

BE 2334

562 Maxwell Court

Germantown, OH 45327

2 Story slab

2pc rough unfinished basement

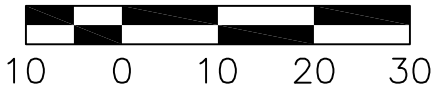
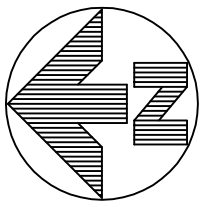
2 hose bibs with valves

ice maker

1 tub

1 shower

Gas Furnace



# PLOT PLAN

## LOT 2334 (13,430 SF) 0.3083 ACRES

### CREEKSIDE AT BERRYVIEW ESTATES

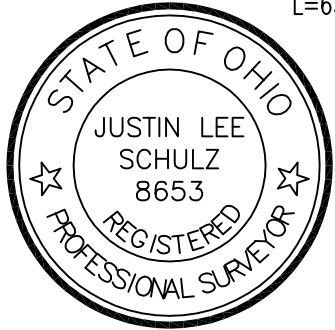
#### CITY OF GERMANTOWN

#### MONTGOMERY COUNTY, OHIO

#### FOR: CRISTO HOMES

MARKET HOME  
562 MAXWELL COURT

SETBACKS: C17  
FRONT YARD=35' R=20.00'  
REAR YARD=30' L=32.17'  
SIDE YARD=10' C18  
R=630.00'  
L=63.07'



M.R.O.E.=714.7

SUGGESTED FF=718.0

**QUANTITIES**

TOTAL LOT AREA	13,430 sq. ft.
CITY WALK	911 sq. ft.
HOUSE WALK	43 sq. ft.
DRIVE	657 sq. ft.
APRON	121 sq. ft.
PATIO AND PORCHES	192 sq. ft.
DECK	0 sq. ft.
SEEDING AREA	6731 sq. ft.
UNDISTURBED AREA	5358 sq. ft.

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.

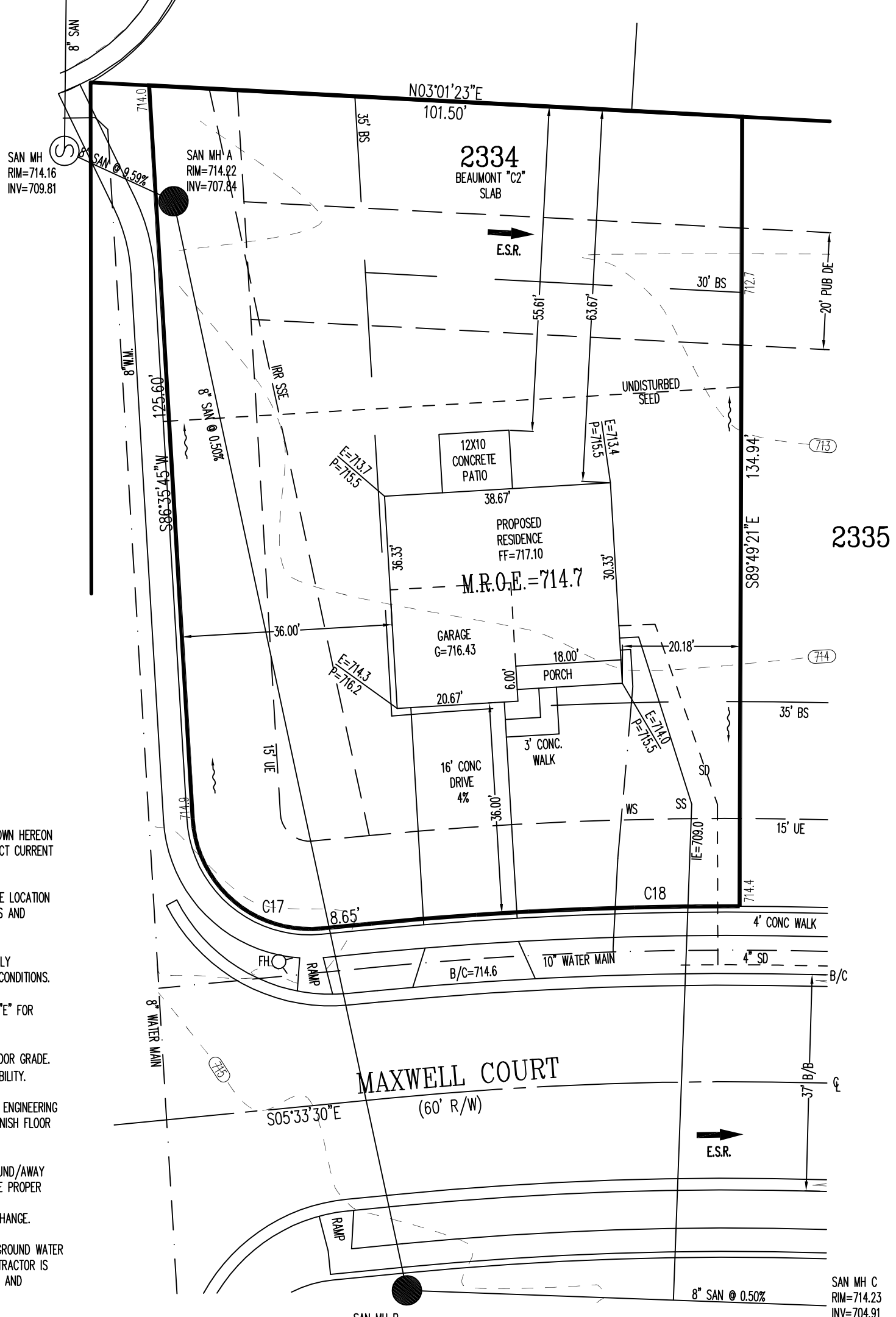
UNLESS F.F.E., M.O.E. OR M.B.E. ARE FIELD VERIFIED BY AN ENGINEERING FIRM, CONTRACTOR TAKES FULL RESPONSIBILITY FOR THE FINISH FLOOR ELEVATION.

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.

MARSHALL AVE



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

2 WORKING DAYS  
BEFORE YOU DIG

**OHIO811.org**

CALL TOLL FREE 800-362-2764  
OHIO UTILITIES PROTECTION SERVICE

SCALE: 1"=20'  
DATE: 08-12-23  
DRAWN: JLL  
DESIGNED: -  
CHECKED: JLS

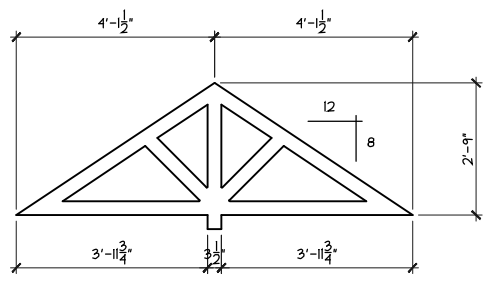
**APEX**  
ENGINEERING & SURVEYING, INC.

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

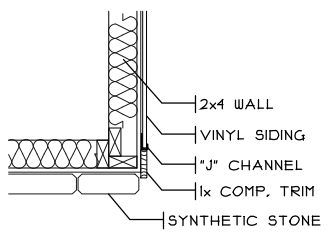
REVISIONS:  
1.  
2.  
3.  
4.

PROJECT: CREEKSIDE AT BERRYVIEW  
DRAWING: 231503PA

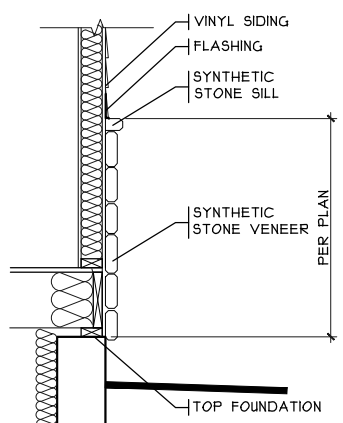
SHEET  
1 OF 1



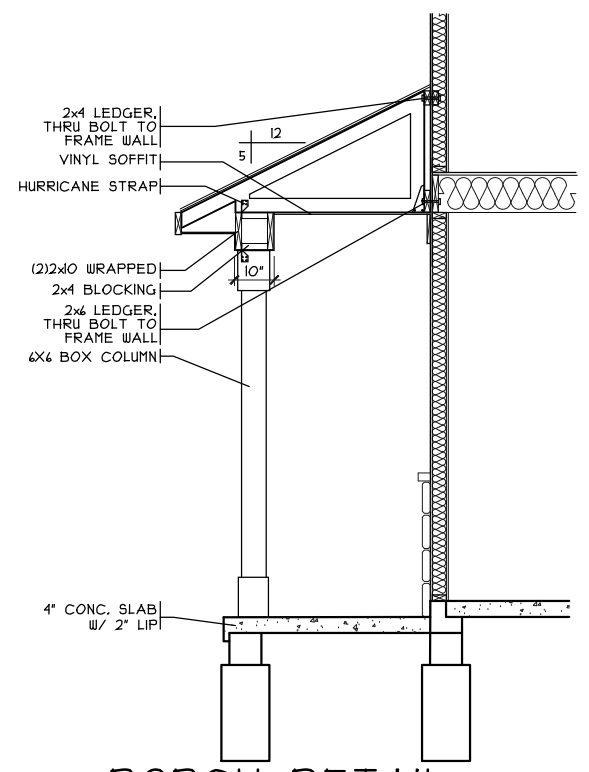
**GABLE PEDIMENT DIMS**  
SCALE: 1/2" = 1'-0"



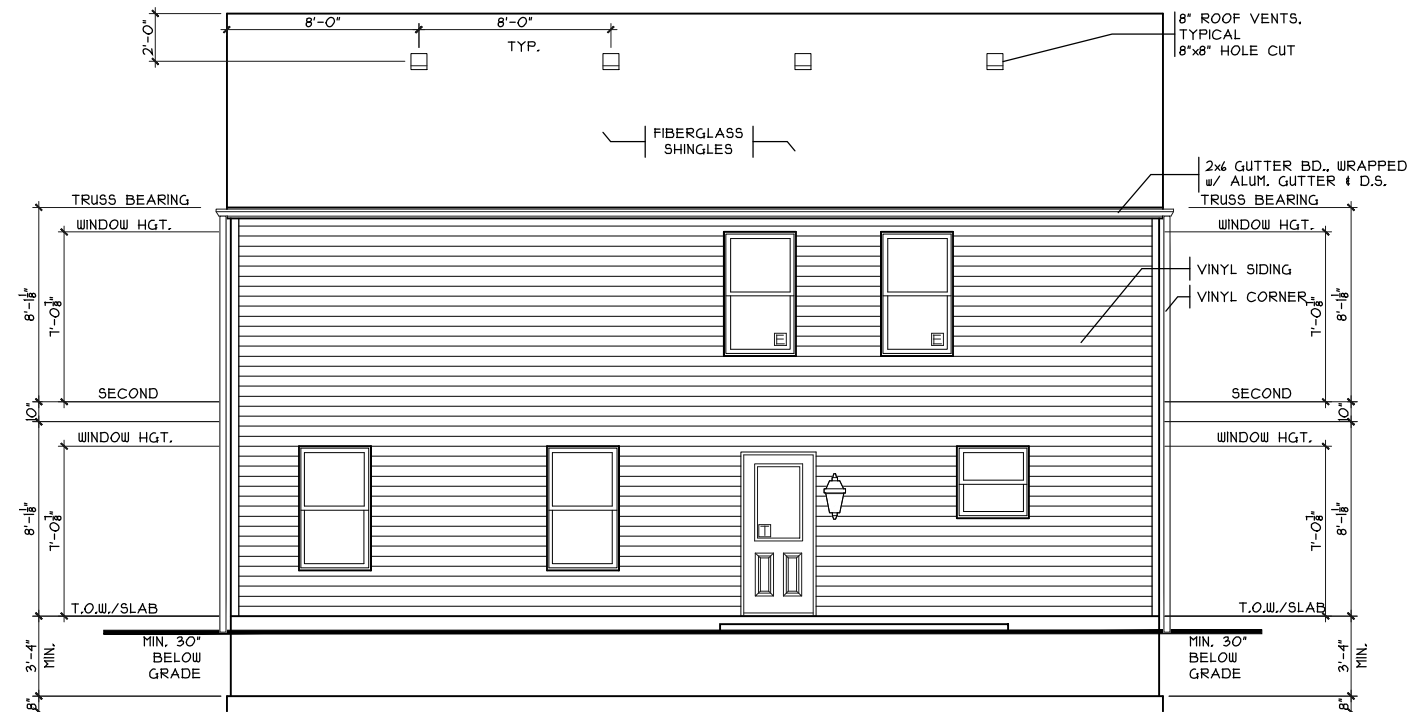
**STONE/VINYL CORNER**  
SCALE: 1" = 1'-0"



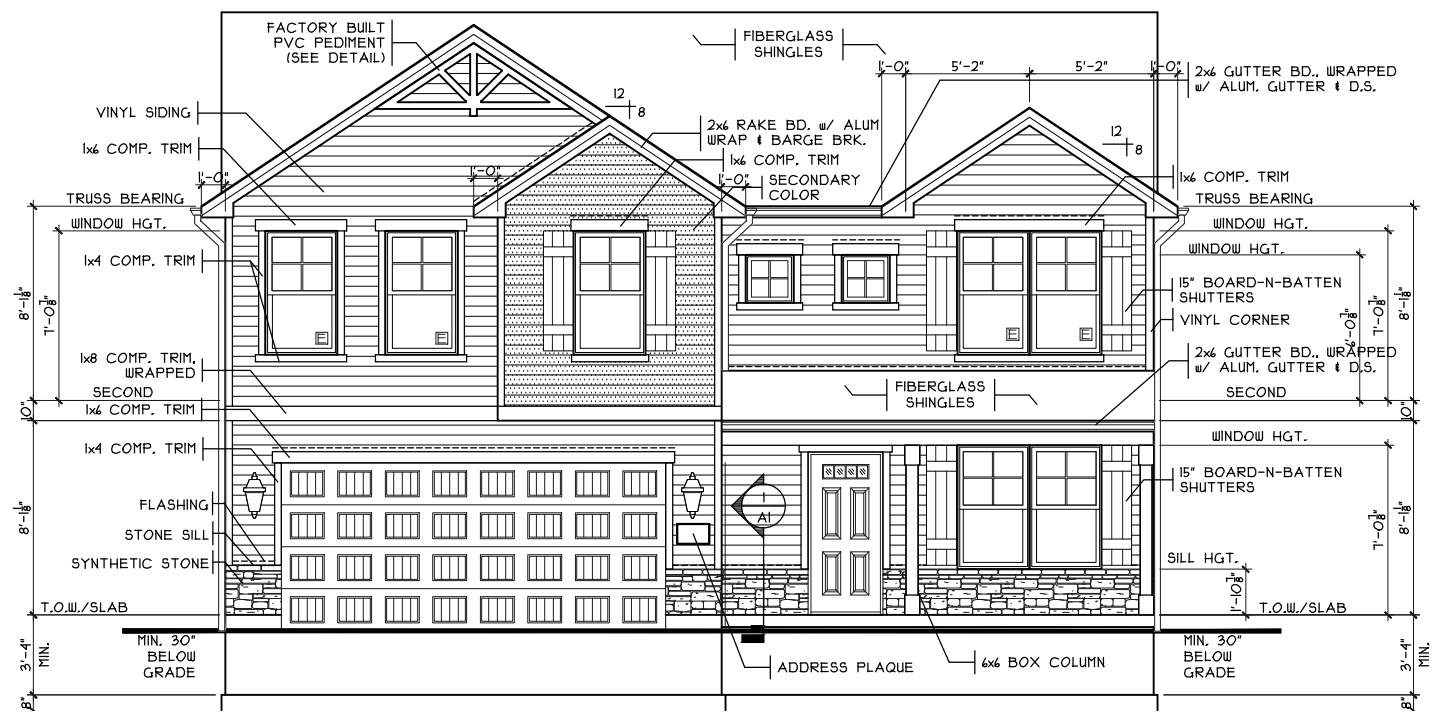
**STONE BASE DETAIL**  
SCALE: 1/8" = 1'-0"



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



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

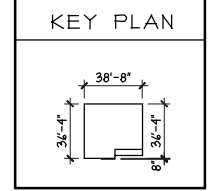


**FRONT ELEVATION**  
SCALE: 1/8" = 1'-0"

SHEET INDEX	
SHT#	DESCRIPTION
A1	Front and Rear Elevations
A1a	Left and Right Elevations
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"

2S2156B4 PLAN INFO	
4	BDRMS
2.5	BATHS
2	CAR GARAGE
8	1ST FLR. CLG.
SQUARE FOOTAGE	
TOTAL	2154
MAIN	883
UPPER	1273
LOWER(SLAB)	800
GARAGE(SLAB)	380



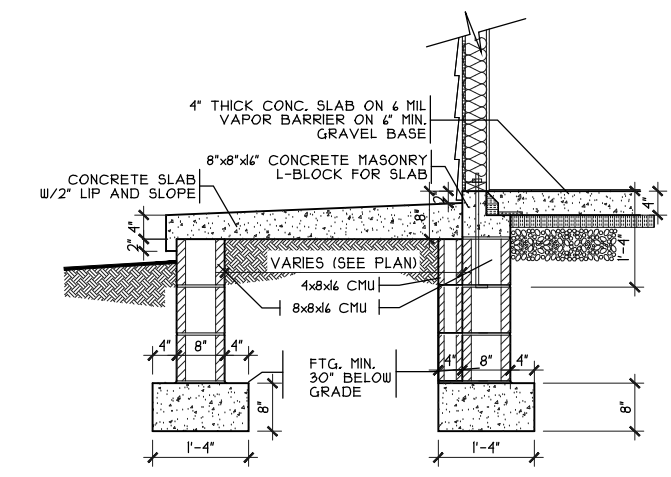
Renaissance - BE-2334  
 Proposed Residence:  
 Market Home  
 562 Maxwell Court  
 Berryview Estates Lot 2334  
 Montgomery County  
 Germantown

Issue Dates  
 Review

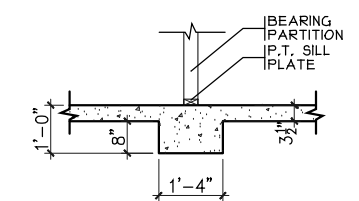
Beaumont Slab - C2 - Vinyl  
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Plan: Beaumont Slab  
 Date: 7.28.2023  
 Drawn: JRK  
 Scale: As Noted  
 Revised: 9.12.2023  
 Sheet: 1 of 8

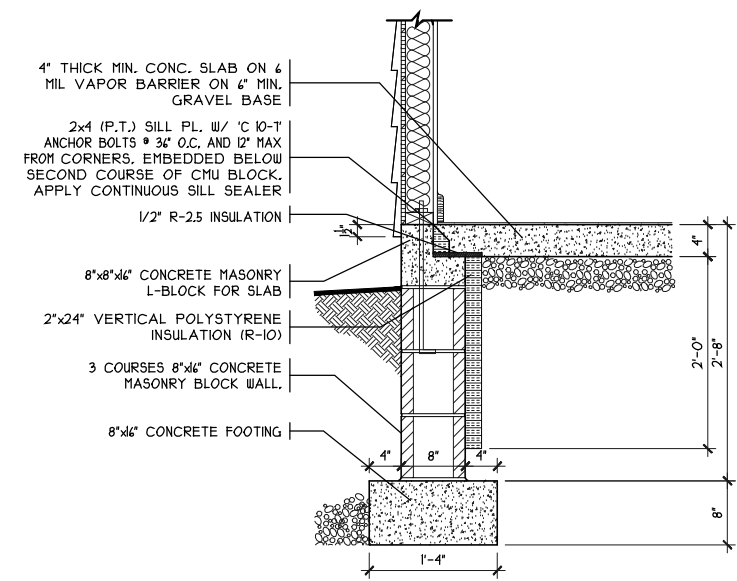
A1



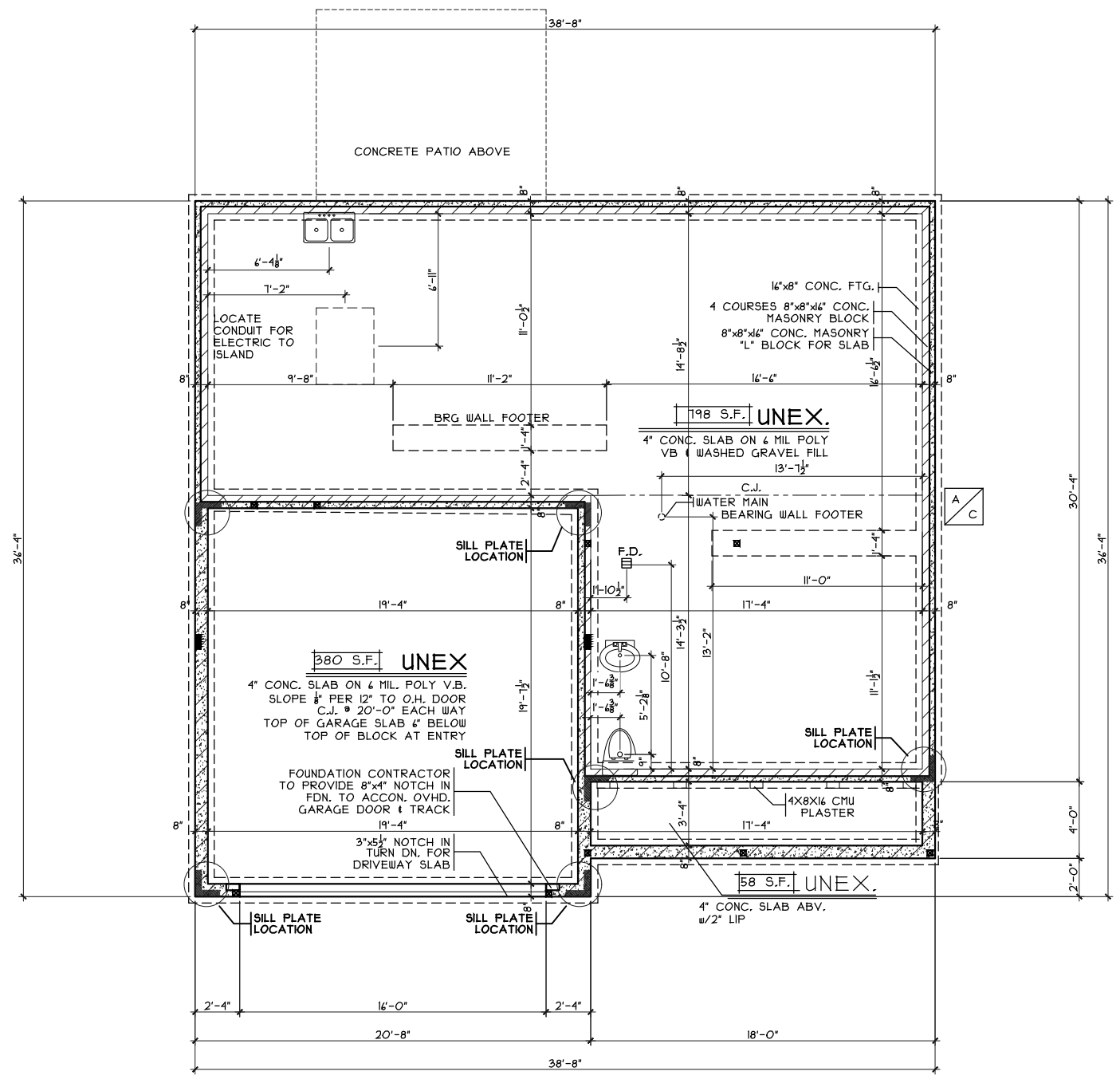
**PORCH DETAIL**  
SCALE: 3/8" = 1'-0"



**BRG WALL FOOTER**  
SCALE: 1/4" = 1'-0"



**SOG DETAIL**  
SCALE: 1/4" = 1'-0"



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

Foundation Plan  
 Plan: Beaumont Slab  
 Date: 7/28/2023  
 Drawn: JRK  
 Scale: As Noted  
 Revised: 9/12/2023  
 Sheet: 3 of 8

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Proposed Residence:  
**Market Home**  
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 Berryview Estates Lot 2334  
 Montgomery County  
 Germantown

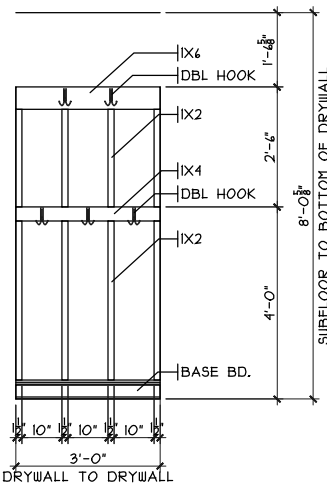
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Renaissance - BE-2334  
 Beaumont Slab - C2 - Vinyl  
 Issue Dates  
 Review  
 CRISTO HOMES  
 7594-A Tylers Place Blvd.  
 West Chester, OH 45069  
 513.755.0570 www.cristohomes.com

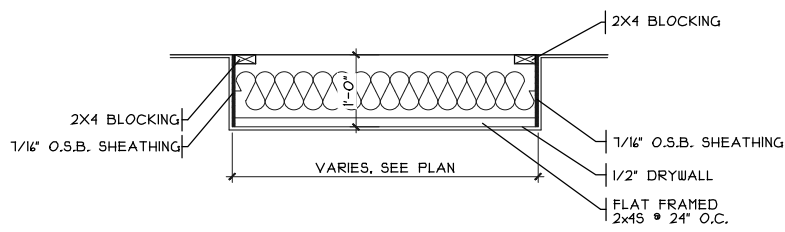
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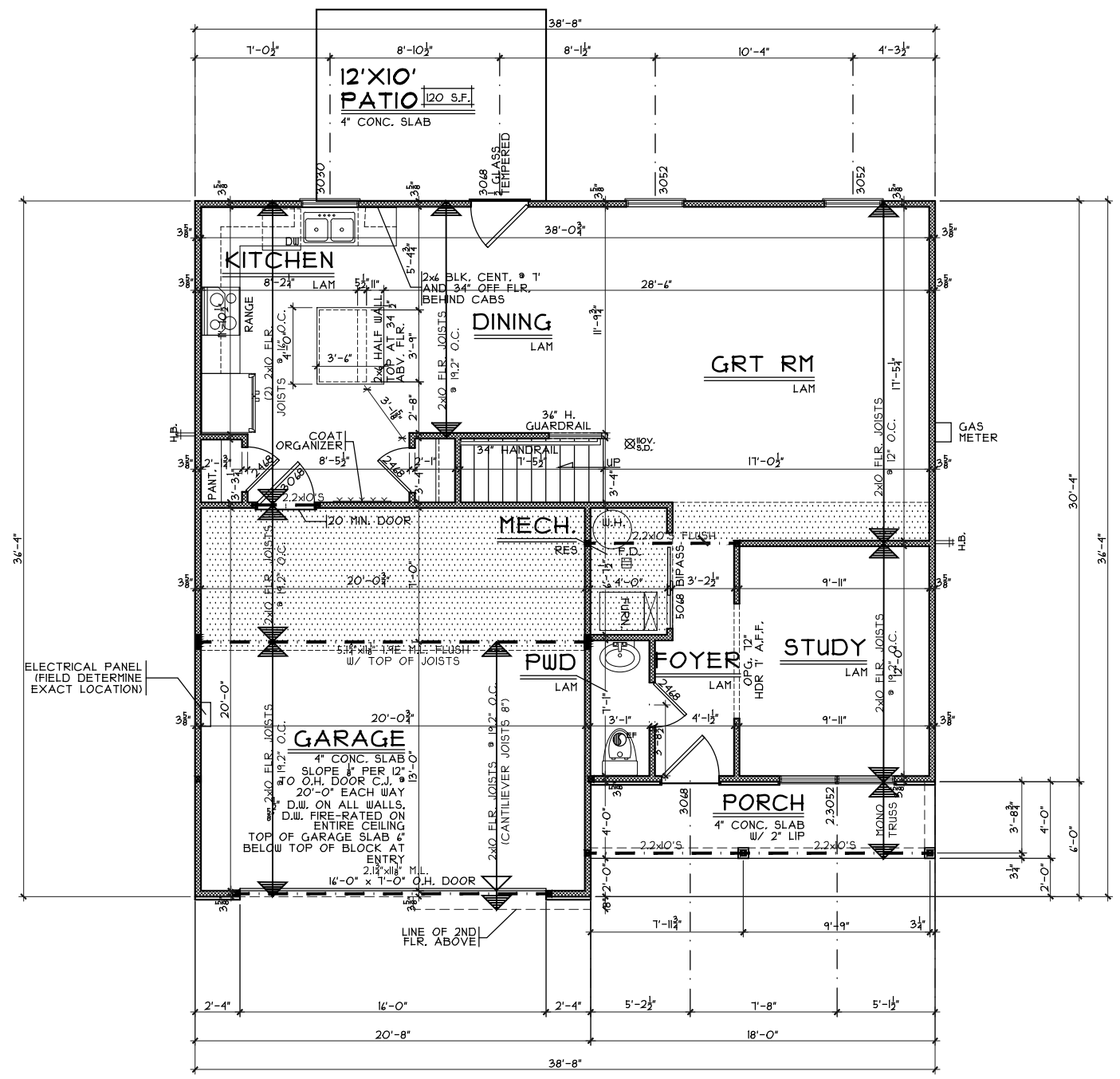
**A2**



**COAT ORGANIZER**  
SCALE: 1/8" = 1'-0"



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



**FIRST FLOOR PLAN**  
SCALE: 1/8" = 1'-0" 883 S.F.

**First Floor Plan**  
Plan: Beaumont Slab  
Date: 7.28.2023  
Drawn: JRK  
Scale: As Noted  
Revised: 9.12.2023  
Sheet: 4 of 8

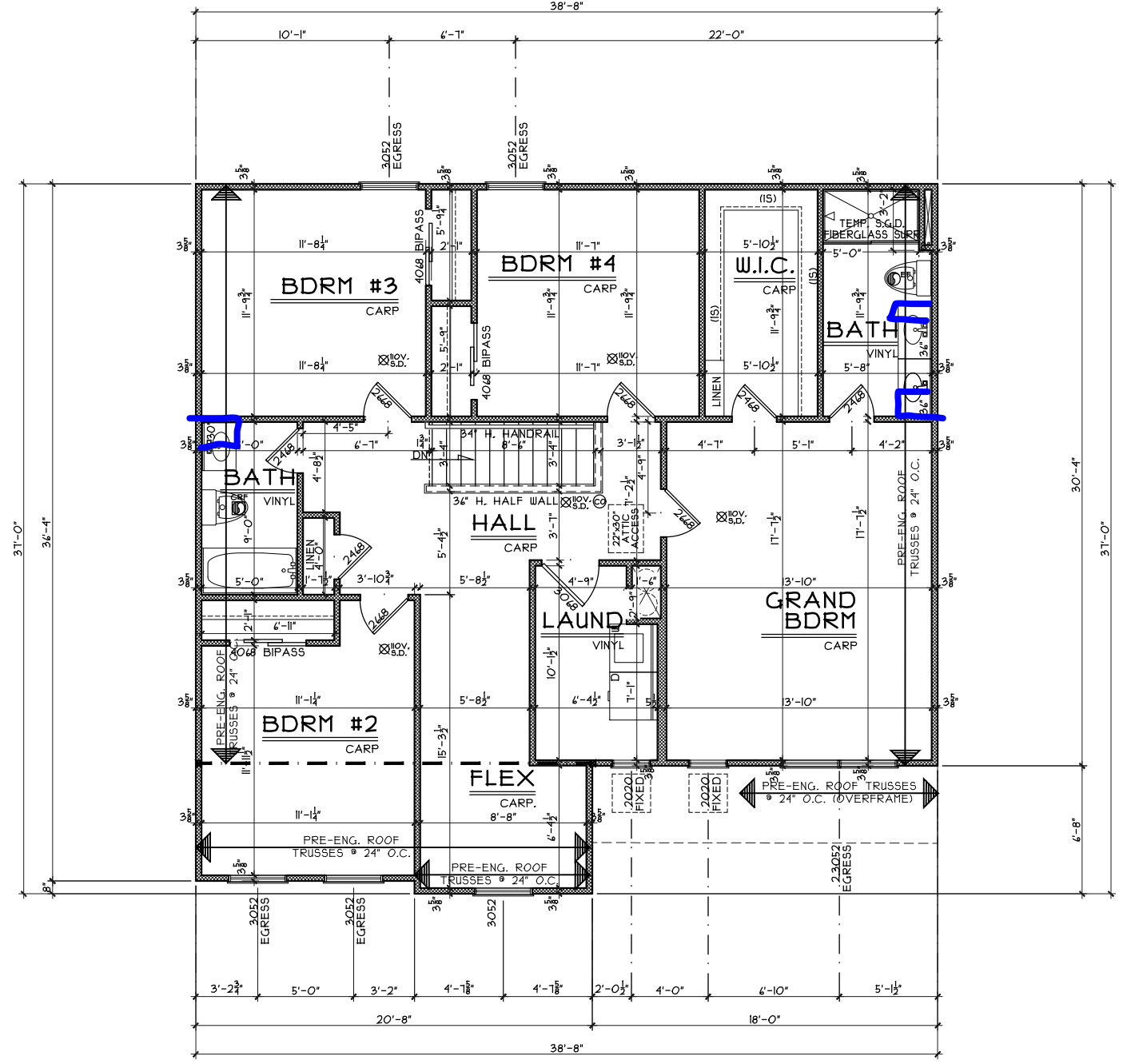
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**Issue Dates**  
Review

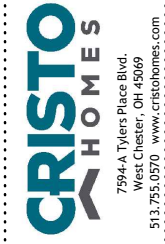
A3



**SECOND FLOOR PLAN**  
SCALE: 1/8" = 1'-0" 1213 S.F

Second Floor Plan

Plan: Beaumont Slab  
Date : 7.28.2023  
Drawn: JRK  
Scale : As Noted  
Revised: 9.12.2023  
Sheet : 5 of 8



Renaissance - BE-2334

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Montgomery County

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Issue Dates

Review	Issue Dates

A4