PLOT PLAN
LOT 6123 (8,450 SF) 0.1940 ACRES
THE TRAILS OF TODHUNTER, SECTION TWO, BLOCK A
CITY OF MONROE
BUTLER COUNTY, OHIO
FOR: CRISTO HOMES

10 0 10 20 30

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

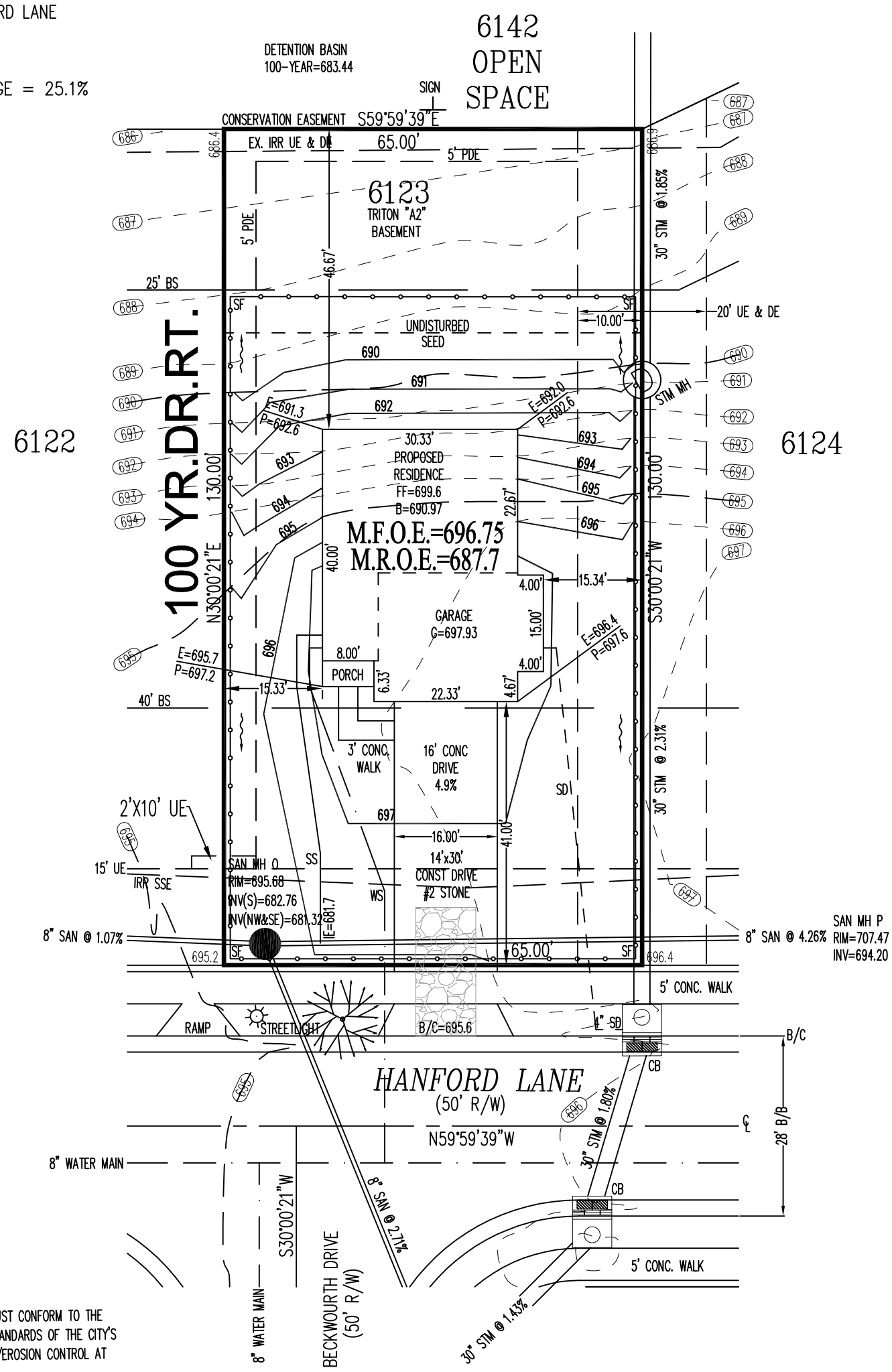
MARKET HOME
143 HANFORD LANE

LOT COVERAGE = 25.1%

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

M.F.O.E.=696.75
M.R.O.E.=687.7

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



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.

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:
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)

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

STATE OF OHIO
JUSTIN LEE SCHULZ
8653
REGISTERED
PROFESSIONAL SURVEYOR

QUANTITIES

TOTAL LOT AREA	8450	sq. ft.
CITY WALK	245	sq. ft.
HOUSE WALK	42	sq. ft.
DRIVE	752	sq. ft.
APRON	93	sq. ft.
PATIO AND PORCHES	32	sq. ft.
DECK	–	sq. ft.
SEEDING AREA	4623	sq. ft.
UNDISTURBED AREA	2059	sq. ft.
HOUSE	2216	sq. ft.

GREEN VASE ZELKOVA

2 WORKING DAYS
BEFORE YOU DIG
OHIO811.org
CALL TOLL FREE 800-362-2764
OHIO UTILITIES PROTECTION SERVICE

SCALE: 1"=20'
DATE: 10-26-2022
DRAWN: REW
DESIGNED:
CHECKED: JLS

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. 11-02-2022
2. 11-15-2022 FLIPPED HOUSE ACL
3.
4.

PROJECT: TRAILS OF TODHUNTER
DRAWING: 221939PA

SHEET 1 OF 1

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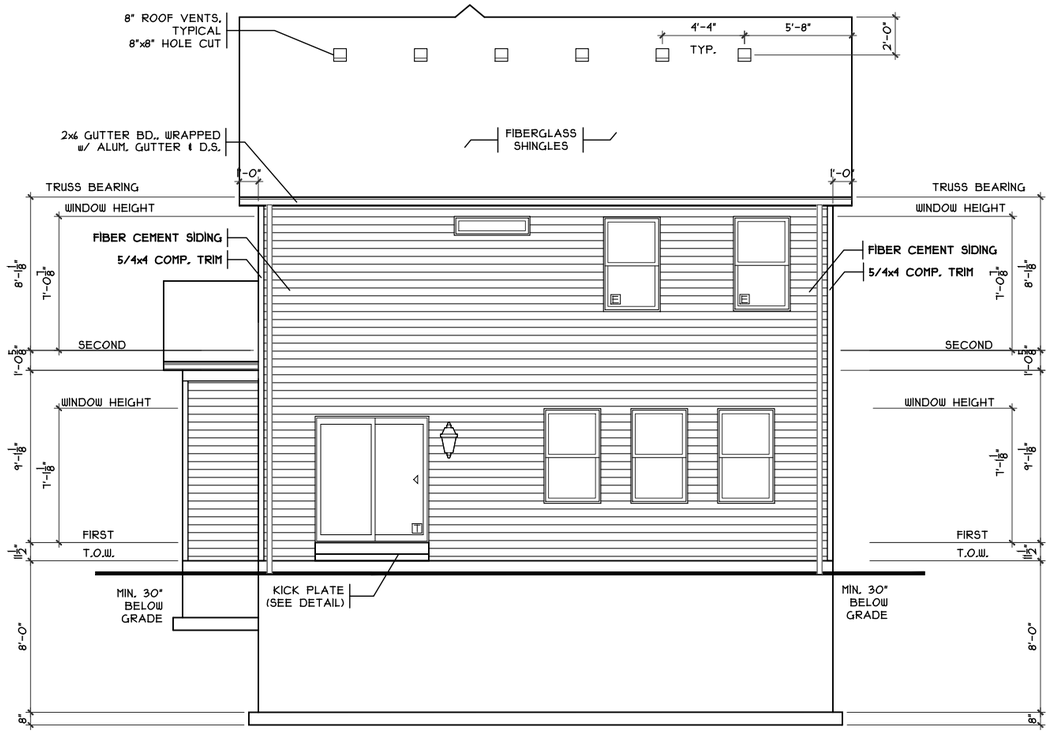
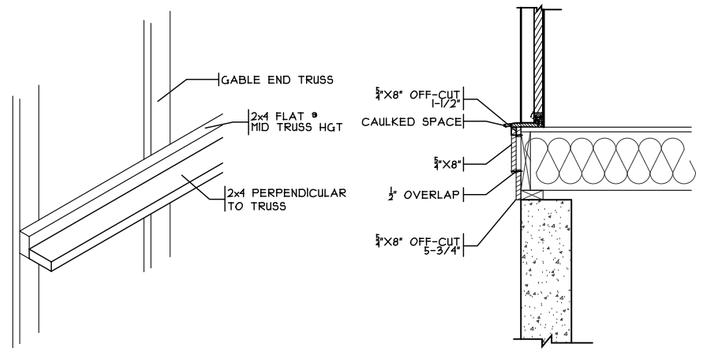
H:\Archives\Cristo\CRI 21154 Triton\CONTRACTS\CRI 222209 TH-423 (Triton Basement)\CRI 222209 TH-423 (Triton Basement).dwg Thursday, October 6, 2022 3:05:52 PM



REAR ELEVATION

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

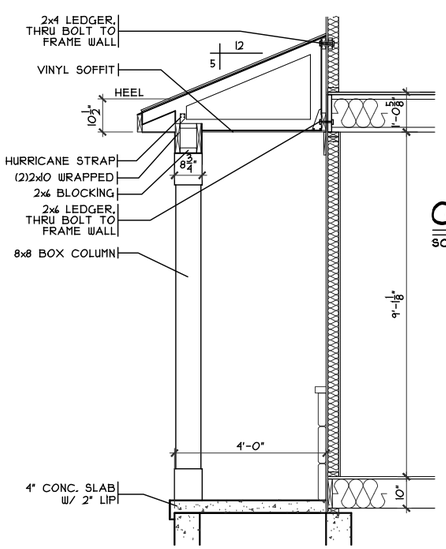


STIFF BACK DETAIL

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

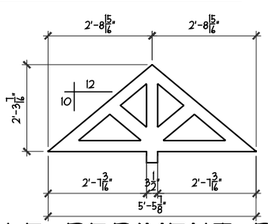
KICK PLATE DETAIL

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



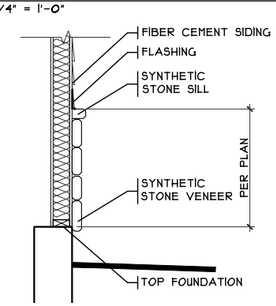
FRONT PORCH DETAIL

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



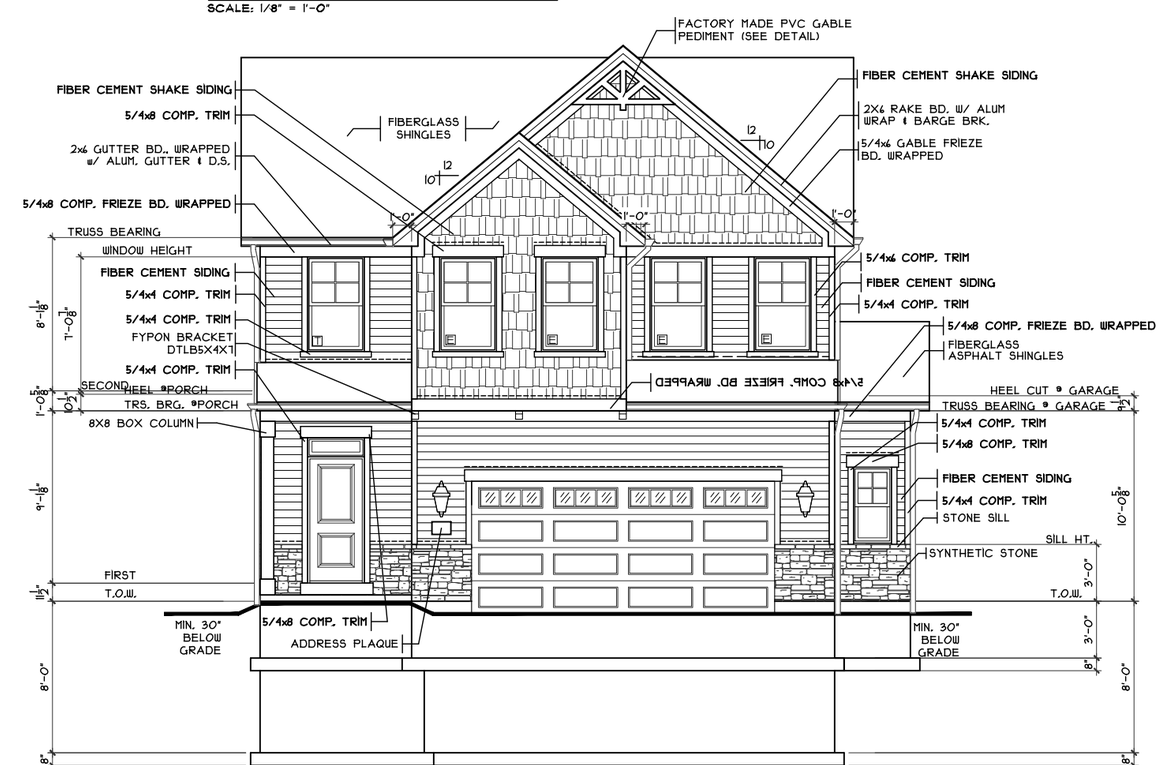
GABLE PEDIMENT DETAIL

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



STONE BASE DETAIL

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 (Aluminum)
G1	General Notes
S1	First Floor Joist Layout / Roof Plan
S2	Second Floor Joist Layout
E1	Electrical Plan
E2	Electrical Plan

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"

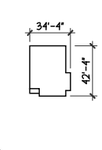
PLAN INFO.
2S19S7B4

4	BDRMS
2.5	BATH
3	CAR GARAGE
4"	1ST FLR. CLG.

SQUARE FOOTAGE

TOTAL	1957
FIRST	760
SECOND	1197
LOW. LEV. FIN.	N/A
LOWER (SLAB)	710
GAR. (SLAB)	460

KEY PLAN



OPTIONS

Triton - A2 - Comp. w/ Alumn. Wrap

Issue Dates

Review

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Monroe
Butler County

Prestige - TH-6123

Proposed Residence:

Market Home
142 Hanford Lane
Trails of Todhunter lot 6123

CRISTO HOMES
7994-A Tylers Place Blvd.
West Chester, OH 45069
513.755.0570 www.cristohomes.com

Front & Rear Elevations

Plan: Triton
Date : 10.6.2022
Drawn: CKP
Scale : As Noted
Revised: 12.6.2022
Sheet : 1 of 21

A1

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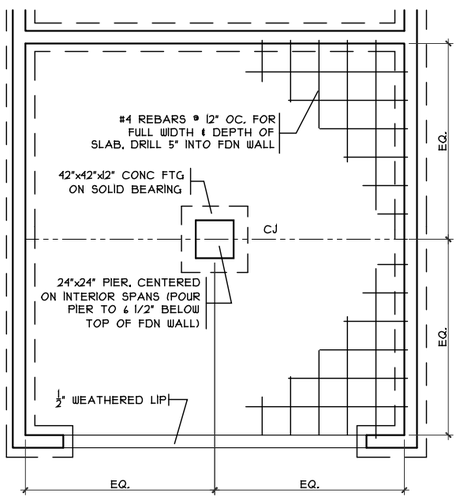
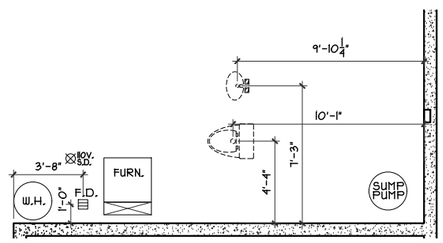


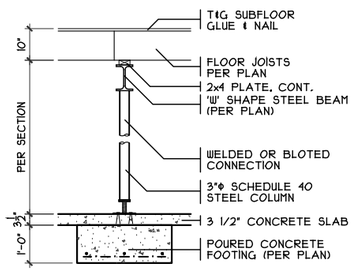
GRADE BM DETAIL

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



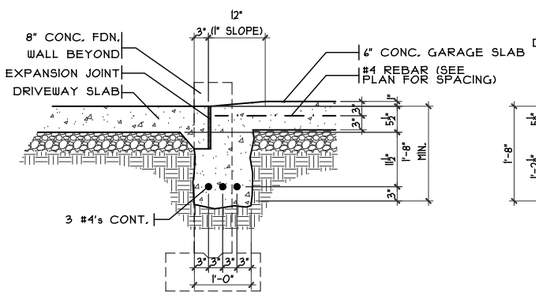
FDN. PLUMBING DIMS.

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

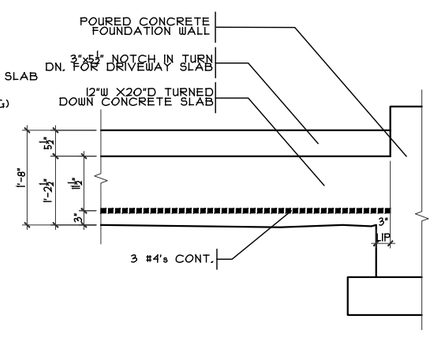


COLUMN DETAIL

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



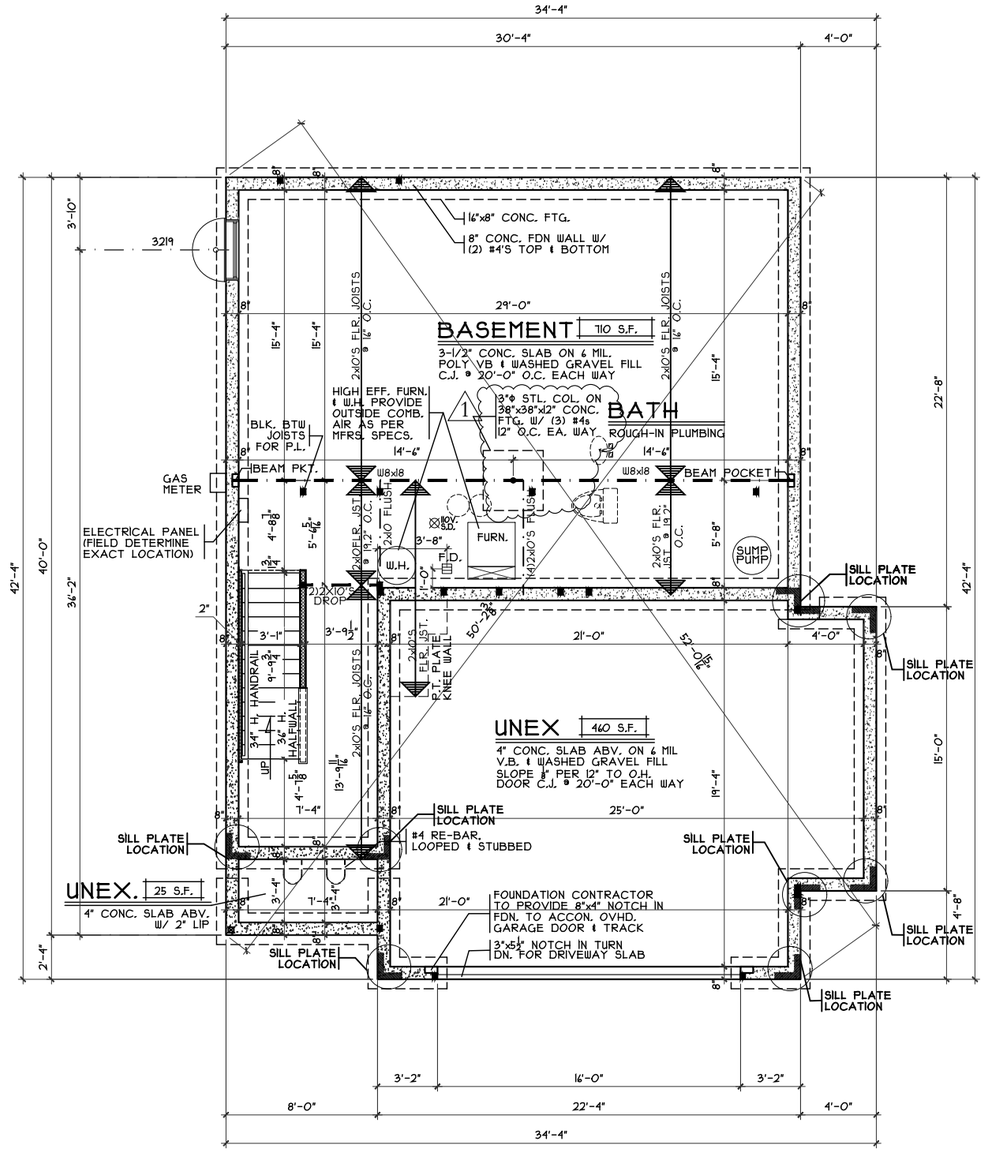
SECTION



ELEVATION

GARAGE DOOR GRADE BM

SCALE: 3/8" = 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

Triton - A2 - Comp. w/ Alumn. Wrap

Issue Dates

Review	
△	11/01/22 REVISIONS

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Monroe
Butler County

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West Chester, OH 45069
513.755.0570 www.cristohomes.com

Foundation Plan

Plan: Triton
Date : 10.6.2022
Drawn: CKP
Scale : As Noted
Revised: 12.6.2022
Sheet : 10 of 21

A2

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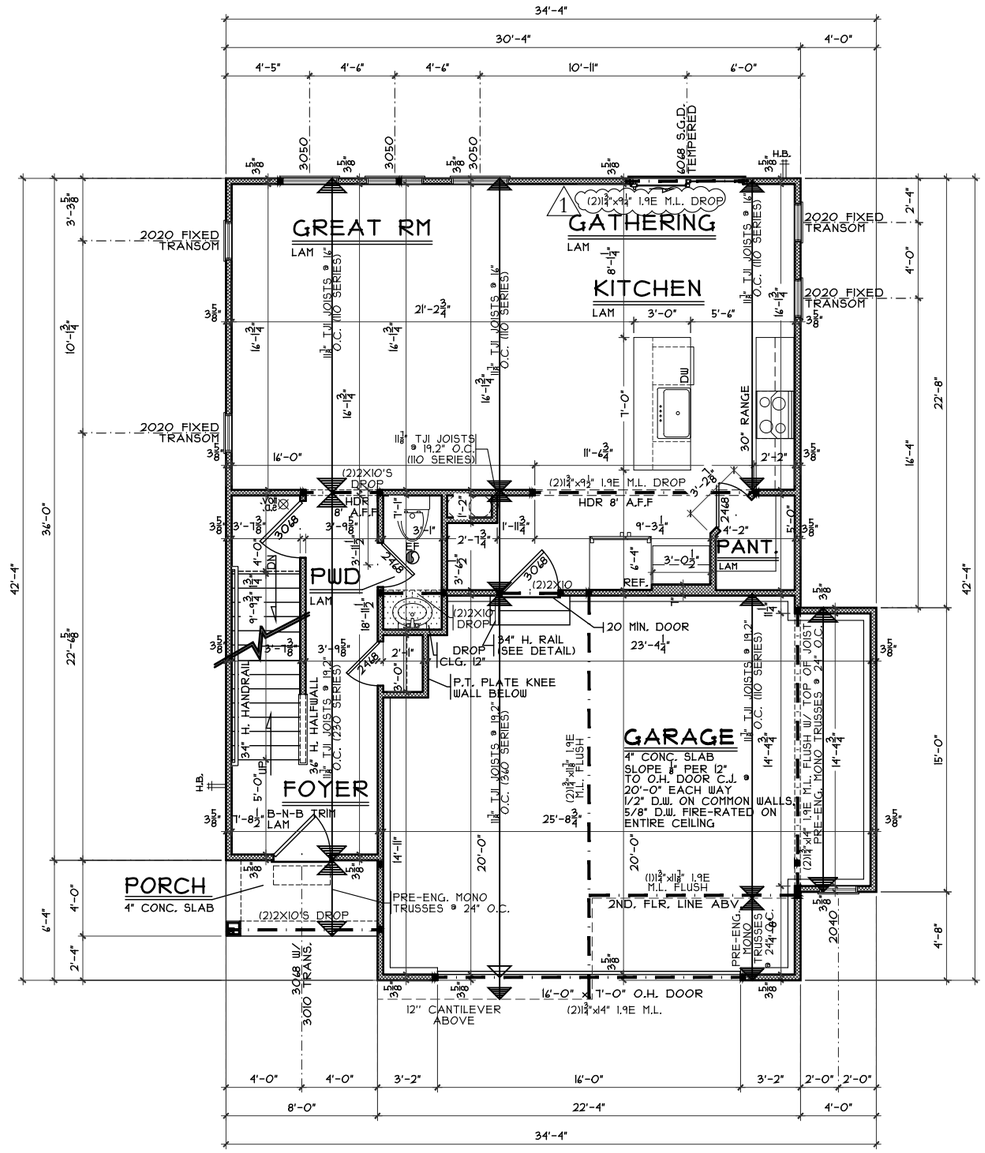
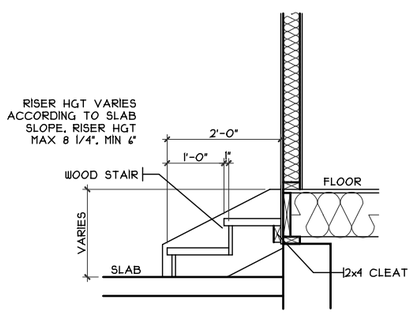


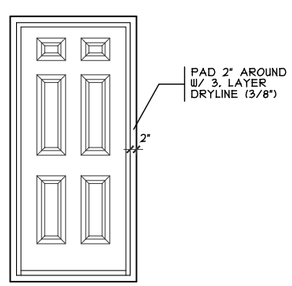
FIRST FLOOR PLAN

SCALE: 1/8" = 1'-0" 760 SQ. FT.



GARAGE STEPS

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



DOOR FRAMING DETAIL

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

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

OPTIONS

Triton - A2 - Comp. w/ Alumn. Wrap

Issue Dates

Review	
11/01/22	REVISIONS

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Butler County

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West Chester, OH 45069
513.755.0570 www.cristohomes.com

First Floor Plan

Plan: Triton
Date : 10.6.2022
Drawn: CKP
Scale : As Noted
Revised: 12.6.2022
Sheet : 12 of 21

A3

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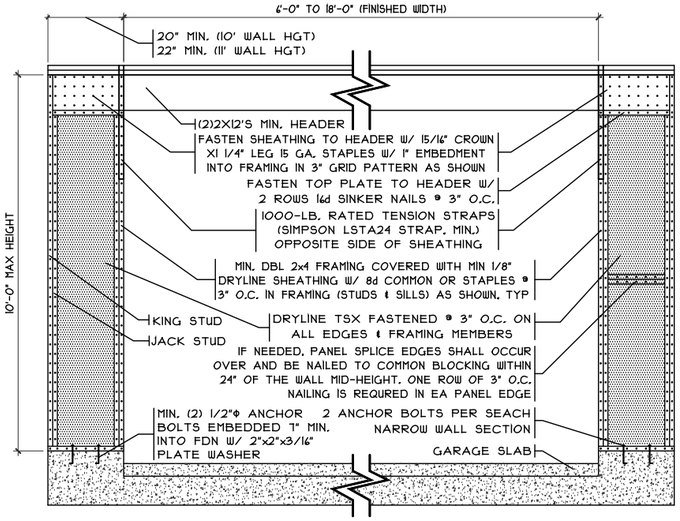
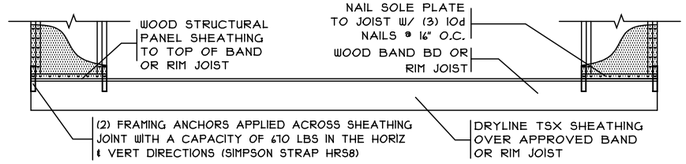


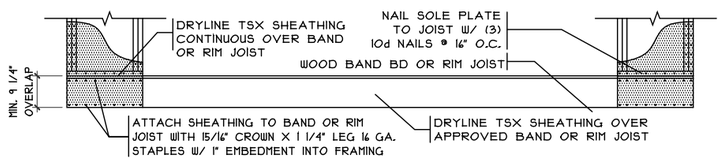
WALL OVER POURED FOUNDATION

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



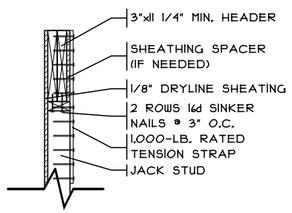
WALL OVER RAISED WOOD FLOOR

SCALE: 1/4" = 1'-0" FRAMING ANCHOR OPTION



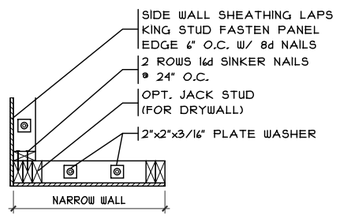
WALL OVER RAISED WOOD FLOOR

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



SECTION

1" = 1'-0"

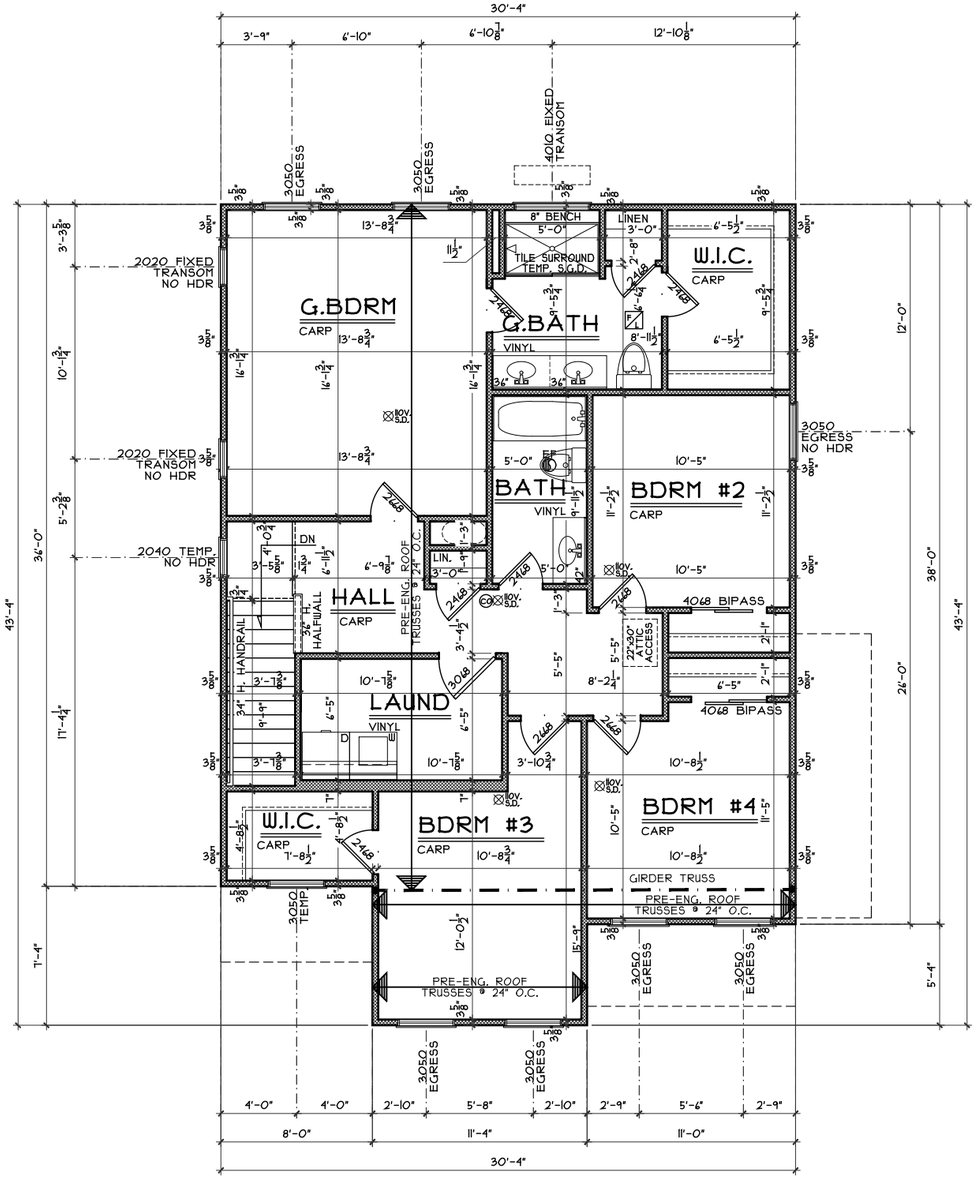


PLAN VIEW

1" = 1'-0"

METHOD CS-PF CONTINUOUSLY SHEATHED PORTAL FRAME PANEL CONSTRUCTION

SCALE PER DETAIL POURED WALL FDN



SECOND FLOOR PLAN

SCALE: 1/8" = 1'-0" 1197 SQ. FT.

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

OPTIONS

Triton - A2 - Comp. w/ Alumn. Wrap

Issue Dates

Review

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Second Floor Plan

Plan: Triton
Date : 10.6.2022
Drawn: CKP
Scale : As Noted
Revised: 12.6.2022
Sheet : 15 of 21

A4