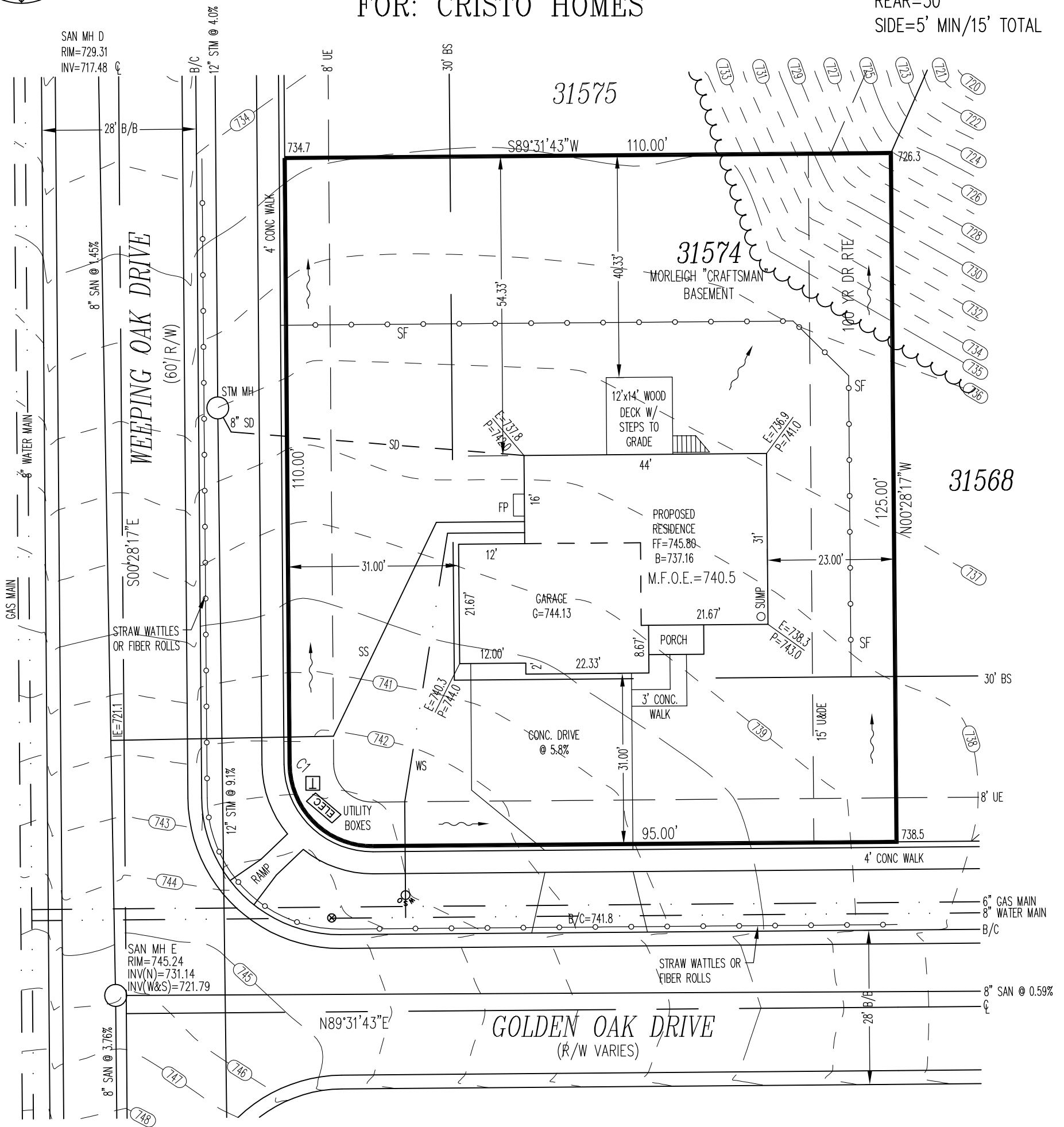


PLOT PLAN
LOT 31574-0.315 AC.
GARDNER RIDGE, SEC. ONE, BLOCK B
CITY OF HAMILTON
BUTLER CO., OHIO
FOR: CRISTO HOMES

KIRKER RESIDENCE
 1021 GOLDEN OAK DRIVE

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



M.F.O.E.=740.5

M.S.=725.1

QUANTITIES

- TOTAL LOT AREA=13,702 SF
- CITY WALK=930.5 SF
- HOUSE WALK=49.0 SF
- DRIVE=944.9 SF
- APRON=203.5 SF
- PATIO & PORCH=53.3 SF
- DECK=168.0 SF
- SEEDING=13423.3 SF



INFORMATION FROM CONSTRUCTION DRAWINGS.

CONTRACTOR IS TO VERIFY LOCATION AND DEPTH OF WATER AND UTILITY SERVICES BEFORE CONSTRUCTION.

ALL ELEVATIONS ARE EXISTING UNLESS SPECIFIED WITH AN "E" FOR EXISTING OR A "P" FOR PROPOSED.

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.

A STANDARD FORMULA WAS USED TO DETERMINE FINISH FLOOR GRADE. FINAL FINISH FLOOR ELEVATION IS CONTRACTOR'S RESPONSIBILITY.

A STANDARD FORMULA WAS USED TO DETERMINE FINISH FLOOR GRADE. FINAL FINISH FLOOR ELEVATION IS CONTRACTOR'S RESPONSIBILITY.

PRIOR TO CONSTRUCTION, A GEOTECHNICAL REPORT SHALL BE OBTAINED BY THE BUILDER. APEX ASSUMES NO RESPONSIBILITY FOR SOIL CONDITIONS.

BUILDER SHALL PROVIDE POSITIVE DRAINAGE AROUND AND AWAY FROM HOUSES.

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.

C1
R=15.00'
L=23.56'

TOPO BY APEX 9-17-14,
AND MAY NOT MATCH
CURRENT CONDITIONS

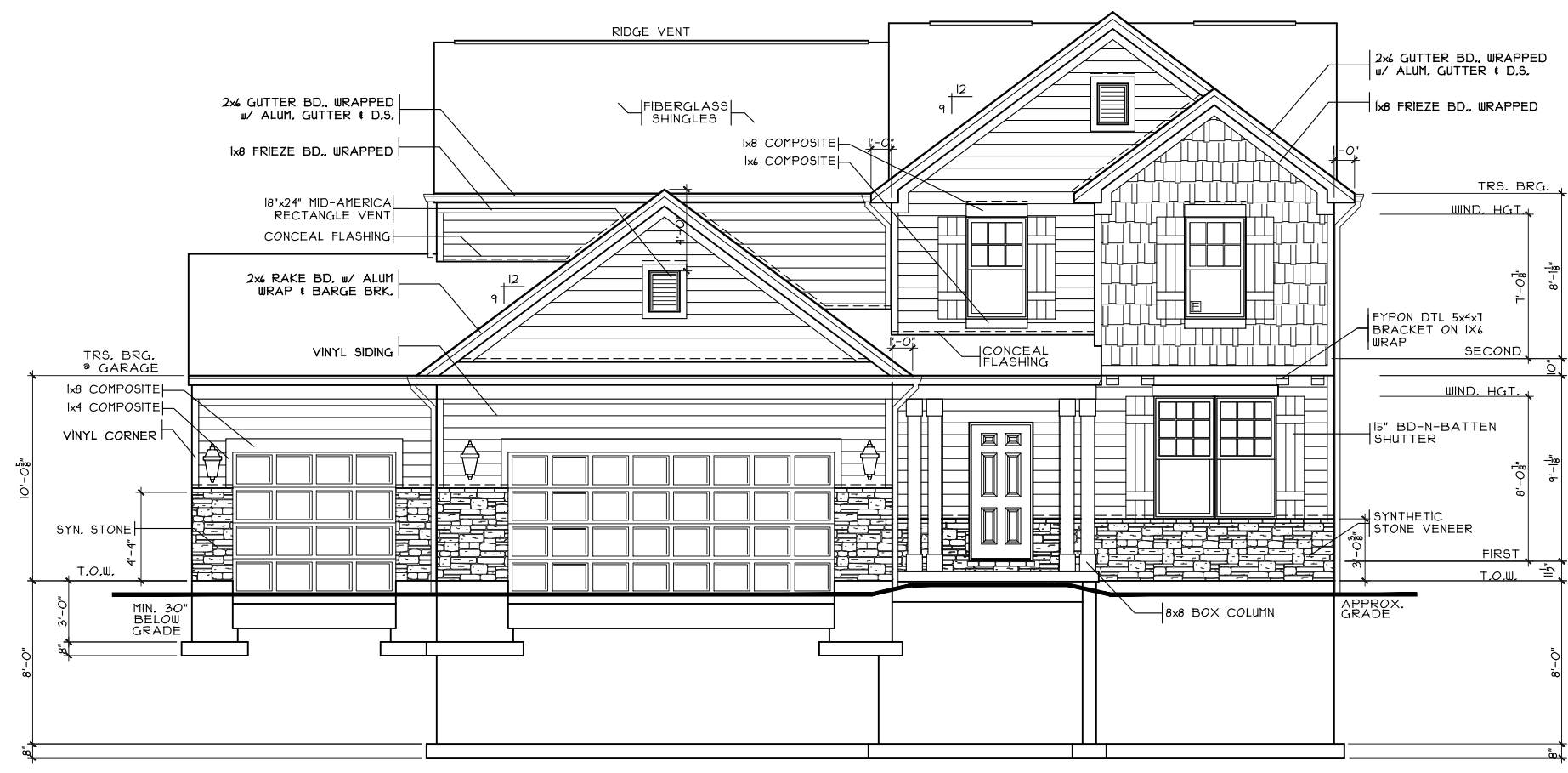
SCALE: 1"=20'
DATE: 04/25/2018
DRAWN: JLS
DESIGNED:
CHECKED: KRC

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

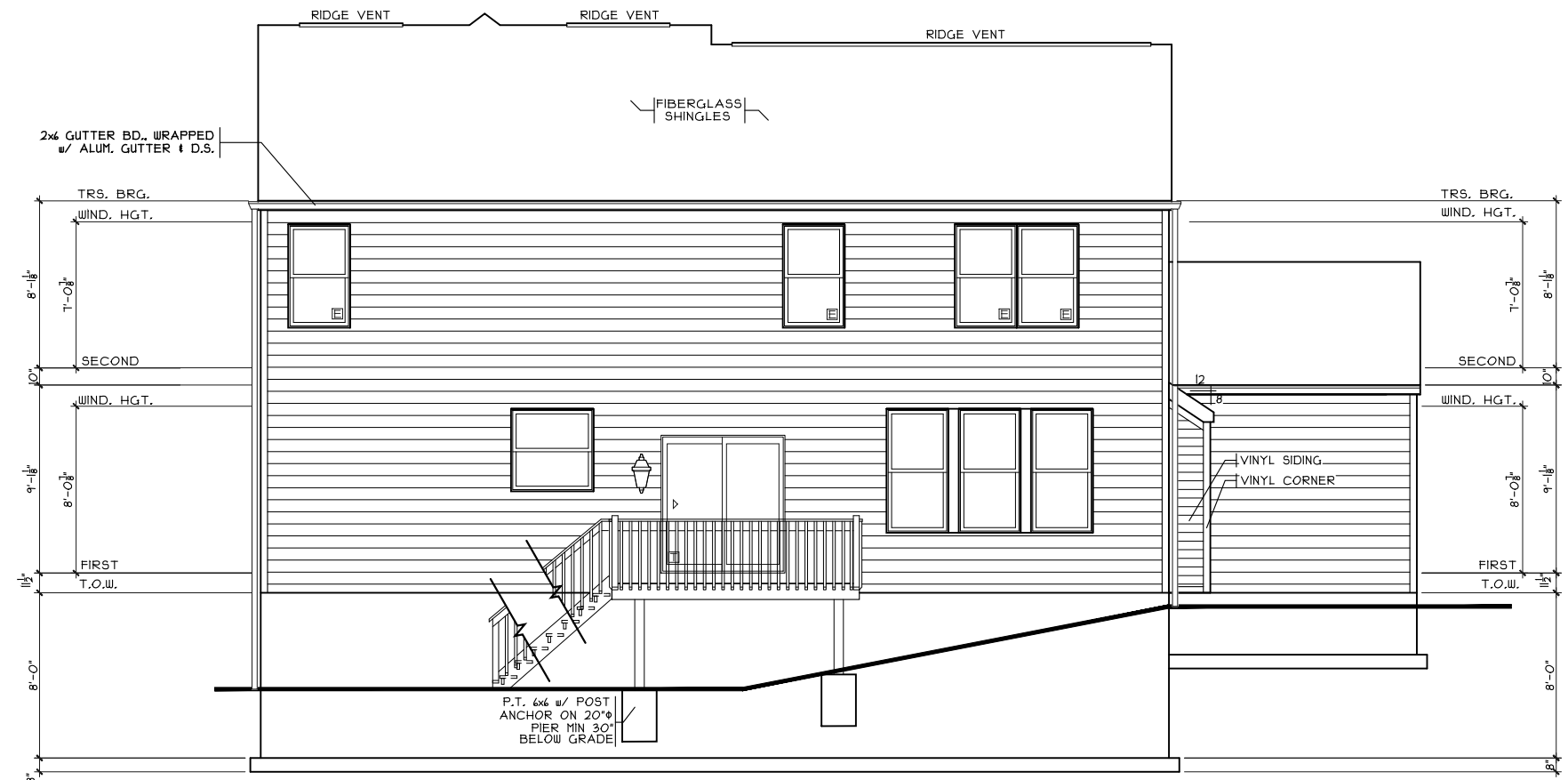
- REVISIONS:**
- 1.5-10-18 ADDED ADDRESS
 - 2.5-10-18 ADDED SILT FENCE
 - 3.
 - 4.

PROJECT: GARDNER
DRAWING: 180710PA

SHEET
1 OF 1



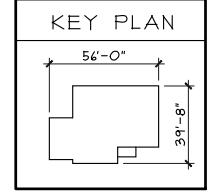
FRONT ELEVATION
 SCALE: 1/8" = 1'-0"



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

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	Garage Framing Details
A6	Wall & Building Sections
A7	Typical Framing Details
G1	General Notes
E1	Electrical Plan
S1	First Floor Joist Layout
S2	Second Floor Joist Layout/Roof Plan

252344B4 PLAN INFO	
4	BDRMS
2.5	BATHS
3	CAR GARAGE
1	1ST FLR. CLG.
SQUARE FOOTAGE	
TOTAL	2344
MAIN	114
UPPER	1230
LOWER(SLAB)	470
GAR. (SLAB)	684



OPTIONS

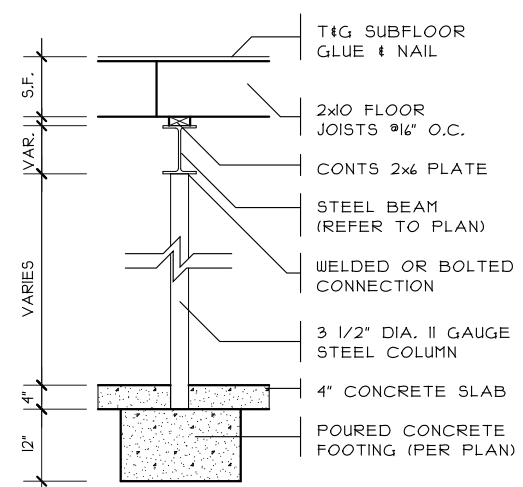
Elevations - Craftsman
 Plan : Morleigh
 Date : 4/13/2018
 Drawn: CKB
 Scale : As Noted
 Revised: 5/10/2018
 Sheet : 1 of 12

Morleigh - Craftsman - Vinyl
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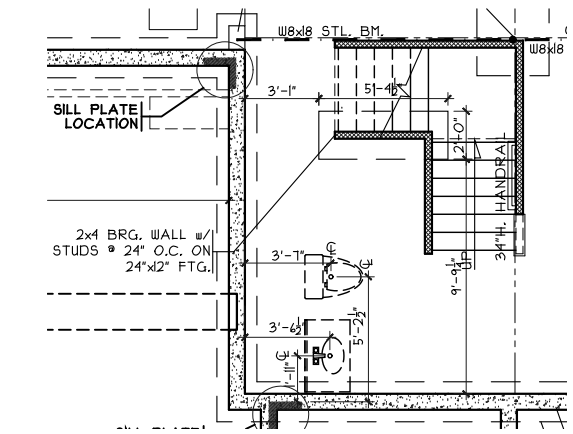
Proposed Residence:
 Kirker Residence
 1021 Golden Oak Drive
 Garder Ridge Lot #1574

Hamilton
 Butler County

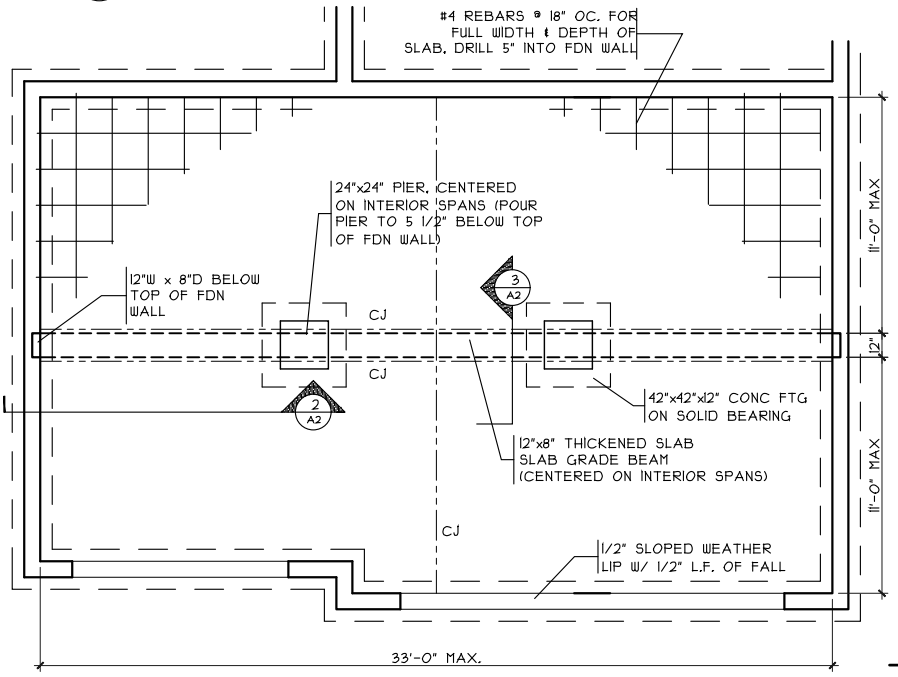
CRISTO HOMES
 7994-A Tyers Place Blvd.
 West Chester, OH 45069
 513.755.0570 www.cristohomes.com



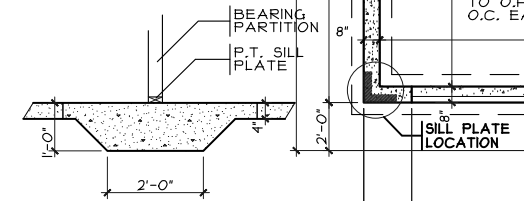
4 COLUMN DETAIL
 SCALE: 1/4" = 1'-0"



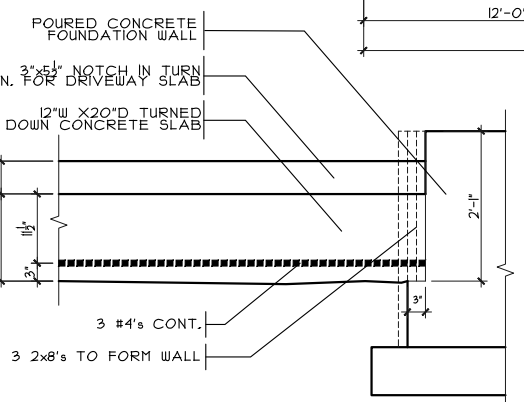
PLUB./STRUCTURE DIMS
 SCALE: 1/8" = 1'-0"



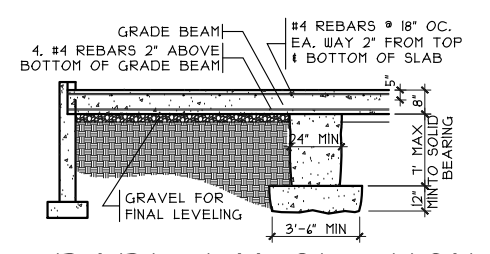
3 GRADE BM DETAIL
 SCALE: 1/8" = 1'-0"



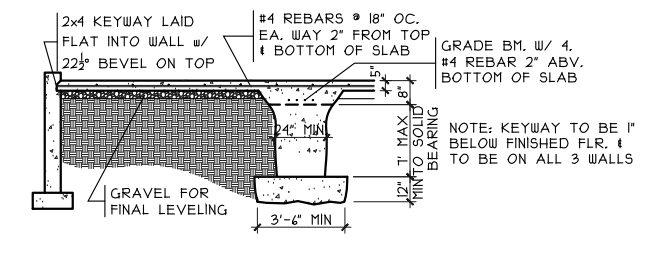
THICKENED SLAB
 SCALE: 1/4" = 1'-0"



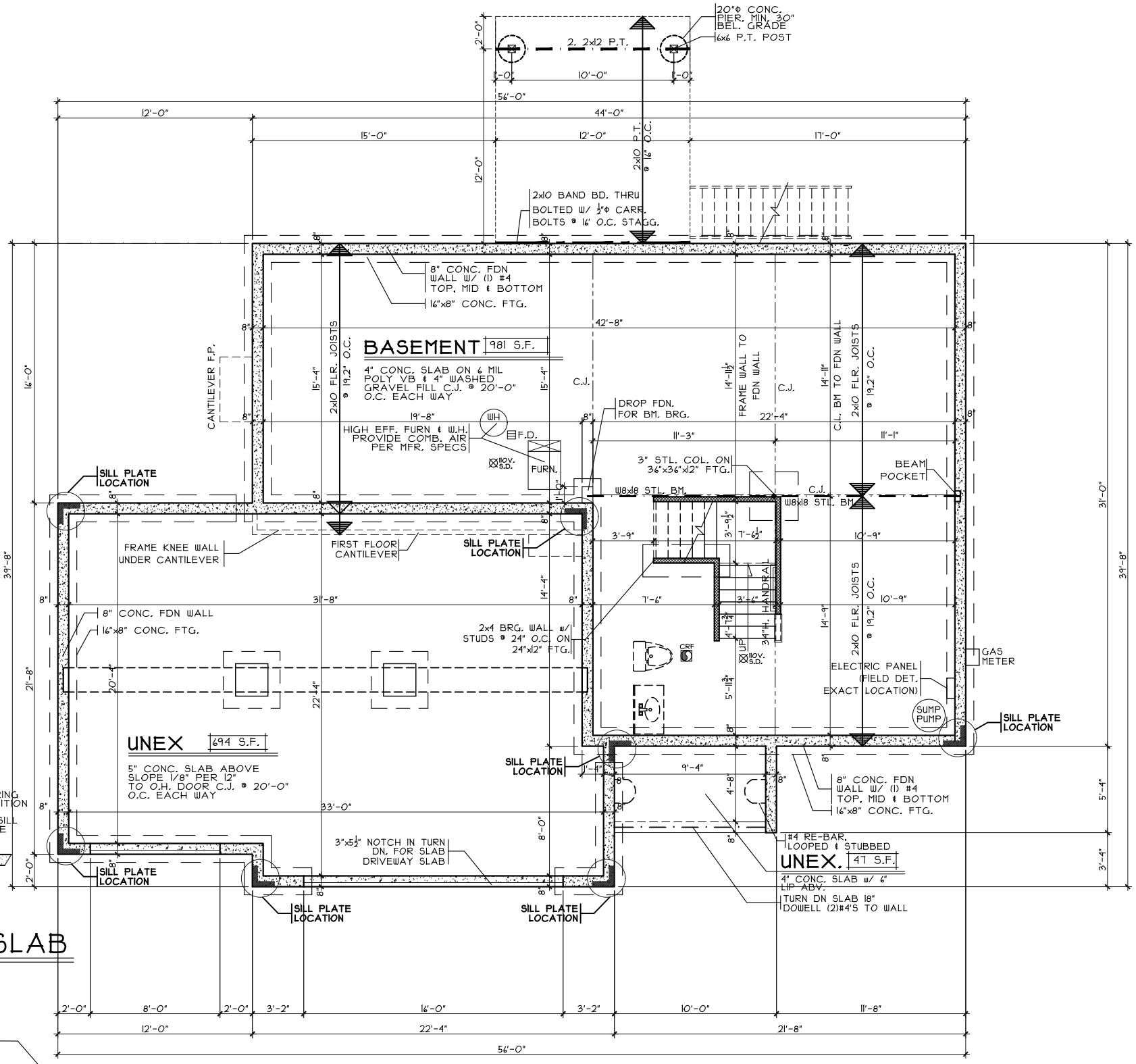
ELEVATION



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



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



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

Foundation Plan
 Plan : Morleigh
 Date : 4.13.2018
 Drawn: CKB
 Scale : As Noted
 Revised: 5.10.2018
 Sheet : 3 of 12

Proposed Residence:
 Kinker Residence
 1021 Golden Oak Drive
 Garder Ridge Lot #1574

Issue Dates

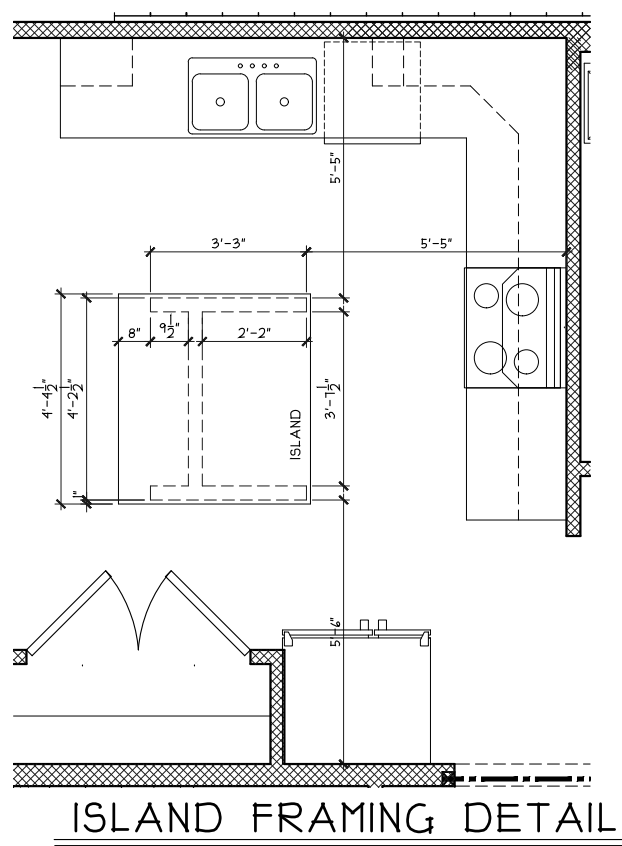
Review #1	Issue Dates

Morleigh - Craftsman - Vinyl
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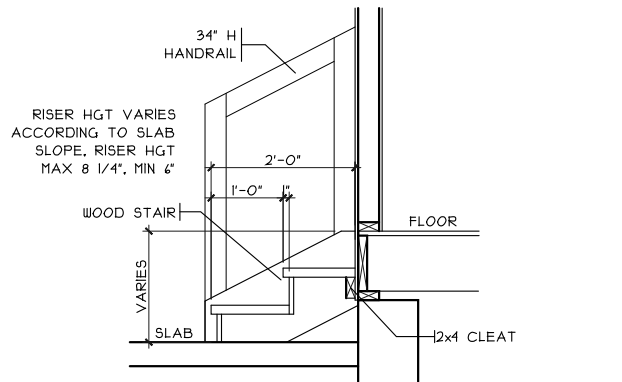
CRISTO HOMES
 7994-A Tyers Place Blvd.
 West Chester, OH 45069
 513.755.0570 www.cristohomes.com

Hamilton
Butler County

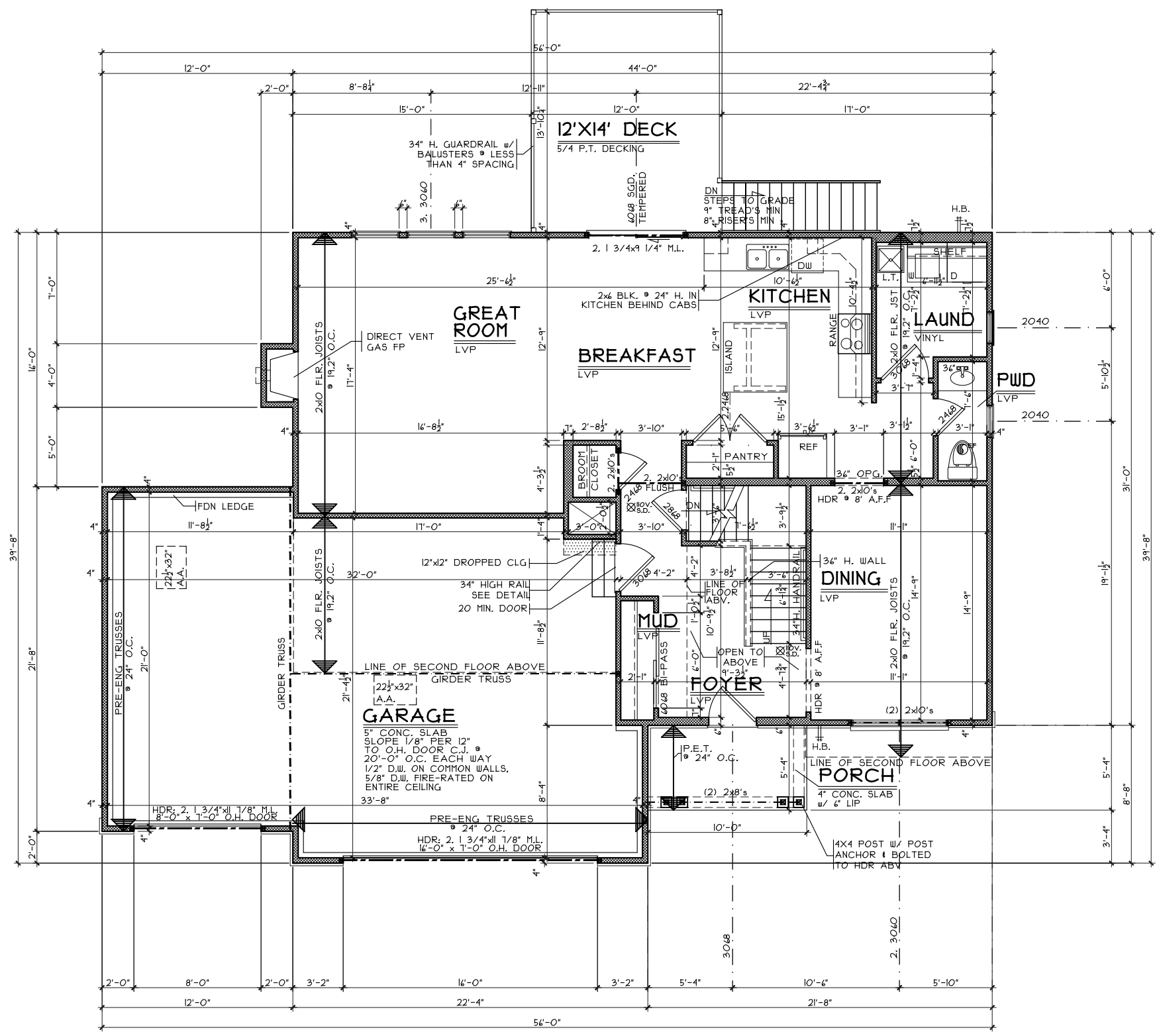
A2



ISLAND FRAMING DETAIL
SCALE: 1/4" = 1'-0"



GARAGE HANDRAIL DETAIL
SCALE: 3/8" = 1'-0"



FIRST FLOOR PLAN
SCALE: 1/8" = 1'-0" III 4 S.F

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

First Floor Plan
Plan : Morleigh
Date : 4.13.2018
Drawn: CKB
Scale : As Noted
Revised: 5.10.2018
Sheet : 4 of 12

GR-1574
Proposed Residence:
Kirkir Residence
1021 Golden Oak Drive
Gardner Ridge Lot #1574



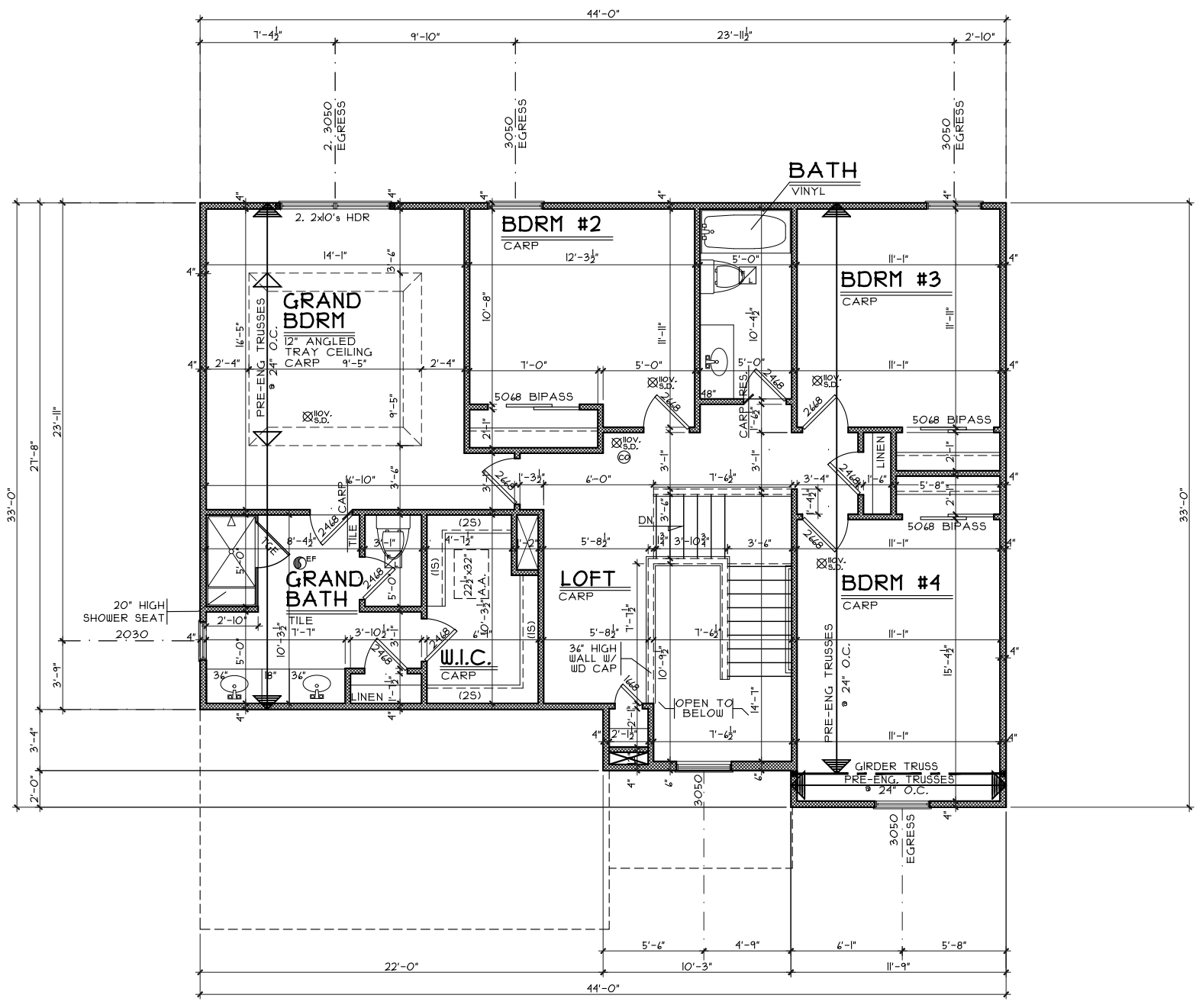
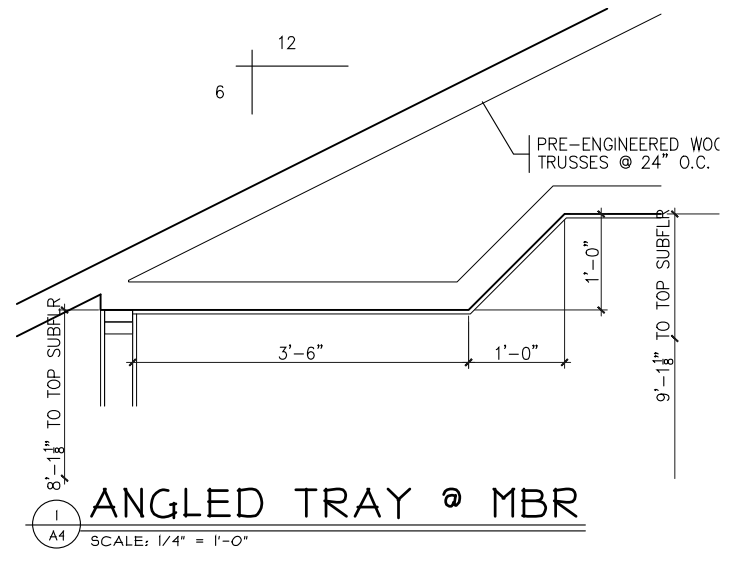
Hamilton
Butler County

Morleigh - Craftsman - Vinyl

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Issue Dates	Review #1

A3



SECOND FLOOR PLAN
 SCALE: 1/8" = 1'-0" 1230 S.F

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

Second Floor Plan
 Plan : Morleigh
 Date : 4/13/2018
 Drawn: CKB
 Scale : As Noted
 Revised: 5.10.2018
 Sheet : 5 of 12

GR-1574
 Proposed Residence:
 Kirker Residence
 1021 Golden Oak Drive
 Garder Ridge Lot #1574
 Hamilton
 Butler County

Morleigh - Craftsman - Vinyl
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Issue Dates	Review #1

A4