

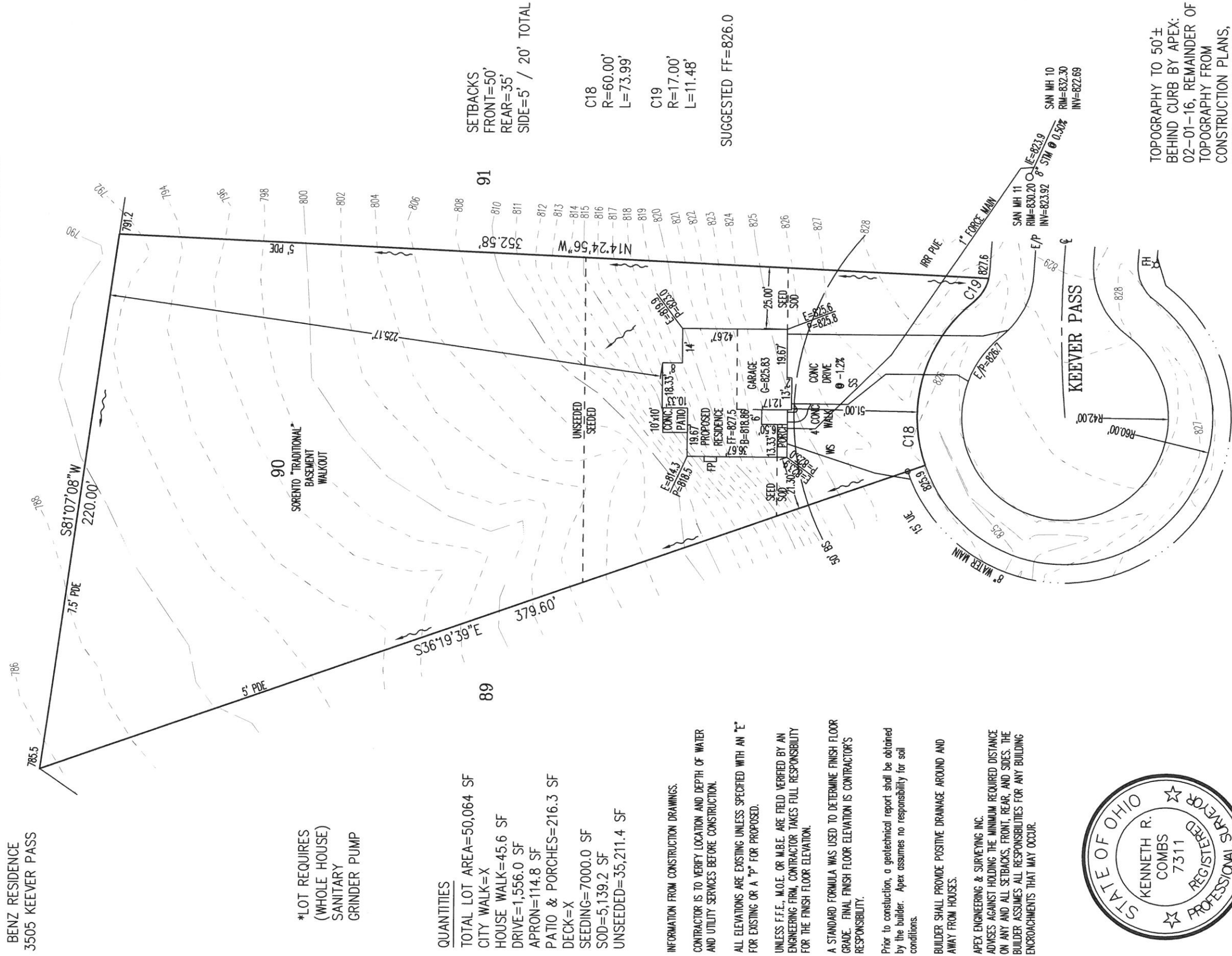


PLOT PLAN

LOT 90 - 1.1493 AC.

THE ESTATES OF KEEVER CREEK, SEC 2 SECTION 23, TOWN 4, RANGE 3 TURTLECREEK TWP, WARREN CO., OHIO FOR: CRISTO HOMES

BENZ RESIDENCE
3505 KEEVER PASS



*LOT REQUIRES
(WHOLE HOUSE)
SANITARY
GRINDER PUMP

QUANTITIES

TOTAL LOT AREA=50,064 SF
 CITY WALK=X
 HOUSE WALK=45.6 SF
 DRIVE=1,556.0 SF
 APRON=114.8 SF
 PATIO & PORCHES=216.3 SF
 DECK=X
 SEEDING=7000.0 SF
 SOD=5,139.2 SF
 UNSEEDED=35,211.4 SF

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

C18
 R=60.00'
 L=73.99'

C19
 R=17.00'
 L=11.48'

SUGGESTED FF=826.0

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 TO 50'±
BEHIND CURB BY APEX:
02-01-16, REMAINDER OF
TOPOGRAPHY FROM
CONSTRUCTION PLANS,
DATED AUGUST, 2007.

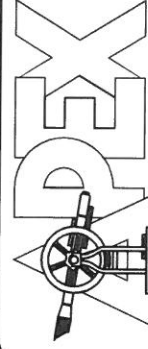
SCALE: 1"=40'

DATE: 01-10-17

DRAWN: JILL

DESIGNED:

CHECKED: KRC



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

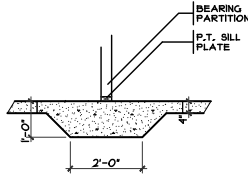
REVISIONS:

1. 1-13-17 DWM WALK
- 2.
- 3.
- 4.

PROJECT: KEEVERCREEK

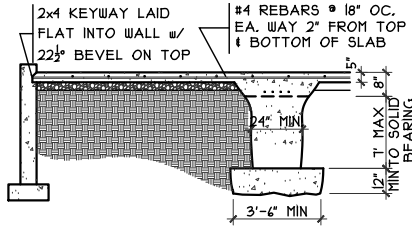
DRAWING: 162046PA

SHEET 1 OF 1



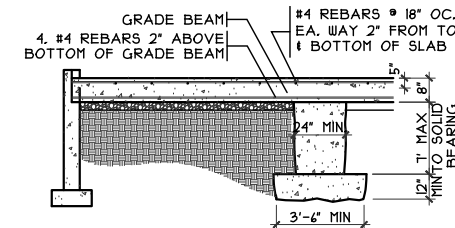
1 THICKENED SLAB DETAIL

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



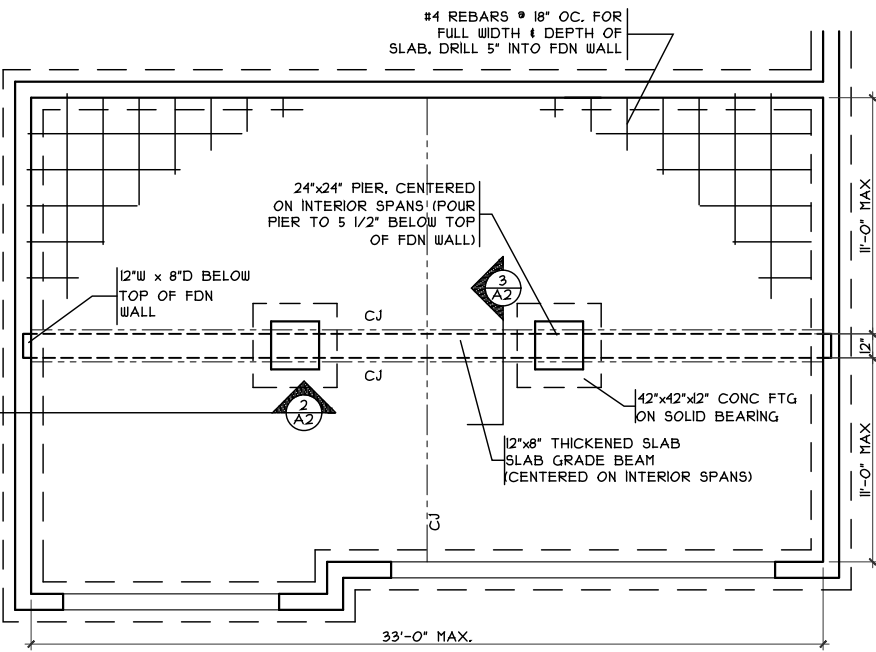
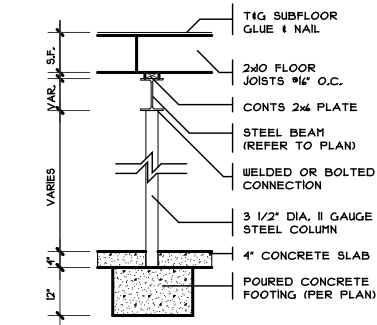
2 GRADE BM SECTION

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



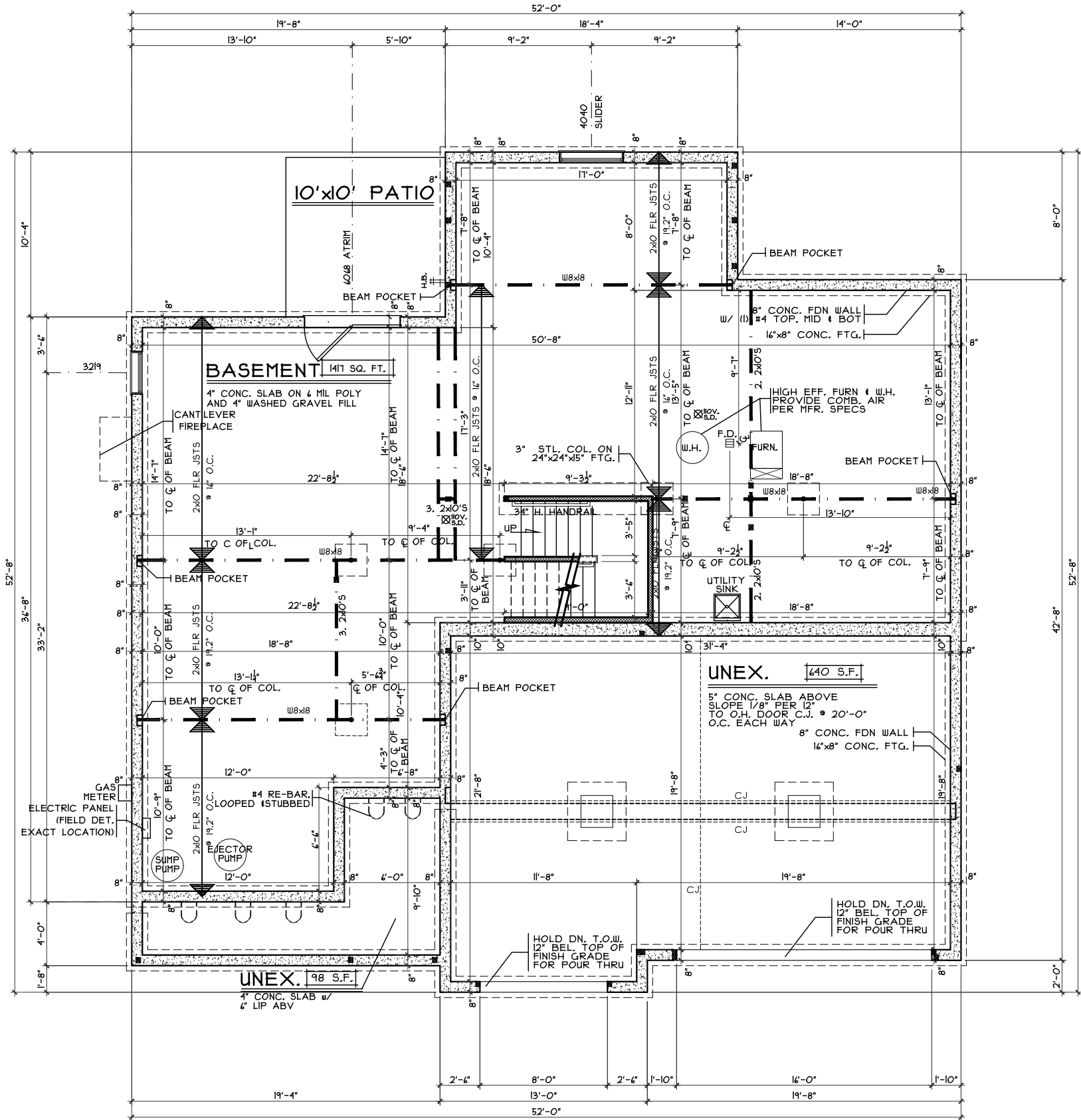
3 GRADE BM SECTION COLUMN DETAIL

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



GRADE BM DETAIL

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



FOUNDATION PLAN

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

- OPTIONS**
- BSMT WALKOUT
 - 4040 WIN.
 - UTILITY SINK
 - 10x10 PATIO

Foundation Plan - Traditional
 Plan : SORRENTO
 Date : 1/5/17
 Drawn: CKB
 Scale : As Noted
 Revised: 3/17/17
 Sheet : 6 of 21

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

Proposed Residence:
 Benz Residence
 3505 Keever Pass
 Estates of Keever Creek Lot 90

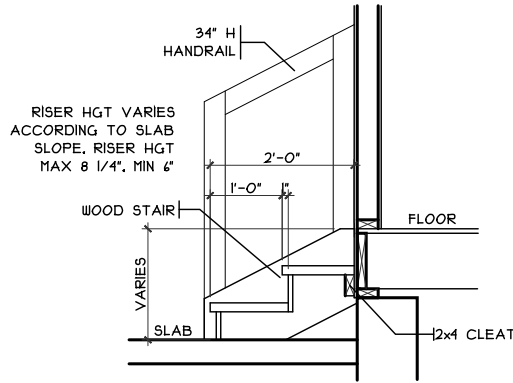
Turtlecreek Twp.
 Warren County

Sorrento - Traditional - Vinyl

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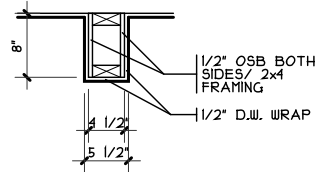
Review #	Date	Change
#2	1/24/17	
#3	2/6/17	
	2/9/17	
	2/14/17	
	2/15/17	
	3/17/17	

A2



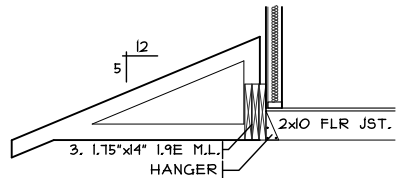
GARAGE HANDRAIL DETAIL

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



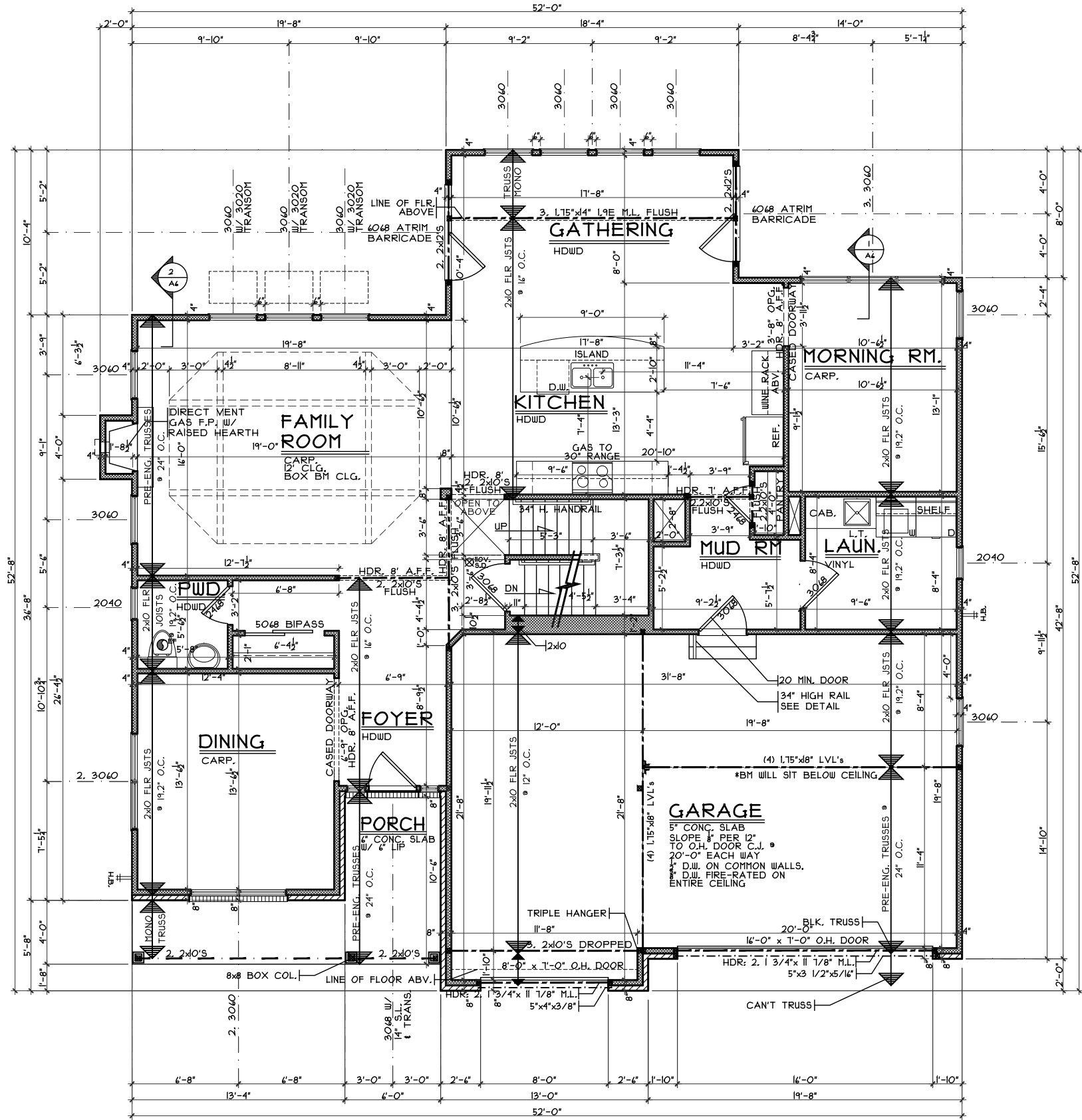
BOX BEAM DETAIL

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



GATHERING RM BEAM DETAIL

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



FIRST FLOOR PLAN

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

1553 S.F.

OPTIONS	
• FIREPLACE	
• TRAY/BOX BEAM CLG.	
• LAUNDRY TUB/CAB.	
• MORNING RM WIN.	
• 2.3060 IN DINING RM	
• 2.3060 IN FAMILY RM	
• ATRIM DOOR	
• 3060 GATHERING RM	
• LARGE LAUNDRY RM	

First Floor Plan - Traditional

Plan : SORRENTO
Date : 1/5/17
Drawn: CKB
Scale : As Noted
Revised: 3/17/17
Sheet : 8 of 21

KC-90

Proposed Residence:
Benz Residence
3505 Keever Pass
Estates of Keever Creek Lot 90

Turtlecreek Twp.
Warren County

Sorrento - Traditional - Vinyl

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Review #	Issue Dates
Review #23.1/24/17	
Review #23.2/6/17	
Change 2/9/17	
Review 2/14/17	
Review 2/15/17	
Change 3/17/17	



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A3

