

BE 2313

679 Maxwell Court

Germantown, OH 45327

2 Story Basement

2pc rough unfinished basement

2 hose bibs with valves

ice maker

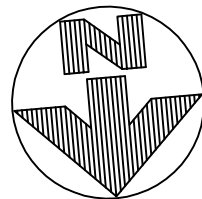
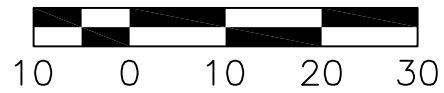
1 tub

1 shower

Gas Furnace

PLOT PLAN

LOT 2313 (10,646 SF) 0.2444 ACRES
 CREEKSIDE AT BERRYVIEW ESTATES
 CITY OF GERMANTOWN
 MONTGOMERY COUNTY, OHIO
 FOR: CRISTO HOMES



MARKET HOME
 649 MAXWELL COURT

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

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

QUANTITIES

TOTAL LOT AREA	10,646	sq. ft.
CITY WALK	156	sq. ft.
HOUSE WALK	54	sq. ft.
DRIVE	658	sq. ft.
APRON	121	sq. ft.
PATIO AND PORCHES	9	sq. ft.
DECK	9	sq. ft.
SEEDING AREA	3766	sq. ft.
UNDISTURBED AREA	5190	sq. ft.

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=720.4

APEX IS NOT RESPONSIBLE FOR SOIL CONDITIONS OR GROUND
 WATER CONDITIONS.

GRADE/SPOT ELEVATIONS, FOUNDATION ELEVATIONS ARE
 ONLY RECOMMENDATIONS AND MAY VARY DUE TO SITE
 CONDITIONS.

INFORMATION FROM CONSTRUCTION DRAWINGS.

CONTRACTOR IS TO VERIFY LOCATION AND DEPTH OF WATER
 AND UTILITY SERVICES BEFORE CONSTRUCTION.

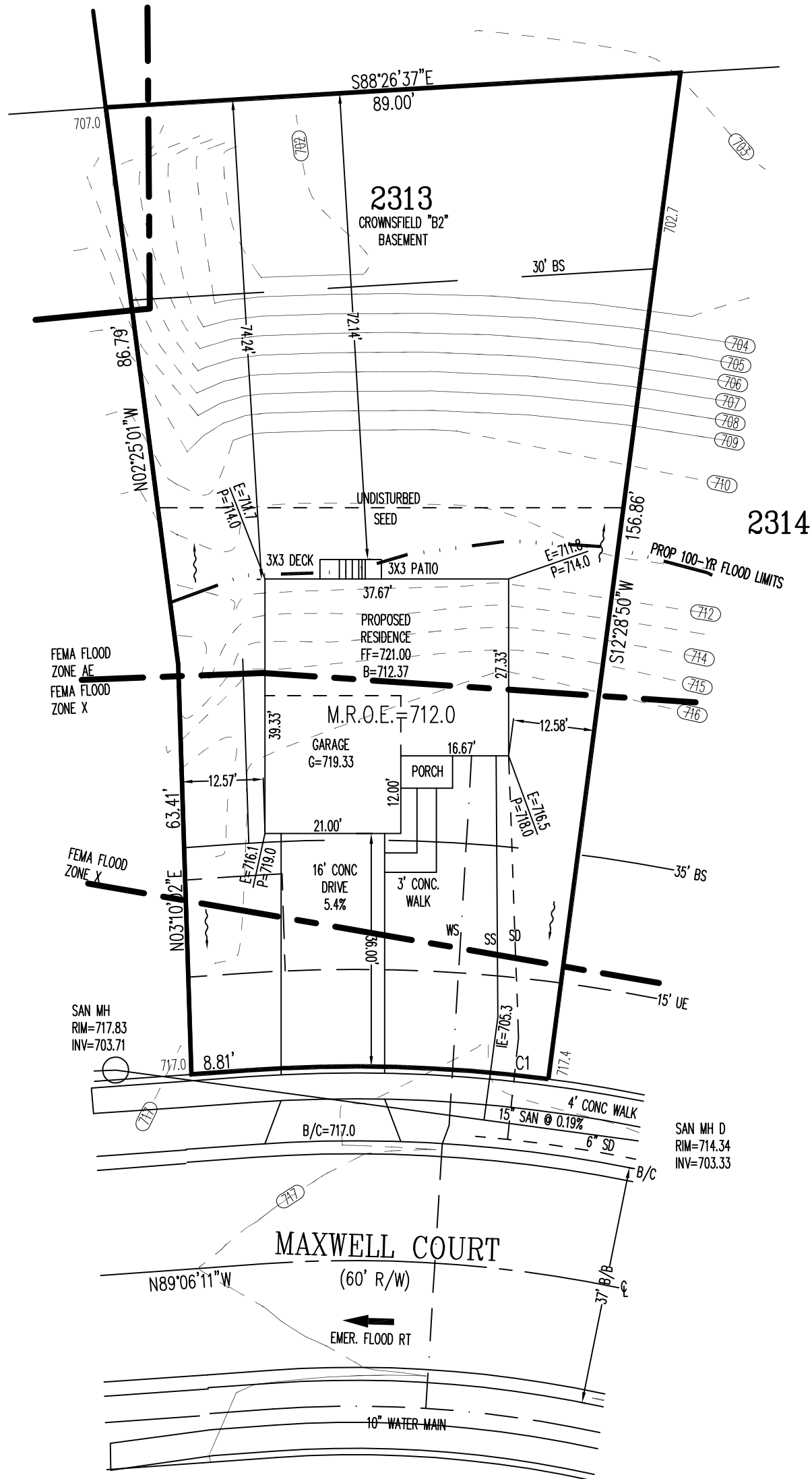
UNLESS F.F.E., M.O.E. OR M.B.E. ARE FIELD VERIFIED BY AN
 ENGINEERING FIRM, CONTRACTOR TAKES FULL RESPONSIBILITY
 FOR THE FINISH FLOOR ELEVATION.

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

ALL ELEVATIONS ARE EXISTING UNLESS SPECIFIED WITH AN
 "E" FOR EXISTING OR A "P" FOR PROPOSED.

BUILDER SHALL PROVIDE POSITIVE DRAINAGE AROUND AND
 AWAY FROM HOUSES.

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: 08-12-23
 DRAWN: JLL
 DESIGNED:
 CHECKED: JLS

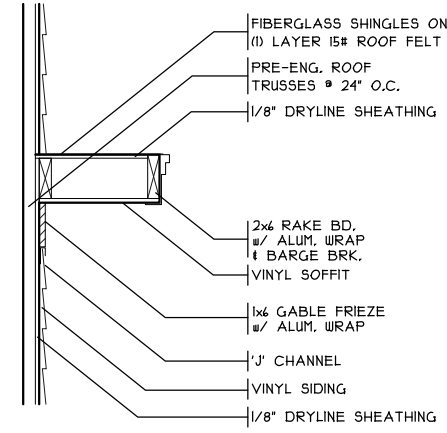
ENGINEERING & SURVEYING, INC.
 1068 N. UNIVERSITY BLVD MIDDLETOWN, OHIO 45042
 PH.-(513) 424-5202 OR (513) 932-8991 FAX - (513) 424-6202

REVISIONS:
 1. 9-28-23 ADD DECK AND PATIO
 2.
 3.
 4.

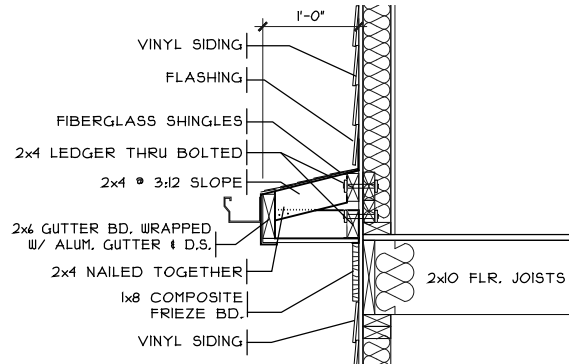
PROJECT: CREEKSIDE AT BERRYVIEW
 DRAWING: 231502PA

SHEET
 1 OF 1

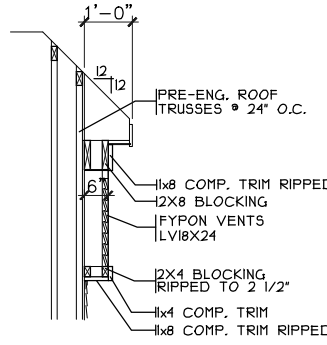
C1
 R=230.00'
 L=46.50'



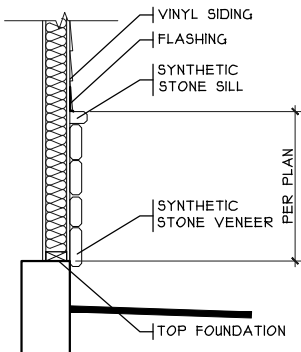
EXT. GABLE TRIM
SCALE: 1/8" = 1'-0"



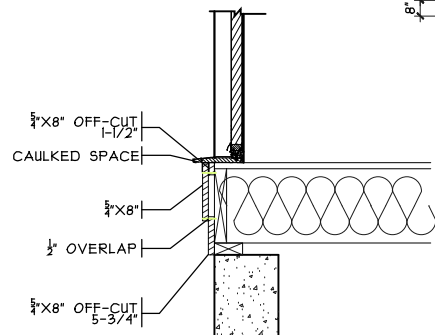
FRONT ROOF DETAIL
SCALE: 1/2" = 1'-0"



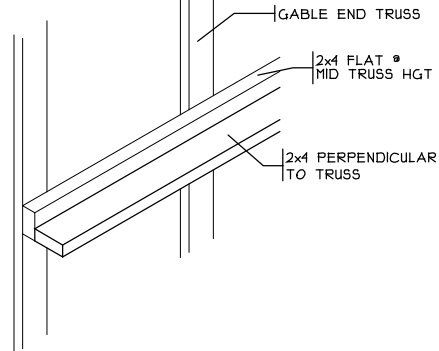
VENT DETAIL
SCALE: 1/4" = 1'-0"



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



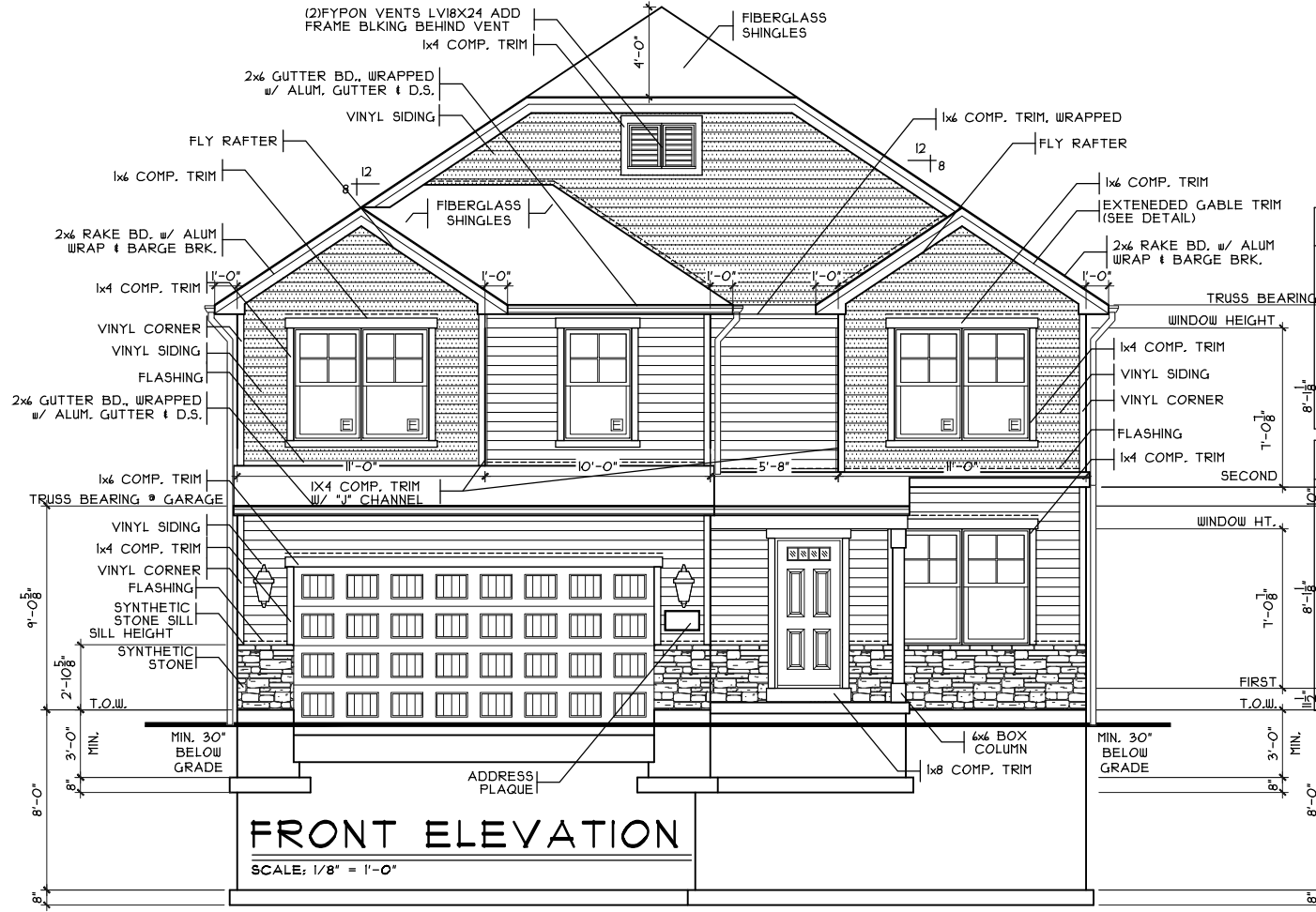
KICK PLATE DETAIL
SCALE: 1/2" = 1'-0"



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



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

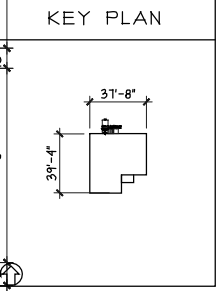


FRONT ELEVATION
SCALE: 1/8" = 1'-0"

SHEET INDEX	
SHT#	DESCRIPTION
A1	Front and Rear Elevations
A1a	Left and Right Elevations
A2	Foundation Plan
A3	First Floor Plan
A4	Second Floor Plan/Stair Section
A5	Typical Wall Sections
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.	
251888B4	
4	BDRMS
2.5	BATH
8'	CAR GARAGE
1ST FLR.	CLG.
SQUARE FOOTAGE	
TOTAL	1898
FIRST	850
SECOND (SLAB)	1038
LOWER (SLAB)	155
GAR. (SLAB)	404



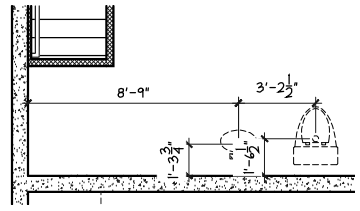
Proposed Residence:
Market Home
679 Maxwell Court
Berryview Estates Lot 2313
Montgomery County
Germantown

Issue Dates:
Review

CRISTO HOMES
7594 A Tyers Place Blvd.
West Chester, OH 45389
513.755.0570 • www.cristohomes.com

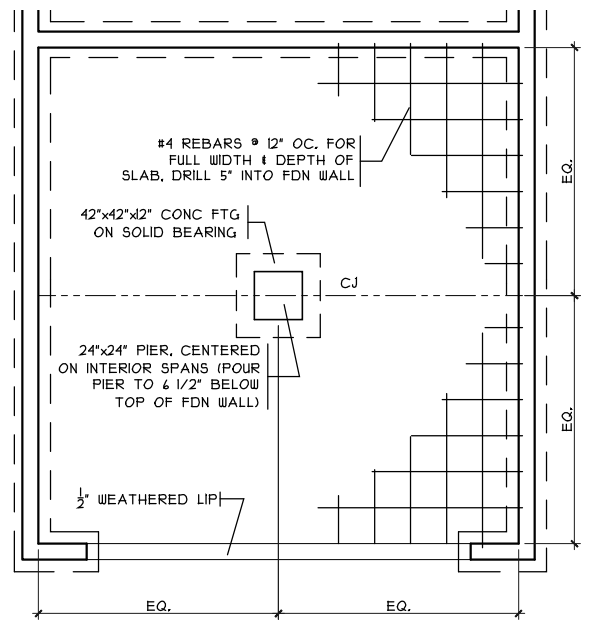
Plan: Crownfield Basement
Date: 7.26.2023
Drawn: JRK
Scale: As Noted
Revised: 9.29.2023
Sheet: 1 of 8

A1



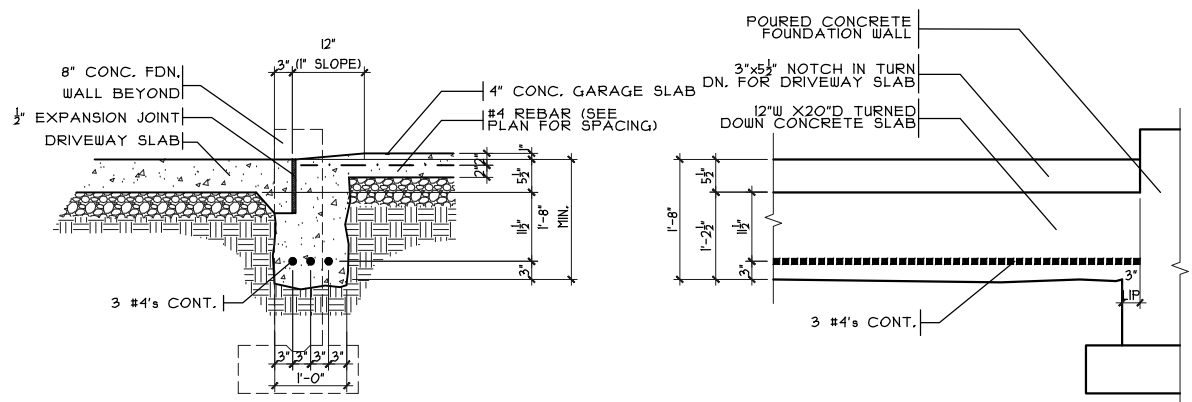
DIMS TO FDN PLUMB.

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



GRADE BM DETAIL

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

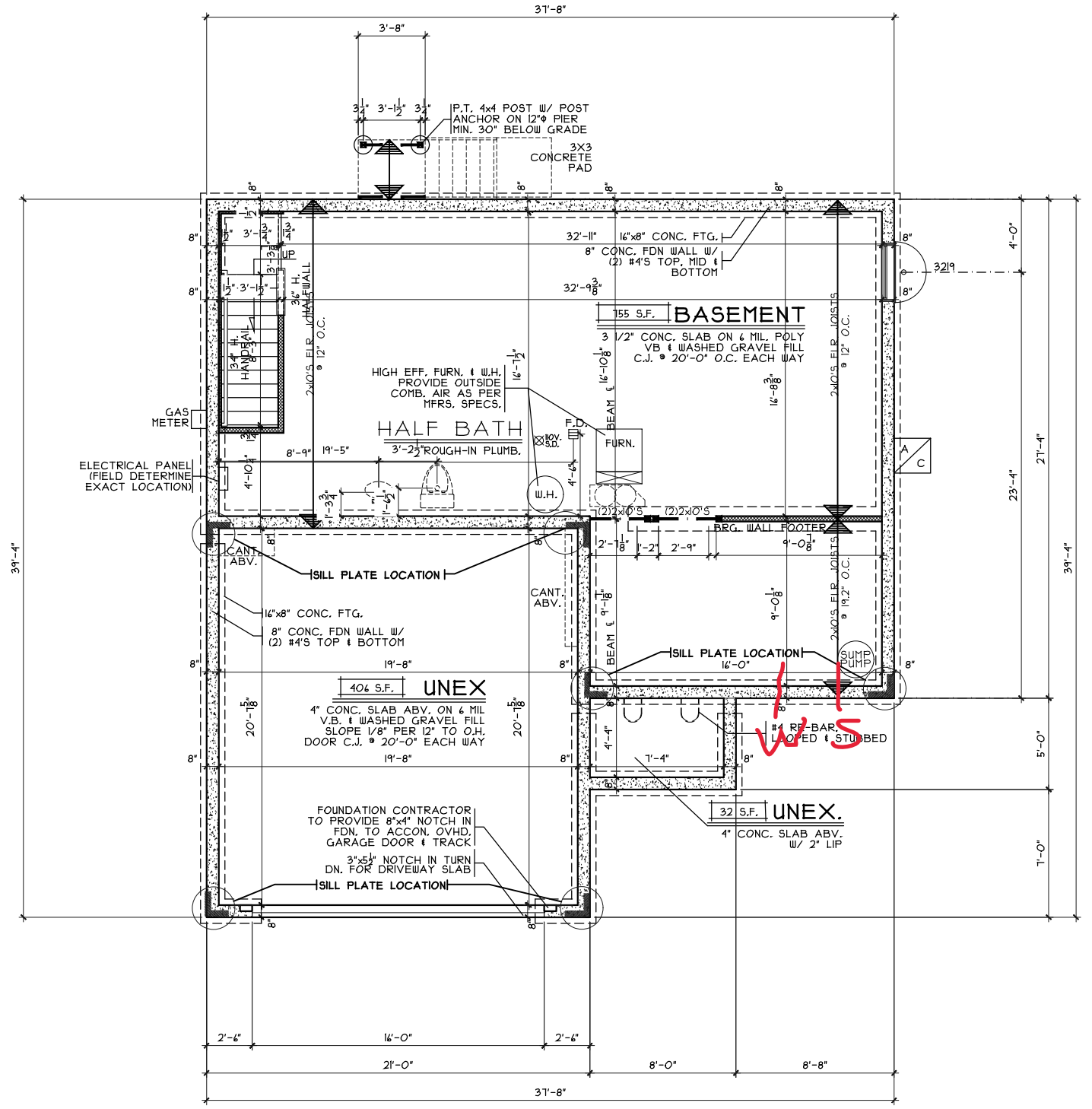


SECTION

ELEVATION

GARAGE DOOR GRADE BM

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



FOUNDATION PLAN

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

NOTE: ALL EXTERIOR DIMENSIONS ARE TO FACE OF FOUNDATION- MASONRY VENEER TO OVERHANG FOUNDATION AS REQ'D. TO ACCOMMODATE 1" AIRSPACE AT SHEATHING. MAXIMUM OVERHANG TO BE 3/4".

Foundation Plan

Plan: Crownfield Basement
 Date: 7.26.2023
 Drawn: JRK
 Scale: As Noted
 Revised: 9.29.2023
 Sheet: 3 of 8

Renaissance - BE-2313

Proposed Residence:

Market Home
 679 Maxwell Court
 Berryview Estates Lot 2313

Crownfield Bsmt - B2 - Vinyl

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Issue Dates

Review	Issue Dates

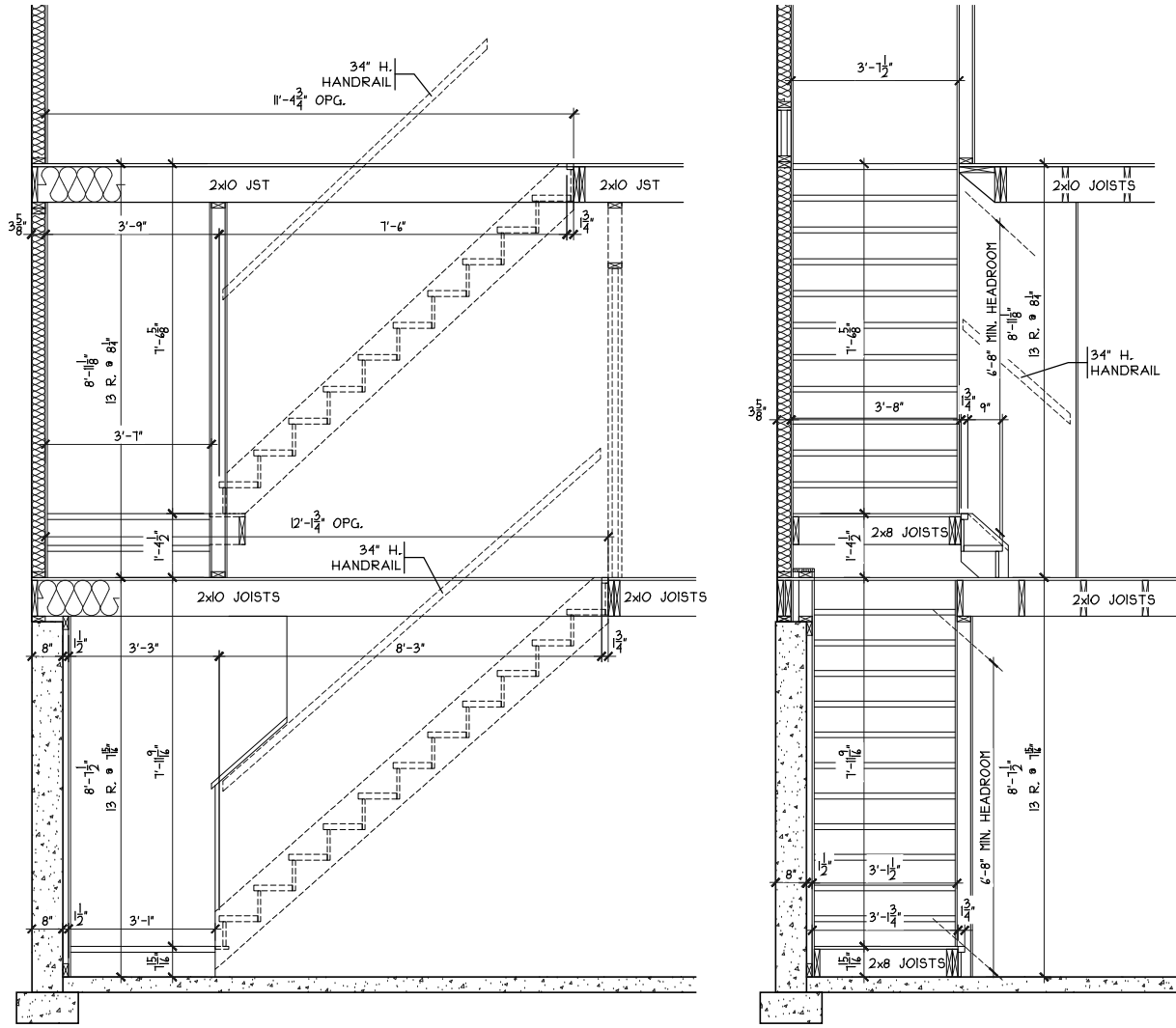
Germantown

Montgomery County



7894 A Tyers Place Blvd.
 West Chester, OH 45069
 513.755.0570

A2



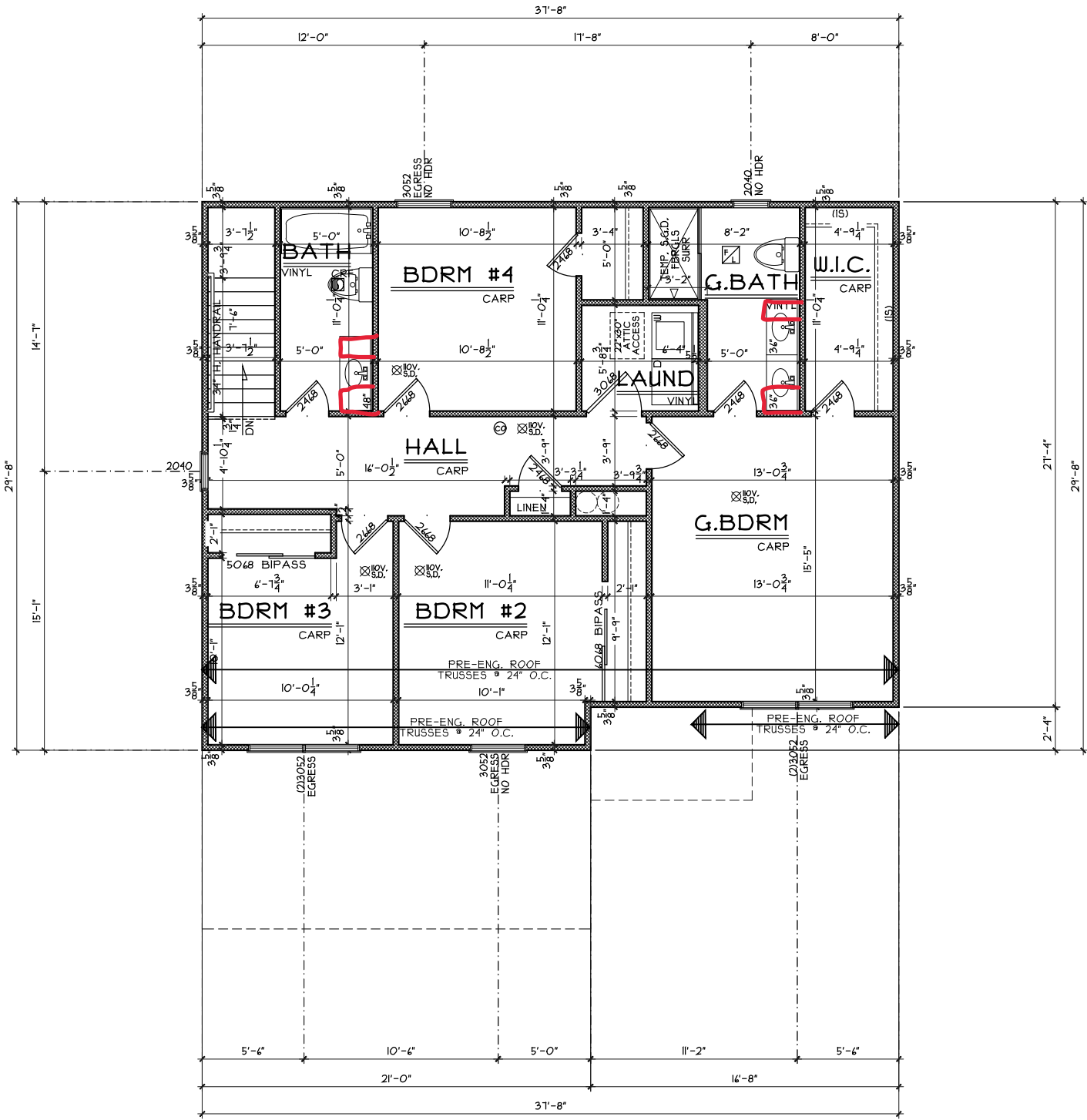
STAIR SECTION

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

NOTE: ALL EXTERIOR DIMENSIONS ARE TO FACE OF FOUNDATION- MASONRY VENEER TO OVERHANG FOUNDATION AS REQ'D. TO ACCOMMODATE 1' AIRSPACE AT SHEATHING. MAXIMUM OVERHANG TO BE 3/4".

SECOND FLOOR PLAN

SCALE: 1/8" = 1'-0" 1038 SQ. FT.



Second Floor Plan

Plan: Crownfield Basement
Date: 7.26.2023
Drawn: JRK
Scale: As Noted
Revised: 9.29.2023
Sheet: 5 of 8

Renaissance - BE-2313

Proposed Residence:

Market Home
679 Maxwell Court
Berryview Estates Lot 2313

Crownfield Bsmt - B2 - Vinyl

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Issue Dates

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Second Floor Plan

Plan: Crownfield Basement
Date: 7.26.2023
Drawn: JRK
Scale: As Noted
Revised: 9.29.2023
Sheet: 5 of 8

Renaissance - BE-2313

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679 Maxwell Court
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Issue Dates

Review	Issue Dates

A4