

PLOT PLAN

LOT 4913 (10,750 SF) 0.2468 ACRES

MADISON MANOR

CITY OF TRENTON

BUTLER COUNTY, OHIO

FOR: CRISTO HOMES

MARKET HOME
708 BRELSFORD AVENUE

HUNG SEWER

QUANTITIES

TOTAL LOT AREA	10750	sq. ft.
CITY WALK	216	sq. ft.
HOUSE WALK	42	sq. ft.
DRIVE	688	sq. ft.
APRON	118	sq. ft.
PATIO AND PORCHES	192	sq. ft.
DECK	0	sq. ft.
SEEDING AREA	4470	sq. ft.
UNDISTURBED AREA	4433	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
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.

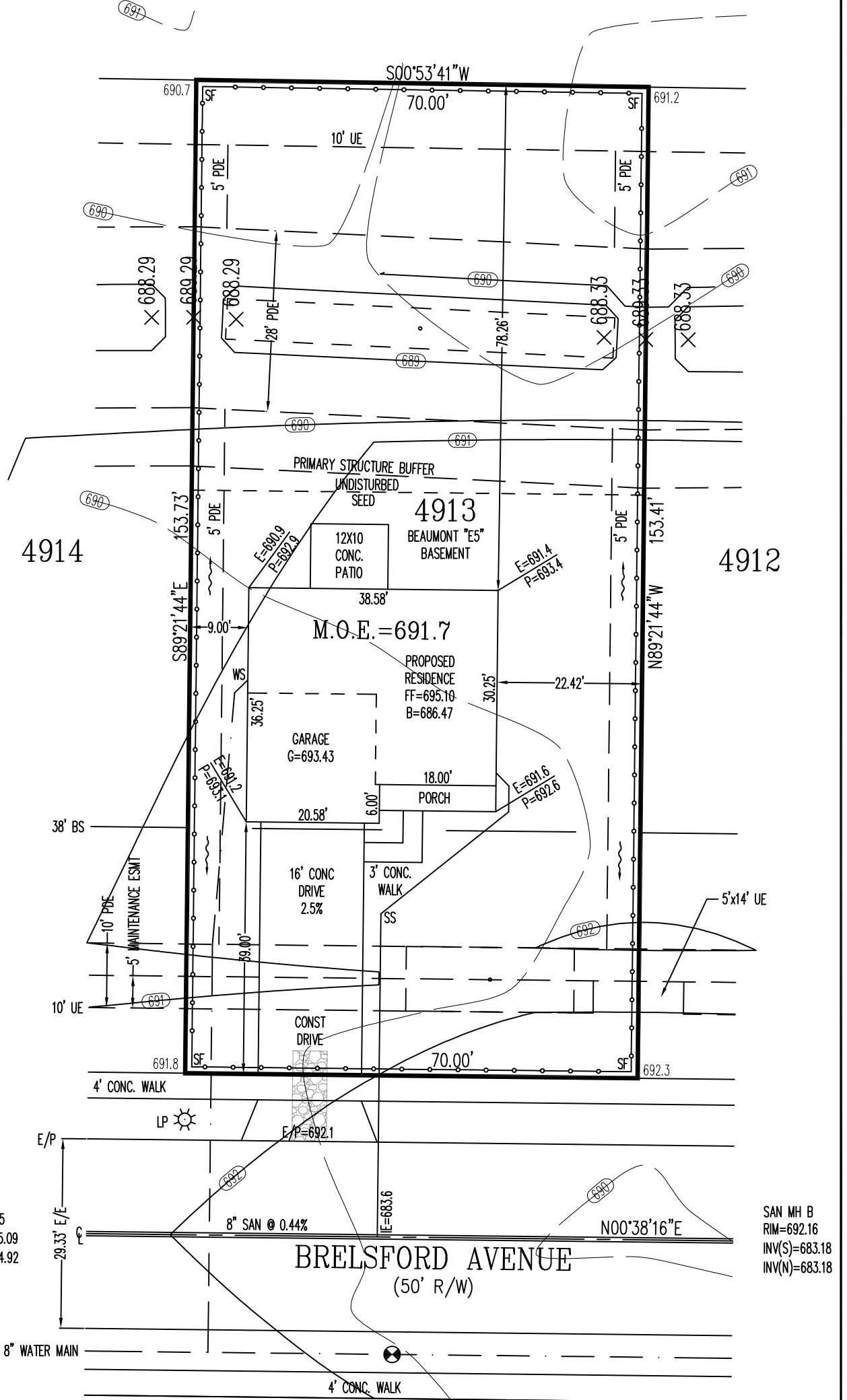
A STANDARD FORMULA WAS USED TO DETERMINE FINISH
FLOOR GRADE. FINAL FINISH FLOOR ELEVATION IS
CONTRACTOR'S RESPONSIBILITY.

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.

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.

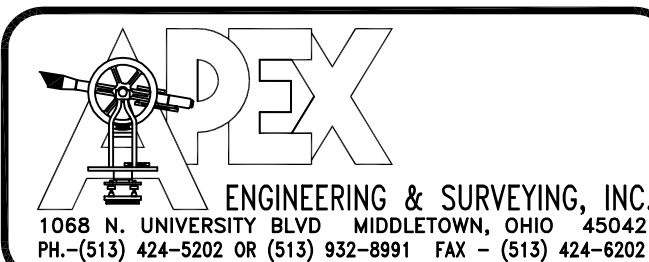
APEX ENGINEERING & SURVEYING INC.
ADVISES AGAINST HOLDING THE MINIMUM REQUIRED DISTANCE
ON ANY AND ALL SETBACKS, FRONT, REAR, AND SIDES. THE
BUILDER ASSUMES ALL RESPONSIBILITIES FOR ANY BUILDING
ENCROACHMENTS THAT MAY OCCUR.



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



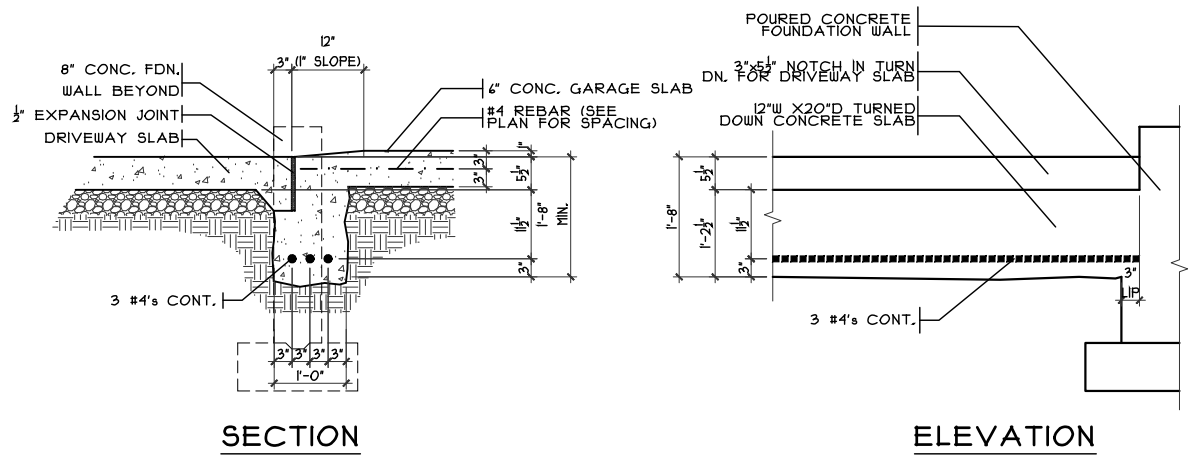
SCALE: 1"=20'
DATE: 7/6/2022
DRAWN: REW
DESIGNED:
CHECKED: JLS



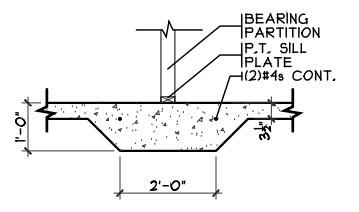
REVISIONS:
1.
2.
3.
4.

PROJECT: MADISONMANOR
DRAWING: 221419PA

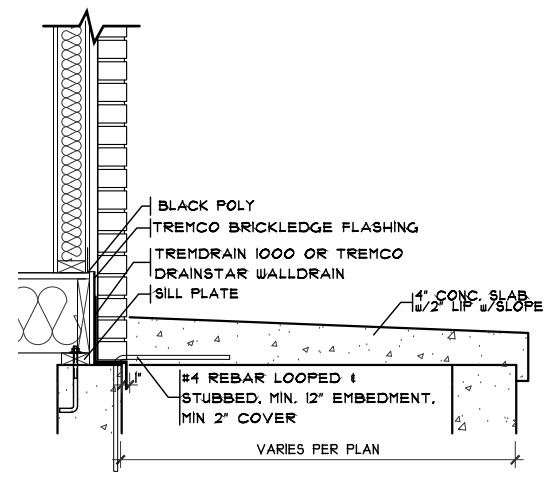
SHEET
1 OF 1



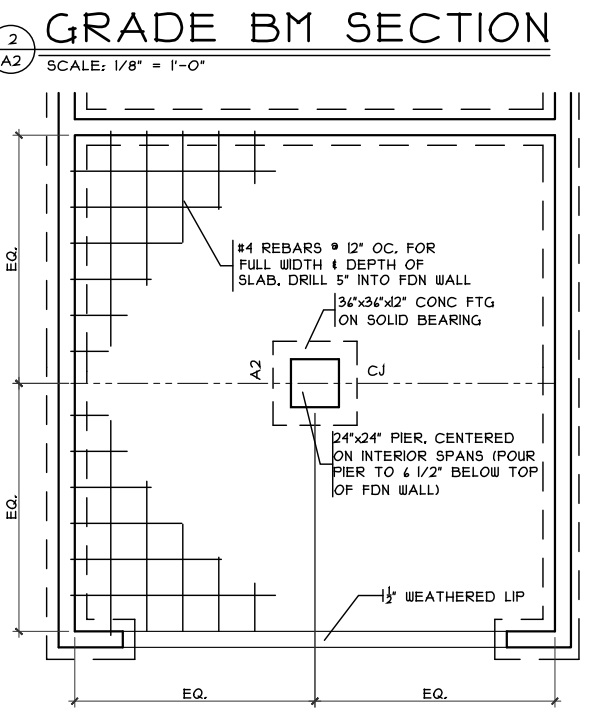
SECTION
ELEVATION
GARAGE DOOR GRADE BM
SCALE: 3/8" = 1'-0"



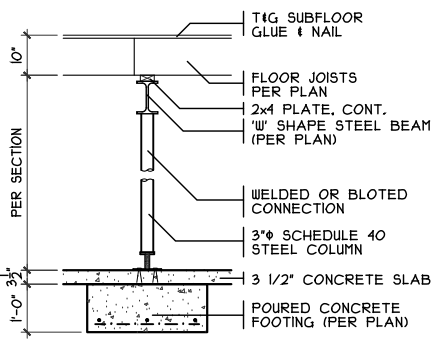
THICKENED SLAB
SCALE: 1/4" = 1'-0"



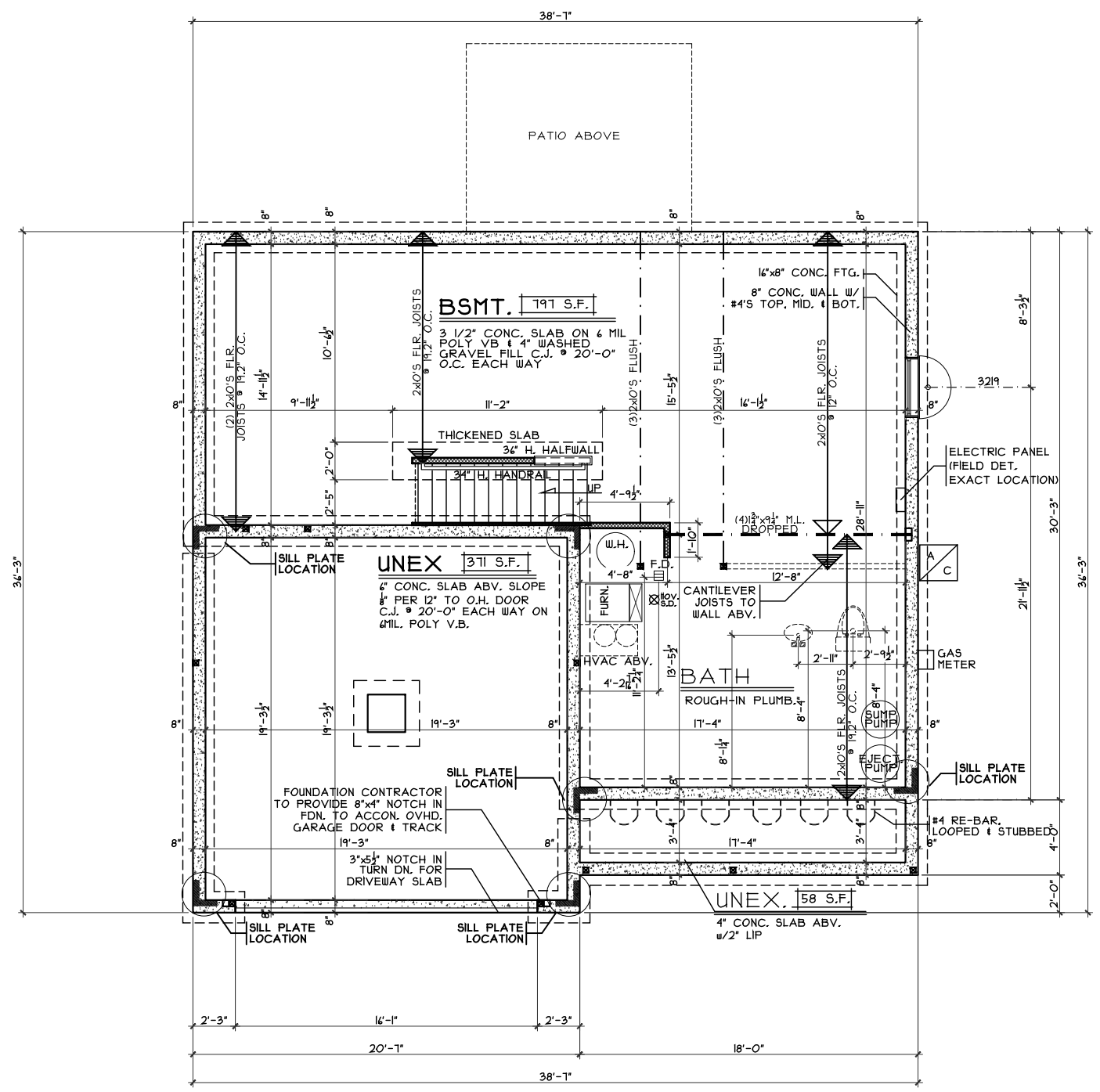
PORCH DETAIL
SCALE: 1/2" = 1'-0"



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



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



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

Foundation Plan
Plan: Beaumont Basement
Date: 6/20/22
Drawn: DCI
Scale: As Noted
Revised: 9/26/22
Sheet: 6 of 15

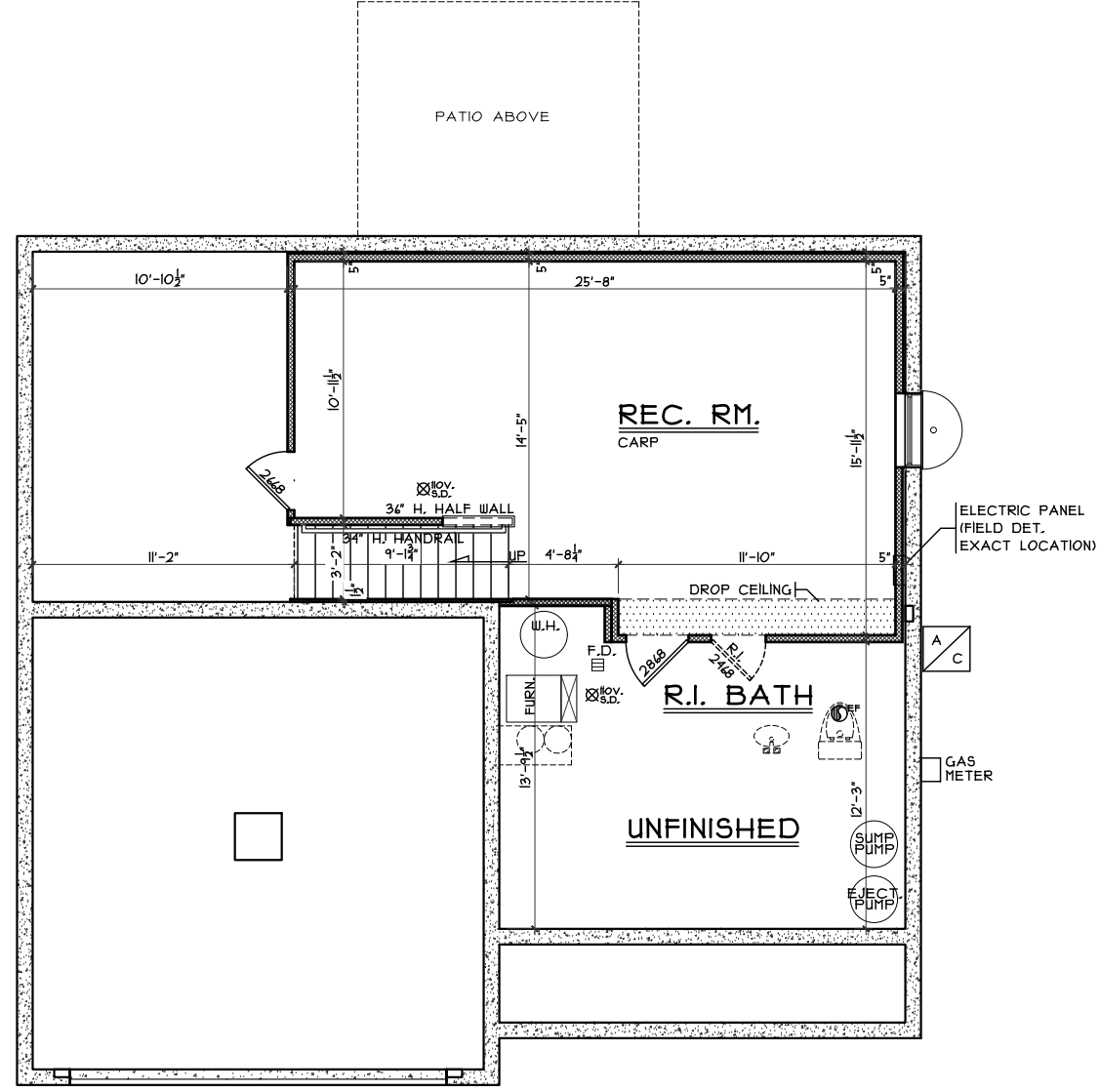
Proposed Residence:
Market Home
708 Brelsford Avenue
Madison Manor

Beaumont - E5 - Vinyl
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Butler County

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West Chester, OH 45069
513.755.0570 www.cristohomes.com

A2



FINISHED LOWER LEVEL PLAN
 SCALE: 1/8" = 1'-0" S.F. 382

A2a

Finished Lower Level Plan
 Plan: Beaumont Basement
 Date: 6/20/22
 Drawn: DCI
 Scale: As Noted
 Revised: 9/26/22
 Sheet: 6 of 15



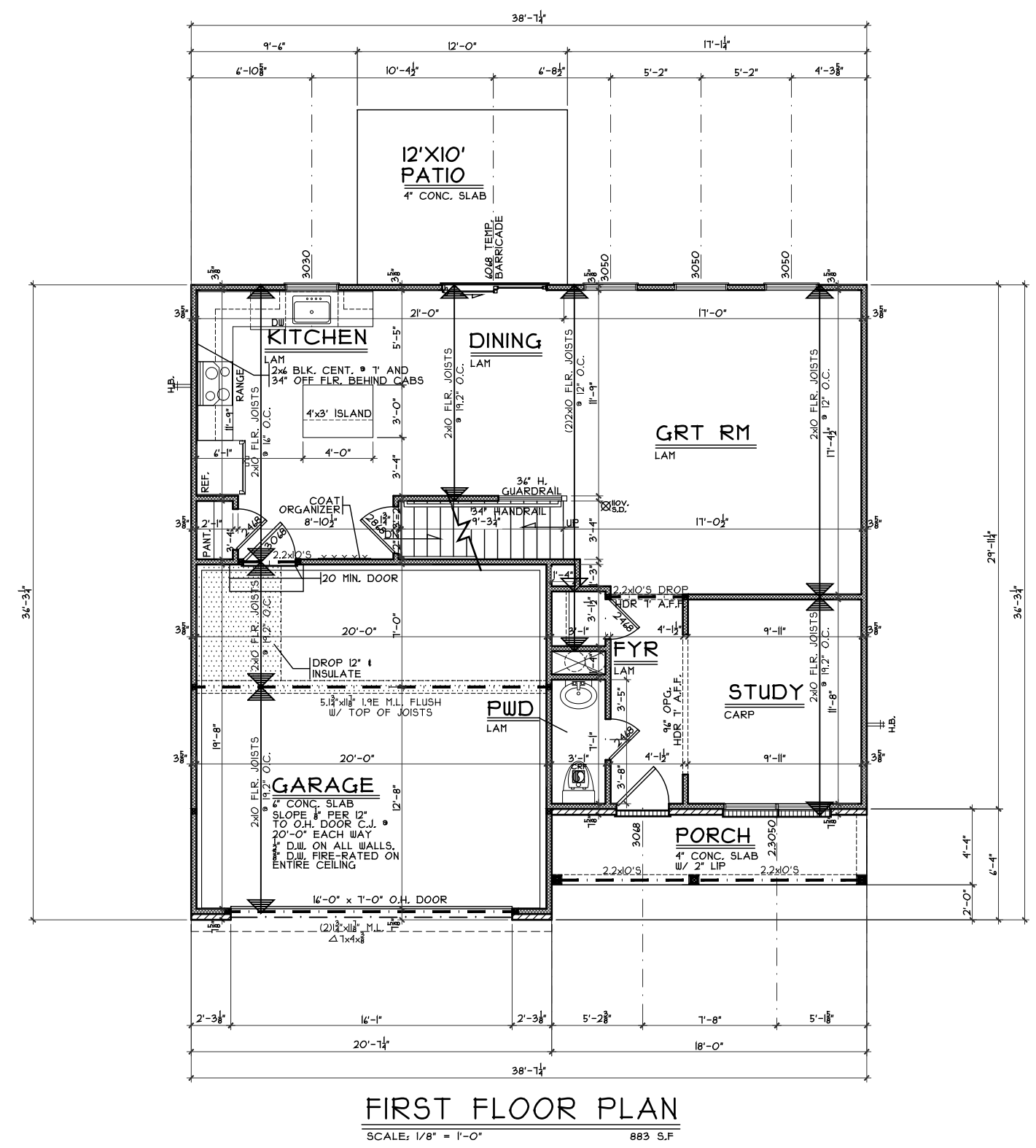
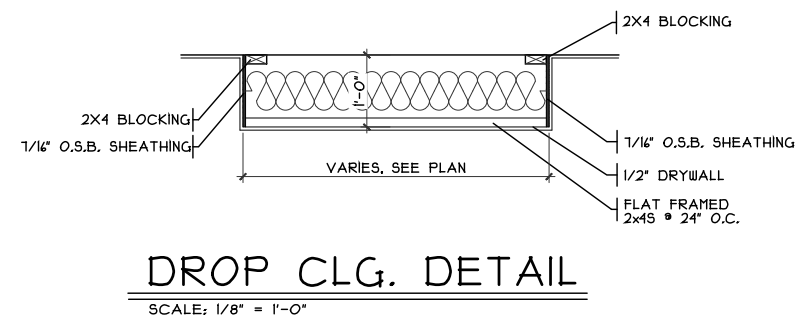
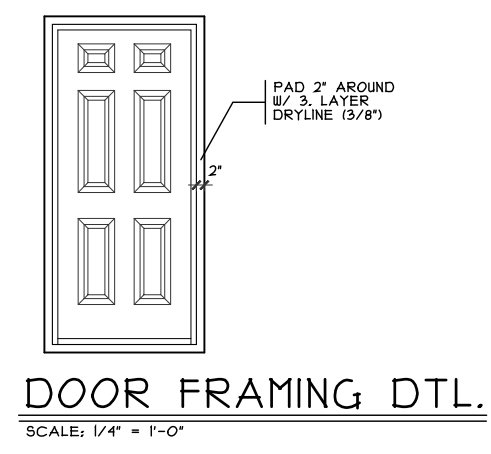
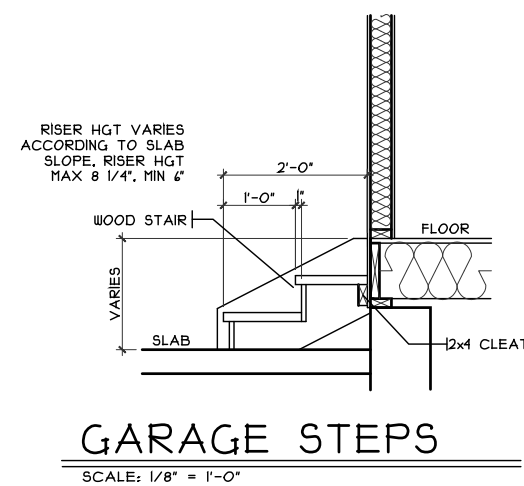
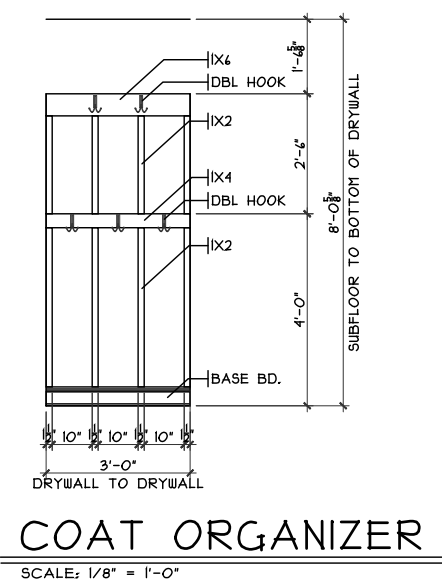
Renaissance - MM-4913
 Proposed Residence:
 Market Home
 708 Brelsford Avenue
 Madison Manor

Trenton
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Beaumont - E5 - Vinyl

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Issue Dates	Review



First Floor Plan
Plan: Beaumont Basement
Date: 6/20/22
Drawn: DCI
Scale: As Noted
Revised: 9/26/22
Sheet: 7 of 15

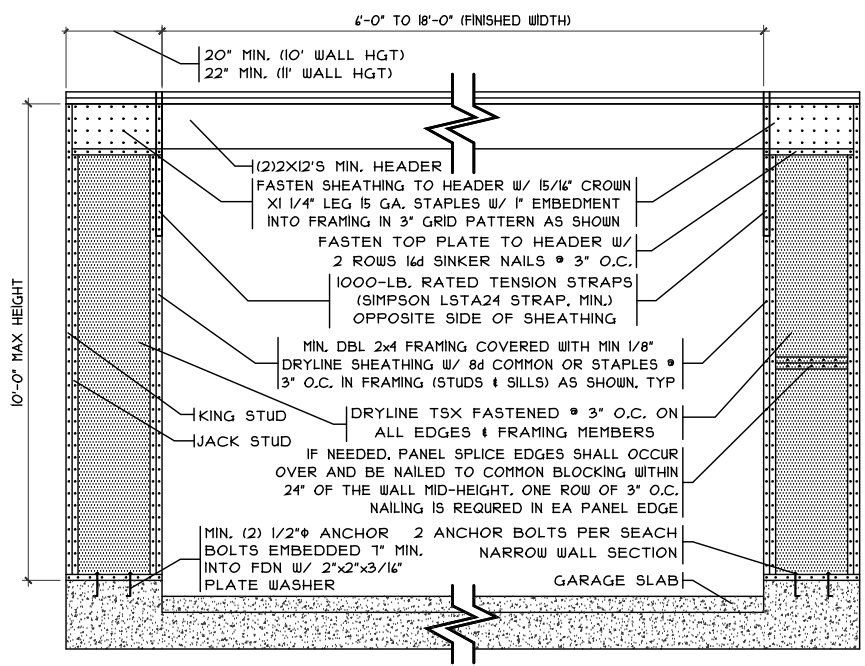
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Madison Manor

Beaumont - E5 - Vinyl
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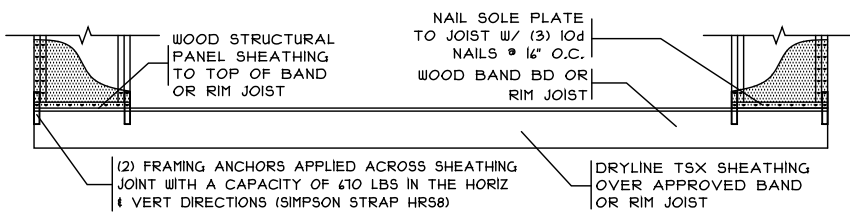
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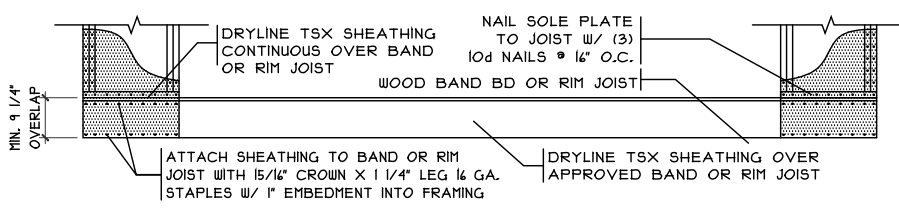
A3



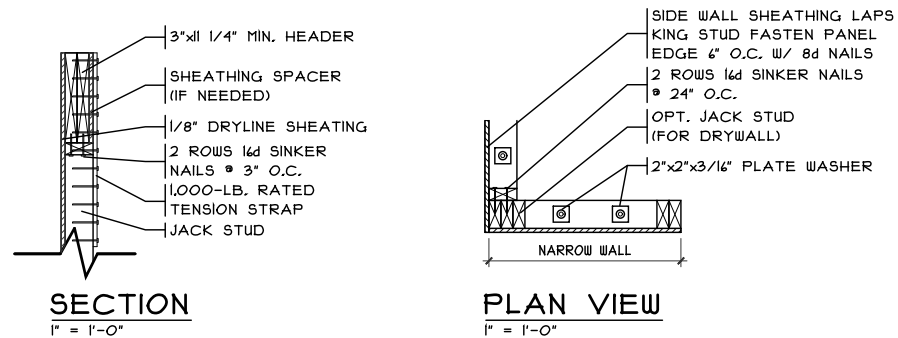
WALL OVER Poured FOUNDATION
SCALE: 1/4" = 1'-0"



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

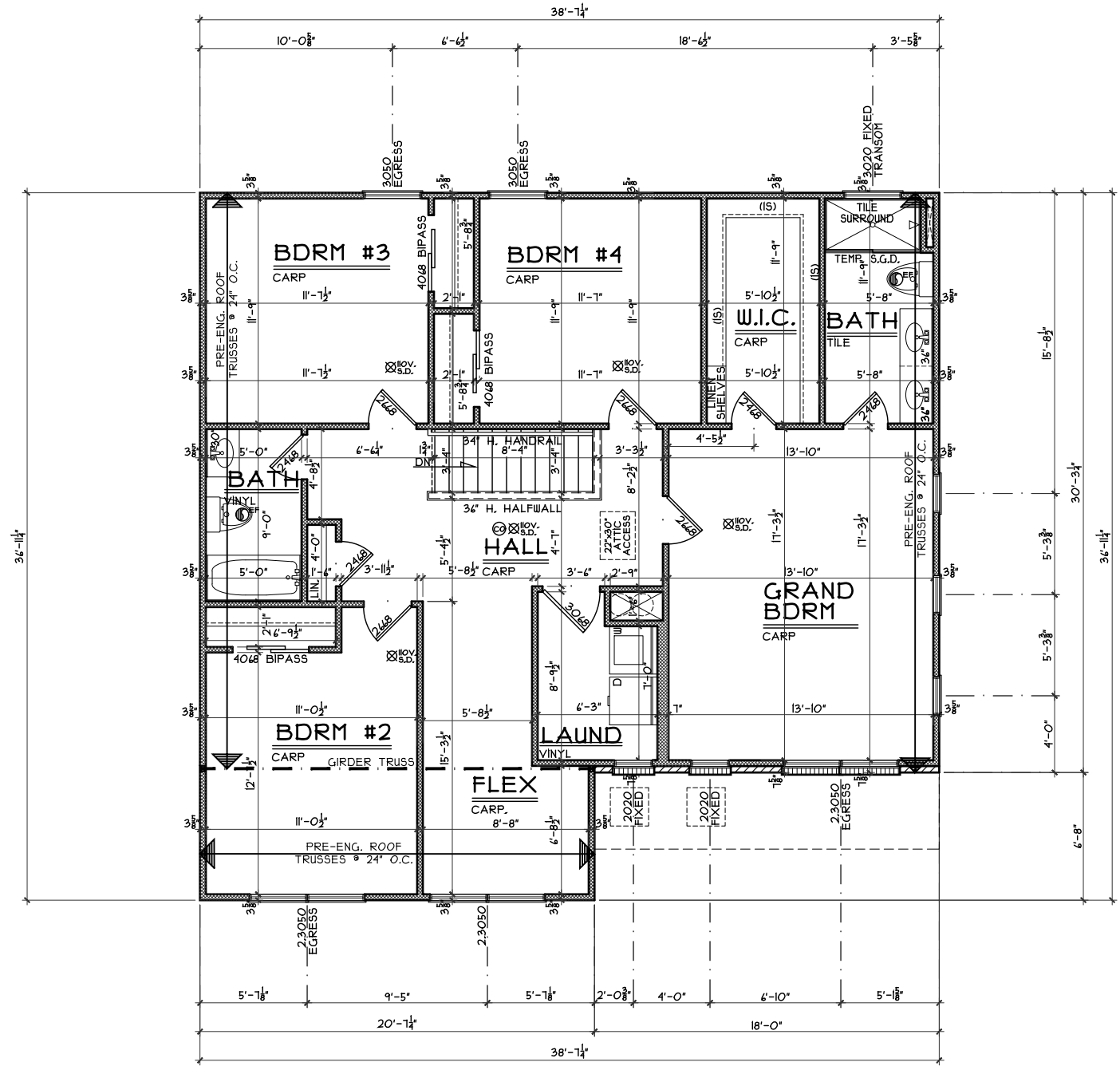


SECTION
1" = 1'-0"

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" 1211 S.F.

Second Floor Plan
Plan: Beaumont Basement
Date: 6/20/22
Drawn: DCI
Scale: As Noted
Revised: 9/26/22
Sheet: 9 of 15

Proposed Residence:
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Madison Manor

Renaissance - MM-4913

Beaumont - E5 - Vinyl

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Issue Dates
Review

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