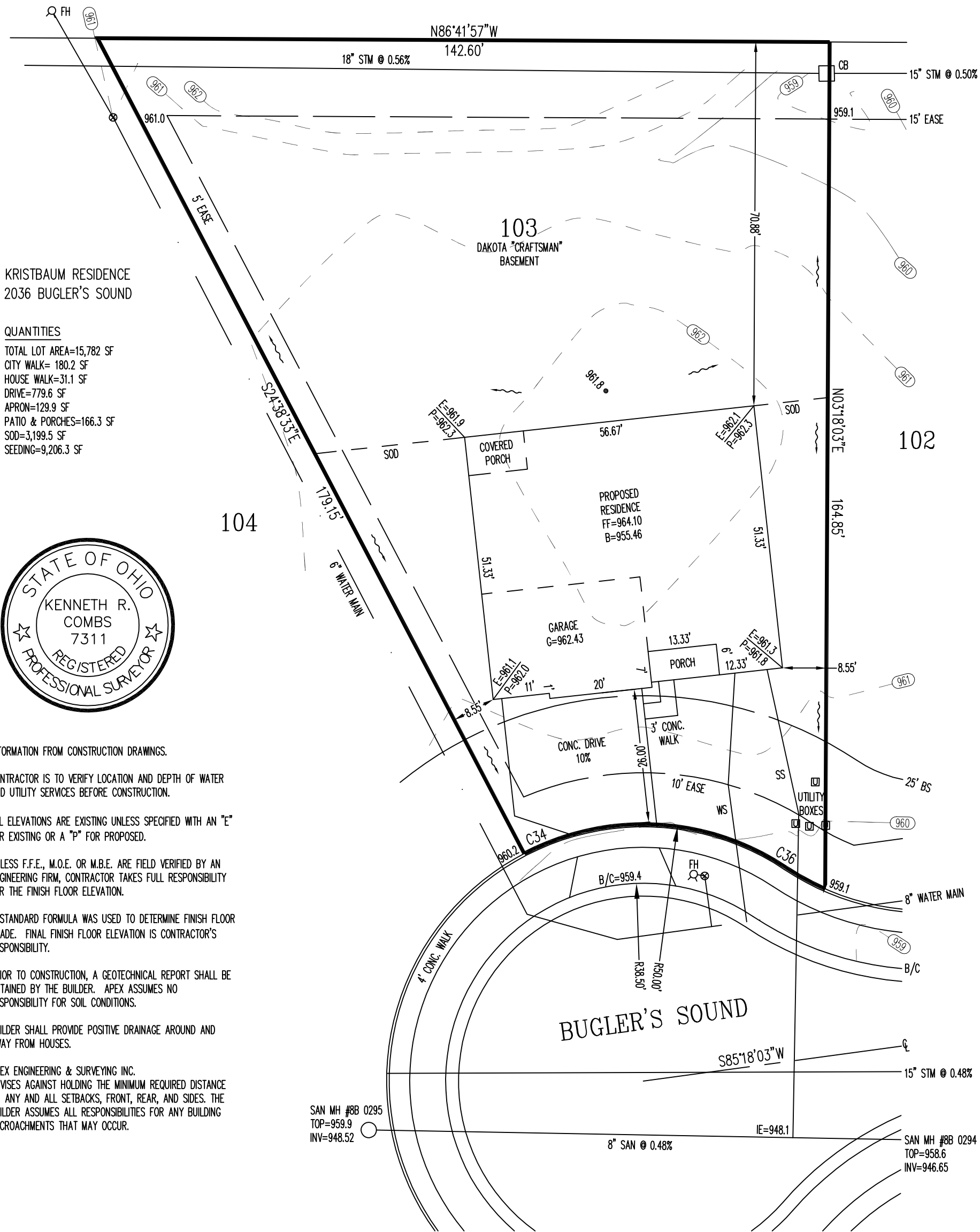


PLOT PLAN
LOT 103 (15,782 SF) 0.3623 AC.
THE TRAILS OF SADDLE CREEK, SECTION 4
SECTION 17 & 23, TOWN 3, RANGE 5
WASHINGTON TOWNSHIP,
MONTGOMERY CO., OHIO
FOR: CRISTO HOMES

SETBACKS
 FRONT=25'
 REAR=40'
 SIDE=7.5'

C34
 R=50.00'
 L=53.54'

 C36
 R=50.00'
 L=8.75'



KRISTBAUM RESIDENCE
 2036 BUGLER'S SOUND

QUANTITIES

- TOTAL LOT AREA=15,782 SF
- CITY WALK= 180.2 SF
- HOUSE WALK=31.1 SF
- DRIVE=779.6 SF
- APRON=129.9 SF
- PATIO & PORCHES=166.3 SF
- SOD=3,199.5 SF
- SEEDING=9,206.3 SF



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.

TOPOGRAPHY FROM FIELD LOCATIONS BY APEX IN DEC., 2017.

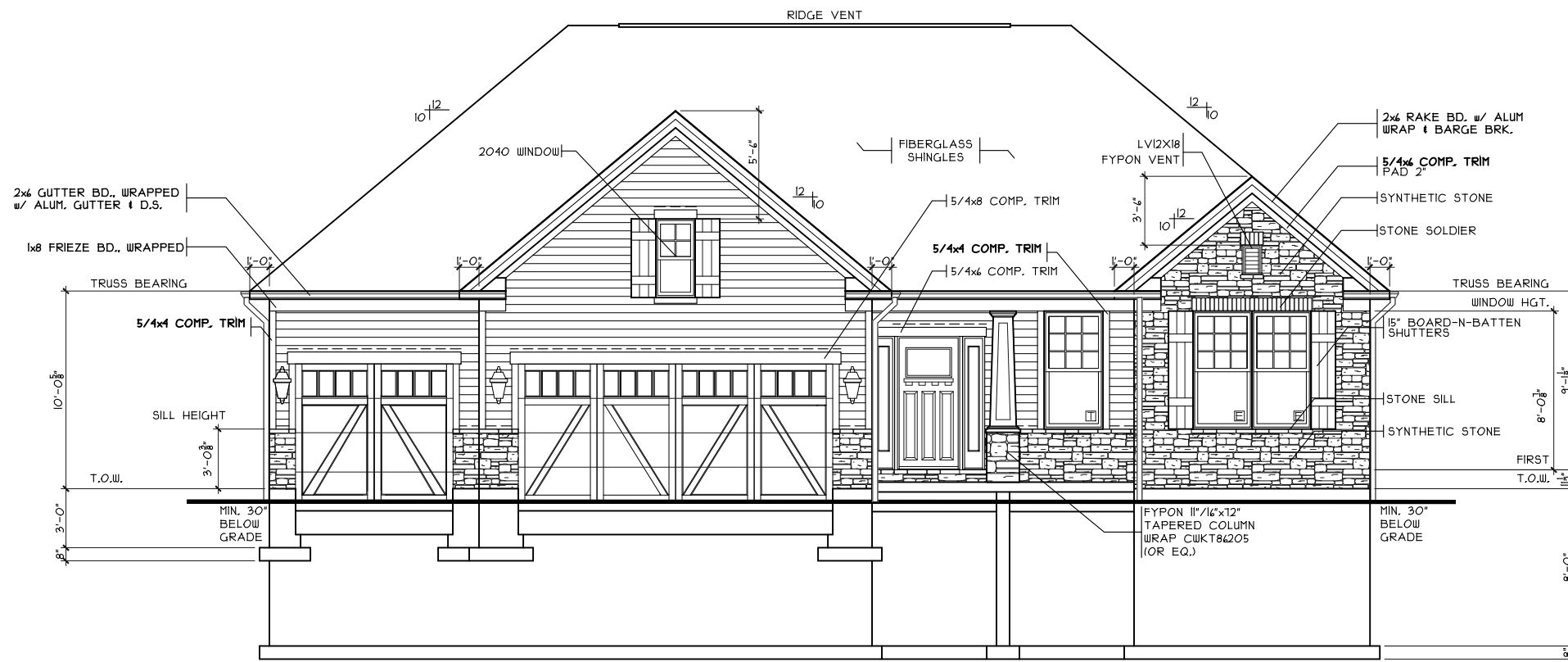
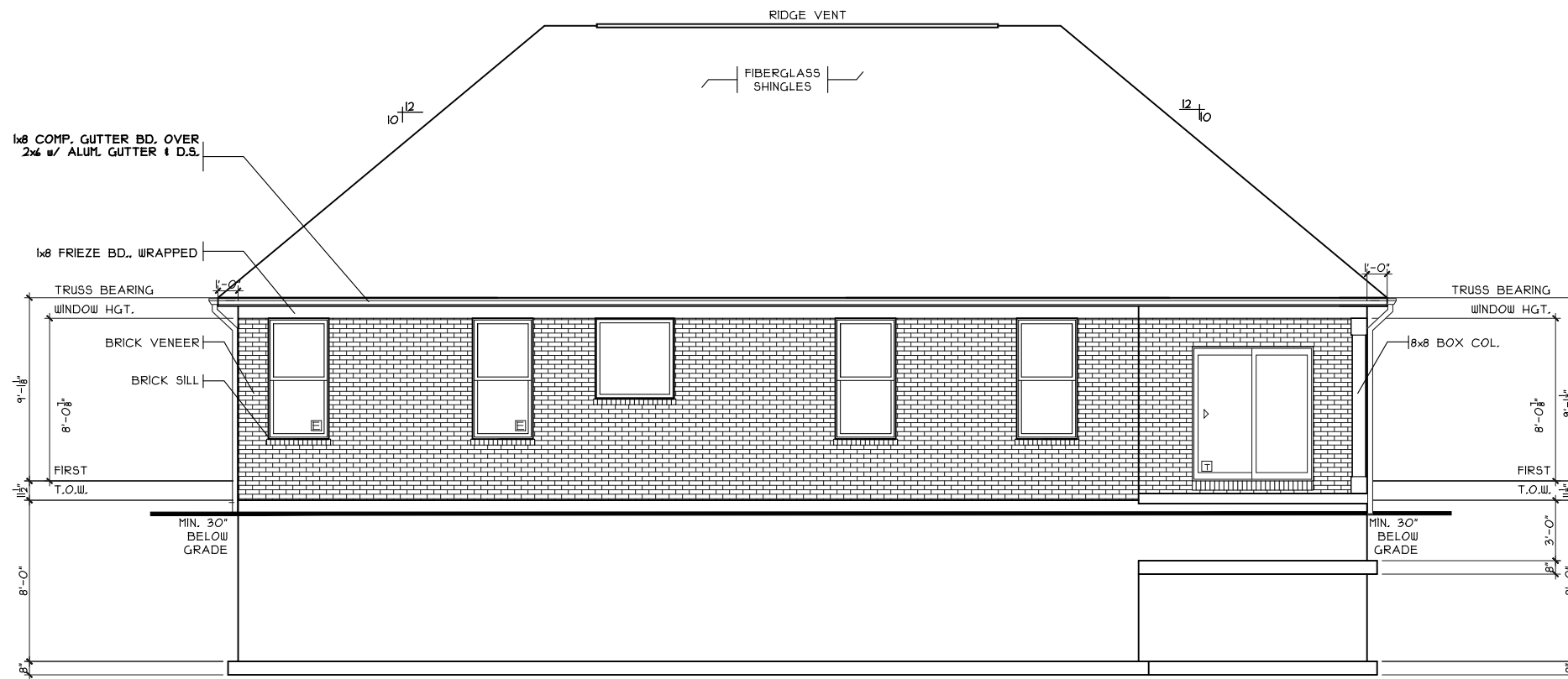
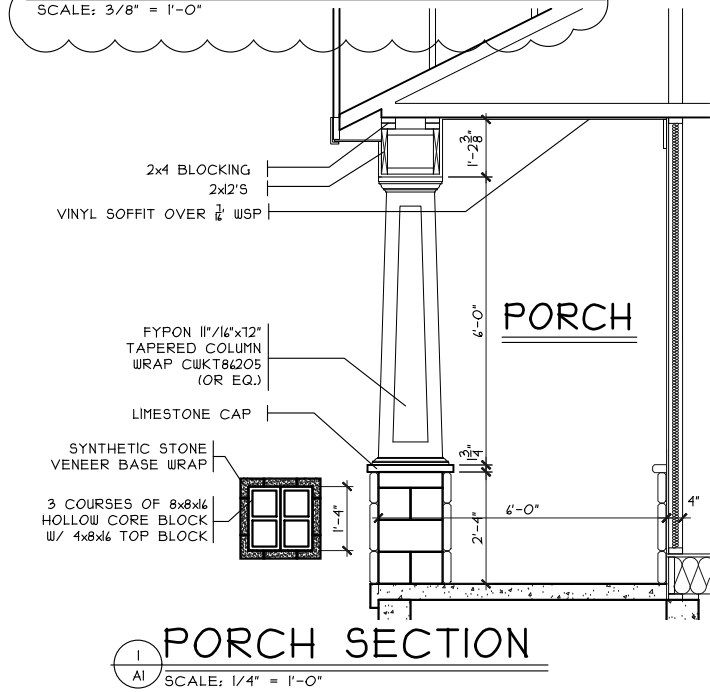
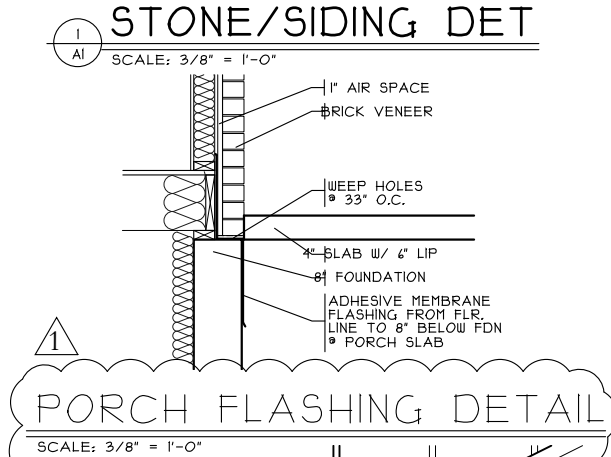
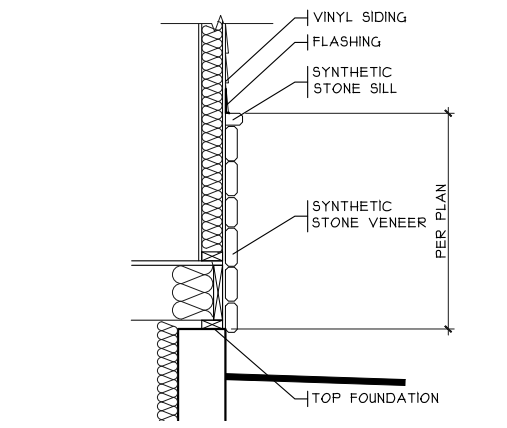
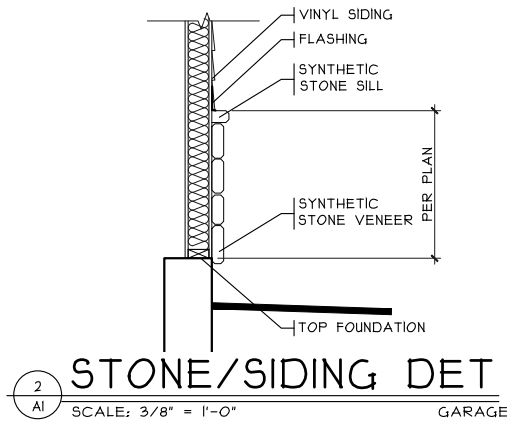
MAY NOT REFLECT CURRENT CONDITIONS.

SCALE: 1"=20'
 DATE: 05/21/2018
 DRAWN: JLS
 DESIGNED:
 CHECKED: KRC

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. 06/06/2018-JLS-SOD CHANGES
 2.
 3.
 4.

PROJECT: SADDLE CREEK DRAWING: 180967PA	SHEET 1 OF 1
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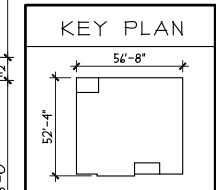


SHEET INDEX	
SHT#	DESCRIPTION
A1	Craftsman Front and Rear Elevations
A1a	Craftsman Left and Right Elevations
A2	Foundation Plan
A3	First Floor Plan
A4	Typical Wall Sections/Stair Section
A5	Portal Framing
A6	Typical Framing Details (Alum. Wrap)
G1	General Notes
E1	Basement Electrical Plan
E2	First Floor Electrical Plan
S1	First Floor Joist Layout & Roof Plan

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"

ISSUE DATE	
▲	1/2/18 REVISIONS
▲	1/23/18 REVISIONS

R2123B3 PLAN INFO	
3	BDRMS
3	BATHS
4	CAR GARAGE
1	1ST FLR. CLG.
SQUARE FOOTAGE	
TOTAL	2123
MAIN	2123
UPPER	---
LOWER (FINISH)	---
LOWER (SLAB)	1991
GAR. (SLAB)	591



OPTIONS	

Issue Dates: _____
Review #1: _____

Proposed Residence:
Kristbaum Residence
2036 Buglers Sound
Saddle Creek Lot # 103

SC-103

Elevations - Craftsman

Plan : DAKOTA
Date : 5.11.2018
Drawn: AR
Scale : As Noted
Revised: 8.1.2018
Sheet : 1 of 11

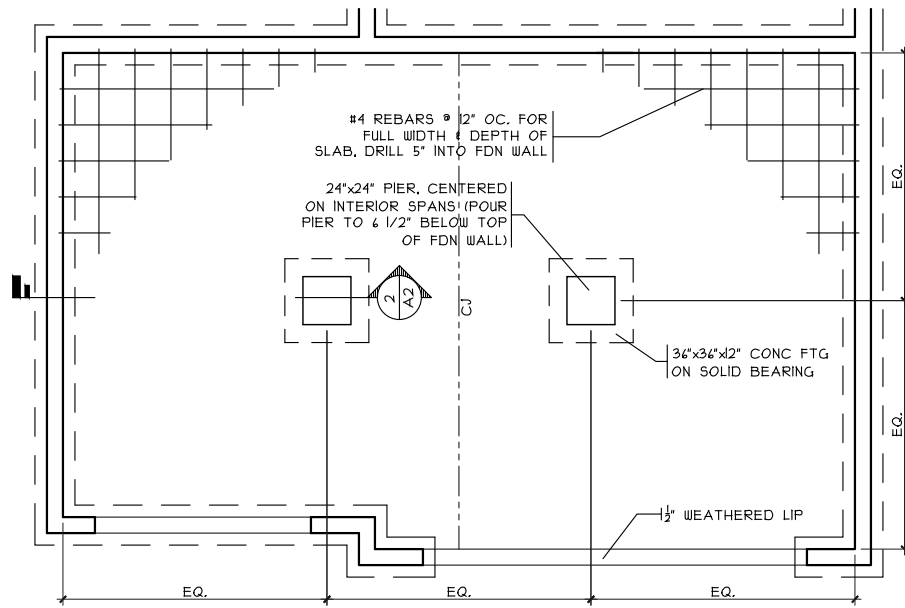
CRISTO HOMES
7594 Tyler Place Blvd
West Chester, OH 45669
513.735.0510
www.cristohomes.com

Centerville
Montgomery County

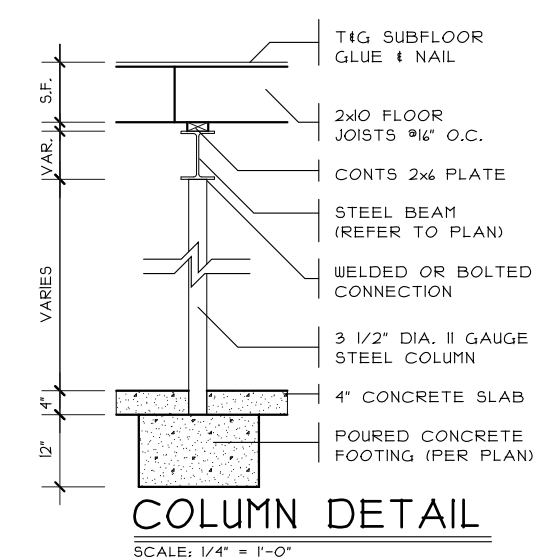
Dakota - Craftsman - Comp.

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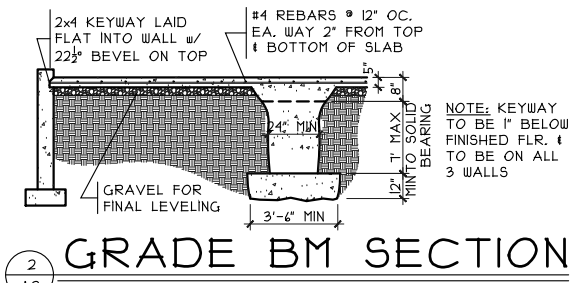
A1



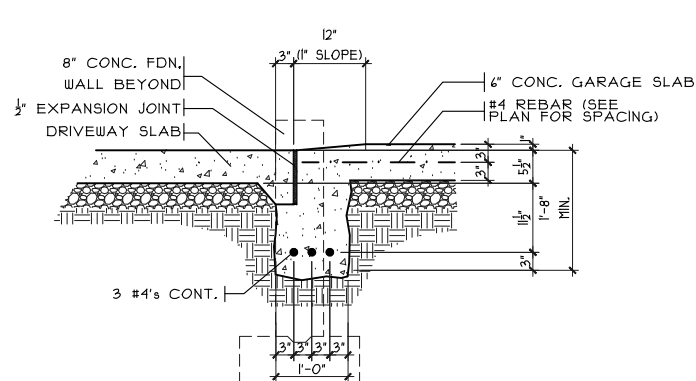
GRADE BM DETAIL
SCALE: 1/8" = 1'-0"



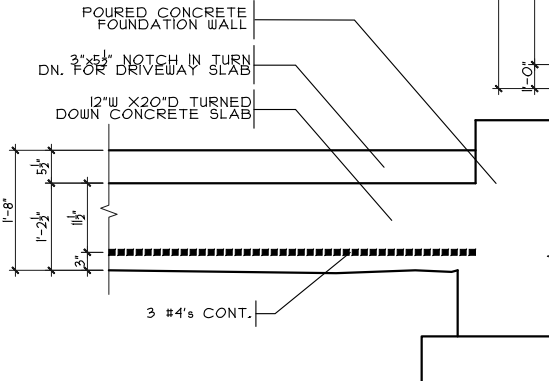
COLUMN DETAIL
SCALE: 1/4" = 1'-0"



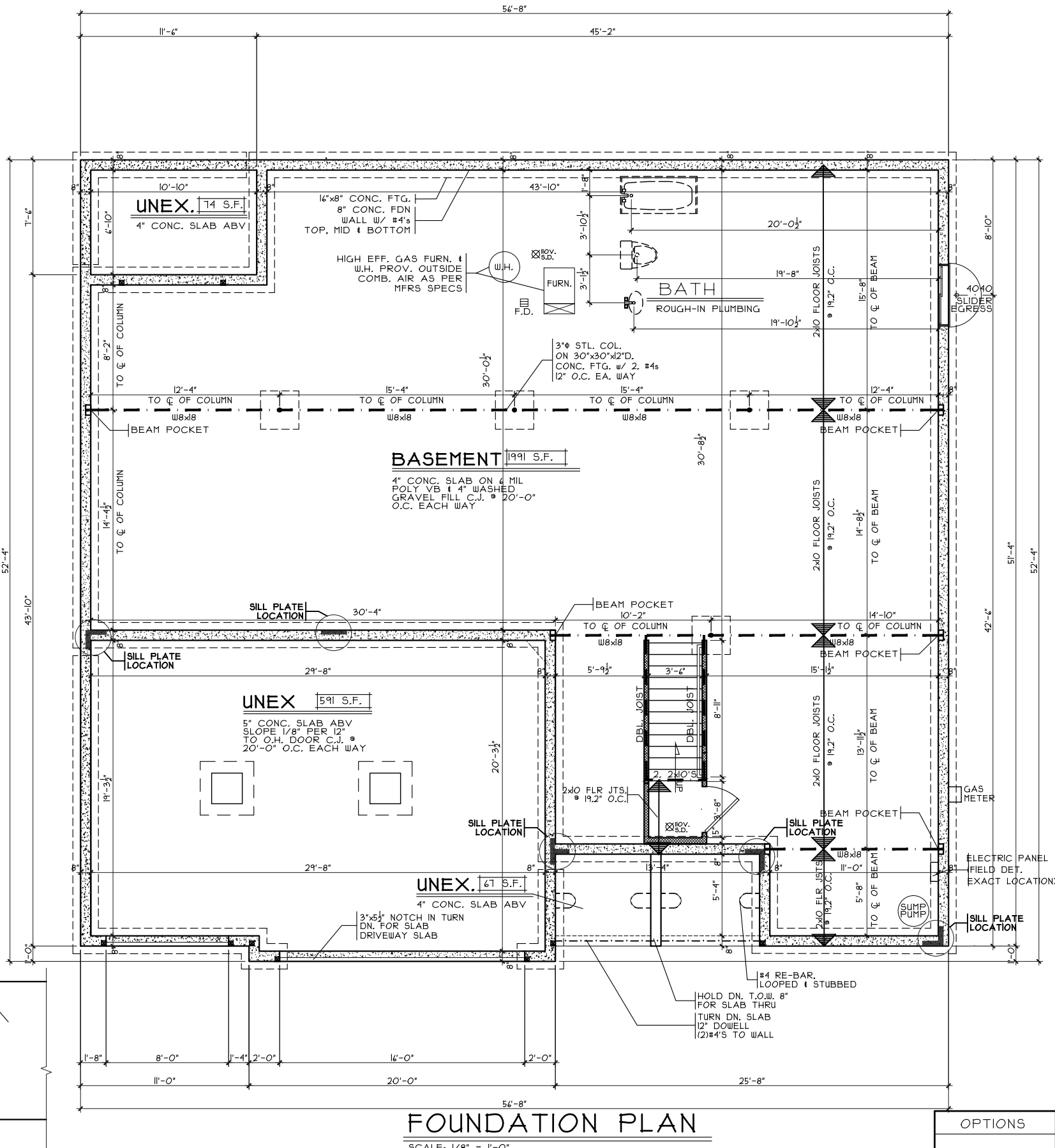
GRADE BM SECTION
SCALE: 1/8" = 1'-0"



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



ELEVATION



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

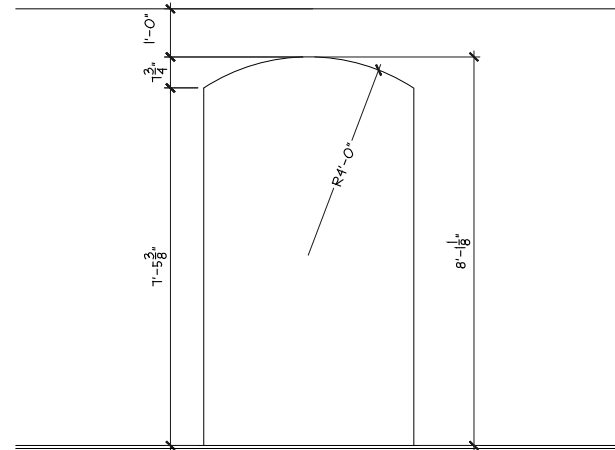
OPTIONS

Foundation Plan - Craftsman
 Proposed Residence:
 Kristbaum Residence
 2036 Buglers Sound
 Saddle Creek Lot # 103
 SC-103
 Dakota - Craftsman - Comp.
 Issue Dates:
 Review #1
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 Centerville
 Montgomery County
 Plan : DAKOTA
 Date : 5.11.2018
 Drawn : AR
 Scale : As Noted
 Revised : 8.1.2018
 Sheet : 3 of 11
CRISTO HOMES
 7594-A Tylers Place Blvd.
 West Chester, OH 45069
 513.735.0570 www.cristohomes.com
A2

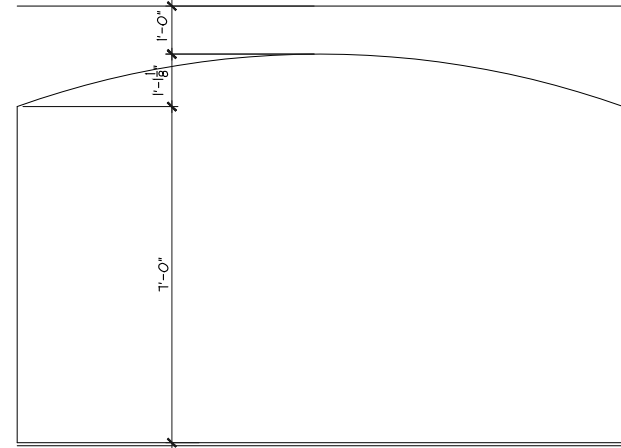
BRACING METHOD: CS-WSP
 9" H. WALLS W/ ADJ. OPENINGS
 WINDOW 12": MIN. PANEL 21"
 DOORS 80": MIN. PANEL 30"

BRACED WALL LINE SPACING:
 53' - REQUIRED BRACING: 1.95'
 51' - REQUIRED BRACING: 8.65'

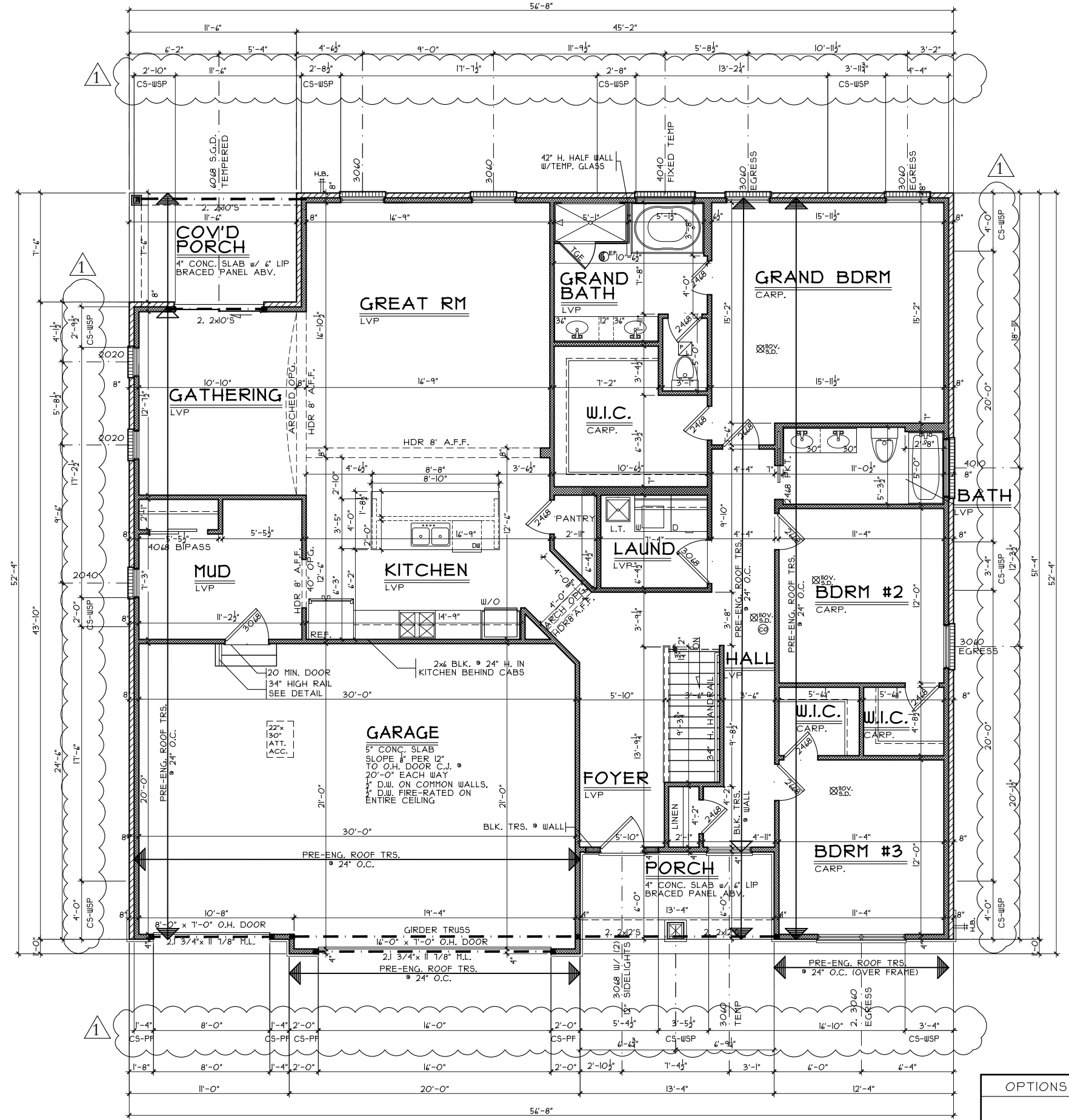
CS-WSP PANEL SHEATHING TO BE
 1/4" WOOD STRUCTURAL PANEL
 (PLYWOOD OR O.S.B.) FASTENED 4"
 O.C. AT EDGES AND 12" O.C. IN THE
 FIELD.



ARCHED HEADER
 SCALE: 1/4" = 1'-0" KITCHEN



ARCHED HEADER
 SCALE: 1/4" = 1'-0" GATHERING



FIRST FLOOR PLAN
 SCALE: 1/8" = 1'-0" 2123 S.F.

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

OPTIONS

First Floor Plan - Craftsman

Proposed Residence:
 Kristbaum Residence
 2036 Buglers Sound
 Saddle Creek Lot # 103

SC-103

Dakota - Craftsman - Comp.

Issue Dates

Review #1	Issue Dates

Plan : DAKOTA
 Date : 5.11.2018
 Drawn: AR
 Scale : As Noted
 Revised: 8.1.2018
 Sheet : 4 of 11

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 West Chester, OH 45399
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Centerville
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A3