

G2 1642

135 Holly Oak Court

Hamilton, OH 45013

2 Story Basement

Unfinished basement - 3 pc roughin

vent kit sink

2 hose bibs - no valves required

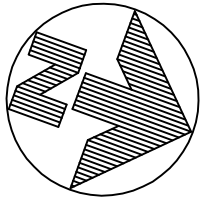
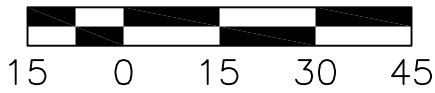
ice maker

1 tub

1 shower

inside water meter

Gas Furnace



MARKET HOME
135 HOLLY OAK COURT

PLOT PLAN
LOT 31642 (17,125 SF) 0.393 ACRES
GARDNER RIDGE, SECTION THREE
CITY OF HAMILTON
BUTLER COUNTY, OHIO
FOR: CRISTO HOMES

M.O.E.=775.0

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

QUANTITIES

TOTAL LOT AREA	17125	sq. ft.
CITY WALK	301	sq. ft.
HOUSE WALK	60	sq. ft.
DRIVE	593	sq. ft.
APRON	93	sq. ft.
PATIO AND PORCHES	71	sq. ft.
DECK	9	sq. ft.
SEEDING AREA	5502	sq. ft.
UNDISTURBED AREA	9856	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.

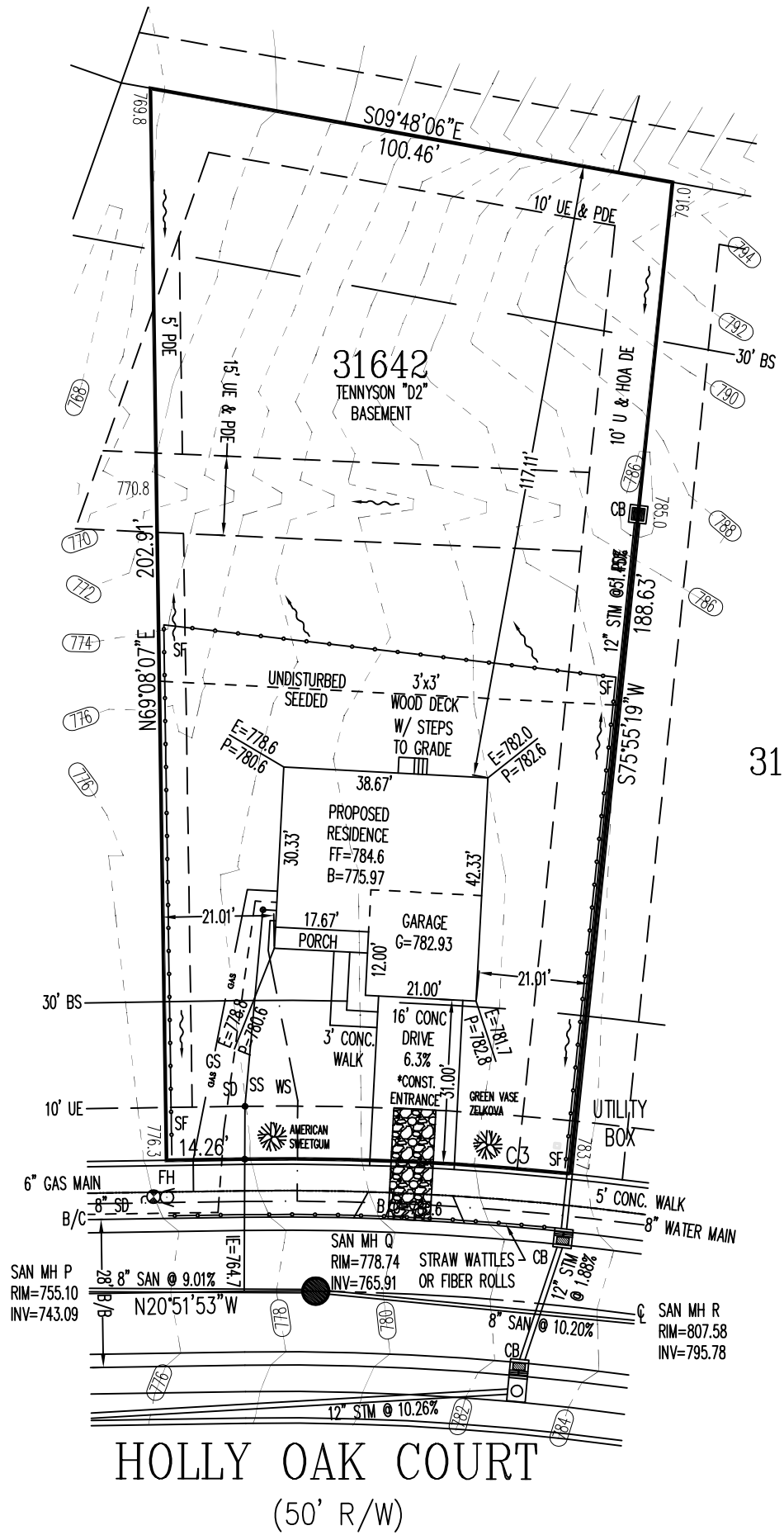
CONTRACTOR IS RESPONSIBLE FOR POSITIVE DRAINAGE AROUND/AWAY
FROM HOUSES AND APPROPRIATE FINAL GRADING TO INSURE PROPER
DRAINAGE OF THE LOT.

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.



31643

31641

HOLLY OAK COURT
(50' R/W)



C3
R=525.00'
L=62.19'

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

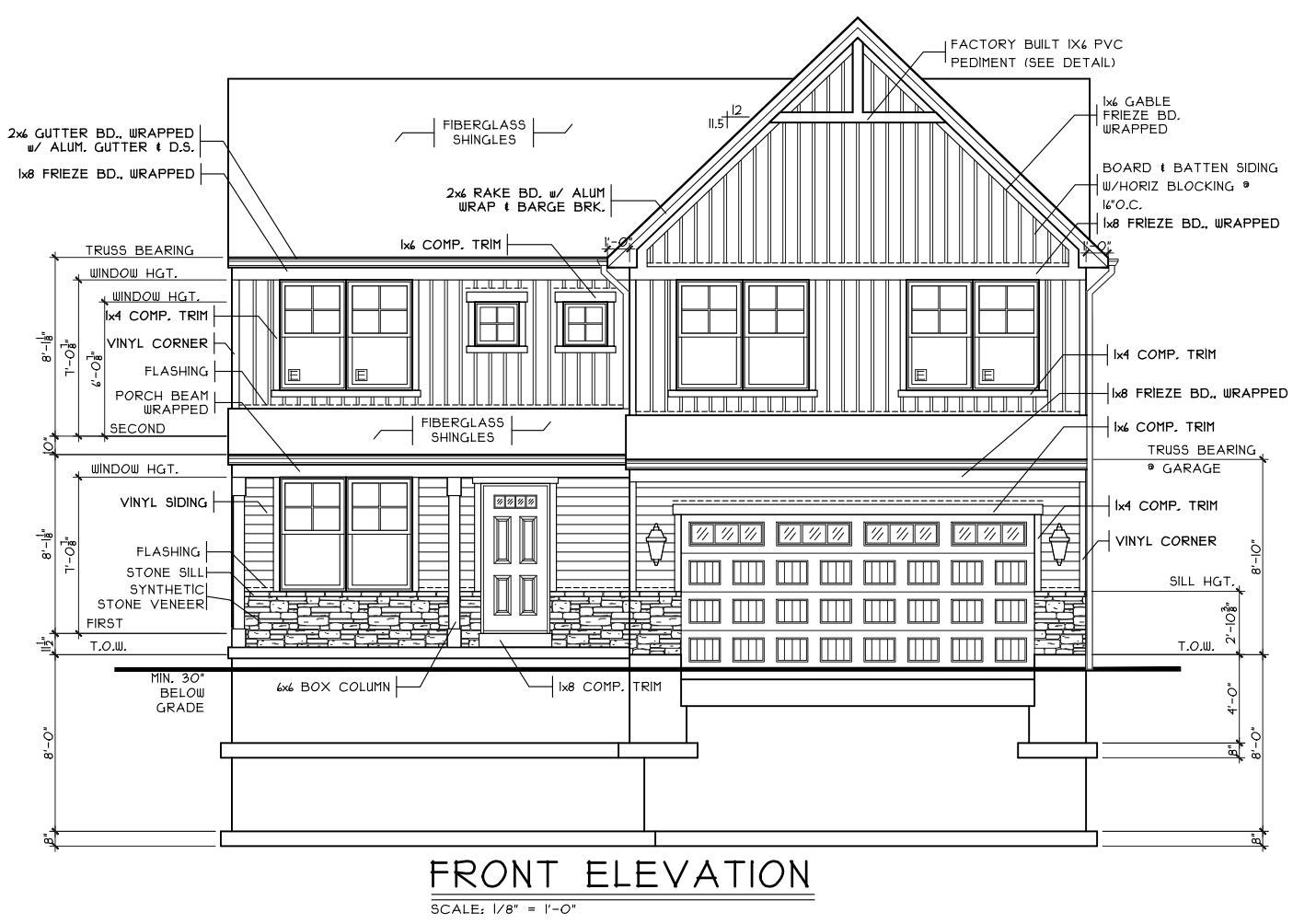
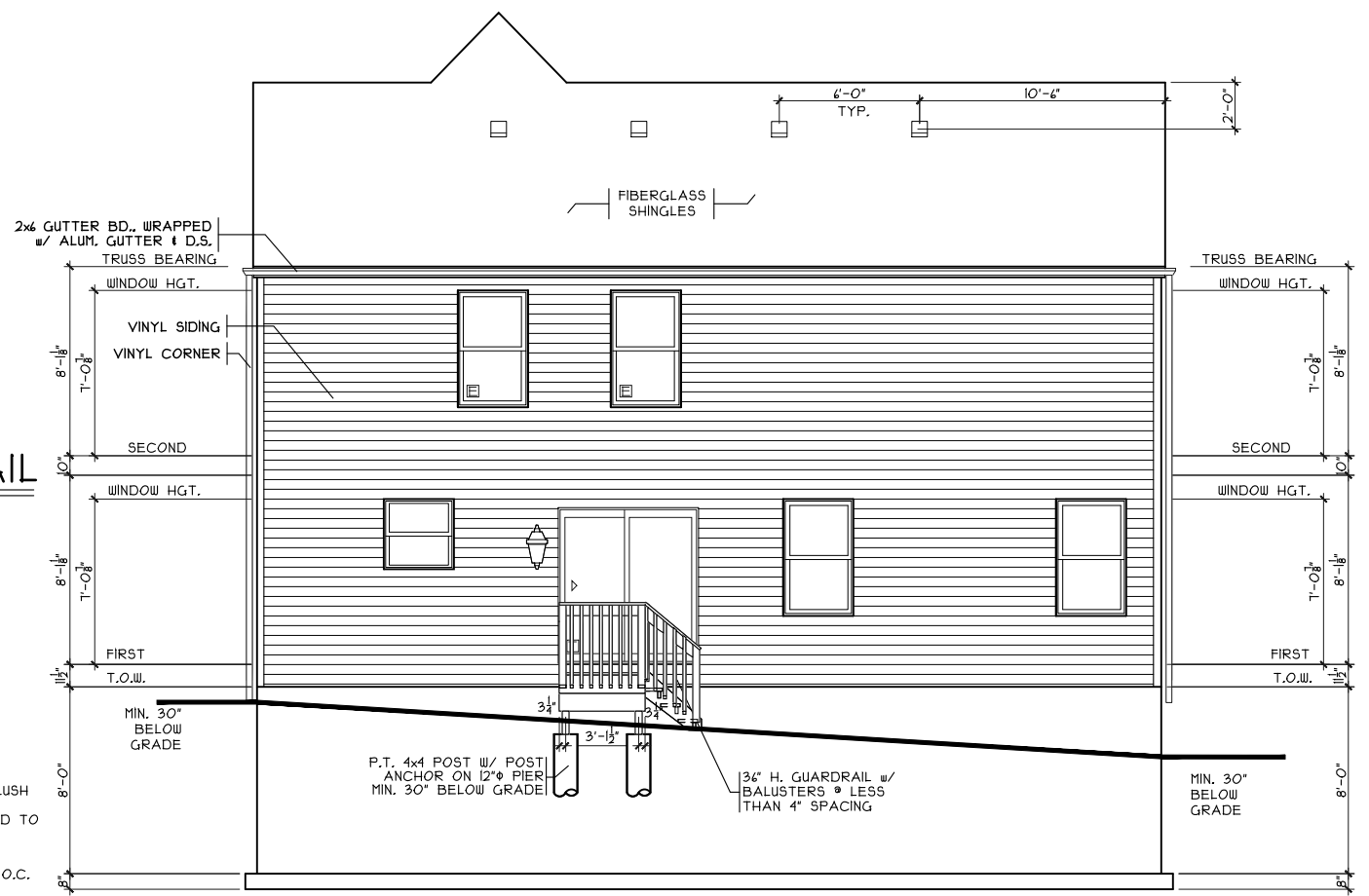
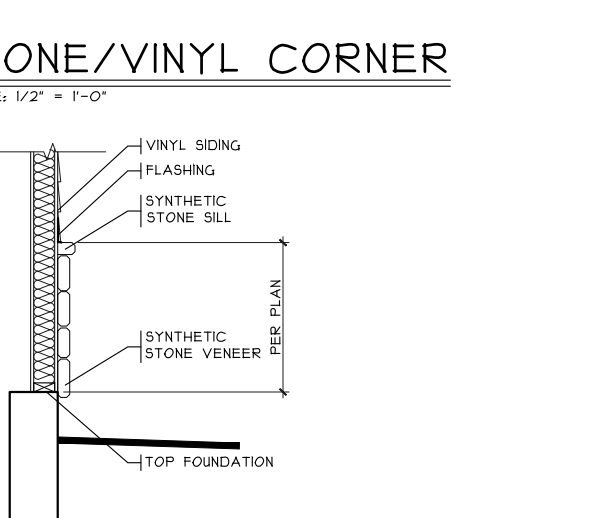
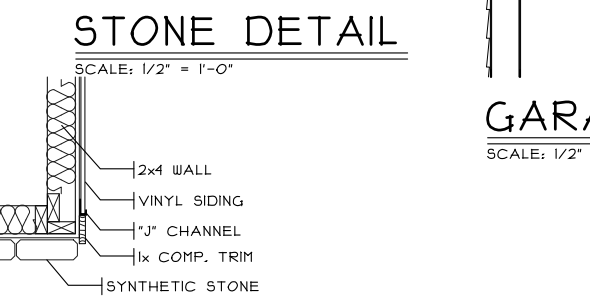
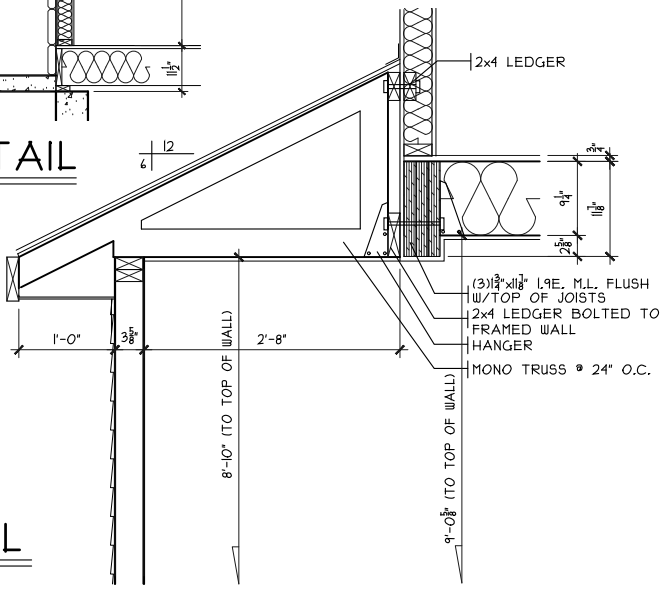
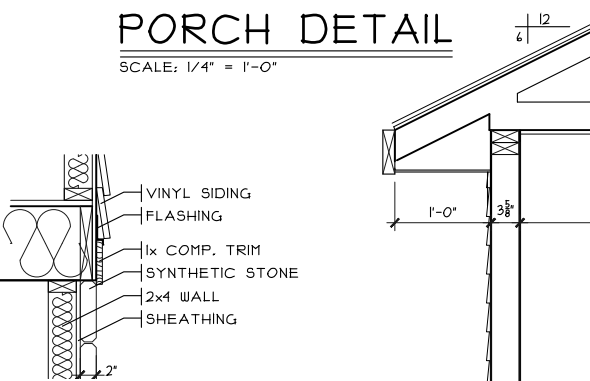
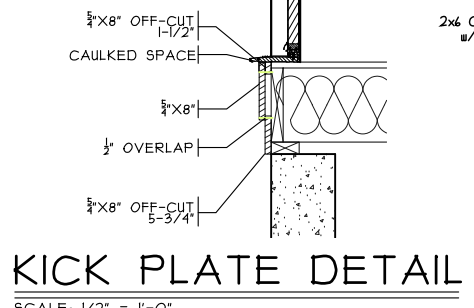
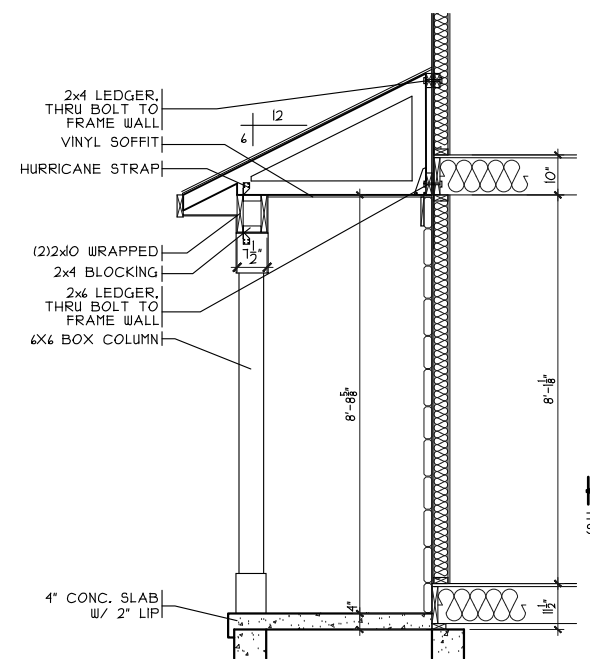
SCALE: 1"=30'
DATE: 05-29-23
DRAWN: JLL
DESIGNED:
CHECKED: JLS

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: 231037PA

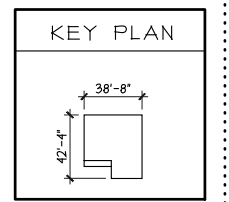
SHEET
1 OF 1



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
A5	Typical Wall Sections/Stair Section
A6	Typical Framing Details (Aluminum)
G1	General Notes
E1	Electrical Plan
S1	First Floor Joist Layout
S2	Second Floor Joist Layout / Roof Plan

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"

252333B4 PLAN INFO	
4	BDRMS
2.5	BATHS
2	CAR GARAGE
8	1ST FLR. CLG.
SQUARE FOOTAGE	
TOTAL	2333
MAIN	1000
UPPER	1333
LOWER	N/A
LOWER (SLAB)	920
GARAGE	360



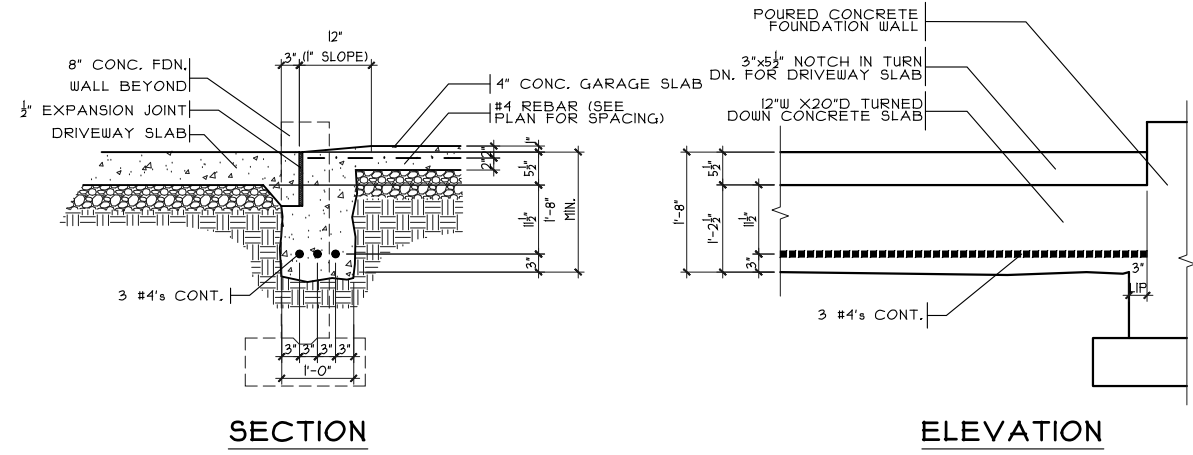
Front And Rear Elevations
Plan: Tennyson Basement
Date: 5.8.2023
Drawn: JRK
Scale: As Noted
Revised: 7.5.2023
Sheet: 1 of 8

Renaissance - G2-1642
Proposed Residence:
Market Home
135 Holly Oak Court
Gardner Ridge

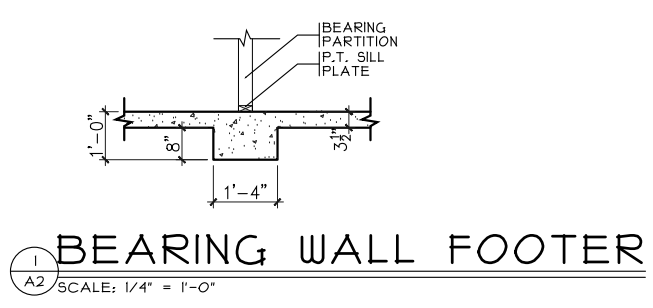
Tennyson - D2 - Vinyl
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Butler County

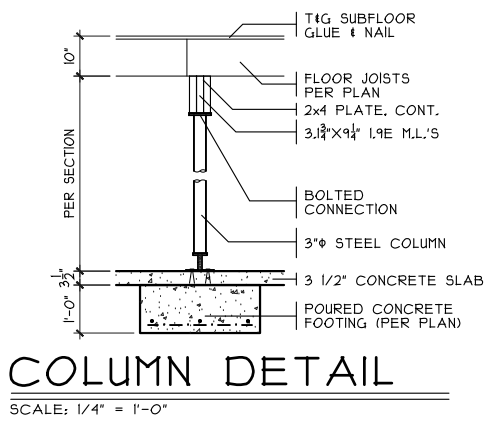
CRISTO HOMES
7594-A Tylers Place Blvd.
West Chester, OH 45069
513.755.0570 www.cristohomes.com



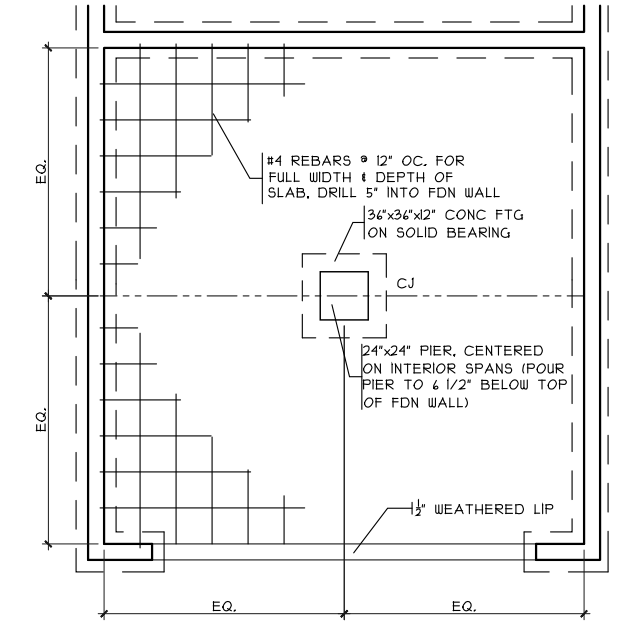
GARAGE DOOR GRADE BM
SCALE: 3/8" = 1'-0"



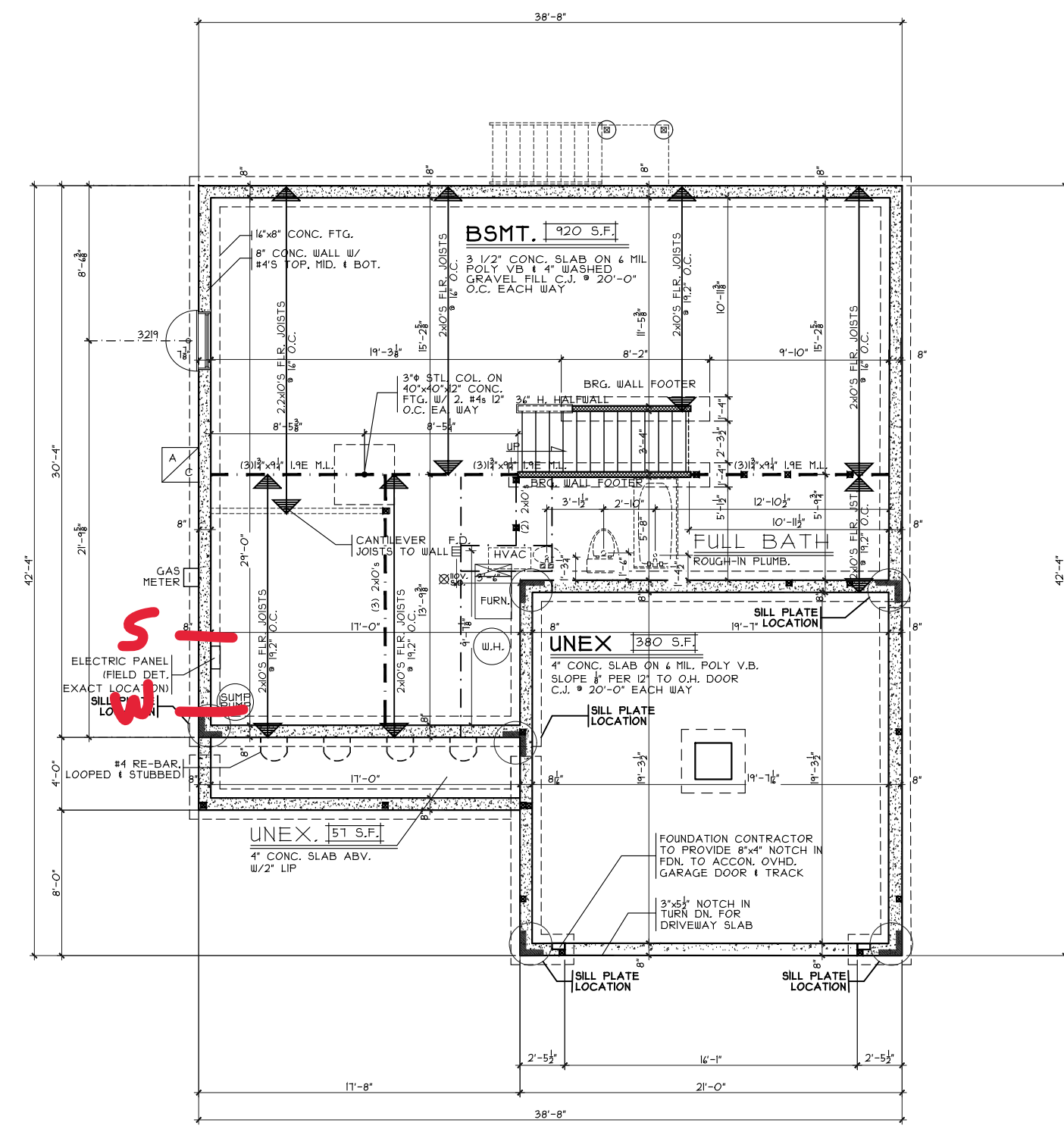
BEARING WALL FOOTER
SCALE: 1/4" = 1'-0"



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



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



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

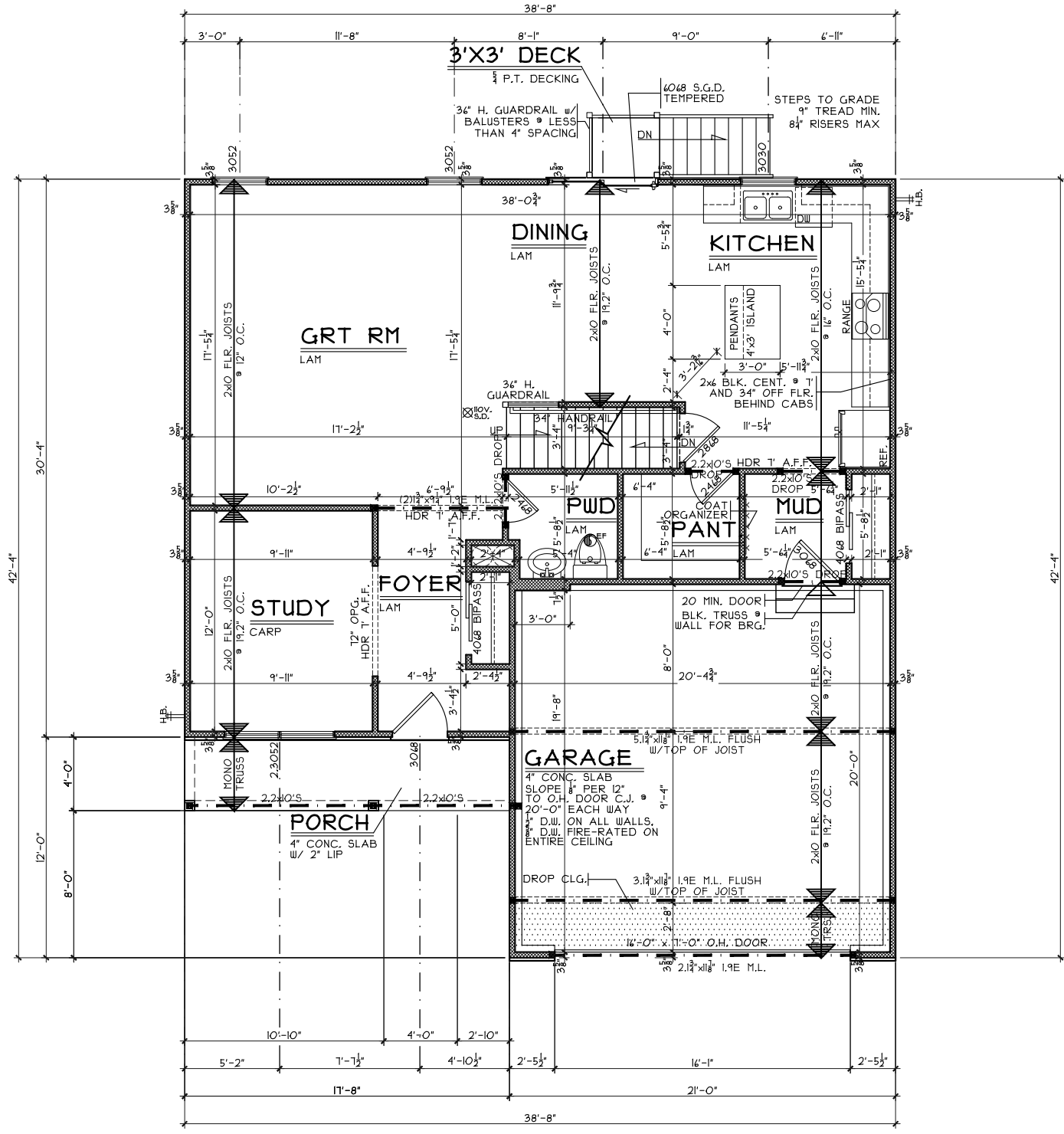
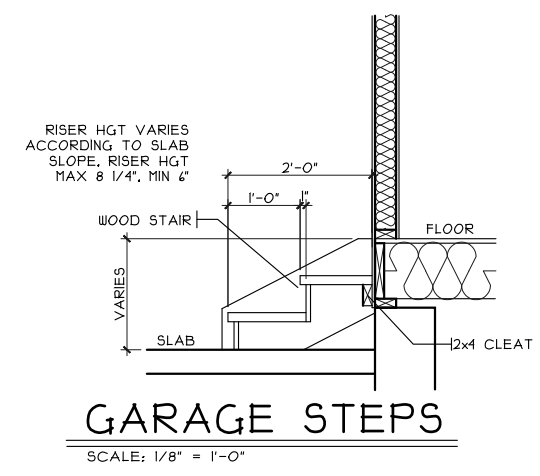
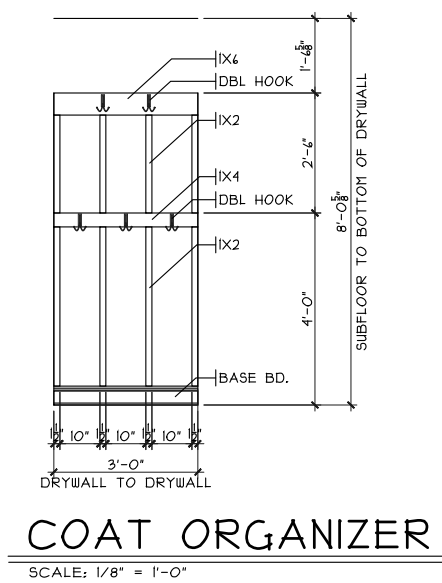
Foundation Plan
Plan: Tennyson Basement
Date: 5.8.2023
Drawn: JRK
Scale: As Noted
Revised: 7.5.2023
Sheet: 3 of 8

Proposed Residence:
Market Home
135 Holly Oak Court
Gardner Ridge

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West Chester, OH 45069
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Tennyson - D2 - Vinyl
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NOTE:
■ DENOTES BEARING CRIPPLES. THERE SHOULD BE ONE CRIPPLE FOR EACH BEARING MEMBER. CONTINUOUS TO SOLID BEARING BELOW.

First Floor Plan
Plan: Tennison Basement
Date: 5.8.2023
Drawn: JRK
Scale: As Noted
Revised: 7.5.2023
Sheet: 4 of 8



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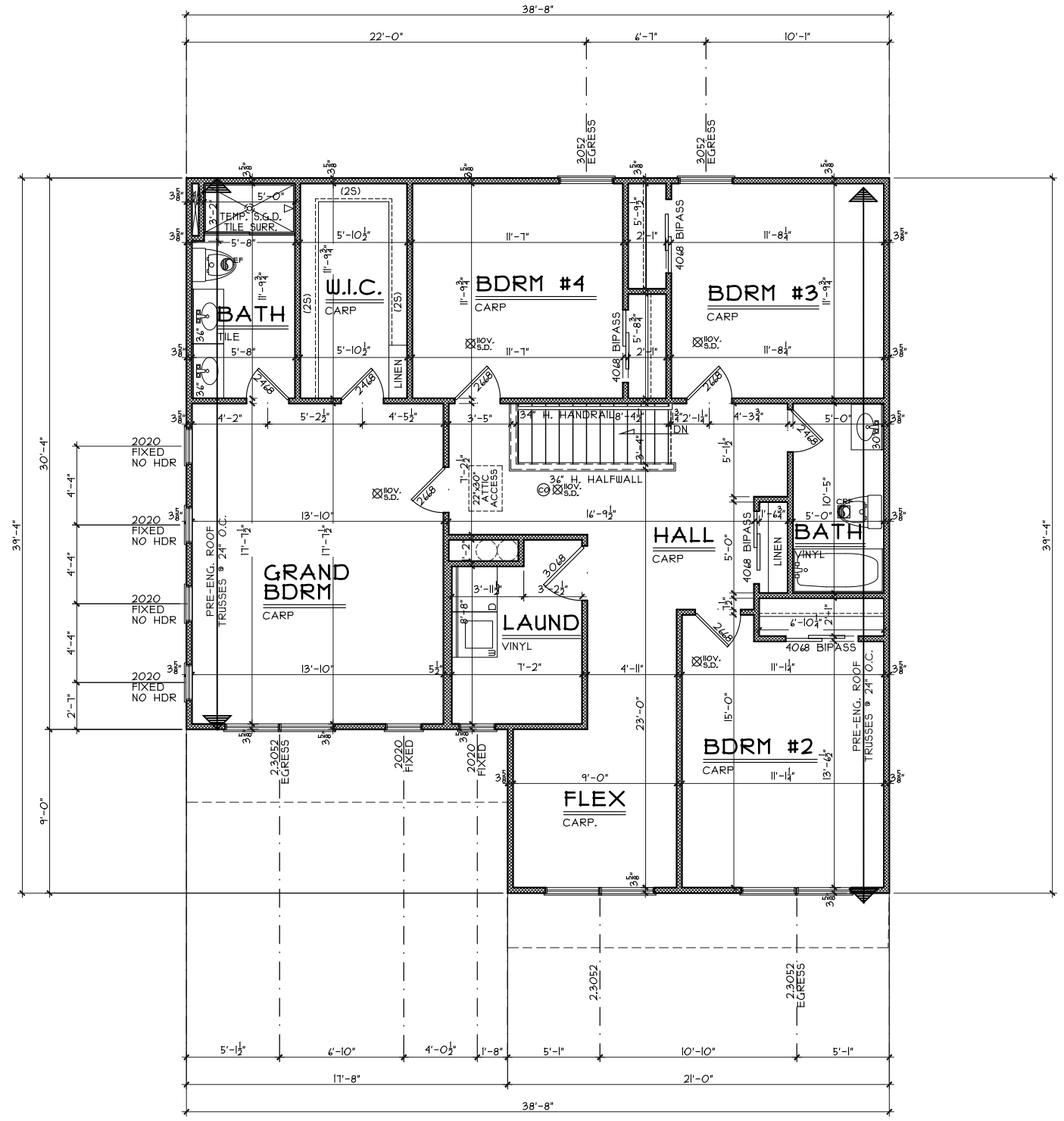
Tennison - D2 - Vinyl
Hamilton
Butler County

Issue Dates

Review	Issue Dates

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A3



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

Second Floor Plan

Plan: Tennison Basement
Date : 5.8.2023
Drawn: JRK
Scale : As Noted
Revised: 7.5.2023
Sheet : 5 of 8



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Issue Dates

Review	Issue Dates

A4

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