

PLOT PLAN

LOT 87

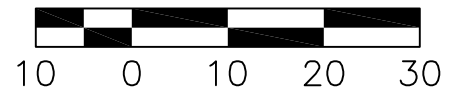
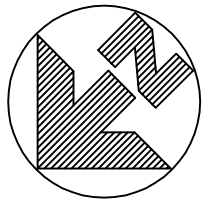
RENAISSANCE SECTION-2

CITY OF MIDDLETOWN

WARREN CO., OHIO

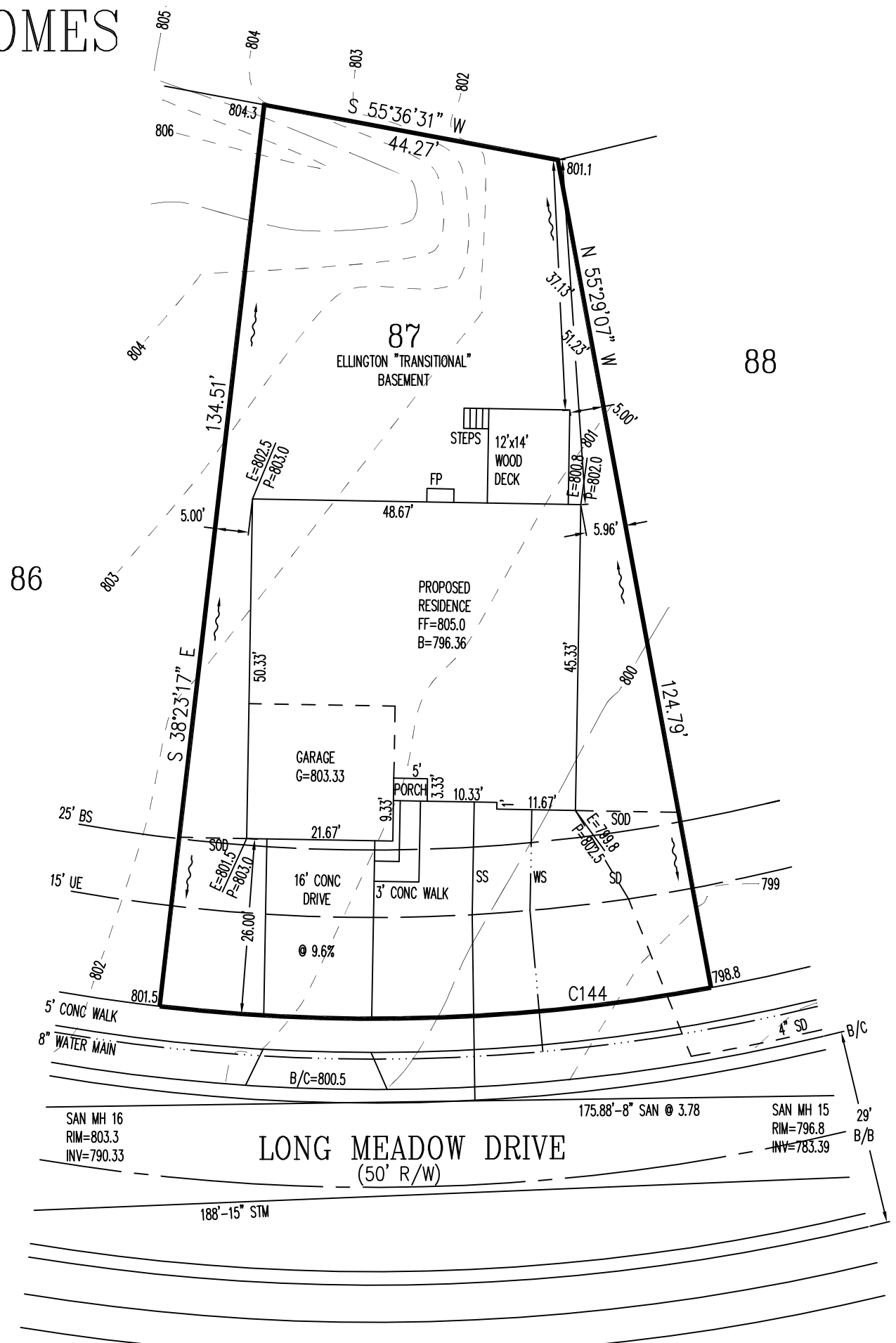
FOR: CRISTO HOMES

MARTIN RESIDENCE
5040 LONG MEADOW DRIVE



QUANTITIES

TOTAL LOT AREA=8,181 SF
CITY WALK=334.1
HOUSE WALK=47.0
DRIVE=501.8
APRON=101.8
PATIO & PORCHES=16.7
DECK=168.0 SF
SEEDING=3497.0
SOD=2076.0
UNSEEDED=X



DECK DOES NOT MEET SIDE YARD REQUIREMENTS

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.

C144
R=275.00'
L=82.06'

SETBACKS
FRONT=25'
REAR=30'
SIDE=5'

LONG MEADOW DRIVE
(50' R/W)

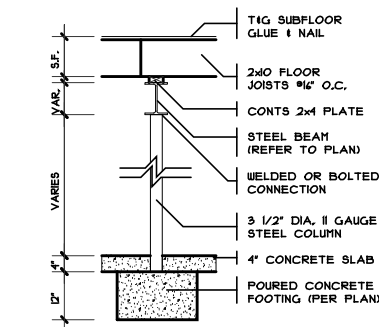
APEX ENGINEERING & SURVEYING INC.
ADVISES AGAINST HOLDING THE MINIMUM REQUIRED DISTANCE ON ANY AND ALL SETBACKS, FRONT, REAR, AND SIDES. THE BUILDER ASSUMES ALL RESPONSIBILITIES FOR ANY BUILDING ENCROACHMENTS THAT MAY OCCUR.



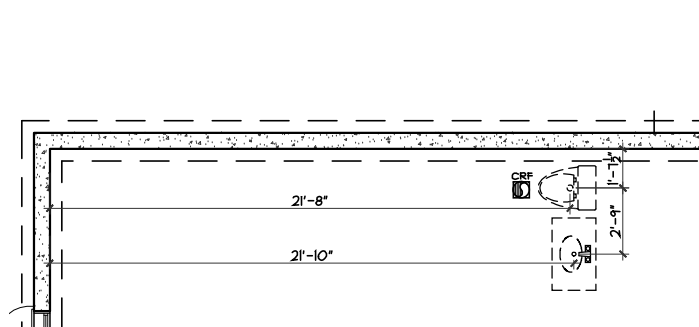
SCALE: 1"=20'
DATE: 06-16-16
DRAWN: JLL
DESIGNED:
CHECKED: KRC



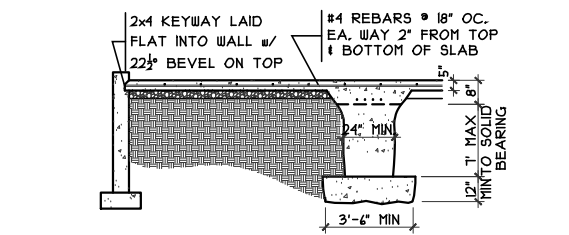
REVISIONS:
1. 6-27-16 PER BRYAN/CRISTO
2.
3.
4.
PROJECT: RENAISSANCE SHEET
DRAWING: 160945PA 1 OF 1



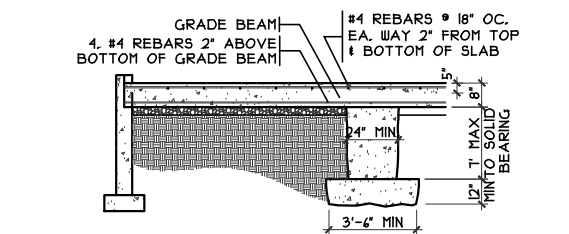
COLUMN DETAIL
SCALE: 1/4" = 1'-0"



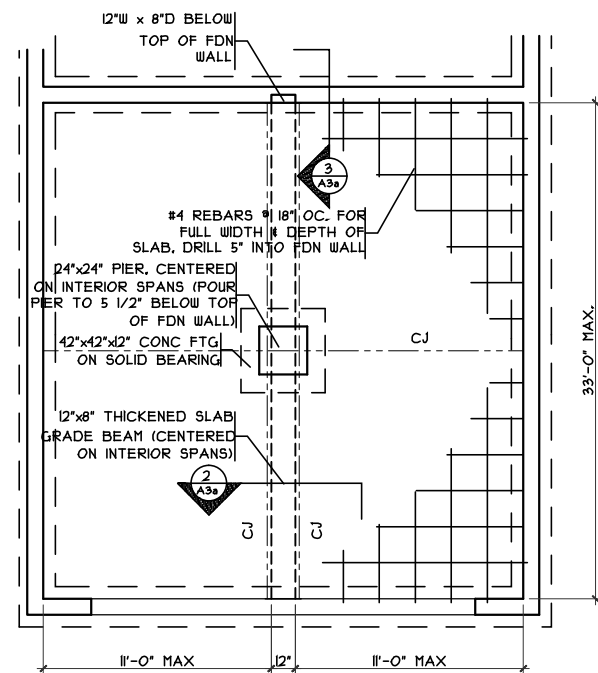
PLUMBING/STRUCTURE DIMS
SCALE: 1/8" = 1'-0"



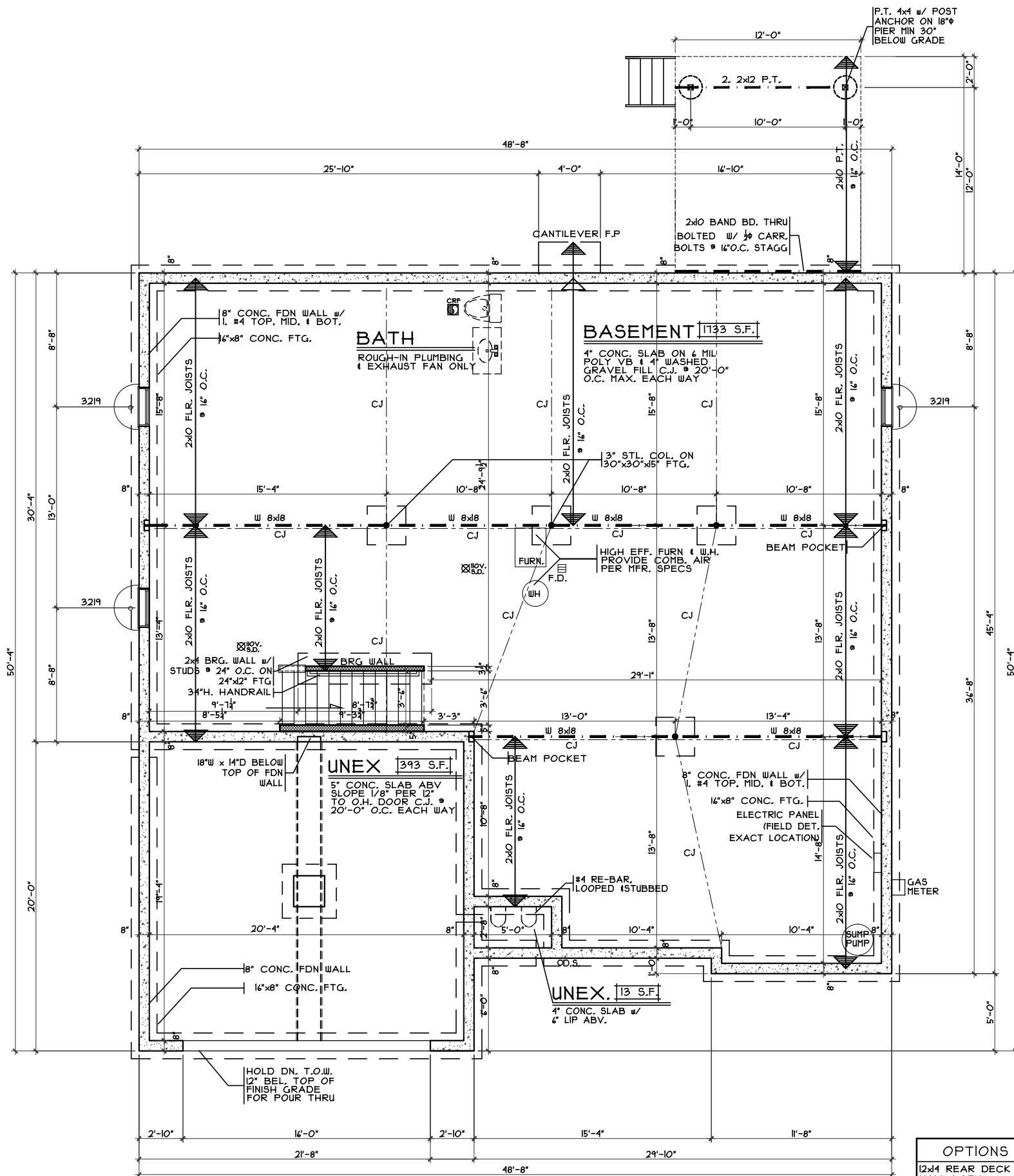
2 GRADE BM SECTION
SCALE: 1/8" = 1'-0"



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



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



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

OPTIONS
12x14 REAR DECK
HALF BATH

Foundation Plan - Transitional

Ellington - Transitional - Vinyl

RNS2-0087

Proposed Residence:
Christian S Martin
5040 Long Meadow Drive
Renaissance Lot #87

Middletown
Warren County

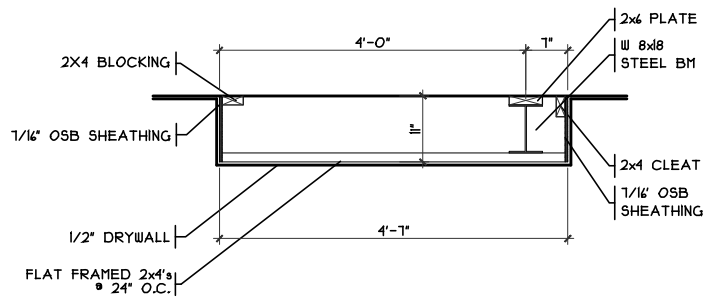
Issue Dates
Review #1: 6/20/16
Change: 6/27/16
Correction: 7/5/16
Correction: 7/8/16

CRISTO HOMES
7994-A Tyers Place Blvd.
West Chester, OH 45069
513.755.0570 www.cristohomes.com

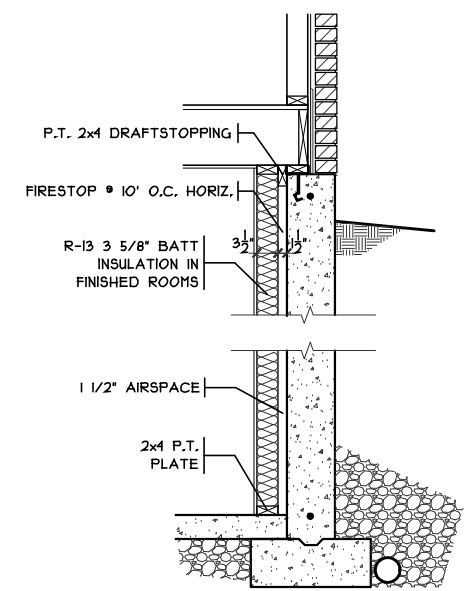
Plan : Ellington
Date : 6/8/16
Drawn: CKB
Scale : As Noted
Revised: 7/8/16
Sheet : 7 of 20

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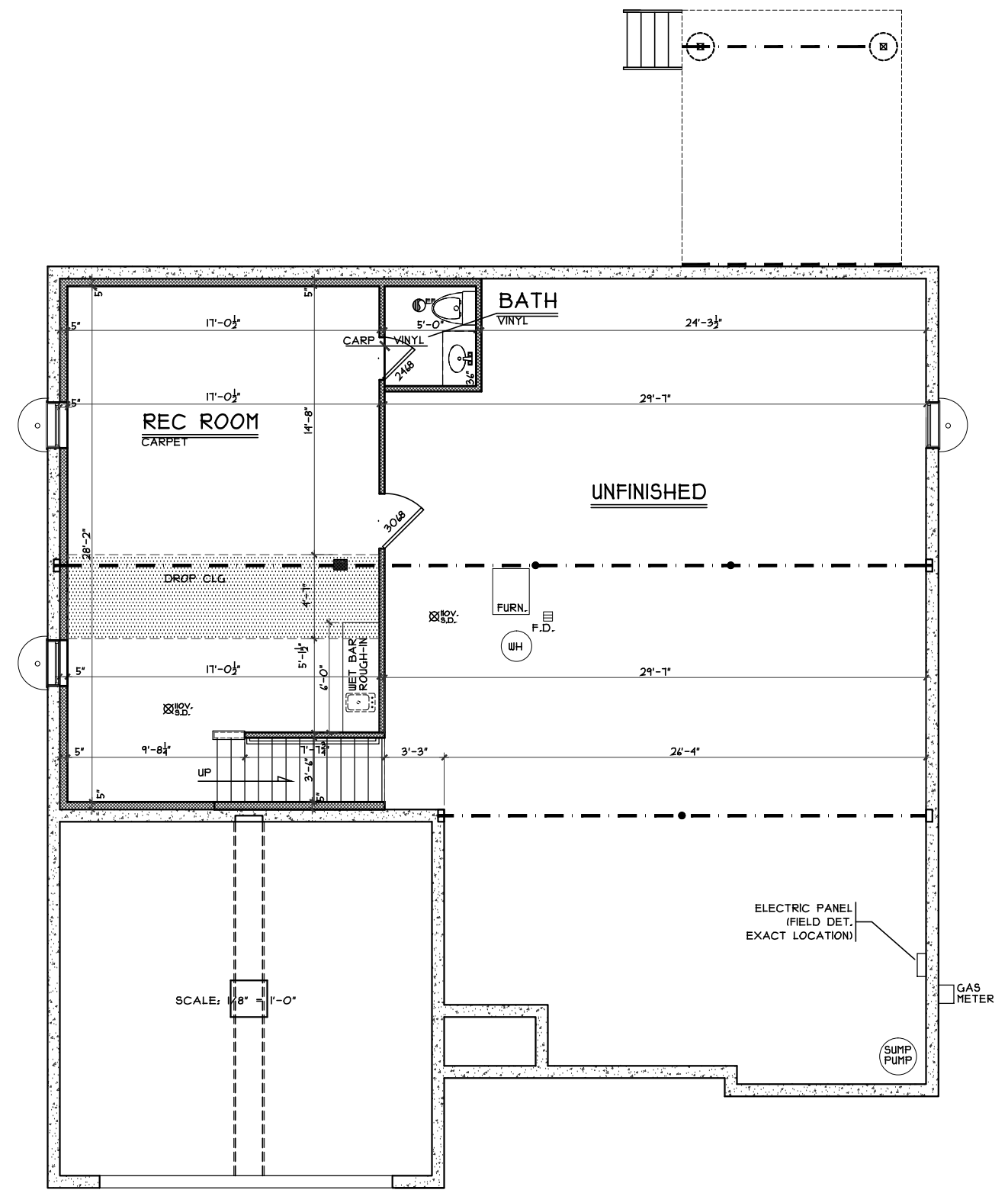
A3



DROP CLG. DETAIL
SCALE: 3/8" = 1'-0"



FIN. LL WALL DETAIL
SCALE: 3/8" = 1'-0"



FINISHED LOWER LEVEL PLAN

510 S.F

OPTIONS
12x14 REAR DECK
HALF BATH

Plan : Ellington
Date : 6/8/16
Drawn: CKB
Scale : As Noted
Revised: 7/8/16
Sheet : 8 of 20

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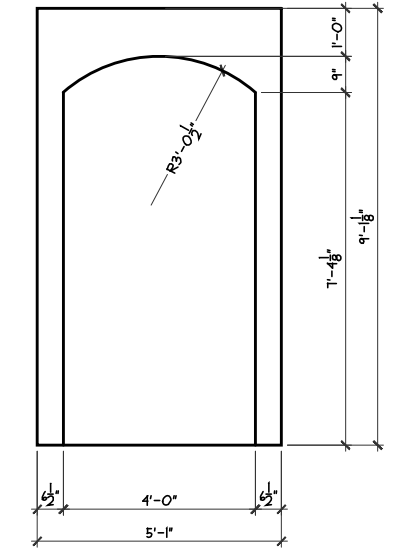
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Warren County

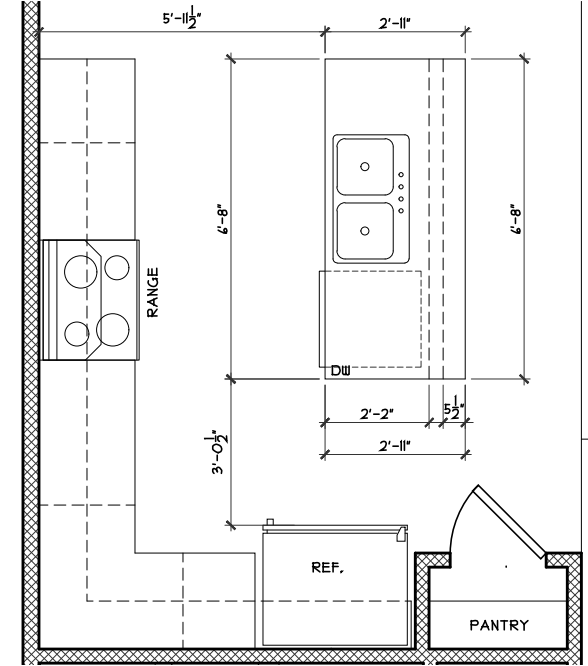
Ellington - Transitional - Vinyl
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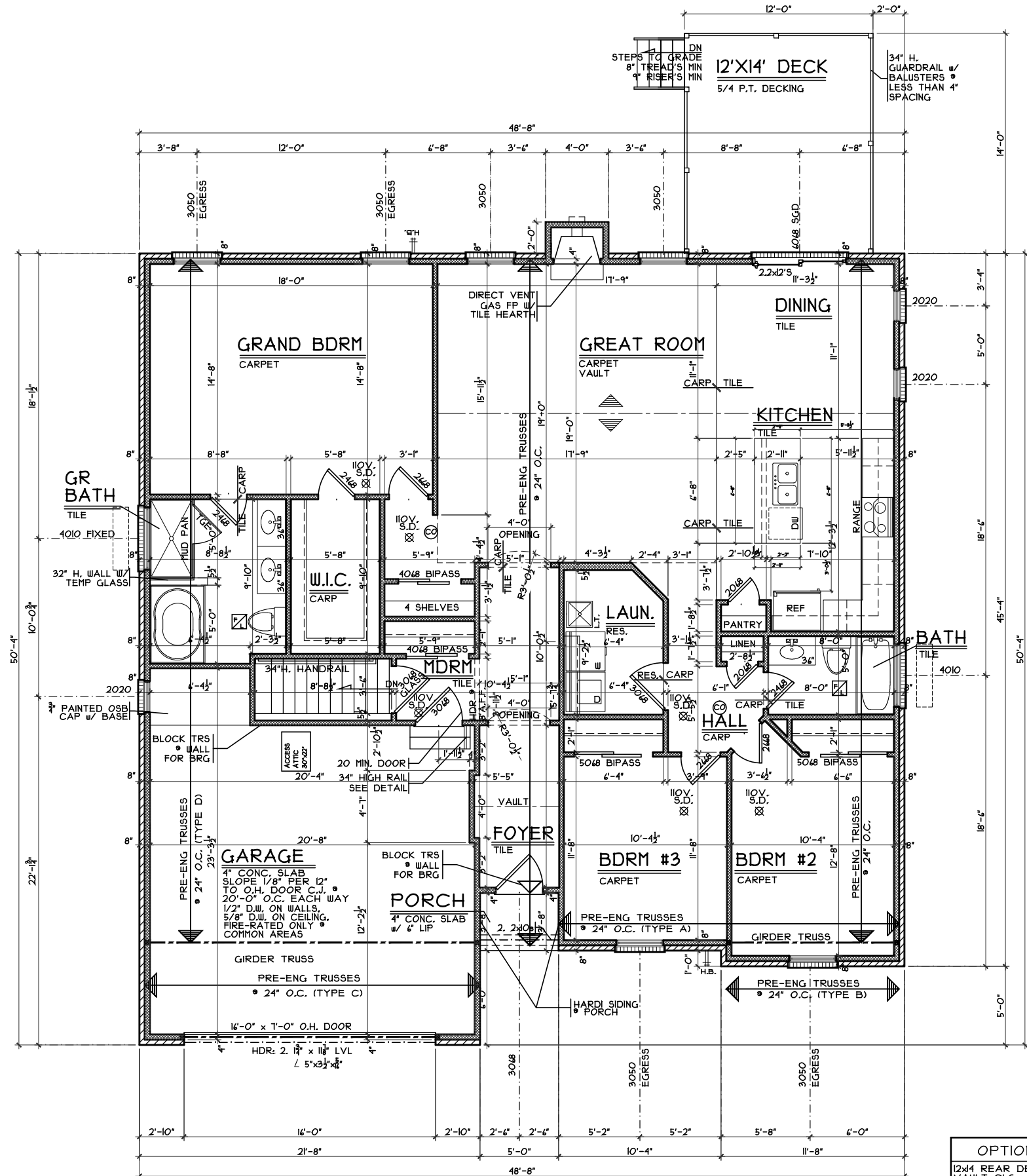
A3a



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



ISLAND FRM'G DETAIL
SCALE: 1/4" = 1'-0"



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

OPTIONS	
12x14 REAR DECK	
VAULT CLG	
1.7" IN LAUNDRY	
2.4010 WIN	
2.2020 WIN	
SHOWER ILO TUB	
SOAKING TUB ILO LIN.	
REAR F.P.	
DBL BOWL SINK	

First Floor Plan - Transitional

Plan : Ellington
Date : 6/8/16
Drawn: CKB
Scale : As Noted
Revised: 7/8/16
Sheet : 9 of 20

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Correction	7/8/16



A4