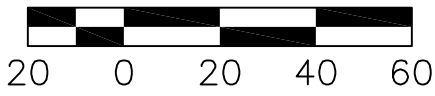
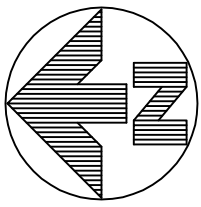


G2 1626
100 Holly Oak Court
Hamilton, OH 45013

2 Story Basement
Finished 1/2 bath in basement
3" vent out roof required
Vent kitchen sink
2 hose bibs - no valves required
ice maker
1 tub
1 shower
inside water meter

Gas Furnace and Range



PLOT PLAN

LOT 31626 (19,240 SF) 0.442 AC.

GARDNER RIDGE, SECTION THREE

CITY OF HAMILTON

BUTLER COUNTY, OHIO

FOR: CRISTO HOMES

KUHLMANN RESIDENCE
100 HOLLY OAK COURT

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

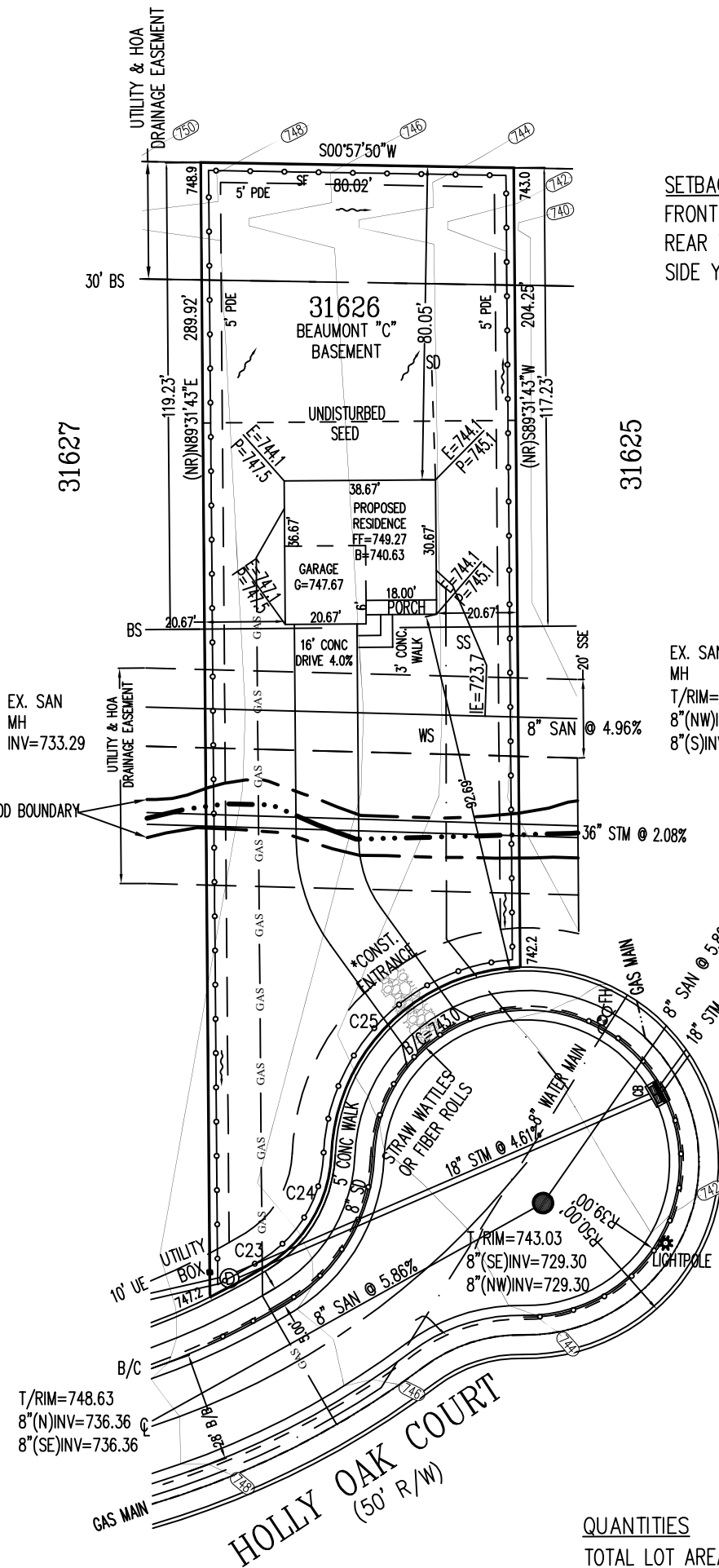
IF THE SANITARY SEWER MAIN NEEDS TO BE TAPPED, A
FACTORY WYE MUST BE USED. INSERTA-TEES ARE NOT
PERMITTED

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 DISINFECTION PROCESS



SCALE: 1"=40'
DATE: 4/7/2023
DRAWN: FAK
DESIGNED:
CHECKED: JLS



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

EX. SAN
MH
T/RIM=736.50
8"(NW)INV=718.92
8"(S)INV=716.93

C23
R=175.00'
L=16.40'

C24
R=35.00'
L=34.30'

C25
R=50.00'
L=74.88'

T/RIM=748.63
8"(N)INV=736.36
8"(SE)INV=736.36

M.O.E.=744.0

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

QUANTITIES

TOTAL LOT AREA	19240	sq. ft.
CITY WALK	549	sq. ft.
HOUSE WALK	44	sq. ft.
DRIVE	1753	sq. ft.
APRON	94	sq. ft.
PATIO AND PORCHES	66	sq. ft.
DECK	0	sq. ft.
SEEDING AREA	11547	sq. ft.
UNDISTURBED AREA	5244	sq. ft.

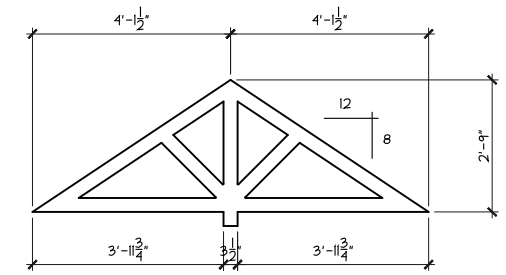
APEX
ENGINEERING & SURVEYING, INC.
1068 N. UNIVERSITY BLVD MIDDLETOWN, OHIO 45042
PH.-(513) 424-5202 OR (513) 932-8991 FAX - (513) 424-6202

REVISIONS:
1.4-11-23
2.
3.
4.

PROJECT: GARDNER
DRAWING: 230590PA

SHEET
1 OF 1

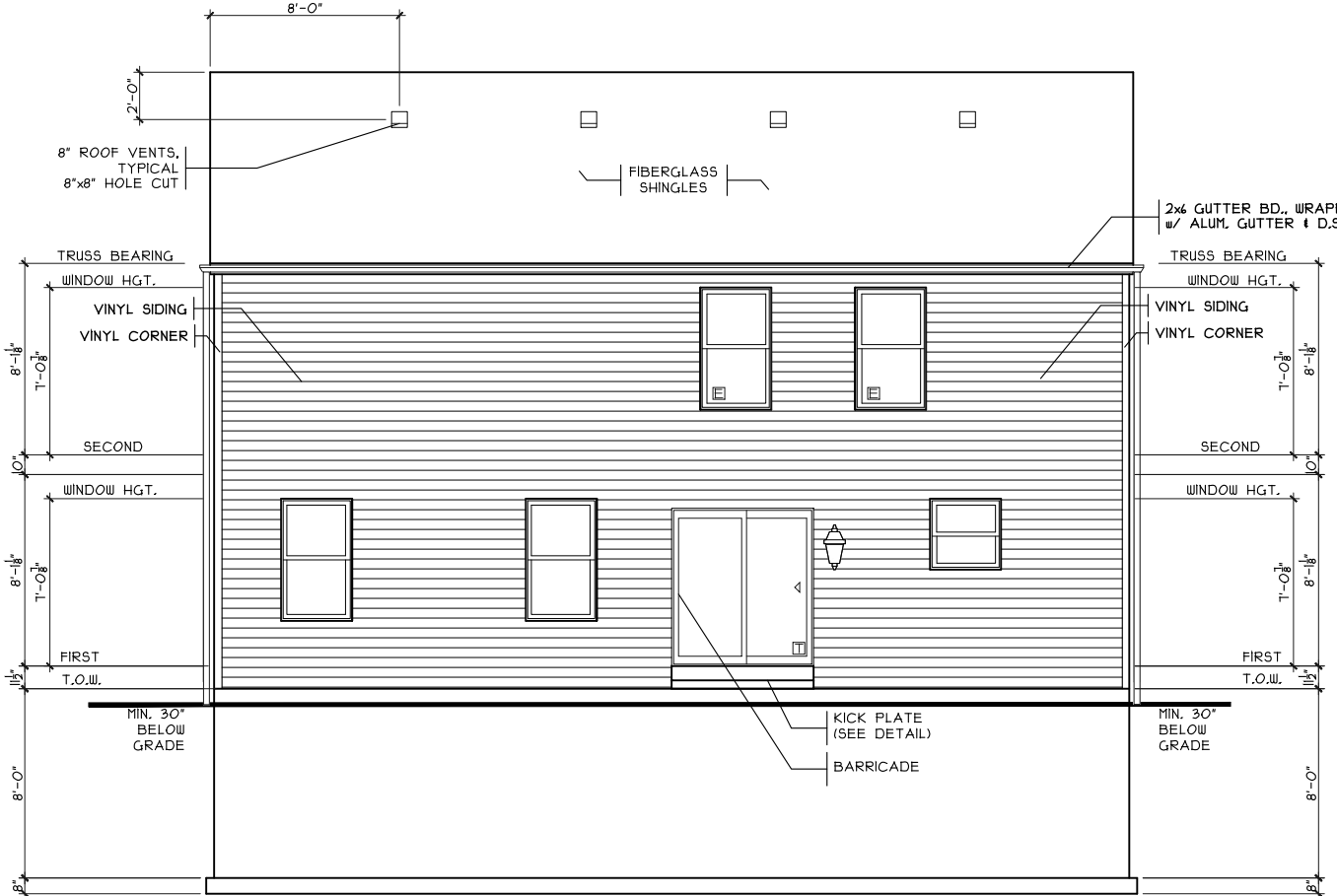
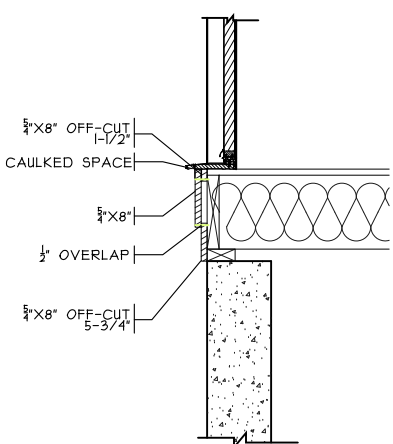
GABLE PEDIMENT DIMS



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

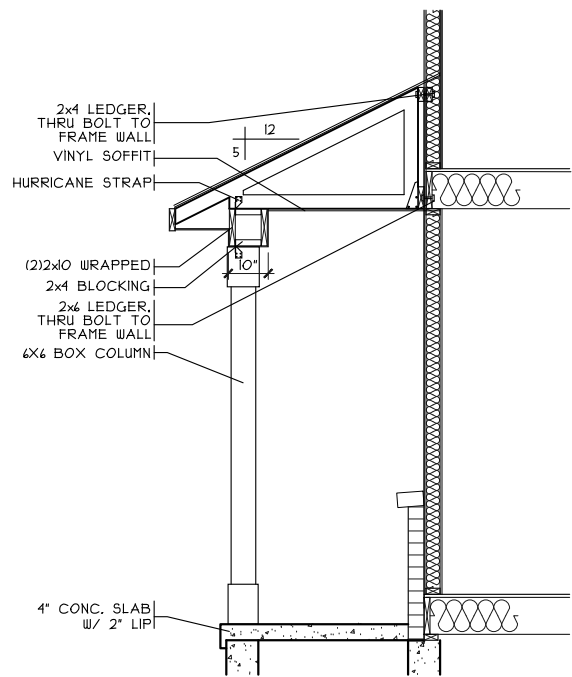
KICK PLATE DETAIL

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



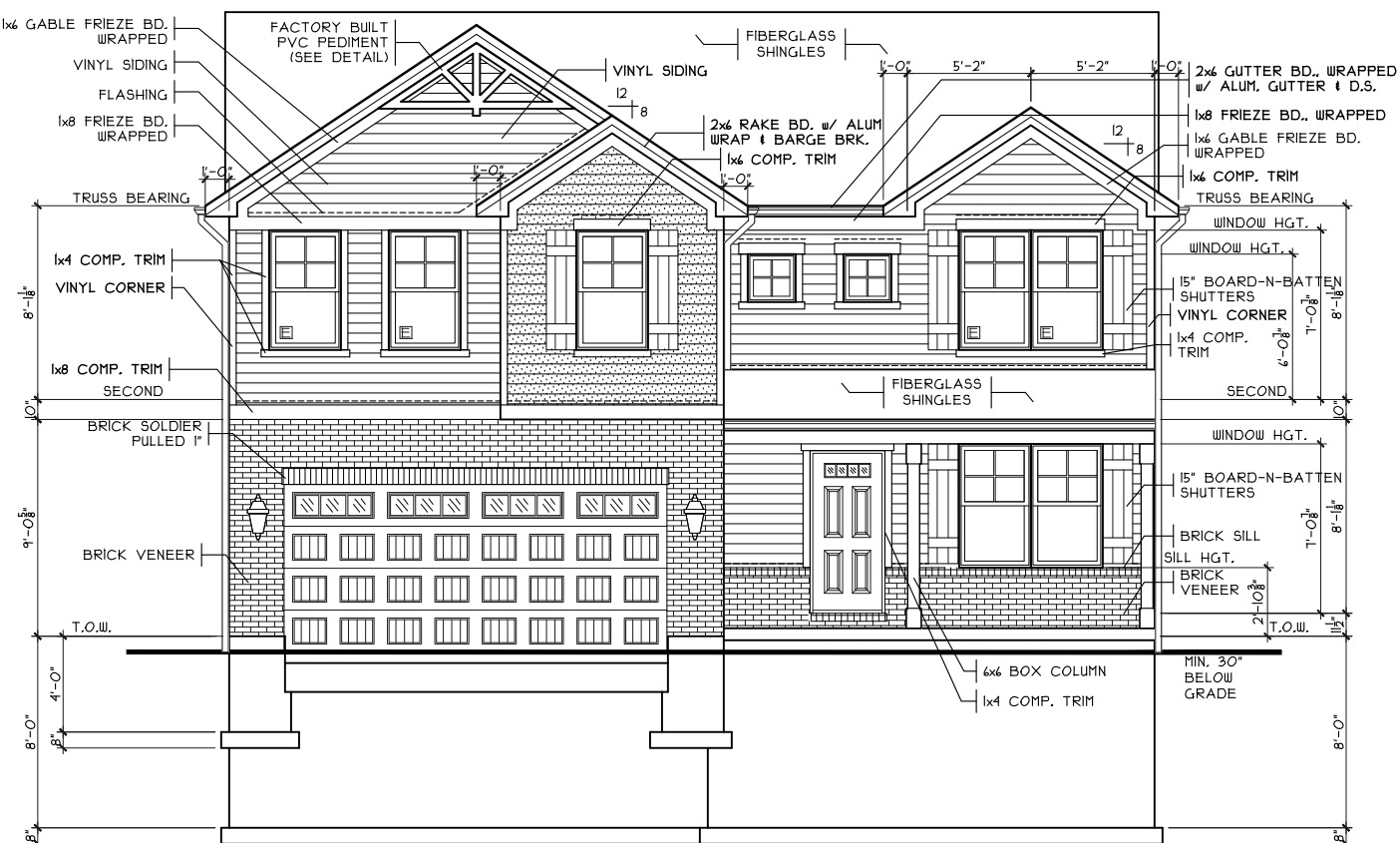
REAR ELEVATION

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



PORCH DETAIL

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



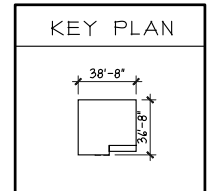
FRONT ELEVATION

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

SHEET INDEX	
SHT#	DESCRIPTION
A1	Front and Rear Elevations
A1a	Left and Right Elevations
A2	Foundation Plan
A2a	Lower Level 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"

2S2156B4 PLAN INFO	
4	BDRMS
2.5	BATHS
2	CAR GARAGE
8'	1ST FLR. CLG.
SQUARE FOOTAGE	
TOTAL	2154
MAIN	883
UPPER	1213
LOWER(FINISH)	450
LOWER(SLAB)	803
GARAGE(SLAB)	314



Proposed Residence:
Kuhlmann Residence
100 Holly Oak Court
Views at Garden Ridge - Lot 1626

Beaumont - C3 - Vinyl
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.

Issue Dates:
Review

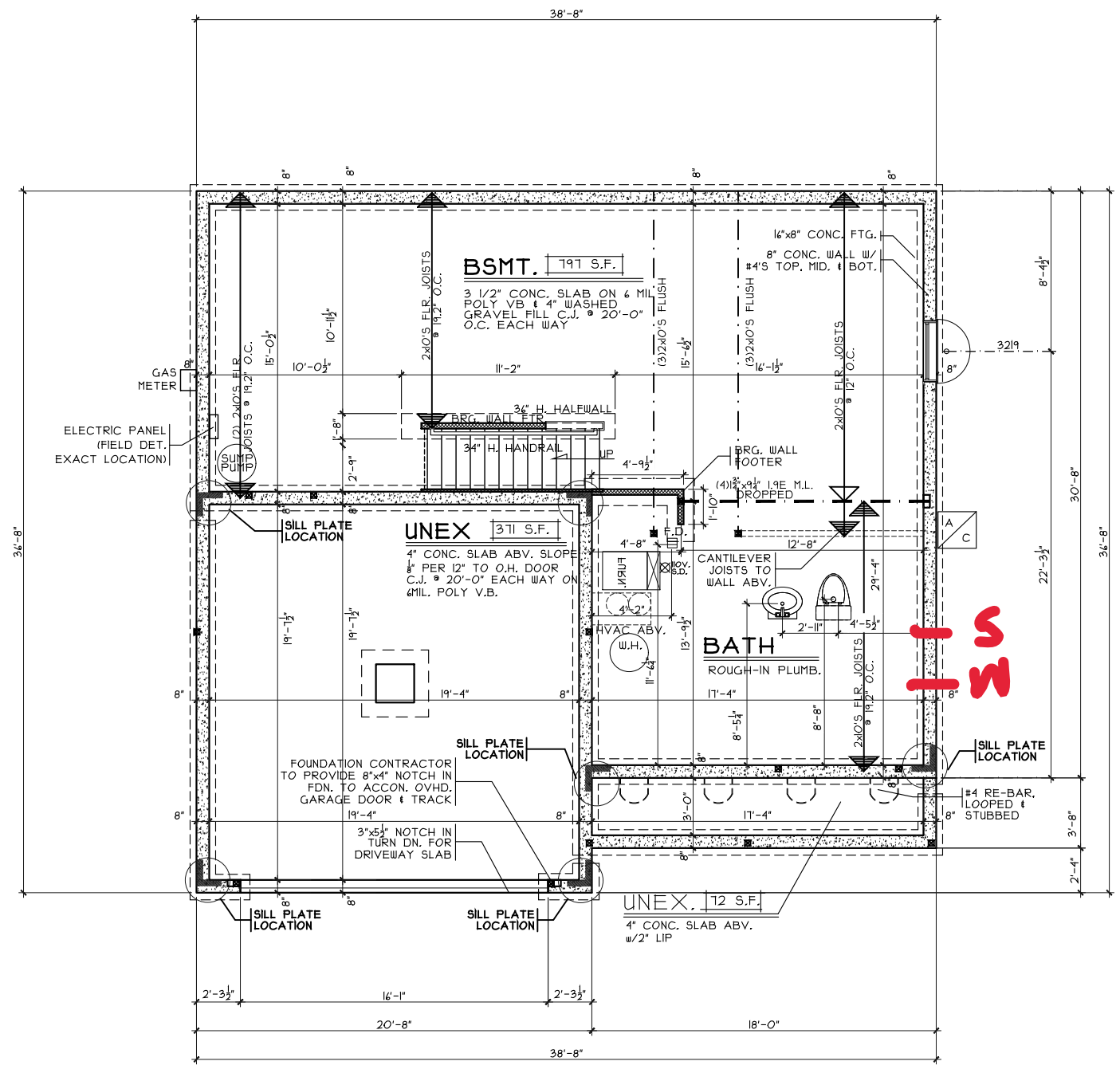
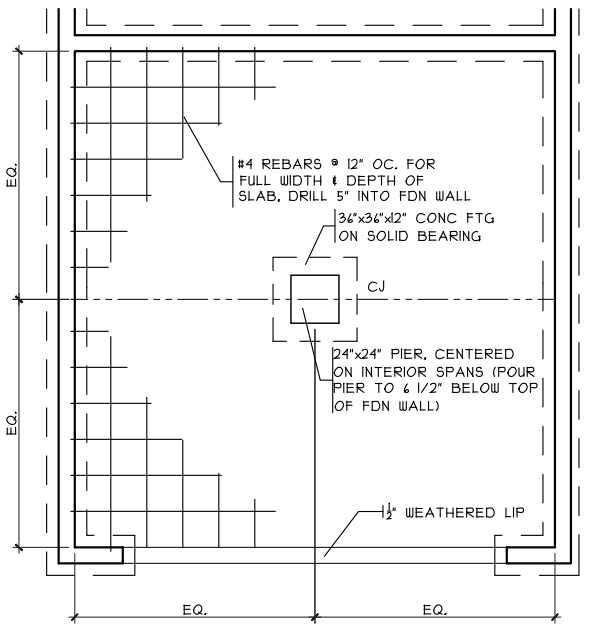
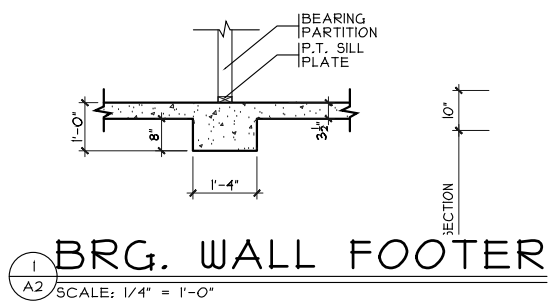
Front And Rear Elevations
Plan: Beaumont Basement
Date: 3/23/23
Drawn: SDG
Scale: As Noted
Revised: 5/3/23
Sheet: 1 of 9

Renaissance - G2-1626

Hamilton
Butler County

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

A1



Foundation Plan
Plan: Beaumont Basement
Date: 3/23/23
Drawn: SDG
Scale: As Noted
Revised: 5/3/23
Sheet: 6 of 9

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

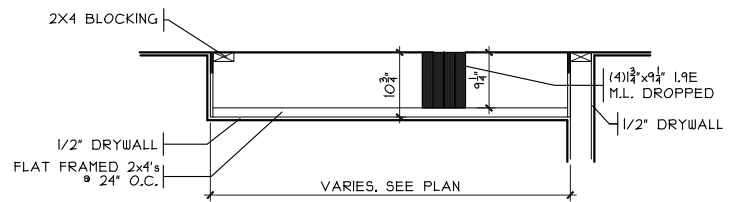
Renaissance - G2-1626
Proposed Residence:
Kuhlmann Residence
100 Holly Oak Court
Views at Garden Ridge - Lot 1626

Beaumont - C3 - Vinyl
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.

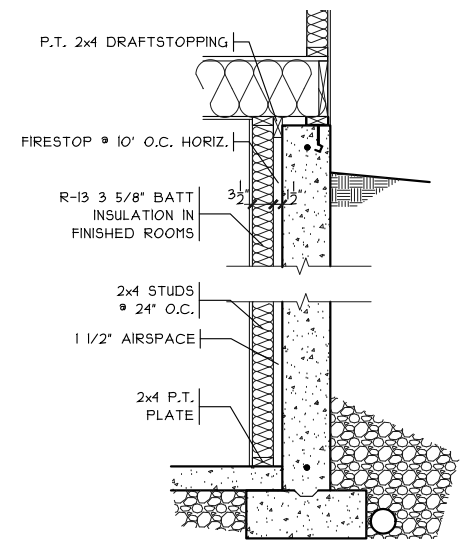
Issue Dates

Review	Date

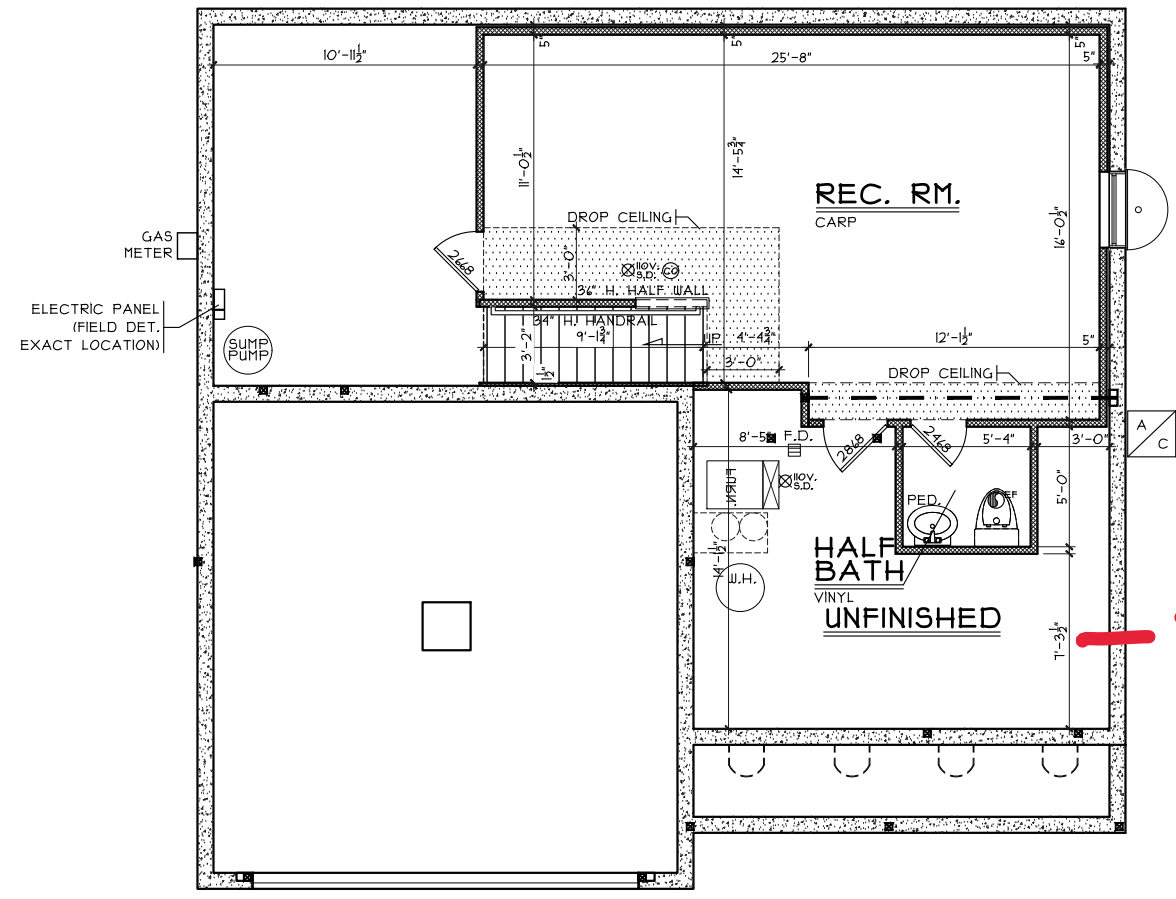
A2



DROP CEILING DETAIL
SCALE: 1/8" = 1'-0"



FIN. LL WALL DETAIL
SCALE: 3/8" = 1'-0"



LOWER LEVEL PLAN
SCALE: 1/8" = 1'-0" 450 S.F.

Foundation Plan
Plan: Basement
Date: 3/23/23
Drawn: SDG
Scale: As Noted
Revised: 5/3/23
Sheet: 4 of 9

Renaissance - G2-1626

Proposed Residence:
Kuhlmann Residence
100 Holly Oak Court
Views at Garden Ridge - Lot 1626

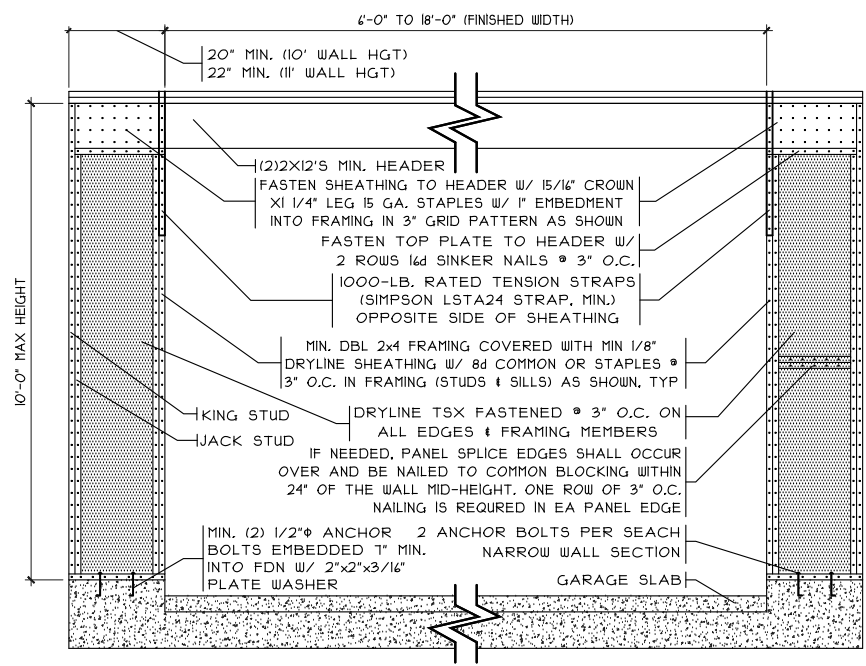
Beaumont - C3 - Vinyl

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.

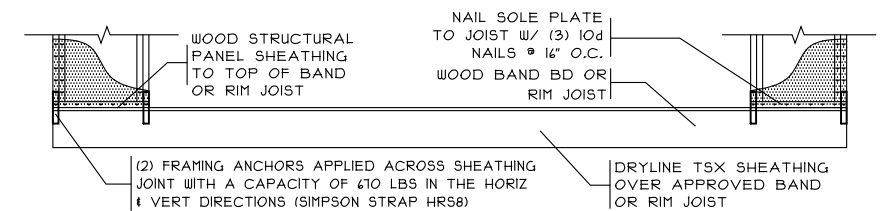
Issue Dates

Review	Issue Dates

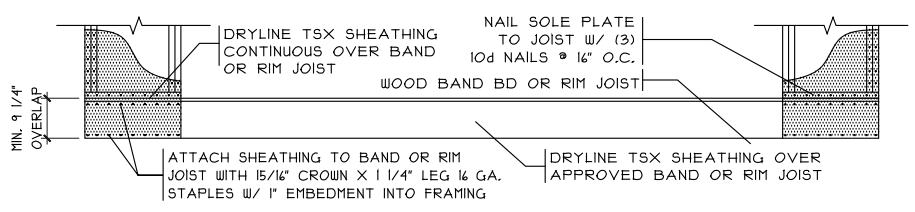
A2a



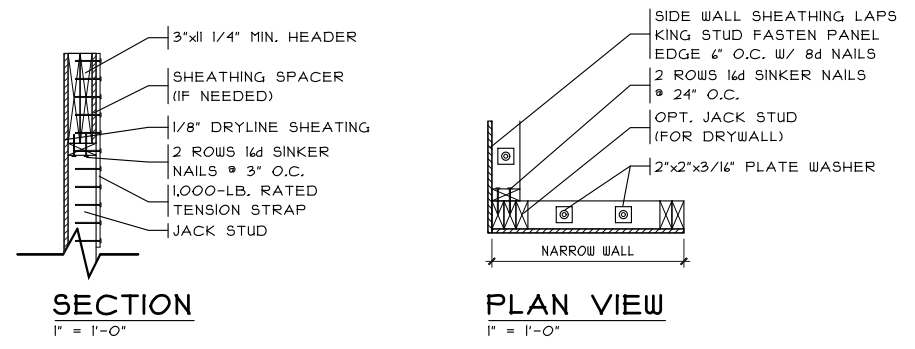
WALL OVER POURED FOUNDATION
SCALE: 1/4" = 1'-0"



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

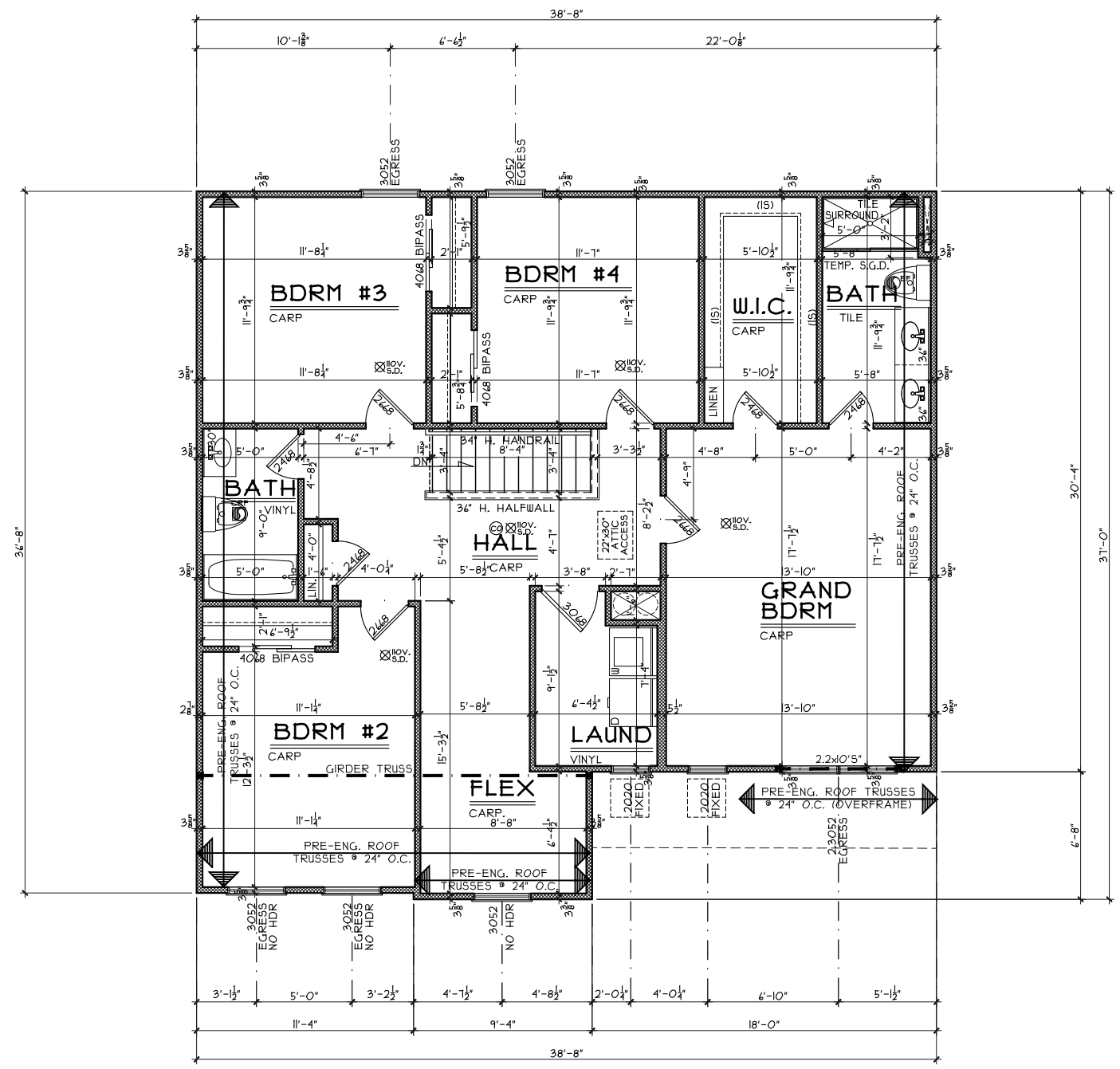


WALL OVER RAISED WOOD FLOOR
SCALE: 1/4" = 1'-0" OVERLAP OPTION



METHOD CS-PF CONTINUOUSLY SHEATHED PORTAL FRAME PANEL CONSTRUCTION

SCALE PER DETAIL POURED WALL FDN



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

Second Floor Plan

Plan: Beaumont Basement
Date: 3/25/23
Drawn: SDG
Scale: As Noted
Revised: 5/3/23
Sheet: 6 of 9

Proposed Residence:
Kuhlmann Residence
100 Holly Oak Court
Views at Garden Ridge - Lot 1626

Renaissance - G2-1626

Beaumont - C3 - Vinyl

Hamilton
Butler County

Issue Dates

Review

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.

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

A4