

WV 92
1318 Ellington Court
FRANKLIN, OH 45005

2 Story basement
3 pc rough
2 hose bibs - valves required
VENT kitchen sink !!
Well Tank
ice maker
1 tub
1 soaker - wall mount faucet
Softener Bypass system

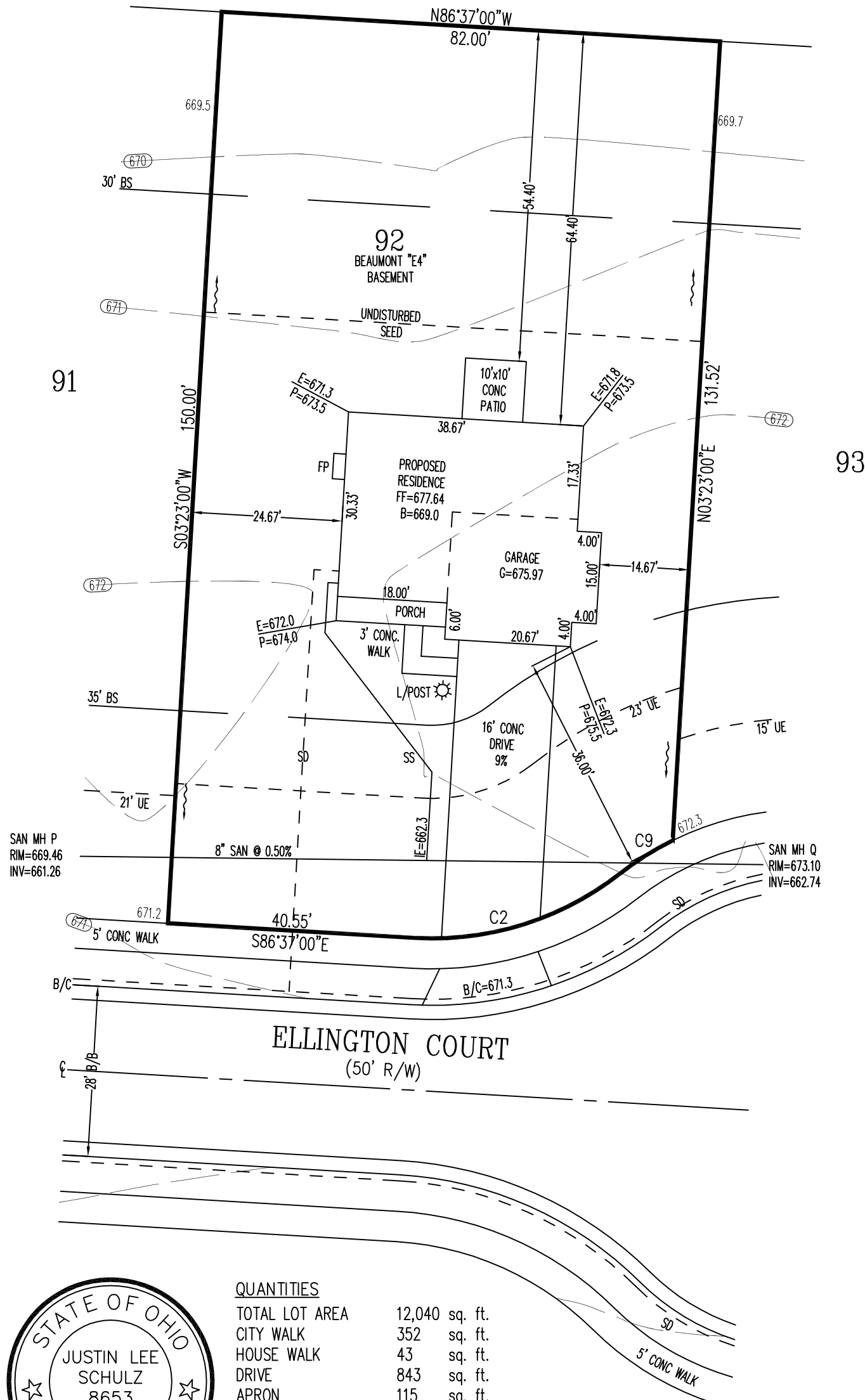
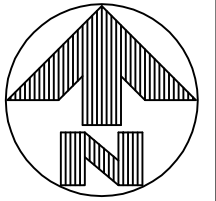
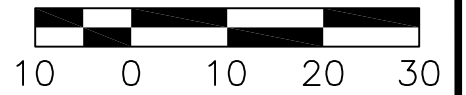
Gas Furnace , Fireplace and Range

PLOT PLAN

LOT 92 (12,040 SF) 0.2764 AC.
 WATERBURY VILLAGE, SECTION 4
 CITY OF CARLISLE
 WARREN COUNTY, OHIO
 FOR: CRISTO HOMES

ELLIOT RESIDENCE
 1318 ELLINGTON COURT

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



C2 C9
 R=50.00' R=50.00'
 L=36.14' L=10.31'

MOE=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.

QUANTITIES

TOTAL LOT AREA	12,040	sq. ft.
CITY WALK	352	sq. ft.
HOUSE WALK	43	sq. ft.
DRIVE	843	sq. ft.
APRON	115	sq. ft.
PATIO AND PORCHES	172	sq. ft.
DECK	0	sq. ft.
SEEDING AREA	6028	sq. ft.
UNDISTURBED AREA	4051	sq. ft.

NO FINISHED FLOOR SHOULD BE LOWER
 THAN 669.

M.O.E.=669



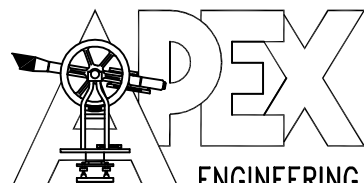
SCALE: 1"=20'

DATE: 10-05-23

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.

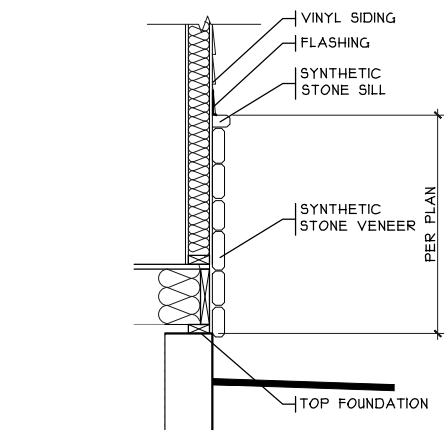
PROJECT: WATERBURYVILL
 DRAWING: 231818PA

SHEET
 1 OF 1

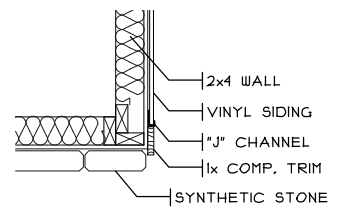
2 WORKING DAYS
 BEFORE YOU DIG



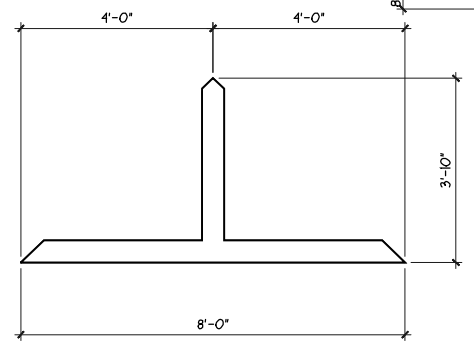
CALL TOLL FREE 800-362-2764
 OHIO UTILITIES PROTECTION SERVICE



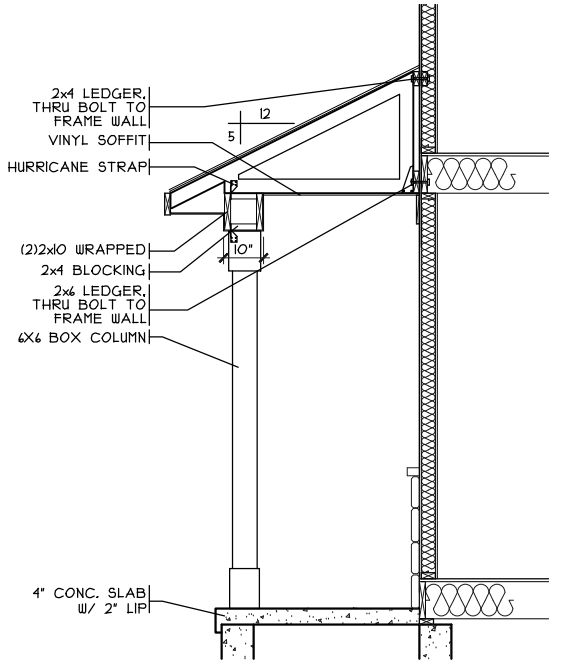
STONE BASE DETAIL
SCALE: 1/8" = 1'-0"



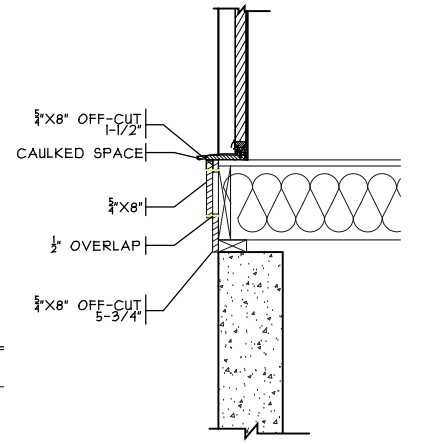
STONE CORNER
SCALE: 1" = 1'-0"



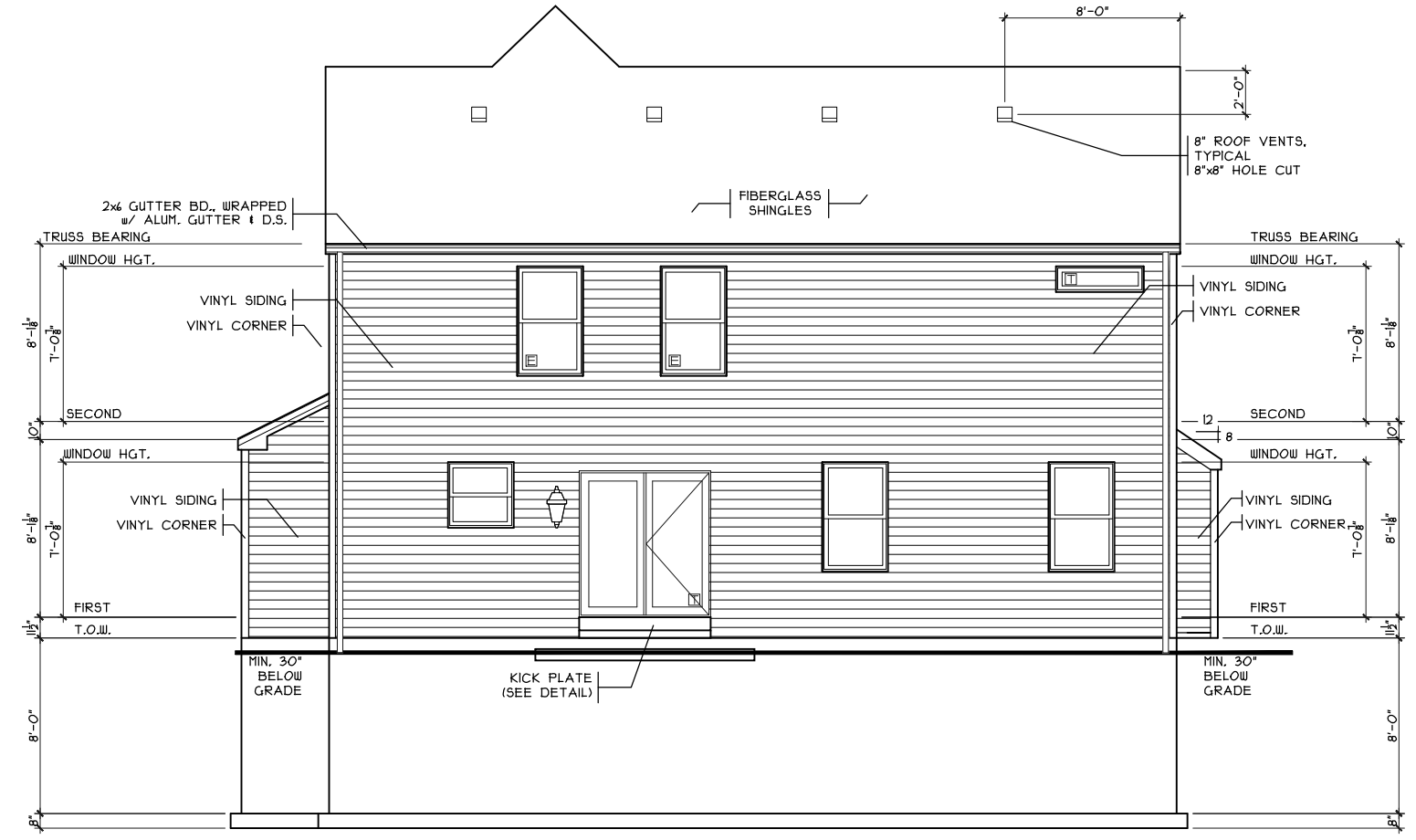
PEDIMENT DETAIL
SCALE: 1/4" = 1'-0"



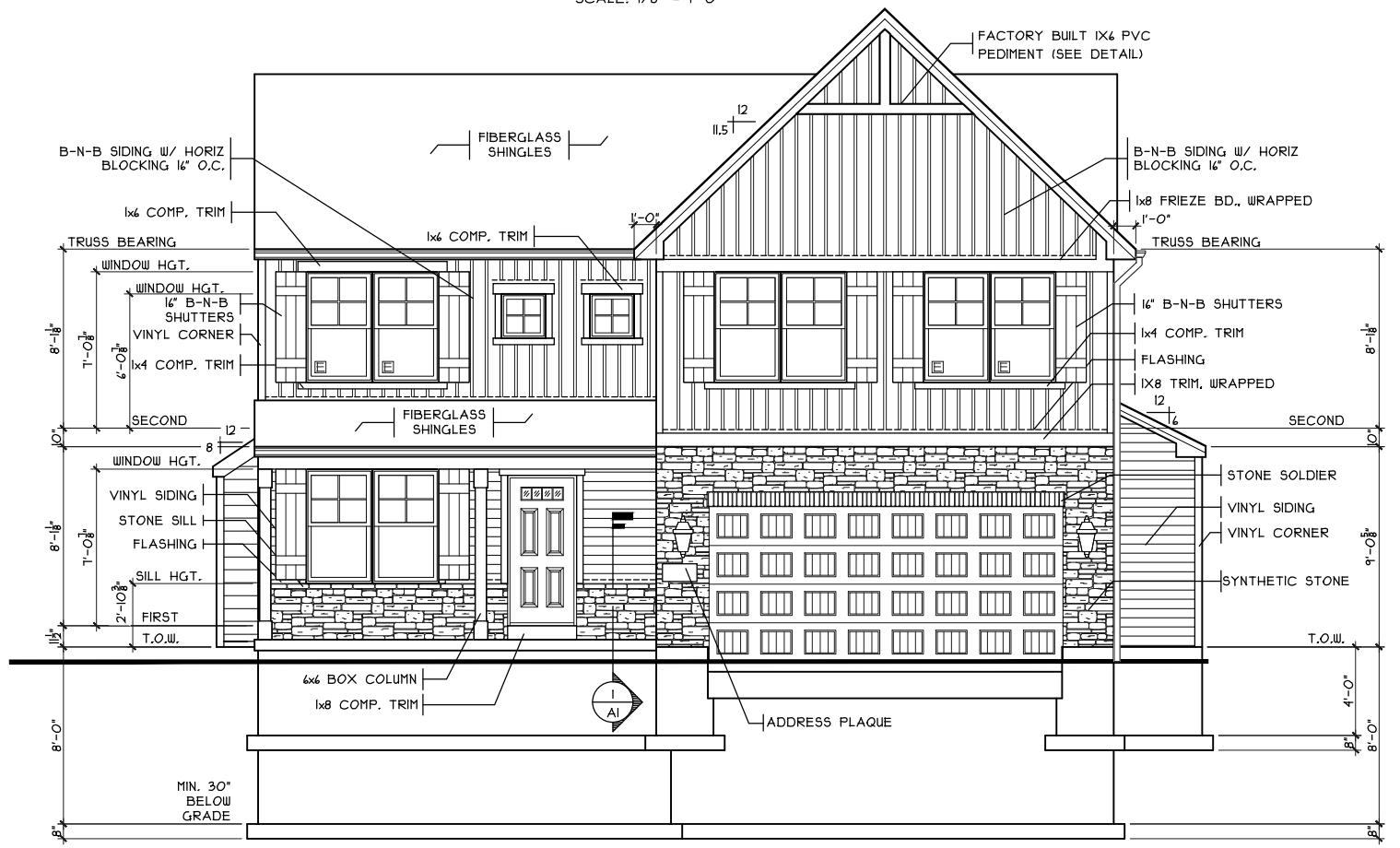
PORCH DETAIL
SCALE: 1/4" = 1'-0"



KICK PLATE DETAIL
SCALE: 1/2" = 1'-0"



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

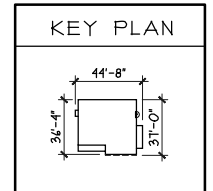


FRONT ELEVATION
SCALE: 1/8" = 1'-0"

SHEET INDEX	
SHT#	DESCRIPTION
A1	Front and Rear Elevations
A1a	Left and Right Elevations
A2	Foundation Plan
A2a	Lower Level Plan
A3	First Floor Plan
A4	Second Floor Plan
A5	Typical Wall Sections/Stair Section
A6	Typical Framing Details (Vinyl)
G1	General Notes

NOTE:
PLANS PRINTED ON 24x36 SHEETS TO BE SCALABLE AT FULL SCALE, 1/4" = 1'-0"
PLANS PRINTED ON 11x17 SHEETS TO BE SCALABLE AT HALF SCALE, 1/8" = 1'-0"

2S2165B4 PLAN INFO	
4	BDRMS
2.5	BATHS
2	CAR GARAGE
8'	1ST FLR. CLG.
SQUARE FOOTAGE	
TOTAL	2165
MAIN	883
UPPER	1282
LOWER(FINISH)	399
LOWER(SLAB)	804
GARAGE(SLAB)	424



Front And Rear Elevations
Plan: Beaumont Basement
Date: 9/1/23
Drawn: TB
Scale: As Noted
Revised: 10/19/23
Sheet: 1 of 9

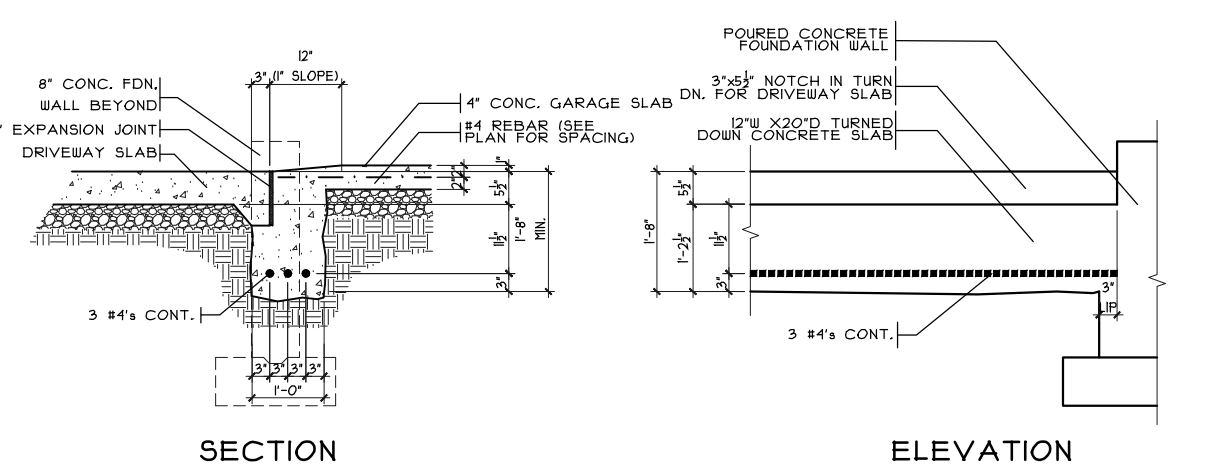
Renaissance - WV-92
Proposed Residence:
Elliot Residence
1318 Ellington Court
Waterbury Village Lot 92

Beaumont - E4 - Vinyl
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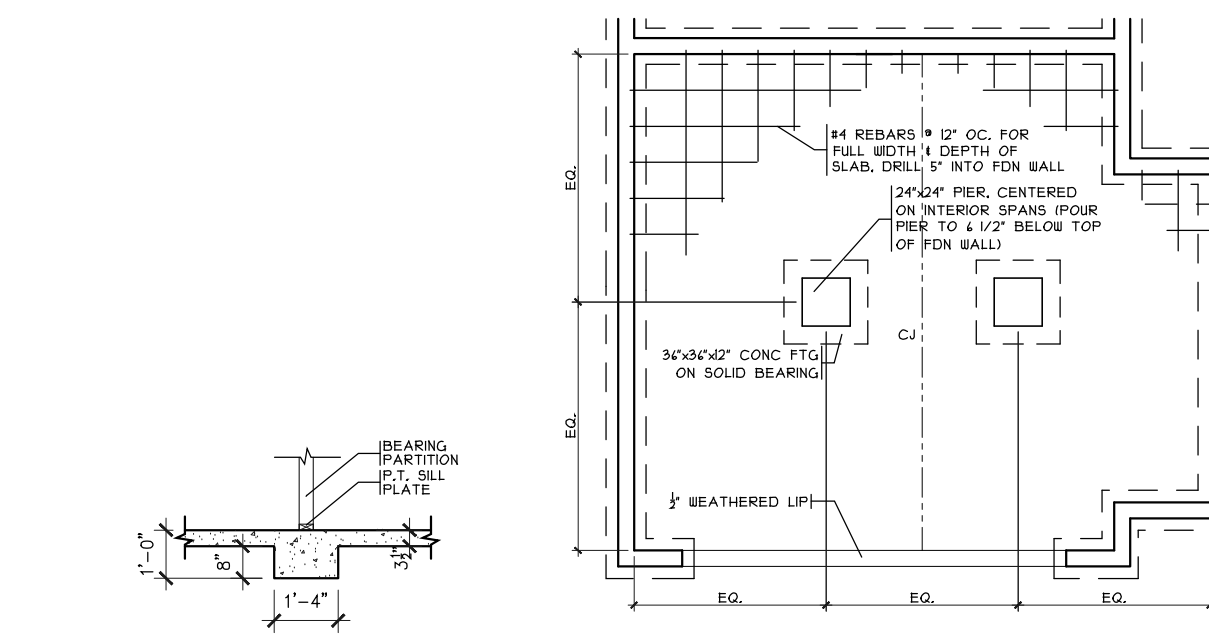
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513.955.0570 www.cristohomes.com

Germentown
Montgomery County

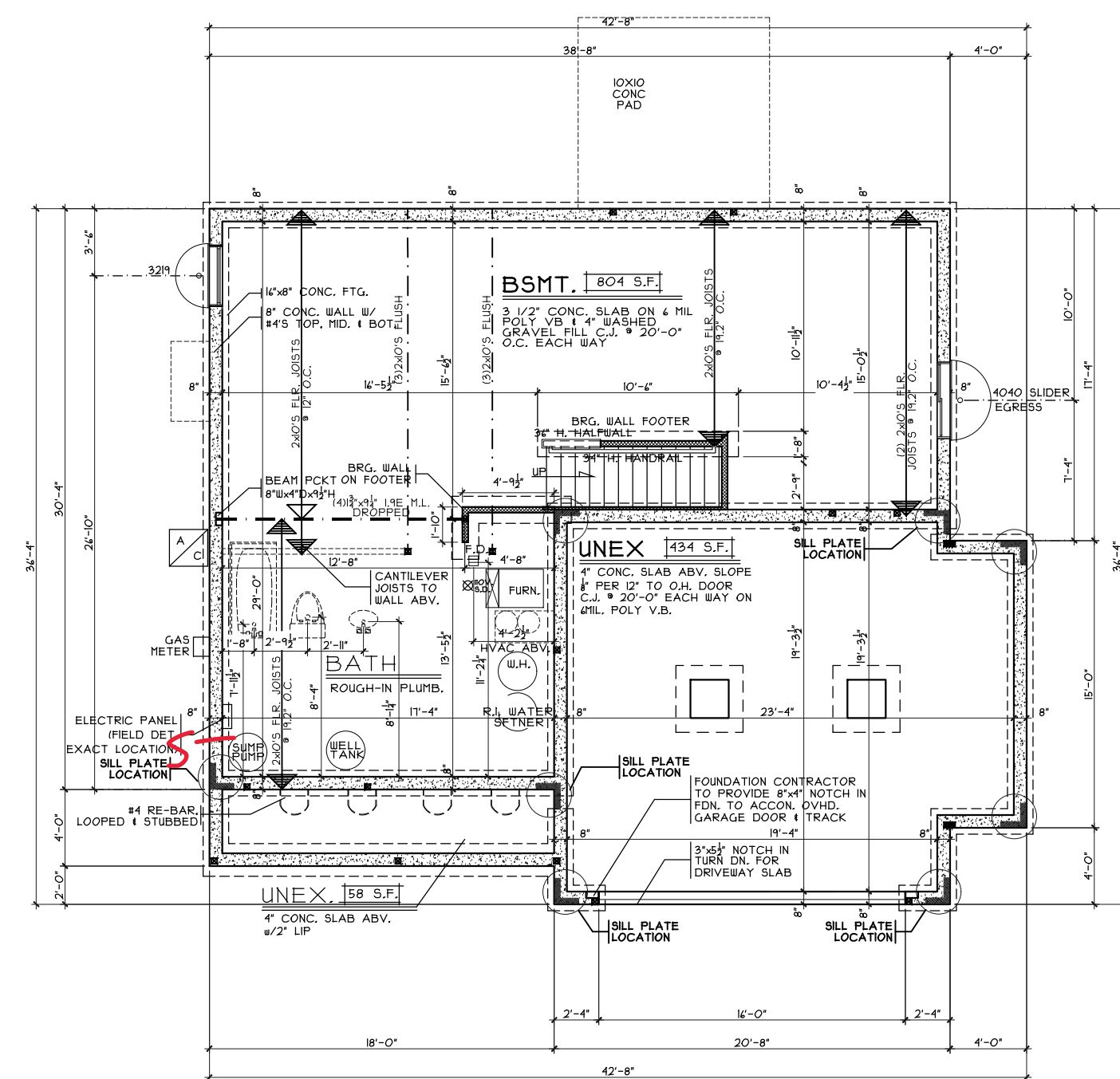
A1



GARAGE DOOR GRADE BM
SCALE: 3/8" = 1'-0"



BRG. WALL FOOTING GRADE BM DETAIL
SCALE: 1/4" = 1'-0"



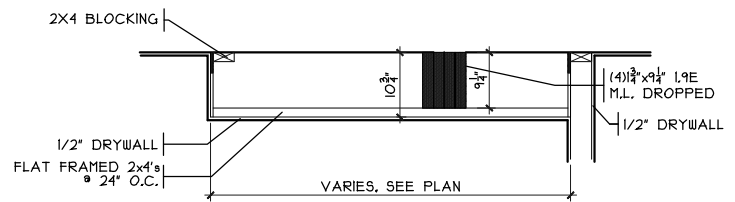
FOUNDATION PLAN
SCALE: 1/8" = 1'-0"

Foundation Plan
Plan: Beaumont Basement
Date: 9/1/23
Drawn: TB
Scale: As Noted
Revised: 10/19/23
Sheet: 3 of 9

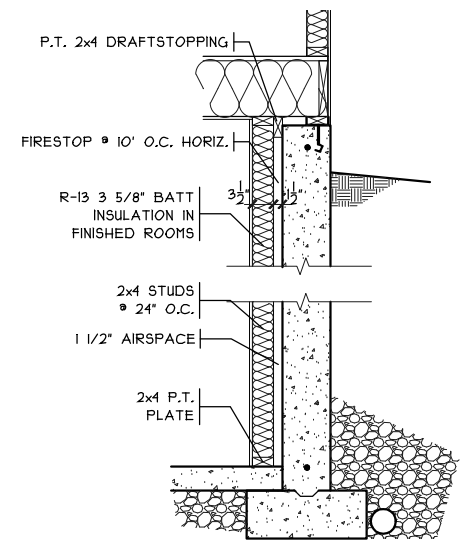
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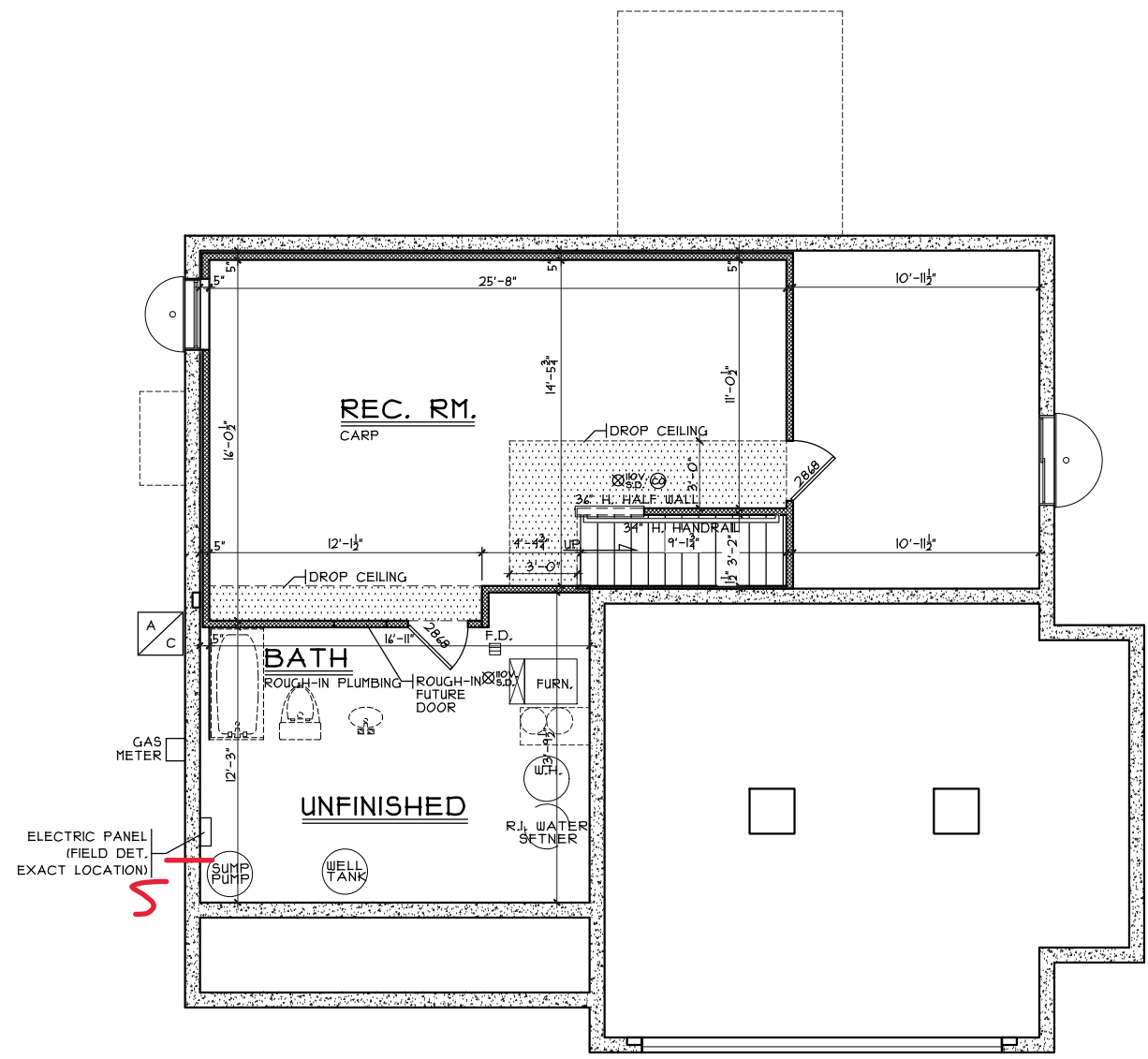
Review	Issue Dates



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" 399 S.F.

Foundation Plan
Plan: Beaumont Basement
Date: 9/1/23
Drawn: TB
Scale: As Noted
Revised: 10/19/23
Sheet: 4 of 9

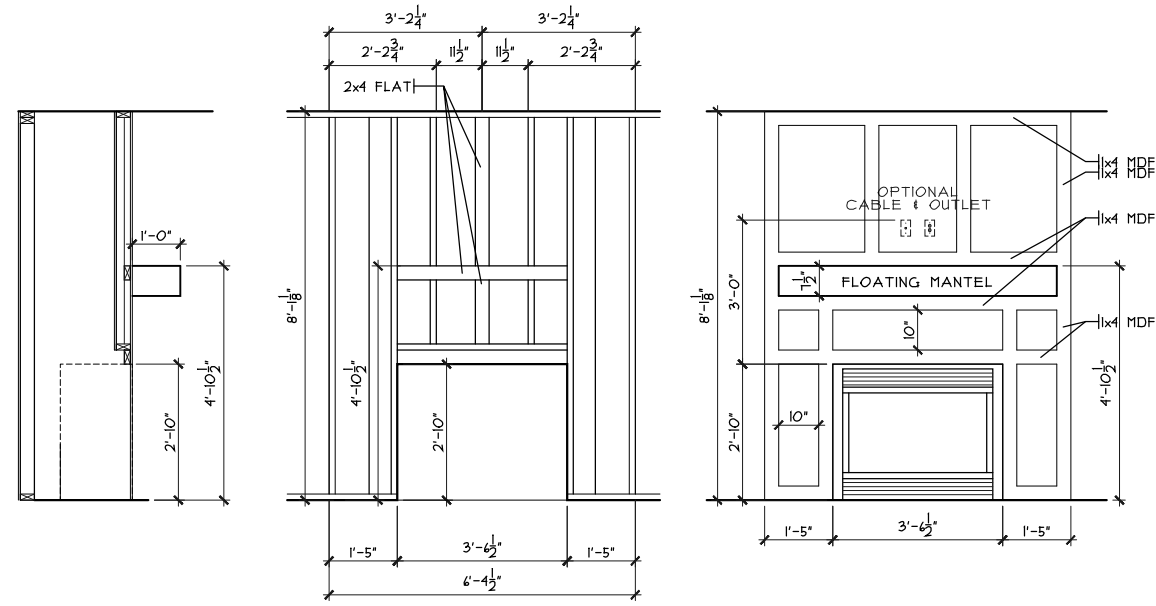
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Issue Dates
Review

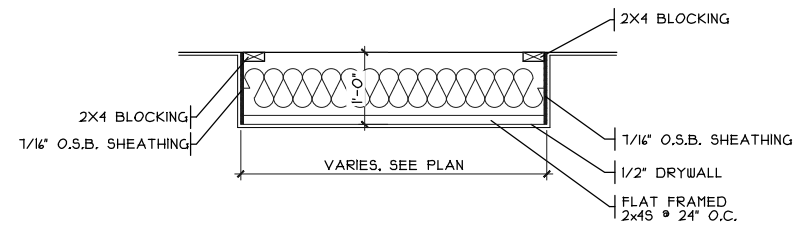
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A2a



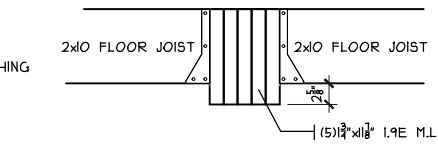
FIREPLACE DETAILS

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



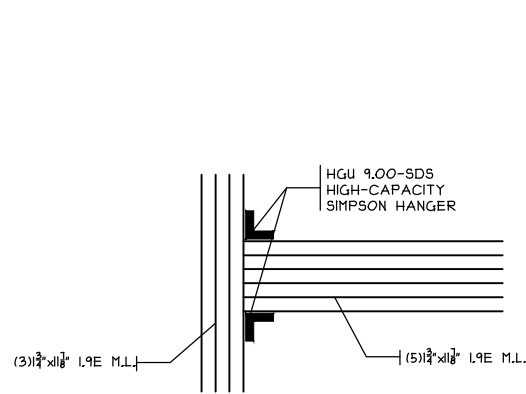
DROP CLG. DETAIL

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



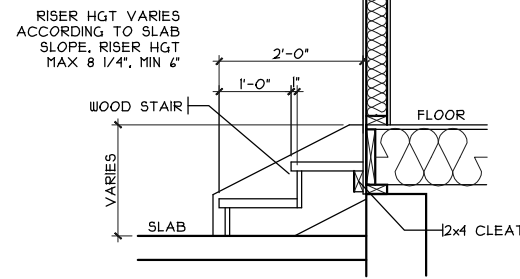
GARAGE BEAM DETL

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



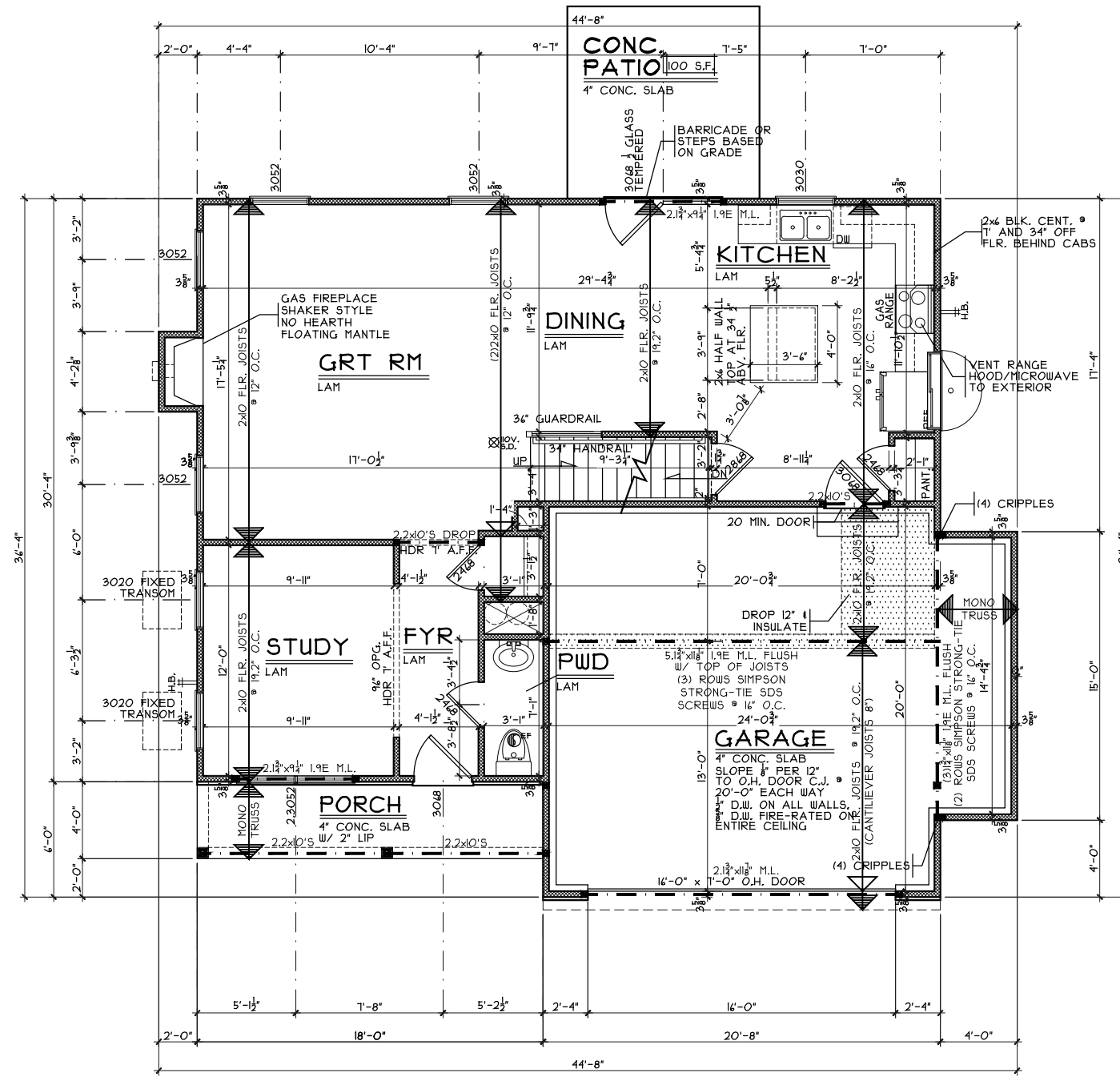
OPT. GARAGE BUMP BEAM

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



GARAGE STEPS

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



FIRST FLOOR PLAN

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

883 S.F.

First Floor Plan

Plan: Beaumont Basement
Date: 9/1/23
Drawn: TB
Scale: As Noted
Revised: 10/19/23
Sheet: 5 of 9

Renaissance - WV-92

Proposed Residence:
Elliot Residence
1318 Ellington Court
Waterbury Village Lot 92

Beaumont - E4 - Vinyl

Germentown
Montgomery County

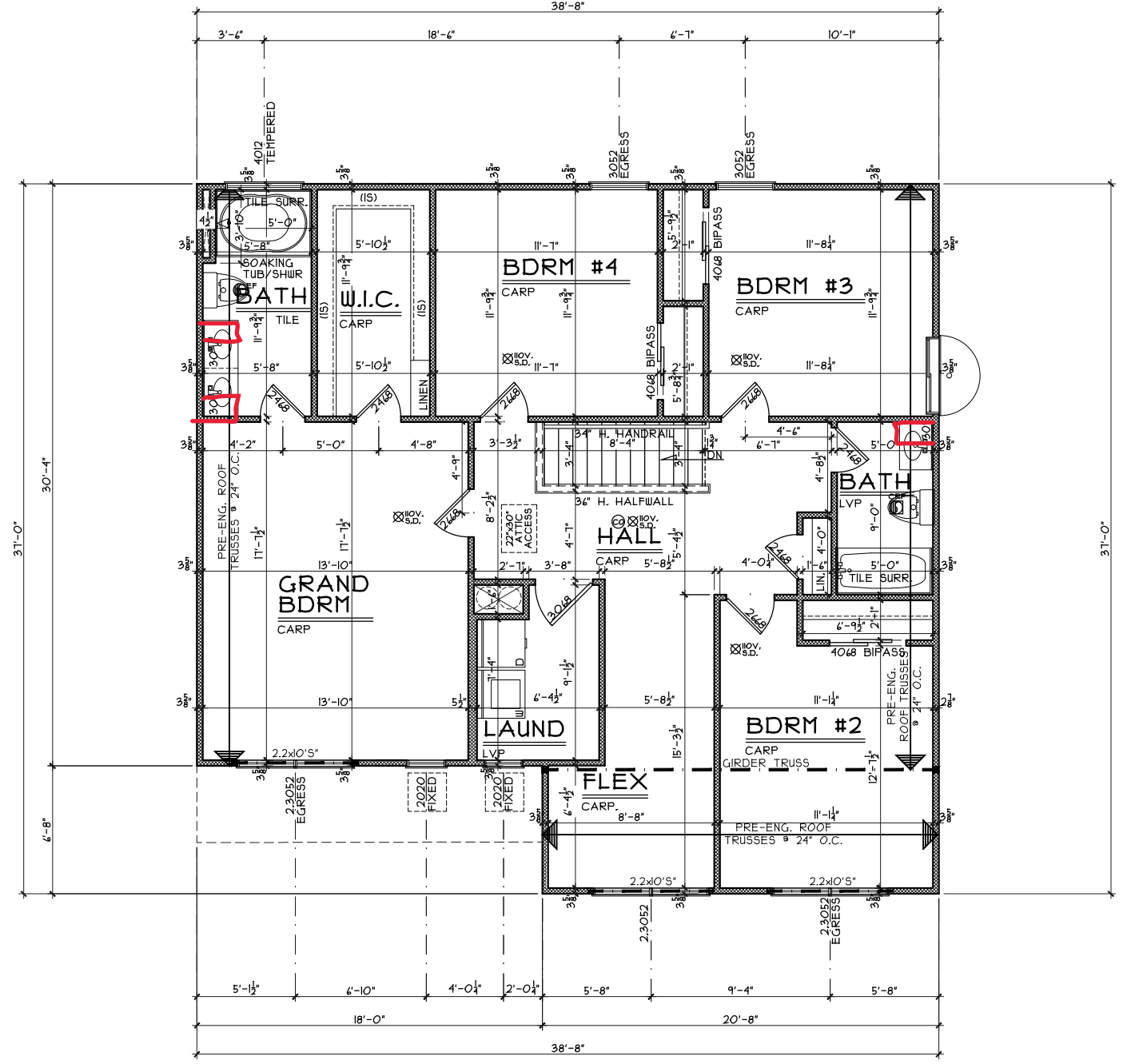
Issue Dates

Review	Issue Dates

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A3



SECOND FLOOR PLAN
SCALE: 1/8" = 1'-0" 1282 S.F

Second Floor Plan

Plan: Beaumont Basement
Date: 9/1/23
Drawn: TB
Scale: As Noted
Revised: 10/19/23
Sheet: 6 of 9

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Issue Dates

Review	Issue Dates

Montgomery County
Germantown

A4