

TH 6170
247 Beckwourth Drive
Monroe, OH 45050

2 Story Basement

Vent kitchen

unfinished basement - 3pc rough

2 hose bibs - no valves required

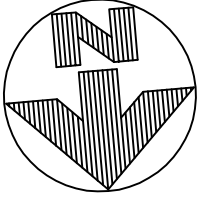
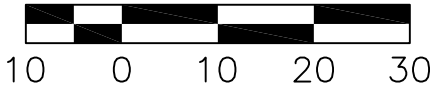
ice maker

2 tub

1 laundry tub

Install Pressure Regulator on this home - owner extra

Gas Furnace



QUANTITIES

TOTAL LOT AREA	8125	sq. ft.
CITY WALK	245	sq. ft.
HOUSE WALK	60	sq. ft.
DRIVE	752	sq. ft.
APRON	93	sq. ft.
PATIO AND PORCHES	271	sq. ft.
DECK	0	sq. ft.
SEEDING AREA	4218	sq. ft.
UNDISTURBED AREA	1734	sq. ft.

WU RESIDENCE
247 BECKWORTH DRIVE

LOT COVERAGE=30.4%



AMERICAN SENTRY LINDEN

PLOT PLAN

LOT 6170 (8,125 SF) 0.1865 ACRES

THE TRAILS OF TODHUNTER, SECTION TWO, BLOCK B CITY OF MONROE BUTLER COUNTY, OHIO

FOR: CRISTO HOMES

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

M.R.O.E.=763.5

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

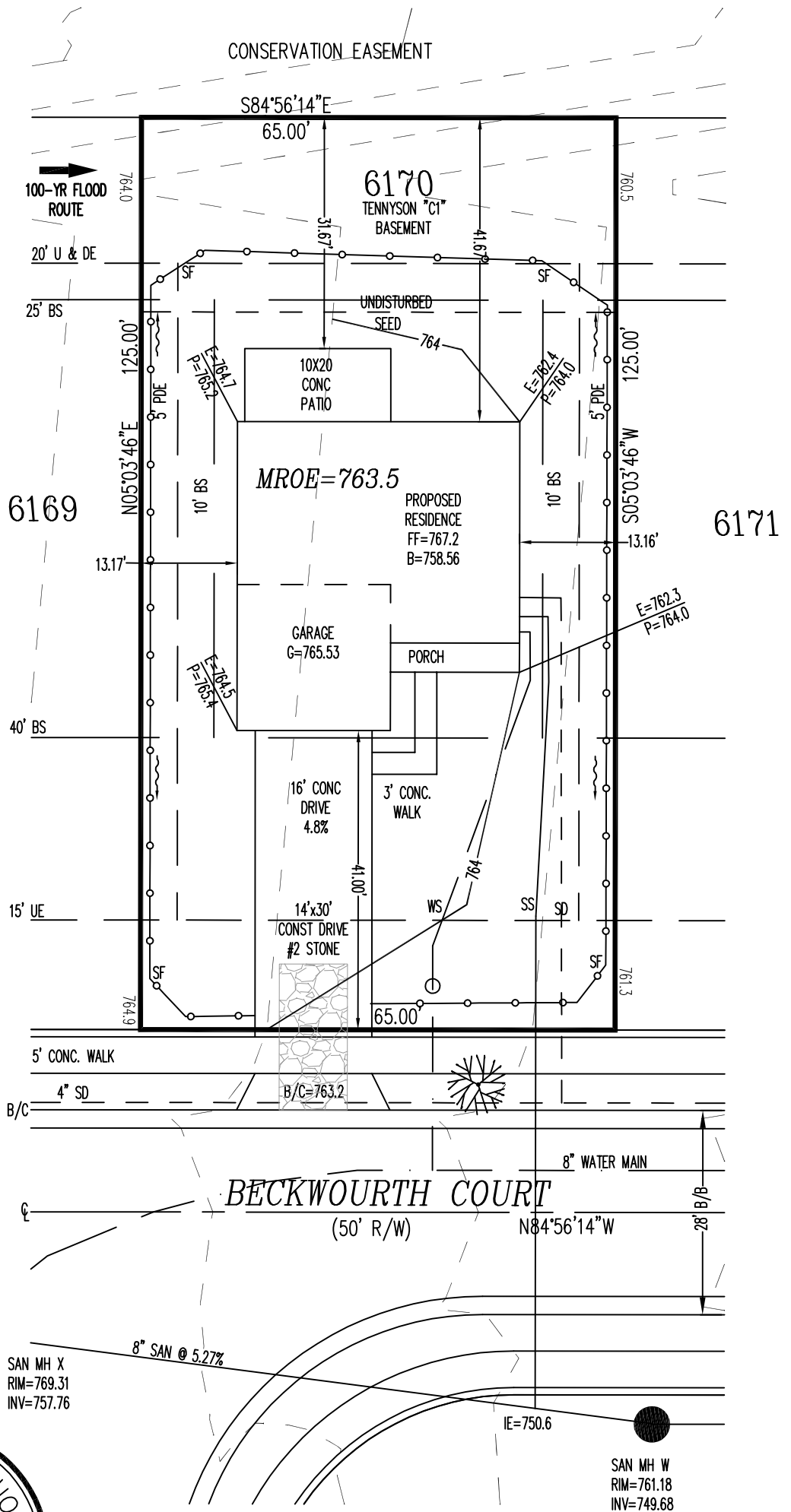
NO STRAW WADDLES SHALL BE USED ADJACENT TO CONSERVATION EASEMENT AREAS OR STATE WATERWAYS.

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.



CONTRACTOR IS RESPONSIBLE FOR VERIFYING AND ADHERING TO ANY (STATE, CITY, COUNTY, TOWNSHIP, ETC.) ENGINEERING, CONSTRUCTION, MATERIAL AND SAFETY CODES, SPECIFICATION AND/OR REQUIREMENTS.

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

2 WORKING DAYS
BEFORE YOU DIG

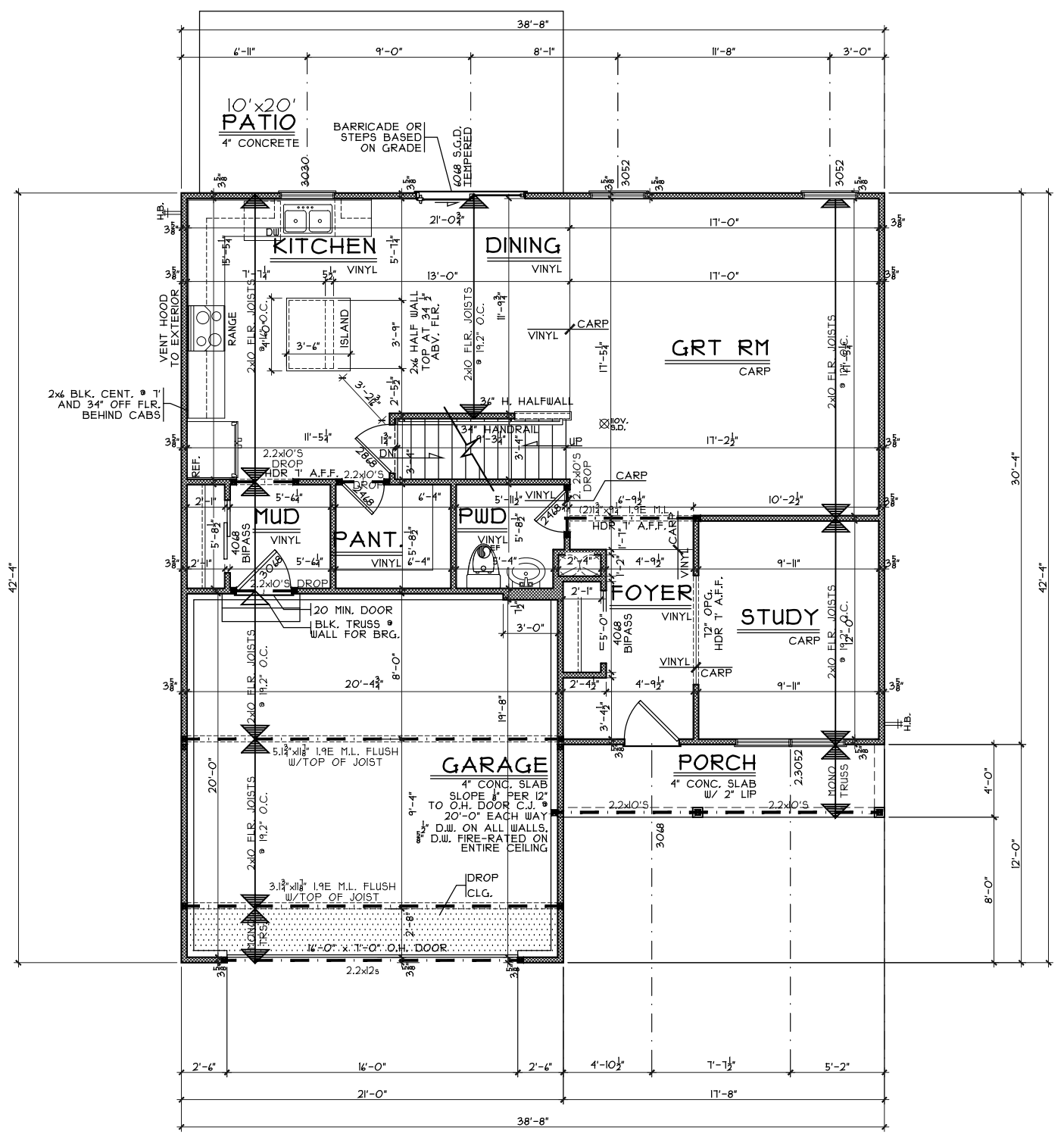
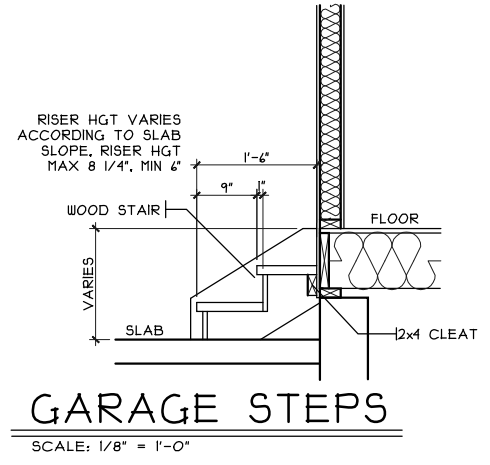
CALL TOLL FREE 800-362-2764
OHIO UTILITIES PROTECTION SERVICE

SCALE: 1"=20'
DATE: 01-31-24
DRAWN: JLL
DESIGNED:
CHECKED: JLS

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: 240075PA	SHEET 1 OF 1
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FIRST FLOOR PLAN
SCALE: 1/8" = 1'-0" 1002 S.F.

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

First Floor Plan
Plan: Tennison Basement
Date: 1.8.2024
Drawn: TB
Scale: As Noted
Revised: 1.19.2024
Sheet: 4 of 8

Renaissance - TH16170
Proposed Residence:
Wu
247 Beckworth Drive
Trails of Todhunter Lot 6170

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

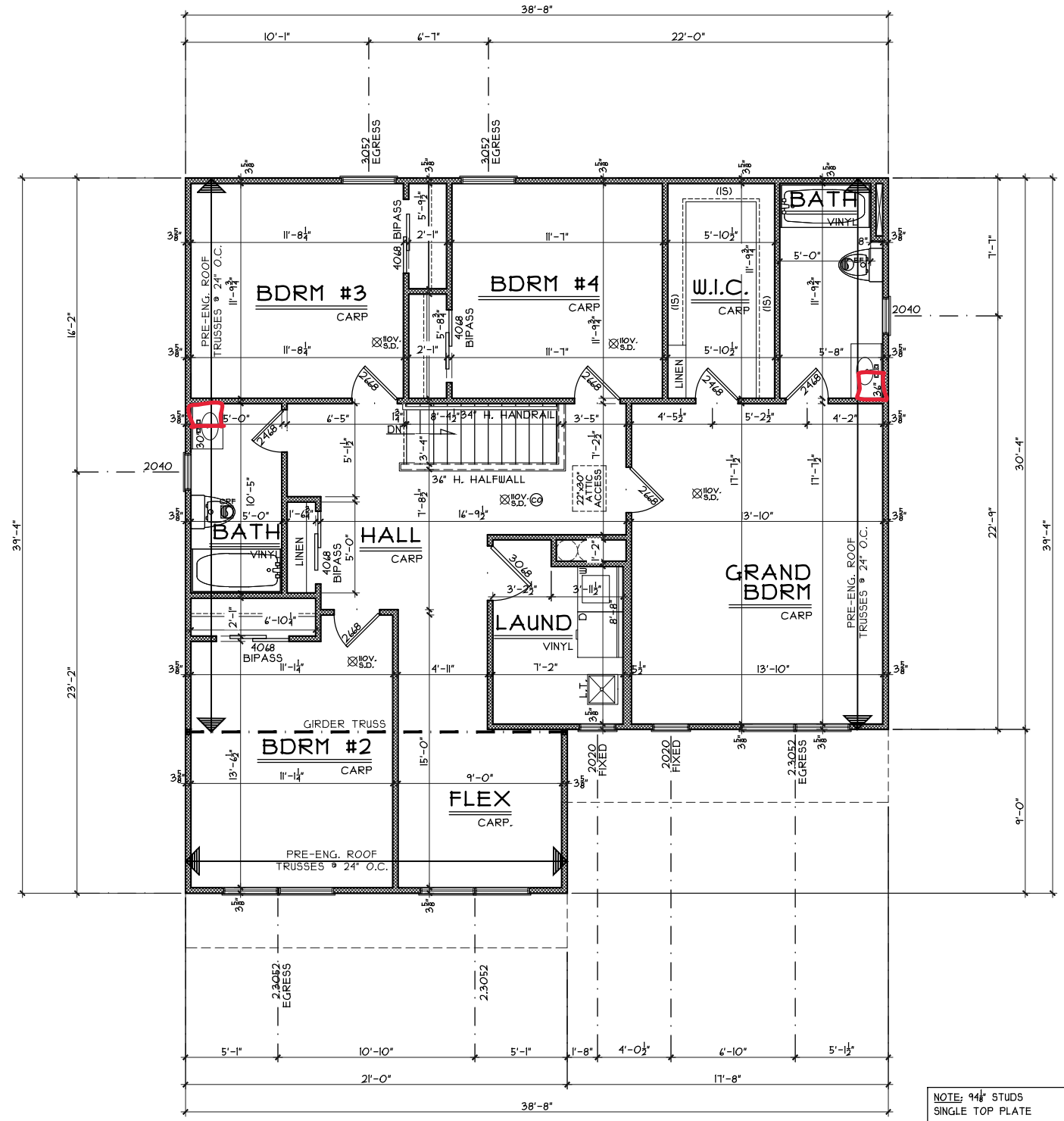
Tennison - Basement - C1 Comp.

Review	Issue Dates

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Monroe
Butler County

A3



SECOND FLOOR PLAN
SCALE: 1/8" = 1'-0" 1333 S.F

NOTE: 14" STUDS
SINGLE TOP PLATE
ALL WALLS FRAMED @ 24" O.C.

Second Floor Plan

Plan: Tennison Basement
Date: 1.8.2024
Drawn: TB
Scale: As Noted
Revised: 1.19.2024
Sheet: 5 of 8

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

Renaissance - TH6170

Proposed Residence:

Wu
247 Beckworth Drive
Trails of Todhunter Lot 6170

Tennison - Basement - C1 Comp.

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Issue Dates

Review	Issue Dates

Monroe
Butler County

A4