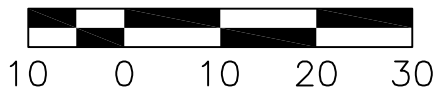
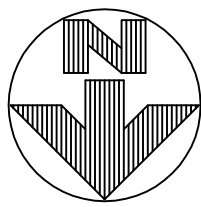


MARKET HOME  
2006 BUGLER'S SOUND

# PLOT PLAN

## LOT 98 (12,689 SF) 0.2913 AC.

### THE TRAILS OF SADDLE CREEK, SECTION 4 SECTION 17 & 23, TOWN 3, RANGE 5 WASHINGTON TOWNSHIP, MONTGOMERY CO., OHIO FOR: CRISTO HOMES



**QUANTITIES**

TOTAL LOT AREA=12,689 SF  
CITY WALK= 245.1 SF  
HOUSE WALK=60.5 SF  
DRIVE=525.5 SF  
APRON=132.2 SF  
PATIO & PORCHES=183.5 SF  
DECK=  
SEEDING=9481 SF  
SOD=  
UNSEEDED=

C43  
R=275.00'  
L=66.78'



**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.

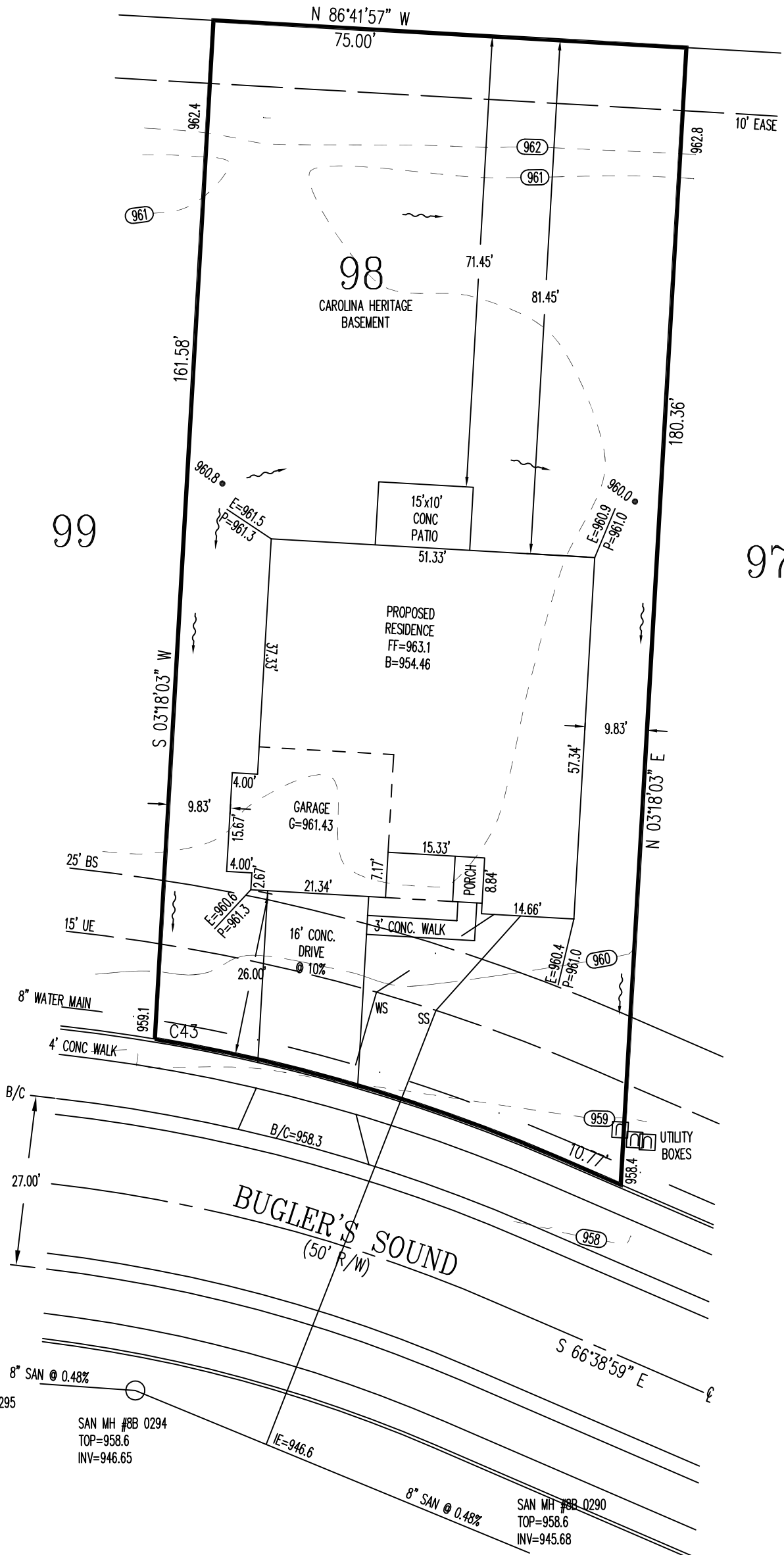
A STANDARD FORMULA WAS USED TO DETERMINE FINISH FLOOR GRADE. FINAL FINISH FLOOR ELEVATION IS CONTRACTOR'S RESPONSIBILITY.

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



SAN MH #88 0295  
TOP=959.9  
INV=948.52

SAN MH #88 0294  
TOP=958.6  
INV=946.65

SAN MH #88 0290  
TOP=958.6  
INV=945.68

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

MAY NOT REFLECT CURRENT  
CONDITIONS.

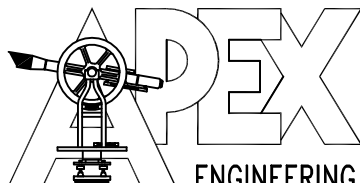
SCALE: 1"=20'

DATE: 04-06-18

DRAWN: JLL

DESIGNED:

CHECKED: KRC



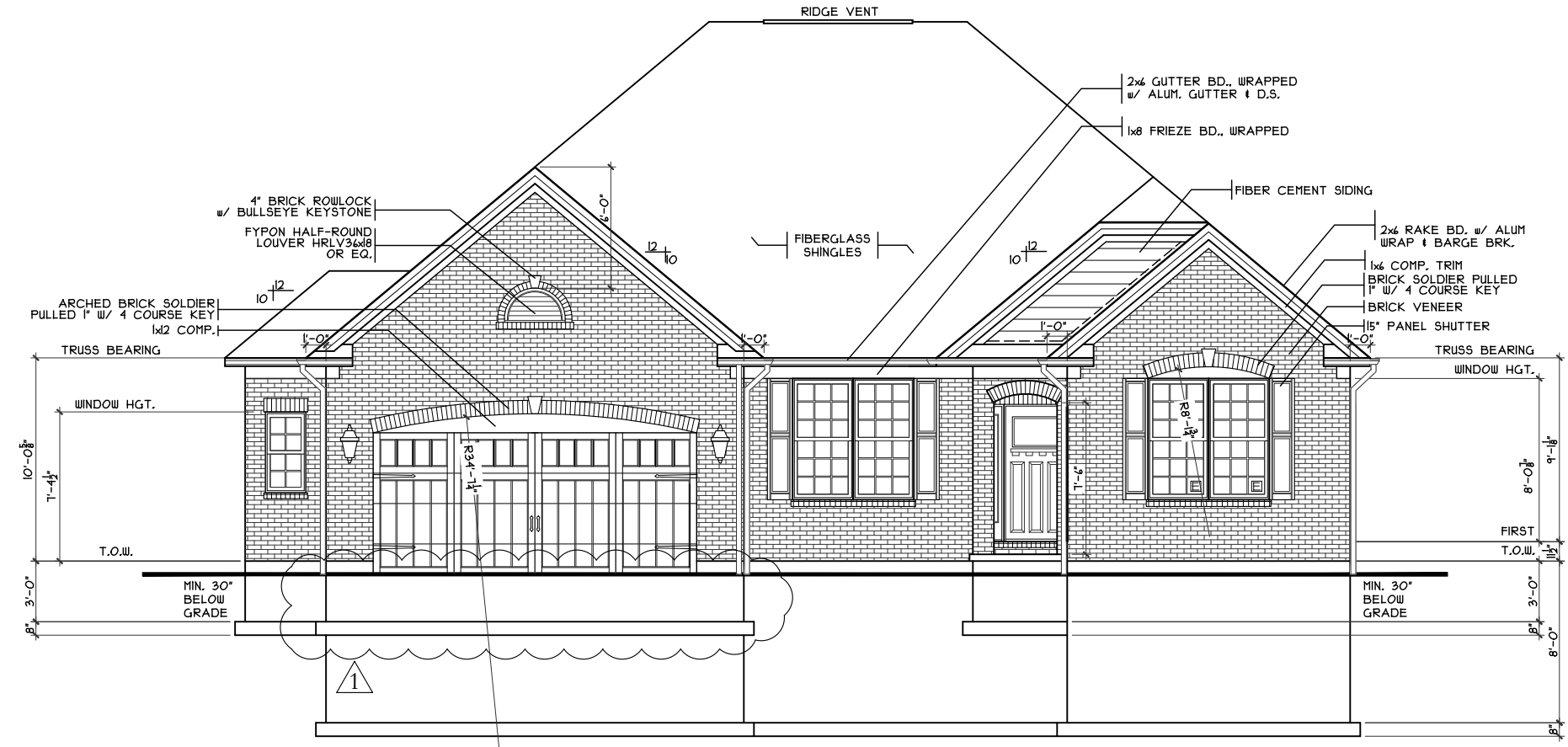
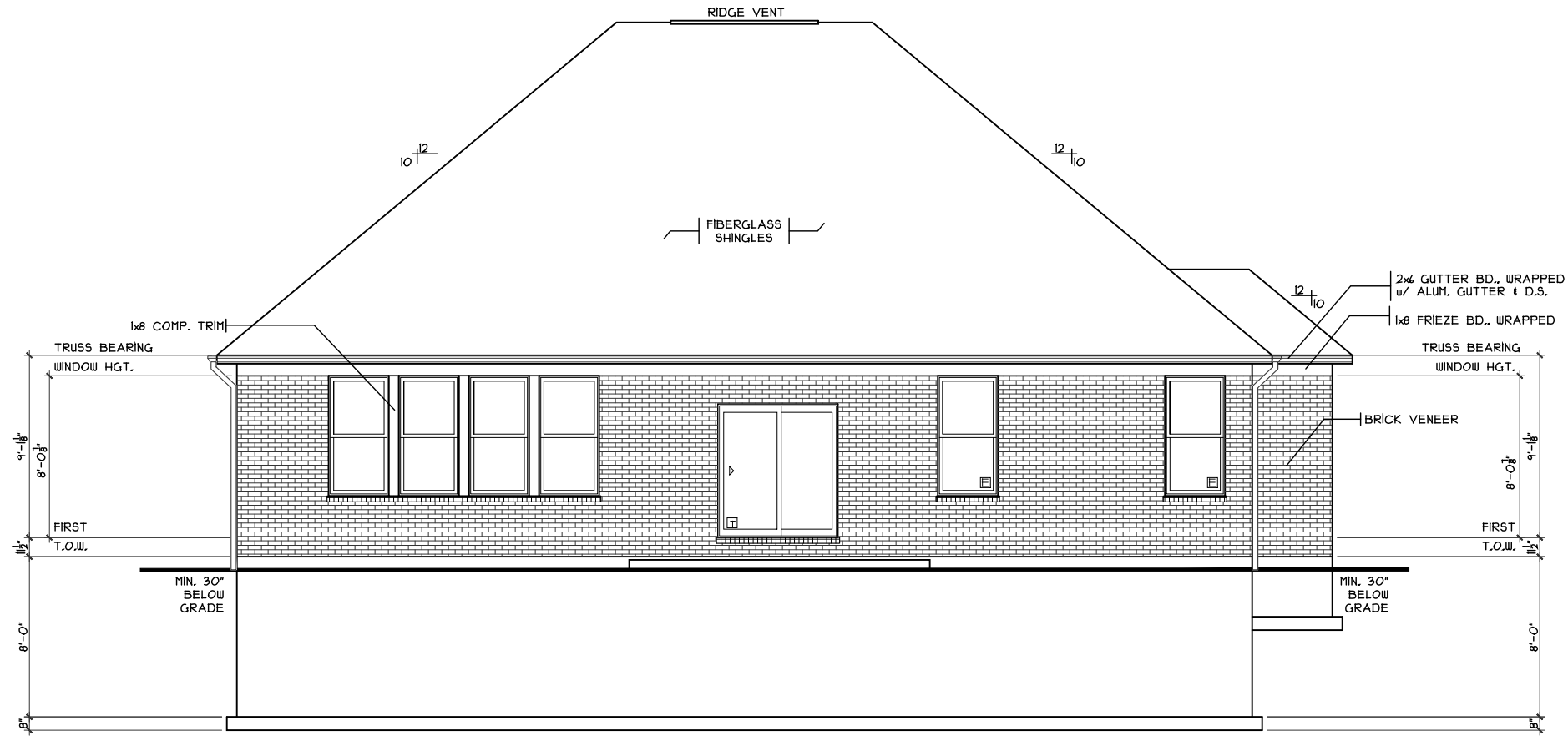
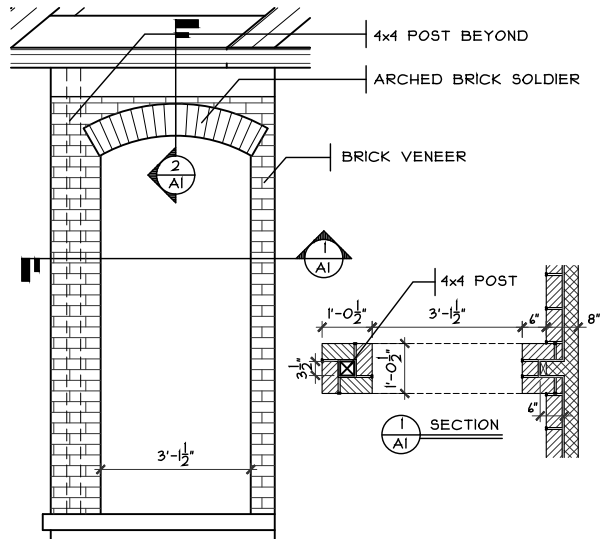
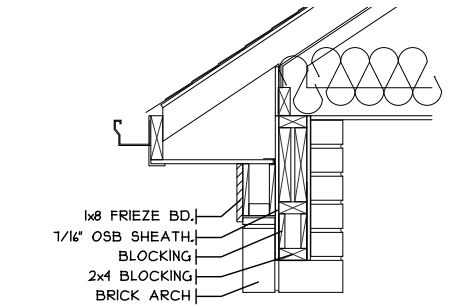
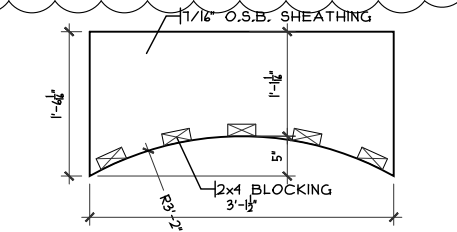
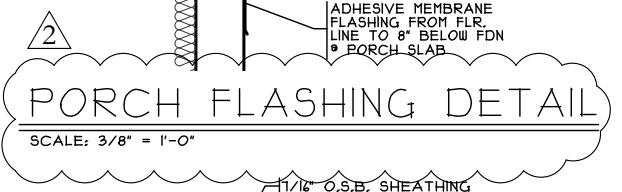
**ENGINEERING & SURVEYING, INC.**  
1068 N. UNIVERSITY BLVD MIDDLETOWN, OHIO 45042  
PH.-(513) 424-5202 OR (513) 932-8991 FAX - (513) 424-6202

**REVISIONS:**

- 1.
- 2.
- 3.
- 4.

PROJECT: BERRYVIEW EST  
DRAWING: 180595PA

SHEET  
1 OF 1

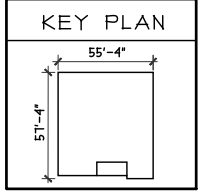


SHEET INDEX	
SHT#	DESCRIPTION
A1	Craftsman Front and Rear Elevations
A1a	Craftsman Left and Right Elevations
A2	Foundation Plan
A3	First Floor Plan
A4	Typical Wall Sections/Stair Section
A5	Building Sections
A6	Portal Framing Detail
A7	Typical Framing Details (Alum. Wrap)
G1	General Notes
E1	Basement 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"

ISSUE DATE	
▲	5/16/18 REVISIONS
▲	4/7/18 REVISIONS

R2333B3 PLAN INFO	
3	BDRMS
2.5	BATHS
2	CAR GARAGE
1	1ST FLR. CLG.
SQUARE FOOTAGE	
TOTAL	2333
MAIN	2333
UPPER	-
LOWER (FINISH)	-
LOWER (SLAB)	2154
GAR. (SLAB)	491



OPTIONS	

Proposed Residence:  
Market Home  
2006 Buglers Sound  
Saddle Creek Lot #98

Issue Dates:  
Review #1 4/2/18

Washington Twp.  
Montgomery

SC-98

Elevations - Heritage

Plan : CAROLINA  
Date : 3.6.2018  
Drawn: CKB  
Scale : As Noted  
Revised: 6/7/18  
Sheet : 1 of 26

CRISTO HOMES  
7594A Tylers Place Blvd.  
West Chester, OH 45389  
513.735.0510 • www.cristohomes.com

**A1**



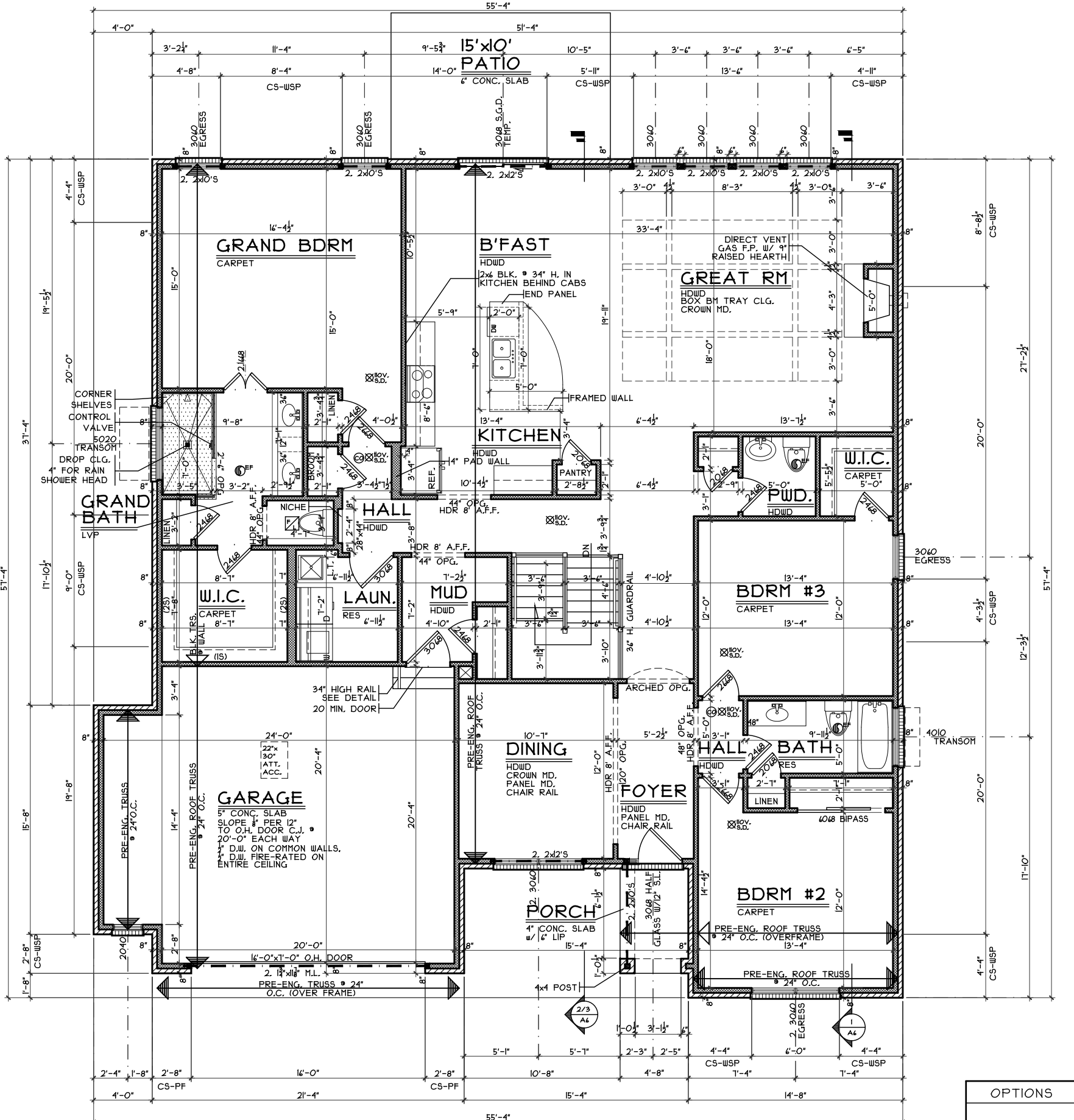
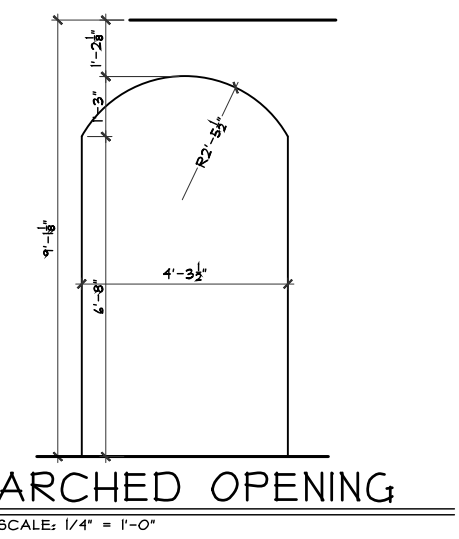
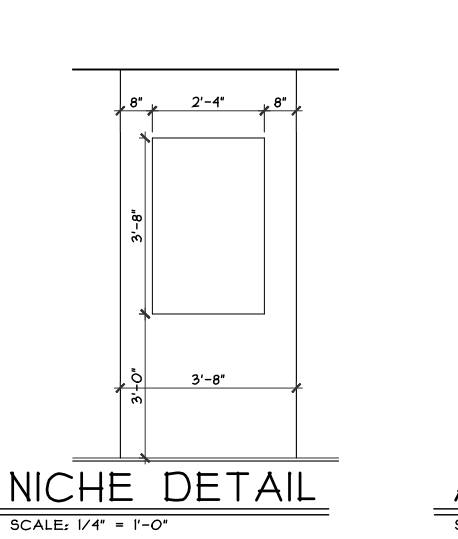
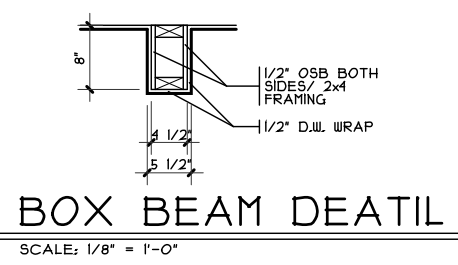
2

METHOD: CS-WSP  
 9" H. WALLS W/ADJ. OPENINGS  
 WINDOW 12" MIN. PANEL 21"  
 DOORS 84" MIN. PANEL 32"

SIDE TO SIDE BRACED WALL SPACING 5'-4"  
 BRACED PANEL LENGTH: 1.7'

FRONT TO BACK BRACED WALL SPACING 5'-0"  
 BRACED PANEL LENGTH: 1.95'

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.



First Floor Plan - Heritage

Proposed Residence:  
 Market Home  
 2006 Buglers Sound  
 Saddle Creek Lot #98

Carolina - Heritage - Comp.

Washington Twp.  
 Montgomery

Issue Dates  
 Review #1 4/2/18

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

Plan : CAROLINA  
 Date : 3.6.2018  
 Drawn: CKB  
 Scale : As Noted  
 Revised: 6/7/18  
 Sheet :10 of 26

A3