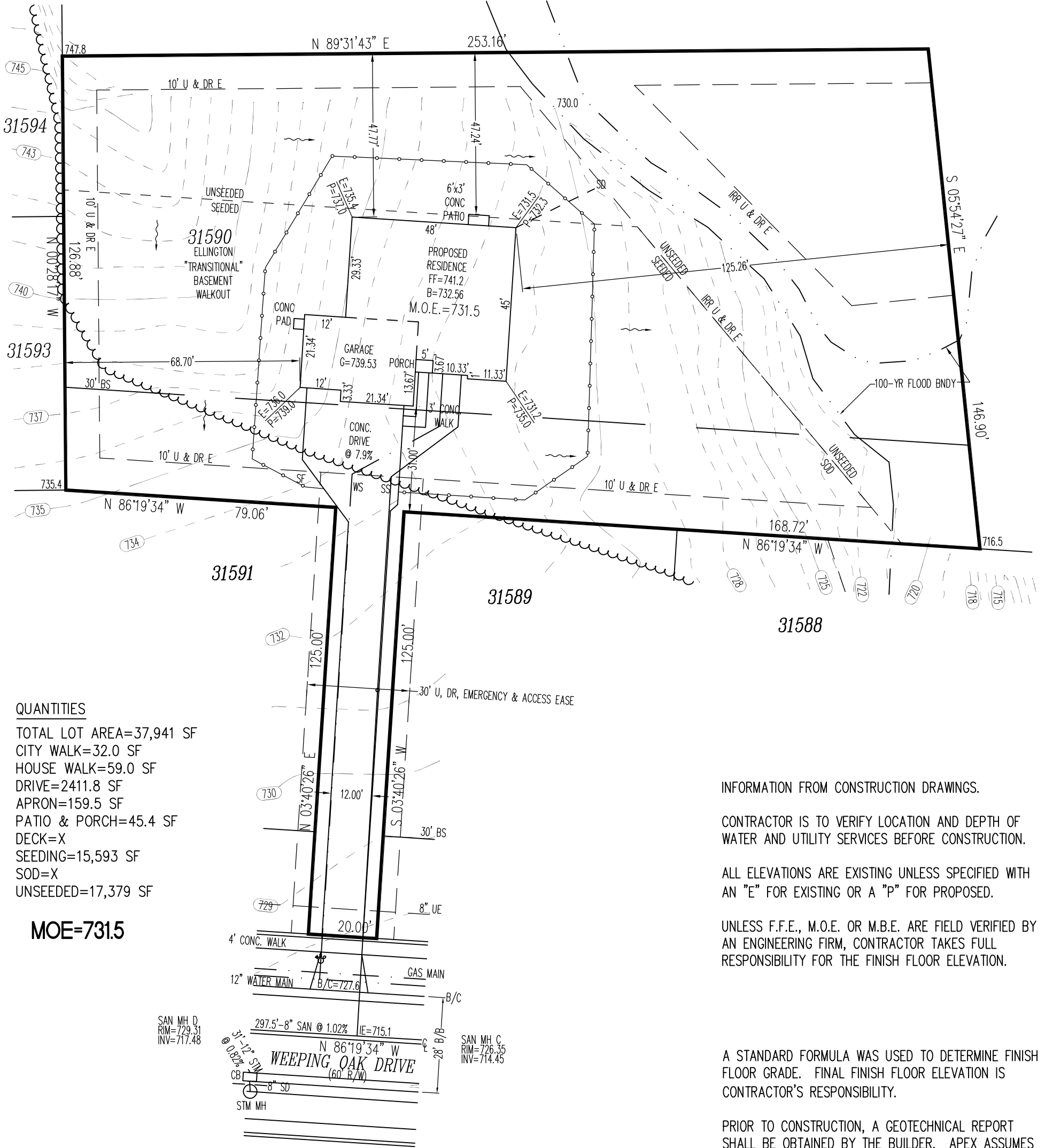


**PLOT PLAN**  
**LOT 31590 (37,941 SF) 0.871 AC.**  
**GARDNER RIDGE, SEC. 1 BLOCK B**  
**CITY OF HAMILTON**  
**BUTLER CO., OHIO**  
**FOR: CRISTO HOMES**

CARSON RESIDENCE  
 224 WEEPING OAK DRIVE



**QUANTITIES**

TOTAL LOT AREA=37,941 SF  
 CITY WALK=32.0 SF  
 HOUSE WALK=59.0 SF  
 DRIVE=2411.8 SF  
 APRON=159.5 SF  
 PATIO & PORCH=45.4 SF  
 DECK=X  
 SEEDING=15,593 SF  
 SOD=X  
 UNSEEDED=17,379 SF

**MOE=731.5**

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.

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

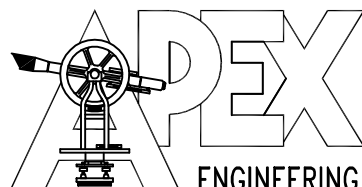
APEX ENGINEERING & SURVEYING INC. ADVISES AGAINST HOLDING THE MINIMUM REQUIRED DISTANCE ON ANY AND ALL SETBACKS, FRONT, REAR, AND SIDES. THE BUILDER ASSUMES ALL RESPONSIBILITIES FOR ANY BUILDING ENCROACHMENTS THAT MAY OCCUR.

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



TOPO BY APEX 9-17-14

SCALE: 1"=30'  
 DATE: 08-16-17  
 DRAWN: JLL  
 DESIGNED:  
 CHECKED: KRC



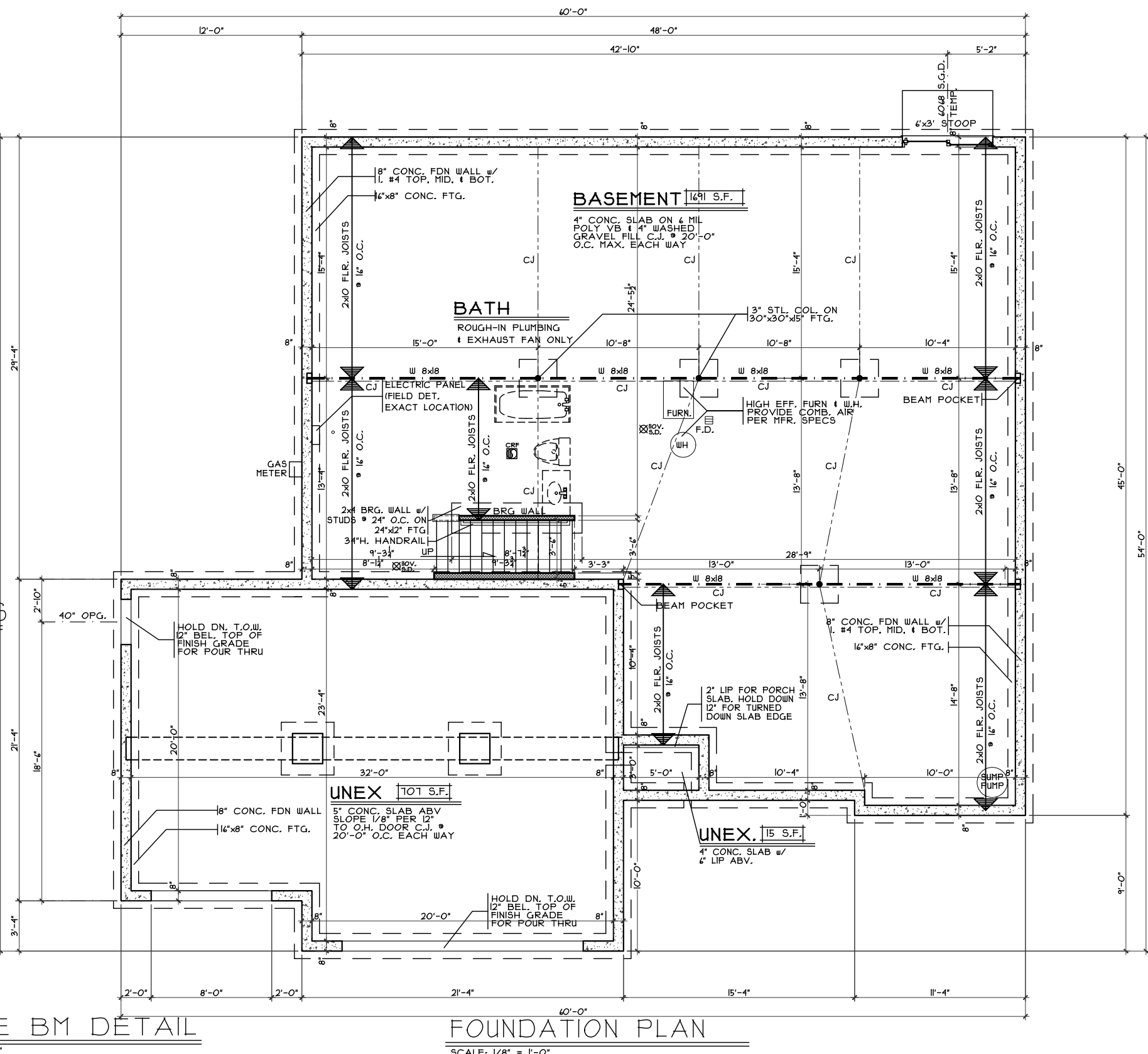
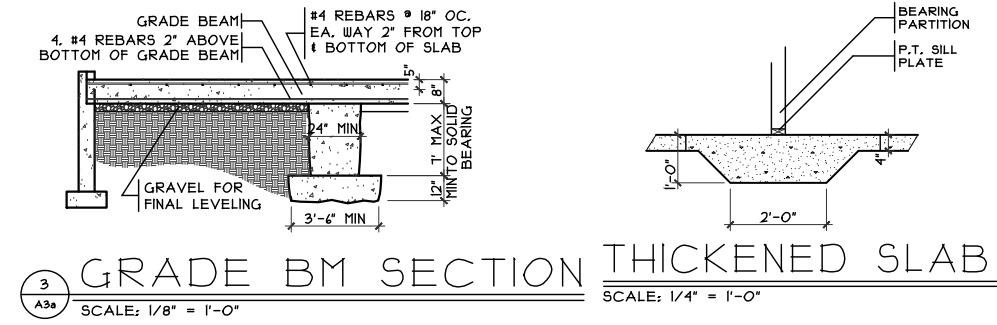
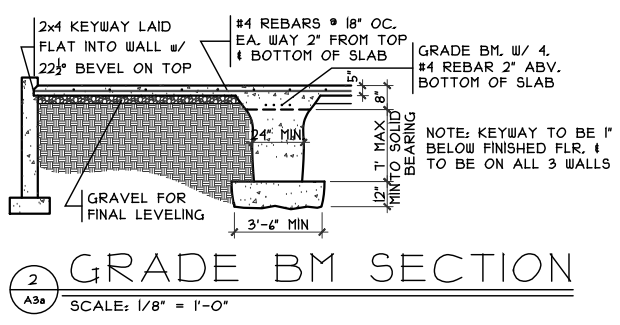
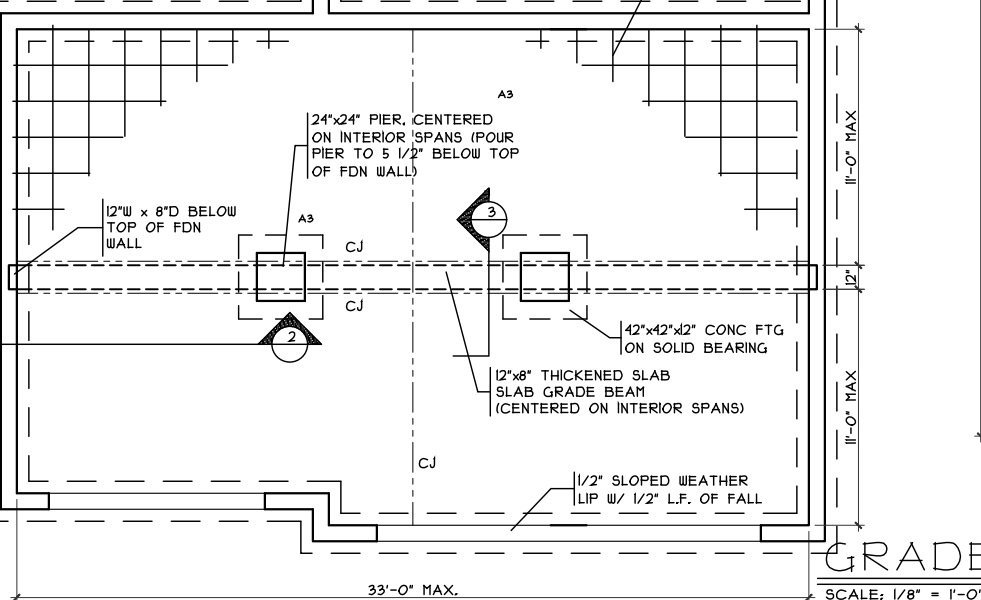
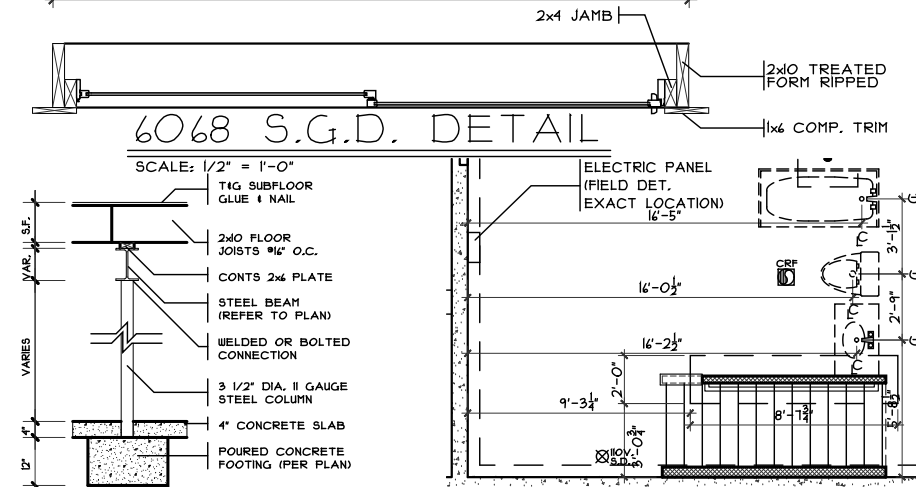
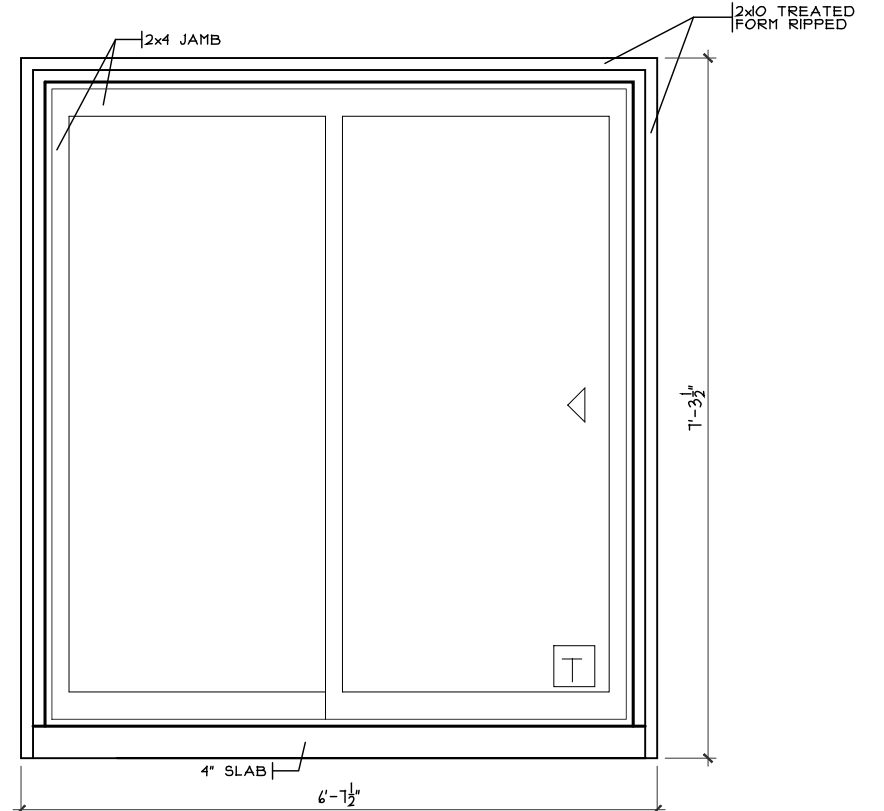
**APEX ENGINEERING & SURVEYING, INC.**  
 1068 N. UNIVERSITY BLVD MIDDLETOWN, OHIO 45042  
 PH.-(513) 424-5202 OR (513) 932-8991 FAX - (513) 424-6202

**REVISIONS:**

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

PROJECT: GARDNER  
 DRAWING: 171462PA

SHEET  
 1 OF 1



Issue Dates

Review #1	8/7/17
Review #2	8/8/17
Review #3	9/1/17
Correction	9/21/17
Correction	10/2/17

Ellington - Transitional - Vinyl  
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Hamilton  
Butler County

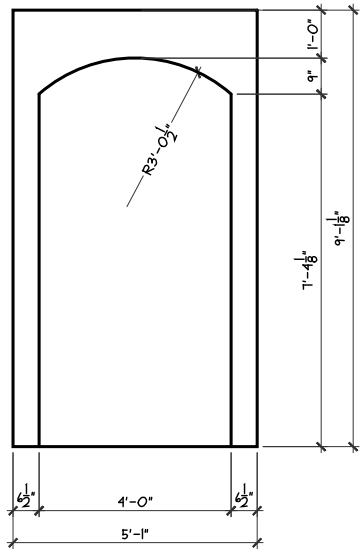
Proposed Residence:  
Carson Residence  
224 Weeping Oak Drive  
Gardner Ridge Lot 1590

Foundation Plan - Craftsman

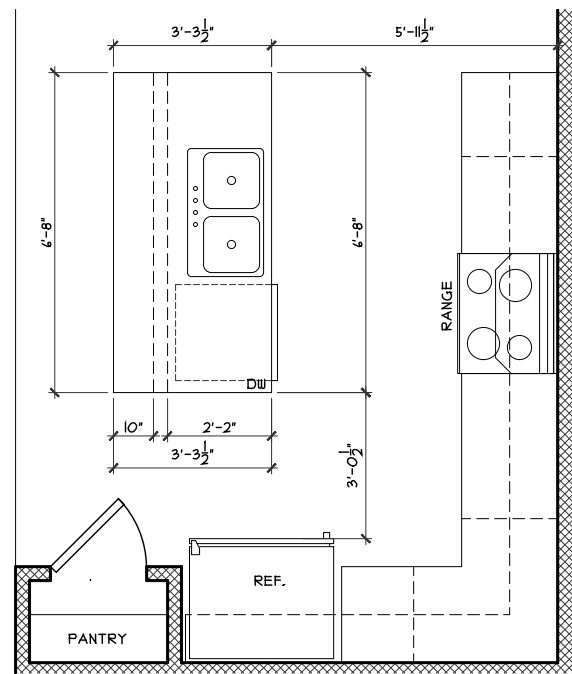
7994-A Tylers Place Blvd.  
West Chester, OH 45069  
513.755.0570 www.cristohomes.com

Plan : Ellington  
Date : 8/3/17  
Drawn: CKB  
Scale : As Noted  
Revised: 10/2/17  
Sheet : 7 of 20

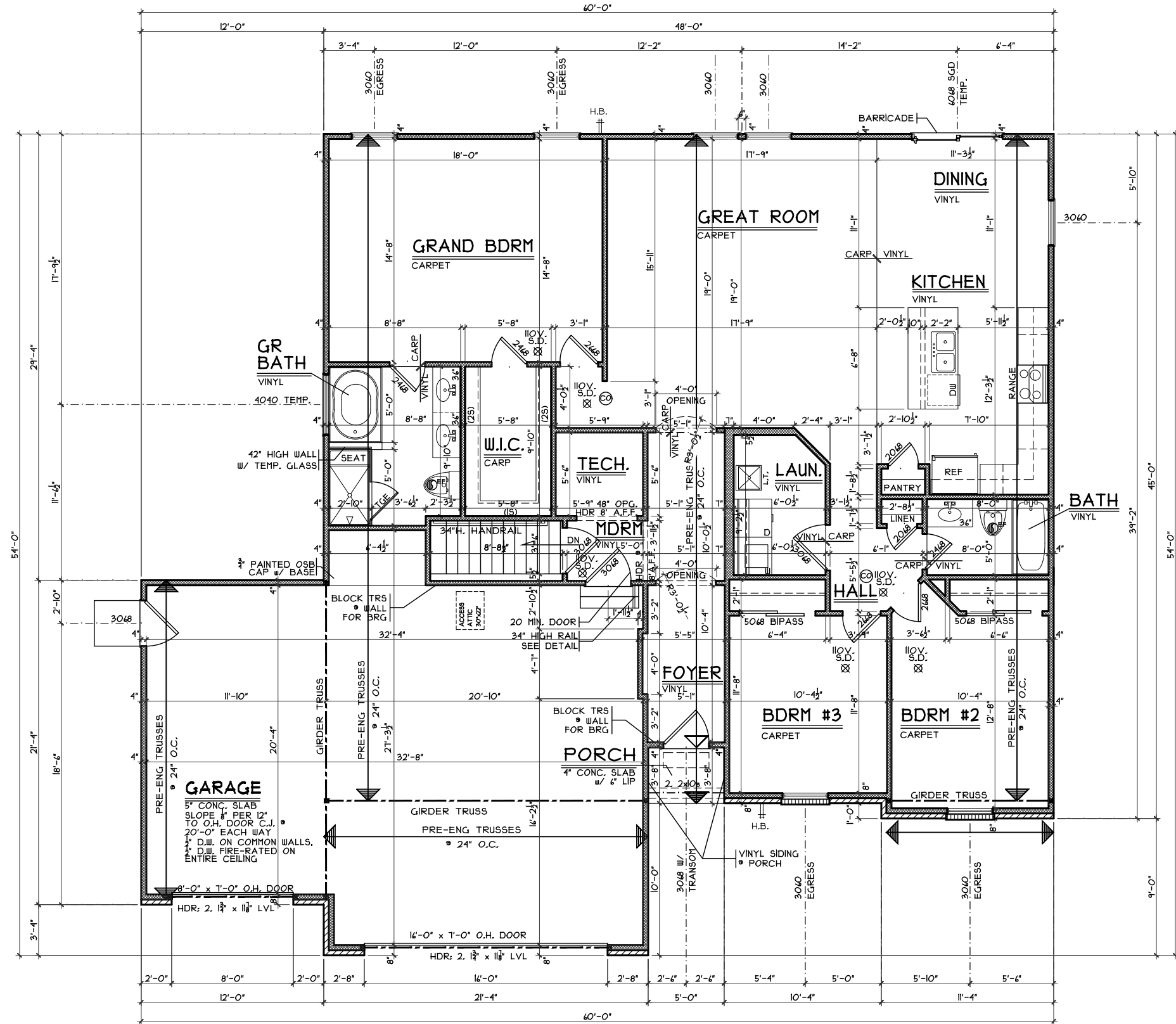
A3



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" 1780 S,F

First Floor Plan - Craftsman

Plan : Ellington  
Date : 8/3/17  
Drawn: CKB  
Scale : As Noted  
Revised: 10/2/17  
Sheet : 9 of 20



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GR-1590

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Ellington - Transitional - Vinyl

Hamilton  
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