

MARKET HOME
3643 RED FOX RUN

C13
R=45.00'
L=40.21'

PLOT PLAN

LOT 75 (20,099 SF) 0.4614 ACRES
GREYCLIFF LANDING, SECTION 5
SECTION 21, TOWN 3, RANGE 4
FRANKLIN TOWNSHIP, WARREN COUNTY, OHIO
FOR: CRISTO HOMES

SETBACKS:

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

M.R.O.E.=897.0

QUANTITIES

TOTAL LOT AREA	20,099 sq. ft.
CITY WALK	142 sq. ft.
HOUSE WALK	32 sq. ft.
DRIVE	750 sq. ft.
APRON	205 sq. ft.
PATIO AND PORCHES	145 sq. ft.
DECK	- sq. ft.
SEEDING AREA	16,769 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.

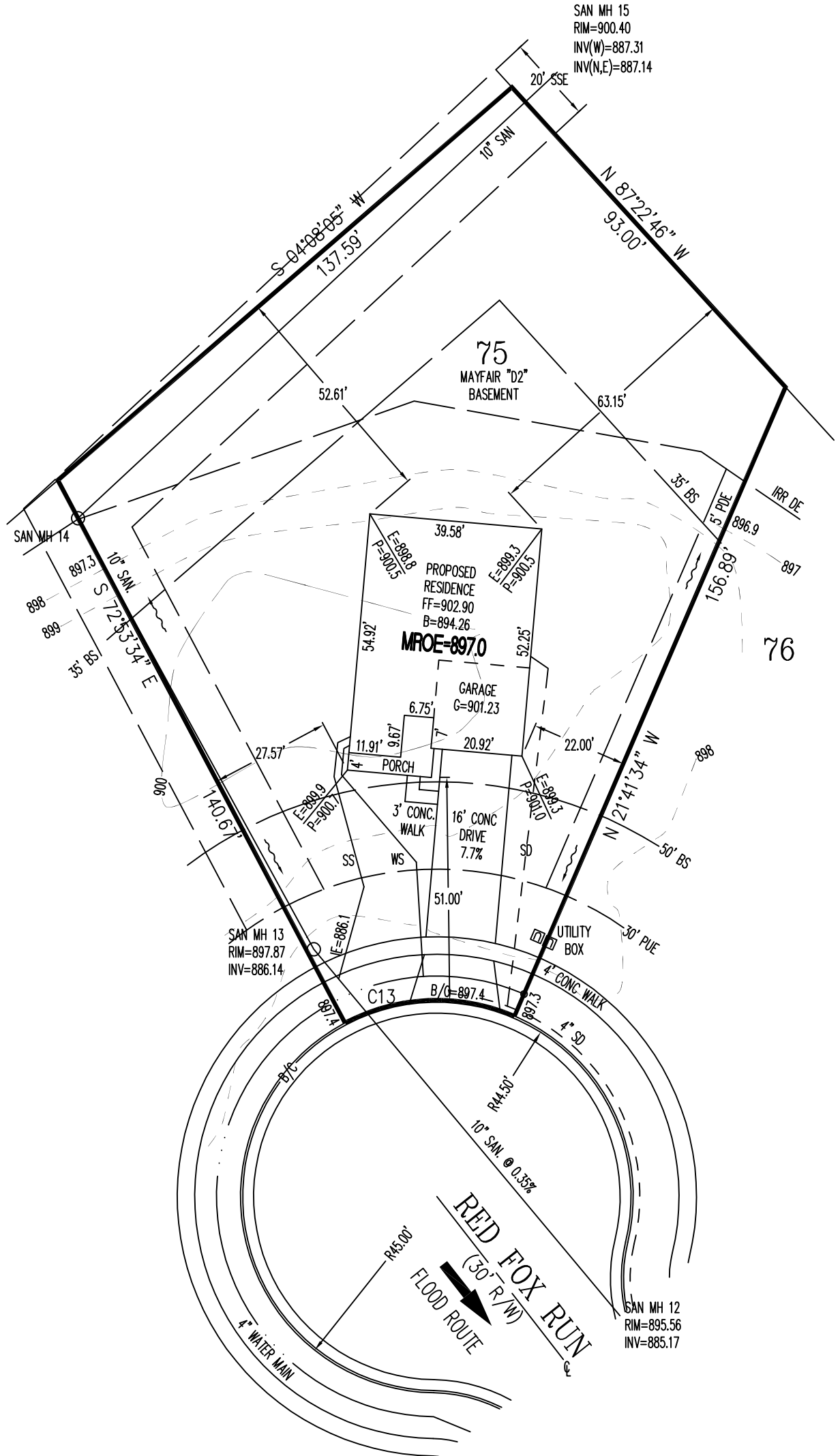
PRIOR TO CONSTRUCTION, A GEOTECHNICAL REPORT SHALL BE OBTAINED BY THE BUILDER. APEX ASSUMES NO RESPONSIBILITY FOR SOIL CONDITIONS.

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.

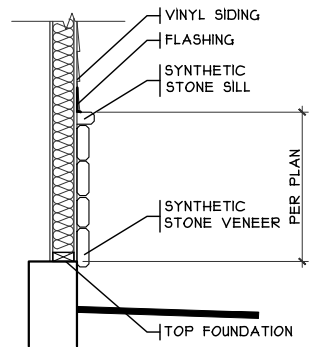
TOPOGRAPHY FROM APEX NOVEMBER 2018 AND MAY NOT REFLECT CURRENT CONDITIONS.



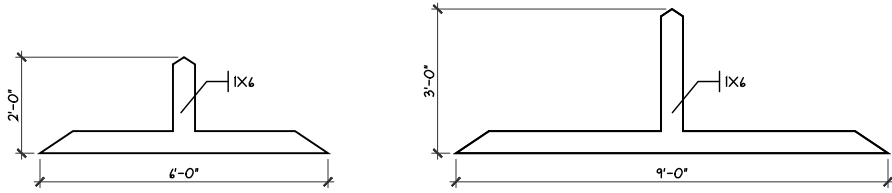
SCALE: 1"=20'
DATE: 10-02-19
DRAWN: JLL
DESIGNED:
CHECKED: KRC

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

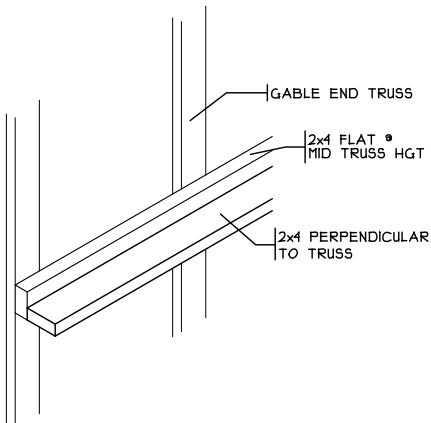
REVISIONS:	
1.	
2.	
3.	
4.	
PROJECT: GREYCLIFF DRAWING: 192130PA	SHEET 1 OF 1



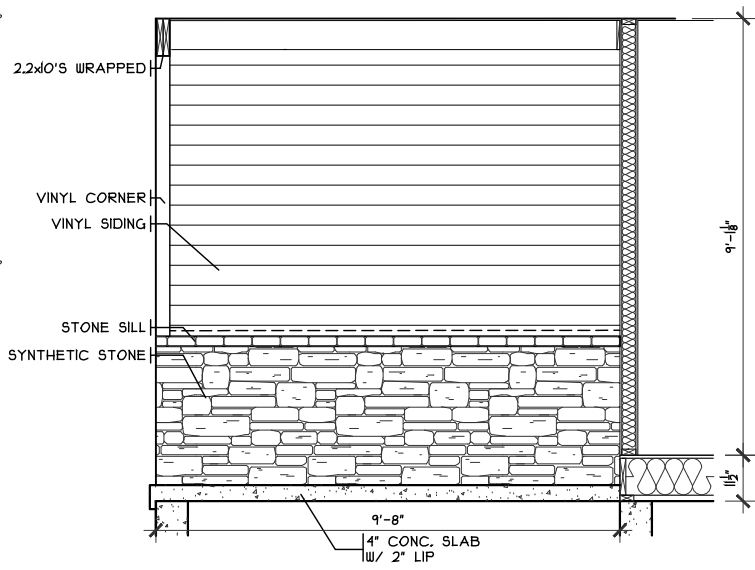
STONE BASE DETAIL
 SCALE: 1/8" = 1'-0"



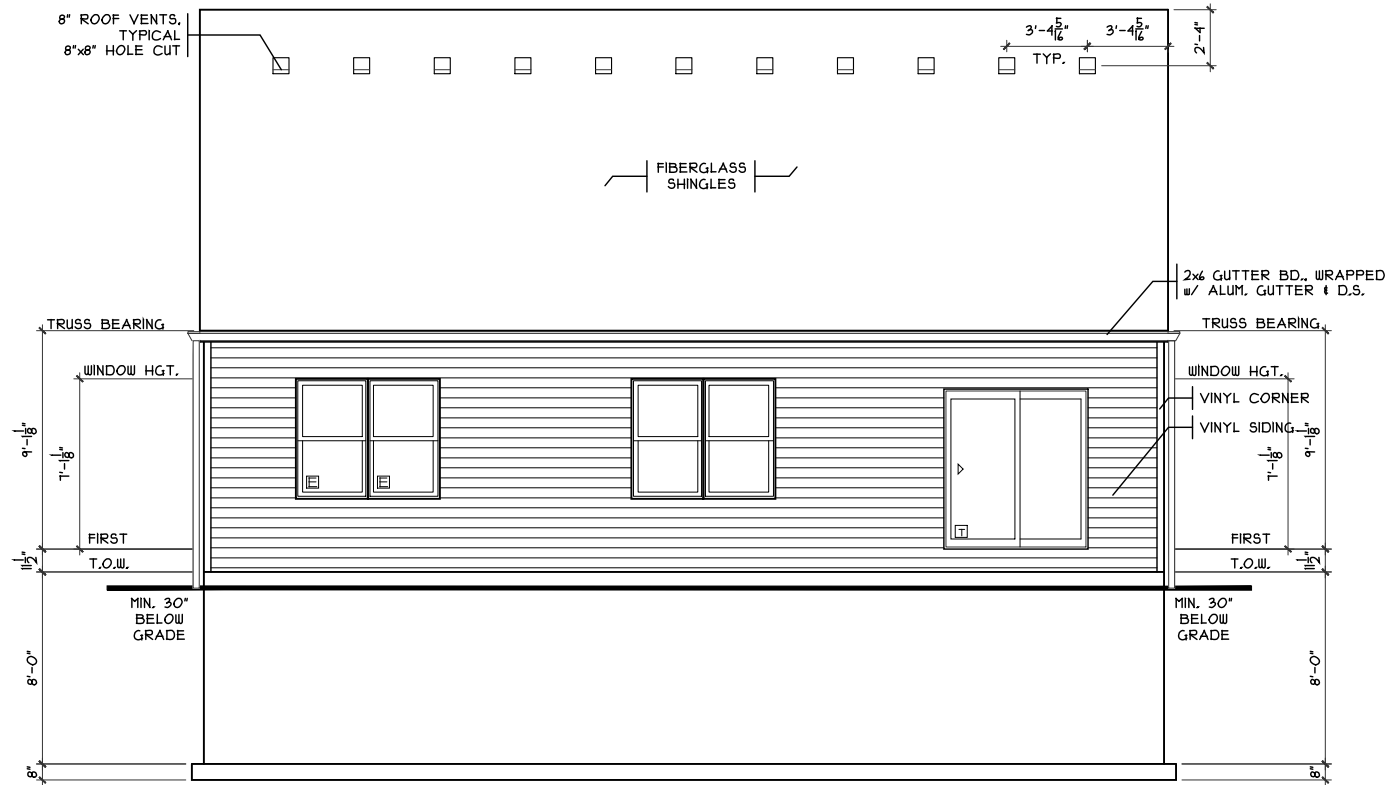
PEDIMENT DETAIL
 SCALE: 1/8" = 1'-0"



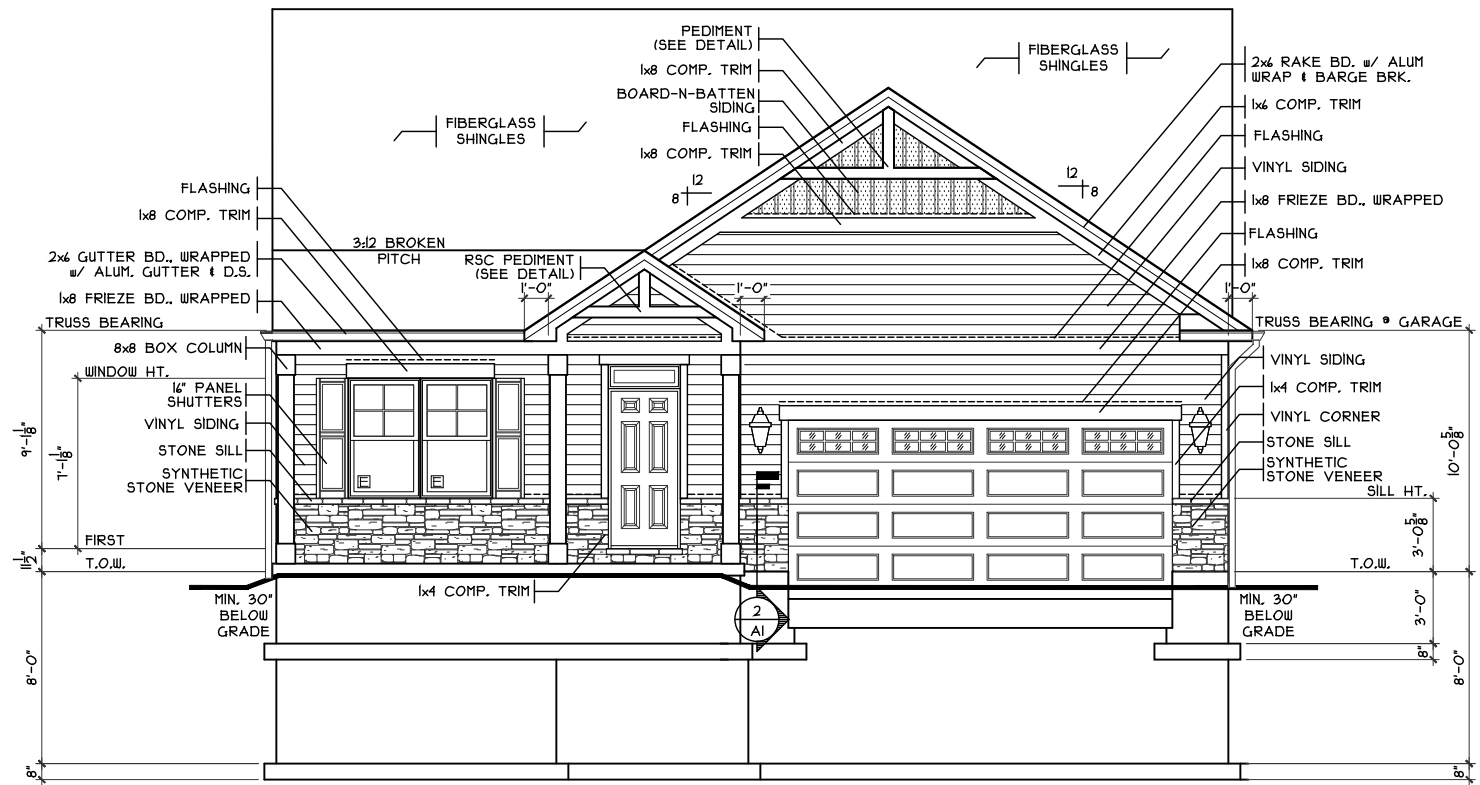
STIFF BACK DETAIL
 SCALE: 3/8" = 1'-0"



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



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

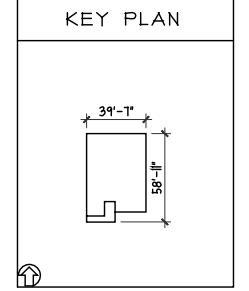


FRONT ELEVATION
 SCALE: 1/8" = 1'-0"

SHEET INDEX	
SHT#	DESCRIPTION
A1	Front and Rear Elevations A
A1a	Left and Right Elevations A
A2	Foundation Plan
A3	First Floor Plan
A4	Typical Wall Sections/Stair Section
A5	Typical Framing Details (Aluminum)
G1	General Notes
S1	First Floor Joist Layout / Roof Plan
E1	Electrical Plan
E2	Electrical 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.	
R143B3	
3	BDRMS
3	BATH
4	CAR GARAGE
1	FST FLR. CLG.
SQUARE FOOTAGE	
TOTAL	1443
FIRST	1443
SECOND	N/A
LOW. LEV. FIN.	N/A
LOWER (SLAB)	1523
GAR. (SLAB)	380



OPTIONS	

GC - 75
 Proposed Residence:
 Market Homes
 3643 Red Fox Run
 Greycliff Landing Lot 75

Front & Rear Elevations

Plan: Mayfair 1
 Date: 9/19/2019
 Drawn: NCB
 Scale: As Noted
 Revised:
 Sheet: 2 of 11

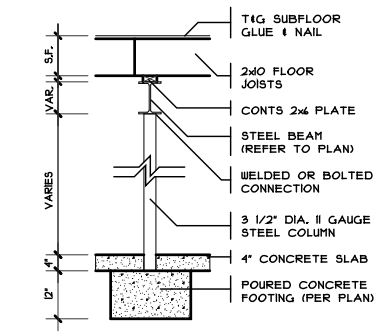
CRISTO HOMES
 7894A Tyers Place Blvd.
 West Chester, OH 45069
 513.755.0570

Issue Dates
 Review

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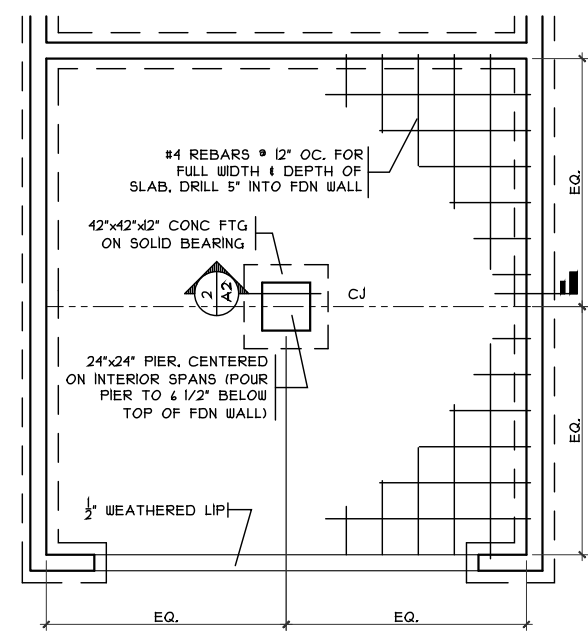
Mayfair I-D2 - Vinyl

A1

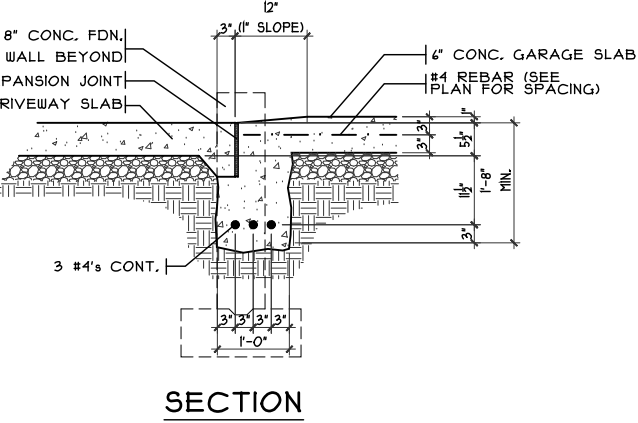
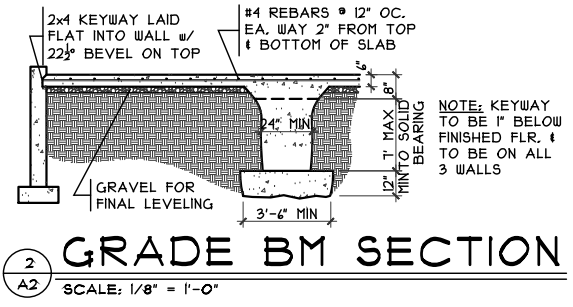


THICKENED SLAB
 SCALE: 1/4" = 1'-0"

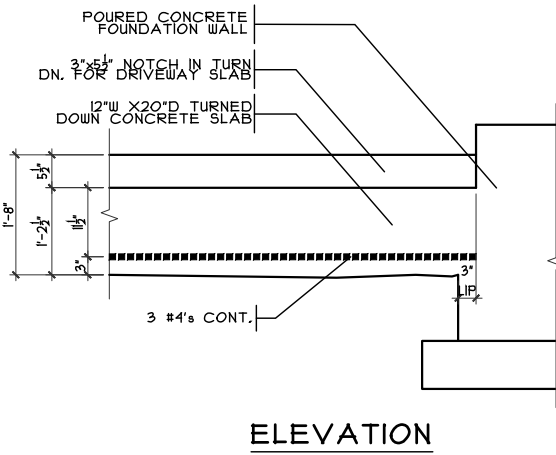
COLUMN DETAIL
 SCALE: 1/8" = 1'-0"



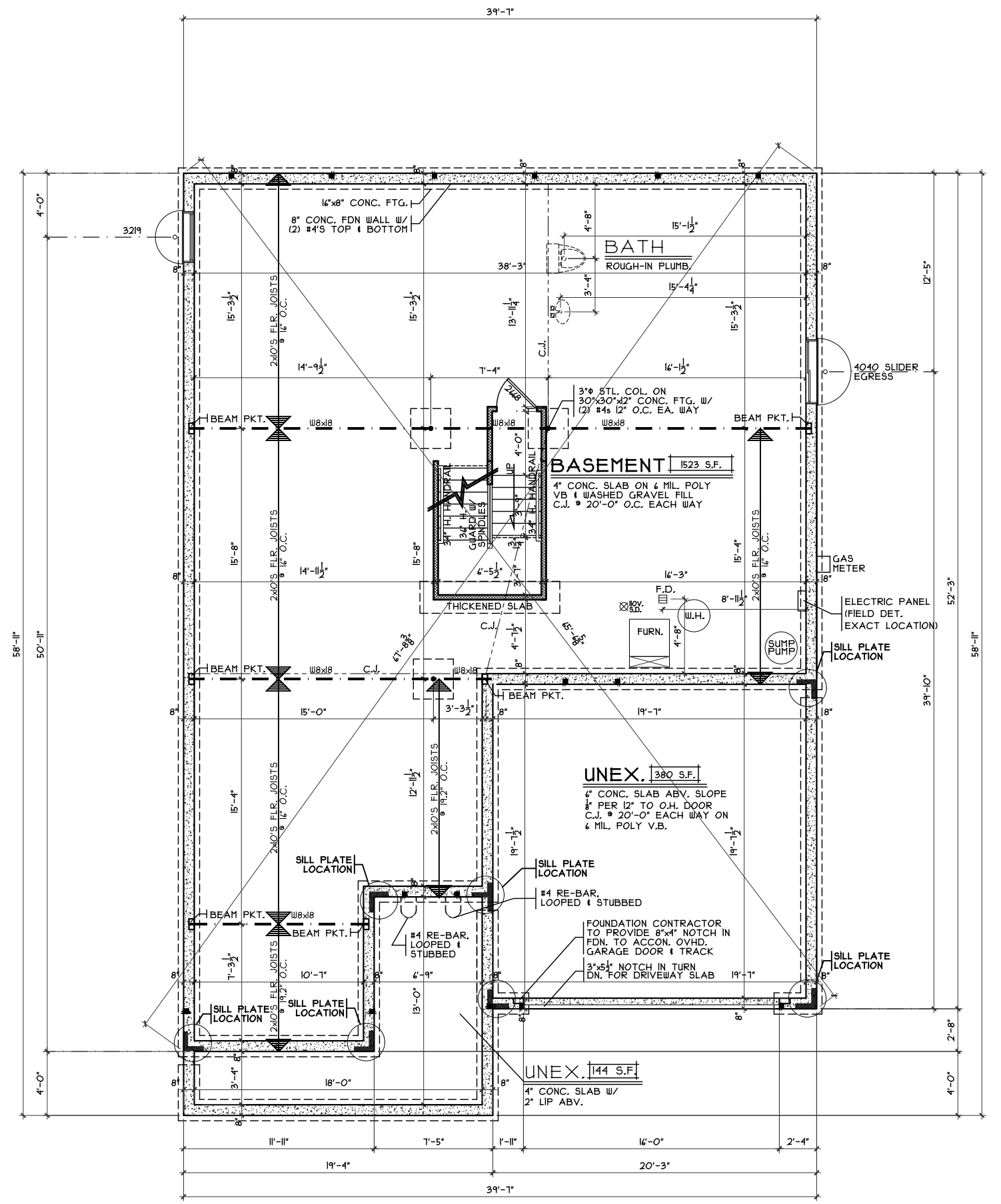
GRADE BM DETAIL
 SCALE: 1/8" = 1'-0"



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



ELEVATION



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

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

OPTIONS

Foundation Plan

Plan: Mayfair 1
 Date: 9/19/2019
 Drawn: NCB
 Scale: As Noted
 Revised:
 Sheet: 5 of 11

GC - 75

Proposed Residence:
 Market Homes
 3643 Red Fox Run
 Greycliff Landing Lot 75

Mayfair I-D2 - Vinyl

Franklin
 Warren County

Issue Dates

Review	Issue Dates

CRISTO HOMES
 7944 Tyers Place Blvd.
 West Chester, OH 45389
 513.755.0570 • www.cristohomes.com

A2

