

MM 4920

724 Brelsford Ave

Trenton, OH 45067

2 Story Basement - Ejector pit hanging system

Vent Kitchen

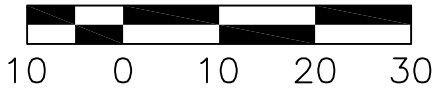
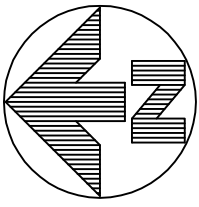
2 hose bibs - no valves required

ice maker

1 tub

1 shower

Gas Furnace



PLOT PLAN
 LOT 4920 (10,919 SF) 0.2507 ACRES
 MADISON MANOR
 CITY OF TRENTON
 BUTLER COUNTY, OHIO
 FOR: CRISTO HOMES

BROUGHTON RESIDENCE
 724 BRELSFORD AVENUE

HUNG SEWER

QUANTITIES

TOTAL LOT AREA	10919	sq. ft.
CITY WALK	221	sq. ft.
HOUSE WALK	38	sq. ft.
DRIVE	638	sq. ft.
APRON	110	sq. ft.
PATIO AND PORCHES	448	sq. ft.
DECK	-	sq. ft.
SEEDING AREA	3993	sq. ft.
UNDISTURBED AREA	4596	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.

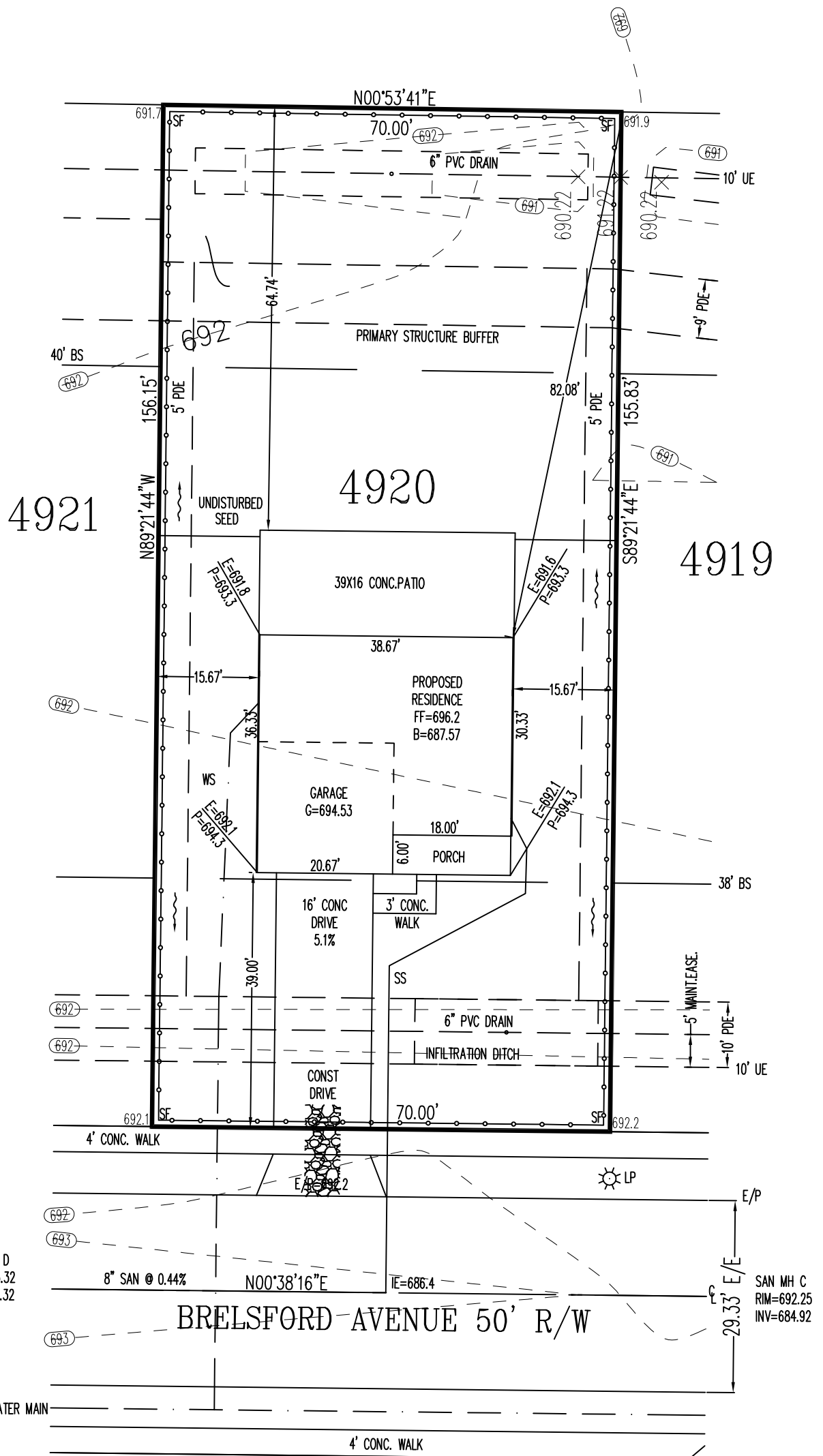
A STANDARD FORMULA WAS USED TO DETERMINE FINISH FLOOR GRADE. FINAL FINISH FLOOR ELEVATION IS CONTRACTOR'S RESPONSIBILITY.

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.

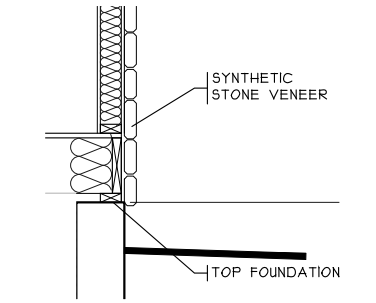
APEX ENGINEERING & SURVEYING INC. ADVISES AGAINST HOLDING THE MINIMUM REQUIRED DISTANCE ON ANY AND ALL SETBACKS, FRONT, REAR, AND SIDES. THE BUILDER ASSUMES ALL RESPONSIBILITIES FOR ANY BUILDING ENCROACHMENTS THAT MAY OCCUR.



SCALE: 1"=20'
 DATE: 4/25/2023
 DRAWN: FAK
 DESIGNED:
 CHECKED: JLS

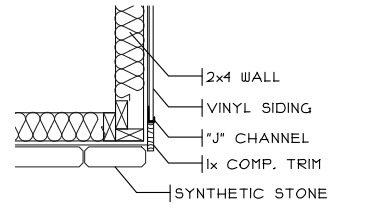


REVISIONS:	
1.	
2.	
3.	
4.	
PROJECT: MADISONMANOR	SHEET
DRAWING: 230790PA	1 OF 1



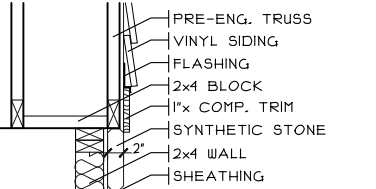
STONE DETAIL

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



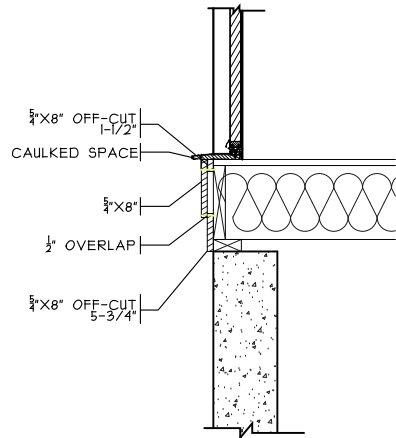
STONE CORNER

SCALE: 1" = 1'-0"



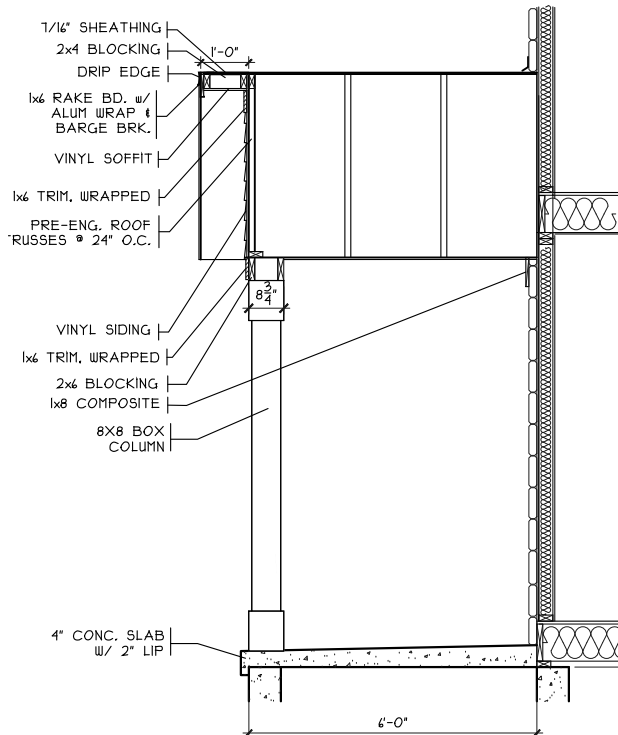
STONE DETAIL

SCALE: 1" = 1'-0"



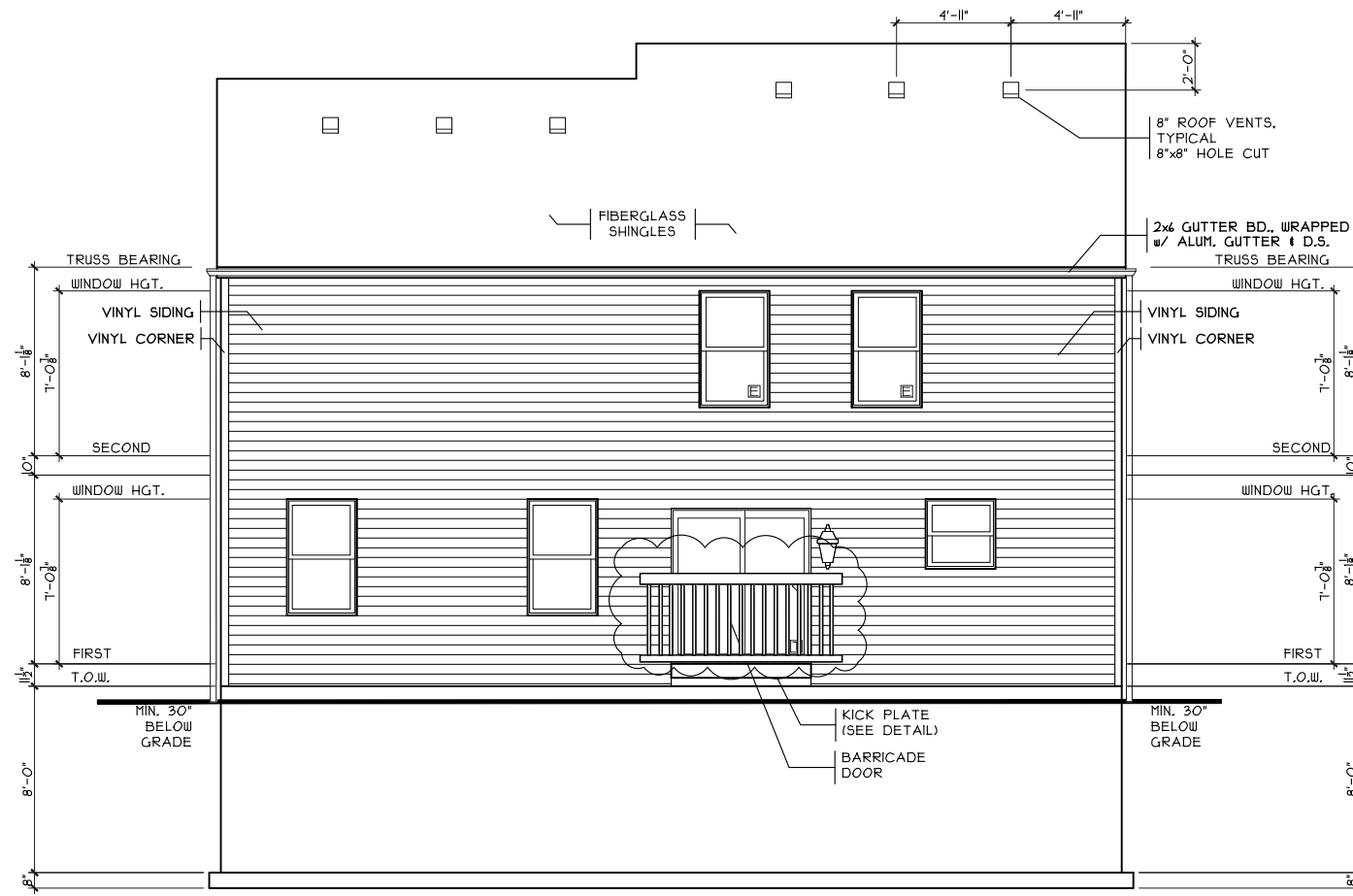
KICK PLATE DETAIL

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



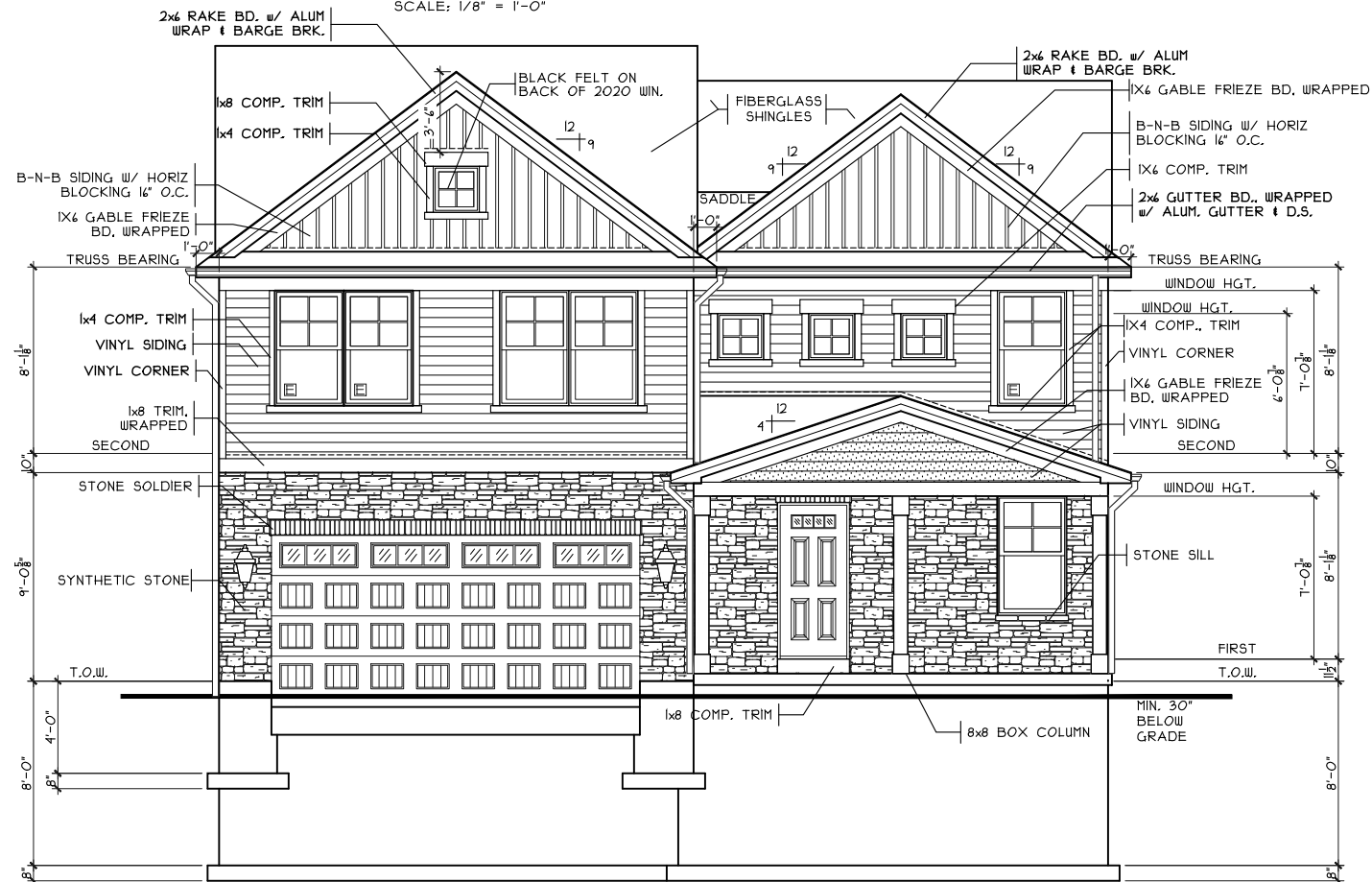
PORCH DETAIL

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"

Issue Dates	
Review	Date

Beaumont - D6 - Vinyl
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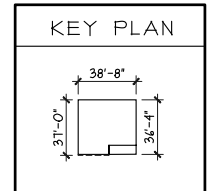
Trenton
Butler County

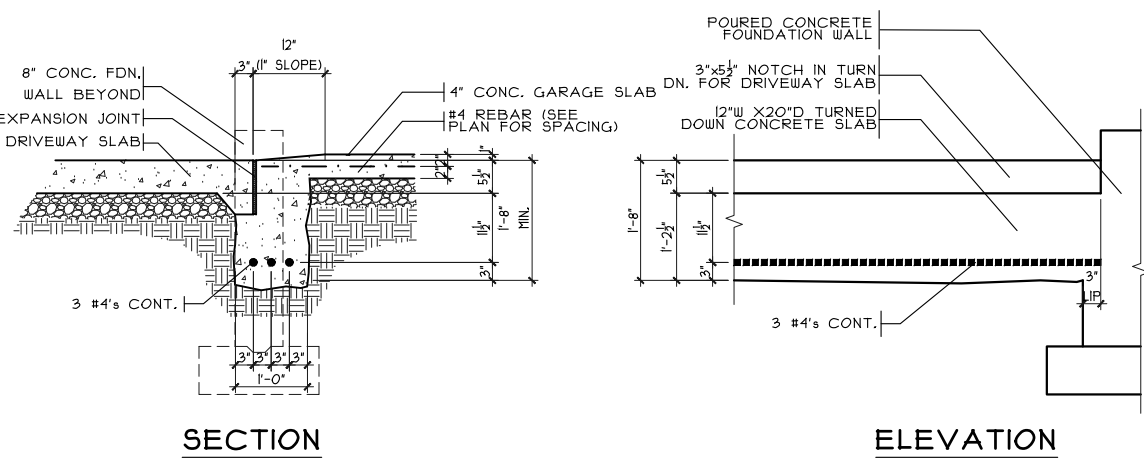
Renaissance - MM-4920
Proposed Residence:
Broughton Residence
724 Brelsford Ave.
Madison Manor - Lot 4920



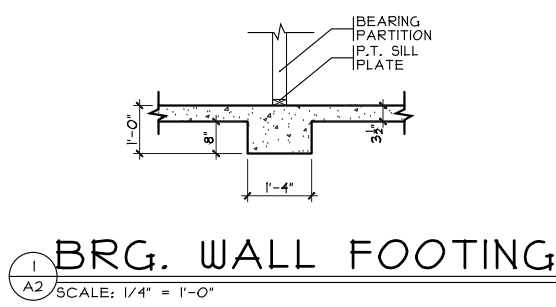
Plan: Beaumont Basement
Date: 4/13/23
Drawn: SDG
Scale: As Noted
Revised: 5/22/23
Sheet: 1 of 9

252110B4 PLAN INFO	
4	BDRMS
2.5	BATHS
2	CAR GARAGE
8'	1ST FLR. CLG.
SQUARE FOOTAGE	
TOTAL	2110
MAIN	883
UPPER	1281
LOWER(FINISH)	420
LOWER(SLAB)	803
GARAGE(SLAB)	313

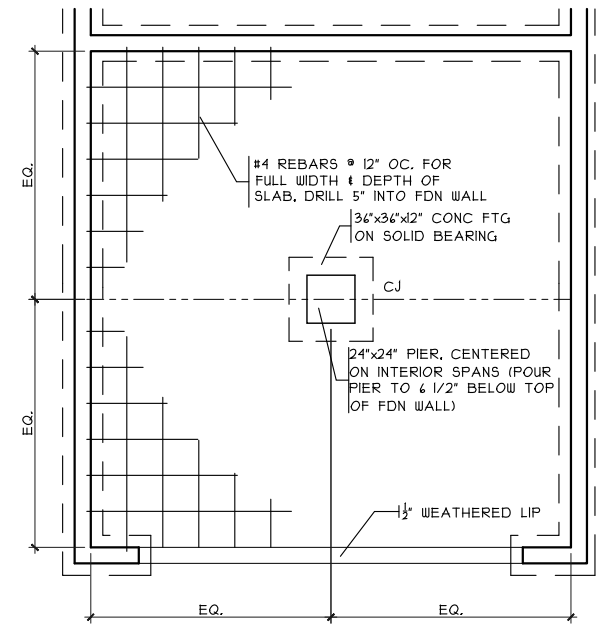




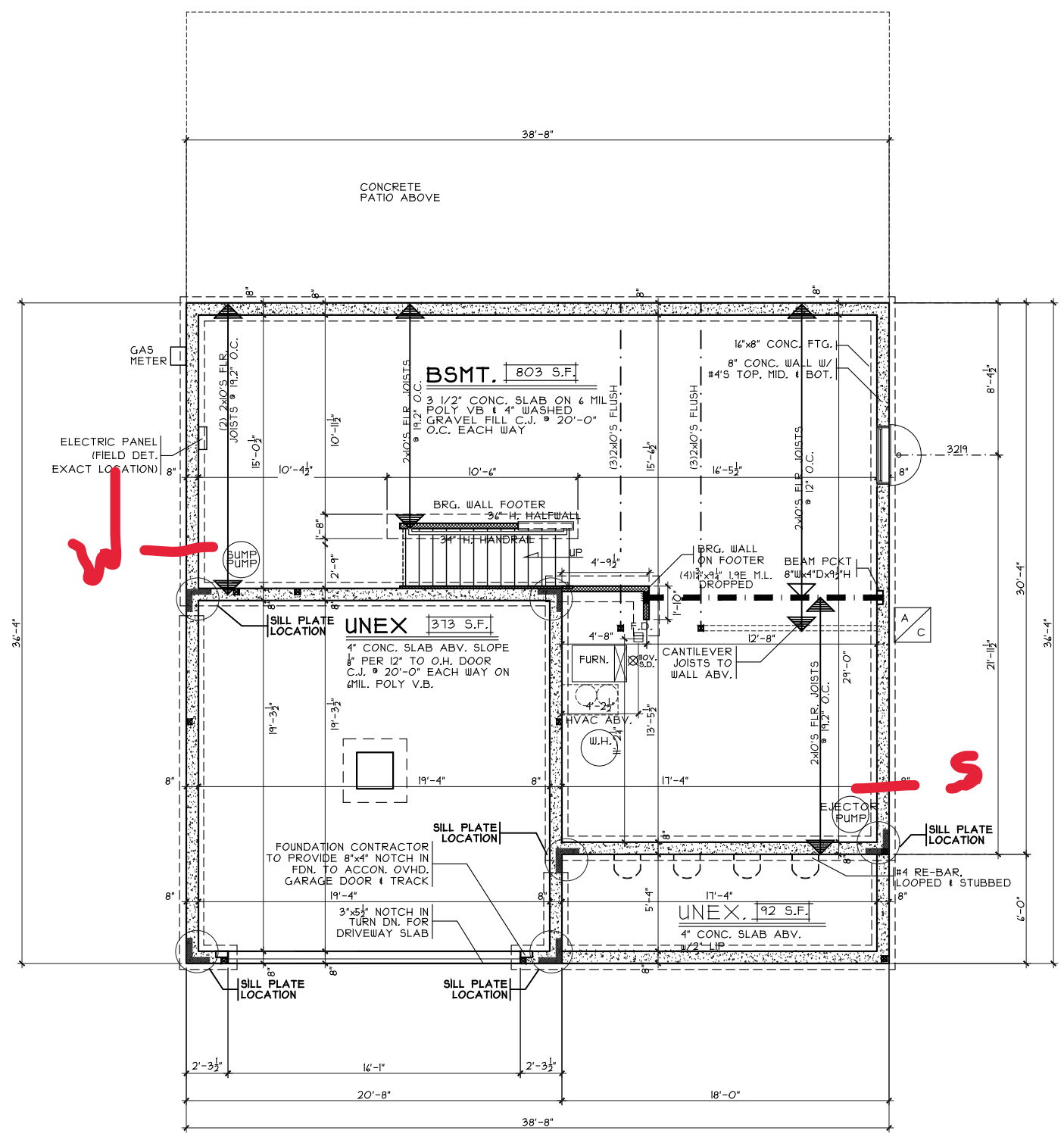
GARAGE DOOR GRADE BM
SCALE: 3/8" = 1'-0"



BRG. WALL FOOTING
SCALE: 1/4" = 1'-0"



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



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

Foundation Plan
Plan: Basement
Date: 4/13/23
Drawn: SDG
Scale: As Noted
Revised: 5/11/23
Sheet: 3 of 9

Proposed Residence:
Broughton Residence
724 Brelsford Ave.
Madison Manor - Lot 4920

Rennaissance - MM-4920

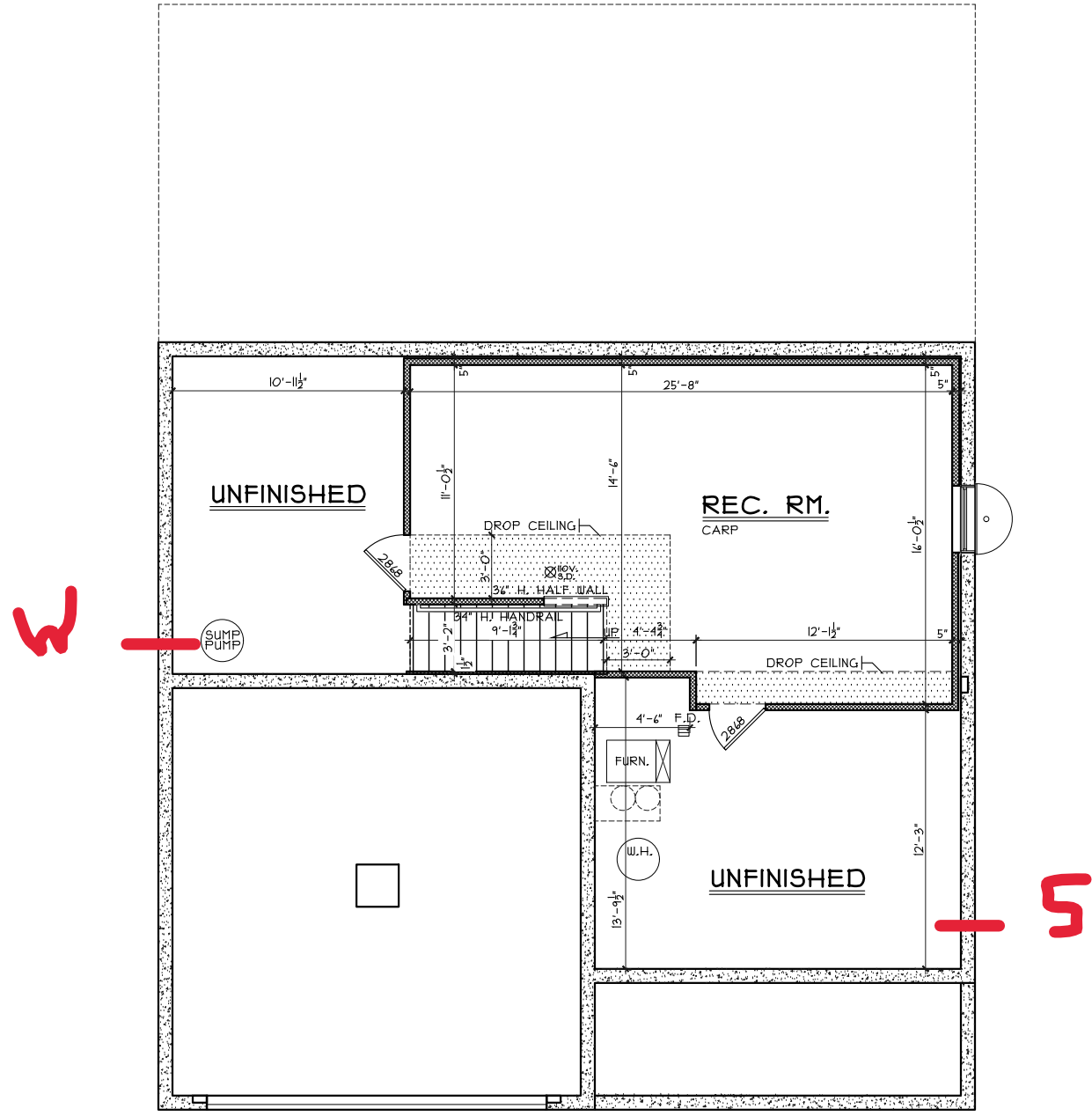
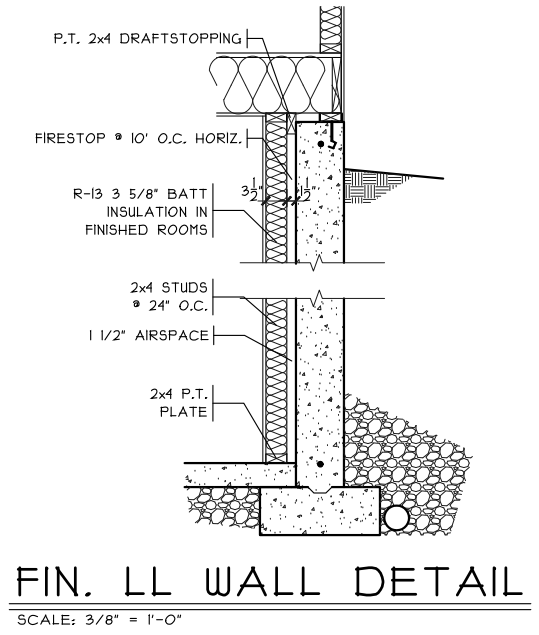
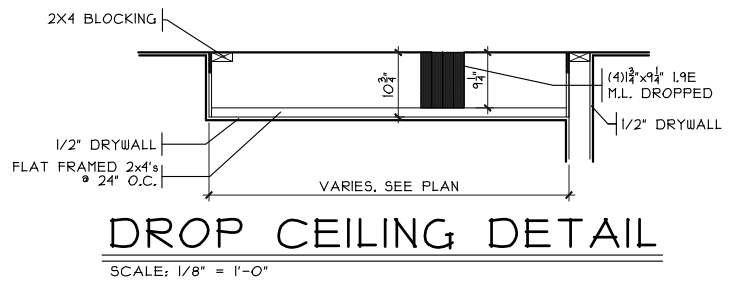
Beaumont - D6 - Vinyl

Trenton
Butler County

CRISTO HOMES
7594-A Tylers Place Blvd.
West Chester, OH 45069
513.795.0570 www.cristohomes.com

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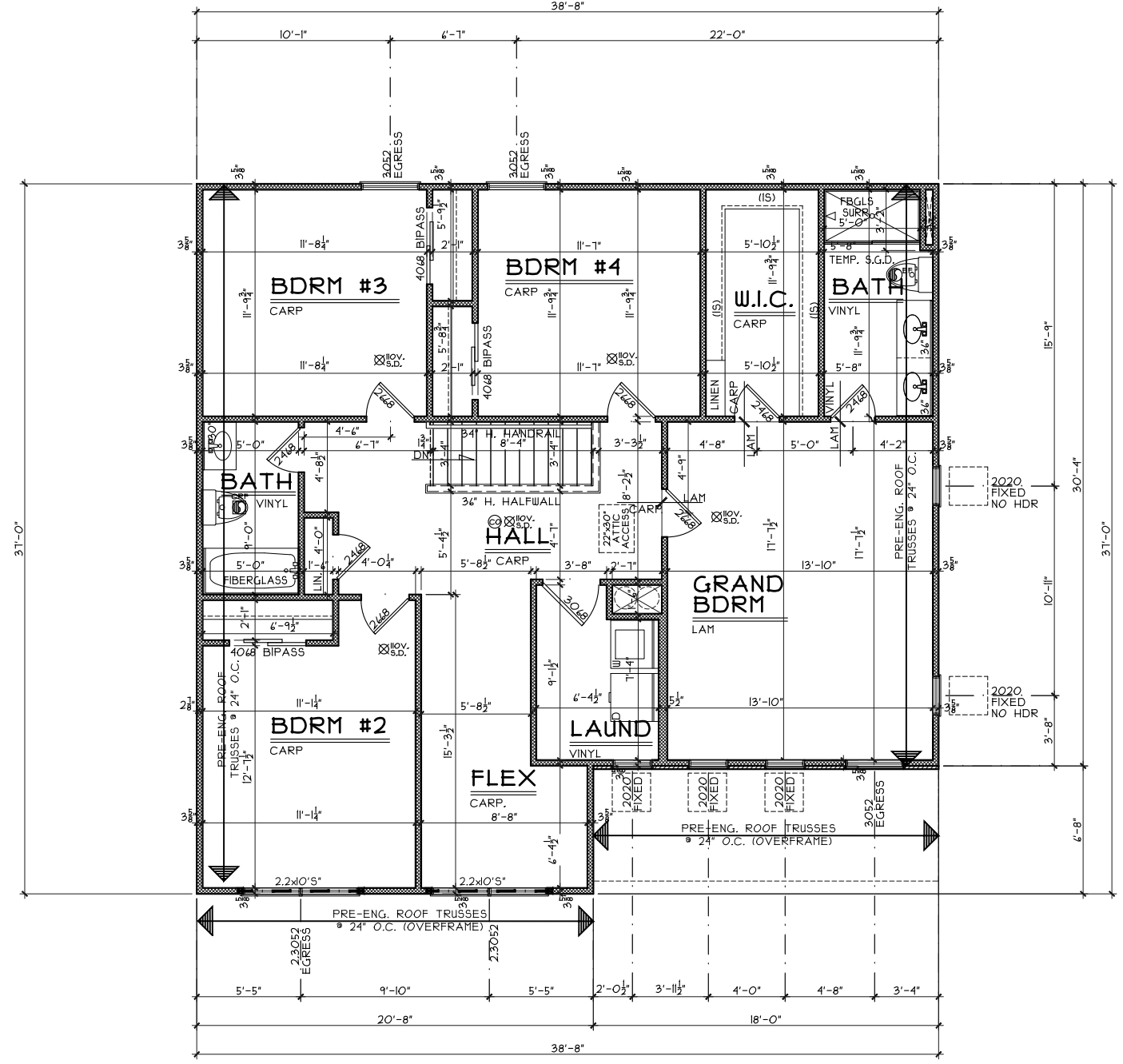
Issue Dates	Review



Foundation Plan Plan: Beaumont Basement Date: 4/13/23 Drawn: SDG Scale: As Noted Revised: 5/22/23 Sheet: 4 of 9	 7594-A Tylers Place Blvd. West Chester, OH 45069 513.795.0570 www.cristohomes.com	Proposed Residence: Broughton Residence 724 Brelsford Ave. Madison Manor - Lot 4920	Trenton Butler County
		Renaissance - MM-4920	Beaumont - D6 - Vinyl Issue Dates Review

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A2a



SECOND FLOOR PLAN
SCALE: 1/8" = 1'-0" 1281 S.F

Second Floor Plan

Plan: Beaumont Basement
Date : 4/13/23
Drawn: SDG
Scale : As Noted
Revised: 5/22/23
Sheet : 5 of 9



7594-A Tylers Place Blvd.
West Chester, OH 45069
513.755.0570 www.cristohomes.com

Renaissance - MM-4920

Proposed Residence:
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Madison Manor - Lot 4920

Beaumont - D6 - Vinyl

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Issue Dates

Issue	Date
Review	

Trenton
Butler County

A4