

PLOT PLAN
LOT 79 (15,264 SF) 0.3503 ACRES
GREYCLIFF LANDING, SECTION 5
SECTION 21, TOWN 3, RANGE 4
FRANKLIN TOWNSHIP,
WARREN COUNTY, OHIO
FOR: CRISTO HOMES

SIMPSON RESIDENCE
 3667 RED FOX RUN

M.R.O.E.=897.0
 M.O.E.(E)=898.0

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

C17
 R=985.00'
 L=75.22'

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

QUANTITIES

TOTAL LOT AREA	15,264	sq. ft.
CITY WALK	284	sq. ft.
HOUSE WALK	31	sq. ft.
DRIVE	698	sq. ft.
APRON	204	sq. ft.
PATIO AND PORCHES	218	sq. ft.
DECK	X	sq. ft.
SEEDING AREA	1,695	sq. ft.
UNDISTURBED AREA	4,196	sq. ft.
SOD	5,762	SQ. FT.



INFORMATION FROM CONSTRUCTION DRAWINGS.

CONTRACTOR IS TO VERIFY LOCATION AND DEPTH OF WATER AND UTILITY SERVICES BEFORE CONSTRUCTION.

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.

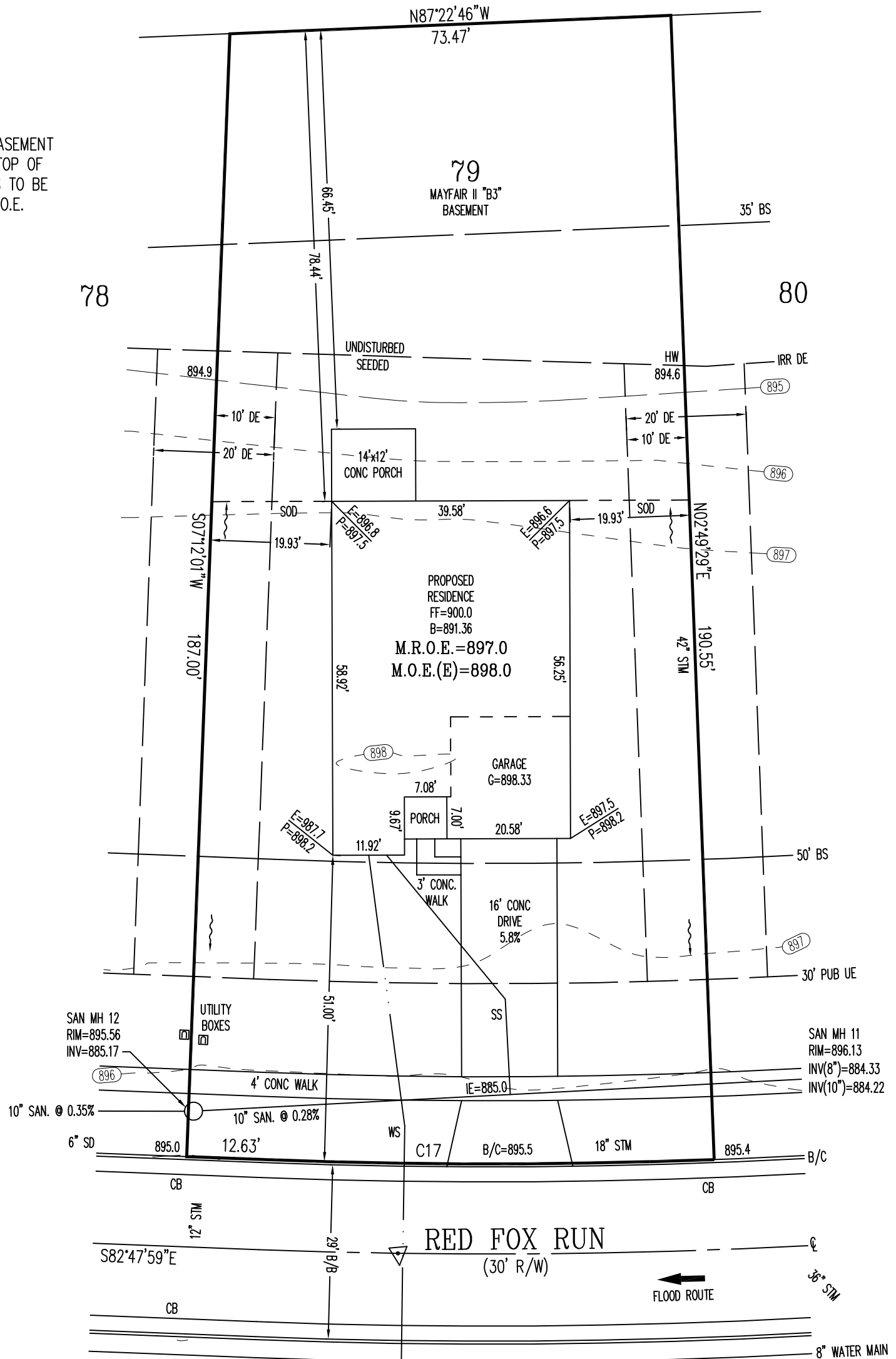
A STANDARD FORMULA WAS USED TO DETERMINE FINISH FLOOR GRADE. FINAL FINISH FLOOR ELEVATION IS CONTRACTOR'S RESPONSIBILITY.

ALL ELEVATIONS ARE EXISTING UNLESS SPECIFIED WITH AN "E" FOR EXISTING OR A "P" FOR PROPOSED.

BUILDER SHALL PROVIDE POSITIVE DRAINAGE AROUND AND AWAY FROM HOUSES.

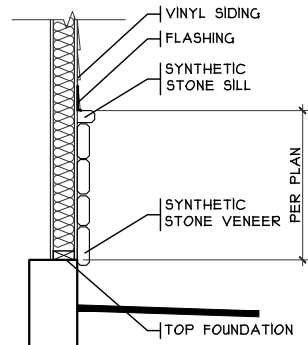
PRIOR TO CONSTRUCTION, A GEOTECHNICAL REPORT SHALL BE OBTAINED BY THE BUILDER. APEX ASSUMES NO RESPONSIBILITY FOR SOIL CONDITIONS.

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.



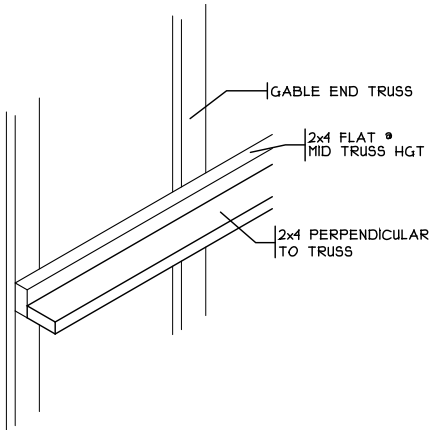
<p>SCALE: 1"=20' DATE: 02/10/2020 DRAWN: JLS DESIGNED: CHECKED: KRC</p>	<p>ENGINEERING & SURVEYING, INC. 1068 N. UNIVERSITY BLVD MIDDLETOWN, OHIO 45042 PH.-(513) 424-5202 OR (513) 932-8991 FAX - (513) 424-6202</p>	<p>REVISIONS: 1. 2-19-20 SOD/SEED 2. 3. 4.</p> <table border="1" style="width: 100%; border-collapse: collapse;"> <tr> <td style="width: 50%;">PROJECT: GREYCLIFF DRAWING: 200239PA</td> <td style="width: 50%;">SHEET 1 OF 1</td> </tr> </table>	PROJECT: GREYCLIFF DRAWING: 200239PA	SHEET 1 OF 1
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TOPOGRAPHY FROM APEX
 NOVEMBER 2018 AND
 MAY NOT REFLECT CURRENT
 CONDITIONS.



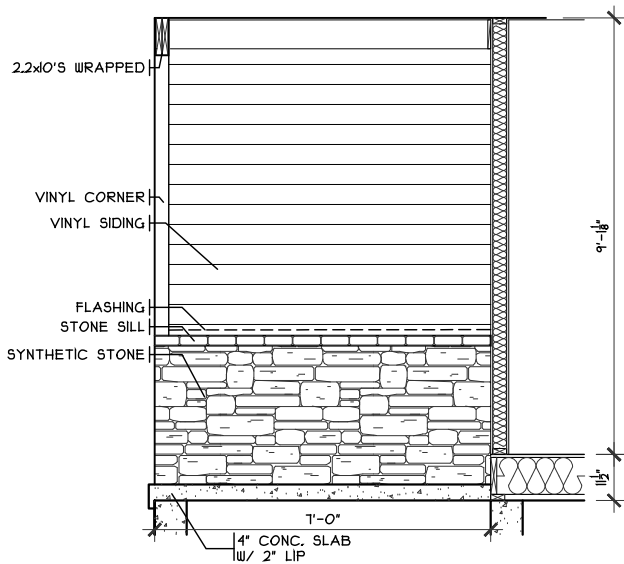
STONE BASE DETAIL

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



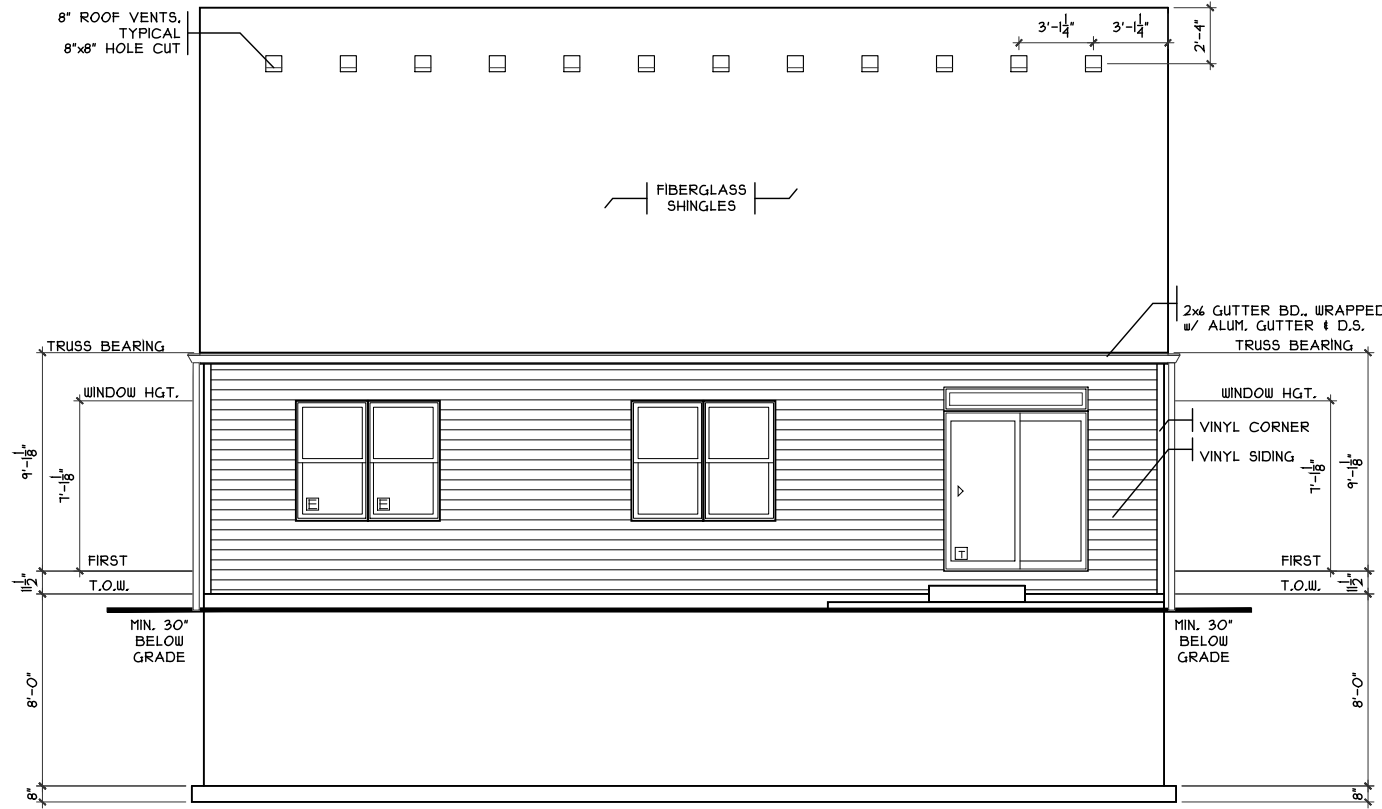
STIFF BACK DETAIL

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



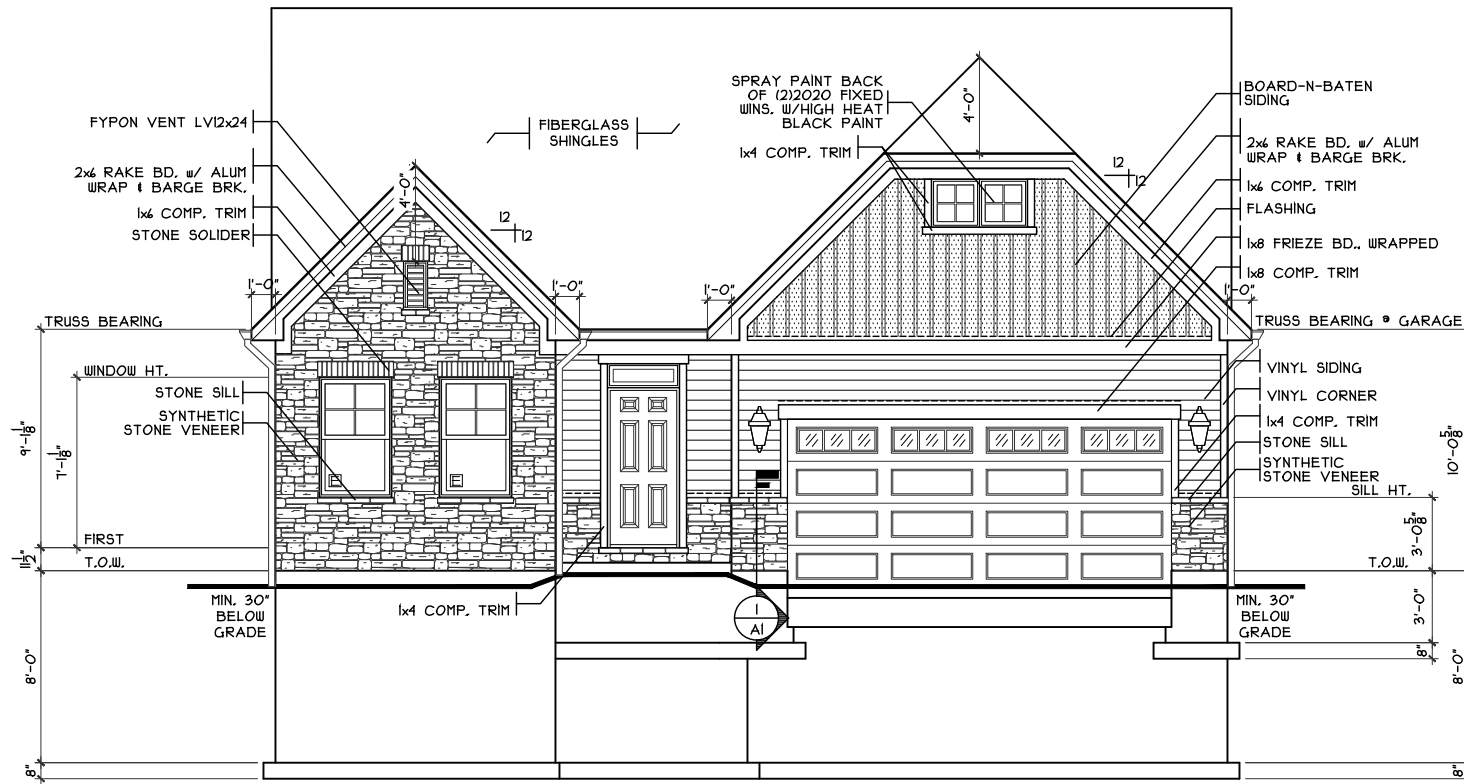
FRONT PORCH DETAIL

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



REAR ELEVATION

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



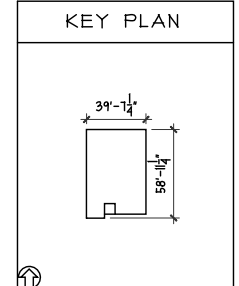
FRONT ELEVATION

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

SHEET INDEX	
SHT#	DESCRIPTION
A1	Front and Rear Elevations
A1a	Left and Right Elevations
A2	Foundation Plan
A2a	Lower Level 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
S2	Second Floor Joist Layout
E1	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.	
R1191B3	
3	BDRMS
3	BATH
4	CAR GARAGE
1	FST FLR. CLG.
SQUARE FOOTAGE	
TOTAL	1791
FIRST	1791
SECOND	N/A
LOW. LEV. FIN.	674
LOWER (SLAB)	1670
GAR. (SLAB)	318



OPTIONS	

Proposed Residence:
 Beverly Simpson
 3667 Red Fox Run
 Greycliff Landing Lot #79

Franklin Twp.
 Warren County

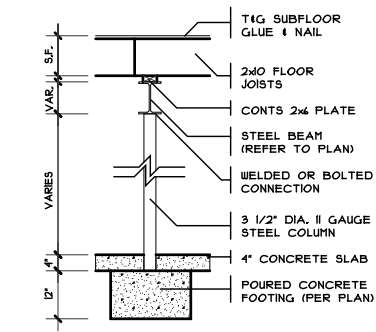
CRISTO HOMES
 7944 Tyers Place Blvd.
 West Chester, OH 45689
 513.755.0570

Plan: Mayfair II
 Date: 1.30.2020
 Drawn: KMA
 Scale: As Noted
 Revised:
 Sheet: 1 of 10

Issue Dates:
 Review

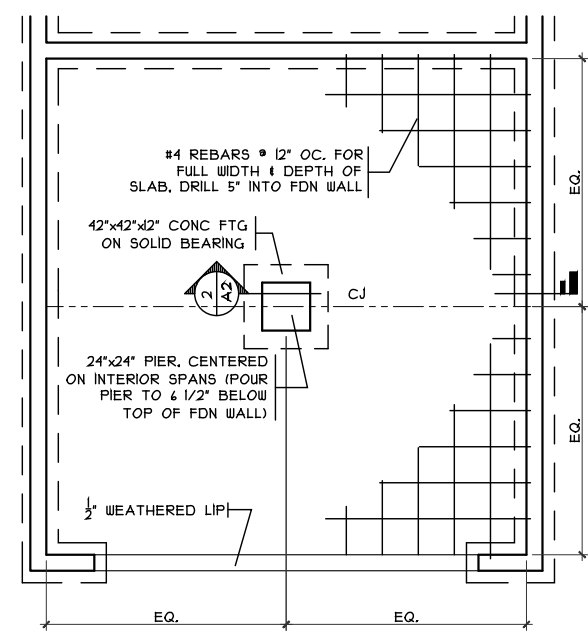
In the event these plans are used by a third party, Cristo Homes shall be held harmless.

A1

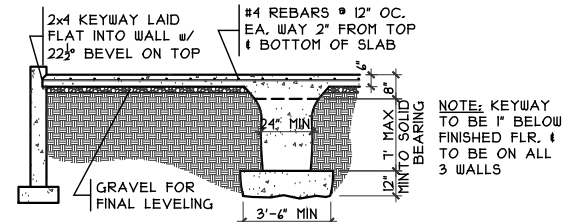


THICKENED SLAB
SCALE: 1/4" = 1'-0"

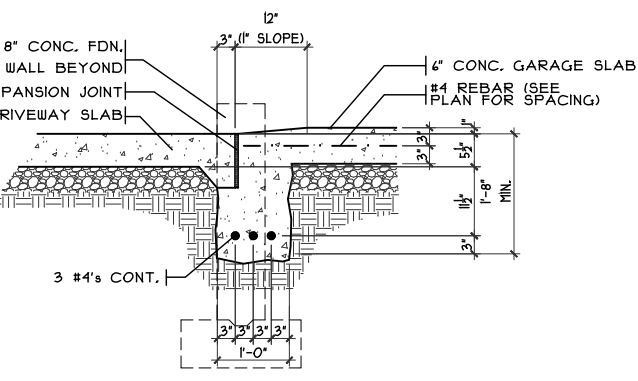
COLUMN DETAIL
SCALE: 1/8" = 1'-0"



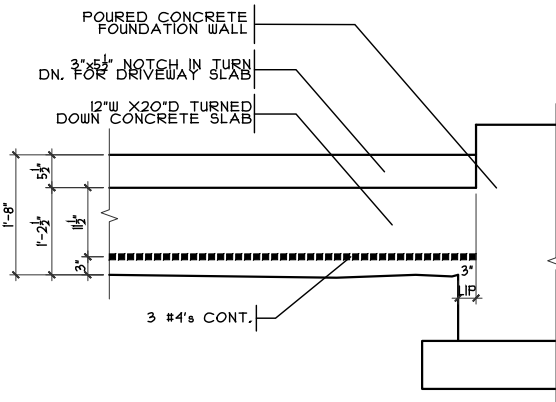
GRADE BM DETAIL
SCALE: 1/8" = 1'-0"



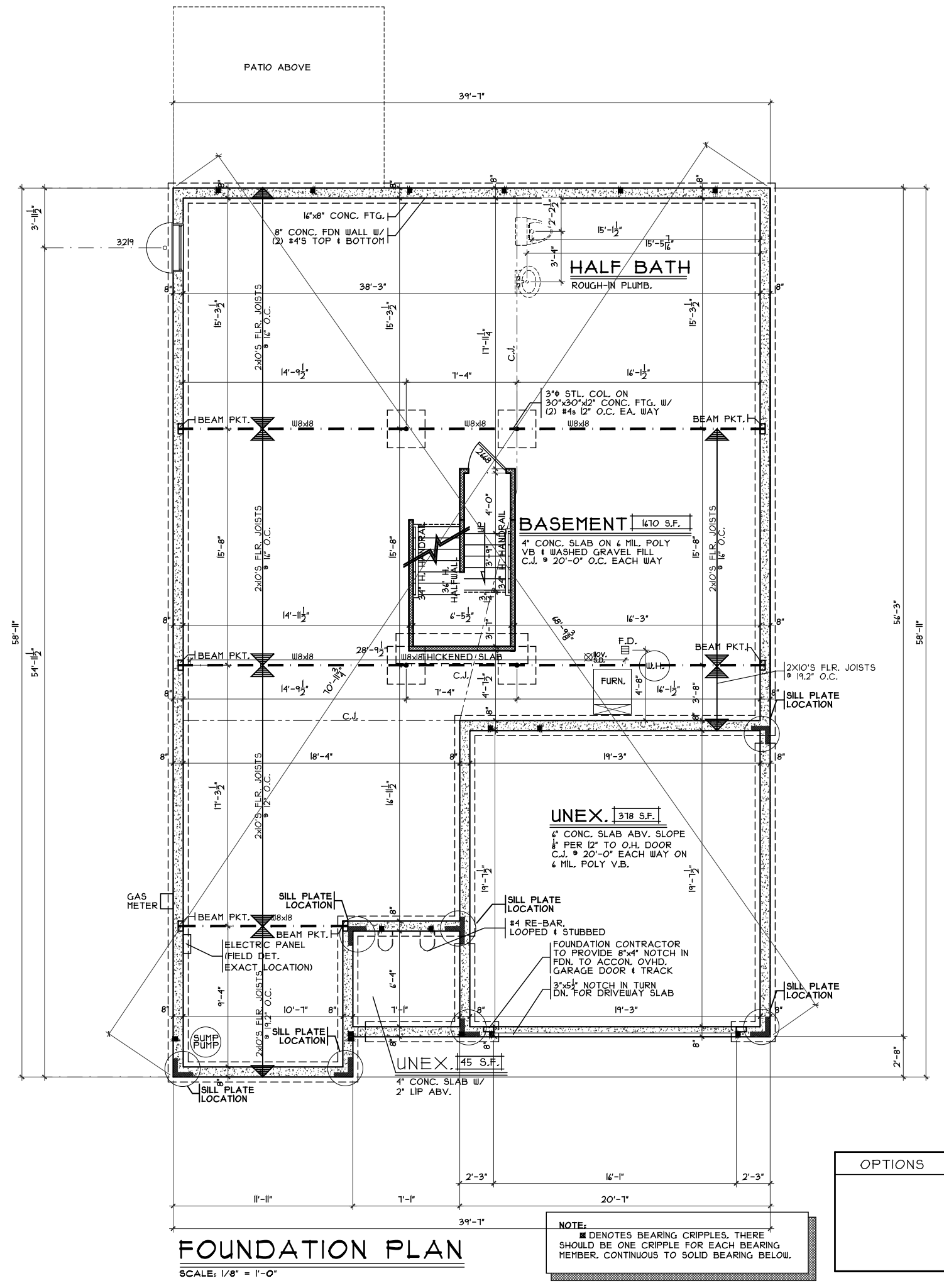
GRADE BM SECTION
SCALE: 1/8" = 1'-0"



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 II
Date: 1.30.2020
Drawn: KMA
Scale: As Noted
Revised:
Sheet: 3 of 10

Proposed Residence:
Beverly Simpson
3667 Red Fox Run
Greycliff Landing Lot #79

Mayfair II - B3 - Vinyl

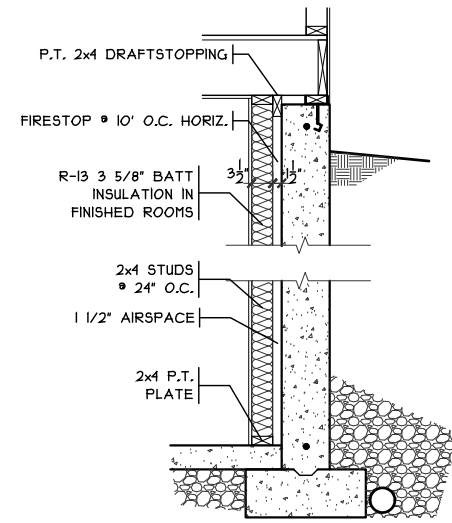
Franklin Twp.
Warren County

Issue Dates

Review	Date

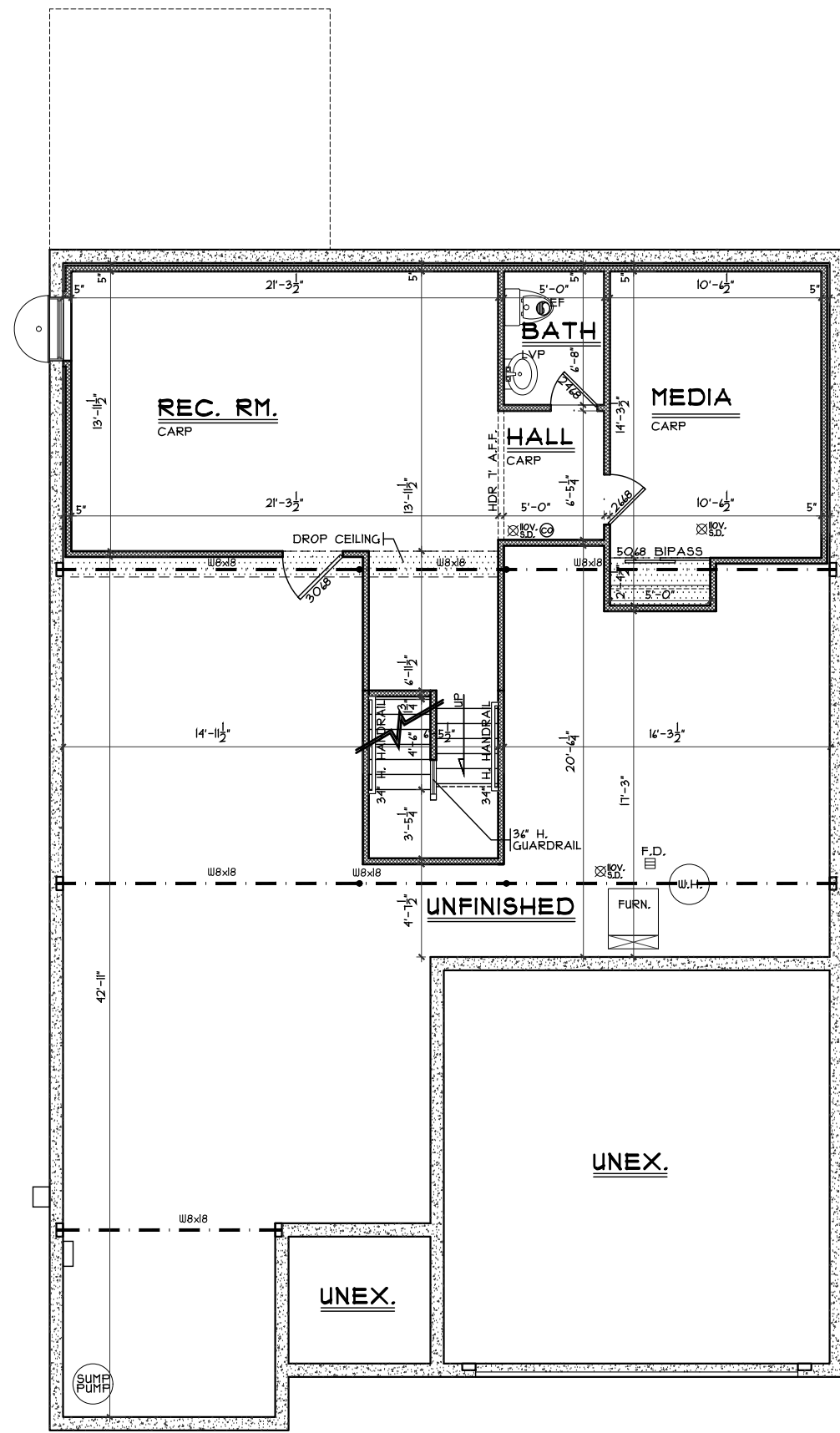
CRISTO HOMES
7944 Tyers Place Blvd.
West Chester, OH 45389
513.755.0570

A2



FIN. LL WALL DETAIL

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



FINISHED LOWER LEVEL

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

616 SQ. FT.

OPTIONS

Finished Lower Level

Plan: Mayfair II
Date: 1.30.2020
Drawn: KMA
Scale: As Noted
Revised:
Sheet: 4 of 10



7894 A Tyers Place Blvd.
West Chester, OH 45669
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GC-79

Proposed Residence:

Beverly Simpson
3667 Red Fox Run
Greycliff Landing Lot #79

Mayfair II - B3 - Vinyl

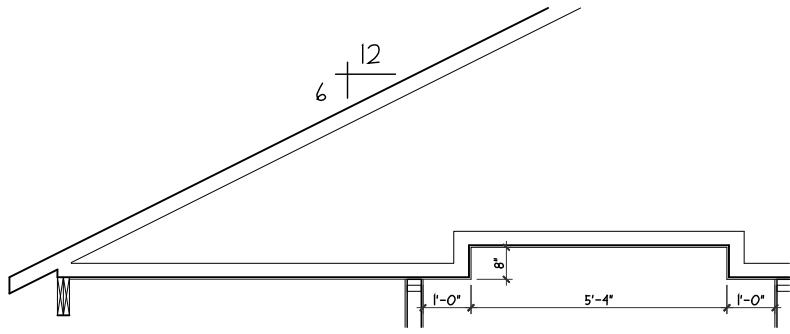
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Franklin Twp.
Warren County

Issue Dates

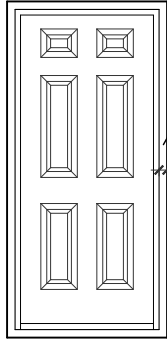
Review

A2a



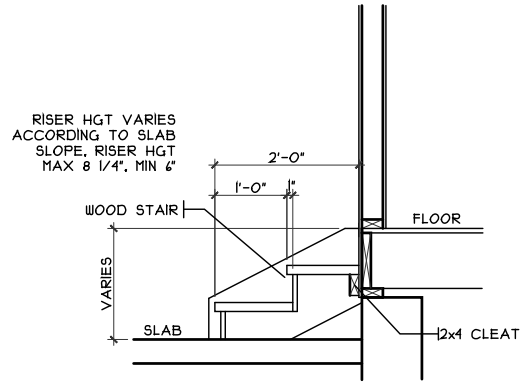
TRAY CLG. @ FOYER

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



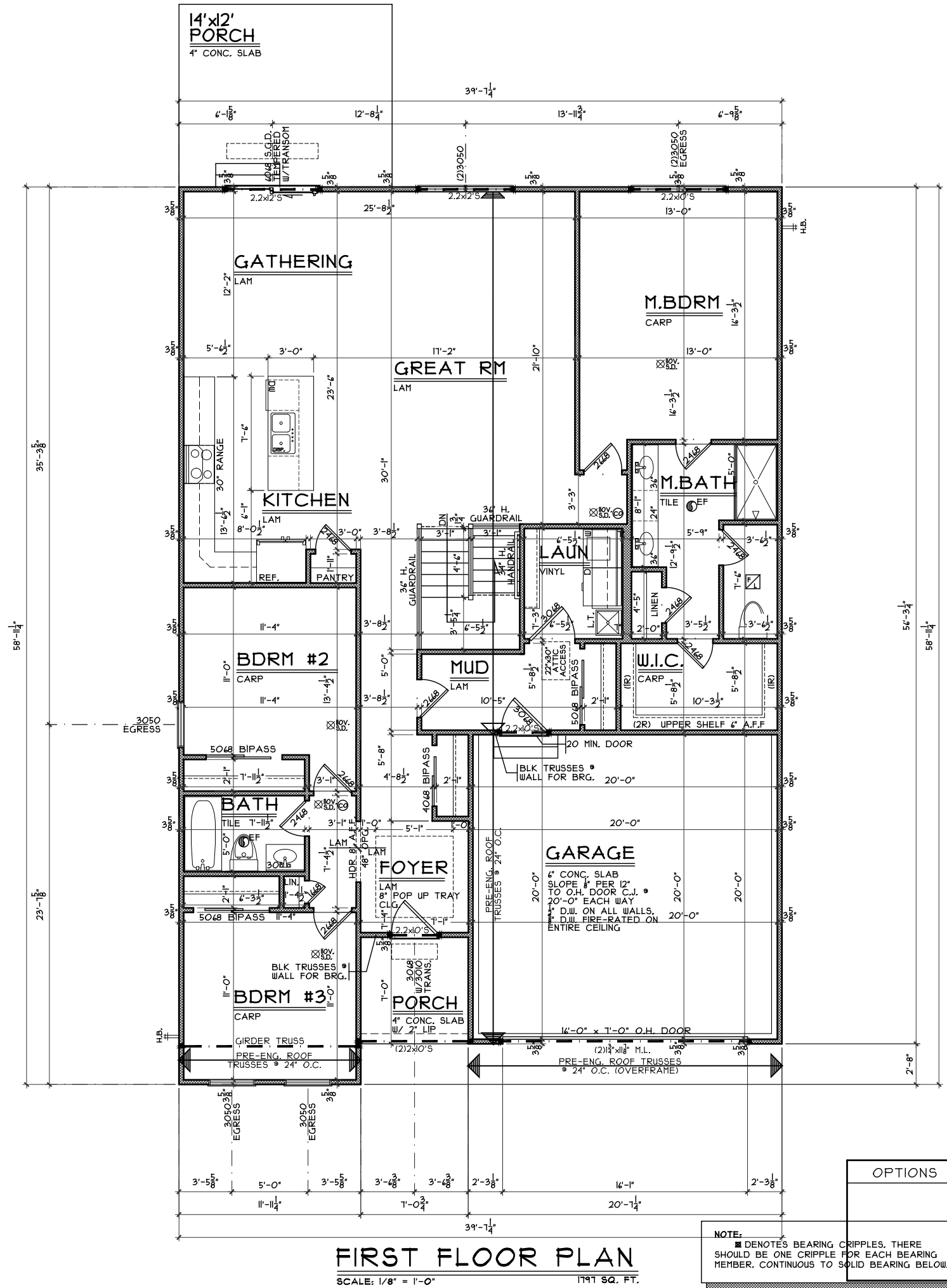
DOOR FRAMING DETAIL

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



GARAGE STEPS

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



FIRST FLOOR PLAN

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

1797 SQ. FT.

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

OPTIONS

First Floor Plan

Plan: Mayfair II
 Date: 1.30.2020
 Drawn: KMA
 Scale: As Noted
 Revised:
 Sheet: 5 of 10



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 West Chester, OH 45689
 513.755.0570

GC-79

Proposed Residence:

Beverly Simpson
 3667 Red Fox Run
 Greycliff Landing Lot #79

Franklin Twp.
 Warren County

Mayfair II - B3 - Vinyl

Issue Dates

Review

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A3