

RAVE RESIDENCE  
251 ELI'S PASS

# PLOT PLAN

LOT 57 - 0.7804 AC.  
THE ESTATES OF KEEVER CREEK, SEC 3  
SECTION 23, TOWN 4, RANGE 3  
TURTLECREEK TWP, WARREN CO., OHIO  
FOR: CRISTO HOMES

### QUANTITIES

TOTAL LOT AREA=33,993 SF  
CITY WALK= X  
HOUSE WALK=49 SF  
DRIVE=1,429 SF  
APRON=93 SF  
PATIO & PORCHES=34 SF  
DECK= X  
SEEDING=17,753SF  
SOD= X  
UNSEEDED=14,475 SF

### 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.

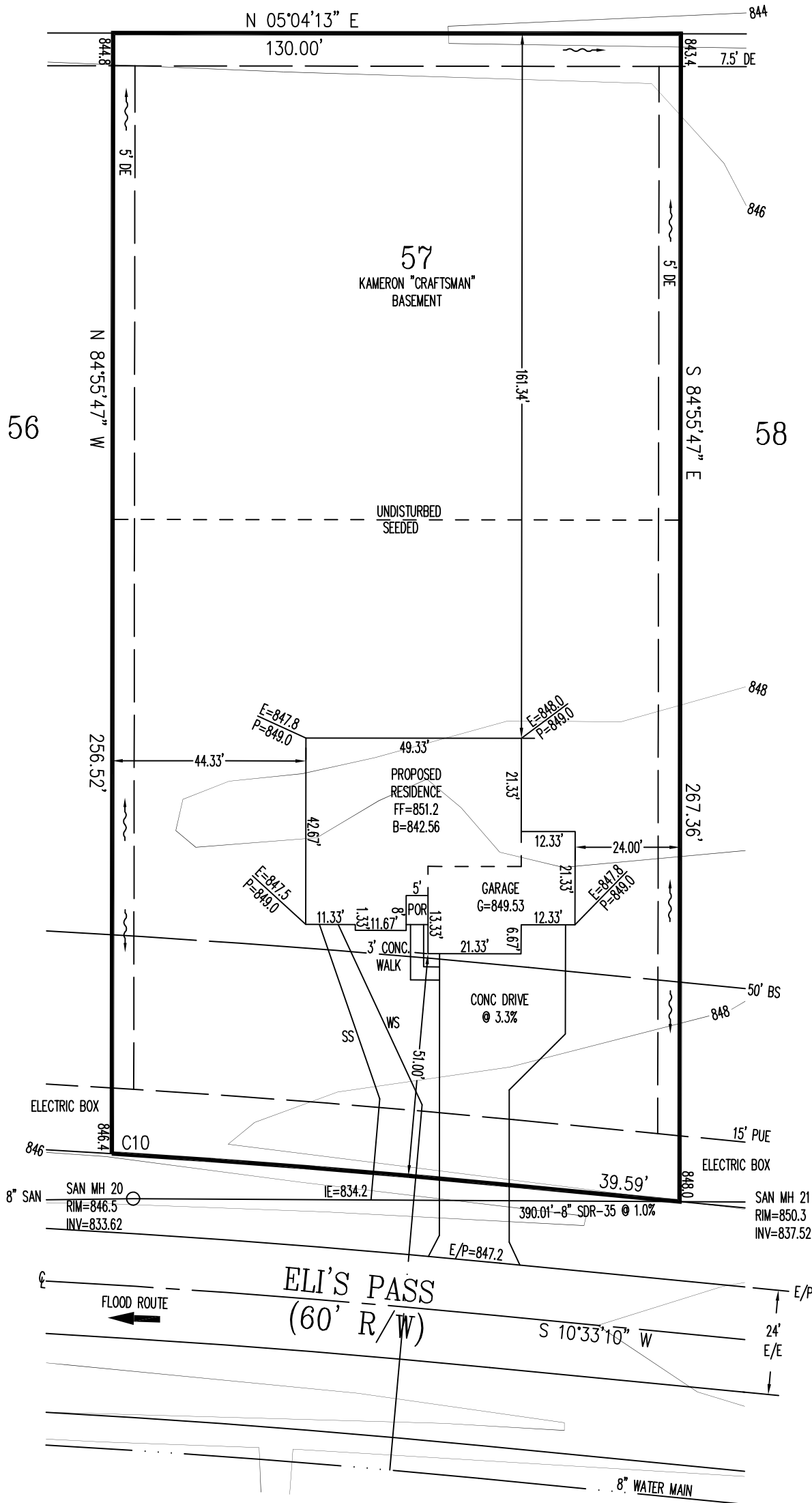
APEX ENGINEERING & SURVEYING INC. ADVISES AGAINST HOLDING THE MINIMUM REQUIRED DISTANCE ON ANY AND ALL SETBACKS, FRONT, REAR, AND SIDES. THE BUILDER ASSUMES ALL RESPONSIBILITIES FOR ANY BUILDING ENCROACHMENTS THAT MAY OCCUR.

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

C10  
R=2530.00'  
L=90.87'



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

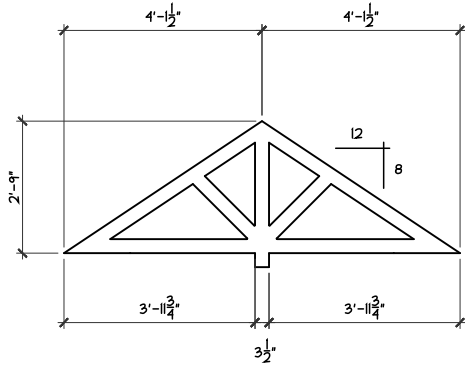


SCALE: 1"=30'  
DATE: 2/15/2019  
DRAWN: JLL/REW  
DESIGNED: -  
CHECKED: KRC

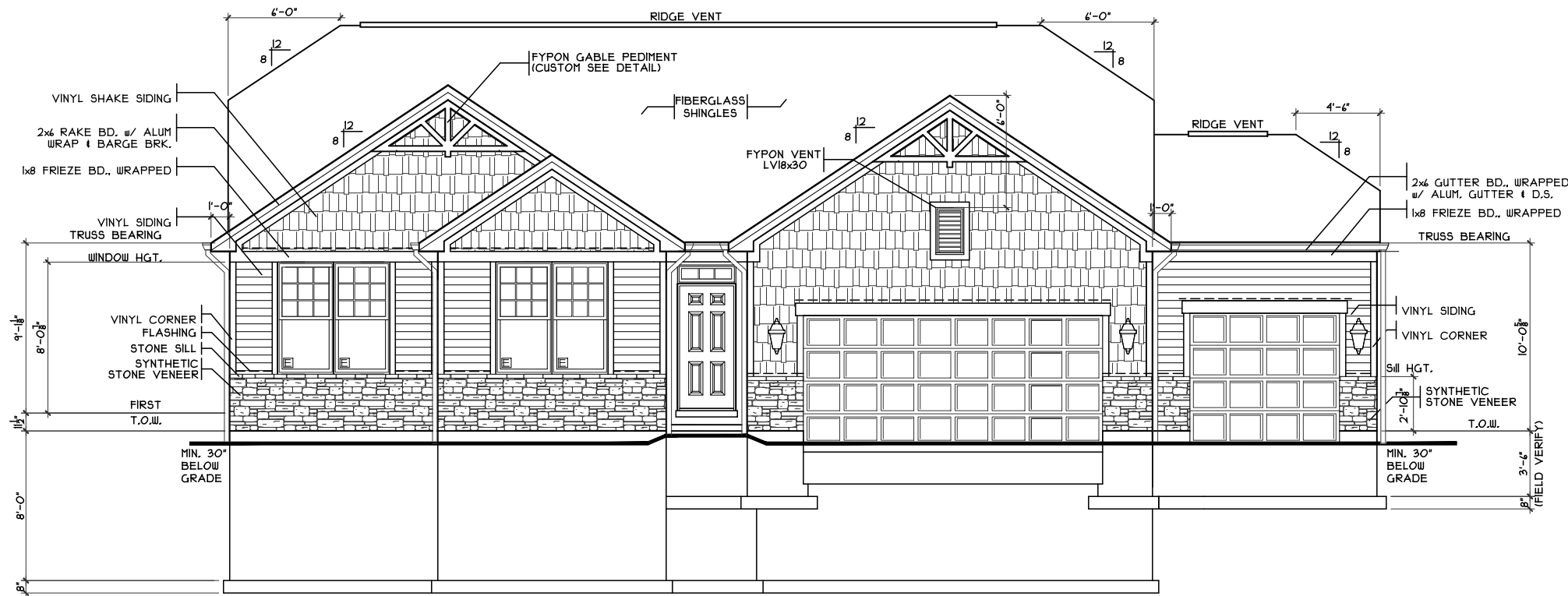
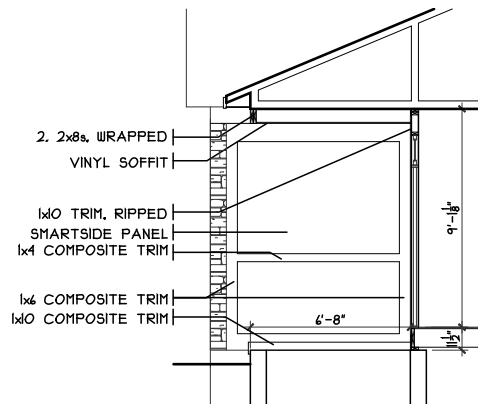
**APEX**  
ENGINEERING & SURVEYING, INC.  
1068 N. UNIVERSITY BLVD MIDDLETOWN, OHIO 45042  
PH.-(513) 424-5202 OR (513) 932-8991 FAX - (513) 424-6202

REVISIONS: 1. 2. 3. 4.	PROJECT: KEEVERCREEK DRAWING: 190346PA	SHEET 1 OF 1
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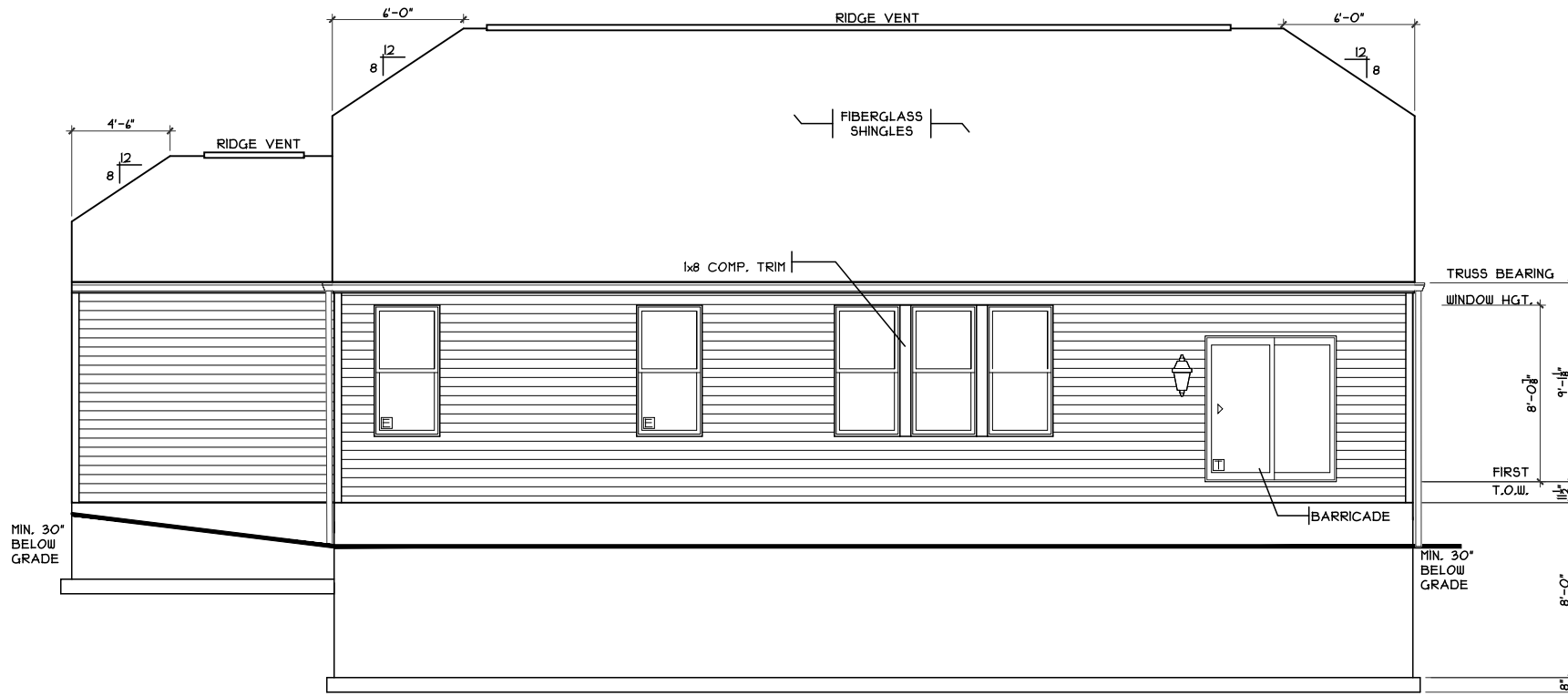
GABLE PEDIMENT DIMS  
SCALE: 1/4" = 1'-0"



2  
A1a  
PORCH DETAIL  
SCALE: 1/8" = 1'-0"



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

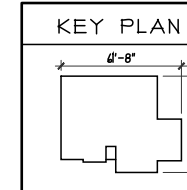


REAR ELEVATION  
SCALE: 1/8" = 1'-0"

SHEET INDEX	
SHT#	DESCRIPTION
A1	Front and Rear Elevations
A2	Left and Right Elevations
A3	Foundation Plan
A3a	Lower Level Plan
A4	First Floor Plan
A5	Portal Framing
A6	Building Sec./ Stair Sec.
A7	Typical Framing Details
G1	General Notes
E1	Electrical Plan
E2	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"

R1191B3 PLAN INFO	
3	BDRMS
3	BATHS
2	CAR GARAGE
1	1ST FLR. CLG.
SQUARE FOOTAGE	
TOTAL	2308
MAIN	1191
UPPER	-
LOWER(FINISH)	N/A
LOWER(SLAB)	1684
GAR. (SLAB)	628



OPTIONS

Proposed Residence:  
Rave Residence  
251 Eli's Pass  
Estates Of Keever Creek lot # 57

Elevation  
Plan : Kameron  
Date : 2/7/19  
Drawn: MA  
Scale : As Noted  
Revised:  
Sheet : 1 of 11

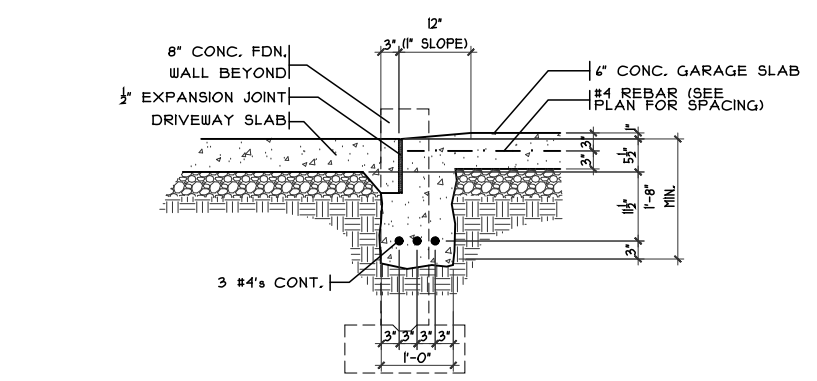
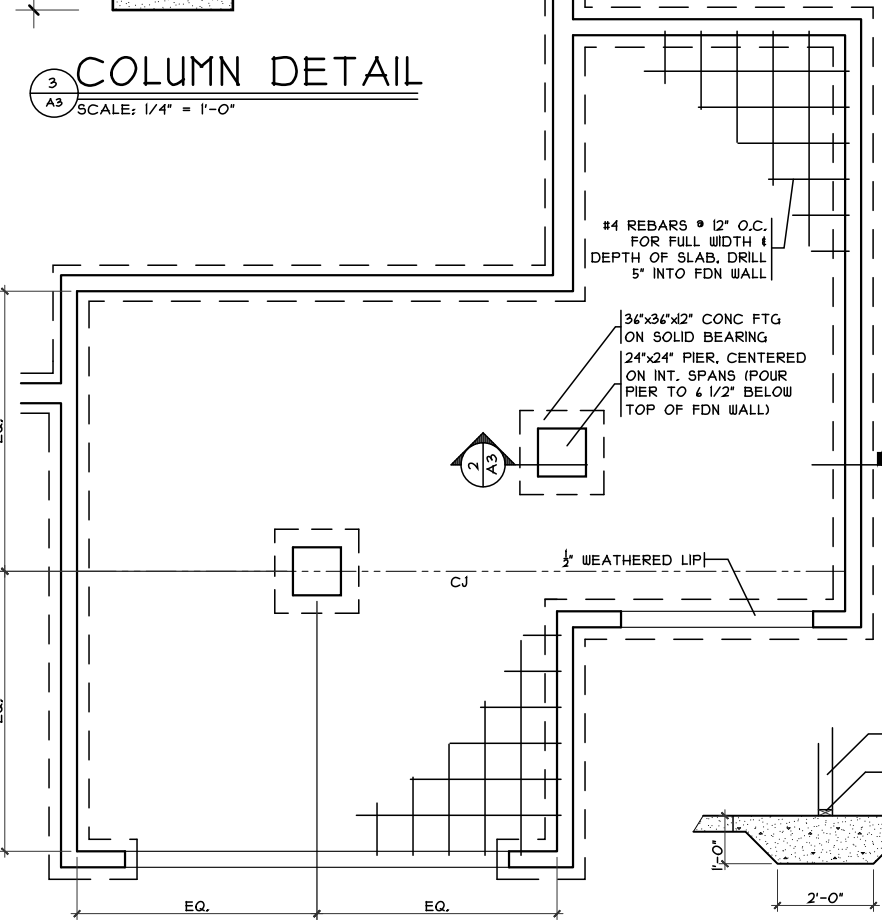
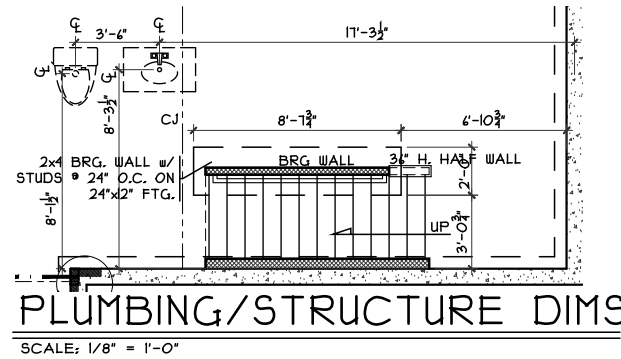
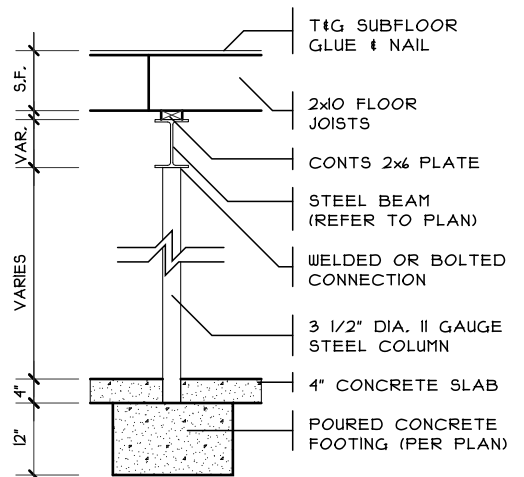
A1

Issue Dates

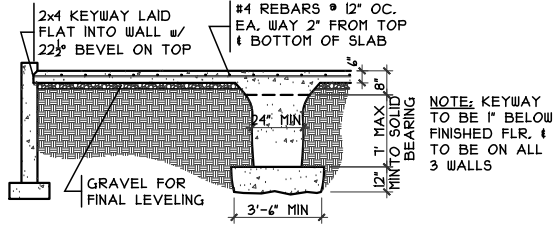
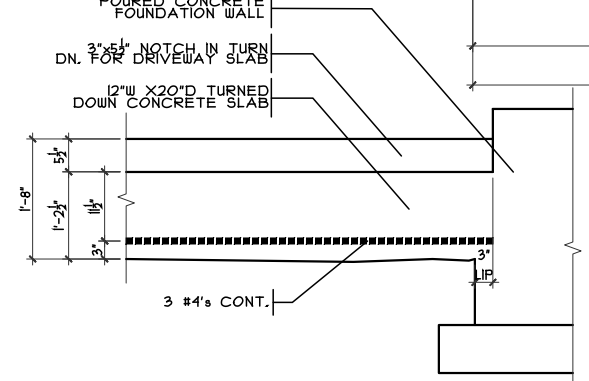
Kameron - Craftsman - Vinyl  
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Turtlecreek  
Warren County

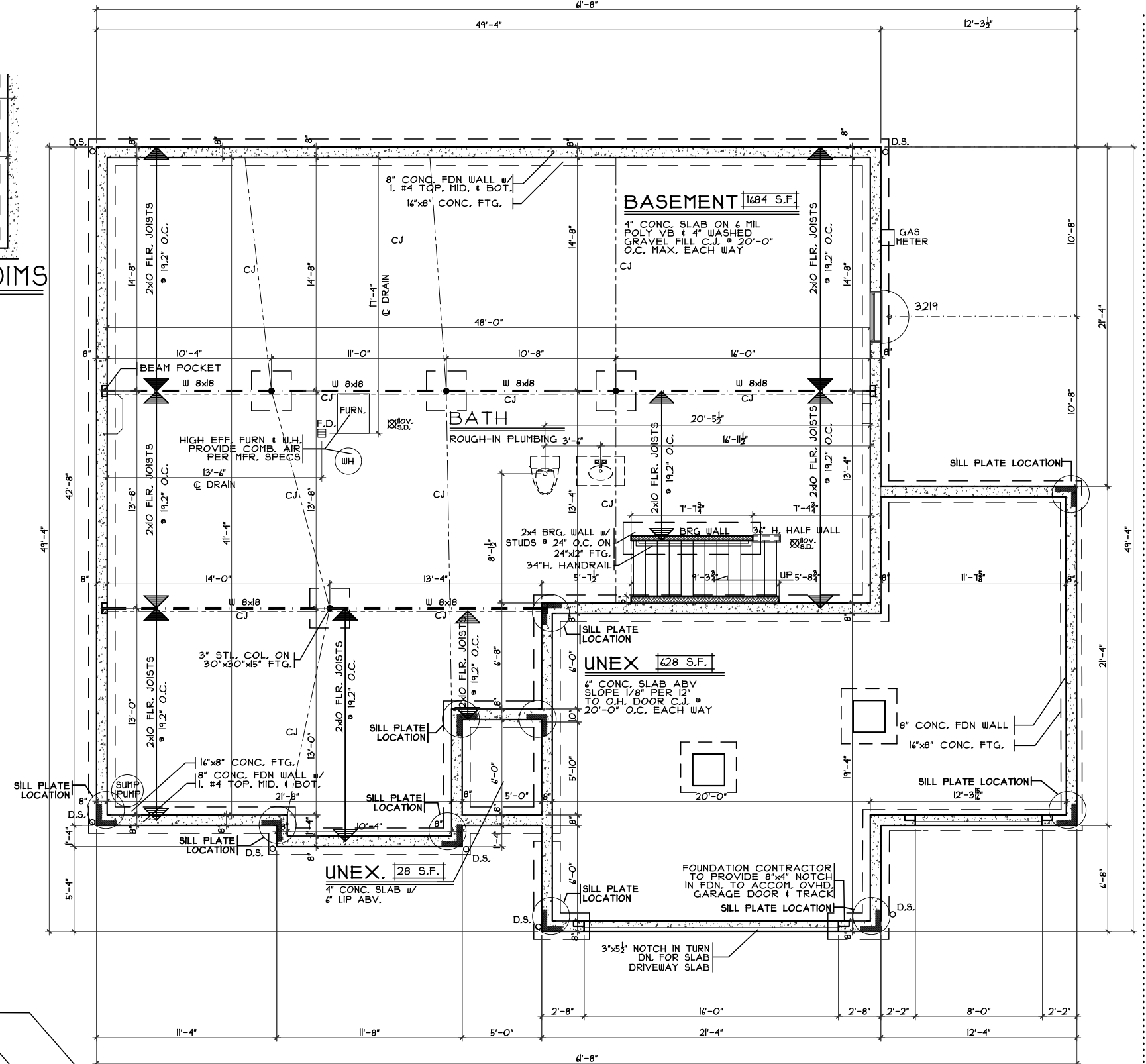
KC-57



**GARAGE DOOR GRADE BM**  
SCALE: 3/8" = 1'-0"



**GRADE BM SECTION**  
SCALE: 1/8" = 1'-0"



Foundation Plan

Plan : Kameron  
Date : 2/7/19  
Drawn: MA  
Scale : As Noted  
Revised:  
Sheet : 3 of 11

KC-57

Proposed Residence:  
Rave Residence  
251 Eli's Pass  
Estates Of Keever Creek lot # 57

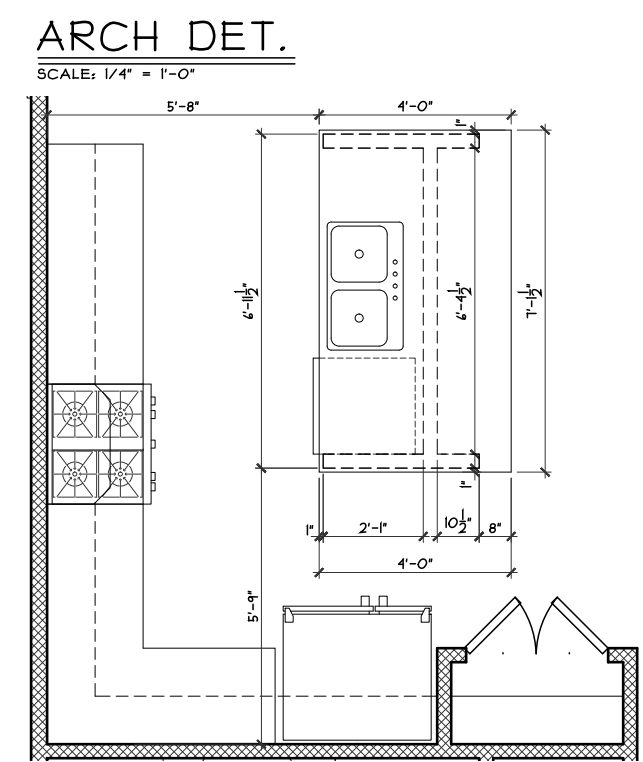
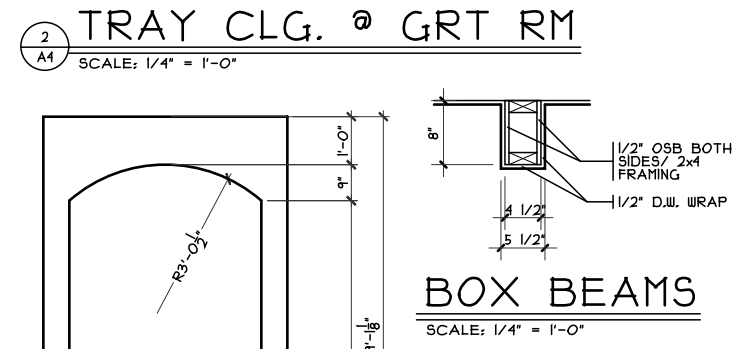
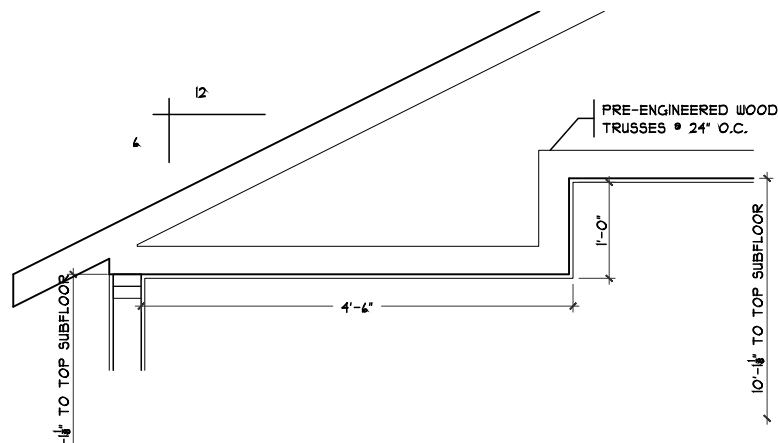
Kameron - Craftsman - Vinyl

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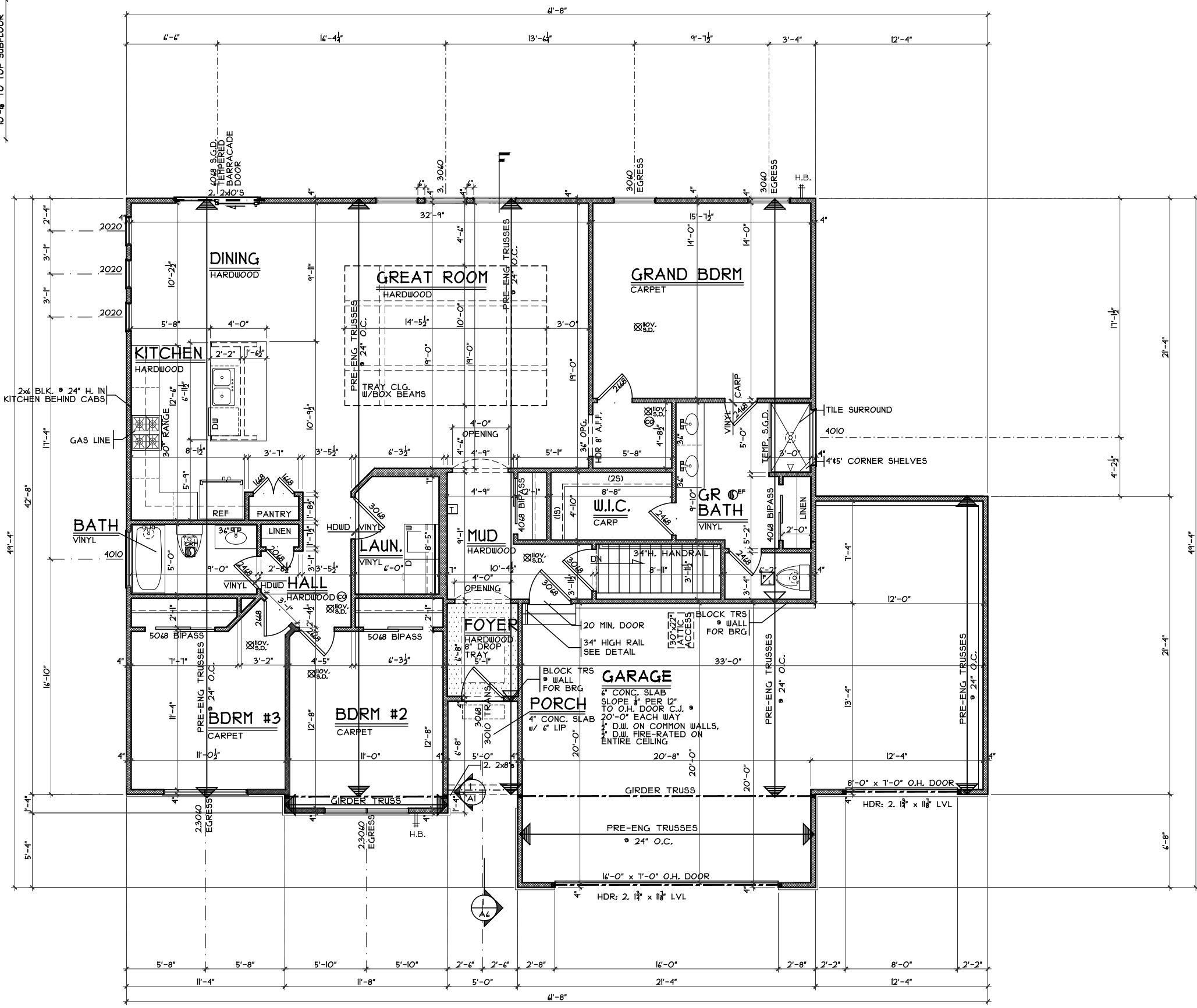
Turtlecreek  
Warren County



A3



**ISLAND FRM'G/CAB'T LAYOUT**  
 SCALE: 1/4" = 1'-0"



**NOTE:**  
 ■ DENOTES BEARING CRIPPLES. THERE SHOULD BE ONE CRIPPLE FOR EACH BEARING MEMBER. CONTINUOUS TO SOLID BEARING BELOW.

**Issue Dates**

**Kameron - Craftsman - Vinyl**

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**Proposed Residence:**  
 Rave Residence  
 251 Eli's Pass  
 Estates Of Keever Creek lot # 57

**Turtlecreek Warren County**

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

**First Floor Plan**  
 Plan : Kameron  
 Date : 2/7/19  
 Drawn: MA  
 Scale : As Noted  
 Revised:  
 Sheet : 4 of 11

**A4**