

TH 6176
235 Beckwourth Drive
Monroe, OH 45050

2 Story Basement

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

Finished basement and full bath

2 hose bibs - no valves required

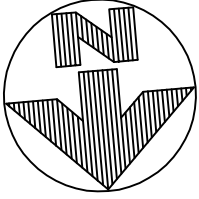
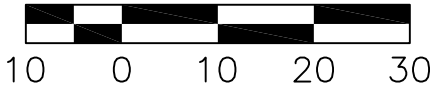
ice maker

2 tub

1 shower

1 laundry tub

Gas Furnace and Fireplace



QUANTITIES

TOTAL LOT AREA	8125	sq. ft.
CITY WALK	245	sq. ft.
HOUSE WALK	43	sq. ft.
DRIVE	752	sq. ft.
APRON	93	sq. ft.
PATIO AND PORCHES	72	sq. ft.
DECK	0	sq. ft.
SEEDING AREA	4191	sq. ft.
UNDISTURBED AREA	2102	sq. ft.

GALEOS RESIDENCE
235 BECKWORTH DRIVE

LOT COVERAGE=25.3%



HAPPIDAZE SWEETGUM

PLOT PLAN

LOT 6176 (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.=751.5

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.

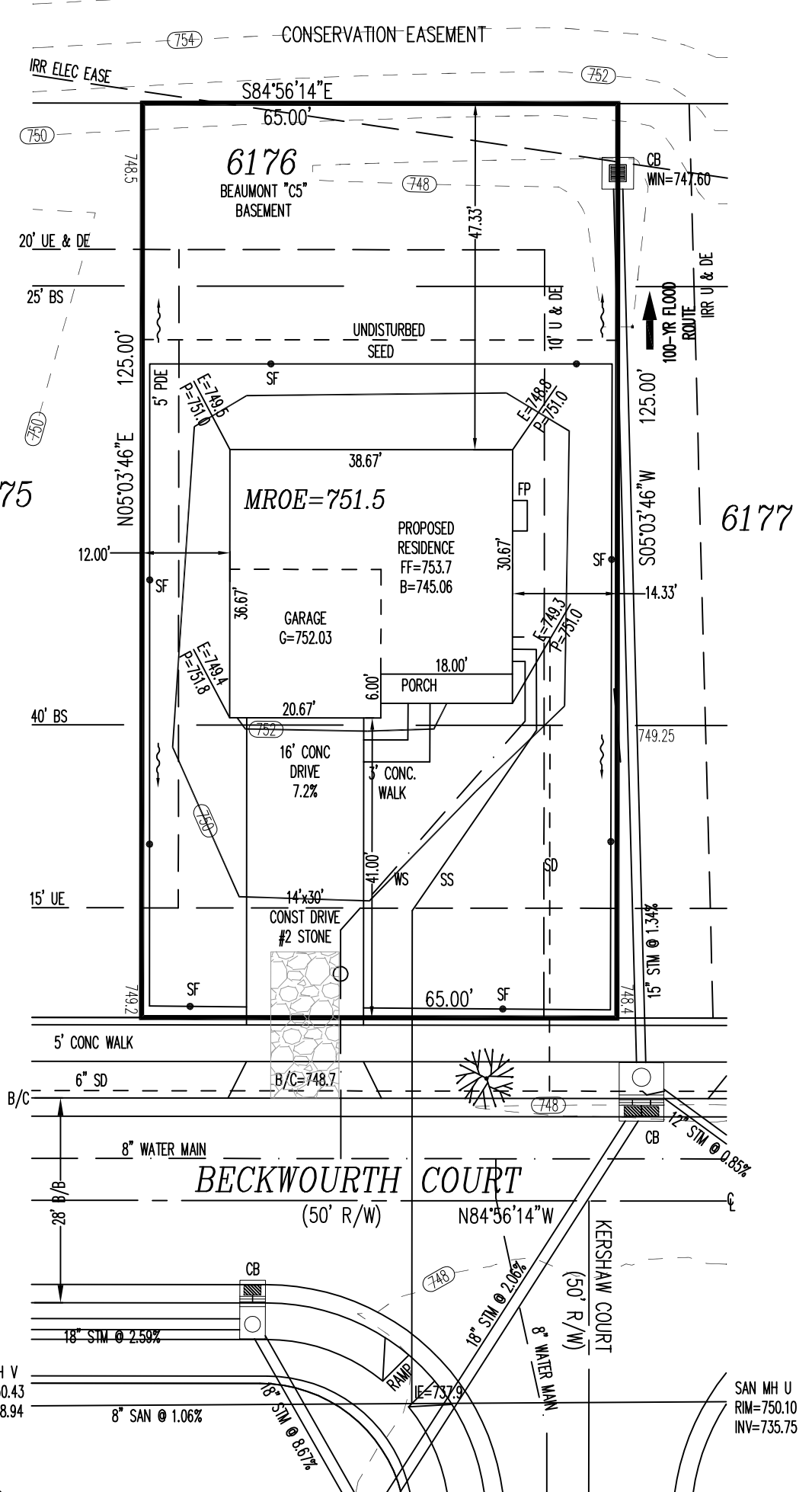
NO STRAW WADDLES SHALL BE USED ADJACENT TO CONSERVATION EASEMENT AREAS OR STATE WATERWAYS.

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



2 WORKING DAYS
BEFORE YOU DIG

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

SCALE: 1"=20'
DATE: 07-15-23
DRAWN: JLL
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

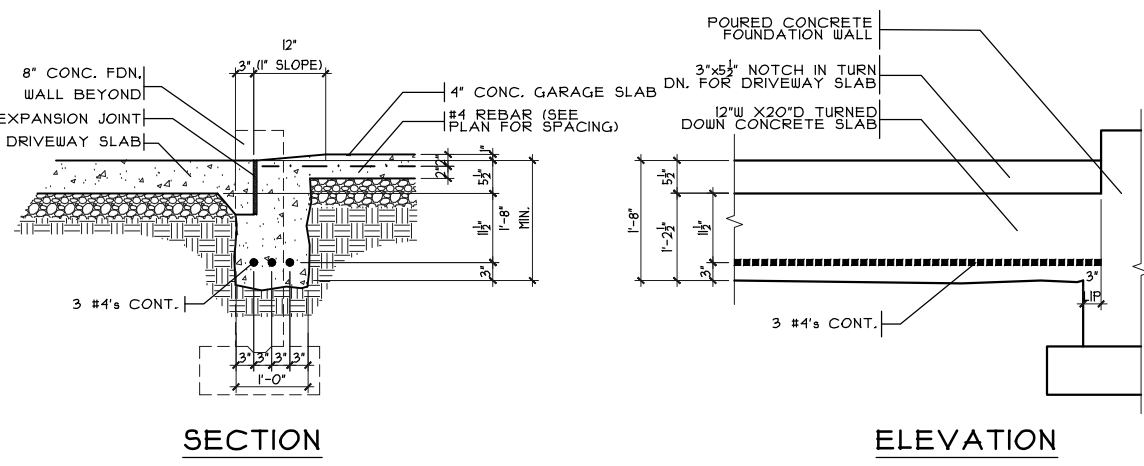
REVISIONS:
1.
2.
3.
4.

PROJECT: TRAILS OF TODHUNTER
DRAWING: 231364PA

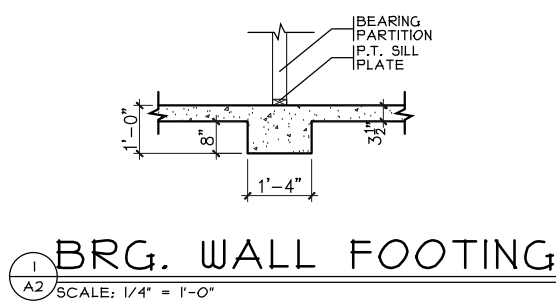
SHEET
1 OF 1



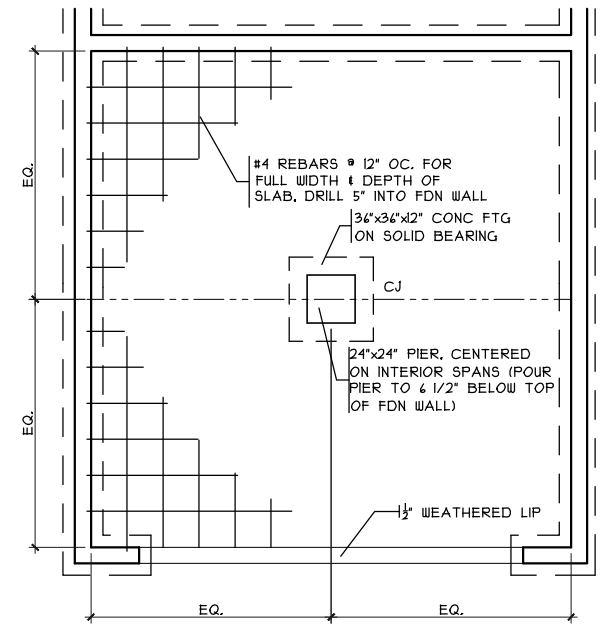
CONTRACTOR IS RESPONSIBLE FOR VERIFYING AND ADHERING TO ANY (STATE, CITY, COUNTY, TOWNSHIP, ETC.) ENGINEERING, CONSTRUCTION, MATERIAL AND SAFETY CODES, SPECIFICATION AND/OR REQUIREMENTS.



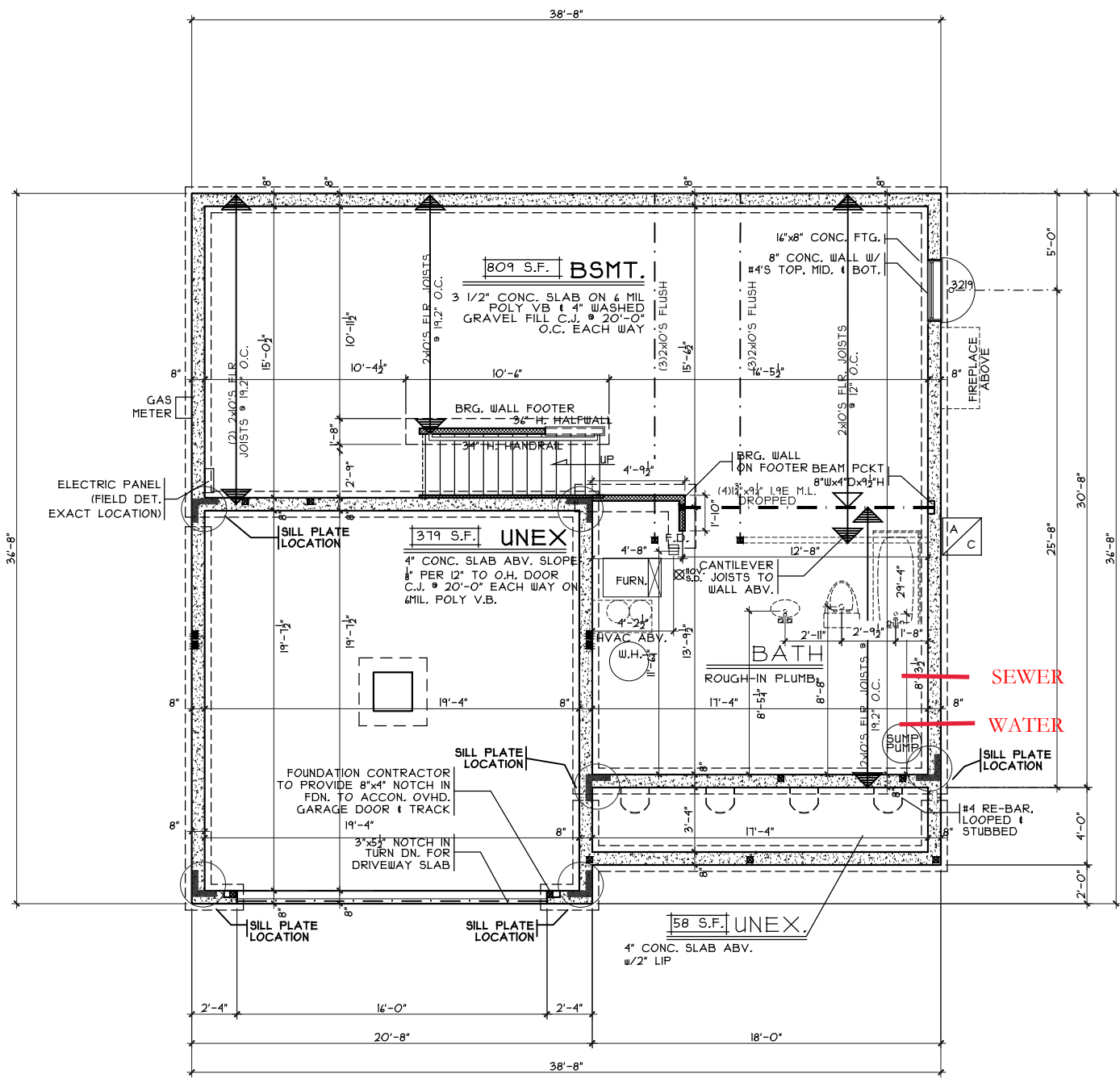
GARAGE DOOR GRADE BM
SCALE: 3/8" = 1'-0"



BRG. WALL FOOTING
SCALE: 1/4" = 1'-0"



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



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

Foundation Plan
Plan: Beaumont Basement
Date: 6/29/23
Drawn: JRK
Scale: As Noted
Revised: 8/24/23
Sheet: 3 of 9

Proposed Residence:
Renaissance - TH-6176
Galeos Residence
235 Beckwourth Drive
Trails of Todhunter Lot 6176

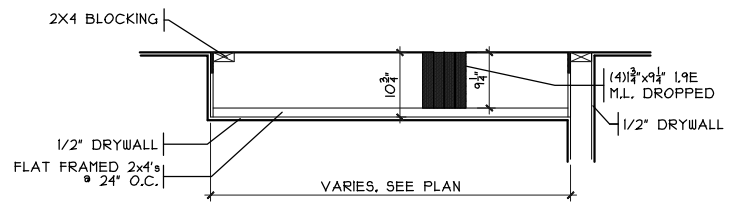
Beaumont - C5 - Comp.
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Monroe
Butler County

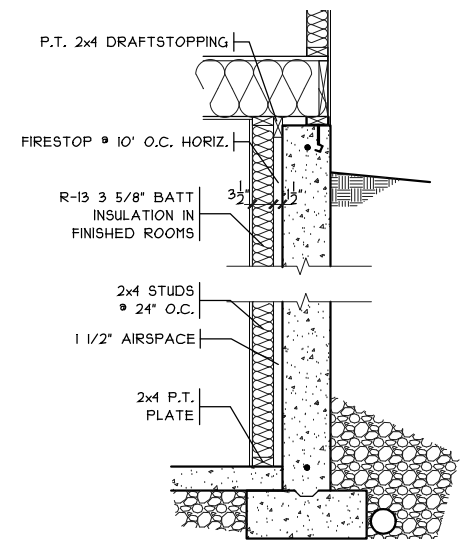
CRISTO HOMES
7594-A Tylers Place Blvd.
West Chester, OH 45069
513.755.0570 www.cristohomes.com

Issue Dates

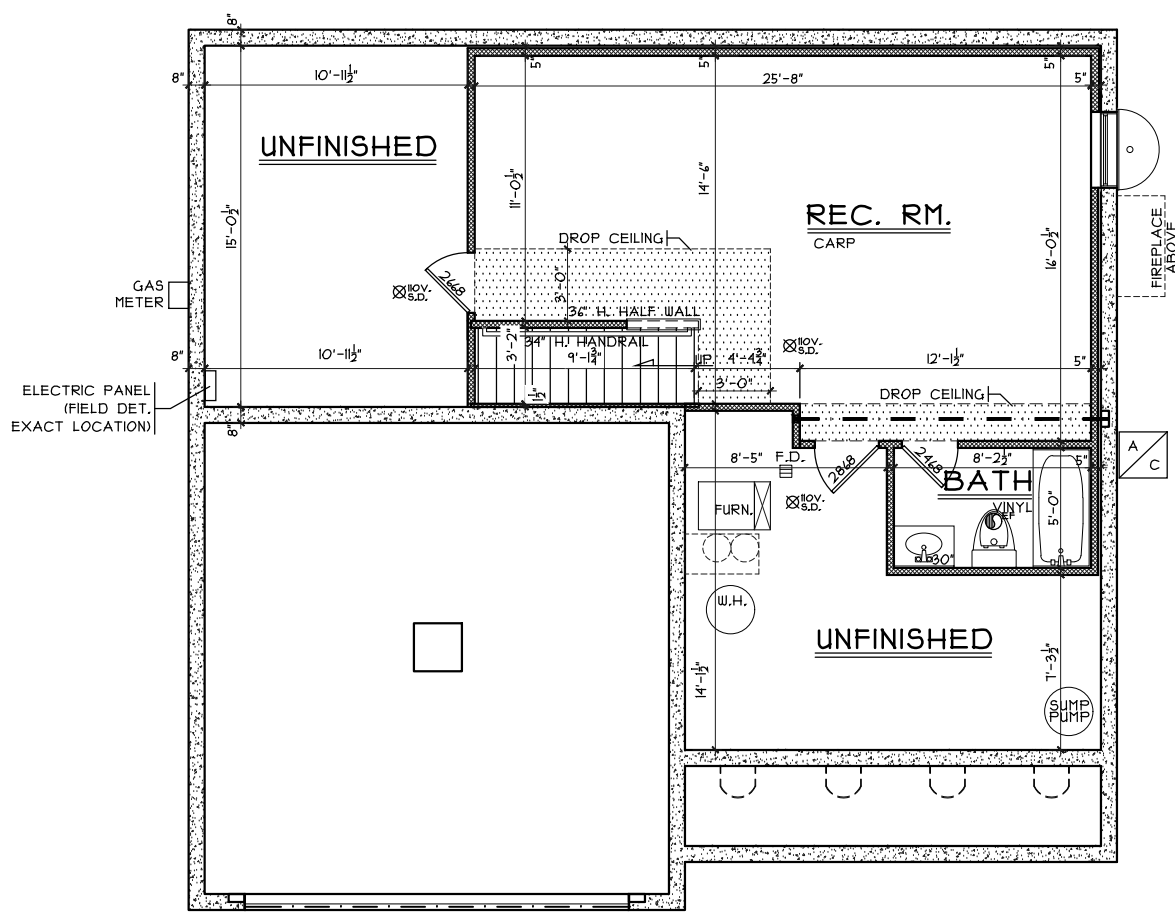
Review	



DROP CEILING DETAIL
SCALE: 1/8" = 1'-0"



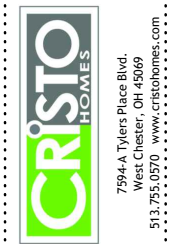
FIN. LL WALL DETAIL
SCALE: 3/8" = 1'-0"



LOWER LEVEL PLAN
SCALE: 1/8" = 1'-0" 44 S.F.

Foundation Plan
Plan: Beaumont Basement
Date: 6/29/23
Drawn: JRK
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Sheet: 4 of 9

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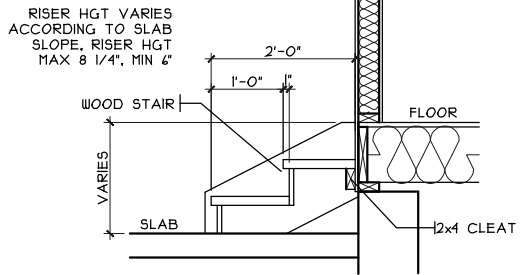
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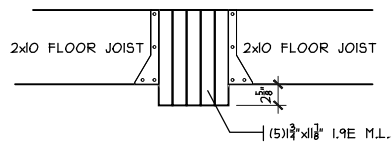
Review	Issue Dates

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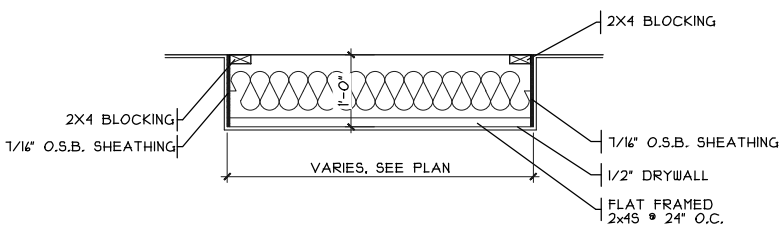
A2a



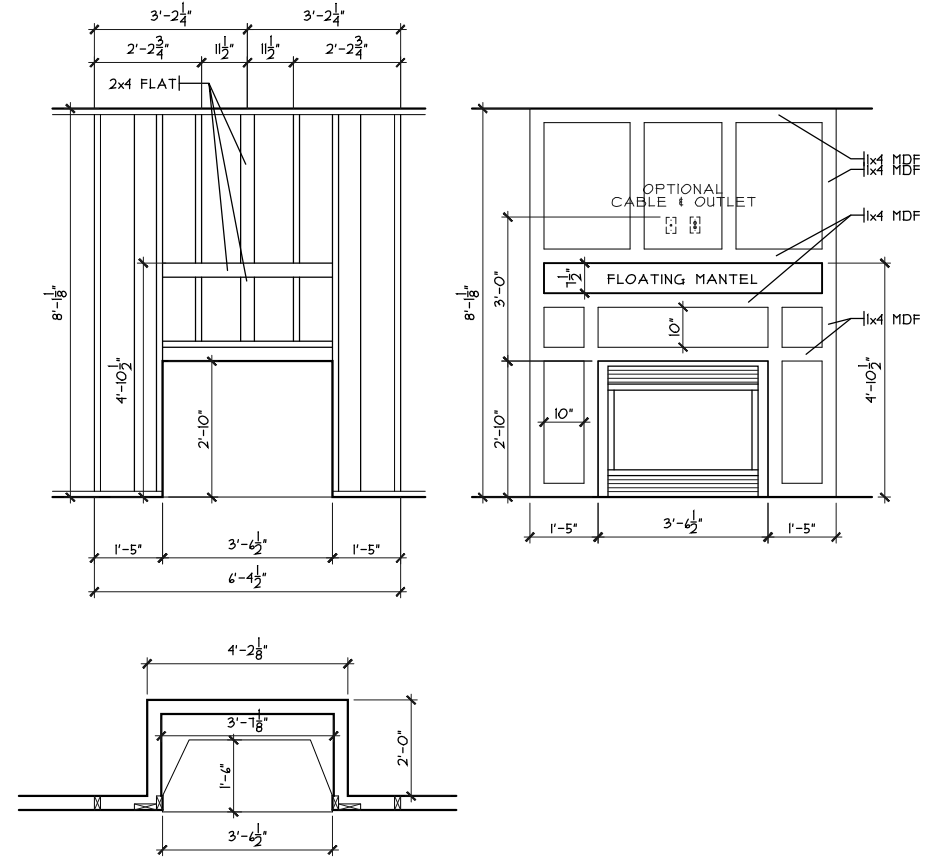
GARAGE STEPS
SCALE: 1/8" = 1'-0"



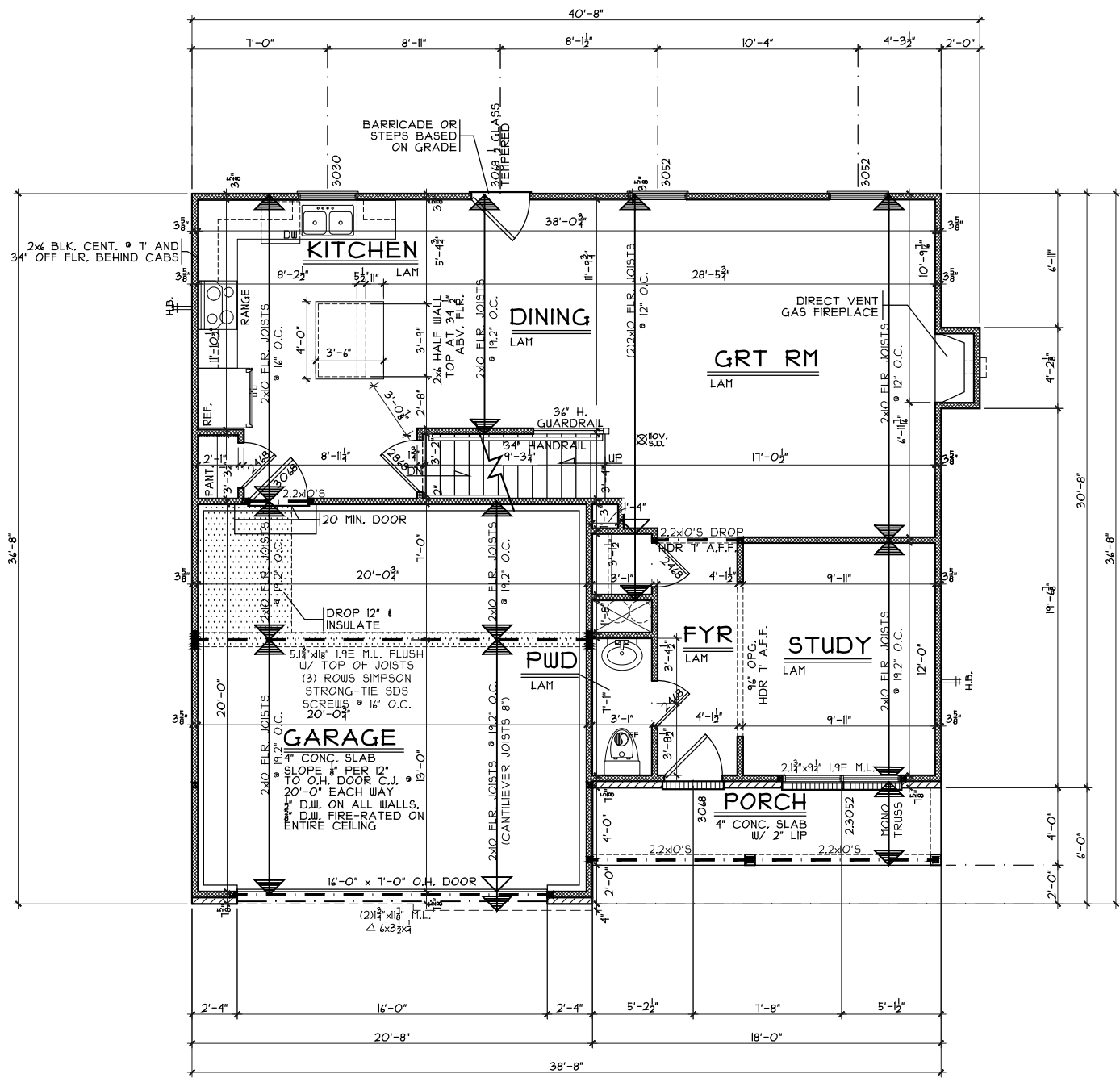
GARAGE BEAM DETAIL
SCALE: 1/8" = 1'-0"



DROP CLG. DETAIL
SCALE: 1/8" = 1'-0"



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



FIRST FLOOR PLAN
SCALE: 1/8" = 1'-0" 888 S.F.

First Floor Plan
Plan: Beaumont Basement
Date: 6/29/23
Drawn: JRK
Scale: As Noted
Revised: 8/24/23
Sheet: 5 of 9

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