

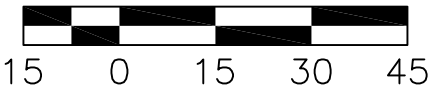
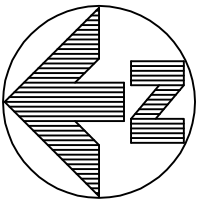
WV 79
1514 Knightsbridge Court
FRANKLIN, OH 45005

2 Story slab
2 hose bibs - valves required
AA on kit sink
1 shower
1 tub
Well Tank
ice maker

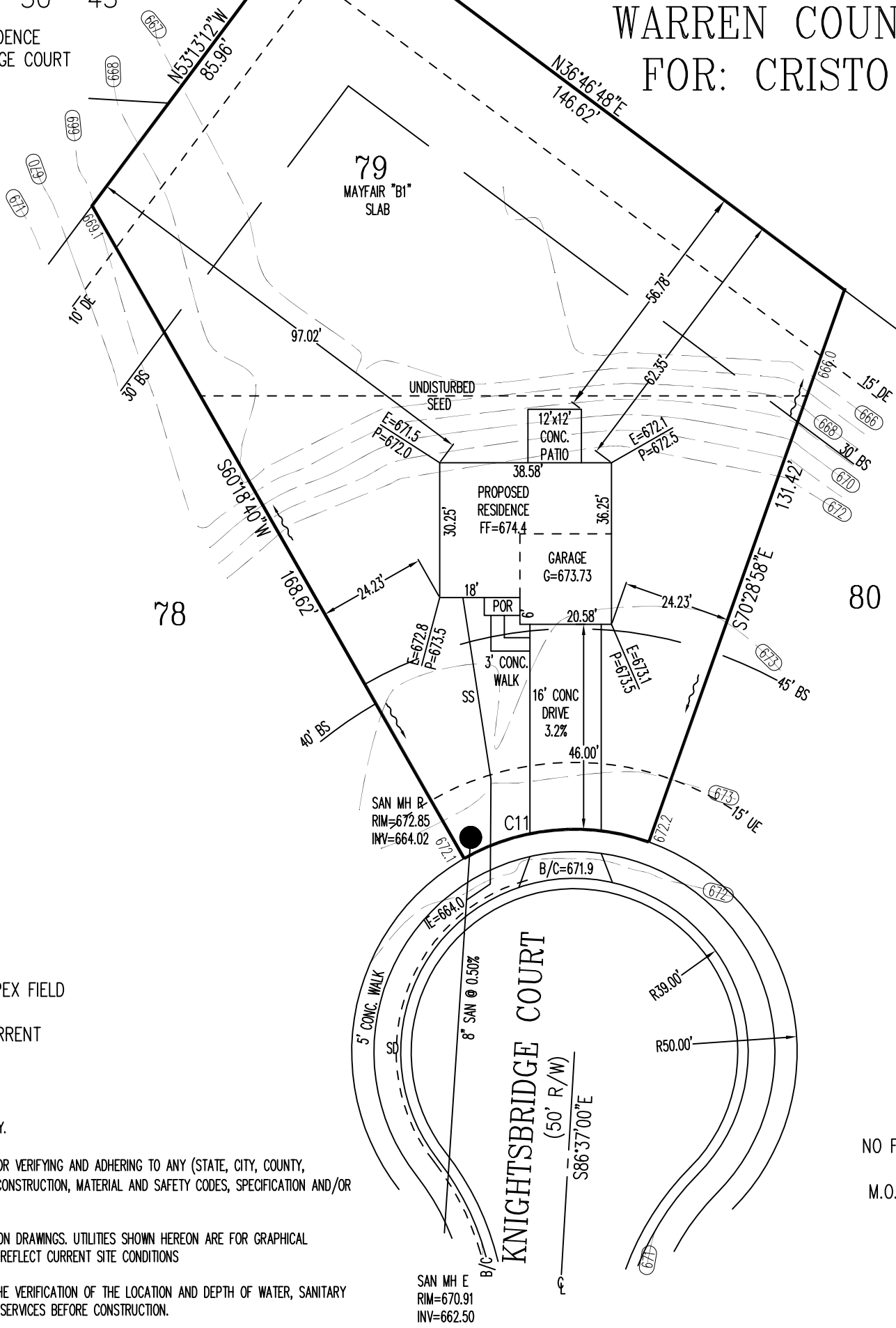
Gas Furnace

PLOT PLAN

LOT 79 (20,242 SF) 0.4647 AC.
 WATERBURY VILLAGE, SECTION 3
 CITY OF CARLISLE
 WARREN COUNTY, OHIO
 FOR: CRISTO HOMES



HARMON RESIDENCE
 1514 KNIGHTSBRIDGE COURT



SETBACKS:
 FRONT YARD=45'
 REAR YARD=30'
 SIDE YARD=10'

C11
 R=50.00'
 L=42.94'

TOPOGRAPHY FROM APEX FIELD
 SURVEY, JAN. 2022.
 MAY NOT REFLECT CURRENT
 CONDITIONS.

FOR PERMITTING PURPOSES ONLY.

CONTRACTOR IS RESPONSIBLE FOR VERIFYING AND ADHERING 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.

NO FINISHED FLOOR SHOULD BE LOWER THAN 669.
 M.O.E.=669

FEMA FLOOD PANEL
 39165C0012E, ZONE "AE".
 EFFECTIVE: 12/17/2010
 BASE FLOOD ELEV.=667.5

QUANTITIES

TOTAL LOT AREA	20242	sq. ft.
CITY WALK	124	sq. ft.
HOUSE WALK	42	sq. ft.
DRIVE	821	sq. ft.
APRON	112	sq. ft.
PATIO AND PORCHES	176	sq. ft.
DECK	0	sq. ft.
SEEDING AREA	6783	sq. ft.
UNDISTURBED AREA	11292	sq. ft.



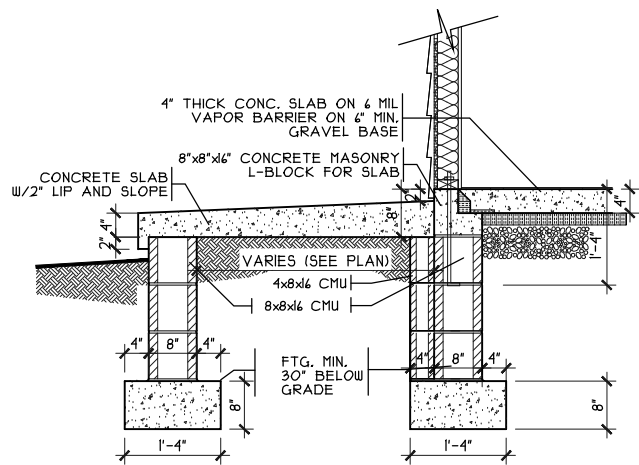
2 WORKING DAYS
 BEFORE YOU DIG

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

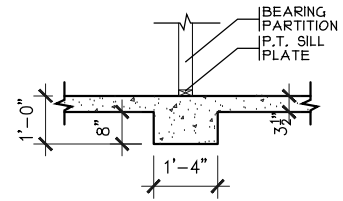
SCALE: 1"=30'
 DATE: 10-12-23
 DRAWN: JLL
 DESIGNED:
 CHECKED: JLS

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

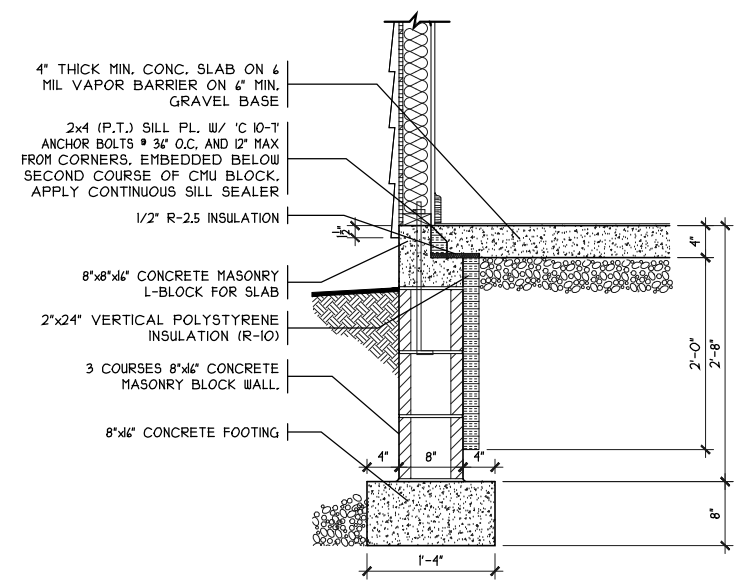
REVISIONS:
 1.
 2.
 3.
 4.
 PROJECT: WATERBURY SHEET
 DRAWING: 231700PB 1 OF 1



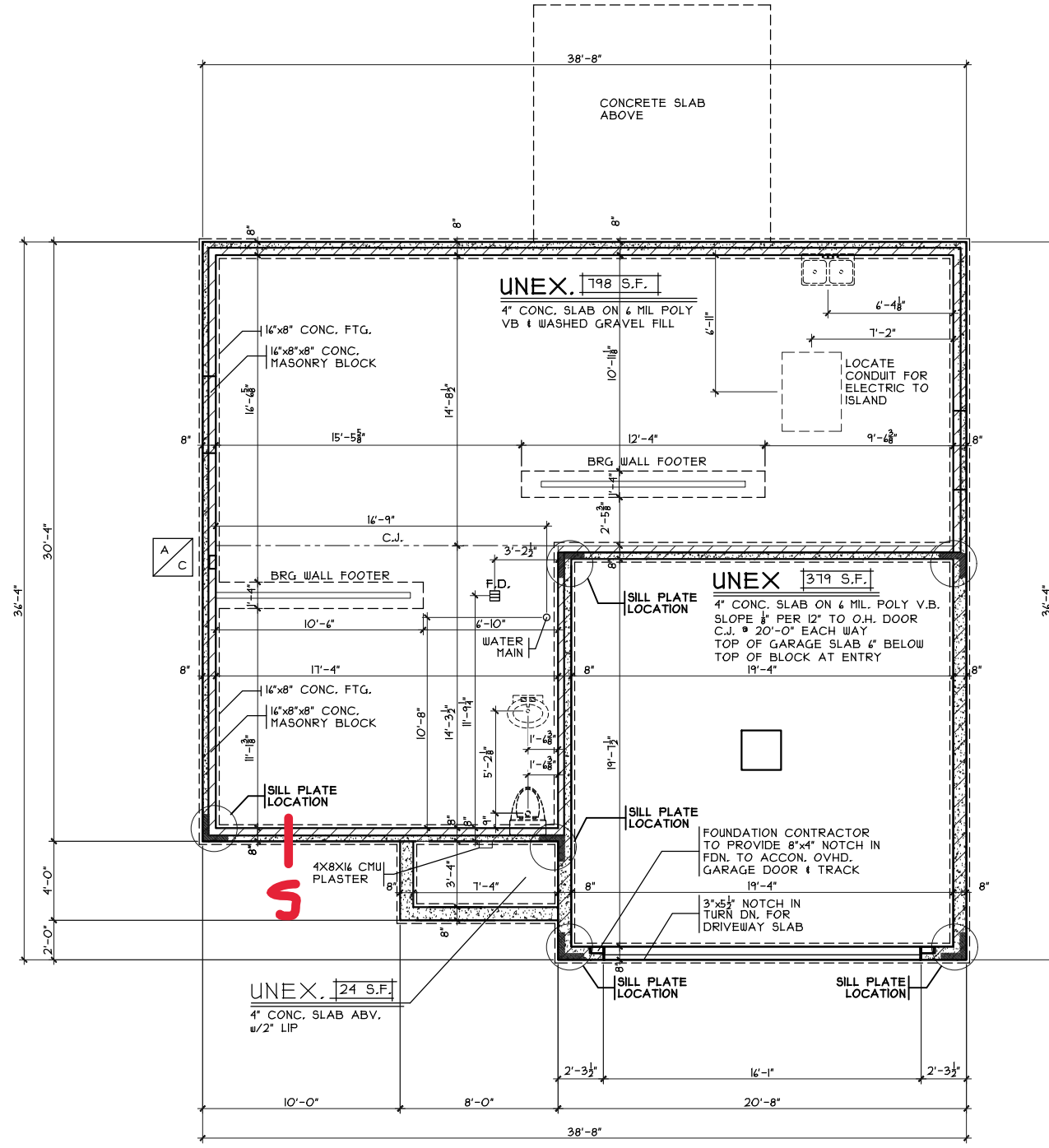
PORCH DETAIL
SCALE: 3/8" = 1'-0"



BRG WALL FOOTER
SCALE: 1/4" = 1'-0"



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



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

Foundation Plan
Plan: Beaumont Slab
Date: 11.16.2023
Drawn: DSG
Scale: As Noted
Revised: 11.22.2023
Sheet: 3 of 8

Proposed Residence:
Harmon, Megan
1514 Knightsbridge Court
Waterbury Village Lot 79

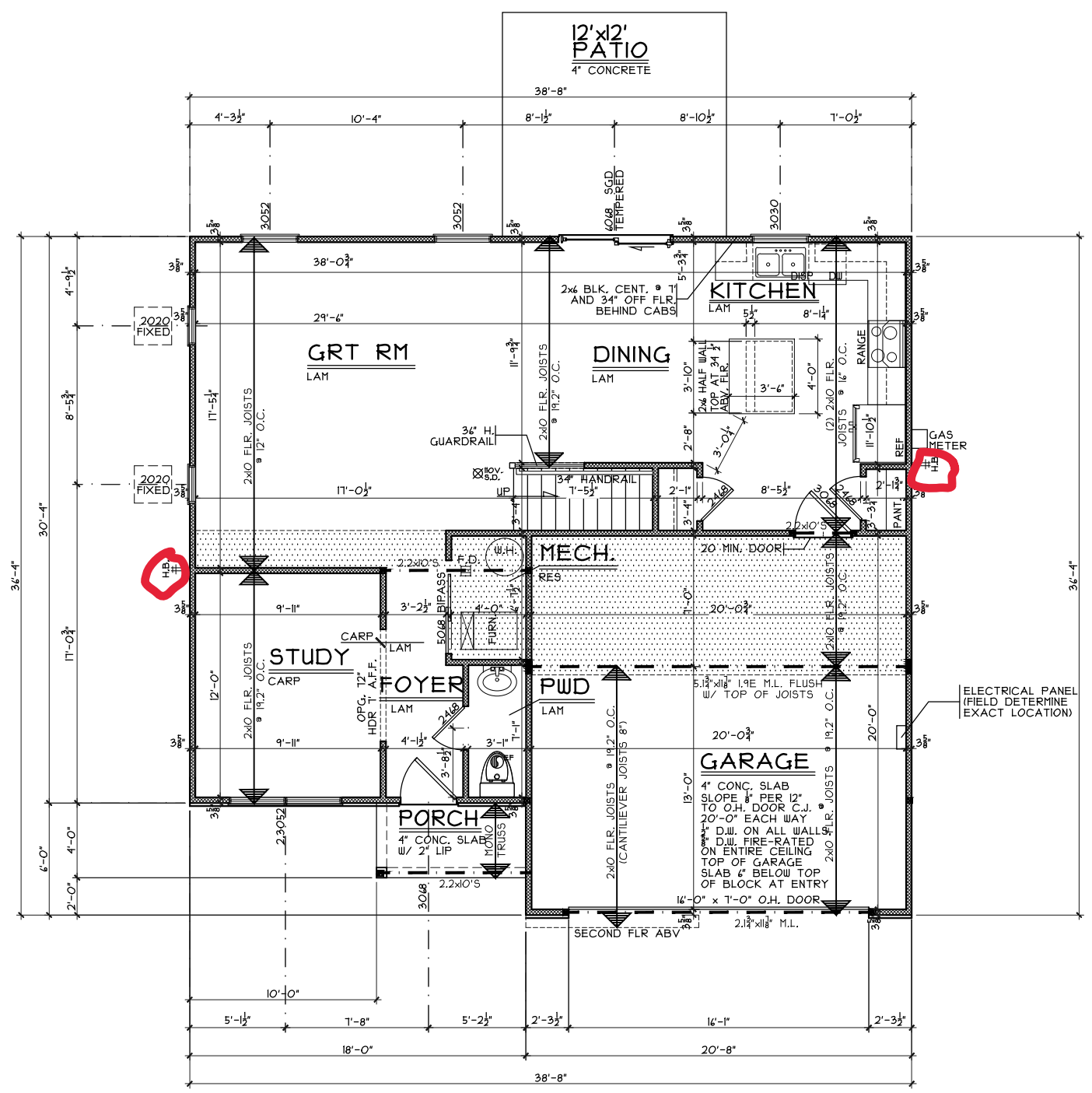
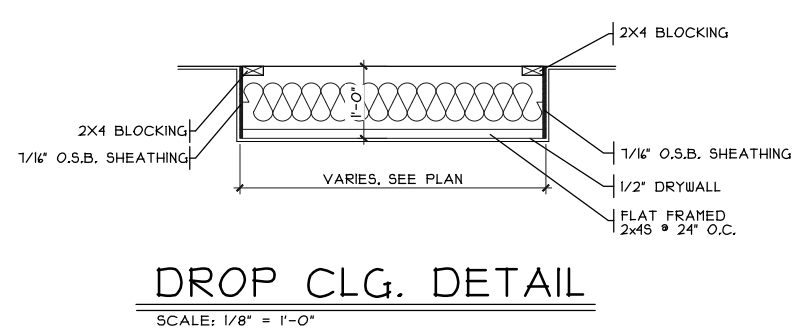
CRISTO HOMES
7594-A Tylers Place Blvd.
West Chester, OH 45069
513.755.0570 www.cristohomes.com

Rennaissance - WV - 79

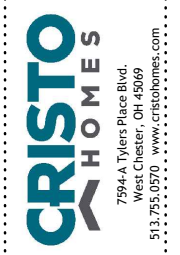
Beaumont Slab - B2 - Vinyl

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Issue Dates
Review



First Floor Plan
Plan: Beaumont Slab
Date: 11.16.2023
Drawn: DSG
Scale: As Noted
Revised: 11.22.2023
Sheet: 4 of 8



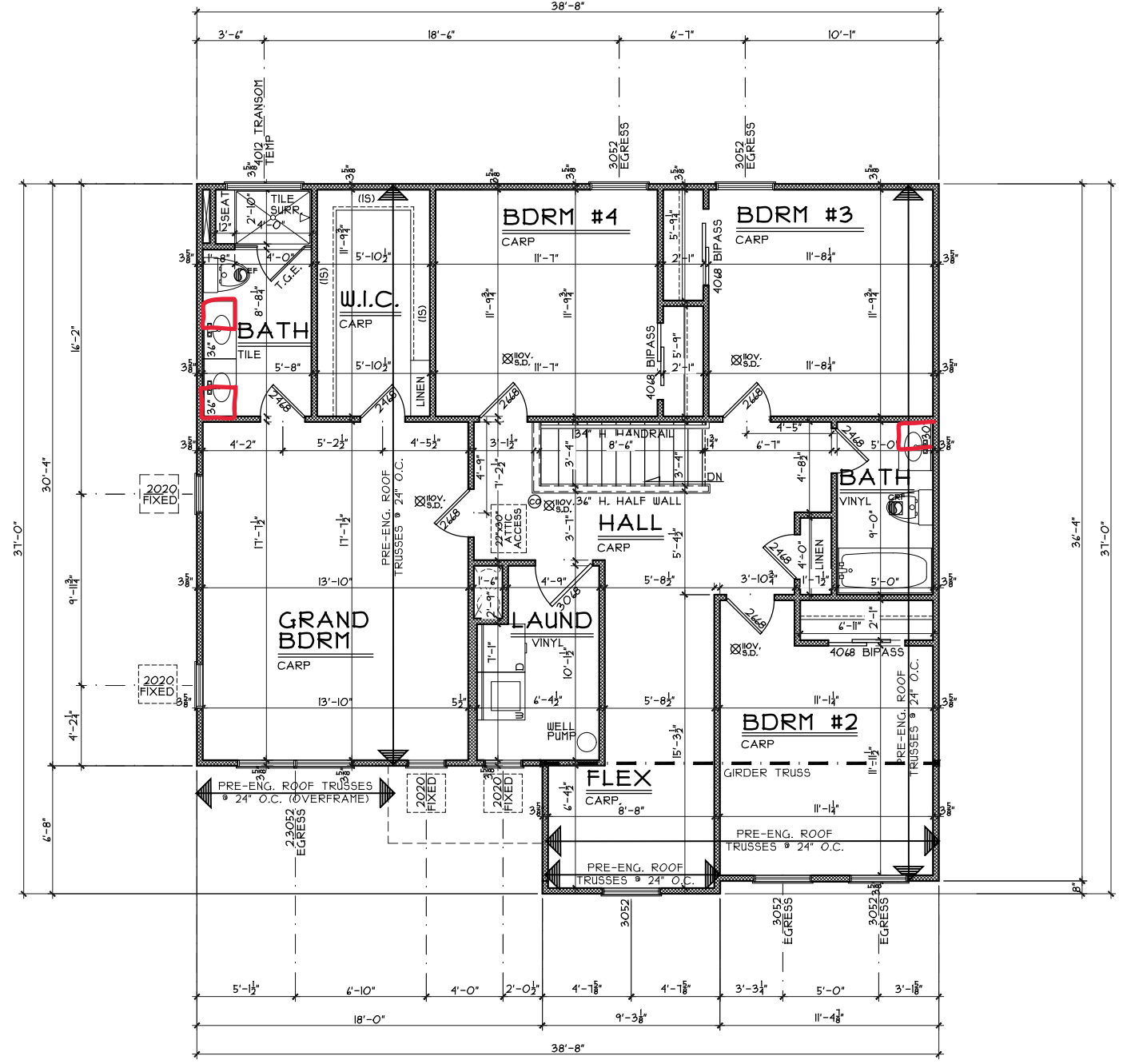
Renaissance - WV - 79
Proposed Residence:
Harmon, Megan
1514 Knightsbridge Court
Waterbury Village Lot 79

Beaumont Slab - B2 - Vinyl
Franklin
Warren County

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Issue Dates	Review

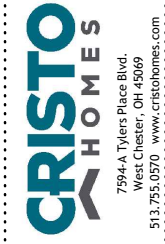
A3



SECOND FLOOR PLAN
SCALE: 1/8" = 1'-0" 1211 S.F.

Second Floor Plan

Plan: Beaumont Slab
Date: 11.16.2023
Drawn: DSG
Scale: As Noted
Revised: 11.22.2023
Sheet: 5 of 8



Renaissance - WV - 79

Proposed Residence:
Harmon, Megan
1514 Knightsbridge Court
Waterbury Village Lot 79

Beaumont Slab - B2 - Vinyl

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Issue Dates

Review	Issue Dates

Franklin
Warren County

A4