

PLOT PLAN

LOT 31595-0.230 AC.

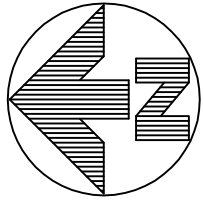
GARDNER RIDGE, SEC. ONE, BLOCK B

CITY OF HAMILTON

BUTLER CO., OHIO

FOR: CRISTO HOMES

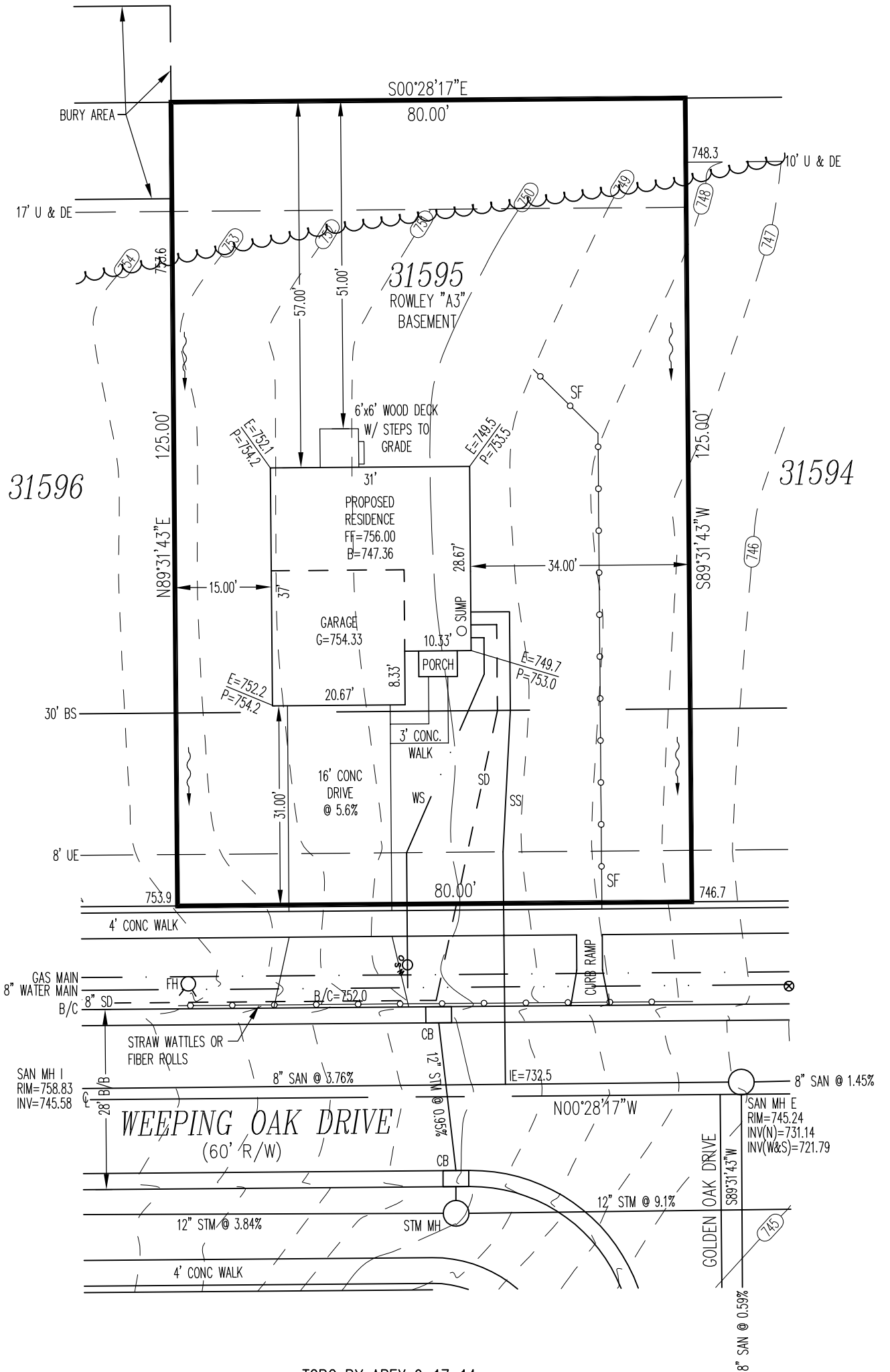
SETBACKS
FRONT=30'
REAR=30'
SIDE=5' MIN/15' TOTAL



QUANTITIES

TOTAL LOT AREA=10,000 SF
CITY WALK=305.5 SF
HOUSE WALK=49.0 SF
DRIVE=576.0 SF
APRON=203.5 SF
PATIO & PORCH=24.0 SF
DECK=36.0 SF
SEEDING=8982.8 SF

MS=728.0



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.

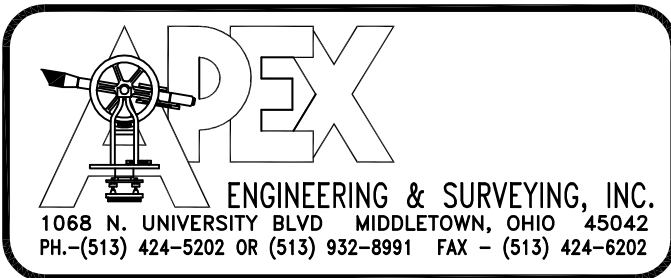
PRIOR TO CONSTRUCTION, A GEOTECHNICAL REPORT SHALL BE OBTAINED BY THE BUILDER. APEX ASSUMES NO RESPONSIBILITY FOR SOIL CONDITIONS.

BUILDER SHALL PROVIDE POSITIVE DRAINAGE AROUND AND AWAY FROM HOUSES.

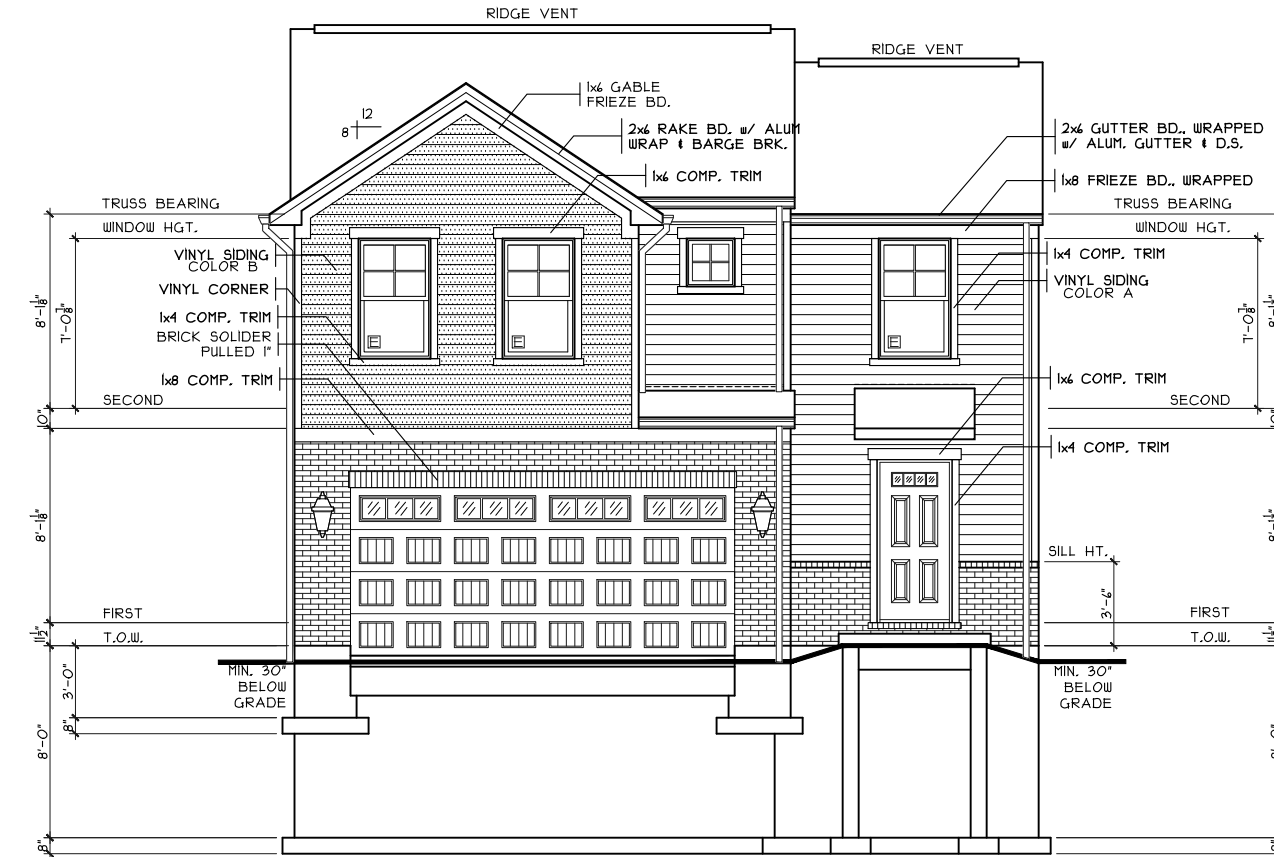
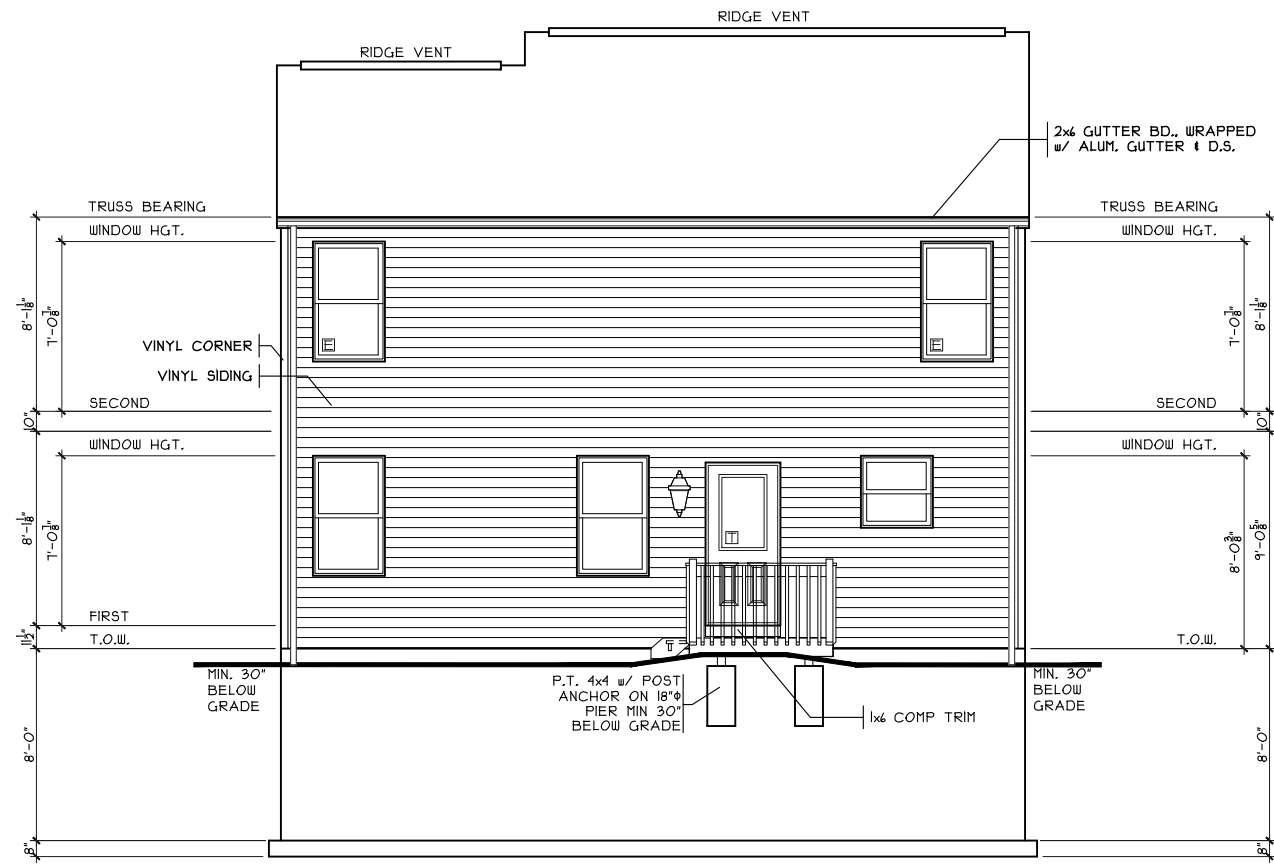
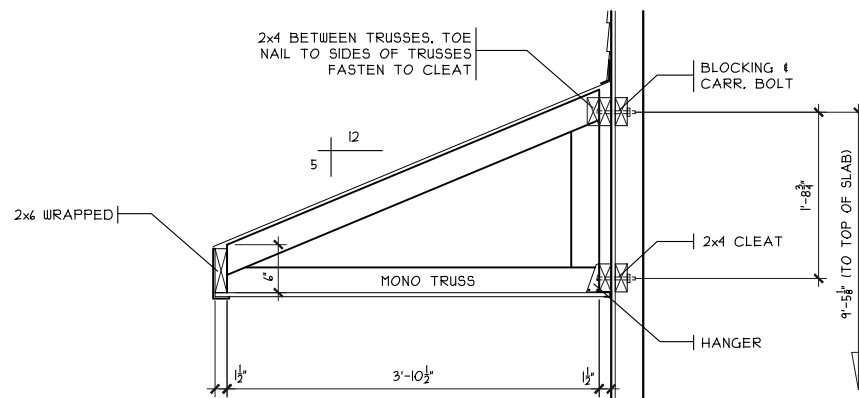
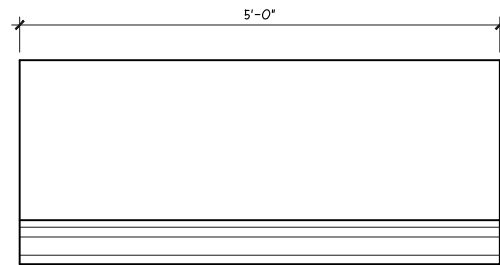
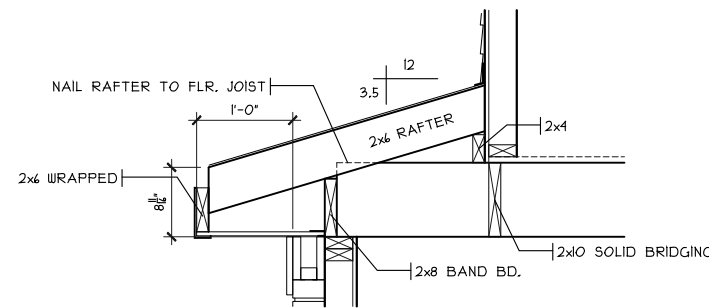
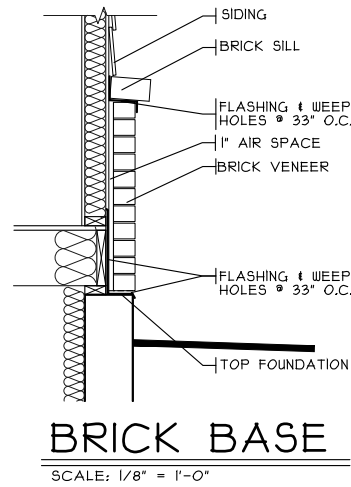
APEX ENGINEERING & SURVEYING INC. ADVISES AGAINST HOLDING THE MINIMUM REQUIRED DISTANCE ON ANY AND ALL SETBACKS, FRONT, REAR, AND SIDES. THE BUILDER ASSUMES ALL RESPONSIBILITIES FOR ANY BUILDING ENCROACHMENTS THAT MAY OCCUR.

TOPO BY APEX 9-17-14,
AND MAY NOT MATCH
CURRENT CONDITIONS

SCALE: 1"=20'
DATE: 04/24/2018
DRAWN: JLS
DESIGNED:
CHECKED: KRC



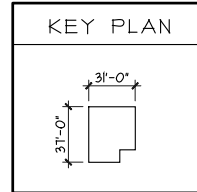
REVISIONS:
1.5-10-18 ADDED SILT FENCE
2.
3.
4.
PROJECT: GARDNER
DRAWING: 180739PA
SHEET
1 OF 1



SHEET INDEX	
SHT#	DESCRIPTION
A1	Front and Rear Elevations
A1a	Left and Right Elevations
A2	Foundation Plan
A3	First Floor Plan
A4	Second Floor Plan
A5	Typical Wall Sections/Stair Section
A6	Typical Framing Details (Aluminum)
G1	General Notes
E1	Electrical Plan
S1	First Floor Joist Layout
S2	Second Floor Joist Layout / Roof Plan

NOTE:
PLANS PRINTED ON 24x36 SHEETS TO BE SCALABLE AT FULL SCALE. 1/4" = 1'-0"
PLANS PRINTED ON 11x17 SHEETS TO BE SCALABLE AT HALF SCALE. 1/8" = 1'-0"

2S1646B3 PLAN INFO	
3	BDRMS
2.5	BATHS
2	CAR GARAGE
8	1ST FLR. CLG.
SQUARE FOOTAGE	
TOTAL	1646
MAIN	634
UPPER	1012
LOWER	561
GARAGE	380



OPTIONS

Issue Dates
Review: 4.19.2018

Rowley - A3 - Vinyl
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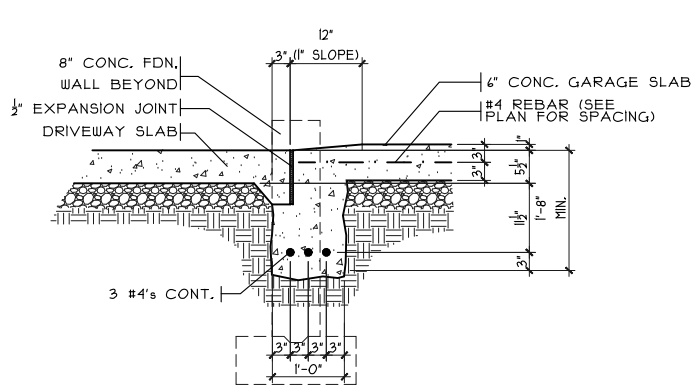
Proposed Residence:
Klamo Residence
154 Weeping Oak Drive
Gardner Ridge Lot #1595

GR-1595

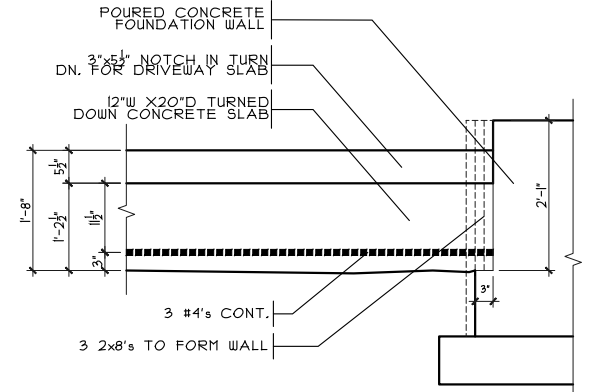
7594-A Tylers Place Blvd.
West Chester, OH 45389
513.755.0570 www.cristohomes.com

Elevation A
Plan: Rowley Basement
Date: 4.12.2018
Drawn: CKB
Scale: As Noted
Revised: 5.31.2018
Sheet: 1 of 16

A1



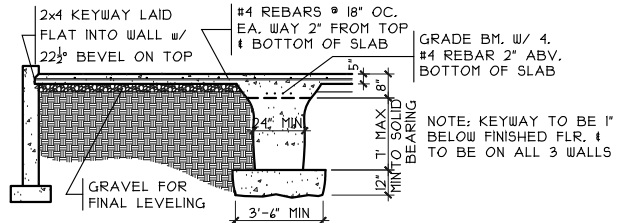
SECTION



ELEVATION

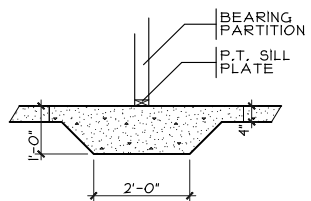
GARAGE DOOR GRADE BM

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



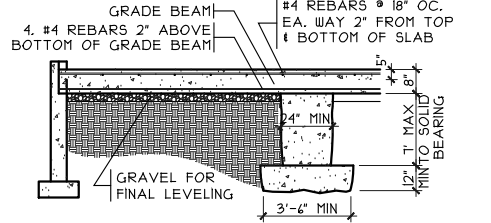
GRADE BM SECTION

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



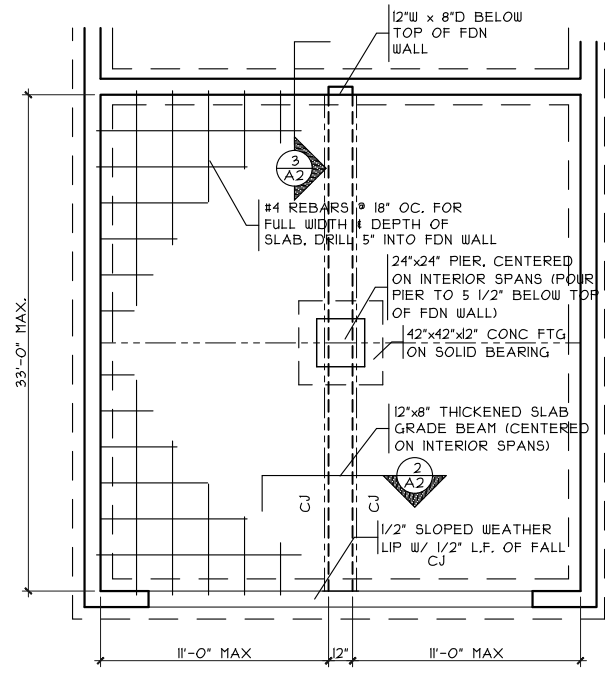
THICKENED SLAB

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



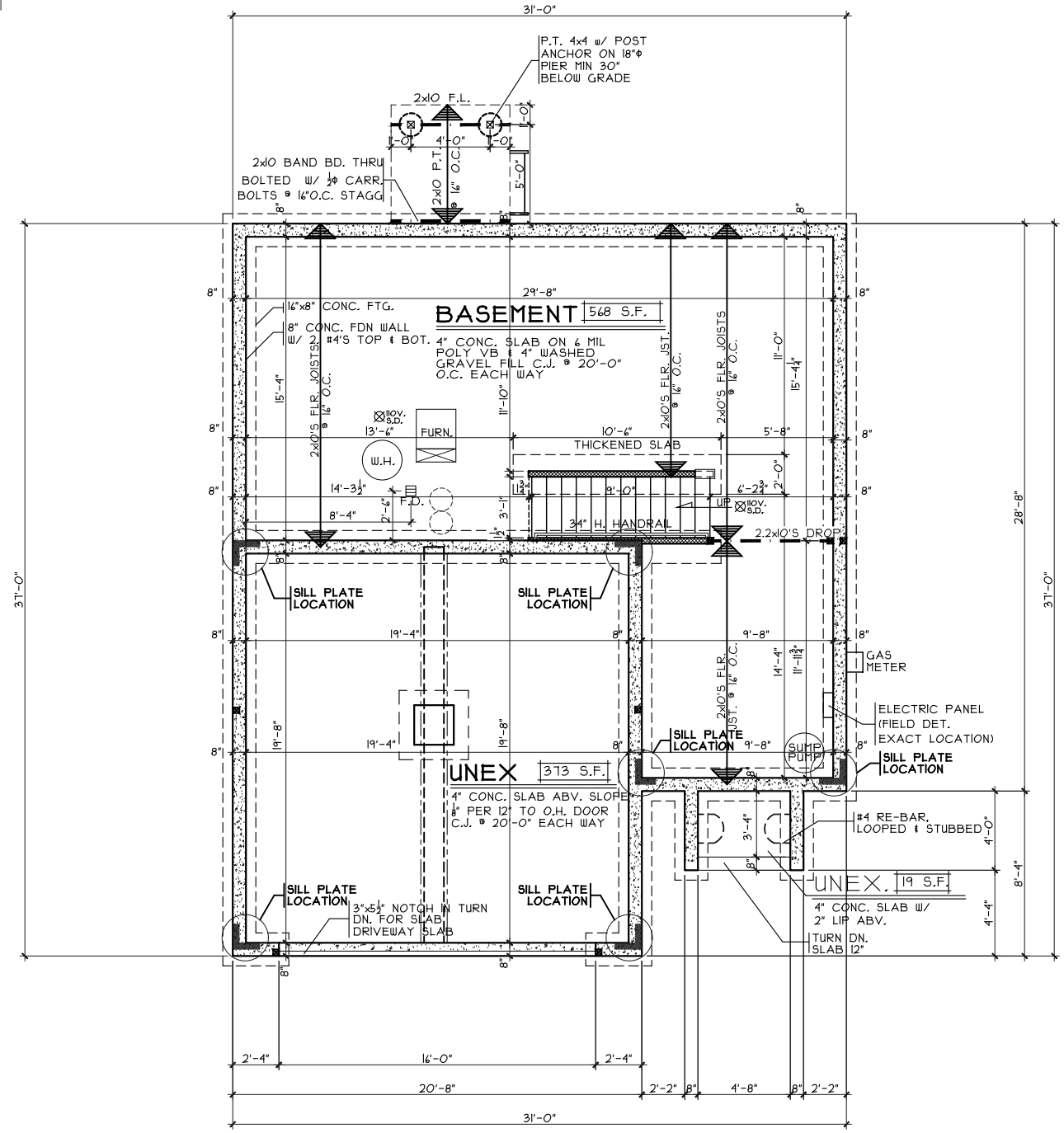
GRADE BM SECTION

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



GRADE BM DETAIL

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



FOUNDATION PLAN

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

Foundation Plan

Plan: Rowley Basement
Date: 4.12.2018
Drawn: CKB
Scale: As Noted
Revised: 5.31.2018
Sheet: 6 of 16

GR-1595

Proposed Residence:

Klamo Residence
154 Weeping Oak Drive
Gardner Ridge Lot #1595



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Rowley - A3 - Vinyl

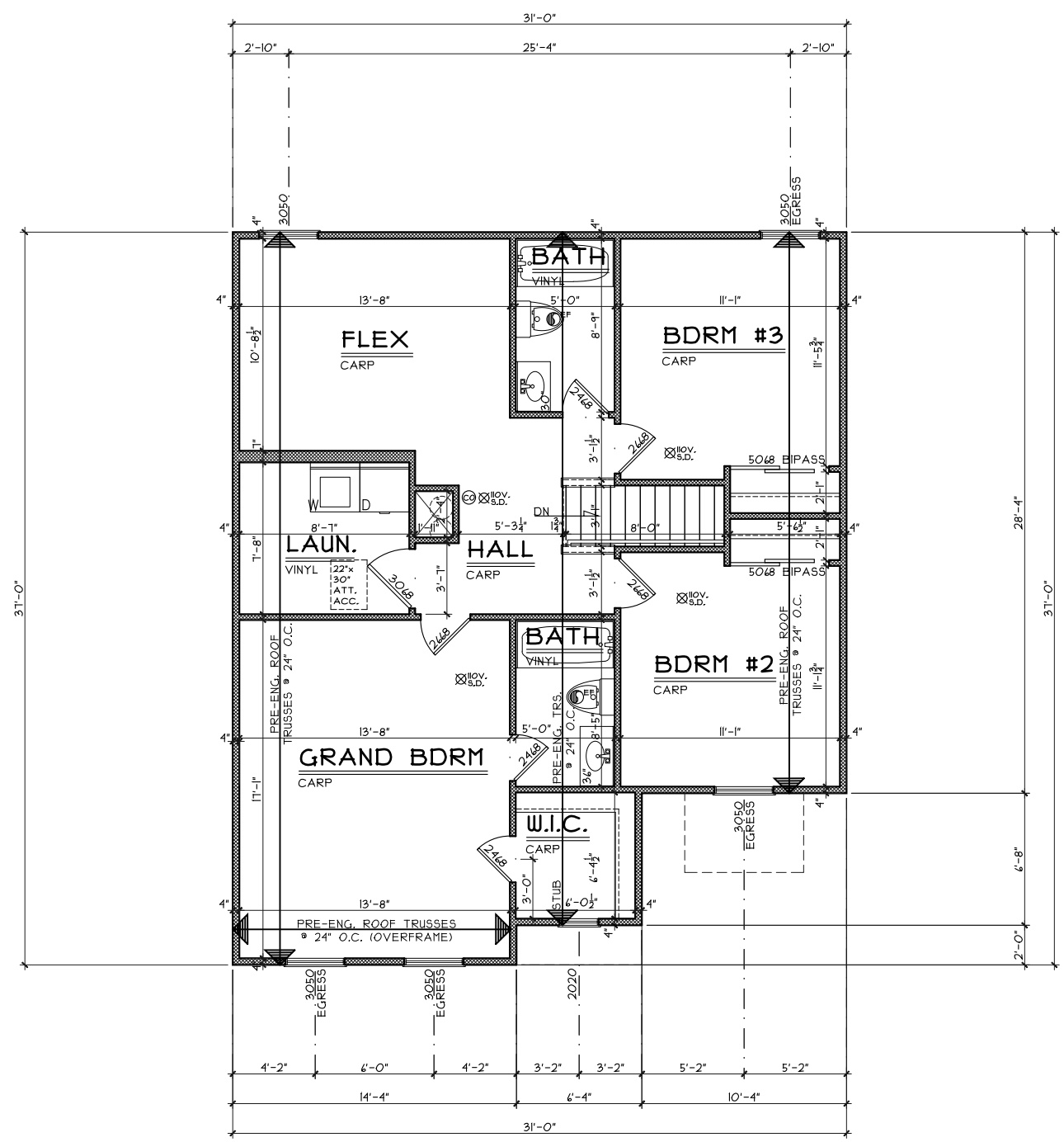
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Issue Dates

Review	4.19.2018

Hamilton
Butler County

A2



SECOND FLOOR PLAN
SCALE: 1/8" = 1'-0" 1012 S.F.

Second Floor Plan

Plan: Rowley Basement
Date : 4.12.2018
Drawn: CKB
Scale : As Noted
Revised: 5.31.2018
Sheet : 9 of 16



7594-A Tylers Place Blvd.
West Chester, OH 45069
513.755.0570 www.cristohomes.com

GR-1595

Proposed Residence:

Klamo Residence
154 Weeping Oak Drive
Gardner Ridge Lot #1595

Hamilton
Butler County

Rowley - A3 - Vinyl

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Issue Dates

Review: 4.19.2018

A4