

C12
R=225.00'
L=40.82'

PLOT PLAN

LOT 6073 (8,759 SF) 0.2011 ACRES

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

VEGA RESIDENCE
112 HANFORD LANE

SETBACKS:
FRONT YARD=40'
REAR YARD=25'
SIDE YARD=10'
20' BETWEEN BUILDINGS

QUANTITIES

| | | |
|-------------------|-------|---------|
| TOTAL LOT AREA | 8,759 | sq. ft. |
| CITY WALK | 206 | sq. ft. |
| HOUSE WALK | 28 | sq. ft. |
| DRIVE | 791 | sq. ft. |
| APRON | 93 | sq. ft. |
| PATIO AND PORCHES | 106 | sq. ft. |
| DECK | - | sq. ft. |
| SEEDING AREA | 6319 | sq. ft. |



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.

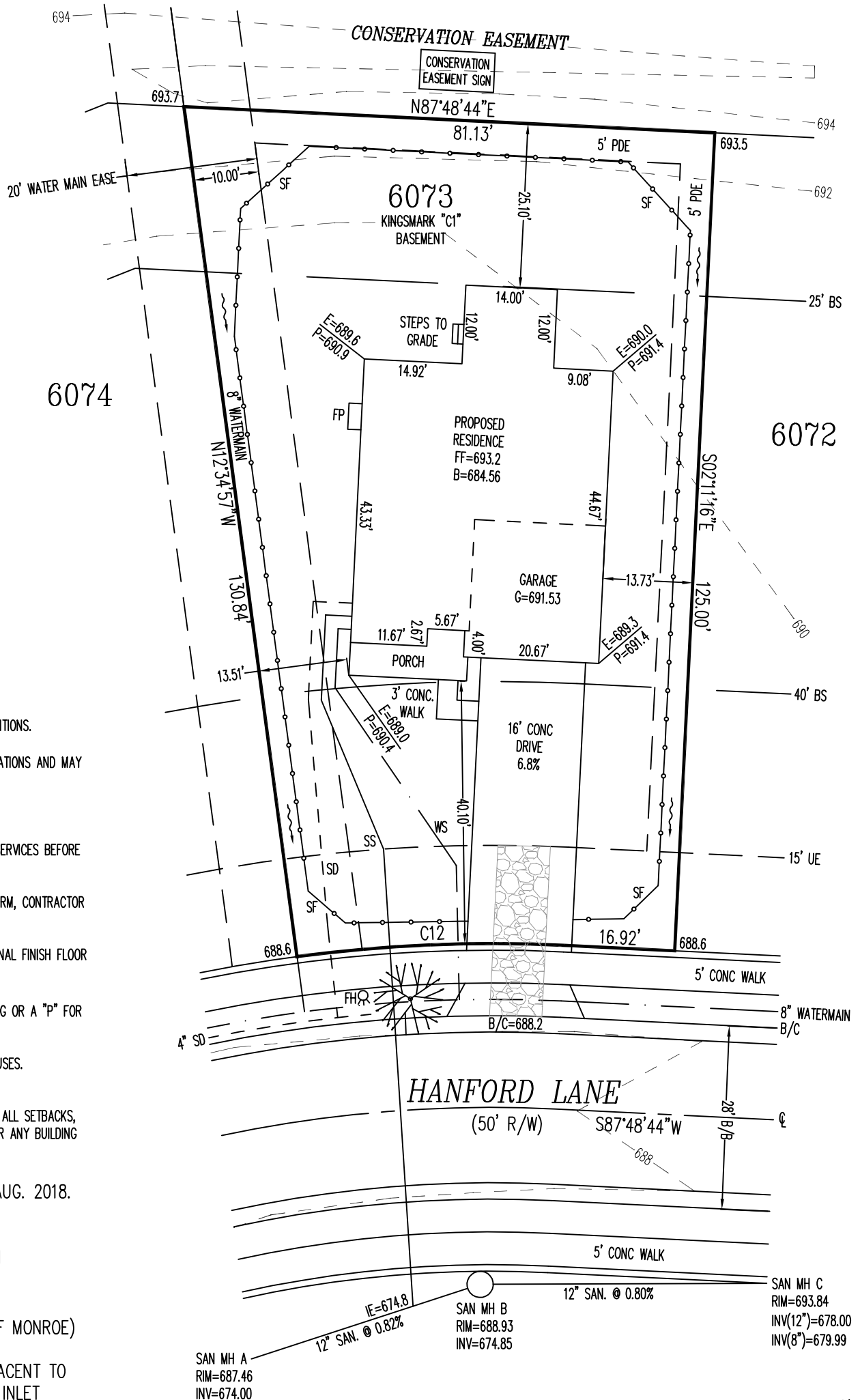
APEX ENGINEERING & SURVEYING INC. ADVISES AGAINST HOLDING THE MINIMUM REQUIRED DISTANCE ON ANY AND ALL SETBACKS, FRONT, REAR, AND SIDES. THE BUILDER ASSUMES ALL RESPONSIBILITIES FOR ANY BUILDING ENCROACHMENTS THAT MAY OCCUR.

TOPOGRAPHY FROM CONSTRUCTION PLANS. DATED AUG. 2018. MAY NOT REFLECT CURRENT CONDITIONS.

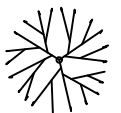
CONSERVATION EASEMENT SIGN AND TREE LOCATION (SCANNED AND APPROX. LOCATION)

CONSERVATION EASEMENT BEHIND LOT (PER CITY OF MONROE)

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



LOT COVERAGE = 30.5% HAPPIDAZE SWEETGUM



2 WORKING DAYS
BEFORE YOU DIG
OHIO811.org
CALL TOLL FREE 800-362-2764
OHIO UTILITIES PROTECTION SERVICE

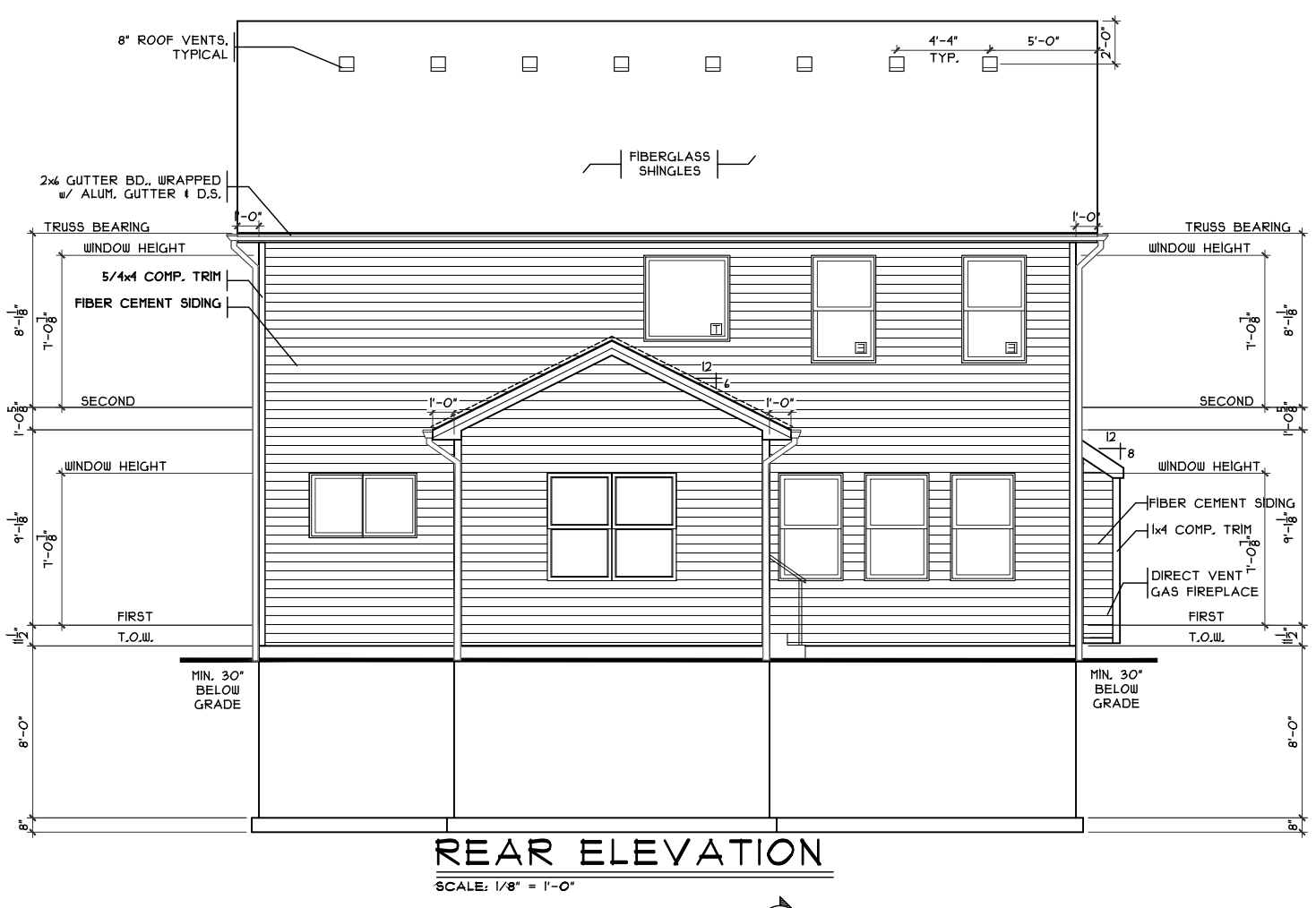
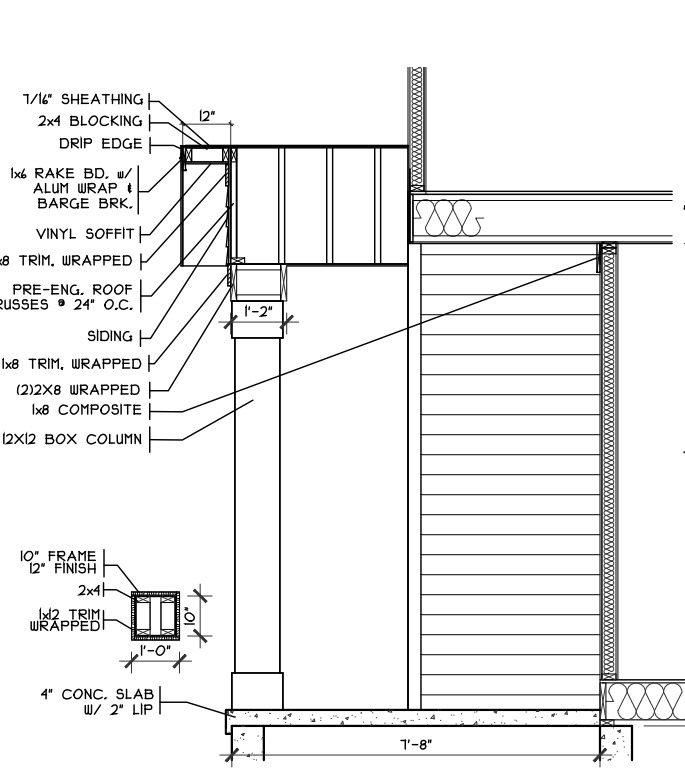
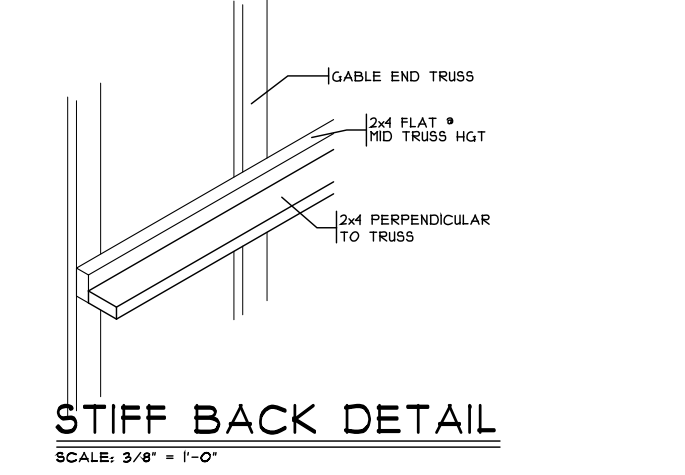
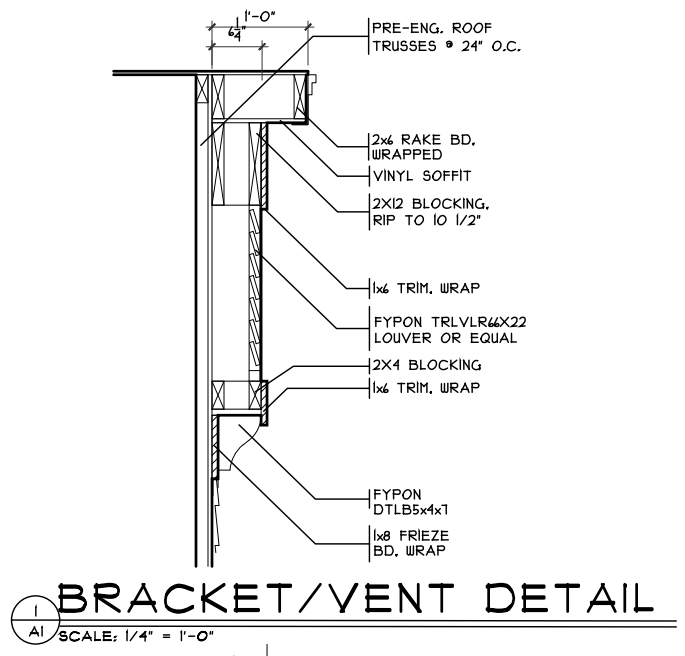
SCALE: 1"=20'
DATE: 11/09/2020
DRAWN: JLS
DESIGNED: -
CHECKED: KRC

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

REVISIONS:
1. 11-19-20
2.
3.
4.

PROJECT: TRAILS OF TODHUNTER
DRAWING: 202602PA

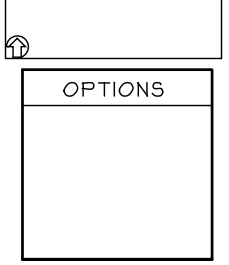
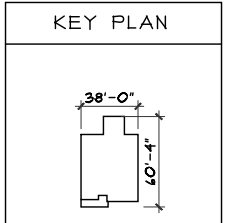
SHEET
1 OF 1



| 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 (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. | |
|----------------|------------|
| 252958B4 | |
| 4 | BDRMS |
| 2.5 | BATH |
| 2 | CAR GARAGE |
| 1st | FLR. CLG. |
| SQUARE FOOTAGE | |
| TOTAL | 2958 |
| FIRST | 1942 |
| SECOND | 154 |
| LOWER (SLAB) | N/A |
| GAR. (SLAB) | 393 |



Proposed Residence:
Vega Residence
112 Hanford Lane
Trail of Todhunter Lot #6073

Monroe
Butler County

CRISTO HOMES
7894A Tyers Place Blvd.
West Chester, OH 45389
513.755.0570

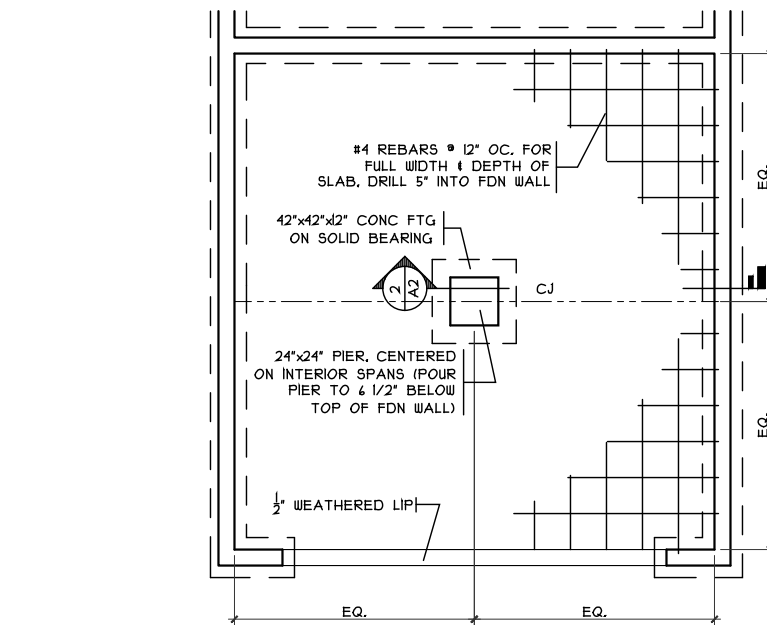
Plan: Kingsmark
Date: 10.15.2020
Drawn: KMA
Scale: As Noted
Revised: 2.2.2021
Sheet: 1 of 12

Issue Dates:
Review

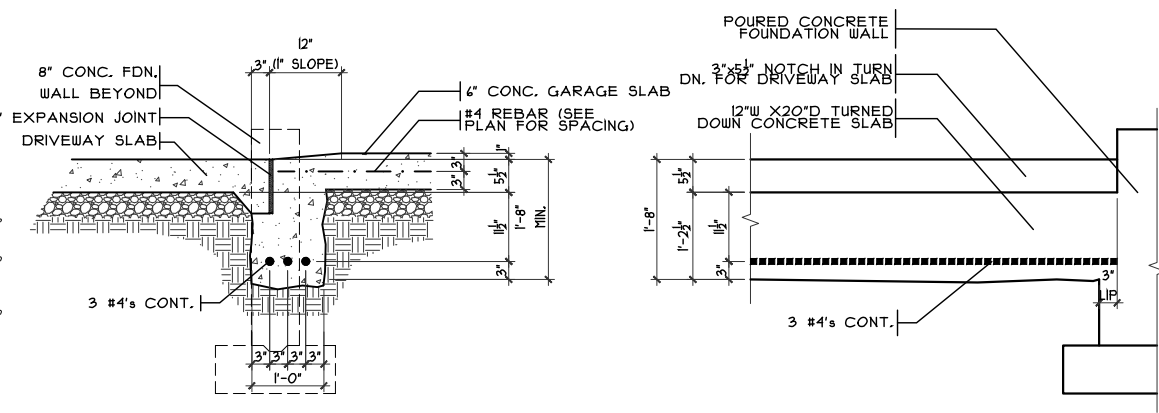
Front & Rear Elevations

TH-6073

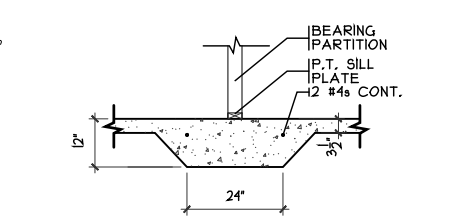
A1



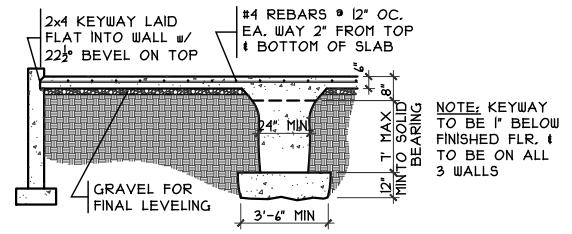
GARAGE BM DETAIL
SCALE: 1/8" = 1'-0"



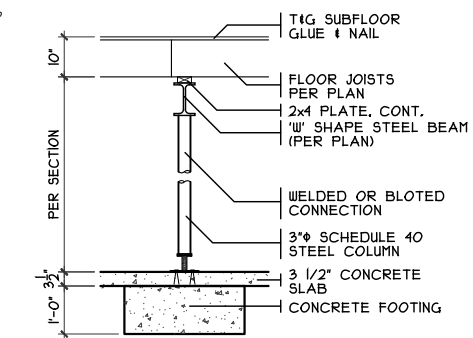
GARAGE DOOR GRADE BM
SCALE: 3/8" = 1'-0"



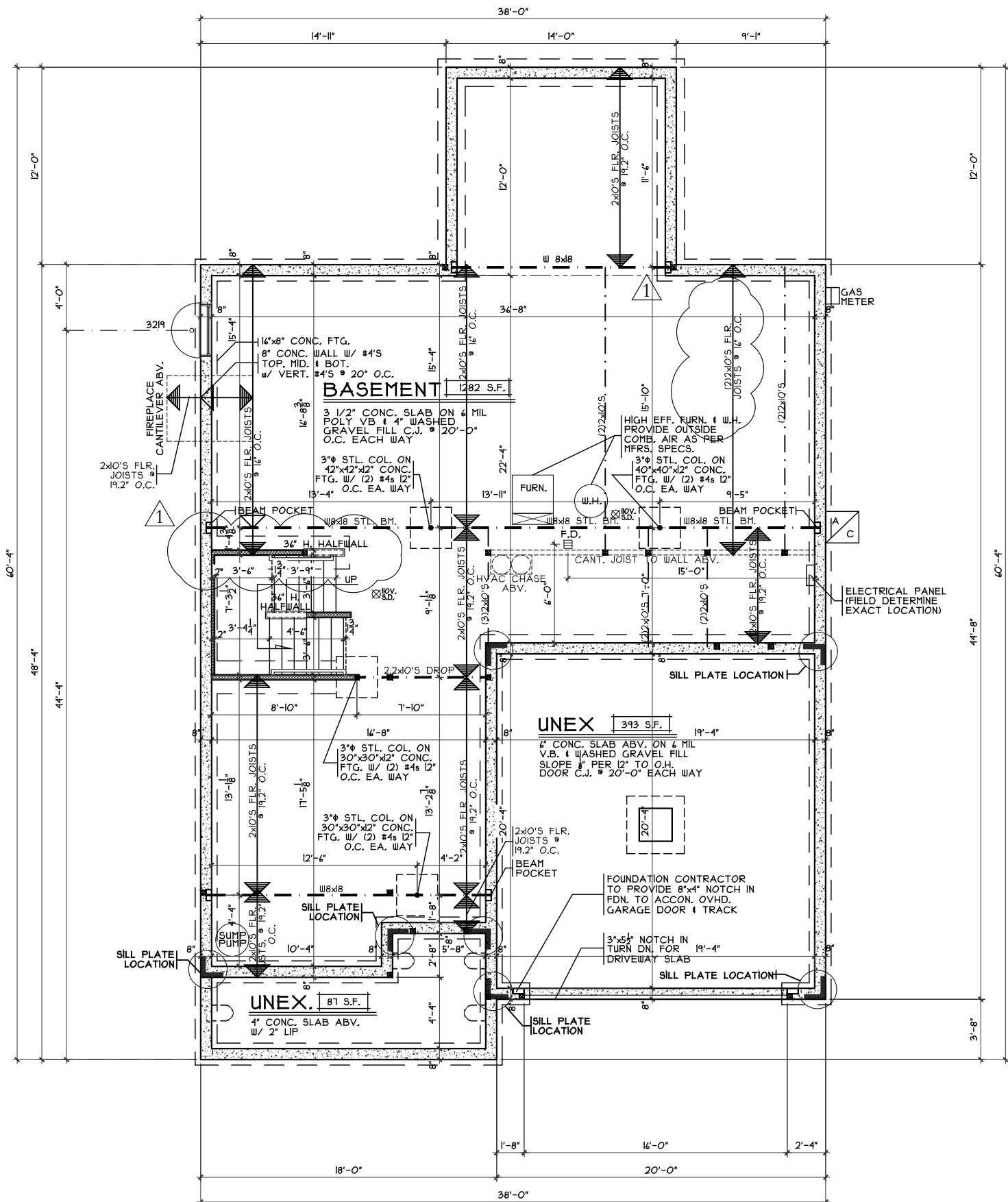
THICKENED SLAB
SCALE: 1/4" = 1'-0"



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



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



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

OPTIONS

Foundation Plan

Plan: Kingsmark
Date: 10.15.2020
Drawn: KMA
Scale: As Noted
Revised: 2.2.2021
Sheet: 3 of 12

Proposed Residence:
Vega Residence
112 Hanford Lane
Trail of Todhunter Lot #6073

CRISTO HOMES
7944 Tyers Place Blvd.
West Chester, OH 45389
513.755.0570

Monroe
Butler County

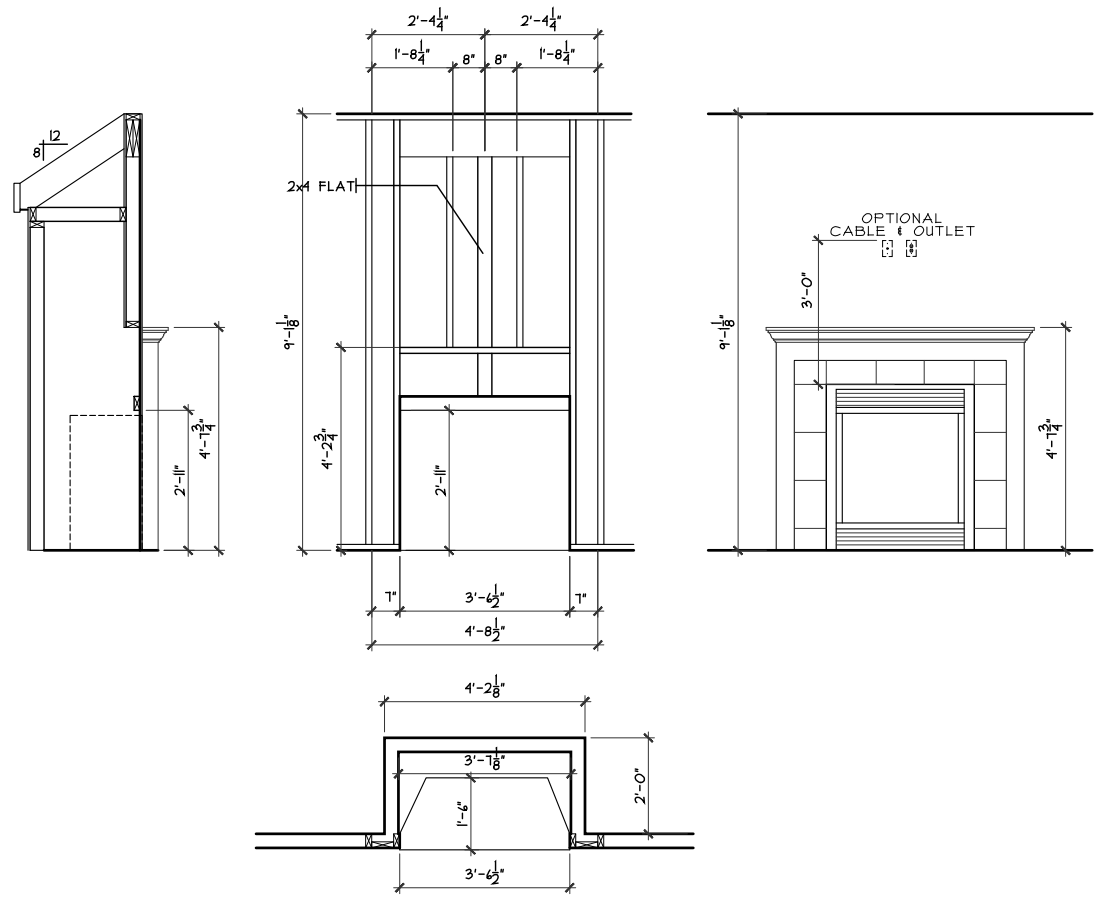
Kingsmark-C1 - Comp.

Issue Dates

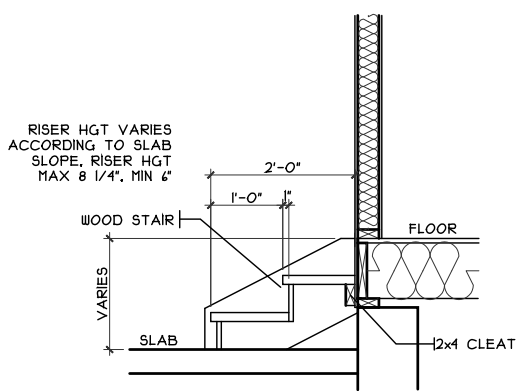
Review

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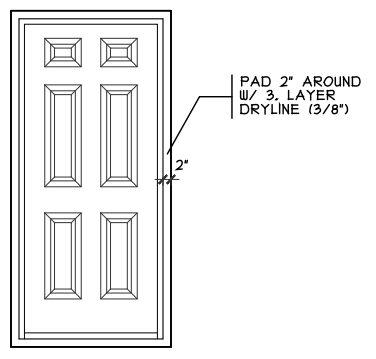
A2



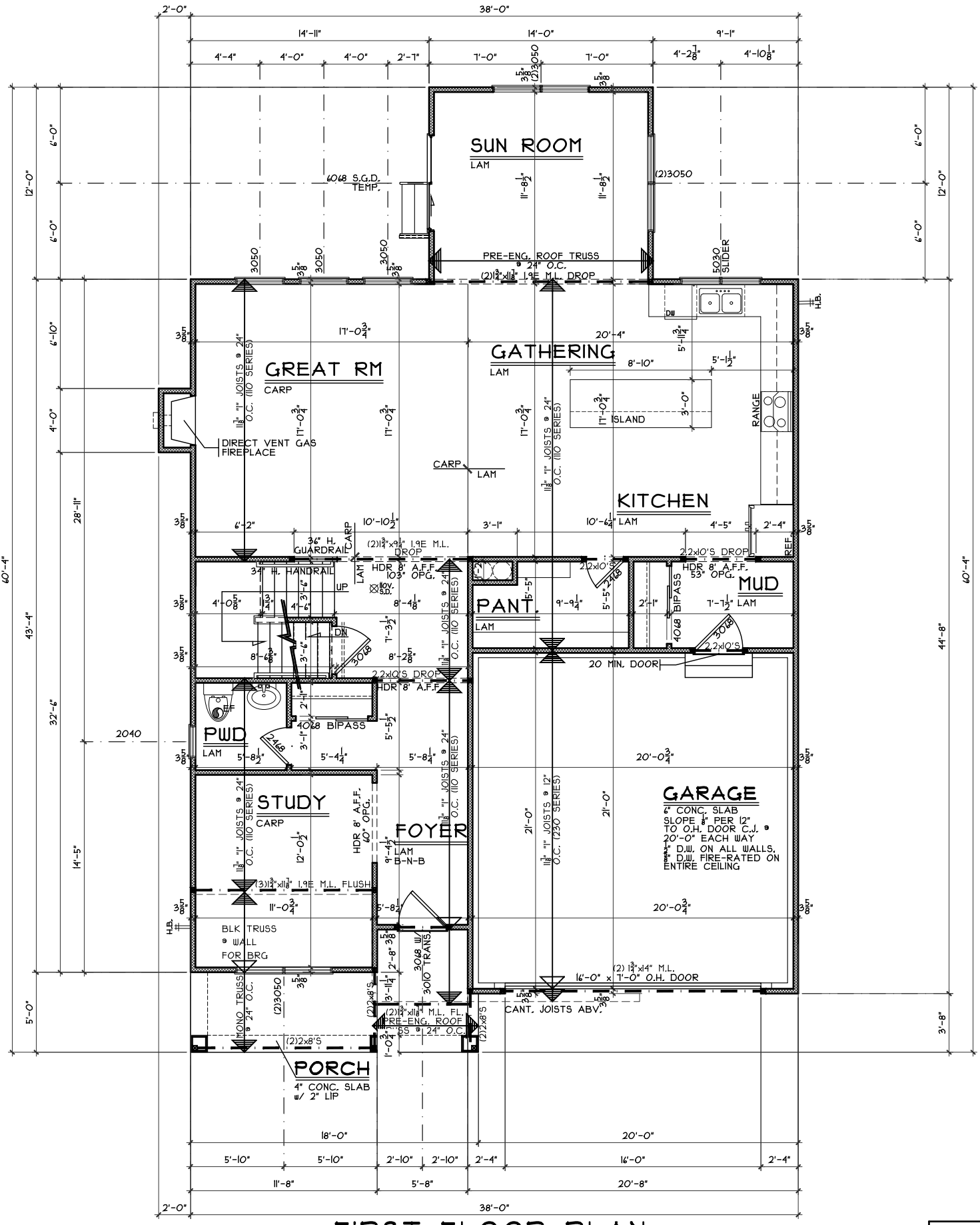
FIREPLACE FRAMING DETAIL
 SCALE: 1/4" = 1'-0"



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



DOOR FRAMING DETAIL
 SCALE: 1/4" = 1'-0"



FIRST FLOOR PLAN
 SCALE: 1/8" = 1'-0" 1392 SQ. FT.

OPTIONS

First Floor Plan

Plan: Kingsmark
 Date: 10.15.2020
 Drawn: KMA
 Scale: As Noted
 Revised: 2.2.2021
 Sheet: 4 of 12

TH-6073

Proposed Residence:

Vega Residence
 112 Hanford Lane
 Trail of Toohunter Lot #6073

Kingsmark-C1 - Comp.

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Issue Dates

| Review |
|--------|
| |
| |
| |
| |



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 513.755.0570

Monroe
 Butler County

A3

