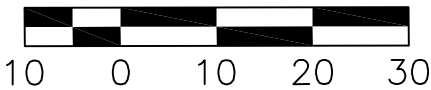
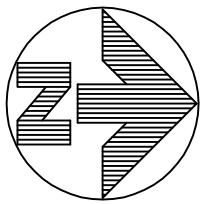


BE 2333
559 Maxwell Court
Germantown, OH 45327

2 story basement
3 pc rough
keep 3" tight around 3 pc rough in basement
vent kitchen sink
2 hose bibs with valves
ice maker
1 tub
1 shower
install pressure regulator on main !!

Gas Furnace



SADOWSKI RESIDENCE
559 MAXWELL COURT

PLOT PLAN
LOT 2333 (10,981 SF) 0.2521 ACRES
CREEKSIDE AT BERRYVIEW ESTATES
CITY OF GERMANTOWN
MONTGOMERY COUNTY, OHIO
FOR: CRISTO HOMES

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

QUANTITIES

TOTAL LOT AREA	10,981 sq. ft.
CITY WALK	249 sq. ft.
HOUSE WALK	43 sq. ft.
DRIVE	665 sq. ft.
APRON	121 sq. ft.
PATIO AND PORCHES	252 sq. ft.
DECK	- sq. ft.
SEEDING AREA	5967 sq. ft.

M.R.O.E.=713.8

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

SUGGESTED FF=718.0



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.

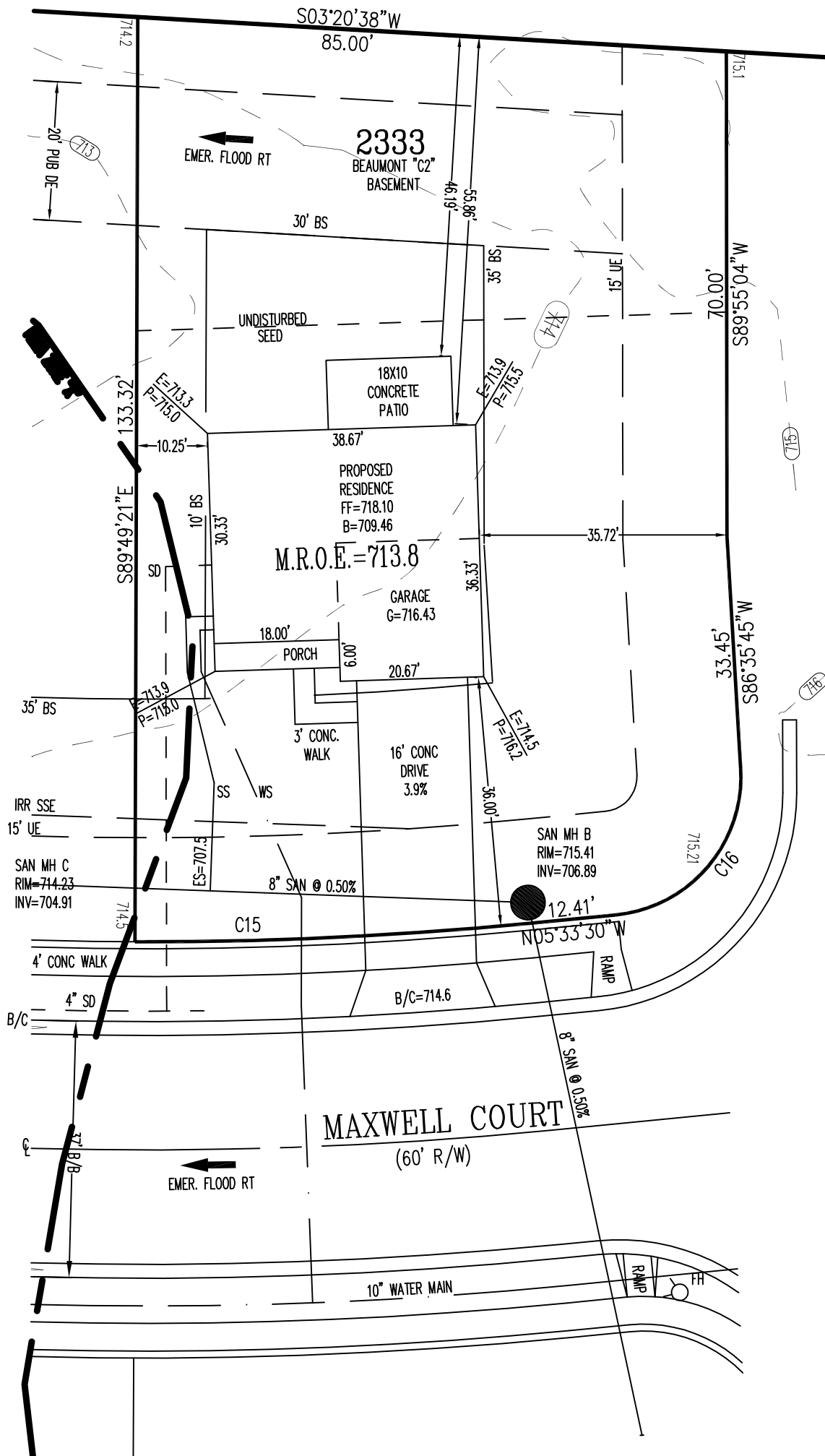
CONTRACTOR IS RESPONSIBLE FOR POSITIVE DRAINAGE
AROUND/AWAY FROM HOUSES AND APPROPRIATE FINAL
GRADING TO INSURE PROPER DRAINAGE OF THE LOT.

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.

TOPOGRAPHY FROM (CONSTRUCTION PLANS) OR (FIELD
LOCATIONS), DATED SEPT. 2021
MAY NOT REFLECT CURRENT CONDITIONS.

2232



****HUNG SEWER****

C15
R=570.00'
L=57.06'

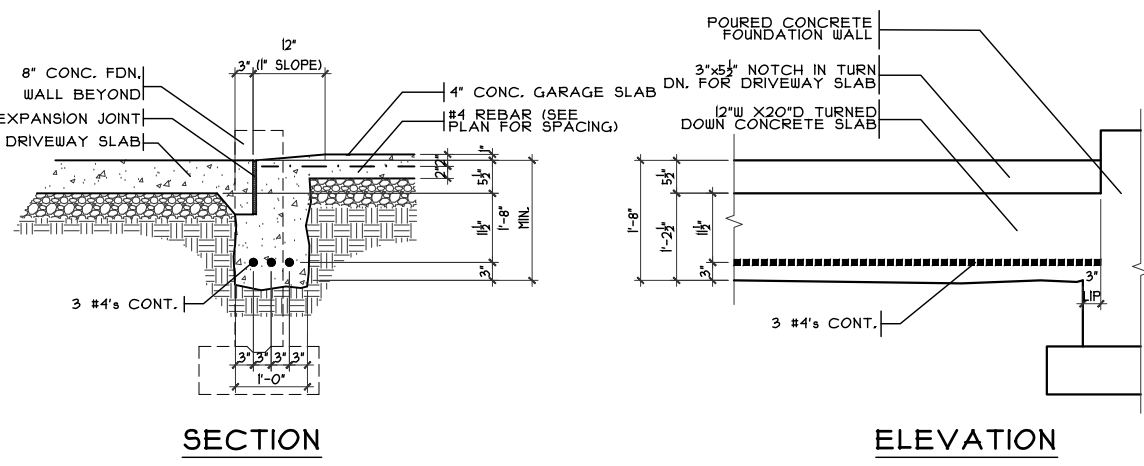
C16
R=20.00'
L=30.66'

2 WORKING DAYS
BEFORE YOU DIG
OHIO811.org
CALL TOLL FREE 800-362-2764
OHIO UTILITIES PROTECTION SERVICE

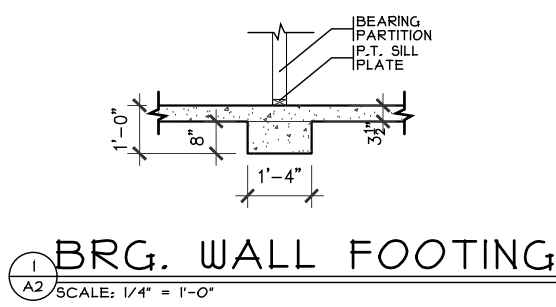
SCALE: 1"=20'
DATE: 2/5/2024
DRAWN: KJF
DESIGNED:
CHECKED: JLS

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

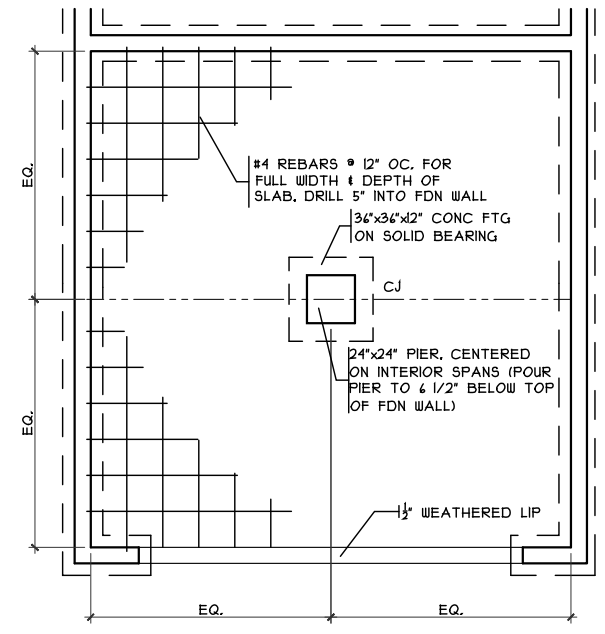
REVISIONS:
1.
2.
3.
4.
PROJECT: CREEKSIDE AT BERRYVIEW
DRAWING: 240169PA SHEET
1 OF 1



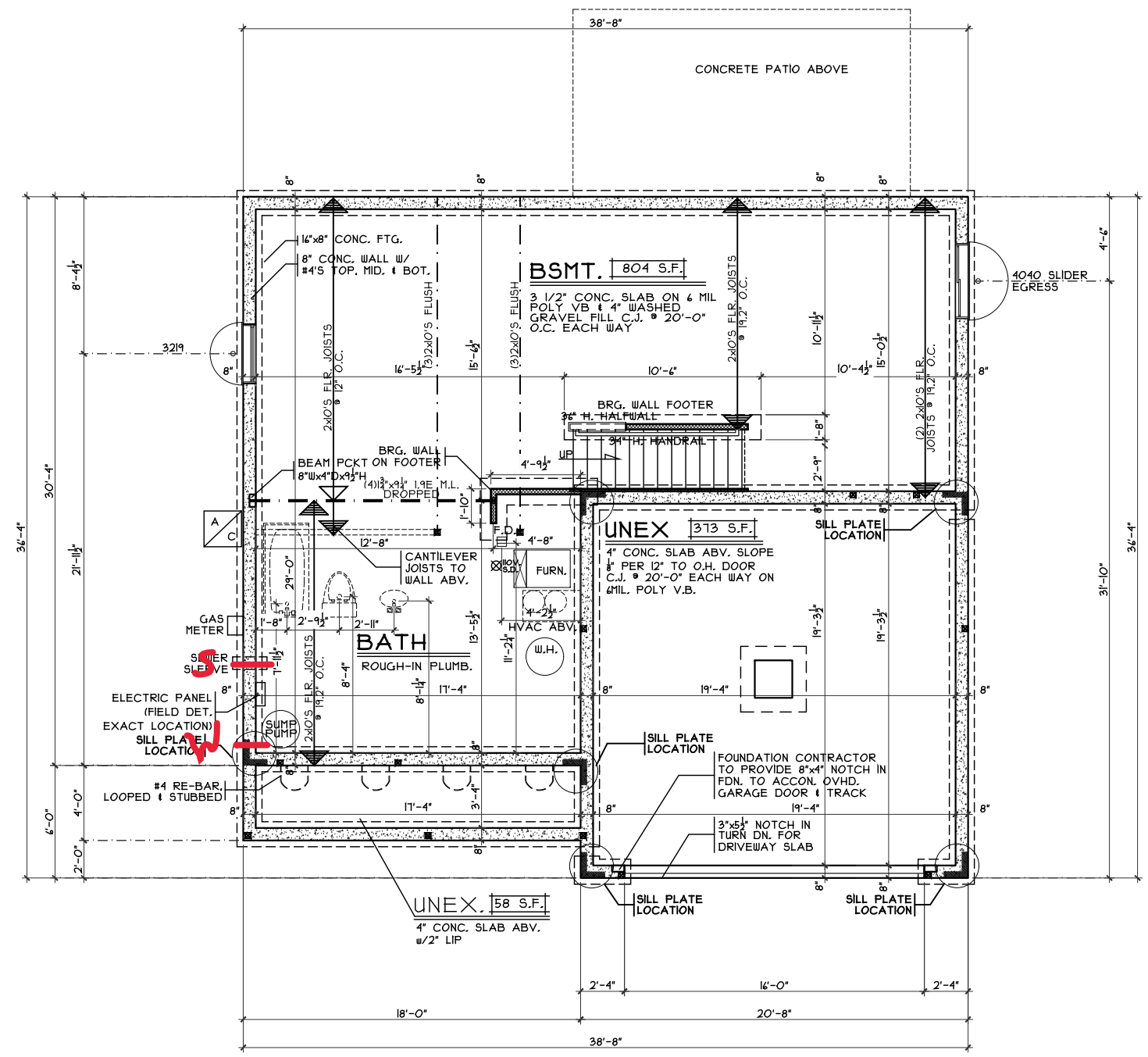
GARAGE DOOR GRADE BM
SCALE: 3/8" = 1'-0"



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: Beaumont Basement
Date: 1/22/24
Drawn: JRK
Scale: As Noted
Revised: 2/21/24
Sheet: 3 of 9

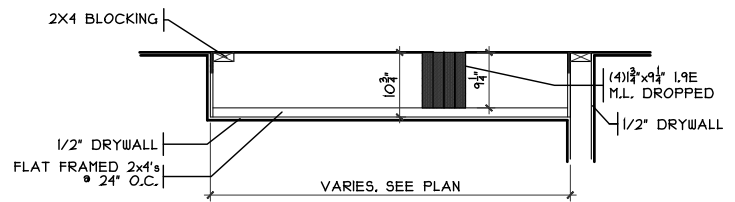
Proposed Residence:
Sadowski Residence
559 Maxwell Court
Berryview Estates Lot 2333
Montgomery County
Germantown

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

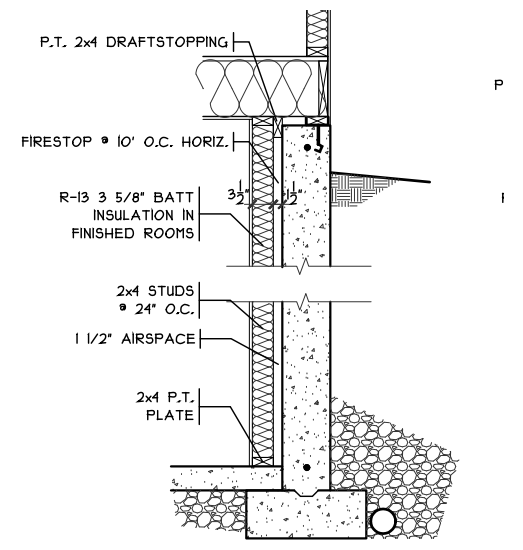
Beaumont - C2 - Vinyl
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Issue Dates

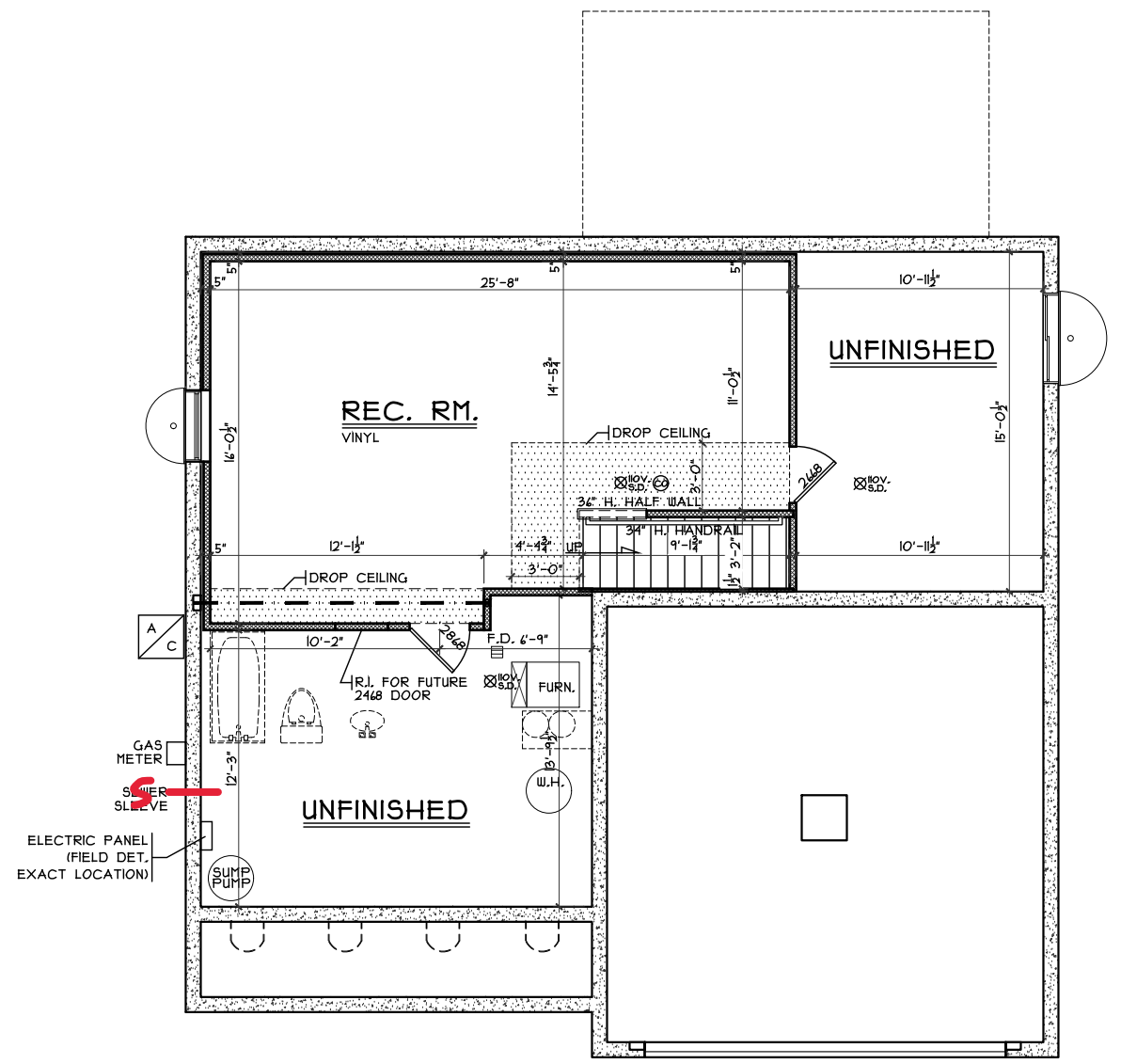
Review	Issue Dates



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" 462 S.F.

Foundation Plan
Plan: Beaumont Basement
Date: 1/22/24
Drawn: JRK
Scale: As Noted
Revised: 2/21/24
Sheet: 4 of 9

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

Renaissance - BE-2333
Proposed Residence:
Sadowski Residence
559 Maxwell Court
Berryview Estates Lot 2333

Beaumont - C2 - Vinyl
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Germentown
Montgomery County

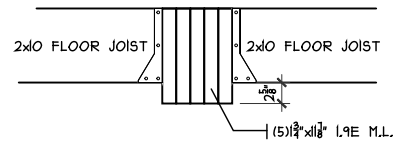
Issue Dates

Review	Issue Dates

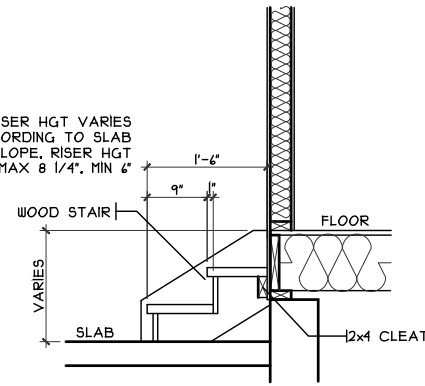
A2a

GARAGE BEAM DETAIL

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

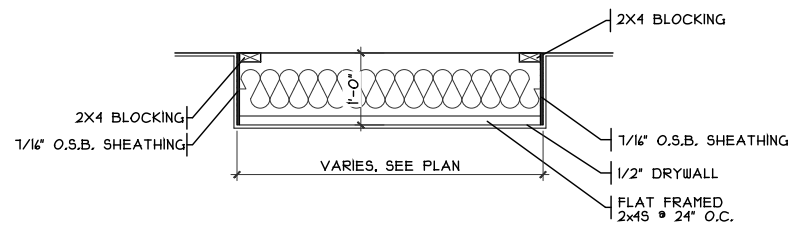


RISER HGT VARIES ACCORDING TO SLAB SLOPE, RISER HGT MAX 8 1/4", MIN 6"



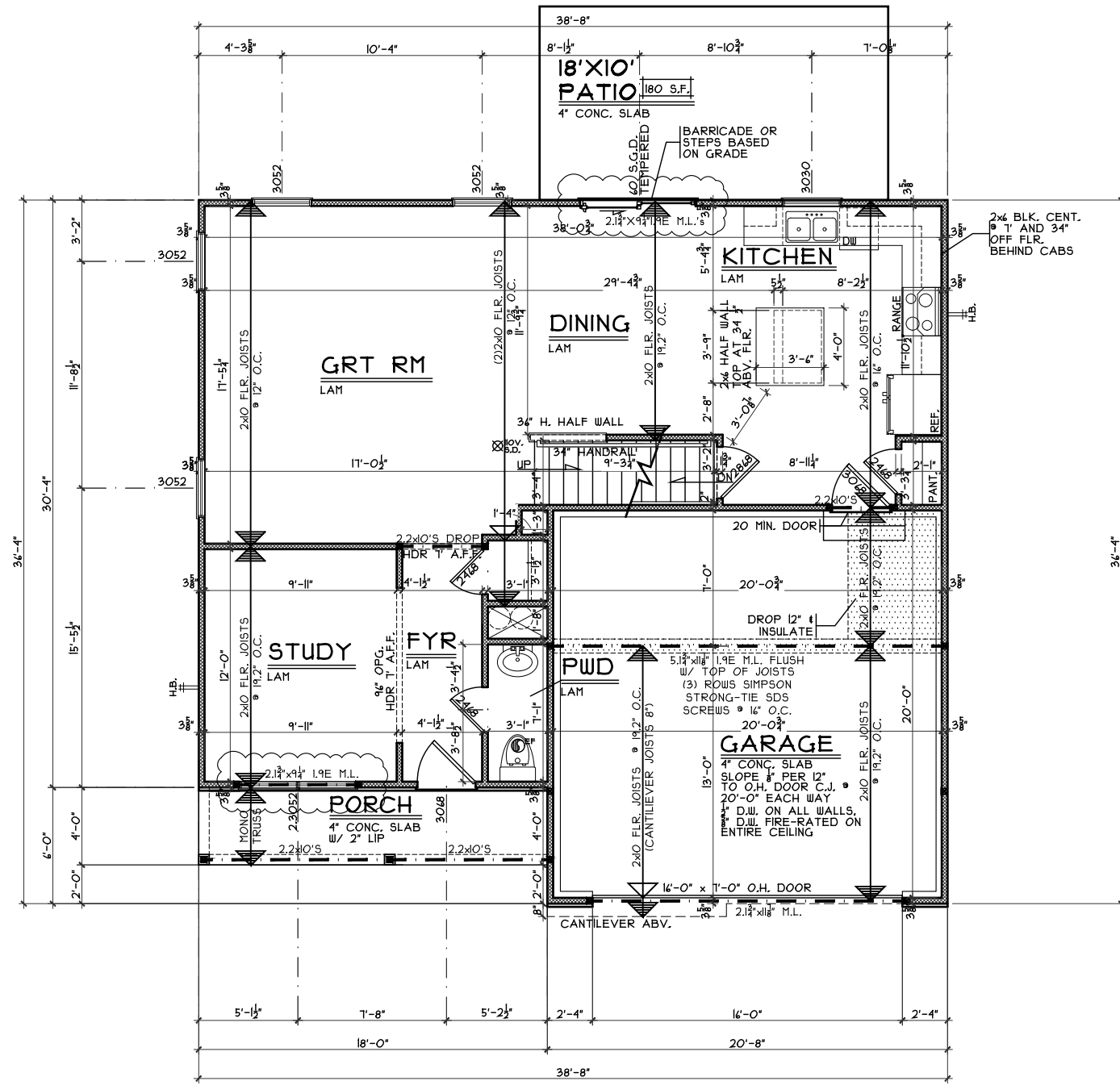
GARAGE STEPS

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



DROP CLG. DETAIL

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



FIRST FLOOR PLAN

SCALE: 1/8" = 1'-0" 882 S.F.

First Floor Plan

Plan: Beaumont Basement
 Date: 1/22/24
 Drawn: JRK
 Scale: As Noted
 Revised: 2/21/24
 Sheet: 5 of 9

Renaissance - BE-2333

Proposed Residence:

Sadowski Residence
 559 Maxwell Court
 Berryview Estates Lot 2333

Beaumont - C2 - Vinyl

Issue Dates

Review	Issue Dates

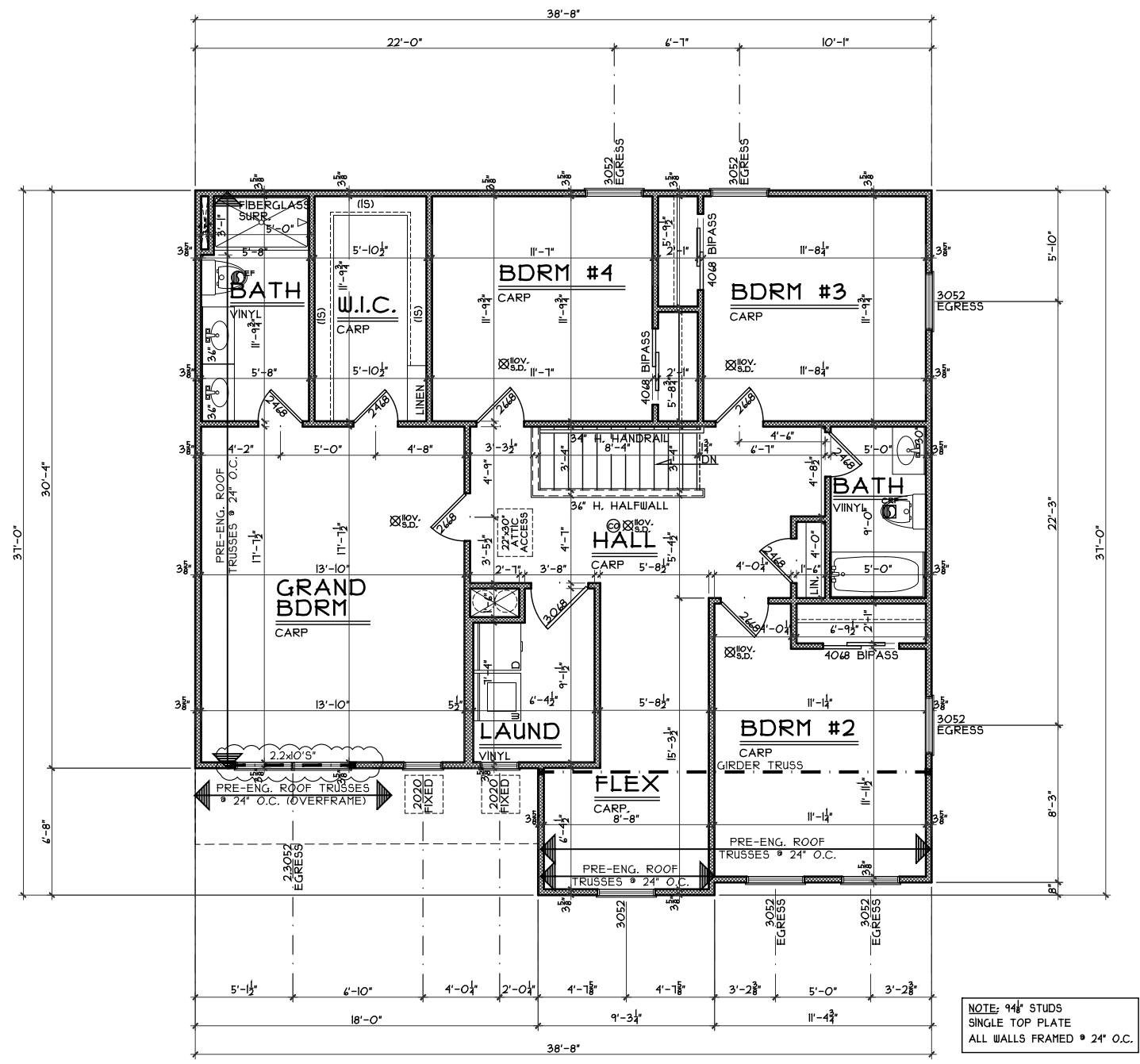
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Germentown
 Montgomery County

A3



SECOND FLOOR PLAN
SCALE: 1/8" = 1'-0" 1249 S.F.

NOTE: 9/4" STUDS
SINGLE TOP PLATE
ALL WALLS FRAMED @ 24" O.C.

Second Floor Plan

Plan: Beaumont Basement
Date: 1/22/24
Drawn: JRK
Scale: As Noted
Revised: 2/21/24
Sheet: 6 of 9

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

Renaissance - BE-2333

Proposed Residence:

Sadowski Residence
559 Maxwell Court
Berryview Estates Lot 2333

Montgomery County
Germantown

Beaumont - C2 - Vinyl

Issue Dates

Review	Issue Dates

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A4