

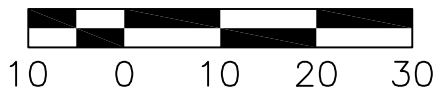
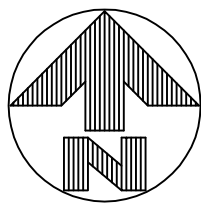
PARKS RESIDENCE  
2013 BUGLER'S SOUND

# PLOT PLAN

## LOT 110 (13,944 SF) 0.3201 AC.

### THE TRAILS OF SADDLE CREEK, SECTION 4 SECTION 17 & 23, TOWN 3, RANGE 5 WASHINGTON TWP., MONTGOMERY CO., OHIO

#### FOR: CRISTO HOMES



**QUANTITIES**

TOTAL LOT AREA	13,944	sq. ft.
CITY WALK	237	sq. ft.
HOUSE WALK	60	sq. ft.
DRIVE	712	sq. ft.
APRON	130	sq. ft.
PATIO AND PORCHES	482	sq. ft.
DECK	-	sq. ft.
SEEDING AREA	6,212	sq. ft.
SOD AREA	3,929	sq. ft.



111

109

**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.

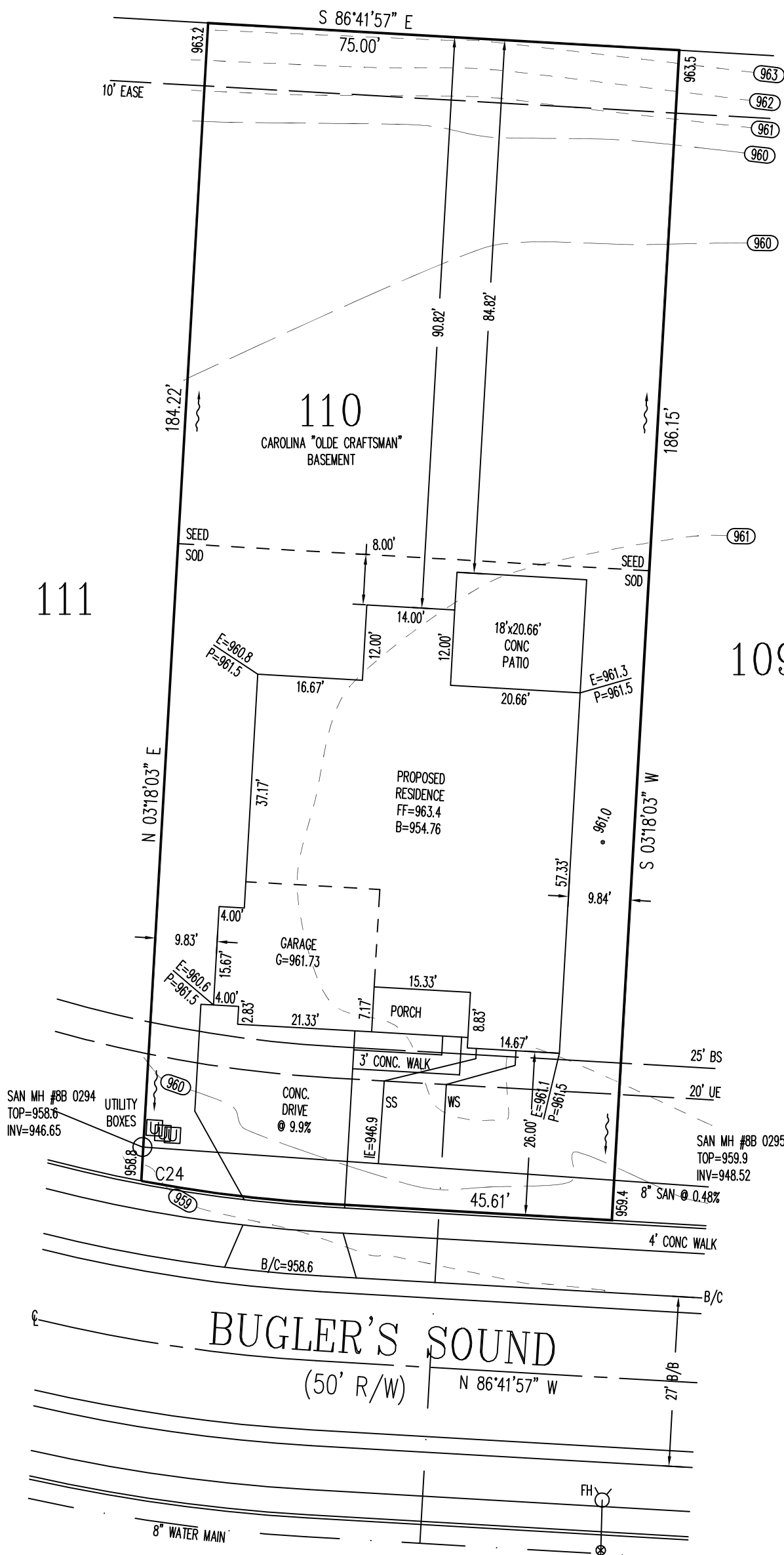
A STANDARD FORMULA WAS USED TO DETERMINE FINISH FLOOR GRADE. FINAL FINISH FLOOR ELEVATION IS CONTRACTOR'S RESPONSIBILITY.

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	C24
FRONT=25'	R=225.00'
REAR=40'	L=29.48'
SIDE=7.5'	



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

MAY NOT REFLECT CURRENT CONDITIONS.

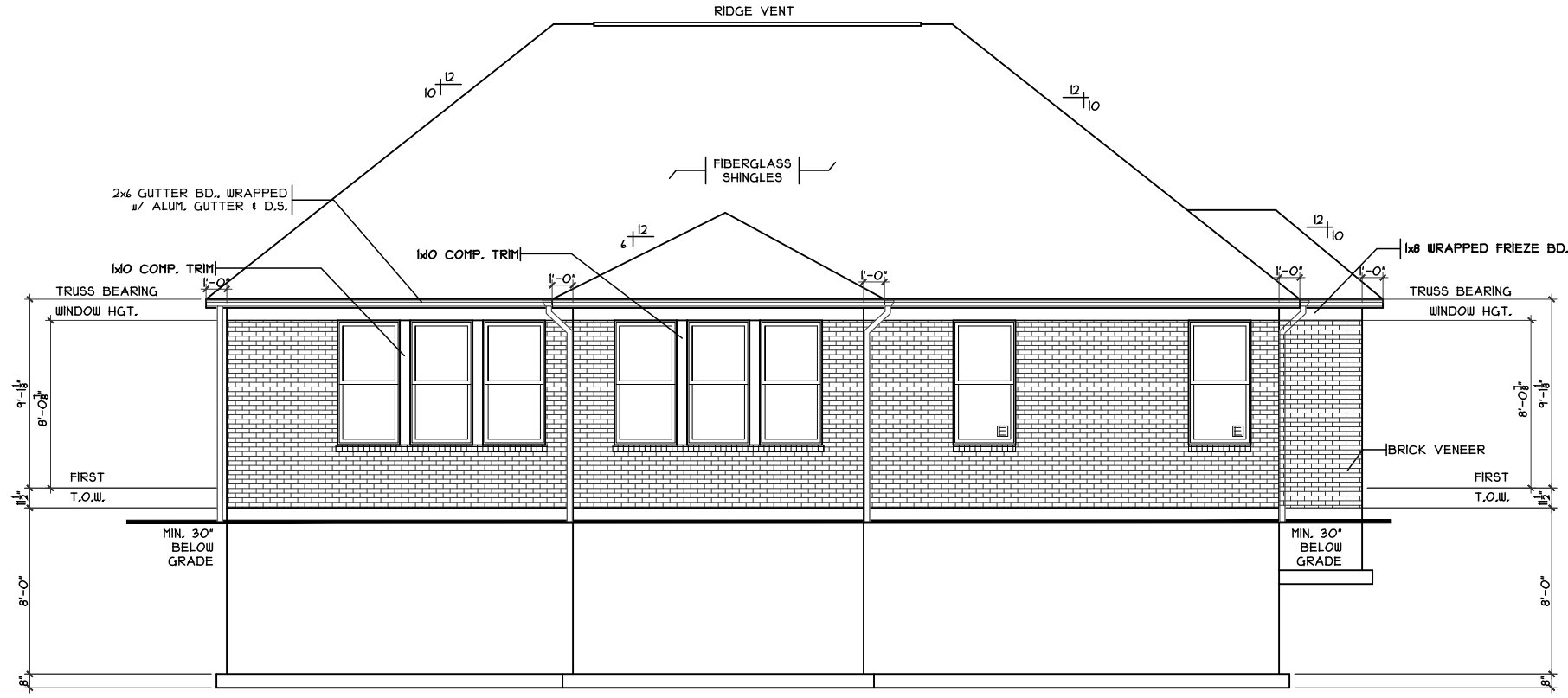
SCALE: 1"=20'  
DATE: 05-29-19  
DRAWN: JLL  
DESIGNED:  
CHECKED: KRC

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

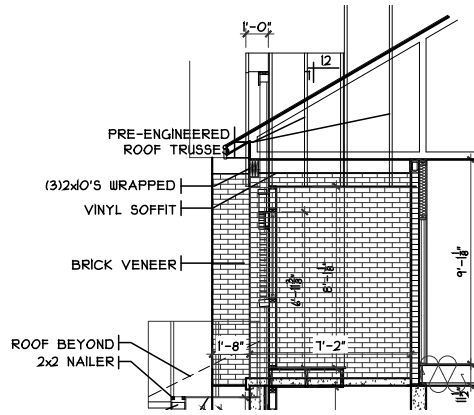
REVISIONS:  
1.6-10-19 DWM SOD/SEED  
2.  
3.  
4.

PROJECT: SADDLECREEK  
DRAWING: 191205PA

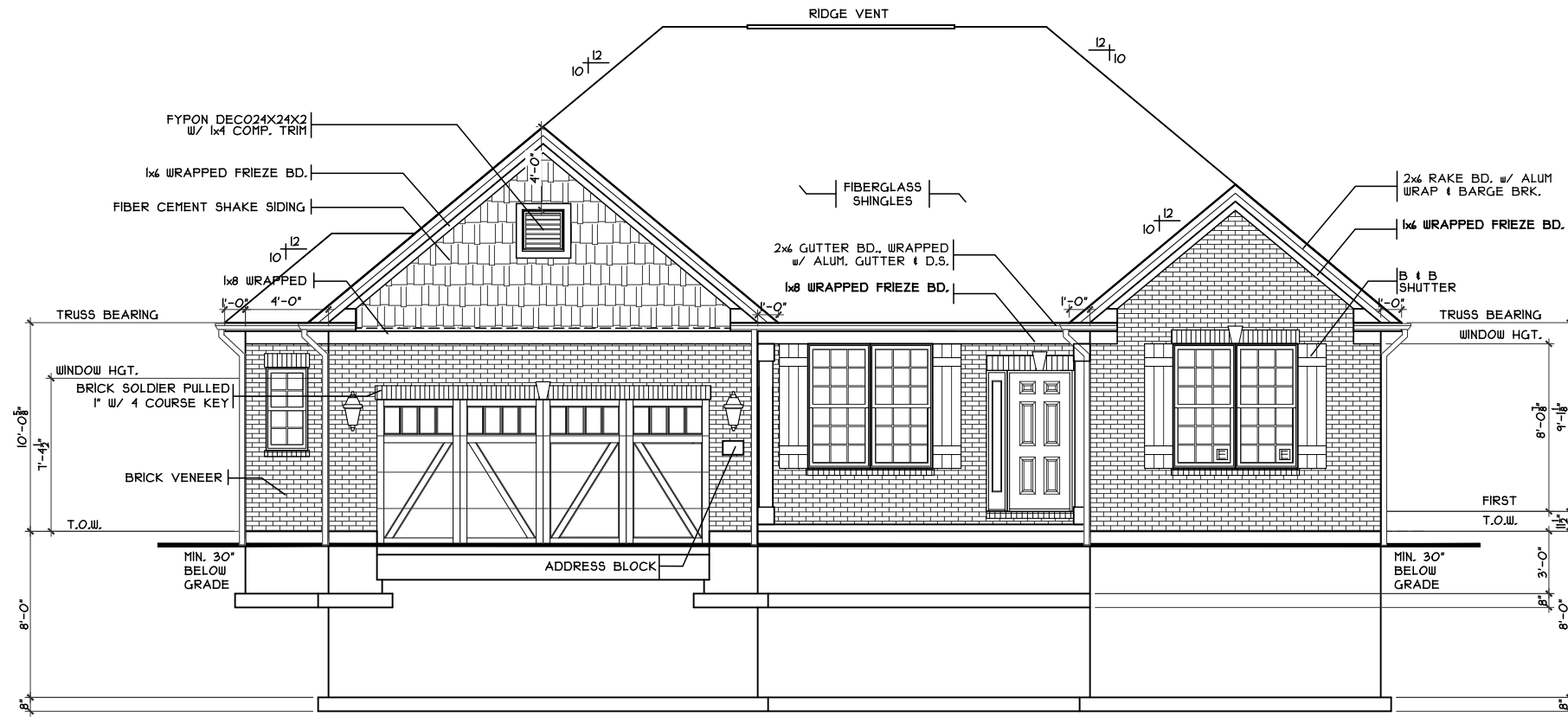
SHEET  
1 OF 1



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



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

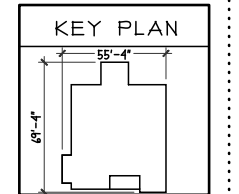


**FRONT ELEVATION**  
SCALE: 1/8" = 1'-0" OLDE CRAFTSMAN

SHEET INDEX	
SHT#	DESCRIPTION
A1	Olde Craftsman Front and Rear Elevations
A1a	Olde Craftsman Left and Right Elevations
A2	Foundation Plan
A2a	Lower Level Plan
A3	First Floor Plan
A4	Typical Wall Sections/Stair Section
A5	Building Sections/ Portal Framing Detail
A6	Typical Framing Details (Comp.)
G1	General Notes
E1	Basement Electrical Plan
E2	First Floor Electrical Plan
S1	First Floor Joist Layout
S2	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"

R2421B3 PLAN INFO	
3	BDRMS
3	BATHS
4	CAR GARAGE
1	1ST FLR. CLG.
SQUARE FOOTAGE	
TOTAL	2433
MAIN	2433
UPPER	N/A
LOWER(FINISH)	684
LOWER(SLAB)	2308
GAR. (SLAB)	414



OPTIONS

SC-110 Proposed Residence:  
Parks Residence  
2013 Bugler's Sound  
Saddle Creek Lot# 110

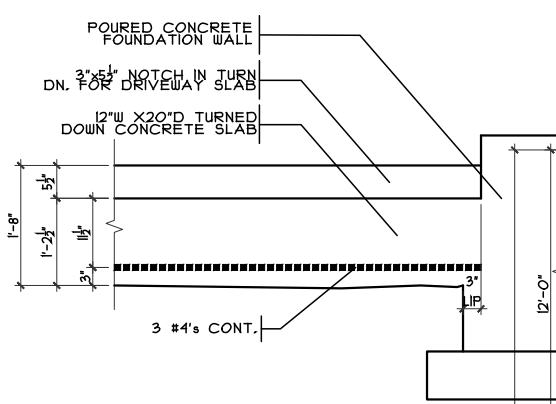
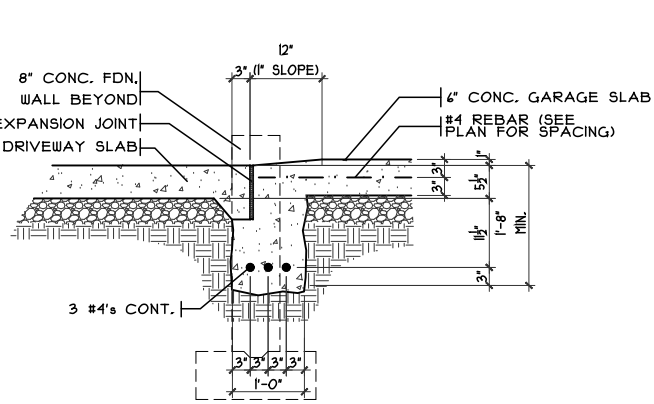
Elevations - Olde Craftsman

Plan : CAROLINA  
Date : 5/2/19  
Drawn: EJV  
Scale : As Noted  
Revised: 7/8/19  
Sheet : 1 of 12

Carolina - Olde Craftsman - 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.

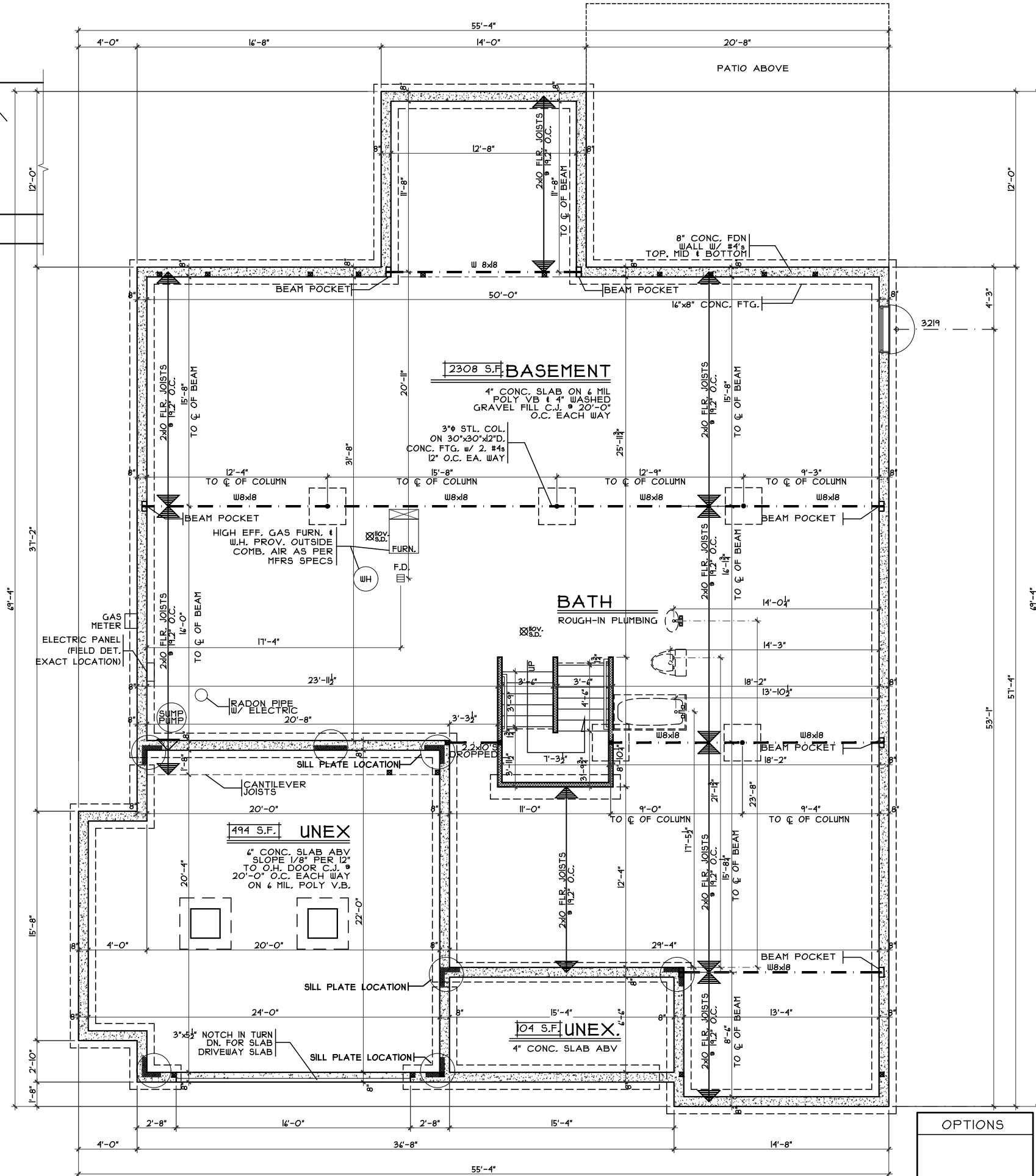
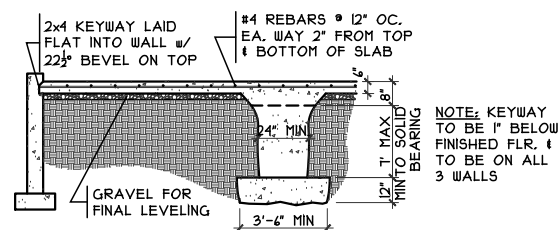
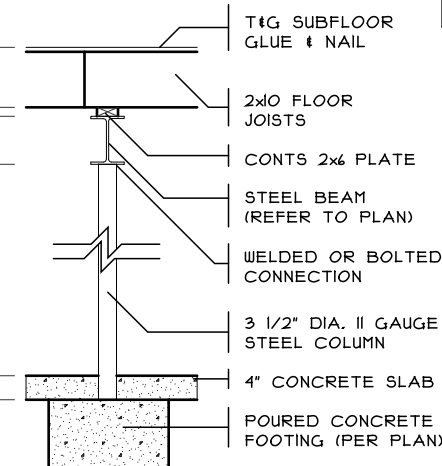
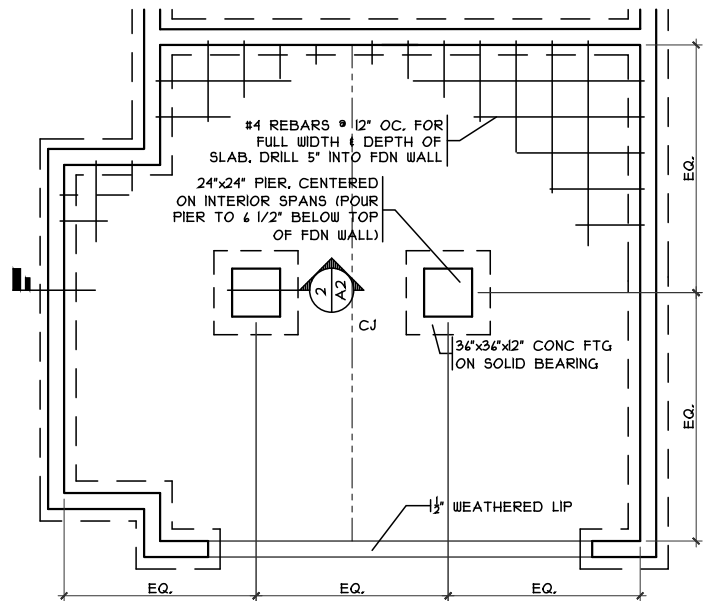
Washington Twp.  
Montgomery County

513.725.0510 • www.cristohomes.com



**GARAGE DOOR GRADE BM**

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



OPTIONS

Foundation Plan - Olde Craftsman  
 Proposed Residence:  
 Parks Residence  
 2013 Bugler's Sound  
 Saddle Creek Lot# 110

Washington Twp.  
 Montgomery County

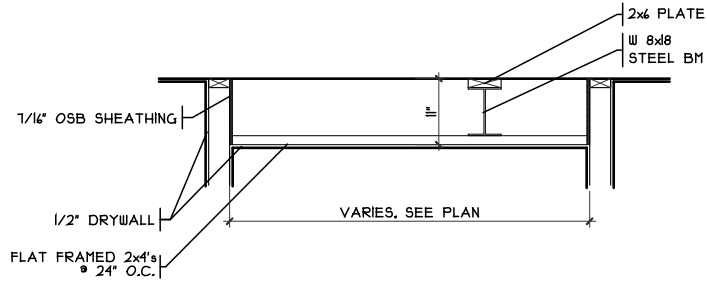
Issue Dates:  
 Review #1 6/10/19  
 Review #2 6/20/19

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.

Plan : CAROLINA  
 Date : 5/2/19  
 Drawn : EW  
 Scale : As Noted  
 Revised: 7/8/19  
 Sheet : 3 of 12

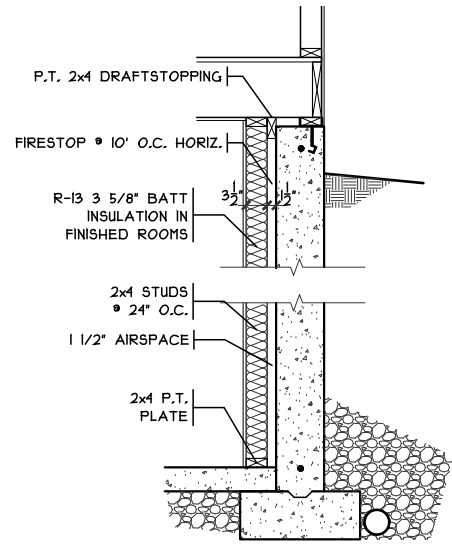
7594-A Tylers Place Blvd.  
 West Chester, OH 45069  
 513.735.0570 www.cristohomes.com

**A2**



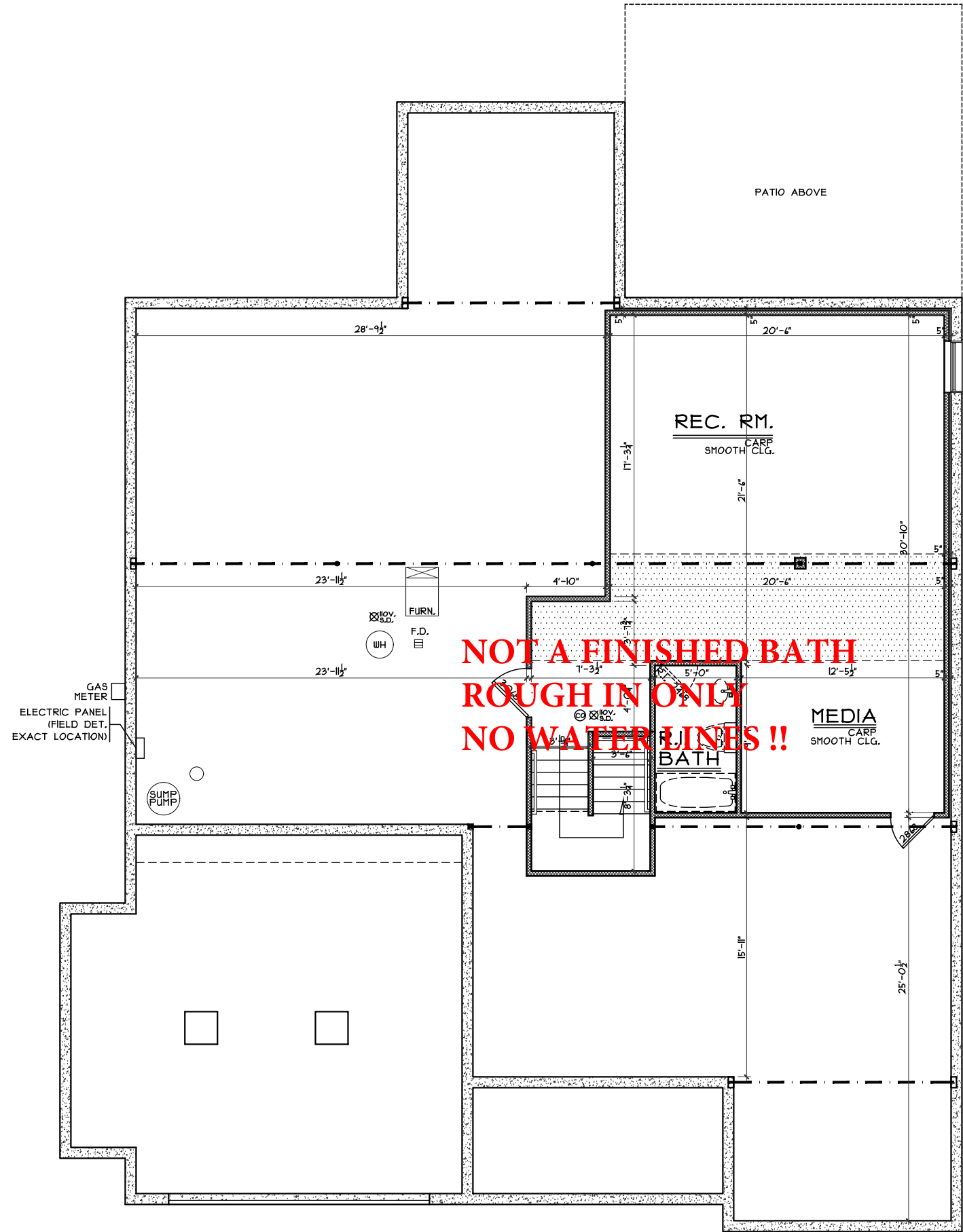
**DROP CLG. DETAIL**

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



**FIN. LL WALL DETAIL**

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



**FINISHED LOWER LEVEL PLAN**

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

684 S.F.

OPTIONS

Plan : CAROLINA  
Date : 5/2/19  
Drawn: EW  
Scale : As Noted  
Revised: 7/8/19  
Sheet : 4 of 12



7594A Tylers Place Blvd.  
West Chester, OH 45389  
513.755.0570 www.cristohomes.com

Proposed Residence:  
Parks Residence  
2013 Bugler's Sound  
Saddle Creek Lot# 110

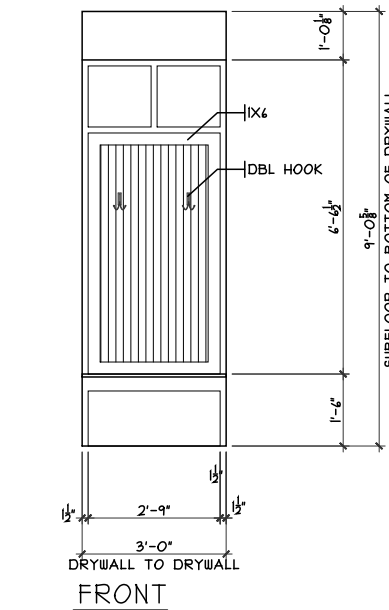
Washington Twp.  
Montgomery County

Carolina - Olde Craftsman - 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.

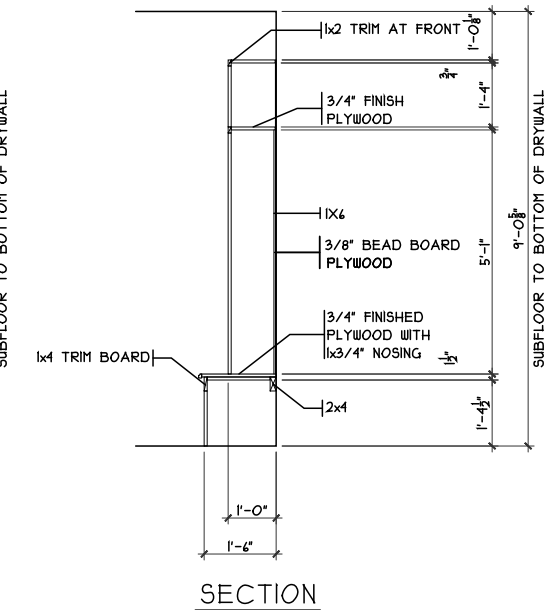
Review #1	6/10/19
Review #2	6/20/19

**A2a**

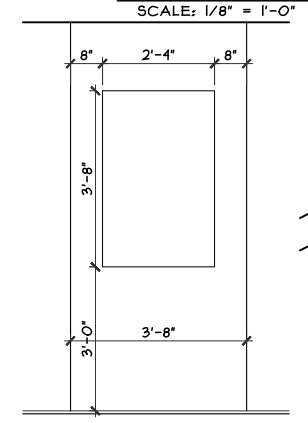




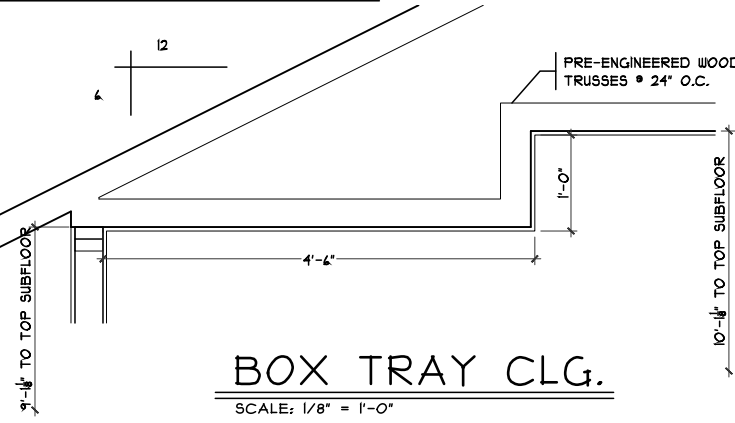
FRONT MUDRM CUBBIES DETAIL  
SCALE: 1/8" = 1'-0"



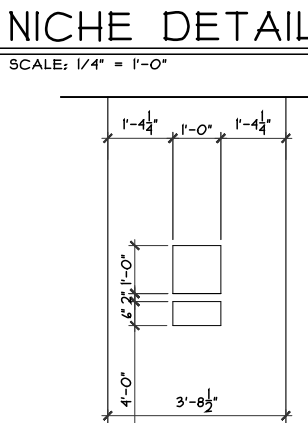
SECTION MUDRM CUBBIES DETAIL  
SCALE: 1/8" = 1'-0"



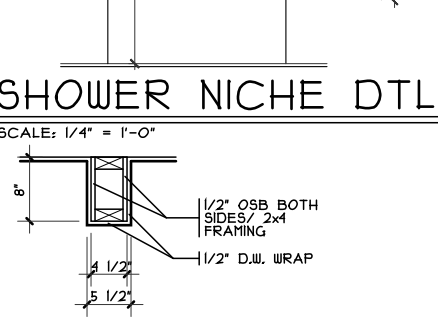
NICHE DETAIL  
SCALE: 1/4" = 1'-0"



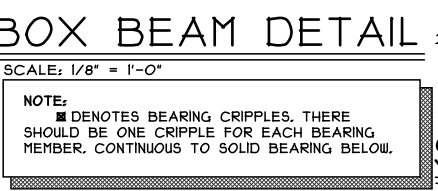
BOX TRAY CLG. DETAIL  
SCALE: 1/8" = 1'-0"



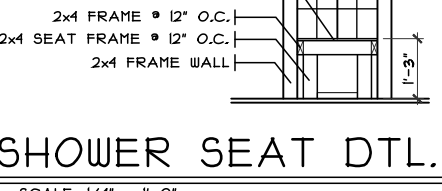
TRAY CLG. DETAIL  
SCALE: 1/8" = 1'-0"



SHOWER NICHE DTL  
SCALE: 1/4" = 1'-0"



BOX BEAM DETAIL  
SCALE: 1/8" = 1'-0"

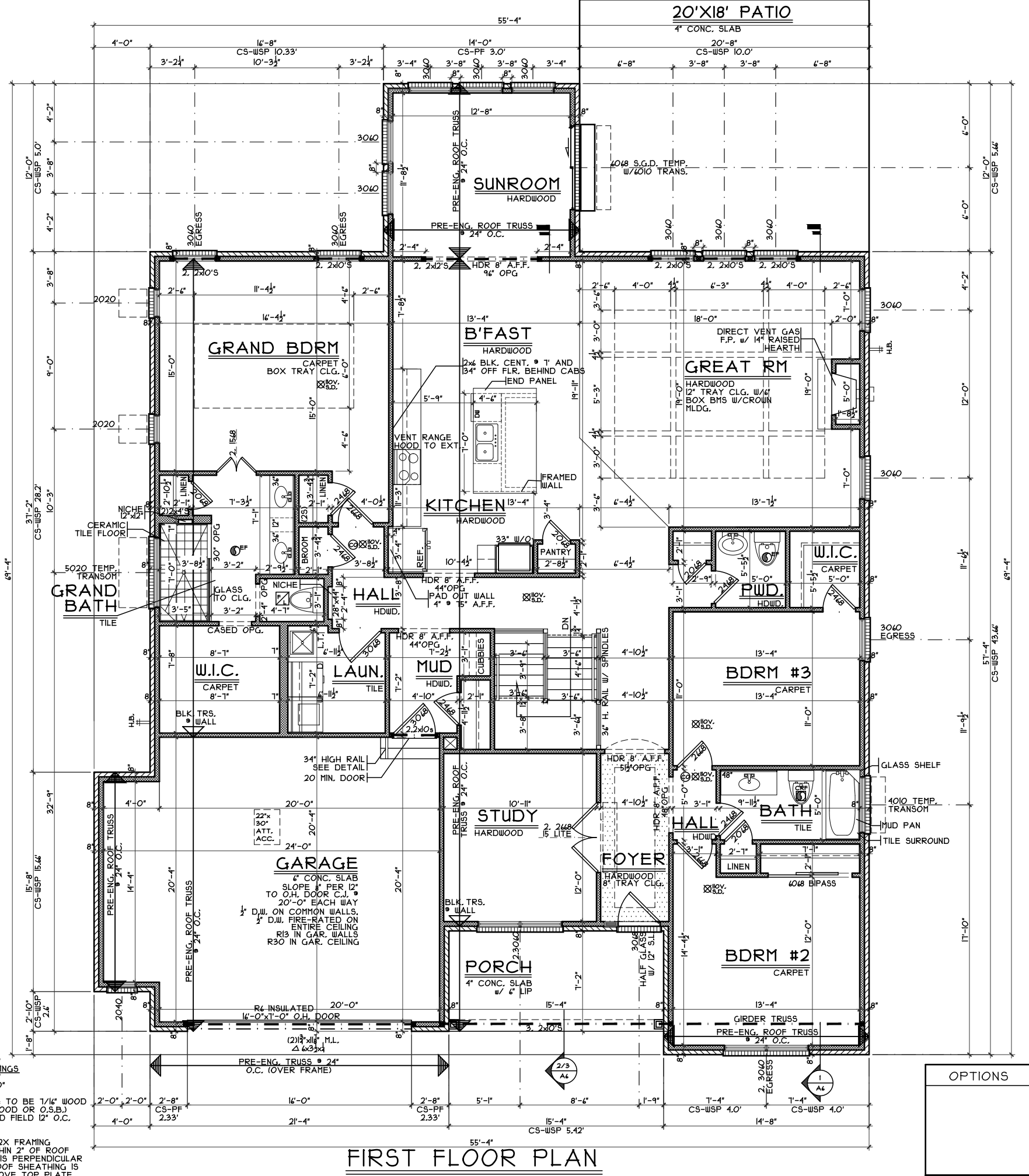


SHOWER SEAT DTL.  
SCALE: 1/4" = 1'-0"

BRACING METHOD: CS-WSP  
9" H. WALLS W/ ADJ. OPENINGS  
WINDOW 12" MIN. PANEL 2"  
DOORS 80" MIN. PANEL 30"

CS-WSP PANEL SHEATHING TO BE 1/16" WOOD  
STRUCTURAL PANEL (PLYWOOD OR OSB)  
FASTEN EDGES 6" O.C. AND FIELD 12" O.C.

NOTE:  
EXTEND SHEATHING AND 2X FRAMING  
BETWEEN TRUSSES TO WITHIN 2" OF ROOF  
SHEATHING WHERE TRUSS IS PERPENDICULAR  
TO BRACED WALL AND ROOF SHEATHING IS  
GREATER THAN 9'-1/4" ABOVE TOP PLATE



FIRST FLOOR PLAN  
SCALE: 1/8" = 1'-0"

OPTIONS

Proposed Residence: SC-110  
Parks Residence  
2013 Bugler's Sound  
Saddle Creek Lot# 110

Washington Twp.  
Montgomery County

Issue Dates  
Review #1: 6/10/19  
Review #2: 6/20/19

CRISTO HOMES  
7594-A Tylers Place Blvd.  
West Chester, OH 45389  
513.735.0570 www.cristohomes.com

Plan: CAROLINA  
Date: 5/2/19  
Drawn: EW  
Scale: As Noted  
Revised: 7/8/19  
Sheet: 5 of 12

CRISTO HOMES

A3