

PLOT PLAN

LOT 4917 (10,853 SF) 0.2492 ACRES

MADISON MANOR

CITY OF TRENTON

BUTLER COUNTY, OHIO

FOR: CRISTO HOMES

MARKET HOME
BRELSFORD AVENUE

HUNG SEWER

QUANTITIES

| | | |
|-------------------|-------|---------|
| TOTAL LOT AREA | 10853 | sq. ft. |
| CITY WALK | 216 | sq. ft. |
| HOUSE WALK | 31 | sq. ft. |
| DRIVE | 731 | sq. ft. |
| APRON | 118 | sq. ft. |
| PATIO AND PORCHES | 165 | sq. ft. |
| DECK | 0 | sq. ft. |
| SEEDING AREA | 4959 | sq. ft. |
| UNDISTURBED AREA | 3230 | 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.

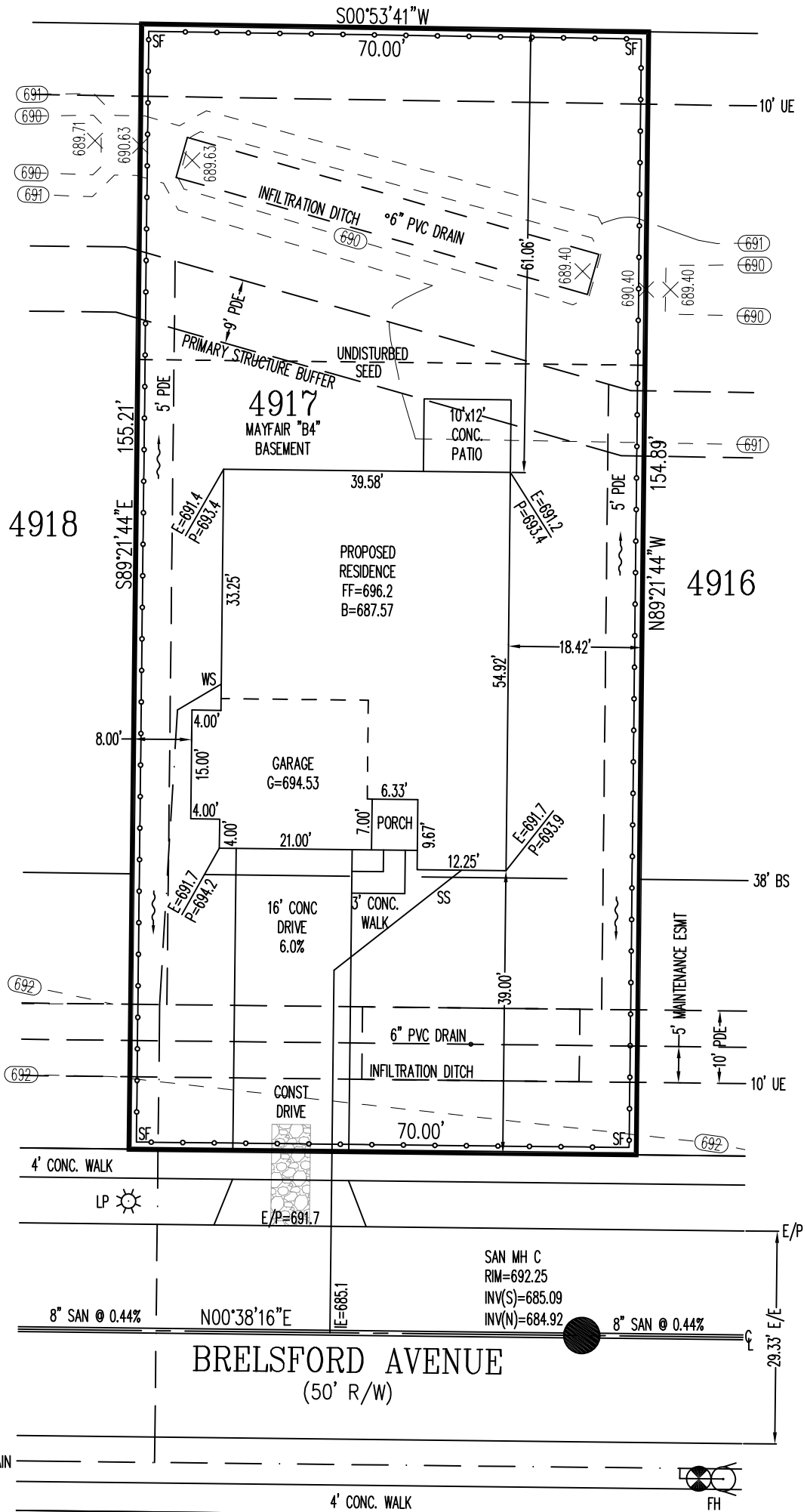
A STANDARD FORMULA WAS USED TO DETERMINE FINISH FLOOR GRADE. FINAL FINISH FLOOR ELEVATION IS CONTRACTOR'S RESPONSIBILITY.

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.

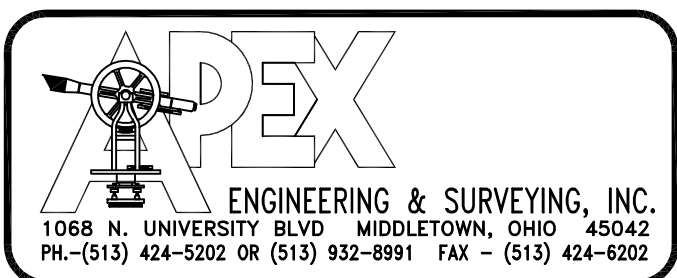
CONTRACTOR IS RESPONSIBLE FOR POSITIVE DRAINAGE AROUND/AWAY FROM HOUSES AND APPROPRIATE FINAL GRADING TO INSURE PROPER DRAINAGE OF THE LOT. SWALE ARROWS AND DRAINAGE ROUTES ARE SUBJECT TO CHANGE.

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.

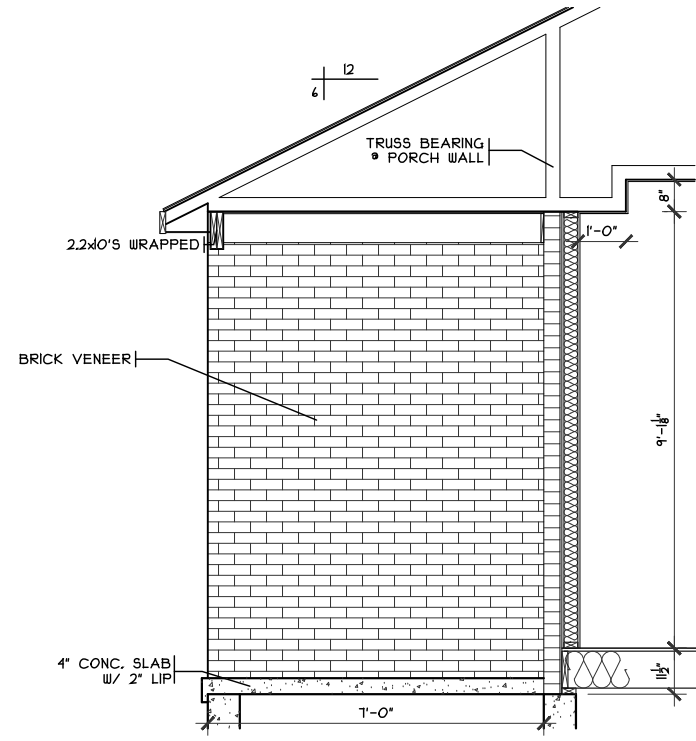
APEX ENGINEERING & SURVEYING INC. ADVISES AGAINST HOLDING THE MINIMUM REQUIRED DISTANCE ON ANY AND ALL SETBACKS, FRONT, REAR, AND SIDES. THE BUILDER ASSUMES ALL RESPONSIBILITIES FOR ANY BUILDING ENCROACHMENTS THAT MAY OCCUR.



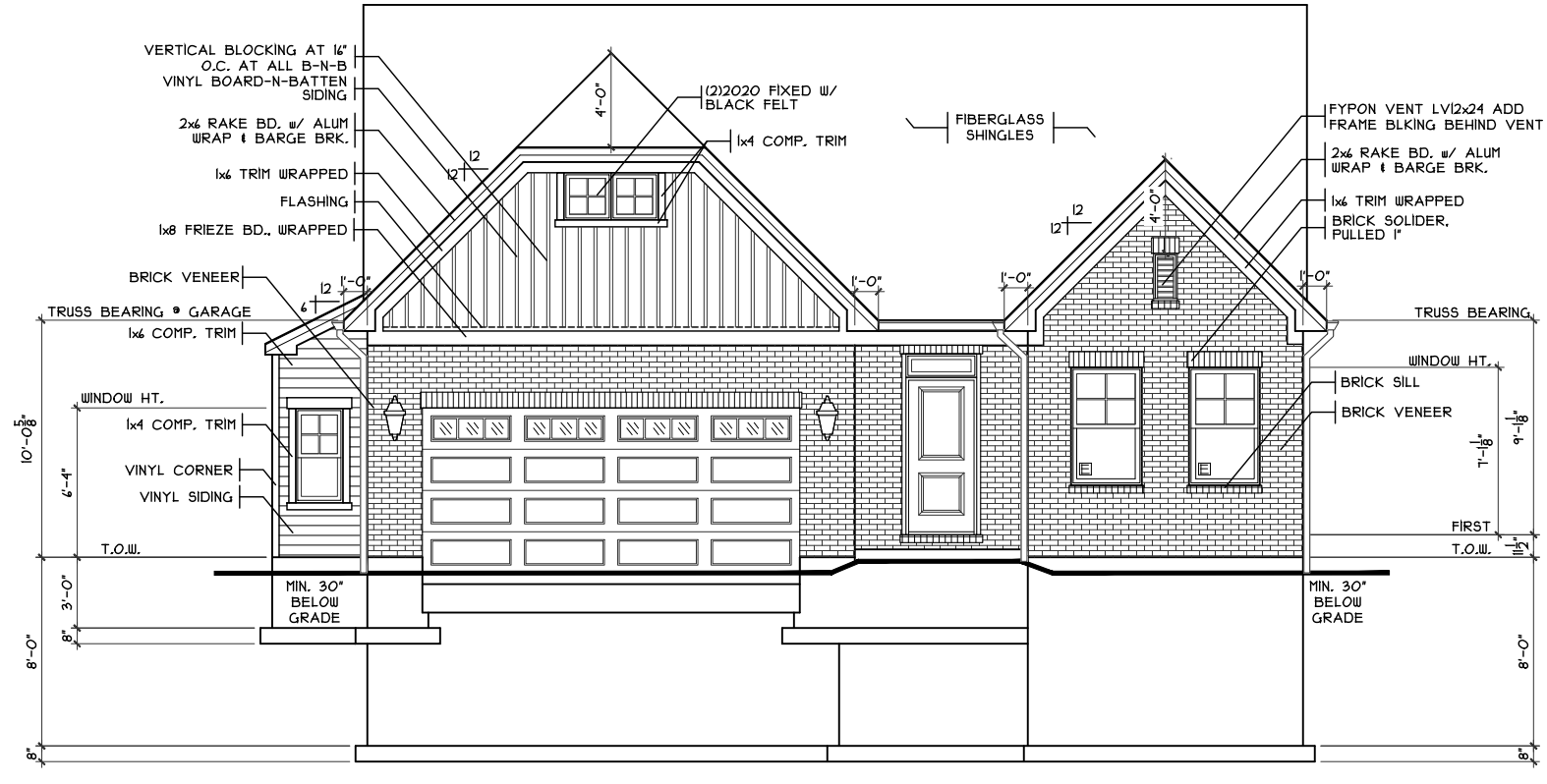
SCALE: 1"=20'
DATE: 7/28/2022
DRAWN: REW
DESIGNED:
CHECKED: JLS



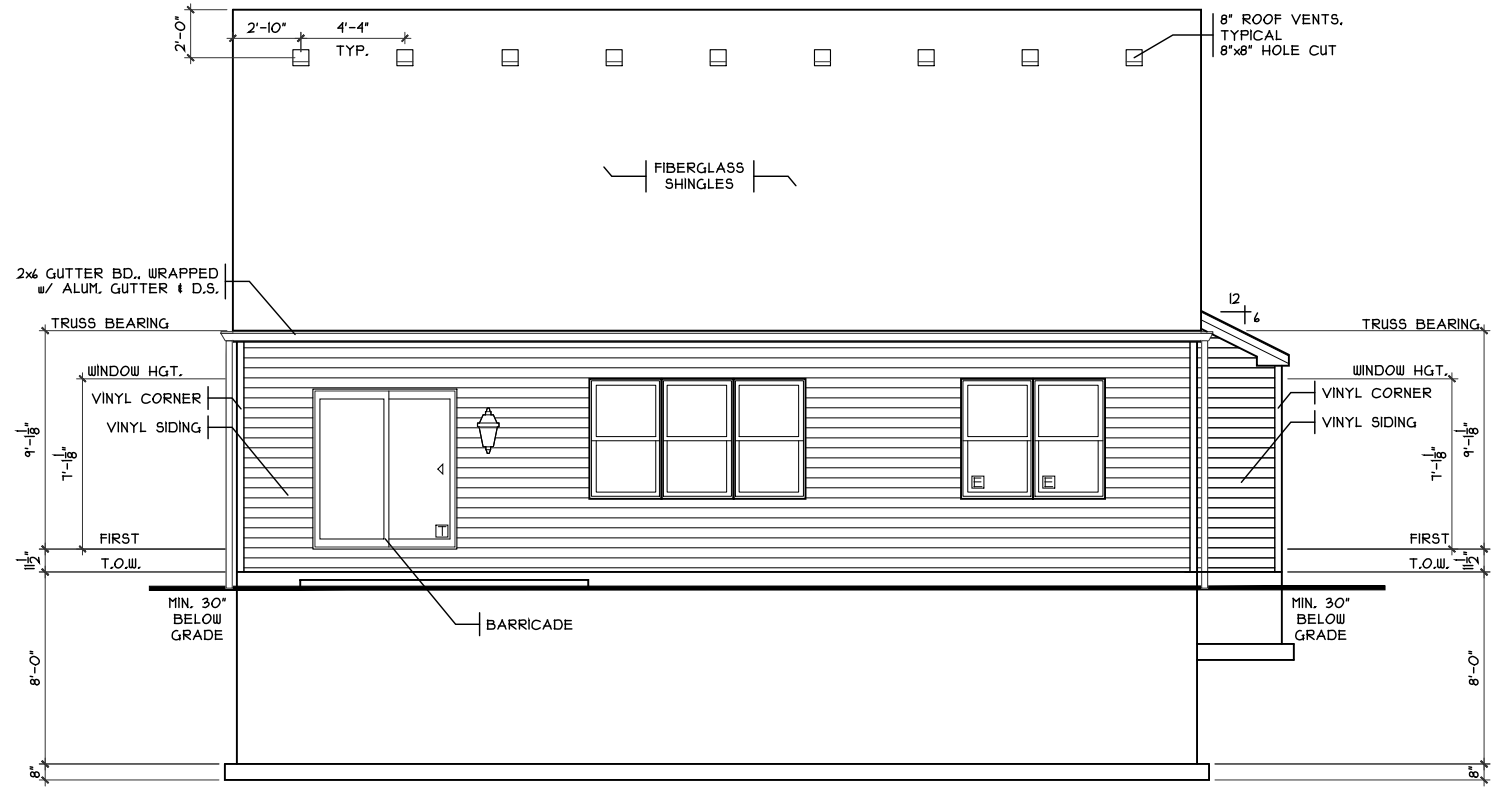
| | |
|-----------------------|--------|
| REVISIONS: | |
| 1. | |
| 2. | |
| 3. | |
| 4. | |
| PROJECT: MADISONMANOR | SHEET |
| DRAWING: 221605PA | 1 OF 1 |



FRONT PORCH DETAIL
SCALE: 1/4" = 1'-0"



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

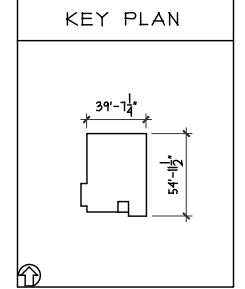


REAR ELEVATION
SCALE: 1/8" = 1'-0"

| SHEET INDEX | |
|-------------|-------------------------------------|
| SHT# | DESCRIPTION |
| A1 | Front and Rear Elevations |
| A1a | Left and Right Elevations |
| A2 | Foundation Plan |
| A2a | Finished Lower Level Plan |
| A3 | First Floor Plan |
| A4 | Typical Wall Sections/Stair Section |
| A5 | 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. | |
|----------------|---------------|
| R1413B3 | |
| 3 | BDRMS |
| 3 | BATH |
| 4 | CAR GARAGE |
| 1 | FST FLR. CLG. |
| SQUARE FOOTAGE | |
| TOTAL | 1443 |
| FIRST | 1443 |
| SECOND | N/A |
| LOW. LEV. FIN. | 341 |
| LOWER (SLAB) | 1523 |
| GAR. (SLAB) | 440 |



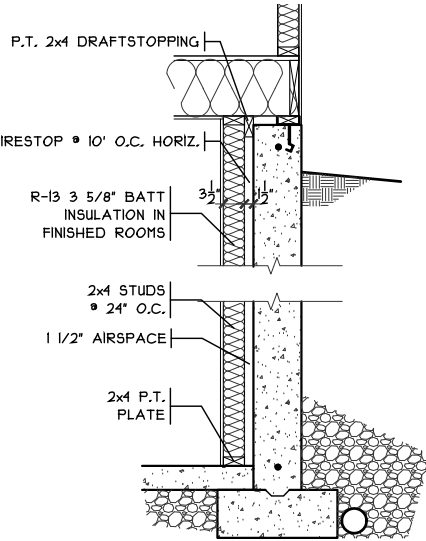
Issue Dates

| Review | Date |
|--------|------|
| | |
| | |
| | |
| | |
| | |

Proposed Residence:
Market Home
718 Brelsford Ave
Madison Manor

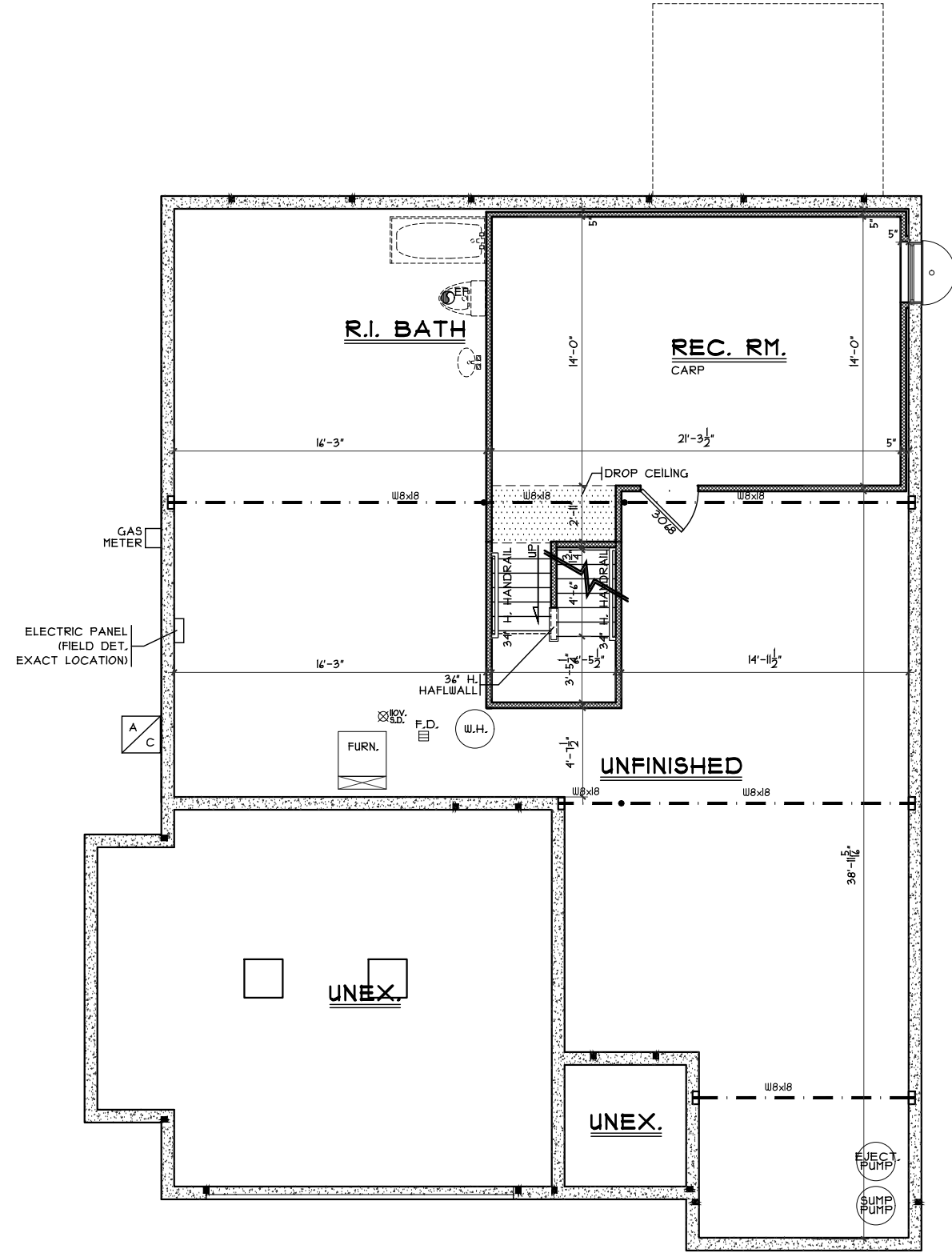
Front & Rear Elevations
Plan: Mayfair 1
Date: 7.11.2022
Drawn: DCJ
Scale: As Noted
Revised: 9.26.2022
Sheet: 1 of 15

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



FIN. LL WALL DETAIL

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



Finished Lower Level Plan

Plan: Mayfair 1
Date: 7.11.2022
Drawn: DCJ
Scale: As Noted
Revised: 9.26.2022
Sheet: 3 of 15



7894 A Tyers Place Blvd.
West Chester, OH 45669
513.755.0570 www.cristohomes.com

Prestige - MM-4917

Proposed Residence:

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718 Brelsford Ave
Madison Manor

Trenton
Butler County

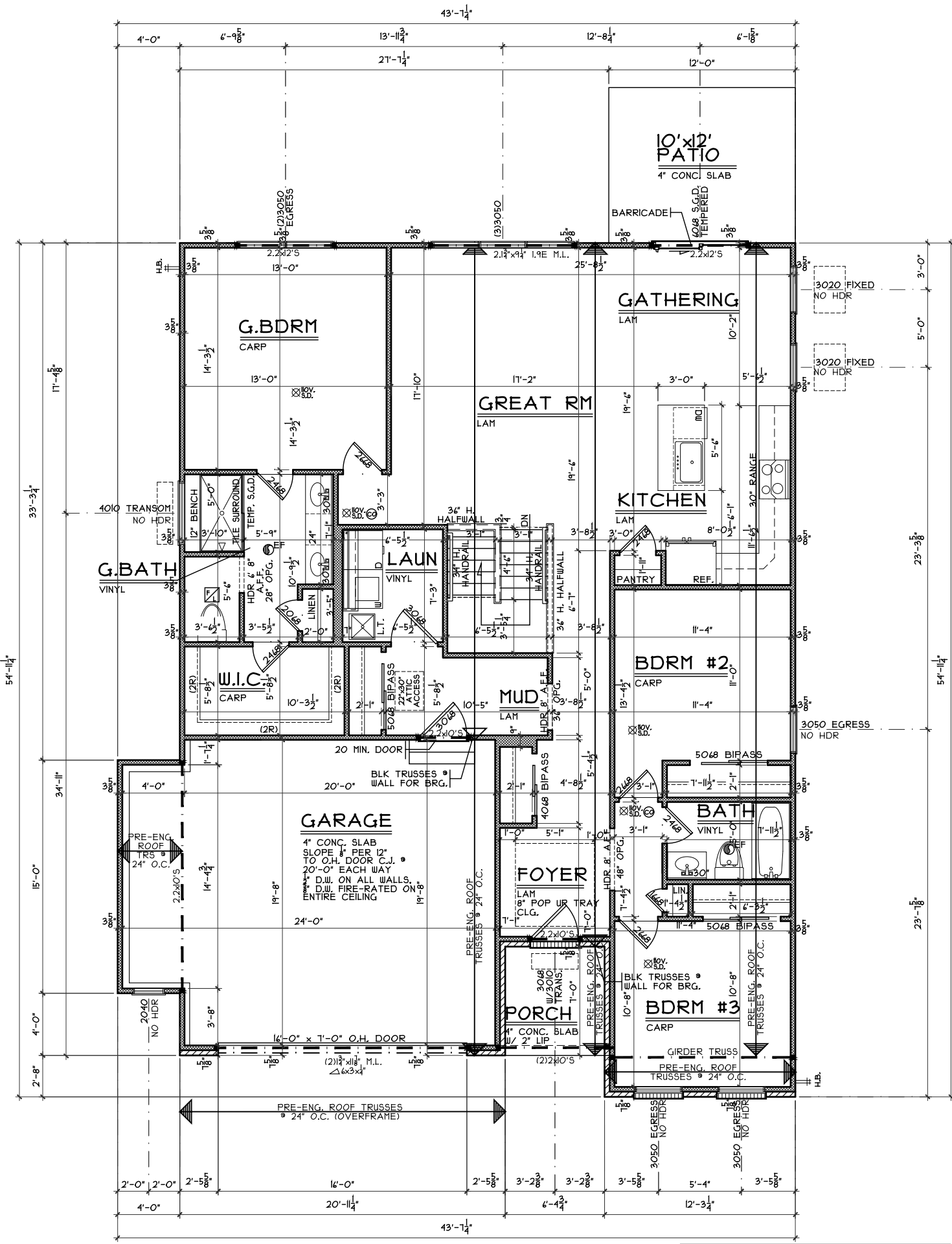
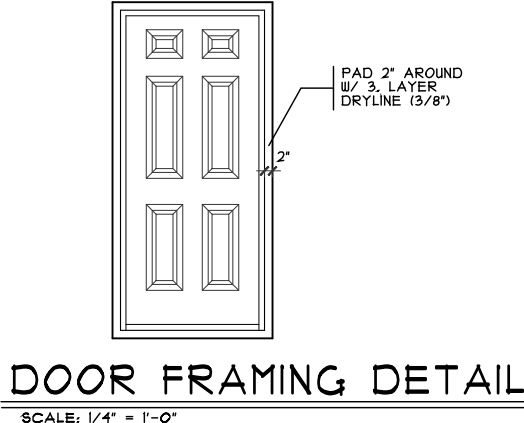
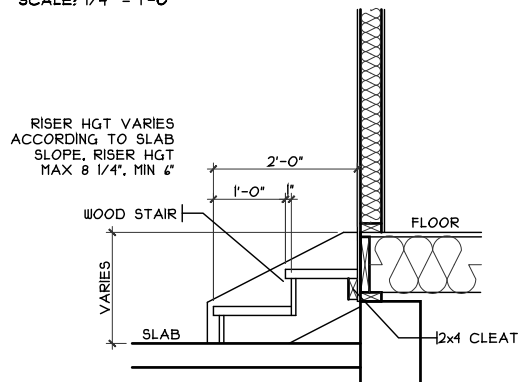
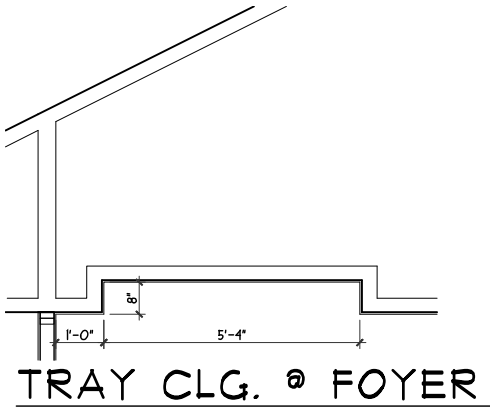
Mayfair I-B4 - Vinyl

Issue Dates

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Review

A2a



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

First Floor Plan
Plan: Mayfair 1
Date: 7.11.2022
Drawn: DCI
Scale: As Noted
Revised: 9.26.2022
Sheet: 5 of 15

Prestige - MM-4917
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Mayfair I-B4 - Vinyl
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| Issue | Dates | Review |
|-------|-------|--------|
| | | |
| | | |
| | | |

A3