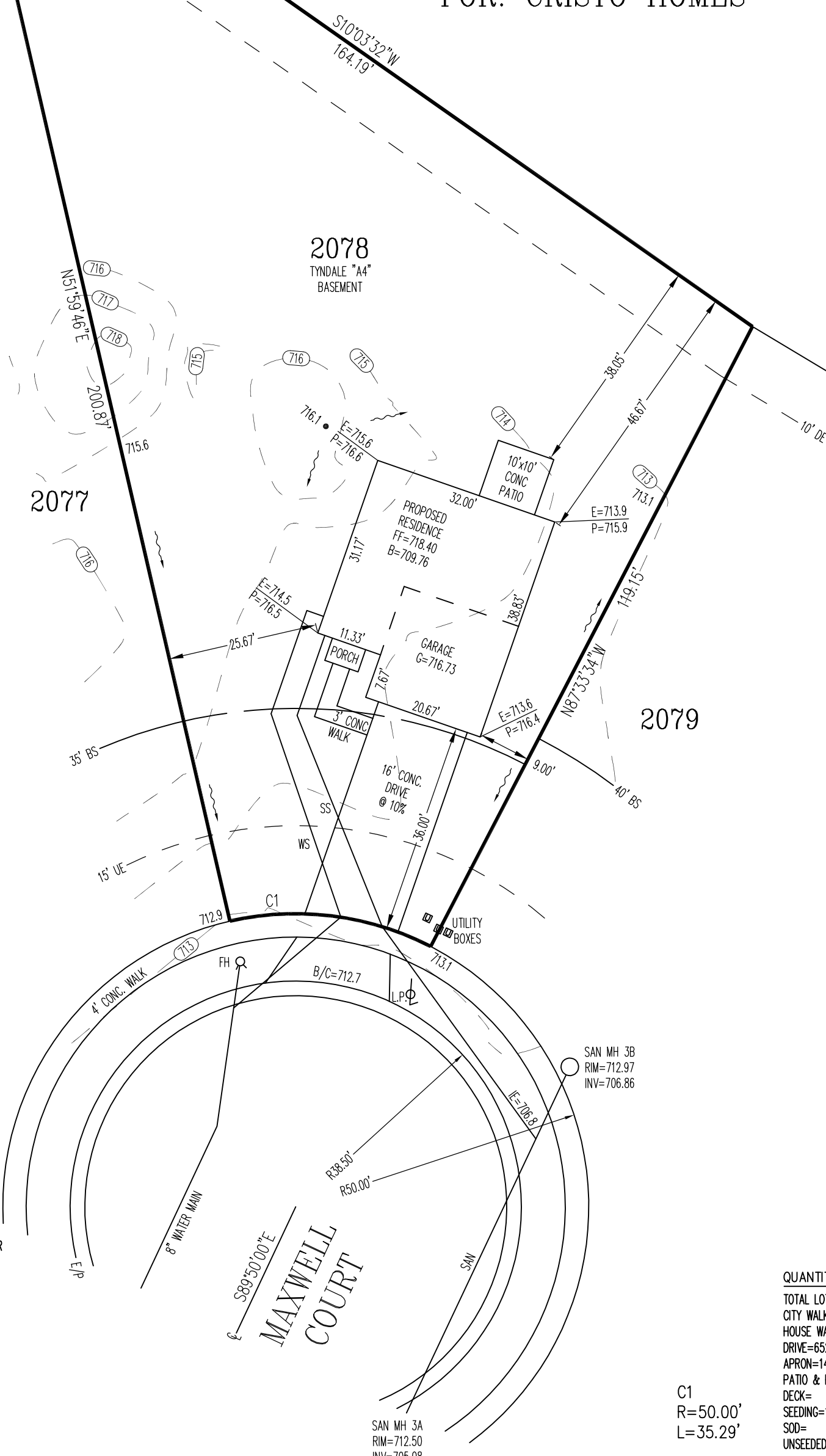
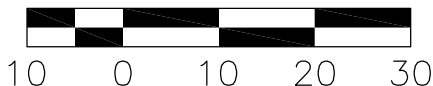
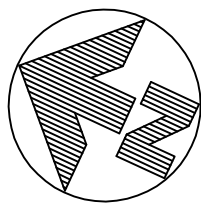


JACOBS RESIDENCE
740 MAXWELL COURT

PLOT PLAN

LOT 2078 (12,882 SF) 0.296 AC.
BERRYVIEW ESTATES, SECTION 3
SECTION 16, TOWN 2, RANGE 5E
VILLAGE OF GERMANTOWN,
MONTGOMERY CO., OHIO
FOR: CRISTO HOMES



HUNG SEWER



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

MAY NOT REFLECT CURRENT
CONDITIONS.

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)

SCALE: 1"=20'
DATE: 06-01-18
DRAWN: TRS
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

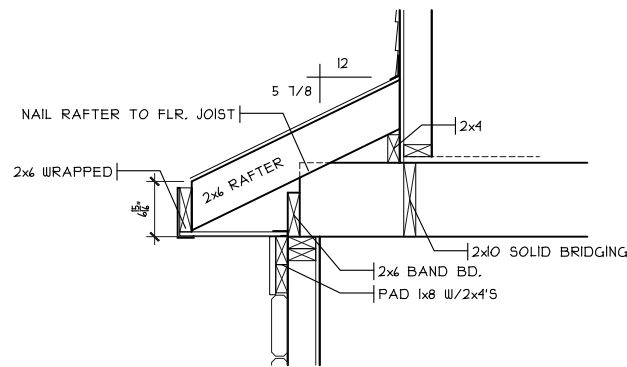
REVISIONS:
1.6-05-18 moved patio
2.
3.
4.

PROJECT: BERRYVIEW EST
DRAWING: 181040PA

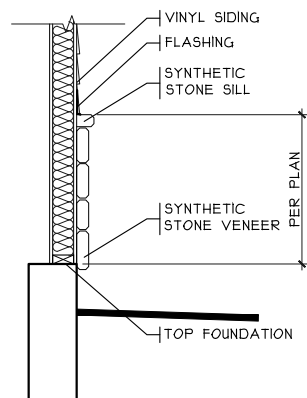
SHEET
1 OF 1

QUANTITIES
TOTAL LOT AREA=12,882 SF
CITY WALK= 70.5 SF
HOUSE WALK=48.5 SF
DRIVE=652.2 SF
APRON=141.8 SF
PATIO & PORCHES=124.0 SF
DECK=
SEEDING=11,003 SF
SOD=
UNSEEDED=

C1
R=50.00'
L=35.29'



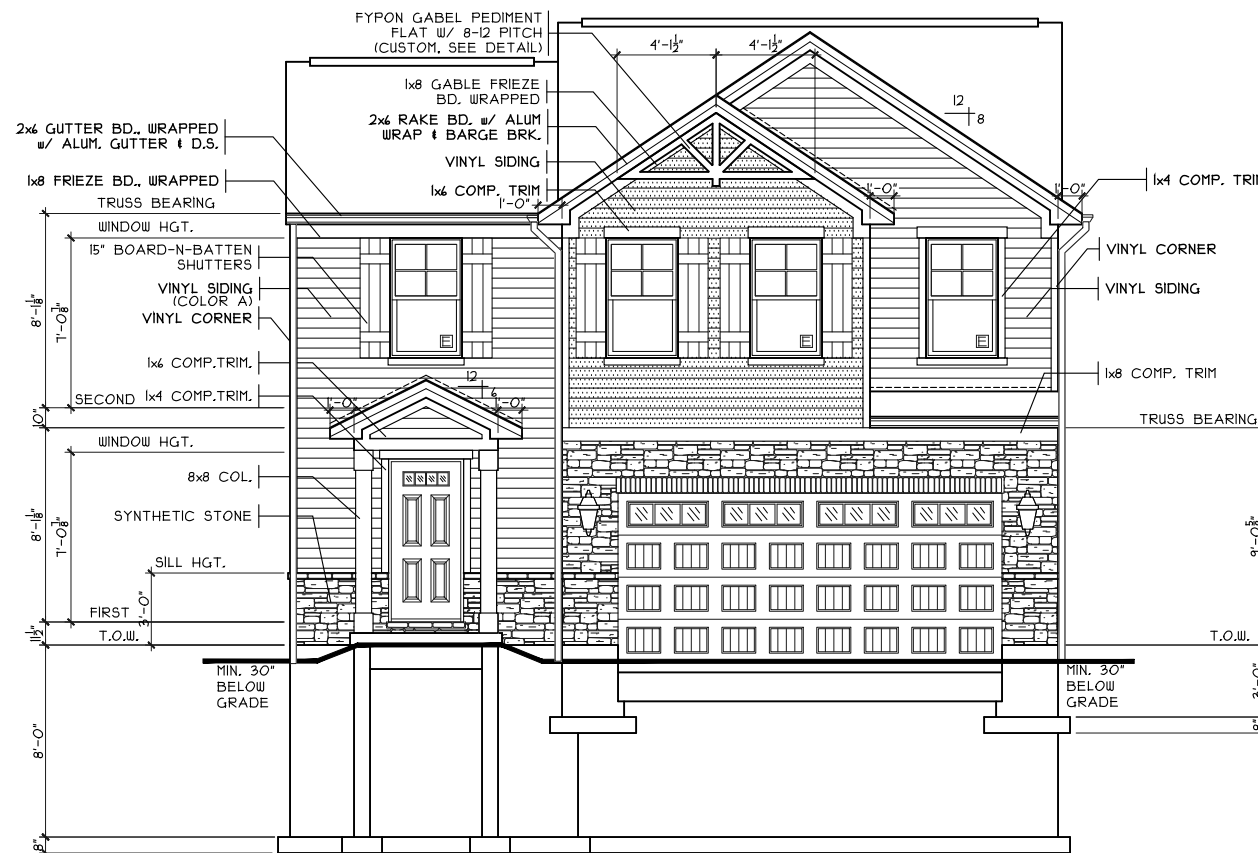
GARAGE DETAIL
 SCALE: 1/2" = 1'-0"



STONE 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
S2	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"

Issue Dates

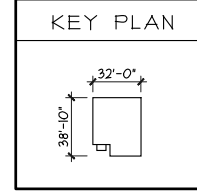
Issue	Date	By	Review
Review			

BE-2078

Proposed Residence:
 Bryan Residence
 740 Maxwell Court
 Berryview Estates lot # 2078

CRISTO HOMES
 7594-A Tylers Place Blvd.
 West Chester, OH 45069
 513.755.0570 www.cristohomes.com

2S186OB4 PLAN INFO	
4	BDRMS
2.5	BATHS
2	CAR GARAGE
8'	1ST FLR. CLG.
SQUARE FOOTAGE	
TOTAL	1840
MAIN	1391
UPPER	1121
LOWER	662
GARAGE	380



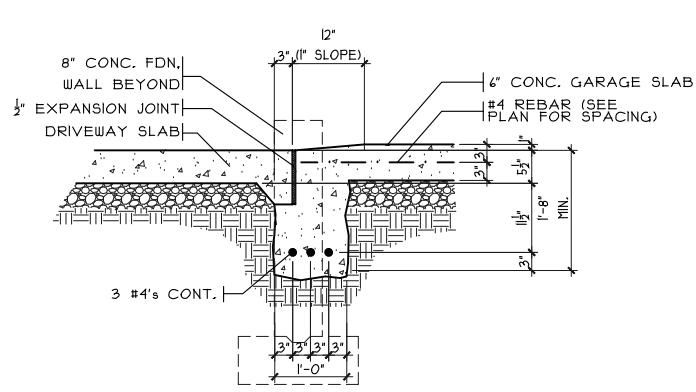
OPTIONS

Elevations
 Plan: Tyndale Basement
 Date: 6.1.2018
 Drawn: AR
 Scale: As Noted
 Revised: 6.18.2018
 Sheet: 1 of 11

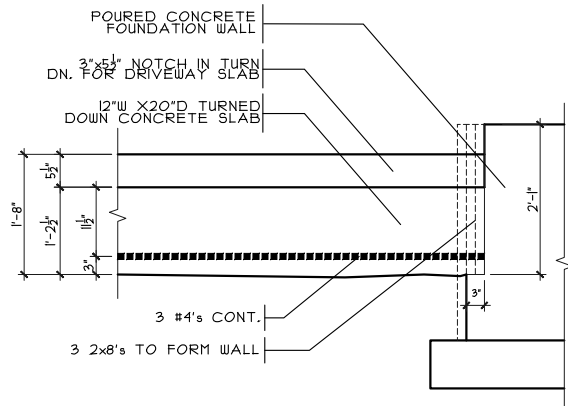
A1

Tyndale - C4 - Vinyl
 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.

Montgomery
 Germantown County



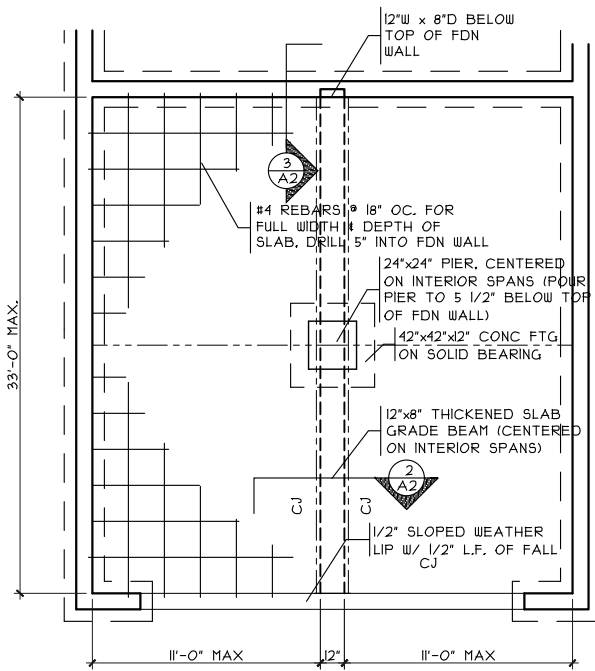
SECTION



ELEVATION

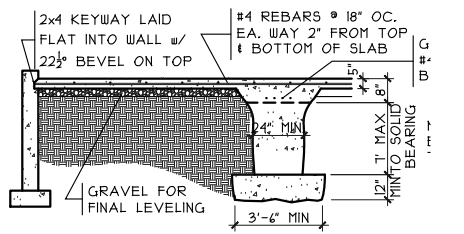
GARAGE DOOR GRADE BM

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



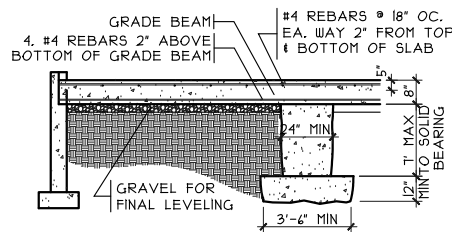
GRADE BM DETAIL

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



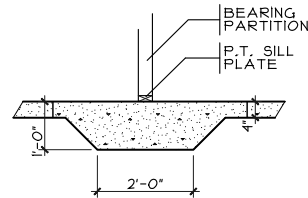
GRADE BM SECTION

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



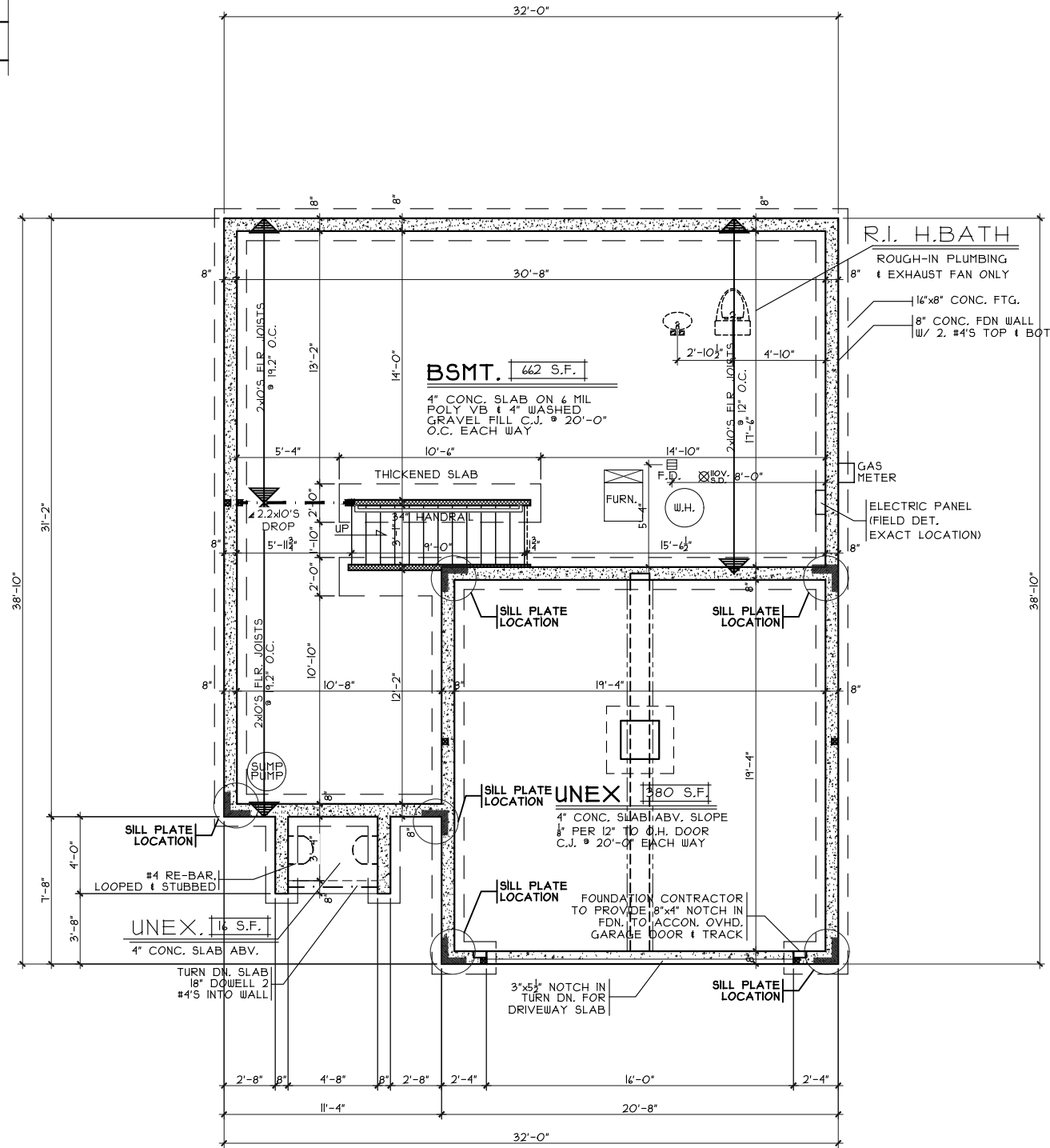
GRADE BM SECTION

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



THICKENED SLAB

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



FOUNDATION PLAN

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

OPTIONS

Foundation Plan
 Plan: Tyndale Basement
 Date: 6.1.2018
 Drawn: AR
 Scale: As Noted
 Revised: 6.18.2018
 Sheet: 3 of 11

BE-2078
 Proposed Residence:
 Bryan Residence
 740 Maxwell Court
 Berryview Estates lot # 2078



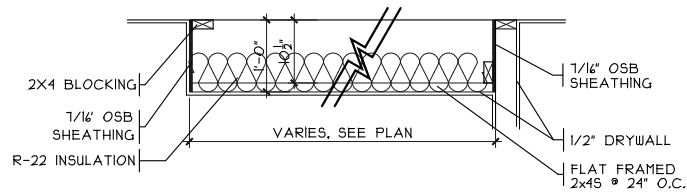
7594-A Tylers Place Blvd.
 West Chester, OH 45390
 513.755.0570 www.cristohomes.com

Tyndale - C4 - Vinyl
 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.

Issue Dates	Review

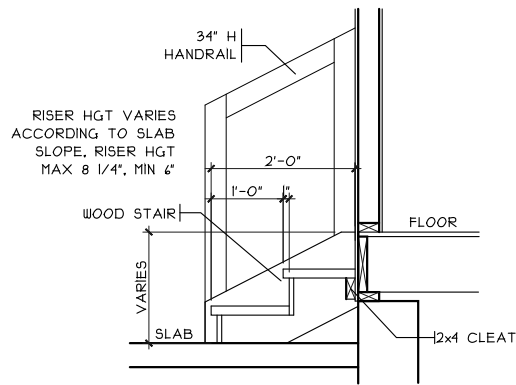
Montgomery
 Germantown County

A2



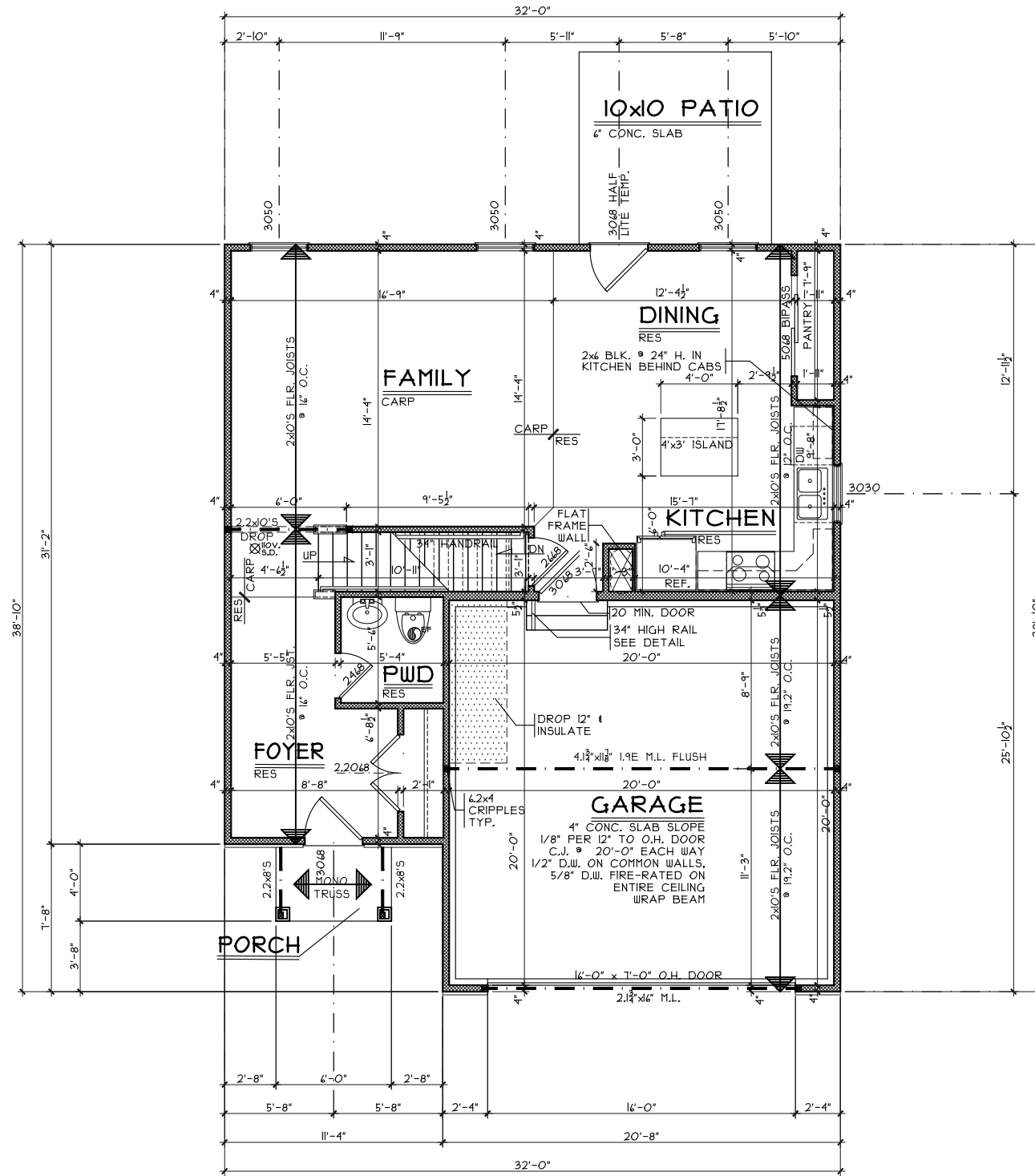
DROP CLG. DETAIL

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



GARAGE STEPS

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



FIRST FLOOR PLAN

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

OPTIONS

First Floor Plan

Plan: Tyndale Basement
Date : 6.1.2018
Drawn: AR
Scale : As Noted
Revised: 6.18.2018
Sheet : 4 of 11

BE-2078

Proposed Residence:
Bryan Residence
740 Maxwell Court
Berryview Estates lot # 2078



7594-A Tylers Place Blvd.
West Chester, OH 45069
513.755.0570 www.cristohomes.com

Montgomery
Germentown County

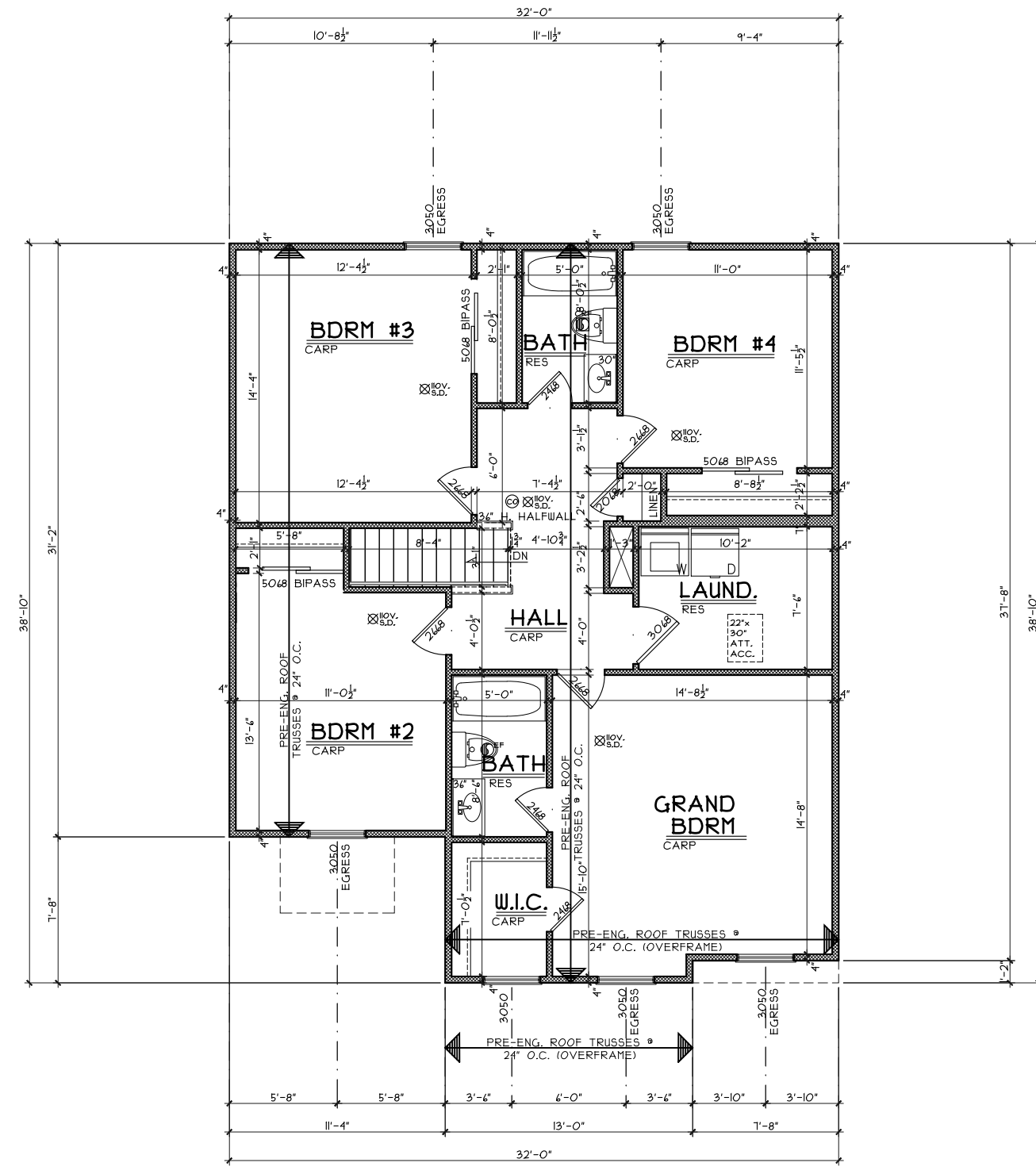
Tyndale - C4 - Vinyl

Issue Dates

Review	Issue Dates

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.

A3



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

OPTIONS

Second Floor Plan
Plan: Tyndale Basement
Date : 6.1.2018
Drawn: AR
Scale : As Noted
Revised: 6.18.2018
Sheet : 5 of 11



BE-2078
Proposed Residence:
Bryan Residence
740 Maxwell Court
Berryview Estates lot # 2078

Montgomery
Germentown County

Tyndale - C4 - Vinyl
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.

Issue Dates	Review

A4