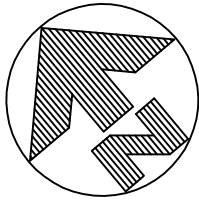


FELIX RESIDENCE
RENAISSANCE PARK DRIVE



PLOT PLAN

LOT 36

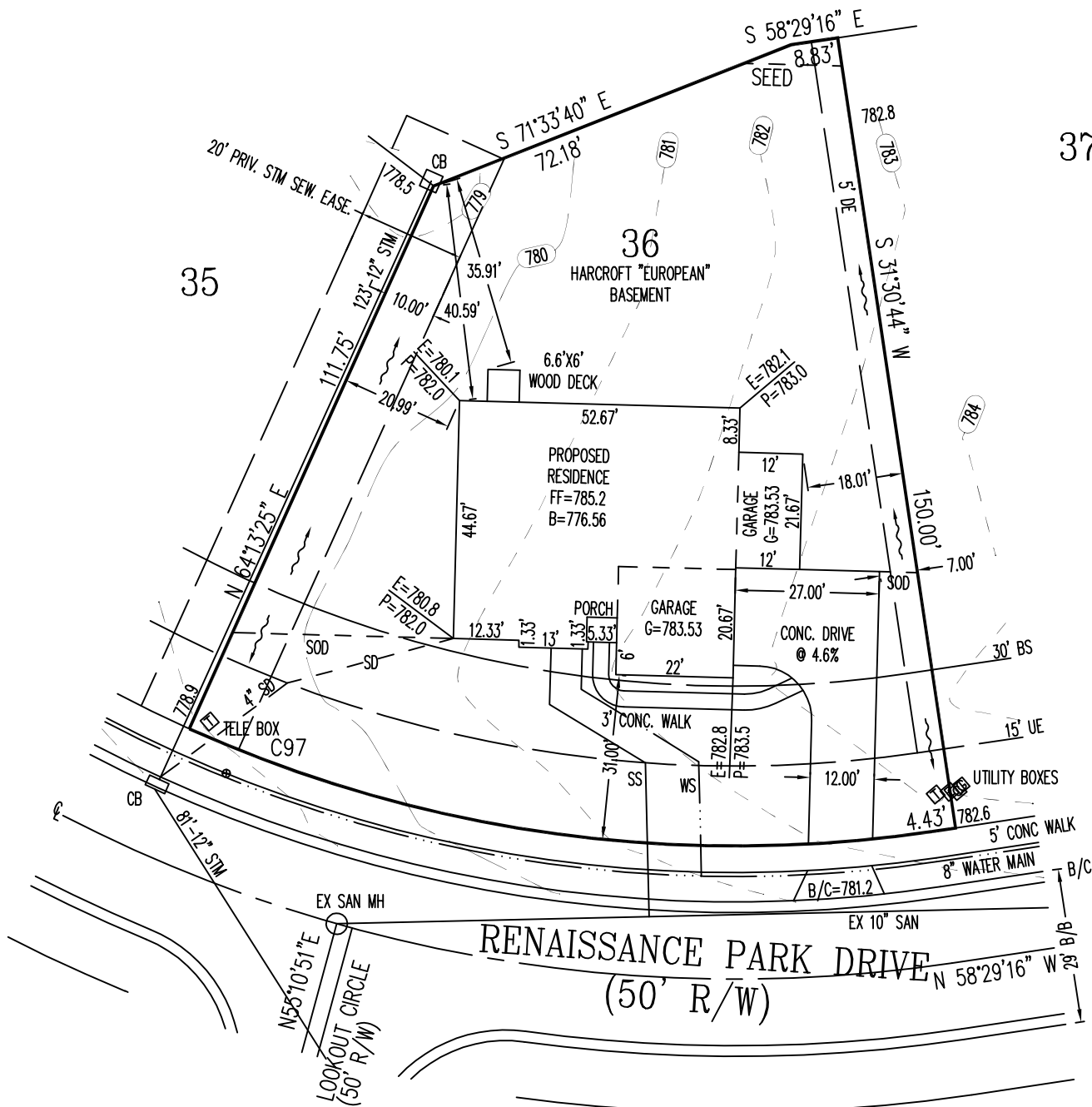
RENAISSANCE SECTION-1

CITY OF MIDDLETOWN

WARREN CO., OHIO

FOR: CRISTO HOMES

SETBACKS
FRONT=30'
REAR=40'
SIDE=5'



TOPOGRAPHY BY APEX:
08-15-14

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.

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

QUANTITIES

TOTAL LOT AREA=14,806 SF
CITY WALK=682.6 SF
HOUSE WALK=139.3 SF
DRIVE=967.8 SF
APRON=80.2 SF
PATIO & PORCHES=26.4 SF
DECK=36.0 SF
SEEDING=7,000.0 SF
SOD=4535.2 SF
UNSEEDED=58.0 SF

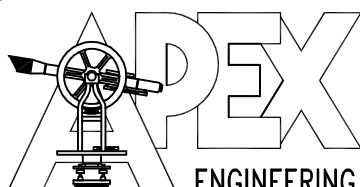
C97
R=250.00'
L=142.73'

THE DECK IS IN THE REAR YARD SETBACK.



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.

SCALE: 1"=30'
DATE: 03-11-16
DRAWN: JLL
DESIGNED:
CHECKED: KRC

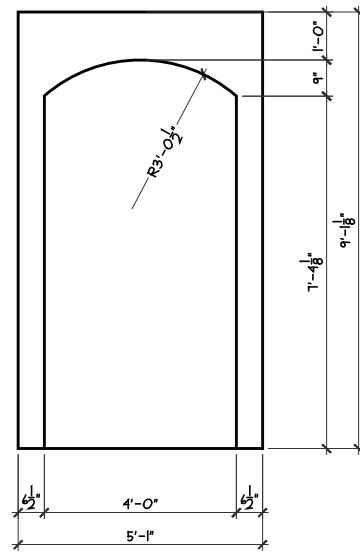


ENGINEERING & SURVEYING, INC.
1068 N. UNIVERSITY BLVD MIDDLETOWN, OHIO 45042
PH.-(513) 424-5202 OR (513) 932-8991 FAX - (513) 424-6202

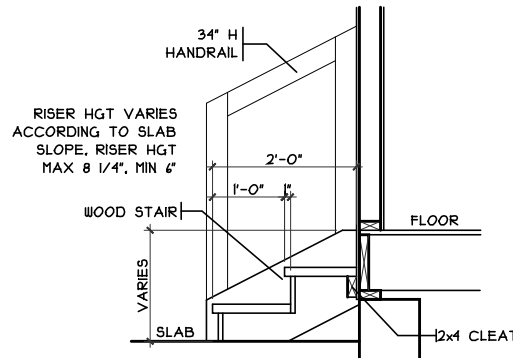
REVISIONS:

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

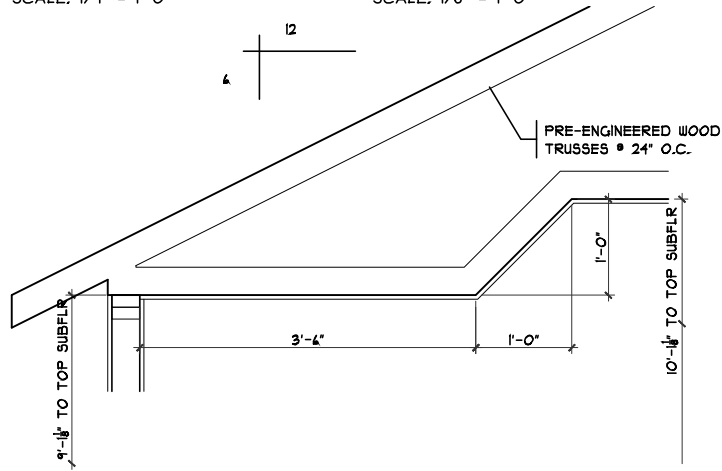
PROJECT: RENAISSANCE SHEET
DRAWING: 160313PA 1 OF 1



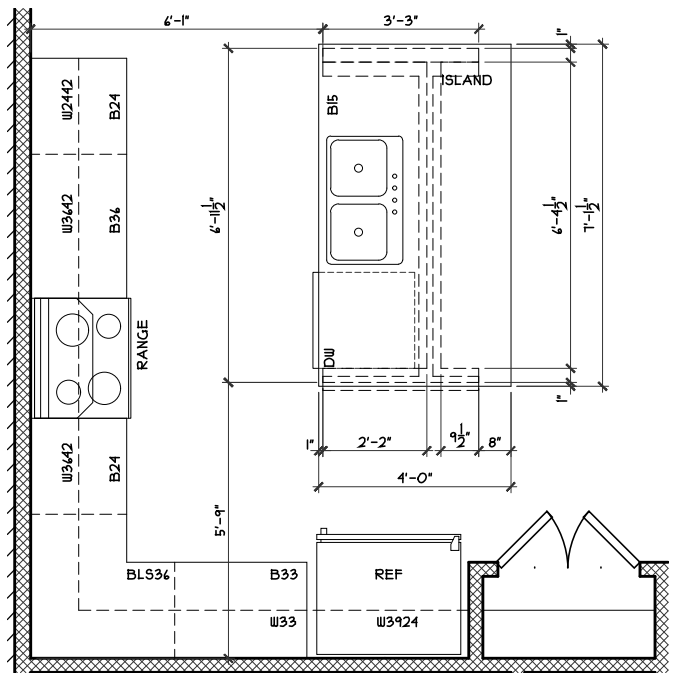
ARCH DET.
SCALE: 1/4" = 1'-0"



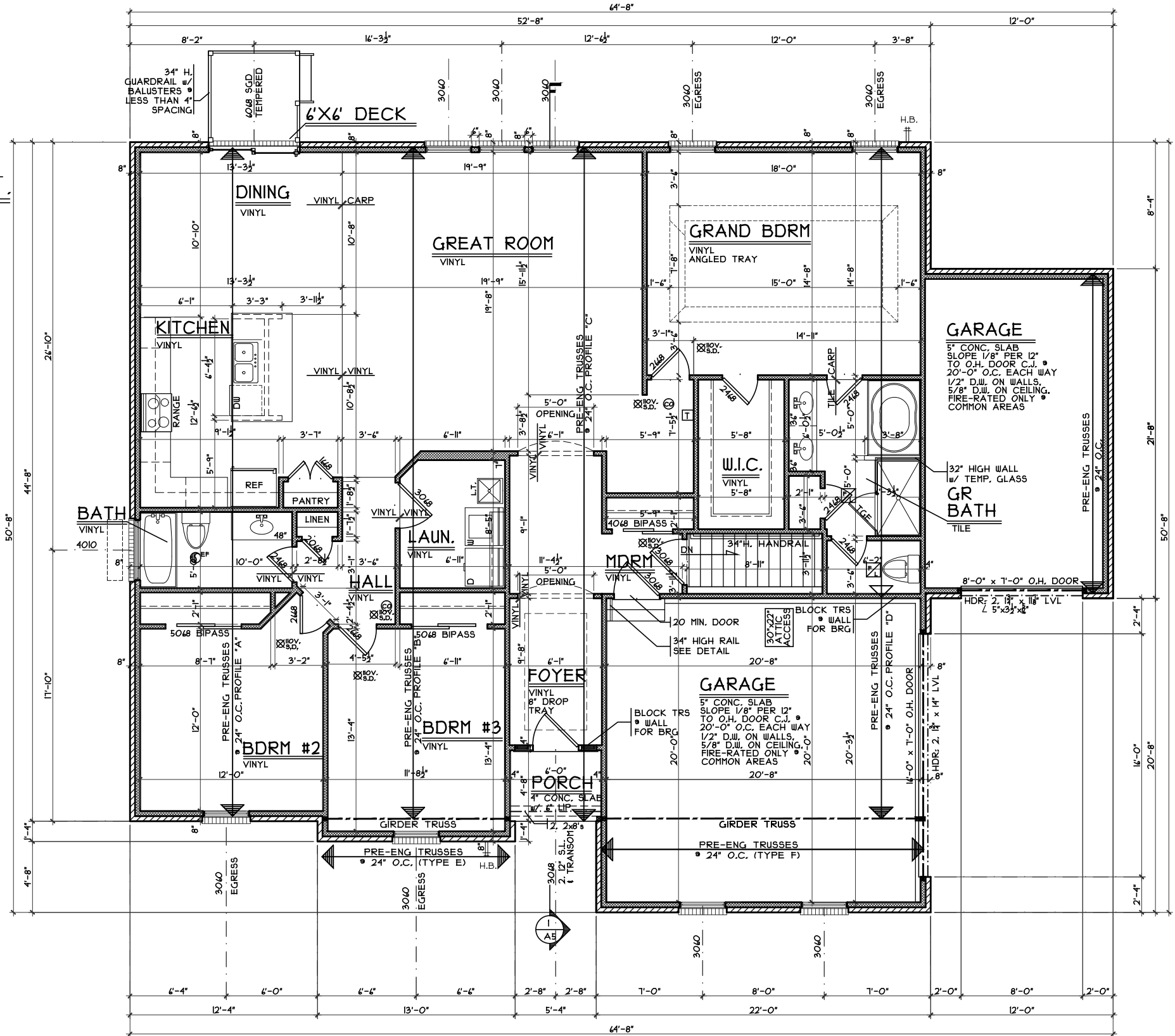
GARAGE HANDRAIL DET.
SCALE: 1/8" = 1'-0"



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



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



FIRST FLOOR PLAN

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

2021 S.F.

First Floor Plan - European

Plan : Harcroft
Date : 3/3/16
Drawn: CKB
Scale : As Noted
Revised: 6/14/16
Sheet : 4 of 21



7594-A Tylers Place Blvd.
West Chester, OH 45669
513.755.0570 www.cristohomes.com

RNSI-0036

Proposed Residence:

Felix Residence
Renaissance Park Drive
Lot # 36

Harcroft - European - Vinyl

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Issue Dates

Revised	3.15.2016
Revised	3.24.2016
Revised	3.25.2016
Revised	4.15.2016
Revised	5.6.2016
Revised	5.18.2016

A4