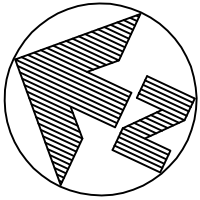


DOERSEN FAMILY TRUST
3650 CAPITOL AVE.

PLOT PLAN

LOT 77 (9,094 SF) 0.2088 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= 9,095 SF
CITY WALK= 147.5 SF
HOUSE WALK= 61.3 SF
DRIVE= 675.4 SF
APRON= 194.3 SF
PATIO & PORCH= 223.5 SF
DECK=204.0
SEEDING= 5,431.8 SF
SOD=
UNSEEDED=

C4
R=250.00'
L=52.44'



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.

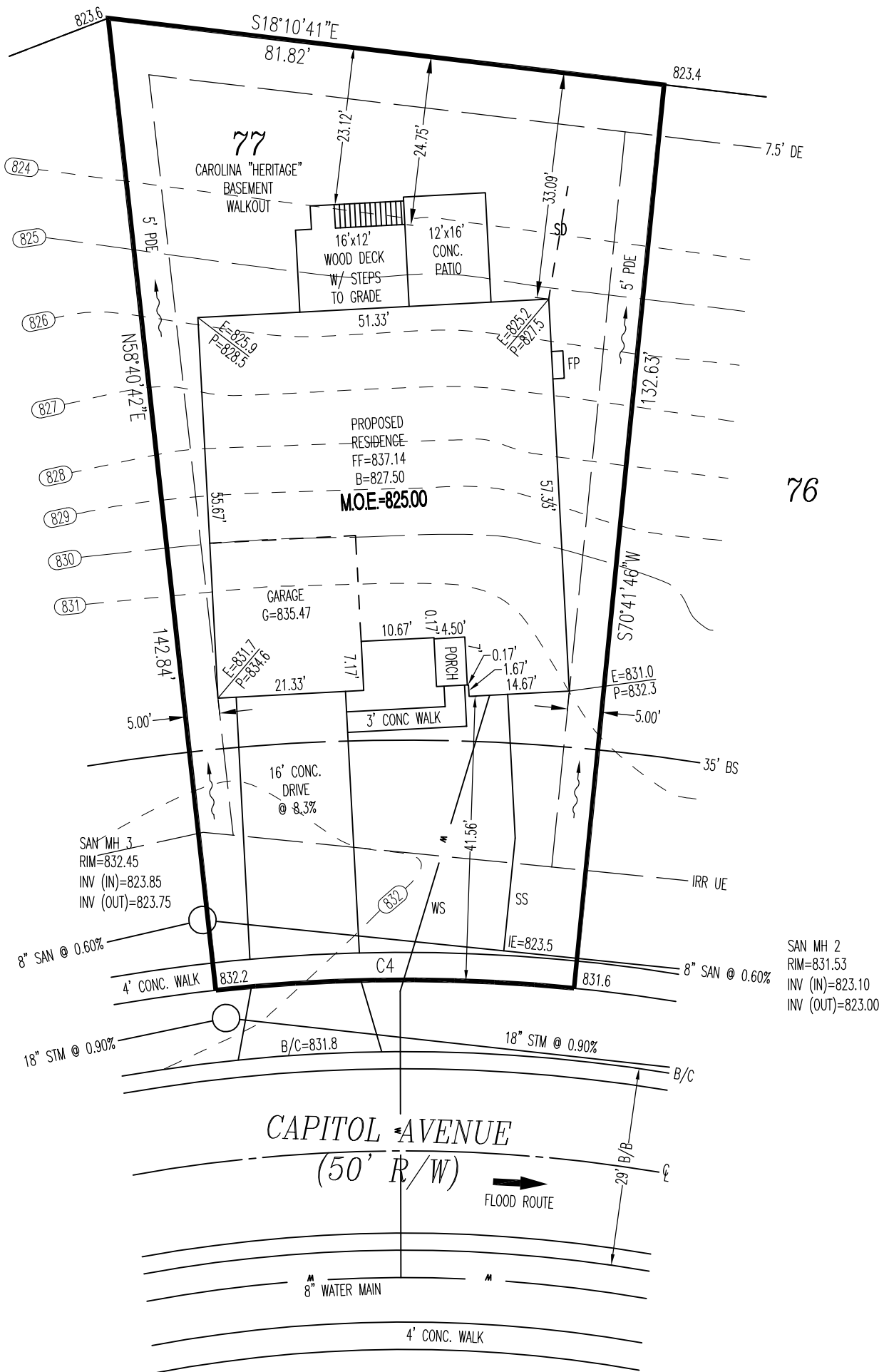
UNLESS F.F.E., M.O.E. OR M.B.E. ARE FIELD VERIFIED BY AN ENGINEERING FIRM, CONTRACTOR TAKES FULL RESPONSIBILITY FOR THE FINISH FLOOR ELEVATION.

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: 12/12/2015, AND
MAY NOT REFLECT CURRENT CONDITIONS

M.O.E. = 825.00

SCALE: 1"=20'
DATE: 08/31/2017
DRAWN: TRS/JLS
DESIGNED: X
CHECKED: .

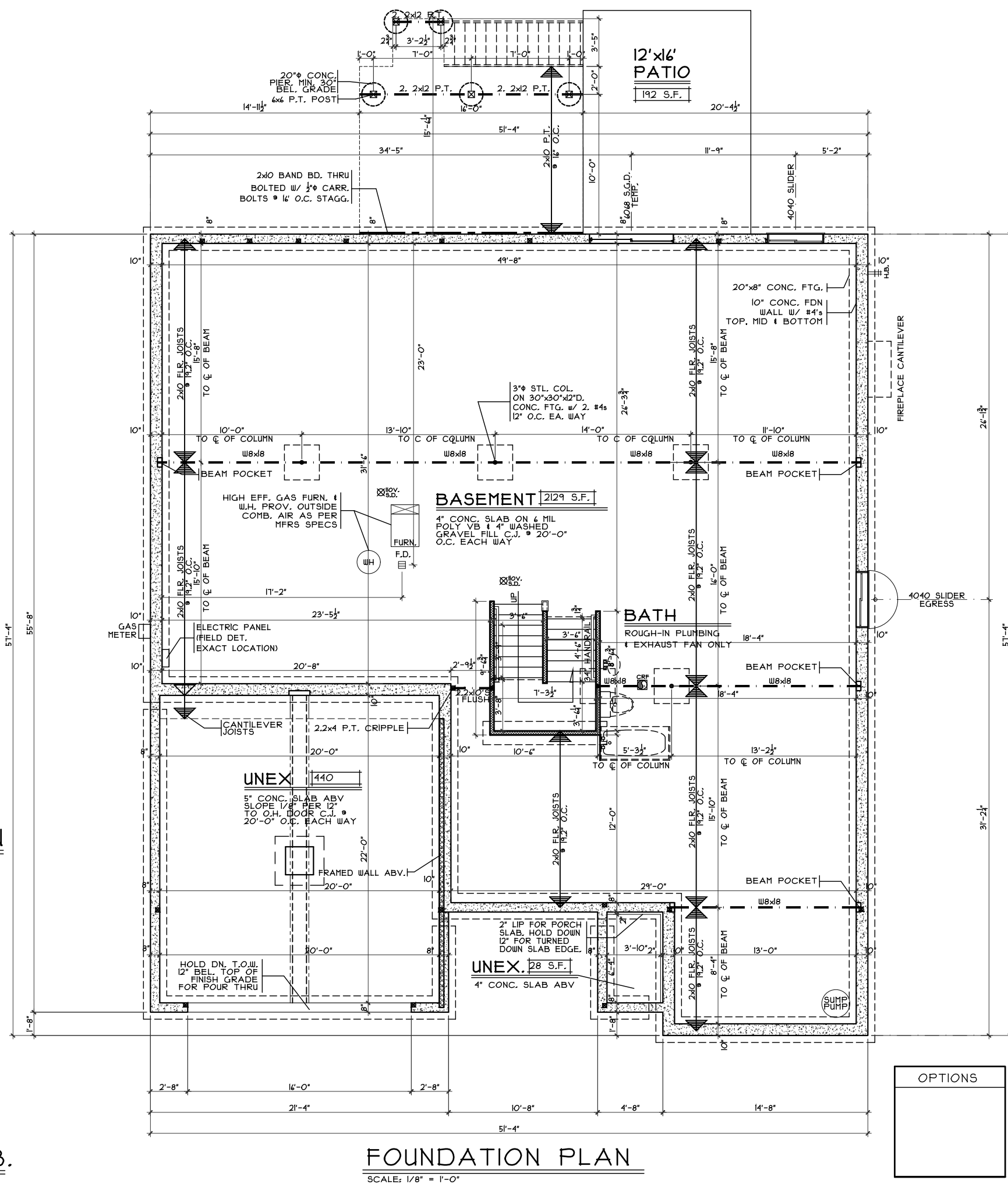
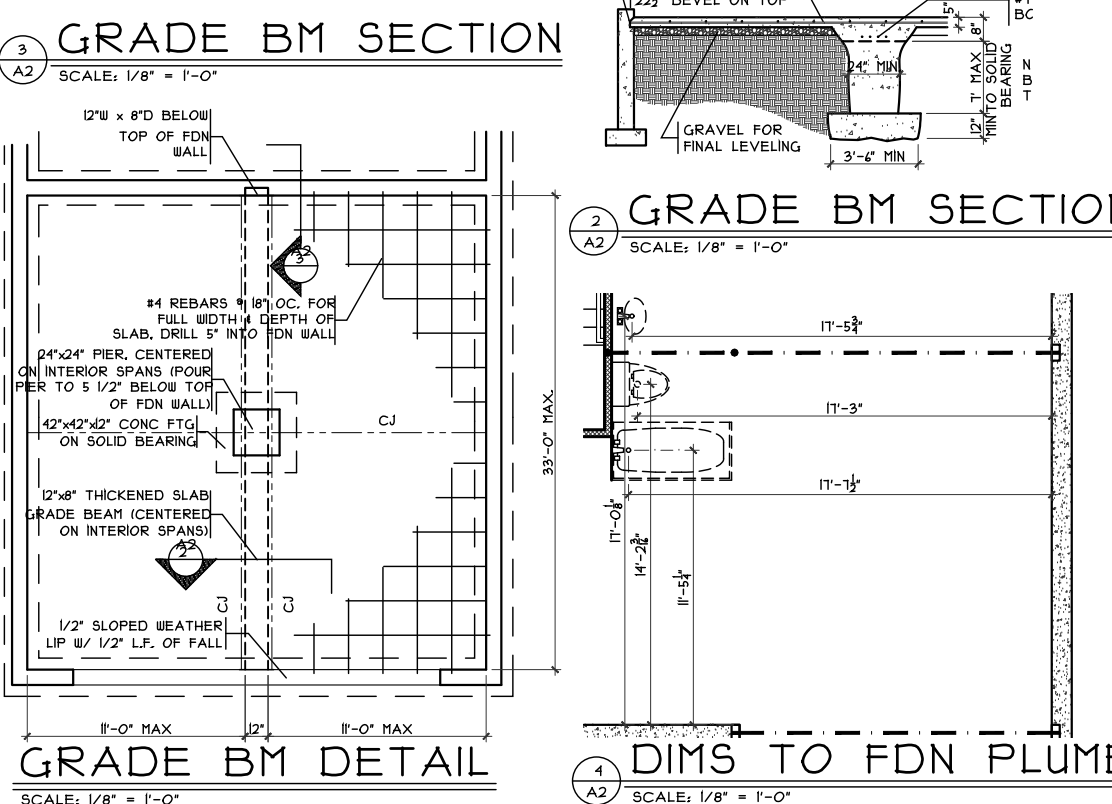
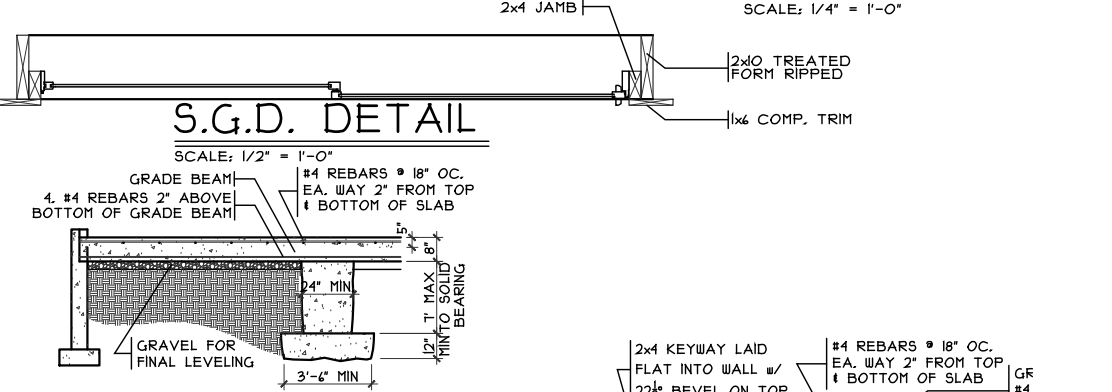
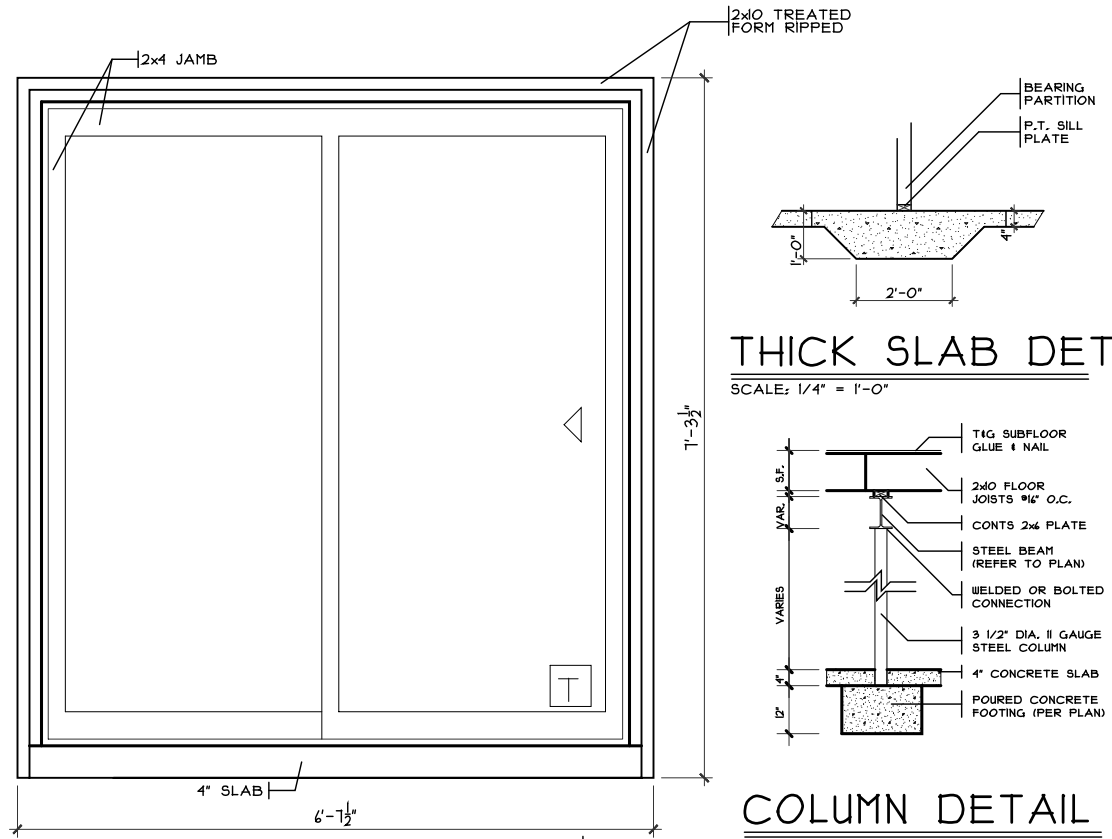


REVISIONS:

- 1.
- 2.
- 3.
- 4.

PROJECT: ROBERTSPARK
DRAWING: 171582PA

SHEET
1 OF 1



OPTIONS

Foundation Plan - Craftsman

Proposed Residence:
The Doersen Family Trust
3650 Capitol Avenue
Roberts Park Lot #77

CRISTO HOMES
7594-A Tylers Place Blvd.
West Chester, OH 45069
513.735.0570 www.cristohomes.com

Carolina - Heritage - Comp.

Issue Dates:
Review #1 8/29/17
Review #2 9/1/17
Review #3 9/14/17

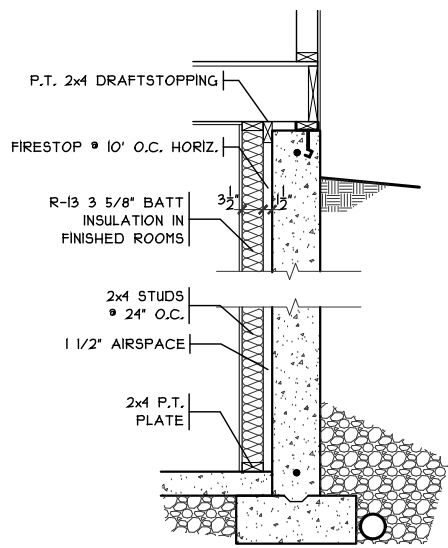
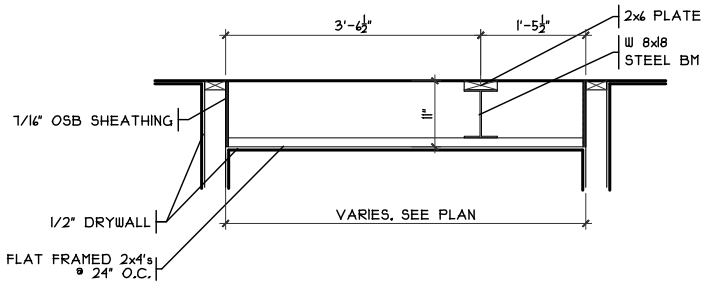
Deerfield Twp.
Warren County

Plan : CAROLINA
Date : 8/18/2017
Drawn: CKB
Scale : As Noted
Revised: 9/14/17
Sheet : 8 of 26

A2

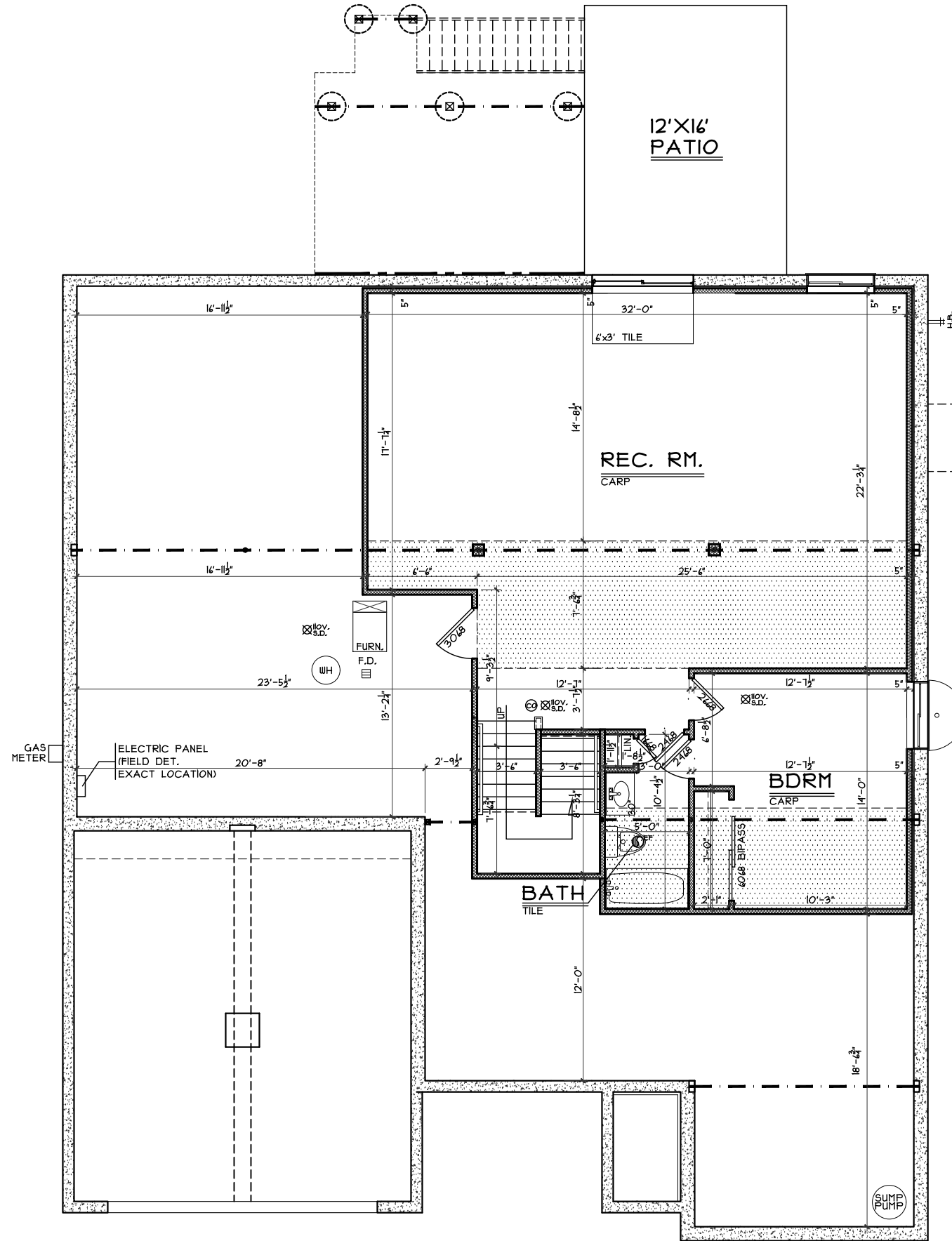
DROP CLG. DETAIL

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



FIN. LL WALL DETAIL

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



FINISHED LOWER LEVEL PLAN

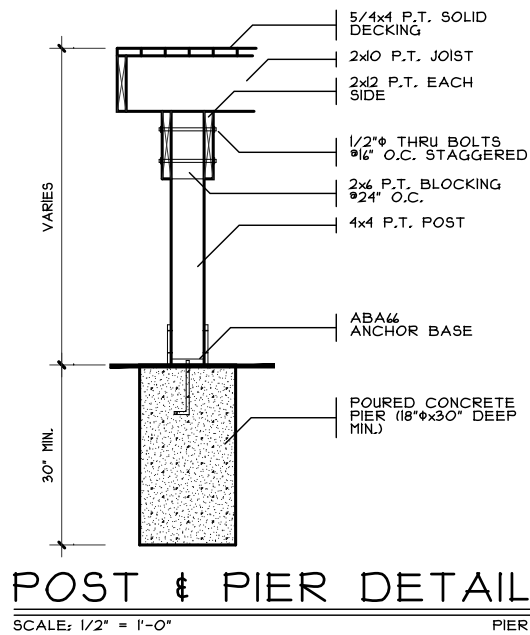
SCALE: 1/8" = 1'-0"

1001 S.F.

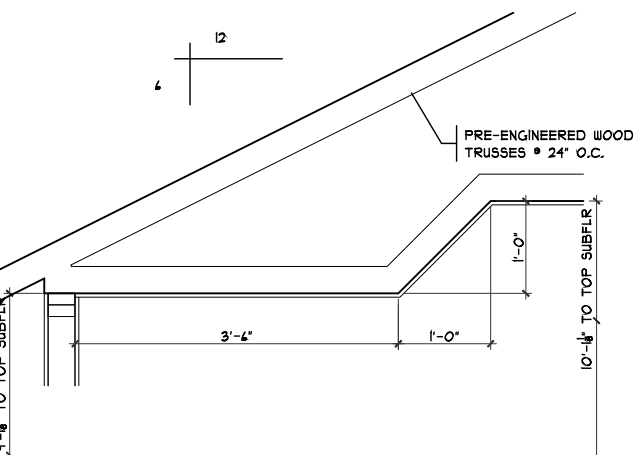
OPTIONS

<p>Finished Lower Level - Craftsman</p> <p>Plan : CAROLINA Date : 8.18.2017 Drawn: GKB Scale : As Noted Revised: 9/14/17 Sheet : 9 of 26</p>	<p>RK-77</p> <p>Proposed Residence: The Doersen Family Trust 3650 Capitol Avenue Roberts Park Lot #77</p>	<p>Carolina - Heritage - Comp.</p> <p>Deerfield Twp. Warren County</p>	<p>Issue Dates</p> <table border="1"> <tr> <td>Review #1</td> <td>8/29/17</td> </tr> <tr> <td>Review #2</td> <td>9/11/17</td> </tr> <tr> <td>Review #3</td> <td>9/14/17</td> </tr> </table> <p>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.</p>	Review #1	8/29/17	Review #2	9/11/17	Review #3	9/14/17
Review #1	8/29/17								
Review #2	9/11/17								
Review #3	9/14/17								

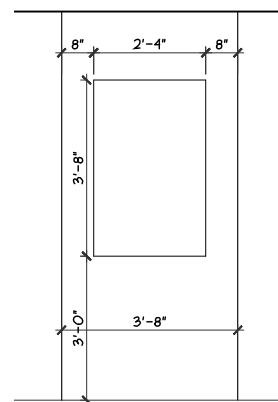
A2a



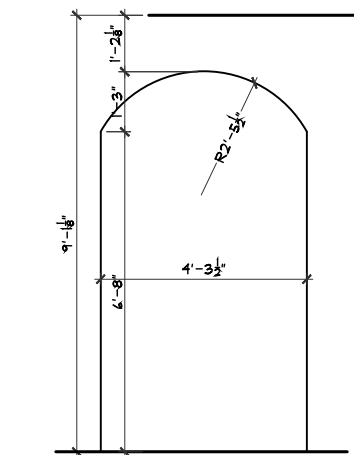
POST & PIER DETAIL
SCALE: 1/2" = 1'-0"



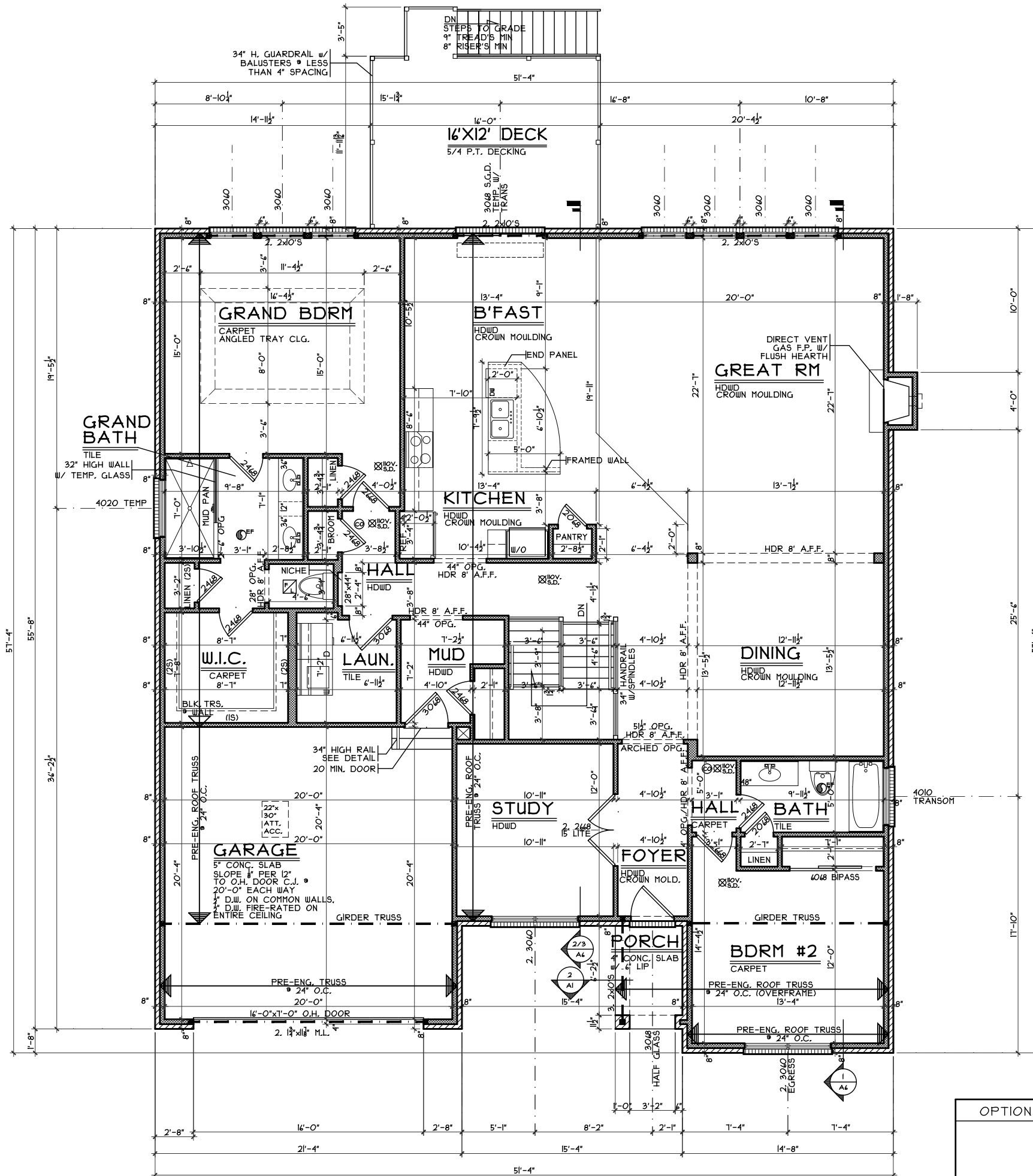
MSTR. TRAY CLG.
SCALE: 1/8" = 1'-0"



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



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



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

OPTIONS

First Floor Plan (without Loft) - Craftsman

Plan : CAROLINA
Date : 8.18.2017
Drawn: CKB
Scale : As Noted
Revised: 9/14/17
Sheet : 10 of 26



7594-A Tylers Place Blvd.
West Chester, OH 45389
513.735.0570 www.cristohomes.com

RK-77

Proposed Residence:

The Doersen Family Trust
3650 Capitol Avenue
Roberts Park Lot #77

Carolina - Heritage - Comp.

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Issue Dates

Review #1	8/29/17
Review #2	9/1/17
Review #3	9/14/17

Deerfield Twp.
Warren County

A3