

PLOT PLAN
LOT 6091 (8,125 SF) 0.1865 AC.
THE TRAILS OF TODHUNTER SECTION 1-B
CITY OF MONROE, BUTLER COUNTY, OH
FOR: CRISTO HOMES

QUANTITIES

TOTAL LOT AREA	8125	sq. ft.
CITY WALK	245	sq. ft.
HOUSE WALK	49	sq. ft.
DRIVE	752	sq. ft.
APRON	93	sq. ft.
PATIO AND PORCHES	77	sq. ft.
DECK	-	sq. ft.
SEEDING AREA	6155	sq. ft.

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

TOPOGRAPHY FROM CONSTRUCTION PLANS.

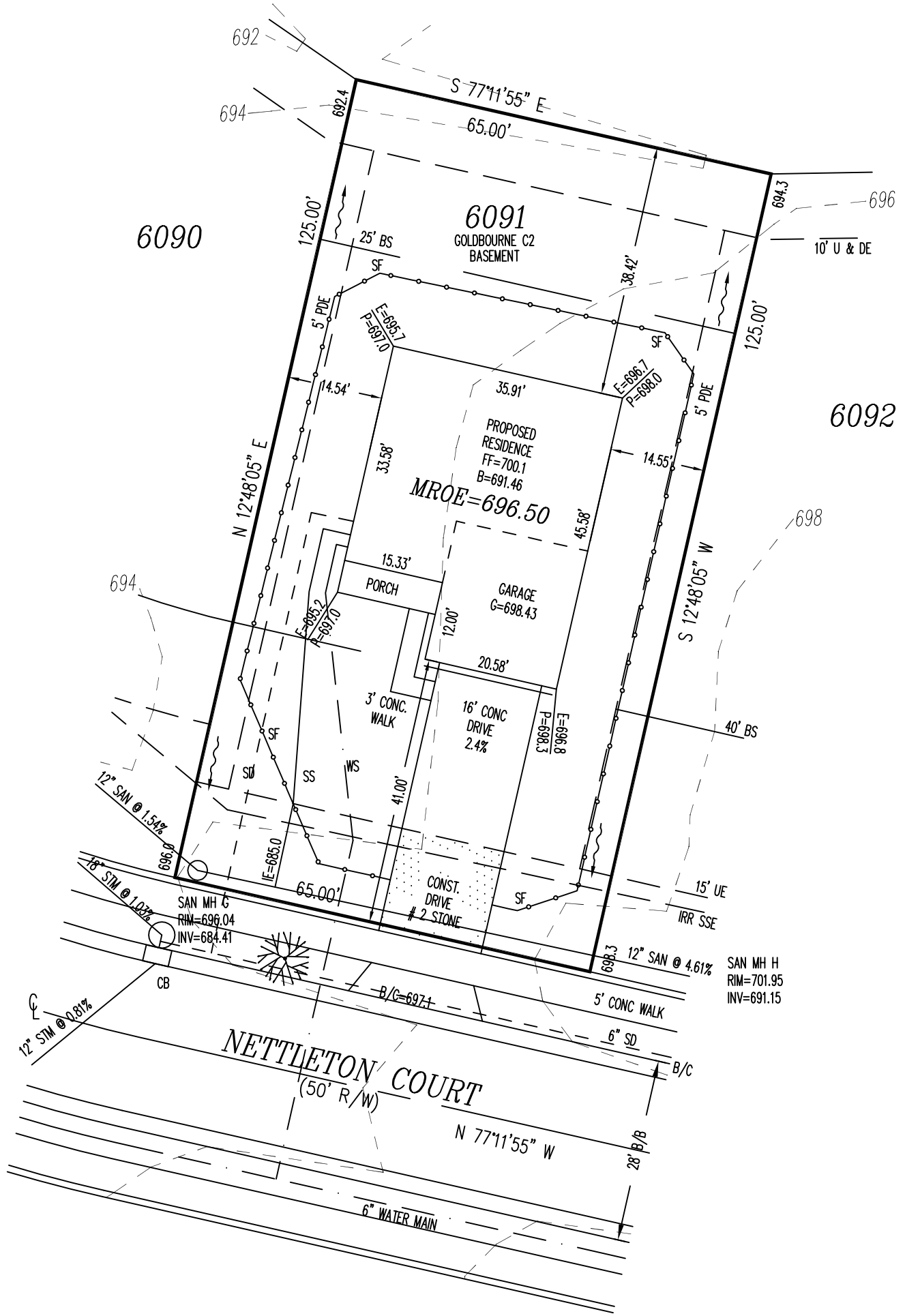
MAY NOT REFLECT CURRENT CONDITIONS.



PRINCETON ELM

LOT COVERAGE 27.7%

MROE=696.50



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.

PRIOR TO CONSTRUCTION, A GEOTECHNICAL REPORT SHALL BE OBTAINED BY THE BUILDER. APEX ASSUMES NO RESPONSIBILITY FOR SOIL CONDITIONS.

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.

CONSERVATION EASEMENT SIGN (SCANNED)
TREE LOCATION (SCANNED)
CONSERVATION EASEMENT BEHIND LOT (SCANNED)

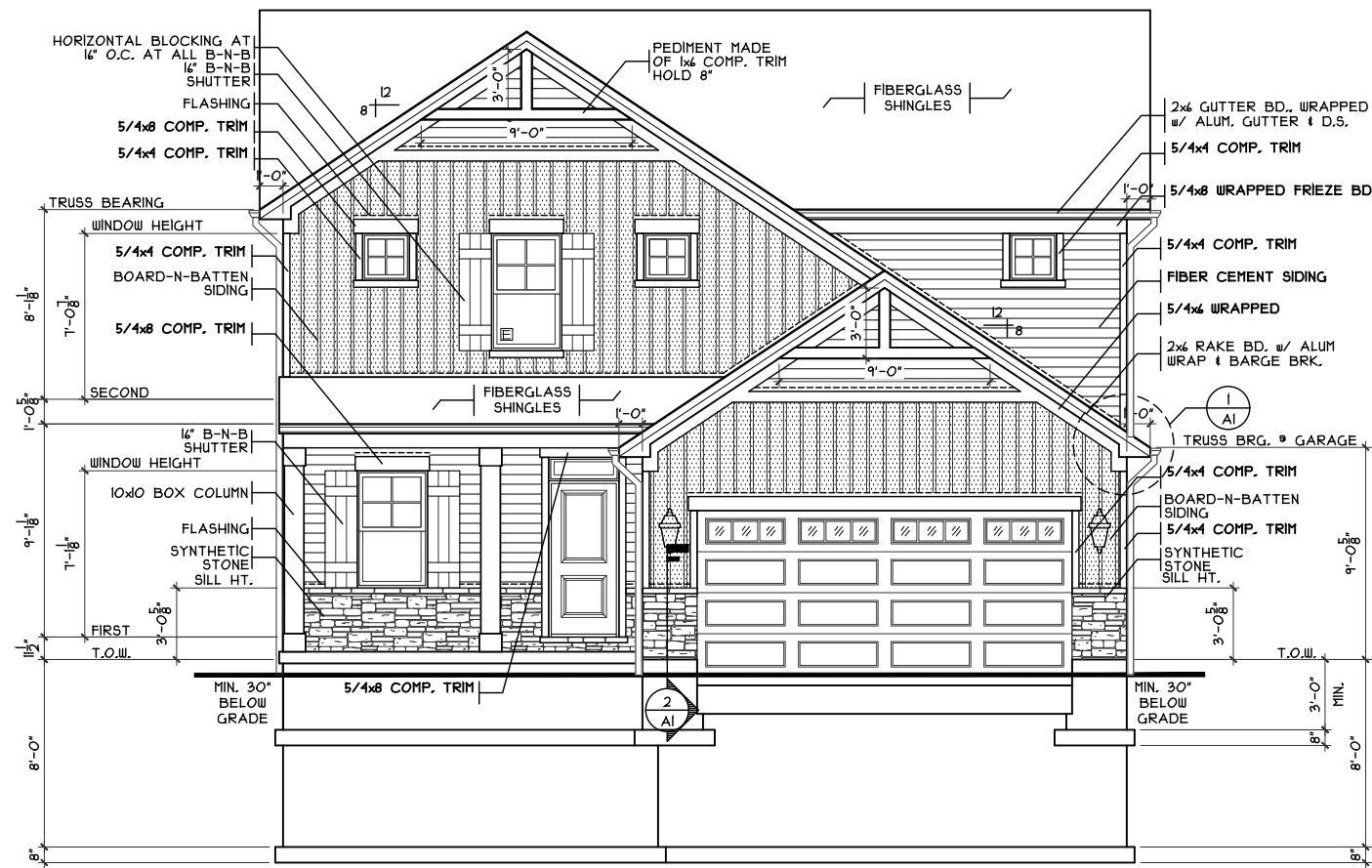
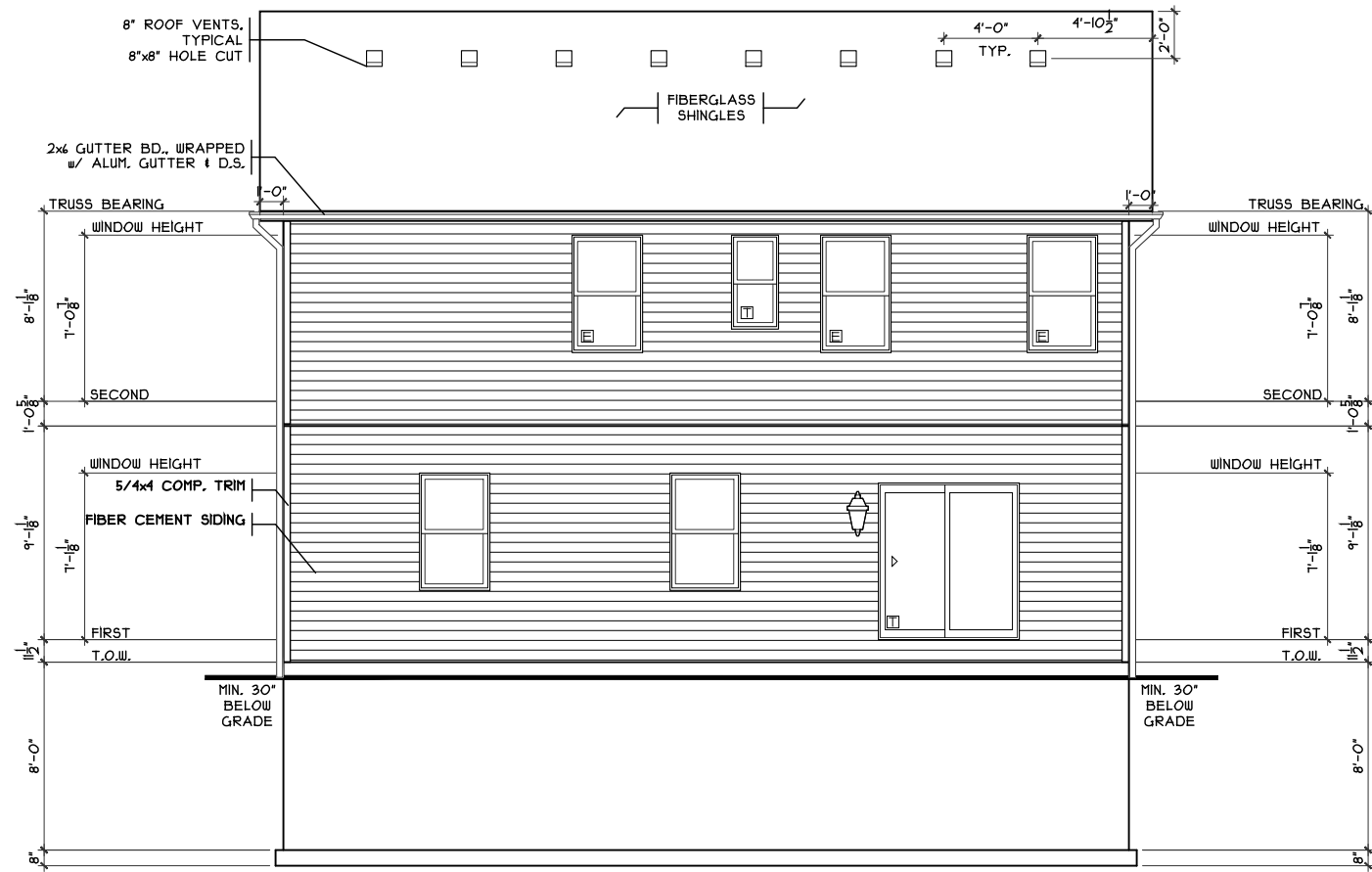
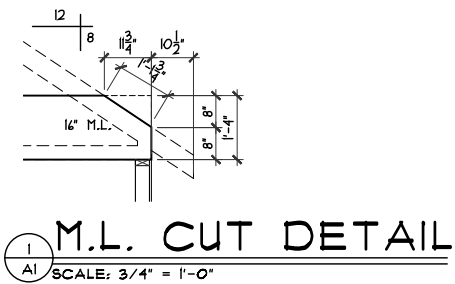
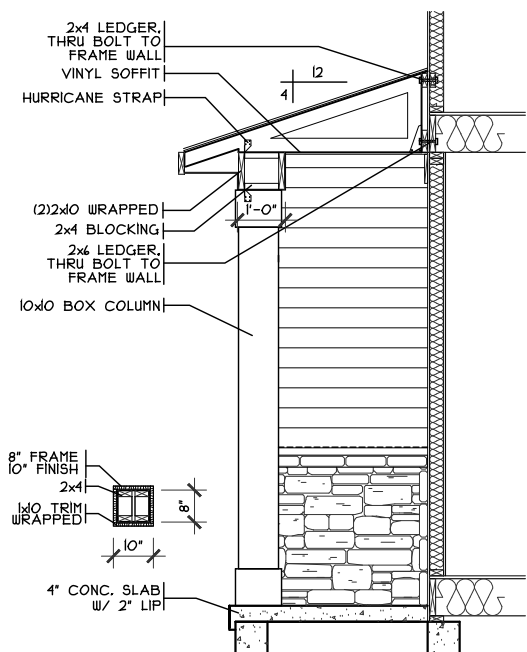
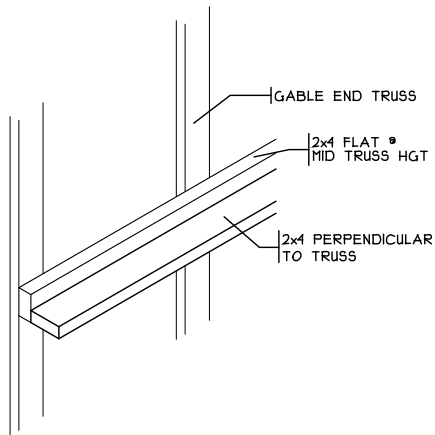
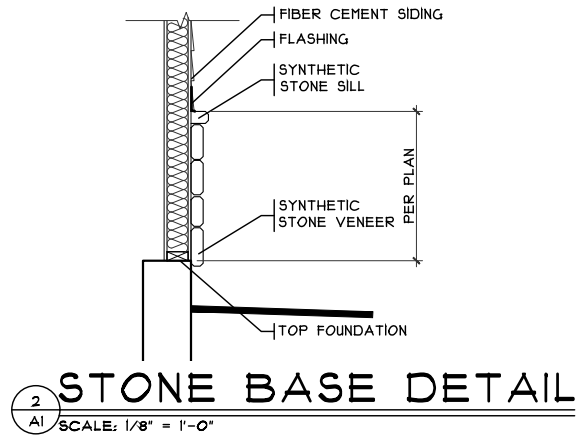
HOME BUILDER IS REQUIRED TO SWEEP STREET ADJACENT TO SITE DAILY.

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

SCALE: 1"=20'
DATE: 11-25-20
DRAWN: JLL
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

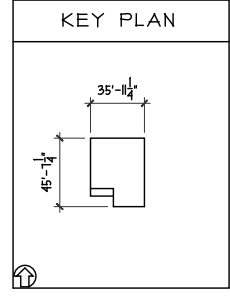
REVISIONS:	
1.	12-04-20
2.	
3.	
4.	
PROJECT: TODHUNTER	SHEET
DRAWING: 202768PA	1 OF 1



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 11x17 SHEETS TO BE SCALABLE AT HALF SCALE, 1/8" = 1'-0"

PLAN INFO.	
252221B4	
4	BDRMS
2.5	BATH
4	CAR GARAGE
1ST FLR. CLG.	
SQUARE FOOTAGE	
TOTAL	2221
FIRST	1032
SECOND	1204
LOW. LEV. FIN.	N/A
LOWER (SLAB)	425
GAR. (SLAB)	403



OPTIONS

TH-6091
 Proposed Residence:
 Market Home
 110 Nettleton Ct
 Trails of Todhunter Lot #6091

Issue Dates

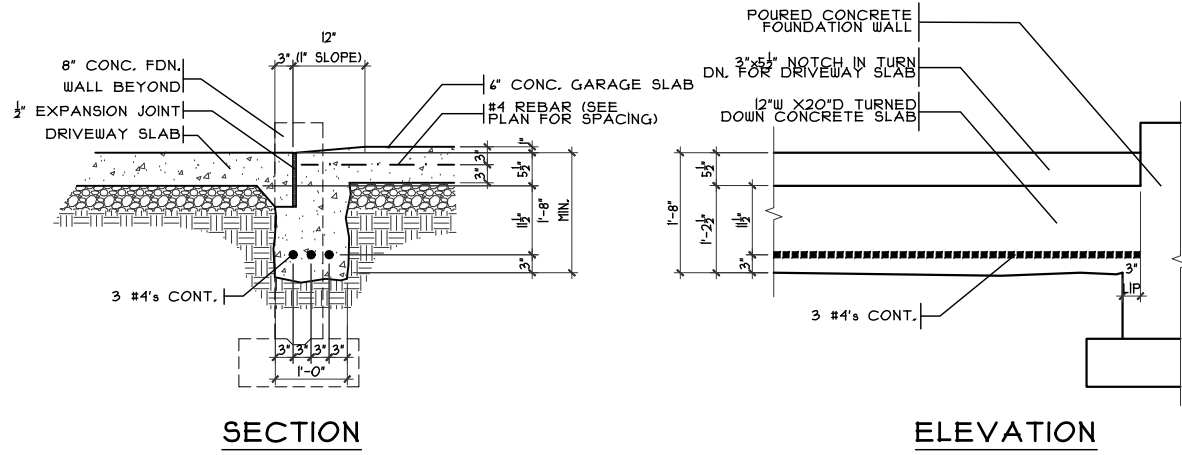
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Monroe
 Butler County

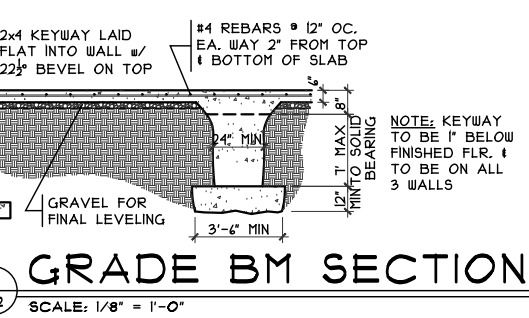
Plan: Goldbourn
 Date: 11.6.2020
 Drawn: KMA
 Scale: As Noted
 Revised: 12.28.2020
 Sheet: 1 of 12

CRISTO HOMES
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 West Chester, OH 45689
 513.755.0570 • www.cristohomes.com

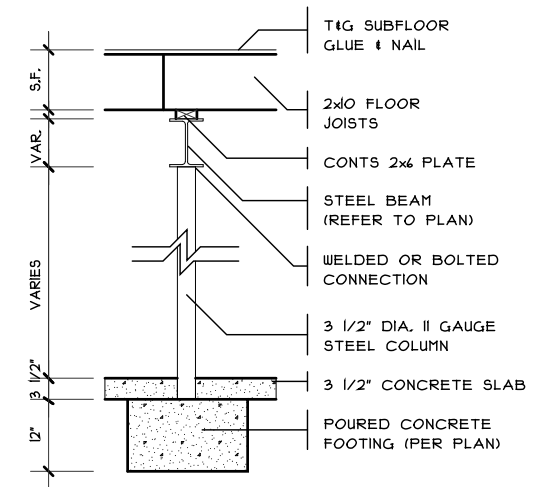
A1



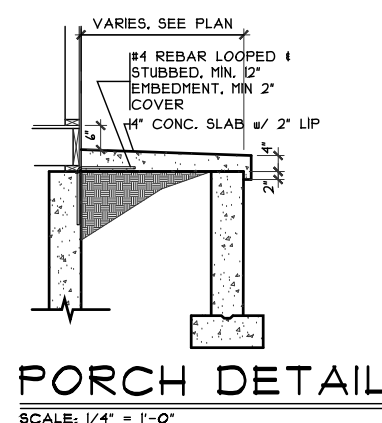
GARAGE DOOR GRADE BM
SCALE: 3/8" = 1'-0"



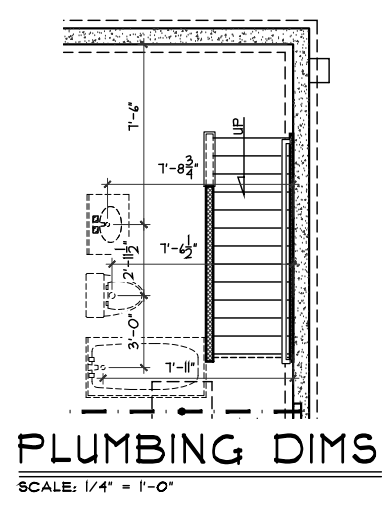
GRADE BM SECTION
SCALE: 1/8" = 1'-0"



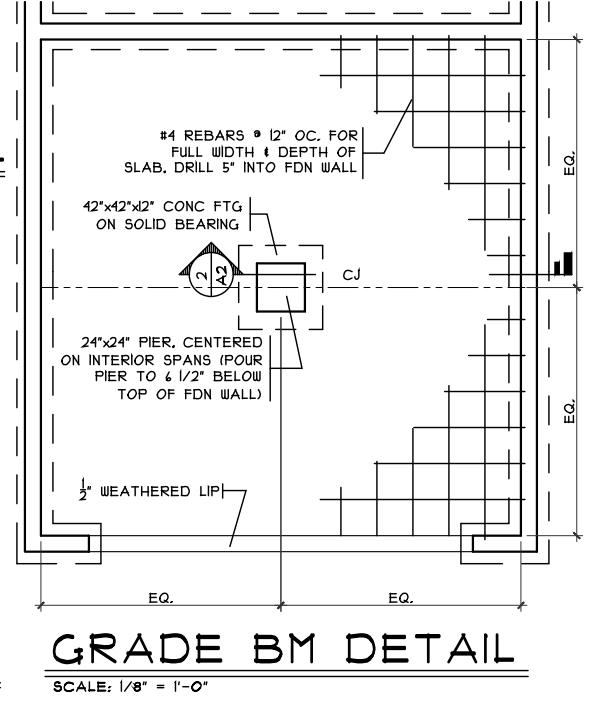
COLUMN DETAIL
SCALE: 1/4" = 1'-0"



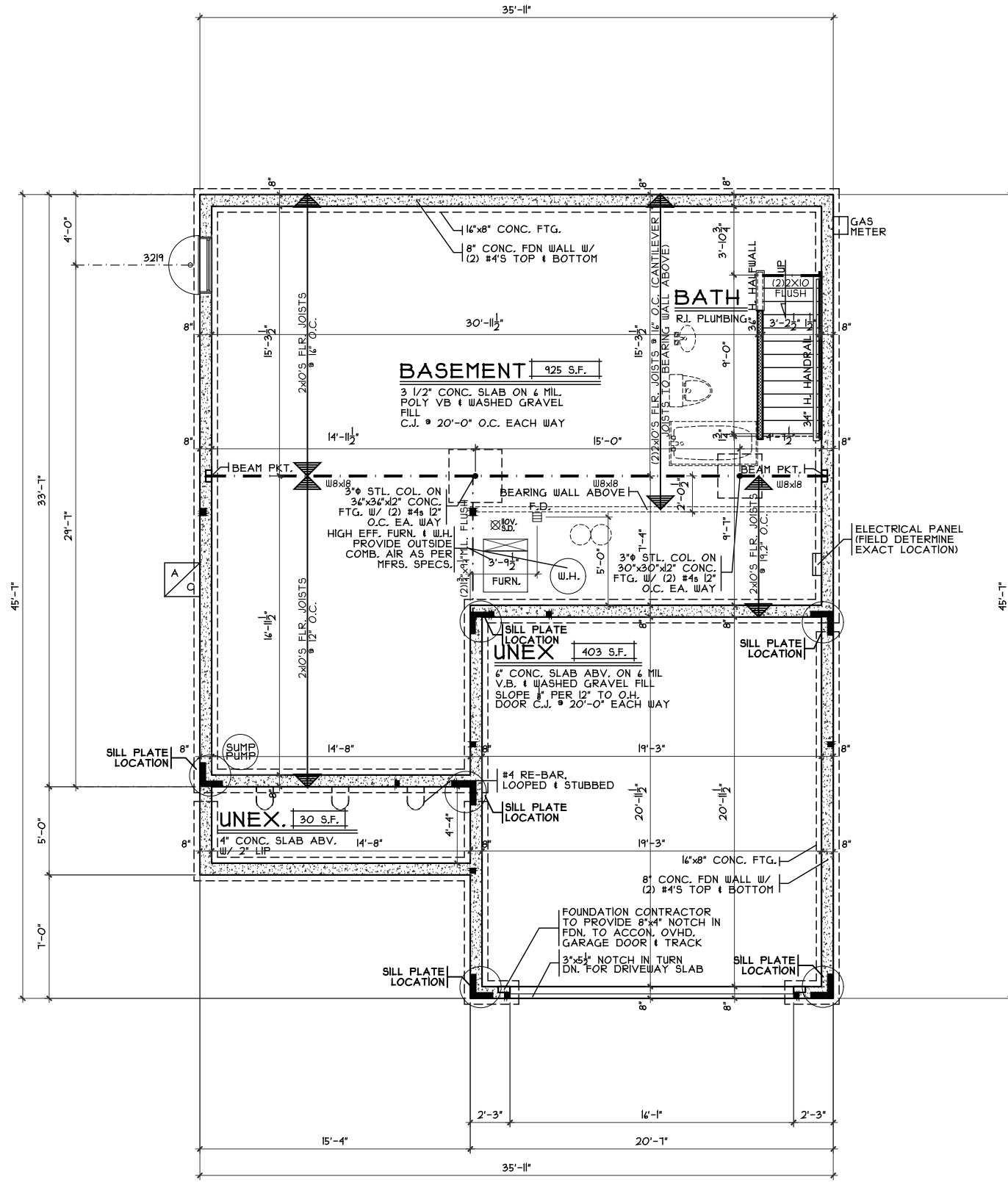
PORCH DETAIL
SCALE: 1/4" = 1'-0"



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



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



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

OPTIONS

Foundation Plan

Plan: Goldbourn
Date: 11.6.2020
Drawn: KMA
Scale: As Noted
Revised: 12.28.2020
Sheet: 3 of 12



Proposed Residence:
Market Home
110 Nettleton Ct
Trails of Todhunter Lot #6091

TH-6091

Goldbourn - C2 - Comp

Issue Dates

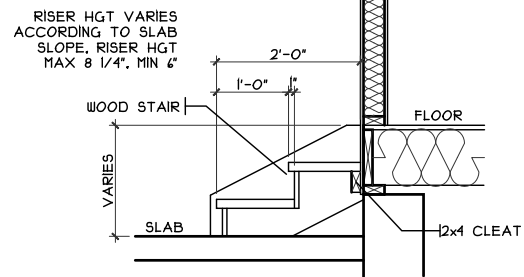
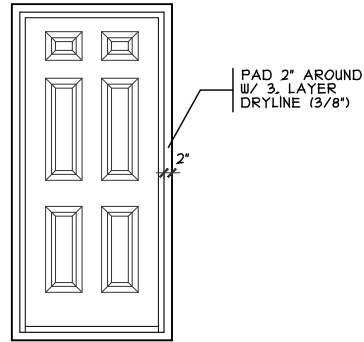
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A2

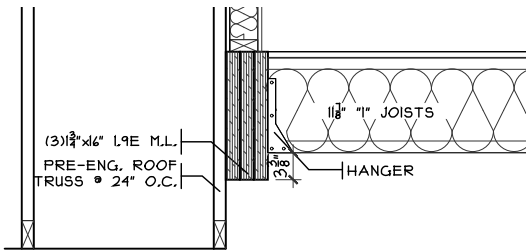
DOOR FRAMING DETAIL

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



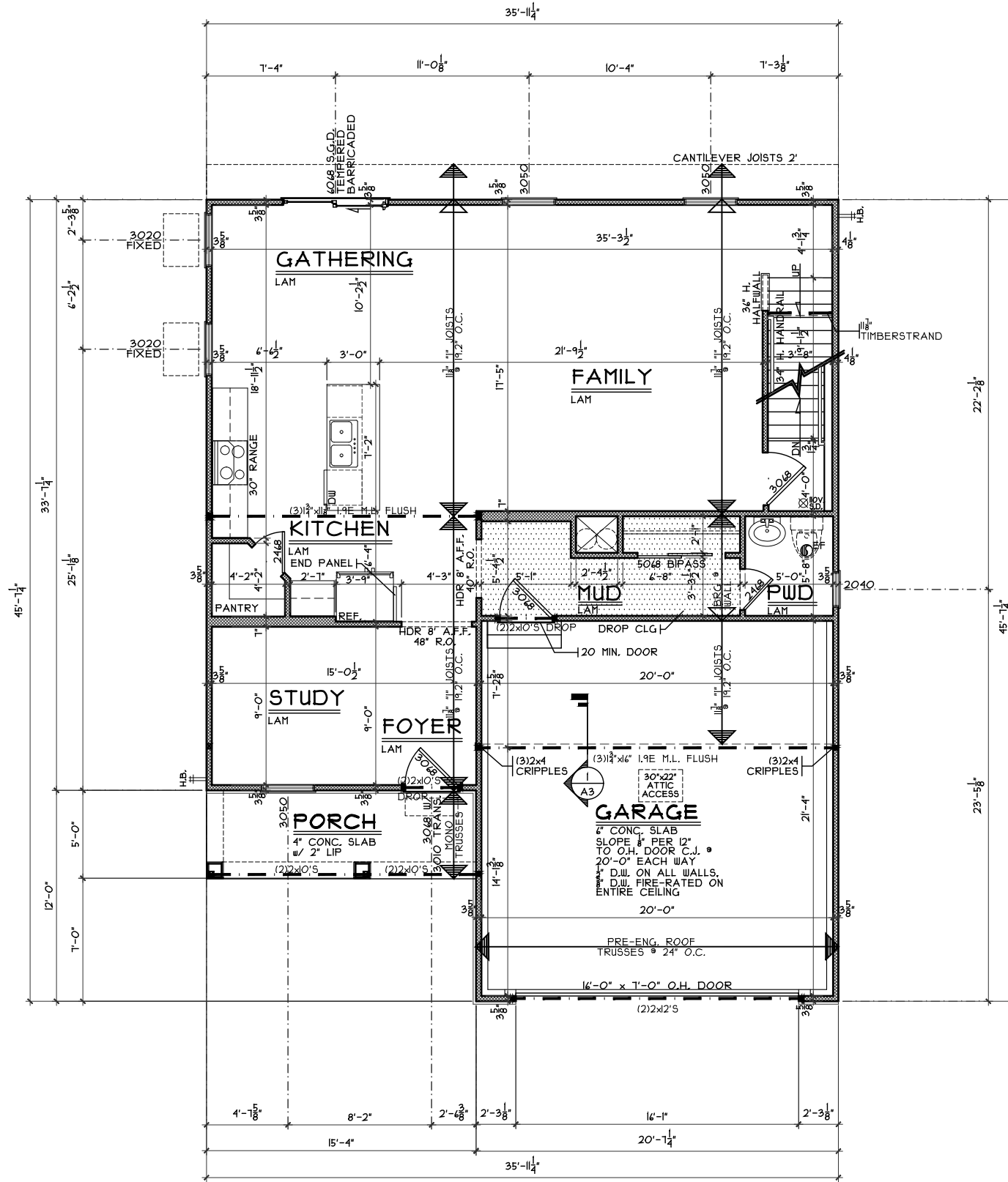
GARAGE STAIRS DETAIL

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



GARAGE DETAIL

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



FIRST FLOOR PLAN

SCALE: 1/8" = 1'-0" 1012 SQ. FT.

OPTIONS

First Floor Plan

Plan: Goldbourn
 Date: 11.6.2020
 Drawn: KMA
 Scale: As Noted
 Revised: 12.28.2020
 Sheet: 4 of 12

TH-6091

Proposed Residence:
 Market Home
 110 Nettleton Ct
 Trails of Todhunter Lot #6091



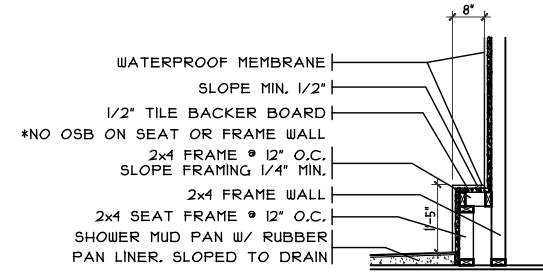
Goldbourn - C2 - Comp

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Issue Dates

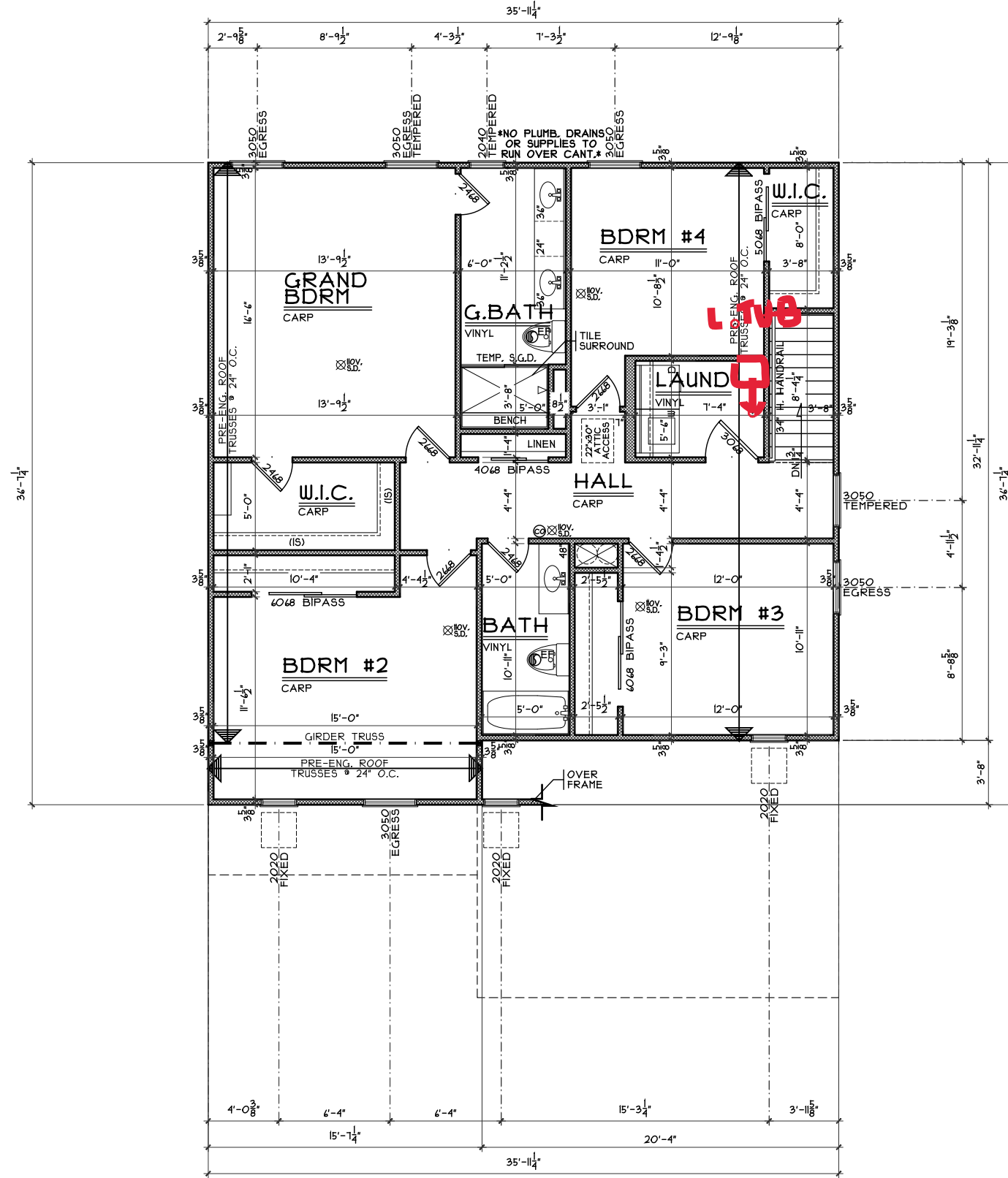
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A3



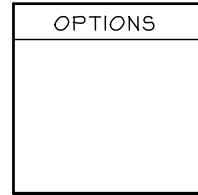
SHOWER BENCH DETAIL

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



SECOND FLOOR PLAN

SCALE: 1/8" = 1'-0" 1209 SQ. FT.



Second Floor Plan

Plan: Goldbourn
 Date: 11.6.2020
 Drawn: KMA
 Scale: As Noted
 Revised: 12.28.2020
 Sheet: 5 of 12



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TH-6091

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Goldbourn - C2 - Comp

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Issue Dates

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A4