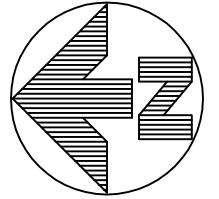
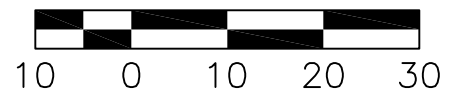


# PLOT PLAN

LOT 4676 (10,588 SF) 0.2431 ACRES  
 CENTENNIAL RUN, SECTION THREE, BLK "A"  
 SECTION 31, TOWN 2, RANGE 4  
 CITY OF TRENTON, BUTLER COUNTY, OHIO  
 FOR: CRISTO HOMES



MANNING RESIDENCE  
 318 GOVERNORS AVENUE

BOTTOM OF BASEMENT WINDOW OR TOP OF WINDOW WELL TO BE ABOVE THE M.O.E.

**SETBACKS:**  
 FRONT YARD=35'  
 REAR YARD=40'  
 SIDE YARD=6' MIN/15' TOTAL

**QUANTITIES**

TOTAL LOT AREA	10,588 sq. ft.
CITY WALK	234 sq. ft.
HOUSE WALK	49 sq. ft.
DRIVE	656 sq. ft.
APRON	93 sq. ft.
PATIO AND PORCHES	144 sq. ft.
DECK	- sq. ft.
SEEDING AREA	8740 sq. ft.



**INFORMATION FROM CONSTRUCTION DRAWINGS.**

CONTRACTOR IS TO VERIFY LOCATION AND DEPTH OF WATER AND UTILITY SERVICES BEFORE CONSTRUCTION.

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.

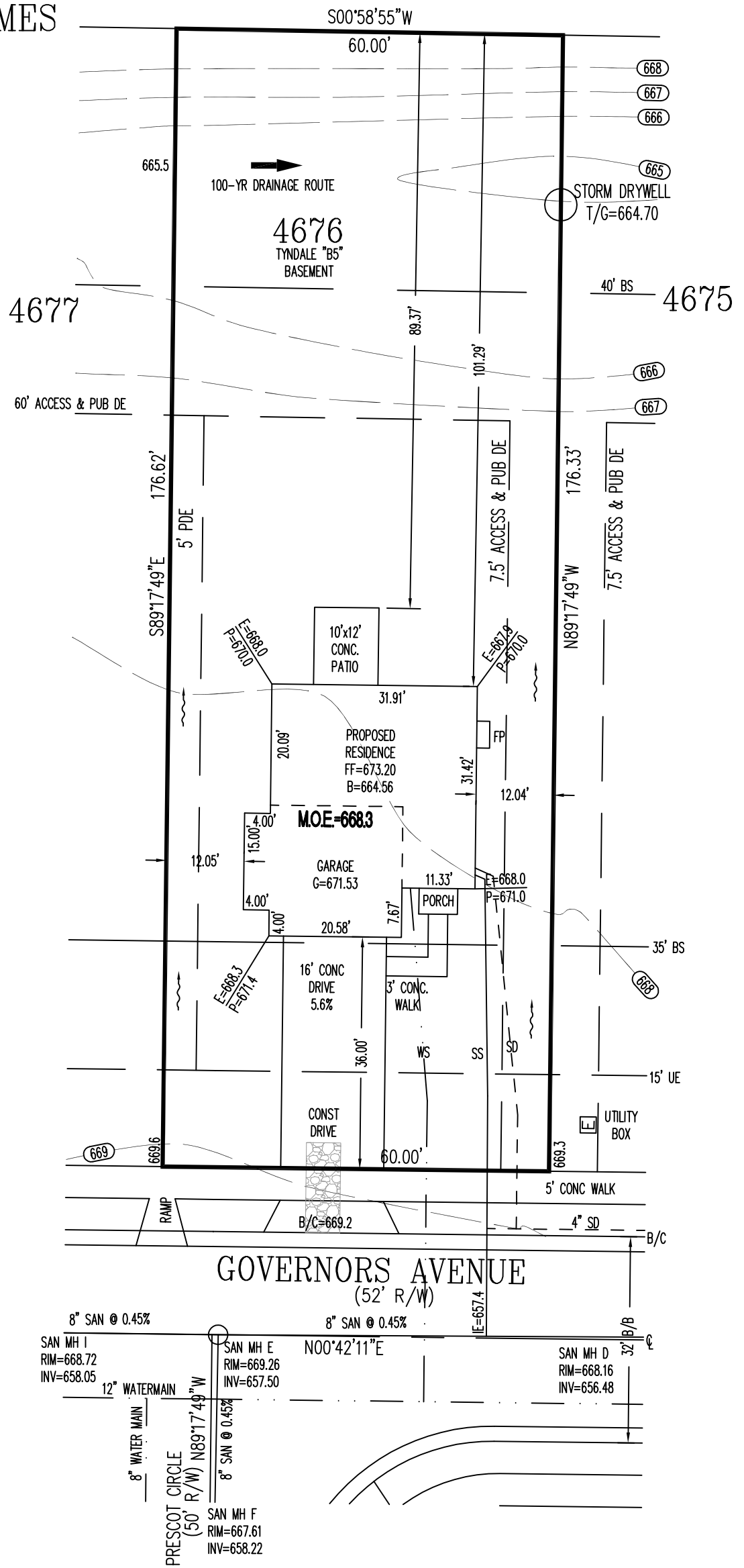
A STANDARD FORMULA WAS USED TO DETERMINE FINISH FLOOR GRADE. FINAL FINISH FLOOR ELEVATION IS CONTRACTOR'S RESPONSIBILITY.

ALL ELEVATIONS ARE EXISTING UNLESS SPECIFIED WITH AN "E" FOR EXISTING OR A "P" FOR PROPOSED.

BUILDER SHALL PROVIDE POSITIVE DRAINAGE AROUND AND AWAY FROM HOUSES.

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

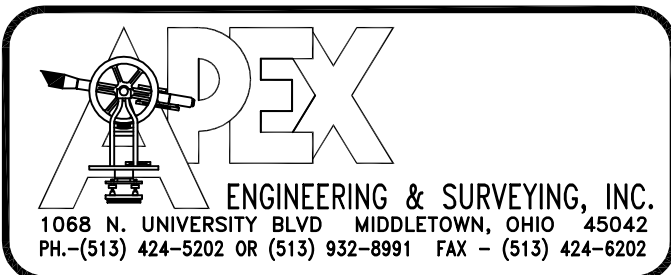
APEX ENGINEERING & SURVEYING INC. ADVISES AGAINST HOLDING THE MINIMUM REQUIRED DISTANCE ON ANY AND ALL SETBACKS, FRONT, REAR, AND SIDES. THE BUILDER ASSUMES ALL RESPONSIBILITIES FOR ANY BUILDING ENCROACHMENTS THAT MAY OCCUR.



TOPOGRAPHY IS FROM APEX FIELD SURVEY DATED: MAY 1, 2018, AND MAY NOT REFLECT CURRENT CONDITIONS

MS=661.32  
 MOE=668.3

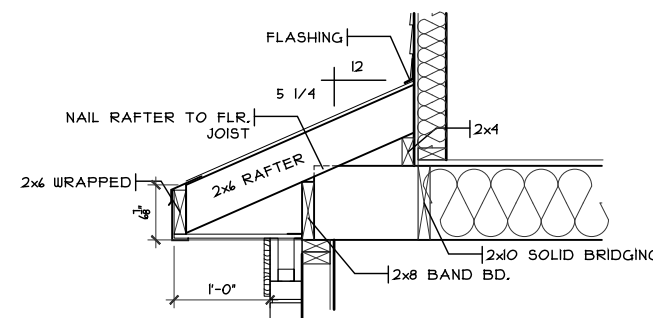
SCALE: 1"=20'  
 DATE: 07-09-20  
 DRAWN: JLL  
 DESIGNED:  
 CHECKED: KRC



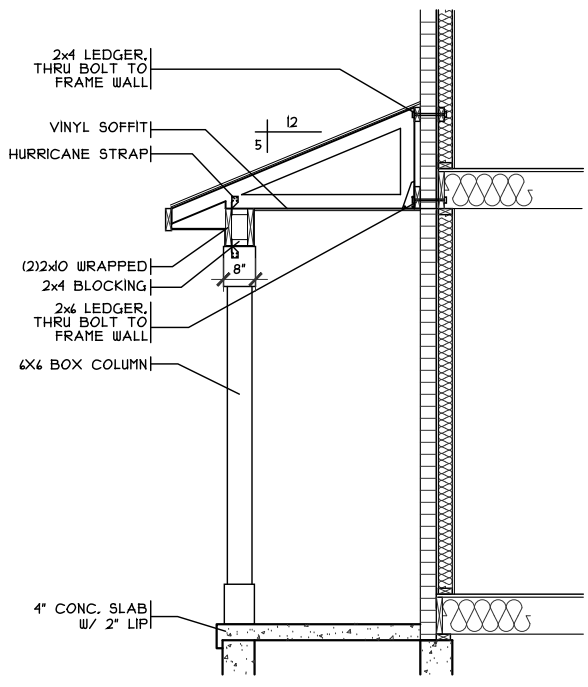
**REVISIONS:**

- 
- 
- 
- 

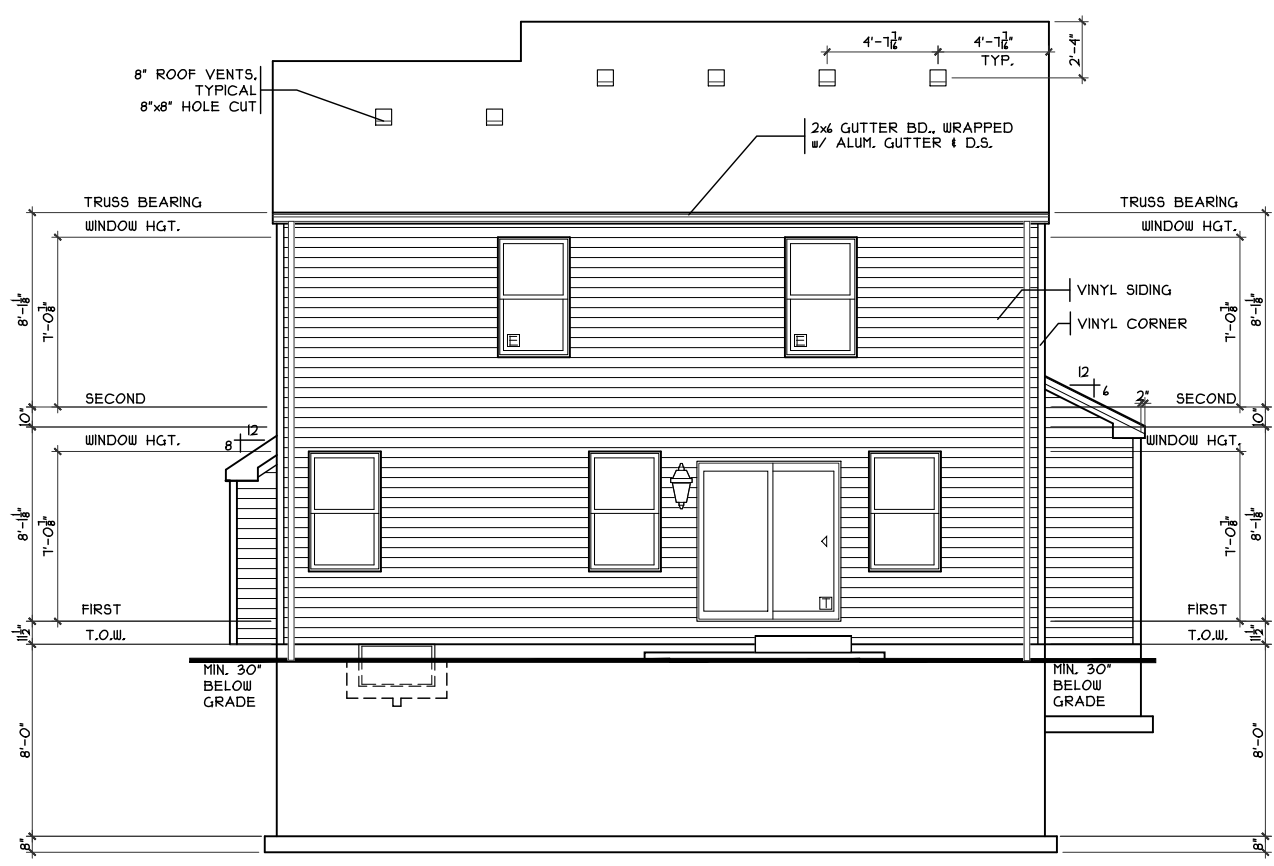
PROJECT: CENTENNIALRUN DRAWING: 201522PA	SHEET 1 OF 1
---	-----------------



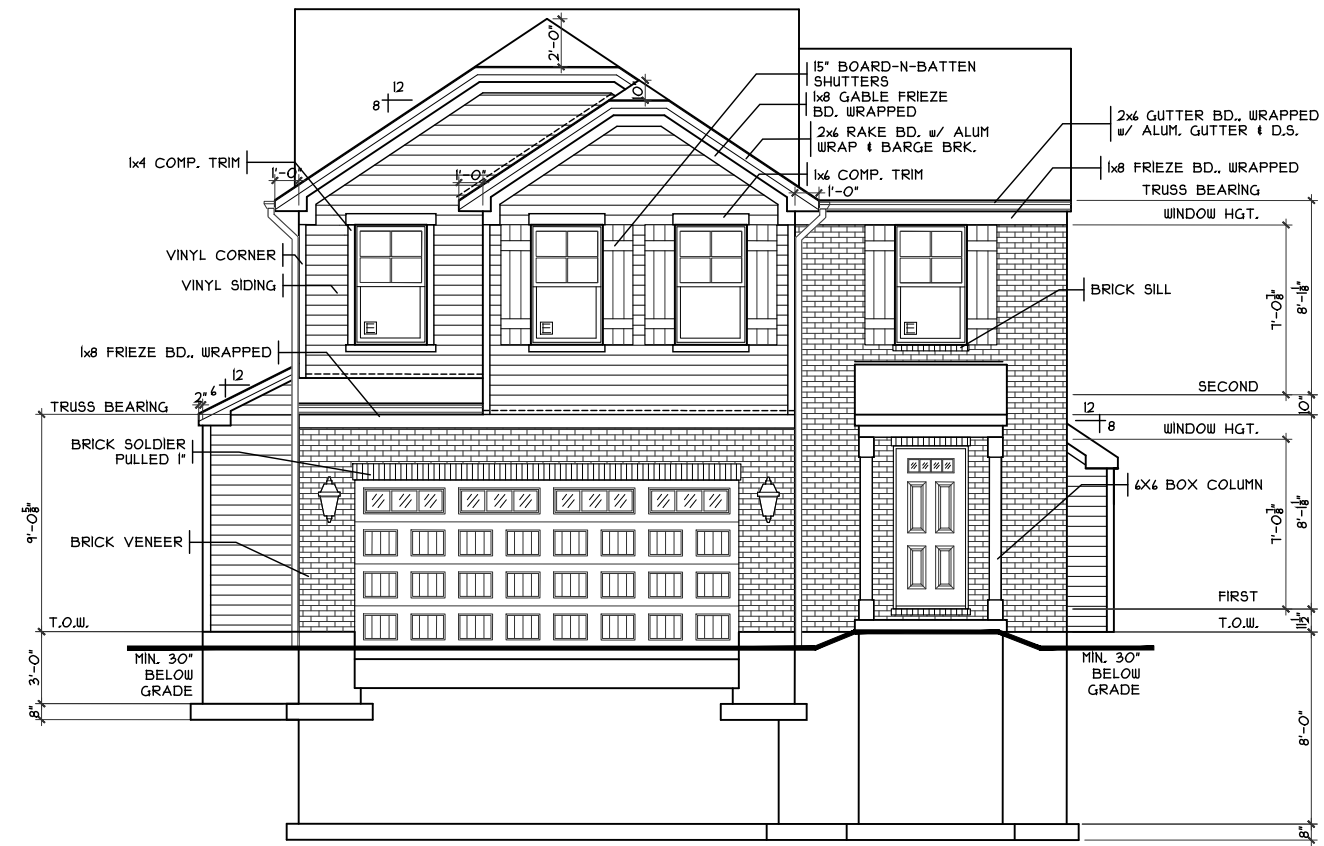
**GARAGE DETAIL**  
SCALE: 1/2" = 1'-0"



**PORCH DETAIL**  
SCALE: 1/4" = 1'-0"



**REAR ELEVATION**  
SCALE: 1/8" = 1'-0"

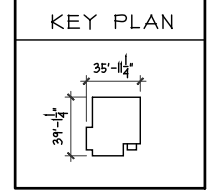


**FRONT ELEVATION**  
SCALE: 1/8" = 1'-0"

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
A5a	Portal Framing Detail
A6	Typical Framing Details (Aluminum)
G1	General Notes

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"

2S1815B4 PLAN INFO	
4	BDRMS
2.5	BATHS
2	CAR GARAGE
8	1ST FLR. CLG.
SQUARE FOOTAGE	
TOTAL	1875
MAIN	149
UPPER	112A
LOWER	N/A
BASEMENT	448
GARAGE	434



**OPTIONS**

Issue Dates

CR-4676

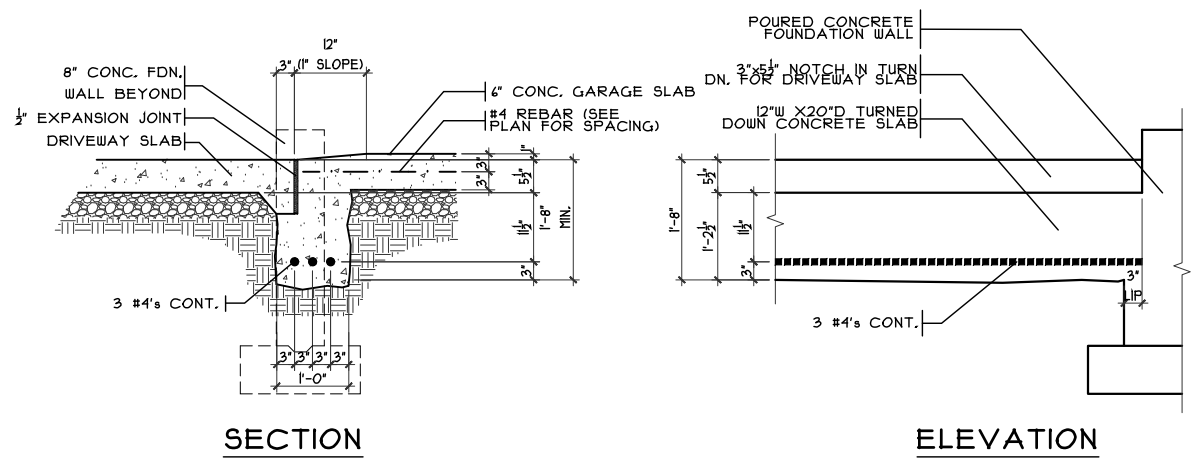
Proposed Residence:  
Manning Residence  
318 Governors Avenue  
Centennial Run Lot #4676

Front And Rear Elevations

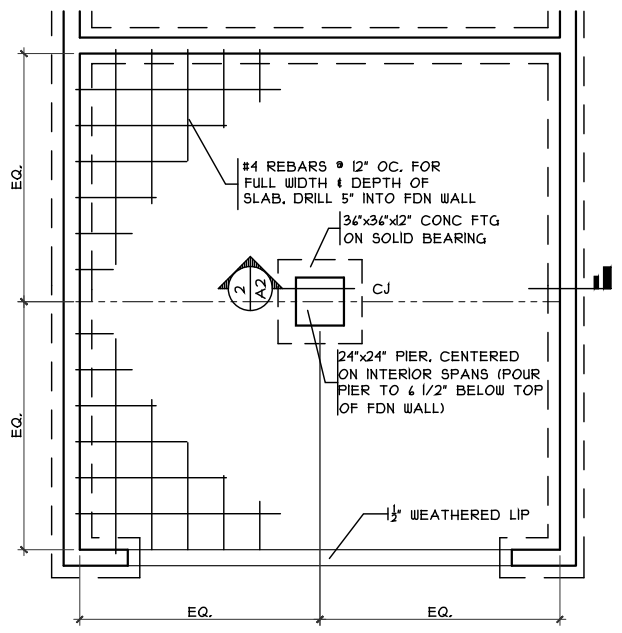
Plan: Tyndale Basement  
Date: 6.26.2020  
Drawn: KMA  
Scale: As Noted  
Revised: 8.14.2020  
Sheet: 1 of 12

Trenton  
Butler County

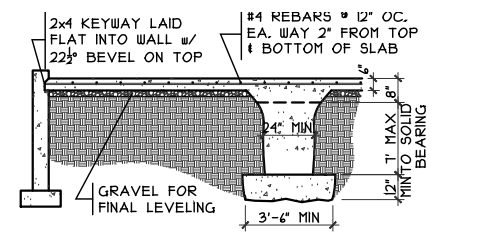
CRISTO HOMES  
7594-A Tylers Place Blvd.  
West Chester, OH 45069  
513.755.0570 www.cristohomes.com



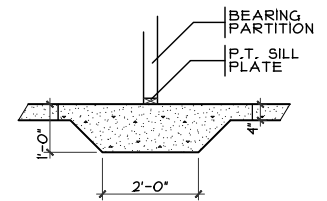
**GARAGE DOOR GRADE BM**  
SCALE: 3/8" = 1'-0"



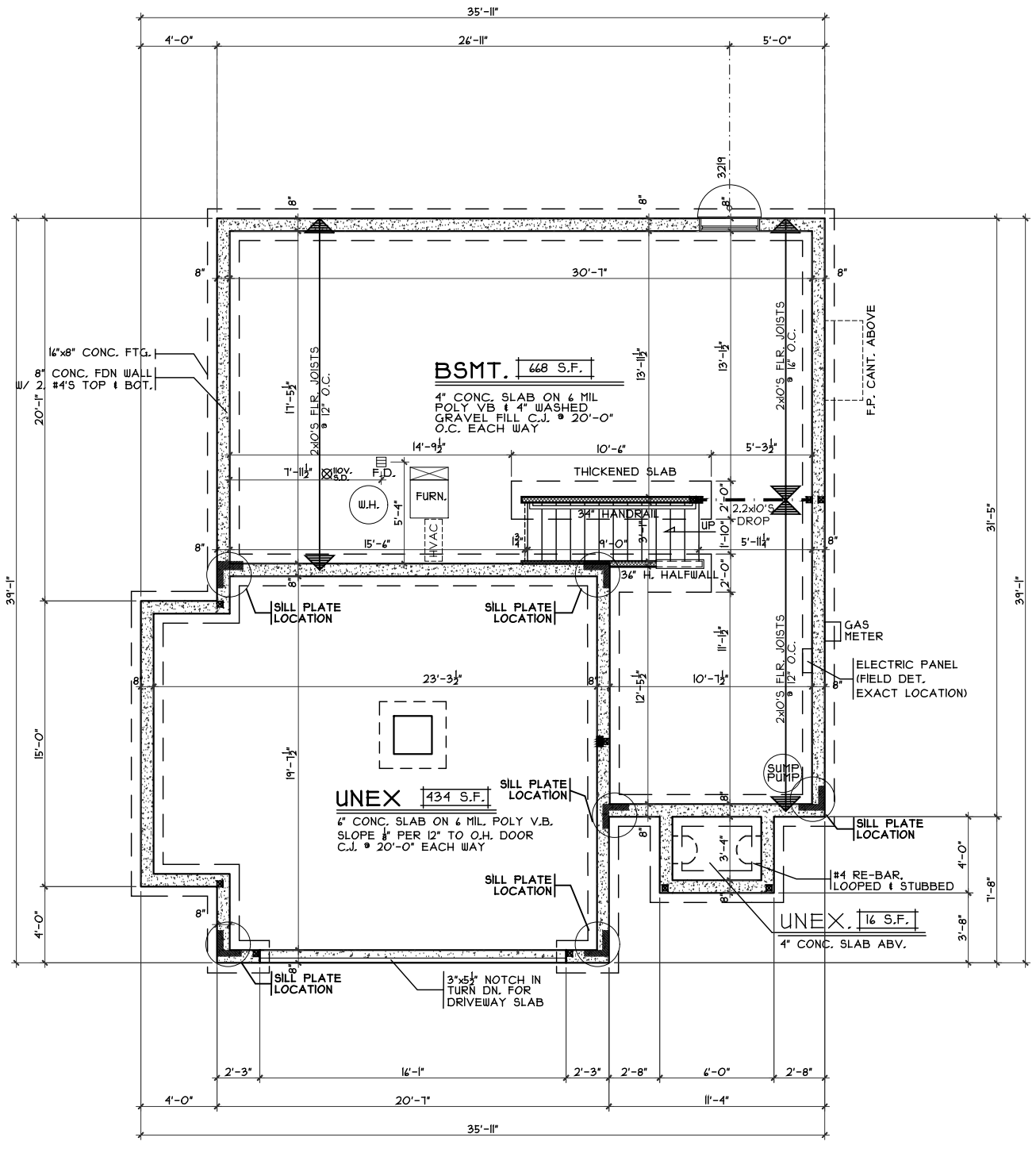
**GRADE BM DETAIL**  
SCALE: 1/8" = 1'-0"



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



**THICKENED SLAB**  
SCALE: 1/4" = 1'-0"



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

OPTIONS

**Foundation Plan**  
Plan: Tyndale Basement  
Date: 6.26.2020  
Drawn: KMA  
Scale: As Noted  
Revised: 8.14.2020  
Sheet: 6 of 12

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

Proposed Residence:  
**Manning Residence**  
318 Governors Avenue  
Centennial Run Lot #4676

Trenton  
Butler County

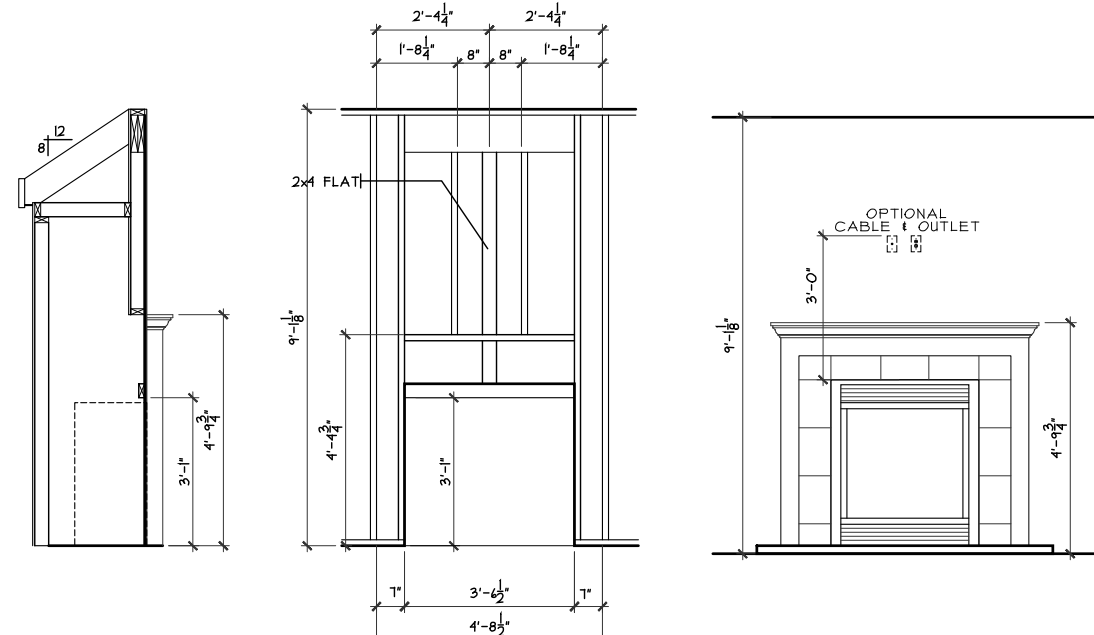
CR-4676

**Issue Dates**

Review	Issue Dates

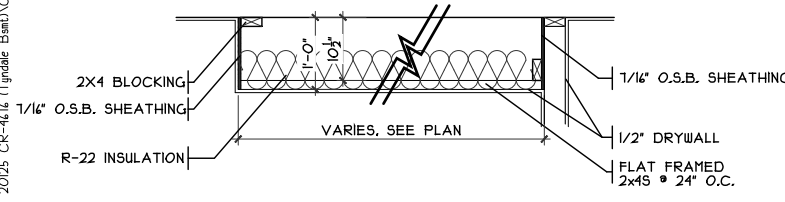
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**A2**



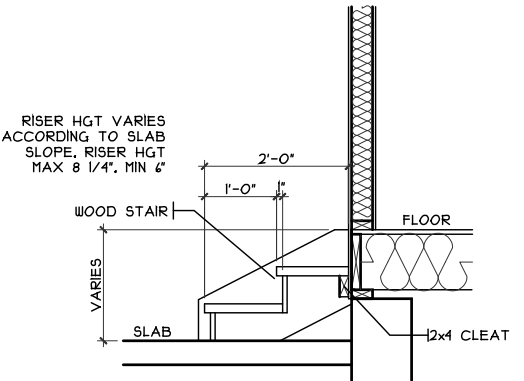
**FIREPLACE DETAIL**

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



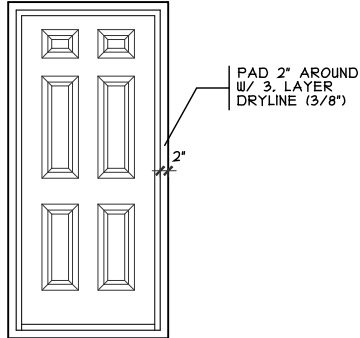
**DROP CLG. DETAIL**

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



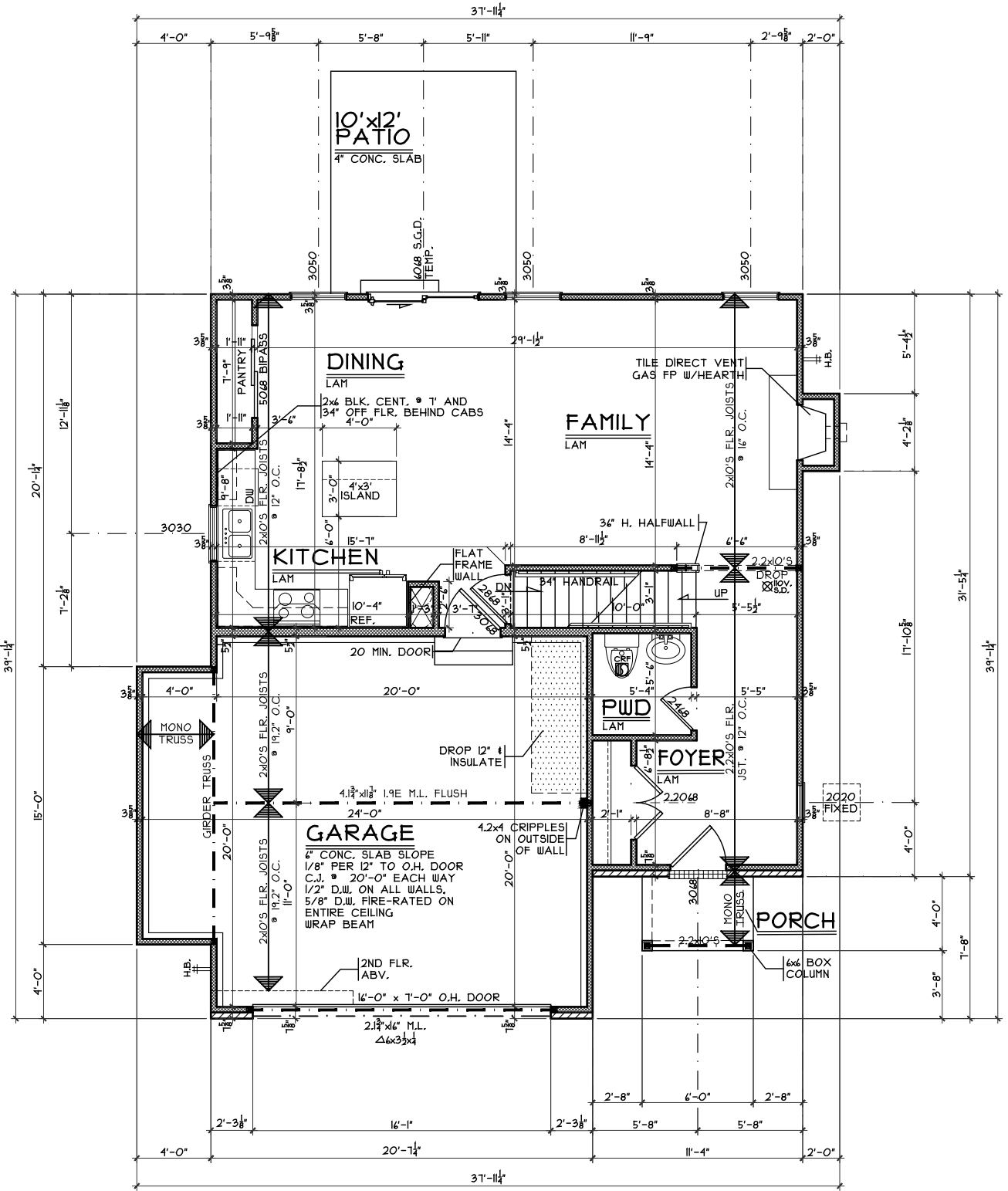
**GARAGE STEPS**

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



**DOOR FRAMING DTL.**

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



**FIRST FLOOR PLAN**

SCALE: 1/8" = 1'-0" 149 S.F.

OPTIONS

First Floor Plan

Plan: Tyndale Basement  
Date: 6.26.2020  
Drawn: KMA  
Scale: As Noted  
Revised: 8.14.2020  
Sheet: 7 of 12

CR-4676

Proposed Residence:

Manning Residence  
318 Governors Avenue  
Centennial Run Lot #4676

Tyndale - B5- Vinyl

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Issue Dates

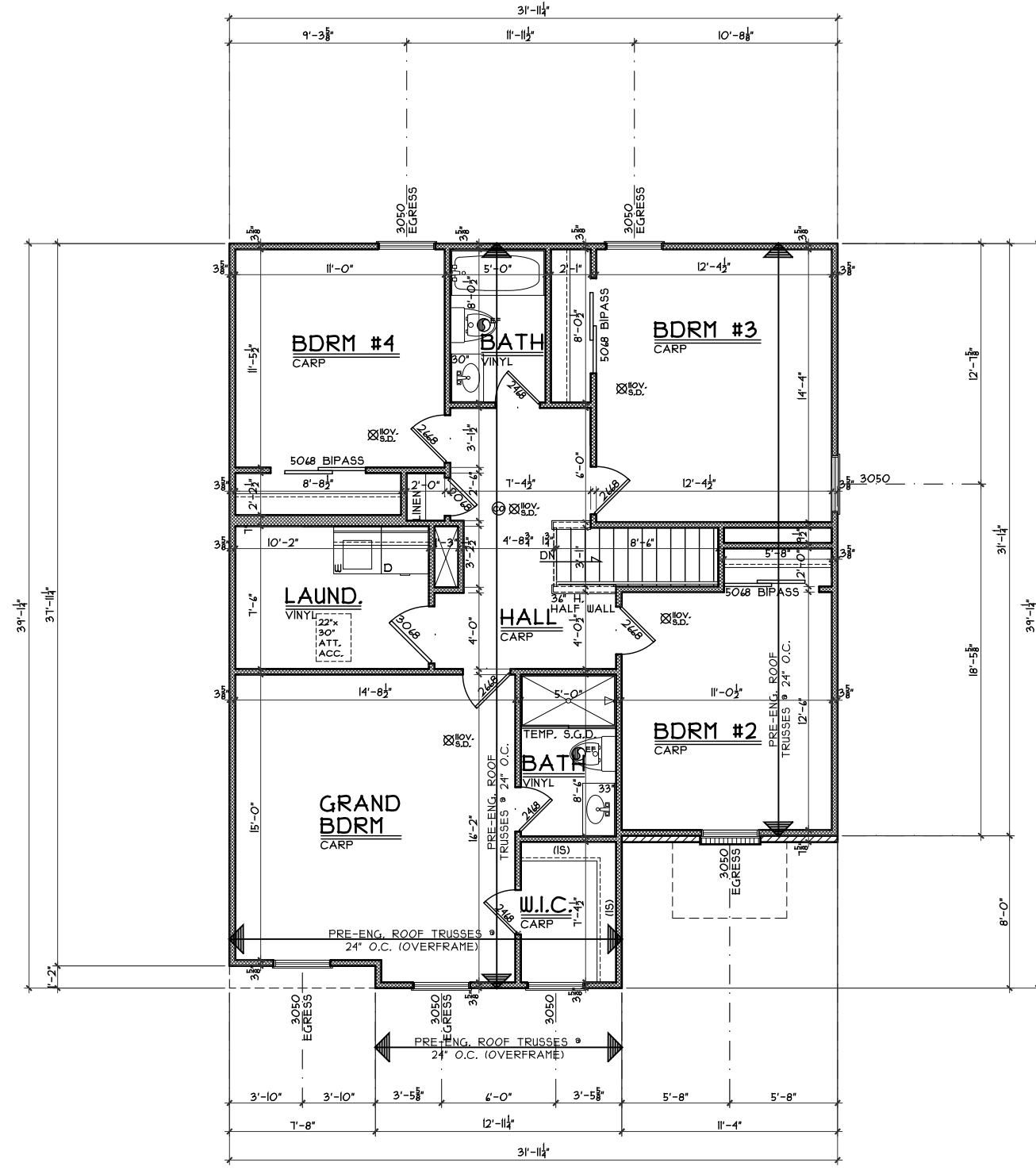
Issue	Review



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Trenton  
Butler County

A3



**SECOND FLOOR PLAN**  
SCALE: 1/8" = 1'-0" 1124 S.F.

OPTIONS

Second Floor Plan  
Plan: Tyndale Basement  
Date: 6.26.2020  
Drawn: KMA  
Scale: As Noted  
Revised: 8.14.2020  
Sheet: 9 of 12



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CR-4676

Proposed Residence:  
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Centennial Run Lot #4676

Trenton  
Butler County

Tyndale - B5- Vinyl

Issue Dates

Review	Issue Dates

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A4