

G2 1635

154 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

inside water meter

laundry tub

Gas Furnace

PLOT PLAN

LOT 31635 (46,438 SF) 1.066 ACRES
 GARDNER RIDGE, SECTION THREE
 CITY OF HAMILTON
 BUTLER COUNTY, OHIO
 FOR: CRISTO HOMES

ECTOR RESIDENCE
 154 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

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

QUANTITIES

TOTAL LOT AREA	46438	sq. ft.
CITY WALK	313	sq. ft.
HOUSE WALK	60	sq. ft.
DRIVE	696	sq. ft.
APRON	102	sq. ft.
PATIO AND PORCHES	71	sq. ft.
DECK	-	sq. ft.
SEEDING AREA	6583	sq. ft.
UNDISTURBED AREA	16842	sq. ft.

SETBACKS:

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

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

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.



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.

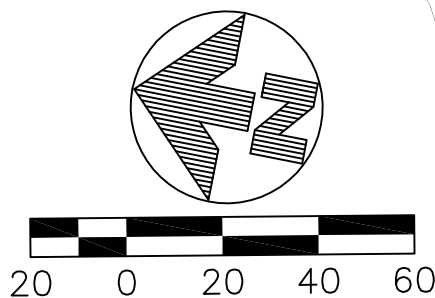
SCALE: 1"=40'

DATE: 3/2/2023

DRAWN: REW

DESIGNED:

CHECKED: JLS



IF IT IS NECESSARY TO TAP THE SANITARY SEWER MAIN A FACTORY WYE MUST BE USED.

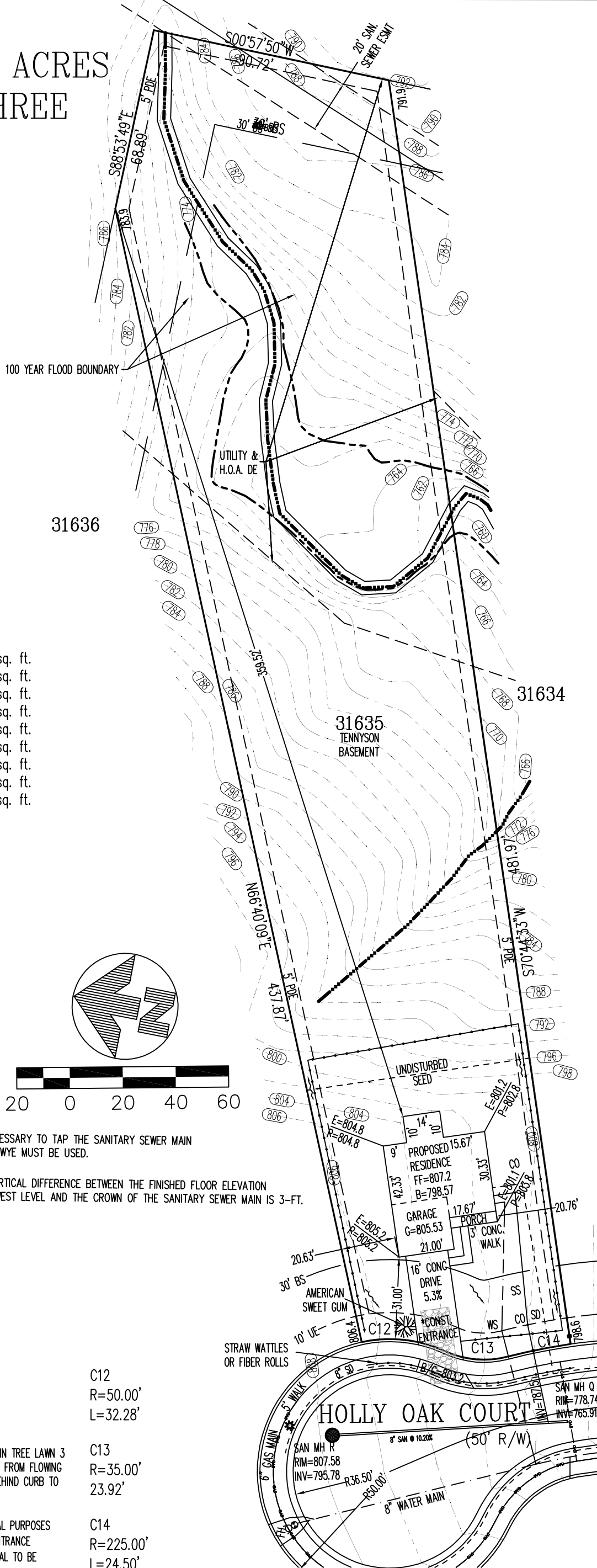
MINIMUM VERTICAL DIFFERENCE BETWEEN THE FINISHED FLOOR ELEVATION OF THE LOWEST LEVEL AND THE CROWN OF THE SANITARY SEWER MAIN IS 3'-FT.

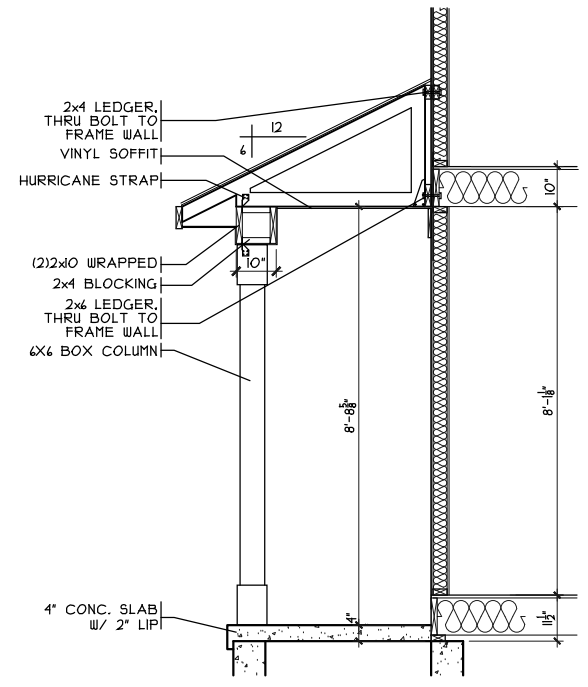
C12
 R=50.00'
 L=32.28'

C13
 R=35.00'
 L=23.92'

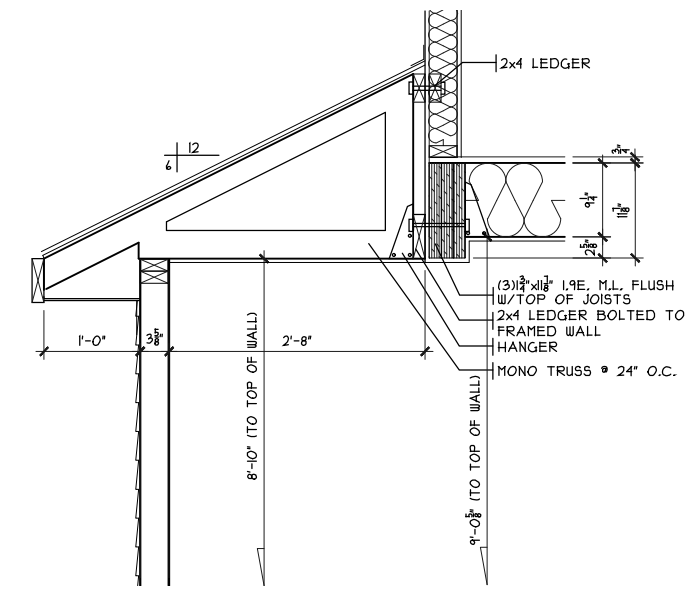
C14
 R=225.00'
 L=24.50'

REVISIONS: 1.3-09-23 REMOVE WALKOUT 2.3-16-23 ADDED NOTES 3. 4.	
PROJECT: GARDNER DRAWING: 230280PA	SHEET 1 OF 1

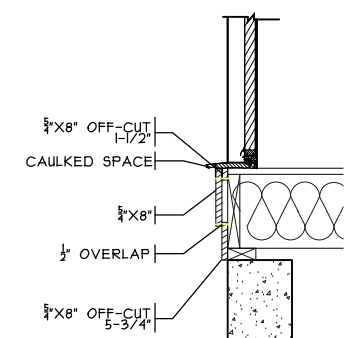




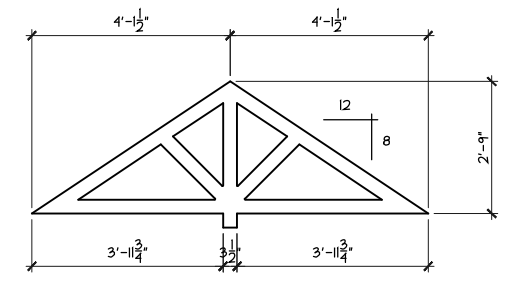
PORCH DETAIL
SCALE: 1/4" = 1'-0"



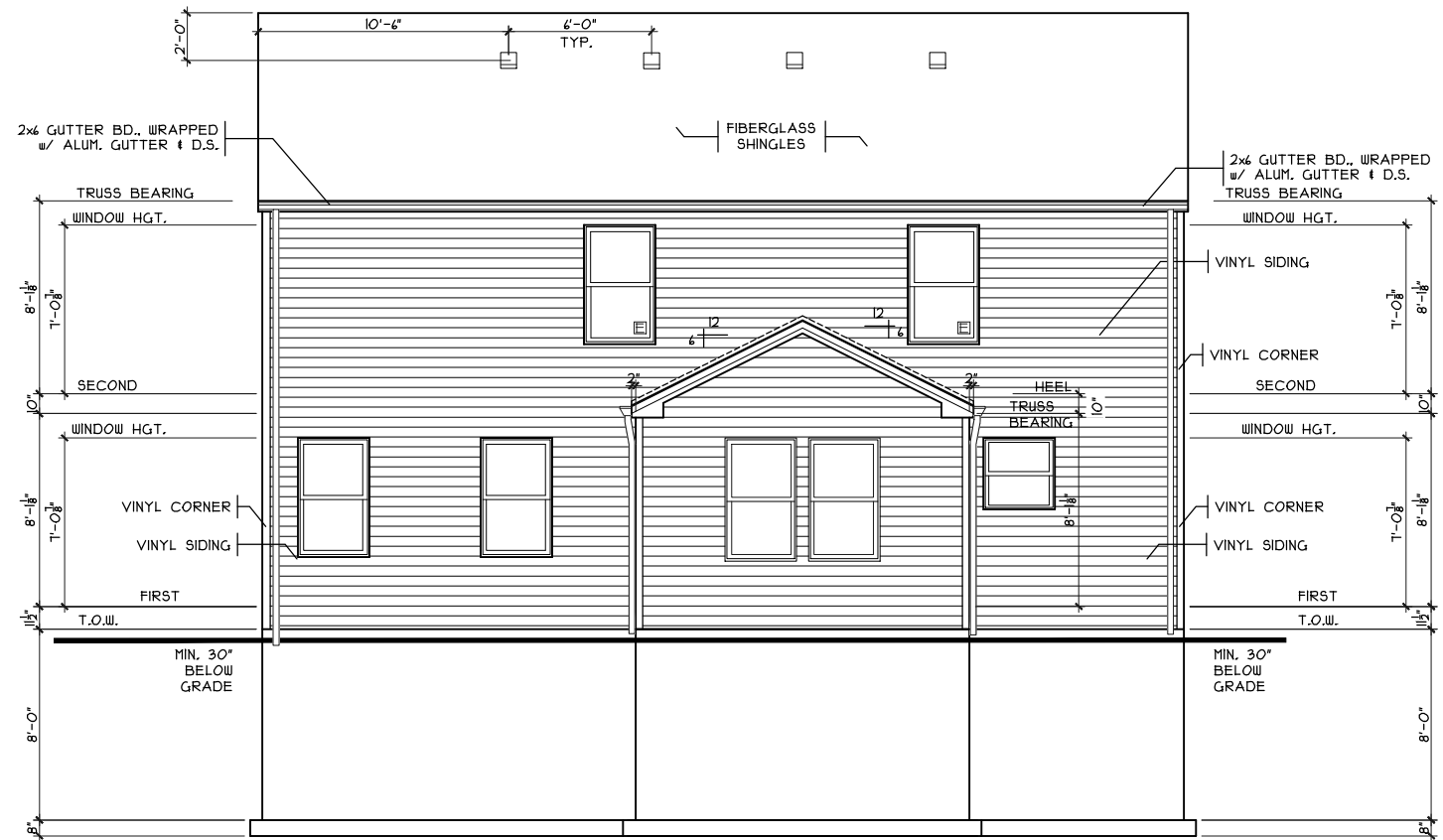
GARAGE DETAIL
SCALE: 1/2" = 1'-0"



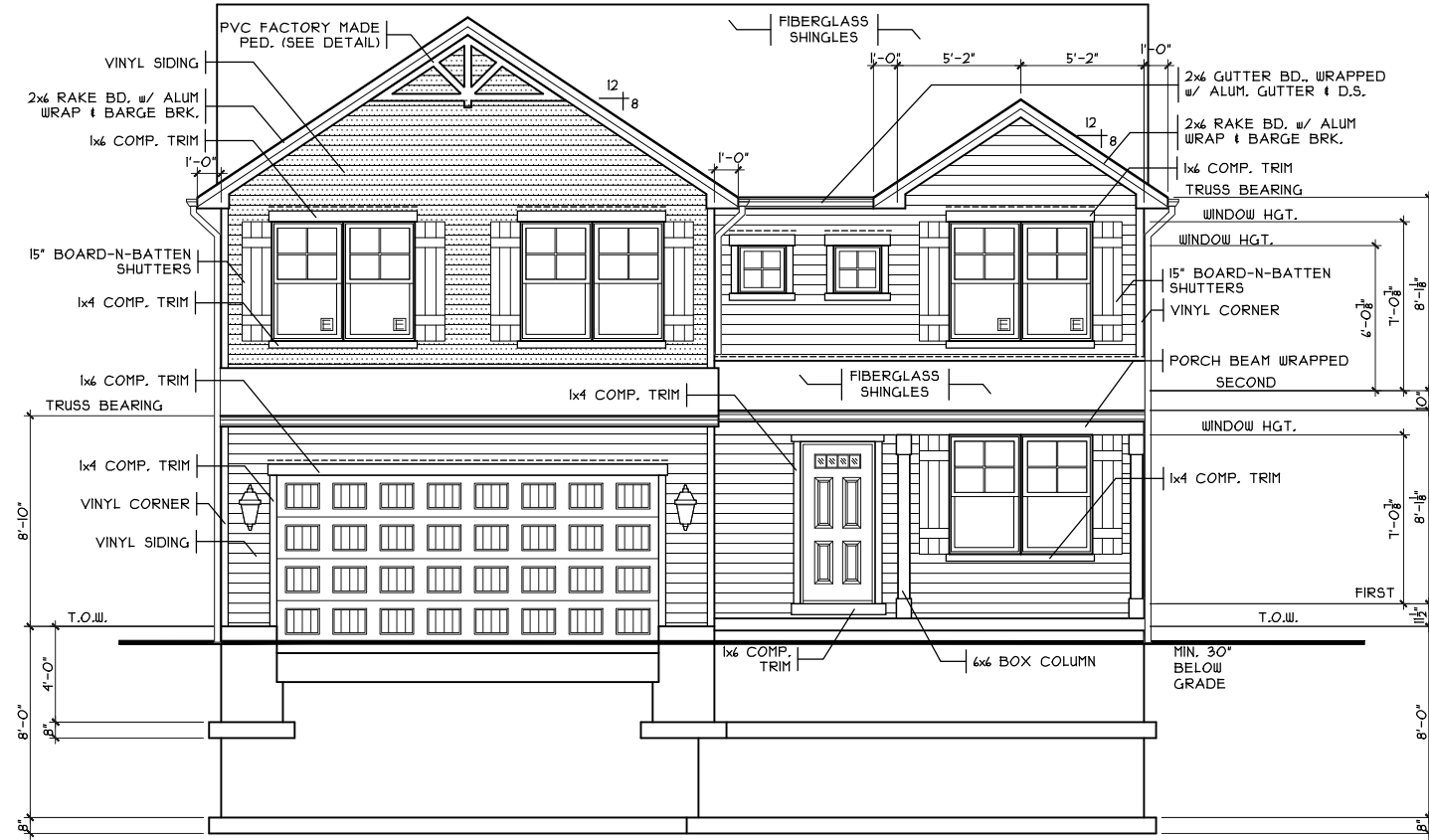
KICK PLATE DETAIL
SCALE: 1/2" = 1'-0"



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



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

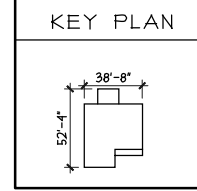


FRONT ELEVATION
SCALE: 1/8" = 1'-0"

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

252504B4 PLAN INFO	
4	BDRMS
2.5	BATHS
2	CAR GARAGE
8'	1ST FLR. CLG.
SQUARE FOOTAGE	
TOTAL	2504
MAIN	1142
UPPER	1362
LOWER	493
LOWER (SLAB)	1041
GARAGE	383



KEY PLAN

Proposed Residence:
 Ector, Tamatha
 154 Holly Oak Court
 Views at Garden Ridge Lot 1635

Renascence - G2-1635

Issue Dates:
 Review

Tennyson - C1- Vinyl
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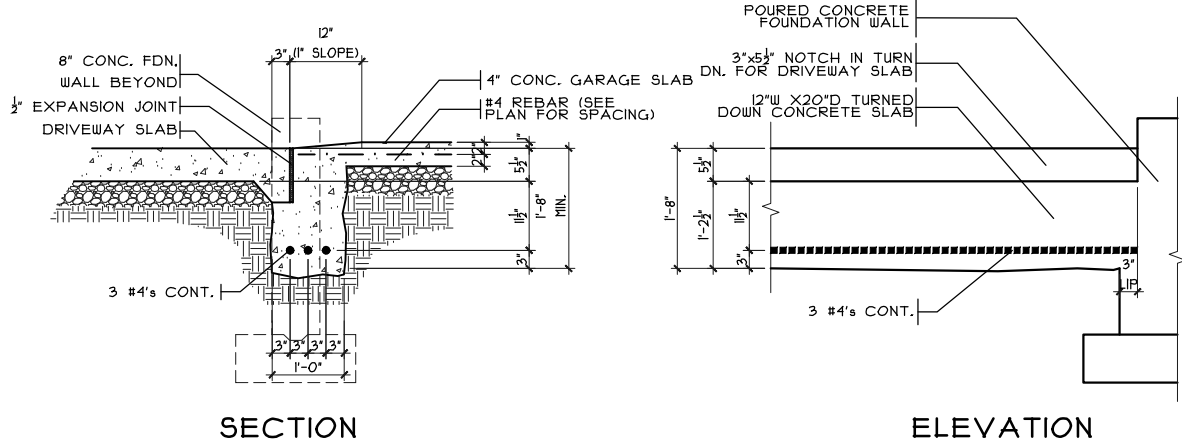
Hamilton
 Butler County

Front And Rear Elevations

Plan: Tennyson Basement
 Date: 11.9.2023
 Drawn: DSG
 Scale: As Noted
 Revised: 11.20.2023
 Sheet: 1 of 9

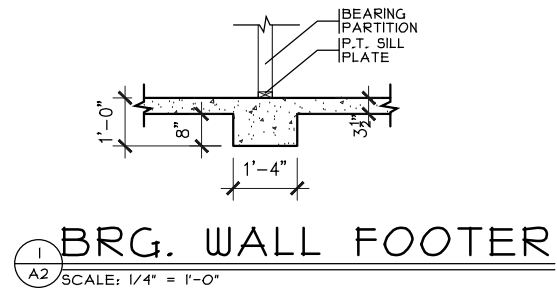
CRISTO HOMES
 7594-A Tylers Place Blvd.
 West Chester, OH 45069
 513.755.0570 www.cristohomes.com

A1



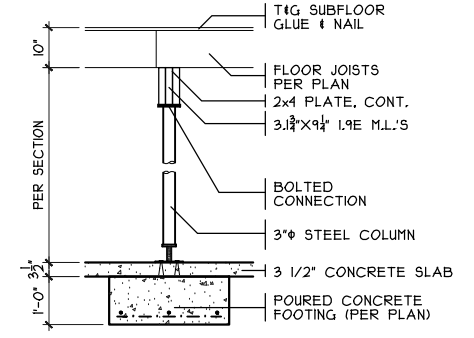
GARAGE DOOR GRADE BM

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



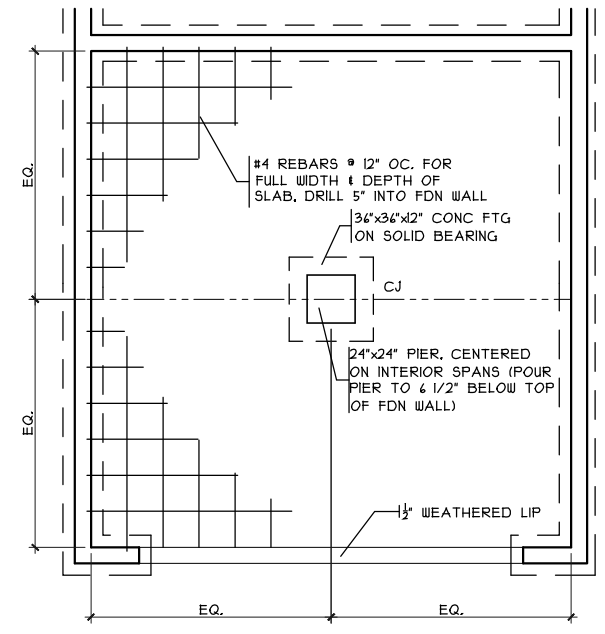
BRG. WALL FOOTER

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



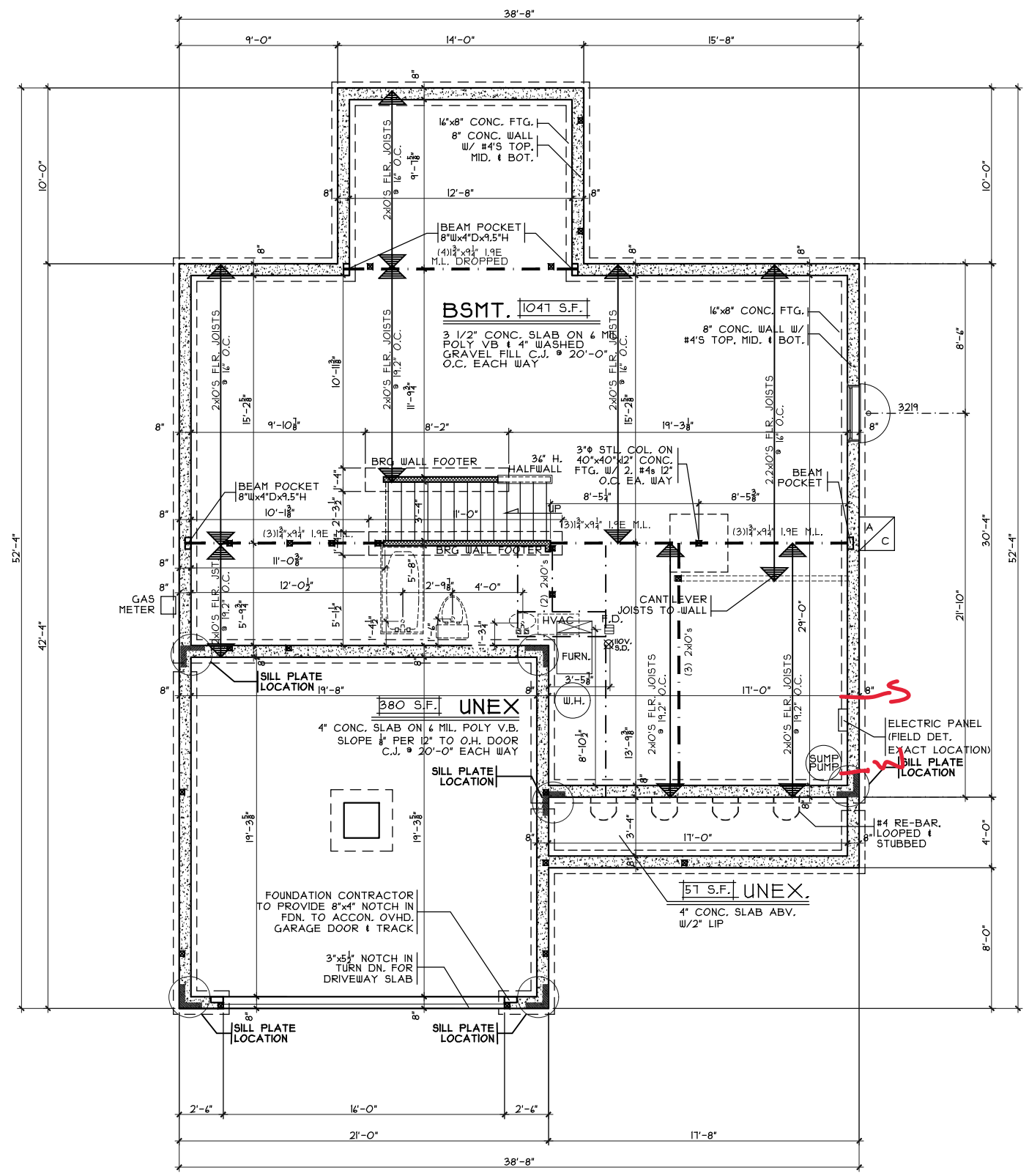
COLUMN DETAIL

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



GRADE BM DETAIL

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



FOUNDATION PLAN

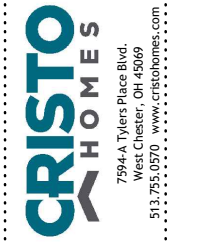
SCALE: 1/8" = 1'-0"

Foundation Plan
 Plan: Tennyson Basement
 Date: 11.9.2023
 Drawn: DSG
 Scale: As Noted
 Revised: 11.20.2023
 Sheet: 3 of 9

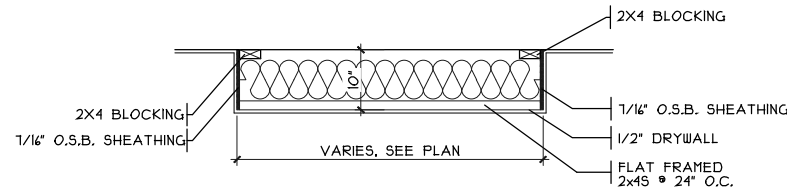
Renaissance - G2-1635
 Proposed Residence:
 Ector, Tamatha
 154 Holly Oak Court
 Views at Garden Ridge Lot 1635

Tennyson - C1- Vinyl
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Review	Issue Dates

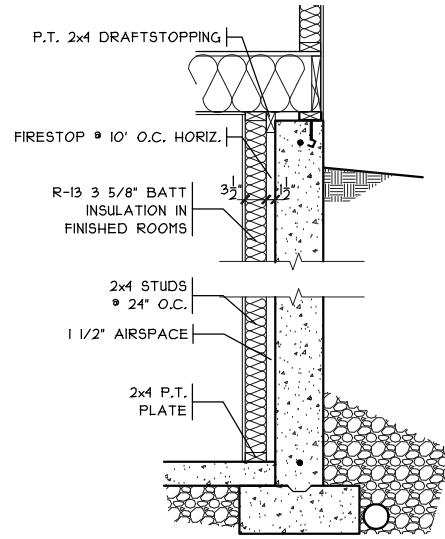


A2



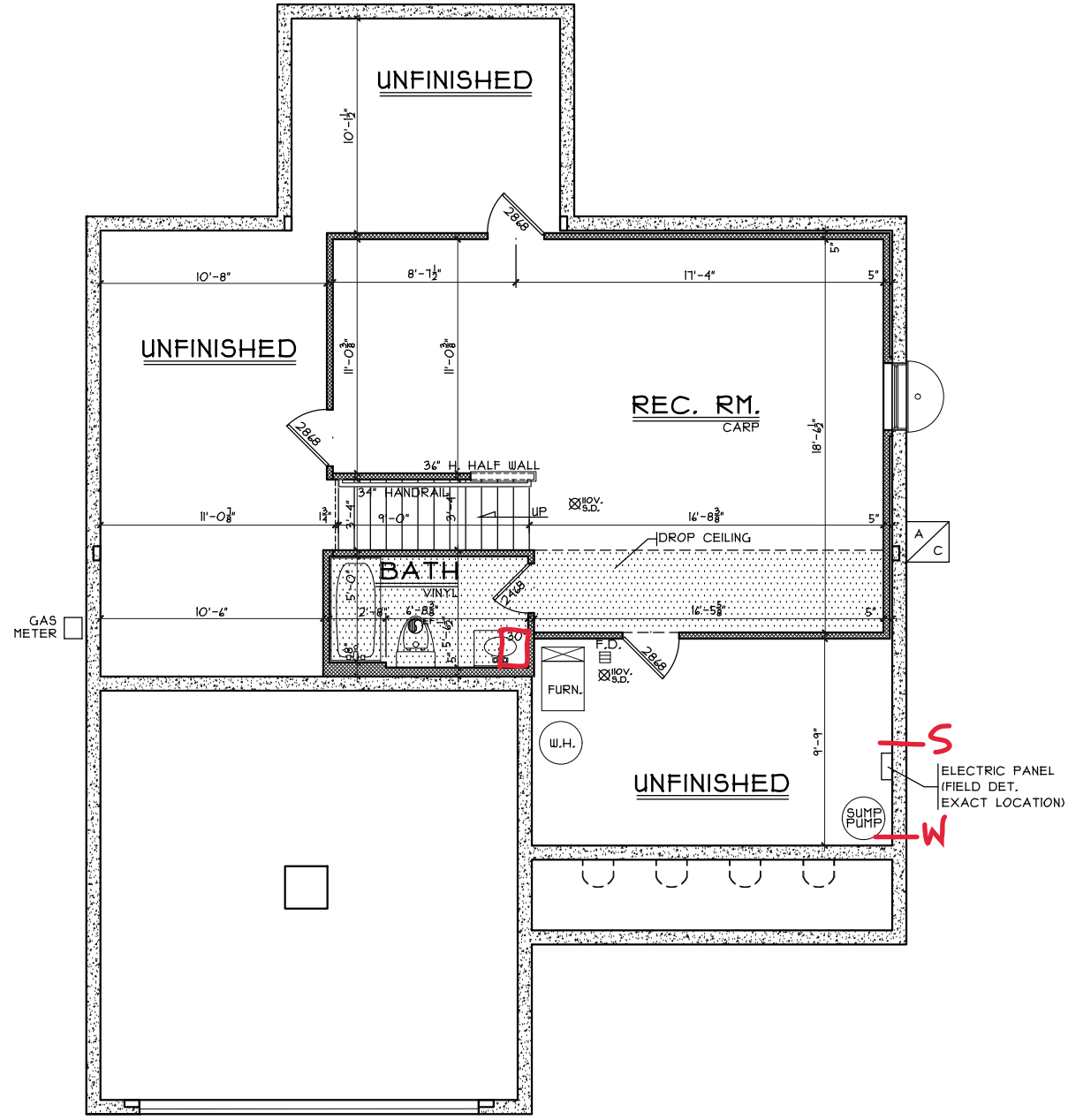
DROP CEILING DETAIL

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



FIN. LL WALL DETAIL

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



LOWER LEVEL PLAN

SCALE: 1/8" = 1'-0" 493 S.F.

Lower Level Plan
 Plan: Tennyson Basement
 Date: 11.9.2023
 Drawn: DSG
 Scale: As Noted
 Revised: 11.20.2023
 Sheet: 4 of 9

Renaissance - G2-1635
 Proposed Residence:
 Ector, Tamatha
 154 Holly Oak Court
 Views at Garden Ridge Lot 1635

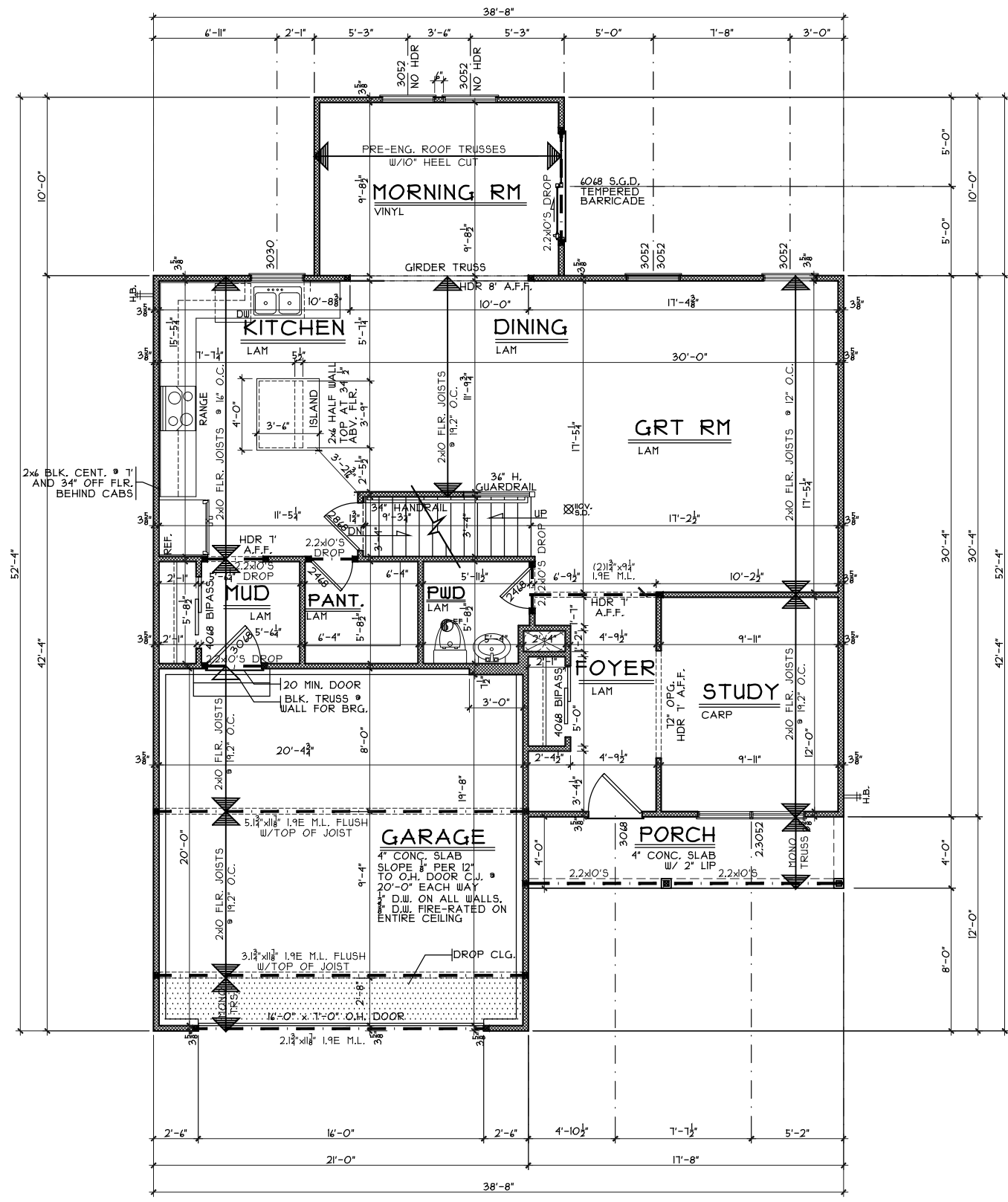
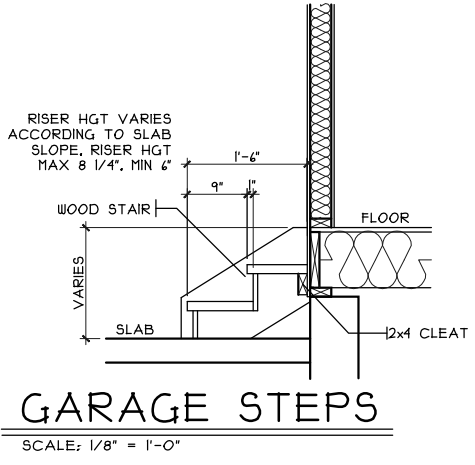
Tennyson - C1- Vinyl

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Issue Dates	Review

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

A2a



FIRST FLOOR PLAN
SCALE: 1/8" = 1'-0" 1142 S.F.

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

First Floor Plan
Plan: Tennyson Basement
Date: 11.9.2023
Drawn: DSG
Scale: As Noted
Revised: 11.20.2023
Sheet: 5 of 9

Renaissance - G2-1635
Proposed Residence:
Ector, Tamatha
154 Holly Oak Court
Views at Garden Ridge Lot 1635

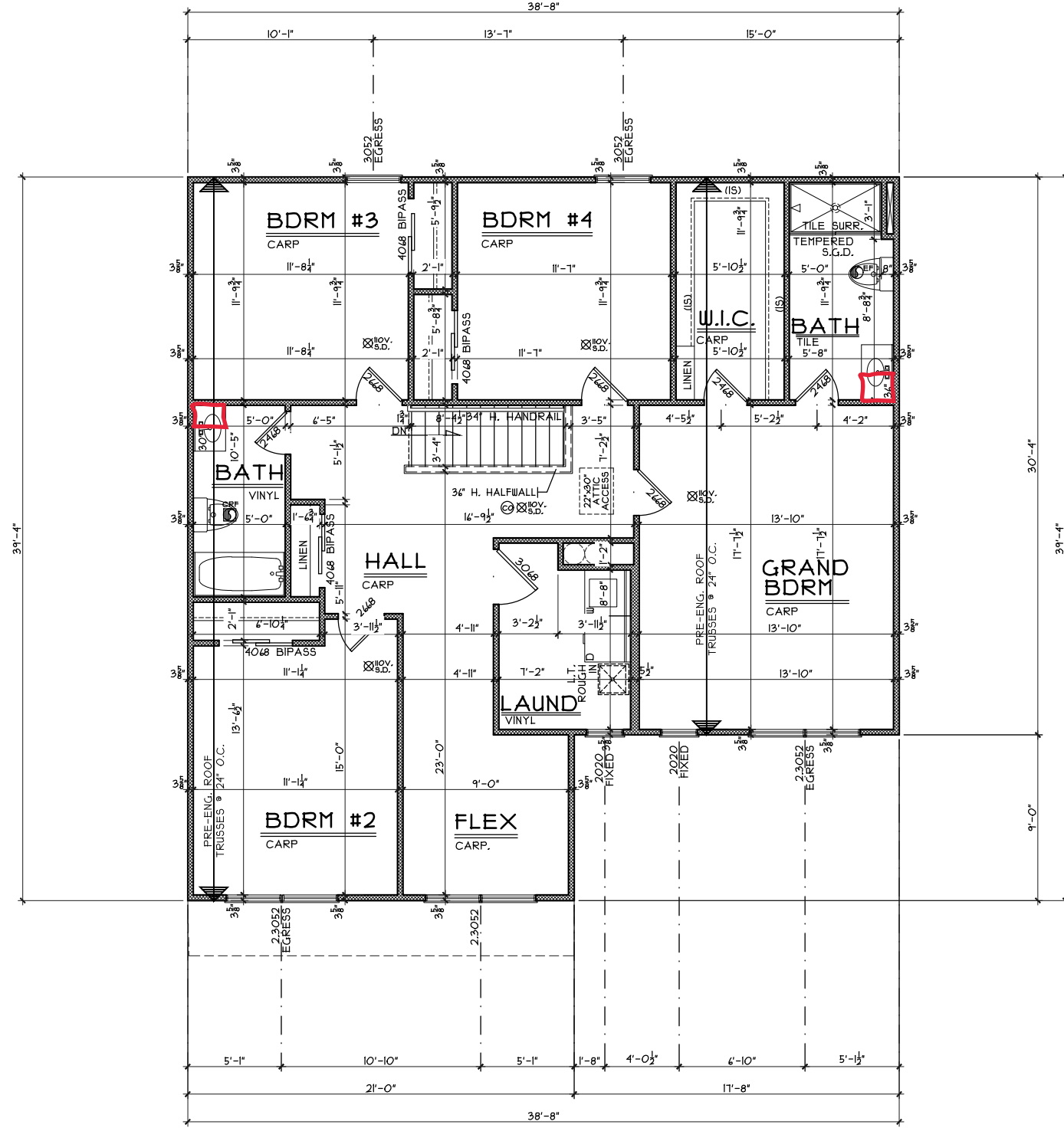
Tennyson - C1- Vinyl
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Review	Issue Dates



A3

Hamilton
Butler County



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

Second Floor Plan

Plan: Tennyson Basement
 Date : 11.9.2023
 Drawn: DSG
 Scale : As Noted
 Revised: 11.20.2023
 Sheet : 6 of 9

Renaissance - G2-1635

Proposed Residence:
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 Views at Garden Ridge Lot 1635

Tennyson - C1- Vinyl

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Issue Dates

Issue	Date
Review	



A4

Hamilton
 Butler County