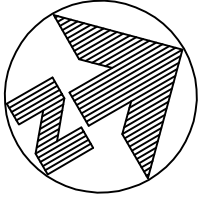
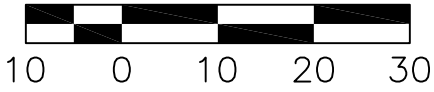


TH 6190
207 Beckwourth Drive
Monroe, OH 45050

1 Story Basement - 3pc rough
Loop Vent Kitchen
2 hose bibs - no valves required
ice maker
1 tub
1 shower
laundry tub
Softner Rough in

Gas Furnace and Fireplace



QUANTITIES

TOTAL LOT AREA	8775	sq. ft.
CITY WALK	245	sq. ft.
HOUSE WALK	32	sq. ft.
DRIVE	795	sq. ft.
APRON	93	sq. ft.
PATIO AND PORCHES	50	sq. ft.
DECK	0	sq. ft.
SEEDING AREA	4473	sq. ft.
UNDISTURBED AREA	1560	sq. ft.

OTT RESIDENCE
207 BECKWORTH DRIVE

LOT COVERAGE=35.3%



AMERICAN SENTRY LINDEN



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

PLOT PLAN

LOT 6190 (8,775 SF) 0.2015 ACRES

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

FOR: CRISTO HOMES

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.

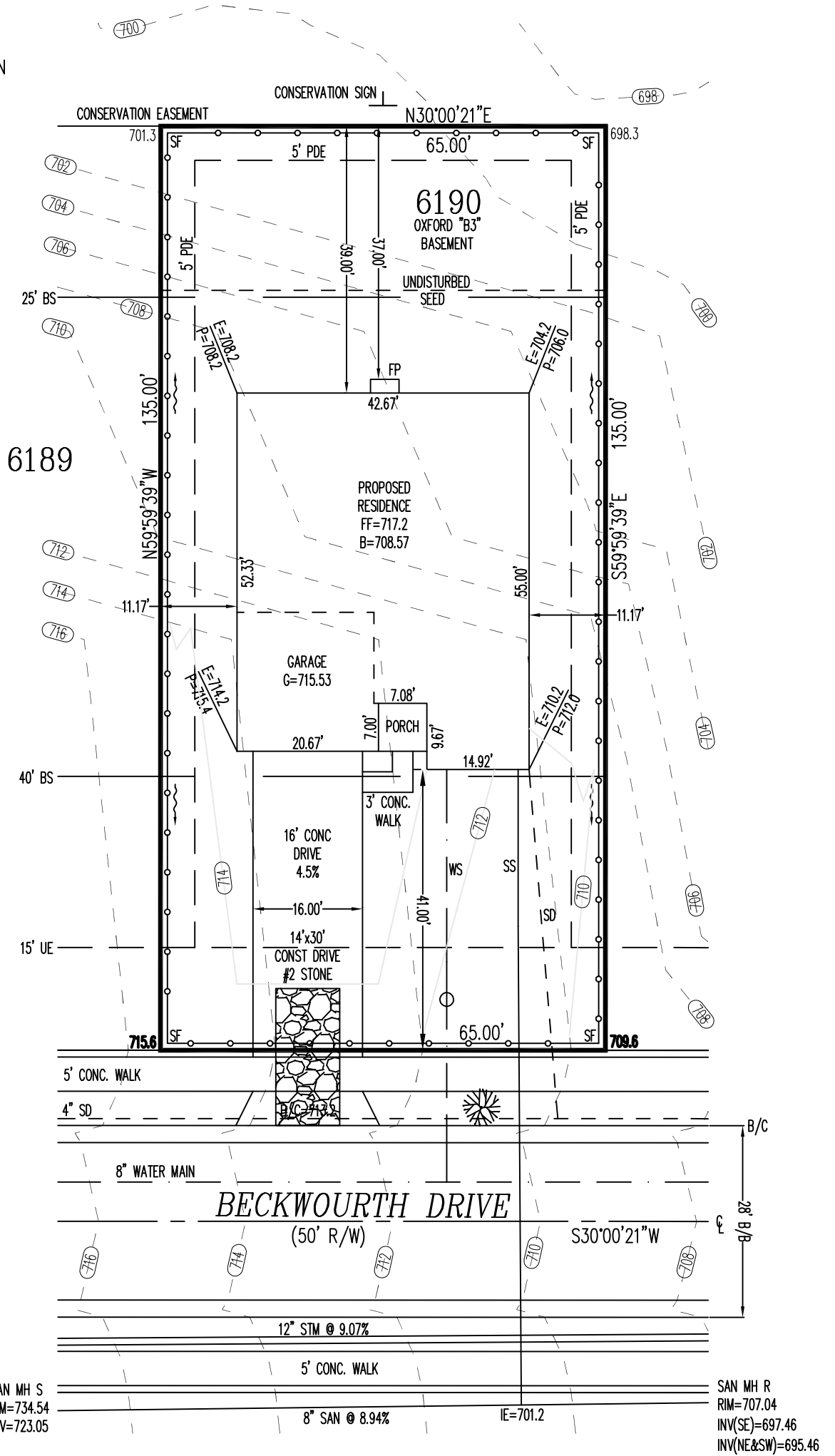
NO STRAW WADDLES SHALL BE USED ADJACENT TO CONSERVATION EASEMENT AREAS OR STATE WATERWAYS.

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.

SAN MH S
RIM=734.54
INV=723.05

SAN MH R
RIM=707.04
INV(SE)=697.46
INV(NE&SW)=695.46

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.

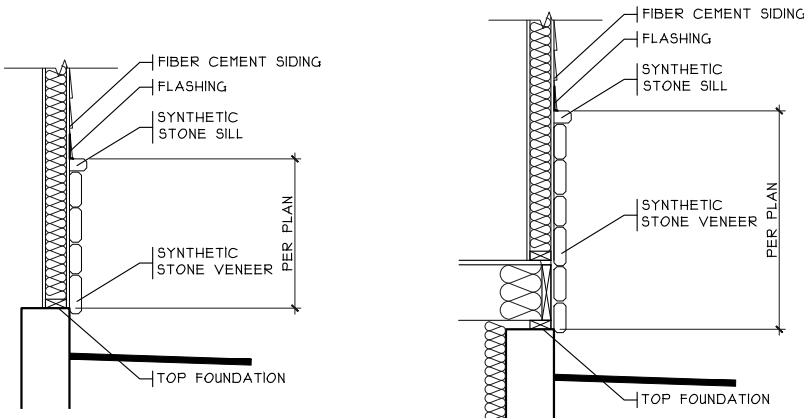
1068 N. UNIVERSITY BLVD MIDDLETOWN, OHIO 45042
PH.-(513) 424-5202 OR (513) 932-8991 FAX - (513) 424-6202

REVISIONS:

-
-
-
-

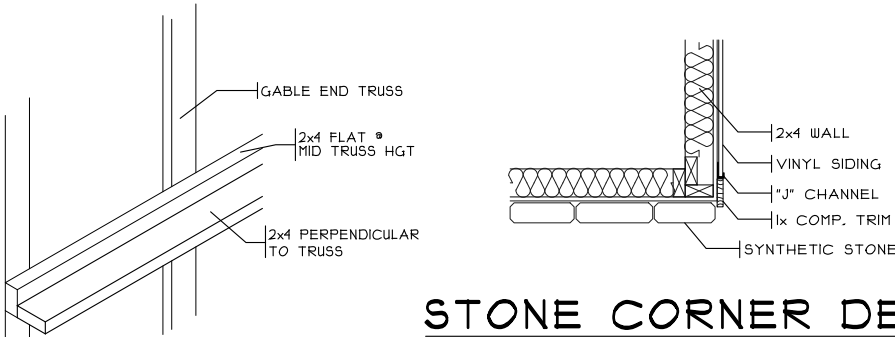
PROJECT: TRAILS OF TODHUNTER
DRAWING: 231091PA

SHEET
1 OF 1



STONE BASE DETAIL

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

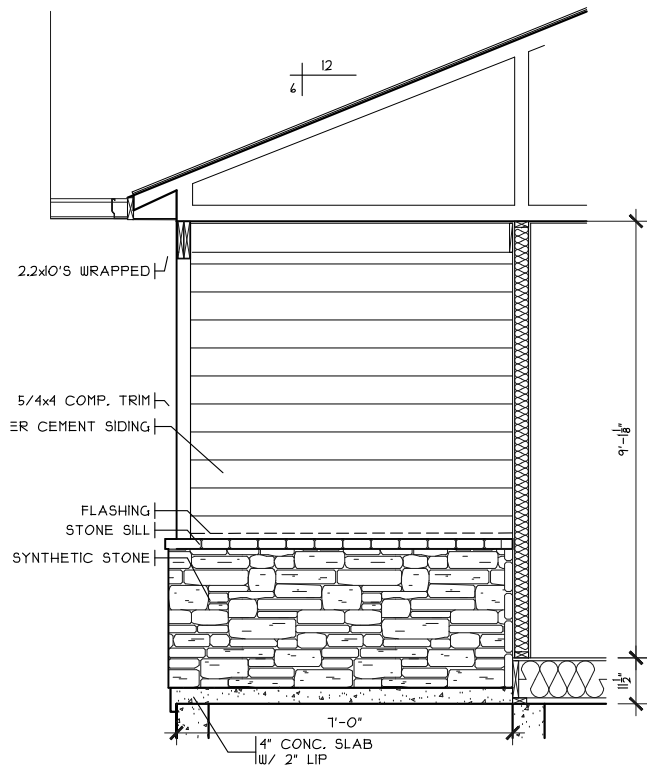


STONE CORNER DETAIL

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

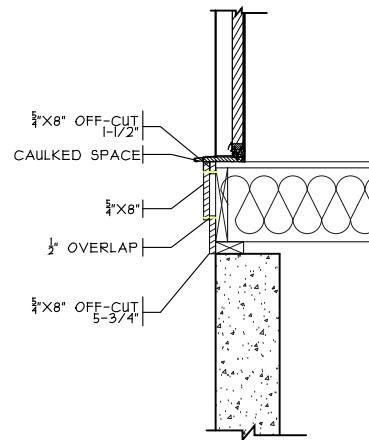
STIFF BACK DETAIL

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



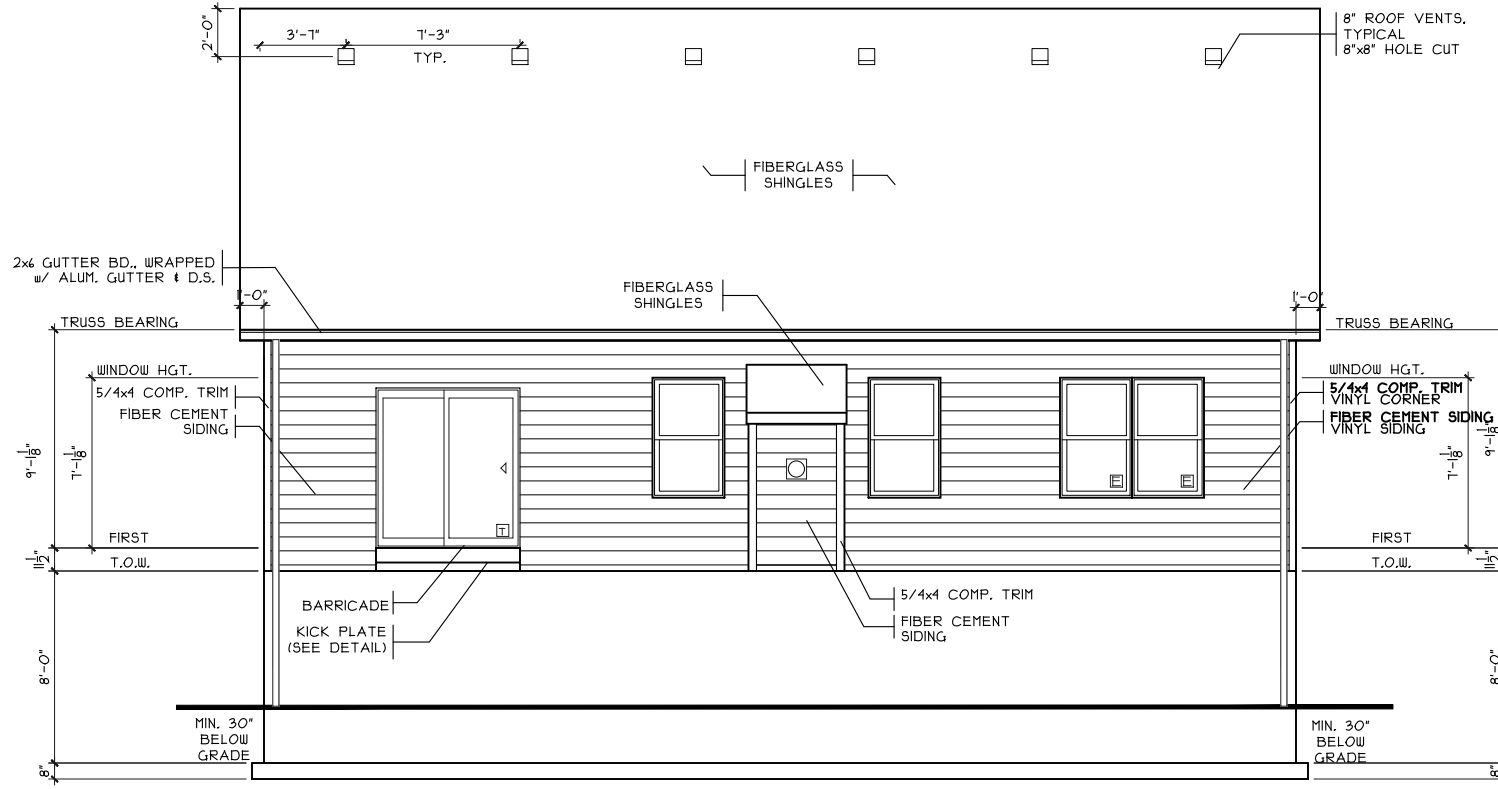
FRONT PORCH DETAIL

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



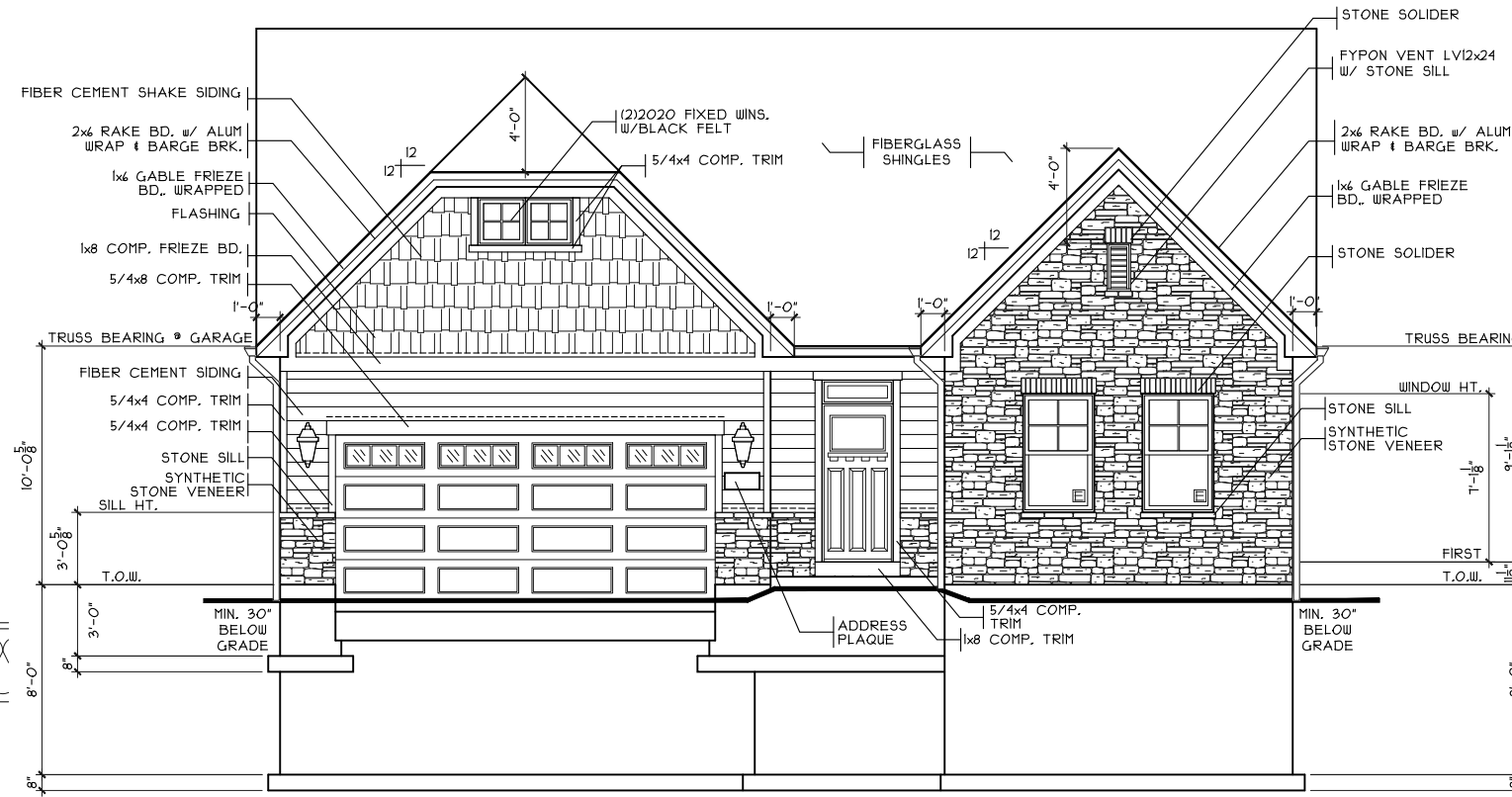
KICK PLATE DETAIL

SCALE: 1/2" = 1'-0"



REAR ELEVATION

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



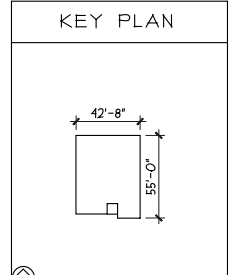
FRONT ELEVATION

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

SHEET INDEX	
SHT#	DESCRIPTION
A1	Front and Rear Elevations A
A1a	Left and Right Elevations A
A2	Foundation Plan
A3	First Floor Plan
A4	Typical Wall Sections/Stair Section
A5	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 11x17 SHEETS TO BE SCALABLE AT HALF SCALE. 1/8" = 1'-0"

PLAN INFO.	
R1808B3	
3	BDRMS
4	BATH
1	CAR GARAGE
1	FST FLR. CLG.
SQUARE FOOTAGE	
TOTAL	1808
FIRST	1808
LOWER (SLAB)	N/A
GAR. (SLAB)	380



Front & Rear Elevations

Oxford - B3 - Comp.

Prestige - TH-6190

Proposed Residence:

Ott Residence

207 Beckworth Drive

Trails of Todhunter

Monroe

Butler County

Issue Dates

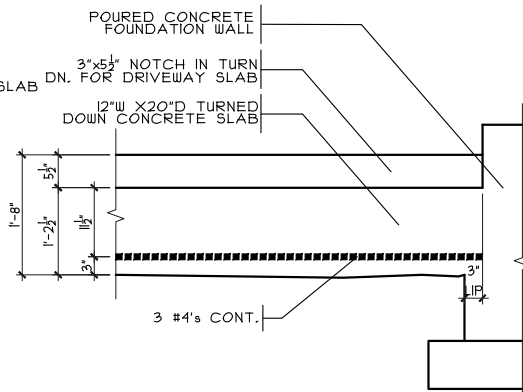
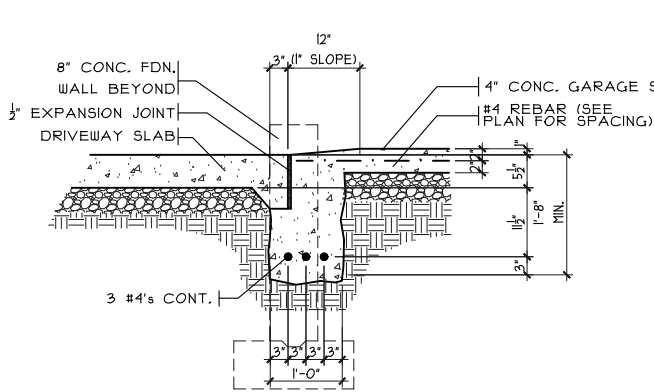
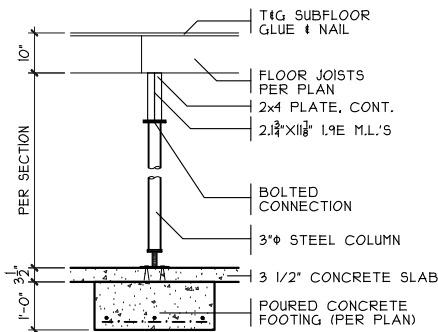
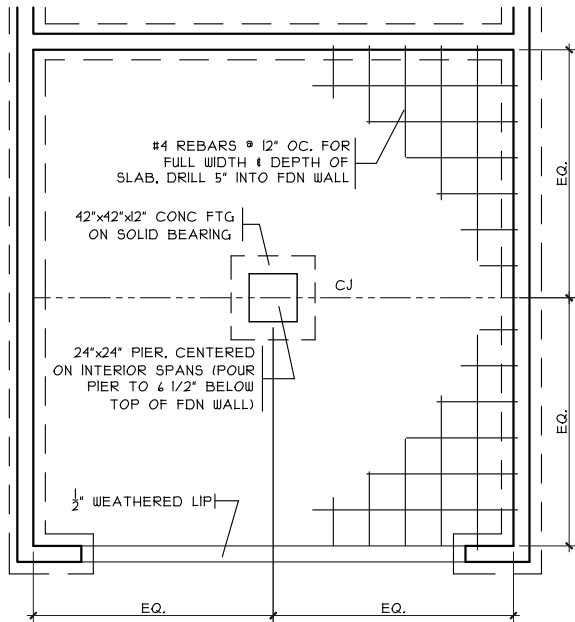
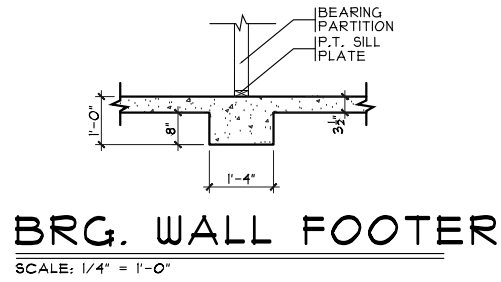
Review

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.

Plan: Oxford
 Date: 5.17.2023
 Drawn: JRK
 Scale: As Noted
 Revised: 6.5.2023
 Sheet: 1 of 7

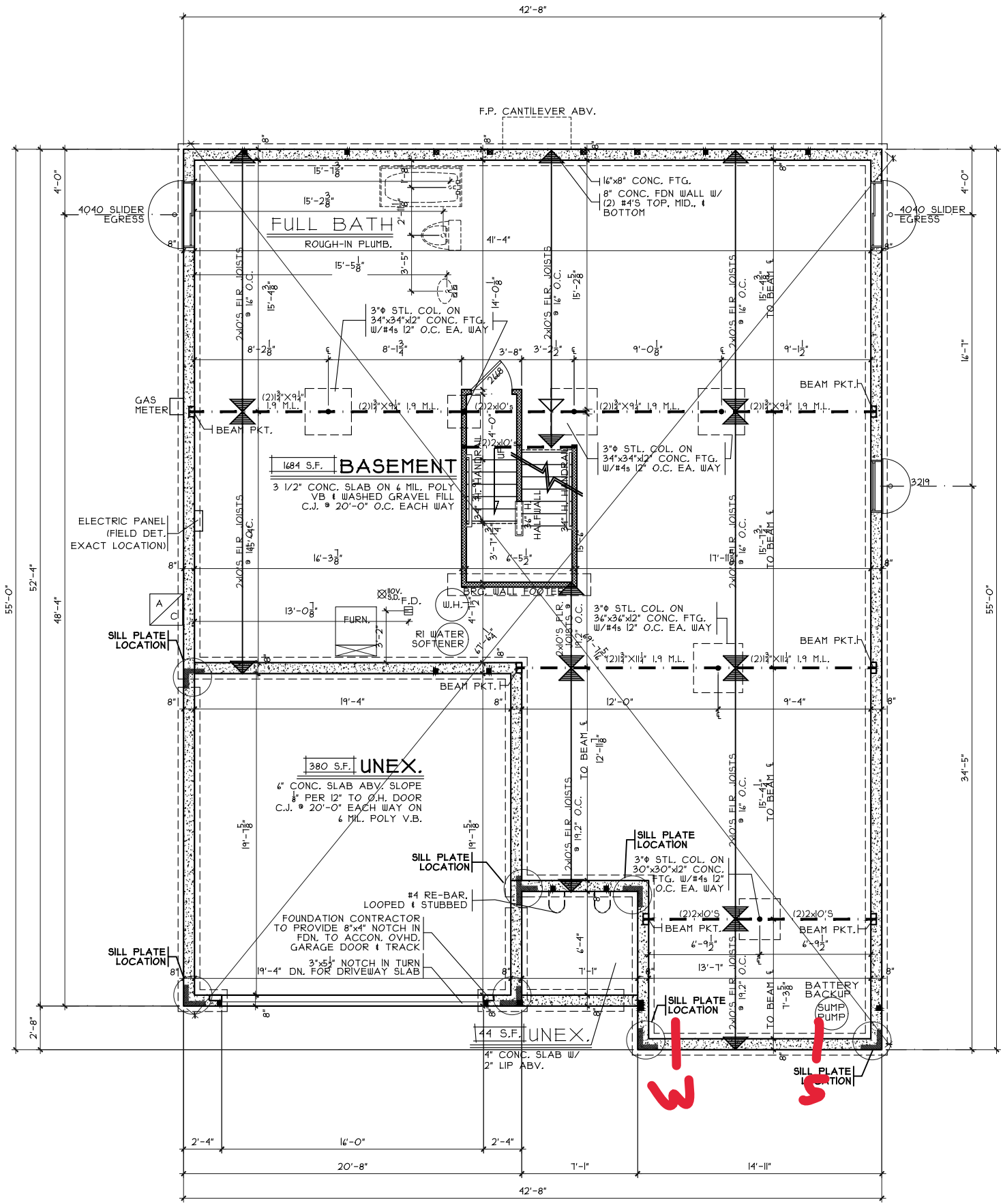
CRISTO HOMES
 7944 Tyers Place Blvd.
 West Chester, OH 45669
 513.755.0570

A1



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
 Plan: Oxford
 Date: 5.17.2023
 Drawn: JRK
 Scale: As Noted
 Revised: 6.5.2023
 Sheet: 3 of 7

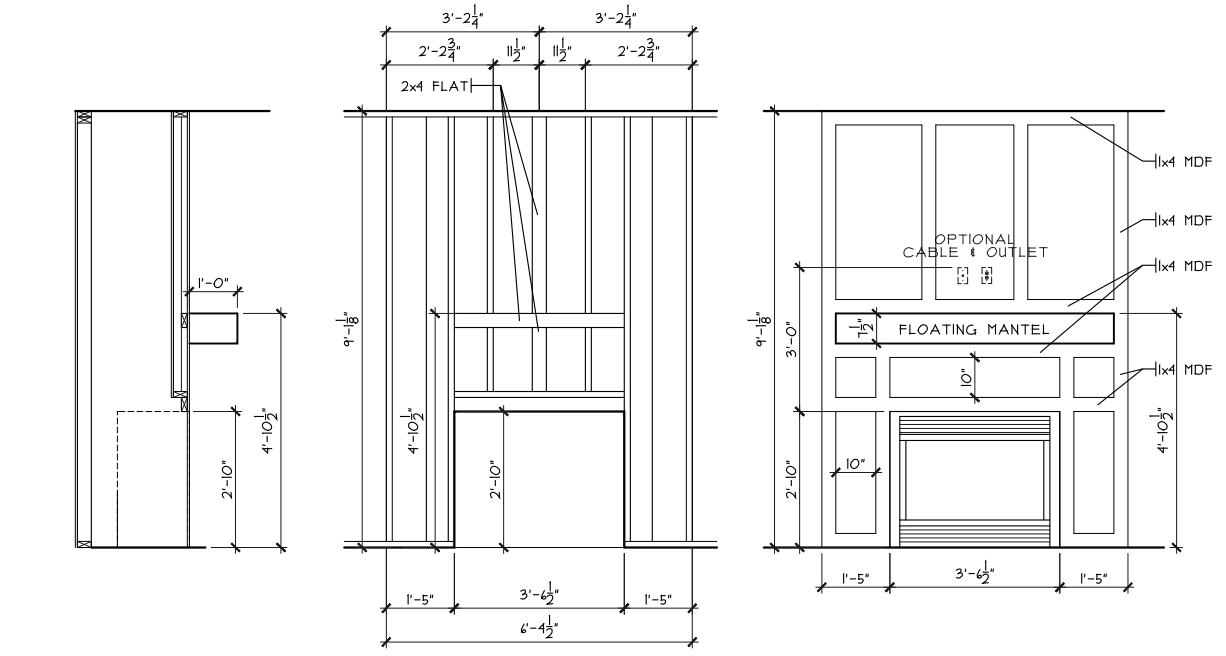
Prestige - TH-6190
 Proposed Residence:
 Ott Residence
 207 Beckworth Drive
 Trails of Todhunter



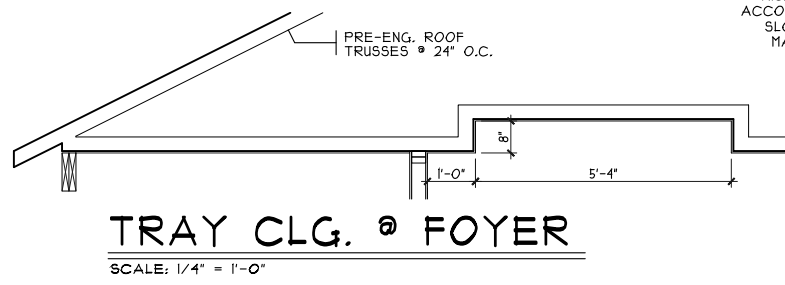
Oxford - B3 - Comp.
 Cristo Homes reserves all property rights in these plans. These plans are not to be reproduced, changed, or copied in any manner. They are not to be given to a third party, either in full or in part, without first receiving written permission from Cristo Homes. In the event these plans are used by a third party, Cristo Homes shall be held harmless.

Review	Issue Dates

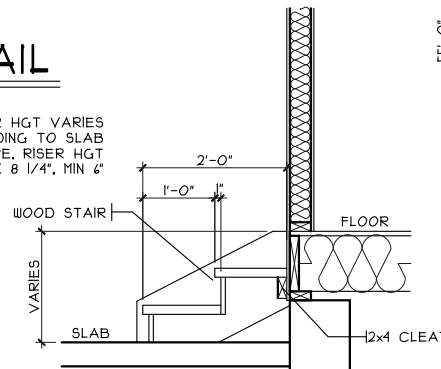
A2



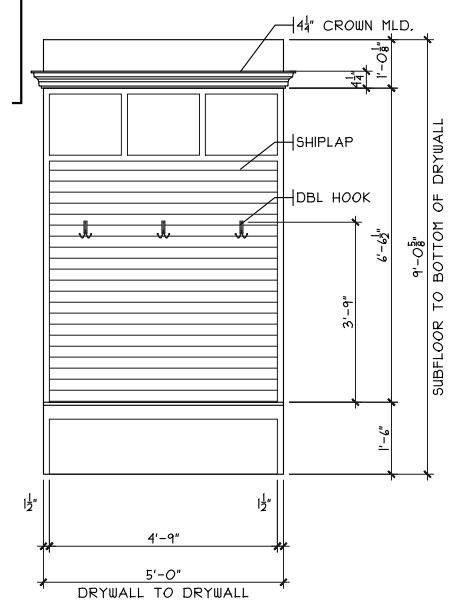
FIRE PLACE DETAIL
SCALE: 1/4" = 1'-0"



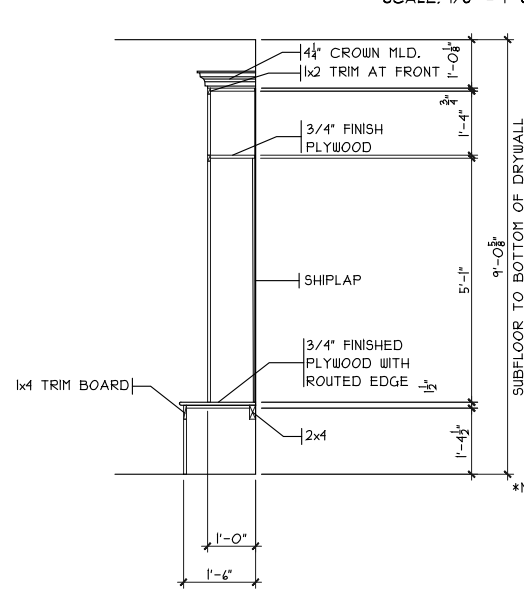
TRAY CLG. @ FOYER
SCALE: 1/4" = 1'-0"



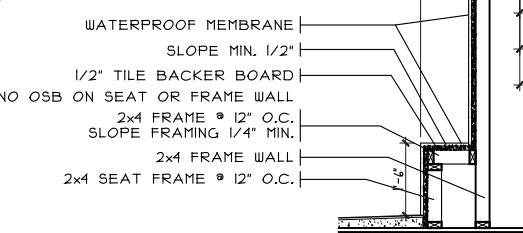
GARAGE STEPS
SCALE: 1/8" = 1'-0"



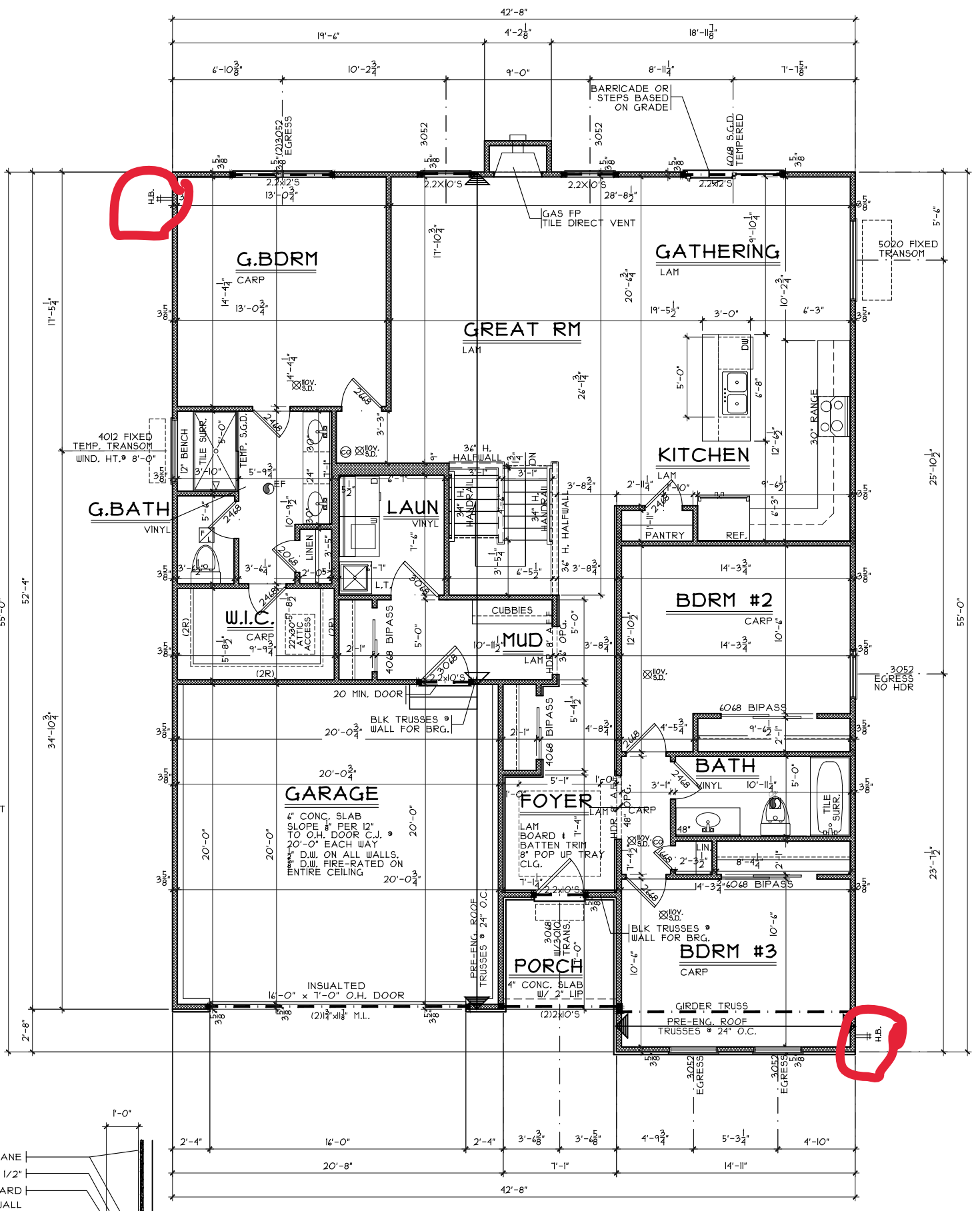
FRONT MUD ROOM CUBBIES DETAIL
SCALE: 1/8" = 1'-0"



SECTION



SHOWER SEAT DETAIL
SCALE: 1/4" = 1'-0"



FIRST FLOOR PLAN
SCALE: 1/8" = 1'-0" 1803 SQ. FT.

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

First Floor Plan
 Plan: Oxford
 Date: 5.17.2023
 Drawn: JRK
 Scale: As Noted
 Revised: 6.5.2023
 Sheet: 4 of 7

Prestige - TH-6190
 Proposed Residence:
 Ott Residence
 207 Beckwourth Drive
 Trails of Todhunter

Oxford - B3 - Comp.

CRISTO HOMES
 7844 Tyers Place Blvd.
 West Chester, OH 45389
 513.755.0570

Monroe
 Butler County

Issue Dates

Review	

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.

A3