

SMITH RESIDENCE
10 ROCKVIEW COURT

PLOT PLAN

LOT 87 (17,843 SF) 0.4096 AC.

NORTH HILLS OF STONE RIDGE, SEC. 4 CITY OF SPRINGBORO WARREN CO., OHIO FOR: CRISTO HOMES

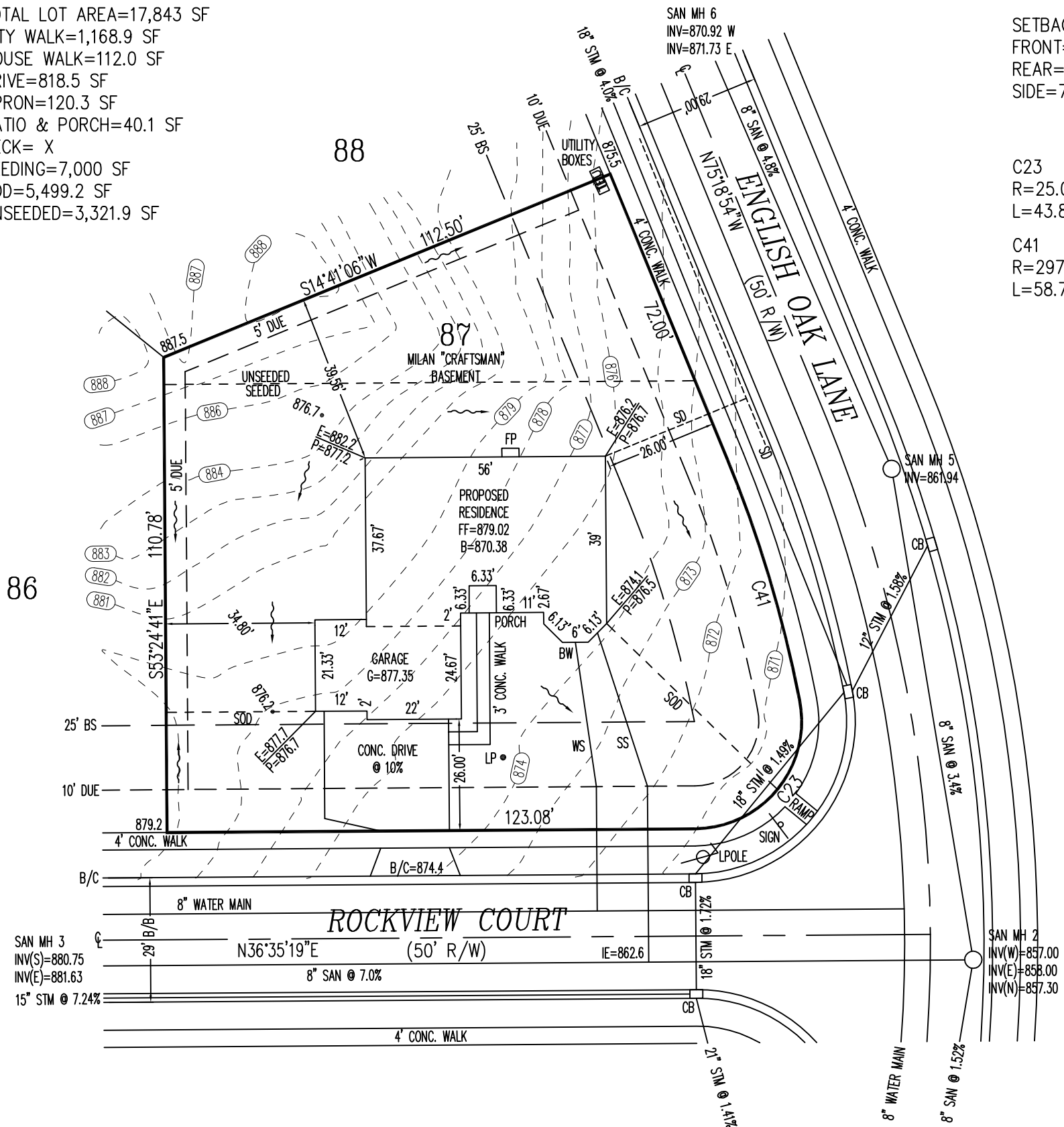
QUANTITIES

TOTAL LOT AREA=17,843 SF
CITY WALK=1,168.9 SF
HOUSE WALK=112.0 SF
DRIVE=818.5 SF
APRON=120.3 SF
PATIO & PORCH=40.1 SF
DECK= X
SEEDING=7,000 SF
SOD=5,499.2 SF
UNSEEDED=3,321.9 SF

SETBACKS
FRONT=25'
REAR=30'
SIDE=7.5'

C23
R=25.00'
L=43.89'

C41
R=297.39'
L=58.79'



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.

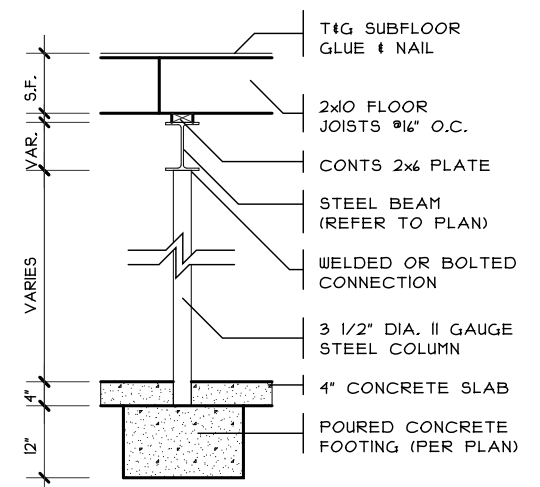


TOPOGRAPHY BY APEX - 02-21-14

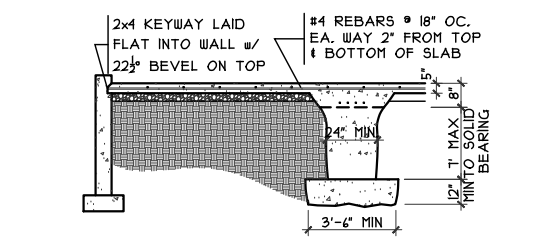
SCALE: 1"=30'
DATE: 04/06/2017
DRAWN: JLS
DESIGNED:
CHECKED: KRC



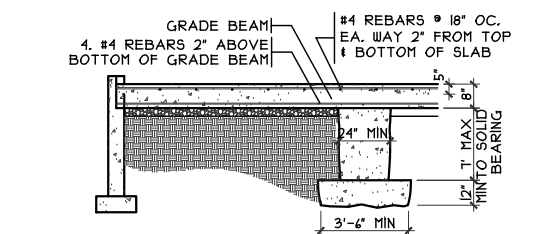
REVISIONS:	SHEET
1.	1 OF 1
2.	
3.	
4.	
PROJECT: HILLSSTONERIDGE	
DRAWING: 170691PA	



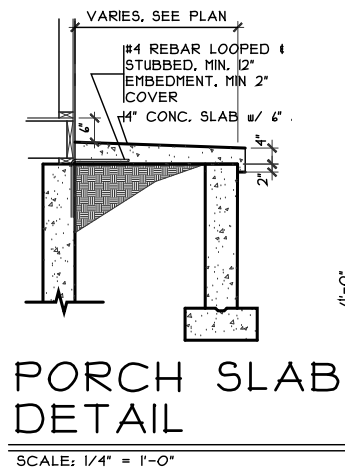
1 COLUMN DETAIL
 SCALE: 1/4" = 1'-0"



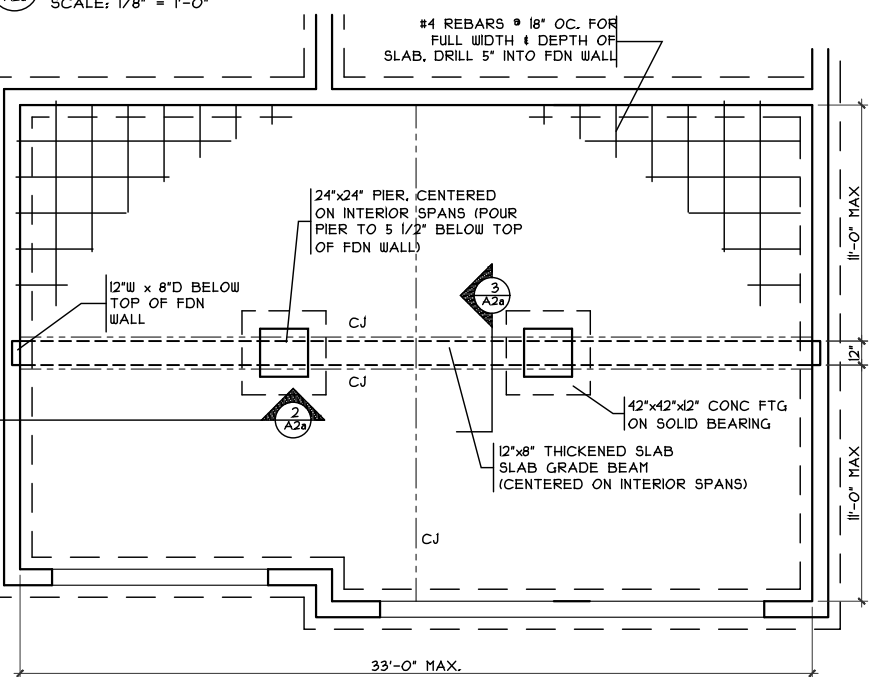
2 GRADE BM SECTION
 SCALE: 1/8" = 1'-0"



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

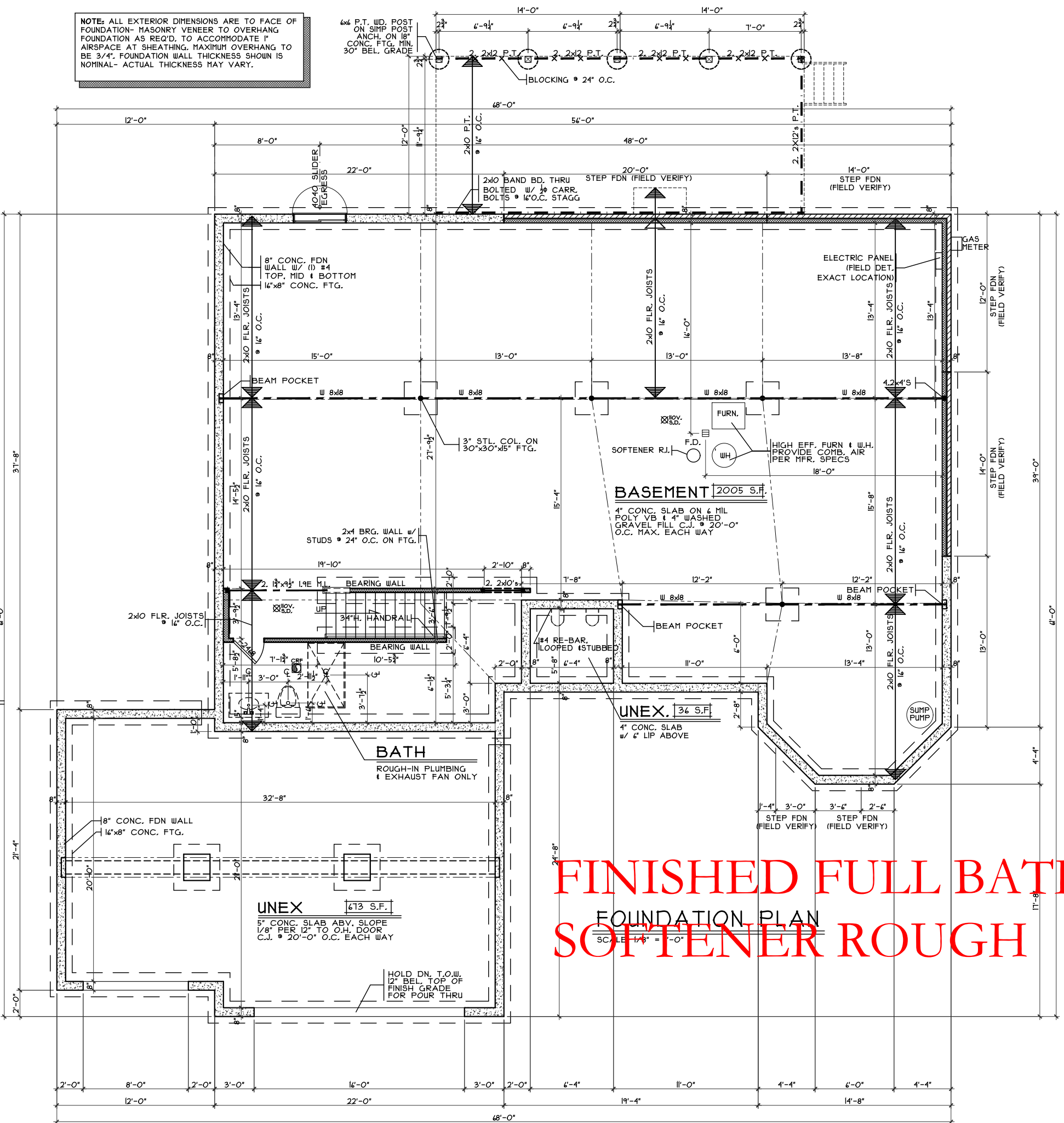


PORCH SLAB DETAIL
 SCALE: 1/4" = 1'-0"



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

NOTE: ALL EXTERIOR DIMENSIONS ARE TO FACE OF FOUNDATION- MASONRY VENEER TO OVERHANG FOUNDATION AS REQ'D. TO ACCOMMODATE AIRSPACE AT SHEATHING. MAXIMUM OVERHANG TO BE 3/4". FOUNDATION WALL THICKNESS SHOWN IS NOMINAL- ACTUAL THICKNESS MAY VARY.



**FINISHED FULL BATH
 SOFTENER ROUGH**

Foundation Plan
 Plan : Milan
 Date : 4/12/17
 Drawn: CKB
 Scale : As Noted
 Revised: 7/18/17
 Sheet : 3 of 12

Proposed Residence:
 Smith Residence
 10 Rockview Court
 North Hills at Stoneridge Lot 87
 Warren County

City of Springboro
 Warrren County

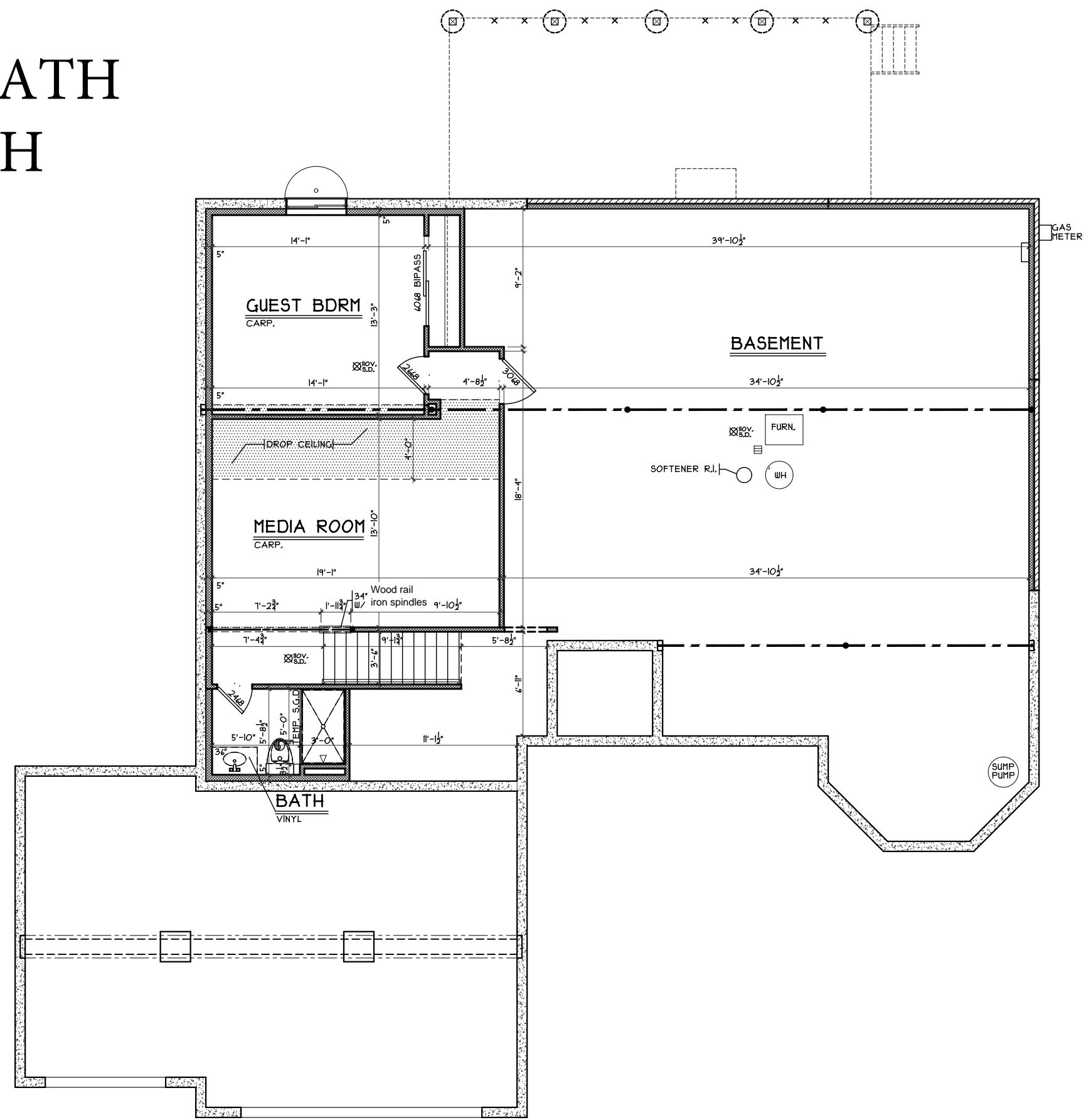
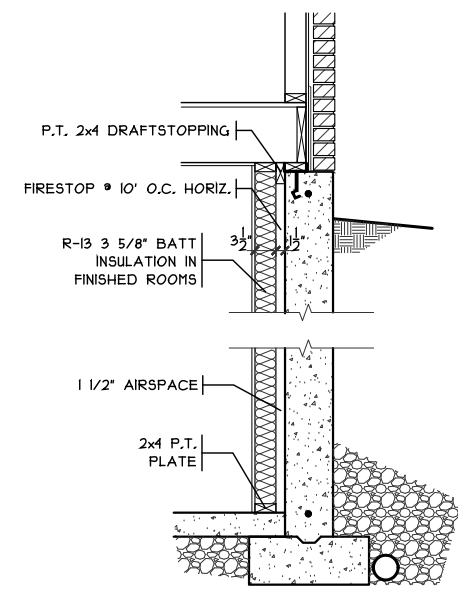
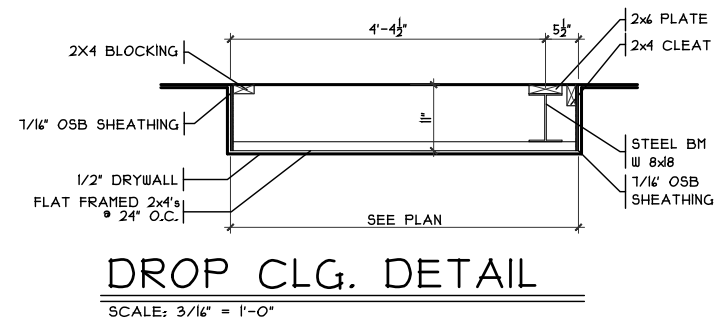
Milan - Brick Wrap - Comp.
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Issue Dates
 Change 5/4/17
 Correction 5/30/17
 Correction 6/2/17
 Change 7/5/17
 Change 7/13/17
 Change 7/18/17

CRISTO HOMES
 7994-A Tylers Place Blvd.
 West Chester, OH 45389
 513.755.0570 www.cristohomes.com

A2a

FINISHED FULL BATH SOFTENER ROUGH



Terry & Paula
Approved 7/18/17

Finished Lower Level
 Plan : Milan
 Date : 4/12/17
 Drawn: CKB
 Scale : As Noted
 Revised: 7/18/17
 Sheet : 4 of 12

Proposed Residence:
 Smith Residence
 10 Rockview Court
 North Hills at Stoneridge Lot 87
 Warren County
 City of Springboro

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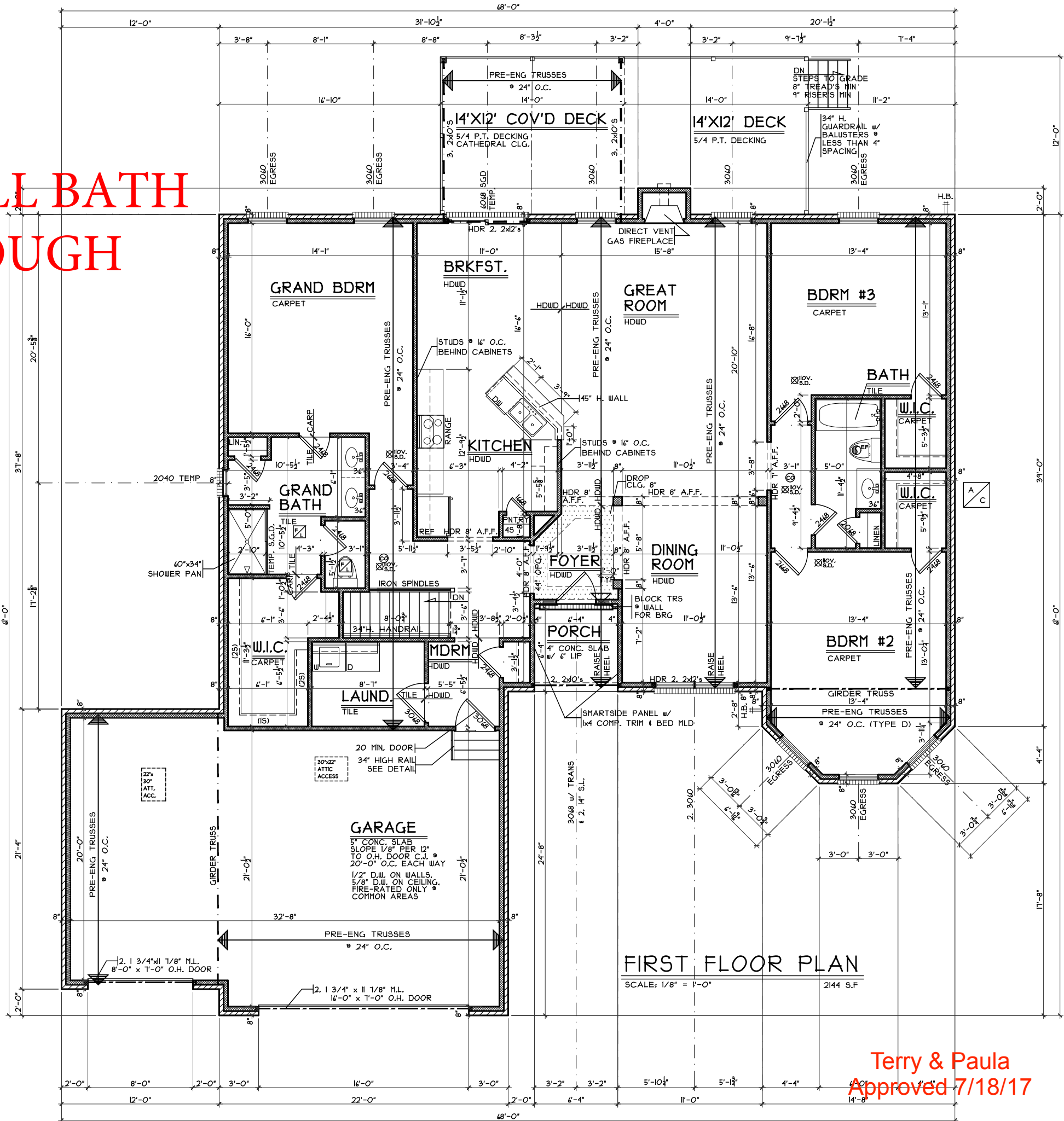
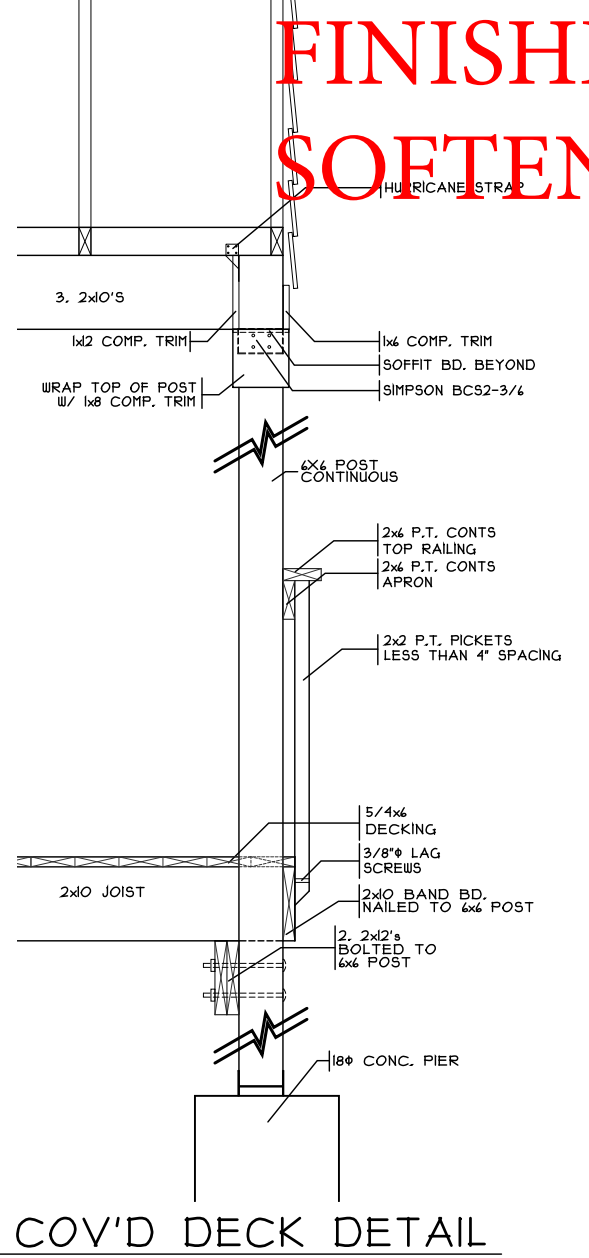
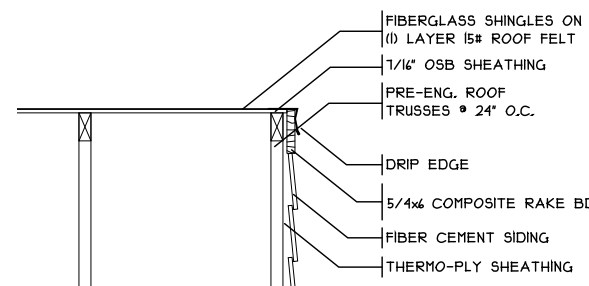
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Change	7/5/17
Change	7/13/17
Change	7/18/17

7994-A Tylers Place Blvd.
West Chester, OH 45069
513.755.0570 www.cristohomes.com

A2b

FINISHED FULL BATH SOFTENER ROUGH



First Floor Framing Plan

Plan : Milan
Date : 4/12/17
Drawn: CKB
Scale : As Noted
Revised: 7/18/17
Sheet : 5 of 12

Proposed Residence:
Smith Residence
10 Rockview Court
North Hills at Stoneridge Lot 87
City of Springboro
Warren County

NHS-87

CRISTO HOMES
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Change 7/13/17
Change 7/18/17

Terry & Paula
Approved 7/18/17

A3