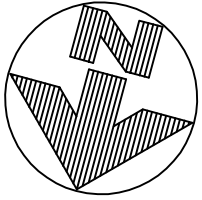


15 0 15 30 45



# PLOT PLAN

## LOT 6168 (13,602 SF) 0.3123 ACRES

### THE TRAILS OF TODHUNTER, SECTION TWO, BLOCK B

### CITY OF MONROE

### BUTLER COUNTY, OHIO

### FOR: CRISTO HOMES

PETREFSKI RESIDENCE  
251 BECKWORTH DRIVE

LOT COVERAGE=24.8%

FOR PERMITTING PURPOSES ONLY.

INFORMATION FROM CONSTRUCTION DRAWINGS, UTILITIES AND CONTOURS 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. DRAINAGE ARROWS AND ROUTES ARE SUBJECT TO CHANGE. PROPOSED CONTOURS SHOWN HEREON ARE FOR GRAPHICAL PURPOSES ONLY.

PRIOR TO CONSTRUCTION, A GEOTECHNICAL REPORT SHALL BE OBTAINED BY THE CONTRACTOR. 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:**  
NO MATERIAL SHALL BE STOCKPILED ON THE ROADWAY SURFACE.

ALL DUMPSTER'S MUST BE COVERED.

ALL DOWNSPOUTS TO TERMINATE ONTO SPLASH BLOCKS (UNLESS NOTED)

TREE LOCATION (SCANNED AND APPROX. LOCATION)

CONSERVATION EASEMENT BEHIND LOT

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.

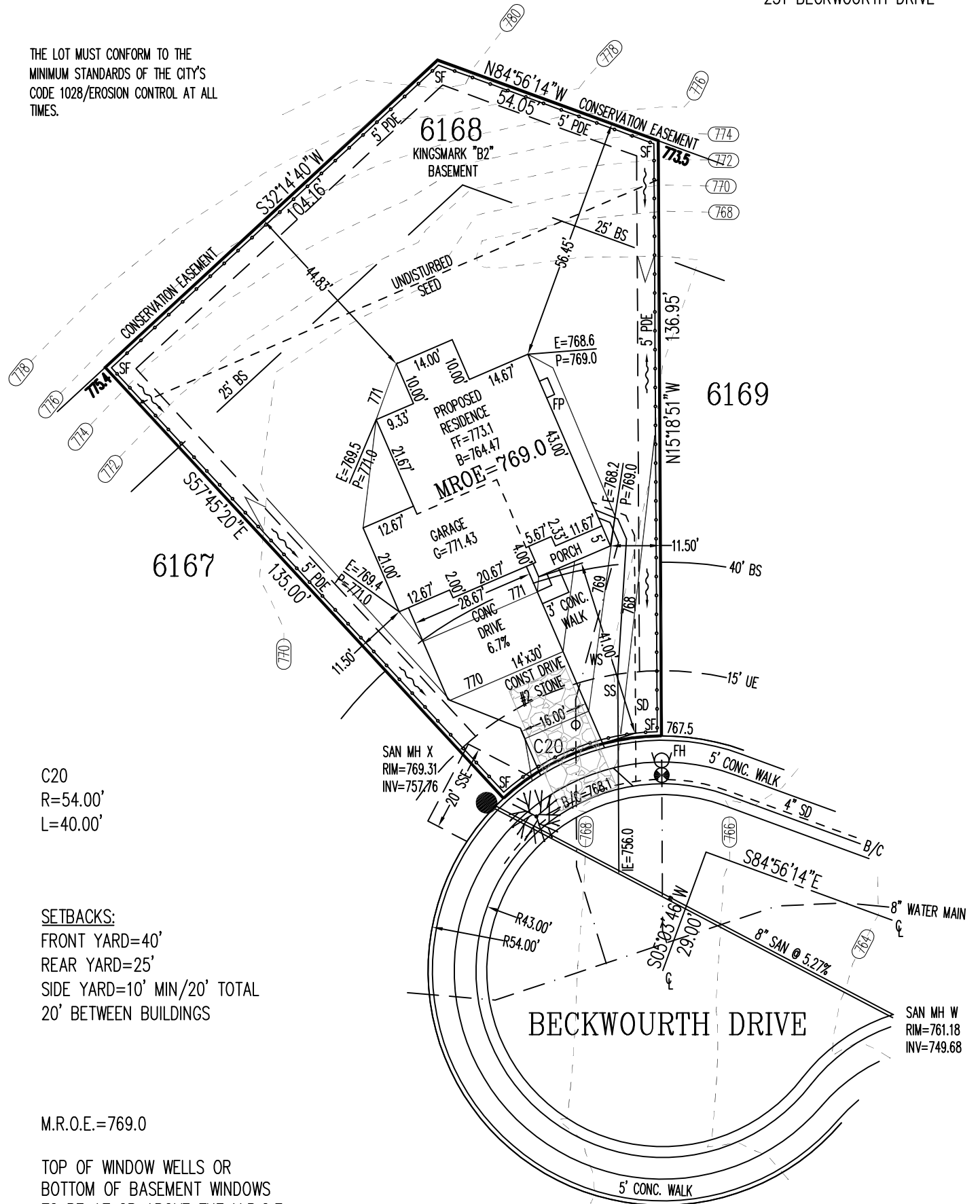
PERIMETER BMP'S (BEST MANAGEMENT PRACTICES) MUST BE PLACED PRIOR TO ANY STRIPPING, EXCAVATION OF FOOTERS, ETC.

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.

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



C20  
R=54.00'  
L=40.00'

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

M.R.O.E.=769.0

TOP OF WINDOW WELLS OR  
BOTTOM OF BASEMENT WINDOWS  
TO BE AT OR ABOVE THE M.R.O.E.



**QUANTITIES**

TOTAL LOT AREA	13602	sq. ft.
CITY WALK	107	sq. ft.
HOUSE WALK	29	sq. ft.
DRIVE	1168	sq. ft.
APRON	94	sq. ft.
PATIO AND PORCHES	103	sq. ft.
DECK	0	sq. ft.
SEEDING AREA	6638	sq. ft.
UNDISTURBED AREA	3775	sq. ft.



HAPPIDAZE SWEETGUM

2 WORKING DAYS  
BEFORE YOU DIG

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

SCALE: 1"=30'  
DATE: 11/10/2022  
DRAWN: REW  
DESIGNED:  
CHECKED: JLS

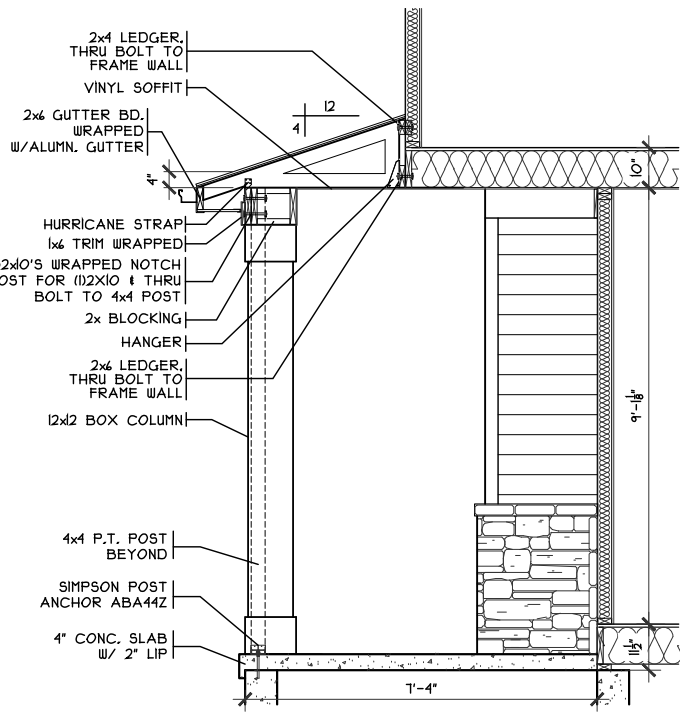
1068 N. UNIVERSITY BLVD MIDDLETOWN, OHIO 45042  
PH.-(513) 424-5202 OR (513) 932-8991 FAX - (513) 424-6202

**REVISIONS:**

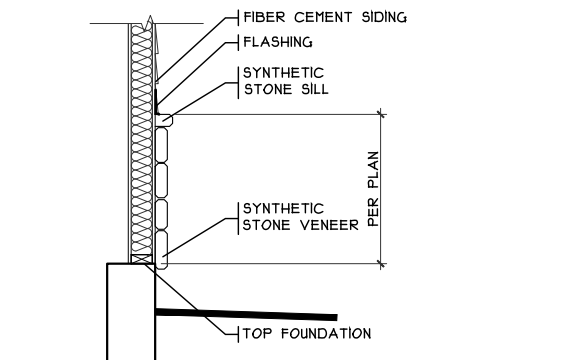
- 1.
- 2.
- 3.
- 4.

PROJECT: TRAILSTODHUNTER  
DRAWING: 222001PA

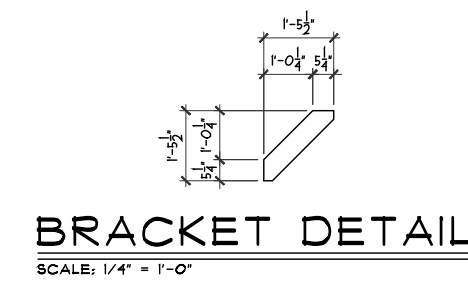
SHEET  
1 OF 1



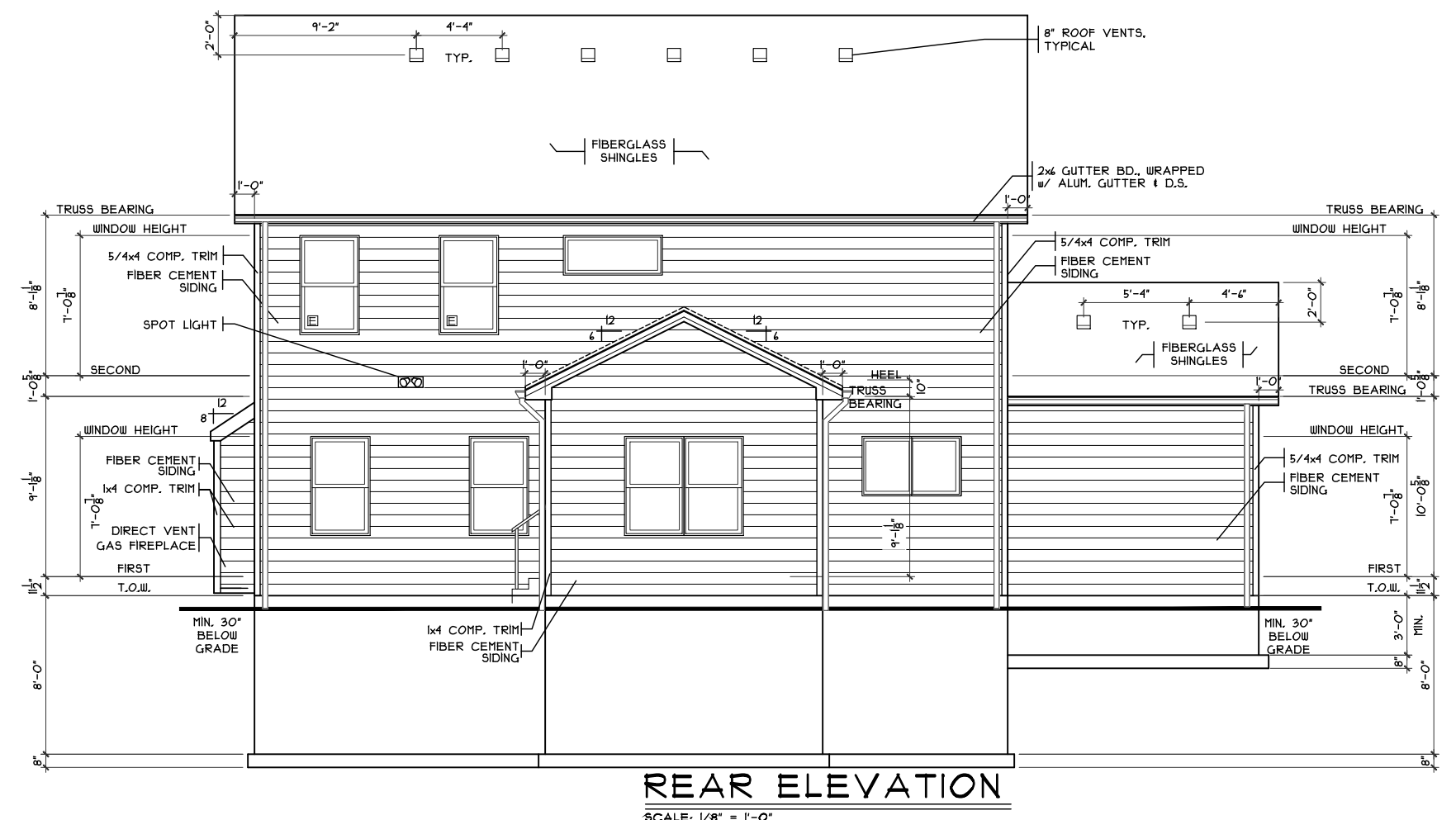
**FRONT PORCH DETAIL**  
 SCALE: 1/4" = 1'-0"



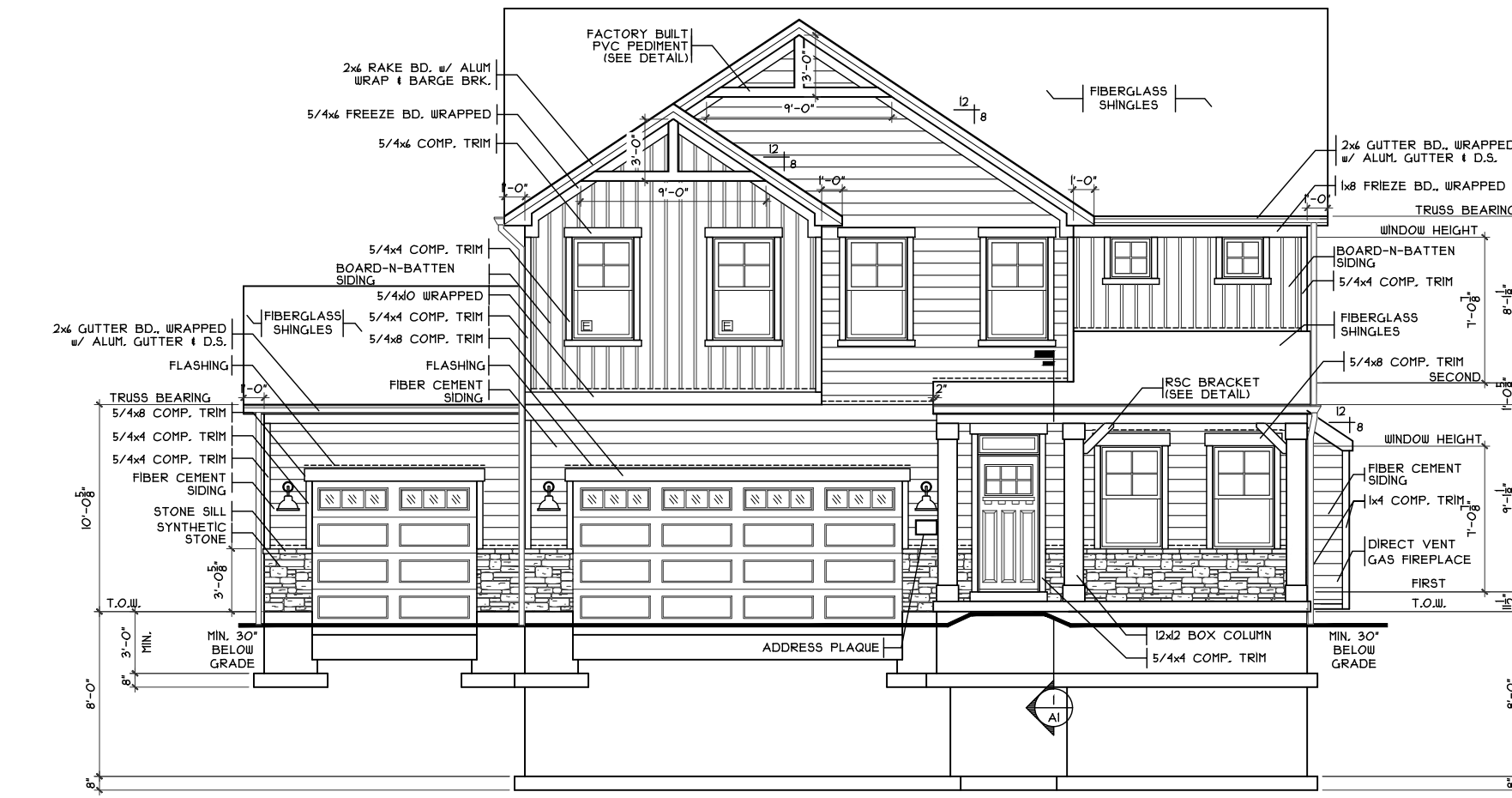
**STONE BASE DETAIL**  
 SCALE: 1/8" = 1'-0"



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



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

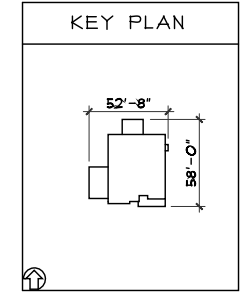


**FRONT ELEVATION**  
 SCALE: 1/8" = 1'-0"

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.	
252810B4	
4 BDRMS	
3.5 BATH	
3 CAR GARAGE	
1ST FLR. CLG.	
SQUARE FOOTAGE	
TOTAL	2810
FIRST	1245
SECOND	1515
LOWER (SLAB)	1248
GAR. (SLAB)	442



Front & Rear Elevations

Prestige - TH-6168

Proposed Residence:

Petrefski Residence

251 Beckwourth Drive

Trails of Todhunter Lot 6168

Monroe

Butler County

CRISTO HOMES

7894A Tyers Place Blvd.  
 West Chester, OH 45669  
 513.755.0570

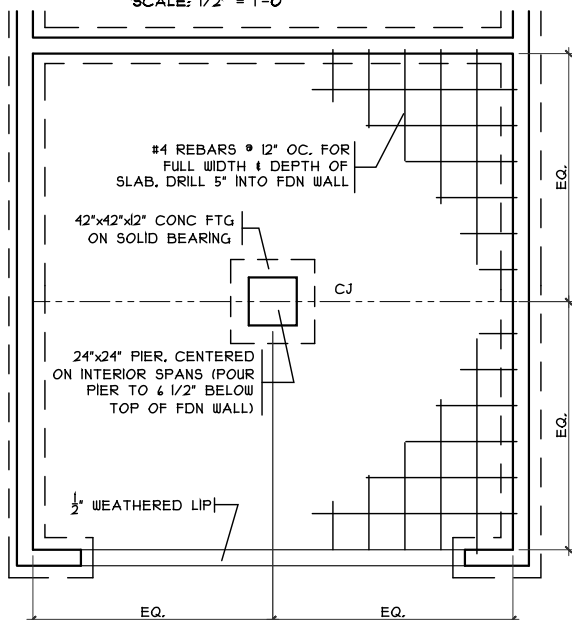
Plan: Kingsmark  
 Date: 10.18.2022  
 Drawn: SDG  
 Scale: As Noted  
 Revised: 12.13.2022  
 Sheet: 1 of 8

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**A1**

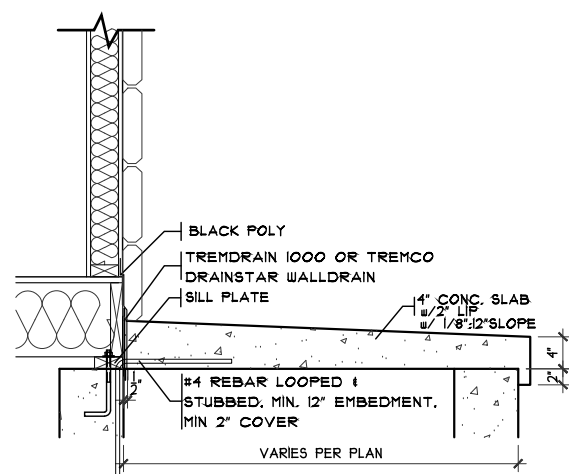
**PORCH DETAIL**

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



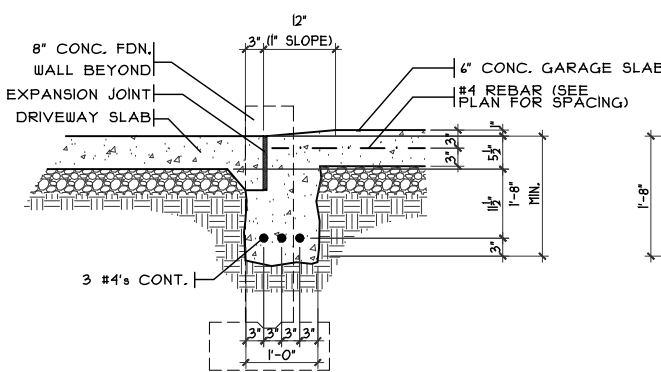
**THICKENED SLAB**

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



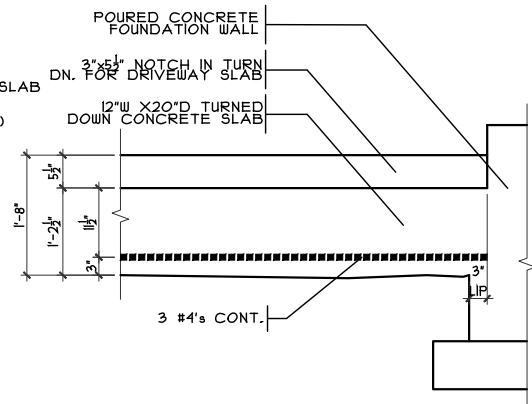
**GARAGE BM DETAIL**

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



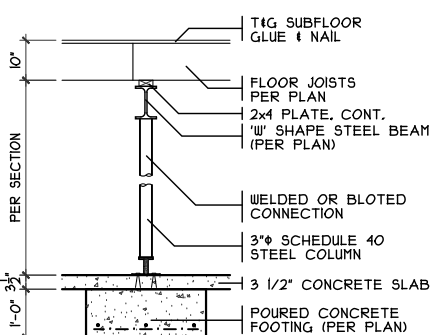
**PORCH DETAIL**

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



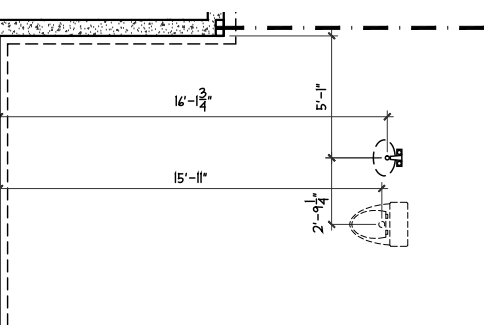
**GARAGE DOOR GRADE BM**

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



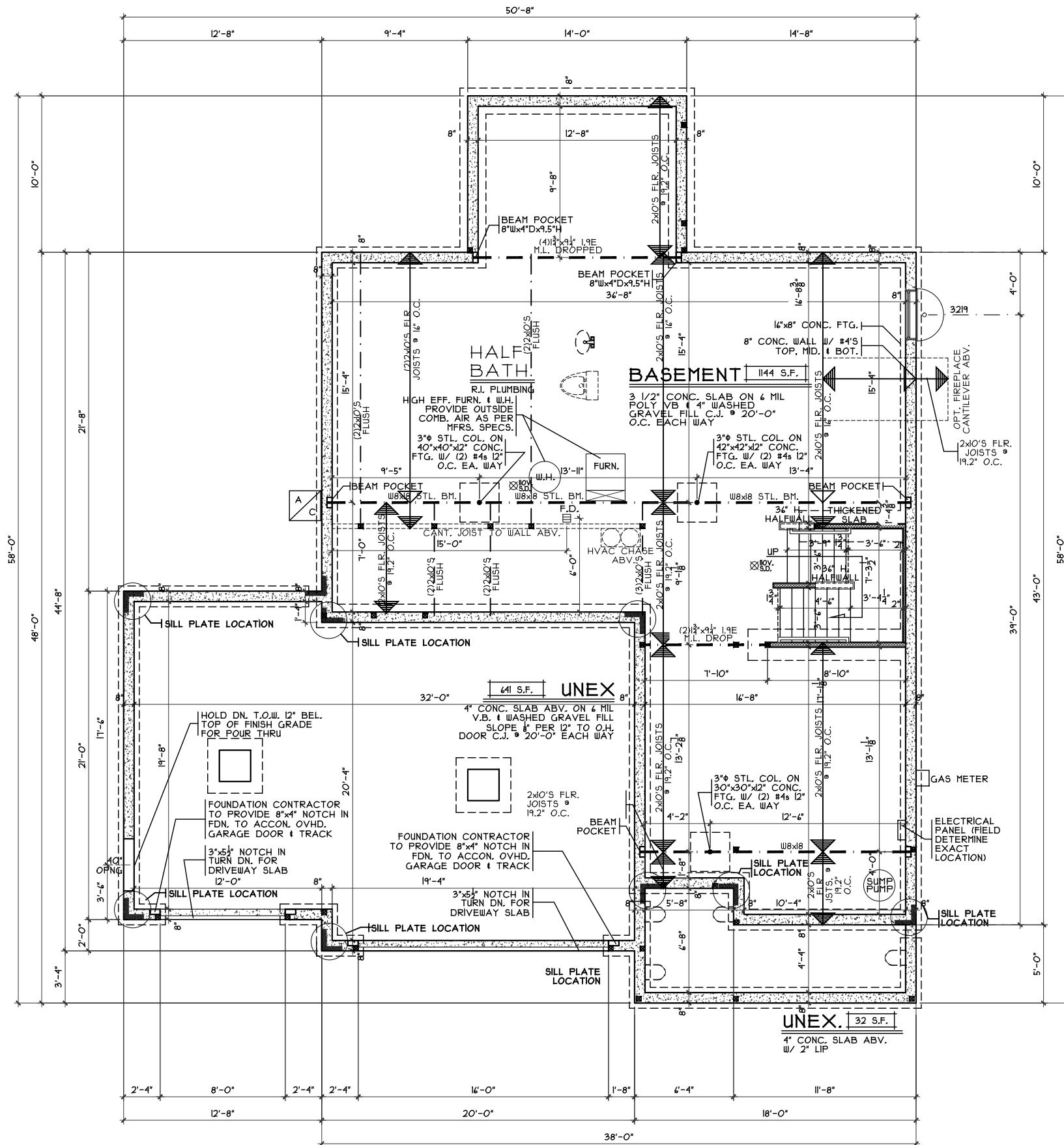
**COLUMN DETAIL**

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



**DIMS TO FDN PLUMB.**

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



**FOUNDATION PLAN**

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

Foundation Plan

Plan: Kingsmark  
 Date: 10/18/2022  
 Drawn: SDG  
 Scale: As Noted  
 Revised: 12/13/2022  
 Sheet: 3 of 8

Prestige - TH-618

Proposed Residence:  
 Petrefski Residence  
 251 Beckwourth Drive  
 Trails of Todhunter Lot 6168



7944 Tyers Place Blvd.  
 West Chester, OH 45389  
 513.755.0570

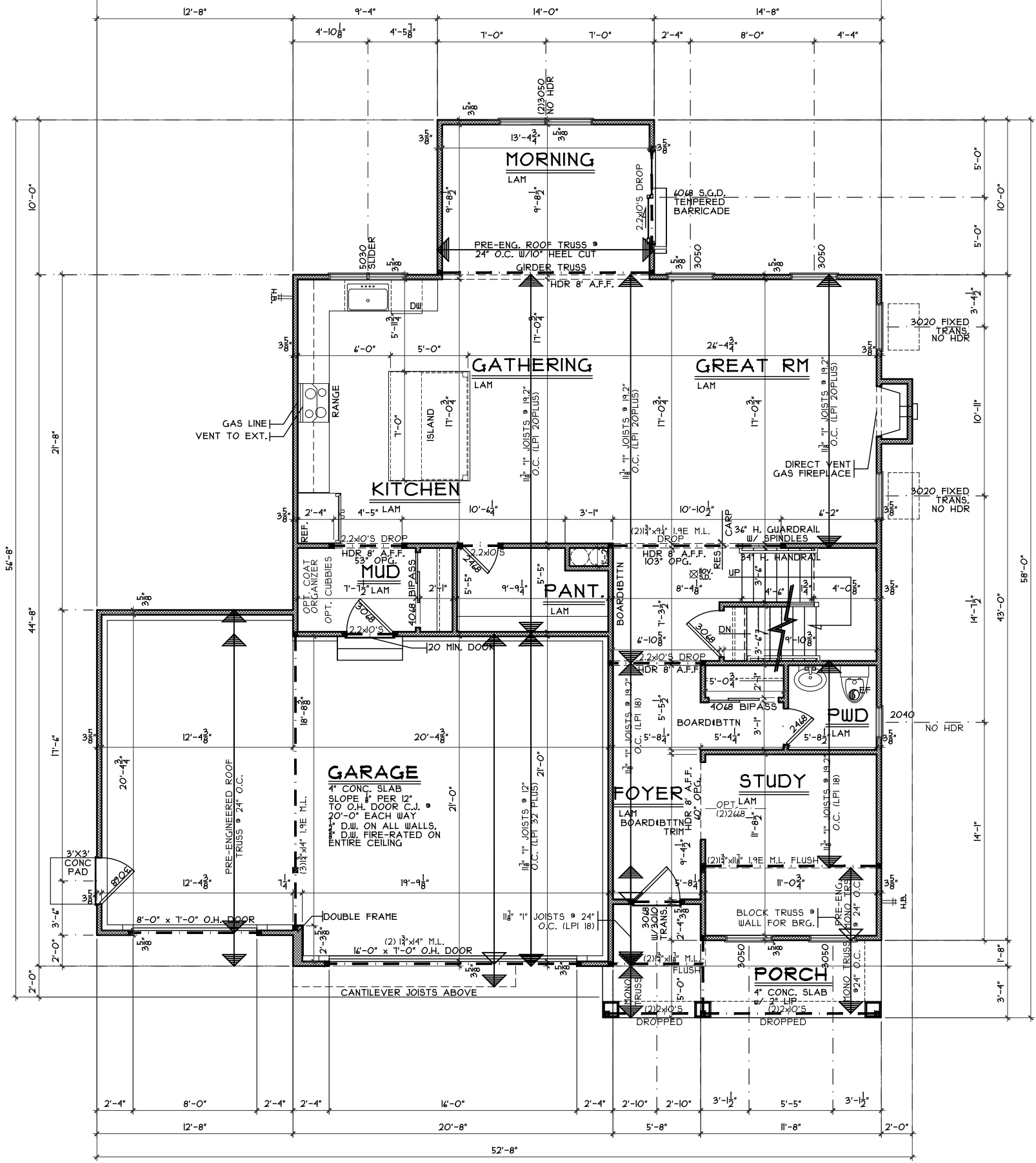
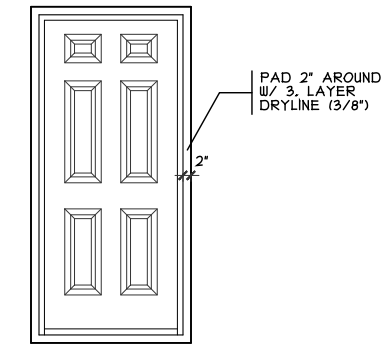
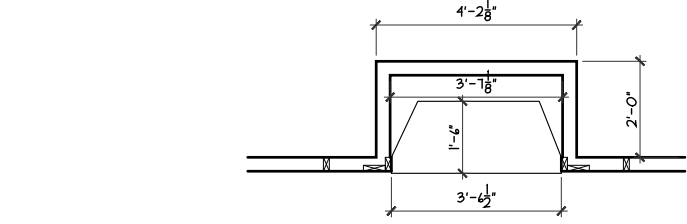
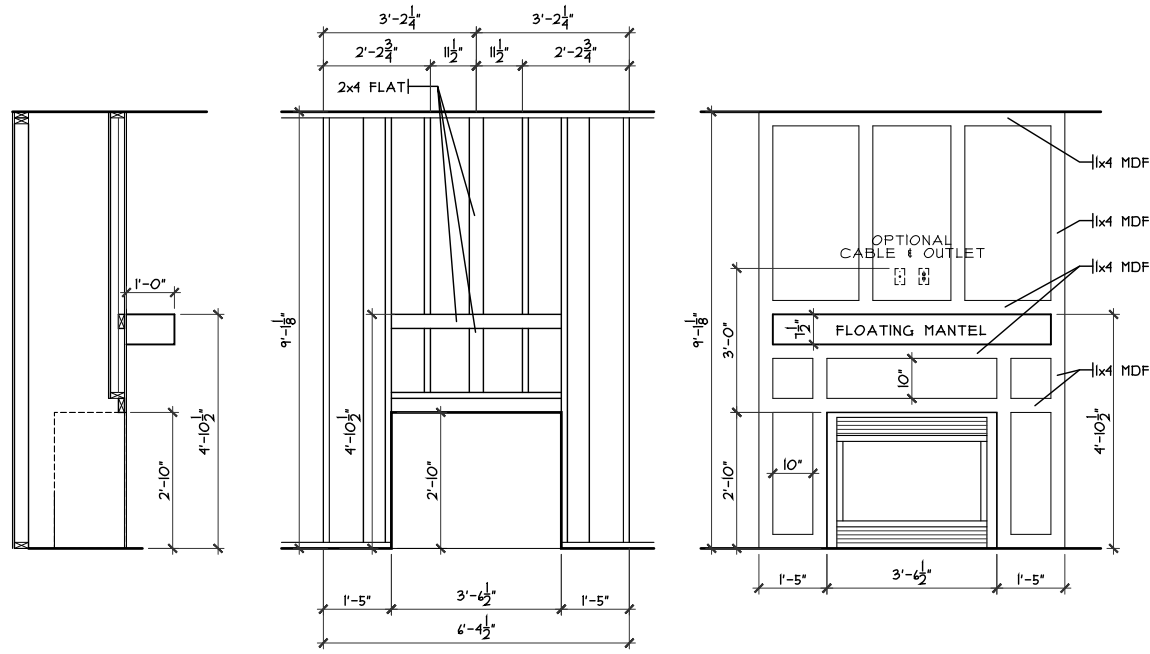
Kingsmark-B2 - Comp. w/ Alum. Wrap Issue Dates

Review

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Monroe  
 Butler County





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

DOOR FRAMING DETAIL  
 SCALE: 1/4" = 1'-0"

First Floor Plan

Plan: Kingsmark  
 Date: 10.18.2022  
 Drawn: SDG  
 Scale: As Noted  
 Revised: 12.13.2022  
 Sheet: 4 of 8

Prestige - TH-6168

Proposed Residence:  
 Petrefski Residence  
 251 Beckwourth Drive  
 Trails of Todhunter Lot 6168



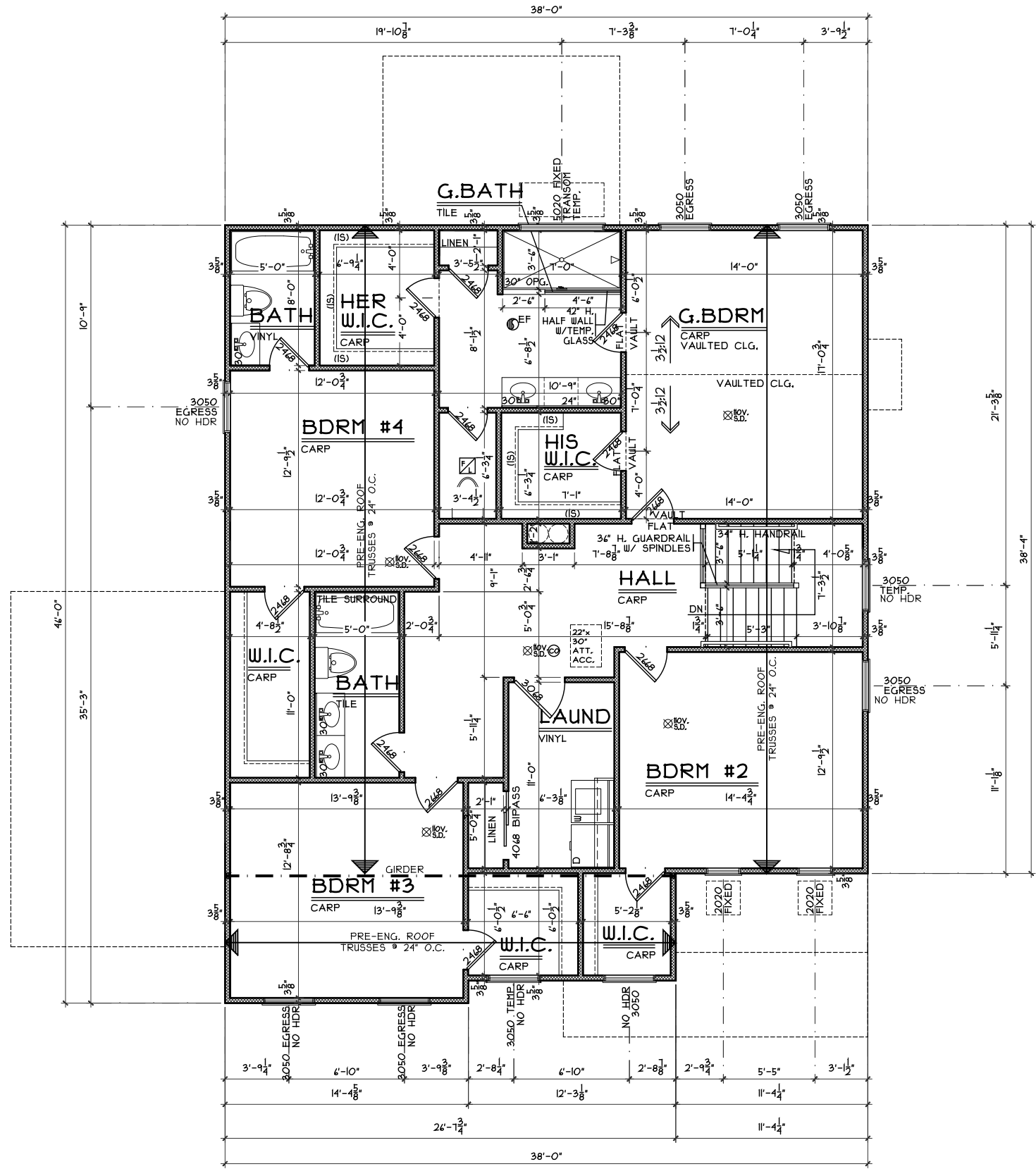
7944 Tyers Place Blvd.  
 West Chester, OH 45689  
 513.755.0570

Kingsmark-B2 - Comp. w/ Alum. Wrap Issue Dates

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 Butler County

A3



**SECOND FLOOR PLAN**  
 SCALE: 1/8" = 1'-0"  
 1575 SQ. FT.

Second Floor Plan

Plan: Kingsmark  
 Date: 10.18.2022  
 Drawn: SDG  
 Scale: As Noted  
 Revised: 12.13.2022  
 Sheet: 5 of 8



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Prestige - TH-6168

Proposed Residence:

Petrefski Residence

251 Beckwourth Drive

Trails of Todhunter Lot 6168

Kingsmark-B2 - Comp. w/ Alum. Wrap Issue Dates

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Monroe

Butler County

A4