

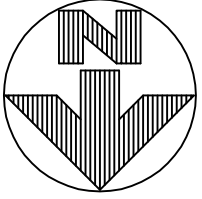
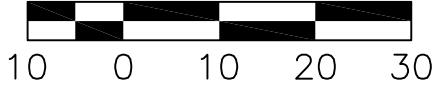
PLOT PLAN
LOT 31584

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

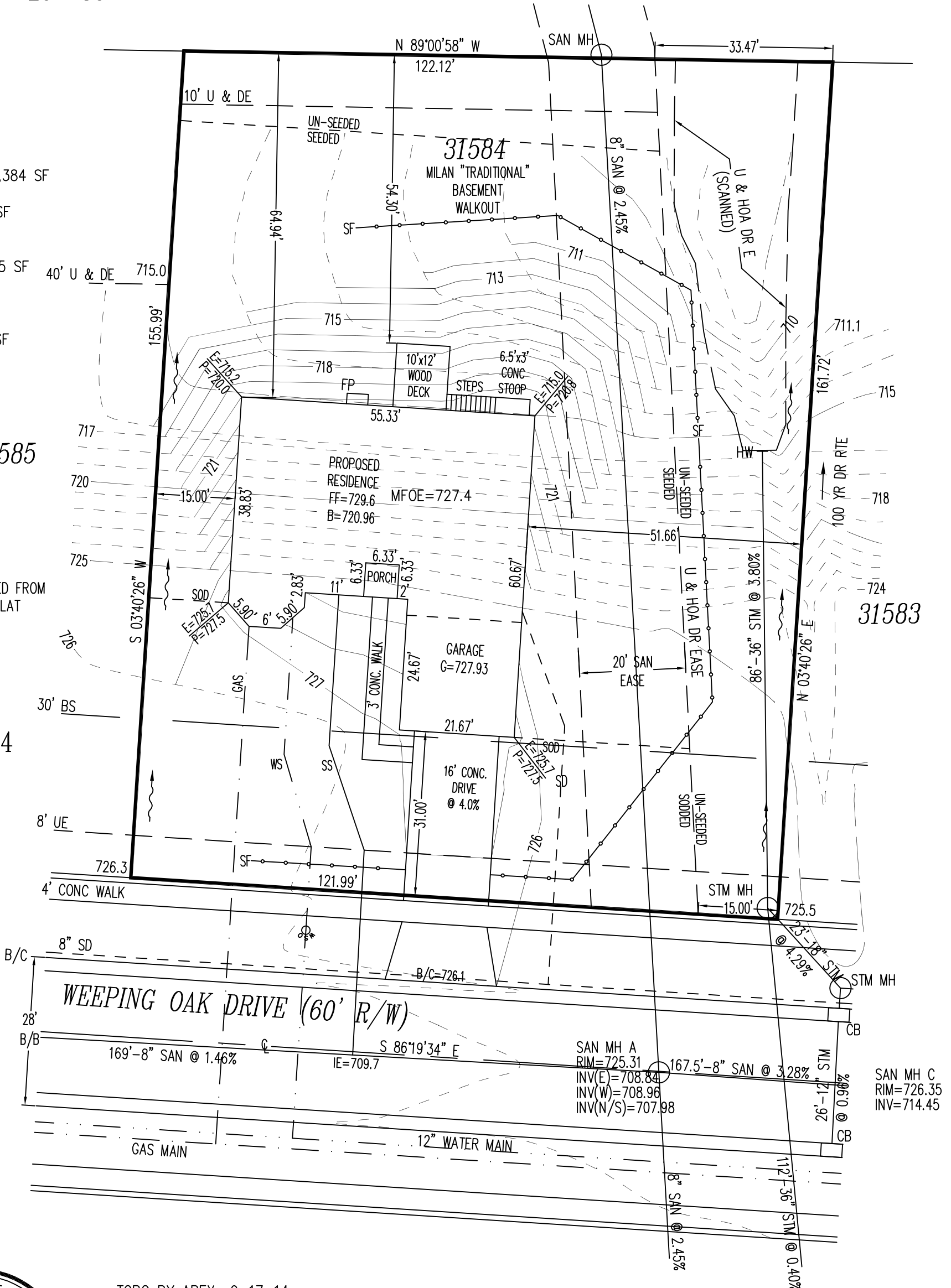
MIRACLE RESIDENCE
WEEPING OAK DRIVE

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.

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.



- QUANTITIES**
- TOTAL LOT AREA=19,384 SF
 - CITY WALK=424.0 SF
 - HOUSE WALK=111.5 SF
 - DRIVE=576.0 SF
 - APRON=203.5 SF
 - PATIO & PORCH=59.5 SF
 - DECK=120.0 SF
 - SEEDING=7,000 SF
 - SOD=4,848.4 SF
 - UNSEEDED=5,280.0 SF



PLOT PLAN PREPARED FROM AN UN-RECORDED PLAT

M.F.O.E=727.4

- MS.=713.7
- SETBACKS
FRONT=30'
REAR=30'
SIDE=5'/15'

SAN MH B
RIM=725.36
INV=711.30

SAN MH A
RIM=725.31
INV(E)=708.84
INV(W)=708.96
INV(N/S)=707.98

SAN MH C
RIM=726.35
INV=714.45



TOPO BY APEX 9-17-14

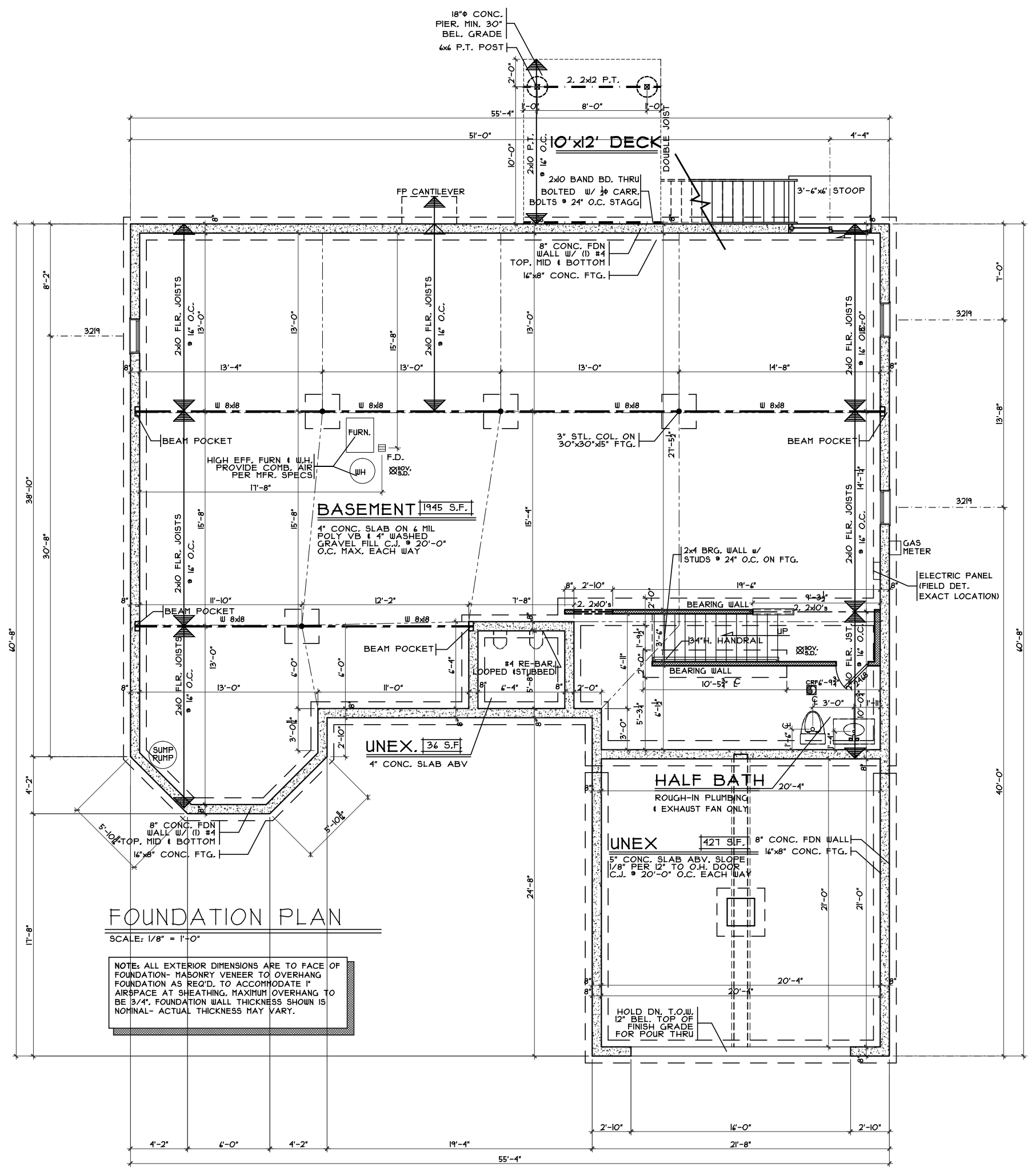
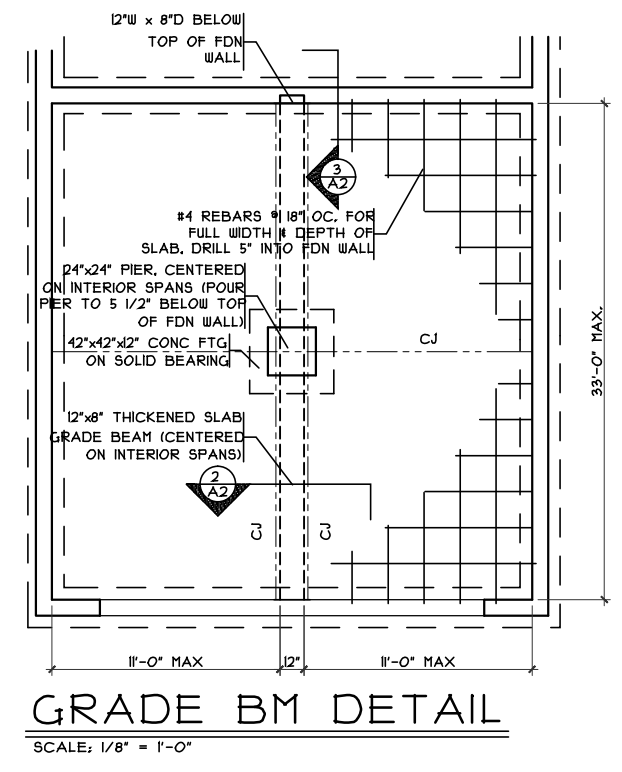
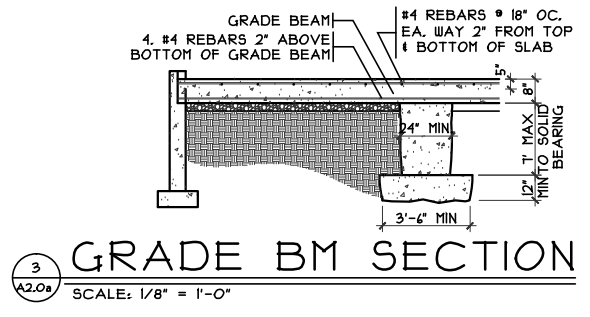
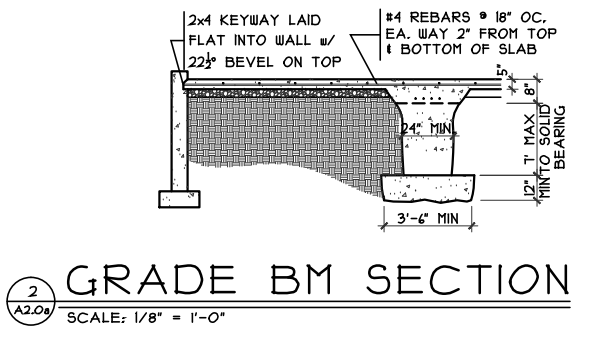
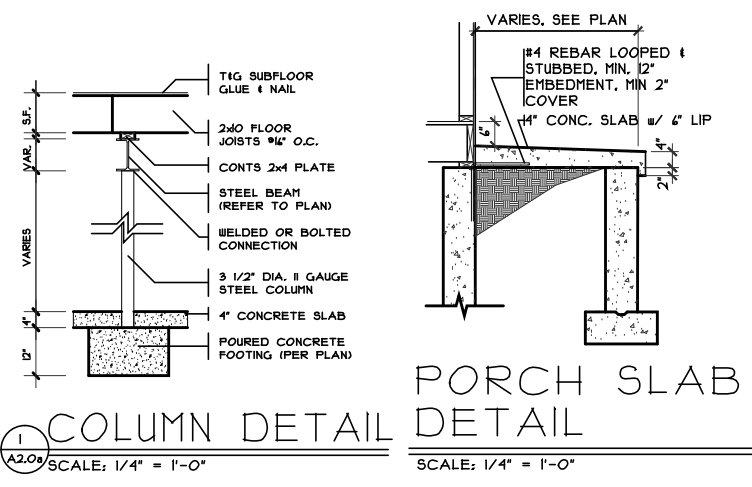
SCALE: 1"=20'
DATE: 05-27-16
DRAWN: JLL
DESIGNED:
CHECKED: KRC

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.
 - 2.
 - 3.
 - 4.

PROJECT: GARDNER
DRAWING: 160782PA

SHEET
1 OF 1



Foundation Plan
Plan : Milan
Date : 5.10.2016
Drawn: CKB
Scale : As Noted
Revised: 7.26.2016
Sheet : 12 of 23

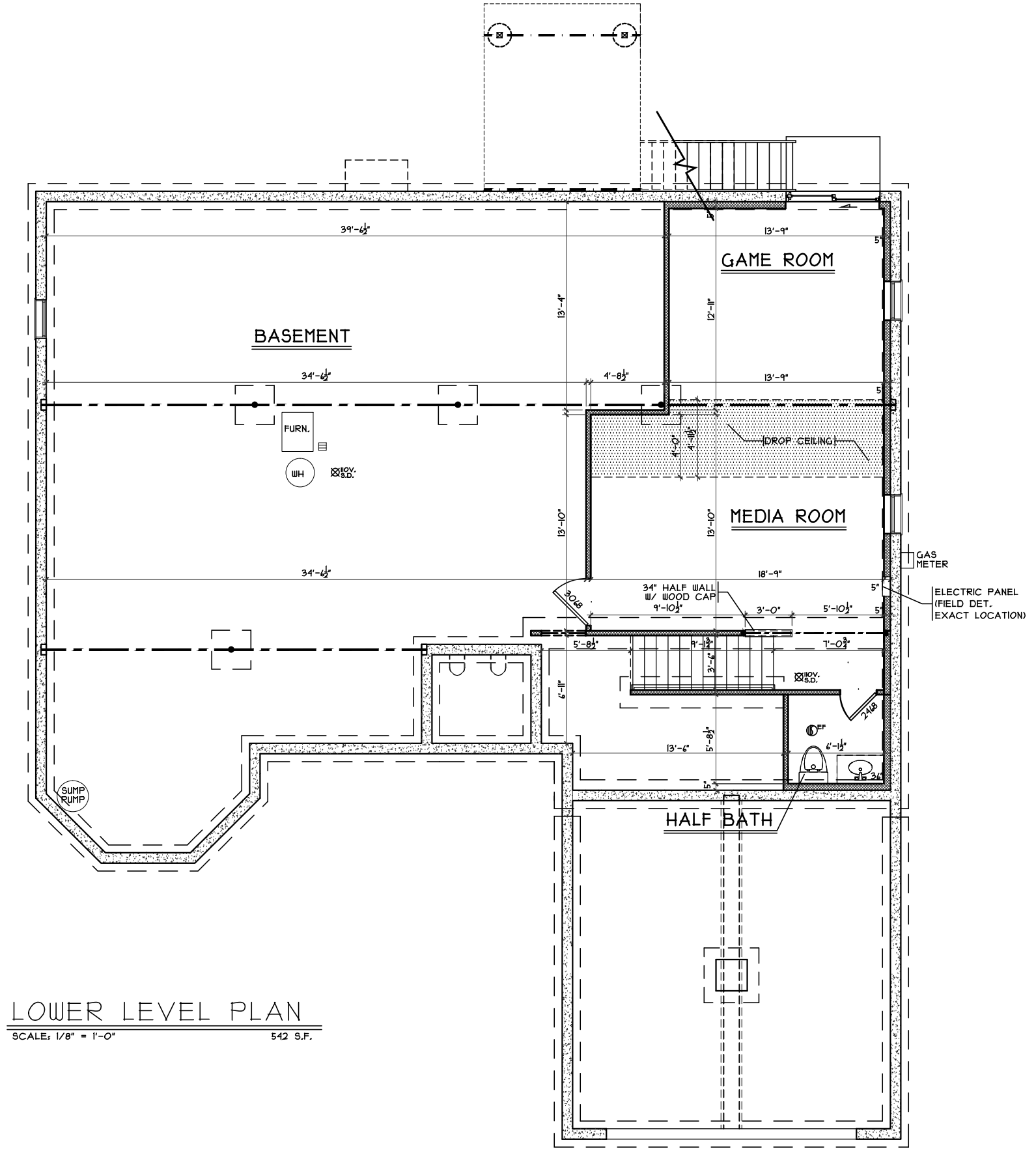
Proposed Residence:
Jeremy M. Miracle
Gardener Ridge
Lot #1584

Hamilton
Butler County

Milan - Traditional-Vinyl
Cristo Homes reserves all property rights in these plans. These plans are not to be reproduced, changed, or copied in any manner. They are not to be given to a third party, either in full or in part, without first receiving written permission from Cristo Homes. In the event these plans are used by a third party, Cristo Homes shall be held harmless.

Issue Dates
Review: 5.6.2016
Review: 7.21.2016
Correction: 7.26.2016

A2.0a



LOWER LEVEL PLAN
SCALE: 1/8" = 1'-0" 542 S.F.

Lower Level Plan

Plan : Milan
Date : 5.10.2016
Drawn: CKB
Scale : As Noted
Revised: 7.26.2016
Sheet : 12 of 23



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

GAR2-1584

Proposed Residence:
Jeremy M. Miracle
Gardener Ridge
Lot #1584

Hamilton
Butler County

Milan - Traditional - Vinyl

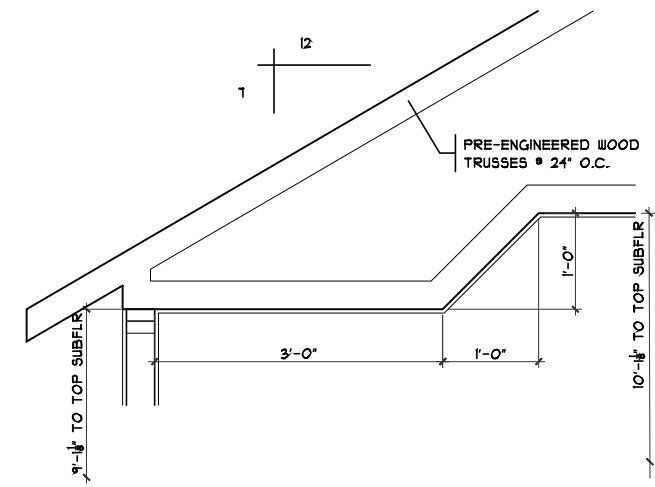
Cristo Homes reserves all property rights in these plans. These plans are not to be reproduced, changed, or copied in any manner. They are not to be given to a third party, either in full or in part, without first receiving written permission from Cristo Homes. In the event these plans are used by a third party, Cristo Homes shall be held harmless.

Issue Dates

Review	5.6.2016
Review	7.21.2016
Correction	7.26.2016

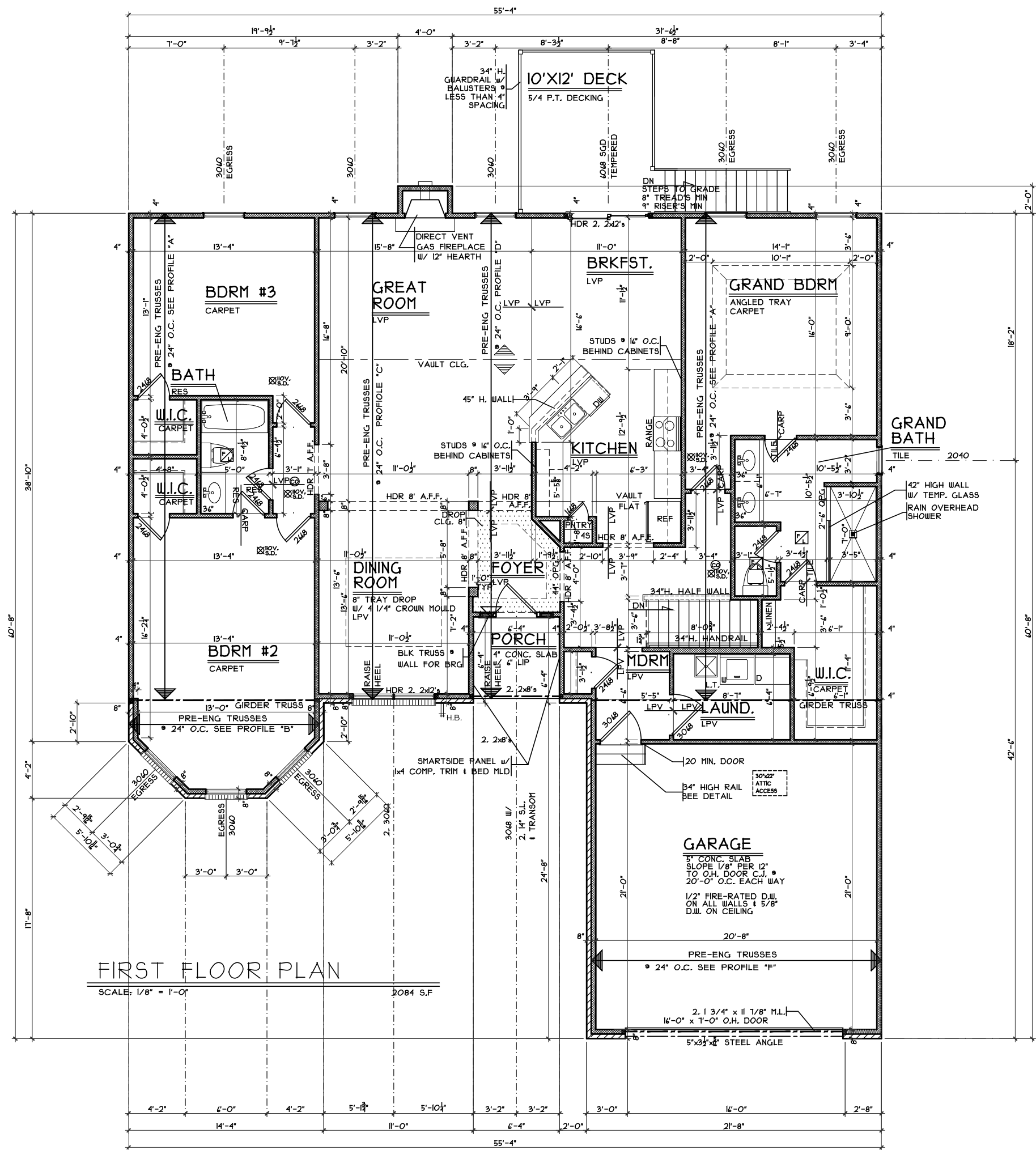
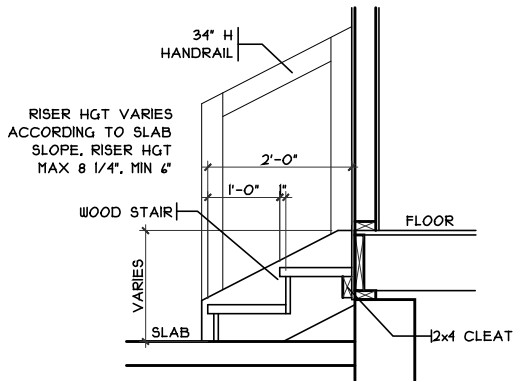
TRAY CLG. DETAIL

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



GARAGE HANDRAIL DETAIL

SCALE: 3/8" = 1'-0"



FIRST FLOOR PLAN

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

2084 S.F.

First Floorplan
 Plan : Milan
 Date : 5.10.2016
 Drawn: CKB
 Scale : As Noted
 Revised: 7.26.2016
 Sheet : 14 of 23

GAR2-1584
 Proposed Residence:
 Jeremy M. Miracle
 Gardener Ridge
 Lot #1584



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

Milan - Traditional- Vinyl
 Hamilton
 Butler County

Issue Dates

Review	5.6.2016
Review	7.21.2016
Correction	7.26.2016

Cristo Homes reserves all property rights in these plans. These plans are not to be reproduced, changed, or copied in any manner. They are not to be given to a third party, either in full or in part, without first receiving written permission from Cristo Homes. In the event these plans are used by a third party, Cristo Homes shall be held harmless.

A3.0a