

PLOT PLAN

LOT 29 (12,001 SF) 0.2755 AC.

WATERBURY VILLAGE, SECTION 2

CITY OF CARLISLE

WARREN COUNTY, OHIO

FOR: CRISTO HOMES

MULLINS RESIDENCE
1223 WATERBURY COURT

SETBACKS:

FRONT YARD=35'
REAR YARD=40'
SIDE YARD=10'

QUANTITIES

TOTAL LOT AREA	12001	sq. ft.
CITY WALK	365	sq. ft.
HOUSE WALK	44	sq. ft.
DRIVE	820	sq. ft.
APRON	111	sq. ft.
PATIO AND PORCHES	488	sq. ft.
DECK	0	sq. ft.
SEEDING AREA	5380	sq. ft.
UNDISTURBED AREA	3779	sq. ft.

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.

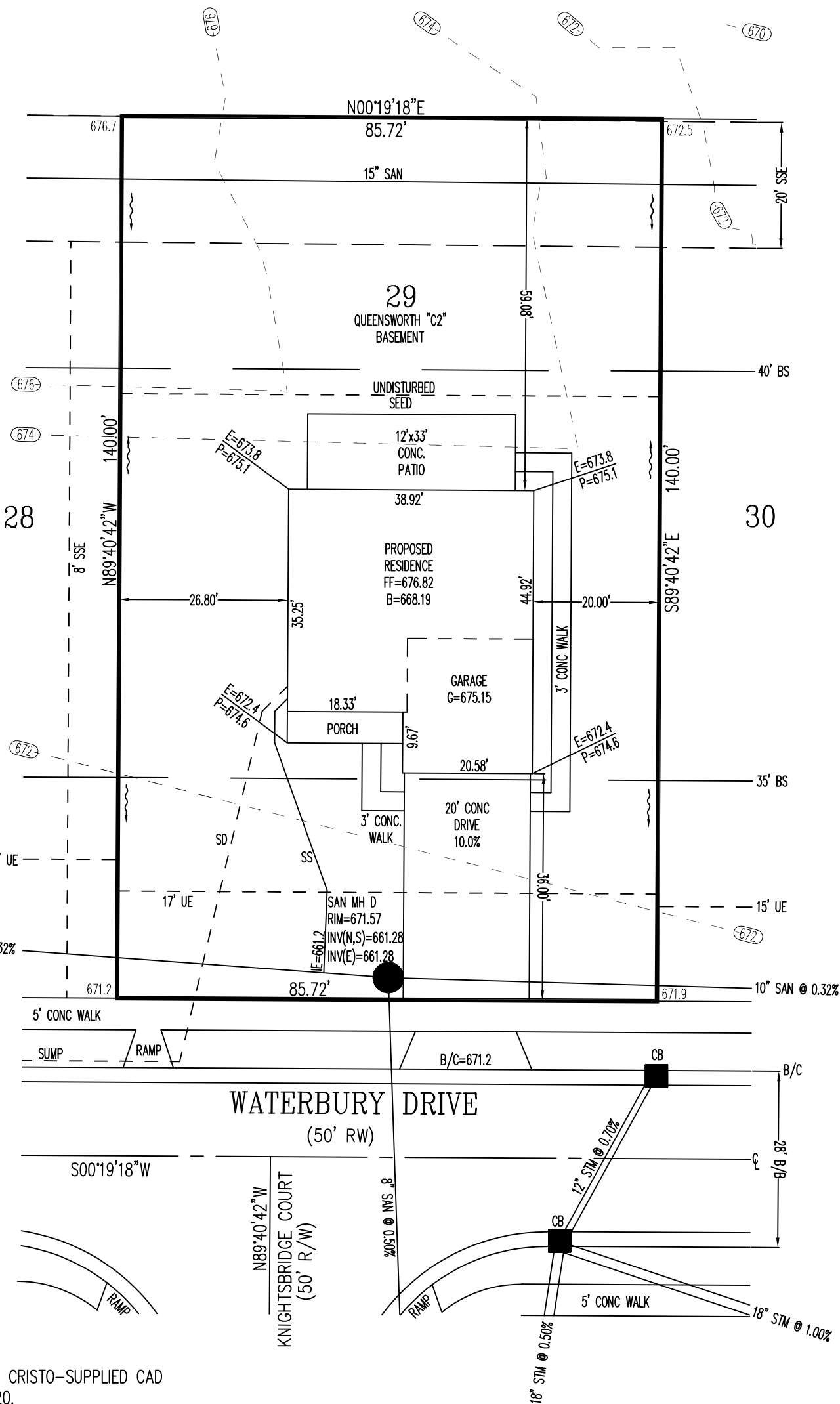
CONTRACTOR IS RESPONSIBLE FOR POSITIVE DRAINAGE AROUND/AWAY FROM HOUSES AND APPROPRIATE FINAL GRADING TO INSURE PROPER DRAINAGE OF THE LOT. SWALE ARROWS AND DRAINAGE ROUTES ARE SUBJECT TO CHANGE.

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.



TOPOGRAPHY FROM CRISTO-SUPPLIED CAD DRAWING, DEC. 2020.
MAY NOT REFLECT CURRENT CONDITIONS.



2 WORKING DAYS
BEFORE YOU DIG

OHIO811.org

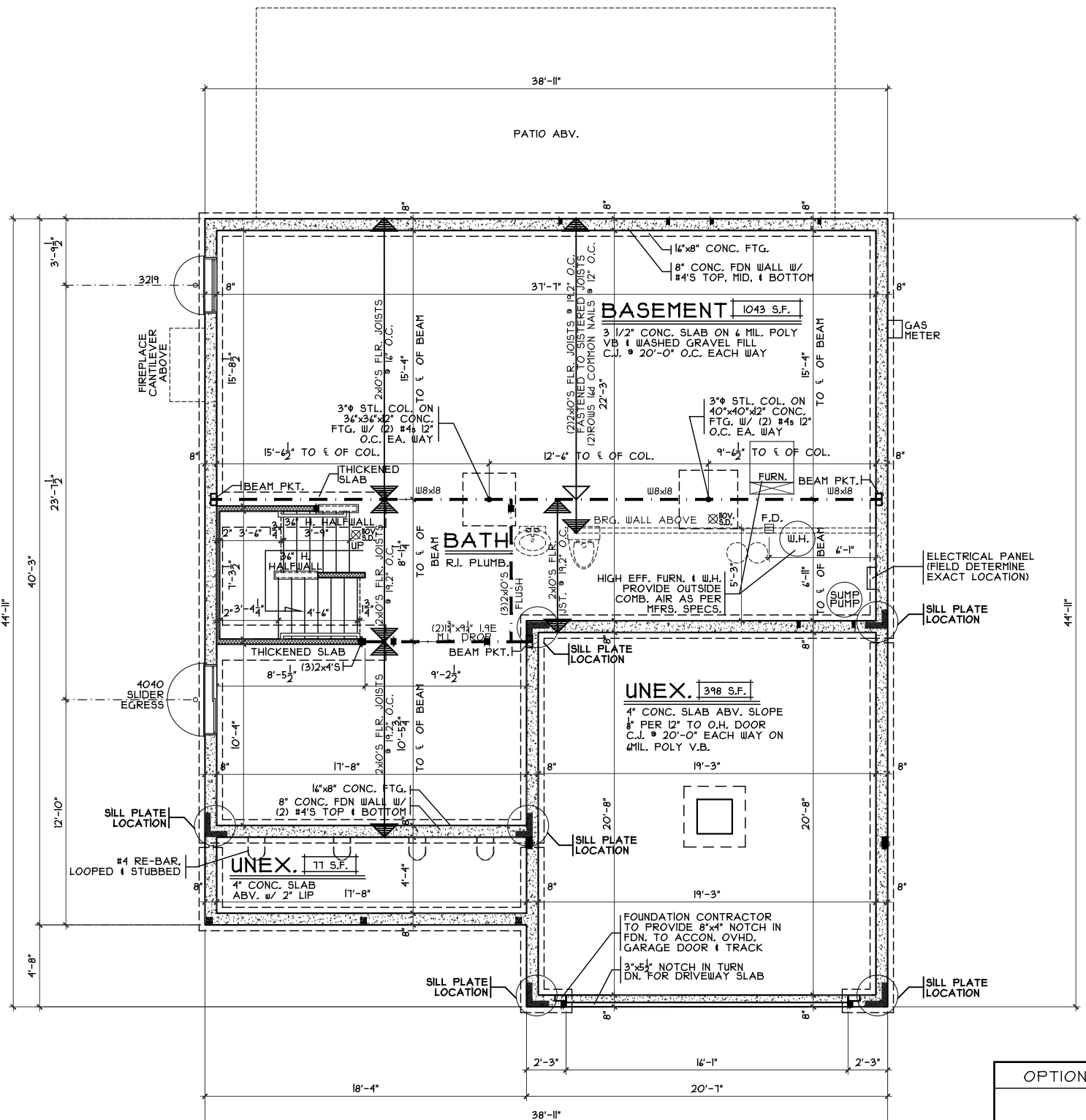
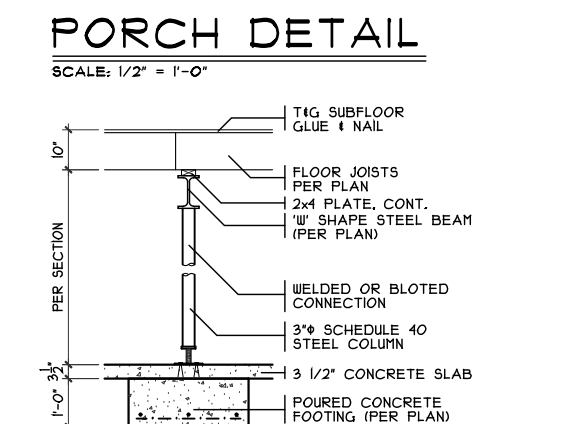
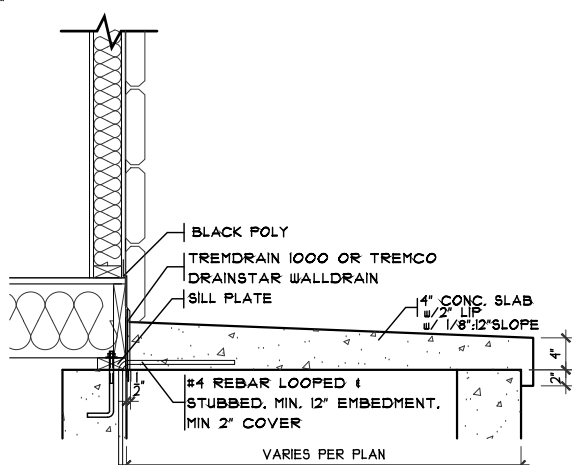
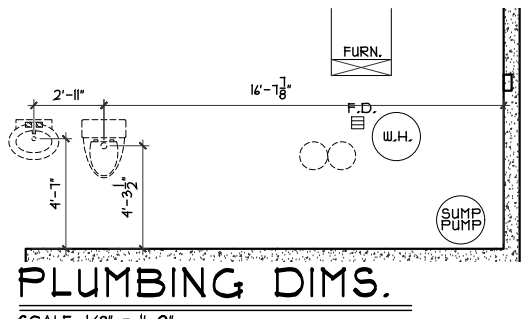
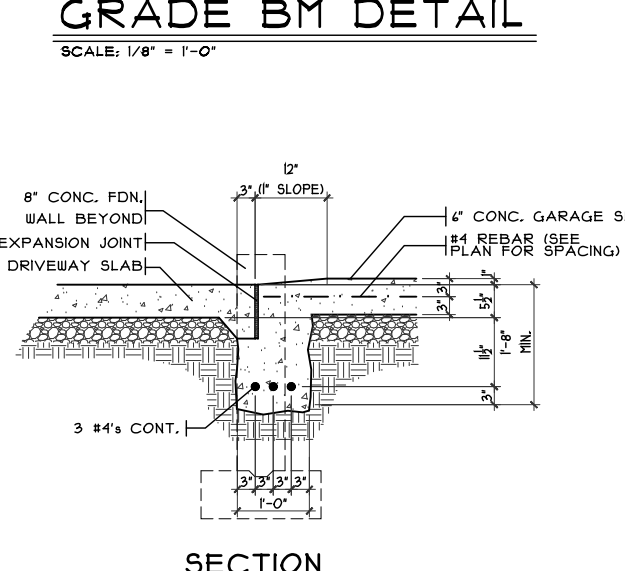
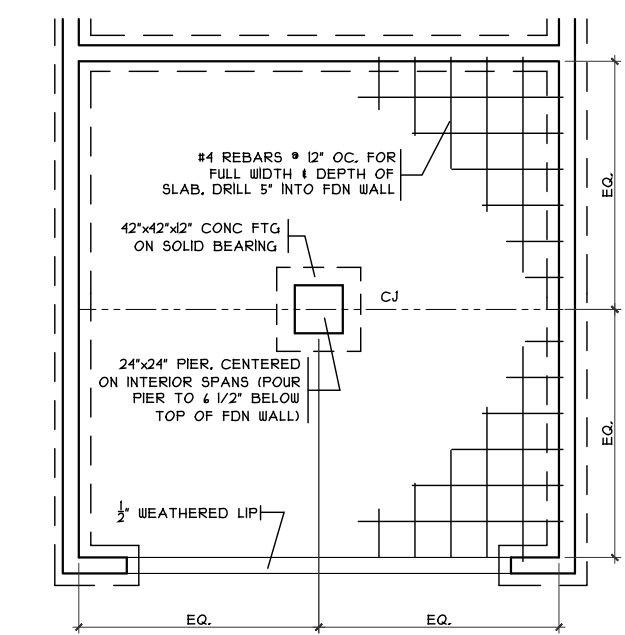
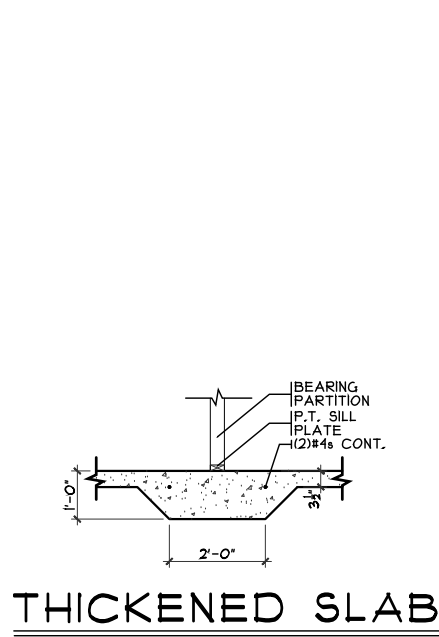
CALL TOLL FREE 800-362-2764
OHIO UTILITIES PROTECTION SERVICE

SCALE: 1"=20'
DATE: 7/29/2022
DRAWN: REW
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:
1.8/4/2022-REW-ADD WALK/DRIVE CC
2.8/15/2022-REW-REDUCE APRON
3.
4.

PROJECT: WATERBURYMILL SHEET
DRAWING: 221603PB 1 OF 1



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

OPTIONS

Foundation Plan
 Plan: Queensworth
 Date: 7.26.2022
 Drawn: SMC
 Scale: As Noted
 Revised: 8.30.2022
 Sheet: 3 of 15

Proposed Residence:
 Mullins Residence
 1223 Waterbury Drive
 Waterbury Village Lot 29

CRISTO HOMES
 7944 Tyers Place Blvd.
 West Chester, OH 45389
 513.755.0570

Queensworth - A2 - Vinyl
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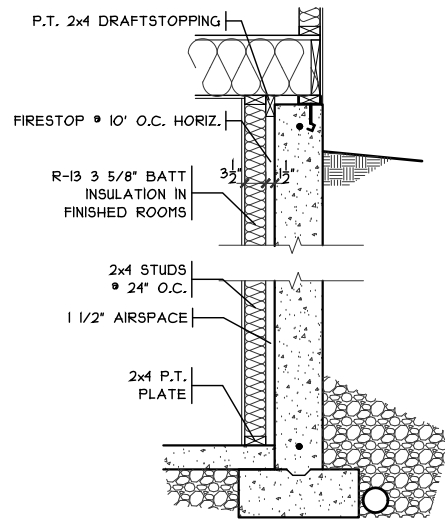
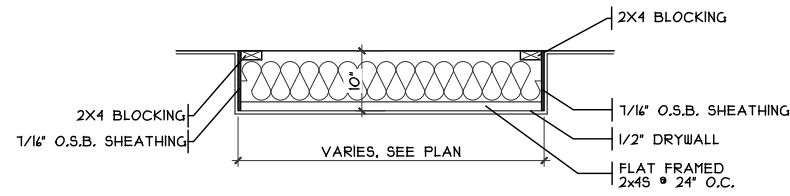
Issue Dates
 Review

Springboro

A2

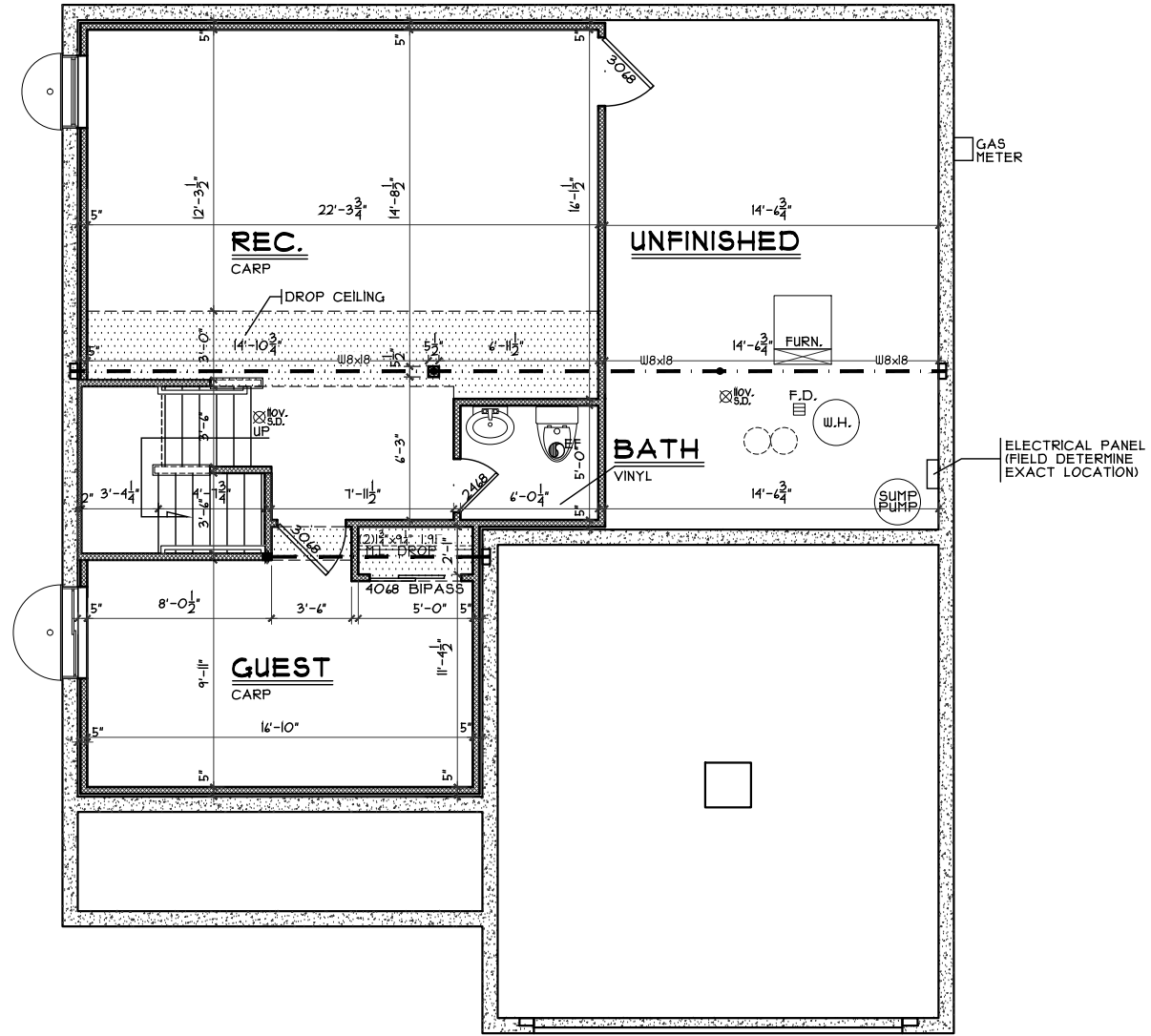
DROP CLG. DETAIL

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



FIN. LL WALL DETAIL

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



FINISHED LOWER LEVEL

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

648 SQ. FT.

OPTIONS

Finished Lower Level

Prestige - WV-29

Queensworth - A2 - Vinyl

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 1223 Waterbury Drive
 Waterbury Village Lot 29



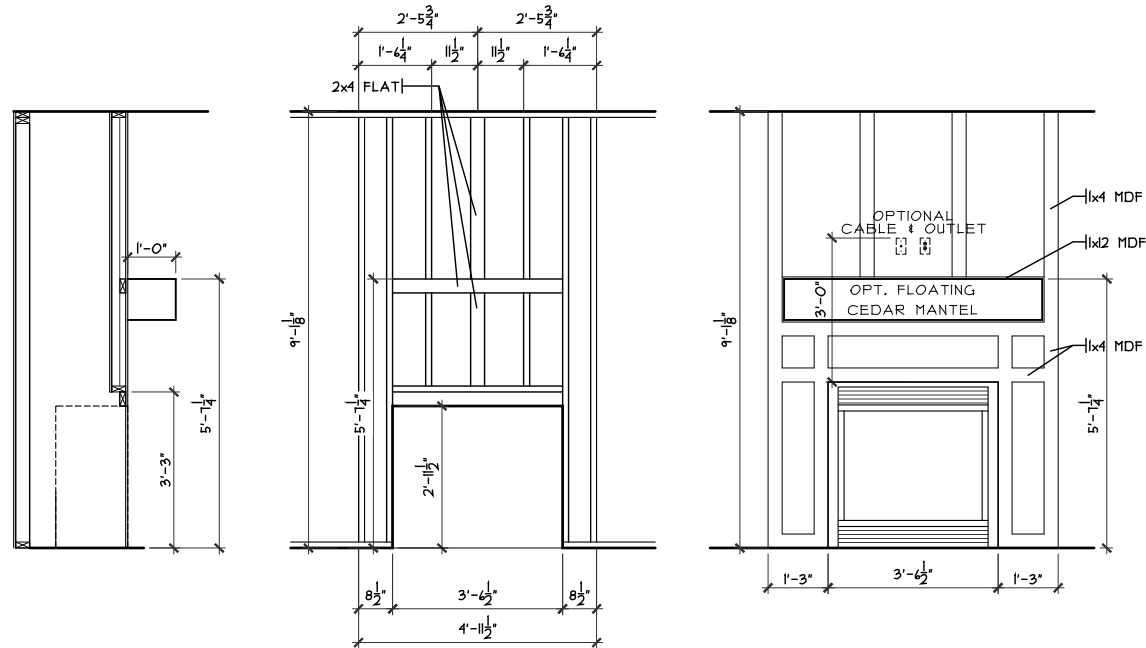
Plan: Queensworth
 Date: 7.26.2022
 Drawn: SMC
 Scale: As Noted
 Revised: 8.30.2022
 Sheet: 4 of 15

Carlisle
 Springboro

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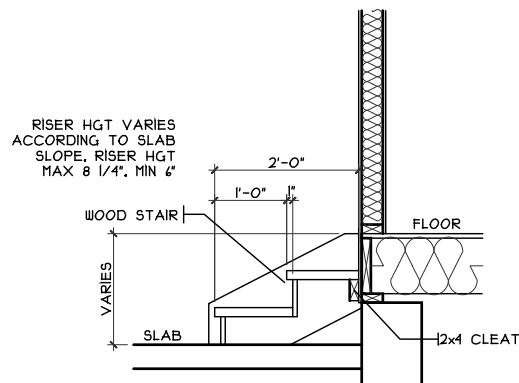
Review	Issue Dates

A2a



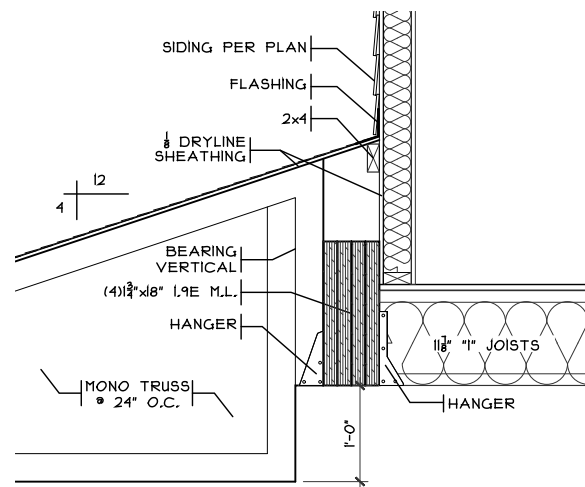
FIREPLACE FRAMING DETAIL

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



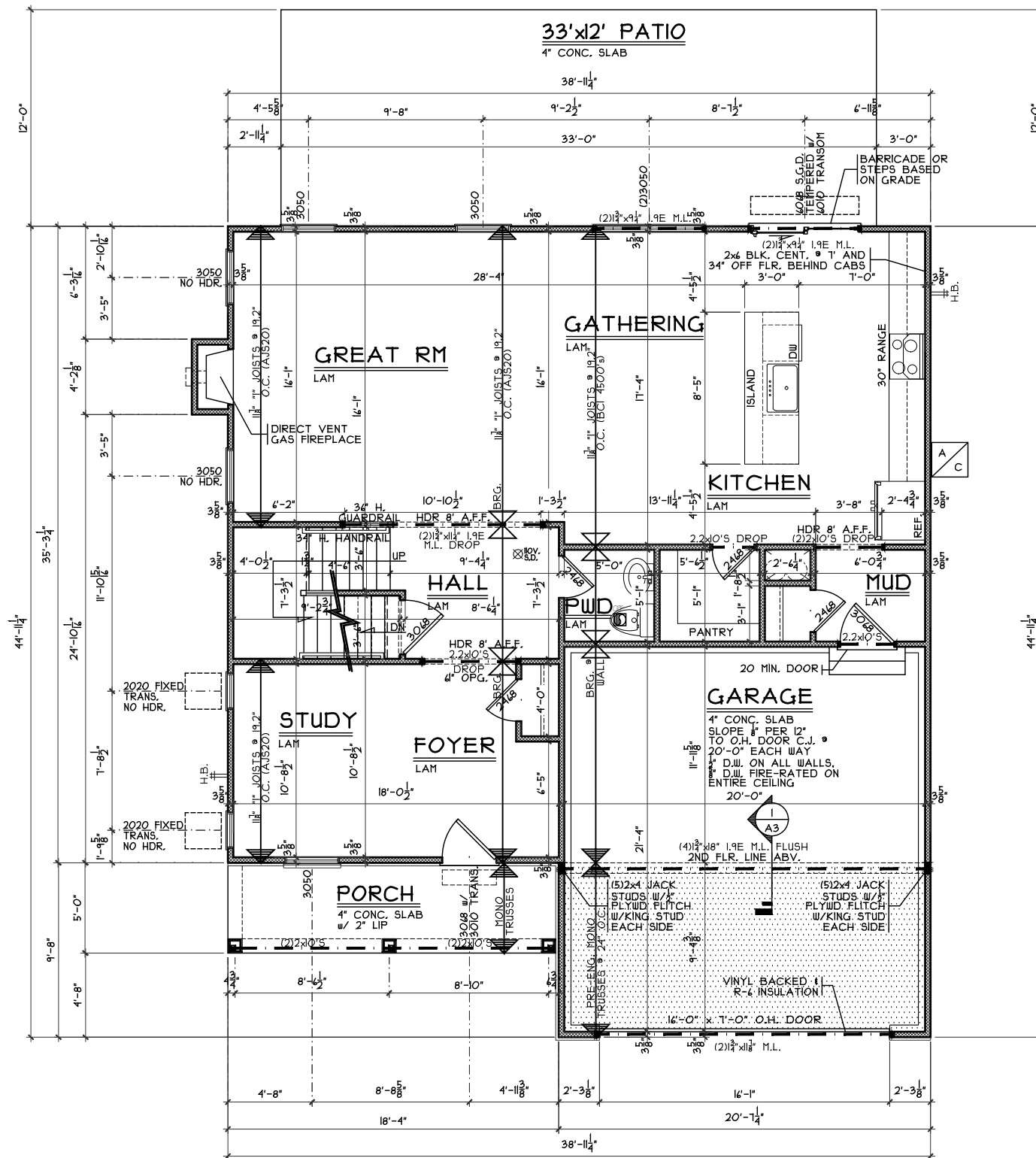
GARAGE STEPS

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



GARAGE DETAIL

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



FIRST FLOOR PLAN

SCALE: 1/8" = 1'-0" 1094 SQ. FT.

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

OPTIONS

First Floor Plan

Plan: Queensworth
 Date: 7.26.2022
 Drawn: SMC
 Scale: As Noted
 Revised: 8.30.2022
 Sheet: 5 of 15



794A Tyers Place Blvd.
 West Chester, OH 45389
 513.755.0570

Prestige - WV-29

Proposed Residence:

Mullins Residence
 1223 Waterbury Drive
 Waterbury Village Lot 29

Queensworth - A2 - Vinyl

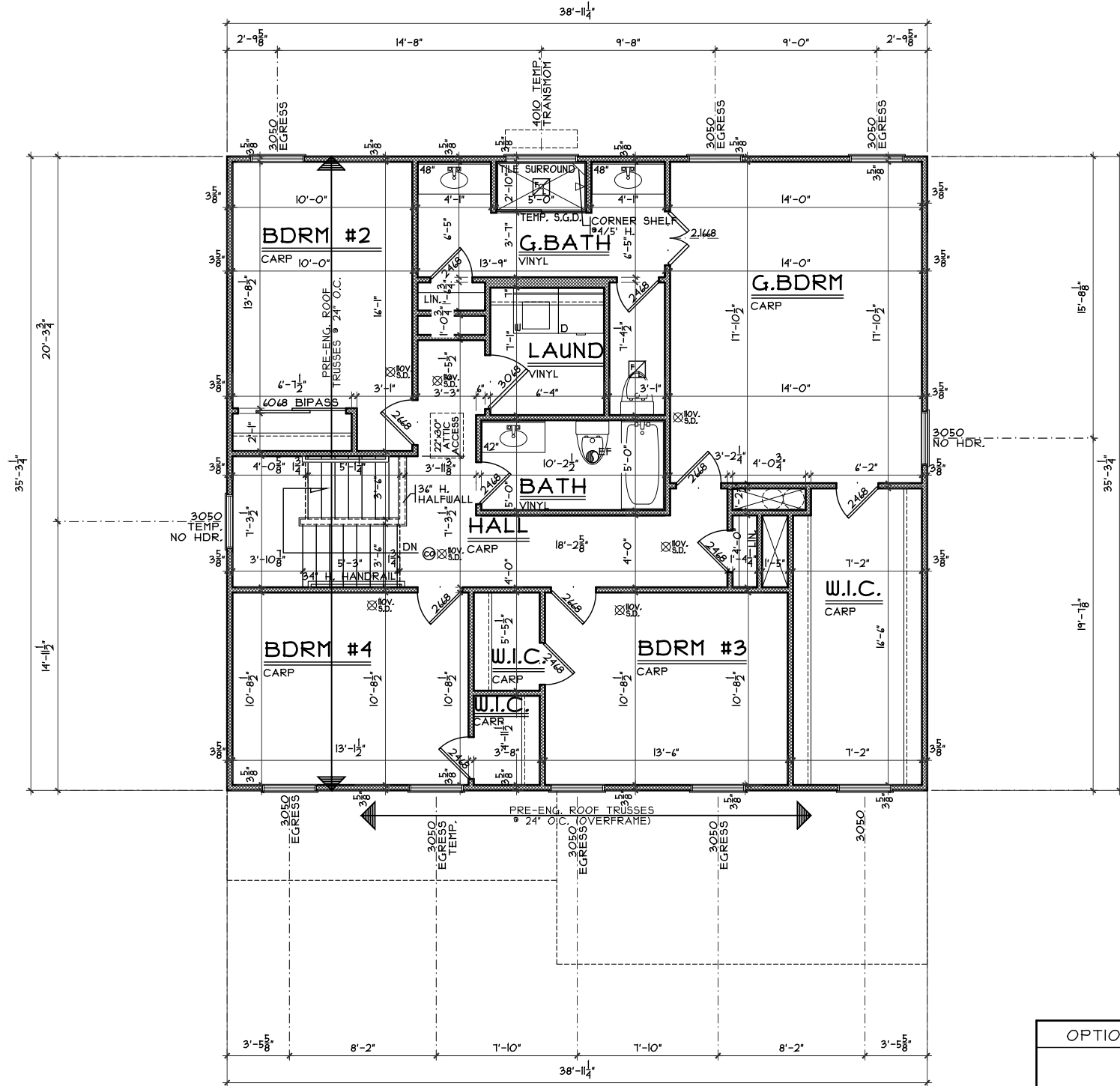
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Issue Dates

Review

Carlisle
 Springboro

A3



NOTE:
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SECOND FLOOR PLAN

SCALE: 1/8" = 1'-0" 1334 SQ. FT.

OPTIONS

Second Floor Plan

Plan: Queensworth
 Date: 7.26.2022
 Drawn: SMC
 Scale: As Noted
 Revised: 8.30.2022
 Sheet: 6 of 15



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

Prestige - WV-29

Proposed Residence:
 Mullins Residence
 1223 Waterbury Drive
 Waterbury Village Lot 29

Queensworth - A2 - Vinyl

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Issue Dates

Review

Carlisle
 Springboro

A4