

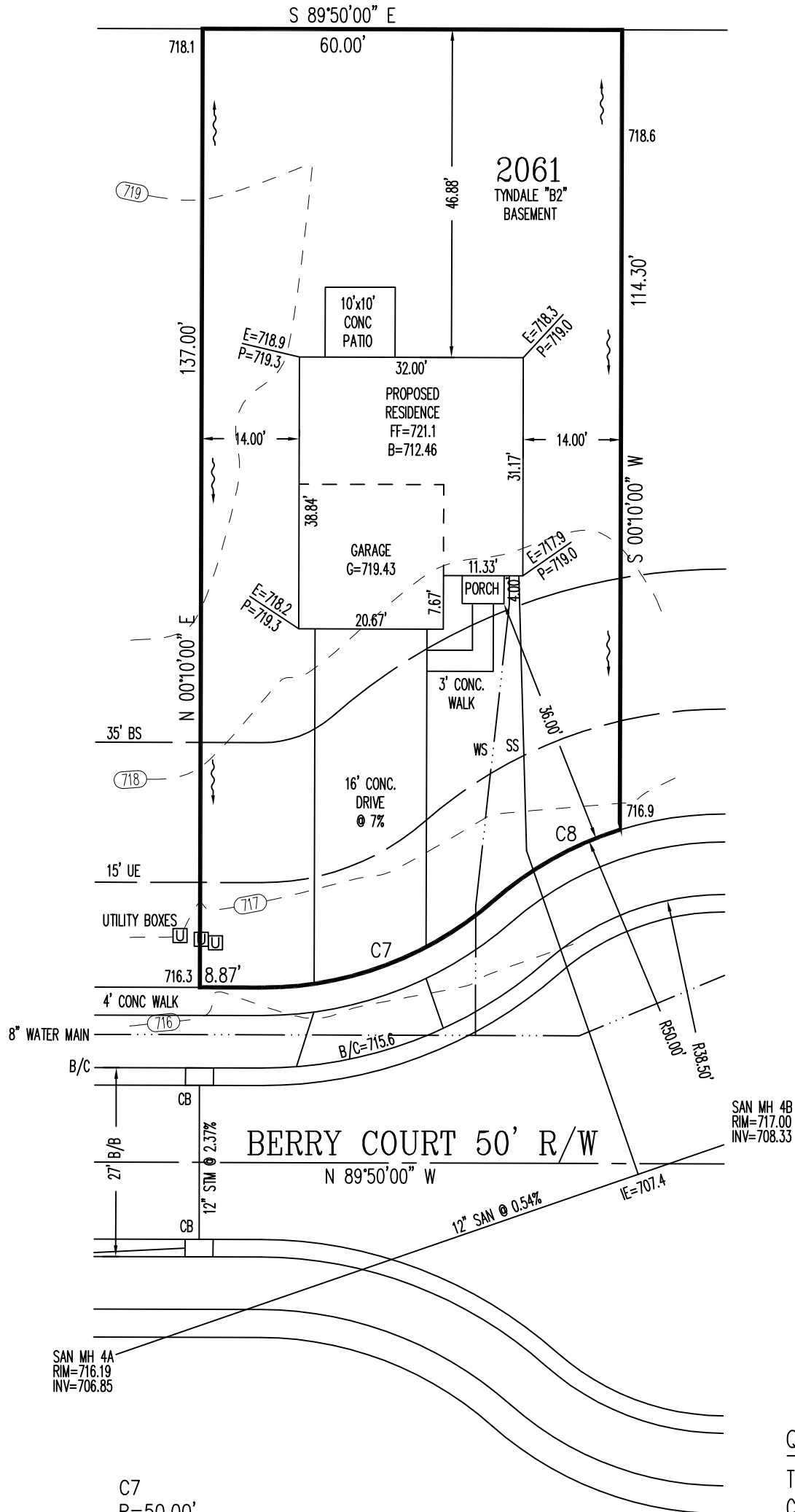
MARKET HOME
18 BERRY COURT

PLOT PLAN

LOT 2061 (7,710 SF) 0.177 AC.
BERRYVIEW ESTATES, SECTION 2
SECTION 16, TOWN 2, RANGE 5E
VILLAGE OF GERMANTOWN,
MONTGOMERY CO., OHIO
FOR: CRISTO HOMES

2060

2062



INFORMATION FROM CONSTRUCTION DRAWINGS.

CONTRACTOR IS TO VERIFY LOCATION AND DEPTH OF WATER AND UTILITY SERVICES BEFORE CONSTRUCTION.

ALL ELEVATIONS ARE EXISTING UNLESS SPECIFIED WITH AN "E" FOR EXISTING OR A "P" FOR PROPOSED.

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.

PRIOR TO CONSTRUCTION, A GEOTECHNICAL REPORT SHALL BE OBTAINED BY THE BUILDER. APEX ASSUMES NO RESPONSIBILITY FOR SOIL CONDITIONS.

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.

SAN MH 4A
RIM=716.19
INV=706.85

SAN MH 4B
RIM=717.00
INV=708.33

C7
R=50.00'
L=36.14'

C8
R=50.00'
L=20.90'
FRONT=35' (PER PLAT)
REAR=30' (PER R-1 CODE)
SIDE=8' MIN/20' TOTAL (PER PLAT)

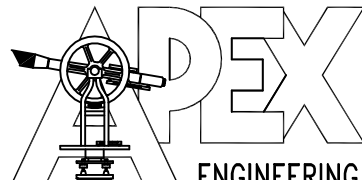
QUANTITIES

TOTAL LOT AREA=7,710 SF
CITY WALK= 196.1 SF
HOUSE WALK=48.5 SF
DRIVE=844.7 SF
APRON=144.9 SF
PATIO & PORCHES=124.0 SF
SEEDING=5954.4 SF

TOPOGRAPHY FROM FIELD
LOCATIONS BY APEX IN DEC., 2017.

MAY NOT REFLECT CURRENT
CONDITIONS.

SCALE: 1"=20'
DATE: 06-06-18
DRAWN: JLL
DESIGNED:
CHECKED: KRC



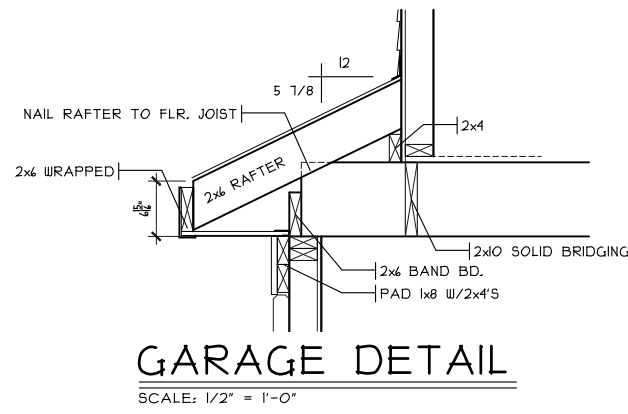
ENGINEERING & SURVEYING, INC.
1068 N. UNIVERSITY BLVD MIDDLETOWN, OHIO 45042
PH.-(513) 424-5202 OR (513) 932-8991 FAX - (513) 424-6202

REVISIONS:

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

PROJECT: BERRYVIEW EST
DRAWING: 181041PA

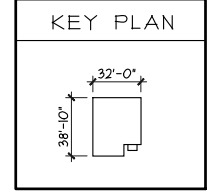
SHEET
1 OF 1



SHEET INDEX	
SHT#	DESCRIPTION
A1	Front and Rear Elevations
A1a	Left and Right Elevations
A2	Foundation Plan
A3	First Floor Plan
A3a	Portal Framing Detail
A4	Second Floor Plan
A5	Typical Wall Sections/Stair Section
A6	Typical Framing Details (Aluminum)
G1	General Notes
E1	Electrical Plan
S1	Second Floor Joist Layout / Roof Plan

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"

2S186OB4 PLAN INFO	
4	BDRMS
2.5	BATHS
2	CAR GARAGE
8	1ST FLR. CLG.
SQUARE FOOTAGE	
TOTAL	1860
MAIN	139
UPPER	1121
LOWER (SLAB)	662
GARAGE (SLAB)	380



OPTIONS

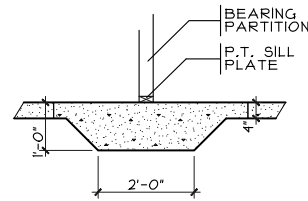
BE-2061
 Proposed Residence:
Market Home
 18 Berry Court
 Berryview Estates lot # 2061
 Montgomery County
 Germantown

Tyndale Slab - B2 - Vinyl
 Issue Dates:
 Review:

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7594-A Tylers Place Blvd.
 West Chester, OH 45389
 513.755.0570 www.cristohomes.com

Front and Rear Elevations
 Plan: Tyndale Slab
 Date : 5.24.2018
 Drawn: AR
 Scale : As Noted
 Revised: 6.18.2018
 Sheet : 1 of 11

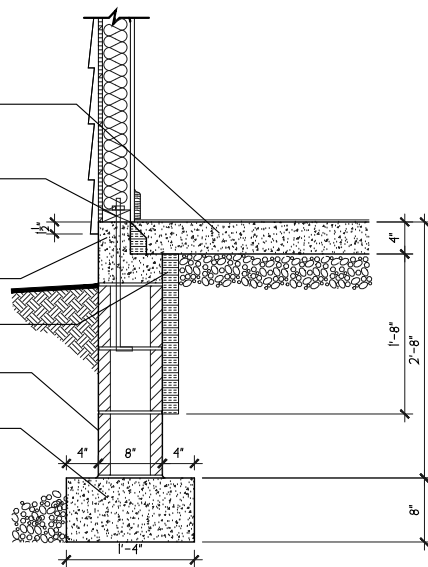


THICKENED SLAB

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

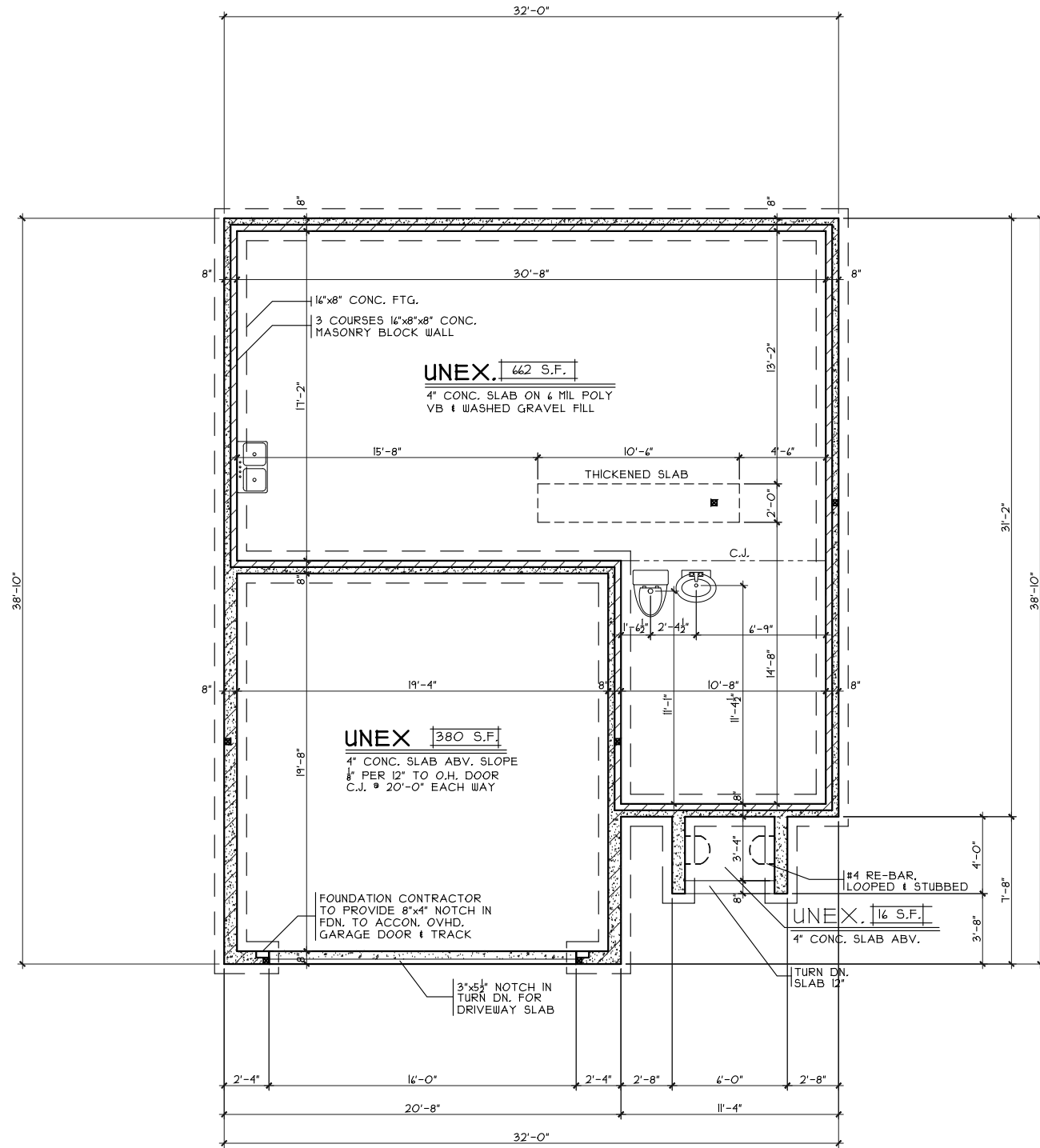
4" THICK MIN. CONC. SLAB ON 4 MIL VAPOR BARRIER ON 4" MIN. GRAVEL BASE
 2x4 (P.T.) SILL PL. W/ 1" C 10-1" ANCHOR BOLTS @ 48" O.C. AND 12" MAX FROM CORNERS. EMBEDDED BELOW SECOND COURSE OF CMU BLOCK. APPLY CONTINUOUS SILL SEALER

8"x16" CONCRETE MASONRY L-BLOCK FOR SLAB
 2"x24" VERTICAL POLYSTYRENE INSULATION (R-8)
 3 COURSES 8"x16" CONCRETE MASONRY BLOCK WALL
 8"x16" CONCRETE FOOTING



SOQ DETAIL

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



FOUNDATION PLAN

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

OPTIONS

Foundation Plan

Plan: Tyndale Slab
 Date: 5.24.2018
 Drawn: AR
 Scale: As Noted
 Revised: 6.18.2018
 Sheet: 3 of 11



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Montgomery County
 Germantown

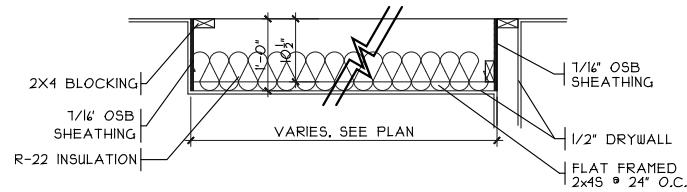
Tyndale Slab - B2 - Vinyl

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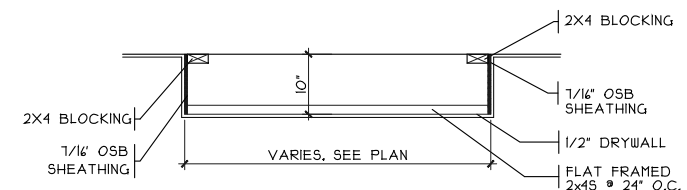
Issue Dates

Review	Issue Dates

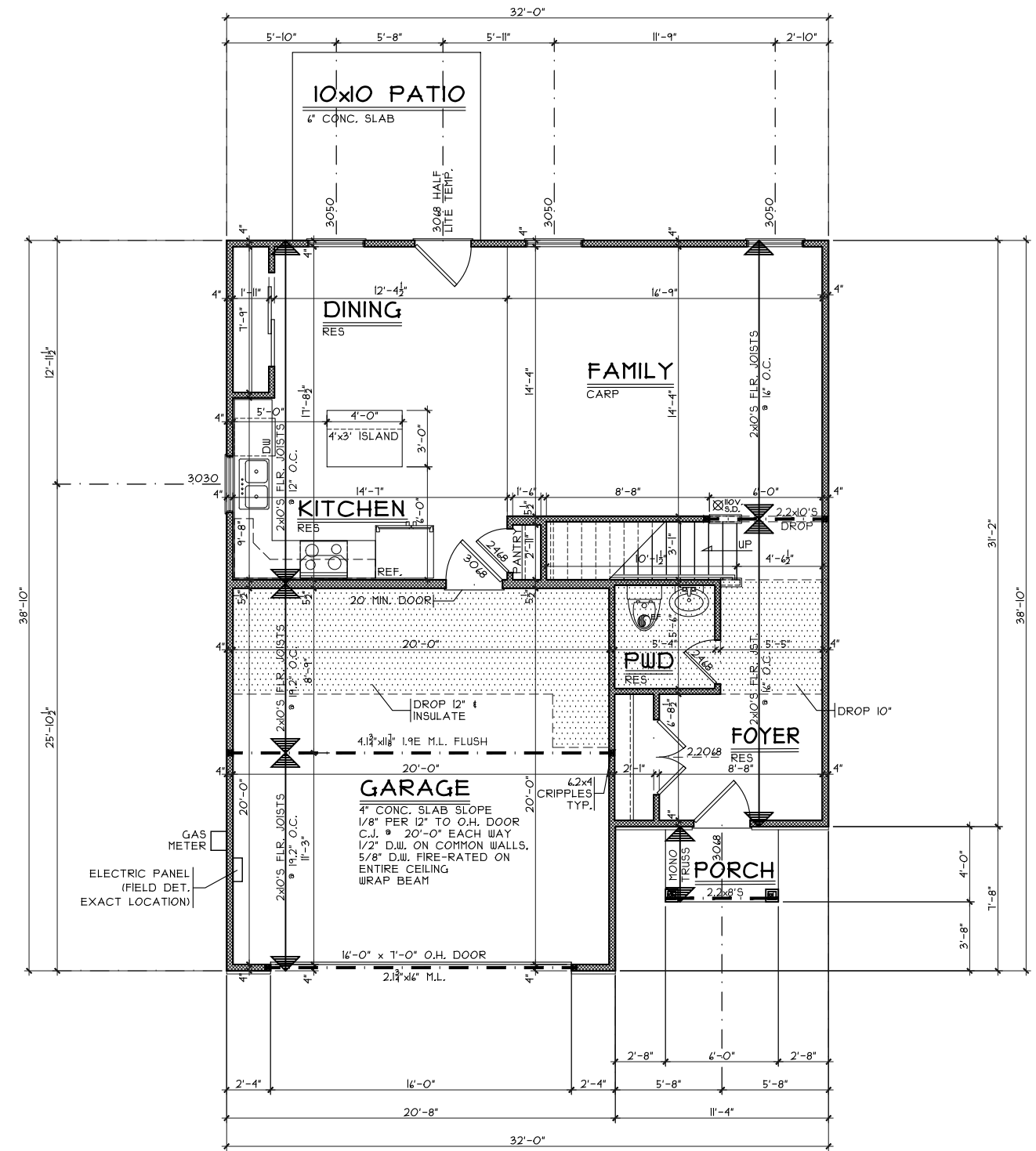
A2



DROP CLG. DETAIL
SCALE: 1/8" = 1'-0"
GARAGE



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

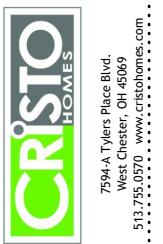


FIRST FLOOR PLAN
SCALE: 1/8" = 1'-0"
139 S.F.

OPTIONS

First Floor Plan
Plan: Tyndale Slab
Date: 5.24.2018
Drawn: AR
Scale: As Noted
Revised: 6.18.2018
Sheet: 4 of 11

BE-2061
Proposed Residence:
Market Home
18 Berry Court
Berryview Estates lot # 2061

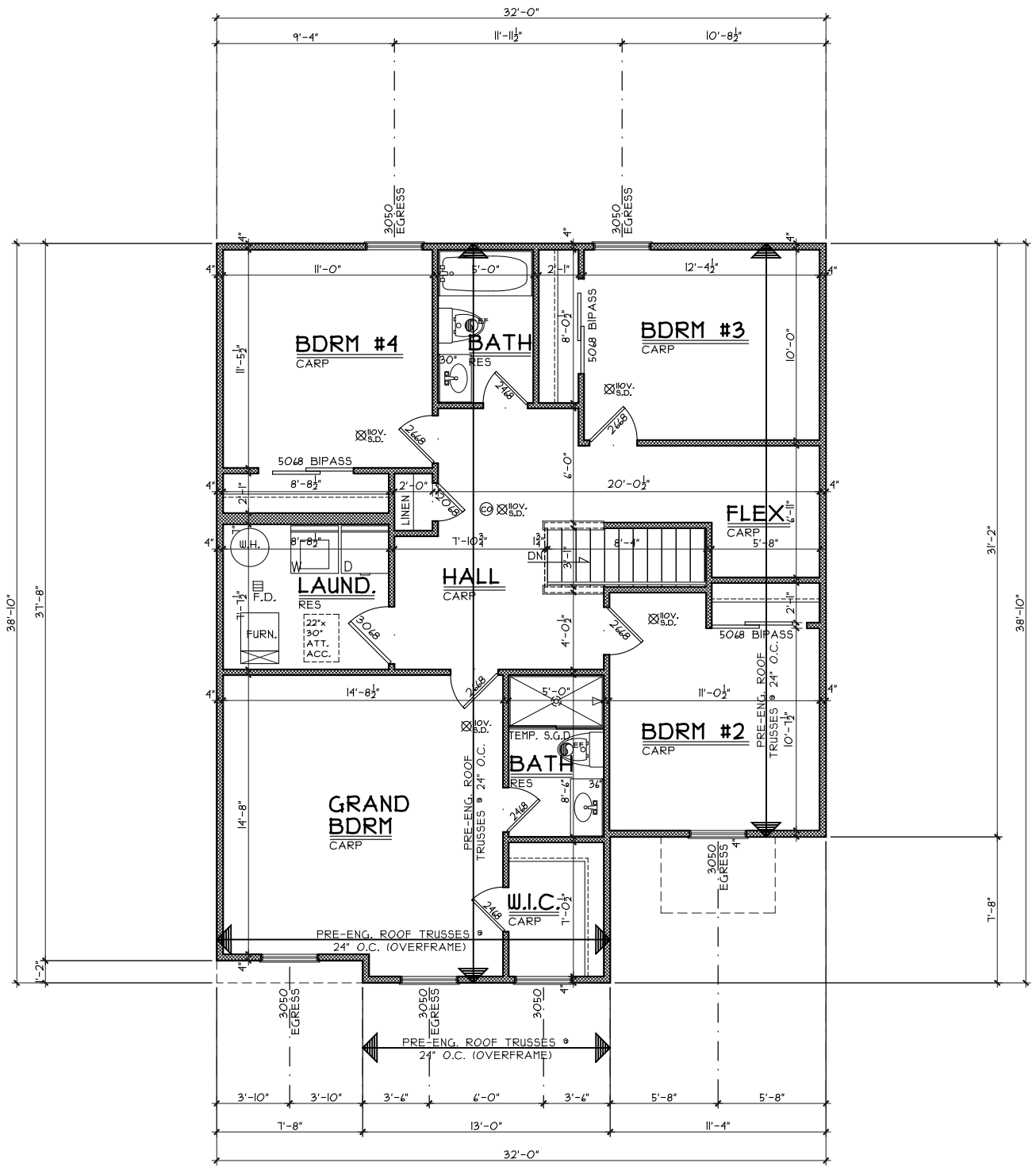


Tyndale Slab - B2 - Vinyl
Germantown
Montgomery County

Issue Dates

Review	Issue Dates

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SECOND FLOOR PLAN
SCALE: 1/8" = 1'-0" 1121 S.F

OPTIONS

Second Floor Plan

Plan: Tyndale Slab
Date : 5.24.2018
Drawn: AR
Scale : As Noted
Revised: 6.18.2018
Sheet : 6 of 11



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Issue Dates

Review	Issue Dates

A4