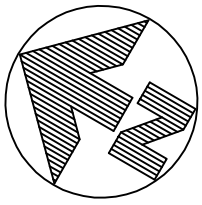
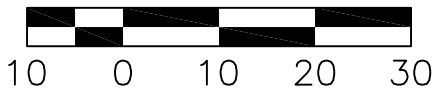


PLOT PLAN

LOT 6095 (10,860 SF) 0.2493 AC.
 THE TRAILS OF TODHUNTER SECTION 1-B
 CITY OF MONROE, BUTLER COUNTY, OHIO
 FOR: CRISTO HOMES



MORRISON RESIDENCE
 118 NETTLETON COURT

QUANTITIES

TOTAL LOT AREA	10860	sq. ft.
CITY WALK	107	sq. ft.
HOUSE WALK	42	sq. ft.
DRIVE	1062	sq. ft.
APRON	94	sq. ft.
PATIO AND PORCHES	203	sq. ft.
DECK	-	sq. ft.
SEEDING AREA	7645	sq. ft.

SETBACKS

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

C19
 R=54.00'
 L=40.00'



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.

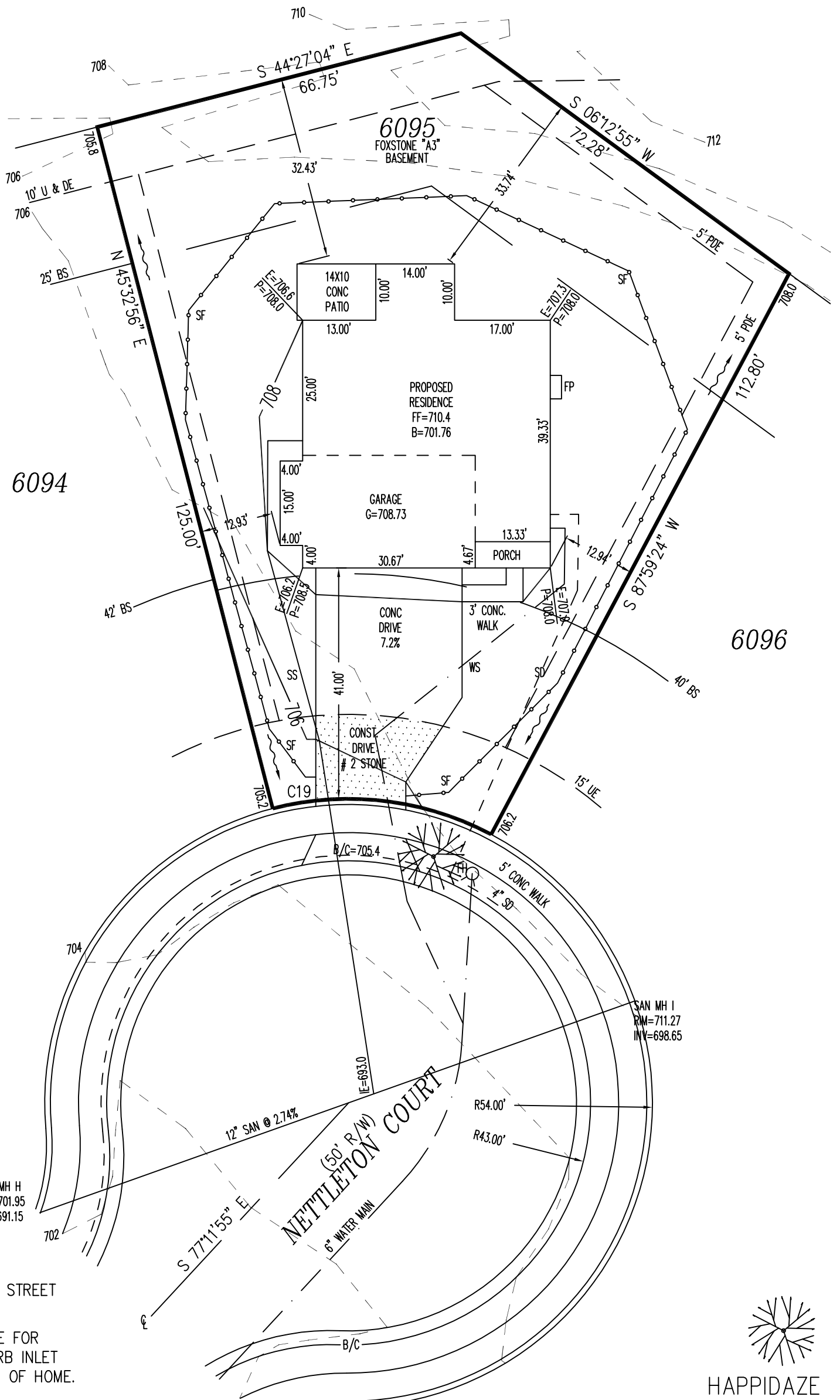
MAY NOT REFLECT CURRENT CONDITIONS.

SAN MH H
 RIM=701.95
 INV=691.15

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

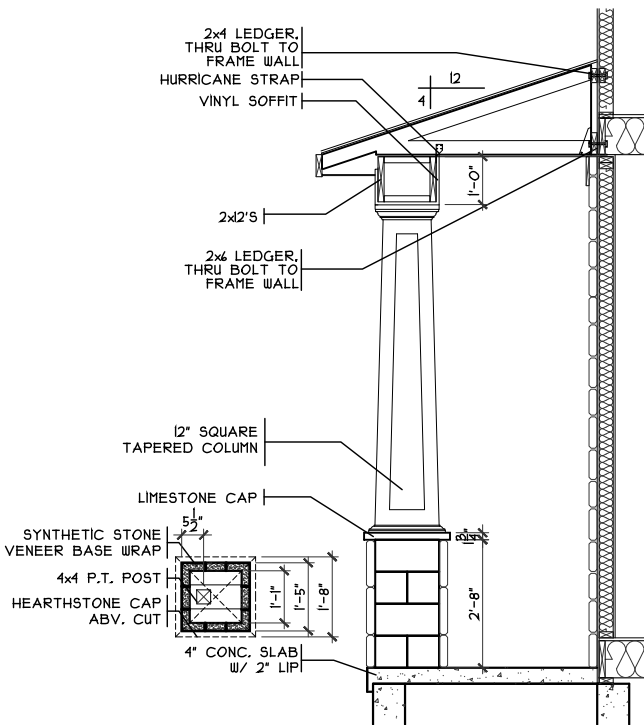
SCALE: 1"=20'
 DATE: 03-16-21
 DRAWN: JLL
 DESIGNED: .
 CHECKED: KRC

ENGINEERING & SURVEYING, INC.
 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	SHEET
DRAWING: 210619PA	1 OF 1

STIFF BACK DETAIL

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



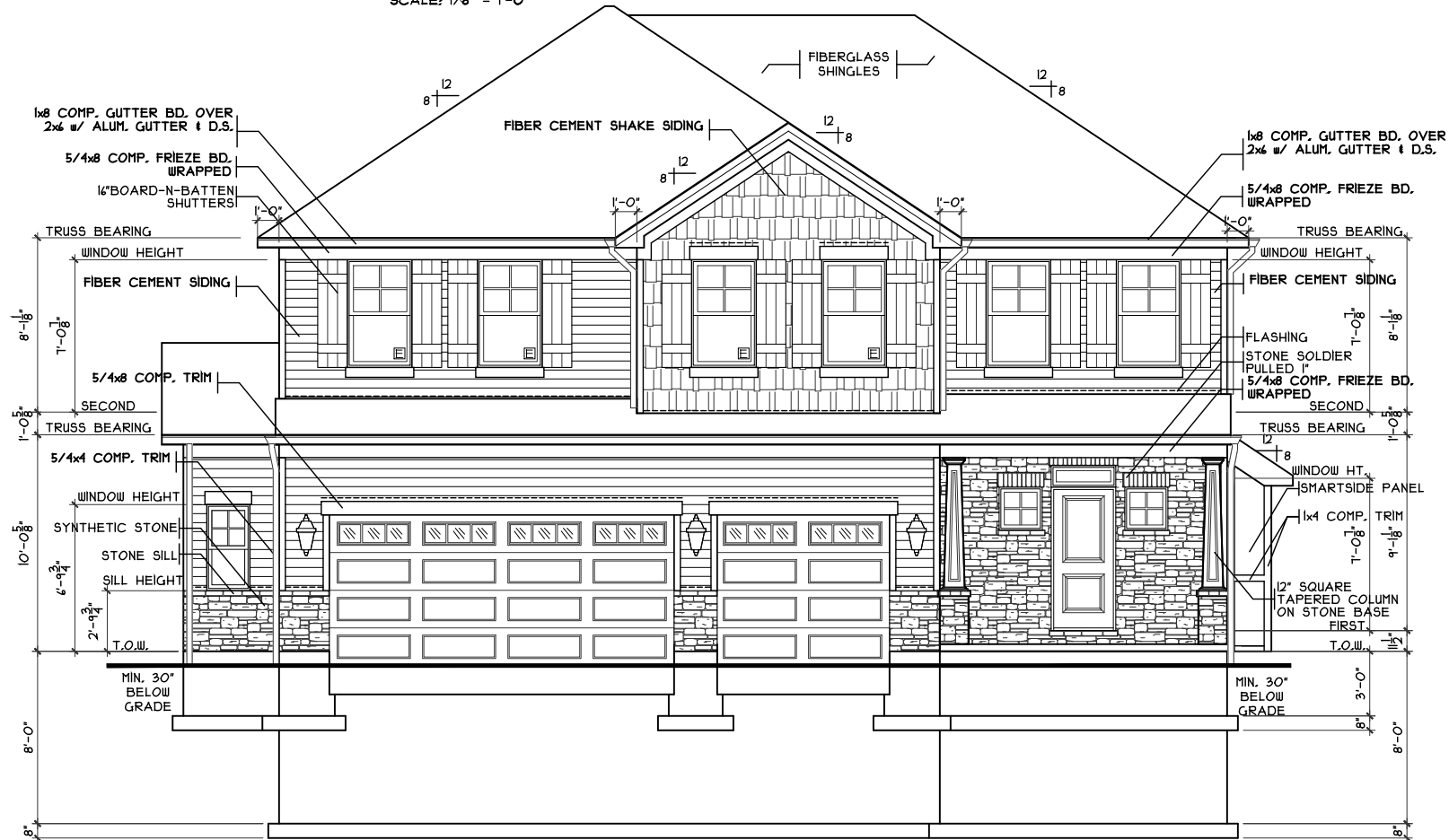
FRONT PORCH DETAIL

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



REAR ELEVATION

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



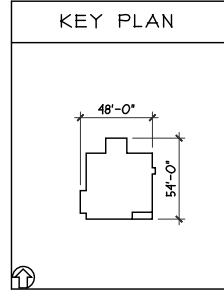
FRONT ELEVATION

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

SHEET INDEX	
SHT#	DESCRIPTION
A1	Front and Rear Elevations
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.	
253011B4	
4	BDRMS
2.5	BATH
4	CAR GARAGE
1	FST FLR. CLG.
SQUARE FOOTAGE	
TOTAL	3011
FIRST	1404
SECOND	1607
LOWER (SLAB)	1288
GAR. (SLAB)	621



OPTIONS	

TH-6095
 Proposed Residence:
 Morrison Residence
 118 Nettleton Ct
 Trails of Todhunter Lot #6095

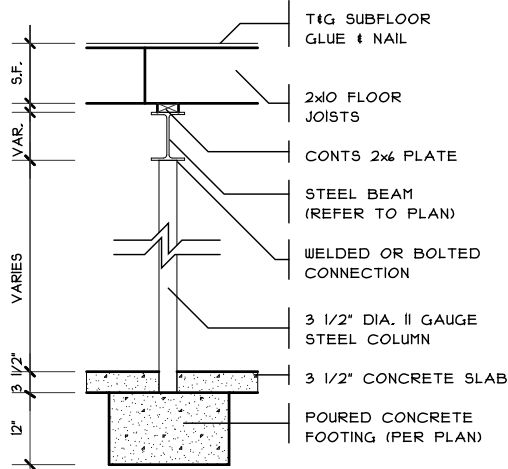
Monroe
 Butler County

Issue Dates
 Review

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

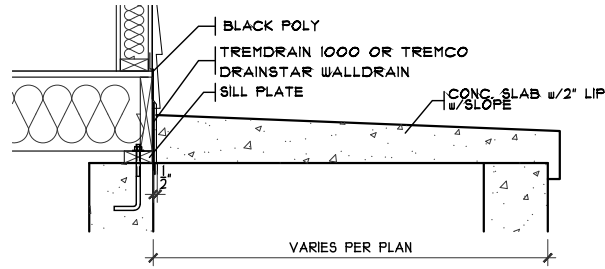
Plan: Foxstone
 Date: 3.1.2021
 Drawn: RAS
 Scale: As Noted
 Revised:
 Sheet: 1 of 8

A1



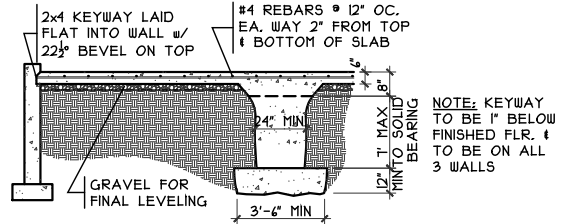
COLUMN DETAIL

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



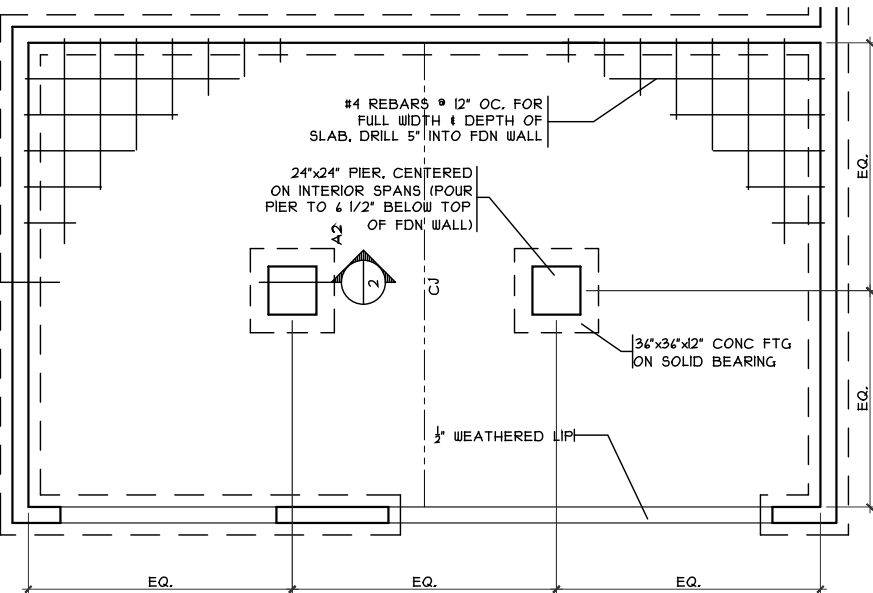
PORCH DETAIL

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



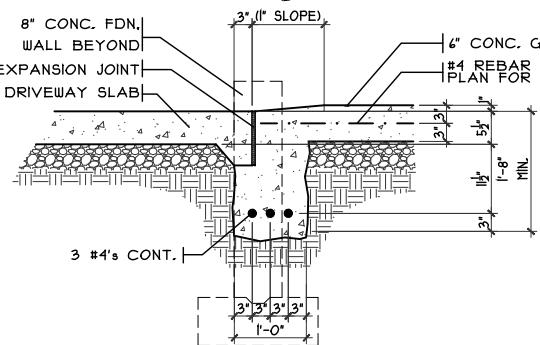
GRADE BM SECTION

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



GRADE BM DETAIL

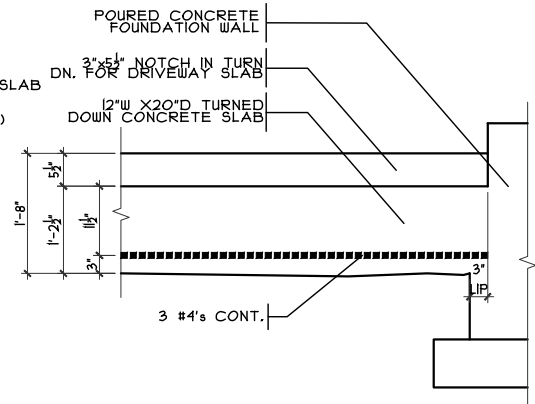
SCALE: 1/8" = 1'-0"



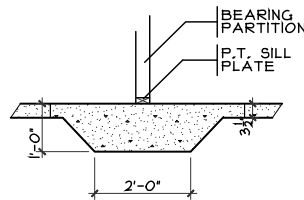
SECTION

GARAGE DOOR GRADE BM

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

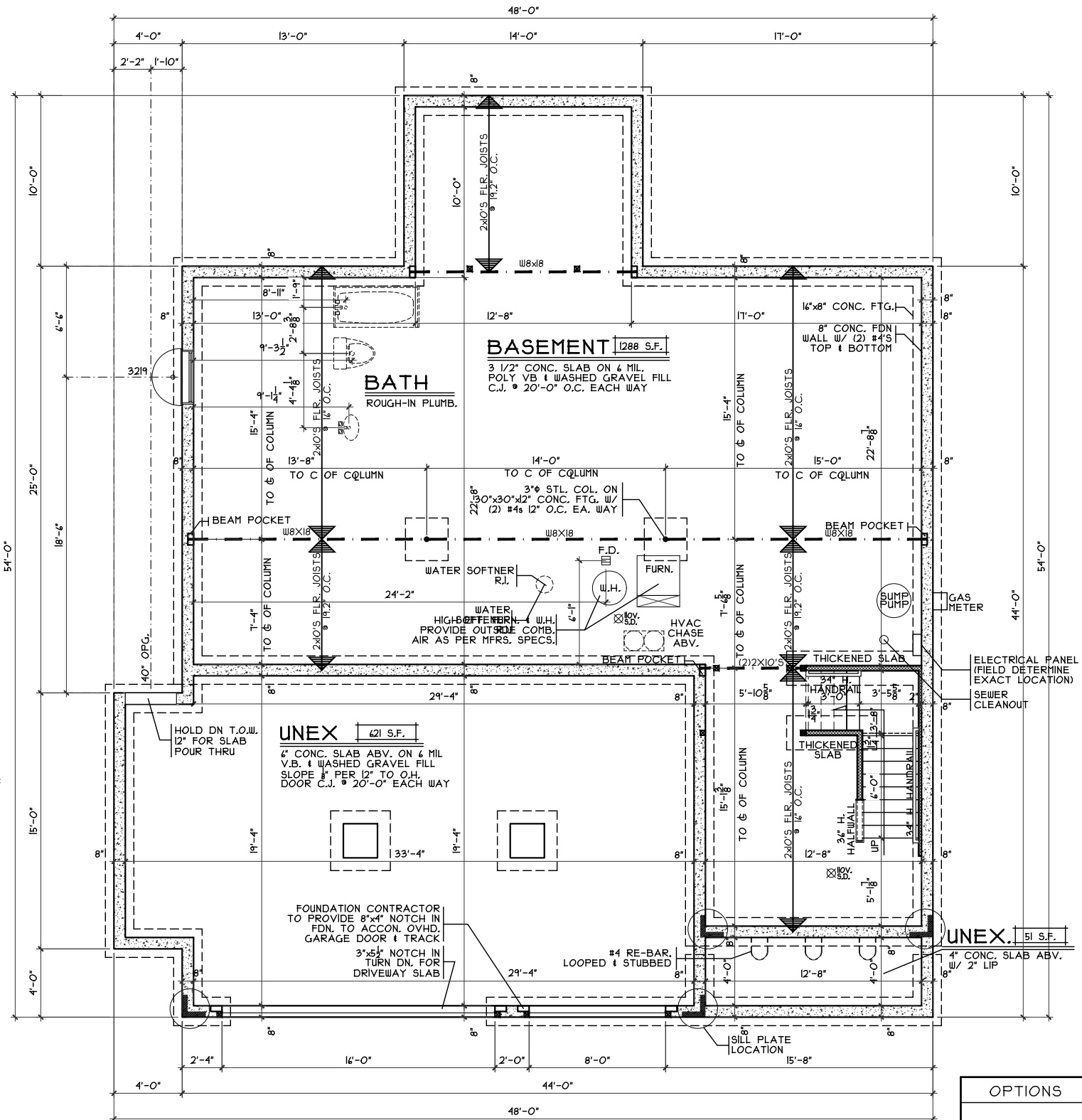


ELEVATION



THICKENED SLAB

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



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.

OPTIONS

Foundation Plan

Plan: Foxstone
Date: 3.1.2021
Drawn: RAS
Scale: As Noted
Revised:
Sheet: 3 of 8



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

TH-6095

Proposed Residence:

Morrison Residence
118 Nettleton Ct
Trails of Todhunter Lot #6095

Foxstone - A3 - Comp.

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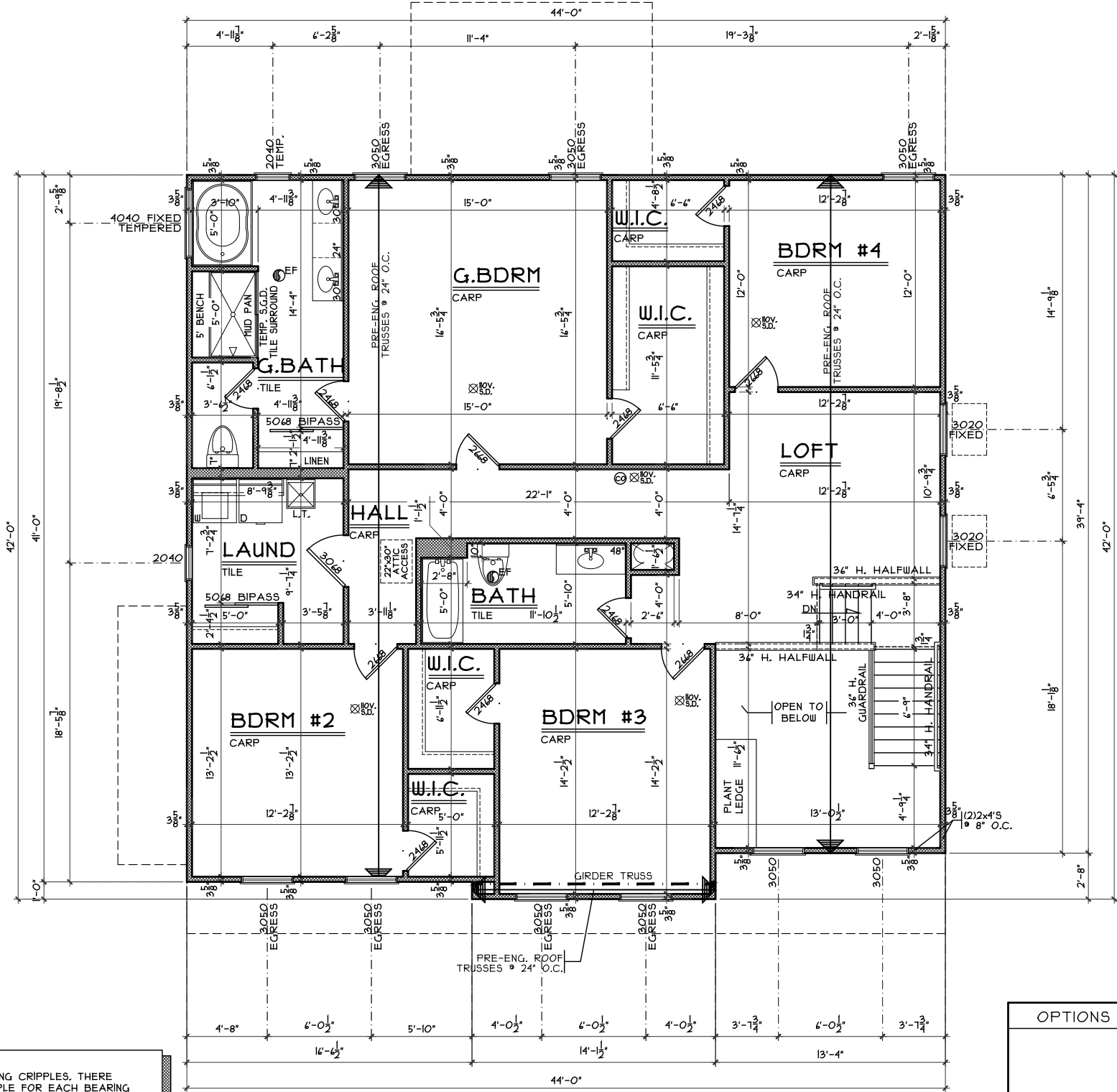
Issue Dates

Review

Monroe
Butler County

A2

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" 1407 SQ. FT.

OPTIONS

Second Floor Plan

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

TH-6095

Proposed Residence:
Morrison Residence
118 Nettleton Ct
Trails of Todhunter Lot #6095



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Review

A4