

**PLOT PLAN**  
 LOT 2076 (7,197 SF) 0.165 AC.  
 BERRYVIEW ESTATES, SECTION 2  
 SECTION 16, TOWN 2, RANGE 5E  
 VILLAGE OF GERMANTOWN,  
 MONTGOMERY CO., OHIO  
 FOR: CRISTO HOMES

SPEC HOME  
 724 MAXWELL COURT

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

C19	C20
R=50.00'	R=50.00'
L=12.64'	L=44.57'

QUANTITIES		
TOTAL LOT AREA	7,197	sq. ft.
CITY WALK	161	sq. ft.
HOUSE WALK	37	sq. ft.
DRIVE	676	sq. ft.
APRON	149	sq. ft.
PATIO AND PORCHES	132	sq. ft.
DECK	-	sq. ft.
SEEDING AREA	5,373	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.

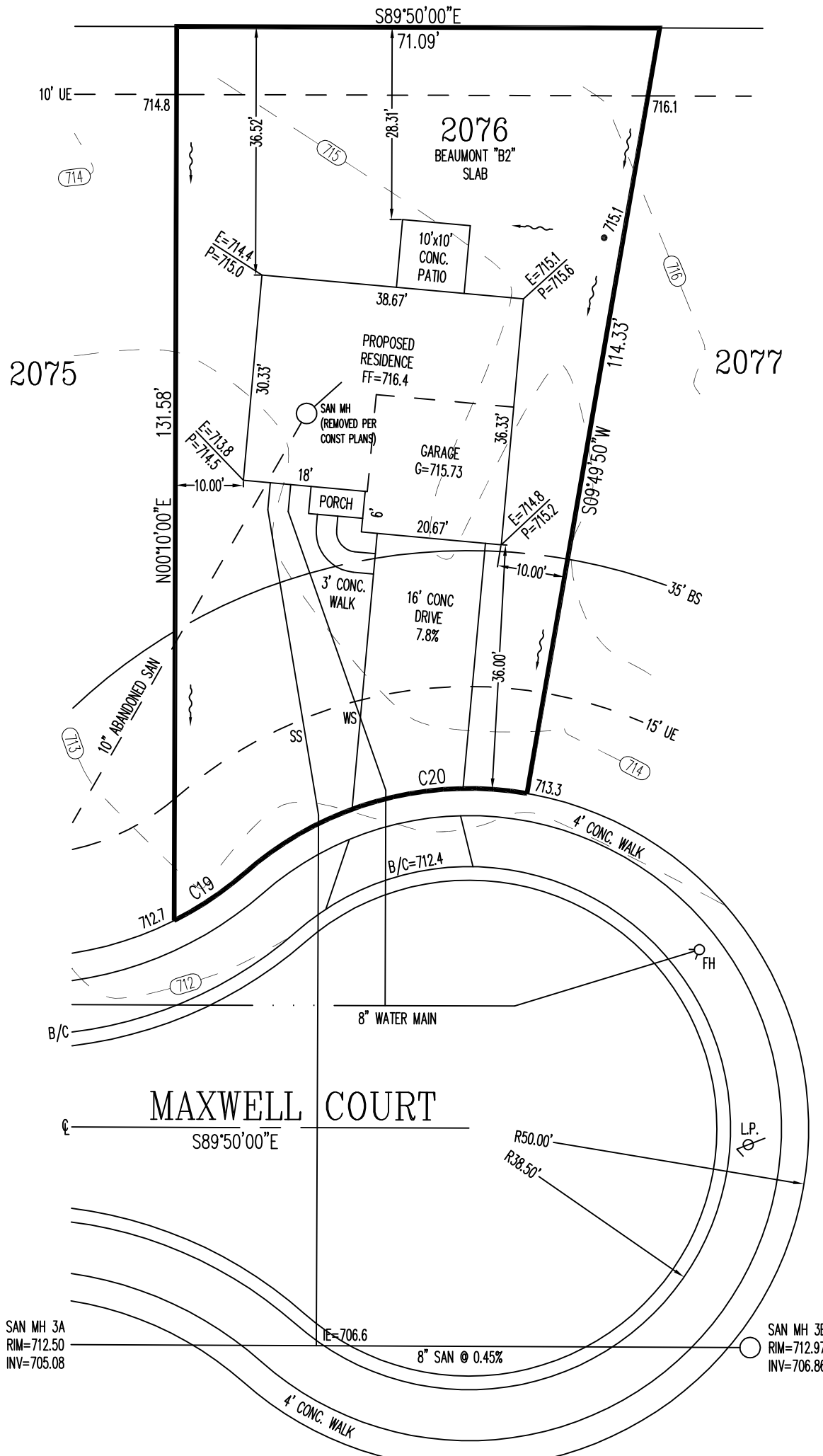
UNLESS F.F.E., M.O.E. OR M.B.E. ARE FIELD VERIFIED BY AN ENGINEERING FIRM, CONTRACTOR TAKES FULL RESPONSIBILITY FOR THE FINISH FLOOR ELEVATION.

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.



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

MAY NOT REFLECT CURRENT CONDITIONS.

SCALE: 1"=20'  
 DATE: 05/23/2019  
 DRAWN: JLS  
 DESIGNED:  
 CHECKED:



**REVISIONS:**

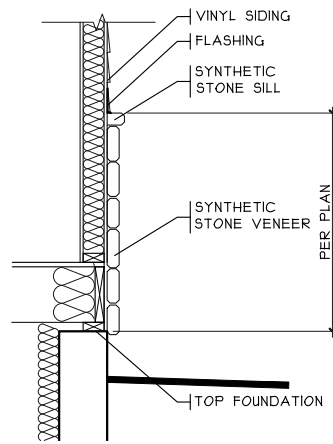
- 1.
- 2.
- 3.
- 4.

PROJECT: BERRYVIEW EST  
 DRAWING: 191003PB

SHEET  
 1 OF 1

### PORCH DETAIL

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



### STONE BASE 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
A3	First Floor Plan
A4	Second Floor Plan
A5	Typical Wall Sections/Stair Section/ Portal Framing Detail
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"

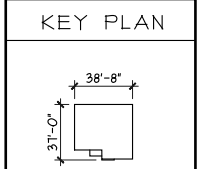
Issue Dates	
Review #1	5.22.2019

Beamont Slab - B2 - Vinyl  
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Germantown  
 Montgomery County

BE-2076  
 Proposed Residence:  
 SPEC  
 724 Maxwell Court  
 Berryview Estates

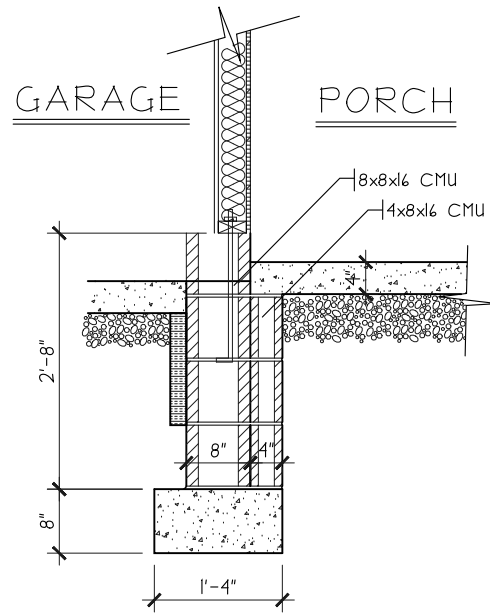
2S2156B4 PLAN INFO	
4	BDRMS
2.5	BATHS
2	CAR GARAGE
8	1ST FLR. CLG.
SQUARE FOOTAGE	
TOTAL	2160
MAIN	883
UPPER	1211
LOWER (SLAB)	198
GARAGE (SLAB)	311



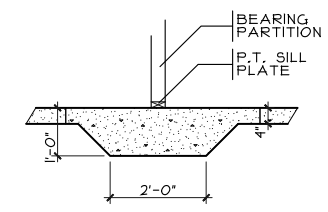
OPTIONS	

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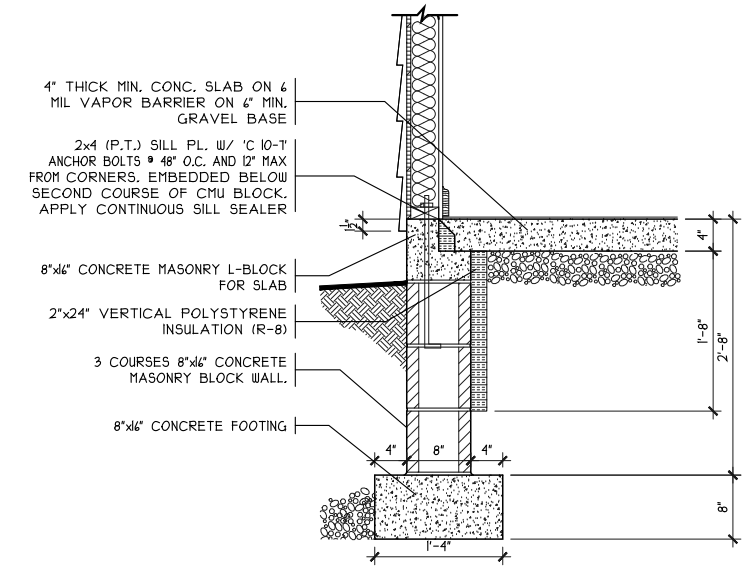
Elevation B2  
 Plan: Beamont Slab  
 Date : 4.22.2019  
 Drawn: EW  
 Scale : As Noted  
 Revised: 5.22.2019  
 Sheet : 1 of 10



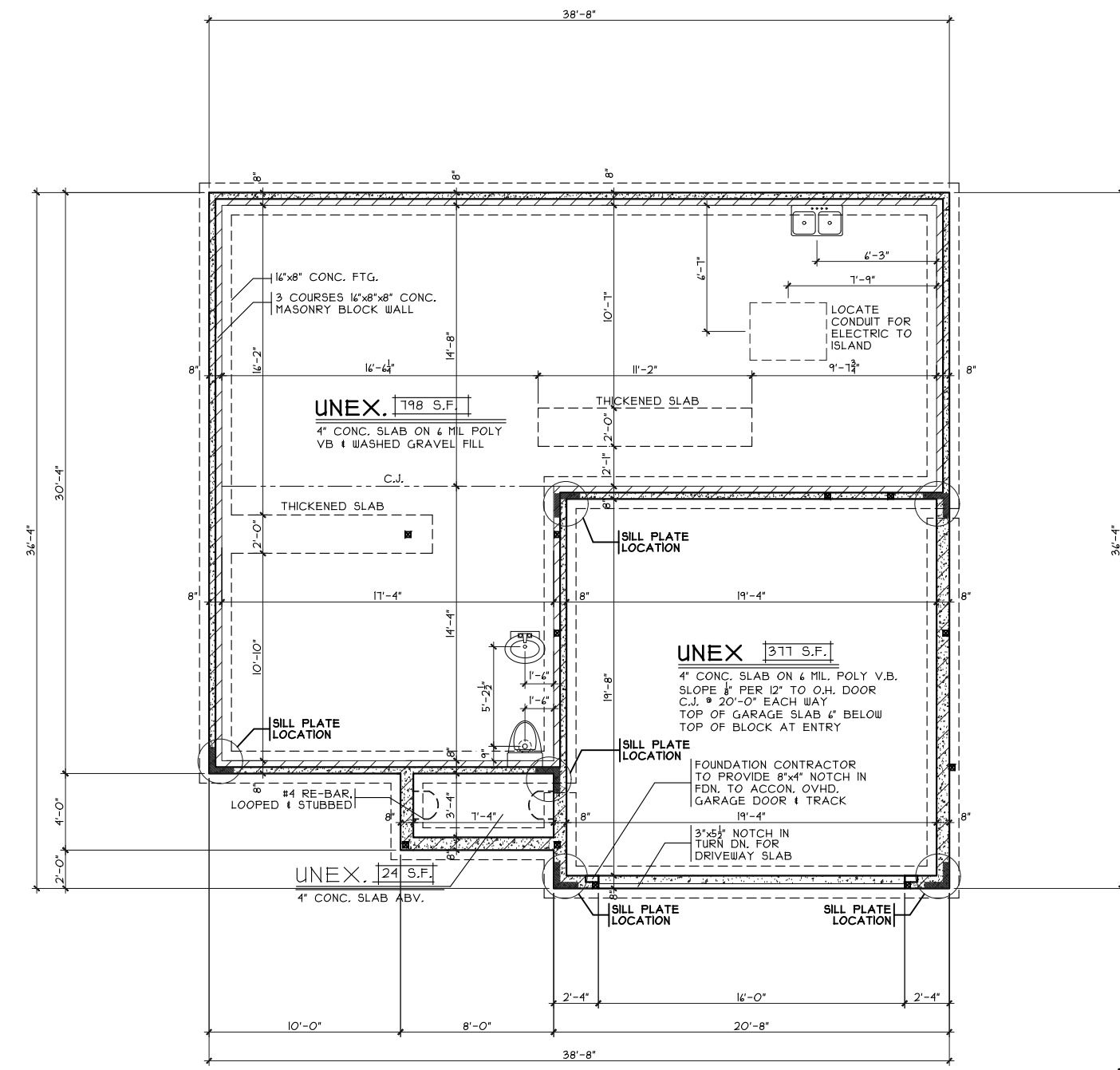
**BLK. DETAIL**  
 SCALE: 1" = 1'-0"



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



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



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

OPTIONS
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Foundation Plan  
 Plan: Beaumont Slab  
 Date: 4.22.2019  
 Drawn: EW  
 Scale: As Noted  
 Revised: 5.22.2019  
 Sheet: 3 of 10

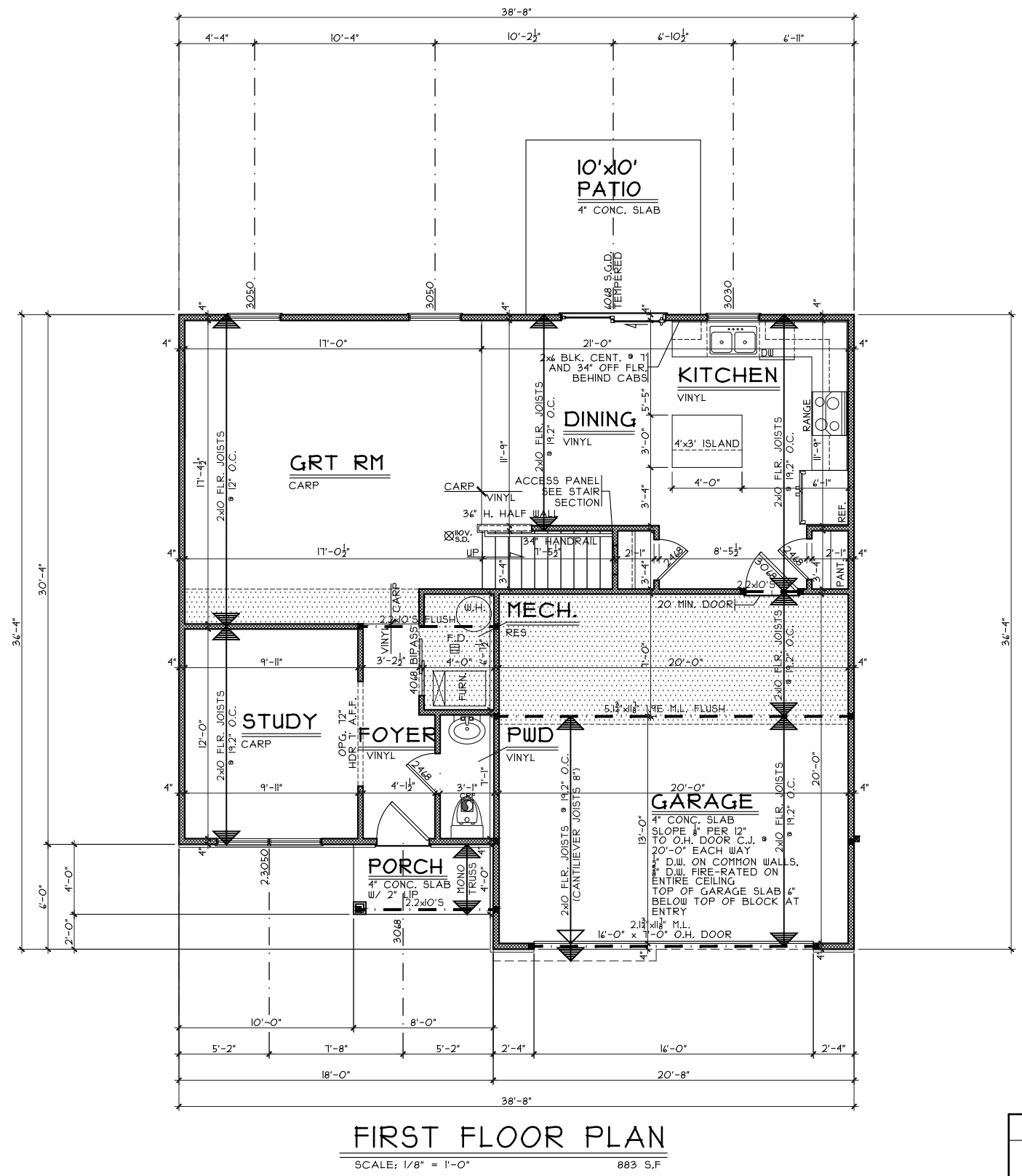
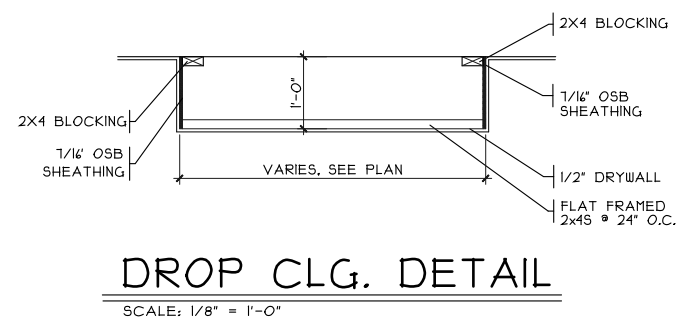
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Beaumont Slab - B2 - Vinyl  
 Issue Dates  
 Review #1 - 5.22.2019



A2



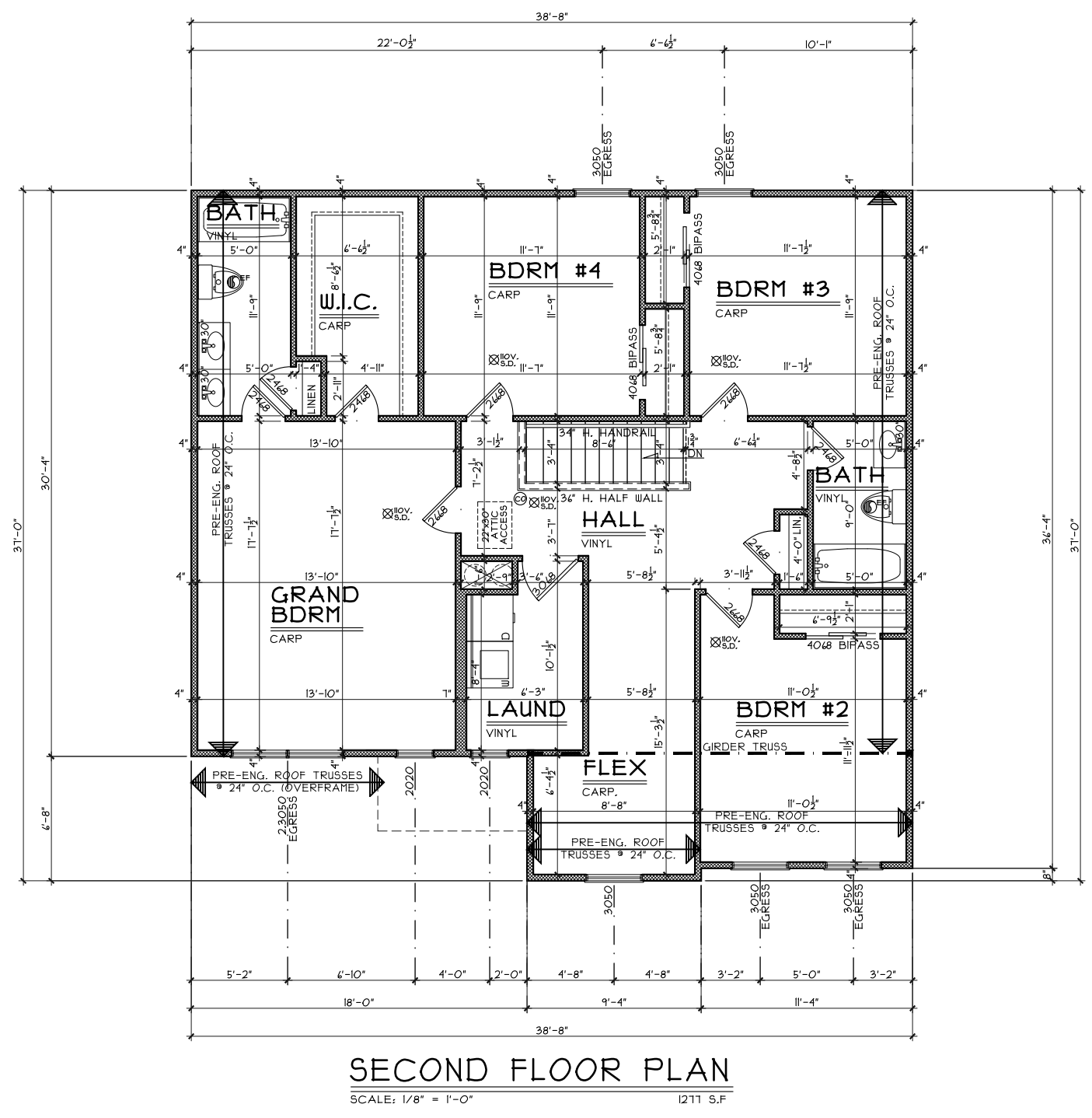
OPTIONS

<p><b>First Floor Plan</b> Plan: Beaumont Slab Date: 4.22.2019 Drawn: EW Scale: As Noted Revised: 5.22.2019 Sheet: 4 of 10</p>	<p><b>BE-2076</b> Proposed Residence: SPEC 724 Maxwell Court Berryview Estates</p>	<p><b>Beaumont Slab - B2 - Vinyl</b> Cristo Homes reserves all property rights in these plans. These plans are not to be reproduced, changed, or copied in any manner. They are not to be given to a third party, either in full or in part, without first receiving written permission from Cristo Homes. In the event these plans are used by a third party, Cristo Homes shall be held harmless.</p>	<p><b>Issue Dates</b> Review #1 - 5.22.2019</p>
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Germentown  
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A3



OPTIONS

Second Floor Plan

Plan: Beaumont Slab  
Date: 4.22.2019  
Drawn: EW  
Scale: As Noted  
Revised: 5.22.2019  
Sheet: 5 of 10

BE-2076

Proposed Residence:  
SPEC

724 Maxwell Court  
Berryview Estates

Beaumont Slab - B2 - Vinyl

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A4