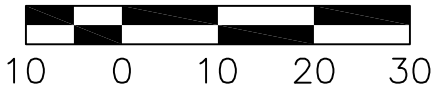
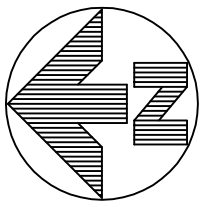


BE 2340
598 Maxwell Court
Germantown, OH 45327

1 Story Slab
Inside water meter setup
Do not set water heater on rough
2 hose bibs with valves
ice maker
1 tub
1 shower

Gas Furnace



MARKET HOME
598 MAXWELL COURT

PLOT PLAN

LOT 2340 (9,091 SF) 0.2087 ACRES

CREEKSIDE AT BERRYVIEW ESTATES

CITY OF GERMANTOWN

MONTGOMERY COUNTY, OHIO

FOR: CRISTO HOMES

SETBACKS: C20
FRONT YARD=35' R=570.00'
REAR YARD=30' L=37.71'
SIDE YARD=10'

M.R.O.E.=714.7

SUGGESTED FF=716.8

QUANTITIES

TOTAL LOT AREA	9091	sq. ft.
CITY WALK	227	sq. ft.
HOUSE WALK	49	sq. ft.
DRIVE	657	sq. ft.
APRON	121	sq. ft.
PATIO AND PORCHES	144	sq. ft.
DECK	0	sq. ft.
SEEDING AREA	4662	sq. ft.
UNDISTURBED AREA	2870	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.

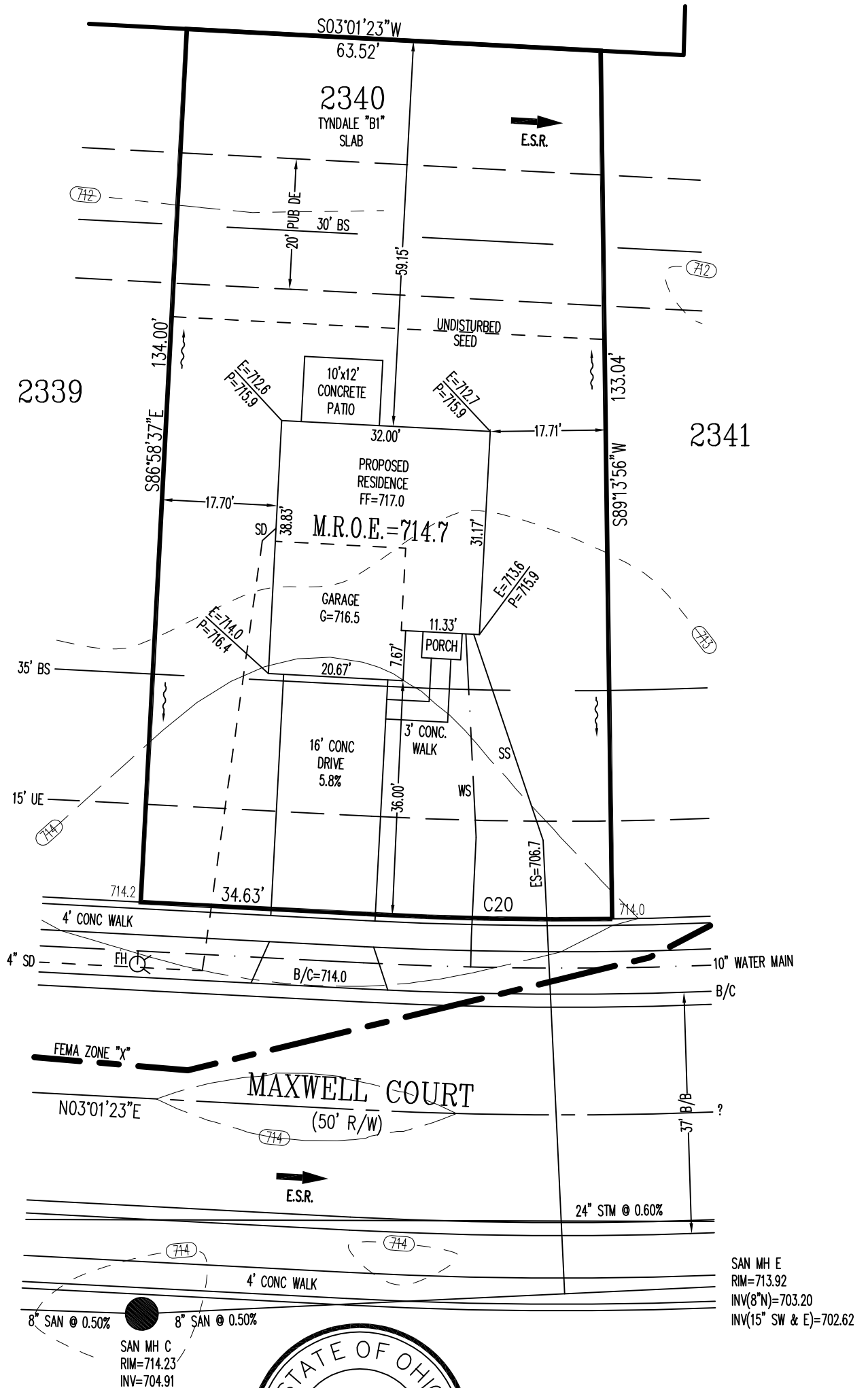
A STANDARD FORMULA WAS USED TO DETERMINE FINISH FLOOR GRADE. FINAL FINISH FLOOR ELEVATION IS CONTRACTOR'S RESPONSIBILITY.

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.



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

2 WORKING DAYS
BEFORE YOU DIG

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

SCALE: 1"=20'
DATE: 4/6/2023
DRAWN: REW
DESIGNED: -
CHECKED: JLS

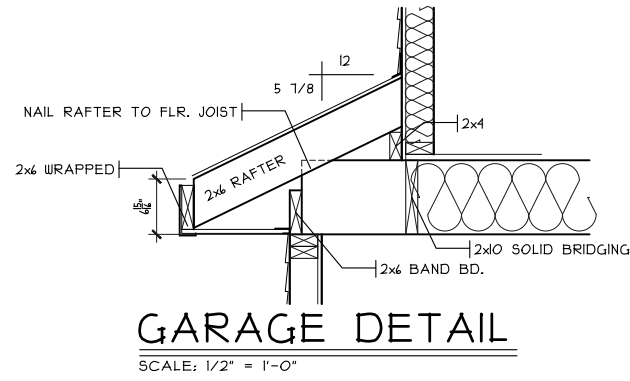
1068 N. UNIVERSITY BLVD MIDDLETOWN, OHIO 45042
PH.-(513) 424-5202 OR (513) 932-8991 FAX - (513) 424-6202

REVISIONS:

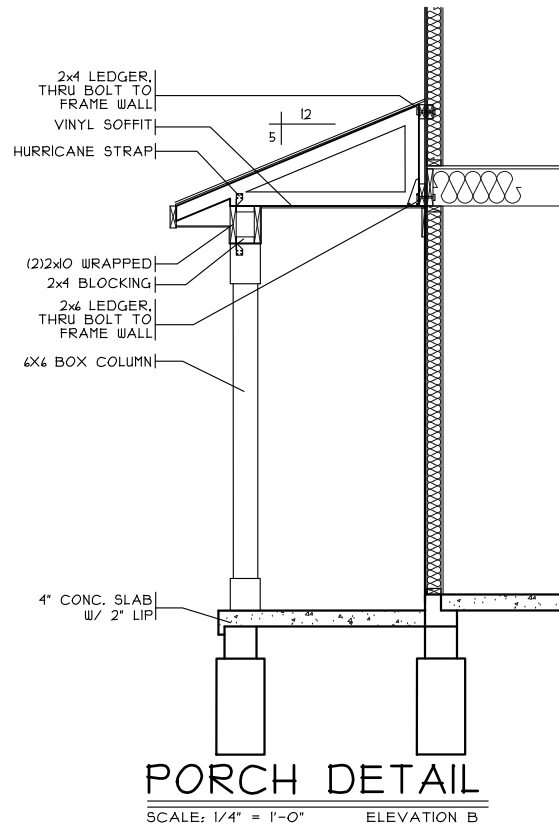
-
-
-
-

PROJECT: CREEKSIDE AT BERRYVIEW
DRAWING: 230565PA

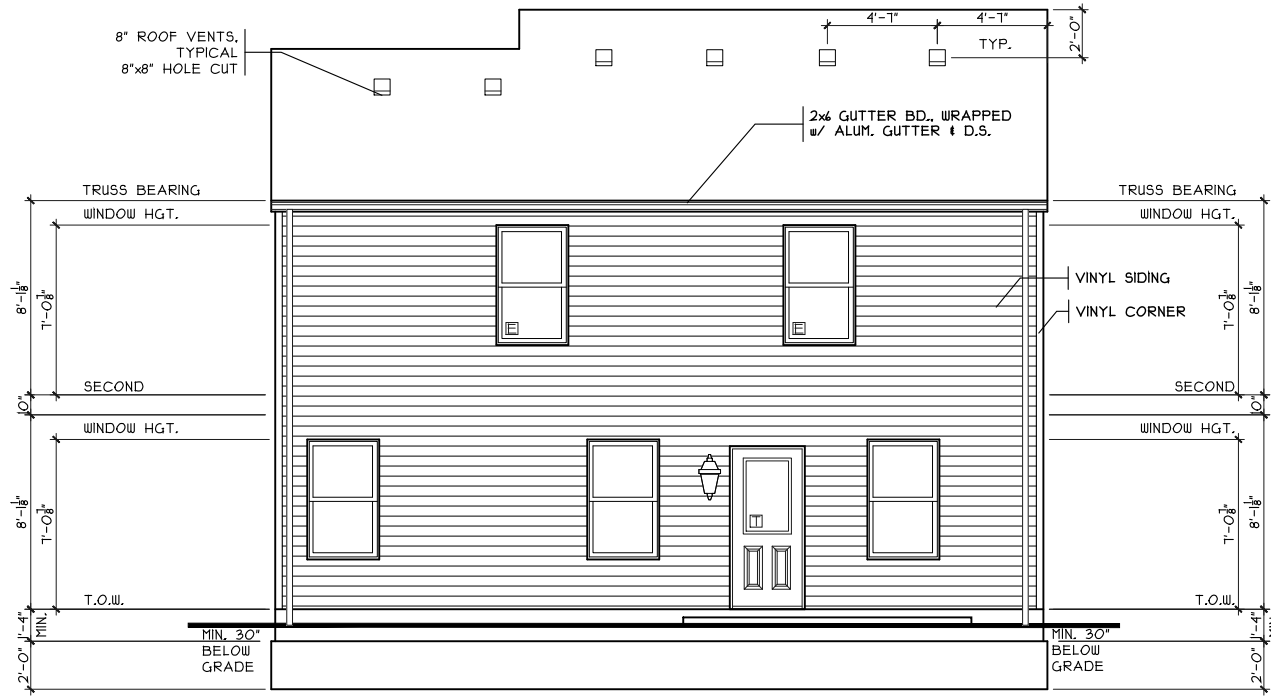
SHEET
1 OF 1



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



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



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



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

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"

Issue Dates	
Review	Issue Dates

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Tyndale Slab - B-1 - Vinyl
Proposed Residence:
Market Home
598 Maxwell Court
Berryview Estates - Lot 2340

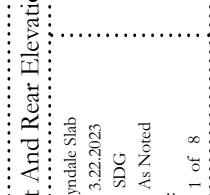
Renaissance - BE-2340
Proposed Residence:
Market Home
598 Maxwell Court
Berryview Estates - Lot 2340

251813B4
PLAN INFO

4	BDRMS
2.5	BATHS
2	CAR GARAGE
8	1ST FLR. CLG.

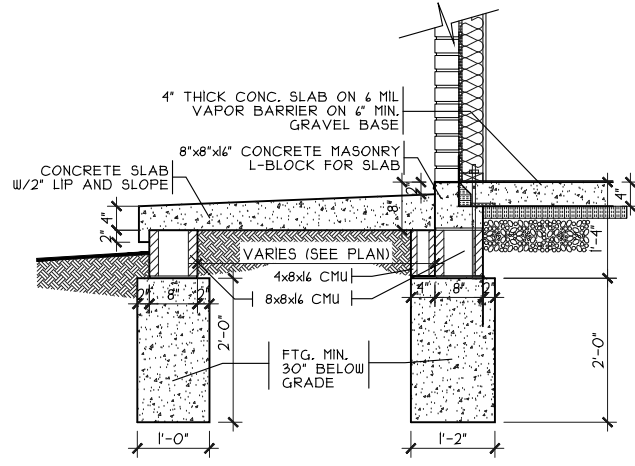
SQUARE FOOTAGE

TOTAL	1813
MAIN	1319
UPPER	1134
LOWER (SLAB)	662
GARAGE (SLAB)	380

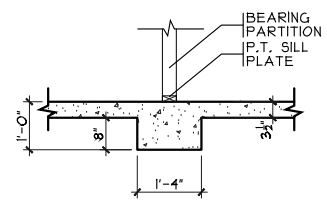


Front And Rear Elevations
Plan: Tyndale Slab
Date: 3.22.2023
Drawn: SDG
Scale: As Noted
Revised:
Sheet: 1 of 8

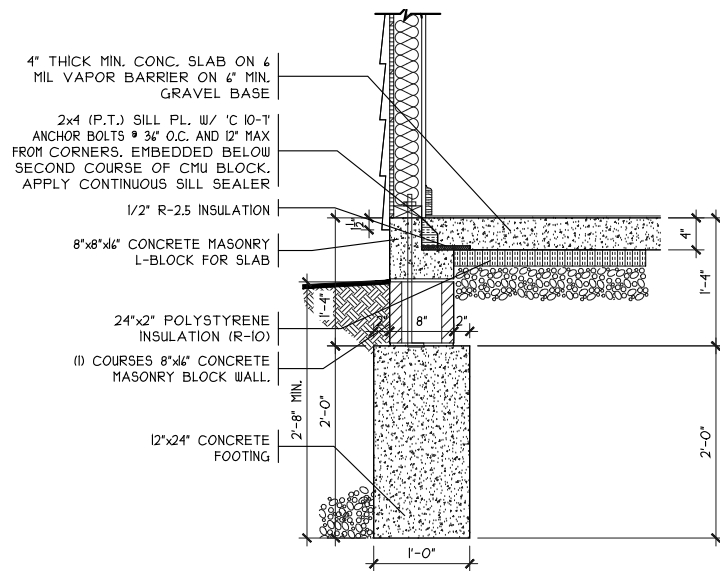
A1



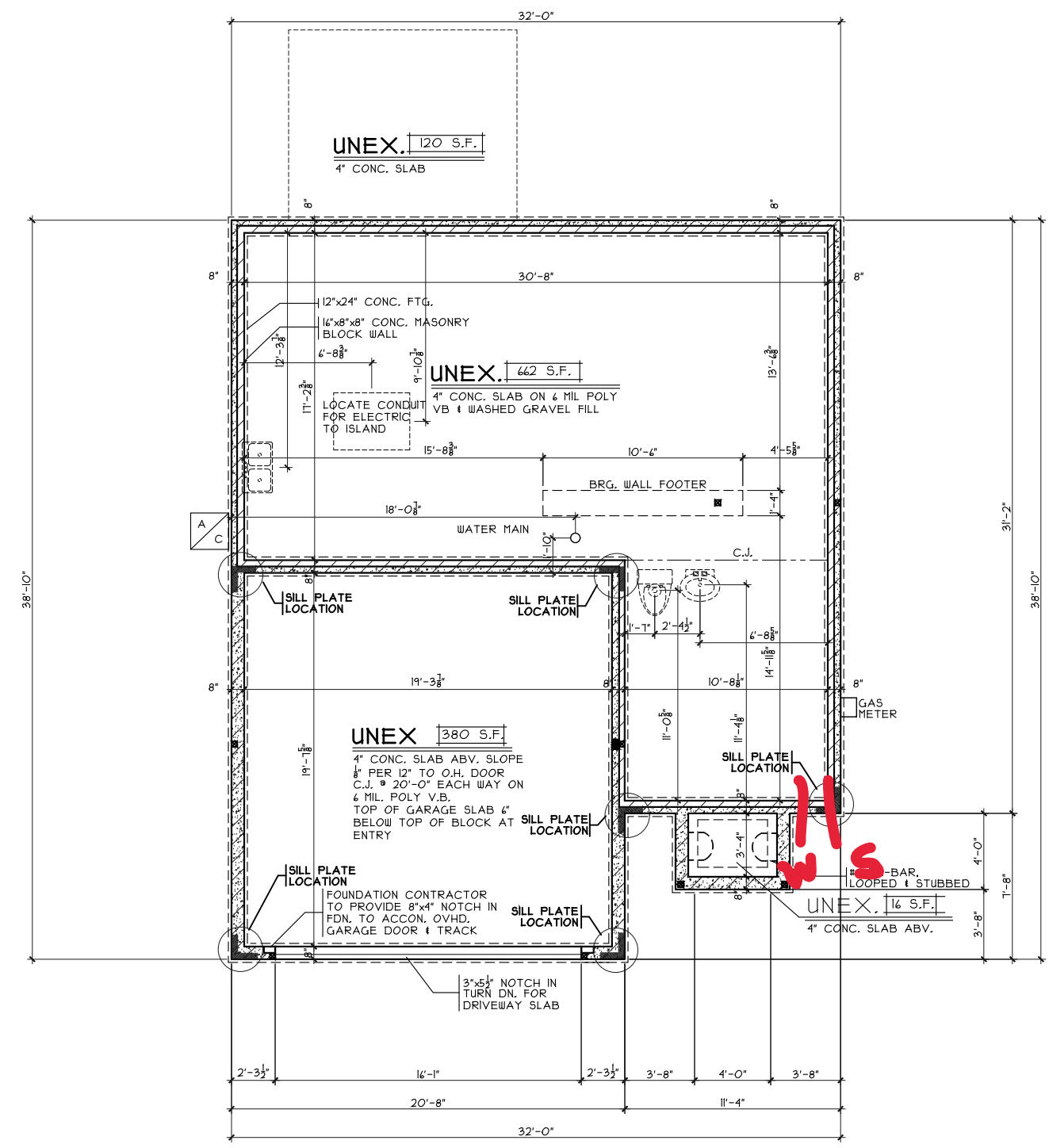
PORCH DETAIL
SCALE: 3/8" = 1'-0"



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



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



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

Foundation Plan
Plan: Tyndale Slab
Date: 3.22.2023
Drawn: SDG
Scale: As Noted
Revised:
Sheet: 3 of 8

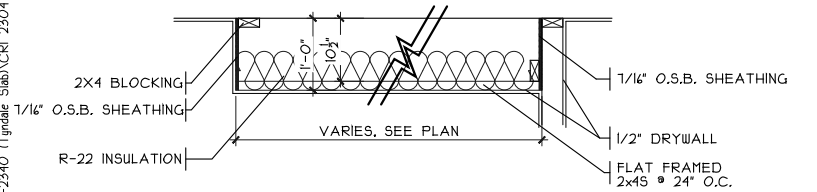
Proposed Residence:
Market Home
598 Maxwell Court
Berryview Estates - Lot 2340
Montgomery County

Tyndale Slab - B-1 - Vinyl
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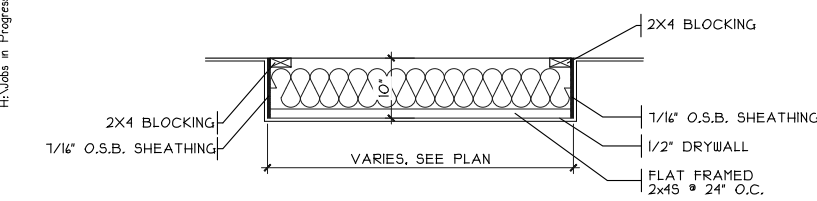
Issue Dates

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

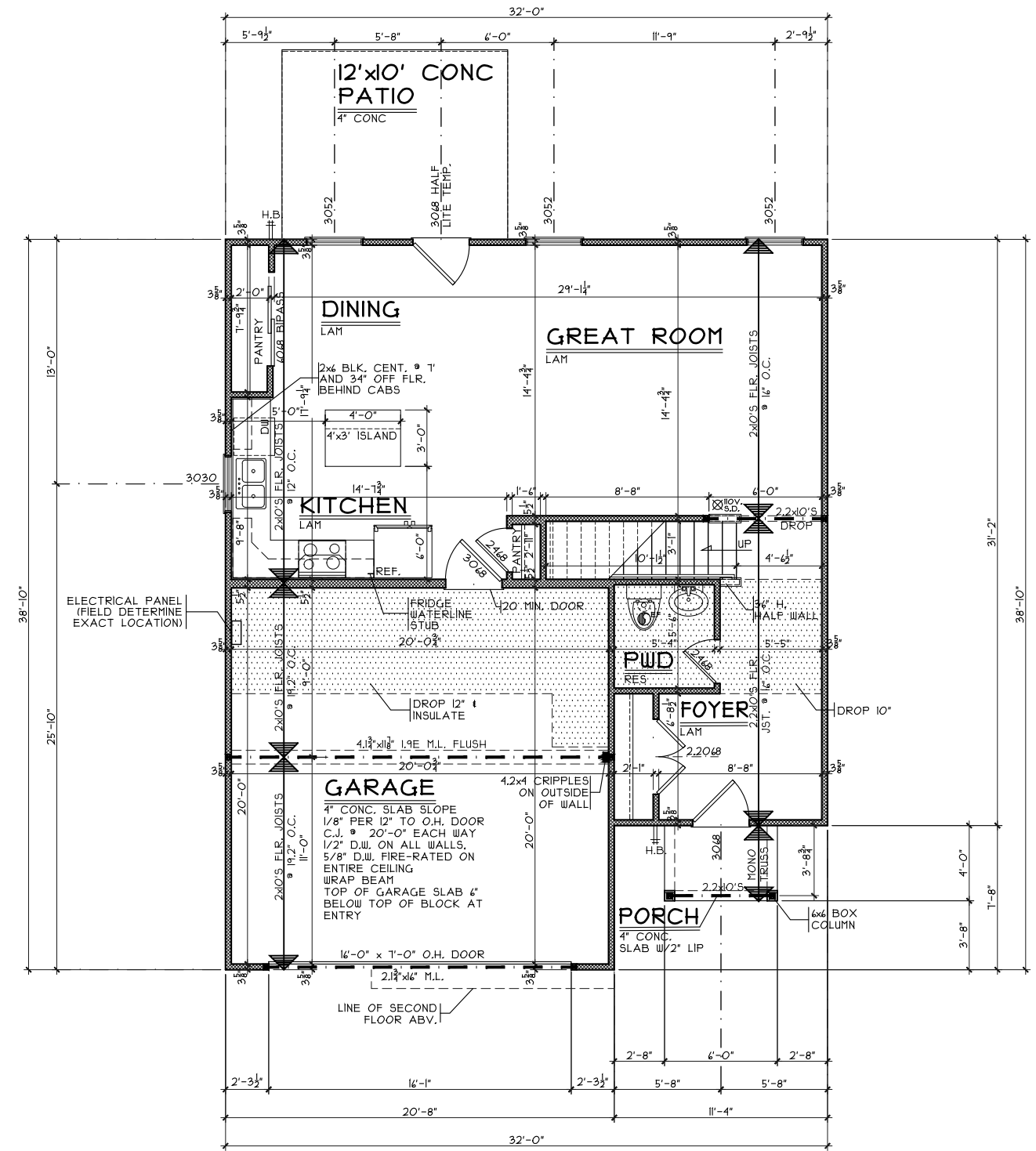
A2



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



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



First Floor Plan
Plan: Tyndale Slab
Date: 3.22.2023
Drawn: SDG
Scale: As Noted
Revised:
Sheet: 4 of 8



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

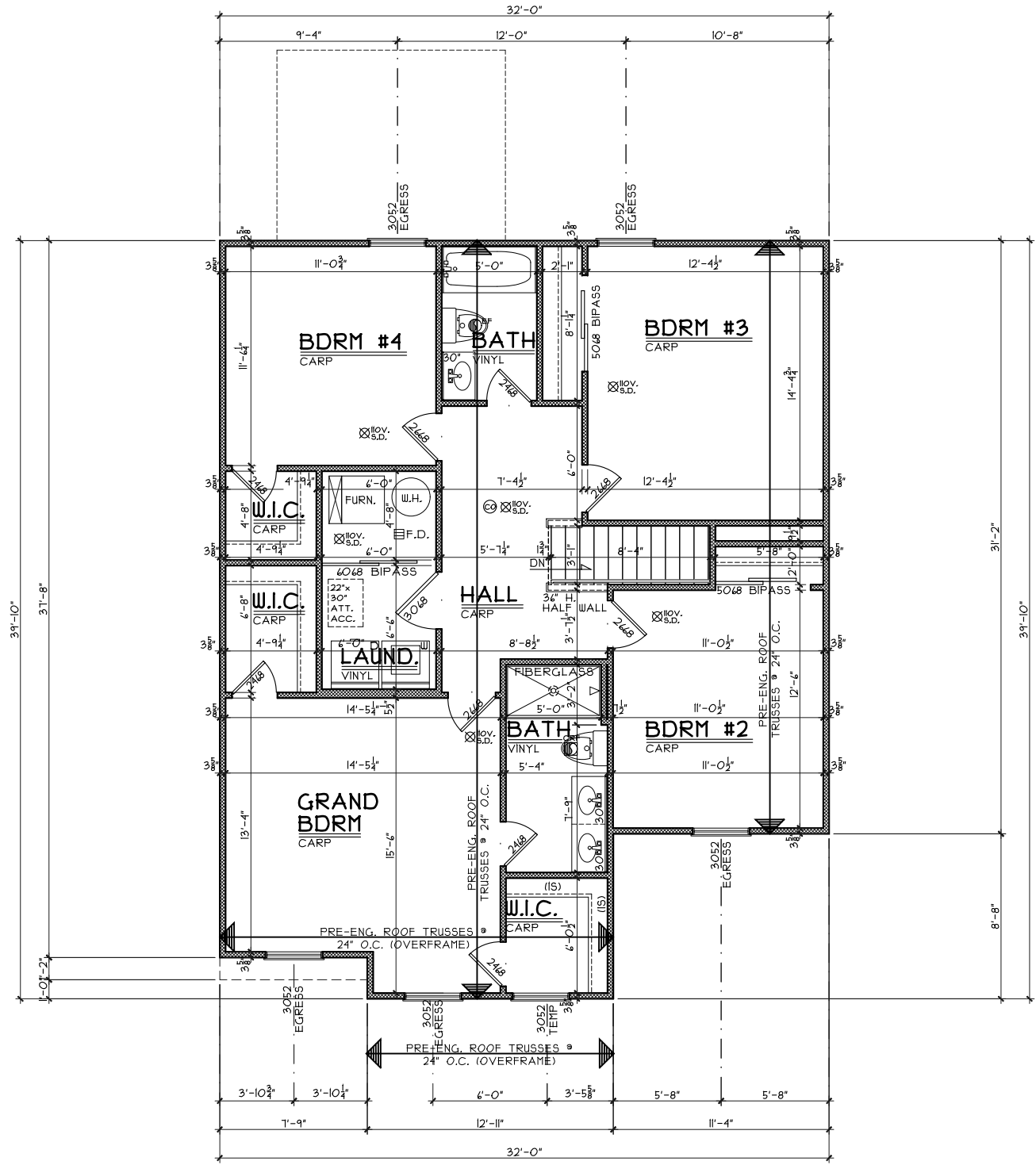
Renaissance - BE-2340
Proposed Residence:
Market Home
598 Maxwell Court
Berryview Estates - Lot 2340

Tyndale Slab - B-1 - Vinyl
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Review	Issue Dates

A3

Germentown
Montgomery County



SECOND FLOOR PLAN
SCALE: 1/8" = 1'-0" 1134 S.F.

Second Floor Plan

Plan: Tyndale Slab
Date : 3.22.2023
Drawn: SDG
Scale : As Noted
Revised: 5.1.2023
Sheet : 5 of 8



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

Renaissance - BE-2340

Proposed Residence:

Market Home
598 Maxwell Court
Berryview Estates - Lot 2340

Montgomery County
Germantown

Tyndale Slab - B-1 - Vinyl

Issue Dates

Review	Issue Dates

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A4