

G2 1627
106 Holly Oak Court
Hamilton, OH 45013

2 Story Basement

3pc rough

vent kitchen sink

2 hose bibs - no valves required

ice maker

1 tub

1 shower

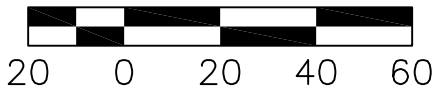
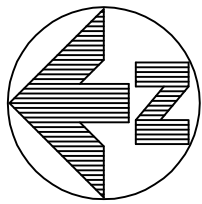
1 soaker - wall hung faucet

inside water meter

Laundry Tub

Install pressure regulator - extra paid by owner

Gas Furnace



NORRIS RESIDENCE
106 HOLLY OAK COURT

PLOT PLAN

LOT 31627 (23,065 SF) 0.530 AC.
GARDNER RIDGE, SECTION THREE
CITY OF HAMILTON
BUTLER COUNTY, OHIO
FOR: CRISTO HOMES

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



YARD TREE
(SEE APPROVED TREE LIST AND SIZE REQUIREMENTS IN CHAPTER 915 OF THE CITY OF HAMILTON CODIFIED ORDINANCES)

SCALE: 1"=40'
DATE: 01-31-24
DRAWN: JLL
DESIGNED:
CHECKED: JLS

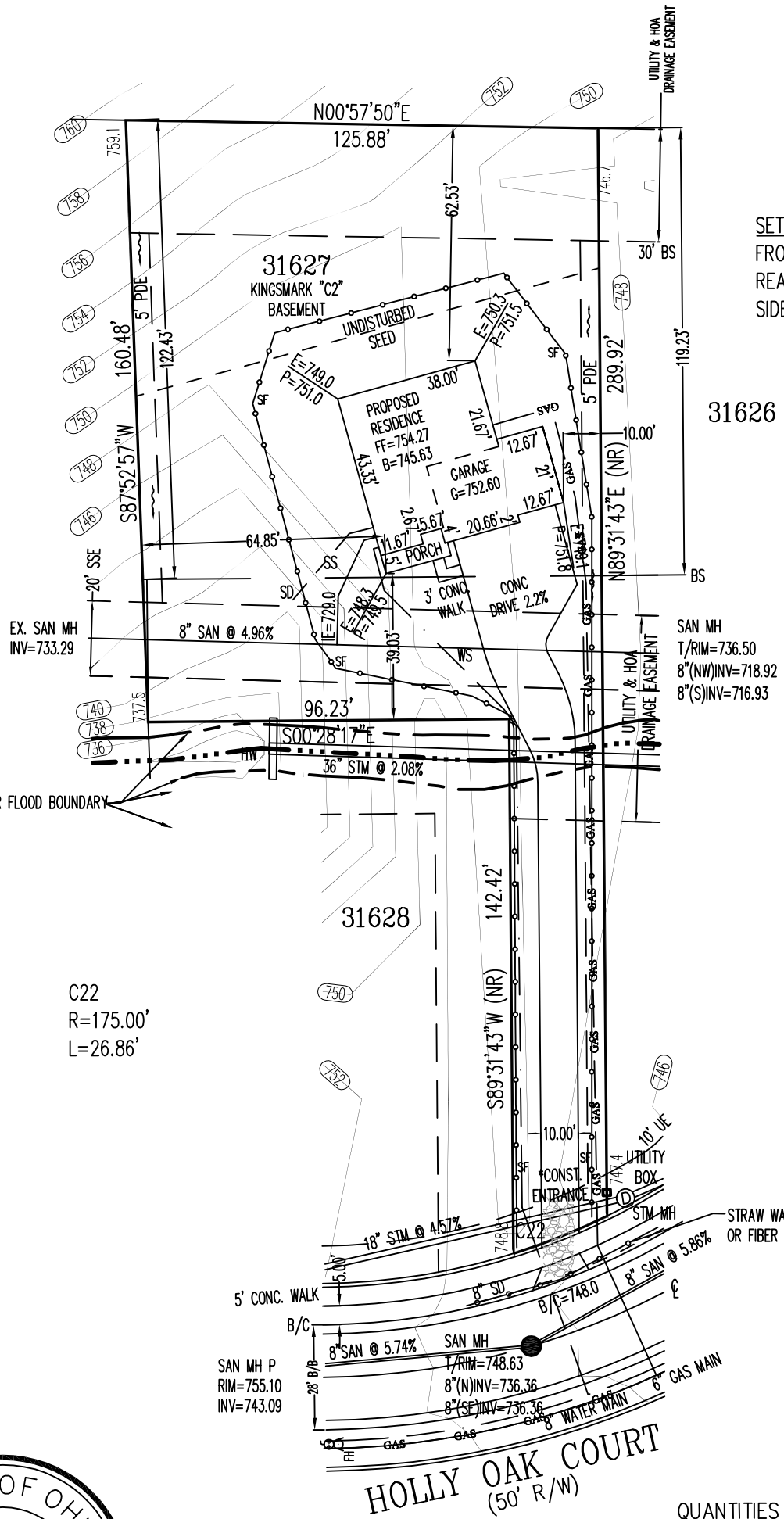


REVISIONS:

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

PROJECT: GARDNER
DRAWING: 240093PA

SHEET
1 OF 1



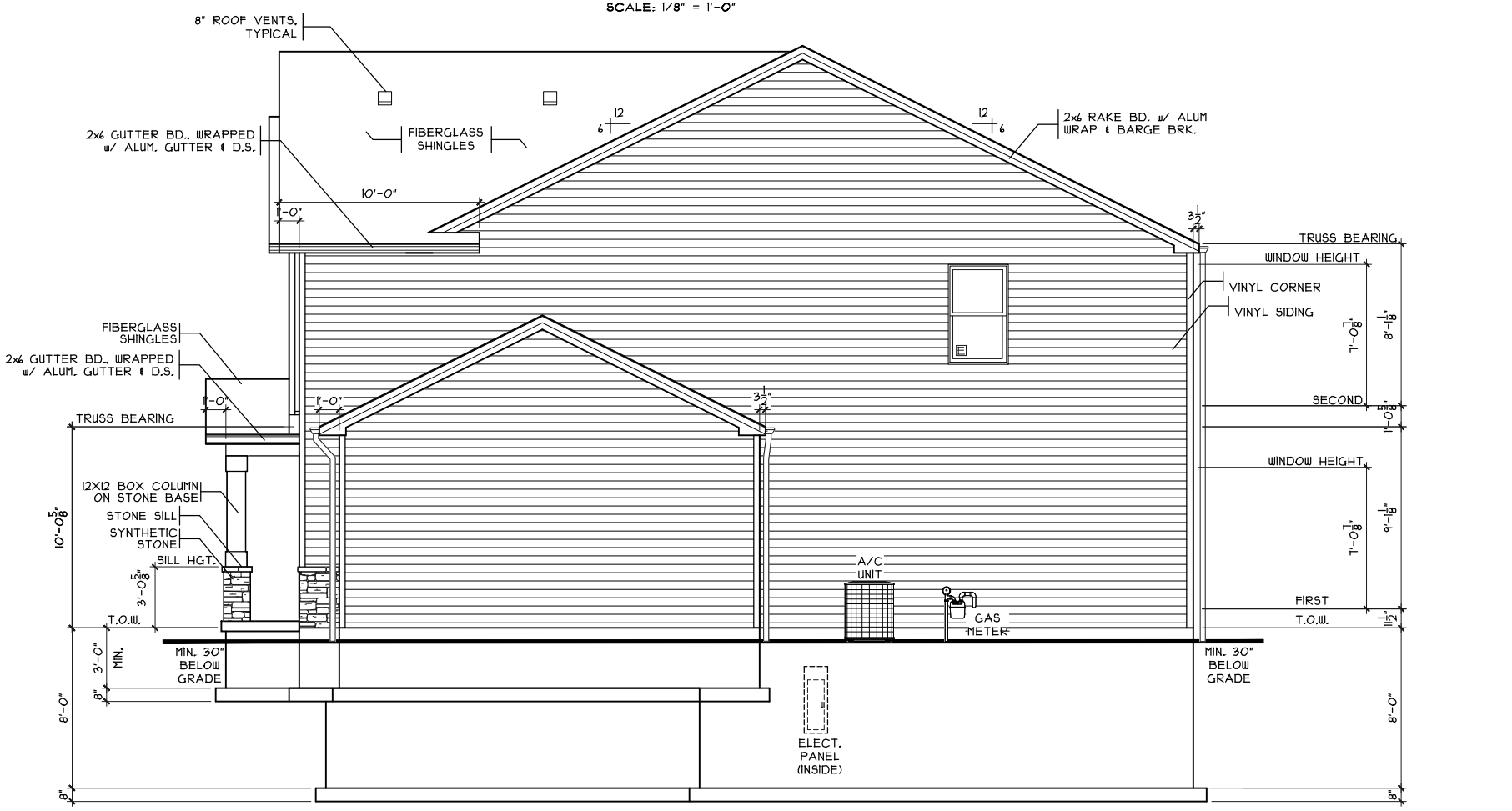
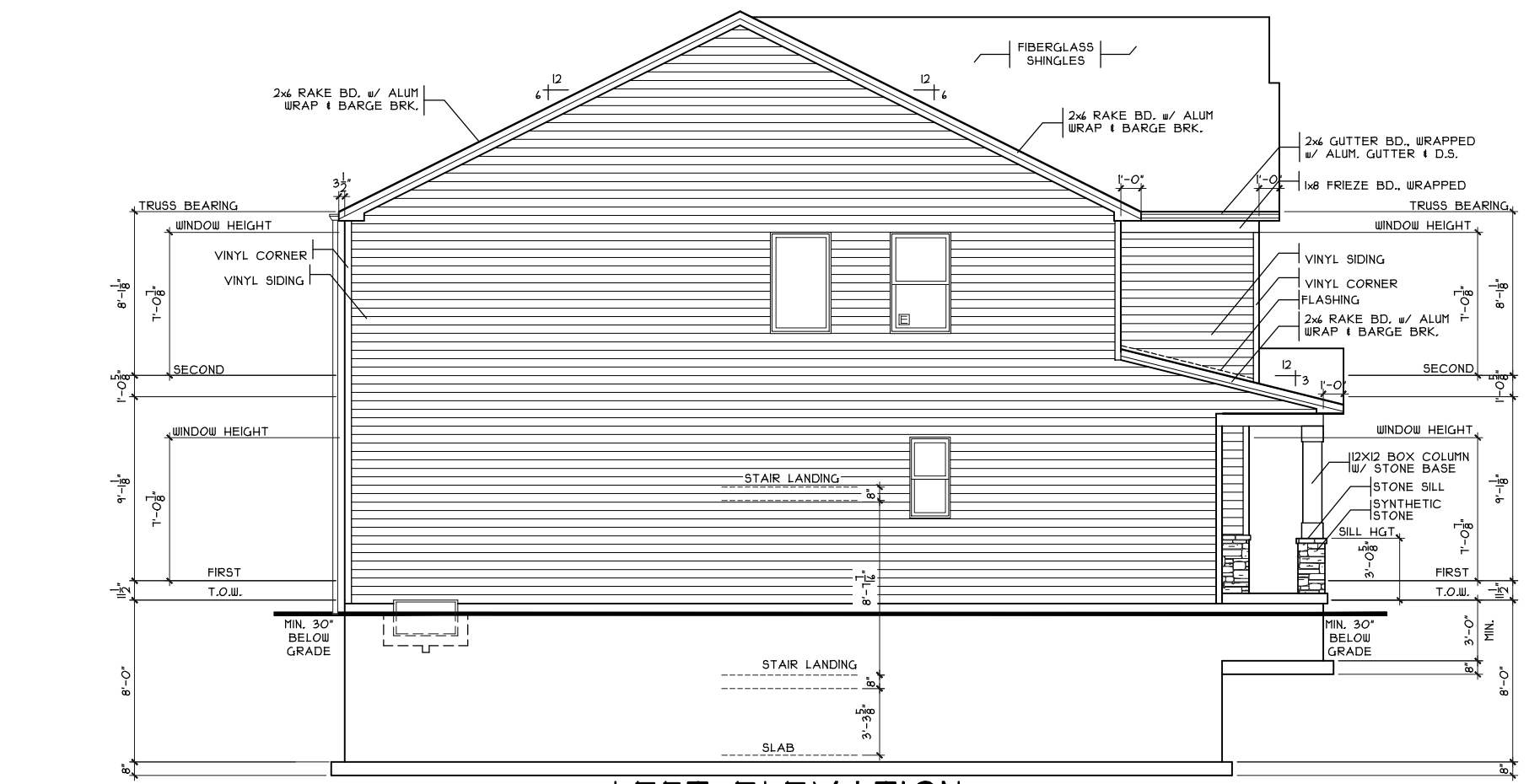
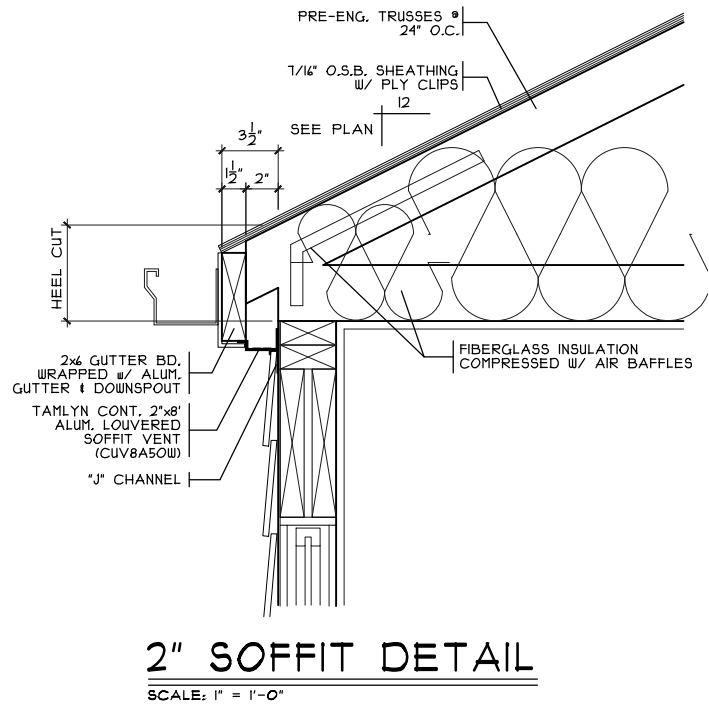
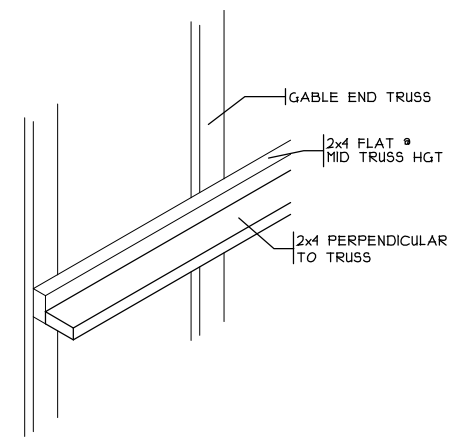
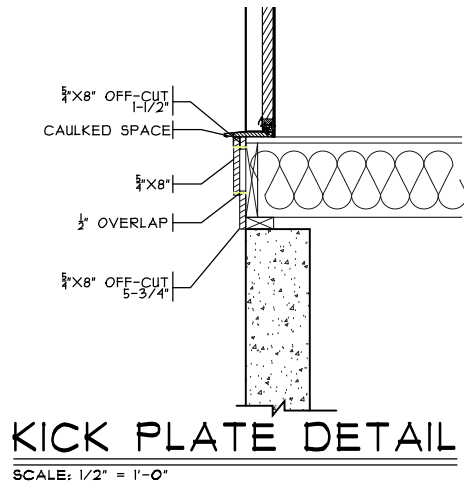
SETBACKS:
FRONT YARD=30'
REAR YARD=30'
SIDE YARD=5' MIN/15' TOTAL

C22
R=175.00'
L=26.86'

QUANTITIES	
TOTAL LOT AREA	23065 sq. ft.
CITY WALK	41 sq. ft.
HOUSE WALK	29 sq. ft.
DRIVE	2674 sq. ft.
APRON	67 sq. ft.
PATIO AND PORCHES	105 sq. ft.
DECK	0 sq. ft.
SEEDING AREA	11532 sq. ft.
UNDISTURBED AREA	6931 sq. ft.

M.O.E.=752.0

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



Left & Right Elevations

Plan: Kingsmark
 Date: 1.10.2024
 Drawn: CML
 Scale: As Noted
 Revised: 1.22.2024
 Sheet: 2 of 8

Prestige - G2-1627

Proposed Residence:
 Norris, Julie
 106 Holly Oak Court
 Views at Gardner Ridge Lot#1627

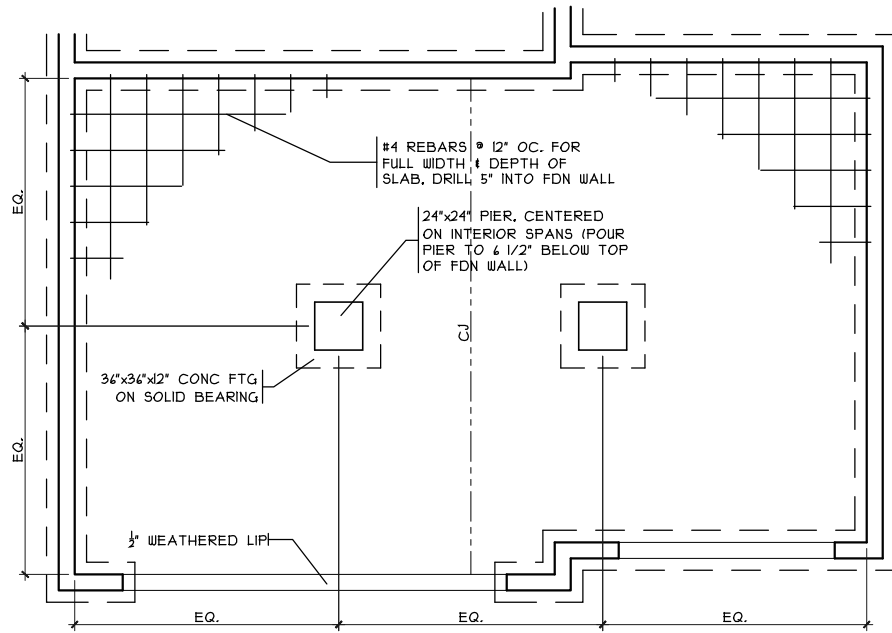
Kingsmark-C2 - Vinyl

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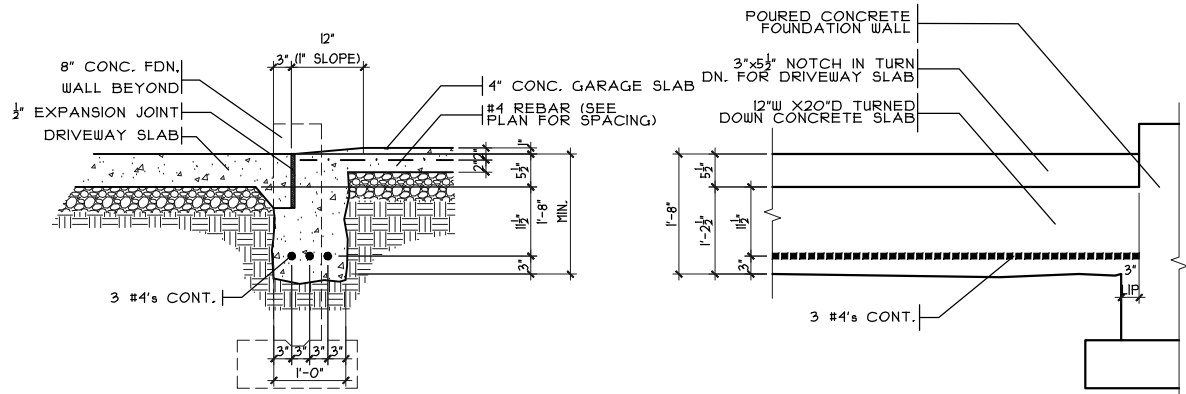
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 Butler County

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 West Chester, OH 45389
 513.755.0570

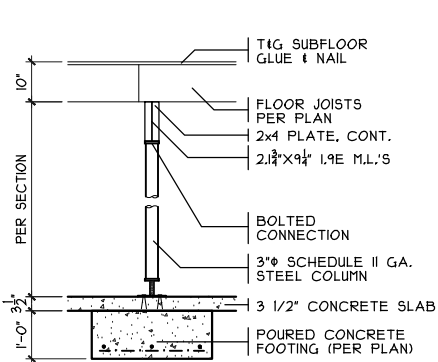
A1a



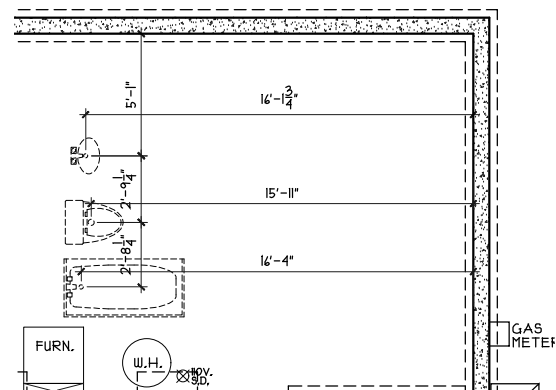
GARAGE BM DETAIL
 SCALE: 1/8" = 1'-0"



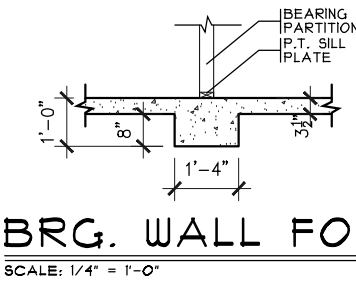
GARAGE DOOR GRADE BM
 SCALE: 3/8" = 1'-0"



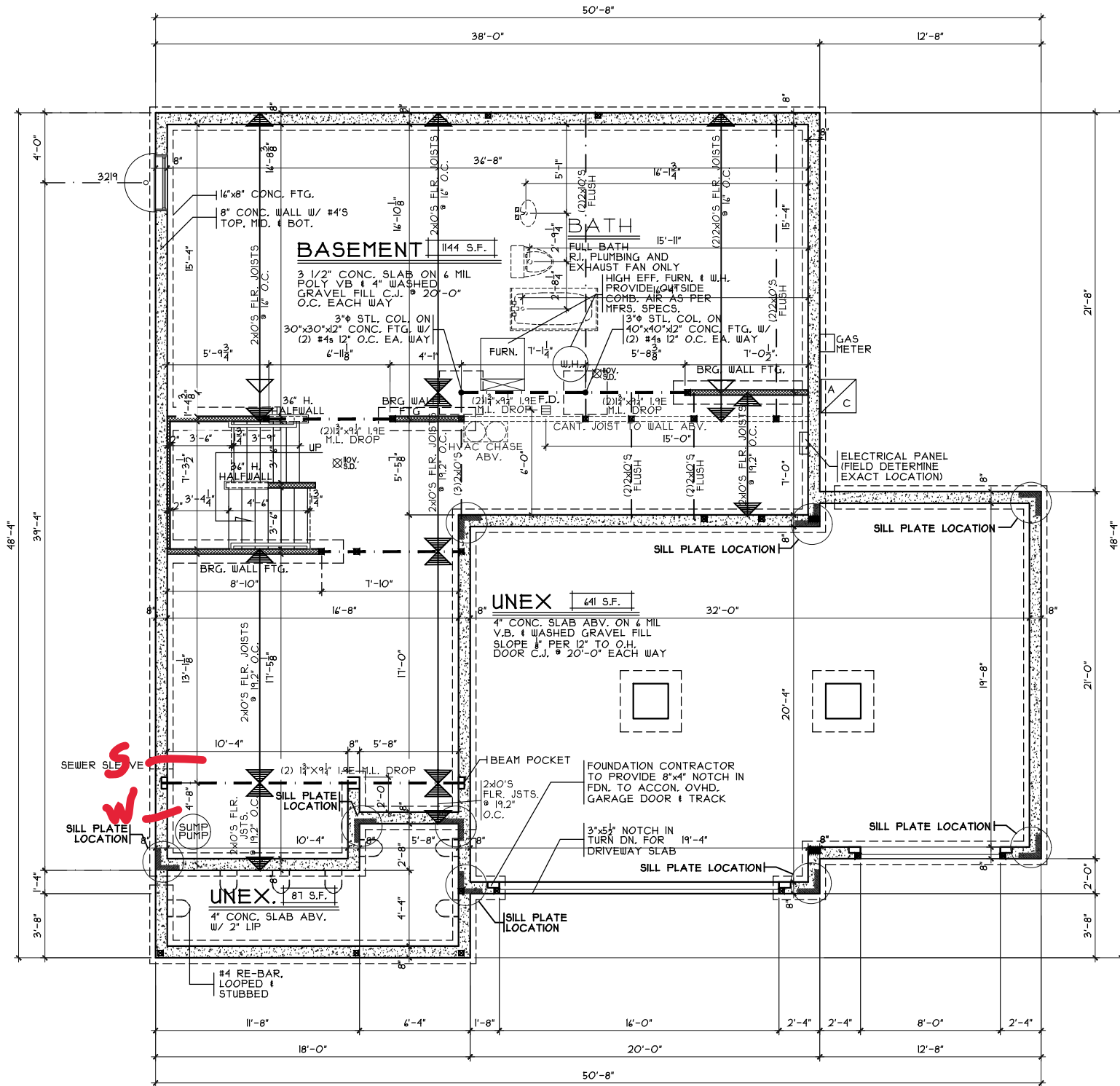
COLUMN DETAIL
 SCALE: 1/4" = 1'-0"



DIMS TO FDN PLUMB. BRG. WALL FOOTING
 SCALE: 1/8" = 1'-0"



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



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

Foundation Plan

Plan: Kingsmark
 Date: 1.10.2024
 Drawn: CML
 Scale: As Noted
 Revised: 1.22.2024
 Sheet: 3 of 8

Prestige - G2-1627

Proposed Residence:

Norris, Julie
 106 Holly Oak Court
 Views at Gardner Ridge Lot#1627

Kingsmark-C2 - Vinyl

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Issue Dates

Review

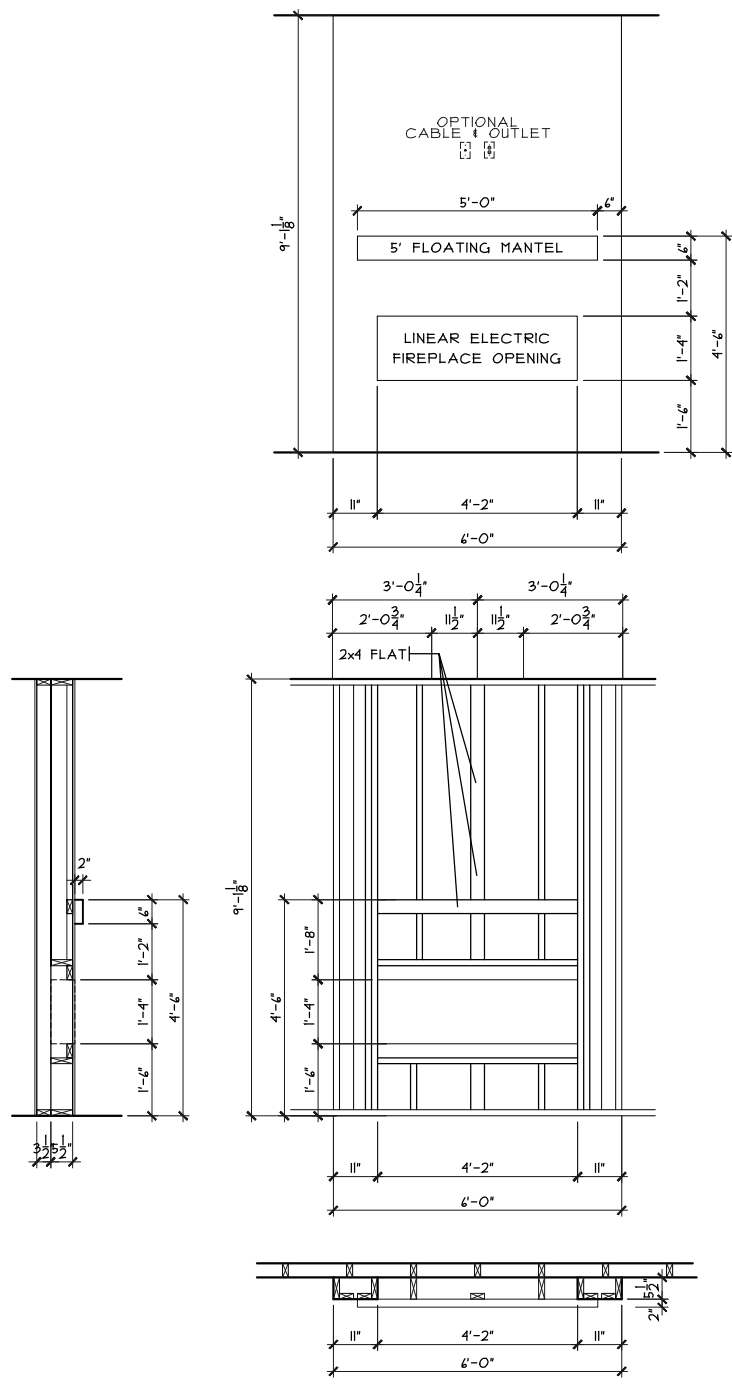
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A2

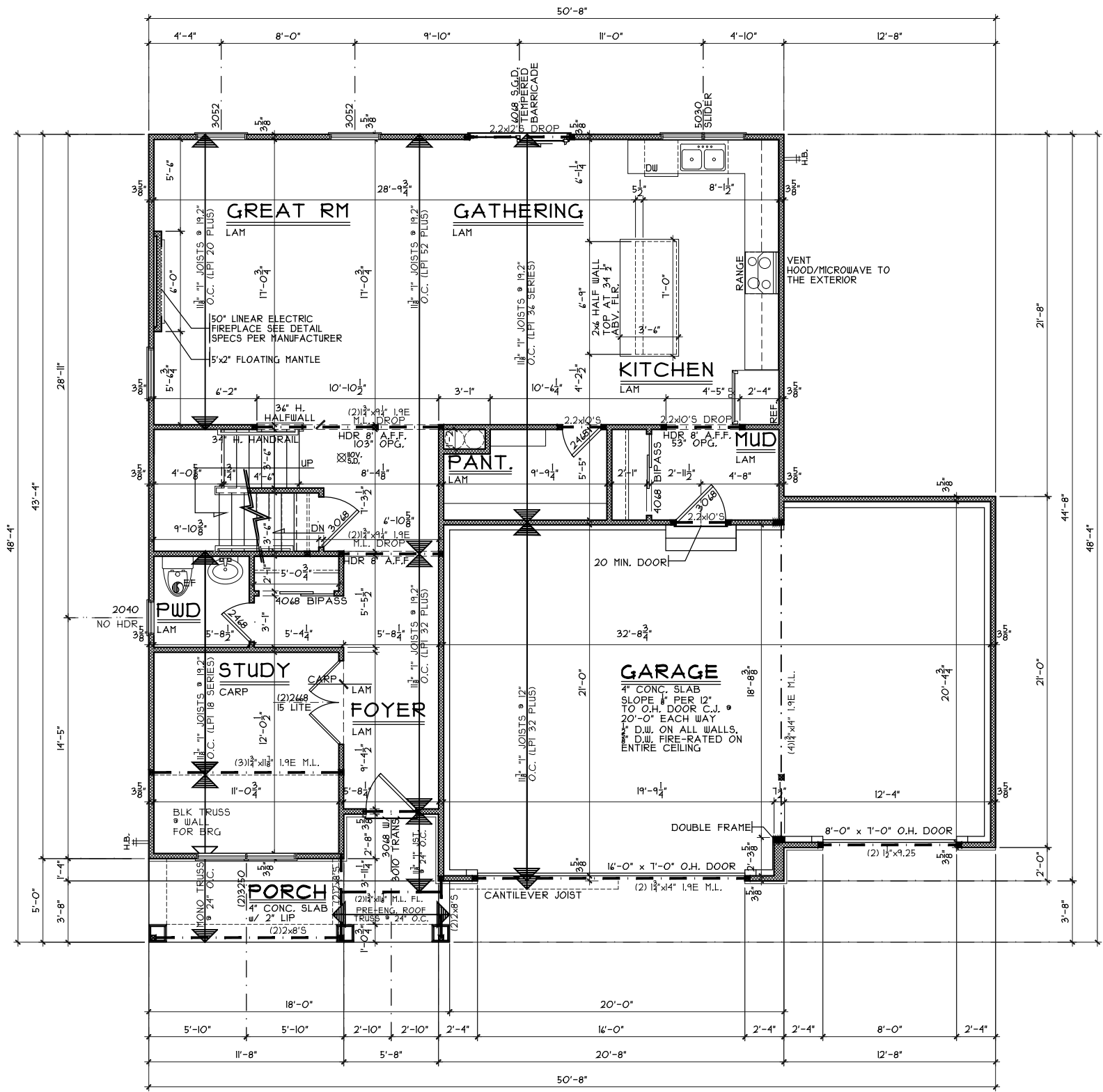
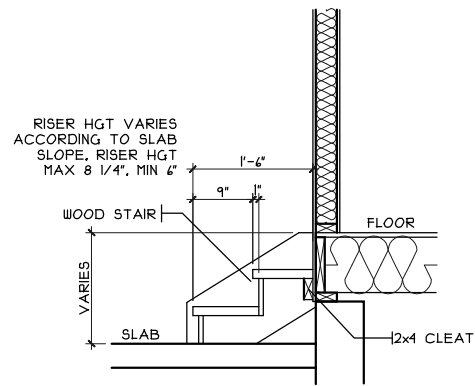
FIREPLACE FRAMING DETAIL

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



GARAGE STEPS DETAIL

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



FIRST FLOOR PLAN

SCALE: 1/8" = 1'-0" 1221 SQ. FT.

Plan: Kingsmark
 Date: 1.10.2024
 Drawn: CML
 Scale: As Noted
 Revised: 1.22.2024
 Sheet: 4 of 8

Prestige - G2-1627
 Proposed Residence:
 Norris, Julie
 106 Holly Oak Court
 Views at Gardner Ridge Lot#1627

Kingsmark-C2 - Vinyl

Issue Dates

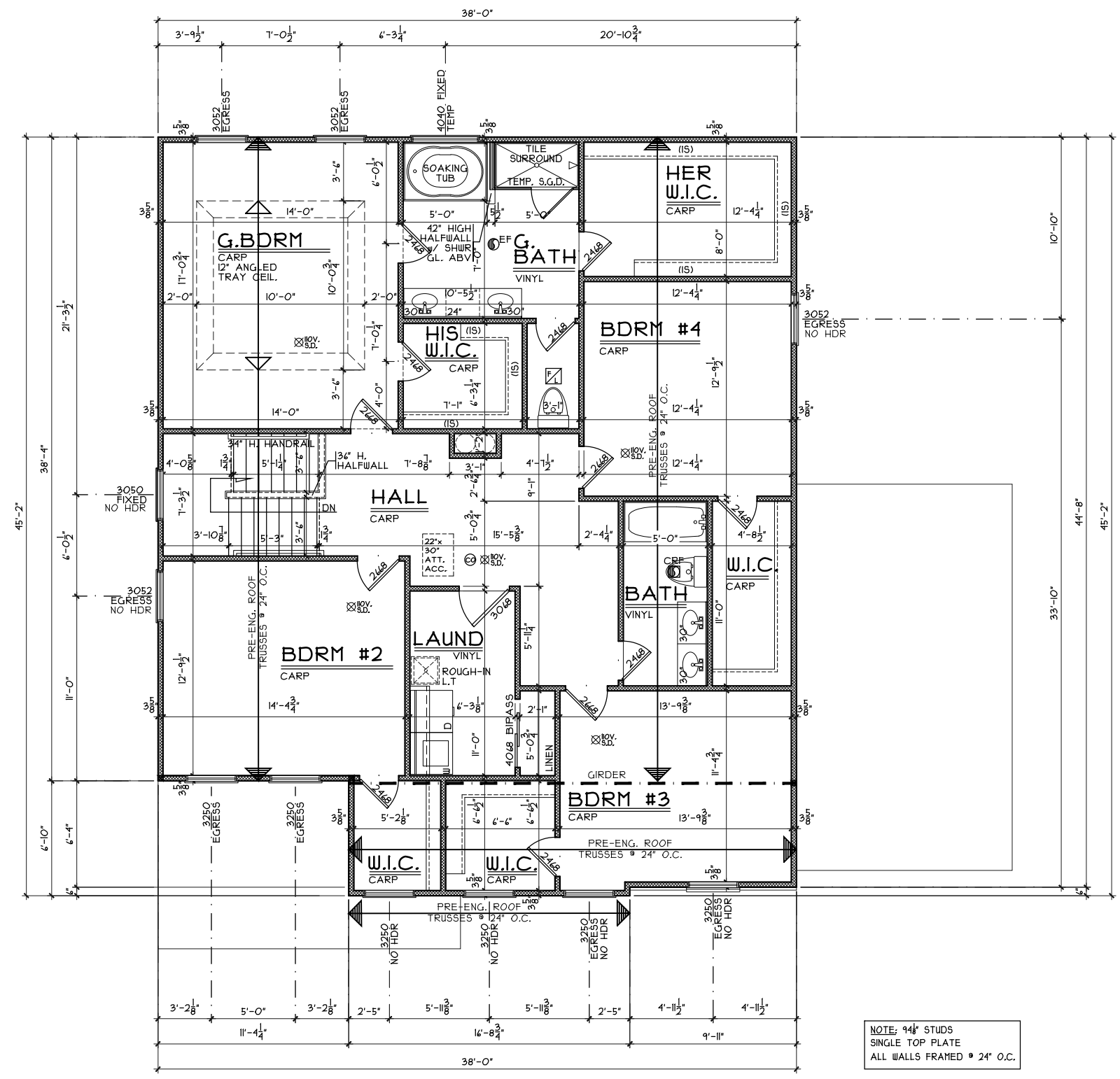
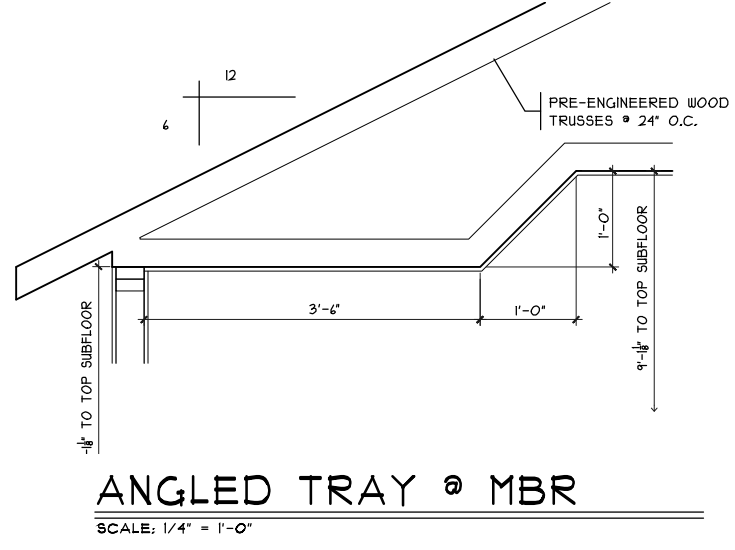
Review	

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A3



SECOND FLOOR PLAN
 SCALE: 1/8" = 1'-0" 1558 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".

NOTE: ■ DENOTES BEARING CRIPPLES. THERE SHOULD BE ONE CRIPPLE FOR EACH BEARING MEMBER. CONTINUOUS TO SOLID BEARING BELOW.

Second Floor Plan
 Plan: Kingsmark
 Date: 1-10-2024
 Drawn: CML
 Scale: As Noted
 Revised: 1.22.2024
 Sheet: 5 of 8

Prestige - G2-1627
 Proposed Residence:
 Norris, Julie
 106 Holly Oak Court
 Views at Gardner Ridge Lot#1627

Kingsmark- C2 - Vinyl
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Issue Dates
 Review

A4