

G2 1630
124 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

1 tub

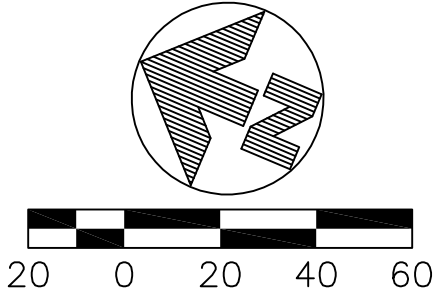
1 shower

inside water meter

Gas Furnace

PLOT PLAN
 LOT 31630 (29,944 SF) 0.687 ACRES
 GARDNER RIDGE, SECTION THREE
 CITY OF HAMILTON
 BUTLER COUNTY, OHIO
 FOR: CRISTO HOMES

MARKET HOME
 124 HOLLY OAK COURT



C18
 R=225.00'
 L=3.03'

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

TOPOGRAPHY FROM CONSTRUCTION
 PLANS, DATED MAY 2017.
 MAY NOT REFLECT CURRENT CONDITIONS.

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 DEPENDING ON GRADING AND
 SITE CONDITIONS.

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.

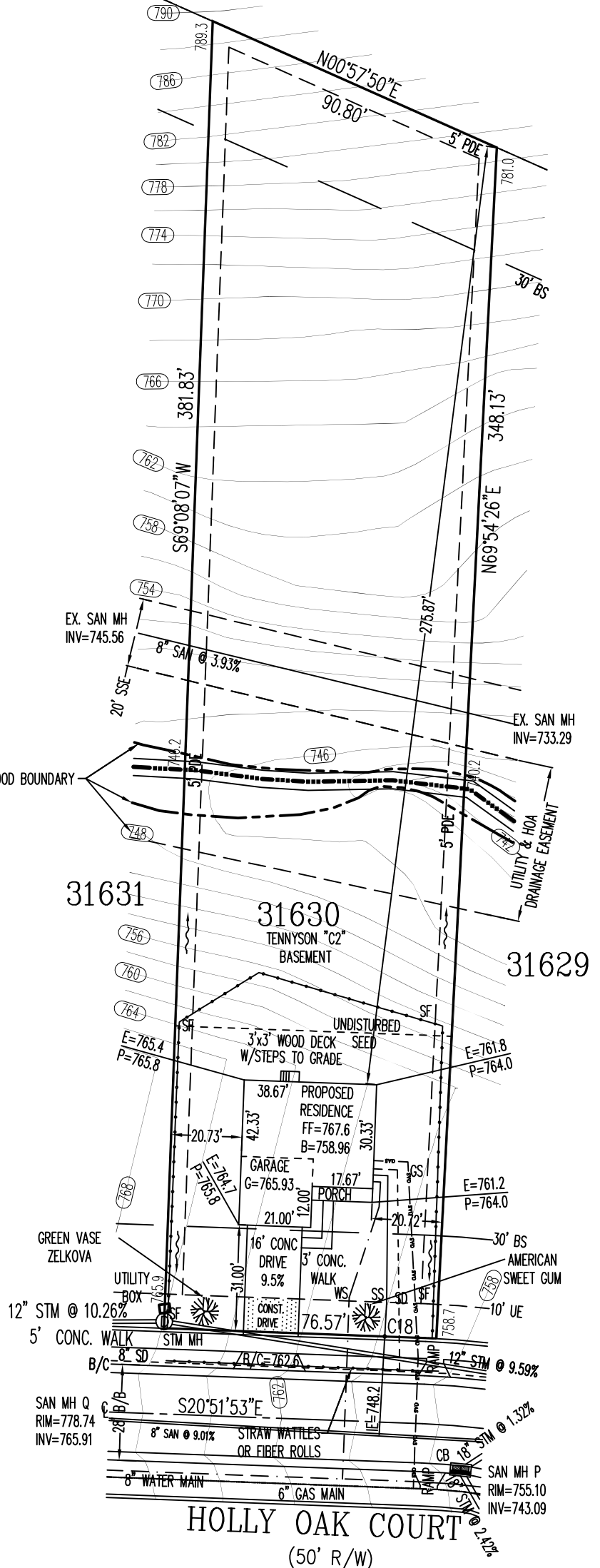
M.R.O.E.=742.4
 TOP OF WINDOW WELLS OR BOTTOM
 OF BASEMENT WINDOWS TO BE AT
 OR ABOVE THE M.R.O.E.

QUANTITIES

TOTAL LOT AREA	29944 sq. ft.
CITY WALK	335 sq. ft.
HOUSE WALK	60 sq. ft.
DRIVE	592 sq. ft.
APRON	93 sq. ft.
PATIO AND PORCHES	71 sq. ft.
DECK	9 sq. ft.
SEEDING AREA	5324 sq. ft.
UNDISTURBED AREA	22862 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.



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



SCALE: 1"=40'
 DATE: 07-12-23
 DRAWN: JLL
 DESIGNED:
 CHECKED: JLS



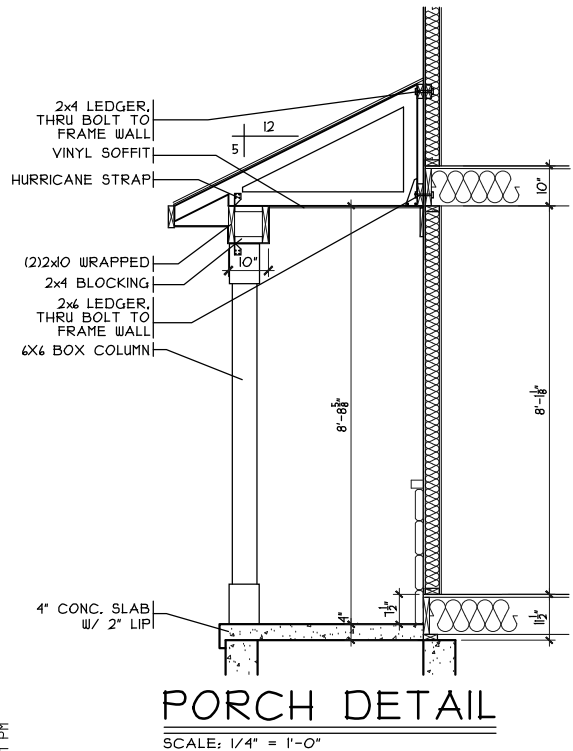
REVISIONS:

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

PROJECT: GARDNER
 DRAWING: 231363PA

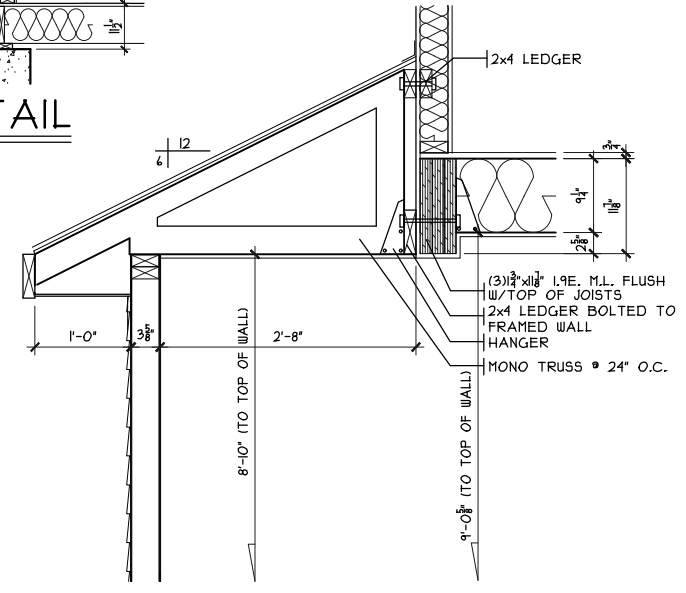
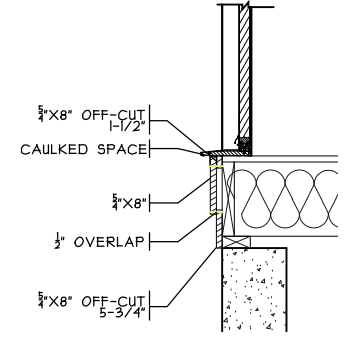
SHEET
 1 OF 1

CR123149.DWG • PLANS PREPARED BY SABO DESIGN ASSOCIATES • 550 WARDS CORNER ROAD SUITE 201, LOVELAND, OH 45140 • 513.683.1236 • SABODESIGNASSOC@SABODA.NET • COPYRIGHT 2023 SABO DESIGN ASSOCIATES
 H:\Archives\Cristo\CR18011_Tennison\CONTRACT\19\CR123149 G2-1430 (Tennison) Blatt C21.dwg Thursday, August 31, 2023 4:30:21 PM

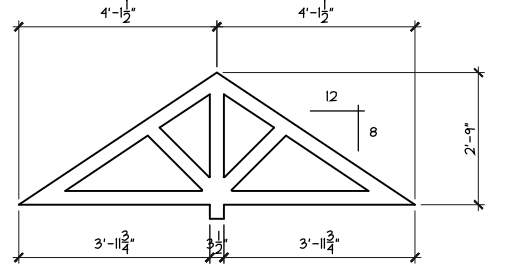


PORCH DETAIL
SCALE: 1/4" = 1'-0"

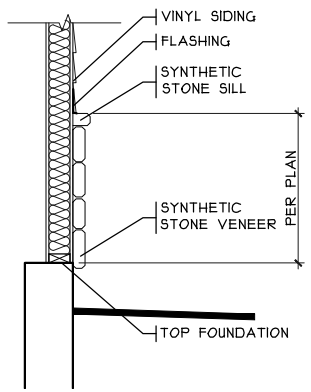
KICK PLATE DETAIL
SCALE: 1/2" = 1'-0"



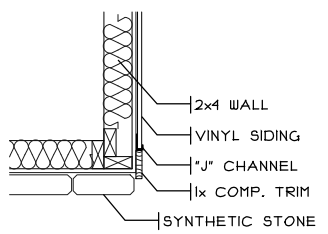
GARAGE DETAIL
SCALE: 1/2" = 1'-0"



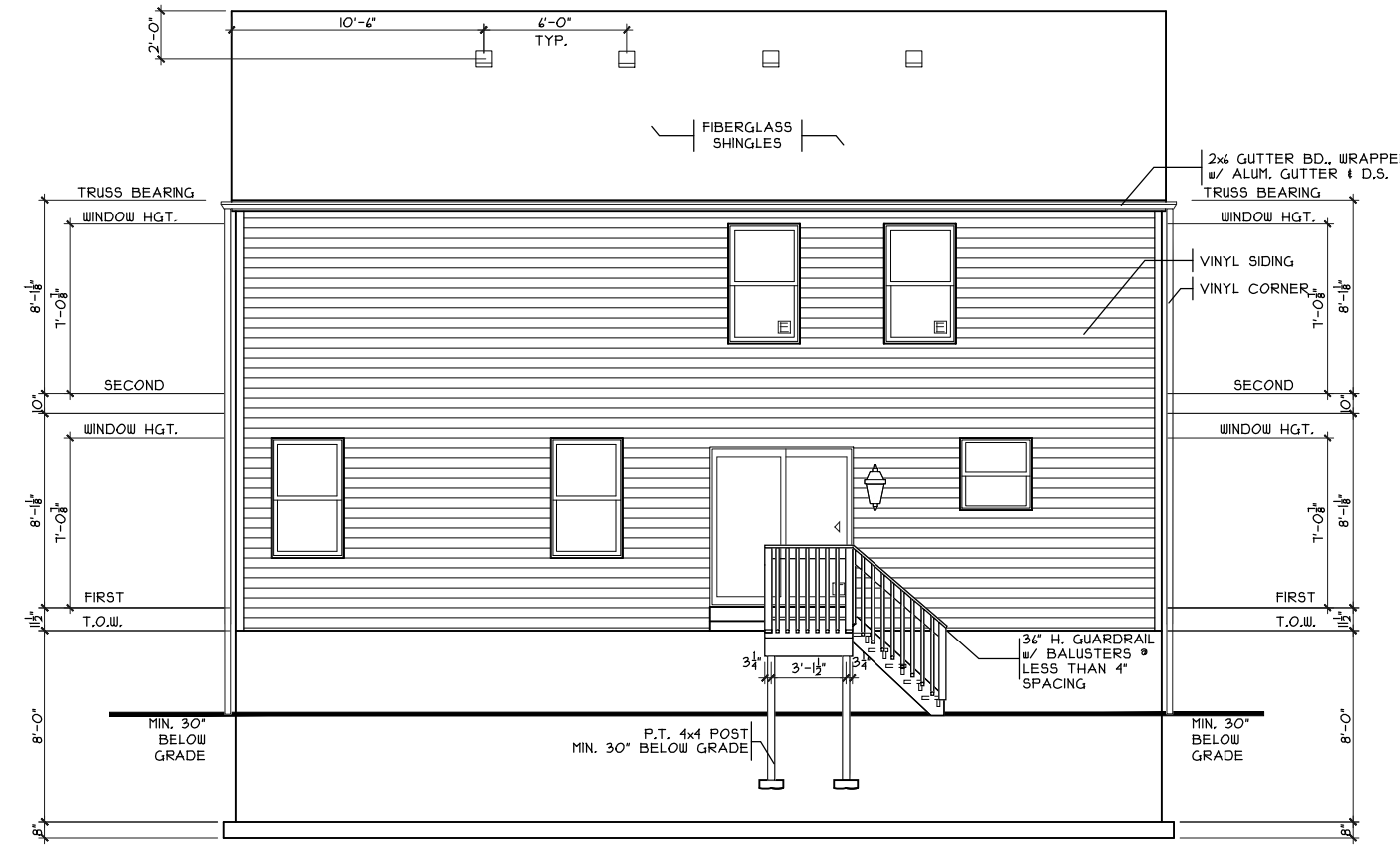
GABLE PEDIMENT DIMS
SCALE: 1/2" = 1'-0"



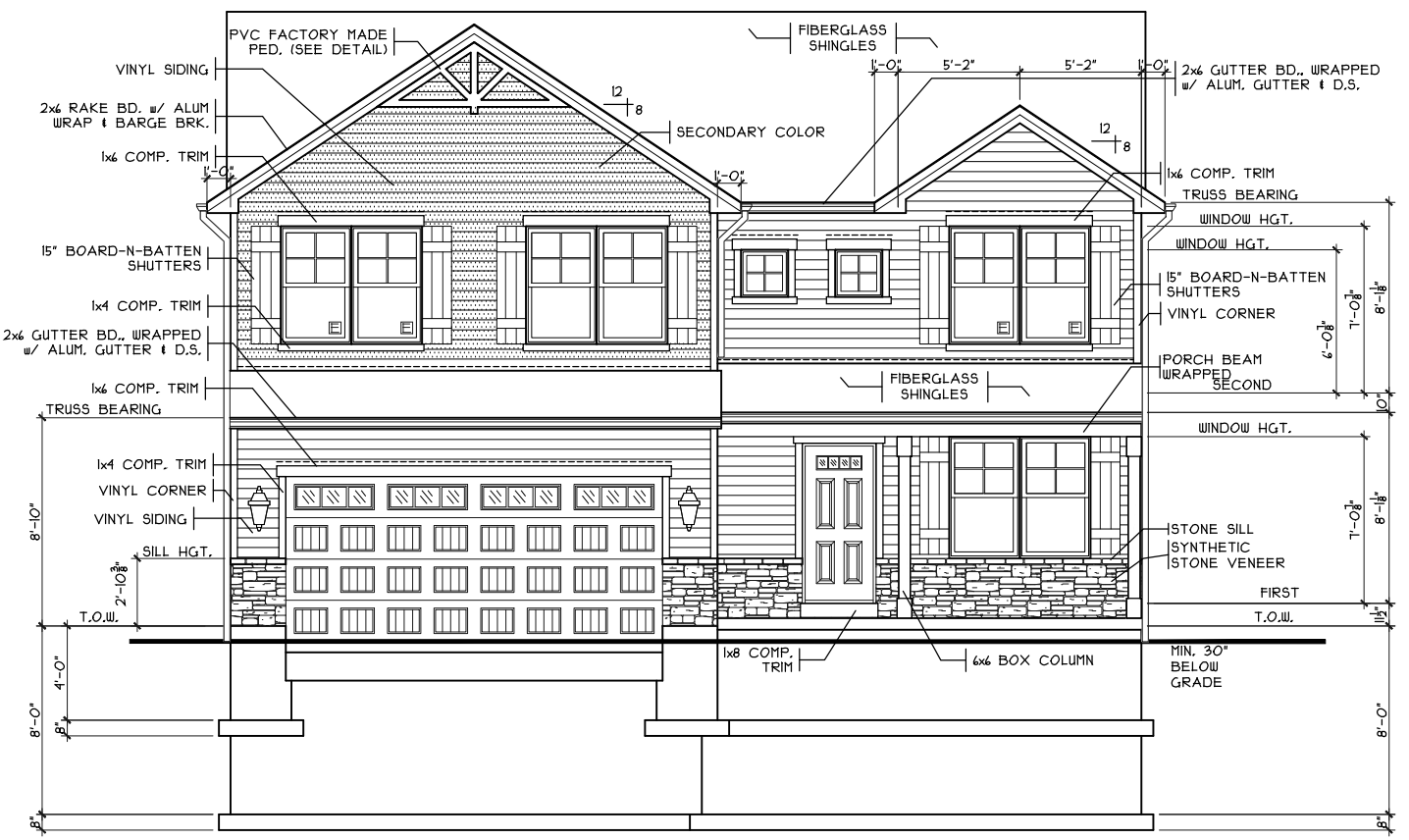
STONE BASE DETAIL
SCALE: 1/8" = 1'-0"



STONE/VINYL CORNER
SCALE: 1/2" = 1'-0"



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

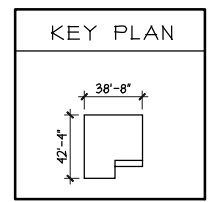


FRONT ELEVATION
SCALE: 1/8" = 1'-0"

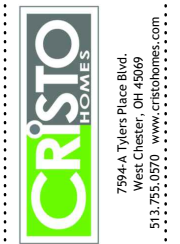
SHEET INDEX	
SHT#	DESCRIPTION
A1	Front and Rear Elevations
A1a	Left and Right Elevations
A2	Foundation Plan
A3	First Floor Plan
A5	Typical Wall Sections/Stair Section
A6	Typical Framing Details (Aluminum)
G1	General Notes

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"

252333B4 PLAN INFO	
4	BDRMS
2.5	BATHS
2	CAR GARAGE
8	1ST FLR. CLG.
SQUARE FOOTAGE	
TOTAL	2333
MAIN	1000
UPPER	1333
LOWER (SLAB)	120
GARAGE	380



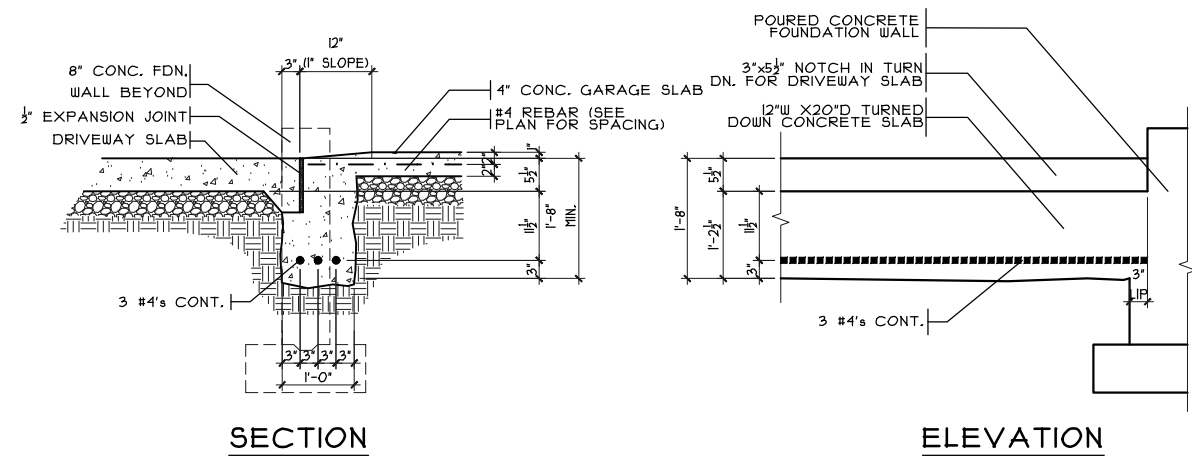
Issue Dates: _____
 Review: _____
 Proposed Residence:
 Market Home
 124 Holly Oak Court
 Views at Gardner Ridge Lot 1630
 Butler County
 Hamilton
 Tennessee - C2 - Vinyl
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Plan: Tennison Basement
 Date: 6.23.2023
 Drawn: JRK
 Scale: As Noted
 Revised: 8.31.2023
 Sheet: 1 of 8

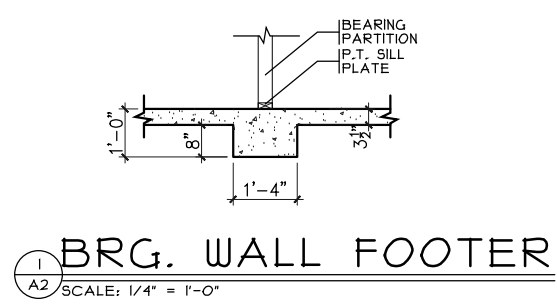
Front And Rear Elevations
 Renaissance - G2-1630

A1



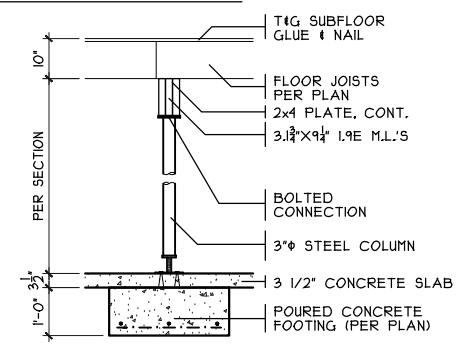
GARAGE DOOR GRADE BM

SCALE: 3/8" = 1'-0"



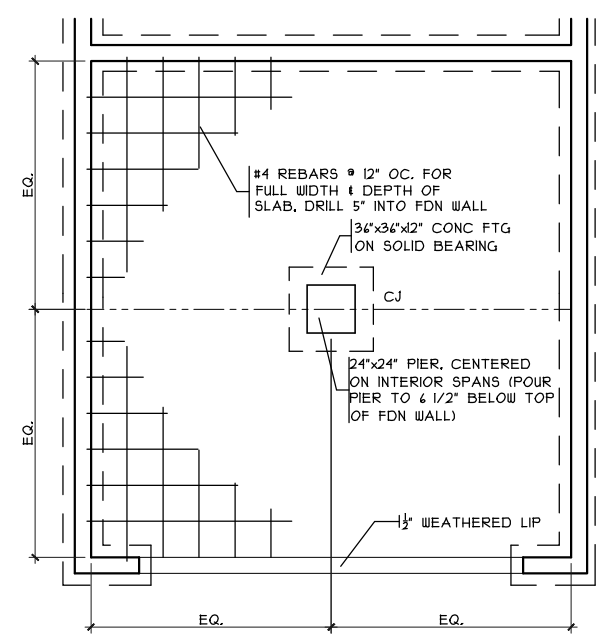
BRG. WALL FOOTER

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



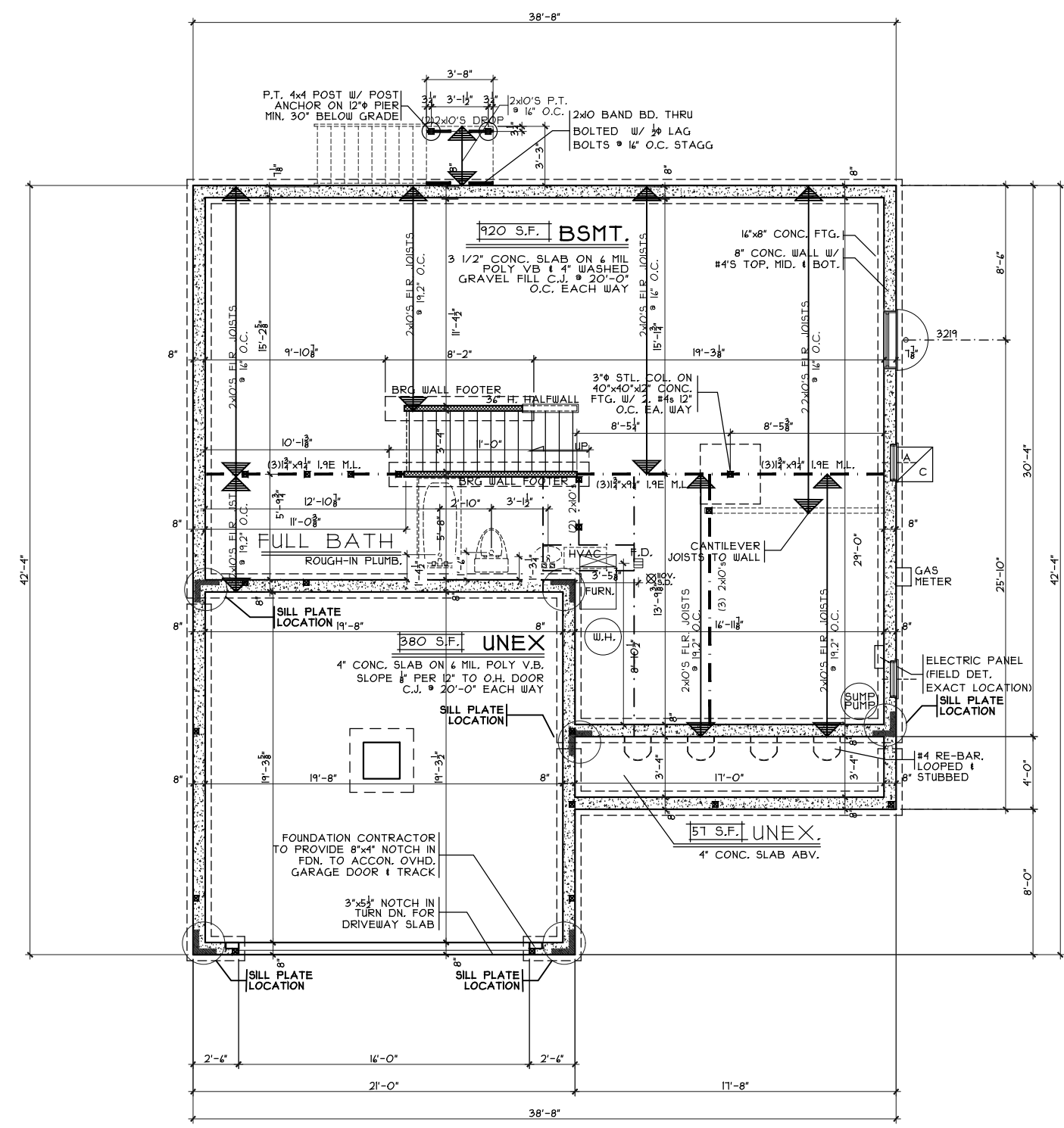
COLUMN DETAIL

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



GRADE BM DETAIL

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



FOUNDATION PLAN

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

Foundation Plan
 Plan: Tennison Basement
 Date: 6.23.2023
 Drawn: JRK
 Scale: As Noted
 Revised: 8.31.2023
 Sheet: 3 of 8

Proposed Residence:
 Market Home
 124 Holly Oak Court
 Views at Gardner Ridge Lot 1630

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

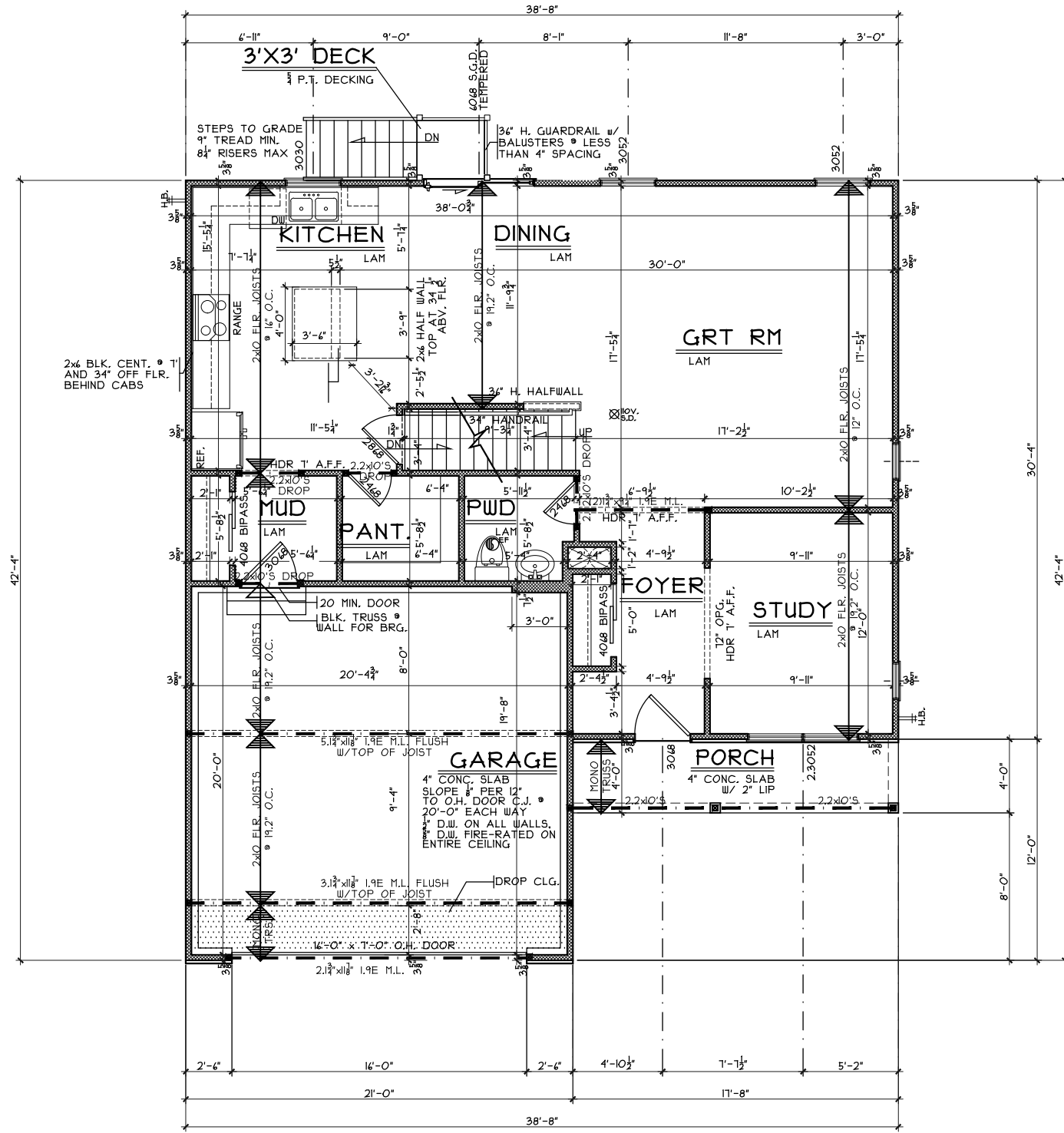
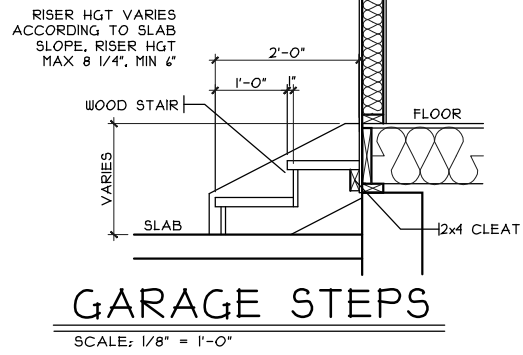
Tennison - C2 - Vinyl
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Issue Dates

Review	Issue Dates

Hamilton
Butler County

A2



FIRST FLOOR PLAN
SCALE: $\frac{1}{8}" = 1'-0"$ 1000 S.F.

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

First Floor Plan

Plan: Tennison Basement
Date: 6.23.2023
Drawn: JRK
Scale: As Noted
Revised: 8.31.2023
Sheet: 4 of 8

Renaissance - G2-1630

Proposed Residence:

Market Home
124 Holly Oak Court
Views at Gardner Ridge Lot 1630

Tennison - C2 - Vinyl

Issue Dates

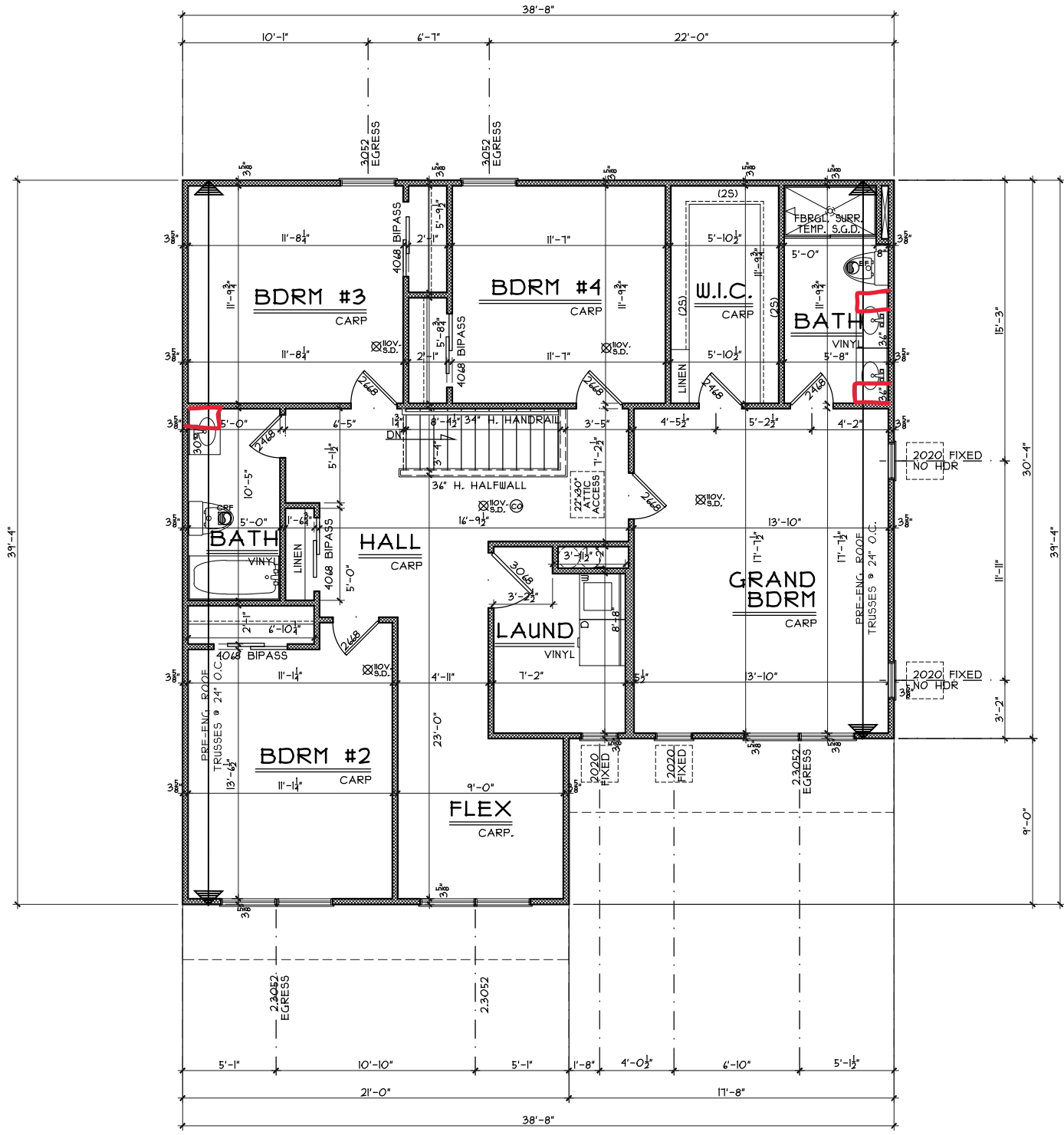
Review

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Butler County



SECOND FLOOR PLAN
SCALE: 1/8" = 1'-0" 1333 S.F.

Second Floor Plan

Plan: Tennison Basement
Date : 6.23.2023
Drawn: JRK
Scale : As Noted
Revised: 8.31.2023
Sheet : 5 of 8



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Renaissance - G2-1630

Proposed Residence:
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Tennison - C2 - Vinyl

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Issue Dates

Issue	Date
Review	

Hamilton

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A4