

LOCKE RESIDENCE  
19 BERRY COURT

# PLOT PLAN

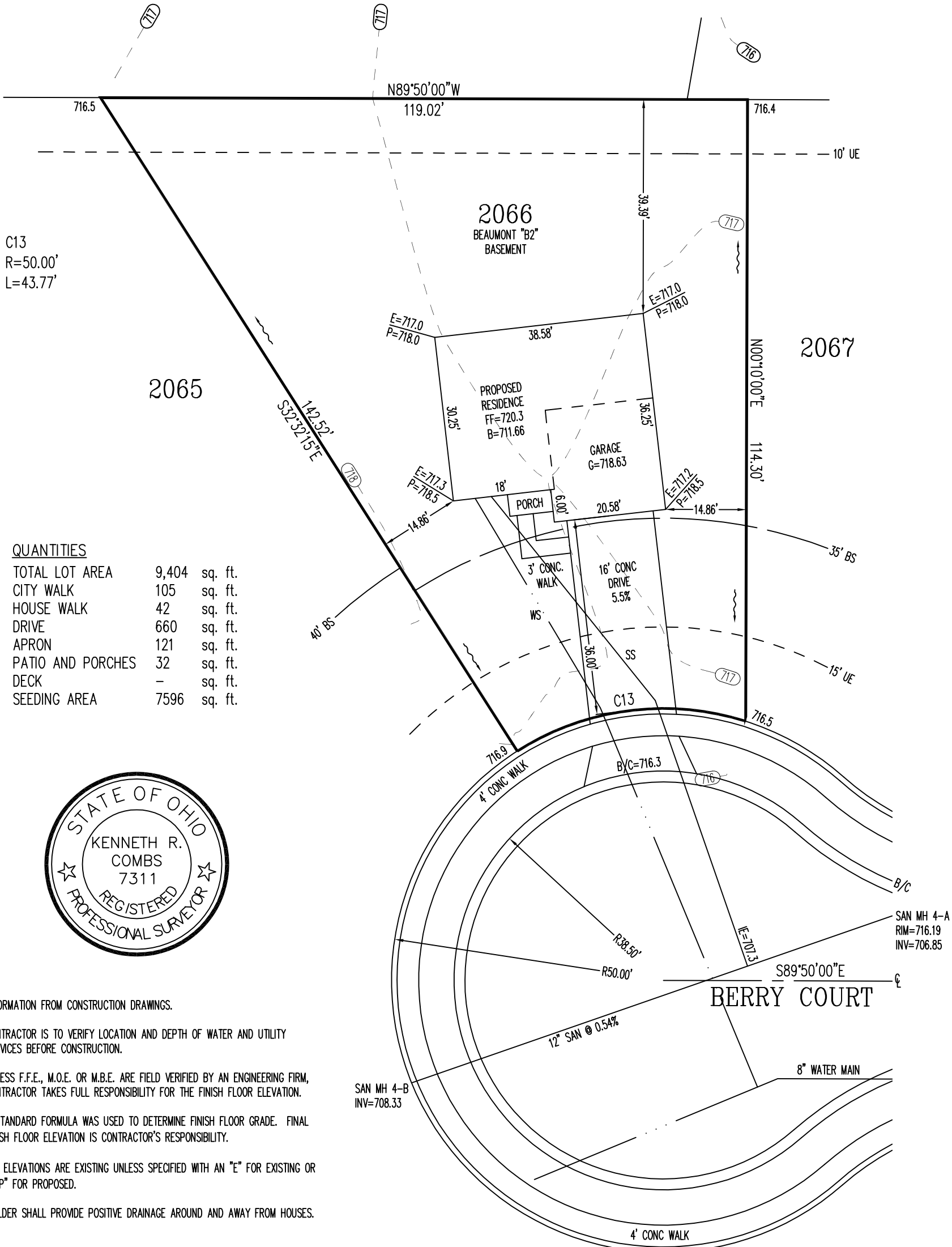
## LOT 2066 (9,404 SF) 0.216 ACRES

### BERRYVIEW ESTATES, SECTION 2

### VILLAGE OF GERMANTOWN

### MONTGOMERY COUNTY, OHIO

### FOR: CRISTO HOMES



**QUANTITIES**

TOTAL LOT AREA	9,404	sq. ft.
CITY WALK	105	sq. ft.
HOUSE WALK	42	sq. ft.
DRIVE	660	sq. ft.
APRON	121	sq. ft.
PATIO AND PORCHES	32	sq. ft.
DECK	-	sq. ft.
SEEDING AREA	7596	sq. ft.



**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.

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

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.

**SETBACKS:**  
FRONT YARD=35' (PER PLAT)  
REAR YARD=30' (PER R-1 CODE)  
SIDE YARD=8' MIN/20' TOTAL (PER PLAT)

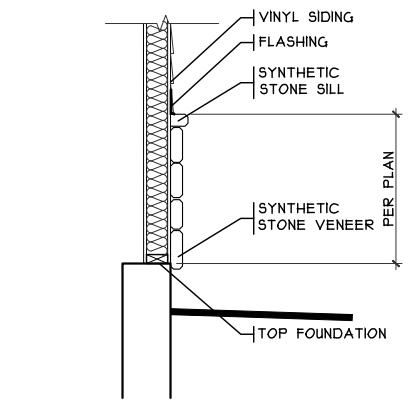
SCALE: 1"=20'  
DATE: 08/02/2019  
DRAWN: JLS  
DESIGNED:  
CHECKED: KRC

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

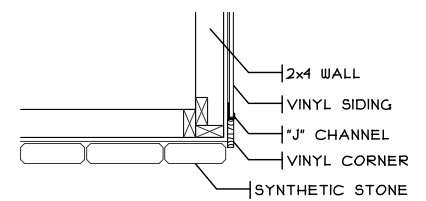
**REVISIONS:**  
1.  
2.  
3.  
4.

PROJECT: BERRYVIEW DRAWING: 191722PA	SHEET 1 OF 1
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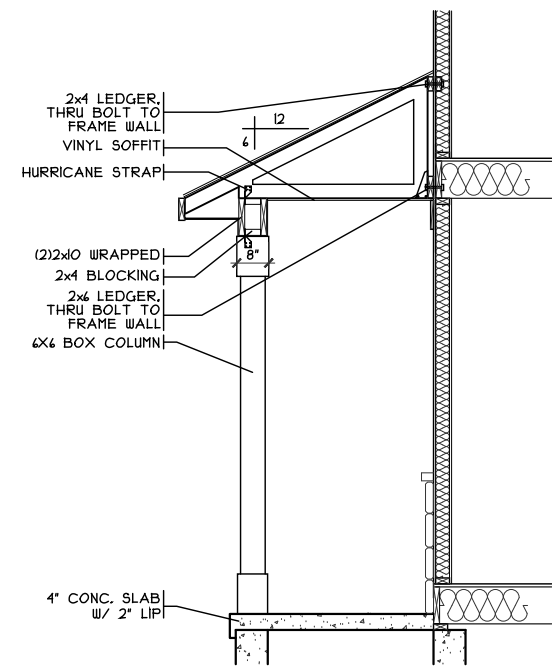
TOPOGRAPHY FROM FIELD LOCATIONS BY APEX IN DECEMBER, 2017. MAY NOT REFLECT CURRENT CONDITIONS.



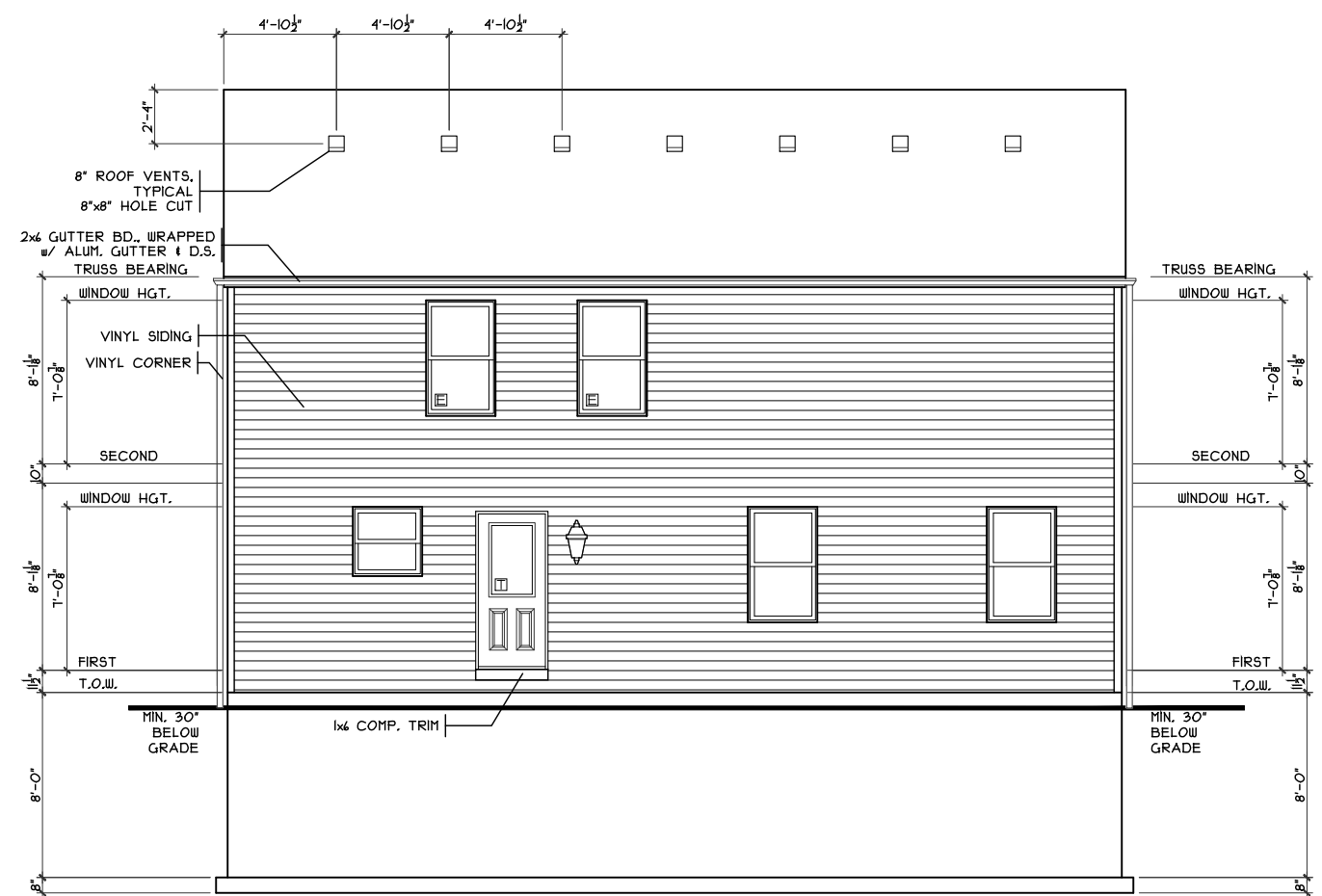
**STONE BASE DETAIL**  
SCALE: 1/8" = 1'-0"



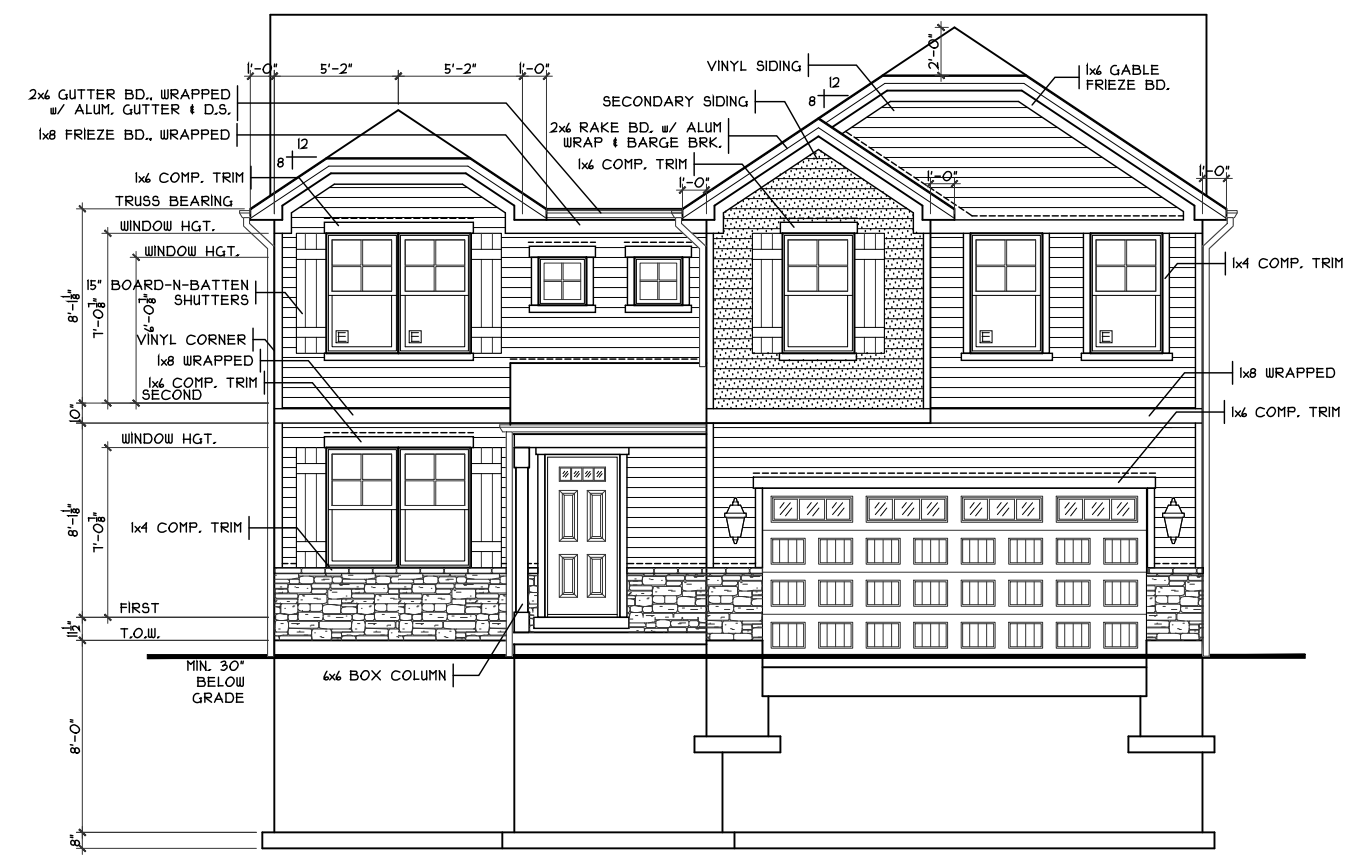
**STONE/VINYL CORNER**  
SCALE: 1" = 1'-0"



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



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

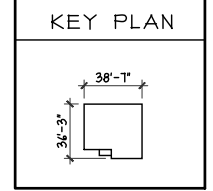


**FRONT ELEVATION**  
SCALE: 1/8" = 1'-0"

SHEET INDEX	
SHT#	DESCRIPTION
A1	Front and Rear Elevations
A1a	Left and Right Elevations
A2	Foundation Plan
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	First 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"

2S2148B4 PLAN INFO	
4	BDRMS
2.5	BATHS
2	CAR GARAGE
8'	1ST FLR. CLG.
SQUARE FOOTAGE	
TOTAL	2148
MAIN	818
UPPER	1310
LOWER(SLAB)	791
GARAGE(SLAB)	311



**OPTIONS**

**Issue Dates**  
Review #1 8.7.2019

**Beamont - B2 - Vinyl**  
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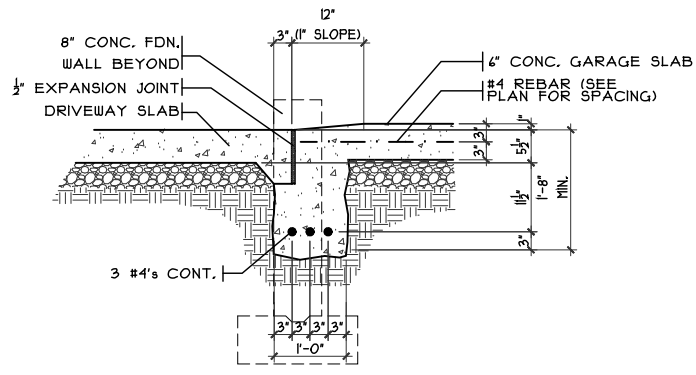
**Proposed Residence:**  
Jason Locke  
19 Berry Court  
Berryview Estates Lot #2066

**Germentown**  
Montgomery County

**CRISTO HOMES**  
7594-A Tylers Place Blvd.  
West Chester, OH 45069  
513.795.0570 www.cristohomes.com

**Elevation**  
Plan: Beamont Basement  
Date: 7.31.2019  
Drawn: KMA  
Scale: As Noted  
Revised: 8.30.2019  
Sheet: 1 of 12

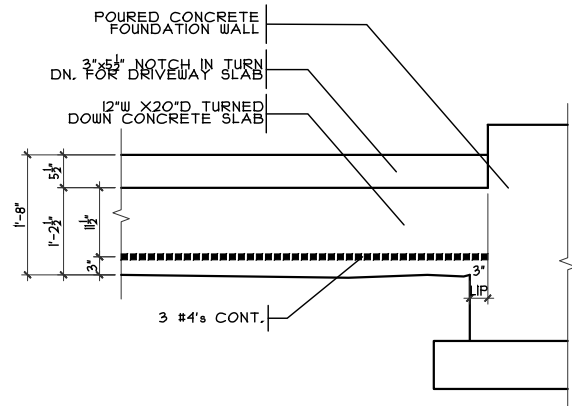
**A1**



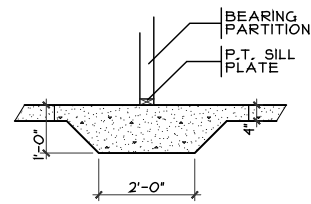
SECTION

**GARAGE DOOR GRADE BM**

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

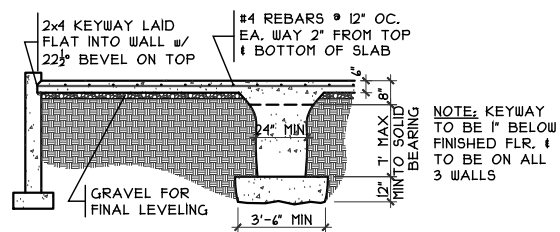


ELEVATION



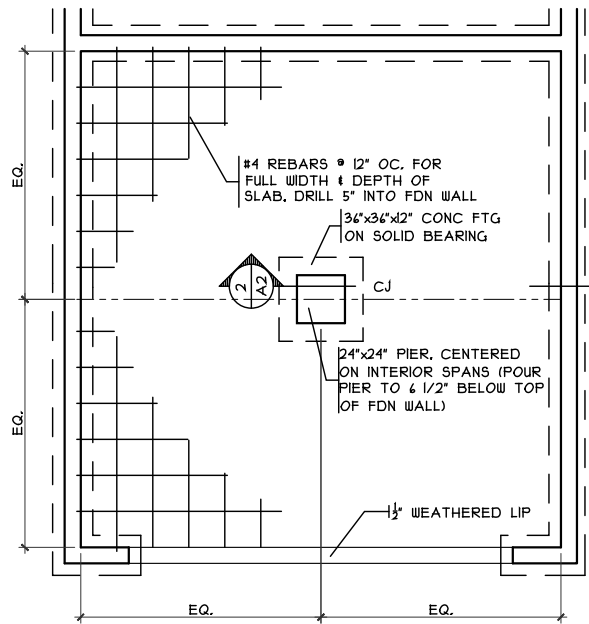
**THICKENED SLAB**

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



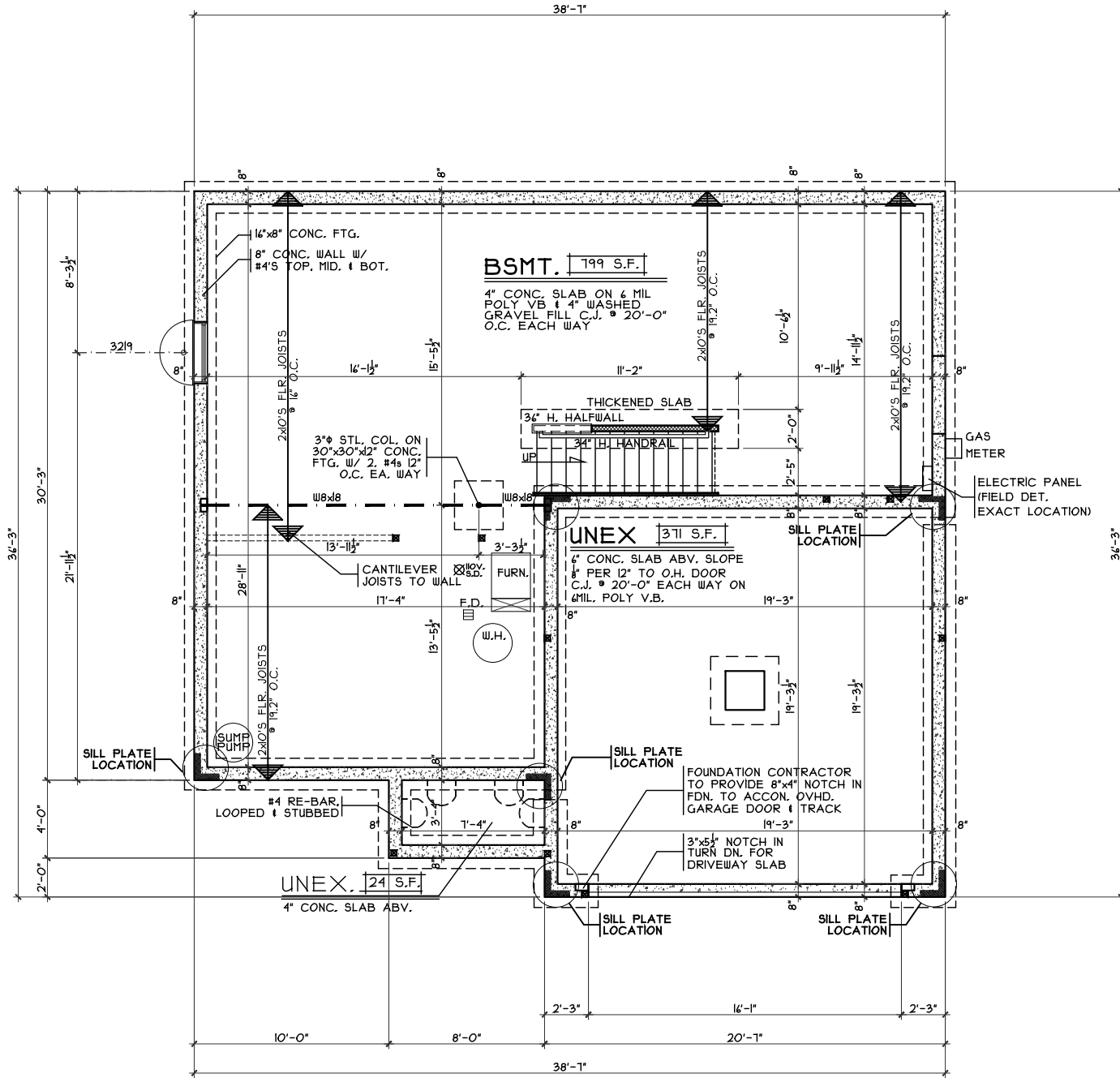
**GRADE BM SECTION**

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



**GRADE BM DETAIL**

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



**FOUNDATION PLAN**

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

OPTIONS

Foundation Plan

Plan: Basement  
Date: 7.31.2019  
Drawn: KMA  
Scale: As Noted  
Revised: 8.30.2019  
Sheet: 3 of 12



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BE-2066

Proposed Residence:

Jason Locke  
19 Berry Court  
Berryview Estates Lot #2066

Montgomery County  
Germantown

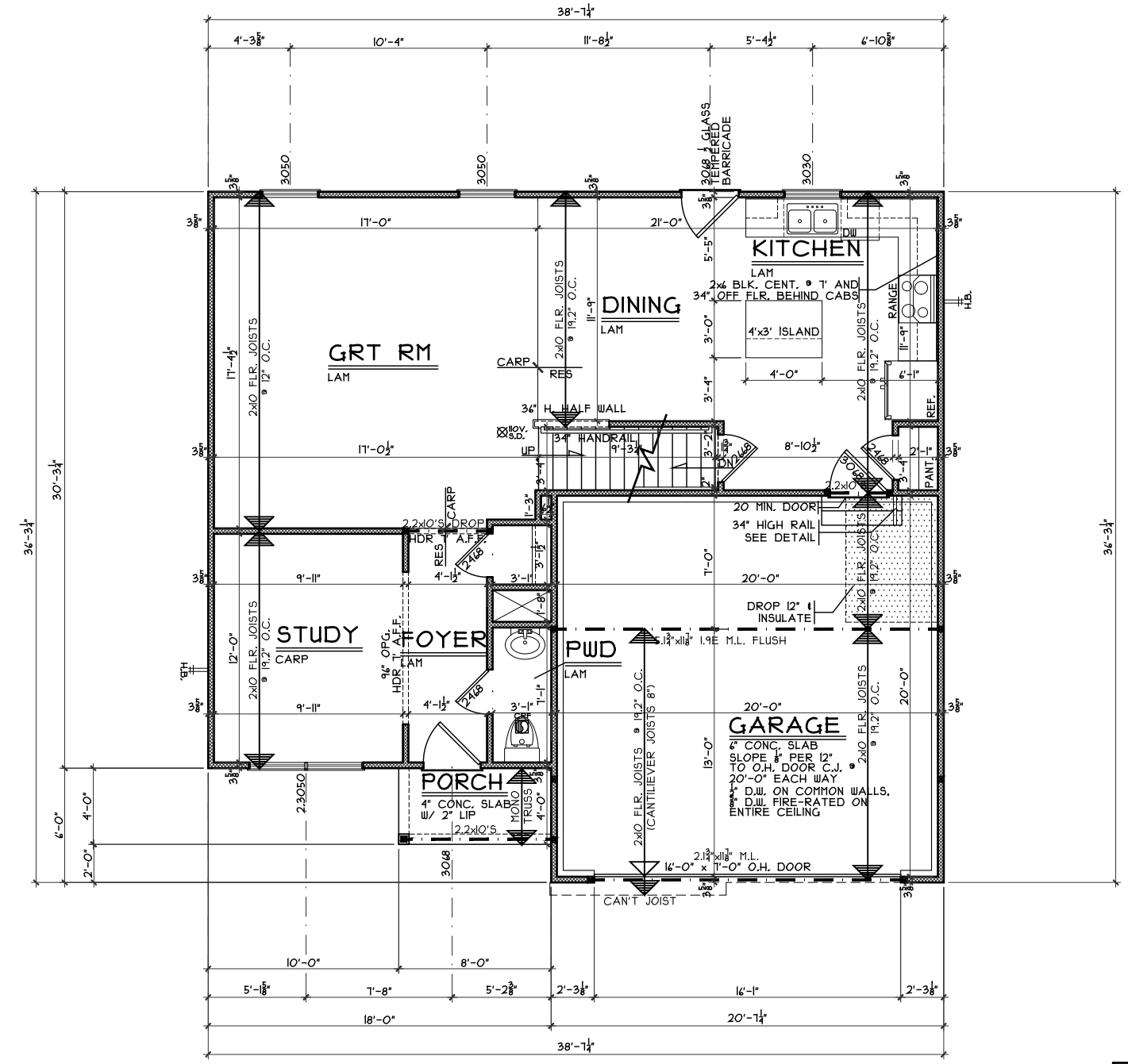
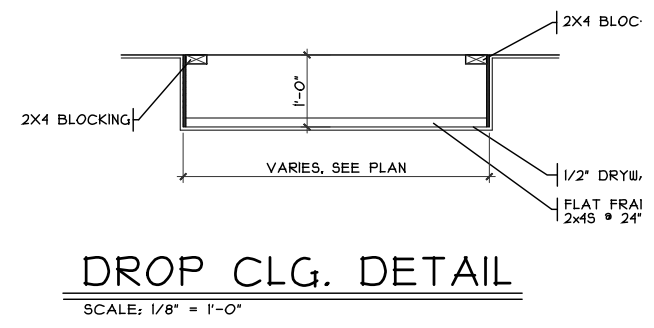
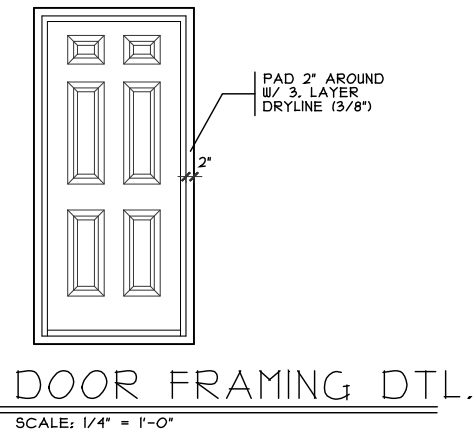
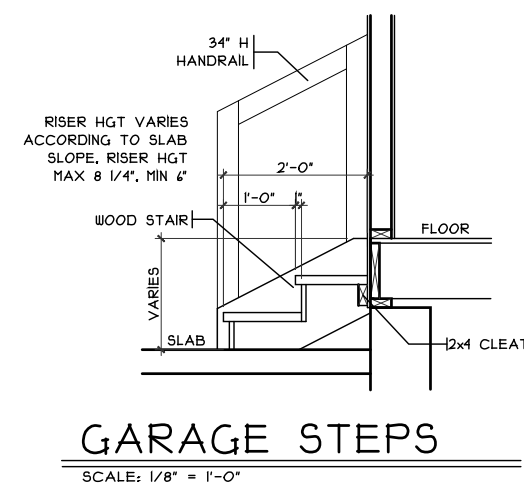
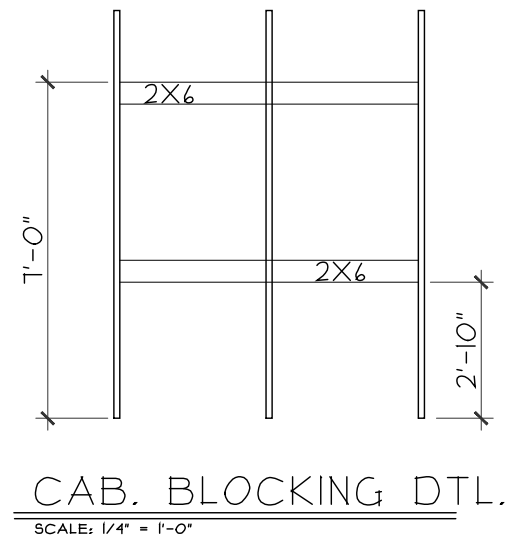
Beaumont - B2 - Vinyl

Issue Dates

Review #1 8.7.2019

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A2



OPTIONS

**First Floor Plan**  
Plan: Beaumont Basement  
Date: 7.31.2019  
Drawn: KMA  
Scale: As Noted  
Revised: 8.30.2019  
Sheet: 4 of 12

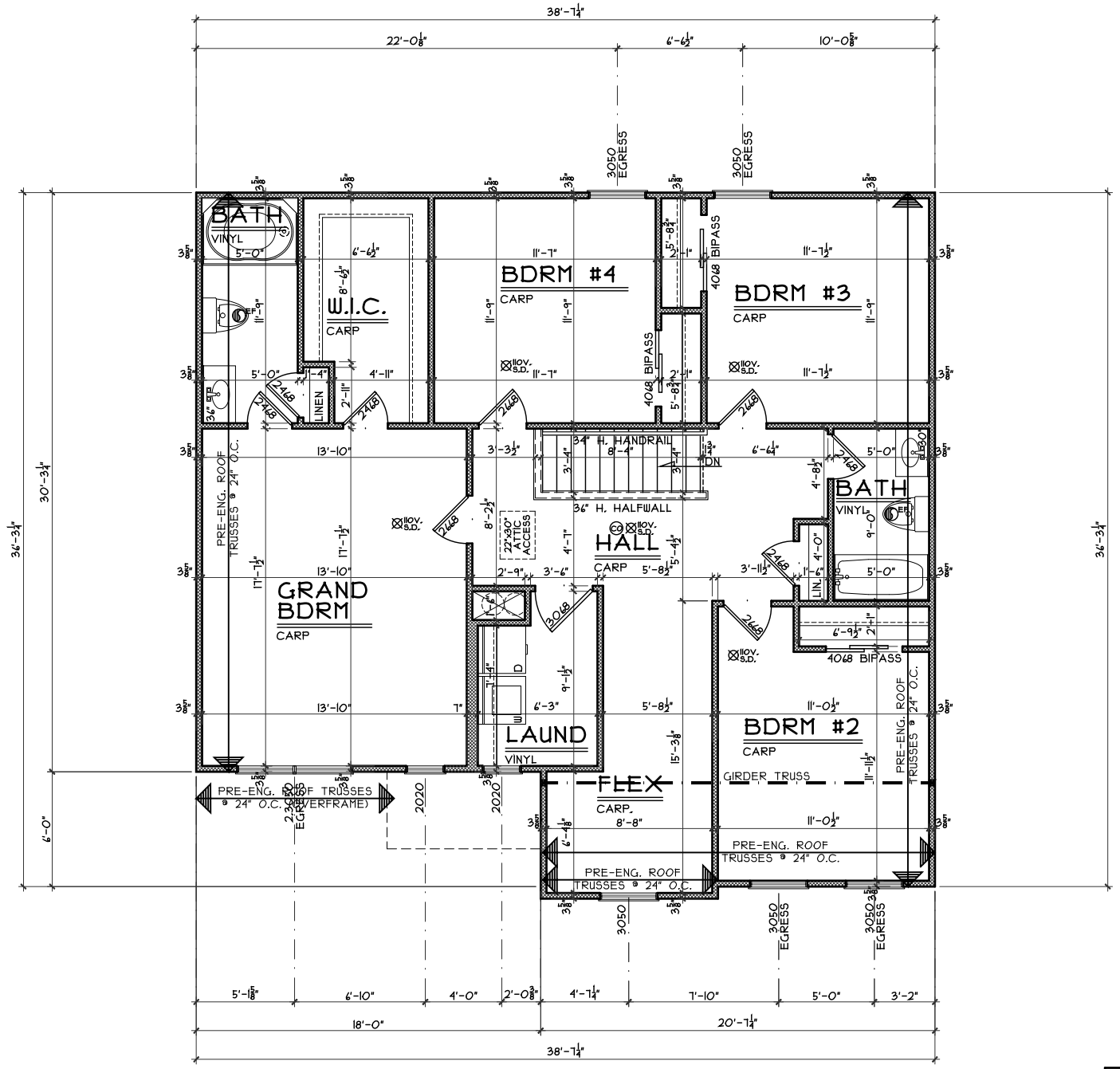
**Proposed Residence:**  
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**Issue Dates**  
Review #1 8.7.2019

**Montgomery County**  
Germantown



**SECOND FLOOR PLAN**  
SCALE: 1/8" = 1'-0" 1210 S.F

OPTIONS

Second Floor Plan  
Plan: Beaumont Basement  
Date: 7.31.2019  
Drawn: KMA  
Scale: As Noted  
Revised: 8.30.2019  
Sheet: 6 of 12



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Montgomery County  
Germantown

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Review #1	Issue Dates

A4