

MARKET HOME  
607 MAXWELL COURT

# PLOT PLAN

## LOT 2325 (9,032 SF) 0.2073 ACRES

### CREEKSIDE AT BERRYVIEW ESTATES

#### CITY OF GERMANTOWN

#### MONTGOMERY COUNTY, OHIO

#### FOR: CRISTO HOMES

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

**QUANTITIES**

TOTAL LOT AREA	9,032	sq. ft.
CITY WALK	182	sq. ft.
HOUSE WALK	49	sq. ft.
DRIVE	656	sq. ft.
APRON	121	sq. ft.
PATIO AND PORCHES	197	sq. ft.
DECK	-	sq. ft.
SEEDING AREA	7066	sq. ft.

PLOT PLAN PREPARED FROM AN  
UNRECORDED RECORD PLAT

M.R.O.E.=713.8

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

SUGGESTED FF=716.74



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.

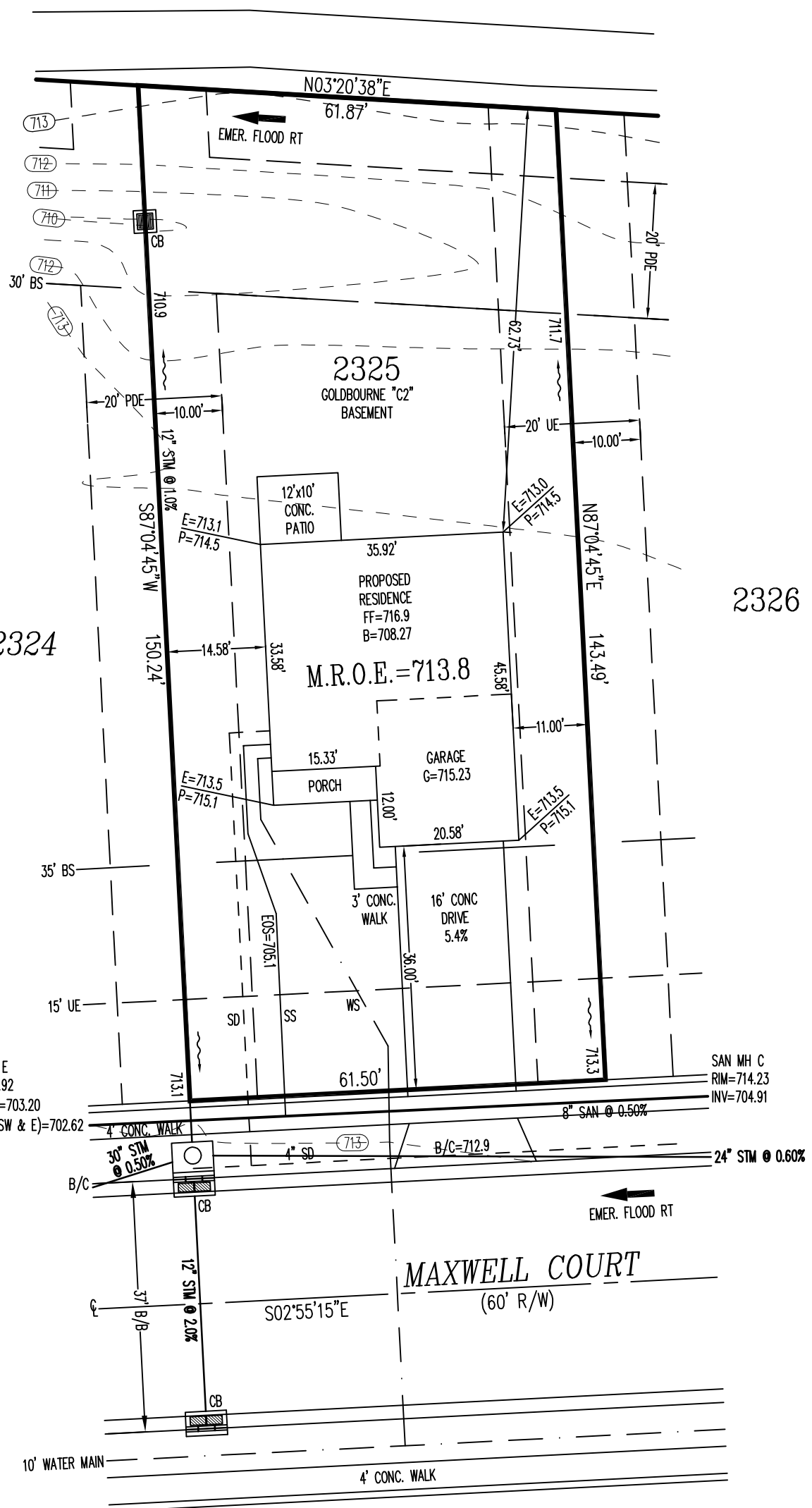
UNLESS F.F.E., M.O.E. OR M.B.E. ARE FIELD VERIFIED BY AN ENGINEERING FIRM, CONTRACTOR TAKES FULL RESPONSIBILITY FOR THE FINISH FLOOR ELEVATION.

CONTRACTOR IS RESPONSIBLE FOR POSITIVE DRAINAGE AROUND/AWAY FROM HOUSES AND APPROPRIATE FINAL GRADING TO INSURE PROPER DRAINAGE OF THE LOT.

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.

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



2 WORKING DAYS  
BEFORE YOU DIG

**OHIO811.org**

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

SCALE: 1"=20'

DATE: 11/12/2021

DRAWN: JLS

DESIGNED: -

CHECKED: .

**APEX**

ENGINEERING & SURVEYING, INC.

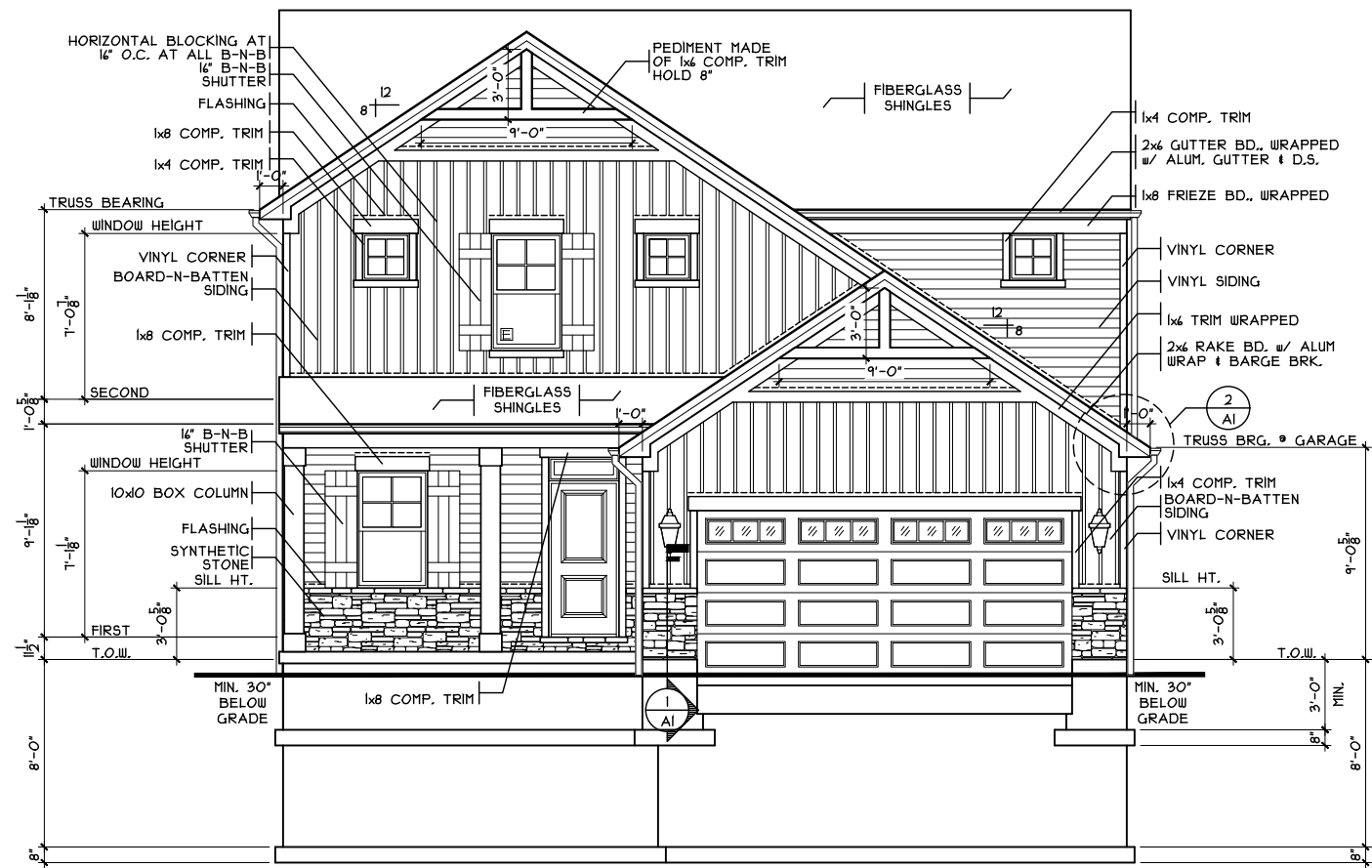
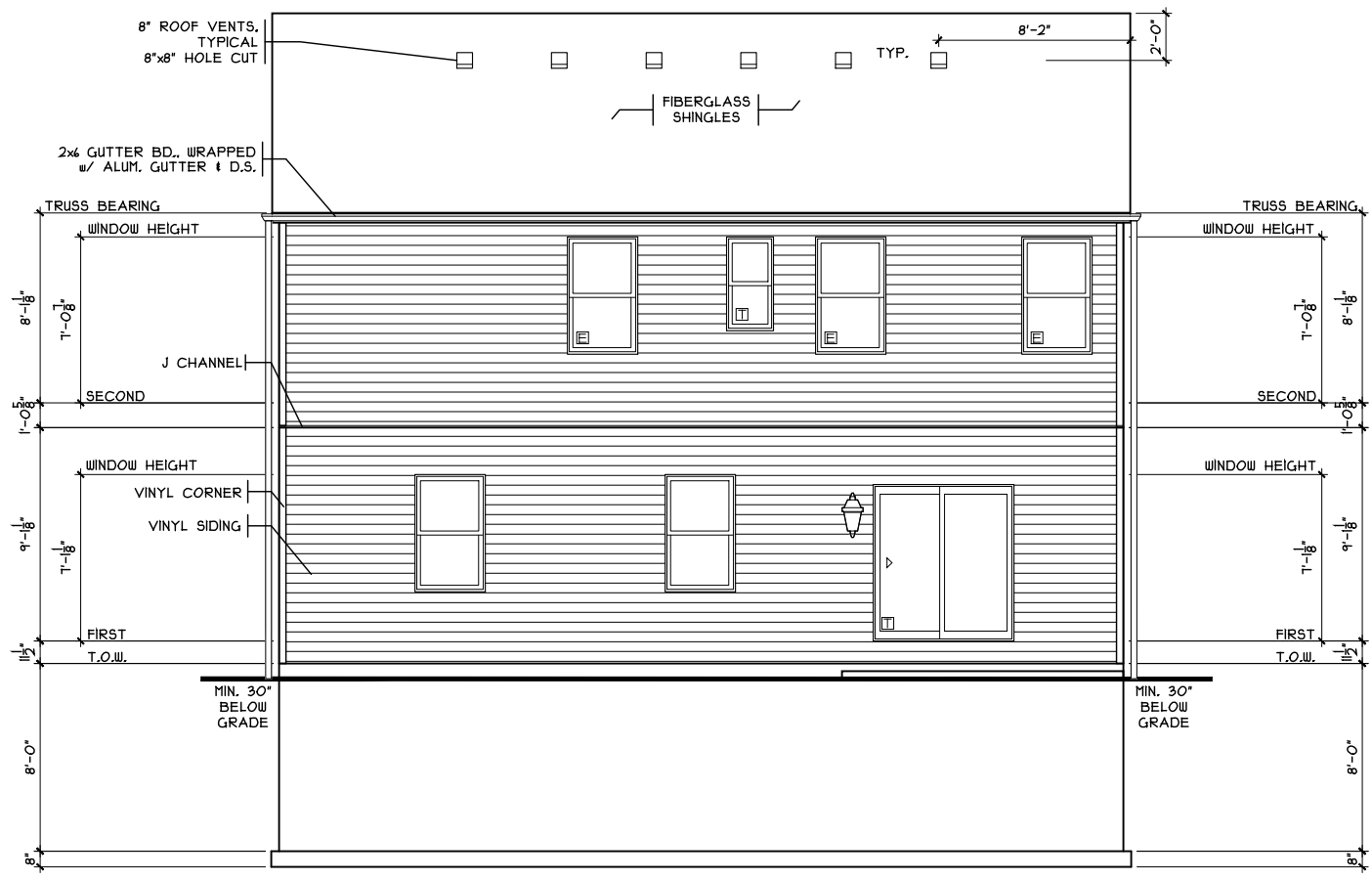
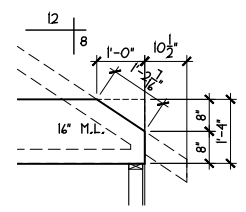
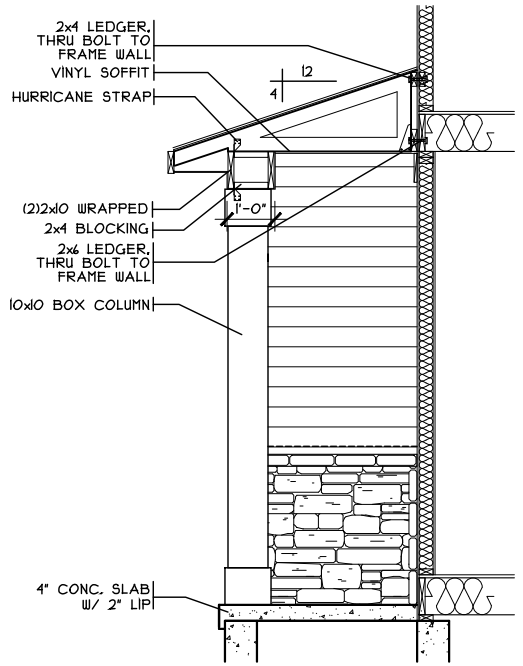
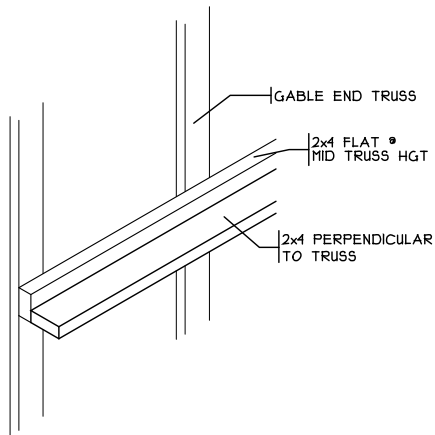
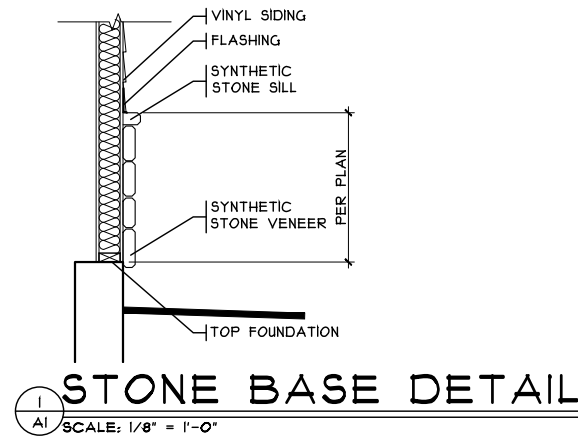
1068 N. UNIVERSITY BLVD MIDDLETOWN, OHIO 45042  
PH.-(513) 424-5202 OR (513) 932-8991 FAX - (513) 424-6202

REVISIONS:

- 1.
- 2.
- 3.
- 4.

PROJECT: CREEKSIDE AT BERRYVIEW  
DRAWING: 2126448PA

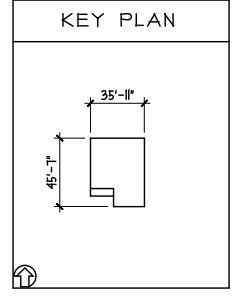
SHEET  
1 OF 1



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
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.	
252209B4	
4	BDRMS
2.5	BATH
4	CAR GARAGE
1	1ST FLR. CLG.
SQUARE FOOTAGE	
TOTAL	2209
FIRST	1016
SECOND	194
LOW. LEV. FIN.	N/A
LOWER (SLAB)	428
GAR. (SLAB)	406



OPTIONS	

Proposed Residence:  
Market Home  
607 Maxwell Court  
Berryview Estates Lot 2325

Front & Rear Elevations

Plan: Goldbourne  
Date: 10.12.2021  
Drawn: SMC  
Scale: As Noted  
Revised: 10.20.2021  
Sheet: 1 of 8

Issue Dates

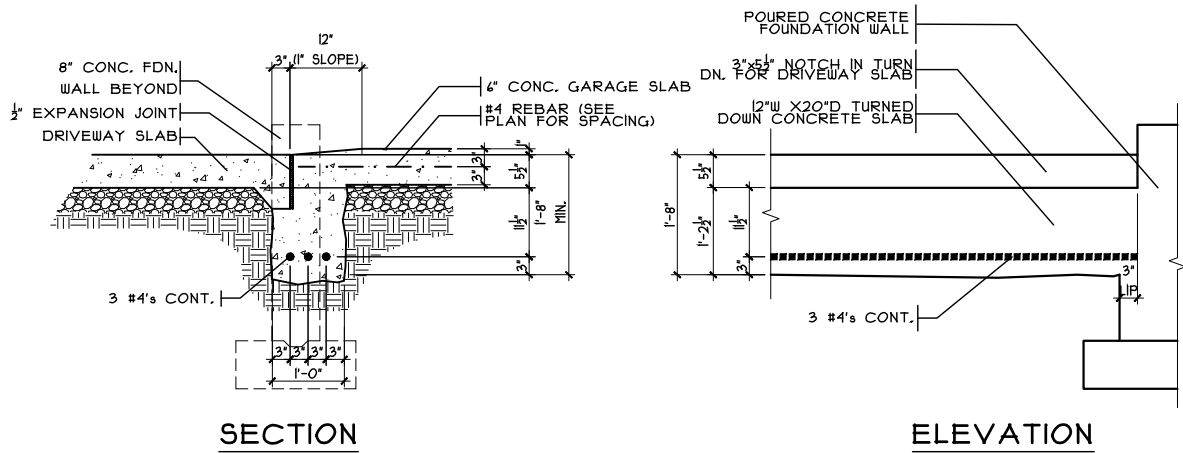
Goldbourne - C2 - Vinyl

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Germantown  
Montgomery

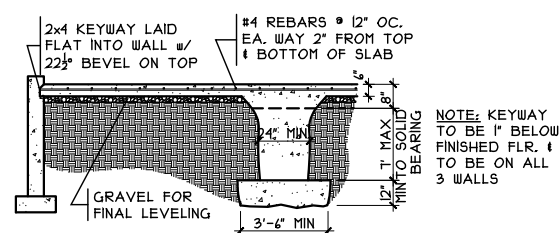
**CRISTO HOMES**  
7944 Tyers Place Blvd.  
West Chester, OH 45389  
513.755.0570  
www.cristohomes.com

**A1**



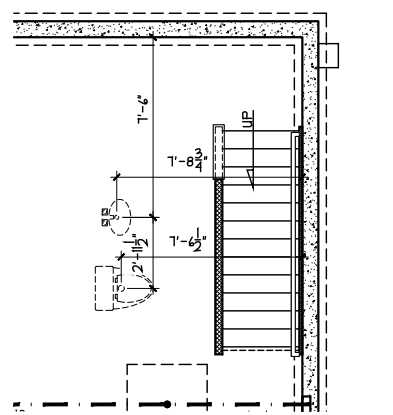
**GARAGE DOOR GRADE BM**

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



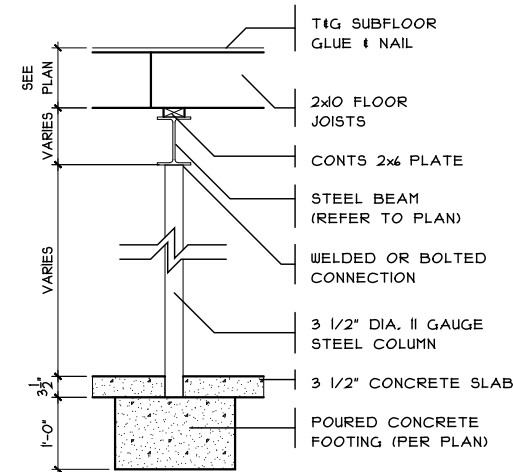
**GRADE BM SECTION**

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



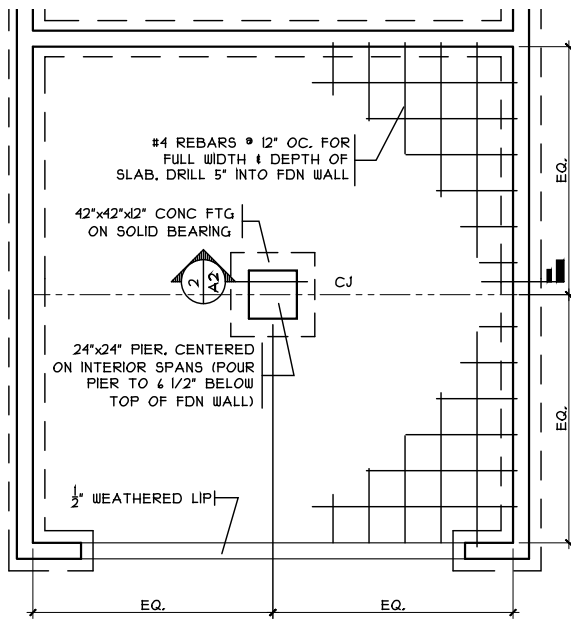
**PLUMBING DIMS**

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



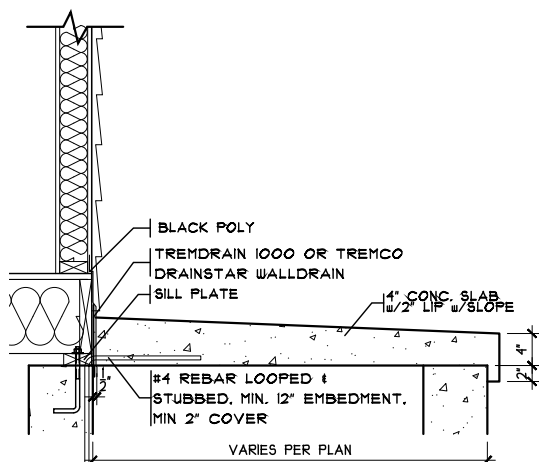
**COLUMN DETAIL**

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



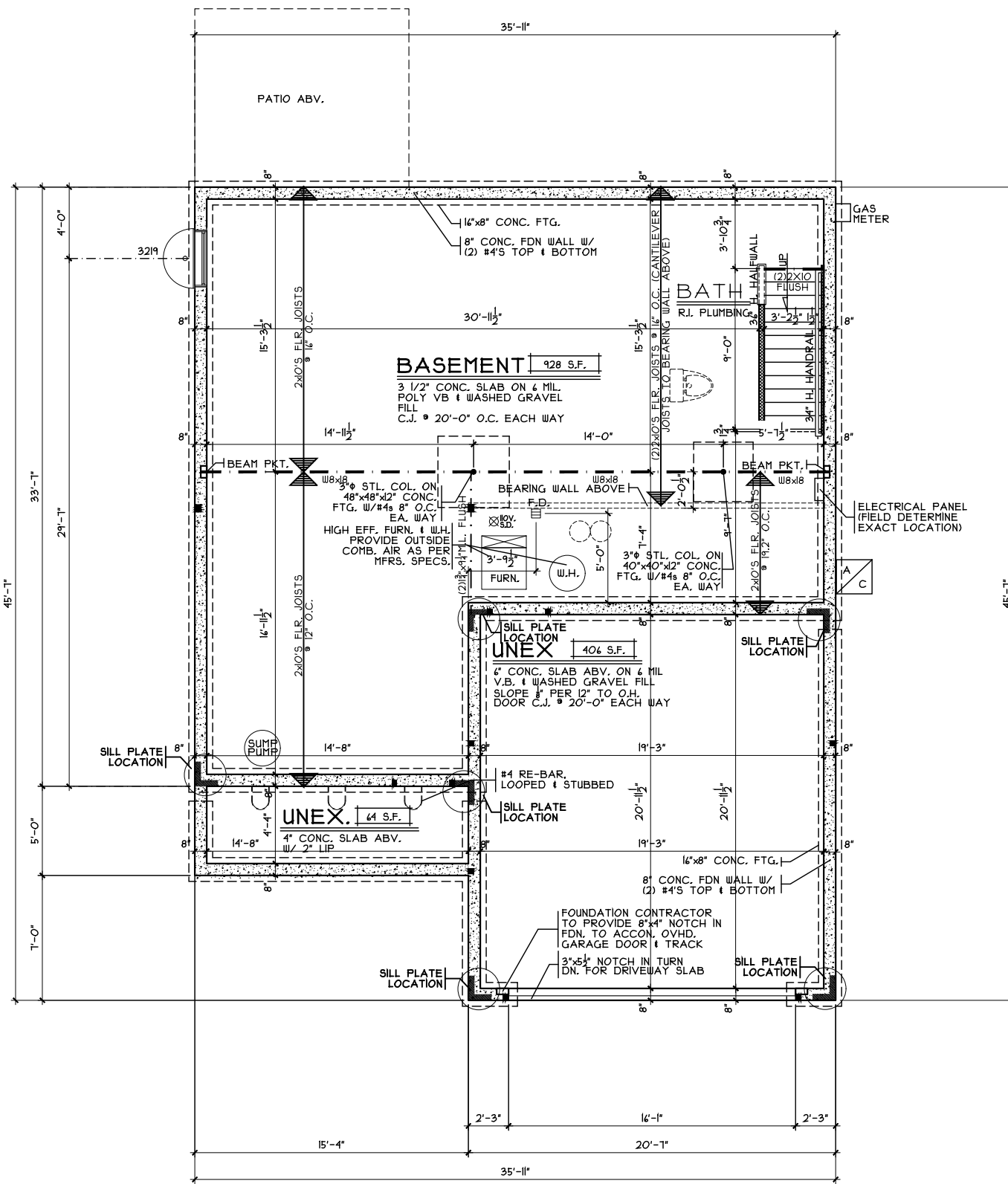
**GRADE BM DETAIL**

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



**PORCH DETAIL**

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



**FOUNDATION PLAN**

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

OPTIONS

Foundation Plan

Plan: Goldbourn  
 Date: 10.12.2021  
 Drawn: SMC  
 Scale: As Noted  
 Revised: 10.20.2021  
 Sheet: 3 of 8

Prestige - BE-2325

Proposed Residence:

Market Home  
 607 Maxwell Court  
 Berryview Estates Lot 2325

Goldbourn - C2 - Vinyl

Germantown  
 Montgomery

Issue Dates

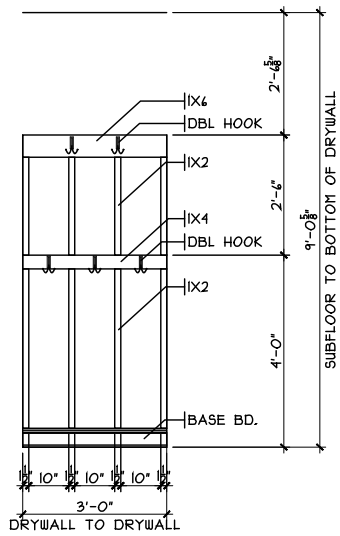
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A2

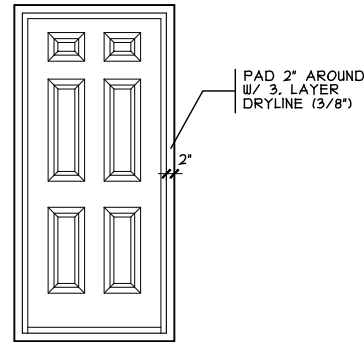
### COAT ORGANIZER

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



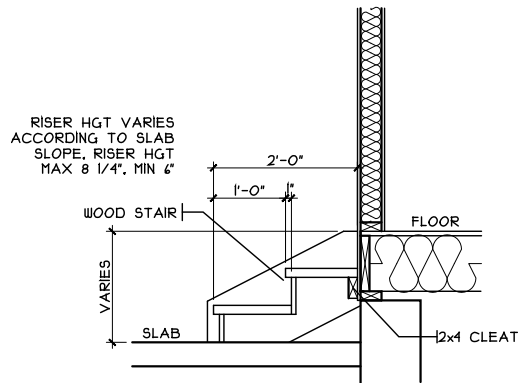
### DOOR FRAMING DETAIL

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



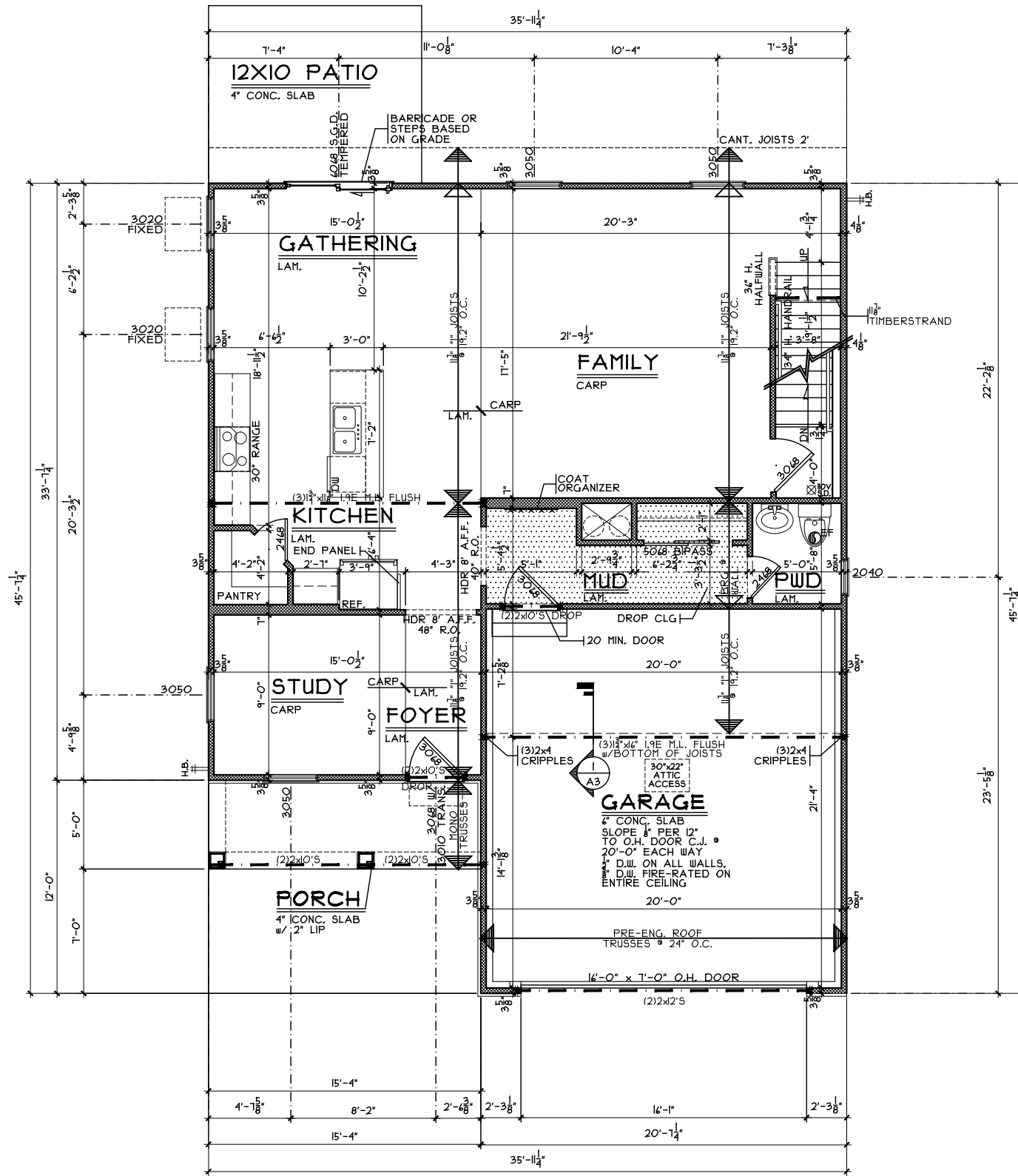
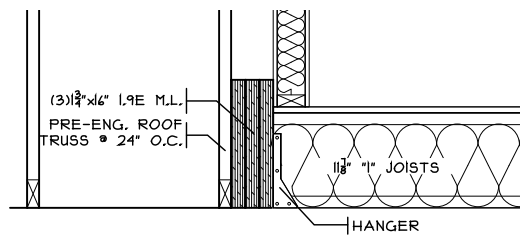
### GARAGE STAIRS DETAIL

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



### GARAGE DETAIL

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



### FIRST FLOOR PLAN

SCALE: 1/8" = 1'-0" 1015 SQ. FT.

OPTIONS

First Floor Plan

Plan: Goldbourn  
 Date: 10.12.2021  
 Drawn: SMC  
 Scale: As Noted  
 Revised: 10.20.2021  
 Sheet: 4 of 8

Prestige - BE-2325

Proposed Residence:

Market Home  
 607 Maxwell Court  
 Berryview Estates Lot 2325

Goldbourn - C2 - Vinyl

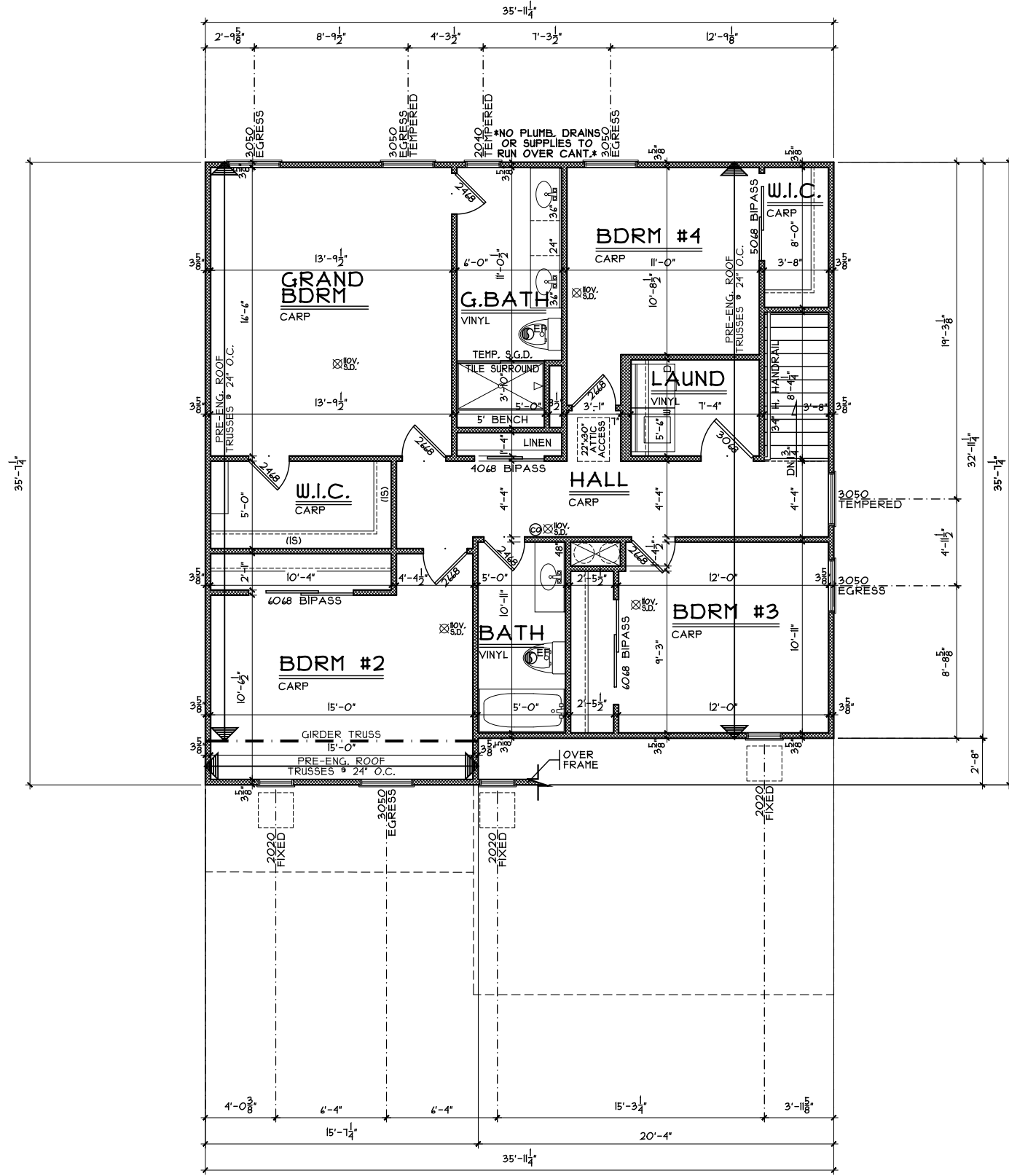
Germantown

Montgomery

Issue Dates


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A3



**SECOND FLOOR PLAN**  
 SCALE: 1/8" = 1'-0" 1194 SQ. FT.

OPTIONS

Second Floor Plan

Plan: Goldbourn  
 Date: 10.12.2021  
 Drawn: SMC  
 Scale: As Noted  
 Revised: 10.20.2021  
 Sheet: 5 of 8



7894 A Tyers Place Blvd.  
 West Chester, OH 45669  
 513.755.0570

Prestige - BE-2325

Proposed Residence:  
 Market Home  
 607 Maxwell Court  
 Berryview Estates Lot 2325

Goldbourn - C2 - Vinyl

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Issue Dates


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 Montgomery

A4