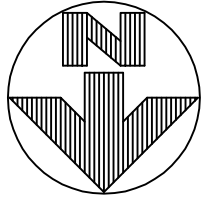
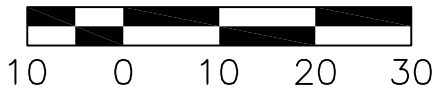


PLOT PLAN
LOT 31580

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

TITUS RESIDENCE
219 WEEPING OAK DRIVE



QUANTITIES

TOTAL LOT AREA=13,983 SF
CITY WALK=256.0 SF
HOUSE WALK=47.0 SF
DRIVE=576.0 SF
APRON=203.5 SF
PATIO & PORCH=178.7 SF
DECK=40.0 SF
SEEDING=7,000 SF
SOD=2,981.2 SF
UNSEEDED=2,500.7 SF

31581

31579

PLOT PLAN PREPARED
FROM AN UN-RECORDED
PLAT

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.

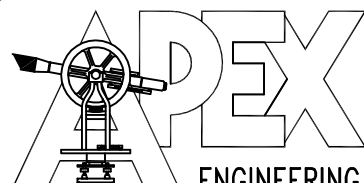
Prior to construction, a geotechnical report shall be
obtained by the builder. Apex assumes no
responsibility for soil conditions.

TOPO BY APEX 9-17-14

SETBACKS MS.=719.8
FRONT=30'
REAR=30'
SIDE=5'/15'



SCALE: 1"=20'
DATE: 07-07-16
DRAWN: JLL
DESIGNED:
CHECKED: KRC



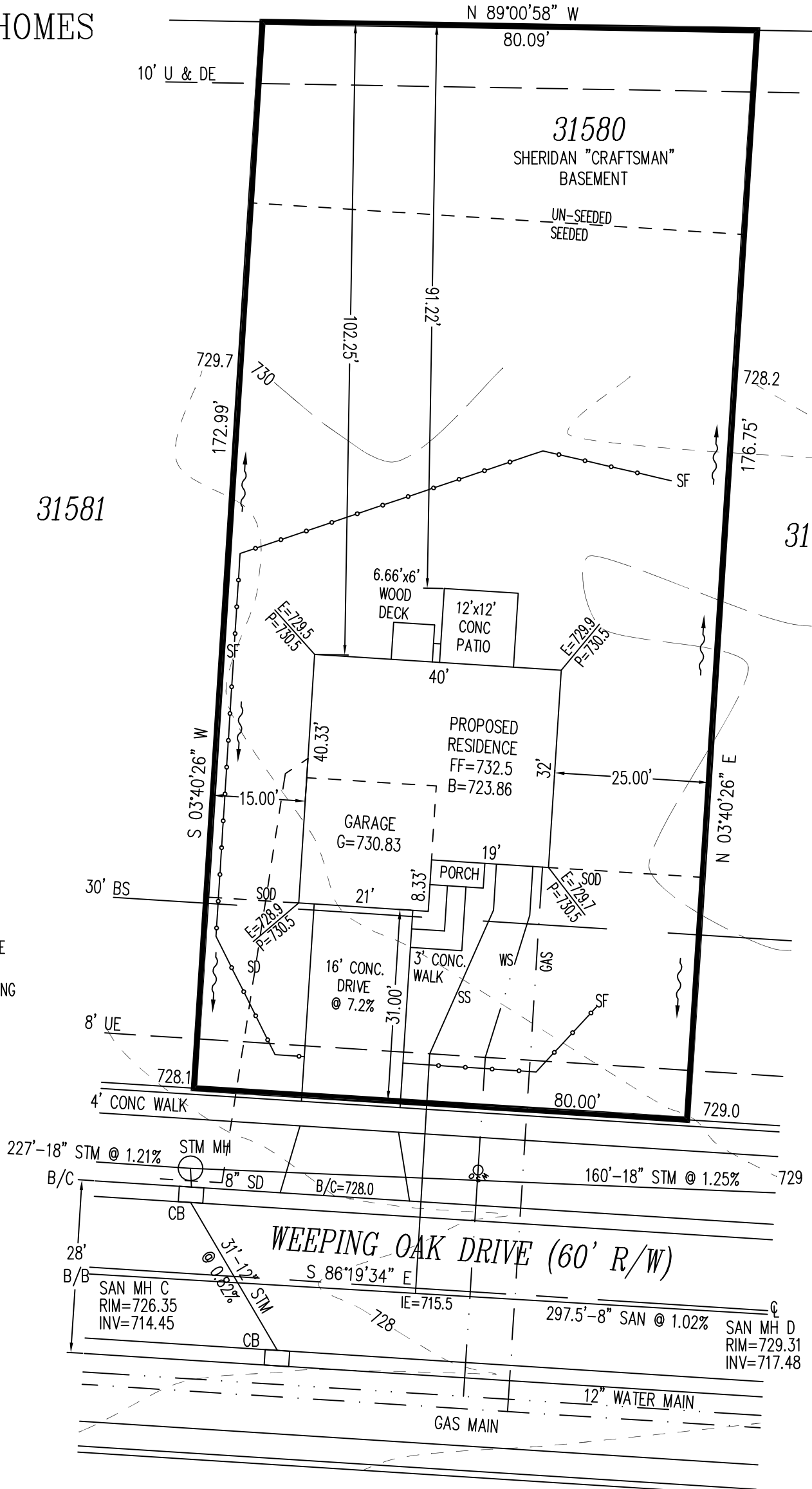
ENGINEERING & SURVEYING, INC.
1068 N. UNIVERSITY BLVD MIDDLETOWN, OHIO 45042
PH.-(513) 424-5202 OR (513) 932-8991 FAX - (513) 424-6202

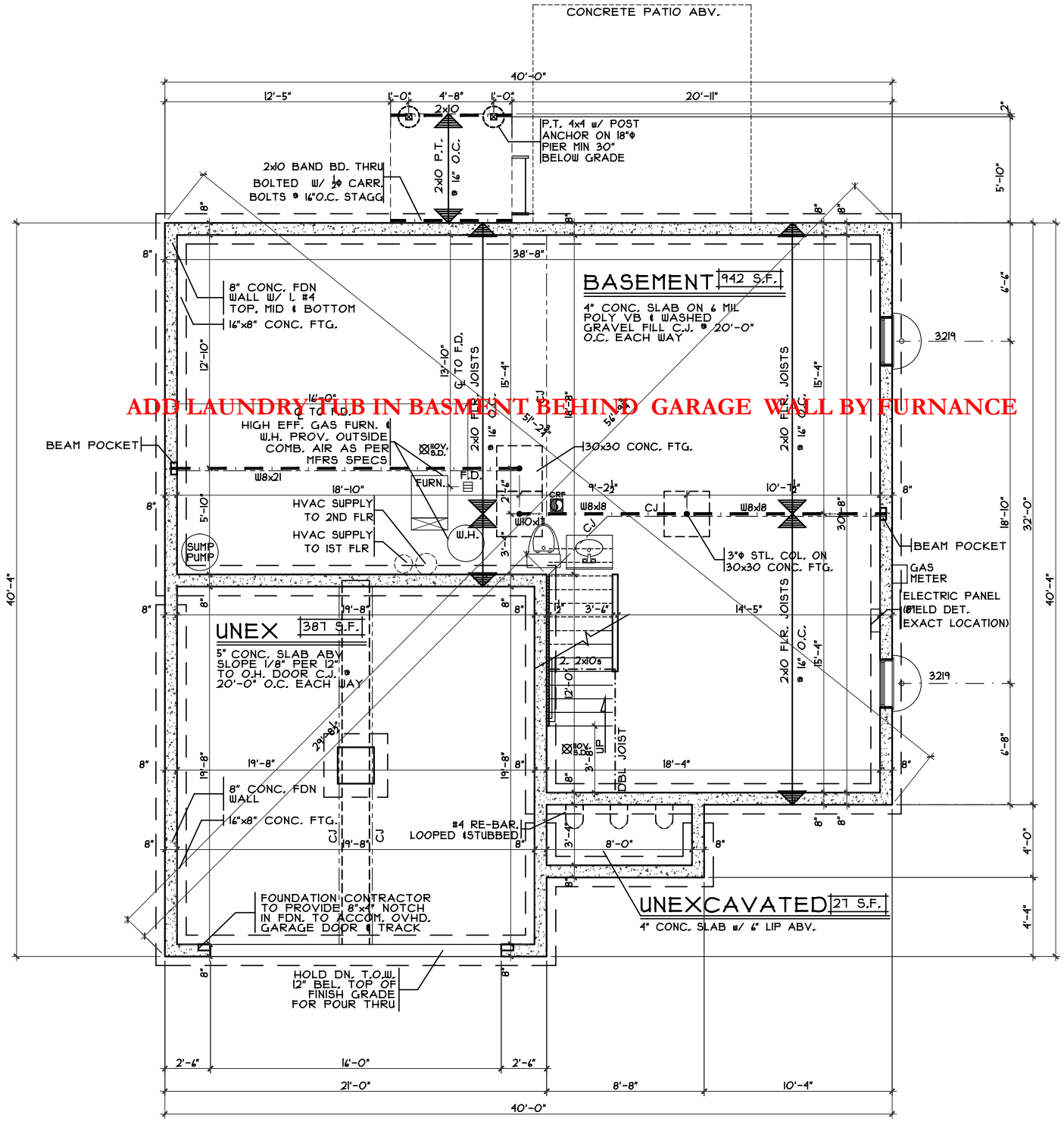
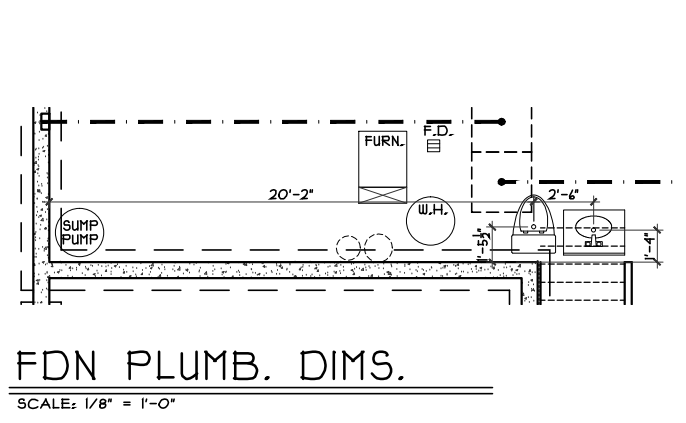
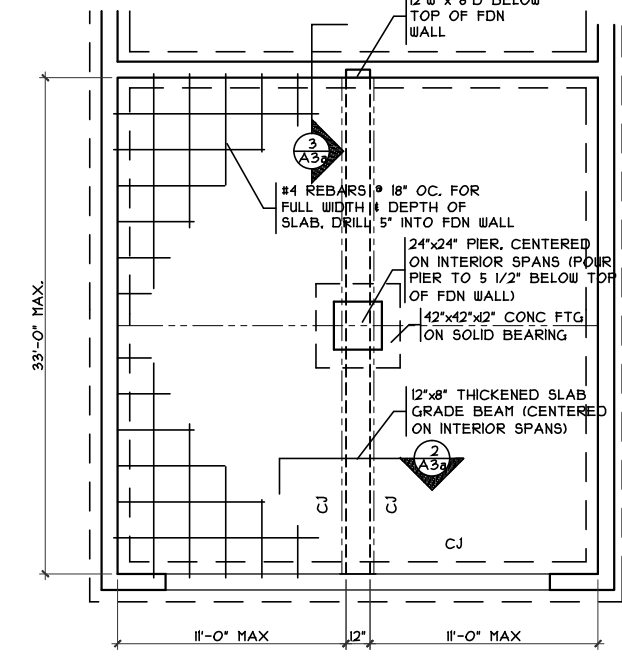
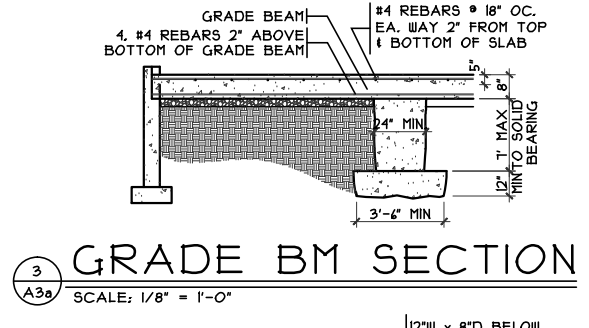
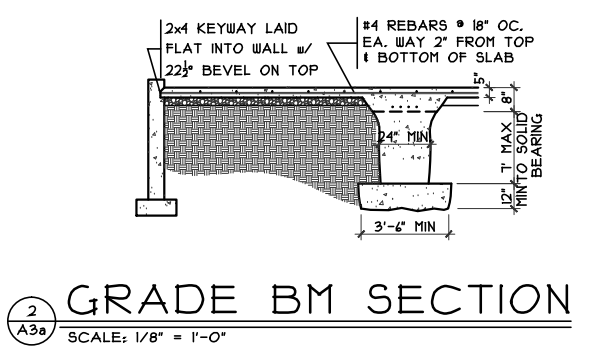
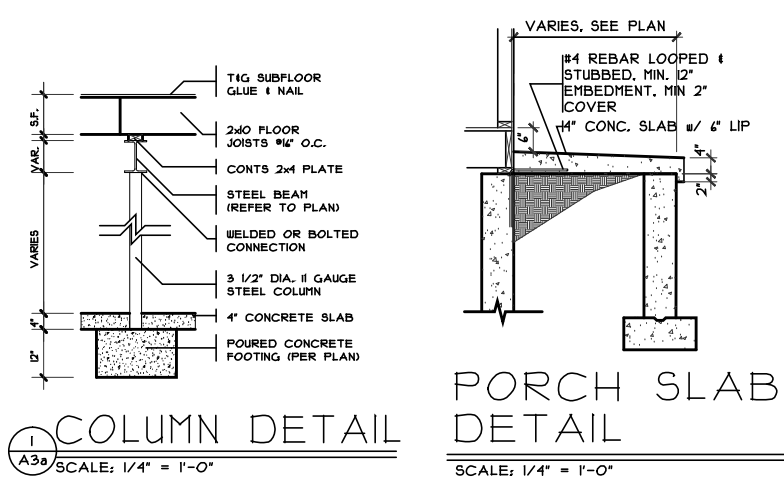
REVISIONS:

- 1.
- 2.
- 3.
- 4.

PROJECT: GARDNER
DRAWING: 161044PA

SHEET
1 OF 1





ADD LAUNDRY TUB IN BASMENT BEHIND GARAGE WALL BY FURNANCE

Foundation Plan Craftsman (8' Poured)

Plan : Sheridan
Date : 6/23/16
Drawn : CKB
Scale : As Noted
Revised: 7/18/16
Sheet : 7 of 23

Proposed Residence:
Michael D. & Amber M. Titus
219 Weeping Oak Dr.
Gardner Ridge Lot #1580

GAR2-1580

Sheridan - Basement - Craftsman - Vinyl

Hamilton, OH
Butler County

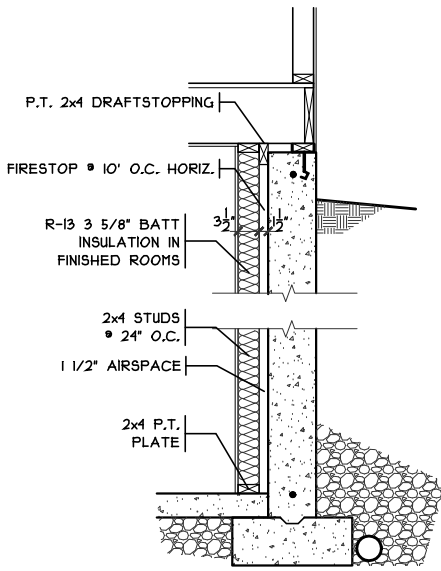
Issue Dates

Review #1	7/18/16
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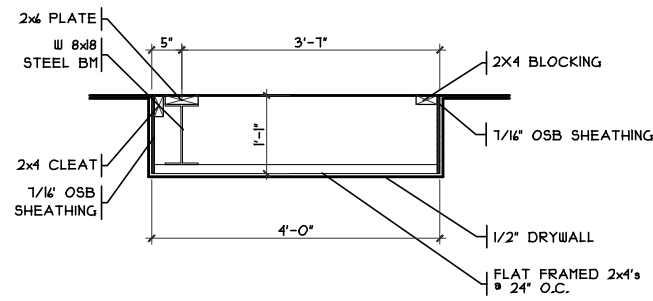
CRISTO HOMES
7594-A Tylers Place Blvd.
513.755.0570 www.cristohomes.com

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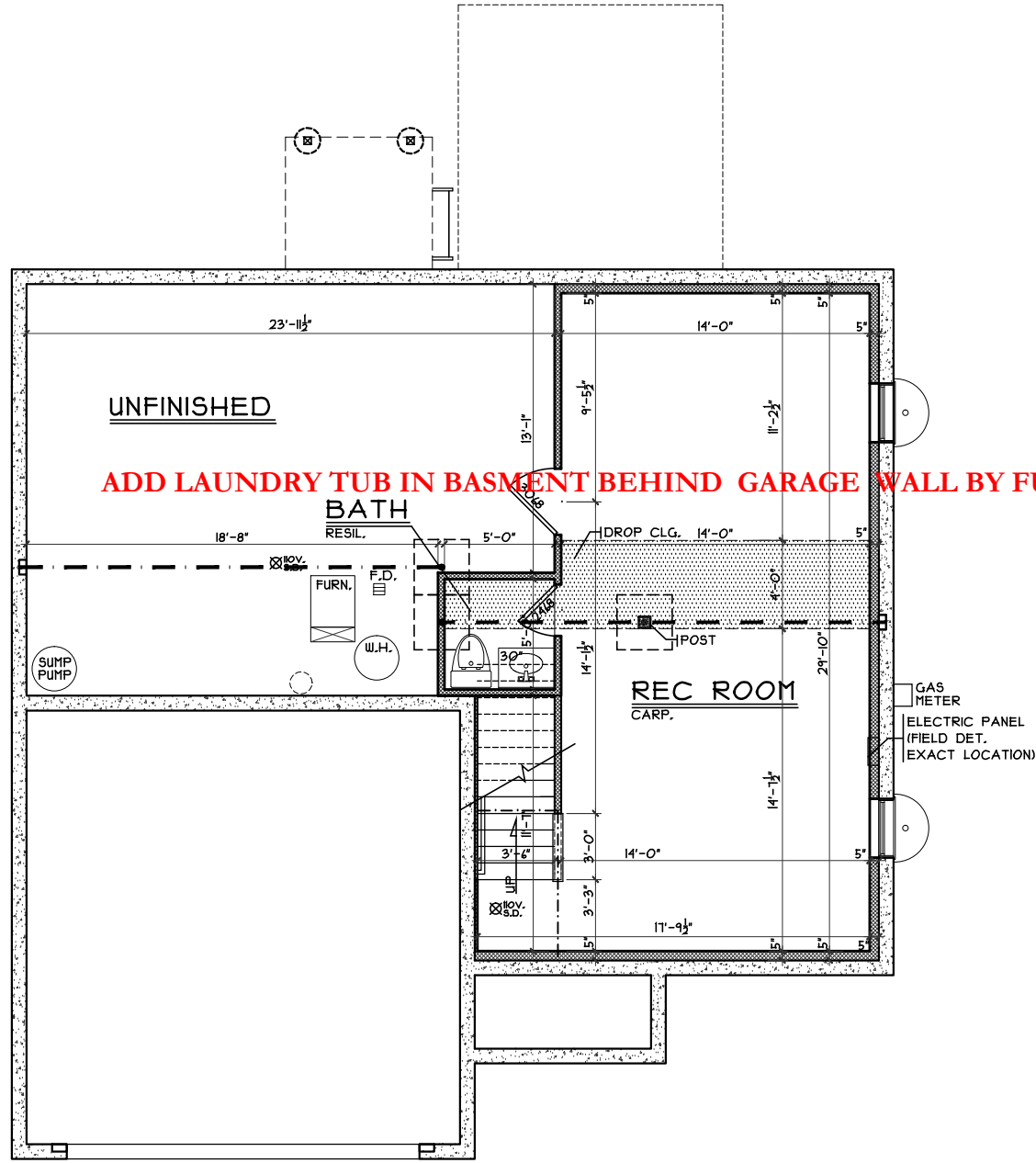
A3



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



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



FINISHED LOWER LEVEL PLAN

SCALE: 1/8" = 1'-0" 492 SQ. FT

ADD LAUNDRY TUB IN BASMENT BEHIND GARAGE WALL BY FURNANCE

Finished Lower Level Craftsman

Plan : Sheridan
Date : 6/23/16
Drawn: CKB
Scale : As Noted
Revised: 7/18/16
Sheet : 8 of 23



7594-A Tyers Place Blvd.
513.755.0570 www.cristohomes.com

GAR2-1580

Proposed Residence:

Michael D. & Amber M. Titus
219 Weeping Oak Dr.
Gardner Ridge Lot #1580

Sheridan - Basement - Vinyl

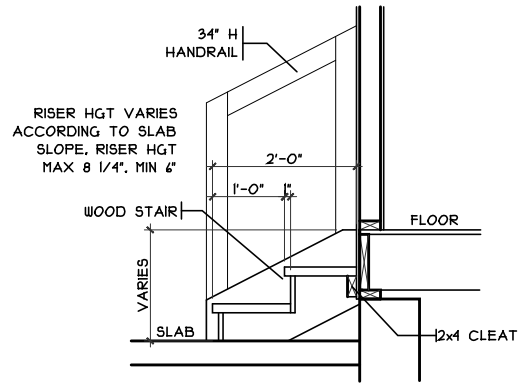
Hamilton, OH
Butler County

Issue Dates

Review #1	7/18/16

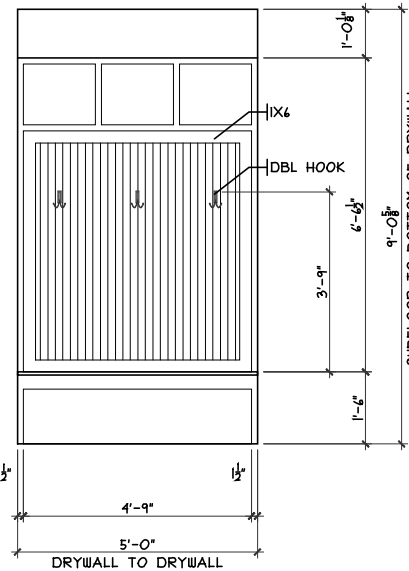
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A3a

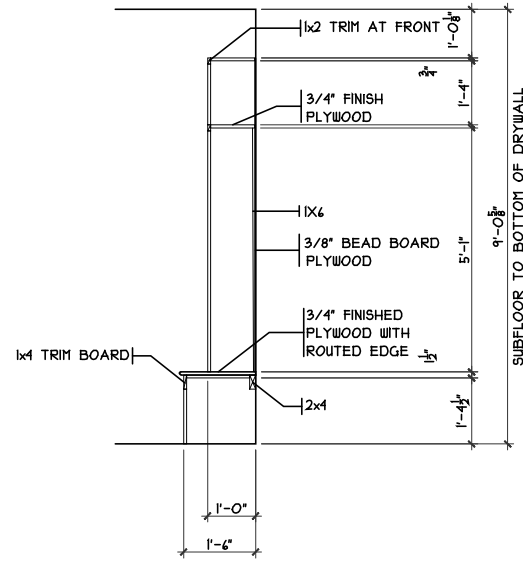


GARAGE HANDRAIL DETAIL

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



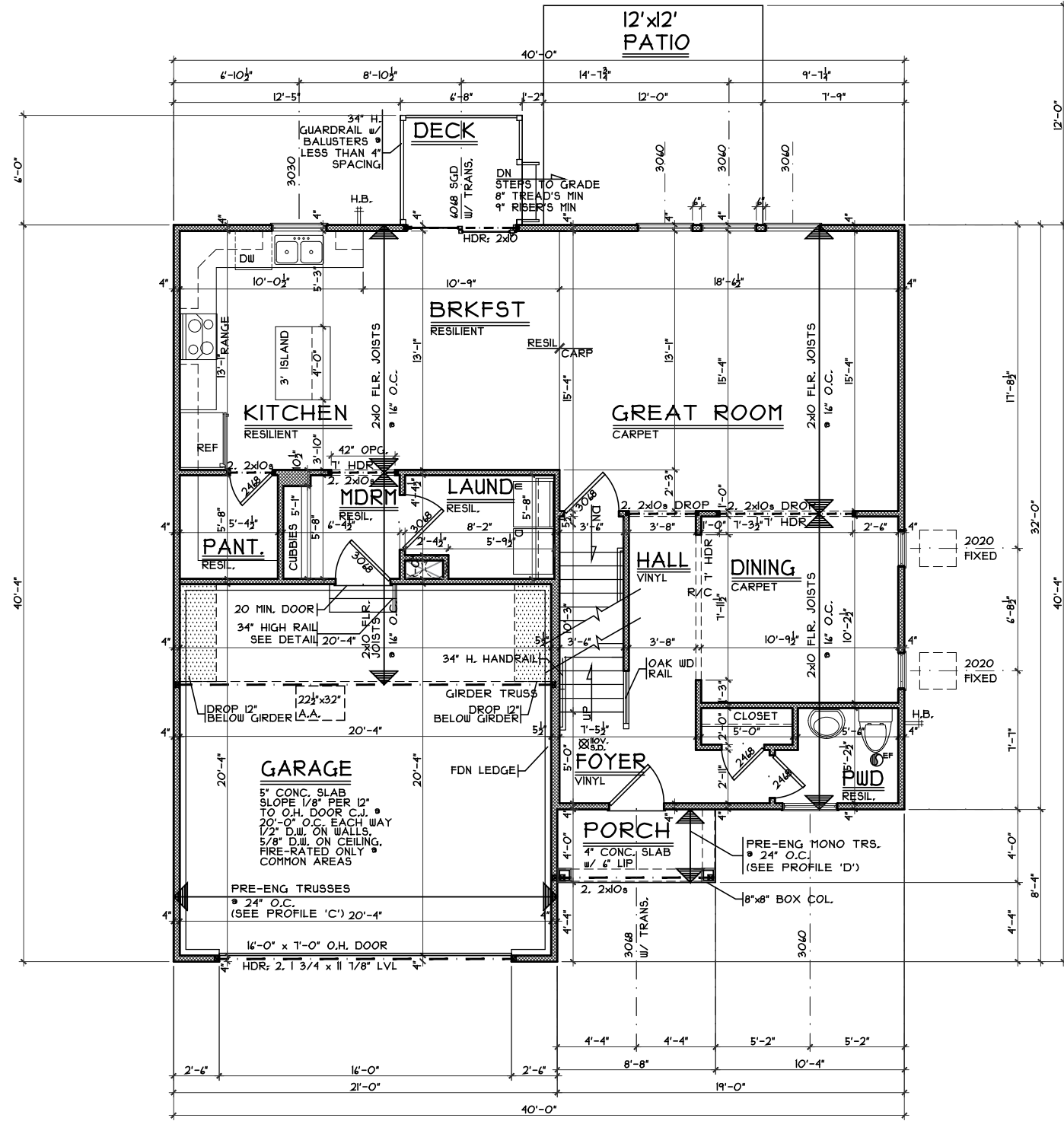
FRONT



SECTION

MUDRM CUBBIES DETAIL

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



FIRST FLOOR PLAN

SCALE: 1/8" = 1'-0" 1025 SQ. FT.

First Floor Plan Craftsman (Basement)

Plan : Sheridan
Date : 6/23/16
Drawn: CKB
Scale : As Noted
Revised: 7/18/16
Sheet : 9 of 23



Proposed Residence:

Michael D. & Amber M. Titus
219 Weeping Oak Dr.
Gardner Ridge Lot #1580

GAR2-1580

Sheridan - Basement - Craftsman - Vinyl

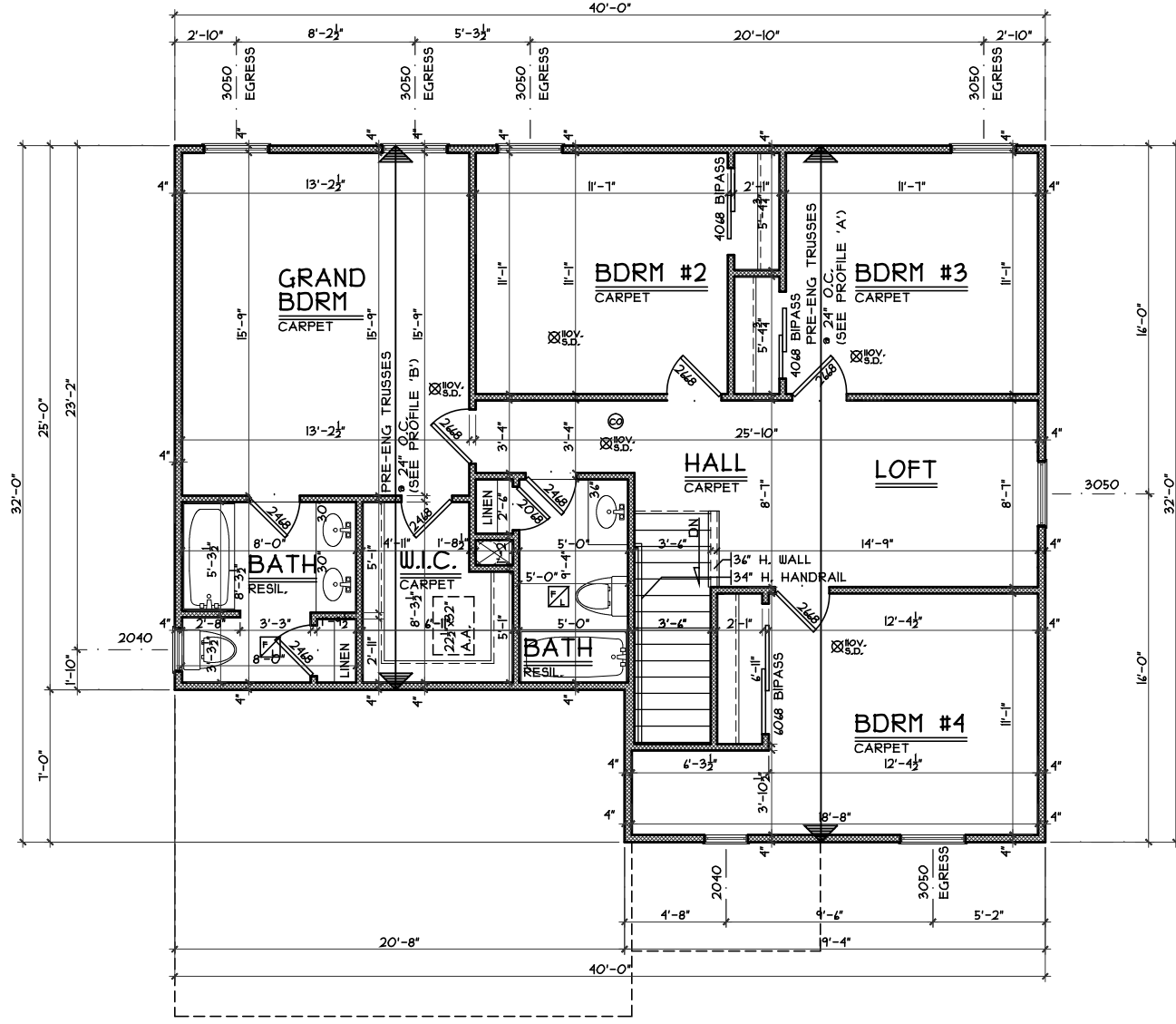
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Issue Dates

Review #1	7/18/16

Hamilton, OH
Butler County

A4



SECOND FLOOR PLAN
SCALE: 1/8" = 1'-0" 1102 S.F.

Second Floor Plan Craftsman (Basement)

Plan : Sheridan
Date : 6/23/16
Drawn: CKB
Scale : As Noted
Revised: 7/18/16
Sheet : 11 of 23



7994-A Tyers Place Blvd.
513.755.0570 www.cristohomes.com

GAR2-1580

Proposed Residence:

Michael D. & Amber M. Titus
219 Weeping Oak Dr.
Gardner Ridge Lot #1580

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Issue Dates

Review #1 7/18/16