

G2 1639
153 Holly Oak Court
Hamilton, OH 45013

2 Story Basement

3pc rough

loop vent kitchen sink

2 hose bibs - no valves required

ice maker

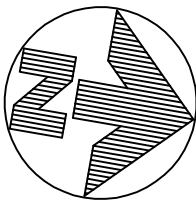
1 tub

1 shower

inside water meter

Install pressure regulator - extra paid by owner

Gas Furnace



MARCELINO RESIDENCE
153 HOLLY OAK COURT

PLOT PLAN
LOT 31639 (12,605 SF) 0.289 ACRES
GARDNER RIDGE, SECTION THREE
CITY OF HAMILTON
BUTLER COUNTY, OHIO
FOR: CRISTO HOMES



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.

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 STREETS 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.

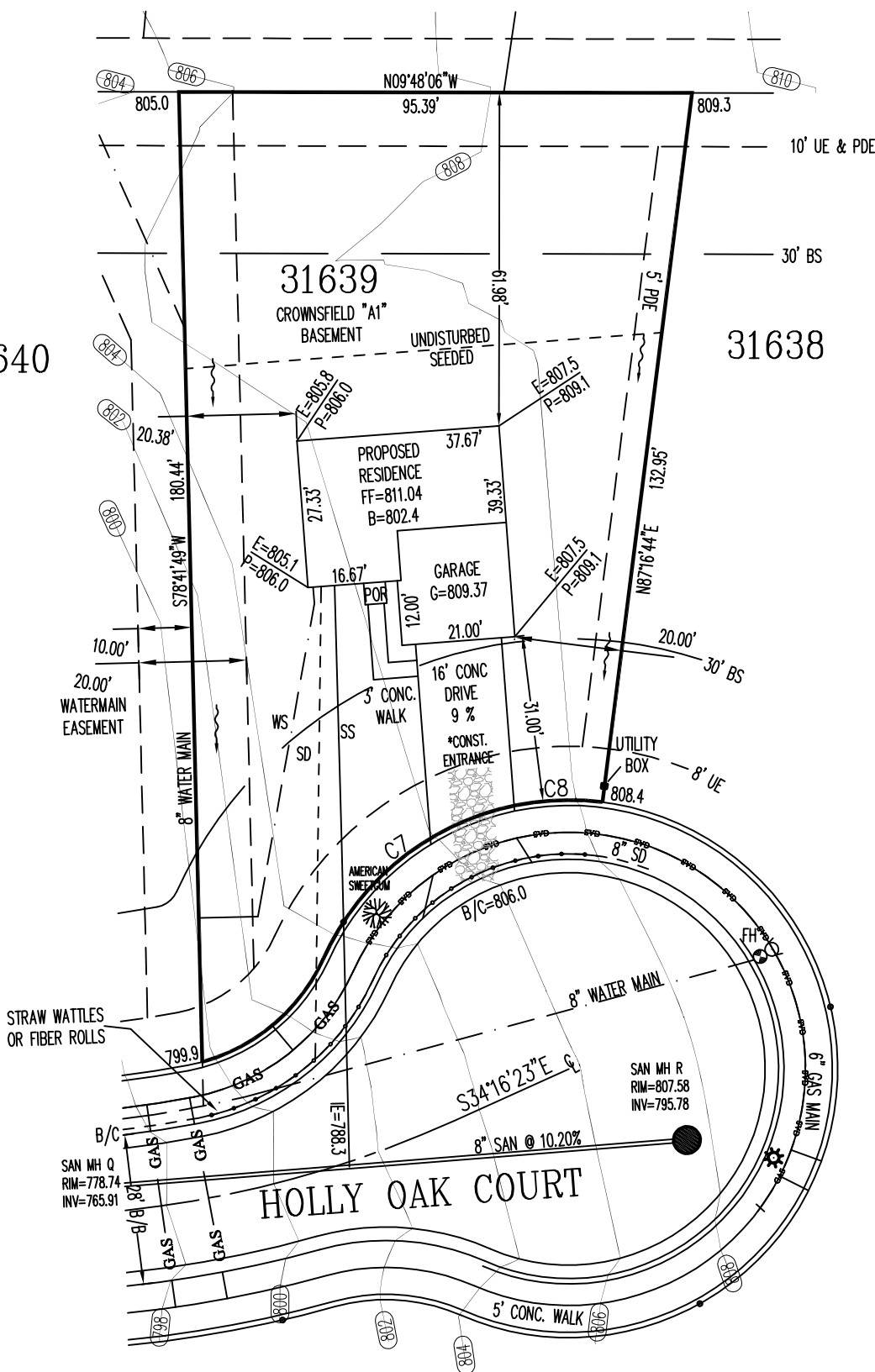
AN OPERATOR QUALIFIED (OQ) CONTRACTOR MUST INSTALL THE GAS SERVICE FROM THE CURB BOX TO THE METER

THE GAS SERVICE IS TO BE DIRECT BURY

THE MINIMUM VERTICAL DIFFERENCE BETWEEN THE FINISHED FLOOR ELEVATION OF THE LOWEST LEVEL AND THE CROWN OF THE SANITARY SEWER MAIN IS THREE (3) FOOT

IF THE SANITARY SEWER MAIN NEEDS TO BE TAPPED, A FACTORY WYE MUST BE USED. INSERTA-TEES ARE NOT PERMITTED

31640



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'S DISINFECTION PROCESS

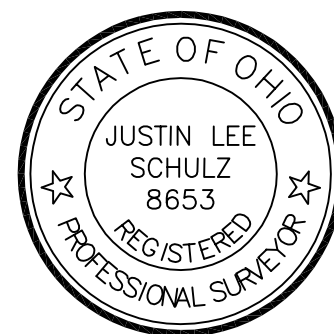
QUANTITIES

TOTAL LOT AREA	12605 sq. ft.	
CITY WALK	384 sq. ft.	C7:
HOUSE WALK	58 sq. ft.	R=35.00'
DRIVE	635 sq. ft.	L=30.66'
APRON	100 sq. ft.	
PATIO AND PORCHES	16 sq. ft.	C8:
DECK	sq. ft.	R=50.00'
SEEDING AREA	6704 sq. ft.	L=63.57'
UNDISTURBED AREA	4409 sq. ft.	

SETBACKS:

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

YARD TREE SIZE AND SPECIES PER ZONING REQUIREMENTS.

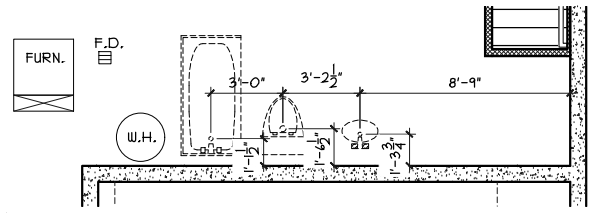


2 WORKING DAYS BEFORE YOU DIG
OHIO811.org
CALL TOLL FREE 800-362-2764
OHIO UTILITIES PROTECTION SERVICE

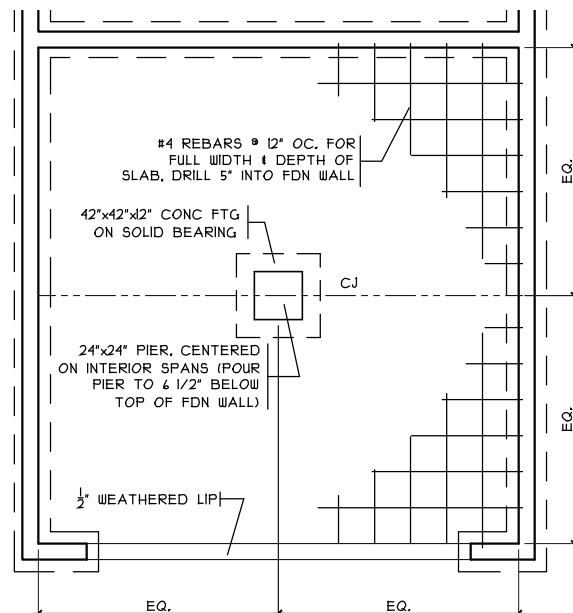
SCALE: 1"=30'
DATE: 1/12/2024
DRAWN: FAK
DESIGNED:
CHECKED: JLS

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

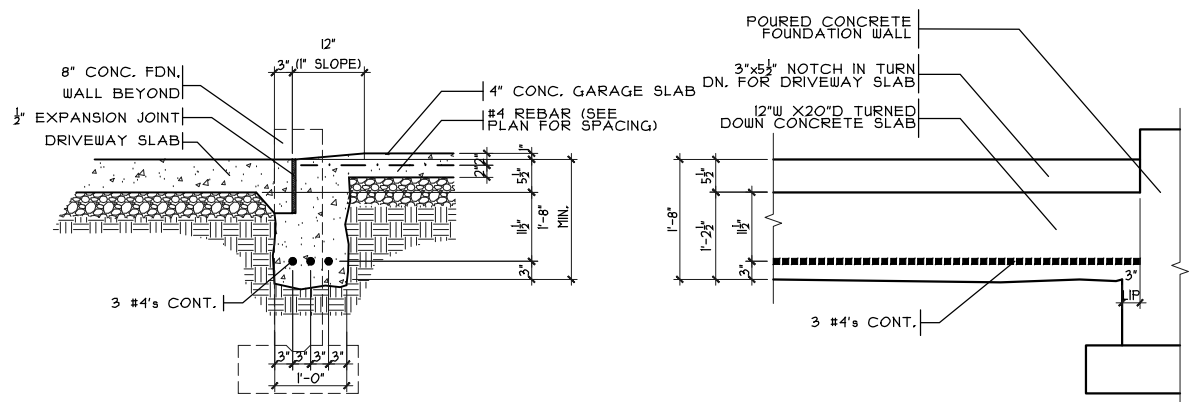
REVISIONS:
1.
2.
3.
4.
PROJECT: GARDNER DRAWING: 232414PA
SHEET 1 OF 1



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

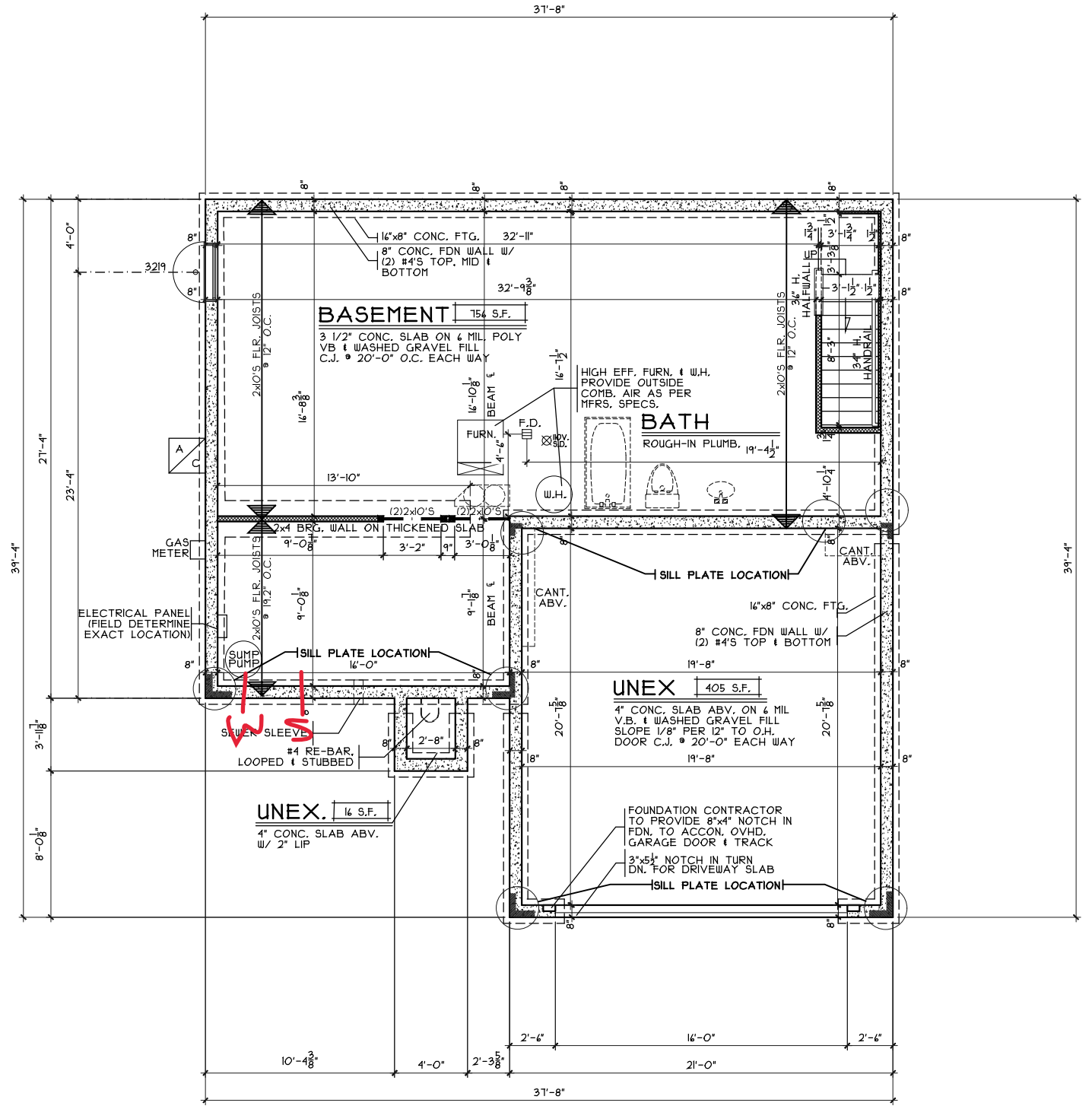


GRADE BM DETAIL
SCALE: 1/8" = 1'-0"



SECTION and **ELEVATION**

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



FOUNDATION PLAN
SCALE: 1/8" = 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

Plan: Crownfield Basement
Date: 12.27.2023
Drawn: TB
Scale: As Noted
Revised: 1.4.2024
Sheet: 3 of 8

Renaissance - G2 1639

Proposed Residence:

Americo Marcelino
153 Holly Oak Ct
Views at Gardner Ridge Lot-1639

Crownfield Bsmnt - A1 - Vinyl

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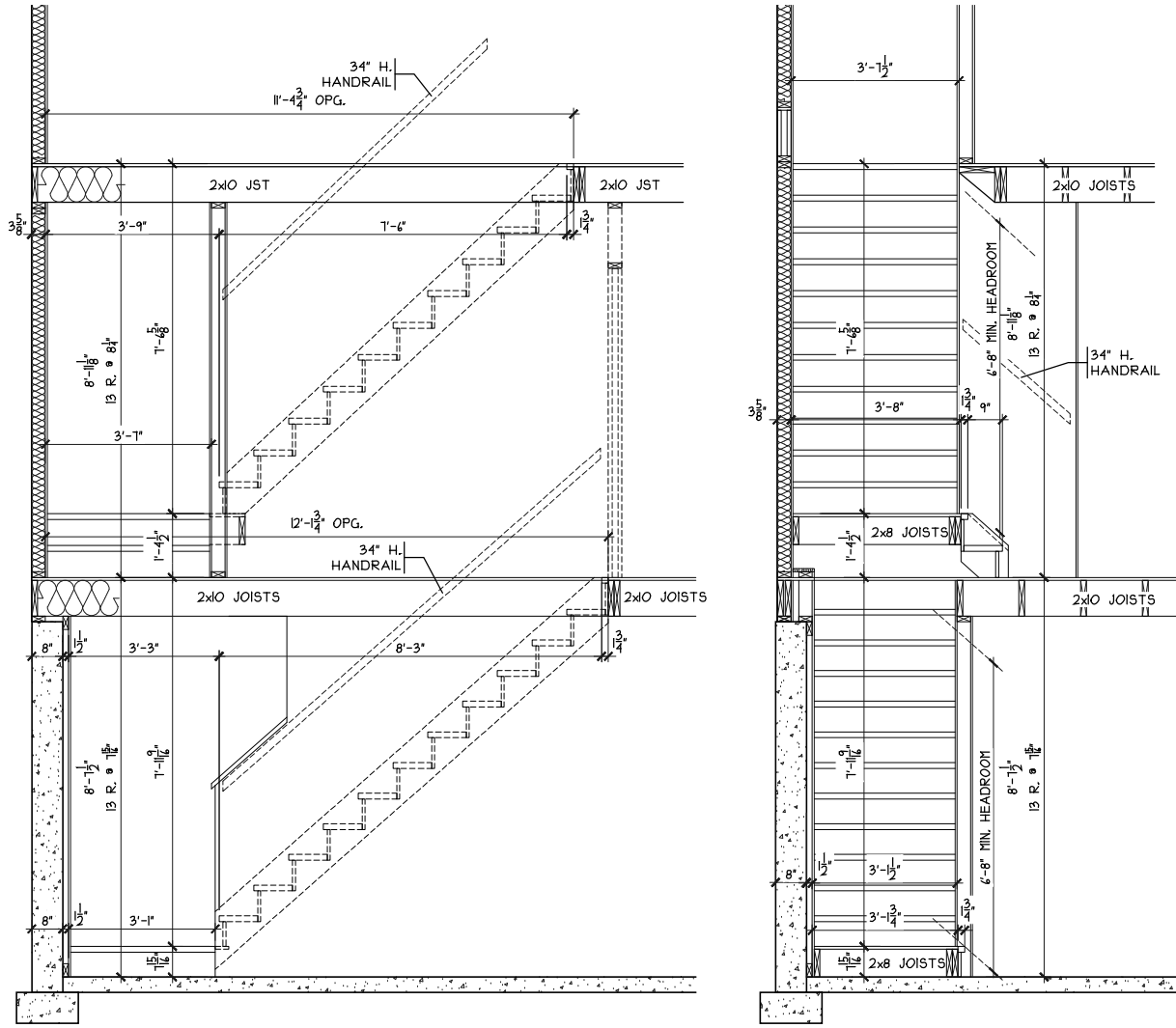
Issue Dates

Review	Issue Dates



7894 A Tyers Place Blvd.
West Chester, OH 45380
513.755.0670

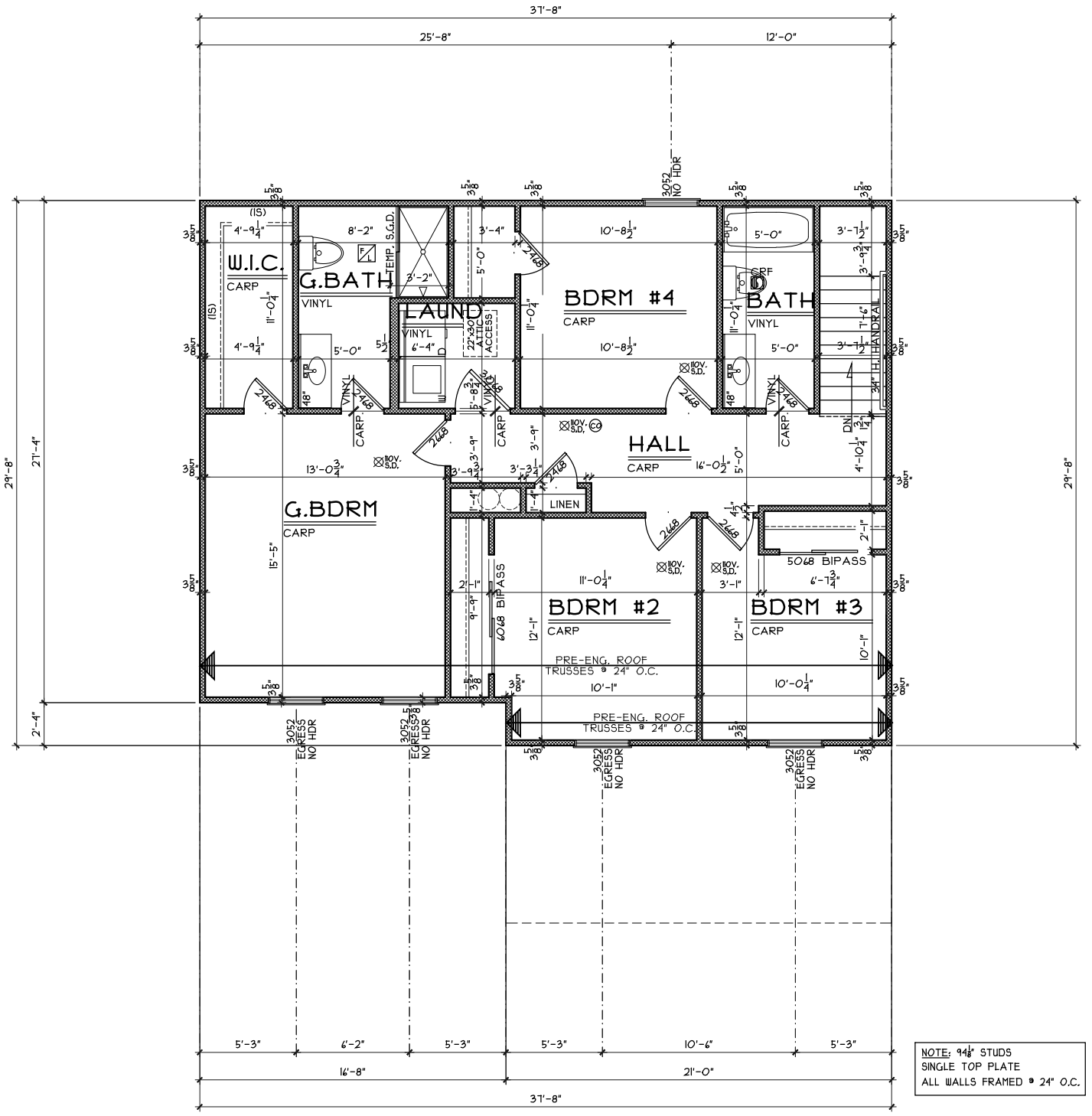
A2



STAIR SECTION

SCALE: 1/4" = 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".



SECOND FLOOR PLAN

SCALE: 1/8" = 1'-0" 1031 SQ. FT.

Second Floor Plan

Plan: Crownfield Basement
 Date: 12.27.2023
 Drawn: TB
 Scale: As Noted
 Revised: 1.4.2024
 Sheet: 5 of 8

Renaissance - G2 1639

Proposed Residence:
 Americo Marcelino
 153 Holly Oak Ct
 Views at Gardner Ridge Lot-1639

Crownfield Bsm1 - A1 - Vinyl

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Issue Dates

Review	Issue Dates



Hamilton
 Butler County

A4