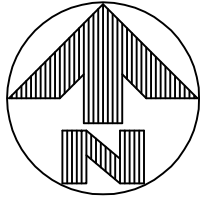
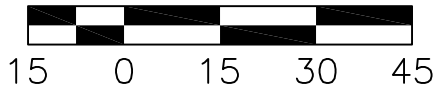


PLOT PLAN  
 LOT 2347 (13,935 SF) 0.3199 ACRES  
 CREEKSIDE AT BERRYVIEW ESTATES  
 CITY OF GERMANTOWN  
 MONTGOMERY COUNTY, OHIO  
 FOR: CRISTO HOMES

LEWIS RESIDENCE  
 628 MAXWELL COURT

QUANTITIES	
TOTAL LOT AREA	13,935 sq. ft.
CITY WALK	141 sq. ft.
HOUSE WALK	42 sq. ft.
DRIVE	668 sq. ft.
APRON	121 sq. ft.
PATIO AND PORCHES	312 sq. ft.
DECK	- sq. ft.
SEEDING AREA	11,921 sq. ft.



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

M.R.O.E.=714.4

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

SUGGESTED FINISH FLOOR=718.3

PLOT PLAN PREPARED FROM AN UNRECORDED RECORD PLAT

C24  
 R=230.00'  
 L=51.91'

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.

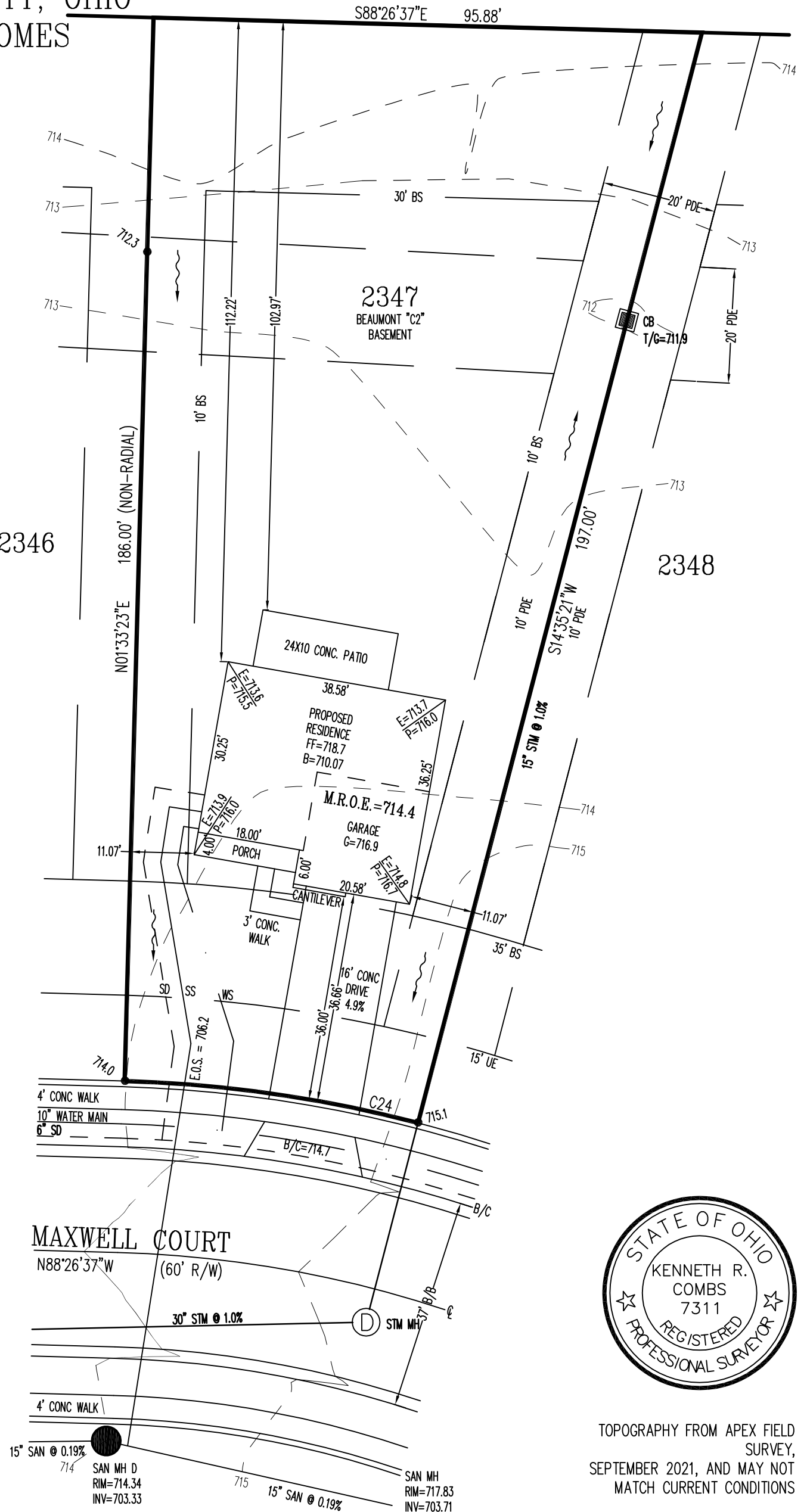
UNLESS F.F.E., M.O.E. OR M.B.E. ARE FIELD VERIFIED BY AN ENGINEERING FIRM, CONTRACTOR TAKES FULL RESPONSIBILITY FOR THE FINISH FLOOR ELEVATION.

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.

FOR PERMITTING PURPOSES ONLY.



MAXWELL COURT  
 N88°26'37"W (60' R/W)



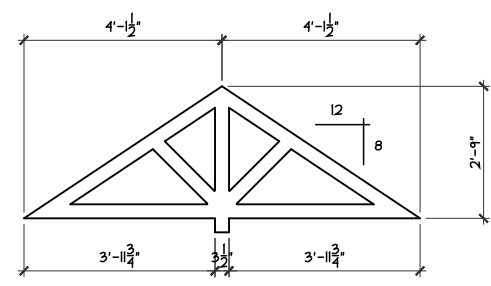
TOPOGRAPHY FROM APEX FIELD SURVEY, SEPTEMBER 2021, AND MAY NOT MATCH CURRENT CONDITIONS

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

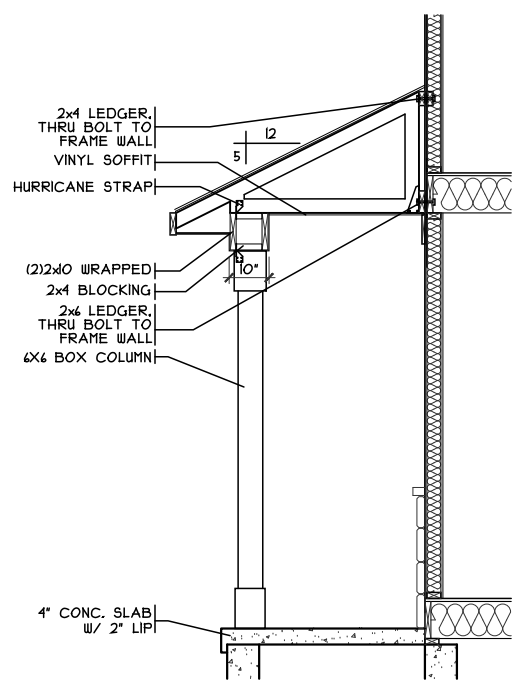
SCALE: 1"=20'  
 DATE: 11/23/2021  
 DRAWN: STBV  
 DESIGNED: -  
 CHECKED: .

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

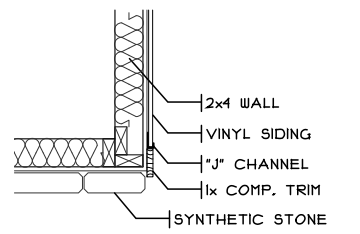
REVISIONS: 1. 2. 3. 4.	PROJECT: CREEKSIDE AT BERRYVIEW DRAWING: 212880PA	SHEET 1 OF 1
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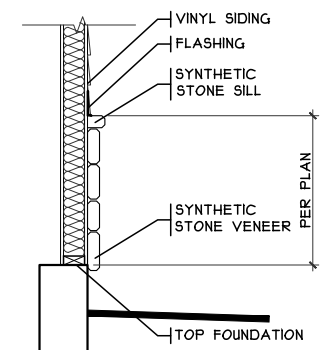
**PEDIMENT DETAIL**  
SCALE: 1/4" = 1'-0"



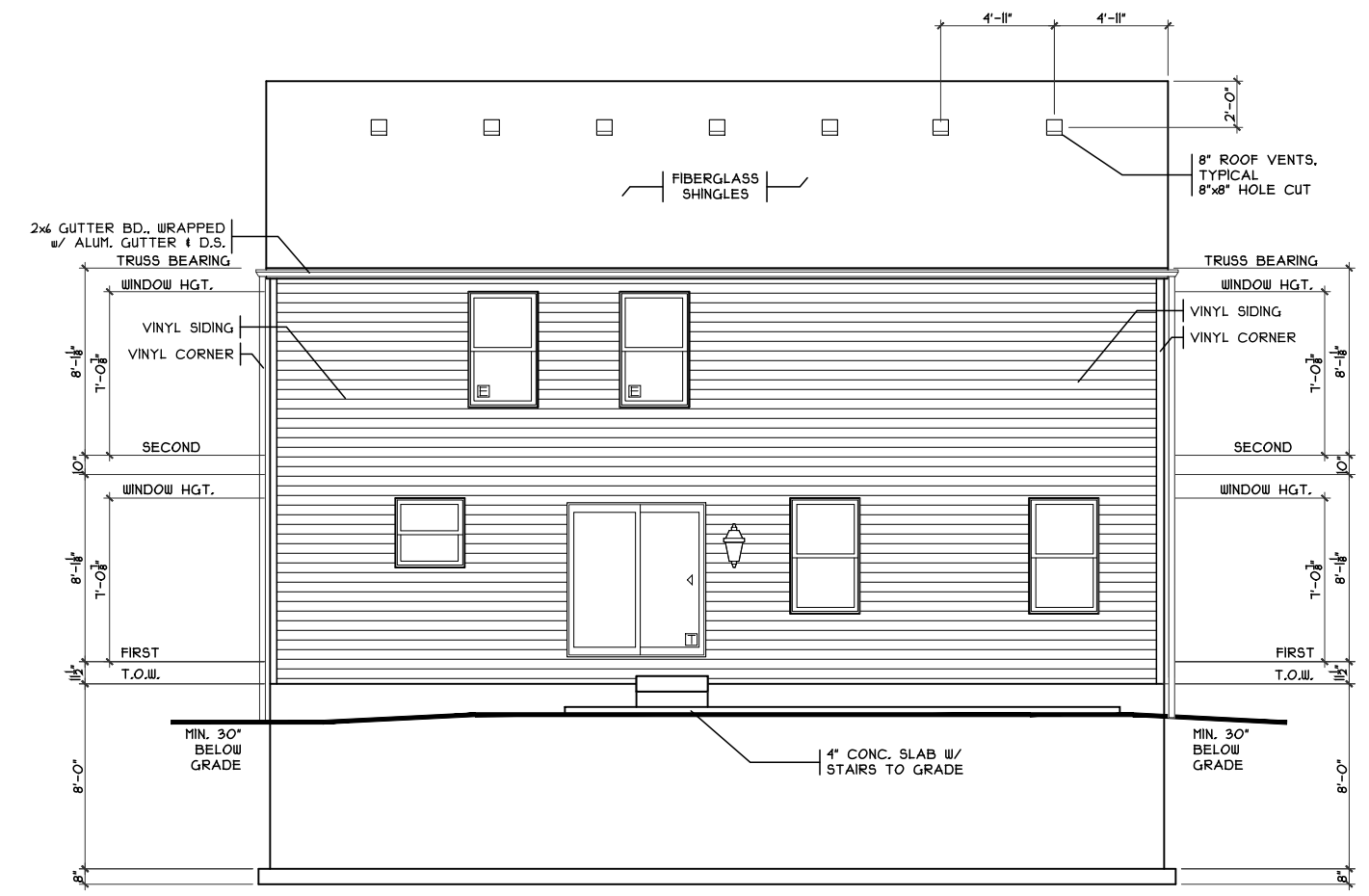
**PORCH DETAIL**  
SCALE: 1/4" = 1'-0"



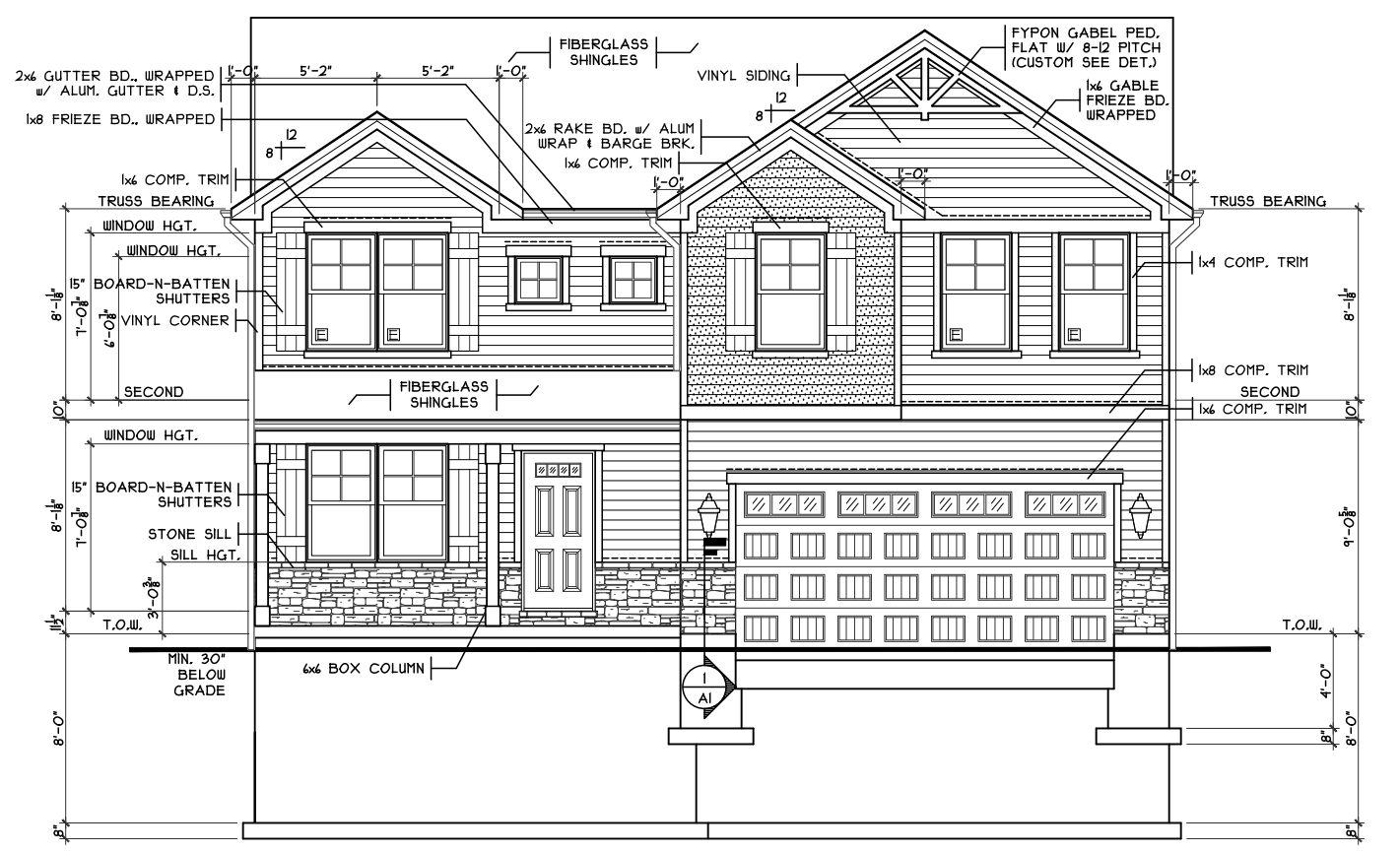
**STONE DETAIL**  
SCALE: 1" = 1'-0"



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



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

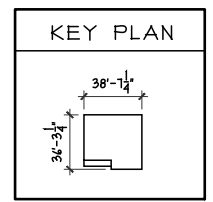


**FRONT ELEVATION**  
SCALE: 1/8" = 1'-0"

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"

252198B4 PLAN INFO	
4	BDRMS
2.5	BATHS
2	CAR GARAGE
8'	1ST FLR. CLG.
SQUARE FOOTAGE	
TOTAL	2198
MAIN	818
UPPER	1320
LOWER(SLAB)	390
GARAGE(SLAB)	311



**Issue Dates**

Review	
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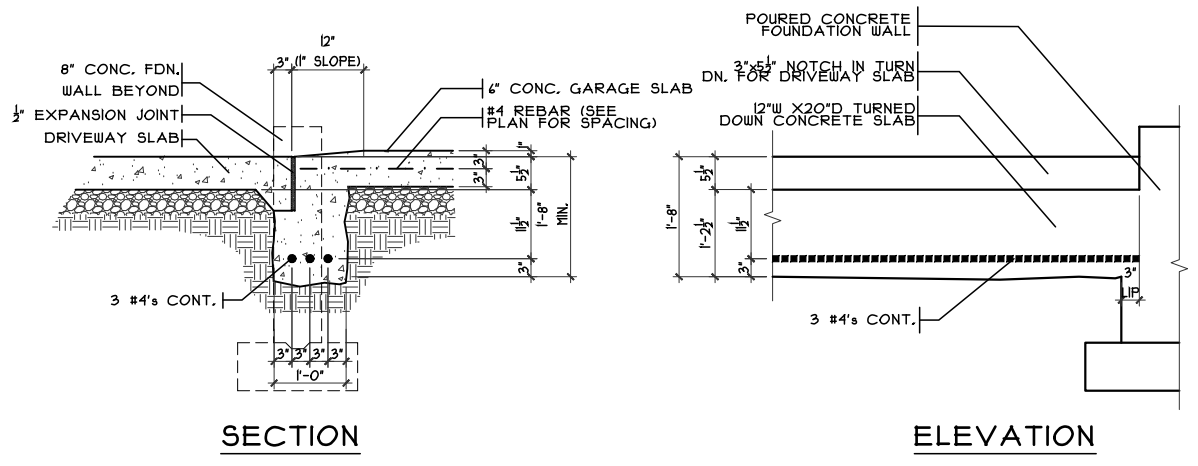
**Beaumont - C2 - Vinyl**  
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**Renaissance - BE-2347**  
Proposed Residence:  
Aaron Lewis  
628 Maxwell Ct  
Creekside at Berryview Estates  
Montgomery County

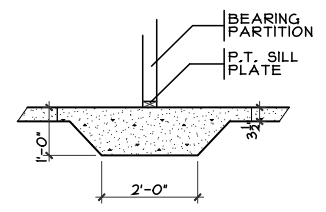
**City of Germantown**  
Montgomery County

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

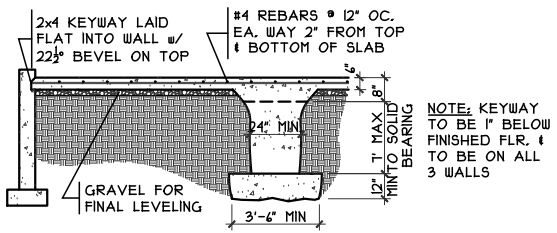
**Front And Rear Elevations**  
Plan: Beaumont Basement  
Date: 11.16.2021  
Drawn: DCI  
Scale: As Noted  
Revised: 12.21.2021  
Sheet: 1 of 12



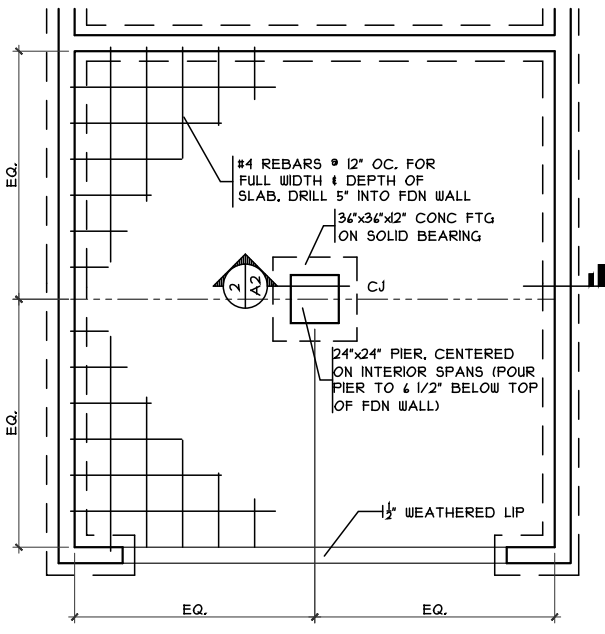
**GARAGE DOOR GRADE BM**  
SCALE: 3/8" = 1'-0"



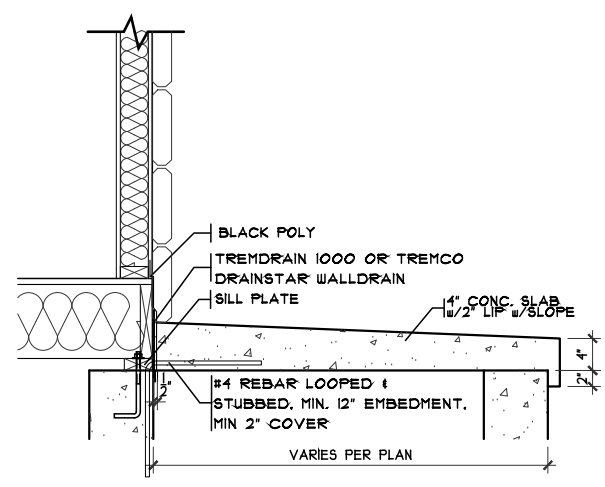
**THICKENED SLAB**  
SCALE: 1/4" = 1'-0"



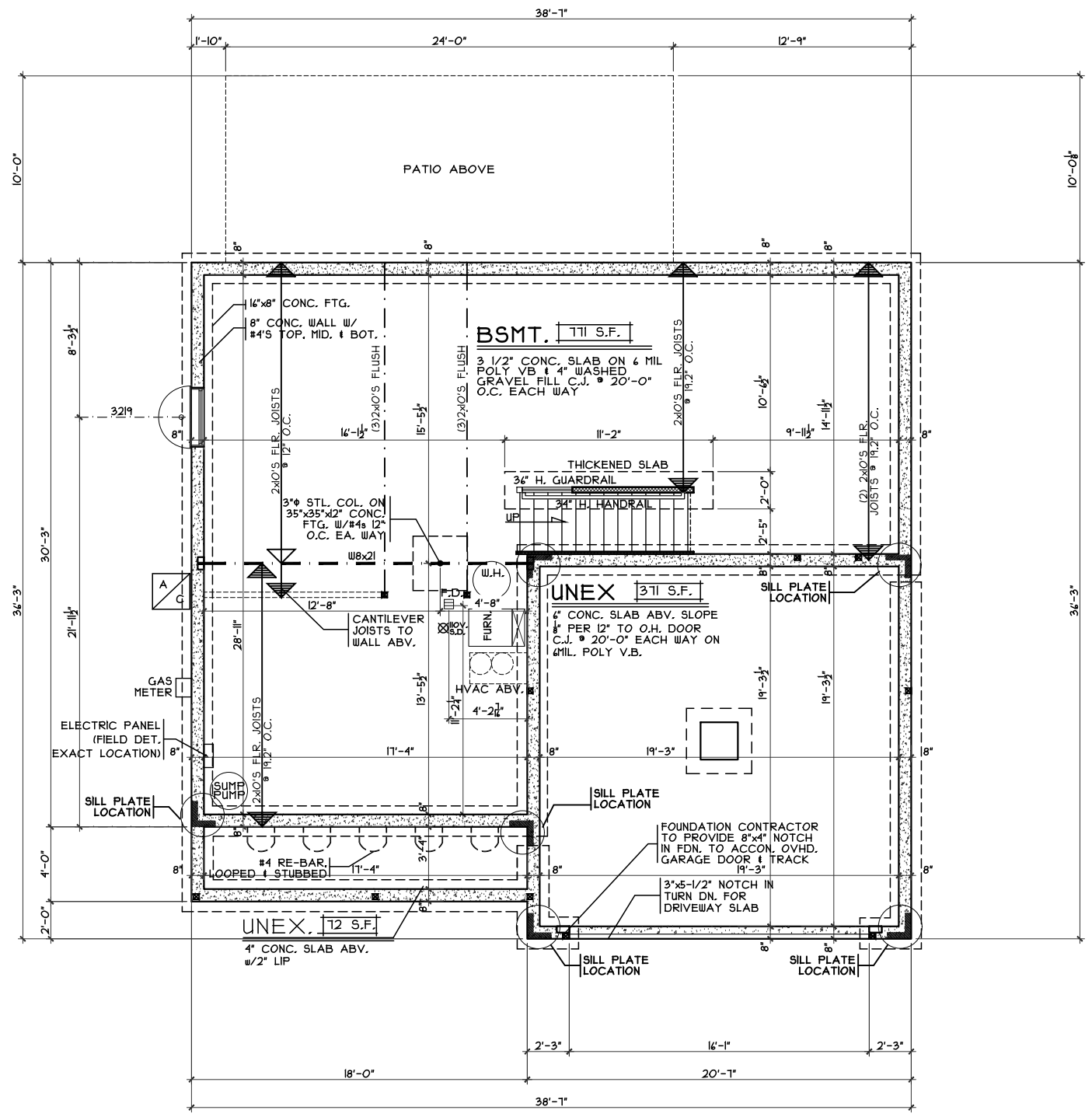
**GRADE BM SECTION**  
SCALE: 1/8" = 1'-0"



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



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



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

**Foundation Plan**  
 Plan: Beaumont Basement  
 Date: 11.16.2021  
 Drawn: DCI  
 Scale: As Noted  
 Revised: 12.21.2021  
 Sheet: 3 of 12

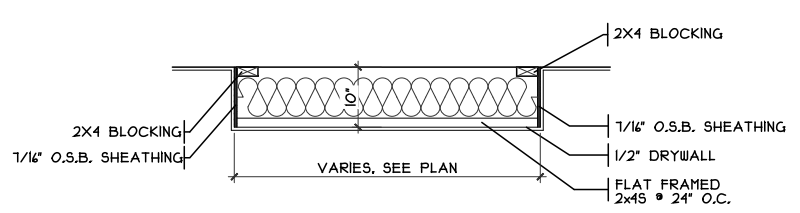
**Proposed Residence:**  
 Aaron Lewis  
 628 Maxwell Ct  
 Creekside at Berryview Estates  
 Montgomery County

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

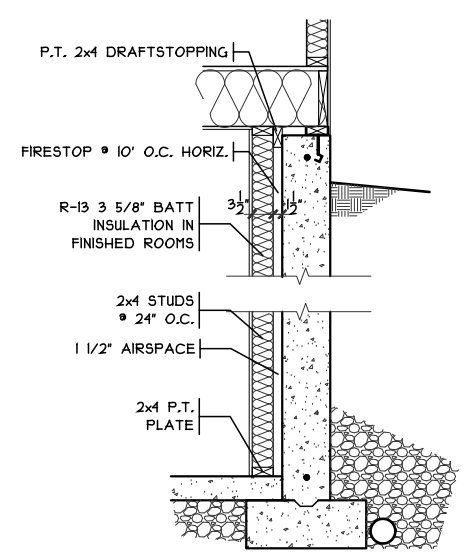
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**Issue Dates**

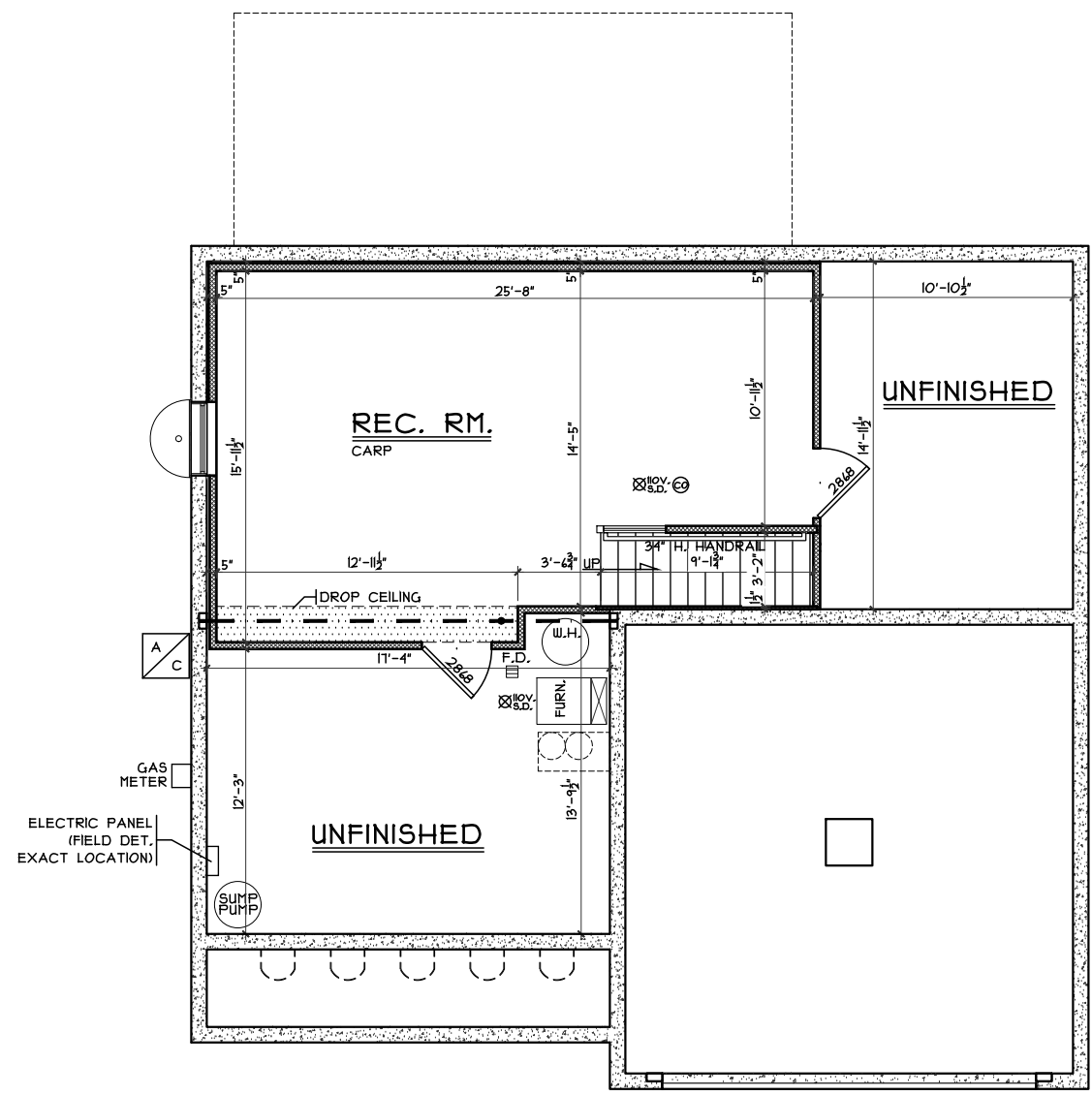
Issue	Review



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



**FIN. LL WALL DETAIL**  
SCALE: 3/8" = 1'-0"



**LOWER LEVEL PLAN**  
SCALE: 1/8" = 1'-0" 390 S.F.

**Foundation Plan**  
Plan: Beaumont Basement  
Date: 11.16.2021  
Drawn: DCI  
Scale: As Noted  
Revised: 12.21.2021  
Sheet: 4 of 12

**Renaissance - BE-2347**  
Proposed Residence:  
Aaron Lewis  
628 Maxwell Ct  
Creekside at Berryview Estates  
Montgomery County

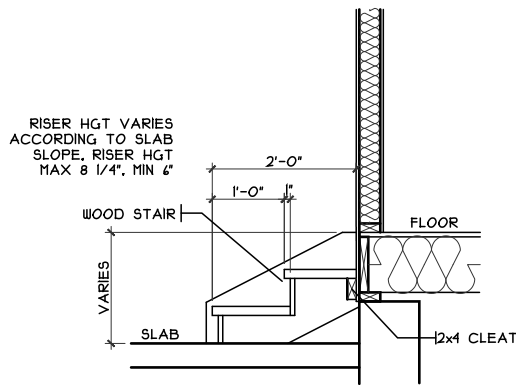


**Beaumont - C2 - Vinyl**

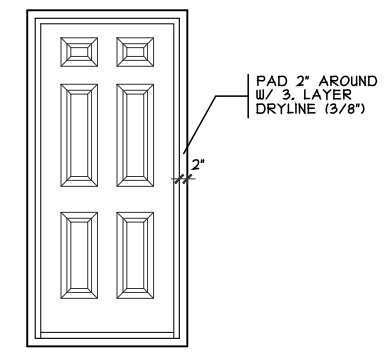
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Review	Issue Dates

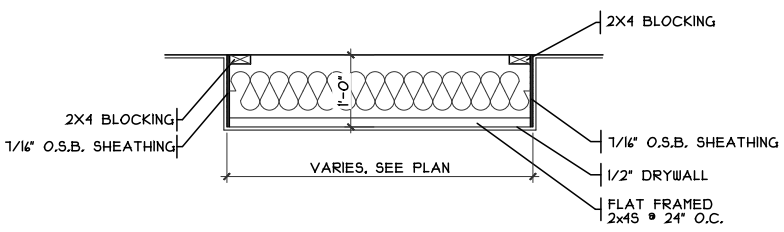
**A2a**



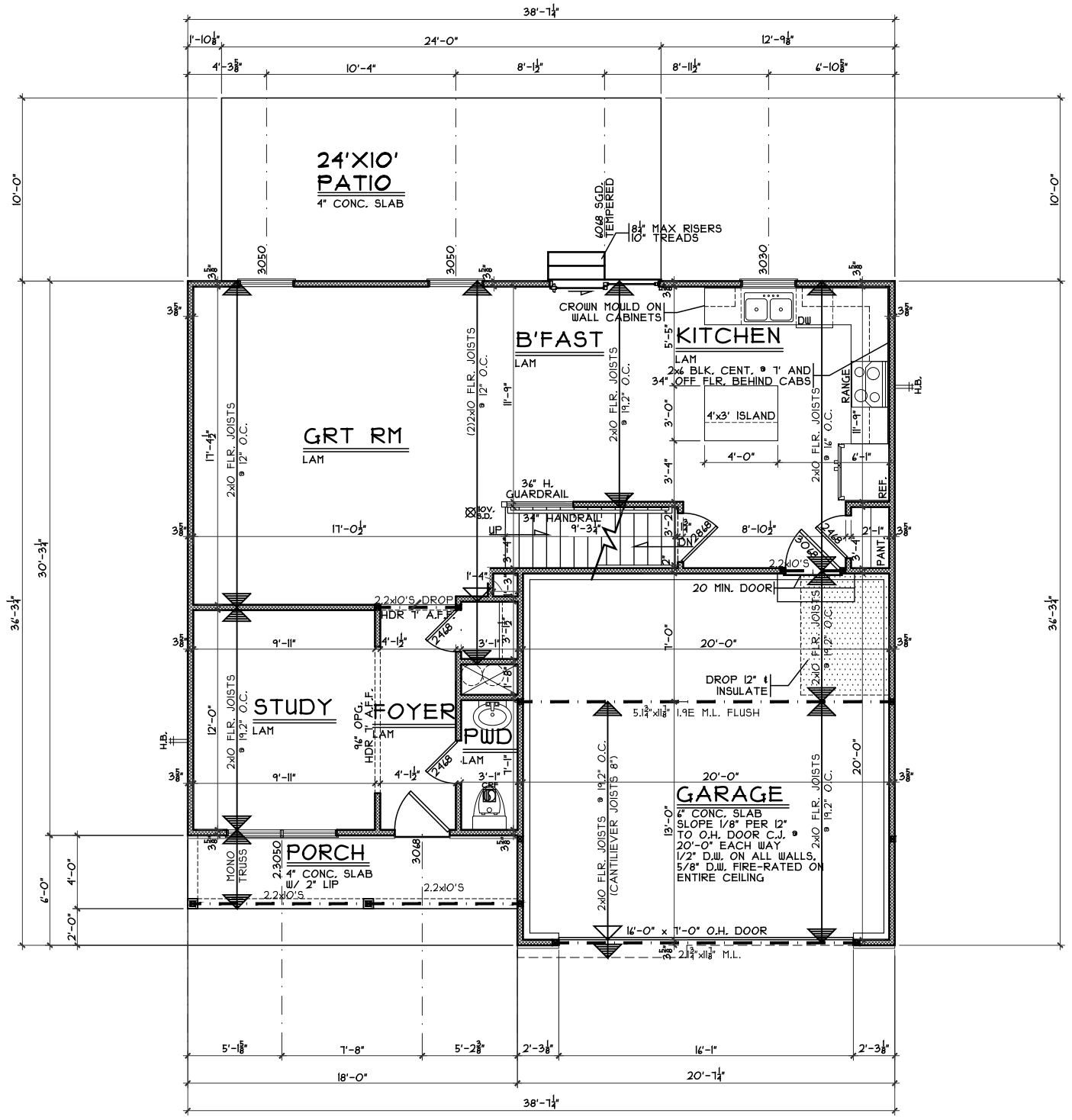
**GARAGE STEPS**  
SCALE: 1/8" = 1'-0"



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



**DROP CLG. DETAIL**  
SCALE: 1/8" = 1'-0"



**FIRST FLOOR PLAN**  
SCALE: 1/8" = 1'-0" 818 S.F.

**First Floor Plan**  
Plan: Beaumont Basement  
Date: 11.16.2021  
Drawn: DCI  
Scale: As Noted  
Revised: 12.21.2021  
Sheet: 5 of 12

**Proposed Residence:**  
Aaron Lewis  
628 Maxwell Ct  
Creekside at Berryview Estates  
Montgomery County

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Montgomery County

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**Issue Dates**  
Review

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**A3**

