

WV 69

1411 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

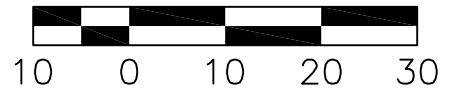
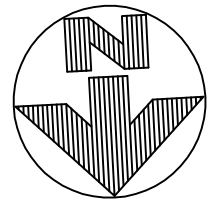
1 tub

1 shower

Gas Furnace

PLOT PLAN

LOT 69 (12,000 SF) 0.2755 AC.
 WATERBURY VILLAGE, SECTION 3
 CITY OF CARLISLE
 WARREN COUNTY, OHIO
 FOR: CRISTO HOMES



MARKET HOME
 1411 EDINBURG COURT

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	5601	sq. ft.
UNDISTURBED AREA	4320	sq. ft.

FEMA FLOOD PANEL
 39165C0012E, ZONE "AE".
 EFFECTIVE: 12/17/2010
 BASE FLOOD ELEV.=667.0

FOR PERMITTING PURPOSES ONLY.

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.

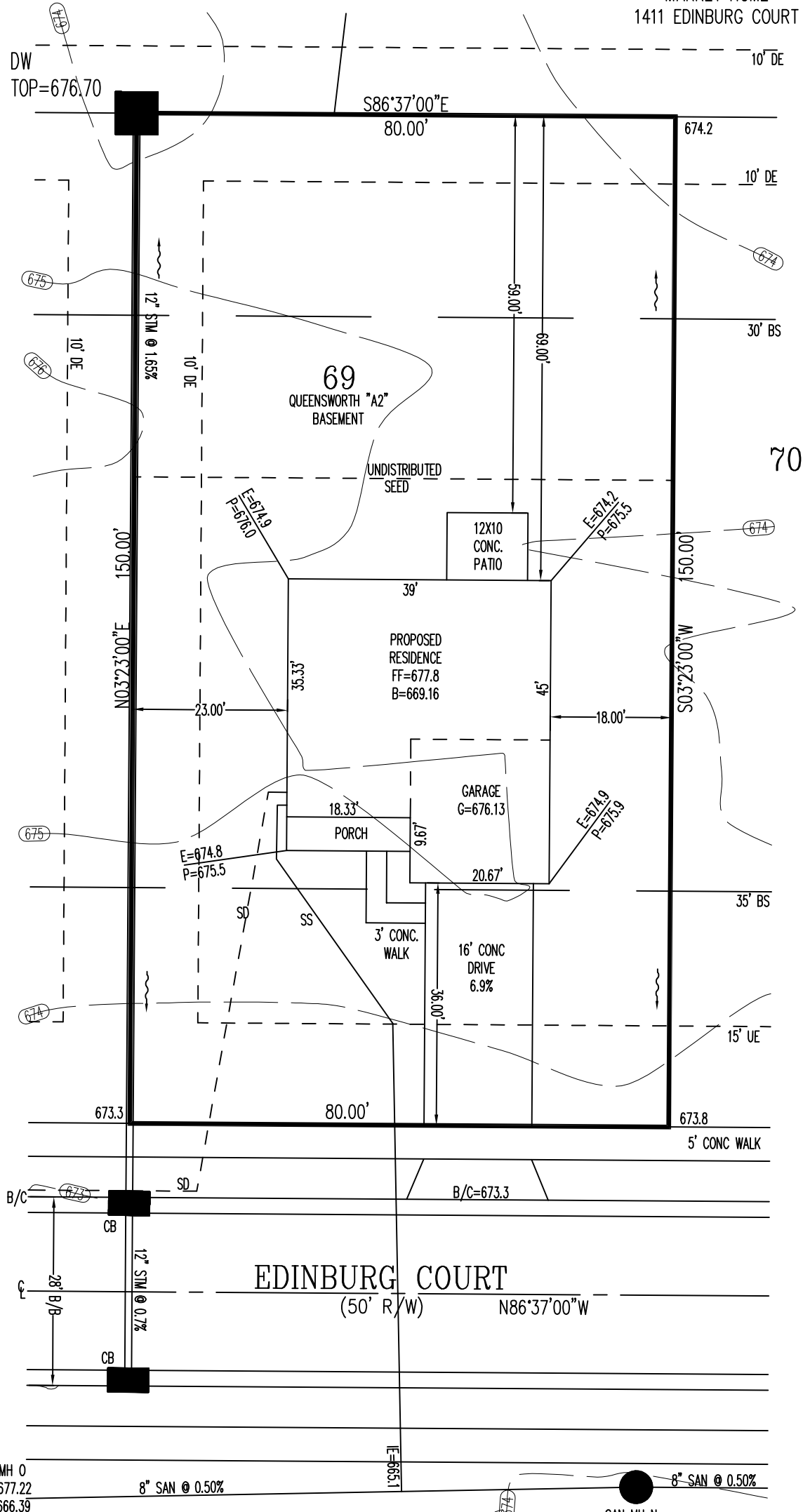
A STANDARD FORMULA WAS USED TO DETERMINE FINISH FLOOR GRADE. FINAL FINISH FLOOR ELEVATION IS CONTRACTOR'S RESPONSIBILITY.

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. 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. 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.



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

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

DRAINAGE ARROWS AND
 ROUTES ARE SUBJECT
 TO CHANGE.

2 WORKING DAYS
 BEFORE YOU DIG

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

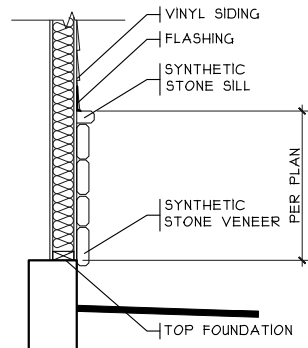
SCALE: 1"=20'
 DATE: 06-13-23
 DRAWN: JLL
 DESIGNED:
 CHECKED: JLS

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.

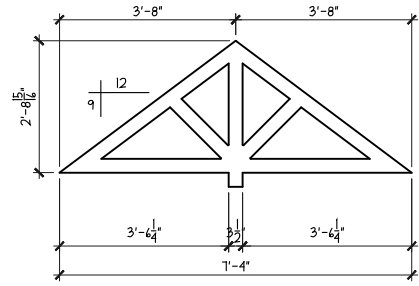
PROJECT: WATERBURYMILL
 DRAWING: 231128PA

SHEET
 1 OF 1



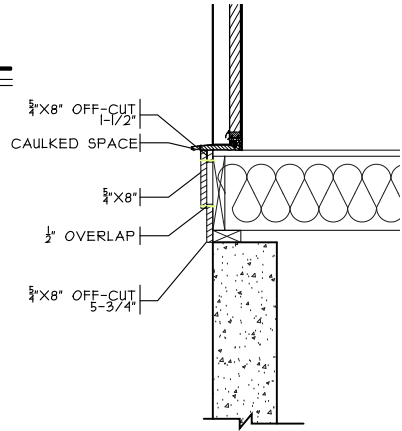
STONE BASE DETAIL

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



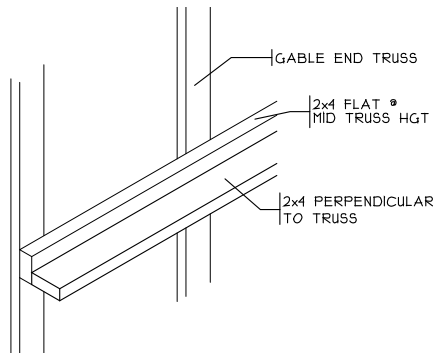
GABLE PEDIMENT

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



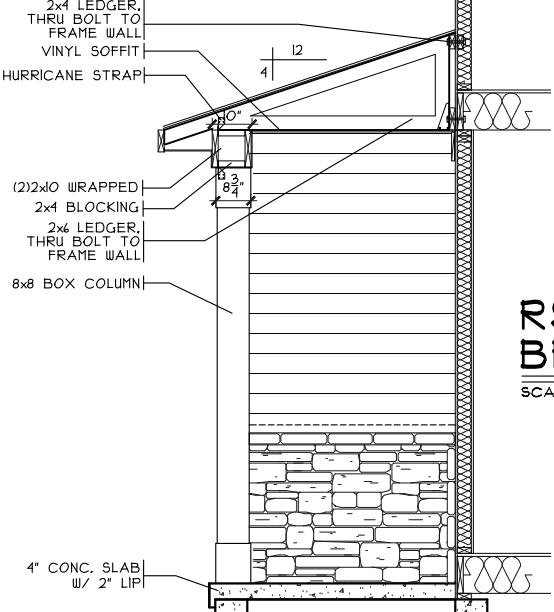
KICK PLATE DETAIL

SCALE: 1/2" = 1'-0"



STIFF BACK DETAIL

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



FRONT PORCH DETAIL

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

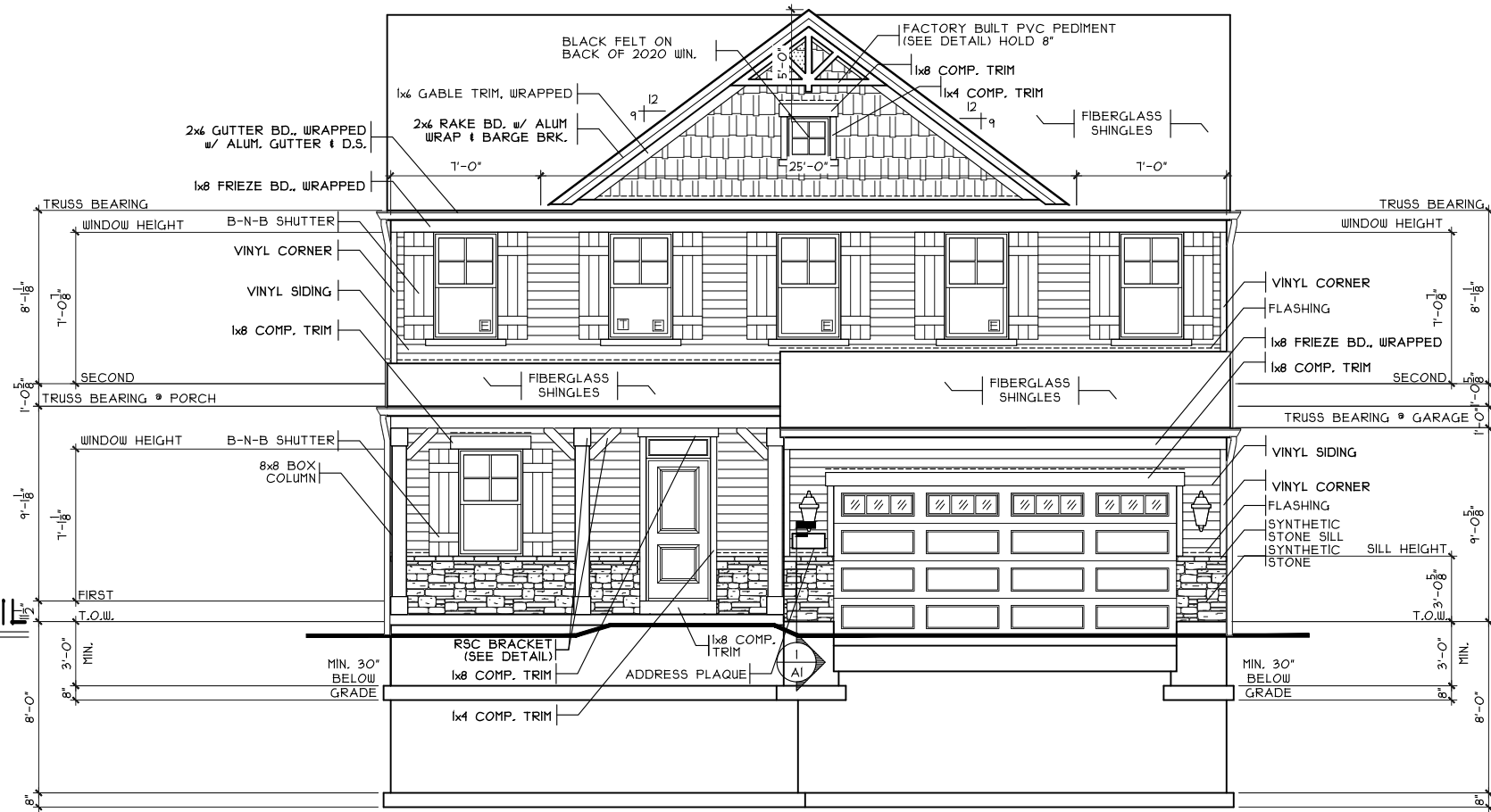
RSC BRACKET DETAIL

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



REAR ELEVATION

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



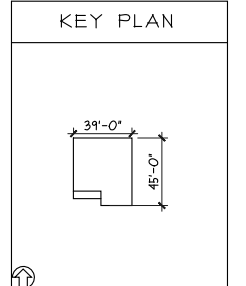
FRONT ELEVATION

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

SHEET INDEX	
SHT#	DESCRIPTION
A1	Front and Rear Elevations A
A1a	Left and Right Elevations A
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

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.	
252448B4	
4 BDRMS	
2.5 BATH	
2 CAR GARAGE	
1ST FLR. CLG.	
SQUARE FOOTAGE	
TOTAL	2448
FIRST	1198
SECOND (SLAB)	1310
GAR. (SLAB)	1041
400	



Queensworth - A2 - Vinyl

Prestige - WV-69

Proposed Residence:

Market Home

1411 Edinburg Court

Waterbury Village

Springboro County

Carlsle

Issue Dates

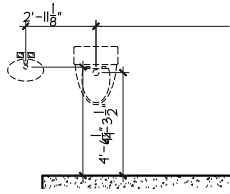
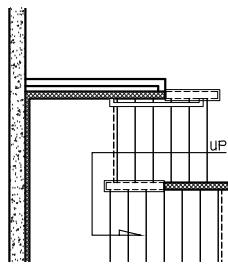
Review	Issue Dates

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Plan: Queensworth
 Date: 6.1.2023
 Drawn: JRK
 Scale: As Noted
 Revised: 6.15.2023
 Sheet: 1 of 8

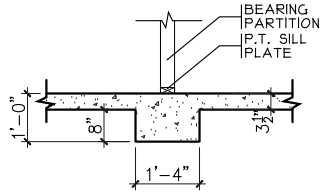
CRISTO HOMES
 7944 Tyers Place Blvd.
 West Chester, OH 45669
 513.755.0570 • www.cristohomes.com

A1



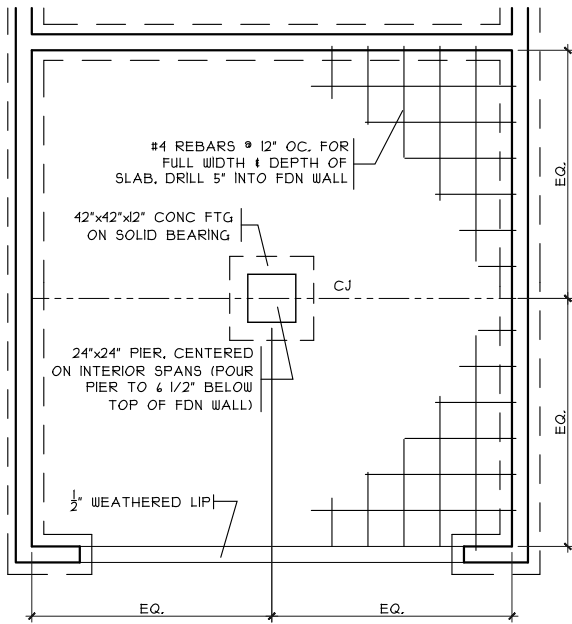
PLUMBING DIMS.

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



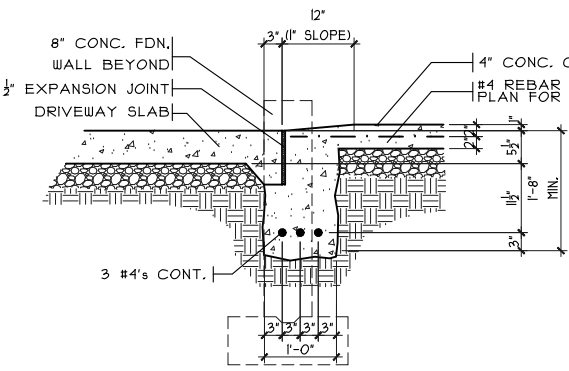
BRG. WALL FOOTING

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

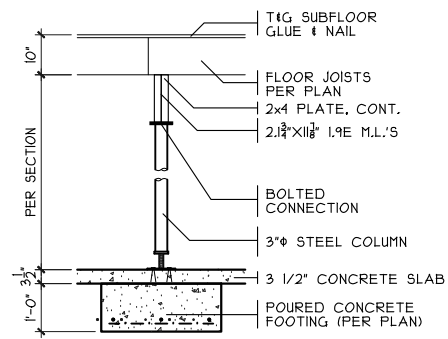


GRADE BM DETAIL

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

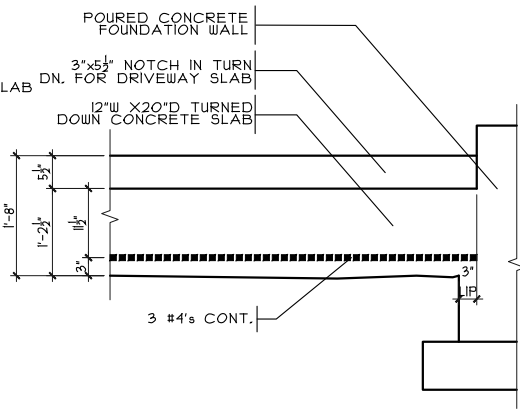


SECTION



COLUMN DETAIL

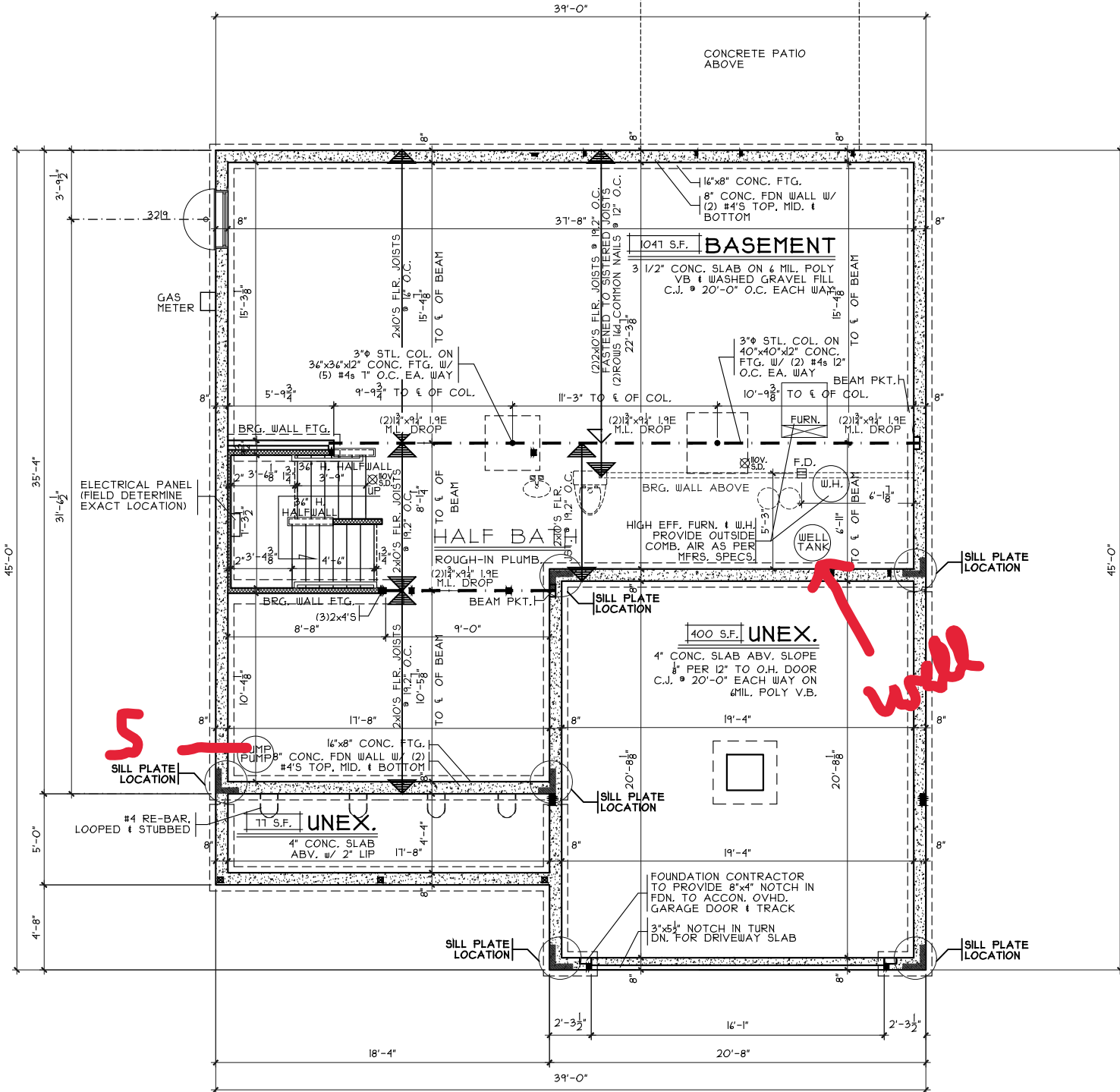
SCALE: 1/4" = 1'-0"



ELEVATION

GARAGE DOOR GRADE BM

SCALE: 3/8" = 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"

Foundation Plan

Plan: Queensworth
 Date: 6.1.2023
 Drawn: JRK
 Scale: As Noted
 Revised: 6.15.2023
 Sheet: 3 of 8

Prestige - WV-69

Proposed Residence:

Market Home
 1411 Edinburg Court
 Waterbury Village



7944 Tyers Place Blvd.
 West Chester, OH 45069
 513.755.0570

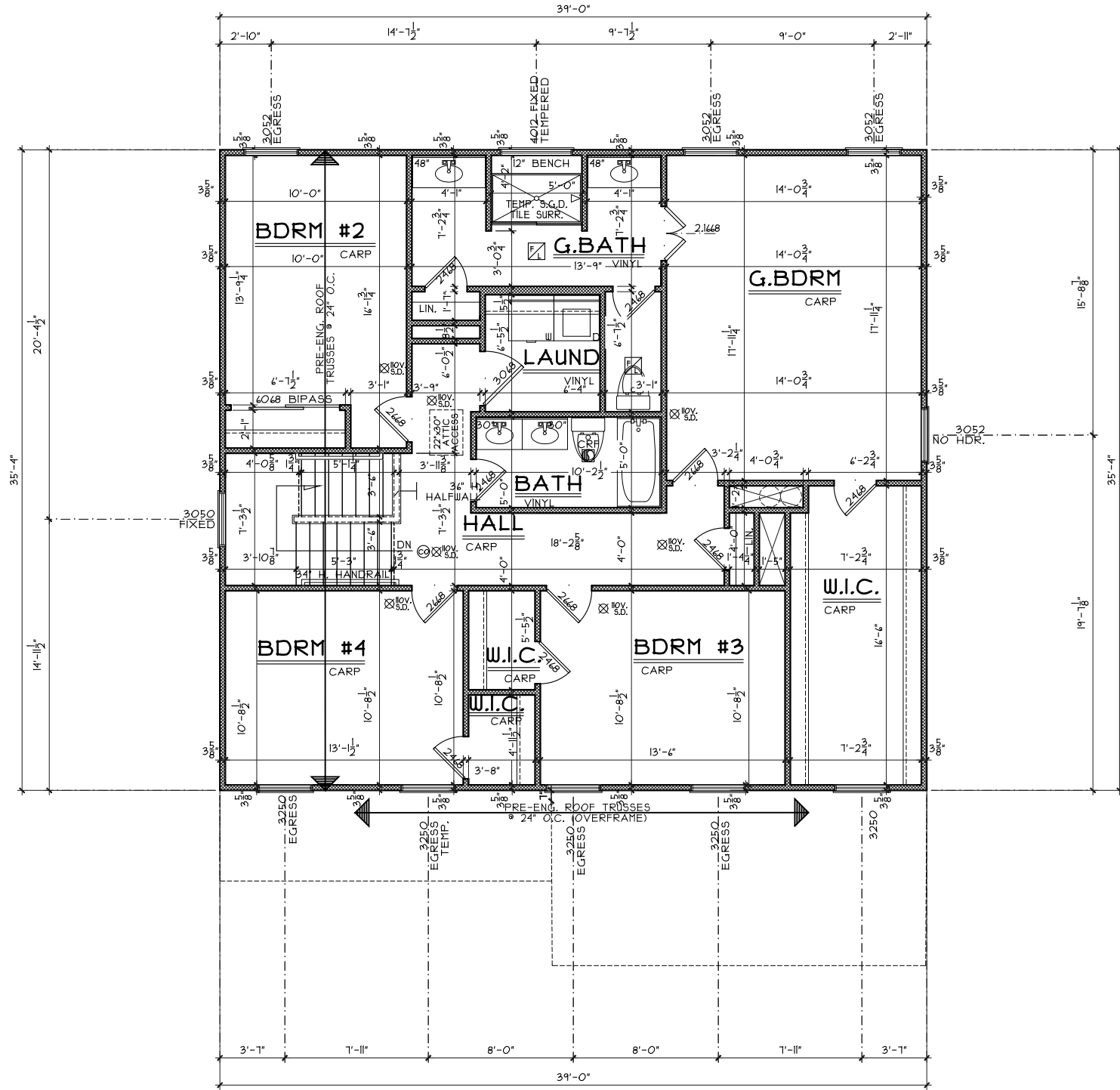
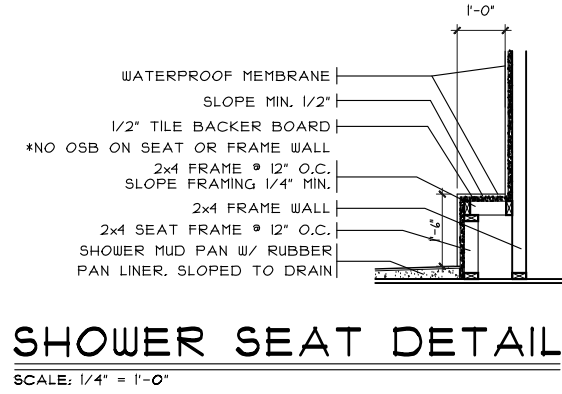
Queensworth - A2 - Vinyl

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Review	Issue Dates

Carlisle
 Springboro County

A2



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" 1310 SQ. FT.

Second Floor Plan

Plan: Queensworth
 Date: 6.1.2023
 Drawn: JRK
 Scale: As Noted
 Revised: 6.15.2023
 Sheet: 5 of 8

Prestige - WV-69

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Review	Issue Dates

A4