

FOR PERMITTING PURPOSES ONLY.

NO MONUMENTATION SET PER THIS DRAWING.

CONTRACTOR IS RESPONSIBLE AND SHALL VERIFY/ADHERE TO ANY (STATE, CITY, COUNTY, TOWNSHIP, ETC.) ENGINEERING, CONSTRUCTION, MATERIAL AND SAFETY CODES, SPECIFICATION AND/OR REQUIREMENTS.

INFORMATION FROM CONSTRUCTION DRAWINGS. UTILITIES SHOWN HEREON ARE FOR GRAPHICAL PURPOSES ONLY AND MAY NOT REFLECT CURRENT SITE CONDITIONS

BUILDER IS RESPONSIBLE FOR THE VERIFICATION OF THE LOCATION AND DEPTH OF WATER, SANITARY AND OTHER UTILITY MAINS AND SERVICES BEFORE CONSTRUCTION.

GRADE/SPOT ELEVATIONS, FOUNDATION ELEVATIONS ARE ONLY RECOMMENDATIONS AND MAY VARY DUE TO CURRENT SITE CONDITIONS.

ALL ELEVATIONS ARE EXISTING UNLESS SPECIFIED WITH AN "E" FOR EXISTING OR A "P" FOR PROPOSED.

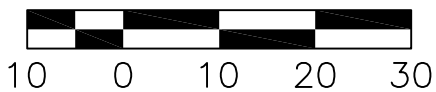
A STANDARD FORMULA WAS USED TO DETERMINE FINISH FLOOR GRADE. FINAL FINISH FLOOR ELEVATION IS CONTRACTOR'S RESPONSIBILITY.

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.

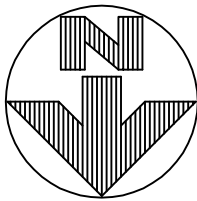
BUILDER IS RESPONSIBLE FOR POSITIVE DRAINAGE AROUND/AWAY FROM HOUSES AND APPROPRIATE FINAL GRADING TO INSURE PROPER DRAINAGE OF THE LOT. SWALE ARROWS AND DRAINAGE ROUTES ARE SUBJECT TO CHANGE DEPENDING ON GRADING AND SITE CONDITIONS.

APEX ASSUMES NO RESPONSIBILITY FOR SOIL CONDITIONS, GROUND WATER CONDITIONS AND ANY POTENTIAL WATER INFILTRATION. BUILDER IS RESPONSIBLE FOR ADEQUATE WATERPROOFING INSTALLATION AND DRAINAGE MEASURES.

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.



MARKET HOME
6801 CORK DRIVE



PLOT PLAN

LOT 1 (17,401 SF) 0.3995 ACRES

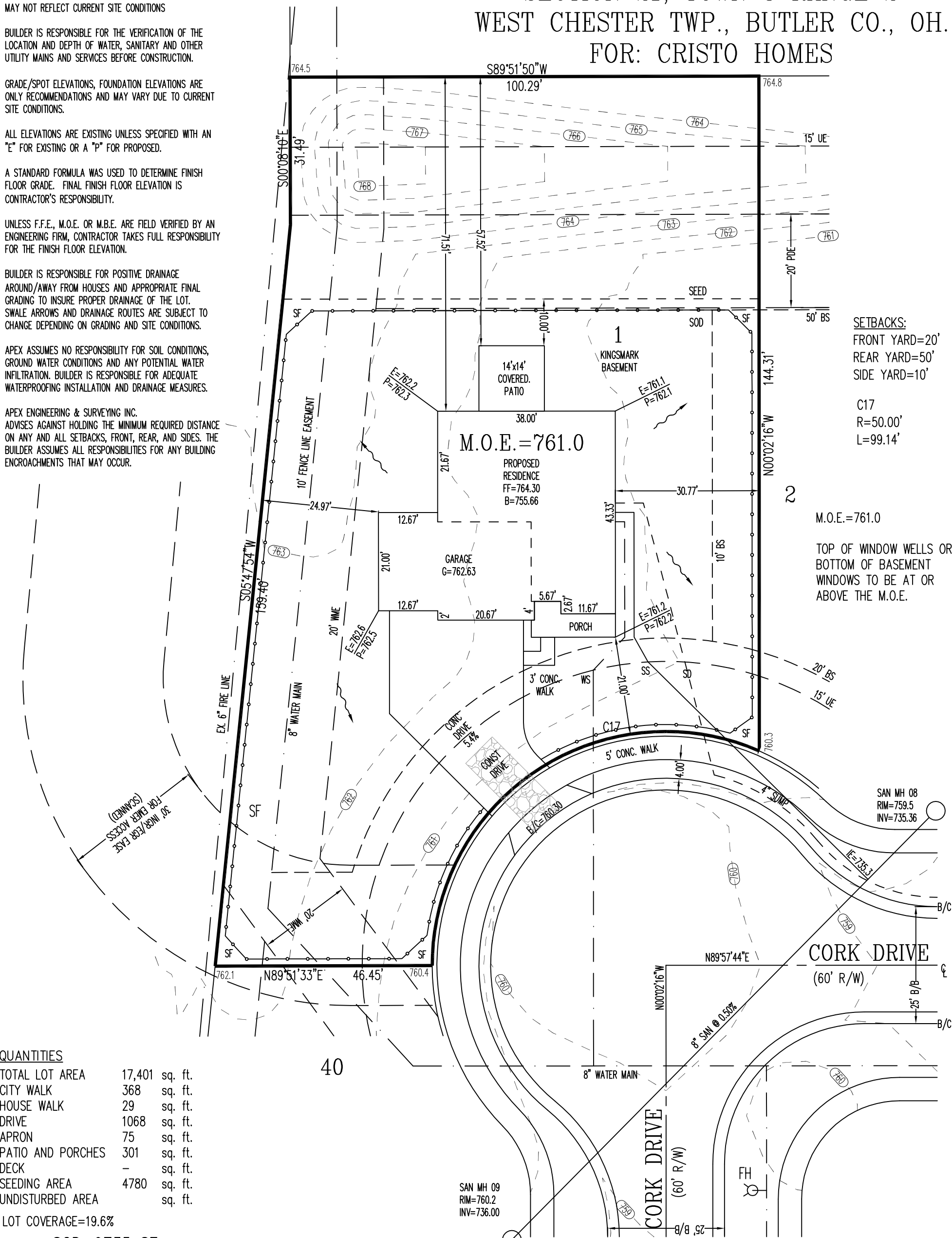
WEST RIDGE

SYMMES PURCHASE

SECTION 21, TOWN 3 RANGE 2

WEST CHESTER TWP., BUTLER CO., OH.

FOR: CRISTO HOMES



SETBACKS:
FRONT YARD=20'
REAR YARD=50'
SIDE YARD=10'

C17
R=50.00'
L=99.14'

M.O.E.=761.0

TOP OF WINDOW WELLS OR
BOTTOM OF BASEMENT
WINDOWS TO BE AT OR
ABOVE THE M.O.E.

QUANTITIES

TOTAL LOT AREA	17,401	sq. ft.
CITY WALK	368	sq. ft.
HOUSE WALK	29	sq. ft.
DRIVE	1068	sq. ft.
APRON	75	sq. ft.
PATIO AND PORCHES	301	sq. ft.
DECK	-	sq. ft.
SEEDING AREA	4780	sq. ft.
UNDISTURBED AREA	-	sq. ft.

LOT COVERAGE=19.6%

SOD=9735 SF

2 WORKING DAYS
BEFORE YOU DIG

CALL TOLL FREE 800-362-2764
OHIO UTILITIES PROTECTION SERVICE

SCALE: 1"=20'
DATE: 3/05/2024
DRAWN: DES
DESIGNED:
CHECKED: JLS

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: WEST RIDGE
DRAWING: 240317PA

SHEET
1 OF 1

WS 1

6801 Cork Drive

West Chester, OH 45069

2 Story Basement

Full bath - finished basement

Vent kitchen

2 tub

1 shower

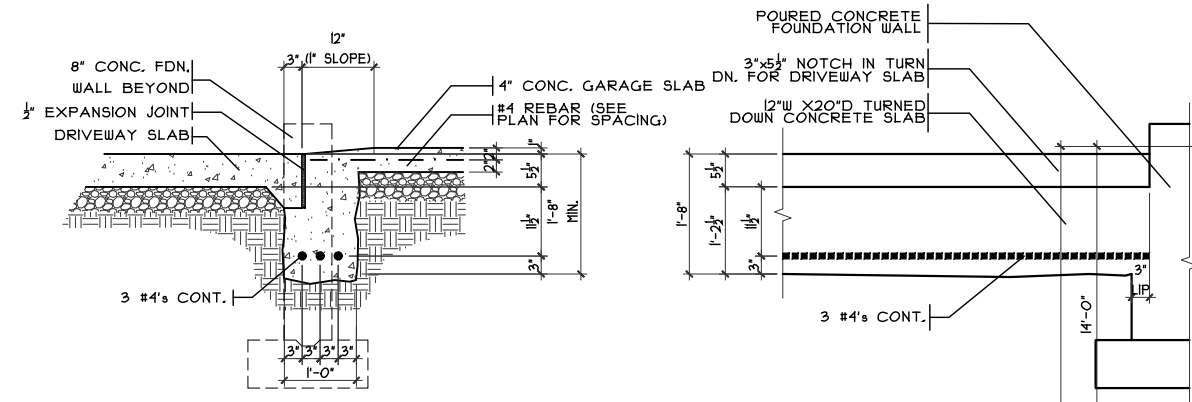
2 hose bibs - no valves required

ice maker

1 laundry tub

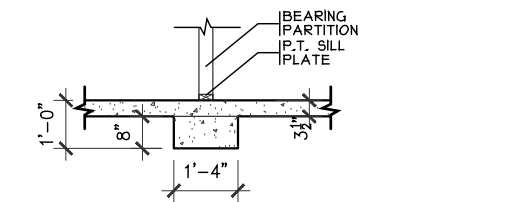
Install Pressure Regulator on this home - owner extra

Gas Furnace and Cooktop



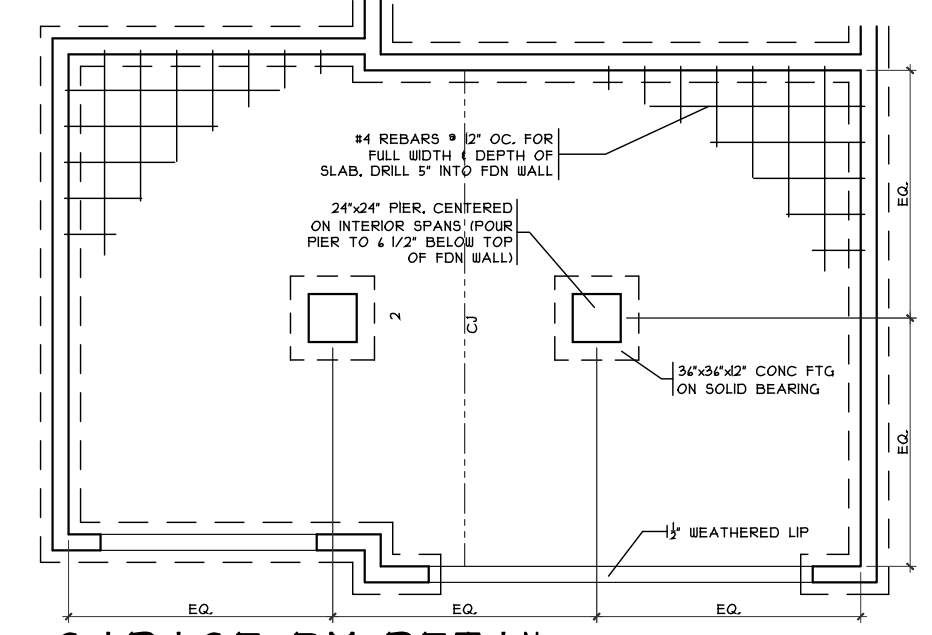
GARAGE DOOR GRADE BM

SCALE: 3/8" = 1'-0"



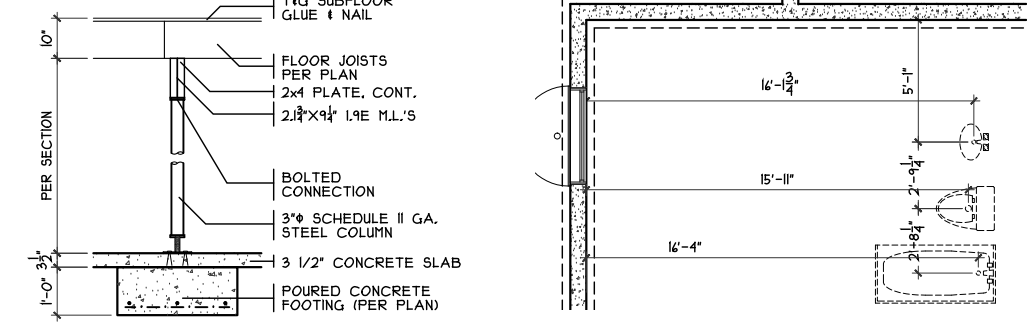
BRG. WALL FOOTING

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



GARAGE BM DETAIL

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

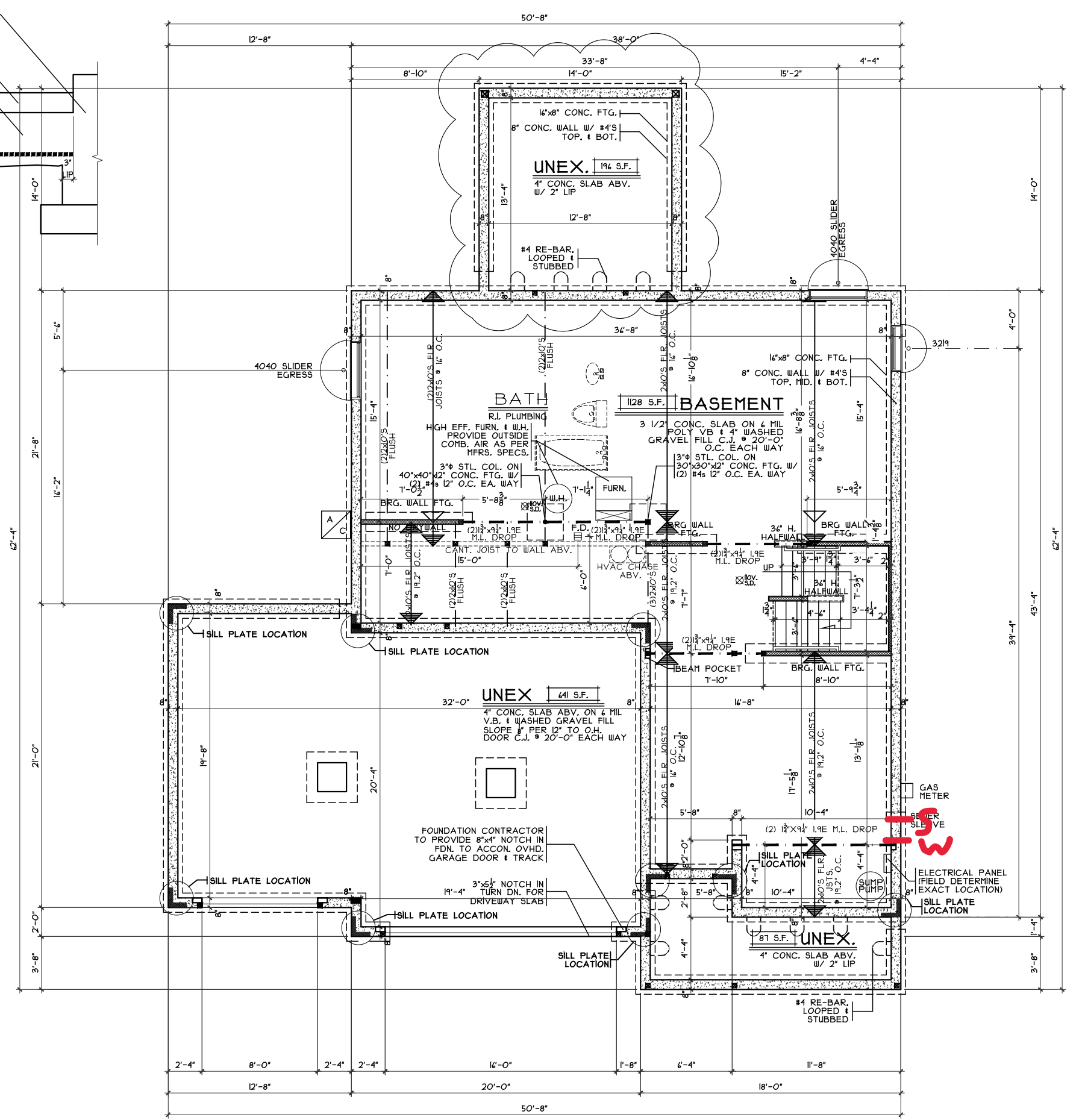


COLUMN DETAIL

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

DIMS TO FDN PLUMB.

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

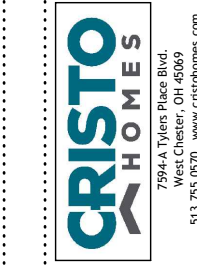


FOUNDATION PLAN

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

Foundation Plan
 Plan: Kingsmark
 Date: 2.7.2024
 Drawn: JRK
 Scale: As Noted
 Revised: 5.3.2024
 Sheet: 3 of 9

Prestige - WS-001
 Proposed Residence:
 Market Home
 6801 Cork Drive
 West Ridge Lot 1



Kingsmark-C3 - Comp

West Chester
 Butler County

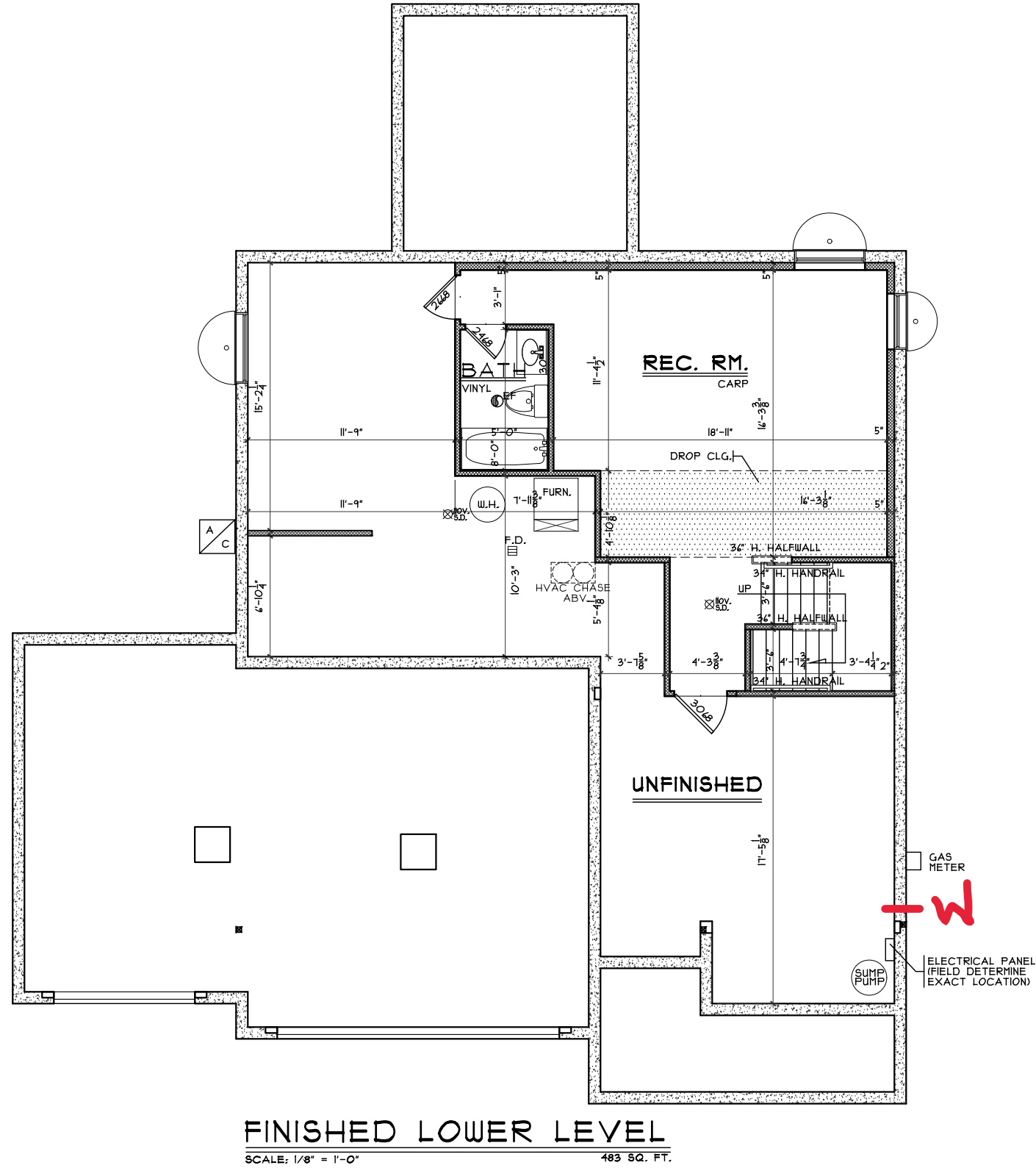
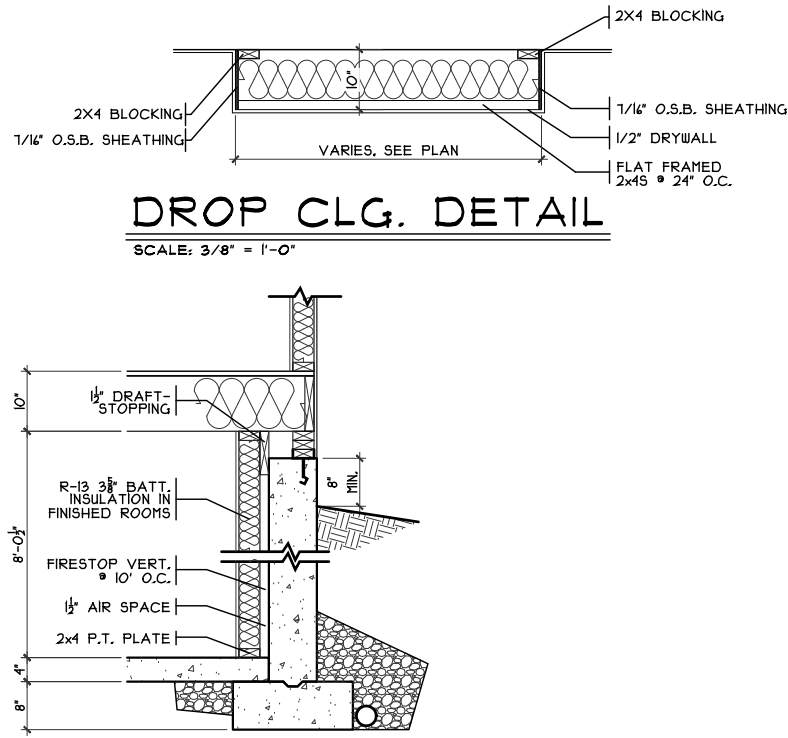
Issue Dates
 Review

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FIN. LL WALL DETAIL

SCALE: 3/8" = 1'-0"



Finished Lower Level

Prestige - WS-001

Kingsmark-C3 - Comp

Issue Dates

Plan : Kingsmark
 Date : 2.7.2024
 Drawn : JRK
 Scale : As Noted
 Revised : 5.3.2024
 Sheet : 4 of 9

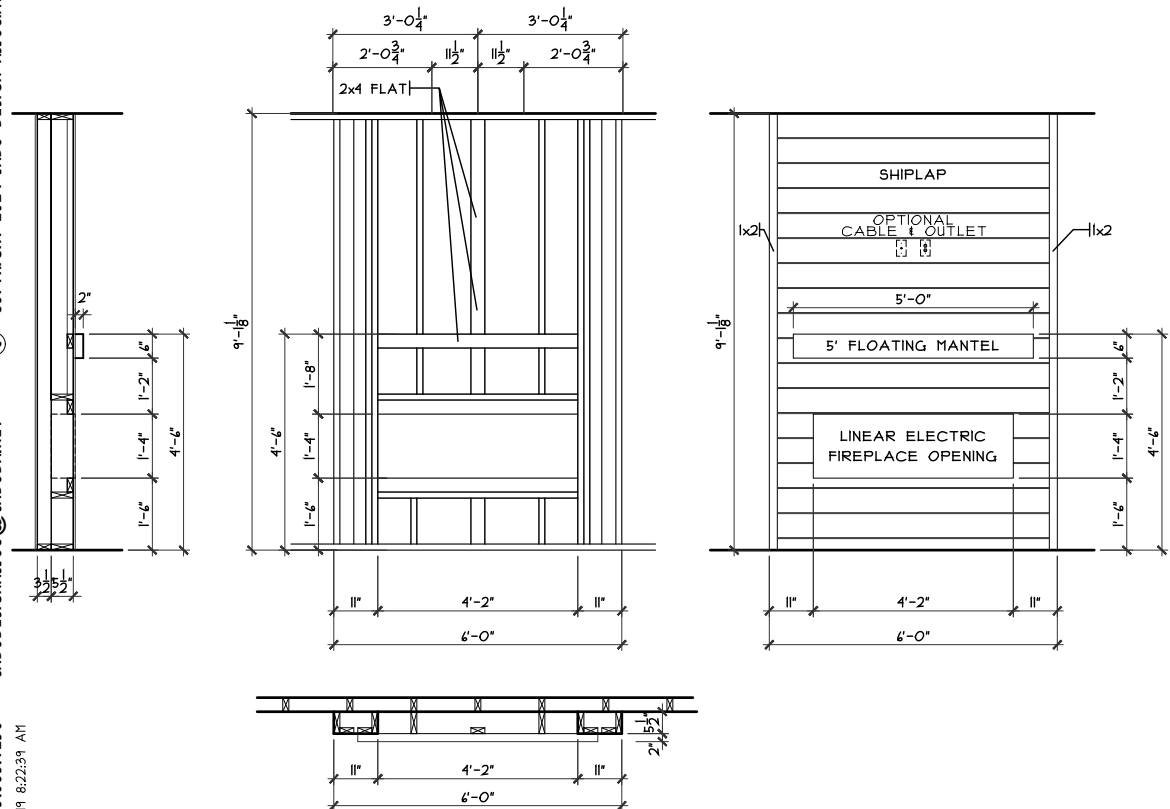


Proposed Residence:
 Market Home
 6801 Cork Drive
 West Ridge Lot 1

West Chester
 Butler County

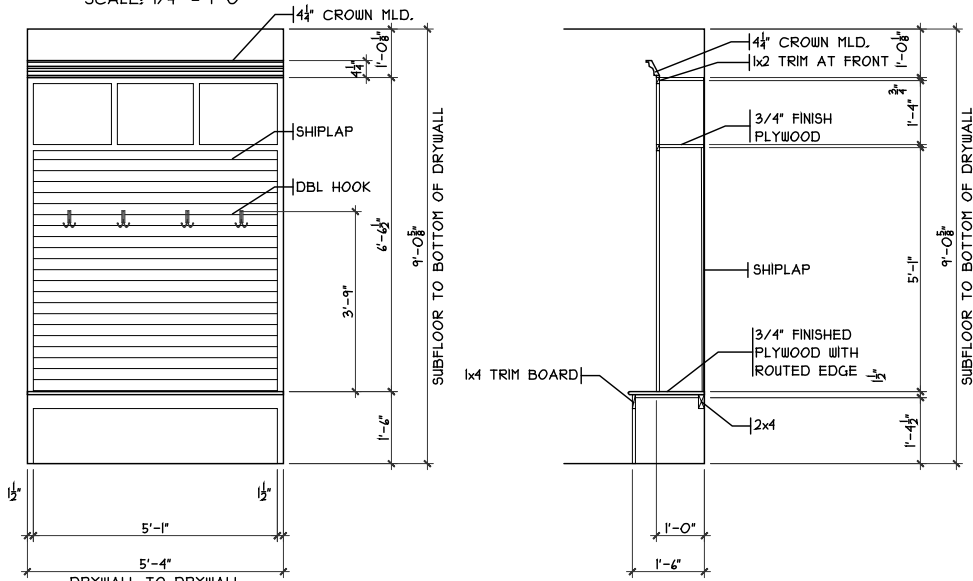
Review	Issue Dates

A2a



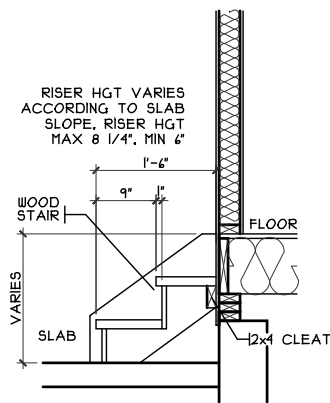
FIREPLACE FRAMING DETAIL

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



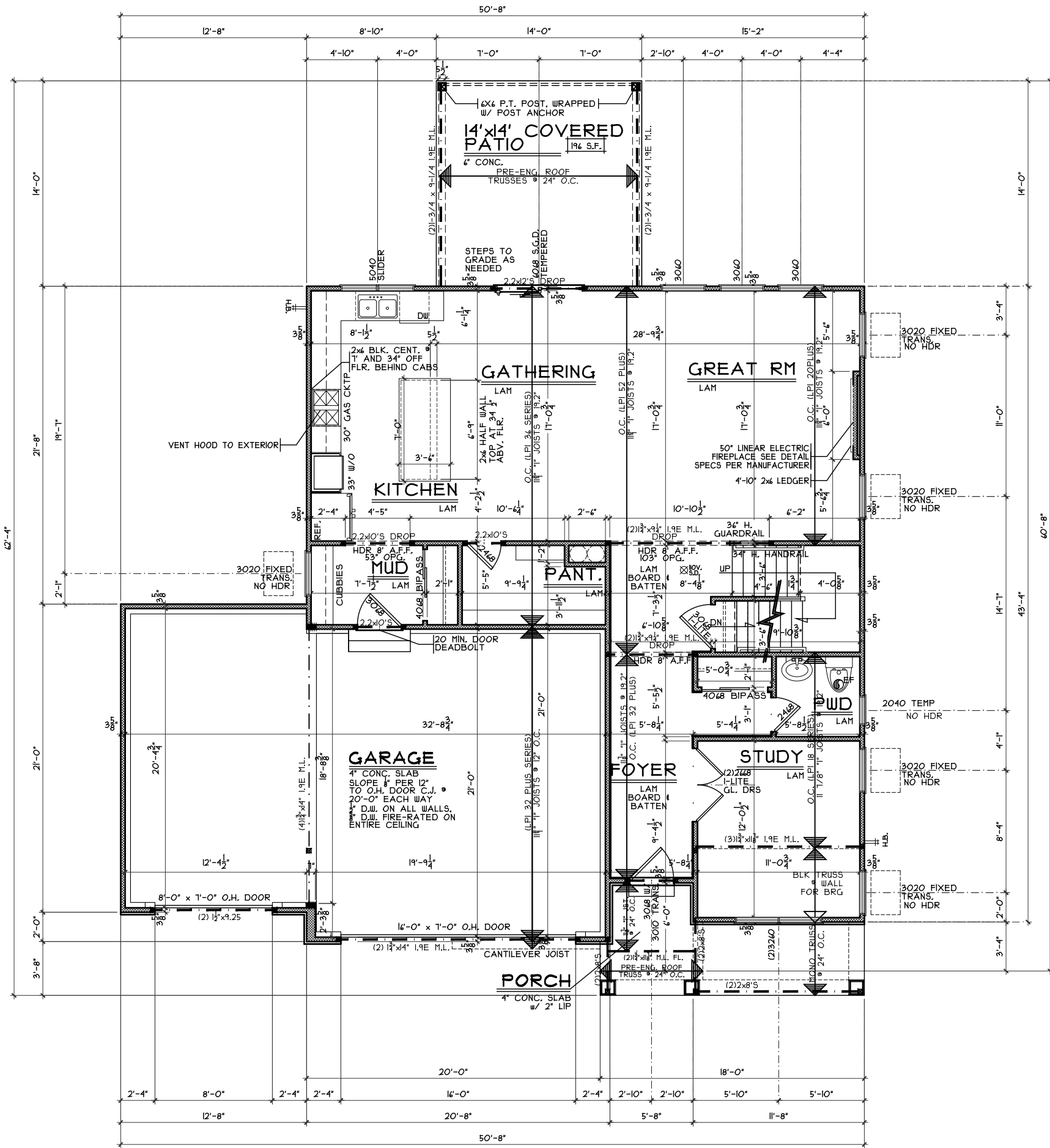
FRONT SECTION MUD ROOM CUBBIES DETAIL

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



GARAGE STEPS DETAIL

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



FIRST FLOOR PLAN

SCALE: 1/8" = 1'-0" 1224 SQ. FT.

First Floor Plan
 Plan: Kingsmark
 Date: 2.7.2024
 Drawn: JRK
 Scale: As Noted
 Revised: 5.3.2024
 Sheet: 5 of 9

Prestige - WS-001
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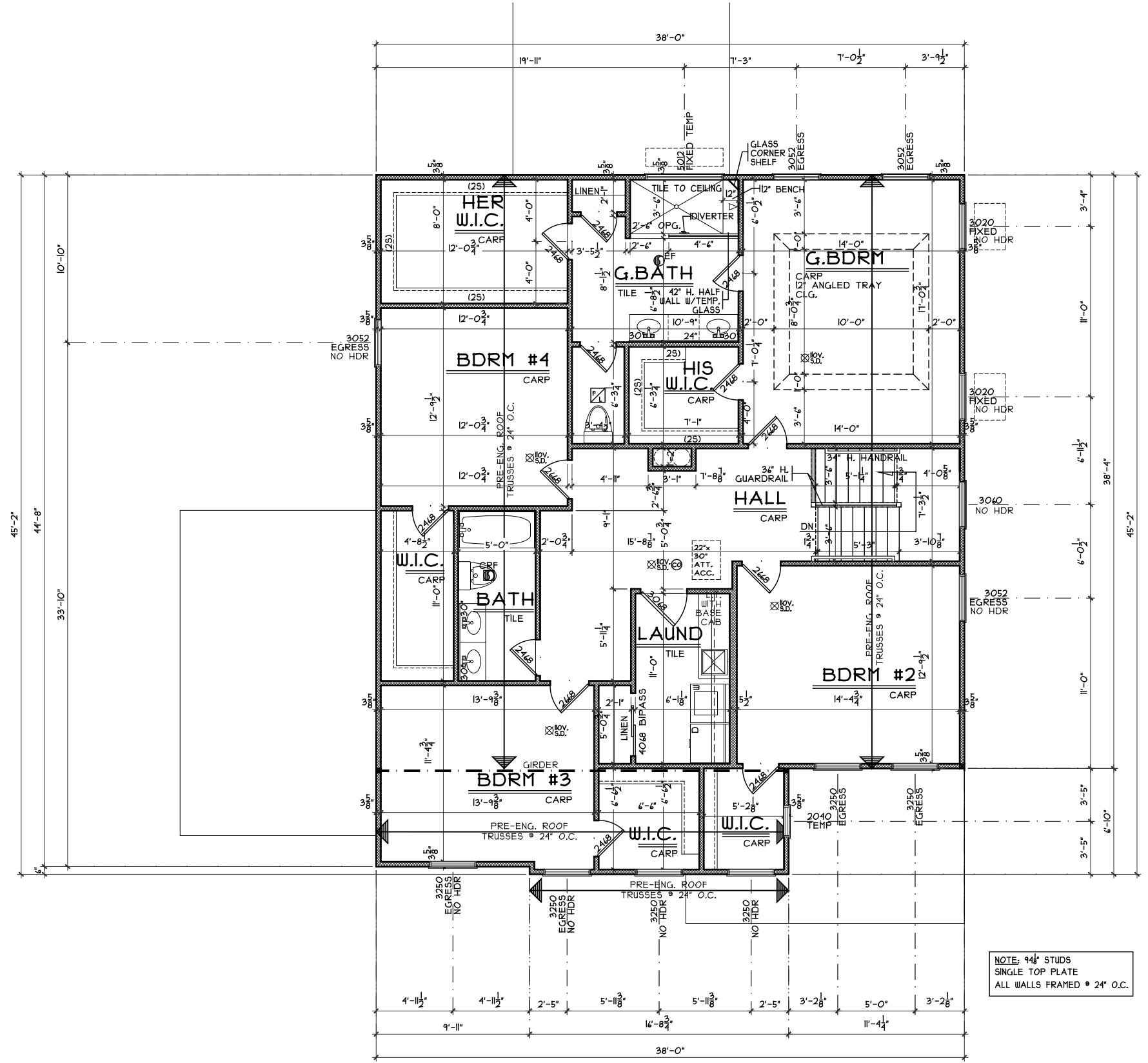
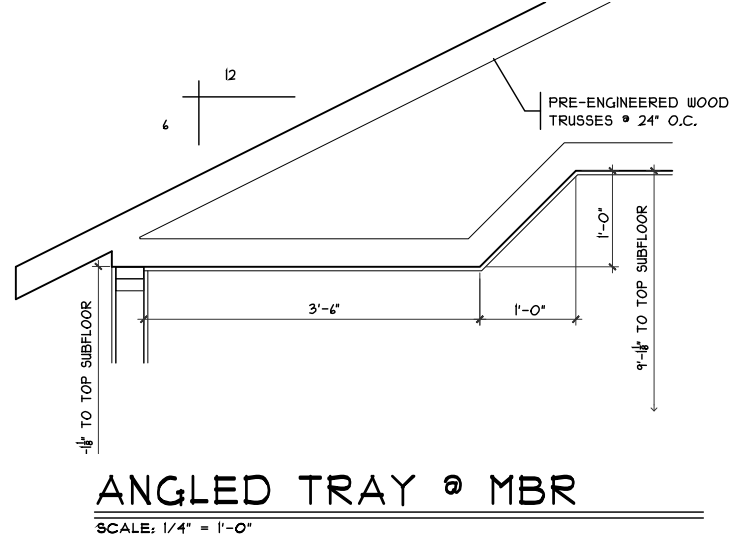
Kingsmark-C3 - Comp
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Issue Dates
 Review

A3



West Chester
 Butler County



SECOND FLOOR PLAN
SCALE: 1/8" = 1'-0"
1544 SQ. FT.

NOTE: 9/16" STUDS
SINGLE TOP PLATE
ALL WALLS FRAMED @ 24" O.C.

Second Floor Plan

Plan: Kingsmark
Date: 2.7.2024
Drawn: JRK
Scale: As Noted
Revised: 5.3.2024
Sheet: 6 of 9

Prestige - WS-001

Proposed Residence:
Market Home
6801 Cork Drive
West Ridge Lot 1

Kingsmark-C3 - Comp

West Chester
Butler County

Issue Dates

Review	Issue Dates



7894A Tyers Place Blvd.
West Chester, OH 45069
513.755.0570 • www.cristohomes.com

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