

PLOT PLAN
LOT 4690 (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

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

NAPIER RESIDENCE
 325 GOVERNORS AVENUE

QUANTITIES

TOTAL LOT AREA	7,500	sq. ft.
CITY WALK	220	sq. ft.
HOUSE WALK	59	sq. ft.
DRIVE	656	sq. ft.
APRON	93	sq. ft.
PATIO AND PORCHES	231	sq. ft.
DECK	-	sq. ft.
SEEDING AREA	5,376	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.

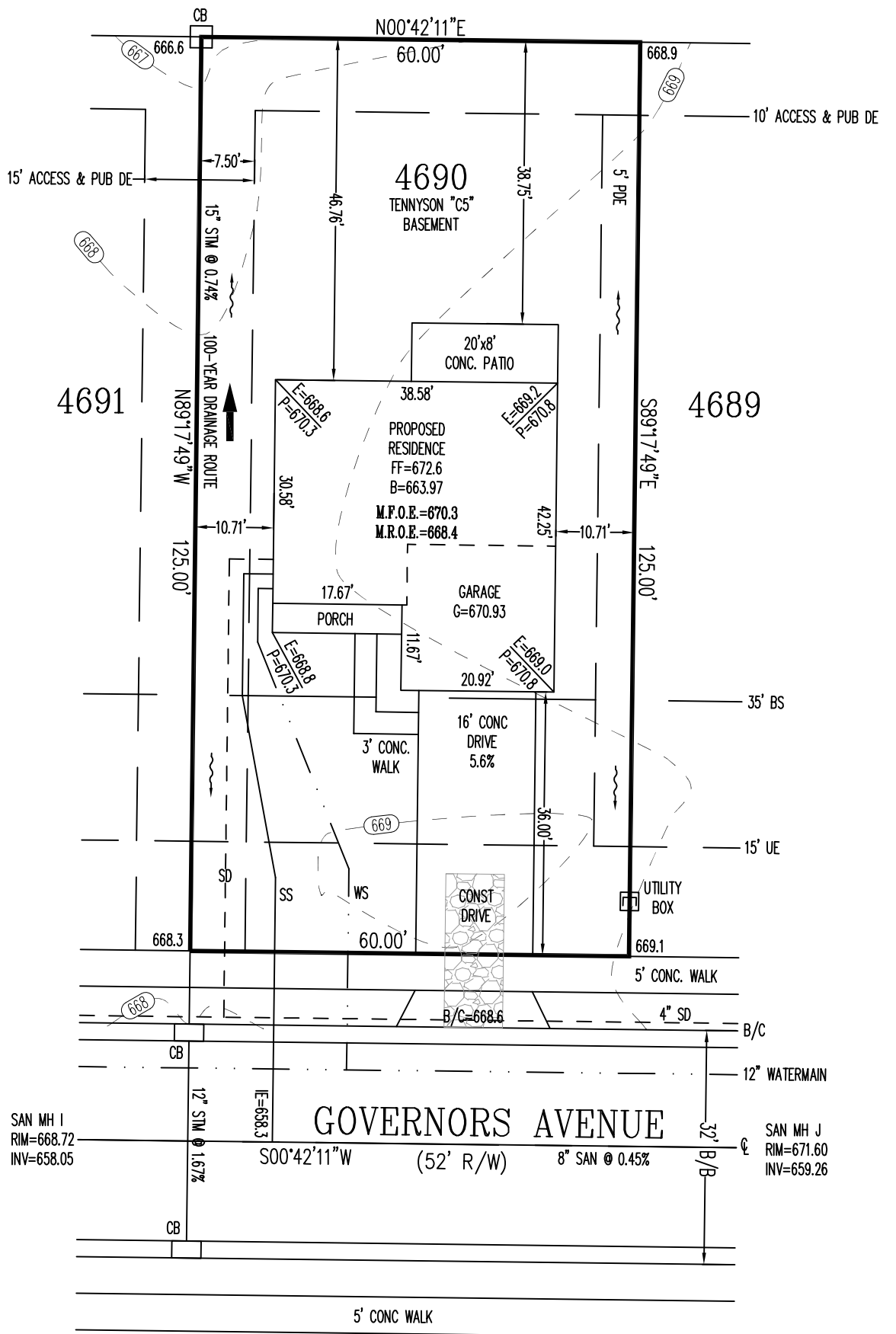
UNLESS F.F.E., M.O.E. OR M.B.E. ARE FIELD VERIFIED BY AN ENGINEERING FIRM, CONTRACTOR TAKES FULL RESPONSIBILITY FOR THE FINISH FLOOR ELEVATION.

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.F.O.E.=670.3
M.R.O.E.=668.4
M.S=662.33

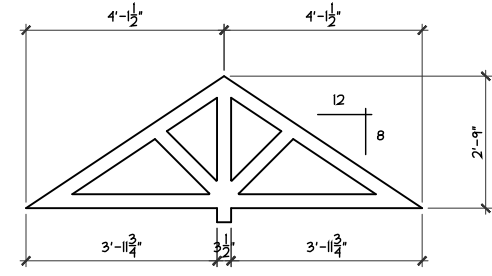
SCALE: 1"=20'
 DATE: 08/27/2019
 DRAWN: JLS
 DESIGNED: -
 CHECKED: KRC

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

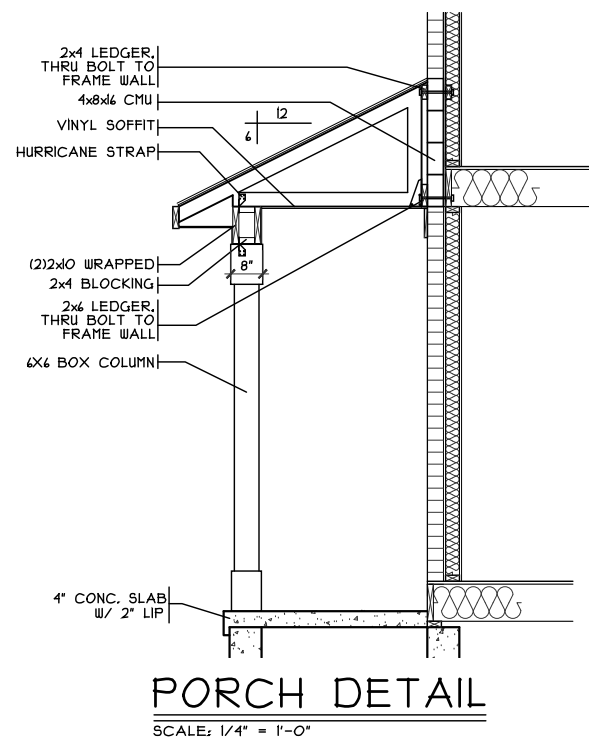
REVISIONS:
 1.
 2.
 3.
 4.

PROJECT: CENTENNIALRUN	SHEET
DRAWING: 191857PA	1 OF 1

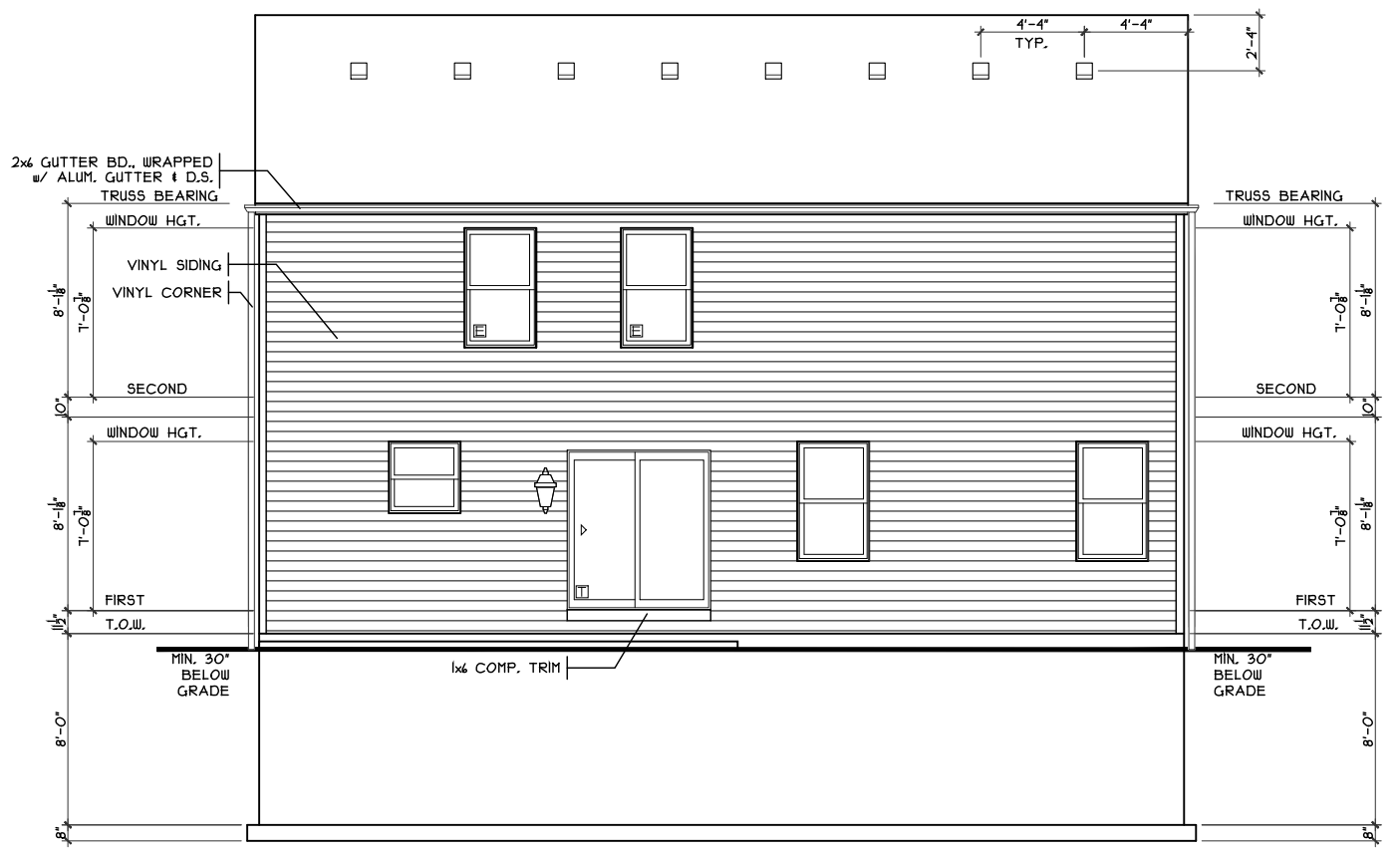
TOPOGRAPHY FROM APEX
 FIELD SURVEY, DATED MAY 1,
 2018, AND MAY NOT REFLECT
 CURRENT CONDITIONS.



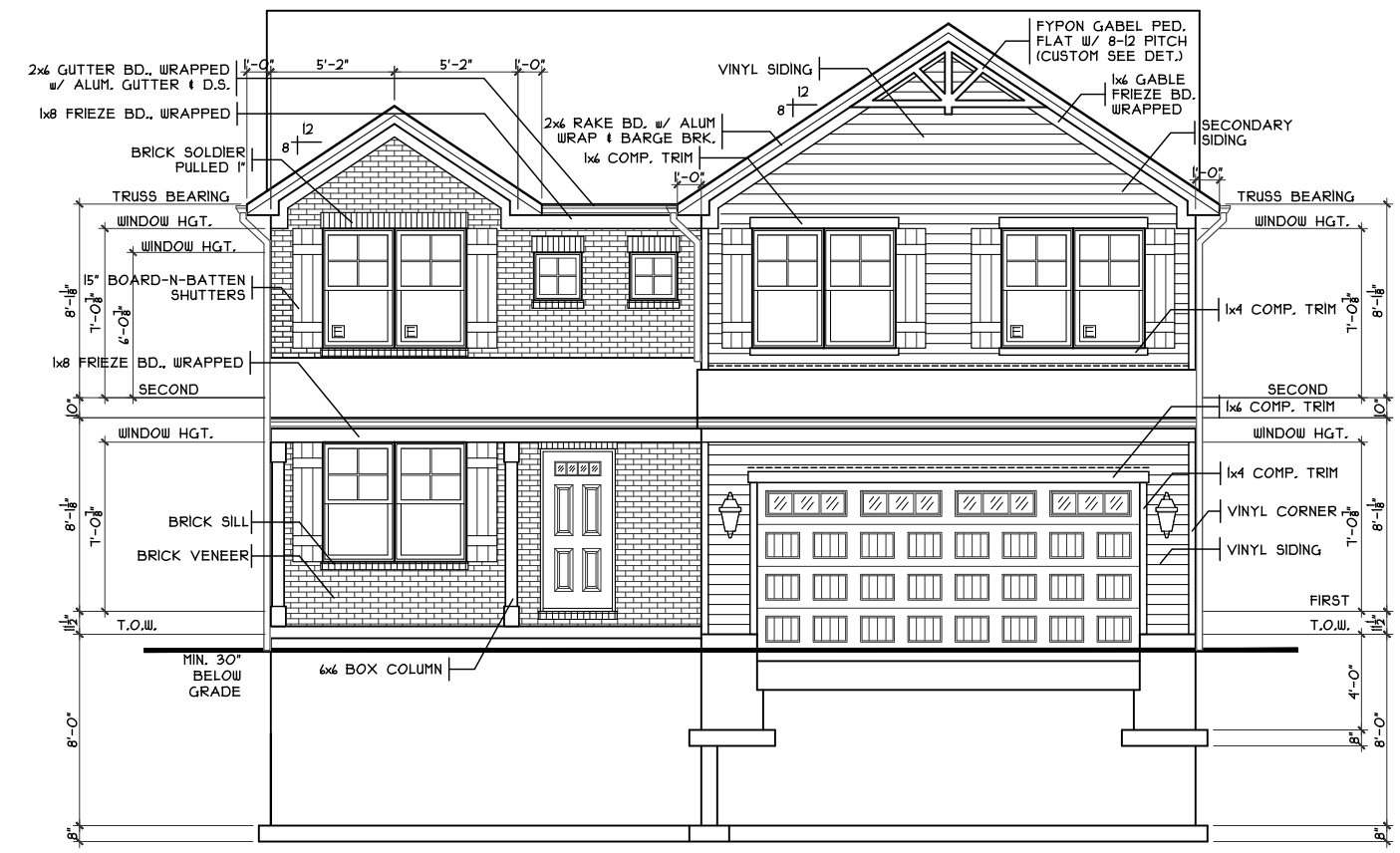
GABLE PEDIMENT DIMS
 SCALE: 1/2" = 1'-0"



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



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

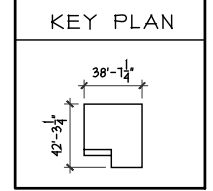


FRONT ELEVATION
 SCALE: 1/8" = 1'-0"

SHEET INDEX	
SHT#	DESCRIPTION
A1	Front and Rear Elevations
A1a	Left and Right Elevations
A2	Foundation Plan
A3	First Floor Plan
A3a	Portal Framing Detail
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"

252333B4 PLAN INFO	
4	BDRMS
2.5	BATHS
2	CAR GARAGE
8	1ST FLR. CLG.
SQUARE FOOTAGE	
TOTAL	2333
UPPER	1000
LOWER	1333
LOWER (SLAB)	494
GARAGE	420
	360



OPTIONS

Issue Dates

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Tennison - C5 - Vinyl

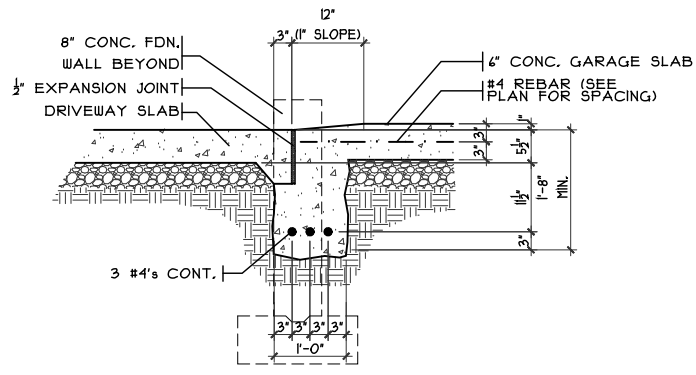
Proposed Residence:
Napier Residence
 325 Governors Avenue
 Centennial Run Lot# 4690

CR-4690

CRISTO HOMES
 7594-A Tylers Place Blvd.
 West Chester, OH 45069
 513.795.0570 www.cristohomes.com

Plan: Tennison Basement
 Date: 8.12.2019
 Drawn: EW
 Scale: As Noted
 Revised:
 Sheet: 1 of 12

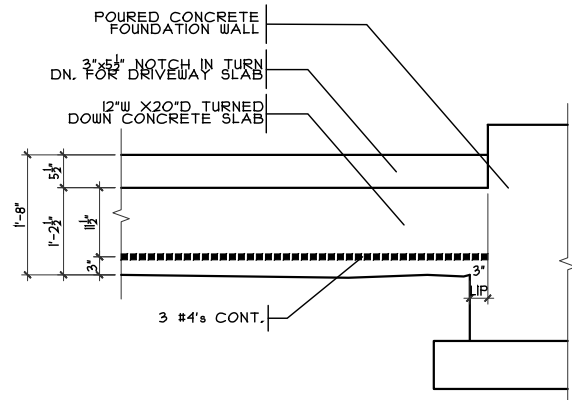
A1



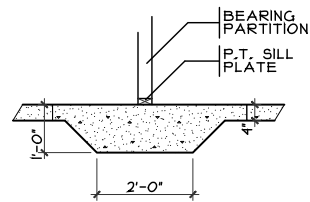
SECTION

GARAGE DOOR GRADE BM

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

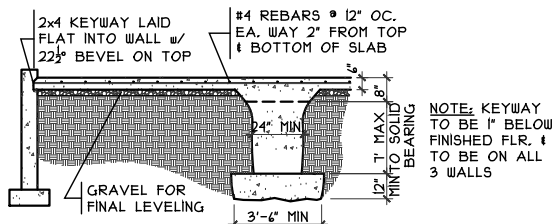


ELEVATION



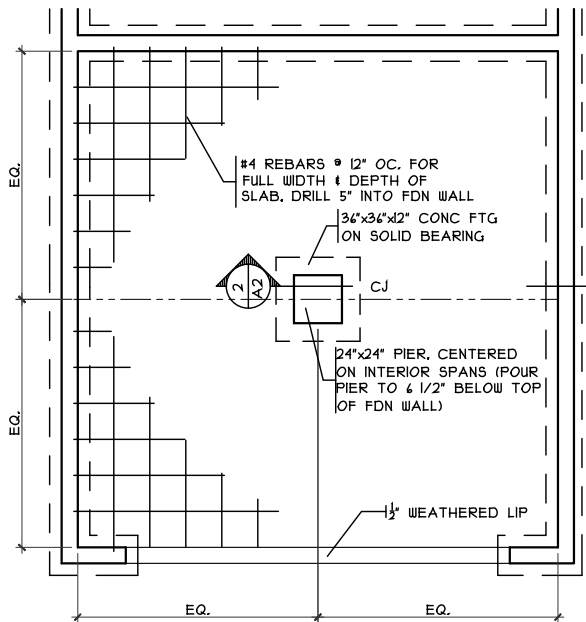
THICKENED SLAB

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



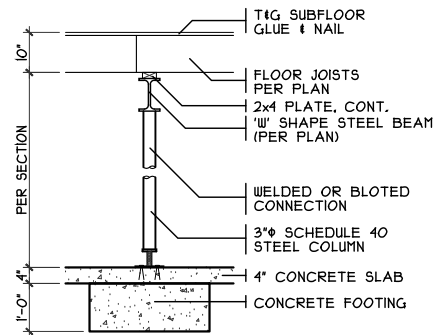
GRADE BM SECTION

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



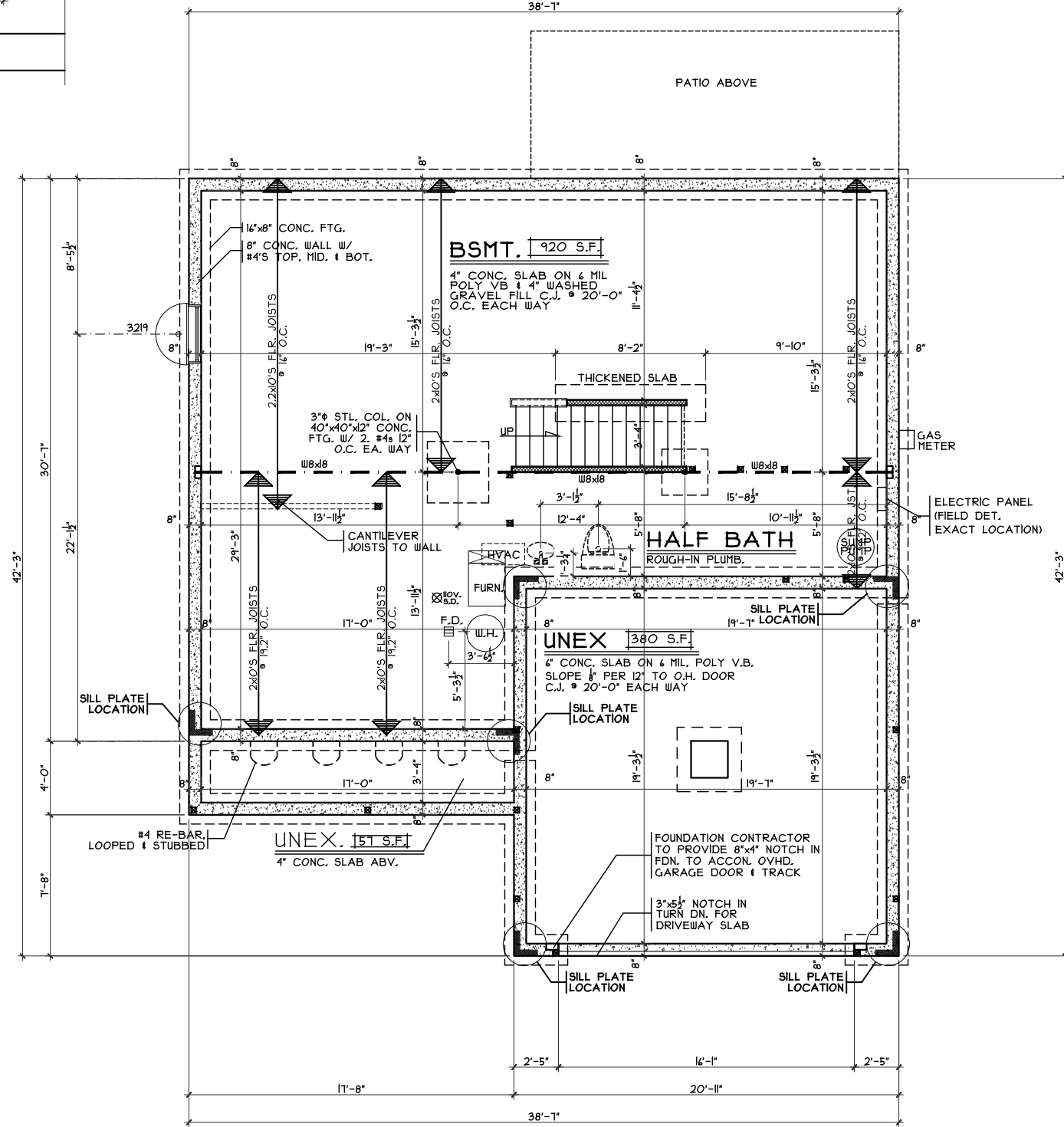
GRADE BM DETAIL

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



COLUMN DETAIL

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



FOUNDATION PLAN

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

OPTIONS

Foundation Plan
 Plan: Tennyson Basement
 Date: 8.12.2019
 Drawn: EW
 Scale: As Noted
 Revised:
 Sheet: 3 of 12

Proposed Residence:
 Napier Residence
 325 Governors Avenue
 Centennial Run Lot# 4690

CR-4690

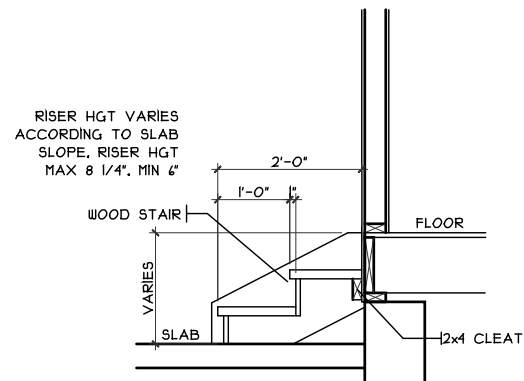
Tennyson - C5 - Vinyl

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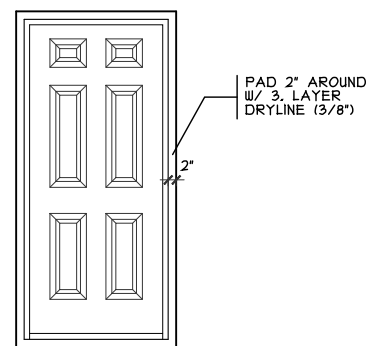
Trenton
 Butler County

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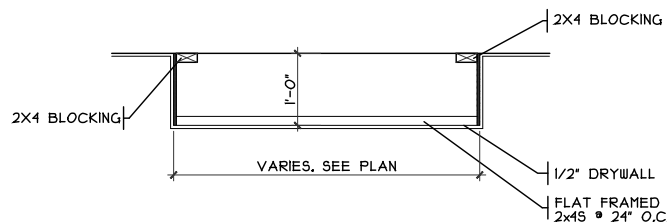
A2



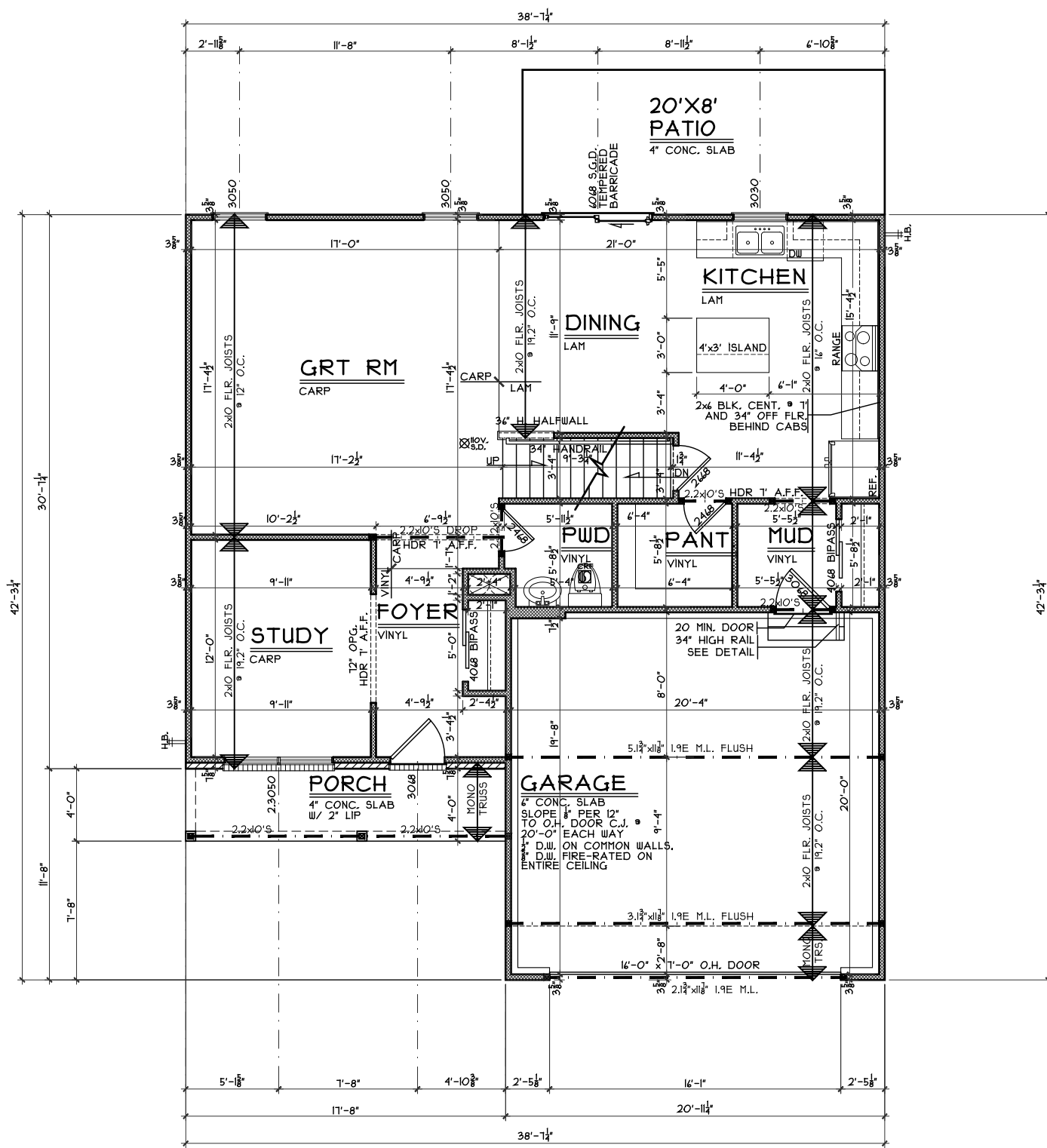
GARAGE STEPS
SCALE: 1/8" = 1'-0"



DOOR FRAMING DTL.
SCALE: 1/4" = 1'-0"



DROP CLG. DETAIL
SCALE: 1/8" = 1'-0"



FIRST FLOOR PLAN
SCALE: 1/8" = 1'-0" 1000 S.F.

NOTE:
■ DENOTES BEARING CRIPPLES. THERE SHOULD BE ONE CRIPPLE FOR EACH BEARING MEMBER, CONTINUOUS TO SOLID BEARING BELOW.

OPTIONS

CR-4690
Proposed Residence:
Napier Residence
325 Governors Avenue
Centennial Run Lot# 4690

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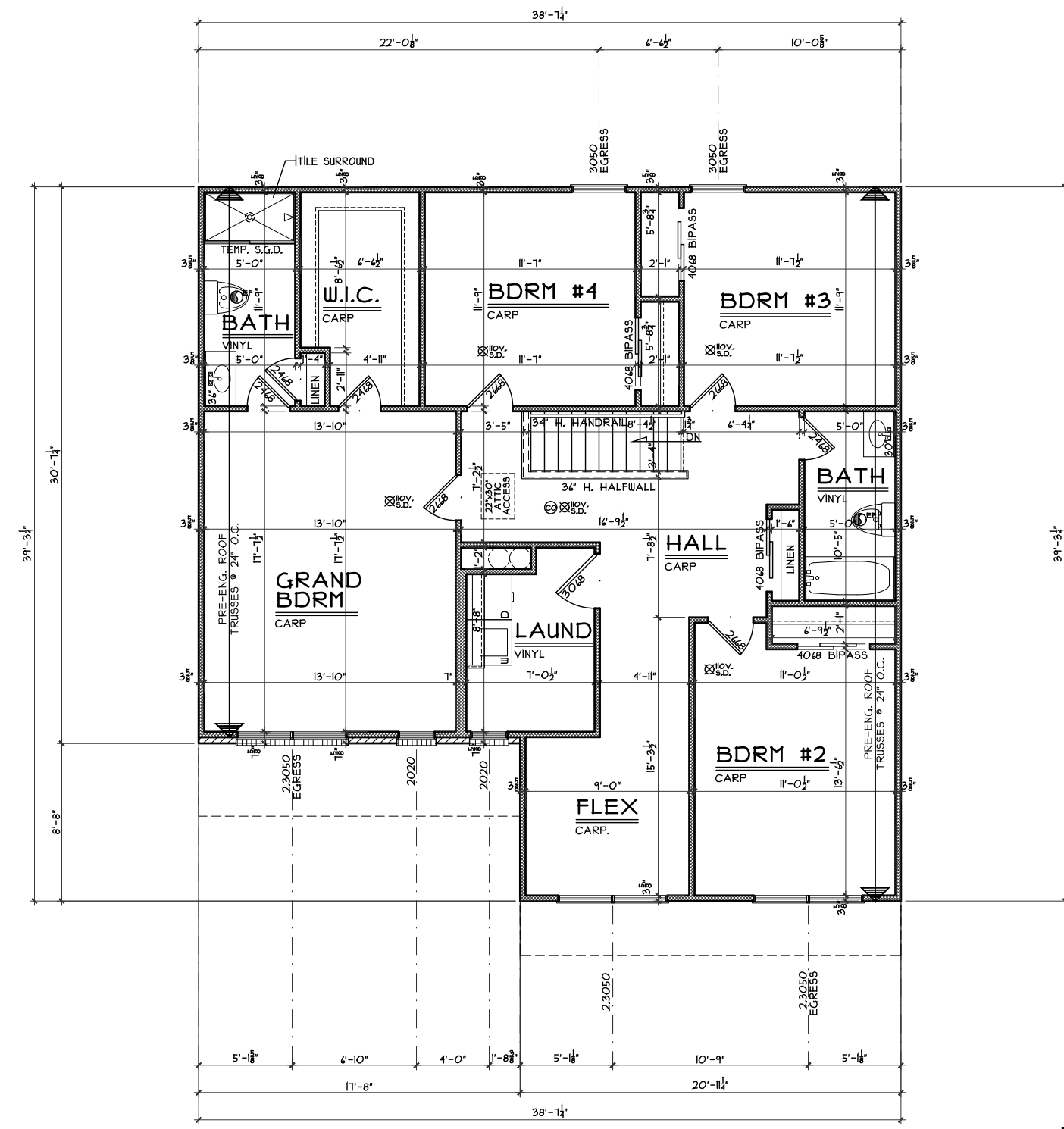
Trenton
Butler County

Tennyson - C5 - Vinyl
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Issue Dates
Review

First Floor Plan
Plan: Tennyson Basement
Date: 8.12.2019
Drawn: EW
Scale: As Noted
Revised:
Sheet: 4 of 12

A3



SECOND FLOOR PLAN
SCALE: 1/8" = 1'-0" 1333 S.F.

OPTIONS

Second Floor Plan
Plan: Tennyson Basement
Date : 8.12.2019
Drawn: EW
Scale : As Noted
Revised:
Sheet : 6 of 12



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CR-4690

Proposed Residence:
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325 Governors Avenue
Centennial Run Lot# 4690

Trenton
Butler County

Tennyson - C5 - Vinyl

Issue Dates

Review	Issue Dates

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A4