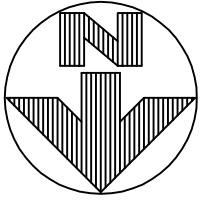


15 0 15 30 45



# PLOT PLAN

## LOT 2321 (16,800 SF) 0.3857 ACRES

### CREEKSIDE AT BERRYVIEW ESTATES

#### CITY OF GERMANTOWN

#### MONTGOMERY COUNTY, OHIO

#### FOR: CRISTO HOMES

**SETBACKS:**

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

C7

R=50.00'  
 L=53.41'

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=716.6

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.

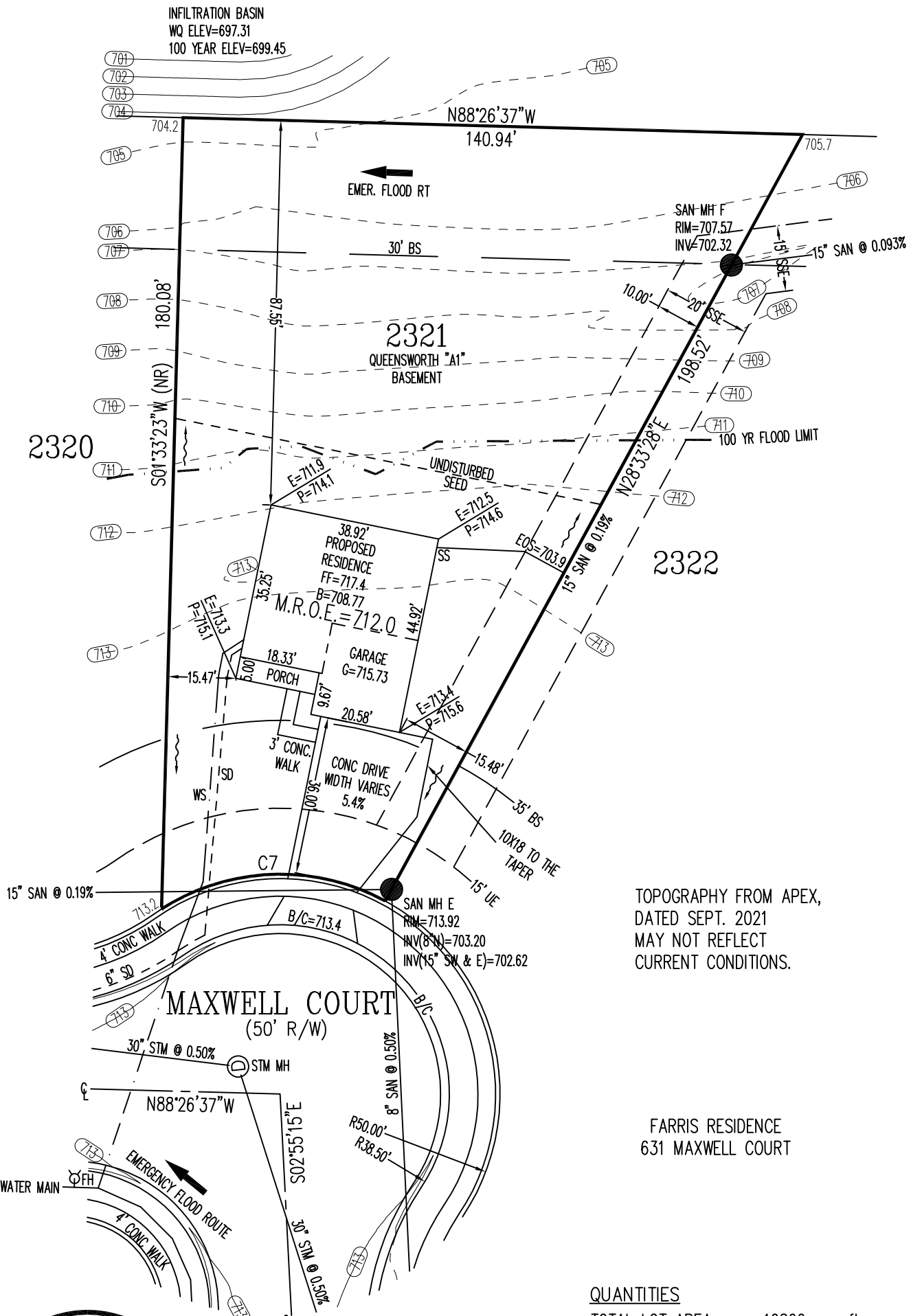
A STANDARD FORMULA WAS USED TO DETERMINE FINISH FLOOR GRADE. FINAL FINISH FLOOR ELEVATION IS CONTRACTOR'S RESPONSIBILITY.

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

FARRIS RESIDENCE  
 631 MAXWELL COURT



PLOT PLAN PREPARED FROM AN  
 UNRECORDED RECORD PLAT

QUANTITIES	
TOTAL LOT AREA	16800 sq. ft.
CITY WALK	145 sq. ft.
HOUSE WALK	50 sq. ft.
DRIVE	939 sq. ft.
APRON	122 sq. ft.
PATIO AND PORCHES	92 sq. ft.
DECK	0 sq. ft.
SEEDING AREA	5090 sq. ft.
UNDISTURBED AREA	9351 sq. ft.

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

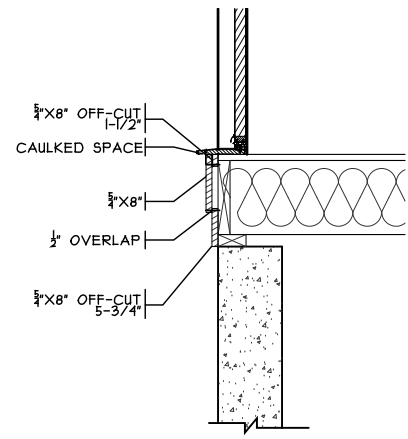
SCALE: 1"=30'  
 DATE: 10/18/2022  
 DRAWN: REW  
 DESIGNED:  
 CHECKED: JLS

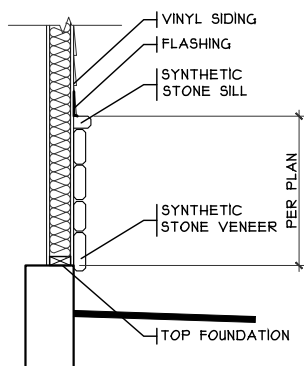
1068 N. UNIVERSITY BLVD MIDDLETOWN, OHIO 45042  
 PH.-(513) 424-5202 OR (513) 932-8991 FAX - (513) 424-6202

REVISIONS:  
 1. 11-08-22 NOTE ADDED  
 2.  
 3.  
 4.

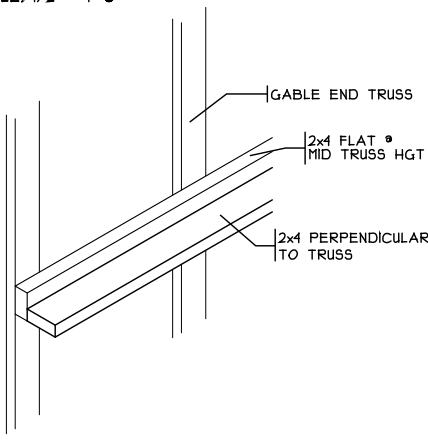
PROJECT: CREEKSIDE @ BERRYVIEW	SHEET
DRAWING: 221891PA	1 OF 1



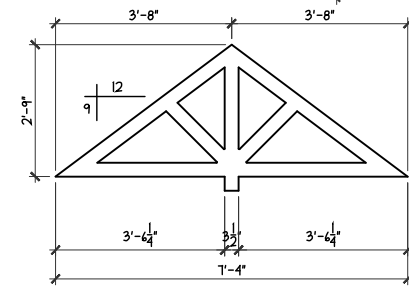
**KICK PLATE DETAIL**  
SCALE: 1/2" = 1'-0"



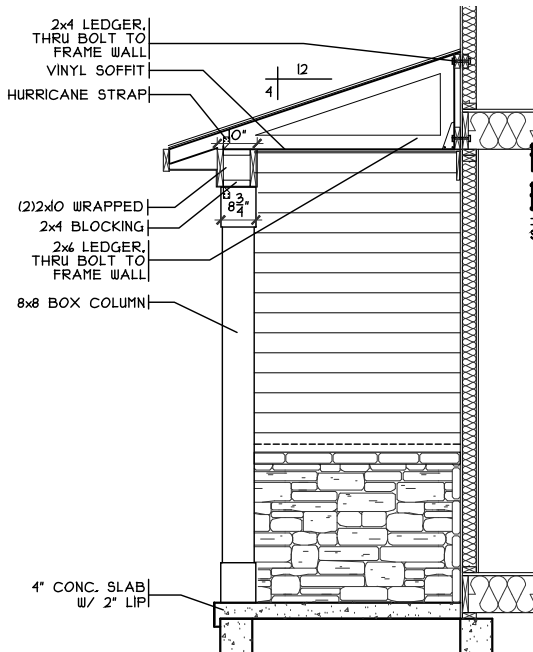
**STONE BASE DETAIL**  
SCALE: 1/8" = 1'-0"



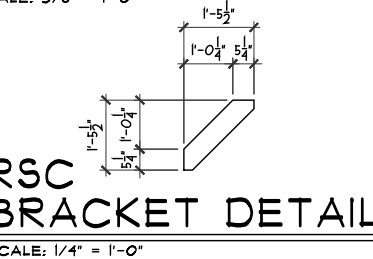
**STIFF BACK DETAIL**  
SCALE: 3/8" = 1'-0"



**GABLE PEDIMENT**  
SCALE: 3/8" = 1'-0"



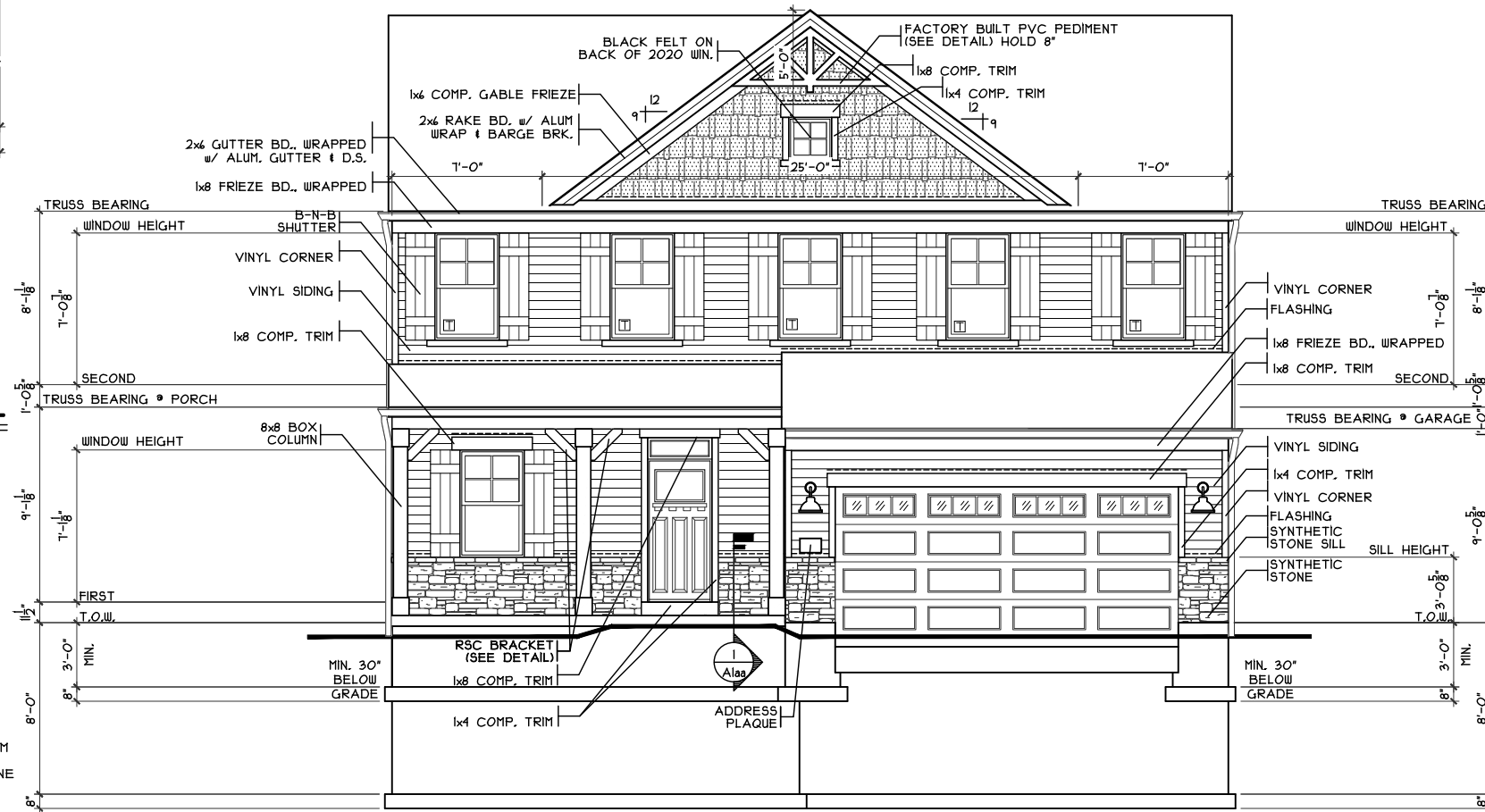
**FRONT PORCH DETAIL**  
SCALE: 1/4" = 1'-0"



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



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

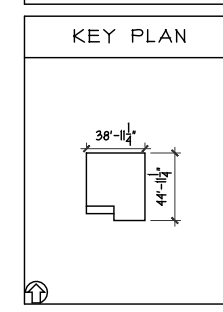


**FRONT ELEVATION**  
SCALE: 1/8" = 1'-0"

SHEET INDEX	
SHT#	DESCRIPTION
A1	Front and Rear Elevations
A1a	Left and Right Elevations
A2	Foundation Plan
A2a	Lower Level 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"

PLAN INFO.	
252423B4	
4	BDRMS
2.5	BATH
4	CAR GARAGE
1	1ST FLR. CLG.
SQUARE FOOTAGE	
TOTAL	2428
FIRST	1034
SECOND	1334
LOW. LEV. FIN.	645
LOWER (SLAB)	1043
GAR. (SLAB)	348



**OPTIONS**

Queensworth - A2 - Vinyl

Issue Dates

Review	Issue Dates

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Germantown  
Montgomery County

Prestige - BE-2321

Proposed Residence:  
Farris Residence  
631 Maxwell Court  
Berryview Estates Lot 2321

Front And Rear Elevations

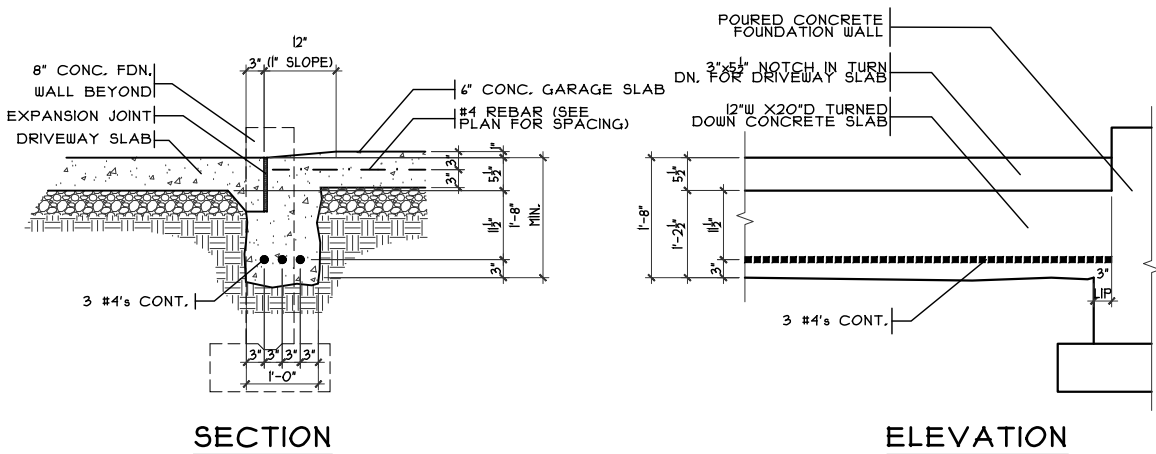
Plan: Queensworth  
Date: 10.6.2022  
Drawn: CKP  
Scale: As Noted  
Revised: 11.21.2022  
Sheet: 1 of 15

**CRISTO HOMES**  
7944 Tyers Place Blvd.  
West Chester, OH 45389  
513.755.0570 • www.cristohomes.com

**A1**

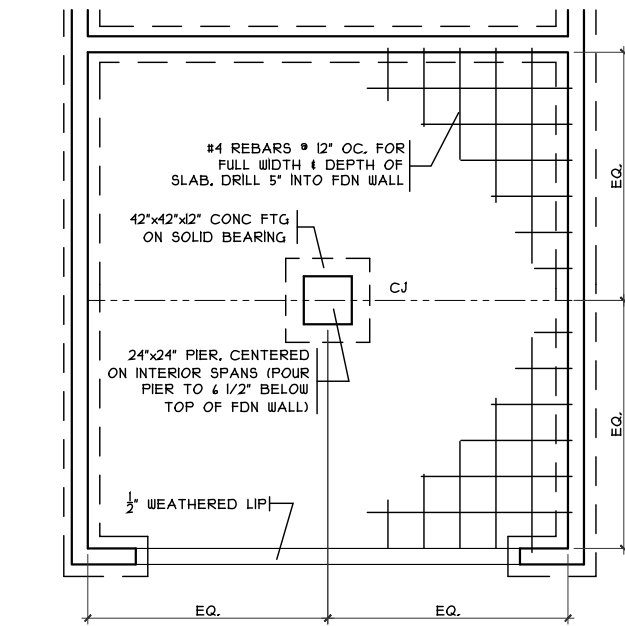
### GARAGE DOOR GRADE BM

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



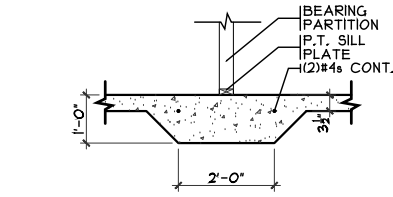
### GRADE BM DETAIL

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



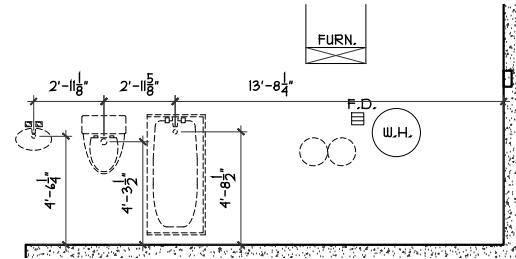
### THICKENED SLAB

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



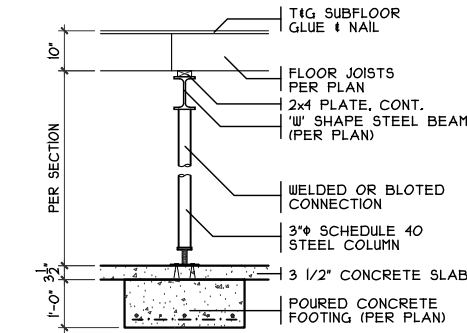
### PLUMBING DIMS.

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



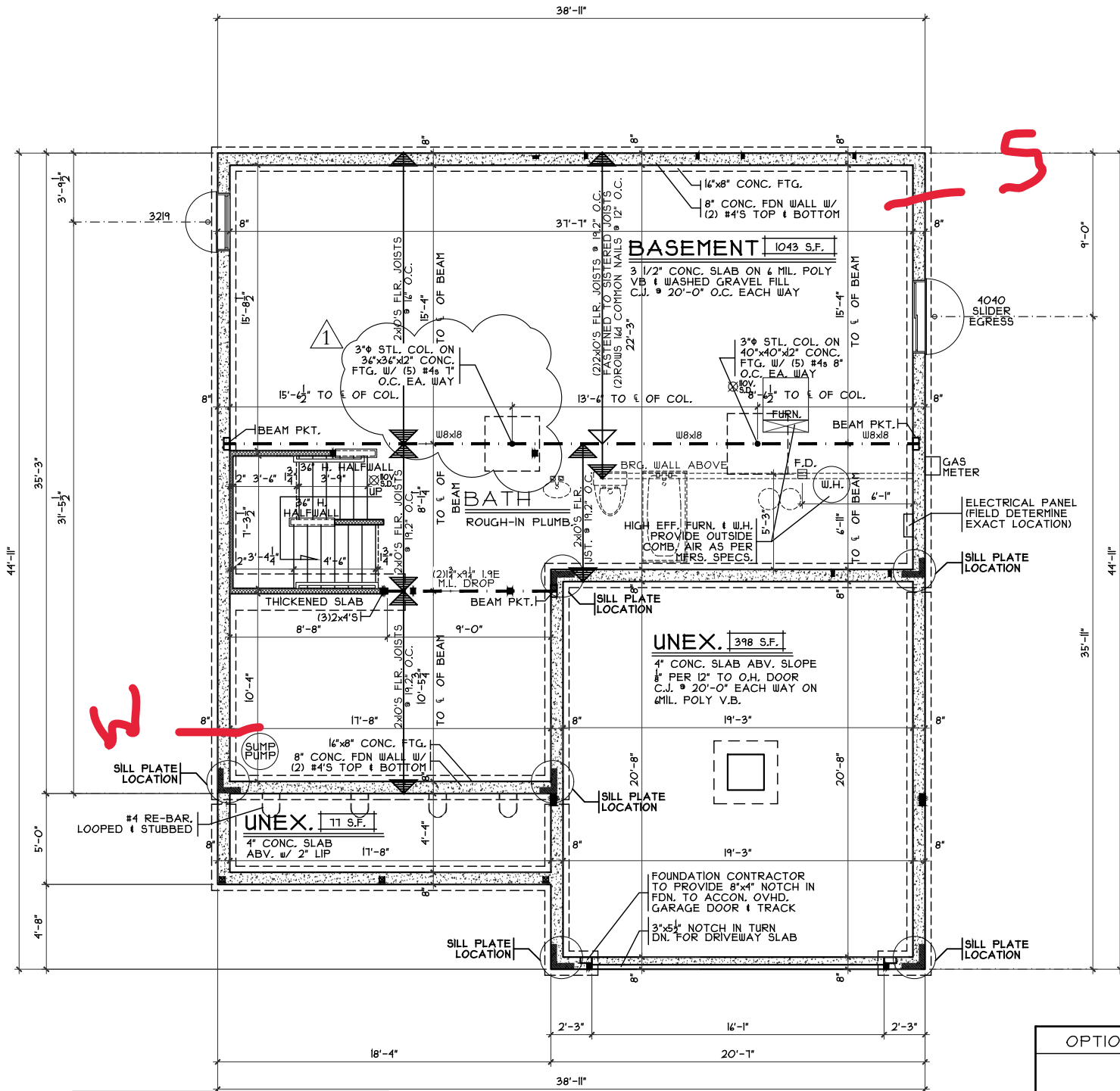
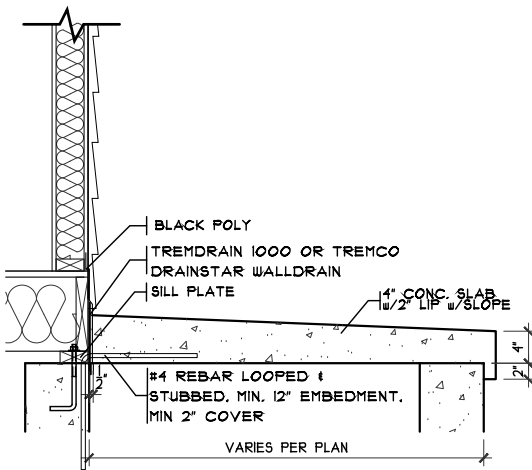
### COLUMN DETAIL

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



### PORCH DETAIL

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



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

### FOUNDATION PLAN

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

OPTIONS

Foundation Plan

Plan: Queensworth  
 Date: 10.6.2022  
 Drawn: CKP  
 Scale: As Noted  
 Revised: 11.21.2022  
 Sheet: 3 of 15



7944 Tyers Place Blvd.  
 West Chester, OH 45389  
 513.755.0570

Prestige - BE-2321

Proposed Residence:

Farris Residence  
 631 Maxwell Court  
 Berryview Estates Lot 2321

Montgomery County

Queensworth - A2 - Vinyl

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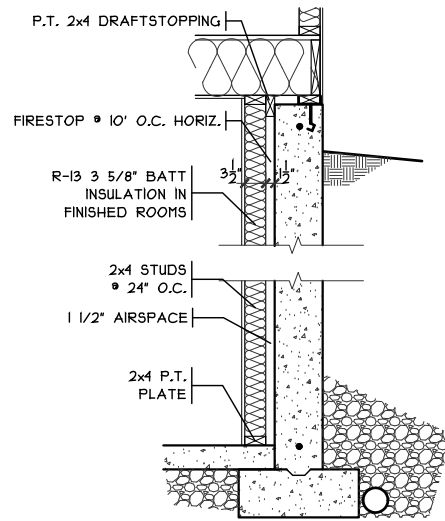
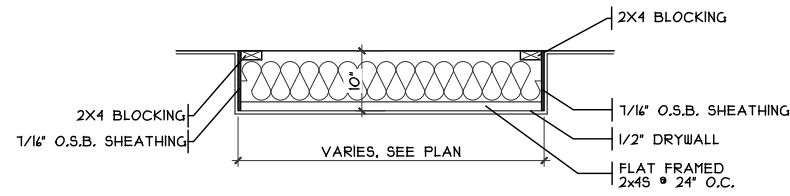
Issue Dates

Review  
 1/07/22 REVISIONS

A2

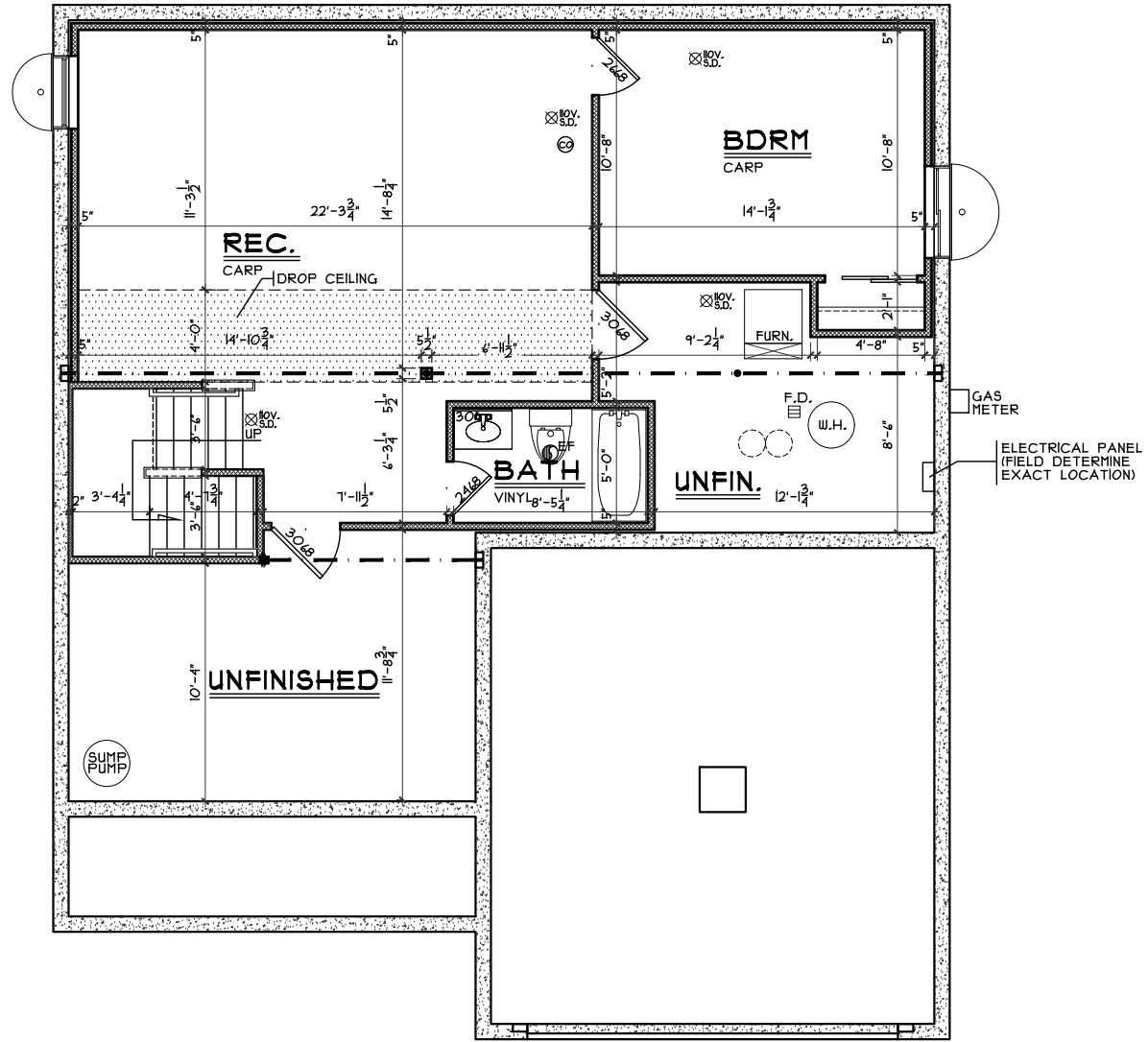
### DROP CLG. DETAIL

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



### FIN. LL WALL DETAIL

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



### FINISHED LOWER LEVEL

SCALE: 1/8" = 1'-0" 645 SQ. FT.

OPTIONS

Finished Lower Level

Plan: Queensworth  
 Date: 10.6.2022  
 Drawn: CKP  
 Scale: As Noted  
 Revised: 11.21.2022  
 Sheet: 4 of 15

Prestige - BE-2321

Proposed Residence:  
 Farris Residence  
 631 Maxwell Court  
 Berryview Estates Lot 2321

Queensworth - A2 - Vinyl

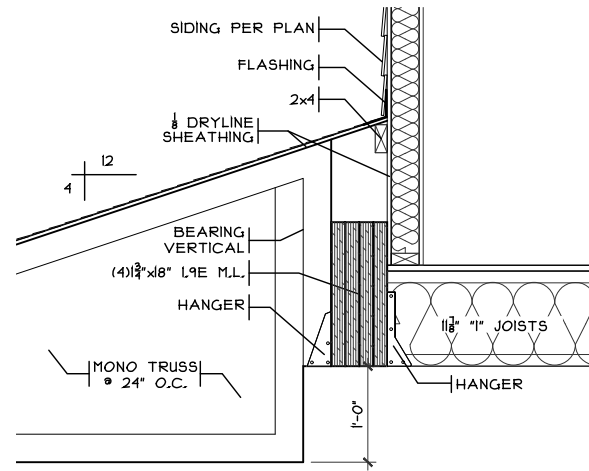
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Review	

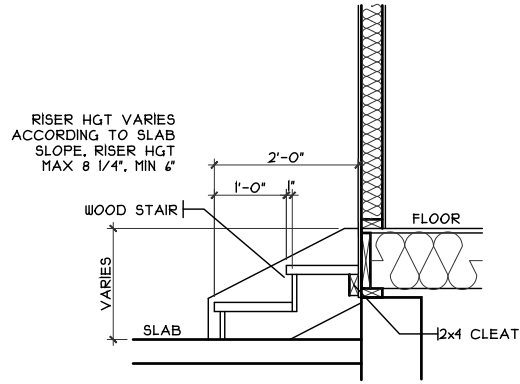
Germantown  
 Montgomery County



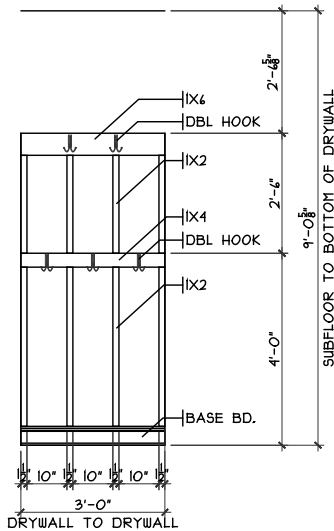
A2a



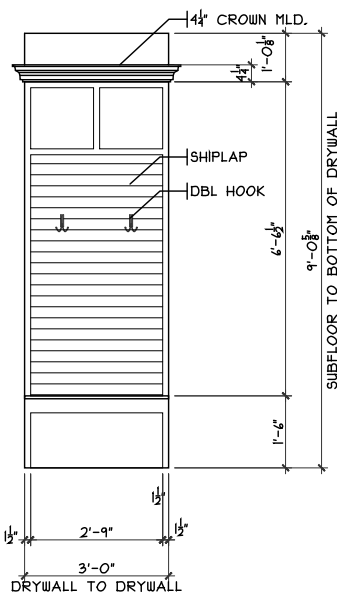
**GARAGE DETAIL**  
SCALE: 1/2" = 1'-0"



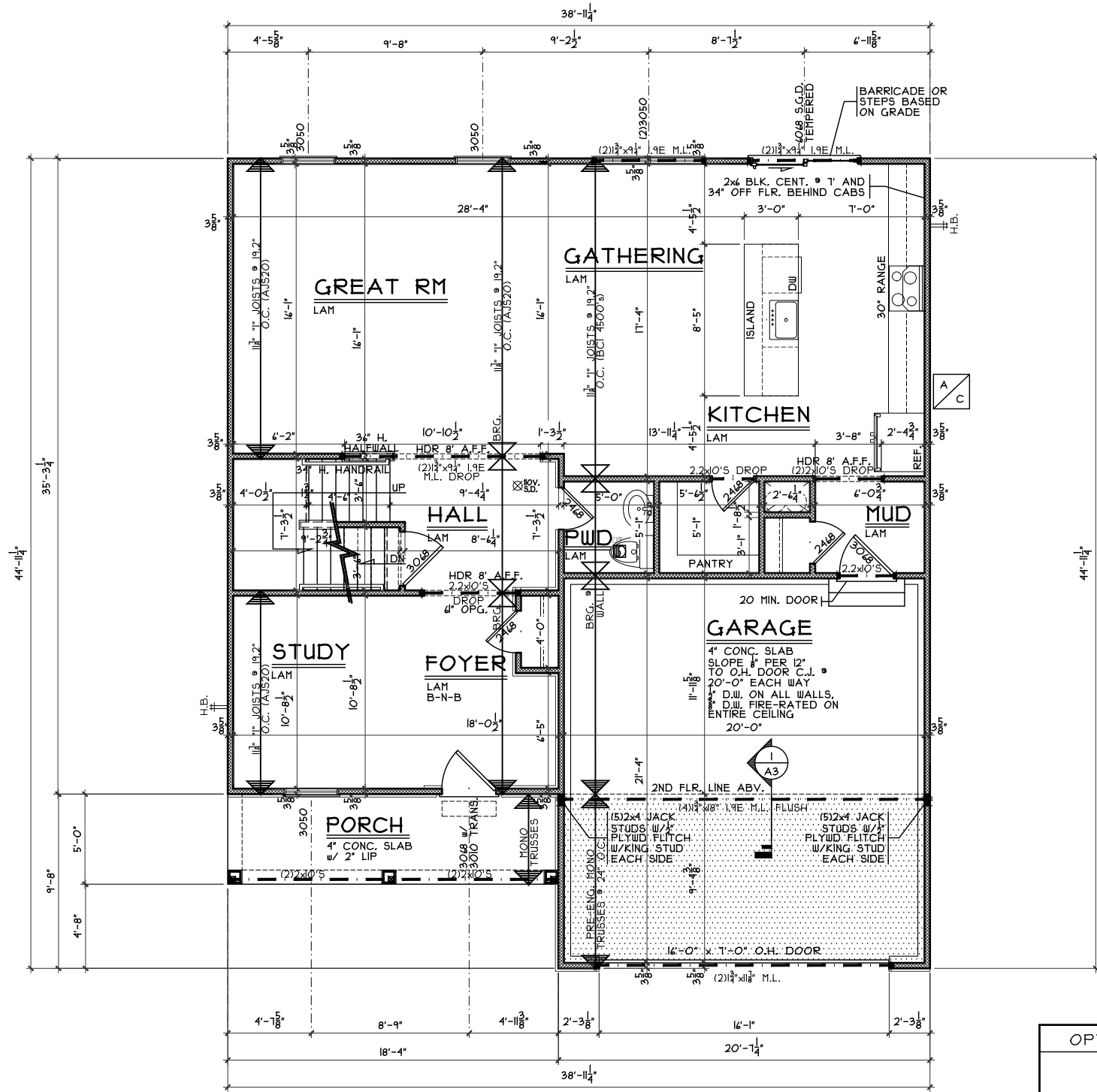
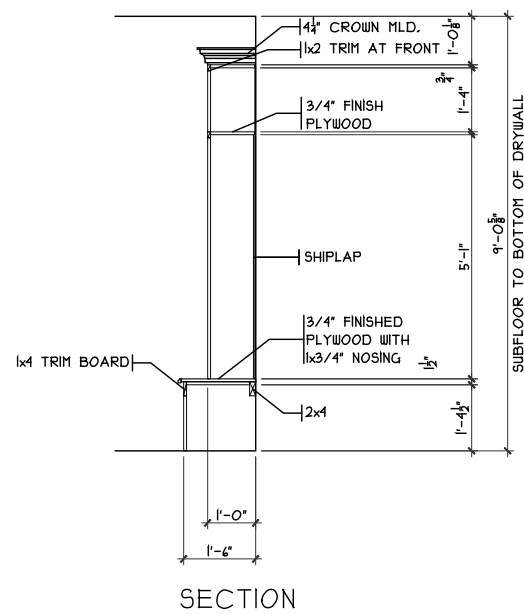
**GARAGE STEPS**  
SCALE: 1/8" = 1'-0"



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



**OPT. MUD ROOM CUBBIES DETAIL**  
SCALE: 1/8" = 1'-0"



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

**FIRST FLOOR PLAN**  
SCALE: 1/8" = 1'-0" 1094 SQ. FT.

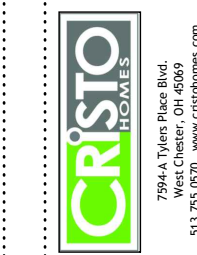
OPTIONS

First Floor Plan  
Plan: Queensworth  
Date: 10.6.2022  
Drawn: CKP  
Scale: As Noted  
Revised: 11.21.2022  
Sheet: 5 of 15

Prestige - BE-2321  
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Queensworth - A2 - Vinyl  
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Review	Issue Dates



Germantown  
Montgomery County

A3

