

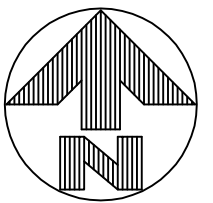
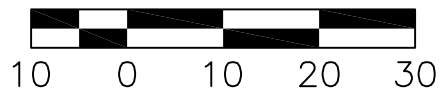
BE 2345
620 Maxwell Court
Germantown, OH 45327

1 Story slab
2 hose bibs with valves
ice maker
1 tub
1 shower
softner rough
laundry tub

Gas Furnace

PLOT PLAN

LOT 2345 (11,160 SF) 0.2562 ACRES
 CREEKSIDE AT BERRYVIEW ESTATES
 CITY OF GERMANTOWN
 MONTGOMERY COUNTY, OHIO
 FOR: CRISTO HOMES



ROBERTS RESIDENCE
 620 MAXWELL COURT

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

REVISED-12-21-23

SUGGESTED FF=716.1

M.R.O.E.=714.4

TOPOGRAPHY FROM APEX FIELD SURVEY, SEPTEMBER 2021, AND MAY NOT MATCH CURRENT CONDITIONS

FOR PERMITTING PURPOSES ONLY.

CONTRACTOR IS RESPONSIBLE FOR VERIFYING AND ADHERING TO ANY (STATE, CITY, COUNTY, TOWNSHIP, ETC.) ENGINEERING, CONSTRUCTION, MATERIAL AND SAFETY CODES, SPECIFICATION AND/OR REQUIREMENTS.

INFORMATION FROM CONSTRUCTION DRAWINGS. UTILITIES SHOWN HEREON ARE FOR GRAPHICAL PURPOSES ONLY AND MAY NOT REFLECT CURRENT SITE CONDITIONS

BUILDER 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.

BUILDER 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 DEPENDING ON GRADING AND SITE CONDITIONS.

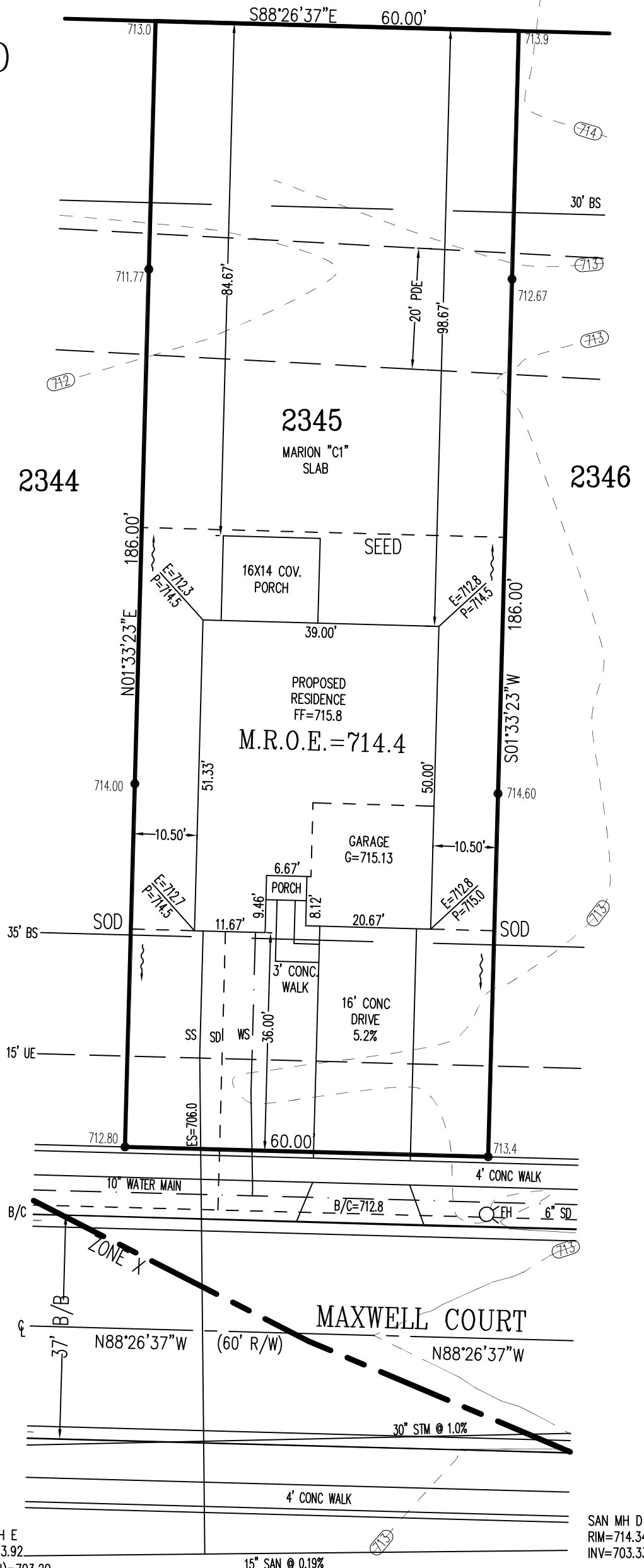
APEX ASSUMES NO RESPONSIBILITY FOR SOIL CONDITIONS, GROUND WATER CONDITIONS AND ANY POTENTIAL WATER INFILTRATION. BUILDER IS RESPONSIBLE FOR ADEQUATE WATERPROOFING INSTALLATION AND DRAINAGE MEASURES.

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.



QUANTITIES

TOTAL LOT AREA	11160	sq. ft.
CITY WALK	176	sq. ft.
HOUSE WALK	43	sq. ft.
DRIVE	678	sq. ft.
APRON	121	sq. ft.
PATIO AND PORCHES	251	sq. ft.
DECK	0	sq. ft.
SEEDING AREA	1820	sq. ft.
UNDISTURBED AREA	5020	sq. ft.
SOD	1892	SF



SAN MH D
 RIM=714.34
 INV=703.33

2 WORKING DAYS
 BEFORE YOU DIG

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

SCALE: 1"=20'
 DATE: 12/11/2023
 DRAWN: FAK
 DESIGNED: -
 CHECKED: JLS

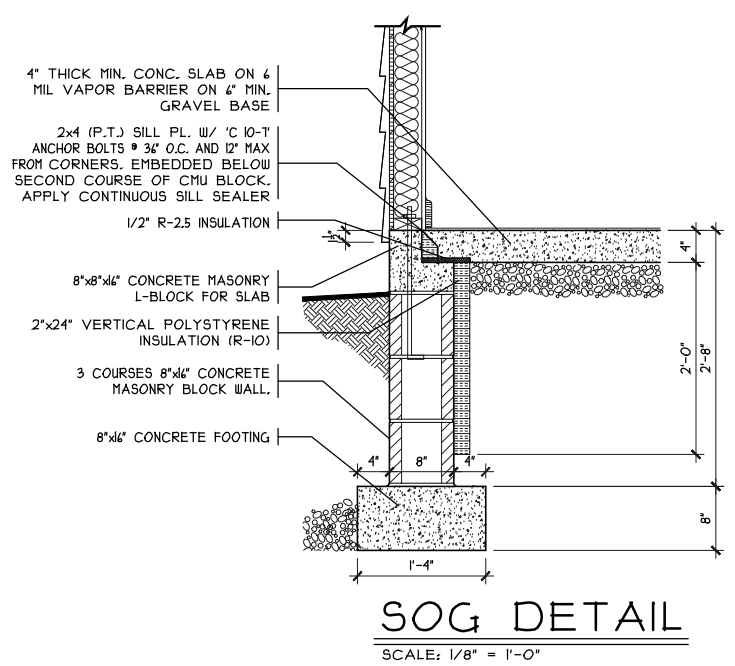
APEX
 ENGINEERING & SURVEYING, INC.
 1068 N. UNIVERSITY BLVD MIDDLETOWN, OHIO 45042
 PH.-(513) 424-5202 OR (513) 932-8991 FAX - (513) 424-6202

REVISIONS:

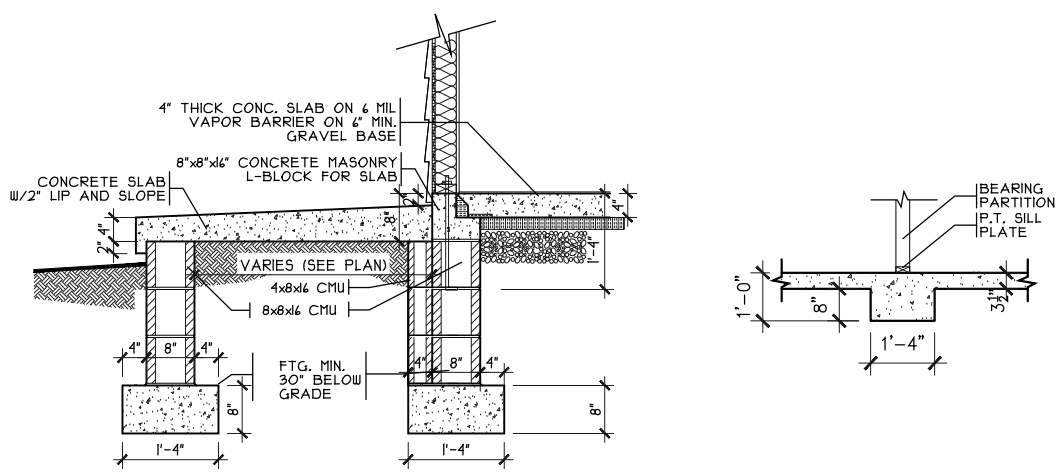
- 1.
- 2.
- 3.
- 4.

PROJECT: CREEKSIDE@BERRYVIEW
 DRAWING: 232192PA

SHEET
 1 OF 1

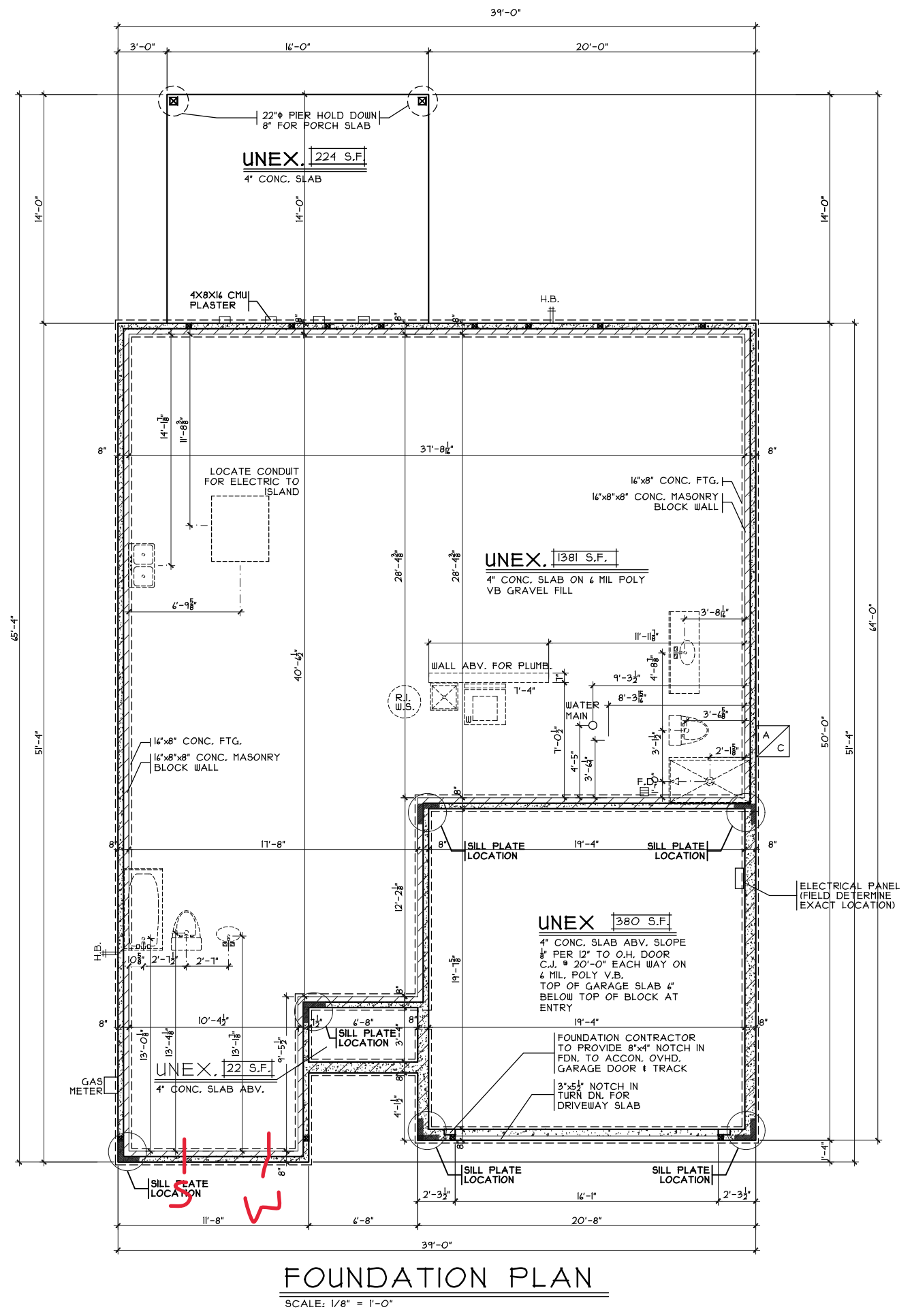


SOG DETAIL
SCALE: 1/8" = 1'-0"



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

BEARING WALL FTG.
SCALE: 1/4" = 1'-0"



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

Foundation Plan
 Plan: Marion Slab
 Date: 11/16/23
 Drawn: DSG
 Scale: As Noted
 Revised: 12/26/23
 Sheet: 3 of 7

Renaissance - BE-2345
 Proposed Residence:
 Roberts, Diana
 620 Maxwell Court
 Berryview Estates Lot 2345
 Montgomery County
 Germantown

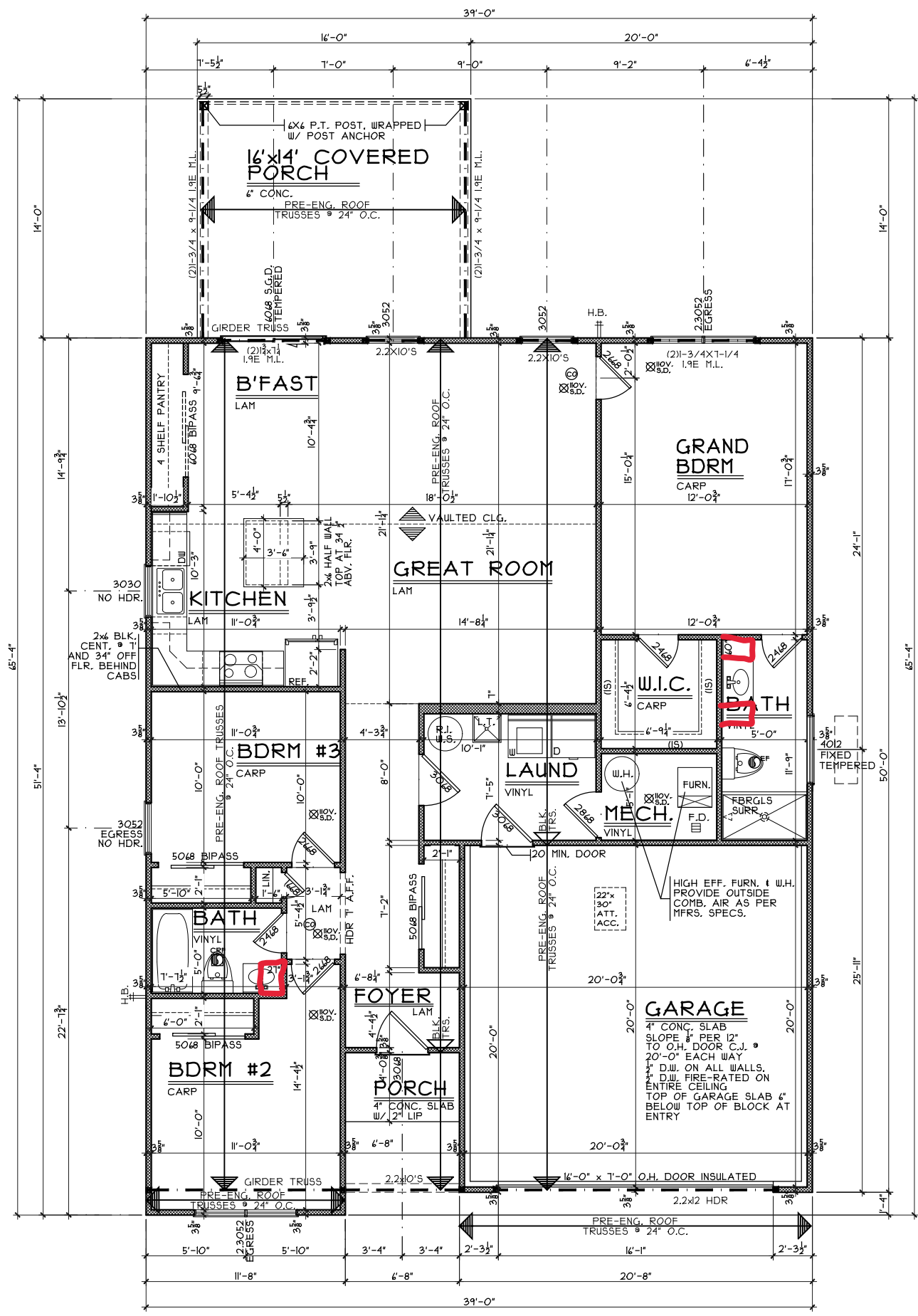
CRISTO HOMES
 7594-A Tylers Place Blvd.
 West Chester, OH 45069
 513.795.0570 www.cristohomes.com

Marion Slab - C1 - Vinyl
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Issue Dates

Review	Issue Dates

A2



FIRST FLOOR PLAN
SCALE: 1/8" = 1'-0" 1500 S.F.

First Floor Plan
Plan: Marion Slab
Date: 11/16/23
Drawn: DSG
Scale: As Noted
Revised: 12/26/23
Sheet: 4 of 7

Renaissance - BE-2345
Proposed Residence:
Roberts, Diana
620 Maxwell Court
Berrview Estates Lot 2345



Marion Slab - C1 - Vinyl
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Issue Dates

Review	Issue Date

A3

Montgomery County
Germantown