

TH 6139
131 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 soaking tub

Gas Furnace , Fireplace and Range

WESONGA RESIDENCE
131 HANFORD LANE

PLOT PLAN

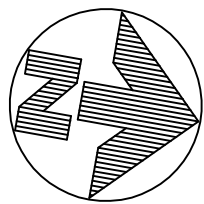
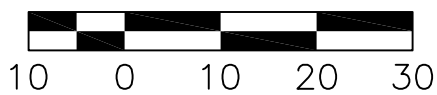
LOT 6139 (9,899 SF) 0.2273 ACRES
THE TRAILS OF TODHUNTER,
SECTION TWO, BLOCK A
CITY OF MONROE
BUTLER COUNTY, OHIO
FOR: CRISTO HOMES

LOT COVERAGE=24.4%



PRINCETON ELM

M.R.O.E.=680.5



C18
R=250.00'
L=56.03'

QUANTITIES

TOTAL LOT AREA	9,899	sq. ft.
CITY WALK	197	sq. ft.
HOUSE WALK	29	sq. ft.
DRIVE	767	sq. ft.
APPRON	93	sq. ft.
PATIO AND PORCHES	30	sq. ft.
DECK	-	sq. ft.
SEEDING AREA	4,715	sq. ft.
UNDISTURBED AREA	2,986	sq. ft.



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

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.

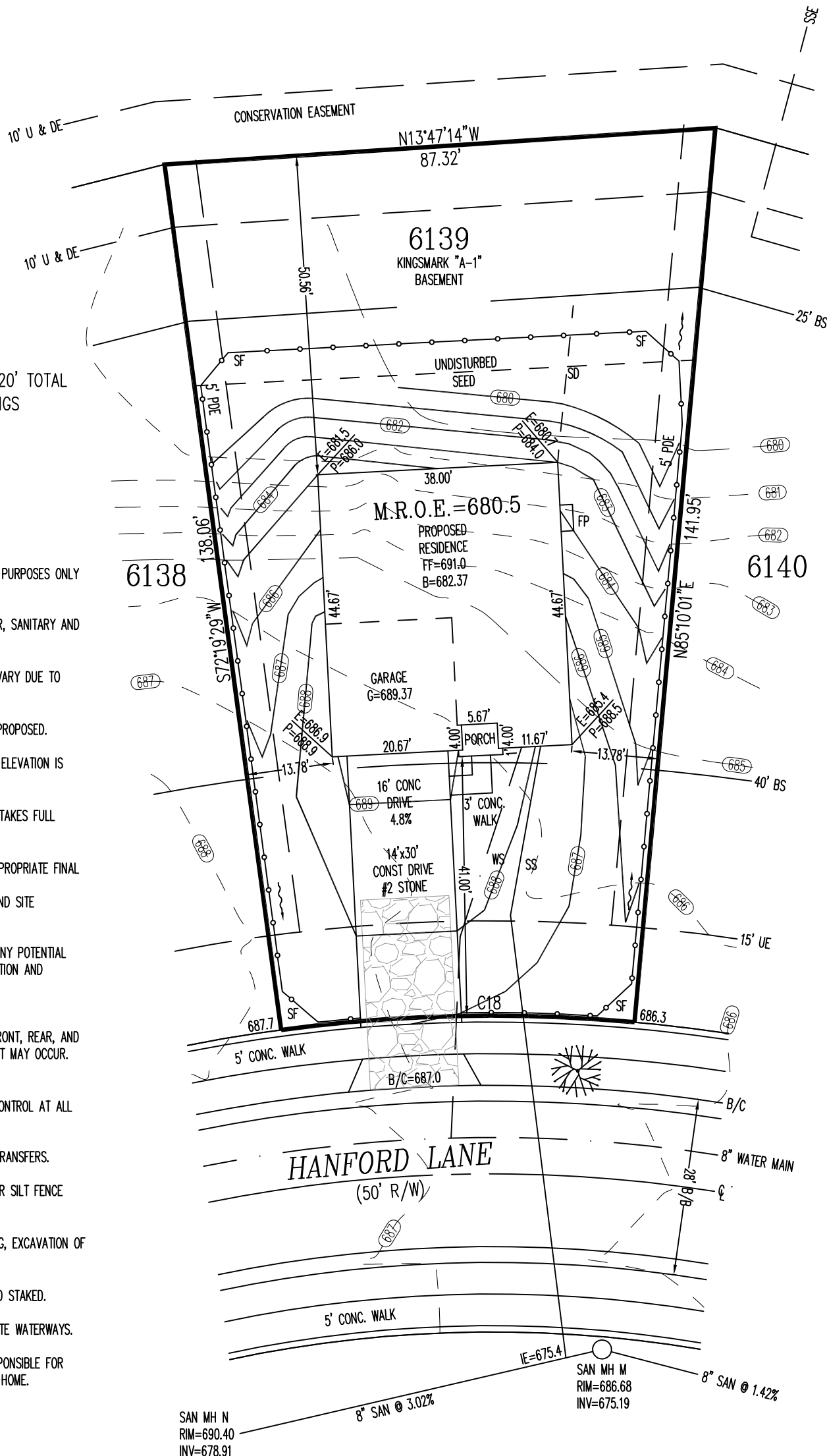
NO STRAW WADDLES SHALL BE USED ADJACENT TO CONSERVATION EASEMENT AREAS OR STATE WATERWAYS.

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)

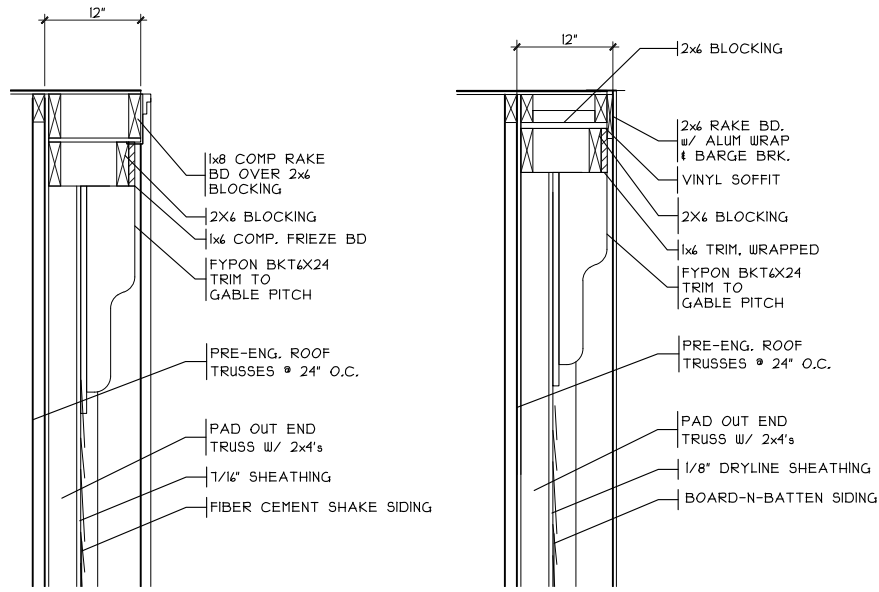


2 WORKING DAYS
BEFORE YOU DIG
OHIO811.org
CALL TOLL FREE 800-362-2764
OHIO UTILITIES PROTECTION SERVICE

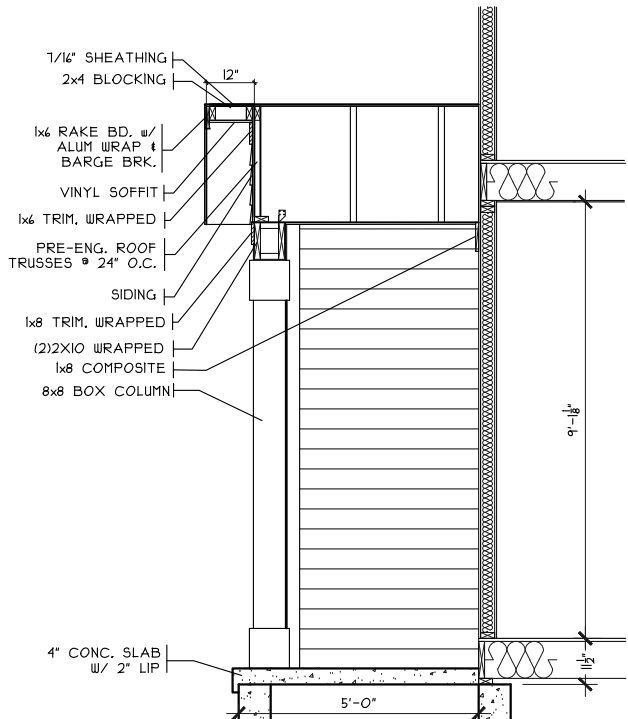
SCALE: 1"=20'
DATE: 02/09/2023
DRAWN: JLS
DESIGNED:
CHECKED: JLS

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

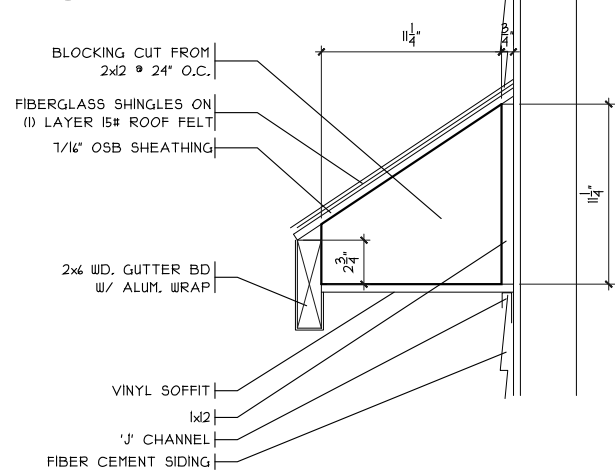
REVISIONS:
1.
2.
3.
4.
PROJECT: TRAILS OF TODHUNTER
DRAWING: 23XXXXPA
SHEET
1 OF 1



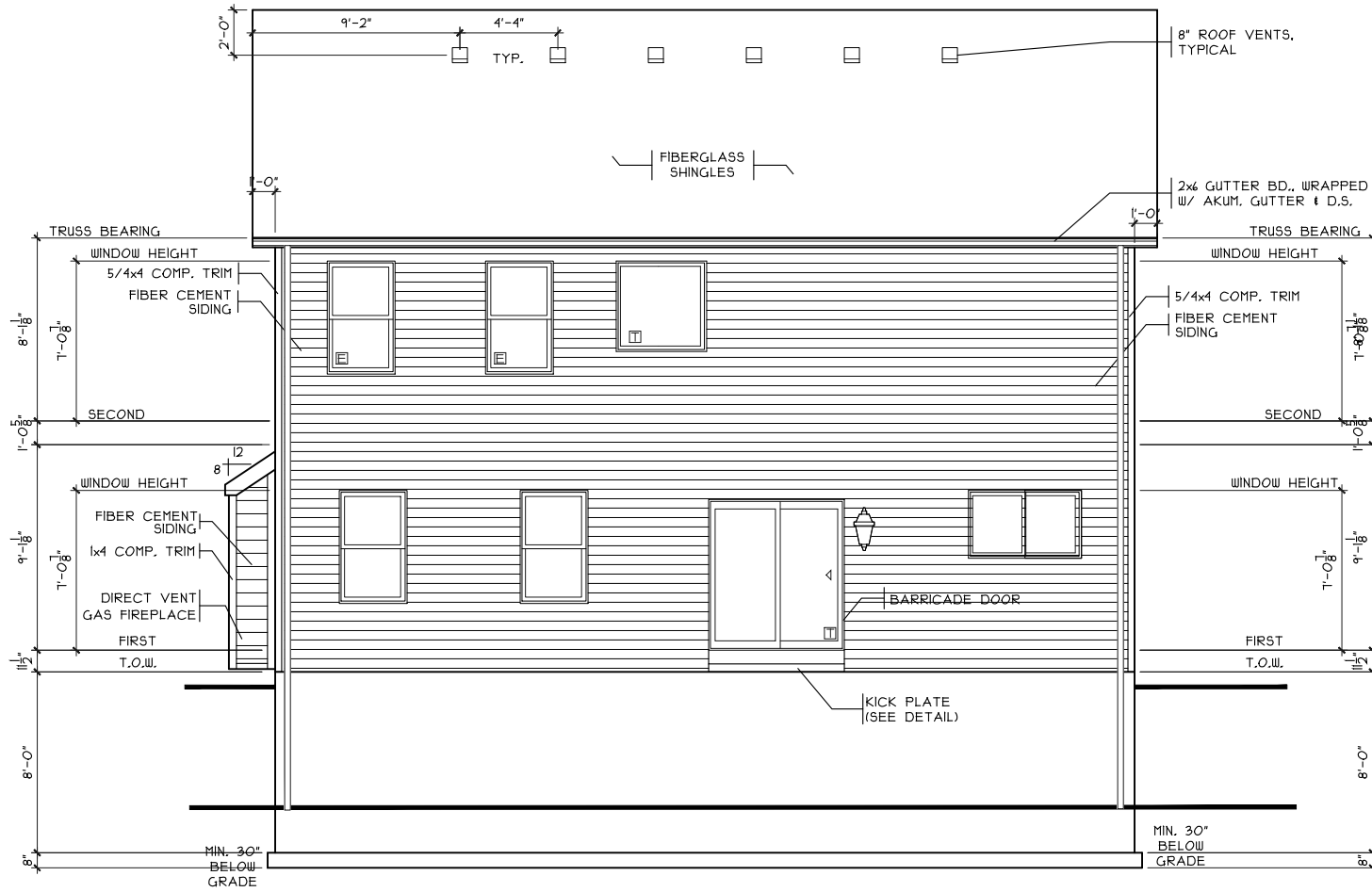
1 BRACKET/VENT DETAIL
 SCALE: 1/2" = 1'-0"



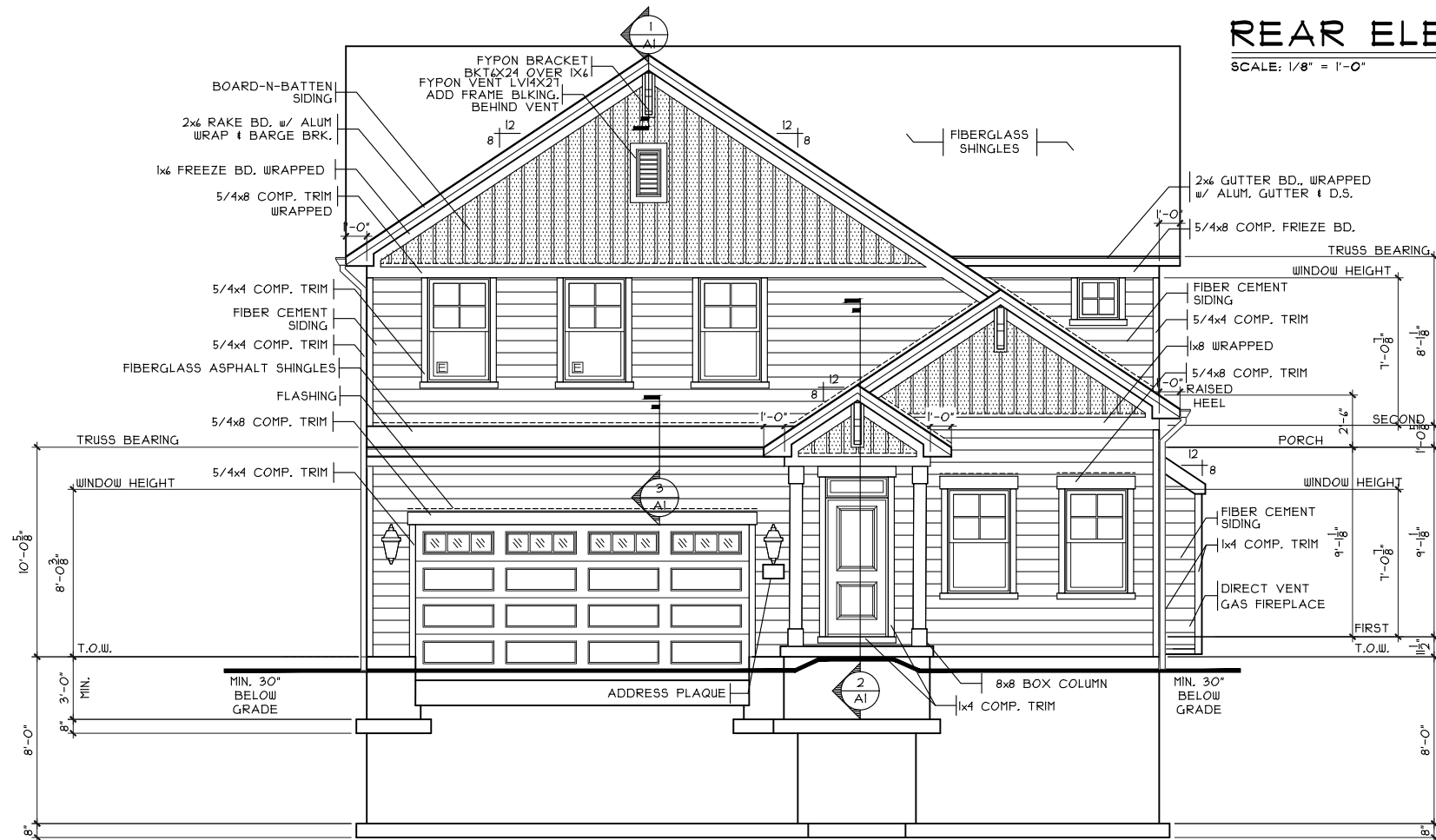
2 FRONT PORCH DETAIL
 SCALE: 1/4" = 1'-0"



2 GARAGE ROOF DETAIL
 SCALE: 1" = 1'-0"



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

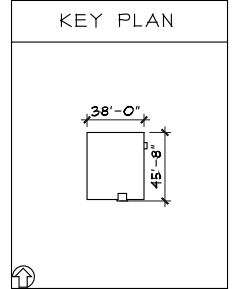


FRONT ELEVATION
 SCALE: 1/8" = 1'-0"

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.	
252198B4	
4	BDRMS
2.5	BATH
2	CAR GARAGE
1	1ST FLR. CLG.
SQUARE FOOTAGE	
TOTAL	2198
FIRST	1240
SECOND	1558
LOWER (SLAB)	144
GAR. (SLAB)	393



Front & Rear Elevations

Proposed Residence:
 Kingsmark - A-1 Comp. W/ Alum. Wrap Issued Dates

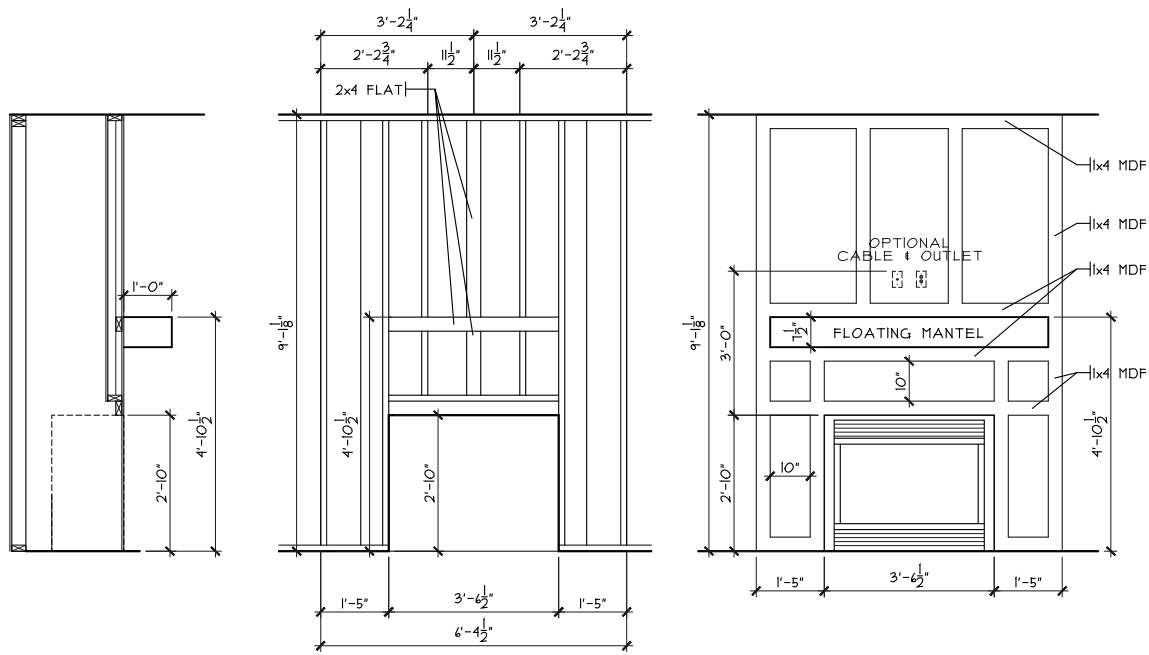
Monroe
 Butler County

Wesonga Residence
 131 Hanford Lane
 Trails of Todhunter

Plan: Kingsmark
 Date: 2.2.2023
 Drawn: SDG
 Scale: As Noted
 Revised:
 Sheet: 1 of 8

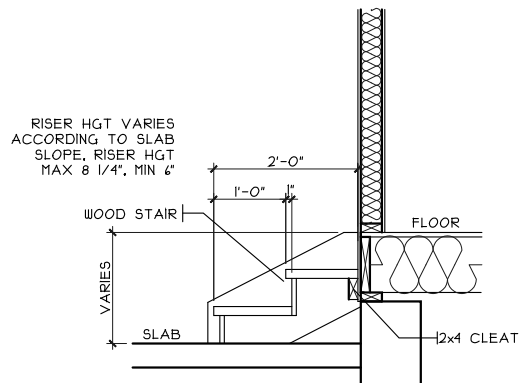
CRISTO HOMES
 7944 Tyers Place Blvd.
 West Chester, OH 45389
 513.755.0570 • www.cristohomes.com

A1



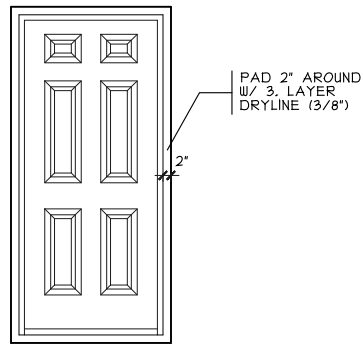
FIREPLACE FRAMING DETAIL

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



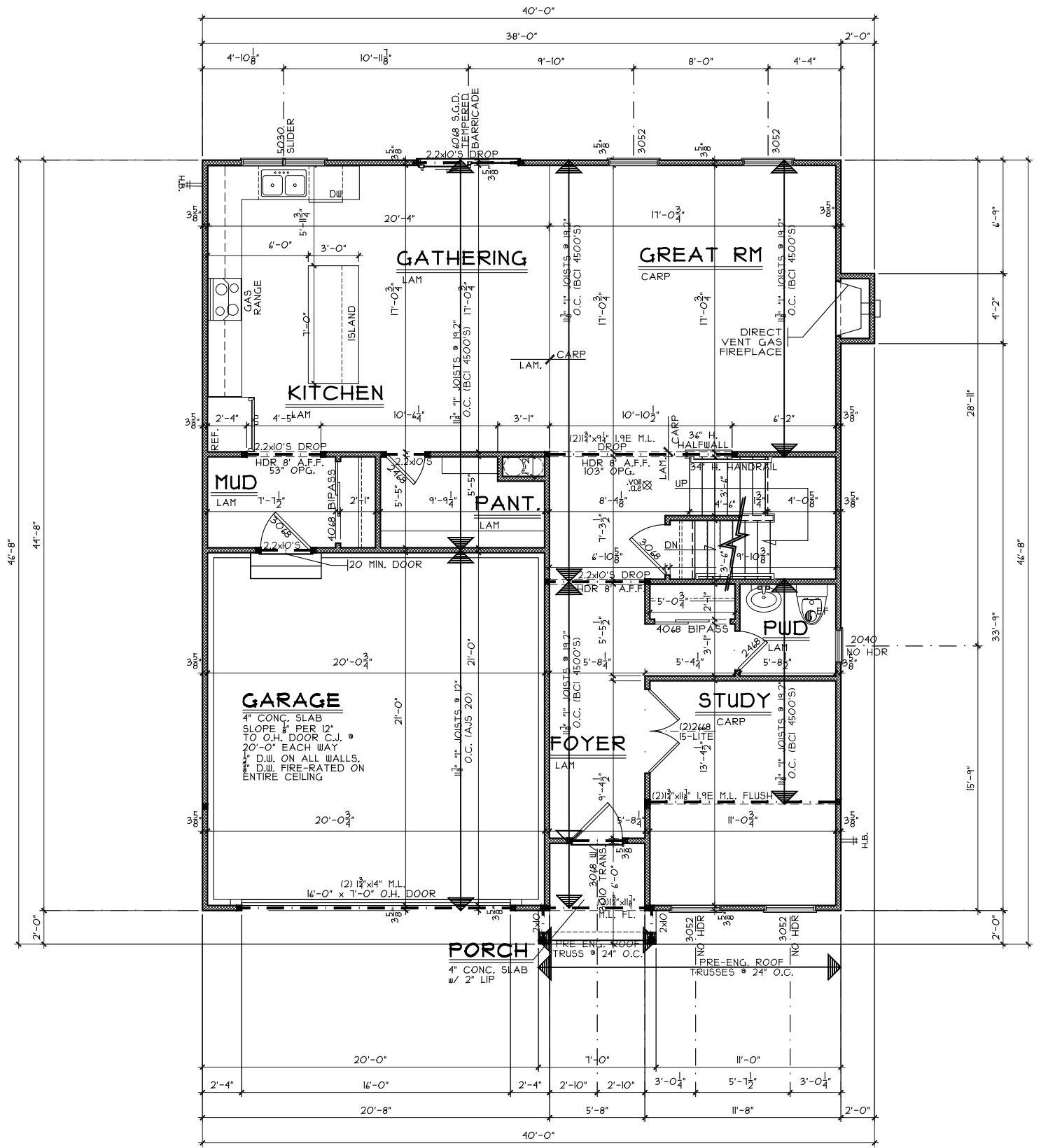
GARAGE STEPS DETAIL

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



DOOR FRAMING DETAIL

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



FIRST FLOOR PLAN

SCALE: 1/8" = 1'-0" 1240 SQ. FT.

First Floor Plan

Plan: Kingsmark
 Date: 2.2.2023
 Drawn: SDG
 Scale: As Noted
 Revised:
 Sheet: 4 of 8

Prestige - TH-6139

Proposed Residence:
 Wesonga Residence
 131 Hanford Lane
 Trails of Todhunter



7844 Tyers Place Blvd.
 West Chester, OH 45689
 513.755.0570

Kingsmark-A-1 Comp. W/ Alum. Wrap Issue Dates

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Monroe
 Butler County

