

TH 6125
146 Hanford Lane
Monroe, OH 45050

1 Story Basement

VENT the kitchen - do not loop vent it or AA it !!

3pc rough in basement - unfinished basement

2 hose bibs - no valves required

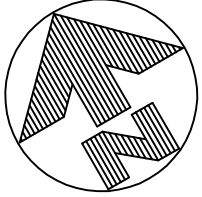
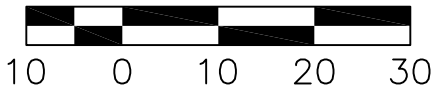
ice maker

1 tub

1 shower

1 laundry tub

Gas Furnace and Range



PLOT PLAN

LOT 6125 (11,401 SF) 0.2617 ACRES
 THE TRAILS OF TODHUNTER, SECTION TWO, BLOCK A
 CITY OF MONROE
 BUTLER COUNTY, OHIO
 FOR: CRISTO HOMES

SETBACKS:
 FRONT YARD=40'
 REAR YARD=25'
 SIDE YARD=5' MIN./20' TOTAL
 20' BETWEEN BUILDINGS

MARKET HOME
 146 HANFORD LANE

C4
 R=35.00'
 L=28.70'

LOT COVERAGE = 31.9%

FOR PERMITTING PURPOSES ONLY.

INFORMATION FROM CONSTRUCTION DRAWINGS.
 UTILITIES SHOWN HEREON ARE FOR GRAPHICAL
 PURPOSES ONLY AND MAY NOT REFLECT CURRENT
 SITE CONDITIONS

CONTRACTOR IS RESPONSIBLE FOR THE VERIFICATION
 OF THE LOCATION AND DEPTH OF WATER, SANITARY
 AND OTHER UTILITY MAINS AND SERVICES BEFORE
 CONSTRUCTION.

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

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

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

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.

CONTRACTOR IS RESPONSIBLE FOR POSITIVE
 DRAINAGE AROUND/AWAY FROM HOUSES AND
 APPROPRIATE FINAL GRADING TO INSURE PROPER
 DRAINAGE OF THE LOT.
 SWALE ARROWS AND DRAINAGE ROUTES ARE SUBJECT
 TO CHANGE DEPENDING ON GRADING AND SITE
 CONDITIONS. PROPOSED CONTOURS SHOWN HEREON
 ARE FOR GRAPHICAL PURPOSES ONLY.

APEX ASSUMES NO RESPONSIBILITY FOR SOIL
 CONDITIONS, GROUND WATER CONDITIONS AND ANY
 POTENTIAL WATER INFILTRATION. CONTRACTOR IS
 RESPONSIBLE FOR ADEQUATE WATERPROOFING
 INSTALLATION AND DRAINAGE MEASURES.

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.

CITY OF MONROE NOTES:
 FINAL GRADING WITH ESTABLISHED GROUND COVER MUST BE IN PLACE
 PRIOR TO ANY LAND TRANSFERS.

#2 STONE CONSTRUCTION DRIVEWAY MUST BE PLACED PRIOR TO ANY
 EARTHWORK ACTIVITY OR SILT FENCE PLACEMENT.

PERIMETER BMP'S (BEST MANAGEMENT PRACTICES) MUST BE PLACED
 PRIOR TO ANY STRIPPING, EXCAVATION OF FOOTERS, ETC.

ALL STRAW WADDLES USED MUST BE A MIN. OF 12" DIAMETER AND
 PROPERLY EMBEDDED AND STAKED.

NO STRAW WADDLES SHALL BE USED ADJACENT TO CONSERVATION
 EASEMENT AREAS OR STATE WATERWAYS.

HOME BUILDER IS REQUIRED TO SWEEP STREET ADJACENT TO
 SITE DAILY. ALSO, WILL BE RESPONSIBLE FOR MAINTAINING
 INLET PROTECTION OF CURB INLET IN FRONT OF SITE DURING
 CONSTRUCTION OF HOME.

NO MATERIAL SHALL BE STOCKPILED ON THE ROADWAY
 SURFACE.

ALL DUMPSTER'S MUST BE COVERED.

ALL DOWNSPOUTS TO TERMINATE ONTO SPLASH BLOCKS
 (UNLESS NOTED)

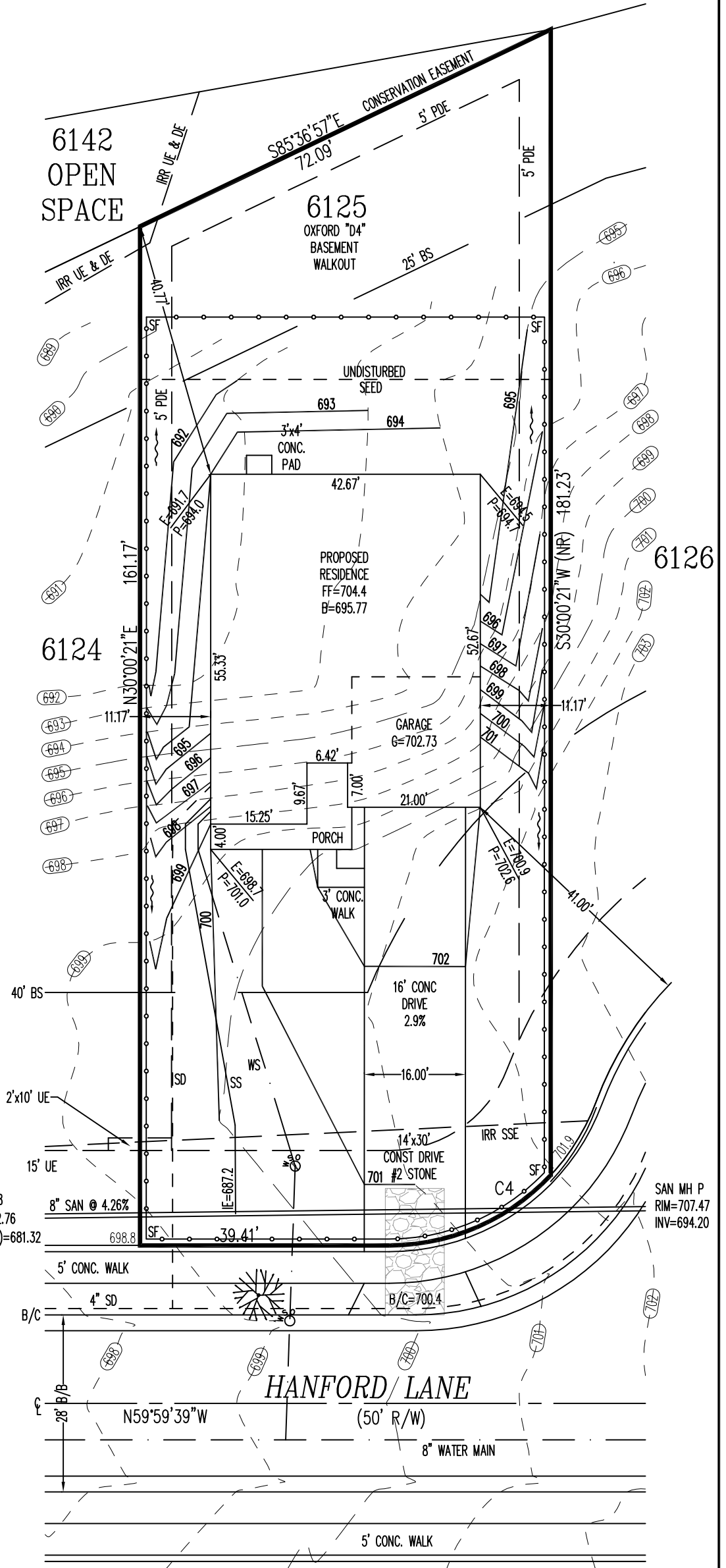
QUANTITIES

TOTAL LOT AREA	11401	sq. ft.
CITY WALK	257	sq. ft.
HOUSE WALK	32	sq. ft.
DRIVE	1198	sq. ft.
APRON	100	sq. ft.
PATIO AND PORCHES	166	sq. ft.
DECK	0	sq. ft.
SEEDING AREA	5557	sq. ft.
UNDISTURBED AREA	2587	sq. ft.
HOUSE	2243	sq. ft.



TOPOGRAPHY FROM
 FIELD LOCATIONS DATED
 SEPT. 2021.
 MAY NOT REFLECT
 CURRENT CONDITIONS.

THE LOT MUST CONFORM TO THE MINIMUM
 STANDARDS OF THE CITY'S CODE
 1028/EROSION CONTROL AT ALL TIMES.



2 WORKING DAYS
 BEFORE YOU DIG

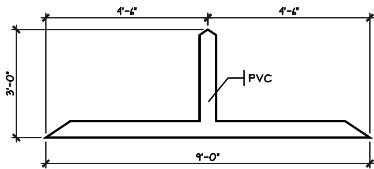
 CALL TOLL FREE 800-362-2764
 OHIO UTILITIES STATE PROTECTION SERVICE

SCALE: 1"=20'
 DATE: 3/24/2023
 DRAWN: REW
 DESIGNED:
 CHECKED: JLS

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

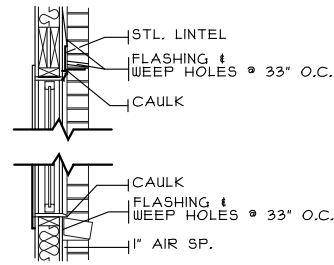
REVISIONS:
 1. 3/27/2023-REMOVE GARAGE BO
 2.
 3.
 4.

PROJECT: TRAILSOFTHUNTER DRAWING: 230548PA	SHEET 1 OF 1
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PEDIMENT DIMS

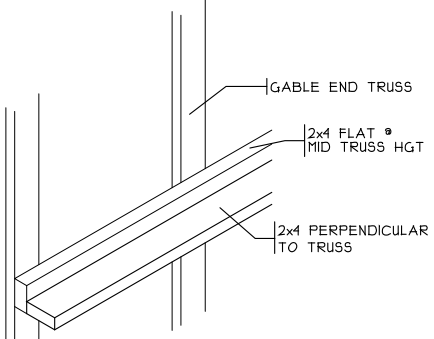
SCALE: 3/16" = 1'-0"



NOTE: FLASHING SHALL BE LOCATED BENEATH THE FIRST COURSE OF MASONRY ABOVE FINISHED GROUND LEVEL ABOVE THE FOUNDATION WALL OR SLAB, AND AT OTHER POINTS OF SUPPORT INCLUDING STRUCTURAL FLOORS, SHELF ANGLES, AND LINTELS

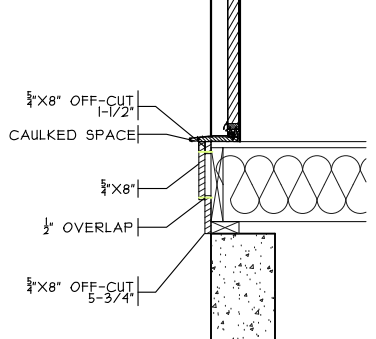
LINTEL & SILL DETAIL

SCALE: 3/4" = 1'-0"



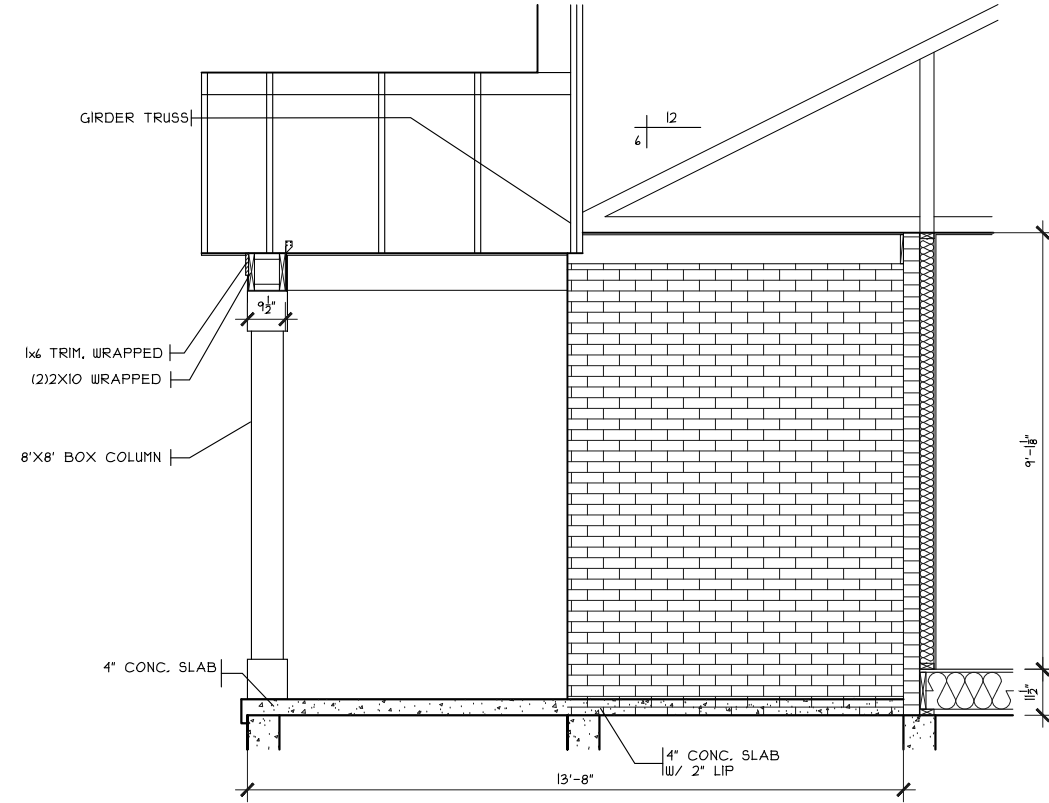
STIFF BACK DETAIL

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



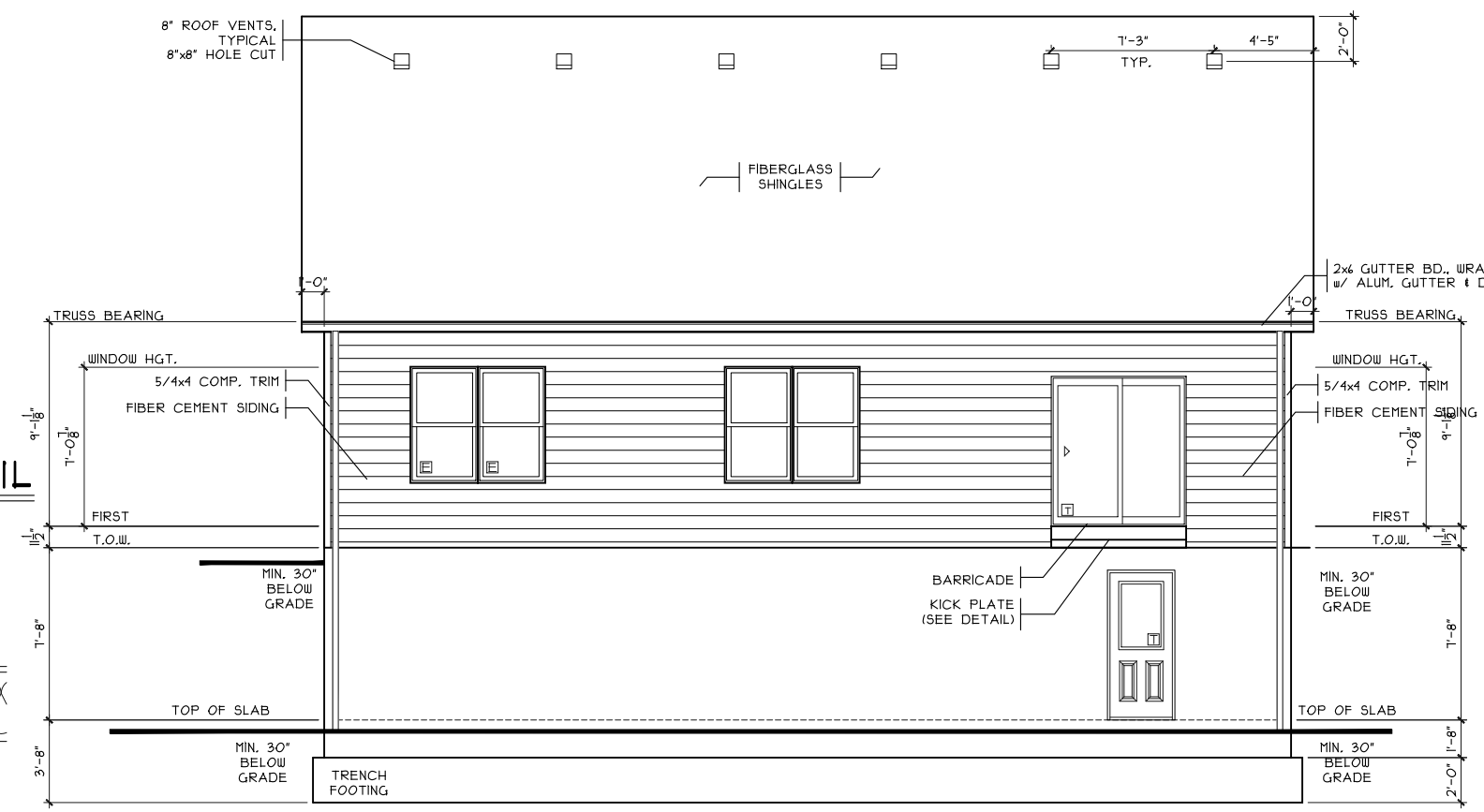
KICK PLATE DETAIL

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



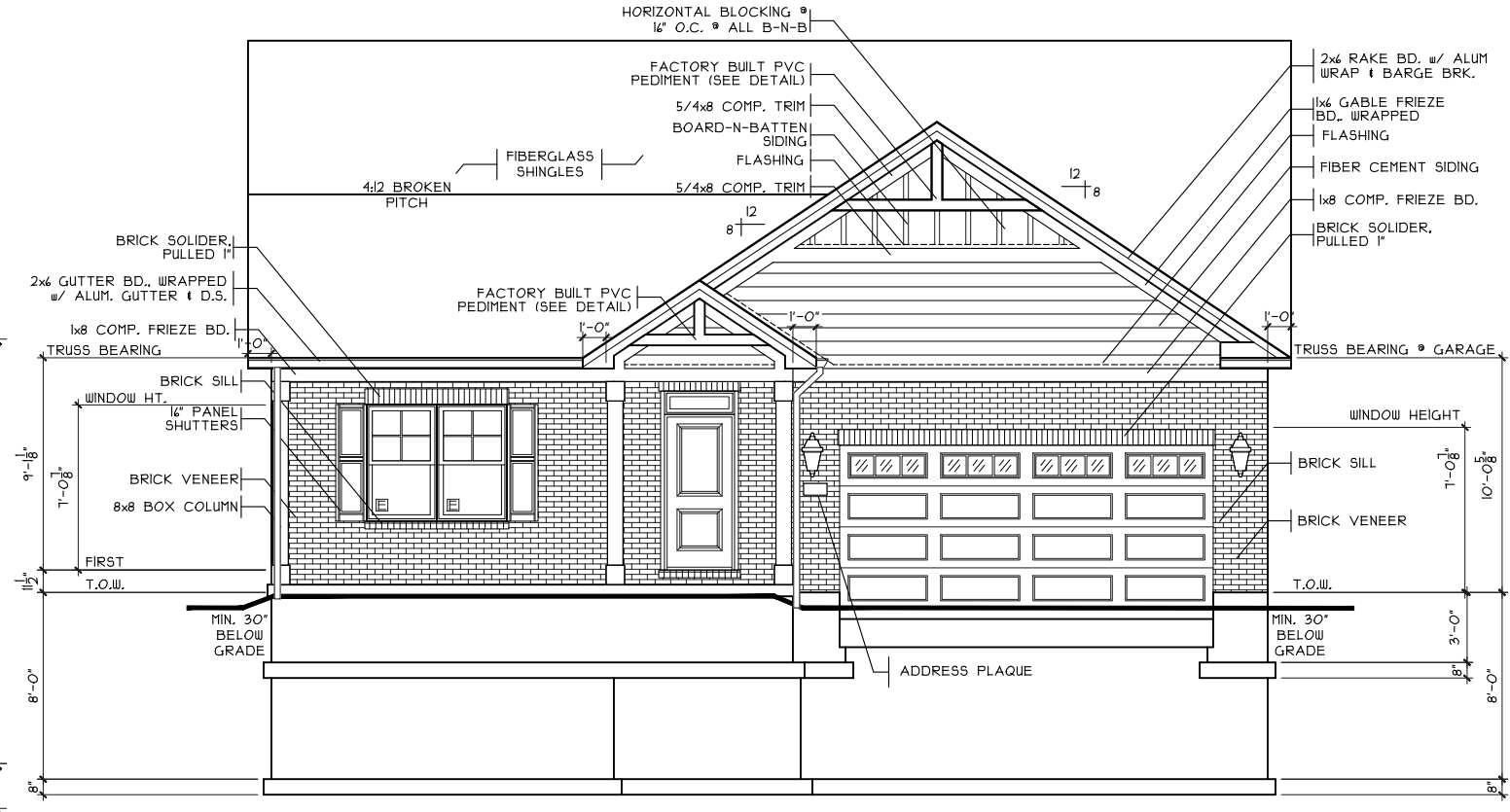
FRONT PORCH DETAIL

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



REAR ELEVATION

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



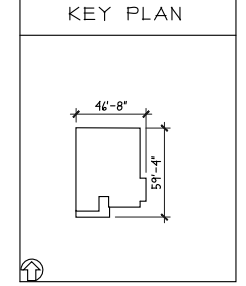
FRONT ELEVATION

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

SHEET INDEX	
SHT#	DESCRIPTION
A1	Front and Rear Elevations A
A1a	Left and Right Elevations A
A2	Foundation Plan
A2a	Finished Lower Level
A3	First Floor Plan
A4	Typical Wall Sections/Stair Section
A5	Typical Framing Details (Aluminum)
G1	General Notes

NOTE: PLANS PRINTED ON 24x36 SHEETS TO BE SCALABLE AT FULL SCALE. 1/4" = 1'-0"
 PLANS PRINTED ON 18x11 SHEETS TO BE SCALABLE AT HALF SCALE. 1/8" = 1'-0"

PLAN INFO.	
R1818B3	
3	BDRMS
2	BATH
2	CAR GARAGE
1	1ST FLR. CLG.
SQUARE FOOTAGE	
TOTAL	1818
FIRST	1818
SECOND	N/A
LOW. LEV. FIN.	462
LOWER (SLAB)	1671
GAR. (SLAB)	398



Front & Rear Elevations

Oxford - D4 - Comp.

Prestige - TH-6125

Proposed Residence:

Market Home

146 Hanford Lane

Trails of Todhunter - Lot 6125

Monroe

Butler County

Issue Dates

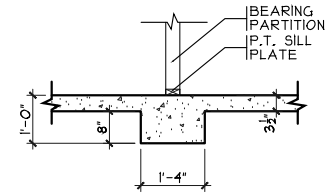
Review	

Plan: Oxford
 Date: 4.13.2022
 Drawn: SDG
 Scale: As Noted
 Revised: 4.24.2023
 Sheet: 1 of 8

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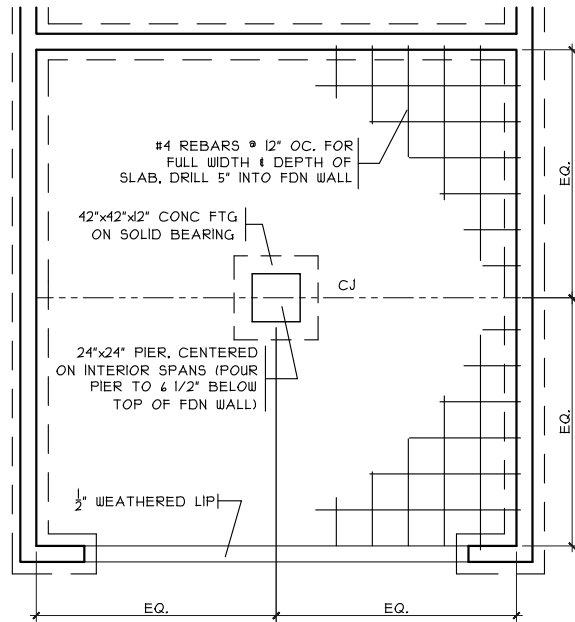


A1



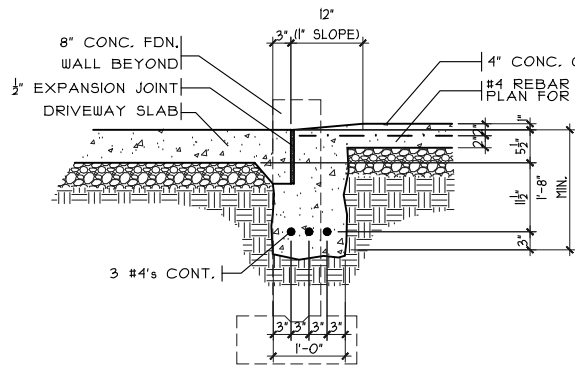
BRG. WALL FOOTER

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



GRADE BM DETAIL

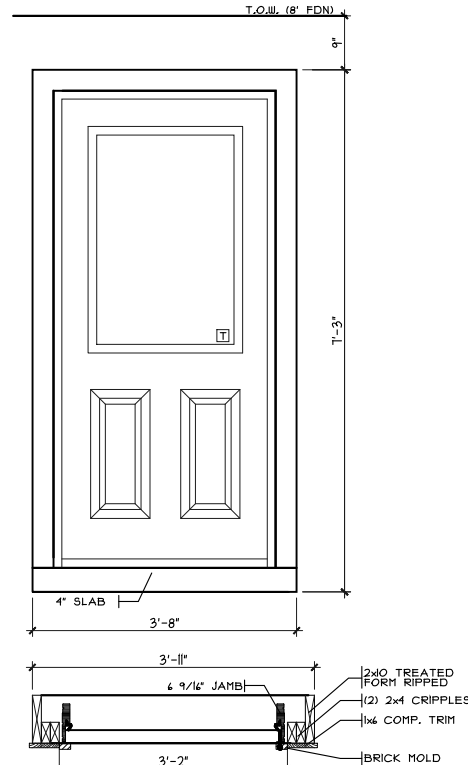
SCALE: 1/8" = 1'-0"



SECTION

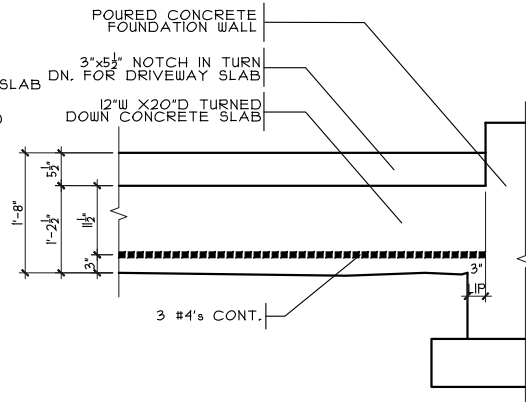
GARAGE DOOR GRADE BM

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

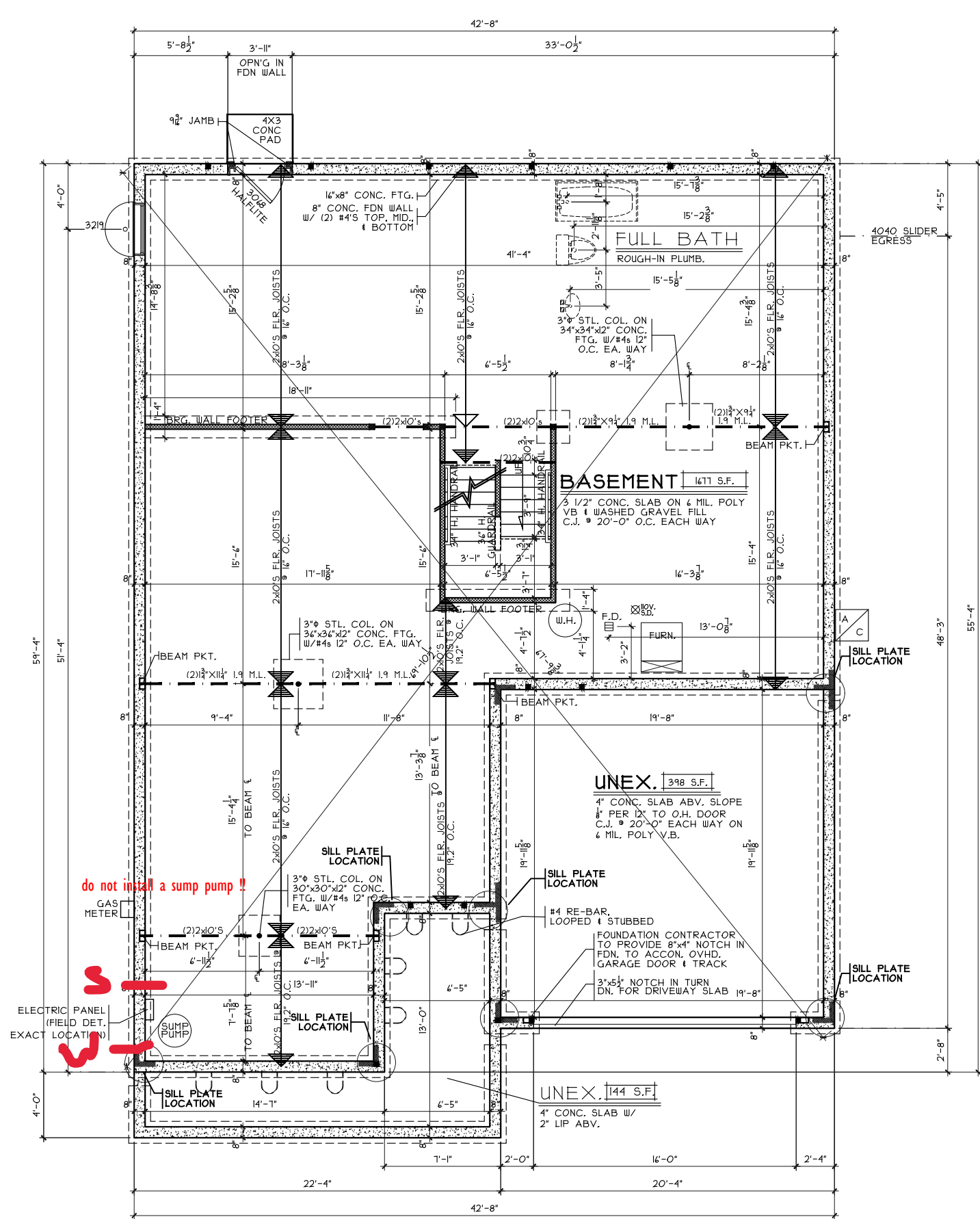


BSMT. DOOR DETAIL

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



ELEVATION



FOUNDATION PLAN

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

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

Foundation Plan

Plan: Oxford
 Date: 4.13.2022
 Drawn: SDG
 Scale: As Noted
 Revised: 4.24.2023
 Sheet: 3 of 8

Prestige - TH-6125

Proposed Residence:

Market Home
 146 Hanford Lane
 Trails of Todhunter - Lot 6125



7894A Tyers Place Blvd.
 West Chester, OH 45609
 513.755.0570

Oxford - D4 - Comp.

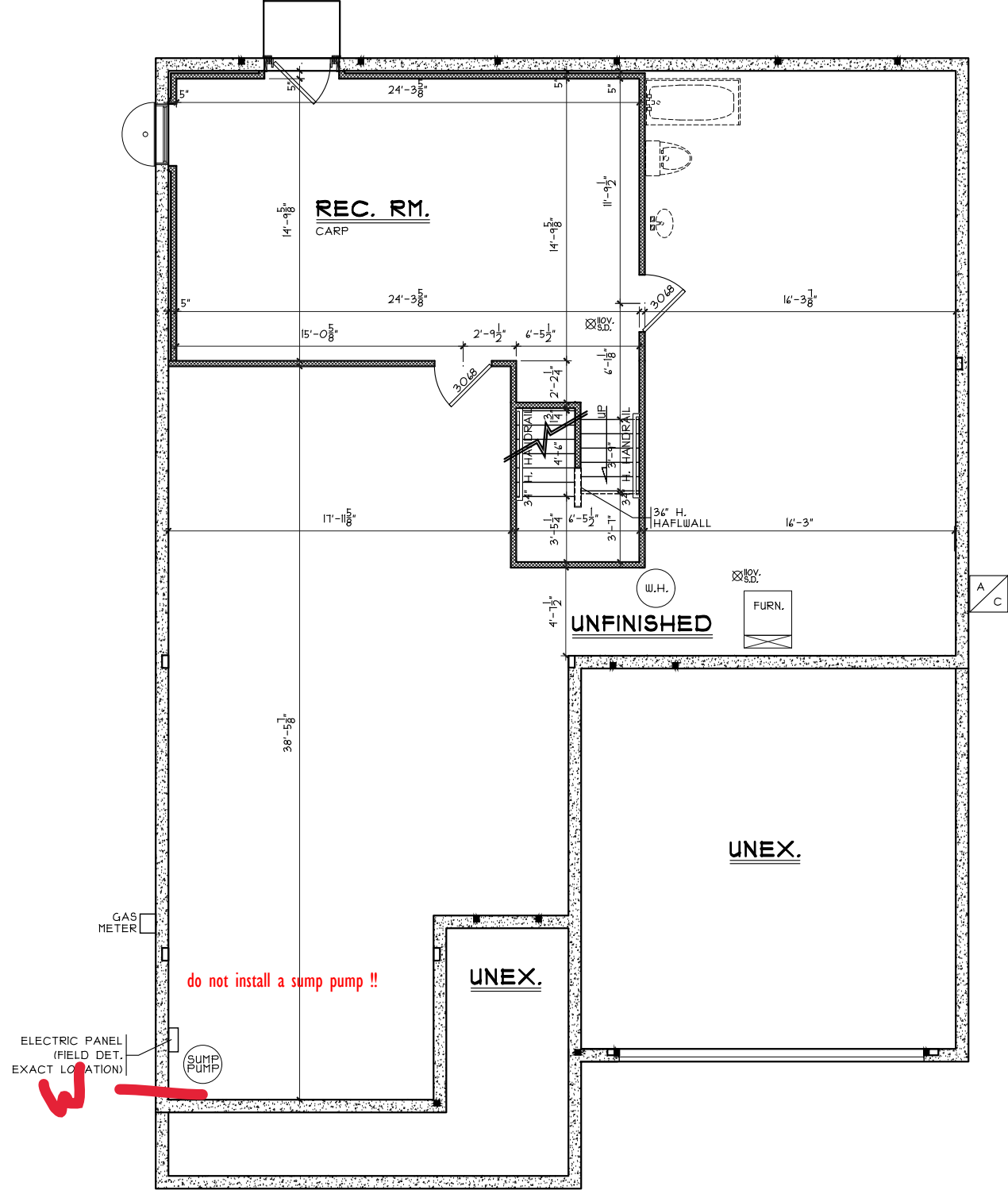
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Issue Dates

Review	Issue Dates

Monroe
 Butler County

A2



FINISHED REC. ROOM
SCALE: 1/8" = 1'-0"
462 SQ. FT.

ELECTRIC PANEL (FIELD DET. EXACT LOCATION) **W**

GAS METER

do not install a sump pump !!

SUMP PUMP

UNEX.

UNEX.

UNFINISHED

W.H.

FURN.

36" H. HAFLWALL

3" H. HAFLWALL

4" H. HAFLWALL

3'-15 1/4"

6'-5 1/2"

3'-1"

3'-2 1/4"

4'-1 1/2"

17'-11 5/8"

15'-0 5/8"

2'-9 1/2"

6'-5 1/2"

2'-9 1/2"

24'-3 3/8"

14'-9 5/8"

14'-9 5/8"

11'-9 1/2"

14'-3 3/8"

16'-3"

4'-1 1/2"

3'-0 5/8"

3'-0 5/8"

5"

5"

5"

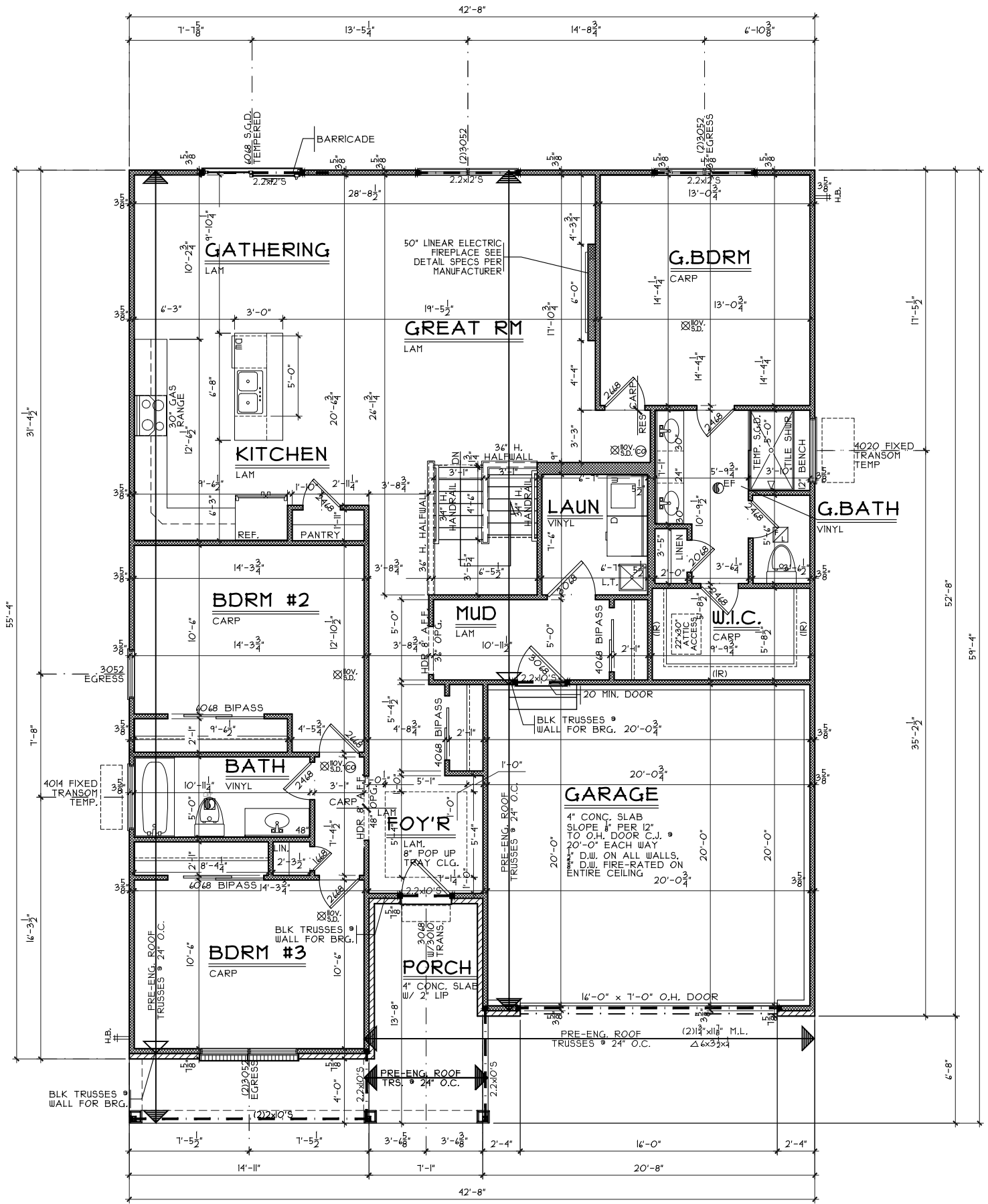
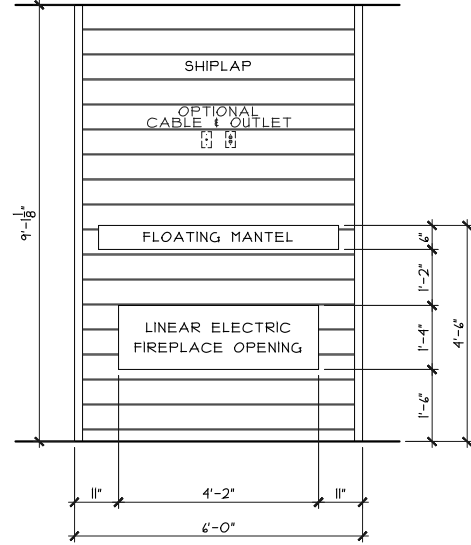
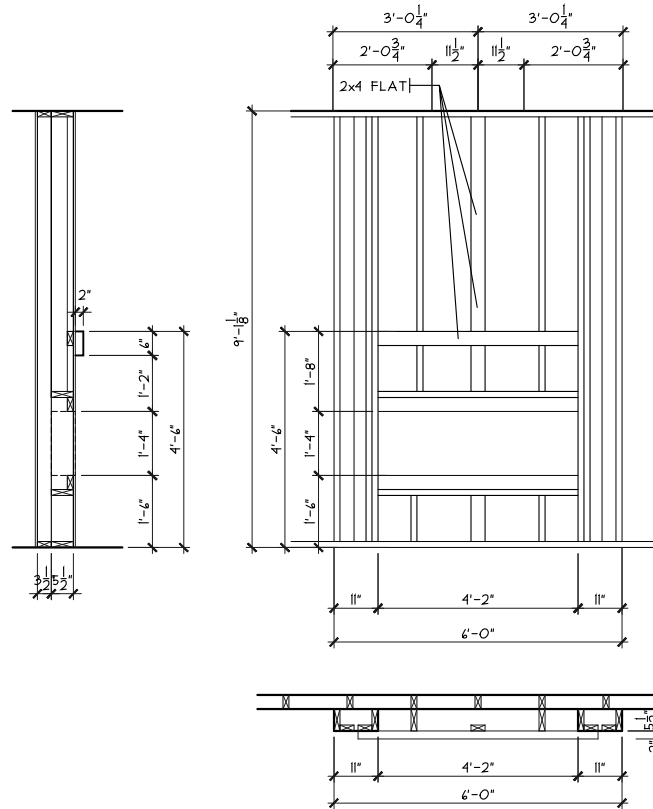
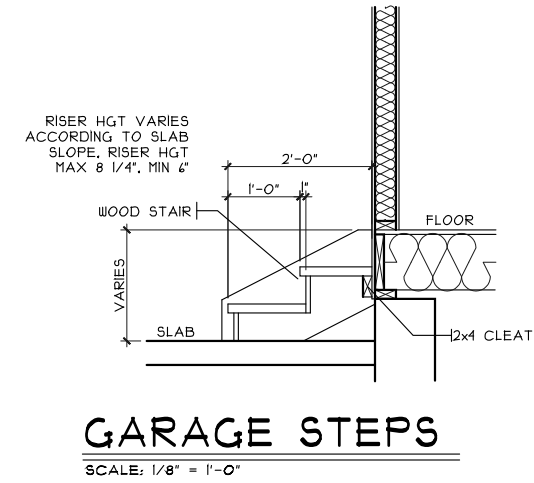
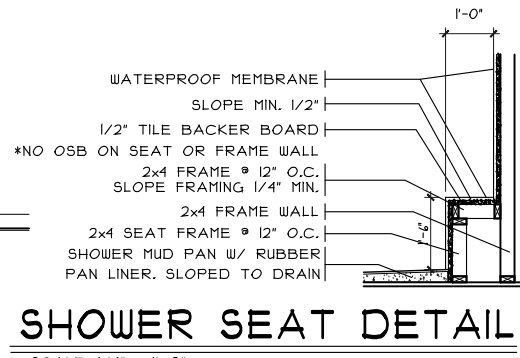
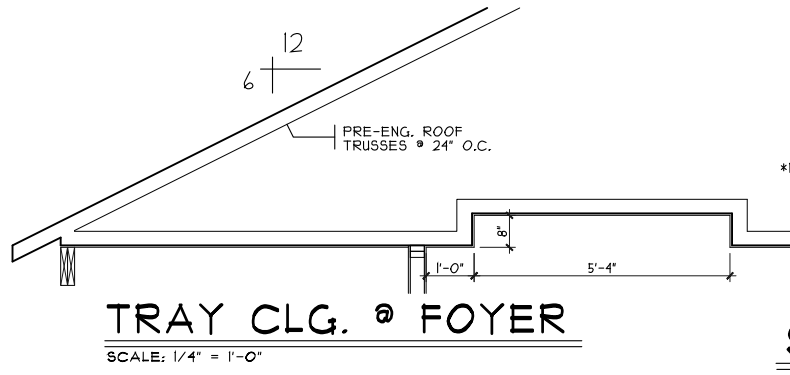
5"

5"

5"

5"

A
C



NOTE:
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Plan: Oxford
Date: 4.13.2022
Drawn: SDG
Scale: As Noted
Revised: 4.24.2023
Sheet: 5 of 8



Prestige - TH-6125
Proposed Residence:
Market Home
146 Hanford Lane
Trails of Todhunter - Lot 6125

Oxford - D4 - Comp.
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Issue Dates

	Review

Monroe
Butler County

A3