

TH 6182
223 Beckwourth Drive
Monroe, OH 45050

2 Story Basement

Loop vent kitchen

Finished basement and full bath

2 hose bibs - no valves required

ice maker

2 tub

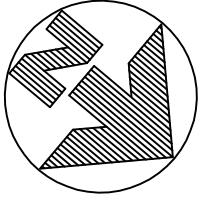
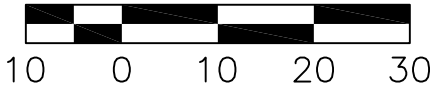
1 shower - tiled base - trap - stub through floor and dont install
shower drain

soaking tub - wall mount faucet

1 laundry tub

Install Pressure Regulator on this home - owner extra

Gas Furnace , Range and Fireplace



QUANTITIES

TOTAL LOT AREA	9923	sq. ft.
CITY WALK	189	sq. ft.
HOUSE WALK	40	sq. ft.
DRIVE	1023	sq. ft.
APRON	93	sq. ft.
PATIO AND PORCHES	256	sq. ft.
DECK	0	sq. ft.
SEEDING AREA	3808	sq. ft.
UNDISTURBED AREA	3035	sq. ft.

KHANAL RESIDENCE
223 BECKWORTH DRIVE

LOT COVERAGE=32.6%



AMERICAN SENTRY LINDEN

PLOT PLAN

LOT 6182 (9,923 SF) 0.2279 ACRES

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

FOR: CRISTO HOMES

SETBACKS:

FRONT YARD=40'	C25	R=210.00'
REAR YARD=25'		L=54.60'
SIDE YARD=10' MIN/20' TOTAL		

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.

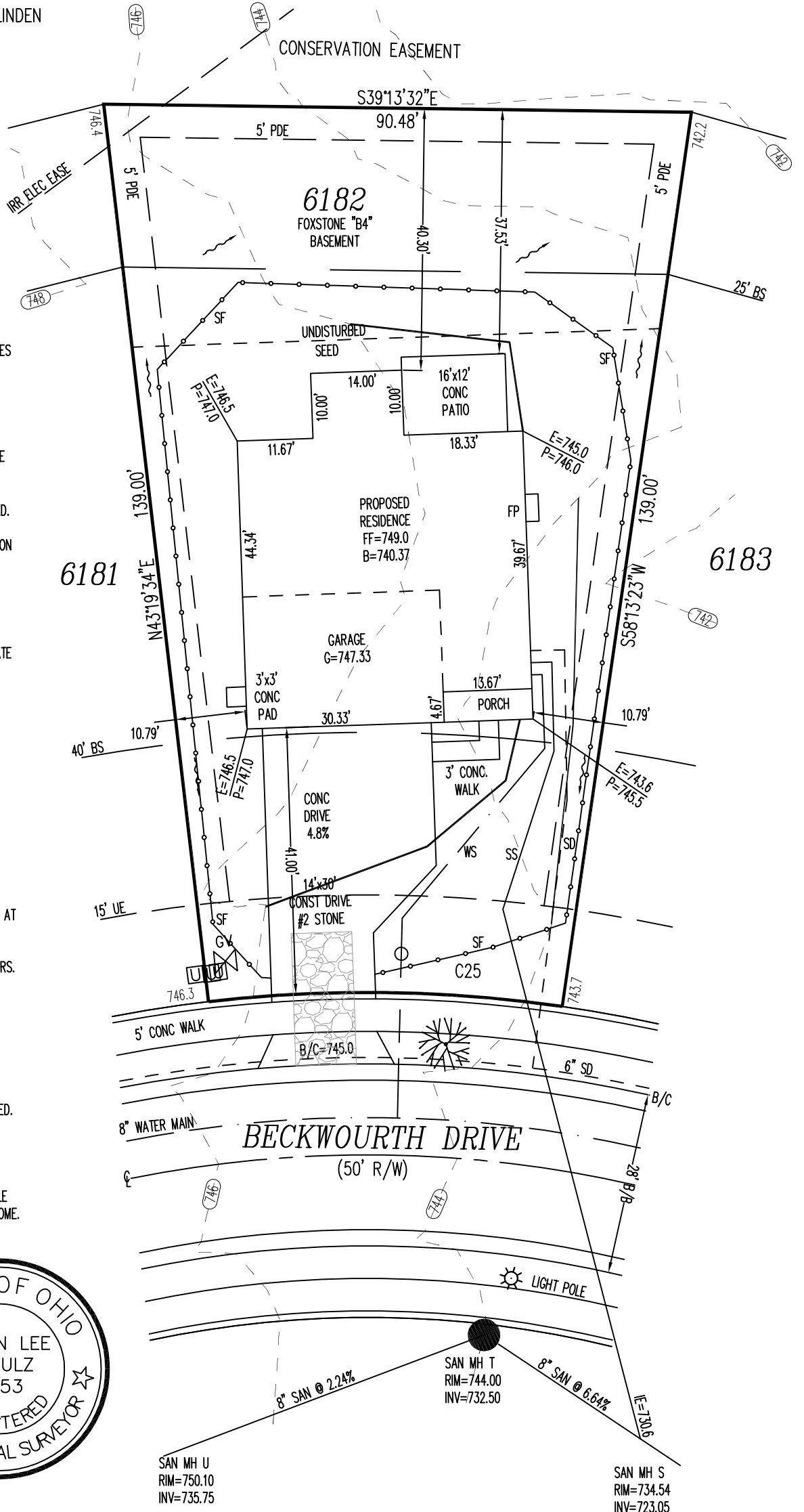
NO MATERIAL SHALL BE STOCKPILED ON THE ROADWAY SURFACE.

ALL DUMPSTER'S MUST BE COVERED.

ALL DOWNSPOUTS TO TERMINATE ONTO SPLASH BLOCKS

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

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



2 WORKING DAYS
BEFORE YOU DIG

OHIO811.org

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

SCALE: 1"=20'

DATE: 12-25-23

DRAWN: JLL

DESIGNED:

CHECKED: JLS

APEX

ENGINEERING & SURVEYING, INC.

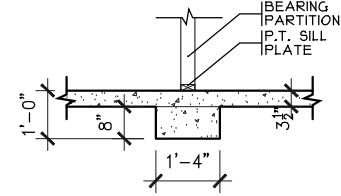
1068 N. UNIVERSITY BLVD MIDDLETOWN, OHIO 45042
PH.-(513) 424-5202 OR (513) 932-8991 FAX - (513) 424-6202

REVISIONS:

- 1.
- 2.
- 3.
- 4.

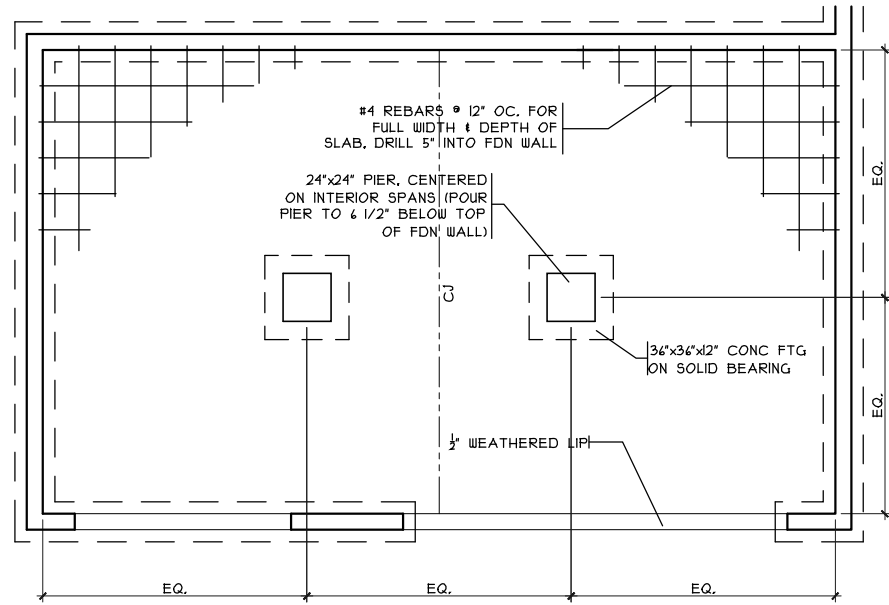
PROJECT: TRAILS OF TODHUNTER
DRAWING: 232265PA

SHEET
1 OF 1



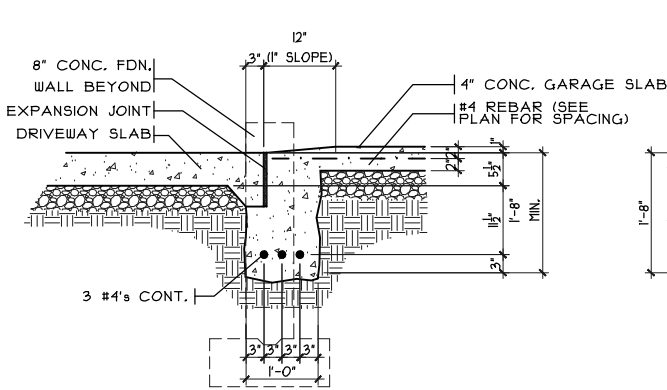
BEARING WALL FOOTER

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

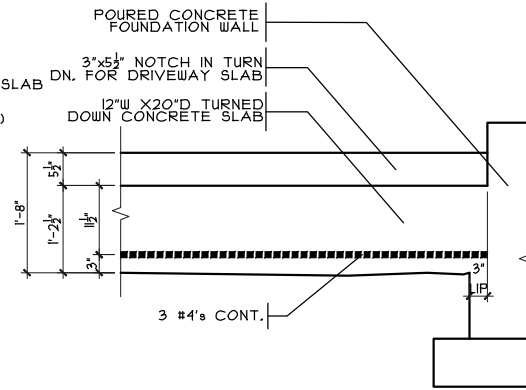


GRADE BM DETAIL

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



SECTION

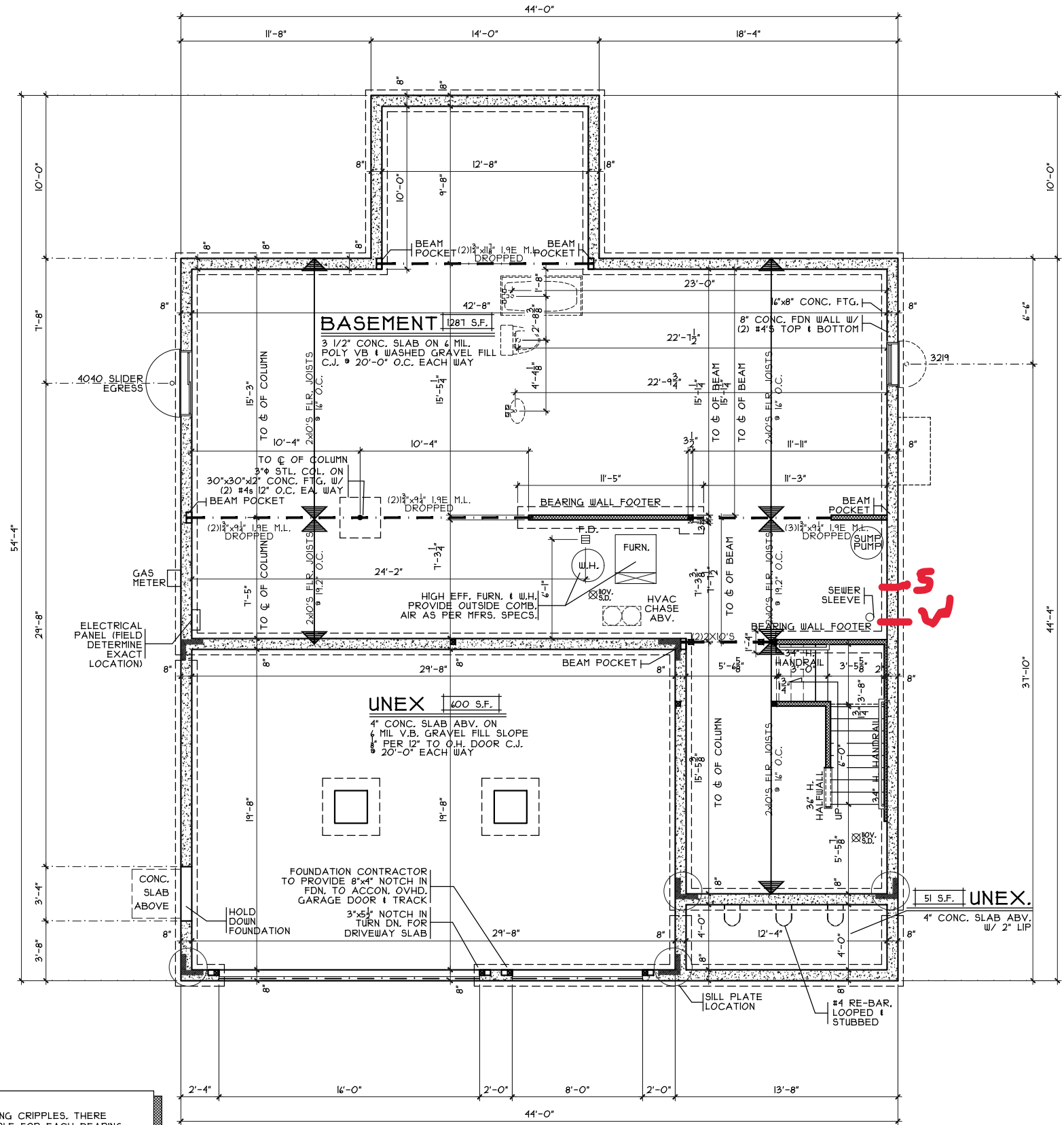


ELEVATION

GARAGE DOOR GRADE BM

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

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



FOUNDATION PLAN

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

Foundation Plan

Plan: Foxstone
 Date: 11.27.2023
 Drawn: TB
 Scale: As Noted
 Revised: 2.2.2024
 Sheet: 3 of 8

TH-6182

Proposed Residence:

Khanal Residence

223 Beckworth Drive

Trails of Todhunter Lot #6182

Foxstone - B4 - Comp.

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Issue Dates

Review	Issue Dates

Monroe

Butler County

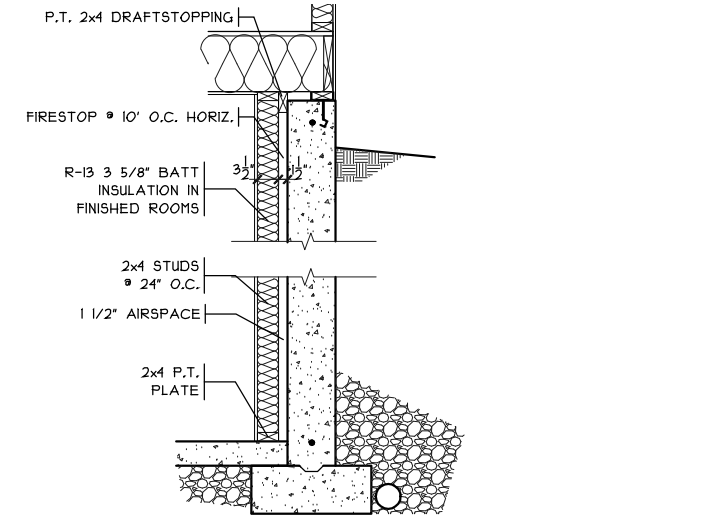


7594 A Tyers Place Blvd.
 West Chester, OH 45069
 513.755.0570

A2

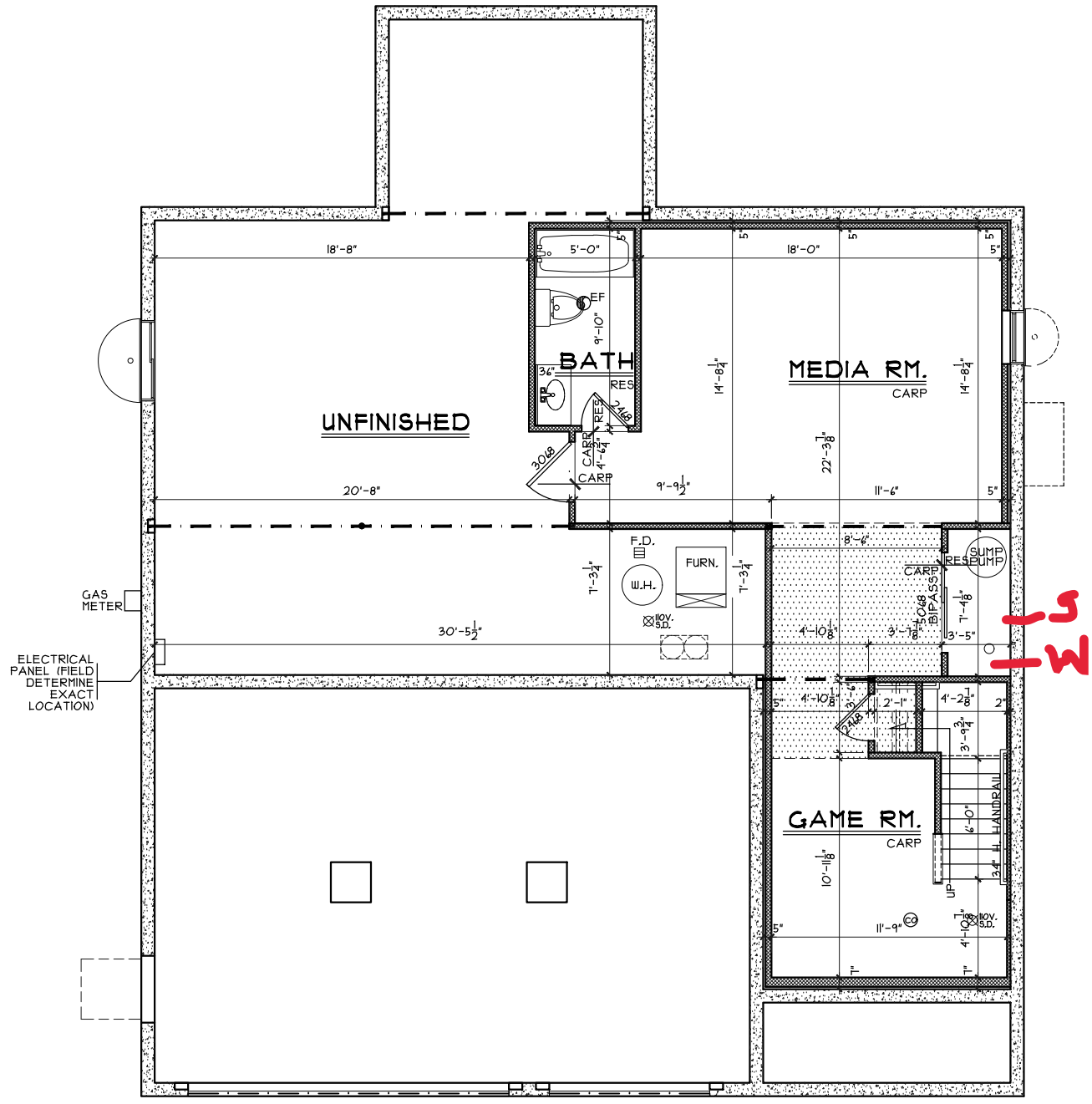
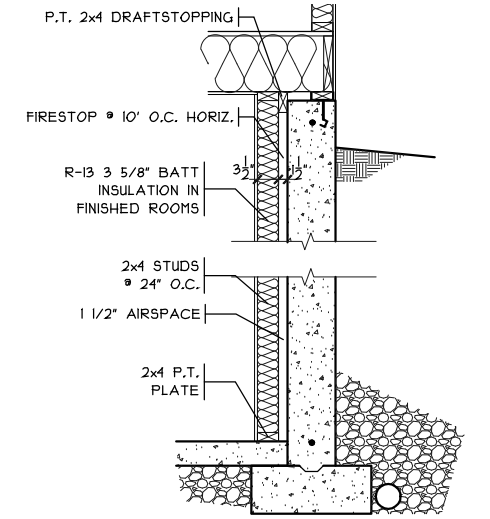
DROP CLG. DETAIL

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



FIN. LL WALL DETAIL

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



FINISHED LOWER LEVEL

SCALE: 1/8" = 1'-0" 602 SQ. FT.

Finished Lower Level

TH-6182

Foxstone - B4 - Comp.

Plan: Foxstone
Date: 11.27.2023
Drawn: TB
Scale: As Noted
Revised: 2.2.2024
Sheet: 4 of 8

Proposed Residence:
Khanal Residence
223 Beckworth Drive
Trails of Todhunter Lot #6182

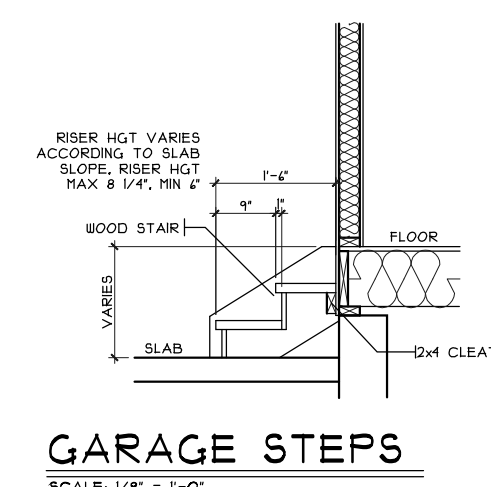
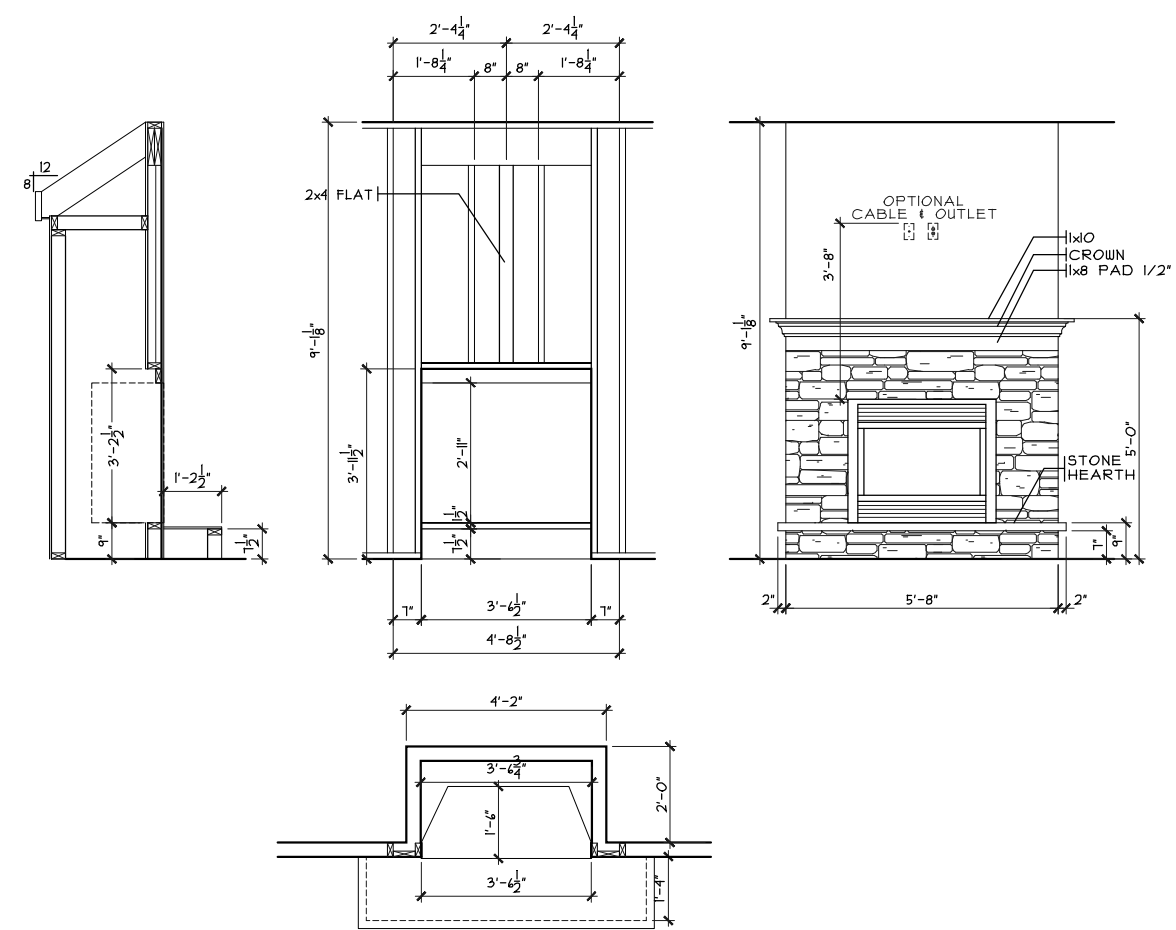


Monroe
Butler County

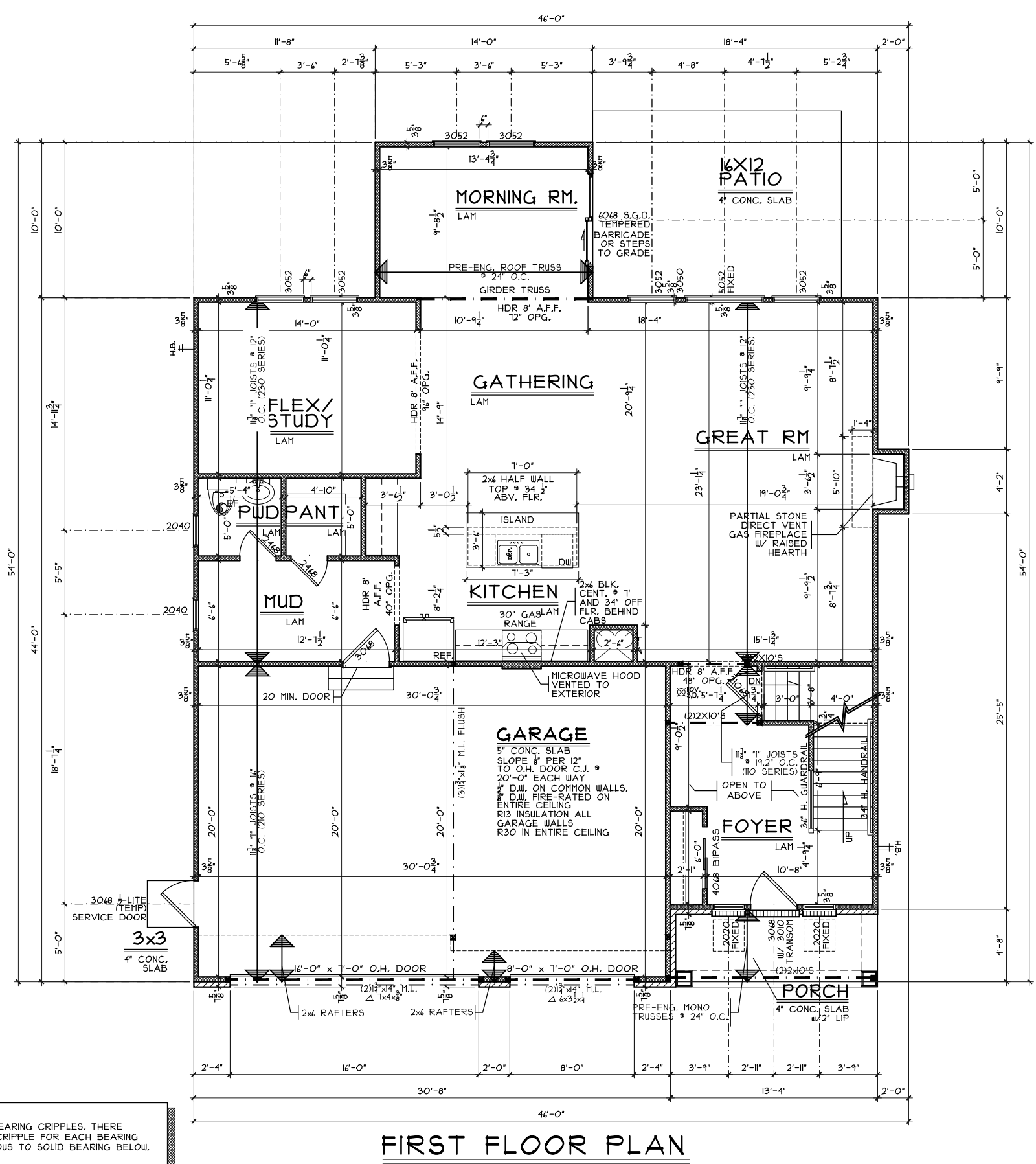
Issue Dates	Review

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A2a



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First Floor Plan



Proposed Residence:
 Khanal Residence
 223 Beckworth Drive
 Trails of Todhunter Lot #6182

TH-6182

Foxstone - B4 - Comp.

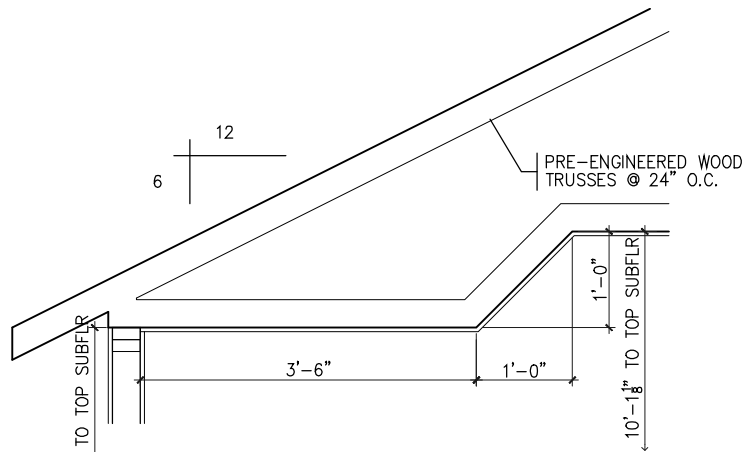
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Review	Issue Dates

Monroe
 Butler County

A3

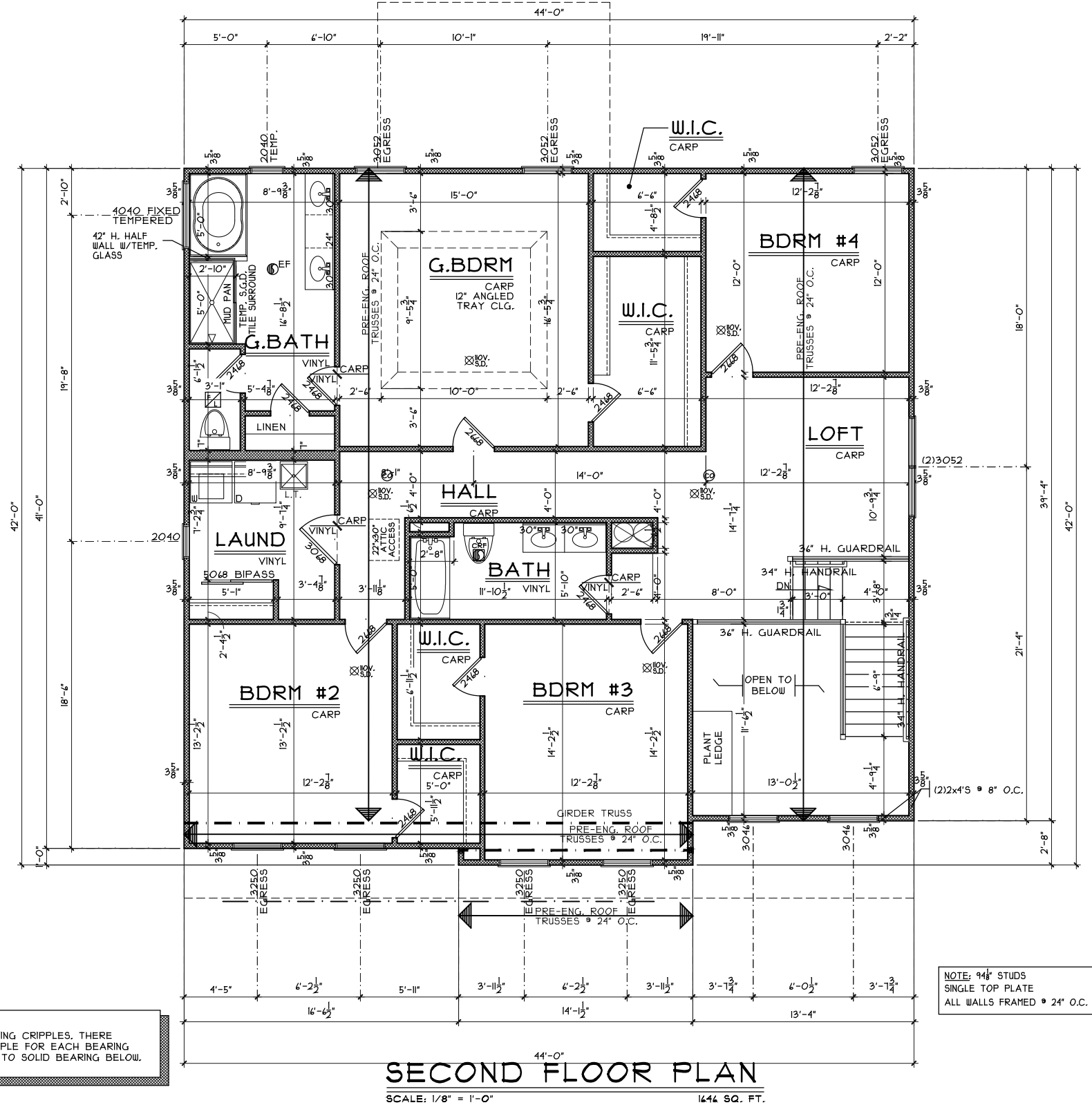
Plan: Foxstone
 Date: 11.27.2023
 Drawn: TB
 Scale: As Noted
 Revised: 2.2.2024
 Sheet: 5 of 8



OPT. ANGLED TRAY @ MBR.

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

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



SECOND FLOOR PLAN

SCALE: 1/8" = 1'-0" 1646 SQ. FT.

Second Floor Plan

Plan: Foxstone
Date: 11.27.2023
Drawn: TB
Scale: As Noted
Revised: 2.2.2024
Sheet: 6 of 8



Proposed Residence:

Khanal Residence

223 Beckworth Drive

Trails of Todhunter Lot #6182

TH-6182

Foxstone - B4 - Comp.

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Issue Dates

Review

Monroe

Butler County

A4