

G2 1623
99 Holly Oak Court
Hamilton, OH 45013

2 Story Basement

3" vent out roof required

Must Loop vent kitchen sink

UNFINISHED BASEMENT

3 pc rough

2 hose bibs - no valves required

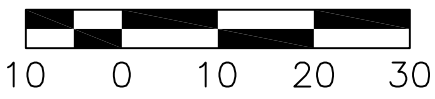
ice maker

1 tub

1 shower

WATER HEATER ELECTRIC 40 GALLON

Gas Furnace



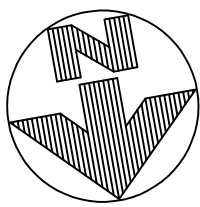
PLOT PLAN

MARKET HOME
99 HOLLY OAK COURT

LOT 31623 (19,558 SF) 0.449 ACRES
GARDNER RIDGE, SECTION THREE
CITY OF HAMILTON
BUTLER COUNTY, OHIO
FOR: CRISTO HOMES

M.F.O.E.=743.2
M.R.O.E.=727.5

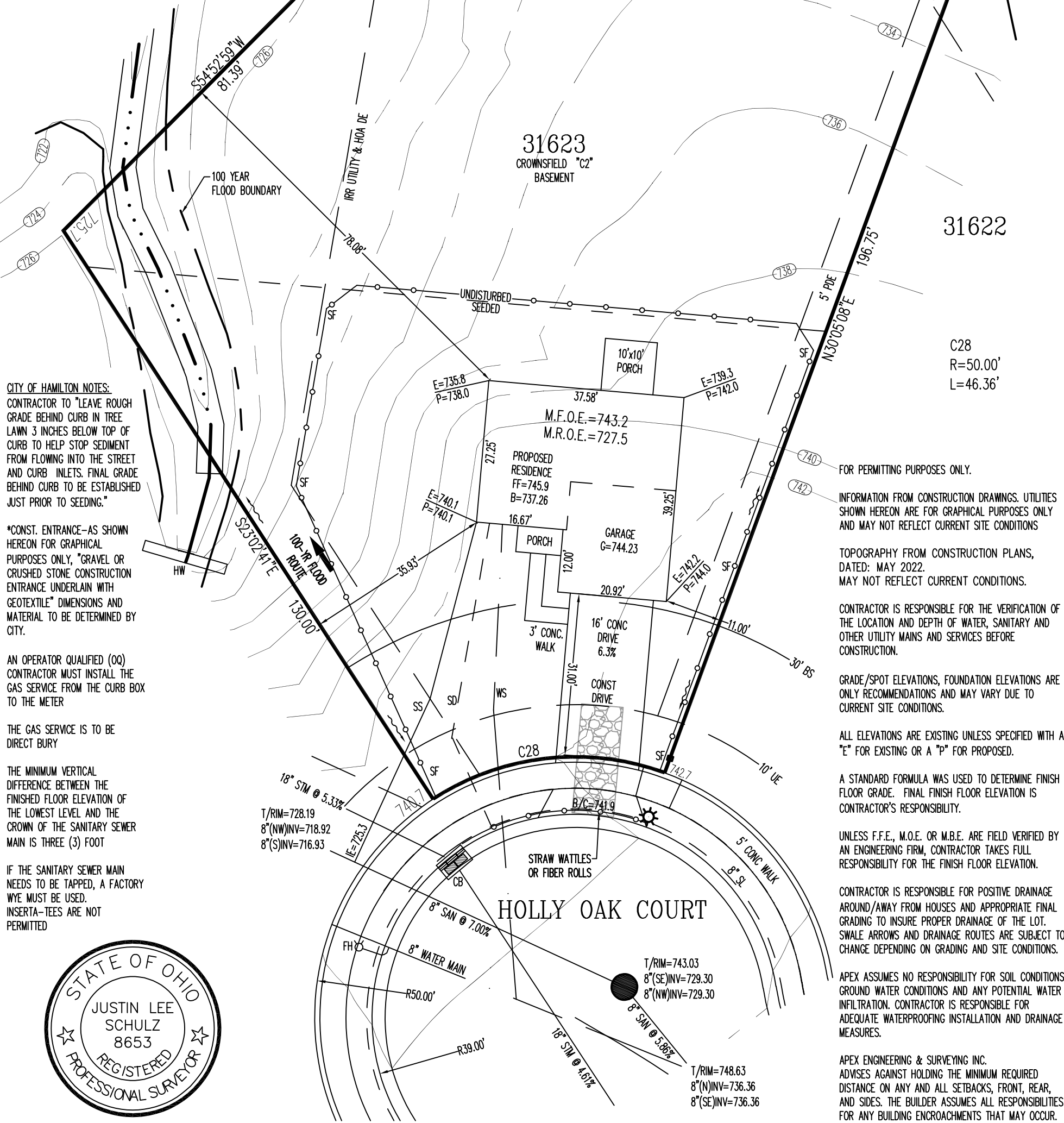
TOP OF WINDOW WELLS OR
BOTTOM OF BASEMENT WINDOWS
TO BE AT OR ABOVE THE M.O.E.



SETBACKS:
FRONT YARD=30'
REAR YARD=30'
SIDE YARD=5' MIN/15' TOTAL

QUANTITIES

TOTAL LOT AREA	19,558 sq. ft.
CITY WALK	136 sq. ft.
HOUSE WALK	55 sq. ft.
DRIVE	516 sq. ft.
APRON	174 sq. ft.
PATIO AND PORCHES	144 sq. ft.
DECK	- sq. ft.
SEEDING AREA	6,584 sq. ft.
UNDISTURBED AREA	11,096 sq. ft.



CITY OF HAMILTON NOTES:
CONTRACTOR TO "LEAVE ROUGH GRADE BEHIND CURB IN TREE LAWN 3 INCHES BELOW TOP OF CURB TO HELP STOP SEDIMENT FROM FLOWING INTO THE STREET AND CURB INLETS. FINAL GRADE BEHIND CURB TO BE ESTABLISHED JUST PRIOR TO SEEDING."

*CONST. ENTRANCE-AS SHOWN HEREON FOR GRAPHICAL PURPOSES ONLY, "GRAVEL OR CRUSHED STONE CONSTRUCTION ENTRANCE UNDERLAIN WITH GEOTEXTILE" DIMENSIONS AND MATERIAL TO BE DETERMINED BY CITY.

AN OPERATOR QUALIFIED (OQ) CONTRACTOR MUST INSTALL THE GAS SERVICE FROM THE CURB BOX TO THE METER

THE GAS SERVICE IS TO BE DIRECT BURY

THE MINIMUM VERTICAL DIFFERENCE BETWEEN THE FINISHED FLOOR ELEVATION OF THE LOWEST LEVEL AND THE CROWN OF THE SANITARY SEWER MAIN IS THREE (3) FOOT

IF THE SANITARY SEWER MAIN NEEDS TO BE TAPPED, A FACTORY WYE MUST BE USED. INSERTA-TEES ARE NOT PERMITTED



2 WORKING DAYS
BEFORE YOU DIG

OHIO811.org

CALL TOLL FREE 800-362-2764
OHIO UTILITIES PROTECTION SERVICE

SCALE: 1"=20'
DATE: 03/07/2023
DRAWN: JLS
DESIGNED: -
CHECKED: JLS

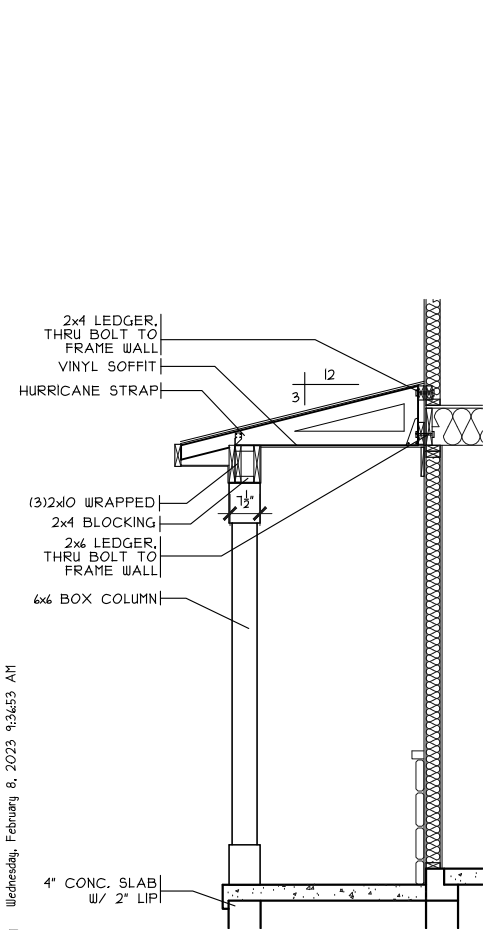
APEX
ENGINEERING & SURVEYING, INC.
1068 N. UNIVERSITY BLVD MIDDLETOWN, OHIO 45042
PH.-(513) 424-5202 OR (513) 932-8991 FAX - (513) 424-6202

REVISIONS:

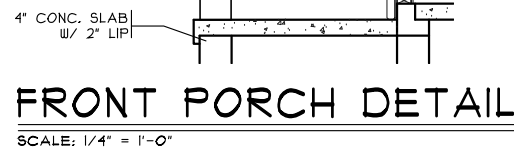
- 1.
- 2.
- 3.
- 4.

PROJECT: GARDNER RIDGE
DRAWING: 230299PA

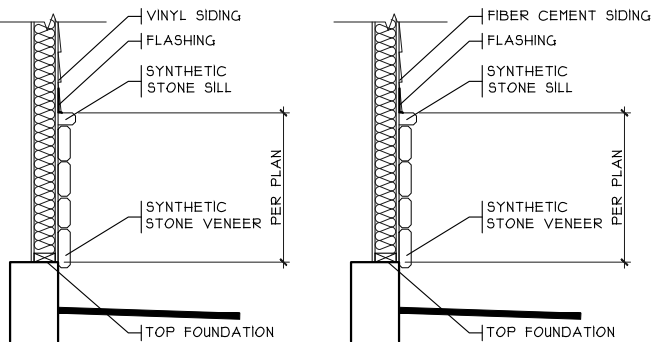
SHEET
1 OF 1



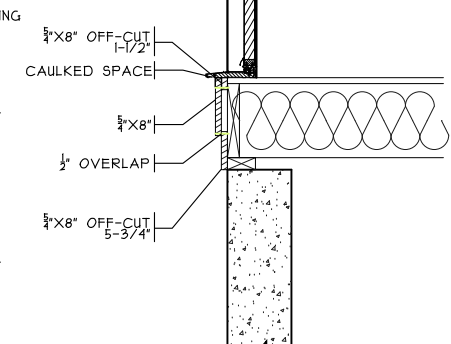
STIFF BACK DETAIL
SCALE: 3/8" = 1'-0"



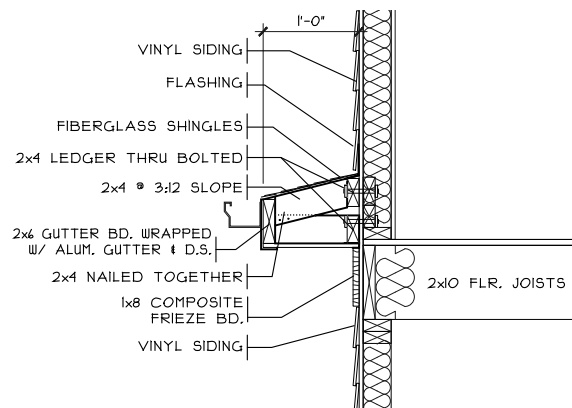
SCALE: 1/4" = 1'-0"



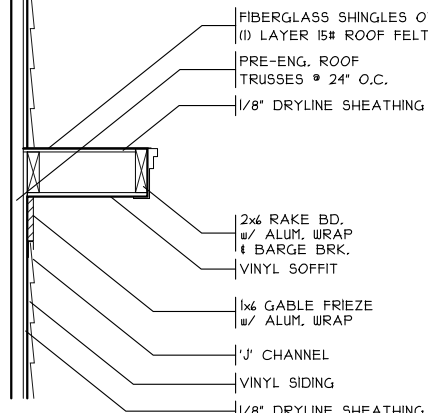
STONE BASE DETAIL
SCALE: 1/8" = 1'-0"



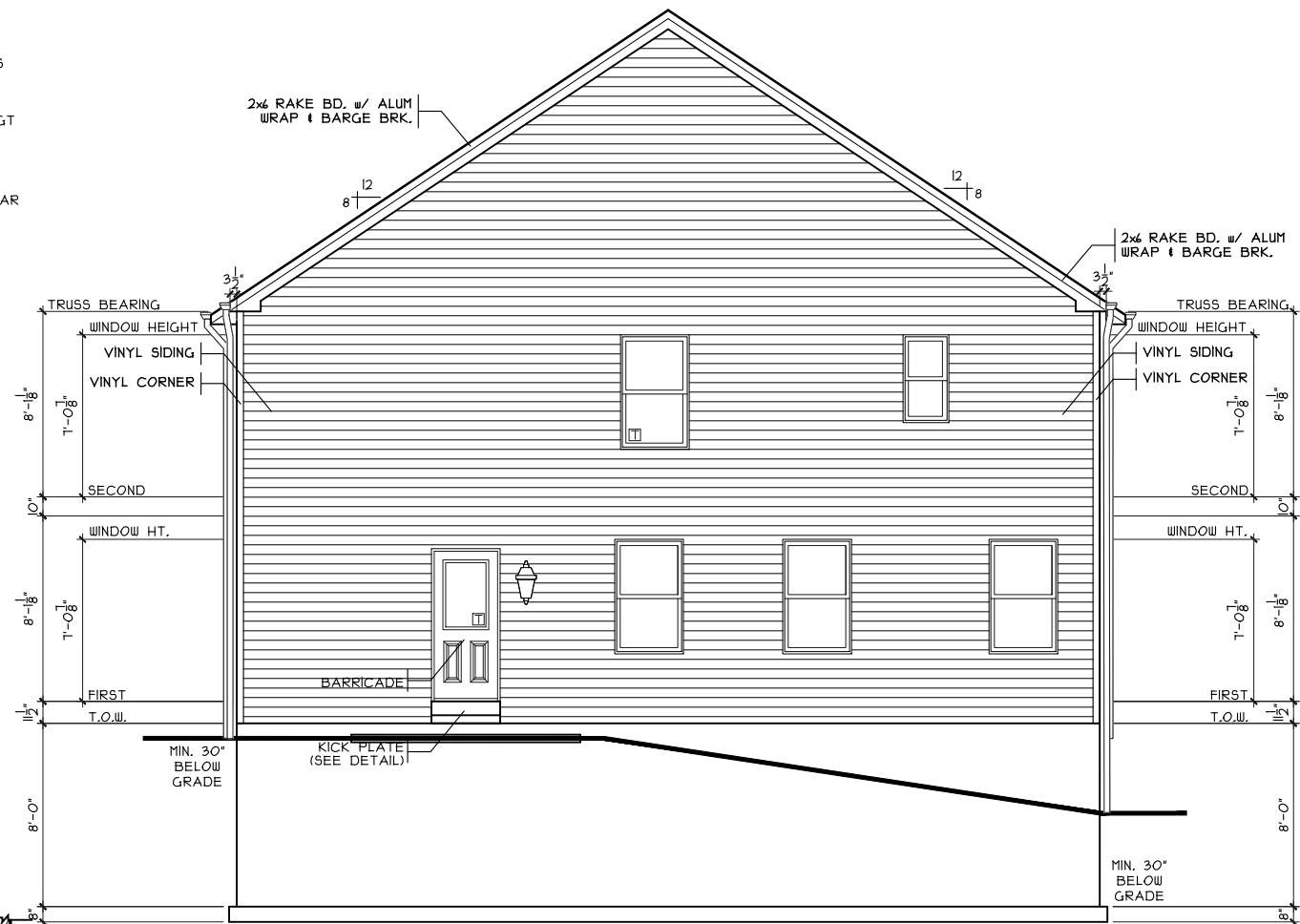
KICK PLATE DETAIL
SCALE: 1/2" = 1'-0"



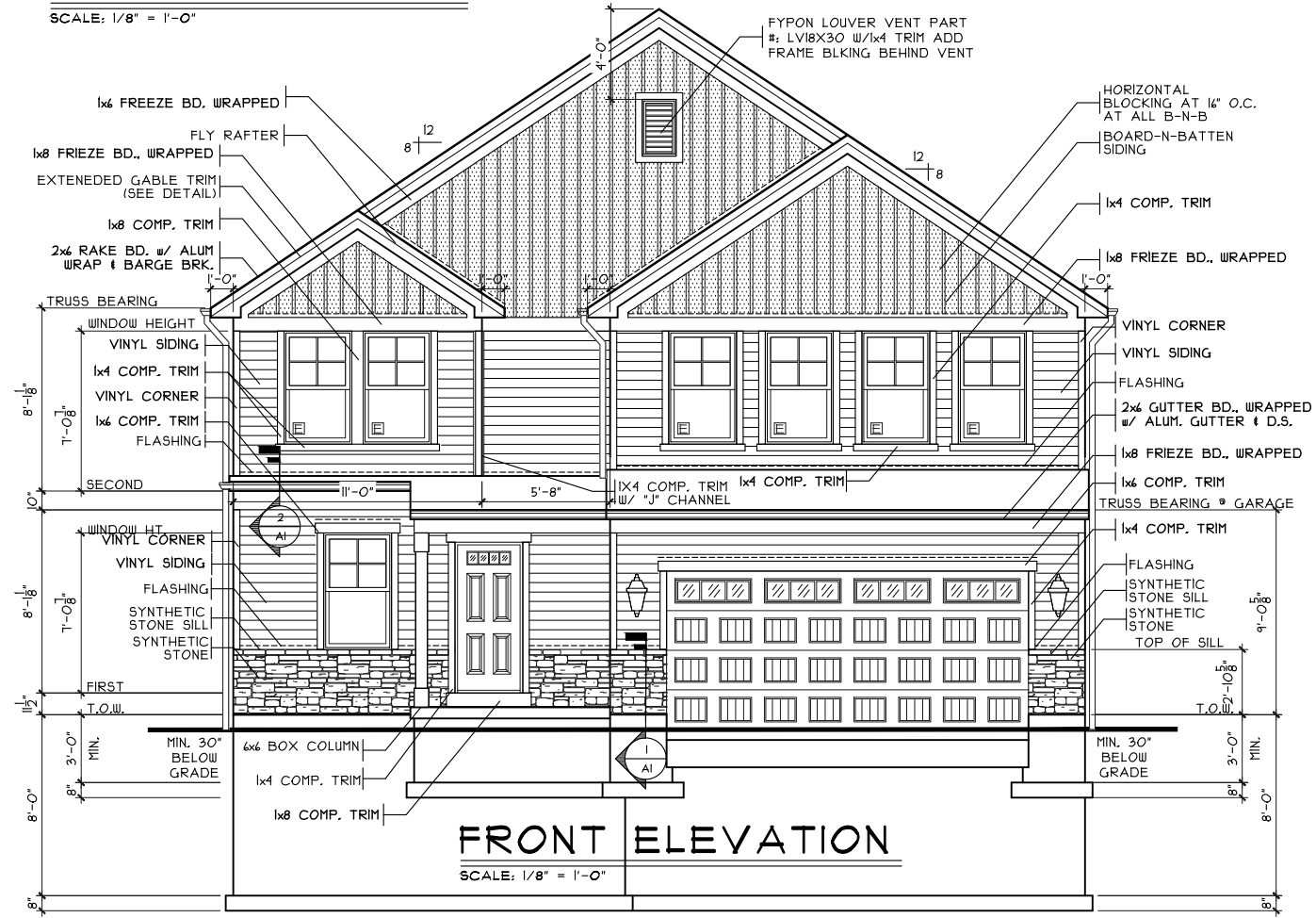
FRONT ROOF DETAIL
SCALE: 1/2" = 1'-0"



EXT. GABLE TRIM
SCALE: 1/8" = 1'-0"



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

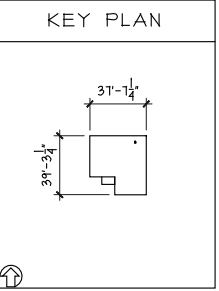


FRONT ELEVATION
SCALE: 1/8" = 1'-0"

SHEET INDEX	
SHT#	DESCRIPTION
A1	Front and Rear Elevations
A1a	Left and Right Elevations
A2	Foundation Plan
A3	First Floor Plan
A4	Second Floor Plan
A5	Typical Wall Sections/Stair Section
A6	Typical Framing Details (Aluminum)
G1	General Notes

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"

PLAN INFO.	
251813B4	
4 BDRMS	
2.5 BATH	
8' CAR GARAGE	
1ST FLR. CLG.	
SQ. FOOTAGE	
TOTAL	1815
FIRST	846
SECOND	1029
LOWER (SLAB) GAR. (SLAB)	354
	404



Issue Dates

Date	Description

Hamilton Butler County

Proposed Residence:
Market Home
99 Holly Oak Court
Views at Gardner Ridge

CRISTO HOMES

7844 Tyers Place Blvd.
West Chester, OH 45380
513.755.0570 • www.cristohomes.com

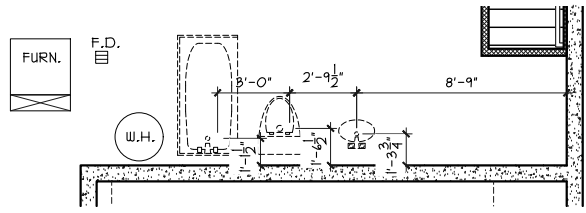
Front & Rear Elevations

Renaissance - G2-1623

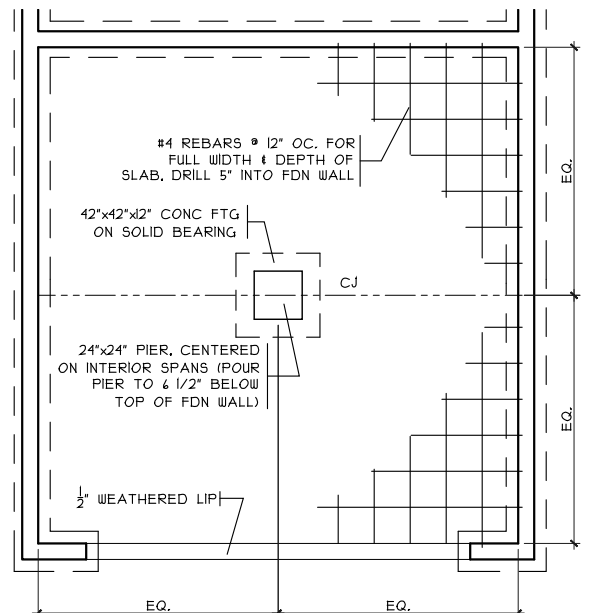
Plan: Crownfield Basement
Date: 2.21.2023
Drawn: SDG
Scale: As Noted
Revised: 3.16.2023
Sheet: 1 of 8

Review

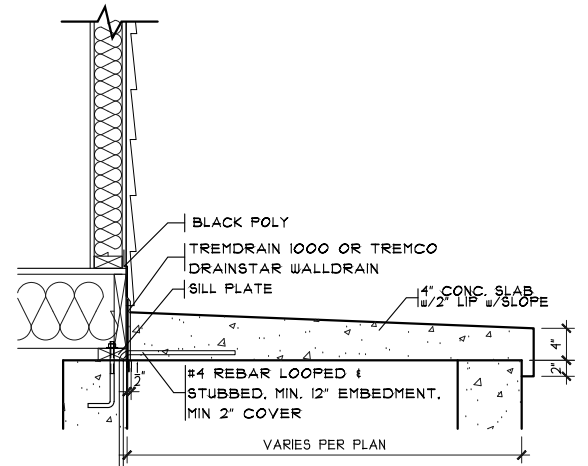
A1



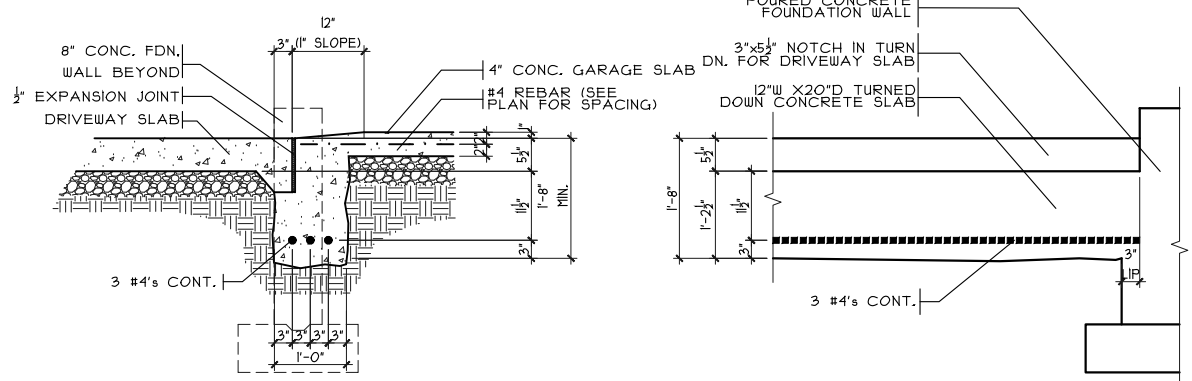
DIMS TO FDN PLUMB ROUGH-IN.
SCALE: 1/8" = 1'-0"



GRADE BM DETAIL
SCALE: 1/8" = 1'-0"



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

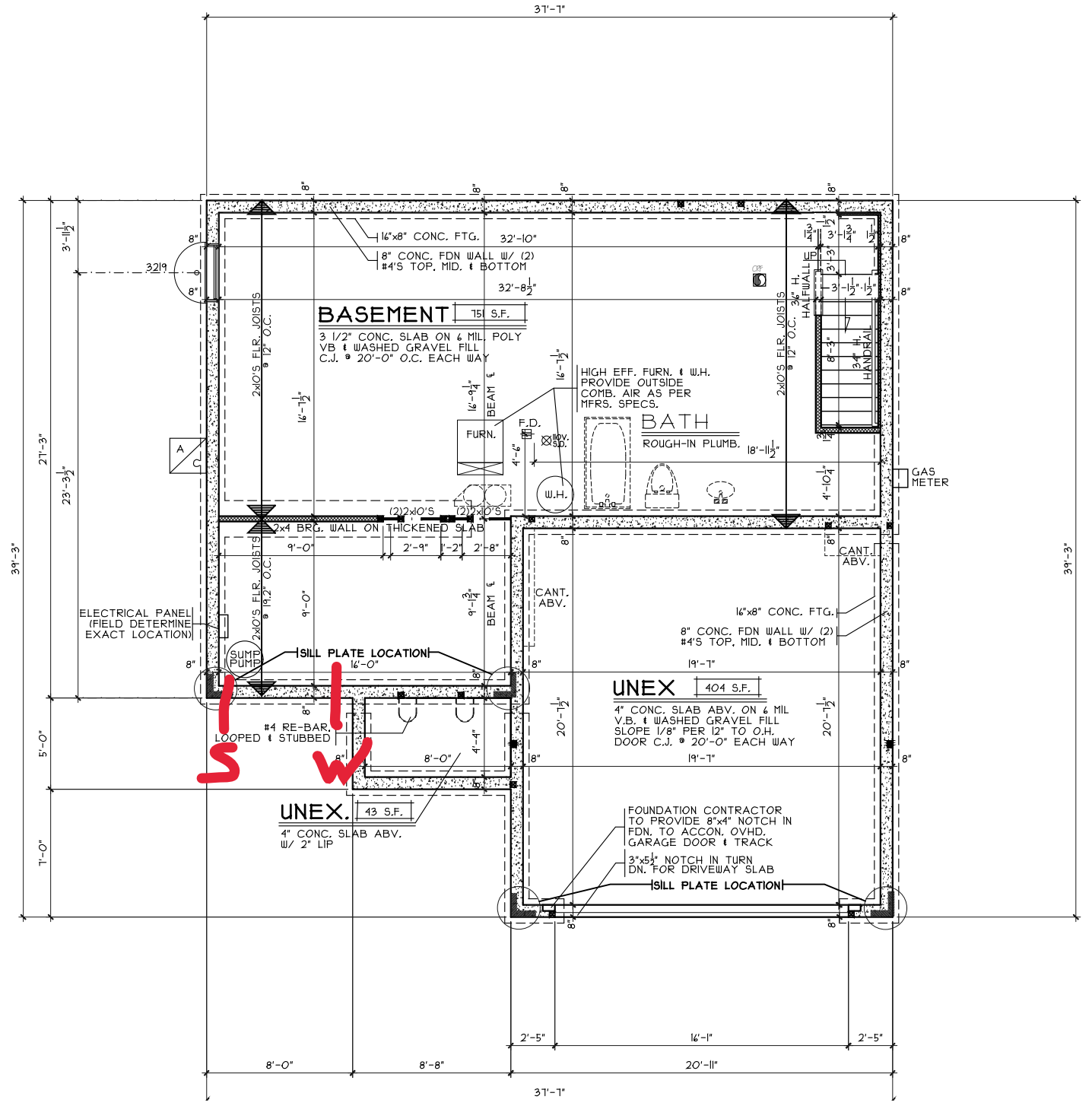


SECTION

ELEVATION

GARAGE DOOR GRADE BM
SCALE: 3/8" = 1'-0"

NOTES:
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- IF THE SANITARY SEWER MAIN NEEDS TO BE TAPPED, A FACTORY WYE MUST BE USED. INSERTA-TEES ARE NOT PERMITTED.



FOUNDATION 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".

Foundation Plan
Plan: Crownfield Basement
Date: 2.21.2023
Drawn: SDG
Scale: As Noted
Revised: 3.16.2023
Sheet: 3 of 8

Renaissance - G2-1623
Proposed Residence:
Market Home
99 Holly Oak Court
Views at Gardner Ridge

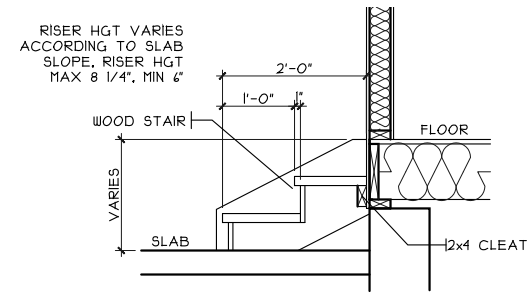
Crownfield Bsmt - C2 - Vinyl

Hamilton
Butler County

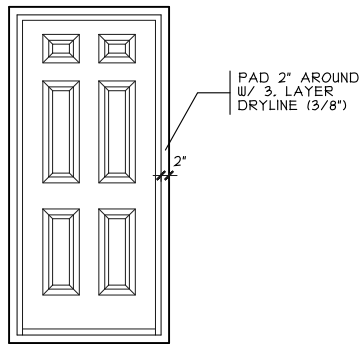
Issue Dates
Review

CRISTO HOMES
7944 Tyers Place Blvd.
West Chester, OH 45389
513.755.0570

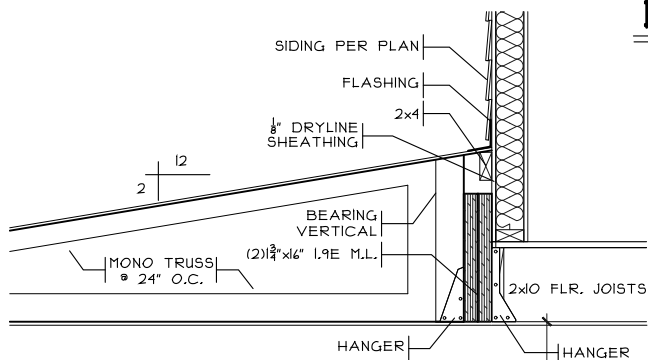
A2



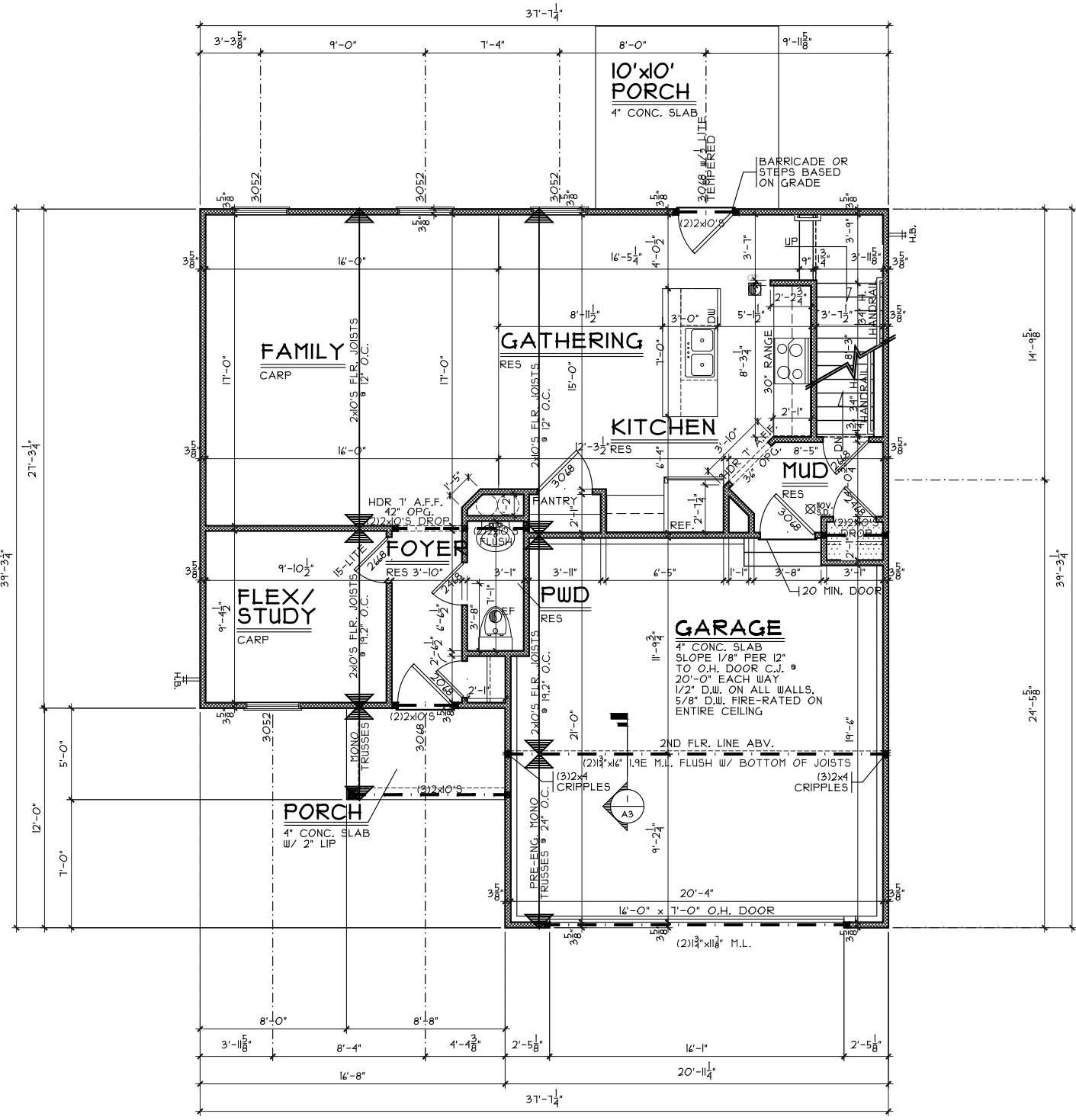
GARAGE STAIRS DETAIL
SCALE: 1/8" = 1'-0"



DOOR FRAMING DETAIL
SCALE: 1/4" = 1'-0"



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



FIRST FLOOR PLAN
SCALE: 1/8" = 1'-0" 846 SQ. FT.

First Floor Plan
 Plan: Crownfield Basement
 Date: 2.21.2023
 Drawn: SDG
 Scale: As Noted
 Revised: 3.16.2023
 Sheet: 5 of 8

Renaissance - G2-1623
 Proposed Residence:
 Market Home
 99 Holly Oak Court
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Crownfield Bsmnt - C2 - Vinyl
 Hamilton
 Butler County

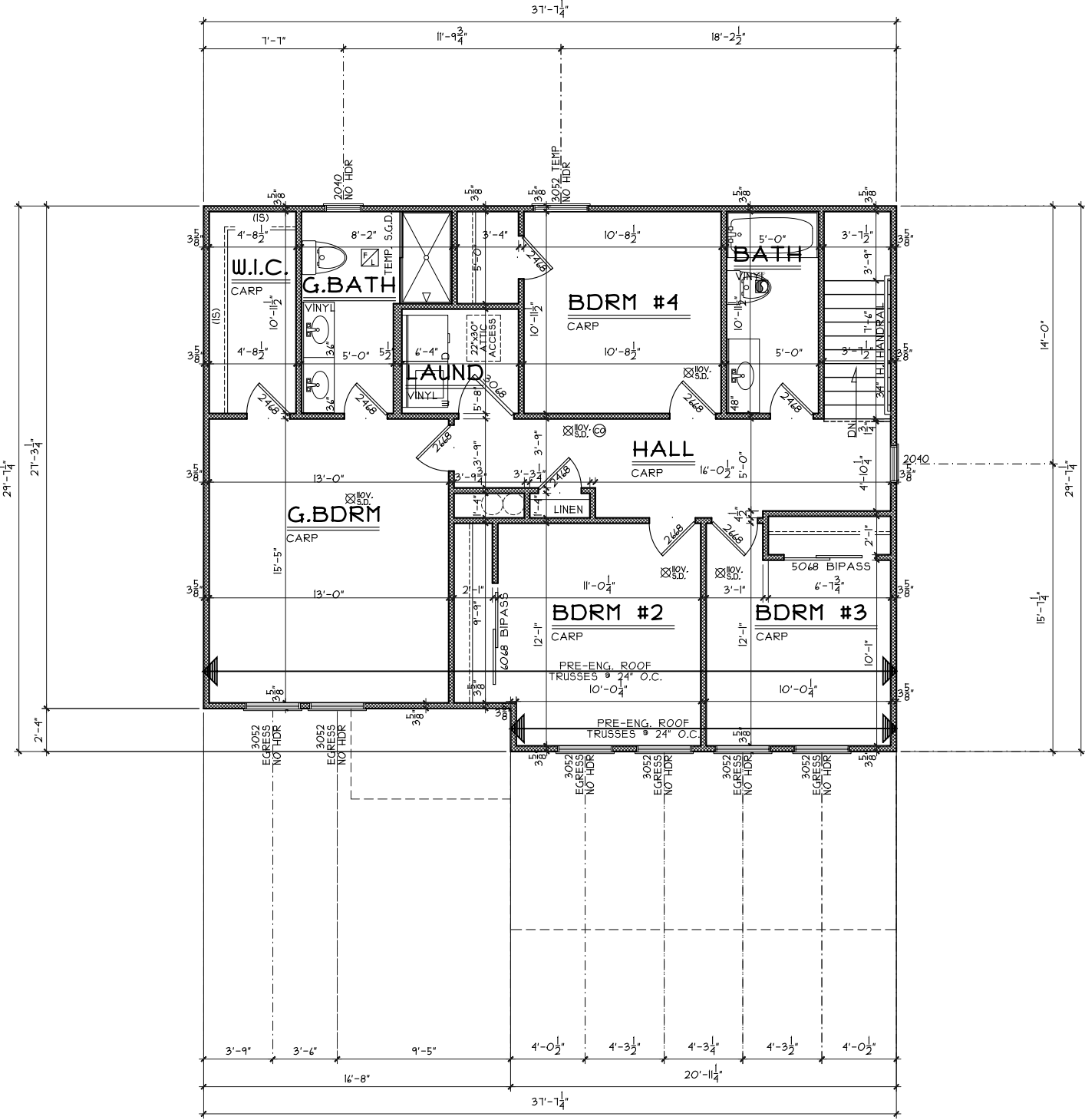
Issue Dates

Review	Issue Dates

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A3



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".

SECOND FLOOR PLAN

SCALE: 1/8" = 1'-0"
1029 SQ. FT.

Second Floor Plan

Plan: Crownfield Basement
Date: 2.21.2023
Drawn: SDG
Scale: As Noted
Revised: 3.16.2023
Sheet: 6 of 8



Renaissance - G2-1623

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Market Home
99 Holly Oak Court
Views at Gardner Ridge

Crownfield Bsmt - C2 - Vinyl

Hamilton
Butler County

Issue Dates

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A4