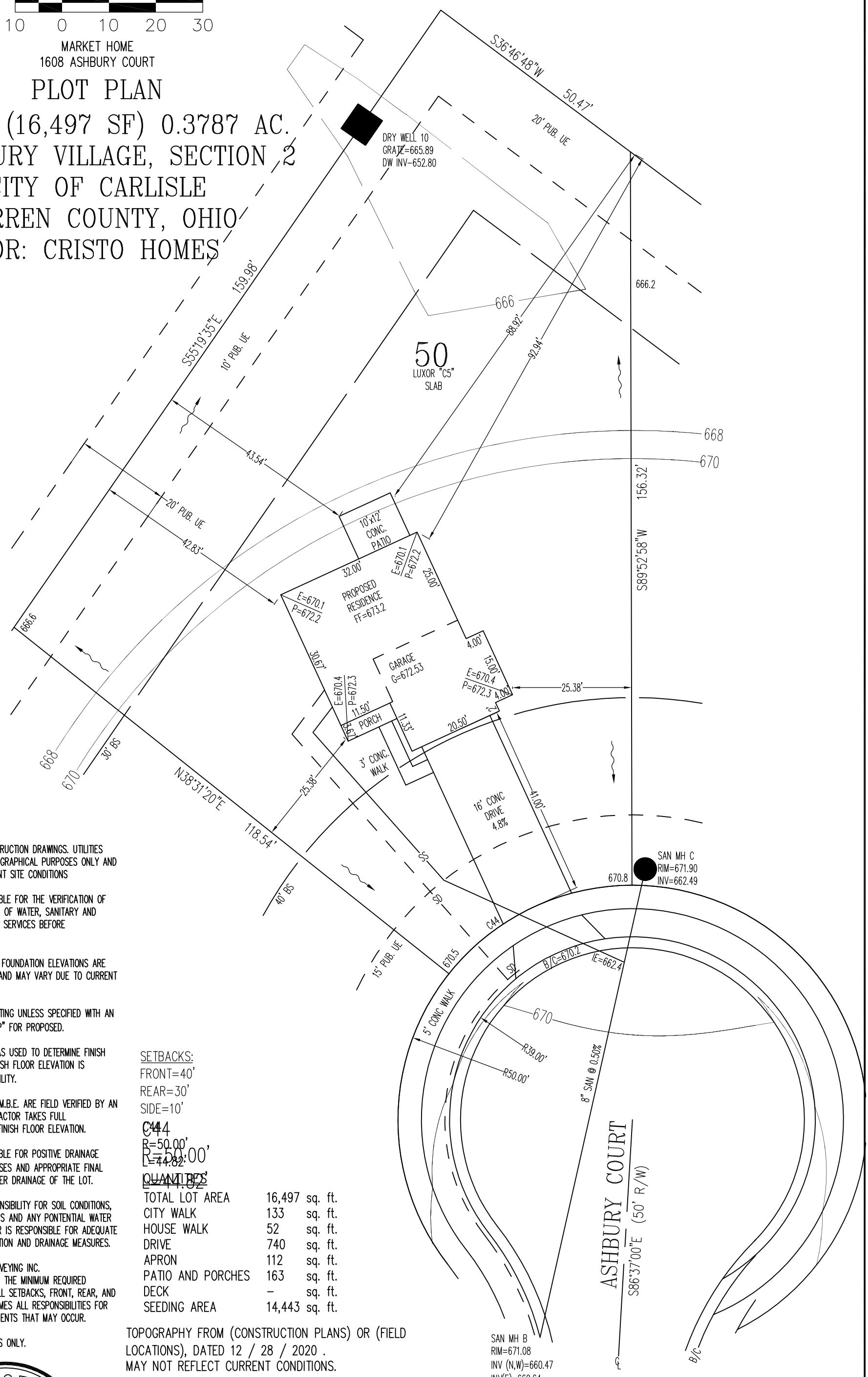
MARKET HOME
1608 ASHBURY COURT

# PLOT PLAN

## LOT 50 (16,497 SF) 0.3787 AC.
## WATERBURY VILLAGE, SECTION 2
## CITY OF CARLISLE
## WARREN COUNTY, OHIO
## FOR: CRISTO HOMES




INFORMATION FROM CONSTRUCTION DRAWINGS. UTILITIES 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.

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.

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

C44
R=50.00'
L=44.82'

QUANTITIES

| | | |
|---|---|---|
| TOTAL LOT AREA | 16,497 | sq. ft. |
| CITY WALK | 133 | sq. ft. |
| HOUSE WALK | 52 | sq. ft. |
| DRIVE | 740 | sq. ft. |
| APRON | 112 | sq. ft. |
| PATIO AND PORCHES | 163 | sq. ft. |
| DECK | – | sq. ft. |
| SEEDING AREA | 14,443 | sq. ft. |

TOPOGRAPHY FROM (CONSTRUCTION PLANS) OR (FIELD LOCATIONS), DATED 12 / 28 / 2020 .
MAY NOT REFLECT CURRENT CONDITIONS.

STATE OF OHIO
KENNETH R. COMBS
7311
REGISTERED
PROFESSIONAL SURVEYOR

SCALE: 1"=20'
DATE: 09/09/2021
DRAWN: STBV
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: 212309PA

SHEET 1 OF 1

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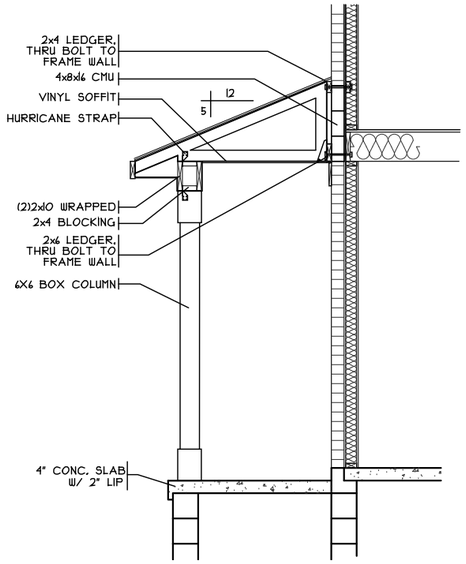
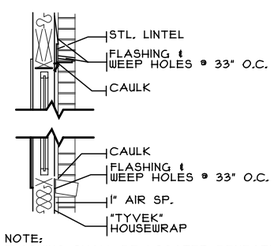
H:\Archives\Cristo\CR1 20230 Luxor\SLAB\CONTRACTS\CR1 21162 WV-50 (Luxor Slab)\CR1 21162 WV-50 (Luxor Slab).dwg Monday, August 30, 2021 10:15:30 AM




## PORCH DETAIL

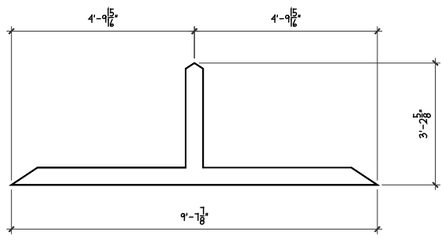
SCALE: 1/4" = 1'-0"




NOTE:
FLASHING SHALL BE LOCATED BENEATH THE FIRST COURSE OF MASONRY ABOVE FINISHED GROUND LEVEL ABOVE THE FOUNDATION WALL OR SLAB, AND AT OTHER POINTSOF SUPPORT INCLUDING STRUCTURAL FLOORS, SHELF ANGLES, AND LINTELS

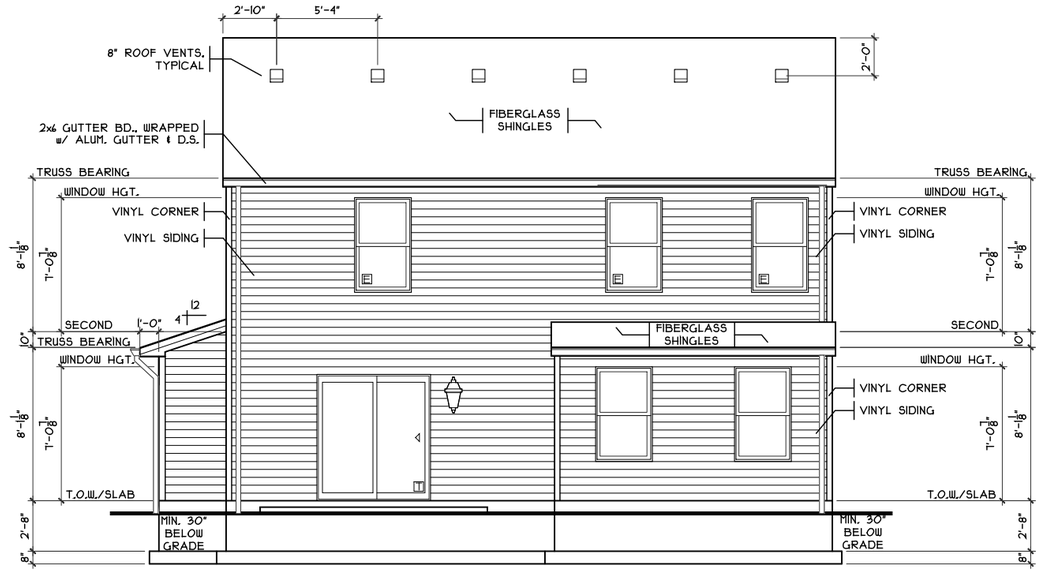
## LINTEL & SILL DETAIL

1 A1 SCALE: 3/4" = 1'-0"



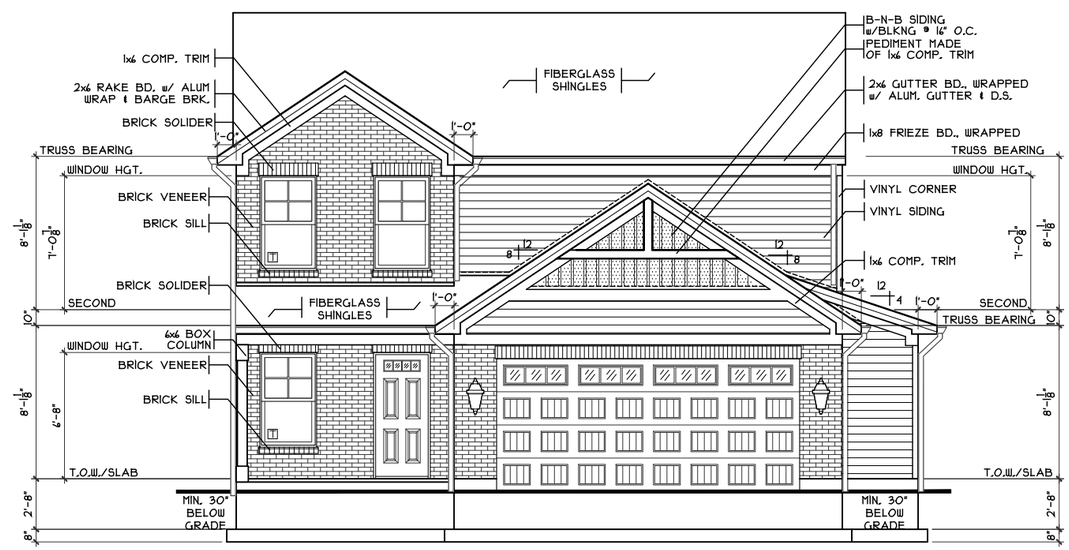

## GABLE PEDIMENT DIMS

SCALE: 1/4" = 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 |
| 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 |
| S1 | 2nd Floor Joist Layout |
| E1 | Electrical Plans |

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"

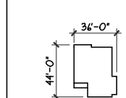
PLAN INFO.
2S1T12B3

3 BDRMS
2.5 BATH
2 CAR GARAGE
8' 1ST FLR. CLG.

SQUARE FOOTAGE

| | |
|---|---|
| TOTAL | 1712 |
| FIRST | 818 |
| SECOND | 894 |
| LOW. LEV. FIN. | N/A |
| LOWER (SLAB) | 141 |
| GAR. (SLAB) | 445 |

KEY PLAN




OPTIONS

Issue Dates

Review

Luxor Slab - C5 - Vinyl

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Carlisle
Warren County

WV-50

Proposed Residence:
Market Home
1608 Ashbury Court
Waterbury Village Lot #50

CRISTO HOMES
7994-A Tylers Place Blvd.
West Chester, OH 45069
513.755.0570 www.cristohomes.com

Front And Rear Elevations

Plan: Luxor Slab
Date : 8.30.2021
Drawn: RAS
Scale : As Noted
Revised: 10.11.2021
Sheet : 1 of 8

A1

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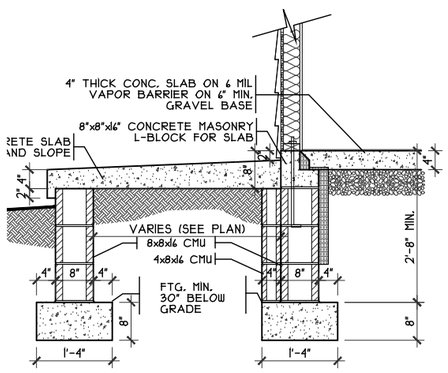
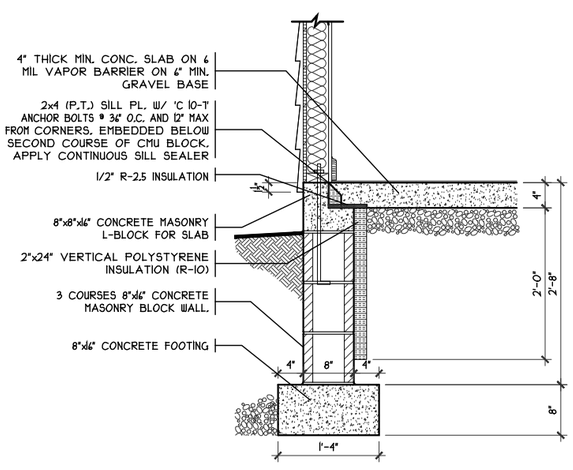


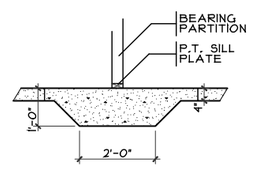

## PORCH DETAIL

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




## SOG DETAIL

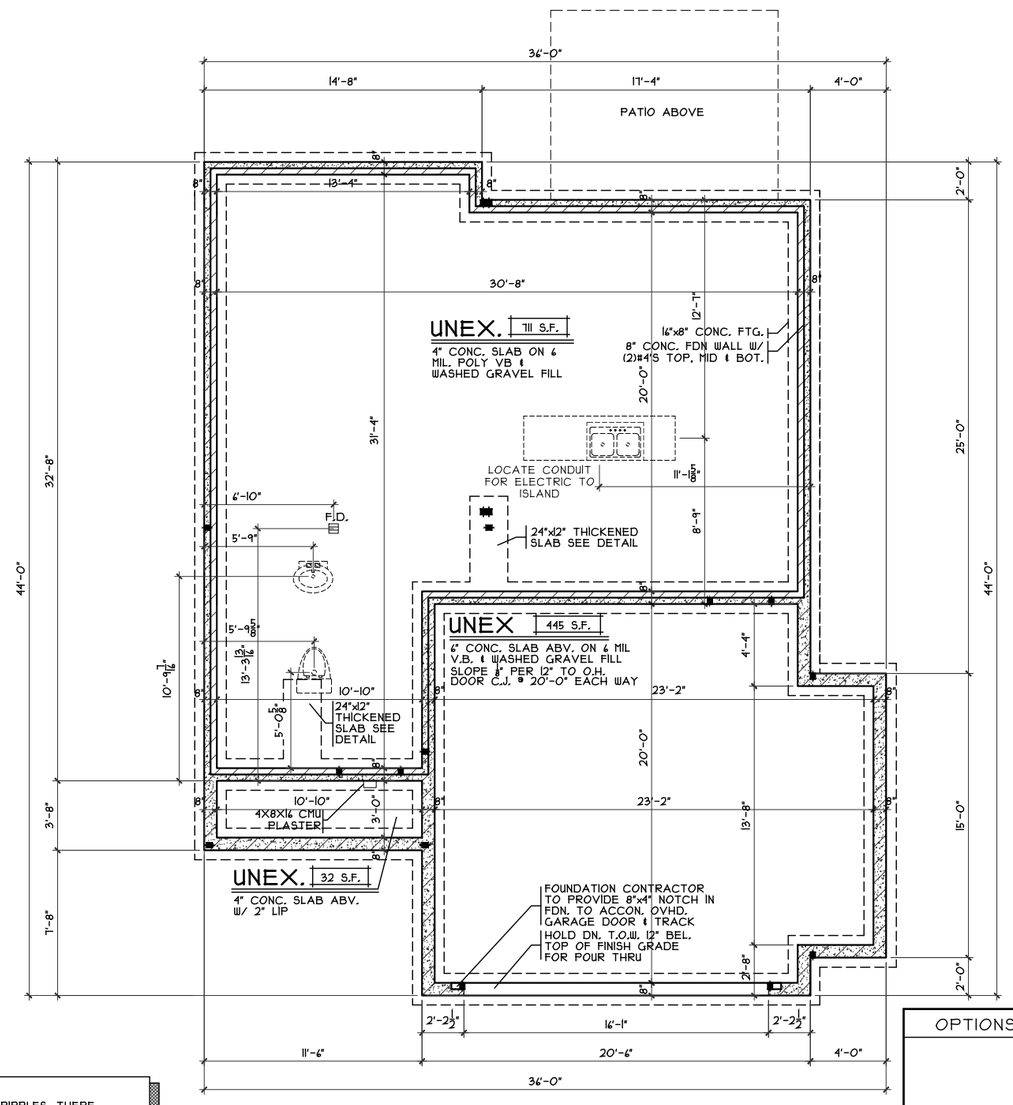
SCALE: 1/8" = 1'-0"




## THICKENED SLAB

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

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"

OPTIONS

Issue Dates

| Review |
|---|
| |

Luxor Slab - C5 - Vinyl

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West Chester, OH 45069
513.755.0570 www.cristohomes.com

Foundation Plan

Plan: Luxor Slab
Date : 8.30.2021
Drawn: RAS
Scale : As Noted
Revised: 10.11.2021
Sheet : 3 of 8

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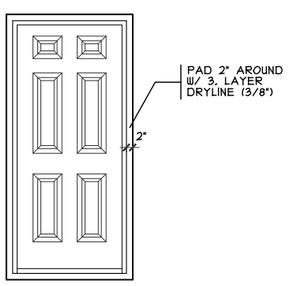
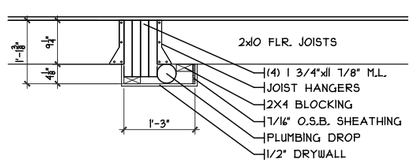



## DOOR FRAMING DETAIL

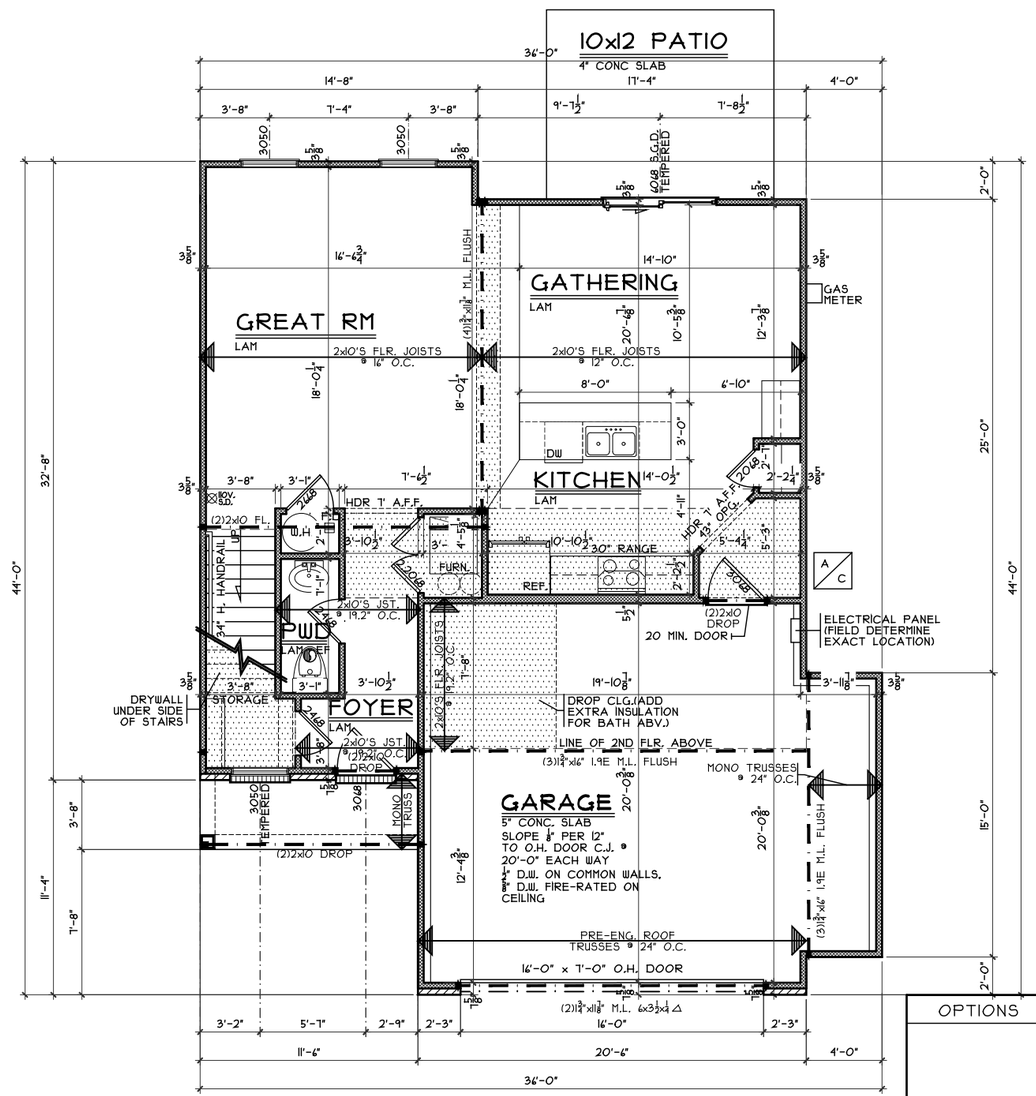
SCALE: 1/4" = 1'-0"




## DROP CLG. DETAIL

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

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




## FIRST FLOOR PLAN

SCALE: 1/8" = 1'-0" 818 SQ. FT.

OPTIONS

Luxor Slab - C5 - Vinyl

Issue Dates

Review

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First Floor Plan

Plan: Luxor Slab
Date : 8.30.2021
Drawn: RAS
Scale : As Noted
Revised: 10.11.2021
Sheet : 4 of 8

A3

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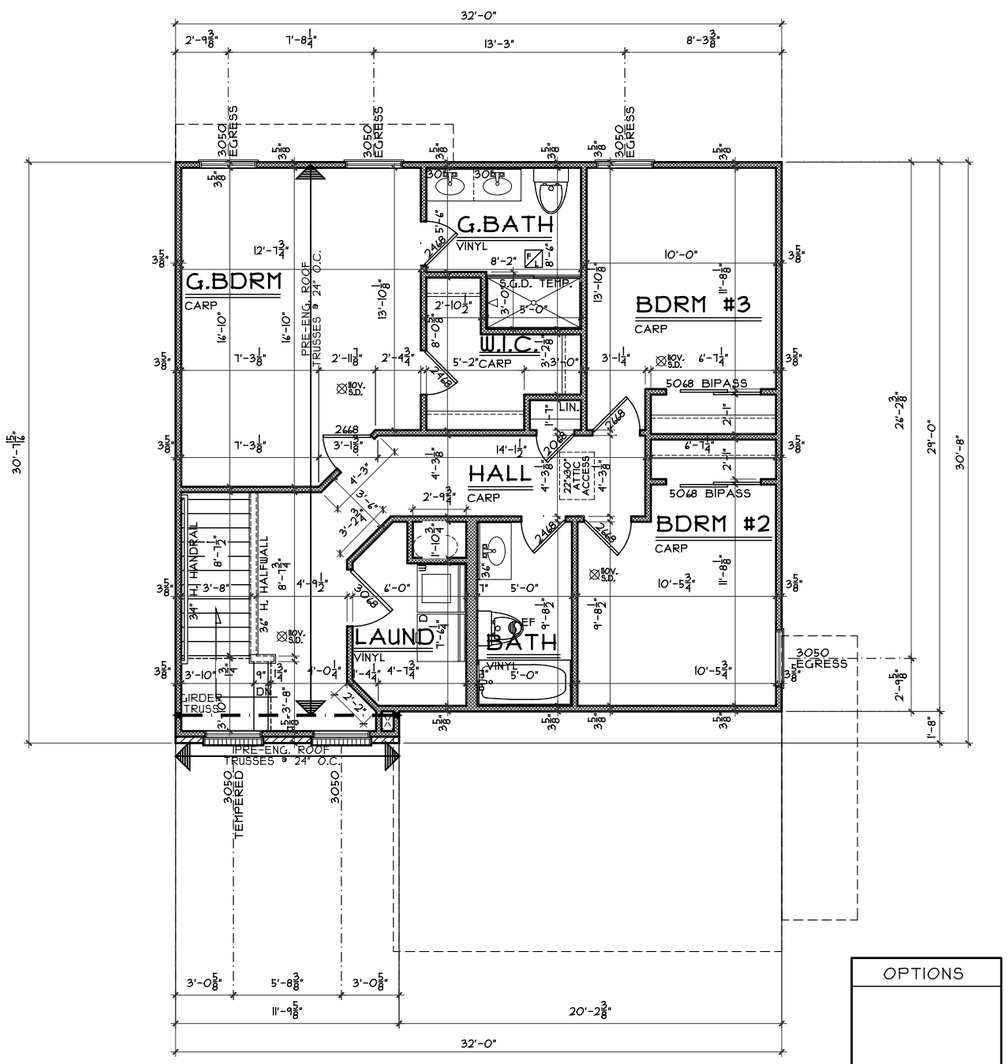


NOTE:
■ DENOTES BEARING CRIPPLES. THERE SHOULD BE ONE CRIPPLE FOR EACH BEARING MEMBER. CONTINUOUS TO SOLID BEARING BELOW.

# SECOND FLOOR PLAN

SCALE: 1/8" = 1'-0"  894 SQ. FT.

OPTIONS

Luxor Slab - C5 - Vinyl

Issue Dates

Review

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Warren County

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Second Floor Plan

Plan: Luxor Slab
Date : 8.30.2021
Drawn: RAS
Scale : As Noted
Revised: 10.11.2021
Sheet : 5 of 8

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