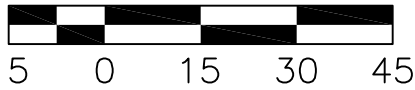


BAY'S RESIDENCE
207 WEEPING OAK DRIVE

PLOT PLAN
LOT 31578
GARDNER RIDGE, SEC. 1 BLOCK B
CITY OF HAMILTON
BUTLER CO., OHIO
FOR: CRISTO HOMES



QUANTITIES

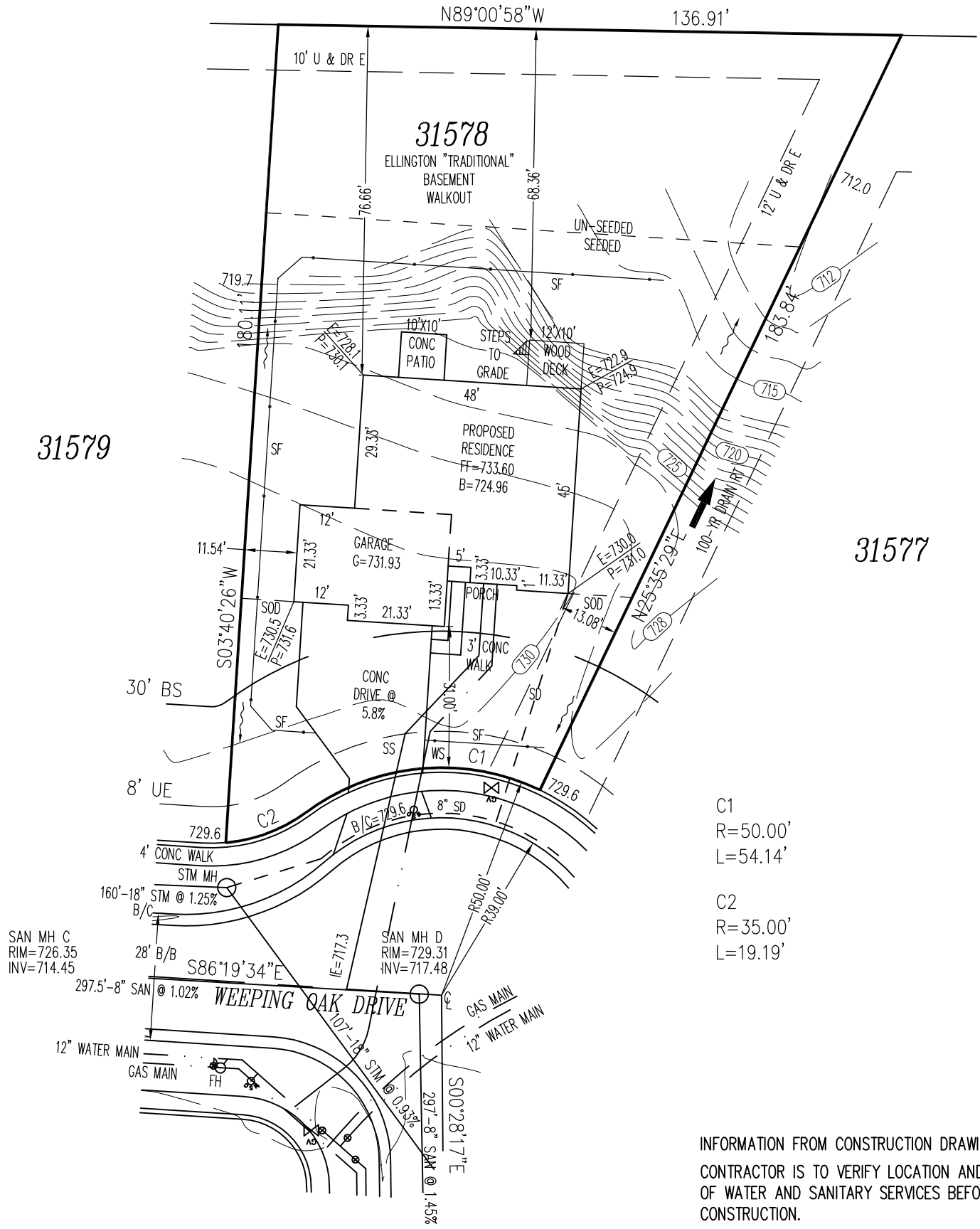
TOTAL LOT AREA=17,216 SF
CITY WALK=220.6 SF
HOUSE WALK=59.0 SF
DRIVE=998.7 SF
APRON=120.7 SF
PATIO & PORCH=116.7 SF
DECK=120.0 SF
SEEDING=7,000 SF
SOD=2,633.1 SF
UNSEEDED=4,307.5 SF

MFOE=731.1
MS=721.3

PLOT PLAN PREPARED
FROM AN UN-RECORDED
PLAT

31579

31577



C1
R=50.00'
L=54.14'

C2
R=35.00'
L=19.19'

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

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.

INFORMATION FROM CONSTRUCTION DRAWINGS.
CONTRACTOR IS TO VERIFY LOCATION AND DEPTH
OF WATER AND SANITARY 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.

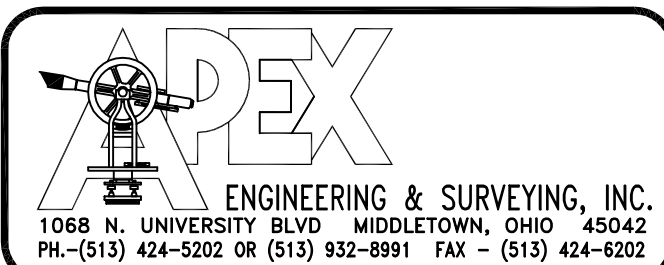
A STANDARD FORMULA WAS USED TO DETERMINE FINISH FLOOR
GRADE. FINAL FINISH FLOOR ELEVATION IS CONTRACTOR'S
RESPONSIBILITY.

Prior to construction, a geotechnical report shall be obtained
by the builder. Apex assumes no responsibility for soil
conditions.

TOPO BY APEX 9-17-14



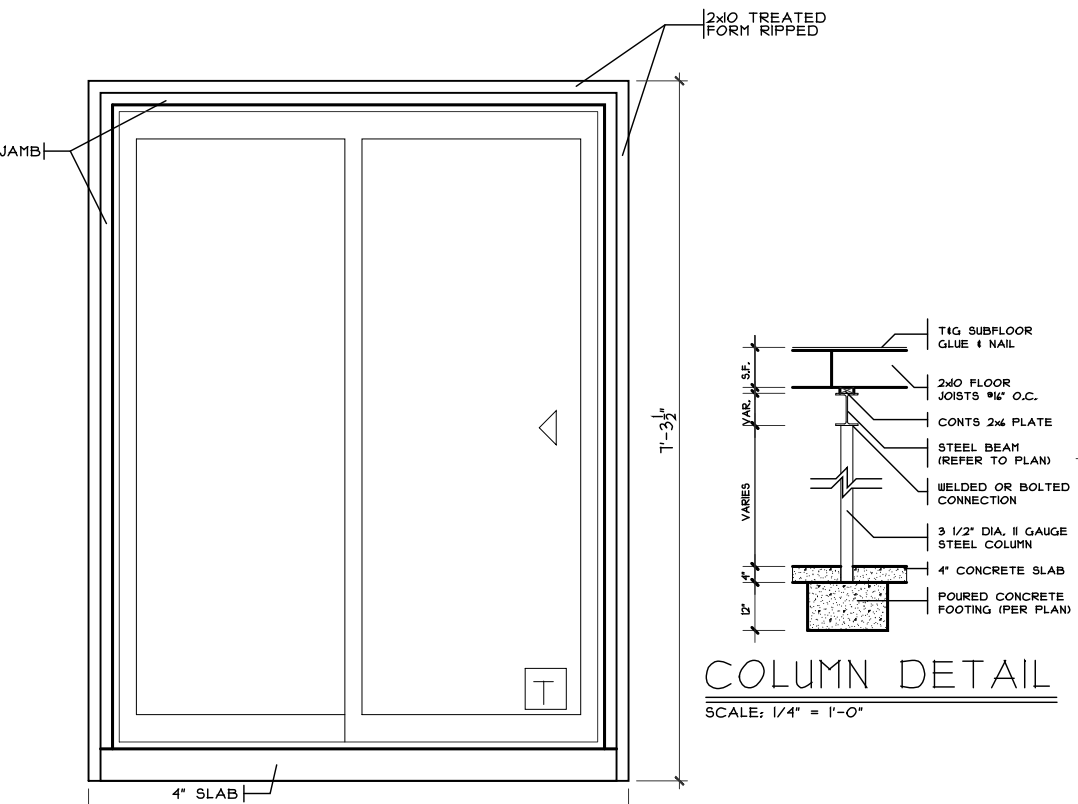
SCALE: 1"=30'
DATE: 01-19-17
DRAWN: TRS
DESIGNED:
CHECKED: KRC



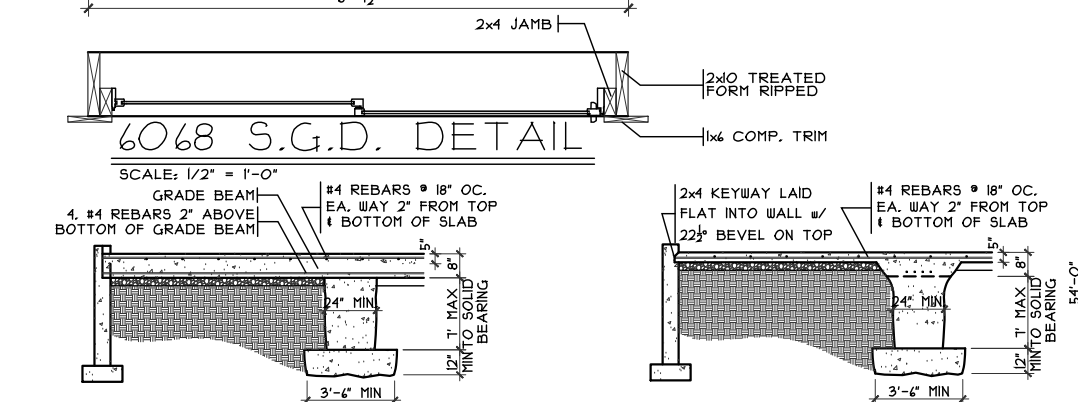
REVISIONS:
1.
2.
3.
4.

PROJECT: GARDNER
DRAWING: 170024PA

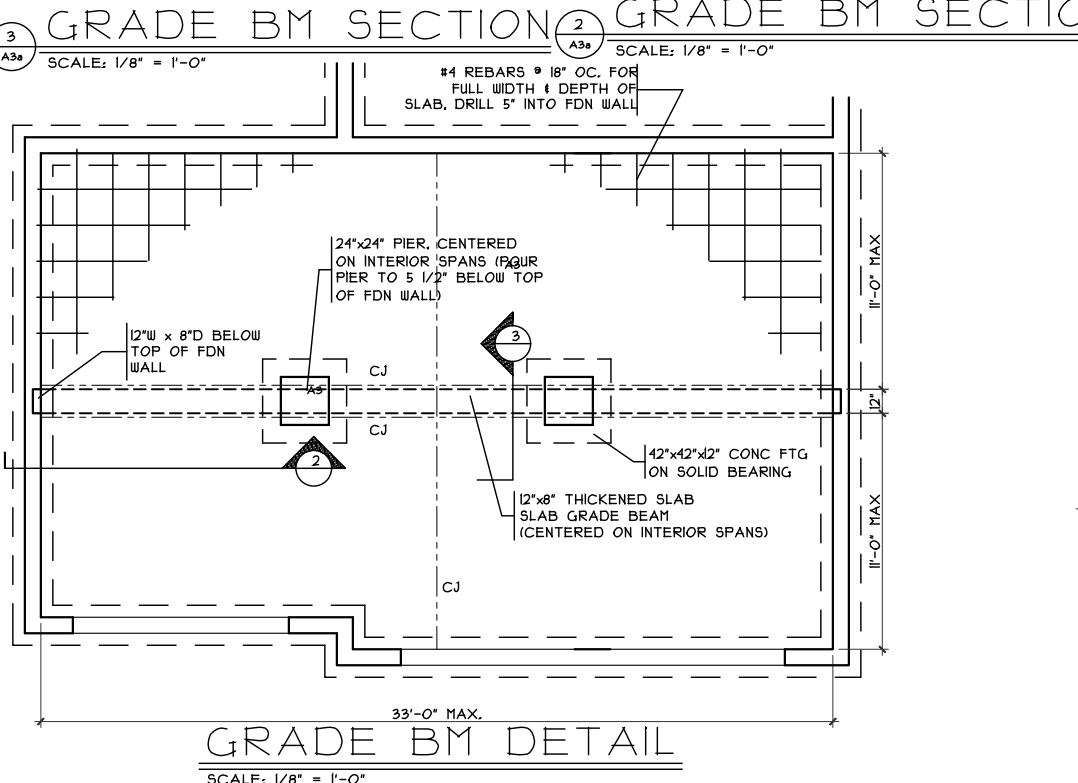
SHEET
1 OF 1



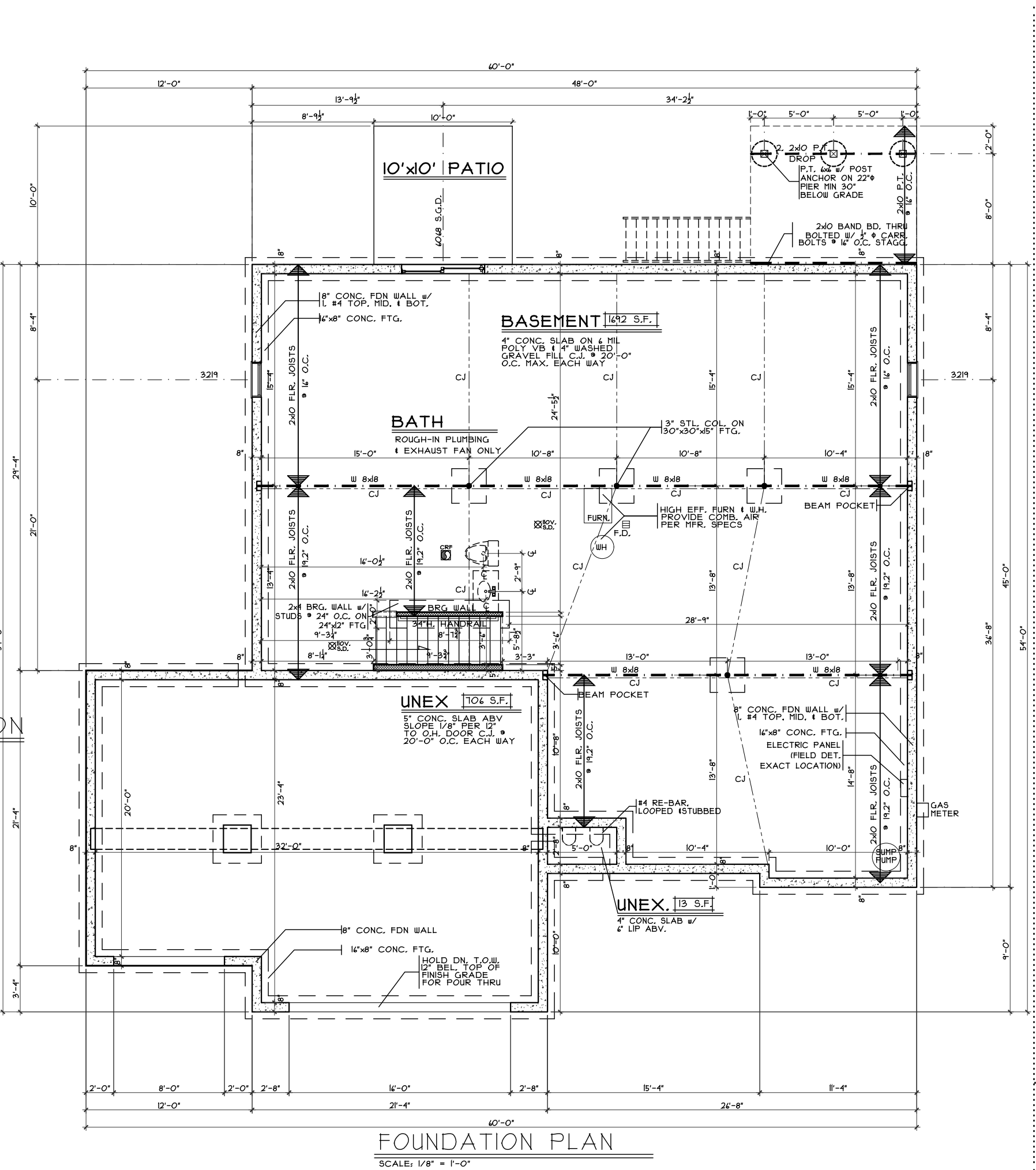
COLUMN DETAIL
SCALE: 1/4" = 1'-0"



6068 S.G.D. DETAIL
SCALE: 1/2" = 1'-0"



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



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

Foundation Plan - Transitional
Plan : Ellington
Date : 1/9/17
Drawn: CKB
Scale : As Noted
Revised: 2/27/17
Sheet : 7 of 20

GR-1578
Proposed Residence:
Bay's Residence
207 Weeping Oak Drive
Gardner Ridge Lot #1578

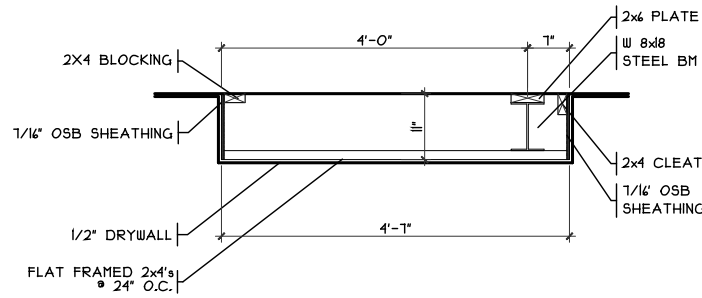
Ellington - Transitional - Vinyl
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Hamilton
Butler County

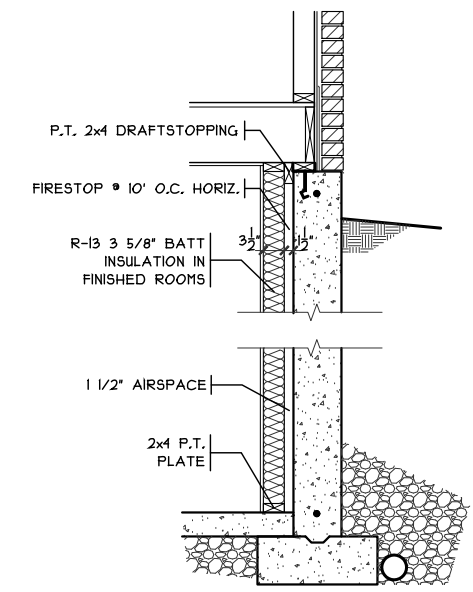
CRISTO HOMES
7994-A Tylers Place Blvd.
West Chester, OH 45399
513.755.0570 www.cristohomes.com

Issue Dates
Review #1 1/18/17
Change 2/9/17
Review 2/14/17
Review 2/27/17

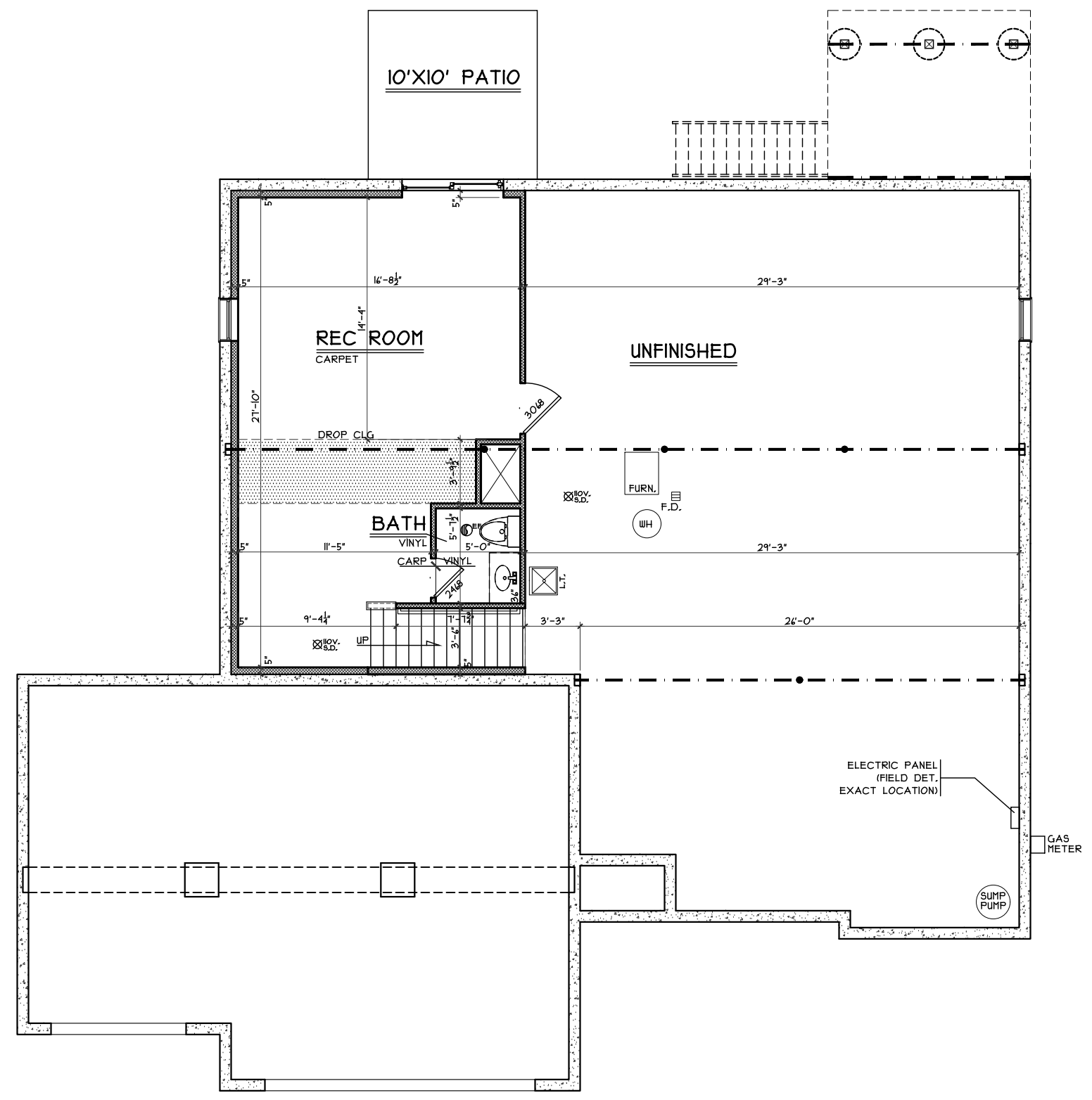
A3



DROP CLG. DETAIL
SCALE: 3/8" = 1'-0"



FIN. LL WALL DETAIL
SCALE: 3/8" = 1'-0"



LOWER LEVEL FLOOR PLAN
SCALE: 1/8" = 1'-0"

Lower Level Plan - Transitional

Plan : Ellington
Date : 1/9/17
Drawn: CKB
Scale : As Noted
Revised: 2/27/17
Sheet : 7 of 20

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

Proposed Residence:
Bay's Residence
207 Weeping Oak Drive
Gardner Ridge Lot #1578

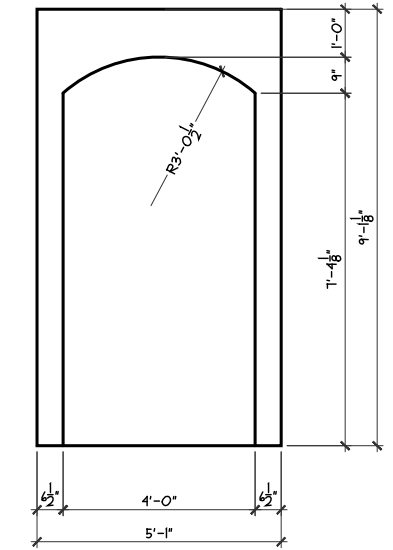
Ellington - Transitional - Vinyl

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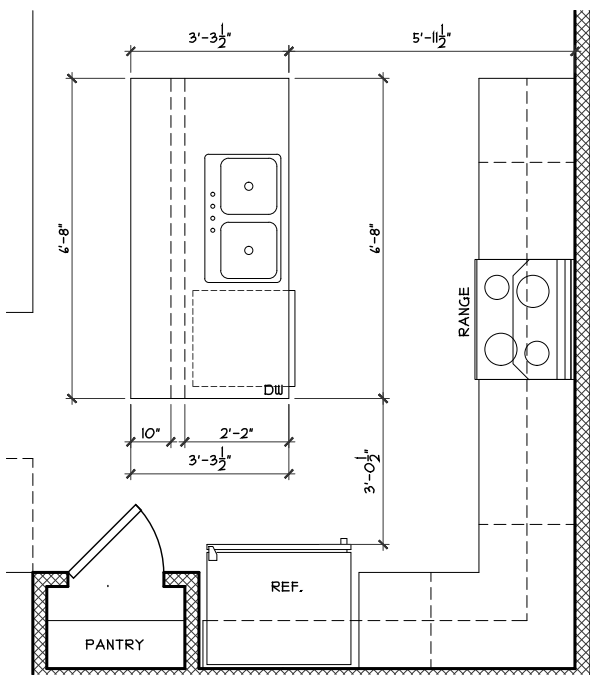
Hamilton
Butler County

Issue Dates

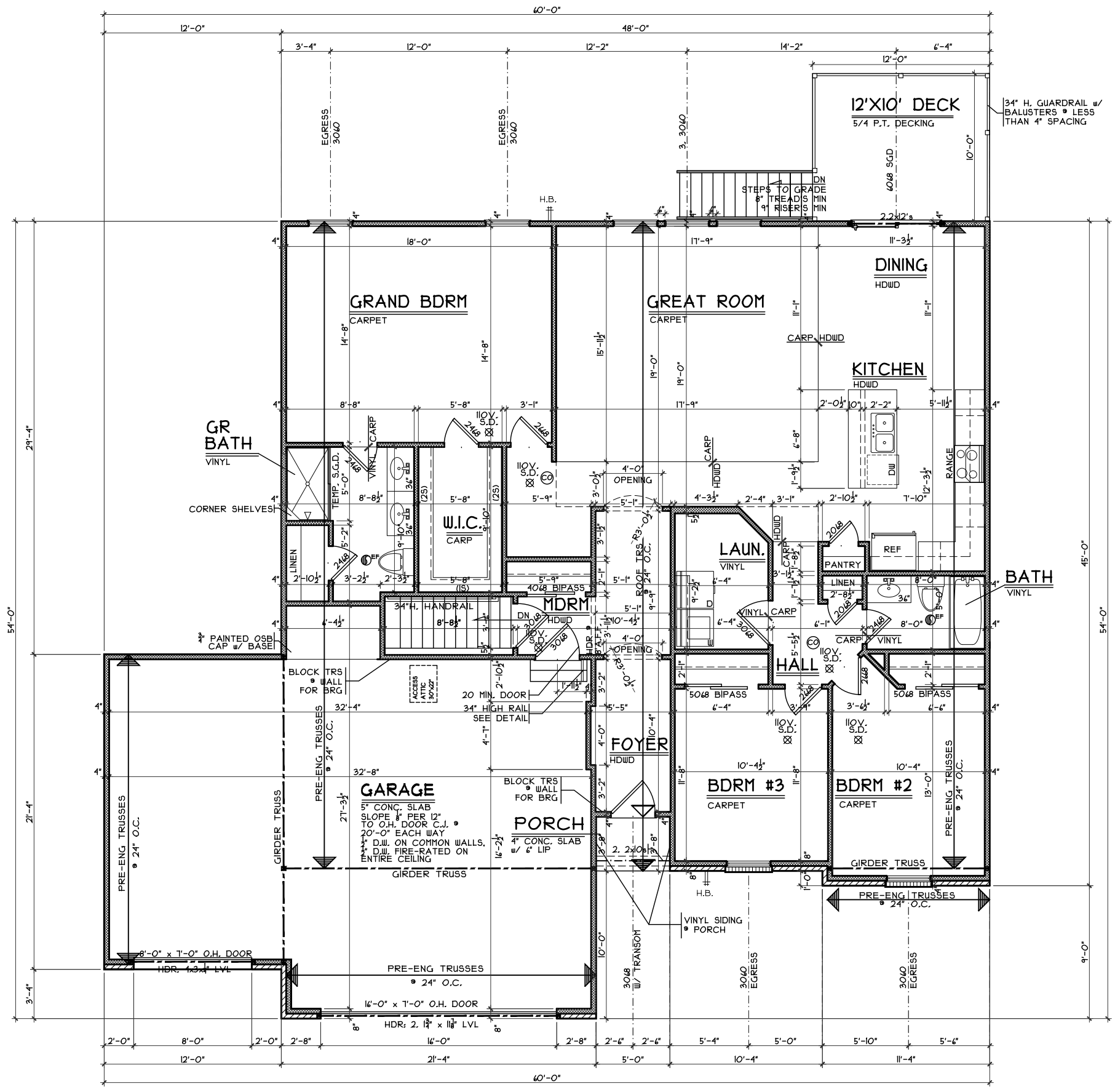
Review #1	1/18/17
Change	2/9/17
Review	2/14/17
Review	2/27/17



ARCHCED OPG. DET.
SCALE: 1/4" = 1'-0"



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



FIRST FLOOR PLAN
SCALE: 1/8" = 1'-0" 1"80 S.F.

First Floor Plan - Transitional

Plan : Ellington
Date : 1/9/17
Drawn: CKB
Scale : As Noted
Revised: 2/27/17
Sheet : 9 of 20

Proposed Residence:
Bay's Residence
207 Weeping Oak Drive
Gardner Ridge Lot #1578

CRISTO HOMES
7994-A Tylers Place Blvd.
West Chester, OH 45389
513.755.0570 www.cristohomes.com

Ellington - Transitional - Vinyl

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Issue Dates
Review #1 1/18/17
Change 2/9/17
Review 2/14/17
Review 2/27/17

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