

WV 87

1308 Ellington Court

FRANKLIN, OH 45005

2 story basement

2 hose bibs - valves required

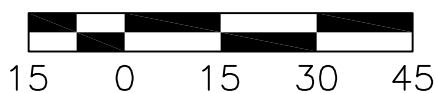
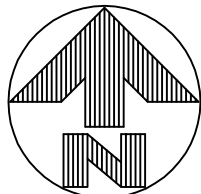
AA valve on kitchen sink

Well Tank

ice maker

2 tub

Gas Furnace



PLOT PLAN
LOT 87 (12,397 SF) 0.2846 AC.
WATERBURY VILLAGE, SECTION 4
CITY OF CARLISLE
WARREN COUNTY, OHIO
FOR: CRISTO HOMES

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.

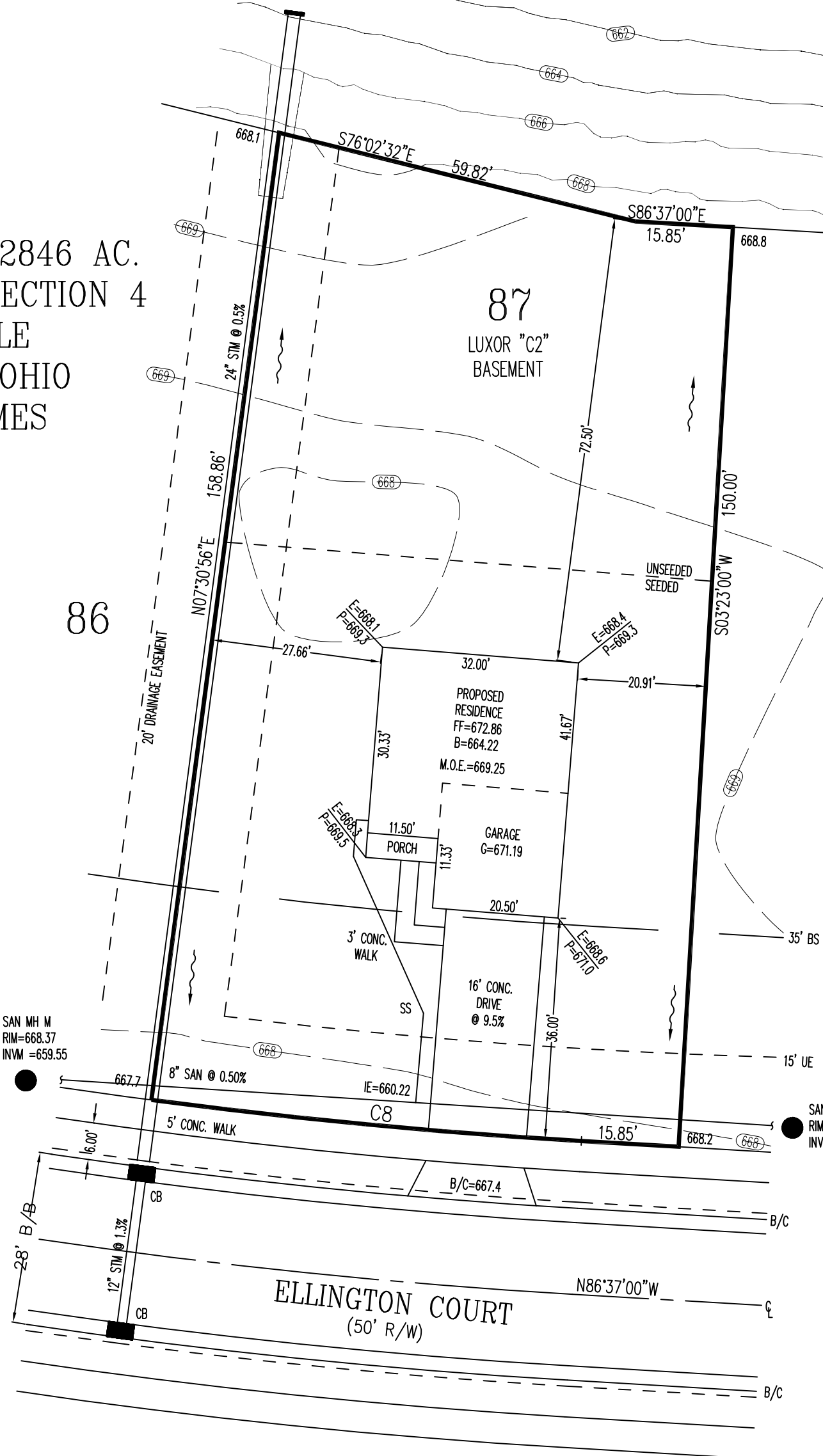
BUILDER IS RESPONSIBLE FOR POSITIVE DRAINAGE AROUND/AWAY FROM HOUSES AND APPROPRIATE FINAL GRADING TO INSURE PROPER DRAINAGE OF THE LOT. SWALE ARROWS AND DRAINAGE ROUTES ARE SUBJECT TO CHANGE DEPENDING ON GRADING AND SITE CONDITIONS.

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.

SAN MH M
RIM=668.37
INVM =659.55

SAN MH P
RIM=669.46
INV=661.26



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

C8
 R=975.00'
 L=70.32'

QUANTITIES

TOTAL LOT AREA	12397	sq. ft.
CITY WALK	352	sq. ft.
HOUSE WALK	55	sq. ft.
DRIVE	658	sq. ft.
APRON	111	sq. ft.
PATIO AND PORCHES	46	sq. ft.
DECK	-	sq. ft.
SEEDING AREA	6152	sq. ft.
UNDISTURBED AREA	4739	sq. ft.

2 WORKING DAYS
BEFORE YOU DIG

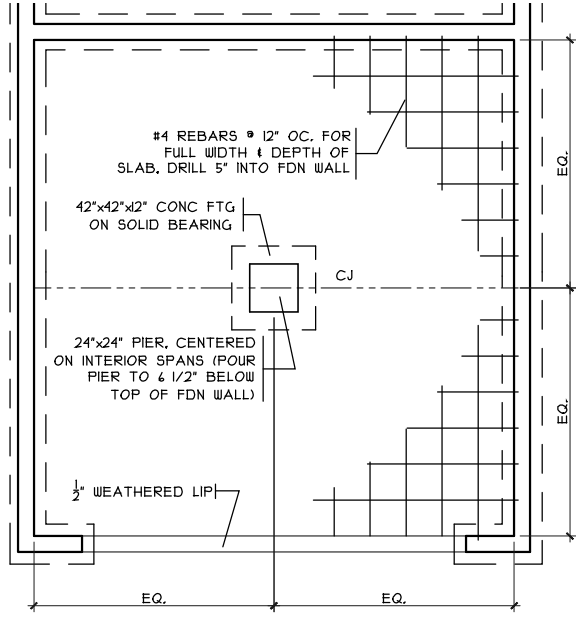
CALL TOLL FREE 800-362-2764
OHIO UTILITIES PROTECTION SERVICE

SCALE: 1"=20'
 DATE: 7/19/2022
 DRAWN: REW
 DESIGNED:
 CHECKED: JLS

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

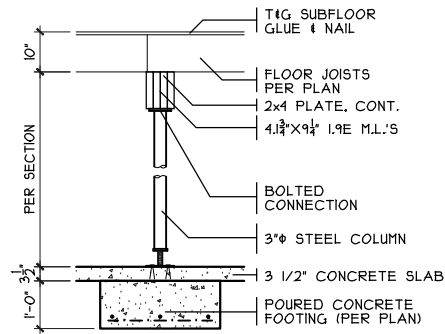
REVISIONS:
 1.8/3/2022-REW-ADD WALKWAY
 2.8/12/2022-TRS-CORNER ELEV.
 3.
 4.

PROJECT: WATERBURYMILL DRAWING: 221493PA	SHEET 1 OF 1
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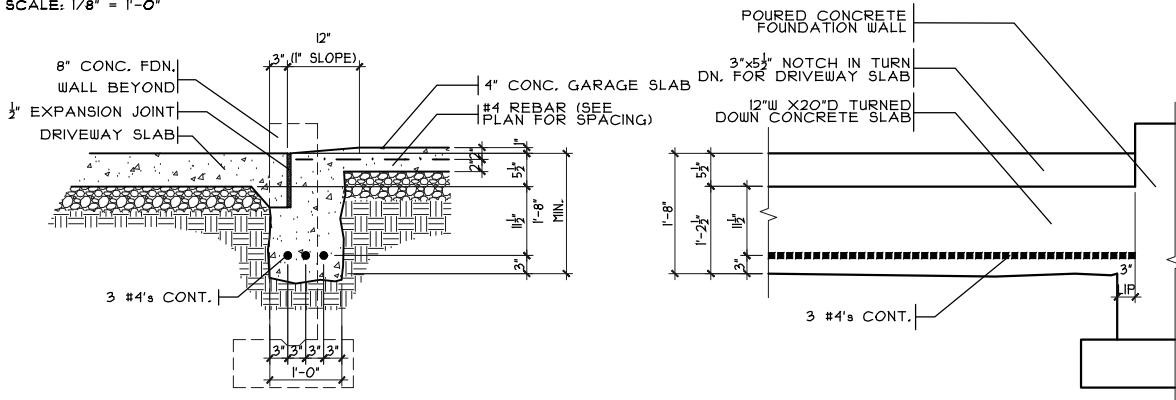
GRADE BM DETAIL

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



COLUMN DETAIL

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



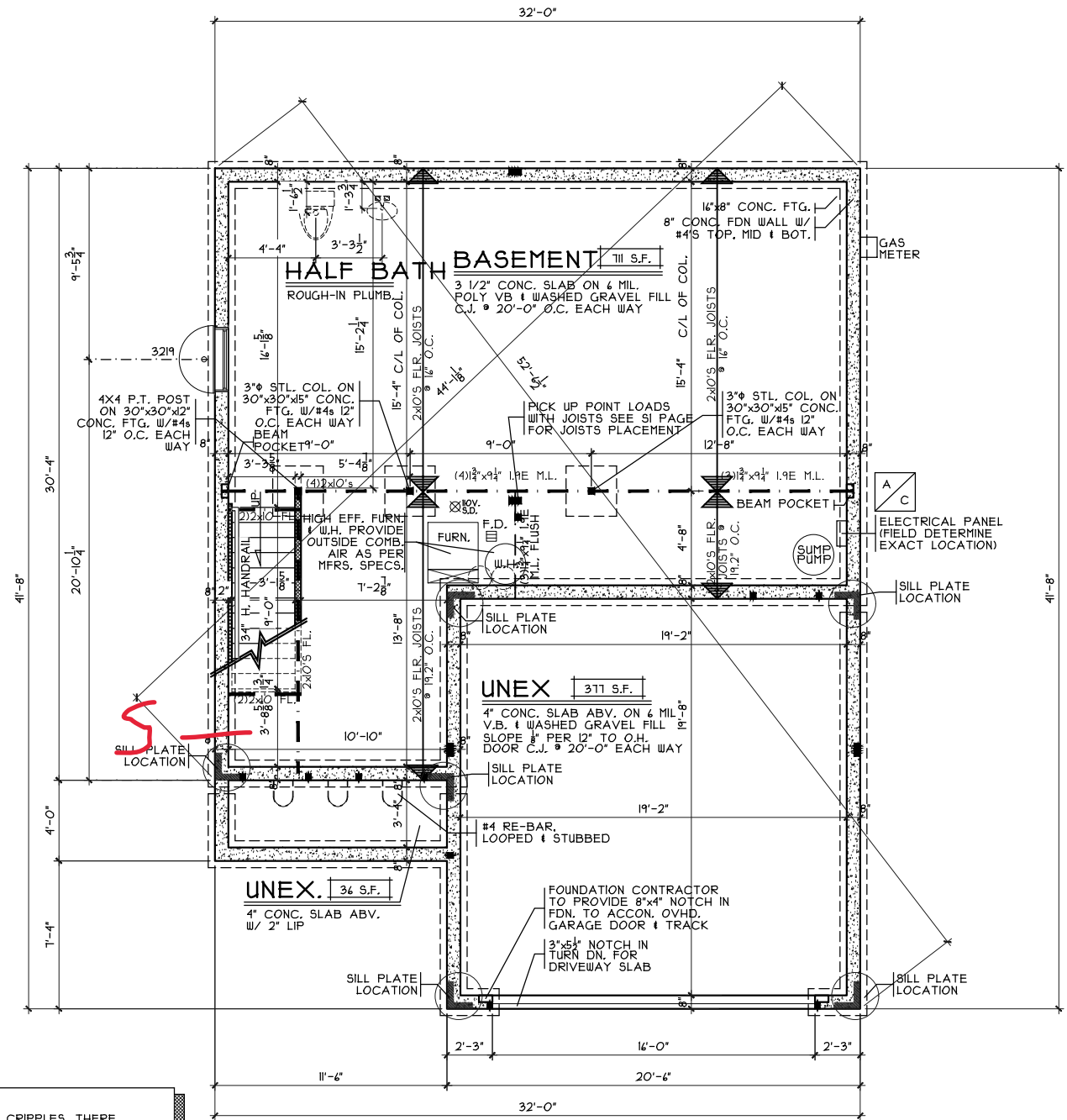
SECTION

GARAGE DOOR GRADE BM

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

ELEVATION

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



FOUNDATION PLAN

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

Foundation Plan

Plan: Luxor Basement
 Date: 8.7.2023
 Drawn: JRK
 Scale: As Noted
 Revised: 8.14.2023
 Sheet: 3 of 8

Renaissance - WV-87

Proposed Residence:

Bustle Residence
 1308 Ellington Court
 Waterbury Village Lot 87

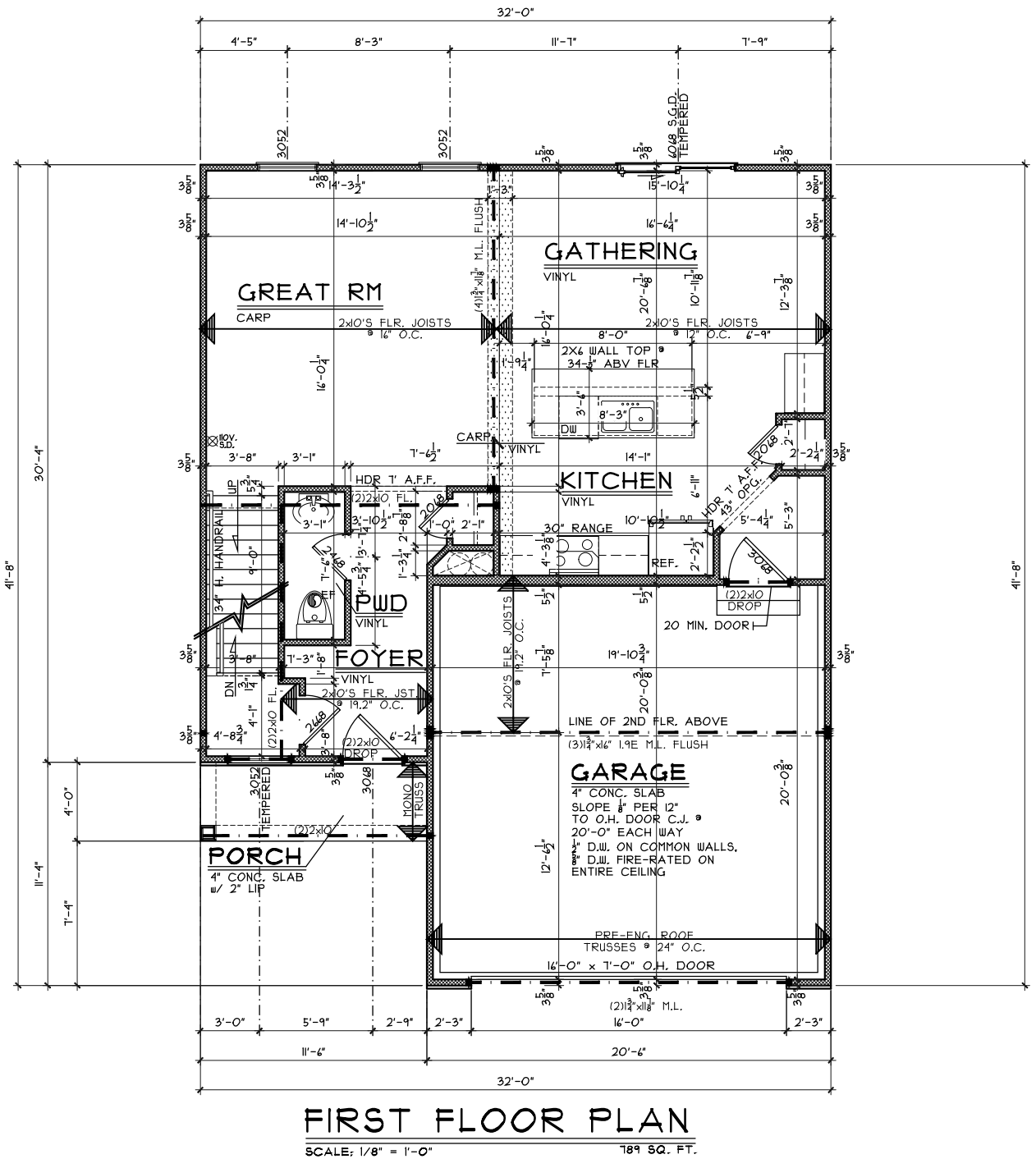
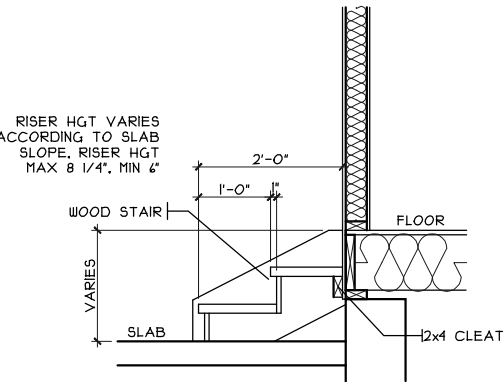
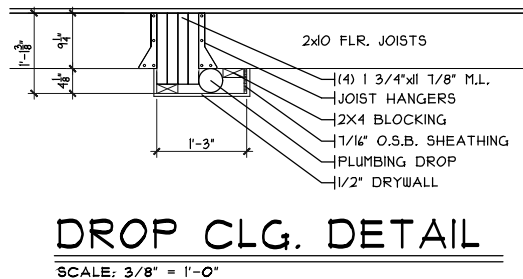
Luxor Basement - C2 - Vinyl

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Review	Issue Dates

CRISTO HOMES
 7594 A Tyers Place Blvd.
 West Chester, OH 45389
 513.755.0570 • www.cristohomes.com

A2



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

First Floor Plan

Plan: Luxor Basement
 Date: 8.7.2023
 Drawn: JRK
 Scale: As Noted
 Revised: 8.14.2023
 Sheet: 4 of 8

Renaissance - WV-87

Proposed Residence:
 Bustle Residence
 1308 Ellington Court
 Waterbury Village Lot 87

Luxor Basement - C2 - Vinyl

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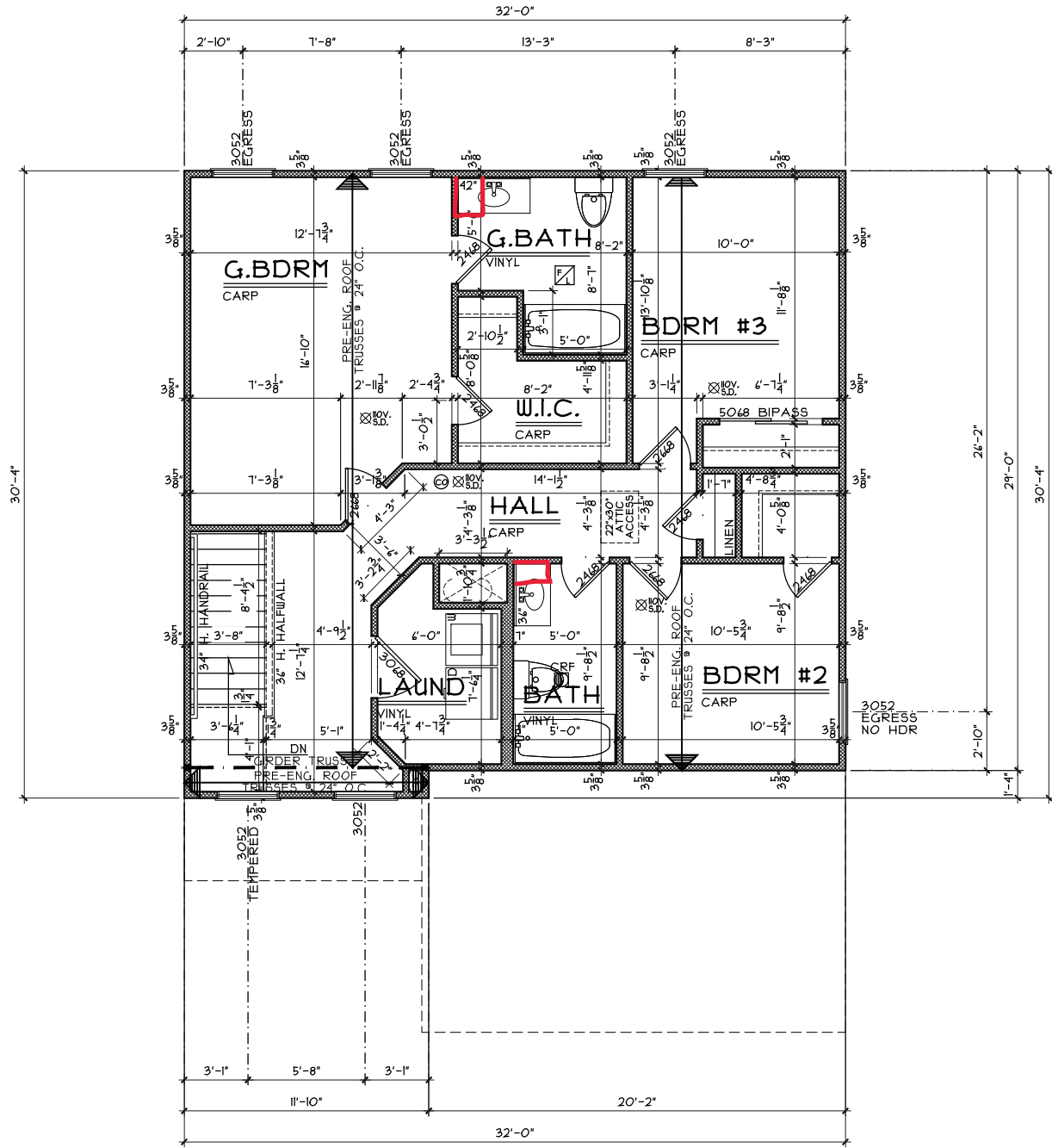
7594 A Tyers Place Blvd.
 West Chester, OH 45389
 513.755.0870 • www.cristohomes.com

Cartisle
 Warren County

Review	Issue Dates

A3

NOTE:
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SECOND FLOOR PLAN
SCALE: 1/8" = 1'-0" 908 SQ. FT.

Second Floor Plan

Plan: Luxor Basement
Date: 8.7.2023
Drawn: JRK
Scale: As Noted
Revised: 8.14.2023
Sheet: 5 of 8

Renaissance - WV-87

Proposed Residence:
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Waterbury Village Lot 87



Luxor Basement - C2 - Vinyl

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Issue Dates

Review

Cartisle
Warren County

A4