

TH 6184
219 Beckwourth Drive
Monroe, OH 45050

2 Story Basement

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

3pc rough in basement - unfinished basement

2 hose bibs - no valves required

ice maker

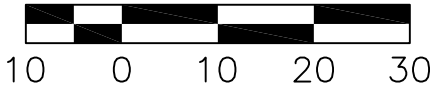
1 tub

1 shower

1 soaking tub - wall mount valve - dont put too high

1 laundry tub

Gas Furnace , Fireplace and Range



QUANTITIES

TOTAL LOT AREA	9923	sq. ft.
CITY WALK	189	sq. ft.
HOUSE WALK	29	sq. ft.
DRIVE	804	sq. ft.
APRON	93	sq. ft.
PATIO AND PORCHES	103	sq. ft.
DECK	0	sq. ft.
SEEDING AREA	4857	sq. ft.
UNDISTURBED AREA	2766	sq. ft.

NARCISSE RESIDENCE
219 BECKWORTH DRIVE

LOT COVERAGE=35.3%



AMERICAN SENTRY LINDEN

PLOT PLAN

LOT 6184 (9,923 SF) 0.2278 ACRES

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

FOR: CRISTO HOMES

SETBACKS:

FRONT YARD=40'	C27	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.

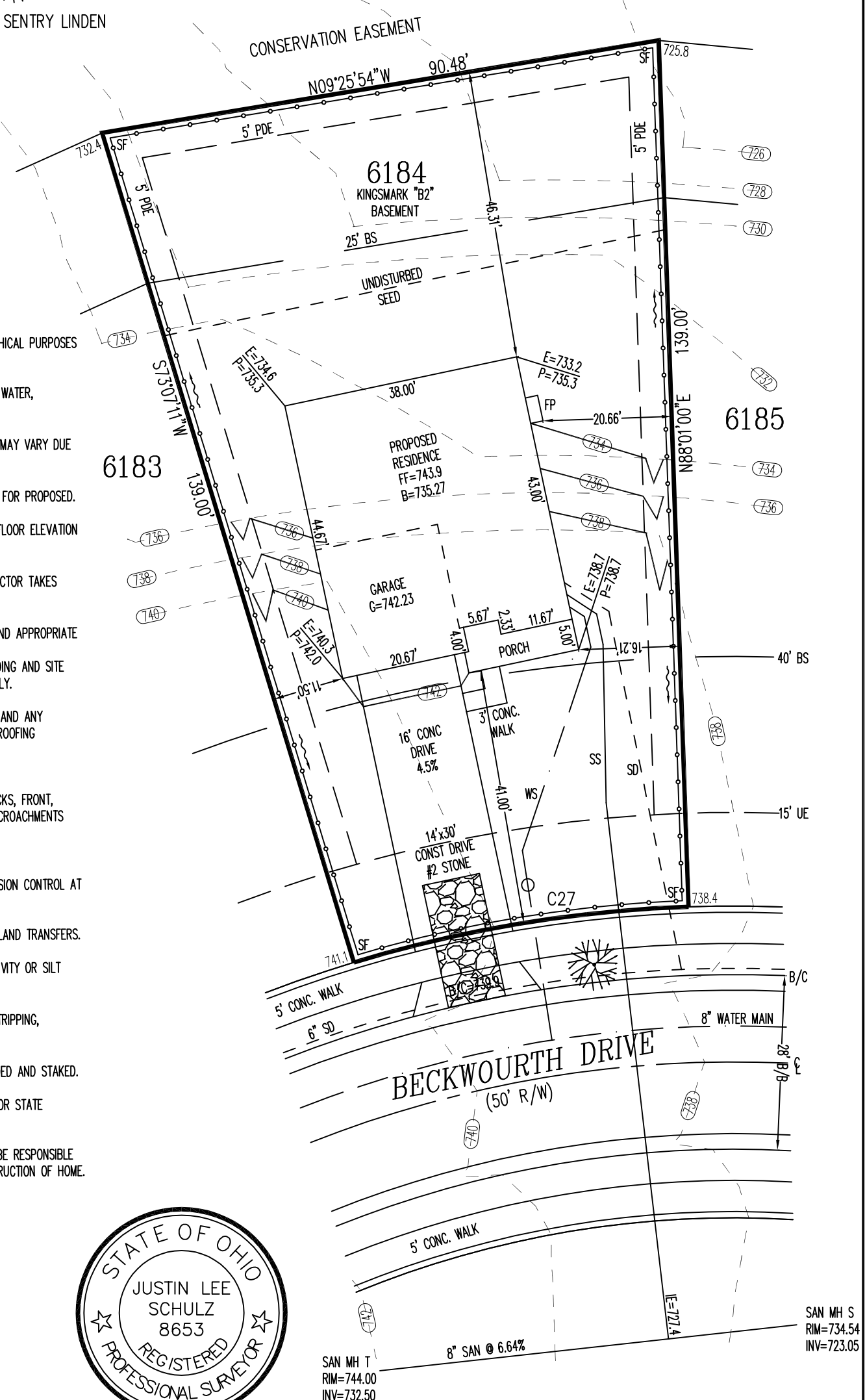
NO STRAW WADDLES SHALL BE USED ADJACENT TO CONSERVATION EASEMENT AREAS OR STATE WATERWAYS.

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 (UNLESS NOTED)



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: 6/6/2023

DRAWN: REW

DESIGNED:

CHECKED: JLS

APEX

ENGINEERING & SURVEYING, INC.

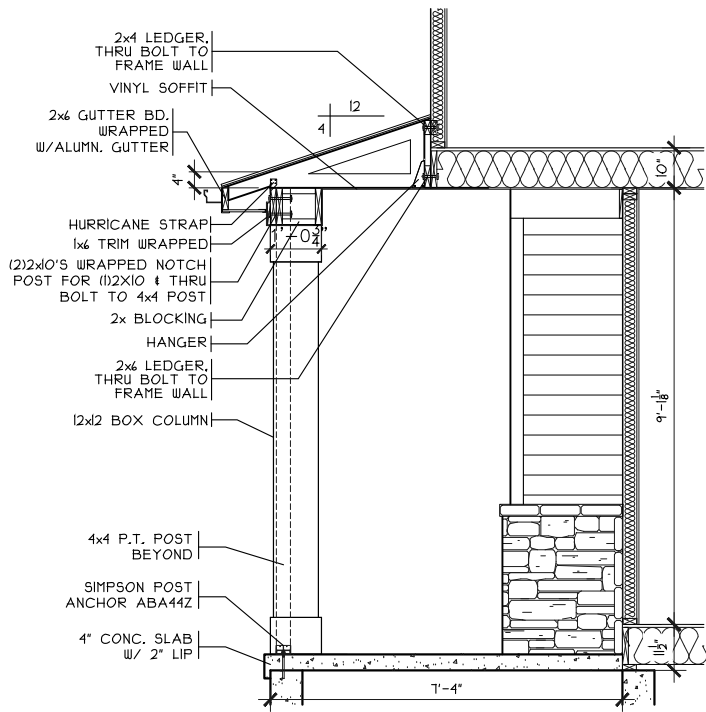
1068 N. UNIVERSITY BLVD MIDDLETOWN, OHIO 45042
PH.-(513) 424-5202 OR (513) 932-8991 FAX - (513) 424-6202

REVISIONS:

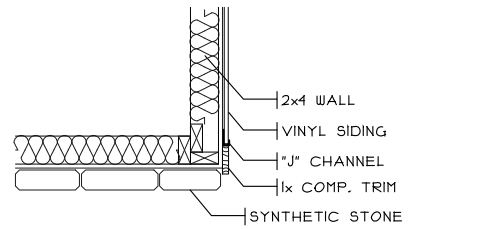
- 1.
- 2.
- 3.
- 4.

PROJECT: TRAILS OF TODHUNTER
DRAWING: 231064PA

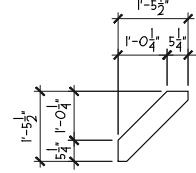
SHEET
1 OF 1



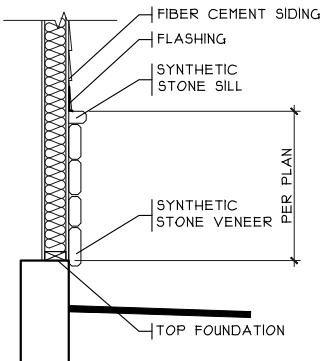
FRONT PORCH DETAIL
 SCALE: 1/4" = 1'-0"



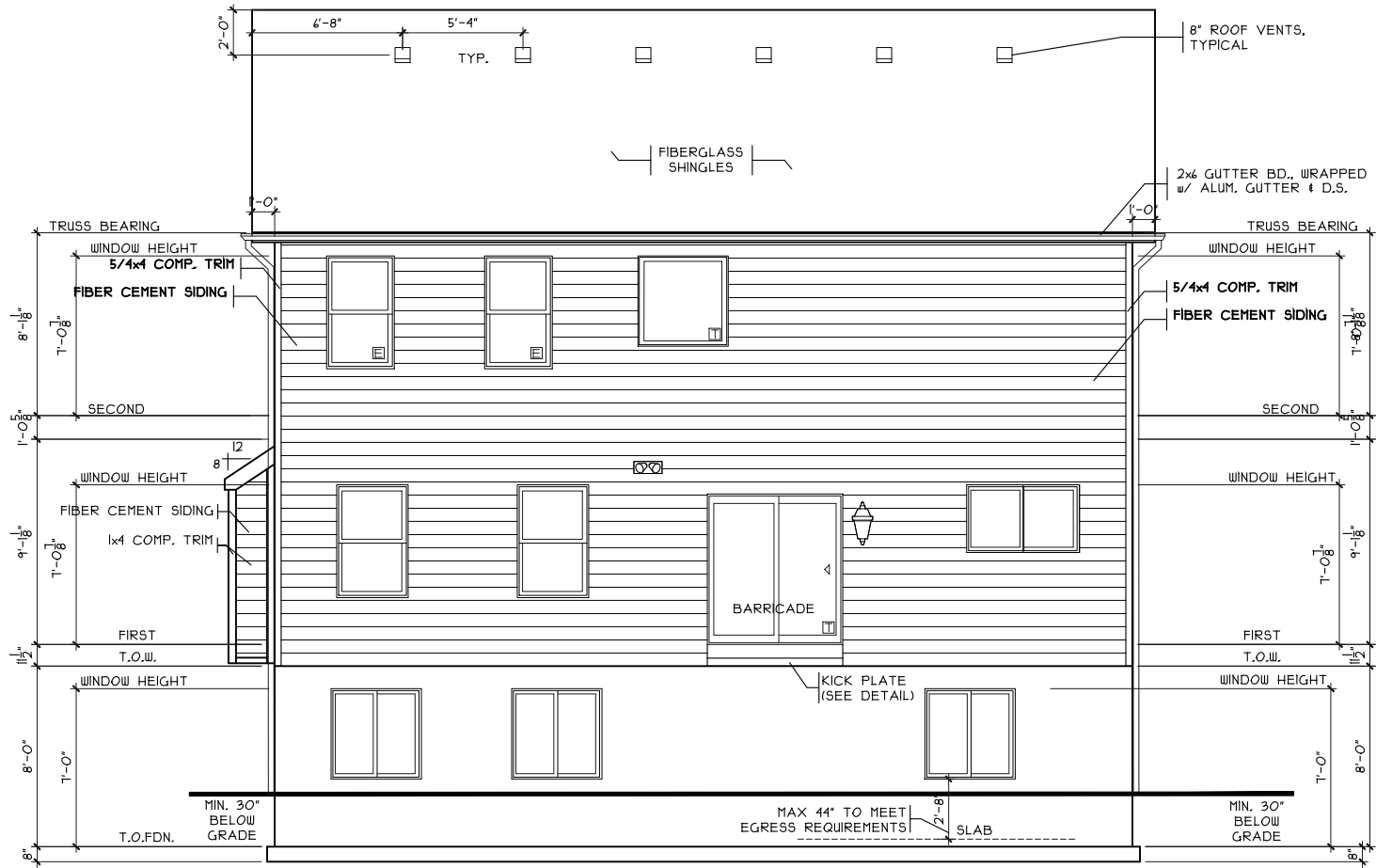
STONE/VINYL DETAIL
 SCALE: 1/2" = 1'-0"



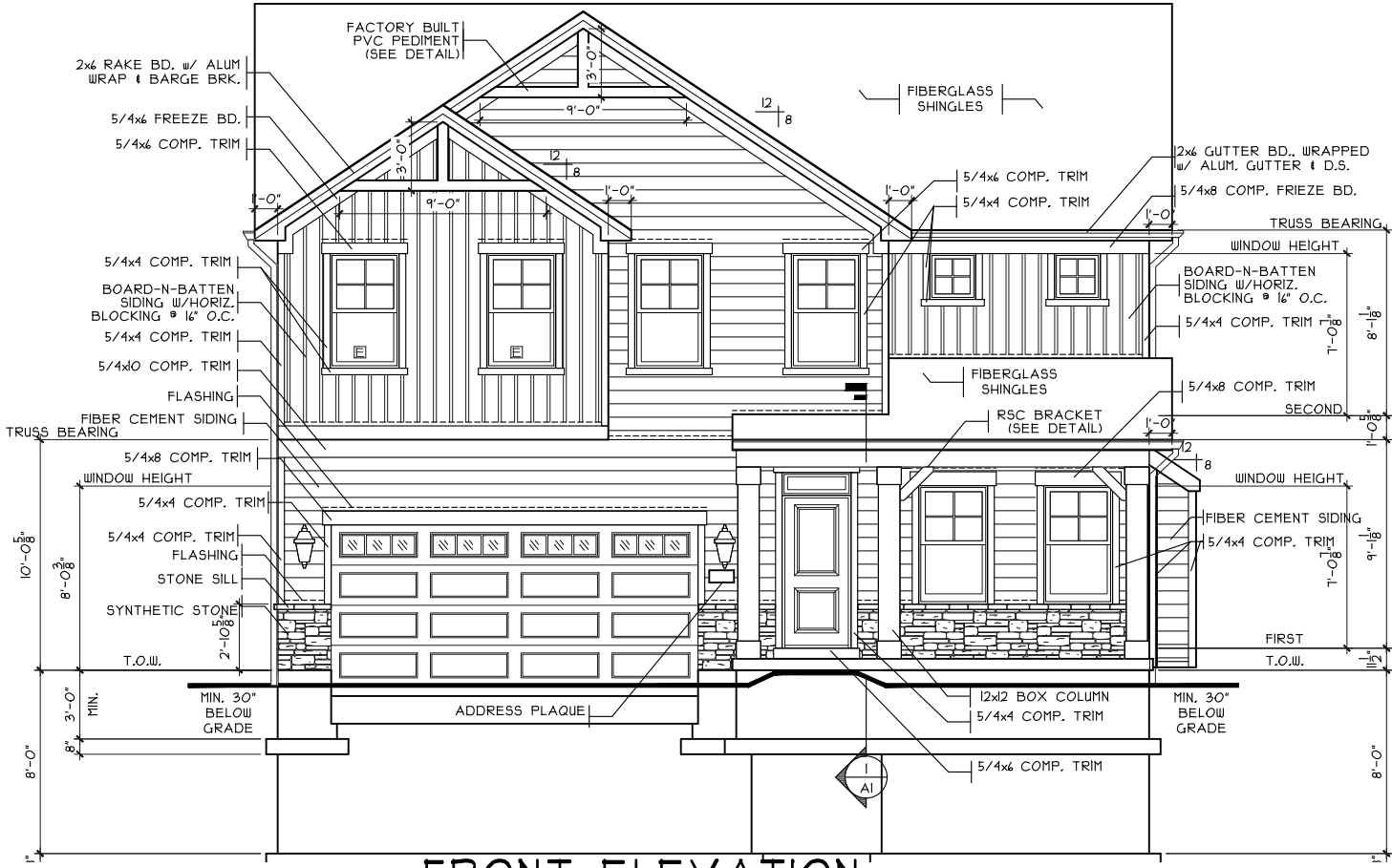
BRACKET DETAIL
 SCALE: 1/4" = 1'-0"



STONE BASE DETAIL
 SCALE: 1/8" = 1'-0"



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

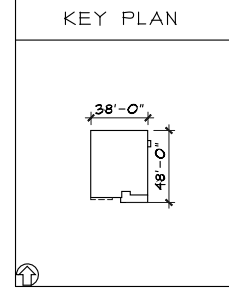


FRONT ELEVATION
 SCALE: 1/8" = 1'-0"

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 (Aluminum)
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.	
252194B4	
4	BDRMS
2.5	BATH
2	CAR GARAGE
1	1ST FLR. CLG.
SQUARE FOOTAGE	
TOTAL	2794
FIRST	1226
SECOND	1516
LOWER (SLAB)	1212
GAR. (SLAB)	393



Issue Dates: _____ Review: _____

Kingsmark-B2 - Comp.

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Monroe Butler County

Prestige - TH-6184

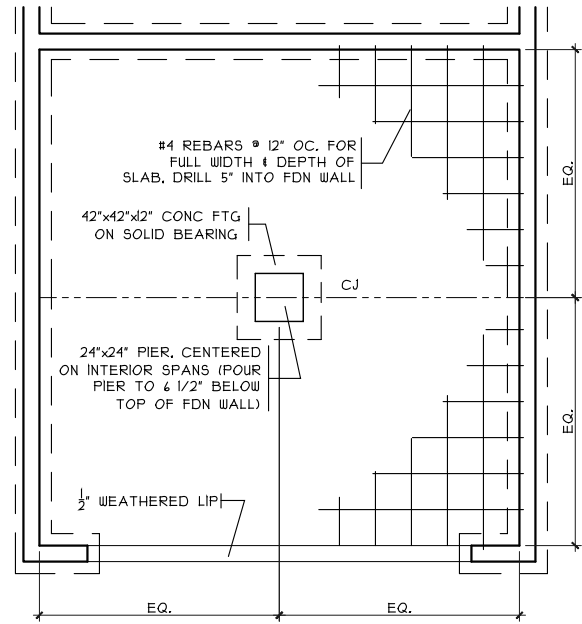
Proposed Residence:
 Narcisse Residence
 219 Beckworth Drive
 Trails of Todhunter

CRISTO HOMES

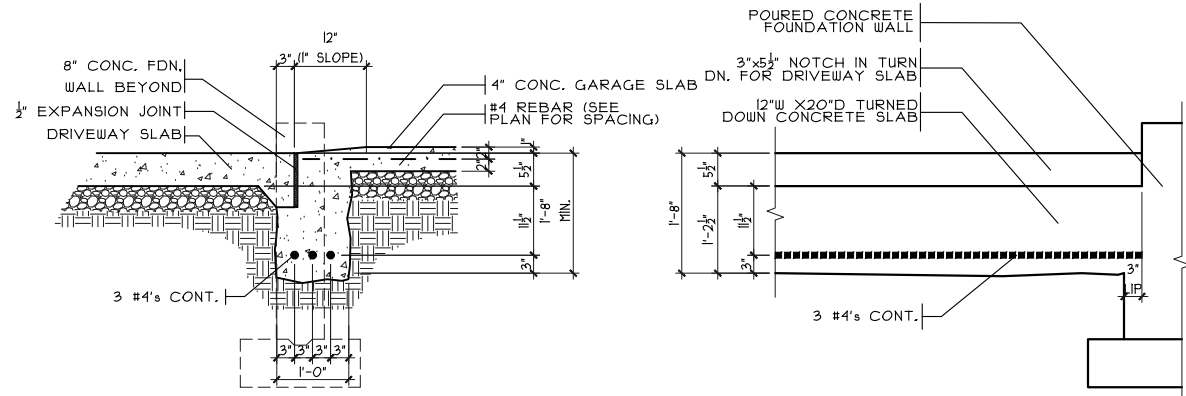
7894A Tyers Place Blvd.
 West Chester, OH 45389
 513.755.0570 • www.cristohomes.com

Plan: Kingsmark
 Date: 5.12.2023
 Drawn: JRK
 Scale: As Noted
 Revised: 7.10.2023
 Sheet: 1 of 8

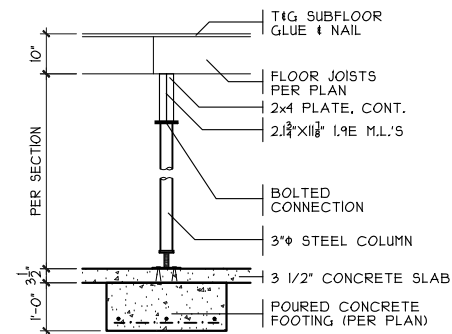
A1



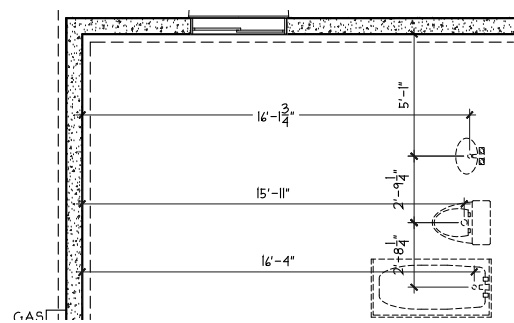
GARAGE BM DETAIL
 SCALE: 1/8" = 1'-0"



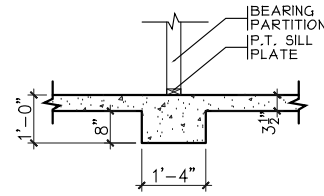
GARAGE DOOR GRADE BM
 SCALE: 3/8" = 1'-0"



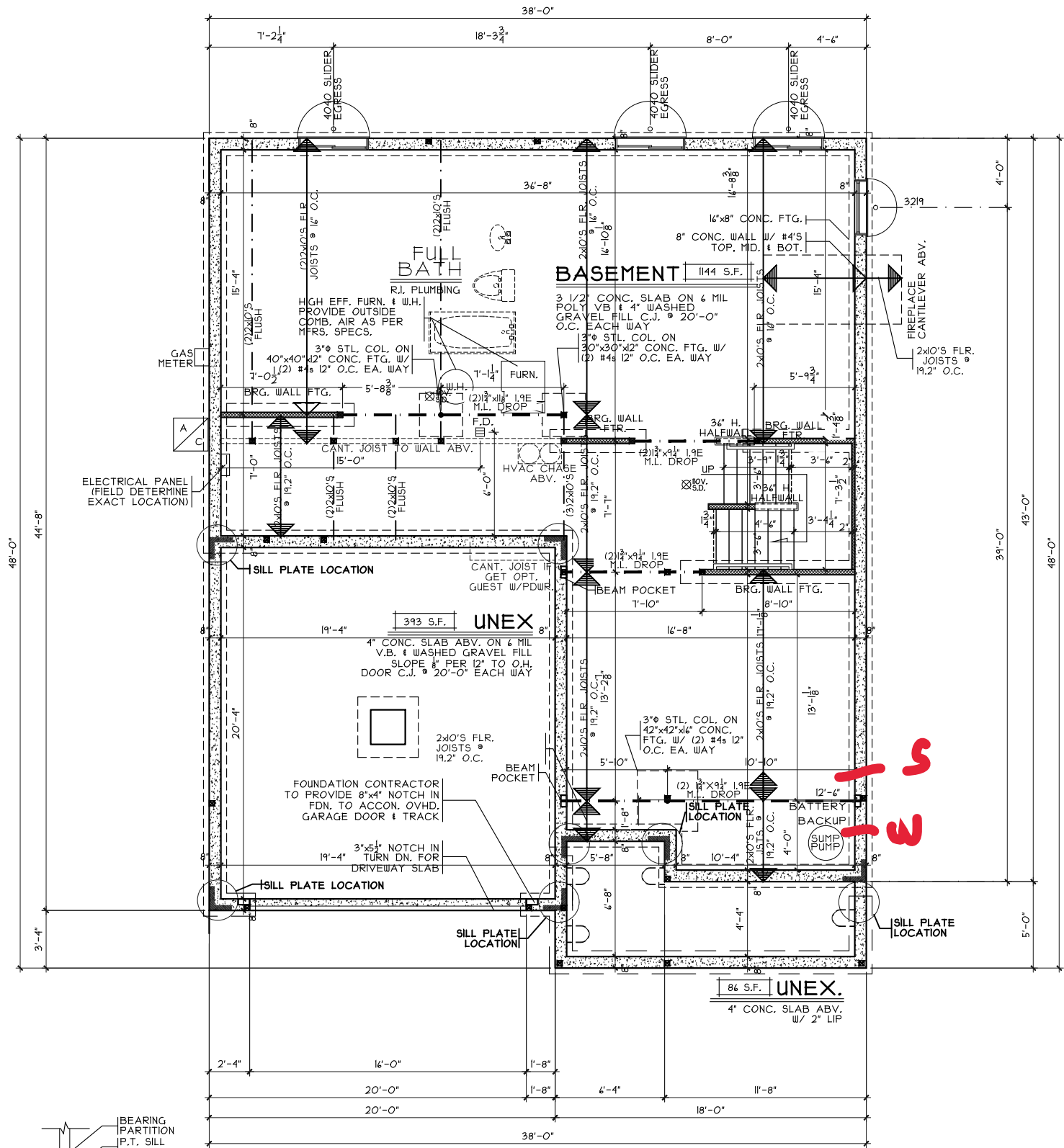
COLUMN DETAIL
 SCALE: 1/4" = 1'-0"



DIMS TO FDN PLUMB. BRG. WALL FOOTING
 SCALE: 1/8" = 1'-0"



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



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

Foundation Plan

Plan: Kingsmark
 Date: 5.12.2023
 Drawn: JRK
 Scale: As Noted
 Revised: 7.10.2023
 Sheet: 3 of 8

Prestige - TH-6184

Proposed Residence:
 Narcisse Residence
 219 Beckwourth Drive
 Trails of Todhunter



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Kingsmark-B2 - Comp.

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Issue Dates

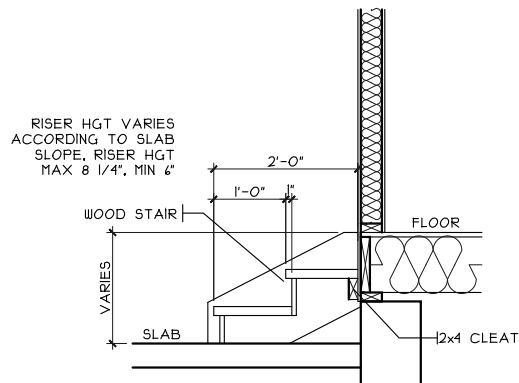
Review	Issue Dates

Monroe
 Butler County

A2

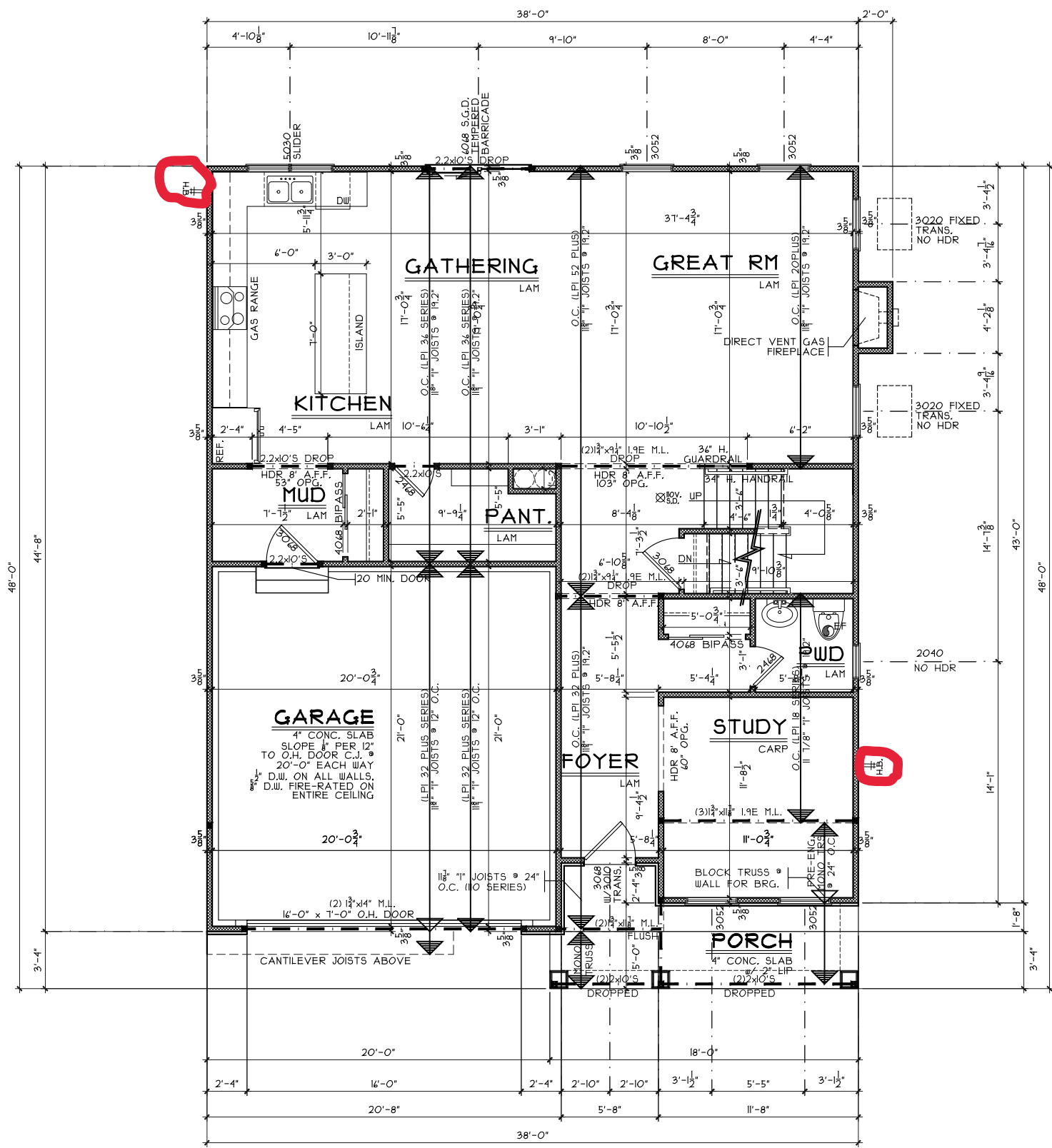
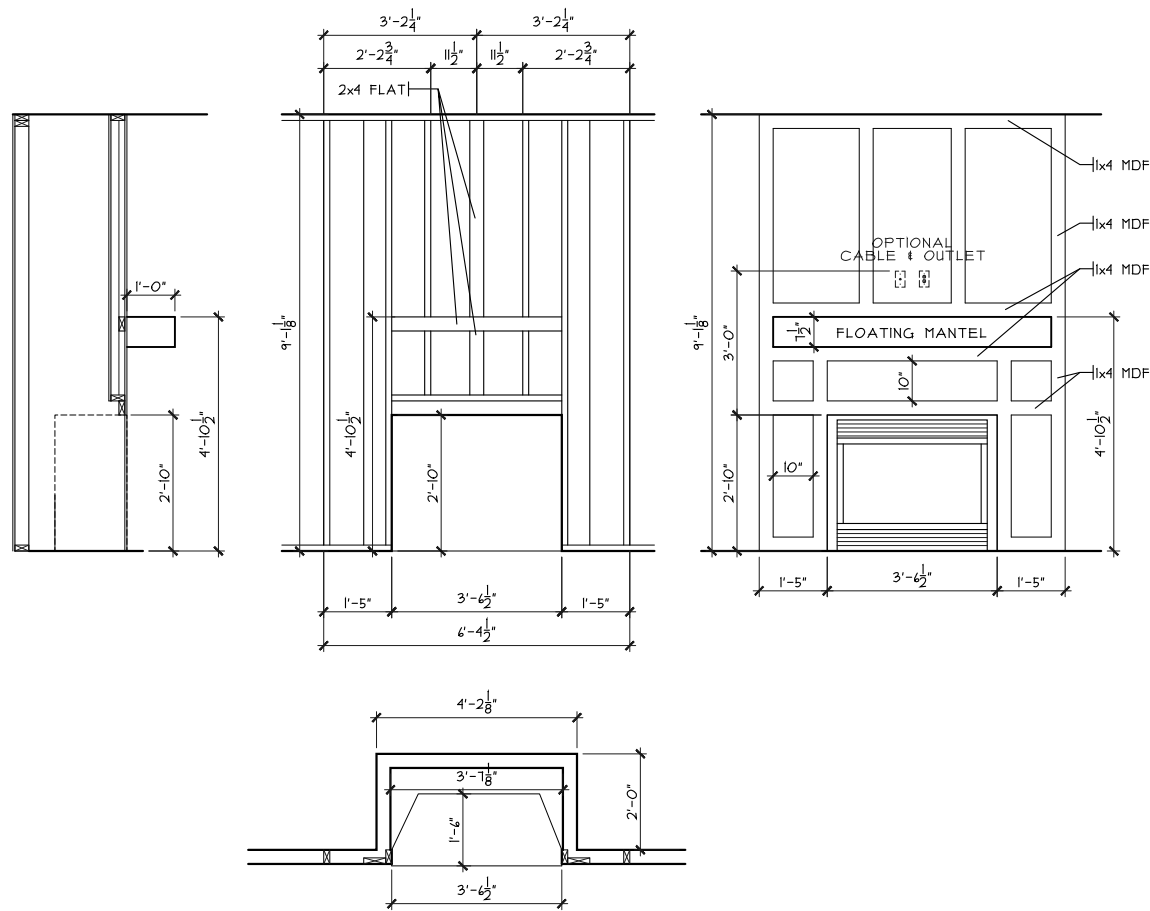
GARAGE STEPS DETAIL

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



OPT. FIREPLACE FRAMING DETAIL

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



FIRST FLOOR PLAN

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

First Floor Plan

Plan: Kingsmark
 Date: 5.12.2023
 Drawn: JRK
 Scale: As Noted
 Revised: 7.10.2023
 Sheet: 4 of 8

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Proposed Residence:
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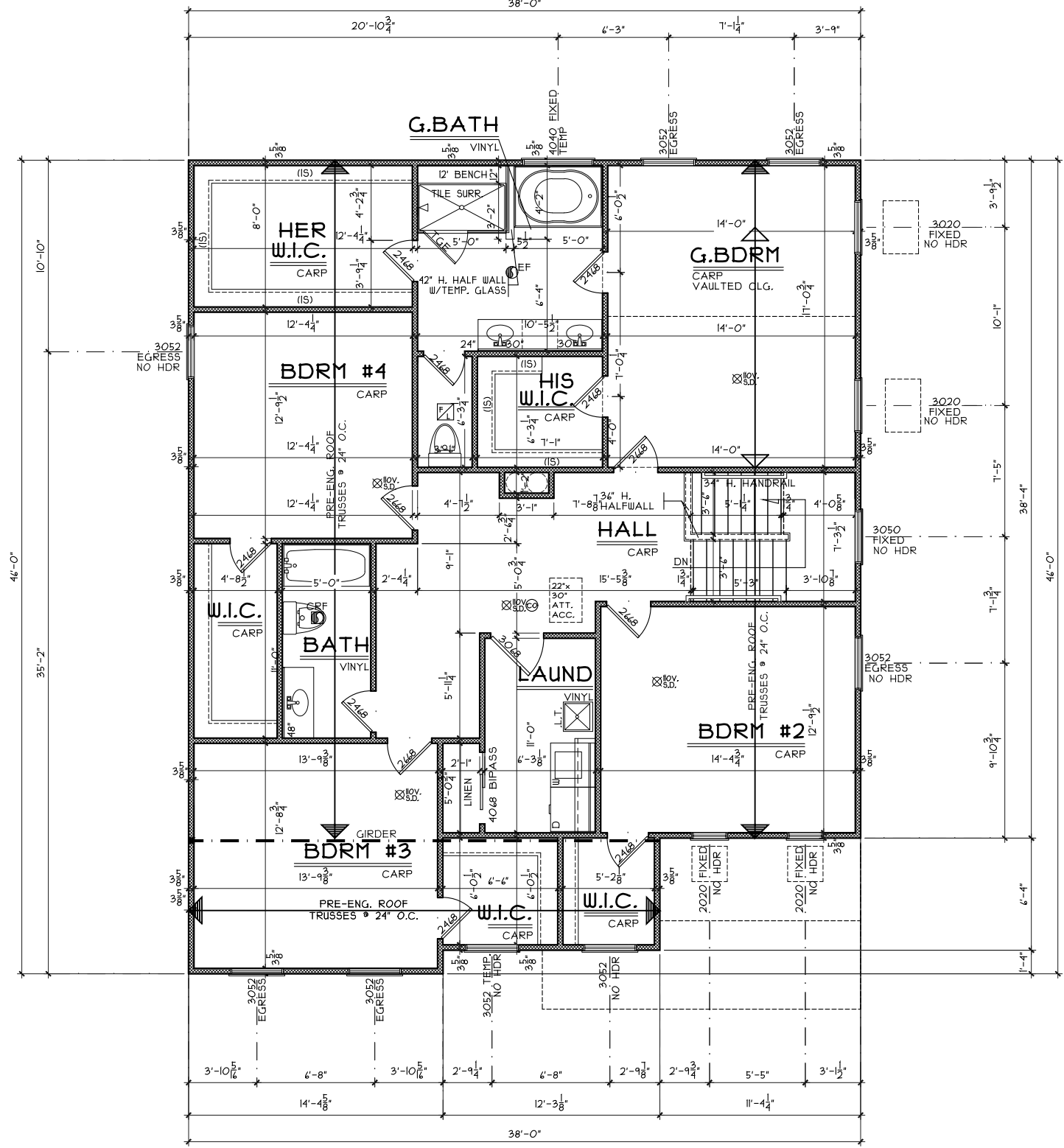
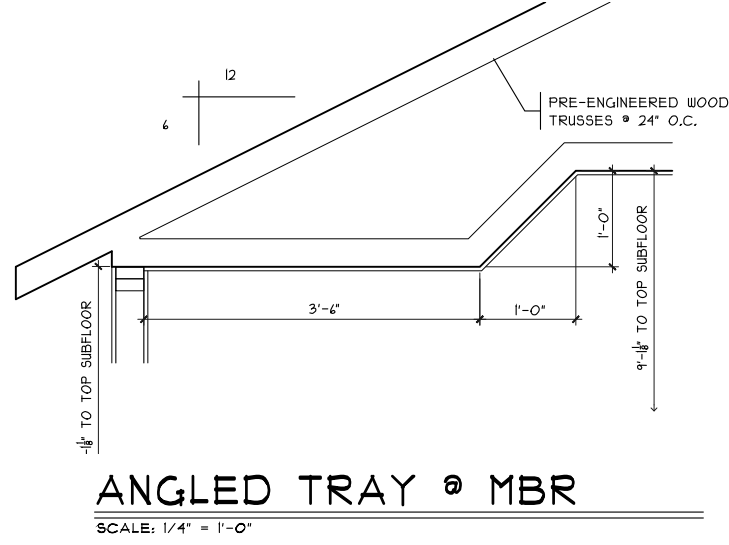
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A3



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

Second Floor Plan

Plan: Kingsmark
Date: 5.12.2023
Drawn: JRK
Scale: As Noted
Revised: 7.10.2023
Sheet: 5 of 8



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Issue Dates

Review

A4