

G2 1625
94 Holly Oak Court
Hamilton, OH 45013

2 Story Basement

3pc rough

Vent kitchen sink - no loop vent needed

2 hose bibs - no valves required

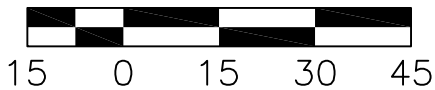
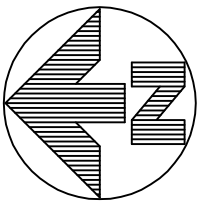
ice maker

2 tub

inside water meter

laundry tub

Gas Furnace



PLOT PLAN

LOT 31625 (14,630 SF) 0.336 AC.

GARDNER RIDGE, SECTION THREE

CITY OF HAMILTON

BUTLER COUNTY, OHIO

FOR: CRISTO HOMES

RICHARDSON RESIDENCE
94 HOLLY OAK COURT

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

FOR PERMITTING PURPOSES ONLY.

INFORMATION FROM CONSTRUCTION DRAWINGS. UTILITIES SHOWN HEREON ARE FOR GRAPHICAL PURPOSES ONLY AND MAY NOT REFLECT CURRENT SITE CONDITIONS

CONTRACTOR IS RESPONSIBLE FOR THE VERIFICATION OF THE LOCATION AND DEPTH OF WATER, SANITARY AND OTHER UTILITY MAINS AND SERVICES BEFORE CONSTRUCTION.

GRADE/SPOT ELEVATIONS, FOUNDATION ELEVATIONS ARE ONLY RECOMMENDATIONS AND MAY VARY DUE TO CURRENT SITE CONDITIONS.

ALL ELEVATIONS ARE EXISTING UNLESS SPECIFIED WITH AN "E" FOR EXISTING OR A "P" FOR PROPOSED.

A STANDARD FORMULA WAS USED TO DETERMINE FINISH FLOOR GRADE. FINAL FINISH FLOOR ELEVATION IS CONTRACTOR'S RESPONSIBILITY.

UNLESS F.F.E., M.O.E. OR M.B.E. ARE FIELD VERIFIED BY AN ENGINEERING FIRM, CONTRACTOR TAKES FULL RESPONSIBILITY FOR THE FINISH FLOOR ELEVATION.

CONTRACTOR IS RESPONSIBLE FOR POSITIVE DRAINAGE AROUND/AWAY FROM HOUSES AND APPROPRIATE FINAL GRADING TO INSURE PROPER DRAINAGE OF THE LOT. SWALE ARROWS AND DRAINAGE ROUTES ARE SUBJECT TO CHANGE.

APEX ASSUMES NO RESPONSIBILITY FOR SOIL CONDITIONS, GROUND WATER CONDITIONS AND ANY POTENTIAL WATER INFILTRATION. CONTRACTOR IS RESPONSIBLE FOR ADEQUATE WATERPROOFING INSTALLATION AND DRAINAGE MEASURES.

APEX ENGINEERING & SURVEYING INC. ADVISES AGAINST HOLDING THE MINIMUM REQUIRED DISTANCE ON ANY AND ALL SETBACKS, FRONT, REAR, AND SIDES. THE BUILDER ASSUMES ALL RESPONSIBILITIES FOR ANY BUILDING ENCROACHMENTS THAT MAY OCCUR.

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.

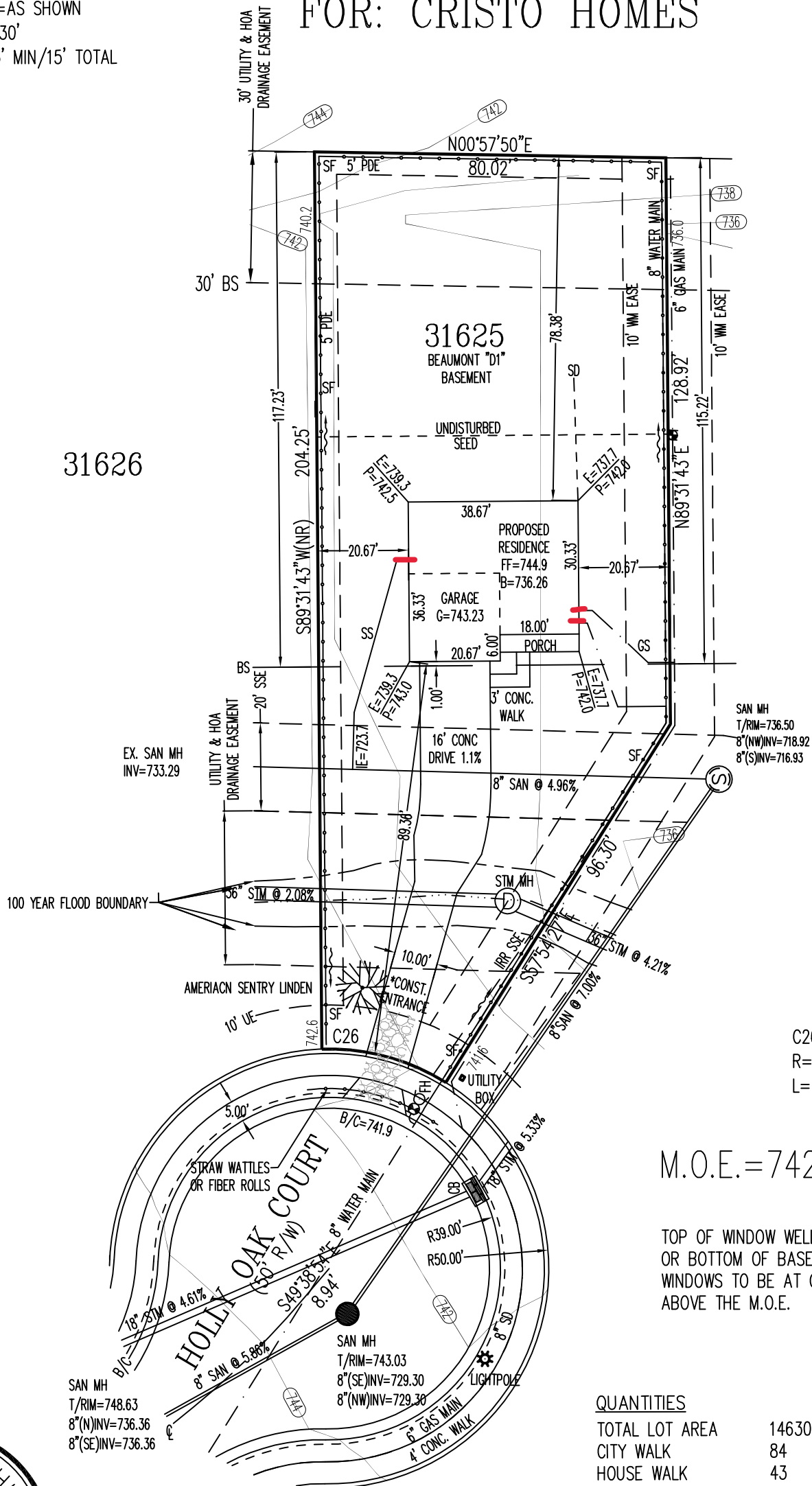
AN OPERATOR QUALIFIED (OQ) CONTRACTOR MUST INSTALL THE GAS SERVICE FROM THE CURB BOX TO THE METER

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

AN OPERATOR QUALIFIED (OQ) CONTRACTOR MUST INSTALL THE GAS SERVICE FROM THE CURB BOX TO THE METER. WATER SERVICE SHALL BE TYPE K COPPER FROM THE WATER MAIN TO THE METER. PLASTIC PIPE IS NOT RECOMMENDED ANYWHERE ON THIS PROJECT DUE TO THE CITY'S DISINFECTION PROCESS



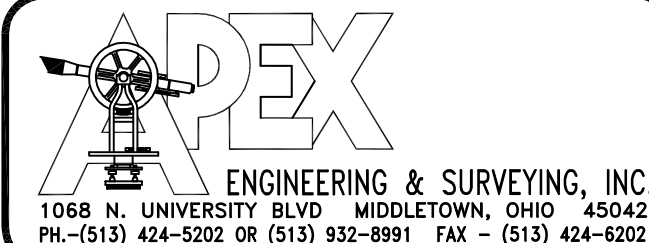
C26
R=50.00'
L=29.67'

M.O.E.=742.0

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

| QUANTITIES | |
|-------------------|---------------|
| TOTAL LOT AREA | 14630 sq. ft. |
| CITY WALK | 84 sq. ft. |
| HOUSE WALK | 43 sq. ft. |
| DRIVE | 1265 sq. ft. |
| APRON | 63 sq. ft. |
| PATIO AND PORCHES | 72 sq. ft. |
| DECK | 0 sq. ft. |
| SEEDING AREA | 6960 sq. ft. |
| UNDISTURBED AREA | 5112 sq. ft. |

SCALE: 1"=30'
DATE: 09-15-23
DRAWN: JLL
DESIGNED:
CHECKED: JLS

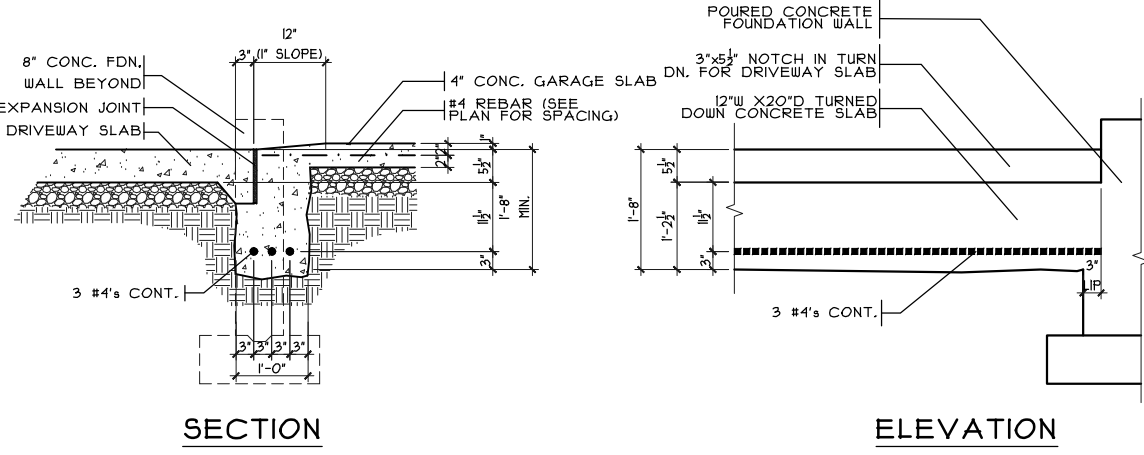


REVISIONS:

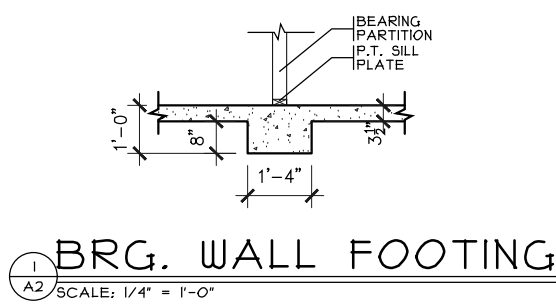
- 1.
- 2.
- 3.
- 4.

PROJECT: GARDNER
DRAWING: 231701PA

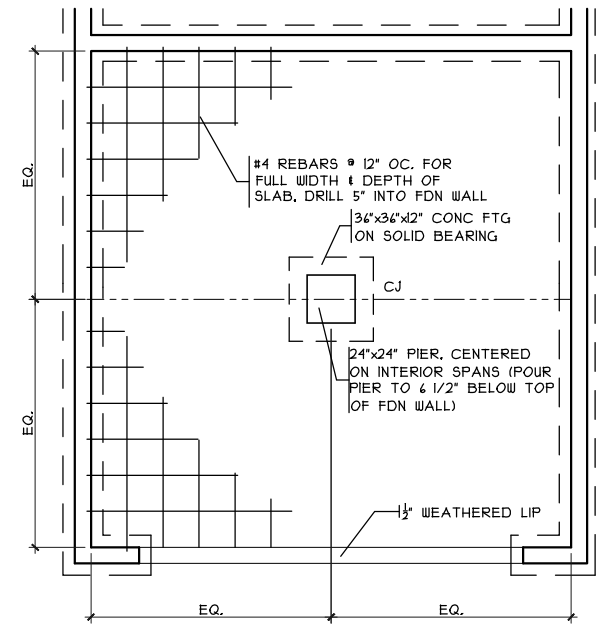
SHEET
1 OF 1



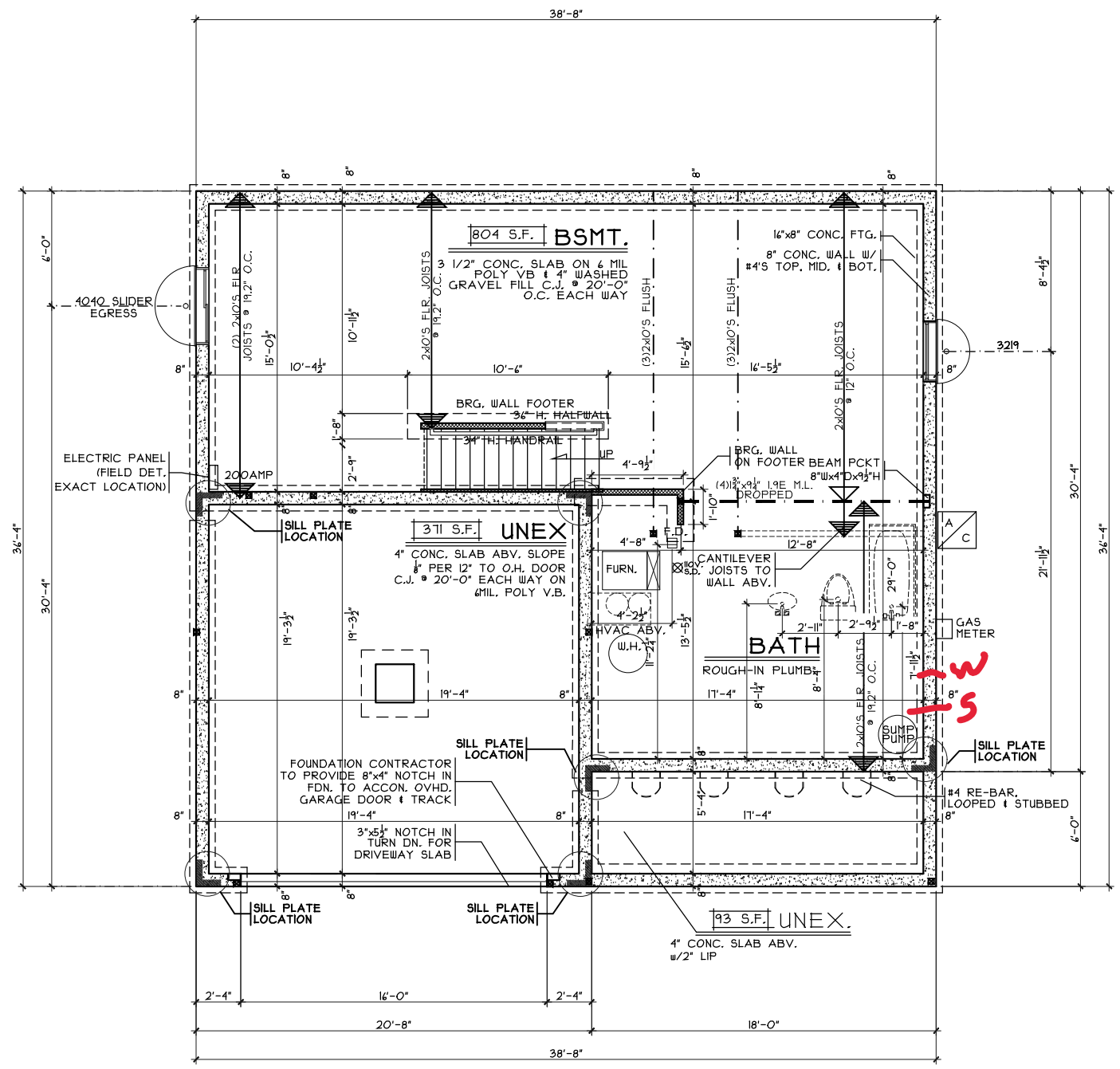
GARAGE DOOR GRADE BM
SCALE: 3/8" = 1'-0"



BRG. WALL FOOTING
SCALE: 1/4" = 1'-0"



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



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

Foundation Plan
Plan: Basement
Date: 8/25/23
Drawn: TB
Scale: As Noted
Revised: 10/10/23
Sheet: 6 of 8

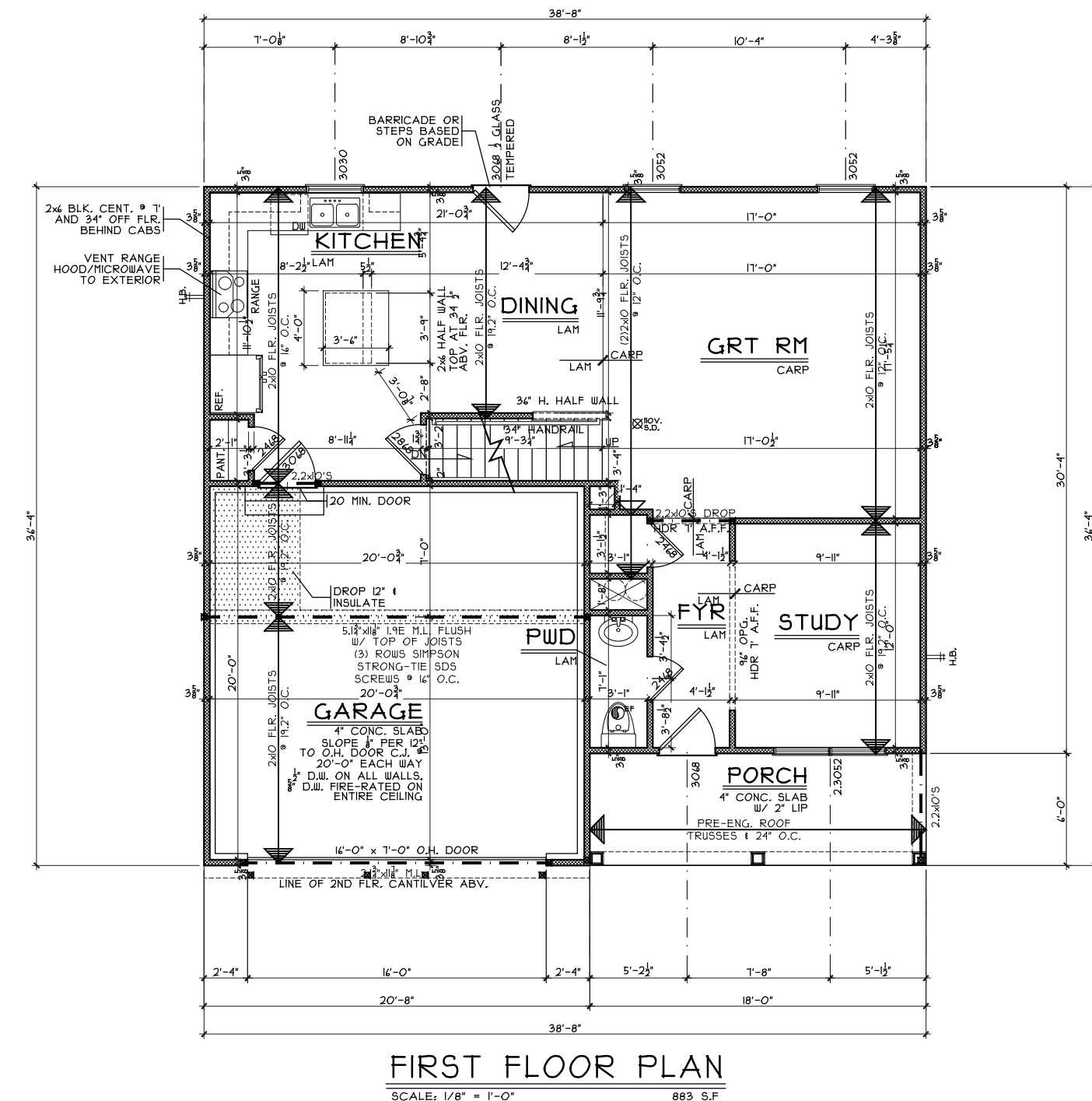
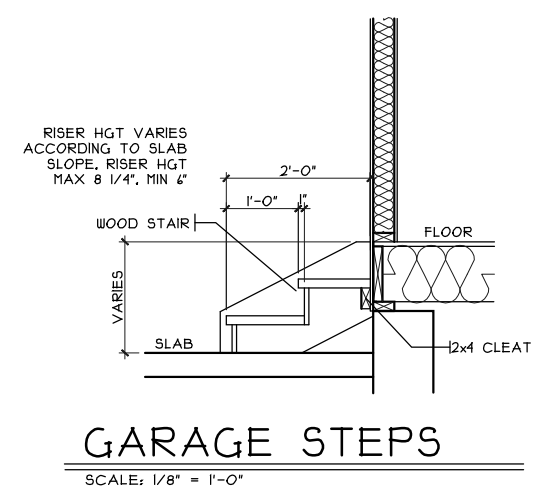
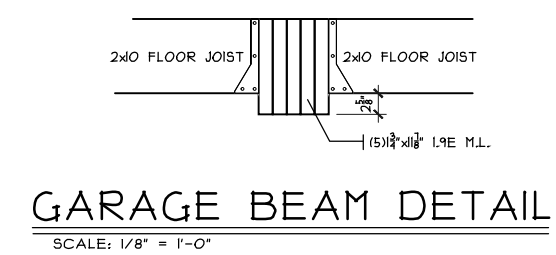
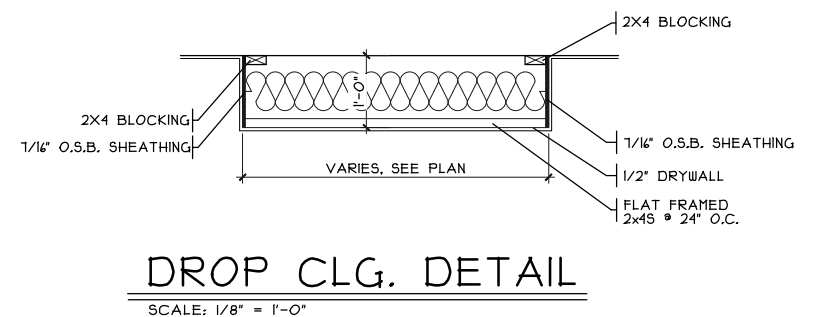
Proposed Residence:
Richardson Residence
94 Holly Oak Court
Views at Gardner Ridge Lot 1625

CRISTO HOMES
7594-A Tylers Place Blvd.
West Chester, OH 45069
513.795.0570 www.cristohomes.com

Beaumont - D1 - Vinyl
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Hamilton
Butler County

A2



First Floor Plan
Plan: Beaumont Basement
Date: 8/25/23
Drawn: TB
Scale: As Noted
Revised: 10/10/23
Sheet: 7 of 8

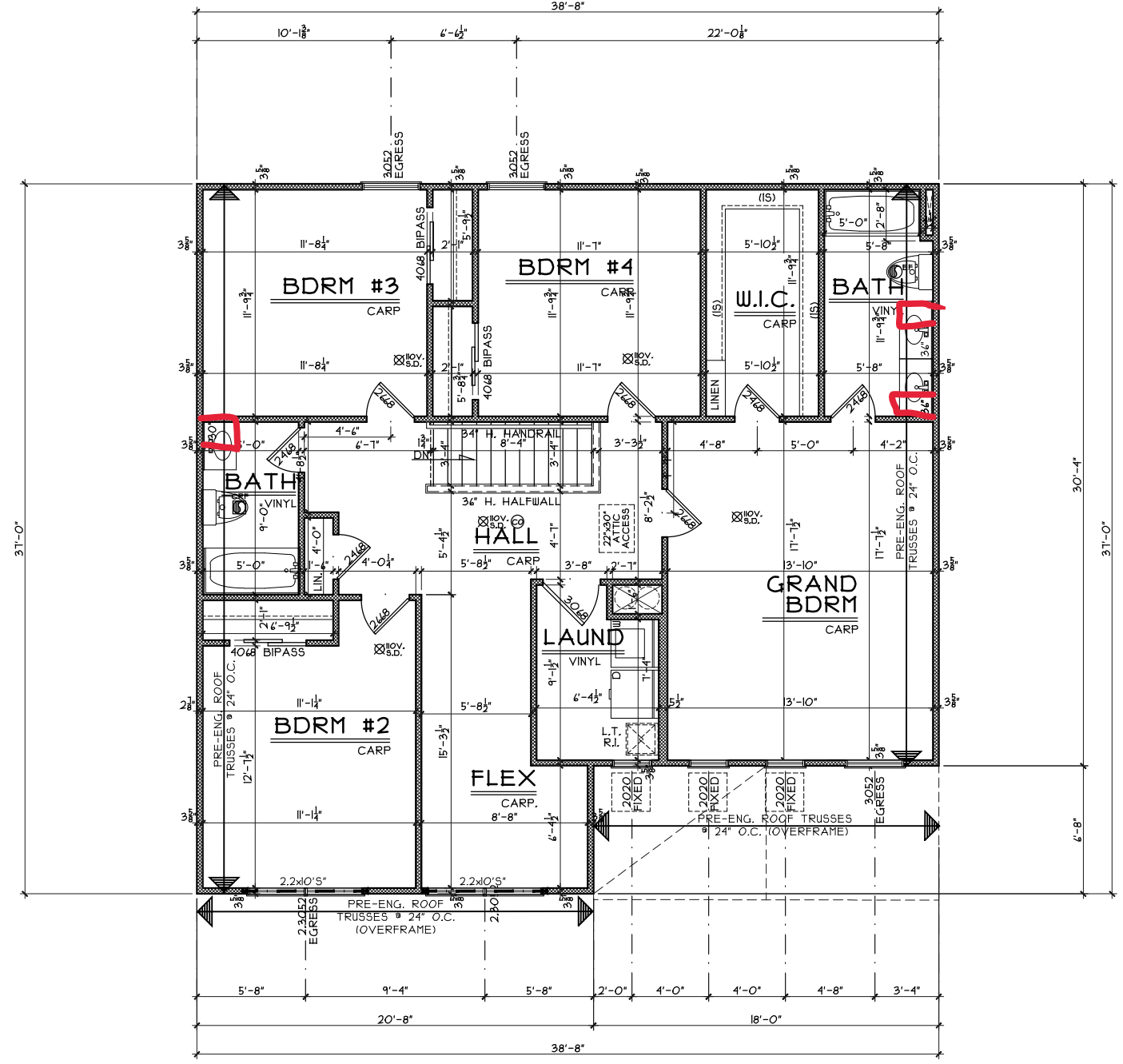
Proposed Residence:
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Issue Dates
Review

Hamilton
Butler County



SECOND FLOOR PLAN
SCALE: 1/8" = 1'-0" 1211 S.F.

Second Floor Plan

Plan: Beaumont Basement
Date : 8/25/23
Drawn: TB
Scale : As Noted
Revised: 10/10/23
Sheet : 9 of 8

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

Renaissance -G2-1625

Proposed Residence:
Richardson Residence
94 Holly Oak Court
Views at Gardner Ridge Lot 1625

Beaumont - D1 - Vinyl

Hamilton
Butler County

Issue Dates

| Review | Issue Dates |
|--------|-------------|
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