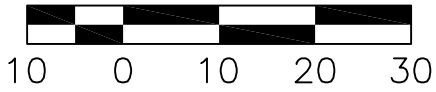
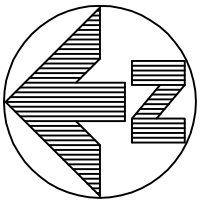


MM 4916
714 Brelsford Ave
Trenton, OH 45067

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 4916 (18,555 SF) 0.4260 ACRES
MADISON MANOR
CITY OF TRENTON
BUTLER COUNTY, OHIO
FOR: CRISTO HOMES

GAHATAY RESIDENCE
 714 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	18555	sq. ft.
CITY WALK	416	sq. ft.
HOUSE WALK	55	sq. ft.
DRIVE	689	sq. ft.
APRON	121	sq. ft.
PATIO AND PORCHES	44	sq. ft.
DECK	0	sq. ft.
SEEDING AREA	5255	sq. ft.
UNDISTURBED AREA	11900	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.

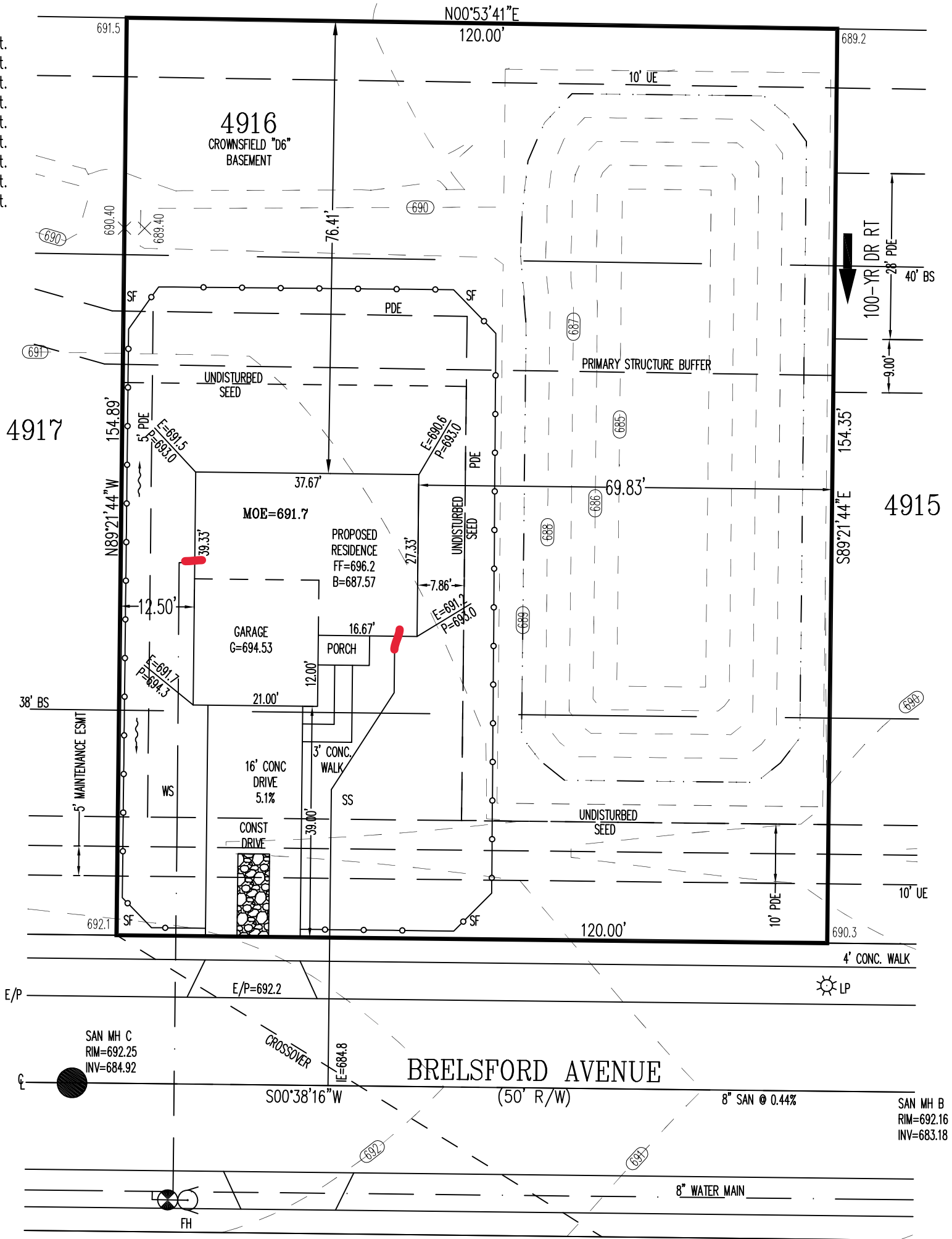
A STANDARD FORMULA WAS USED TO DETERMINE
 FINISH FLOOR GRADE. FINAL FINISH FLOOR
 ELEVATION IS CONTRACTOR'S RESPONSIBILITY.

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.

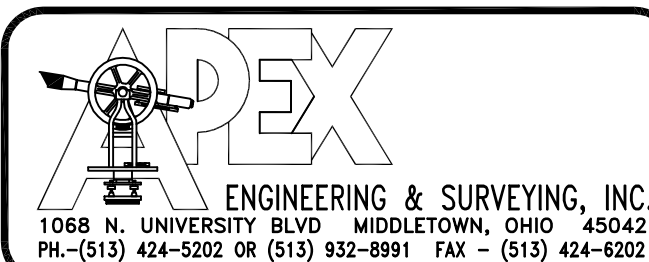


HUNG SEWER

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



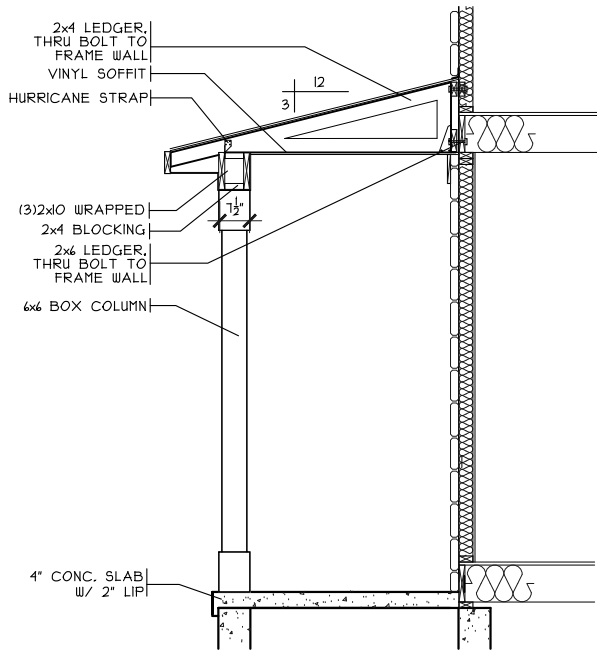
SCALE: 1"=20'
 DATE: 07-02-23
 DRAWN: JLL
 DESIGNED:
 CHECKED: JLS



REVISIONS:
 1.
 2.
 3.
 4.

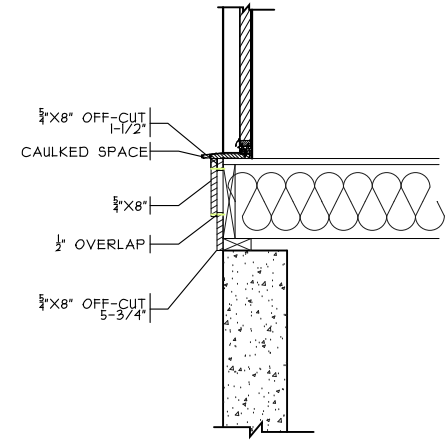
PROJECT: MADISONMANOR
 DRAWING: 231221PA

SHEET
 1 OF 1



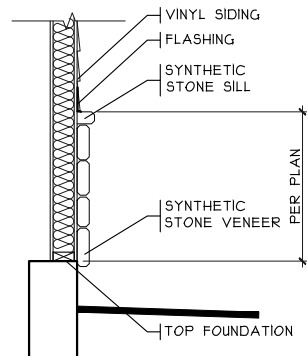
FRONT PORCH DETAIL

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



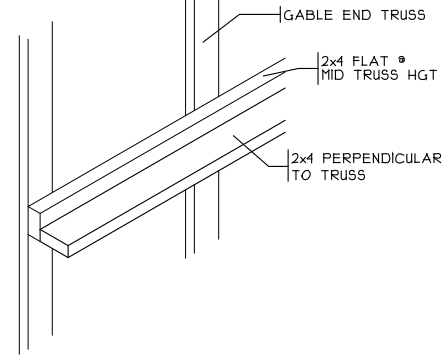
KICK PLATE DETAIL

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



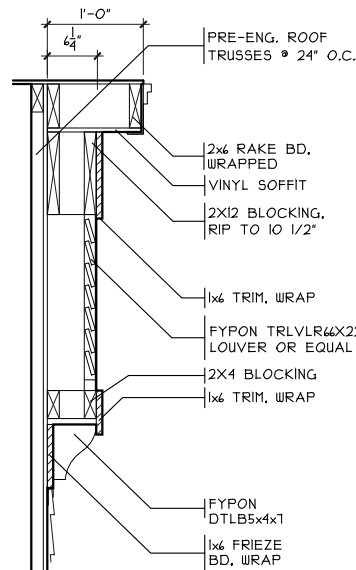
STONE BASE DETAIL

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



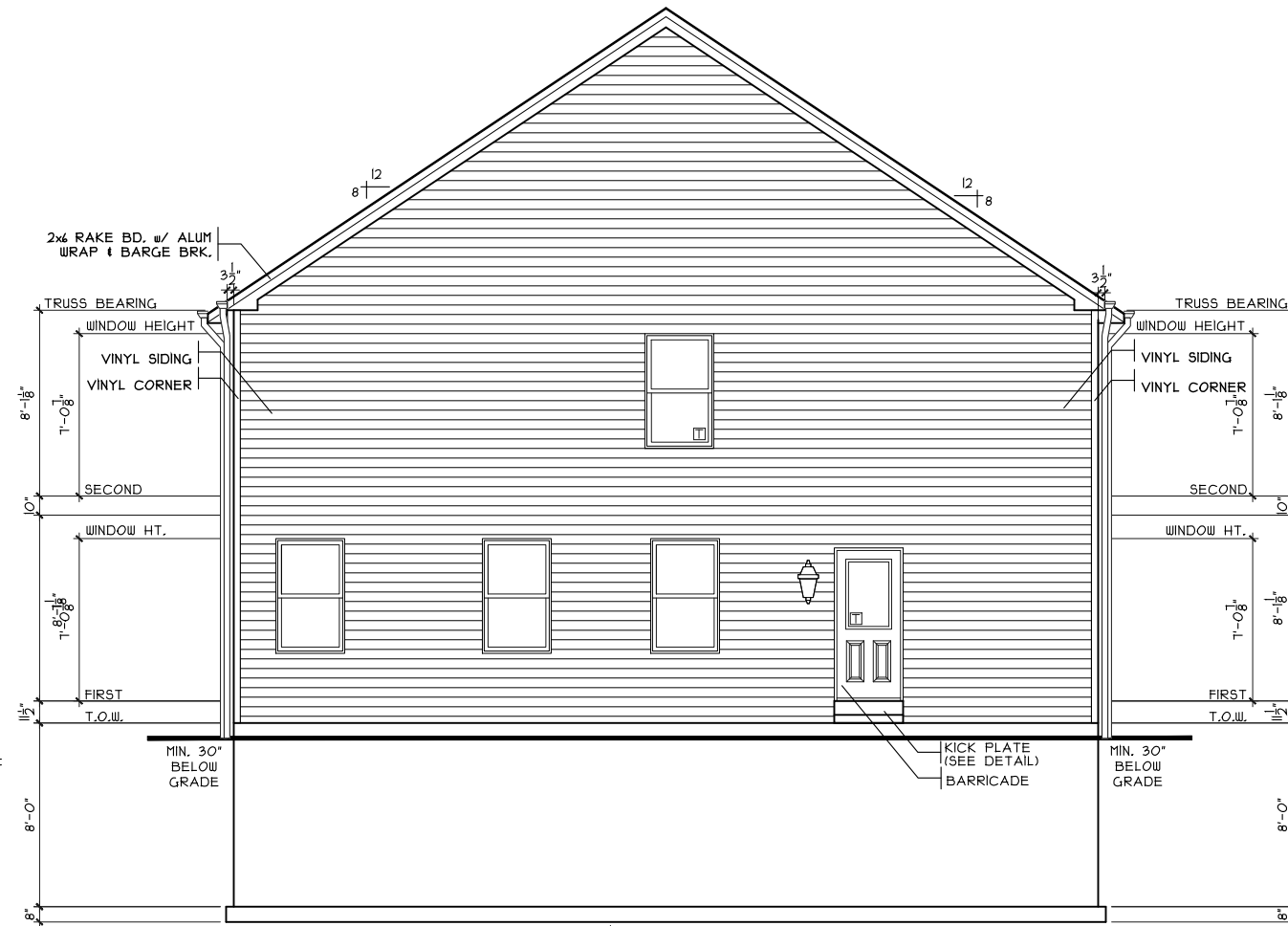
STIFF BACK DETAIL

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



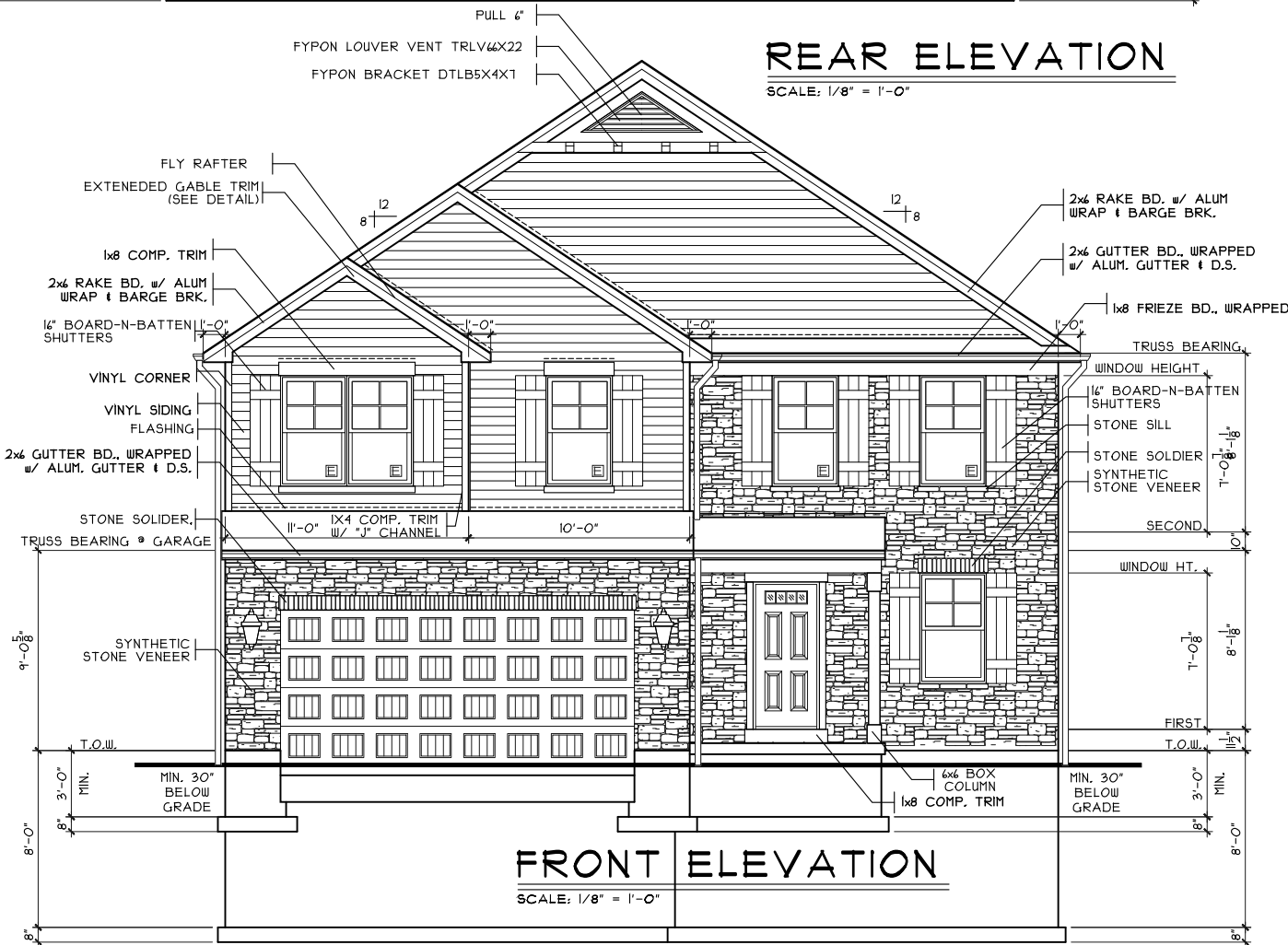
LOUVER DETAIL

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



REAR ELEVATION

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



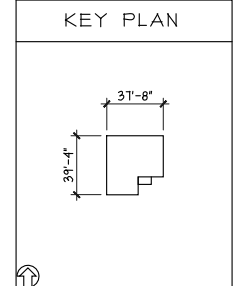
FRONT ELEVATION

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

SHEET INDEX	
SHT#	DESCRIPTION
A1	Front and Rear Elevations
A2	Left and Right Elevations
A3	Foundation Plan
A4	First Floor Plan
A5	Second Floor Plan/Stair Section
A6	Typical Wall Sections
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.	
251888B4	
4	BDRMS
2.5	BATH
3	CAR GARAGE
1	1ST FLR. CLG.
SQUARE FOOTAGE	
TOTAL	1888
FIRST	848
SECOND	1039
LOW. LEV. FIN.	N/A
LOWER (SLAB)	151
GAR. (SLAB)	404

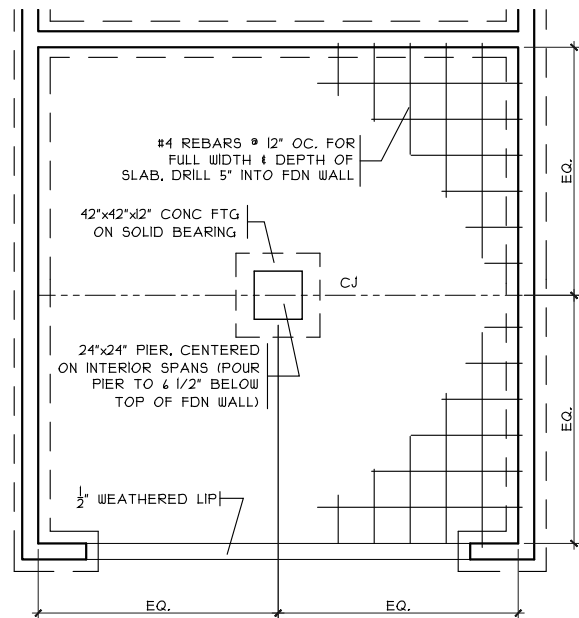


Renaisance - MM-4916
 Crownfield Bsmnt - D6 - Vinyl
 Proposed Residence:
 Santi Gahatay
 714 Brelsford Ave.
 Lot 4916
 Crownfield Bsmnt
 Date: 6.9.2023
 Drawn: SMB
 Scale: As Noted
 Revised: 7.11.2023
 Sheet: 1 of 7

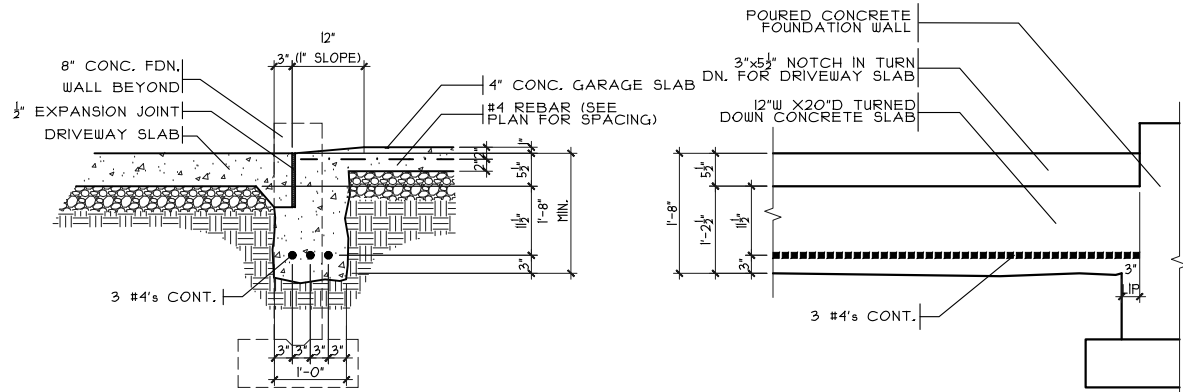
CRISTO HOMES
 7844 Tyers Place Blvd.
 West Chester, OH 45389
 513.755.0570 • www.cristohomes.com

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A1



GRADE BM DETAIL
SCALE: 1/8" = 1'-0"

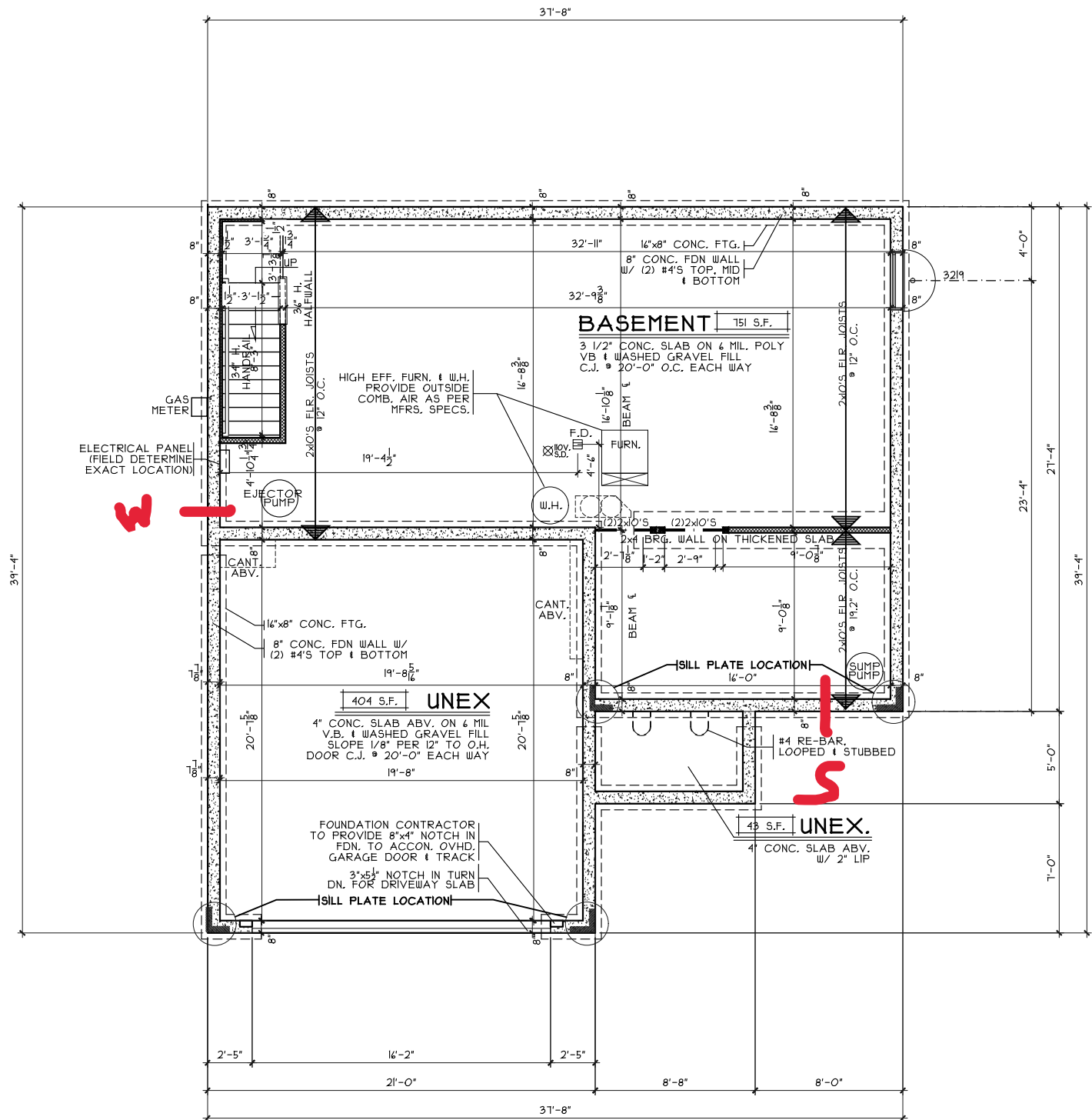


SECTION

ELEVATION

GARAGE DOOR GRADE BM

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



FOUNDATION PLAN

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

NOTE: ALL EXTERIOR DIMENSIONS ARE TO FACE OF FOUNDATION- MASONRY VENEER TO OVERHANG FOUNDATION AS REQ'D. TO ACCOMMODATE 1" AIRSPACE AT SHEATHING. MAXIMUM OVERHANG TO BE 3/4".

Foundation Plan

Plan: Crownfield Basement
Date: 6/9/2023
Drawn: SMB
Scale: As Noted
Revised: 7.11.2023
Sheet: 3 of 7

Renaissance - MM-4916

Proposed Residence:

Santi Gahatay
714 Brelsford Ave.
Lot 4916

Crownfield Bsmnt - D6 - Vinyl

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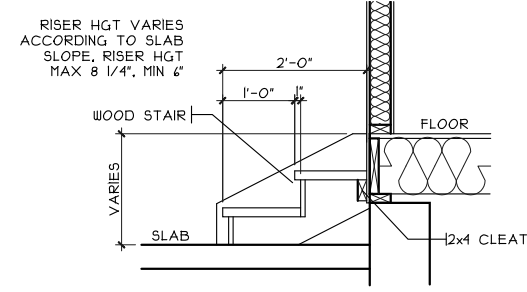
Issue Dates

Review



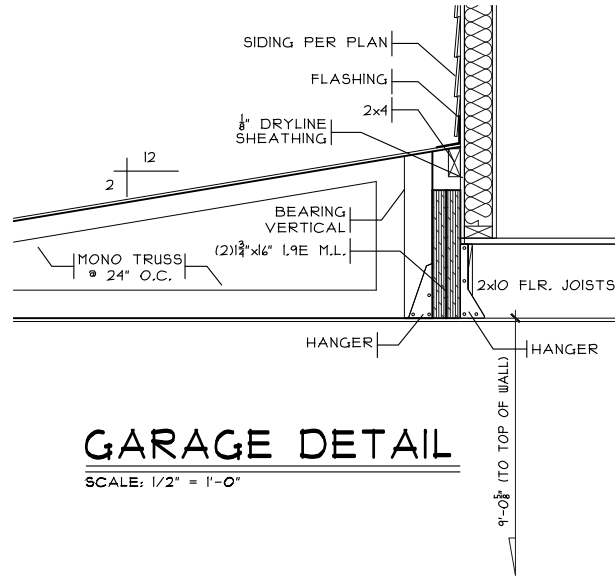
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West Chester, OH 45389
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A2



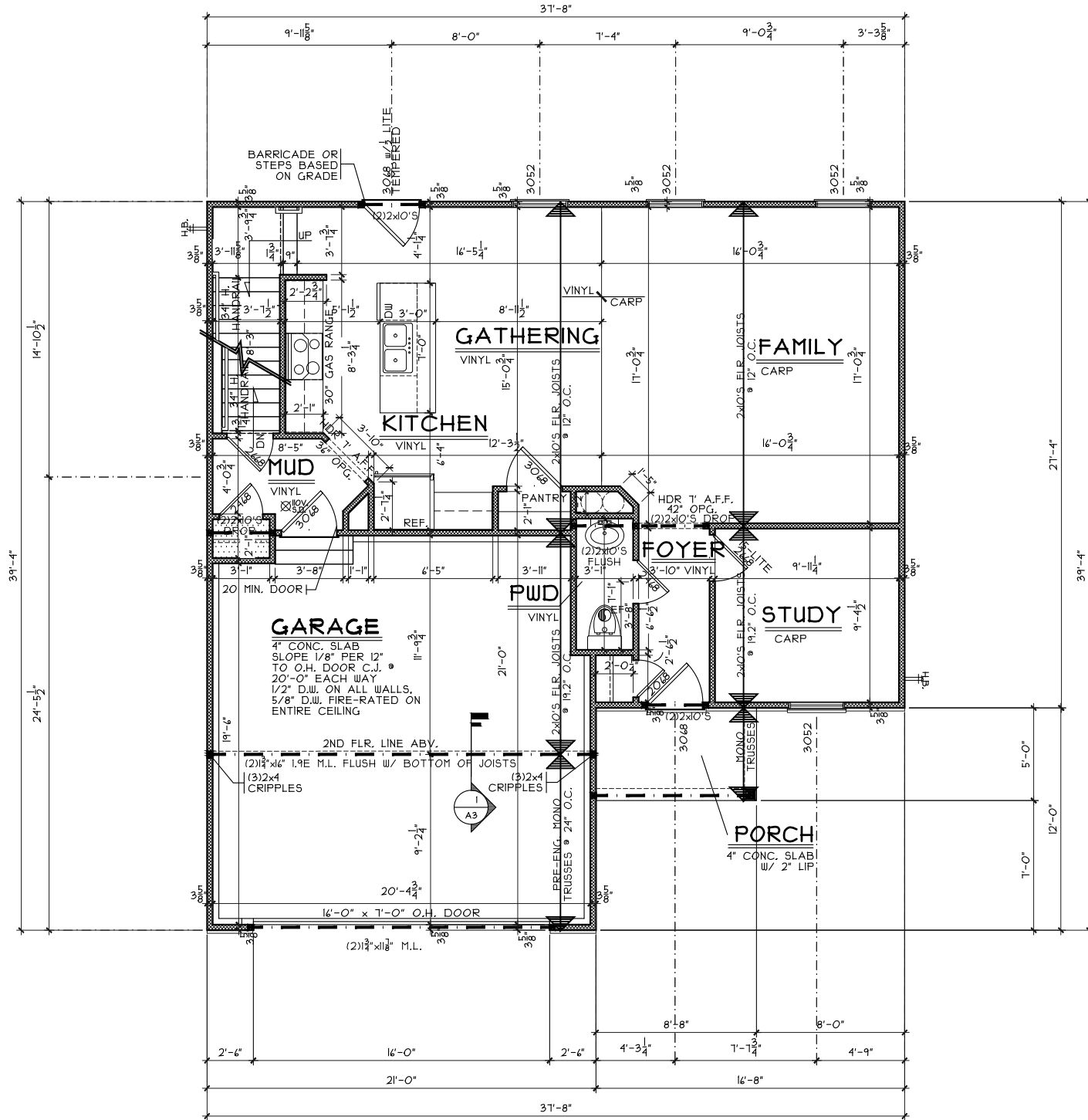
GARAGE STAIRS DETAIL

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



GARAGE DETAIL

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



NOTE: ALL EXTERIOR DIMENSIONS ARE TO FACE OF FOUNDATION- MASONRY VENEER TO OVERHANG FOUNDATION AS REQ'D. TO ACCOMMODATE 1' AIRSPACE AT SHEATHING. MAXIMUM OVERHANG TO BE 3/4".

FIRST FLOOR PLAN

SCALE: 1/8\" = 1'-0" 849 SQ. FT.

First Floor Plan

Plan: Crownfield Basement
 Date: 6.9.2023
 Drawn: SMB
 Scale: As Noted
 Revised: 7.11.2023
 Sheet: 4 of 7



7944 Tyers Place Blvd.
 West Chester, OH 45669
 513.755.0570

Renaissance - MM-4916

Proposed Residence:

Santi Gahatay
 714 Brelsford Ave.
 Lot 4916

Crownfield Bsm't - D6 - Vinyl

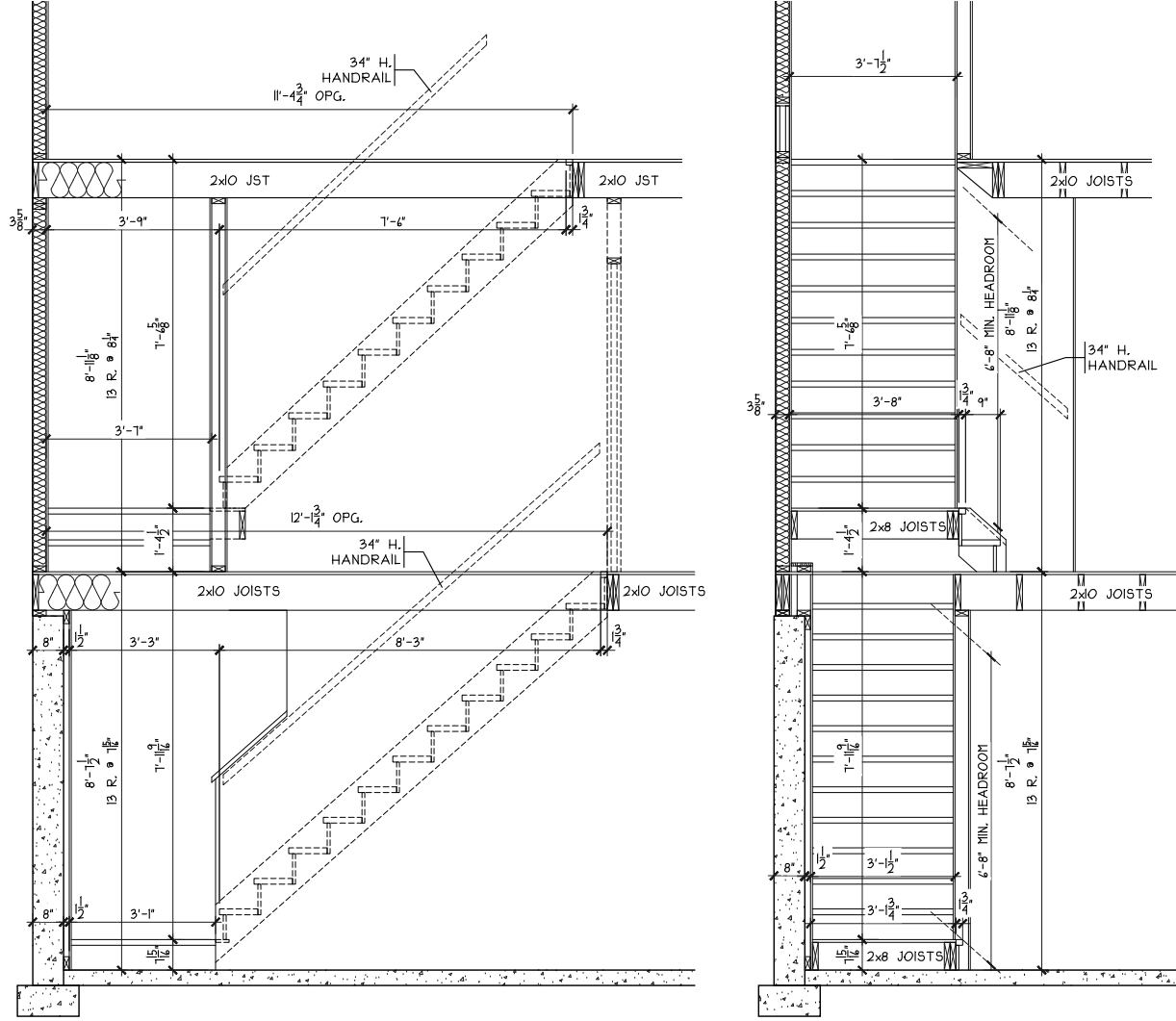
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Trenton
 Butler County

Issue Dates

Review

A3



STAIR SECTION

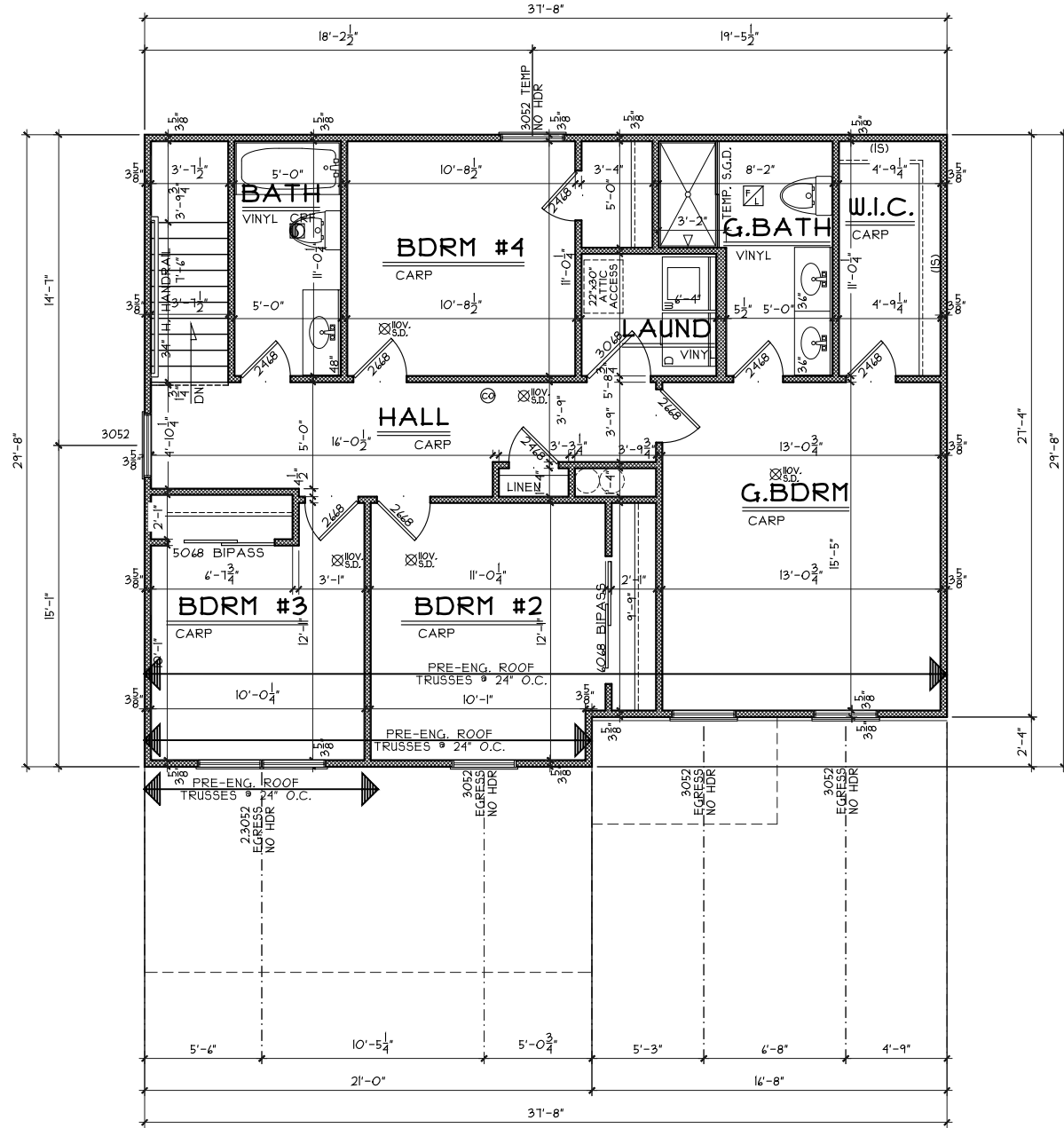
SCALE: 1/4" = 1'-0"

NOTE: ALL EXTERIOR DIMENSIONS ARE TO FACE OF FOUNDATION- MASONRY VENEER TO OVERHANG FOUNDATION AS REQ'D. TO ACCOMMODATE 1' AIRSPACE AT SHEATHING. MAXIMUM OVERHANG TO BE 3/4".

SECOND FLOOR PLAN

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

1039 SQ. FT.



Second Floor Plan

Plan: Crownfield Basement
 Date: 6.9.2023
 Drawn: SMB
 Scale: As Noted
 Revised: 7.11.2023
 Sheet: 5 of 7

Renaissance - MM-4916

Proposed Residence:

Santi Gahatay

714 Brelsford Ave.

Lot 4916

Crownfield Bsmt - D6 - Vinyl

Trenton
Butler County

Issue Dates

Review	Issue Dates

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A4