

KING RESIDENCE
3649 KEEVER PASS

PLOT PLAN

LOT 94 - 1.0000 AC.

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

QUANTITIES

TOTAL LOT AREA=43,560 SF
CITY WALK=X
HOUSE WALK=101.0 SF
DRIVE=1429.7 SF
APRON=92.5 SF
PATIO & PORCHES=183.0 SF
DECK=40.0 SF
SEEDING=7000.0 SF
SOD=7,229.1 SF
UNSEEDED=26,381.3 SF

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



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.

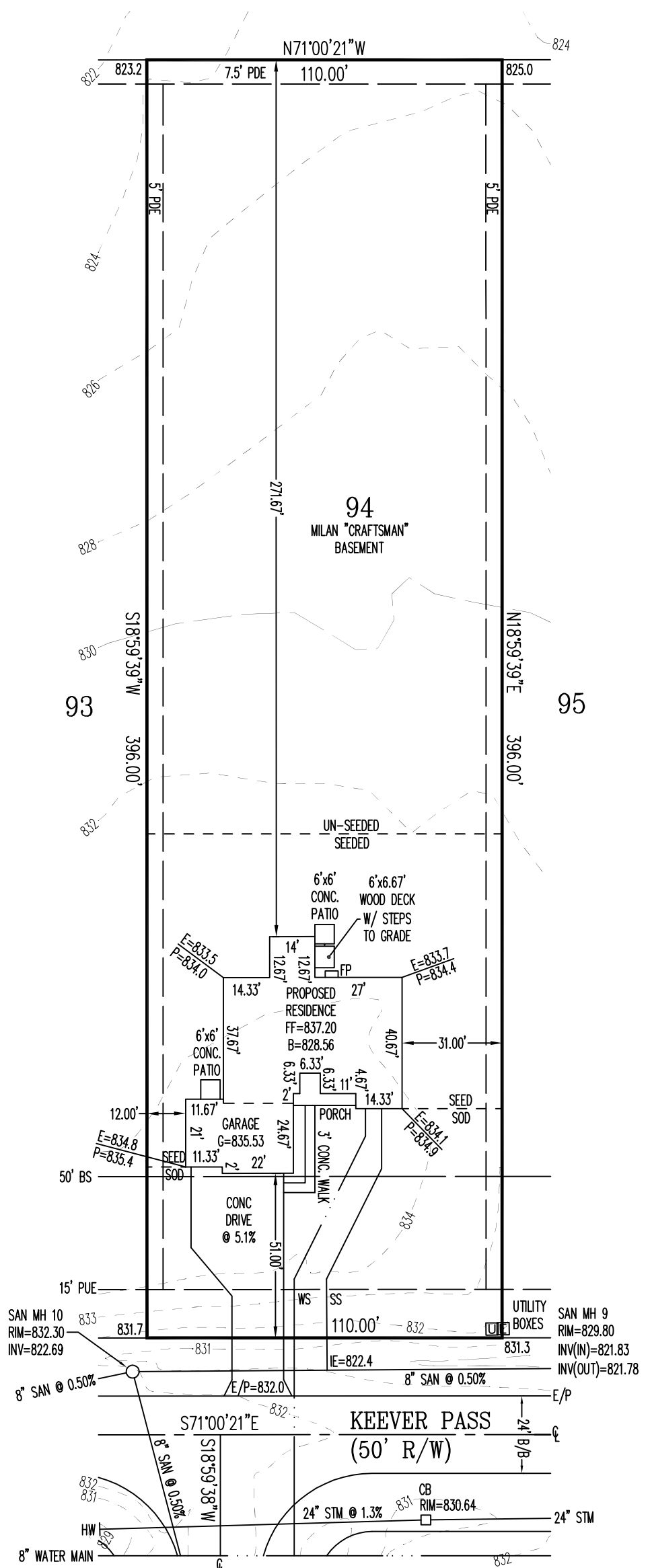
Prior to construction, a geotechnical report shall be obtained by the builder. Apex assumes no responsibility for soil conditions.

BUILDER SHALL PROVIDE POSITIVE DRAINAGE AROUND AND AWAY FROM HOUSES.

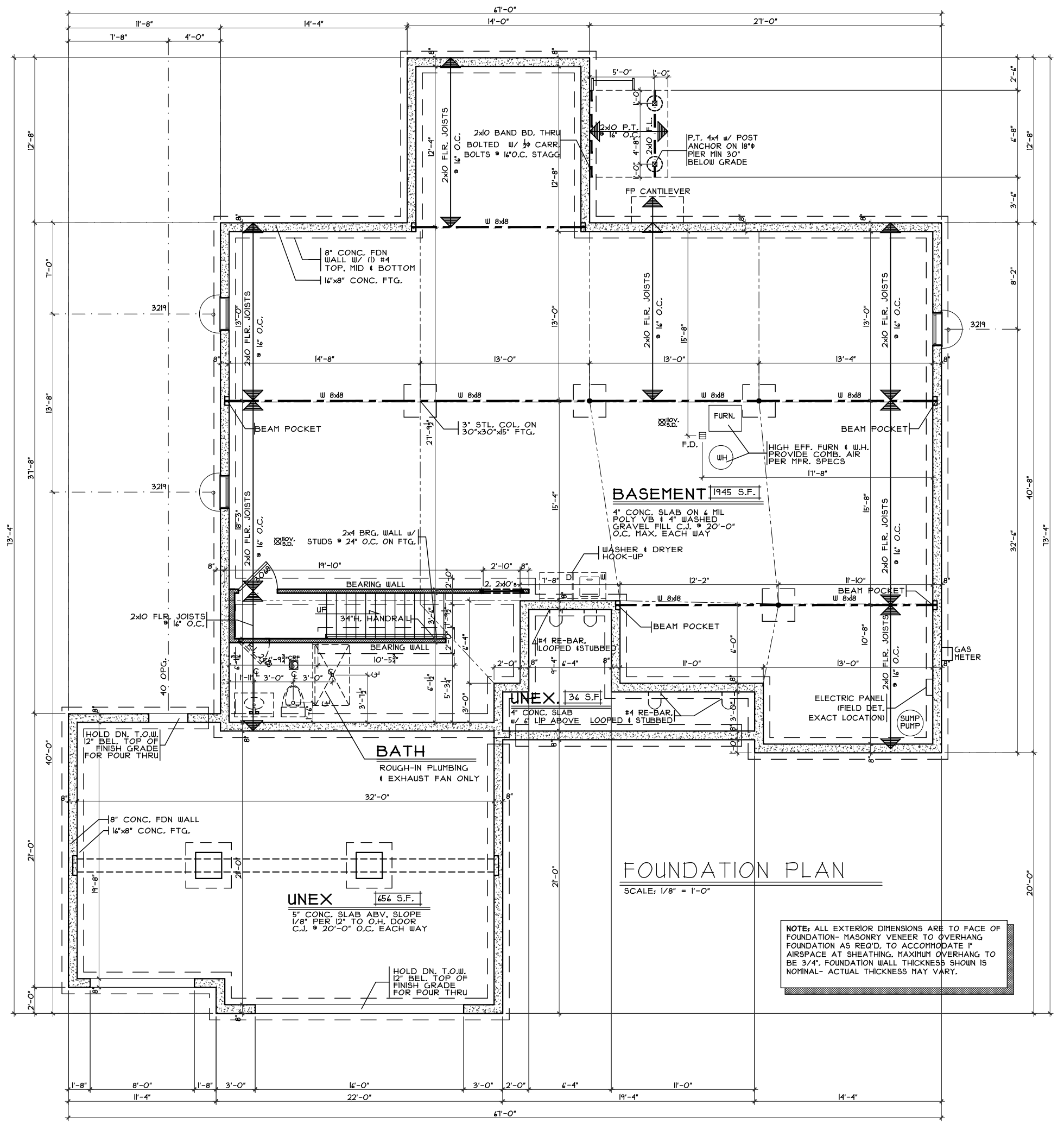
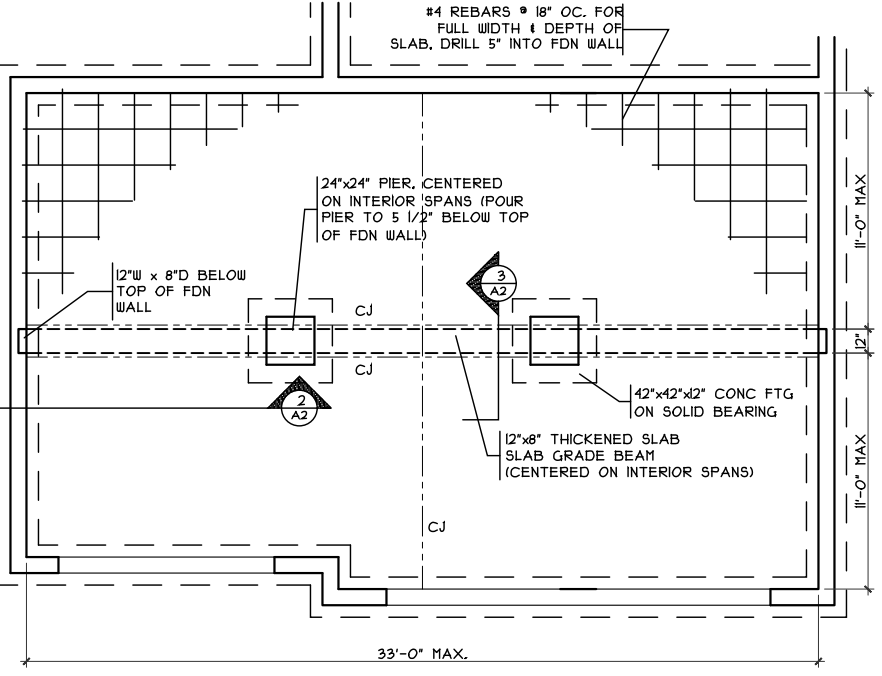
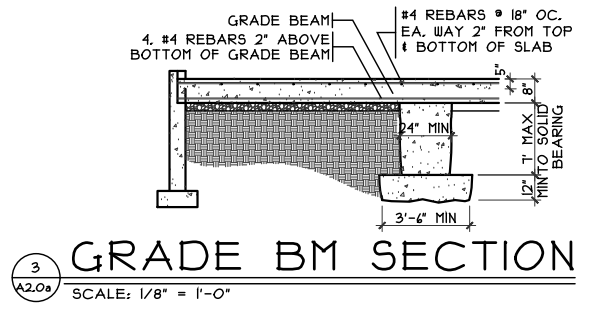
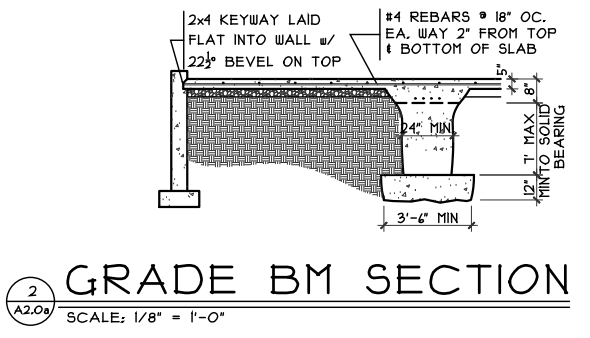
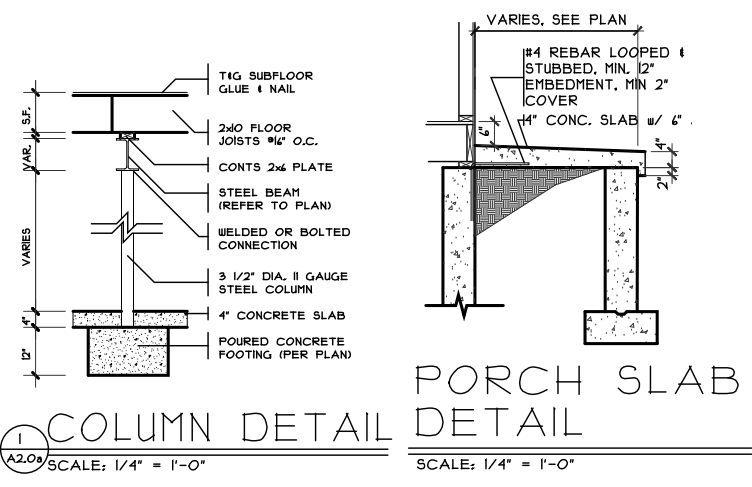
APEX ENGINEERING & SURVEYING INC. ADVISES AGAINST HOLDING THE MINIMUM REQUIRED DISTANCE ON ANY AND ALL SETBACKS, FRONT, REAR, AND SIDES. THE BUILDER ASSUMES ALL RESPONSIBILITIES FOR ANY BUILDING ENCROACHMENTS THAT MAY OCCUR.

SUGGESTED FF=835.0

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



SCALE: 1"=40' DATE: 12/15/2016 DRAWN: JLS DESIGNED: CHECKED: KRC	<p>APEX ENGINEERING & SURVEYING, INC. 1068 N. UNIVERSITY BLVD MIDDLETOWN, OHIO 45042 PH.-(513) 424-5202 OR (513) 932-8991 FAX - (513) 424-6202</p>	REVISIONS: 1. 2. 3. 4. <table style="width: 100%; border: none;"> <tr> <td style="border: none;">PROJECT: KEEVERCREEK</td> <td style="border: none;">SHEET</td> </tr> <tr> <td style="border: none;">DRAWING: 161918PA</td> <td style="border: none;">1 OF 1</td> </tr> </table>	PROJECT: KEEVERCREEK	SHEET	DRAWING: 161918PA	1 OF 1
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DRAWING: 161918PA	1 OF 1					



NOTE: ALL EXTERIOR DIMENSIONS ARE TO FACE OF FOUNDATION- MASONRY VENEER TO OVERHANG FOUNDATION AS REQ'D. TO ACCOMMODATE AIRSPACE AT SHEATHING. MAXIMUM OVERHANG TO BE 3/4". FOUNDATION WALL THICKNESS SHOWN IS NOMINAL- ACTUAL THICKNESS MAY VARY.

Foundation Plan - Craftsman
Plan : Milan
Date : 11/29/16
Drawn: CKB
Scale : As Noted
Revised: 1/24/17
Sheet : 15 of 23

Proposed Residence:
King Residence
3649 Keever Pass Lot #94
Estates of Keever Creek

KC-94
Turtlecreek Twp.
Warren County

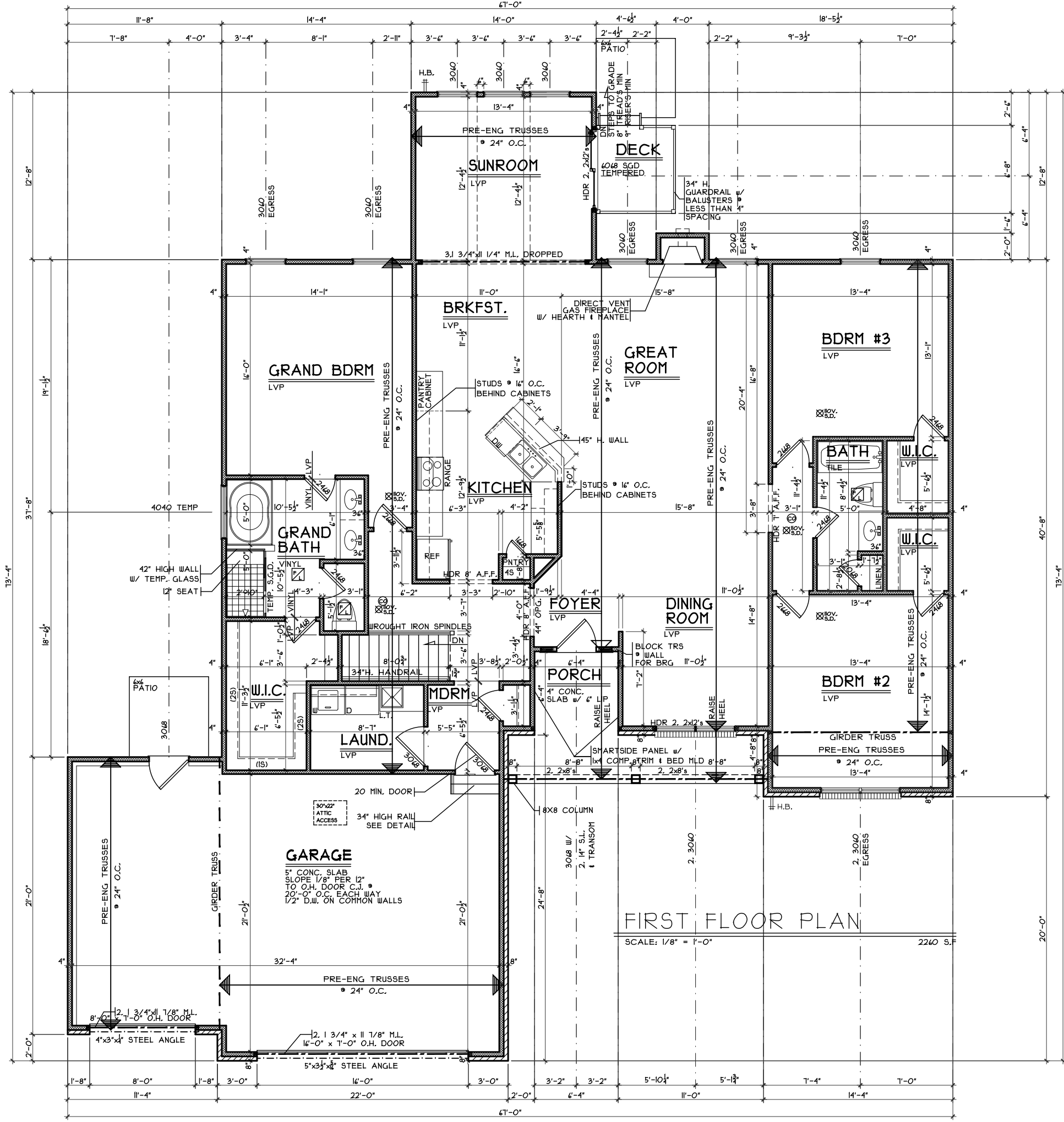
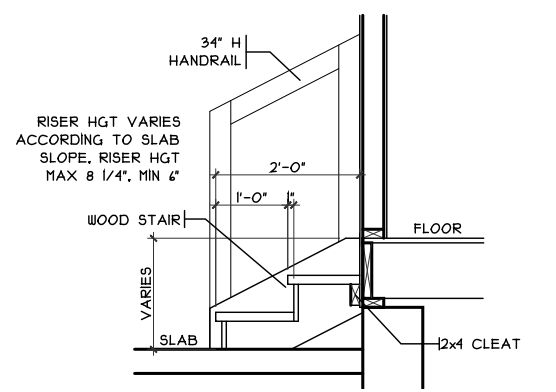
Milan - Brick Wrap - Vinyl
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Issue Dates
Review #1 12/5/16
Review #2 12/13/16
Review #3 12/19/16
Review #4 1/18/17
Review #5 1/24/17

CRISTO HOMES
7994-A Tylers Place Blvd.
West Chester, OH 45069
513.755.0570 www.cristohomes.com

GARAGE HANDRAIL DETAIL

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



FIRST FLOOR PLAN
SCALE: 1/8" = 1'-0"

First Floor Framing Plan - Craftsman

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