

WV 56
1404 Edinburg Court
FRANKLIN, OH 45005

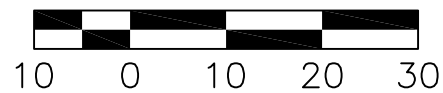
2 story basement - full bath
full kitchen in basement
2nd washer and dryer in basement
2 hose bibs - valves required
Vent kitchen , AA on kitchen in basement
1 shower
2 tub
Well Tank
2 ice makers
softener rough in

Gas Furnace

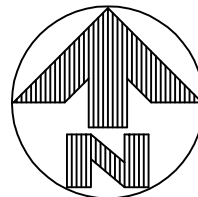
PLOT PLAN

**LOT 56 (13,507 SF) 0.3101 AC.
WATERBURY VILLAGE, SECTION 3
CITY OF CARLISLE
WARREN CO., OHIO
FOR: CRISTO HOMES**

LITTLE RESIDENCE
1404 EDINBURG COURT



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



NO FINISHED FLOOR SHOULD BE LOWER THAN 669.

M.O.E.=669

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

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 AND CONTOURS 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.

APEX IS NOT RESPONSIBLE FOR SOIL CONDITIONS OR GROUND WATER CONDITIONS.

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.

A STANDARD FORMULA WAS USED TO DETERMINE FINISH FLOOR GRADE. FINAL FINISH FLOOR ELEVATION IS CONTRACTOR'S RESPONSIBILITY.

BUILDER SHALL PROVIDE POSITIVE DRAINAGE AROUND AND AWAY FROM HOUSES.

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	13508	sq. ft.
CITY WALK	325	sq. ft.
HOUSE WALK	30	sq. ft.
DRIVE	689	sq. ft.
APRON	111	sq. ft.
PATIO AND PORCHES	157	sq. ft.
DECK		sq. ft.
SEEDING AREA	2899	sq. ft.
UNDISTURBED AREA	5661	sq. ft.
SOD=2771 SF		

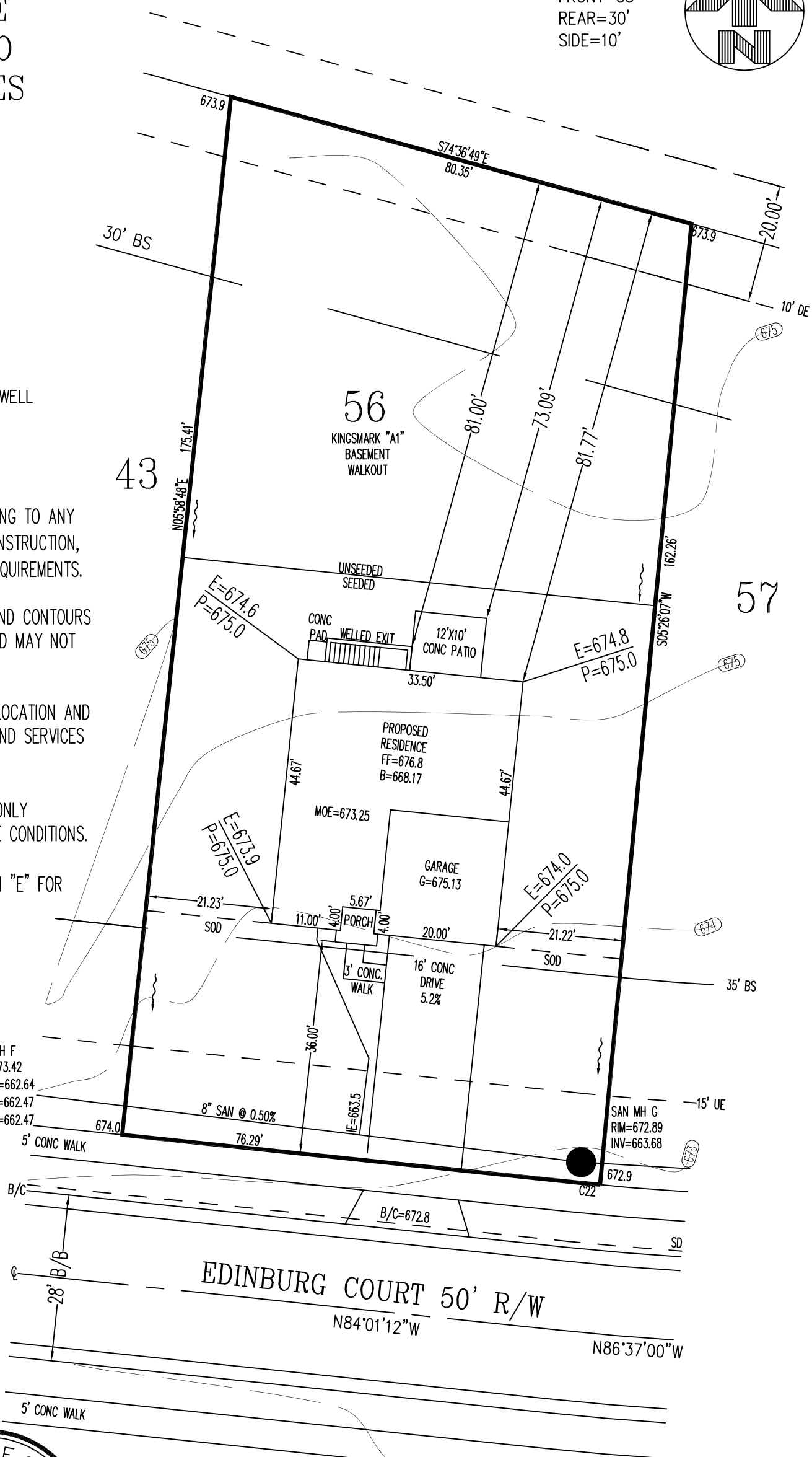


M.O.E.=673.25

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

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

C22:
R=475'
L=4.52'

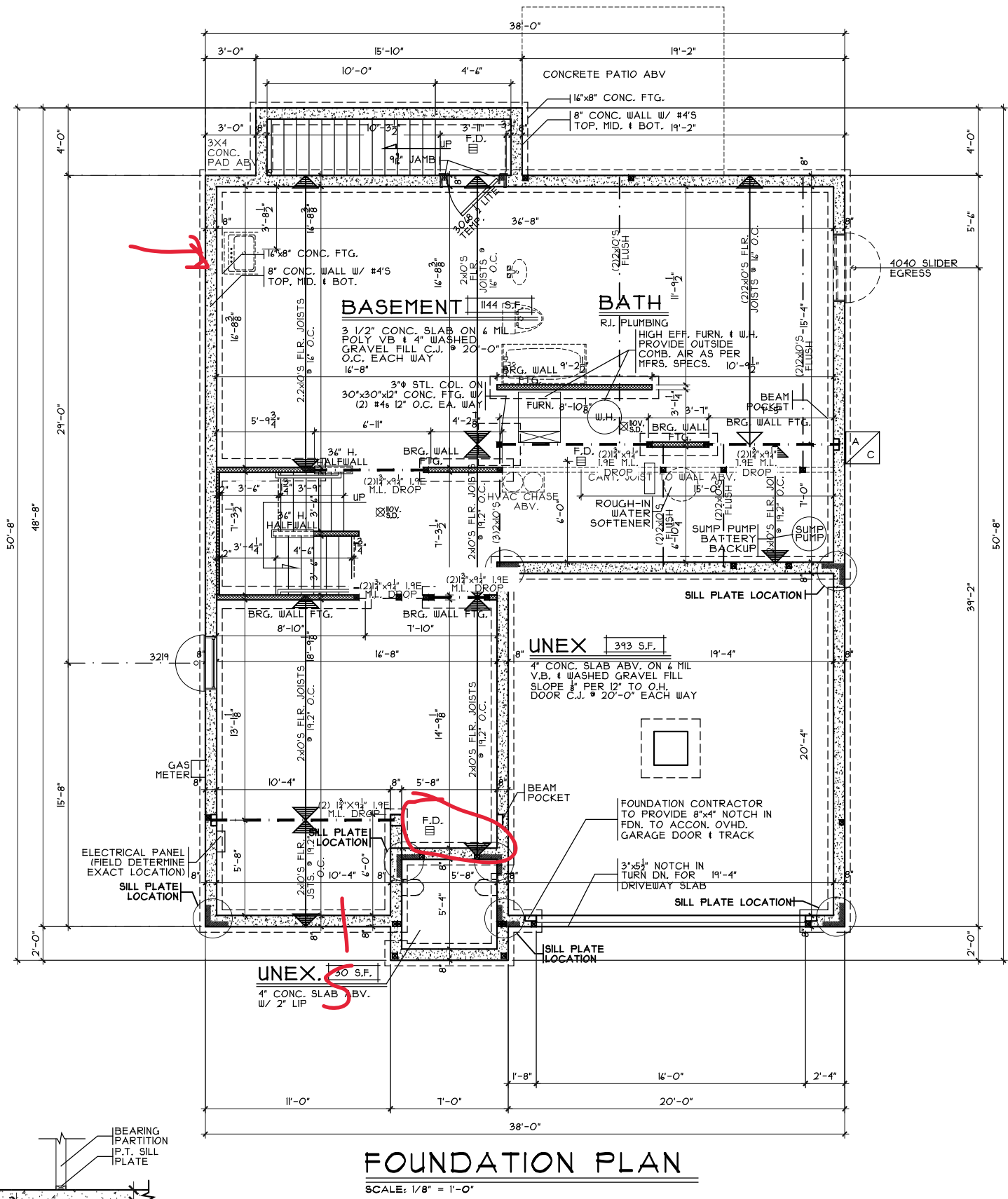
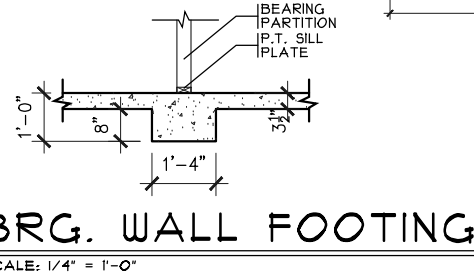
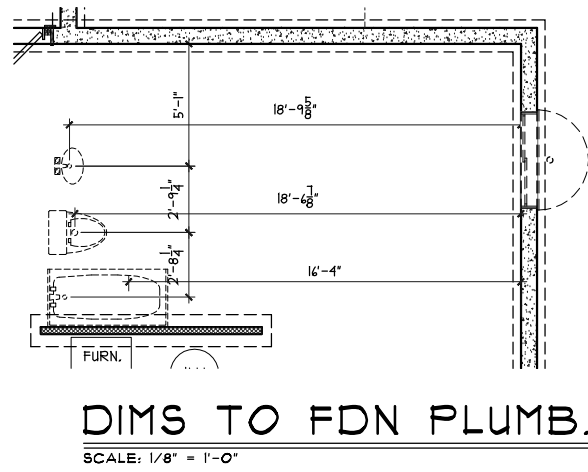
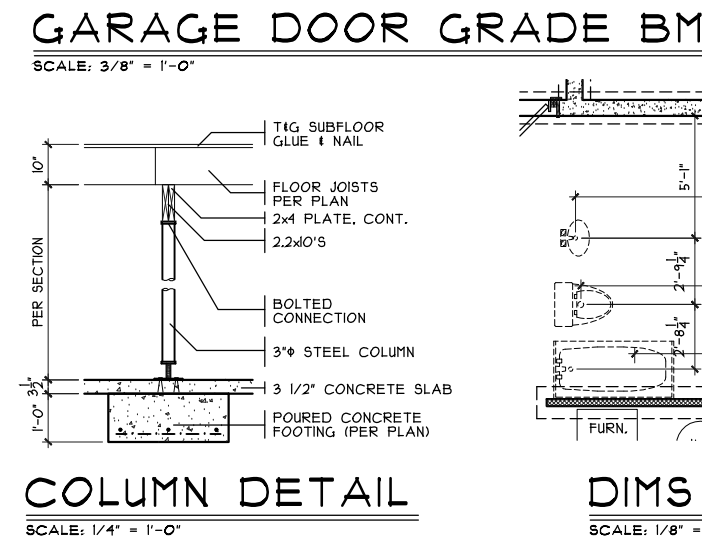
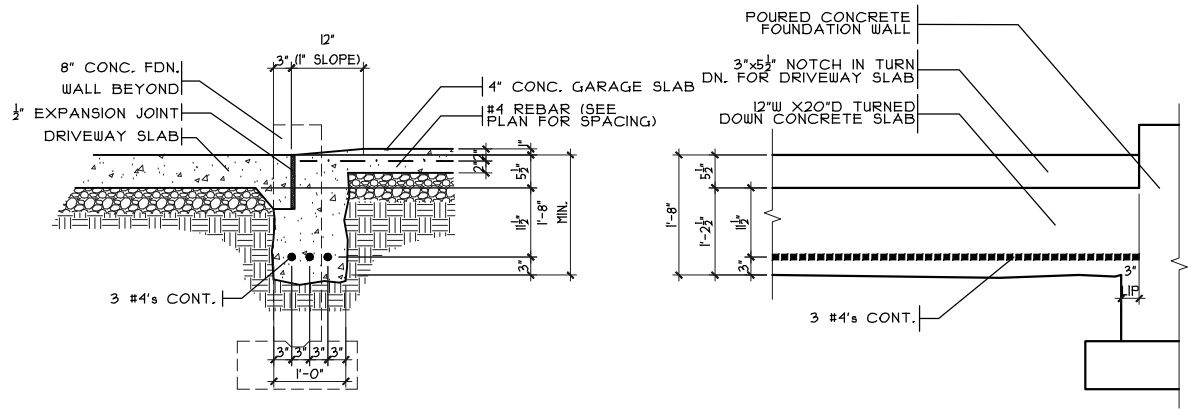
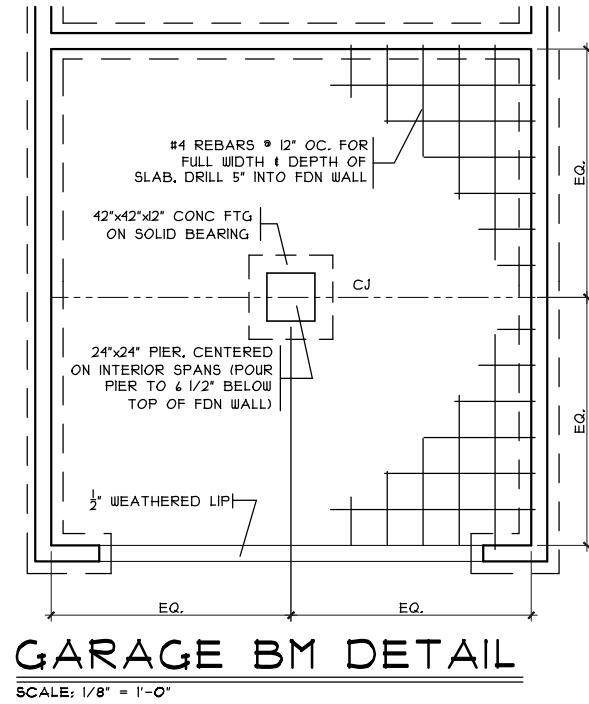
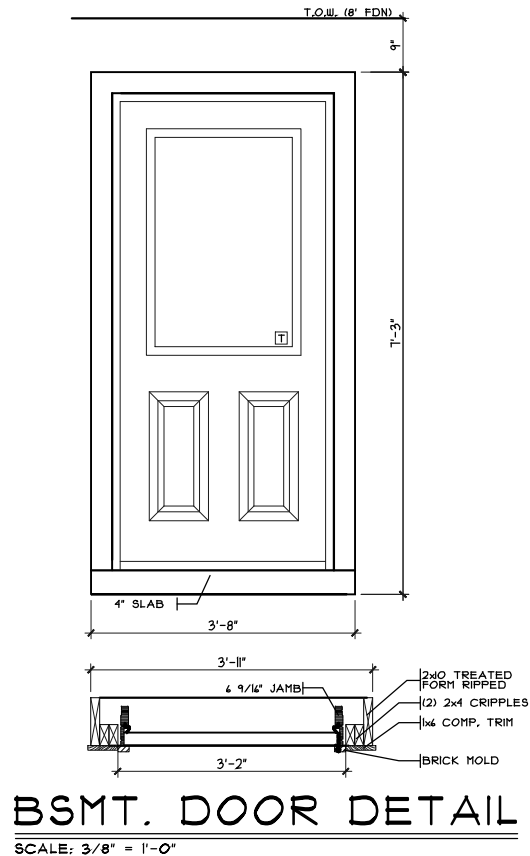


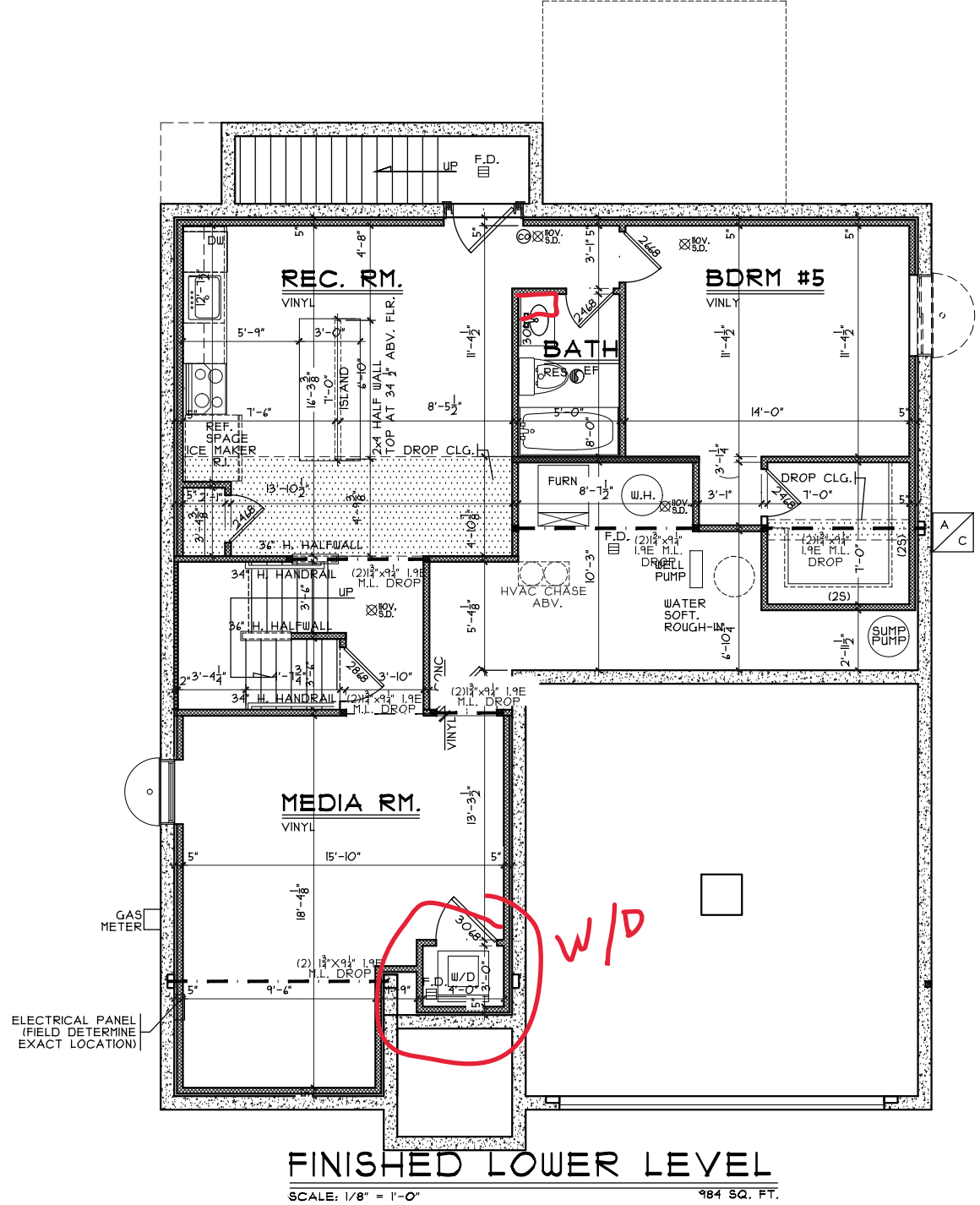
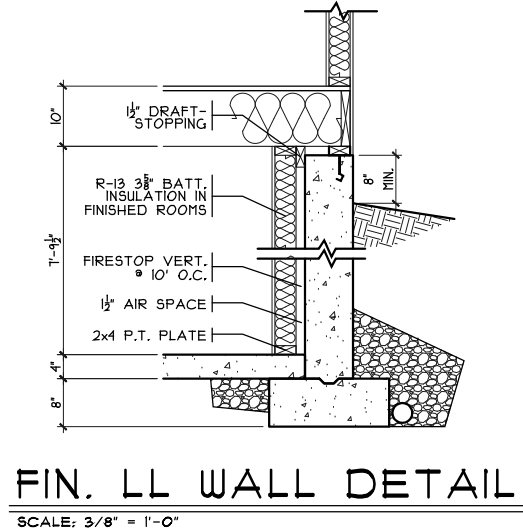
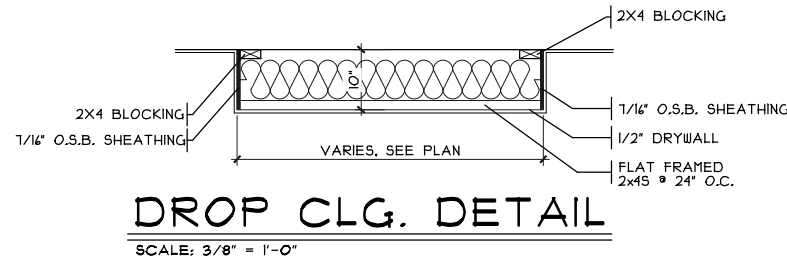
2 WORKING DAYS BEFORE YOU DIG
OHIO811.org
CALL TOLL FREE 800-362-2764
OHIO UTILITIES PROTECTION SERVICE

SCALE: 1"=20'
DATE: 11/16/2023
DRAWN: FAK
DESIGNED:
CHECKED: JLS

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: 232069PA
SHEET 1 OF 1





Finished Lower Level

Prestige - WV-56

Kingsmark-A1 - Vinyl

Plan: Kingsmark
 Date: 10/26/2023
 Drawn: TB
 Scale: As Noted
 Revised: 12.11.2023
 Sheet: 4 of 9

Proposed Residence:
 Little, Cheri
 1404 Edinburg Court
 Waterbury Village Lot 56

Warren County
 Carlisle

Issue Dates	Review

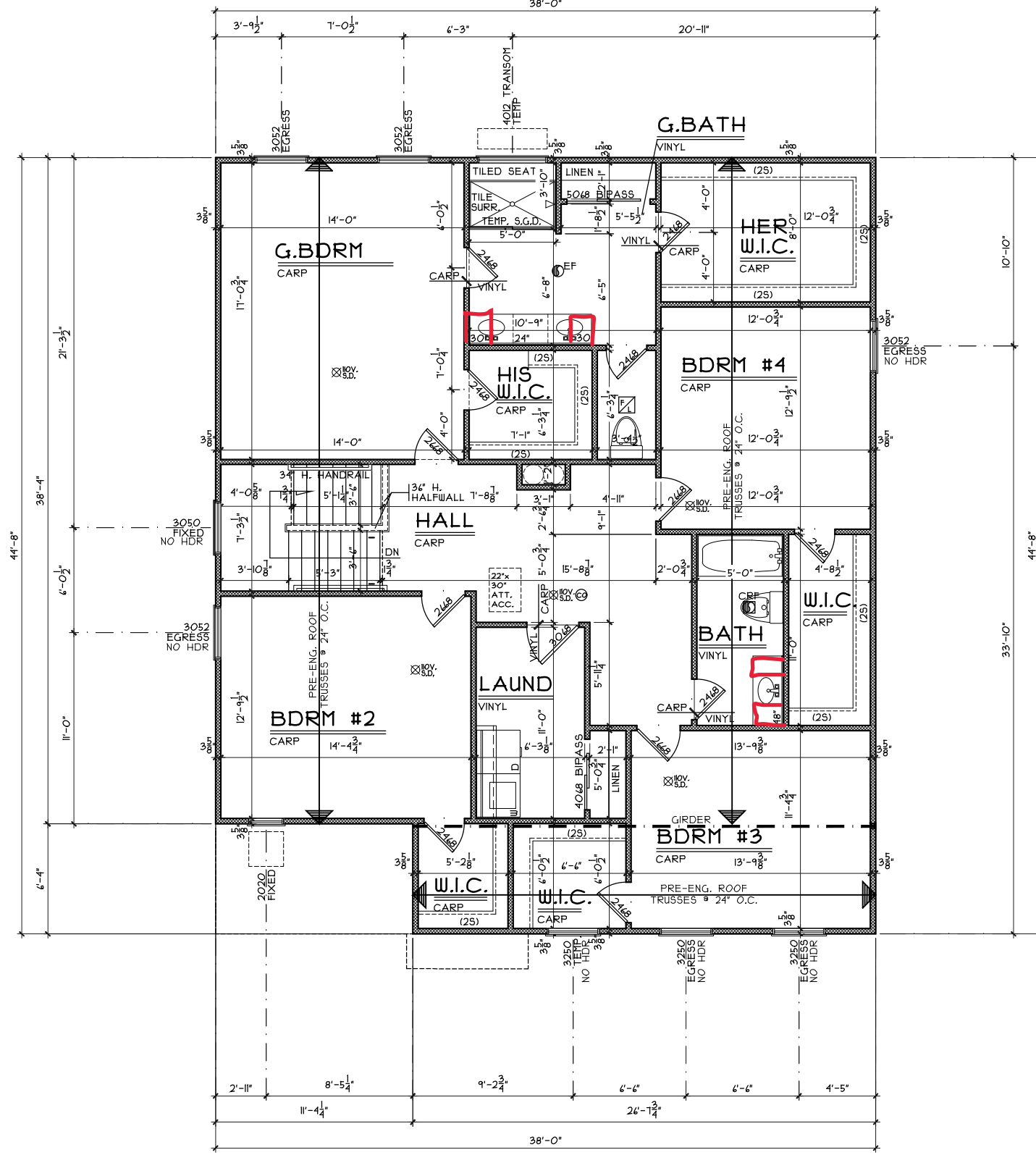
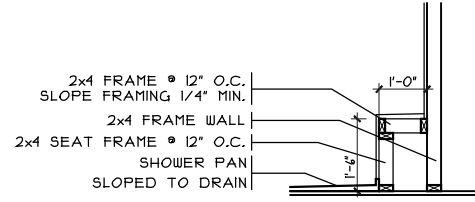
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A2a

SHOWER SEAT DETAIL

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



SECOND FLOOR PLAN

SCALE: 1/8" = 1'-0" 1540 SQ. FT.

Second Floor Plan

Plan: Kingsmark
Date: 10.26.2023
Drawn: TB
Scale: As Noted
Revised: 12.11.2023
Sheet: 6 of 9



Prestige - WV-56

Proposed Residence:
Little, Cheri
1404 Edinburg Court
Waterbury Village Lot 56

Kingsmark-A1 - Vinyl

Warren County
Carlisle

Issue Dates

Review	Issue Dates

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