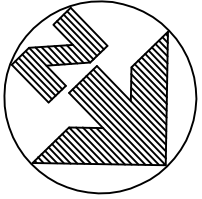


PLOT PLAN
LOT 92 (7,793 SF) 0.1789 AC.
ROBERT'S PARK, SECTION 3
SECTION 3, TOWN 3, RANGE 3
DEERFIELD TOWNSHIP
WARREN COUNTY, OHIO
FOR: CRISTO HOMES

MAMACOS RESIDENCE
 3637 CAPITOL AVE.



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

QUANTITIES

TOTAL LOT AREA= 7,793 SF
 CITY WALK= 176.1 SF
 HOUSE WALK= 66.5 SF
 DRIVE= 670.4 SF
 APRON= 194.3 SF
 PATIO & PORCH= 70 SF
 DECK=
 SEEDING=5140.1 SF
 SOD=
 UNSEEDED=

C21
 R=200.00'
 L=20.15'



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.

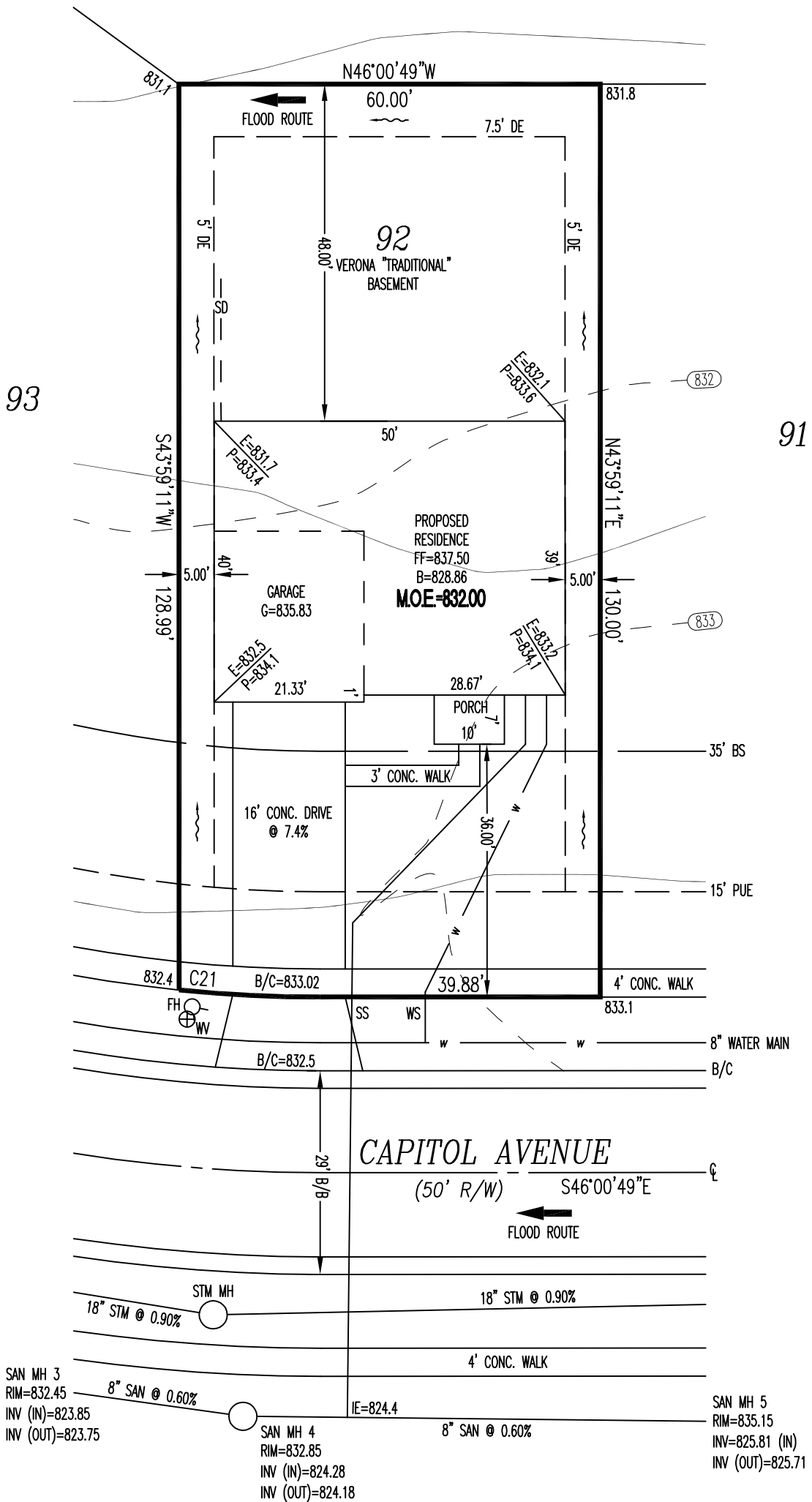
UNLESS F.F.E., M.O.E. OR M.B.E. ARE FIELD VERIFIED BY AN ENGINEERING FIRM, CONTRACTOR TAKES FULL RESPONSIBILITY FOR THE FINISH FLOOR ELEVATION.

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.

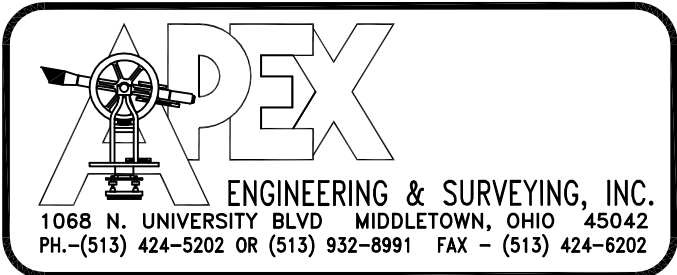
BUILDER SHALL PROVIDE POSITIVE DRAINAGE AROUND AND AWAY FROM HOUSES.

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.



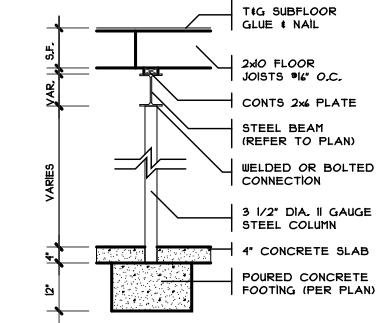
TOPOGRAPHY BY APEX: 12/12/2015, AND MAY NOT REFLECT CURRENT CONDITIONS

SCALE: 1"=20'
 DATE: 09/11/2017
 DRAWN: JLS
 DESIGNED: X
 CHECKED: .

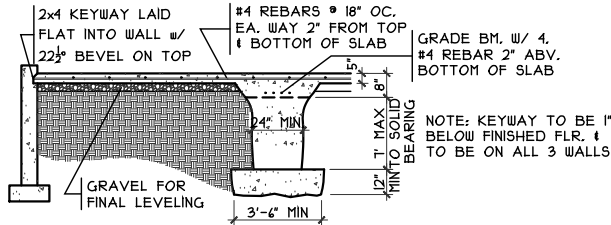


REVISIONS:
 1. 09-29-17: FP NOW INTERNAL
 2.
 3.
 4.
 PROJECT: ROBERTSPARK SHEET 1 OF 1
 DRAWING: 171648PA

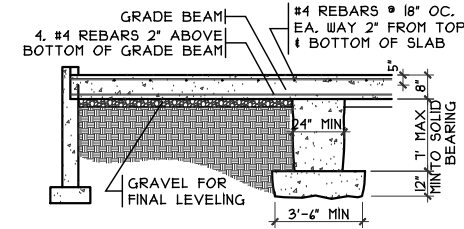
M.O.E. = 832.00



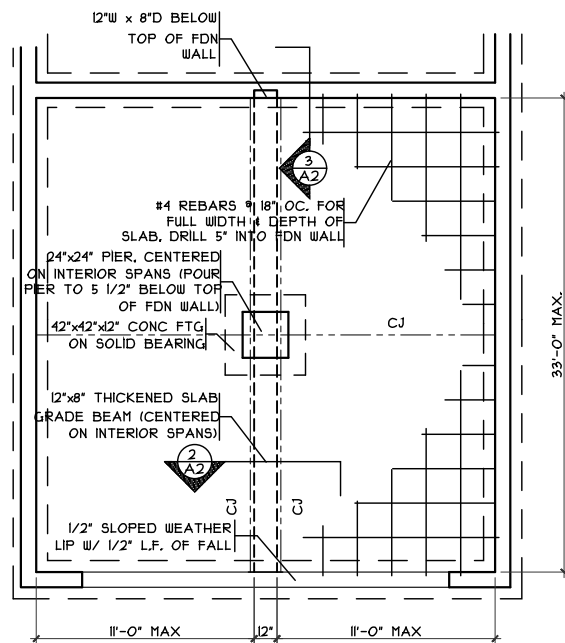
COLUMN DETAIL
SCALE: 1/4" = 1'-0"



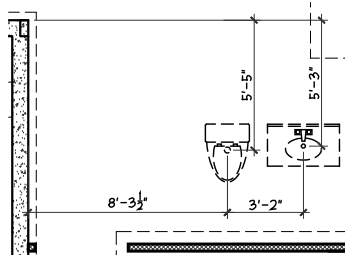
GRADE BM SECTION 2
SCALE: 1/8" = 1'-0"



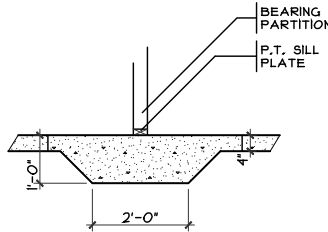
GRADE BM SECTION 3
SCALE: 1/8" = 1'-0"



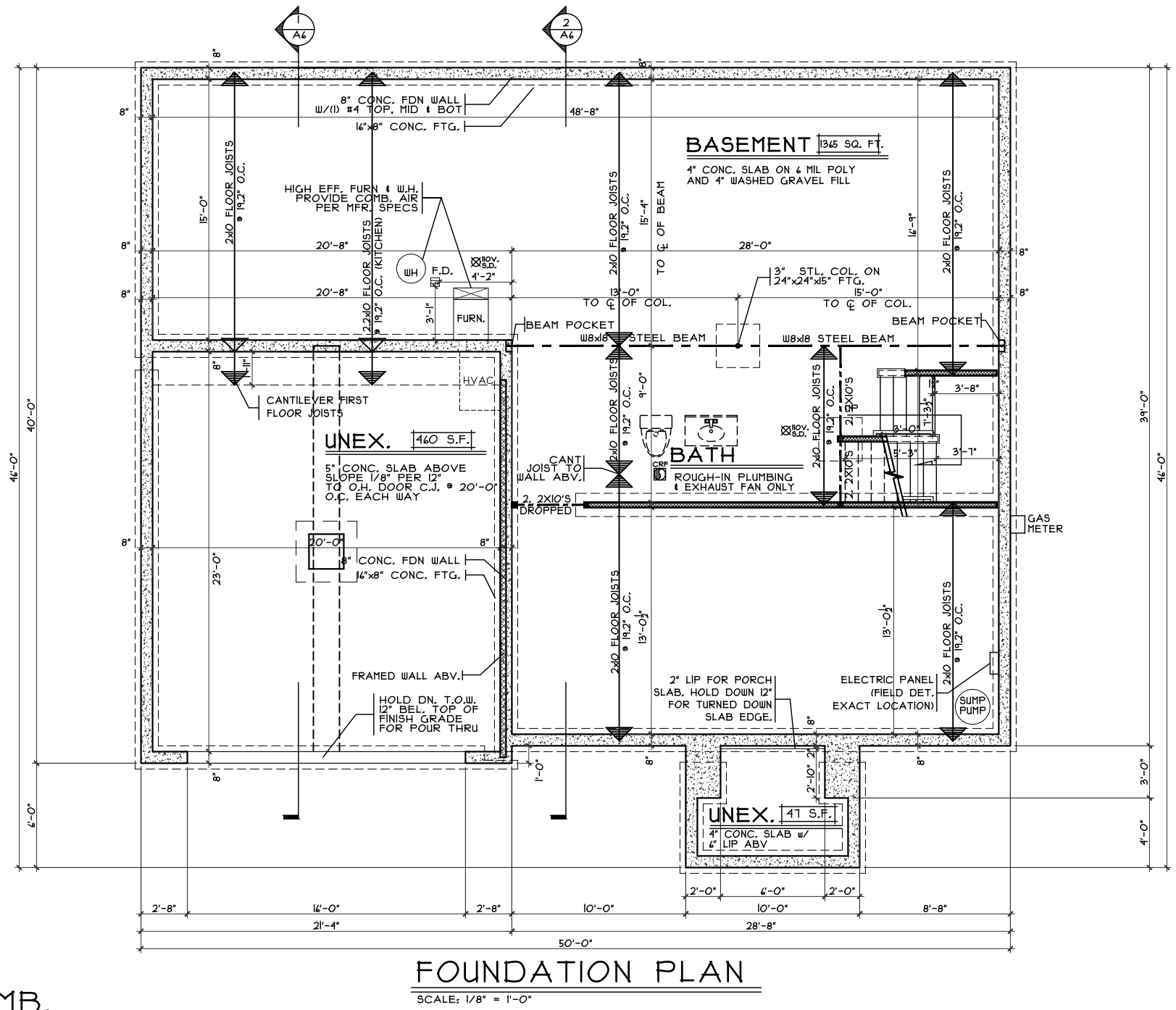
GRADE BM DETAIL
SCALE: 1/8" = 1'-0"



DIMS TO FDN PLUMB.
SCALE: 1/8" = 1'-0"



THICKENED SLAB
SCALE: 1/4" = 1'-0"



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

OPTIONS

Foundation Plan - Traditional

Proposed Residence:
Mamacos Residence
3637 Capitol Avenue
Roberts Park Lot #92

Verona - Traditional - Brick Wrap

Deerfield Twp.
Warren County

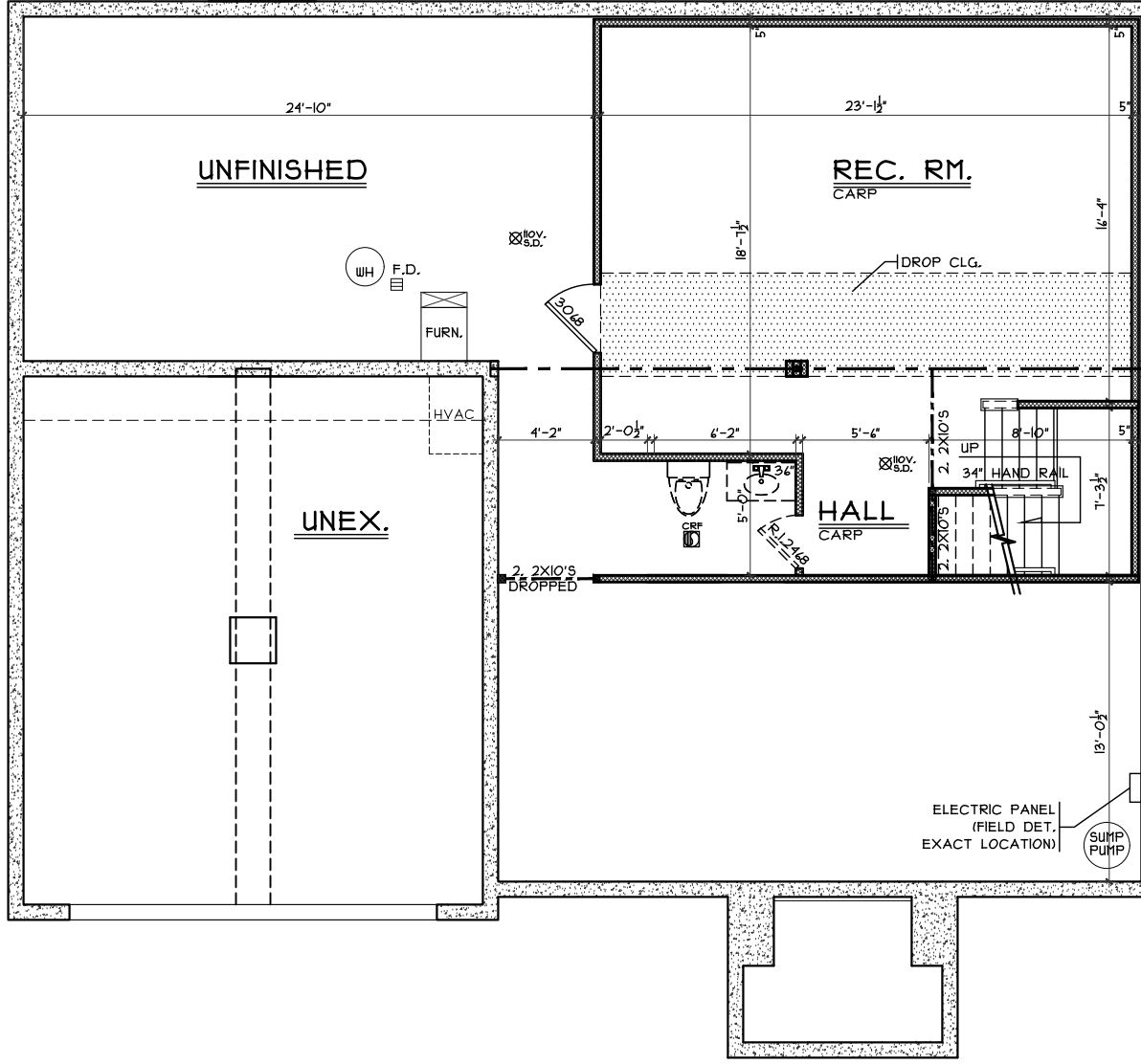
CRISTO HOMES
7594-A Tylers Place Blvd.
West Chester, OH 45069
513.735.0570 www.cristohomes.com

Plan : VERONA
Date : 8/30/17
Drawn: CKB
Scale : As Noted
Revised: 10/13/17
Sheet : 6 of 23

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Issue Dates:
Review: 9/26/17
Review: 9/29/17
Change: 10/2/17
Review: 10/4/17
Review: 10/5/17
Review: 10/13/17

A2



LOWER LEVEL PLAN
SCALE: 1/8" = 1'-0" 411 S.F.

OPTIONS

Plan : VERONA
Date : 8/30/17
Drawn: CKB
Scale : As Noted
Revised: 10/13/17
Sheet : 6 of 23

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

RK-92
Proposed Residence:
Mamacos Residence
3637 Capitol Avenue
Roberts Park Lot #92

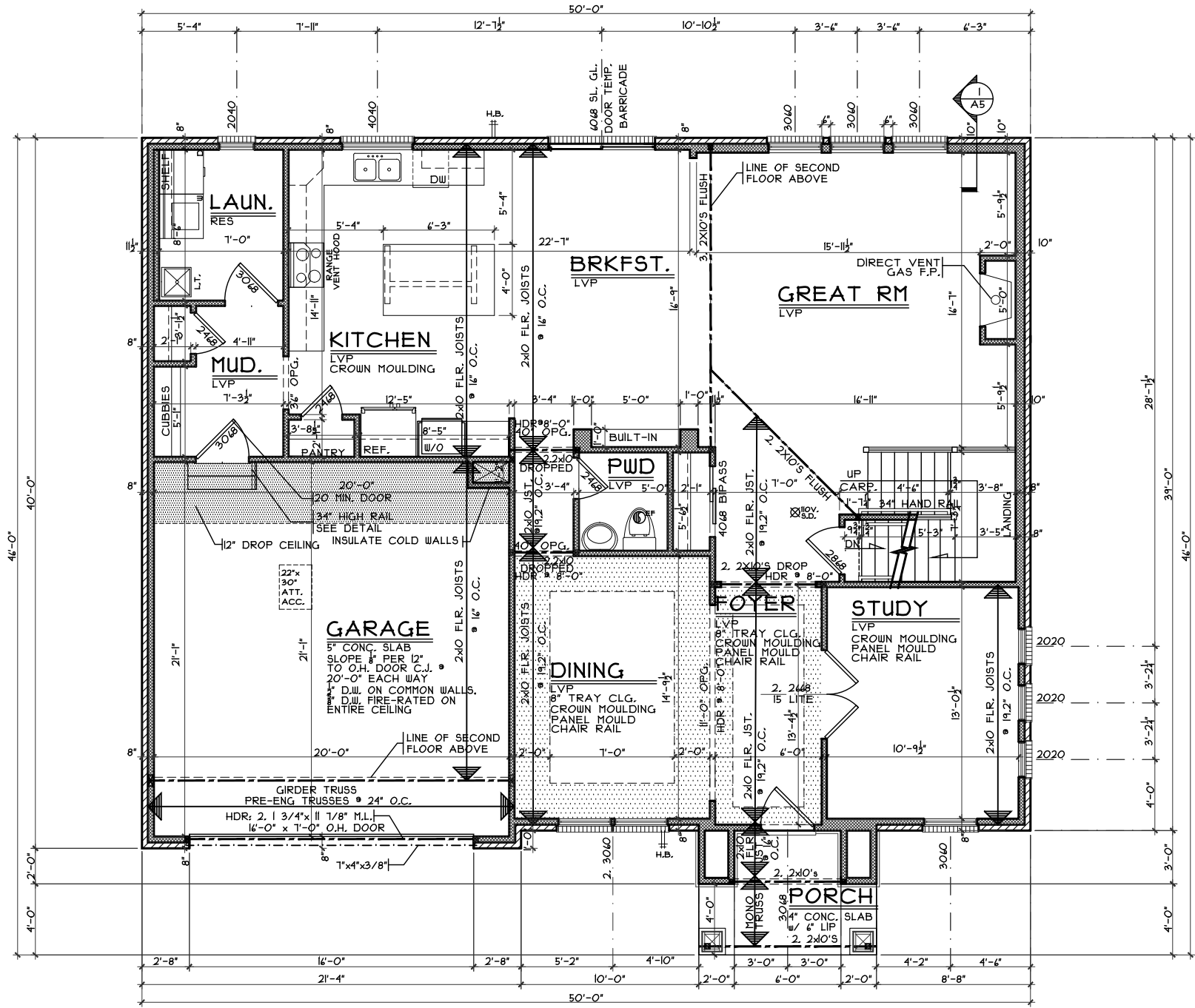
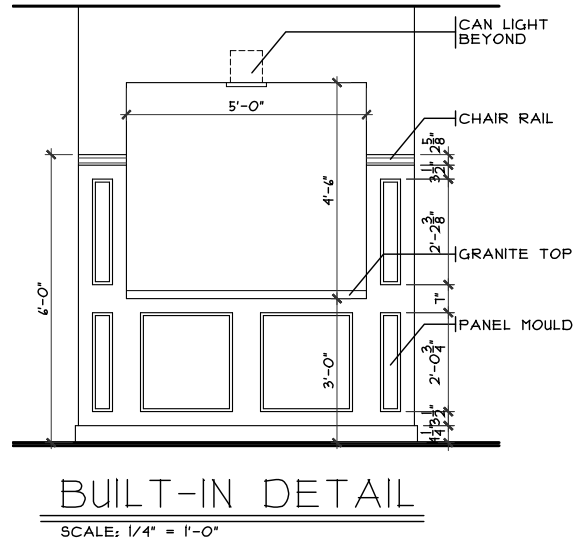
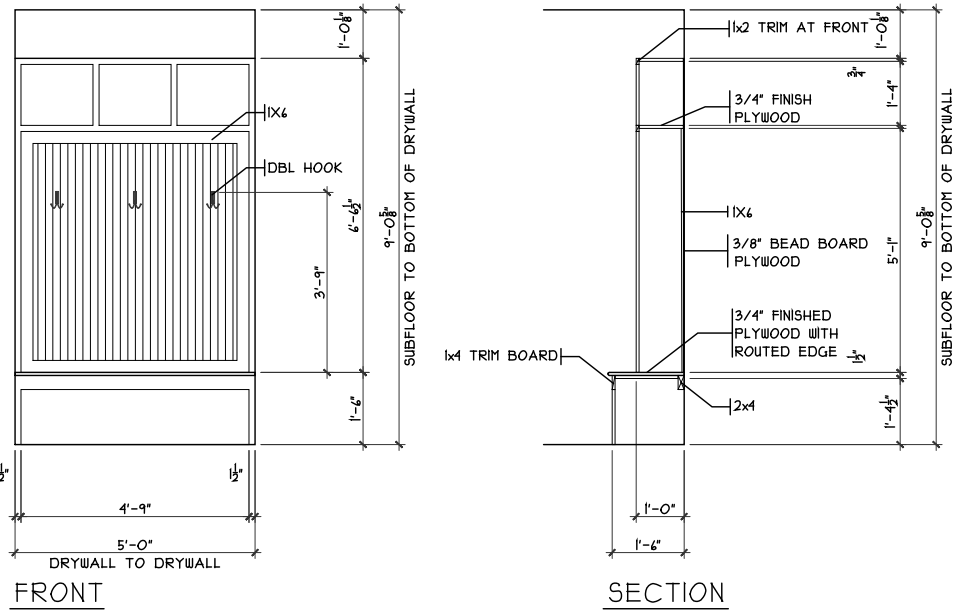
Deerfield Twp.
Warren County

Verona - Traditional - Brick Wrap

Issue	Date
Review	9/26/17
Review	9/29/17
Change	10/2/17
Review	10/4/17
Review	10/5/17
Review	10/13/17

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A2a



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

Deerfield Twp.
Warren County

RK-92

Proposed Residence:
Mamacos Residence
3637 Capitol Avenue
Roberts Park Lot #92

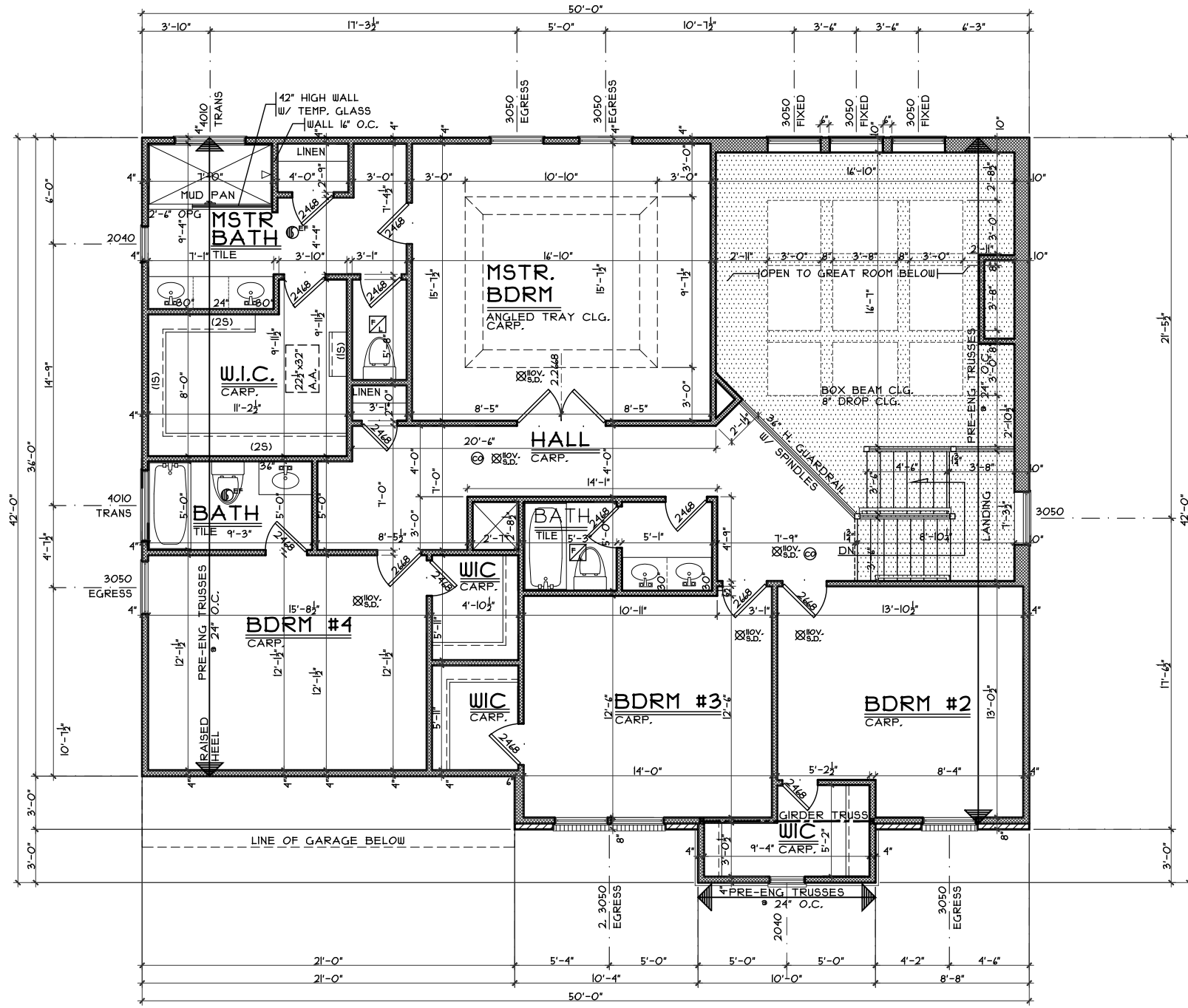
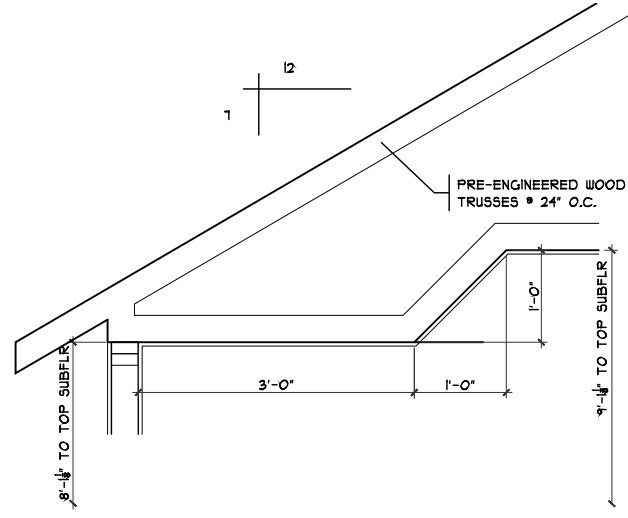
CRISTO HOMES
7594-A Tylers Place Blvd.
West Chester, OH 45069
513.735.0570 www.cristohomes.com

Issue Dates:
Review 9/26/17
Review 9/29/17
Change 10/2/17
Review 10/4/17
Review 10/5/17
Review 10/13/17

Plan : VERONA
Date : 8/30/17
Drawn: CKB
Scale : As Noted
Revised: 10/13/17
Sheet : 8 of 23

A3

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 : 8/30/17
Drawn: CKB
Scale : As Noted
Revised: 10/13/17
Sheet : 13 of 23



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RK-92

Proposed Residence:
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Roberts Park Lot #92

Verona - Traditional - Brick Wrap

Deerfield Twp.
Warren County

Issue Dates

Review	9/26/17
Review	9/29/17
Change	10/2/17
Review	10/4/17
Review	10/5/17
Review	10/13/17

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A4