

MARKET HOME
1606 ASHBURY COURT

PLOT PLAN

LOT 49 (12,088 SF) 0.2775 AC.
WATERBURY VILLAGE, SECTION 2
CITY OF CARLISLE
WARREN CO., OHIO
FOR: CRISTO HOMES

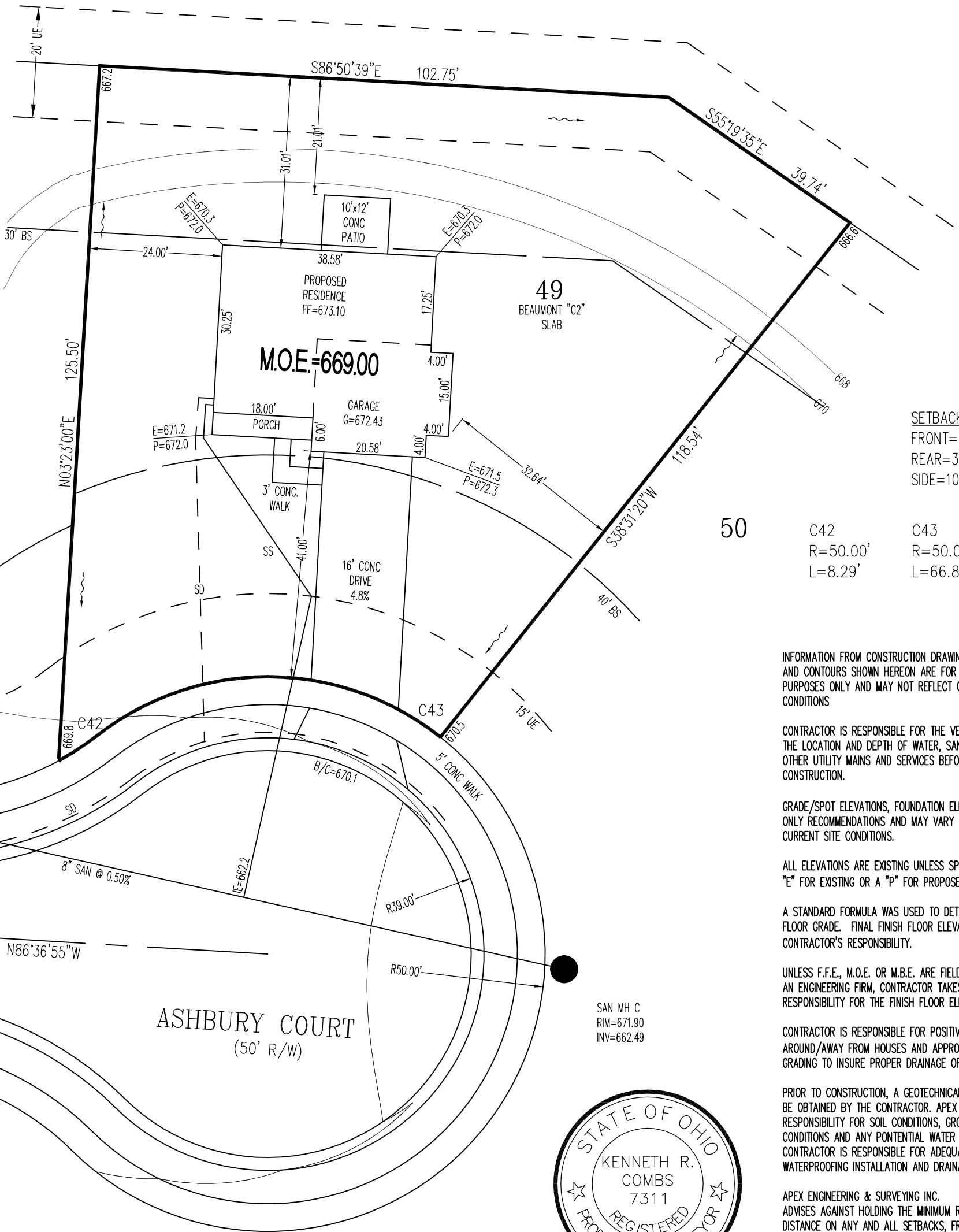
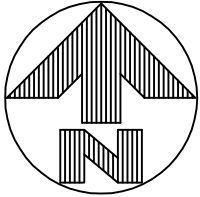
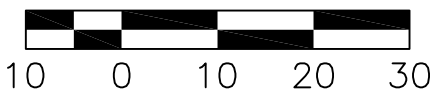
BOTTOM OF BASEMENT
WINDOWS OR TOP OF
WINDOW WELLS TO BE
ABOVE THE M.O.E.

QUANTITIES

TOTAL LOT AREA	12088	sq. ft.
CITY WALK	285	sq. ft.
HOUSE WALK	42	sq. ft.
DRIVE	771	sq. ft.
APRON	119	sq. ft.
PATIO AND PORCHES	192	sq. ft.
DECK	-	sq. ft.
SEEDING AREA	10097	sq. ft.

M.O.E.=669.00

TOPOGRAPHY FROM CRISTO-SUPPLIED CAD
DRAWING, DEC. 2020.
MAY NOT REFLECT CURRENT CONDITIONS.



SETBACKS:
FRONT=40'
REAR=30'
SIDE=10'

C42	C43
R=50.00'	R=50.00'
L=8.29'	L=66.80'

INFORMATION FROM CONSTRUCTION DRAWINGS. UTILITIES AND CONTOURS SHOWN HEREON ARE FOR GRAPHICAL PURPOSES ONLY AND MAY NOT REFLECT CURRENT SITE CONDITIONS

CONTRACTOR 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.

CONTRACTOR IS RESPONSIBLE FOR POSITIVE DRAINAGE AROUND/AWAY FROM HOUSES AND APPROPRIATE FINAL GRADING TO INSURE PROPER DRAINAGE OF THE LOT.

PRIOR TO CONSTRUCTION, A GEOTECHNICAL REPORT SHALL BE OBTAINED BY THE CONTRACTOR. APEX ASSUMES NO RESPONSIBILITY FOR SOIL CONDITIONS, GROUND WATER CONDITIONS AND ANY PONTENTIAL WATER INFILTRATION. CONTRACTOR 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.

FOR PERMITTING PURPOSES ONLY.



2 WORKING DAYS
BEFORE YOU DIG
OHIO811.org
CALL TOLL FREE 800-362-2764
OHIO UTILITIES PROTECTION SERVICE

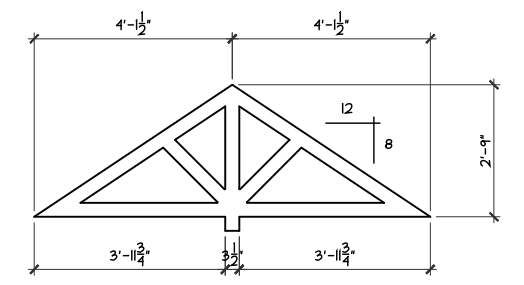
SCALE: 1"=20'
DATE: 08-31-21
DRAWN: JLL
DESIGNED:
CHECKED: KRC

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

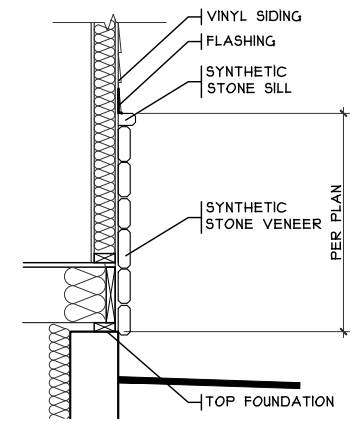
REVISIONS:
1.
2.
3.
4.

PROJECT: WATERBURYVILL
DRAWING: 212236PA

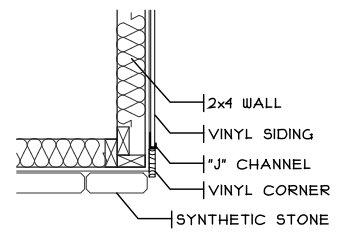
SHEET
1 OF 1



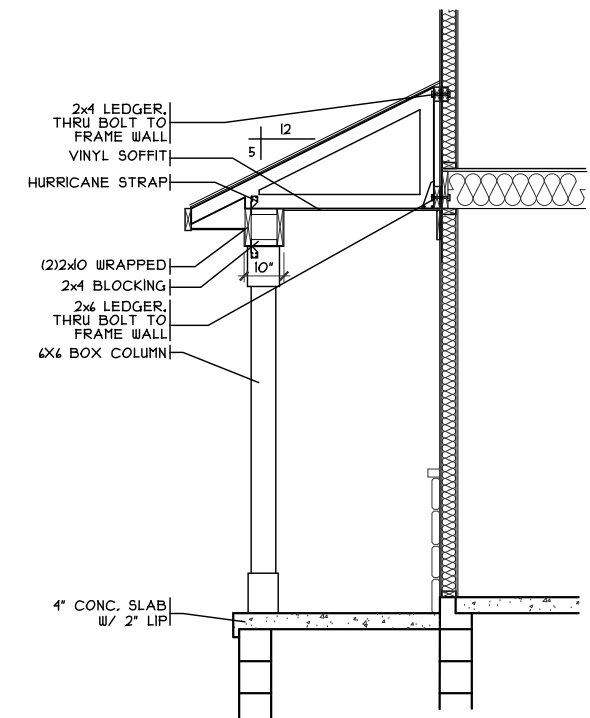
GABLE PEDIMENT DIMS
SCALE: 1/2" = 1'-0"



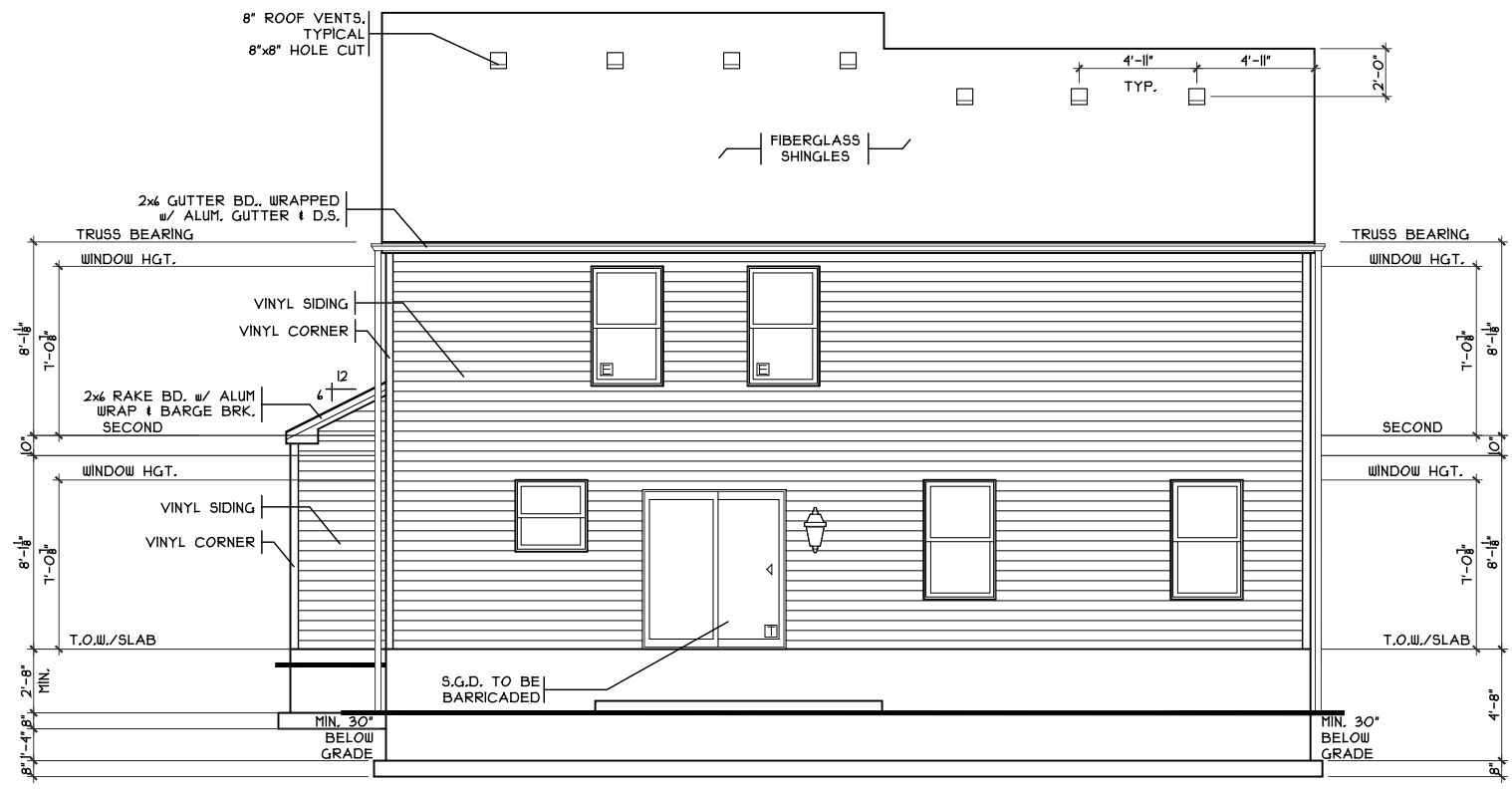
STONE BASE DETAIL
SCALE: 1/8" = 1'-0"



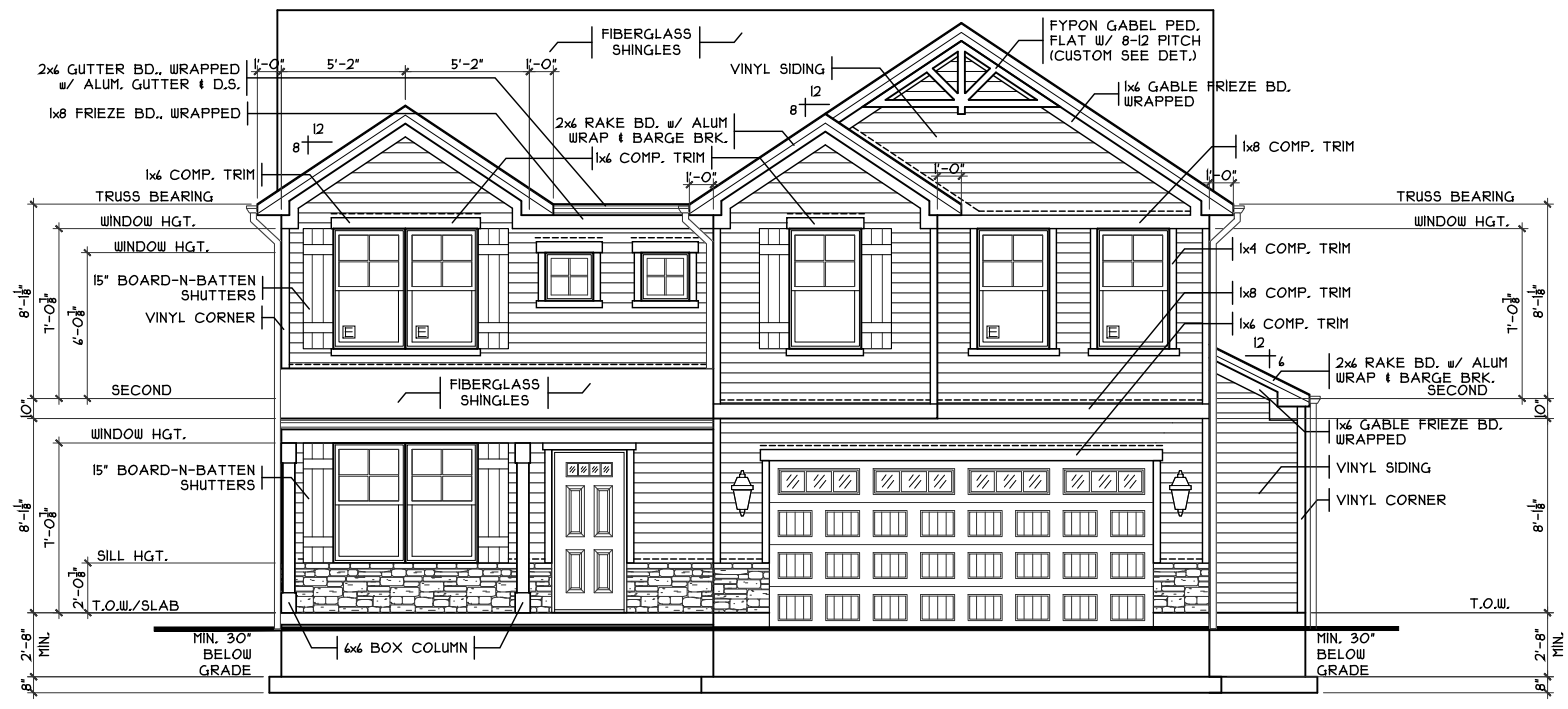
STONE/VINYL CORNER
SCALE: 1" = 1'-0"



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



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



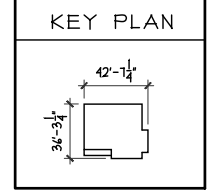
FRONT ELEVATION
SCALE: 1/8" = 1'-0"

SHEET INDEX	
SHT#	DESCRIPTION
A1	Front and Rear Elevations
A1a	Left and Right Elevations
A2	Foundation Plan
A3	First Floor Plan
A4	Second Floor Plan
A5	Typical Wall Sections/Stair Section
A6	Typical Framing Details (Aluminum)
G1	General Notes
E1	First and Second Floor Electrical Plan
S1	Second Floor Structural Framing Plan

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"

2S2156B4 PLAN INFO

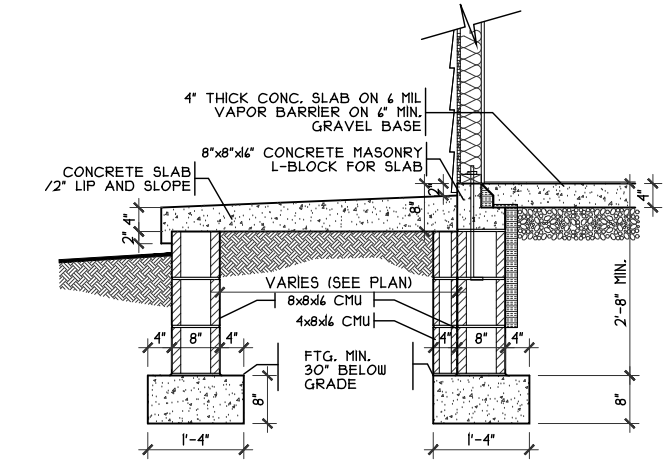
4	BDRMS
2.5	BATHS
2	CAR GARAGE
8'	1ST FLR. CLG.
SQUARE FOOTAGE	
TOTAL MAIN	2148
UPPER LOWER(SLAB)	818
LOWER(SLAB)	1210
GARAGE(SLAB)	432



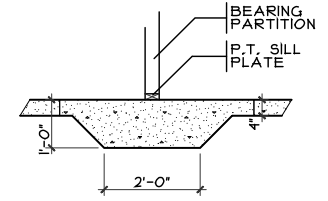
ISSUE DATES

DATE	REVISIONS
9/23/21	REVISIONS

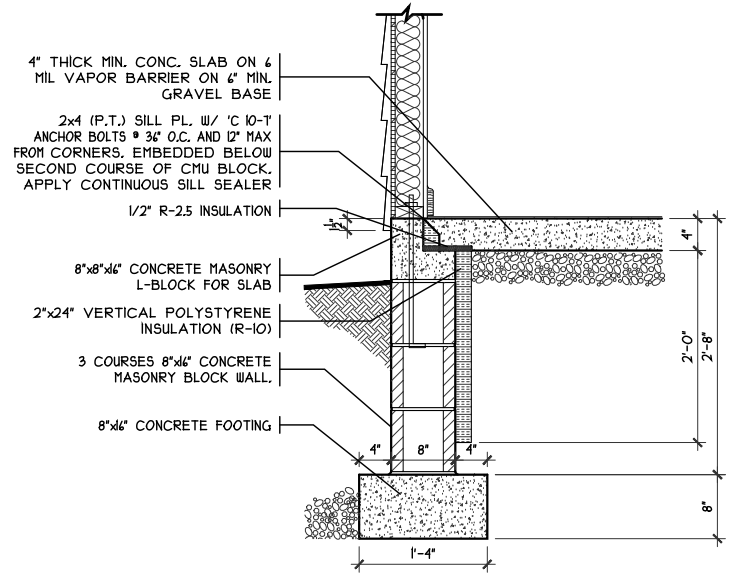
Beaumont Slab - C2 - Vinyl
 Issue Dates
 Review
 Proposed Residence:
 Market Home
 1606 Ashbury Court
 Waterbury Village
 WV-49
 CRISTO HOMES
 7594-A Tylers Place Blvd.
 West Chester, OH 45069
 513.755.0570 www.cristohomes.com
 Plan: Beaumont Slab
 Date: 10.11.2021
 Drawn: DCI
 Scale: As Noted
 Revised: 10.11.2021
 Sheet: 1 of 15



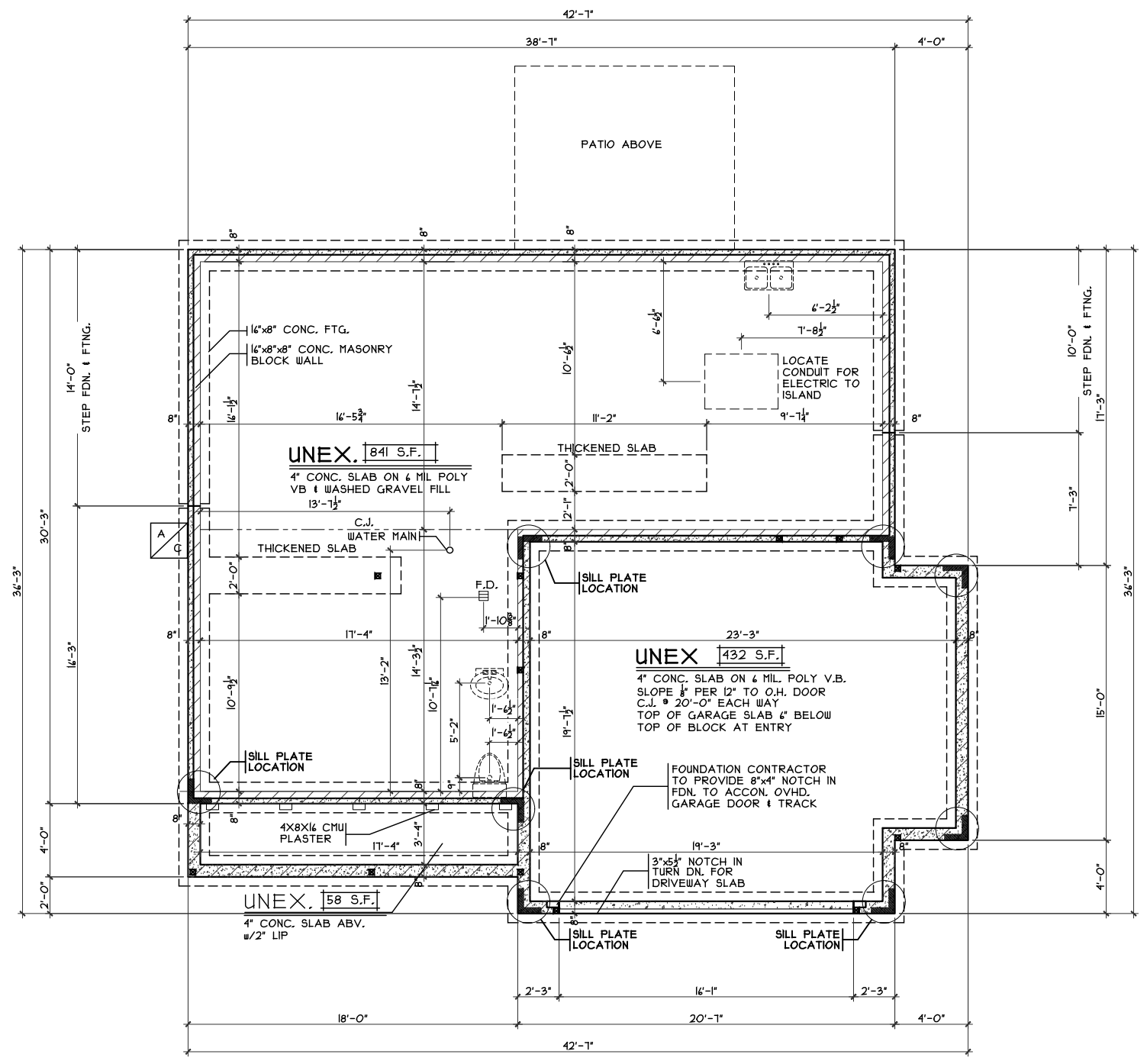
PORCH DETAIL
SCALE: 3/8" = 1'-0"



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



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



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

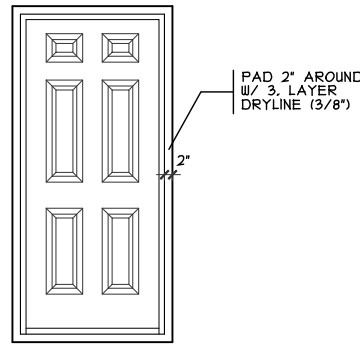
Review	Issue Dates

Beaumont Slab - C2 - Vinyl
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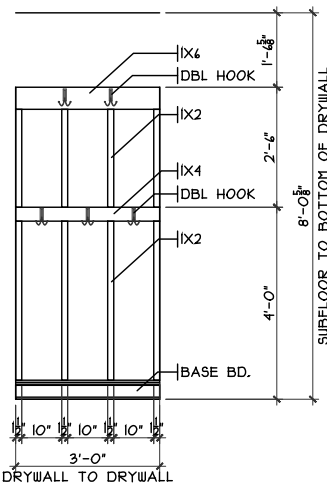
WV-49
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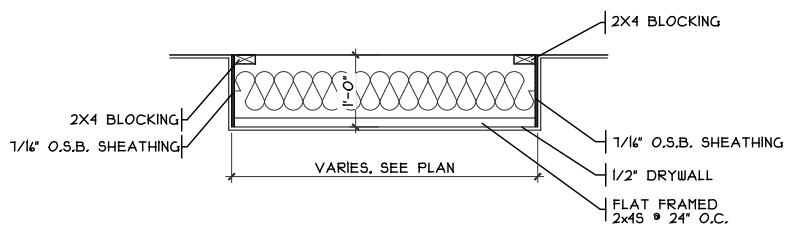
Foundation Plan
Plan: Beaumont Slab
Date: 10.11.2021
Drawn: DCI
Scale: As Noted
Revised: 10.11.2021
Sheet: 6 of 15



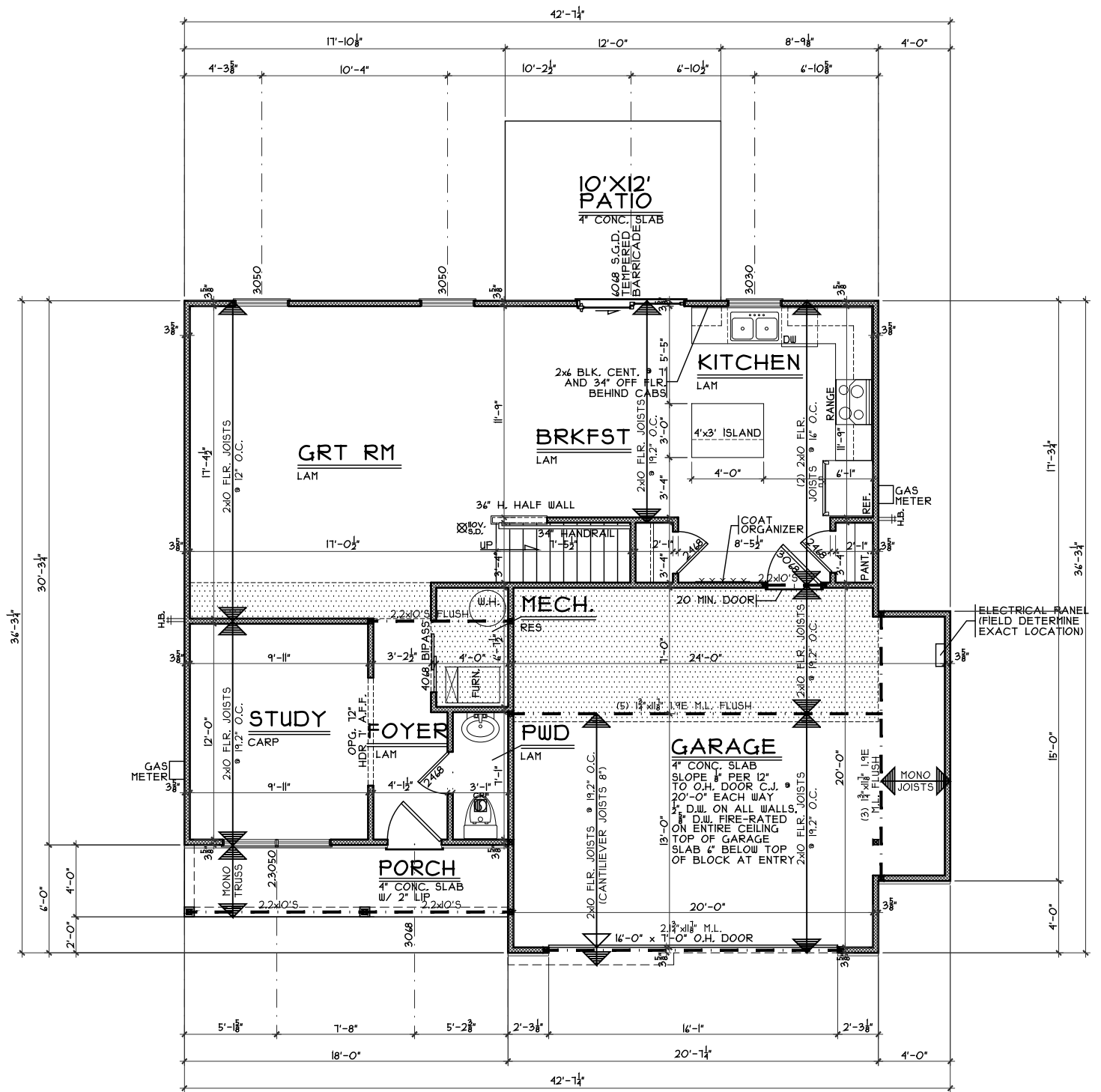
DOOR FRAMING DTL.
SCALE: 1/4" = 1'-0"



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



DROP CLG. DETAIL
SCALE: 1/8" = 1'-0"



FIRST FLOOR PLAN
SCALE: 1/8" = 1'-0" 818 S.F.

First Floor Plan
Plan: Beaumont Slab
Date: 10.11.2021
Drawn: DCI
Scale: As Noted
Revised: 10.11.2021
Sheet: 7 of 15

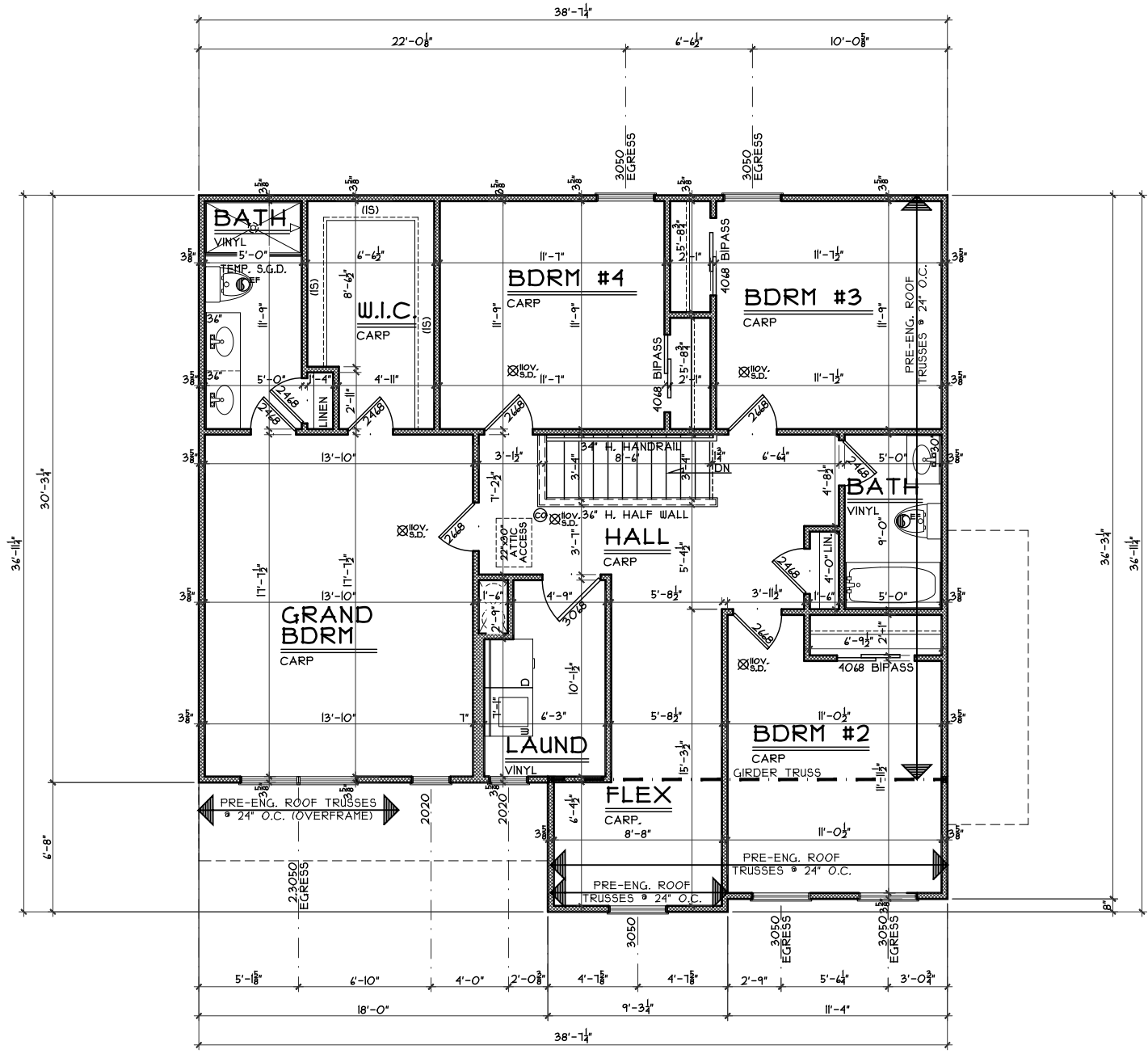
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A3



SECOND FLOOR PLAN
SCALE: 1/8" = 1'-0" 1210 S.F

Second Floor Plan

Plan: Beaumont Slab
Date: 10.11.2021
Drawn: DCI
Scale: As Noted
Revised: 10.11.2021
Sheet: 9 of 15



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Issue Dates

Issue	Date	Review

A4