

MM 4918
720 Brelsford Ave
Trenton, OH 45067

2 Story Basement - Grey water pit -
hanging sewer

Loop Vent Kitchen Sink

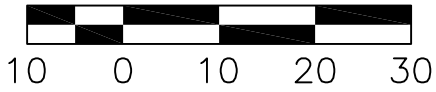
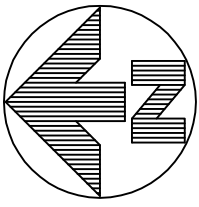
2 hose bibs - no valves required

ice maker

1 tub

1 shower

Gas Furnace



PLOT PLAN
LOT 4918 (10,875 SF) 0.2497 ACRES
MADISON MANOR
CITY OF TRENTON
BUTLER COUNTY, OHIO
FOR: CRISTO HOMES

JAMES RESIDENCE
 720 BRELSFORD AVENUE

HUNG SEWER

QUANTITIES

TOTAL LOT AREA	10875	sq. ft.
CITY WALK	216	sq. ft.
HOUSE WALK	55	sq. ft.
DRIVE	688	sq. ft.
APRON	118	sq. ft.
PATIO AND PORCHES	268	sq. ft.
DECK	-	sq. ft.
SEEDING AREA	4596	sq. ft.
UNDISTURBED AREA	4343	sq. ft.

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

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

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.

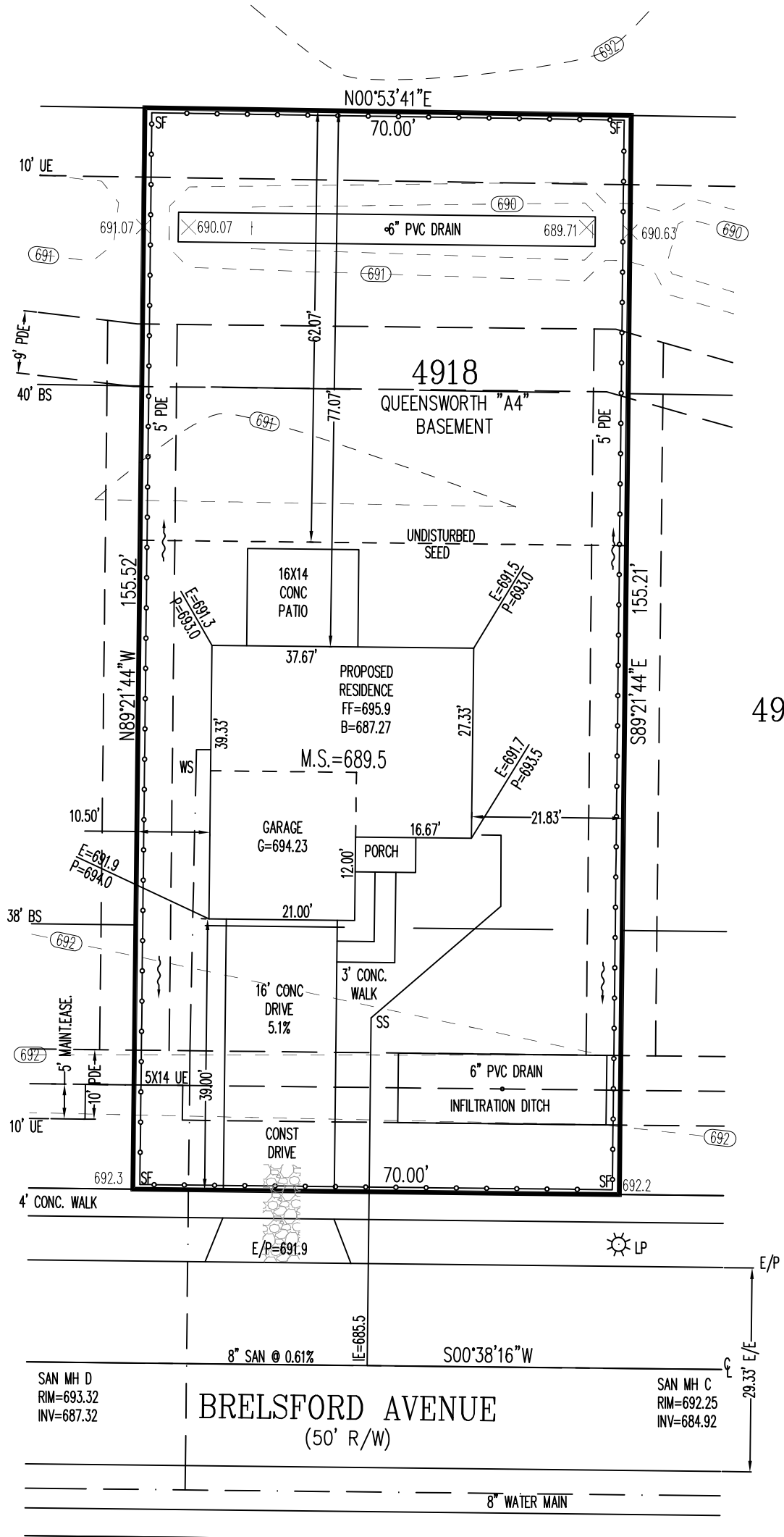
UNLESS F.F.E., M.O.E. OR M.B.E. ARE FIELD VERIFIED BY AN ENGINEERING FIRM, CONTRACTOR TAKES FULL RESPONSIBILITY FOR THE FINISH FLOOR ELEVATION.

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.

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.

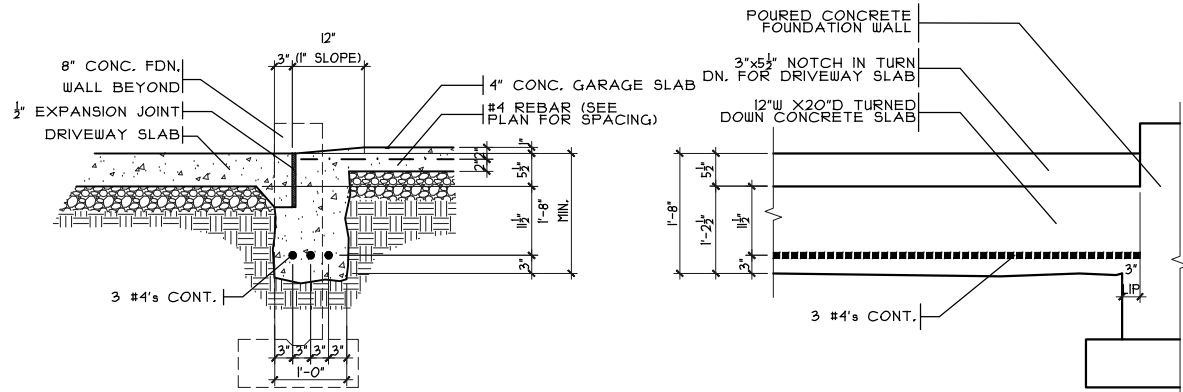
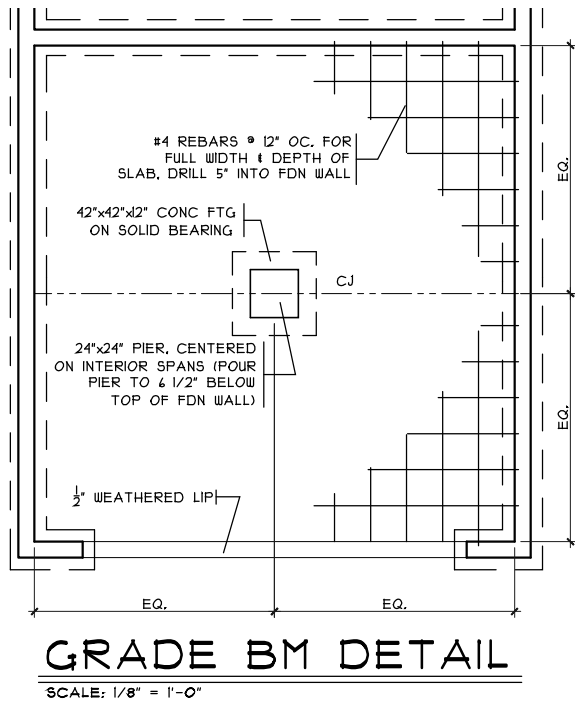
4919



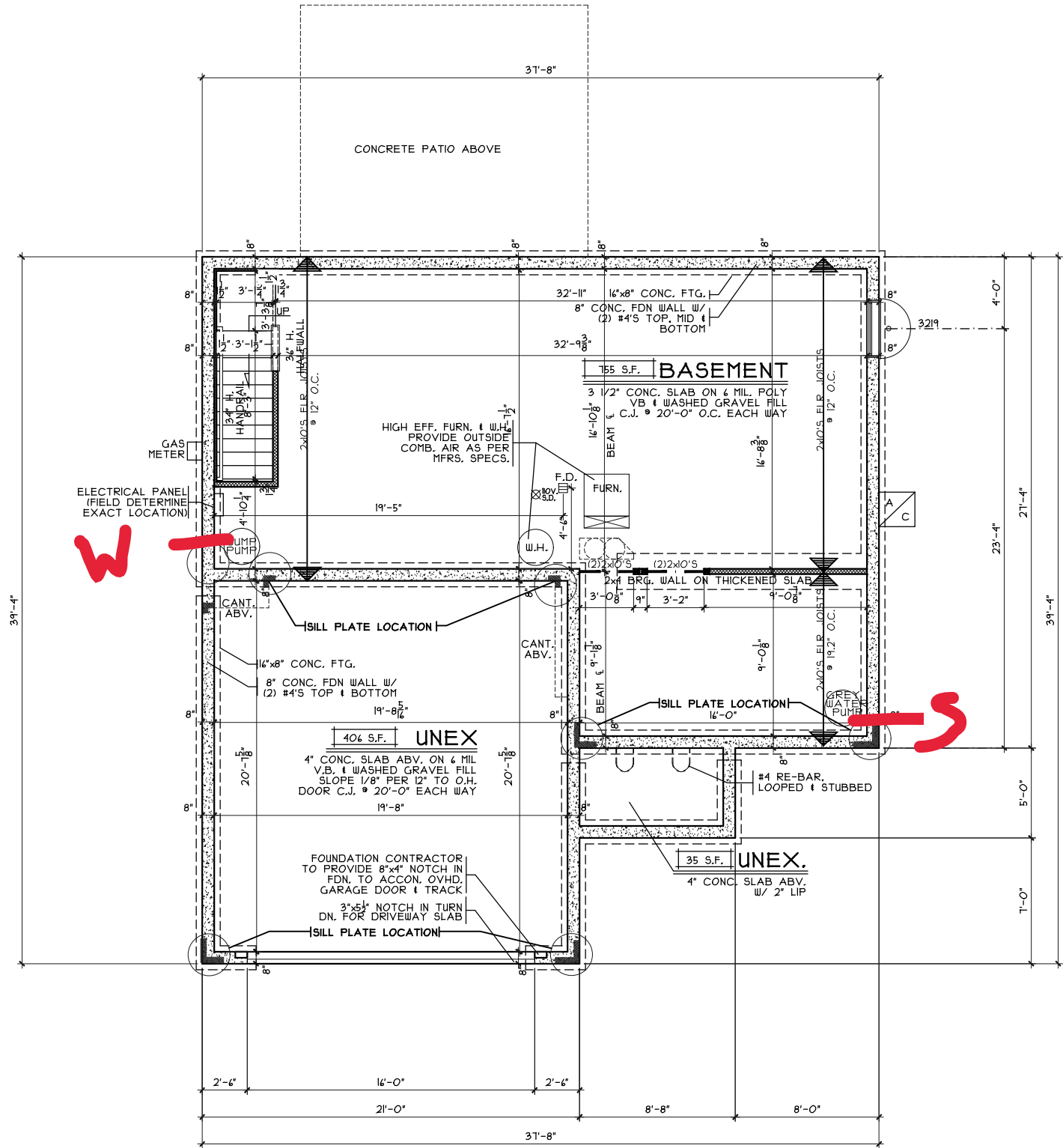
SCALE: 1"=20'
 DATE: 08-23-23
 DRAWN: JLL
 DESIGNED:
 CHECKED: JLS



REVISIONS:	
1.	
2.	
3.	
4.	
PROJECT: MADISONMANOR	SHEET
DRAWING: 231553PA	1 OF 1



GARAGE DOOR GRADE BM
SCALE: 3/8" = 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: 8.7.2023
 Drawn: JRK
 Scale: As Noted
 Revised: 8.29.2023
 Sheet: 3 of 8

Proposed Residence:
 James Residence
 720 Brelsford Ave
 Madison Manor Lot 4918

CRISTO HOMES
 7894 A Tyers Place Blvd.
 West Chester, OH 45389
 513.755.0570 • www.cristohomes.com

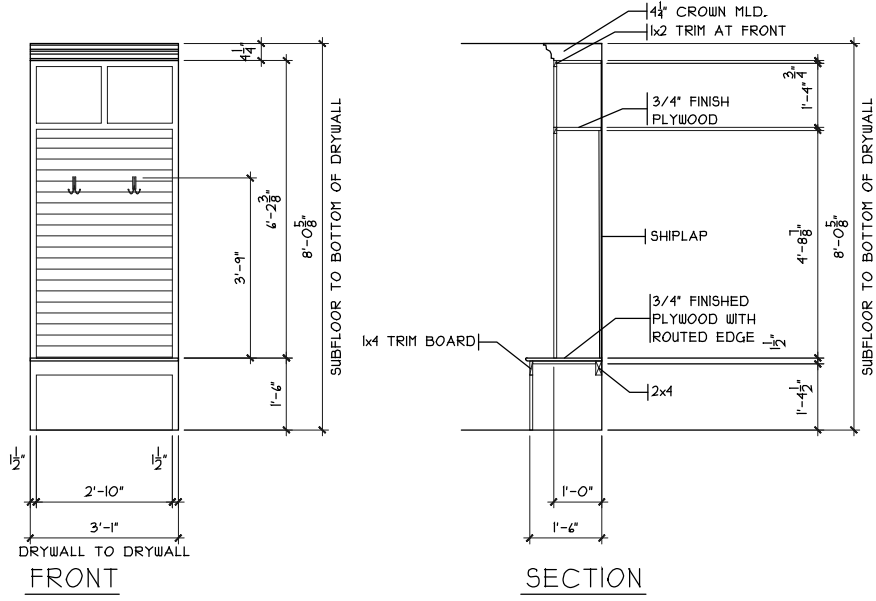
Rennaissance - MM-4918
 Crownfield Bsmt - D6 - Vinyl

Trenton
 Butler County

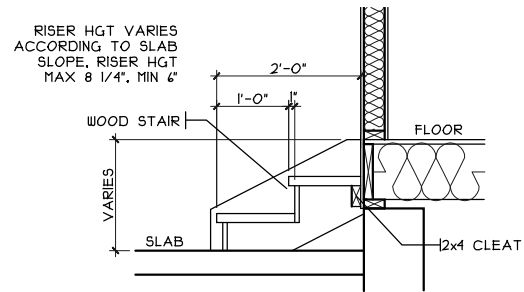
Issue Dates
 Review

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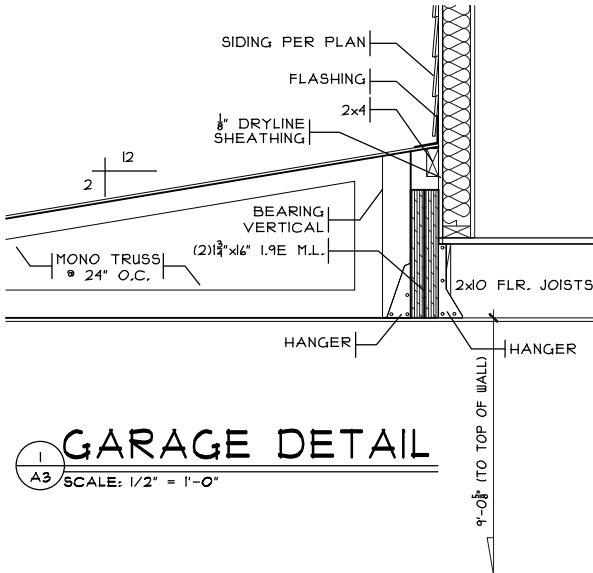
A2



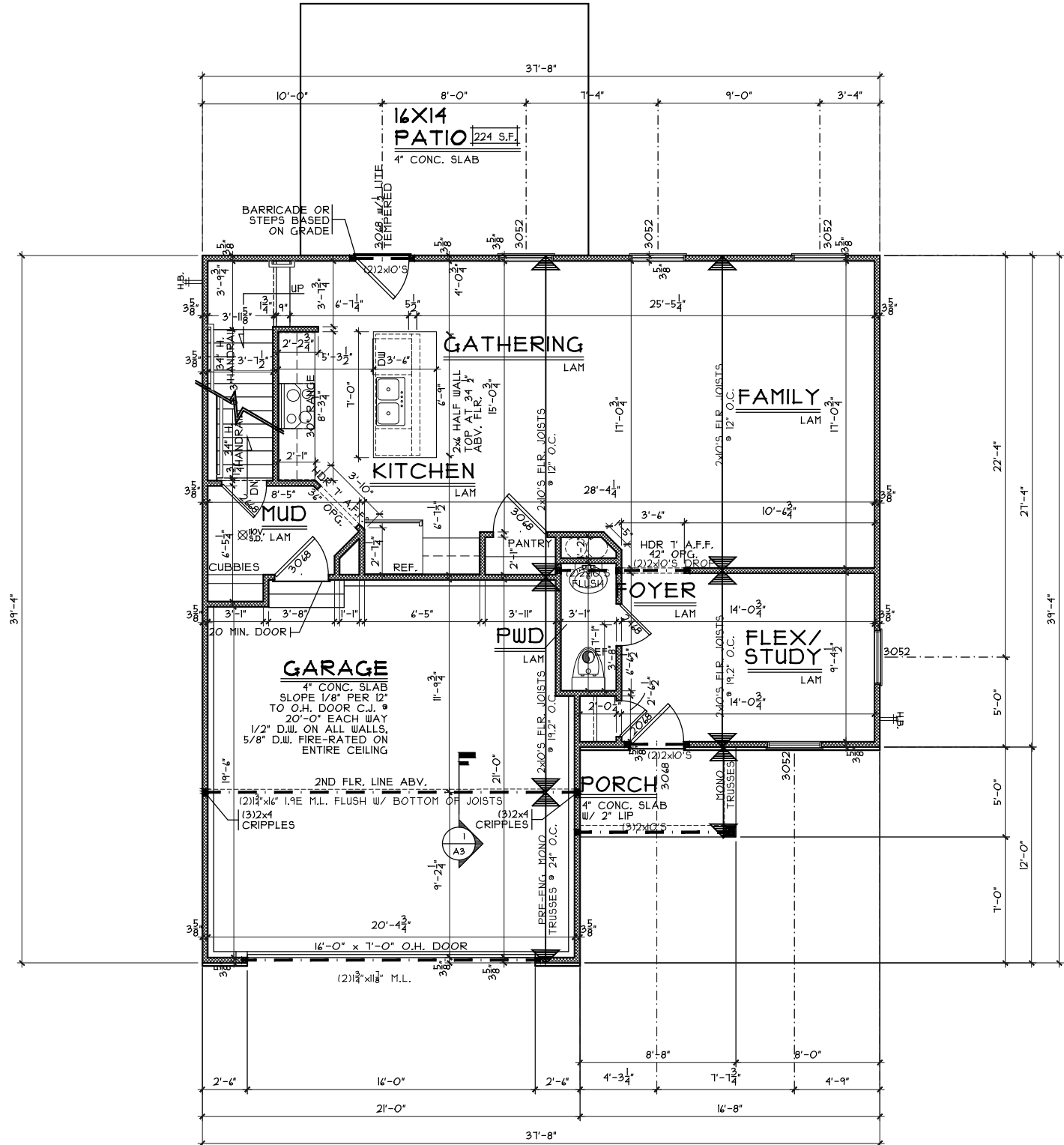
MUDRM CUBBIES DETAIL
 SCALE: 1/8" = 1'-0"



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



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



FIRST FLOOR PLAN
 SCALE: 1/8" = 1'-0" 850 SQ. FT.

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

Plan: Crownfield Basement
 Date: 8.7.2023
 Drawn: JRK
 Scale: As Noted
 Revised: 8.29.2023
 Sheet: 4 of 8

Renaissance - MM-4918

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Crownfield Bsmt - D6 - Vinyl

Trenton
 Butler County

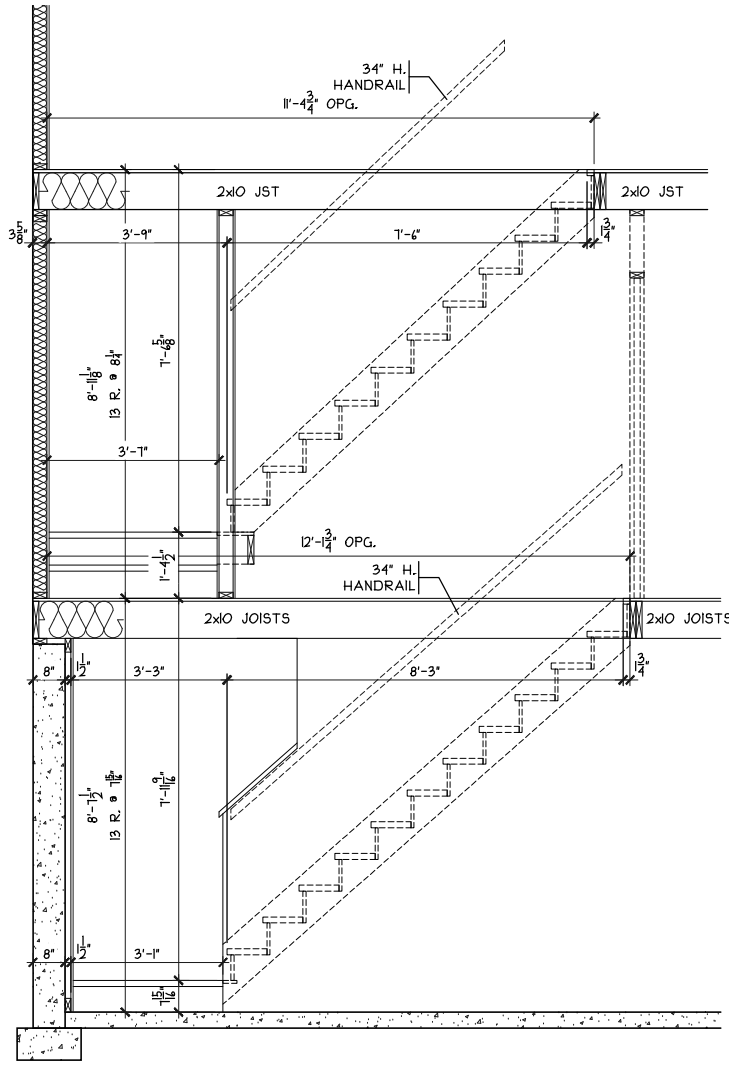
Issue Dates

Review

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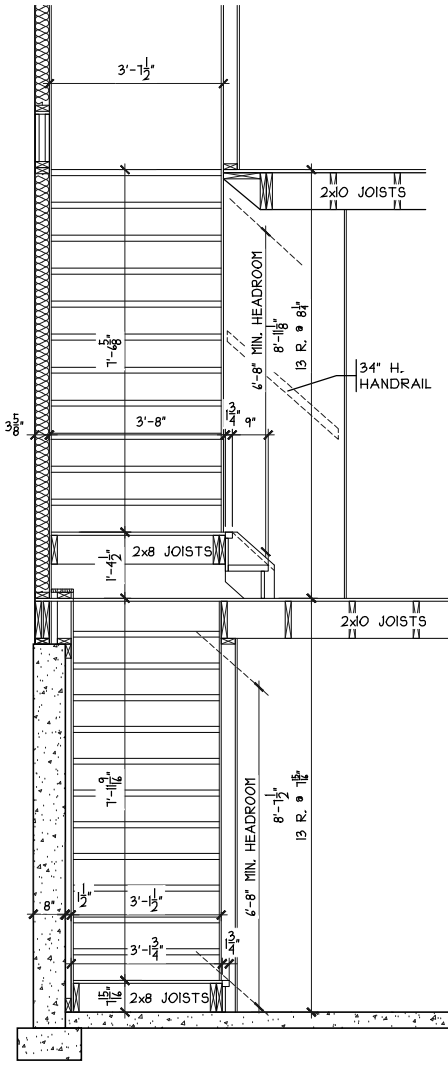


A3



STAIR SECTION

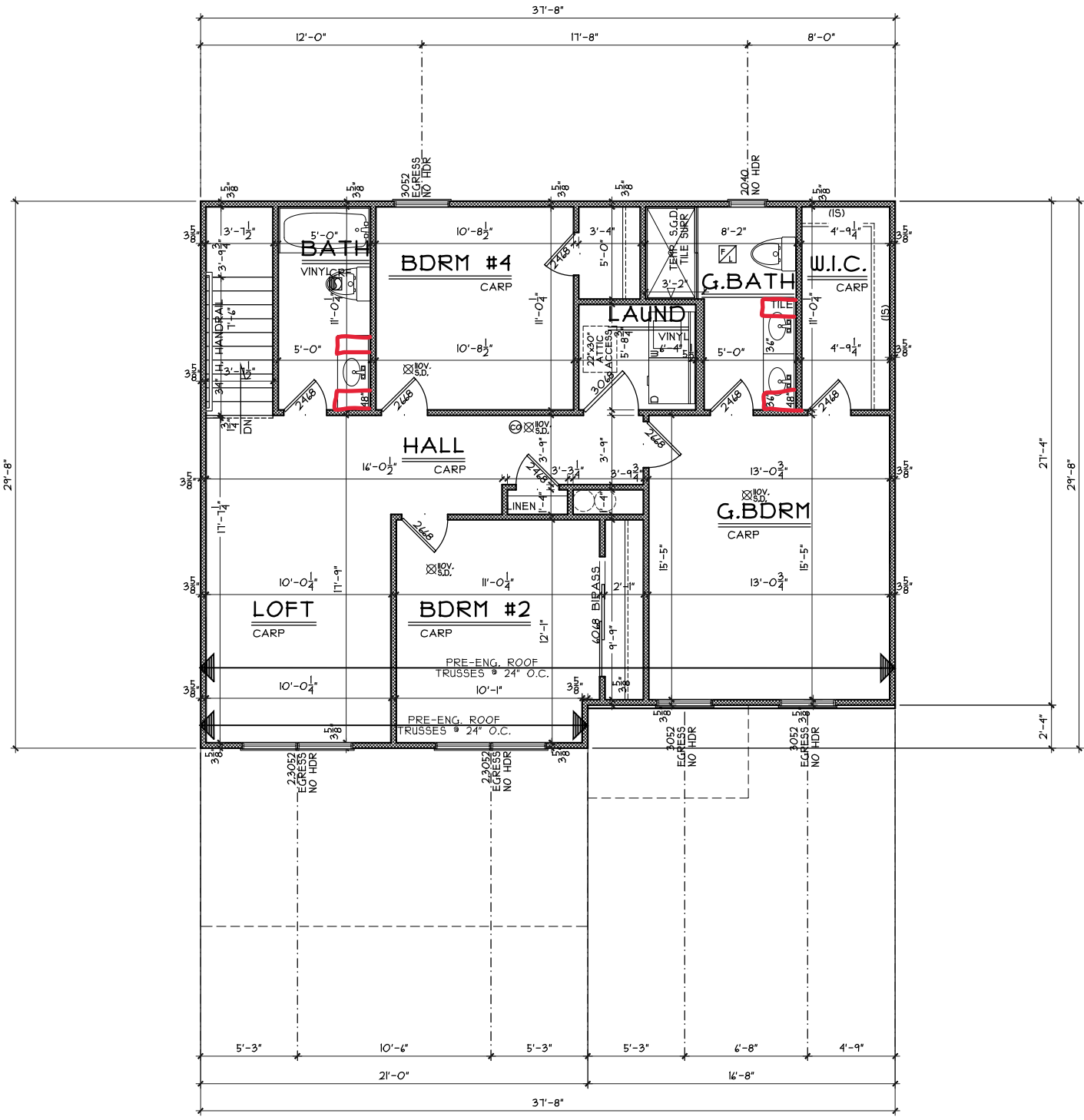
SCALE: 1/4" = 1'-0"



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" 1038 SQ. FT.



Second Floor Plan

Plan: Crownfield Basement
Date: 8.7.2023
Drawn: JRK
Scale: As Noted
Revised: 8.29.2023
Sheet: 5 of 8

Renaissance - MM-4918

Proposed Residence:
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Madison Manor Lot 4918

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Issue Dates

Review	Issue Dates

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