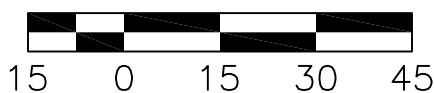
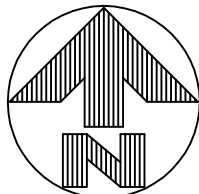


WV 86  
1306 Ellington Court  
FRANKLIN, OH 45005

1 Story basement  
3 pc rough  
2 hose bibs - valves required  
VENT kitchen sink !!  
Well Tank  
Vent Floor Drain  
ice maker  
1 tub  
1 soaker - wall mount faucet  
Softener Bypass system  
Radon pipe from basement - must put through roof 3"  
Laundry tub

Gas Furnace



**PLOT PLAN**  
**LOT 86 (13,016 SF) 0.2988 AC.**  
**WATERBURY VILLAGE, SECTION 4**  
**CITY OF CARLISLE**  
**WARREN COUNTY, OHIO**  
**FOR: CRISTO HOMES**

**MFOE=669.25**

BOTTOM OF BASEMENT WINDOW OR TOP OF WINDOW WELL TO BE ABOVE THE M.O.E.

NO FFE SHALL BE LOWER THAN 669.0.

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

DRAINAGE ARROWS AND ROUTES ARE SUBJECT TO CHANGE.

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.

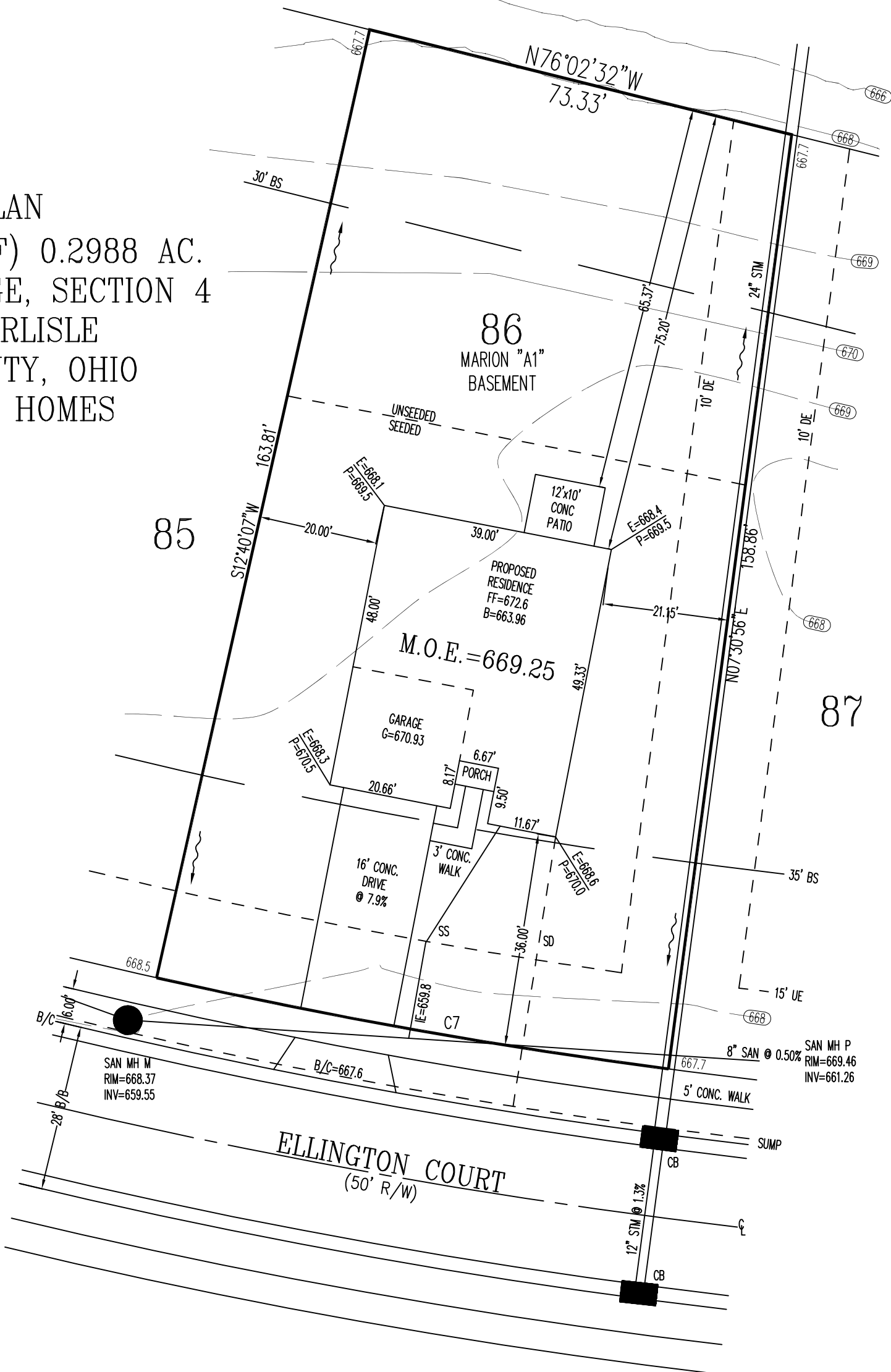


**SETBACKS:**  
 FRONT=35'  
 REAR=30'  
 SIDE=10'

C7  
 R=975.00'  
 L=87.69'

**QUANTITIES**

TOTAL LOT AREA	13016	sq. ft.
CITY WALK	360	sq. ft.
HOUSE WALK	44	sq. ft.
DRIVE	687	sq. ft.
APRON	111	sq. ft.
PATIO AND PORCHES	147	sq. ft.
DECK	-	sq. ft.
SEEDING AREA	6131	sq. ft.
UNDISTURBED AREA	4658	sq. ft.



2 WORKING DAYS  
BEFORE YOU DIG

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

SCALE: 1"=20'  
 DATE: 10-18-23  
 DRAWN: JLL  
 DESIGNED:  
 CHECKED: JLS

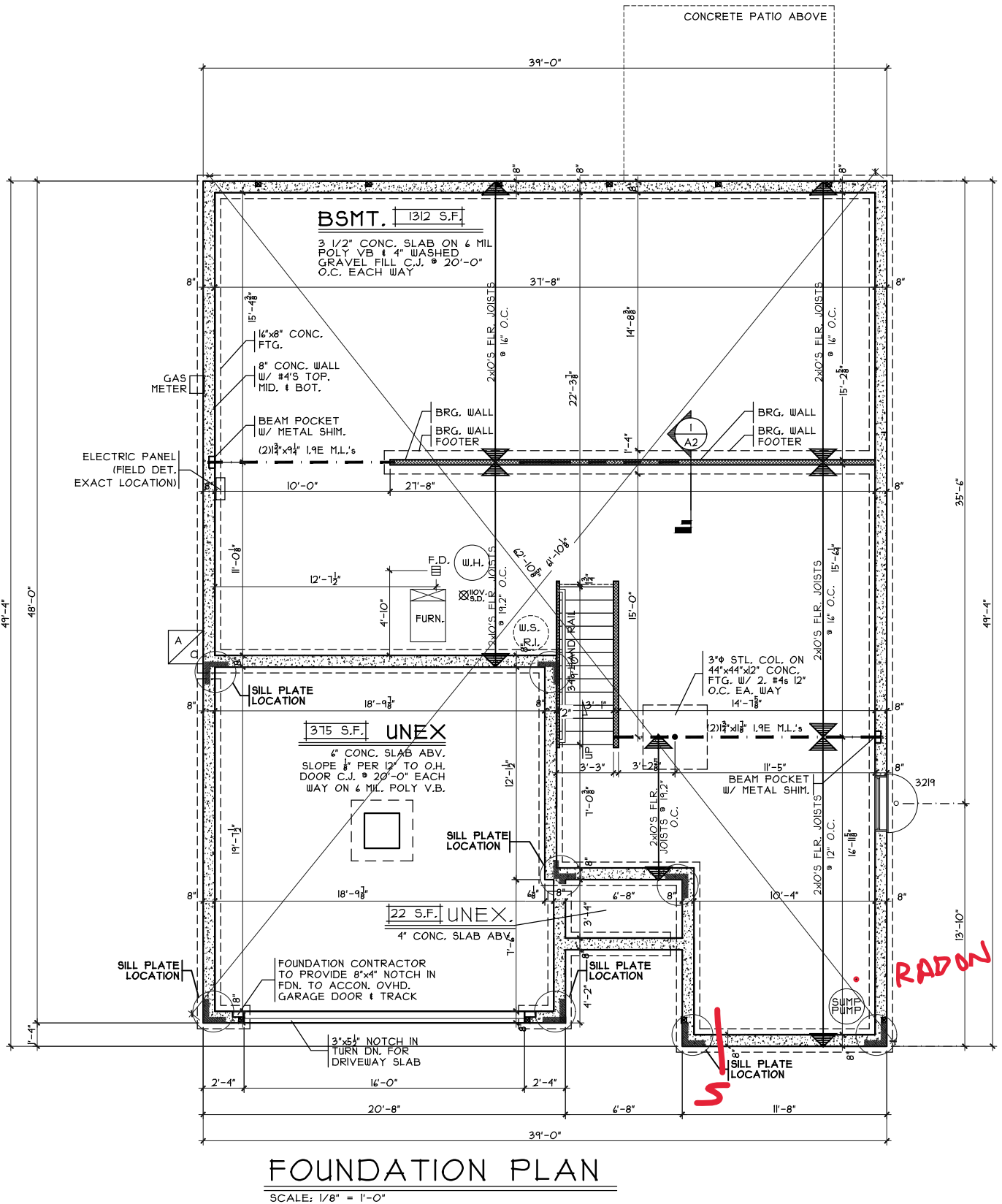
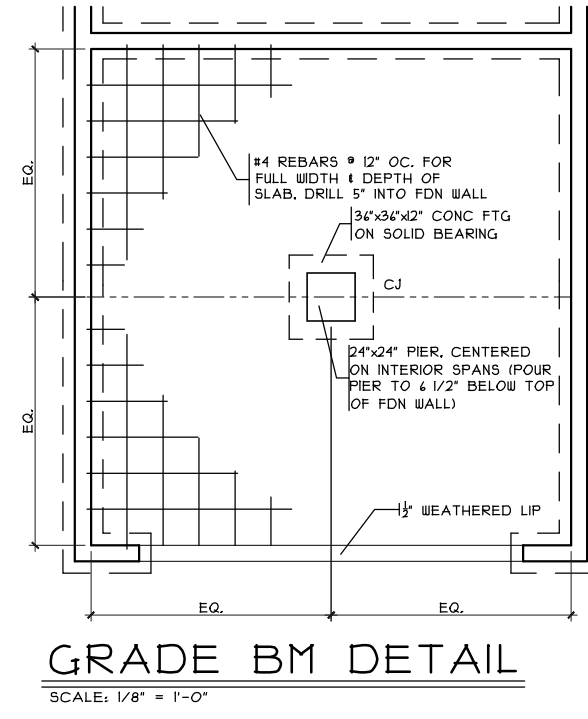
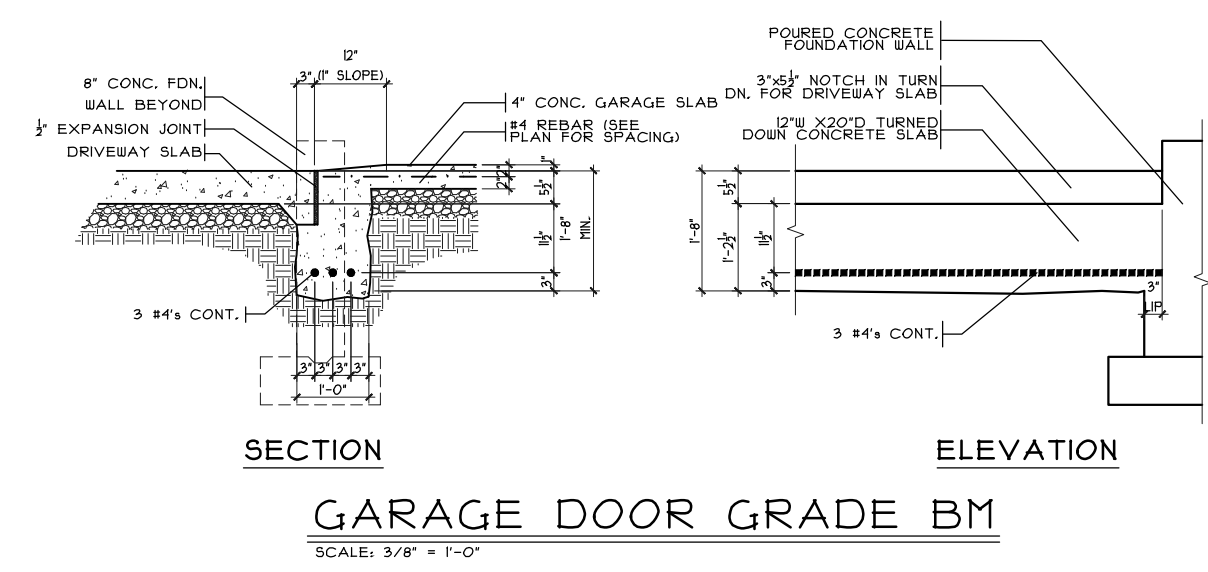
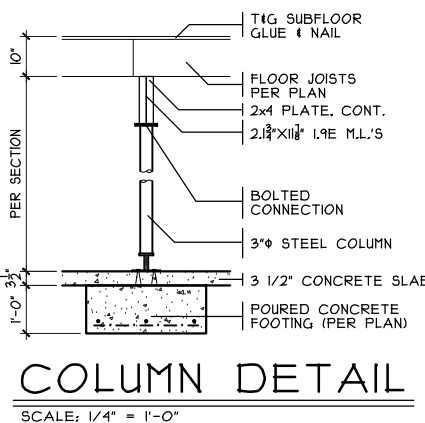
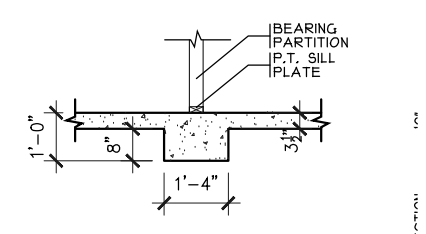
1068 N. UNIVERSITY BLVD MIDDLETOWN, OHIO 45042  
 PH.-(513) 424-5202 OR (513) 932-8991 FAX - (513) 424-6202

REVISIONS:  
 1.  
 2.  
 3.  
 4.

PROJECT: WATERBURYMILL SHEET 1 OF 1  
 DRAWING: 231937PA

### THICKENED SLAB

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



Foundation Plan  
 Plan: Marion Basement  
 Date: 10/9/23  
 Drawn: TB  
 Scale: As Noted  
 Revised: 10/12/23  
 Sheet: 3 of 8

Proposed Residence:  
 Breiner, Elaine  
 1306 Ellington Court  
 Waterbury Village Lot-86

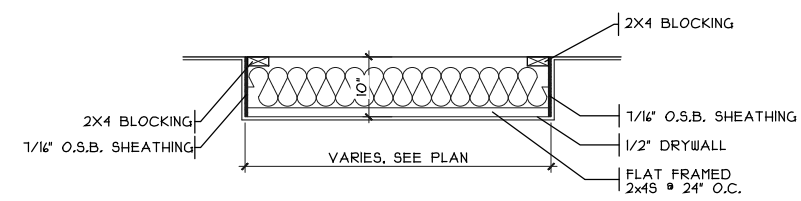
Renaissance - WV-86  
 Carlsle  
 Warren County

Marion Basement - A1 - Vinyl  
 Issue Dates  
 Review

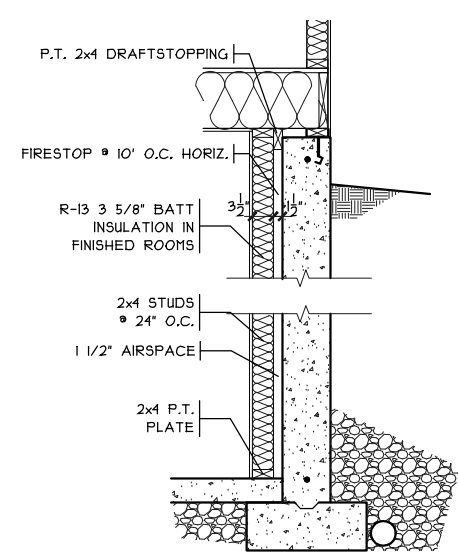
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 West Chester, OH 45069  
 513.755.0570 www.cristohomes.com

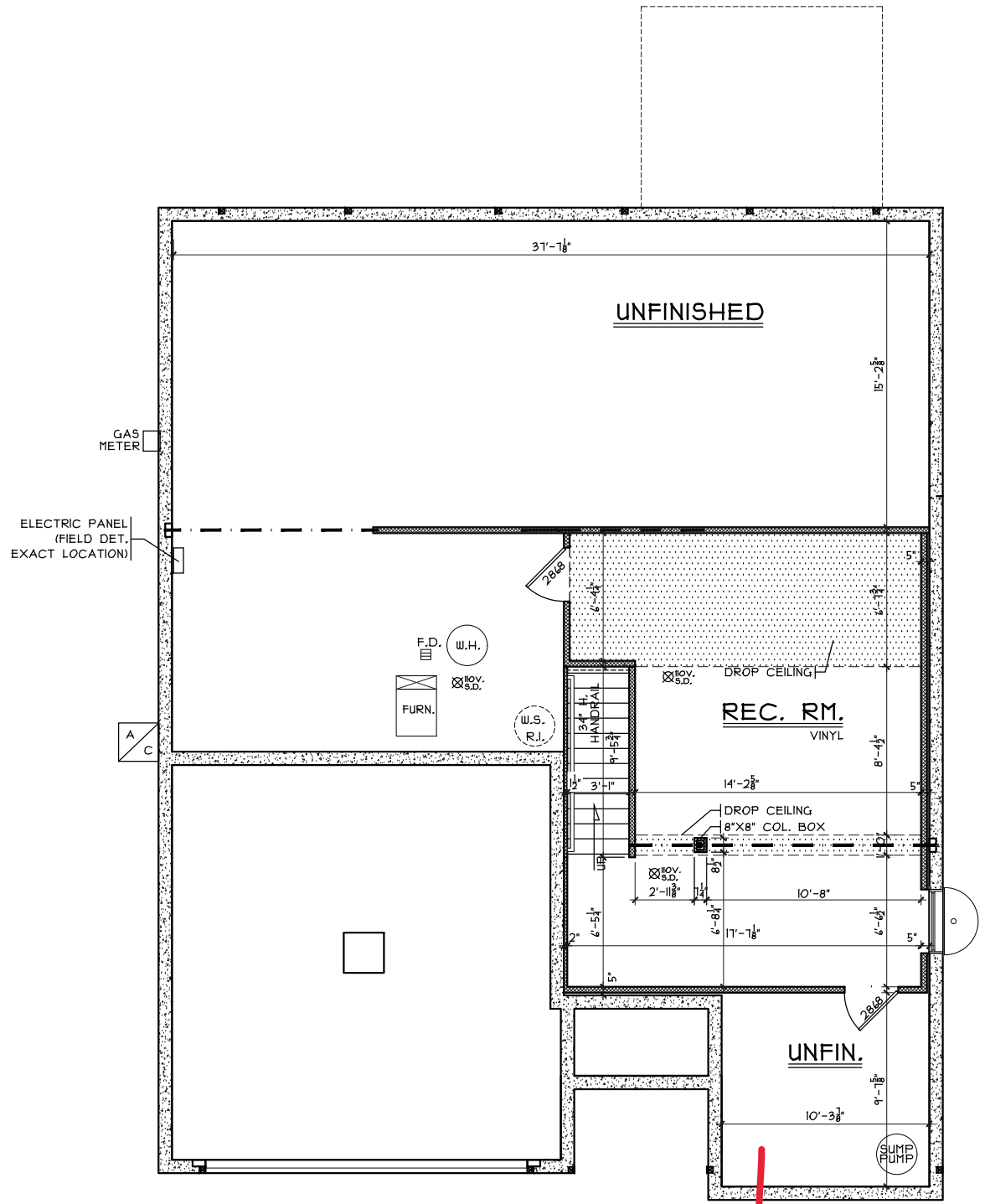
# A2



**DROP CEILING DETAIL**  
SCALE: 1/8" = 1'-0"



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



**LOWER LEVEL PLAN**  
SCALE: 1/8" = 1'-0" 423 S.F.

**Foundation Plan**  
Plan: Marion Basement  
Date: 10/9/23  
Drawn: TB  
Scale: As Noted  
Revised: 10/12/23  
Sheet: 4 of 8

**Renaissance - WV-86**  
Proposed Residence:  
Breiner, Elaine  
1306 Ellington Court  
Waterbury Village Lot-86

**Marion Basement - A1 - Vinyl**  
Carlisle  
Warren County

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Review	Issue Dates

**A2a**

