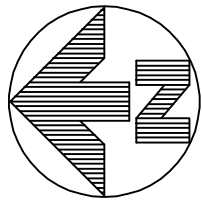
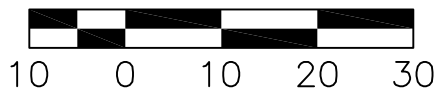


BE 2337
580 Maxwell Court
Germantown, OH 45327

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

Gas Furnace



PLOT PLAN
LOT 2337 (9,045 SF) 0.2076 ACRES
CREEKSIDE AT BERRYVIEW ESTATES
CITY OF GERMANTOWN
MONTGOMERY COUNTY, OHIO
FOR: CRISTO HOMES

MARKET HOME
 580 MAXWELL COURT

QUANTITIES

TOTAL LOT AREA	9045	sq. ft.
CITY WALK	206	sq. ft.
HOUSE WALK	42	sq. ft.
DRIVE	656	sq. ft.
APRON	121	sq. ft.
PATIO AND PORCHES	192	sq. ft.
DECK	0	sq. ft.
SEEDING AREA	4133	sq. ft.
UNDISTURBED AREA	3150	sq. ft.

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

M.R.O.E.=714.7

TOP OF WINDOW WELLS OR
 BOTTOM OF BASEMENT WINDOWS
 TO BE AT OR ABOVE THE M.R.O.E.

SUGGESTED FF=717.3

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



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.

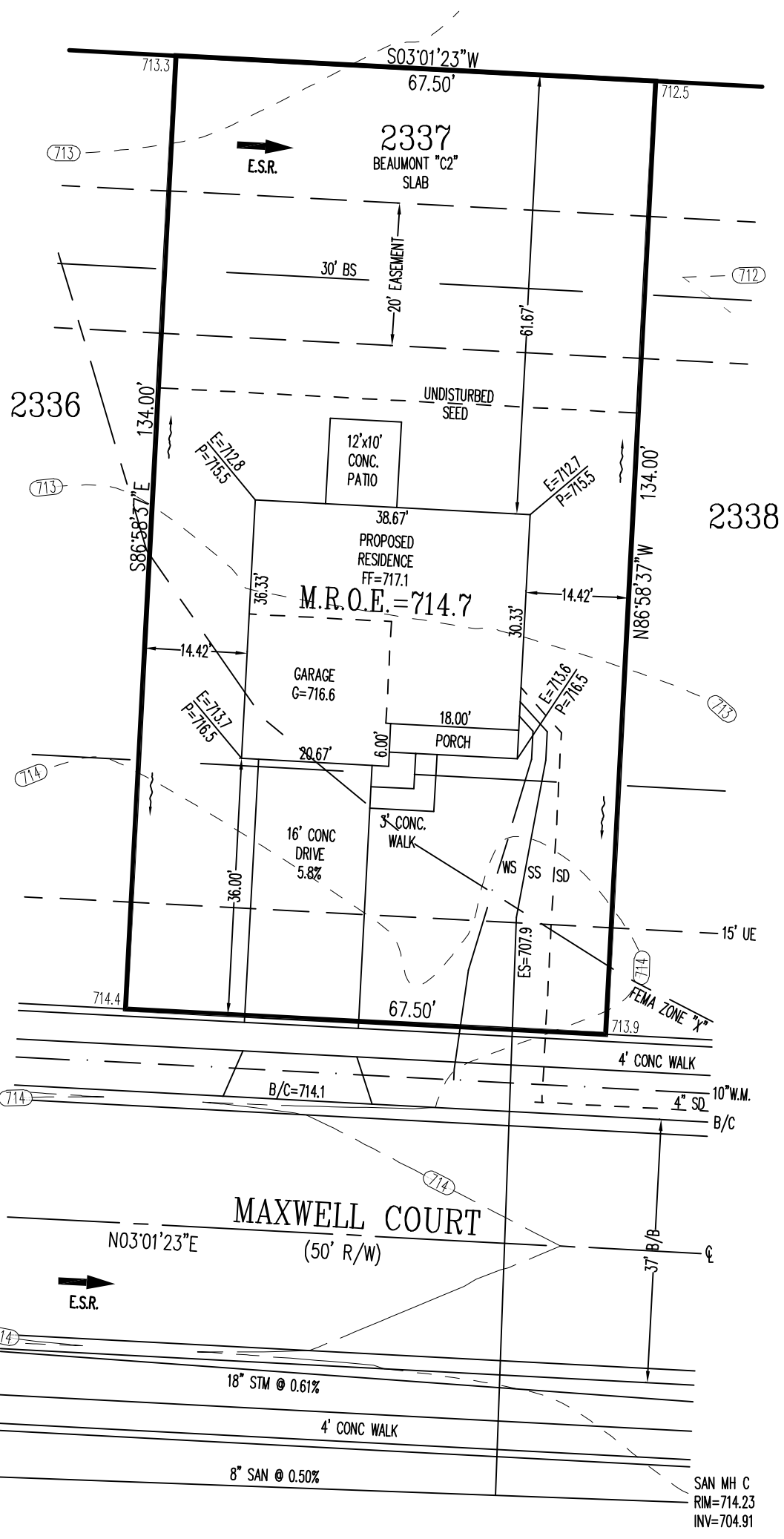
A STANDARD FORMULA WAS USED TO DETERMINE FINISH FLOOR GRADE. FINAL FINISH FLOOR ELEVATION IS CONTRACTOR'S RESPONSIBILITY.

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.



2 WORKING DAYS
BEFORE YOU DIG

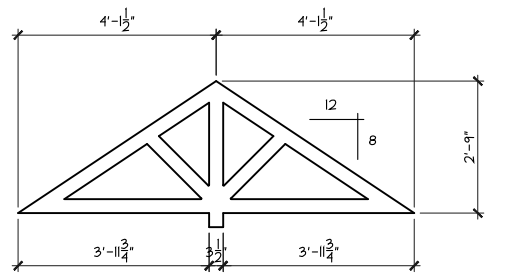
 CALL TOLL FREE 800-362-2764
 OHIO UTILITIES PROTECTION SERVICE

SCALE: 1"=20'
 DATE: 3/2/2023
 DRAWN: REW
 DESIGNED: -
 CHECKED: JLS

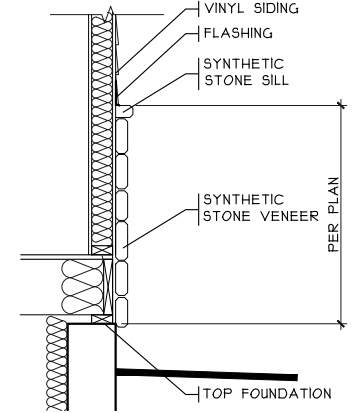
ENGINEERING & SURVEYING, INC.
 1068 N. UNIVERSITY BLVD MIDDLETOWN, OHIO 45042
 PH.-(513) 424-5202 OR (513) 932-8991 FAX - (513) 424-6202

REVISIONS: 1. 2. 3. 4.	
PROJECT: CREEKSIDE AT BERRYVIEW DRAWING: 230281PA	SHEET 1 OF 1

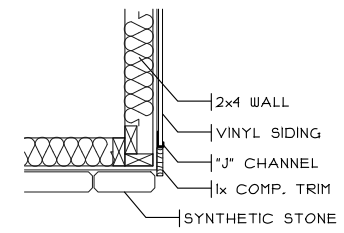
CRI23035.DWG • PLANS PREPARED BY SABO DESIGN ASSOCIATES • 550 WARDS CORNER ROAD SUITE 201, LOVELAND, OH 45140 • 513.683.1236 • SABODESIGNASSOC@SABODA.NET • COPYRIGHT 2023 SABO DESIGN ASSOCIATES



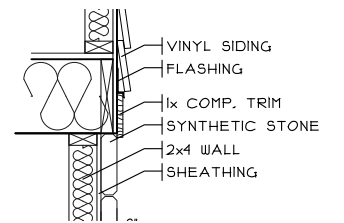
GABLE PEDIMENT DIMS
SCALE: 1/2" = 1'-0"



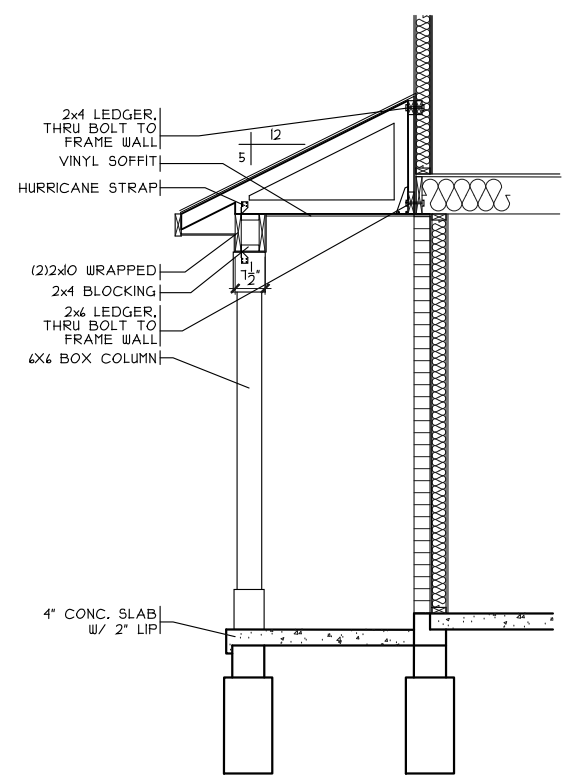
STONE BASE DETAIL
SCALE: 1/8" = 1'-0"



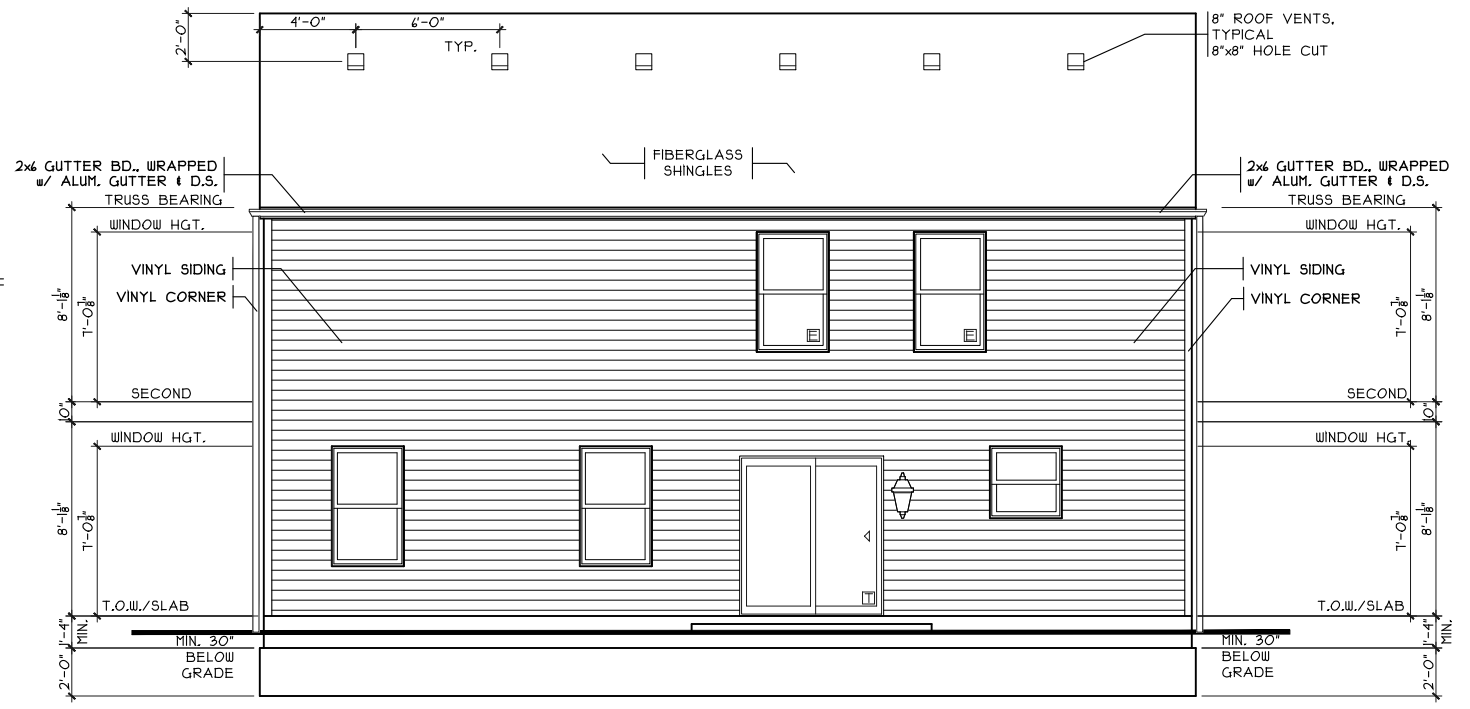
STONE/VINYL CORNER
SCALE: 1" = 1'-0"



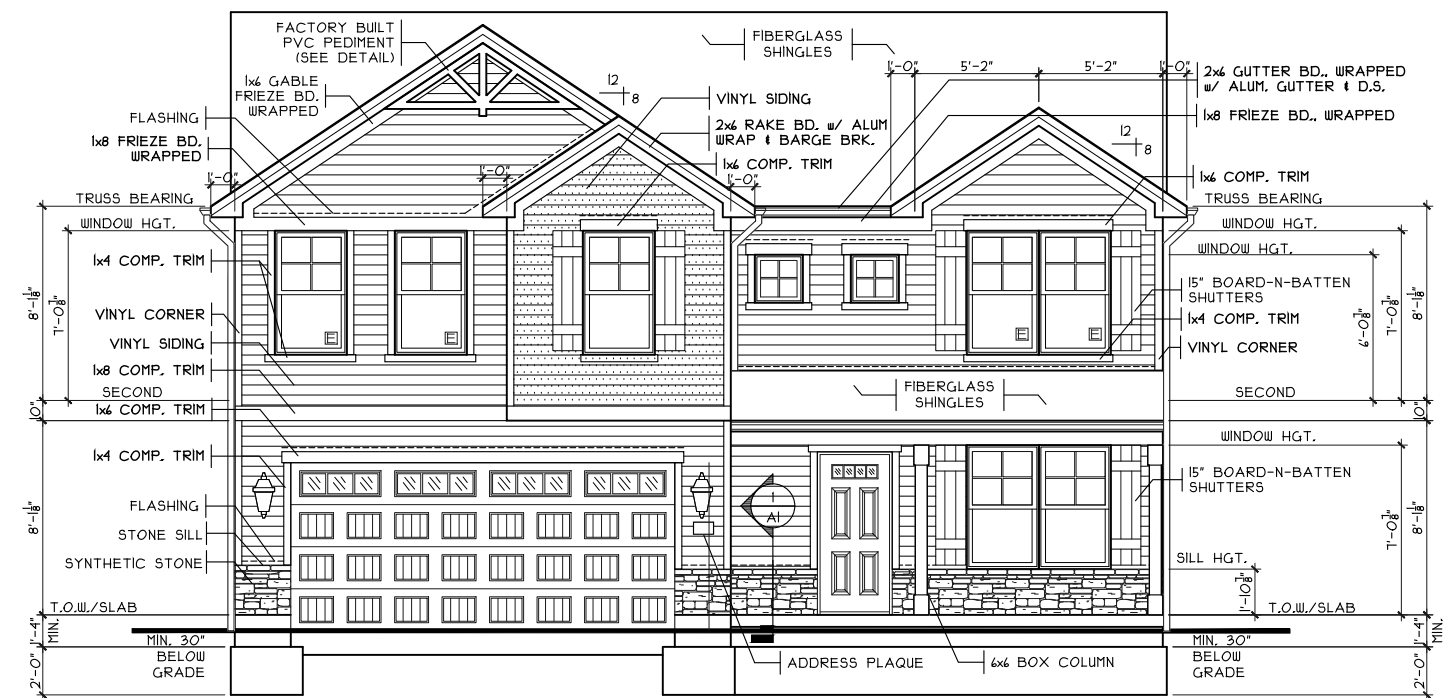
STONE DETAIL
SCALE: 1" = 1'-0"



PORCH DETAIL
SCALE: 1/2" = 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

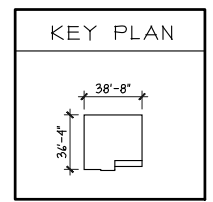
NOTE:
PLANS PRINTED ON 24x36 SHEETS TO BE SCALABLE AT FULL SCALE. 1/4" = 1'-0"
PLANS PRINTED ON 11x17 SHEETS TO BE SCALABLE AT HALF SCALE. 1/8" = 1'-0"

Issue Dates
Review

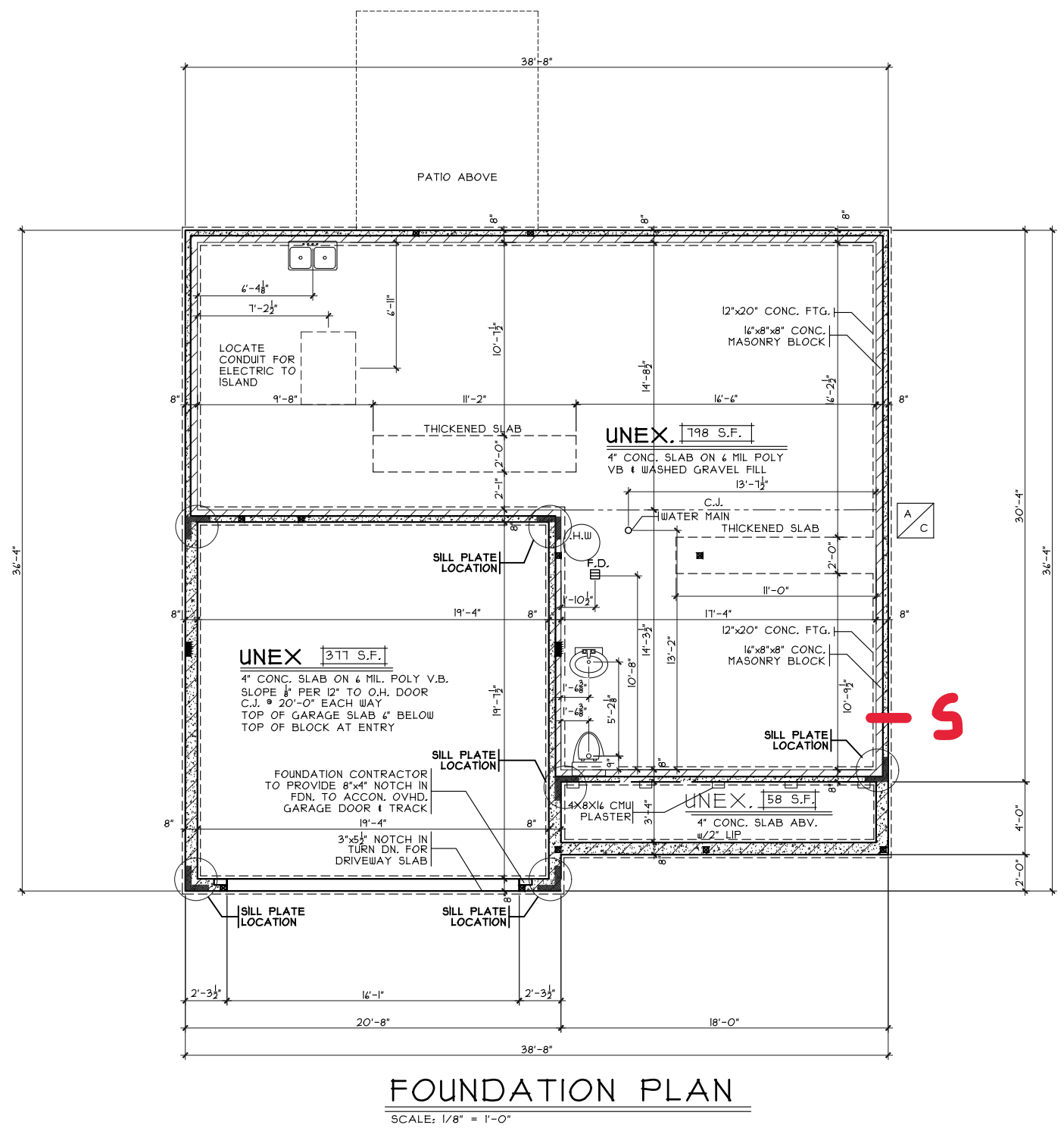
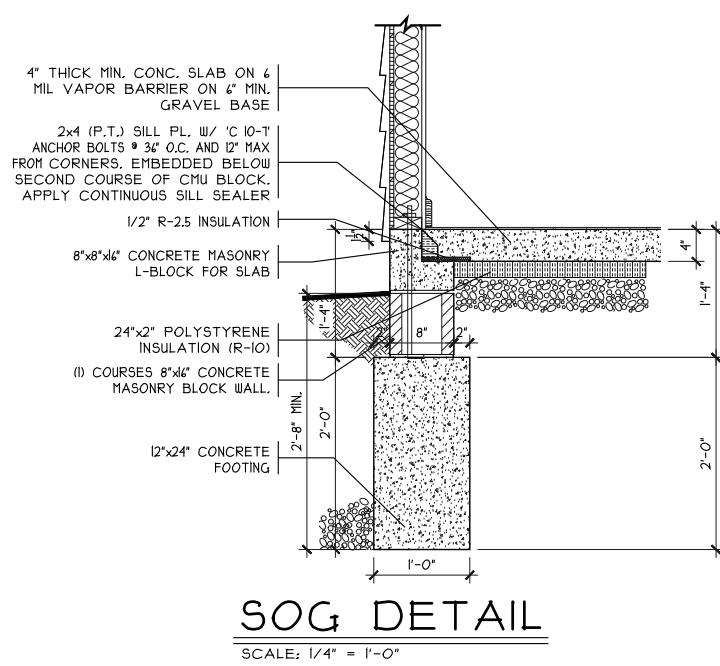
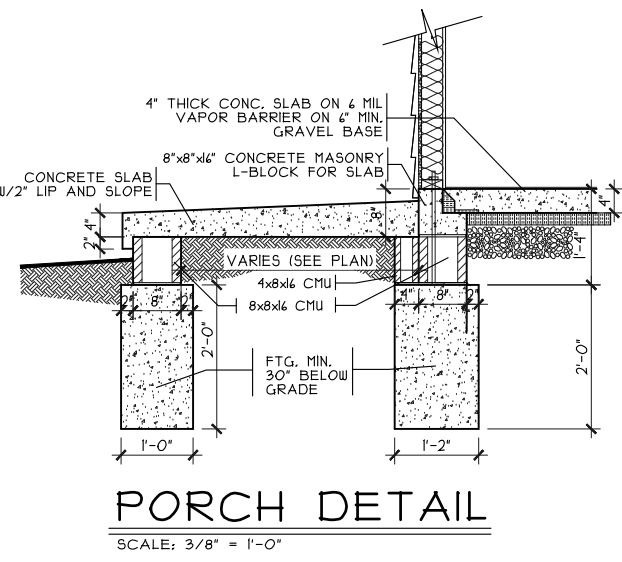
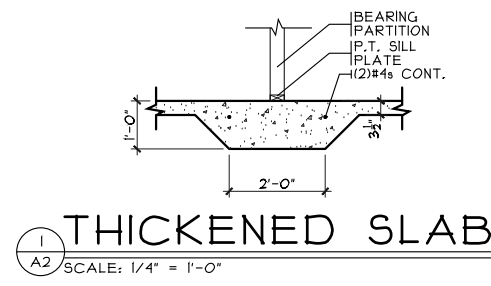
Beamont Slab - C2 - Vinyl
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Renaissance - BE-2337
Proposed Residence:
Market Home
580 Maxwell Court
Berryview Estates

2S2156B4 PLAN INFO	
4	BDRMS
2.5	BATHS
2	CAR GARAGE
8	1ST FLR. CLG.
SQUARE FOOTAGE	
TOTAL	2154
MAIN	883
UPPER	1273
LOWER(FINISH)	601
LOWER(SLAB)	803
GARAGE(SLAB)	314



Plan: Beamont Slab
Date: 2.17.2023
Drawn: SDG
Scale: As Noted
Revised:
Sheet: 1 of 8



Foundation Plan
Plan: Beaumont Slab
Date: 2.17.2023
Drawn: SDG
Scale: As Noted
Revised:
Sheet: 3 of 8

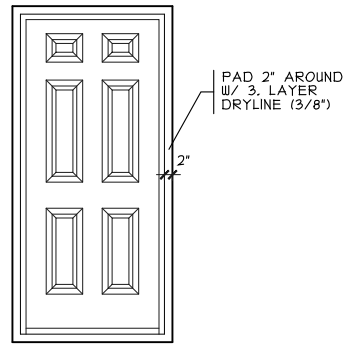
Renaissance - BE-2337
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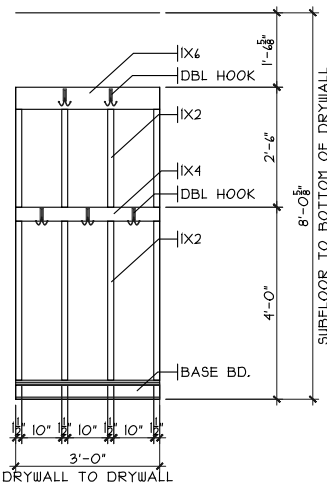
Germentown
Montgomery

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

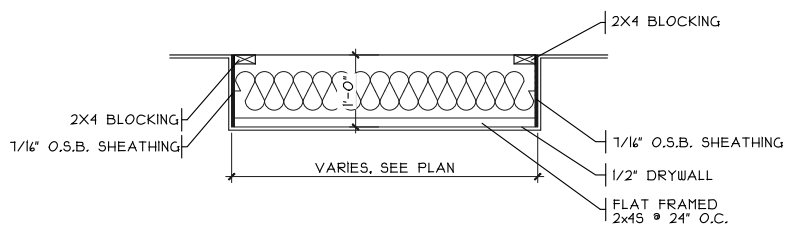
A2



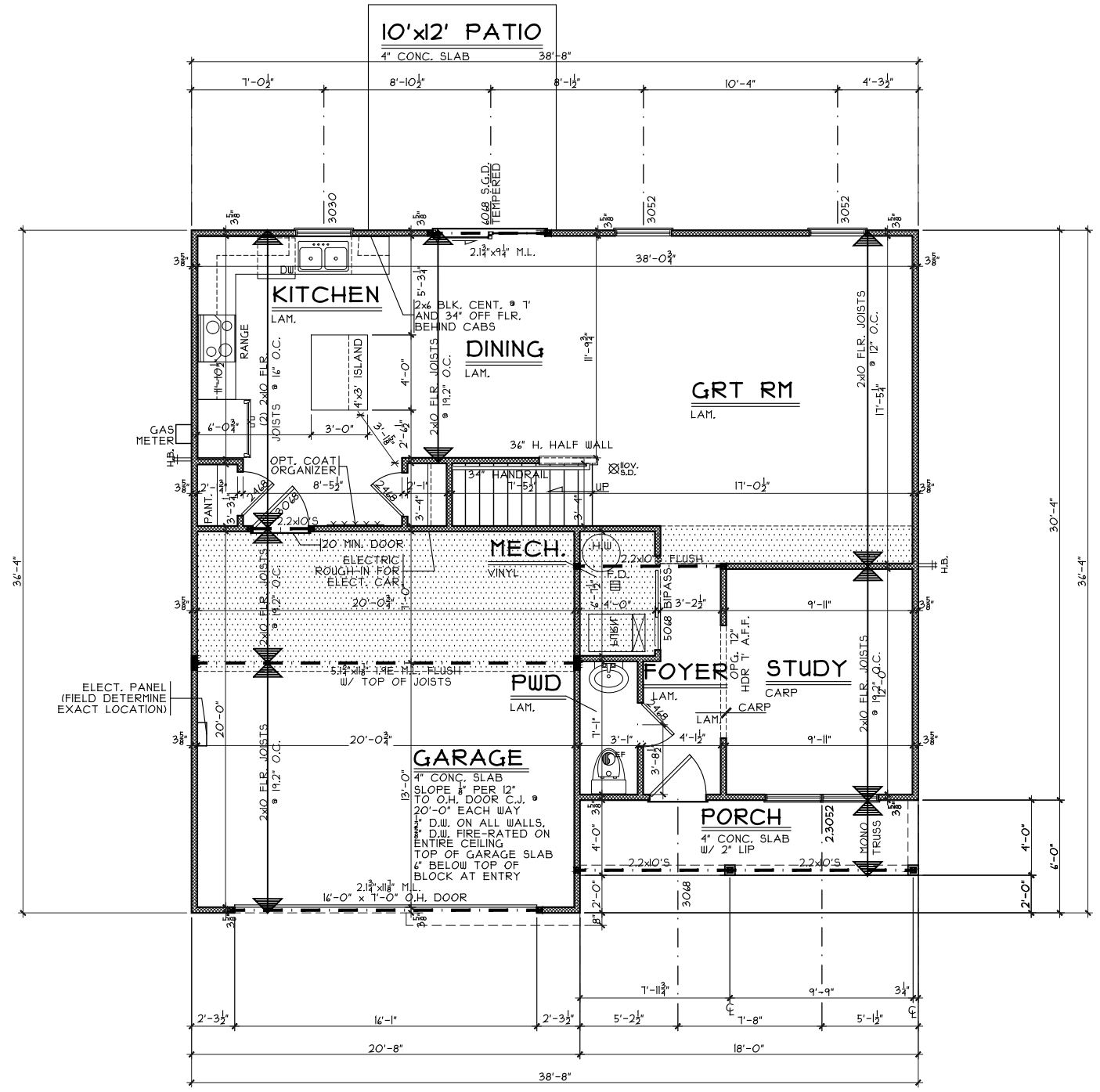
DOOR FRAMING DTL.
SCALE: 1/4" = 1'-0"



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: 2.17.2023
Drawn: SDG
Scale: As Noted
Revised:
Sheet: 5 of 8

Renaissance - BE-2337
Proposed Residence:
Market Home
580 Maxwell Court
Berryview Estates

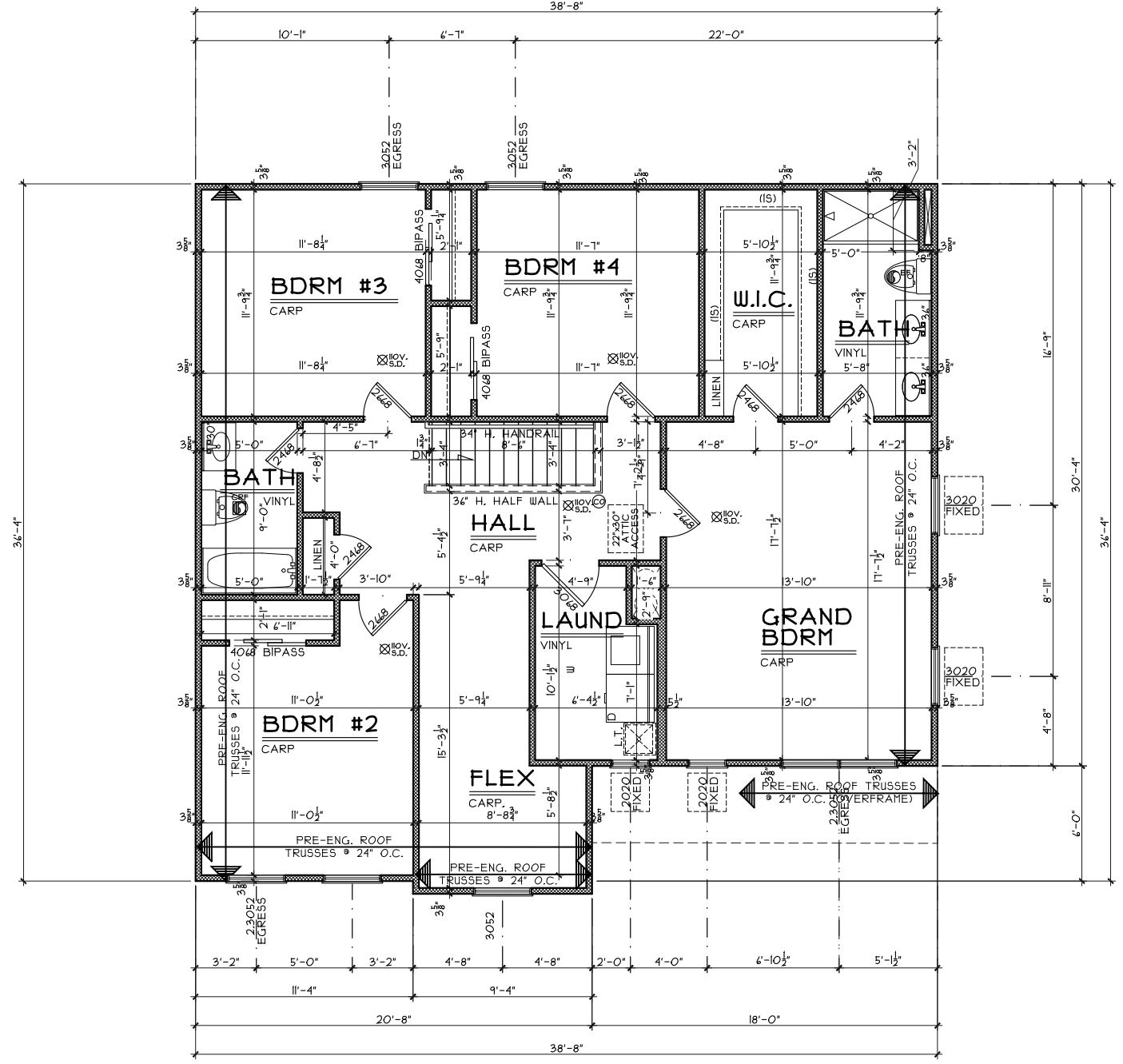


Beaumont Slab - C2 - Vinyl

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Review	Issue Dates

A3



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

Second Floor Plan

Plan: Beaumont Slab
Date : 2.17.2023
Drawn: SDG
Scale : As Noted
Revised:
Sheet : 6 of 8



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

Renaissance - BE-2337

Proposed Residence:
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Beaumont Slab - C2 - Vinyl

Issue Dates

Review	Issue Dates

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A4