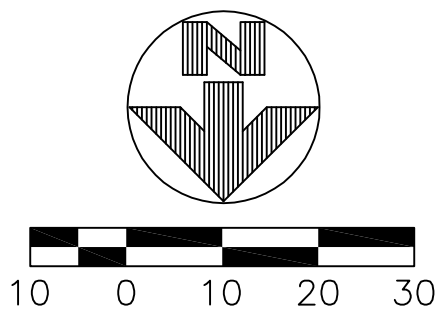


PLOT PLAN
 LOT 2069 (8,220 SF) 0.189 ACRES
 BERRYVIEW ESTATES, SECTION 2
 VILLAGE OF GERMANTOWN
 MONTGOMERY COUNTY, OHIO
 FOR: CRISTO HOMES

MARKET HOME
 9 BERRY COURT



QUANTITIES

TOTAL LOT AREA	8,220	sq. ft.
CITY WALK	176	sq. ft.
HOUSE WALK	43	sq. ft.
DRIVE	656	sq. ft.
APRON	121	sq. ft.
PATIO AND PORCHES	152	sq. ft.
DECK	-	sq. ft.
SEEDING AREA	6,446	sq. ft.



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.

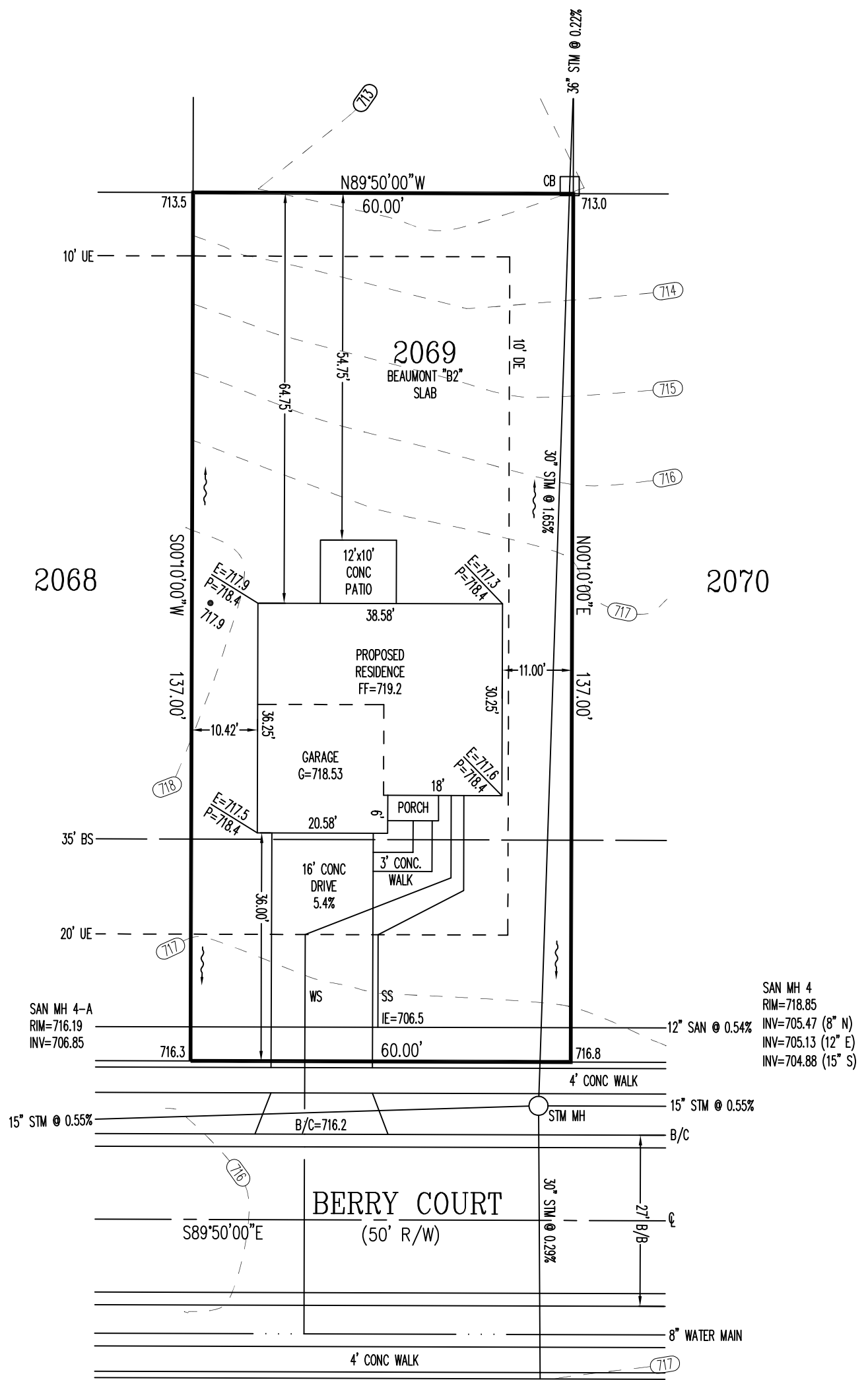
UNLESS F.F.E., M.O.E. OR M.B.E. ARE FIELD VERIFIED BY AN ENGINEERING FIRM, CONTRACTOR TAKES FULL RESPONSIBILITY FOR THE FINISH FLOOR ELEVATION.

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.

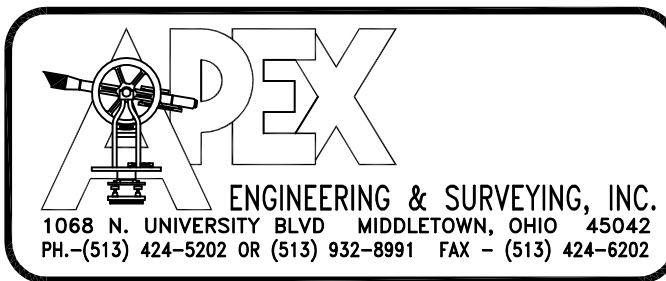


SETBACKS:
 FRONT=35' (PER PLAT)
 REAR=30' (PER R-1 CODE)
 SIDE=8' MIN/20' TOTAL (PER PLAT)

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

MAY NOT REFLECT CURRENT CONDITIONS.

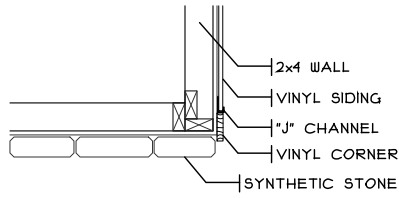
SCALE: 1"=20'
 DATE: 10/31/2019
 DRAWN: JLS
 DESIGNED:
 CHECKED: KRC



REVISIONS:
 1.
 2.
 3.
 4.

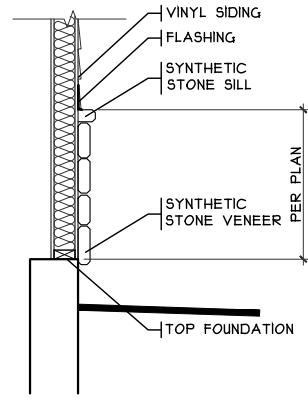
PROJECT: BERRYVIEW
 DRAWING: 192326PA

SHEET
 1 OF 1



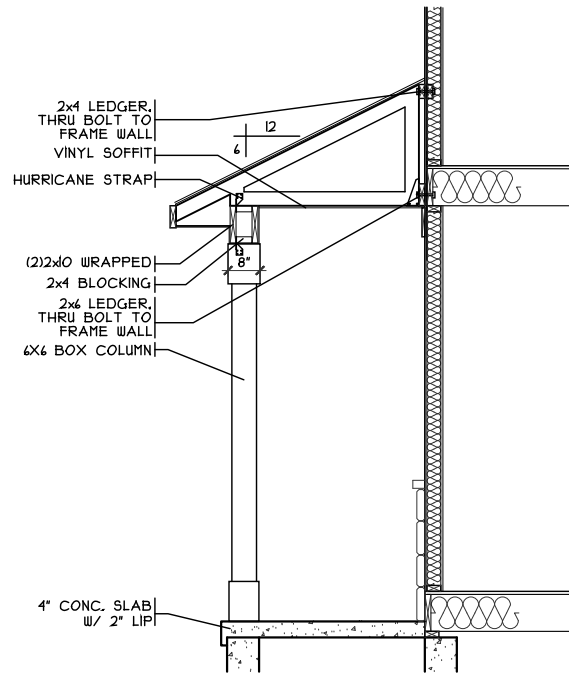
STONE/VINYL CORNER

SCALE: 1" = 1'-0"



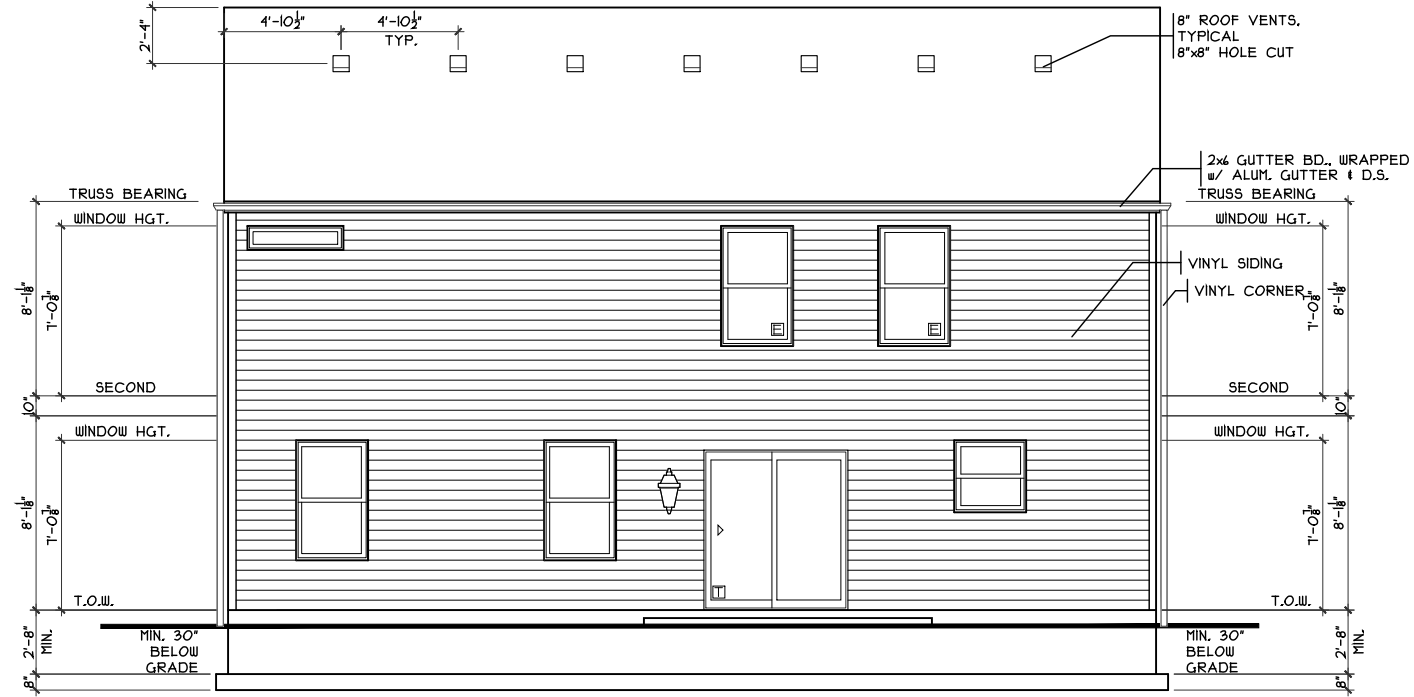
STONE BASE DETAIL

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



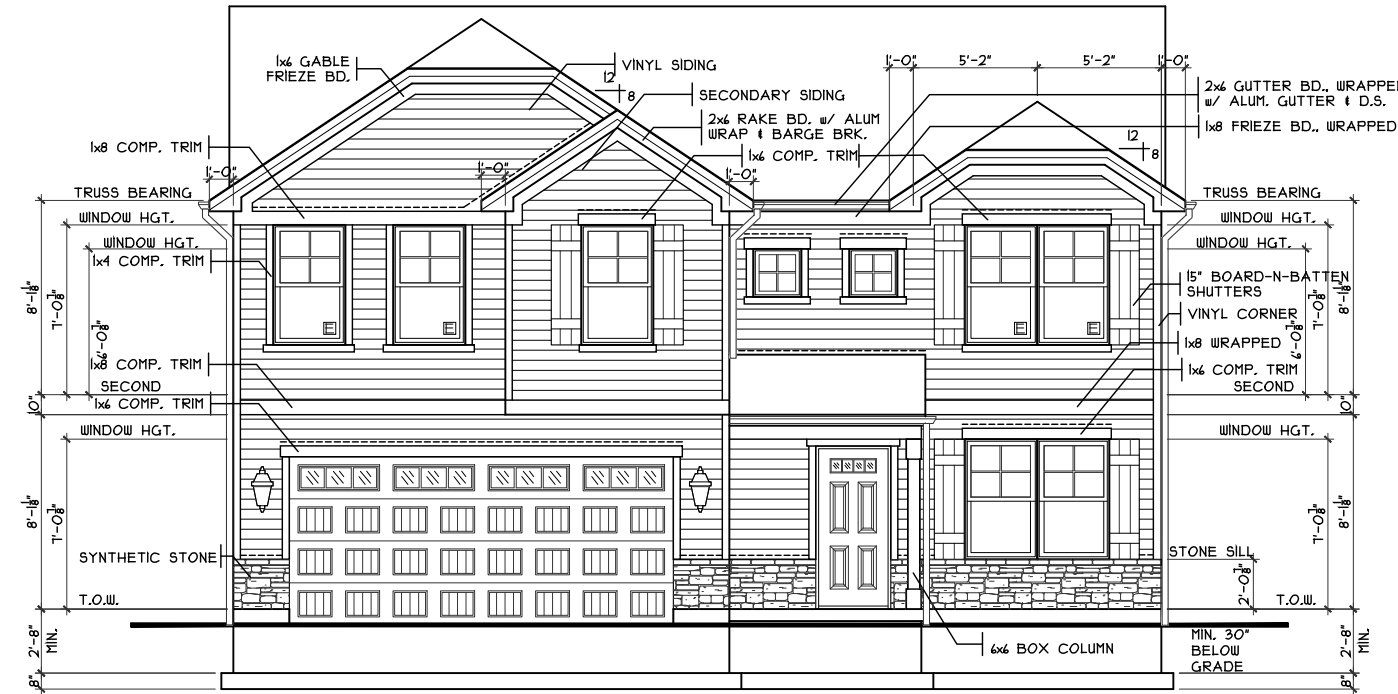
PORCH DETAIL

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



REAR ELEVATION

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



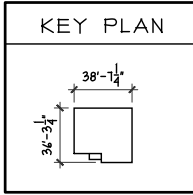
FRONT ELEVATION

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
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	1210
LOWER (SLAB)	193
GARAGE (SLAB)	311

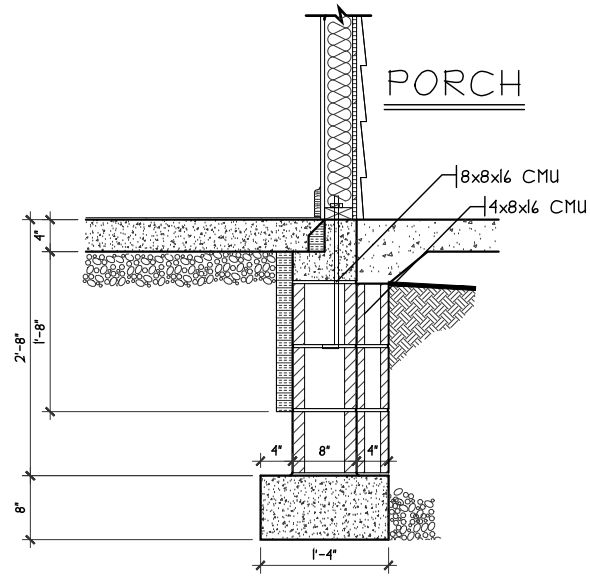


OPTIONS	

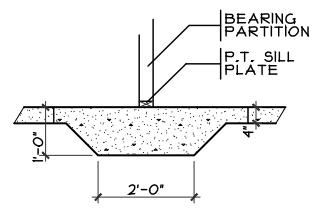
Issue Dates: _____
 Review: _____
 Proposed Residence: _____
 Market Home: _____
 9 Berry Court
 Berryview Estates Lot #2069
 Montgomery County
 Germantown

Elevation: Beaumont Slab
 Plan: Beaumont Slab
 Date: 10/9/2019
 Drawn: KMA
 Scale: As Noted
 Revised: _____
 Sheet: 1 of 10

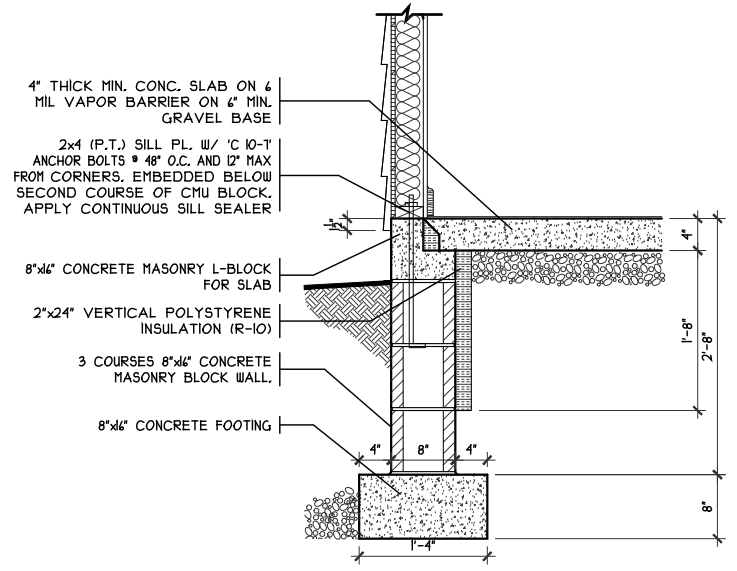
Beaumont Slab - B2 - Vinyl
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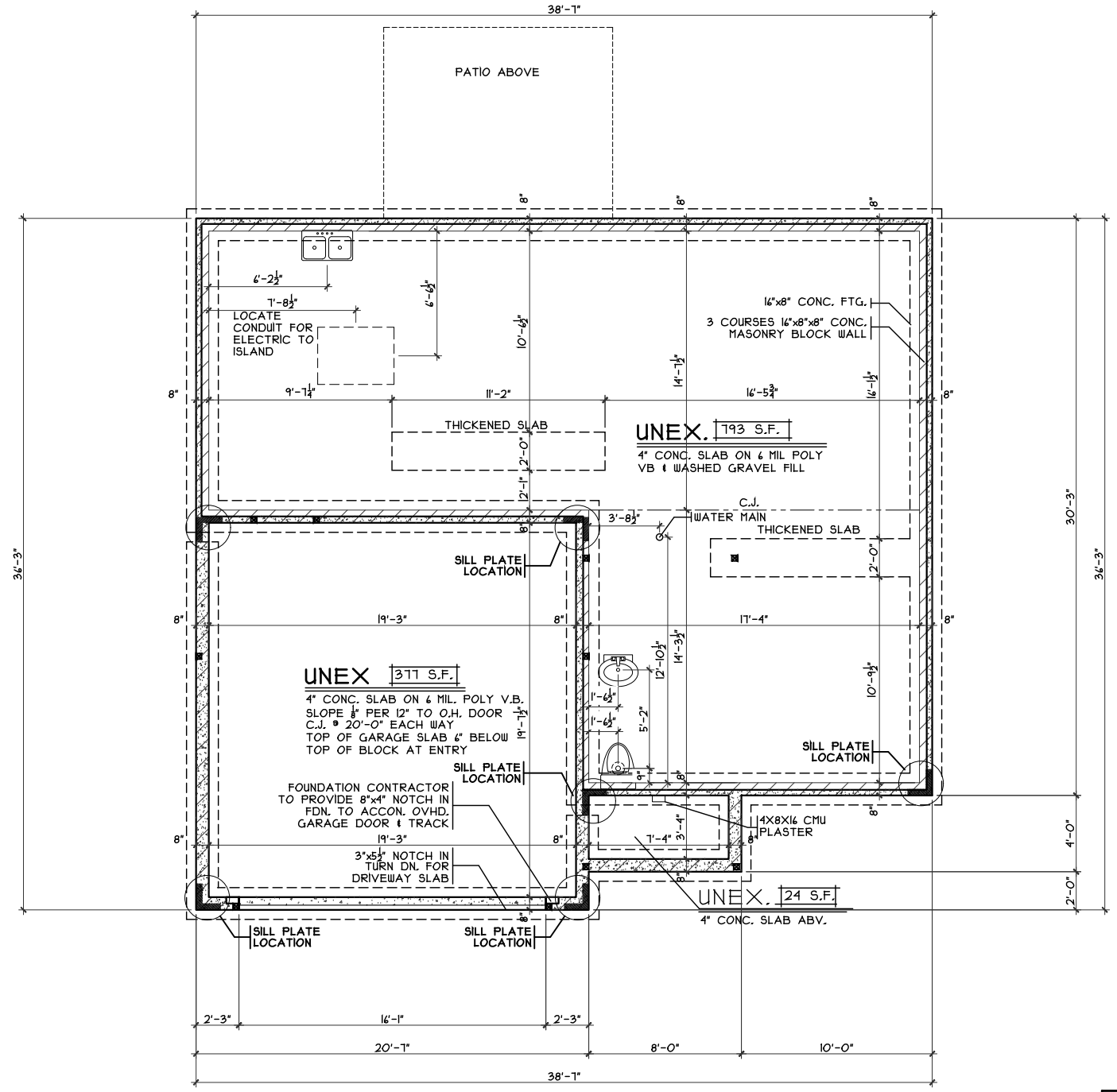
BLK. DETAIL
SCALE: 1" = 1'-0"



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



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



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

OPTIONS

Foundation Plan
Plan: Beaumont Slab
Date: 10/9/2019
Drawn: KMA
Scale: As Noted
Revised:
Sheet: 3 of 10



7594-A Tylers Place Blvd.
West Chester, OH 45069
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BE-2069

Proposed Residence:

Market Home
9 Berry Court

Berryview Estates Lot #2069

Montgomery County
Germantown

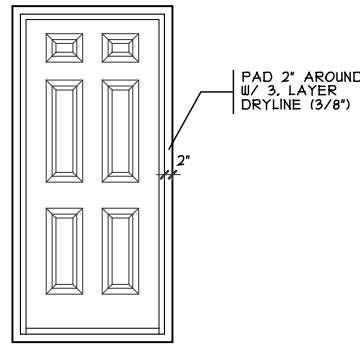
Beaumont Slab - B2 - Vinyl

Issue Dates

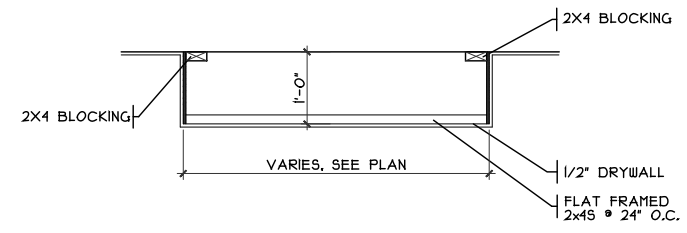
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Review

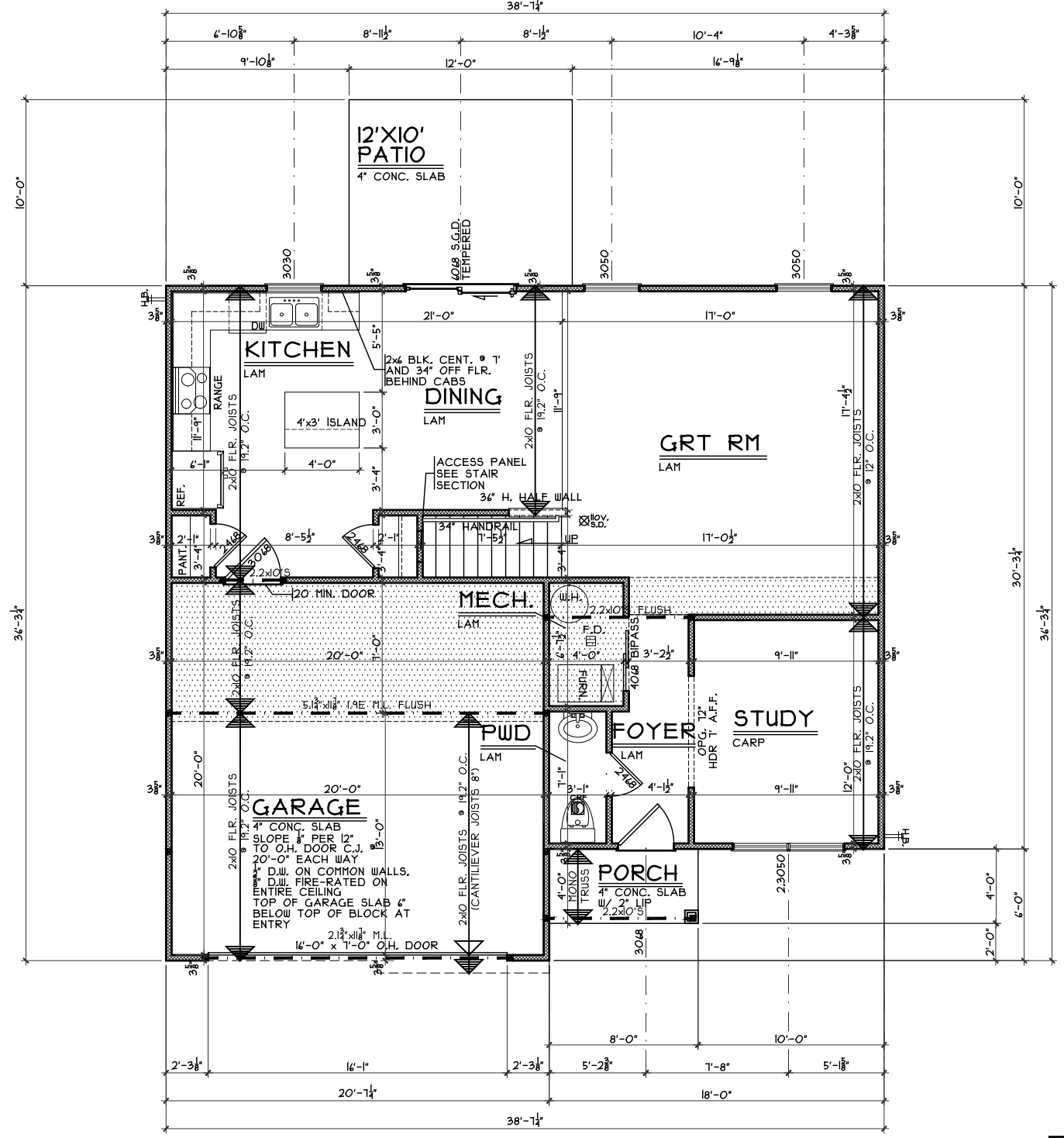
A2



DOOR FRAMING DTL.
 SCALE: 1/4" = 1'-0"



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



FIRST FLOOR PLAN
 SCALE: 1/8" = 1'-0" 818 S.F.

OPTIONS

First Floor Plan
 Plan: Beaumont Slab
 Date: 10/9/2019
 Drawn: KMA
 Scale: As Noted
 Revised:
 Sheet: 4 of 10

BE-2069
 Proposed Residence:
 Market Home
 9 Berry Court
 Berryview Estates Lot #2069

Beaumont Slab - B2 - Vinyl
 Germantown
 Montgomery County

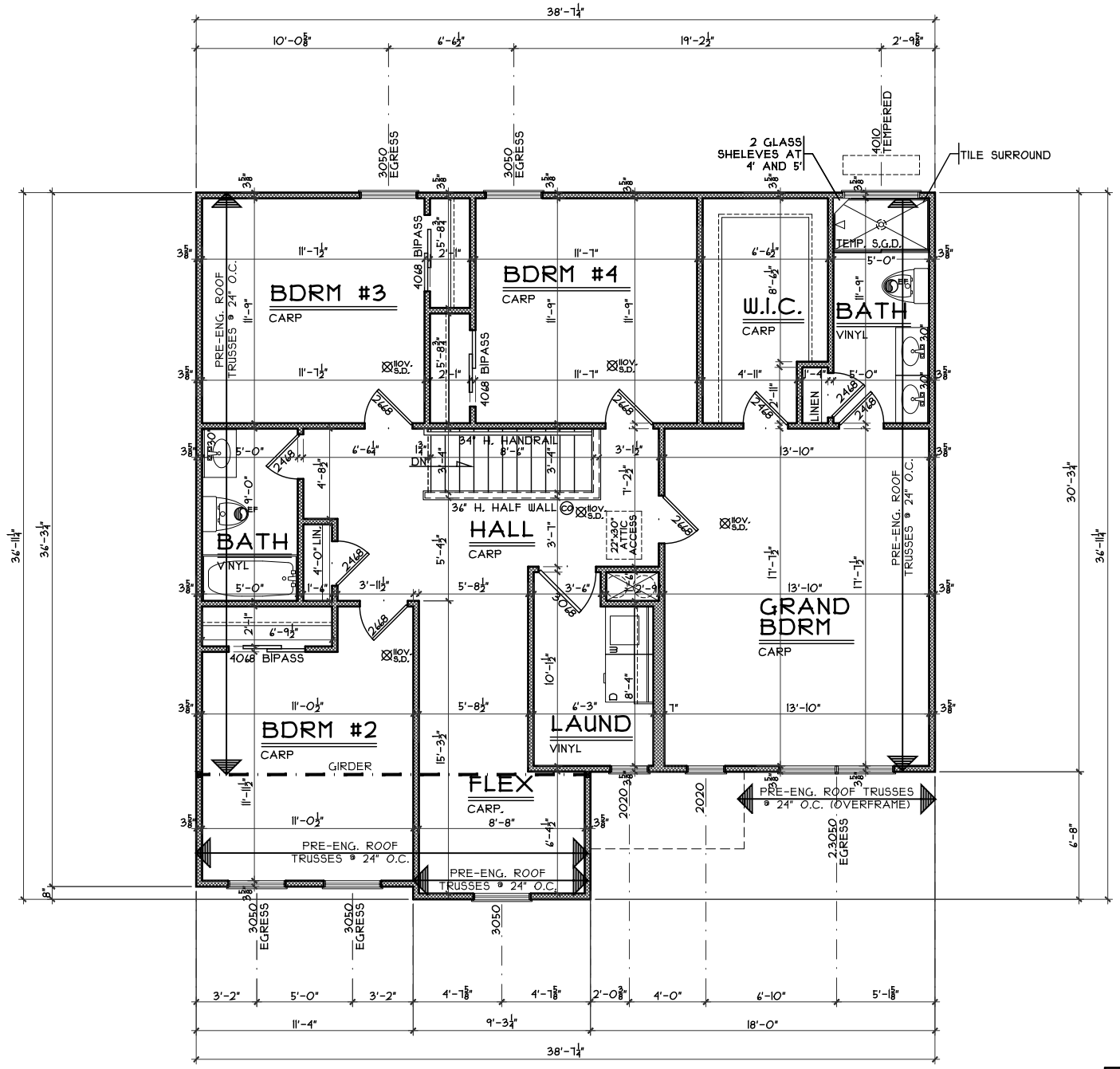
Issue Dates

Review	Issue Dates

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A3

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

OPTIONS

Second Floor Plan

Plan: Beaumont Slab
Date : 10/9/2019
Drawn: KMA
Scale : As Noted
Revised:
Sheet : 5 of 10



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BE-2069

Proposed Residence:

Market Home
9 Berry Court

Berryview Estates Lot #2069

Montgomery County

Germentown

Beaumont Slab - B2 - Vinyl

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Issue Dates

Review	Issue Dates

A4