

PLOT PLAN

LOT 70 (14,358 SF) 0.3296 ACRES

GREYCLIFF LANDING, SECTION 5 SECTION 21, TOWN 3, RANGE 4 FRANKLIN TOWNSHIP, WARREN COUNTY, OHIO

FOR: CRISTO HOMES

MARKET HOME
3662 RED FOX RUN

TOPOGRAPHY FROM APEX
NOVEMBER 2018 AND
MAY NOT REFLECT CURRENT
CONDITIONS.

SETBACKS:
FRONT YARD=50'
REAR YARD=35'
SIDE YARD (MIN)=5'
SIDE YARD (TOTAL)=20'

C9
R=1015.00'
L=23.48'

M.O.E.=898.9

QUANTITIES

TOTAL LOT AREA	14,358 sq. ft.
CITY WALK	258 sq. ft.
HOUSE WALK	58 sq. ft.
DRIVE	648 sq. ft.
APRON	204 sq. ft.
PATIO AND PORCHES	84 sq. ft.
DECK	40 sq. ft.
SEEDING AREA	11,780 sq. ft.
UNDISTURBED AREA	- 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.

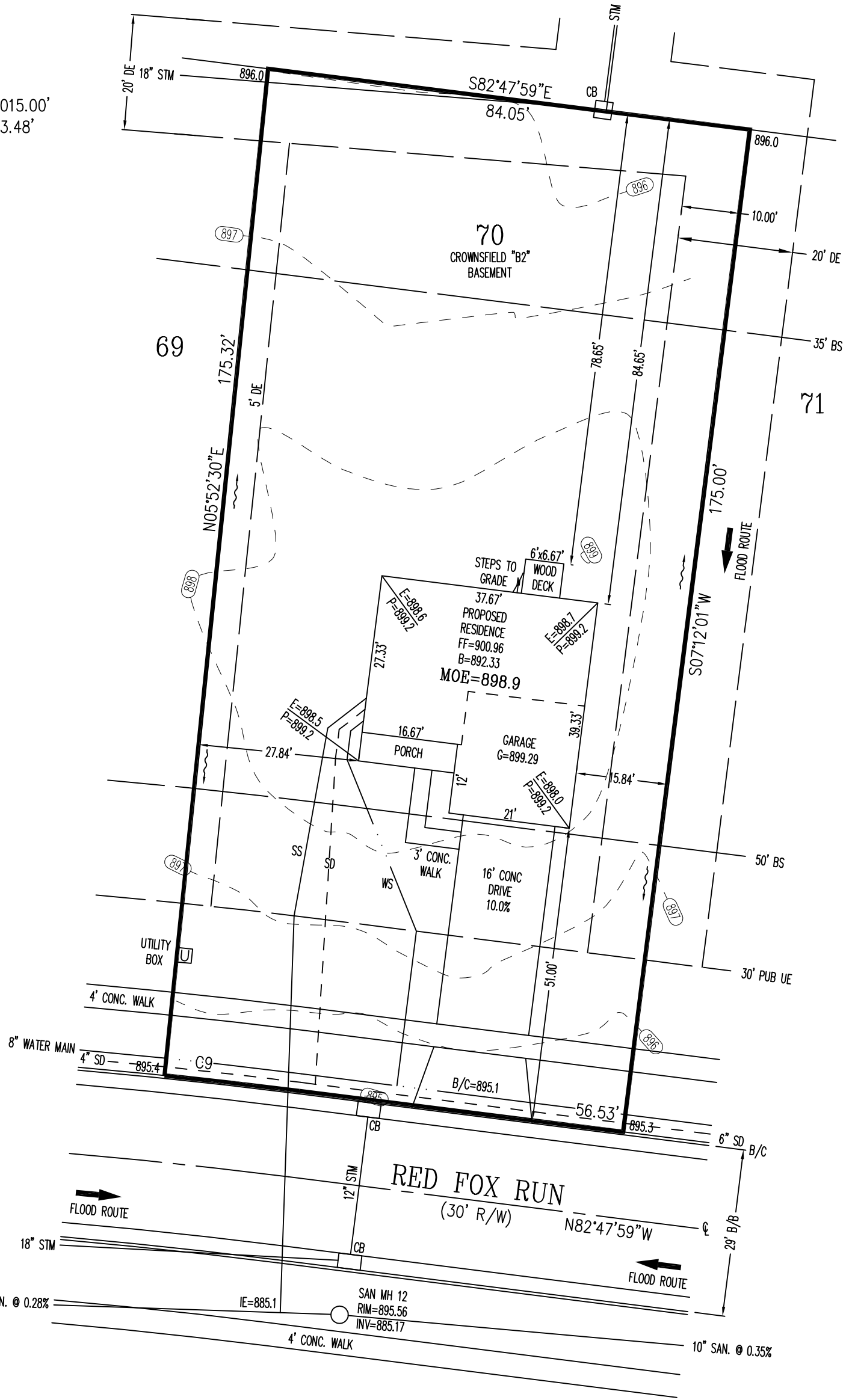
A STANDARD FORMULA WAS USED TO DETERMINE
FINISH FLOOR GRADE. FINAL FINISH FLOOR
ELEVATION IS CONTRACTOR'S RESPONSIBILITY.

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.

BOTTOM OF BASEMENT
WINDOWS TO BE AT OR
ABOVE THE M.O.E.



SAN MH 11
RIM=896.13
INV(8")=884.33
INV(10")=884.22

10" SAN. @ 0.28%

IE=885.1

SAN MH 12
RIM=895.56
INV=885.17

10" SAN. @ 0.35%

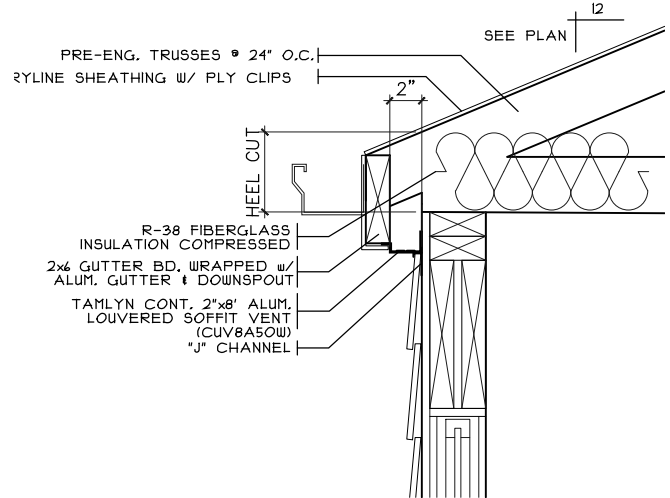


SCALE: 1"=20'
DATE: 5/23/2019
DRAWN: REW
DESIGNED: -
CHECKED: KRC

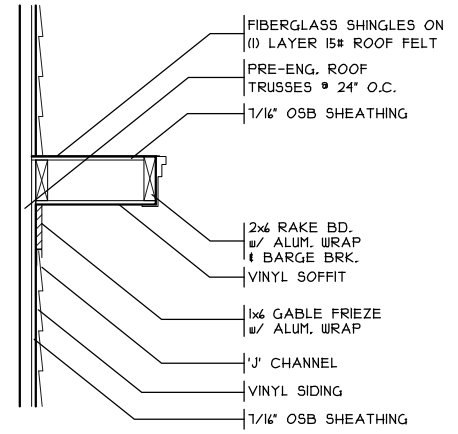
APEX
ENGINEERING & SURVEYING, INC.
1068 N. UNIVERSITY BLVD MIDDLETOWN, OHIO 45042
PH.-(513) 424-5202 OR (513) 932-8991 FAX - (513) 424-6202

REVISIONS:
1.
2.
3.
4.

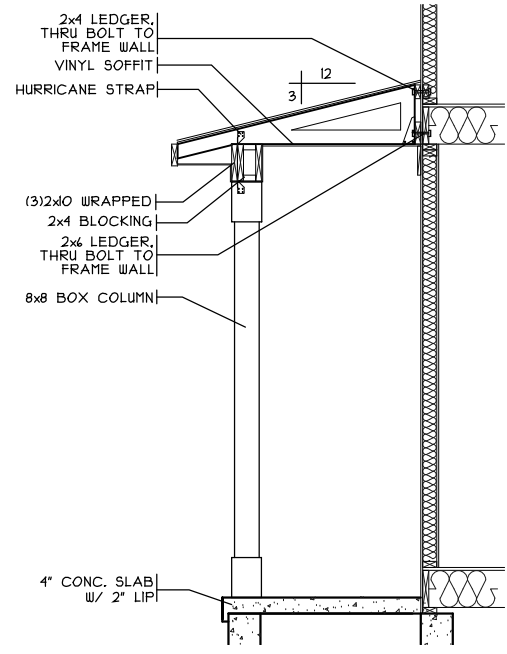
PROJECT: GREYCLIFF	SHEET
DRAWING: 191155PA	1 OF 1



2" SOFFIT DETAIL
SCALE: 1" = 1'-0"



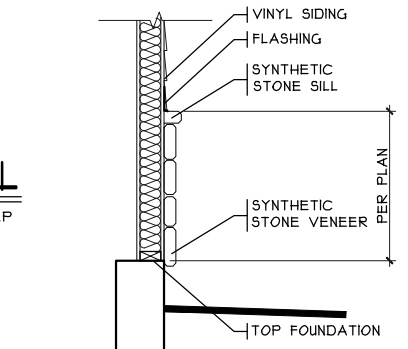
EXT. GABLE TRIM DETAIL
SCALE: 1/4" = 1'-0"



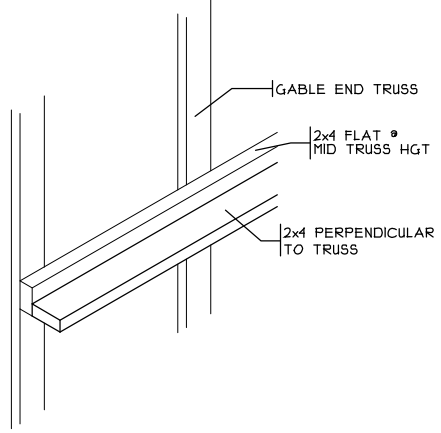
FRONT PORCH DETAIL
SCALE: 1/4" = 1'-0"



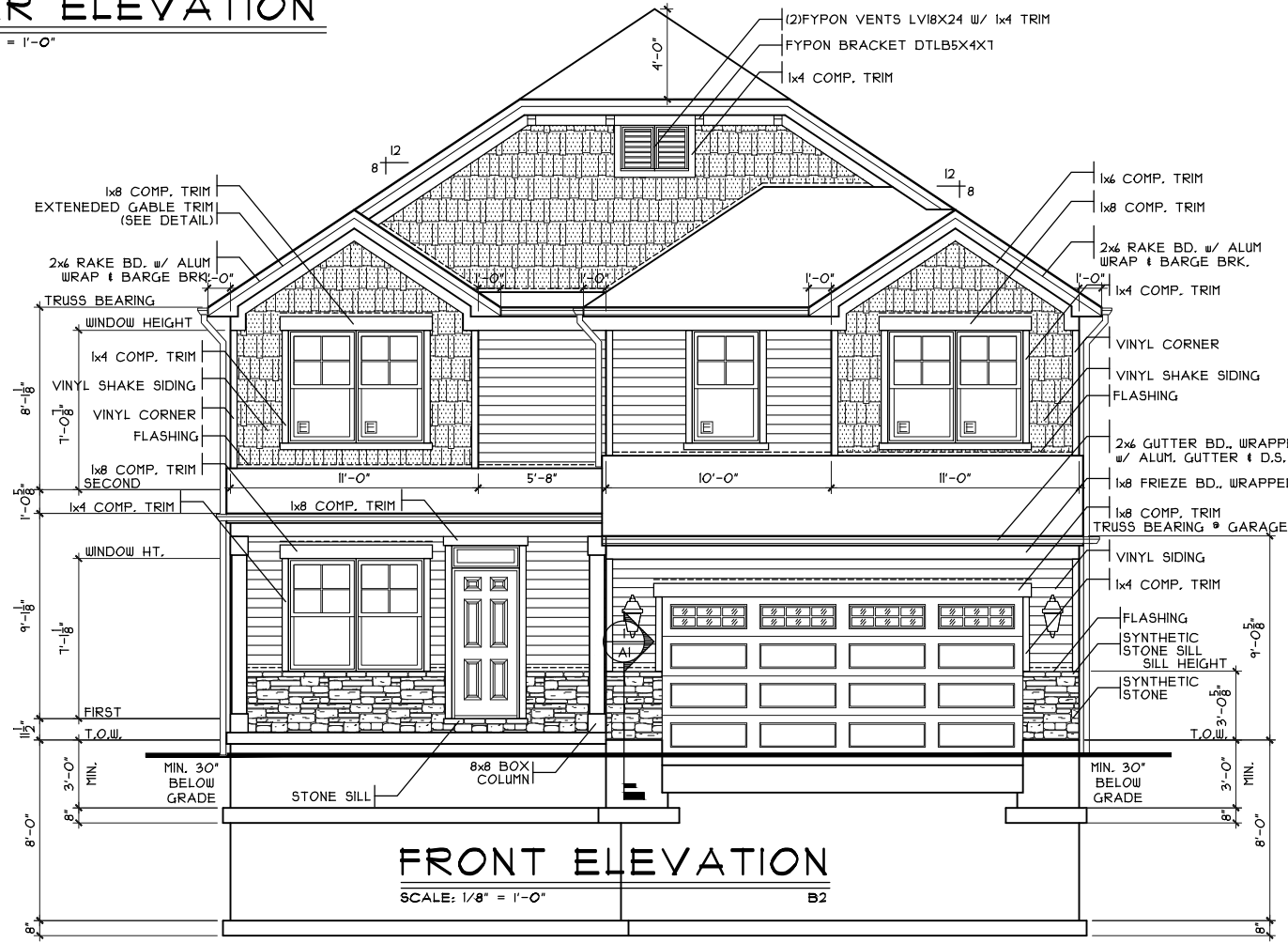
REAR ELEVATION
SCALE: 1/8" = 1'-0"



STONE BASE DETAIL
SCALE: 1/8" = 1'-0"



STIFF BACK DETAIL
SCALE: 3/8" = 1'-0"

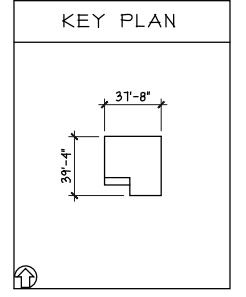


FRONT ELEVATION
SCALE: 1/8" = 1'-0"

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
A6	Typical Framing Details (Aluminum)
G1	General Notes
E1	Electrical Plan
E2	Electrical Plan
E3	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"

PLAN INFO.	
251038B4	
4	BDRMS
2.5	BATH
4	CAR GARAGE
1ST FLR. CLG.	
SQUARE FOOTAGE	
TOTAL	1838
FIRST	842
SECOND	994
LOW. LEV. FIN. LOWER (SLAB)	N/A
GAR. (SLAB)	155
	404



OPTIONS

Issue Dates
 Review #1 - 5.24.2019

Crownfield - B2 - Vinyl

Proposed Residence:
 SPEC
 3662 Red Fox Run
 Greycliff Landing

Front & Rear Elevations

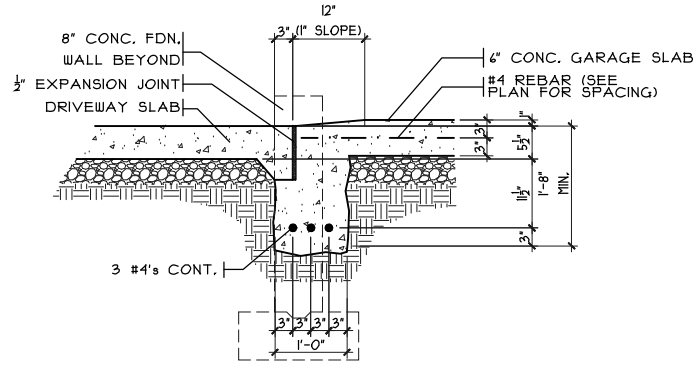
Plan: Crownfield
 Date: 5.1.2019
 Drawn: EW
 Scale: As Noted
 Revised: 7.1.2019
 Sheet: 1 of 13

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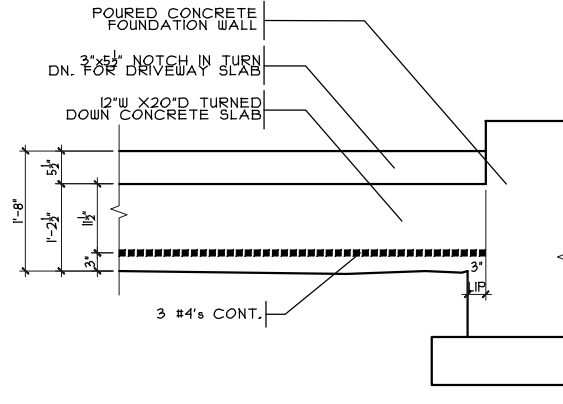
Franklin Twp.
 Warren County

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A1



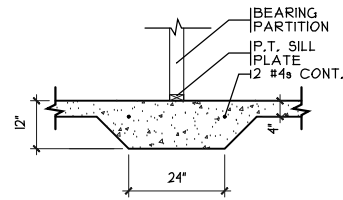
SECTION



ELEVATION

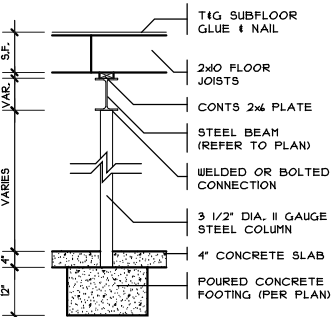
GARAGE DOOR GRADE BM

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



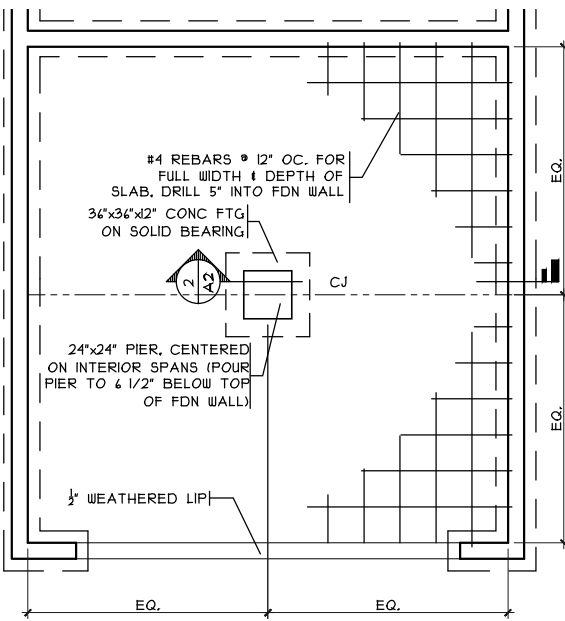
THICKENED SLAB

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



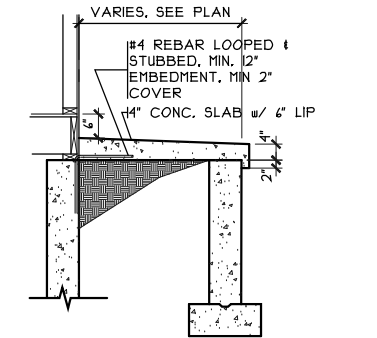
COLUMN DETAIL

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



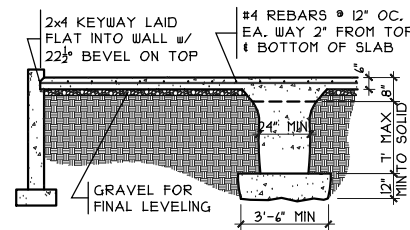
GRADE BM DETAIL

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



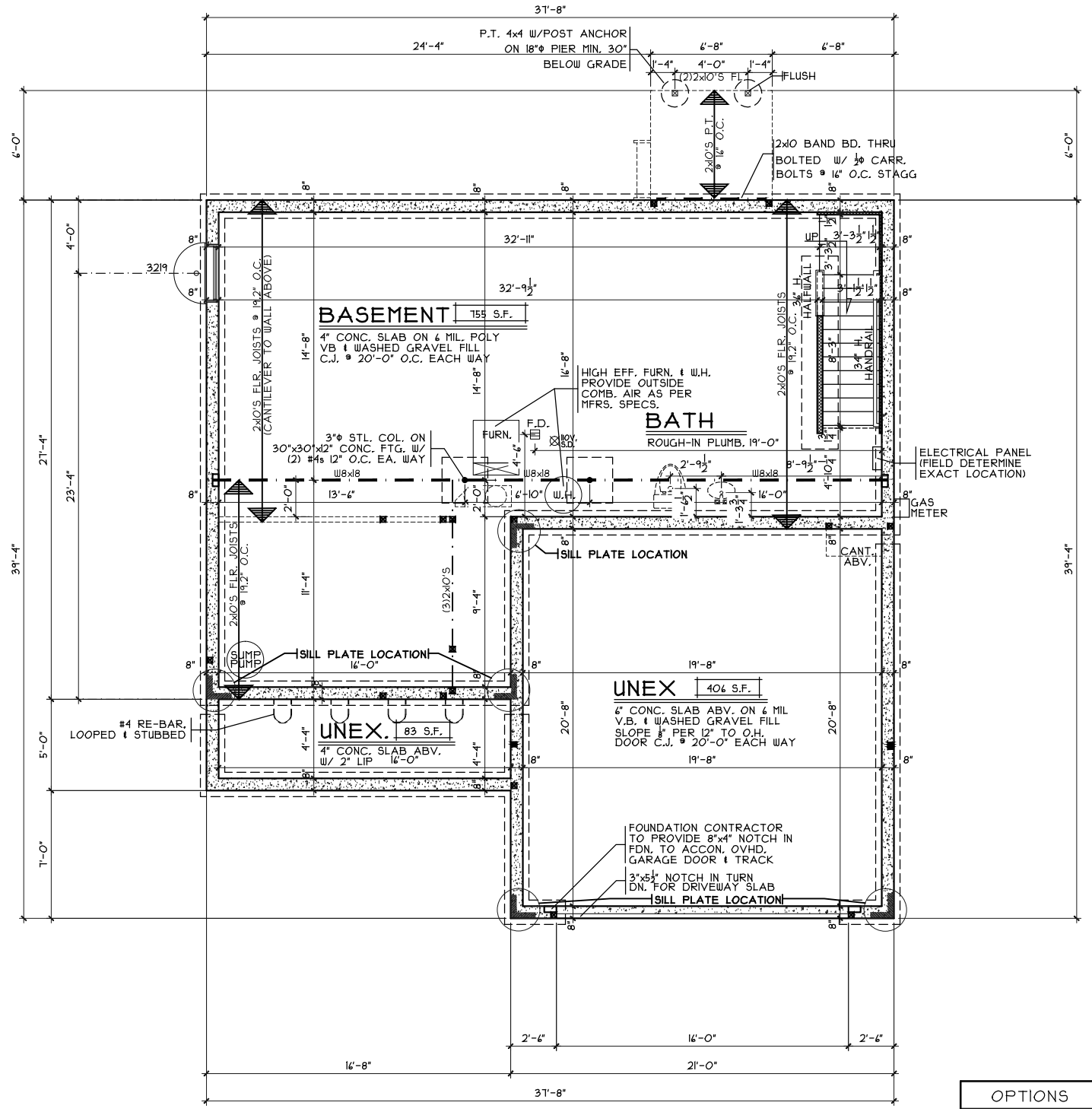
PORCH DETAIL

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



GRADE BM SECTION

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



FOUNDATION PLAN

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

NOTE: ALL EXTERIOR DIMENSIONS ARE TO FACE OF FOUNDATION- MASONRY VENEER TO OVERHANG FOUNDATION AS REQ'D. TO ACCOMMODATE 1' AIRSPACE AT SHEATHING. MAXIMUM OVERHANG TO BE 3/4".

OPTIONS

Foundation Plan

Plan: Crownfield
 Date: 5.1.2019
 Drawn: EW
 Scale: As Noted
 Revised: 7.1.2019
 Sheet: 3 of 13

Proposed Residence:
 SPEC
 3662 Red Fox Run
 Greycliff Landing

Franklin Twp.
 Warren County

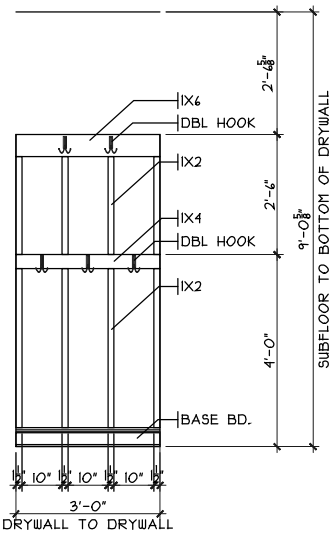
Crownfield - B2 - Vinyl

Issue Dates

Review #1 - 5.24.2019

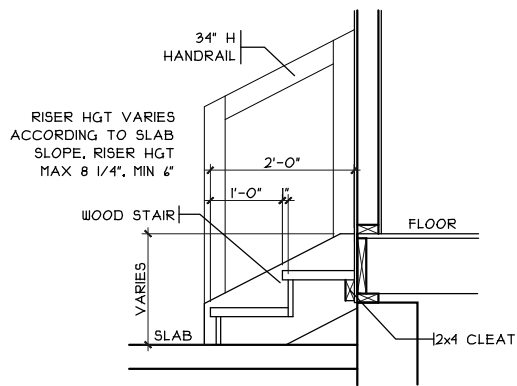
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A2



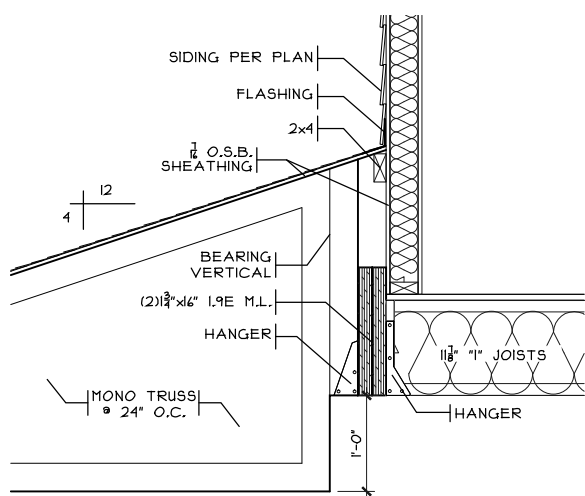
COAT ORGANIZER

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



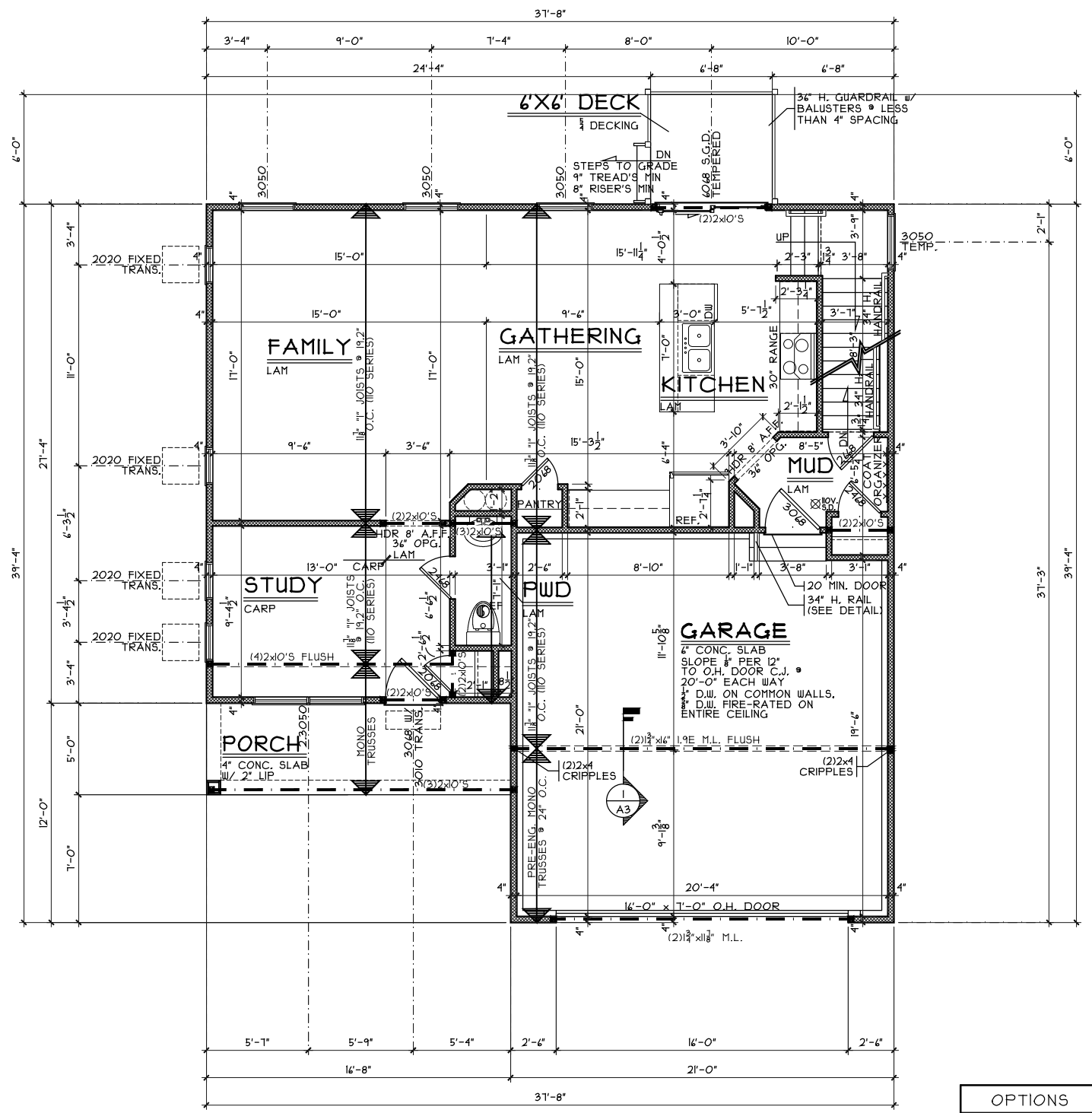
GARAGE STAIRS DETAIL

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



GARAGE DETAIL

SCALE: 1/2" = 1'-0"



FIRST FLOOR PLAN

SCALE: 1/8" = 1'-0" 842 SQ. FT.

OPTIONS

Proposed Residence:
 SPEC
 3662 Red Fox Run
 Greycliff Landing
 Franklin Twp.
 Warren County

Issue Dates
 Review #1 - 5.24.2019

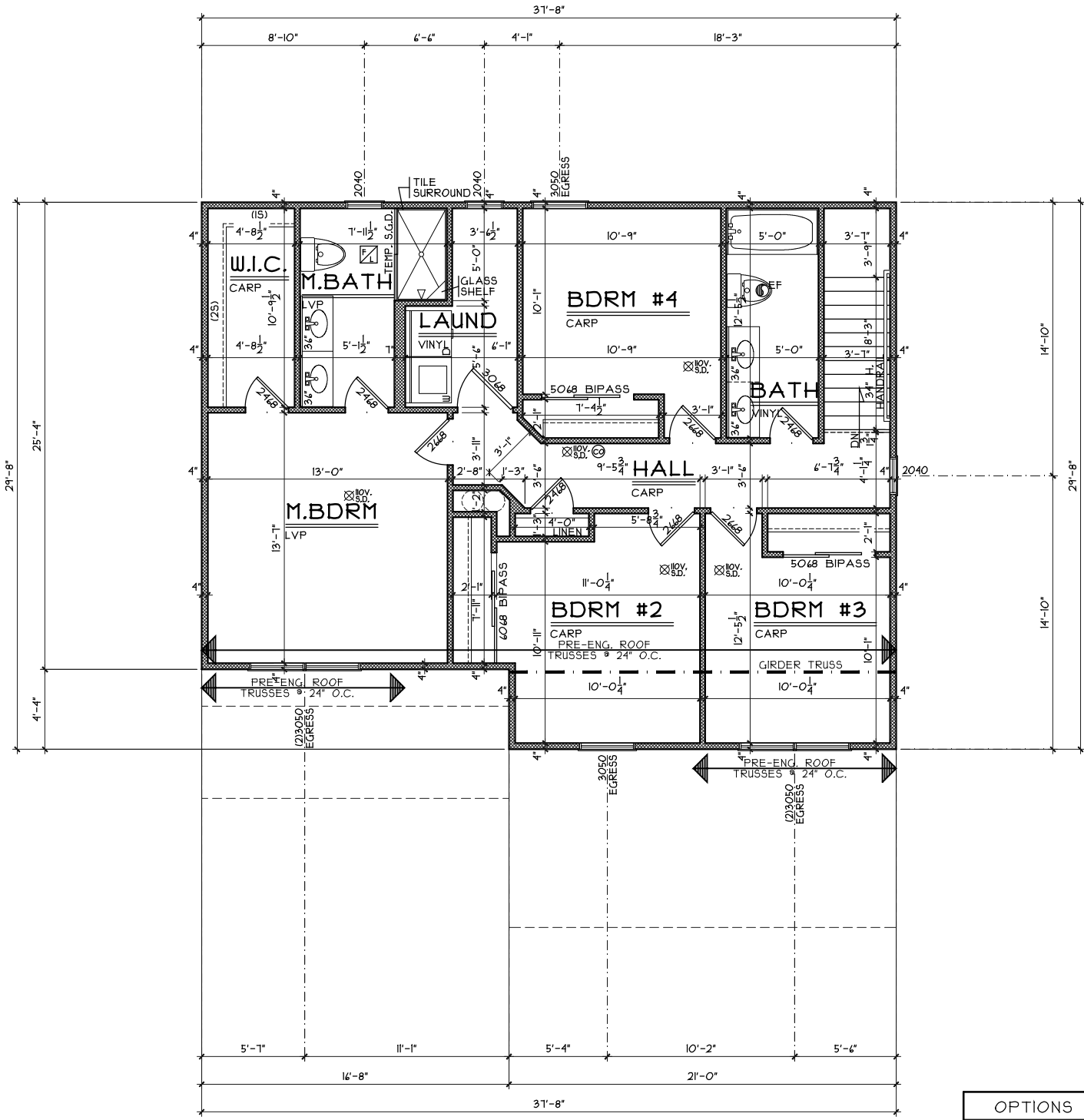
Crownfield - B2 - Vinyl

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A3



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SECOND FLOOR PLAN
SCALE: 1/8" = 1'-0"
994 SQ. FT.

OPTIONS

Second Floor Plan

Plan: Crownfield
Date: 5.1.2019
Drawn: EW
Scale: As Noted
Revised: 7.1.2019
Sheet: 5 of 13



Proposed Residence:
SPEC
3662 Red Fox Run
Greycliff Landing

GC-70

Franklin Twp.
Warren County

Crownfield - B2 - Vinyl

Issue Dates

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A4