

WV 84
1503 Knightsbridge Court
FRANKLIN, OH 45005

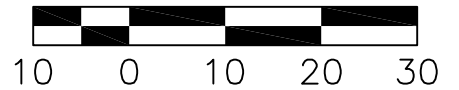
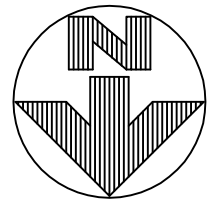
1 Story slab
2 hose bibs - valves required
AA on kit sink
1 shower
1 tub
Well Tank
ice maker
laundry tub

Gas Furnace

PLOT PLAN

LOT 84 (12,084 SF) 0.2774 AC.
 WATERBURY VILLAGE, SECTION 3
 CITY OF CARLISLE
 WARREN COUNTY, OHIO
 FOR: CRISTO HOMES

QUANTITIES	
TOTAL LOT AREA	12084 sq. ft.
CITY WALK	433 sq. ft.
HOUSE WALK	32 sq. ft.
DRIVE	687 sq. ft.
APRON	111 sq. ft.
PATIO AND PORCHES	170 sq. ft.
DECK	- sq. ft.
SEEDING AREA	7962 sq. ft.
UNDISTURBED AREA	1570 sq. ft.



MARKET HOME
 1503 KNIGHTSBRIDGE COURT

NO FINISHED FLOOR SHOULD BE LOWER THAN 669.

M.O.E.=669

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.

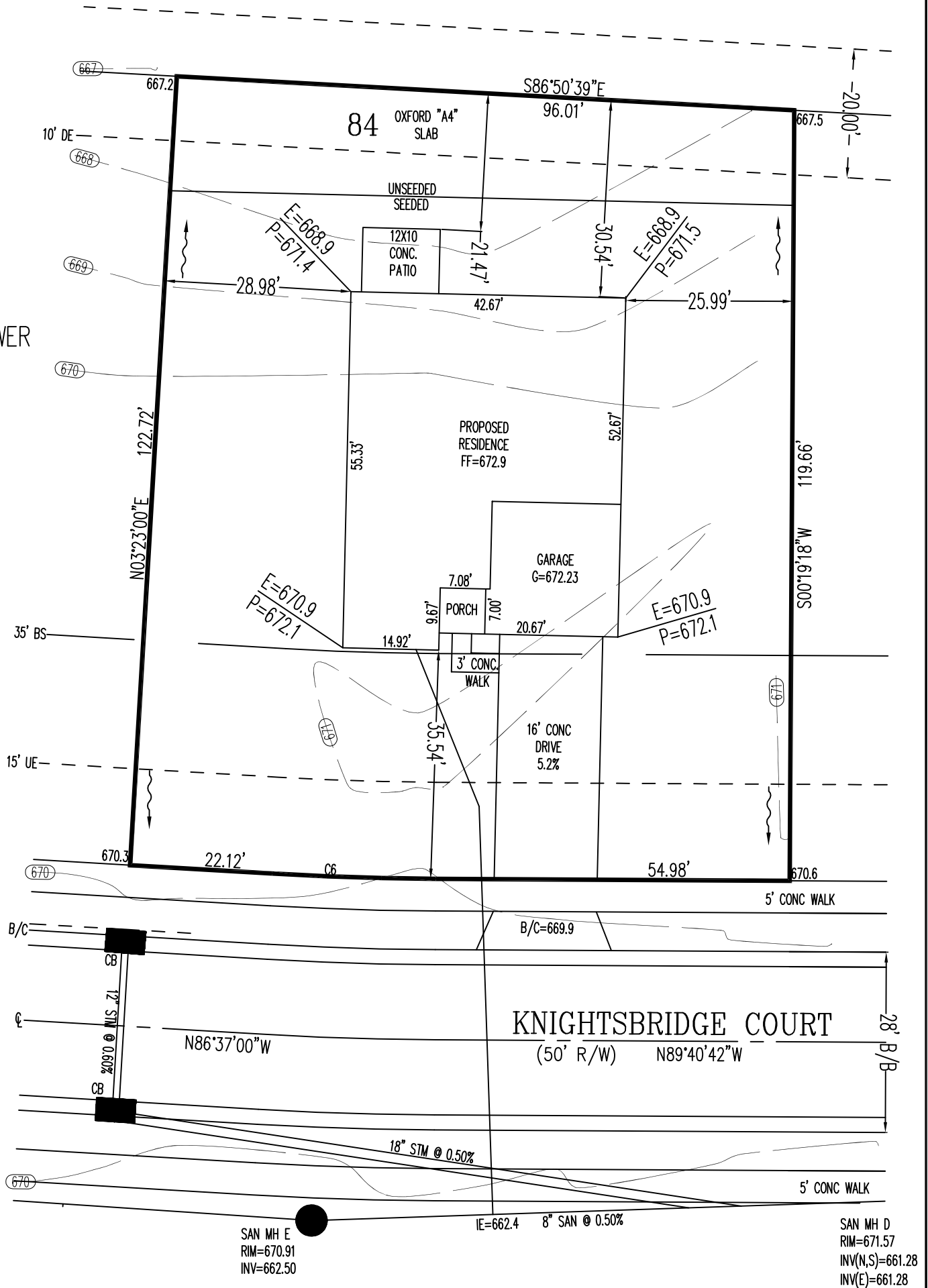
A STANDARD FORMULA WAS USED TO DETERMINE FINISH FLOOR GRADE. FINAL FINISH FLOOR ELEVATION IS CONTRACTOR'S RESPONSIBILITY.

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.



FEMA FLOOD PANEL
 39165C0012E, ZONE "AE".
 EFFECTIVE: 12/17/2010
 BASE FLOOD ELEV.=667.0



SETBACKS:
 FRONT=35'
 REAR=30'
 SIDE=10'

C6
 R=475.00'
 L=25.38'

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

DRAINAGE ARROWS AND
 ROUTES ARE SUBJECT
 TO CHANGE.

2 WORKING DAYS
 BEFORE YOU DIG

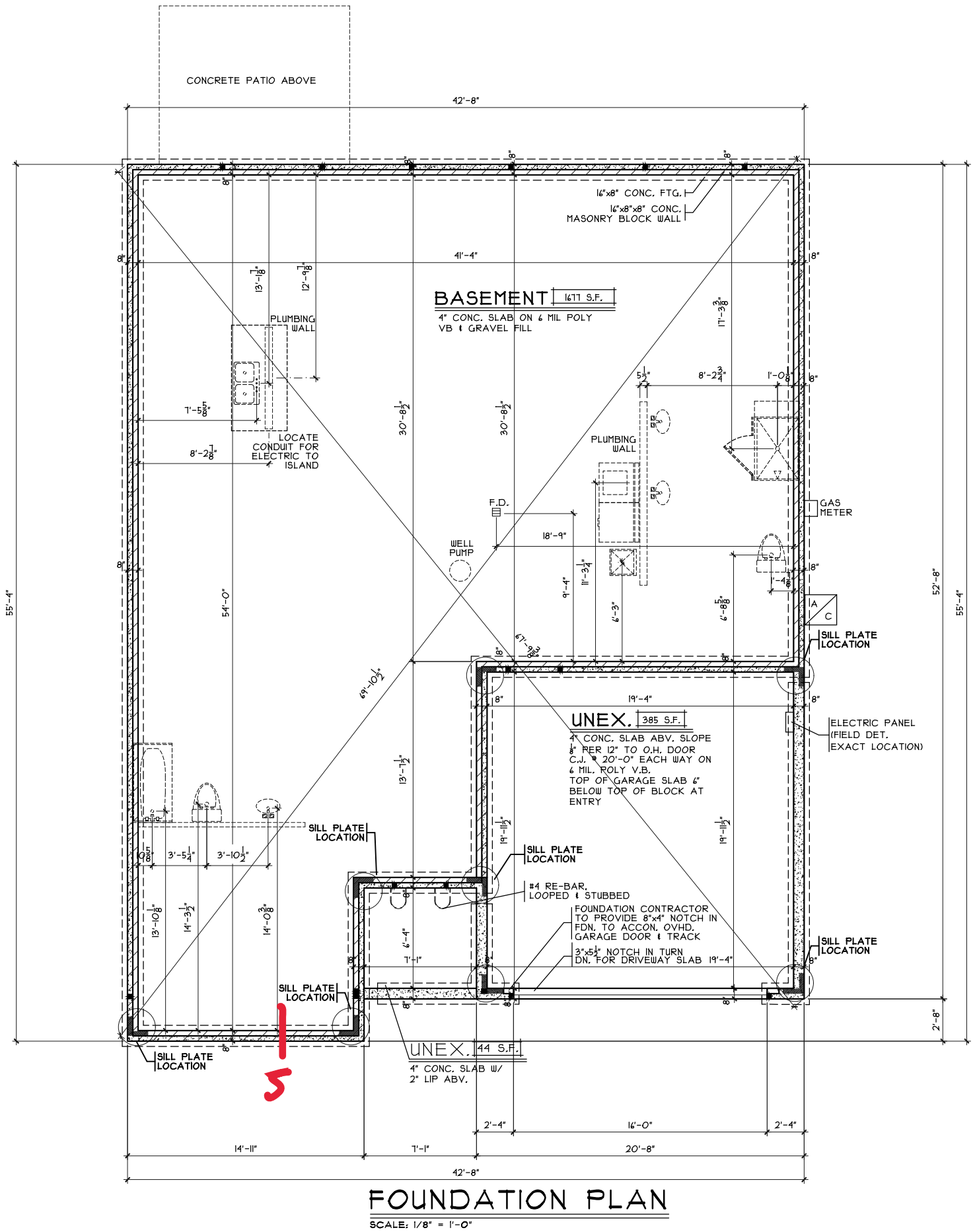
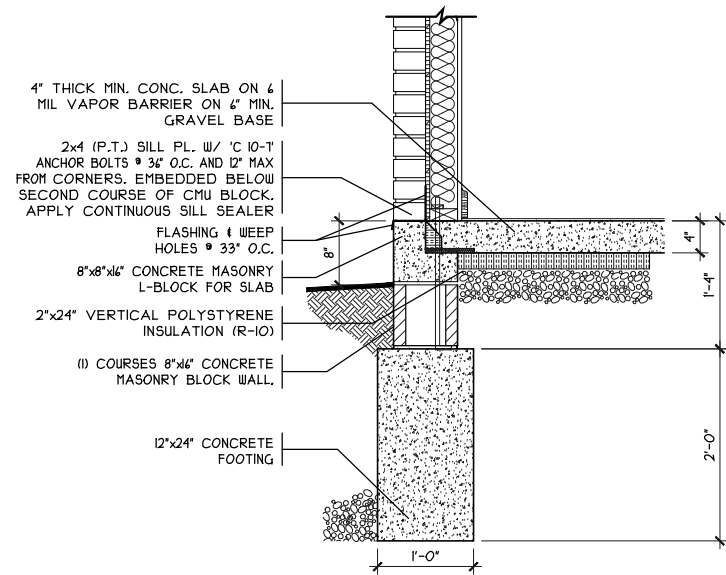
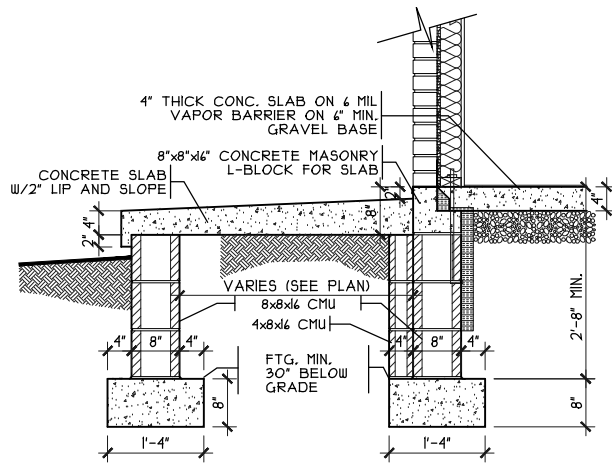
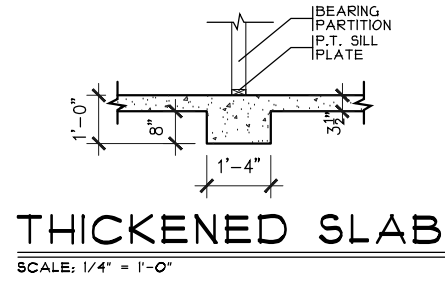
 CALL TOLL FREE 800-362-2764
 OHIO UTILITIES PROTECTION SERVICE

SCALE: 1"=20'
 DATE: 11/7/2023
 DRAWN: FAK
 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: WATERBURYMILL SHEET
 DRAWING: 232034PA 1 OF 1



NOTE:
 ■ DENOTES BEARING CRIPPLES. THERE SHOULD BE ONE CRIPPLE FOR EACH BEARING MEMBER. CONTINUOUS TO SOLID BEARING BELOW.

Foundation Plan
 Plan: Oxford Slab
 Date: 10/24/2023
 Drawn: SDG
 Scale: As Noted
 Revised: 11/29/2023
 Sheet: 3 of 7

Oxford Slab - A4 - Vinyl

CRISTO HOMES
 7594 A Tyers Place Blvd.
 West Chester, OH 45380
 513.755.0570 • www.cristohomes.com

Proposed Residence:
 Market Home
 1503 Knightsbridge Court
 Waterbury Village Lot 84

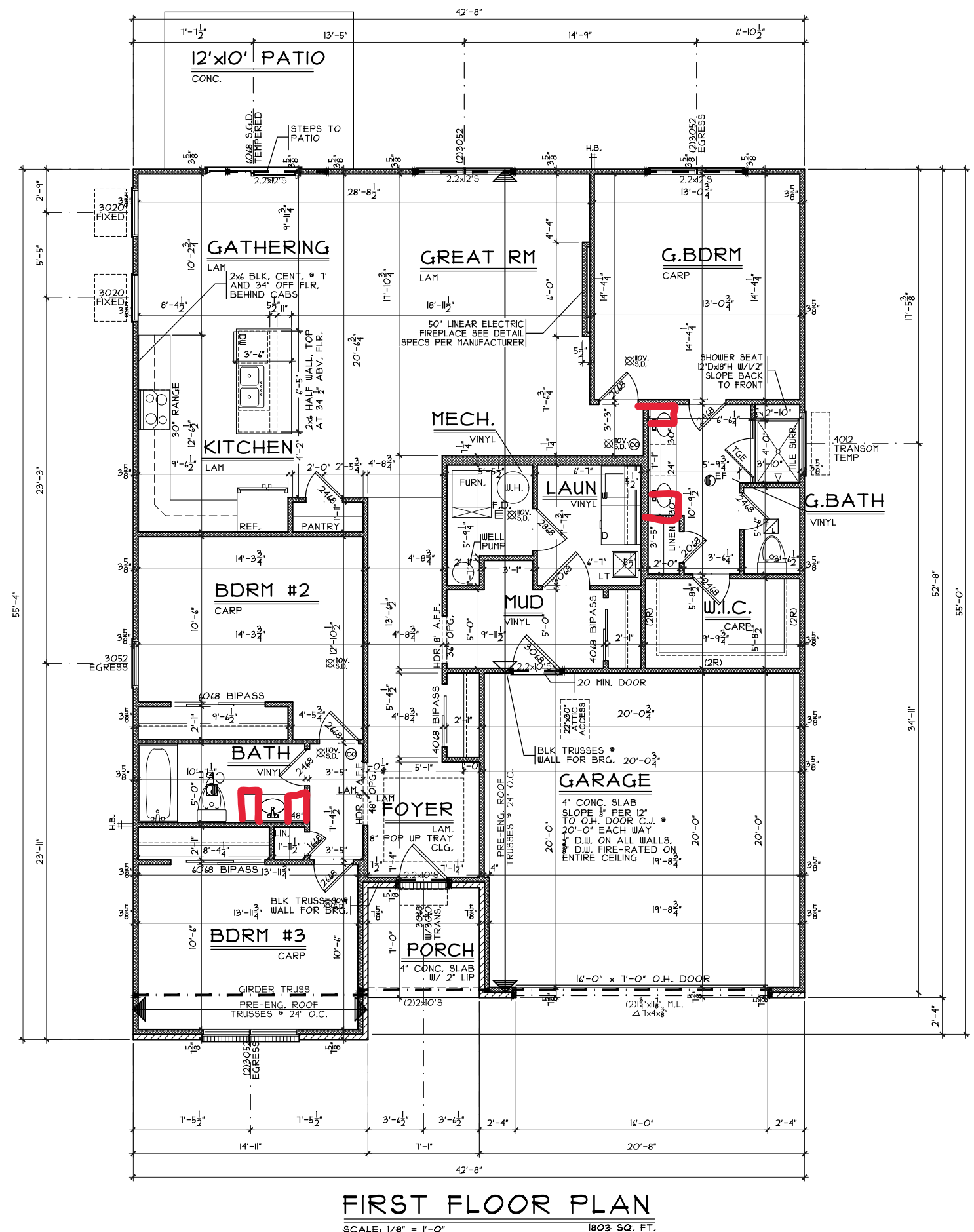
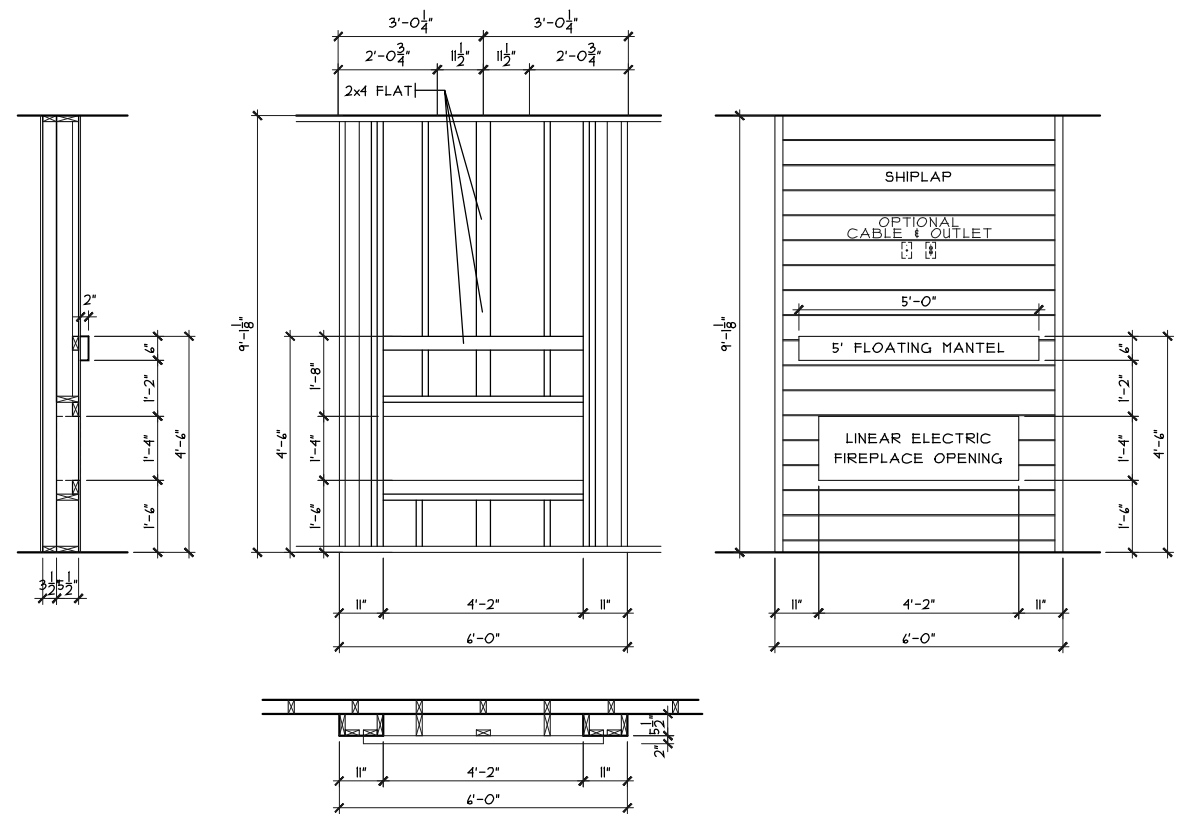
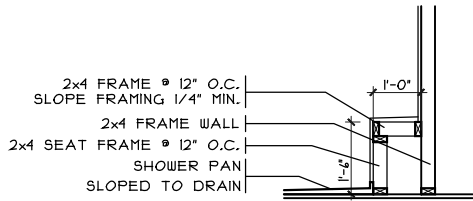
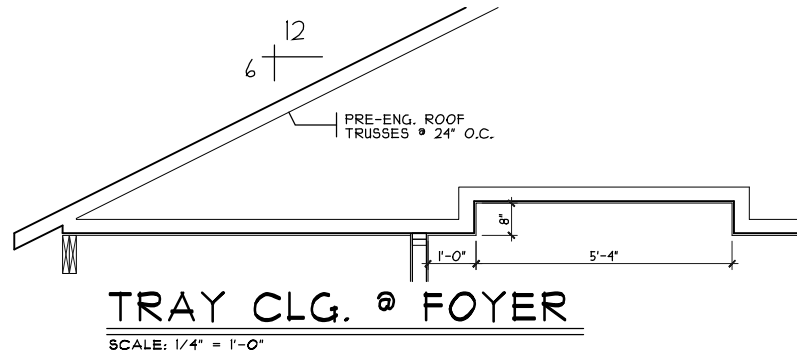
Prestige - WV-84
 Proposed Residence:
 Market Home
 1503 Knightsbridge Court
 Waterbury Village Lot 84

Warren County
 Carlisle

Issue Dates:
 Review

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A2



NOTE:
 ■ DENOTES BEARING CRIPPLES, THERE SHOULD BE ONE CRIPPLE FOR EACH BEARING MEMBER, CONTINUOUS TO SOLID BEARING BELOW.

First Floor Plan

Plan: Oxford Slab
 Date: 10/24/2023
 Drawn: SDG
 Scale: As Noted
 Revised: 11/29/2023
 Sheet: 4 of 7

Prestige - WV-84

Proposed Residence:

Market Home
 1503 Knightsbridge Court
 Waterbury Village Lot 84

Oxford Slab - A4 - Vinyl

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Cartisle
 Warren County

Issue Dates

Review



7594 A Tyers Place Blvd.
 West Chester, OH 45069
 513.755.6570

A3