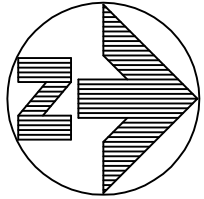
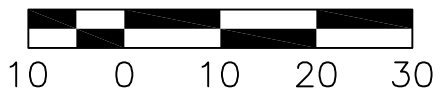


BE 2323
619 Maxwell Court
Germantown, OH 45327

2 Story basement
finish basement and bath
2 hose bibs with valves
ice maker
1 shower

Double shower vales on each side of master shower
soaking tub in hall bath with shower valve and
shower head like a regular tub would have

Gas Furnace



PLOT PLAN
LOT 2323 (9,993 SF) 0.2294 ACRES
CREEKSIDE AT BERRYVIEW ESTATES
CITY OF GERMANTOWN
MONTGOMERY COUNTY, OHIO
FOR: CRISTO HOMES

WILSON RESIDENCE
 619 MAXWELL COURT

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

QUANTITIES

TOTAL LOT AREA	9993	sq. ft.
CITY WALK	158	sq. ft.
HOUSE WALK	50	sq. ft.
DRIVE	661	sq. ft.
APRON	122	sq. ft.
PATIO AND PORCHES	492	sq. ft.
DECK	0	sq. ft.
SEEDING AREA	4605	sq. ft.
UNDISTURBED AREA	2928	sq. ft.

M.R.O.E.=713.8

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

TOPOGRAPHY FROM (CONSTRUCTION PLANS) OR (FIELD
 LOCATIONS), DATED SEPT. 2021
 MAY NOT REFLECT CURRENT CONDITIONS.



FOR PERMITTING PURPOSES ONLY.

CONTRACTOR IS RESPONSIBLE FOR VERIFYING AND ADHERING TO
 ANY (STATE, CITY, COUNTY, TOWNSHIP, ETC.) ENGINEERING,
 CONSTRUCTION, MATERIAL AND SAFETY CODES, SPECIFICATION
 AND/OR REQUIREMENTS.

INFORMATION FROM CONSTRUCTION DRAWINGS. UTILITIES SHOWN
 HEREON ARE FOR GRAPHICAL PURPOSES ONLY AND MAY NOT
 REFLECT CURRENT SITE CONDITIONS

BUILDER 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.

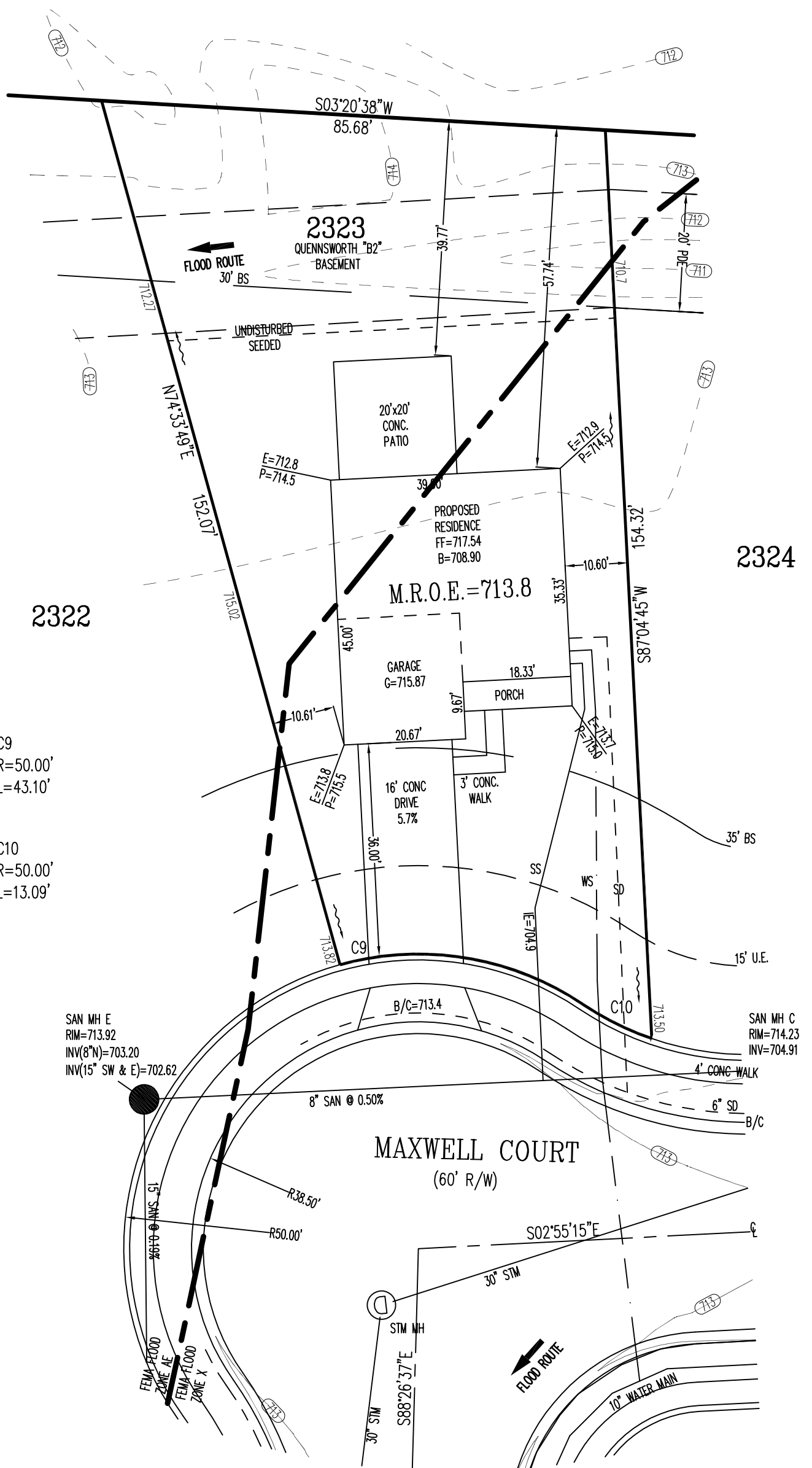
A STANDARD FORMULA WAS USED TO DETERMINE FINISH FLOOR
 GRADE. FINAL FINISH FLOOR ELEVATION IS CONTRACTOR'S
 RESPONSIBILITY.

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.

BUILDER IS RESPONSIBLE FOR POSITIVE DRAINAGE AROUND/AWAY
 FROM HOUSES AND APPROPRIATE FINAL GRADING TO INSURE
 PROPER DRAINAGE OF THE LOT.
 SWALE ARROWS AND DRAINAGE ROUTES ARE SUBJECT TO CHANGE
 DEPENDING ON GRADING AND SITE CONDITIONS.

APEX ASSUMES NO RESPONSIBILITY FOR SOIL CONDITIONS, GROUND
 WATER CONDITIONS AND ANY POTENTIAL WATER INFILTRATION.
 BUILDER 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: 10-18-23
 DRAWN: JLL
 DESIGNED: -
 CHECKED: JLS

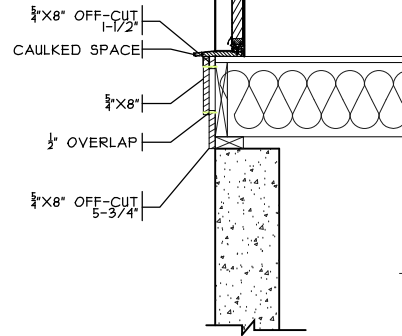
ENGINEERING & SURVEYING, INC.
 1068 N. UNIVERSITY BLVD MIDDLETOWN, OHIO 45042
 PH.-(513) 424-5202 OR (513) 932-8991 FAX - (513) 424-6202

REVISIONS:
 1.
 2.
 3.
 4.

PROJECT: CREEKSIDE AT BERRYVIEW	SHEET
DRAWING: 231938PA	1 OF 1

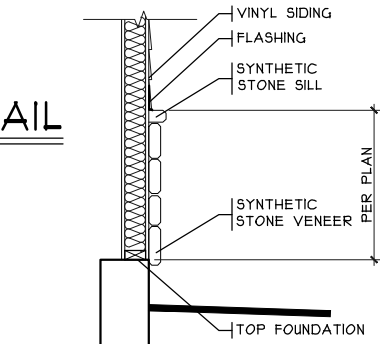
KICK PLATE DETAIL

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



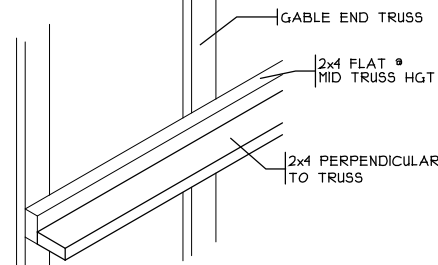
STONE BASE DETAIL

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



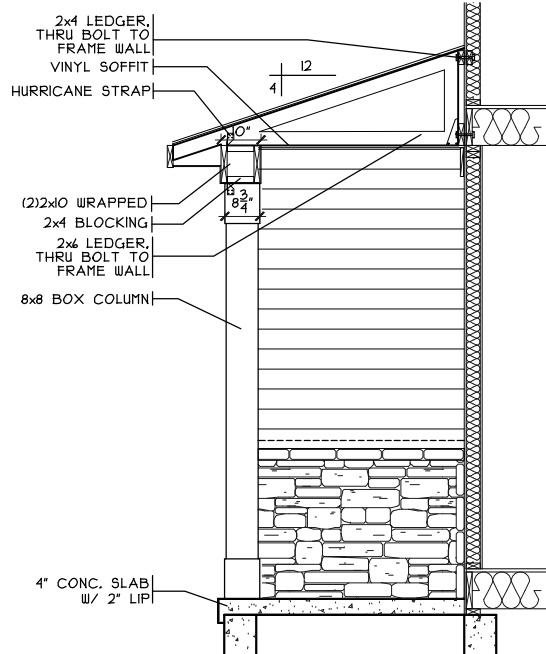
STIFF BACK DETAIL

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



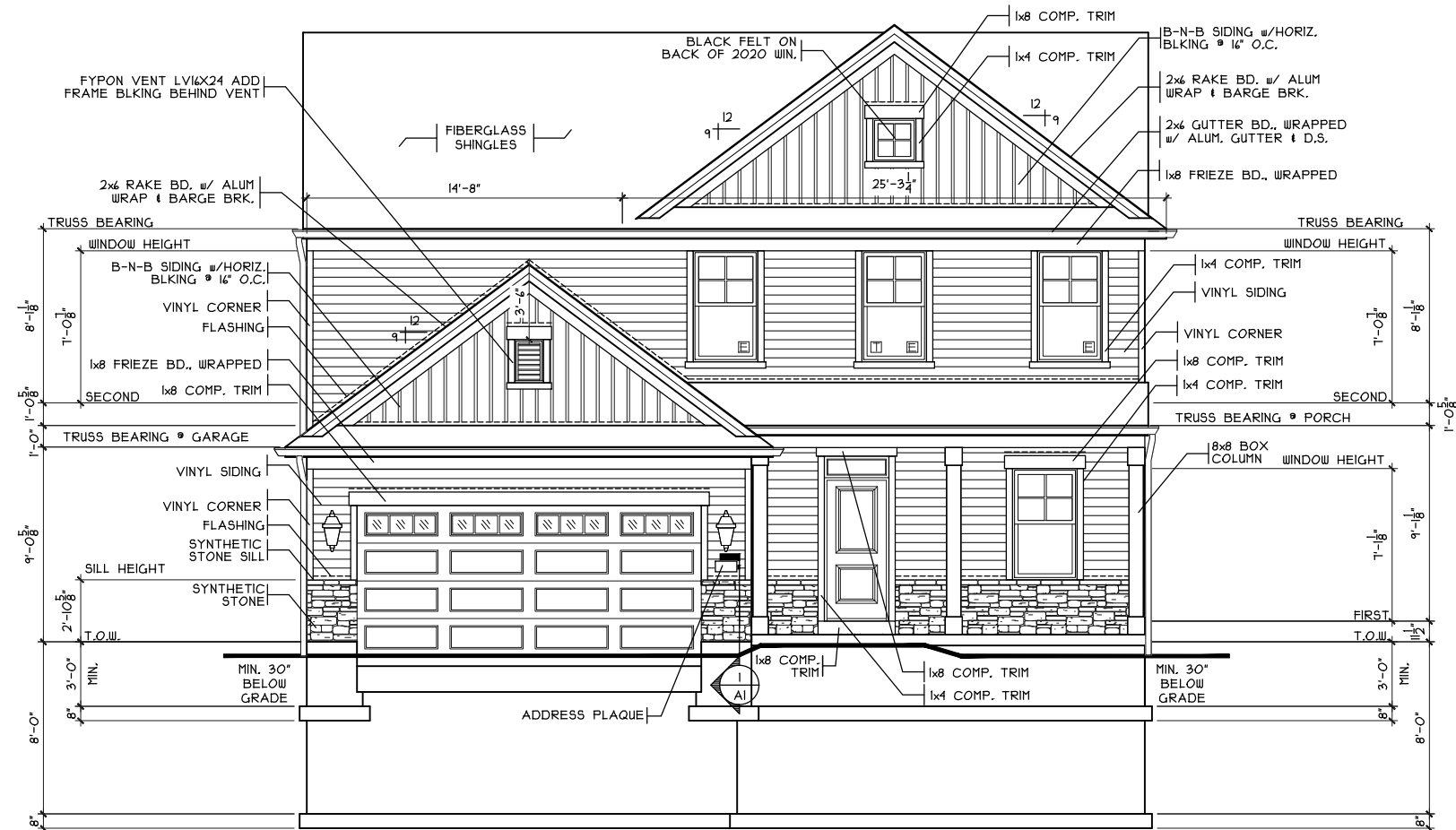
FRONT PORCH DETAIL

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



REAR ELEVATION

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



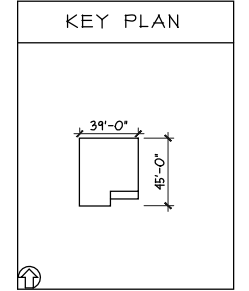
FRONT ELEVATION

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

SHEET INDEX	
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"

PLAN INFO.	
252448B4	
4	BDRMS
2.5	BATH
4	CAR GARAGE
ST FLR. CLG.	
SQUARE FOOTAGE	
TOTAL	2448
FIRST	1134
SECOND	1314
LOW. LEV. FIN.	526
LOWER (SLAB)	1041
GAR. (SLAB)	398



Queensworth - B2 - Vinyl
 Issue Dates
 Review
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Prestige - BE-2323
 Proposed Residence:
 Wilson
 619 Maxwell Court
 Berryview Estates Lot 2323
 Montgomery County
 Germantown

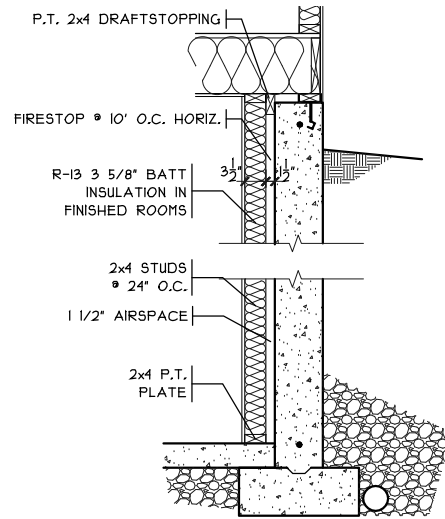
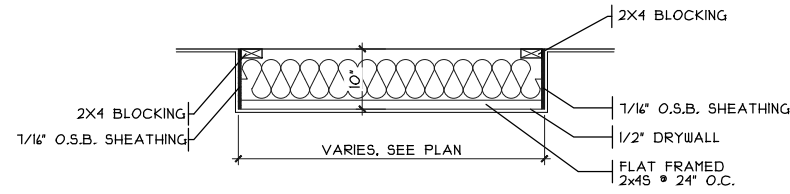
Front And Rear Elevations
 Plan: Queensworth
 Date: 10/9/2023
 Drawn: TB
 Scale: As Noted
 Revised: 10.12.2023
 Sheet: 1 of 9

CRISTO HOMES
 7594 A Tyers Place Blvd.
 West Chester, OH 45389
 513.755.0670 • www.cresto.com

A1

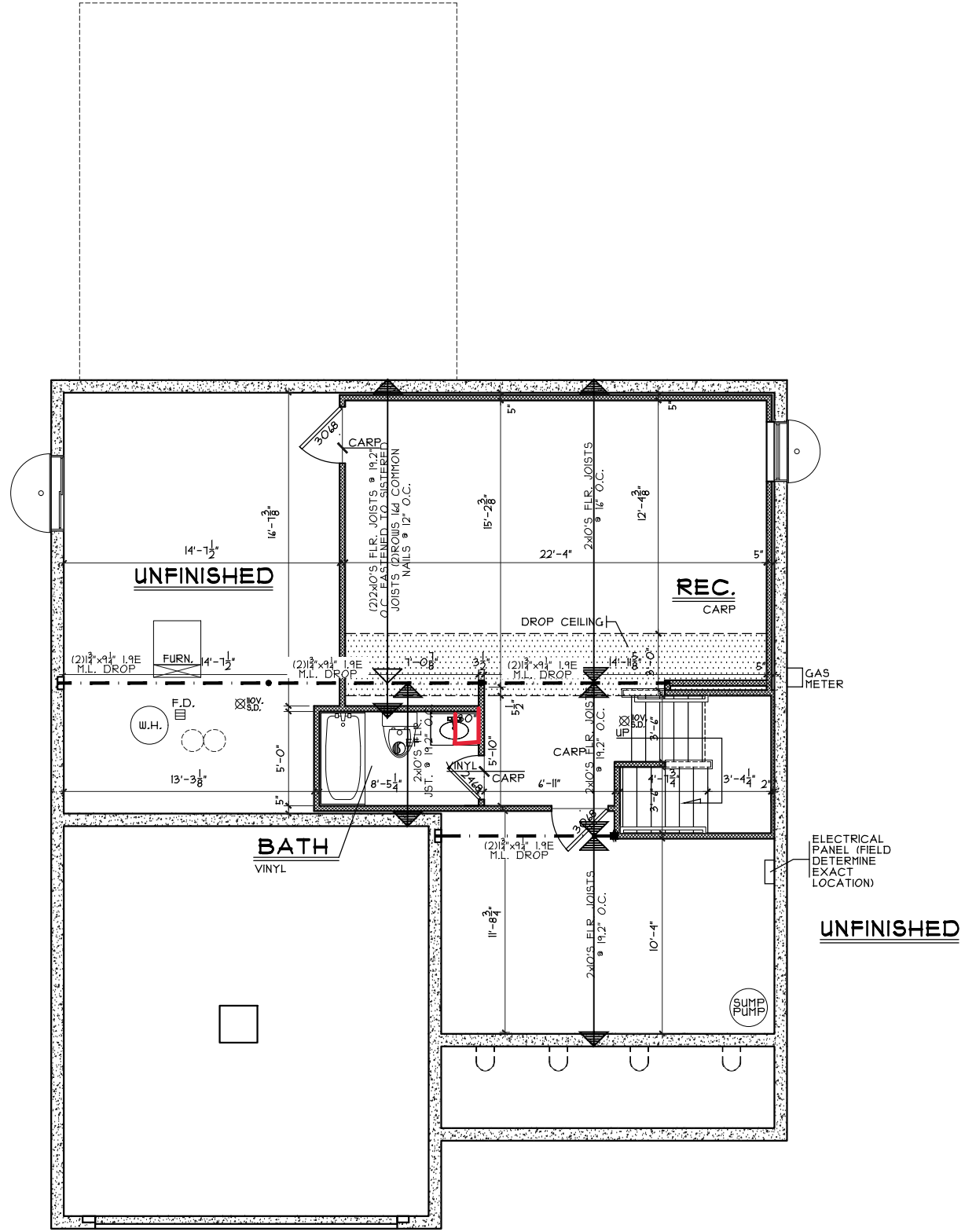
DROP CLG. DETAIL

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



FIN. LL WALL DETAIL

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



FINISHED LOWER LEVEL

SCALE: 1/8" = 1'-0" 443 SQ. FT.

Finished Lower Level

Plan: Queensworth
Date: 10.9.2023
Drawn: TB
Scale: As Noted
Revised: 10.12.2023
Sheet: 4 of 9

Prestige - BE-2323

Proposed Residence:

Wilson
619 Maxwell Court
Berryview Estates Lot 2323

Queensworth - B2 - Vinyl

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Issue Dates

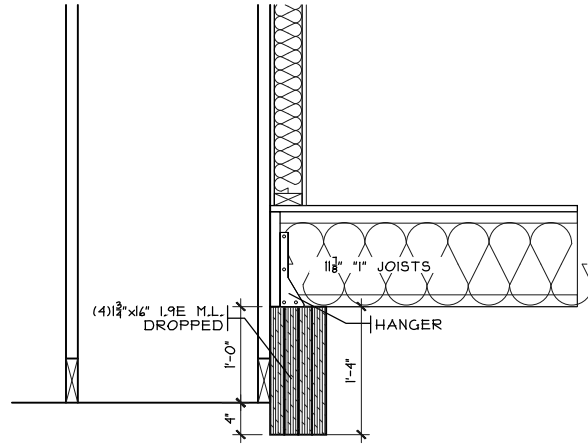
Issue	Date
Review	

Germantown
Montgomery County

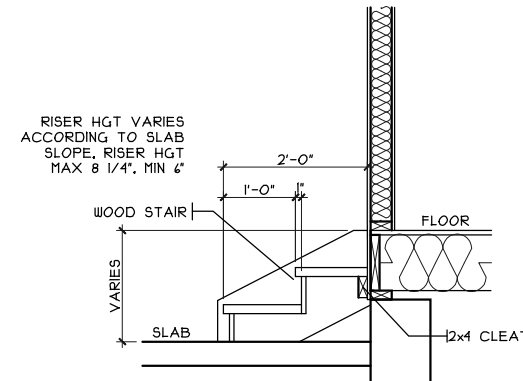


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513.755.0570 | www.cristohomes.com

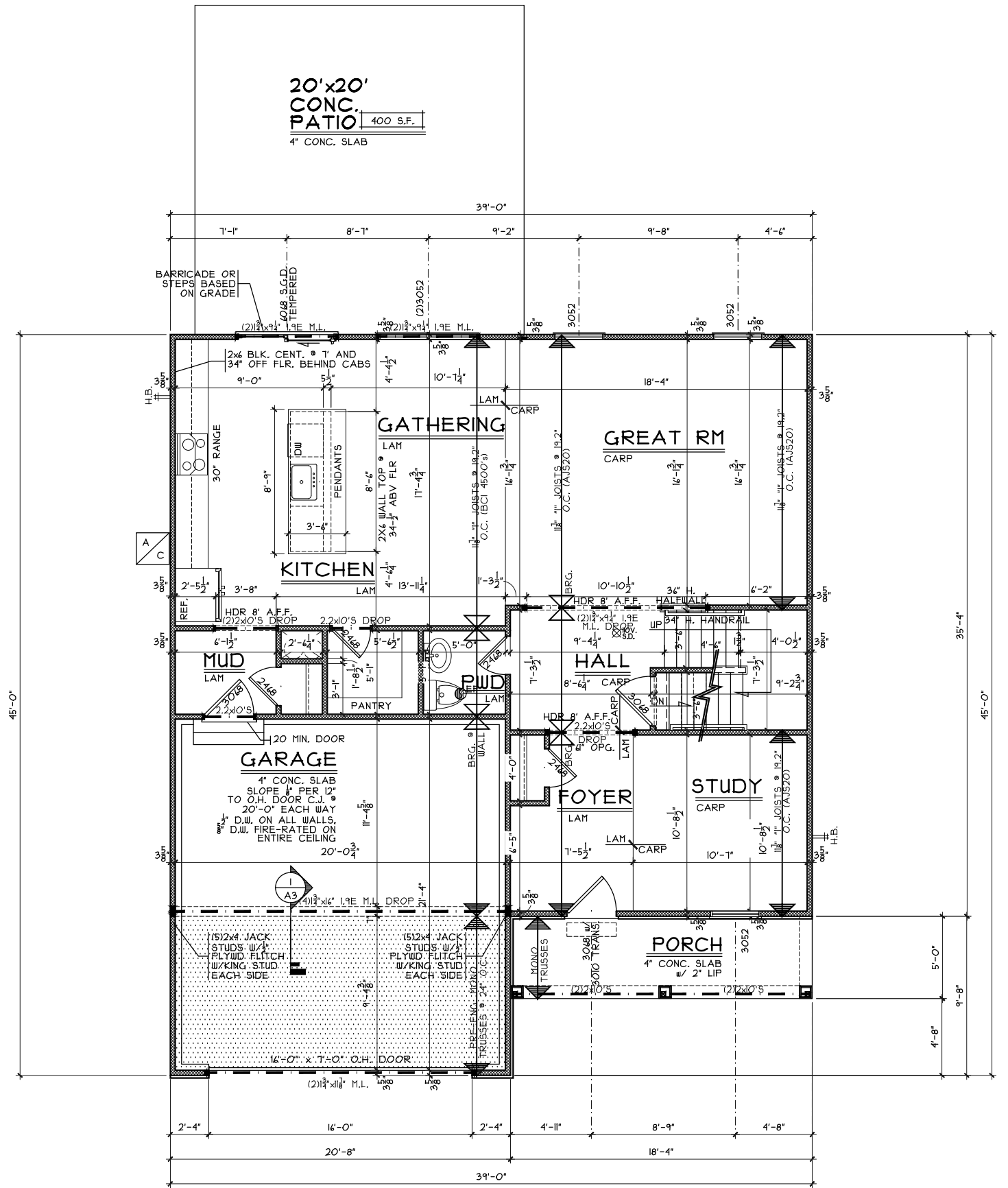
A2a



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



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



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

FIRST FLOOR PLAN
SCALE: 1/8" = 1'-0" 1134 SQ. FT.

First Floor Plan

Plan: Queensworth
Date: 10.9.2023
Drawn: TB
Scale: As Noted
Revised: 10.12.2023
Sheet: 5 of 9



Prestige - BE-2323

Proposed Residence:

Wilson
619 Maxwell Court
Berryview Estates Lot 2323

Montgomery County

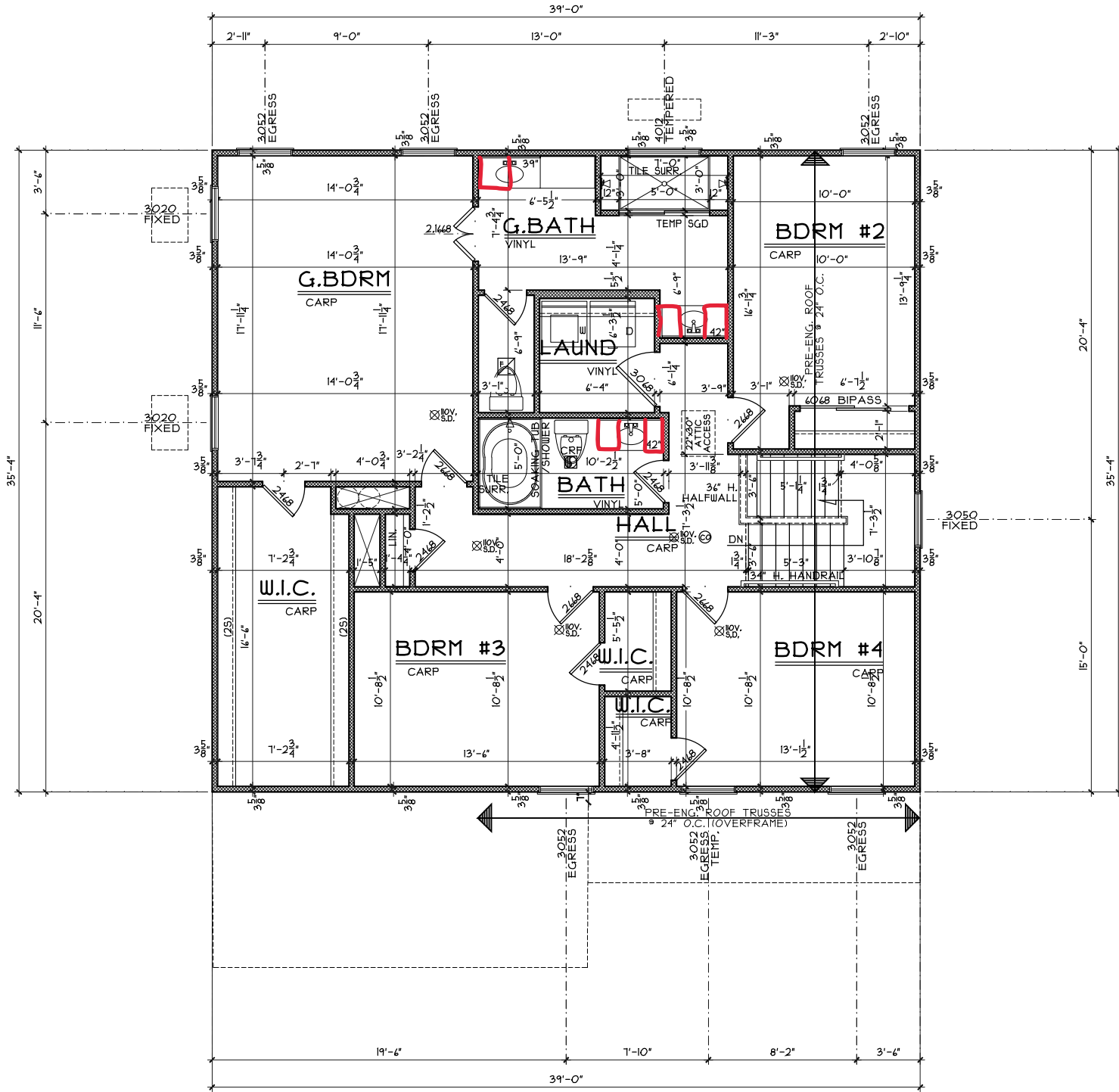
Queensworth - B2 - Vinyl

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Issue Dates

Review

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"
 1314 SQ. FT.

Second Floor Plan

Plan: Queensworth
 Date: 10.9.2023
 Drawn: TB
 Scale: As Noted
 Revised: 10.12.2023
 Sheet: 6 of 9

Prestige - BE-2323

Proposed Residence:

Wilson
 619 Maxwell Court
 Berryview Estates Lot 2323

Queensworth - B2 - Vinyl

Review

Germantown
 Montgomery County

Issue Dates

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A4