

**PLOT PLAN**  
**LOT 4731 (12,384 SF) 0.2843 ACRES**  
**CENTENNIAL RUN, SECTION THREE, BLOCK "B"**  
**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

MODEL HOME  
 904 DOVER COURT

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

**QUANTITIES**

TOTAL LOT AREA	12384	sq. ft.
CITY WALK	270	sq. ft.
HOUSE WALK	46	sq. ft.
DRIVE	656	sq. ft.
APRON	111	sq. ft.
PATIO AND PORCHES	119	sq. ft.
DECK	-	sq. ft.
SEEDING AREA	9796	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.

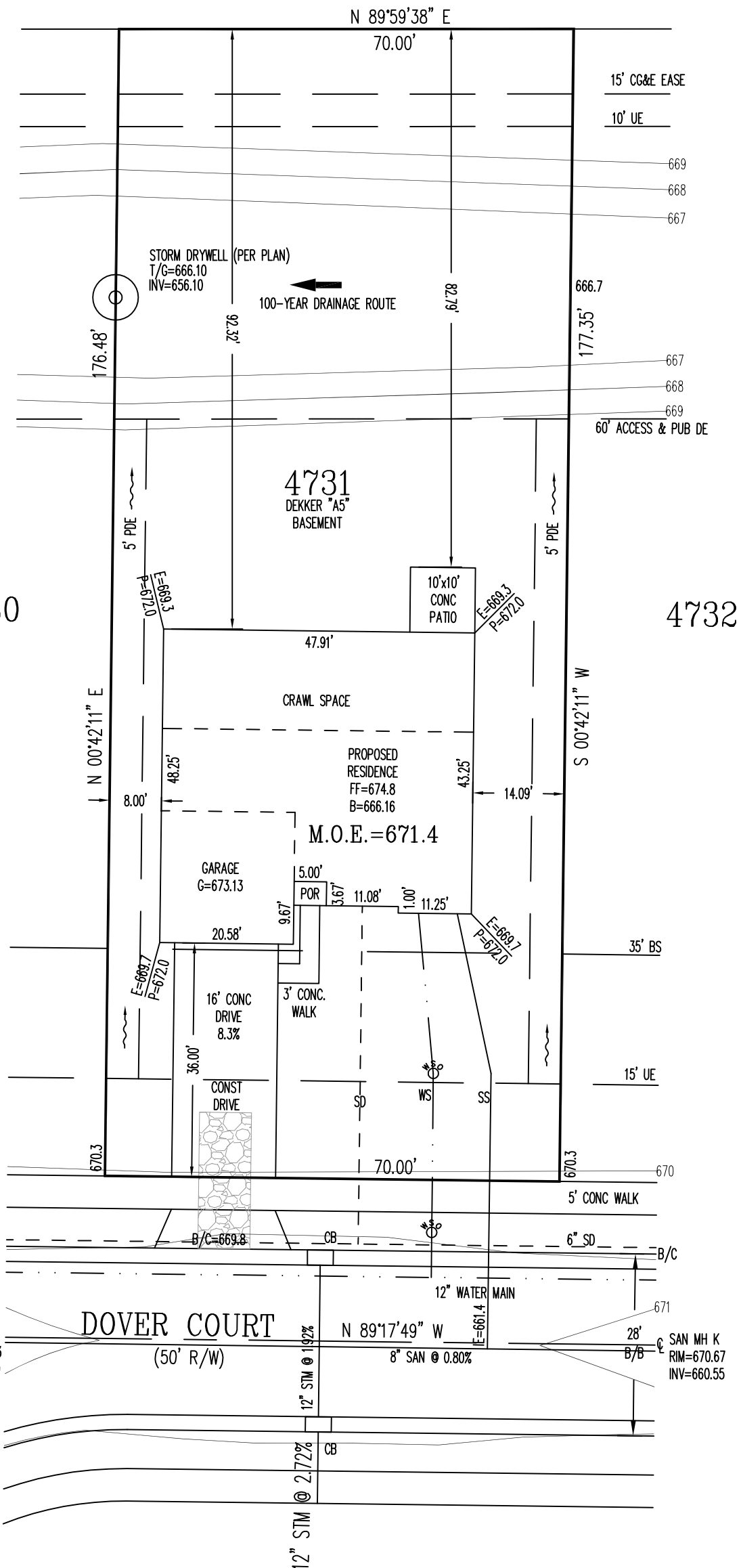
A STANDARD FORMULA WAS USED TO DETERMINE FINISH FLOOR GRADE. FINAL FINISH FLOOR ELEVATION IS CONTRACTOR'S RESPONSIBILITY.

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.

TOPOGRAPHY PER PROPOSED GRADING PLAN AND MAY NOT REFLECT CURRENT CONDITIONS.



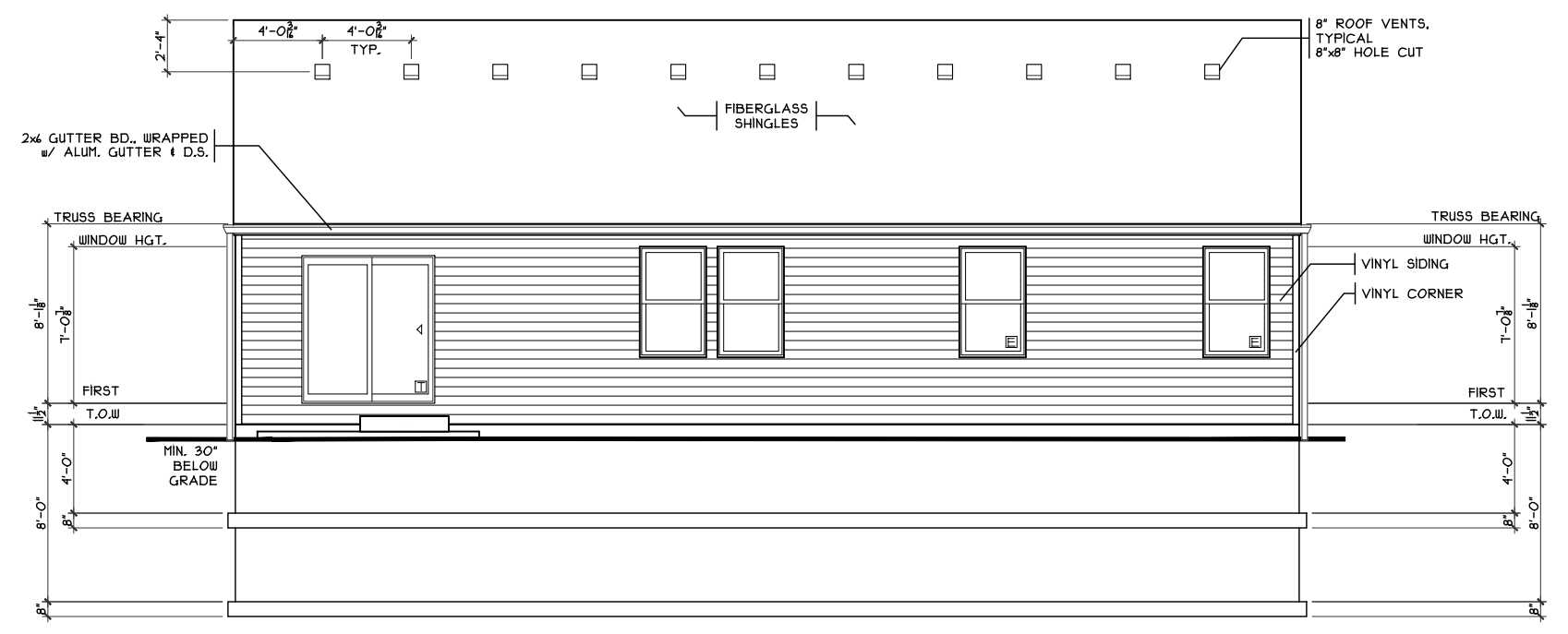
SCALE: 1"=20'  
 DATE: 02-06-20  
 DRAWN: JLL  
 DESIGNED:  
 CHECKED: KRC

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

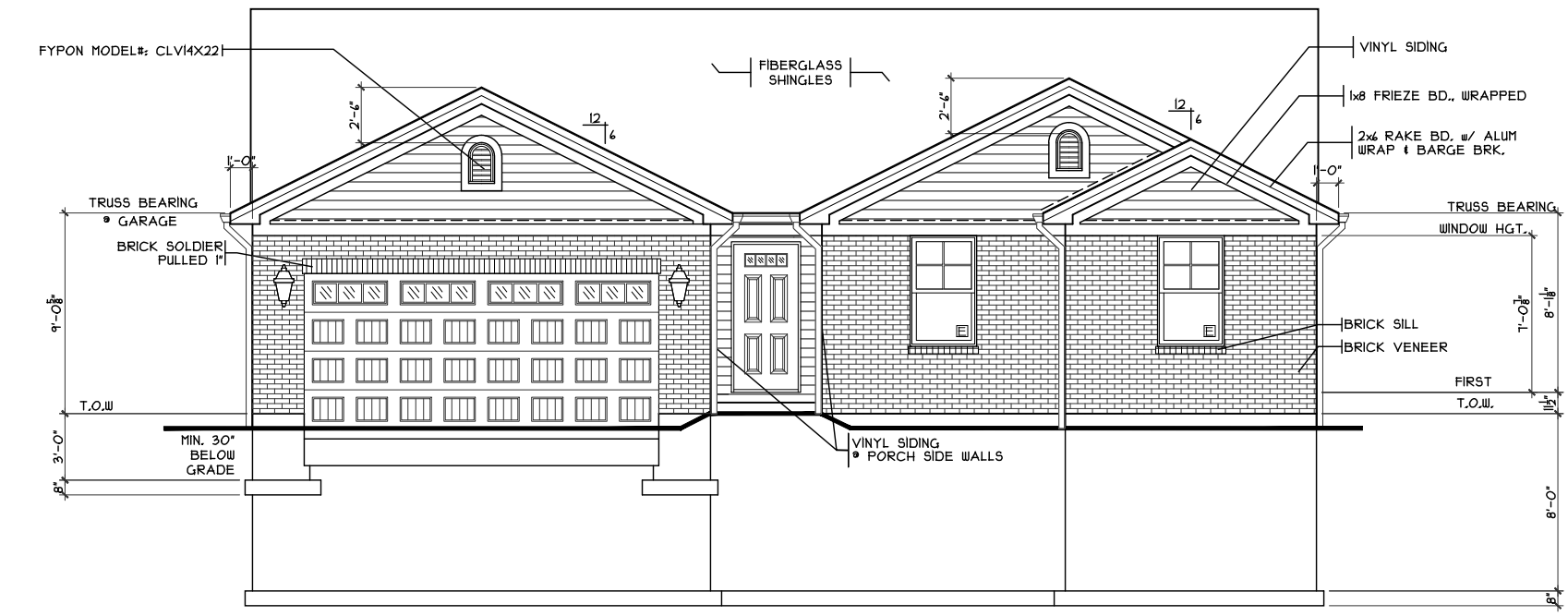
REVISIONS:  
 1.  
 2.  
 3.  
 4.

PROJECT: CENTENNIALRUN SHEET 1 OF 1  
 DRAWING: 200237PA

M.O.E.=671.4  
 M.S=665.38



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

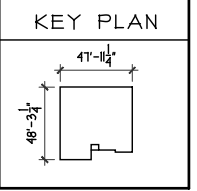


**FRONT ELEVATION**  
 SCALE: 1/8" = 1'-0"

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

R112B3 PLAN INFO	
3	BDRMS
2	BATHS
8	CAR GARAGE
1	1ST FLR. CLG.
SQUARE FOOTAGE	
TOTAL	1112
MAIN	1112
UPPER	N/A
LOWER (FINISH)	N/A
LOWER (SLAB)	893
GARAGE (SLAB)	319



OPTIONS

**Front And Rear Elevations** | **Dekker Basement - A5 - Vinyl** | **Issue Dates**


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Proposed Residence:  
**Market Home**  
 904 Dover Court  
 Centennial Run- 70's Lot #4731

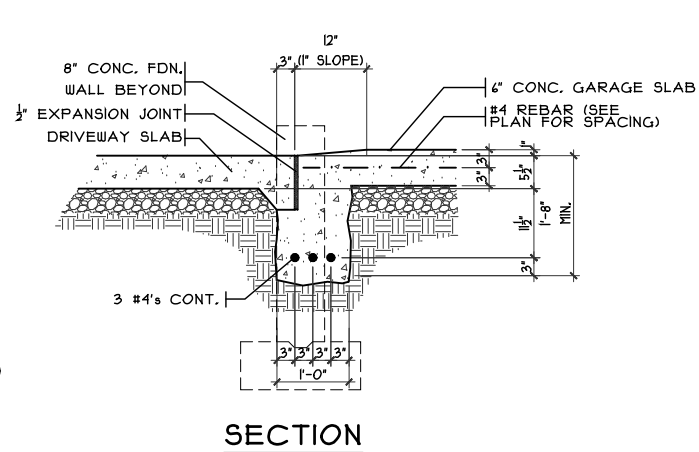
Trenton  
 Butler County

CR-4731

Plan: Dekker Basement  
 Date : 1.29.2020  
 Drawn: KMA  
 Scale : As Noted  
 Revised:  
 Sheet : 1 of 10

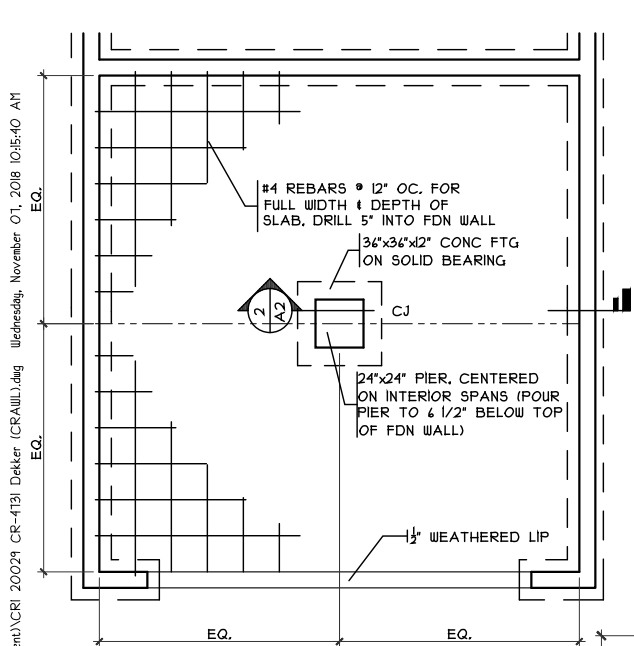
**CRISTO HOMES**  
 7594-A Tylers Place Blvd.  
 West Chester, OH 45069  
 513.755.0570 www.cristohomes.com

# A1



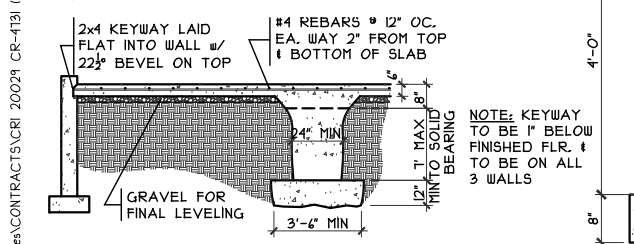
### GARAGE DOOR GRADE BM

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



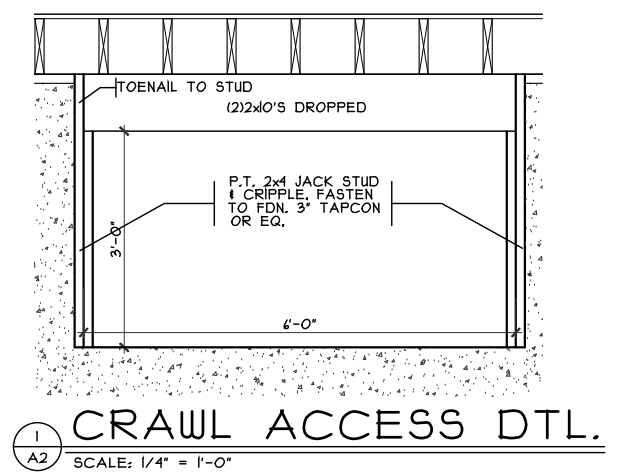
### GRADE BM DETAIL

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



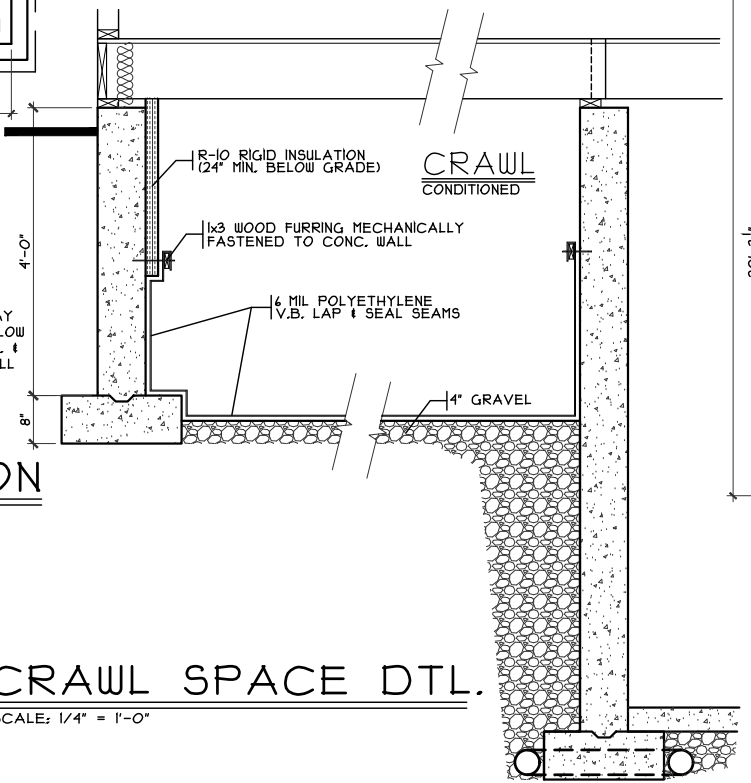
### GRADE BM SECTION

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



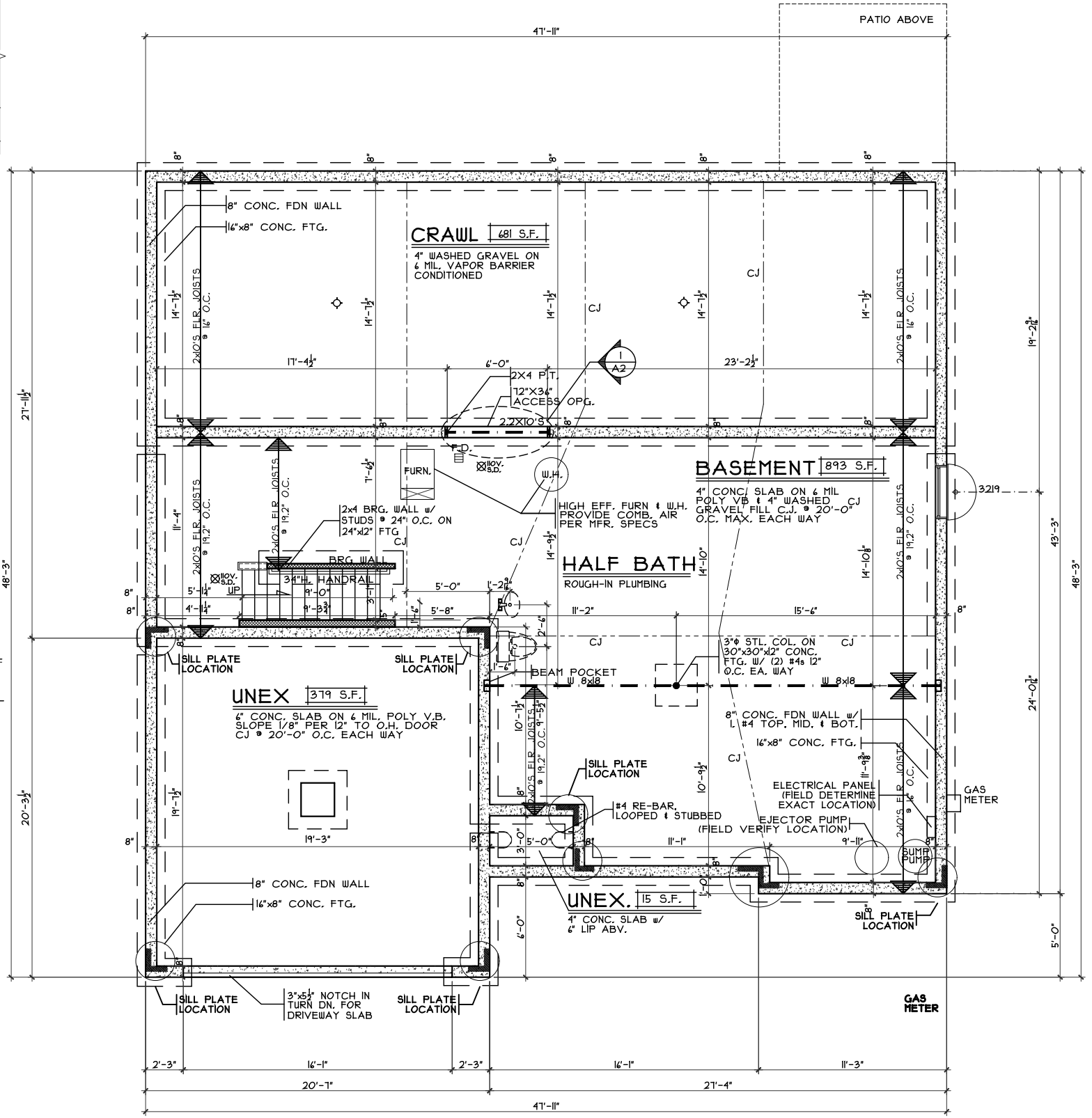
### CRAWL ACCESS DTL.

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



### CRAWL SPACE DTL.

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



### FOUNDATION PLAN

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

OPTIONS	

**Foundation Plan**  
Plan: Dekker Basement  
Date: 1.29.2020  
Drawn: KMA  
Scale: As Noted  
Revised: Sheet: 3 of 10

**Proposed Residence:**  
Market Home  
904 Dover Court  
Centennial Run- 70's Lot #4731

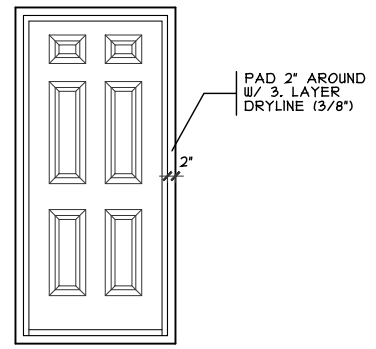
**CRISTO HOMES**  
7594-A Tylers Place Blvd.  
West Chester, OH 45380  
513.955.0570 www.cristohomes.com

**Dekker Basement - A5 - Vinyl**  
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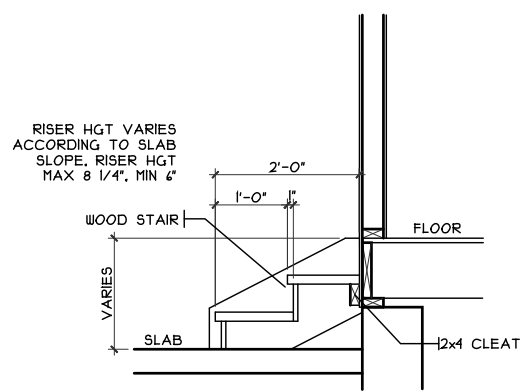
**Trenton**  
**Butler County**

**Issue Dates**  
Review

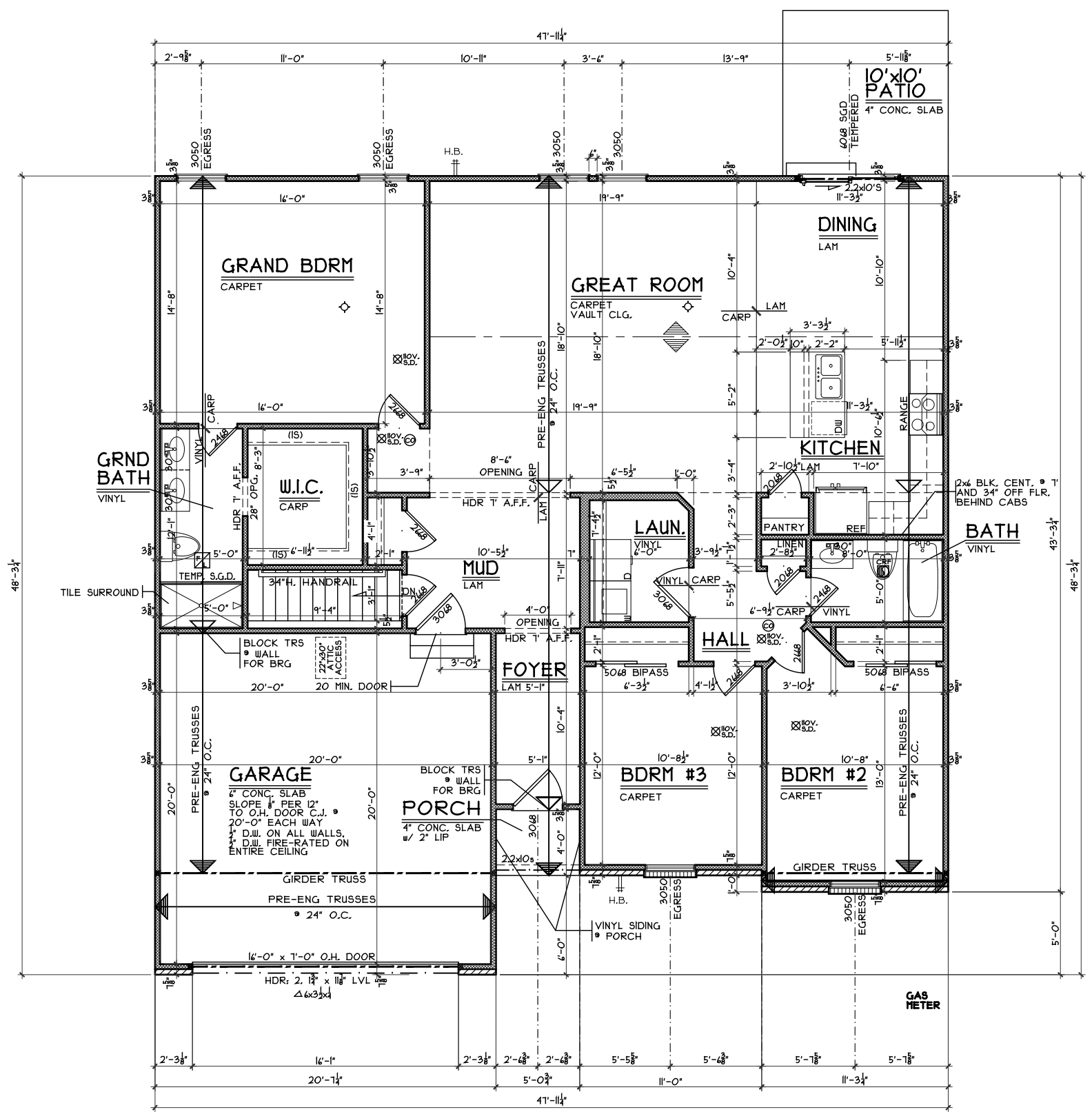
# A2



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



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



OPTIONS

**First Floor Plan**  
Plan: Dekker Basement  
Date: 1.29.2020  
Drawn: KMA  
Scale: As Noted  
Revised:  
Sheet: 4 of 10



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West Chester, OH 45069  
513.795.0570 www.cristohomes.com

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Dekker Basement - A5 - Vinyl

Issue Dates	Review

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**A3**