

MM 4912  
706 Brelsford Ave  
Trenton, OH 45067

2 Story Basement - Grey water pit - hanging  
sewer

Loop Vent Kitchen Sink

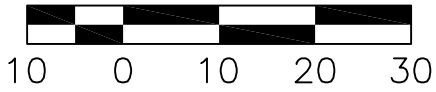
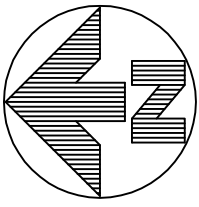
2 hose bibs - no valves required

ice maker

1 tub

1 shower

Gas Furnace and Range



**PLOT PLAN**  
**LOT 4912 (10,728 SF) 0.2463 ACRES**  
**MADISON MANOR**  
**CITY OF TRENTON**  
**BUTLER COUNTY, OHIO**  
**FOR: CRISTO HOMES**

WRIGHT RESIDENCE  
 706 BRELSFORD AVENUE

**QUANTITIES**

TOTAL LOT AREA	10728	sq. ft.
CITY WALK	216	sq. ft.
HOUSE WALK	49	sq. ft.
DRIVE	688	sq. ft.
APRON	118	sq. ft.
PATIO AND PORCHES	242	sq. ft.
DECK	0	sq. ft.
SEEDING AREA	4745	sq. ft.
UNDISTURBED AREA	3774	sq. ft.

**SETBACKS:**

FRONT YARD=38'  
 REAR YARD=40'  
 SIDE YARD=8' 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.

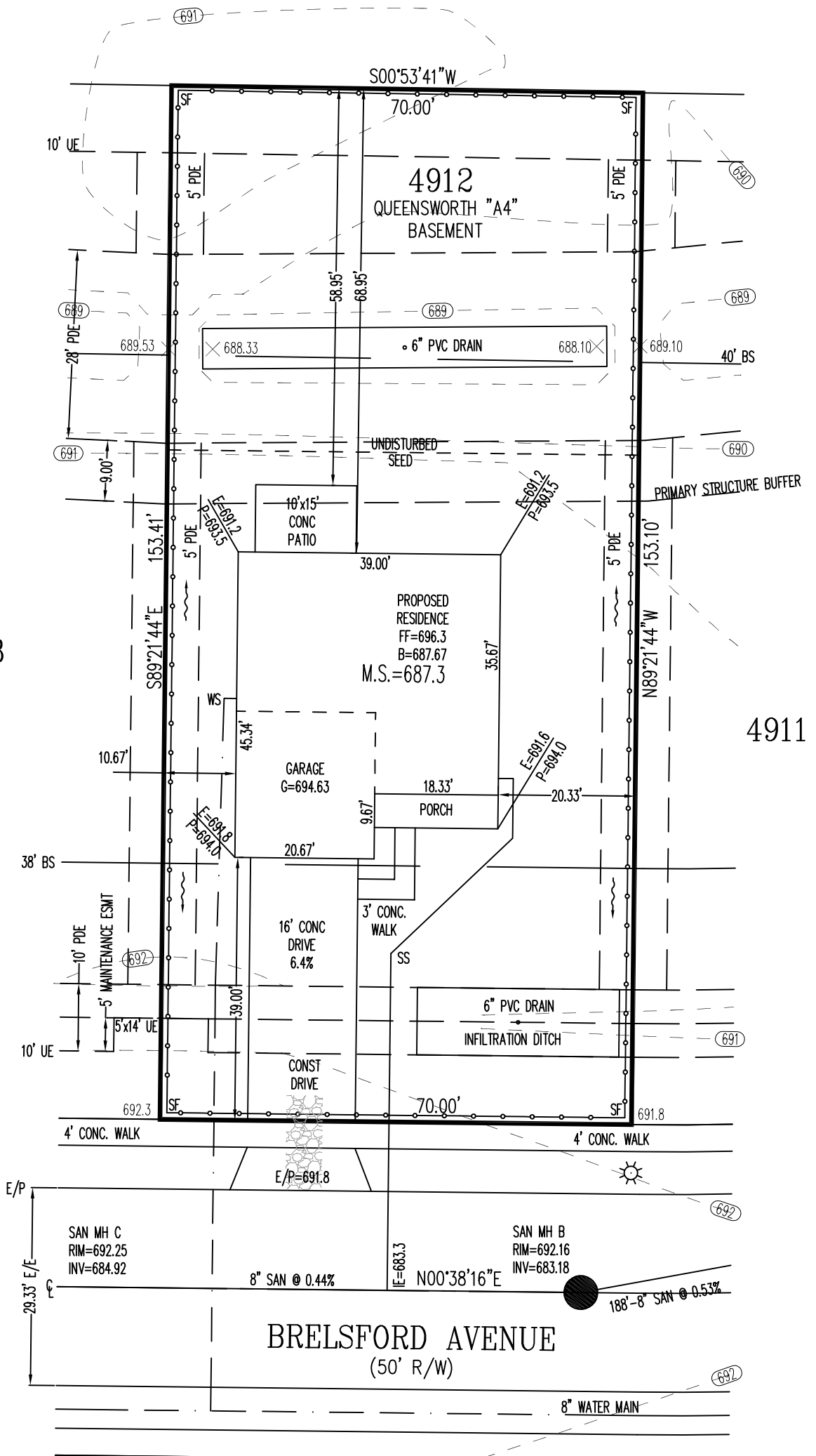
A STANDARD FORMULA WAS USED TO DETERMINE FINISH FLOOR GRADE. FINAL FINISH FLOOR ELEVATION IS CONTRACTOR'S RESPONSIBILITY.

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.

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.



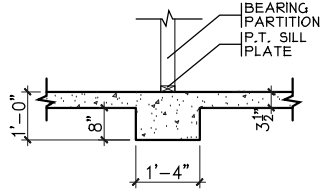
\*\*NOTE: DRAINAGE ARROWS AND ROUTES ARE SUBJECT TO CHANGE\*\*



SCALE: 1"=20'  
 DATE: 08-23-23  
 DRAWN: JLL  
 DESIGNED:  
 CHECKED: JLS

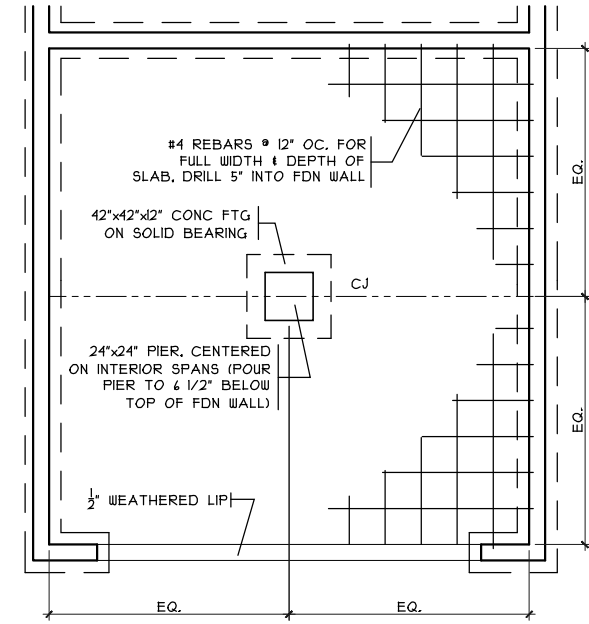


REVISIONS:	
1.	
2.	
3.	
4.	
PROJECT: MADISONMANOR	SHEET
DRAWING: 231554PA	1 OF 1



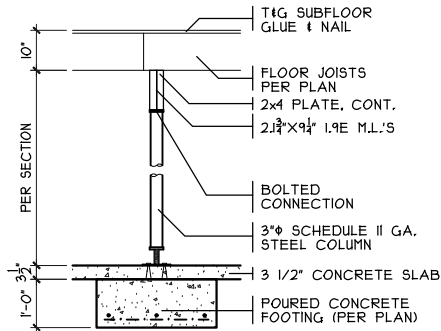
**BRG. WALL FOOTING**

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



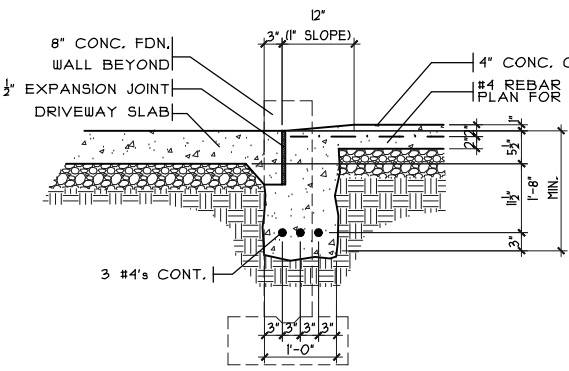
**GRADE BM DETAIL**

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

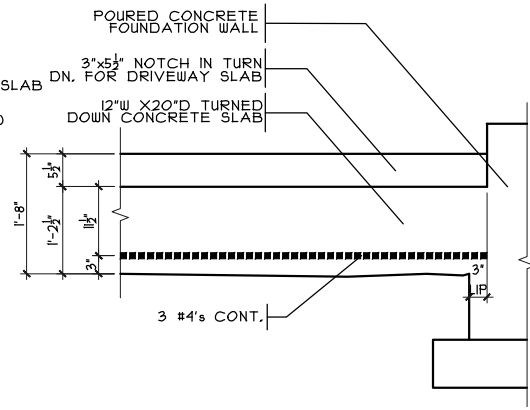


**COLUMN DETAIL**

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



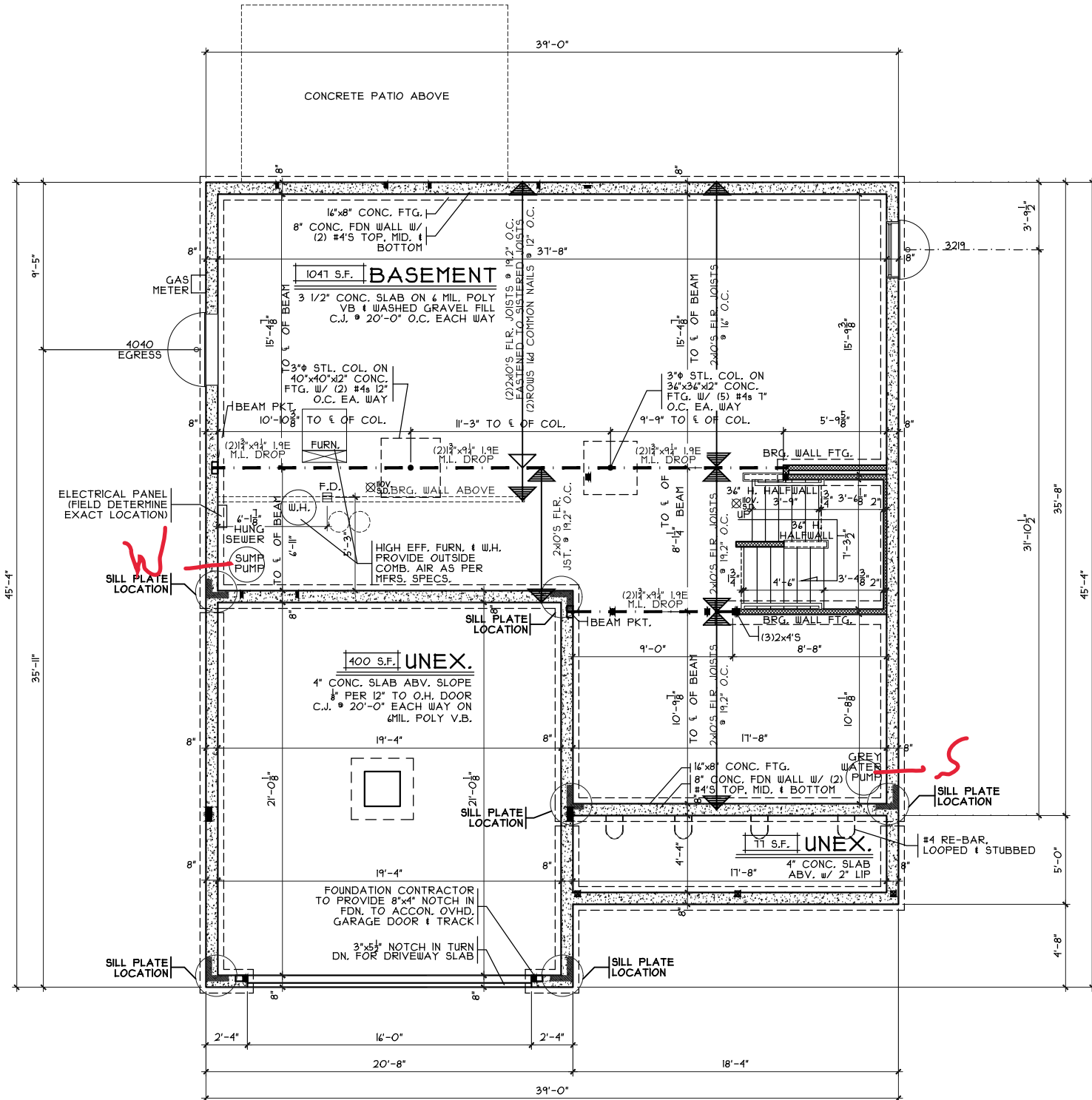
**SECTION**



**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: Queensworth  
 Date: 8.7.2023  
 Drawn: JRK  
 Scale: As Noted  
 Revised: 9.1.2023  
 Sheet: 3 of 9

Prestige - MM-4912

Proposed Residence:

Wright Residence  
 706 Brelsford Ave  
 Madison Manor Lot 4912

Queensworth - A4 - Vinyl

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Issue Dates

Review	Issue Dates

CRISTO HOMES

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 West Chester, OH 45389  
 513.755.0570 • www.cristohomes.com

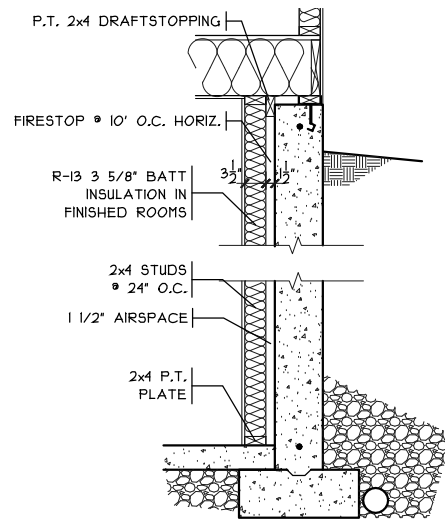
Trenton

Butler County

A2

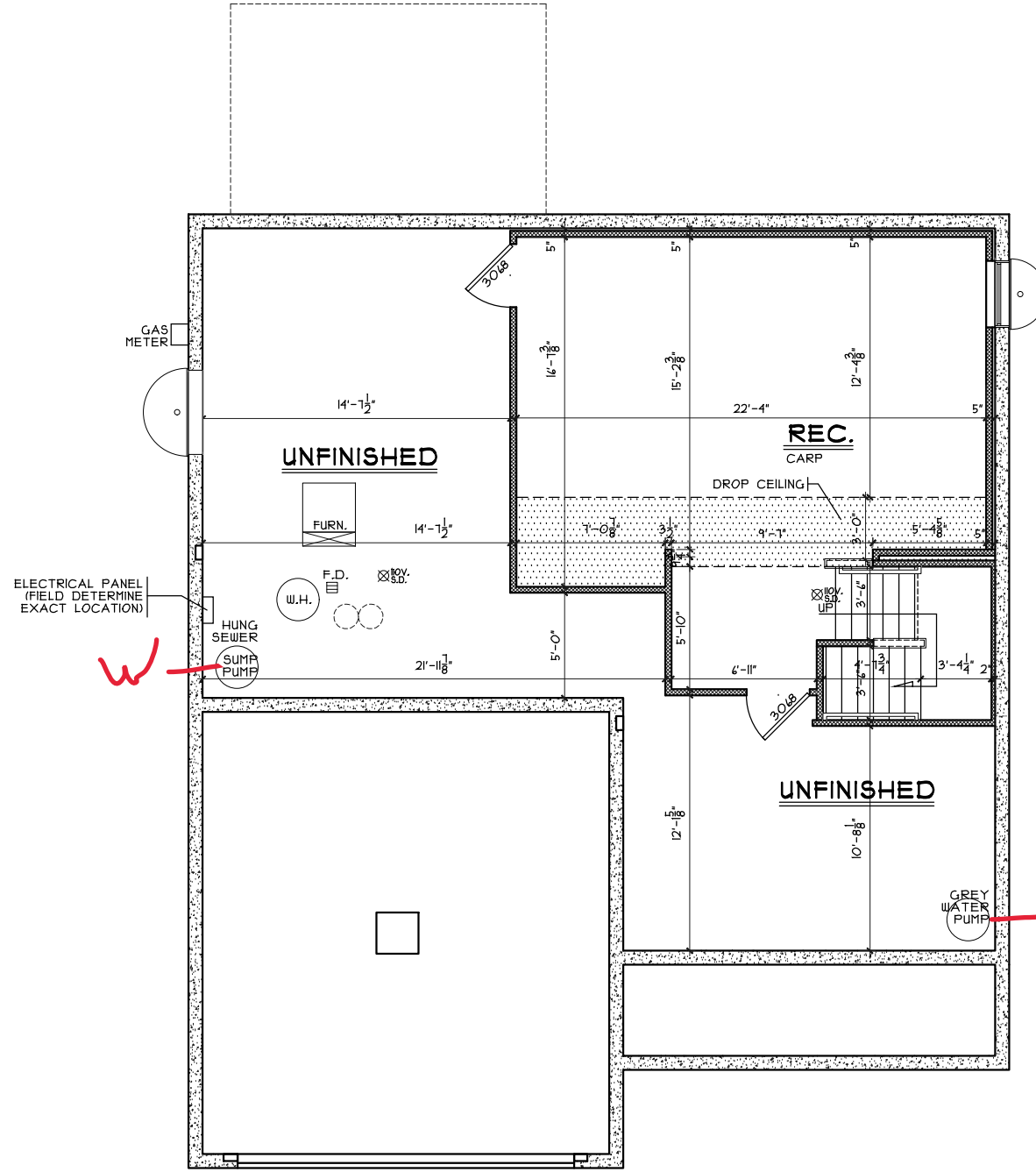
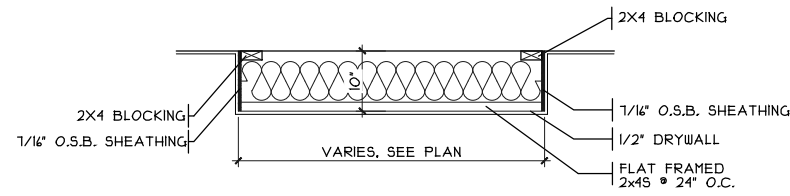
### DROP CLG. DETAIL

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



### FIN. LL WALL DETAIL

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



### FINISHED LOWER LEVEL

SCALE: 1/8" = 1'-0" 420 SQ. FT.

Finished Lower Level

Plan: Queensworth  
 Date: 8.7.2023  
 Drawn: JRK  
 Scale: As Noted  
 Revised: 9.1.2023  
 Sheet: 4 of 9

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 Butler County

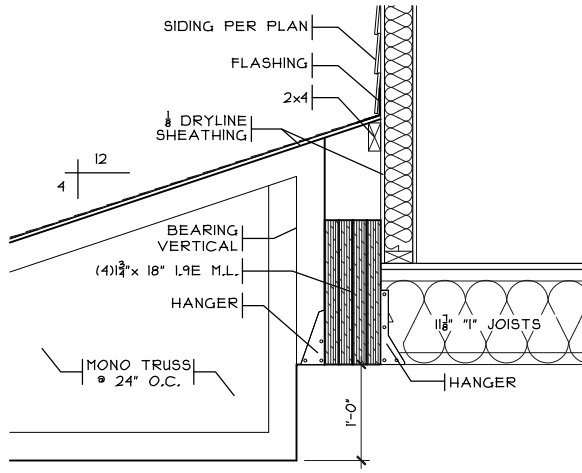
Issue Dates

Review	Issue Dates

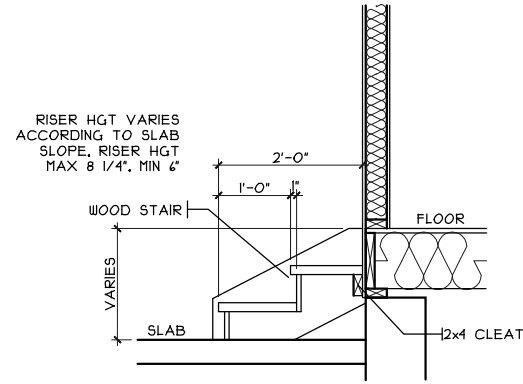
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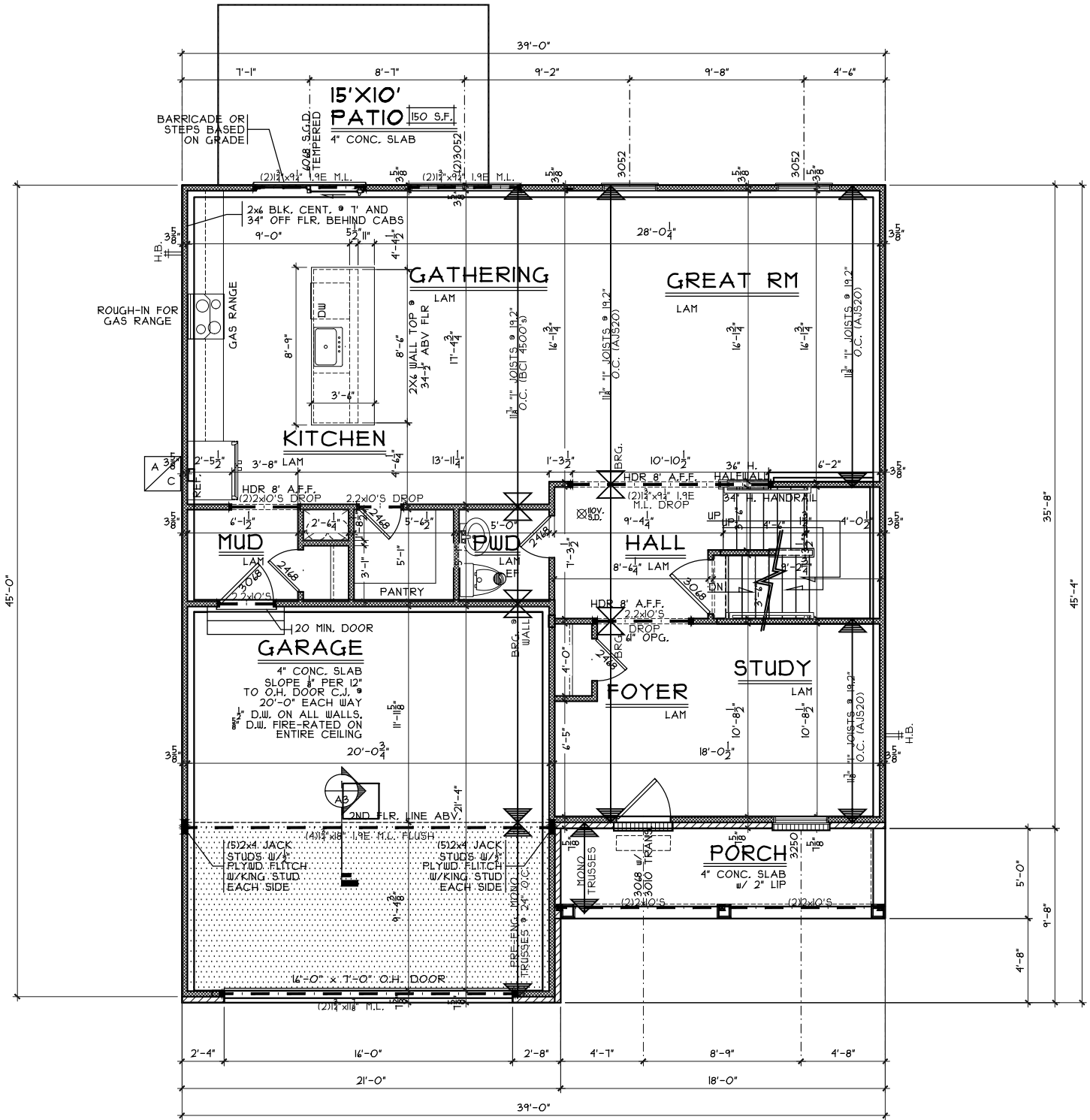
A2a



**GARAGE DETAIL**  
 SCALE: 1/2" = 1'-0"



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



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**FIRST FLOOR PLAN**  
 SCALE: 1/8" = 1'-0" 1140 SQ. FT.

First Floor Plan  
 Plan: Queensworth  
 Date: 8.7.2023  
 Drawn: JRK  
 Scale: As Noted  
 Revised: 9.1.2023  
 Sheet: 5 of 9



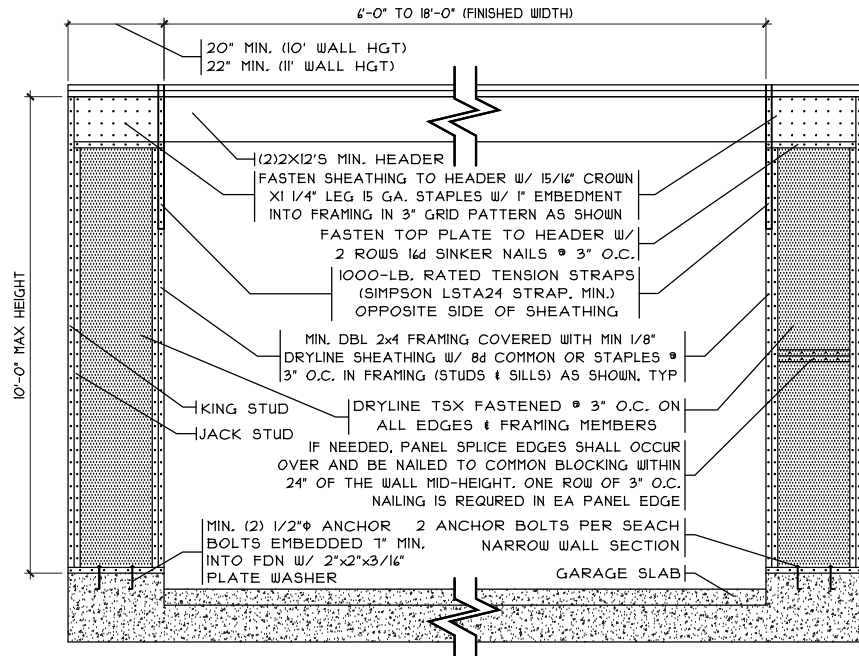
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Queensworth - A4 - Vinyl  
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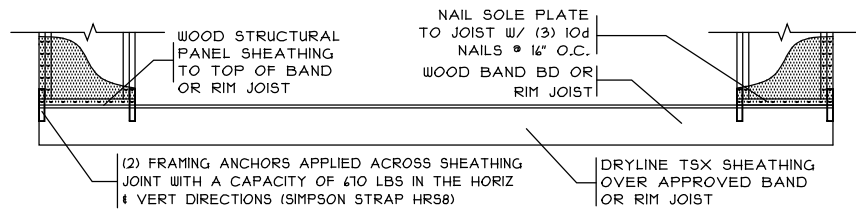
Review	Issue Dates

Trenton  
 Butler County

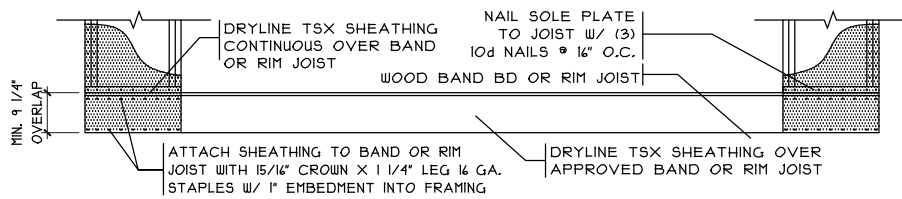
**A3**



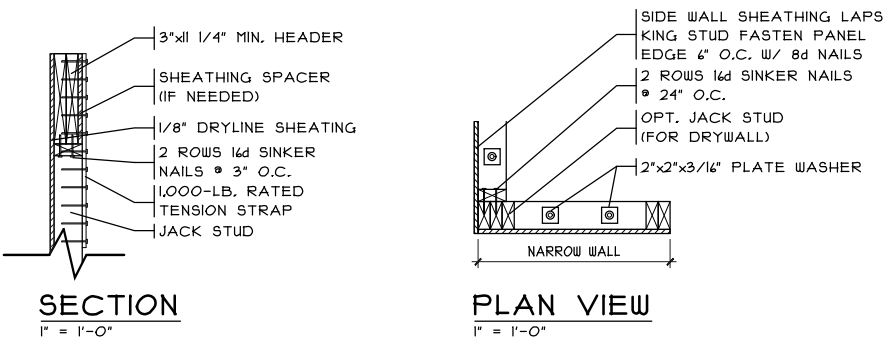
**WALL OVER POURED FOUNDATION**  
SCALE: 1/4" = 1'-0"



**WALL OVER RAISED WOOD FLOOR**  
SCALE: 1/4" = 1'-0" FRAMING ANCHOR OPTION



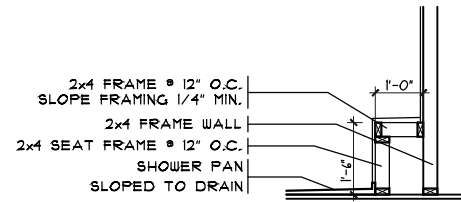
**WALL OVER RAISED WOOD FLOOR**  
SCALE: 1/4" = 1'-0" OVERLAP OPTION



**METHOD CS-PF CONTINUOUSLY SHEATHED PORTAL FRAME PANEL CONSTRUCTION**

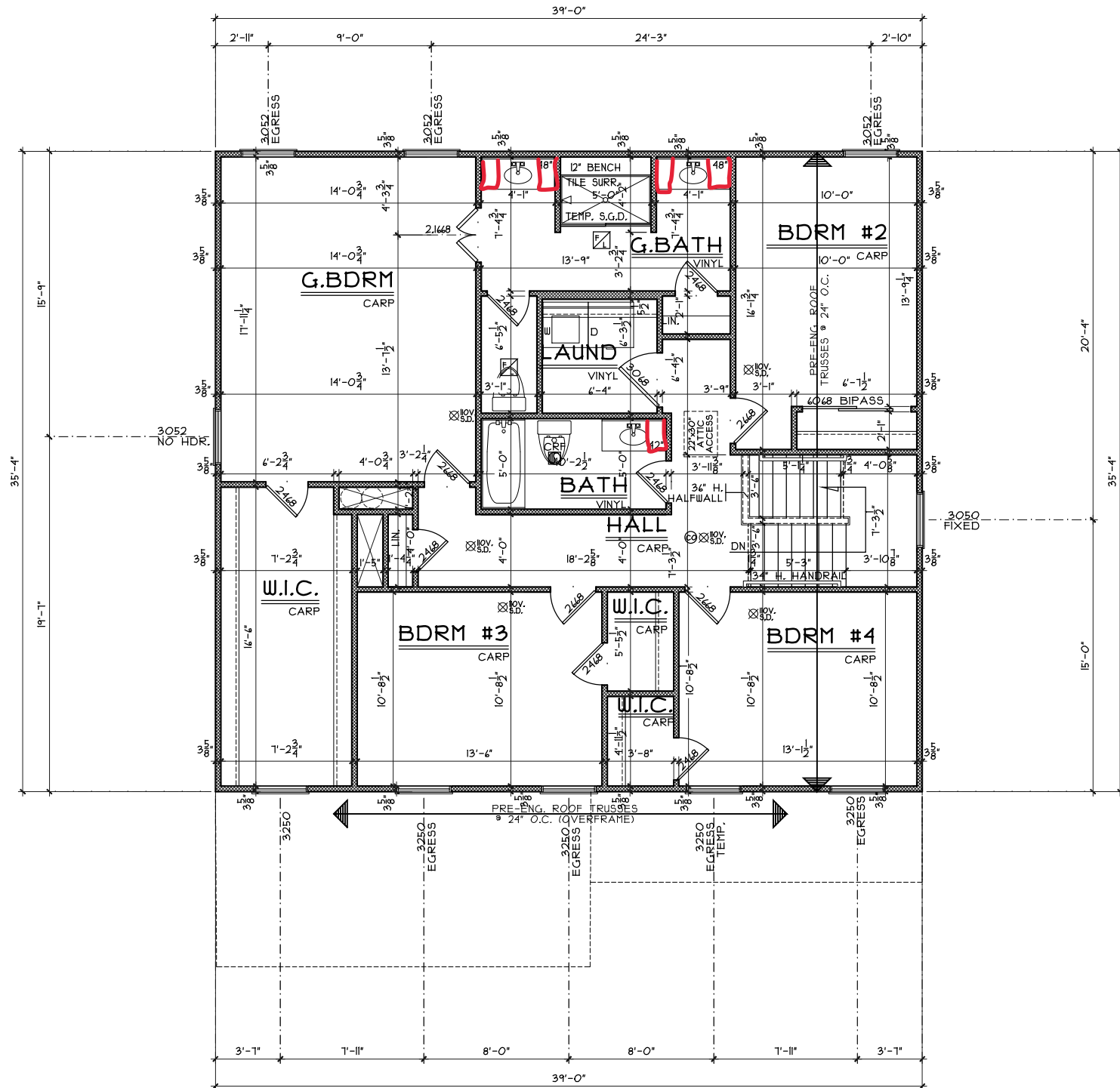
SCALE PER DETAIL

POURED WALL FDN



**SHOWER SEAT DETAIL**

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



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**SECOND FLOOR PLAN**

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

1308 SQ. FT.

Second Floor Plan

Plan: Queensworth  
Date: 8.7.2023  
Drawn: JRK  
Scale: As Noted  
Revised: 9.1.2023  
Sheet: 6 of 9

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Proposed Residence:

Wright Residence

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A4