

WV 72
1405 Edinburg Court
FRANKLIN, OH 45005

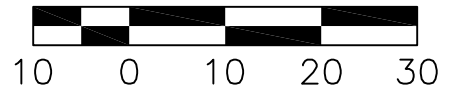
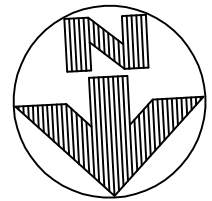
2 Story basement
half bath finished basement
2 hose bibs - valves required
Vent Kit Sink
1 shower - 2 valves in master shower
1 tub
Well Tank
ice maker

Gas Furnace

PLOT PLAN

LOT 72 (12,239 SF) 0.2810 AC.
 WATERBURY VILLAGE, SECTION 3
 VILLAGE OF CARLISLE
 WARREN COUNTY, OHIO
 FOR: CRISTO HOMES

C30
 R=525.00'
 L=20.52'



GALLOWAY RESIDENCE
 1405 EDINBURG COURT

QUANTITIES

TOTAL LOT AREA	12,239	sq. ft.
CITY WALK	314	sq. ft.
HOUSE WALK	29	sq. ft.
DRIVE	715	sq. ft.
APRON	111	sq. ft.
PATIO AND PORCHES	255	sq. ft.
DECK	-	sq. ft.
SEEDING AREA	5,774	sq. ft.
UNDISTURBED AREA	4,232	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.

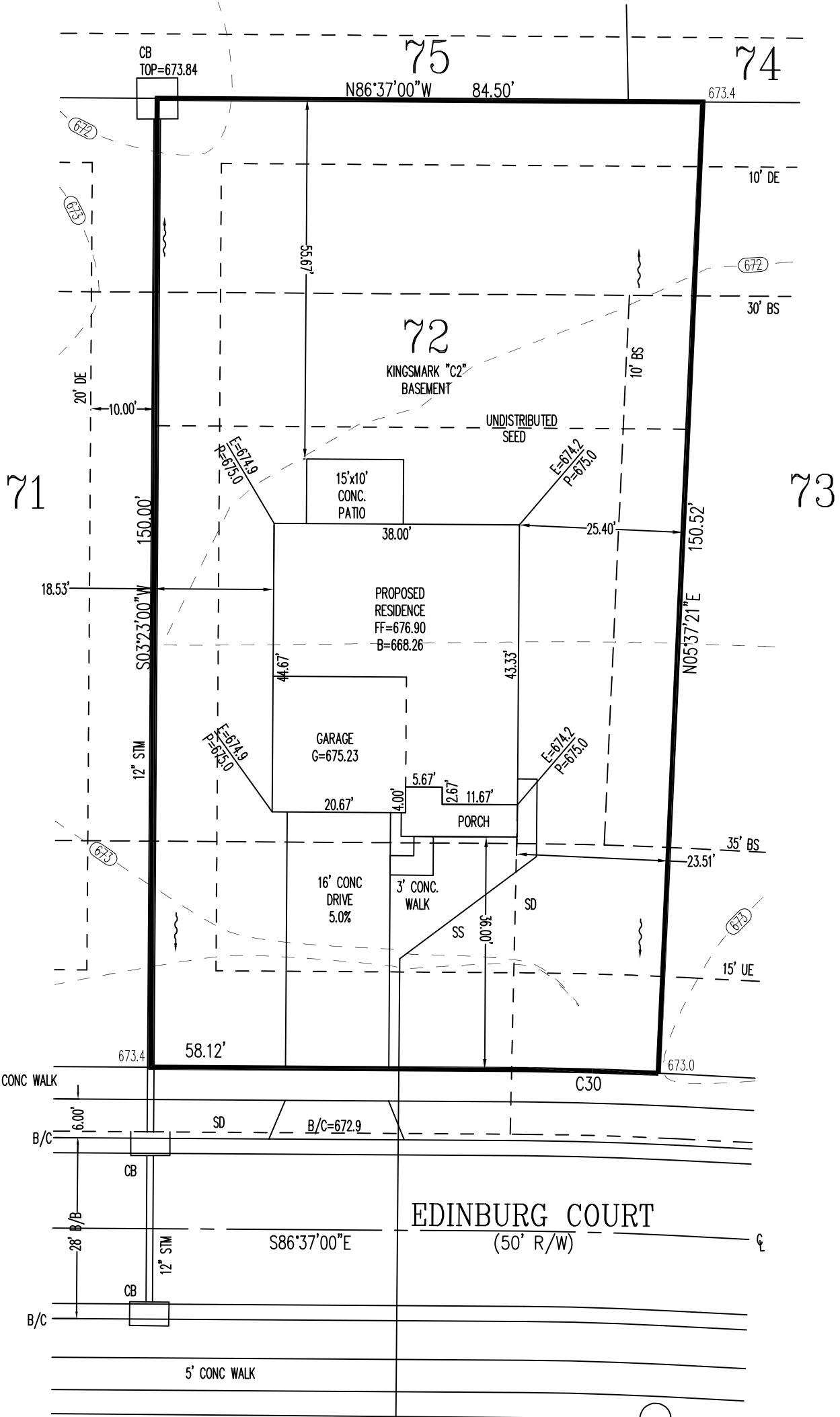
A STANDARD FORMULA WAS USED TO DETERMINE FINISH FLOOR GRADE. FINAL FINISH FLOOR ELEVATION IS CONTRACTOR'S RESPONSIBILITY.

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.



SAN MH N
 RIM=674.09
 INV=664.90

8" SAN @ 0.50%

IE=663.9

SAN MH G
 RIM=672.89
 INV=663.68

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

NO FINISHED FLOOR SHOULD BE LOWER THAN 669.

M.O.E.=669

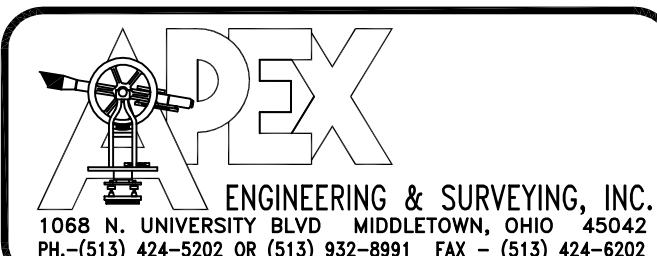
BOTTOM OF BASEMENT WINDOW OR TOP OF WINDOW WELL TO BE ABOVE THE M.O.E.

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

DRAINAGE ARROWS AND ROUTES ARE SUBJECT TO CHANGE.



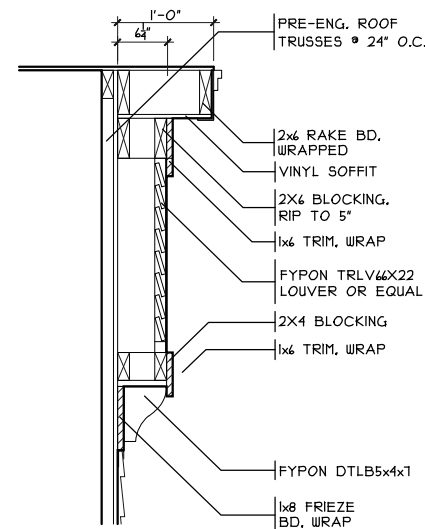
SCALE: 1"=20'
 DATE: 11-28-23
 DRAWN: DES
 DESIGNED:
 CHECKED: JLS



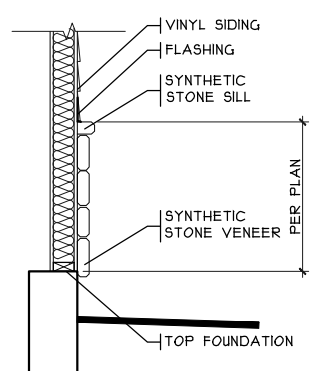
REVISIONS:
 1.
 2.
 3.
 4.

PROJECT: WATERBURYMILL
 DRAWING: 232228PA

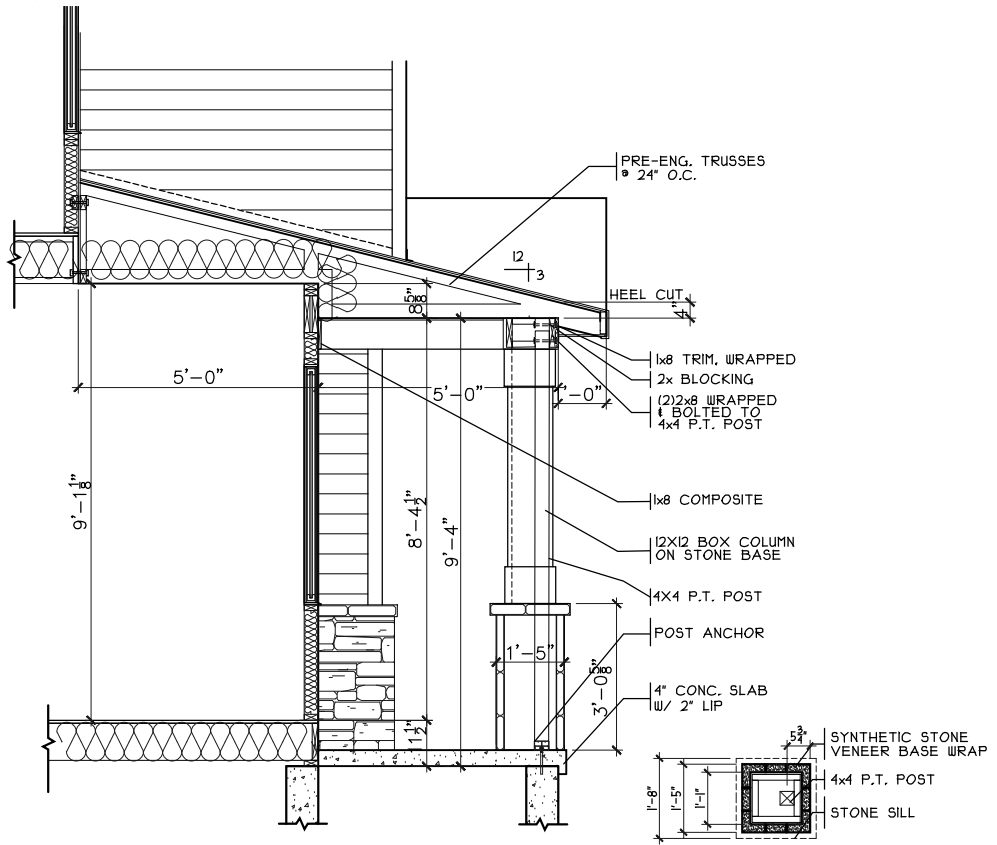
SHEET
 1 OF 1



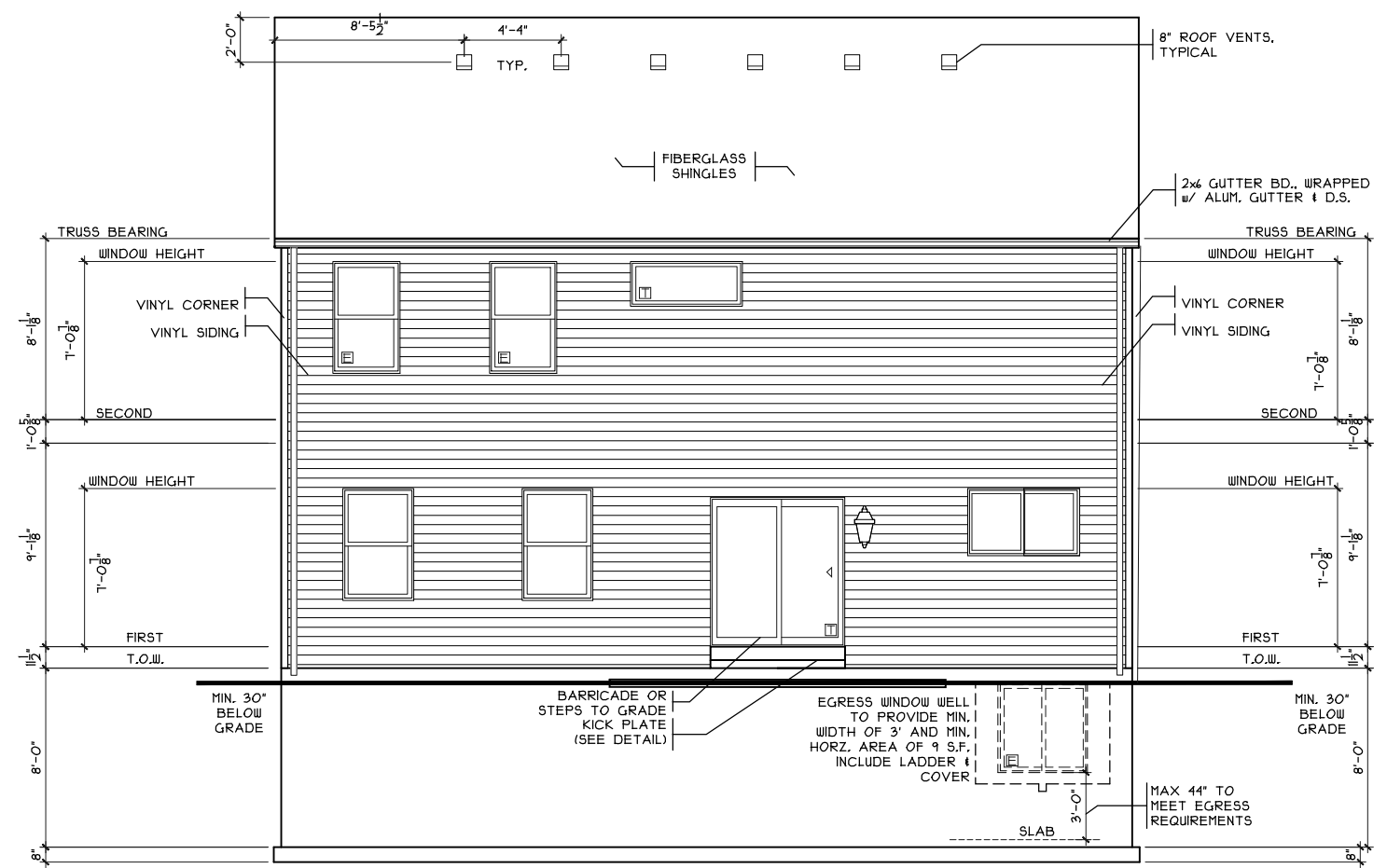
GABLE VENT DETAIL
 SCALE: 1/2" = 1'-0"



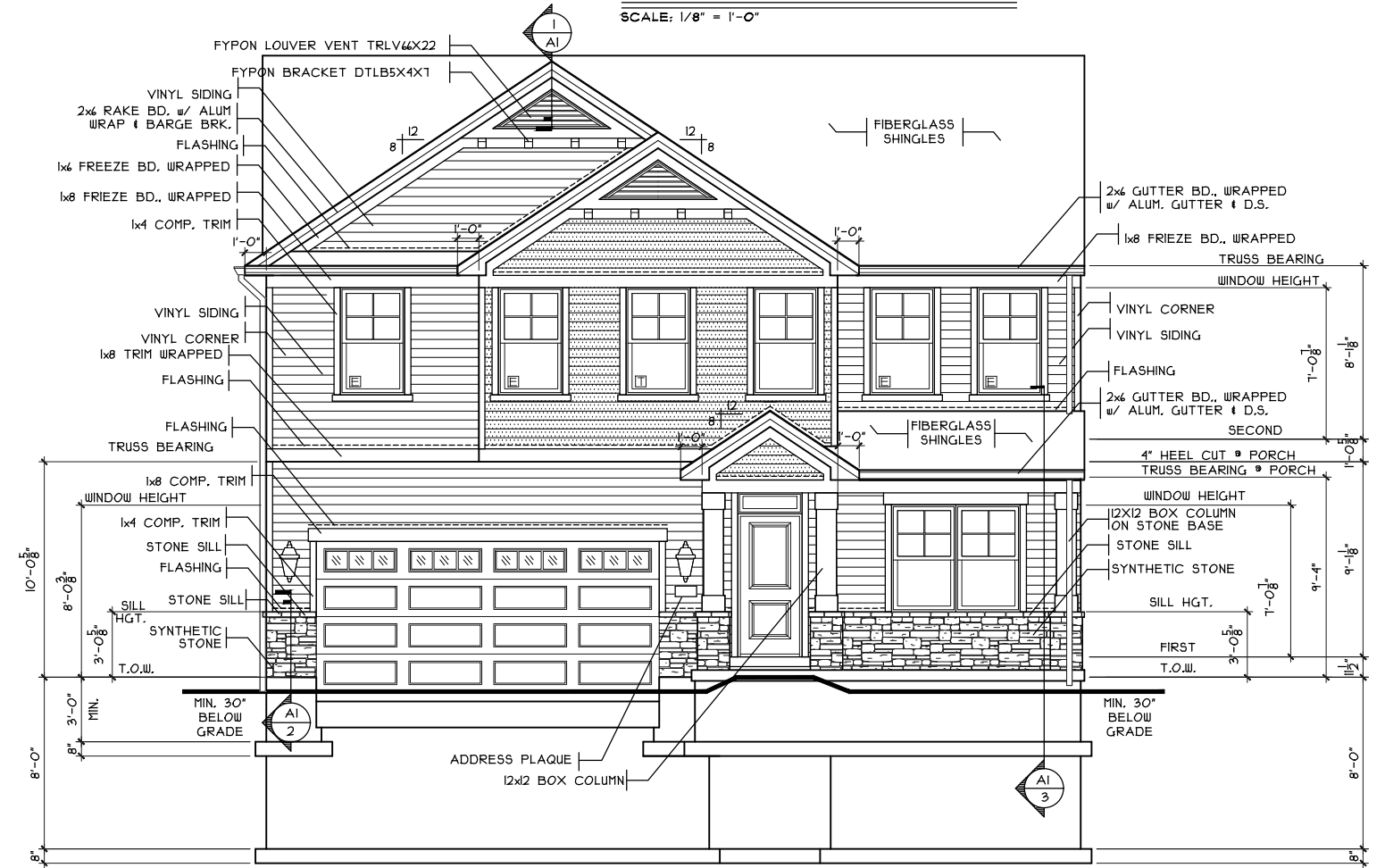
STONE BASE DETAIL
 SCALE: 1/8" = 1'-0"



FRONT PORCH DETAIL
 SCALE: 1/4" = 1'-0"



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

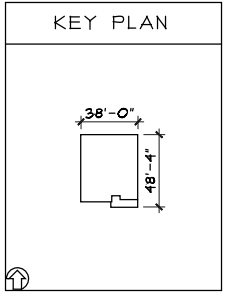


FRONT ELEVATION
 SCALE: 1/8" = 1'-0"

SHEET INDEX	
SHT#	DESCRIPTION
A1	Front and Rear Elevations C
A1a	Left and Right Elevations C
A2	Foundation Plan
A2a	Optional Lower Level 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 18x11 SHEETS TO BE SCALABLE AT HALF SCALE. 1/8" = 1'-0"

PLAN INFO.	
2S2198B4	
4 BDRMS	
2.5 BATH	
2 CAR GARAGE	
1ST FLR. CLG.	
SQUARE FOOTAGE	
TOTAL	2198
FIRST	1246
SECOND	156
LOW. LEV. FIN.	483
LOWER (SLAB)	144
GAR. (SLAB)	343



Proposed Residence:
 Galloway, Jancen
 1405 Edinburg Court
 Warebury Village Lot 72

Front & Rear Elevations

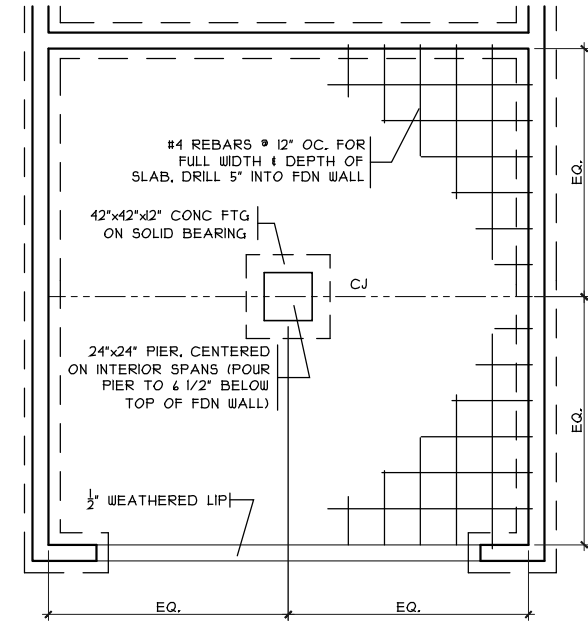
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 Date: 11.21.2023
 Drawn: DSG
 Scale: As Noted
 Revised: 1.4.2024
 Sheet: 1 of 9

Issue Dates

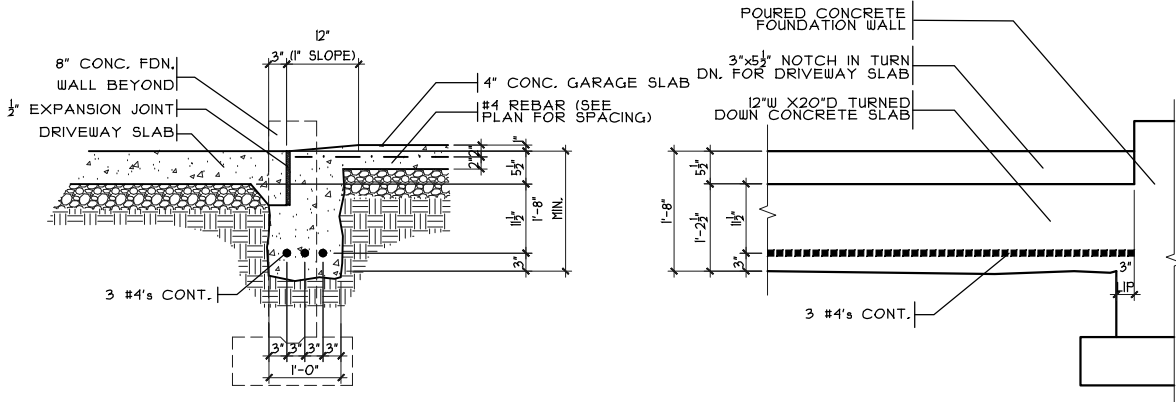
Issue	Review
Review	

CRISTO HOMES
 7894 A Tyers Place Blvd.
 West Chester, OH 45069
 513.755.0570

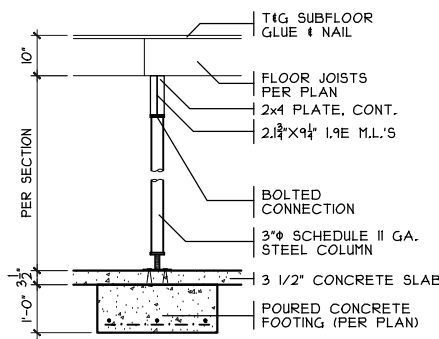
A1



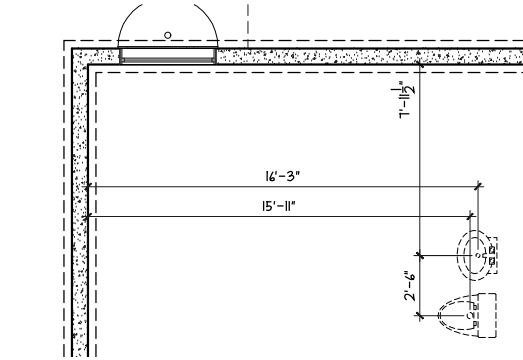
GARAGE BM DETAIL
 SCALE: 1/8" = 1'-0"



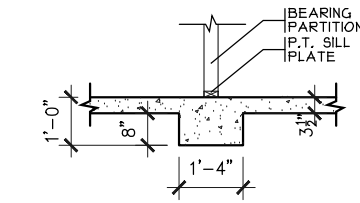
GARAGE DOOR GRADE BM
 SCALE: 3/8" = 1'-0"



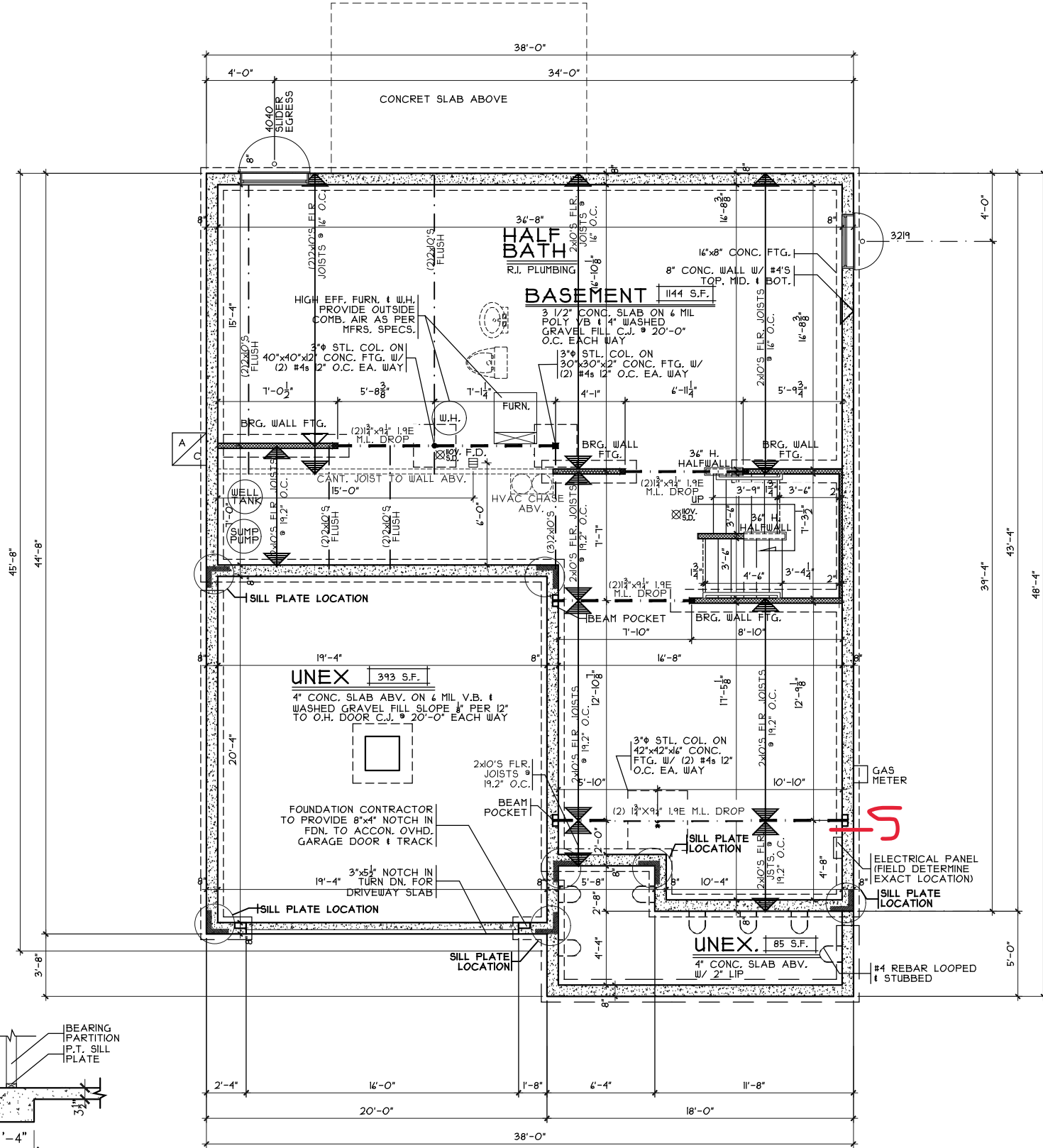
COLUMN DETAIL
 SCALE: 1/4" = 1'-0"



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



BRG. WALL FOOTING
 SCALE: 1/4" = 1'-0"



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

Foundation Plan

Plan: Kingsmark
 Date: 11.21.2023
 Drawn: DSG
 Scale: As Noted
 Revised: 1.4.2024
 Sheet: 3 of 9

Prestige - WV72

Proposed Residence:
 Galloway, Janen
 1405 Edinburg Court
 Warebury Village Lot 72



Kingsmark- Basement-C2 Vinyl

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Issue Dates

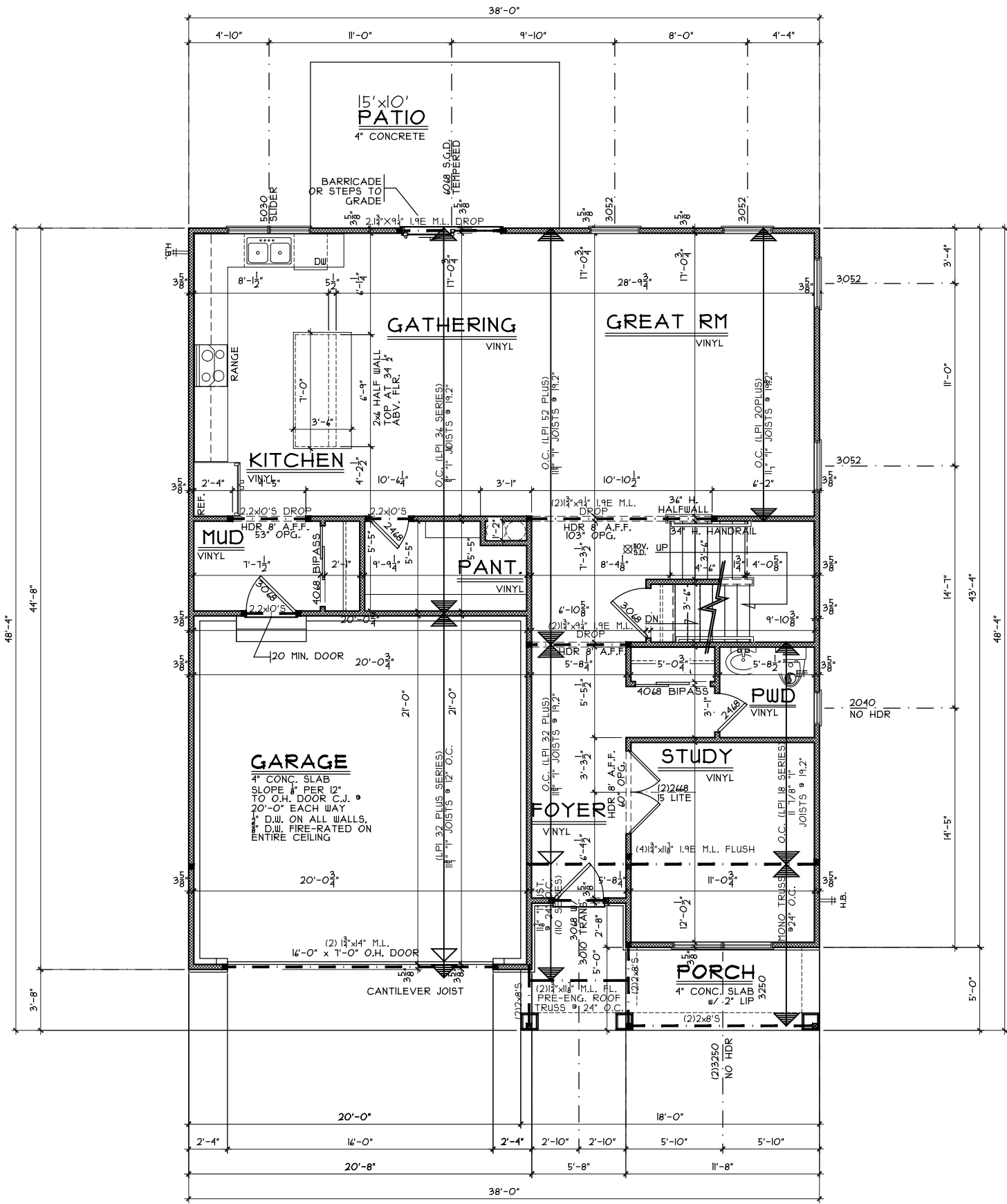
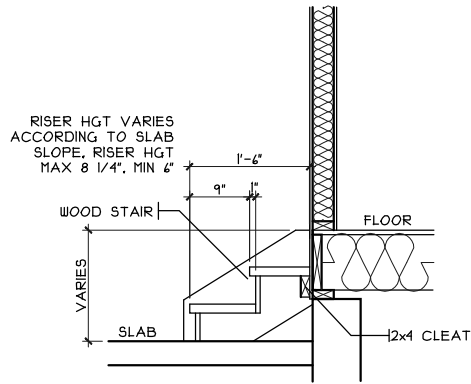
Review

Franklin
 Warren County

A2

GARAGE STEPS DETAIL

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



FIRST FLOOR PLAN

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

First Floor Plan

Plan: Kingsmark
Date: 11.21.2023
Drawn: DSG
Scale: As Noted
Revised: 1.4.2024
Sheet: 5 of 9

Prestige - WV72

Proposed Residence:
Galloway, Jancen
1405 Edinburg Court
Warebury Village Lot 72



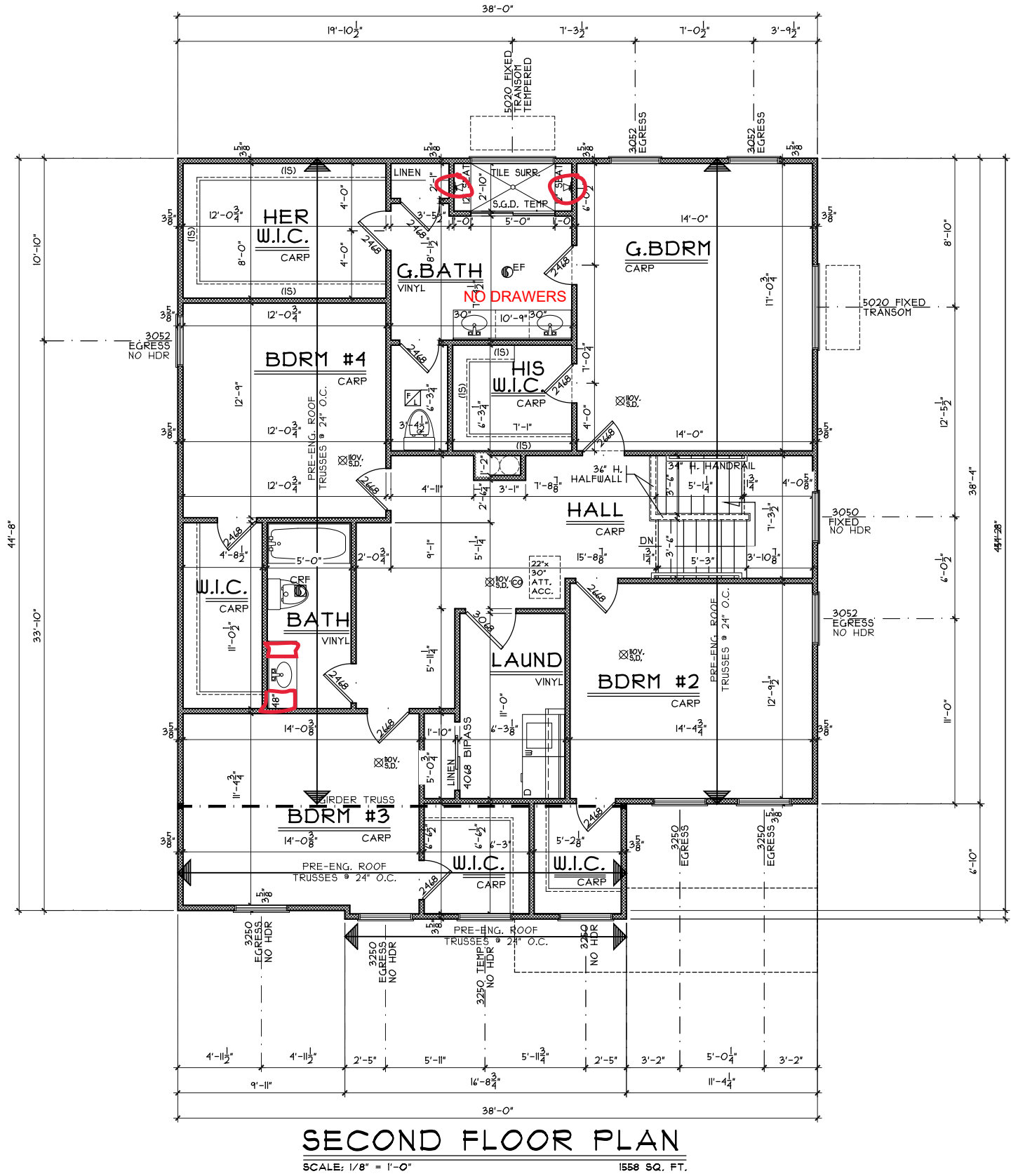
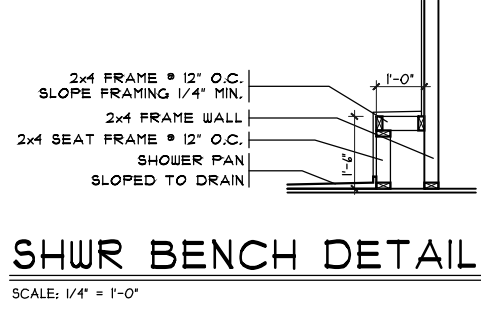
Kingsmark- Basement-C2

Vinyl

Issue Dates

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Franklin
Warren County



Second Floor Plan

Plan: Kingsmark
Date: 11.21.2023
Drawn: DSG
Scale: As Noted
Revised: 1.4.2024
Sheet: 6 of 9

Prestige - WV72
Proposed Residence:
Galloway, Jancen
1405 Edinburg Court
Warebury Village Lot 72



Kingsmark- Basement-C2 Vinyl
Franklin
Warren County

Issue Dates

Review

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A4