

PLOT PLAN
LOT 31586
GARDNER RIDGE, SEC. 1 BLOCK B
CITY OF HAMILTON
BUTLER CO., OHIO
FOR: CRISTO HOMES

HARTMAN RESIDENCE
WEeping OAK DRIVE

PLOT PLAN PREPARED FROM
AN UN-RECORDED PLAT

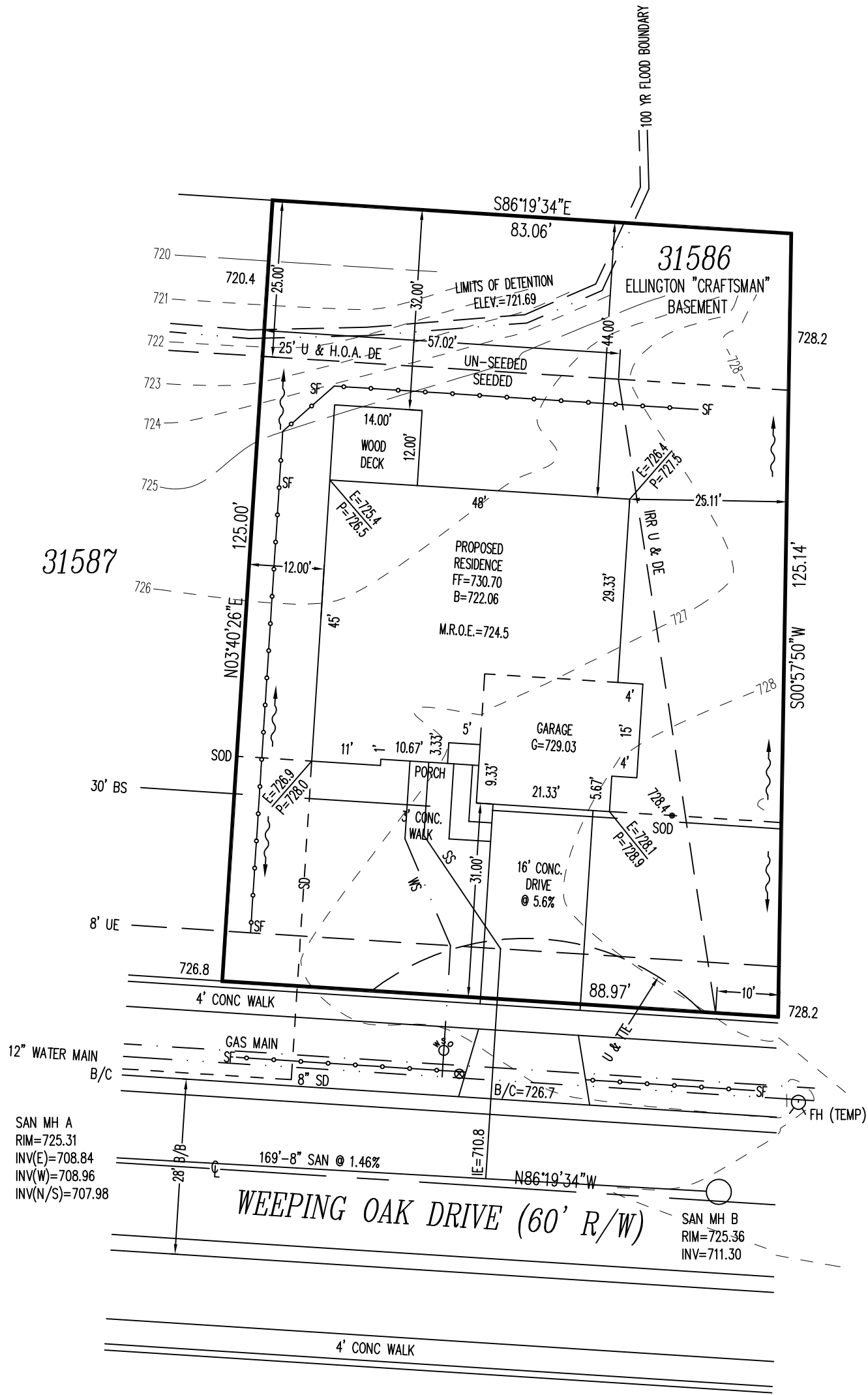
QUANTITIES

TOTAL LOT AREA=10,752 SF
 CITY WALK=292.5 SF
 HOUSE WALK=47.0 SF
 DRIVE=576.0 SF
 APRON=203.5 SF
 PATIO & PORCH=16.7 SF
 DECK=X 168.0
 SEEDING=3404.9 SF
 SOD=3237.3 SF
 UNSEEDED=2091.3 SF

M.R.O.E=724.5

MS.=714.8

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



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.

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

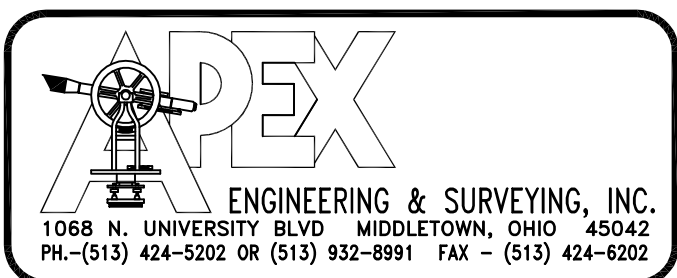
SAN MH B
 RIM=725.36
 INV=711.30

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.

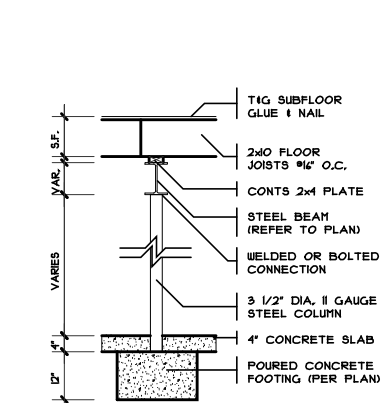
TOPO BY APEX 9-17-14



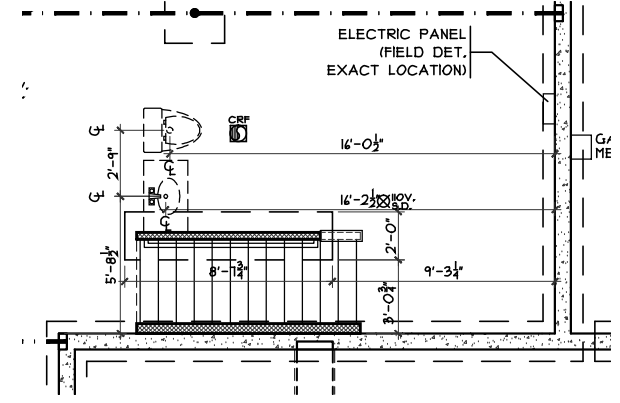
SCALE: 1"=20'
 DATE: 06/23/2016
 DRAWN: JLS
 DESIGNED:
 CHECKED: KRC



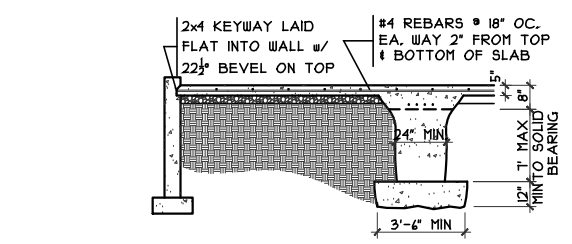
REVISIONS: 1. 7-11-16 2. 3. 4.	PROJECT: GARDNER DRAWING: 160974PA	SHEET 1 OF 1
--	---------------------------------------	-----------------



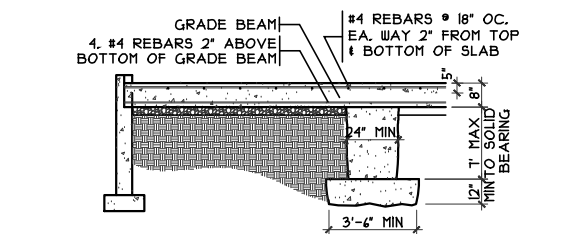
COLUMN DETAIL
SCALE: 1/4" = 1'-0"



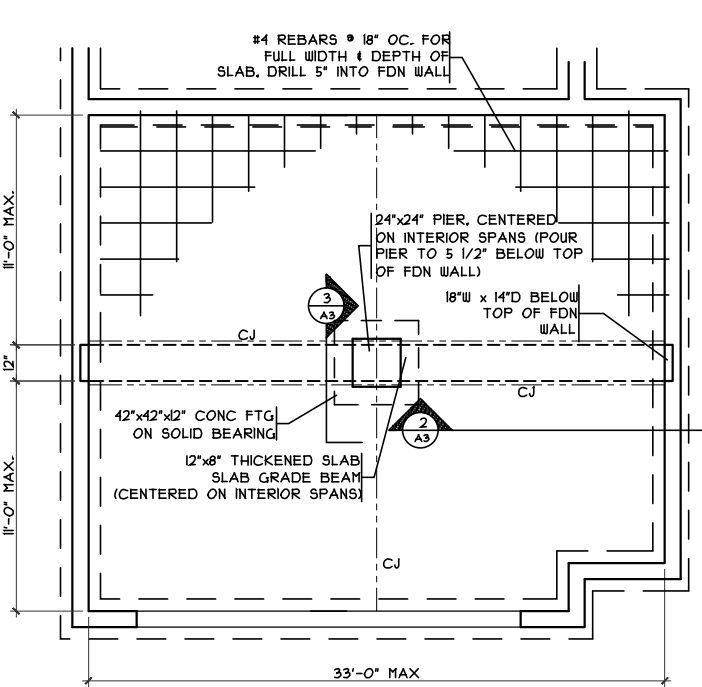
PLUMBING/STRUCTURE DIMS
SCALE: 1/8" = 1'-0"



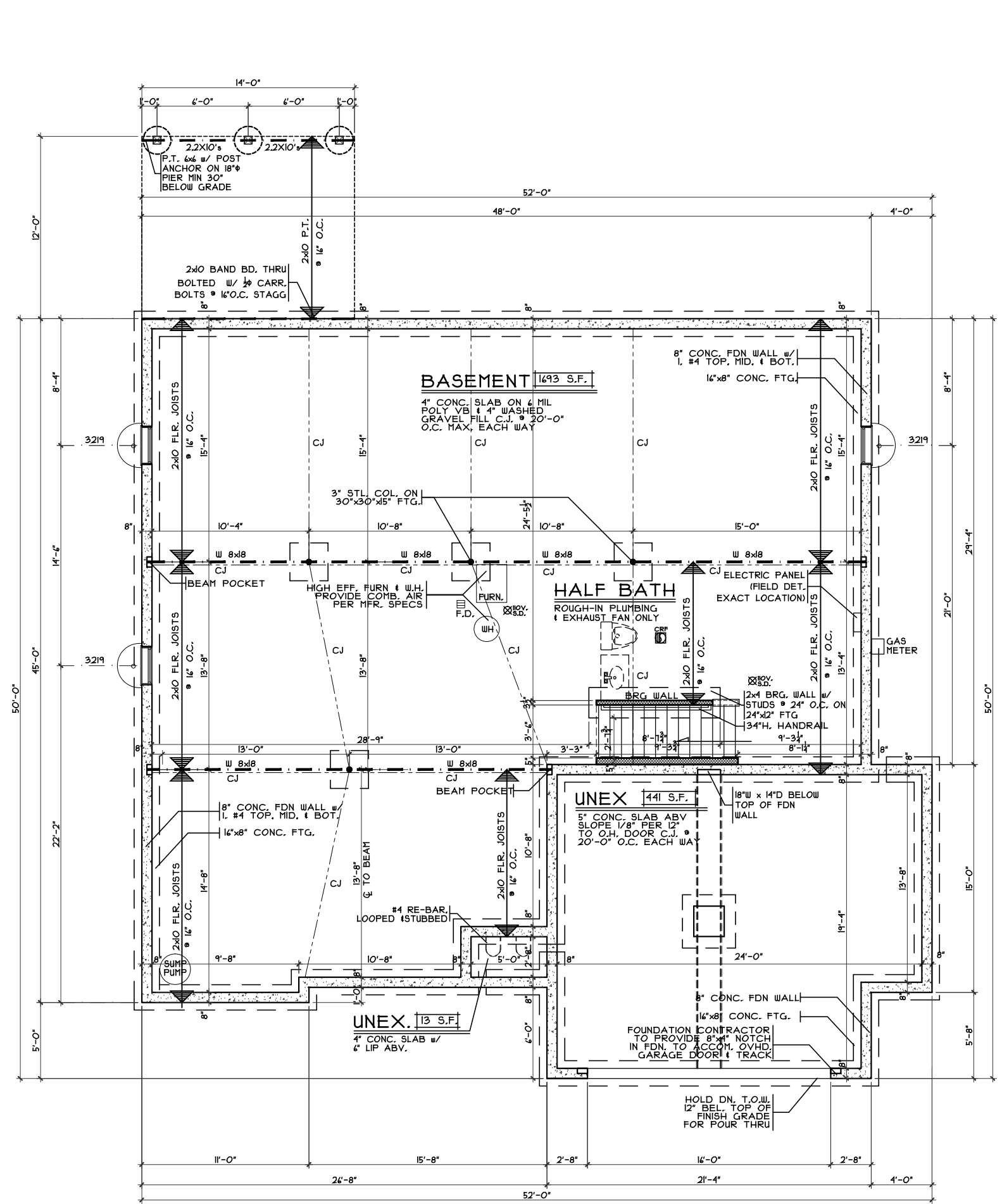
GRADE BM SECTION 2
SCALE: 1/8" = 1'-0"



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



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



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

Foundation Plan - Craftsman
 Plan : Ellington
 Date : 6/14/16
 Drawn: CKB
 Scale : As Noted
 Revised: 6/22/16
 Sheet : 7 of 20

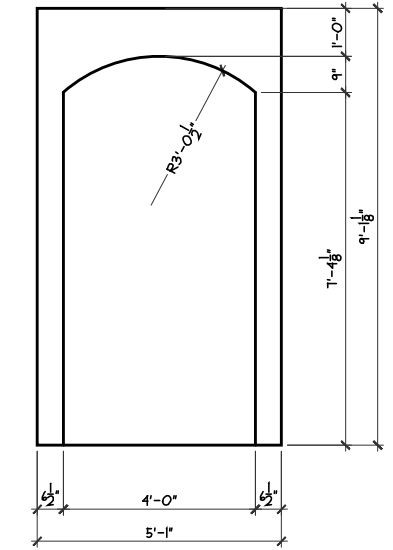
Proposed Residence:
 Joseph R. & Deborah S Hartman
 Weeping Oak Lane
 Gardner Ridge Lot #1586
 Hamilton, OH
 Butler County

Ellington - Craftsman - 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.

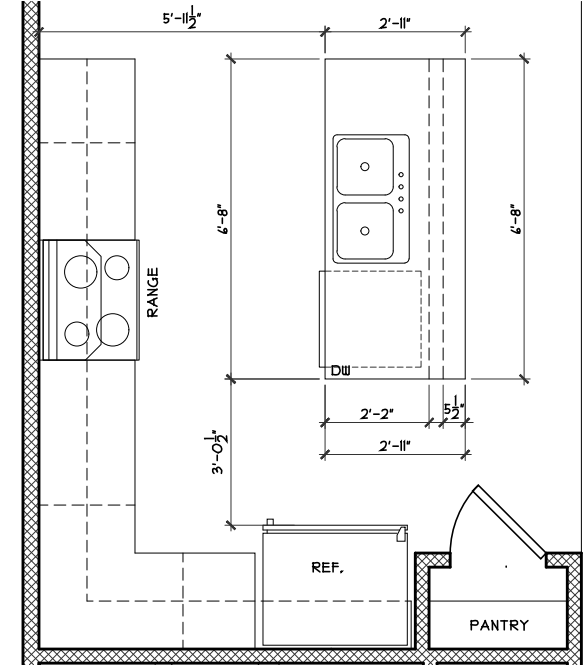
Issue Dates
 Review #1 6/22/16

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

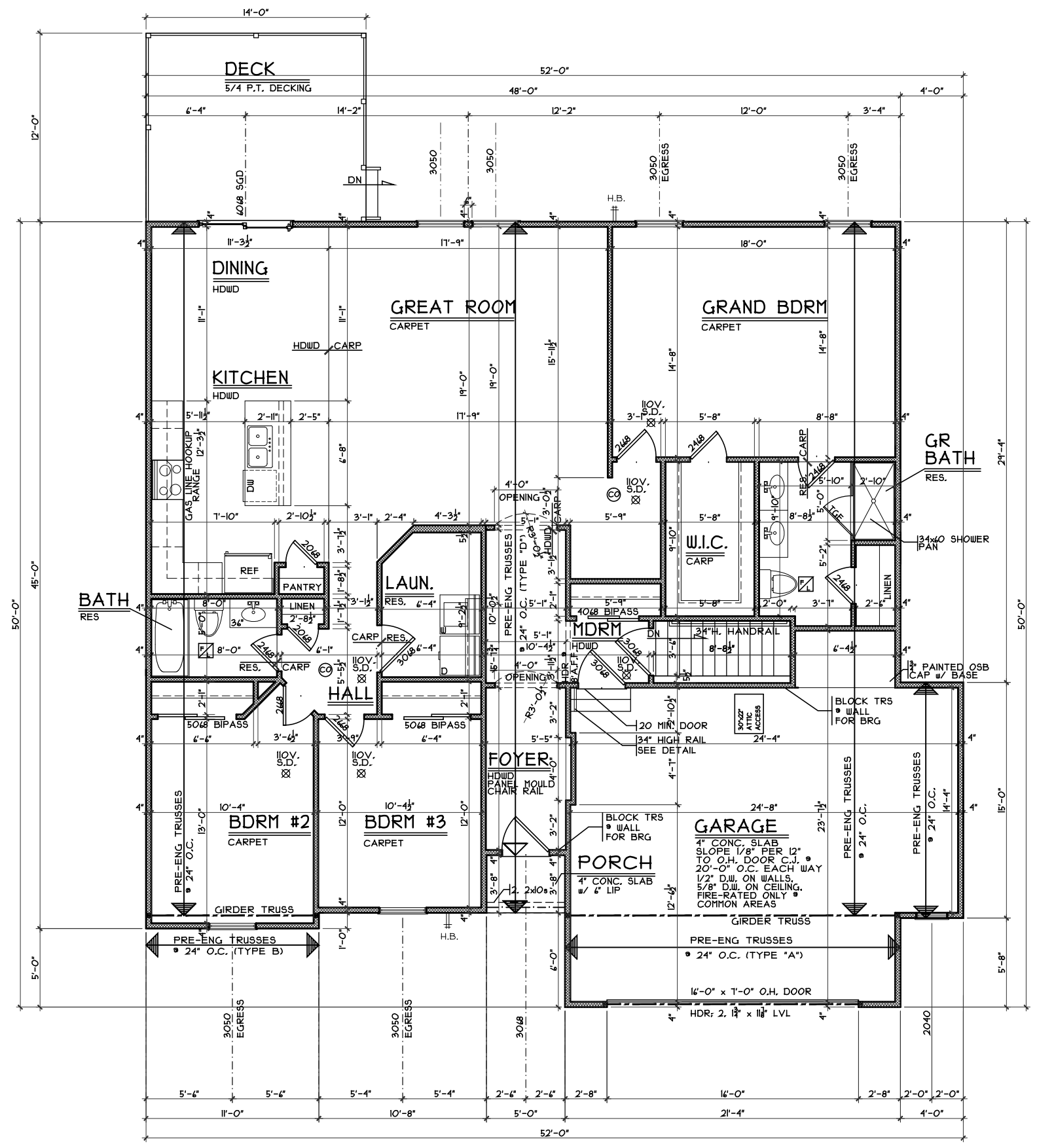
A3



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



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



FIRST FLOOR PLAN
SCALE: 1/8" = 1'-0" 1180 S.F.

First Floor Plan - Craftsman

Plan : Ellington
Date : 6/14/16
Drawn: CKB
Scale : As Noted
Revised: 6/22/16
Sheet : 9 of 20

GAR2-1586

Proposed Residence:

Joseph R. & Deborah S Hartman
Weeping Oak Lane
Gardner Ridge Lot #1586



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

Hamilton, OH
Butler County

Ellington - Craftsman - 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 #1 6/22/16

A4