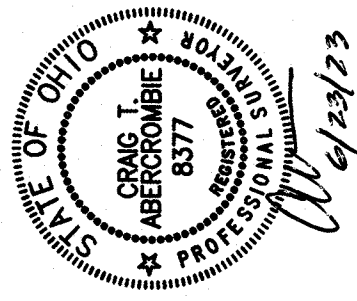


LEGEND

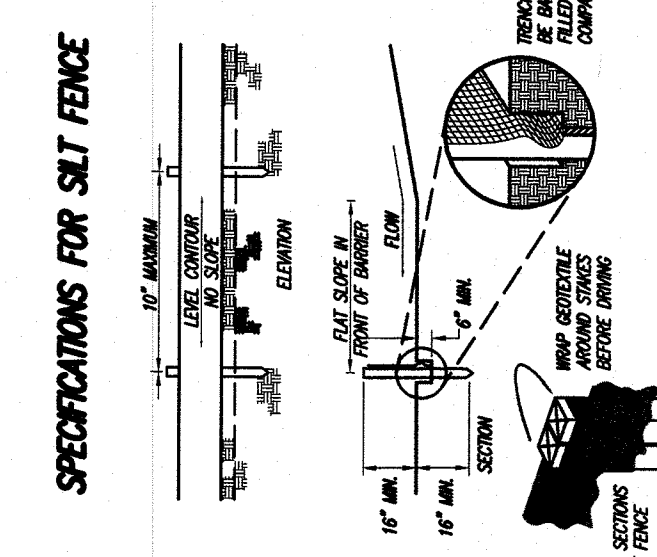
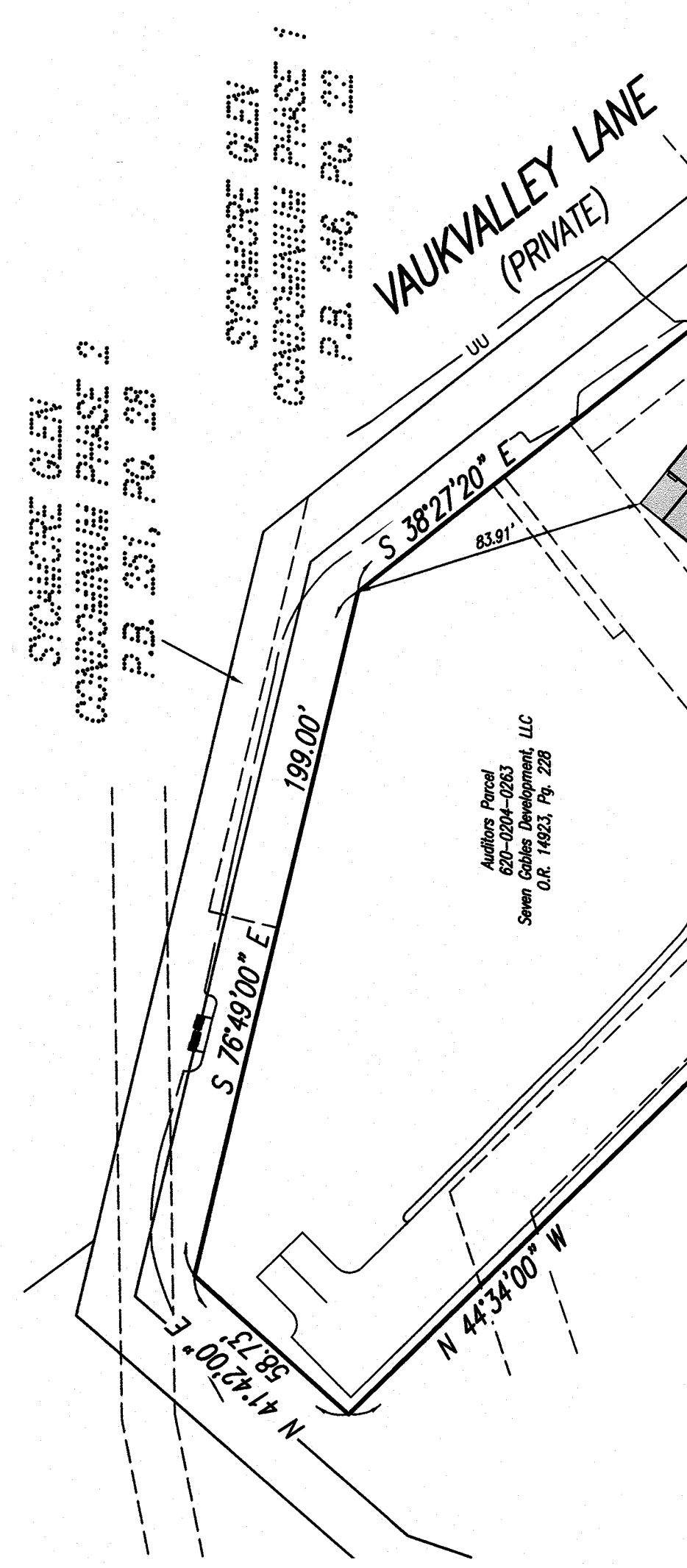
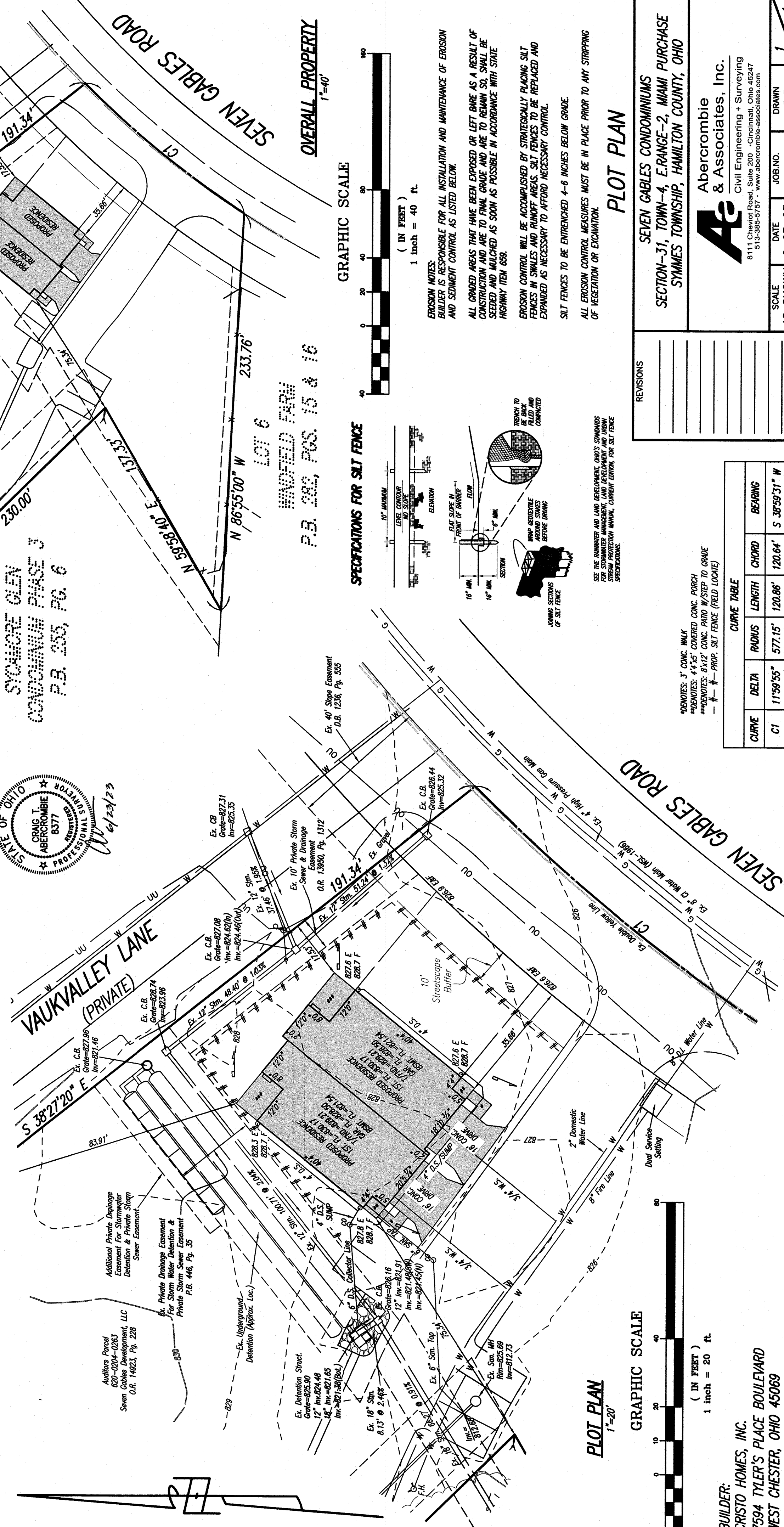
⊕	Ex. Light Pole
⊕	Ex. Utility Pole
⊕	Ex. Guy Wire
⊕	Ex. A.C. Unit
⊕	Ex. Sign
⊕	Ex. Mailbox
⊕	Ex. Fire Hydrant
⊕	Ex. Water Valve
⊕	Ex. Water Meter
⊕	Ex. Water Manhole
⊕	Ex. Sanitary Sewer Manhole
⊕	Ex. Storm Sewer Manhole
⊕	Ex. Catch Basin
⊕	Ex. Overhead Utility Lines
⊕	Ex. Underground Utility Lines

EXISTING UNDERGROUND UTILITIES REPRESENTED ON THIS DRAWING ARE APPROXIMATE LOCATION ONLY BASED ON FIELD OBSERVATIONS AND AVAILABLE RECORDS. CONTACT THE LOCAL UTILITY PROTECTION SERVICES AND AGENCIES PRIOR TO ANY EXCAVATION, CONSTRUCTION.

ELEVATION DATUM SHOWN IS RELATIVE TO NGVD 29
BASED ON HAMILTON COUNTY B.M. #8430.



1. ALL FOOTING, FOUNDATION DRAINS AND DOWNSPOUTS ARE TO CONNECT TO STORM SEWER OR OTHER STORM DRAINAGE FACILITY.
2. BUILDER TO VERIFY THE LOCATION AND ELEVATION OF ALL SANITARY AND WATER SERVICE LATERALS PRIOR TO CONSTRUCTION. IF FIELD CONDITIONS ARE DIFFERENT FROM PLAN, CONTACT THE ENGINEER/SURVEYOR.
3. DISCHARGE LOCATION OF ALL DOWNSPOUTS TO BE A MINIMUM 10' FROM ADJACENT PROPERTY LINE.
4. FINISH GRADE SHALL SLOPE MIN. 6" IN FIRST 10' FROM NEW RESIDENCE & FINISH GRADE FOR DISTURBED PORTION OF SITE SHALL HAVE MAX. SLOPE OF 3:1.
5. IF THE LOWEST FLOOR ELEVATION IS BELOW THE RIM ELEVATION OF THE UPSTREAM MANHOLE, THE TAP MUST HAVE BACKFLOW PREVENTION INSTALLED OR BE PUMPED TO GRAVITY. BASEMENT FLOOR TO BE PUMPED.
6. PROP. 6" SAN. TAP TO BE 6" PVC SDR-35 @ 2% MIN. SLOPE.
7. THE COUNTY OF HAMILTON DOES NOT ACCEPT ANY PRIVATE EASEMENT SHOWN ON THIS PLAN AND IS NOT OBLIGATED TO MAINTAIN OR REPAIR ANY INSTALLATIONS IN SAID EASEMENT. THE APPLICANT AGREES, AS A CONDITION OF APPROVAL OF THIS PLAN, THAT THERE WILL BE INCLUDED IN THE DEED OF CONVEYANCE OF EVERY LOT IN THIS SUBDIVISION SUBSEQUENT TO AN ACCESS EASEMENT A CONDITION REQUIRING THE GRANTEE, HIS HEIRS AND ASSIGNS, TO CONTINUOUSLY MAINTAIN THE EASEMENT AREA FOR THE PURPOSES DESIGNED AND A CONDITION THAT WITHIN SUCH EASEMENT NO STRUCTURE, PLANTING OR OTHER MATERIAL SHALL BE PLACED OR PERMITTED TO REMAIN WHICH MAY OBSTRUCT, REPAIR OR CHANGE THE USE OF THE EASEMENT, SUCH CONDITIONS BEING FOR THE MUTUAL BENEFIT OF THE OWNERS OF ALL LOTS ON WHICH SIMILAR EASEMENTS ARE RESERVED.
8. THIS HOUSE IS SITUATED AT OR NEAR THE MINIMUM SETBACKS. BUILDER TO VERIFY FOUNDATION FORMS PRIOR TO CONSTRUCTION.

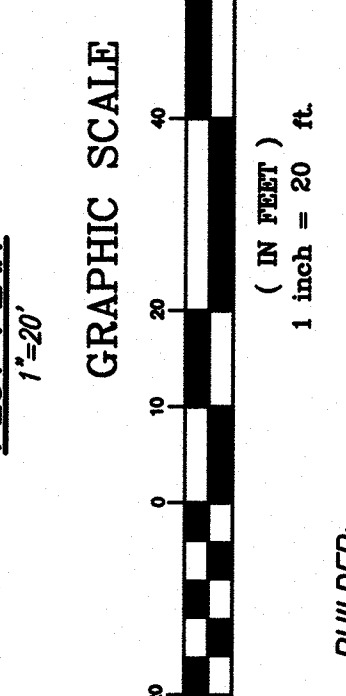


SEE THE EXISTING AND LAND PREPARATION AND FINISH GRADES FOR STORMWATER MANAGEMENT, LAND REDEVELOPMENT AND URBAN STREAM PROTECTION MANUAL, CURRENT EDITION, FOR SILT FENCE SPECIFICATIONS.

CURVE TABLE

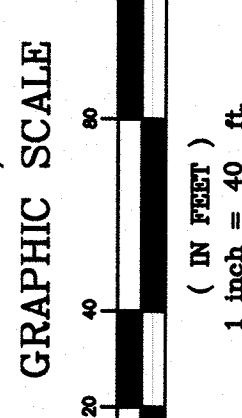
CURVE	DELTA	RADIUS	LENGTH	CHORD	BEARING
C1	11°59'55"	577.15'	120.86'	120.64'	S 38°59'31" W

*DENOTES: 3" CONC. WALK
**DENOTES: 4"x5" COVERED CONC. PORCH
***DENOTES: 8"x12" CONC. PAVO W/STEP TO GRADE
--- 1" PROP. SILT FENCE (FIELD LOCATE)



BUILDER:
CRISTO HOMES, INC.
7594 TYLER'S PLACE BOULEVARD
WEST CHESTER, OHIO 45069

EROSION NOTES:
BUILDER IS RESPONSIBLE FOR ALL INSTALLATION AND MAINTENANCE OF EROSION AND SEDIMENT CONTROL AS LISTED BELOW.
ALL GRADED AREAS THAT HAVE BEEN EXPOSED OR LEFT BARE AS A RESULT OF CONSTRUCTION AND ARE TO FINAL GRADE AND ARE TO REMAIN SO, SHALL BE SEEDED AND MULCHED AS SOON AS POSSIBLE IN ACCORDANCE WITH STATE HIGHWAY ITEM 658.
EROSION CONTROL WILL BE ACCOMPLISHED BY STRATEGICALLY PLACING SILT FENCES IN SWALES AND RUNOFF AREAS. SILT FENCES TO BE REPLACED AND EXPANDED AS NECESSARY TO AFFORD NECESSARY CONTROL.
SILT FENCES TO BE ENTRENCHED 4-6 INCHES BELOW GRADE.
ALL EROSION CONTROL MEASURES MUST BE IN PLACE PRIOR TO ANY STRIPPING OF VEGETATION OR EXCAVATION.



PLOT PLAN

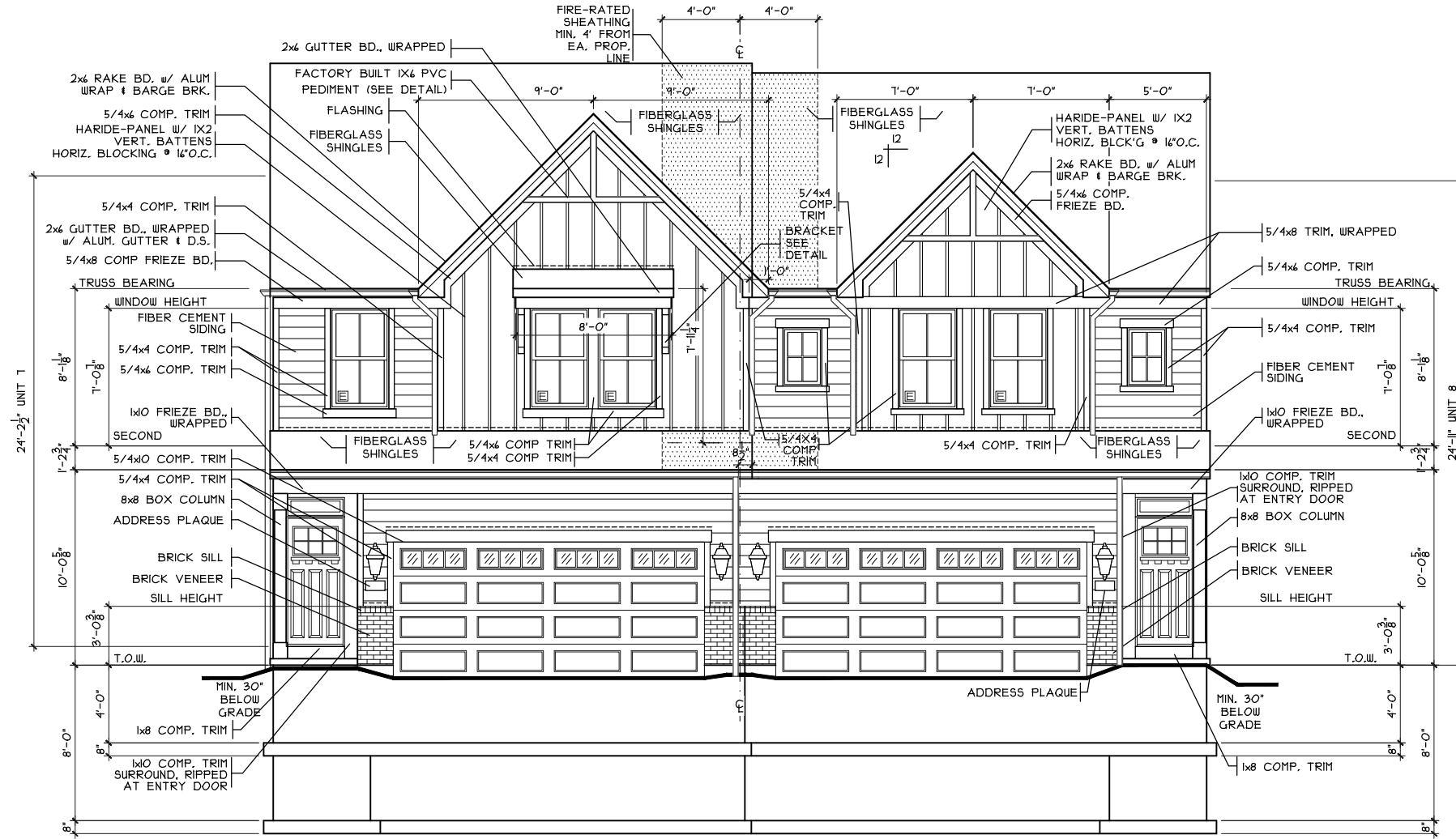
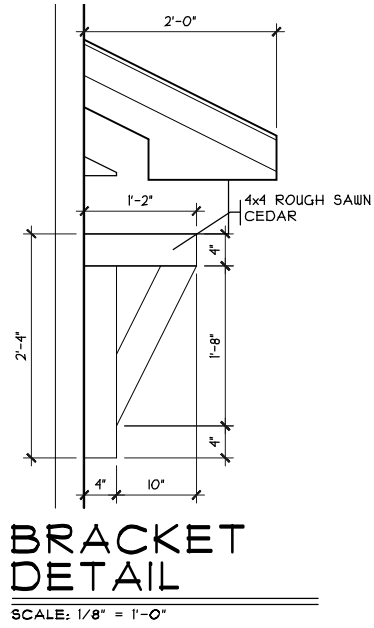
SEVEN GABLES CONDOMINIUMS
SECTION-31, TOWN-4, E-RANGE-2, MIAMI PURCHASE
SYMMES TOWNSHIP, HAMILTON COUNTY, OHIO

Ae Abercrombie & Associates, Inc.
Civil Engineering + Surveying
8111 Cheviot Road, Suite 200 - Cincinnati, Ohio 45247
513-385-5757 - www.abercrombie-associates.com

SCALE AS SHOWN 6-23-23 15-0139-A DRAWN R.B. 1

REVISIONS

DWG.: 7 & 8-RB

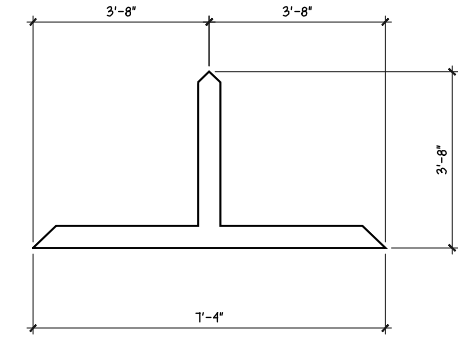


**11713
UNIT 7**

**11715
UNIT 8**

FRONT ELEVATION

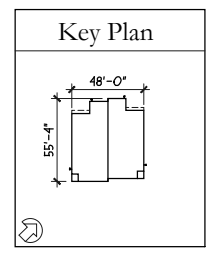
SCALE: 1/4" = 1'-0"
SCALE (11x17): 1/8" = 1'-0"



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"

11713 PLAN INFO. UNIT 7 2S1144B3	
3	BDRMS
2.5	BATH
2	CAR GARAGE
1	1ST FLR. CLG.
SQUARE FOOTAGE	
TOTAL	1,144
FIRST	110
SECOND	914
LOW. LEV. FIN.	514
LOWER (SLAB)	695
GAR. (SLAB)	351

11715 PLAN INFO. UNIT 8 2S1144B3	
3	BDRMS
2.5	BATH
2	CAR GARAGE
1	1ST FLR. CLG.
SQUARE FOOTAGE	
TOTAL	1,144
FIRST	110
SECOND	914
LOW. LEV. FIN.	514
LOWER (SLAB)	695
GAR. (SLAB)	351



DRAWING LIST		
REVISED	SHEET #	TITLE
	A1a	FRONT ELEVATIONS
	A1b	REAR ELEVATION
	A1c	LEFT ELEVATION
	A1d	RIGHT ELEVATION
	A2	FOUNDATION FLOOR PLANS
	A3	LOWER LEVEL FLOOR PLANS
	A4	FIRST FLOOR PLANS
	A5	SECOND FLOOR PLANS
	A6	ROOF PLAN
	A7	BUILDING SECTION
	A8	WALL SECTIONS
	A9	SCHEDULES AND DETAILS
	G1	GENERAL NOTES
	S1	FIRST FLOOR FRAMING PLAN
	S2	SECOND FLOOR FRAMING PLAN
	E-1	ELECTRICAL - LOWER LEVEL
	E-2	ELECTRICAL - FIRST FLOOR
	E-3	ELECTRICAL - SECOND FLOOR

Redbud - Low Brick w/ Comp Job Number: Proposed Seven Gables Condominiums Units 7 & 8
 Seven Gables - Units 7 & 8
 11713 & 11715 Seven Gables Road
 Symmes Township, OH 45249
 Hamilton County

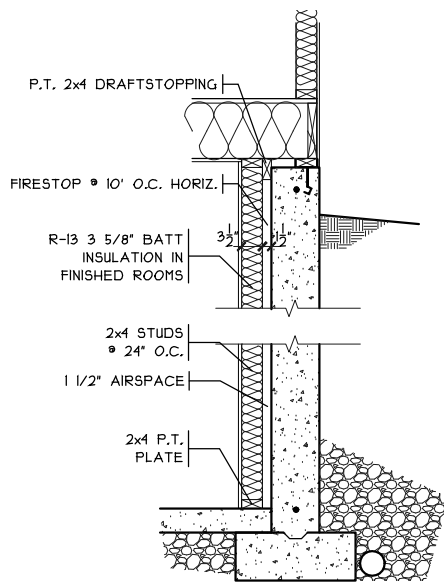
Plan: Redbud
 Date: 7.28.2023
 Drawn: JRK
 Scale: As Noted
 Revised: 11.14.2023
 Sheet: 1 of 15

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Review

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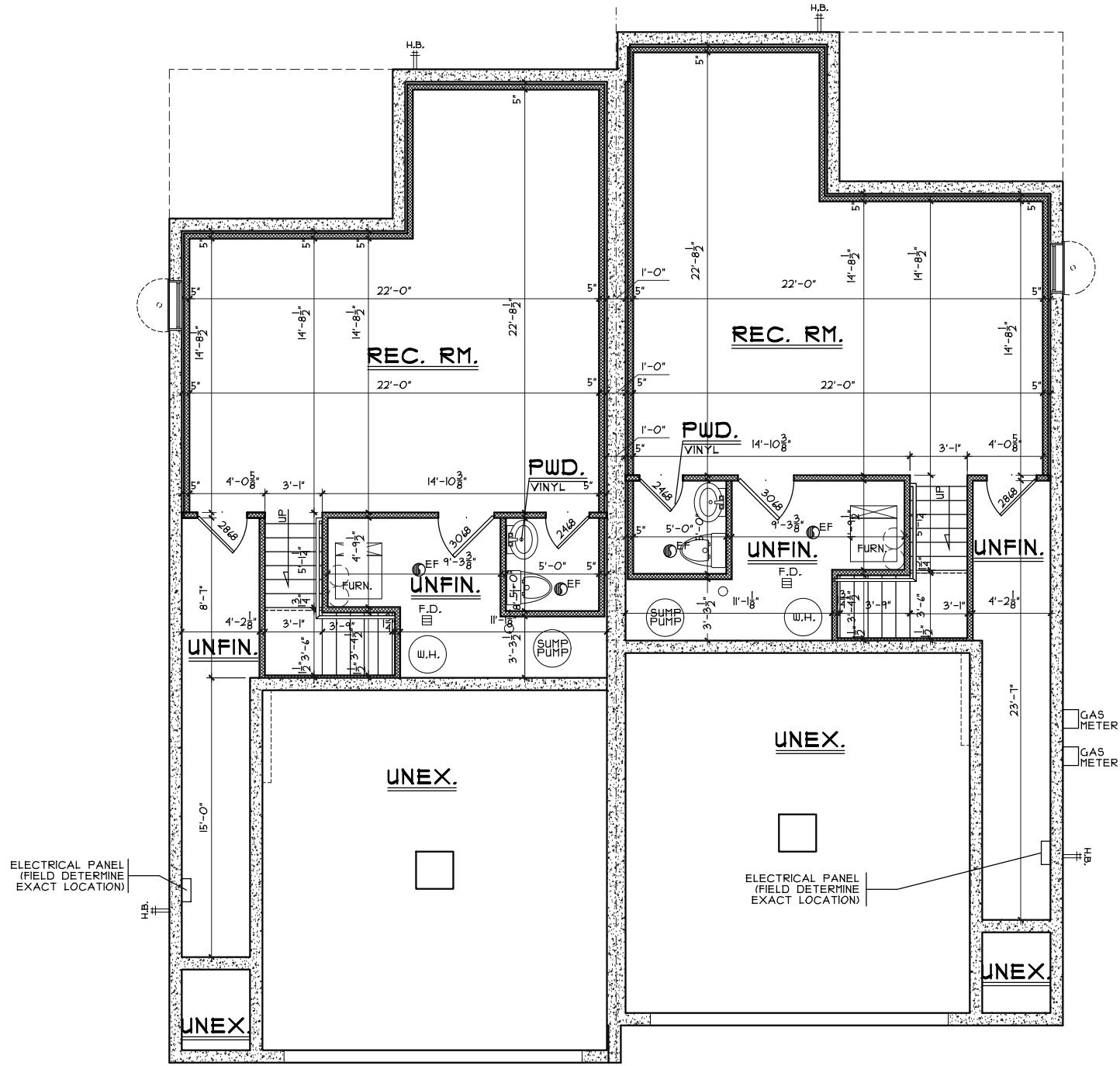
A1a



FIN. LL WALL DETAIL

SCALE: 3/4" = 1'-0"
SCALE (11x17): 3/8" = 1'-0"

11713
UNIT 7



FINISHED LOWER LEVEL

SCALE: 1/4" = 1'-0" UNIT #3 514 SQ. FT.
SCALE (11x17): 1/8" = 1'-0" UNIT #4 514 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".

11715
UNIT 8

A3

Job Number

Proposed Seven Gables Condominiums Units 7 & 8

Seven Gables - Units 7 & 8

11713 & 11715 Seven Gables Road

Symmes Township, OH 45249

Hamilton County

Redbud - Low Brick w/ Comp

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Issue Dates

Review

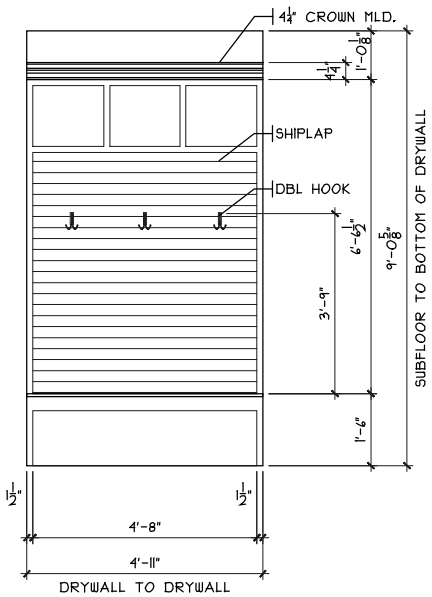
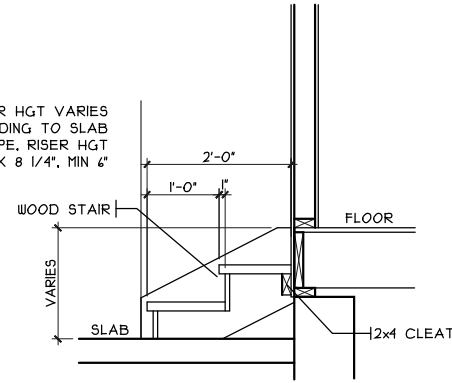


Plan: Redbud
Date: 7.28.2023
Drawn: JRK
Scale: As Noted
Revised: 11.14.2023
Sheet: 4 of 15

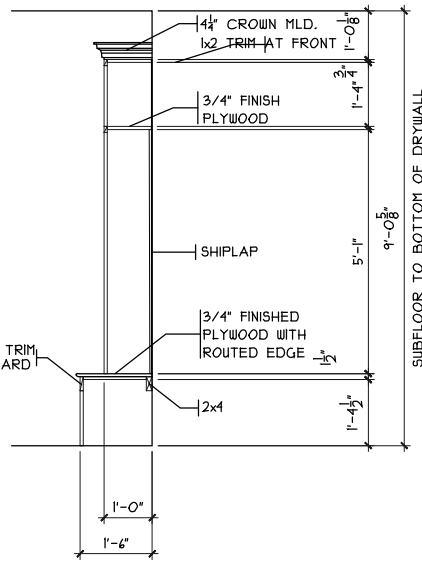
GARAGE STEPS DETAIL

SCALE: 3/4" = 1'-0"

RISER HGT VARIES ACCORDING TO SLAB SLOPE. RISER HGT MAX 8 1/4", MIN 4"



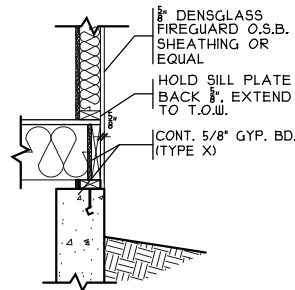
FRONT



SECTION

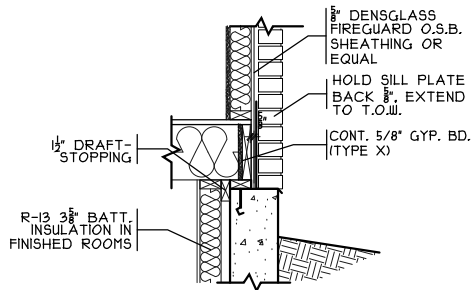
CUBBIES

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



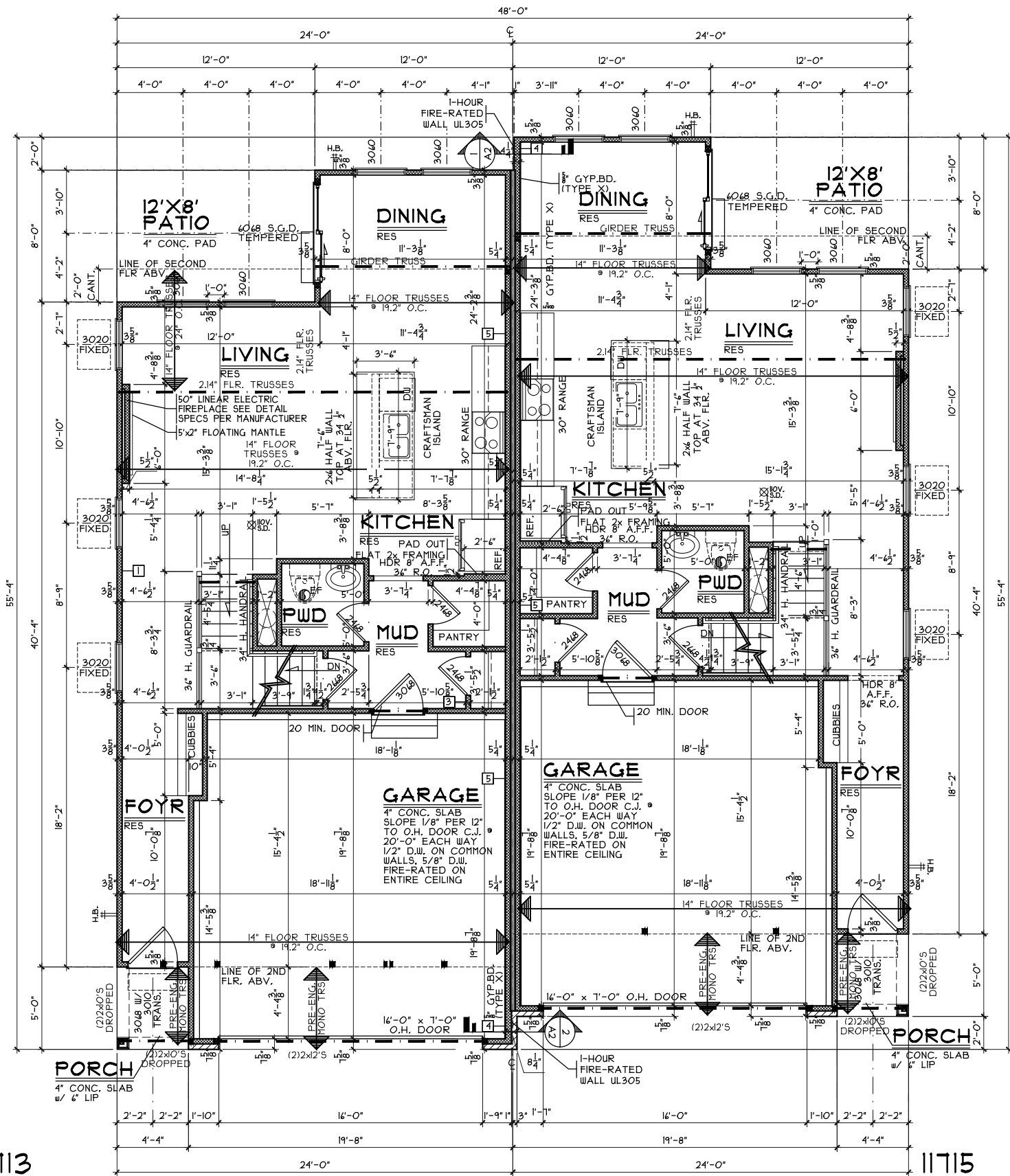
1-1-HR. RATED WALL DETAIL

SCALE: 3/4" = 1'-0"
SCALE (11x17): 3/8" = 1'-0"



2-1-1-HR. RATED WALL DETAIL

SCALE: 3/4" = 1'-0"
SCALE (11x17): 3/8" = 1'-0"



11713 UNIT 7

11715 UNIT 8

FIRST FLOOR PLAN

SCALE: 1/4" = 1'-0"
SCALE (11x17): 1/8" = 1'-0"
UNIT #3 744 SQ. FT.
UNIT #4 744 SQ. FT.

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

Job Number

Proposed Seven Gables Condominiums Units 7 & 8

Seven Gables - Units 7 & 8

11713 & 11715 Seven Gables Road

Symmes Township, OH 45249

Hamilton County

Redbud - Low Brick w/ Comp

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Issue Dates

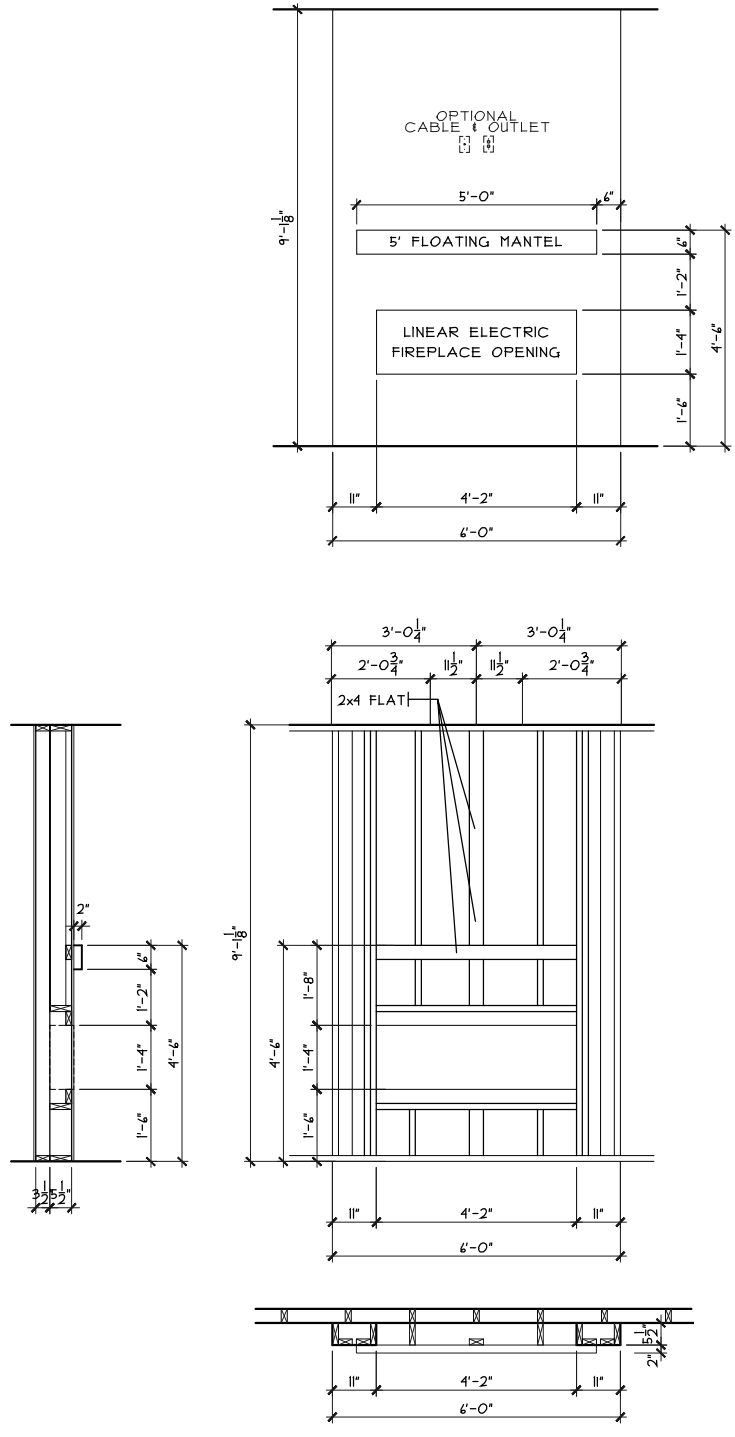
Review



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513.755.0570

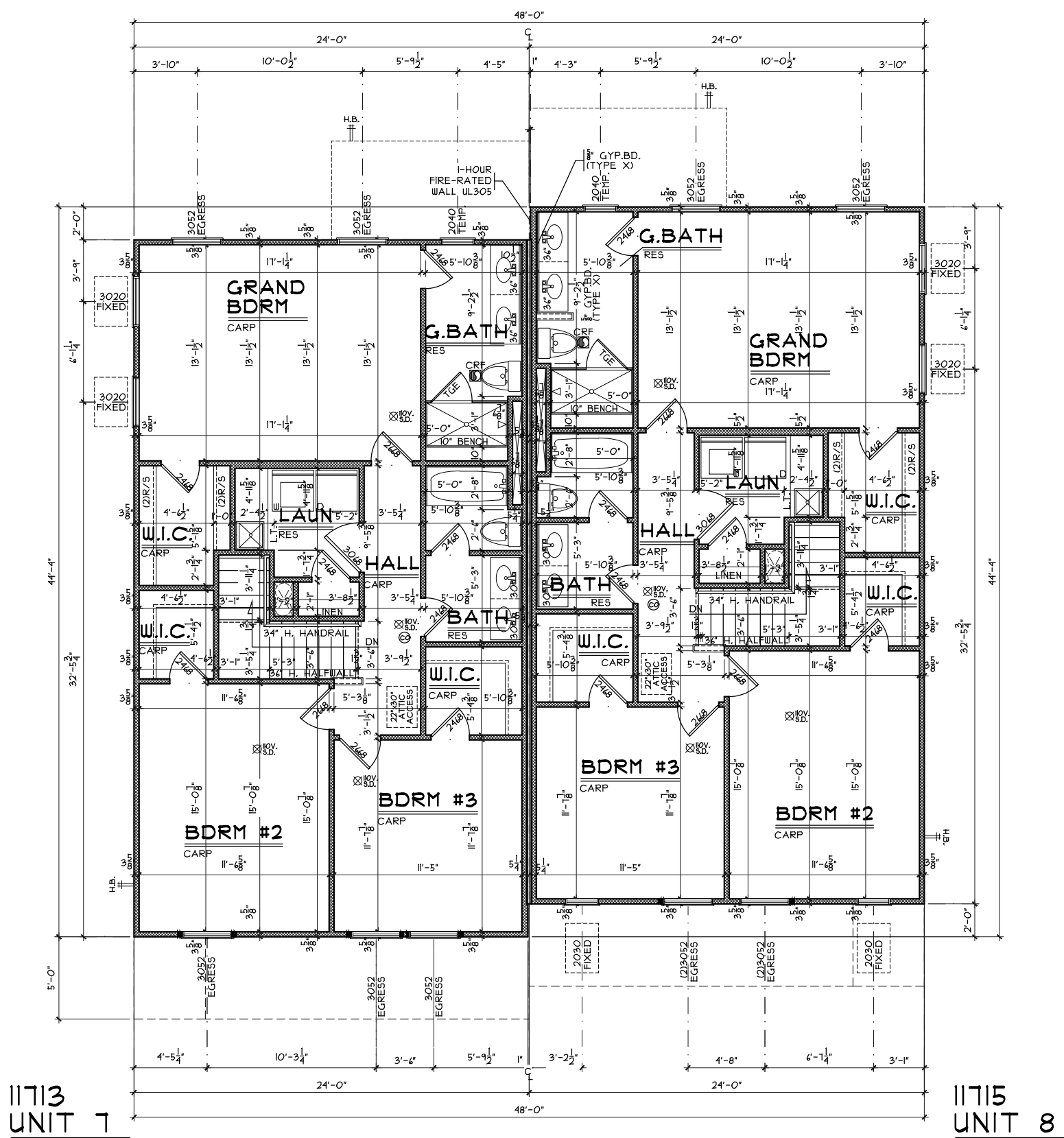
Plan: Redbud
Date: 7.28.2023
Drawn: JRK
Scale: As Noted
Revised: 11.14.2023
Sheet: 7 of 15

A4



FIREPLACED DETAIL

SCALE: 1/2" = 1'-0"
 SCALE (H&T): 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".

Plan: Redbud
 Date: 7.28.2023
 Drawn: JRK
 Scale: As Noted
 Revised: 11.14.2023
 Sheet: 9 of 15

Job Number: Proposed Seven Gables Condominiums Units 7 & 8
 Seven Gables - Units 7 & 8
 11713 & 11715 Seven Gables Road
 Symmes Township, OH 45249
 Hamilton County

Redbud - Low Brick w/ Comp

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Issue Dates

Review	Issue Dates

A5