

MARKET HOME
3632 CAPITOL AVE.

PLOT PLAN

LOT 80 (7,800 SF) 0.1791 AC.
ROBERT'S PARK, SECTION 3
SECTION 3, TOWN 3, RANGE 3
DEERFIELD TOWNSHIP
WARREN COUNTY, OHIO
FOR: CRISTO HOMES

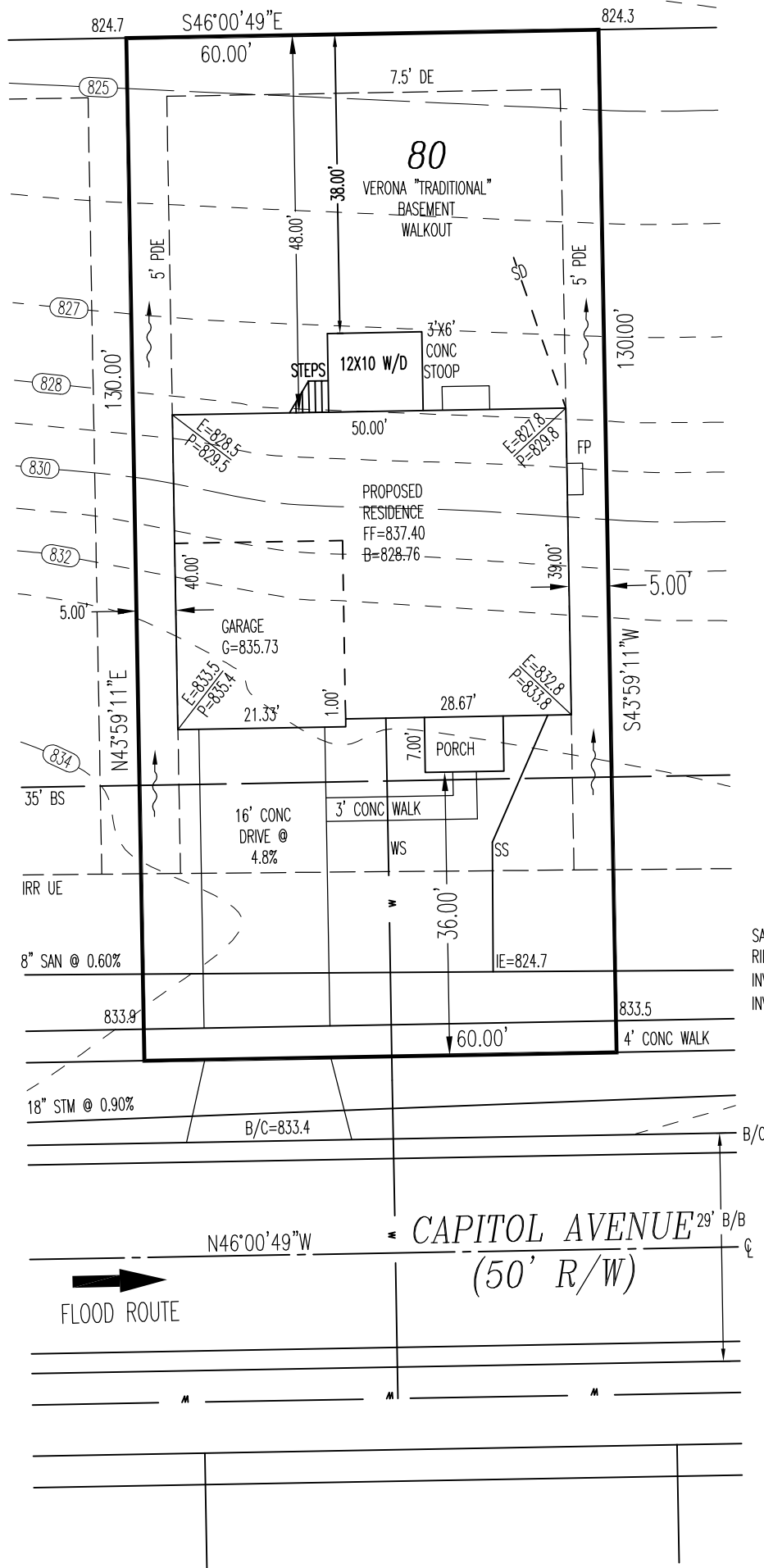
SETBACKS
FRONT=35'
REAR=20'
SIDE=5'

QUANTITIES

TOTAL LOT AREA= 7,800 SF
CITY WALK= 176 SF
HOUSE WALK= 66.5 SF
DRIVE= 672.0 SF
APRON= 194.3 SF
PATIO & PORCH= 88.0 SF
DECK=120
SEEDING= 5119.5 SF
SOD=
UNSEEDED=

81

79



SAN MH 5
RIM=835.15
INV=825.81 (IN)
INV (OUT)=825.71

SAN MH 4
RIM=832.85
INV (IN)=824.28
INV (OUT)=824.18

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.

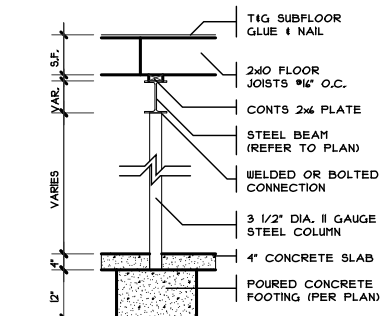
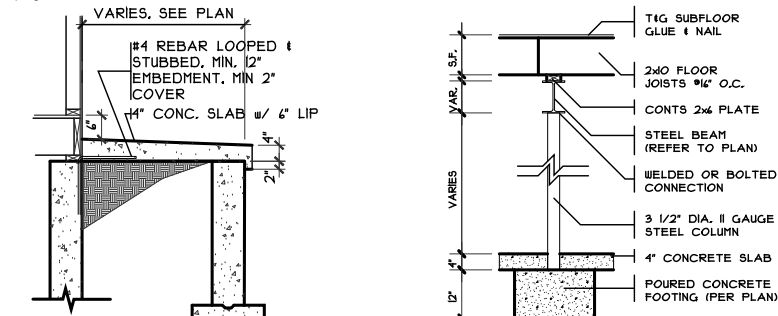
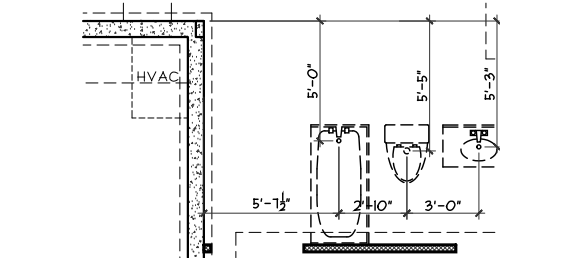
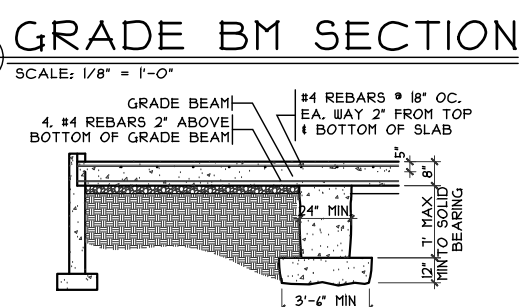
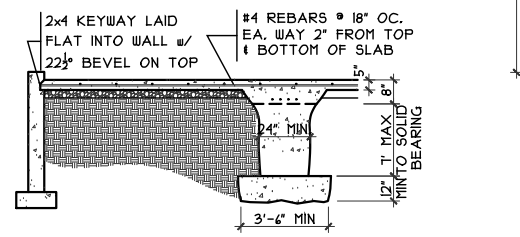
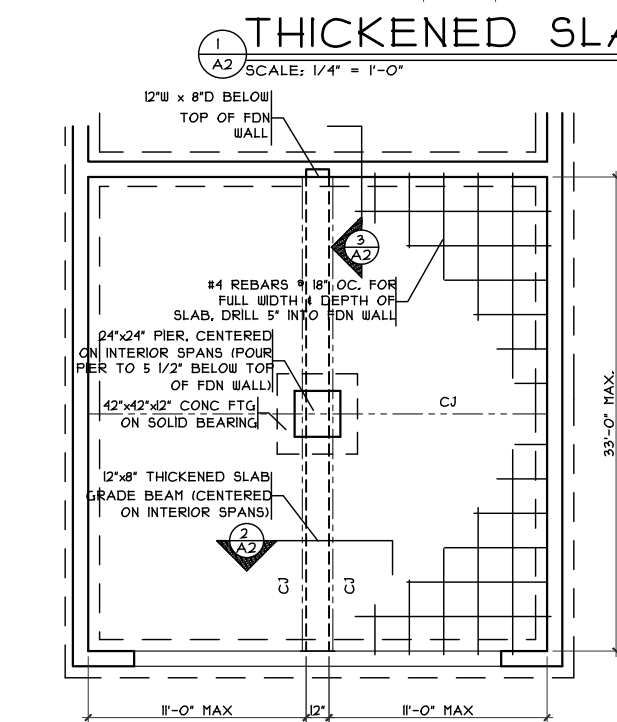
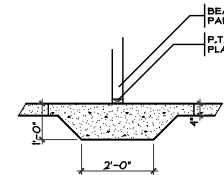
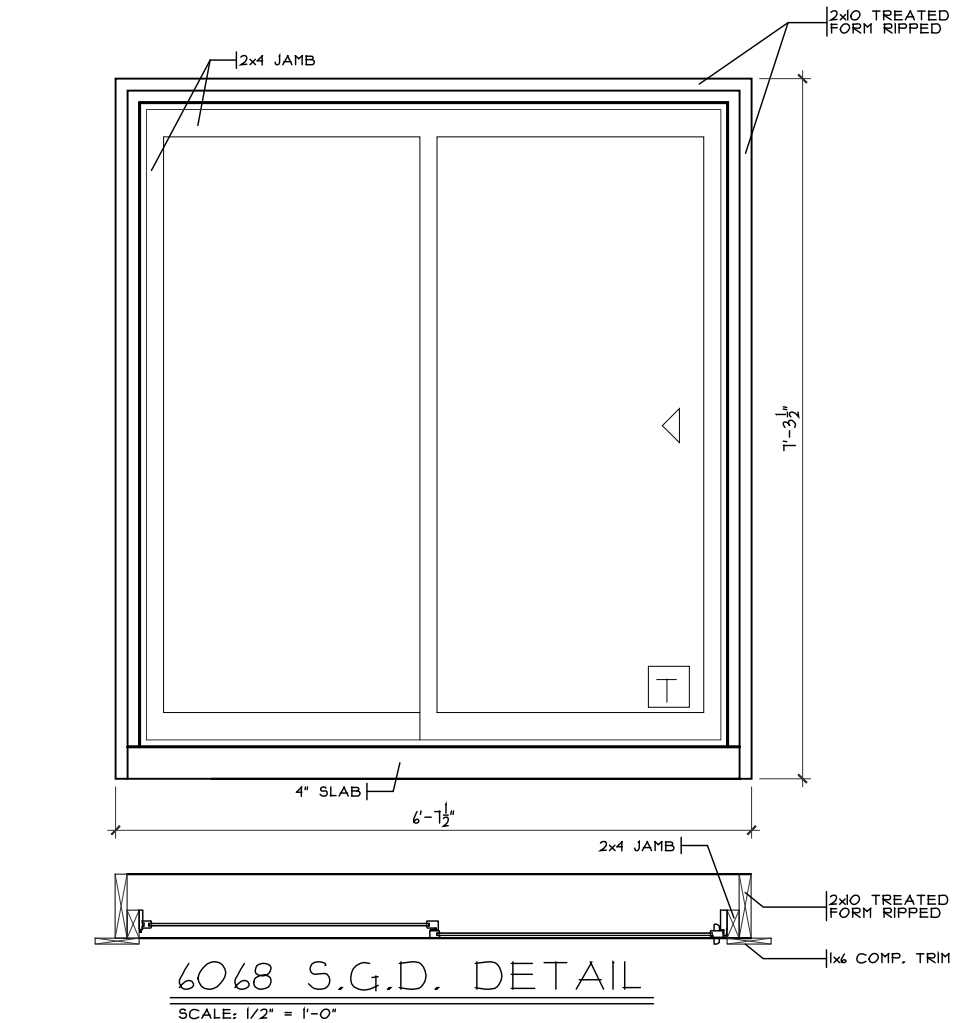
TOPOGRAPHY BY APEX: 12/12/2015,
AND MAY NOT REFLECT CURRENT
CONDITIONS

SCALE: 1"=20'
DATE: 06-28-17
DRAWN: TRS
DESIGNED: X
CHECKED: .

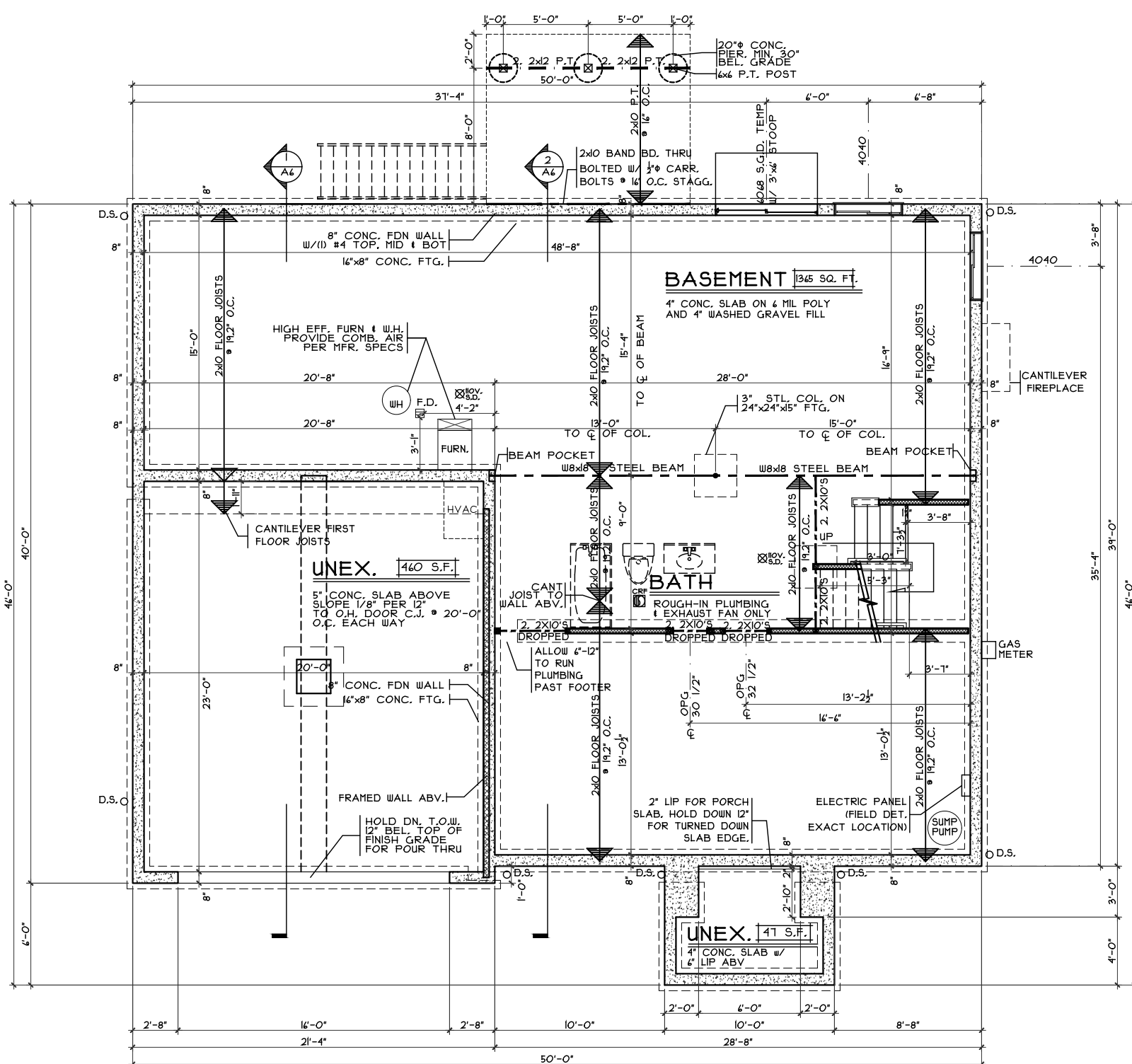


REVISIONS:
1. 7-05-17 DECK ADDED
2.
3.
4.

PROJECT: ROBERTSPARK SHEET
DRAWING: 171151PA 1 OF 1



OPTIONS



Issue Dates

Rev/Changes	6/30/17
Rev/Changes	7/5/17
Corrections	7/18/17
Corrections	7/19/17

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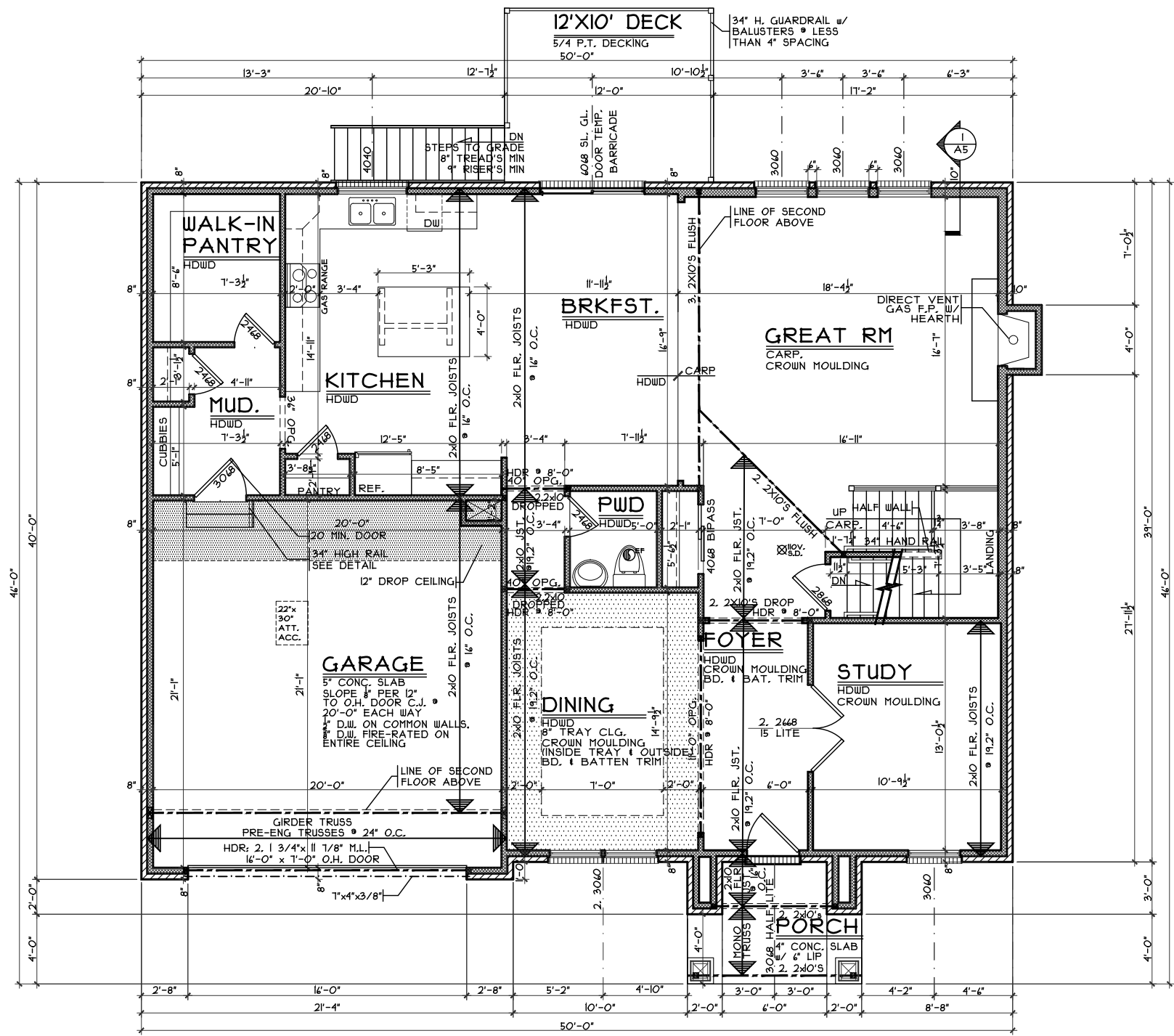
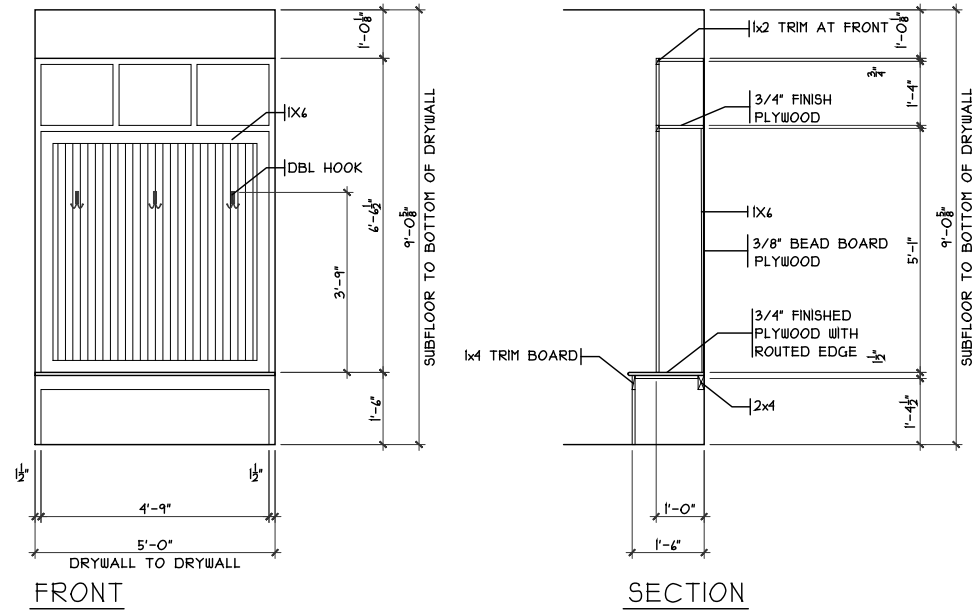
Deerfield Twp.
Warren County

Proposed Residence:
Market Home
3632 Capitol Avenue
Robert's Park Lot #80

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

Plan : VERONA
Date : 6/13/17
Drawn: CKB
Scale : As Noted
Revised: 7/19/17
Sheet : 6 of 23

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PLUMBERS NOTE:
HOLD WATERLINES TO UNDERSIDE OF SHEATH & INSULATE w/ PIPE INSULATION

INSULATION NOTE:
USE REFLECTIVE INSULATION BARRIER @ WATERLINE AREAS OVER GARAGE SPACE R-3 OR GREATER

OPTIONS

Verona - Traditional - Brick Wrap - Vinyl Issue Dates
 Rev/Changes: 6/30/17
 Rev/Changes: 7/5/17
 Corrections: 7/18/17
 Corrections: 7/19/17

RK-80 Proposed Residence:
 Market Home
 3632 Capitol Avenue
 Roberts Park Lot #80

Deerfield Twp.
 Warren County

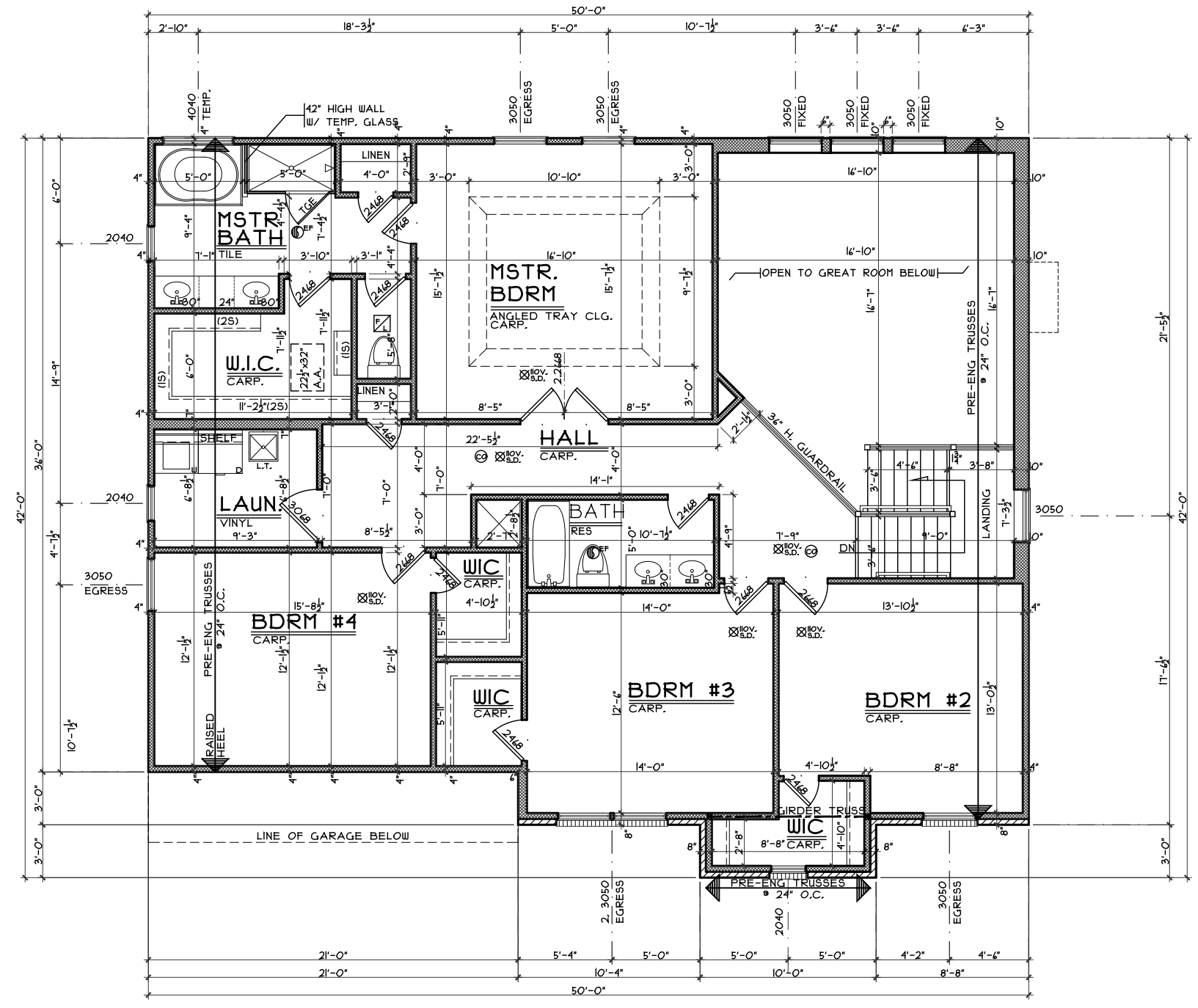
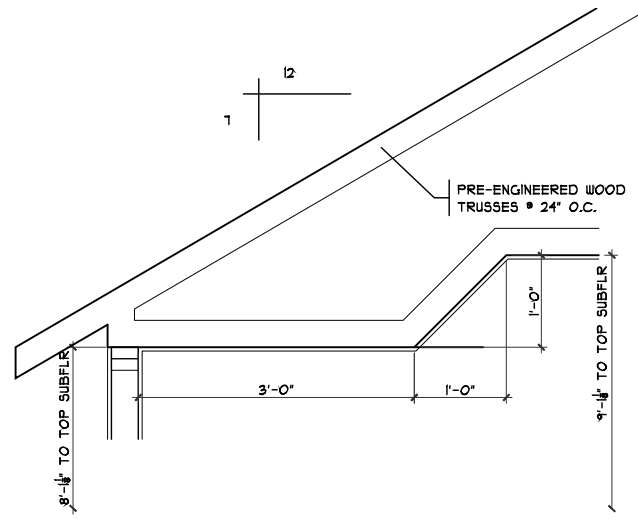
CRISTO HOMES
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Plan : VERONA
 Date : 6/13/17
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 Revised: 7/19/17
 Sheet : 8 of 23

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



SECOND FLOOR PLAN
SCALE: 1/8" = 1'-0" 1531 S.F

OPTIONS

Second Floor Plan - Traditional Plan : VERONA Date : 6/13/17 Drawn: CKB Scale : As Noted Revised: 7/19/17 Sheet : 13 of 23	RK-80 Proposed Residence: Market Home 3632 Capitol Avenue Roberts Park Lot #80	Verona - Traditional - Brick Wrap - 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.	Issue Dates Rev/Changes 6/30/17 Rev/Changes 7/15/17 Corrections 7/18/17 Corrections 7/19/17
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