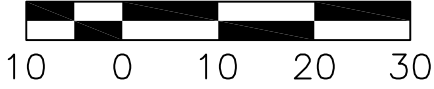
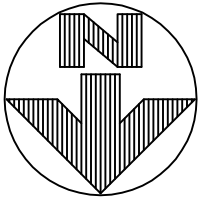


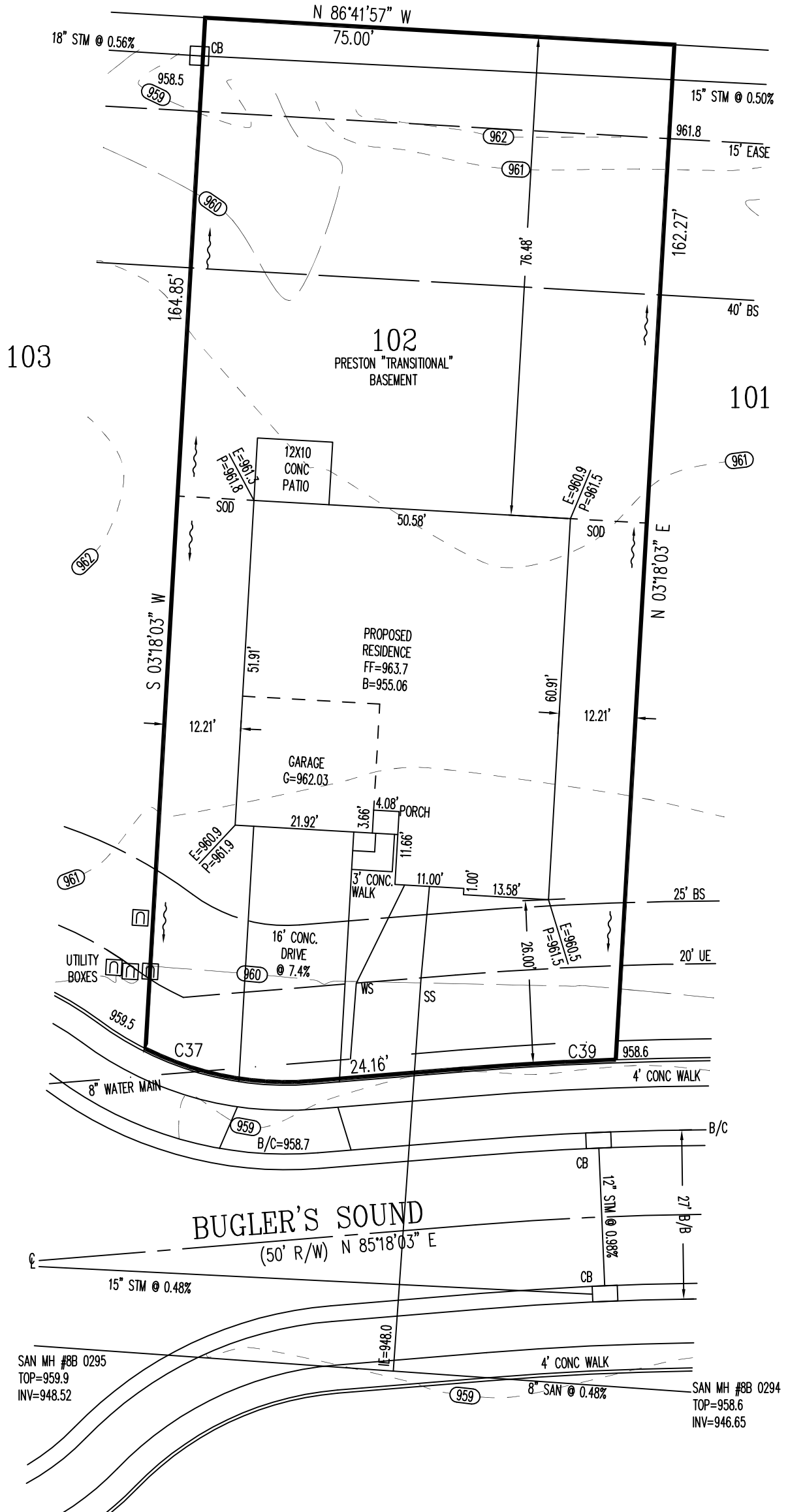
DUDLEY RESIDENCE  
2030 BUGLER'S SOUND

# PLOT PLAN

LOT 102 (12,463 SF) 0.2861 AC.  
THE TRAILS OF SADDLE CREEK, SECTION 4  
SECTION 17 & 23, TOWN 3, RANGE 5  
WASHINGTON TOWNSHIP,  
MONTGOMERY CO., OHIO  
FOR: CRISTO HOMES



QUANTITIES	C37
TOTAL LOT AREA=12,463 SF	R=50.00'
CITY WALK= 240 SF	L=27.39'
HOUSE WALK=29 SF	
DRIVE=717 SF	C39
APRON=131 SF	R=525.00'
PATIO & PORCHES=135 SF	L=24.44'
DECK=	
SEEDING=5616 SF	
SOD=3638 SF	
UNSEEDED=	



**INFORMATION FROM CONSTRUCTION DRAWINGS.**

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

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

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.

PRIOR TO CONSTRUCTION, A GEOTECHNICAL REPORT SHALL BE OBTAINED BY THE BUILDER. APEX ASSUMES NO RESPONSIBILITY FOR SOIL CONDITIONS.

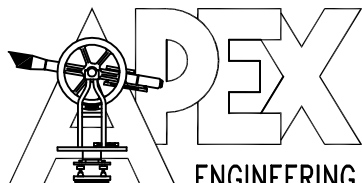
BUILDER SHALL PROVIDE POSITIVE DRAINAGE AROUND AND AWAY FROM HOUSES.

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=25'  
REAR=40'  
SIDE=7.5'

TOPOGRAPHY FROM FIELD LOCATIONS BY APEX IN DEC., 2017.  
MAY NOT REFLECT CURRENT CONDITIONS.

SCALE: 1"=20'  
DATE: 07-06-20  
DRAWN: JLL  
DESIGNED:  
CHECKED: KRC



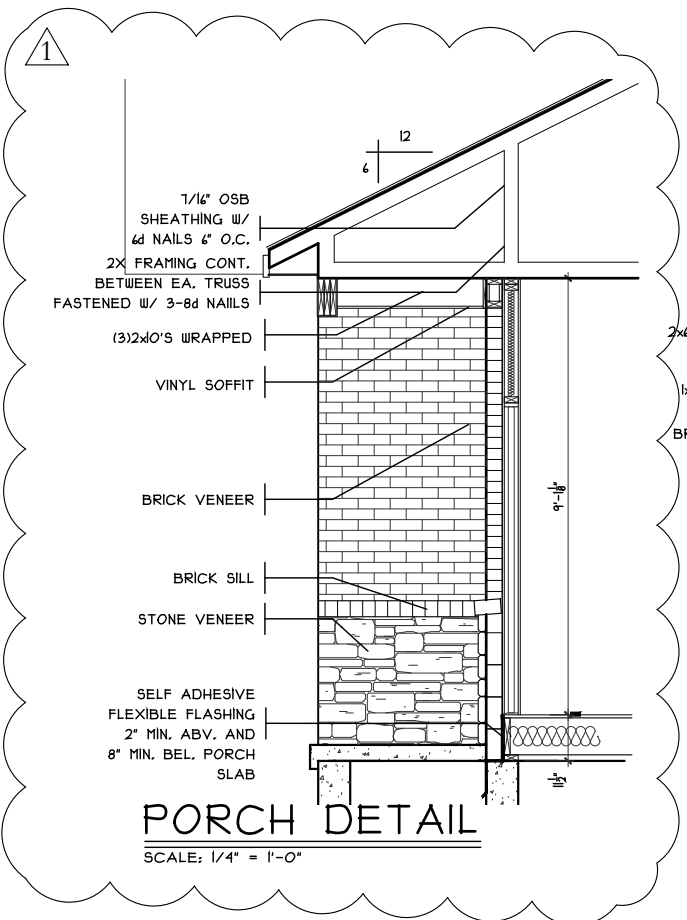
**ENGINEERING & SURVEYING, INC.**  
1068 N. UNIVERSITY BLVD MIDDLETOWN, OHIO 45042  
PH.-(513) 424-5202 OR (513) 932-8991 FAX - (513) 424-6202

**REVISIONS:**

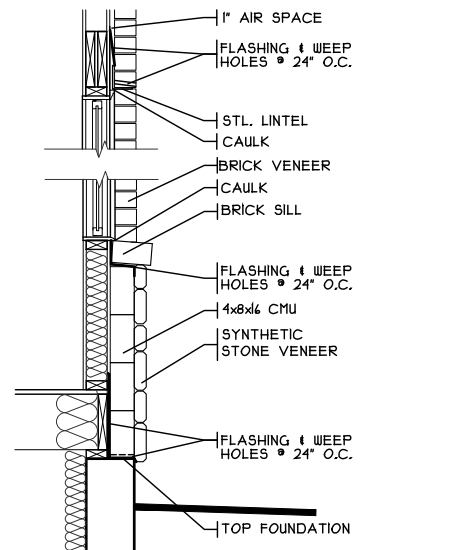
- 1.
- 2.
- 3.
- 4.

PROJECT: SADDLECREEK  
DRAWING: 201409PA

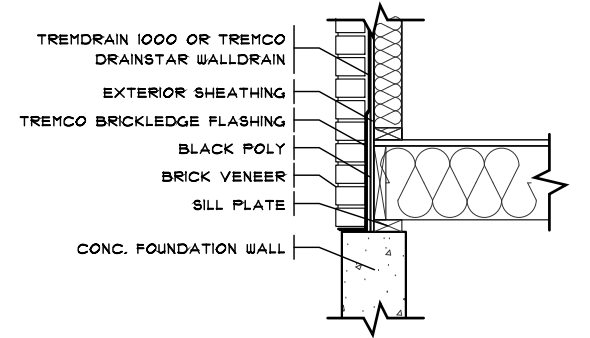
SHEET  
1 OF 1



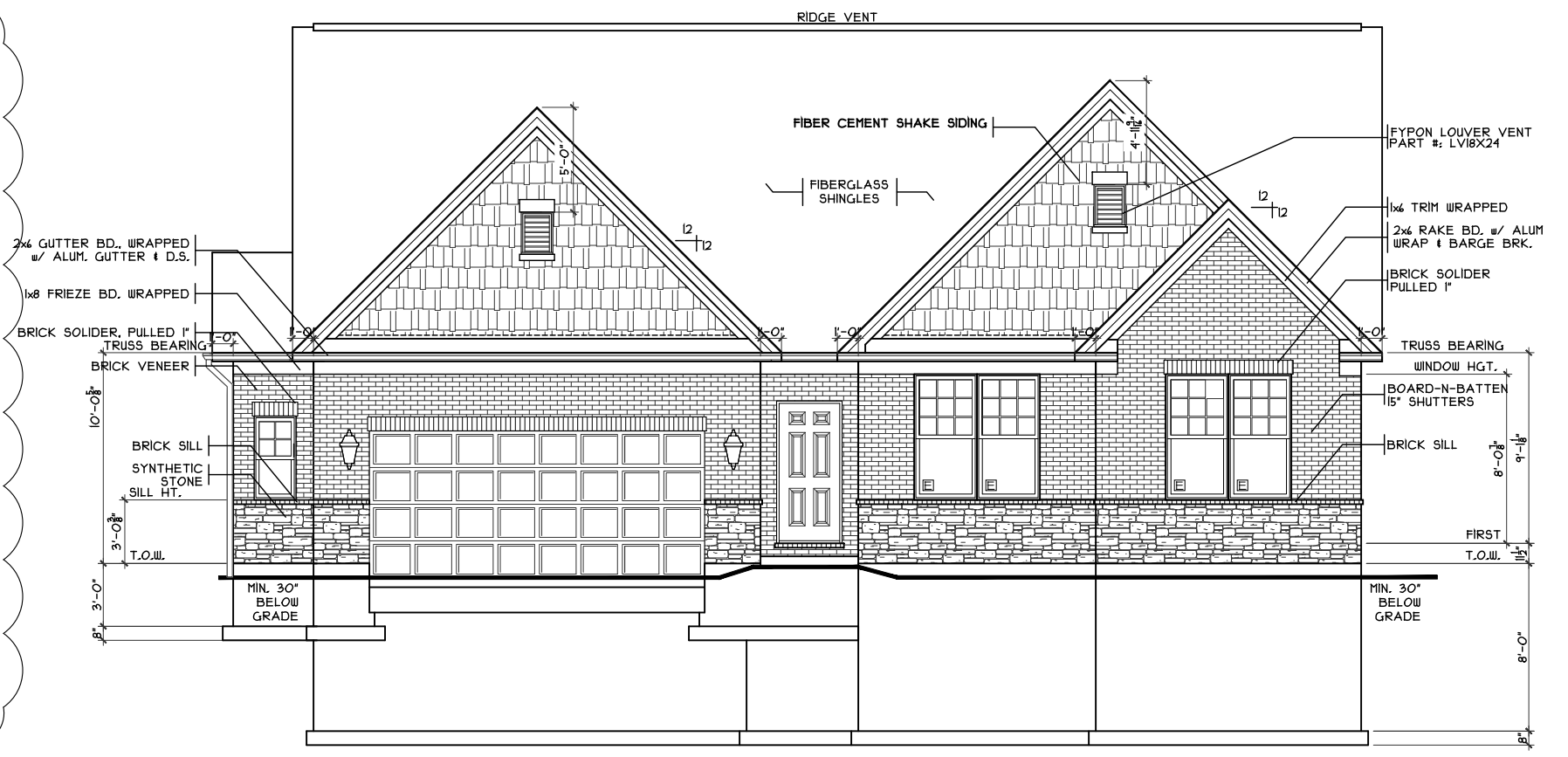
**PORCH DETAIL**  
SCALE: 1/4" = 1'-0"



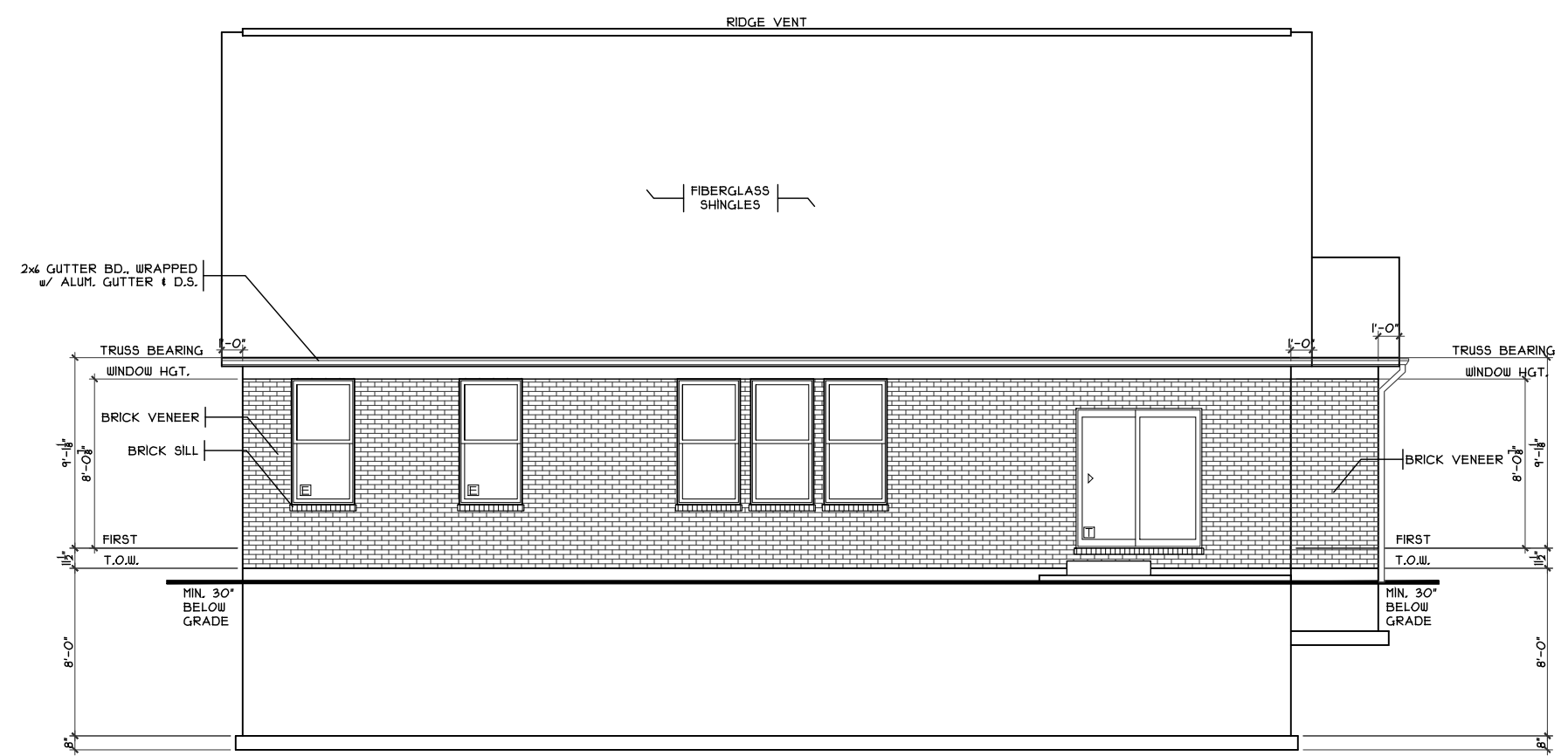
**STONE BASE DETAIL**  
SCALE: 1/8" = 1'-0"



**BRICK WATERPROOFING**  
SCALE: 1/2" = 1'-0"



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

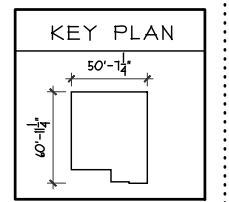


**REAR ELEVATION**  
SCALE: 1/8" = 1'-0"

SHEET INDEX	
SHT#	DESCRIPTION
A1	Front and Rear Elevations
A2	Left and Right Elevations
A3	Foundation Plan
A3a	Lower Level Plan
A4	First Floor Plan
A5	Typical Wall Sections/Stair Section
A6	Typical Framing Details
G1	General Notes
E1	Electrical Plan
S1	Joists Layout/ Roof Plans

**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"

R2311B4 PLAN INFO	
4	BDRMS
2.5	BATHS
2	CAR GARAGE
1	1ST FLR. CLG.
SQUARE FOOTAGE	
TOTAL	2311
MAIN	2311
UPPER	N/A
LOWER (FINISH)	191
LOWER (SLAB)	2240
GAR. (SLAB)	451



**OPTIONS**

**Issue Dates**  
5.8.2018

**Issue Description**  
Cristo Homes reserves all property rights in these plans. These plans are not to be reproduced, changed, or copied in any manner. They are not to be given to a third party, either in full or in part, without first receiving written permission from Cristo Homes. In the event these plans are used by a third party, Cristo Homes shall be held harmless.

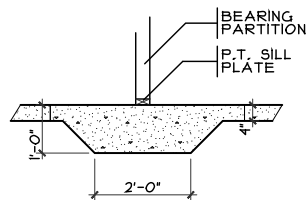
**Proposed Residence:**  
Dudley Residence  
2030 Buglers Sound  
Saddle Creek Lot #102

**Washington Twp**  
Montgomery County

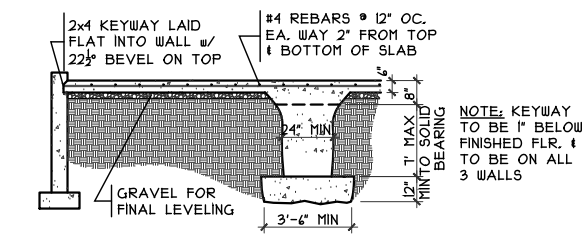
**Front And Rear Elevations**  
Plan : PRESTON  
Date : 6.18.2020  
Drawn: KMA  
Scale : As Noted  
Revised: 8.31.2020  
Sheet : 1 of 11

**CRISTO HOMES**  
7594-A Tylers Place Blvd.  
West Chester, OH 45069  
513.955.0570 www.cristohomes.com

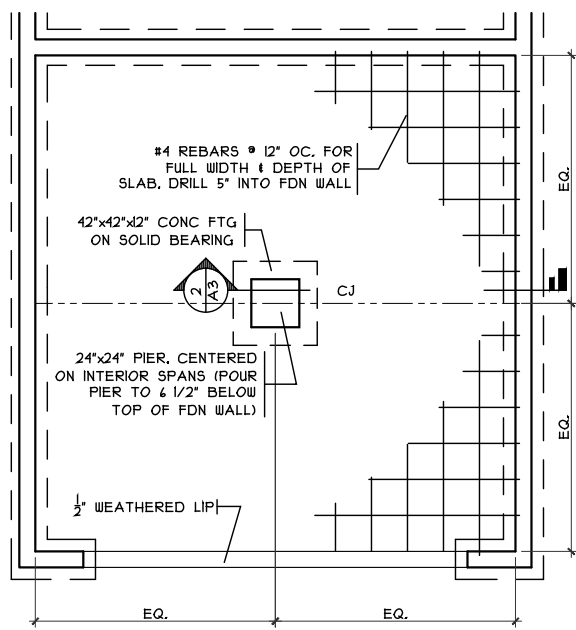
**A1**



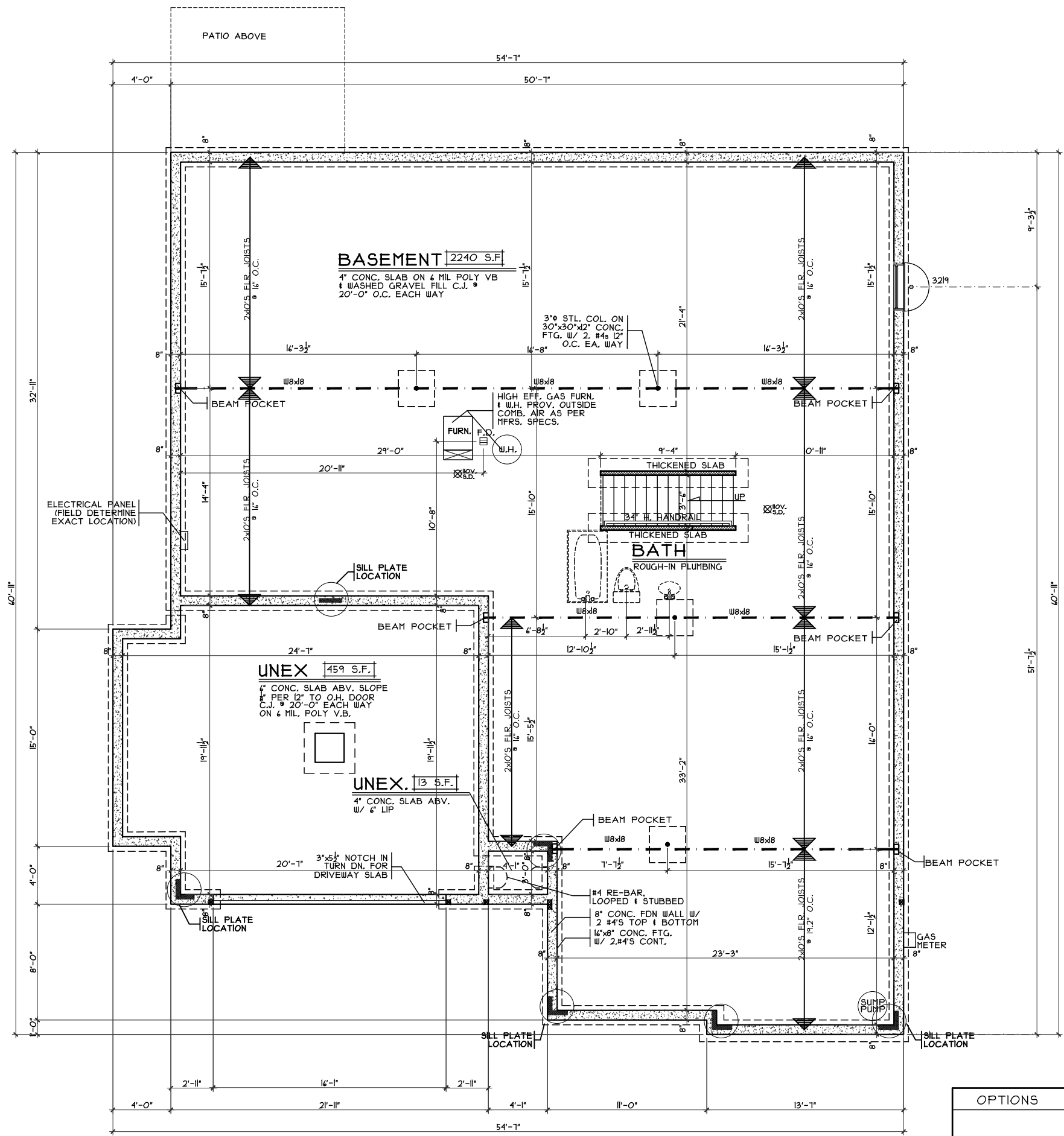
**2 THICKENED SLAB DETAIL**  
SCALE: 1/4" = 1'-0"



**3 GRADE BM SECTION**  
SCALE: 1/8" = 1'-0"



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



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

NOTE: ALL EXTERIOR DIMENSIONS ARE TO FACE OF FOUNDATION- MASONRY VENEER TO OVERHANG FOUNDATION AS REQ'D. TO ACCOMMODATE 1" AIRSPACE AT SHEATHING. MAXIMUM OVERHANG TO BE 3/4".

OPTIONS

Foundation Plan  
 Plan : PRESTON  
 Date : 6.18.2020  
 Drawn: KMA  
 Scale : As Noted  
 Revised: 8.31.2020  
 Sheet : 3 of 11

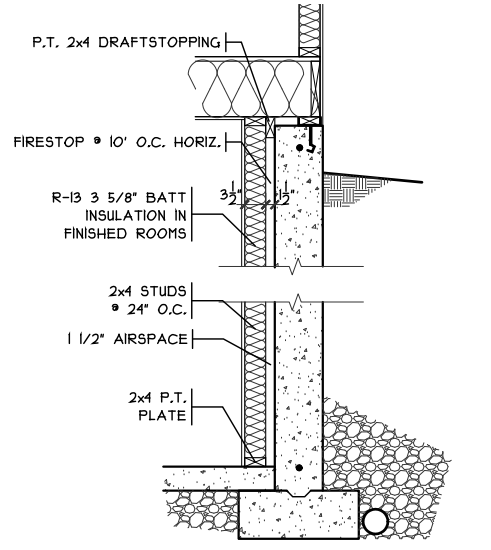
Proposed Residence:  
 Dudley Residence  
 2030 Buglers Sound  
 Saddle Creek Lot #102

Washington Twp  
 Montgomery County

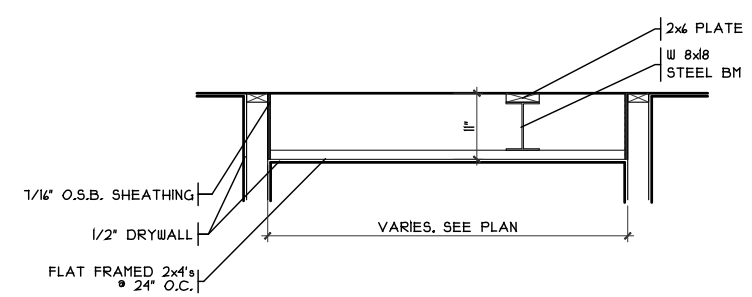
Issue Dates  
 Review 5.8.2018

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

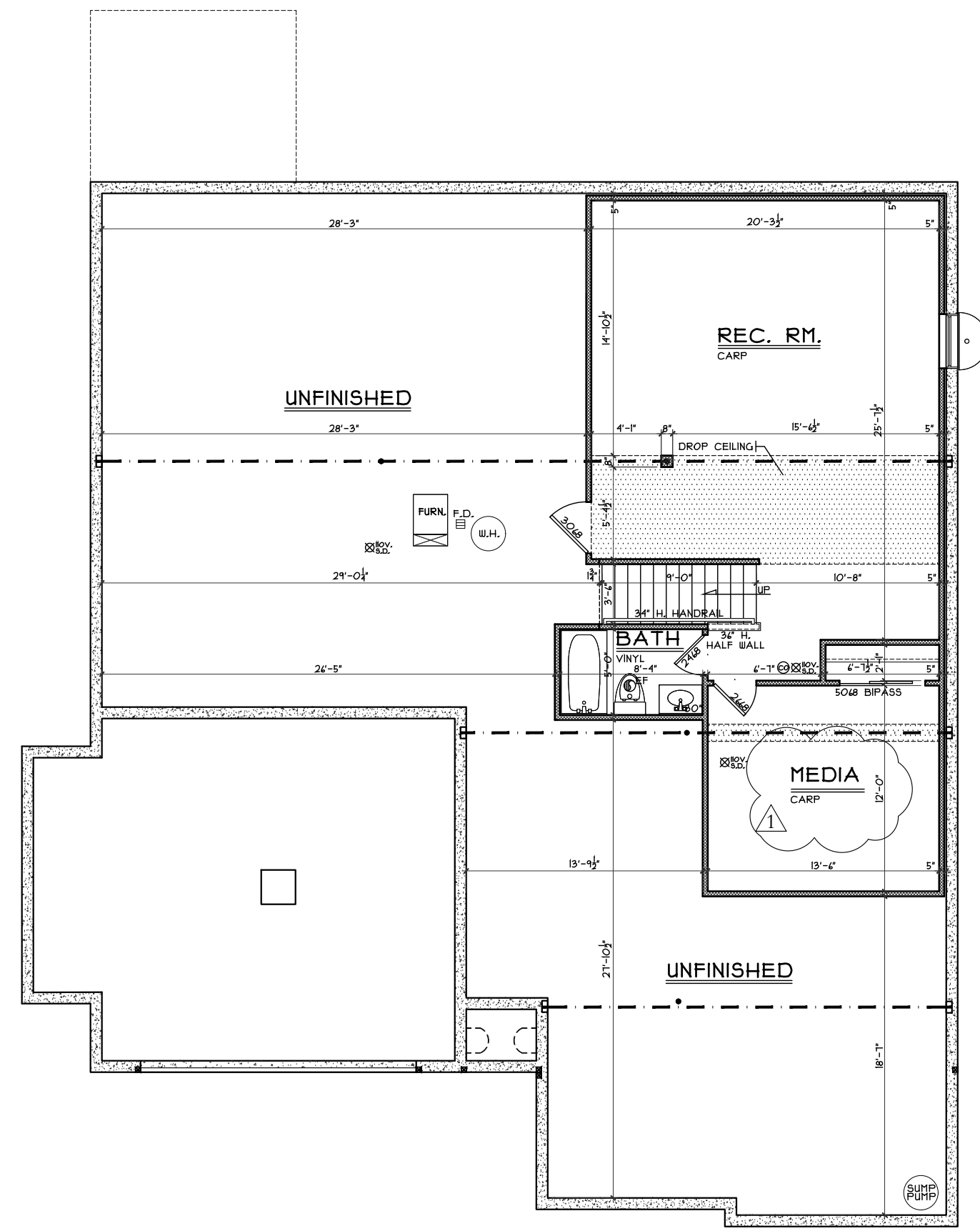
A3



**FIN. LL WALL DETAIL**  
SCALE: 3/8" = 1'-0"



**DROP CLG. DETAIL**  
SCALE: 3/8" = 1'-0"



**FINISHED LOWER LEVEL PLAN**  
SCALE: 1/8" = 1'-0" 791 S.F.

OPTIONS
---------

**Finished Lower Level**

Plan : PRESTON  
Date : 6.18.2020  
Drawn: KMA  
Scale : As Noted  
Revised: 8.31.2020  
Sheet : 4 of 11

**Proposed Residence:**  
Dudley Residence  
2030 Buglers Sound  
Saddle Creek Lot #102

**Washington Twp**  
Montgomery County

**CRISTO HOMES**  
7594-A Tylers Place Blvd.  
West Chester, OH 45069  
513.755.0570 www.cristohomes.com

**SC-102**

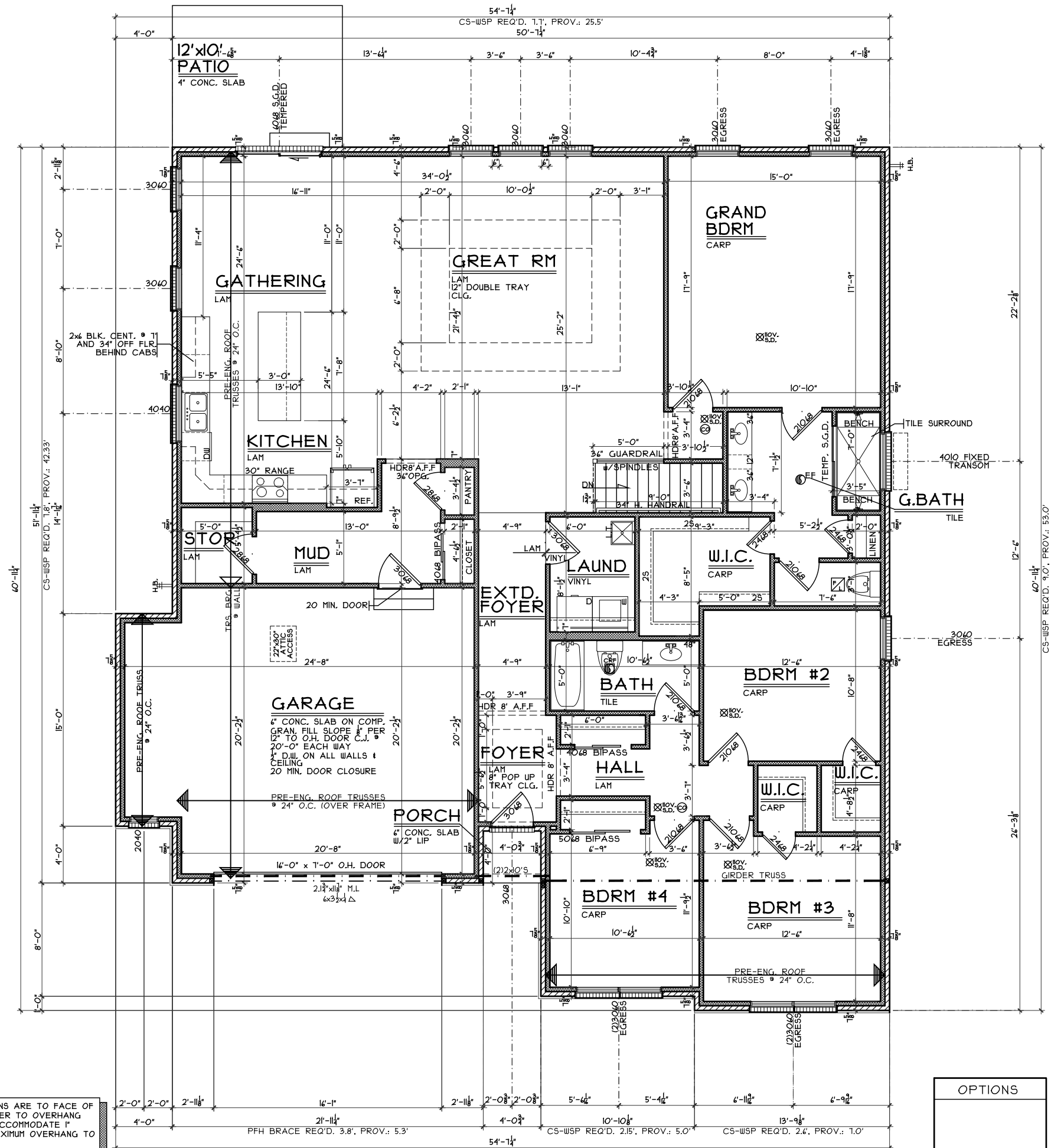
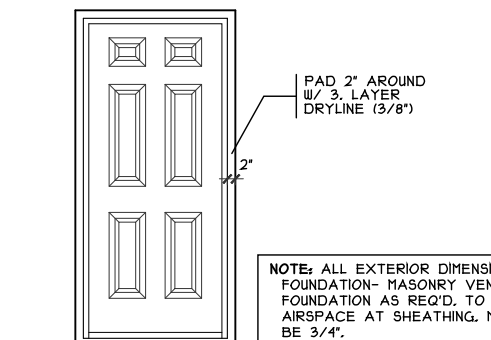
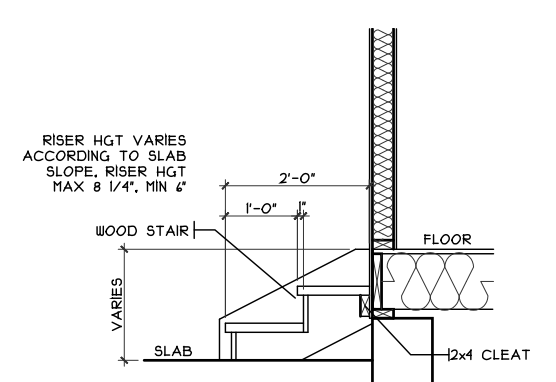
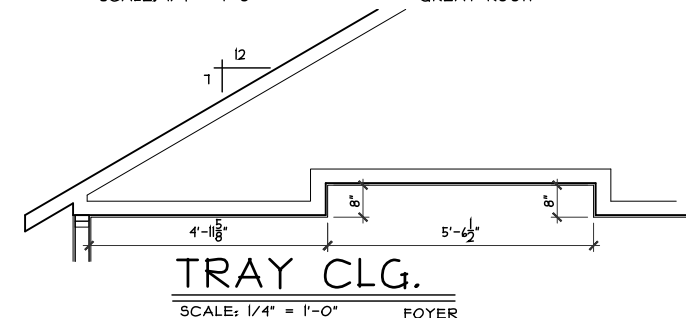
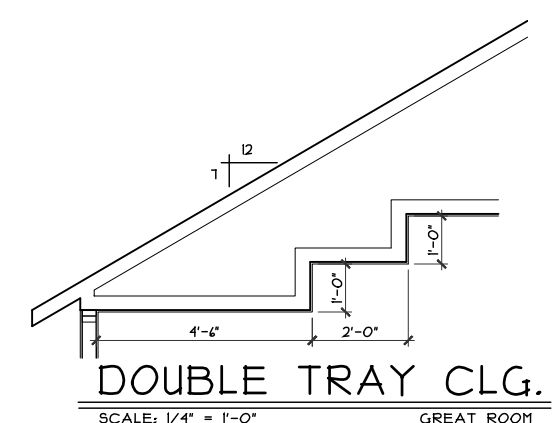
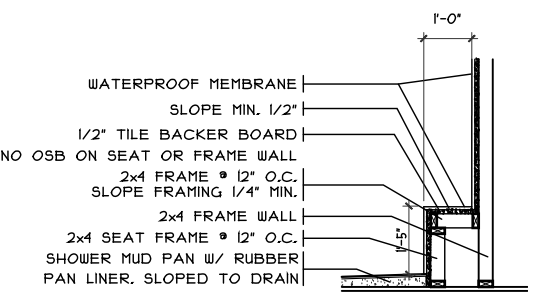
**Preston - Transitional - Comp.**  
Cristo Homes reserves all property rights in these plans. These plans are not to be reproduced, changed, or copied in any manner. They are not to be given to a third party, either in full or in part, without first receiving written permission from Cristo Homes. In the event these plans are used by a third party, Cristo Homes shall be held harmless.

**Issue Dates**

Review	5.8.2018

**A3a**





OPTIONS

**First Floor Plan**  
Plan : PRESTON  
Date : 6.18.2020  
Drawn: KMA  
Scale : As Noted  
Revised: 8.31.2020  
Sheet : 5 of 11

**Proposed Residence:**  
Dudley Residence  
2030 Buglers Sound  
Saddle Creek Lot #102

**Washington Twp**  
Montgomery County

**Issue Dates**

Review	5.8.2018

**CRISTO HOMES**  
7594-A Tylers Place Blvd.  
West Chester, OH 45069  
513.755.0570 www.cristohomes.com