

MM 4915
712 Brelsford Ave
Trenton, OH 45067

2 Story Basement - Grey water pit - hanging sewer

Vent Kitchen

2 hose bibs - no valves required

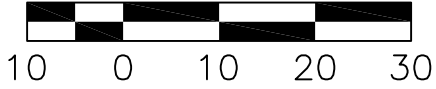
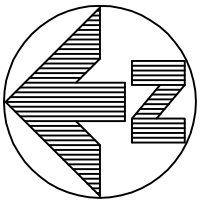
ice maker

1 tub

1 shower

Laundry tub

Gas Furnace



PLOT PLAN

LOT 4915 (10,794 SF) 0.2478 ACRES

MADISON MANOR

CITY OF TRENTON

BUTLER COUNTY, OHIO

FOR: CRISTO HOMES

MARKET HOME
712 BRELSFORD AVENUE

PER OEPA DRAINAGE REQUIREMENTS, DOWNSPOUTS SHALL
BE DIRECTED TO FRONT AND REAR SWALES AND NOT
DIRECTLY DISCHARGED TO INFILTRATION BASIN

QUANTITIES

TOTAL LOT AREA	10794	sq. ft.
CITY WALK	216	sq. ft.
HOUSE WALK	40	sq. ft.
DRIVE	688	sq. ft.
APRON	121	sq. ft.
PATIO AND PORCHES	192	sq. ft.
DECK	0	sq. ft.
SEEDING AREA	4493	sq. ft.
UNDISTURBED AREA	4424	sq. ft.

SETBACKS:
FRONT YARD=38'
REAR YARD=40'
SIDE YARD=8' MIN/20' TOTAL

M.O.E.=691.7

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

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

BUILDER 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.

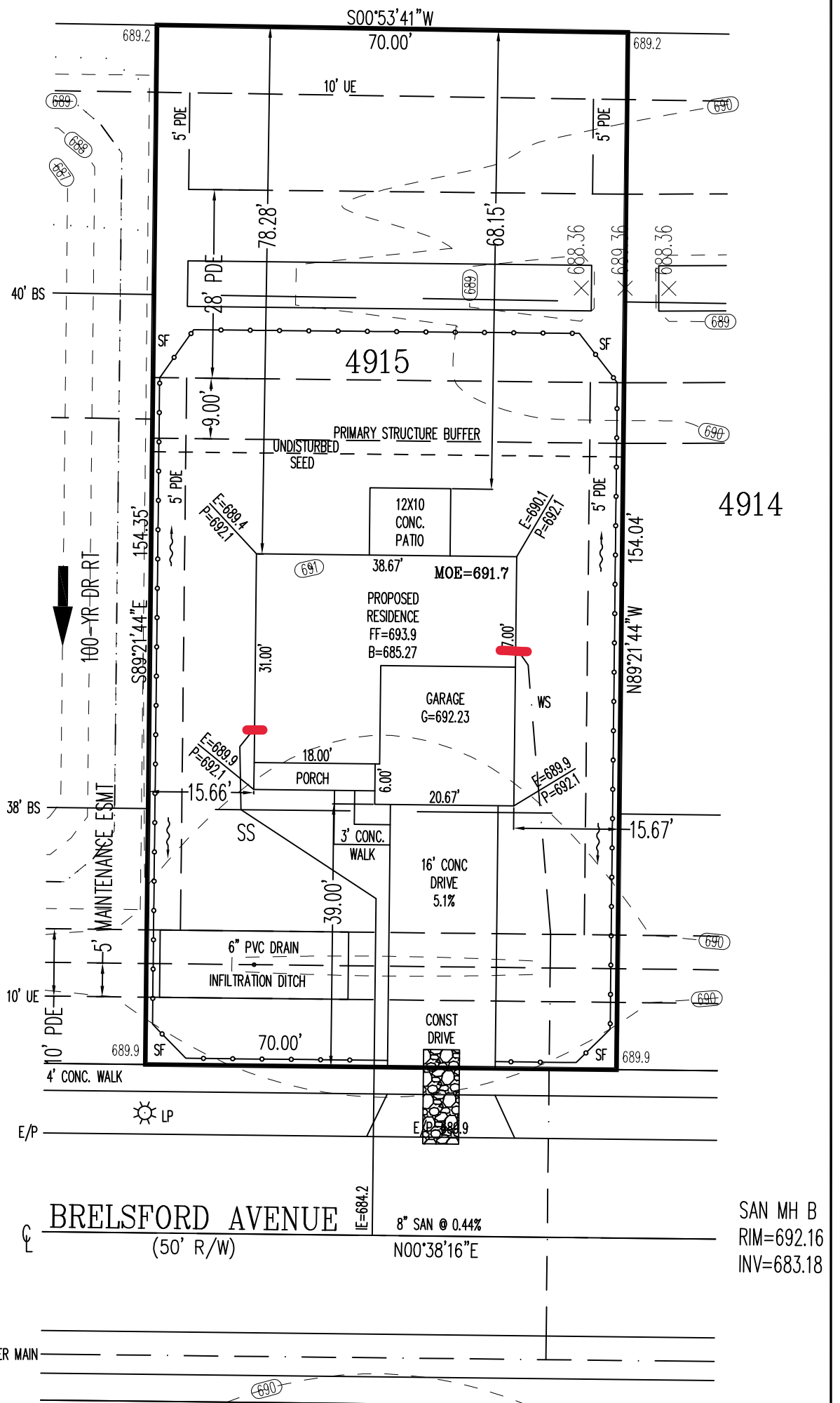
A STANDARD FORMULA WAS USED TO DETERMINE FINISH
FLOOR GRADE. FINAL FINISH FLOOR ELEVATION IS
CONTRACTOR'S RESPONSIBILITY.

UNLESS F.F.E., M.O.E. OR M.B.E. ARE FIELD VERIFIED BY AN
ENGINEERING FIRM, BUILDER TAKES FULL RESPONSIBILITY FOR
THE FINISH FLOOR ELEVATION.

BUILDER IS RESPONSIBLE FOR POSITIVE DRAINAGE
AROUND/AWAY FROM HOUSES AND APPROPRIATE FINAL
GRADING TO INSURE PROPER DRAINAGE OF THE LOT.

PRIOR TO CONSTRUCTION, A GEOTECHNICAL REPORT IS
RECOMMENDED TO BE OBTAINED BY THE BUILDER. APEX
ASSUMES NO RESPONSIBILITY FOR SOIL CONDITIONS, GROUND
WATER CONDITIONS AND ANY POTENTIAL WATER INFILTRATION.
BUILDER 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.



SAN MH C
RIM=692.25
INV=684.92

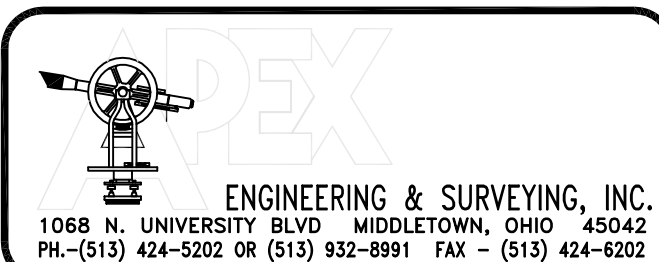
SAN MH B
RIM=692.16
INV=683.18

HUNG SEWER

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

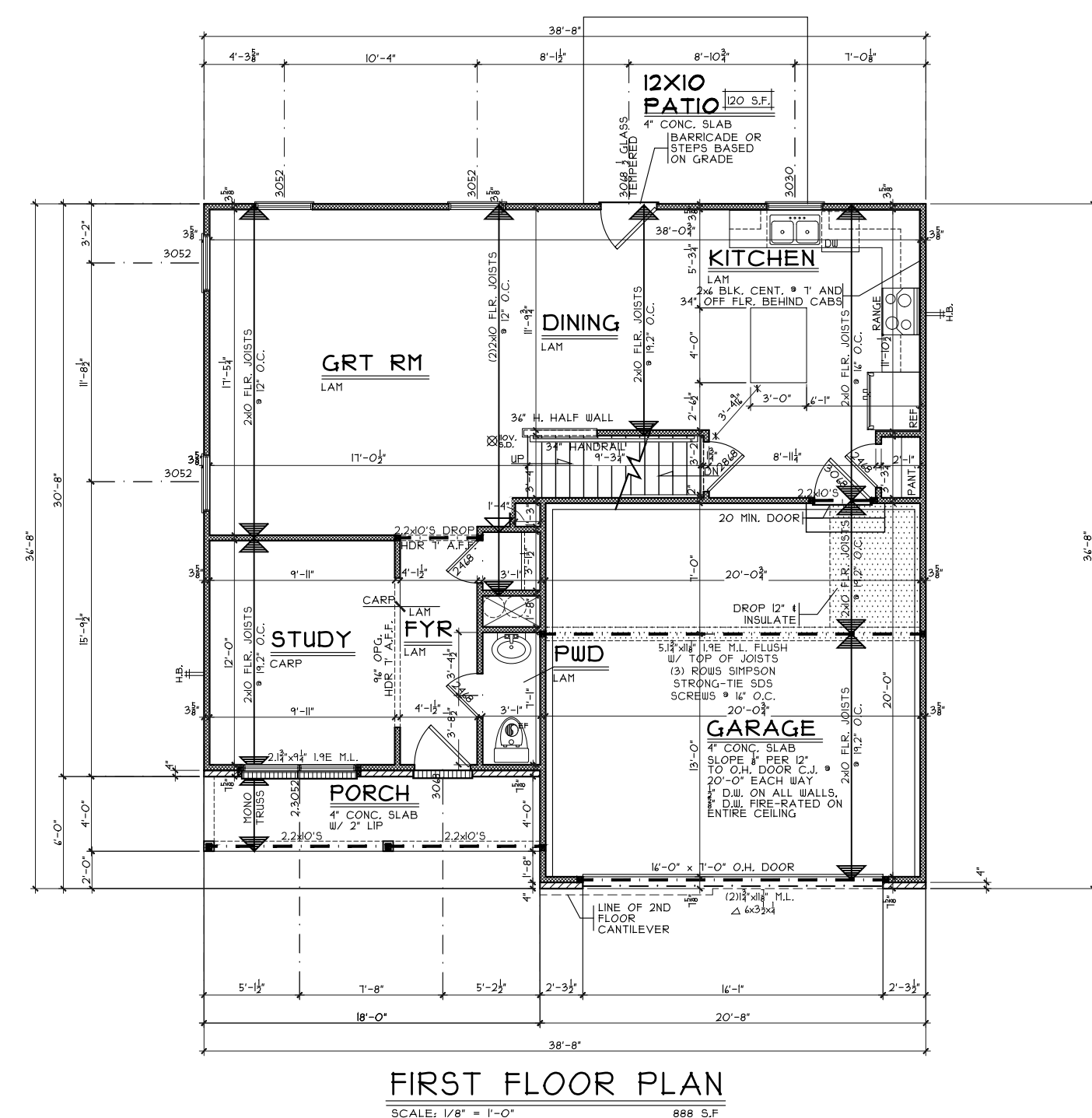
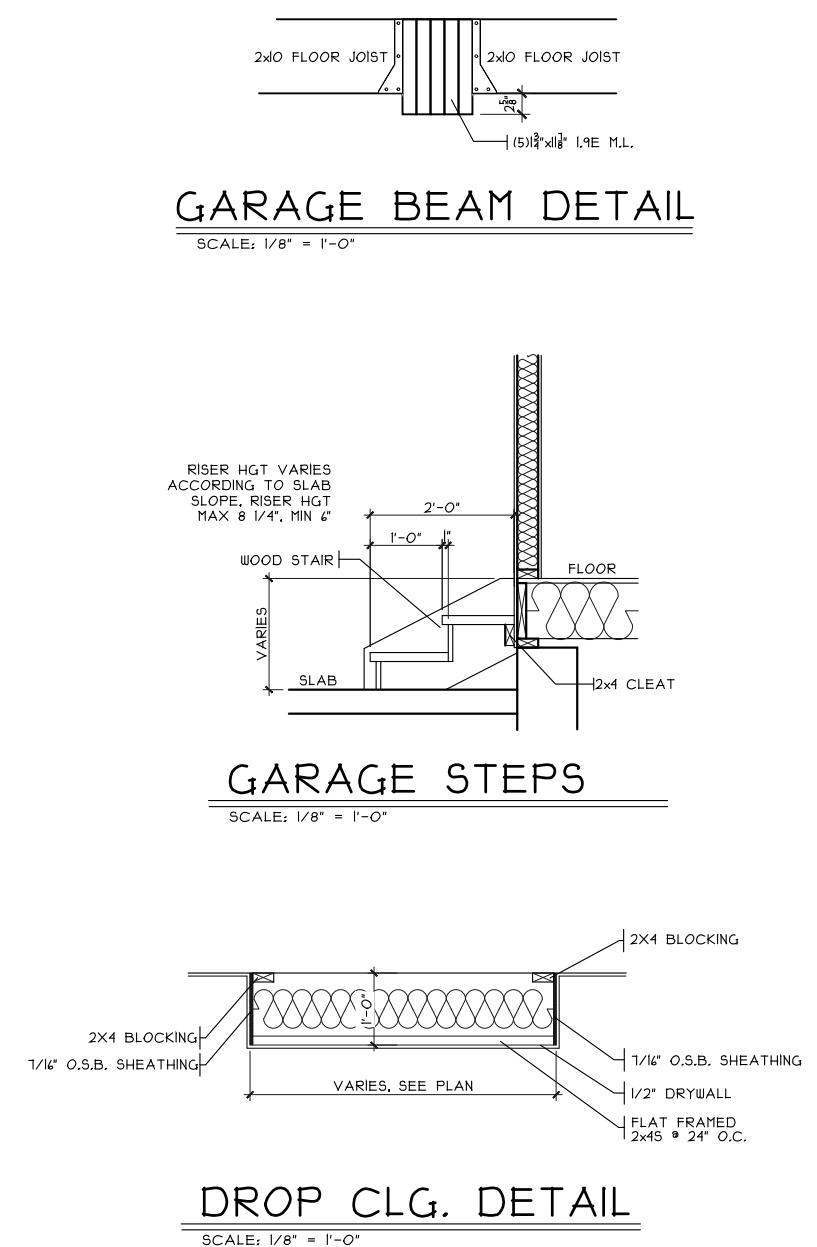


SCALE: 1"=20'
DATE: 6/21/2023
DRAWN: FAK
DESIGNED:
CHECKED: JLS



REVISIONS:
1.
2.
3.
4.

PROJECT: MADISON MANOR SHEET
DRAWING: 231200PA 1 OF 1



First Floor Plan
Plan: Beaumont Basement
Date: 5/22/23
Drawn: SMB
Scale: As Noted
Revised: 6/23/23
Sheet: 4 of 8



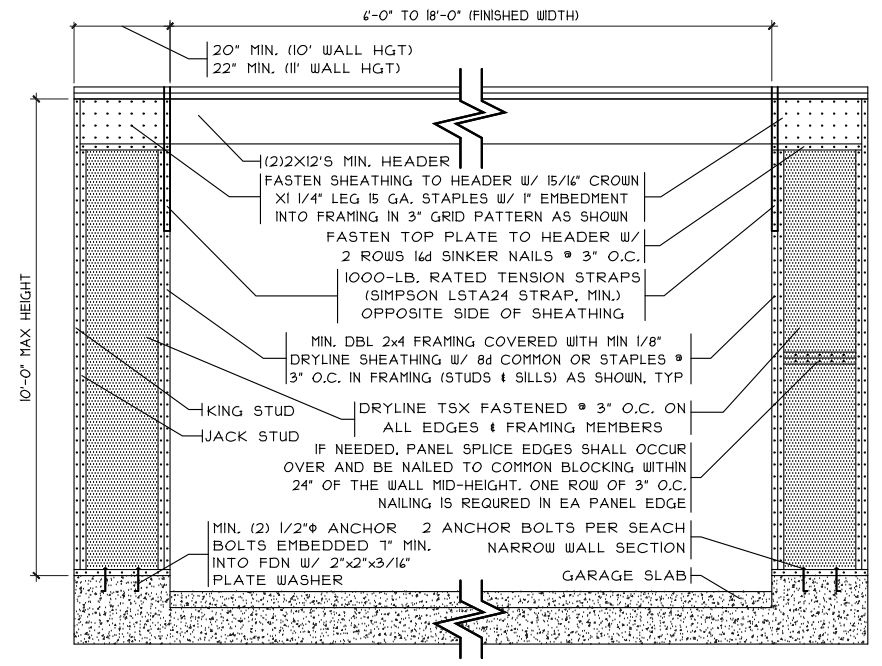
7594-A Tylers Place Blvd.
West Chester, OH 45069
513.755.0570 www.cristohomes.com

Renaissance -MM-4915
Proposed Residence:
Market Home
712 Brelsford Ave.
Madison Manor Lot 4915

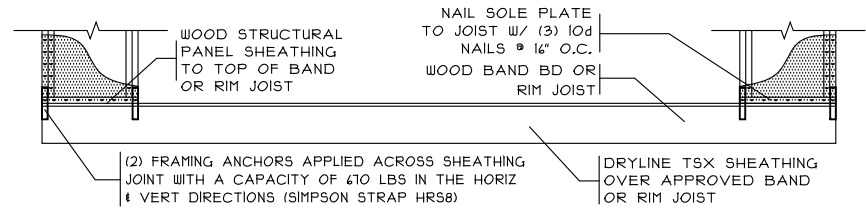
Beaumont - C5 - Vinyl
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Issue Dates	Review

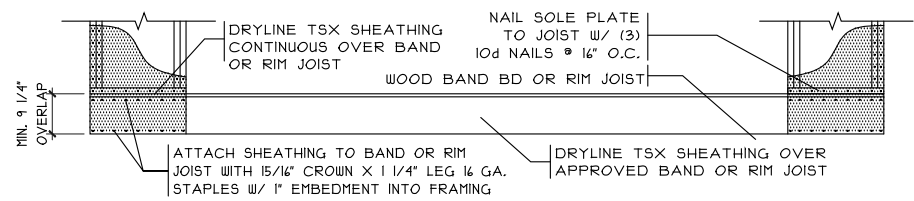
A3



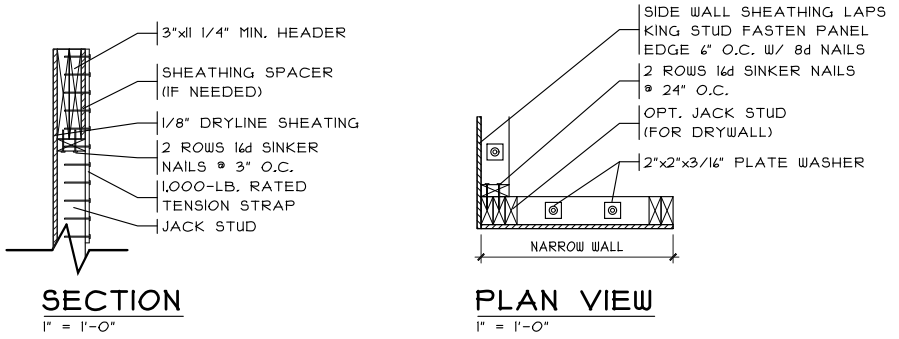
WALL OVER POURED FOUNDATION
SCALE: 1/4" = 1'-0"



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



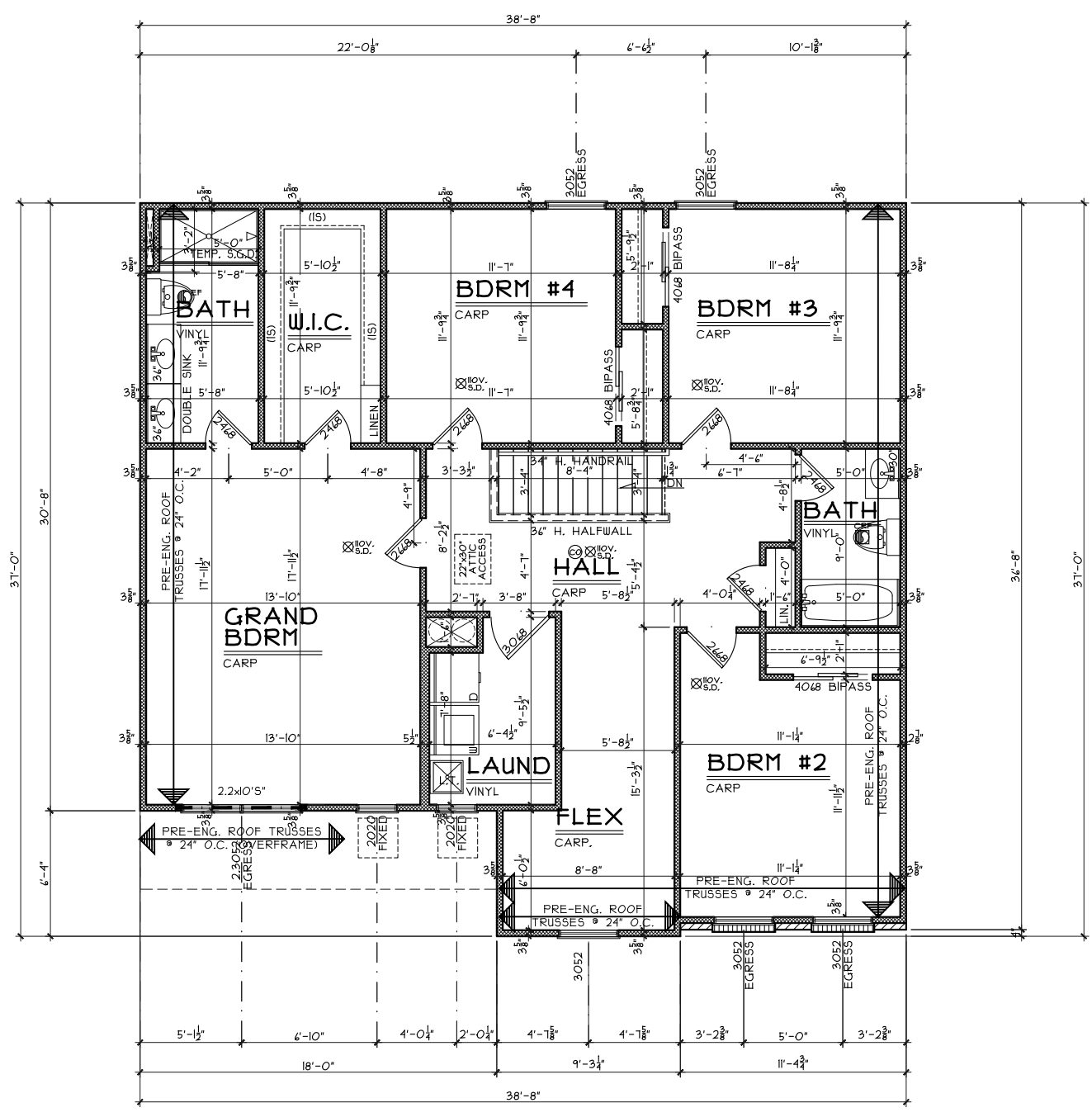
SECTION
1" = 1'-0"

PLAN VIEW
1" = 1'-0"

METHOD CS-PF CONTINUOUSLY SHEATHED PORTAL FRAME PANEL CONSTRUCTION

SCALE PER DETAIL

POURED WALL FDN



SECOND FLOOR PLAN
SCALE: 1/8" = 1'-0" 1286 S.F.

Second Floor Plan
Plan: Beaumont Basement
Date: 5/22/23
Drawn: SMB
Scale: As Noted
Revised: 6/23/23
Sheet: 5 of 8

Beaumont - MM-4915
Proposed Residence:
Market Home
712 Brelsford Ave.
Madison Manor Lot 4915

Beaumont - C5 - Vinyl
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Trenton
Butler County

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