

EAGLE RESIDENCE
243 ELI'S PASS

PLOT PLAN

LOT 58 - 0.8165 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=35,567 SF
CITY WALK= X
HOUSE WALK=60 SF
DRIVE=1,501 SF
APRON=93 SF
PATIO & PORCHES=334 SF
DECK= X
SEEDING=18,146 SF
SOD= X
UNSEEDED=14,727 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.

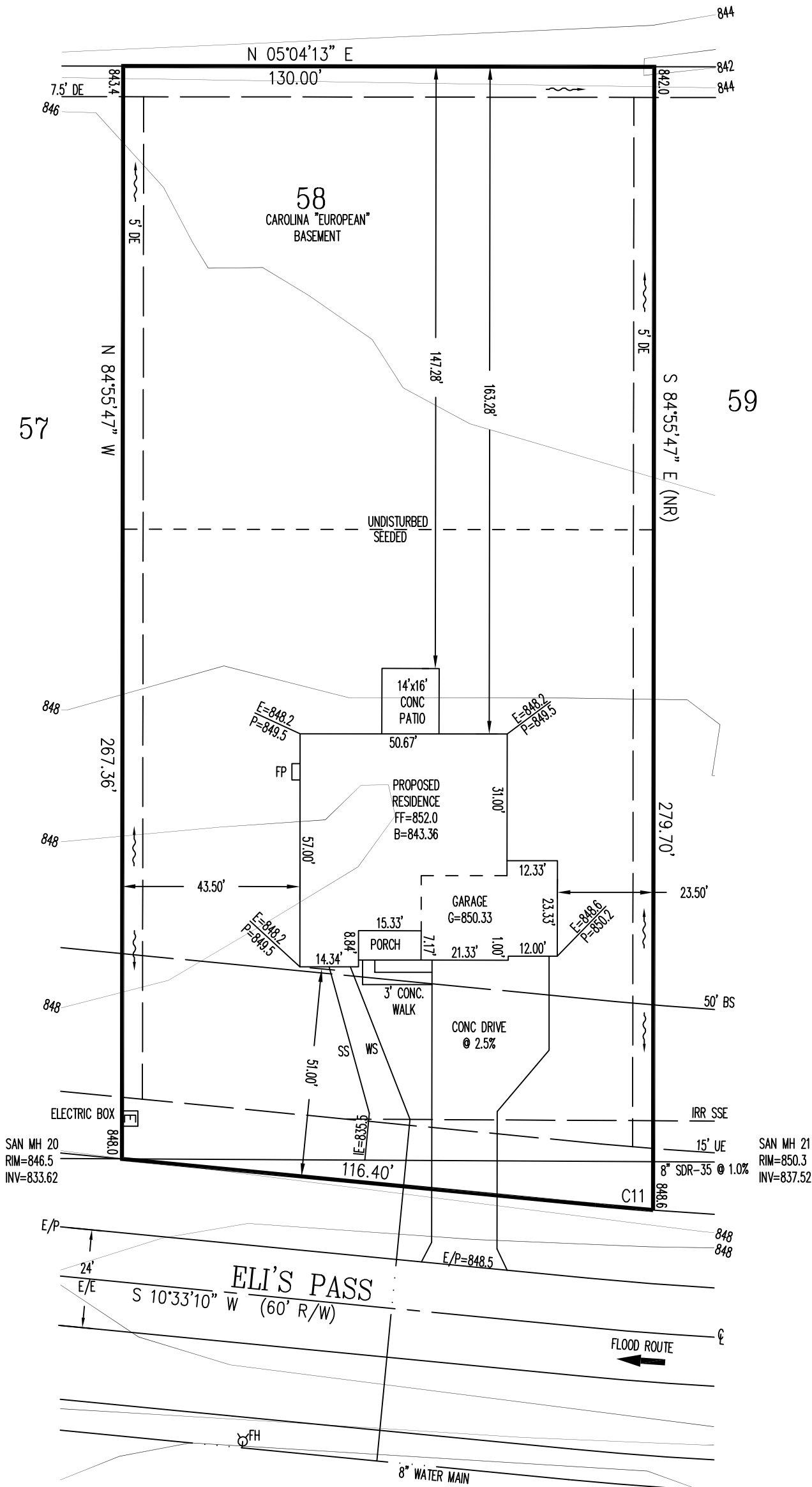
APEX ENGINEERING & SURVEYING INC. ADVISES AGAINST HOLDING THE MINIMUM REQUIRED DISTANCE ON ANY AND ALL SETBACKS, FRONT, REAR, AND SIDES. THE BUILDER ASSUMES ALL RESPONSIBILITIES FOR ANY BUILDING ENCROACHMENTS THAT MAY OCCUR.

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

C11
R=770.00'
L=14.19'



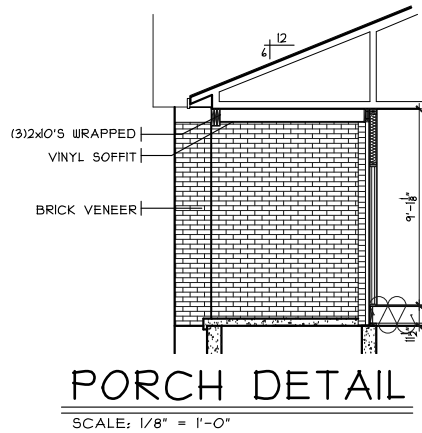
TOPOGRAPHY FROM CONSTRUCTION PLANS, DATED JUNE, 2016 AND MAY NOT REFLECT CURRENT CONDITIONS.



SCALE: 1"=30'
DATE: 05-29-19
DRAWN: JLL
DESIGNED:
CHECKED: KRC

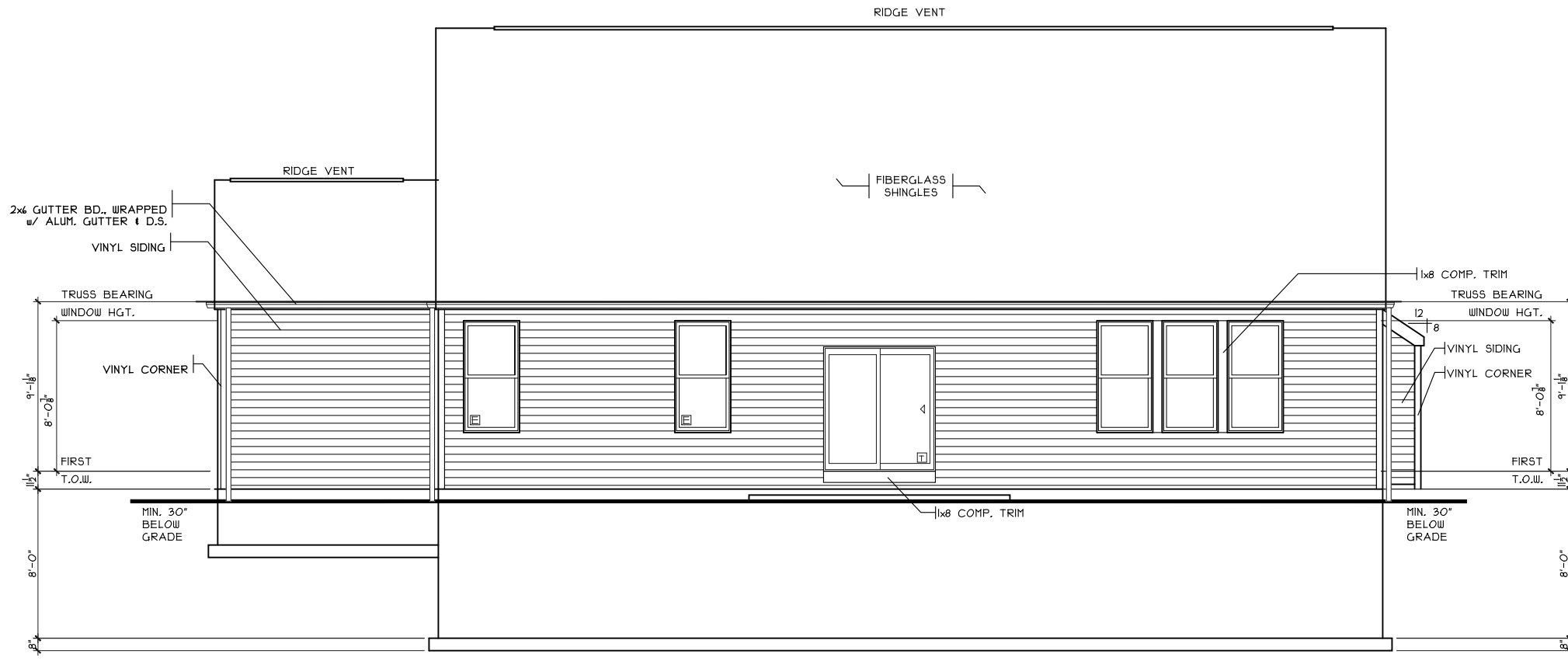
APEX
ENGINEERING & SURVEYING, INC.
1068 N. UNIVERSITY BLVD MIDDLETOWN, OHIO 45042
PH.-(513) 424-5202 OR (513) 932-8991 FAX - (513) 424-6202

REVISIONS:
1.
2.
3.
4.
PROJECT: KEEVERCREEK SHEET
DRAWING: 191190PA 1 OF 1



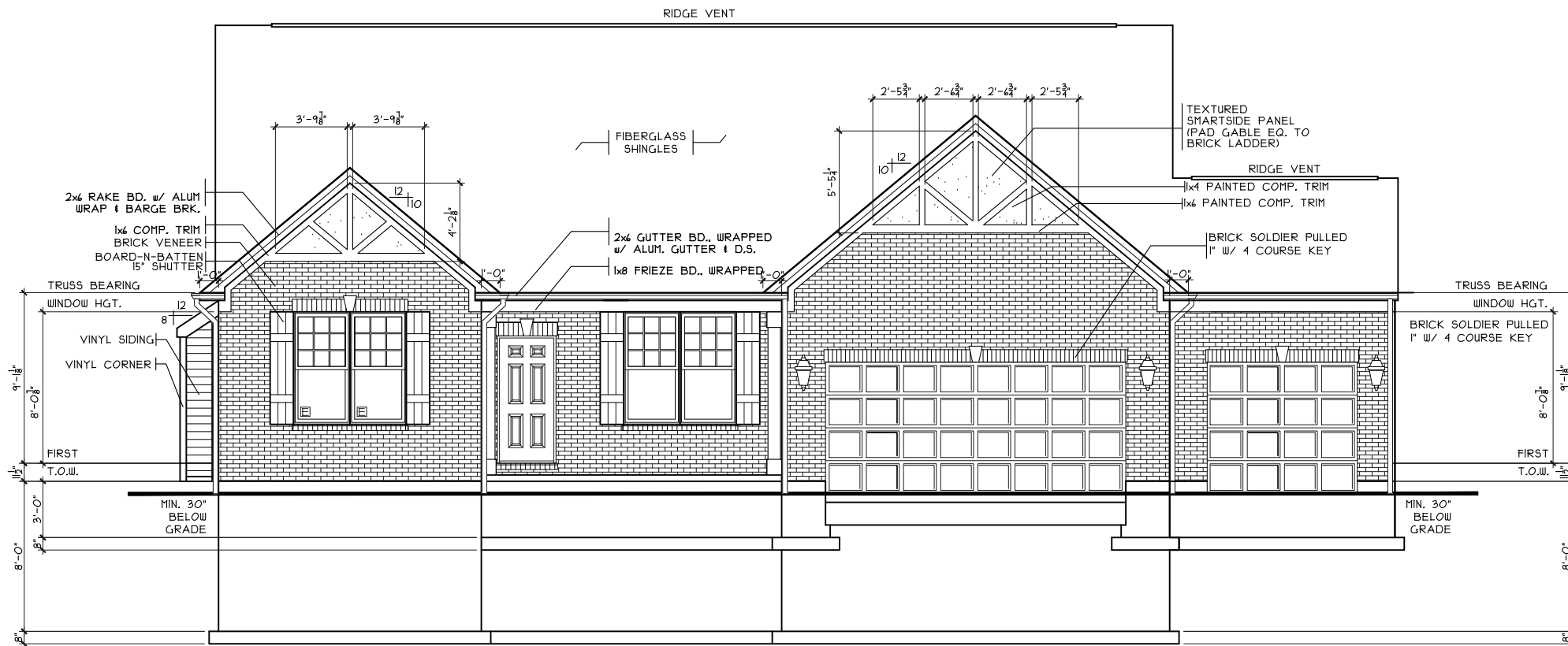
PORCH DETAIL

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



REAR ELEVATION

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



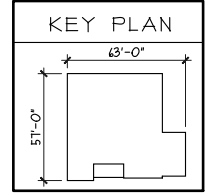
FRONT ELEVATION

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

SHEET INDEX	
SHT#	DESCRIPTION
A1	Front and Rear Elevations
A1a	Left and Right Elevations
A2	Foundation Plan
A2a	Lower Level Plan
A3	First Floor Plan
A4	Typical Wall Sections/Stair Section
A5	Building Sections
A6	Portal Framing Detail
A7	Typical Framing Details (Alum. Wrap)
G1	General Notes
E1	Basement Electrical Plan
E2	First Floor Electrical Plan
S1	First Floor Joist 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"

R2280B3 PLAN INFO	
3	BDRMS
2	BATHS
4	CAR GARAGE
1	1ST FLR. CLG.
SQUARE FOOTAGE	
TOTAL	2280
MAIN	2280
UPPER	---
LOWER (FINISH)	680
LOWER (SLAB)	2151
GAR. (SLAB)	663



OPTIONS	

KC-58

Proposed Residence:
Eagle Residence
243 Eli's Pass
Estates of Keever Creek

Elevations - European

Plan : CAROLINA
Date : 5/10/19
Drawn: EJV
Scale : As Noted
Revised: 6/12/19
Sheet : 1 of 13

Carolina - European - Vinyl

Issue Dates

Review #1 - 5/24/19

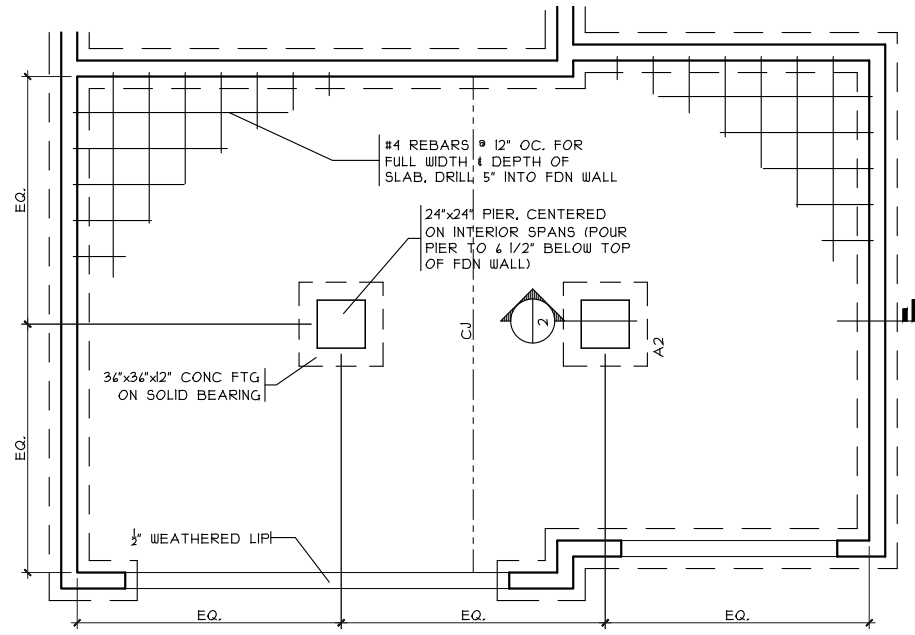
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Turtlecreek Twp.
Warren County



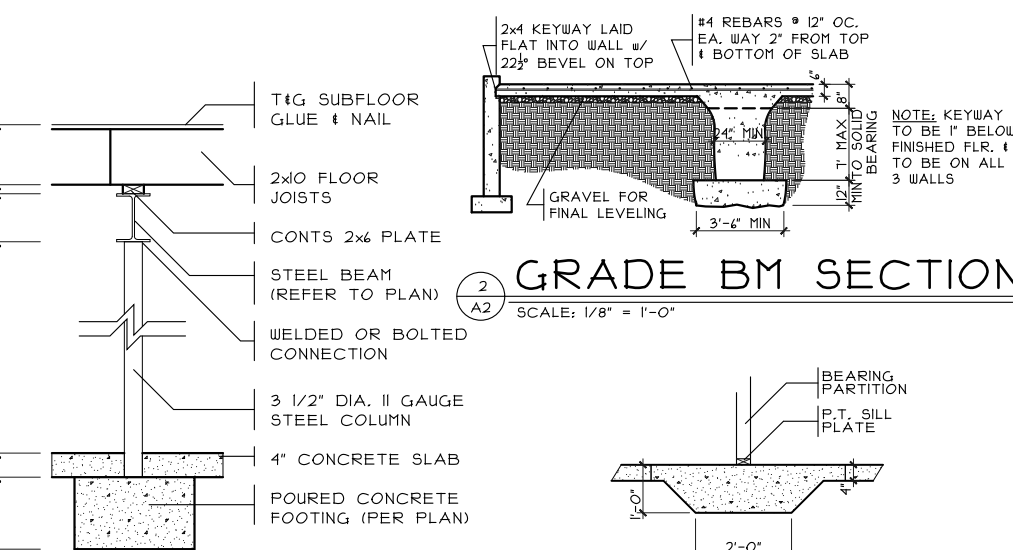
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A1



GRADE BM DETAIL

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



GRADE BM SECTION

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



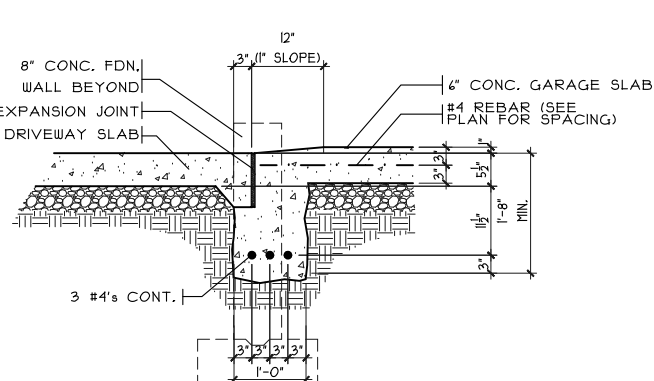
COLUMN DETAIL

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



THICK SLAB DET.

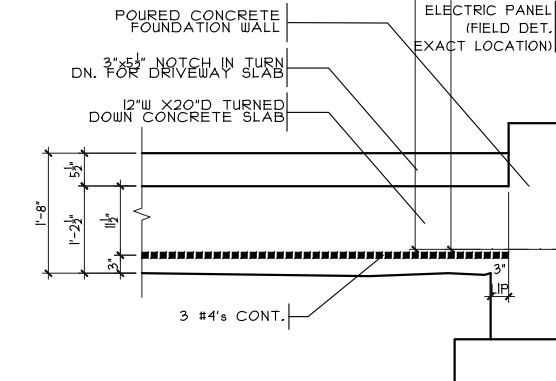
SCALE: 1/4" = 1'-0"



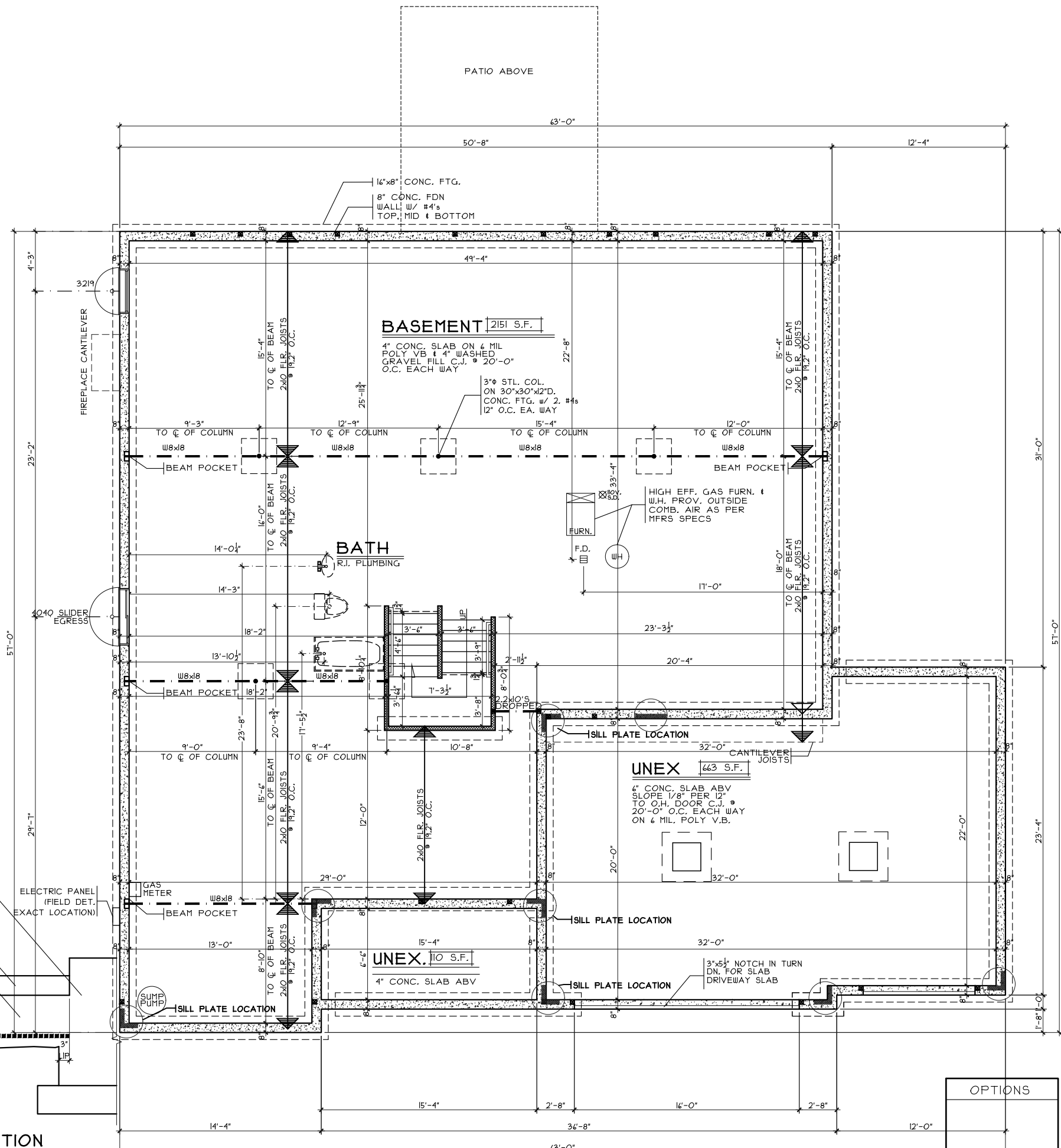
SECTION

GARAGE DOOR GRADE BM

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



ELEVATION



FOUNDATION PLAN

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

OPTIONS

Foundation Plan - European

Proposed Residence: Eagle Residence, 243 Eli's Pass, Estates of Keever Creek

Carolina - European - Vinyl

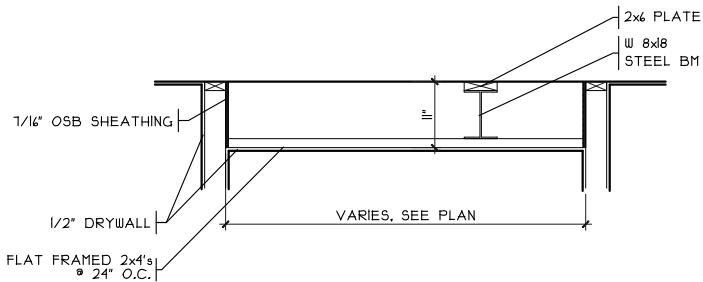
Turtlecreek Twp. Warren County

Issue Dates: Review #1 - 5/24/19

Plan: CAROLINA, Date: 5/10/19, Drawn: EW, Scale: As Noted, Revised: 6/12/19, Sheet: 3 of 13

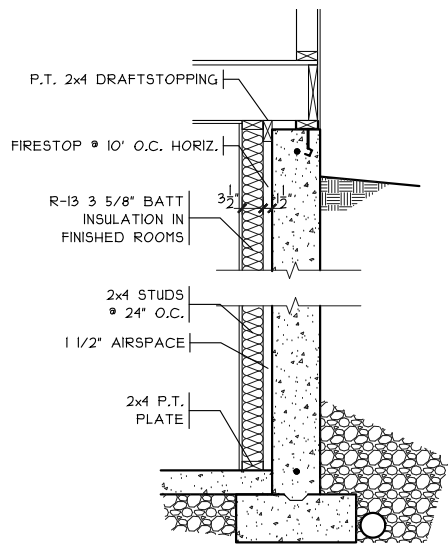
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A2



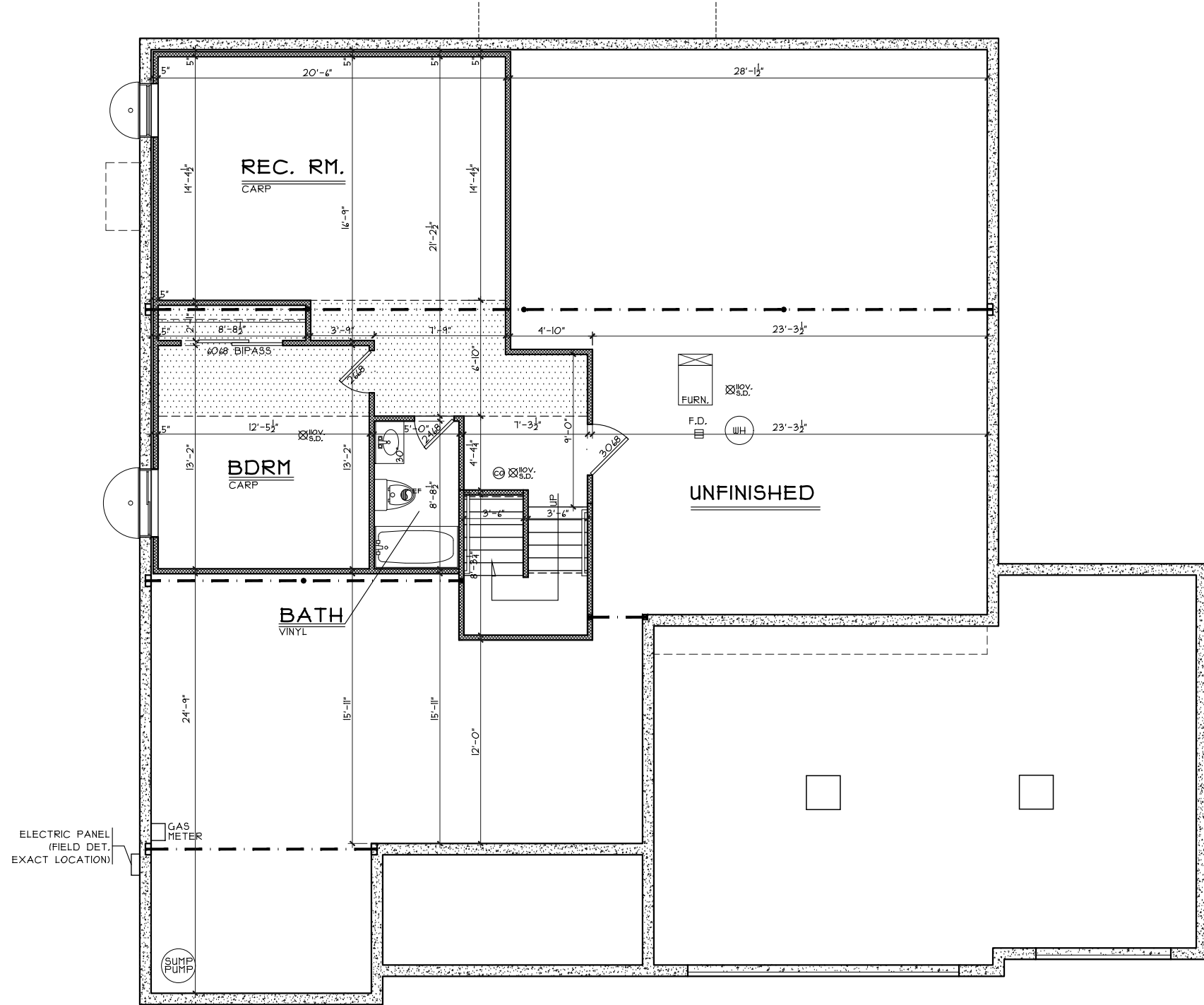
DROP CLG. DETAIL

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



FIN. LL WALL DETAIL

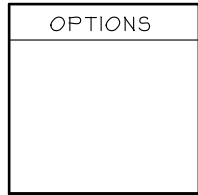
SCALE: 3/8" = 1'-0"



FINISHED LOWER LEVEL PLAN

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

480 S.F.



Finished Lower Level - European
Plan : CAROLINA
Date : 5/10/19
Drawn: EW
Scale : As Noted
Revised: 6/12/19
Sheet : 4 of 13



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KC-58
Proposed Residence:
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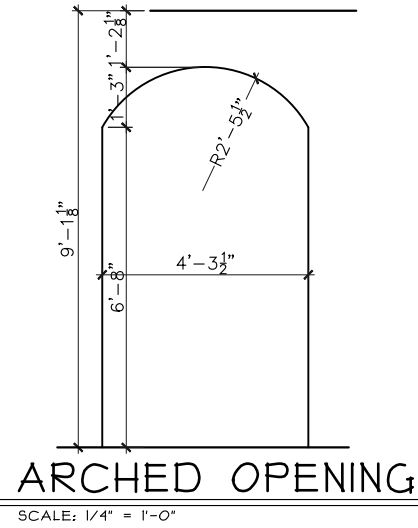
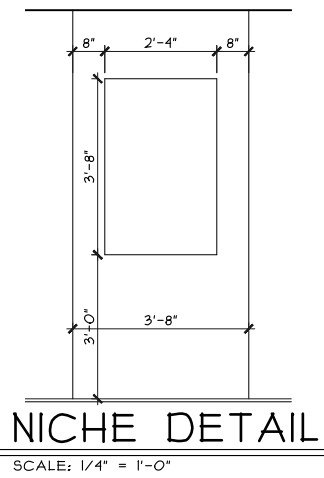
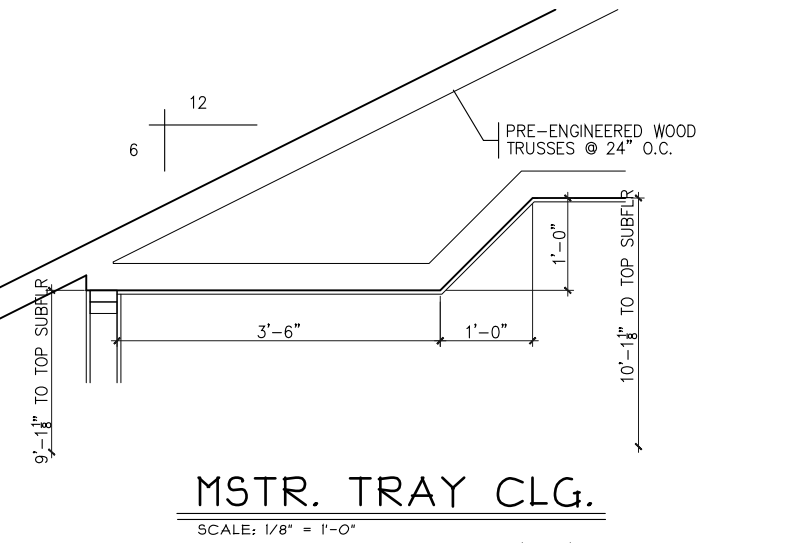
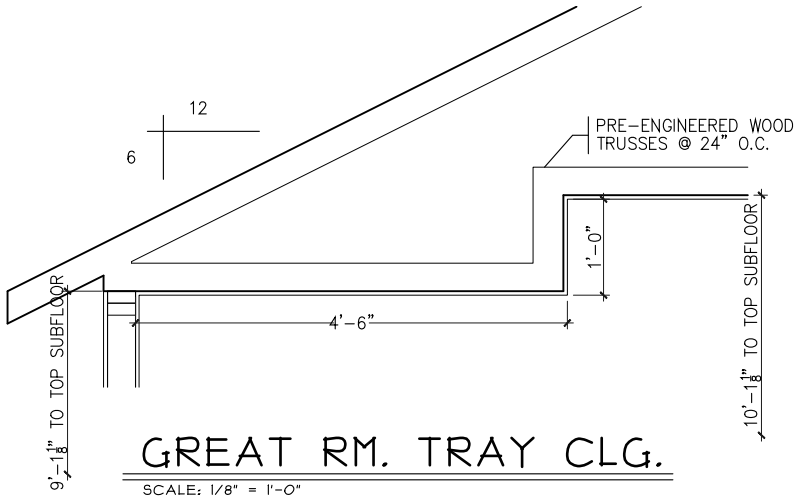
Carolina - European - Vinyl

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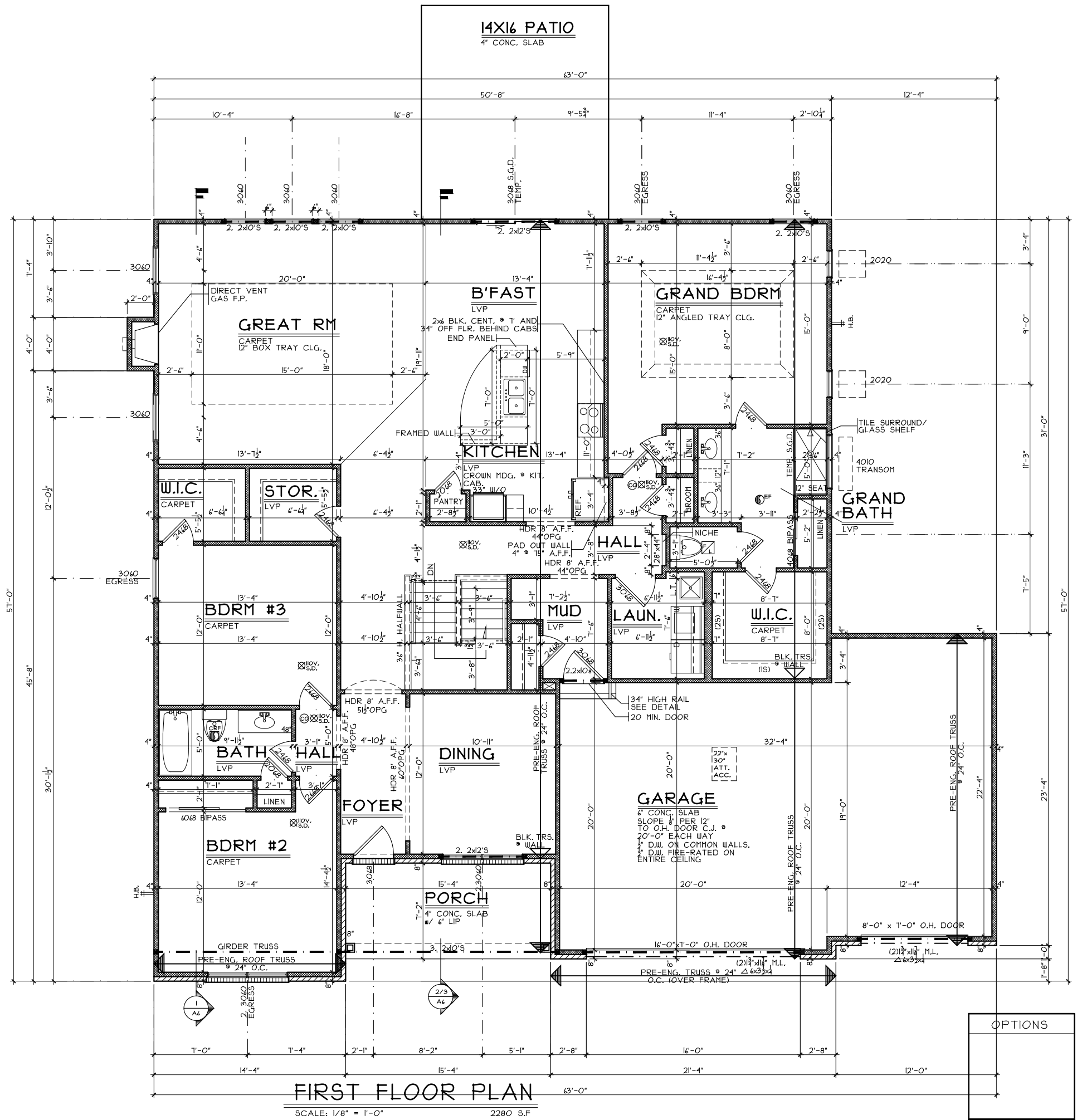
Issue Dates

Review #1 - 5/24/19

A2a



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



FIRST FLOOR PLAN
 SCALE: 1/8" = 1'-0" 2280 S.F.

OPTIONS

First Floor Plan - European
 Plan : CAROLINA
 Date : 5/10/19
 Drawn : EW
 Scale : As Noted
 Revised : 6/12/19
 Sheet : 5 of 13

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 Estates of Keever Creek

KC-58
 Turtlecreek Twp.
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Carolina - European - Vinyl
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A3