

G2 1634

148 Holly Oak Court

Hamilton, OH 45013

1 Story Basement - 3.5 bath

3" vent out roof required

Must Loop vent kitchen sink

Finished basement and bath

2 hose bibs - no valves required

ice maker

1 tub

1 shower

1 soaker wall mount diverter

Laundry tub

Wet bar - need to run water lines

Washer in basement - run drain, vent and water

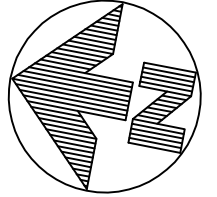
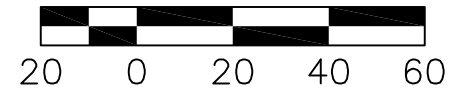
WATER HEATER ELECTRIC 40 GALLON

Gas Furnace

PLOT PLAN

LOT 31634 (49,772 SF) 1.143 ACRES
 GARDNER RIDGE, SECTION THREE
 CITY OF HAMILTON
 BUTLER COUNTY, OHIO
 FOR: CRISTO HOMES

HARRIS RESIDENCE
 148 HOLLY OAK COURT



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

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

C15
 R=225.00'
 L=31.24'

QUANTITIES		
TOTAL LOT AREA	49772	sq. ft.
CITY WALK	298	sq. ft.
HOUSE WALK	60	sq. ft.
DRIVE	964	sq. ft.
APRON	93	sq. ft.
PATIO AND PORCHES	214	sq. ft.
DECK	0	sq. ft.
SEEDING AREA	4769	sq. ft.
UNDISTURBED AREA	41316	sq. ft.

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

FOR PERMITTING PURPOSES ONLY.

INFORMATION FROM CONSTRUCTION DRAWINGS, UTILITIES AND CONTOURS 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.

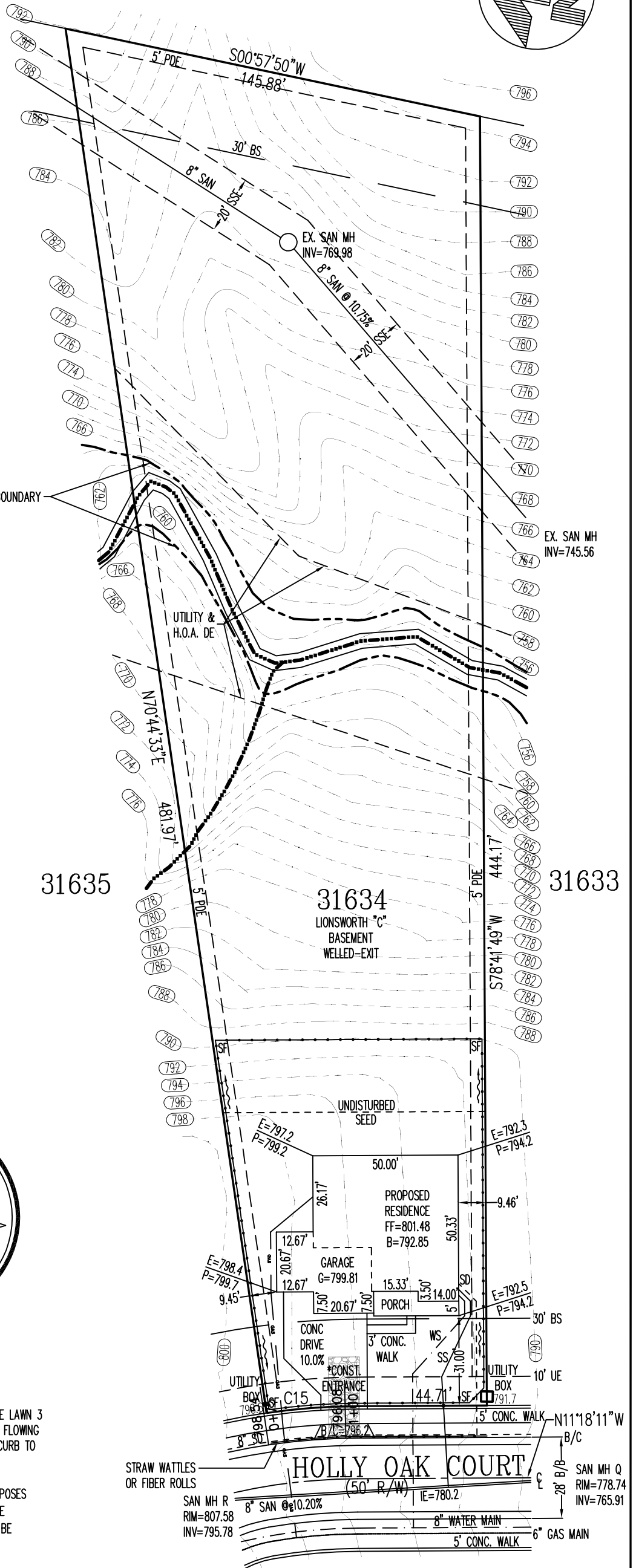
PRIOR TO CONSTRUCTION, A GEOTECHNICAL REPORT SHALL BE OBTAINED BY THE CONTRACTOR. APEX ASSUMES NO RESPONSIBILITY FOR SOIL CONDITIONS, GROUND WATER CONDITIONS AND ANY POTENTIAL WATER INFILTRATION. CONTRACTOR IS RESPONSIBLE FOR ADEQUATE WATERPROOFING INSTALLATION AND DRAINAGE MEASURES.

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.

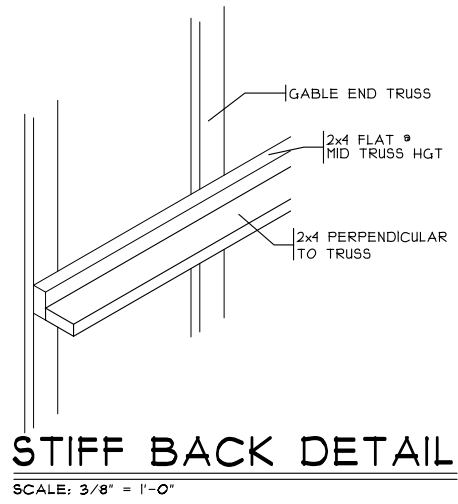


SCALE: 1"=40'
 DATE: 3/2/2023
 DRAWN: REW
 DESIGNED:
 CHECKED: JLS

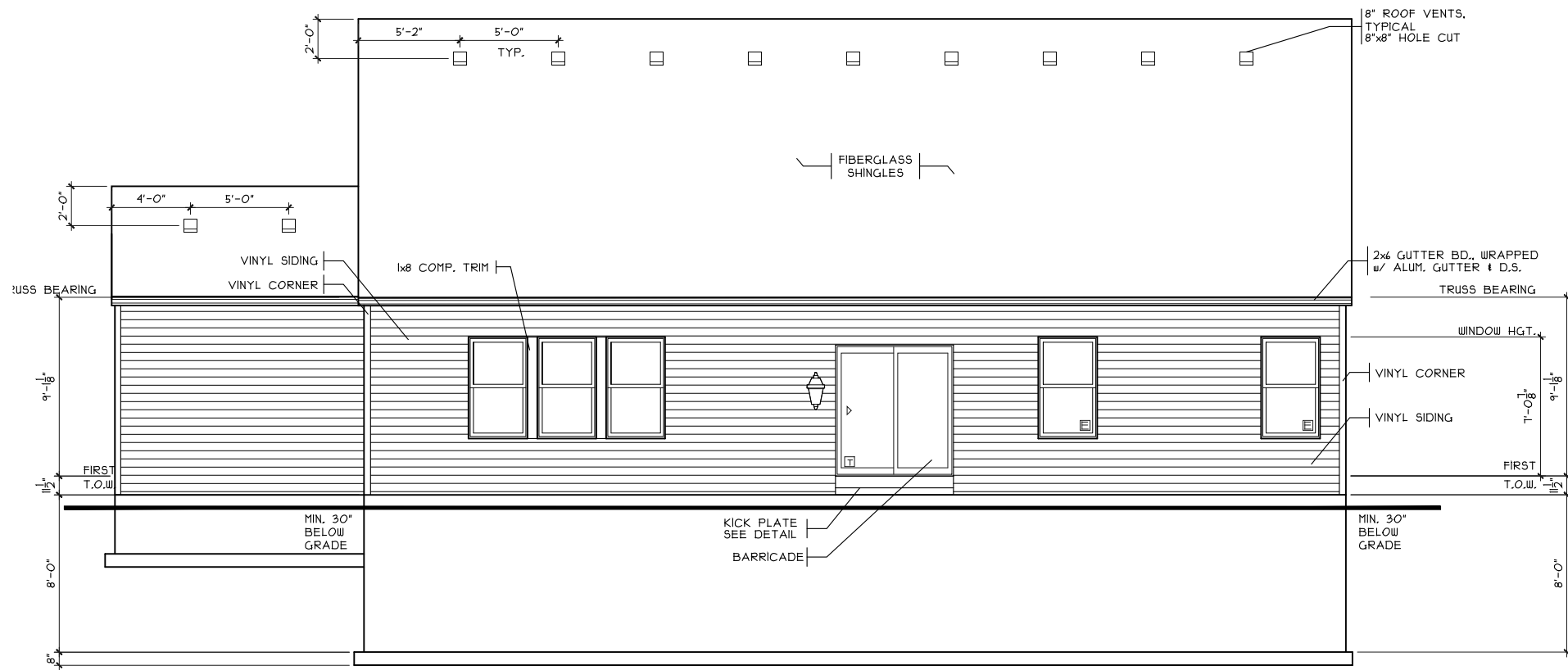
APEX
 ENGINEERING & SURVEYING, INC.
 1068 N. UNIVERSITY BLVD MIDDLETOWN, OHIO 45042
 PH.-(513) 424-5202 OR (513) 932-8991 FAX - (513) 424-6202

REVISIONS:
 1.3-09-23 REMOVE WALKOUT
 2.3-16-23 ADDED NOTES
 3.
 4.

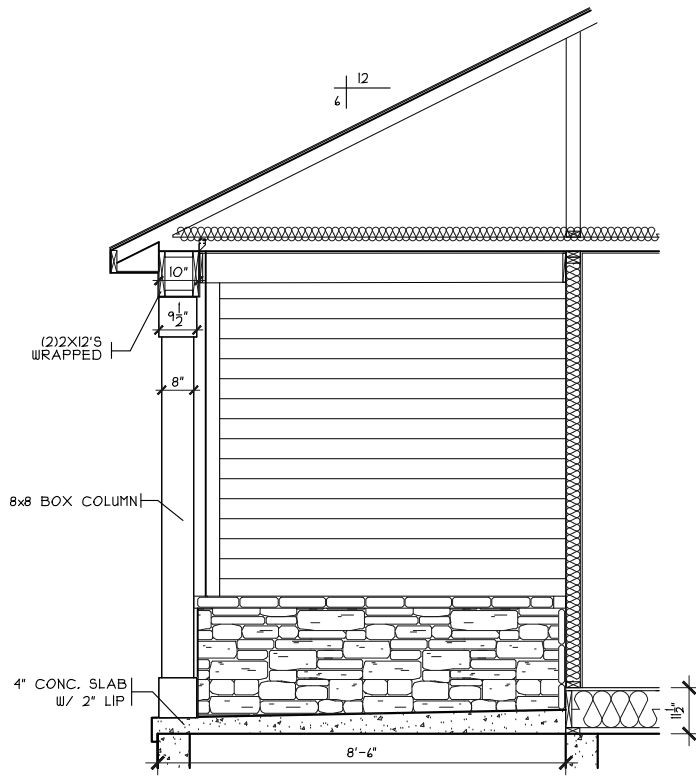
PROJECT: GARDNER DRAWING: 230280PA	SHEET 1 OF 1
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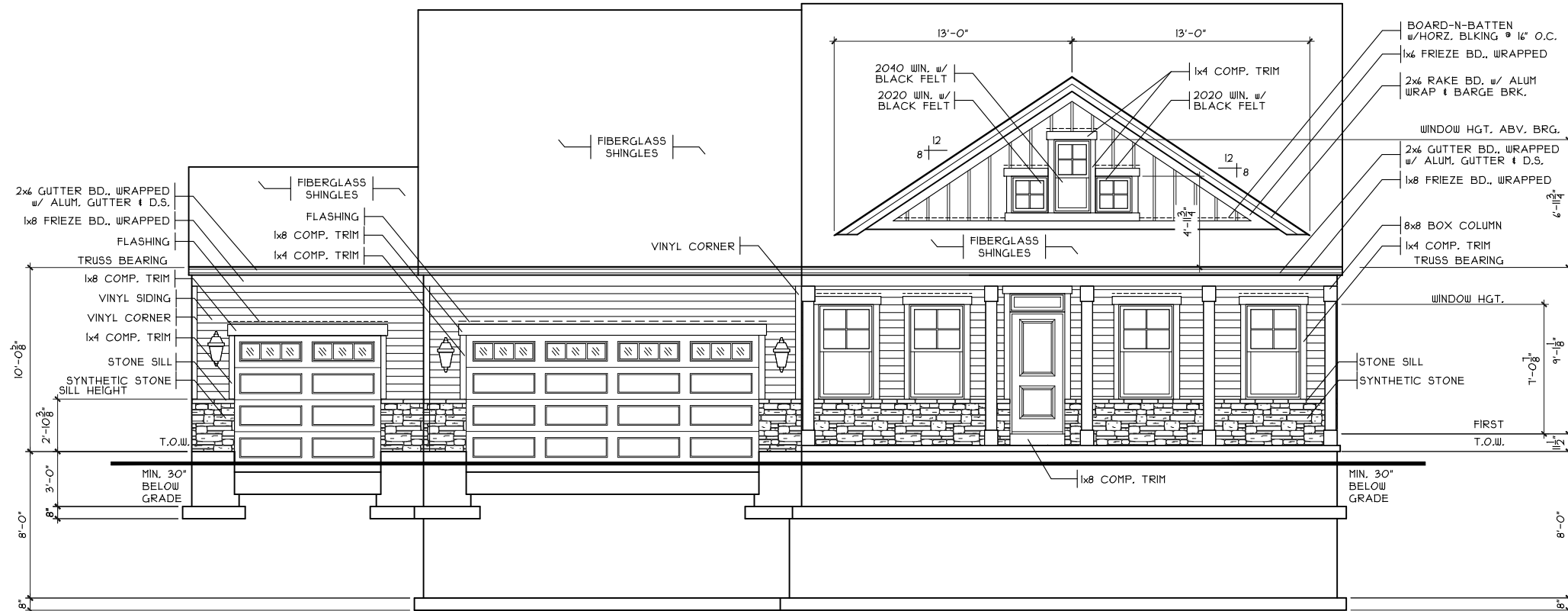
STIFF BACK DETAIL
SCALE: 3/8" = 1'-0"



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



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

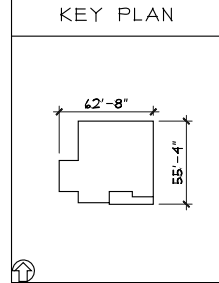


FRONT ELEVATION
SCALE: 1/8" = 1'-0"

SHEET INDEX	
SHT#	DESCRIPTION
A1	Front and Rear Elevations
A1a	Left and Right Elevations
A2	Foundation Plan
A2a	Finished Lower Level Plan
A3	First Floor Plan
A4	Typical Wall Sections/Stair Section
A5	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.	
252122B4	
4	BDRMS
1/2	BATHS
4	CAR GARAGE
1	1ST FLR. CLG.
SQUARE FOOTAGE	
TOTAL	2122
FIRST	2122
SECOND	N/A
LOW. LEV. FIN. LOWER (SLAB)	1048
GAR. (SLAB)	67



Front & Rear Elevations

Proposed Residence:

Harris Residence
 148 Holly Oak Court
 Gardner Ridge

Issue Dates

Review	Date

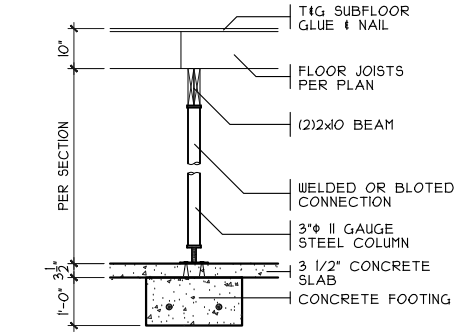
Plan: Lionsworth
 Date: 2.13.2023
 Drawn: SDG
 Scale: As Noted
 Revised:
 Sheet: 1 of 8

CRISTO HOMES
 7944 Tyers Place Blvd.
 West Chester, OH 45689
 513.755.0570

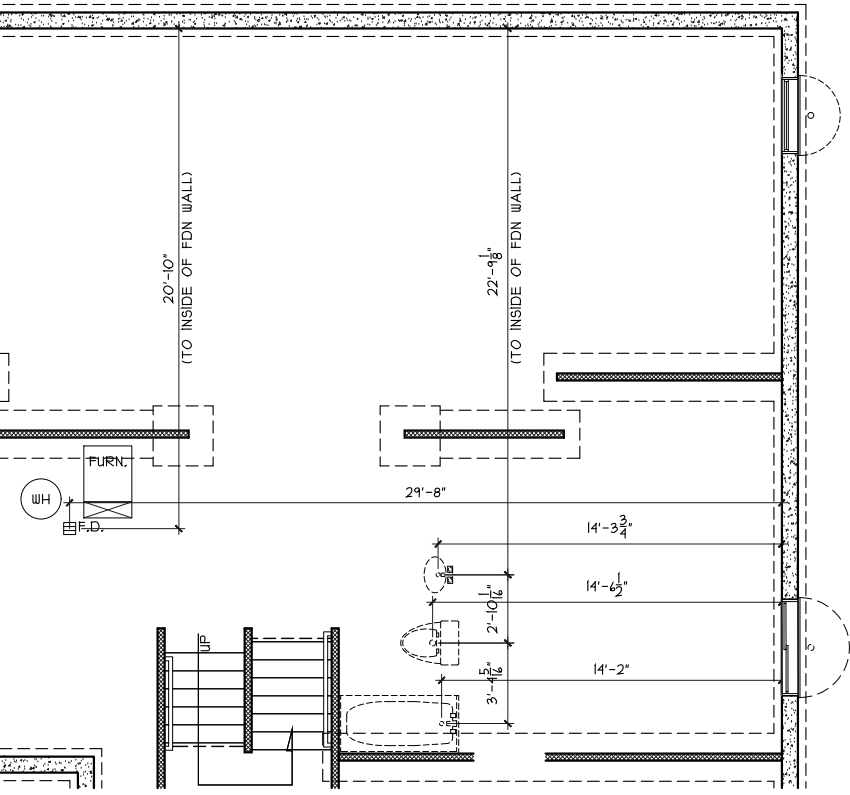
Lionsworth - C - Low Stone Vinyl

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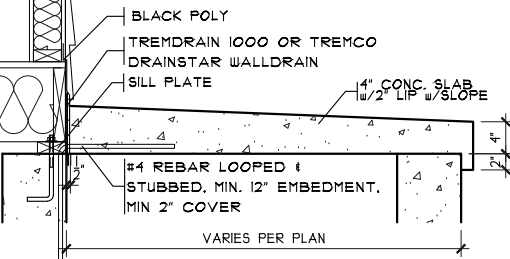
A1



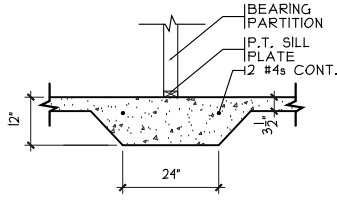
COLUMN DETAIL
SCALE: 1/4" = 1'-0"



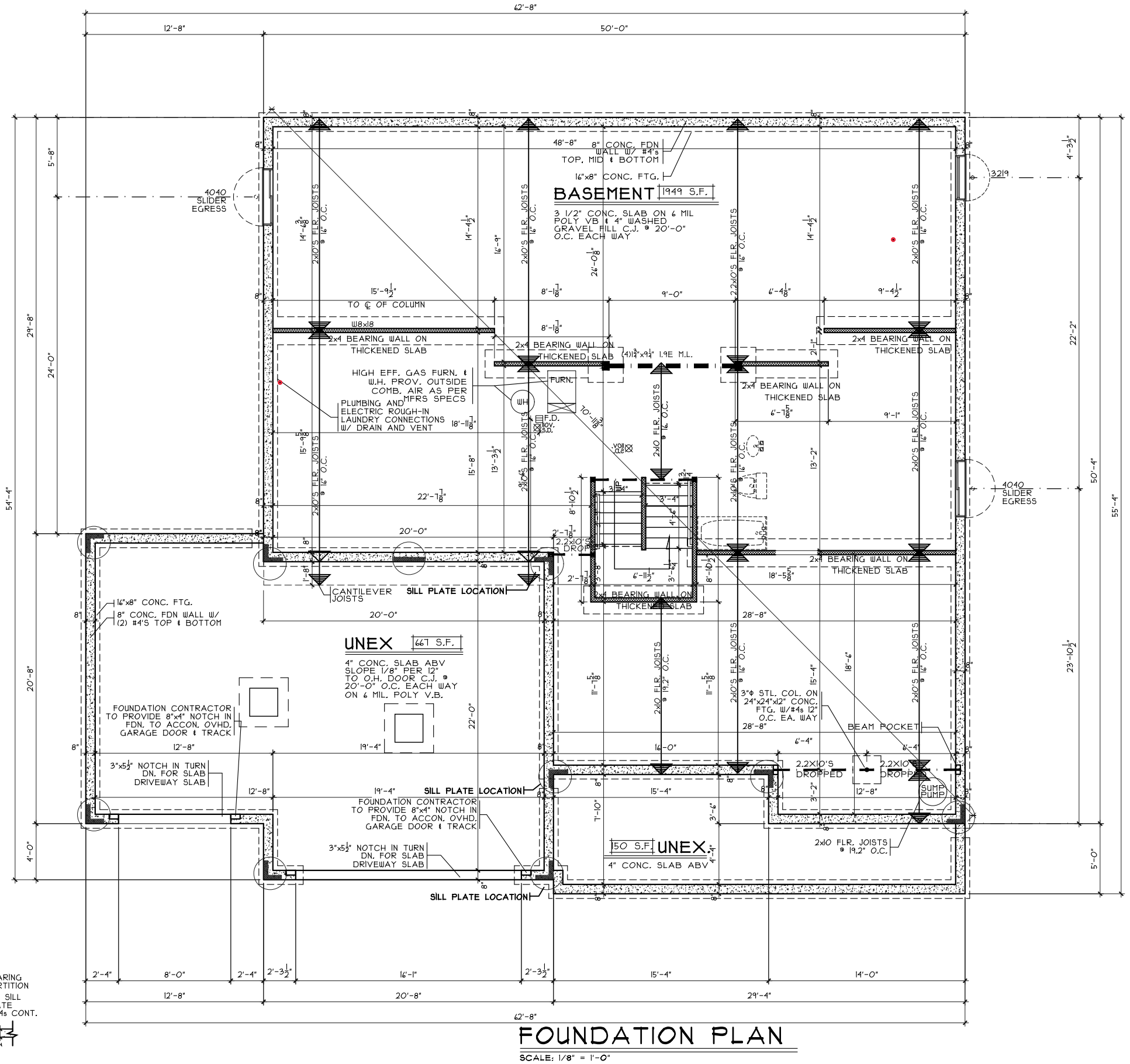
DIMS TO FDN PLUMB.
SCALE: 1/8" = 1'-0"



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



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



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

Foundation Plan

Plan: Lionsworth
Date: 2.13.2023
Drawn: SDG
Scale: As Noted
Revised:
Sheet: 8 of 8

Prestige - G2-1634

Proposed Residence:
Harris Residence
148 Holly Oak Court
Gardner Ridge



7894A Tyers Place Blvd.
West Chester, OH 45389
513.755.0570
www.cristohomes.com

Lionsworth- C - Low Stone Vinyl

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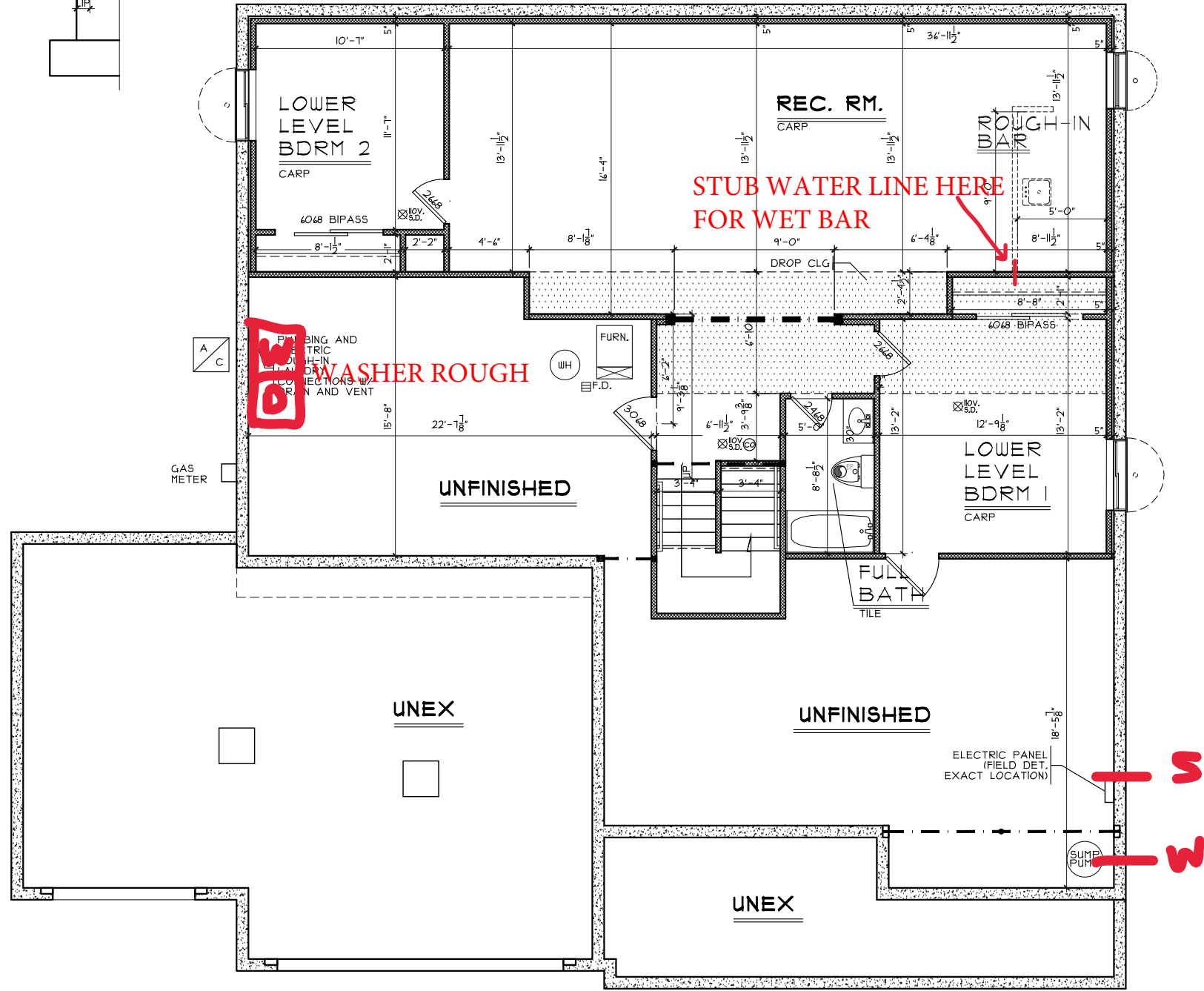
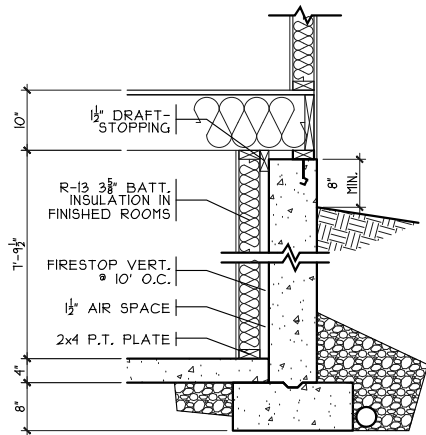
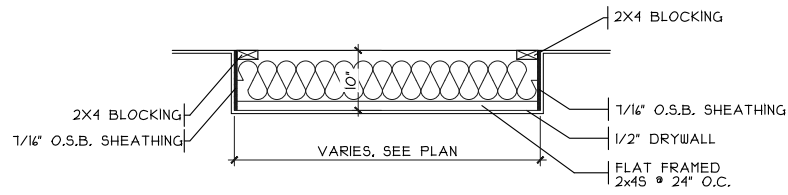
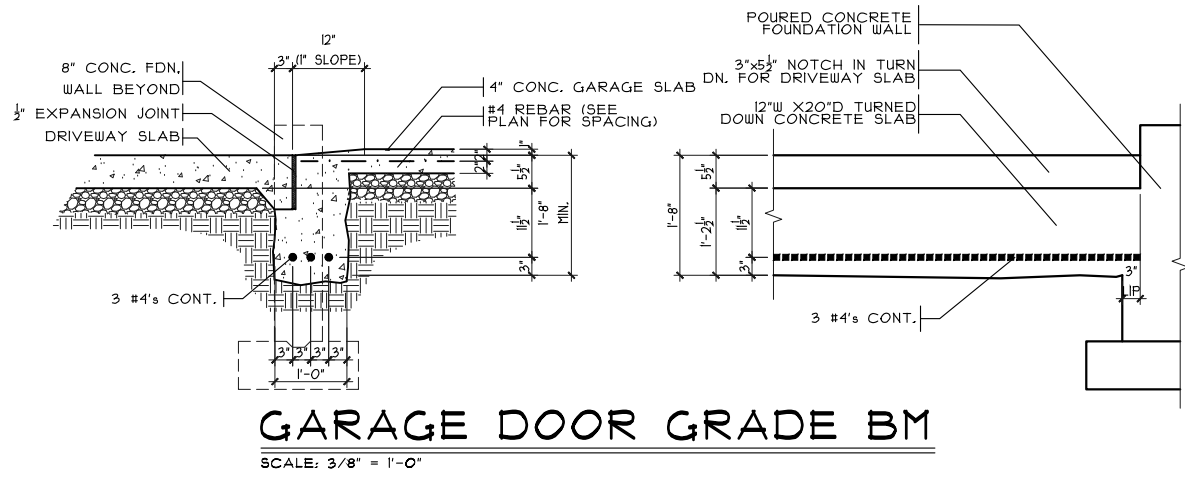
Issue Dates

Review

Hamilton

Butler County

A2



Finished Lower Level	Issue Dates
Plan: Lionsworth	Review
Date: 2.13.2023	
Drawn: SDG	
Scale: As Noted	
Revised:	
Sheet: 4 of 8	

A2a

Prestige - G2-1634
 Proposed Residence:
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Hamilton
 Butler County

Lionsworth - C - Low Stone Vinyl
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