

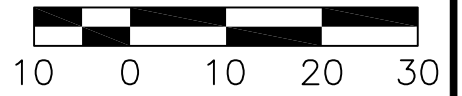
WV 61
1414 Edinburg Court
FRANKLIN, OH 45005

2 Story Basement - 2 pc rough
2 hose bibs - valves required
AA valve on kitchen sink
Well Tank
ice maker
1 tub
1 shower

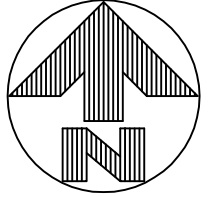
Gas Furnace

PLOT PLAN

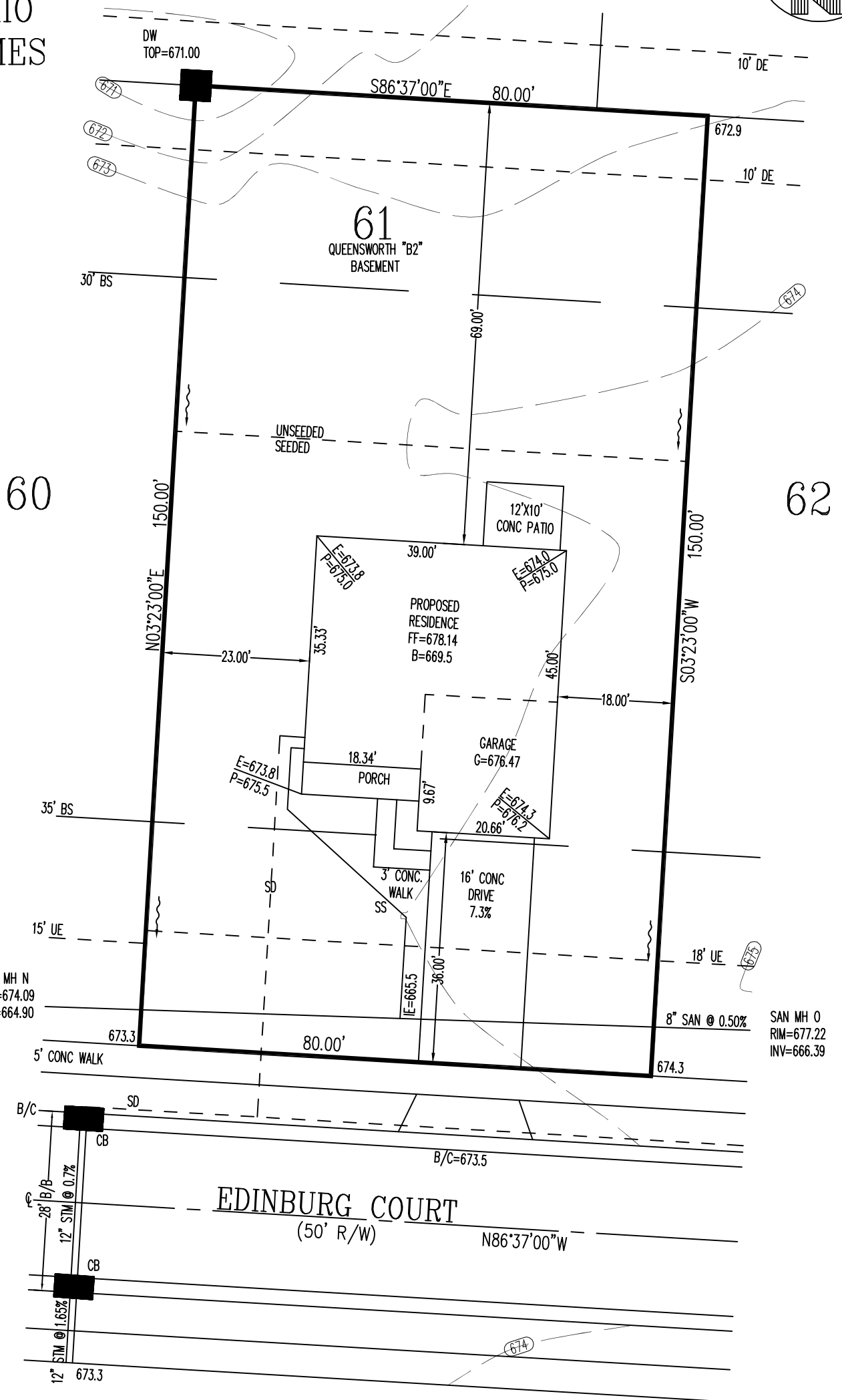
MARKET HOME
1414 EDINBURG COURT



LOT 61 (12,000 SF) 0.2755 AC.
WATERBURY VILLAGE, SECTION 3
CITY OF CARLISLE
WARREN CO., OHIO
FOR: CRISTO HOMES



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



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

GRADE/SPOT ELEVATIONS, FOUNDATION ELEVATIONS ARE ONLY RECOMMENDATIONS AND MAY VARY DUE TO SITE CONDITIONS.

INFORMATION FROM CONSTRUCTION DRAWINGS.

CONTRACTOR IS TO VERIFY LOCATION AND DEPTH OF WATER AND UTILITY SERVICES BEFORE CONSTRUCTION.

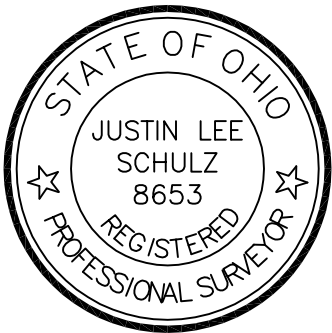
UNLESS F.F.E., M.O.E. OR M.B.E. ARE FIELD VERIFIED BY AN ENGINEERING FIRM, CONTRACTOR TAKES FULL RESPONSIBILITY FOR THE FINISH FLOOR ELEVATION.

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

ALL ELEVATIONS ARE EXISTING UNLESS SPECIFIED WITH AN "E" FOR EXISTING OR A "P" FOR PROPOSED.

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.



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

QUANTITIES

TOTAL LOT AREA	12000	sq. ft.
CITY WALK	320	sq. ft.
HOUSE WALK	50	sq. ft.
DRIVE	656	sq. ft.
APRON	111	sq. ft.
PATIO AND PORCHES	212	sq. ft.
DECK		sq. ft.
SEEDING AREA	5600	sq. ft.
UNDISTURBED AREA	4320	sq. ft.

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

SCALE: 1"=20'
DATE: 07-11-23
DRAWN: JLL
DESIGNED:
CHECKED: JLS

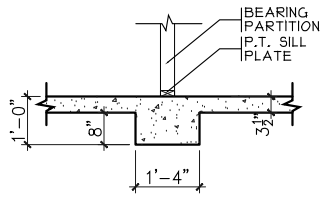
APEX
ENGINEERING & SURVEYING, INC.
1068 N. UNIVERSITY BLVD MIDDLETOWN, OHIO 45042
PH.-(513) 424-5202 OR (513) 932-8991 FAX - (513) 424-6202

REVISIONS:

- 1.
- 2.
- 3.
- 4.

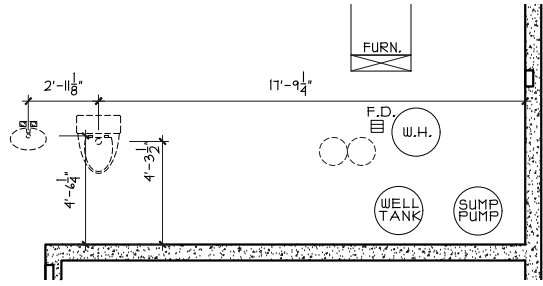
PROJECT: WATERBURYVILL
DRAWING: 231219PA

SHEET
1 OF 1



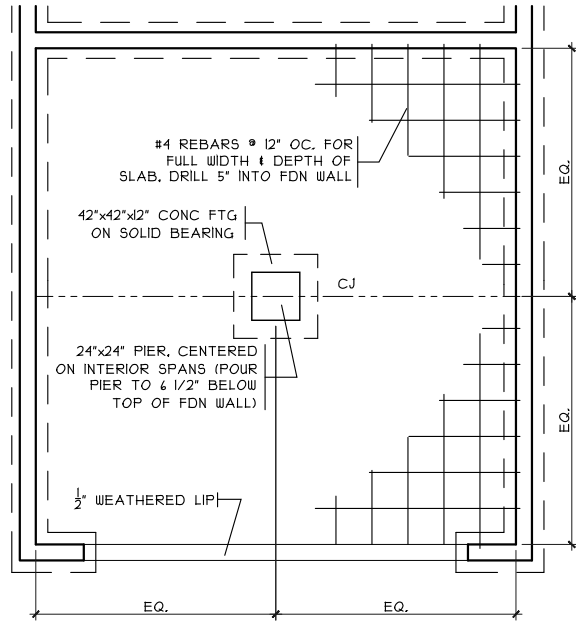
BRG. WALL FOOTING

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



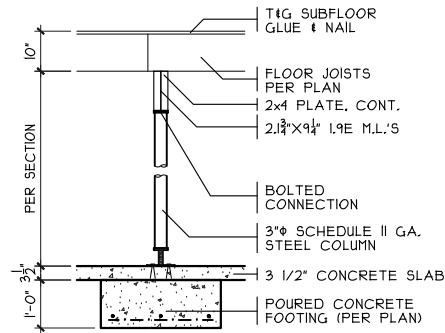
PLUMBING DIMS.

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



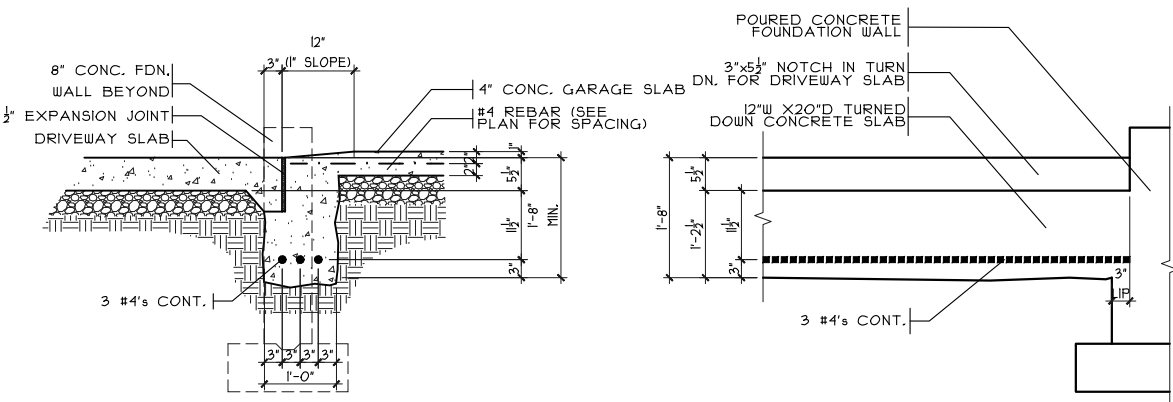
GRADE BM DETAIL

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



COLUMN DETAIL

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

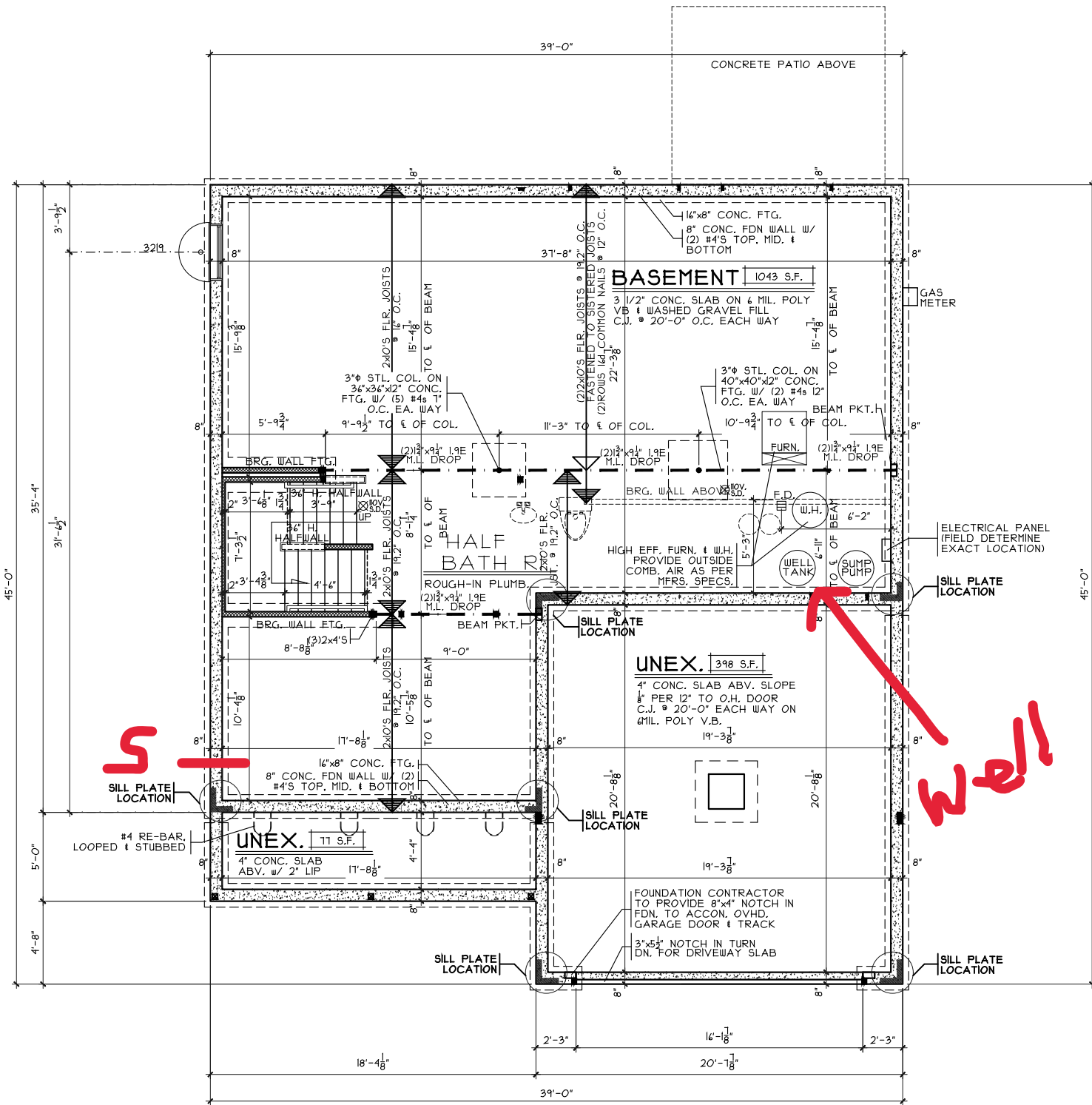


SECTION

ELEVATION

GARAGE DOOR GRADE BM

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



FOUNDATION PLAN

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

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

Foundation Plan

Plan: Queensworth
 Date: 6/19/2023
 Drawn: SMB
 Scale: As Noted
 Revised: 6/23/2023
 Sheet: 3 of 8

Prestige - WV- 61

Proposed Residence:

SPEC

1414 Edinburg Court
 Waterbury Village Lot 61



7894A Tyers Place Blvd.
 West Chester, OH 45689
 513.755.0570

Queensworth - B2 - Vinyl

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Issue Dates

Review	Date

Carlise
 Warren County

A2

