

# PLOT PLAN

## LOT 4689 (7,500 SF) 0.1722 ACRES

### CENTENNIAL RUN, SECTION THREE, BLOCK "A"

### SECTION 31, TOWN 2, RANGE 4

### CITY OF TRENTON, BUTLER COUNTY, OHIO

### FOR: CRISTO HOMES

SMITH RESIDENCE  
327 GOVERNORS AVENUE

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

MS=662.59

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

**QUANTITIES**

TOTAL LOT AREA	7,500	sq. ft.
CITY WALK	220	sq. ft.
HOUSE WALK	44	sq. ft.
DRIVE	664	sq. ft.
APRON	93	sq. ft.
PATIO AND PORCHES	147	sq. ft.
DECK	-	sq. ft.
SEEDING AREA	5,069	sq. ft.

**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.

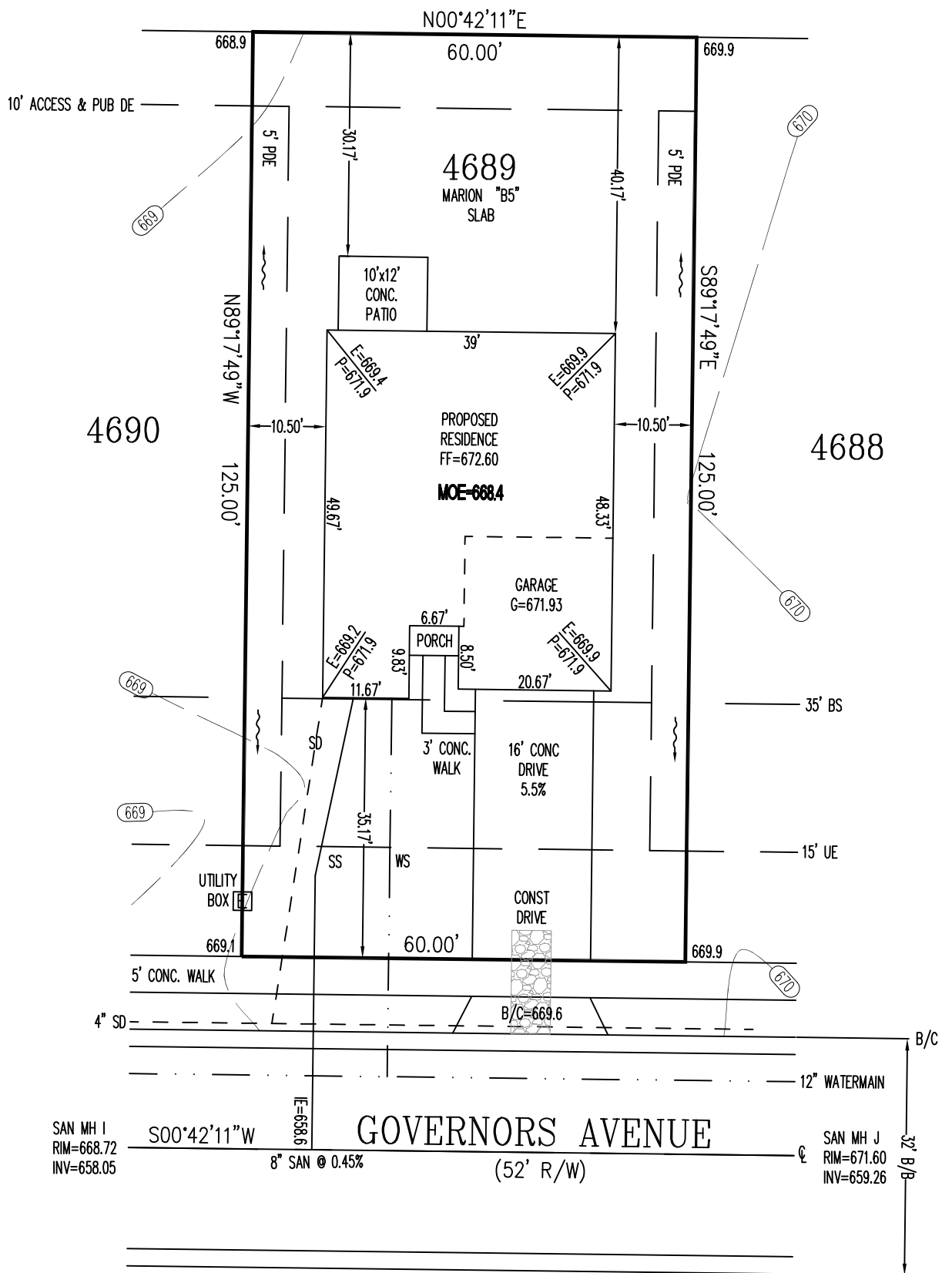
UNLESS F.F.E., M.O.E. OR M.B.E. ARE FIELD VERIFIED BY AN ENGINEERING FIRM, CONTRACTOR TAKES FULL RESPONSIBILITY FOR THE FINISH FLOOR ELEVATION.

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.



**M.O.E.=668.4**

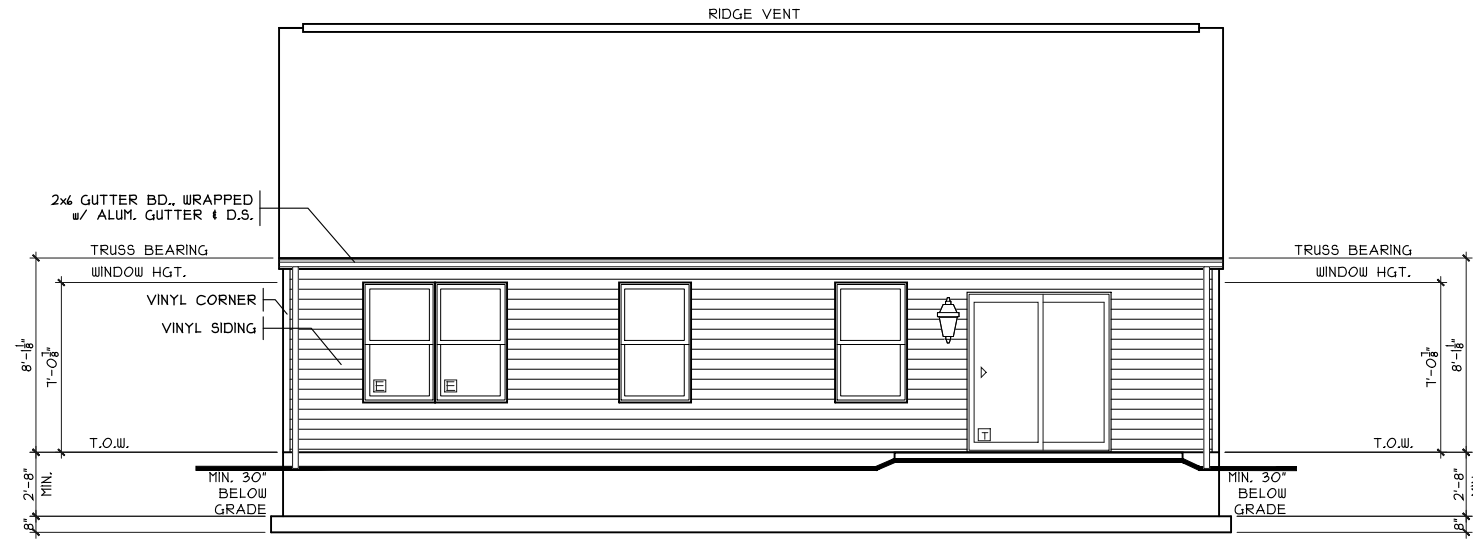
SCALE: 1"=20'  
DATE: 5/21/2019  
DRAWN: REW  
DESIGNED: -  
CHECKED: KRC

**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: CENTENNIALRUN	SHEET
DRAWING: 191029PA	1 OF 1

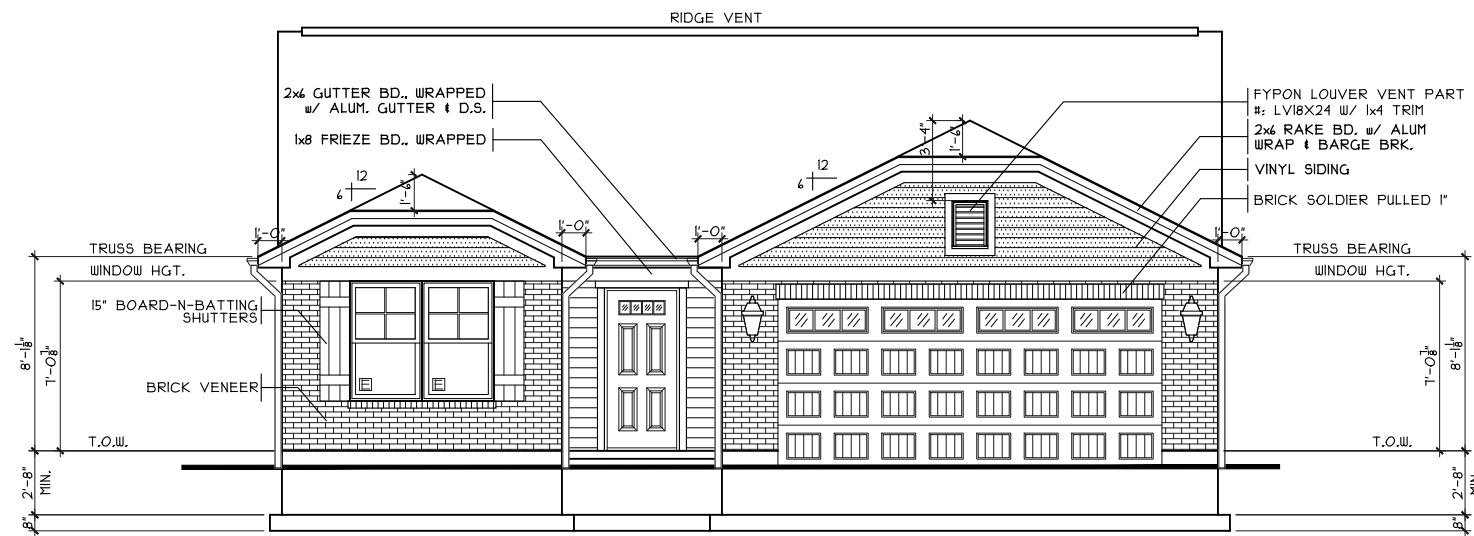
### PORCH DETAIL

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



### REAR ELEVATION

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



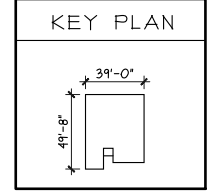
### FRONT ELEVATION

SCALE: 1/8" = 1'-0" ELEVATION B5

SHEET INDEX	
SHT#	DESCRIPTION
A1	Front and Rear Elevations
A1a	Left and Right Elevations
A2	Foundation Plan
A3	First Floor Plan
A4	Typical Wall Sections
A5	Typical Framing Details (Aluminum)
G1	General Notes
E1	Electrical Plan/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"

R1416B3 PLAN INFO	
3	BDRMS
2	BATHS
2	CAR GARAGE
8	1ST FLR. CLG.
SQUARE FOOTAGE	
TOTAL	1416
MAIN	1416
UPPER	N/A
LOWER (SLAB)	1308
GARAGE (SLAB)	381



OPTIONS

**Elevation B5**

Plan: Marion Slab  
 Date : 4/29/19  
 Drawn: EW  
 Scale : As Noted  
 Revised: 5/22/19

Sheet : 1 of 8

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

Proposed Residence:  
 Smith Residence  
 327 Governors Avenue  
 Centennial Run LOT# 4689

CR-4689

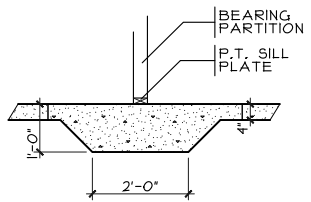
Marion Slab - B5 - Vinyl

Issue Dates  
 Review #1 - 5/22/19

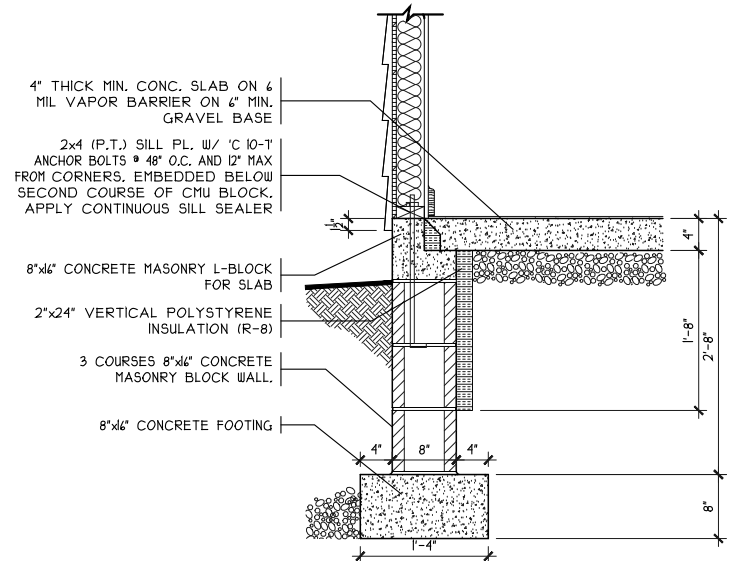
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Trenton  
 Butler County

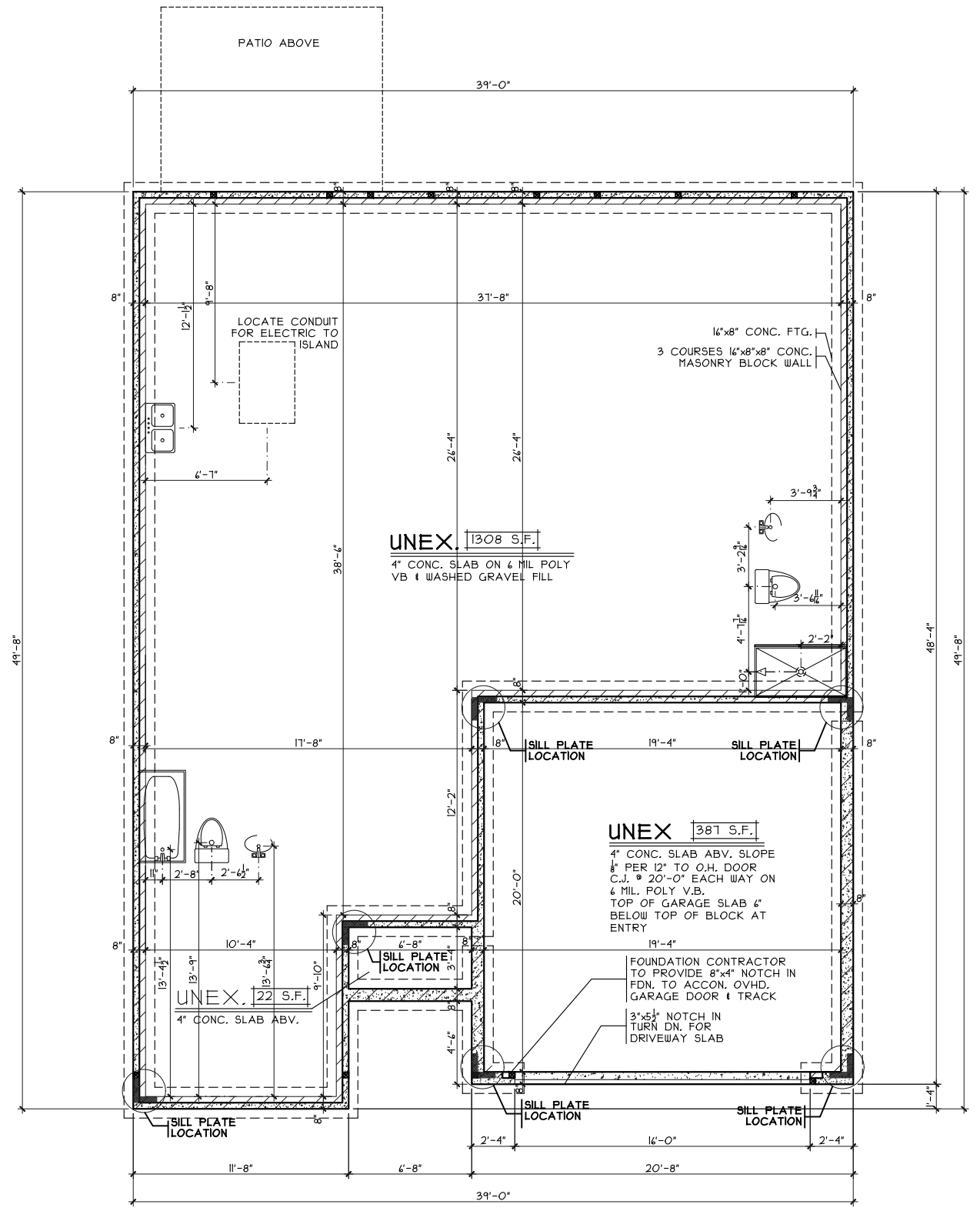
# A1



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



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



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

OPTIONS

**Foundation Plan**  
Plan: Marion Slab  
Date: 4/29/19  
Drawn: EW  
Scale: As Noted  
Revised: 5/22/19  
Sheet: 3 of 8

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Centennial Run LOT# 4689

**CR-4689**

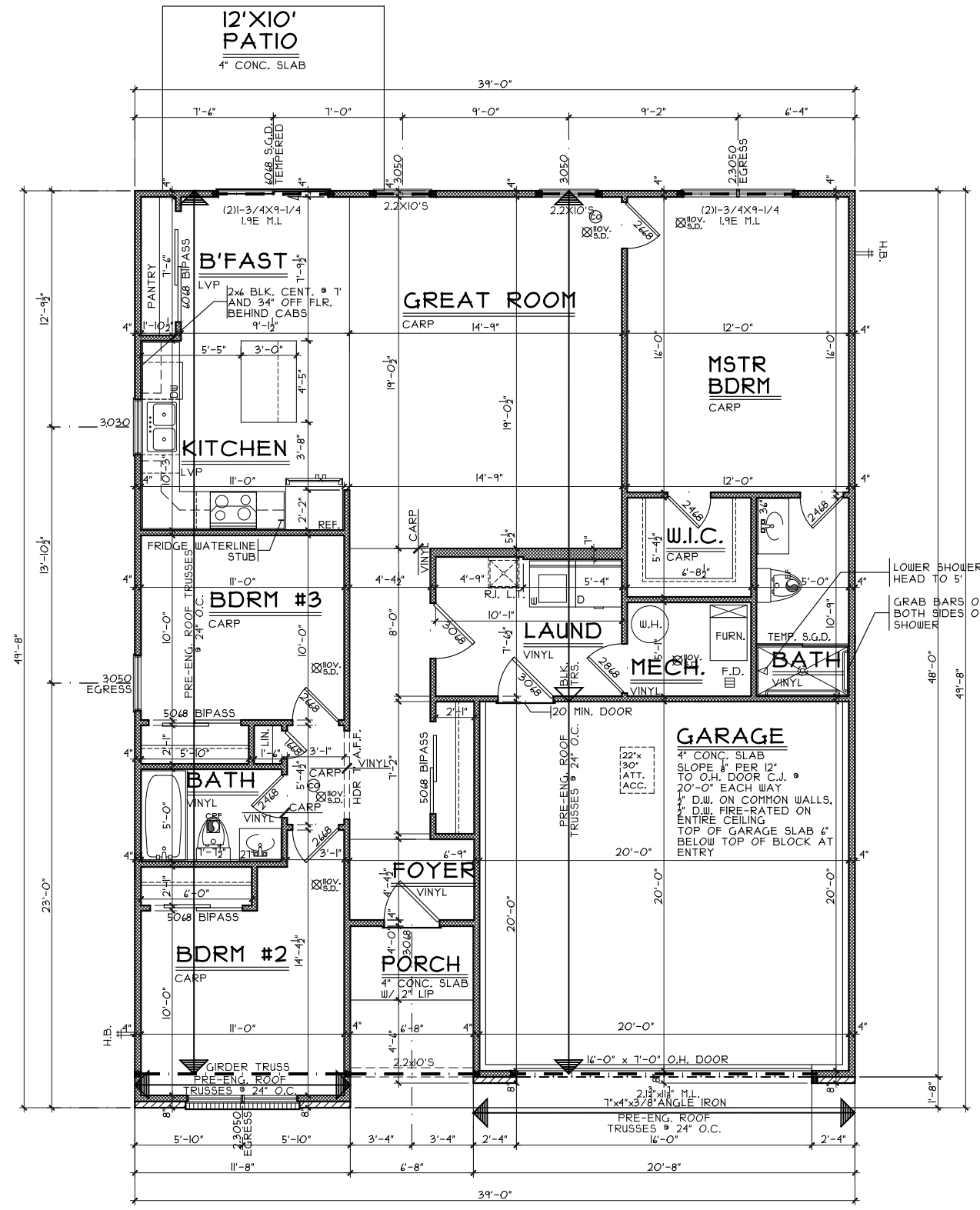
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**Marion Slab - B5 - Vinyl**  
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**Trenton**  
**Butler County**

**Issue Dates**  
Review #1 - 5/22/19

**A2**



**FIRST FLOOR PLAN**  
SCALE: 1/8" = 1'-0" 1416 S.F.

OPTIONS

**First Floor Plan**  
Plan: Marion Slab  
Date: 4/29/19  
Drawn: EW  
Scale: As Noted  
Revised: 5/22/19  
Sheet: 4 of 8



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Marion Slab - B5 - Vinyl  
Trenton  
Butler County

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Review #1 - 5/22/19

A3