

MM 4910

700 Brelsford Ave

Trenton, OH 45067

2 Story Basement - Ejector pit hanging system

Loop vent kitchen

3pc rough in basement - unfinished basement

2 hose bibs - no valves required

laundry tub

ice maker

1 tub

1 shower

Gas Furnace

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.T.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.

SMALL BARROWS AND DRAINAGE ROUTES ARE SUBJECT TO CHANGE.

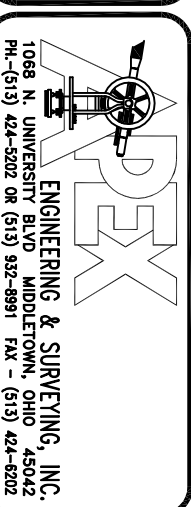
APEX ASSUMES NO RESPONSIBILITY FOR SOIL CONDITIONS, GROUND WATER CONDITIONS AND ANY POTENTIAL WATER INFILTRATION. CONTRACTOR IS RESPONSIBLE FOR ADEQUATE WATERPROOFING INSTALLATION AND DRAINAGE MEASURES.

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.



LOT 4910 (25,728 SF) 0.5906 ACRES  
PLOT PLAN  
MADISON MANOR  
CITY OF TRENTON  
BUTLER COUNTY, OHIO  
FOR: CRISTO HOMES

SCALE: 1"=20'  
DATE: 03-26-23  
DESIGNED: JLL  
DRAWN: JLL  
CHECKED: JLS

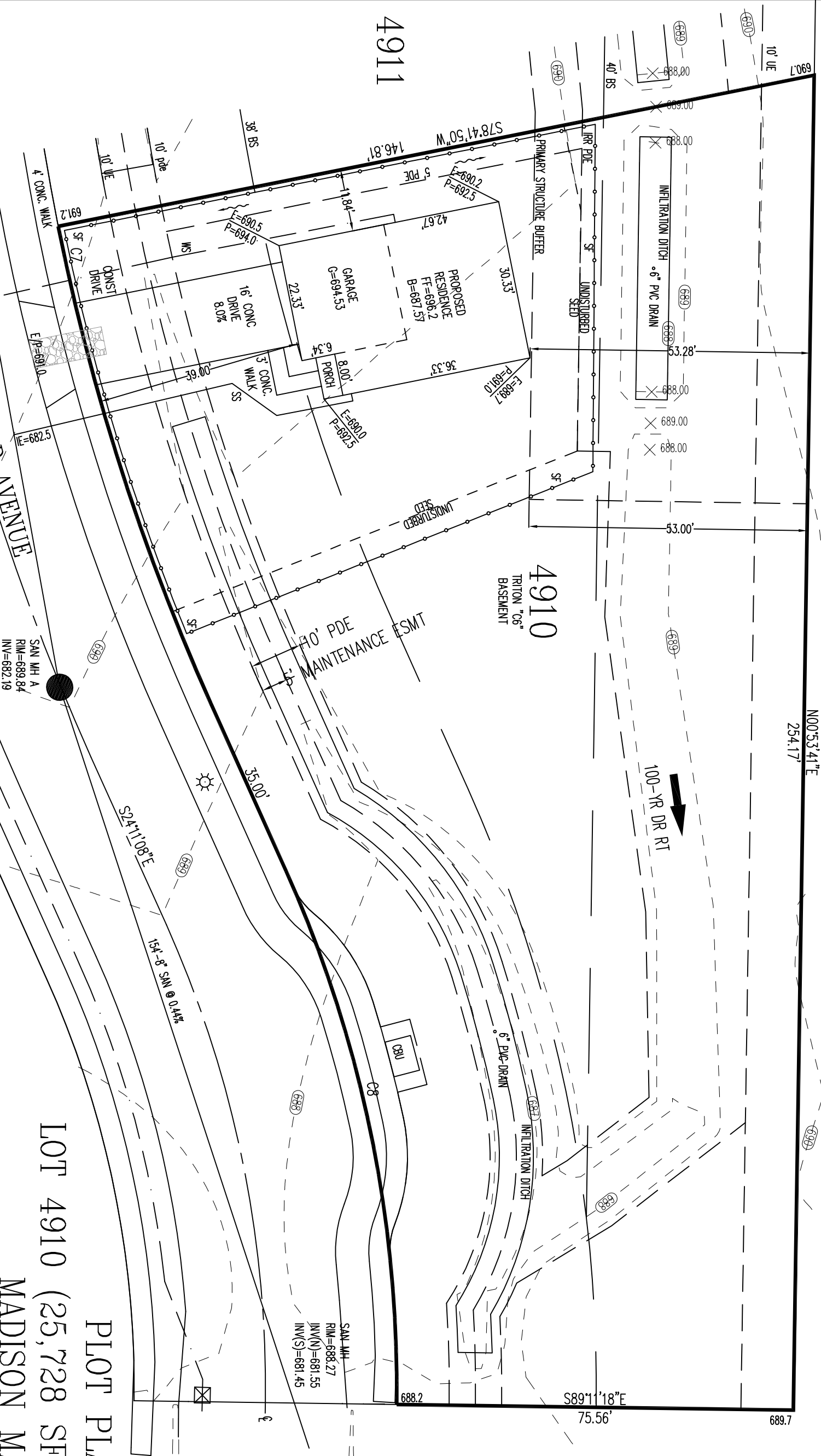


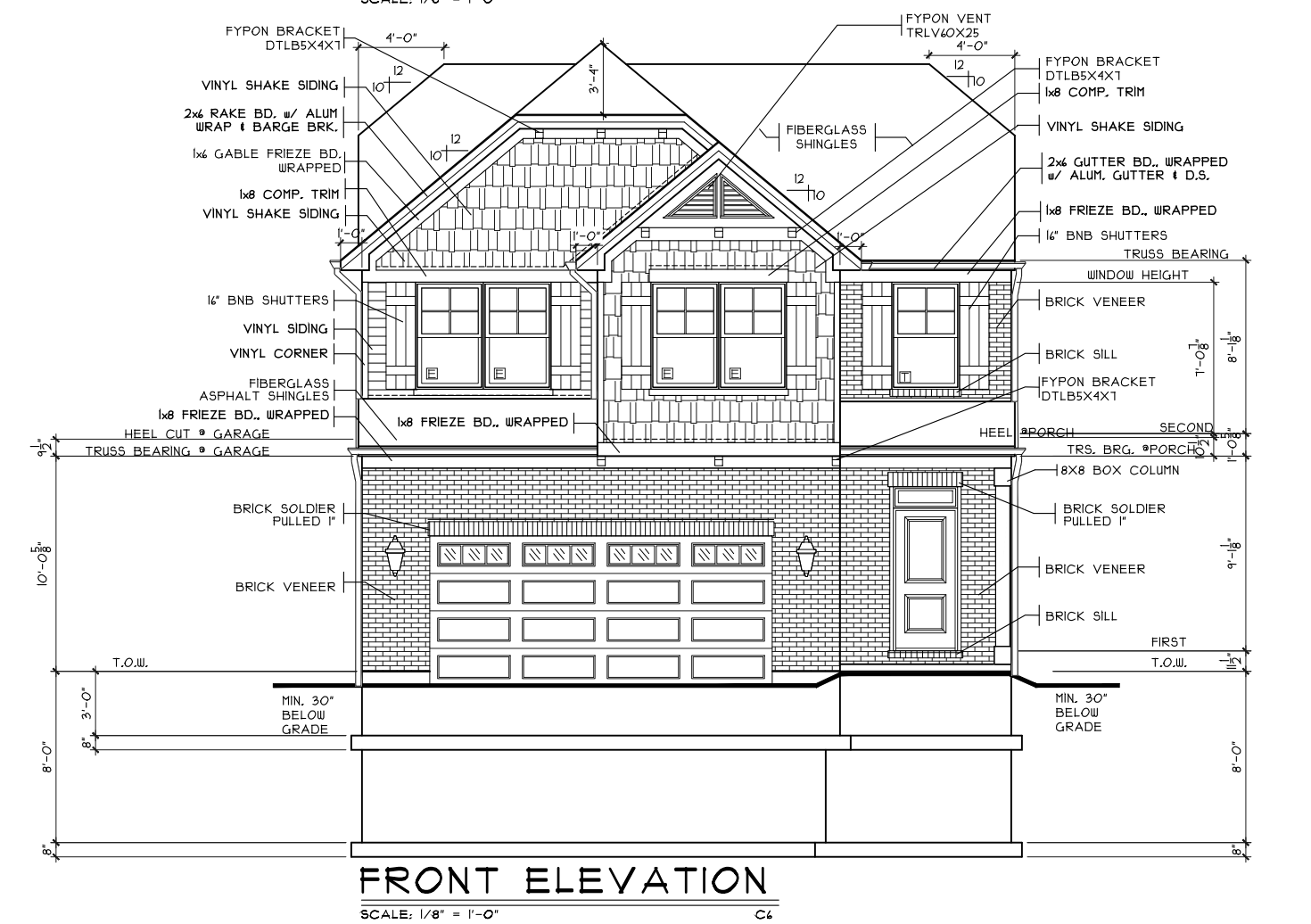
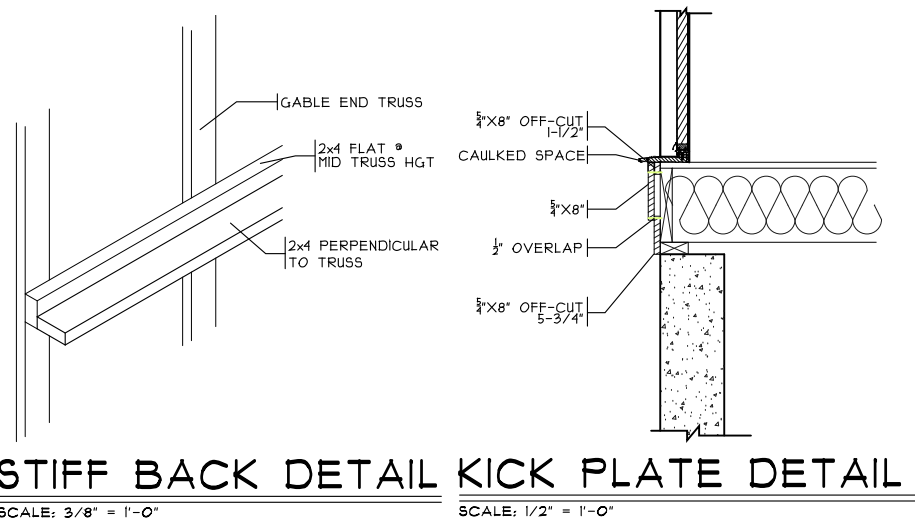
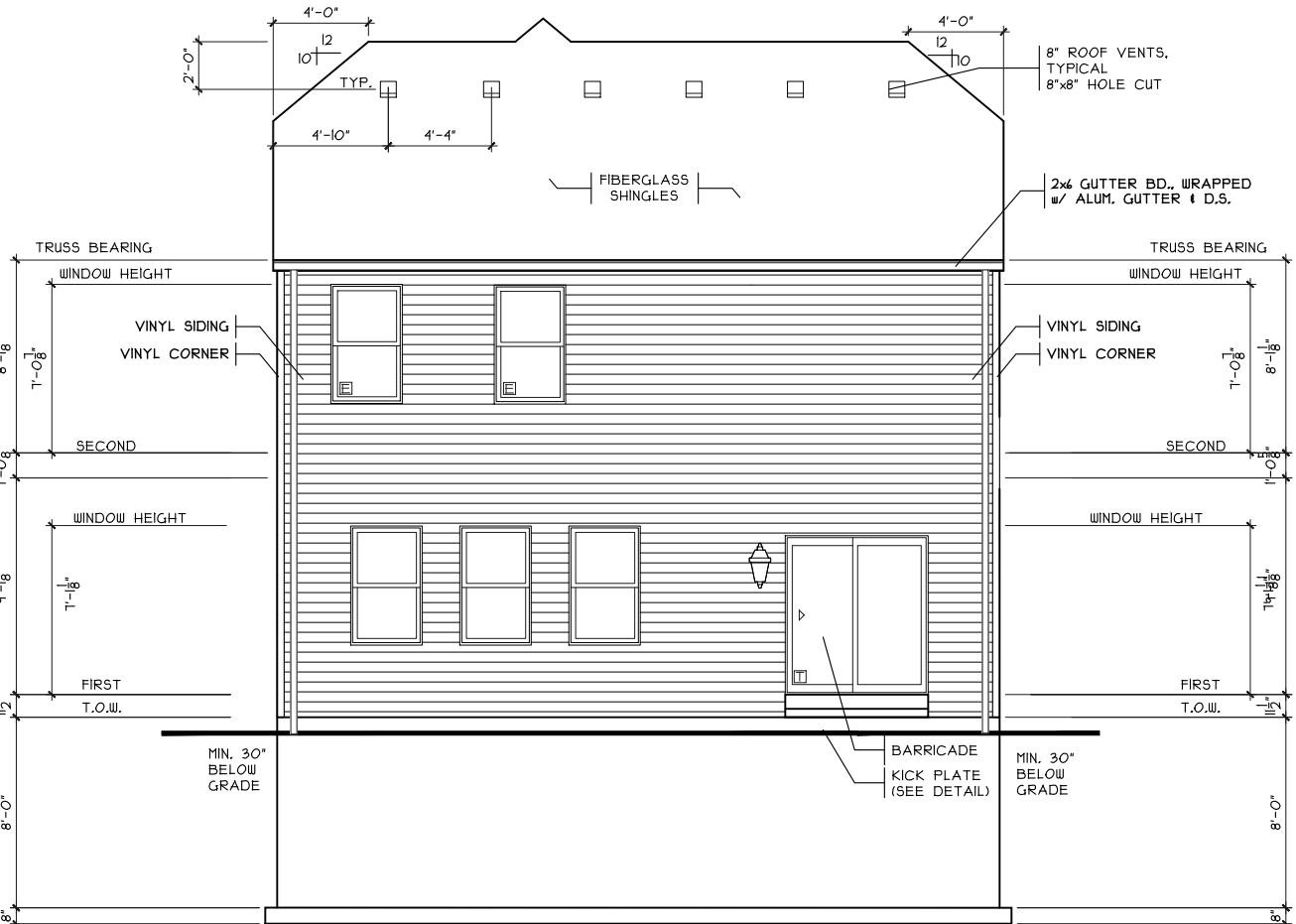
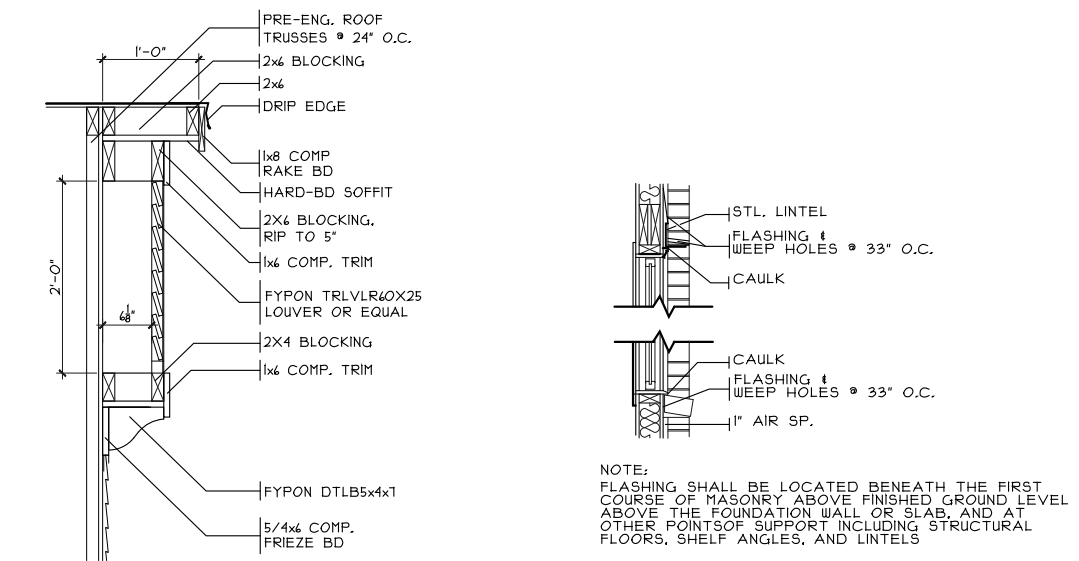
REVISIONS: 1. 2. 3. 4.  
PROJECT: MADMANOR SHEET 1 OF 1  
DRAWING: 230452PA

QUANTITIES  
TOTAL LOT AREA 25728 sq. ft.  
CITY WALK 889 sq. ft.  
HOUSE WALK 43 sq. ft.  
DRIVE 702 sq. ft.  
APRON 118 sq. ft.  
PATIO AND PORCHES 30 sq. ft.  
DECK 0 sq. ft.  
SEEDING AREA 5739 sq. ft.  
UNDISTURBED AREA 19002 sq. ft.



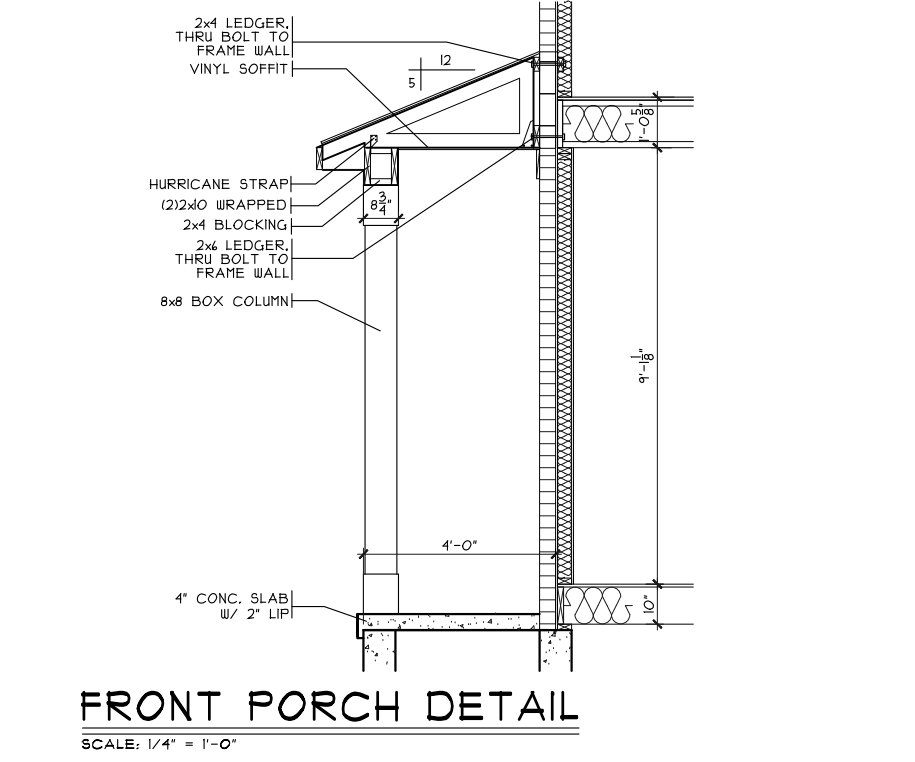
SETBACKS:  
FRONT YARD=38'  
REAR YARD=40'  
SIDE YARD=8' MIN/20' TOTAL  
MARKET HOME  
700 BRELSFORD AVENUE  
BRELSFORD AVENUE  
(50' R/W)  
C7  
R=425.00' SAN MH B  
RIM=692.16  
L=95.56' INV=683.18  
C8  
R=240.00'  
L=104.46'  
SAN MH A  
RIM=689.84  
INV=682.19



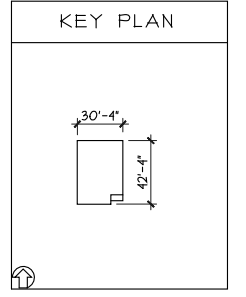


SHEET INDEX	
SHT#	DESCRIPTION
A1	Front and Rear Elevations
A1a	Left and Right Elevations
A2	Foundation Plan
A2a	Optional Lower Level Plan
A3	First Floor Plan
A4	Second Floor Plan
A5	Typical Wall Sections/Stair Section
A6	Typical Framing Details (Aluminum)
G1	General Notes
S1	First Floor Joist Layout / Roof Plan
S2	Second Floor Joist Layout
E1	Electrical Plan
E2	Electrical Plan

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.	
251922B4	
4	BDRMS
2.5	BATH
4	CAR GARAGE
1ST FLR. CLG.	
SQUARE FOOTAGE	
TOTAL	1922
FIRST	1260
LOW. LEV. FIN.	1160
LOWER (SLAB)	710
GAR. (SLAB)	406



**Front & Rear Elevations** | **Prestige - MM-4910** | **Triton - Style - C6 Vinyl** | **Issue Dates**

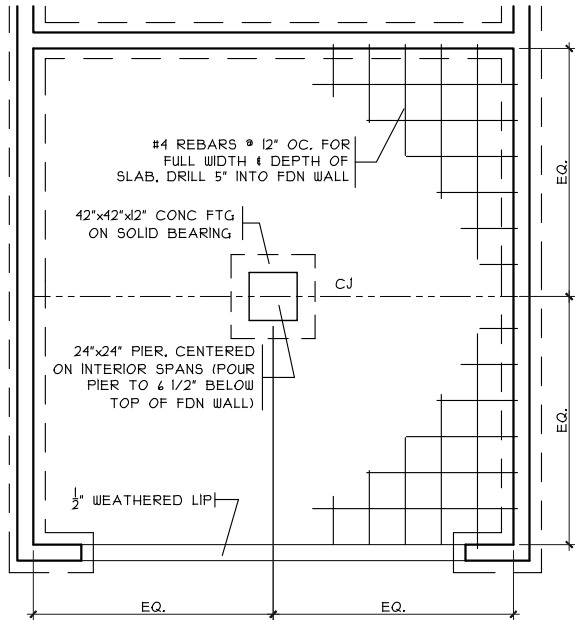
Proposed Residence:  
 Market Home  
 700 Brelsford Ave.  
 Madison Manor

Plan: Triton  
 Date: 2.28.2023  
 Drawn: SDG  
 Scale: As Noted  
 Revised: 3.30.2023  
 Sheet: 1 of 9

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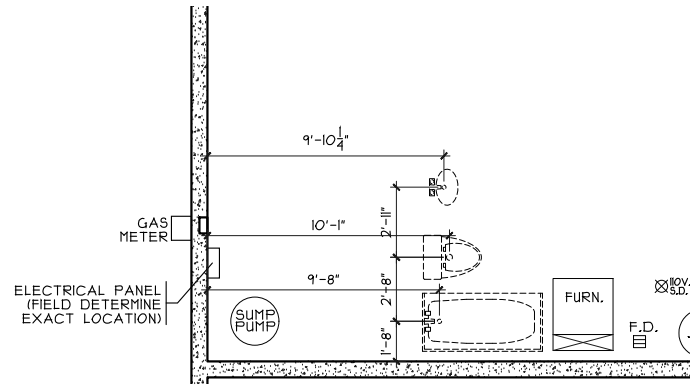
**CRISO HOMES**  
 794A Tyers Place Blvd.  
 West Chester, OH 45389  
 513.755.0570

**A1**



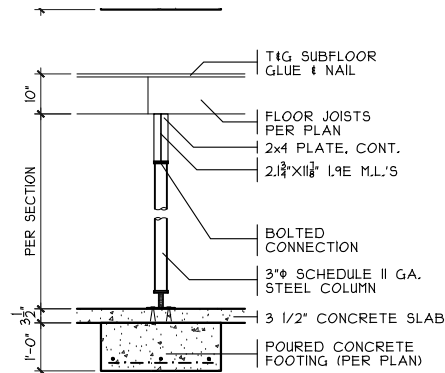
**GRADE BM DETAIL**

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



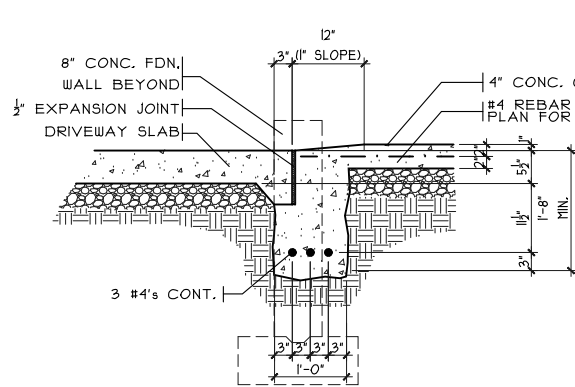
**FDN. PLUMBING DIMS.**

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

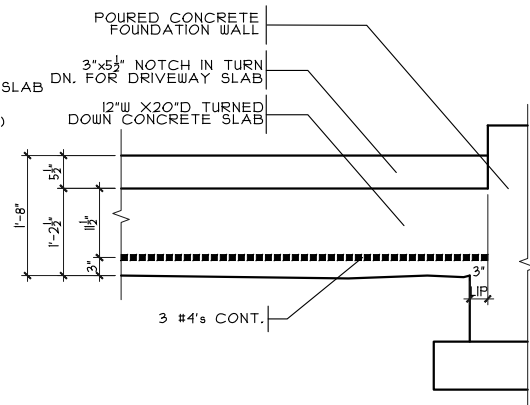


**COLUMN DETAIL**

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



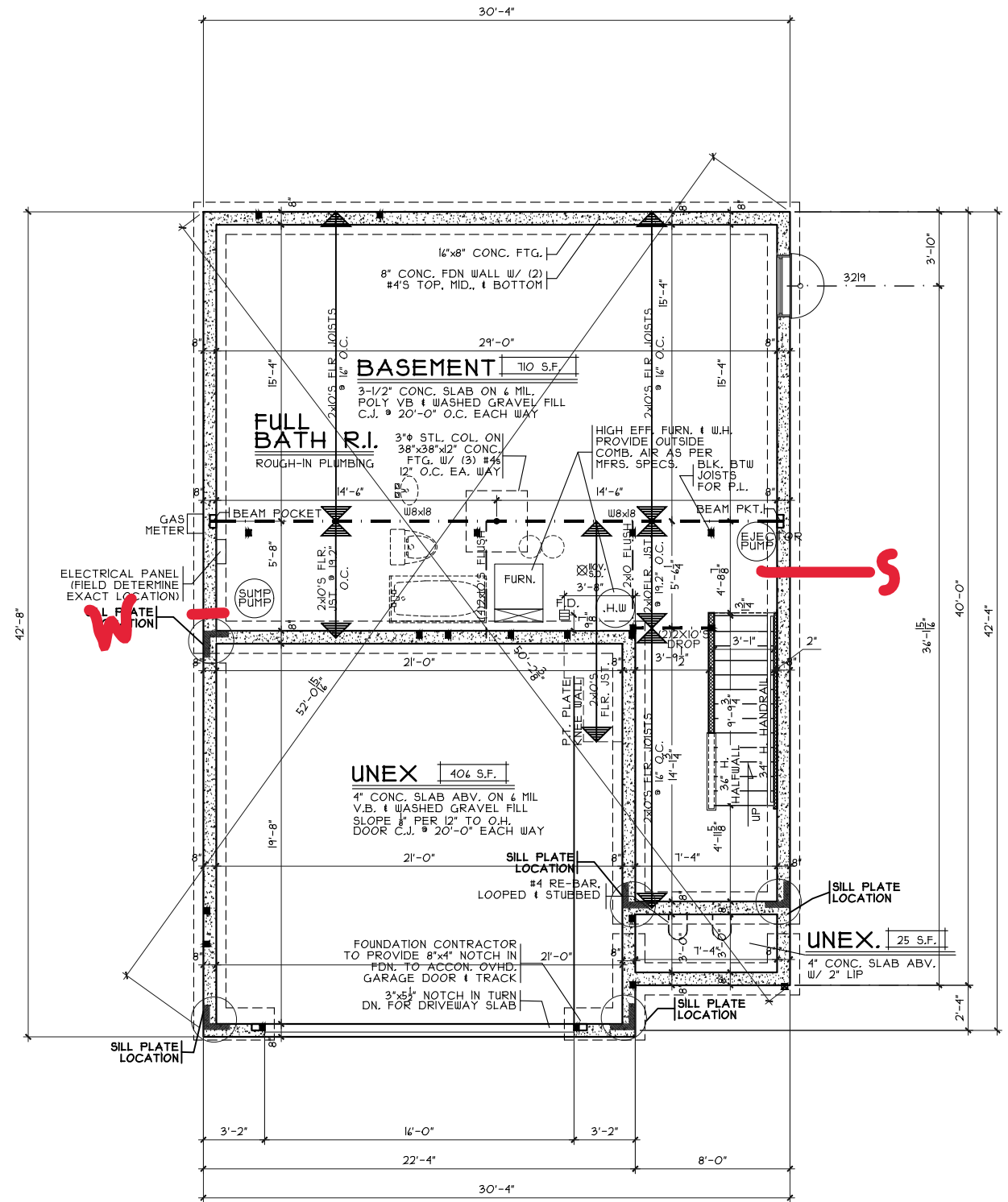
**SECTION**



**ELEVATION**

**GARAGE DOOR GRADE BM**

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



**FOUNDATION PLAN**

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

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

Foundation Plan

Plan: Triton  
 Date: 2.28.2023  
 Drawn: SDG  
 Scale: As Noted  
 Revised: 4.12.2023  
 Sheet: 10 of 9

Prestige - MM-4910

Proposed Residence:

Market Home  
 700 Brelsford Ave.  
 Madison Manor

Triton - Style - C6 Vinyl

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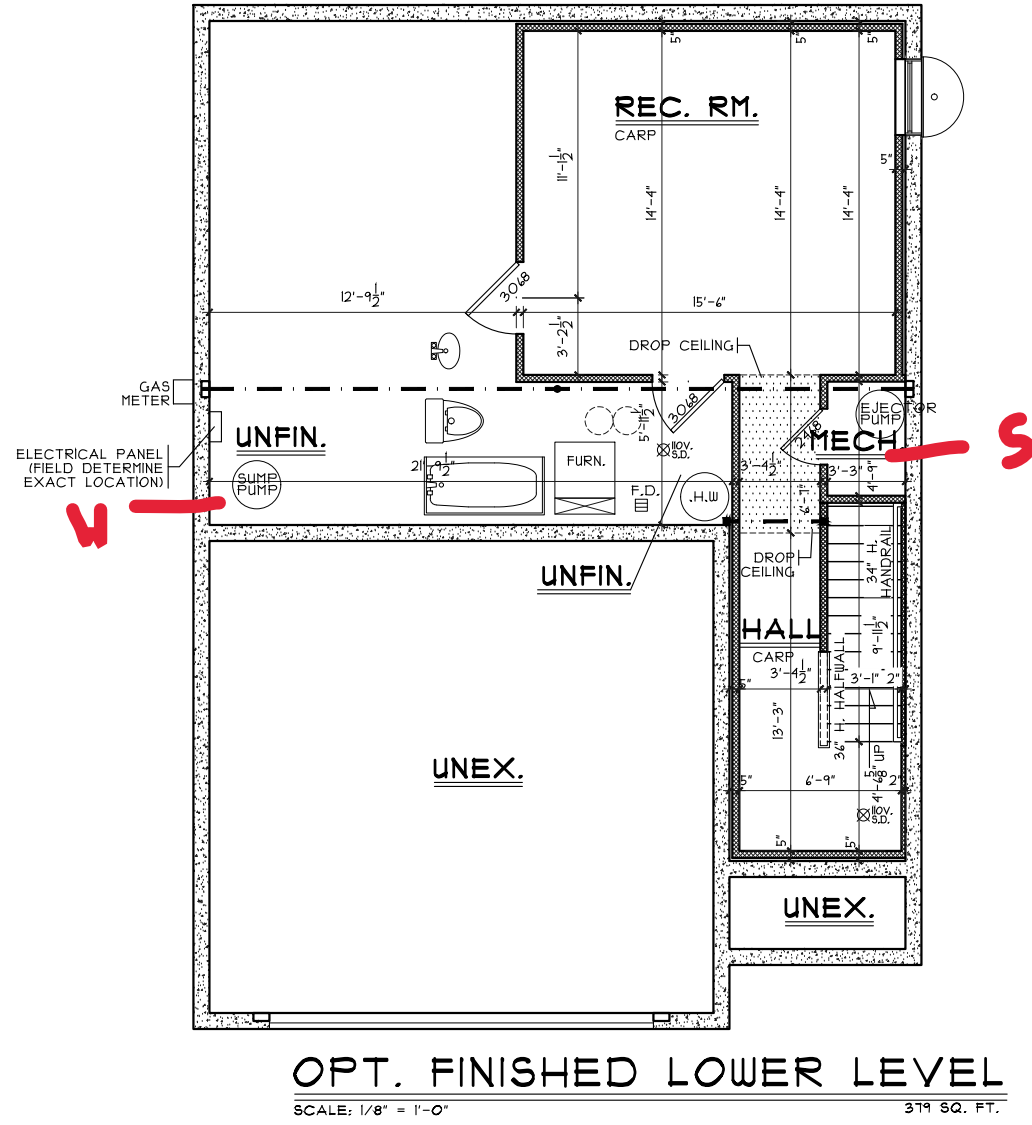
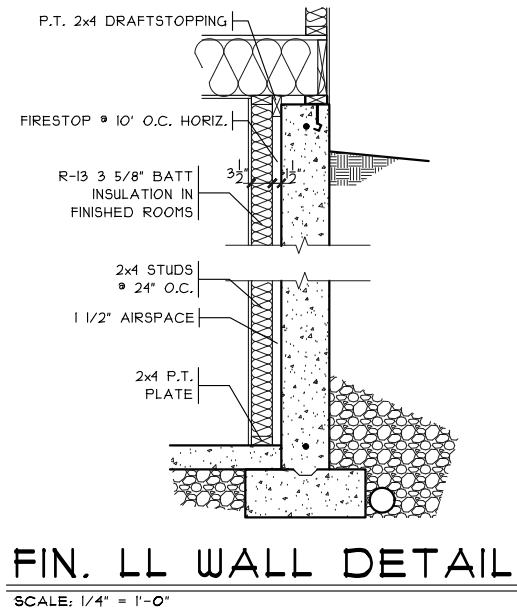
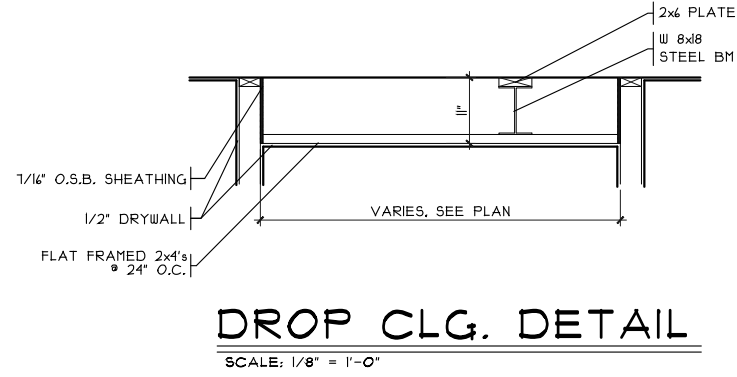
Issue Dates

Review



7944 Tyers Place Blvd.  
 West Chester, OH 45689  
 513.755.0570 • www.cristohomes.com

A2



Finished Lower Level

Plan: Triton  
Date: 2.28.2023  
Drawn: SDG  
Scale: As Noted  
Revised: 4.12.2023  
Sheet: 11 of 9

Prestige - MM-4910

Proposed Residence:  
Market Home  
700 Brelsford Ave.  
Madison Manor

Triton - Style - C6

Vinyl  
Trenton  
Butler County

Issue Dates

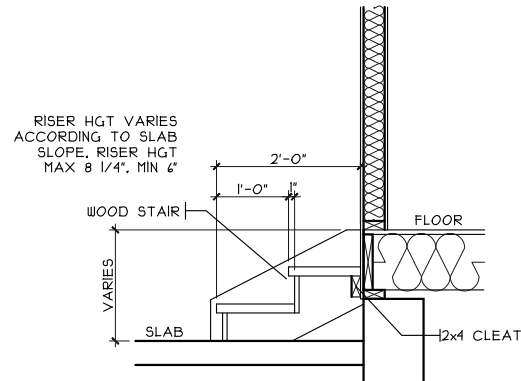
Review	Issue Dates

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A2a

RISER HGT VARIES ACCORDING TO SLAB SLOPE, RISER HGT MAX 8 1/4", MIN 6"

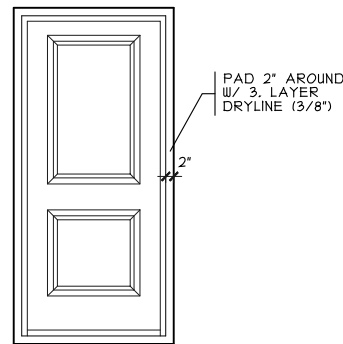
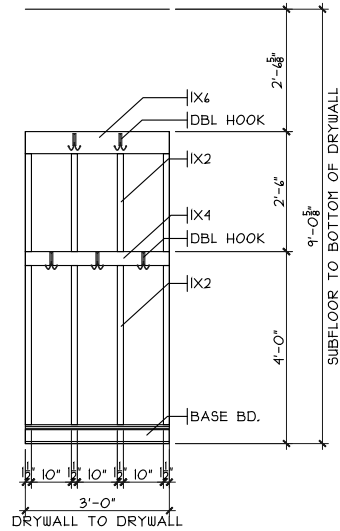


GARAGE STEPS

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

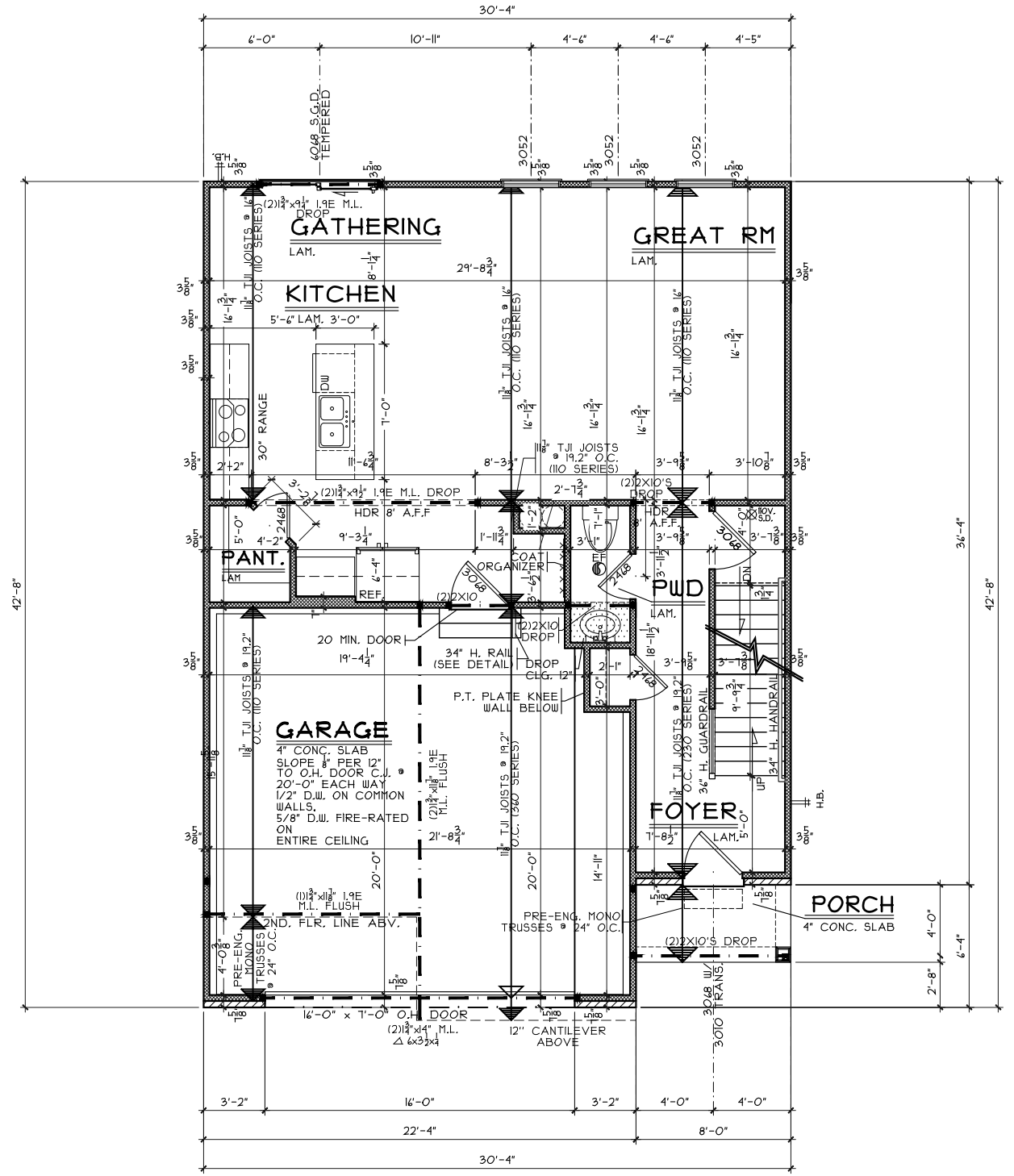
OPT. MUD ROOM COAT ORGANIZER

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



DOOR FRAMING DETAIL

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



FIRST FLOOR PLAN

SCALE: 1/8" = 1'-0" 760 SQ. FT.

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

First Floor Plan

Plan: Triton Date: 2.28.2023 Drawn: SDG Scale: As Noted Revised: 3.30.2023 Sheet: 12 of 9

Prestige - MM-4910

Proposed Residence:

Market Home 700 Brelsford Ave. Madison Manor

Triton - Style - C6 Vinyl

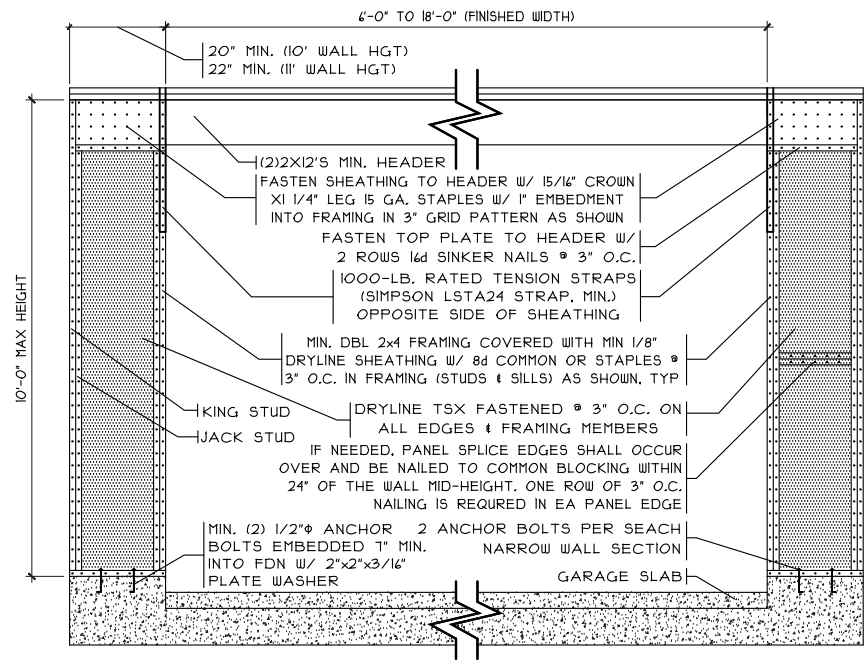
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Issue Dates

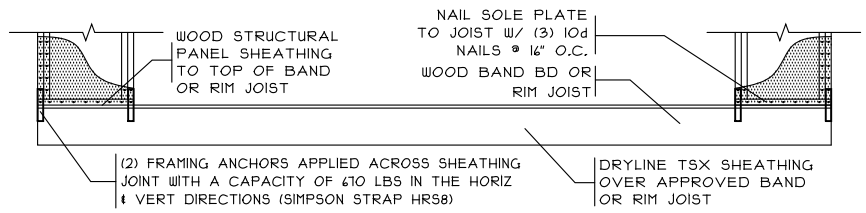
Table with columns for Review and Issue Dates.



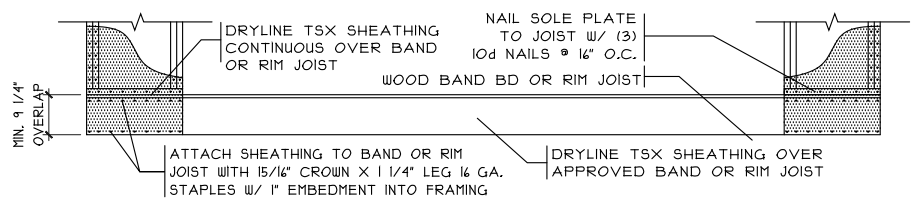
A3



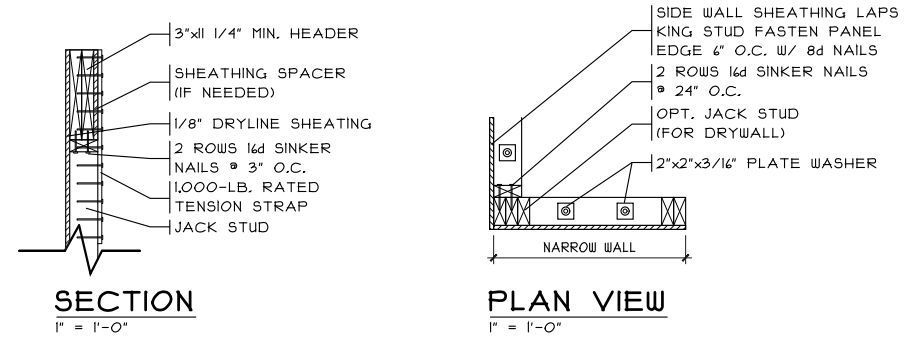
**WALL OVER POURED FOUNDATION**  
 SCALE: 1/4" = 1'-0"



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

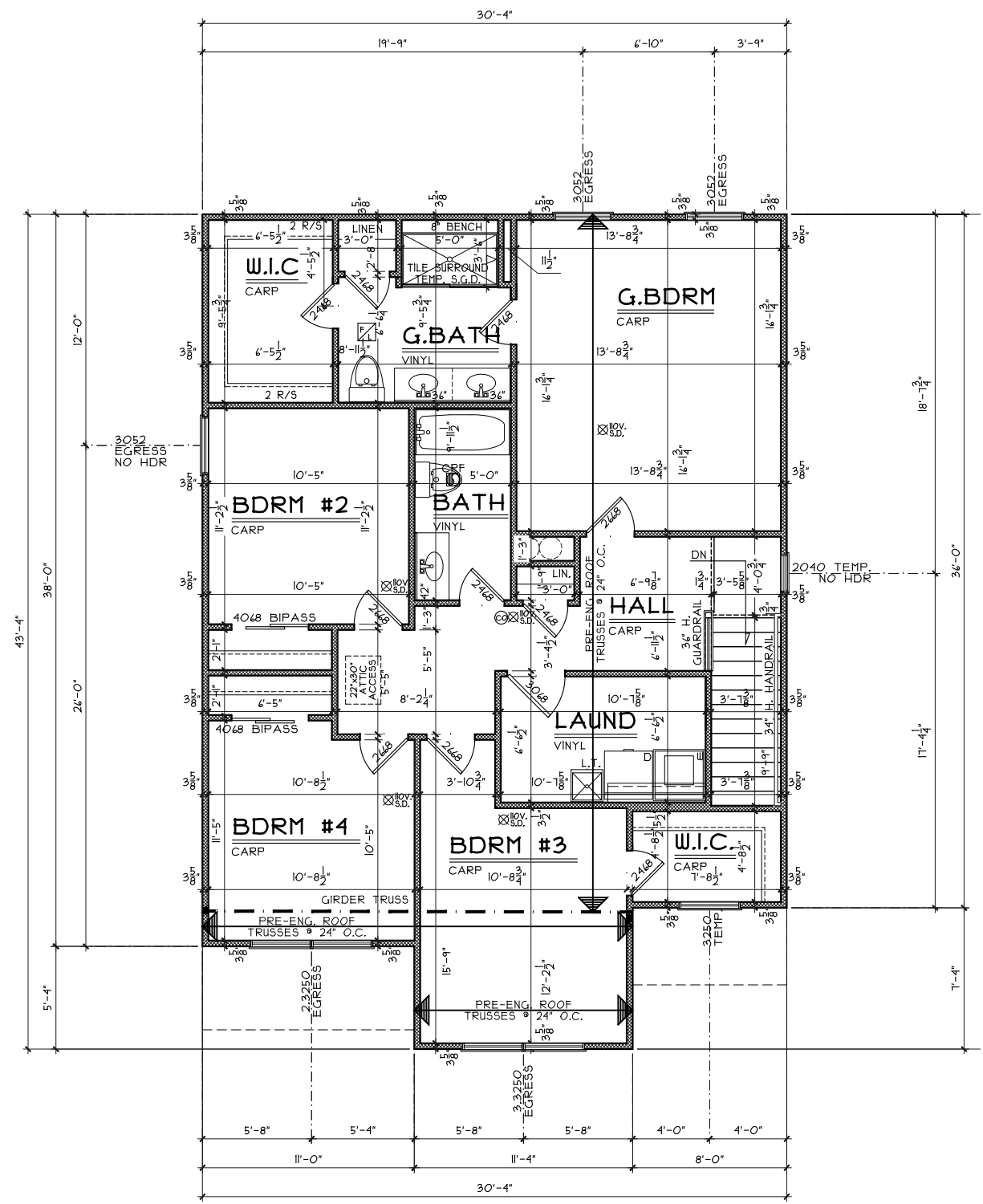


**WALL OVER RAISED WOOD FLOOR**  
 SCALE: 1/4" = 1'-0"  
 OVERLAP OPTION



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

SCALE PER DETAIL Poured Wall Fdn



**SECOND FLOOR PLAN**  
 SCALE: 1/8" = 1'-0" 197 SQ. FT.

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

Second Floor Plan

Plan: Triton  
 Date: 2.28.2023  
 Drawn: SDG  
 Scale: As Noted  
 Revised: 3.30.2023  
 Sheet: 15 of 9

Prestige - MM-4910  
 Proposed Residence:  
 Market Home  
 700 Brelsford Ave.  
 Madison Manor  
 Butler County

Triton - Style - C6 Vinyl

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Issue Dates

Review	

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 West Chester, OH 45389  
 513.755.0570 www.cristohomes.com

**A4**