

BE 2318  
649 Maxwell Court  
Germantown, OH 45327

2 Story Basement

2 pc rough in

Laundry Tub in basement

2 hose bibs with valves ice  
maker

1 tub

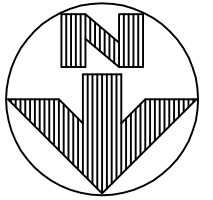
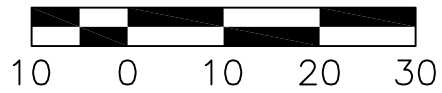
1 shower

Water Softener Rough in

Gas Furnace and Fireplace

# PLOT PLAN

LOT 2318 (11,846 SF) 0.2637 ACRES  
 CREEKSIDE AT BERRYVIEW ESTATES  
 CITY OF GERMANTOWN  
 MONTGOMERY COUNTY, OHIO  
 FOR: CRISTO HOMES



LINTZ RESIDENCE  
 649 MAXWELL COURT

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

FP IS IN THE SIDE YARD SETBACK.

**SETBACKS:**

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

**QUANTITIES**

TOTAL LOT AREA	11846	sq. ft.
CITY WALK	176	sq. ft.
HOUSE WALK	48	sq. ft.
DRIVE	660	sq. ft.
APRON	121	sq. ft.
PATIO AND PORCHES	92	sq. ft.
DECK	0	sq. ft.
SEEDING AREA	3637	sq. ft.
UNDISTURBED AREA	5726	sq. ft.

M.F.O.E.=714.0  
 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=715.5

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.

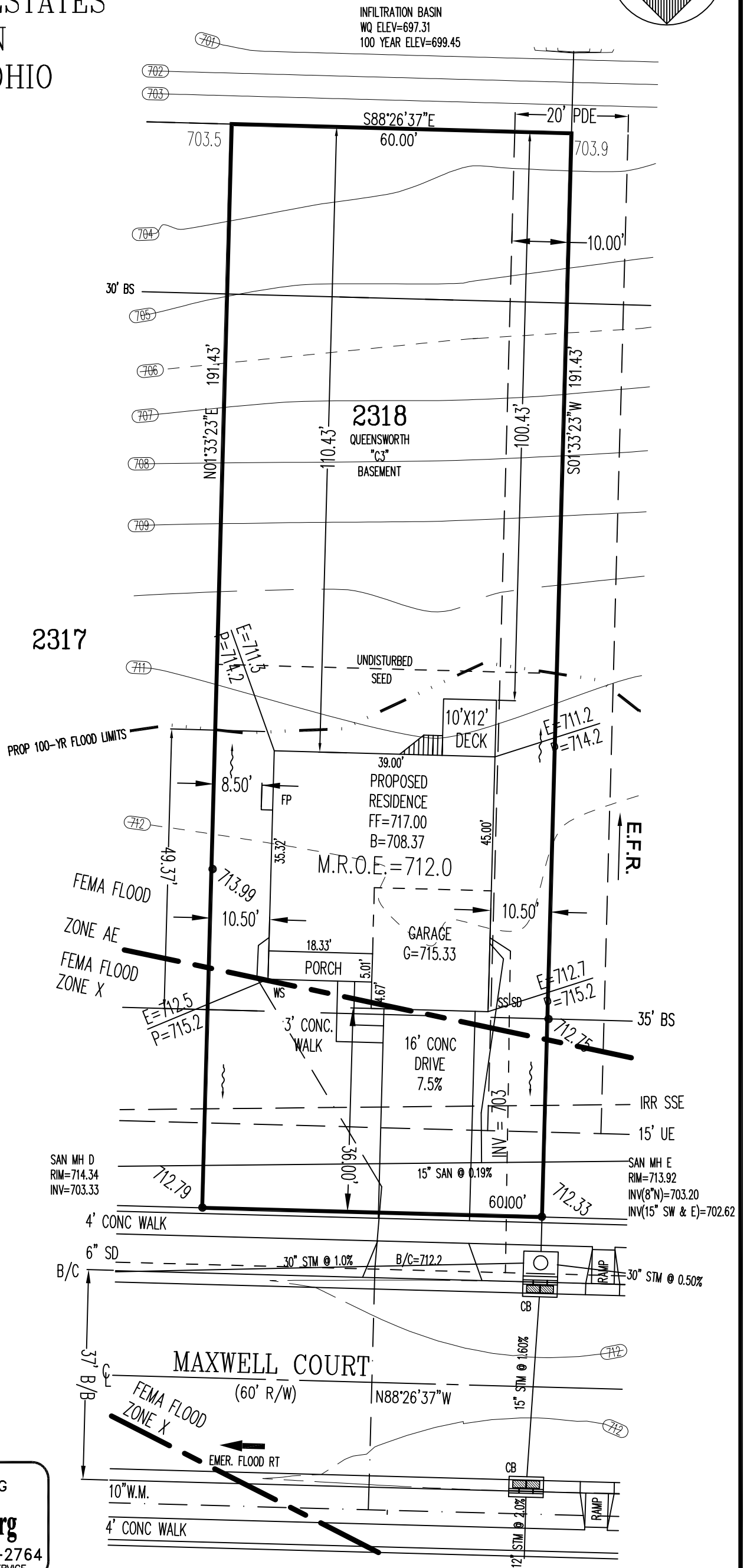
UNLESS F.F.E., M.O.E. OR M.B.E. ARE FIELD VERIFIED BY AN  
 ENGINEERING FIRM, CONTRACTOR TAKES FULL RESPONSIBILITY  
 FOR THE FINISH FLOOR ELEVATION.

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.

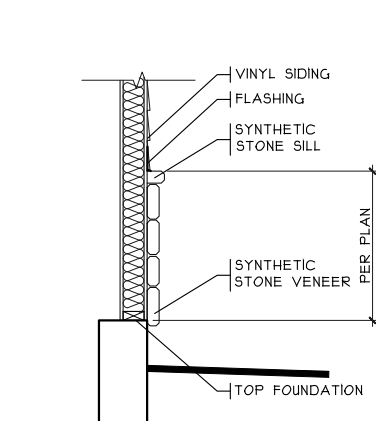


2 WORKING DAYS  
 BEFORE YOU DIG  
  
 CALL TOLL FREE 800-362-2764  
 OHIO UTILITIES PROTECTION SERVICE

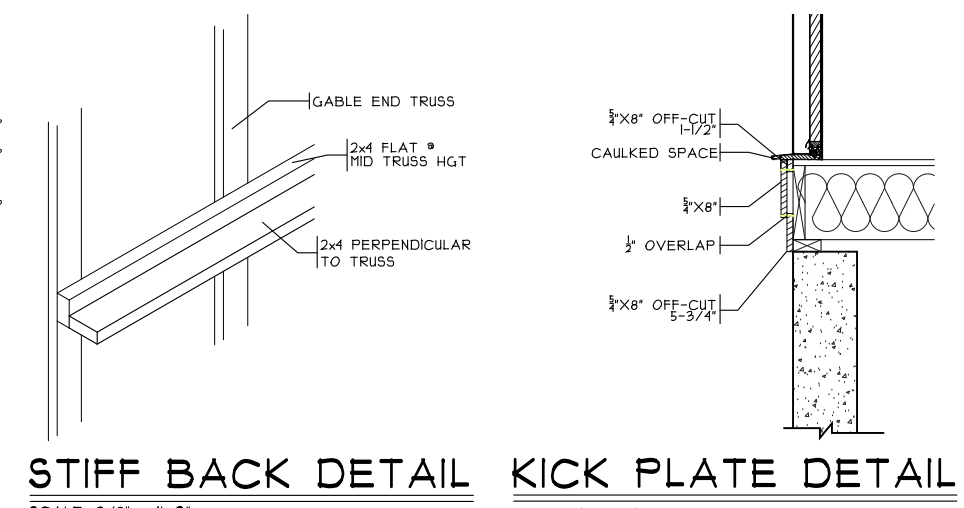
SCALE: 1"=20'  
 DATE: 5/11/2023  
 DRAWN: FAK  
 DESIGNED:  
 CHECKED: JLS

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

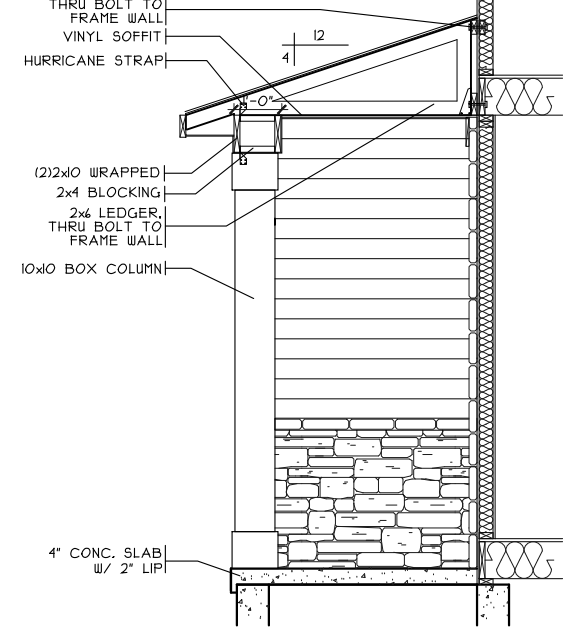
REVISIONS:	
1.	
2.	
3.	
4.	
PROJECT: CREEKSIDE AT BERRYVIEW	SHEET 1 OF 1
DRAWING: 230738PA	



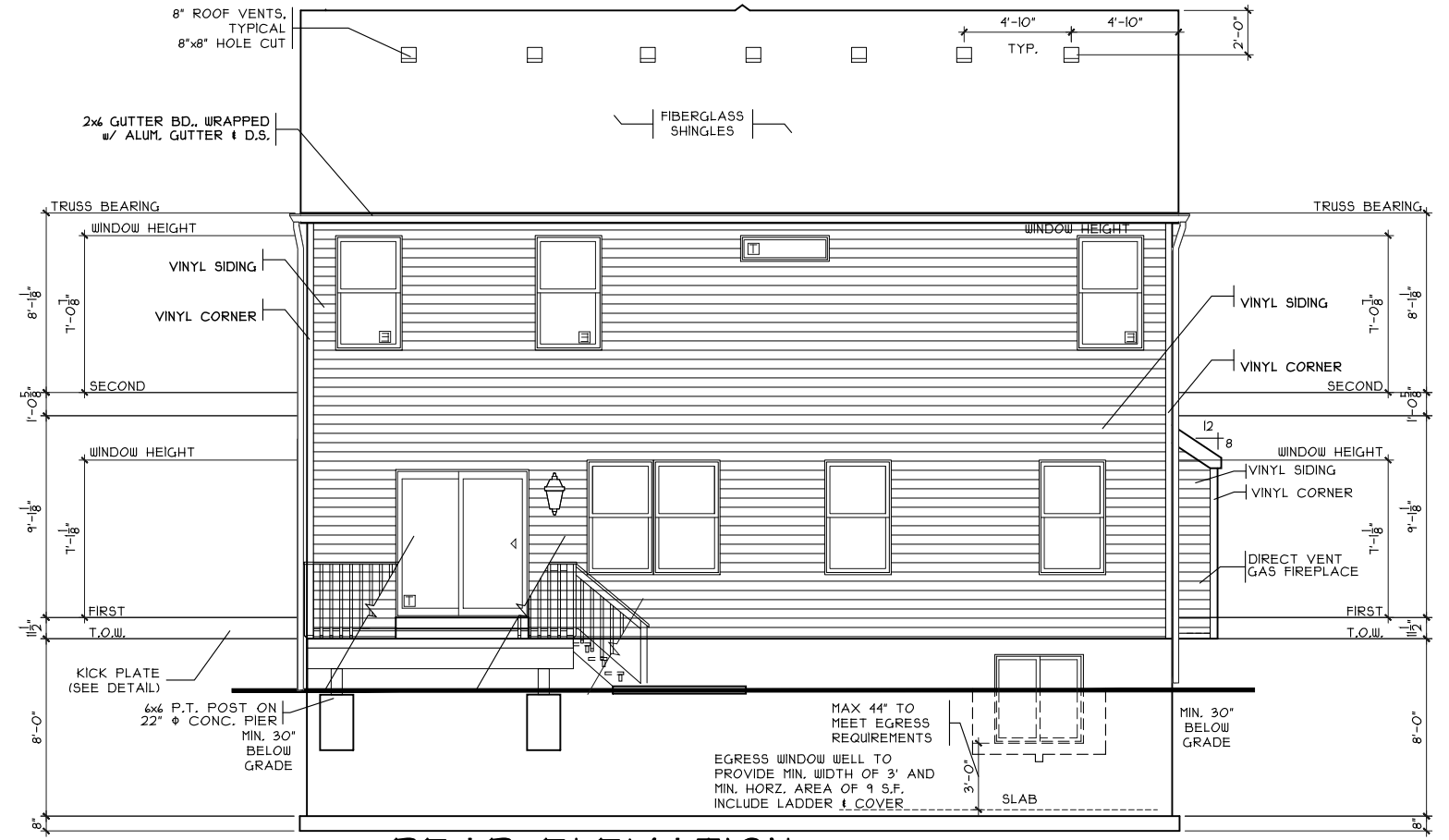
STONE BASE DETAIL  
SCALE: 1/8" = 1'-0"



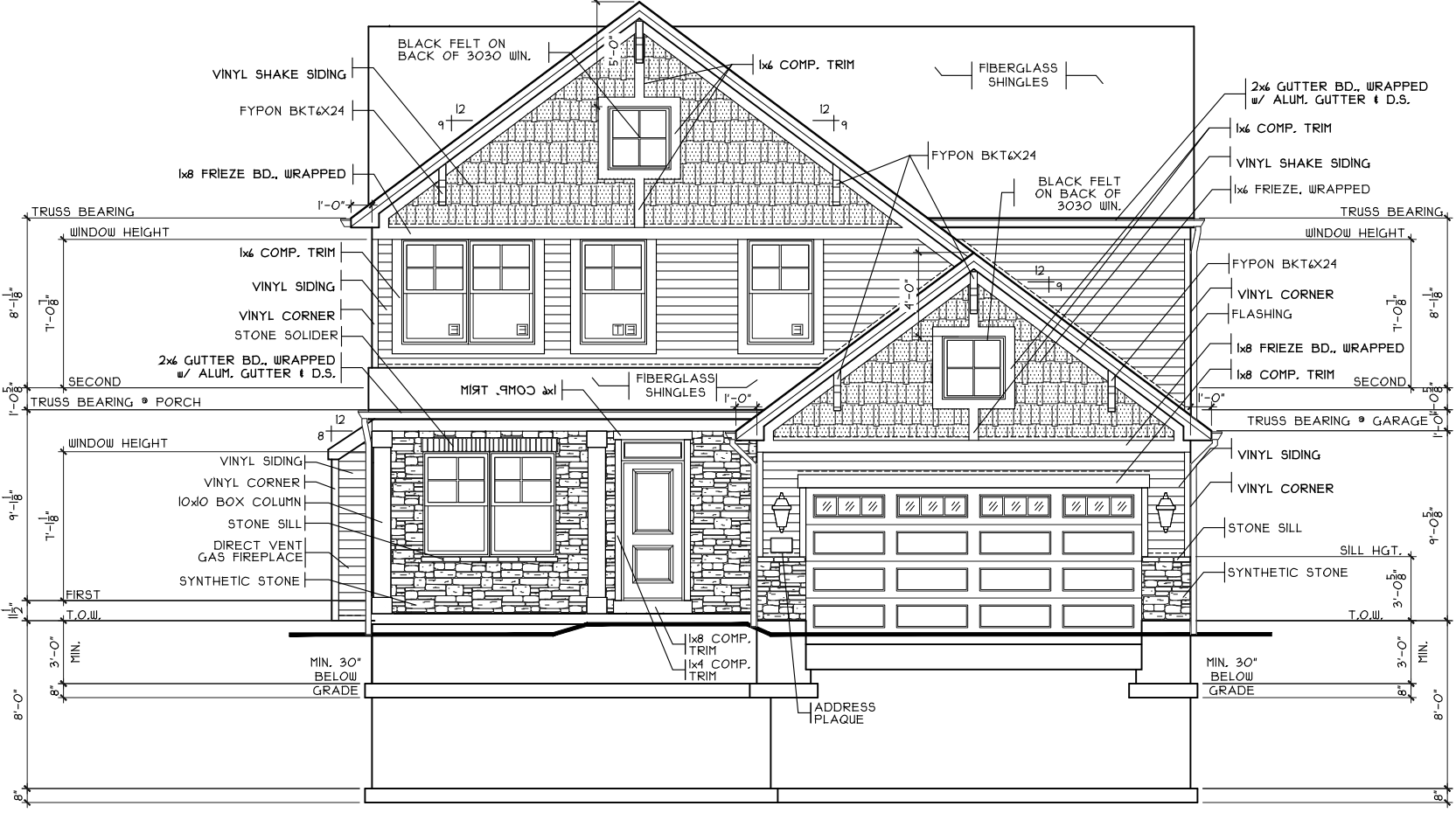
STIFF BACK DETAIL SCALE: 3/8" = 1'-0"  
KICK PLATE DETAIL SCALE: 1/2" = 1'-0"



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



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

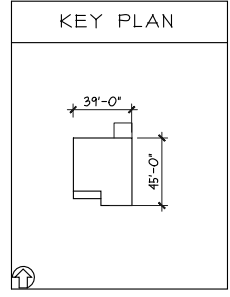


FRONT ELEVATION  
SCALE: 1/8" = 1'-0"

SHEET INDEX table with columns for SHEET# and DESCRIPTION, listing sheets A1 through G1.

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"

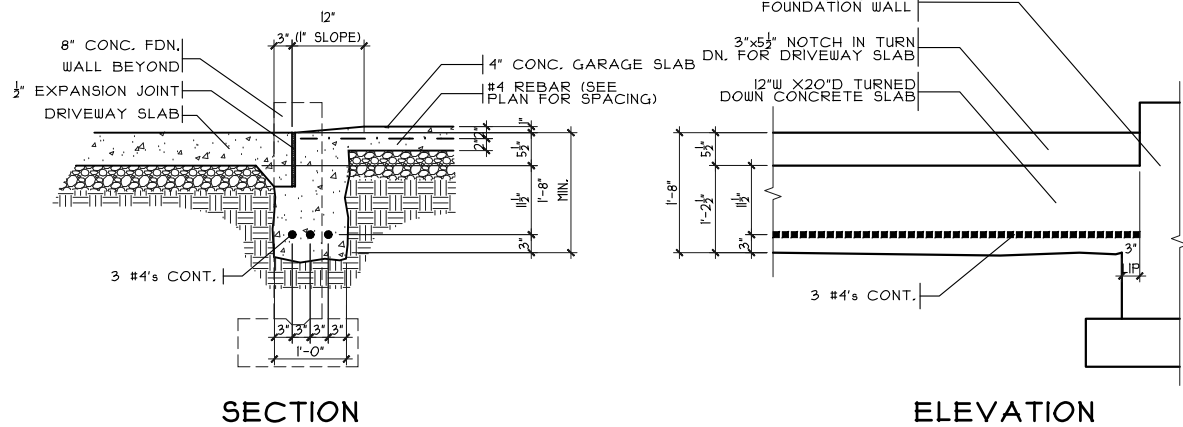
PLAN INFO. 252423B4 table listing room counts (4 BDRMS, 2.5 BATH, 2 CAR GARAGE) and square footage (TOTAL 2428, FIRST 1034, SECOND 1334, LOWER LEV. FIN. N/A, LOWER (SLAB) 1043, GAR. (SLAB) 318).



Vertical text on the right side including 'Front And Rear Elevations', 'Proposed Lantz Residence', '649 Maxwell Court', 'Crestside @ Berryview Estates', 'Lot-2318', 'Montgomery County', 'Germantown', 'Issue Dates', 'Review', and 'Cristo Homes' logo with address and phone number.

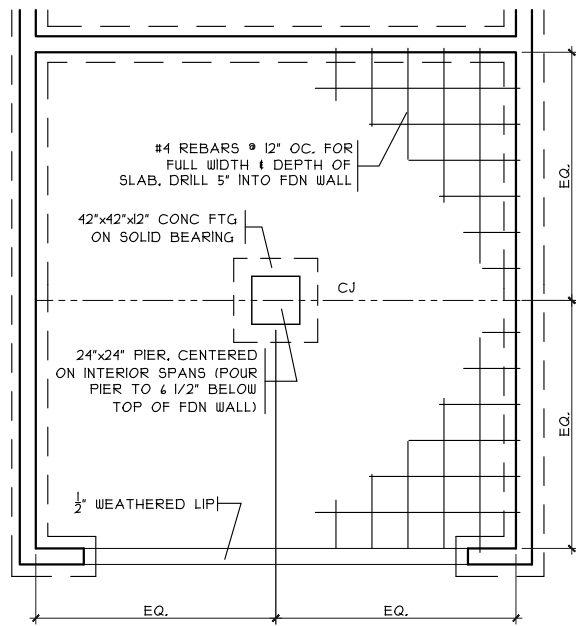
### GARAGE DOOR GRADE BM

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



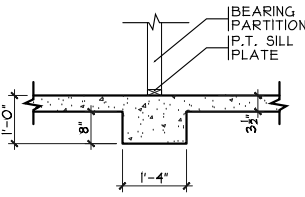
### GRADE BM DETAIL

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



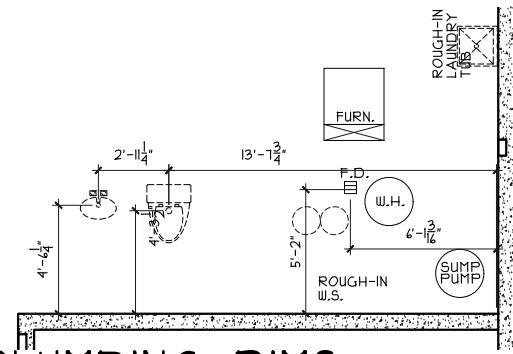
### BRG. WALL FOOTING

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



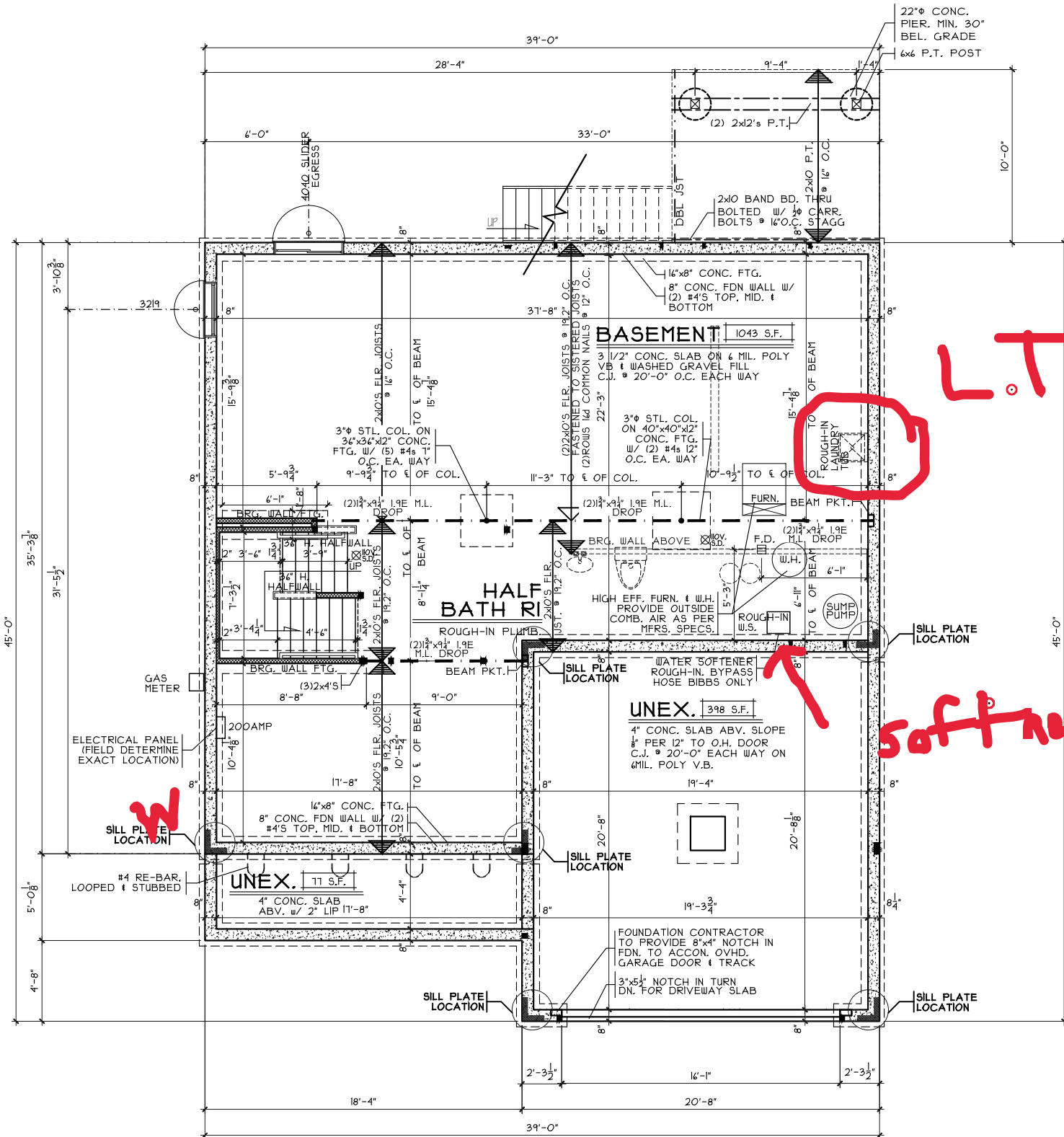
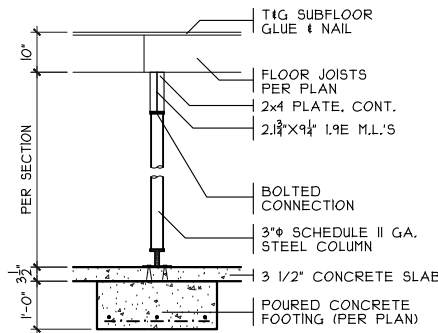
### PLUMBING DIMS.

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



### COLUMN DETAIL

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

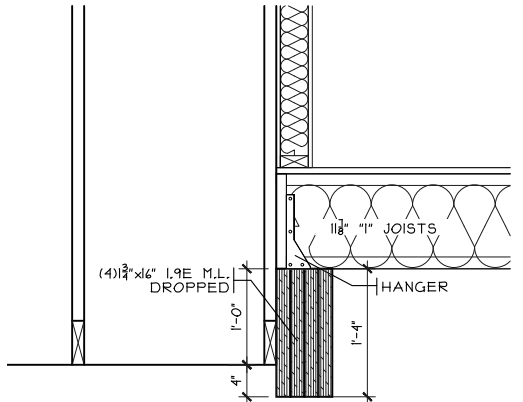


**NOTE:**  
 ■ DENOTES BEARING CRIPPLES. THERE SHOULD BE ONE CRIPPLE FOR EACH BEARING MEMBER, CONTINUOUS TO SOLID BEARING BELOW.

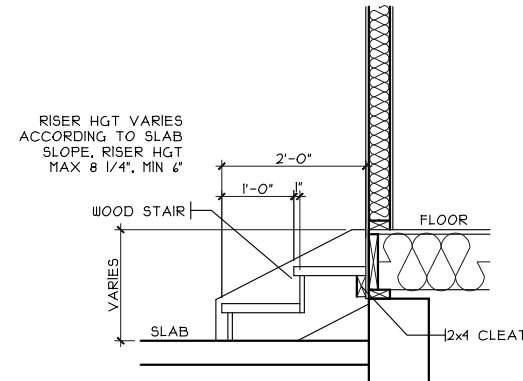
### FOUNDATION PLAN

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

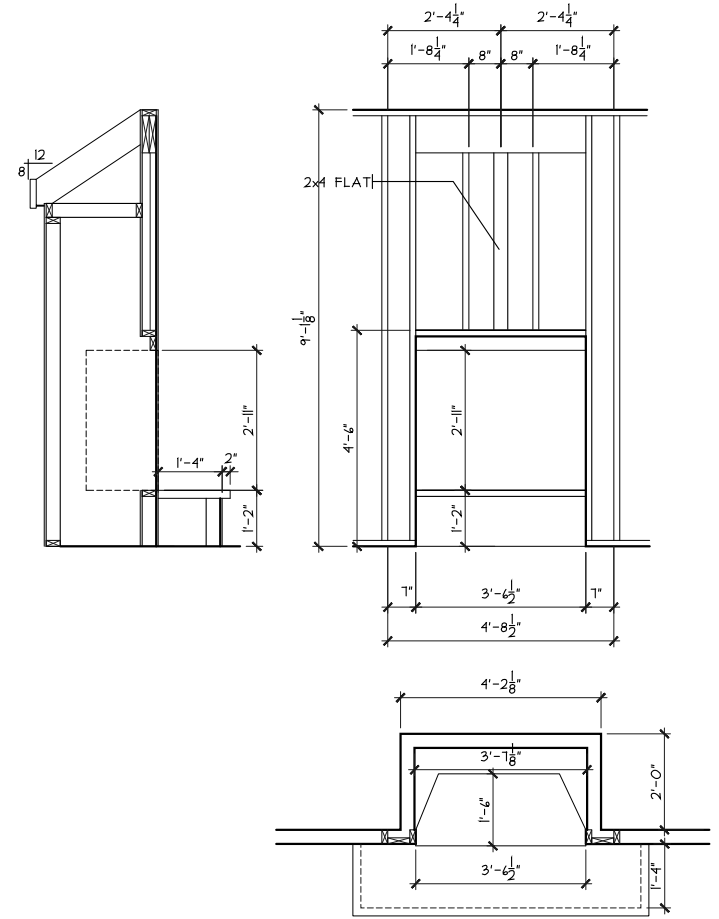
Review



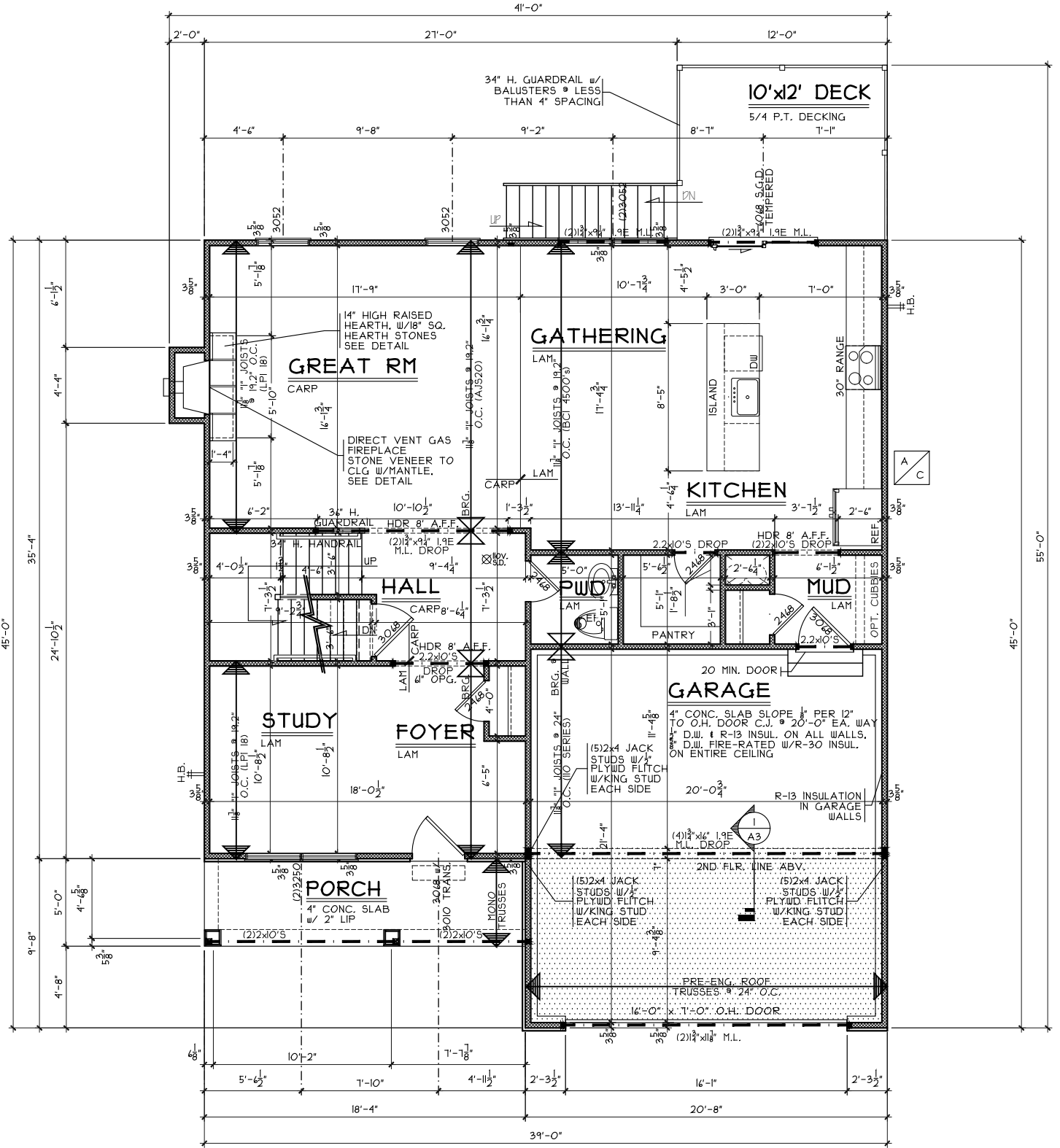
**GARAGE DETAIL**  
SCALE: 1/2" = 1'-0"



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



**OPT. FIREPLACE FRAMING DETAIL**  
SCALE: 1/4" = 1'-0"



**NOTE:**  
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**FIRST FLOOR PLAN**  
SCALE: 1/8" = 1'-0"

First Floor Plan

Plan: Queensworth  
Date: 4.10.2023  
Drawn: SDG  
Scale: As Noted  
Revised:  
Sheet: 5 of 8

Prestige - BE-2318

Proposed Lantz Residence  
649 Maxwell Court  
Creekside @ Berryview Estates  
Lot-2318

Queensworth - C3 - Vinyl

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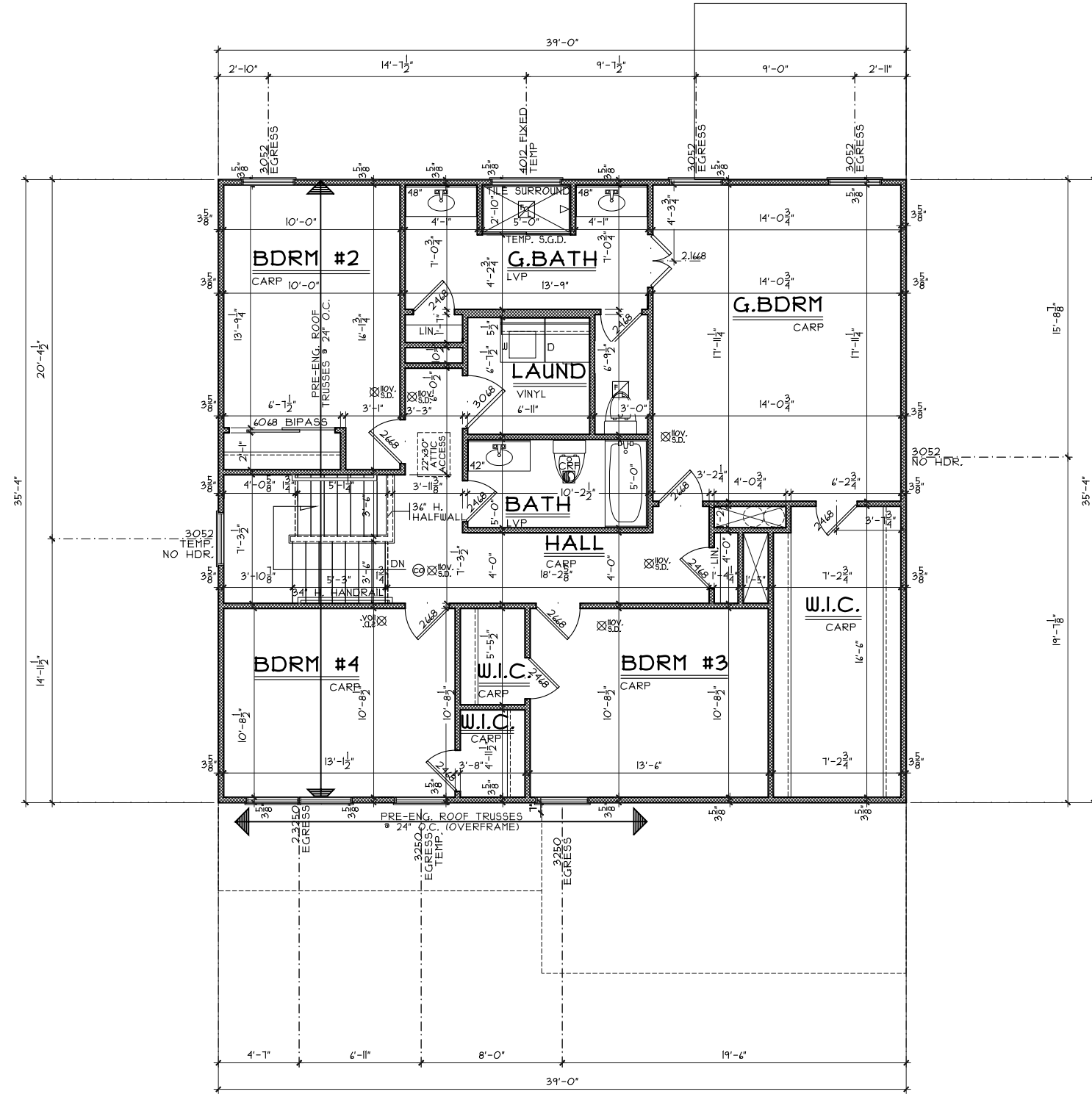
Issue Dates

Review	Issue Dates

7894A Tyers Place Blvd.  
West Chester, OH 45689  
513.755.0570 • www.cristohomes.com

Germantown  
Montgomery County

A3



**NOTE:**  
 ■ DENOTES BEARING CRIPPLES. THERE SHOULD BE ONE CRIPPLE FOR EACH BEARING MEMBER, CONTINUOUS TO SOLID BEARING BELOW.

**SECOND FLOOR PLAN**  
 SCALE: 1/8" = 1'-0" 1334 SQ. FT.

Second Floor Plan

Plan: Queensworth  
 Date: 4.10.2023  
 Drawn: SDG  
 Scale: As Noted  
 Revised:  
 Sheet: 6 of 8

**CRISTO HOMES**  
 7944 Tyers Place Blvd.  
 West Chester, OH 45669  
 513.755.0570 • www.cristohomes.com

Prestige - BE-2318  
 Proposed Lantz Residence  
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Review	Issue Dates

A4