

SIZEMORE RESIDENCE  
625 MAXWELL COURT

# PLOT PLAN

LOT 2322 (24,001 SF) 0.5510 ACRES  
CREEKSIDE AT BERRYVIEW ESTATES  
CITY OF GERMANTOWN  
MONTGOMERY COUNTY, OHIO  
FOR: CRISTO HOMES

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

C8  
R=50.00'  
L=40.15'

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=716.5

### QUANTITIES

TOTAL LOT AREA	24,001 sq. ft.
CITY WALK	87 sq. ft.
HOUSE WALK	50 sq. ft.
DRIVE	664 sq. ft.
APRON	122 sq. ft.
PATIO AND PORCHES	212 sq. ft.
DECK	- sq. ft.
SEEDING AREA	10,671 sq. ft.
UNDISTURBED AREA	10,996 sq. ft.

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



FOR PERMITTING PURPOSES ONLY.

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.

ALL DRAINAGE ARROWS AND ROUTES EXPRESSED ON THIS PLAN ARE SUBJECT TO CHANGE.

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.



\*\*NOTE: DRAINAGE ARROWS AND ROUTES ARE SUBJECT TO CHANGE\*\*

PLOT PLAN PREPARED FROM AN UNRECORDED RECORD PLAT

2 WORKING DAYS  
BEFORE YOU DIG

CALL TOLL FREE 800-362-2764  
OHIO UTILITIES PROTECTION SERVICE

SCALE: 1"=30'  
DATE: 06/27/2022  
DRAWN: STBV  
DESIGNED:  
CHECKED: JLS

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

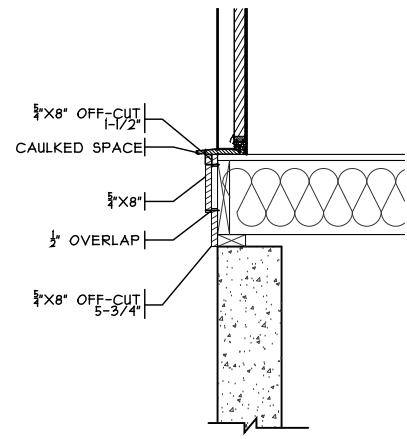
REVISIONS:  
1.  
2.  
3.  
4.

PROJECT: CREEKSIDE AT BERRYVIEW  
DRAWING: 221417PA

SHEET  
1 OF 1

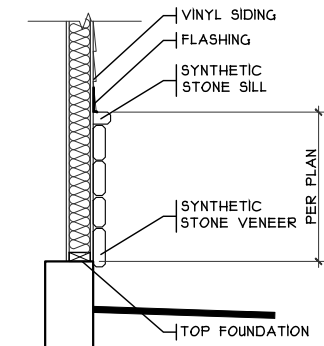
### KICK PLATE DETAIL

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



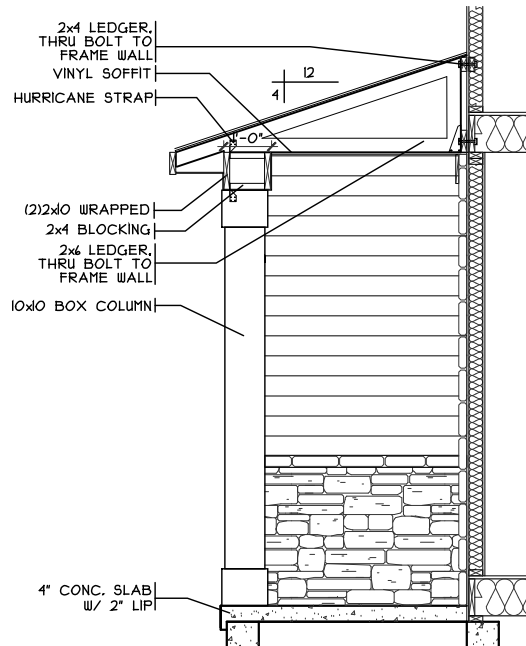
### STONE BASE DETAIL

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



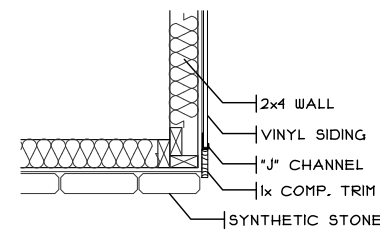
### STIFF BACK DETAIL

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



### FRONT PORCH DETAIL

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



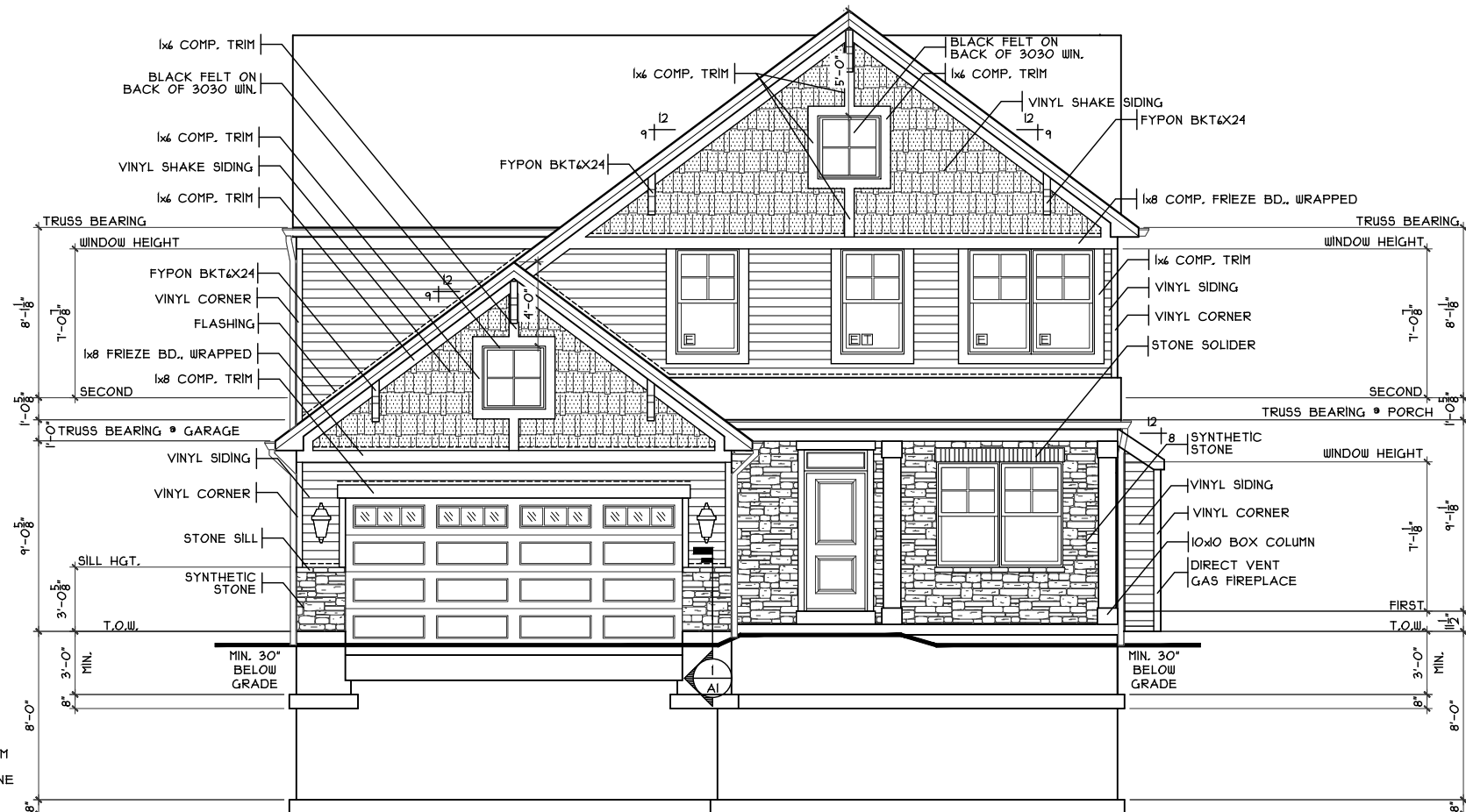
### STONE CORNER DETAIL

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



### REAR ELEVATION

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



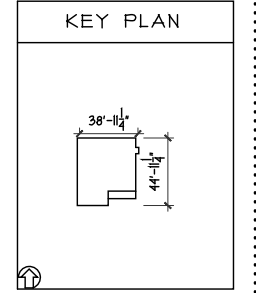
### FRONT ELEVATION

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"

PLAN INFO.	
252412B4	
4	BDRMS
2.5	BATH
4	CAR GARAGE
1	FST FLR. CLG.
SQUARE FOOTAGE	
TOTAL	2412
FIRST	1138
SECOND	1334
LOW. LEV. FIN.	648
LOWER (SLAB)	1043
GAR. (SLAB)	348



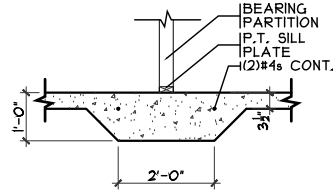
Issue Dates  
 1/24/22 REVISIONS  
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Queensworth - C3 - Vinyl  
 Germantown  
 Montgomery County

Prestige - BE-2322  
 Proposed Residence:  
 Dane Sizemore  
 625 Maxwell Ct.  
 Berryview Estates

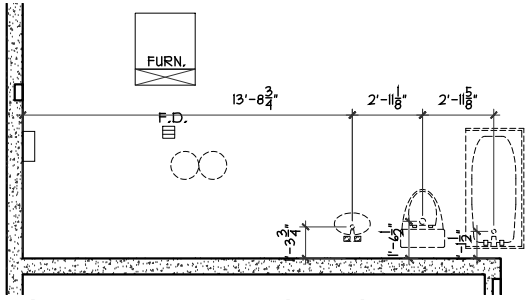
Front And Rear Elevations  
 Plan: Queensworth  
 Date: 6.20.2022  
 Drawn: DCI  
 Scale: As Noted  
 Revised: 6.20.2022  
 Sheet: 1 of 15

# A1



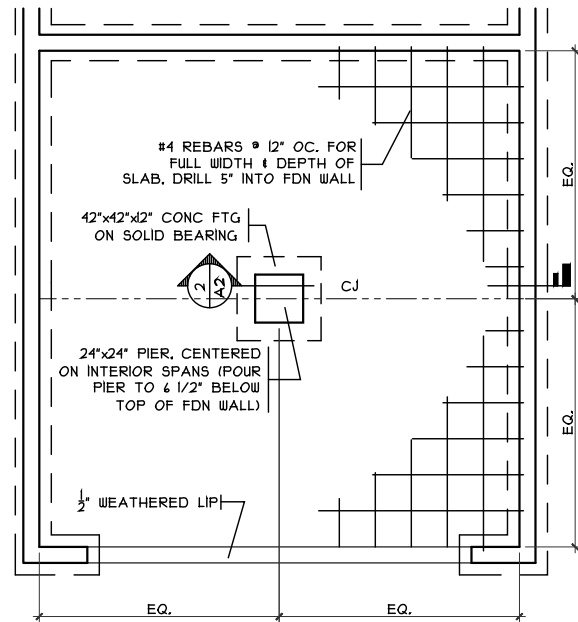
**THICKENED SLAB**

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



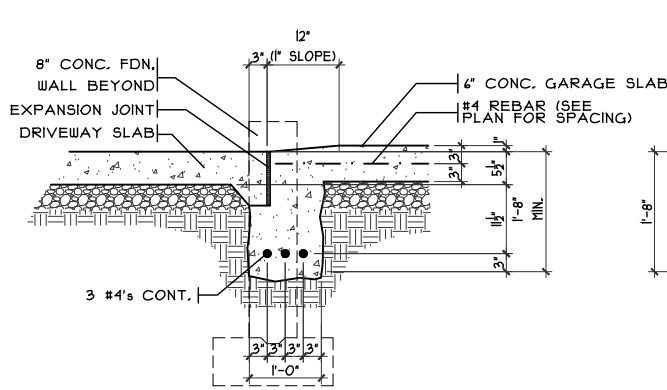
**PLUMBING DIMS.**

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



**GRADE BM DETAIL**

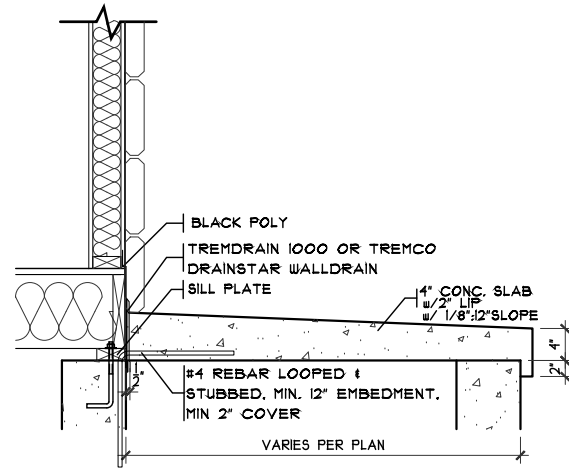
SCALE: 1/8" = 1'-0"



**SECTION**

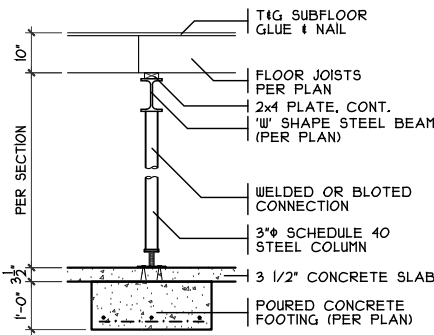
**GARAGE DOOR GRADE BM**

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



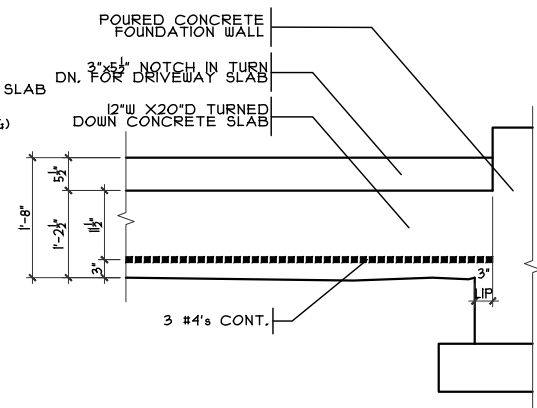
**PORCH DETAIL**

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

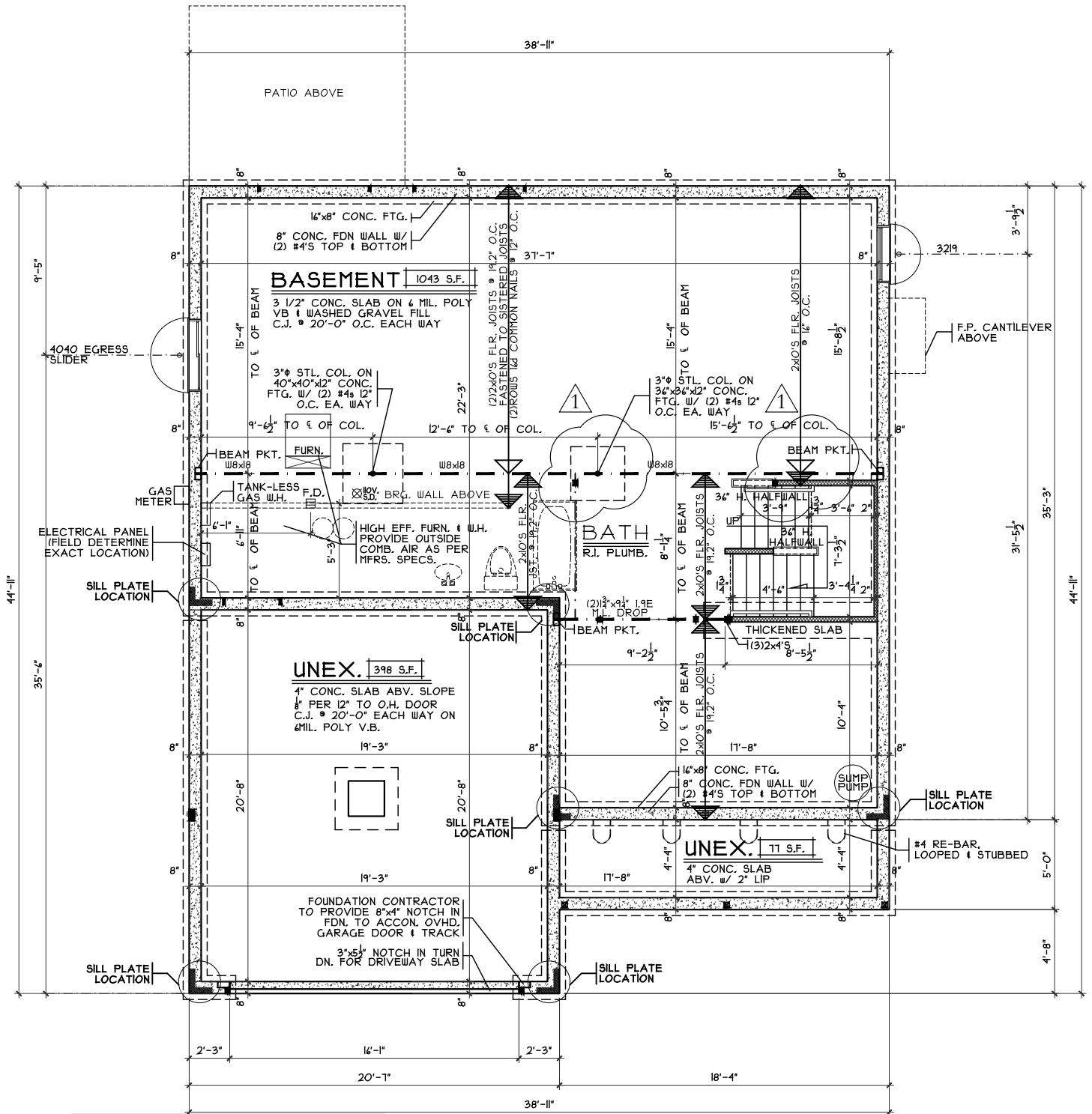


**COLUMN DETAIL**

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



**ELEVATION**

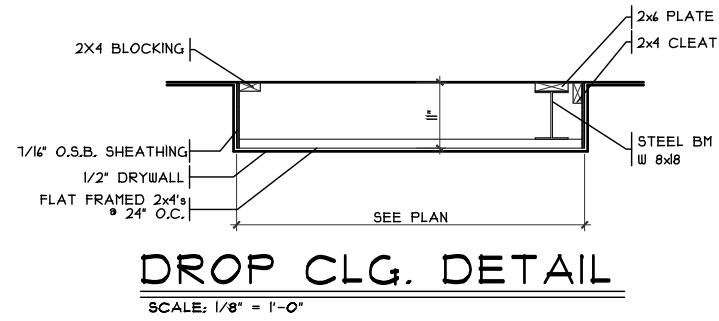
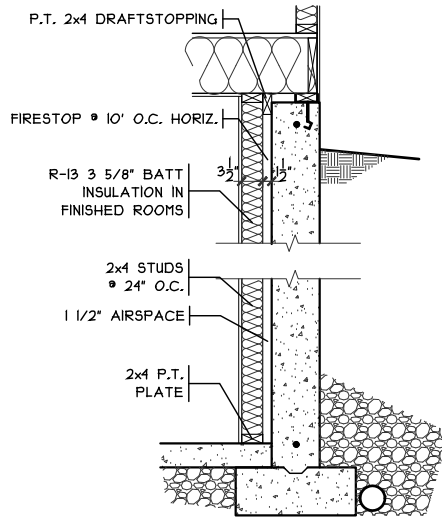


**NOTE:**  
 ■ DENOTES BEARING CRIPPLES. THERE SHOULD BE ONE CRIPPLE FOR EACH BEARING MEMBER. CONTINUOUS TO SOLID BEARING BELOW.

**FOUNDATION PLAN**

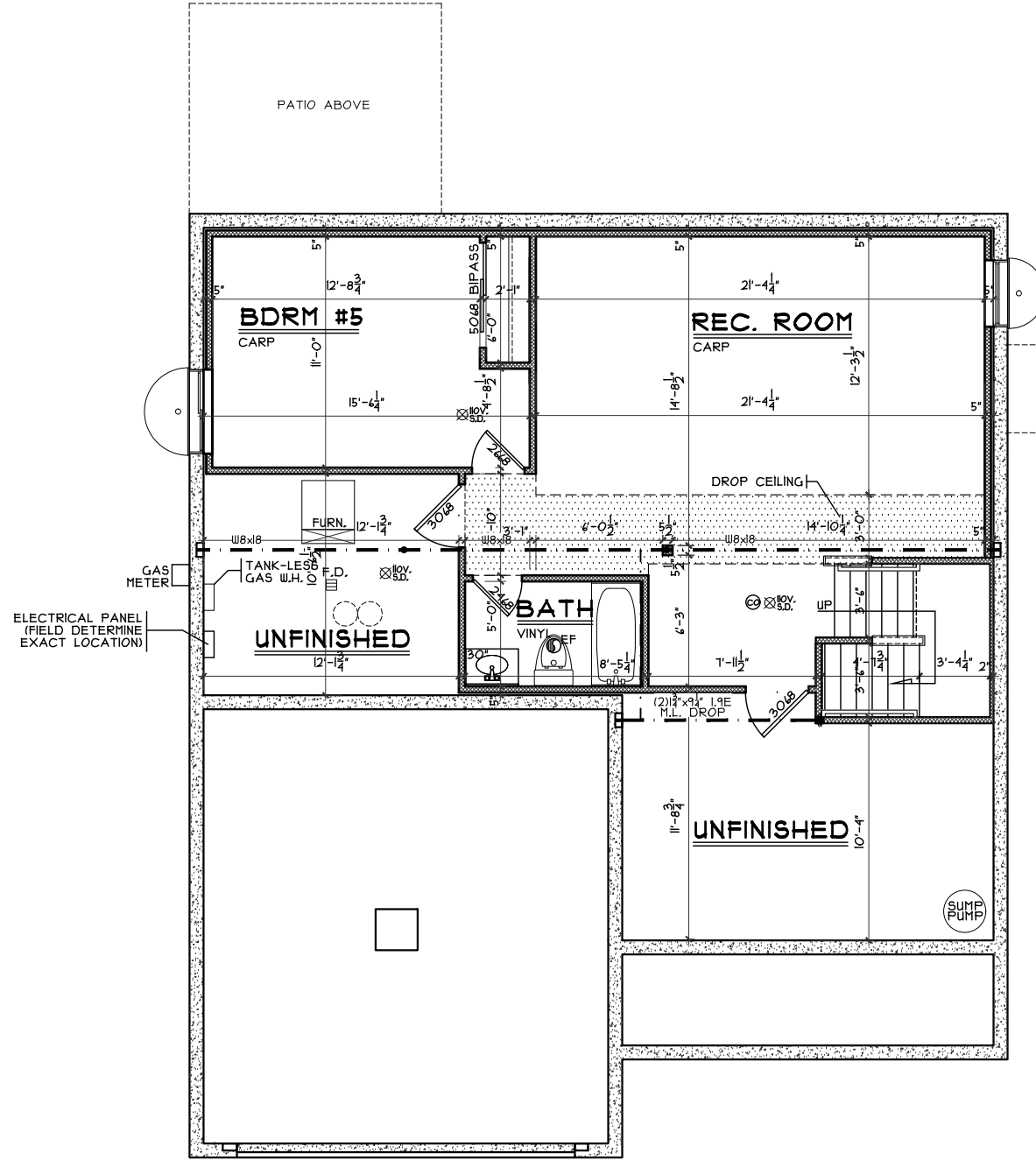
SCALE: 1/8" = 1'-0"

**FIN. LL WALL DETAIL**



**DROP CLG. DETAIL**

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



**FINISHED LOWER LEVEL**

SCALE: 1/8" = 1'-0" 648 SQ. FT.

Finished Lower Level

Plan: Quernsworth  
Date: 6.20.2022  
Drawn: DCJ  
Scale: As Noted  
Revised: 6.20.2022  
Sheet: 4 of 15

Prestige - BE-2322

Proposed Residence:  
Dane Sizemore  
625 Maxwell Ct.  
Berryview Estates



7944 Tyers Place Blvd.  
West Chester, OH 45669  
513.755.0570

Queensworth - C3 - Vinyl

Germantown  
Montgomery County

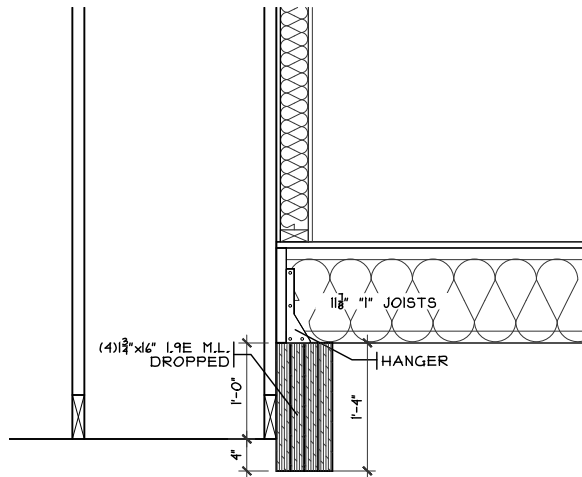
Issue Dates

REVISIONS	DATE
1	7/26/22

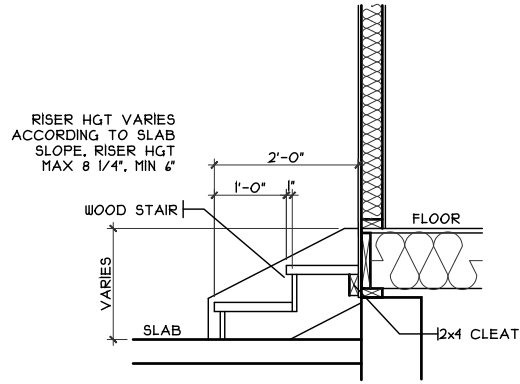
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A2a

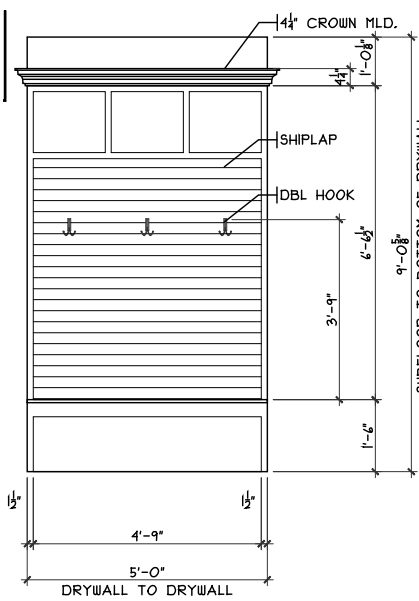




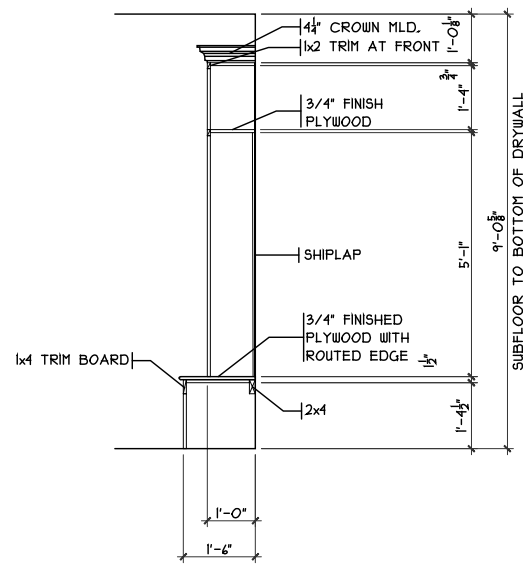
**GARAGE DETAIL**  
 SCALE: 1/2" = 1'-0"



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

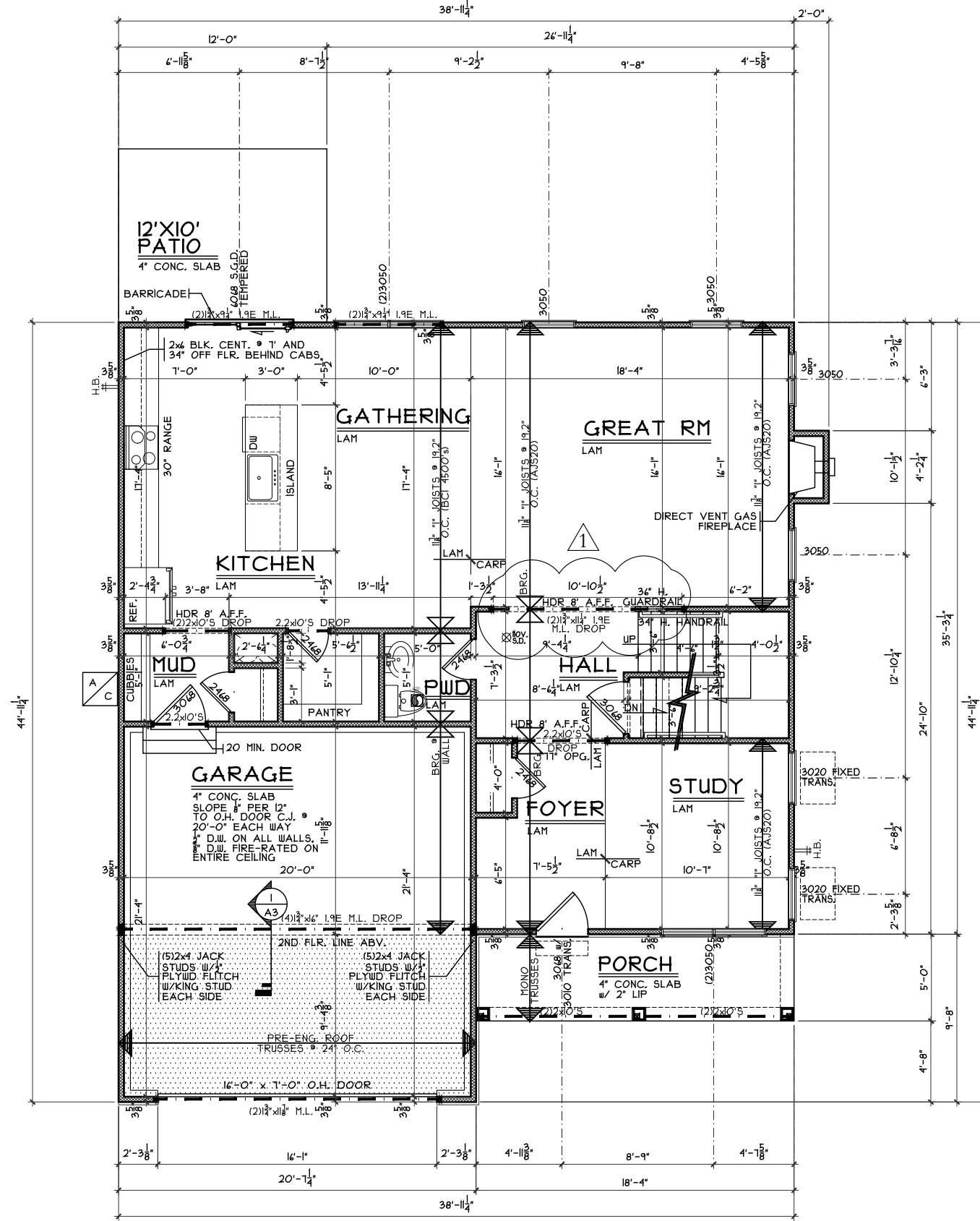


FRONT



SECTION

**MUD ROOM CUBBIES DETAIL**  
 SCALE: 1/8" = 1'-0"



**FIRST FLOOR PLAN**  
 SCALE: 1/8" = 1'-0" 1138 SQ. FT.

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

First Floor Plan  
 Plan: Queensworth  
 Date: 6.20.2022  
 Drawn: DCI  
 Scale: As Noted  
 Revised: 6.20.2022  
 Sheet: 5 of 15

Prestige - BE-2322  
 Proposed Residence:  
 Dane Sizemore  
 625 Maxwell Ct.  
 Berryview Estates  
 Montgomery County

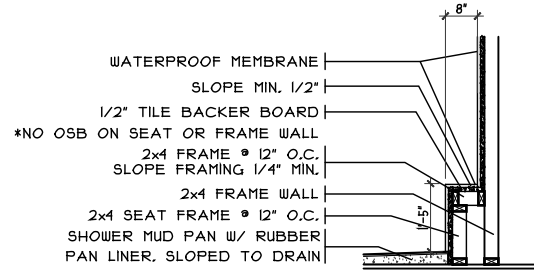
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Issue Dates

1/26/22	REVISIONS

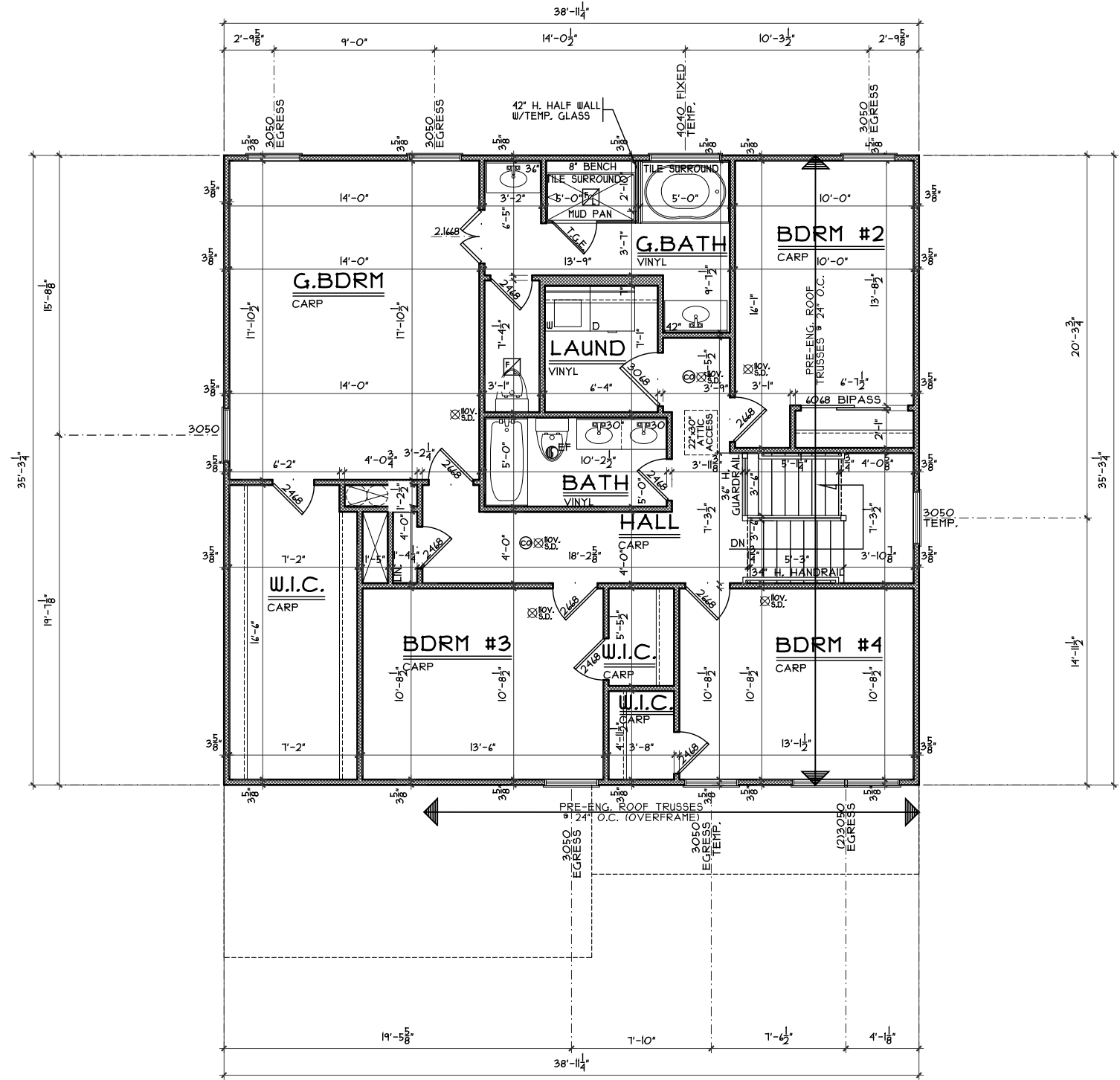
A3





**SHOWER SEAT DETAIL**

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



**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: 6.20.2022  
 Drawn: DCI  
 Scale: As Noted  
 Revised: 6.20.2022  
 Sheet: 6 of 15

Prestige - BE-2322

Proposed Residence:  
 Dane Sizemore  
 625 Maxwell Ct.  
 Berryview Estates

Queensworth - C3 - Vinyl

Germantown  
 Montgomery County

Issue Dates

Issue	Date	Revisions
1	7/26/22	REVISIONS

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**A4**