



PRINCETON ELM

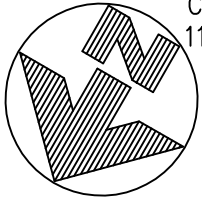


15 0 15 30 45

COMPARAN RESIDENCE
117 NETTLETON COURT

SAN MH I
RIM=711.27
INV=698.65

CONSERVATION EASEMENT



QUANTITIES

| | | |
|-------------------|-------|---------|
| TOTAL LOT AREA | 11361 | sq. ft. |
| CITY WALK | 107 | sq. ft. |
| HOUSE WALK | 42 | sq. ft. |
| DRIVE | 756 | sq. ft. |
| APRON | 93 | sq. ft. |
| PATIO AND PORCHES | 72 | sq. ft. |
| DECK | - | sq. ft. |
| SEEDING AREA | 9371 | sq. ft. |

SETBACKS

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

C21
R=54.00'
L=40.00"



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.

LOT COVERAGE 31.4%

TOPOGRAPHY FROM CONSTRUCTION PLANS.

MAY NOT REFLECT CURRENT CONDITIONS.

REVISED-8-17-20

TREE LOCATION (SCANNED)

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

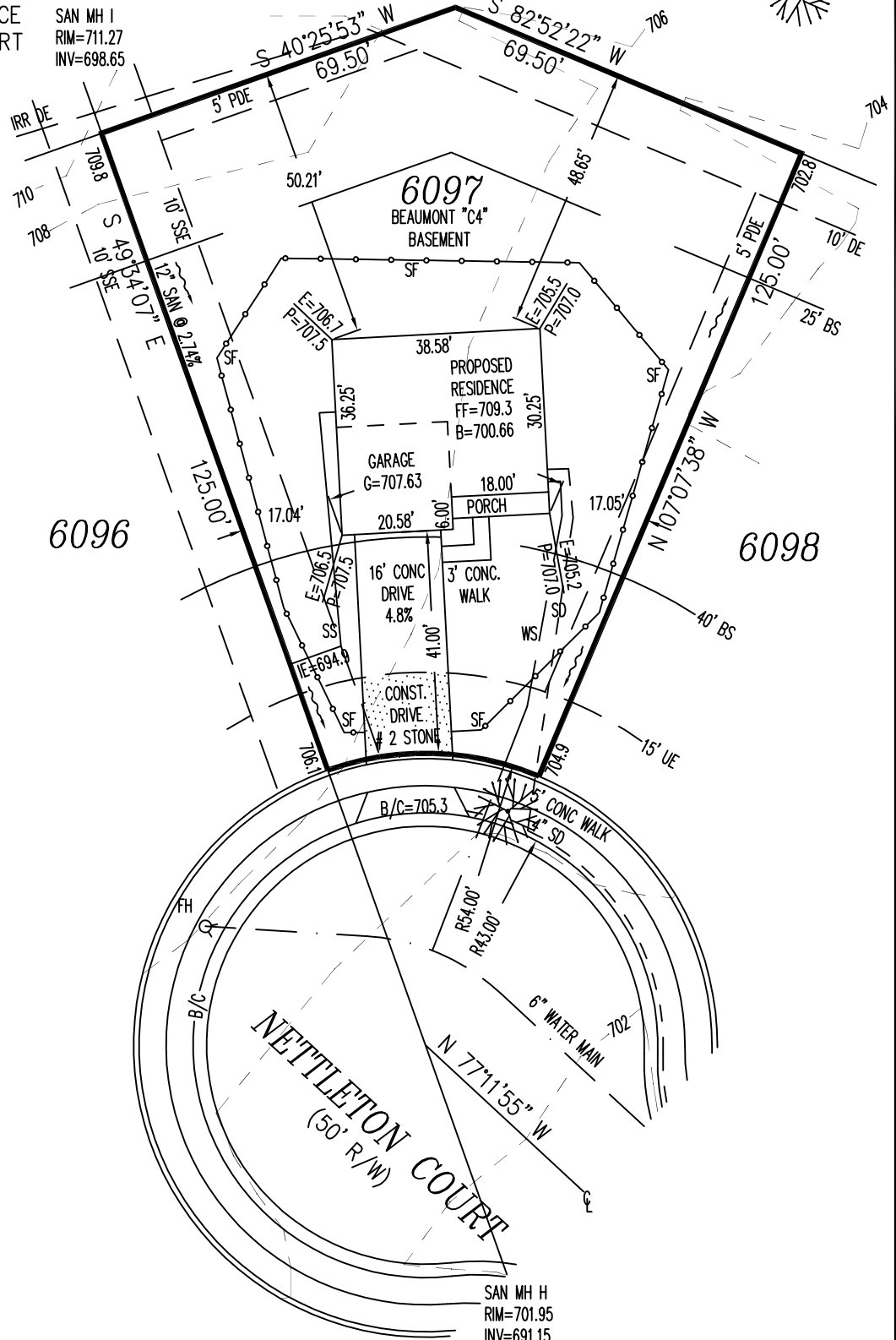
HOME BUILDER WILL BE RESPONSIBLE FOR MAINTAINING INLET PROTECTION OF CURB INLET IN FRONT OF SITE DURING CONSTRUCTION OF HOME.

PROJECT No. TRAILSTODHUNTER DWG No. 201713PA

DATE: 08-05-20

CRISTO HOMES

EXHIBIT "A"



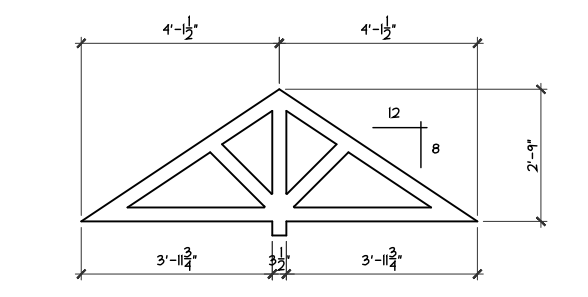
PLOT PLAN
 LOT 6097 (11,361 SF) 0.2608 AC.
 THE TRAILS OF TODHUNTER SECTION 1-B
 CITY OF MONROE
 BUTLER COUNTY, OHIO

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

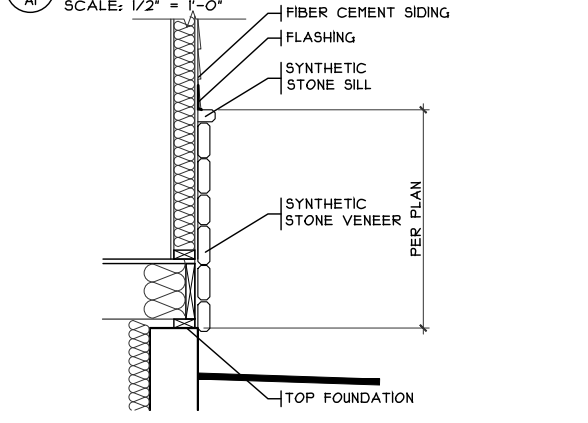
SCALE: 1"=30'

DRAWN: JLL

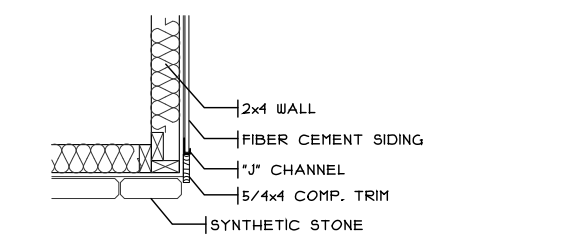
CHECKED: KC



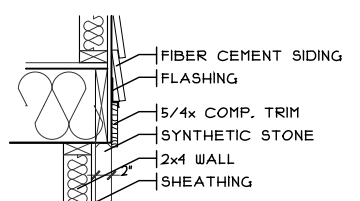
GABLE PEDIMENT DIMS



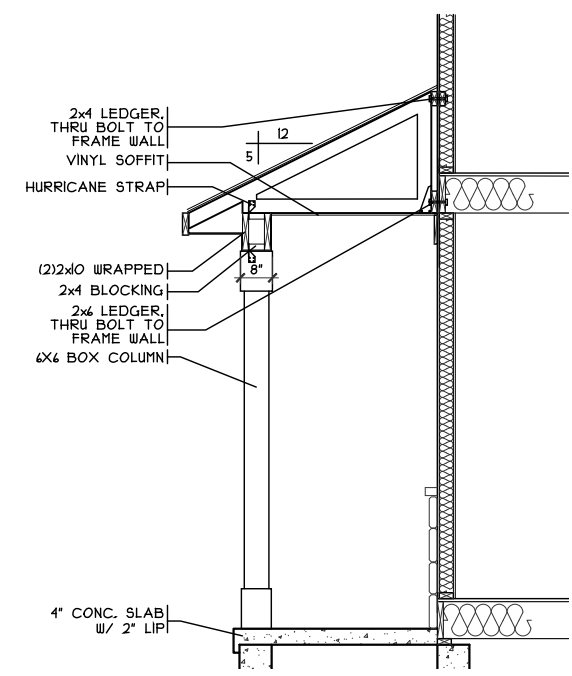
STONE BASE DETAIL



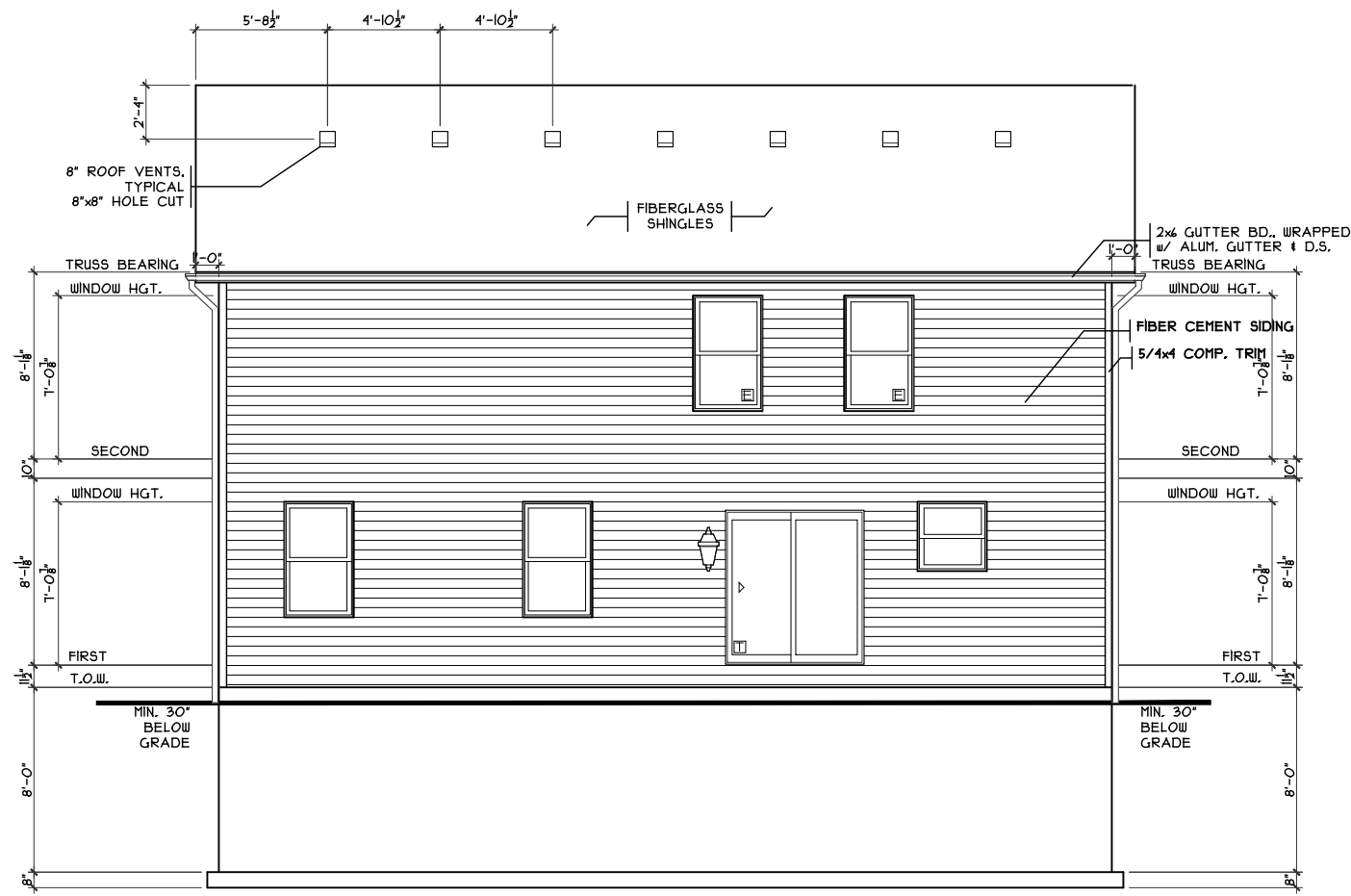
STONE/CORNER



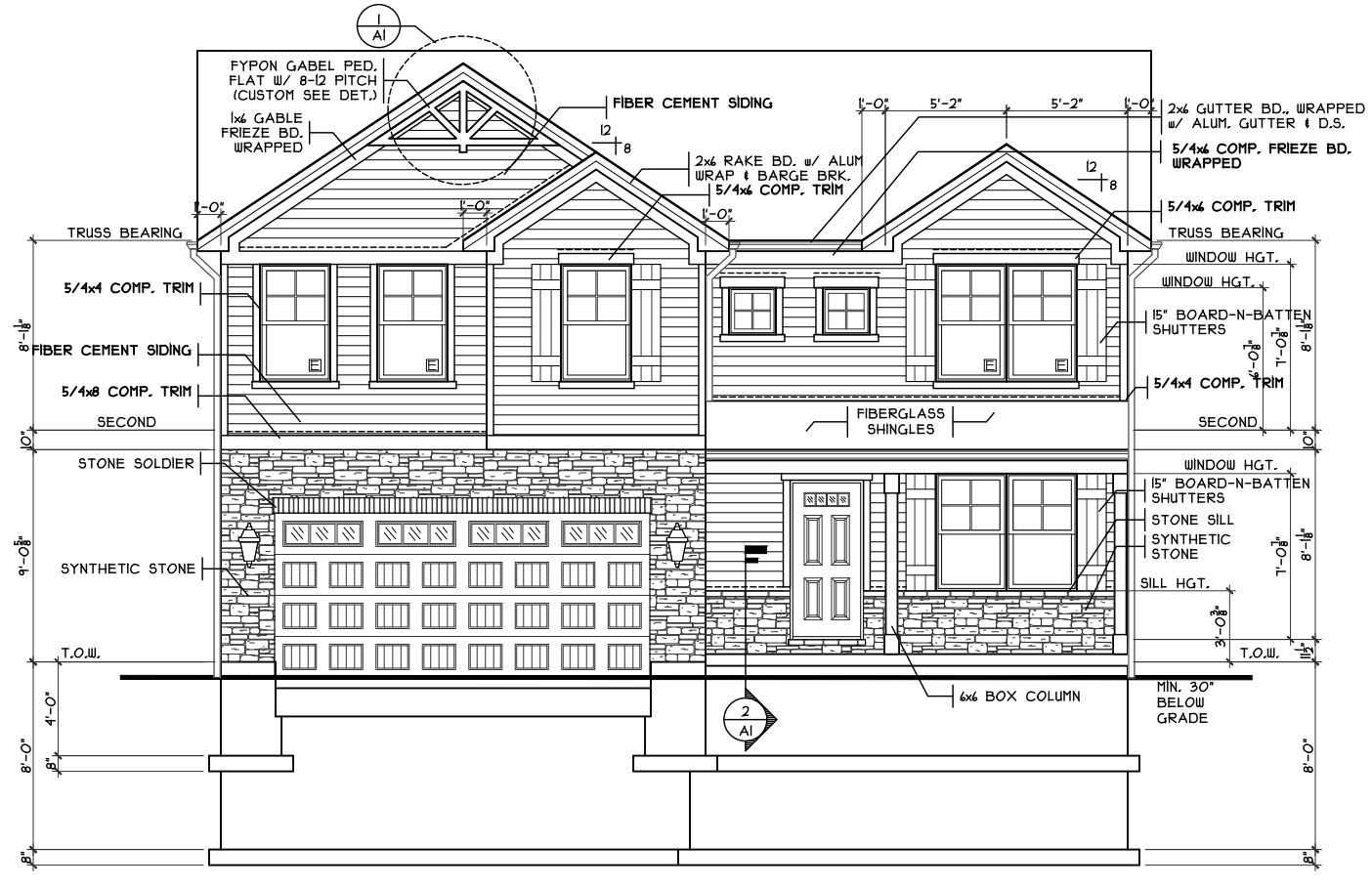
STONE DETAIL



PORCH DETAIL



REAR ELEVATION

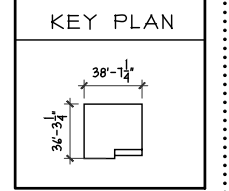


FRONT ELEVATION

| SHEET INDEX | |
|-------------|-------------------------------------|
| SHT# | DESCRIPTION |
| A1 | Front and Rear Elevations |
| A1a | Left and Right Elevations |
| A2 | Foundation Plan |
| A3 | First Floor Plan |
| A3a | Portal Framing Detail |
| 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"

| 2S2148B4 PLAN INFO | |
|--------------------|---------------|
| 4 | BDRMS |
| 2.5 | BATHS |
| 2 | CAR GARAGE |
| 8 | 1ST FLR. CLG. |
| SQUARE FOOTAGE | |
| TOTAL | 2148 |
| UPPER | 878 |
| LOWER (FINISH) | N/A |
| LOWER (SLAB) | 878 |
| GARAGE (SLAB) | 375 |



OPTIONS

Issue Dates
8/28/20 REVISIONS

Beamont - C4 - Comp.
Cristo Homes reserves all property rights in these plans. These plans are not to be reproduced, changed, or copied in any manner. They are not to be given to a third party, either in full or in part, without first receiving written permission from Cristo Homes. In the event these plans are used by a third party, Cristo Homes shall be held harmless.

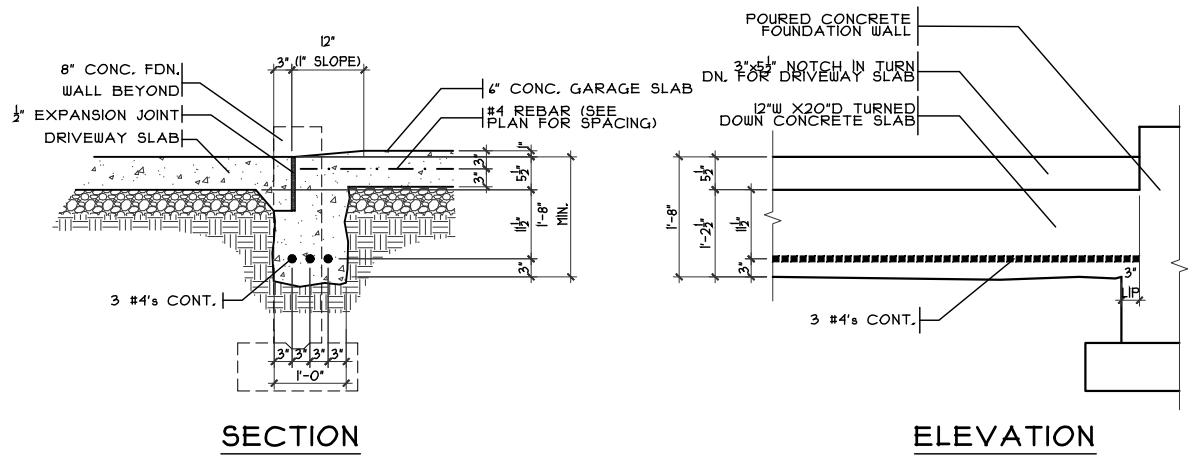
Proposed Residence:
Compan Residenc
117 Nettleton Ct.
Trails of Todhunter Lot #6097

Monroe
Butler County

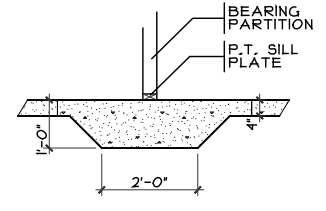
CRISTO HOMES
7594-A Tylers Place Blvd.
West Chester, OH 45069
513.755.0570 www.cristohomes.com

Front And Rear Elevations
Plan: Beamont Basement
Date: 7.15.20/20
Drawn: KMA
Scale: As Noted
Revised: 8.28.20/20
Sheet: 1 of 11

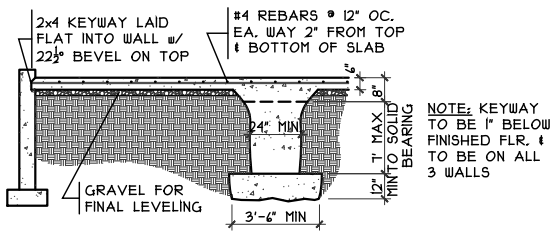
A1



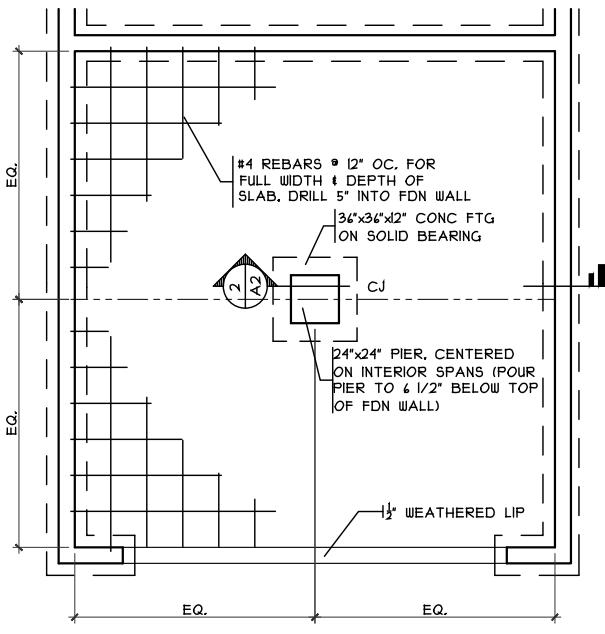
GARAGE DOOR GRADE BM
SCALE: 3/8" = 1'-0"



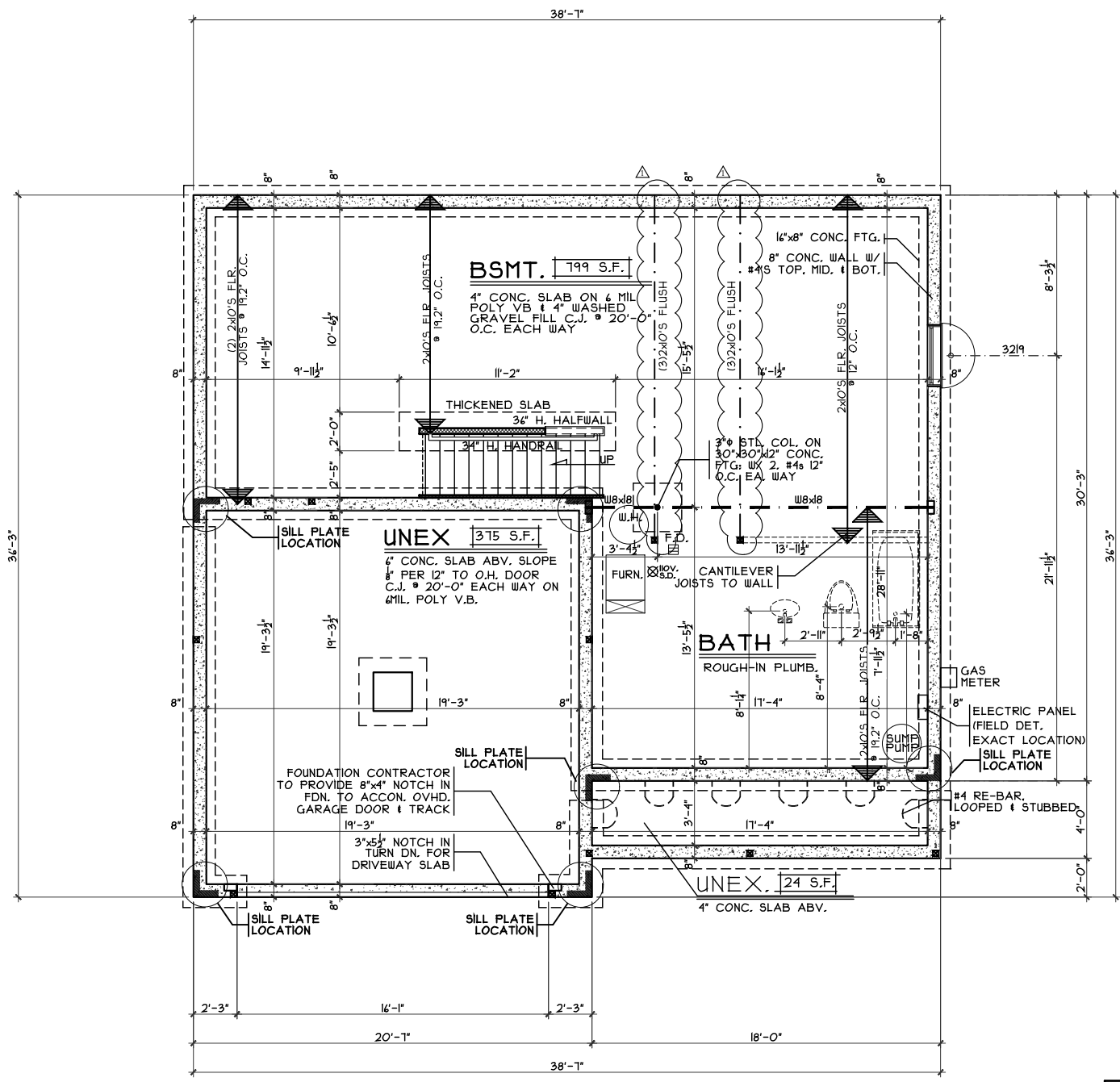
THICKENED SLAB
SCALE: 1/4" = 1'-0"



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



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



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

| |
|---------|
| OPTIONS |
|---------|

Foundation Plan
Plan: Beaumont Basement
Date: 7.15.2020
Drawn: KMA
Scale: As Noted
Revised: 8.28.2020
Sheet: 3 of 11

Proposed Residence:
Companion Residence
117 Nettleton Ct.
Trails of Todhunter Lot #6097

Beaumont - C4 - Comp.
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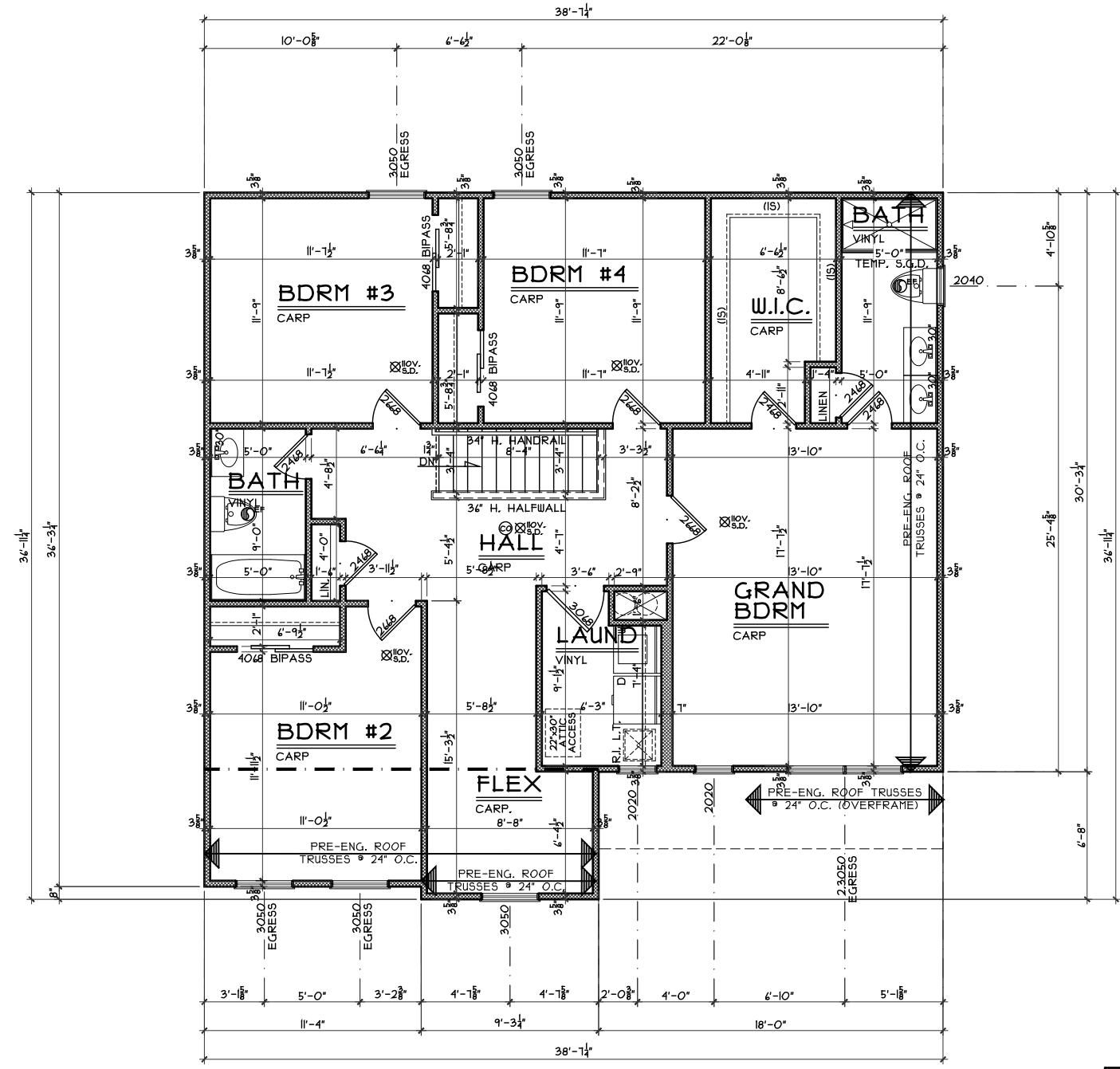
Issue Dates

| | |
|---------|-----------|
| 8/28/20 | REVISIONS |
| | |
| | |
| | |
| | |

Monroe Butler County

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

A2



SECOND FLOOR PLAN
SCALE: 1/8" = 1'-0" 1210 S.F

OPTIONS

Second Floor Plan
Plan: Beaumont Basement
Date: 7.15.2020
Drawn: KMA
Scale: As Noted
Revised: 8.28.2020
Sheet: 5 of 11



7594-A Tylers Place Blvd.
West Chester, OH 45069
513.795.0570 www.cristohomes.com

Proposed Residence:
Companian Residence
117 Nettleton Ct.
Trails of Todhunter Lot #6097

Monroe
Butler County

Beaumont - C4 - Comp.

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| Issue Dates | REVISIONS |
|-------------|-----------|
| 8/28/20 | |
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| | |

A4