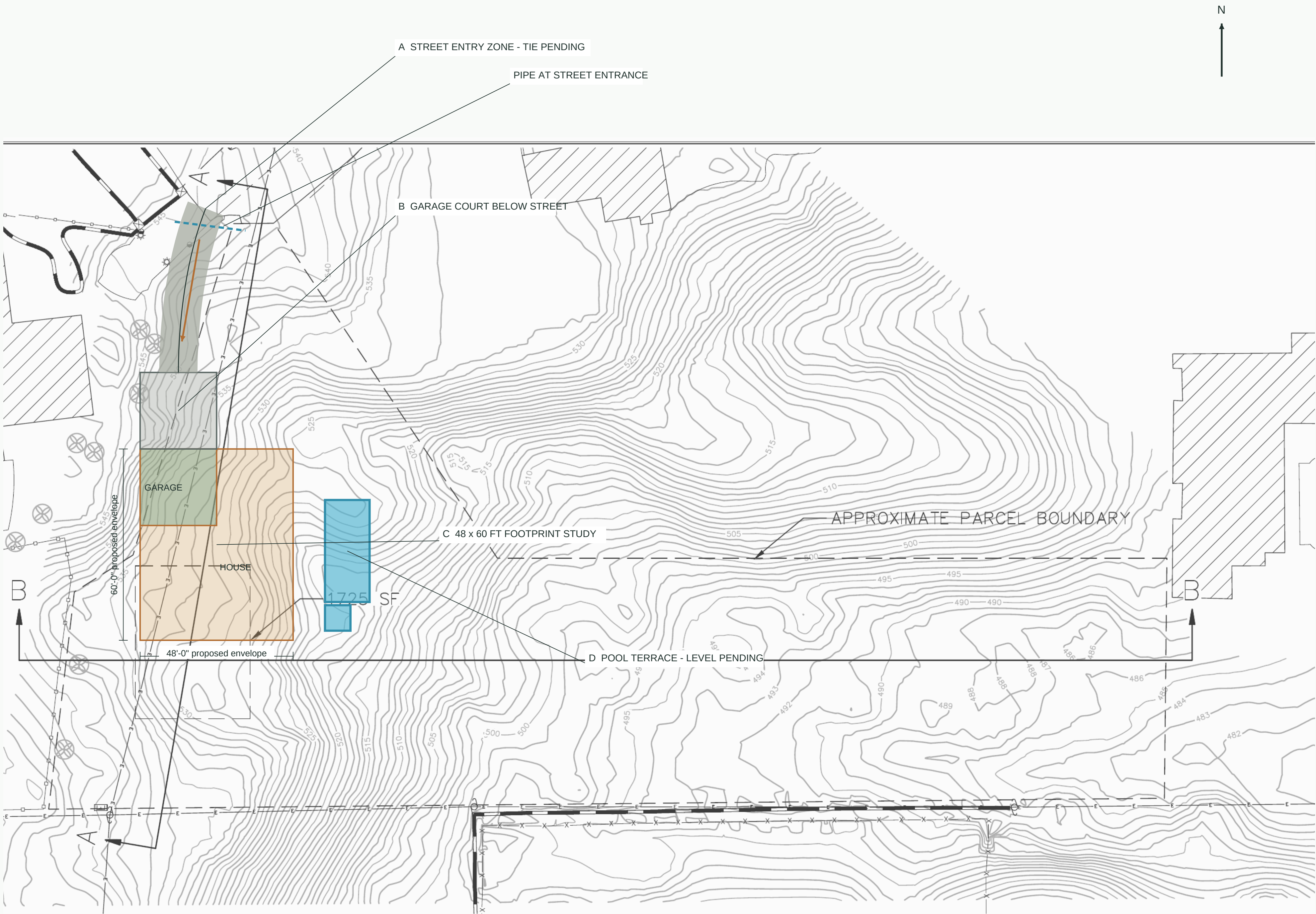
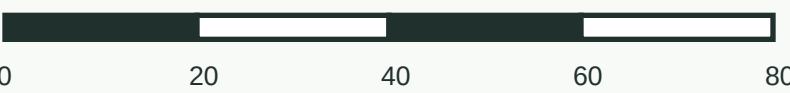


Site plan and proposed footprint

North up | 1 inch = 20 feet at full sheet size | Source contours retained; placement remains a study assumption



SOURCE: NV5 Section B slope-study sheet, APN 513-363-036, 2024. Existing lines and contours belong to that source.



Print at 100%; do not fit to page. Use the scale bar on resized copies.

What is scaled

Source Section B plan is reproduced at its stated 1 inch = 20 feet. Proposed footprints, room blocks and pool sizes use feet as drawing units. This is deterministic geometry, not an AI image.

Footprint test

Main envelope: 48 x 60 ft = 2,880 sq ft including a 24 x 24 ft garage. Remaining enclosed gross area: 2,304 sq ft before wall deductions. Pool: 14 x 32 ft; plunge pool: 8 x 8 ft. These are proposed dimensions, not survey measurements.

Elevation relationship

Street A is higher than garage court B. Access descends into the site. House levels step toward the east. Finished-floor and court elevations are deliberately unassigned until tied to the survey.

Placement limit

The shown street point and building location are provisional. Original-photo redlines control the entry location, but no surveyed tie links them to this plan. Section B shows an APPROXIMATE parcel boundary. This is not a boundary-fit certification.

Slope exposure

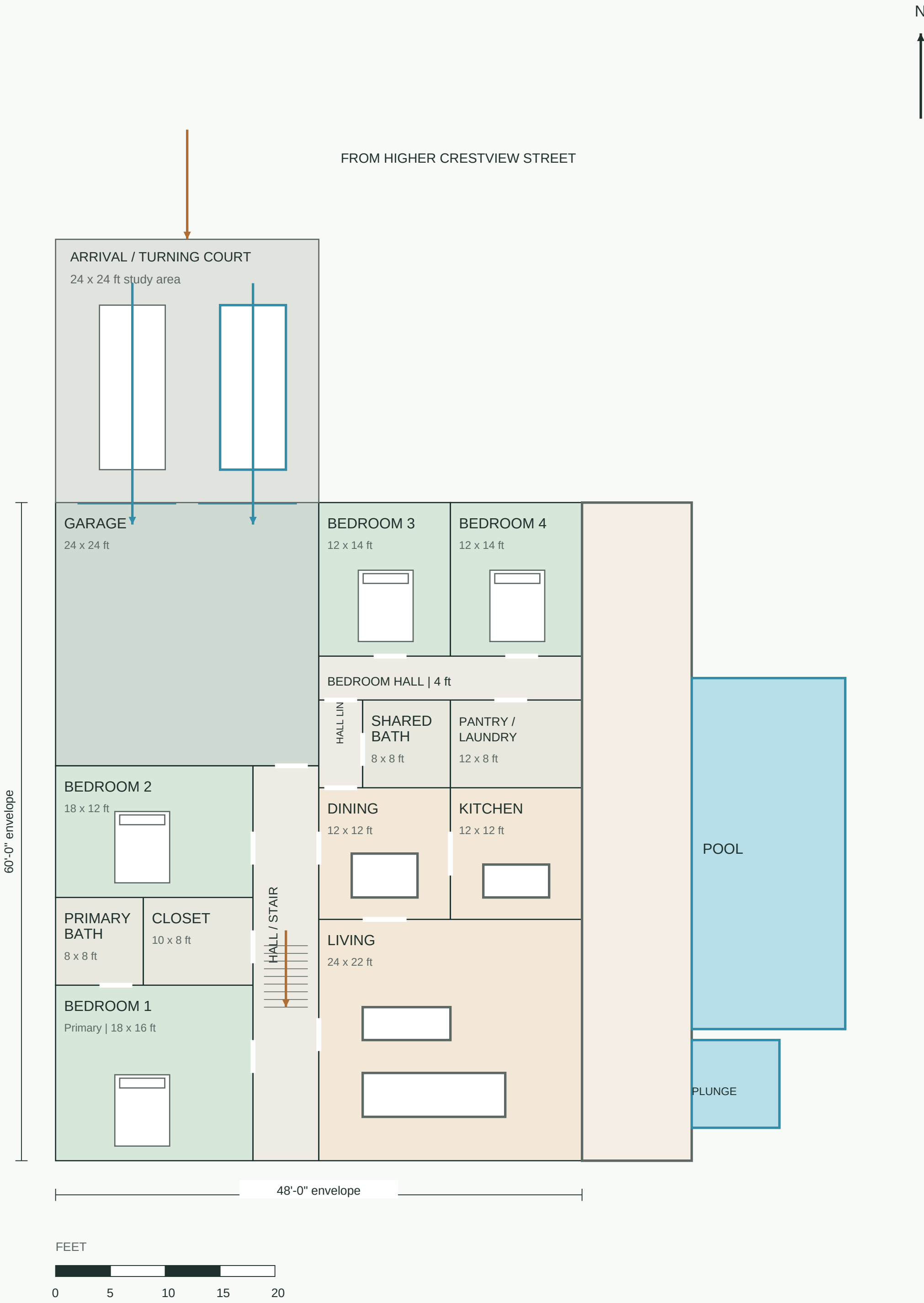
The source marks a 1,725 sq ft study rectangle. This 2,880 sq ft envelope is larger, and reaches closely spaced contours. Grading, foundations and an alternate smaller or stacked footprint need evaluation.

No invented driveway grade

The requested extra 50 ft is retained as a design constraint, not a surveyed length. Total run, bends, garage maneuvering and slope remain unresolved until street and court are tied.

Four-bedroom room plan

North up | 1/8 inch = 1 foot at full sheet size | Proposed room blocks; walls, circulation and levels require design development



Full program retained

Four bedrooms are explicit. The kitchen, dining and living room share the lower east side facing the terrace. Primary and bedroom 2 occupy the west wing; bedrooms 3 and 4 occupy the north end of the east wing.

Garage orientation locked

Garage doors face the uphill arrival court, shown at the top of this plan. Vehicles travel from the street into the court and directly into the garage. They do not exit toward the living room or pool.

Split levels

West bedroom / garage zone is conceptually above the east living zone. Final floor elevations and stair rise are pending. The room diagram does not impose a level difference derived from a photo.

Area schedule

Enclosed envelope 2,880 sq ft; garage 576 sq ft; enclosed residential gross balance 2,304 sq ft before wall deductions. Bedroom blocks: 288, 216, 168 and 168 sq ft. Public living block: 528 sq ft; kitchen and dining: 144 sq ft each.

Design development required

Room blocks are measured, but wall thickness, window locations, door swings, accessible circulation, structure, bath fixtures and egress have not been resolved. The bedroom hall and bath arrangement need architectural refinement.

East terrace

A 10-ft terrace, 14-ft-wide pool and landscape allowance add width beyond the 48-ft enclosed envelope. The parcel fit must consider the whole developed area, not only the house.

Boundary fit not established

The older legal exhibit identifies APN 513-363-032; the slope sheets identify 513-363-036. Exhibit A and the current recorded boundary are needed before this envelope can be certified to fit.

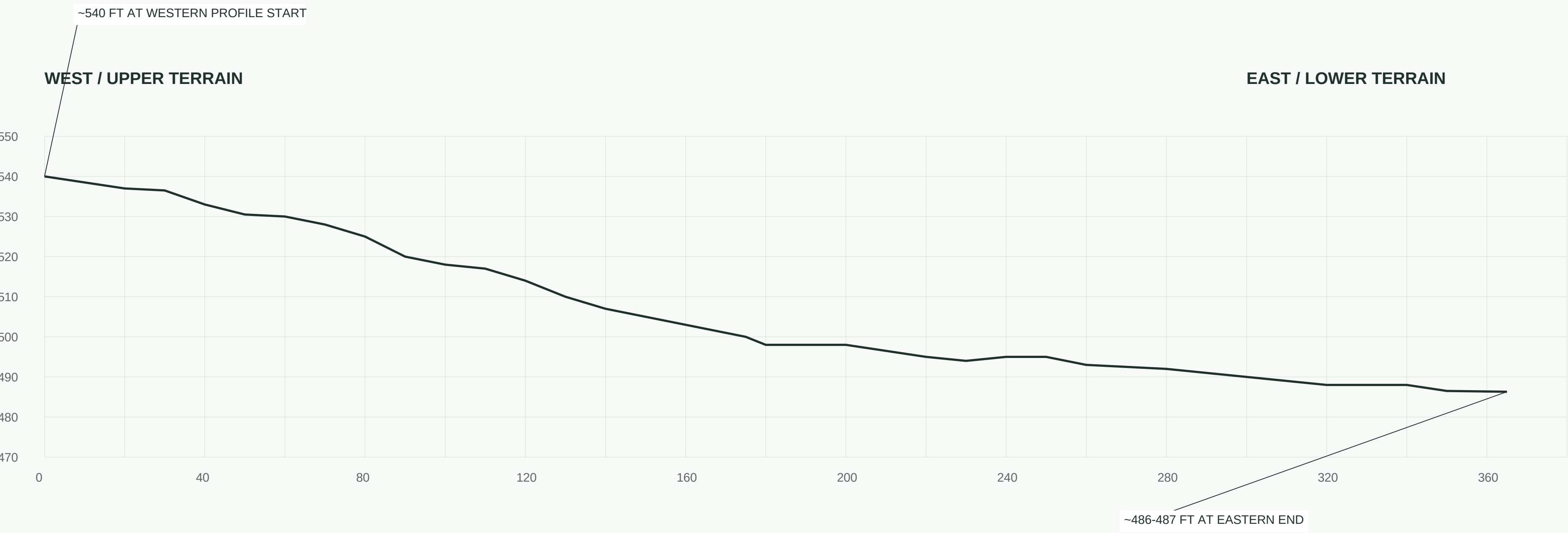
Terrain section and elevation controls

Section B terrain read from supplied profile | Horizontal and vertical: 1 inch = 20 feet | No vertical exaggeration

FIXED ELEVATION RELATIONSHIP

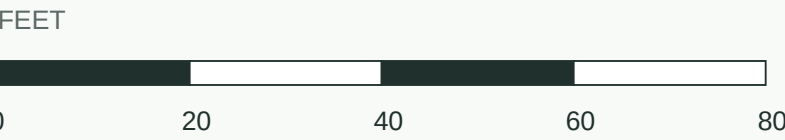


Relationship diagram only: no proposed floor elevation, driveway gradient or level drop has been assigned.



DISTANCE ALONG SECTION B (FEET) - approximate digitization, not corrected survey stationing

The section descends about 53-54 ft. Existing profile is a terrain reference; it is not the proposed driveway alignment.



SOURCE REGISTER

- Fomotor Engineering Topographical Exhibit: surveyed 07 Jan 2021; plotted 12 Jan 2021; 1870 S Crestview Drive.
- NV5 preliminary slope-study Section A and Section B: 2024; APN 513-363-036; source plan scale 1 inch = 20 feet.
- Legal Description 1.pdf: Exhibit B lot-line adjustment, W.O. 06-159; APN 513-363-032; written Exhibit A absent.
- User redline photos supplied in this chat: control desired entry corridor and street-adjacent pipe location.

Source elevations

2021 survey datum is NGVD 29. Street-area spot elevations vary. Section A shows the upper ground roughly 529.5-543 ft; Section B falls from about 540 ft to 486-487 ft.

Street must be tied

The marked entry must be located on the current survey and assigned an actual pavement elevation. A photo cannot supply that tie. Do not substitute the Section B start elevation for the driveway entry.

Profiles contain label issues

Section B has a top grid label 510 above 540 and inconsistent station labels. This plot uses the visible curve and regular grid spacing to show approximate terrain. The original drawing needs engineer confirmation.

Legal width correction

82.07 ft is labeled N 06 deg 48 min E; 95.05 ft is labeled N 13 deg 46 min E. They have different directions. Adding them gives 177.12 ft of segment length, not a straight cross-parcel width.

Curve inconsistency

Legal Exhibit B prints curve 10 as radius 32.90 ft, delta 36 deg 50 min and length 85.44 ft. Those numbers do not reconcile. A radius of 132.90 ft would approximately reconcile, but that is an inference and is NOT adopted.

Needed to lock the model

Current boundary survey/CAD for APN 036; written Exhibit A and recorded adjustment; engineer drainage alignment; surveyed entry tie; agreed court/floor levels; confirmed driveway run and grading. Then a tied plan/section can drive consistent 3D views.