

PLOT PLAN

SEKARDI RESIDENCE
2043 BUGLER'S SOUND

LOT 105 (27,094 SF) 0.6220 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 YARD=25'
REAR YARD=40'
SIDE YARD=7.5'



C32
R=50.00'
L=54.15'

QUANTITIES	
TOTAL LOT AREA	27,094 sq. ft.
CITY WALK	142 sq. ft.
HOUSE WALK	62 sq. ft.
DRIVE	818 sq. ft.
APRON	130 sq. ft.
PATIO AND PORCHES	278 sq. ft.
DECK	- sq. ft.
SEEDING AREA	23110 sq. ft.

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.

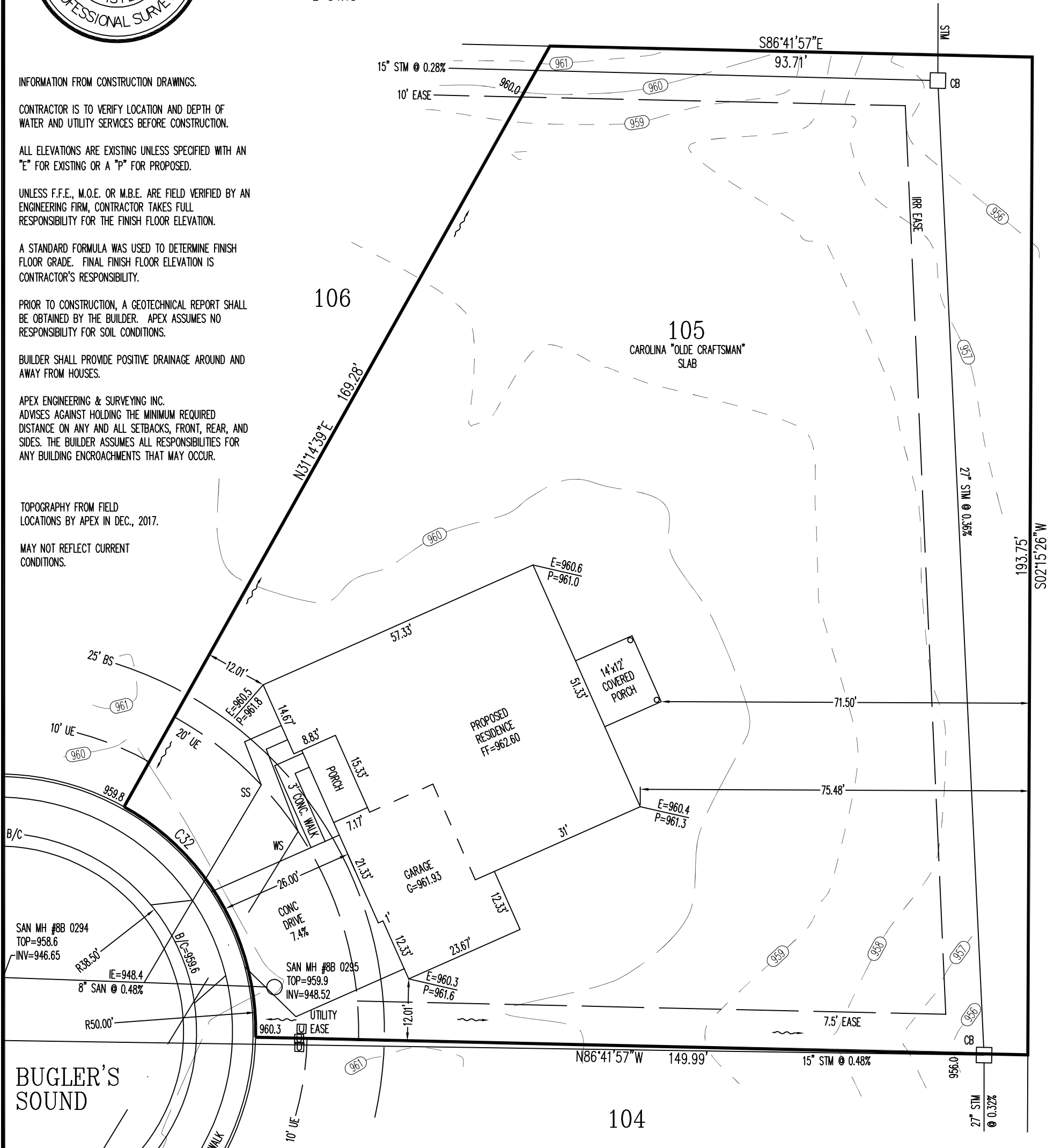
PRIOR TO CONSTRUCTION, A GEOTECHNICAL REPORT SHALL BE OBTAINED BY THE BUILDER. APEX ASSUMES NO RESPONSIBILITY FOR SOIL CONDITIONS.

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.

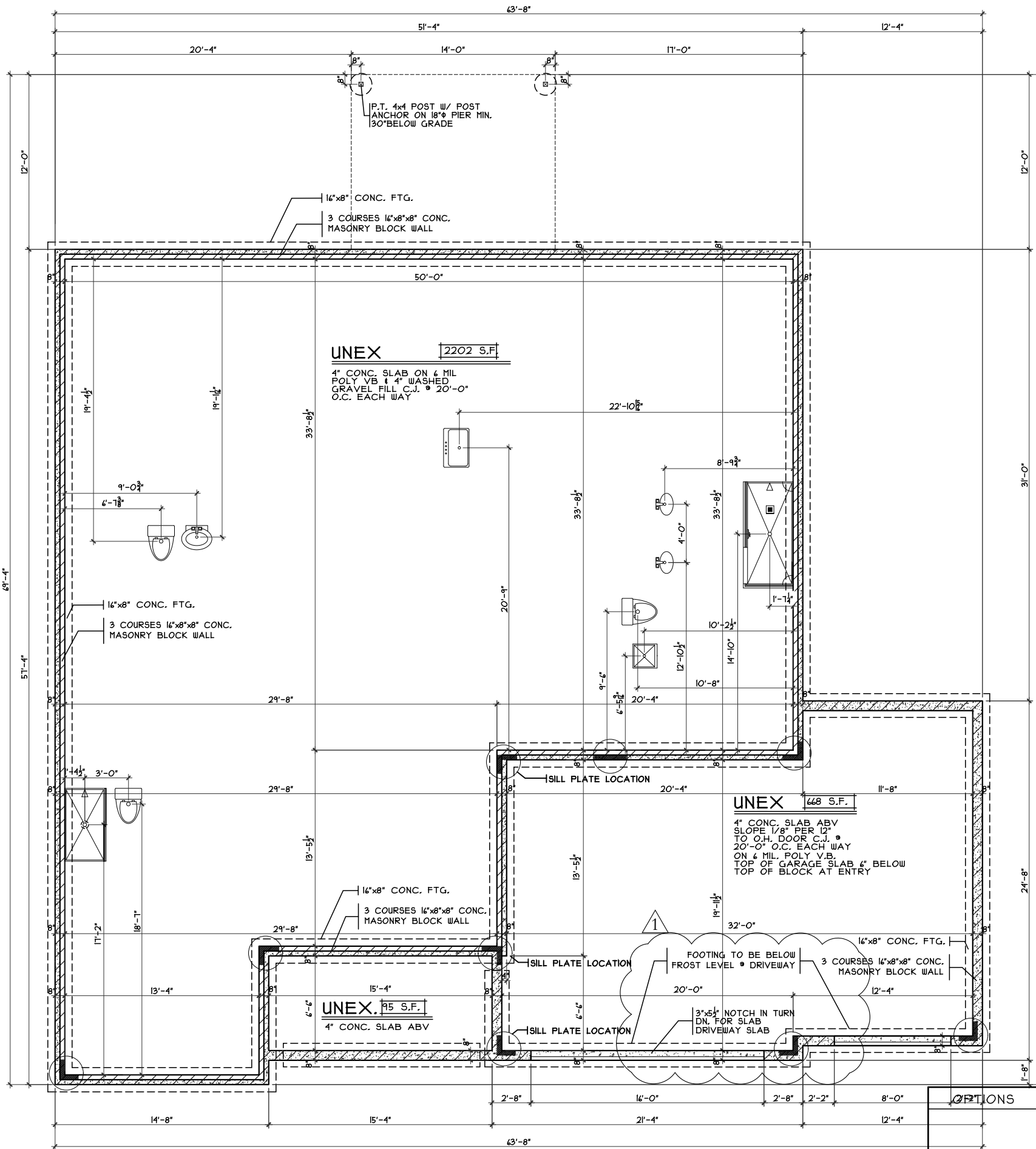


BUGLER'S SOUND

SCALE: 1"=20'
DATE: 12/17/2018
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.	
2.	
3.	
4.	
PROJECT: SADDLE CREEK DRAWING: 182290PA	SHEET 1 OF 1



FOUNDATION PLAN

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

Foundation Plan

Plan : CAROLINA
 Date : 12/10/18
 Drawn: AG
 Scale : As Noted
 Revised: 1/21/19
 Sheet : 3 of 11

SC-105

Proposed Residence:
 Sekardi Residence
 SC - Saddle Creek
 2043 Bugler's Sound

Centerville
 Montgomery County

Carolina - Olde Craftsman - Vinyl Issue Dates

Review #1: 1-14-19
 Review #2: 1-21-19

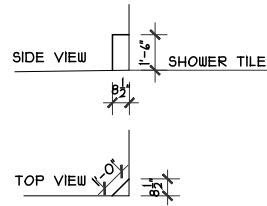
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CRISTO HOMES
 7594-A Tylers Place Blvd.
 West Chester, OH 45069
 513.735.0570 www.cristohomes.com

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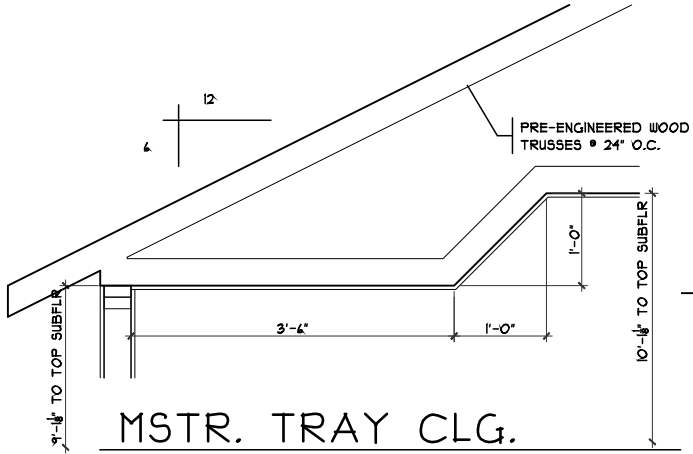
BRACING METHOD: CS-WSP & CS-PF
 9" H. WALLS W/ ADJ. OPENINGS
 WINDOW 12"; MIN. PANEL 21"
 DOORS 80"; MIN. PANEL 30"
 *ALL ADJUSTMENT FACTORS ARE INCLUDED IN REQ. BRACED LENGTH.
 REAR:
 BUIL 1 - BUIL 4 SPACING: 50'-8"; REQ. BRACED LENGTH: 22.15'
 BUIL 4 - BUIL 5 SPACING: 12'-4"; REQ. BRACED LENGTH: 4'
 RIGHT SIDE:
 BUIL A - BUIL B SPACING: 31'-0"; REQ. BRACED LENGTH: 9.9'
 BUIL B - BUIL D SPACING: 25'-8"; REQ. BRACED LENGTH: 9.1'
 FRONT:
 BUIL 5 - BUIL 3 SPACING: 33'-0"; REQ. BRACED LENGTH: 9'
 BUIL 3 - BUIL 2 SPACING: 16'-0"; REQ. BRACED LENGTH: 4'
 BUIL 2 - BUIL 1 SPACING: 14'-0"; REQ. BRACED LENGTH: 4'
 LEFT SIDE:
 BUIL D - BUIL A SPACING: 56'-8"; REQ. BRACED LENGTH: 25'

CS-WSP PANEL SHEATHING TO BE 3/8" WOOD STRUCTURAL PANEL (PLYWOOD OR O.S.B.) FASTENED 4" O.C. • EDGES & 12" O.C. IN FIELD.
 CS-PF SHEATHING TO BE 1/2" PORTAL FRAME (PLYWOOD OR OSB) FASTENED PER SECTION 602.10.4.4.



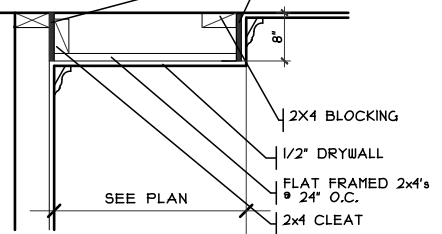
FLOOR SHELF

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



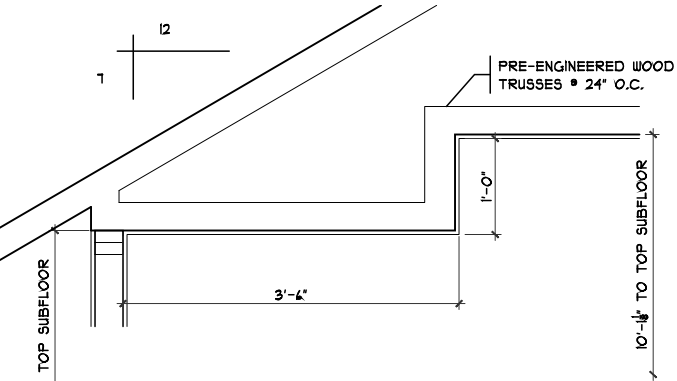
MSTR. TRAY CLG.

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



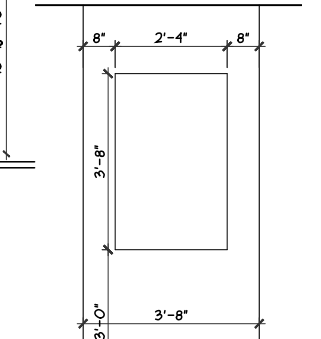
DROP CLG.

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



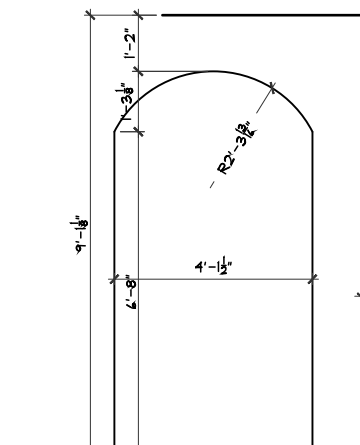
TRAY CLG.

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



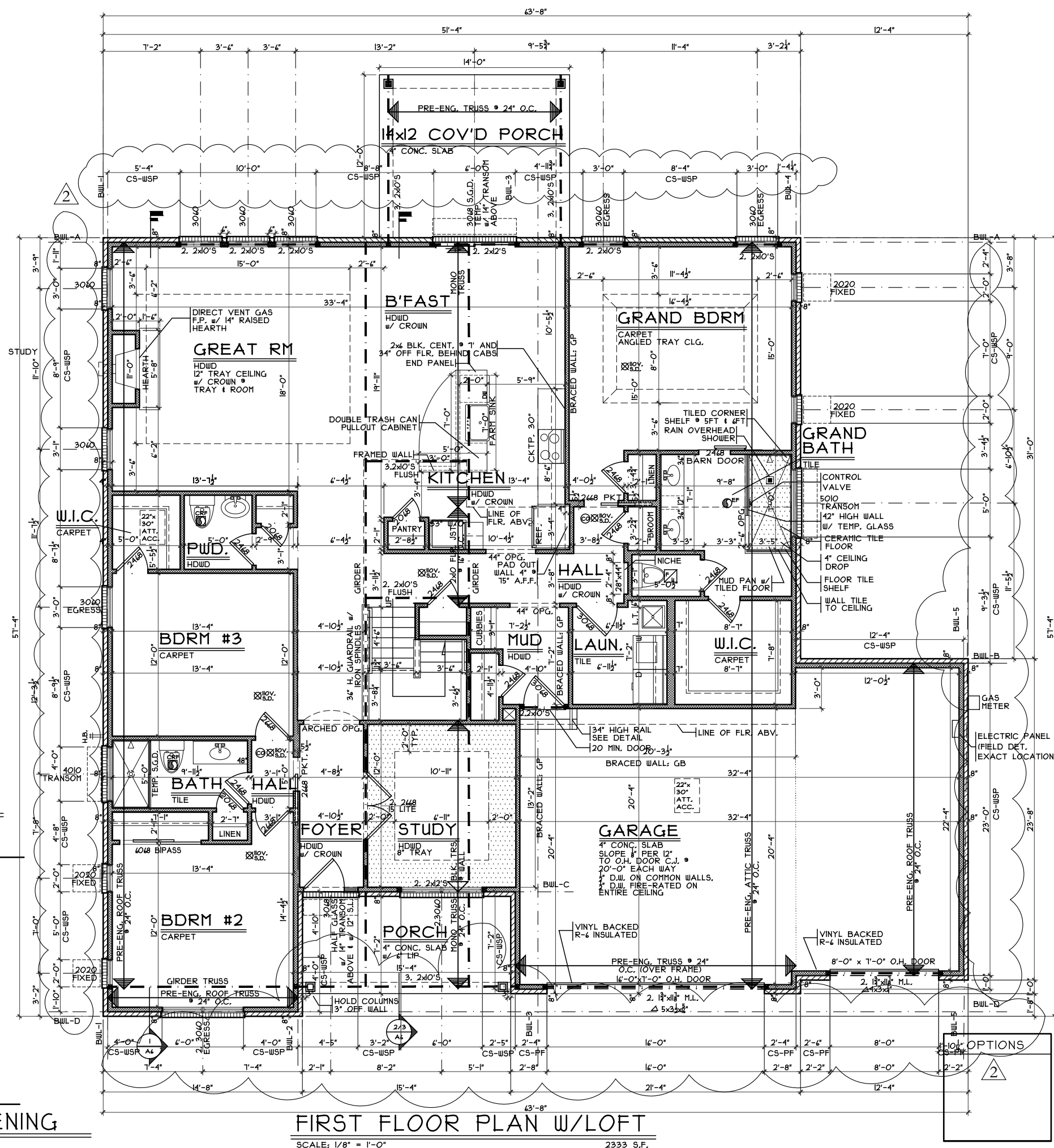
NICHE DETAIL

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



ARCHED OPENING

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



FIRST FLOOR PLAN W/LOFT

SCALE: 1/8" = 1'-0" 2333 S.F.

Carolina - Olde Craftsman - Vinyl Issue Dates
 Review #1: 1-14-19
 Review #2: 1-21-19

Proposed Residence:
 Sekardi Residence
 SC - Saddle Creek
 2043 Bugler's Sound

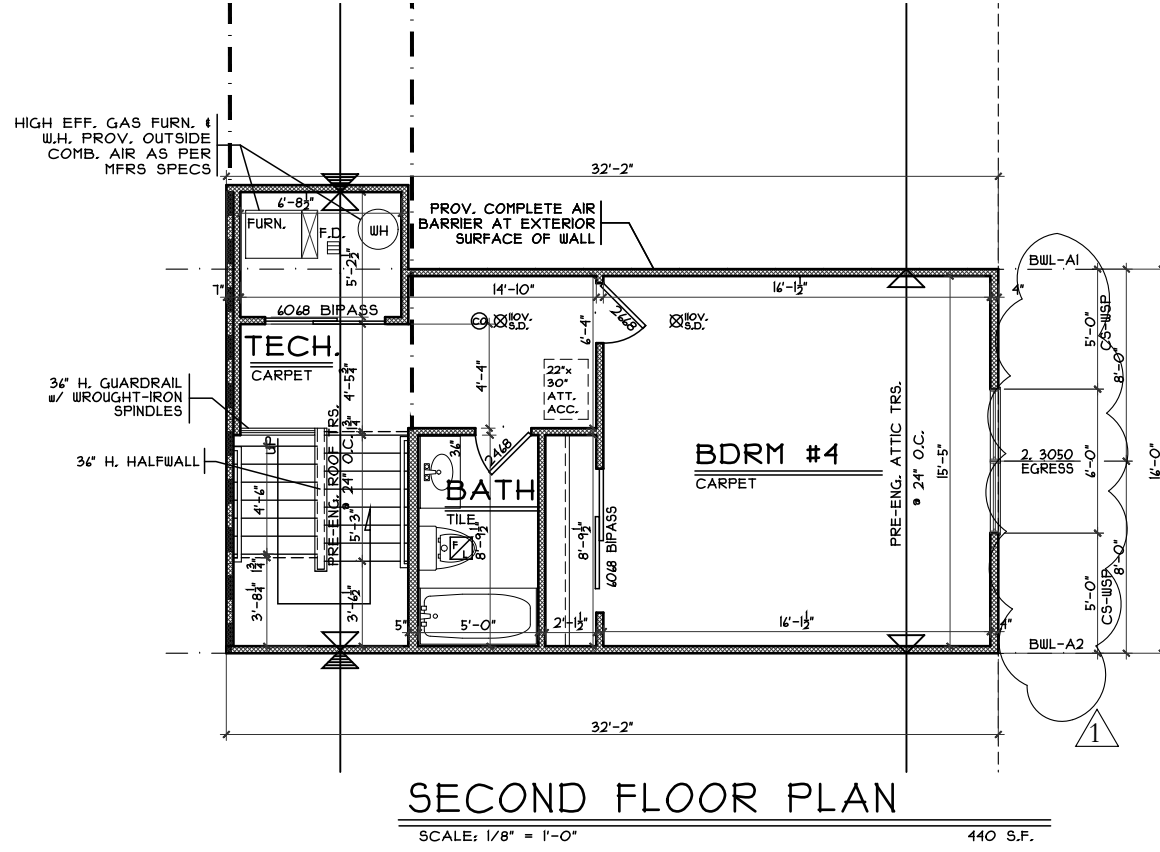
First Floor Plan (with Loft) - Olde Craftsman
 Plan : CAROLINA
 Date : 12/10/18
 Drawn : AG
 Scale : As Noted
 Revised: 1/21/19
 Sheet : 4 of 11

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Carolina - Olde Craftsman - Vinyl Issue Dates
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Centerville
 Montgomery County

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SECOND FLOOR PLAN

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

440 S.F.

BRACING METHOD: CS-WSP
 8' H. WALLS w/ ADJ. OPENINGS
 WINDOW 60" MIN. PANEL 24"
 *ALL ADJUSTMENT FACTORS ARE INCLUDED IN REQ. BRACED LENGTH.
 RIGHT SIDE: (IS THE ONLY SIDE EXPOSED TO OUTSIDE)
 BWL-A1 - BWL-A1 SPACING: 16'; REQ. BRACED LENGTH: 4' ON EITHER SIDE OF THE CORNER.

CS-WSP PANEL SHEATHING TO BE 3/8" WOOD STRUCTURAL PANEL (PLYWOOD OR O.S.B.) FASTENED 4" O.C. @ EDGES | 12" O.C. IN FIELD.

OPTIONS

Plan : CAROLINA Date : 12/10/18 Drawn: AG Scale : As Noted Revised: 1/21/19 Sheet : 5 of 11	Second Floor Plan (1 of 1) - Olde Craftsman Proposed Residence: Sekardi Residence SC - Saddle Creek 2043 Bugler's Sound	Carolina - Olde Craftsman - Vinyl Issue Dates Review #1: 1-14-19 Review #2: 1-21-19
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