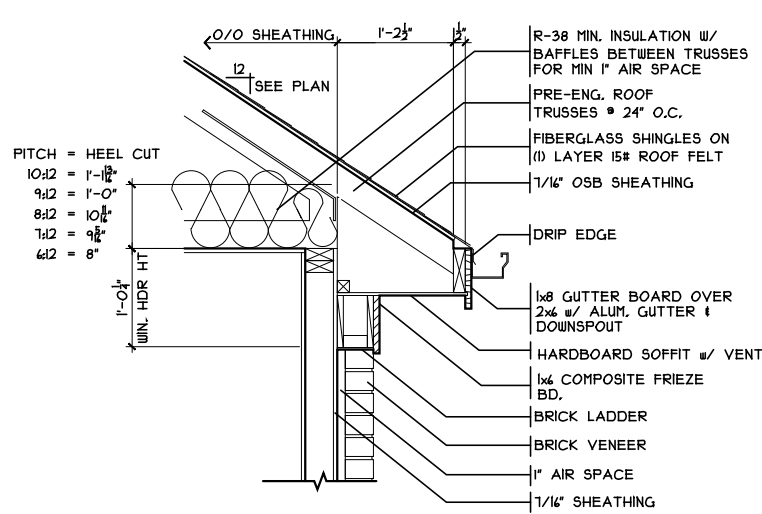
EAVE TRIM W/ SIDING (NO FRIEZE)
SCALE: 1/2" = 1'-0" COMPOSITE



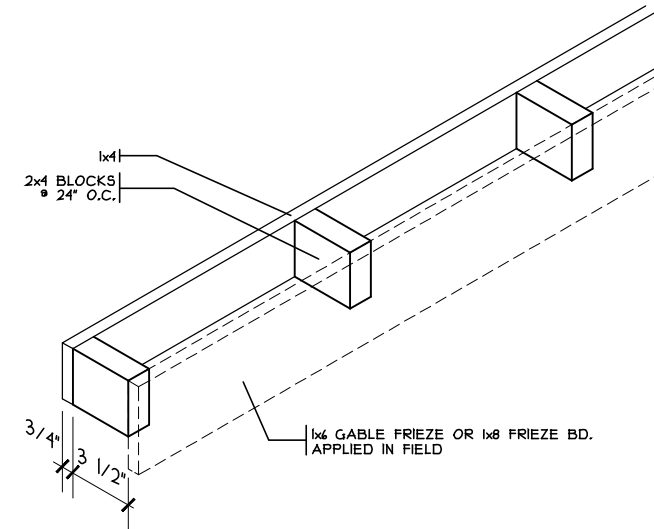
EAVE TRIM W/ SIDING (WITH FRIEZE)
SCALE: 1/2" = 1'-0" COMPOSITE



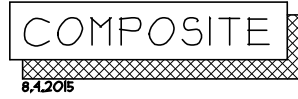
EAVE TRIM W/ STONE
SCALE: 1/2" = 1'-0" COMPOSITE



EAVE TRIM W/ BRICK (WITH FRIEZE)
SCALE: 1/2" = 1'-0" COMPOSITE



EAVE TRIM W/ BRICK (NO FRIEZE)
SCALE: 1/2" = 1'-0" COMPOSITE



Typical Details
Plan : Dante
Date : 7.13.2015
Drawn: WLH
Scale : As Noted
Revised:
Sheet : 9 of 13

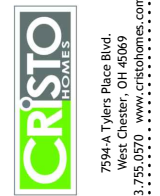
Proposed Residence:
Good Residence
40 English Oak Lane
Lot 98 North Hills Terrace
Springboro, OH
Warren County

NHS4-0098

Dante - Craftsman - Composite

Issue Dates
Reviewed 6.3.2015
Revised 8.6.2015
Revised 8.11.2015

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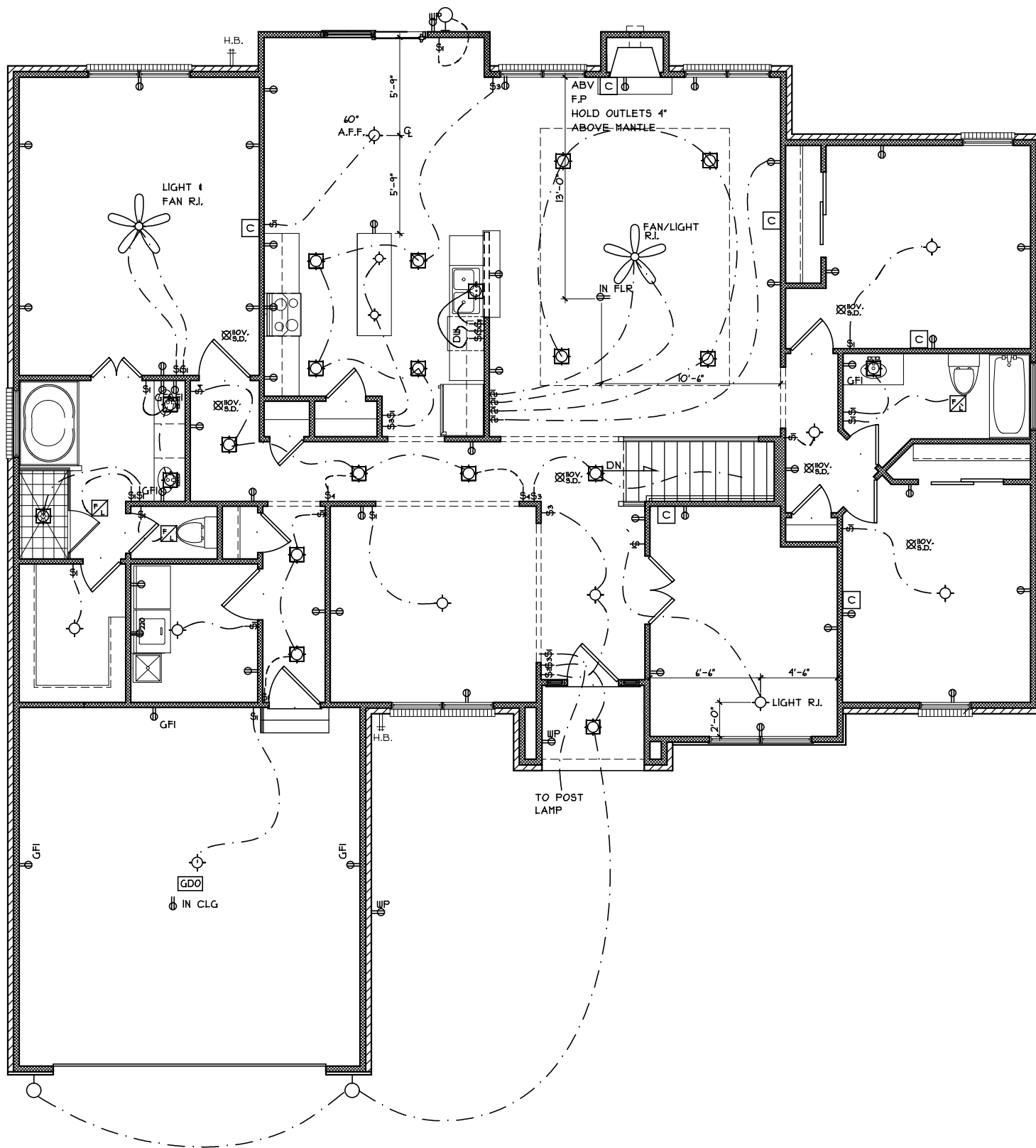


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ELECTRICAL NOTES

1. THE ELECTRICAL CONTRACTOR SHALL CO-ORDINATE THE EXACT LOCATION OF ALL HVAC EQUIPMENT, (HVAC AND EXHAUST) WITH GENERAL CONTRACTOR, PRIOR TO THE START OF CONSTRUCTION.
2. ANY REFERENCE TO ELECTRICAL, PLUMBING, AND HVAC CONTRACTORS, NOTED ON THESE DRAWINGS OR STATED IN THE SPECIFICATIONS SHALL NOT BE MISCONSTRUED AS AN INTENTION TO DEFINE SEPARATE CONTRACTORS FOR THE RESPECTIVE WORK. THE GENERAL CONTRACTOR SHALL CO-ORDINATE AND PROVIDE A COMPLETE BUILDING WITH COMPLETE MECHANICAL, AND ELECTRICAL SYSTEMS, REGARDLESS OF ANY SPECIFICATION REFERENCES TO OTHER CONTRACTORS.

ELECTRICAL LEGEND	
◇	LIGHT FIXTURE - PENDANT
◇ PC	LIGHT FIXTURE - PULL CHAIN
□	LIGHT FIXTURE - RECESSED
⊙	LIGHT FIXTURE - EYEBALL
○	EXTERIOR FIXTURE - WALL MOUNTED
◇ I	INCANDESCENT FIXTURE - WALL MOUNTED
△	WALL SCONCE
○ H	LIGHT FIXTURE - HOCKEY PUCK
—	LIGHT FIXTURE - FLUORESCENT
□ F	EXHAUST FAN/LIGHT FIXTURE
□ C	TELEVISION OUTLET
□ U	UNIVERSAL OUTLET
⊗	TELEPHONE OUTLET
⊕	DUPLEX CONVENIENCE RECEPTACLE VISUAL SAFETY REQUIRED
⊕ D	DUPLEX CONVENIENCE RECEPTACLE DEDICATED
⊕ GFI	GROUND FAULT CIRCUIT INTERRUPT DUPLEX RECEPTACLE
⊕ WP	DUPLEX CONVENIENCE RECEPTACLE WEATHER PROOF
⊕ LV	LOW VOLTAGE RECEPTACLE
⊕ 220	220 VOLT RECEPTACLE
⊕ 1	SWITCH - SINGLE POLE
⊕ 3	SWITCH - THREE WAY
⊕ 4	SWITCH - FOUR WAY
⊕ D	SWITCH - DIMMER
⊗ S.D.	SMOKE DETECTOR
⊗ C.M.D.	CARBON MONOXIDE DETECTOR
⊕ EF	EXHAUST FAN
⊕ CRF	CONTINUOUS RUNNING FAN
★	CEILING FAN
□ T	THERMOSTAT
□ GDO	GARAGE DOOR OPENER



1st FLR. ELEC. PLAN

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

Electrical Plan - Craftsman

Plan : Dante
 Date : 7/13/2015
 Drawn: WLH
 Scale : As Noted
 Revised:
 Sheet : 11 of 13

NHS4-0098

Proposed Residence:

Good Residence
 40 English Oak Lane
 Lot 98 North Hills Terrace



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Dante - Craftsman - Composite

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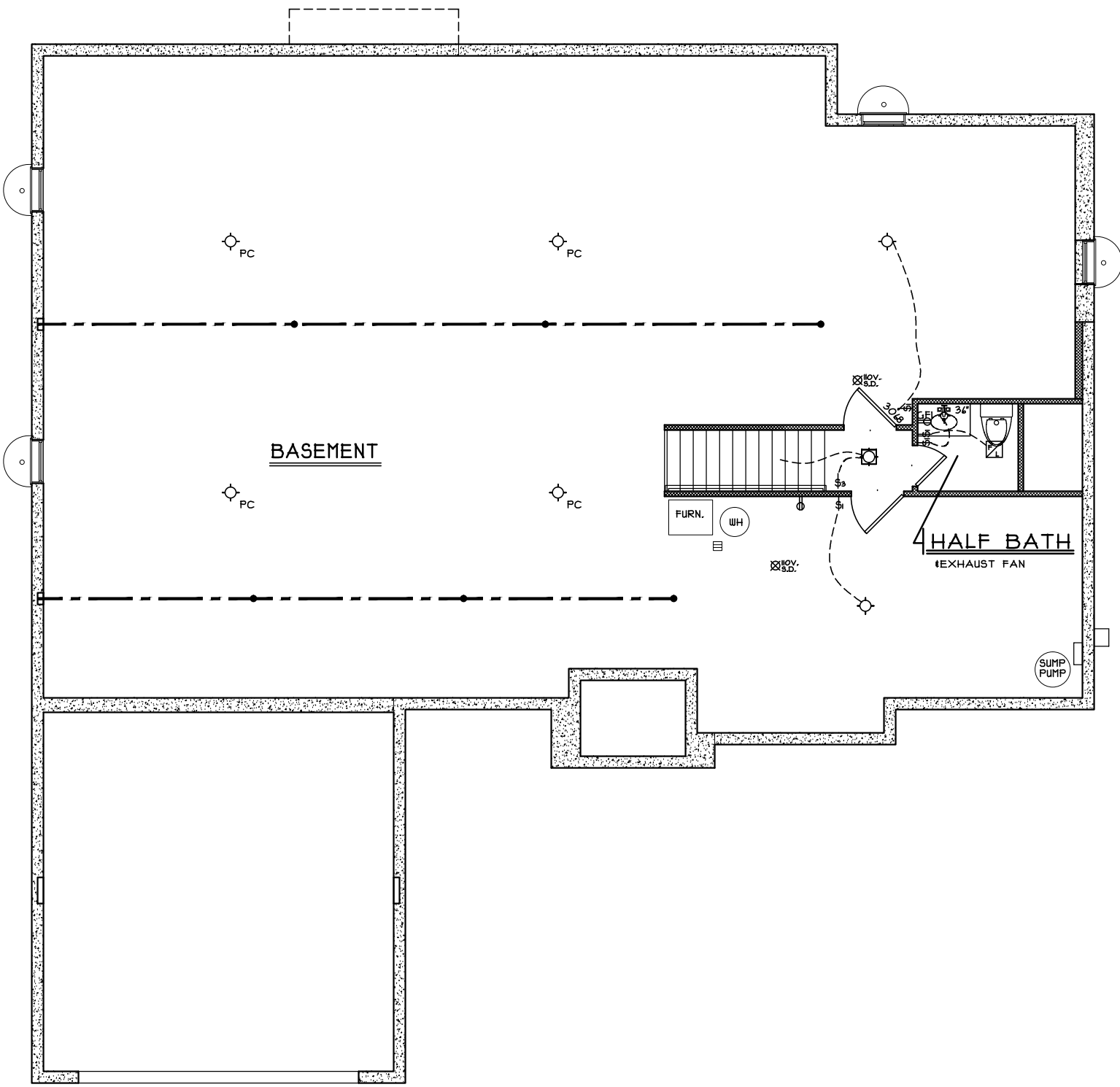
Issue Dates

Reviewed	6.3.2015
Revised	8.6.2015
Revised	8.11.2015

ELECTRICAL NOTES

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ELECTRICAL LEGEND	
	LIGHT FIXTURE - PENDANT
	LIGHT FIXTURE - PULL CHAIN
	LIGHT FIXTURE - RECESSED
	LIGHT FIXTURE - EYEBALL
	EXTERIOR FIXTURE - WALL MOUNTED
	INCANDESCENT FIXTURE - WALL MOUNTED
	WALL SCONCE
	LIGHT FIXTURE - HOCKEY PUCK
	LIGHT FIXTURE - FLUORESCENT
	EXHAUST FAN/LIGHT FIXTURE
	TELEVISION OUTLET
	UNIVERSAL OUTLET
	TELEPHONE OUTLET
	DUPLX CONVENIENCE RECEPTACLE VISUAL SAFETY REQUIRED
	DUPLX CONVENIENCE RECEPTACLE DEDICATED
	GROUND FAULT CIRCUIT INTERRUPT DUPLX RECEPTACLE
	DUPLX CONVENIENCE RECEPTACLE WEATHER PROOF
	LOW VOLTAGE RECEPTACLE
	220 VOLT RECEPTACLE
	SWITCH - SINGLE POLE
	SWITCH - THREE WAY
	SWITCH - FOUR WAY
	SWITCH - DIMMER
	SMOKE DETECTOR
	CARBON MONOXIDE DETECTOR
	EXHAUST FAN
	CONTINUOUS RUNNING FAN
	CEILING FAN
	THERMOSTAT
	GARAGE DOOR OPENER



BAS. ELEC. PLAN
SCALE: 1/8" = 1'-0"

<p>Electrical Plan - Craftsman</p> <p>Plan : Dante Date : 7.13.2015 Drawn: WLLH Scale : As Noted Revised: Sheet : 12 of 13</p>	<p>NHS4-0098</p> <p>Proposed Residence: Good Residence 40 English Oak Lane Lot 98 North Hills Terrace</p>	<p>Dante - Craftsman - Composite</p> <p>Cristo Homes reserves all property rights in these plans. These plans are not to be reproduced, changed, or copied in any manner. They are not to be given to a third party, either in full or in part, without first receiving written permission from Cristo Homes. In the event these plans are used by a third party, Cristo Homes shall be held harmless.</p>	<p>Springboro, OH Warren County</p>	<p>Issue Dates</p> <table border="1"> <tr><td>Reviewed</td><td>6.3.2015</td></tr> <tr><td>Revised</td><td>8.6.2015</td></tr> <tr><td>Revised</td><td>8.11.2015</td></tr> <tr><td> </td><td> </td></tr> <tr><td> </td><td> </td></tr> <tr><td> </td><td> </td></tr> </table>	Reviewed	6.3.2015	Revised	8.6.2015	Revised	8.11.2015						
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GOVERNING CODE

2013 RESIDENTIAL CODE OF OHIO
ENERGY EFFICIENCY COMPLIANCE PER SEC. 1101 THRU SEC. 1104
IECC SECTION 405 SIMULATED PERFORMANCE ALTERNATIVE

GENERAL NOTES

THESE PLANS ARE CONTRACTORS GUIDE PLANS ONLY. DESIGNER IS RESPONSIBLE FOR WORK ONLY AS SHOWN ON THE DRAWINGS, BASED ON IDEAL CONDITIONS. ANY SITE OR JOB CONDITIONS THAT MAY ARISE THAT CAUSE THE CONTRACTOR TO VARY FROM THE DRAWINGS SHALL BE HIS RESPONSIBILITY.

- 1. DO NOT SCALE DRAWINGS.
2. ALL SHELVING SHALL BE 12" DEEP UNLESS OTHERWISE NOTED. ALL LINEN CLOSETS AND PANTRIES SHALL HAVE (4) SHELVES.
3. DIMENSION NOTES:
1. ALL EXTERIOR DIMENSIONS ARE TO FACE OF FOUNDATIONS WALLS, UNLESS OTHERWISE NOTED.
2. ALL INTERIOR DIMENSIONS ARE TO FACE OF STUDS.
3. ALL INTERIOR WALLS ARE 2X4 STUDS (3 1/2") UNLESS OTHERWISE NOTED.
4. ALL SILL PLATES TO BE PRESSURE TREATED AND BOLTED TO FOUNDATION OR ATTACHED WITH ANOTHER APPROVED ANCHORING METHOD.

MINIMUM FOUNDATION SILL PLATE ANCHORAGE SCHEDULE/SINGLE PLATE WITH 1/2" DIA. BOLTS OR STRAPS)
FOUNDATION VERTICAL STEEL SCHEDULE PER 404.1.2 (8). STEEL TO HAVE MIN. YIELD STRENGTH OF 60,000 PSI.

Table with 5 columns: FOUNDATION WALL HEIGHT, FOUNDATION THICKNESS, MAXIMUM BACKFILL, MAX. ANCHOR BOLT SPACING, MIN. FTG. SIZE, VERT. STEEL. Rows include 8", 9", 10", 11" and 1" AND LESS.

1/2" DIAMETER BOLTS OR STRAPS TO BE 12" FROM CORNERS, HELD AT A HEIGHT OF 4" ABOVE TOP OF FOUNDATION, EMBED A MINIMUM OF 1" INTO POURED CONCRETE, 15" MINIMUM INTO CONCRETE BLOCK WALLS. ALL SILL PLATES TO REST ON A CONTINUOUS SILL SEALER.

Table with 2 columns: CATEGORY (A-D), VALUE (#/SQ. FT.). Categories include EXTERIOR BALCONIES AND DECKS, DWELLING UNITS (EXCEPT SLEEPING AREAS), STAIRS, ATTIC STORAGE.

Table with 2 columns: CATEGORY (E-H), VALUE (#/SQ. FT., MPH). Categories include SLEEPING AREAS, GARAGES (PASSENGER CARS ONLY), WIND, ROOF.

- 6. TERMITE PROTECTION SHALL BE PROVIDED BY:
1) SOIL POISONING OF THE ENTIRE EXCAVATED AREA UTILIZING A CHEMICAL TREATMENT OF SUCH MATERIAL THAT THE TEST RESULTS MEET A 5 YEAR TEST CONDUCTED BY THE U.S. FOREST SERVICE.
2) A COMBINATION OF CONCRETE FOUNDATION WALLS AND TREATED WOOD, LUMBER AND PLYWOOD, PROPERLY IDENTIFIED, AND LABELED.
7. EXTERIOR AND FOUNDATION WALL PANELS OF FRAME CONSTRUCTION SHALL BE BRACED WITH APPROVED CONTINUOUS STRUCTURAL SHEATHING, 1X4 LET IN BRACES, OR APPROVED METAL STRAP DEVICES. METAL STRAPS TO BE SIMPSON #CWB 106 1/4 GAUGE GALVANIZED METAL CORNER BRACING.

Table with 4 columns: LINTEL SCHEDULE, MASONRY OPENINGS SIZE OF ANGLE, NO STORY ABOVE, 1 STORY ABOVE, 2 STORY ABOVE. Rows include 3x3x1/4, 4x3x1/4, 6x3x1/2x5/16, 1x4x3/8.

Table with 2 columns: HEADER SCHEDULE, HEADERS (2 X 4 STUDS PARTITIONS) SYP#1 1,100,000, HEADERS (2 X 4 STUDS PARTITIONS) SYP#1 1,100,000. Rows include SPANS TO 4'-0" - (3) 2 X 12'S WITH 1/2" PLYWOOD SPACERS, SPANS TO 4'-0" - (2) 2 X 12'S WITH PLYWOOD SPACERS.

- 9. ALL SMOKE DET./CO SHALL BE INTERCONNECTED. SUCH THAT THE ACTUATION OF ONE ALARM WILL ACTUATE ALL THE ALARMS IN THE INDIVIDUAL UNIT AND SHALL PROVIDE AN ALARM WHICH WILL BE AUDIBLE IN ALL SLEEPING AREAS. SMOKE DETECTORS SHALL RECEIVE THEIR PRIMARY POWER FROM THE BUILDING WIRING WITH BATTERY BACK-UP. WHEN ALTERATIONS, ADDITIONS OR REPAIRS REQUIRING A PERMIT OCCURS OR WHEN ONE OR MORE SLEEPING ROOMS ARE ADDED, THE ENTIRE BUILDING SHALL BE PROVIDED WITH SMOKE DETECTORS LOCATED AS REQUIRED FOR NEW DWELLINGS. SMOKE DETECTOR LOCATION AS SHOWN PER PLANS.

CARBON MONOXIDE DETECTORS SHALL BE LOCATED OUTSIDE IMMEDIATE VICINITY OF BEDROOMS. DEVICES MAY BE SEPARATE PLUG-IN DEVICES.

- 10. VENT ALL BATH FANS TO OUTSIDE, MIN 50 CFM.
11. MINIMUM SPECIFIED COMPRESSIVE STRENGTH OF CONCRETE (FC) = 28 DAYS PSI.
OWNER SHALL VERIFY SOIL CONDITION AT SITE. FOUNDATION DESIGNED FOR SOIL BEARING CAPACITY OF 1500 PSF.

Table with 2 columns: TYPE OF LOCATIONS OF CONCRETE CONSTRUCTION, WEATHERING POTENTIAL. Rows include BSMT WALLS AND FOUNDATIONS NOT EXPOSED TO WEATHER, BSMT SLABS AND INTERIOR SLABS ON GRADE EXCEPT GARAGE FLOOR SLABS, BSMT WALLS, FOUNDATIONS WALLS, EXTERIOR WALLS AND OTHER VERTICAL CONCRETE WORK EXPOSED TO THE WEATHER.

- PORCHES, CARPORT SLABS AND STEPS EXPOSED TO THE WEATHER, AND GARAGE FLOOR SLABS.
(1) CONCRETE IN THESE LOCATIONS WHICH MAY BE SUBJECT TO FREEZING AND THAWING DURING CONSTRUCTION SHALL BE AIR-ENTRAINED CONCRETE
(2) CONCRETE SHALL BE AIR-ENTRAINED. TOTAL AIR CONTENT (% BY VOLUME OF CONCRETE) SHALL BE NOT LESS THAN 5% OR MORE THAN 1%

- 12. FOUNDATION WALLS SHALL EXTEND AT LEAST 8" ABOVE THE FINISHED GRADE ADJACENT TO THE FOUNDATION AT ALL POINTS. WHERE MASONRY VENEER IS USED, FOUNDATION WALLS SHALL EXTEND A MINIMUM OF 4" INCHES ABOVE THE FINISHED GRADE.

- 13. CRAWL SPACES UNDER FLOOR GRADE SHALL BE CLEANED OF ALL VEGETATION AND ORGANIC MATERIAL. MINIMUM 4" BASE OF GRAVEL WITH AN .006 MILL POLYETHYLENE VAPOR BARRIER WITH JOINTS LAPPED NOT LESS THAN 6" IN REQUIRED IN ALL CRAWL SPACES.

- 14. FOUNDATION WALLS OF HABITABLE SPACES LOCATED BELOW GRADE SHALL BE WATERPROOFED W/ BITUMINOUS COATING.
15. SLABS SHALL BE CONSTRUCTED WITH CONTROL JOINTS HAVING A DEPTH OF AT LEAST 1/4 THE SLAB THICKNESS, AND JOINTS SHALL BE SPACED AT INTERVALS NOT MORE THAN 20 FEET IN EACH DIRECTION.

- 16. STUDS SHALL BE A MINIMUM NO. 3 OR STANDARD STUD GRADE LUMBER. (SPF 1200,000) STUDS IN EXTERIOR WALLS AND IN INTERIOR BEARING WALLS TO BE SPACED 16" O.C. MAX. STUDS IN INTERIOR NON-BEARING WALLS TO BE SPACED 24" O.C. MAX.

- 17. STRUCTURAL WOOD FLOOR JOIST AND RAFTERS 2X4 OR LARGER SHALL BE SYP#1-1,100,000.

- 18. EXTERIOR WALLS ARE CONTINUOUSLY SHEATHED W/ MIN 1/16" OSB AND MEET/EXCEED THE REQUIREMENTS OF THE 2013 RESIDENTIAL CODE OF OHIO SECTION R602.10

- 19. ALL WOOD TRUSSES TO BE SHOP ENGINEERED AND FABRICATED TO MEET ALL CODES REQUIREMENTS. APPLICANT SHALL SUBMIT TRUSS DESIGN DATA (IE MANUFACTURER SPECIES/GRADE, AND ENGINEERS' SEALED DRAWINGS) FOR BUILDING INSPECTOR APPROVAL AT THE FRAMING INSPECTION. TRUSSES SHALL BE BRACED PER TRUSS MFR, & WALLS BLOCKED FOR BRG. TO SOLID BRG. PER MFR. UNLESS OTHERWISE NOTED, TRUSSES ARE NOT TO BE USED FOR STORAGE-WEB CONFIGURATION NOT TO ALLOW 42"x24" RECTANGLE TO PASS THRU. BOTTOM CHORDS OF ALL TRUSSES SHALL BE DESIGNED FOR A MINIMUM DEAD LOAD OF 10 P.S.F.-AN ADDITIONAL 5 P.S.F. SHALL BE ADDED FOR CEILING DEAD LOAD. TRUSSES TO BE CONNECTED TO WALL PLATES BY APPROVED CONNECTORS.SIMPSON H2.5A OR EQ.. MIN. UPLIFT RESIST 115#

- 20. NOTCHES IN EXTERIOR WALLS OR BEARING WALL STUDS ARE NOT TO EXCEED ONE-FORTH OF THE STUD WIDTH. NOTCHES IN NON LOAD BEARING PARTITIONS SHALL NOT EXCEED 40 PERCENT OF THE STUD WIDTH. NOTCH WALL PLATES SHALL CONFORM W/ 6066.I. NOTCHES IN FLOOR JOISTS AND ROOF RAFTERS SHALL NOT BE LOCATED IN THE MIDDLE ONE-THIRD OF THE SPAN. NOTCHES IN THE TOP OR BOTTOM OF THE MEMBER ARE NOT TO EXCEED ONE-SIXTH OF THE MEMBER DEPTH. HOLES SHALL NOT BE BORED LARGER THAN ONE-THIRD OF THE MEMBER DEPTH, OR WITHIN TWO INCHES OF THE TOP OF BOTTOM OF THE MEMBER OR WITHIN TWO FEET OF BEARING. NO HOLES OR NOTCHES ARE ALLOWED IN BEAMS UNLESS APPROVED BY "SABO DESIGN ASSOCIATES."

- 21. FIRE STOPPING SHALL BE PROVIDED IN WOOD-FRAME CONSTRUCTION IN THE FOLLOWING LOCATIONS.
1. IN CONCEALED SPACES OF STUD WALLS AND PARTITION, INCLUDING FURRED SPACES, AT THE CEILING AND FLOOR
2. AT ALL INTERCONNECTIONS BETWEEN CONCEALED VERTICAL AND HORIZONTAL SPACES SUCH AS OCCUR AT SOFFITS, DROP & COVE CEILINGS, ETC.;
3. IN CONCEALED SPACES BETWEEN STAIR STRINGERS AT THE TOP AND BOTTOM OF THE RUN;
4. AT OPENINGS AROUND VENTS, PIPES, DUCTS CHIMNEYS AND FIREPLACES AT CEILING AND FLOOR LEVEL WITH NON COMBUSTIBLE MATERIALS.

- 22. MASONRY VENEER SHALL BE ATTACHED TO THE SUPPORTING WALL WITH CORROSION- RESISTANT METAL TIES NOT LESS THAN NO. 22 US GAUGE BY 1/8" WIDE, CORRUGATED. EACH TIE TO BE 16" ON CENTER HORIZONTALLY AND 24" ON CENTER VERTICALLY. MASONRY VENEER SHALL HAVE MINIMUM ONE TIE PER 2.61 SQ. FT. OF WALL AREA. WALL OPGS. GREATER THAN 16" SHALL HAVE ANCHOR TIES MAX. 36" O.C. AROUND OPG. AND WITHIN 12" OF THE WALL OPG.

- 23. EGRESS - ALL BDRM WINDOWS SHALL PROVIDE A MIN. CLEAR OPG. OF 20"MIN. WIDTH, 24"MIN. HT.- 5.0 SQ. FT. AT GRADE LEVEL, 5.1 SQ. FT. ELSEWHERE- 44" MAX. A.F.F.

- 24. PRE-FAB. FIREPLACE UNITS; SUPPLY COMBUSTIBLE AIR AS REQUIRED BY MANUFACTURER. CONTRACTOR TO INSTALL PROTECTIVE TOUCH COVER OVER FLUE WHEN FLUE IS 6" OR LESS TO GRADE/DECK/PORCH.

- 25. ALL HANDRAILS SHOULD BE 34" ABOVE NOSING OF THREAD AND BE 2 1/4" MAX. DIAMETER GRIPPABLE. RAILINGS TO BE TERMINATED AT POST, RETURNED TO WALL, OR HAVE SAFETY TERMINATION AT ENDS.

- 26. STAIRS TO MIN. 36" WIDE. TREADS TO BE MIN 9" DEEP WITH 1" NOSING. TREAD NOSING TO HAVE EASED EDGES. RISERS TO BE MAX. 8 1/4" AND 6" MIN.- OPEN RISER STAIRS (DECKS) TO NOT ALLOW PASSAGE OF 4" DIA. SPHERE. ALL STAIRS, INTERIOR AND EXTERIOR- TO BE ARTIFICIALLY ILLUMINATED AT STEPS AND LANDINGS.

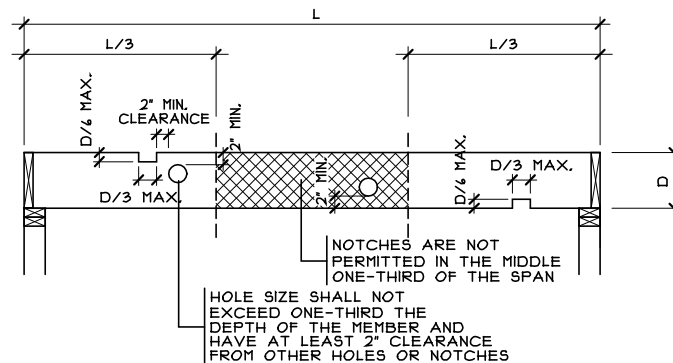
- 27. MICROLLAM BEAM DESIGN BASE VALUES ARE: Fb=2,400 P.S.I., Fv=285P.S.I., E=1,900,000 P.S.I. Fb VALUES MAY BE LESS THAN 2,400 P.S.I. FOR BEAM SIZES GREATER THAN 12" TALL, VERIFY SPECS WITH MFR, MEMBERS WITH EQUAL OR GREATER DESIGN VALUES MAY BE SUBSTITUTED. MINIMUM (3) CRIPPLE STUDS AT EACH END UNLESS OTHERWISE NOTED ON PLAN

- 28. ENERGY CONSERVATION- EXTERIOR WALLS R-15, ROOFS R-38 (NON-COMPRESSED), BASEMENT WALLS (TO 48" LOWER THEN FINISHED GRADE) R-II CONTINUOUS/ R-13 CAVITY, FLOORS (OVER UNCONDITIONED SPACE) R-19, SLAB EDGE (TOP OF SLAB, DOWN 24") R-10 . GLAZING U=0.32 MAX. THERMOSTAT IS TO BE PROGRAMMABLE.

- 29. THE GLAZED AREAS NEED NOT BE OPENABLE WHERE THE OPENING IS NOT REQUIRED BY SECTION R310 AND AN APPROVED MECHANICAL VENTILATION SYSTEM IS PROVIDED CAPABLE OF PRODUCING 0.35 AIR CHANGE PER HOUR IN THE ROOM OR A WHOLE HOUSE VENTILATION SYSTEM IS INSTALLED CAPABLE OF SUPPLYING OUTDOOR VENTILATION AIR OF 15 CUBIC FEET PER MINUTE (cfm) (1.08L/s) PER OCCUPANT COMPUTED ON THE BASIS OF TWO OCCUPANTS FOR THE FIRST BEDROOM AND ONE OCCUPANT FOR EACH ADDITIONAL BEDROOM. THE GLAZED AREAS NEED NOT BE PROVIDED IN ROOMS WHERE THE ABOVE IS SATISFIED AND ARTIFICIAL LIGHT IS PROVIDED CAPABLE OF PRODUCING AN AVERAGE ILLUMINATION OF 6 FOOT-CANDLES (646 lux) OVER THE AREA OF THE ROOM AT A HEIGHT OF 30 INCHES (762mm) ABOVE THE FLOOR LEVEL.

- 30. DRYER EXHAUST TO BE INDEPENDENT OF ALL OTHER SYSTEMS, SHALL CONVEY MOISTURE TO THE OUTDOORS AND TERMINATE TO THE EXTERIOR OF THE BUILDING. EXHAUST DUCTS TO BE INSTALLED PER DRYER MANUFACTURERS SPECIFICATIONS. DUCTS SHALL BE EQUIPPED WITH BACK DRAFT DAMPER AND CONSTRUCTED OF MIN. 0.016" THICK RIGID METAL DUCT HAVING SMOOTH INTERIOR SURFACE WITH JOISTS RUNNING IN DIRECTION OF AIR FLOW. FLEXIBLE DUCT TO BE LIMITED TO SINGLE LENGTHS, NOT TO EXCEED 8 FT. DIAMETER OF THE EXHAUST DUCT SHALL BE AS REQUIRED BY THE DRYER MANUFACTURER SPECIFICATIONS. THE MAXIMUM LENGTH OF DRYER EXHAUST DUCT SHALL NOT EXCEED 25 FT. FROM DRYER TO THE ROOF/WALL TERMINATION. MAX LENGTH SHALL BE REDUCED 2.5 FT. FOR EACH 45 BEND AD 5 FT. FOR EACH 90 BEND. (NOT INCLUDING THE TRANSITION DUCT). WHERE THE EXHAUST MUST EXCEED 25 FT. IN LENGTH, A LISTED AND LABELED CLOTHES DRYER BOOSTER FAN SHALL BE INSTALLED.

- 31. ALL BATHTUB AND SHOWER FLOORS AND WALLS ABOVE BATHTUBS WITH INSTALLED SHOWER HEADS SHALL BE FINISHED WITH A NONABSORBENT, IMPERVIOUS SURFACE. SUCH SURFACES SHALL EXTEND TO A HEIGHT NOT LESS THAN 6 FEET ABOVE THE FLOOR. WHERE THE DESIGN CALLS FOR A CUSTOM SIZE OR SHAPE OF SHOWER TO BE INSTALLED, UNLESS OTHERWISE NOTED, A MORTAR MUD PAN SHALL BE INSTALLED OVER A 40 MIL PVC PAN LINER. PAN LINER TO EXTEND UP THE SIDE WALL A MIN. OF 6" AND SHALL BE INSTALLED WITH APPROVED SHOWER PAN LINER ADHESIVE. MUD PAN SHALL BE SLOPED TO DRAIN.



SAWN LUMBER HOLE DETAIL

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

General Notes

Plan : Dante
Date : 7.13.2015
Drawn: WLH
Scale : As Noted
Revised:
Sheet : 10 of 13

Proposed Residence:

Good Residence
40 English Oak Lane
Lot 98 North Hills Terrace
Springboro, OH
Warren County

Dante - Craftsman - Composite

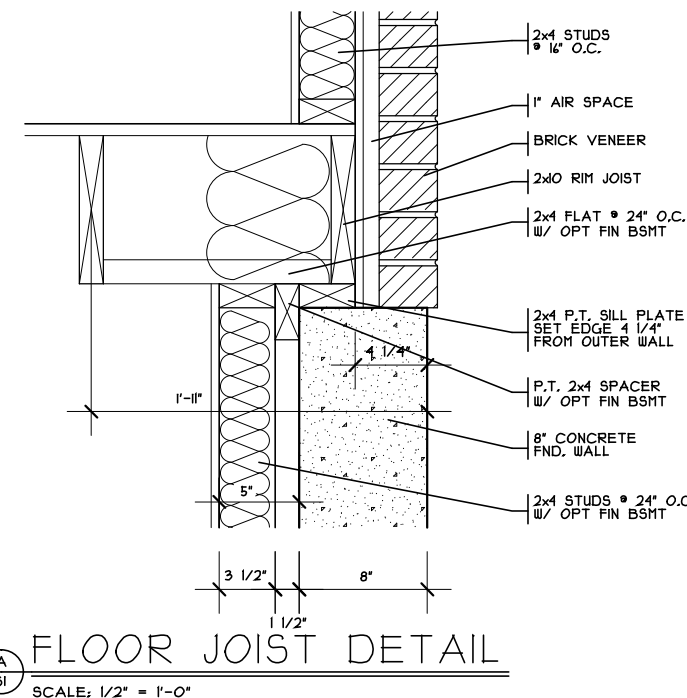
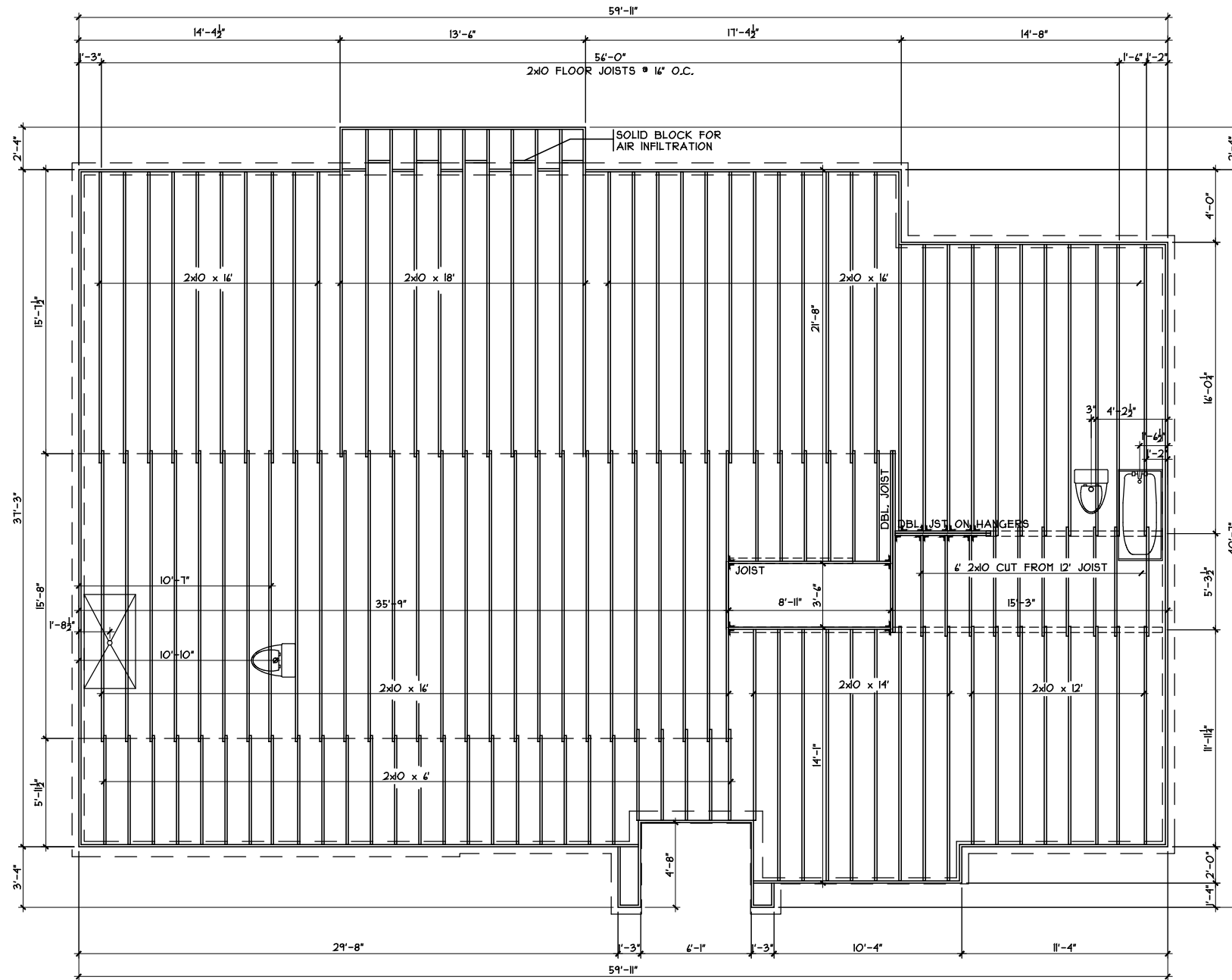
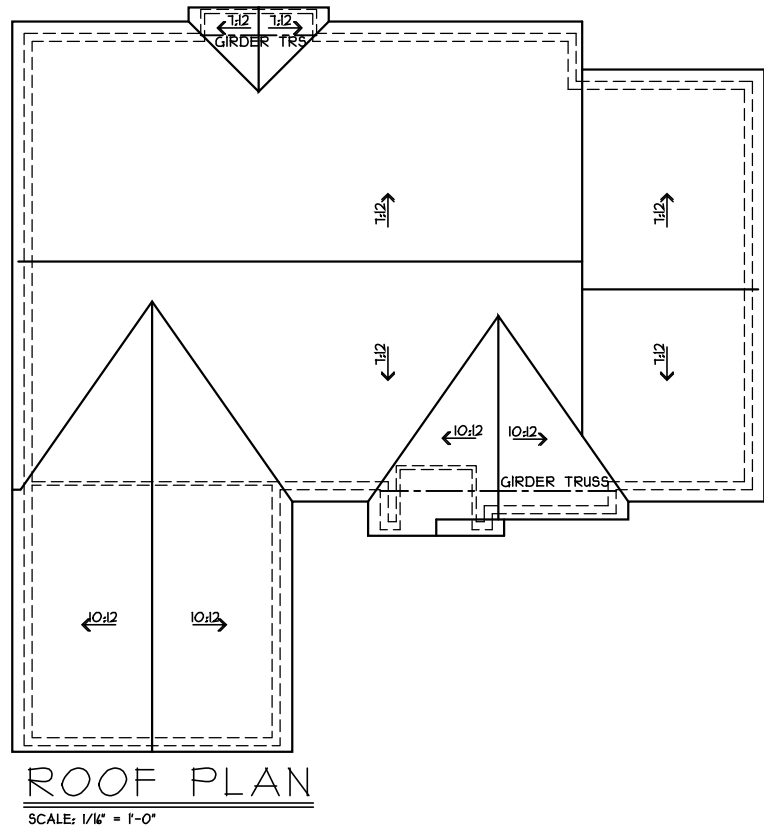
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Issue Dates

Table with 2 columns: Issue Date, Description. Rows include 6.3.2015, 8.6.2015, 8.11.2015.



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West Chester, OH 45399
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Joist Layout / Roof Plan

Plan : Dante
 Date : 7.13.2015
 Drawn: WLLH
 Scale : As Noted
 Revised:
 Sheet : 13 of 13

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 40 English Oak Lane
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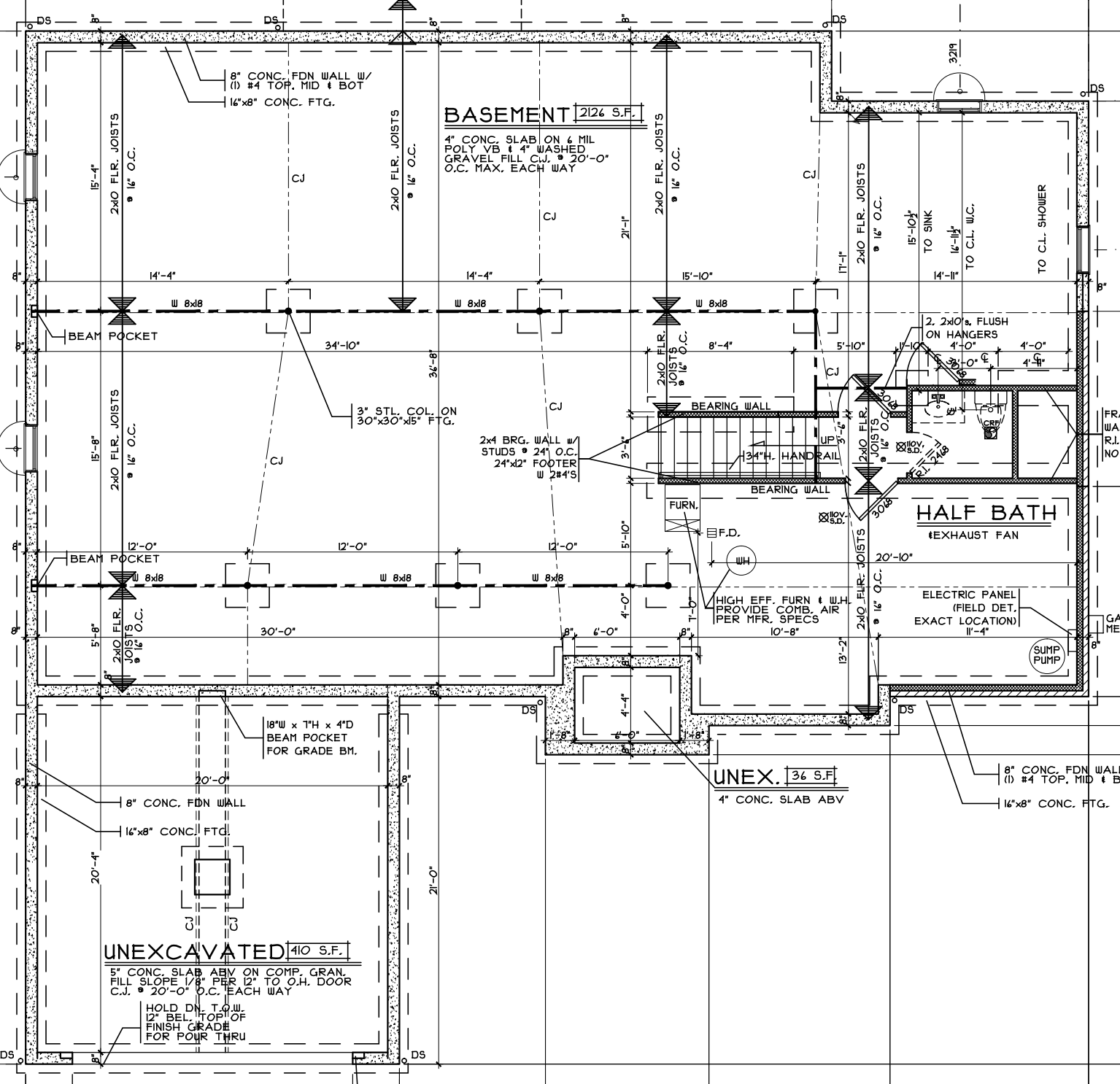
NHS4-0098

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Issue Dates	Revised	Revised	Revised
6.3.2015	8.6.2015	8.11.2015	

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BASEMENT 2126 S.F.

4" CONC. SLAB ON 4 MIL POLY VB & 4" WASHED GRAVEL FILL C.J. @ 20'-0" O.C. MAX. EACH WAY

HALF BATH

EXHAUST FAN

UNEX. 36 S.F.

4" CONC. SLAB ABV

UNEXCAVATED 410 S.F.

5" CONC. SLAB ABV ON COMP. GRAN. FILL SLOPE 1/8" PER 12" TO O.H. DOOR C.J. @ 20'-0" O.C. EACH WAY

HOLD DN. T.O.W. 12" BEL. TOP OF FINISH GRADE FOR FOUR THRU

8" CONC. FDN WALL (1) #4 TOP, MID & BOT
16"x8" CONC. FTG.

3" STL. COL. ON 30"x30"x15" F.F.G.

2x4 BRG. WALL w/ STUDS @ 24" O.C. 24"x12" FOOTER w/ 2#4'S

HIGH EFF. FURN & W.H. PROVIDE COMB. AIR PER MFR. SPECS 10'-8"

ELECTRIC PANEL (FIELD DET. EXACT LOCATION) 11'-4"

SUMP PUMP

2, 2x10 FLUSH ON HANGERS 4'-0" 4'-0" 4'-0"

TO SINK 15'-10"

TO C.L. W.C. 14'-11"

TO C.L. SHOWER

FURN.

F.D.

W.H.

134" H. HANDRAIL

UP

3'-6"

BEARING WALL

BEARING WALL

2x10 F.L.R. JOISTS @ 16" O.C.

2x10 F.L.R. JOISTS @ 16" O.C.

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2x10 F.L.R. JOISTS @ 16" O.C.

2x10 F.L.R. JOISTS @ 16" O.C.

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14'-4"

15'-10"

12'-0"

12'-0"

12'-0"

5'-10"

5'-10"

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FR. WA. R.I. NO.

G.A. ME

D.S.

D.S.

D.S.

D.S.

D.S.

BASEMENT

FURN.

WH

110V.
S.D.

HALF BATH
TILE

SUMP
PUMP

