

**QUANTITIES**

TOTAL LOT AREA	16,920	sq. ft.
CITY WALK	312	sq. ft.
HOUSE WALK	67	sq. ft.
DRIVE	816	sq. ft.
APRON	139	sq. ft.
PATIO AND PORCHES	238	sq. ft.
DECK	-	sq. ft.
SOD AREA	5,750	sq. ft.
SEEDING AREA	8,582	sq. ft.

GUANGFA RESIDENCE  
9925 BLACKSMITH WAY

SUGGESTED GARAGE FLOOR  
ELEV.=973.4

**SETBACKS:**

- FRONT YARD=40'
- REAR YARD=45'
- SIDE YARD=5'
- (27' MIN BETWEEN HOMES)

APEX IS NOT RESPONSIBLE FOR SOIL CONDITIONS OR GROUND WATER CONDITIONS.

GRADE/SPOT ELEVATIONS, FOUNDATION ELEVATIONS ARE ONLY RECOMMENDATIONS AND MAY VARY DUE TO SITE CONDITIONS.

INFORMATION FROM CONSTRUCTION DRAWINGS.

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

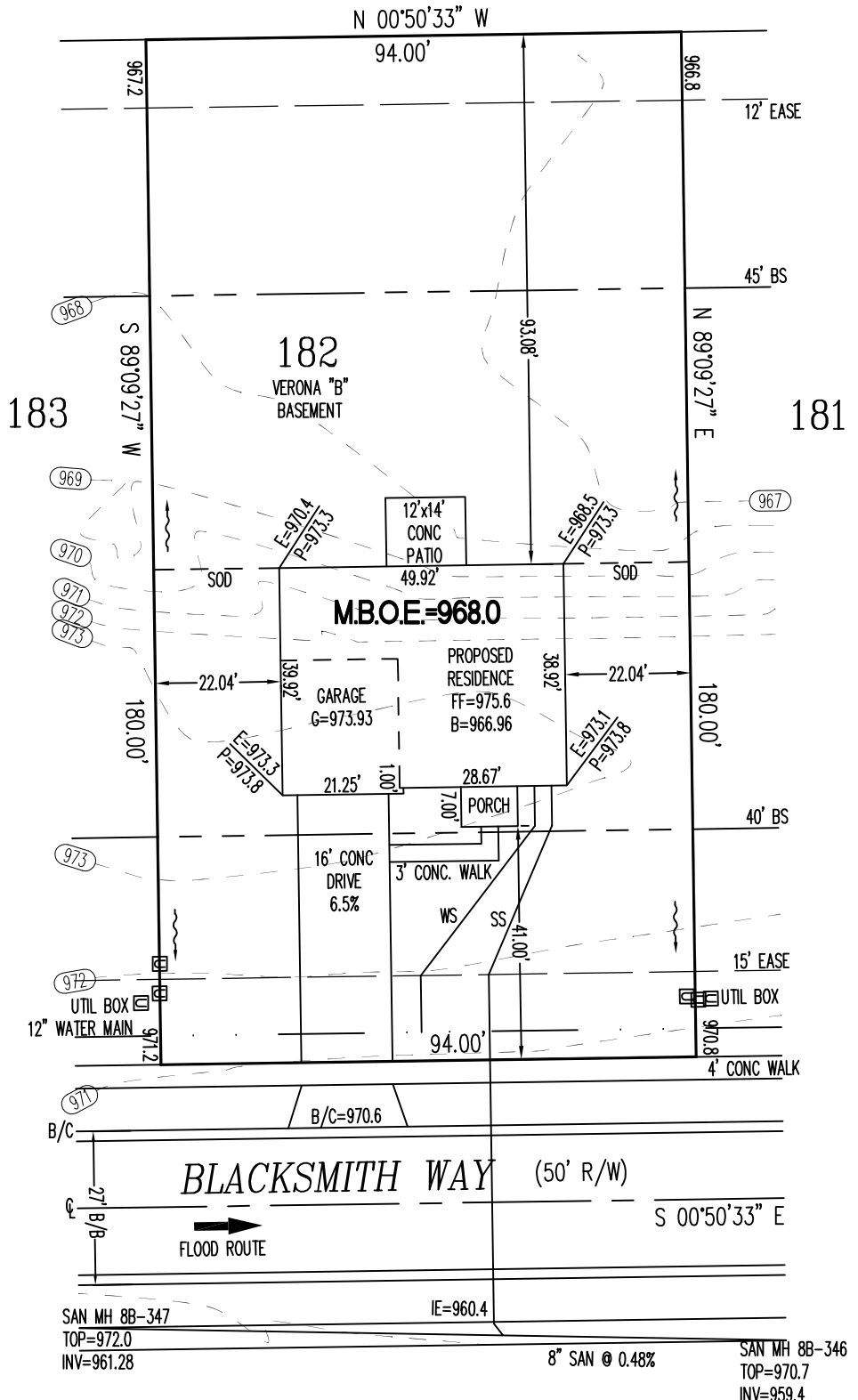
UNLESS F.F.E., M.O.E. OR M.B.E. ARE FIELD VERIFIED BY AN ENGINEERING FIRM, CONTRACTOR TAKES FULL RESPONSIBILITY FOR THE FINISH FLOOR ELEVATION.

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

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

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.



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BOTTOM OF BASMENT WINDOWS AND OR TOP OF WINDOW WELL TO BE AT OR ABOVE THE M.B.O.E.

TOPOGRAPHY FROM APEX FIELD SURVEY NOVEMBER 2019.

MAY NOT REFLECT CURRENT CONDITIONS.

**M.B.O.E. = 968.0**

PROJECT No. SADDLE CREEK

DWG No. 202514PB



DATE: 10/27/2020

CRISTO HOMES

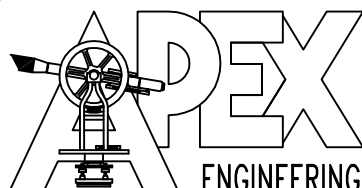
EXHIBIT

**PLOT PLAN**  
LOT 182 (16,920 SF) 0.3884 AC.  
TRAILS OF SADDLE CREEK, SECTION 7  
SECTION 17 & 23, TOWN 3, RANGE 5  
WASHINGTON TWP., MONTGOMERY CO., OHIO

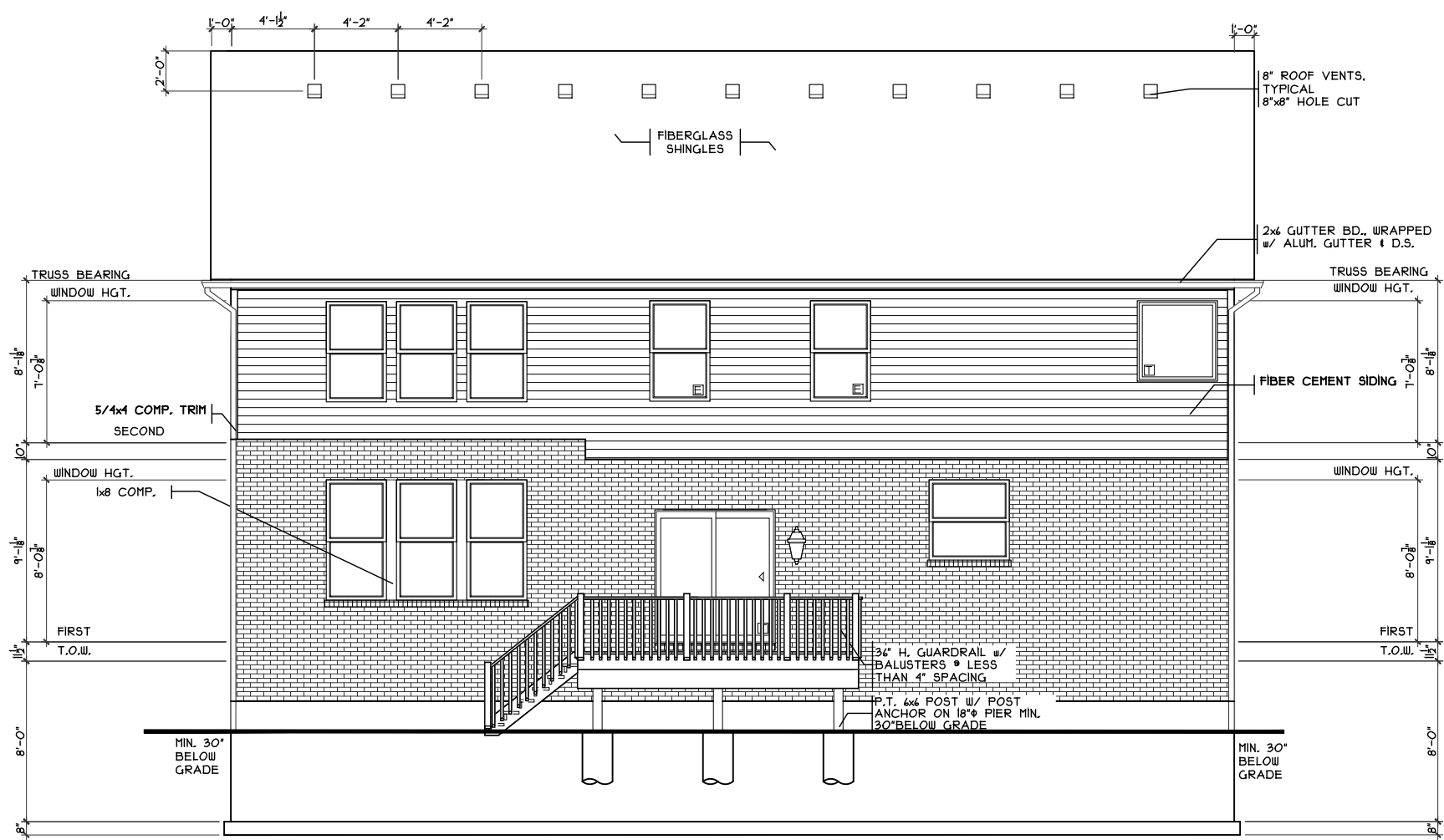
SCALE: 1"=30'

DRAWN: JLL/REW

CHECKED: KC

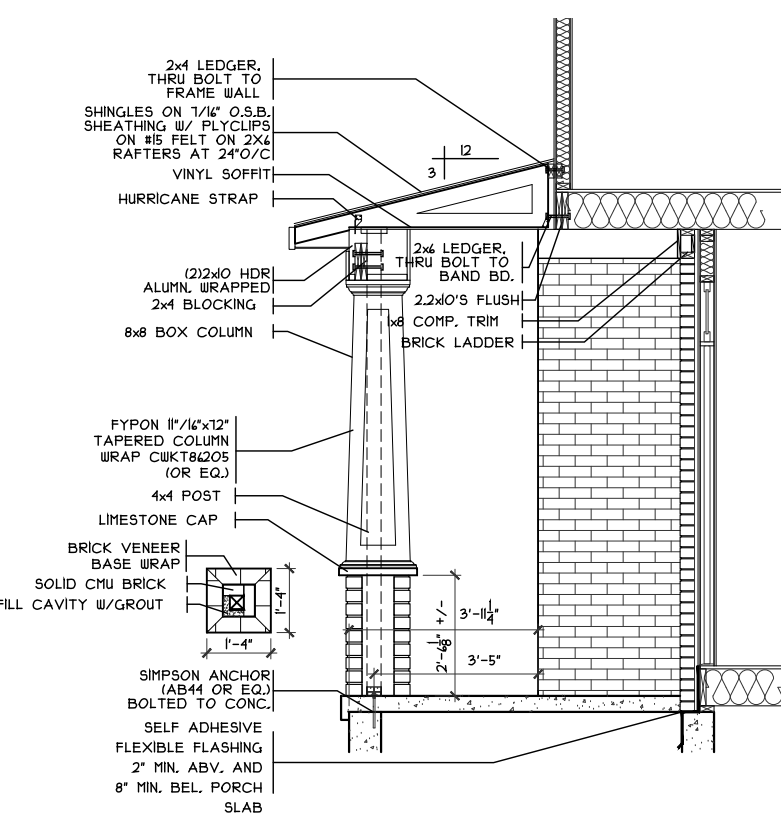


**ENGINEERING & SURVEYING, INC.**  
1068 NORTH UNIVERSITY BLVD. MIDDLETOWN, OHIO 45042  
PH.-(513) 424-5202 OR (513) 932-8991 FAX - (513) 424-6202



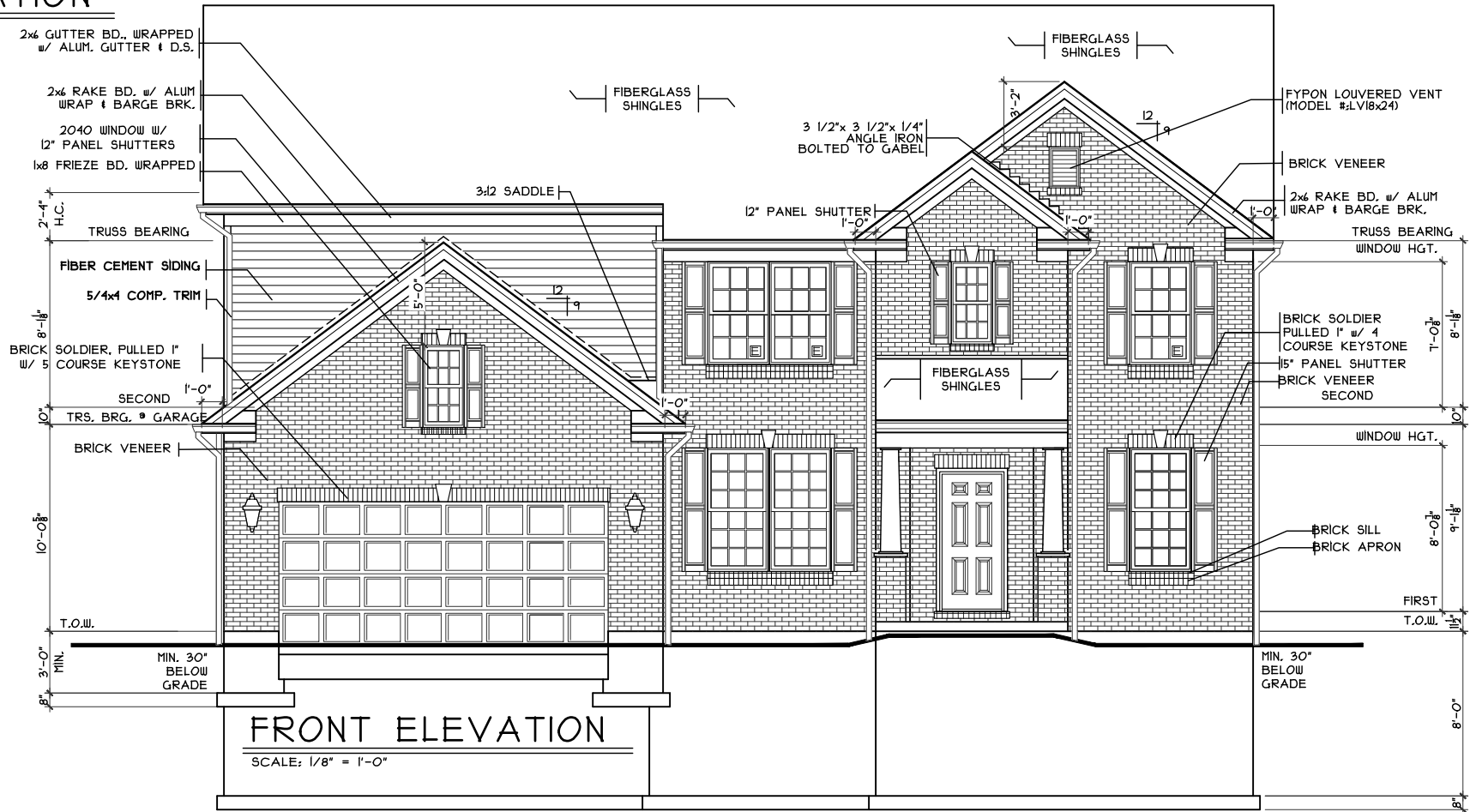
**REAR ELEVATION**

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



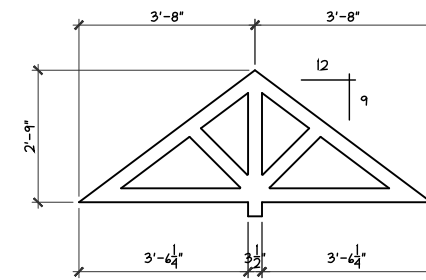
**PORCH SECTION**

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



**FRONT ELEVATION**

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



**GABLE PEDIMENT DIMS**

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

SHEET INDEX	
SHT#	DESCRIPTION
A1	Front and Rear Elevations
A1a	Left and Right Elevations
A2	Foundation Plan
A3	First Floor Plan
A4	Second Floor Plan
A5	Typical Wall Sections/Stair Section
A6	Building Sections
A7	Portal Framing Detail
A8	Typical Framing Details (Alum. Wrap)
G1	General Notes

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"

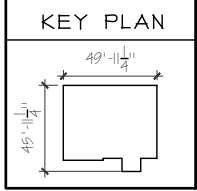
Verona - B - Brick Wrap - Comp. Issue Dates

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Springboro  
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**253061B4 PLAN INFO**

4	BDRMS
2.5	BATHS
2	CAR GARAGE
1	1ST FLR. CLG.
<b>SQUARE FOOTAGE</b>	
TOTAL	3341
MAIN	1514
UPPER	1831
LOWER(FINISH)	N/A
LOWER(SLAB)	1352
GAR. (SLAB)	451



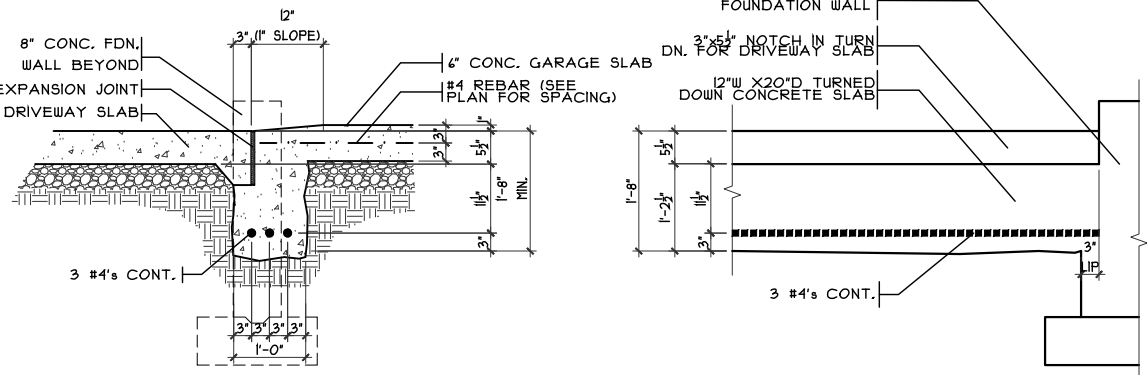
**OPTIONS**

SC-182 Proposed Residence:  
Guangfa Residence  
9925 Blacksmith Way  
Saddle Creek Lot #182



Plan : VERONA  
Date : 10/13/20  
Drawn: KMA  
Scale : As Noted  
Revised: 1/25/21  
Sheet : 1 of 14

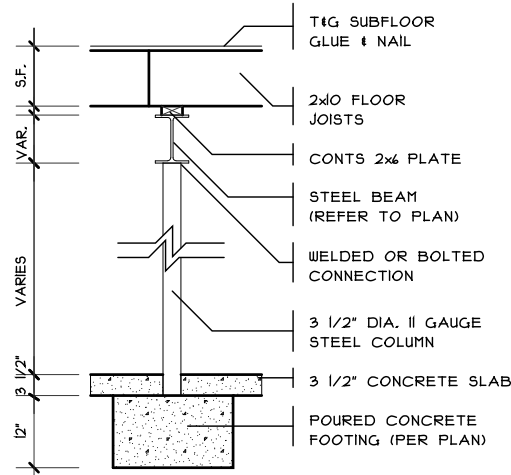
**A1**



SECTION ELEVATION

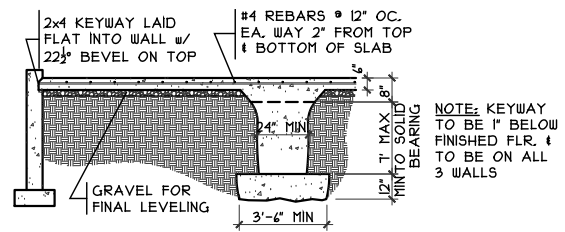
**GARAGE DOOR GRADE BM**

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



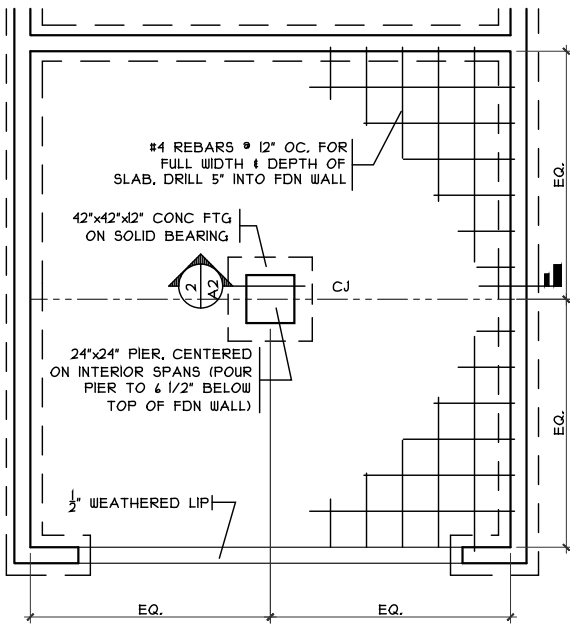
**COLUMN DETAIL**

SCALE: 3/16" = 1'-0"



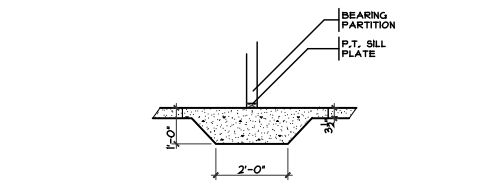
**GRADE BM SECTION**

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



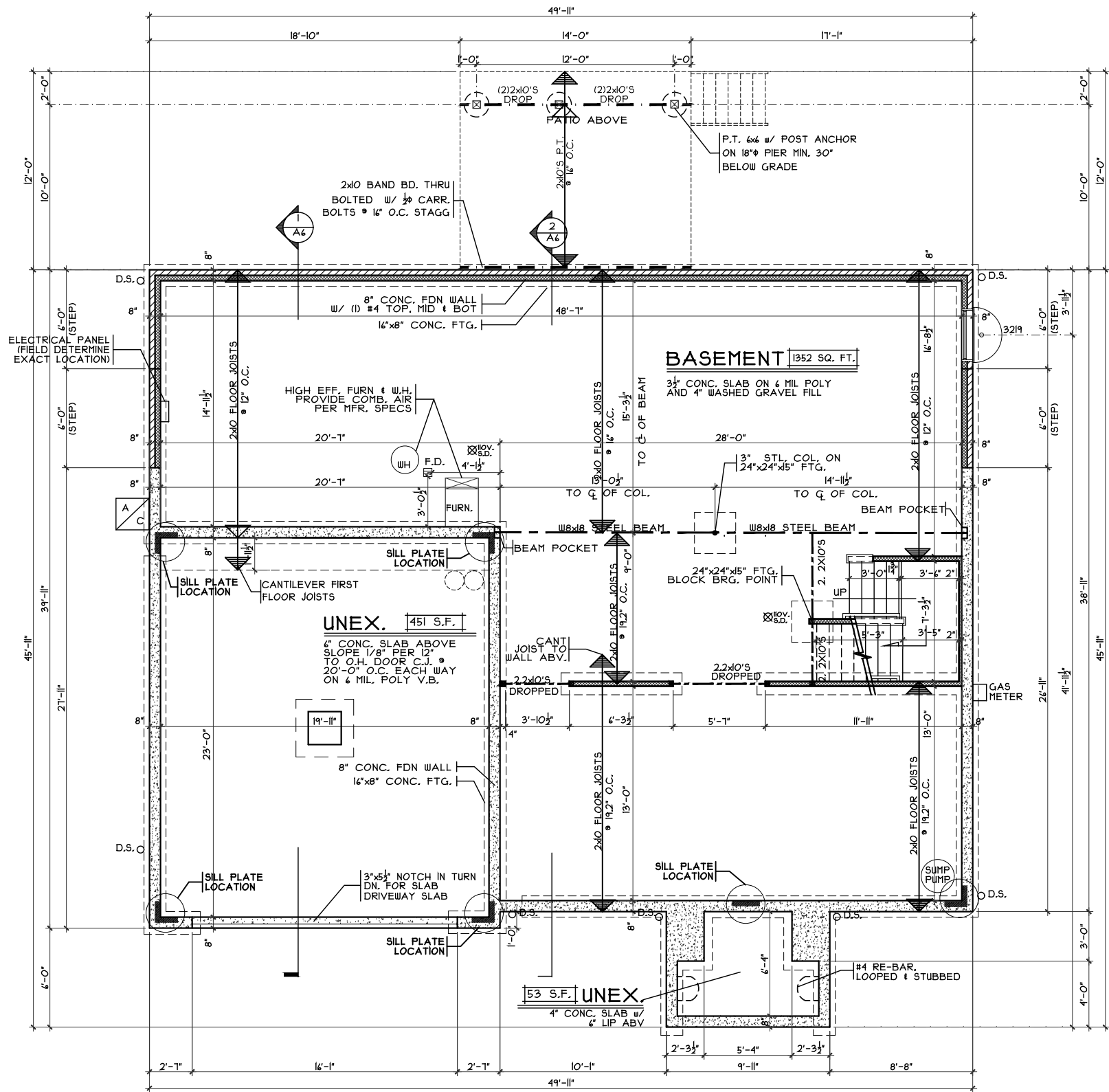
**GRADE BM DETAIL**

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



**THICKENED SLAB**

SCALE: 3/32" = 1'-0"



**FOUNDATION PLAN**

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

OPTIONS

Foundation Plan - Traditional

Plan : VERONA  
Date : 10/13/20  
Drawn: KMA  
Scale : As Noted  
Revised: 1/25/21  
Sheet : 3 of 14

Proposed Residence:  
Guangfa Residence  
9925 Blacksmith Way  
Saddle Creek Lot #182

SC-182

Verona - B - Brick Wrap - Comp.

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Montgomery County

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Issue Dates:  
Review #1

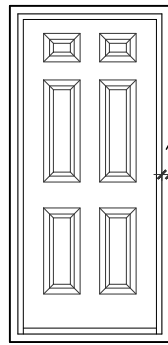


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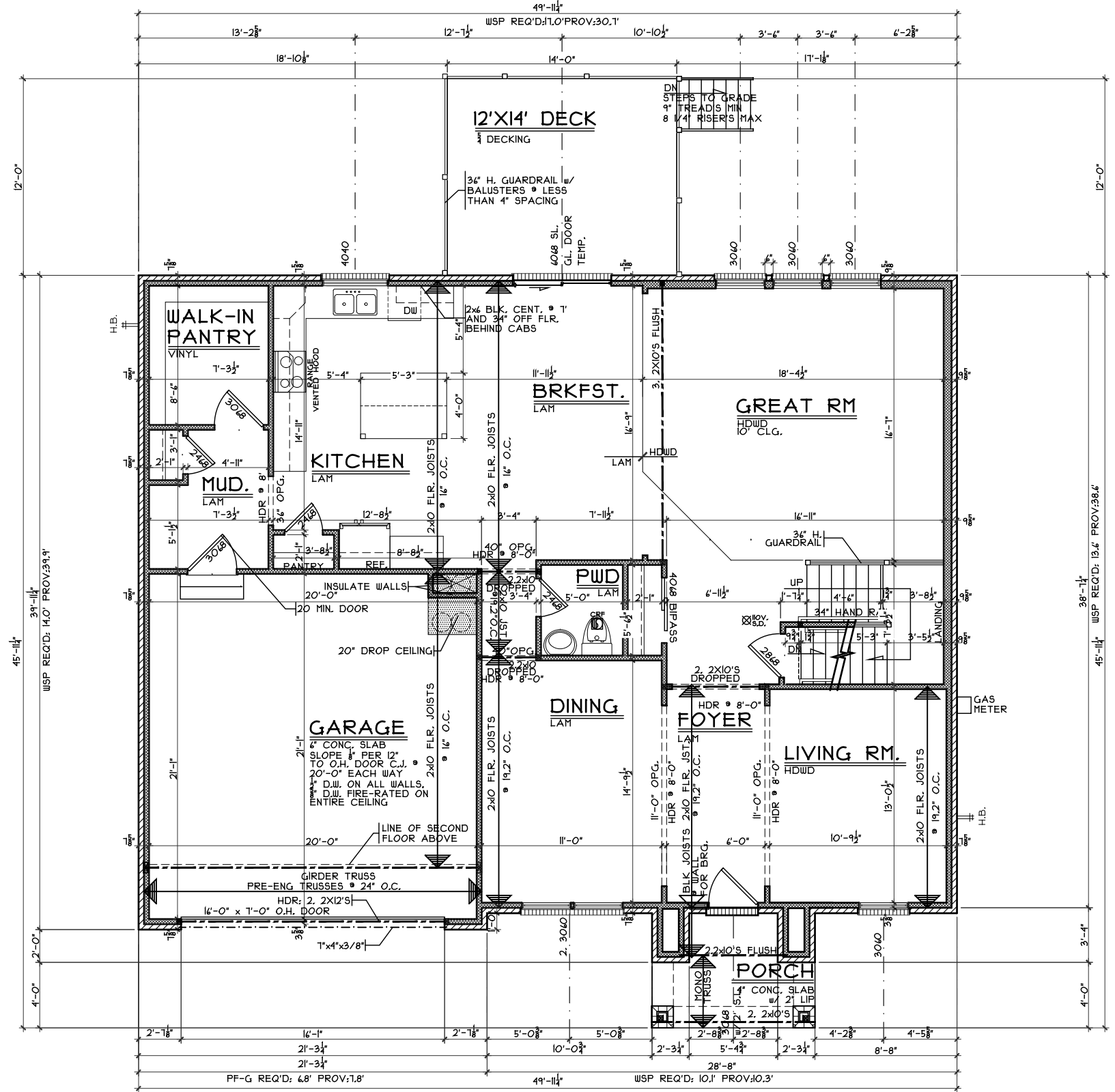
A2

### DOOR FRAMING DETAIL

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



PAD 2" AROUND W/ 3 LAYER DRYLINE (3/8")



**FIRST FLOOR PLAN**  
SCALE: 1/8" = 1'-0" 1516 S.F.

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

**OPTIONS**

First Floor Plan - Traditional

Plan : VERONA  
 Date : 10/13/20  
 Drawn: KMA  
 Scale : As Noted  
 Revised: 1/25/21  
 Sheet : 4 of 14

Proposed Residence:  
 Guangfa Residence  
 9925 Blacksmith Way  
 Saddle Creek Lot #182

SC-182

Verona - B - Brick Wrap - Comp.

Issue Dates:

Review #1	Issue Dates

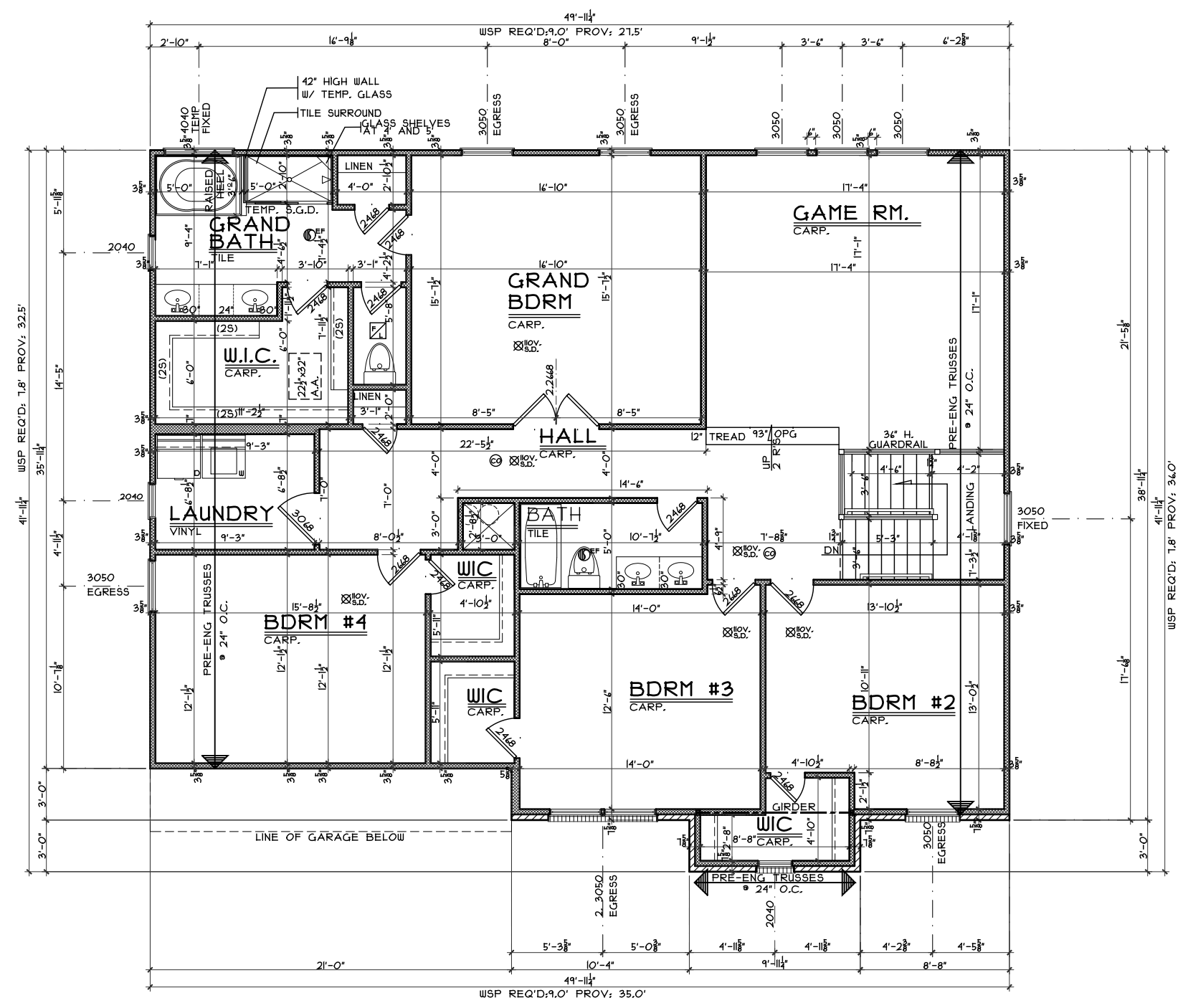
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**A3**





**SECOND FLOOR PLAN**  
SCALE: 1/8" = 1'-0" 1831 S.F.

OPTIONS

<p>Second Floor Plan - Traditional</p> <p>Plan : VERONA Date : 10/13/20 Drawn: KMA Scale : As Noted Revised: 1/25/21 Sheet : 5 of 14</p>	<p>Proposed Residence: Guangfa Residence 9925 Blacksmith Way Saddle Creek Lot #182</p>	<p>SC-182</p>	<p>Verona - B - Brick Wrap - Comp.</p>										
<p>7594-A Tylers Place Blvd. West Chester, OH 45069 513.755.0570 www.cristohomes.com</p>	<p>Springboro Montgomery County</p>	<p>Issue Dates</p> <table border="1"> <tr> <th>Review #1</th> <th>Issue Dates</th> </tr> <tr> <td> </td> <td> </td> </tr> <tr> <td> </td> <td> </td> </tr> <tr> <td> </td> <td> </td> </tr> <tr> <td> </td> <td> </td> </tr> </table>	Review #1	Issue Dates									<p>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.</p>
Review #1	Issue Dates												

A4