

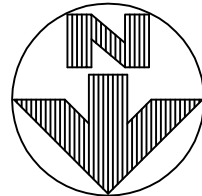
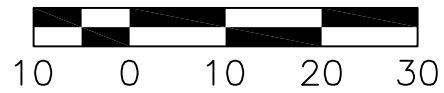
BE 2315  
667 Maxwell Court  
Germantown, OH 45327

2 story basement  
vent kitchen sink  
finished basement and bath  
2 hose bibs with valves  
ice maker  
2 tub  
1 shower  
softner rough  
laundry tub  
install pressure regulator on main !!

Gas Furnace

# PLOT PLAN

LOT 2315 (11,522 SF) 0.2645 ACRES  
 CREEKSIDE AT BERRYVIEW ESTATES  
 CITY OF GERMANTOWN  
 MONTGOMERY COUNTY, OHIO  
 FOR: CRISTO HOMES



INFILTRATION BASIN  
 WQ ELEV=697.31  
 100 YEAR ELEV=699.45

DAY RESIDENCE  
 667 MAXWELL COURT

TOPOGRAPHY FROM APEX, DATED SEPT. 2021  
 MAY NOT REFLECT CURRENT CONDITIONS.

**SETBACKS:**

FRONT YARD=35'  
 REAR YARD=30'  
 SIDE YARD=10'

C3  
 R=230.00'  
 L=1.26'

C4  
 R=170.00'  
 L=78.21'

**QUANTITIES**

TOTAL LOT AREA	11522	sq. ft.
CITY WALK	260	sq. ft.
HOUSE WALK	37	sq. ft.
DRIVE	701	sq. ft.
APRON	122	sq. ft.
PATIO AND PORCHES	108	sq. ft.
DECK	0	sq. ft.
SEEDING AREA	4829	sq. ft.
UNDISTURBED AREA	5093	sq. ft.

M.R.O.E.=712.0

TOP OF WINDOW WELLS OR  
 BOTTOM OF BASEMENT WINDOWS  
 TO BE AT OR ABOVE THE M.R.O.E.

SUGGESTED FF=719.7

APEX IS NOT RESPONSIBLE FOR SOIL CONDITIONS OR GROUND  
 WATER CONDITIONS.

GRADE/SPOT ELEVATIONS, FOUNDATION ELEVATIONS ARE  
 ONLY RECOMMENDATIONS AND MAY VARY DUE TO SITE  
 CONDITIONS.

INFORMATION FROM CONSTRUCTION DRAWINGS.

CONTRACTOR IS TO VERIFY LOCATION AND DEPTH OF WATER  
 AND UTILITY SERVICES BEFORE CONSTRUCTION.

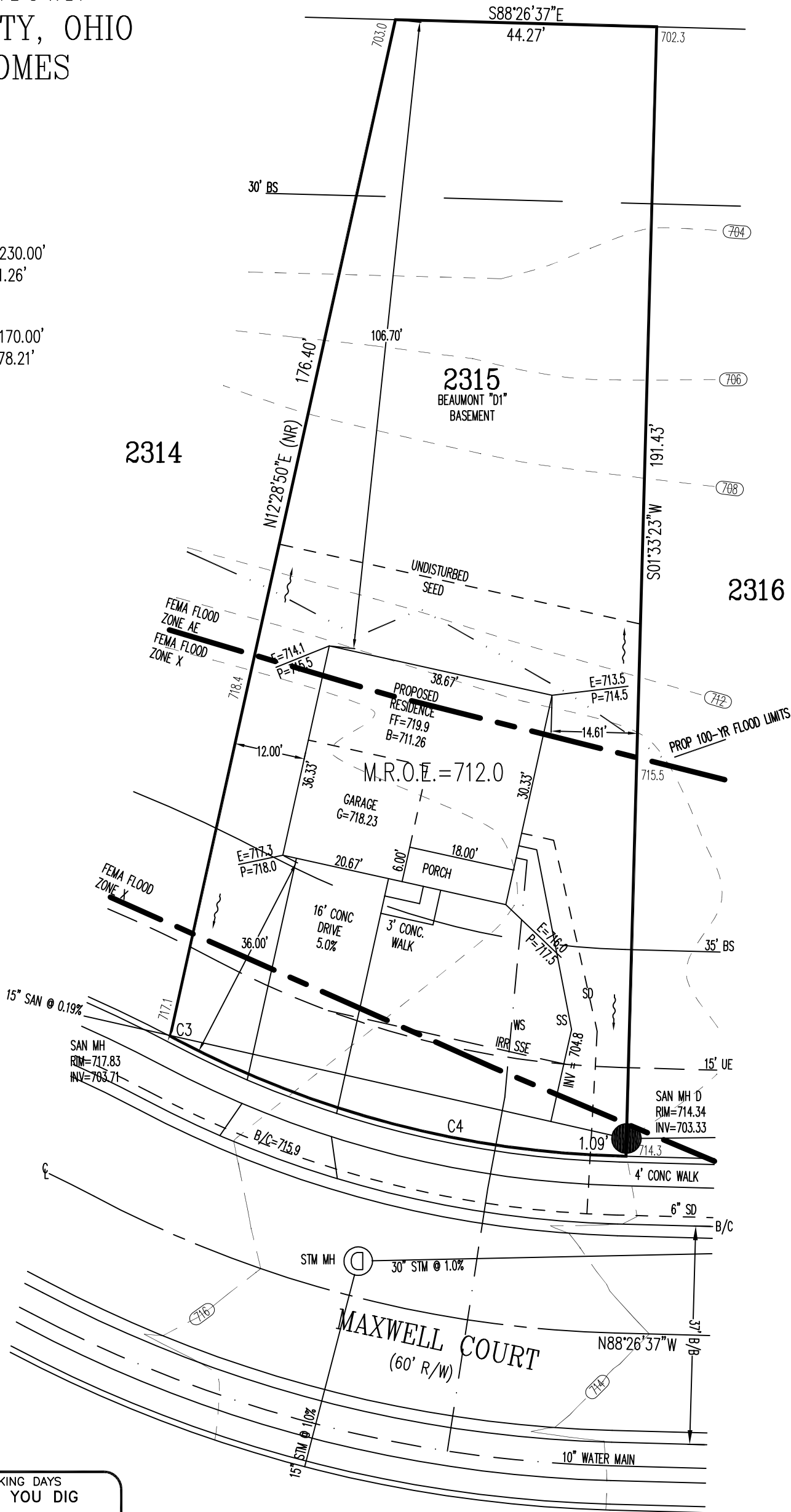
UNLESS F.F.E., M.O.E. OR M.B.E. ARE FIELD VERIFIED BY AN  
 ENGINEERING FIRM, CONTRACTOR TAKES FULL RESPONSIBILITY  
 FOR THE FINISH FLOOR ELEVATION.

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

ALL ELEVATIONS ARE EXISTING UNLESS SPECIFIED WITH AN  
 "E" FOR EXISTING OR A "P" FOR PROPOSED.

BUILDER SHALL PROVIDE POSITIVE DRAINAGE AROUND AND  
 AWAY FROM HOUSES.

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.



2 WORKING DAYS  
 BEFORE YOU DIG  
  
 CALL TOLL FREE 800-362-2764  
 OHIO UTILITIES PROTECTION SERVICE

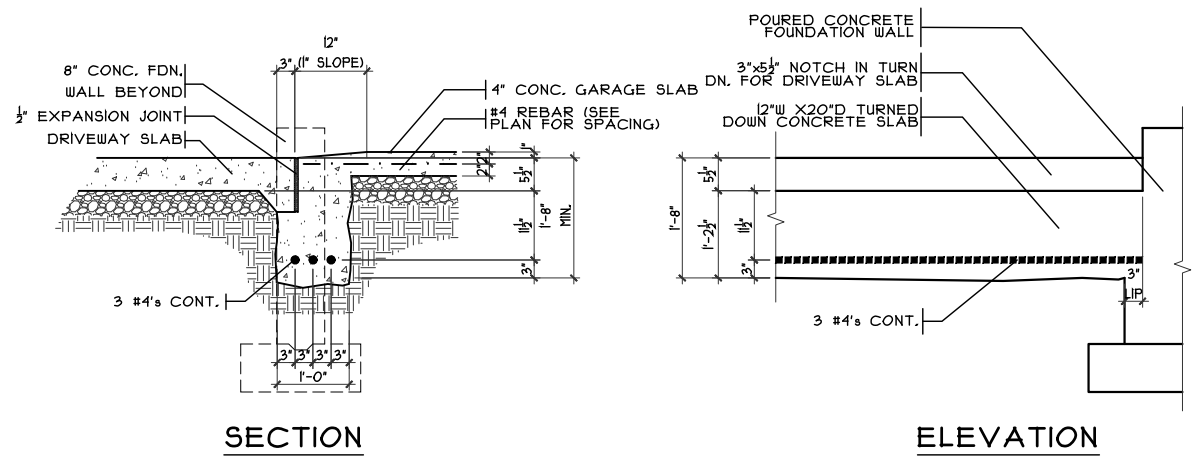
SCALE: 1"=20'  
 DATE: 01-31-24  
 DRAWN: JLL  
 DESIGNED:  
 CHECKED: JLS

**APEX**  
 ENGINEERING & SURVEYING, INC.  
 1068 N. UNIVERSITY BLVD MIDDLETOWN, OHIO 45042  
 PH.-(513) 424-5202 OR (513) 932-8991 FAX - (513) 424-6202

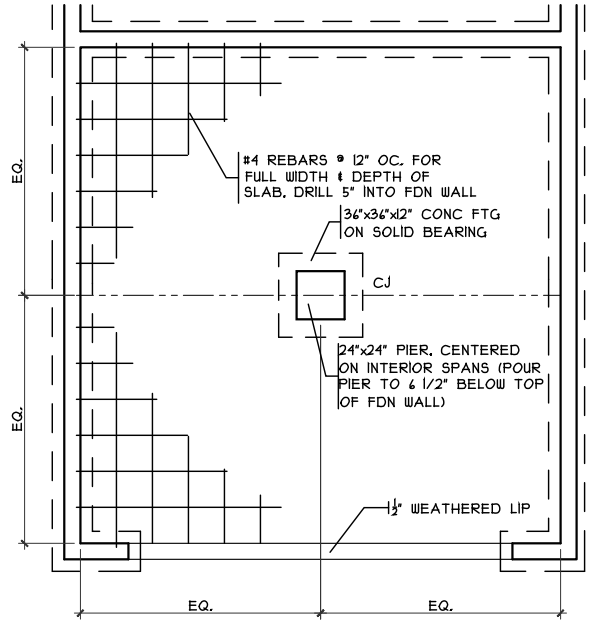
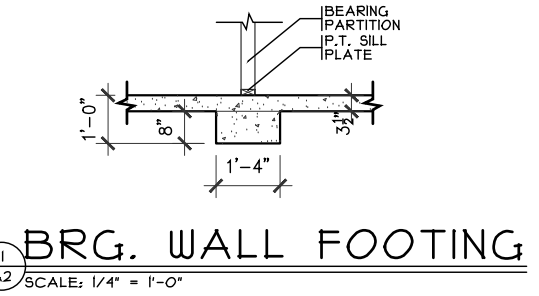
REVISIONS:  
 1.  
 2.  
 3.  
 4.

PROJECT: CREEKSIDE AT BERRYVIEW  
 DRAWING: 240095PA

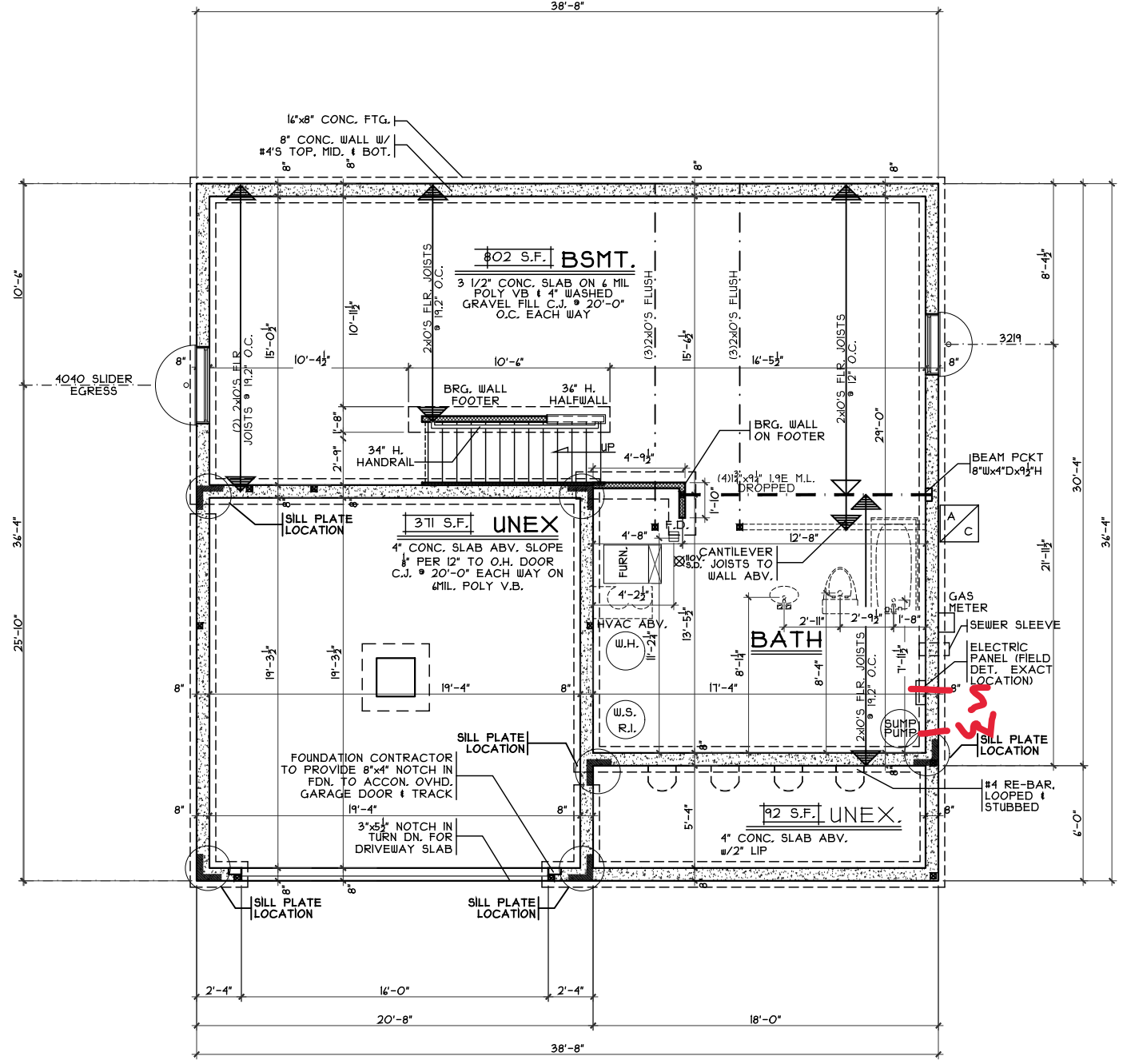
SHEET  
 1 OF 1



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



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



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

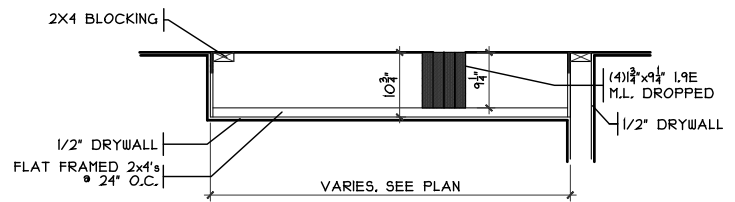
Foundation Plan  
Plan: Basement  
Date: 1/11/24  
Drawn: TB  
Scale: As Noted  
Revised: 2/29/24  
Sheet: 3 of 9

Renaissance - BE-2315  
Proposed Residence:  
Day  
667 Maxwell Court  
Berryview Estates Lot 2315

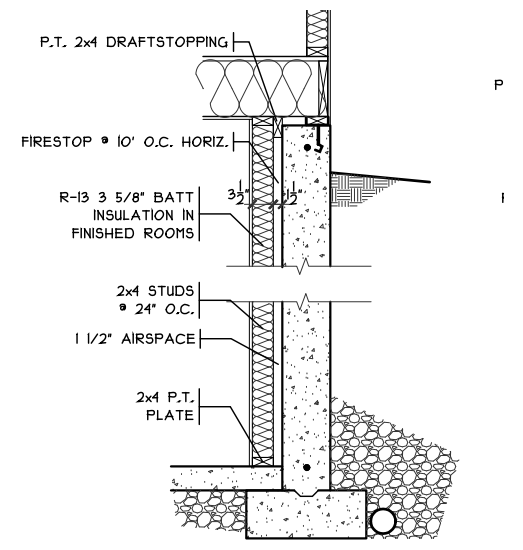
Beaumont - D1 - Vinyl  
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Issue Dates	Review

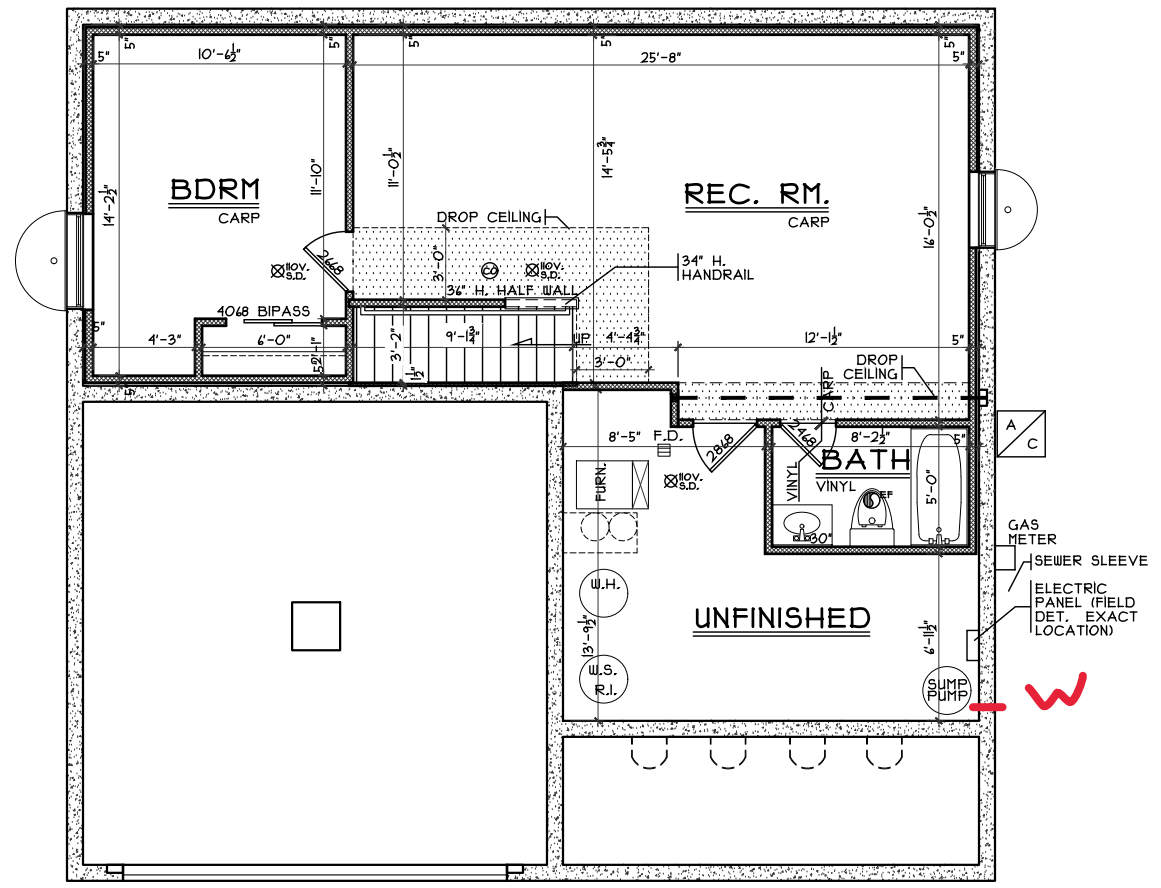
**CRISTO HOMES**  
7594-A Tylers Place Blvd.  
West Chester, OH 45069  
513.755.0570 www.cristohomes.com



**DROP CEILING DETAIL**  
SCALE: 1/8" = 1'-0"



**FIN. LL WALL DETAIL**  
SCALE: 3/8" = 1'-0"



**LOWER LEVEL PLAN**  
SCALE: 1/8" = 1'-0" 431 S.F.

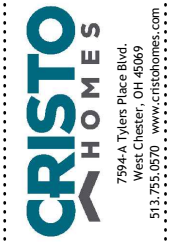
Foundation Plan  
Plan: Beaumont Basement  
Date: 1/11/24  
Drawn: TB  
Scale: As Noted  
Revised: 2/29/24  
Sheet: 4 of 9

Proposed Residence:  
Day  
667 Maxwell Court  
Berryview Estates Lot 2315  
Montgomery County  
Germantown

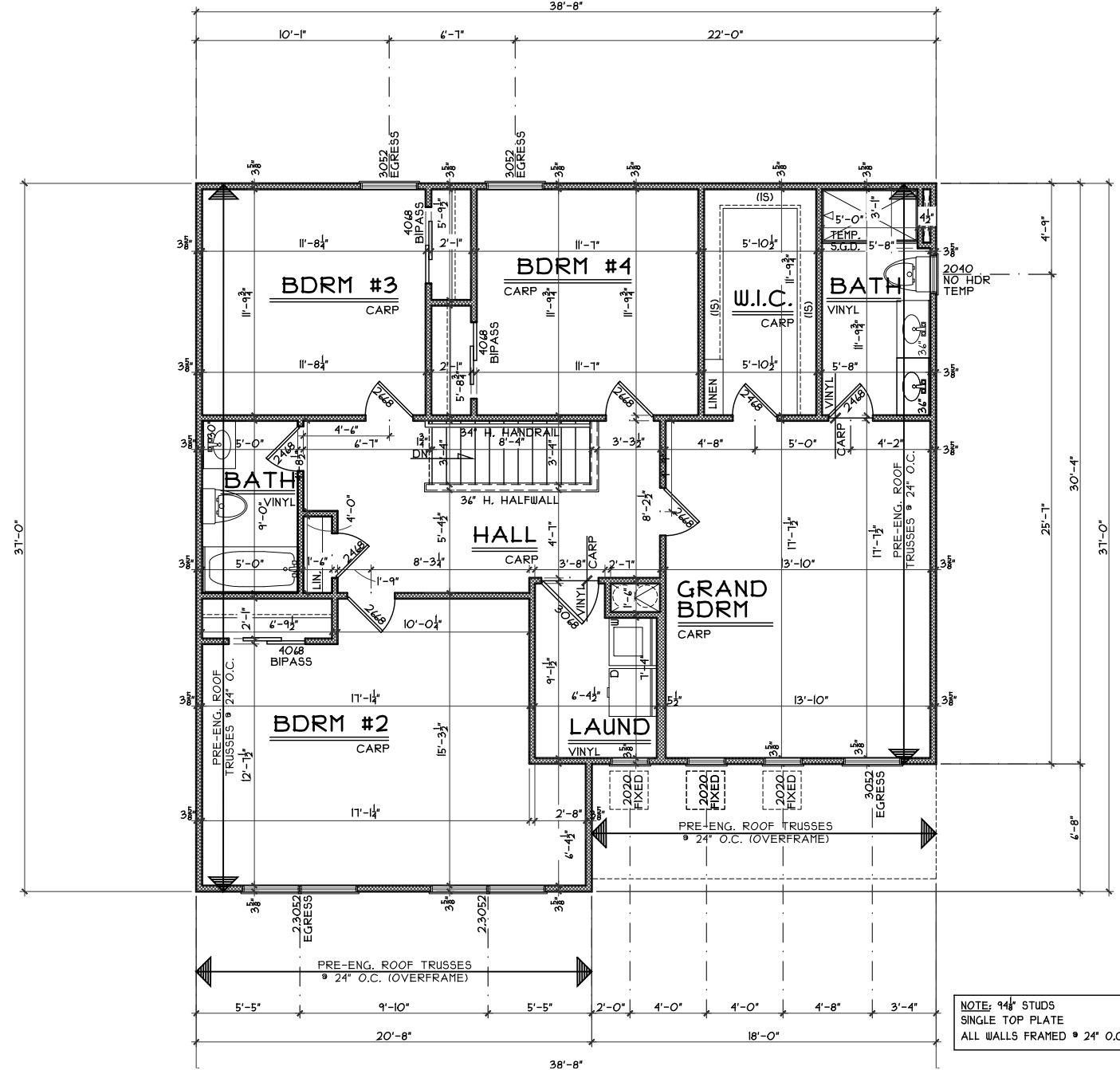
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Review	Issue Dates

A2a







**SECOND FLOOR PLAN**  
SCALE: 1/8" = 1'-0" 1282 S.F

NOTE: 9/16" STUDS  
SINGLE TOP PLATE  
ALL WALLS FRAMED @ 24" O.C.

<p><b>Second Floor Plan</b> Plan: Beaumont Basement Date: 1/11/24 Drawn: TB Scale: As Noted Revised: 2/29/24 Sheet: 6 of 9</p>	<p>Renaissance - BE-2315 Proposed Residence: Day 667 Maxwell Court Berryview Estates Lot 2315</p>	<p>Beaumont - D1 - 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.</p>	<p><b>Issue Dates</b></p> <table border="1"> <tr><td> </td><td> </td></tr> <tr><td> </td><td> </td></tr> <tr><td> </td><td> </td></tr> <tr><td> </td><td> </td></tr> <tr><td> </td><td> </td></tr> <tr><td> </td><td> </td></tr> <tr><td> </td><td> </td></tr> <tr><td> </td><td> </td></tr> <tr><td> </td><td> </td></tr> <tr><td> </td><td> </td></tr> </table>																				
<p><b>CRISTO HOMES</b> 7594-A Tylers Place Blvd. West Chester, OH 45069 513.755.0570 www.cristohomes.com</p>	<p>Germentown Montgomery County</p>																						
<p><b>A4</b></p>																							