

G2 1631
130 Holly Oak Court
Hamilton, OH 45013

2 Story Basement
3pc rough
Loop vent kitchen sink
2 hose bibs - no valves required
ice maker
1 tub
1 shower
inside water meter

Gas Furnace

PLOT PLAN

LOT 31631 (31,829 SF) 0.731 ACRES

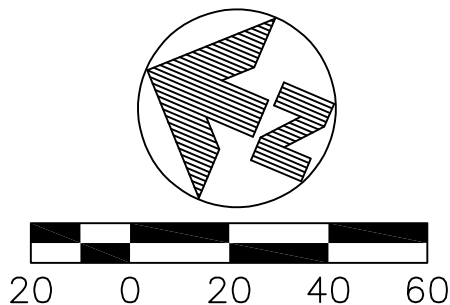
GARDNER RIDGE, SECTION THREE

CITY OF HAMILTON

BUTLER COUNTY, OHIO

FOR: CRISTO HOMES

MARKET HOME
130 HOLLY OAK COURT



SETBACKS:
FRONT YARD=30'
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 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.

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

An operator qualified (OQ) contractor must install the gas service from the cub box to the meter.

The Gas service is to be direct bury

Gas curb valves cannot be located in the sidewalk or Driveway

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

The contractor must follow the City of Hamilton water main and water service testing procedures

M.R.O.E.=748.6
TOP OF WINDOW WELLS OR BOTTOM OF BASEMENT WINDOWS TO BE AT OR ABOVE THE M.R.O.E.

Add a cleanout at the R/W or easement and any bend in the lateral. Use a countersunk head when a raised head is considered a trip hazard. Cleanouts are not to be located in the sidewalk or driveway.

QUANTITIES

TOTAL LOT AREA	31829	sq. ft.
CITY WALK	320	sq. ft.
HOUSE WALK	55	sq. ft.
DRIVE	592	sq. ft.
APRON	93	sq. ft.
PATIO AND PORCHES	38	sq. ft.
DECK	9	sq. ft.
SEEDING AREA	5293	sq. ft.
UNDISTURBED AREA	24975	sq. ft.

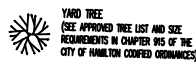
Minimum vertical difference between the finished floor elevation of the lowest level and the crown of the sanitary sewer main is 3-ft

If it is necessary to tap the sanitary sewer main a factory wye must be used.

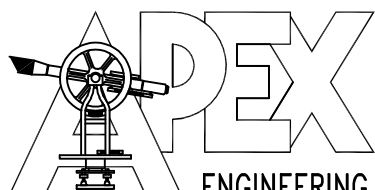
CITY OF HAMILTON NOTES:

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.



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

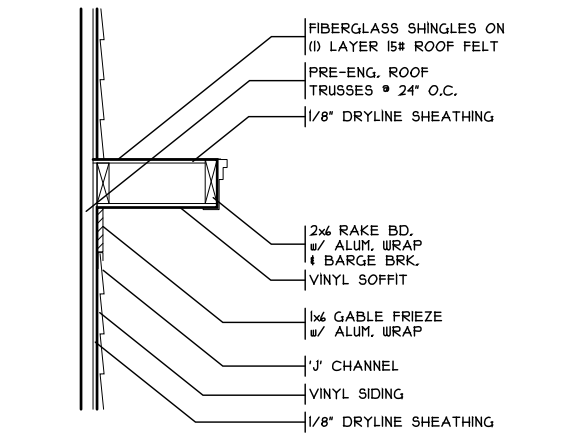


1068 N. UNIVERSITY BLVD MIDDLETOWN, OHIO 45042
PH.-(513) 424-5202 OR (513) 932-8991 FAX - (513) 424-6202

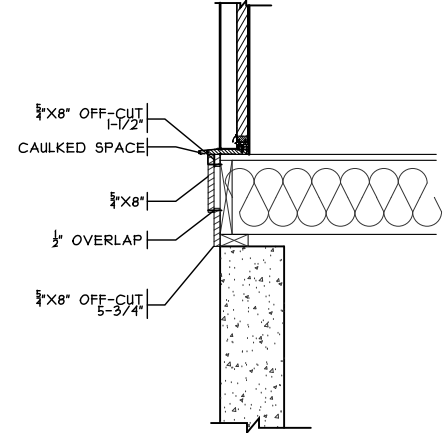
REVISIONS:
1.
2.
3.
4.

PROJECT: GARDNER
DRAWING: 231293PA

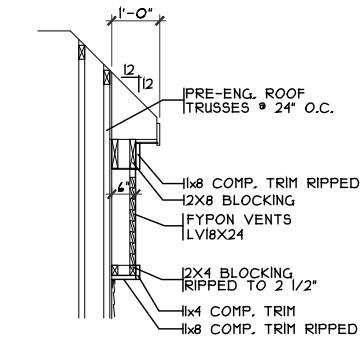
SHEET
1 OF 1



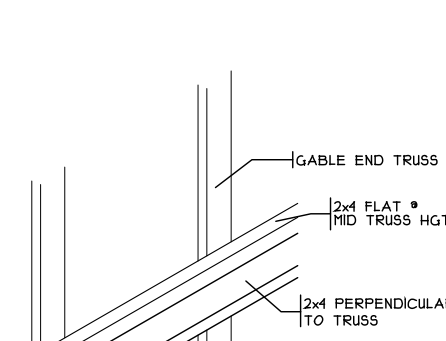
EXT. GABLE TRIM DETAIL
 SCALE: 1/4" = 1'-0" ALUMINUM WRAP



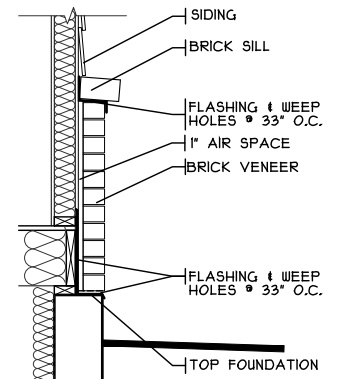
KICK PLATE DETAIL
 SCALE: 1/2" = 1'-0"



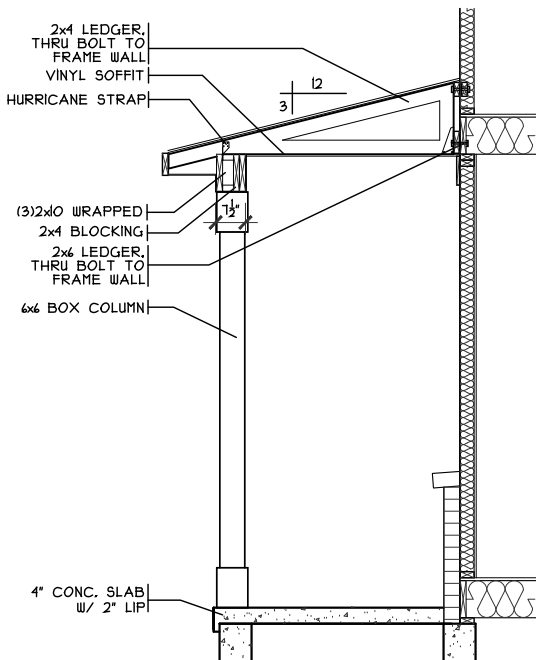
VENT DETAIL
 SCALE: 1/4" = 1'-0"



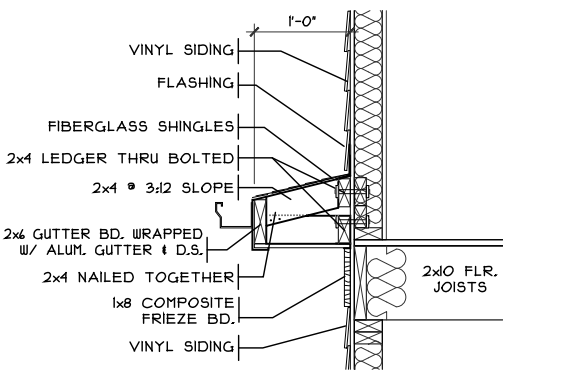
STIFF BACK DETAIL
 SCALE: 3/8" = 1'-0"



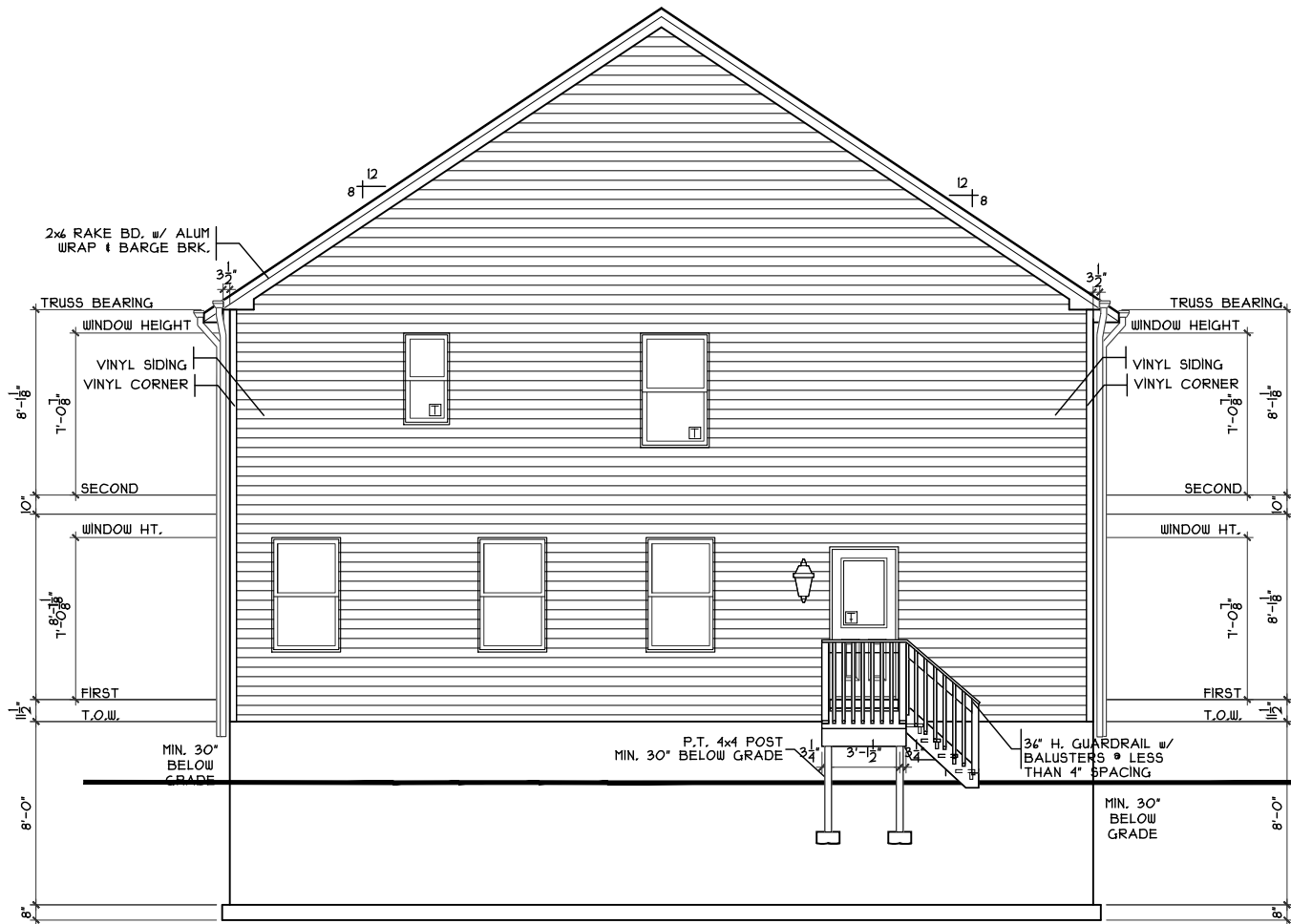
BRICK DETAIL
 SCALE: 1/8" = 1'-0"



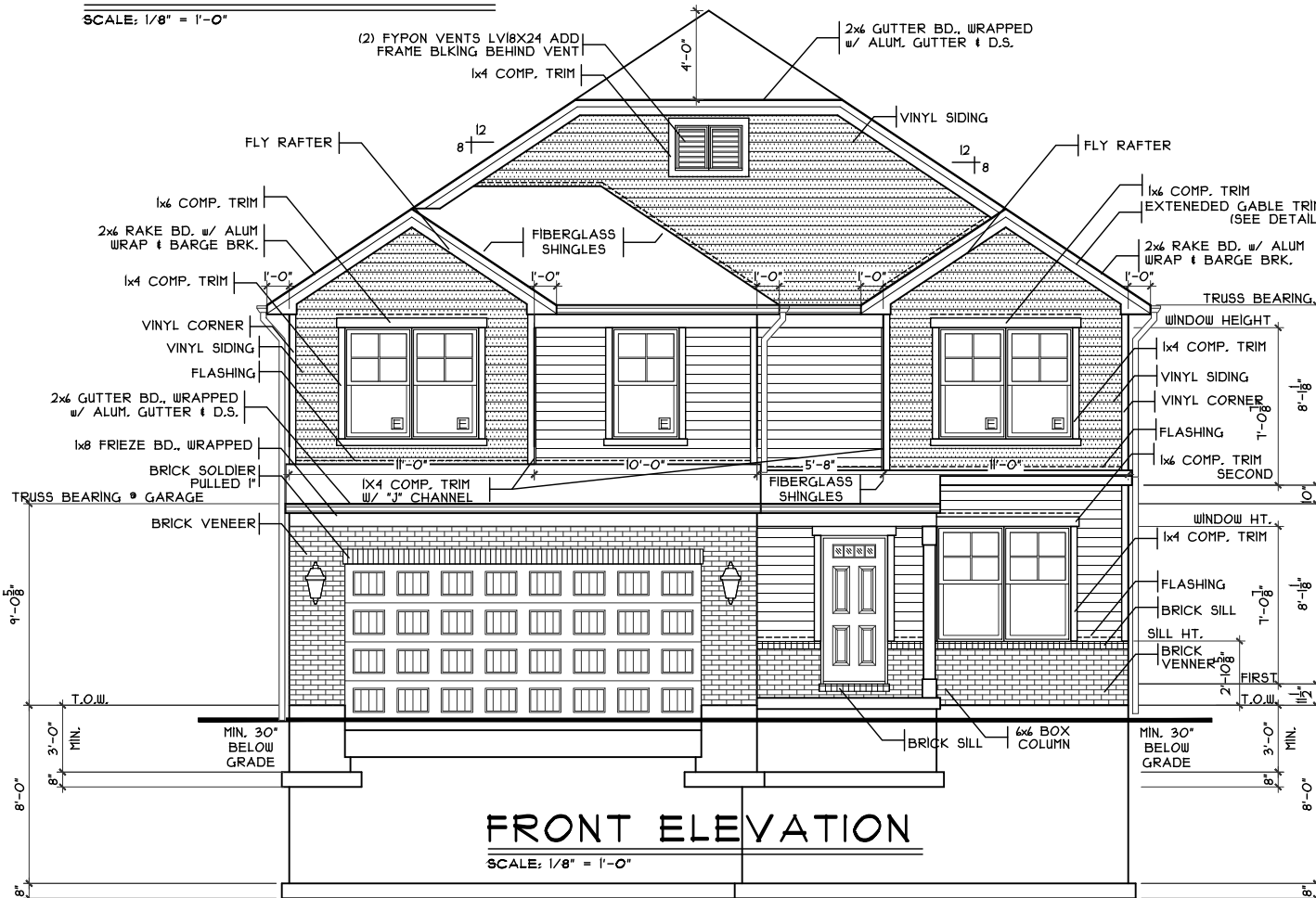
FRONT PORCH DETAIL
 SCALE: 1/4" = 1'-0"



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



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

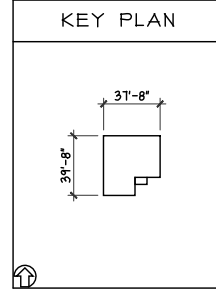


FRONT ELEVATION
 SCALE: 1/8" = 1'-0"

SHEET INDEX	
SHT#	DESCRIPTION
A1	Front and Rear Elevations
A1a	Left and Right Elevations
A2	Foundation Plan
A3	First Floor Plan
A4	Second Floor Plan/Stair Section
A5	Typical Wall Sections
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.	
251881B4	
4	BDRMS
2.5	BATH
8	CAR GARAGE
1	1ST FLR. CLG.
SQUARE FOOTAGE	
TOTAL	1881
FIRST	849
SECOND	1038
LOW. LEV. FIN.	N/A
LOWER (SLAB)	14
GAR. (SLAB)	404



KEY PLAN

Proposed Residence:
 Renaissance - GR-1631
 Crownfield Bsmt - B3 - Vinyl
 Issue Dates: Review

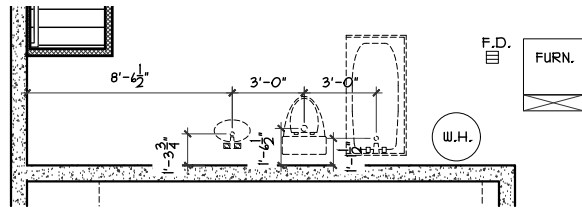
CRISTO HOMES
 7894A Tyers Place Blvd.
 West Chester, OH 45389
 513.755.0570

Plan: Crownfield Basement
 Date: 6.15.2023
 Drawn: SMB
 Scale: As Noted
 Revised: 8.4.2023
 Sheet: 1 of 7

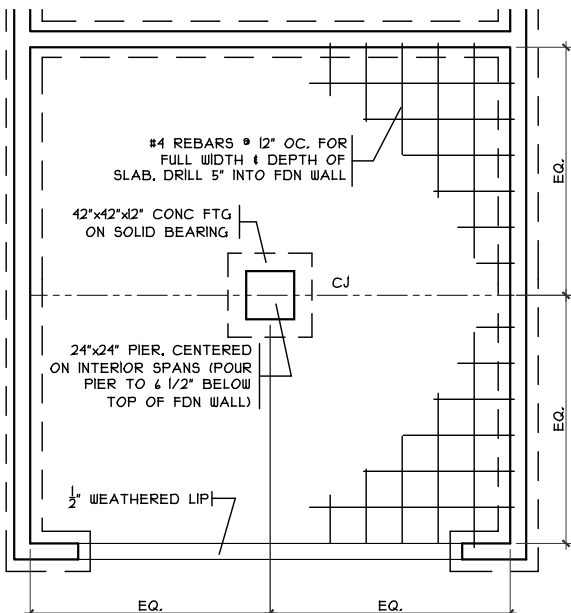
Front & Rear Elevations
 Hamilton
 Butler County

CRISTO HOMES

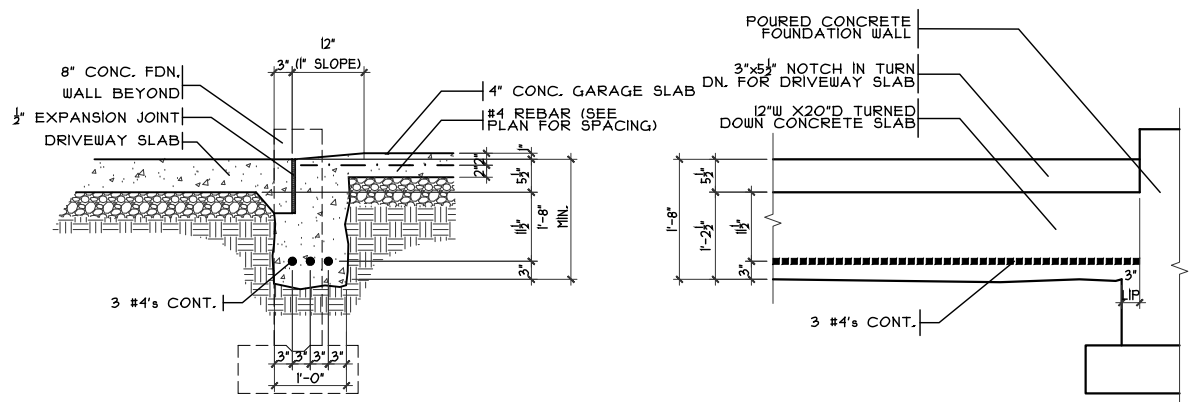
A1



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

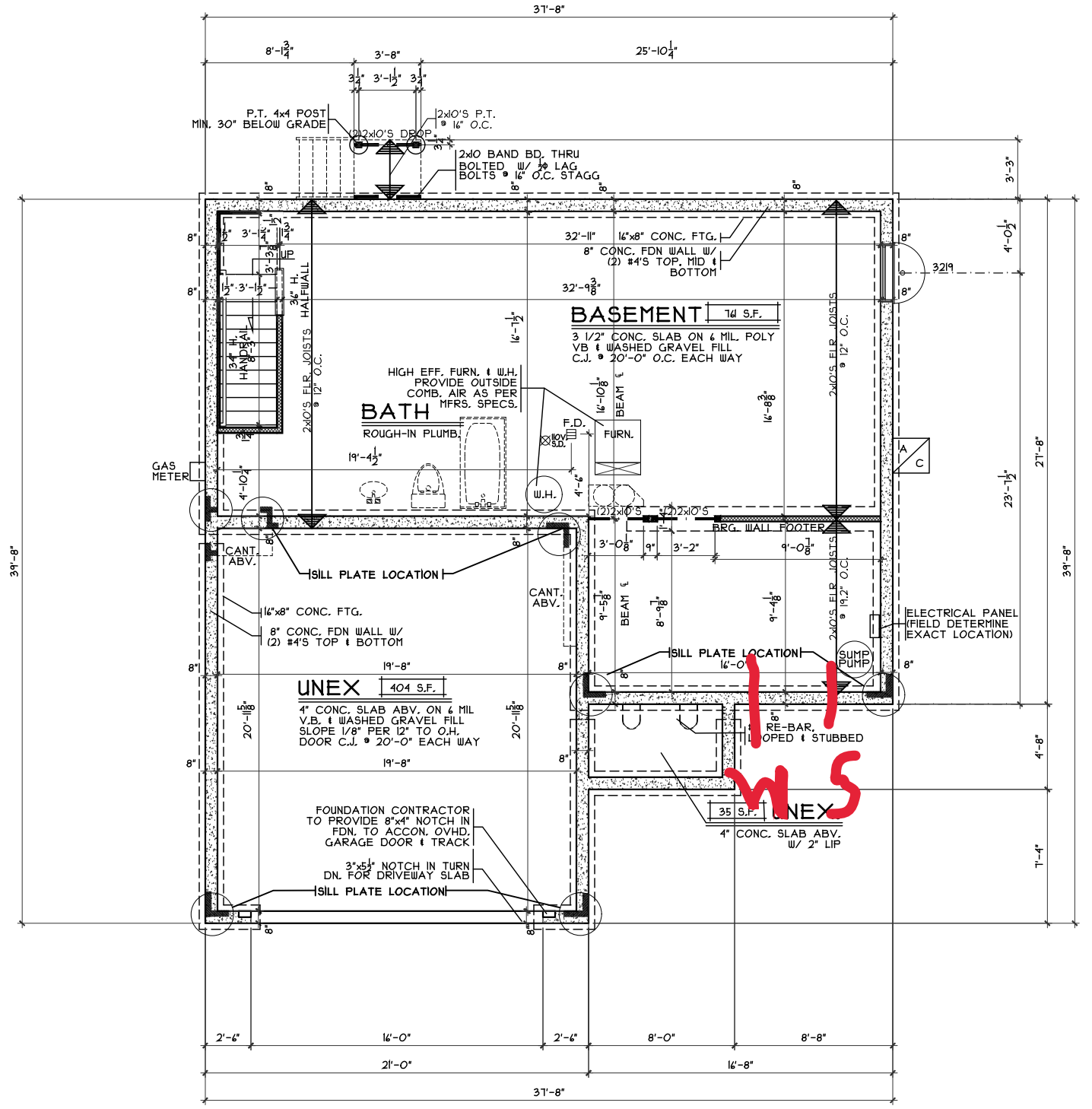


GRADE BM DETAIL
SCALE: 1/8" = 1'-0"



SECTION and **ELEVATION**

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

Foundation Plan

Plan: Crownfield Basement
Date: 6.15.2023
Drawn: SMB
Scale: As Noted
Revised: 8.4.2023
Sheet: 3 of 7

CRISTO HOMES
7944 Tyers Place Blvd.
West Chester, OH 45389
513.755.0570 • www.cristohomes.com

Renaissance - GR-1631

Proposed Residence:

SPEC

130 Holly Oak Court
Gardner Ridge Lot 1631

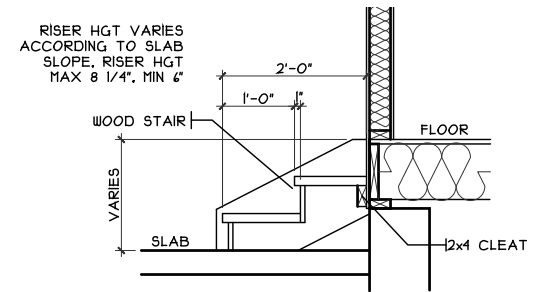
Crownfield Bsmt - B3 - Vinyl

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Review	Issue Dates

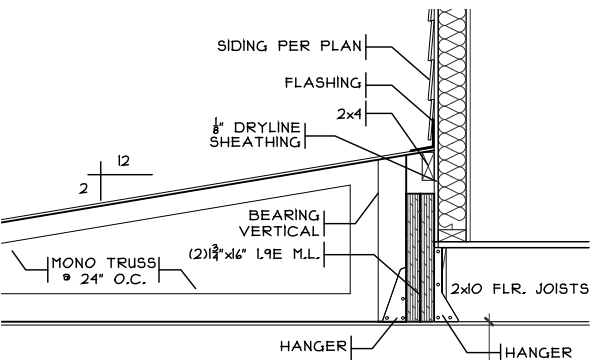
Hamilton
Butler County

A2



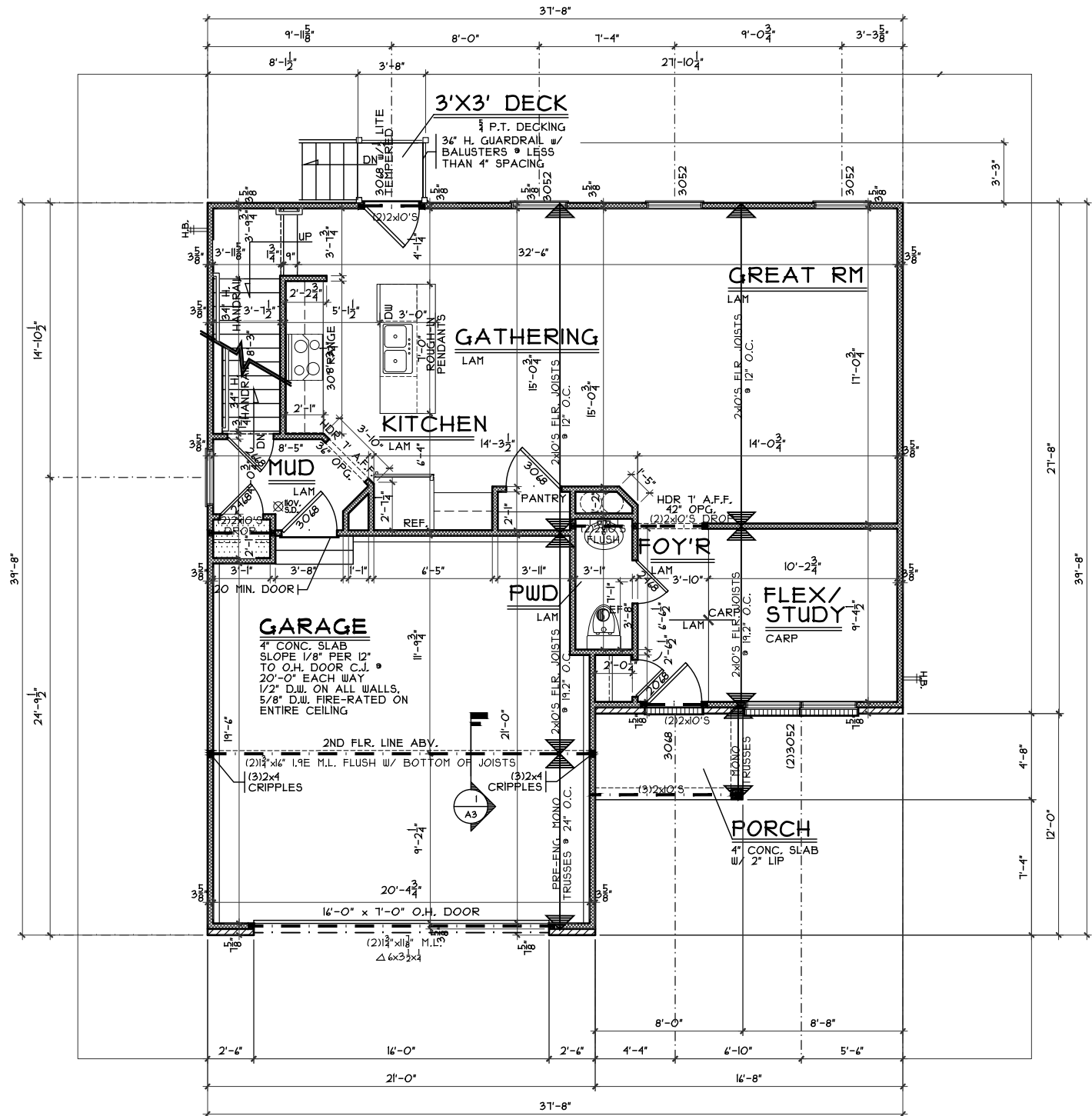
GARAGE STAIRS DETAIL

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



GARAGE DETAIL

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



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FIRST FLOOR PLAN

SCALE: 1/8" = 1'-0" 849 SQ. FT.

First Floor Plan

Plan: Crownfield Basement
Date: 6.15.2023
Drawn: SMB
Scale: As Noted
Revised: 8.4.2023
Sheet: 4 of 7

Renaissance - GR-1631
Proposed Residence:
SPEC
130 Holly Oak Court
Gardner Ridge Lot 1631



Crownfield Bsmt - B3 - Vinyl

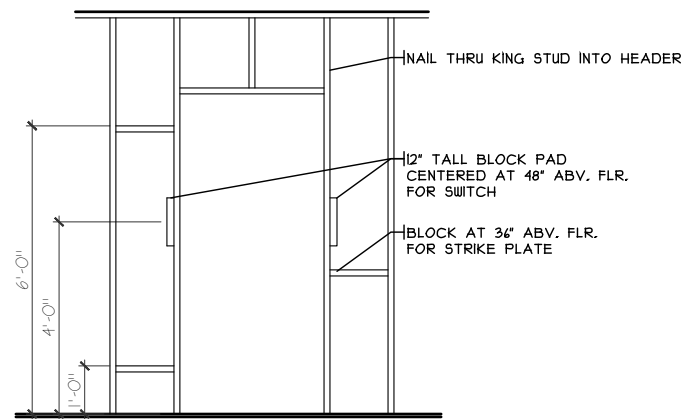
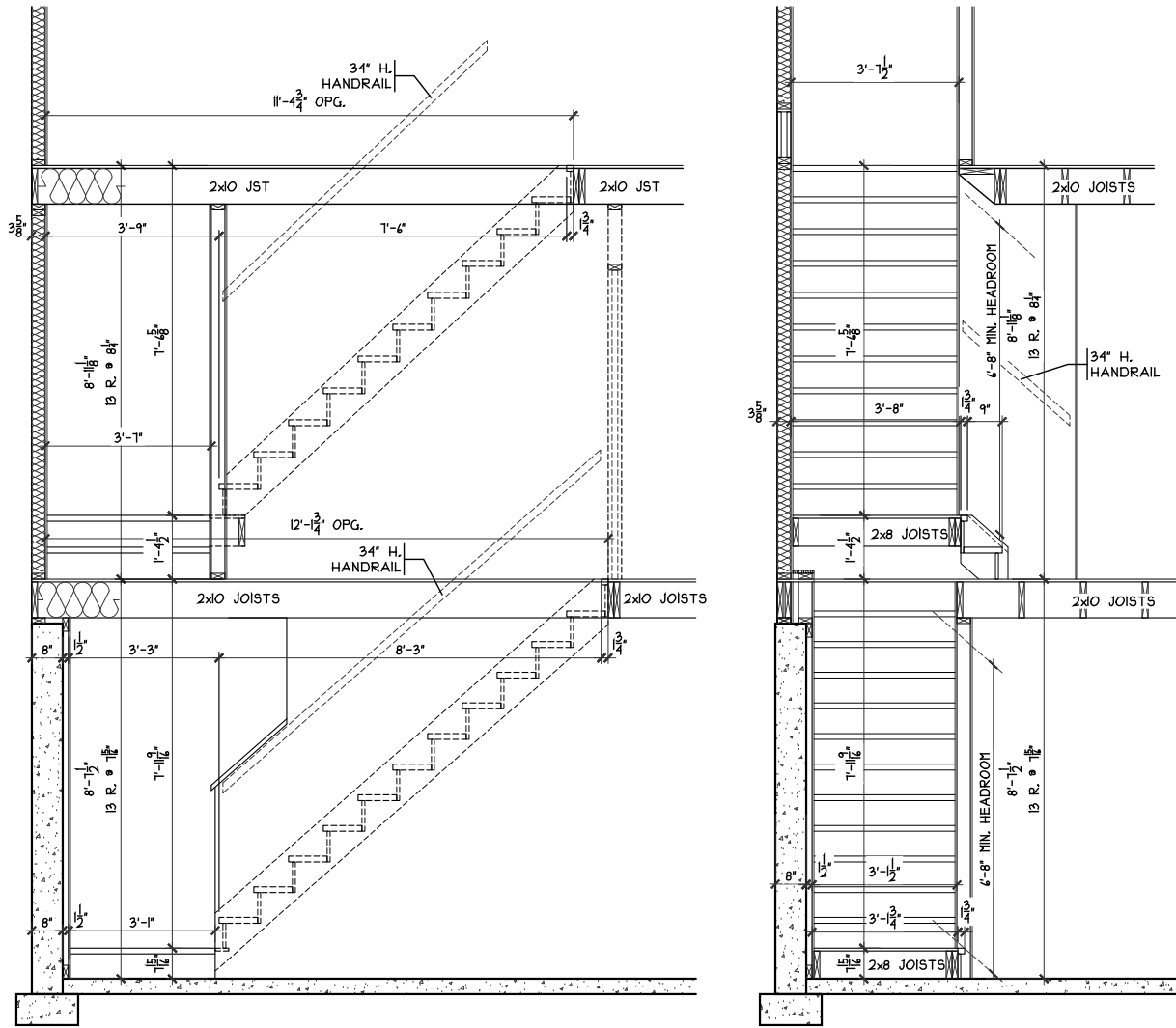
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Issue Dates

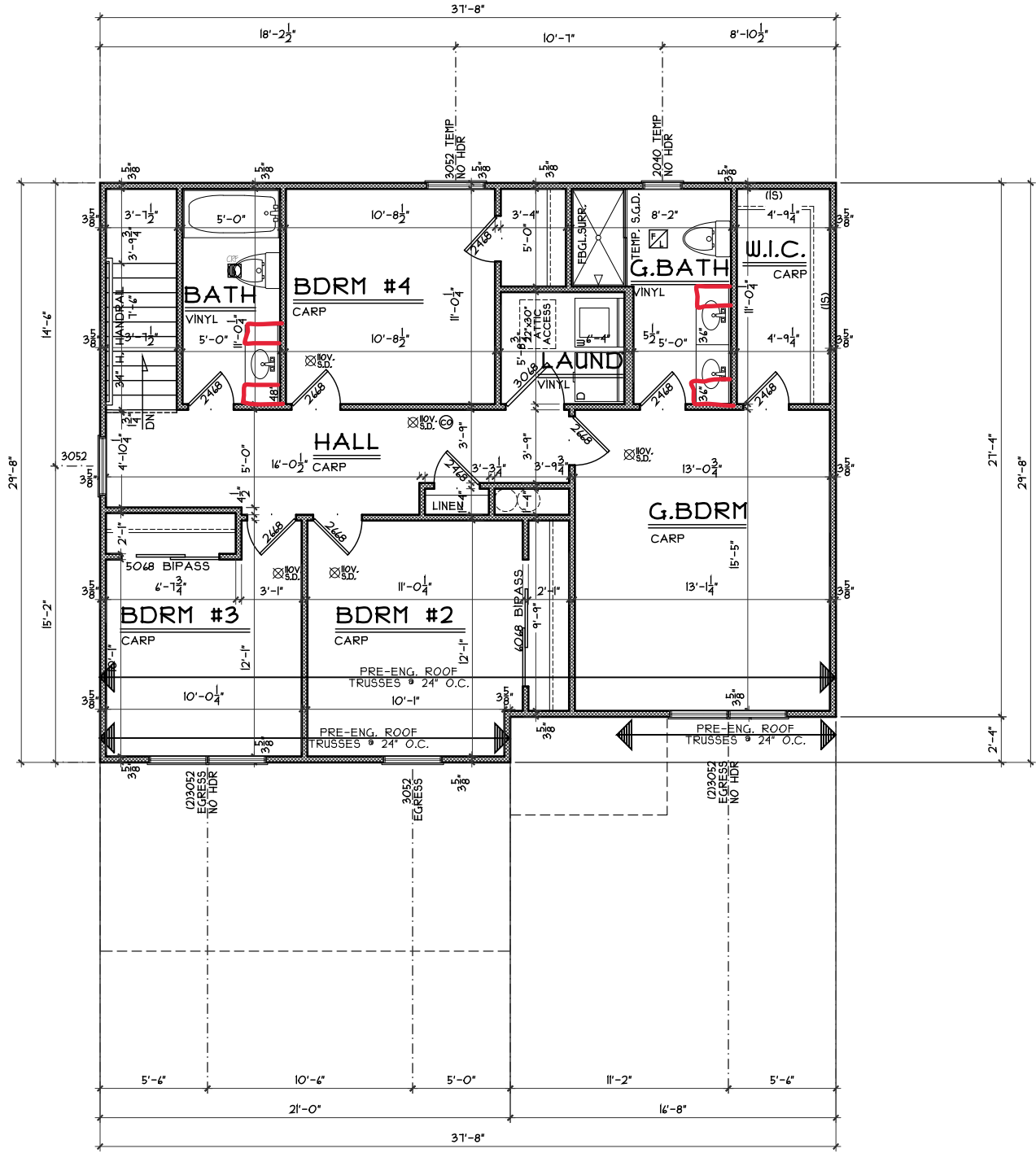
Review	Issue Dates

A3

Hamilton
Butler County



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Second Floor Plan

Plan: Crownfield Basement
 Date: 6.15.2023
 Drawn: SMB
 Scale: As Noted
 Revised: 8.4.2023
 Sheet: 5 of 7

Renaissance - GR-1631

Proposed Residence:
 SPEC
 130 Holly Oak Court
 Gardner Ridge Lot 1631

Crownfield Bsmt - B3 - Vinyl

Hamilton
 Butler County

Issue Dates

Review

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A4