

TH 6119

132 Hanford Lane

Monroe, OH 45050

2 Story Basement

VENT the kitchen - do not loop vent it or AA
it !!

2pc rough in basement - unfinished basement

2 hose bibs - no valves required

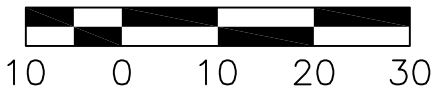
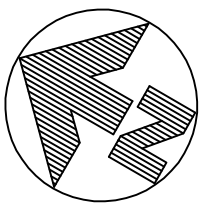
ice maker

1 tub

1 shower

1 laundry tub

Gas Furnace and Range



MARKET HOME
132 HANFORD LANE

PLOT PLAN

LOT 6119 (10,210 SF) 0.2344 ACRES
THE TRAILS OF TODHUNTER,
SECTION TWO, BLOCK A
CITY OF MONROE
BUTLER COUNTY, OHIO
FOR: CRISTO HOMES

SETBACKS:
FRONT YARD=40'
REAR YARD=25'
SIDE YARD=5' MIN./20' TOTAL
20' BETWEEN BUILDINGS

C2
R=200.00'
L=119.39'

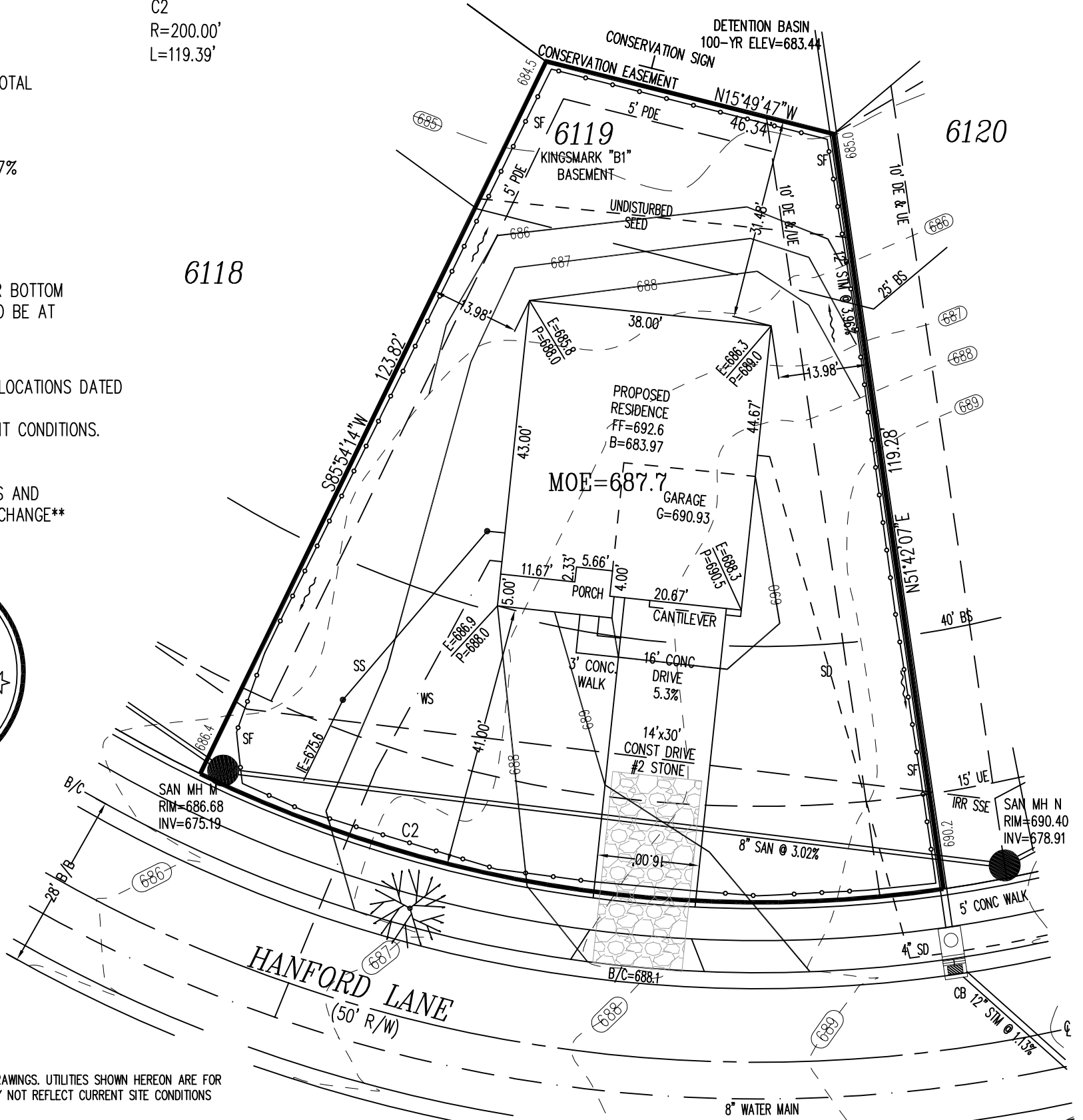
LOT COVERAGE = 39.7%

M.O.E.=687.7

TOP OF WINDOW WELLS OR BOTTOM
OF BASEMENT WINDOWS TO BE AT
OR ABOVE THE M.O.E.

TOPOGRAPHY FROM FIELD LOCATIONS DATED
SEPT. 2021.
MAY NOT REFLECT CURRENT CONDITIONS.

**NOTE: DRAINAGE ARROWS AND
ROUTES ARE SUBJECT TO CHANGE**



FOR PERMITTING PURPOSES ONLY.

INFORMATION FROM CONSTRUCTION DRAWINGS. UTILITIES SHOWN HEREON ARE FOR GRAPHICAL PURPOSES ONLY AND MAY NOT REFLECT CURRENT SITE CONDITIONS

CONTRACTOR IS RESPONSIBLE FOR THE VERIFICATION OF THE LOCATION AND DEPTH OF WATER, SANITARY AND OTHER UTILITY MAINS AND SERVICES BEFORE CONSTRUCTION.

GRADE/SPOT ELEVATIONS, FOUNDATION ELEVATIONS ARE ONLY RECOMMENDATIONS AND MAY VARY DUE TO CURRENT SITE CONDITIONS.

ALL ELEVATIONS ARE EXISTING UNLESS SPECIFIED WITH AN "E" FOR EXISTING OR A "P" FOR PROPOSED.

A STANDARD FORMULA WAS USED TO DETERMINE FINISH FLOOR GRADE. FINAL FINISH FLOOR ELEVATION IS CONTRACTOR'S RESPONSIBILITY.

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.

CONTRACTOR IS RESPONSIBLE FOR POSITIVE DRAINAGE AROUND/AWAY FROM HOUSES AND APPROPRIATE FINAL GRADING TO INSURE PROPER DRAINAGE OF THE LOT. SWALE ARROWS AND DRAINAGE ROUTES ARE SUBJECT TO CHANGE DEPENDING ON GRADING AND SITE CONDITIONS. PROPOSED CONTOURS SHOWN HEREON ARE FOR GRAPHICAL PURPOSES ONLY.

APEX ASSUMES NO RESPONSIBILITY FOR SOIL CONDITIONS, GROUND WATER CONDITIONS AND ANY POTENTIAL WATER INFILTRATION. CONTRACTOR IS RESPONSIBLE FOR ADEQUATE WATERPROOFING INSTALLATION AND DRAINAGE MEASURES.

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.

CITY OF MONROE NOTES:

THE LOT MUST CONFORM TO THE MINIMUM STANDARDS OF THE CITY'S CODE 1028/EROSION CONTROL AT ALL TIMES.

FINAL GRADING WITH ESTABLISHED GROUND COVER MUST BE IN PLACE PRIOR TO ANY LAND TRANSFERS.

#2 STONE CONSTRUCTION DRIVEWAY MUST BE PLACED PRIOR TO ANY EARTHWORK ACTIVITY OR SILT FENCE PLACEMENT.

PERIMETER BMP'S (BEST MANAGEMENT PRACTICES) MUST BE PLACED PRIOR TO ANY STRIPPING, EXCAVATION OF FOOTERS, ETC.

ALL STRAW WADDLES USED MUST BE A MIN. OF 12" DIAMETER AND PROPERLY EMBEDDED AND STAKED.

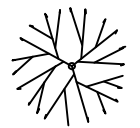
NO STRAW WADDLES SHALL BE USED ADJACENT TO CONSERVATION EASEMENT AREAS OR STATE WATERWAYS.

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

NO MATERIAL SHALL BE STOCKPILED ON THE ROADWAY SURFACE.

ALL DUMPSTER'S MUST BE COVERED.

ALL DOWNSPOUTS TO TERMINATE ONTO SPLASH BLOCKS (UNLESS NOTED)



PRINCETON ELM

QUANTITIES

TOTAL LOT AREA	10210	sq. ft.
CITY WALK	329	sq. ft.
HOUSE WALK	29	sq. ft.
DRIVE	835	sq. ft.
APRON	93	sq. ft.
PATIO AND PORCHES	102	sq. ft.
DECK	0	sq. ft.
SEEDING AREA	7300	sq. ft.
UNDISTURBED AREA	1002	sq. ft.
HOUSE	1656	SF

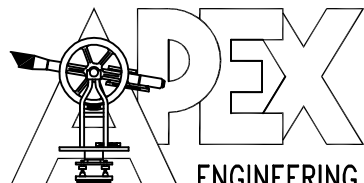
SCALE: 1"=20'

DATE: 03-26-23

DRAWN: JLL

DESIGNED:

CHECKED: JLS



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: TRAILS OF TODHUNTER
DRAWING: 230453PA

SHEET
1 OF 1

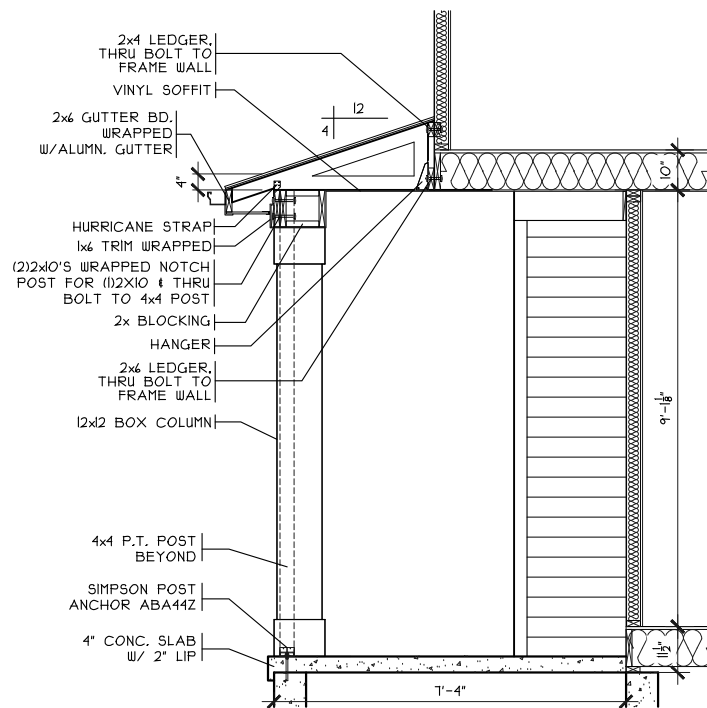
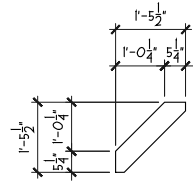
2 WORKING DAYS
BEFORE YOU DIG



CALL TOLL FREE 800-362-2764
OHIO UTILITIES PROTECTION SERVICE

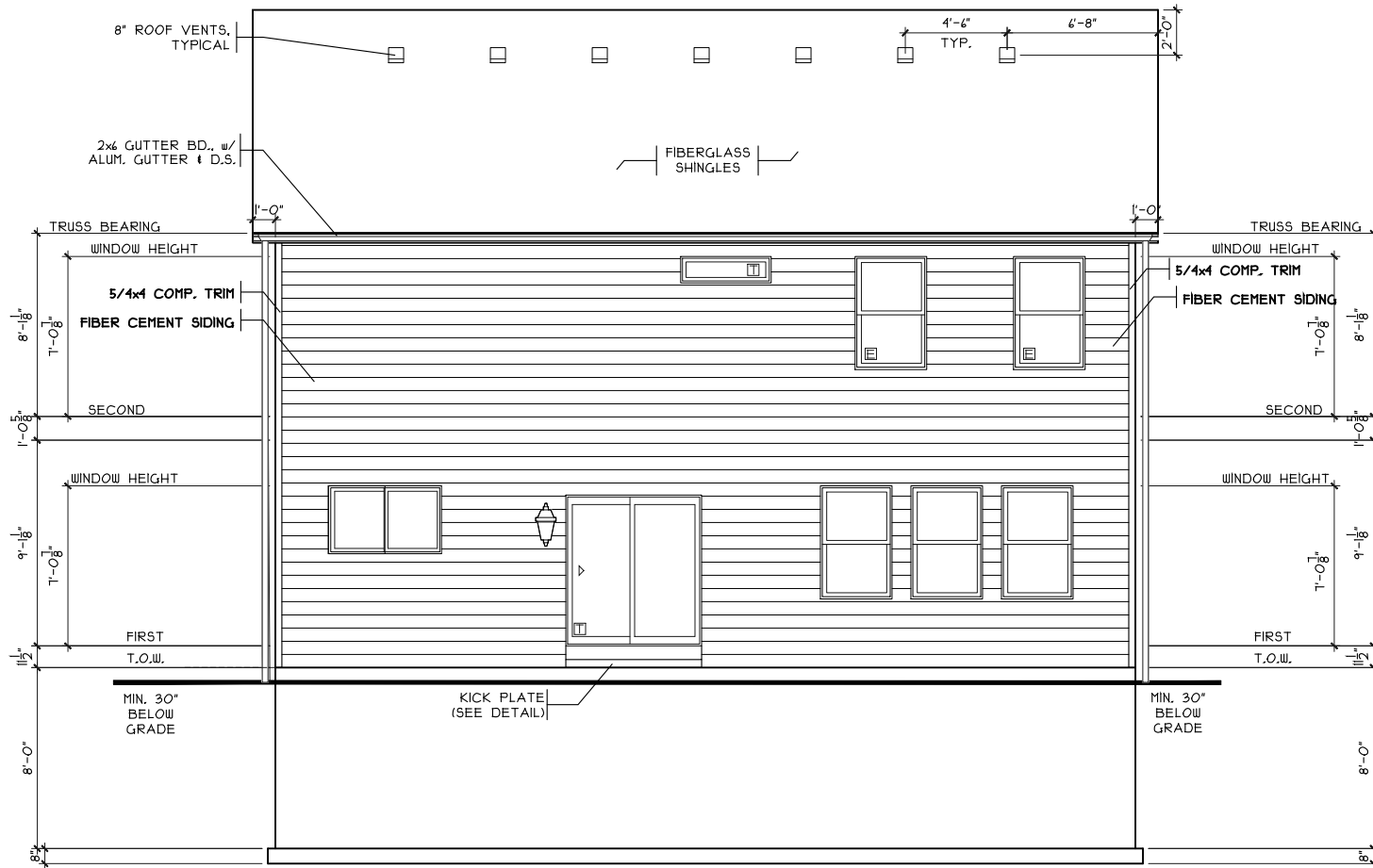
BRACKET DETAIL

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



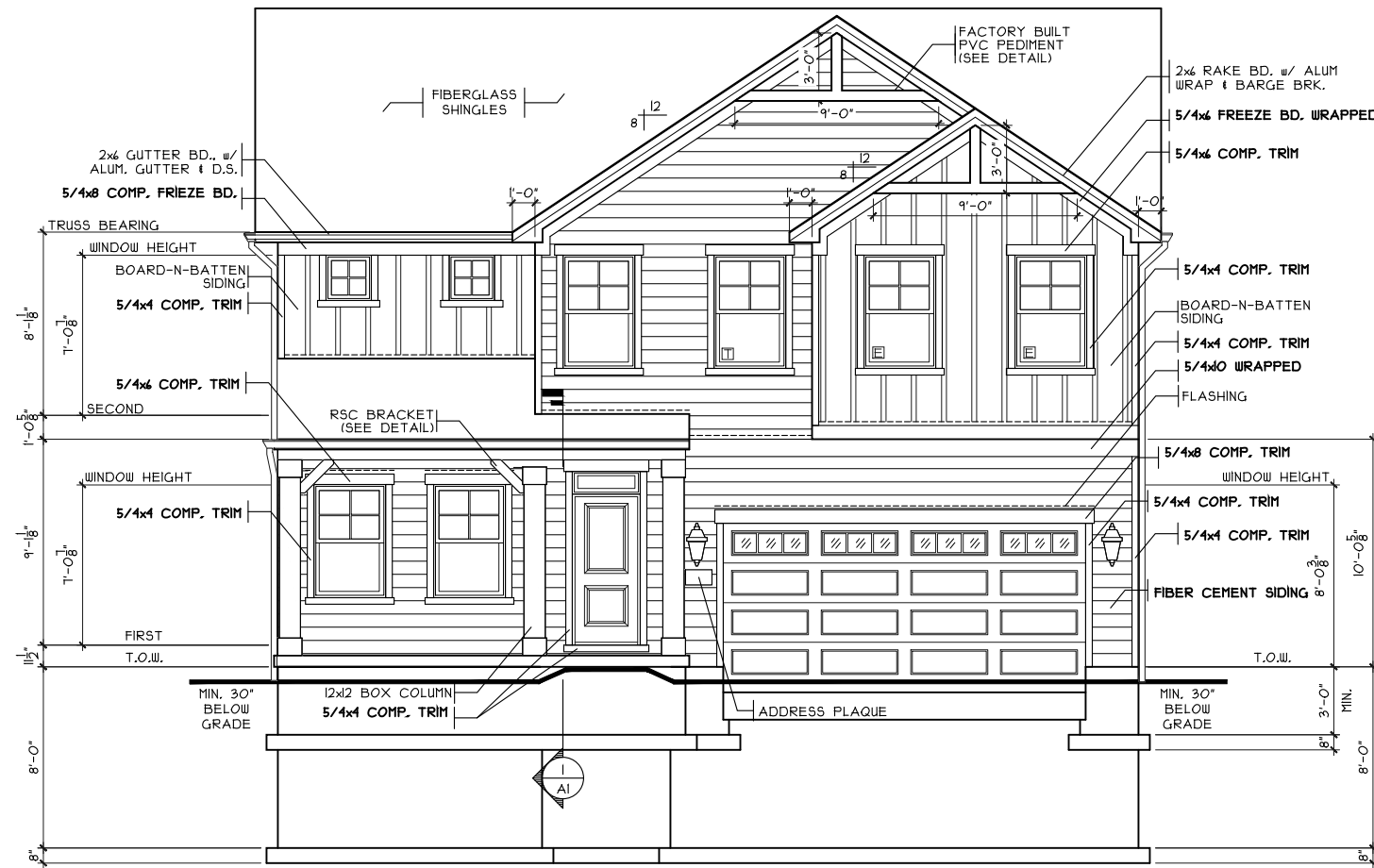
FRONT PORCH DETAIL

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



REAR ELEVATION

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



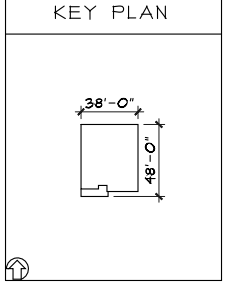
FRONT ELEVATION

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 18x11 SHEETS TO BE SCALABLE AT HALF SCALE. 1/8" = 1'-0"

PLAN INFO.	
252118B4	
4	BDRMS
2.5	BATH
2	CAR GARAGE
1	1ST FLR. CLG.
SQUARE FOOTAGE	
TOTAL	2118
FIRST	1220
SECOND	1558
LOWER (SLAB)	107
GAR. (SLAB)	393



Front & Rear Elevations

Proposed Residence:

Market Home

132 Hanford Lane

Trails of Todhunter - Lot 6119

Monroe

Butler County

Kingsmark-B1 - Comp. w/ Alum. Wrap

Issue Dates

Review

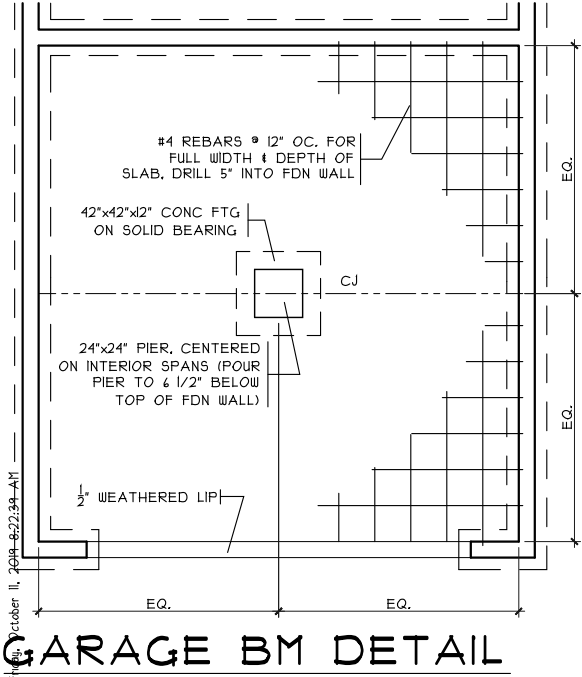
CRISTO HOMES

7944 Tyers Place Blvd.
 West Chester, OH 45389
 513.755.0570

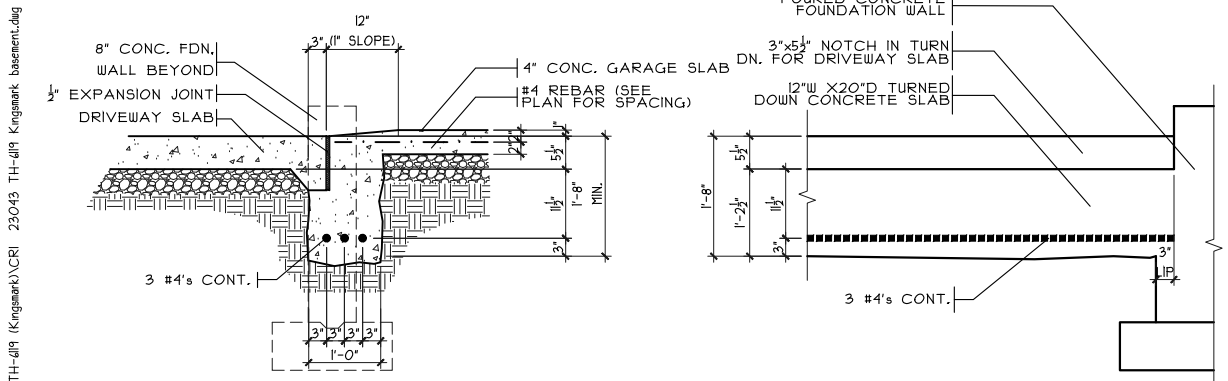
Plan: Kingsmark
 Date: 3.10.2023
 Drawn: SDG
 Scale: As Noted
 Revised: 6.8.2023
 Sheet: 1 of 8

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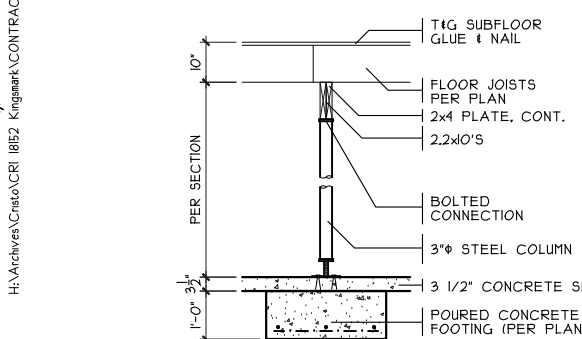
A1



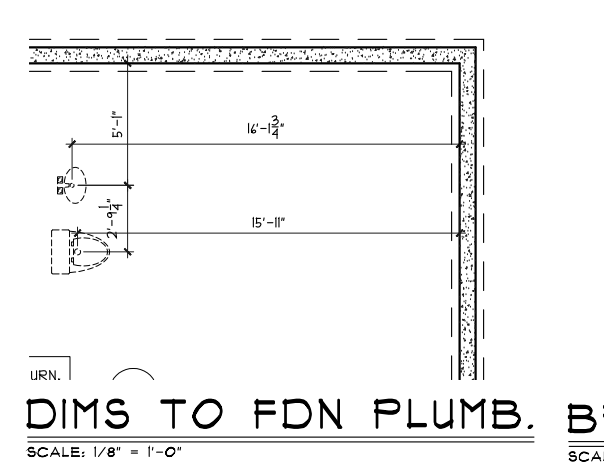
GARAGE BM DETAIL
SCALE: 1/8" = 1'-0"



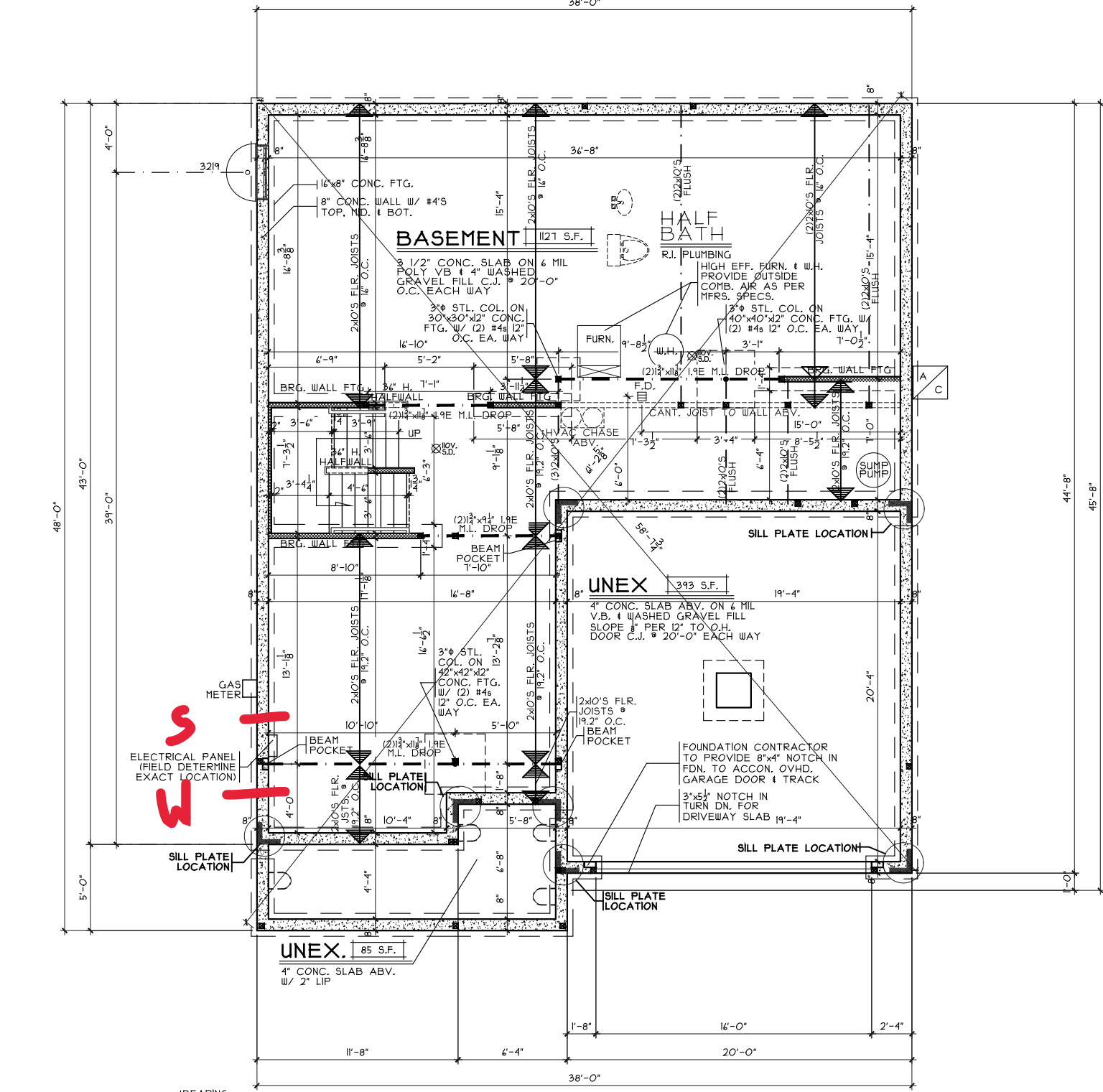
GARAGE DOOR GRADE BM
SCALE: 3/8" = 1'-0"



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



DIMS TO FDN PLUMB. BRG. WALL FTG.
SCALE: 1/8" = 1'-0"



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

Foundation Plan

Plan: Kingsmark
Date: 3.10.2023
Drawn: SDG
Scale: As Noted
Revised: 6.8.2023
Sheet: 3 of 8

Proposed Residence:
Market Home
132 Hanford Lane
Trails of Todhunter - Lot 6119

Monroe
Butler County

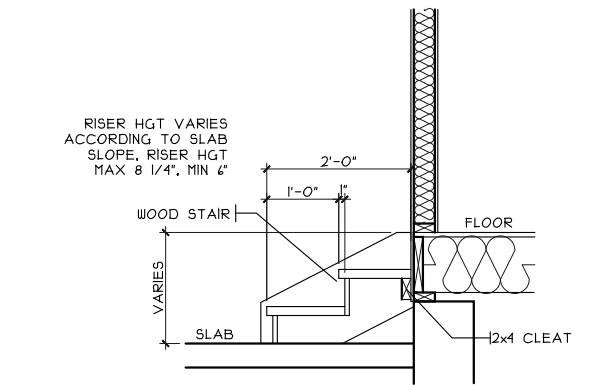
Kingsmark-B1 - Comp. w/ Alum. Wrap

Issue Dates

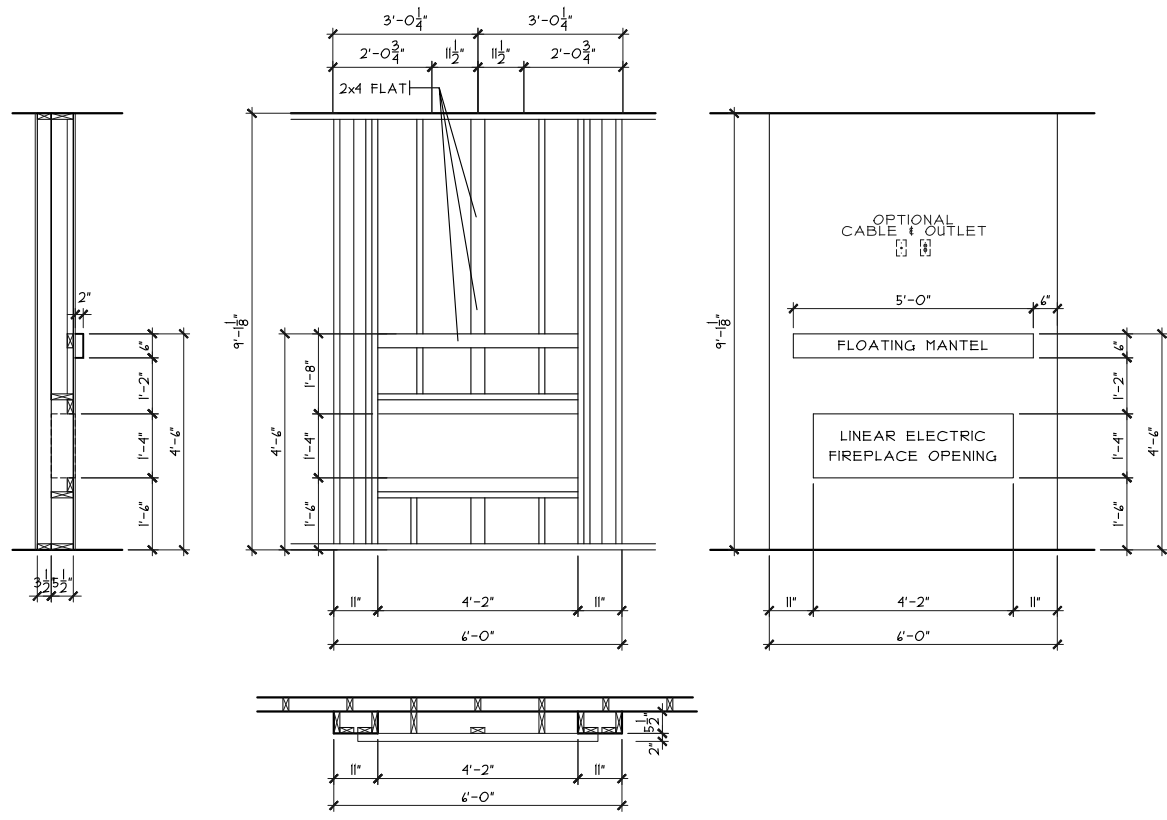
Review	Issue Dates

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West Chester, OH 45689
513.755.0570

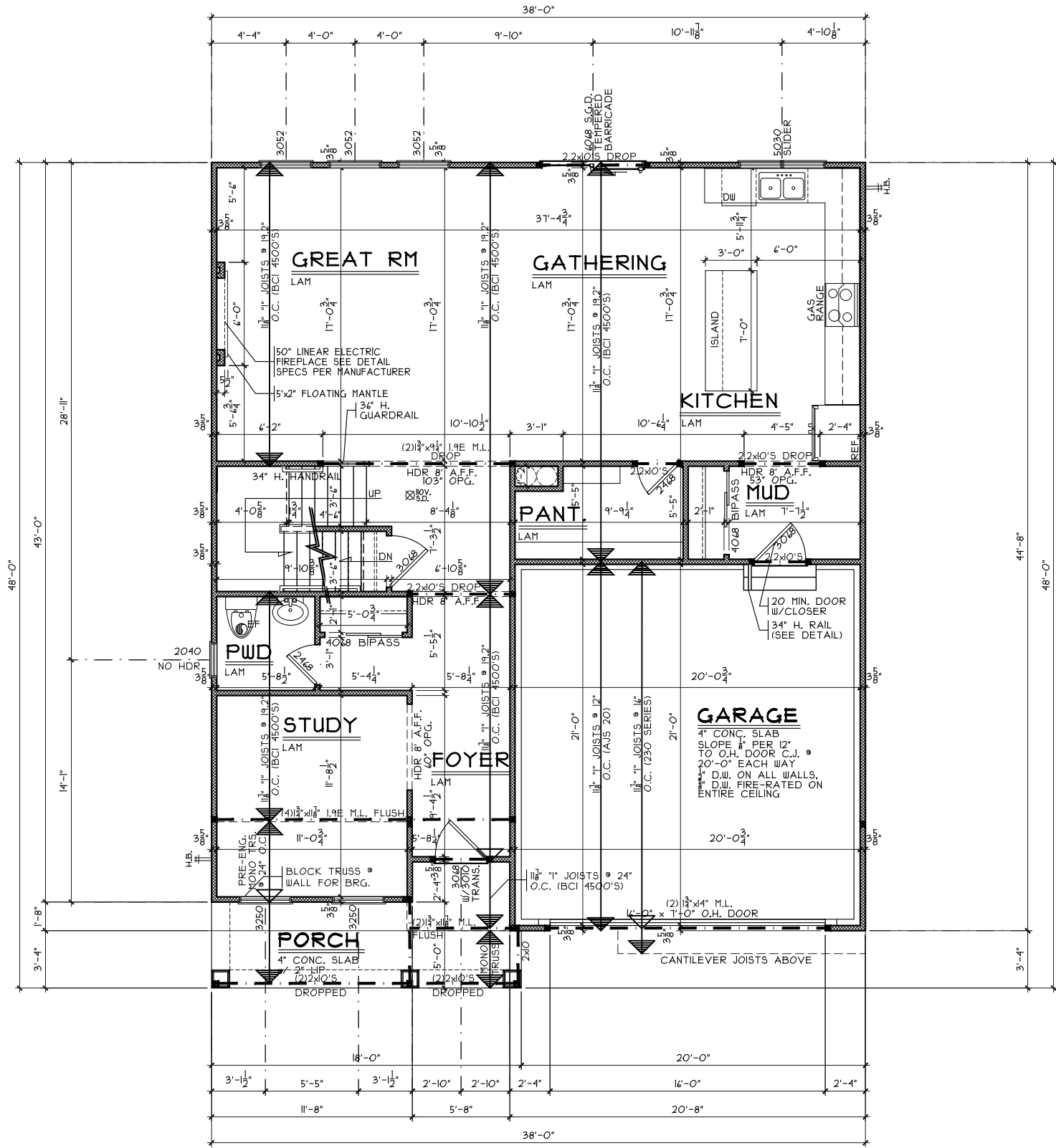


GARAGE STEPS DETAIL
SCALE: 1/8" = 1'-0"



FIREPLACE FRAMING DETAIL

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



FIRST FLOOR PLAN

SCALE: 1/8" = 1'-0" 1220 SQ. FT.

Plan : Kingsmark
Date : 3.10.2023
Drawn : SDG
Scale : As Noted
Revised : 6.8.2023
Sheet : 14 of 8



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

Prestige - TH-6119

Proposed Residence:

Market Home

132 Hanford Lane

Trails of Todhunter - Lot 6119

Kingsmark-B1 -Comp. w/ Alum. Wrap

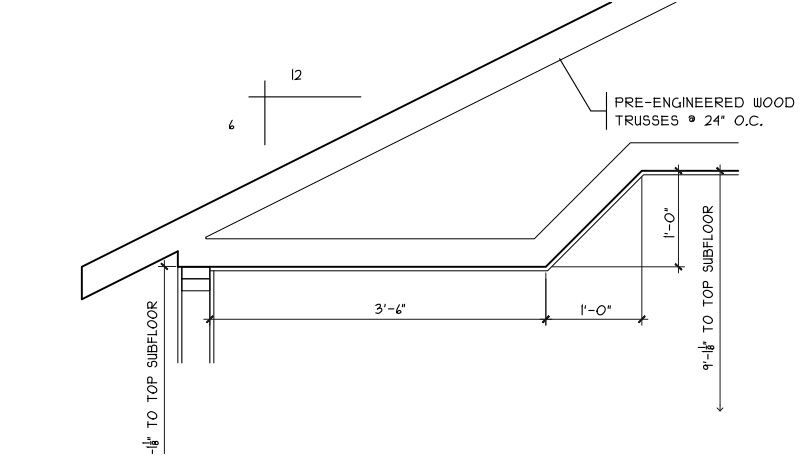
Issue Dates

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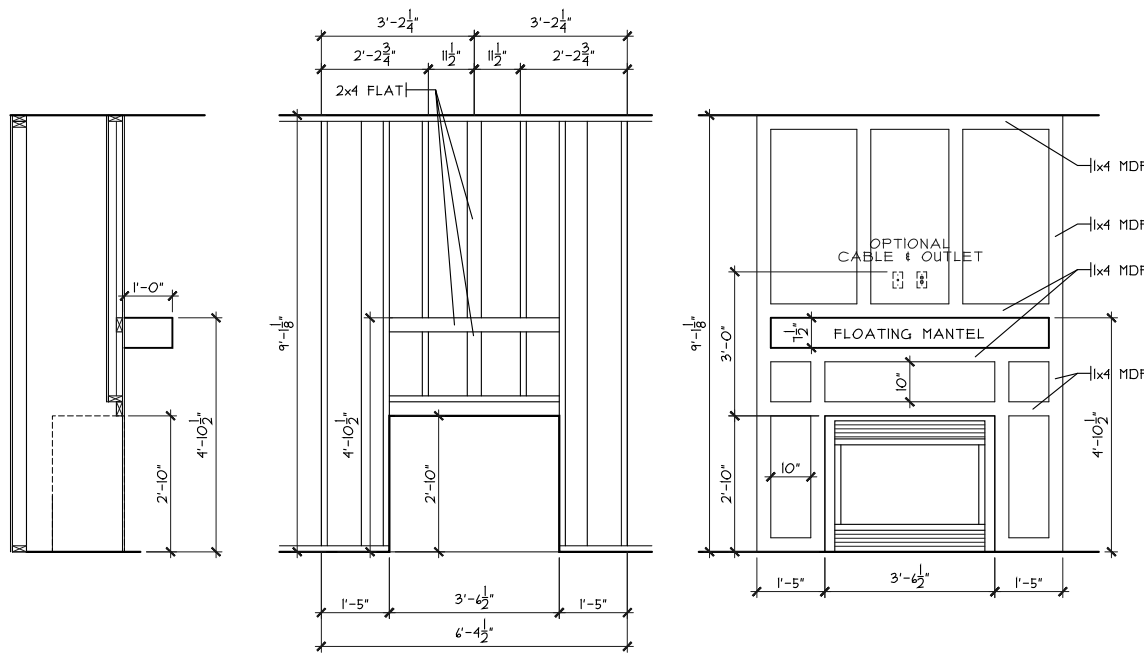
Review	

Monroe

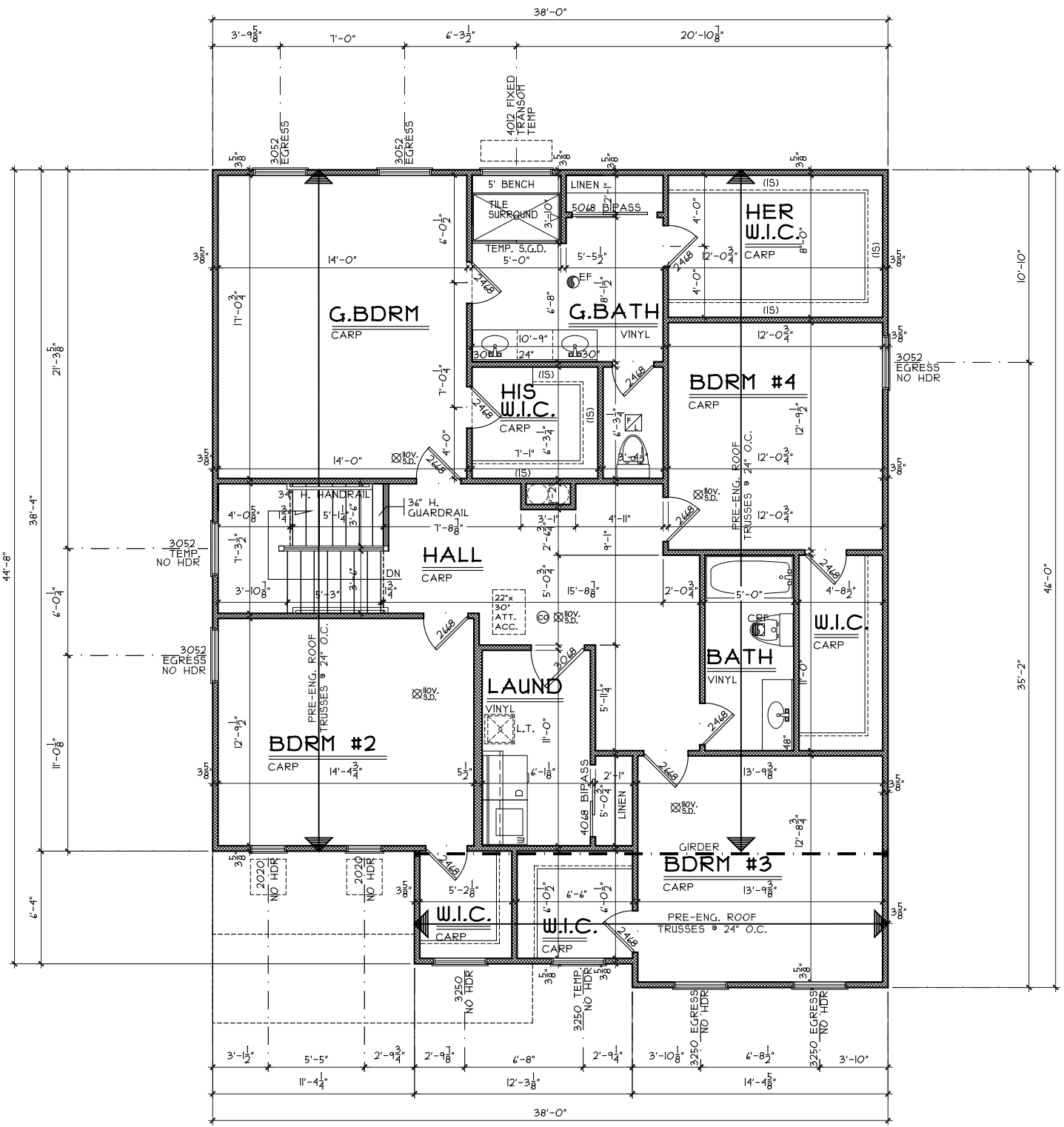
Butler County



OPT. ANGLED TRAY @ MBR
 SCALE: 1/4" = 1'-0"



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



SECOND FLOOR PLAN
 SCALE: 1/8" = 1'-0" 1558 SQ. FT.

Second Floor Plan

Plan: Kingsmark
 Date: 3.10.2023
 Drawn: SDG
 Scale: As Noted
 Revised: 6.8.2023
 Sheet: 11 of 8



Prestige - TH-6119
 Proposed Residence:
 Market Home
 132 Hanford Lane
 Trails of Todhunter - Lot 6119

Monroe
 Butler County

Kingsmark-B1 - Comp. w/ Alum. Wrap

Review	Issue	Dates

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A4