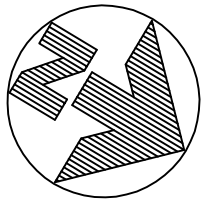


**PLOT PLAN**  
**LOT 6137 (9,732 SF) 0.2234 ACRES**  
**THE TRAILS OF TODHUNTER,**  
**SECTION TWO, BLOCK A**  
**CITY OF MONROE**  
**BUTLER COUNTY, OHIO**  
**FOR: CRISTO HOMES**

10 0 10 20 30  
 BHANDARI RESIDENCE  
 135 HANFORD LANE



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

HOUSE=1,770 SF  
 LOT COVERAGE = 26%

**M.R.O.E.=685.5**

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

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

**ALL DUMPSTERS TO BE COVERED**

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.

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.

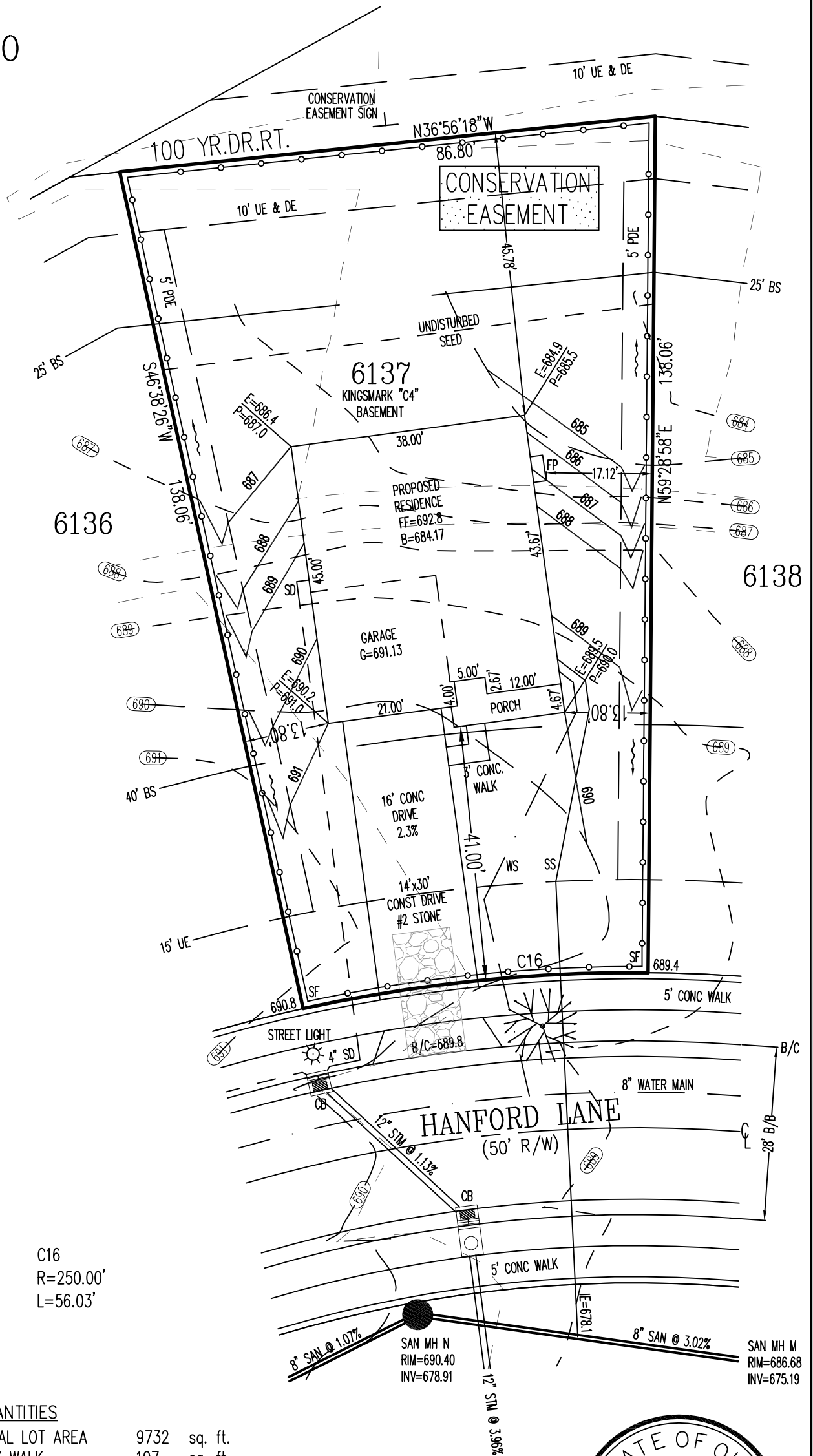
ALL STRAW WADDLES USED MUST BE A MIN. OF 12" DIAMETER AND PROPERLY EMBEDDED.

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

**QUANTITIES**

TOTAL LOT AREA	9732	sq. ft.
CITY WALK	197	sq. ft.
HOUSE WALK	29	sq. ft.
DRIVE	804	sq. ft.
APRON	93	sq. ft.
PATIO AND PORCHES	96	sq. ft.
DECK	0	sq. ft.
SEEDING AREA	4813	sq. ft.
UNDISTURBED AREA	2607	sq. ft.

C16  
 R=250.00'  
 L=56.03'



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

SCALE: 1"=20'  
 DATE: 3/17/2022  
 DRAWN: REW  
 DESIGNED:  
 CHECKED: JLS

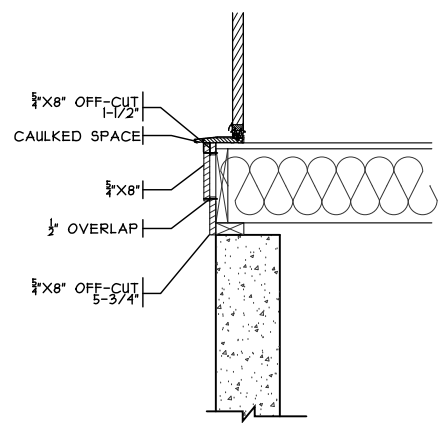
**APEX**  
 ENGINEERING & SURVEYING, INC.  
 1068 N. UNIVERSITY BLVD MIDDLETOWN, OHIO 45042  
 PH.-(513) 424-5202 OR (513) 932-8991 FAX - (513) 424-6202

REVISIONS:  
 1. 4-26-22 moved sign for Monroe  
 2.  
 3.  
 4.

PROJECT: TRAILS OF TODHUNTER DRAWING: 220659PA	SHEET 1 OF 1
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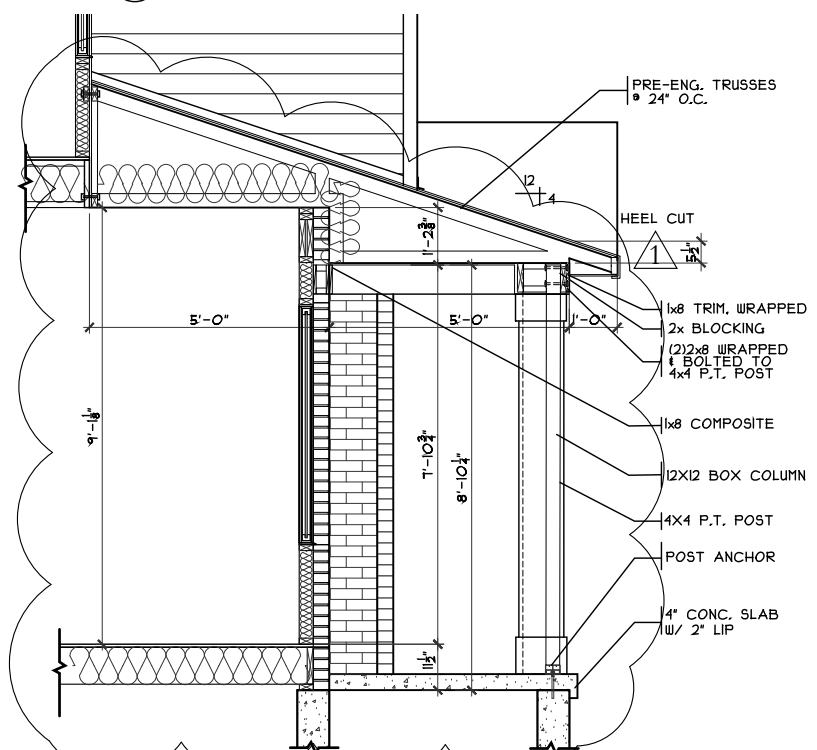
### KICK PLATE DETAIL

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



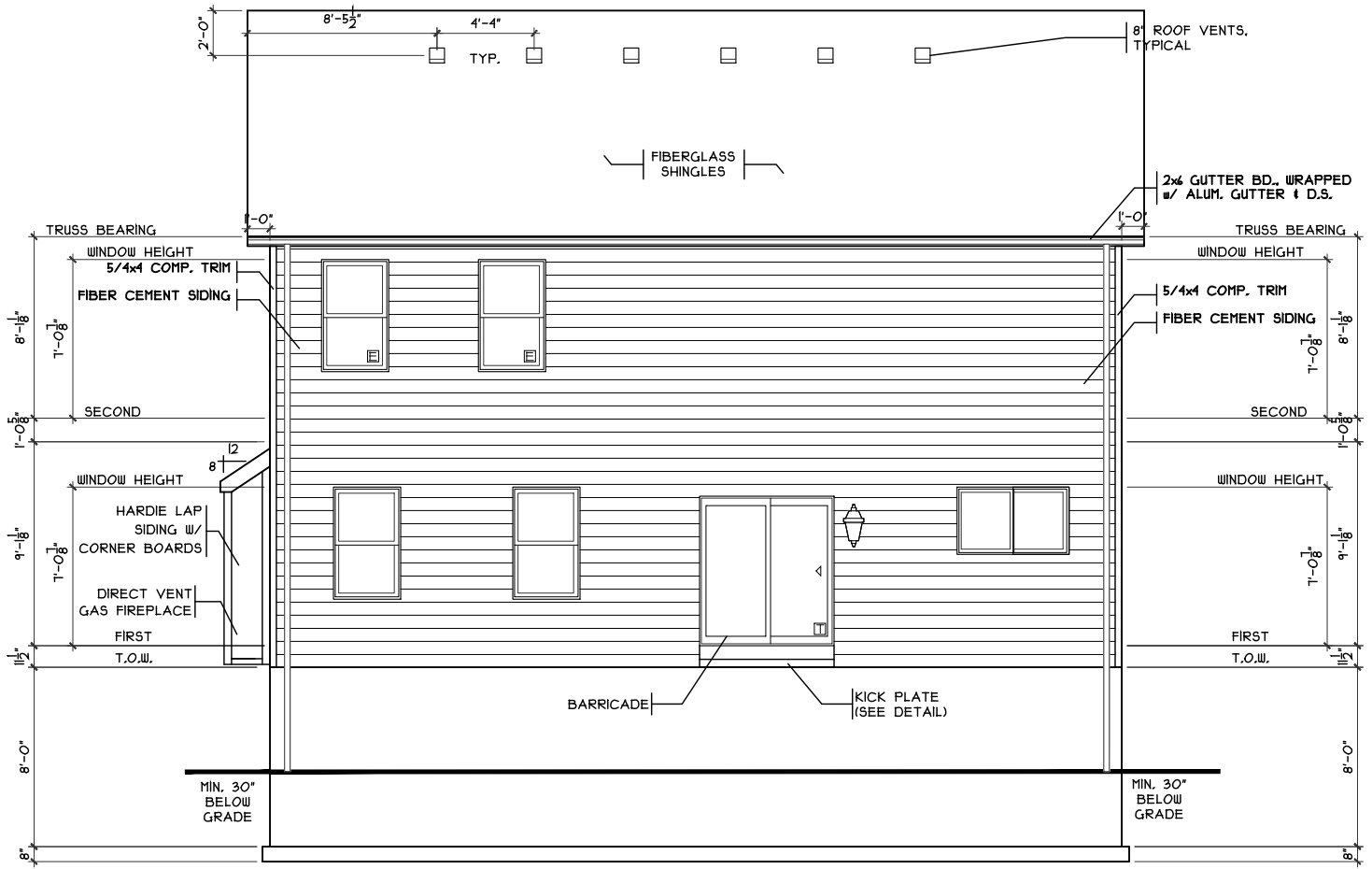
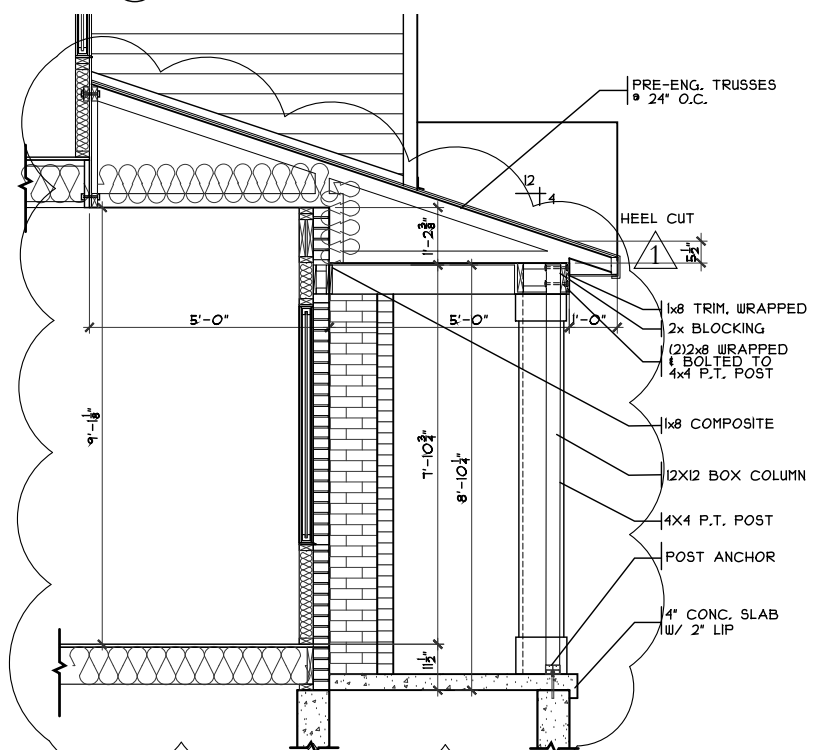
### BRACKET/VENT DETAIL

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



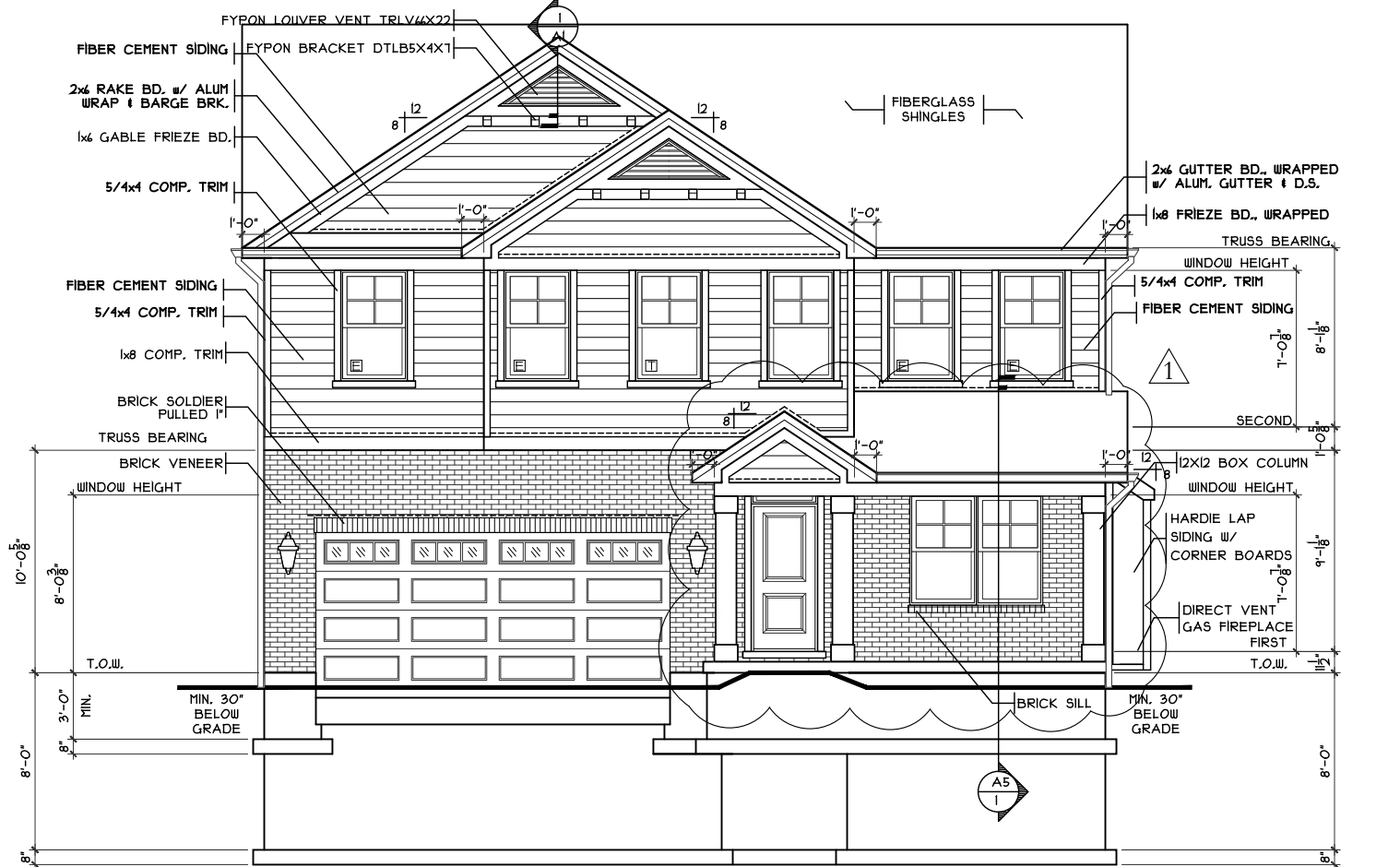
### FRONT PORCH DETAIL

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



### REAR ELEVATION

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



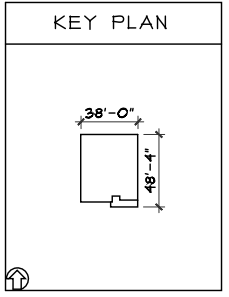
### FRONT ELEVATION

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

SHEET INDEX	
SHT#	DESCRIPTION
A1	Front and Rear Elevations
A1a	Left and Right Elevations
A2	Foundation Plan
A2a	Lower Level 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.	
252198B5	
5 BDRMS	
3.5 BATH	
2 CAR GARAGE	
1ST FLR. CLG.	
SQUARE FOOTAGE	
TOTAL	2198
FIRST	1246
SECOND	156
LOW. LEV. FIN.	22.9
LOWER (SLAB)	14.4
GAR. (SLAB)	39.3



Issue Dates: 4/15/2022 (Revision)

Proposed Residence:  
 Bhandari Residence  
 135 Hanford Lane  
 Trails of Todhunter Lot 6137

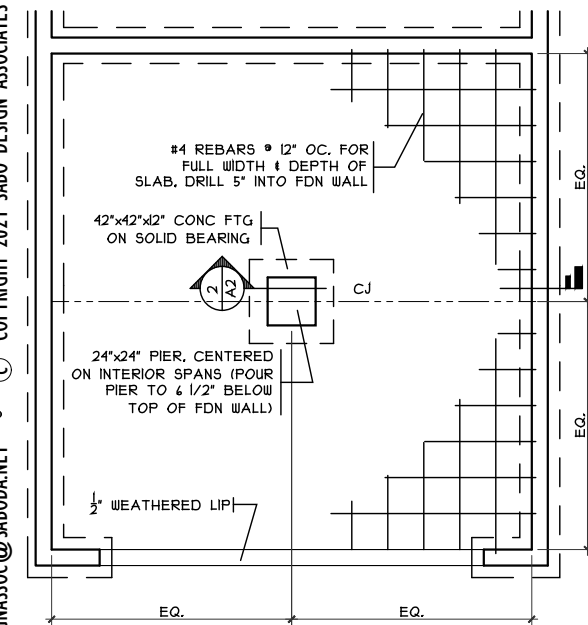
Front & Rear Elevations

Plan: Kingsmark  
 Date: 3.2.2022  
 Drawn: SMC  
 Scale: As Noted  
 Revised: 4.15.2022  
 Sheet: 1 of 27

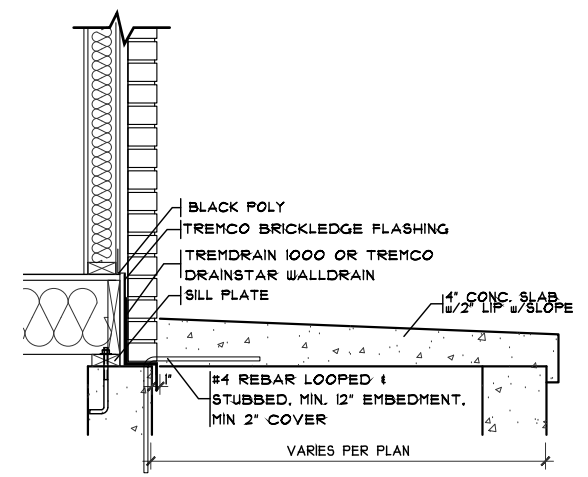
CRISTO HOMES  
 7844 Tyers Place Blvd.  
 West Chester, OH 45069  
 513.755.0570

Monroe  
 Butler County

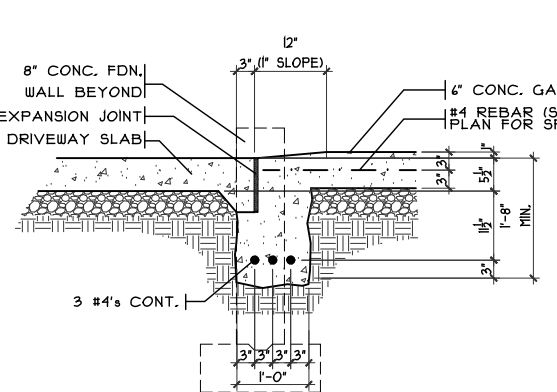
CRISTO HOMES



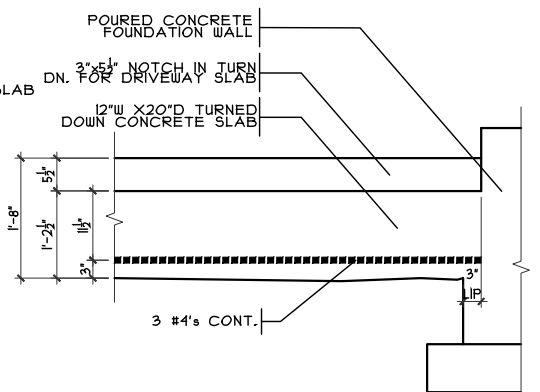
**GARAGE BM DETAIL**  
SCALE: 1/8" = 1'-0"



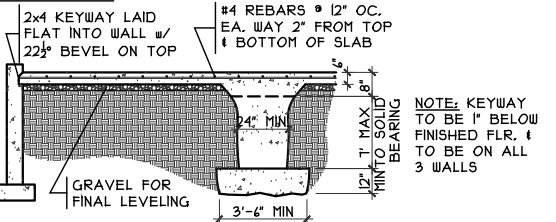
**PORCH DETAIL**  
SCALE: 1/2" = 1'-0"



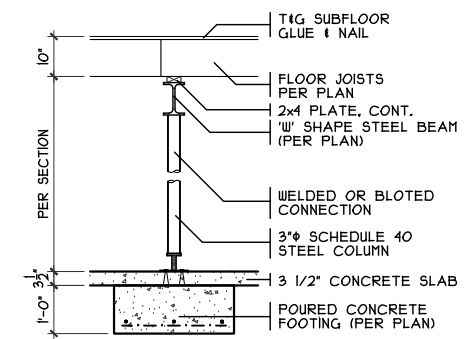
**GARAGE DOOR GRADE BM**  
SCALE: 3/8" = 1'-0"



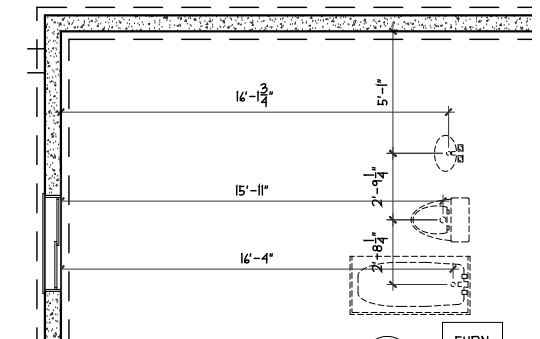
**THICKENED SLAB**  
SCALE: 1/4" = 1'-0"



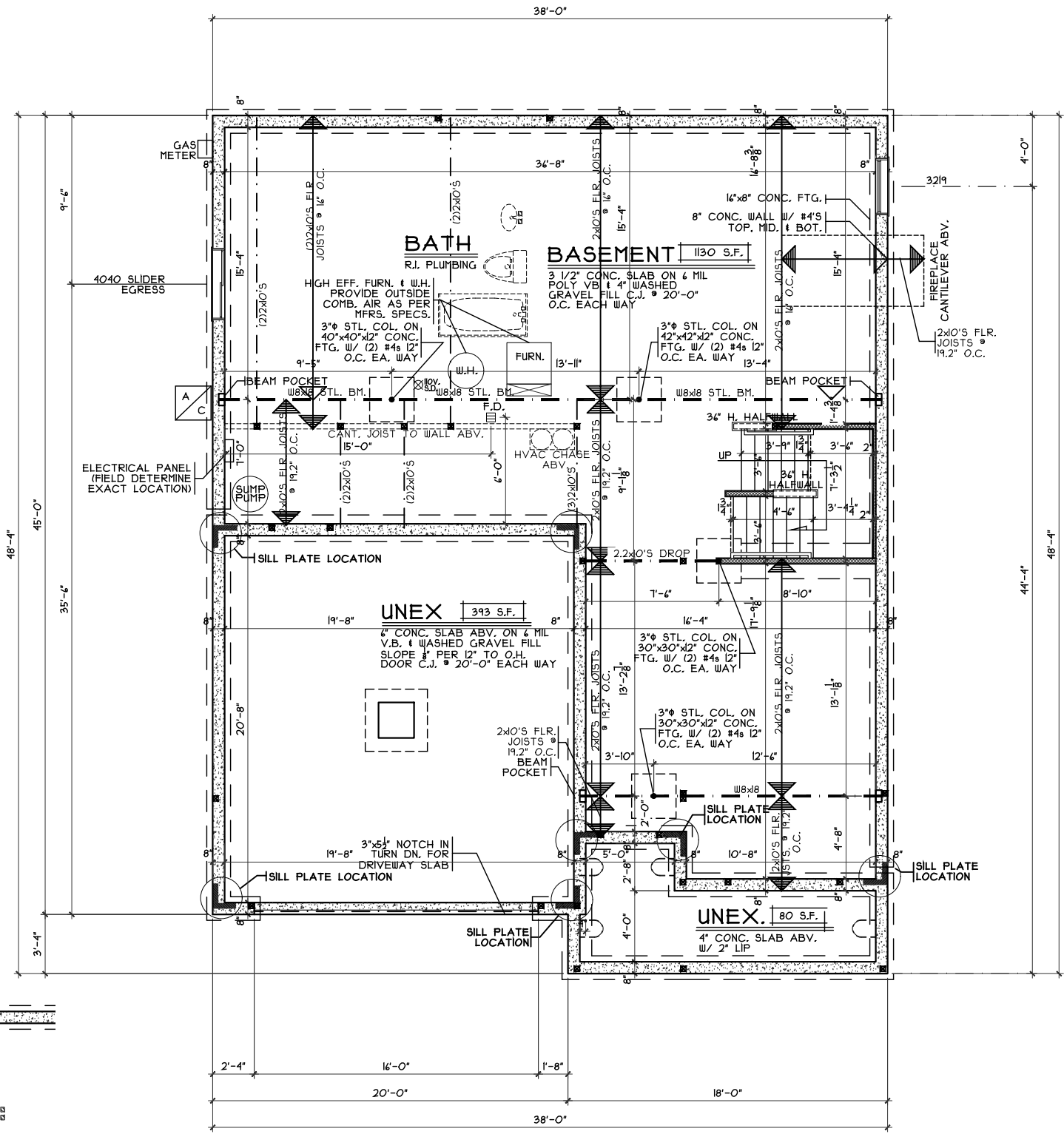
**GRADE BM SECTION**  
SCALE: 1/8" = 1'-0"



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

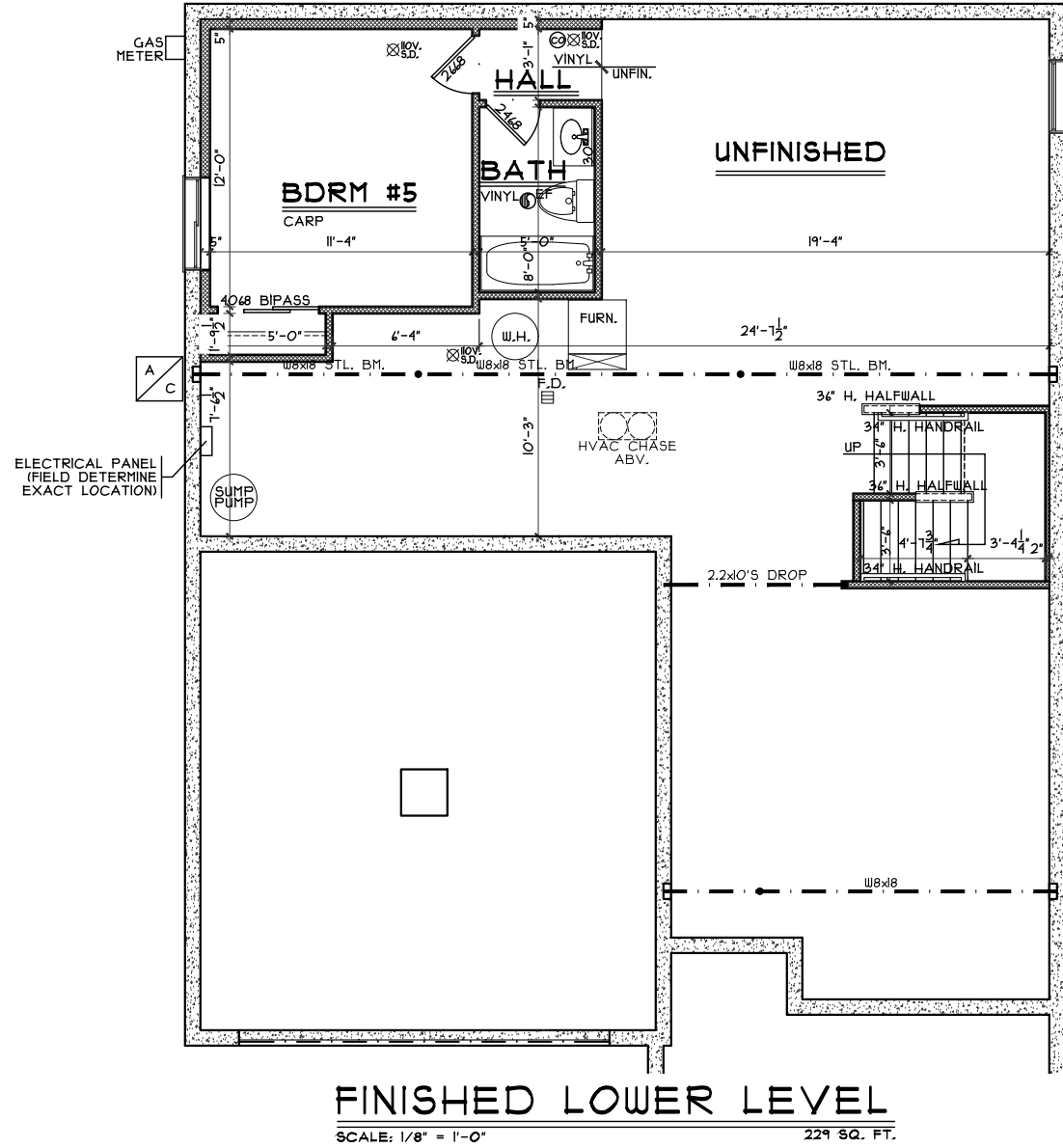
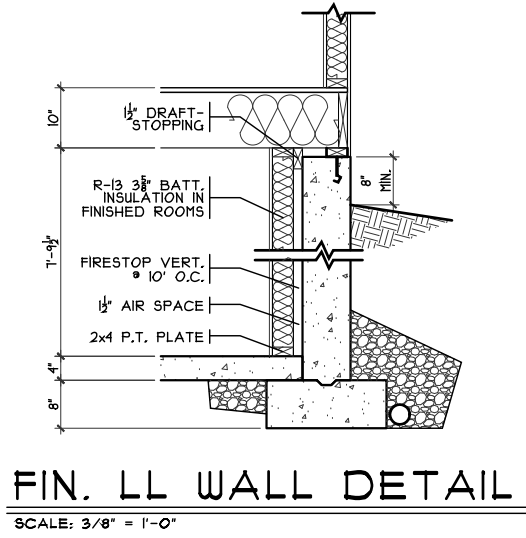


**DIMS TO FDN PLUMB.**  
SCALE: 1/8" = 1'-0"



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





Finished Lower Level

Plan: Kingsmark  
Date: 3.2.2022  
Drawn: SMC  
Scale: As Noted  
Revised: 4.15.2022  
Sheet: 13 of 27

Prestige - TH-6137

Proposed Residence:

Bhandari Residence  
135 Hanford Lane

Trails of Todhunter Lot 6137

Kingsmark- C4 - Comp.

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Issue Dates

△	Revision 4/15/2022

Monroe  
Butler County

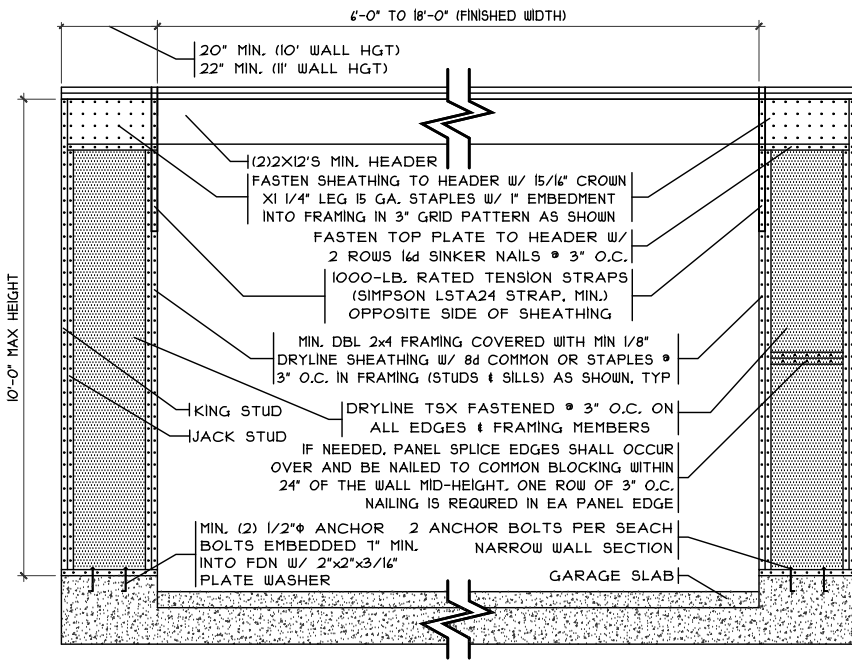


7894 A Tyers Place Blvd.  
West Chester, OH 45069  
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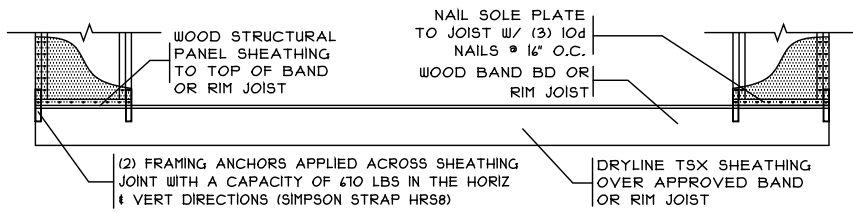
A2a



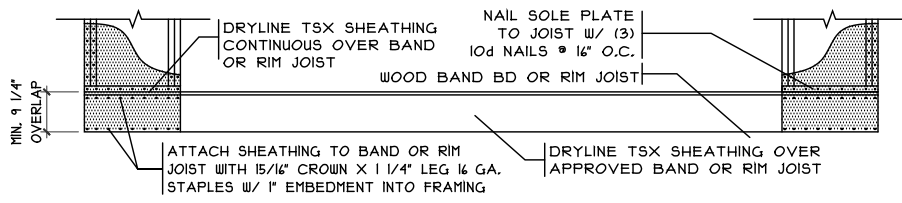




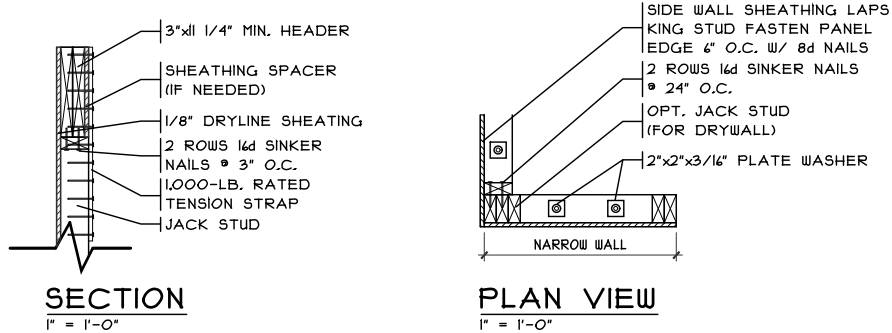
**WALL OVER POURED FOUNDATION**  
SCALE: 1/4" = 1'-0"



**WALL OVER RAISED WOOD FLOOR**  
SCALE: 1/4" = 1'-0" FRAMING ANCHOR OPTION



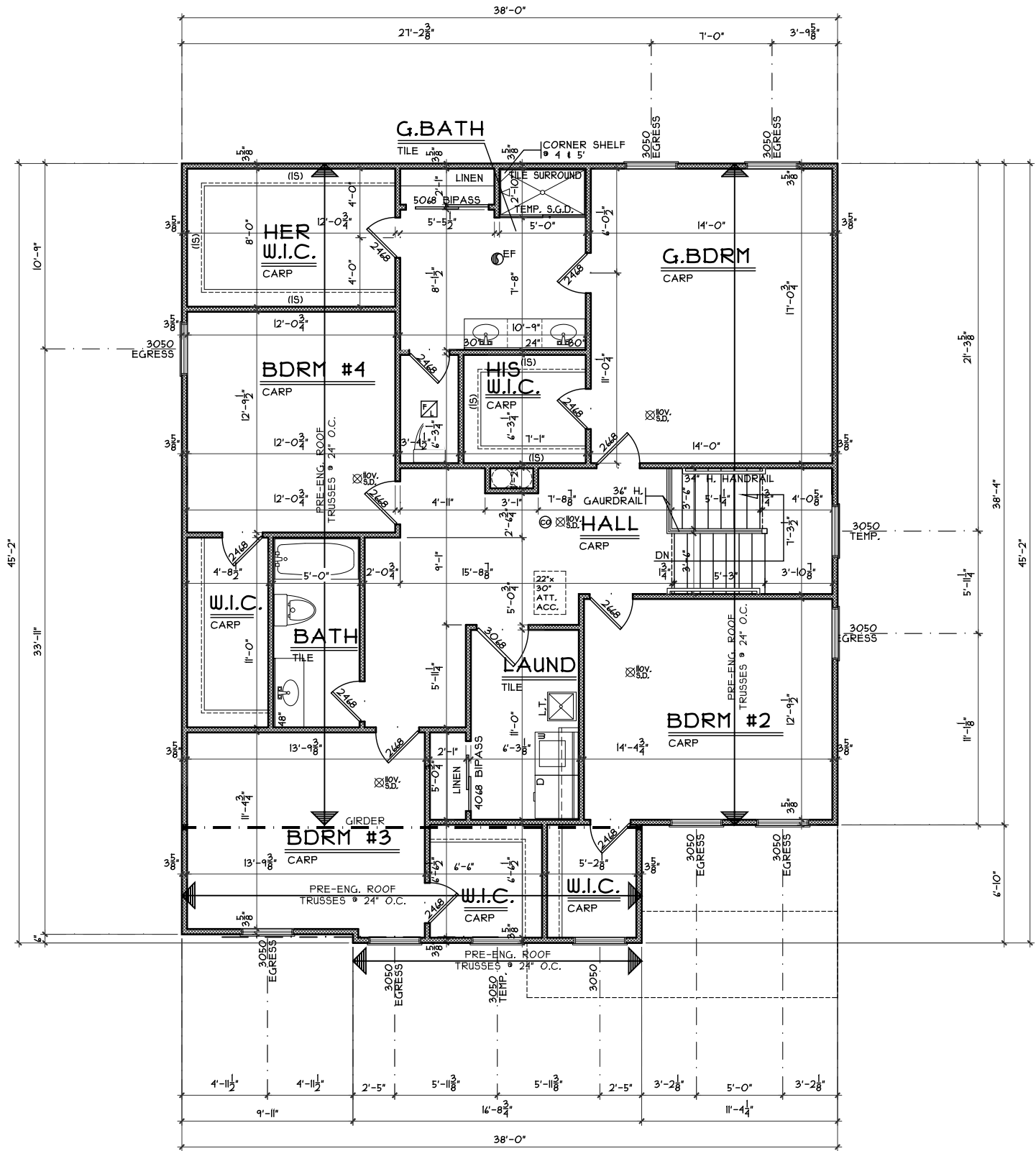
**WALL OVER RAISED WOOD FLOOR**  
SCALE: 1/4" = 1'-0" OVERLAP OPTION



**METHOD CS-PF CONTINUOUSLY SHEATHED PORTAL FRAME PANEL CONSTRUCTION**

SCALE PER DETAIL

POURED WALL FDN



**SECOND FLOOR PLAN**

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

Second Floor Plan/Portal Framing

Prestige - TH-6137

Kingsmark-C4 - Comp.

Issue Dates

Plan: Kingsmark  
Date: 3.2.2022  
Drawn: SMC  
Scale: As Noted  
Revised: 4.15.2022  
Sheet: 17 of 27



7944 Tyers Place Blvd.  
West Chester, OH 45389  
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Proposed Residence:  
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Monroe  
Butler County

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Revision 4/15/2022

A4