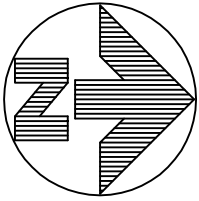




15 0 15 30 45



QUANTITIES

TOTAL LOT AREA	16,352	sq. ft.
CITY WALK	310	sq. ft.
HOUSE WALK	61	sq. ft.
DRIVE	1265	sq. ft.
APRON	169	sq. ft.
PATIO AND PORCHES	111	sq. ft.
DECK	168	sq. ft.
SEEDING AREA	5,922	sq. ft.
UNDISTURBED AREA	6,364	sq. ft.

WAGNER RESIDENCE C37
 9929 BLACKSMITH WAY
 R=50.00'
 L=39.74'

SUGGESTED GARAGE FLOOR C38
 ELEV.=973.9
 R=50.00'
 L=36.14'

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

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

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.

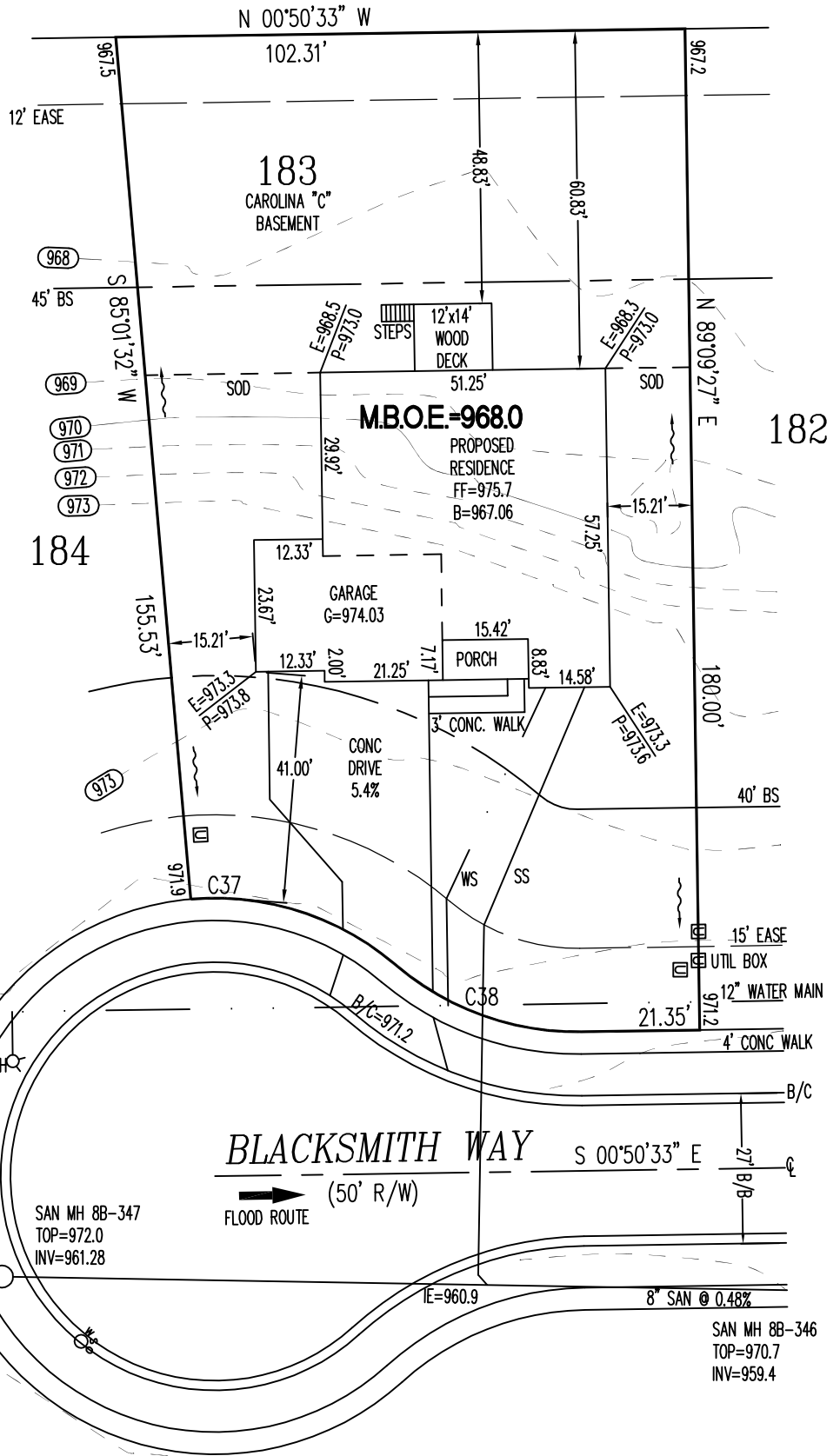
A STANDARD FORMULA WAS USED TO DETERMINE FINISH
 FLOOR GRADE. FINAL FINISH FLOOR ELEVATION IS
 CONTRACTOR'S RESPONSIBILITY.

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.

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

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.



BOTTOM OF BASMENT WINDOWS TO
 BE ABOVE THE M.O.E.

TOPOGRAPHY FROM CONSTRUCTION
 PLANS, DATED SEPTEMBER, 2015.

MAY NOT REFLECT CURRENT
 CONDITIONS.

M.B.O.E. = 968.0

PROJECT No. SADDLE
 CRISTO HOMES

DWG No. 201719PA



DATE: 07-30-20

EXHIBIT

PLOT PLAN

LOT 183 (16,352 SF) 0.3754 AC.

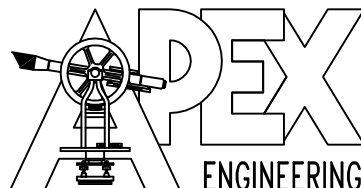
THE TRAILS OF SADDLE CREEK, SECTION 7
 SECTION 17 & 23, TOWN 3, RANGE 5

WASHINGTON TWP., MONTGOMERY CO., OHIO

SCALE: 1"=30'

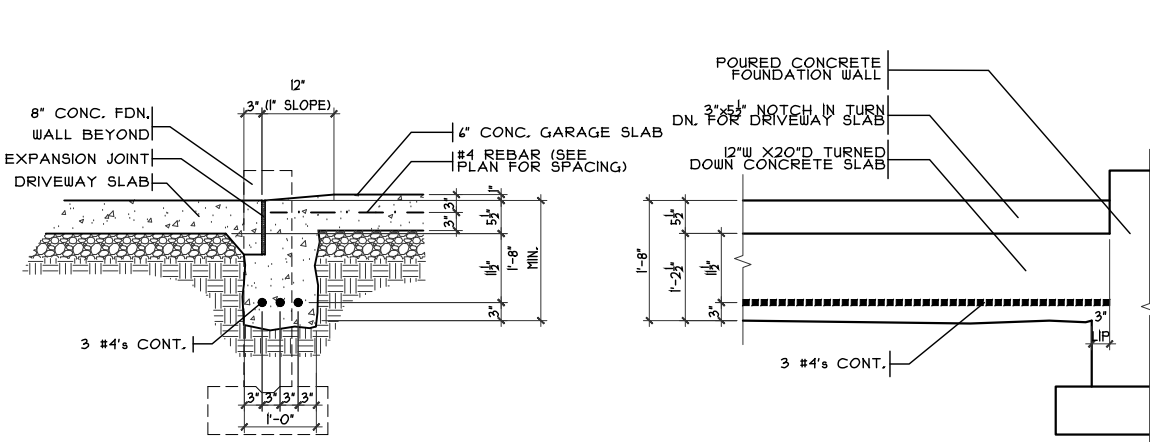
DRAWN: JLL

CHECKED: KC



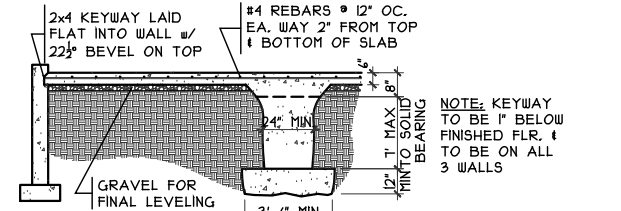
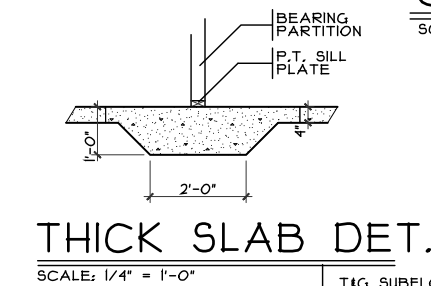
ENGINEERING & SURVEYING, INC.

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



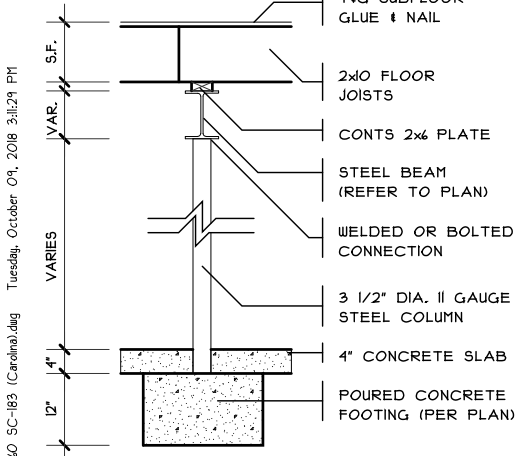
GARAGE DOOR GRADE BM

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



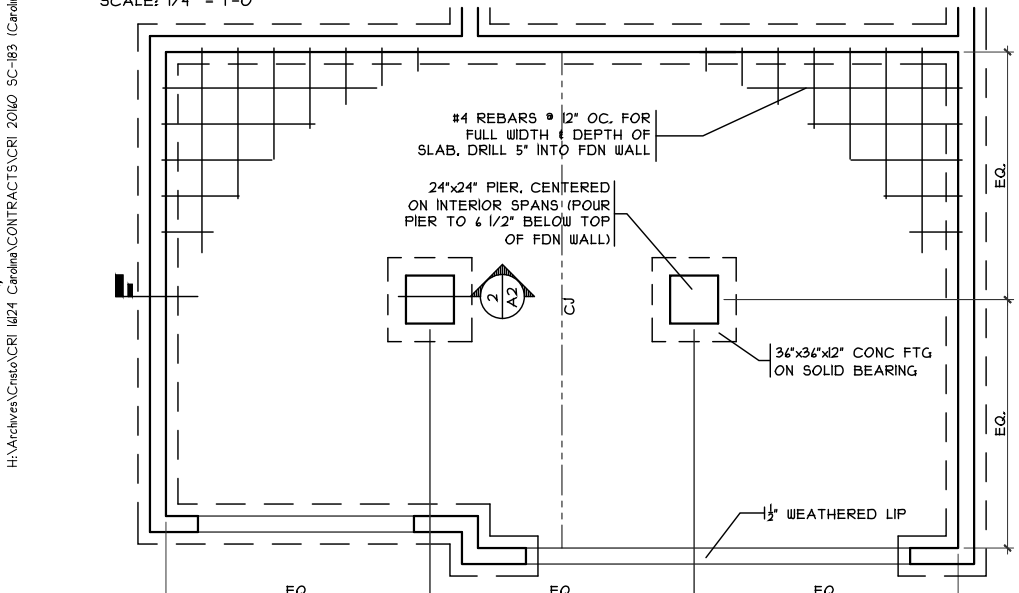
GRADE BM SECTION

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



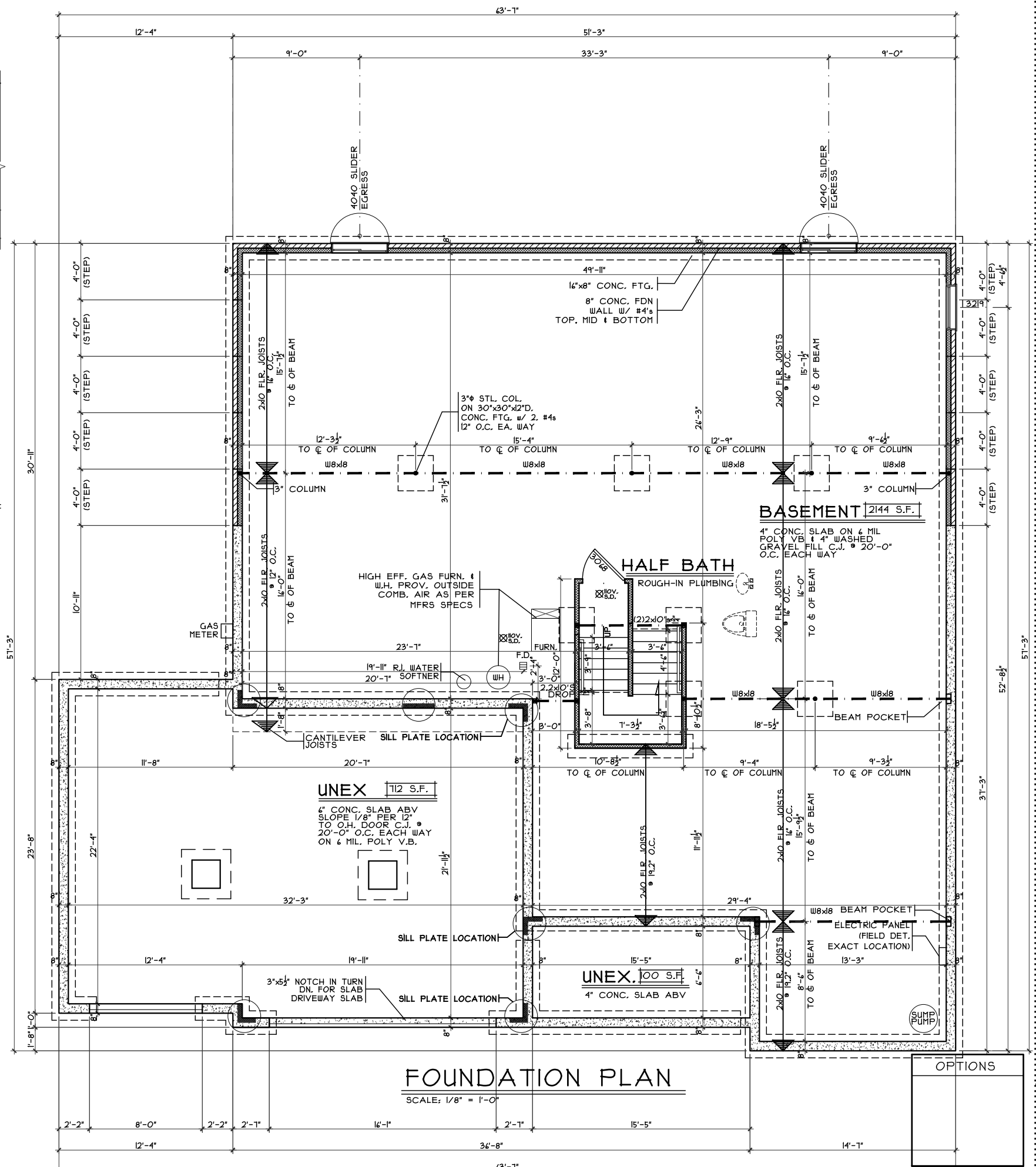
COLUMN DETAIL

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



GRADE BM DETAIL

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



FOUNDATION PLAN

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

Foundation Plan - Craftsman

Proposed Residence:
Wagner Residence
9929 Blacksmith Way
Saddle Creek Lot #183

Washington Twp.
Montgomery County

Carolina - C - Comp.

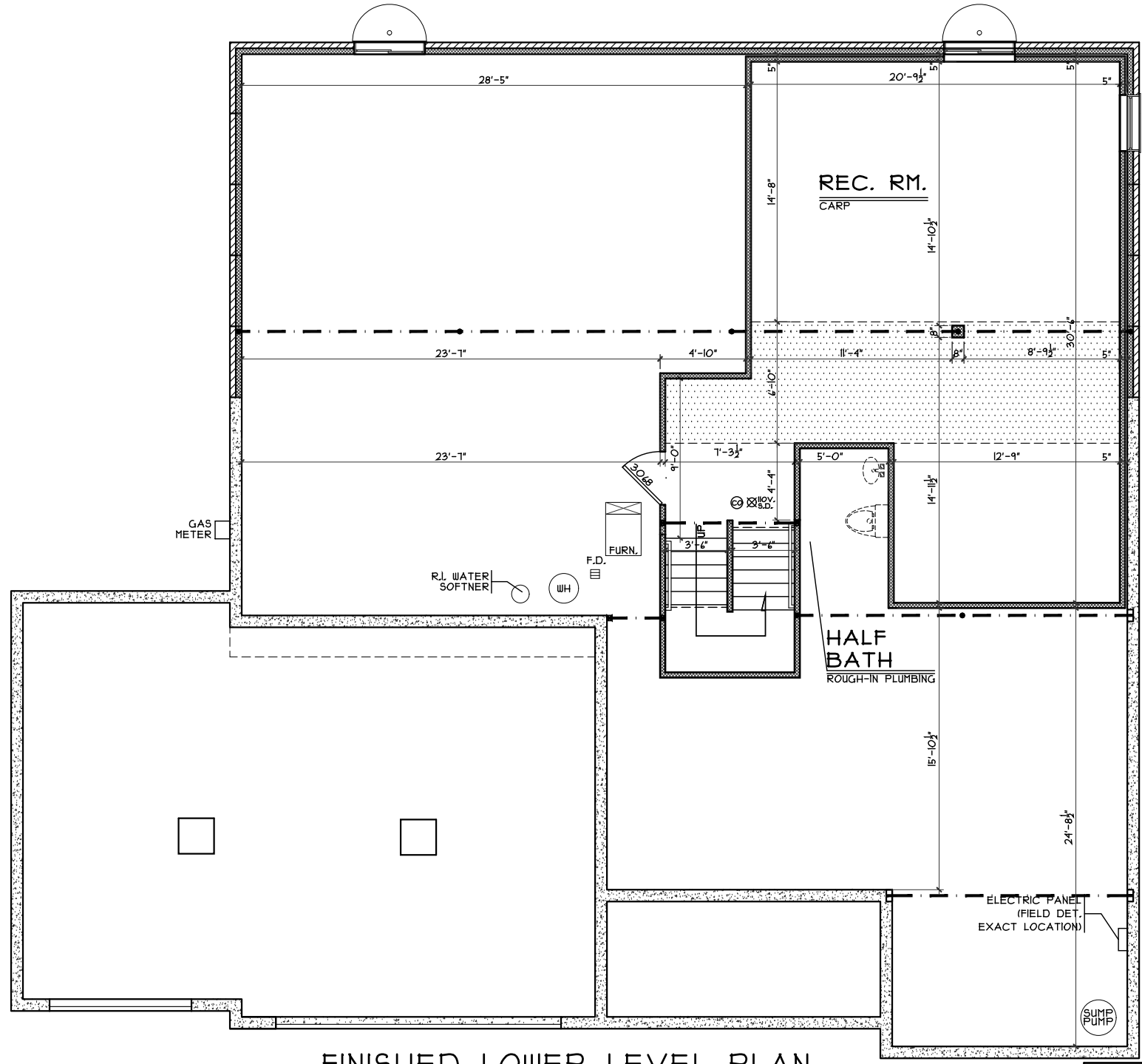
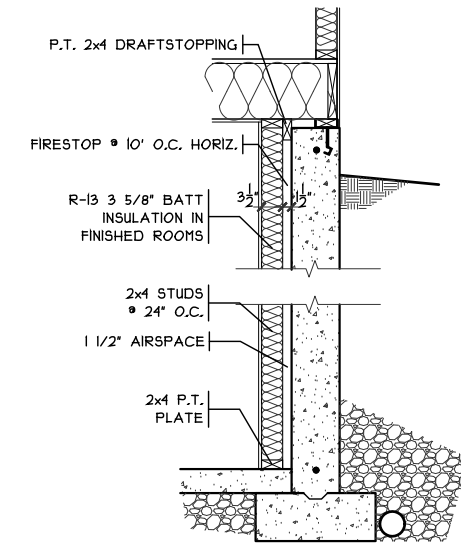
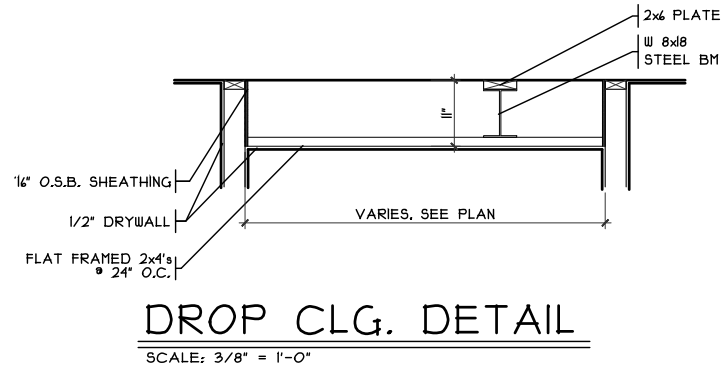
Issue Dates:

Review #1	Issue Dates

Plan : CAROLINA
Date : 7/20/20
Drawn: KMA
Scale : As Noted
Revised: 8/31/20
Sheet : 3 of 15

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West Chester, OH 45069
513.755.0570 www.cristohomes.com

A2



OPTIONS

Finished Lower Level - Craftsman

Plan : CAROLINA
Date : 7/20/20
Drawn: KMA
Scale : As Noted
Revised: 8/31/20
Sheet : 4 of 13

Proposed Residence:
Wagner Residence
9929 Blacksmith Way
Saddle Creek Lot #183

Washington Twp.
Montgomery County

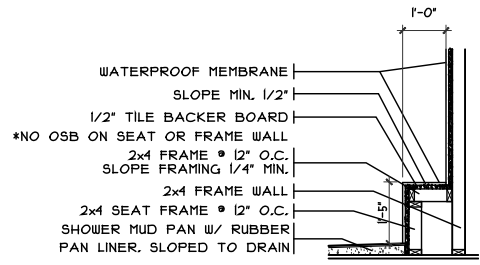
Carolina - C - Comp.

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Review #1	Issue Dates

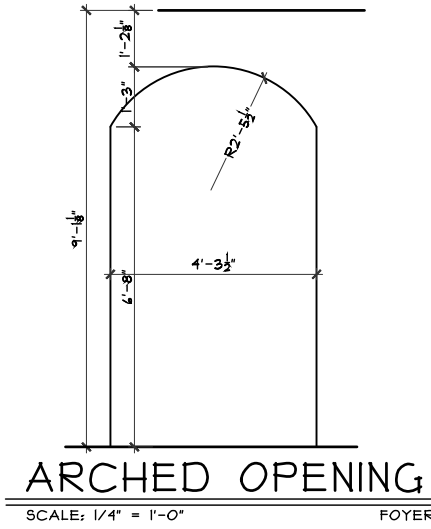
7594A Tyles Place Blvd.
West Chester, OH 45389
513.755.0570 www.cristohomes.com

A2a



SHOWER SEAT DETAIL

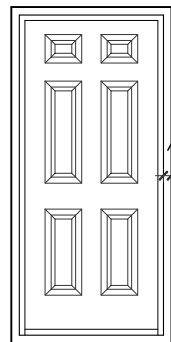
SCALE: 1/4" = 1'-0"



ARCHED OPENING

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

FOYER



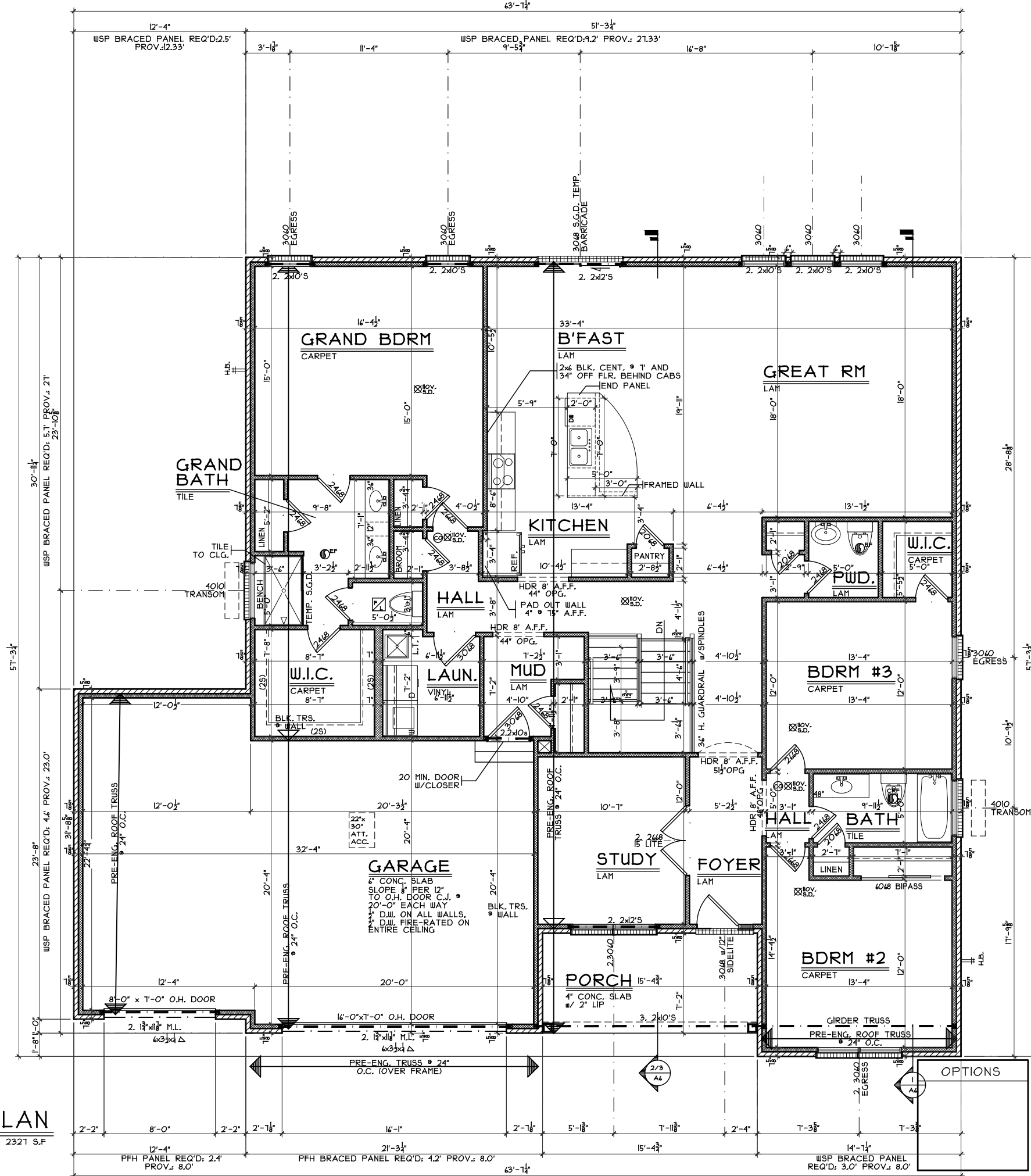
DOOR FRAMING DTL.

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

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

FIRST FLOOR PLAN

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



Proposed Residence:
 Wagner Residence
 9929 Blacksmith Way
 Saddle Creek Lot #183
 Washington Twp.
 Montgomery County

Carolina - C - Comp.
 Issue Dates:
 Review #1

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First Floor Plan (without Loft) - Craftsman
 Plan : CAROLINA
 Date : 7/20/20
 Drawn: KMA
 Scale : As Noted
 Revised: 8/31/20
 Sheet : 5 of 15

A3