15 0 15 30 45

TAYLOR RESIDENCE
120 HANFORD LANE

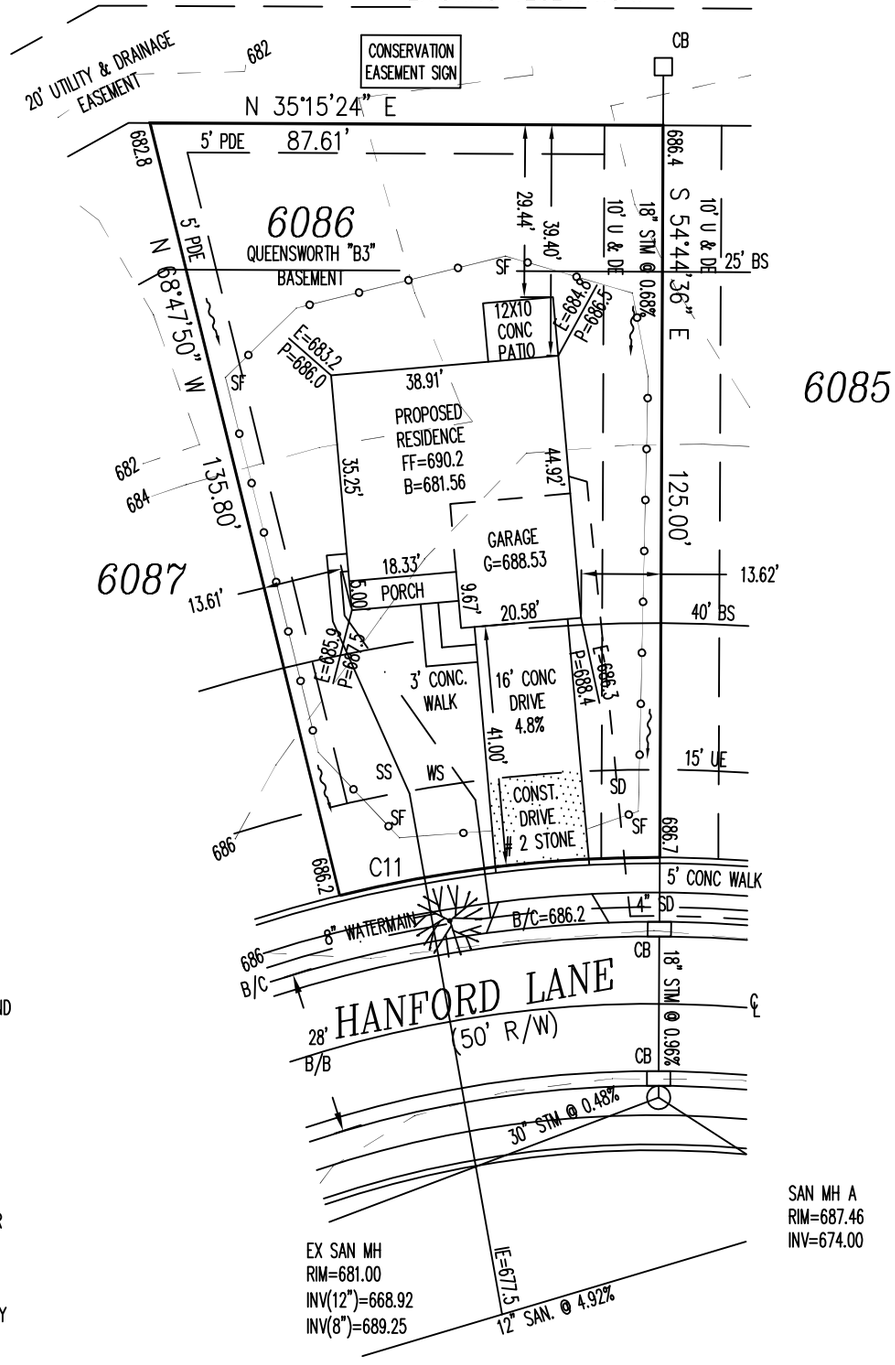
TOPOGRAPHY FROM CONSTRUCTION PLANS.

MAY NOT REFLECT CURRENT CONDITIONS.

LOT COVERAGE 26.9%

AMERICAN SWEETGUM

CONSERVATION EASEMENT
DO NOT DISTURB
EXISTING VEGETATION.



QUANTITIES

TOTAL LOT AREA	9124	sq. ft.
CITY WALK	192	sq. ft.
HOUSE WALK	50	sq. ft.
DRIVE	753	sq. ft.
APRON	93	sq. ft.
PATIO AND PORCHES	212	sq. ft.
DECK	–	sq. ft.
SEEDING AREA	6814	sq. ft.

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

C11
R=225'
L=55.19'

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.

STATE OF OHIO
KENNETH R. COMBS
7311
REGISTERED
PROFESSIONAL SURVEYOR

CONSERVATION EASEMENT SIGN (SCANNED)
TREE LOCATION (SCANNED)
CONSERVATION EASEMENT BEHIND LOT (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 CONMSTRUCTION OF HOME.

PROJECT No. TRAILSTODHUNTER DWG No. 202226PA

DATE: 09-29-20	CRISTO HOMES	EXHIBIT "A"

PLOT PLAN
LOT 6086 (9,124 SF) 0.2094 AC.
THE TRAILS OF TODHUNTER SECTION 1-B
CITY OF MONROE
BUTLER COUNTY, OHIO

SCALE: 1"=30'	DRAWN: JLL	CHECKED: KC

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

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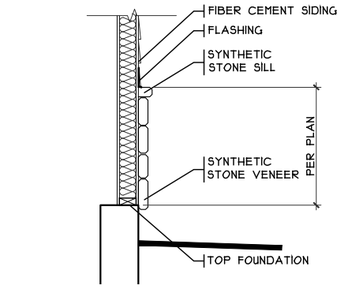
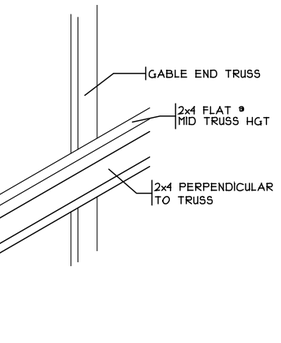


STONE BASE DETAIL

1/A1 SCALE: 1/8" = 1'-0"

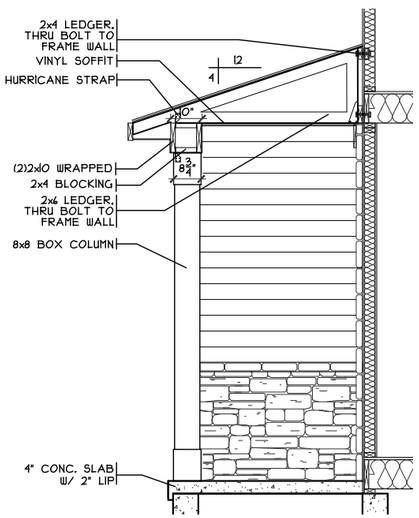
REAR ELEVATION

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



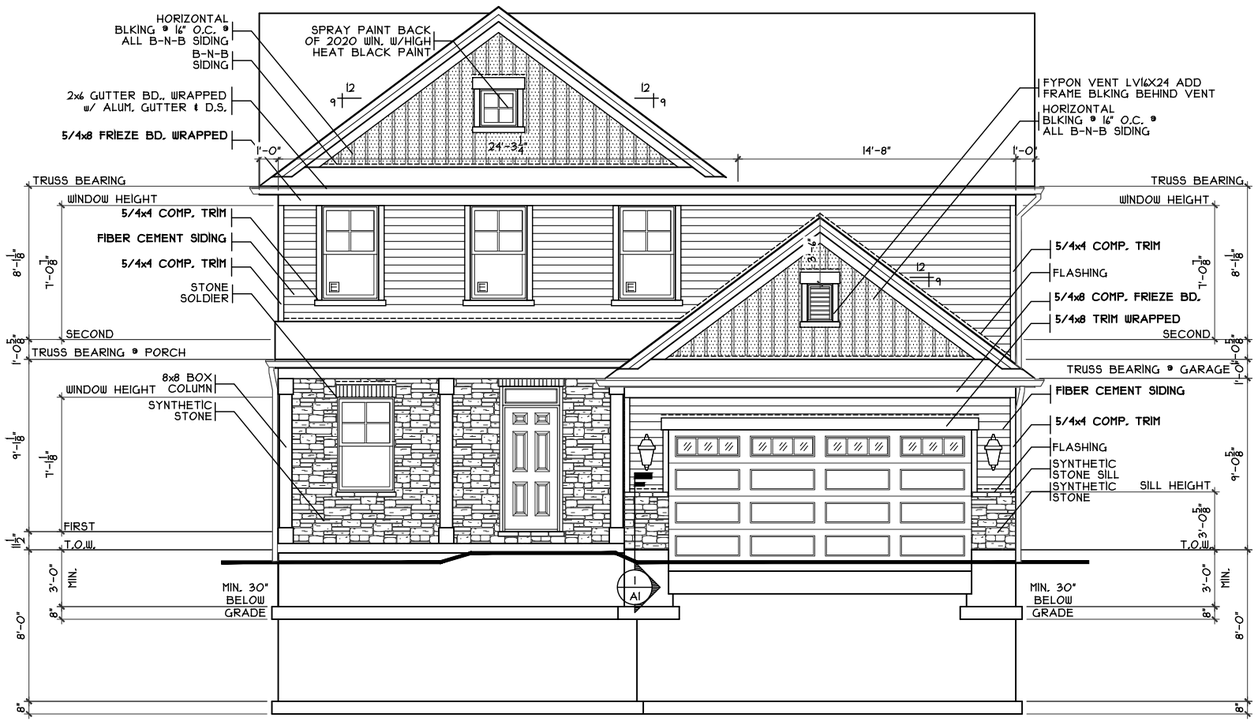
STIFF BACK DETAIL

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



FRONT PORCH DETAIL

SCALE: 1/4" = 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 (Aluminum)
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. 2S2462B4	
4	BDRMS
2.5	BATH
2	CAR GARAGE
9'	1ST FLR. CLG.
SQUARE FOOTAGE	
TOTAL	2462
FIRST	1130
SECOND	1332
LOW. LEV. FIN.	N/A
LOWER (SLAB)	1043
GAR. (SLAB)	400

KEY PLAN

OPTIONS

Issue Dates

Review

Queensworth - B3 - Comp.

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TH-6086

Proposed Residence:

Taylor Residence
120 Hanford Lane
Trails of Todhunter Lot #6086

Monroe
Butler County

CRISTO HOMES
7594-A Tylers Place Blvd.
West Chester, OH 45069
513.755.0570 www.cristohomes.com

Front And Rear Elevations

Plan: Queensworth
Date : 9.8.2020
Drawn: KMA
Scale : As Noted
Revised: 10.21.2020
Sheet : 1 of 12

A1

CRI2021c.DWG

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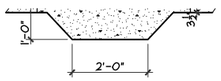
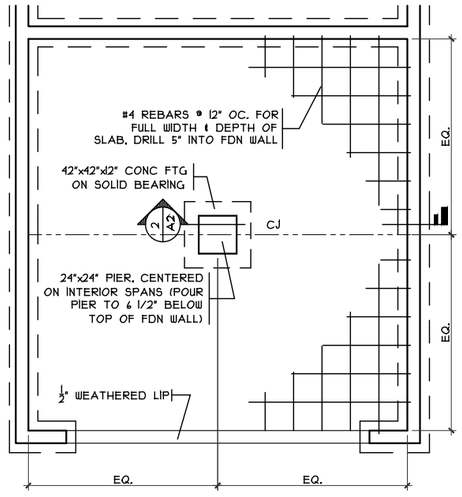


BEARING PARTITION

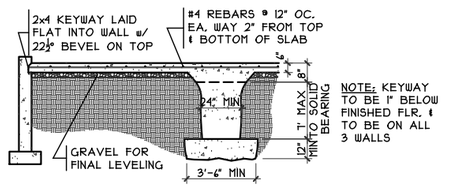
THICKENED SLAB

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



GRADE BM DETAIL

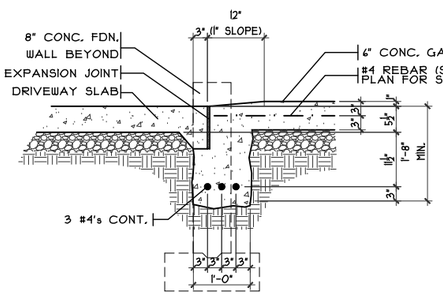
SCALE: 1/8" = 1'-0"



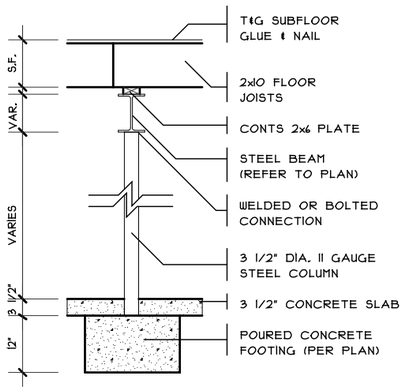
GRADE BM SECTION

2 / A2

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

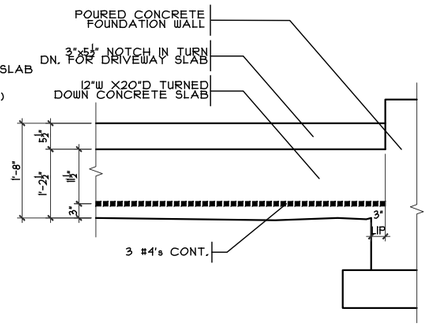


SECTION



COLUMN DETAIL

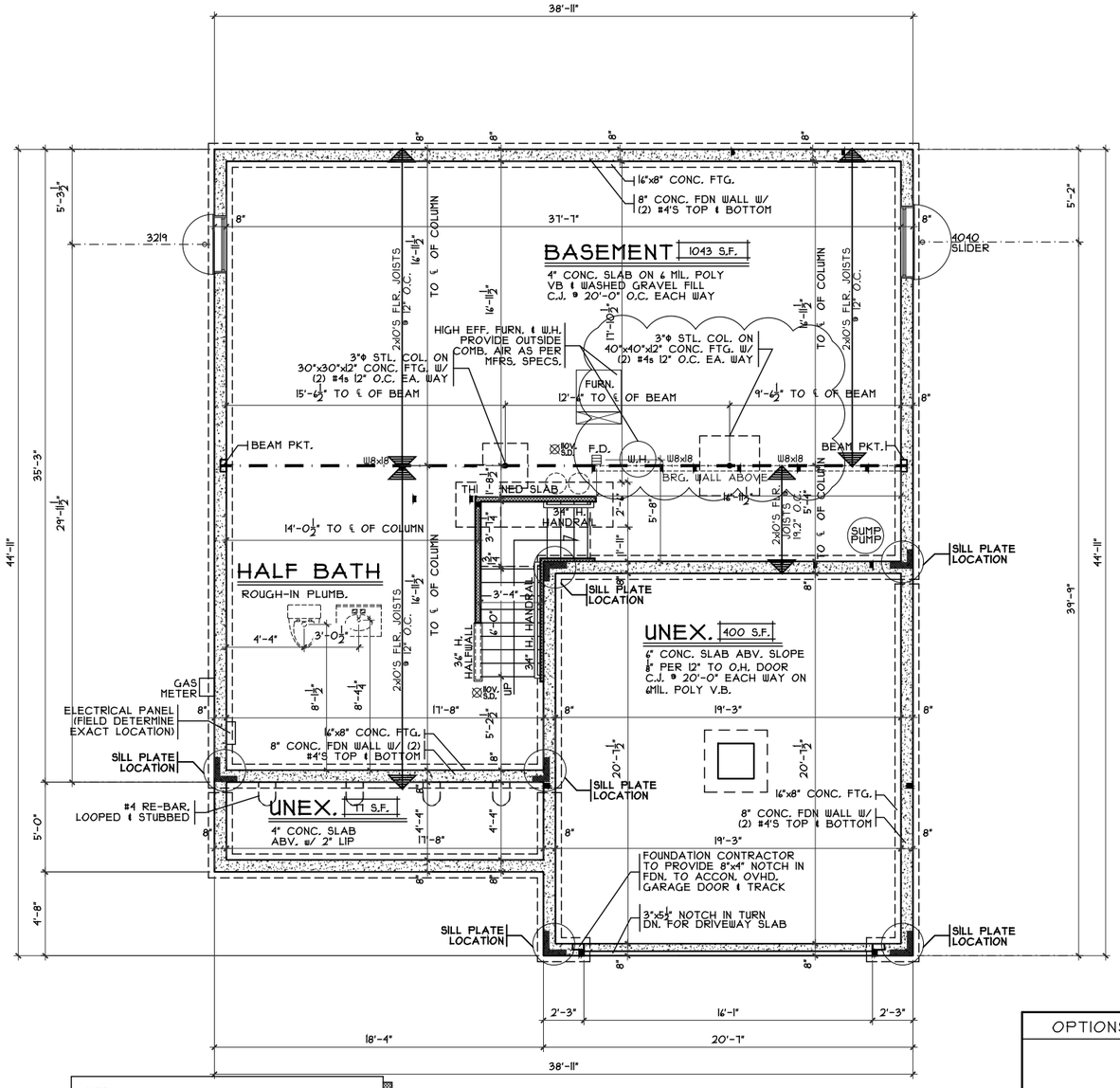
SCALE: 1/4" = 1'-0"



ELEVATION

GARAGE DOOR GRADE BM

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



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

FOUNDATION PLAN

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

OPTIONS

Queensworth - B3 - Comp.

TH-6086

Issue Dates

Review

Proposed Residence:
Taylor Residence
120 Hanford Lane
Trails of Todhunter Lot #6086
Monroe
Butler County

CRISTO HOMES
7794-A Tylers Place Blvd.
West Chester, OH 45069
513.755.0570 www.cristohomes.com

Foundation Plan

Plan: Queensworth
Date : 9.8.2020
Drawn: KMA
Scale : As Noted
Revised: 10.21.2020
Sheet : 3 of 12

A2

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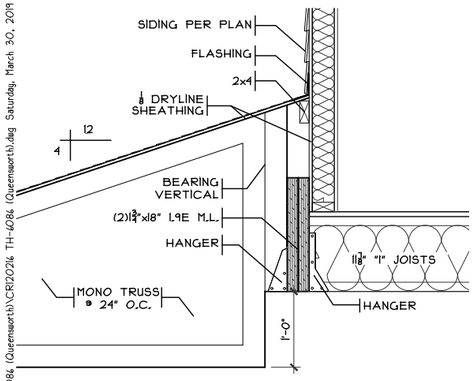
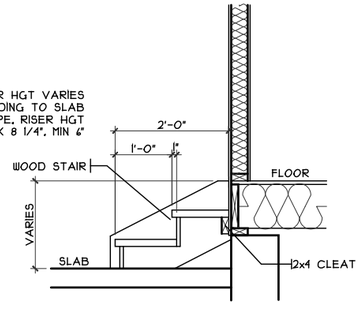


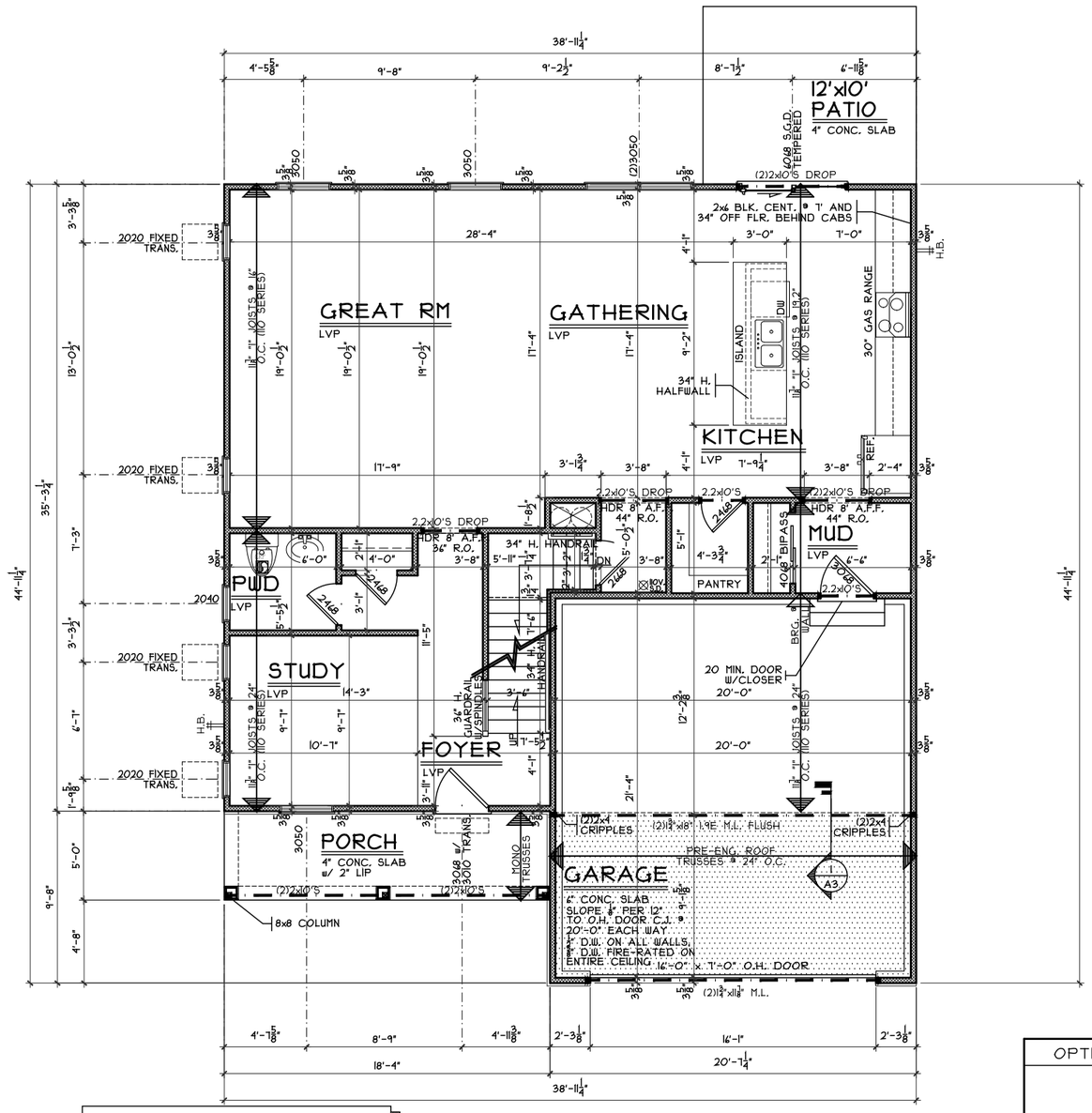
GARAGE DETAIL

1/A3 SCALE: 1/2" = 1'-0"



GARAGE STEPS

SCALE: 1/8" = 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" 1130 SQ. FT.

OPTIONS

Queensworth - B3 - Comp.

Issue Dates

Review

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Monroe
Butler County

TH-6086

Proposed Residence:
Taylor Residence
120 Hanford Lane
Trails of Todhunter Lot #6086

CRISTO HOMES
7594-A Tylers Place Blvd.
West Chester, OH 45069
513.755.0570 www.cristohomes.com

First Floor Plan

Plan: Queensworth
Date : 9.8.2020
Drawn: KMA
Scale : As Noted
Revised: 10.21.2020
Sheet : 4 of 12

A3

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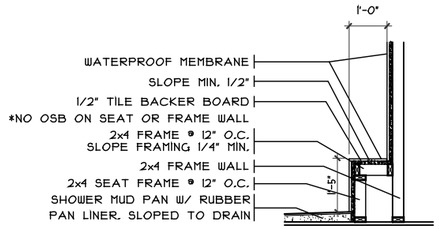
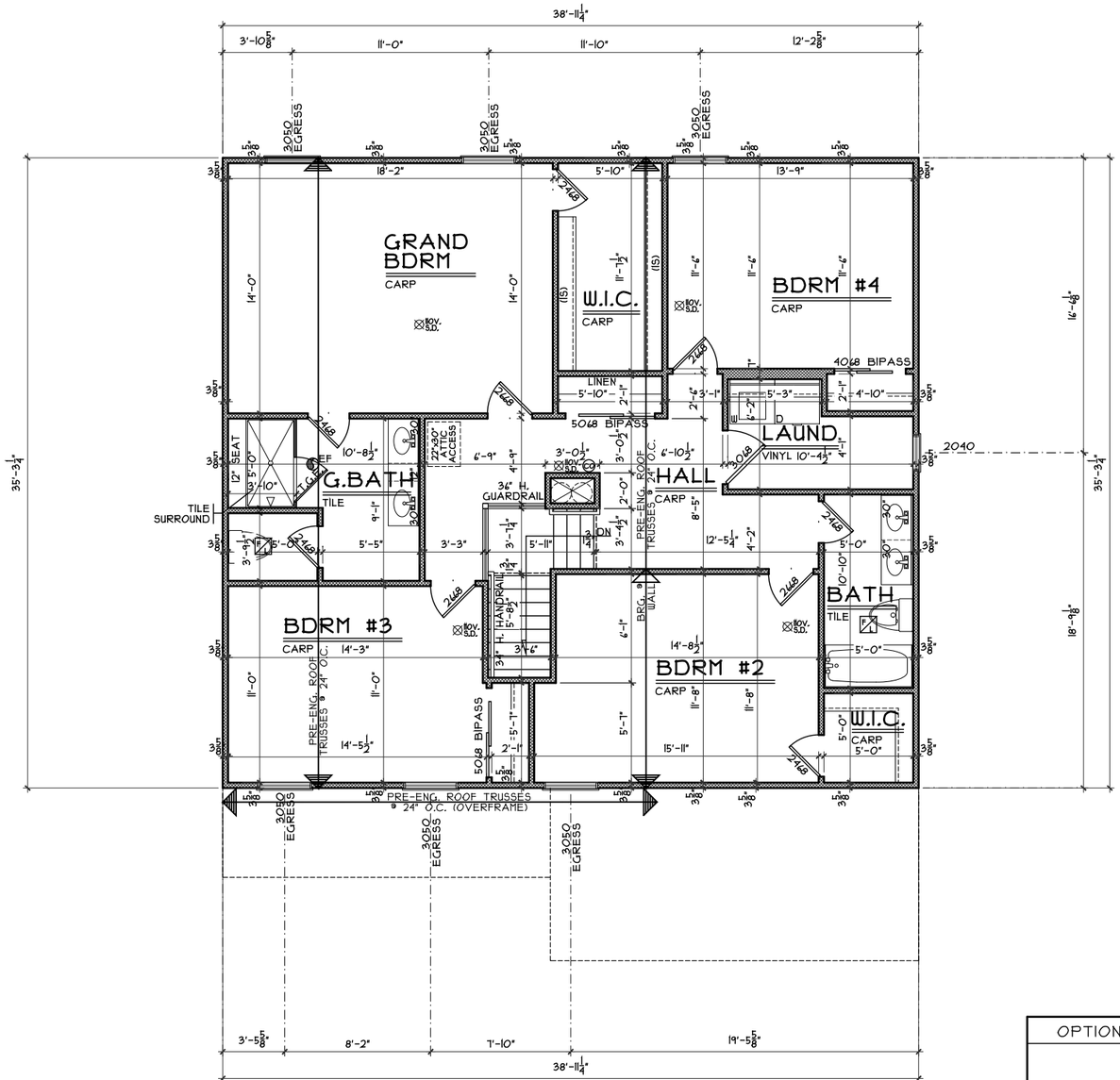


SHOWER BENCH DETAIL

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



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

SECOND FLOOR PLAN

SCALE: 1/8" = 1'-0" 1332 SQ. FT.

OPTIONS

Queensworth - B3 - Comp.

Issue Dates
Review

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TH-6086

Proposed Residence:
Taylor Residence
120 Hanford Lane
Trails of Todhunter Lot #6086
Monroe
Butler County

CRISTO HOMES
7594-A Tylers Place Blvd.
West Chester, OH 45069
513.755.0570 www.cristohomes.com

Second Floor Plan

Plan: Queensworth
Date : 9.8.2020
Drawn: KMA
Scale : As Noted
Revised: 10.21.2020
Sheet : 5 of 12

A4