

G2 1638
159 Holly Oak Court
Hamilton, OH 45013

1 Story Basement

Finished basement - full bath

Loop vent kitchen sink

2 hose bibs - no valves required

ice maker

1 tub

1 shower

inside water meter

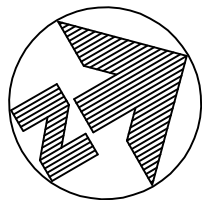
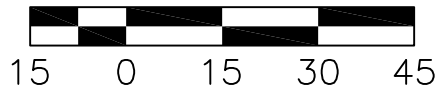
Laundry tub

Rain shower head master shower

Gas Furnace , Fireplace and Range

PLOT PLAN
 LOT 31638 (23,692 SF) 0.544 ACRES
 GARDNER RIDGE, SECTION THREE
 CITY OF HAMILTON
 BUTLER COUNTY, OHIO
 FOR: CRISTO HOMES

RUSSO RESIDENCE
 159 HOLLY OAK COURT



QUANTITIES

TOTAL LOT AREA	23692	sq. ft.
CITY WALK	136	sq. ft.
HOUSE WALK	60	sq. ft.
DRIVE	602	sq. ft.
APRON	94	sq. ft.
PATIO AND PORCHES	201	sq. ft.
DECK		sq. ft.
SEEDING AREA	8685	sq. ft.
UNDISTURBED AREA	11633	sq. ft.

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.

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

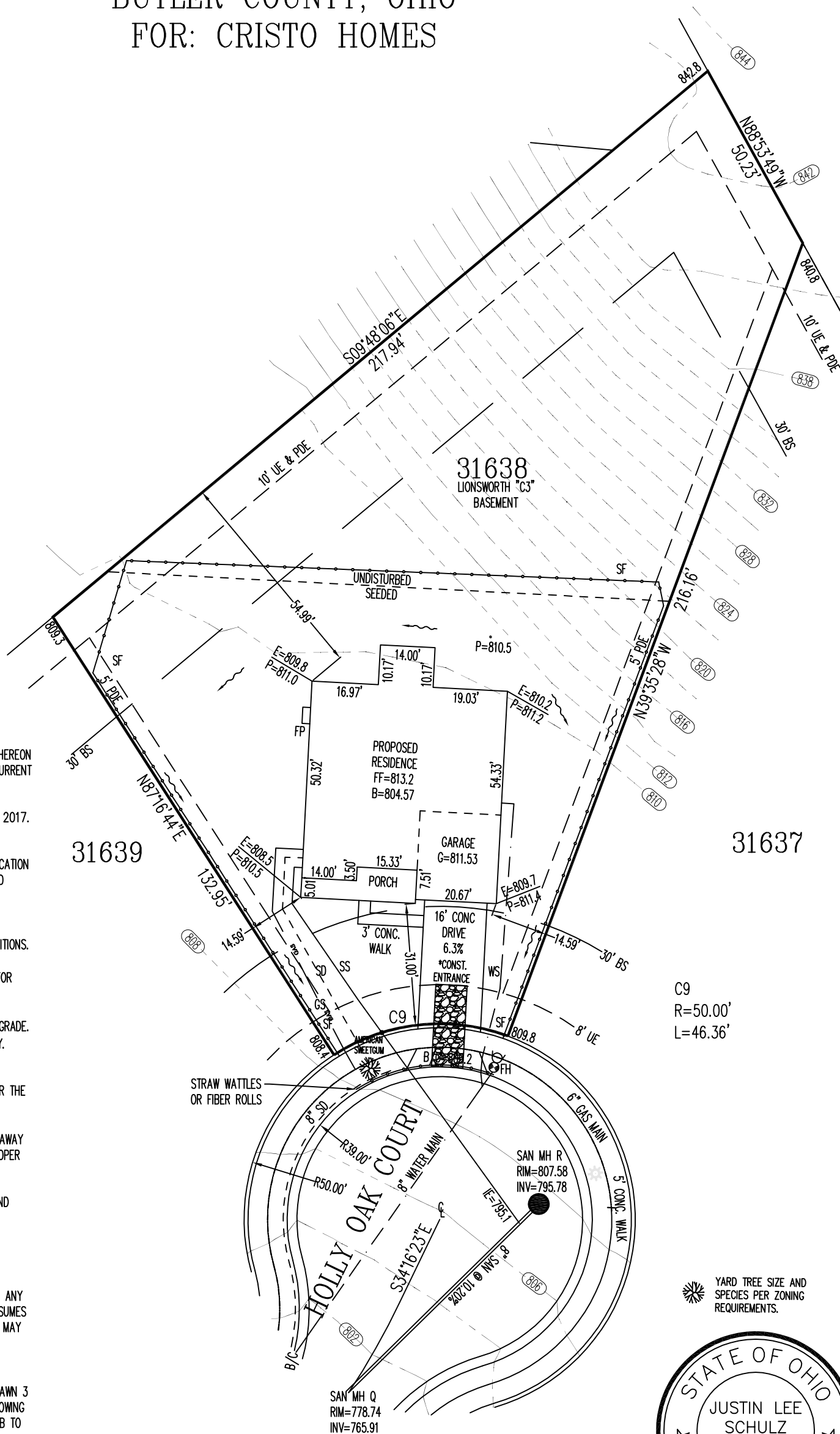
APEX ASSUMES NO RESPONSIBILITY FOR SOIL CONDITIONS, GROUND WATER CONDITIONS AND ANY POTENTIAL WATER INFILTRATION. CONTRACTOR IS RESPONSIBLE FOR ADEQUATE WATERPROOFING INSTALLATION AND DRAINAGE MEASURES.

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.



YARD TREE SIZE AND SPECIES PER ZONING REQUIREMENTS.



2 WORKING DAYS
 BEFORE YOU DIG

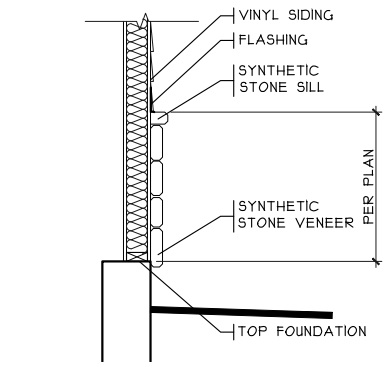
 CALL TOLL FREE 800-362-2764
 OHIO UTILITIES PROTECTION SERVICE

SCALE: 1"=30'
 DATE: 06-23-23
 DRAWN: JLL
 DESIGNED:
 CHECKED: JLS

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

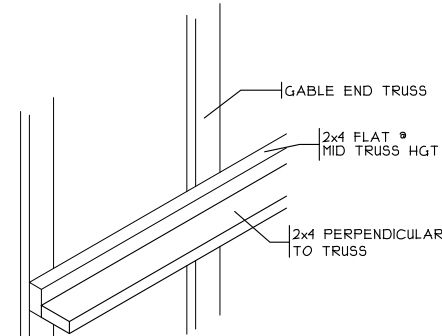
REVISIONS:
 1.
 2.
 3.
 4.

PROJECT: GARDNER	SHEET
DRAWING: 231222PA	1 OF 1



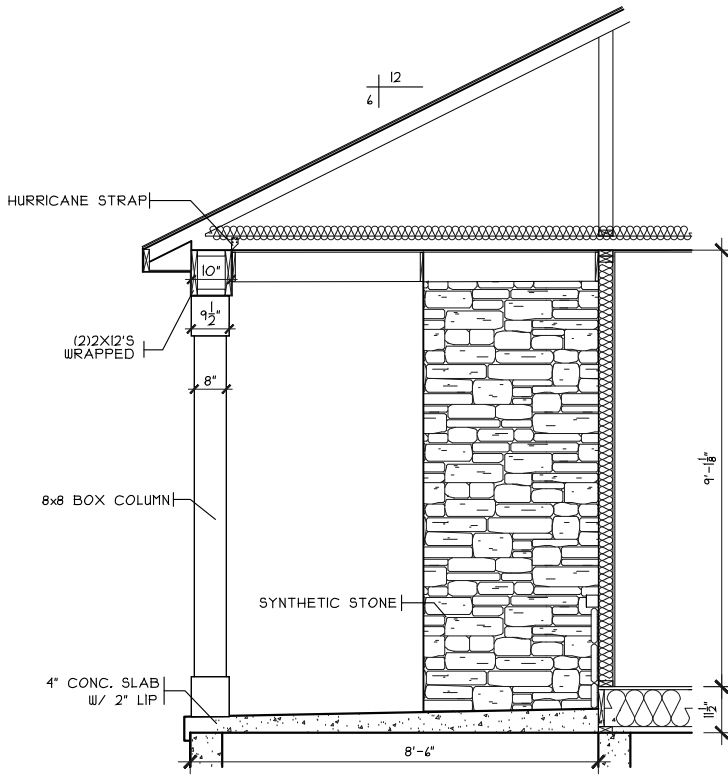
STONE BASE DETAIL

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



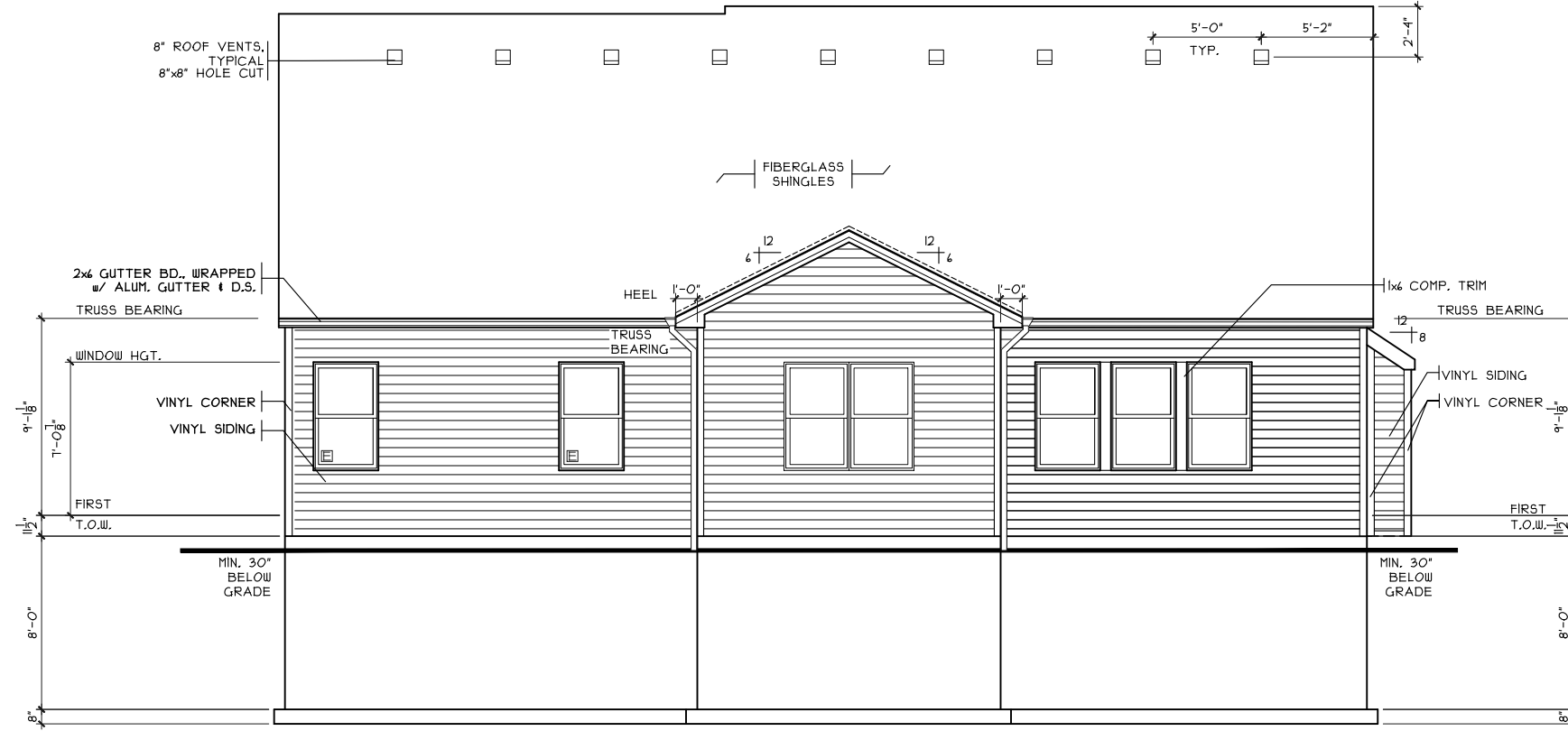
STIFF BACK DETAIL

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



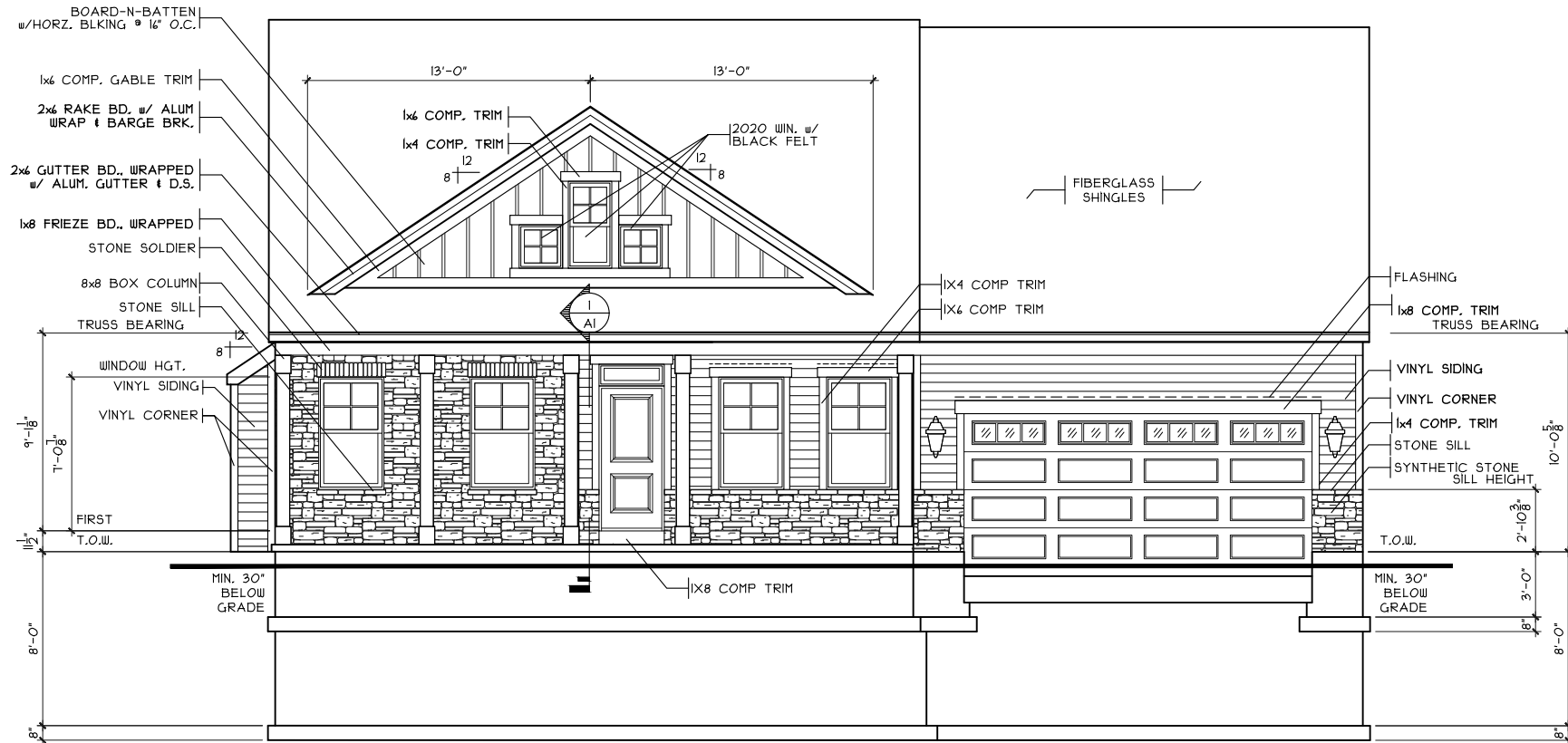
PORCH DETAIL

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



REAR ELEVATION

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



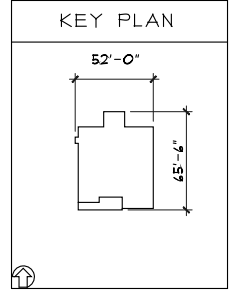
FRONT ELEVATION

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

SHEET INDEX	
SHT#	DESCRIPTION
A1	Front and Rear Elevations A
A1a	Left and Right Elevations A
A2	Foundation Plan
A2a	Lower Level Plan
A3	First Floor Plan
A4	Typical Wall Sections/Stair Section
A5	Typical Building Sections
A6	Sections And Details
G1	General Notes

NOTE: PLANS PRINTED ON 24x36 SHEETS TO BE SCALABLE AT FULL SCALE, 1/4" = 1'-0"
 PLANS PRINTED ON 18x11 SHEETS TO BE SCALABLE AT HALF SCALE, 1/8" = 1'-0"

PLAN INFO.	
R2264B3	
3	BDRMS
2	BATH
2	CAR GARAGE
1	1ST FLR. CLG.
SQUARE FOOTAGE	
TOTAL	2264
FIRST	2264
LOW. LEV. FIN.	451
LOWER (SLAB)	1949
GAR. (SLAB)	425



Issue Dates

Review	
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Lionsworth- C3 - Vinyl

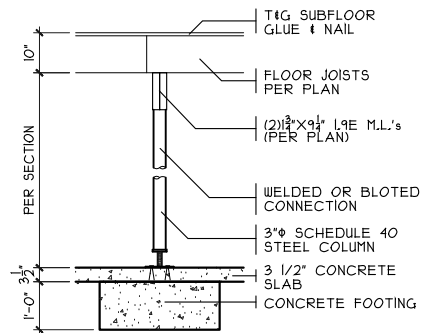
Proposed Russo Residence:
 Timothy Russo
 159 Holly Oak Court
 Views at Gardner Ridge - Lot 1638

Butler County
 Hamilton

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

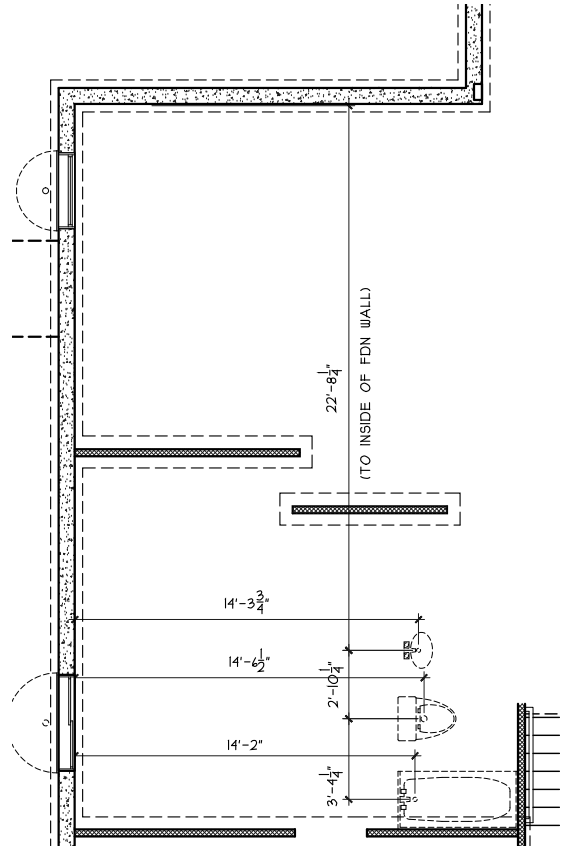
Front & Rear Elevations

Plan: Lionsworth
 Date: 6.15.2023
 Drawn: SMB
 Scale: As Noted
 Revised: 7.26.2023
 Sheet: 1 of 9



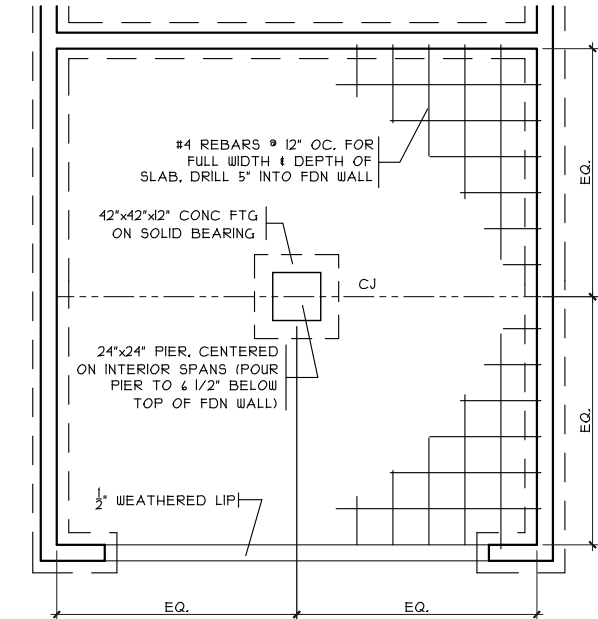
COLUMN DETAIL

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



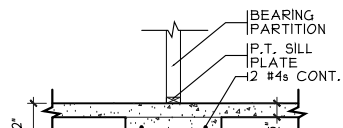
DIMS TO FDN PLUMB.

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



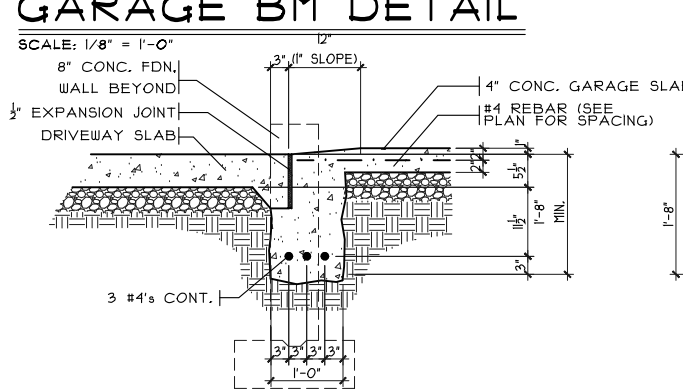
GARAGE BM DETAIL

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



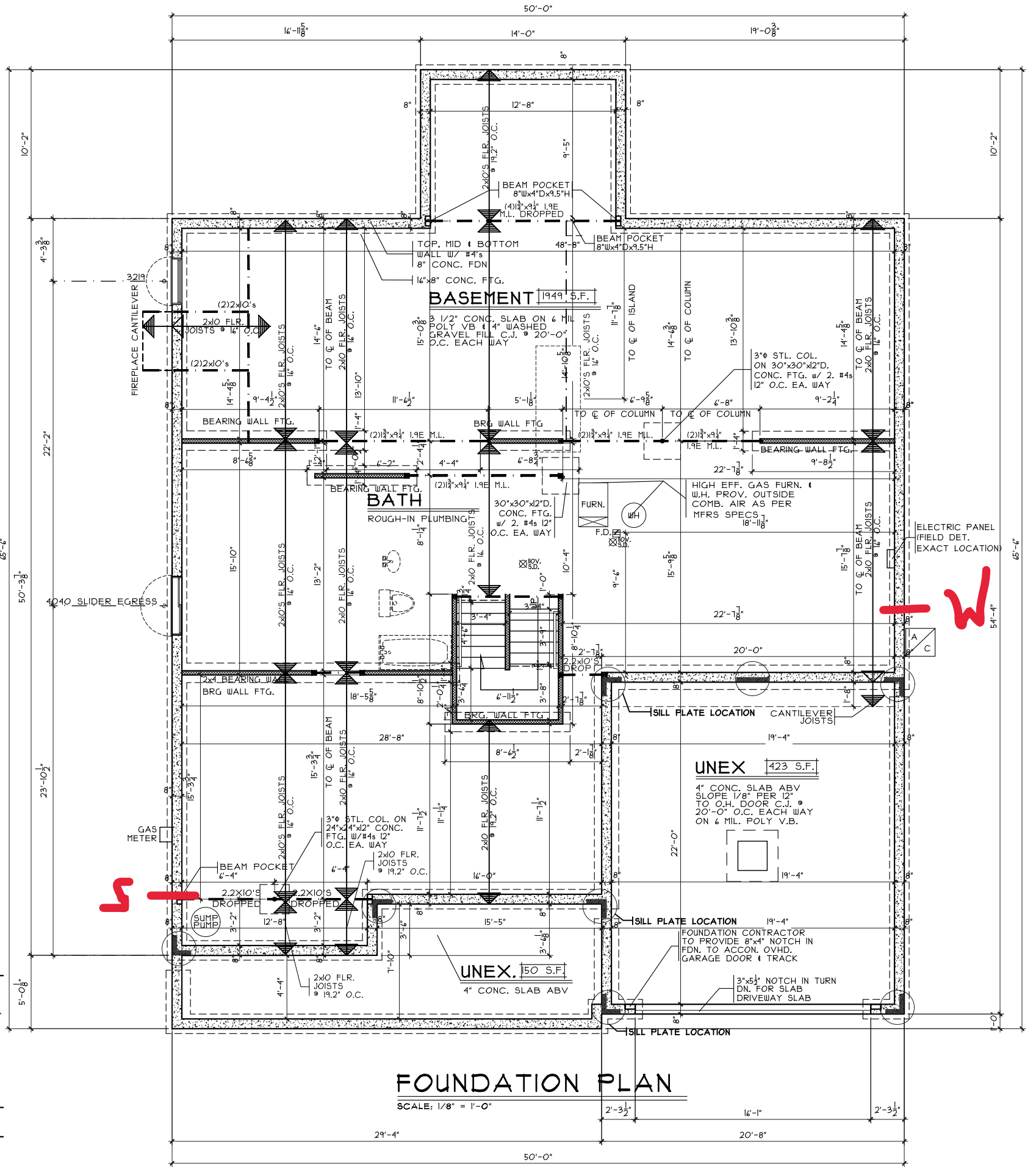
BRG WALL FOOTING

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



GARAGE DOOR GRADE BM

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



FOUNDATION PLAN

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

Foundation Plan

Plan: Lionsworth
 Date: 6.15.2023
 Drawn: SMB
 Scale: As Noted
 Revised: 7.26.2023
 Sheet: 3 of 9

Prestige - G2-1638

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Lionsworth- C3 - Vinyl

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Issue Dates

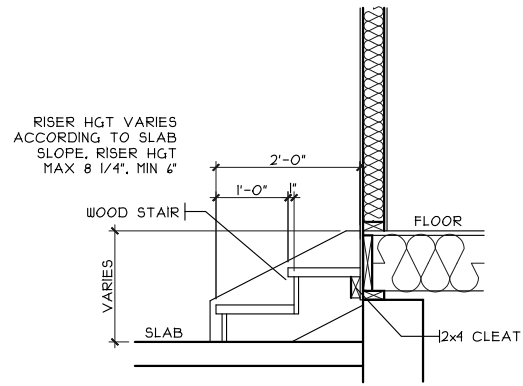
Review

Hamilton
 Butler County

A2

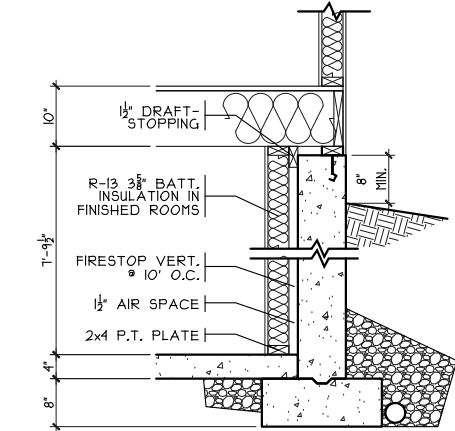
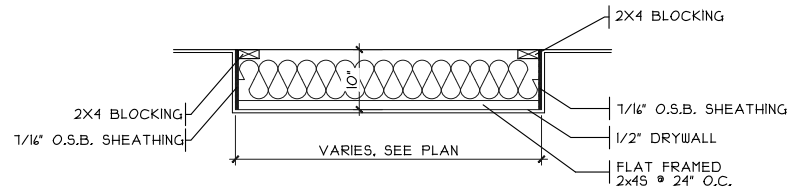
GARAGE STEPS DETAIL

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



DROP CLG. DETAIL

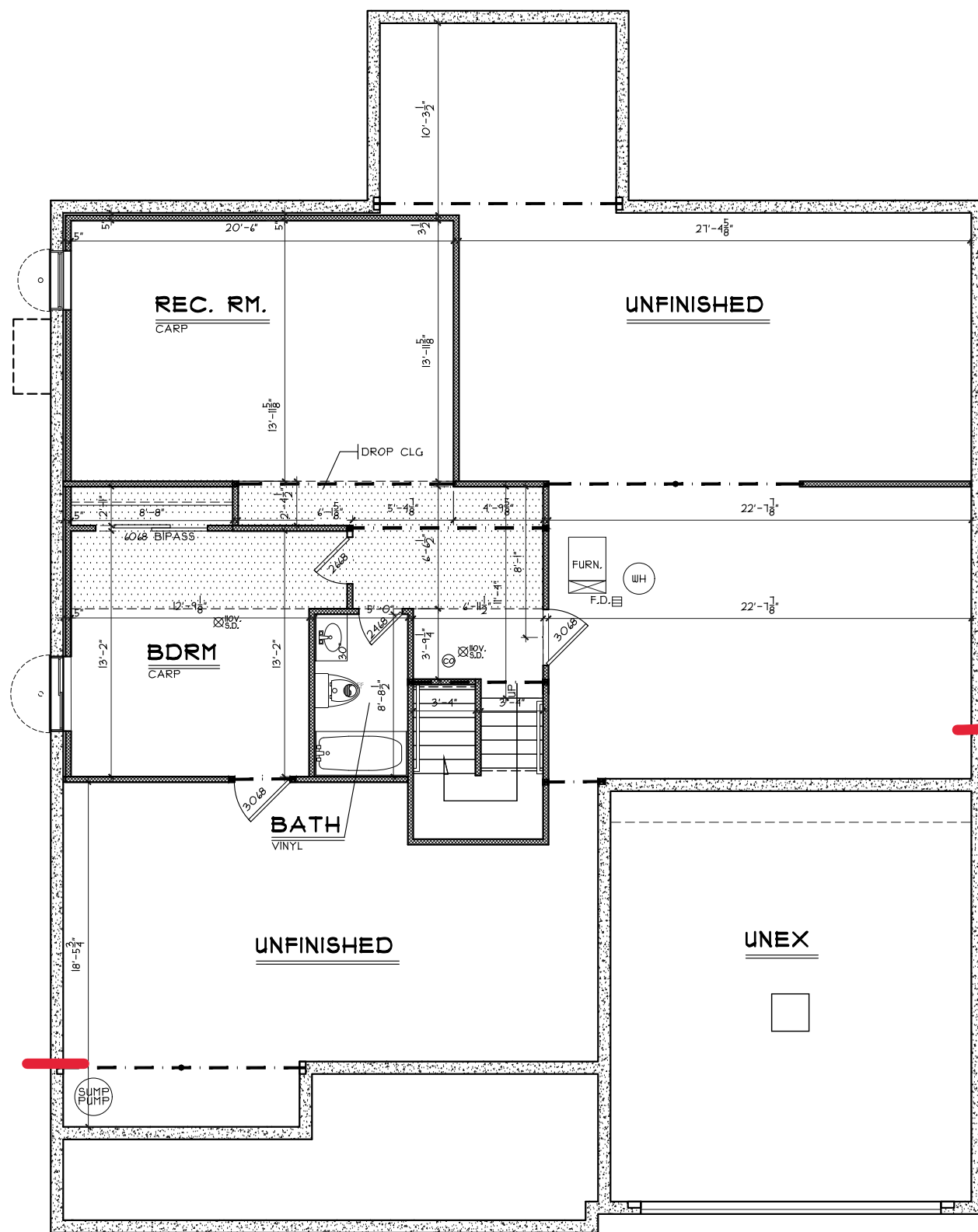
SCALE: 3/8" = 1'-0"



FIN. LL WALL DETAIL

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

S



FINISHED LOWER LEVEL

SCALE: 1/8" = 1'-0" 451 SQ. FT.

W

Finished Lower Level

Plan: Lionsworth
Date: 6.15.2023
Drawn: SMB
Scale: As Noted
Revised: 7.26.2023
Sheet: 4 of 9

Prestige - G2-1638

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Lionsworth- C3 - Vinyl

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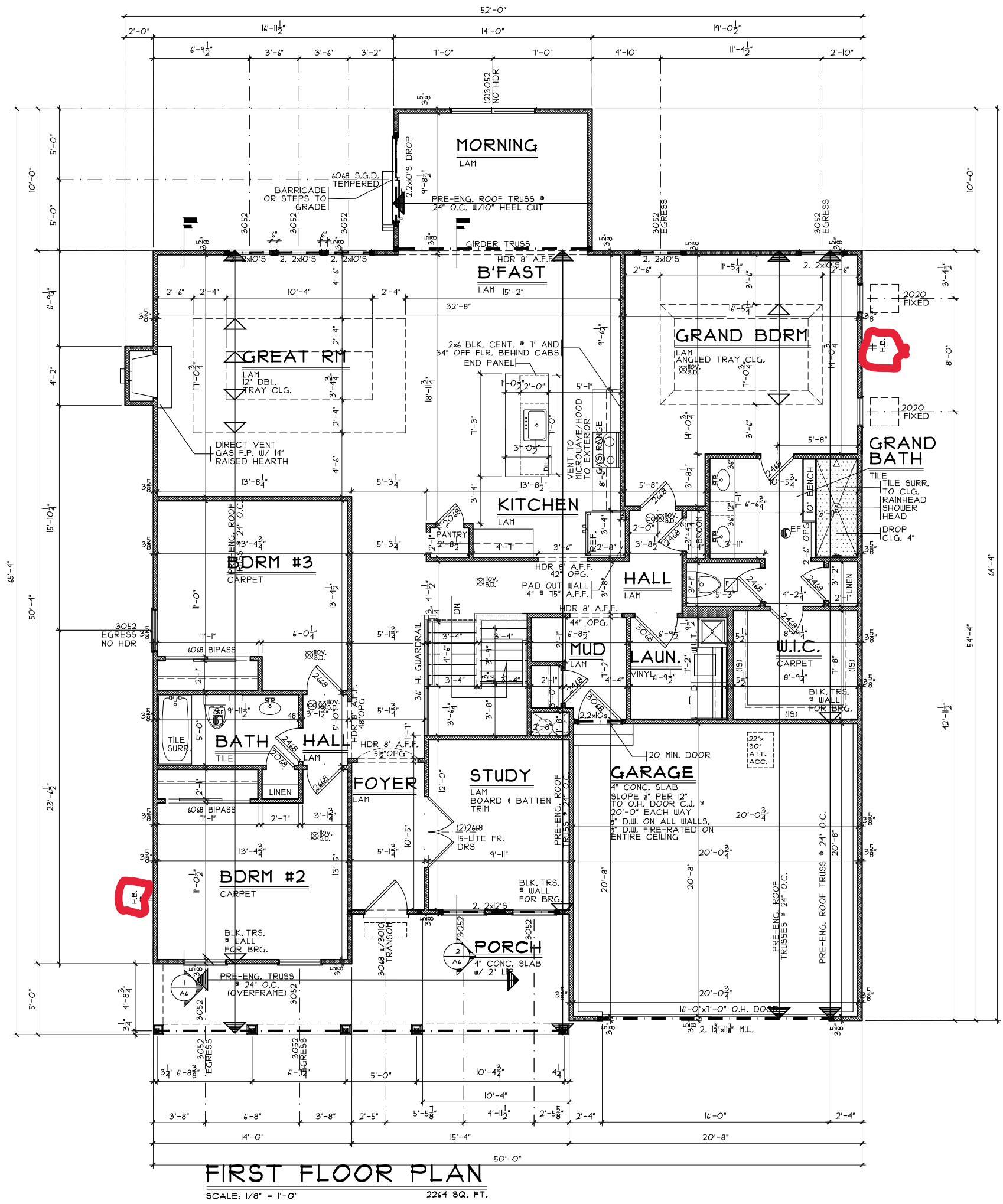
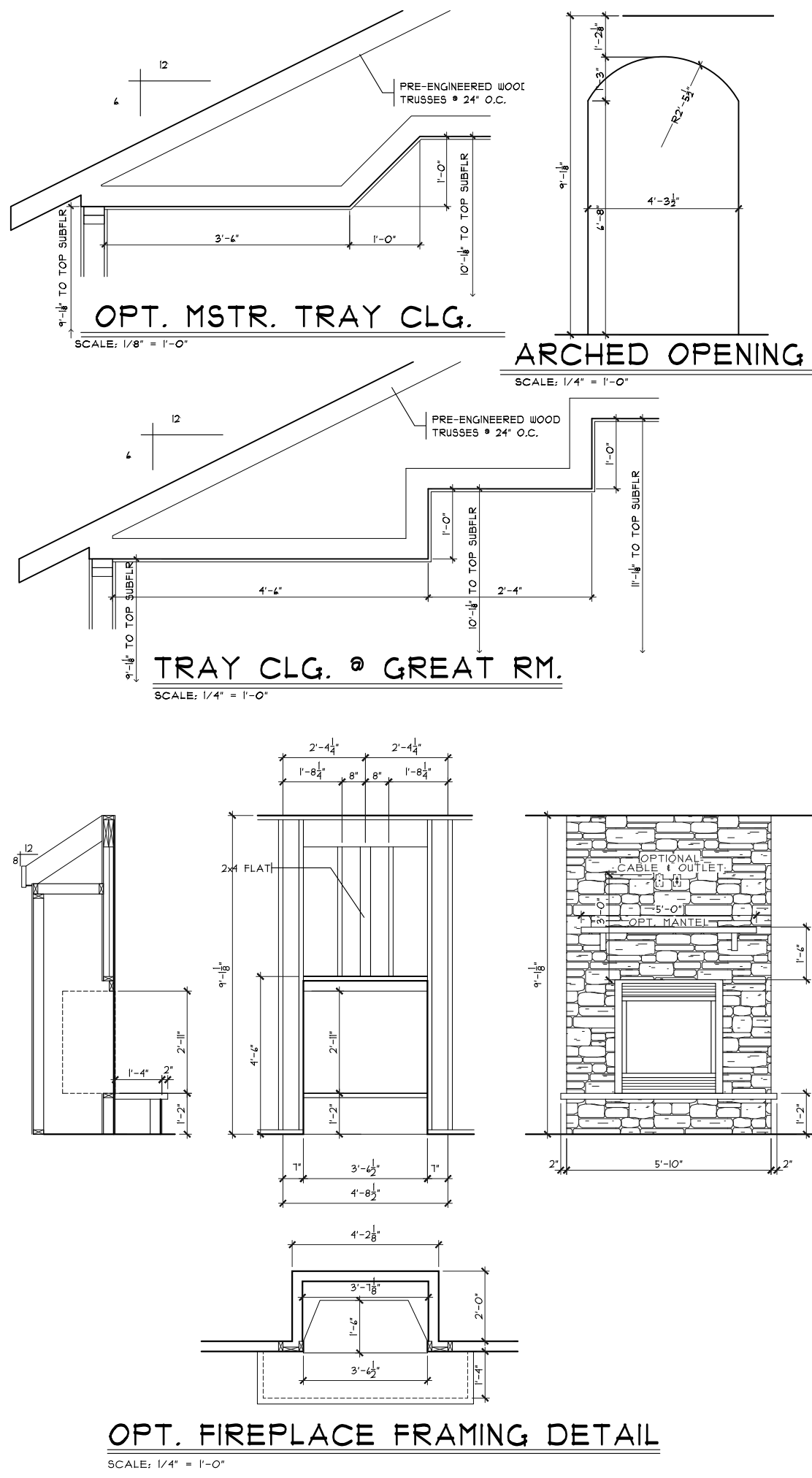
Review	Issue Dates

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7944 Tyers Place Blvd.
West Chester, OH 45669
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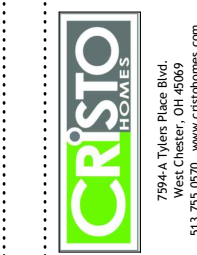


FIRST FLOOR PLAN
 SCALE: 1/8" = 1'-0" 2244 SQ. FT.

First Floor Plan
 Plan: Lionsworth
 Date: 6.15.2023
 Drawn: SMB
 Scale: As Noted
 Revised: 7.26.2023
 Sheet: 5 of 9

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