

BE 2342

608 Maxwell Court

Germantown, OH 45327

1 Story Slab

Inside water meter setup

Do not set water heater on rough

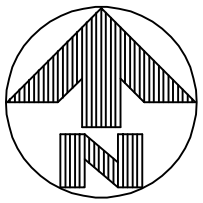
2 hose bibs with valves

ice maker

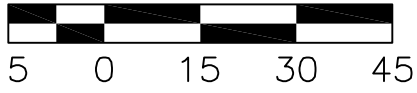
1 tub

1 shower

Gas Furnace



PLOT PLAN
 LOT 2342 (12,175 SF) 0.2795 ACRES
 CREEKSIDE AT BERRYVIEW ESTATES
 CITY OF GERMANTOWN
 MONTGOMERY COUNTY, OHIO
 FOR: CRISTO HOMES



McINTOSH RESIDENCE
 608 MAXWELL COURT

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

C22
 R=20.00'
 L=29.85'

QUANTITIES

TOTAL LOT AREA	12175	sq. ft.
CITY WALK	793	sq. ft.
HOUSE WALK	43	sq. ft.
DRIVE	678	sq. ft.
APRON	121	sq. ft.
PATIO AND PORCHES	195	sq. ft.
DECK	0	sq. ft.
SEEDING AREA	7900	sq. ft.
UNDISTURBED AREA	3026	sq. ft.

M.R.O.E.=714.4

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

SUGGESTED FF=716.0

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.

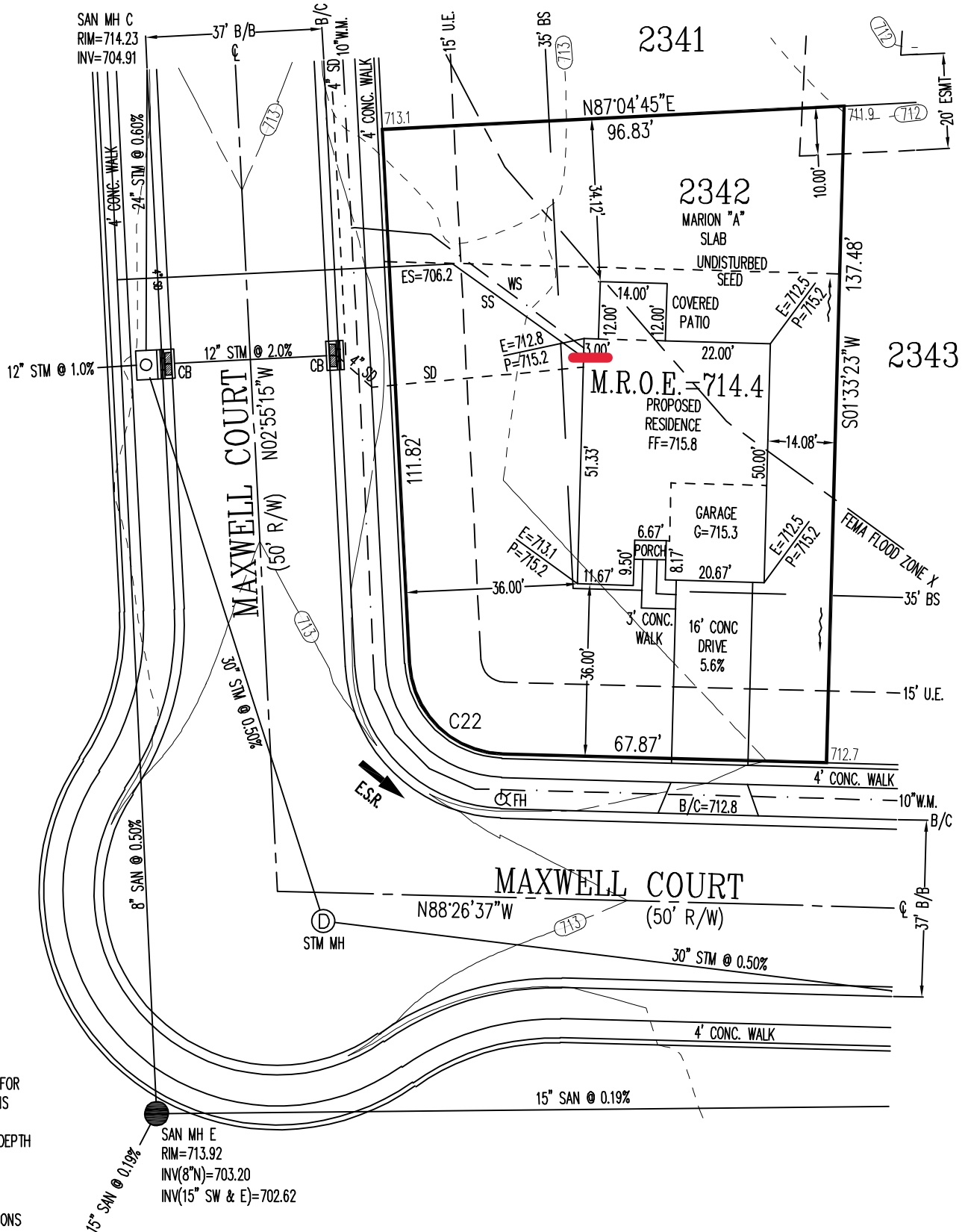
A STANDARD FORMULA WAS USED TO DETERMINE FINISH FLOOR GRADE. FINAL FINISH FLOOR ELEVATION IS CONTRACTOR'S RESPONSIBILITY.

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"=30'
 DATE: 3/2/2023
 DRAWN: REW
 DESIGNED: -
 CHECKED: JLS

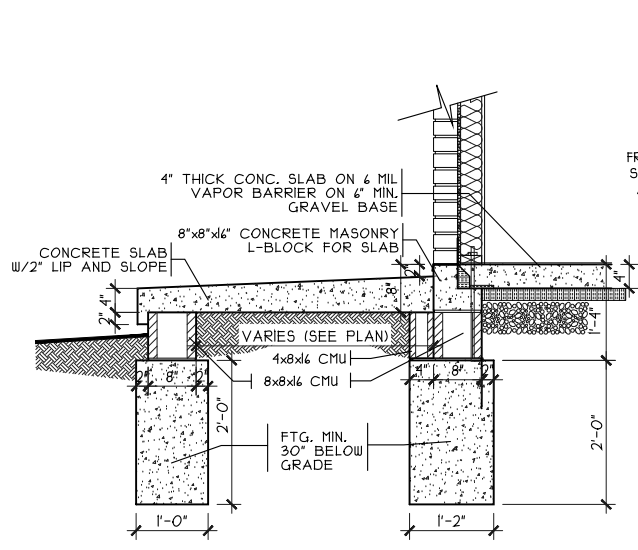
APEX
 ENGINEERING & SURVEYING, INC.
 1068 N. UNIVERSITY BLVD MIDDLETOWN, OHIO 45042
 PH.-(513) 424-5202 OR (513) 932-8991 FAX - (513) 424-6202

REVISIONS:
 1.
 2.
 3.
 4.

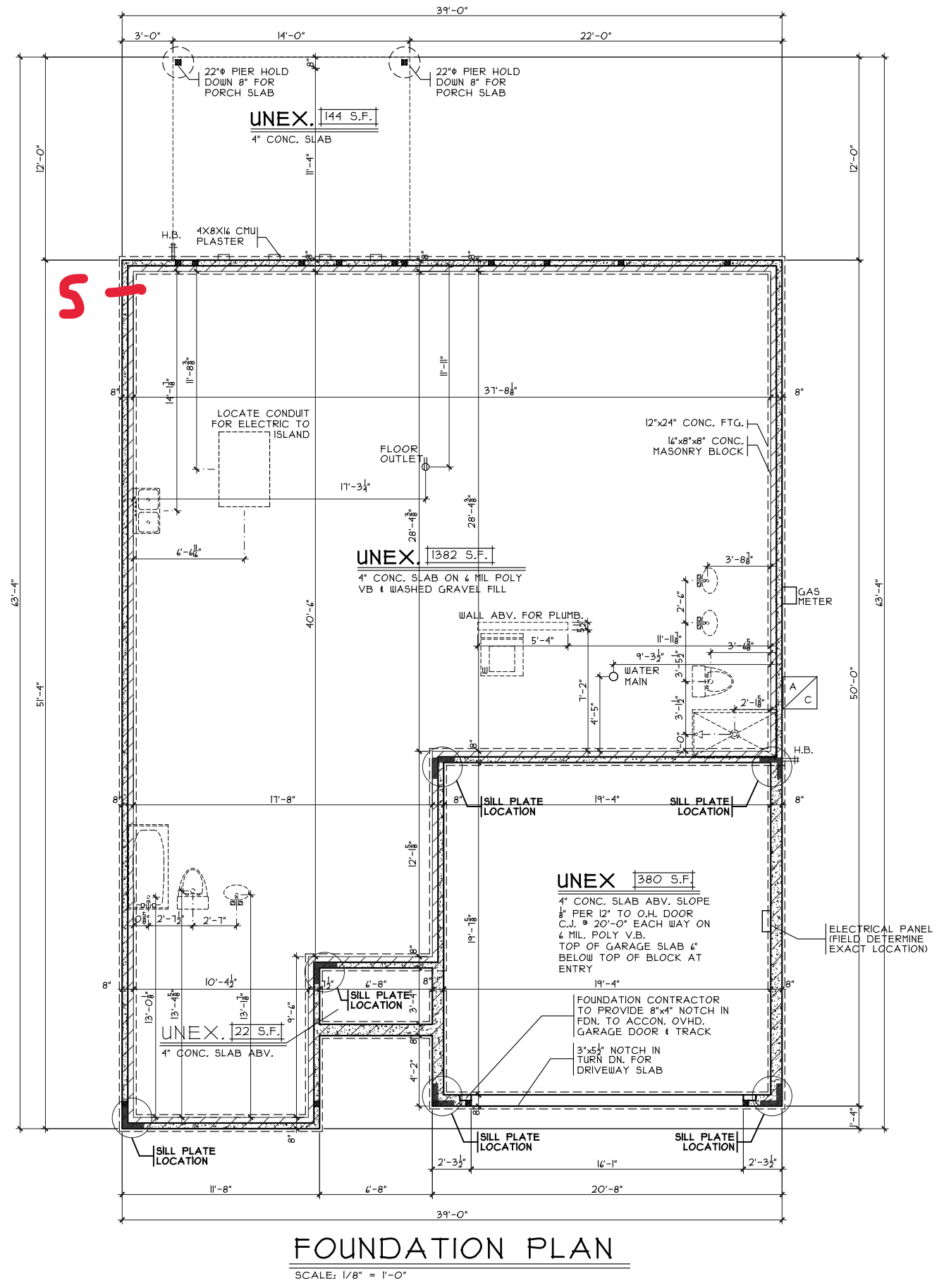
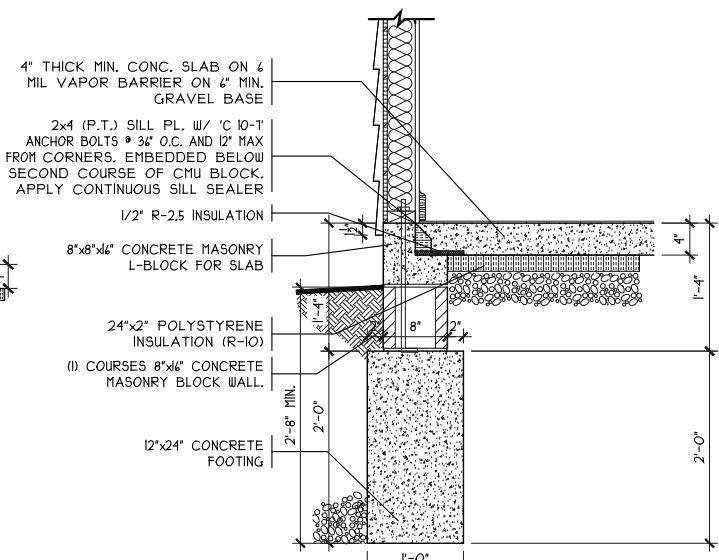
PROJECT: CREEKSIDE AT BERRYVIEW
 DRAWING: 230282PA

SHEET
 1 OF 1

2
A2 PORCH DETAIL
SCALE: 3/8" = 1'-0"



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



Foundation Plan
Plan: Marion Slab
Date: 2/20/23
Drawn: SDG
Scale: As Noted
Revised: 3/17/23
Sheet: 6 of 8

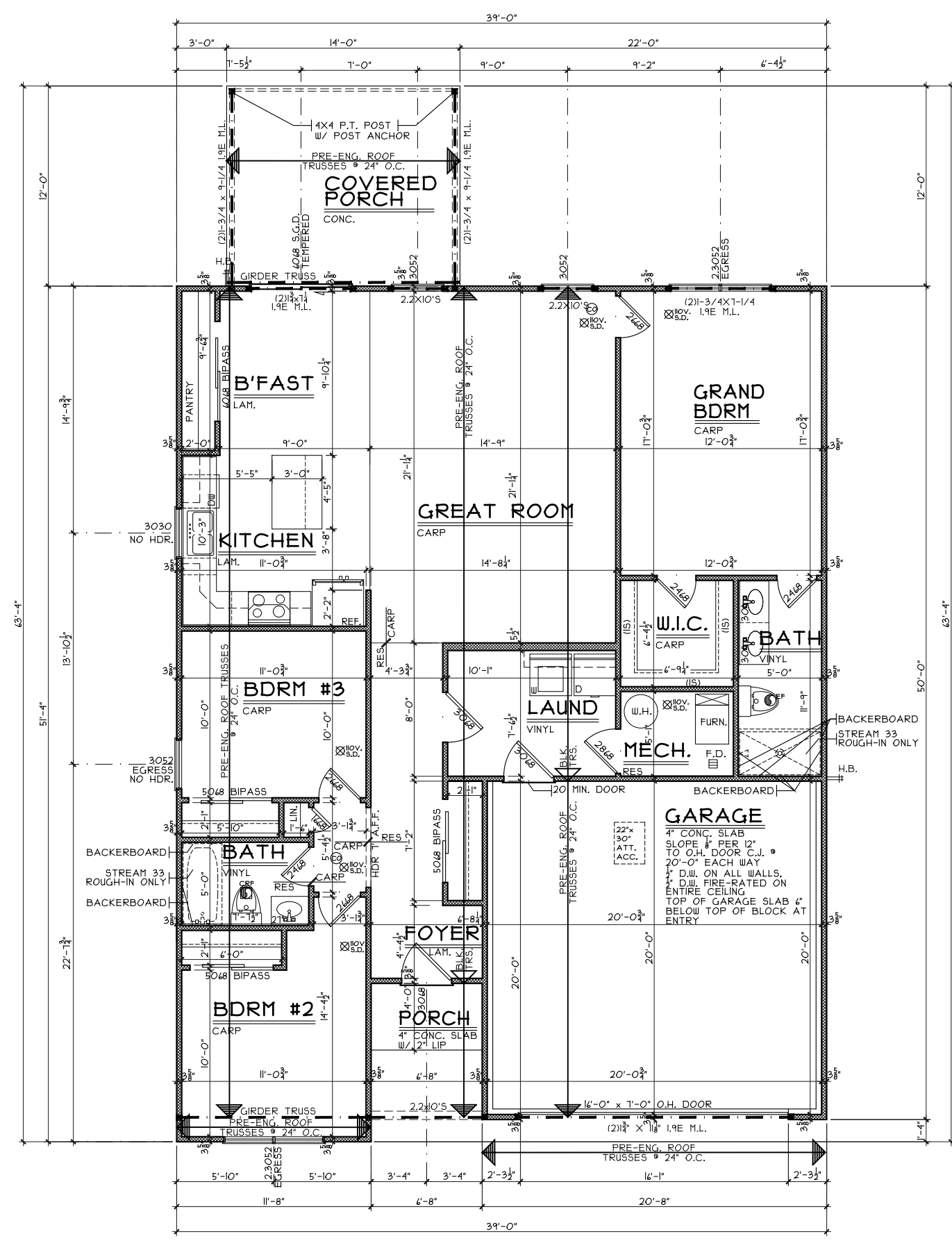
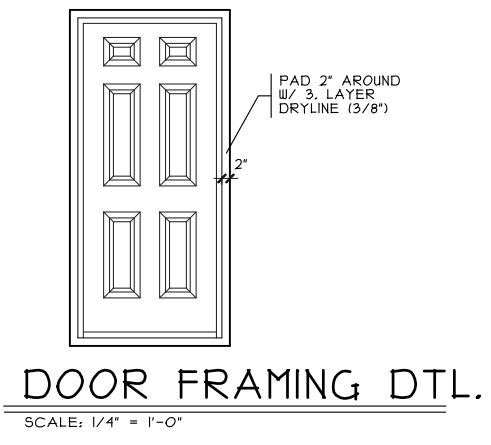
CRISTO HOMES
7594-A Tylers Place Blvd.
West Chester, OH 45069
513.795.0570 www.cristohomes.com

Renaissance - BE-2342
Proposed Residence:
McIntosh Residence
608 Maxwell Court
Berryview Estates

Marion Slab - A Vinyl
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Germentown
Montgomery County

Issue	Dates
Review	



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

First Floor Plan
 Plan: Marion Slab
 Date: 2/20/23
 Drawn: SDG
 Scale: As Noted
 Revised: 3/17/23
 Sheet: 4 of 8

Renaissance - BE-2342
 Proposed Residence:
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CRISTO HOMES
 7594-A Tylers Place Blvd.
 West Chester, OH 45069
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Issue Dates

Review	Issue Dates

Montgomery County
 Germantown

A3