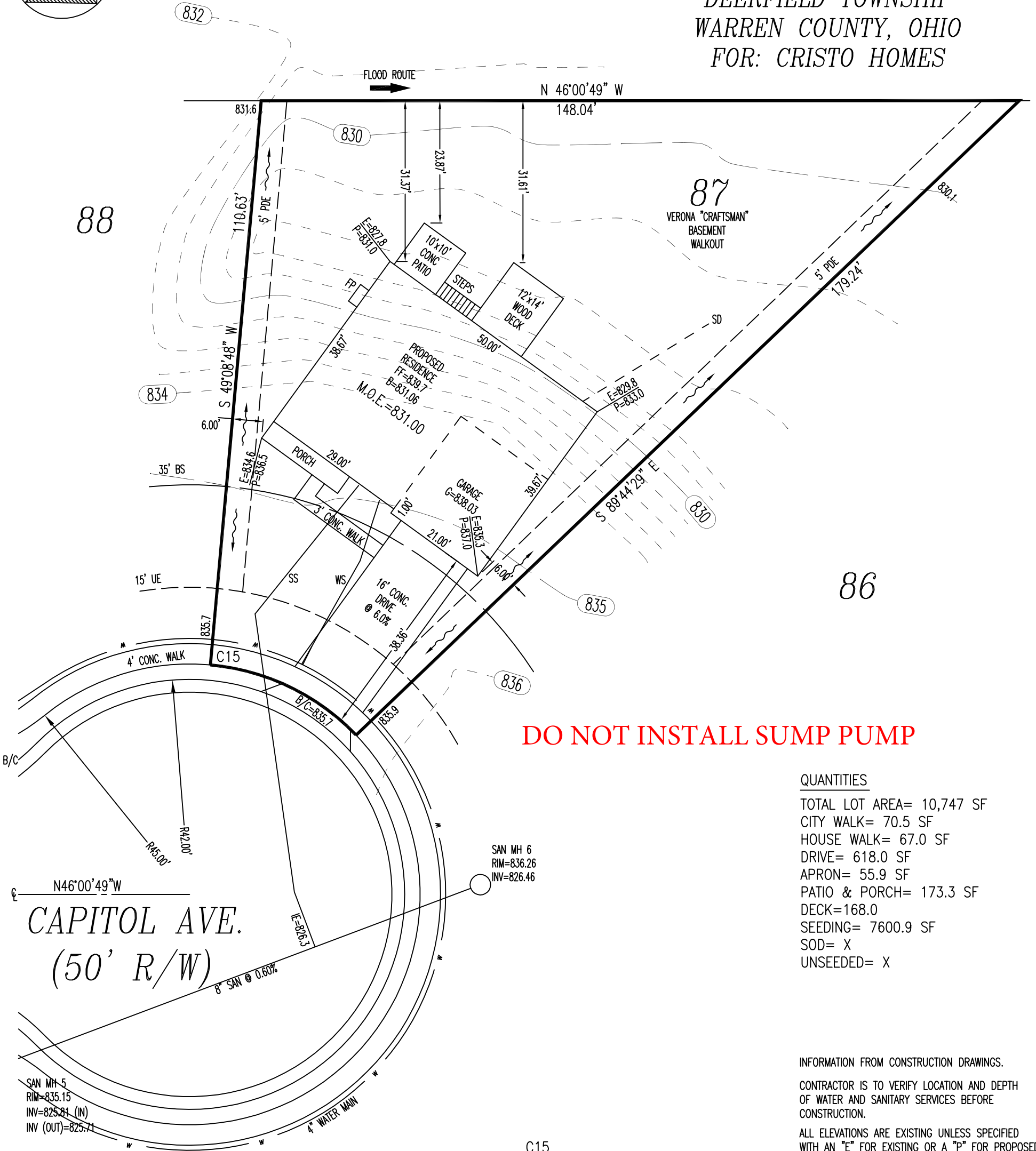
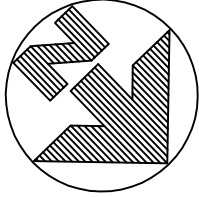


OWUSU-KESSEH RESIDENCE
3607 CAPITOL AVENUE

PLOT PLAN

LOT 87 (10,747 SF) 0.2467 AC.
ROBERT'S PARK, SECTION 3
SECTION 3, TOWN 3, RANGE 3
DEERFIELD TOWNSHIP
WARREN COUNTY, OHIO
FOR: CRISTO HOMES



DO NOT INSTALL SUMP PUMP

QUANTITIES

- TOTAL LOT AREA= 10,747 SF
- CITY WALK= 70.5 SF
- HOUSE WALK= 67.0 SF
- DRIVE= 618.0 SF
- APRON= 55.9 SF
- PATIO & PORCH= 173.3 SF
- DECK=168.0
- SEEDING= 7600.9 SF
- SOD= X
- UNSEEDED= X

INFORMATION FROM CONSTRUCTION DRAWINGS.

CONTRACTOR IS TO VERIFY LOCATION AND DEPTH OF WATER AND SANITARY 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.

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.

Prior to construction, a geotechnical report shall be obtained by the builder. Apex assumes no responsibility for soil conditions.

C15
R=45.00'
L=32.29'

M.O.E.=831.00

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

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



SCALE: 1"=20'
DATE: 12-07-17
DRAWN: JLL
DESIGNED:
CHECKED: KRC

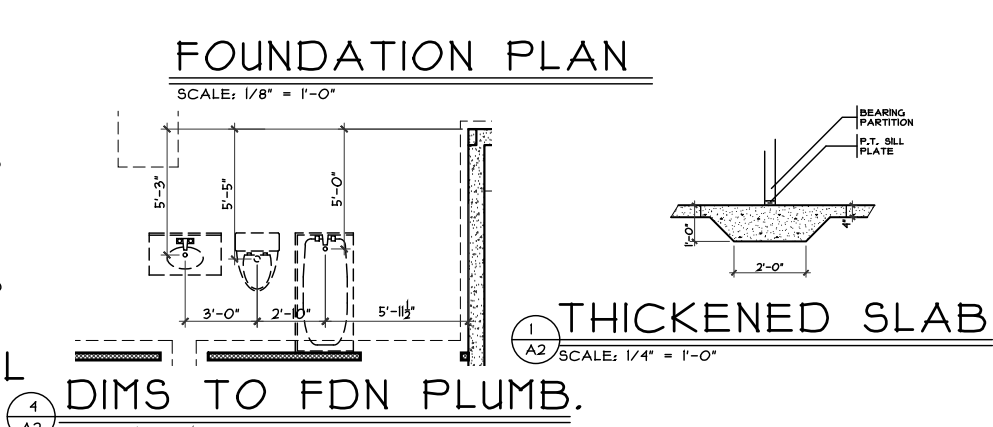
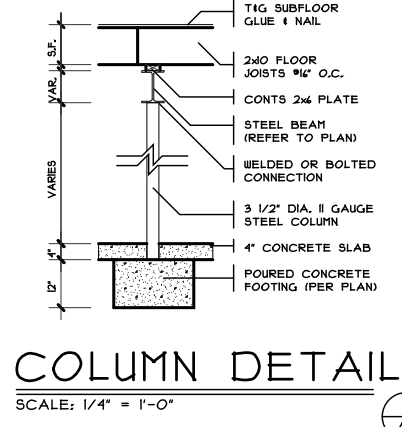
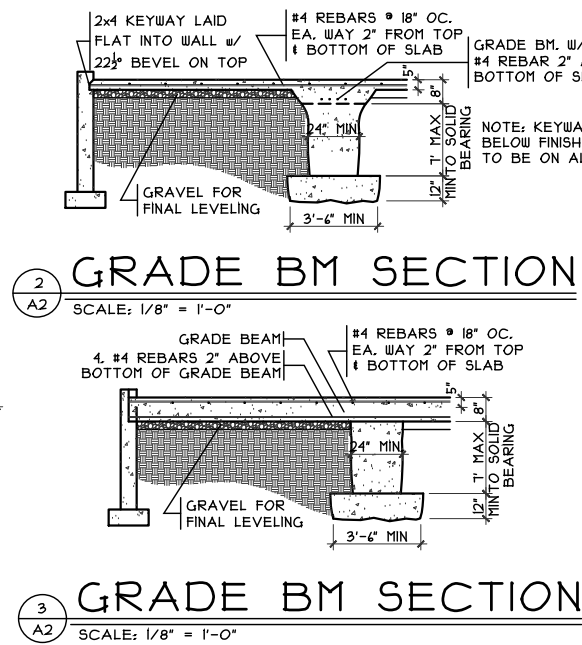
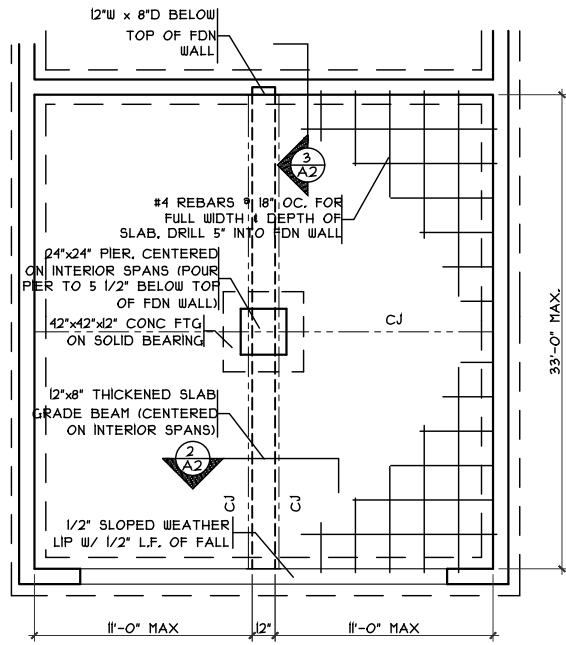
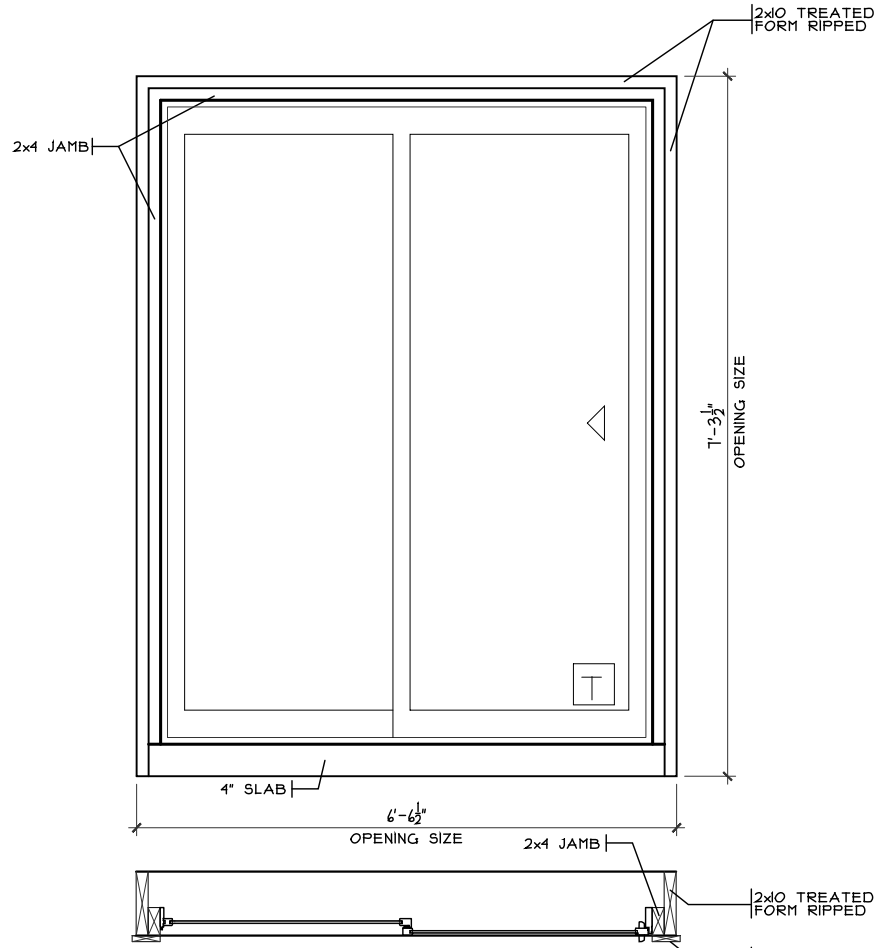
APEX
ENGINEERING & SURVEYING, INC.
1068 N. UNIVERSITY BLVD MIDDLETOWN, OHIO 45042
PH.-(513) 424-5202 OR (513) 932-8991 FAX - (513) 424-6202

REVISIONS:

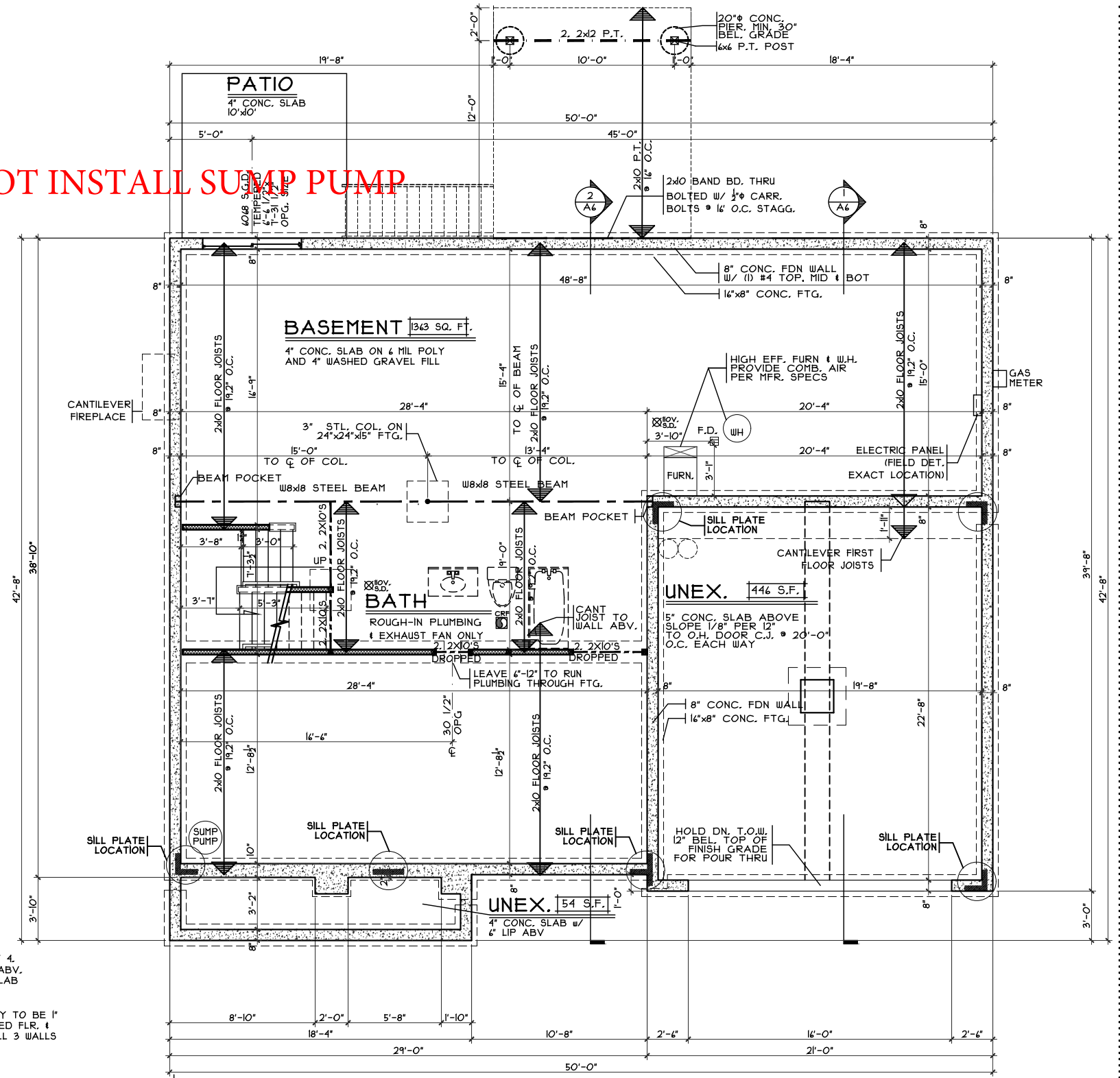
- 1.
- 2.
- 3.
- 4.

PROJECT: ROBERTSPARK
DRAWING: 172143PA

SHEET
1 OF 1



DO NOT INSTALL SUMP PUMP



OPTIONS

Foundation Plan
Plan : VERONA
Date : 11/21/17
Drawn: CKB
Scale : As Noted
Revised: 1/4/18
Sheet : 6 of 23

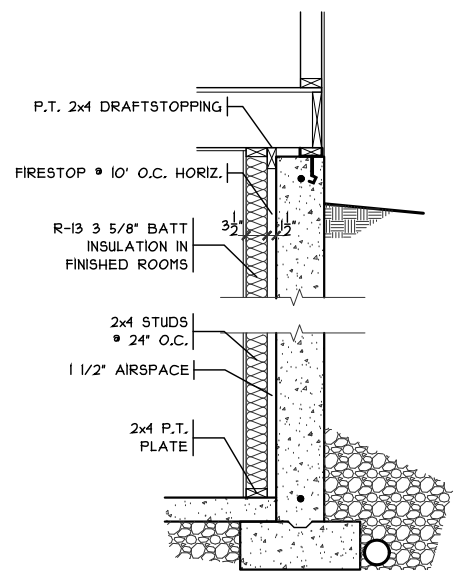
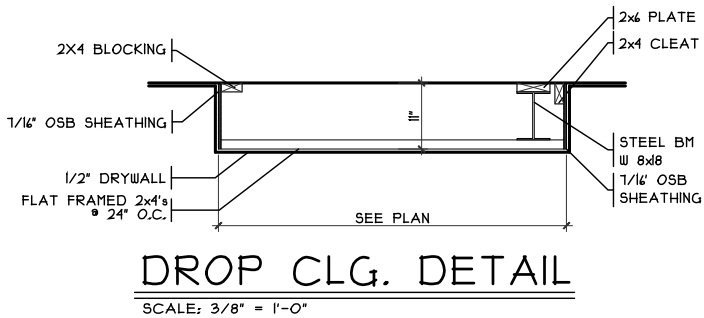
Proposed Residence:
Daniel Owusu-Kesseh Residence
3607 Capitol Avenue
Roberts Park Lot #87

Verona - Craftsman - Brick Wrap - Comp. Issue Dates
Review #1 12/20/17
Review #2 1/3/18
Review #3 1/4/18

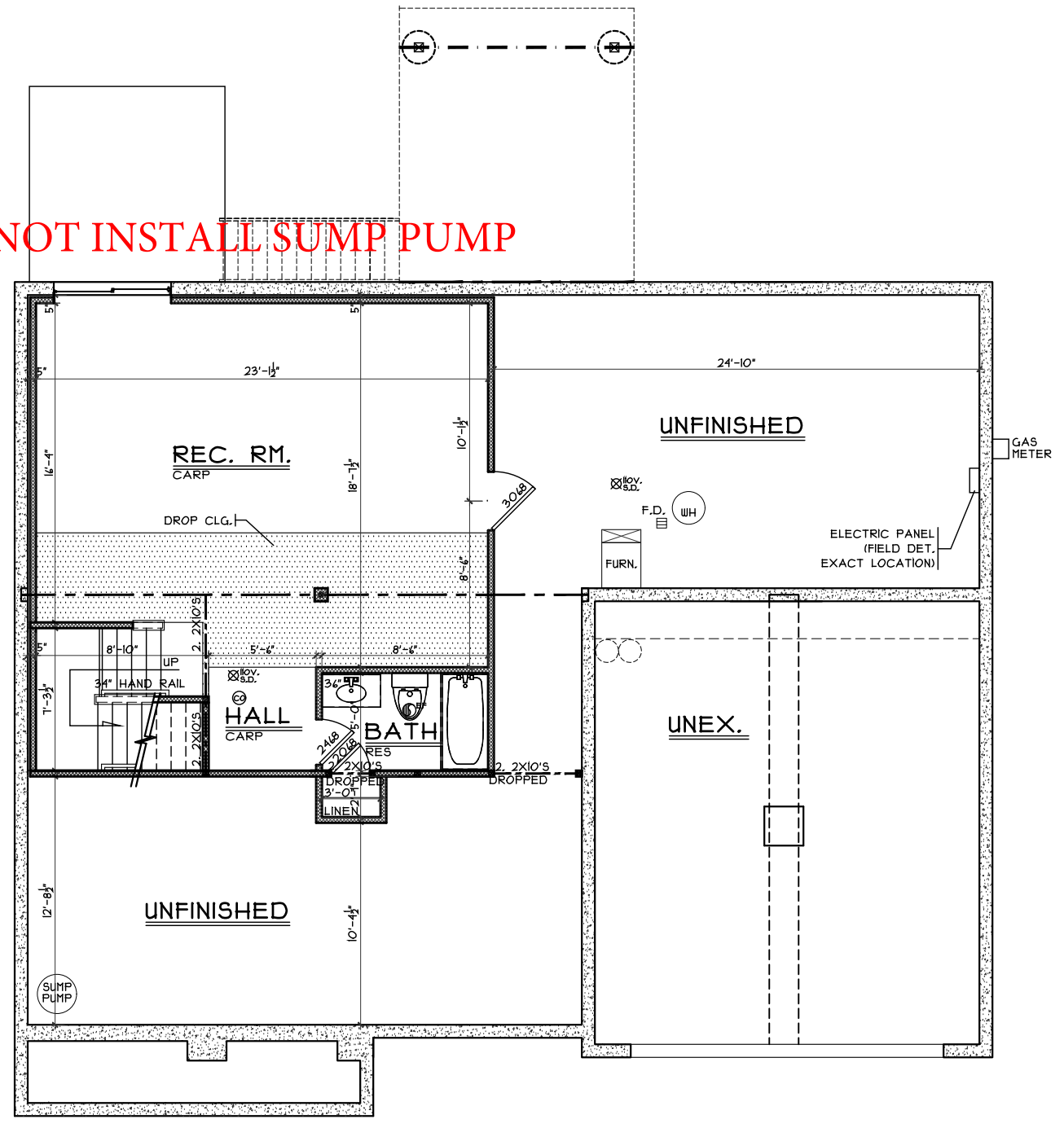
Deerfield Twp.
Warren County

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

A2



DO NOT INSTALL SUMP PUMP



OPTIONS

Verona - Craftsman - Brick Wrap - Comp. Issue Dates

Review #1	12/20/17
Review #2	1/3/18
Review #3	1/4/18

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Proposed Residence:
Daniel Ovus-Kesseh Residence
3607 Capitol Avenue
Roberts Park Lot #87

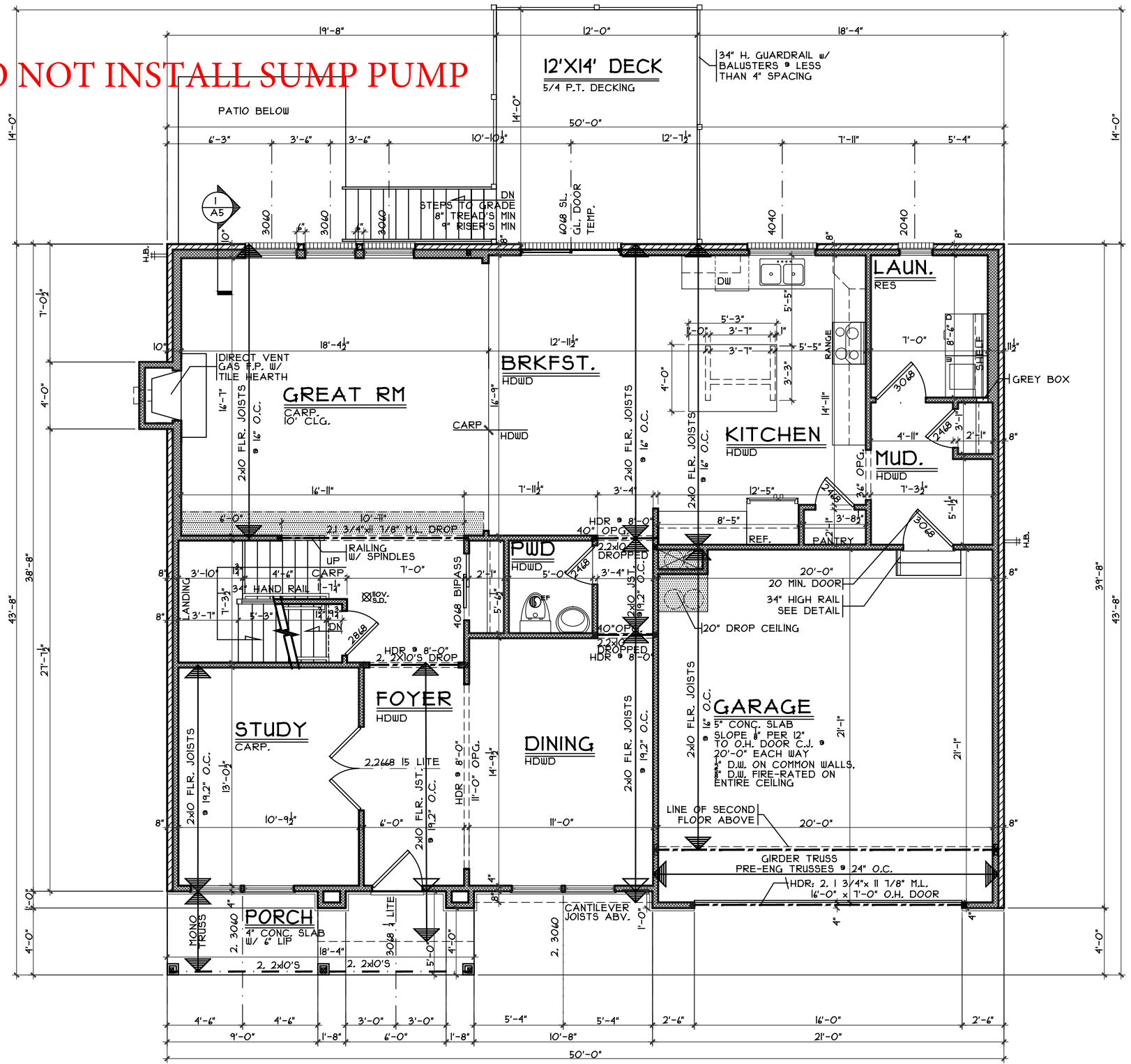
Location:
Deerfield Twp.
Warren County

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

Finished Lower Level
Plan : VERONA
Date : 11/21/17
Drawn: CKB
Scale : As Noted
Revised: 1/4/18
Sheet : 7 of 23

A2a

DO NOT INSTALL SUMP PUMP



FIRST FLOOR PLAN

SCALE: 1/8" = 1'-0" 1511 S.F.

OPTIONS

First Floor Plan

Plan : VERONA
Date : 11/21/17
Drawn: CKB
Scale : As Noted
Revised: 1/4/18
Sheet : 8 of 23

RK-87

Proposed Residence:
Daniel Owusu-Kesseh Residence
3607 Capitol Avenue
Roberts Park Lot #87

Deerfield Twp.
Warren County

Verona - Craftsman - Brick Wrap - Comp. Issue Dates

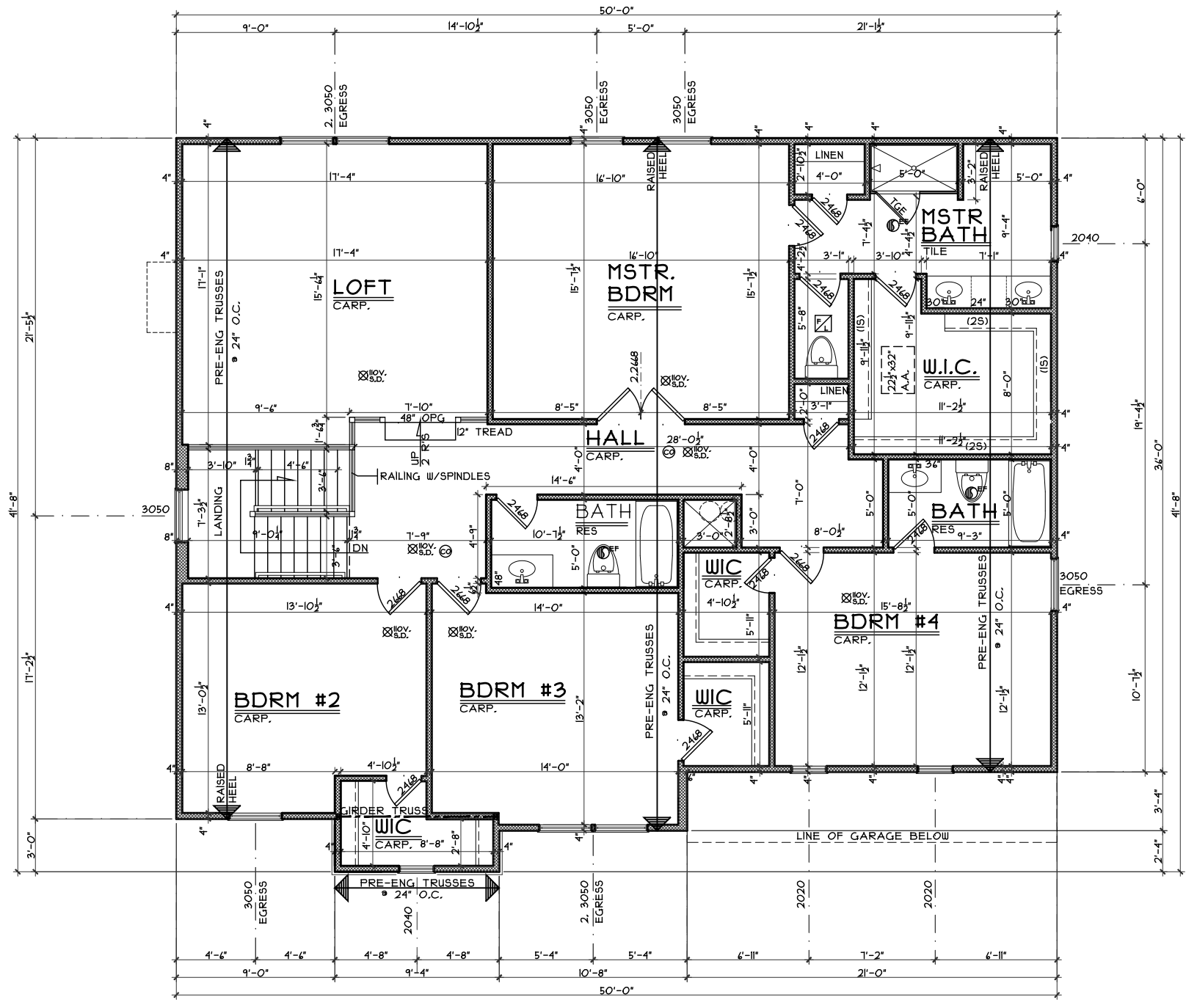
Review #1	12/20/17
Review #2	1/3/18
Review #3	1/4/18



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

A3

DO NOT INSTALL SUMP PUMP



SECOND FLOOR PLAN
SCALE: 1/8" = 1'-0" 1841 S.F.

OPTIONS

Second Floor Plan
 Plan : VERONA
 Date : 11/21/17
 Drawn: KKB
 Scale : As Noted
 Revised: 1/4/18
 Sheet : 13 of 23

Proposed Residence:
 Daniel Owusu-Kesseh Residence
 3607 Capitol Avenue
 Roberts Park Lot #87

Verona - Craftsman - Brick Wrap - Comp. Issue Dates

Review #1	12/20/17
Review #2	1/3/18
Review #3	1/4/18

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A4