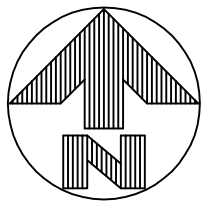
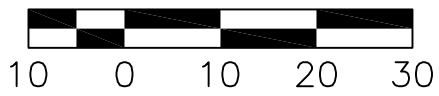


# PLOT PLAN

LOT 6069 (9,517 SF) 0.2185 AC.

THE TRAILS OF TODHUNTER SECTION 1-A  
CITY OF MONROE, BUTLER COUNTY, OHIO  
FOR: CRISTO HOMES



COMPARAN RESIDENCE  
104 HANFORD LANE

### QUANTITIES

TOTAL LOT AREA	9517	sq. ft.
CITY WALK	363	sq. ft.
HOUSE WALK	29	sq. ft.
DRIVE	772	sq. ft.
APRON	93	sq. ft.
PATIO AND PORCHES	30	sq. ft.
DECK	-	sq. ft.
SEEDING AREA	7455	sq. ft.

### SETBACKS

FRONT YARD=40'  
REAR YARD=25'  
SIDE YARD=10' MIN./ 20' TOTAL  
20' BETWEEN BUILDINGS

C13  
R=225.00'  
L=52.55'



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.

LOT COVERAGE 28.1%

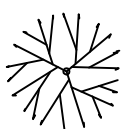
TOPOGRAPHY FROM CONSTRUCTION PLANS.

MAY NOT REFLECT CURRENT CONDITIONS.

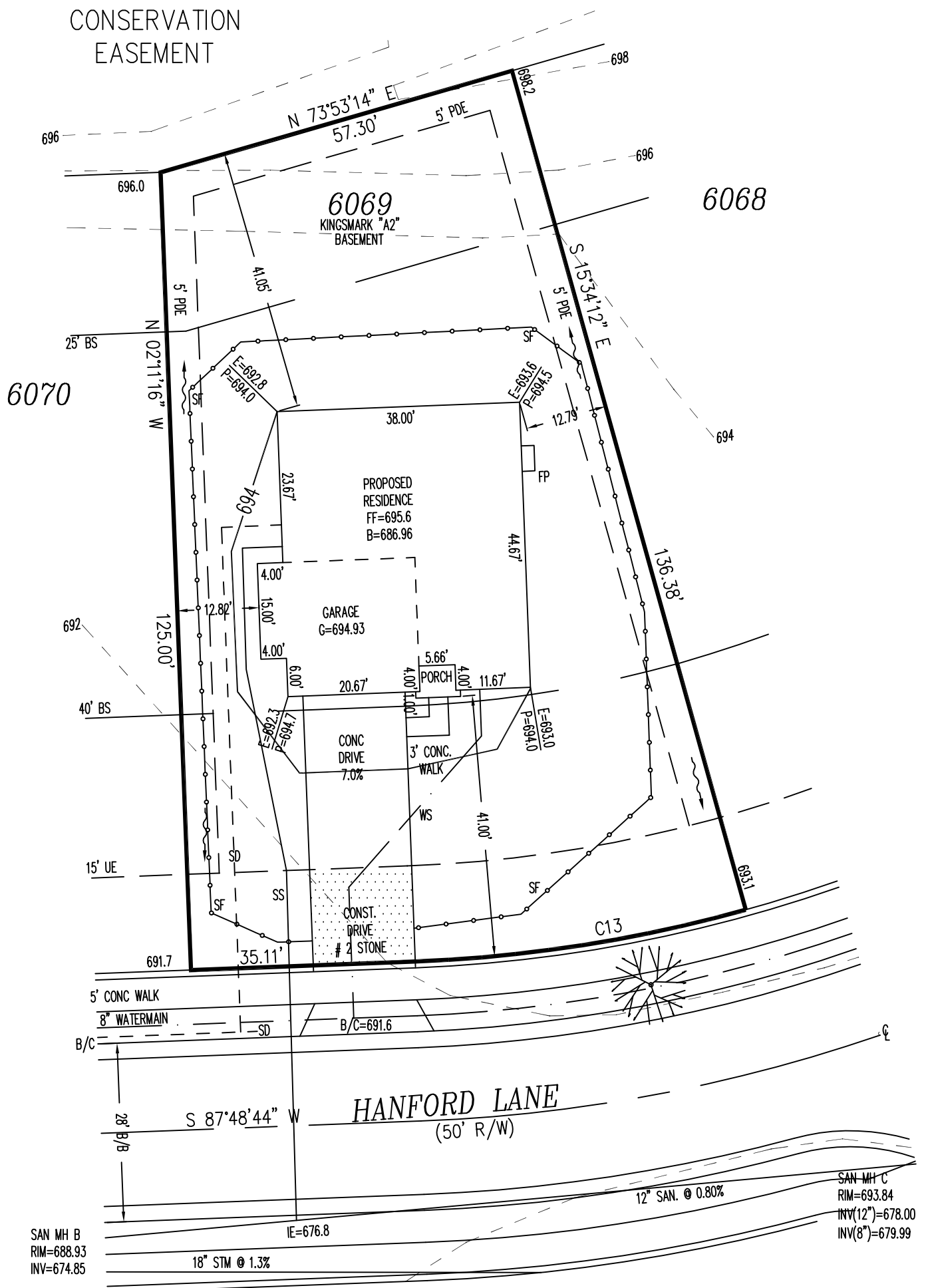
TREE LOCATION (SCANNED)

HOME BUILDER IS REQUIRED TO SWEEP STREET ADJACENT TO SITE DAILY.

HOME BUILDER WILL BE RESPONSIBLE FOR MAINTAINING INLET PROTECTION OF CURB INLET IN FRONT OF SITE DURING CONSTRUCTION OF HOME.



HAPPIDAZE



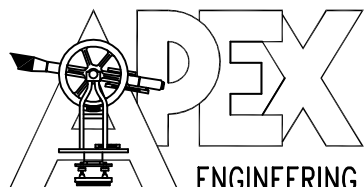
SCALE: 1"=20'

DATE: 03-16-21

DRAWN: JLL

DESIGNED: .

CHECKED: KRC



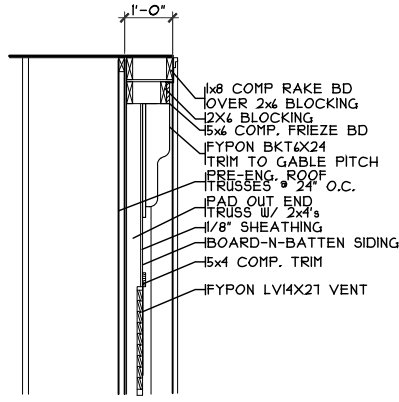
1068 N. UNIVERSITY BLVD MIDDLETOWN, OHIO 45042  
PH.-(513) 424-5202 OR (513) 932-8991 FAX - (513) 424-6202

REVISIONS:

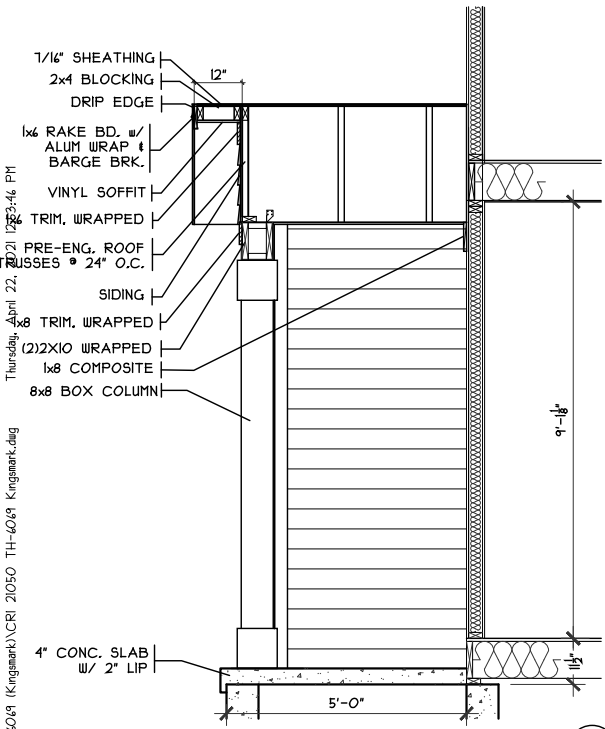
- 1.
- 2.
- 3.
- 4.

PROJECT: TRLTODD  
DRAWING: 210639PA

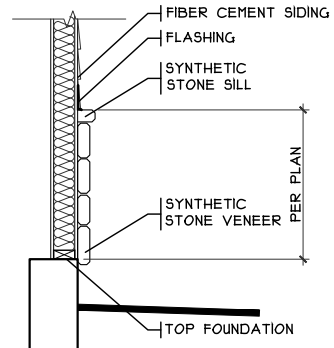
SHEET  
1 OF 1



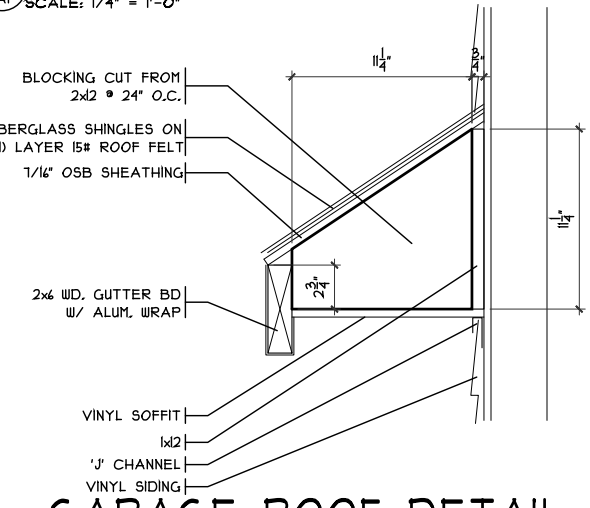
**BRACKET/VENT DETAIL**  
SCALE: 1/4" = 1'-0"



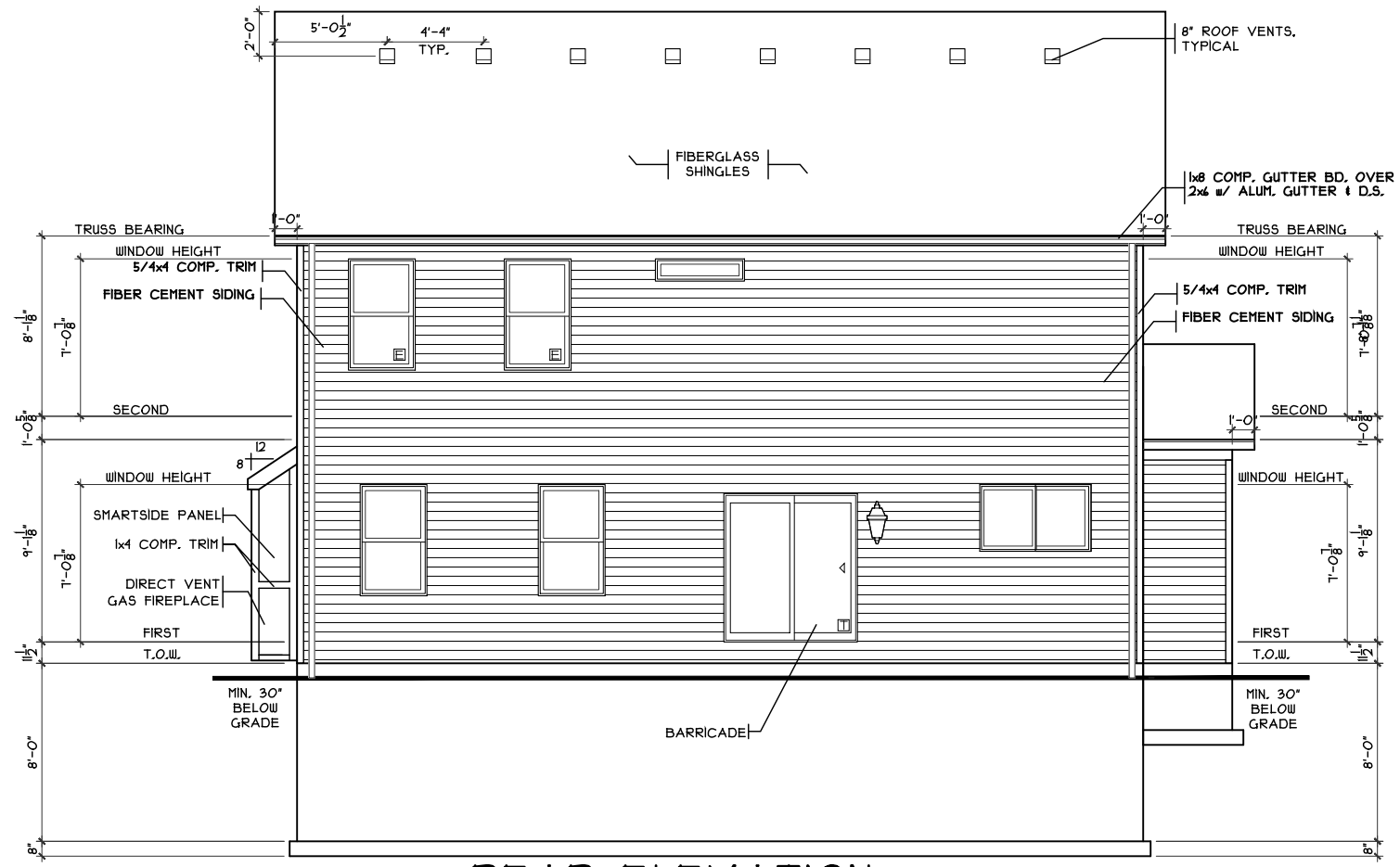
**FRONT PORCH DETAIL**  
SCALE: 1/4" = 1'-0"



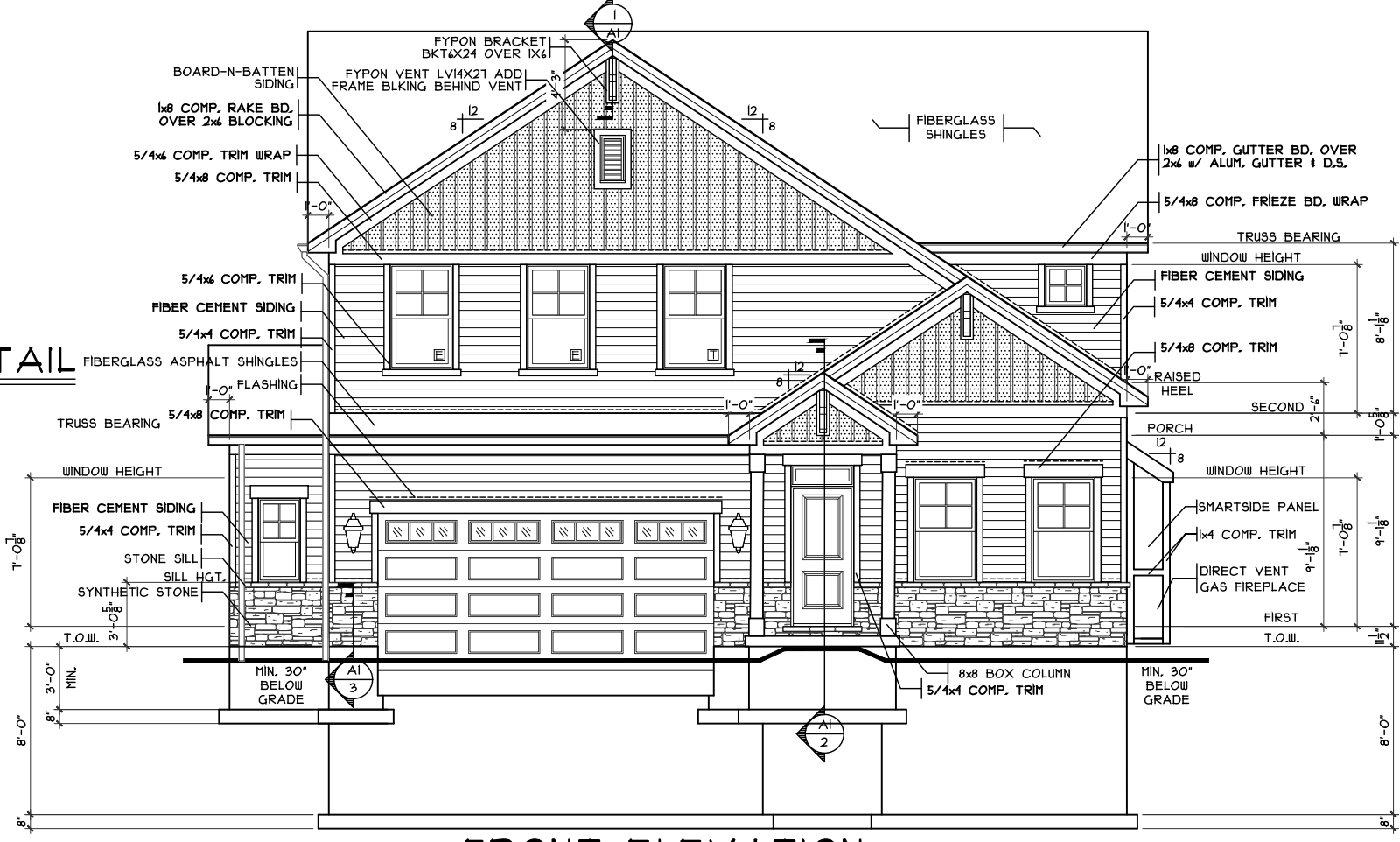
**STONE BASE DETAIL**  
SCALE: 1/8" = 1'-0"



**GARAGE ROOF DETAIL**  
SCALE: 1" = 1'-0"



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

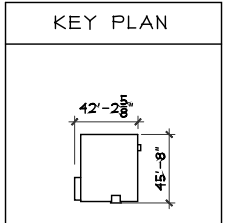


**FRONT ELEVATION**  
SCALE: 1/8" = 1'-0"

SHEET INDEX	
SHT#	DESCRIPTION
A1	Front and Rear Elevations
A1a	Left and Right Elevations
A2	Foundation Plan
A3	First Floor Plan
A4	Second Floor Plan
A5	Typical Wall Sections/Stair Section
A6	Typical Framing Details (Composite)
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"

PLAN INFO.	
2S2198B4	
4	BDRMS
2.5	BATH
2	CAR GARAGE
1	1ST FLR. CLG.
SQUARE FOOTAGE	
TOTAL	2198
FIRST	1240
SECOND	1558
LOWER (SLAB)	144
GAR. (SLAB)	448



OPTIONS	

Issue Dates  
Review  
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Monroe  
Butler County

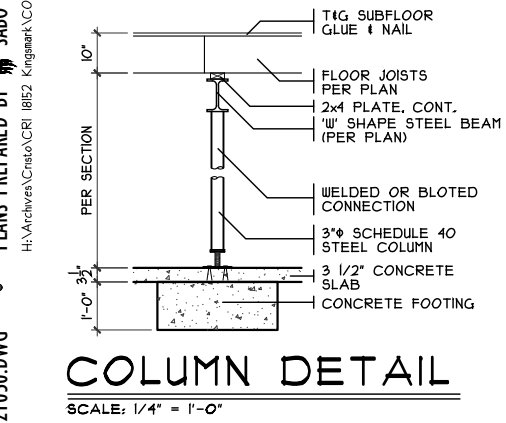
Proposed Residence:  
Companan Residence  
104 Hanford Lane  
Trails of Todhunter Lot #6069

TH-6069  
Front & Rear Elevations

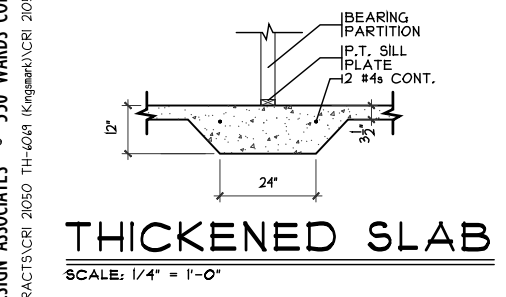
Plan: Kingsmark  
Date: 3.1.2021  
Drawn: RAS  
Scale: As Noted  
Revised:  
Sheet: 1 of 8

**CRISTO HOMES**  
7944 Tyers Place Blvd.  
West Chester, OH 45380  
513.755.0570  
www.cristohomes.com

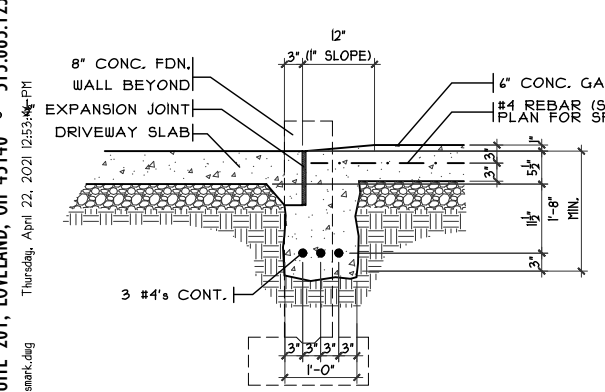
**A1**



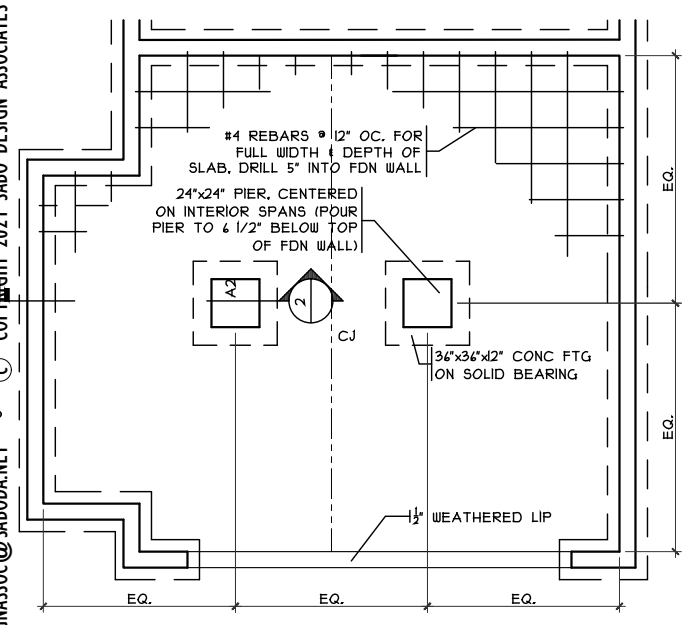
**COLUMN DETAIL**  
SCALE: 1/4" = 1'-0"



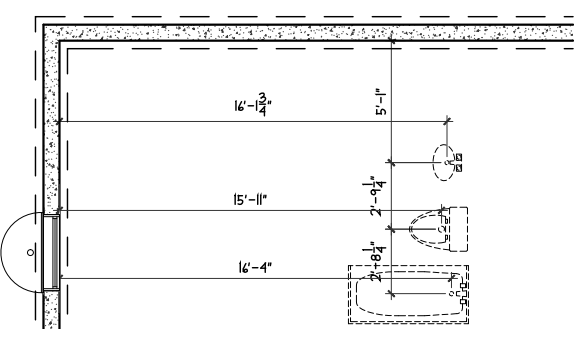
**THICKENED SLAB**  
SCALE: 1/4" = 1'-0"



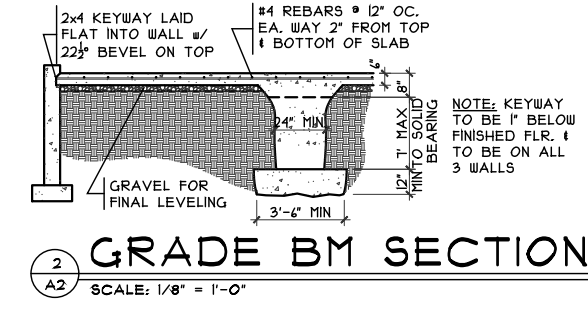
**GARAGE DOOR GRADE BM**  
SCALE: 3/8" = 1'-0"



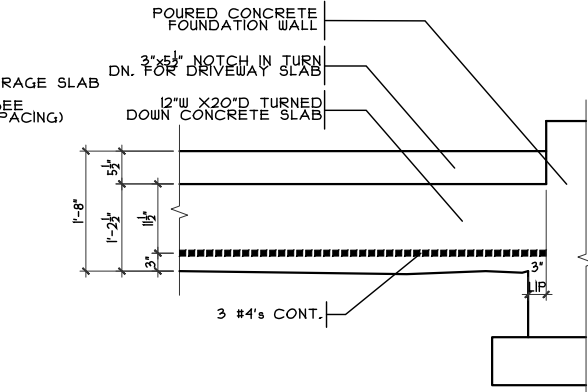
**GARAGE BM DETAIL**  
SCALE: 1/8" = 1'-0"



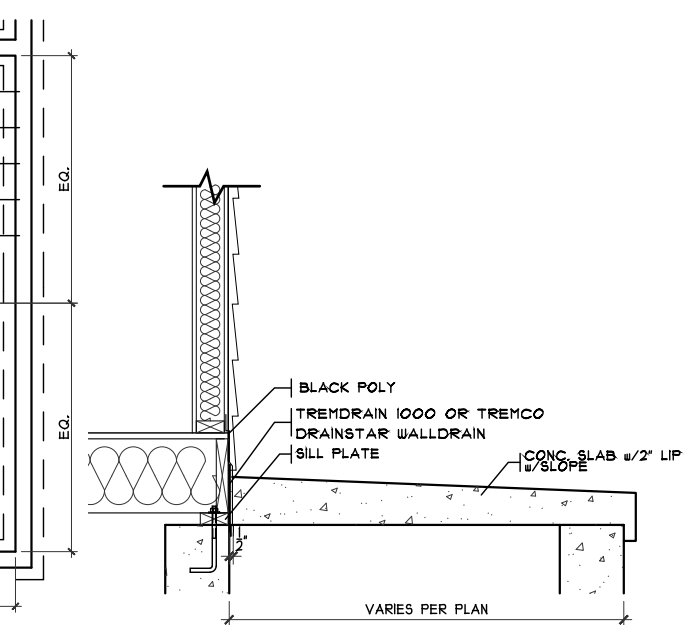
**DIMS TO FDN PLUMB.**  
SCALE: 1/8" = 1'-0"



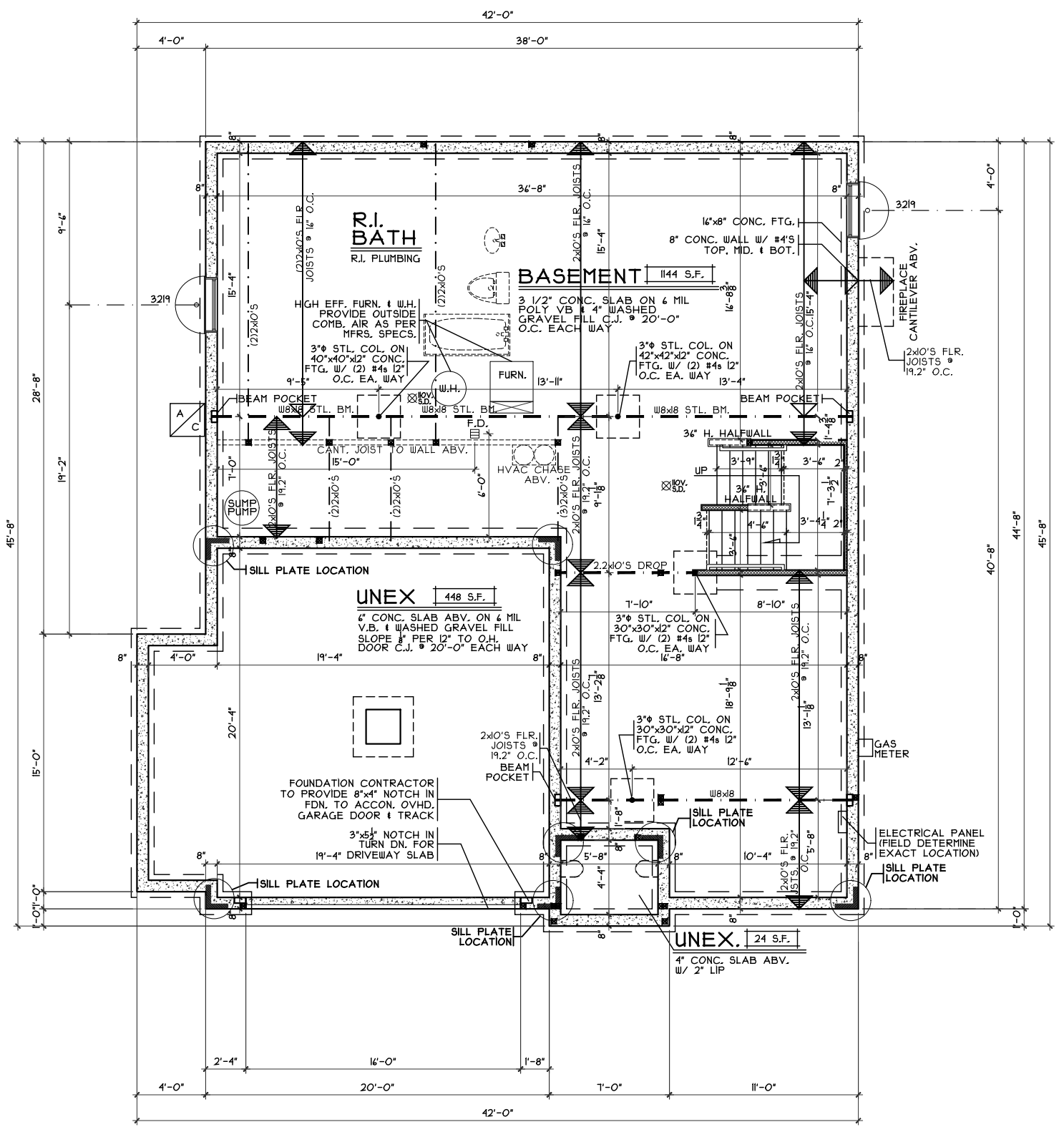
**GRADE BM SECTION**  
SCALE: 1/8" = 1'-0"



**GARAGE BM DETAIL**  
SCALE: 1/2" = 1'-0"



**PORCH DETAIL**  
SCALE: 1/2" = 1'-0"



**FOUNDATION PLAN**  
SCALE: 1/8" = 1'-0"

OPTIONS

**Foundation Plan**  
Plan: Kingsmark  
Date: 3.1.2021  
Drawn: RAS  
Scale: As Noted  
Revised: Sheet: 3 of 8

**Proposed Residence:**  
Companan Residence  
104 Hanford Lane  
Trails of Todhunter Lot #6069

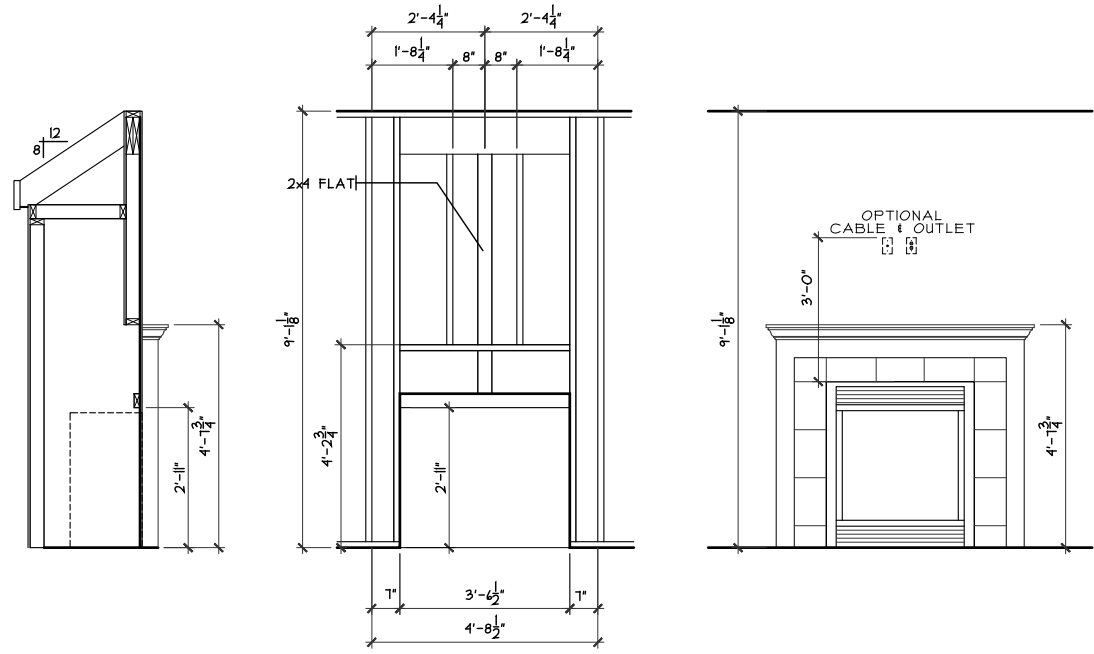
**Monroe**  
Butler County

**Issue Dates**  
Review

**Cristo Homes**  
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West Chester, OH 45380  
513.755.0570  
www.cristohomes.com

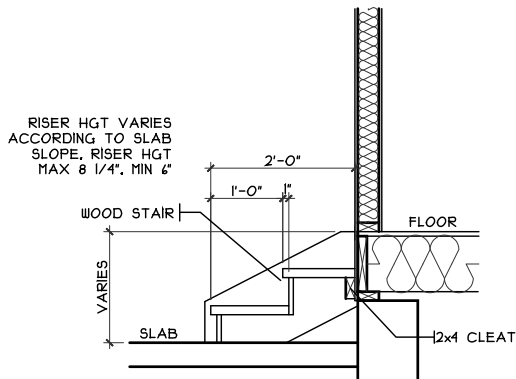
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**A2**



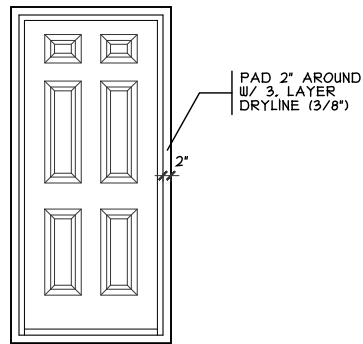
**FIREPLACE FRAMING DETAIL**

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



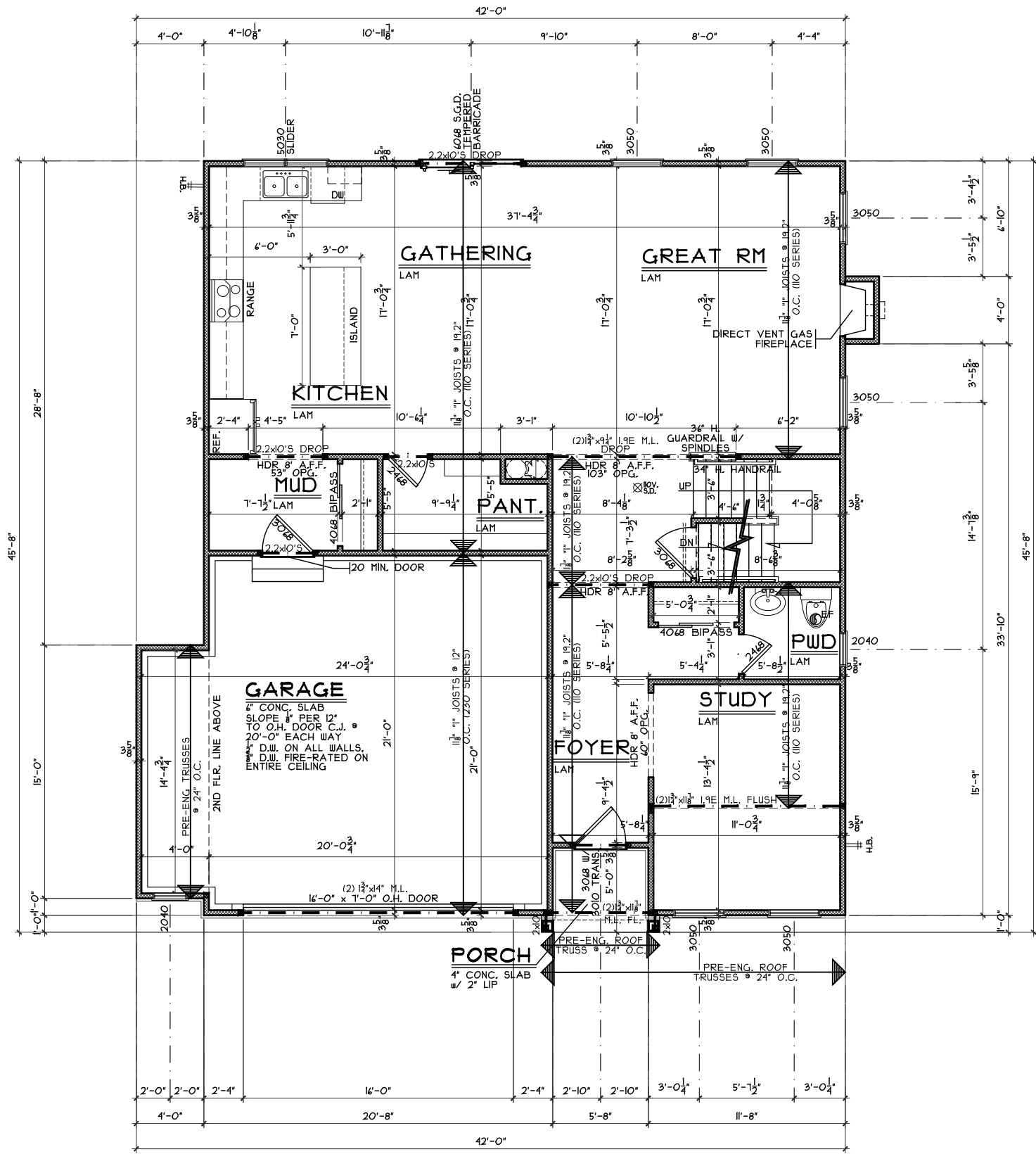
**GARAGE STEPS DETAIL**

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



**DOOR FRAMING DETAIL**

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



**FIRST FLOOR PLAN**

SCALE: 1/8" = 1'-0" 1240 SQ. FT.

OPTIONS

TH-6069  
 Proposed Residence:  
 Comparan Residence  
 104 Hanford Lane  
 Trails of Todhunter Lot #6069  
 Monroe  
 Butler County

Kingsmark-A2 - Comp.

Issue Dates

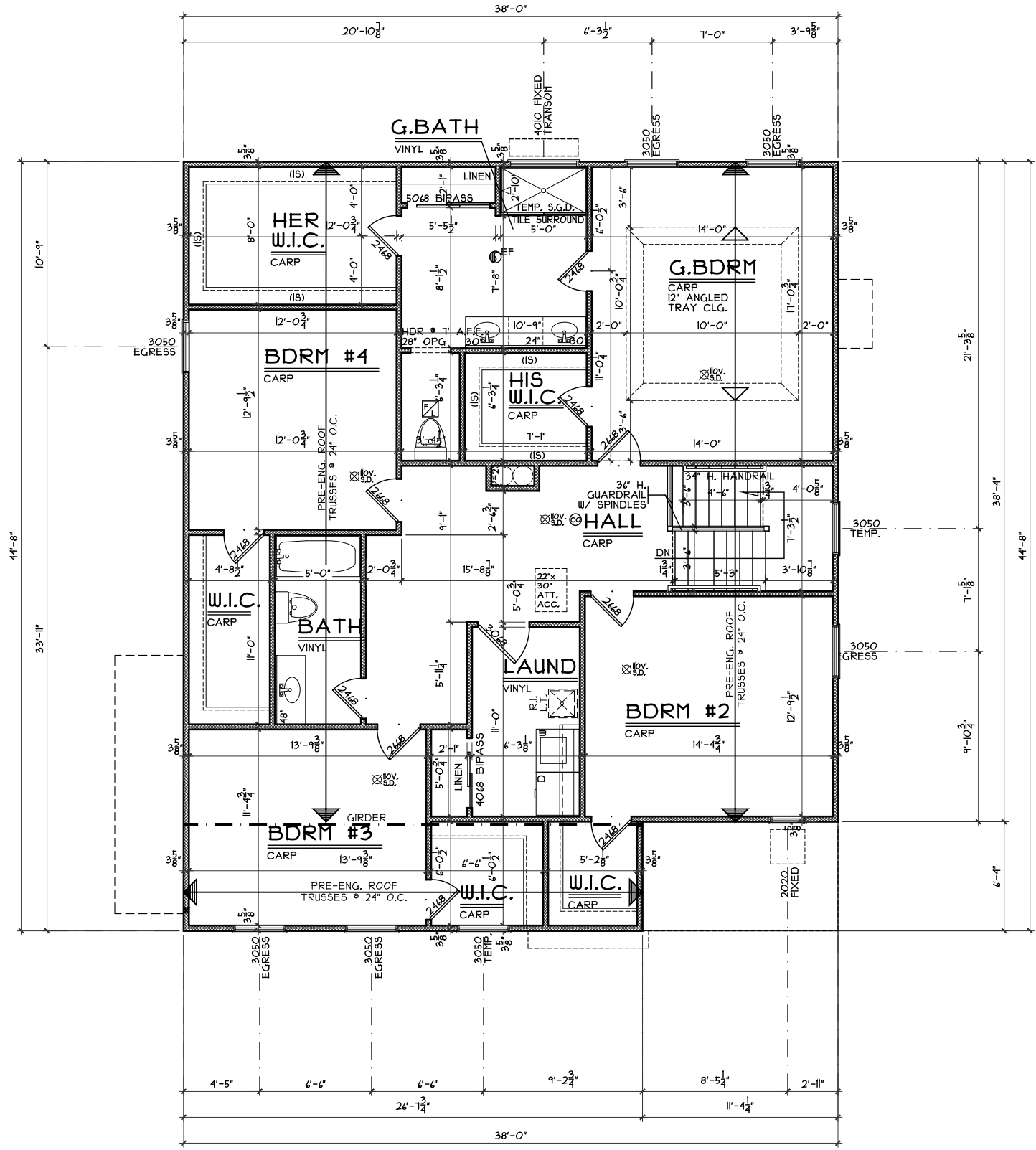
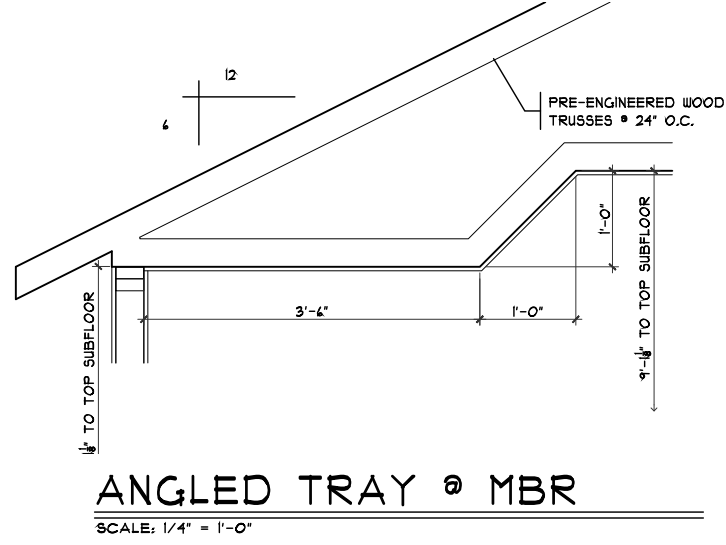
Review	Issue Dates

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 West Chester, OH 45669  
 513.755.0570  
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First Floor Plan  
 Plan: Kingsmark  
 Date: 3.1.2021  
 Drawn: RAS  
 Scale: As Noted  
 Revised:  
 Sheet: 4 of 8

A3



OPTIONS

Second Floor Plan

Plan: Kingsmark  
Date: 3.1.2021  
Drawn: RAS  
Scale: As Noted  
Revised:  
Sheet: 5 of 8



Proposed Residence:  
Companan Residence  
104 Hanford Lane  
Trails of Todhunter Lot #6069

TH-6069

Proposed Residence:

A4

Monroe Butler County

Kingsmark-A2 - Comp.

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Issue Dates

Review	Issue Dates