

PLOT PLAN

LOT 77 (14,993 SF) 0.3442 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=5' MIN/20' TOTAL

RAFTER/McKEEVER RESIDENCE
 3655 RED FOX RUN

M.R.O.E.=897.0

C16
 R=35.00'
 L=17.11'

QUANTITIES

TOTAL LOT AREA	14,933 sq. ft.
CITY WALK	285 sq. ft.
HOUSE WALK	60 sq. ft.
DRIVE	657 sq. ft.
APRON	204 sq. ft.
PATIO AND PORCHES	31 sq. ft.
DECK	36 sq. ft.
SEEDING AREA	4022 sq. ft.
UNDISTURBED AREA	2979 sq. ft.
SOD	5298 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.

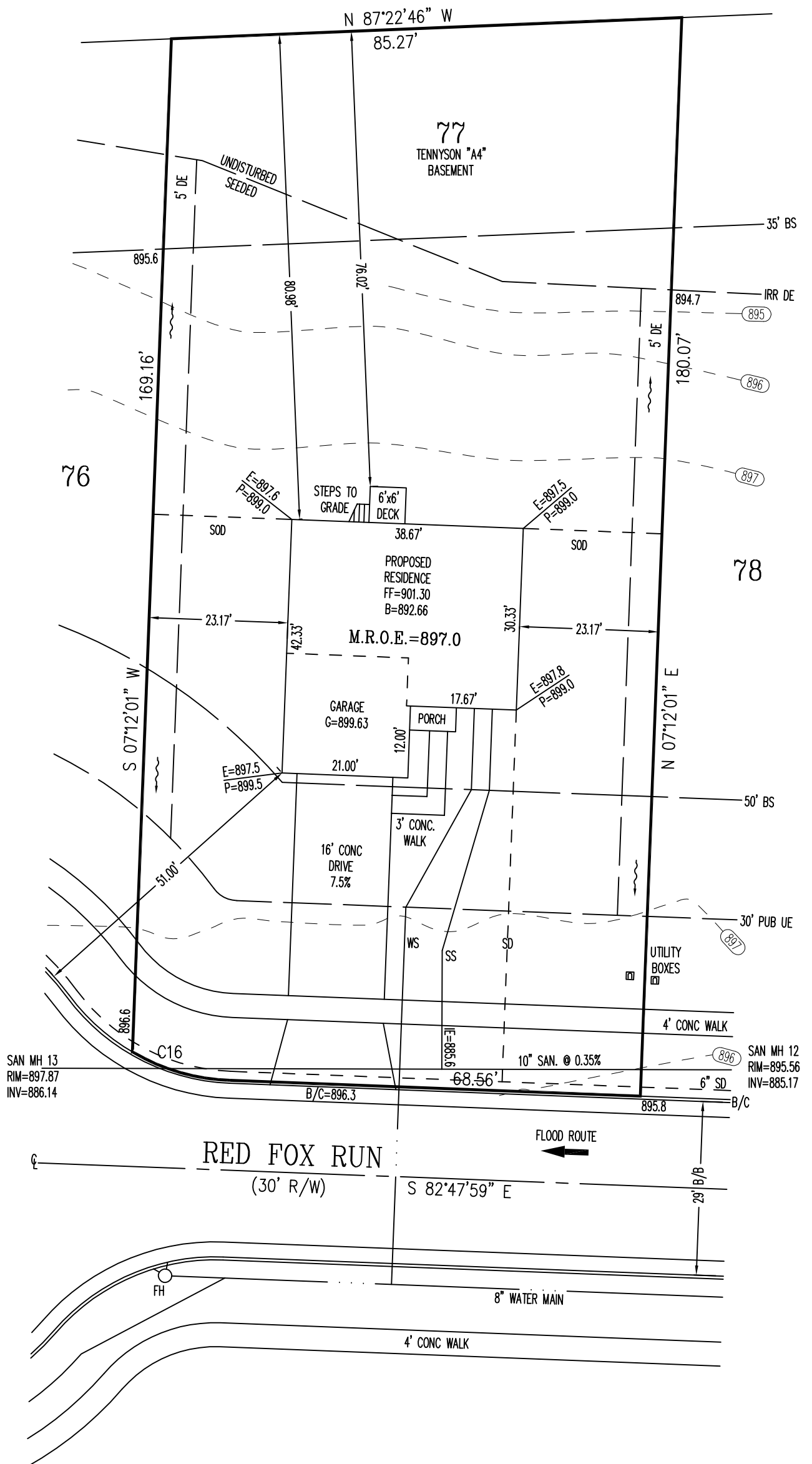
UNLESS F.F.E., M.O.E. OR M.B.E. ARE FIELD VERIFIED BY AN ENGINEERING FIRM, CONTRACTOR TAKES FULL RESPONSIBILITY FOR THE FINISH FLOOR ELEVATION.

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.



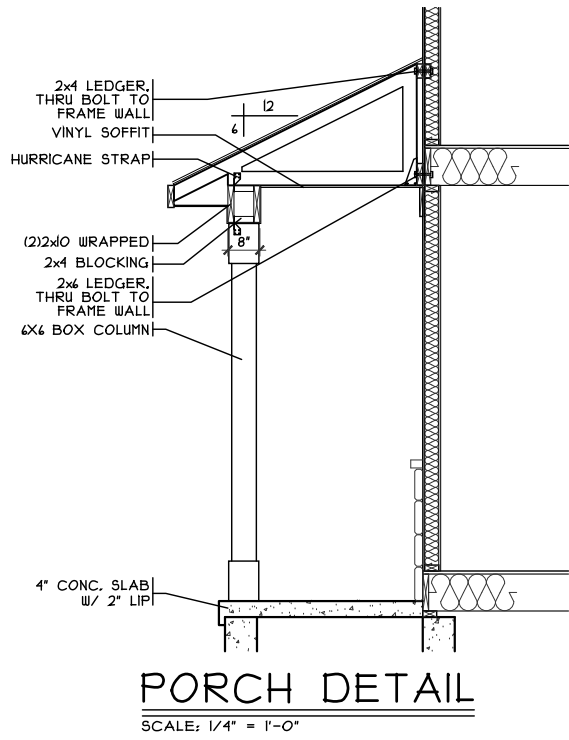
TOPOGRAPHY FROM APEX
 NOVEMBER 2018 AND
 MAY NOT REFLECT CURRENT
 CONDITIONS.

SCALE: 1"=20'
 DATE: 01-30-20
 DRAWN: JLL
 DESIGNED:
 CHECKED: KRC

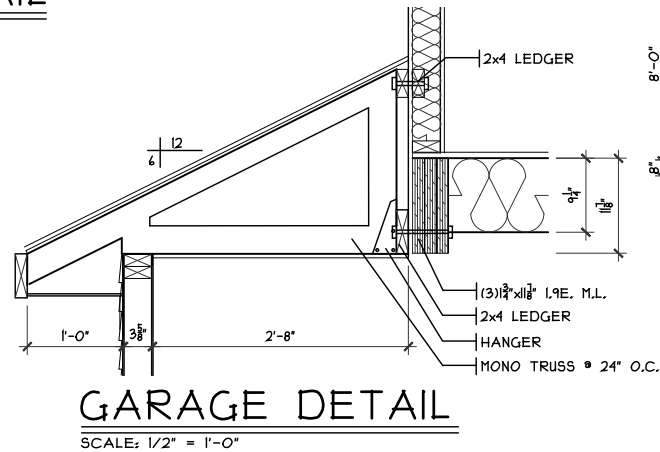
APEX
 ENGINEERING & SURVEYING, INC.
 1068 N. UNIVERSITY BLVD MIDDLETOWN, OHIO 45042
 PH.-(513) 424-5202 OR (513) 932-8991 FAX - (513) 424-6202

REVISIONS:
 1.
 2.
 3.
 4.

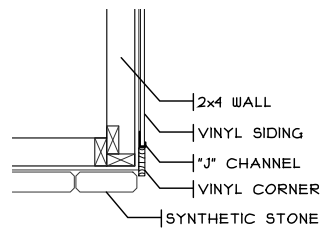
PROJECT: GREYCLIFF DRAWING: 200637PA	SHEET 1 OF 1
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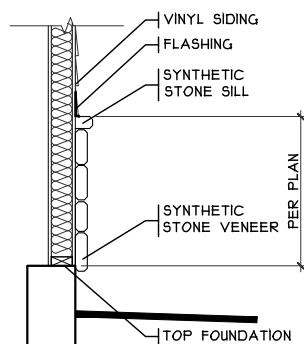
PORCH DETAIL
SCALE: 1/4" = 1'-0"



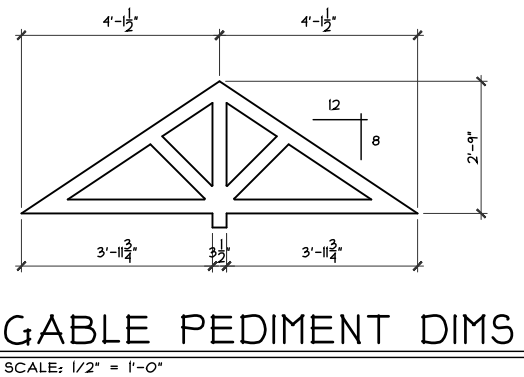
GARAGE DETAIL
SCALE: 1/2" = 1'-0"



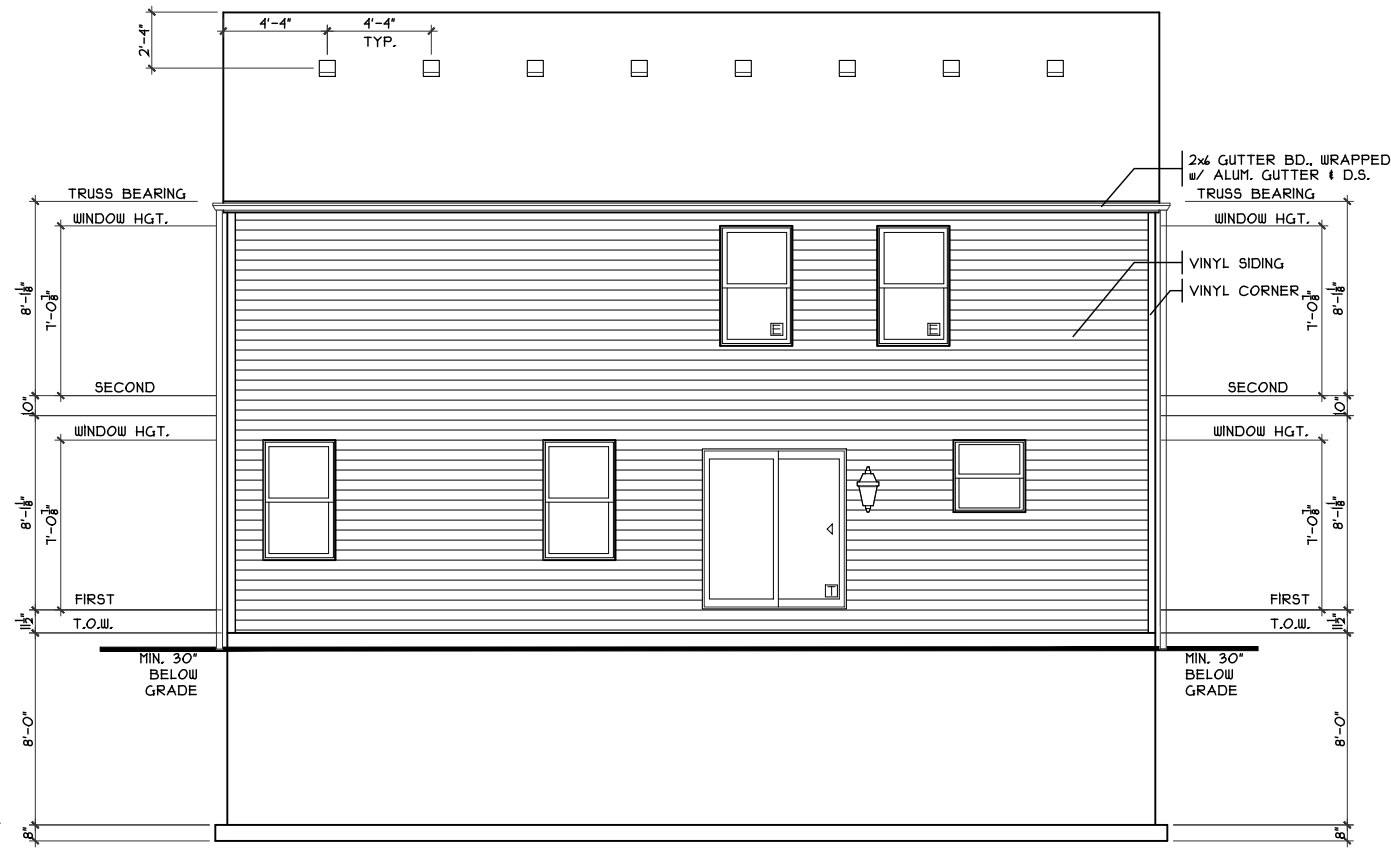
STONE/VINYL CORNER
SCALE: 1/2" = 1'-0"



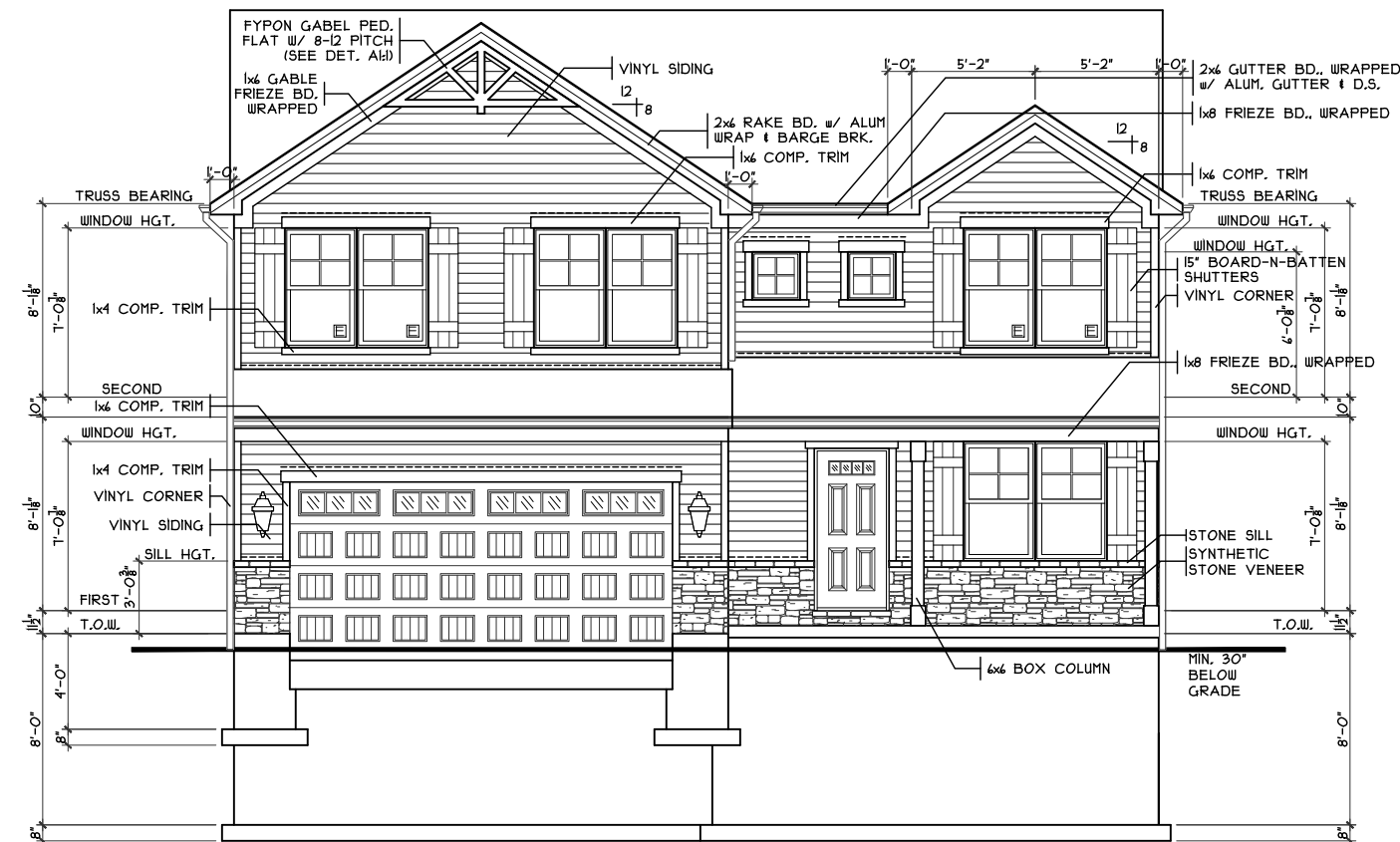
STONE BASE DETAIL
SCALE: 1/8" = 1'-0"



GABLE PEDIMENT DIMS
SCALE: 1/2" = 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
A2a	Lower Level 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
S1	First Floor Joist Layout
S2	Second Floor Joist Layout / Roof Plan

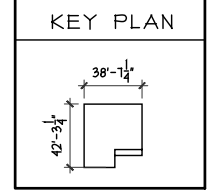
NOTE:
PLANS PRINTED ON 24x36 SHEETS TO BE SCALABLE AT FULL SCALE. 1/4" = 1'-0"
PLANS PRINTED ON 11x17 SHEETS TO BE SCALABLE AT HALF SCALE. 1/8" = 1'-0"

Issue Dates
Review

Tennison - C2 - Vinyl
 Cristo Homes reserves all property rights in these plans. These plans are not to be reproduced, changed, or copied in any manner. They are not to be given to a third party, either in full or in part, without first receiving written permission from Cristo Homes. In the event these plans are used by a third party, Cristo Homes shall be held harmless.

Proposed Residence:
 Megan Rafter
 3655 Red Fox Run
 Greycliff Landing Lot #77

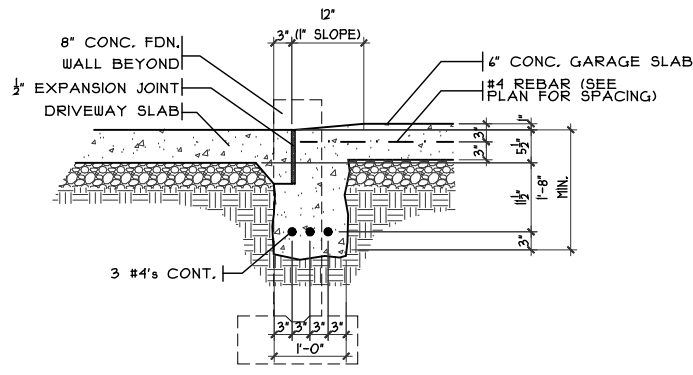
252326B4 PLAN INFO	
4	BDRMS
2.5	BATHS
2	CAR GARAGE
8	1ST FLR. CLG.
SQUARE FOOTAGE	
TOTAL	2326
MAIN	998
UPPER	1328
LOWER	508
LOWER (SLAB)	916
GARAGE	318



OPTIONS	

Front And Rear Elevations
 Plan: Tennison Basement
 Date: 3.20.20/20
 Drawn: KMA
 Scale: As Noted
 Revised:
 Sheet: 1 of 12

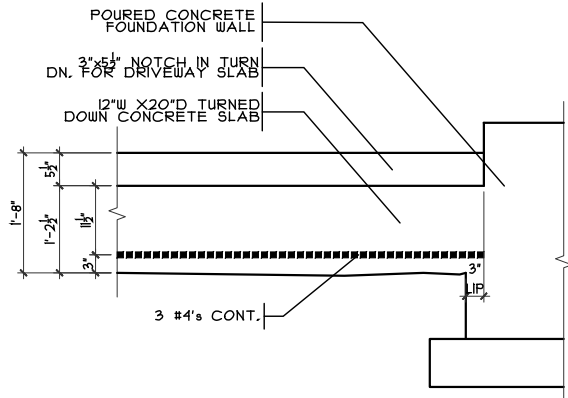
A1



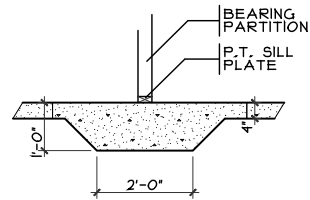
SECTION

GARAGE DOOR GRADE BM

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

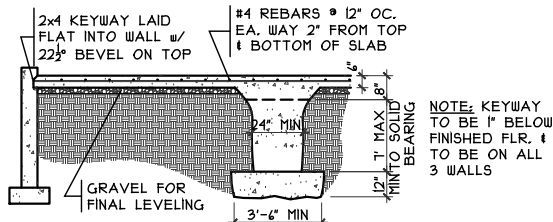


ELEVATION



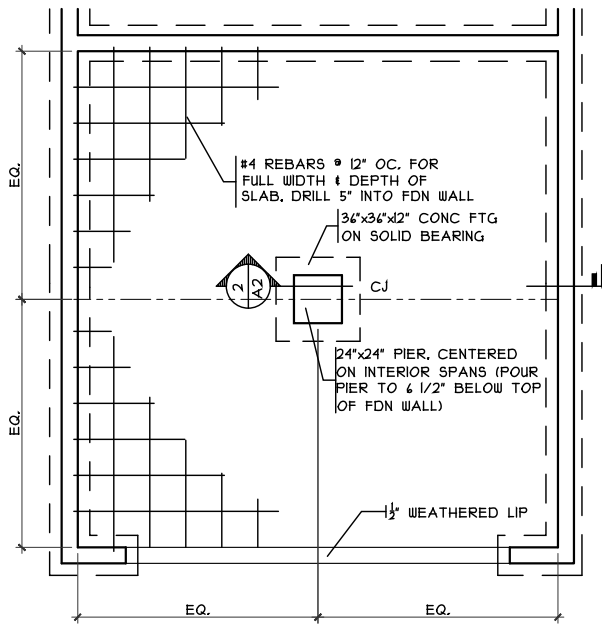
THICKENED SLAB

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



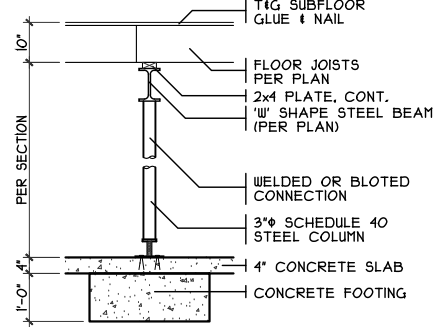
GRADE BM SECTION

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



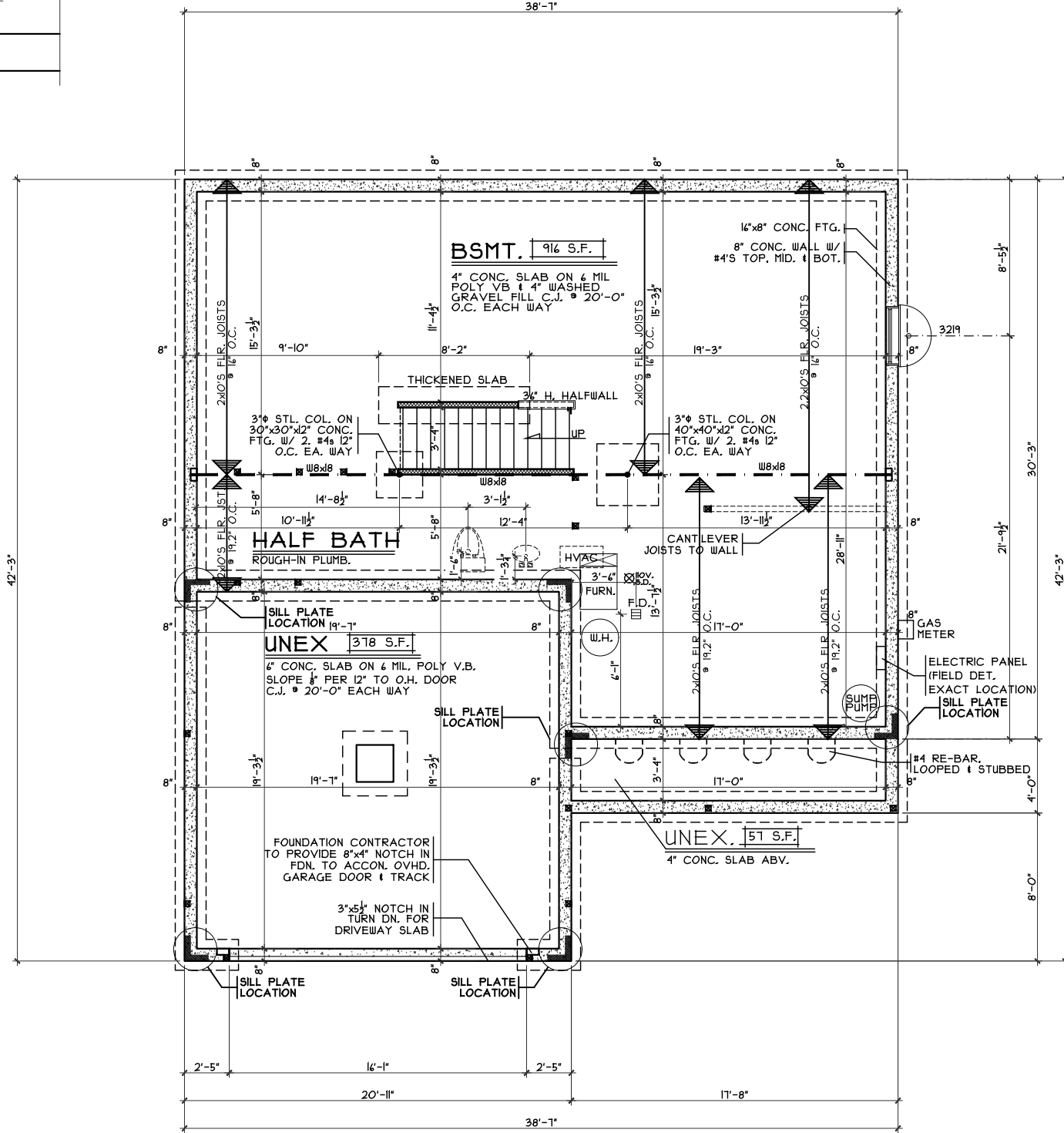
GRADE BM DETAIL

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: 3.20.2020
 Drawn: KMA
 Scale: As Noted
 Revised:
 Sheet: 3 of 12



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

Proposed Residence:

Megan Rafter
 3655 Red Fox Run
 Greycliff Landing Lot #77

GC-77

Tennyson - C2 - Vinyl

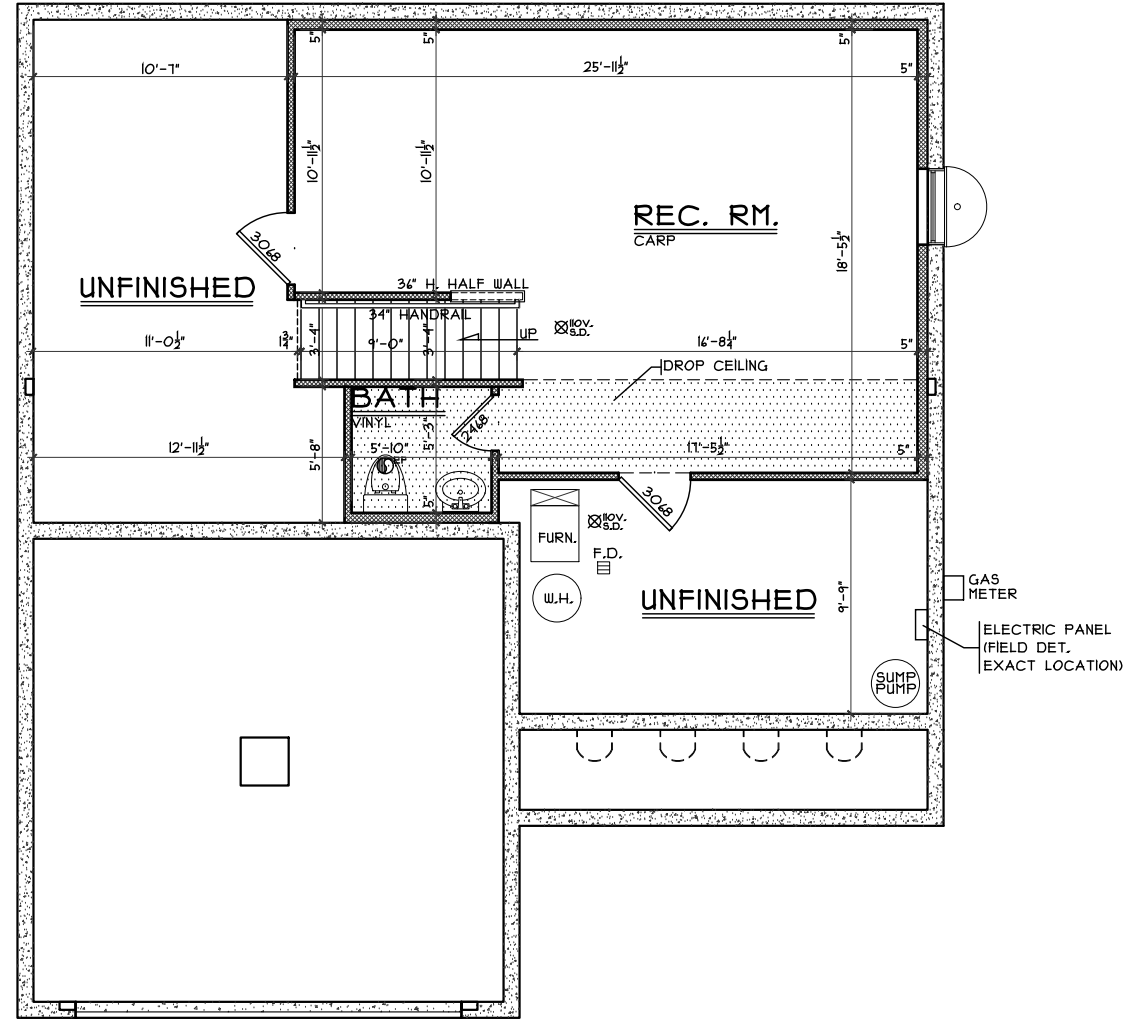
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Issue Dates

Review	

Franklin Twp.
 Warren County

A2



LOWER LEVEL PLAN
SCALE: 1/8" = 1'-0"

508 S.F.

OPTIONS

Lower Level Plan
Plan: Tennison Basement
Date : 3.20.2020
Drawn: KMA
Scale : As Noted
Revised:
Sheet : 4 of 12



GC-77
Proposed Residence:
Megan Rafter
3655 Red Fox Run
Greycliff Landing Lot #77

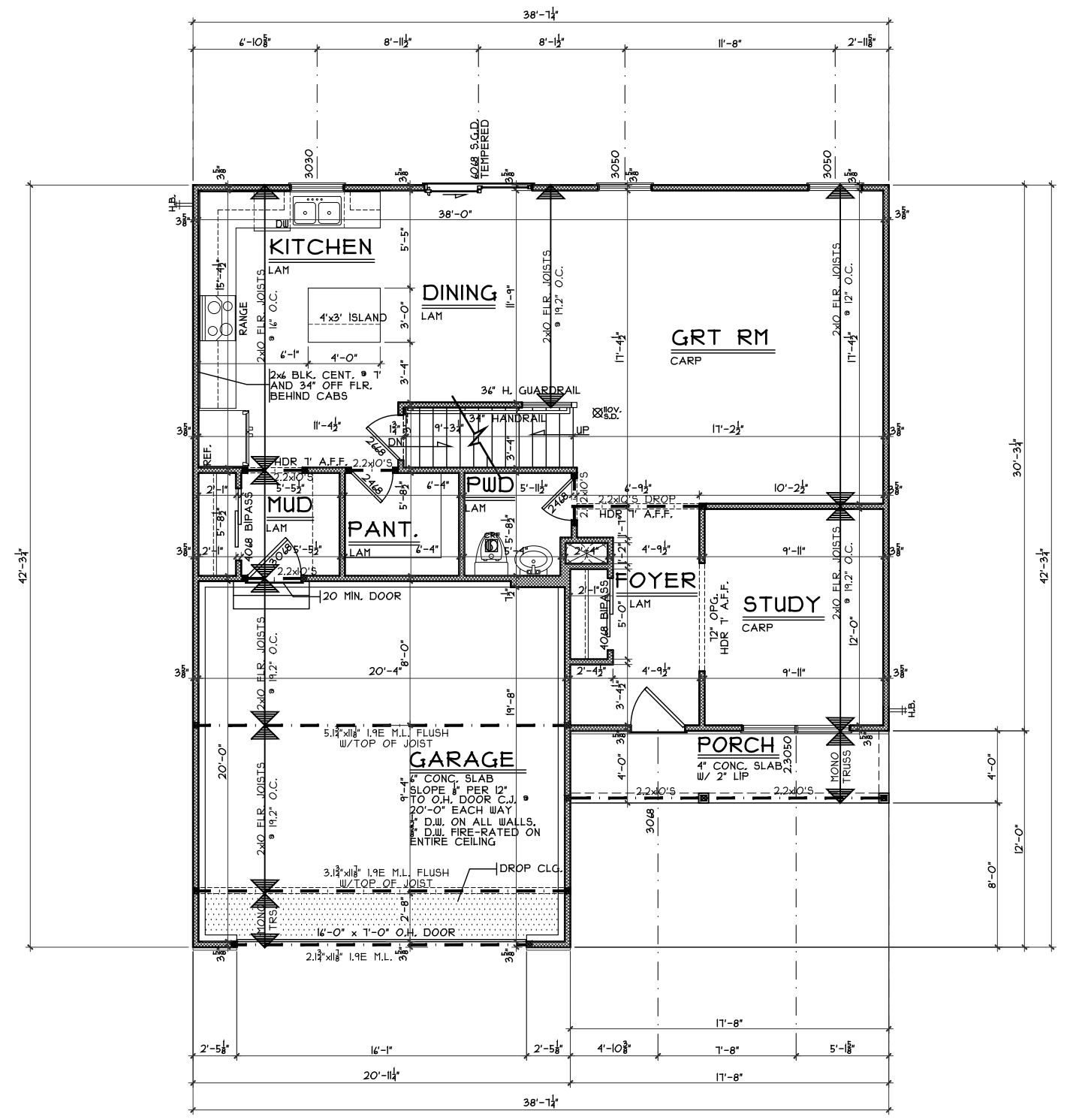
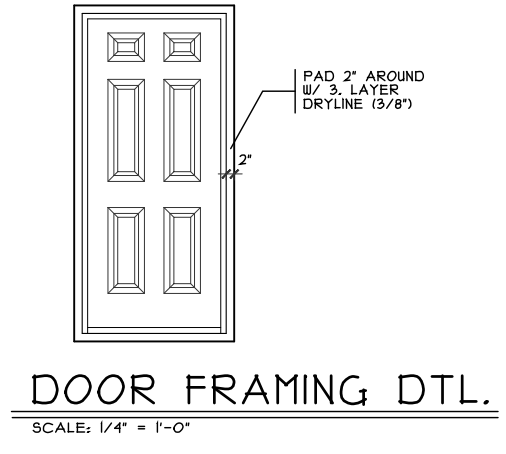
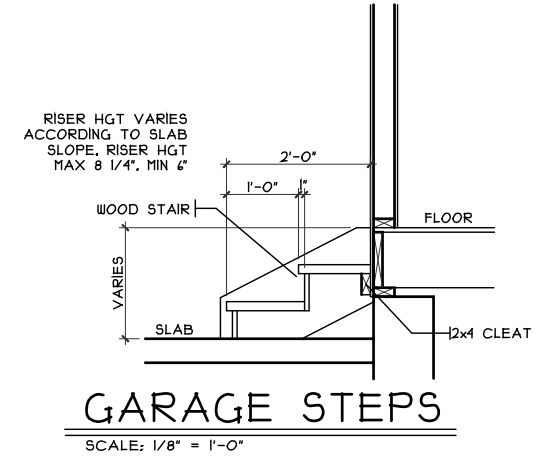
Franklin Twp.
Warren County

Tennison - C2 - Vinyl

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Issue Dates	Review


A2a



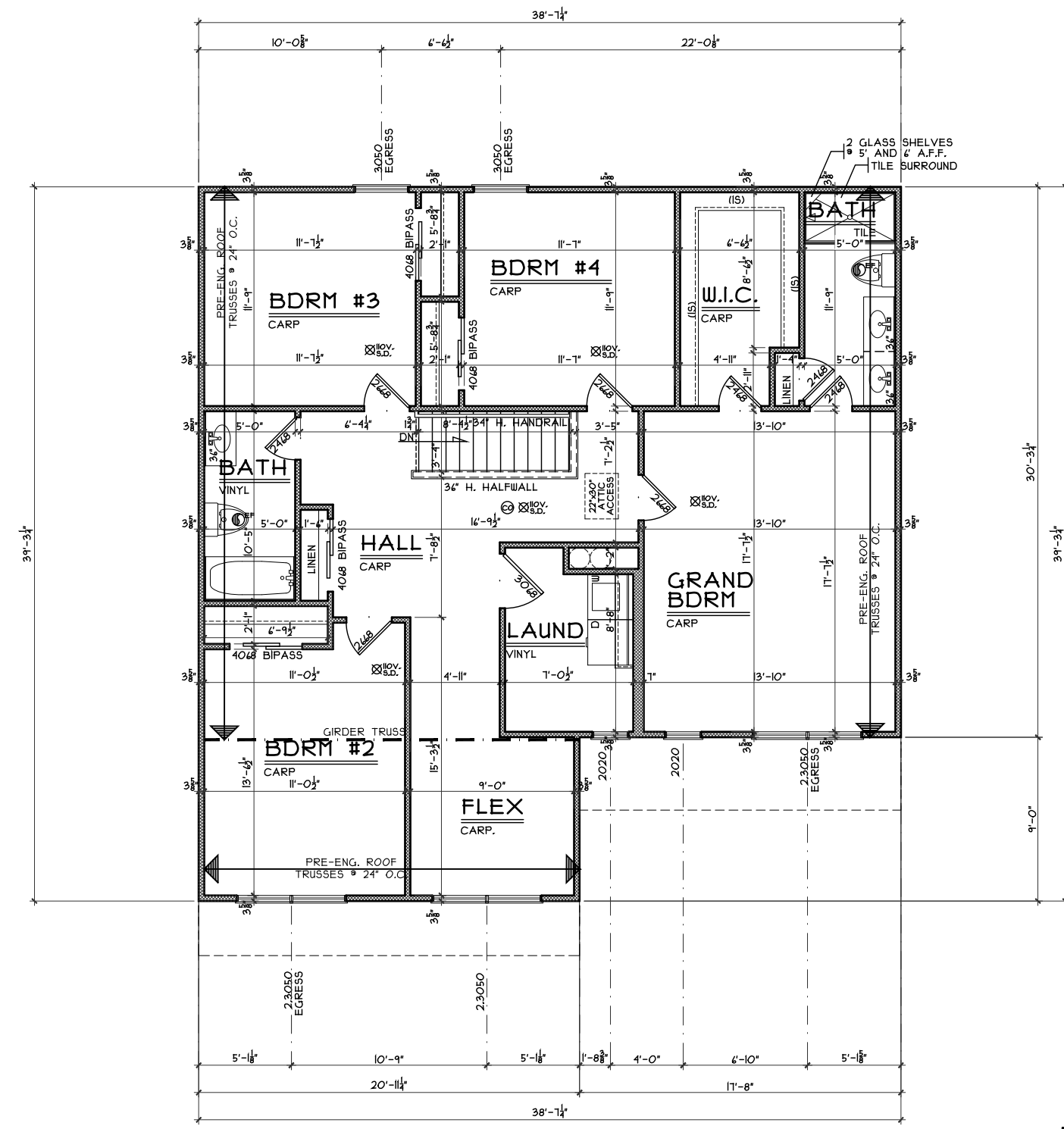
FIRST FLOOR PLAN
 SCALE: 1/8" = 1'-0" 998 S.F.

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

OPTIONS

First Floor Plan Plan: Tennyson Basement Date : 3.20.20/20 Drawn: KMA Scale : As Noted Revised: Sheet : 5 of 12	 7594-A Tylers Place Blvd. West Chester, OH 45069 513.795.0570 www.cristohomes.com	Proposed Residence: Megan Rafter 3655 Red Fox Run Greycliff Landing Lot #77	Tennyson - C2 - Vinyl Issue Dates Review	Franklin Twp. Warren County
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A3



SECOND FLOOR PLAN
SCALE: 1/8" = 1'-0" 1328 S.F.

OPTIONS

Second Floor Plan
Plan: Tennison Basement
Date: 3.20.20/20
Drawn: KMA
Scale: As Noted
Revised:
Sheet: 6 of 12



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GC-77
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Issue Dates
Review

A4