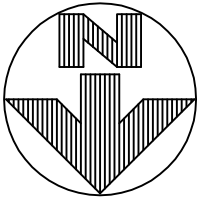
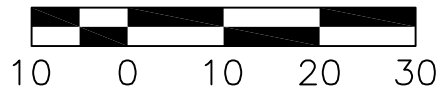


PLOT PLAN

LOT 2320 (13,093 SF) 0.3006 ACRES
 CREEKSIDE AT BERRYVIEW ESTATES
 CITY OF GERMANTOWN
 MONTGOMERY COUNTY, OHIO
 FOR: CRISTO HOMES



HARTMAN RESIDENCE
 637 MAXWELL COURT

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

SETBACKS:	C5	C6
FRONT YARD=35'	R=50.00'	R=50.00'
REAR YARD=30'	L=32.18'	L=2.32'
SIDE YARD=10'		

QUANTITIES

TOTAL LOT AREA	13093	sq. ft.
CITY WALK	222	sq. ft.
HOUSE WALK	42	sq. ft.
DRIVE	725	sq. ft.
APRON	121	sq. ft.
PATIO AND PORCHES	32	sq. ft.
DECK	0	sq. ft.
SEEDING AREA	5008	sq. ft.
UNDISTURBED AREA	6446	sq. ft.

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=716.3



PLOT PLAN PREPARED FROM AN
 UNRECORDED RECORD PLAT

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.

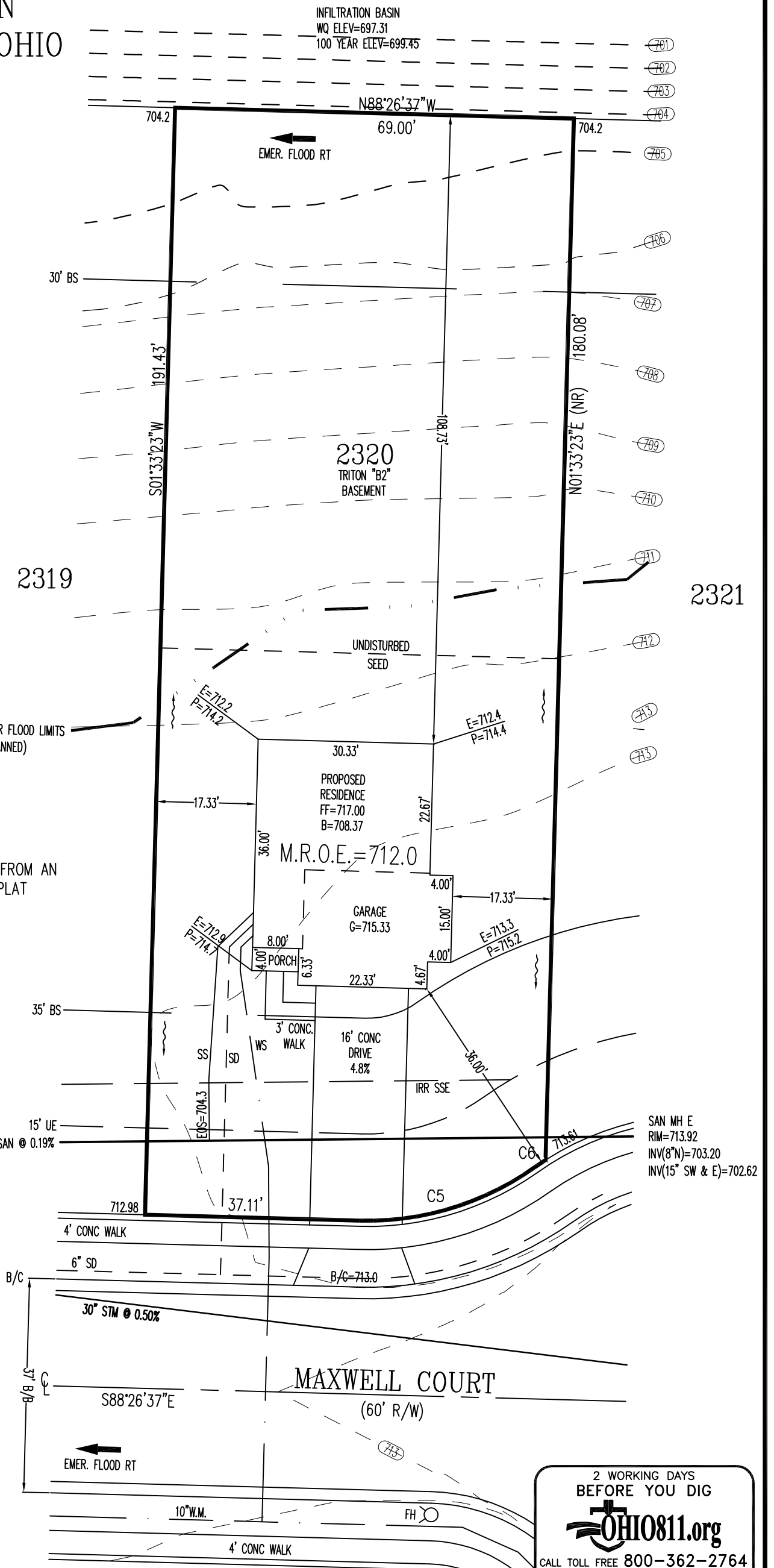
APEX ASSUMES NO RESPONSIBILITY FOR SOIL
 CONDITIONS, GROUND WATER CONDITIONS AND ANY
 POTENTIAL WATER INFILTRATION. CONTRACTOR IS
 RESPONSIBLE FOR ADEQUATE WATERPROOFING
 INSTALLATION AND DRAINAGE MEASURES.

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.

SAN MH D
 RIM=714.34
 INV=703.33

15' UE
 15" SAN @ 0.19%

SAN MH E
 RIM=713.92
 INV(8"N)=703.20
 INV(15" SW & E)=702.62



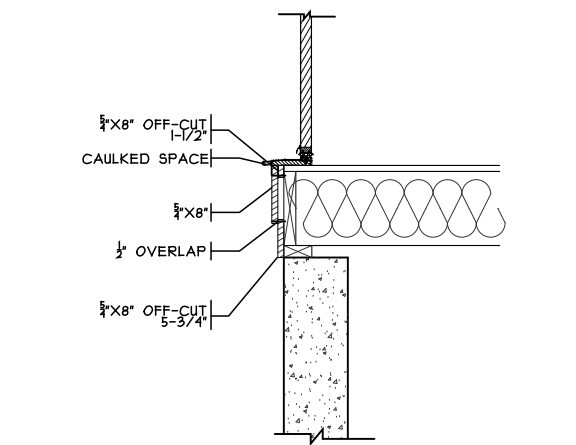
2 WORKING DAYS
 BEFORE YOU DIG

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

SCALE: 1"=20'
 DATE: 3/21/2022
 DRAWN: REW
 DESIGNED:
 CHECKED: JLS

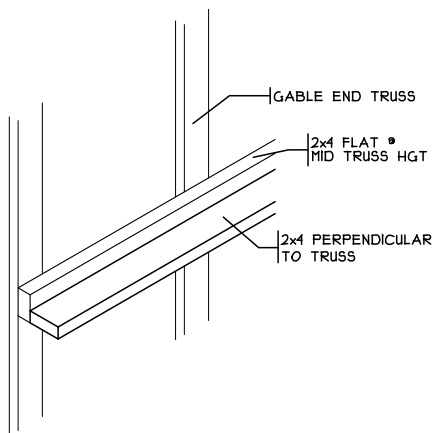
APEX
 ENGINEERING & SURVEYING, INC.
 1068 N. UNIVERSITY BLVD MIDDLETOWN, OHIO 45042
 PH.-(513) 424-5202 OR (513) 932-8991 FAX - (513) 424-6202

REVISIONS:
 1. 3/24/2022-REW-FLIP HOUSE
 2.
 3.
 4.
 PROJECT: CREEKSIDE AT BERRYVIEW SHEET 1 OF 1
 DRAWING: 220728PA



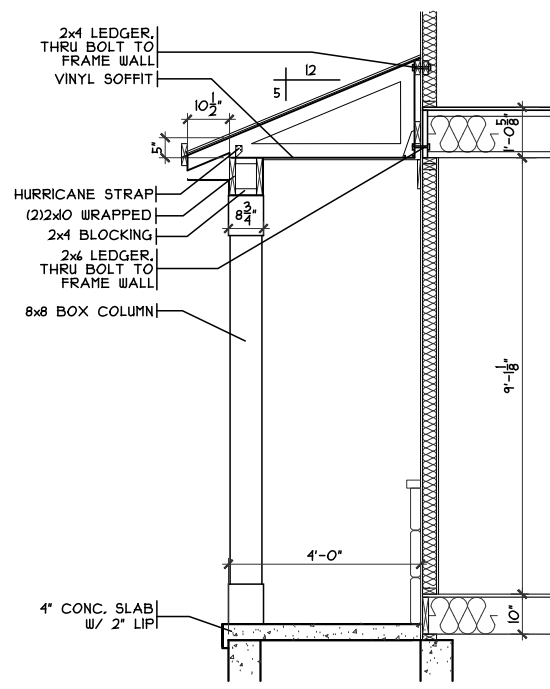
KICK PLATE DETAIL

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



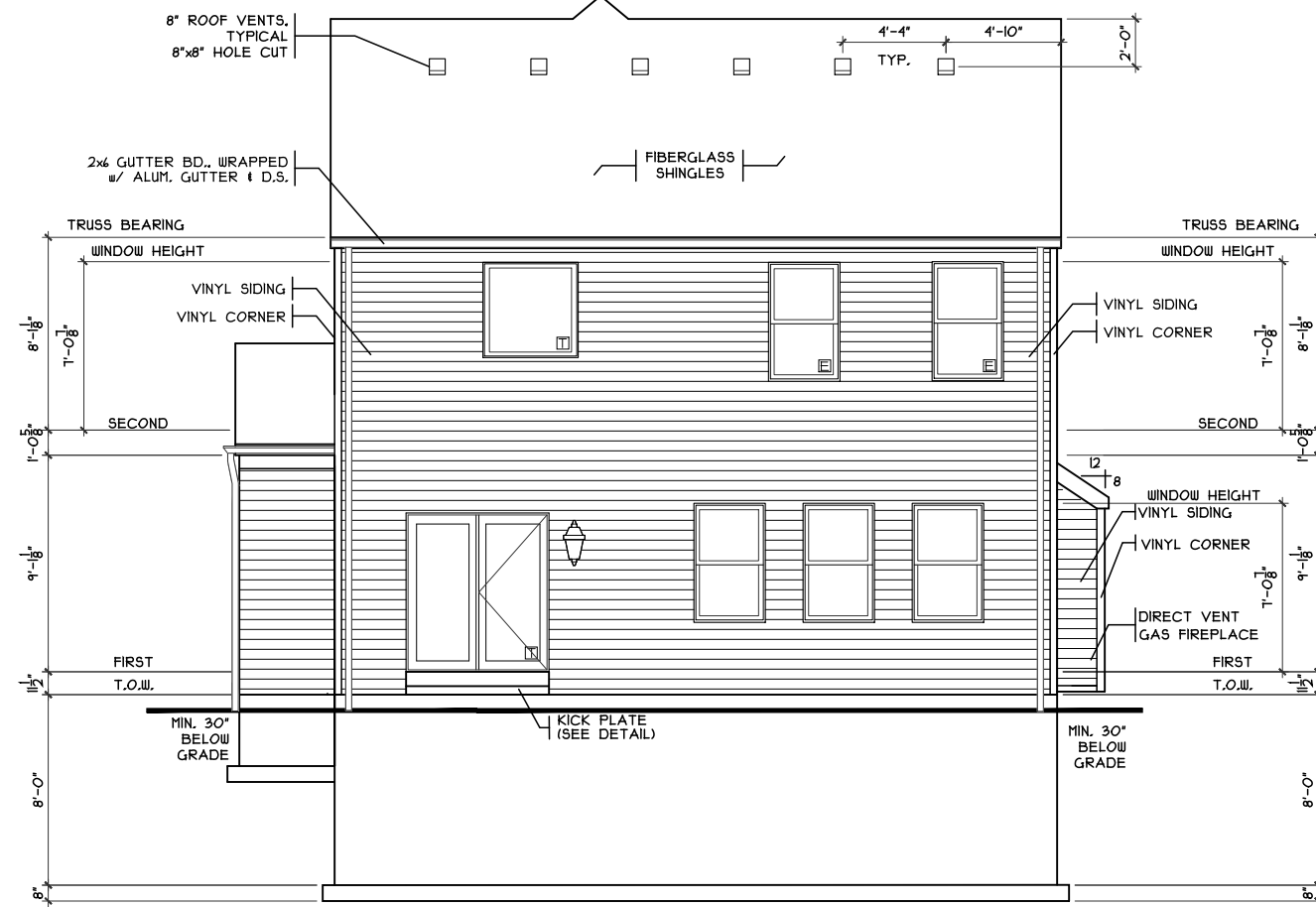
STIFF BACK DETAIL

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



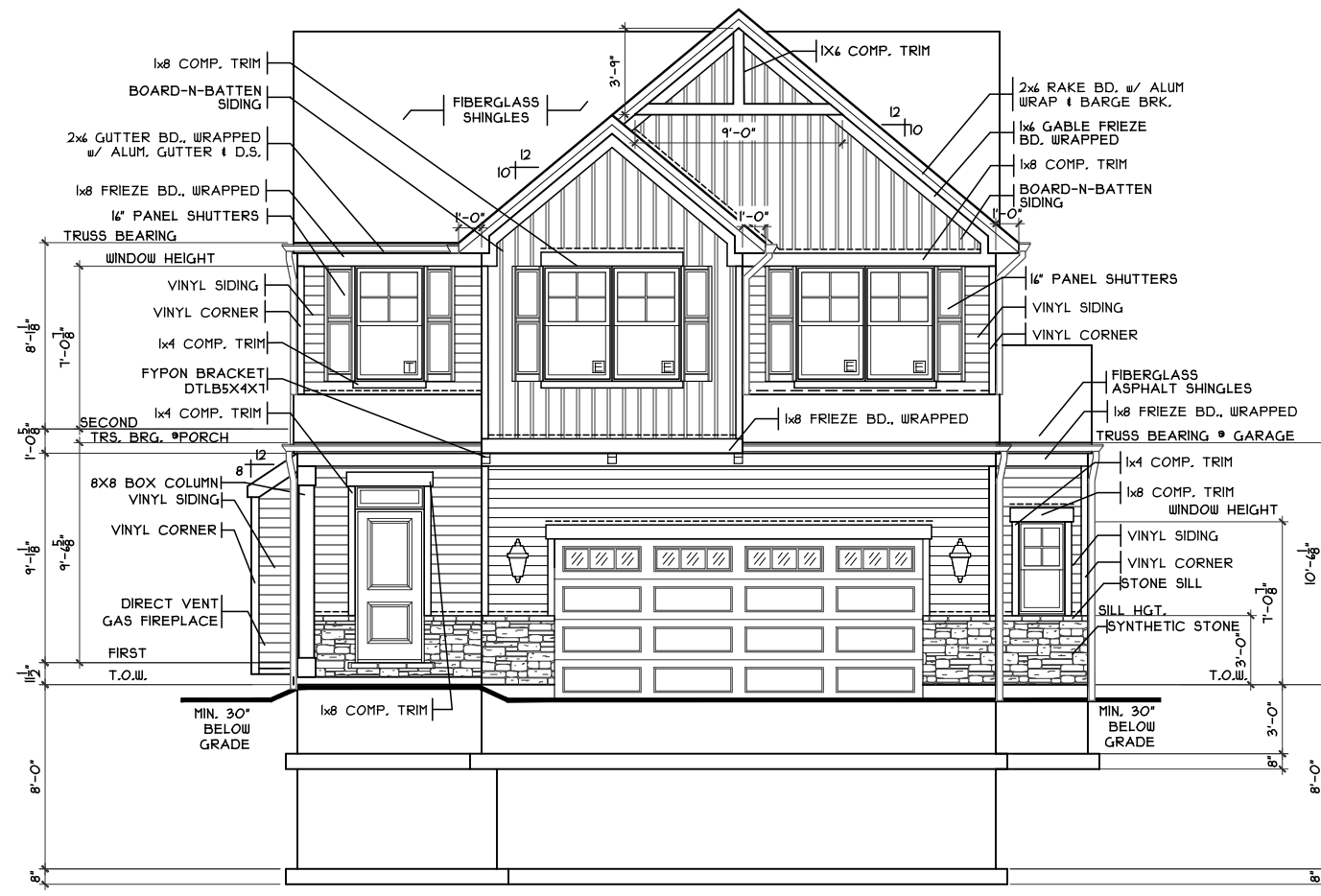
FRONT PORCH DETAIL

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



REAR ELEVATION

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

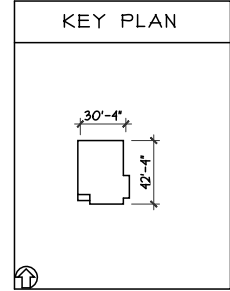


FRONT ELEVATION

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

SHEET INDEX	
SHT#	DESCRIPTION
A1	Front and Rear Elevations A1
A1a	Left and Right Elevations A1
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
S1	First Floor Joist Layout / Roof Plan
S2	Second Floor Joist Layout
E1	Electrical Plan
E2	Electrical Plan

PLAN INFO.	
251941B4	
4	BDRMS
2.5	BATH
4	CAR GARAGE
1ST FLR. CLG.	
SQUARE FOOTAGE	
TOTAL	1947
FIRST	800
SECOND	1147
LOW. LEV. FIN.	N/A
LOWER (SLAB)	68
GAR. (SLAB)	44



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	

Triton - B2 - Vinyl
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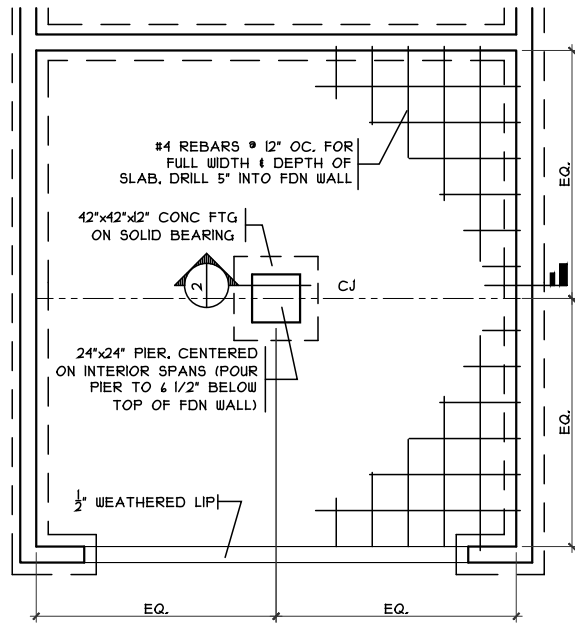
Germantown
Montgomery County

Prestige - BE-2320
Proposed Residence:
Reno Hartman
637 Maxwell Ct
Berryview Estates



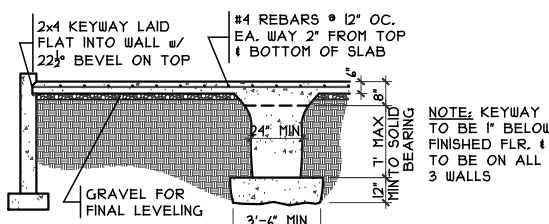
Front & Rear Elevations
Plan: Triton
Date: 3.4.2022
Drawn: DCI
Scale: As Noted
Revised: 3.25.2022
Sheet: 1 of 13

A1



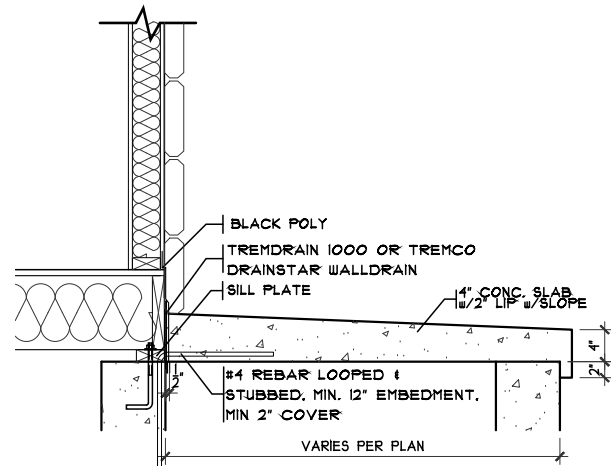
GRADE BM DETAIL

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



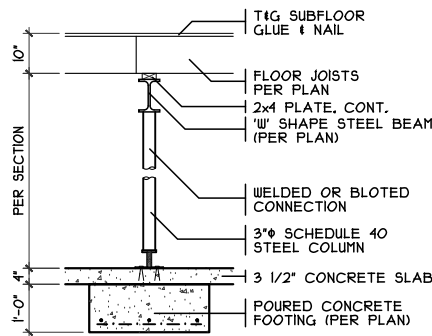
GRADE BM SECTION

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



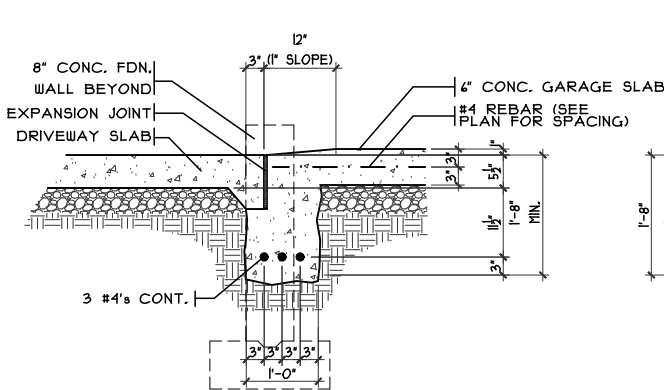
COLUMN DETAIL

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



COLUMN DETAIL

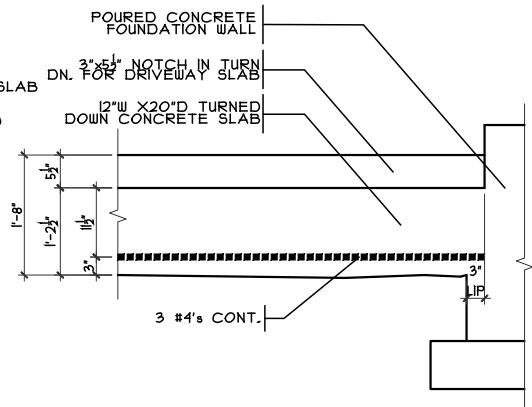
SCALE: 1/4" = 1'-0"



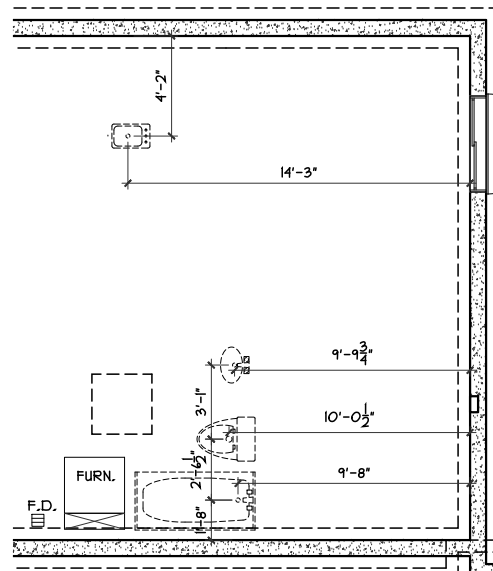
SECTION

GARAGE DOOR GRADE BM

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

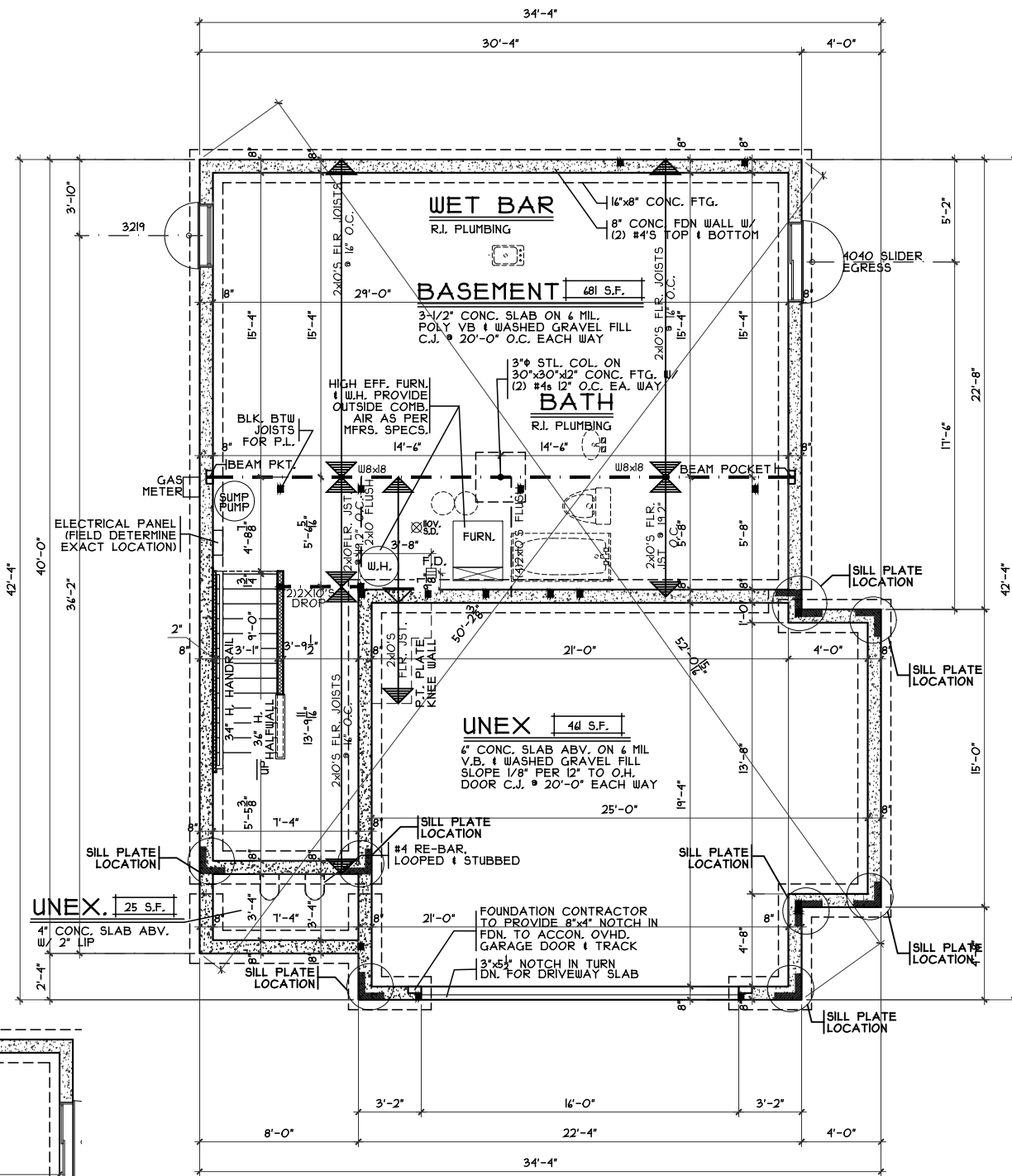


ELEVATION



FOUNDATION PLUMB. DIMS

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



FOUNDATION PLAN

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

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

Foundation Plan

Plan: Triton
 Date: 3.4.2022
 Drawn: DCI
 Scale: As Noted
 Revised: 3.25.2022
 Sheet: 10 of 13

Triton - B2 - Vinyl

Issue Dates

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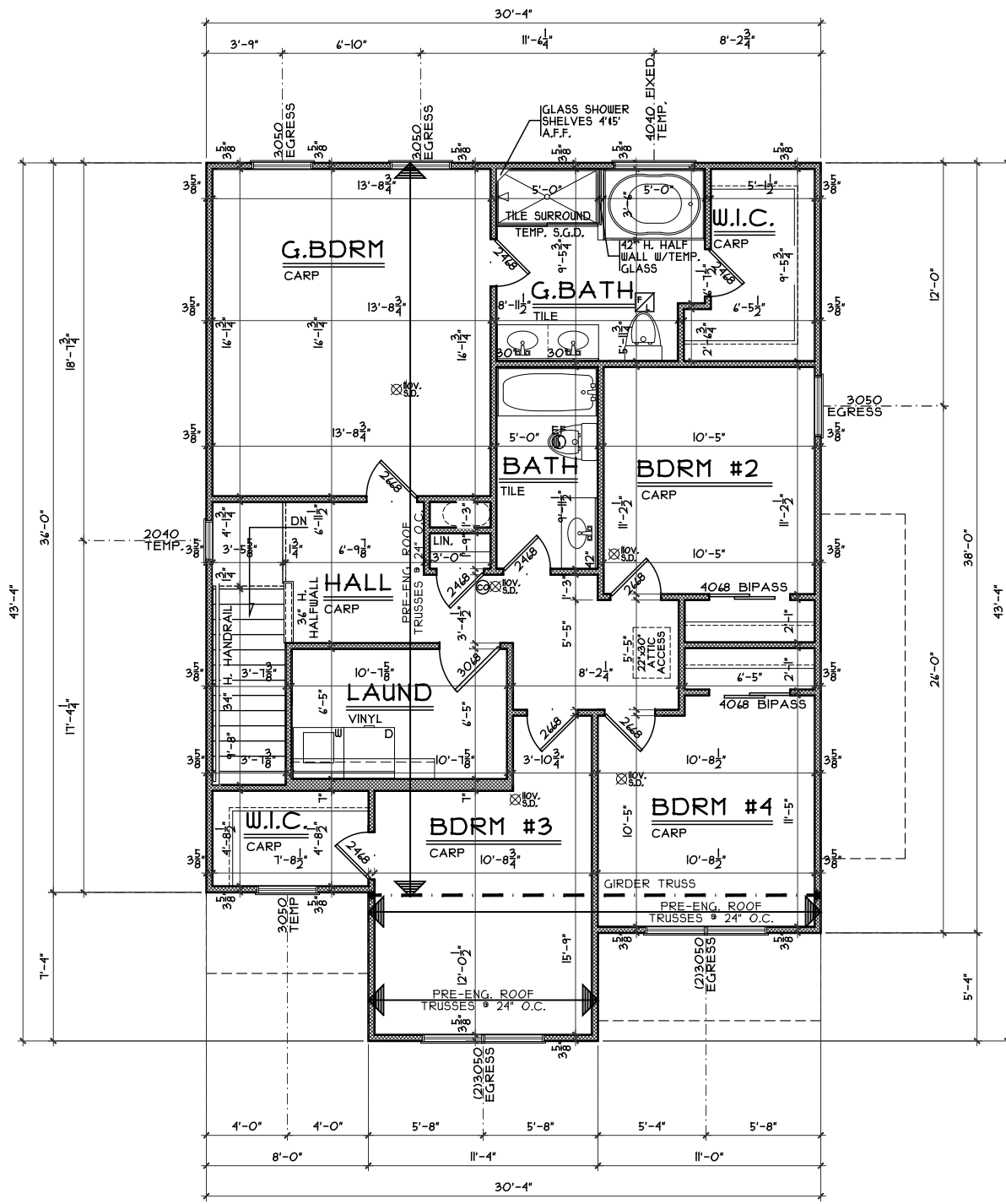
Germantown
 Montgomery County

Prestige - BE-2320

Proposed Residence:
 Reno Hartman
 637 Maxwell Ct
 Berryview Estates



A2



SECOND FLOOR PLAN
SCALE: 1/8" = 1'-0" 1141 SQ. FT.

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

Second Floor Plan

Plan: Triton
Date : 3.4.2022
Drawn: DCI
Scale : As Noted
Revised: 3.25.2022
Sheet : 15 of 13

Prestige - BE-2320

Proposed Residence:

Reno Hartman
637 Maxwell Ct
Berryview Estates



7894A Tyers Place Blvd.
West Chester, OH 45669
513.755.0570 • www.cristohomes.com

Triton - B2 - Vinyl

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Germantown
Montgomery County

Issue Dates

Review

A4