

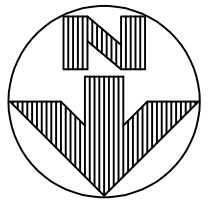
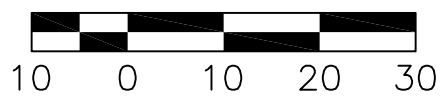
BE 2319
643 Maxwell Court
Germantown, OH 45327

2 Story Basement
Finished full bath in basement
Power vent water heater
2 hose bibs with valves
ice maker
2 tub
1 shower
1 soaker

Gas Furnace , Heater , Fireplace
and Range

PLOT PLAN

LOT 2319 (11,846 SF) 0.2637 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

EVANS RESIDENCE
 643 MAXWELL COURT

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

SETBACKS:

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

WATER SERVICE TERMINATES
 UNDER DRIVEWAY

2350
 OPEN

QUANTITIES

TOTAL LOT AREA	11846	sq. ft.
CITY WALK	176	sq. ft.
HOUSE WALK	50	sq. ft.
DRIVE	648	sq. ft.
APRON	121	sq. ft.
PATIO AND PORCHES	352	sq. ft.
DECK	0	sq. ft.
SEEDING AREA	3464	sq. ft.
UNDISTURBED AREA	5756	sq. ft.

M.F.O.E.=714.0
 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=715.6

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.

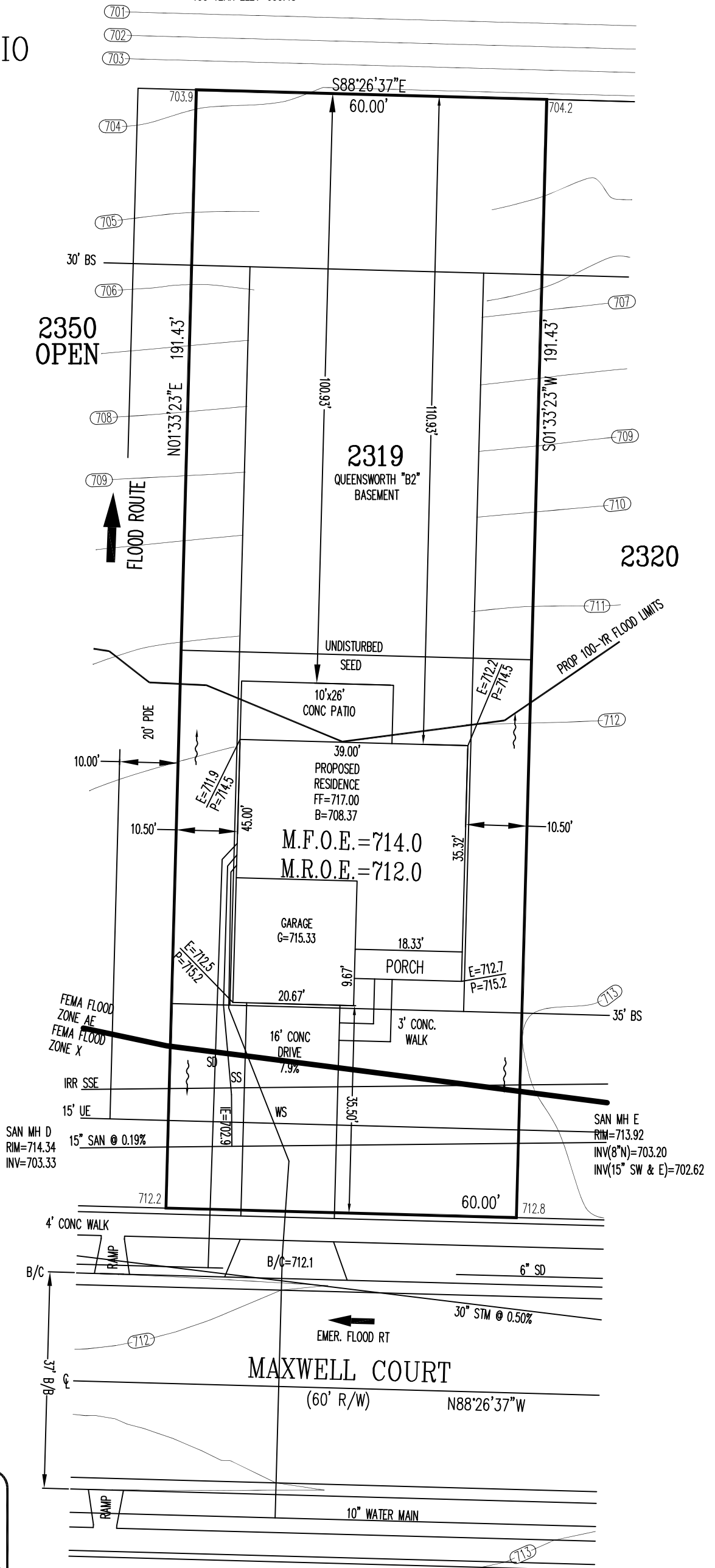
UNLESS F.F.E., M.O.E. OR M.B.E. ARE FIELD VERIFIED BY AN
 ENGINEERING FIRM, CONTRACTOR TAKES FULL RESPONSIBILITY
 FOR THE FINISH FLOOR ELEVATION.

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

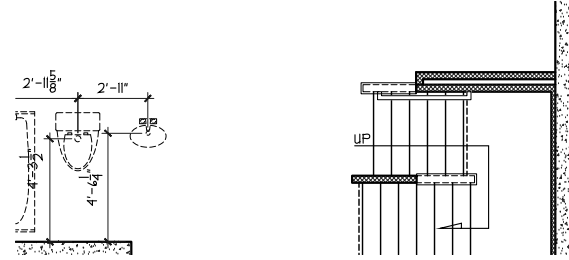
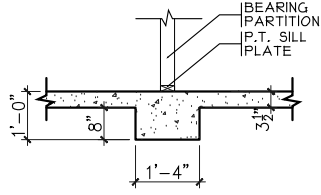
SCALE: 1"=20'
 DATE: 8/10/2023
 DRAWN: JLL/FAK
 DESIGNED:
 CHECKED: JLS

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: 231362PB	SHEET 1 OF 1
------------------------------------	--	-----------------

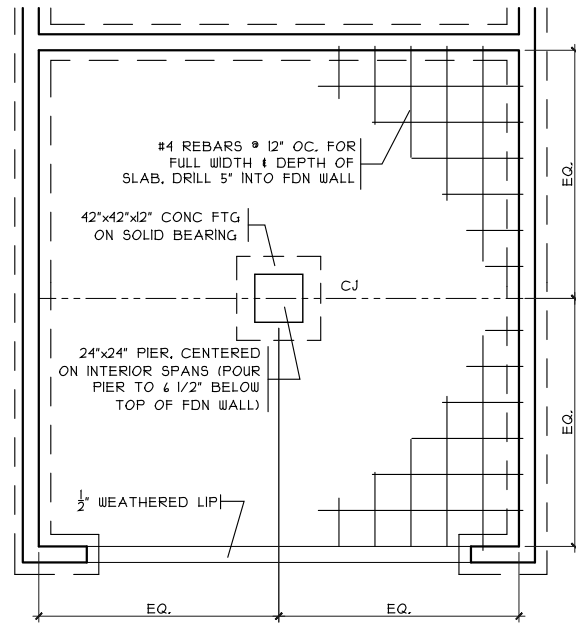
BRG. WALL FOOTING

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



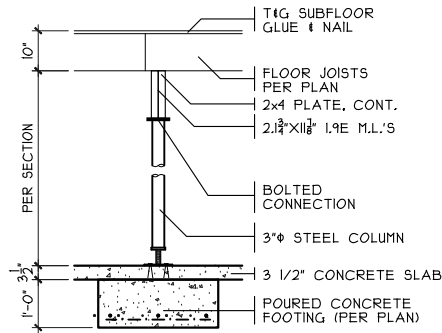
PLUMBING DIMS.

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



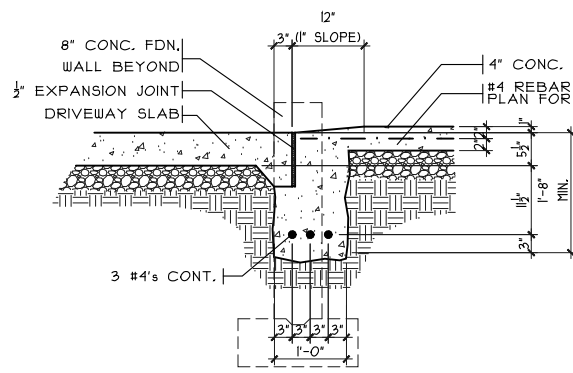
GRADE BM DETAIL

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

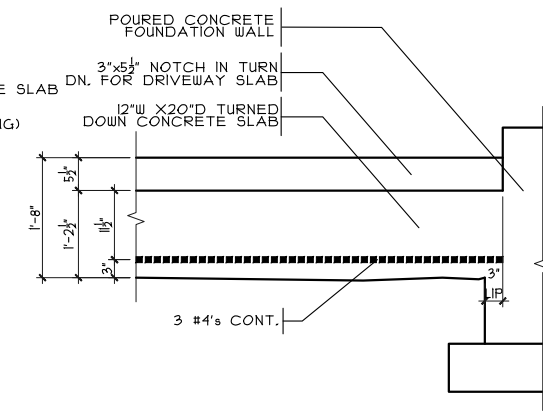


COLUMN DETAIL

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



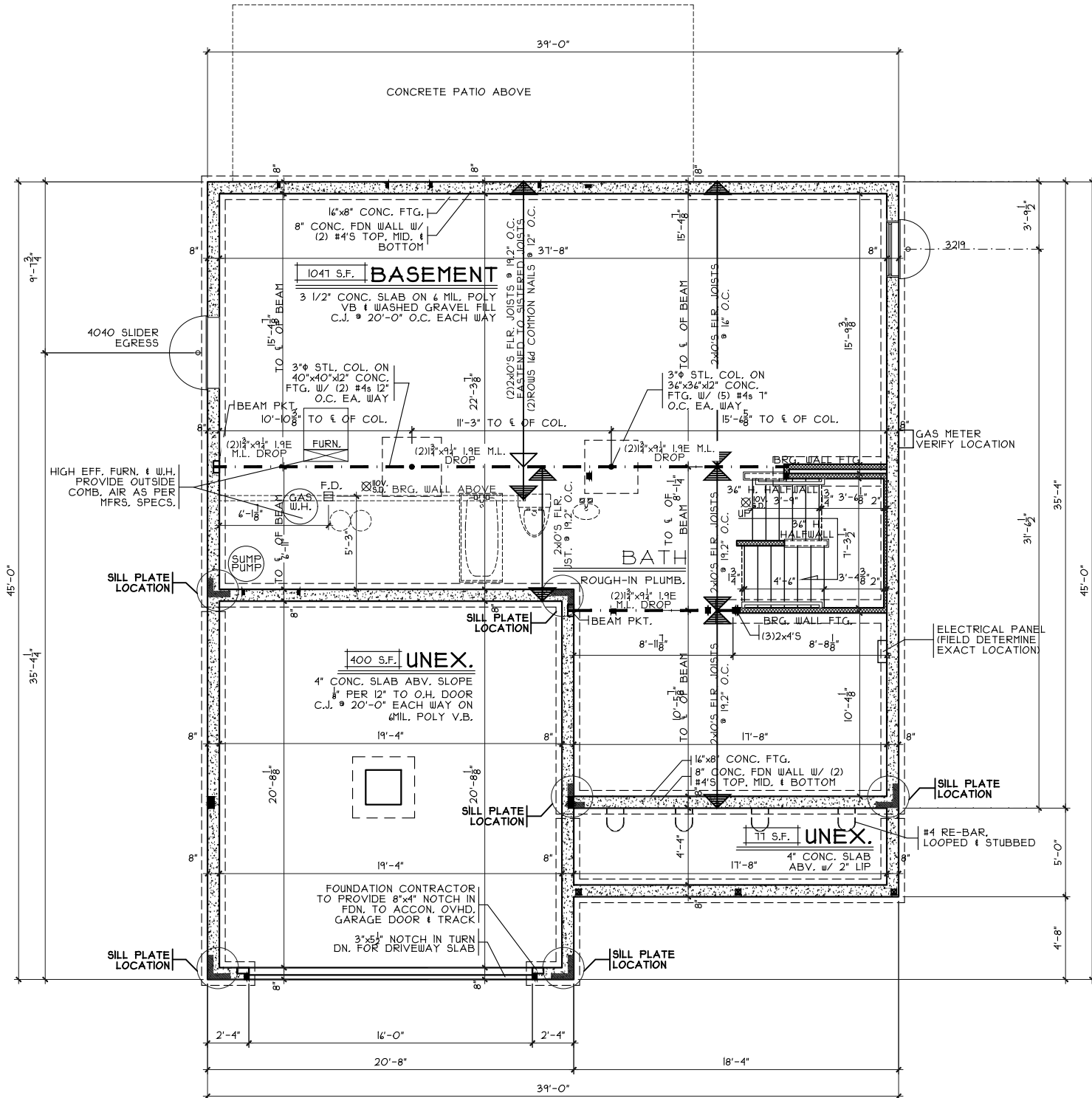
SECTION



ELEVATION

GARAGE DOOR GRADE BM

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



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

FOUNDATION PLAN

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

Foundation Plan

Plan: Queensworth
 Date: 7.6.2023
 Drawn: JRK
 Scale: As Noted
 Revised: 8.10.2023
 Sheet: 3 of 9



7944 Tyers Place Blvd.
 West Chester, OH 45389
 513.755.0570
 www.cristohomes.com

Prestige - BE-2319

Proposed Residence:

Evans Residence
 643 Maxwell Court
 Berryview Estates Lot 2319

Montgomery County

Germantown

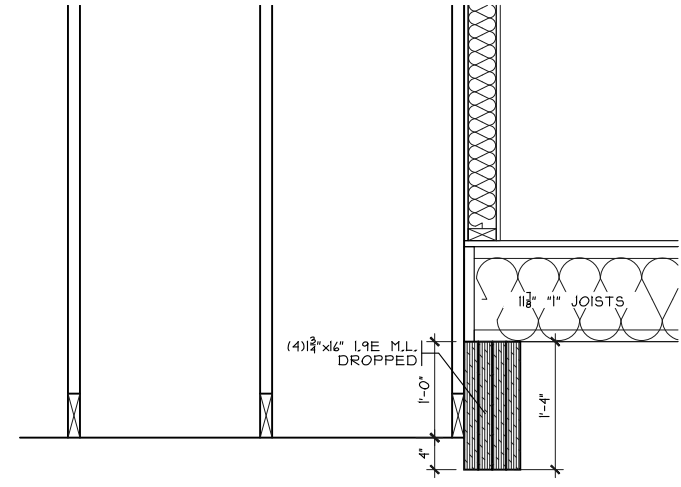
Queensworth - B2 - Vinyl

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.

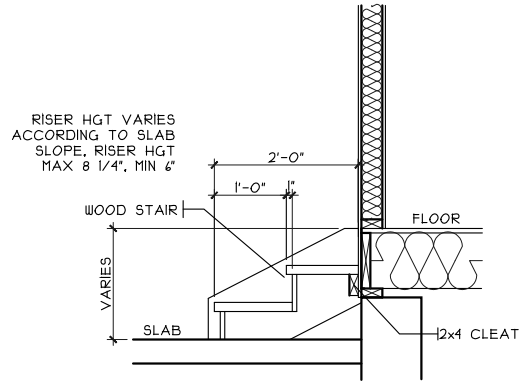
Issue Dates

Review

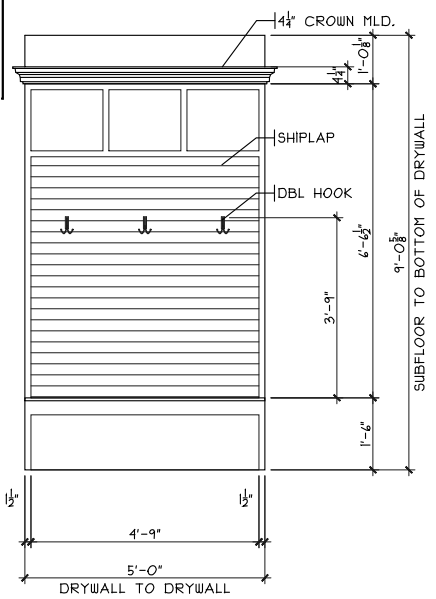
A2



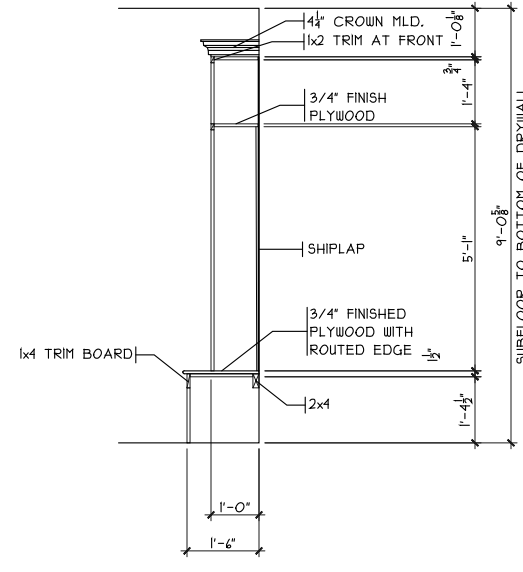
GARAGE DETAIL
SCALE: 1/2" = 1'-0"



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

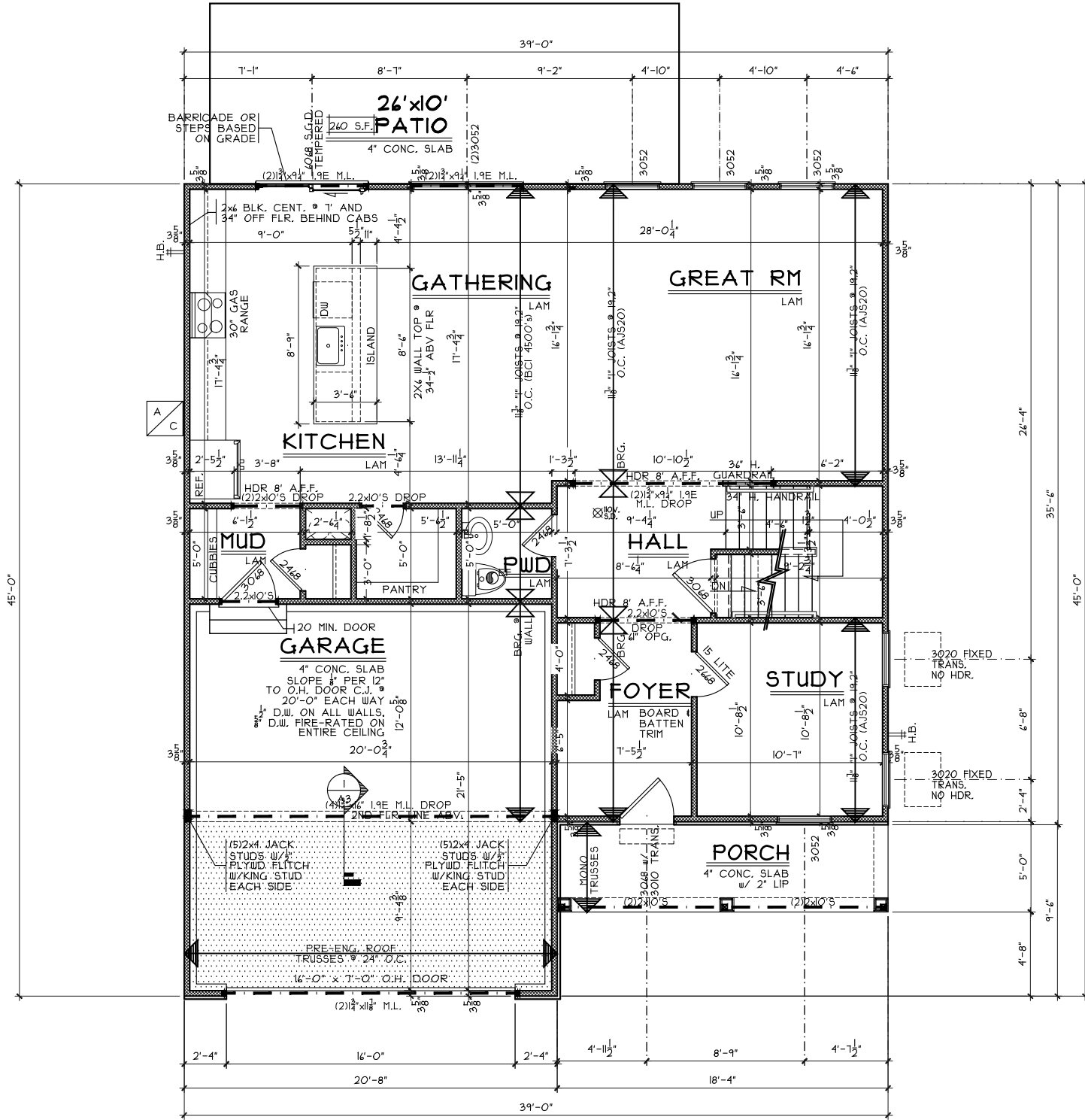


FRONT



SECTION

MUD ROOM CUBBIES DETAIL
SCALE: 1/8" = 1'-0"



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

FIRST FLOOR PLAN
SCALE: 1/8" = 1'-0" 134 SQ. FT.

First Floor Plan

Plan: Queensworth
Date: 7.6.2023
Drawn: JRK
Scale: As Noted
Revised: 8.10.2023
Sheet: 5 of 9



Prestige - BE-2319

Proposed Residence:

Evans Residence
643 Maxwell Court
Berryview Estates Lot 2319

Germantown
Montgomery County

Queensworth - B2 - 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.

Issue Dates

Review	Issue Dates

A3

