

WV 67
1417 Edinburg Court
FRANKLIN, OH 45005

2 Story basement

4 bath home - finished basement bath

2 hose bibs - valves required

VENT kitchen sink !!

Power Vent water heater

Well Tank

ice maker

3 tub

1 shower

1 soaker

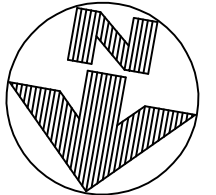
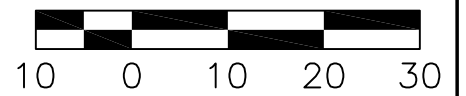
Softener Bypass system

Gas Furnace , Fireplace and Water Heater

PLOT PLAN

LOT 66 (18,587 SF) 0.4267 AC.
 WATERBURY VILLAGE, SECTION 3
 CITY OF CARLISLE
 WARREN COUNTY, OHIO
 FOR: CRISTO HOMES

CLARK RESIDENCE
 1417 EDINBURG COURT



QUANTITIES

TOTAL LOT AREA	18,587	sq. ft.
CITY WALK	192	sq. ft.
HOUSE WALK	29	sq. ft.
DRIVE	1135	sq. ft.
APRON	112	sq. ft.
PATIO AND PORCHES	106	sq. ft.
DECK	0	sq. ft.
SEEDING AREA	6177	sq. ft.
UNDISTURBED AREA	9425	sq. ft.

SETBACKS:

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

C28
 R=50.00'
 L=55.87'

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.

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

DRAINAGE ARROWS AND ROUTES ARE SUBJECT TO CHANGE.



NO FINISHED FLOOR SHOULD BE LOWER THAN 669.

M.O.E.=669

2 WORKING DAYS BEFORE YOU DIG

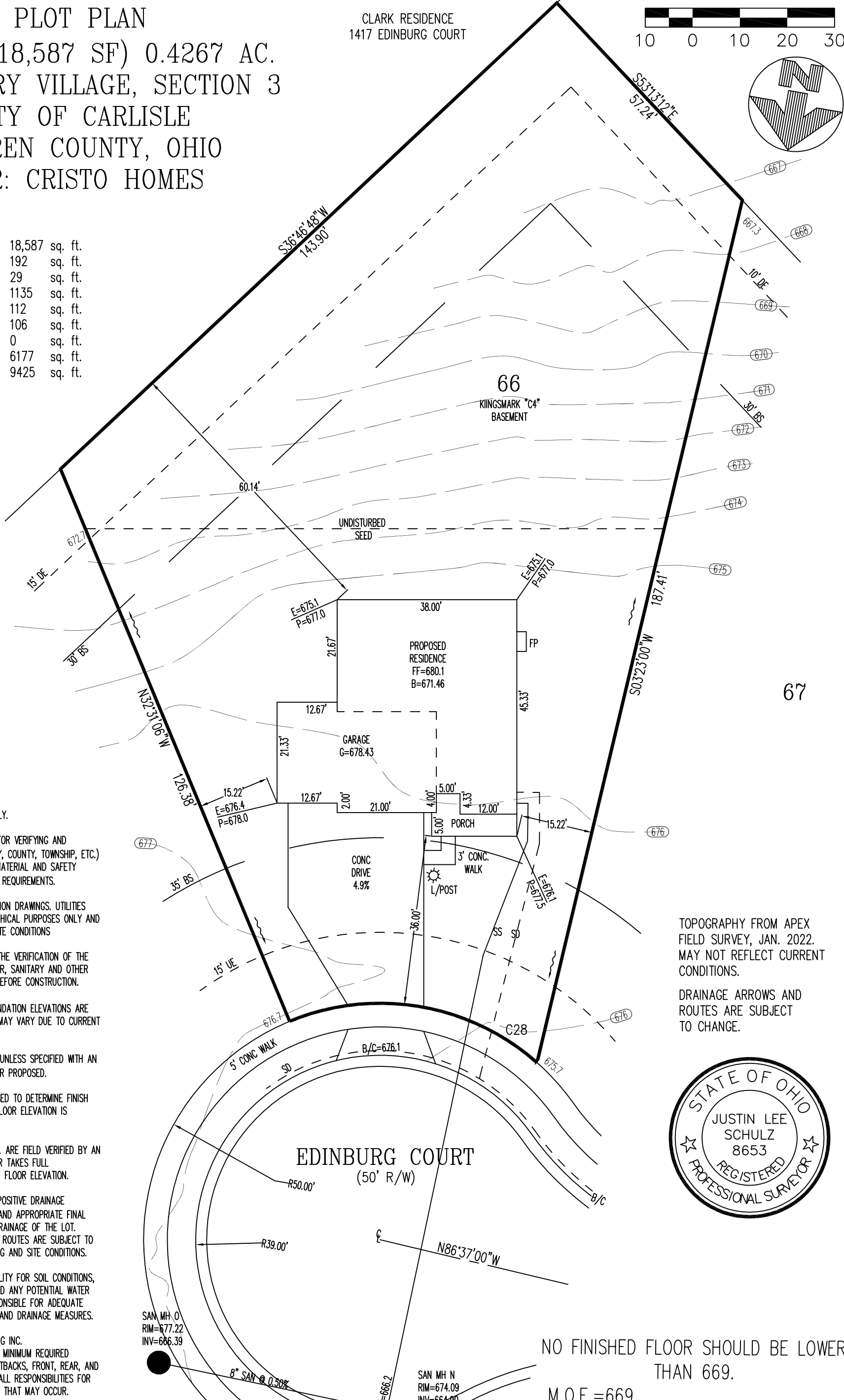
 CALL TOLL FREE 800-362-2764
 OHIO UTILITIES PROTECTION SERVICE

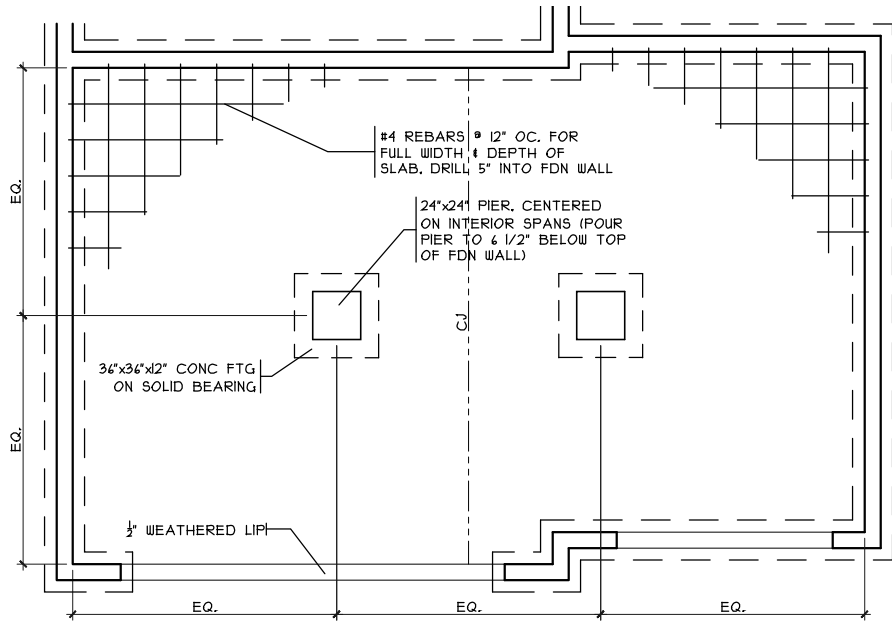
SCALE: 1"=20'
 DATE: 10-05-23
 DRAWN: JLL
 DESIGNED:
 CHECKED: JLS

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

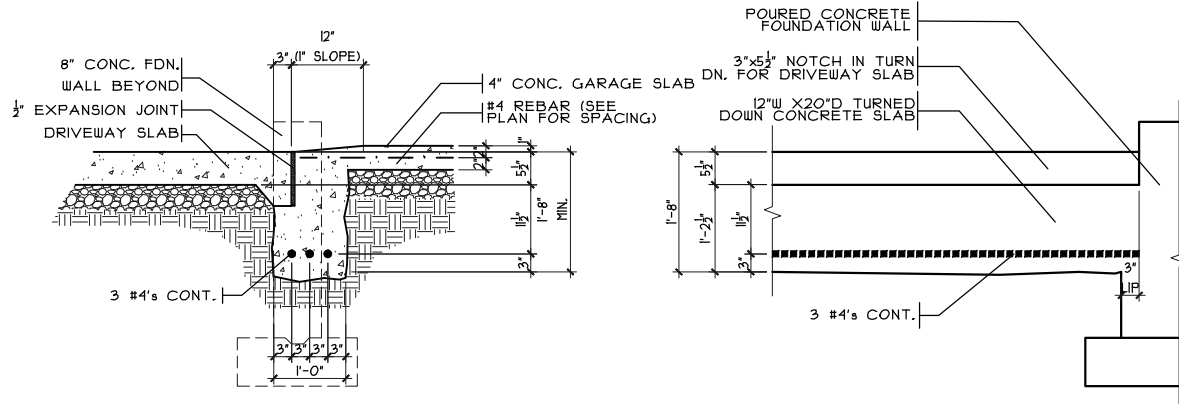
REVISIONS:
 1.
 2.
 3.
 4.

PROJECT: WATERBURYMILL DRAWING: 231871PA	SHEET 1 OF 1
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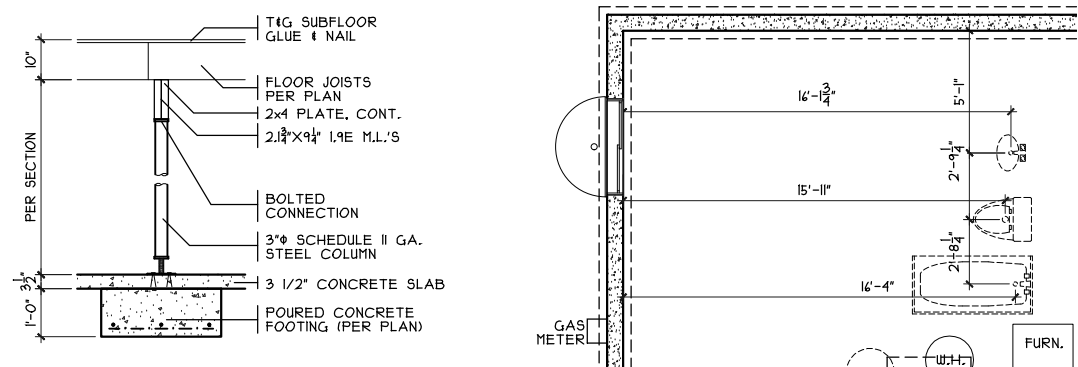




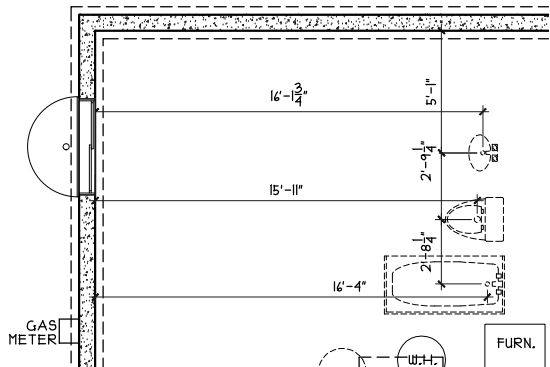
GARAGE BM DETAIL
 SCALE: 1/8" = 1'-0"



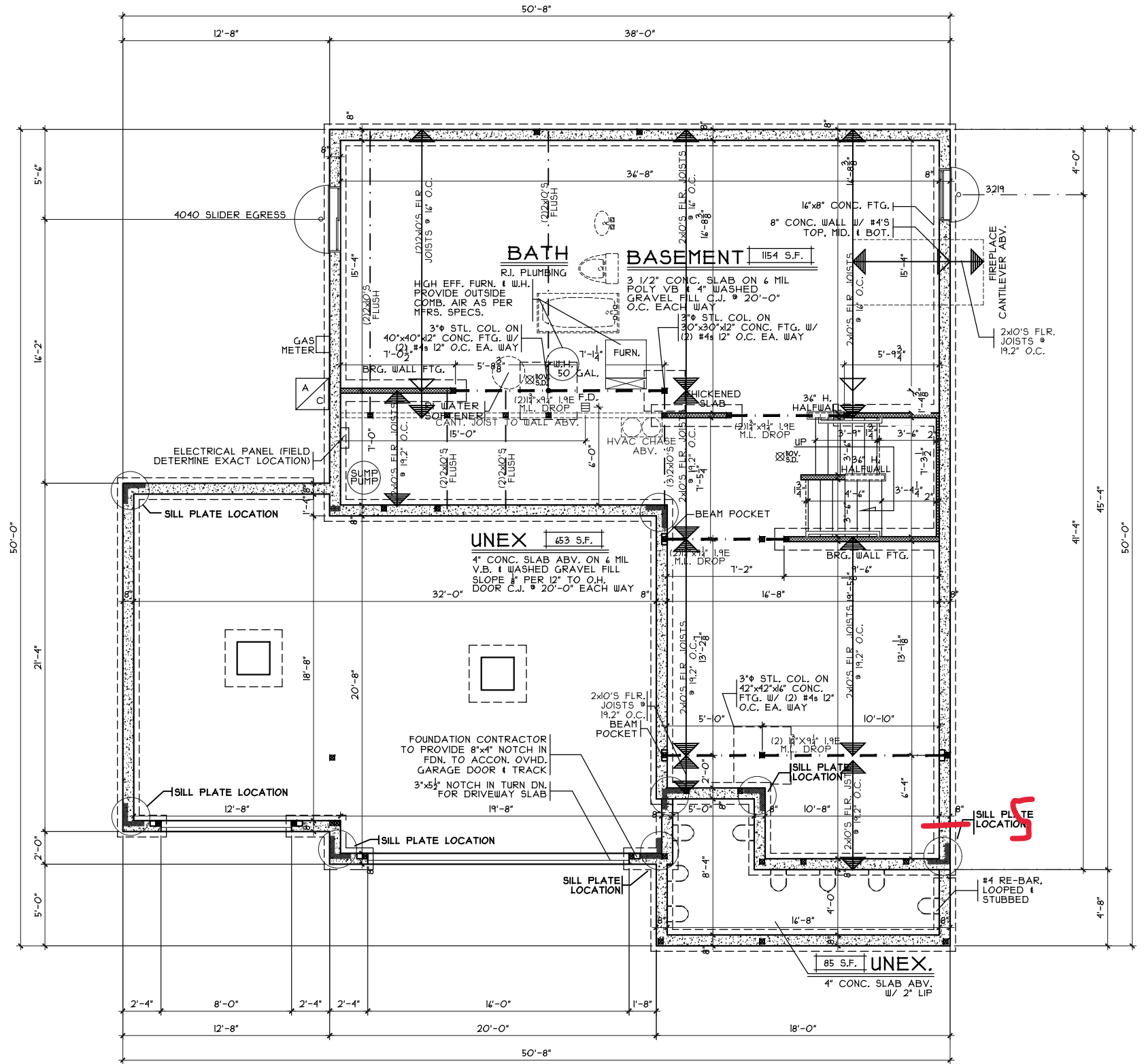
GARAGE DOOR GRADE BM
 SCALE: 3/8" = 1'-0"



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



DIMS TO FDN PLUMB. BRG. WALL FOOTING
 SCALE: 1/8" = 1'-0"



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

Foundation Plan

Plan: Kingsmark
 Date: 9.25.2023
 Drawn: SDG
 Scale: As Noted
 Revised: 10.12.2023
 Sheet: 3 of 9

Prestige - WV-66
 Proposed Residence:
 Clark Residence
 1417 Edinburg Court
 Waterbury Village Lot-66

Kingsmark-C4 - Vinyl

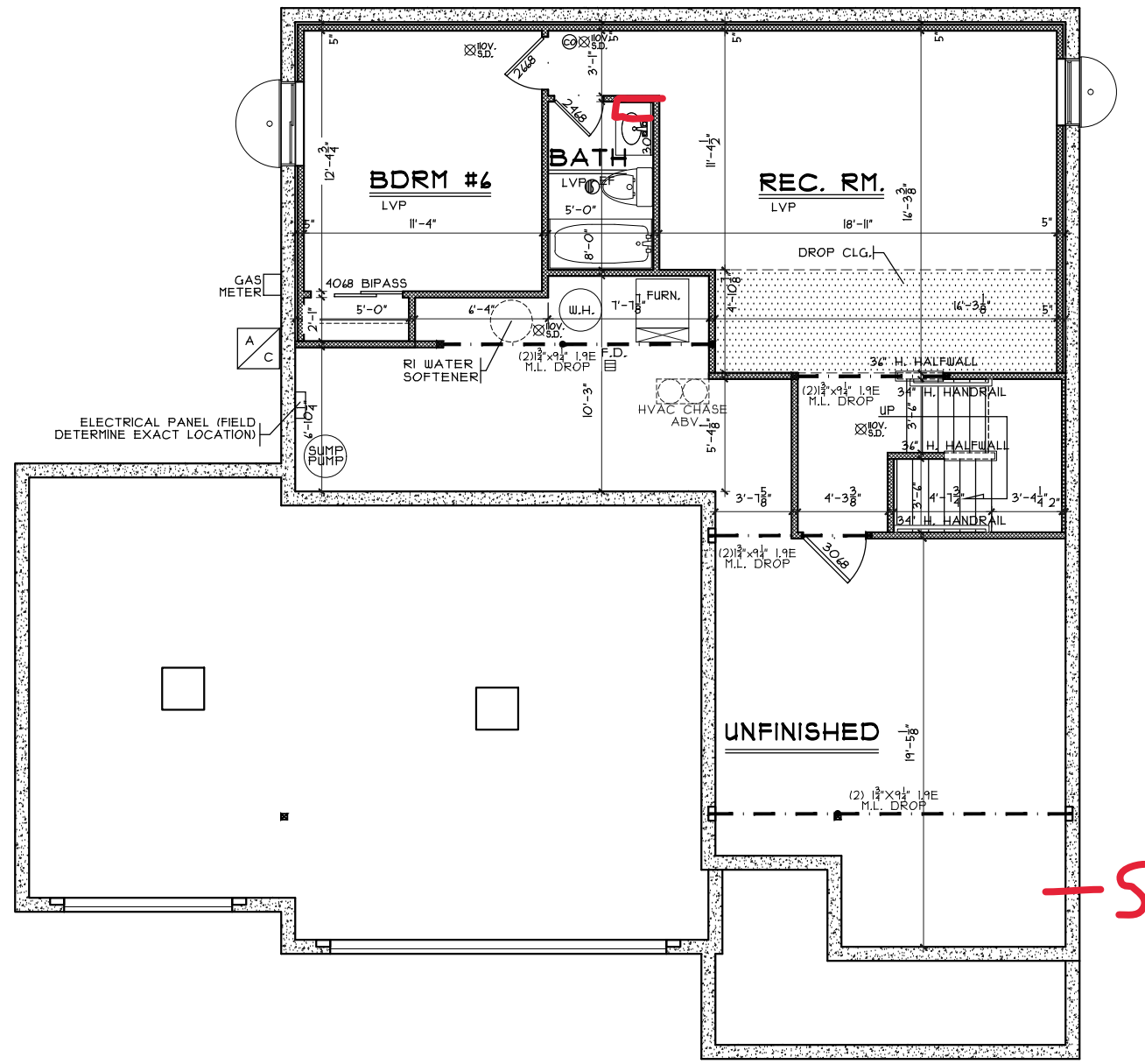
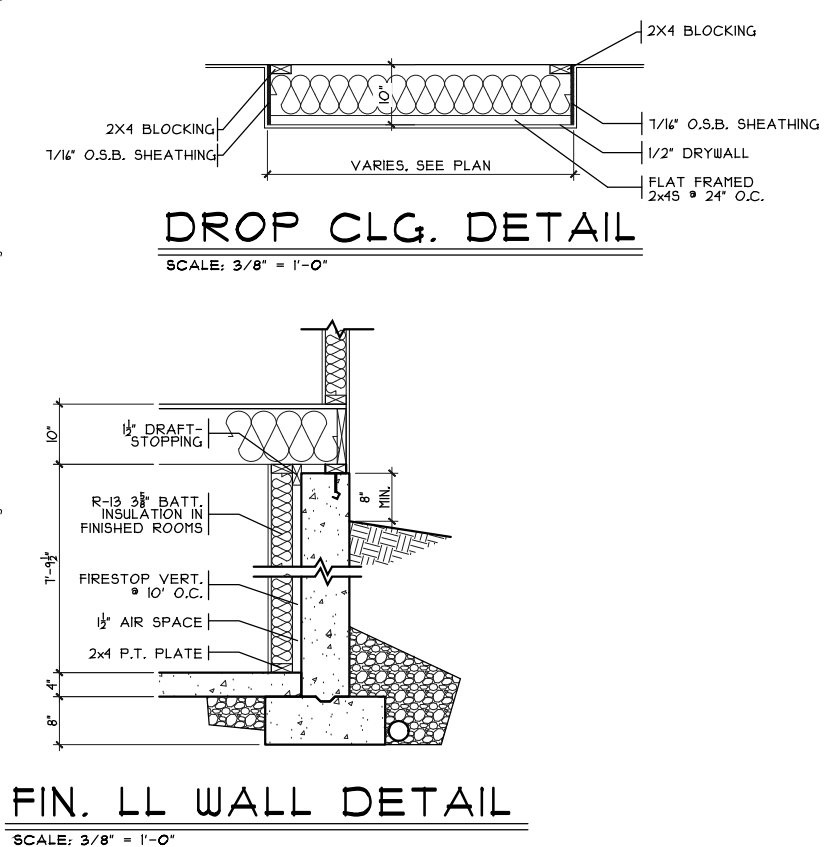
CRISTO HOMES
 7594 A Tyers Place Blvd.
 West Chester, OH 45069
 513.755.0570

Warren County
 Carlisle

Issue Dates

Review	

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Finished Lower Level

Plan: Kingsmark
 Date: 9.25.2023
 Drawn: SDG
 Scale: As Noted
 Revised: 10.12.2023
 Sheet: 4 of 9

CRISTO HOMES
 7594 A Tyers Place Blvd.
 West Chester, OH 45069
 513.755.0570 • www.cristohomes.com

Prestige - WV-66
 Proposed Residence:
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 Waterbury Village Lot-66

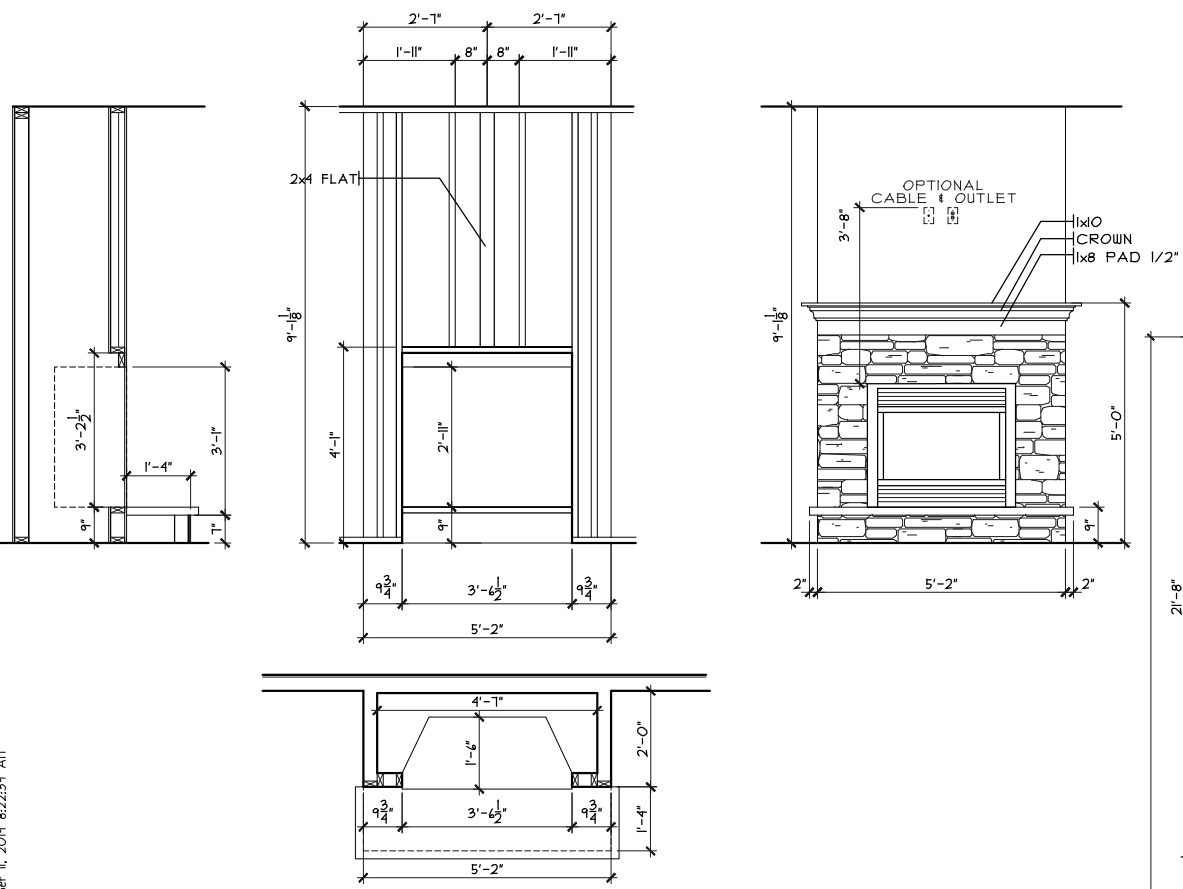
Kingsmark- C4 - Vinyl

Warren County
 Carlisle

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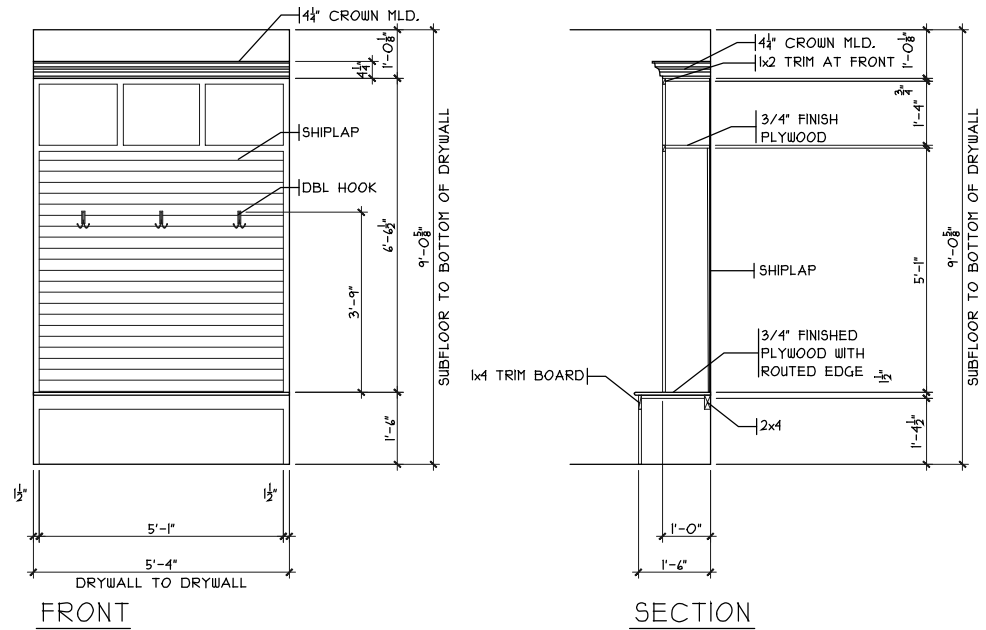
Review	Issue Dates

A2a



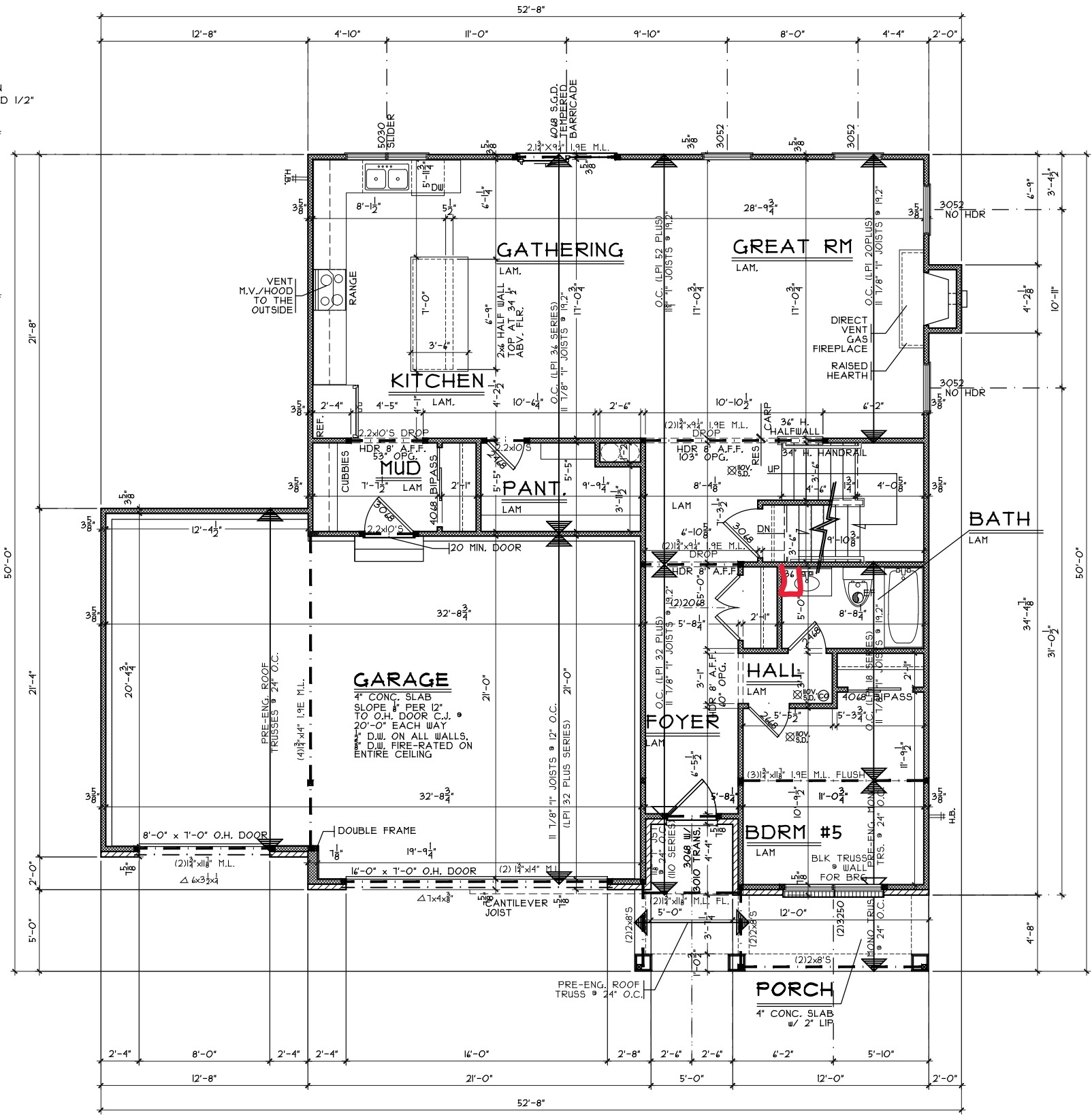
OPT. FIREPLACE FRAMING DETAIL

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



MUD ROOM CUBBIES DETAIL

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



FIRST FLOOR PLAN

SCALE: 1/8" = 1'-0" 1240 SQ. FT.

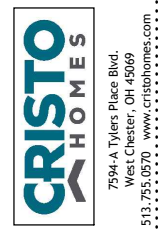
First Floor Plan
 Plan: Kingsmark
 Date: 9.25.2023
 Drawn: SDG
 Scale: As Noted
 Revised: 10.12.2023
 Sheet: 5 of 9

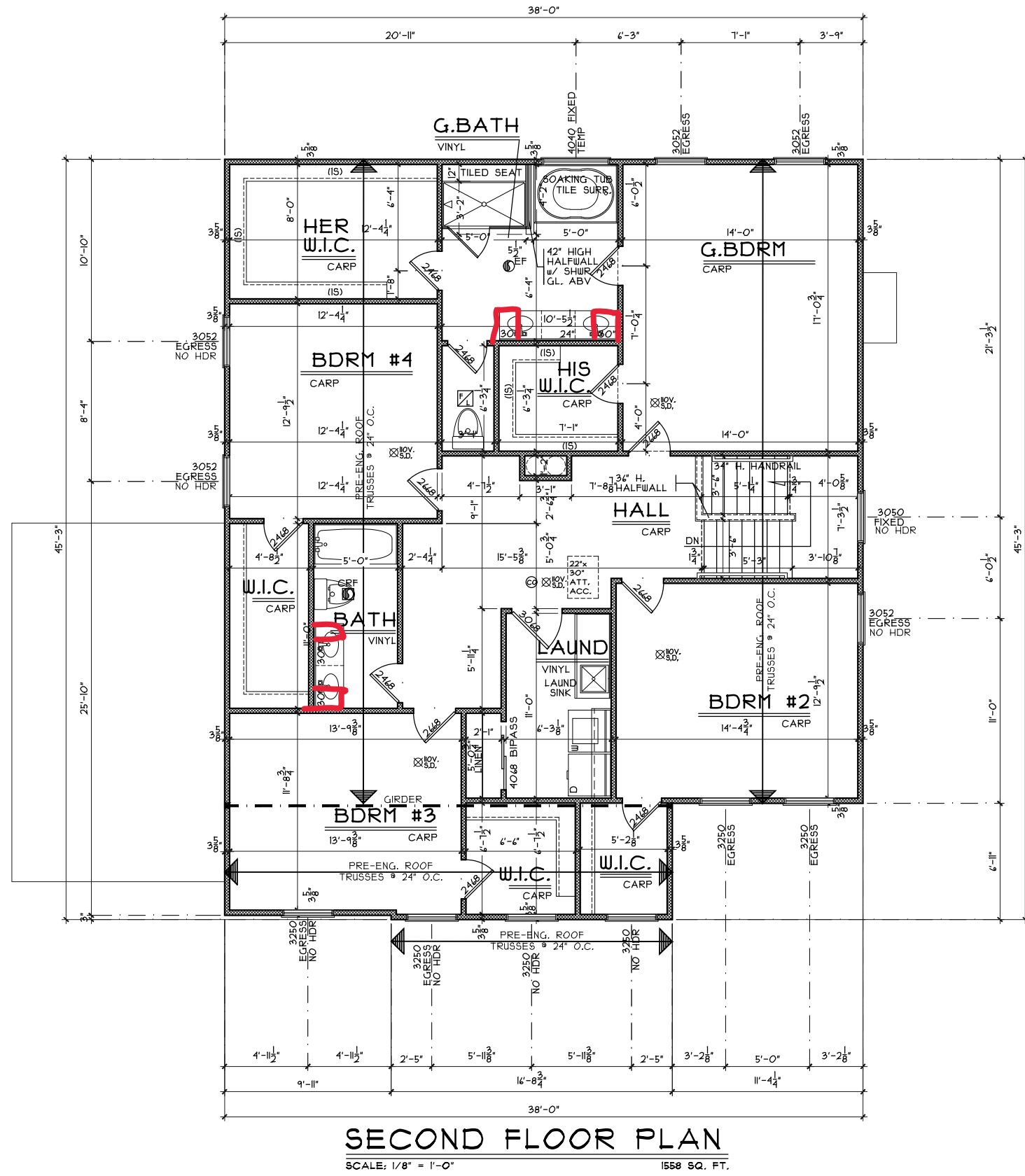
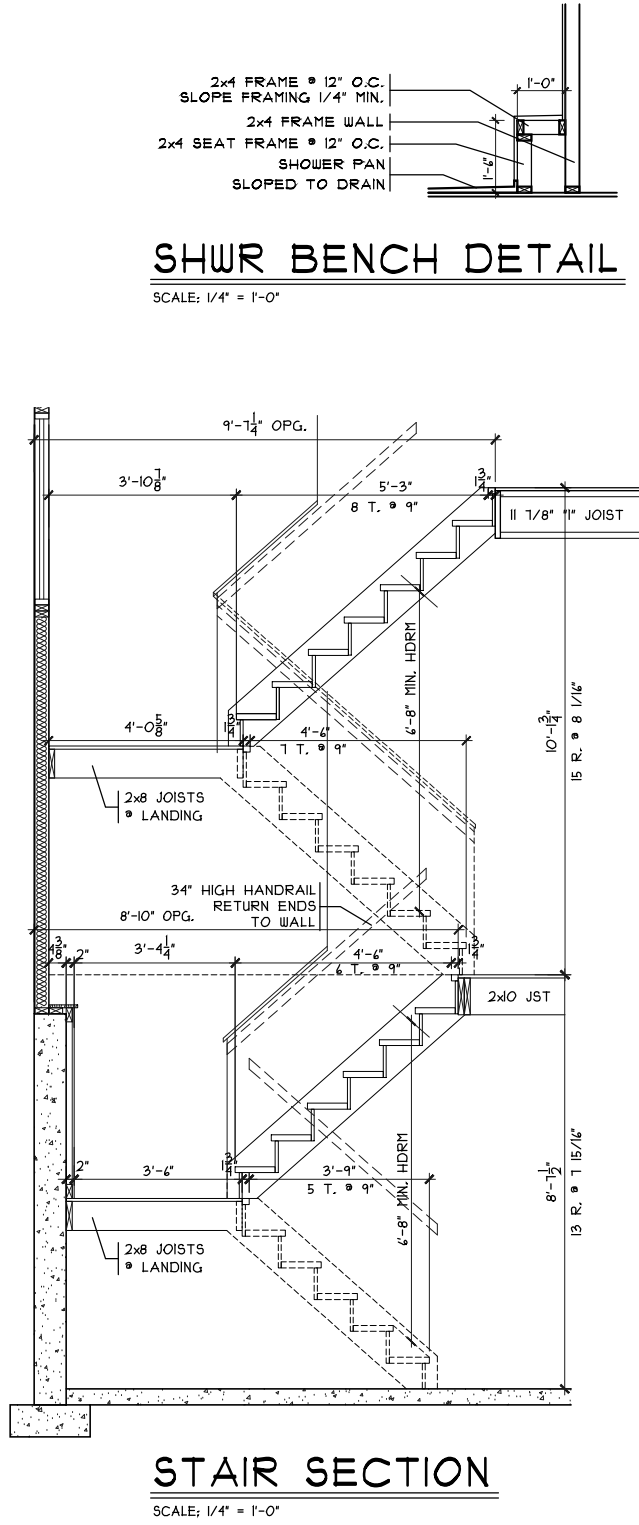
Prestige - WV-66
 Proposed Residence:
 Clark Residence
 1417 Edinburg Court
 Waterbury Village Lot-66

Warren County
 Carlisle

Kingsmark-C4 - Vinyl
 Issue Dates
 Review

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Second Floor Plan

Plan: Kingsmark
Date: 9.25.2023
Drawn: SDG
Scale: As Noted
Revised: 10.12.2023
Sheet: 6 of 9

Prestige - WV-66

Proposed Residence:

Clark Residence
1417 Edinburg Court
Waterbury Village Lot-66

Kingsmark-C4 - Vinyl

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Issue Dates



Carlisle
Warren County

Review

A4