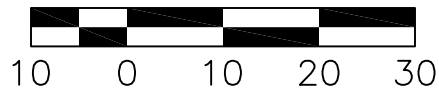
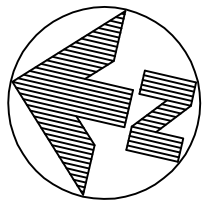


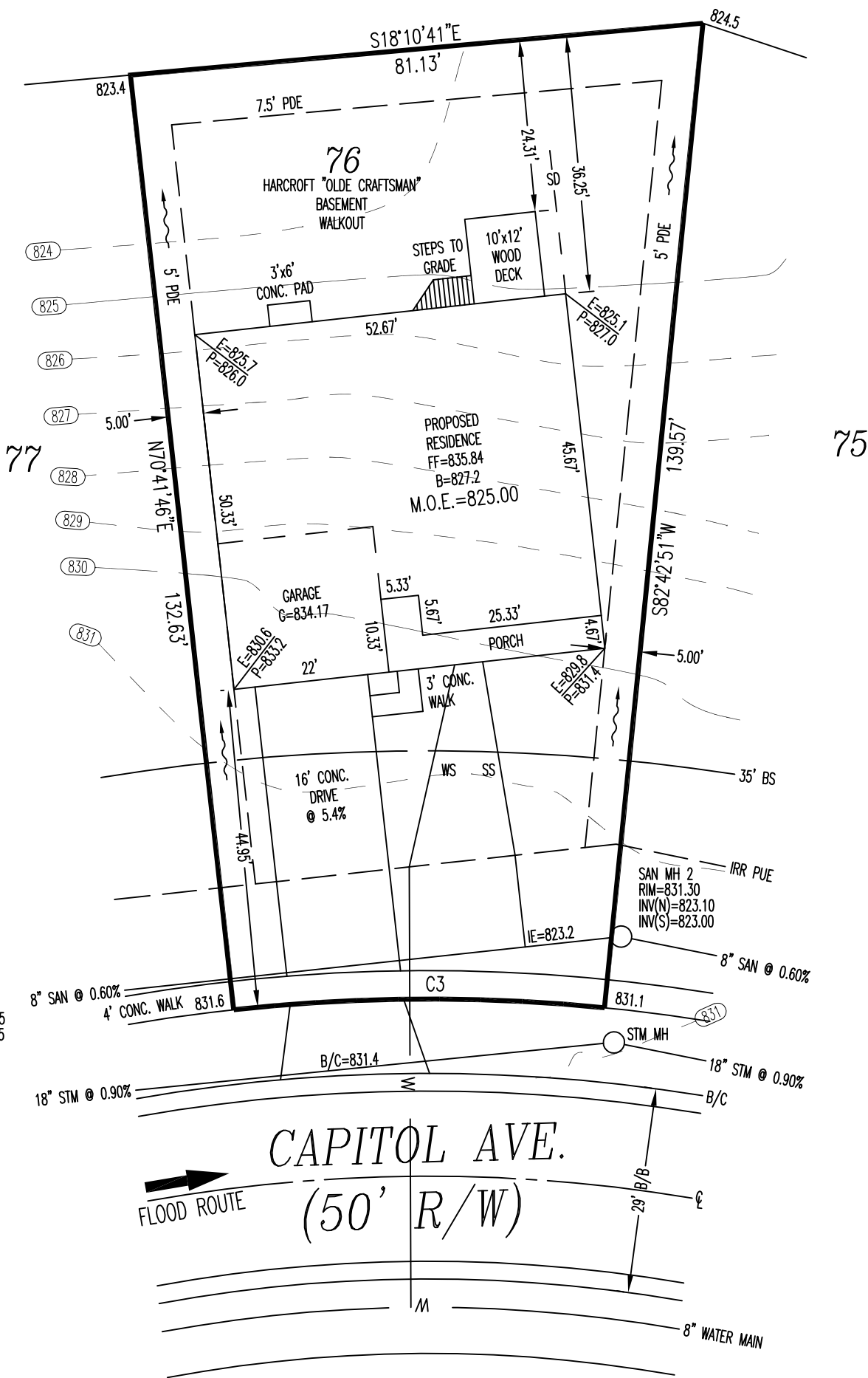
PLOT PLAN
LOT 76 (8,964 SF) 0.2058 AC.
ROBERT'S PARK, SECTION 3
SECTION 3, TOWN 3, RANGE 3
DEERFIELD TOWNSHIP
WARREN COUNTY, OHIO
FOR: CRISTO HOMES



SETBACKS
 FRONT=35'
 REAR=20'
 SIDE=5'

QUANTITIES

TOTAL LOT AREA= 8,964 SF
 CITY WALK= 147.3 SF
 HOUSE WALK= 30.5 SF
 DRIVE= 727.3 SF
 APRON= 194.6 SF
 PATIO & PORCH= 191.3 SF
 DECK= 120 SF
 SEEDING= 5721.4 SF
 SOD=
 UNSEEDED=



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.

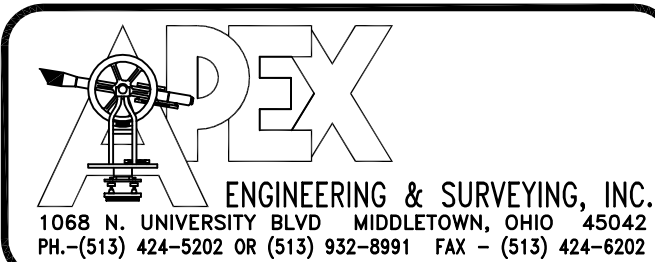
PRIOR TO CONSTRUCTION, A GEOTECHNICAL REPORT SHALL BE OBTAINED BY THE BUILDER. APEX ASSUMES NO RESPONSIBILITY FOR SOIL CONDITIONS.

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.

M.O.E.=825.00

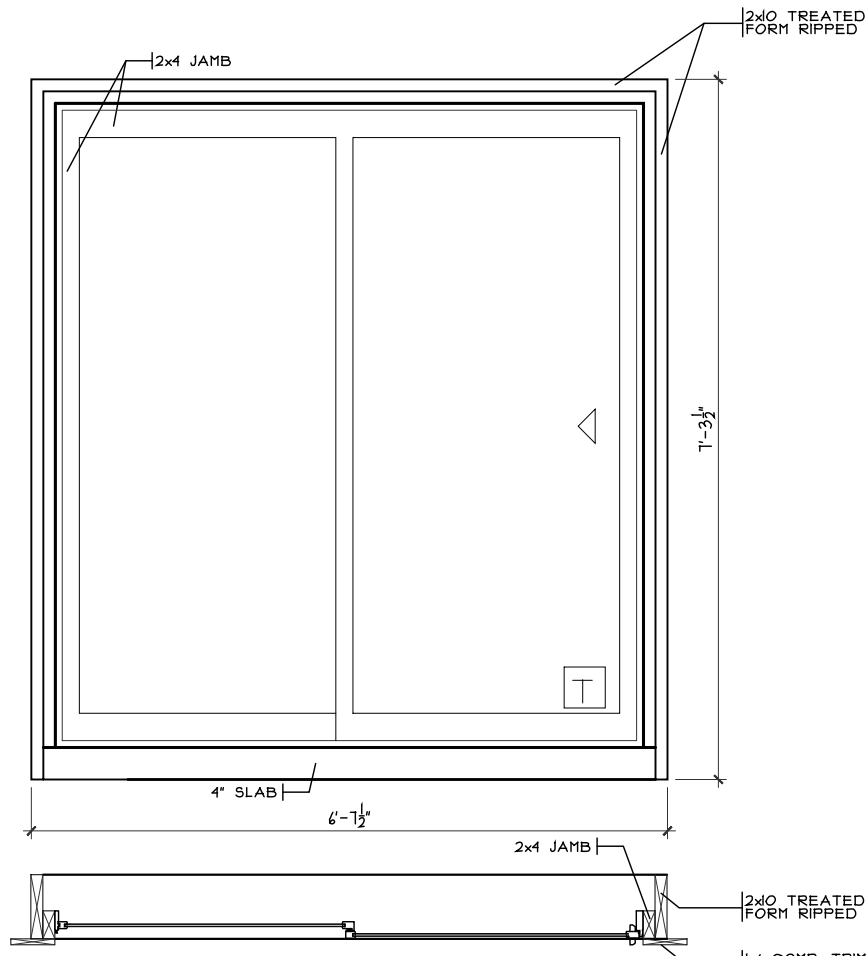
SCALE: 1"=20'
 DATE: 06/01/2017
 DRAWN: JLS
 DESIGNED: X
 CHECKED: .



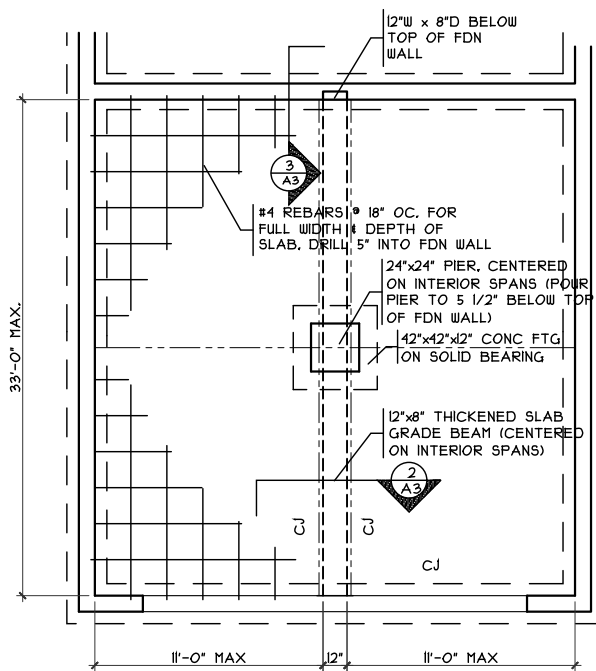
TOPOGRAPHY BY APEX: 12/12/2015

REVISIONS:
 1. 06/26/17-REVISED QNTYS-JLS
 2.
 3.
 4.

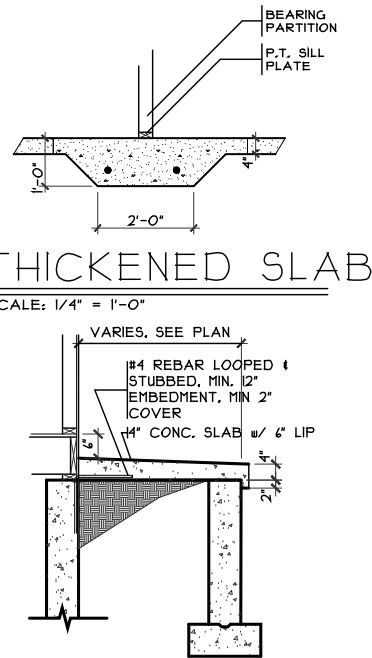
PROJECT: ROBERTSPARK SHEET
 DRAWING: 170864PB 1 OF 1



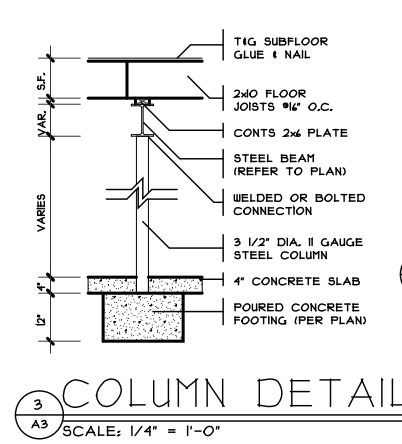
6068 S.G.D. DETAIL
SCALE: 1/2" = 1'-0"



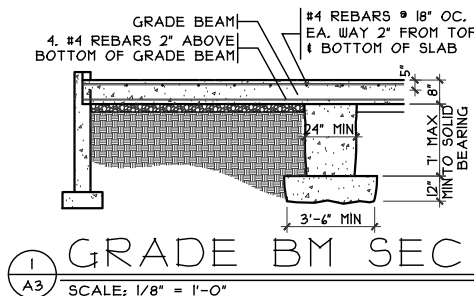
GRADE BM DETAIL
SCALE: 1/8" = 1'-0"



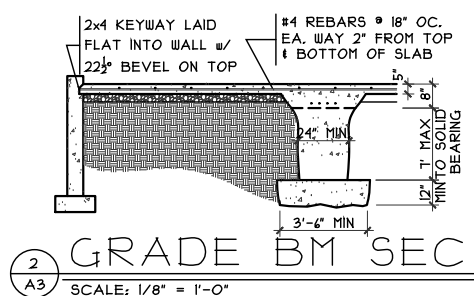
PORCH SLAB DETAIL
SCALE: 1/4" = 1'-0"



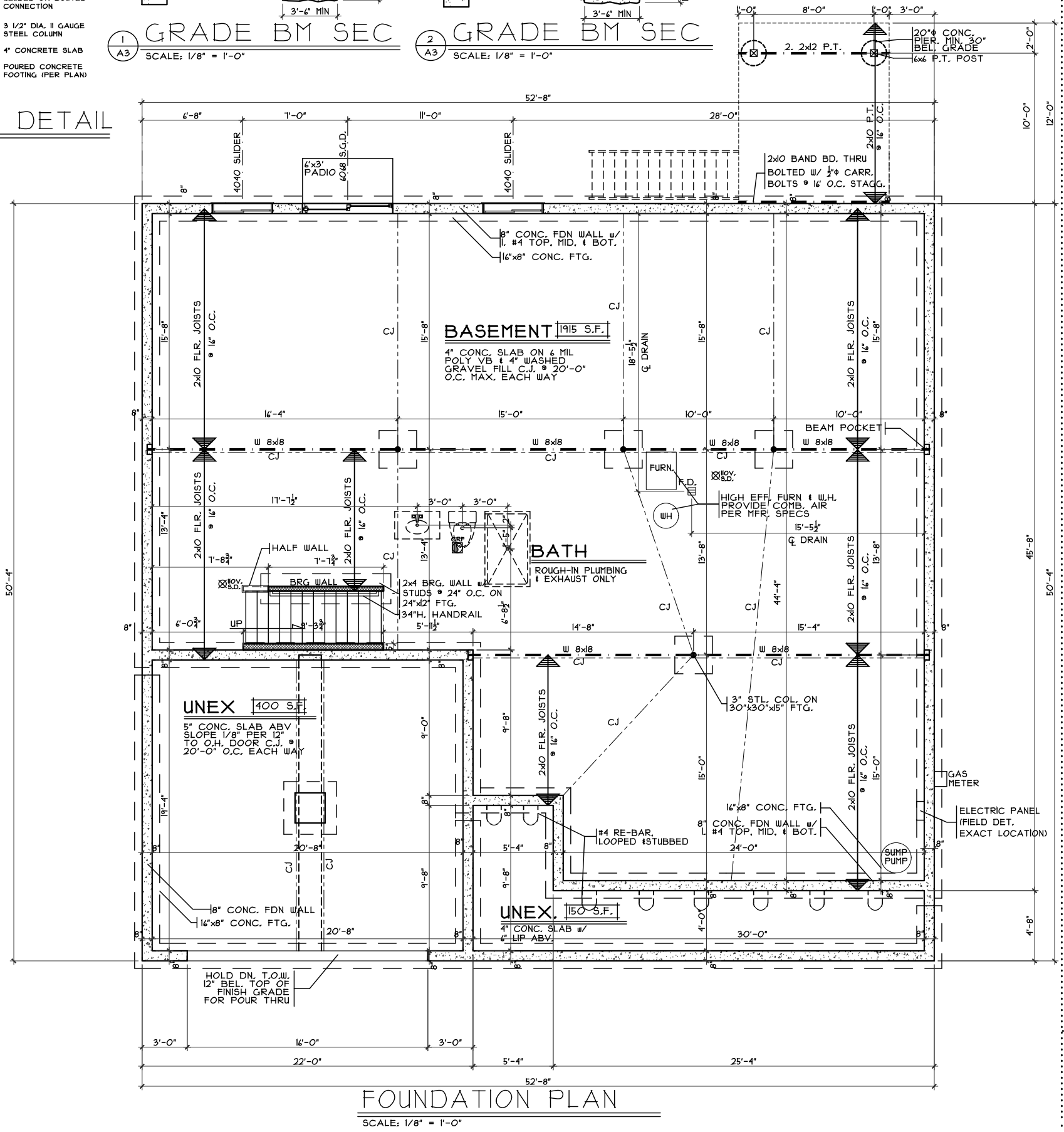
COLUMN DETAIL
SCALE: 1/4" = 1'-0"



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



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



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

Foundation Plan
Plan : Harcroft
Date : 5/8/17
Drawn: CKB
Scale : As Noted
Revised: 5/22/17
Sheet : 3 of 12

Proposed Residence:
Market Home
3656 Capitol Avenue
Roberts Park Lot #76

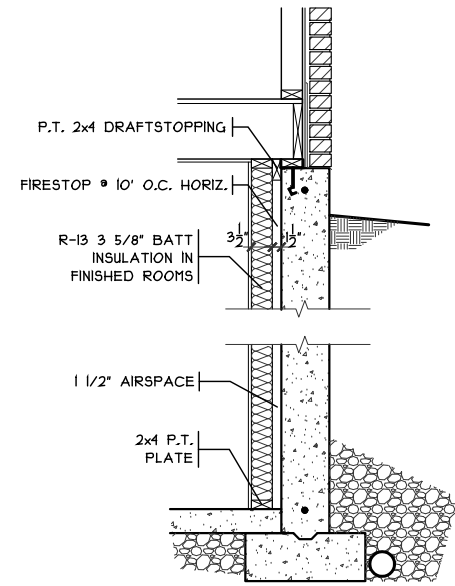
Deerfield Twp.
Warren County

Harcroft - Olde Craftsman
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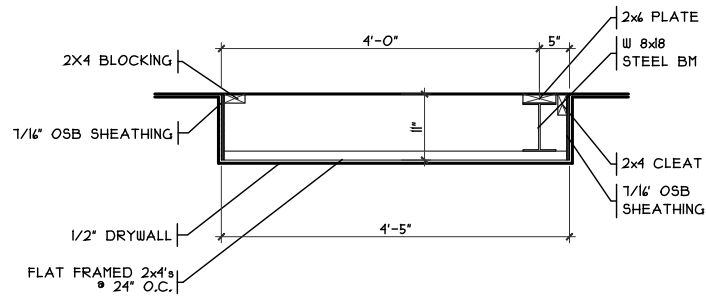
Issue Dates
Revisions 5/22/17

CRISTO HOMES
7594-A Tylers Place Blvd.
West Chester, OH 45389
513.755.0570 www.cristohomes.com

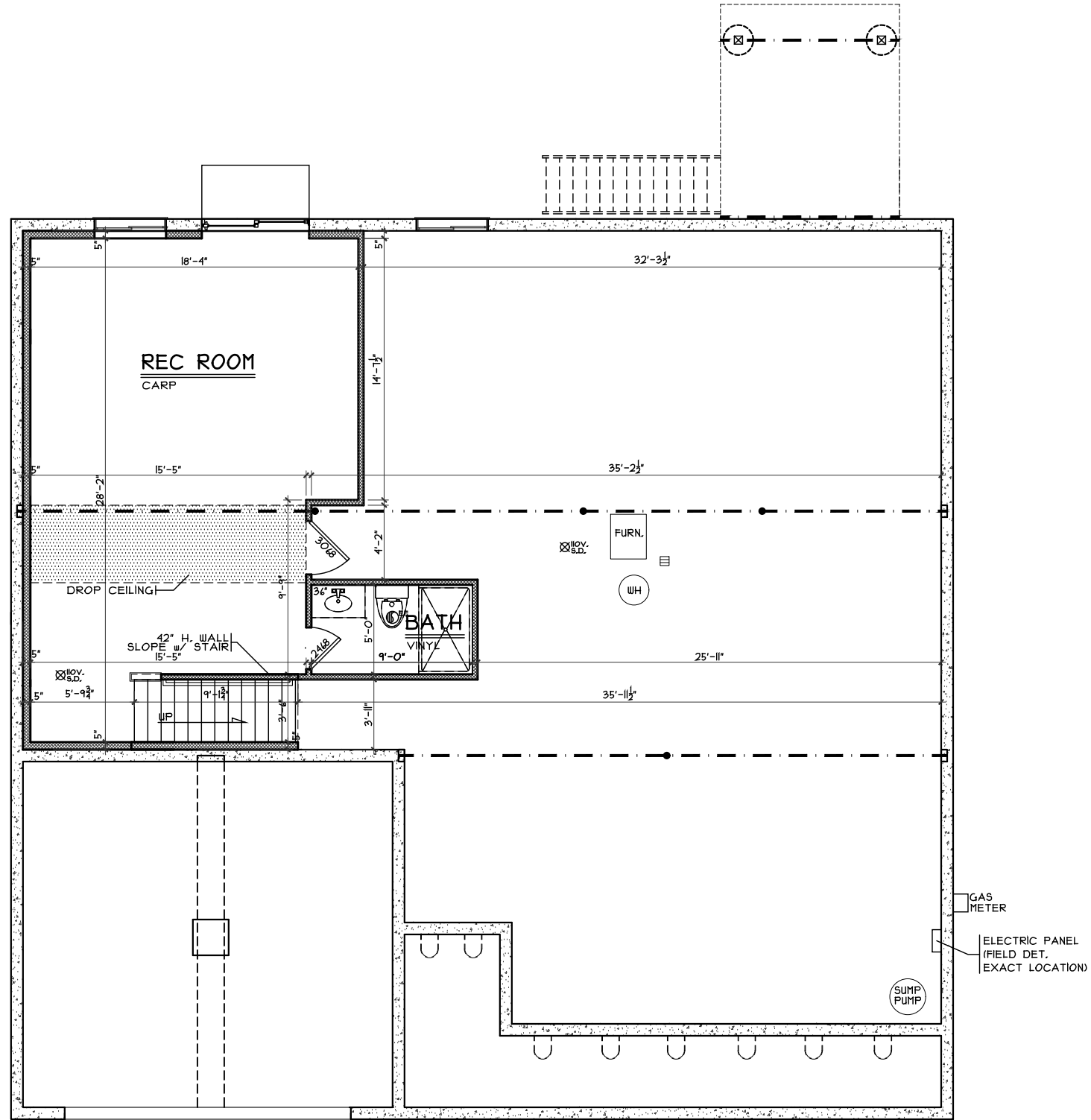
A3



FIN. LL WALL DETAIL
SCALE: 3/8" = 1'-0"



DROP CLG. DETAIL
SCALE: 3/8" = 1'-0"



FINISHED LOWER LEVEL PLAN
SCALE: 1/8" = 1'-0" 451 S.F.

Foundation Plan

Plan : Harcroft
Date : 5/8/17
Drawn: CKB
Scale : As Noted
Revised: 5/22/17
Sheet : 4 of 12

RK-76

Proposed Residence:
Market Home
3656 Capitol Avenue
Roberts Park Lot #76



7594-A Tylers Place Blvd.
West Chester, OH 45069
513.755.0570 www.cristohomes.com

Harcroft - Olde Craftsman

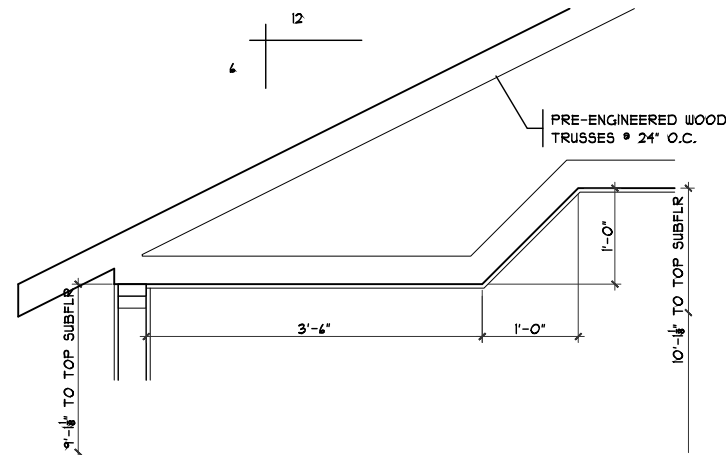
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Issue Dates

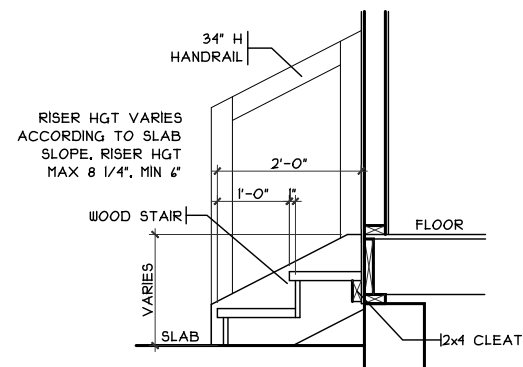
Revisions 5/22/17

Deerfield Twp.
Warren County

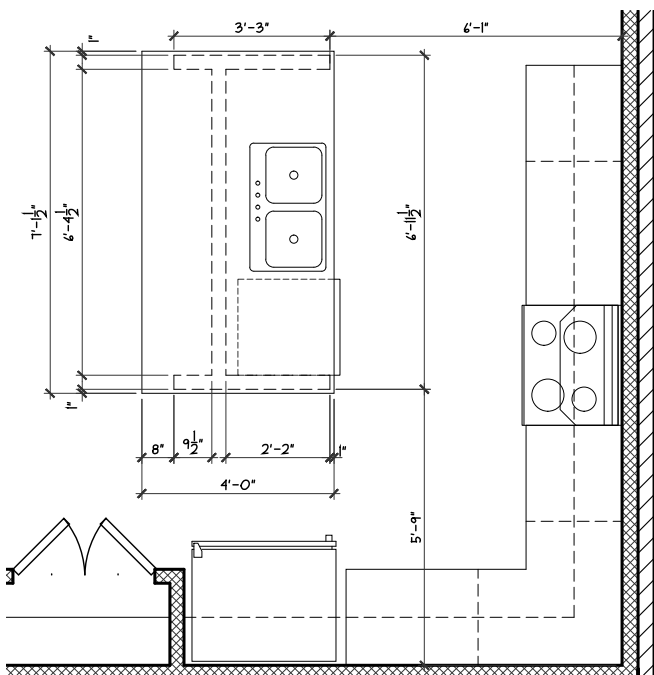
A3a



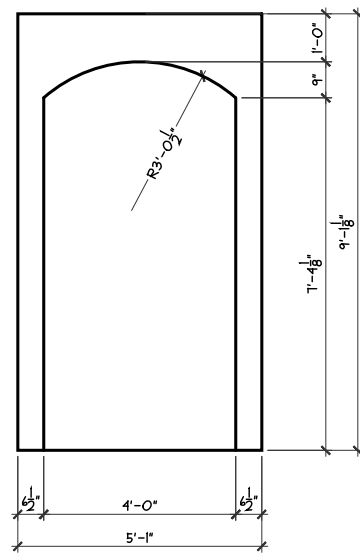
ANGLED TRAY @ MBR
SCALE: 1/4" = 1'-0"



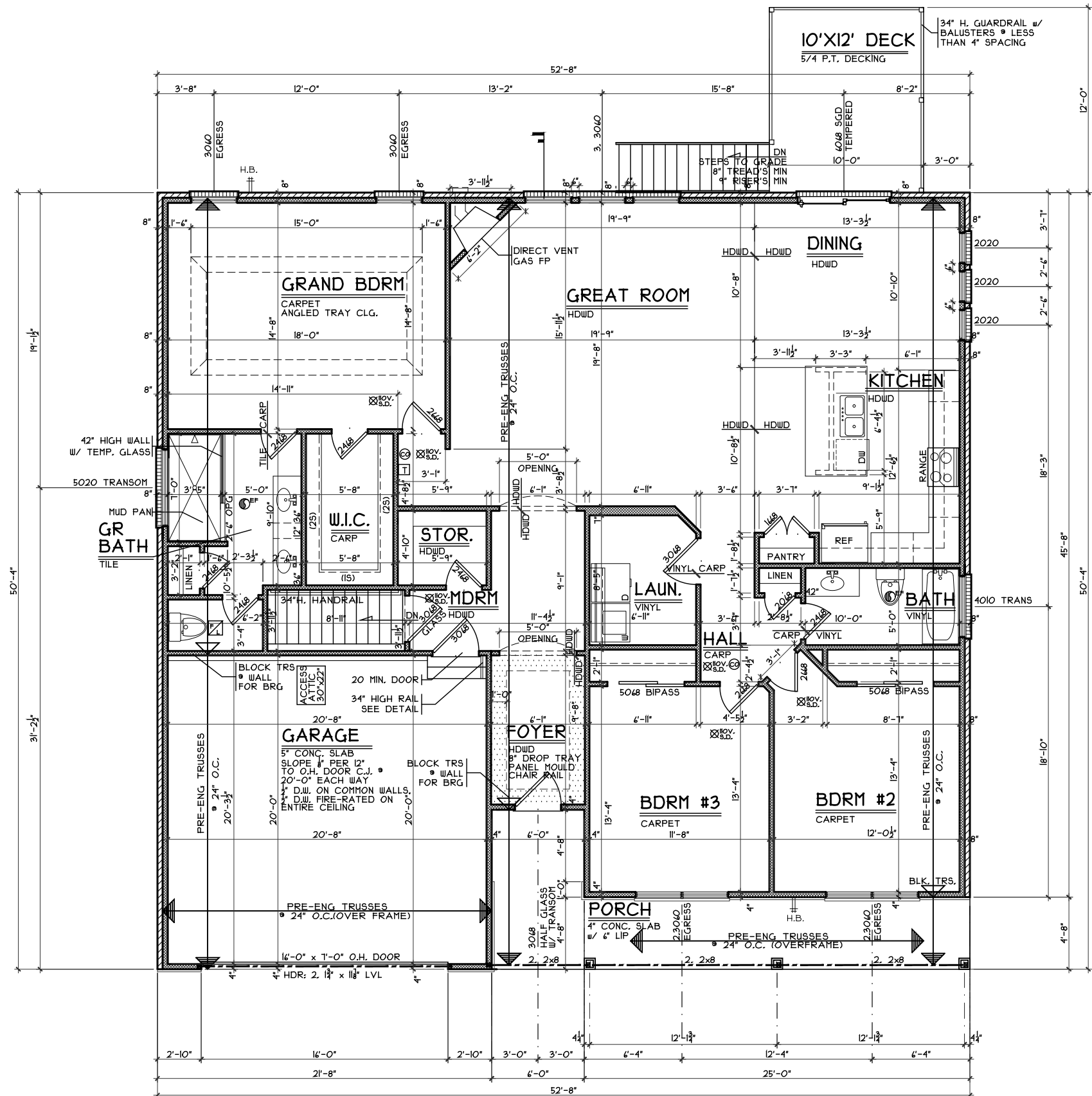
GARAGE HANDRAIL DET.
SCALE: 1/8" = 1'-0"



ISLAND FRM'G/CAB'T LAYOUT
SCALE: 1/4" = 1'-0"



ARCH DET.
SCALE: 1/4" = 1'-0"



FIRST FLOOR PLAN
SCALE: 1/8" = 1'-0"

Issue Dates
Revisions: 5/22/17

Proposed Residence:
Market Home
3656 Capitol Avenue
Roberts Park Lot #76

Deerfield Twp.
Warren County

CRISTO HOMES
7594-A Tylers Place Blvd.
West Chester, OH 45069
513.755.0570 www.cristohomes.com

First Floor Plan
Plan : Harcroft
Date : 5/8/17
Drawn: CKB
Scale : As Noted
Revised: 5/22/17
Sheet : 5 of 12

Harcroft - Olde Craftsman
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