

TH 6186  
215 Beckwourth Drive  
Monroe, OH 45050

2 Story Basement

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

3pc rough in basement - unfinished basement

2 hose bibs - no valves required

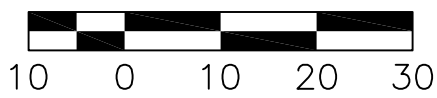
ice maker

1 tub

1 shower

1 laundry tub

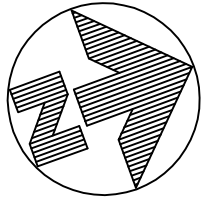
Gas Furnace , Fireplace and Range



BAFFOE RESIDENCE  
215 BECKWOURTH DRIVE

# PLOT PLAN

LOT 6186 (10,123 SF) 0.2324 ACRES  
THE TRAILS OF TODHUNTER,  
SECTION TWO, BLOCK B  
CITY OF MONROE  
BUTLER COUNTY, OHIO  
FOR: CRISTO HOMES



C29  
R=210.00'  
L=54.60'

LOT COVERAGE=25.0%



AMERICAN SENTRY LINDEN

### QUANTITIES

TOTAL LOT AREA	10,123	sq. ft.
CITY WALK	189	sq. ft.
HOUSE WALK	29	sq. ft.
DRIVE	805	sq. ft.
APRON	93	sq. ft.
PATIO AND PORCHES	102	sq. ft.
DECK	-	sq. ft.
SEEDING AREA	4,843	sq. ft.
UNDISTURBED AREA	2,966	sq. ft.



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

6185

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.

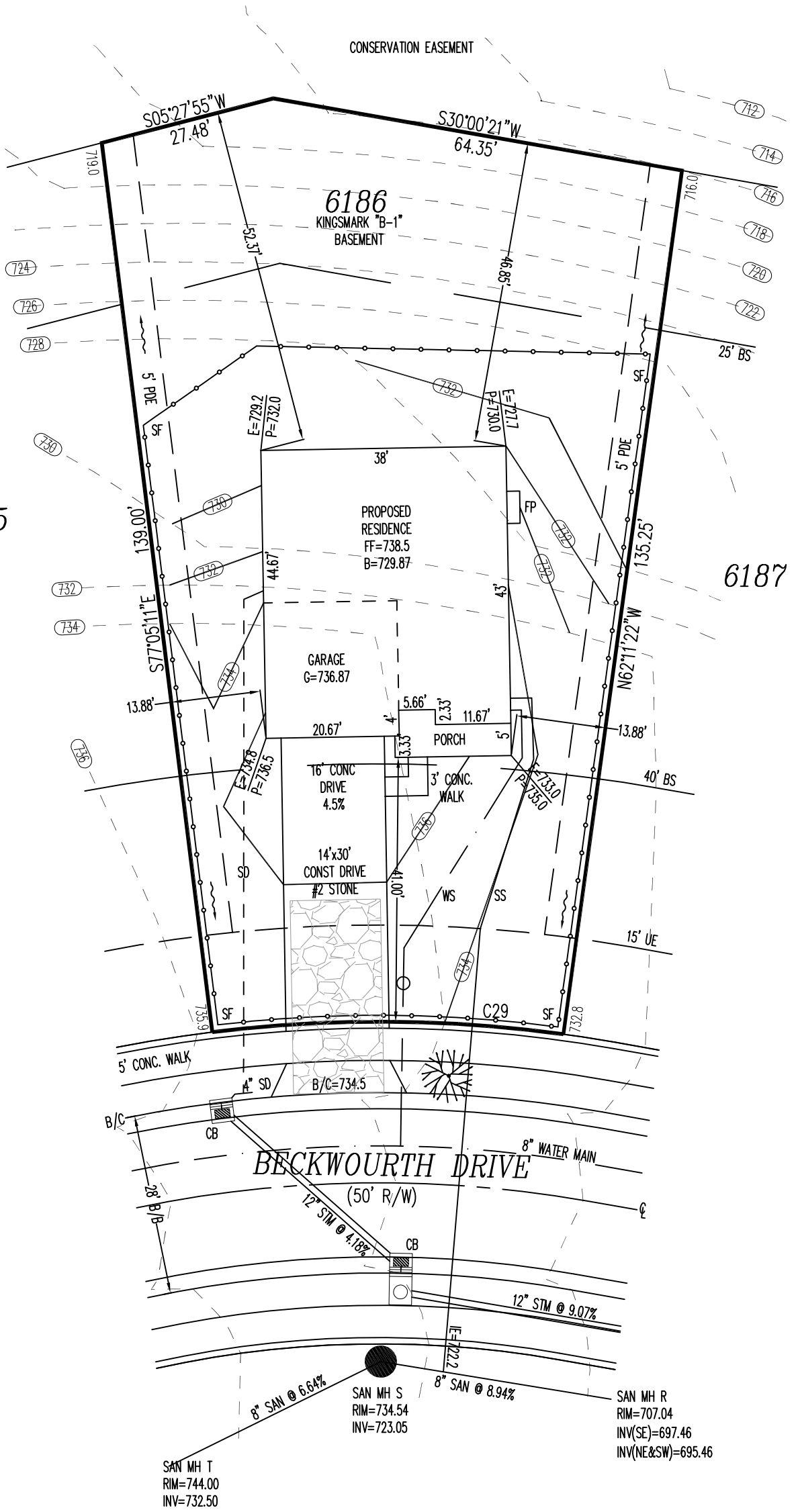
NO STRAW WADDLES SHALL BE USED ADJACENT TO CONSERVATION EASEMENT AREAS OR STATE WATERWAYS.

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)

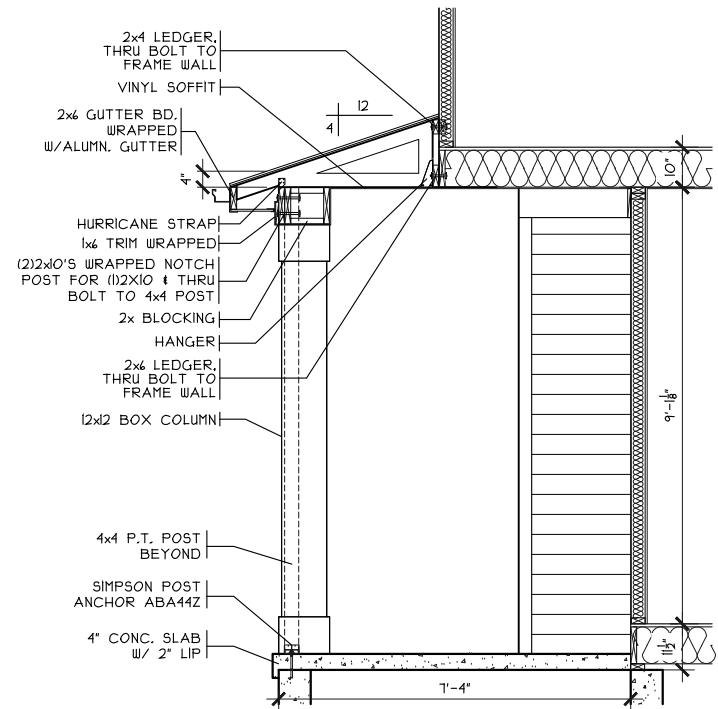


SCALE: 1"=20'  
DATE: 04-07-23  
DRAWN: JLL  
DESIGNED:  
CHECKED: JLS

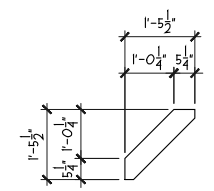
**APEX**  
ENGINEERING & SURVEYING, INC.  
1068 N. UNIVERSITY BLVD MIDDLETOWN, OHIO 45042  
PH.-(513) 424-5202 OR (513) 932-8991 FAX - (513) 424-6202

REVISIONS:	
1.	
2.	
3.	
4.	
PROJECT: TRAILS OF TODHUNTER	SHEET
DRAWING: 230660PA	1 OF 1

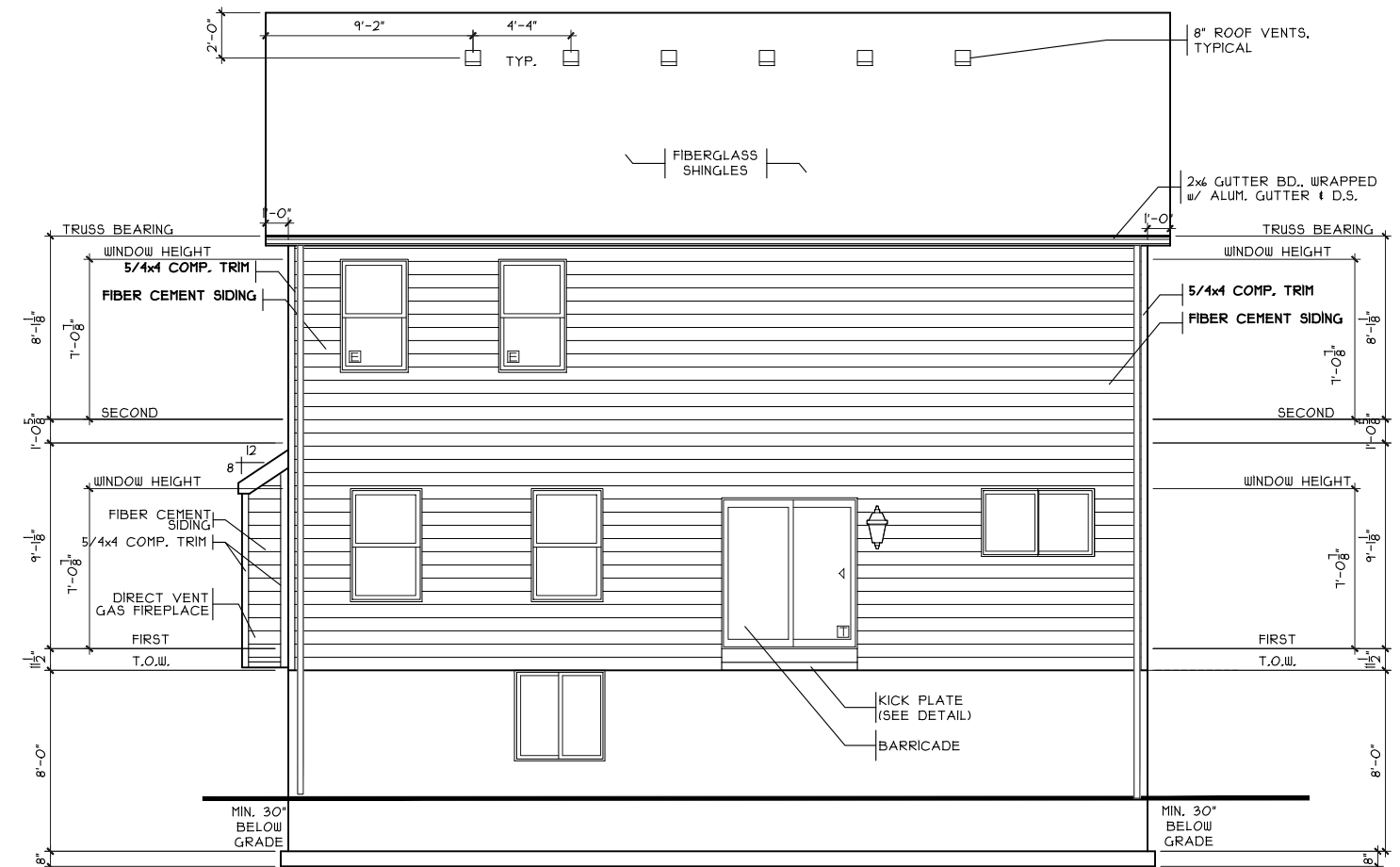
2 WORKING DAYS  
BEFORE YOU DIG  
**OHIO811.org**  
CALL TOLL FREE 800-362-2764  
OHIO UTILITIES PROTECTION SERVICE



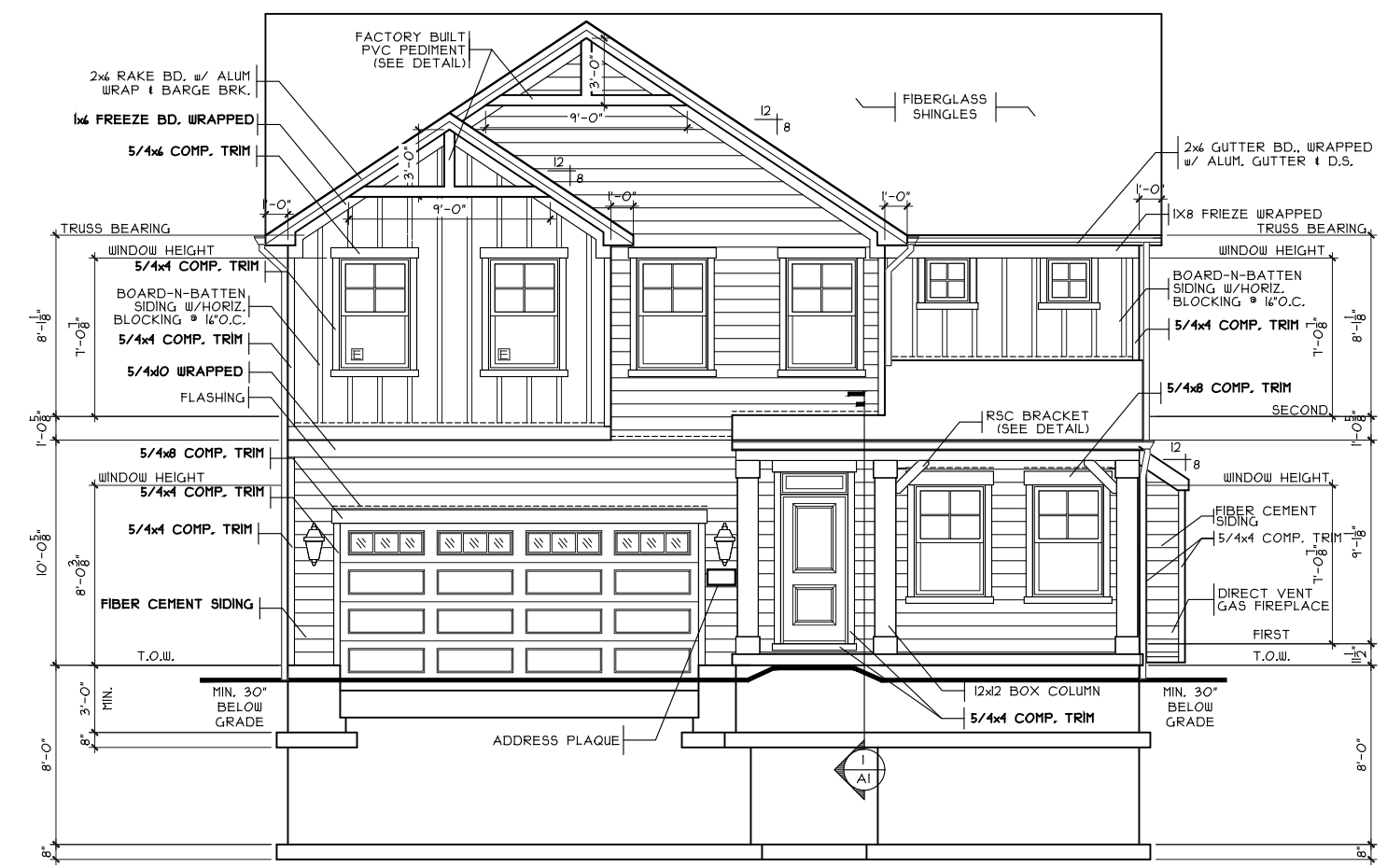
**FRONT PORCH DETAIL**  
 SCALE: 1/4" = 1'-0"



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



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

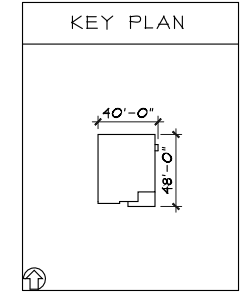


**FRONT ELEVATION**  
 SCALE: 1/8" = 1'-0"

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.	
252186B4	
4 BDRMS	
2.5 BATH	
2 CAR GARAGE	
1ST FLR. CLG.	
SQUARE FOOTAGE	
TOTAL	2784
FIRST	1228
SECOND	1556
LOW. LEV. FIN. LOWER (SLAB)	N/A
GAR. (SLAB)	104
	393



Front & Rear Elevations

Proposed Residence:  
 Baffoe Residence  
 215 Beckworth Drive  
 Trails of Todhunter - Lot 6186

Issue Dates

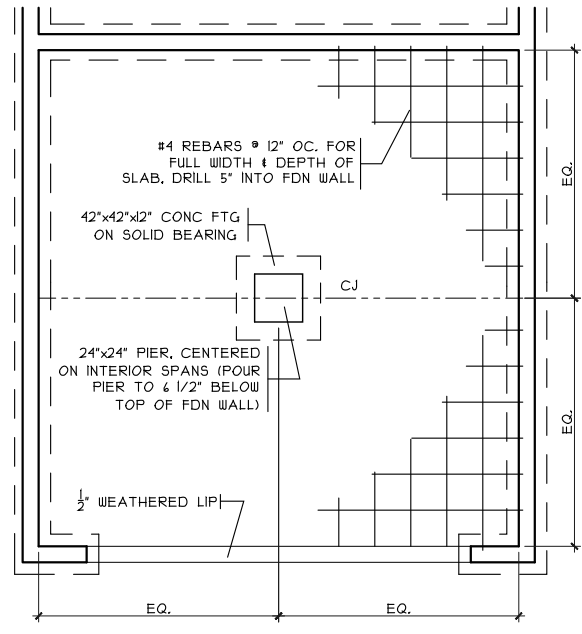
Review	Issue Dates

Monroe  
 Butler County

CRISTO HOMES  
 7944 Tyers Place Blvd.  
 West Chester, OH 45069  
 513.755.0570 • www.cristohomes.com

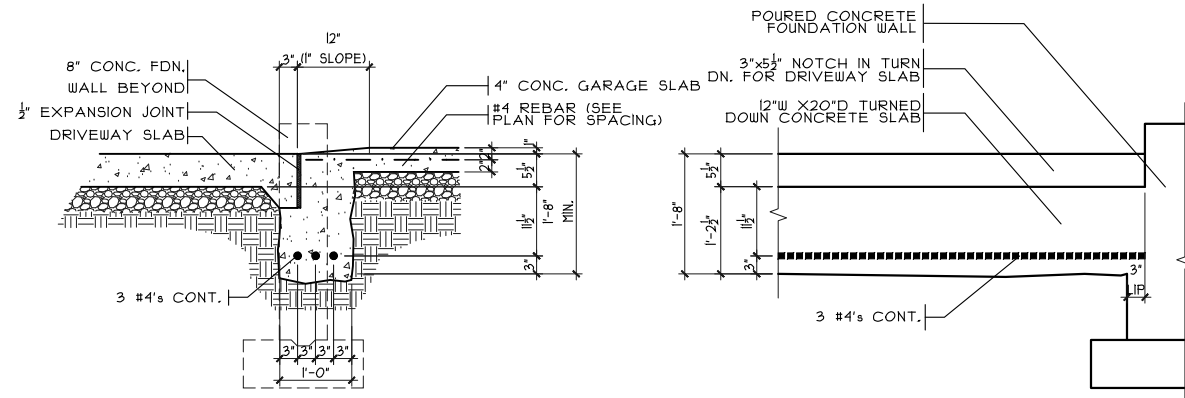
Plan: Kingsmark  
 Date: 4.3.2023  
 Drawn: SDG  
 Scale: As Noted  
 Revised:  
 Sheet: 1 of 8

**A1**



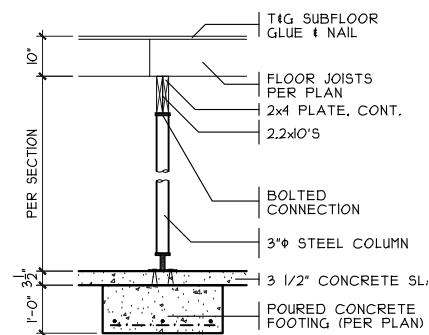
**GARAGE BM DETAIL**

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



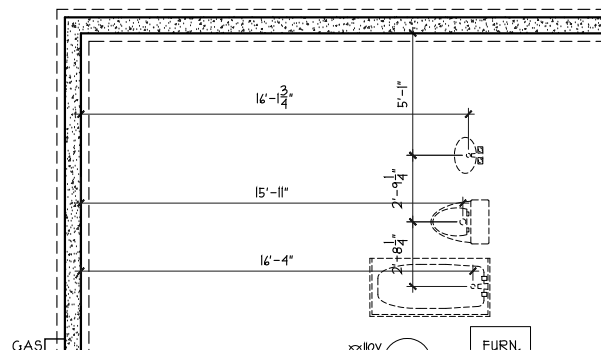
**GARAGE DOOR GRADE BM**

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



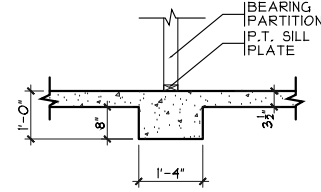
**COLUMN DETAIL**

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

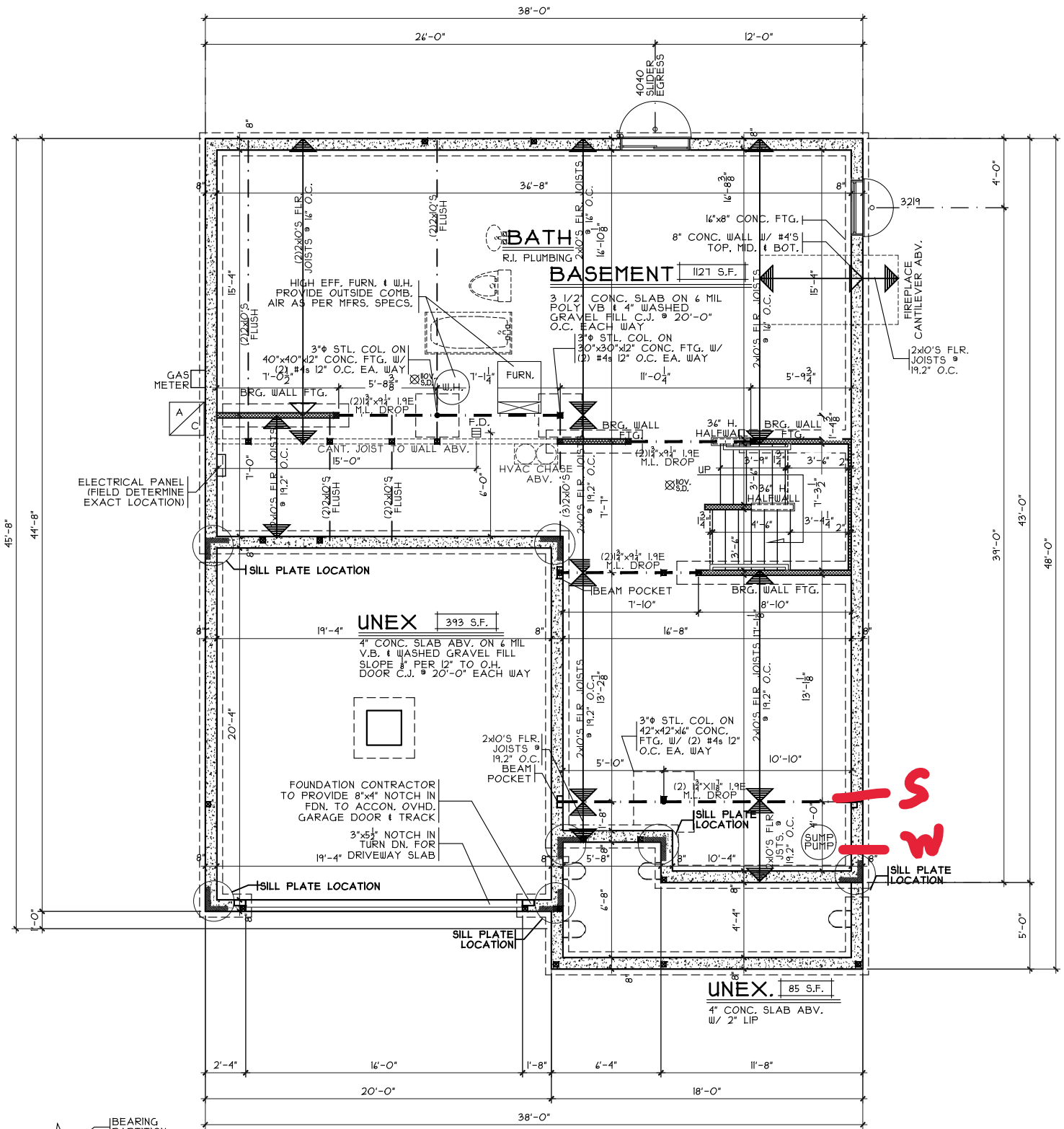


**DIMS TO FDN PLUMB. BRG. WALL FOOTING**

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

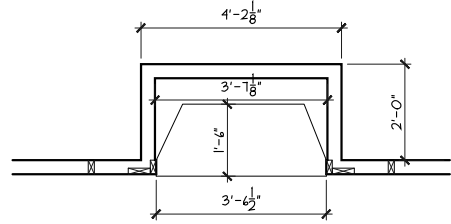
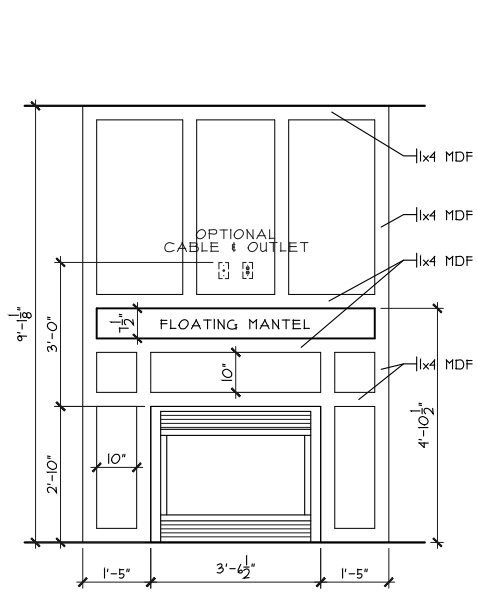
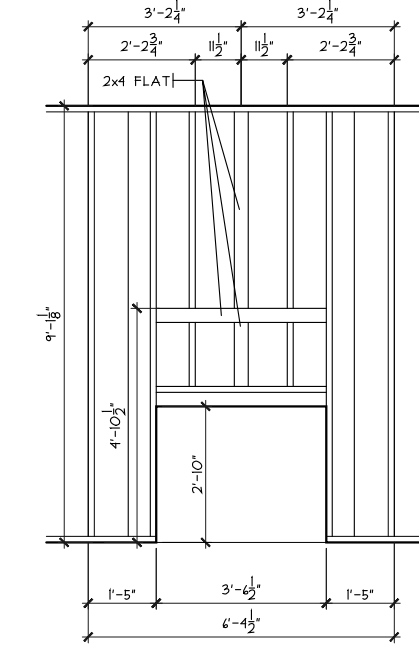
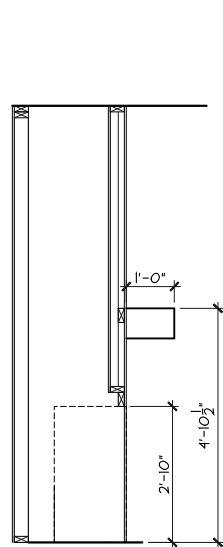


SCALE: 1/4" = 1'-0"



**FOUNDATION PLAN**

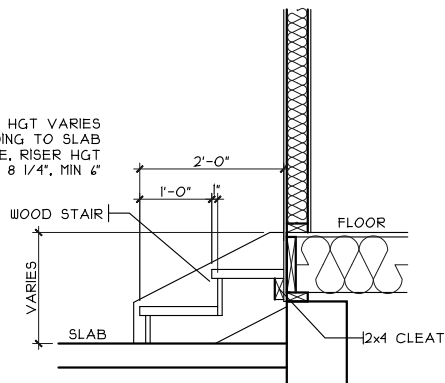
SCALE: 1/8" = 1'-0"



### FIREPLACE FRAMING DETAIL

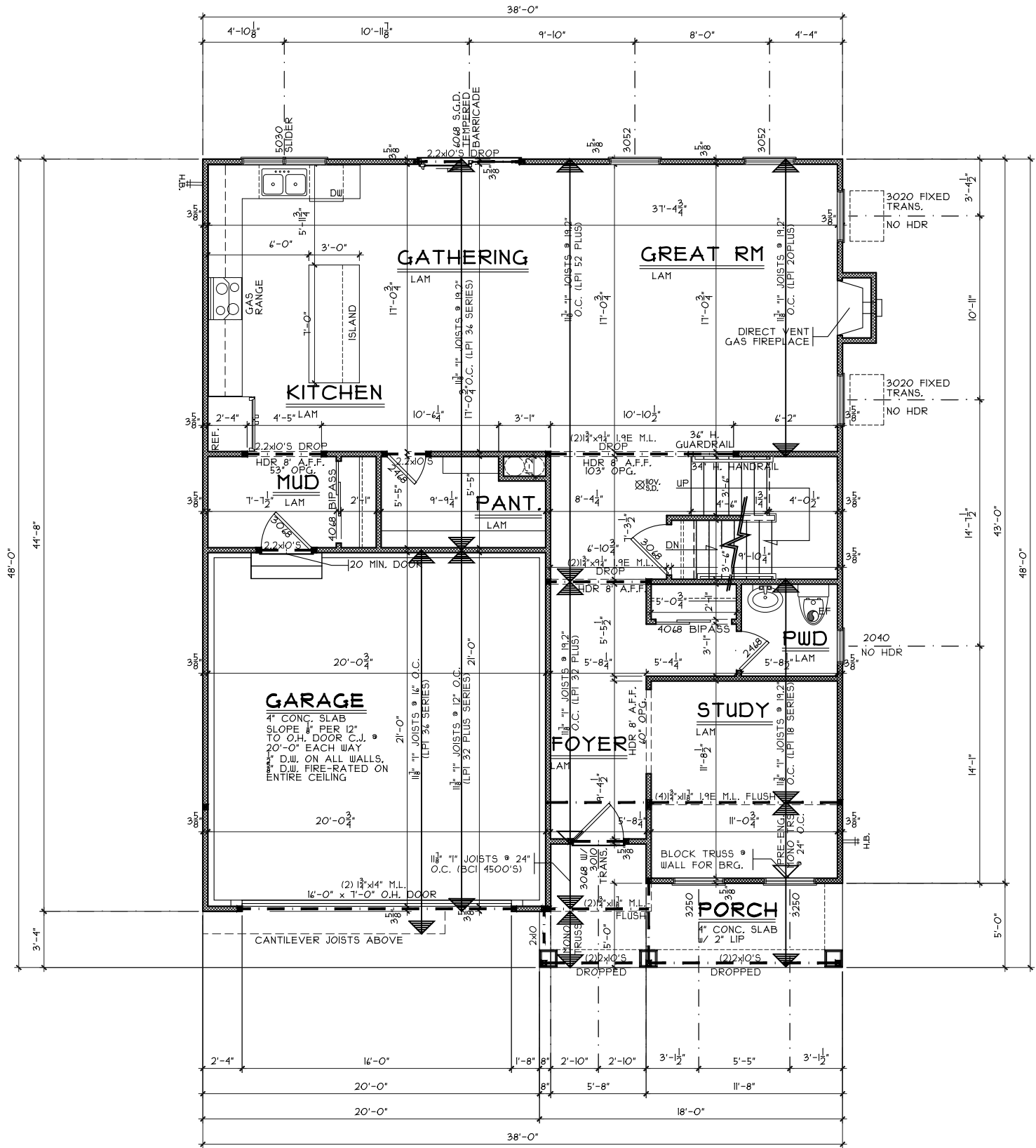
SCALE: 1/4" = 1'-0"

RISER HGT VARIES ACCORDING TO SLAB SLOPE, RISER HGT MAX 8 1/4", MIN 6"



### GARAGE STEPS DETAIL

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



### FIRST FLOOR PLAN

SCALE: 1/8" = 1'-0" 1228 SQ. FT.

First Floor Plan

Plan: Kingsmark  
Date: 4.3.2023  
Drawn: SDG  
Scale: As Noted  
Revised:  
Sheet: 4 of 8

Prestige - TH-6186

Proposed Residence:

Baffoe Residence  
215 Beckworth Drive  
Trails of Todhunter - Lot 6186



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

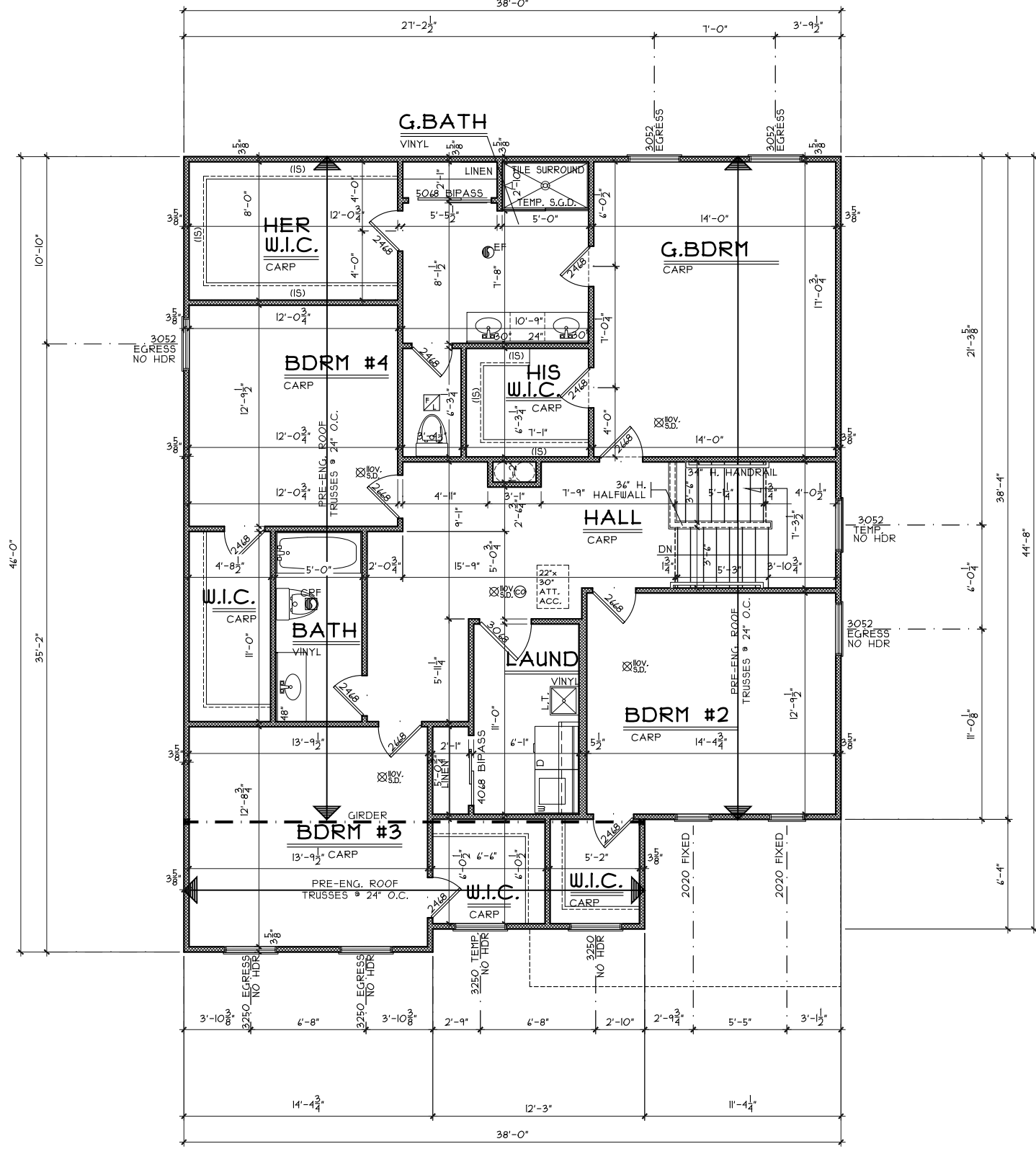
Kingsmark-B1 -

Comp.

Issue Dates

Cristo Homes reserves all property rights in these plans. These plans are not to be reproduced, changed, or copied in any manner. They are not to be given to a third party, either in full or in part, without first receiving written permission from Cristo Homes. In the event these plans are used by a third party, Cristo Homes shall be held harmless.

Monroe  
Butler County



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

Second Floor Plan

Plan: Kingsmark  
 Date: 4.3.2023  
 Drawn: SDG  
 Scale: As Noted  
 Revised:  
 Sheet: 5 of 8



Prestige - TH-6186  
 Proposed Residence:  
 Baffoe Residence  
 215 Beckworth Drive  
 Trails of Todhunter - Lot 6186

Kingsmark-B1 -  
 Monroe  
 Butler County

Comp.	Issue Dates
	Review

A4