

BE 2317

665 Maxwell Court

Germantown, OH 45327

2 Story basement

finish basement no bath

2 hose bibs with valves

ice maker

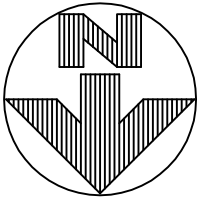
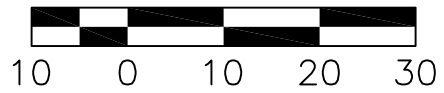
1 tub

1 shower

Gas Furnace

PLOT PLAN

LOT 2317 (11,486 SF) 0.2637 ACRES
 CREEKSIDE AT BERRYVIEW ESTATES
 CITY OF GERMANTOWN
 MONTGOMERY COUNTY, OHIO
 FOR: CRISTO HOMES



INFILTRATION BASIN
 WQ ELEV=697.31
 100 YEAR ELEV=699.45

WATSON RESIDENCE
 665 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	11846	sq. ft.
CITY WALK	176	sq. ft.
HOUSE WALK	57	sq. ft.
DRIVE	656	sq. ft.
APRON	121	sq. ft.
PATIO AND PORCHES	196	sq. ft.
DECK	0	sq. ft.
SEEDING AREA	3668	sq. ft.
UNDISTURBED AREA	6097	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=716.1

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.

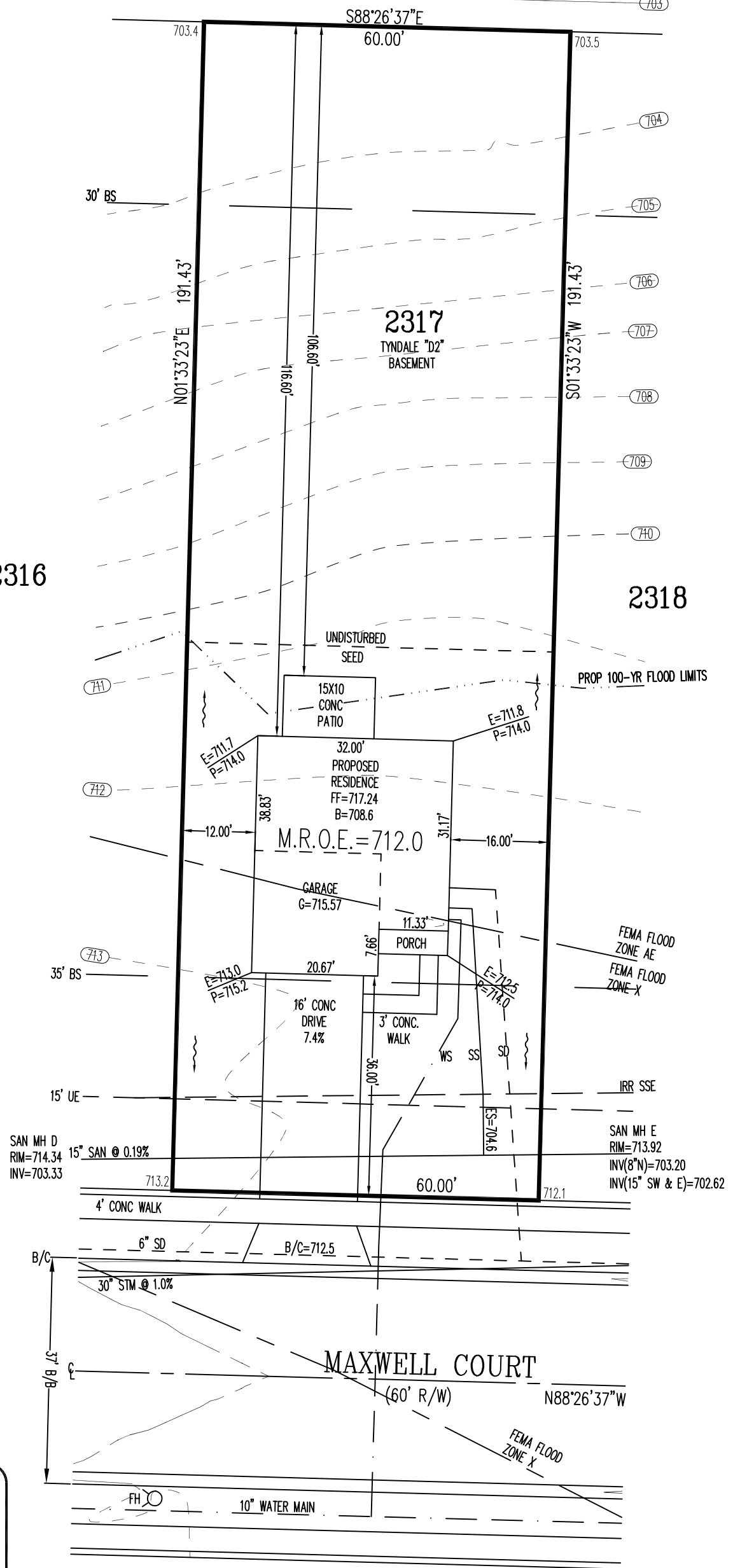
UNLESS F.F.E., M.O.E. OR M.B.E. ARE FIELD VERIFIED BY AN
 ENGINEERING FIRM, CONTRACTOR TAKES FULL RESPONSIBILITY
 FOR THE FINISH FLOOR ELEVATION.

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

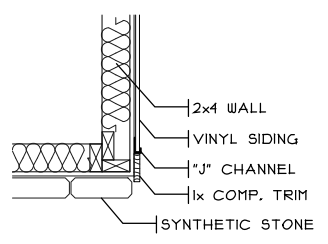
APEX
 ENGINEERING & SURVEYING, INC.
 1068 N. UNIVERSITY BLVD MIDDLETOWN, OHIO 45042
 PH.-(513) 424-5202 OR (513) 932-8991 FAX - (513) 424-6202

REVISIONS:
 1.
 2.
 3.
 4.

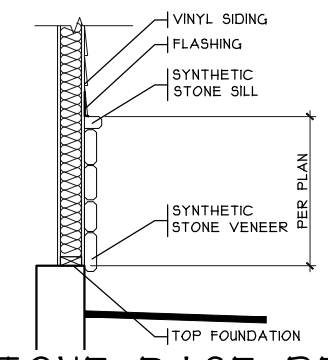
PROJECT: CREEKSIDE AT BERRYVIEW
 DRAWING: 231555PA

SHEET
 1 OF 1

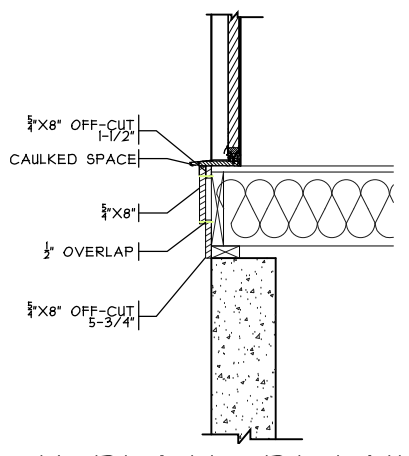
CR123206.DWG • PLANS PREPARED BY SABO DESIGN ASSOCIATES • 550 WARDS CORNER ROAD SUITE 201, LOVELAND, OH 45140 • 513.683.1236 • SABODESIGNASSOC@SABODA.NET • COPYRIGHT 2023 SABO DESIGN ASSOCIATES



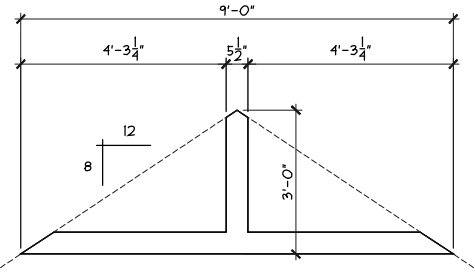
STONE/VINYL CORNER
SCALE: 1/2" = 1'-0"



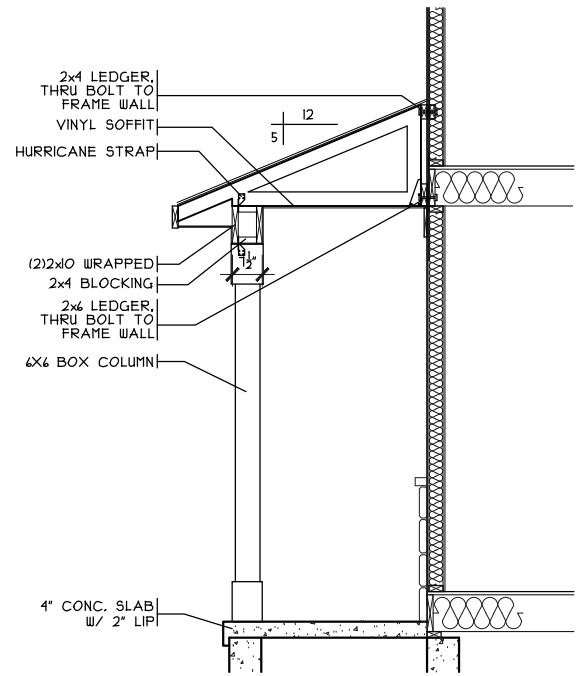
STONE BASE DETAIL
SCALE: 1/2" = 1'-0"



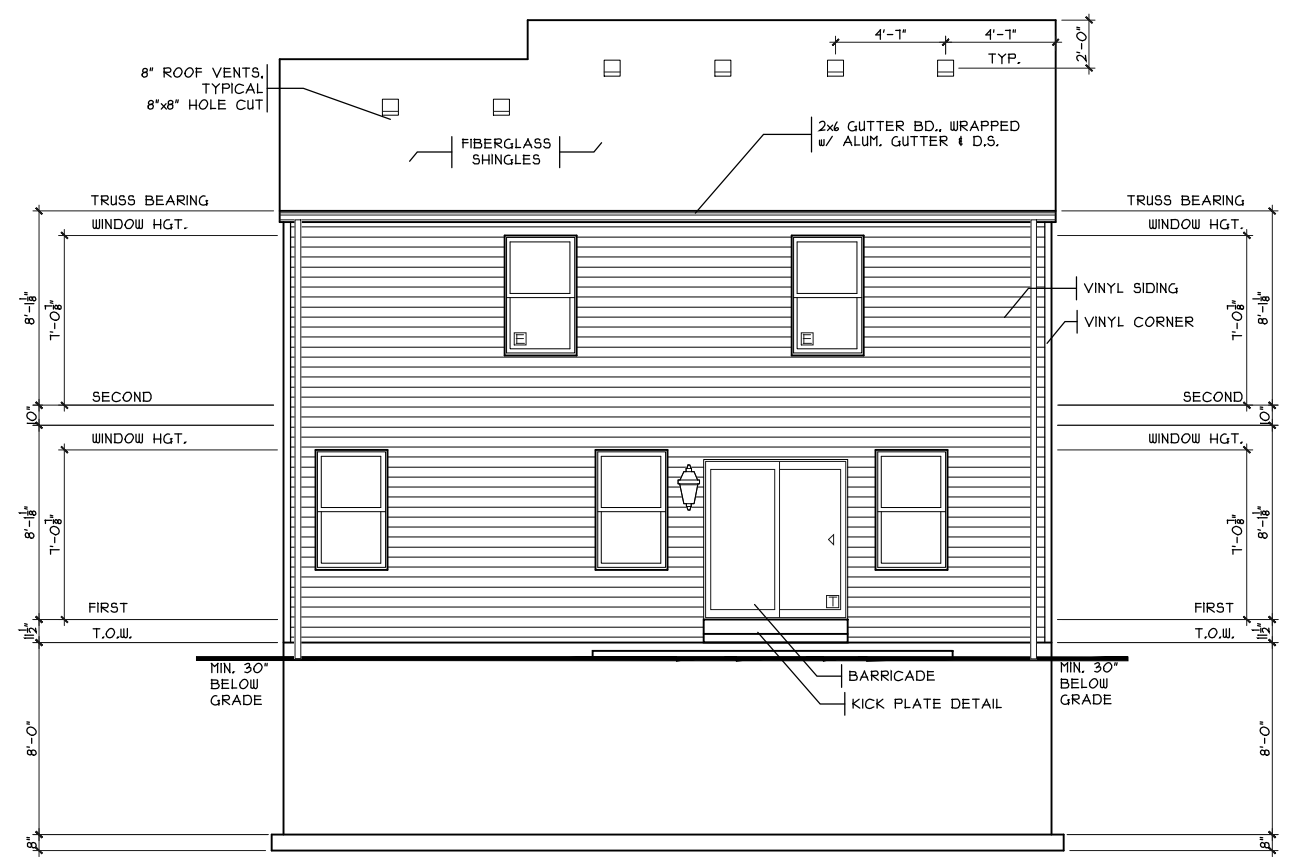
KICK PLATE DETAIL
SCALE: 1/2" = 1'-0"



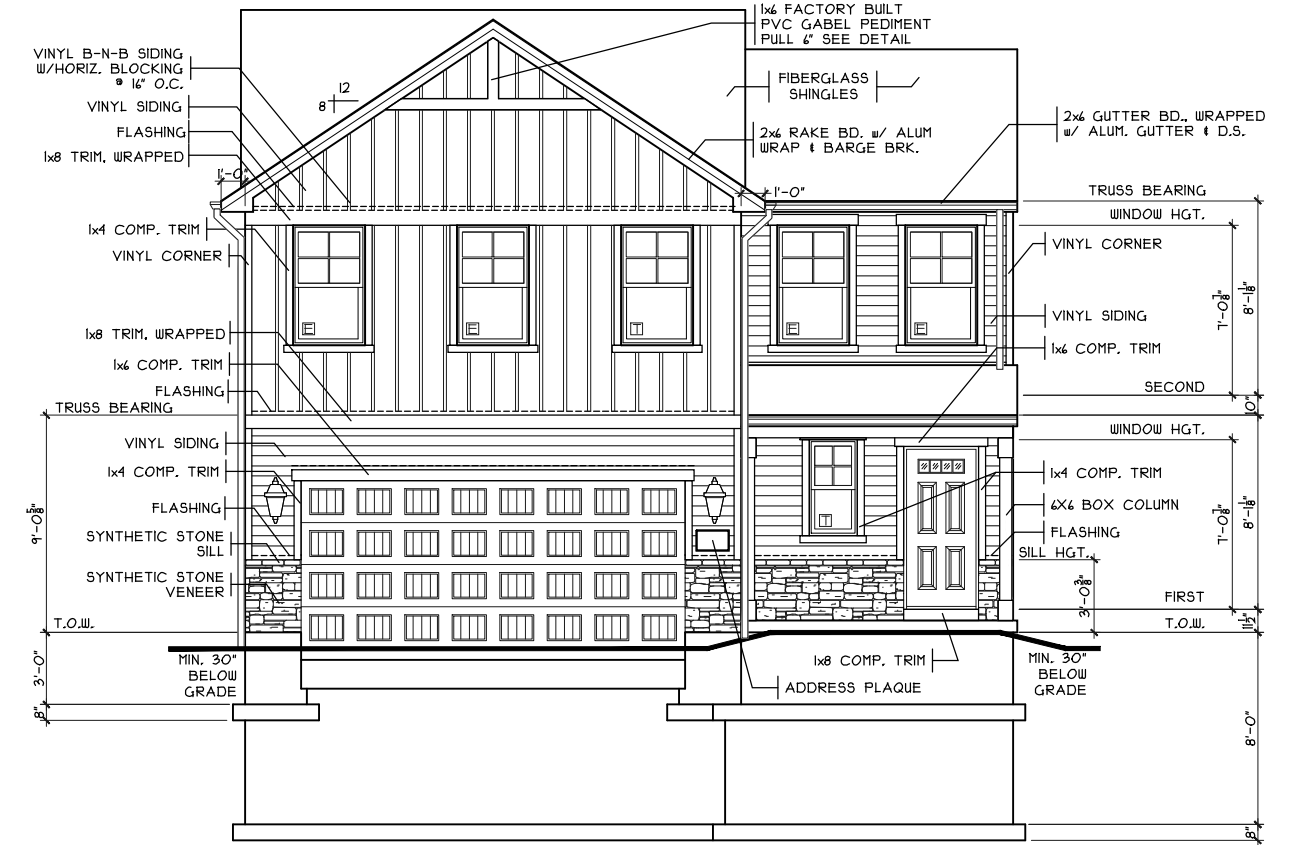
GABLE PEDIMENT DIMS
SCALE: 1/4" = 1'-0"



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



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

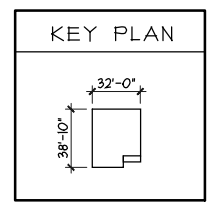


FRONT ELEVATION
SCALE: 1/8" = 1'-0"

SHEET INDEX	
SHT#	DESCRIPTION
A1	Front and Rear Elevations
A1a	Left and Right Elevations
A2	Foundation Plan
A2a	Finished Lower Level
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"

2S1810B4 PLAN INFO	
4	BDRMS
2.5	BATHS
3	CAR GARAGE
8	1ST FLR. CLG.
SQUARE FOOTAGE	
TOTAL	1870
MAIN	740
UPPER	1130
LOWER	418
BASEMENT	670
GARAGE	373



Issue Dates: _____
Review: _____

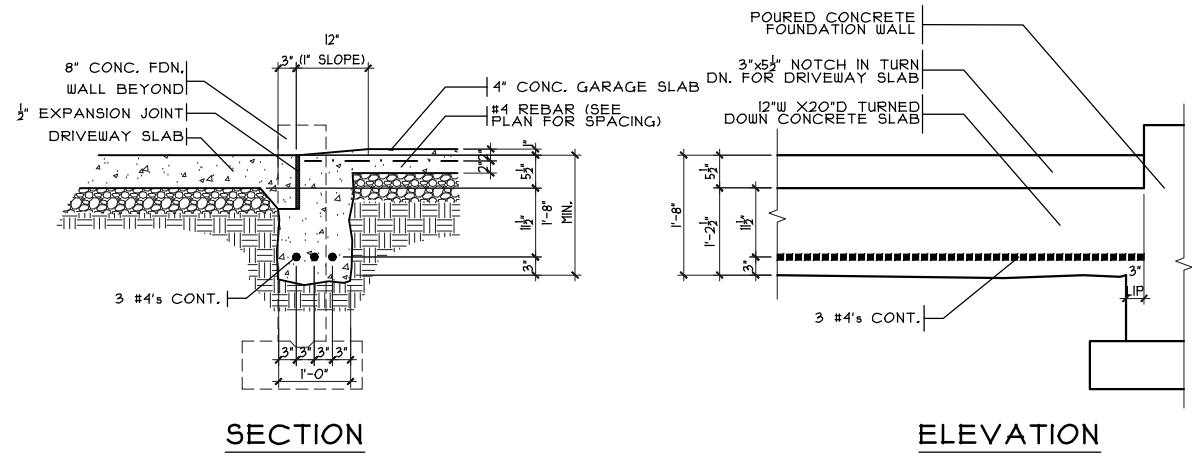
Tyndale - D2 - Vinyl
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Proposed Residence:
Watson Residence
665 Maxwell Court
Berryview Estates Lot 2317
Montgomery County

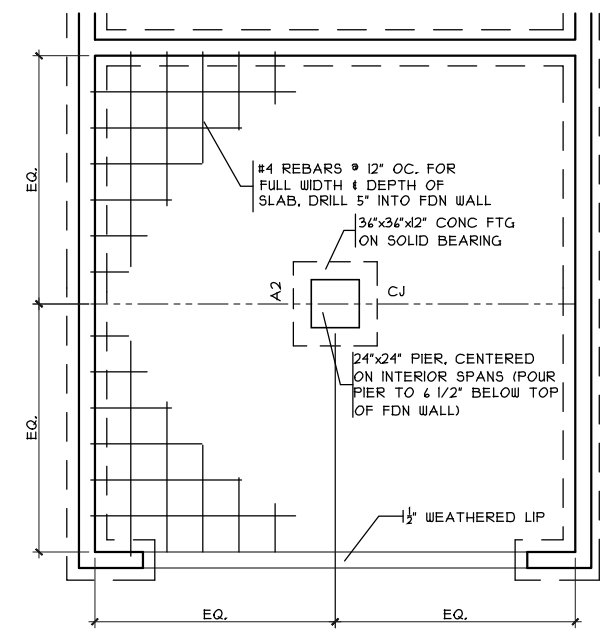
Front And Rear Elevations
Plan: Tyndale Basement
Date: 8.7.2023
Drawn: JRK
Scale: As Noted
Revised: 9.13.2023
Sheet: 1 of 9

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

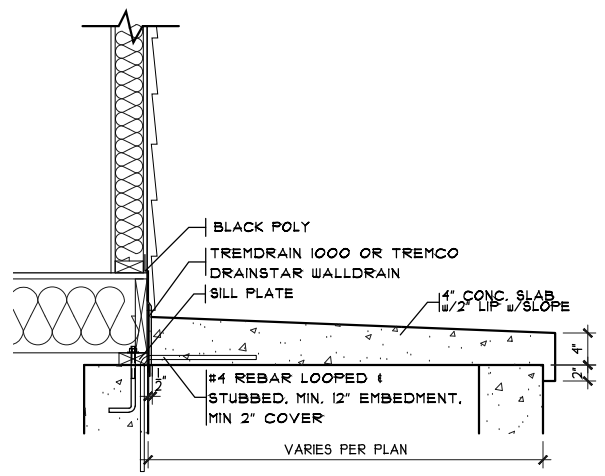
A1



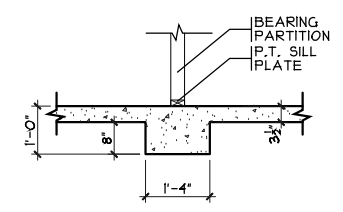
GARAGE DOOR GRADE BM
SCALE: 3/8" = 1'-0"



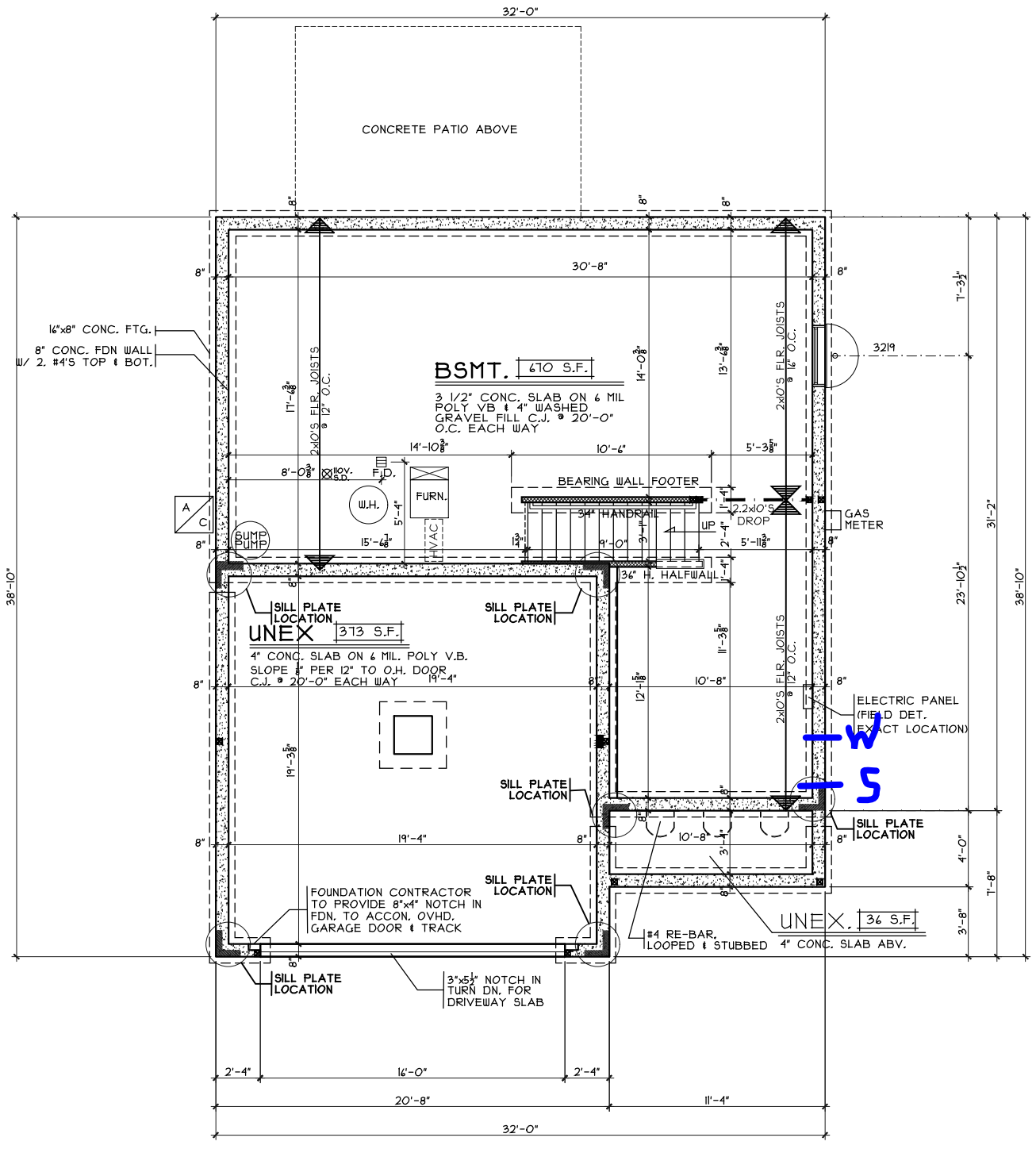
GRADE BM DETAIL
SCALE: 1/8" = 1'-0"



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



BEARING WALL FOOTER
SCALE: 1/4" = 1'-0"



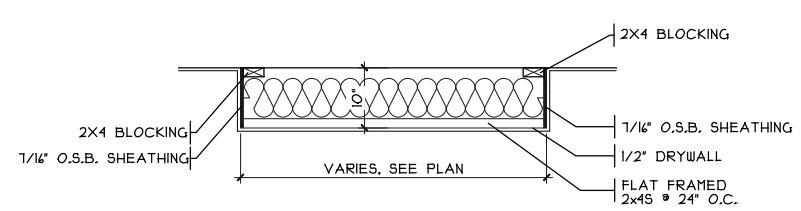
FOUNDATION PLAN
SCALE: 1/8" = 1'-0"

Foundation Plan
Plan: Tyndale Basement
Date: 8.7.2023
Drawn: JRK
Scale: As Noted
Revised: 9.13.2023
Sheet: 3 of 9

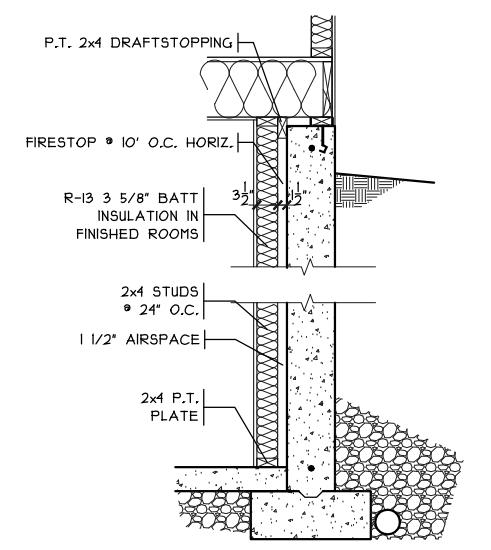
Proposed Residence:
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Montgomery County
Germantown

Tyndale - D2 - Vinyl
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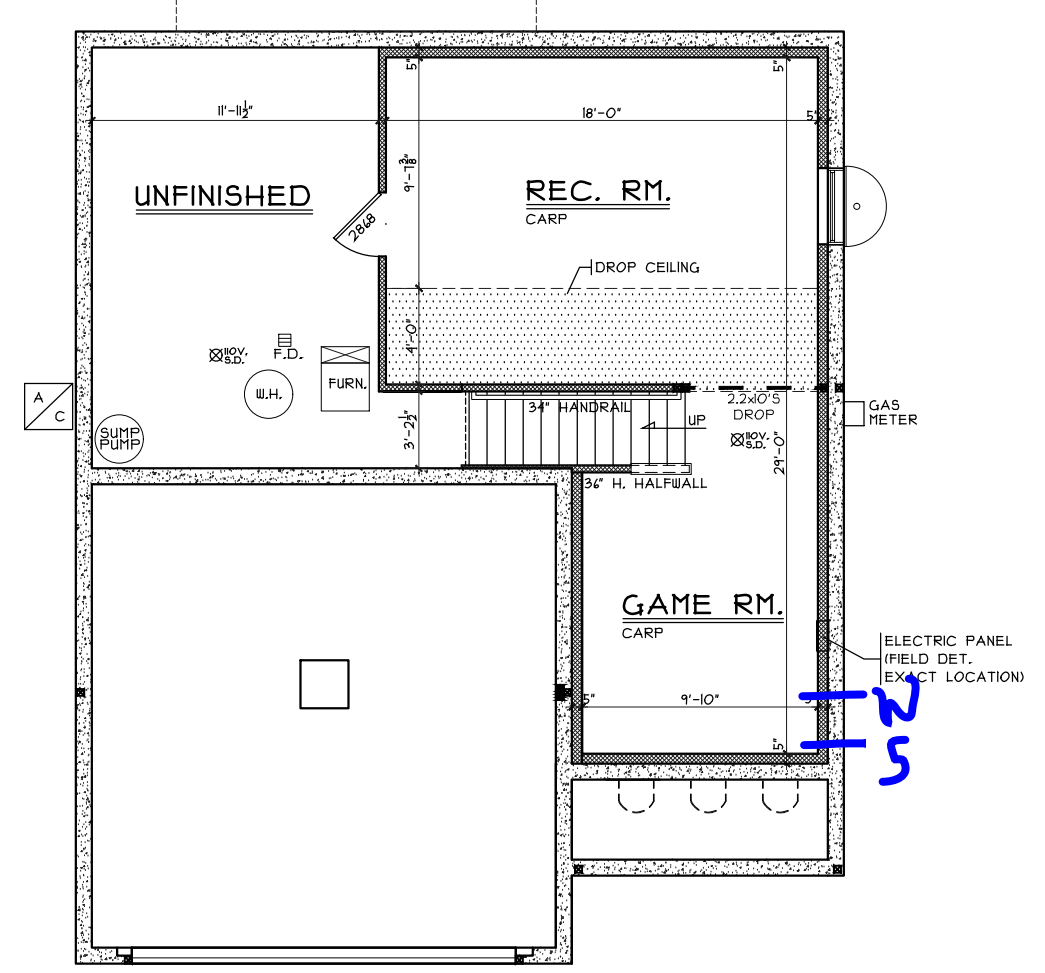
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DROP CLG. DETAIL
SCALE: 1/8" = 1'-0"



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



LOWER LEVEL PLAN
SCALE: 1/8" = 1'-0" 418 S.F.

Foundation Plan
Plan: Tyndale Basement
Date: 8.7.2023
Drawn: JRK
Scale: As Noted
Revised: 9.13.2023
Sheet: 4 of 9

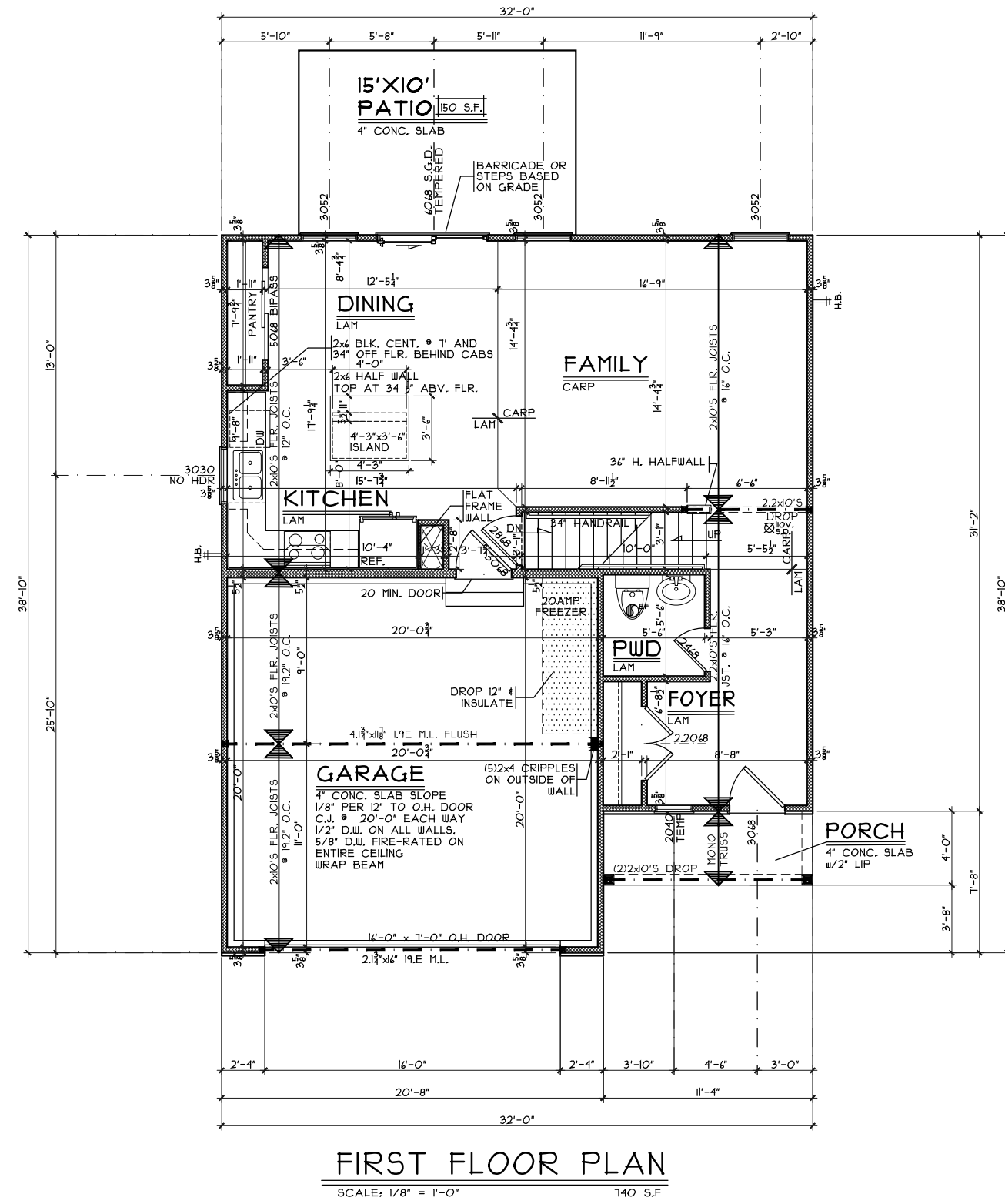
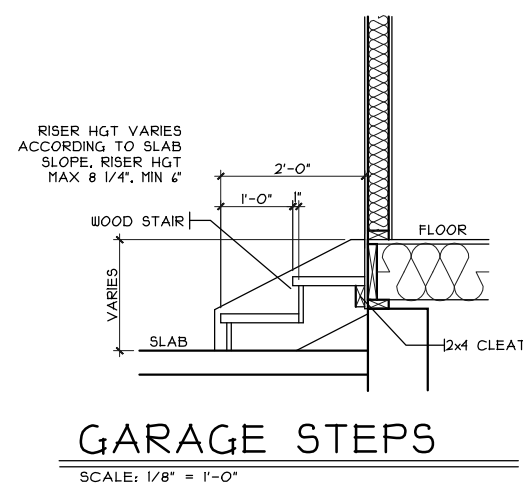
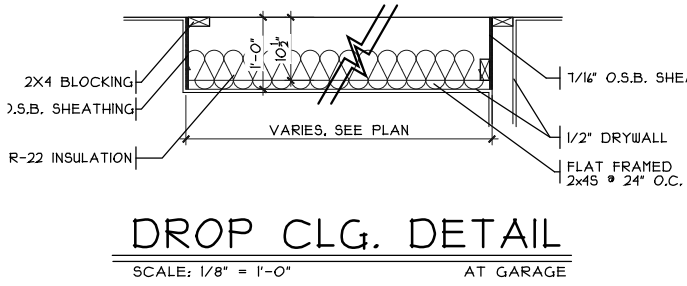
Renaissance - BE-2317
Proposed Residence:
Watson Residence
665 Maxwell Court
Berryview Estates Lot 2317

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A2a



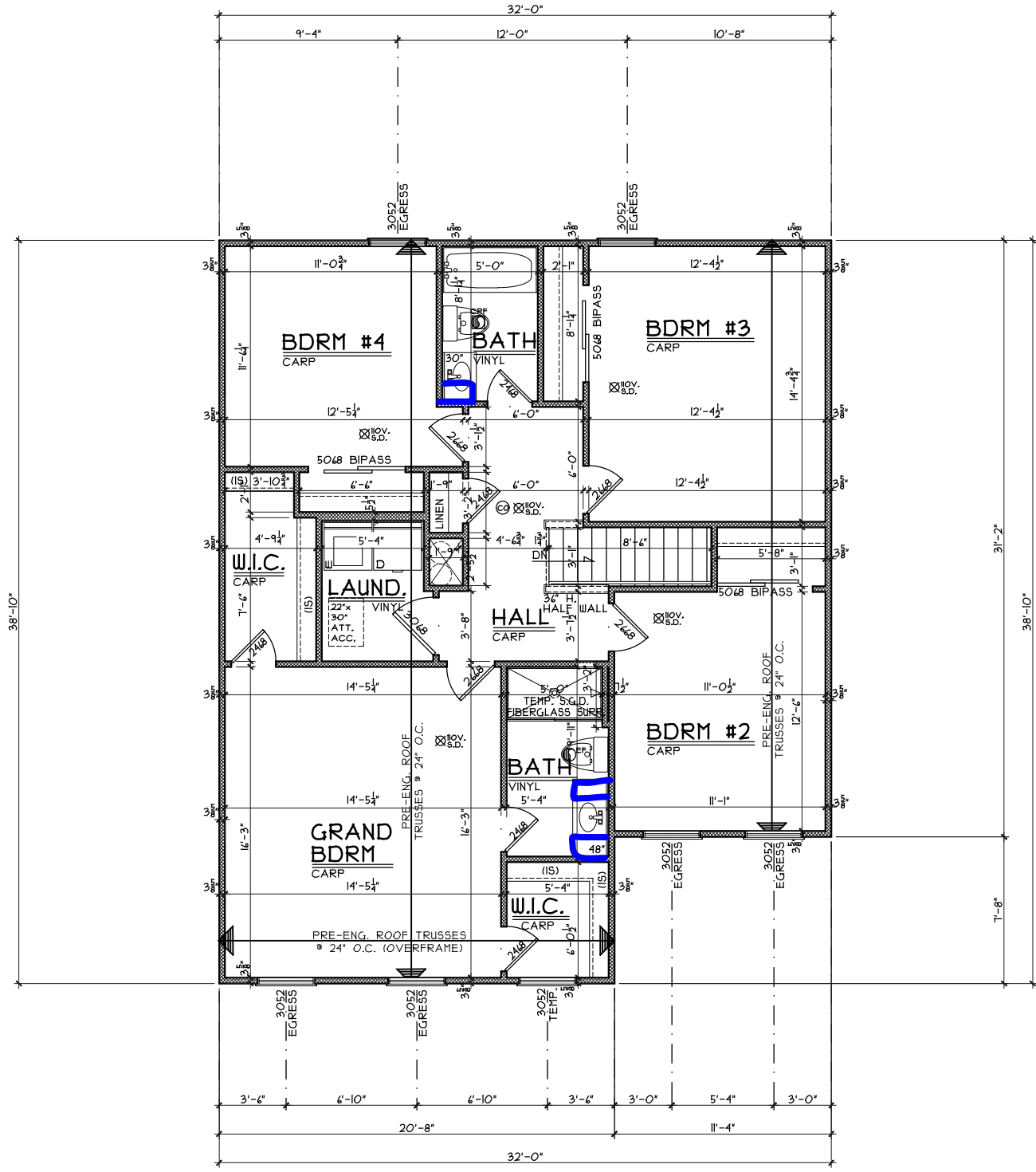
First Floor Plan
Plan: Tyndale Basement
Date: 8.7.2023
Drawn: JRK
Scale: As Noted
Revised: 9.13.2023
Sheet: 5 of 9

Renaissance - BE-2317
Proposed Residence:
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665 Maxwell Court
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Montgomery County

Tyndale - D2 - Vinyl
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Review	Issue Dates

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SECOND FLOOR PLAN
SCALE: 1/8" = 1'-0" 1130 S.F

Second Floor Plan

Plan: Tyndale Basement
Date : 8.7.2023
Drawn: JRK
Scale : As Noted
Revised: 9.13.2023
Sheet : 6 of 9

Renaissance - BE-2317

Proposed Residence:
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Berryview Estates Lot 2317

Tyndale - D2 - Vinyl

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Issue Dates

Issue	Date	By
Review		