

MM 4919
722 Brelsford Ave
Trenton, OH 45067

2 Story Basement - Grey water pit -
hanging sewer

Loop Vent Kitchen Sink

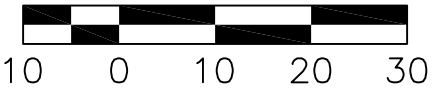
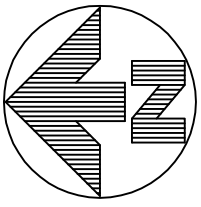
2 hose bibs - no valves required

ice maker

1 tub

1 shower

Gas Furnace



PLOT PLAN
 LOT 4919 (10,897 SF) 0.2502 ACRES
 MADISON MANOR
 CITY OF TRENTON
 BUTLER COUNTY, OHIO
 FOR: CRISTO HOMES

KATHAYAT RESIDENCE
 722 BRELSFORD AVENUE

HUNG SEWER

QUANTITIES

TOTAL LOT AREA	10897	sq. ft.
CITY WALK	216	sq. ft.
HOUSE WALK	50	sq. ft.
DRIVE	688	sq. ft.
APRON	121	sq. ft.
PATIO AND PORCHES	211	sq. ft.
DECK	-	sq. ft.
SEEDING AREA	4757	sq. ft.
UNDISTURBED AREA	3968	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.

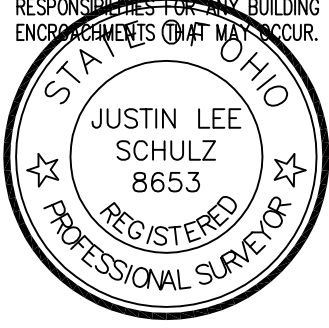
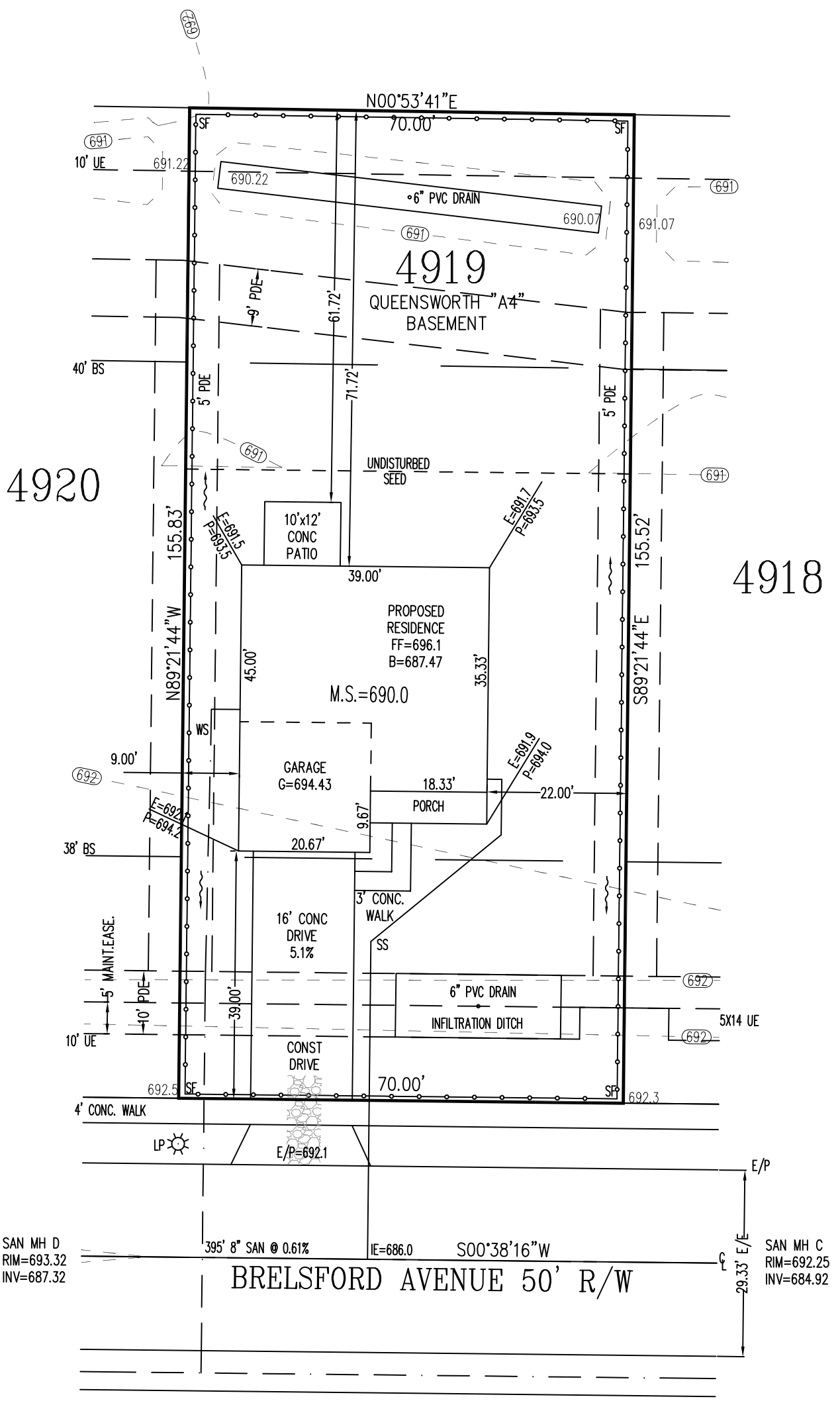
A STANDARD FORMULA WAS USED TO DETERMINE FINISH FLOOR GRADE. FINAL FINISH FLOOR ELEVATION IS CONTRACTOR'S RESPONSIBILITY.

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.

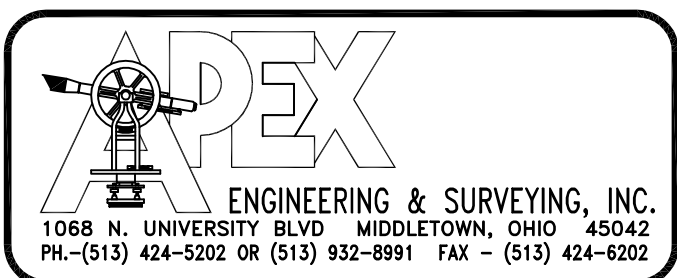
CONTRACTOR IS RESPONSIBLE FOR POSITIVE DRAINAGE AROUND/AWAY FROM HOUSES AND APPROPRIATE FINAL GRADING TO INSURE PROPER DRAINAGE OF THE LOT. SWALE ARROWS AND DRAINAGE ROUTES ARE SUBJECT TO CHANGE DEPENDING ON GRADING AND SITE CONDITIONS.

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.

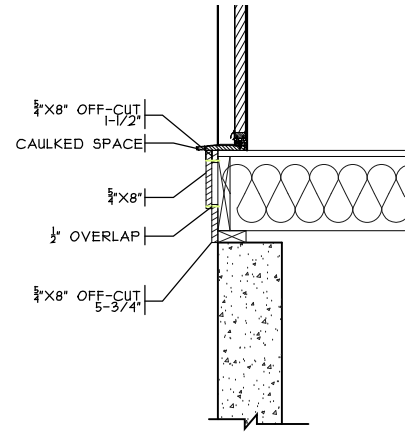
APEX ENGINEERING & SURVEYING INC. ADVISES AGAINST HOLDING THE MINIMUM REQUIRED DISTANCE ON ANY AND ALL SETBACKS, FRONT, REAR, AND SIDES. THE BUILDER ASSUMES ALL RESPONSIBILITIES FOR ANY BUILDING ENCROACHMENTS THAT MAY OCCUR.



SCALE: 1"=20'
 DATE: 07-29-23
 DRAWN: JLL
 DESIGNED:
 CHECKED: JLS

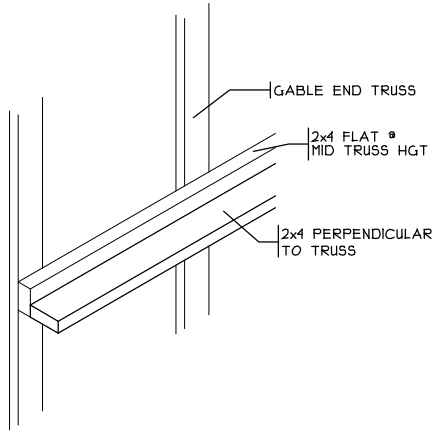


REVISIONS:	
1.	
2.	
3.	
4.	
PROJECT: MADISONMANOR	SHEET
DRAWING: 231400PA	1 OF 1



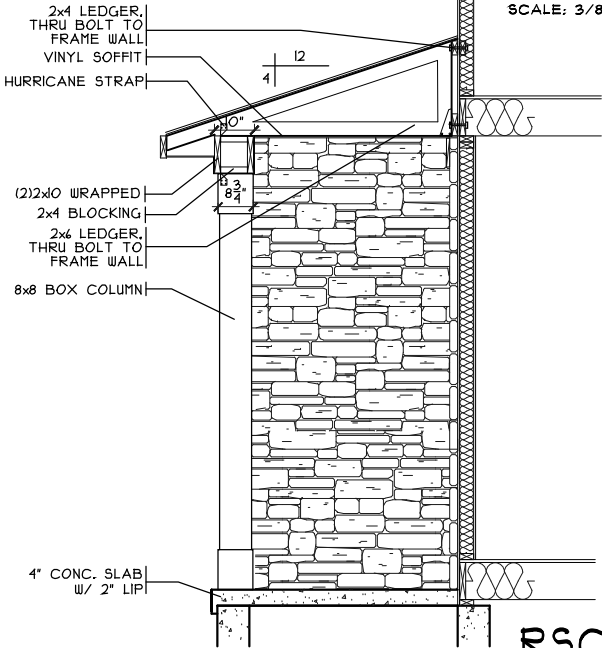
KICK PLATE DETAIL

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



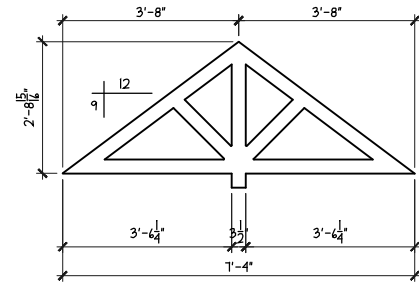
STIFF BACK DETAIL

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



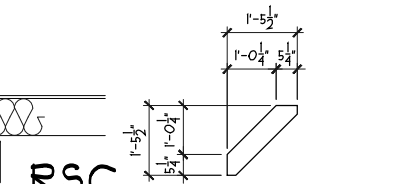
FRONT PORCH DETAIL

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



GABLE PEDIMENT

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



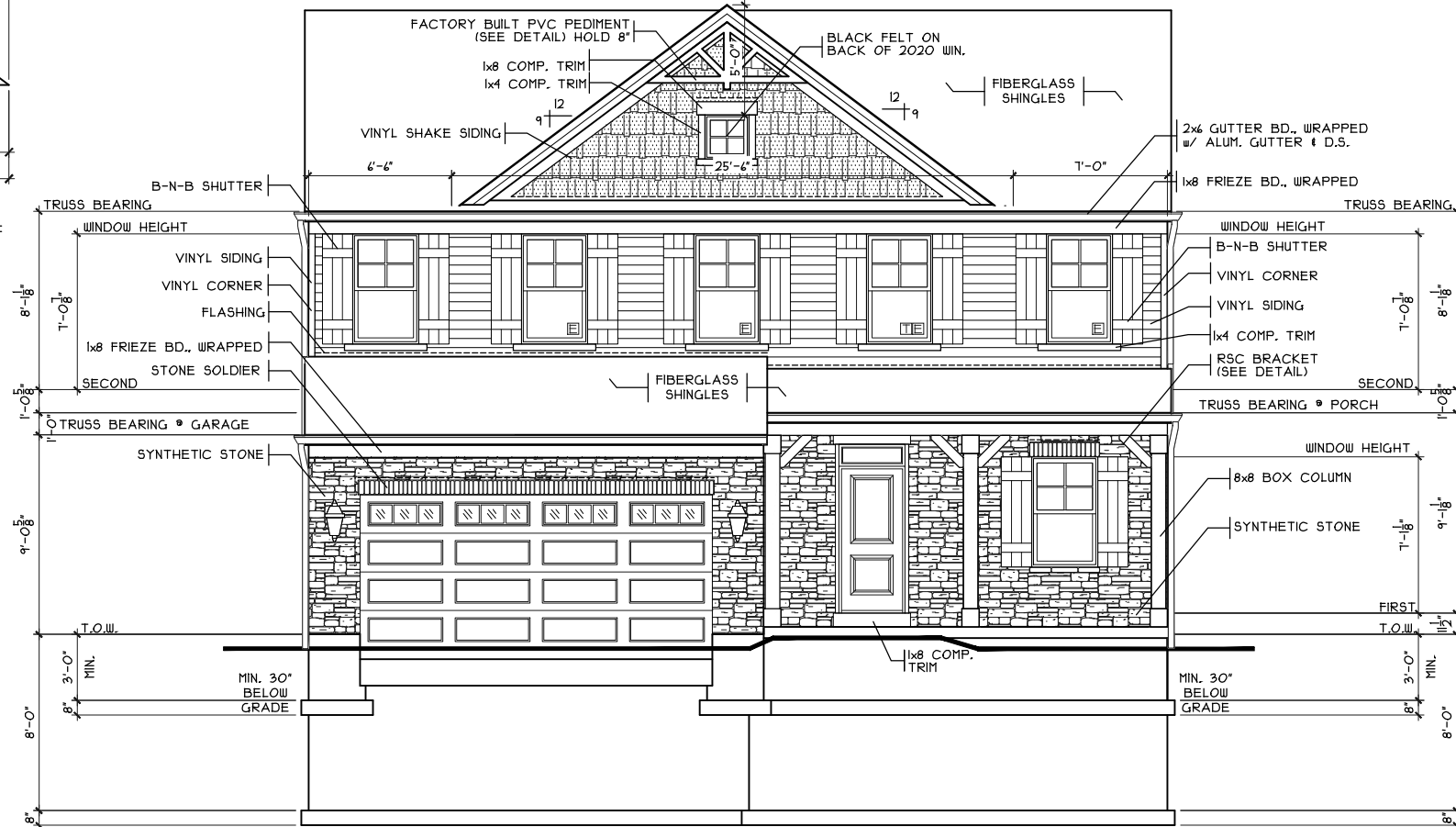
RSC BRACKET DETAIL

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



REAR ELEVATION

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



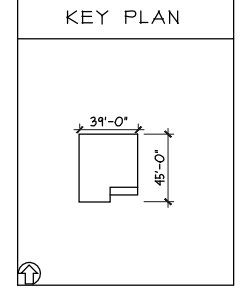
FRONT ELEVATION

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

SHEET INDEX	
SHT#	DESCRIPTION
A1	Front and Rear Elevations A
A1a	Left and Right Elevations A
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 11x17 SHEETS TO BE SCALABLE AT HALF SCALE. 1/8" = 1'-0"

PLAN INFO.	
25244IB4	
4	BDRMS
2.5	BATH
1	CAR GARAGE
1	ST FLR. CLG.
SQUARE FOOTAGE	
TOTAL	2441
FIRST	1134
SECOND	1301
LOWER (SLAB)	1041
GAR. (SLAB)	400



KEY PLAN

Front And Rear Elevations

Proposed Residence:
 Kathayat Residence
 722 Brelsford Ave
 Madison Manor Lot 4919

Issue Dates

Review	Date

Queensworth - A4 - Vinyl

Cristo Homes reserves all property rights in these plans. These plans are not to be reproduced, changed, or copied in any manner. They are not to be given to a third party, either in full or in part, without first receiving written permission from Cristo Homes. In the event these plans are used by a third party, Cristo Homes shall be held harmless.

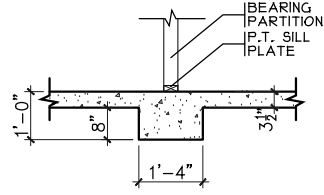
Butler County

Trenton

Plan: Queensworth
 Date: 7.3.2023
 Drawn: JRK
 Scale: As Noted
 Revised: 8.22.2023
 Sheet: 1 of 8

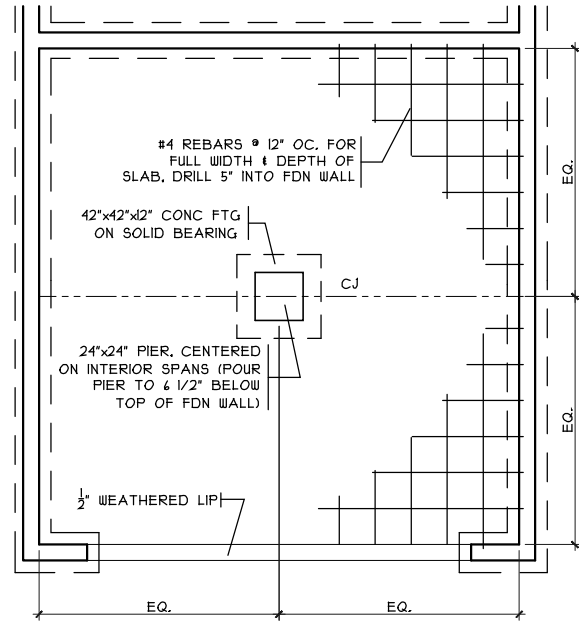
513.755.0570

A1



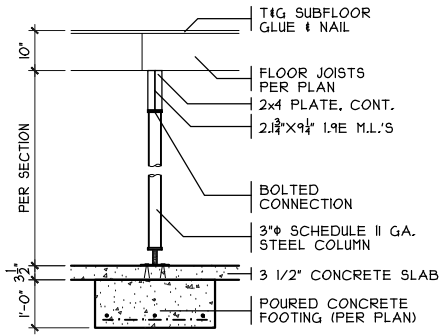
BRG. WALL FOOTING

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



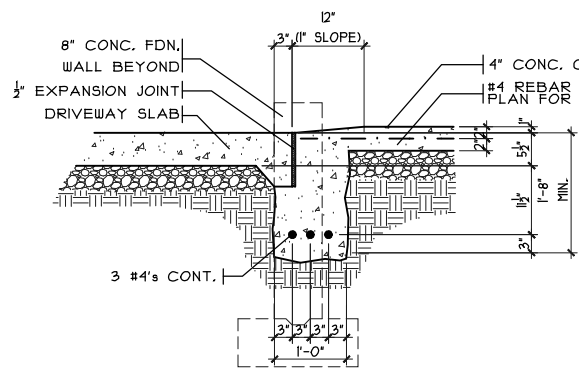
GRADE BM DETAIL

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



COLUMN DETAIL

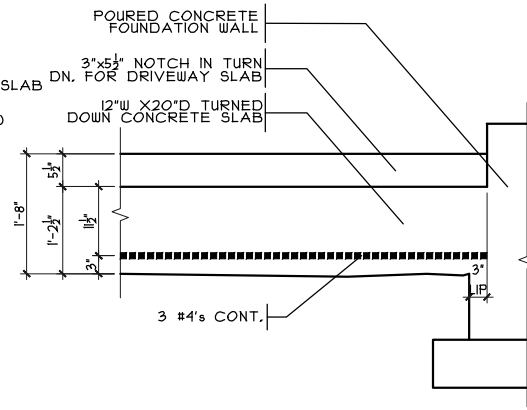
SCALE: 1/4" = 1'-0"



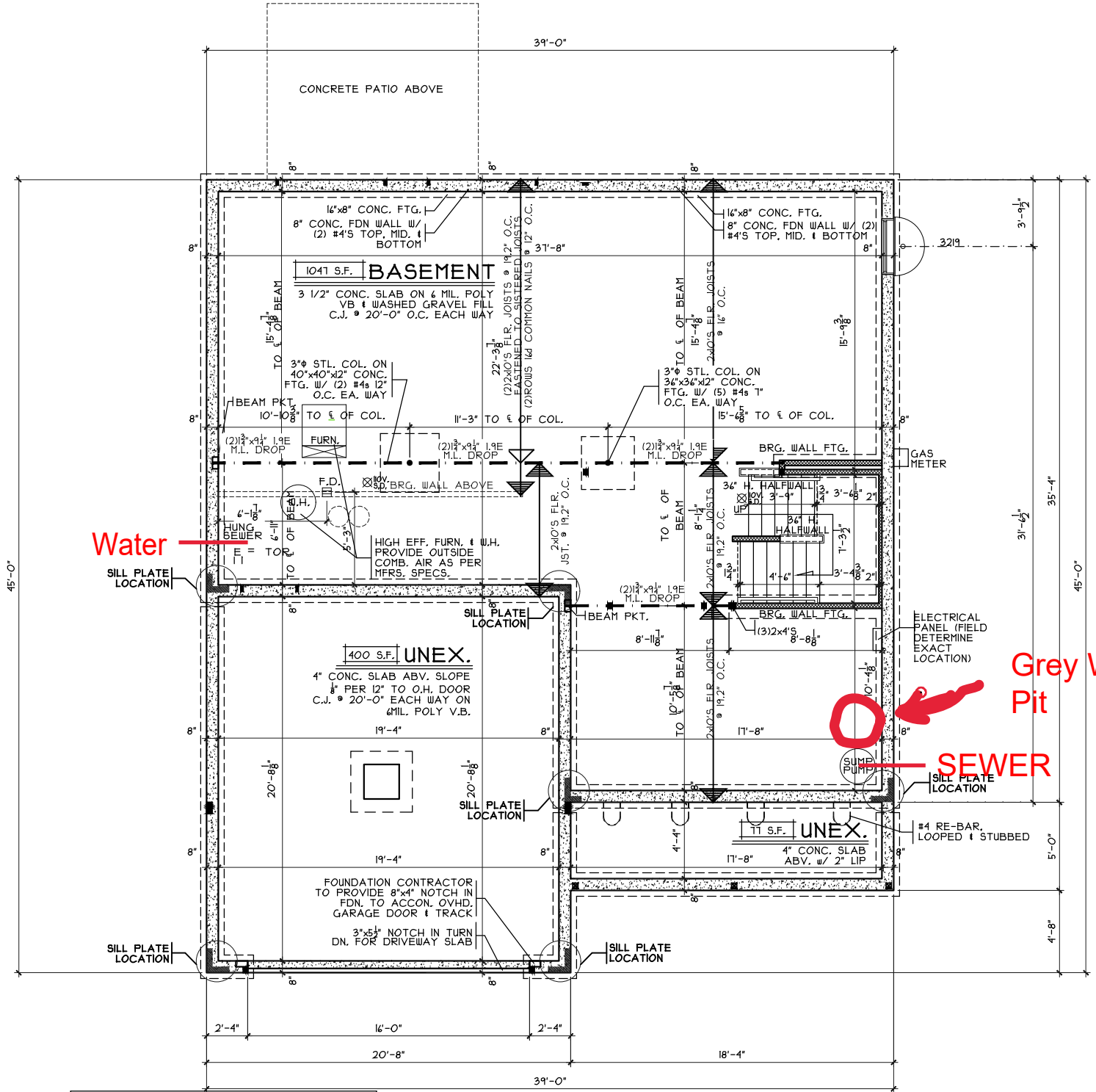
SECTION

GARAGE DOOR GRADE BM

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



ELEVATION



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: 7.3.2023
 Drawn: JRK
 Scale: As Noted
 Revised: 8.22.2023
 Sheet: 3 of 8

Prestige - MM-4919

Proposed Residence:
 Kathayat Residence
 722 Brelsford Ave
 Madison Manor Lot 4919

Queensworth - A4 - Vinyl

Trenton
 Butler County

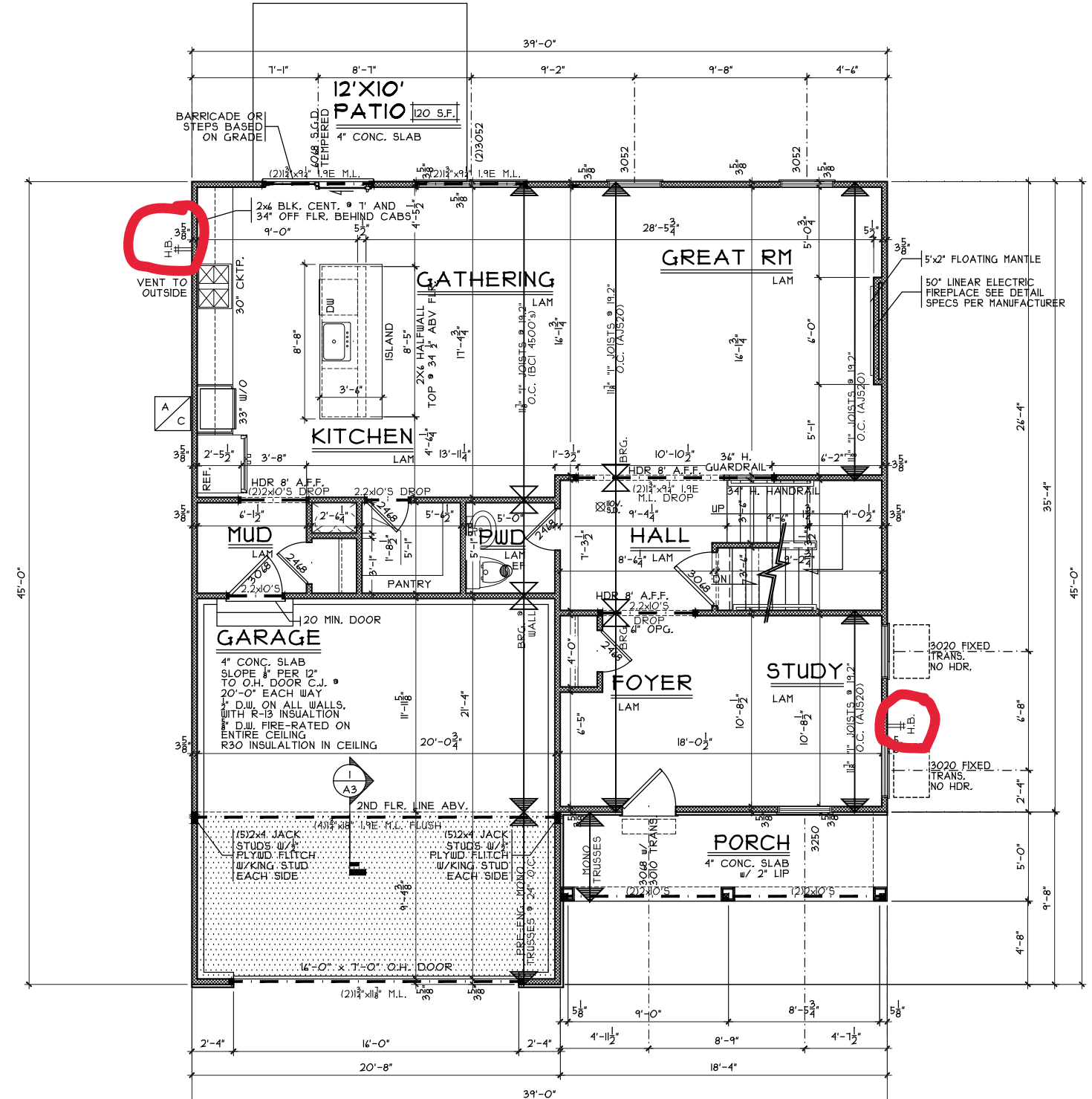
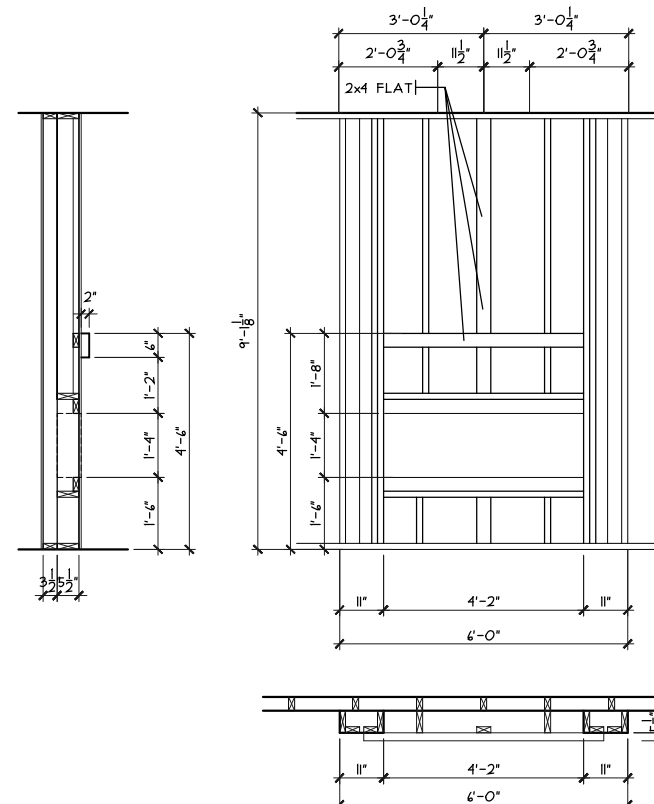
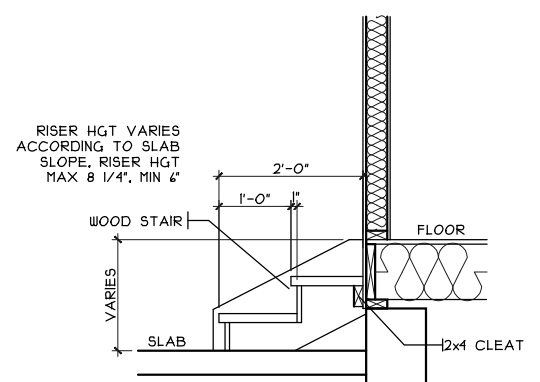
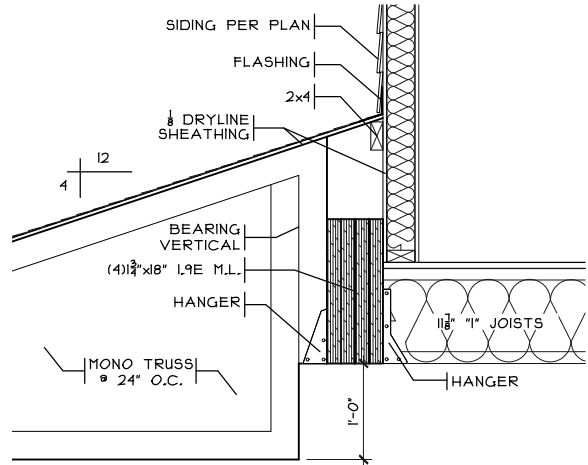
Issue Dates

Review	Issue Dates

Cristo Homes reserves all property rights in these plans. These plans are not to be reproduced, changed, or copied in any manner. They are not to be given to a third party, either in full or in part, without first receiving written permission from Cristo Homes. In the event these plans are used by a third party, Cristo Homes shall be held harmless.



A2



CRISTO HOMES
7594 A Tyers Place Blvd.
West Chester, OH 45389
513.755.0570 • www.cristohomes.com

Proposed Residence:
Kathayat Residence
722 Brelsford Ave
Madison Manor Lot 4919

Queensworth - A4 - Vinyl

Issue Dates

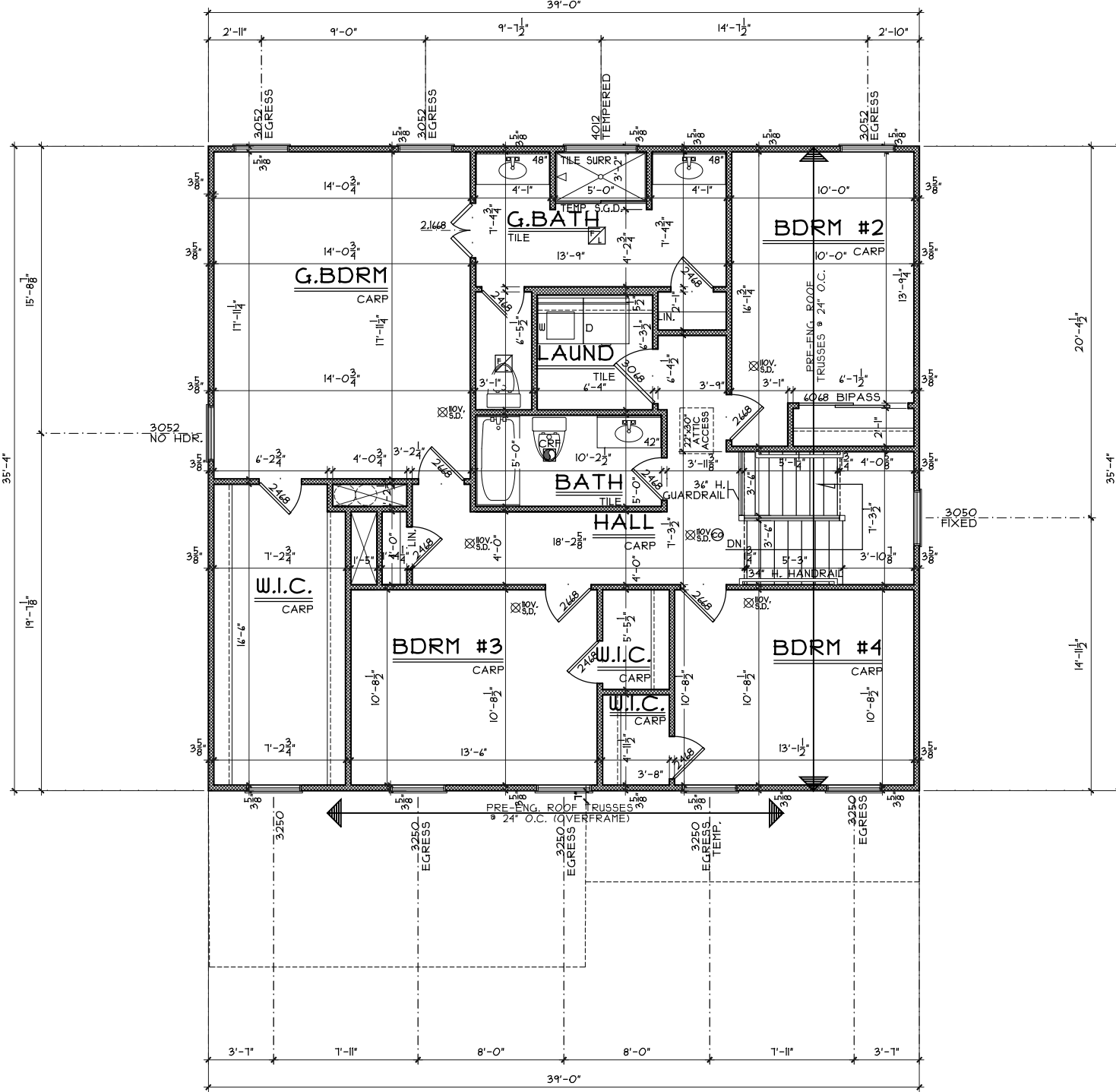
Review	

Cristo Homes reserves all property rights in these plans. These plans are not to be reproduced, changed, or copied in any manner. They are not to be given to a third party, either in full or in part, without first receiving written permission from Cristo Homes. In the event these plans are used by a third party, Cristo Homes shall be held harmless.

Trenton
Butler County

First Floor Plan
Plan: Queensworth
Date: 7.3.2023
Drawn: JRK
Scale: As Noted
Revised: 8.22.2023
Sheet: 4 of 8

A3



NOTE:
 ■ DENOTES BEARING CRIPPLES. THERE SHOULD BE ONE CRIPPLE FOR EACH BEARING MEMBER, CONTINUOUS TO SOLID BEARING BELOW.

SECOND FLOOR PLAN
 SCALE: 1/8" = 1'-0"
 1301 SQ. FT.

Second Floor Plan

Plan: Queensworth
 Date: 7.3.2023
 Drawn: JRK
 Scale: As Noted
 Revised: 8.22.2023
 Sheet: 5 of 8

Prestige - MM-4919
 Proposed Residence:
 Kathayat Residence
 722 Brelsford Ave
 Madison Manor Lot 4919

Trenton
 Butler County

Queensworth - A4 - Vinyl

Cristo Homes reserves all property rights in these plans. These plans are not to be reproduced, changed, or copied in any manner. They are not to be given to a third party, either in full or in part, without first receiving written permission from Cristo Homes. In the event these plans are used by a third party, Cristo Homes shall be held harmless.

Review	Issue Dates

A4