

PLOT PLAN

LOT 56 (32,984 SF) 0.7573 ACRES

THE ESTATES OF KEEVER CREEK, SECTION 3 SECTION 23, TOWN 4, RANGE 3

TURTLECREEK TOWNSHIP, WARREN COUNTY, OHIO

FOR: CRISTO HOMES

MARKET HOME
259 ELI'S PASS

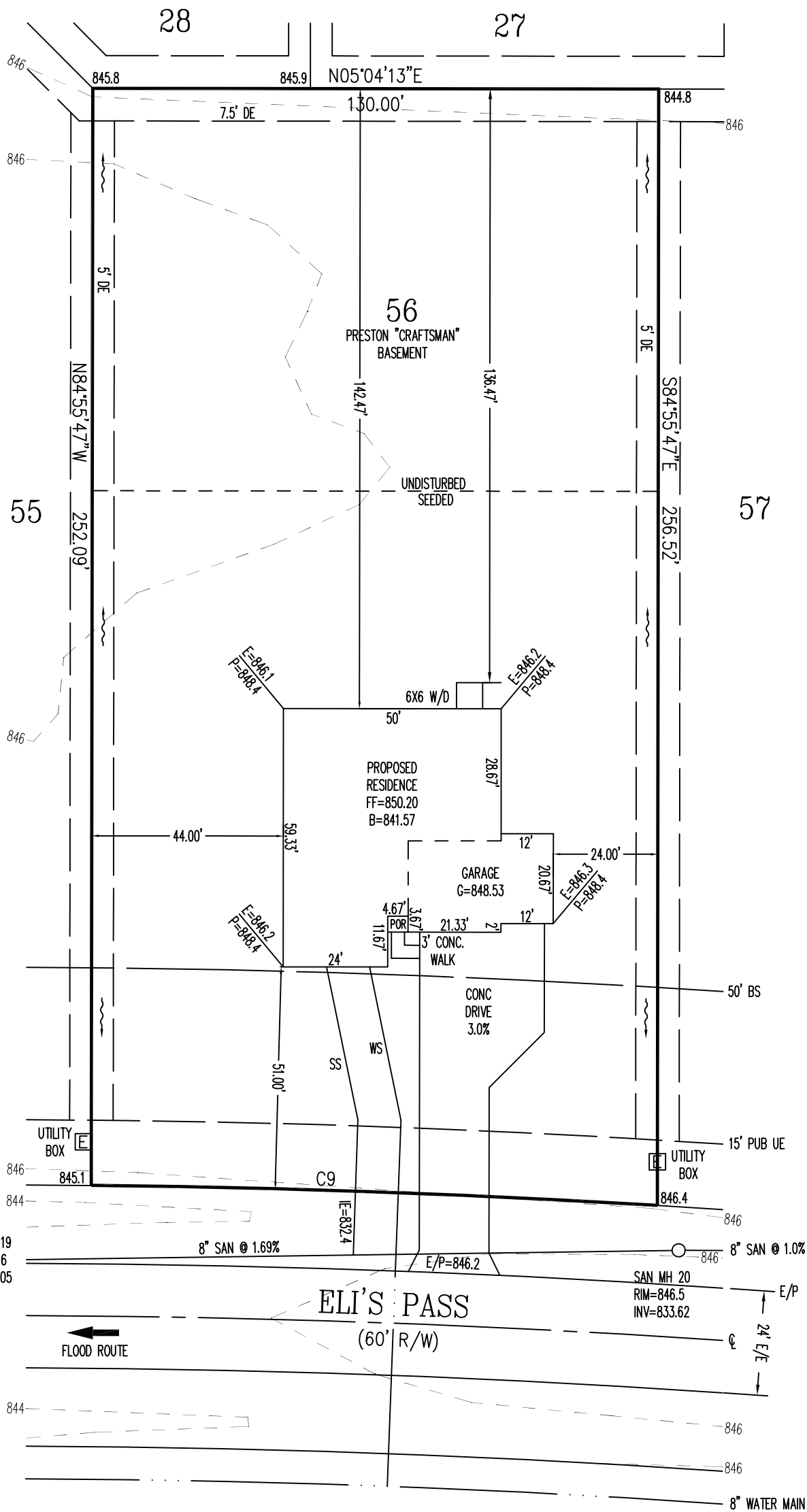
TOPOGRAPHY FROM
CONSTRUCTION PLANS,
DATED JUNE, 2016 AND MAY
NOT REFLECT CURRENT
CONDITIONS.

SETBACKS
FRONT=50'
REAR=35'
SIDE=5' MIN/20' TOTAL

C9
R=2530.00'
L=130.09'

QUANTITIES

TOTAL LOT AREA	32,984 sq. ft.
CITY WALK	- sq. ft.
HOUSE WALK	29 sq. ft.
DRIVE	1,566 sq. ft.
APRON	- sq. ft.
PATIO AND PORCHES	18 sq. ft.
DECK	- sq. ft.
SEEDING AREA	18,602 sq. ft.
UNDISTURBED AREA	12,022 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.

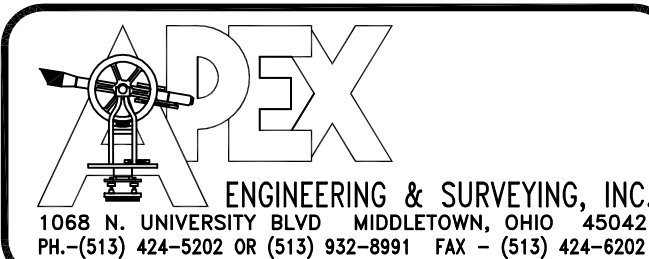
A STANDARD FORMULA WAS USED TO DETERMINE FINISH FLOOR GRADE. FINAL FINISH FLOOR ELEVATION IS CONTRACTOR'S RESPONSIBILITY.

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.

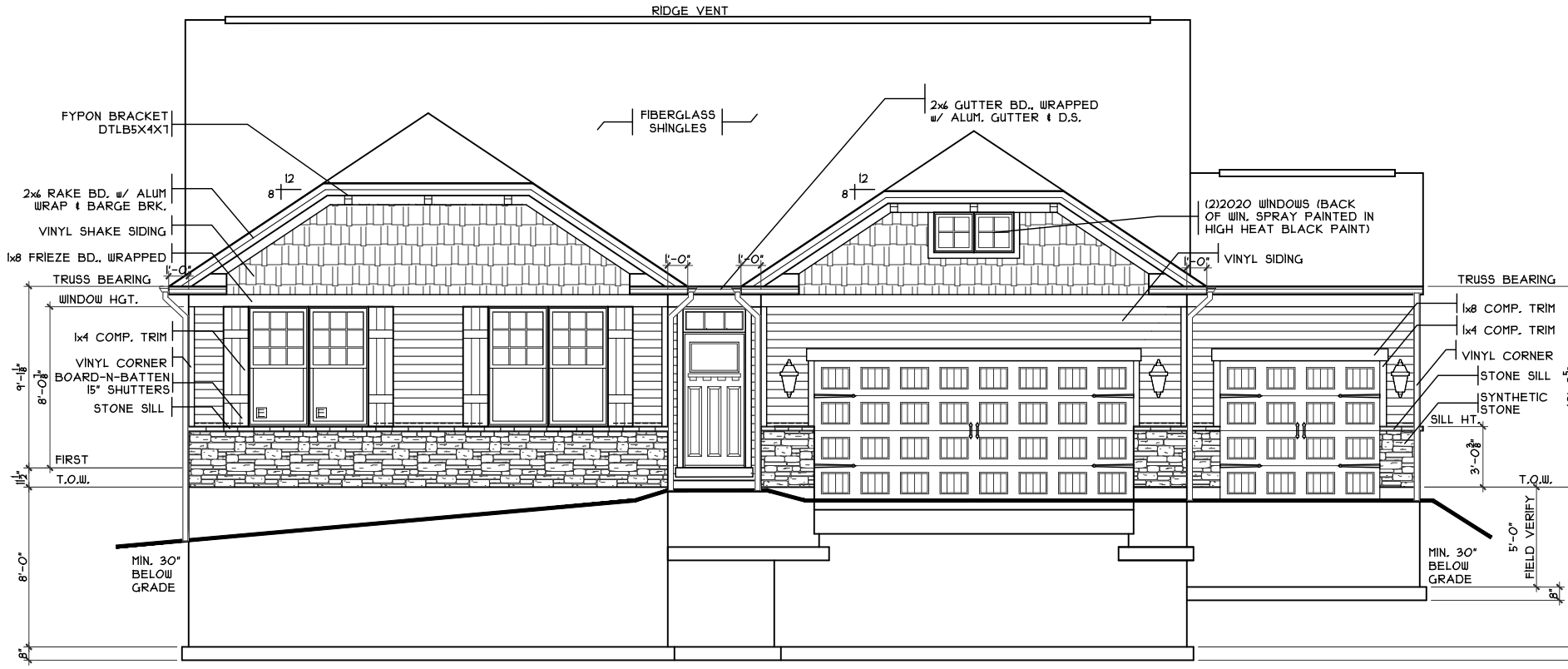
APEX ENGINEERING & SURVEYING INC. ADVISES AGAINST HOLDING THE MINIMUM REQUIRED DISTANCE ON ANY AND ALL SETBACKS, FRONT, REAR, AND SIDES. THE BUILDER ASSUMES ALL RESPONSIBILITIES FOR ANY BUILDING ENCROACHMENTS THAT MAY OCCUR.

SCALE: 1"=30'
DATE: 1/15/2019
DRAWN: REW
DESIGNED: -
CHECKED: KRC

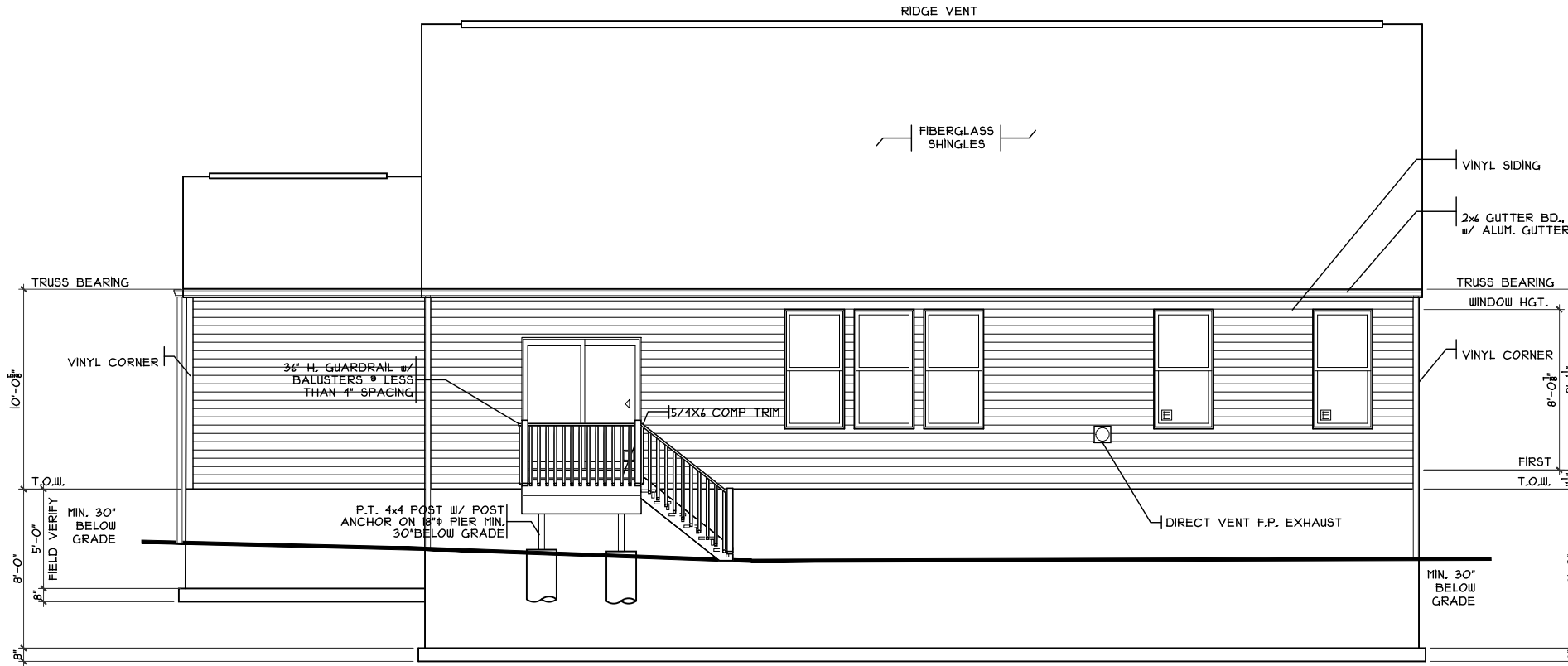


REVISIONS:
1.2-04-19 ADD DECK
2.
3.
4.

PROJECT: KEEVERCREEK SHEET
DRAWING: 190036PA 1 OF 1



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

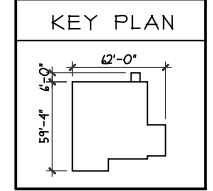


REAR ELEVATION
SCALE: 1/8" = 1'-0" CRAFTSMAN

SHEET INDEX	
SHT#	DESCRIPTION
A1	Front and Rear Elevations
A2	Left and Right Elevations
A3	Foundation Plan
A4	First Floor Plan
A5	Typical Wall Sections/Stair Section
A6	Typical Framing Details
G1	General Notes
E1	Electrical Plan
E2	Electrical Plan
S1	Joists Layout/ Roof Plans

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"

R2309B3 PLAN INFO	
3	BDRMS
2.5	BATHS
3	CAR GARAGE
1	1ST FLR. CLG.
SQUARE FOOTAGE	
TOTAL	2309
MAIN	2309
UPPER	N/A
LOWER (FINISH)	N/A
LOWER (SLAB)	215
GAR. (SLAB)	624



OPTIONS

Proposed Residence: **Market Home Estate of Keever Creek**
259 Eli's Pass, Lot # 56

KC-56 **Issue Dates**
Review #1: 1-23-19
Review #2: 1-31-19

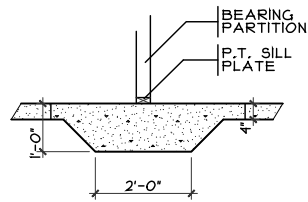
Elevations - Craftsman Preston - Craftsman - Vinyl

Plan : PRESTON Issue Dates
Date : 1.7.2019 Review #1: 1-23-19
Drawn: AG Review #2: 1-31-19
Scale : As Noted
Revised: 1.31.2019
Sheet : 1 of 10

Turtlecreek Warren County

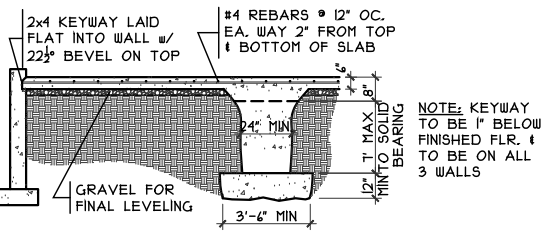
CRISTO HOMES
7594-A Tylers Place Blvd.
West Chester, OH 45069
513.755.0570 www.cristohomes.com

A1



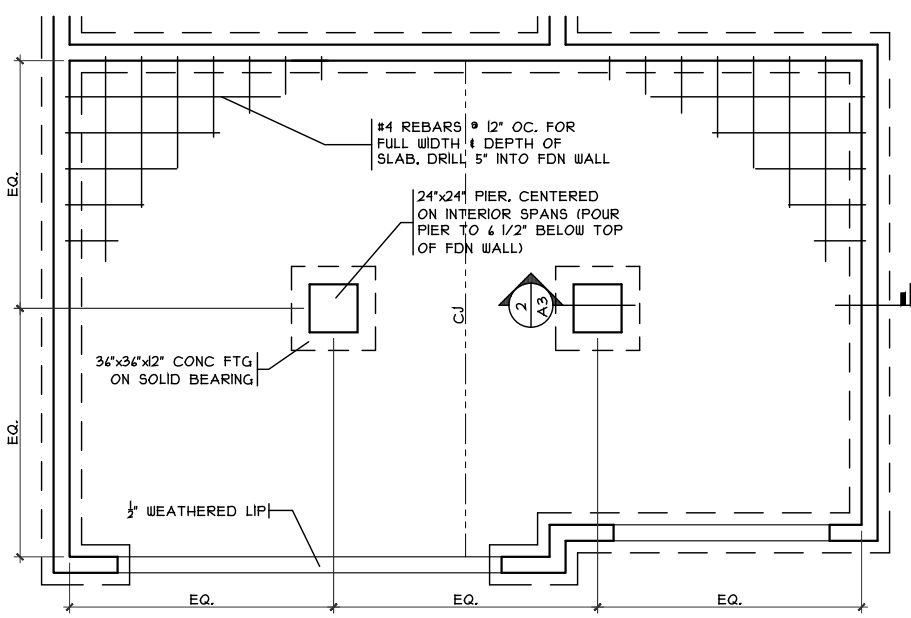
THICKENED SLAB DETAIL

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



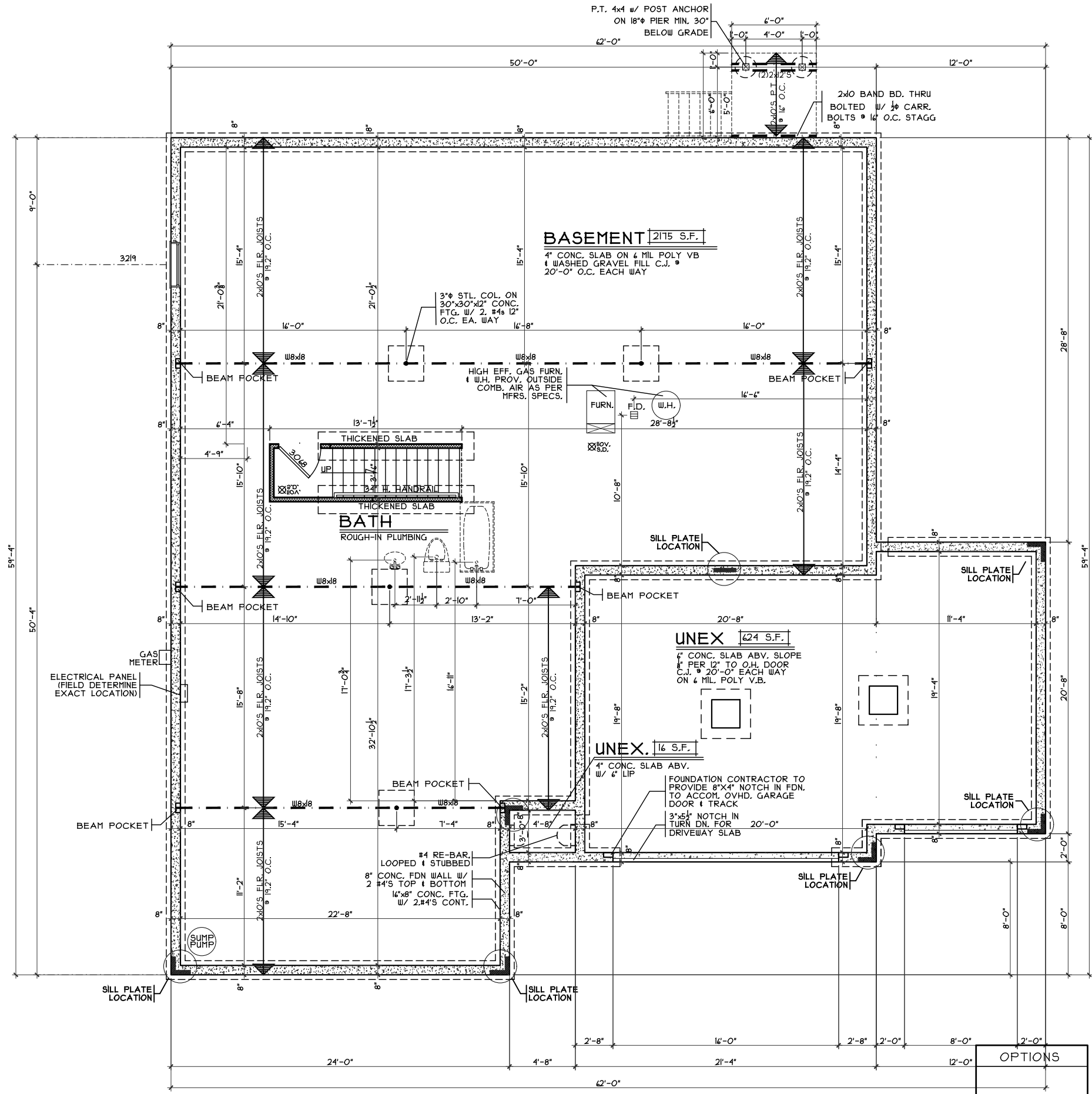
GRADE BM SECTION

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



GRADE BM DETAIL

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



FOUNDATION PLAN

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

Foundation Plan
 Plan : PRESTON
 Date : 1.7.2019
 Drawn : AG
 Scale : As Noted
 Revised: 1.31.2019
 Sheet : 3 of 10

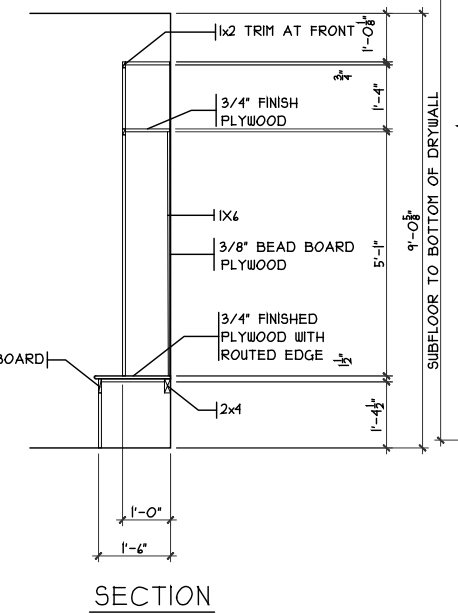
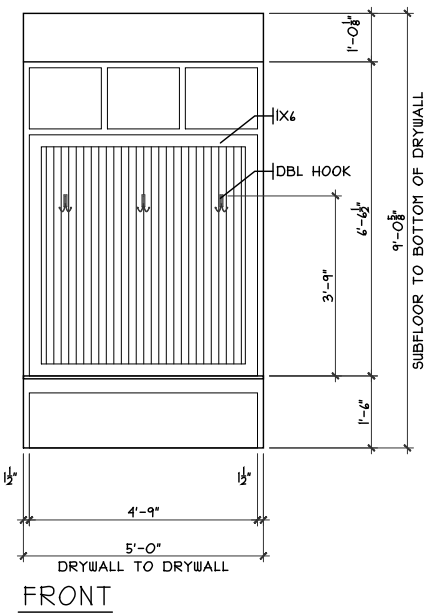
Proposed Residence:
 Market Home
 Estate of Keever Creek
 259 Eli's Pass, Lot # 56

Issue Dates
 Review #1: 1-23-19
 Review #2: 1-31-19

Warren County
 Turtlecreek

Options

A3

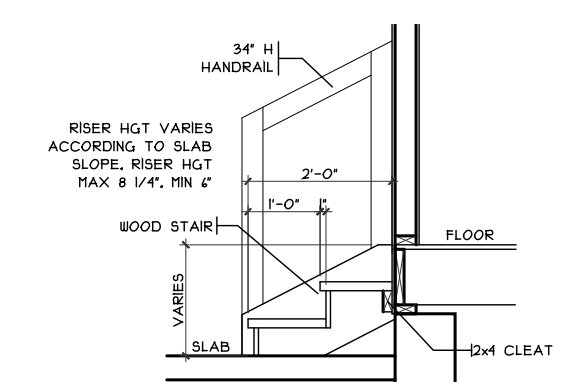


MUDRM CUBBIES DETAIL

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

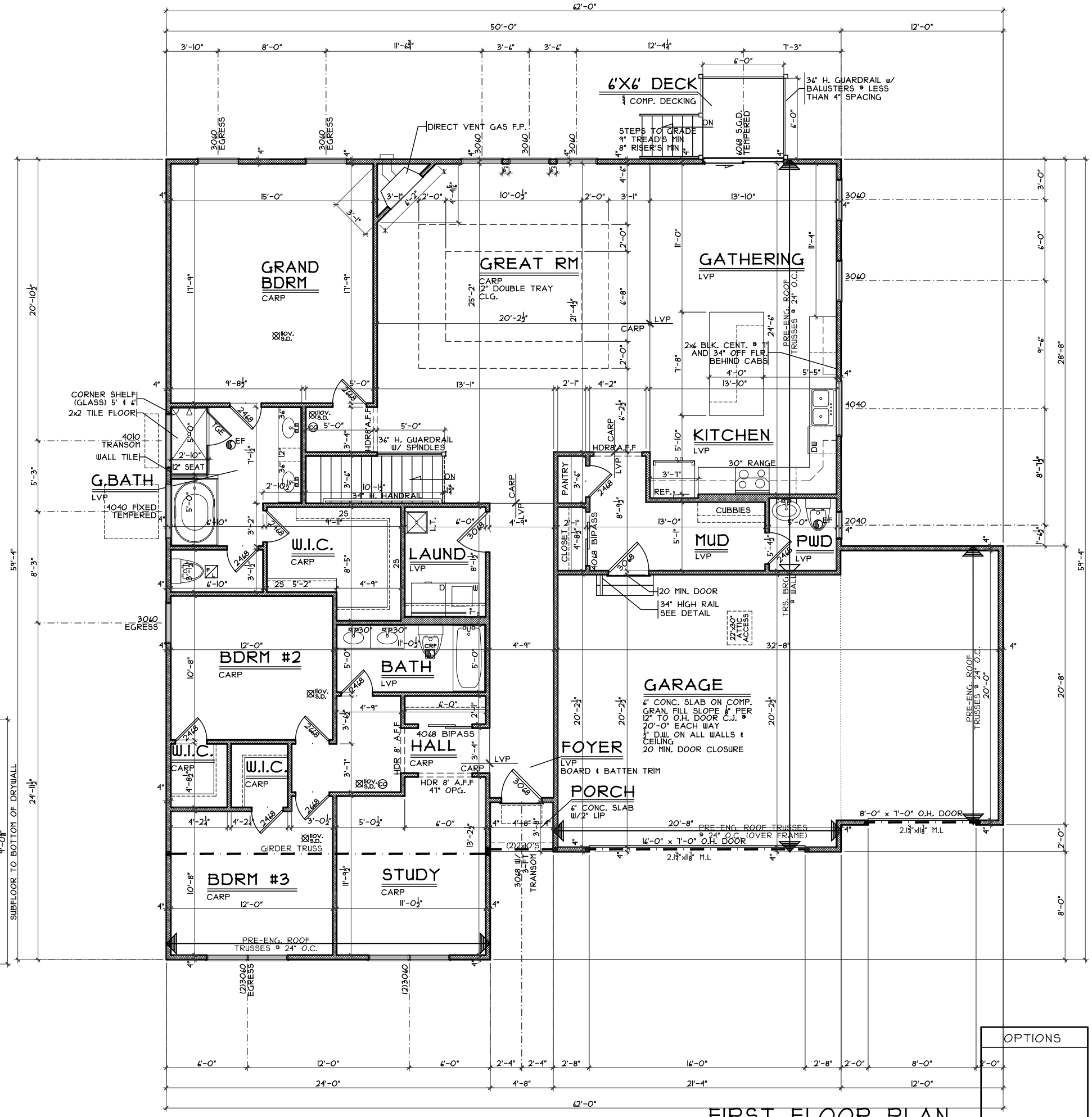
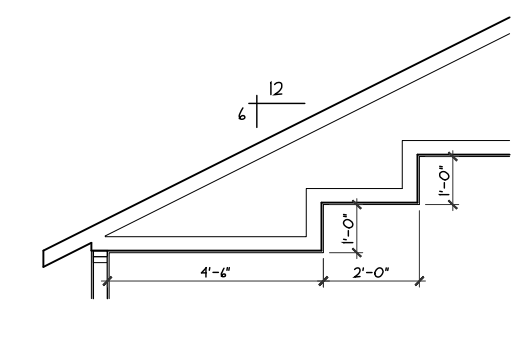
GARAGE STEPS DETAIL

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



DOUBLE TRAY CLG.

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



OPTIONS

First Floor Plan
 Plan : PRESTON
 Date : 1.7.2019
 Drawn : AG
 Scale : As Noted
 Revised : 1.31.2019
 Sheet : 4 of 10

Proposed Residence:
 Market Home
 Estate of Keever Creek
 259 Eli's Pass, Lot # 56

Turtlecreek
 Warren County

Issue Dates
 Review #1: 1-23-19
 Review #2: 1-31-19

Preston - Craftsman - Vinyl
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