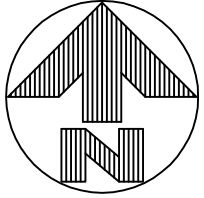
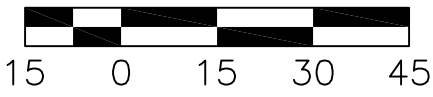


**PLOT PLAN**  
**LOT 2344 (11,248 SF) 0.2582 ACRES**  
**CREEKSIDE AT BERRYVIEW ESTATES**  
**CITY OF GERMANTOWN**  
**MONTGOMERY COUNTY, OHIO**  
**FOR: CRISTO HOMES**

MARKET HOME  
 616 MAXWELL COURT

QUANTITIES	
TOTAL LOT AREA	11,248 sq. ft.
CITY WALK	176 sq. ft.
HOUSE WALK	43 sq. ft.
DRIVE	681 sq. ft.
APRON	121 sq. ft.
PATIO AND PORCHES	36 sq. ft.
DECK	- sq. ft.
SEEDING AREA	8861 sq. ft.



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



**M.R.O.E. = 714.4**

TOP OF WINDOW WELLS TO BE AT OR ABOVE THE M.O.E.

SUGGESTED FINISH FLOOR=715.5

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

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.

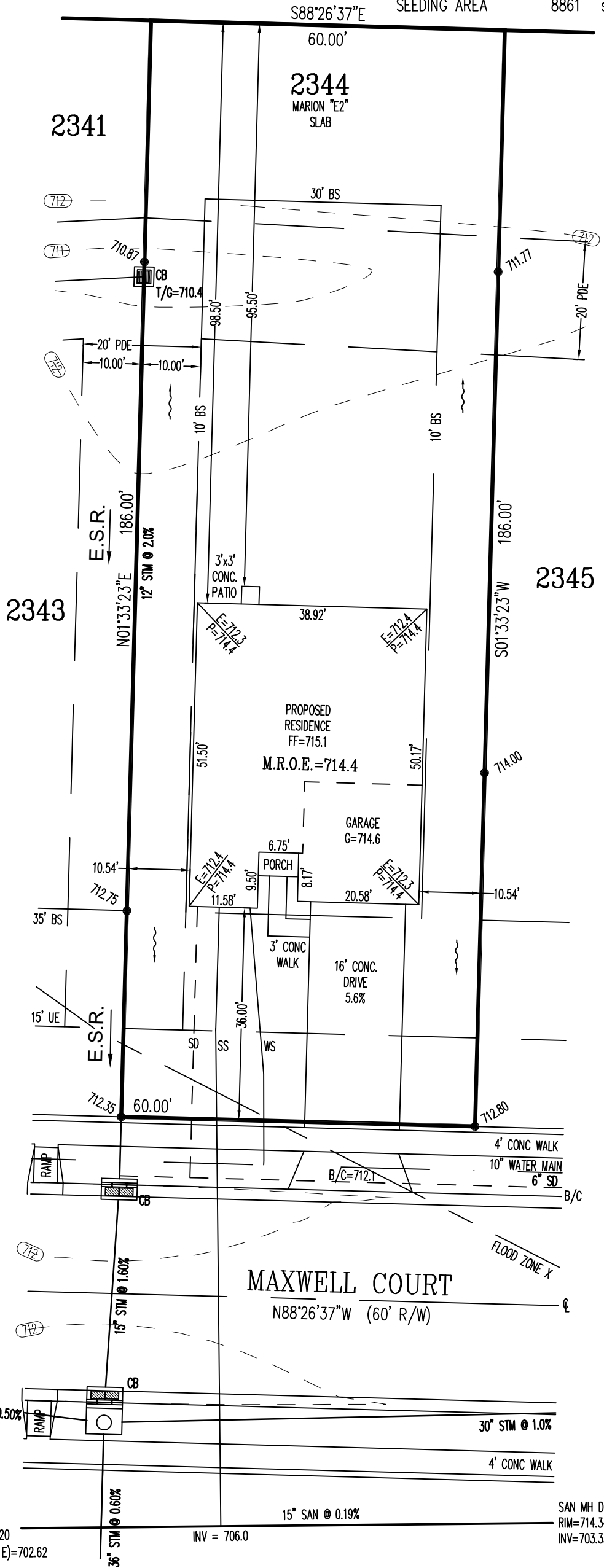
A STANDARD FORMULA WAS USED TO DETERMINE FINISH FLOOR GRADE. FINAL FINISH FLOOR ELEVATION IS CONTRACTOR'S RESPONSIBILITY.

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.



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

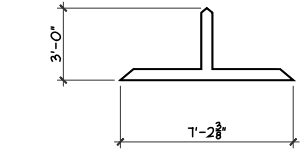
SCALE: 1"=20'  
 DATE: 05/10/2021  
 DRAWN: STBV  
 DESIGNED: -  
 CHECKED: .

**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.

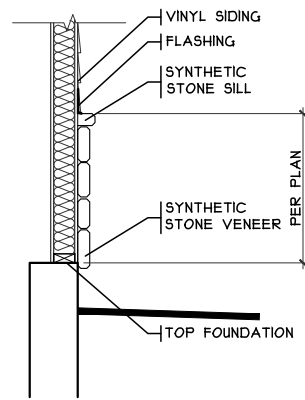
PROJECT: CREEKSIDE AT BERRYVIEW  
 DRAWING: 221056PA

SHEET  
 1 OF 1



PEDIMENT DETAIL

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

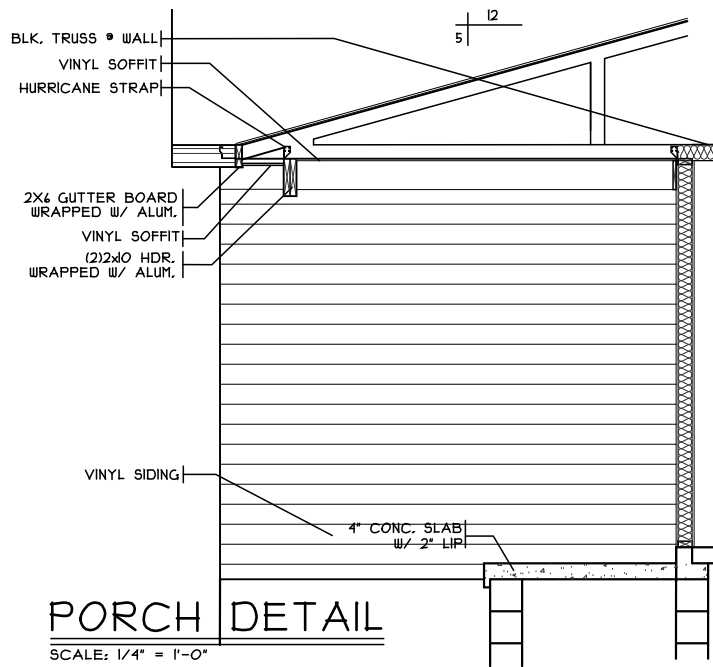


STONE/VINYL CORNER

SCALE: 1" = 1'-0"

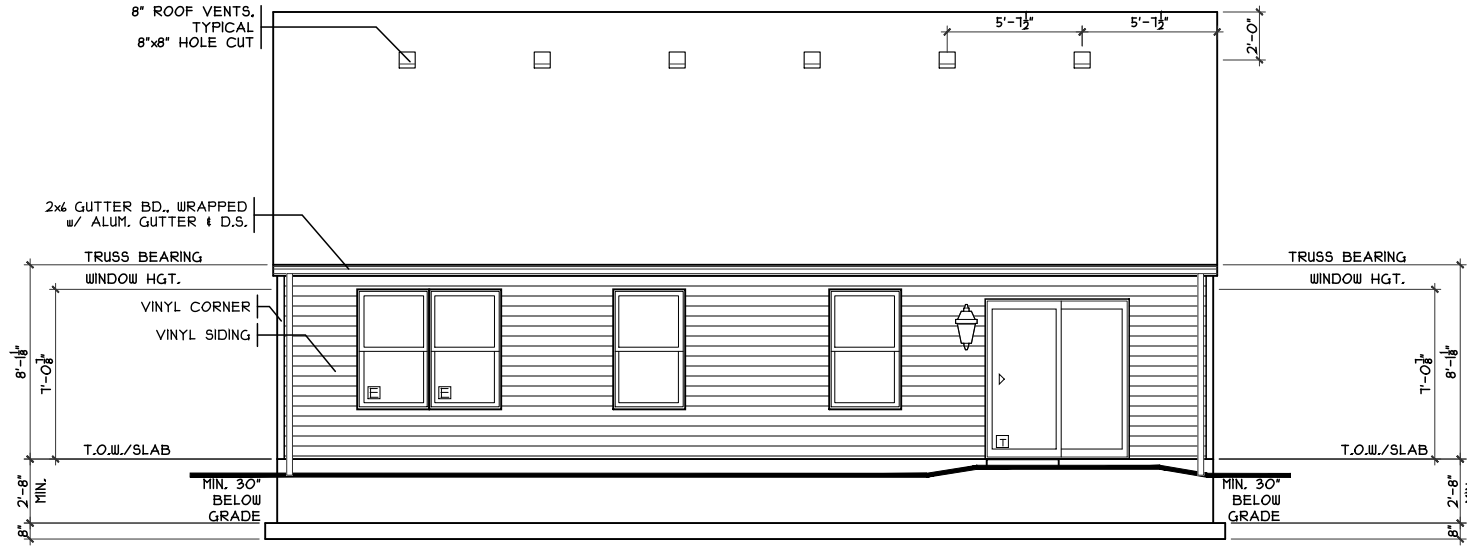
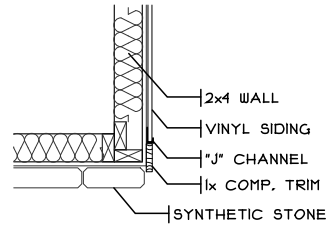
STONE BASE DETAIL

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



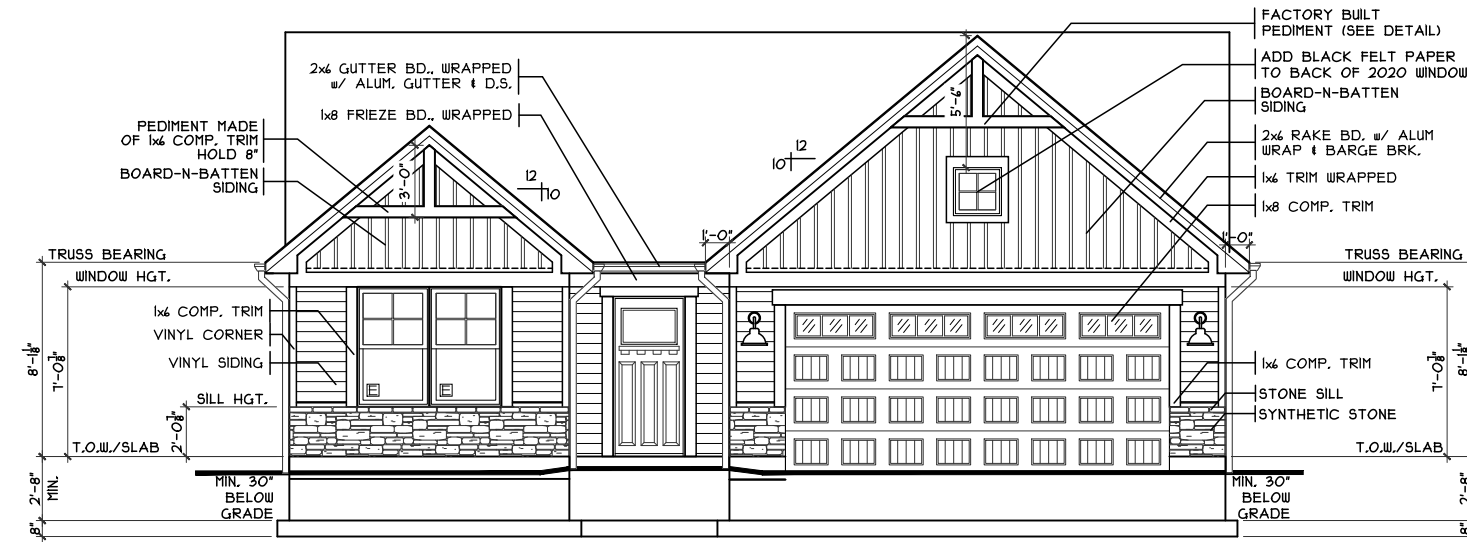
PORCH DETAIL

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



REAR ELEVATION

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



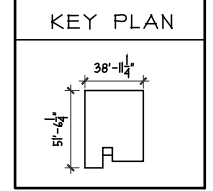
FRONT ELEVATION

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

SHEET INDEX	
SHT#	DESCRIPTION
A1	Front and Rear Elevations
A1a	Left and Right Elevations
A2	Foundation Plan
A3	First Floor Plan
A4	Typical Wall Sections
A5	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"

R1416B3 PLAN INFO	
3	BDRMS
2	BATHS
1	CAR GARAGE
1	1ST FLR. CLG.
SQUARE FOOTAGE	
TOTAL	1500
MAIN	1500
UPPER	N/A
LOWER (SLAB)	1384
GARAGE (SLAB)	380



Issue Dates

Review

Marion Slab - E2 - Vinyl

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Renaissance - BE-2344

Proposed Residence:

Market Home

616 Maxwell Court

Berryview Estates

Montgomery

Germentown

Front And Rear Elevations

Plan: Marion Slab

Date : 4/15/22

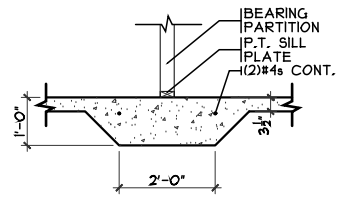
Drawn: DCI

Scale : As Noted

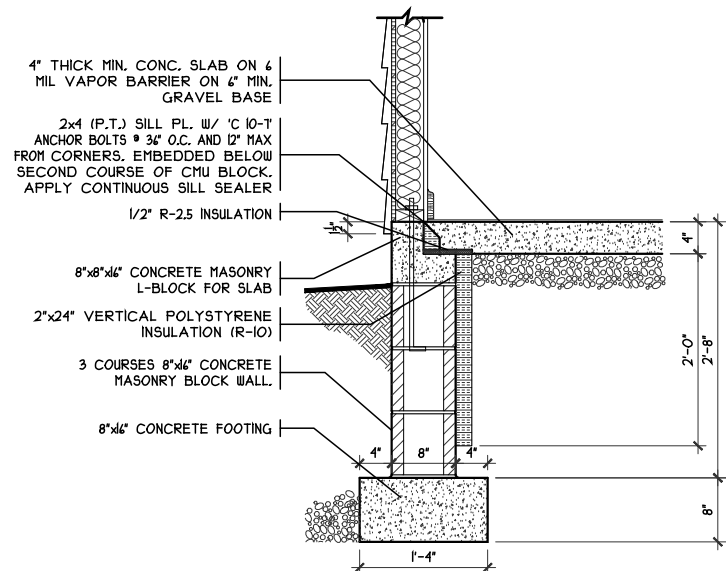
Revised:

Sheet : 1 of 14

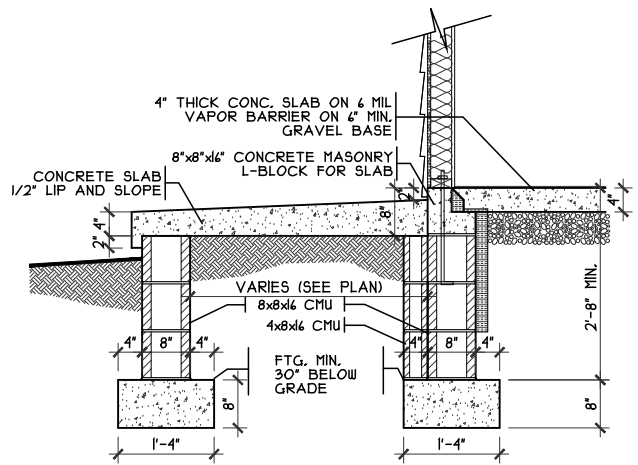
A1



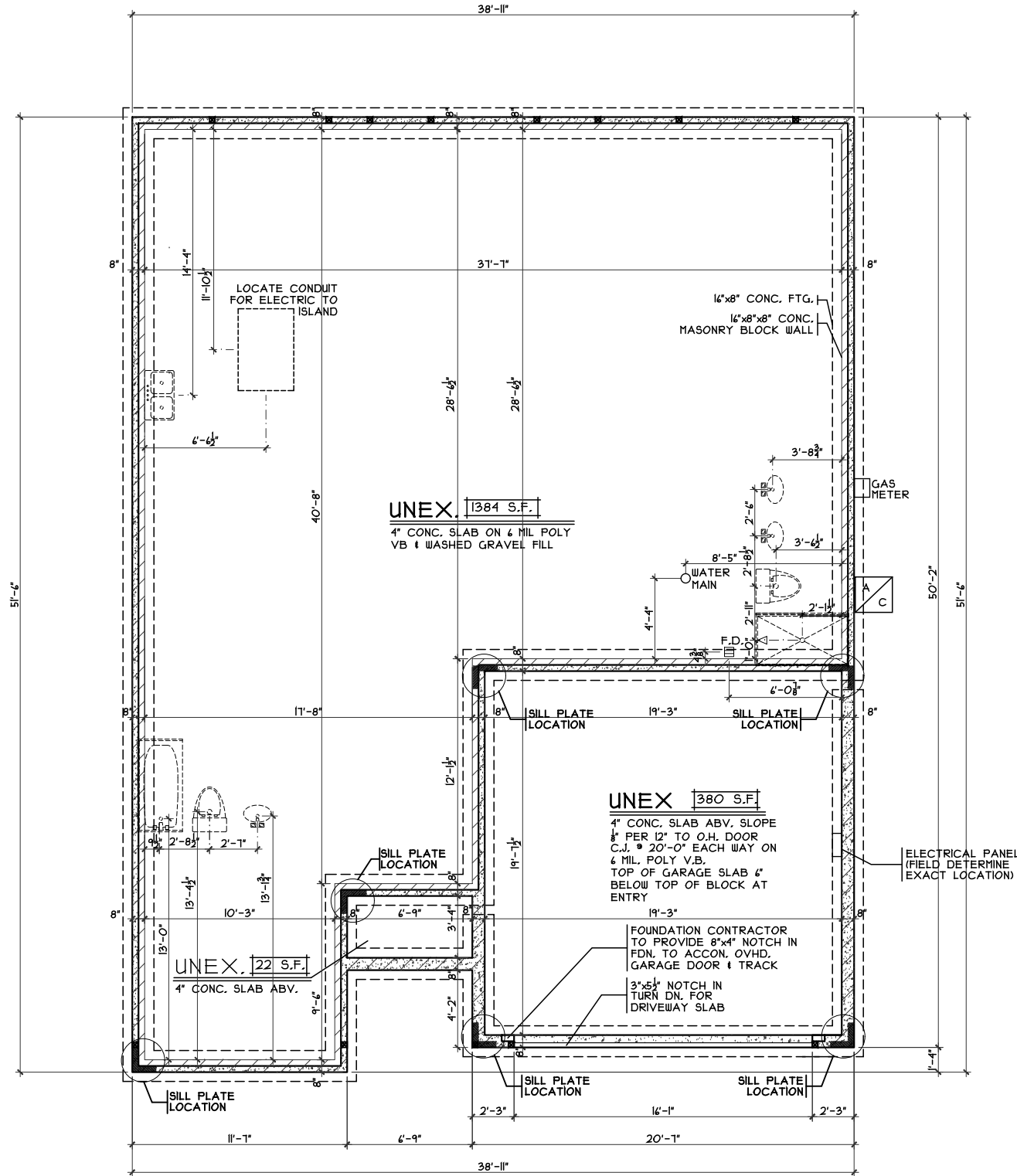
**1 THICKENED SLAB**  
SCALE: 1/4" = 1'-0"



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



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



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

Foundation Plan

Plan: Marion Slab  
Date: 4/15/22  
Drawn: DCI  
Scale: As Noted  
Revised:  
Sheet: 6 of 14

Renaissance - BE-2344

Proposed Residence:  
Market Home  
616 Maxwell Court  
Berryview Estates



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

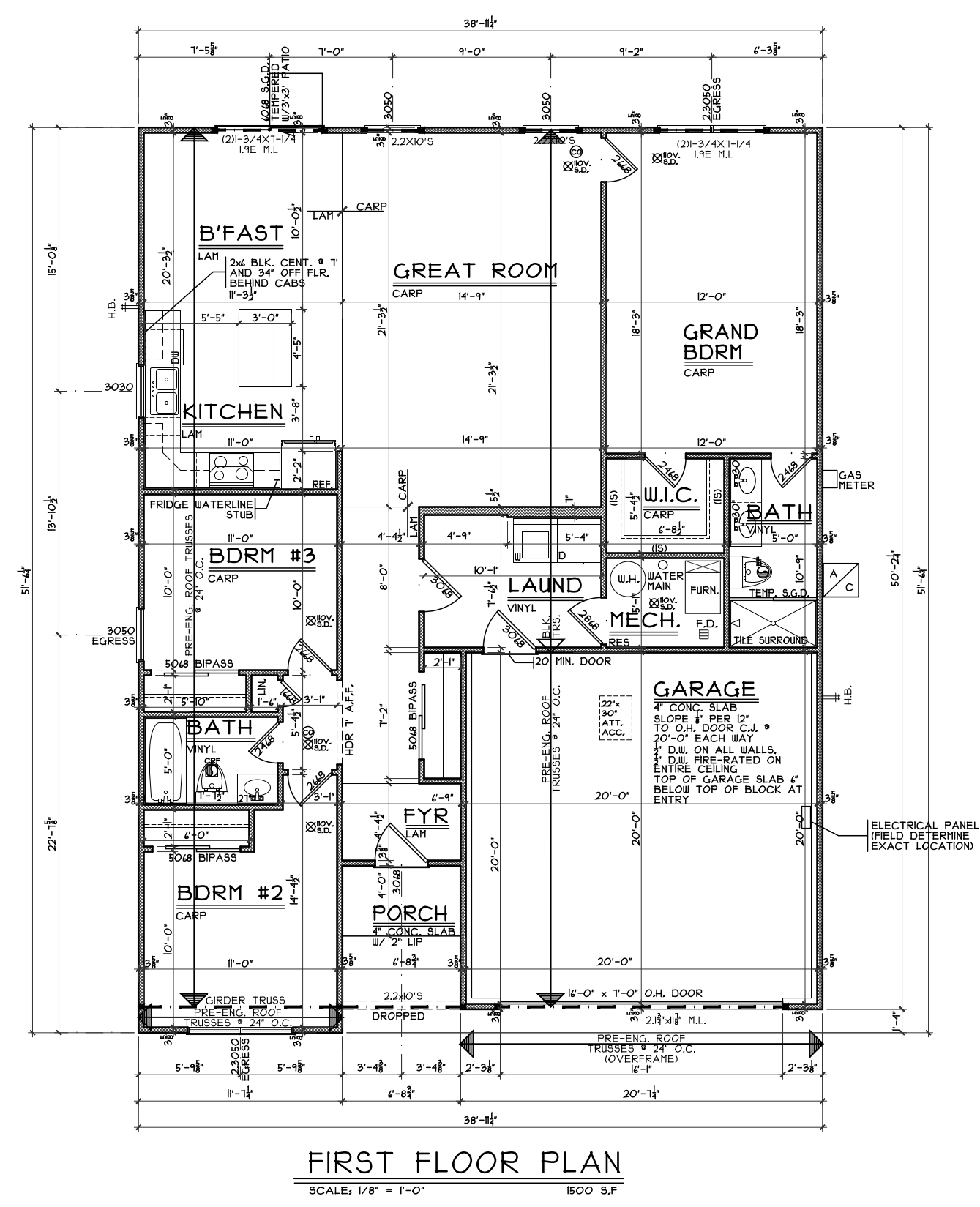
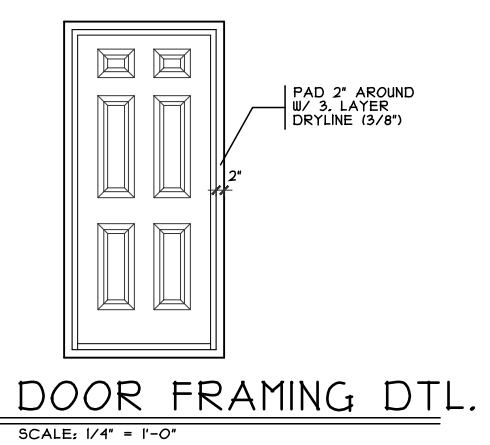
Marion Slab - E2 - Vinyl

Issue Dates

Review	Issue Dates

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Montgomery  
Germantown

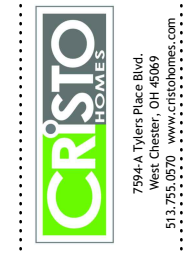


First Floor Plan  
 Plan: Marion Slab  
 Date: 4/15/22  
 Drawn: DCI  
 Scale: As Noted  
 Revised:  
 Sheet: 7 of 14

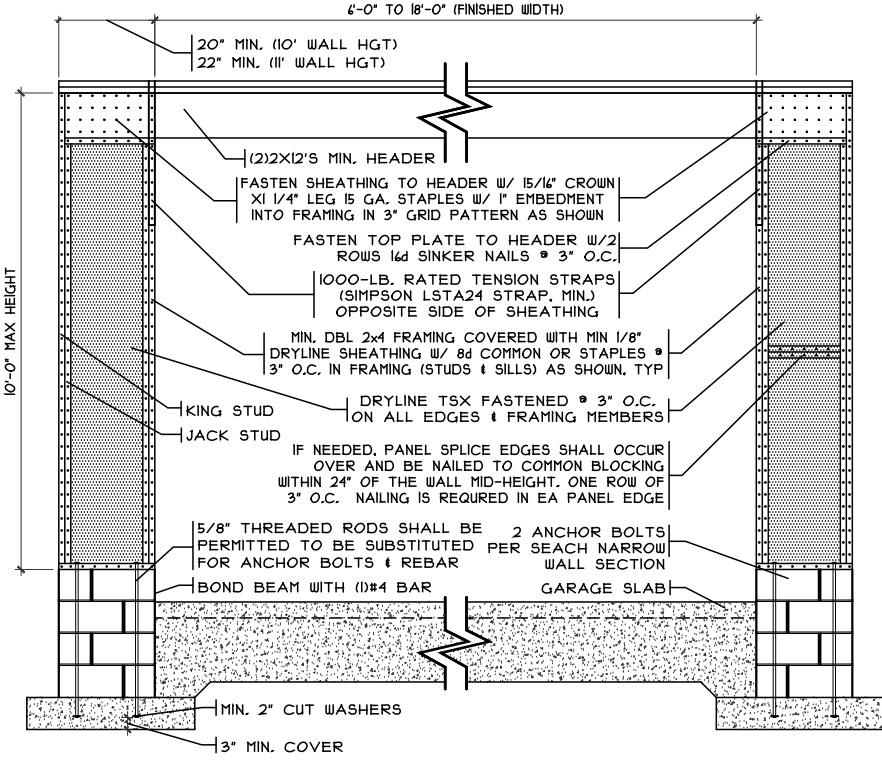
Renaissance - BE-2344  
 Proposed Residence:  
 Market Home  
 616 Maxwell Court  
 Berryview Estates

Marion Slab - E2 - Vinyl  
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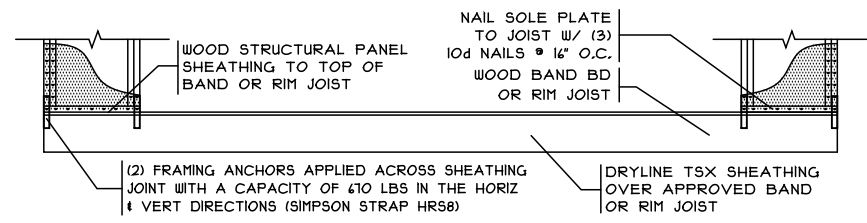
Review	Issue Dates



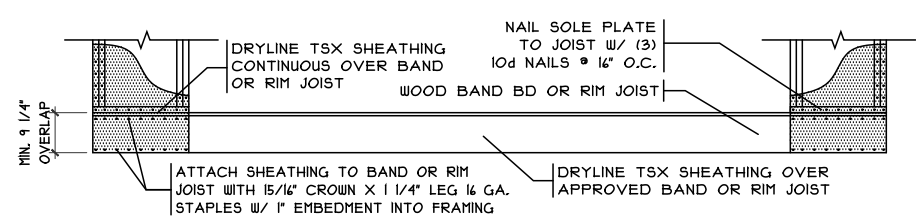
A3



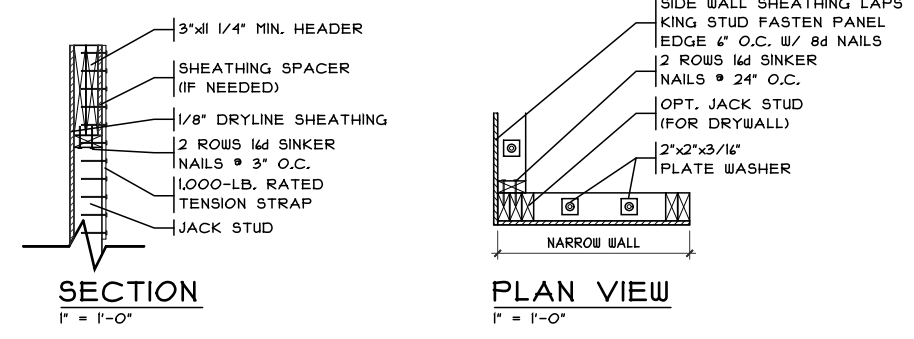
**WALL OVER Poured FOUNDATION**  
SCALE: 1/4" = 1'-0"



**WALL OVER RAISED WOOD FLOOR**  
SCALE: 1/4" = 1'-0" FRAMING ANCHOR OPTION

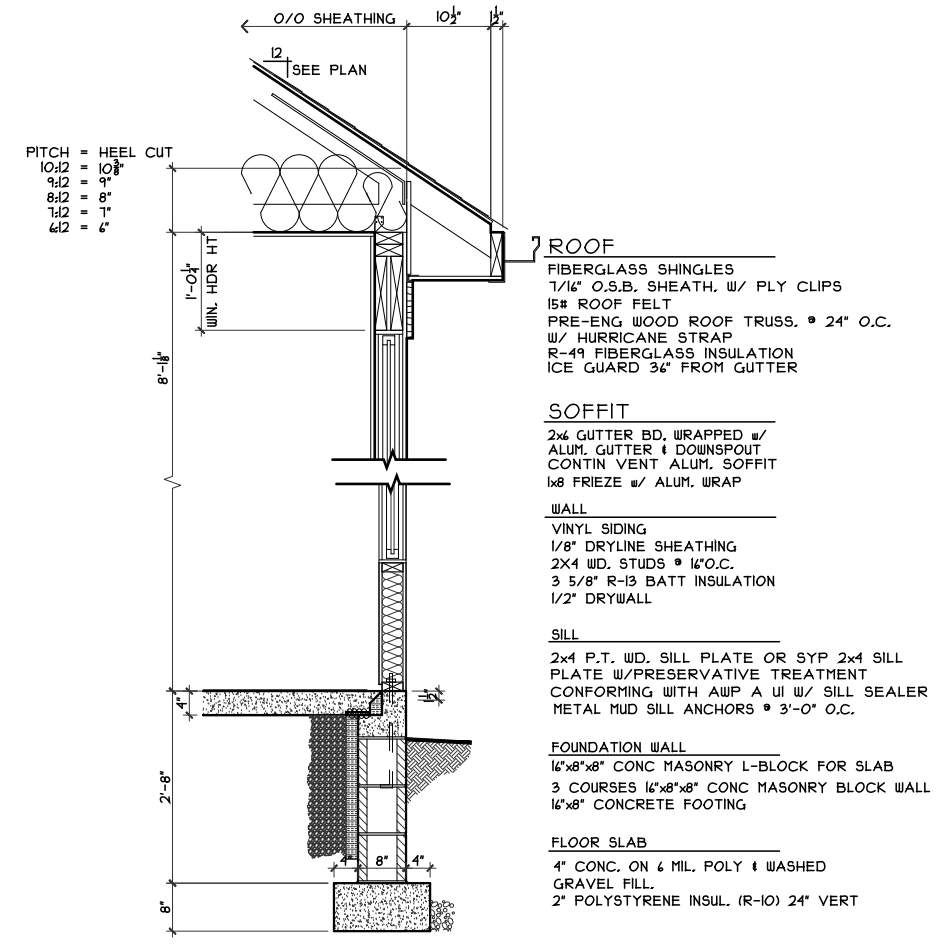


**WALL OVER RAISED WOOD FLOOR**  
SCALE: 1/4" = 1'-0" OVERLAP OPTION



**METHOD CS-PF CONTINUOUSLY SHEATHED PORTAL FRAME PANEL CONSTRUCTION**

SCALE PER DETAIL SLAB FDN



**TYPICAL WALL SECTION**  
SCALE: 3/8" = 1'-0" VINYL

Wall Sections, Stair Section

Plan: Marion Slab  
Date: 4/15/22  
Drawn: DCI  
Scale: As Noted  
Revised: Sheet: 10 of 14

Renaissance - BE-2344  
Proposed Residence:  
Market Home  
616 Maxwell Court  
Berryview Estates

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

Marion Slab - E2 - Vinyl

Issue Dates

Review	Issue Dates

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Montgomery  
Germantown