

TR 2129

2141 Pine Valley Drive

Hamilton, OH 45013

Must run 3" vent out roof

2 Story Basement

Vent kitchen sink

finished basement and bath

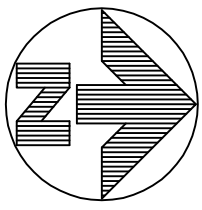
2 hose bibs - no valves required

ice maker

3 tubs

inside water meter

Gas Furnace



RAI RESIDENCE
2141 PINE VALLEY DRIVE

PLOT PLAN

LOT 32129 (6,219 SF) 0.143 AC.

ENCLAVE AT TWIN RUN, SECTION ONE

CITY OF HAMILTON

BUTLER COUNTY, OHIO

FOR: CRISTO HOMES

M.O.E.=832.5

TOP OF WINDOW WELLS
OR BOTTOM OF BASEMENT
WINDOWS TO BE AT OR
ABOVE THE M.O.E.

SETBACKS:
FRONT YARD=25'
REAR YARD=10'
SIDE YARD=5'

FOR PERMITTING PURPOSES ONLY.

INFORMATION FROM CONSTRUCTION DRAWINGS. UTILITIES SHOWN HEREON ARE FOR GRAPHICAL PURPOSES ONLY AND MAY NOT REFLECT CURRENT SITE CONDITIONS

CONTRACTOR IS RESPONSIBLE FOR THE VERIFICATION OF THE LOCATION AND DEPTH OF WATER, SANITARY AND OTHER UTILITY MAINS AND SERVICES BEFORE CONSTRUCTION.

GRADE/SPOT ELEVATIONS, FOUNDATION ELEVATIONS ARE ONLY RECOMMENDATIONS AND MAY VARY DUE TO CURRENT SITE CONDITIONS.

ALL ELEVATIONS ARE EXISTING UNLESS SPECIFIED WITH AN "E" FOR EXISTING OR A "P" FOR PROPOSED.

A STANDARD FORMULA WAS USED TO DETERMINE FINISH FLOOR GRADE. FINAL FINISH FLOOR ELEVATION IS CONTRACTOR'S RESPONSIBILITY.

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.

CONTRACTOR IS RESPONSIBLE FOR POSITIVE DRAINAGE AROUND/AWAY FROM HOUSES AND APPROPRIATE FINAL GRADING TO INSURE PROPER DRAINAGE OF THE LOT. SWALE ARROWS AND DRAINAGE ROUTES ARE SUBJECT TO CHANGE.

APEX ASSUMES NO RESPONSIBILITY FOR SOIL CONDITIONS, GROUND WATER CONDITIONS AND ANY POTENTIAL WATER INFILTRATION. CONTRACTOR IS RESPONSIBLE FOR ADEQUATE WATERPROOFING INSTALLATION AND DRAINAGE MEASURES.

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.

CITY OF HAMILTON NOTES:

CONTRACTOR TO "LEAVE ROUGH GRADE BEHIND CURB IN TREE LAWN 3 INCHES BELOW TOP OF CURB TO HELP STOP SEDIMENT FROM FLOWING INTO THE STREET AND CURB INLETS. FINAL GRADE BEHIND CURB TO BE ESTABLISHED JUST PRIOR TO SEEDING."

*CONST. ENTRANCE-AS SHOWN HEREON FOR GRAPHICAL PURPOSES ONLY, "GRAVEL OR CRUSHED STONE CONSTRUCTION ENTRANCE UNDERLAIN WITH GEOTEXTILE" DIMENSIONS AND MATERIAL TO BE DETERMINED BY CITY.

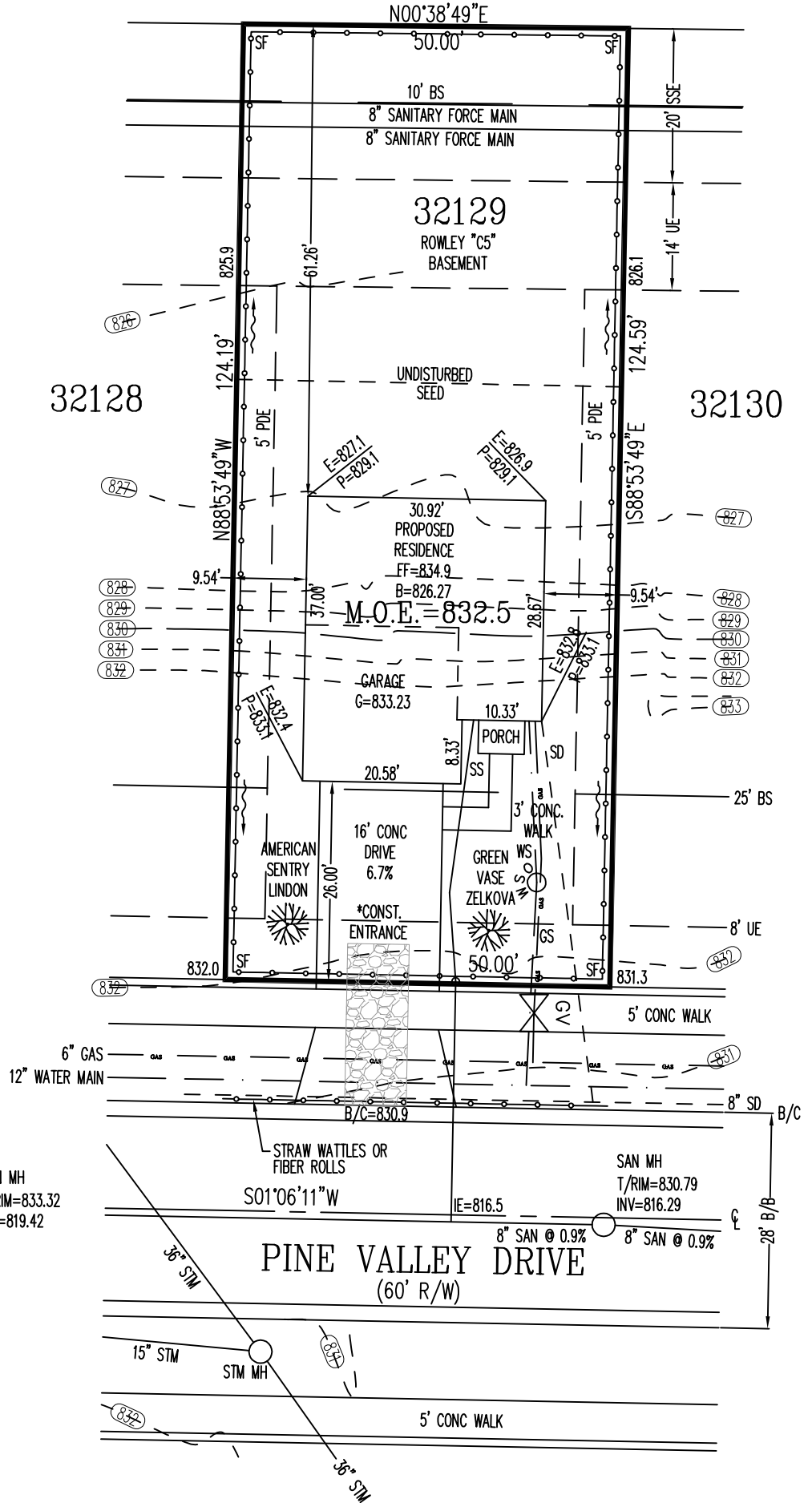
AN OPERATOR QUALIFIED (OQ) CONTRACTOR MUST INSTALL THE GAS SERVICE FROM THE CURB BOX TO THE METER

THE GAS SERVICE IS TO BE DIRECT BURY

THE MINIMUM VERTICAL DIFFERENCE BETWEEN THE FINISHED FLOOR ELEVATION OF THE LOWEST LEVEL AND THE CROWN OF THE SANITARY SEWER MAIN IS THREE (3) FOOT

IF THE SANITARY SEWER MAIN NEEDS TO BE TAPPED, A FACTORY WYE MUST BE USED. INSERTA-TEES ARE NOT PERMITTED

CONTRACTOR IS RESPONSIBLE FOR VERIFYING AND ADHERING TO ANY (STATE, CITY, COUNTY, TOWNSHIP, ETC.) ENGINEERING, CONSTRUCTION, MATERIAL AND SAFETY CODES, SPECIFICATION AND/OR REQUIREMENTS.



YARD TREE SIZE AND SPECIES PER ZONING REQUIREMENTS.

QUANTITIES

TOTAL LOT AREA	6219	sq. ft.
CITY WALK	170	sq. ft.
HOUSE WALK	48	sq. ft.
DRIVE	512	sq. ft.
APRON	185	sq. ft.
PATIO AND PORCHES	26	sq. ft.
DECK	0	sq. ft.
SEEDING AREA	2660	sq. ft.
UNDISTURBED AREA	2320	sq. ft.

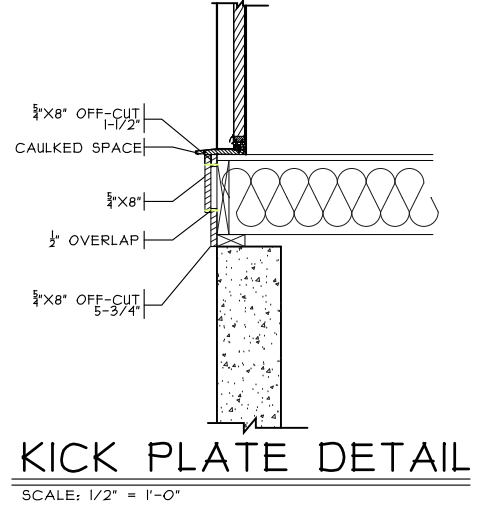
2 WORKING DAYS
BEFORE YOU DIG

CALL TOLL FREE 800-362-2764
OHIO UTILITIES PROTECTION SERVICE

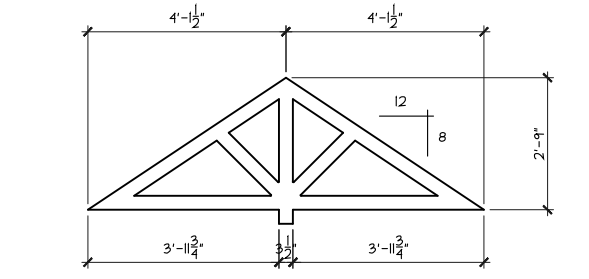
SCALE: 1"=20'
DATE: 4/6/2023
DRAWN: REW
DESIGNED:
CHECKED: JLS

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

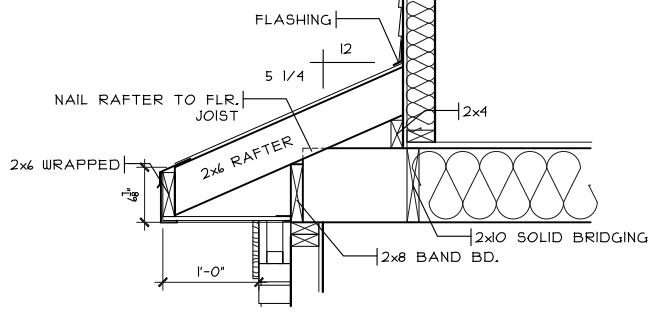
REVISIONS:
1.
2.
3.
4.
PROJECT: TWINRUN SHEET
DRAWING: 230482PA 1 OF 1



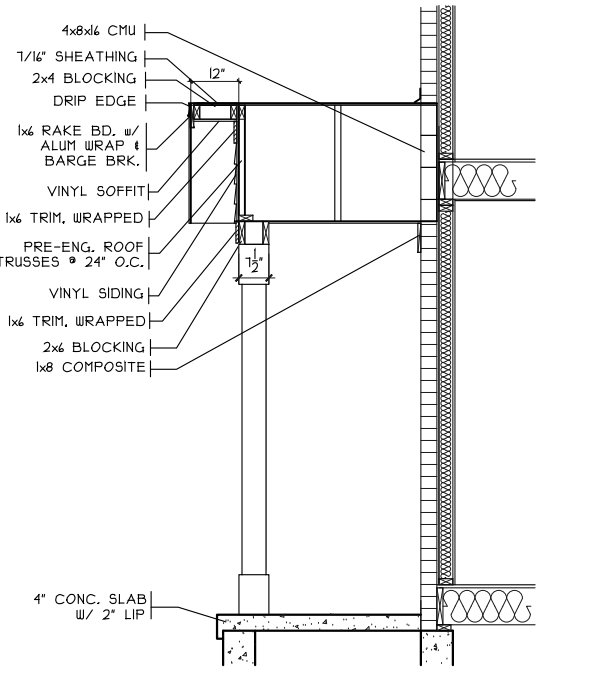
KICK PLATE DETAIL
SCALE: 1/2" = 1'-0"



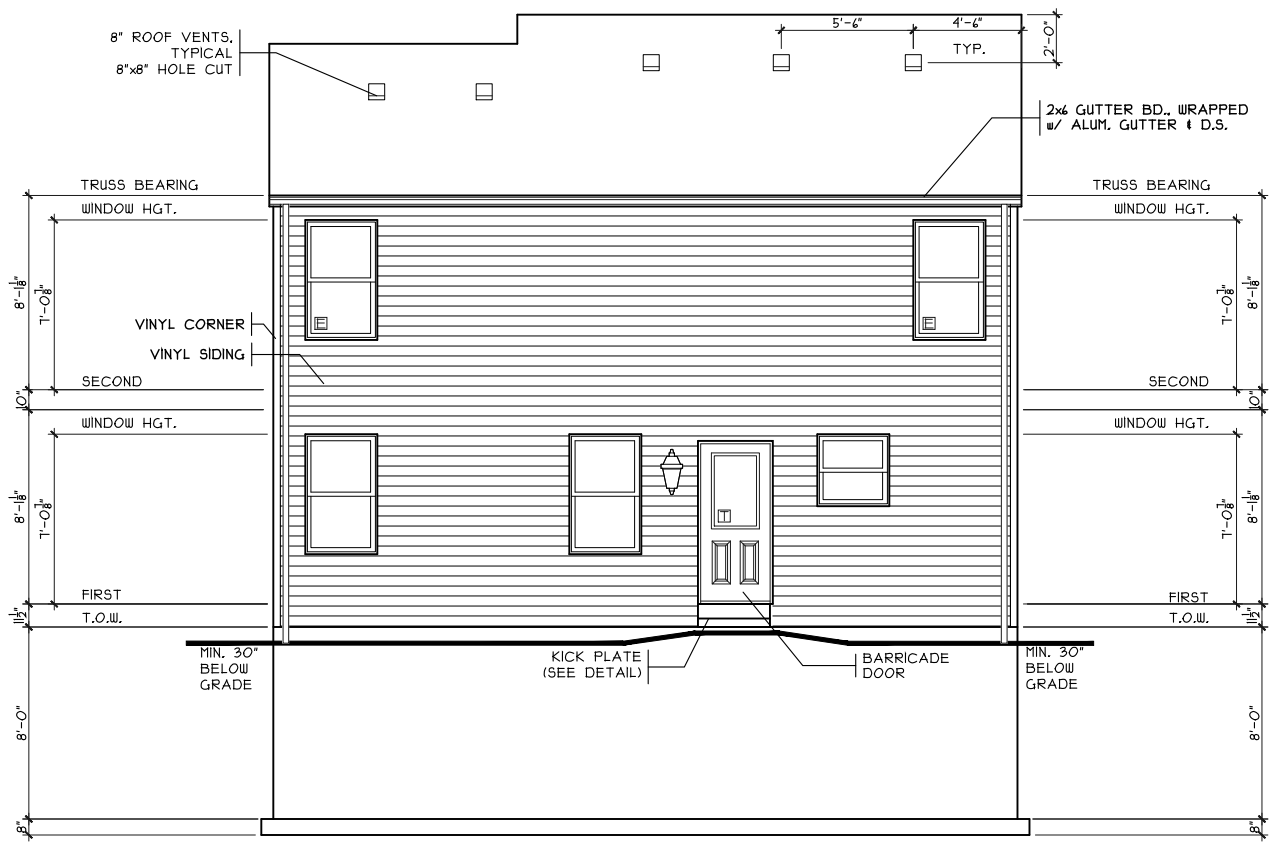
GABLE PEDIMENT DIMS
SCALE: 1/2" = 1'-0"



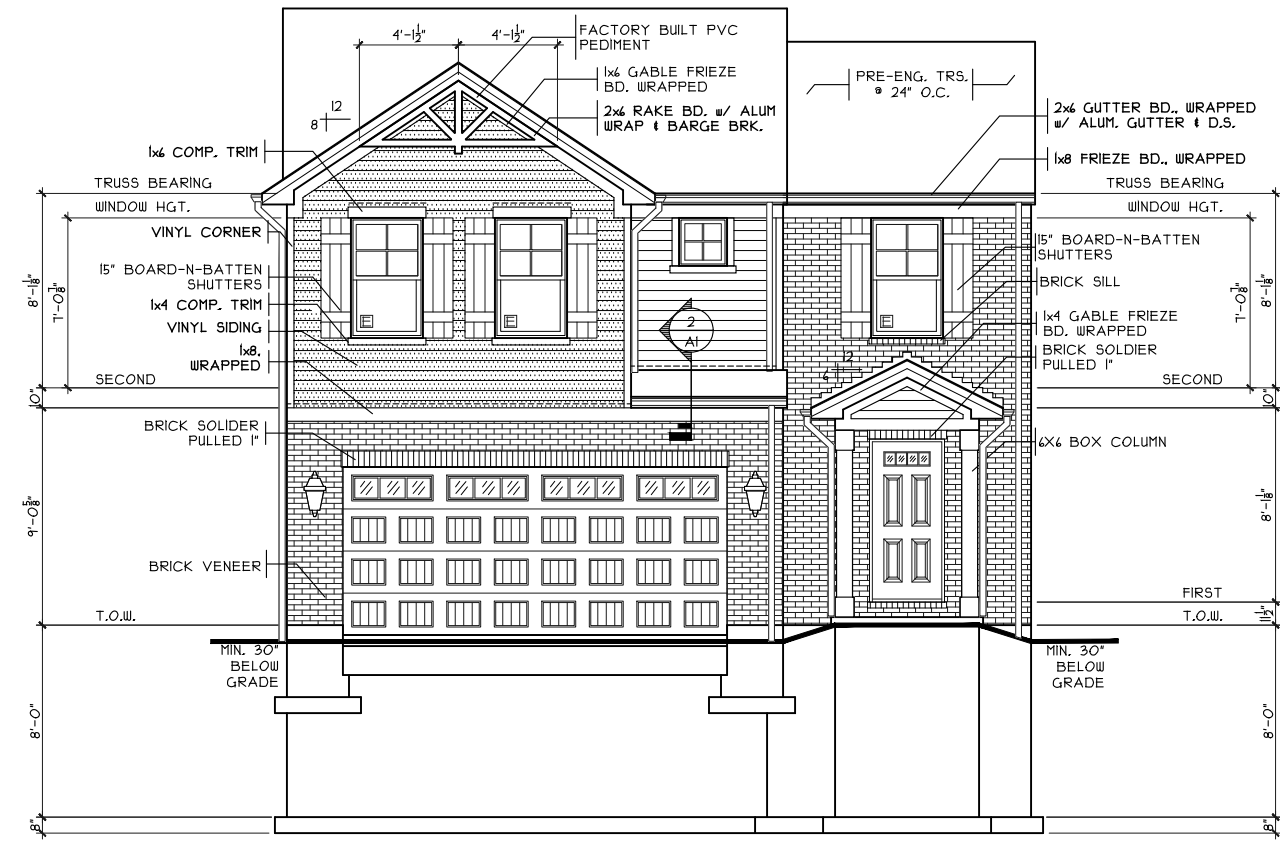
GARAGE DETAIL
SCALE: 1/2" = 1'-0"



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



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



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

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	Second Floor Plan
A5	Typical Wall Sections/Stair Section
A6	Typical Framing Details (Aluminum)
G1	General Notes

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"

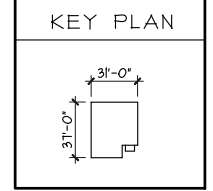
Issue Dates	
Issue	Date
Review	

Rowley - C5 - Vinyl
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Renaissance - TR-2129
Proposed Rai Residence:
Ritu Rai
2141 Pine Valley Drive
Enclave at Twin Run - Lot 2129

Hamilton, Ohio
Butler County

2S1646B4 PLAN INFO	
4	BDRMS
2.5	BATHS
2	CAR GARAGE
8'	1ST FLR. CLG.
SQUARE FOOTAGE	
TOTAL	1646
MAIN	634
UPPER	1012
LOWER(FINISH)	434
LOWER(SLAB)	568
GARAGE(SLAB)	373



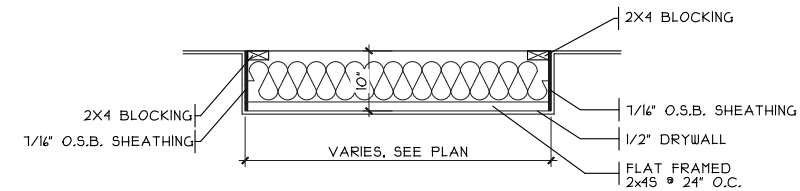
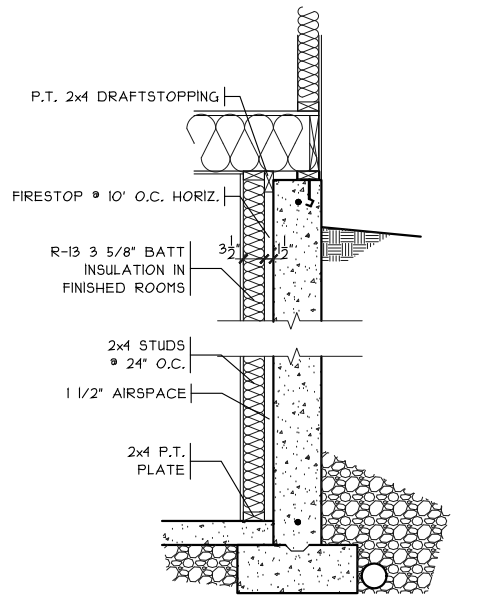
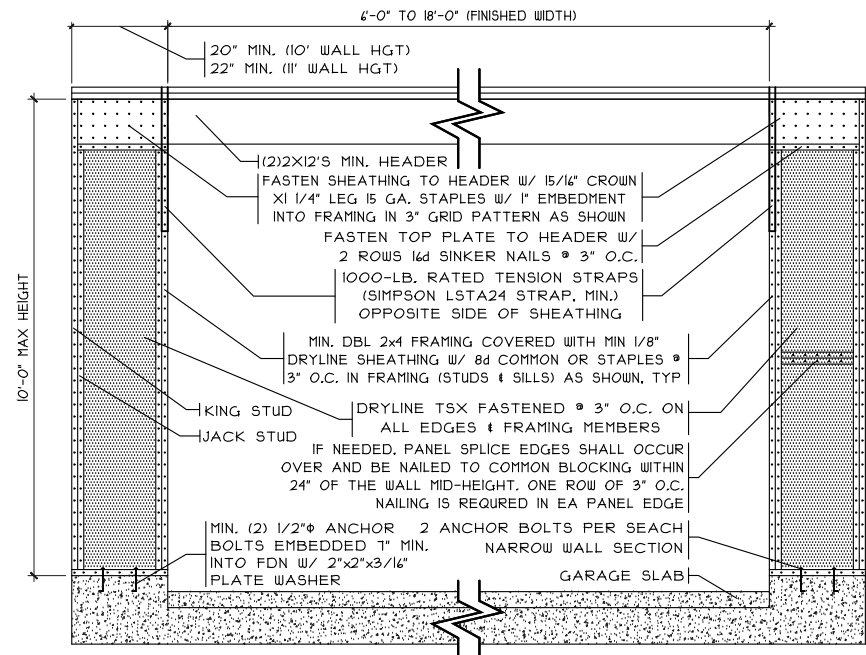
OPTIONS

Front And Rear Elevations

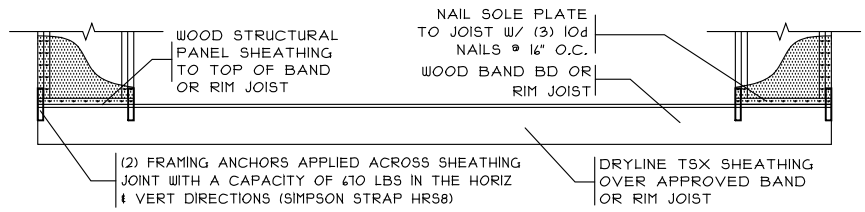
Plan: Rowley Basement
Date: 3/14/23
Drawn: SDG
Scale: As Noted
Revised:
Sheet: 1 of 9

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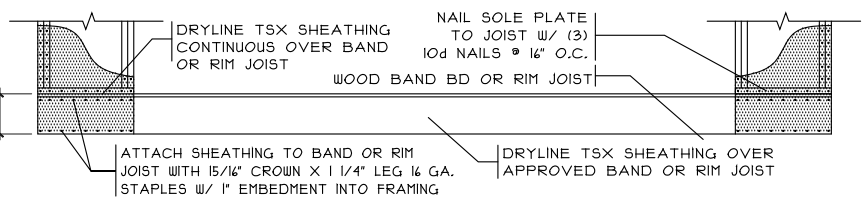
A1



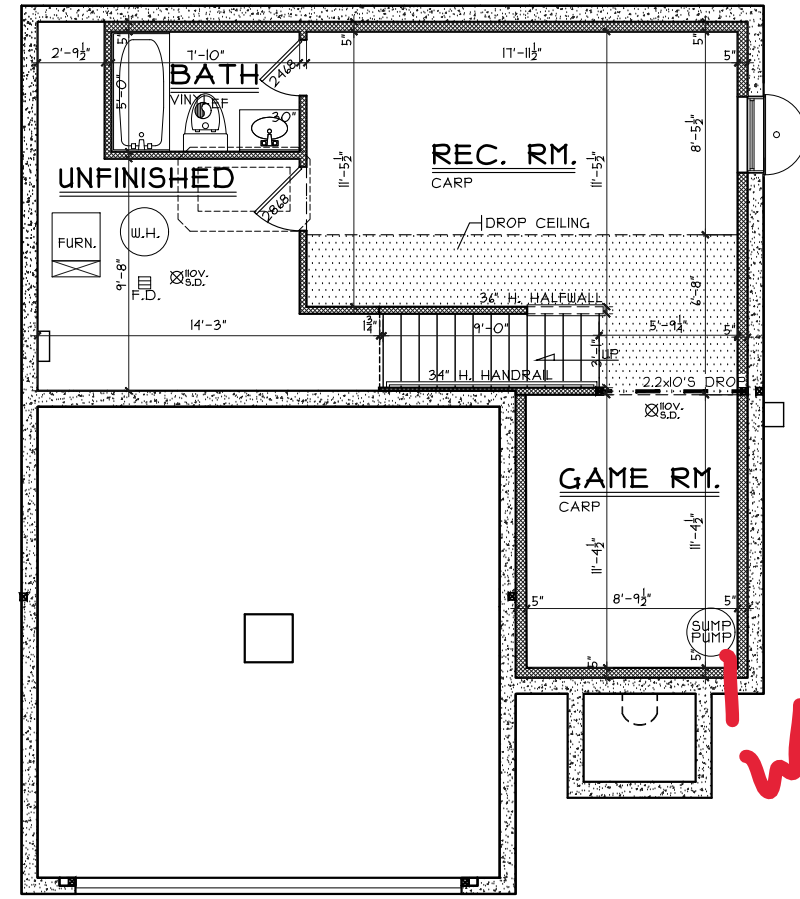
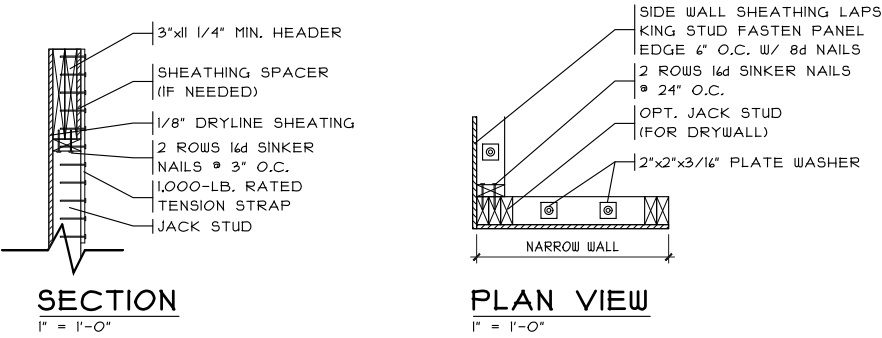
WALL OVER POURED FOUNDATION
SCALE: 1/4" = 1'-0"



WALL OVER RAISED WOOD FLOOR
SCALE: 1/4" = 1'-0"



WALL OVER RAISED WOOD FLOOR
SCALE: 1/4" = 1'-0"



METHOD CS-PF CONTINUOUSLY SHEATHED PORTAL FRAME PANEL CONSTRUCTION

SCALE PER DETAIL Poured Wall Fdn

Rowley - C5 - Vinyl

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Renaissance - TR-2129

Proposed Rai Residence:

Ritu Rai

2141 Pine Valley Drive

Enclave at Twin Run - Lot 2129

Hamilton, Ohio

Butler County

Finished Lower Level Plan

Plan: Rowley Basement

Date: 3/14/23

Drawn: SDG

Scale: As Noted

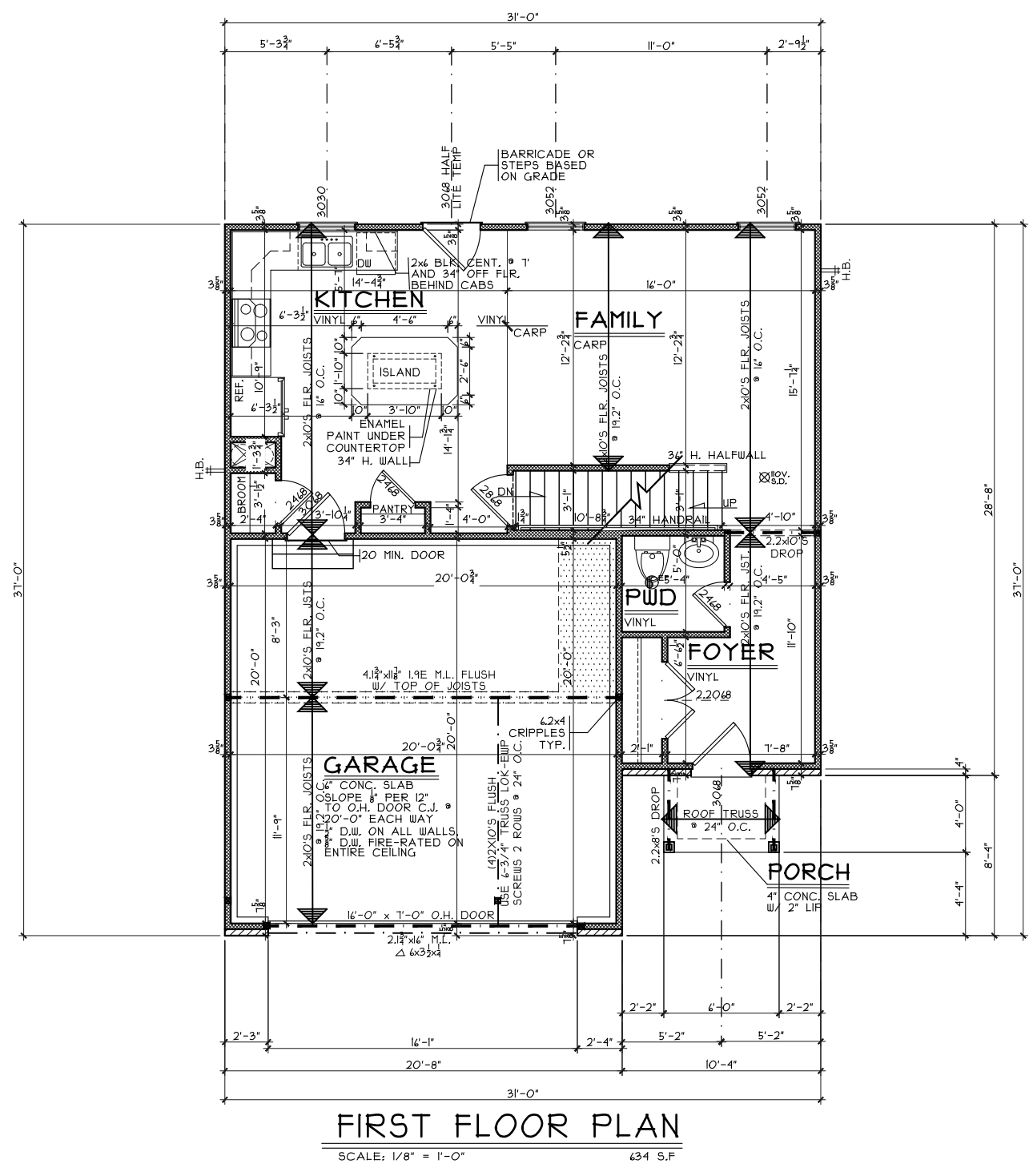
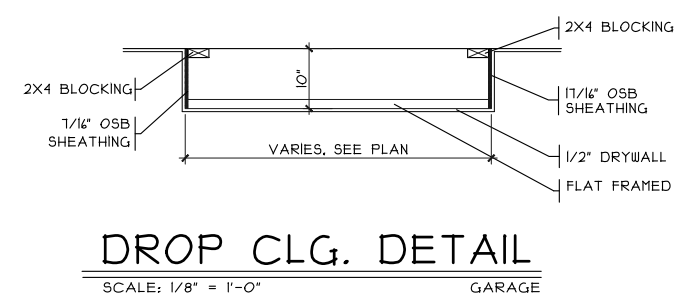
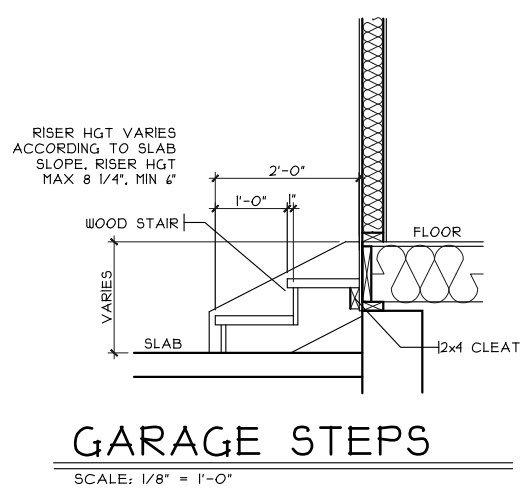
Revised:

Sheet: 4 of 9

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A2a



First Floor Plan
Plan: Rowley Basement
Date: 3/14/23
Drawn: SDG
Scale: As Noted
Revised:
Sheet: 5 of 9



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Renaissance - TR-2129

Proposed Rai Residence:

Ritu Rai

2141 Pine Valley Drive

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Hamilton, Ohio

Butler County

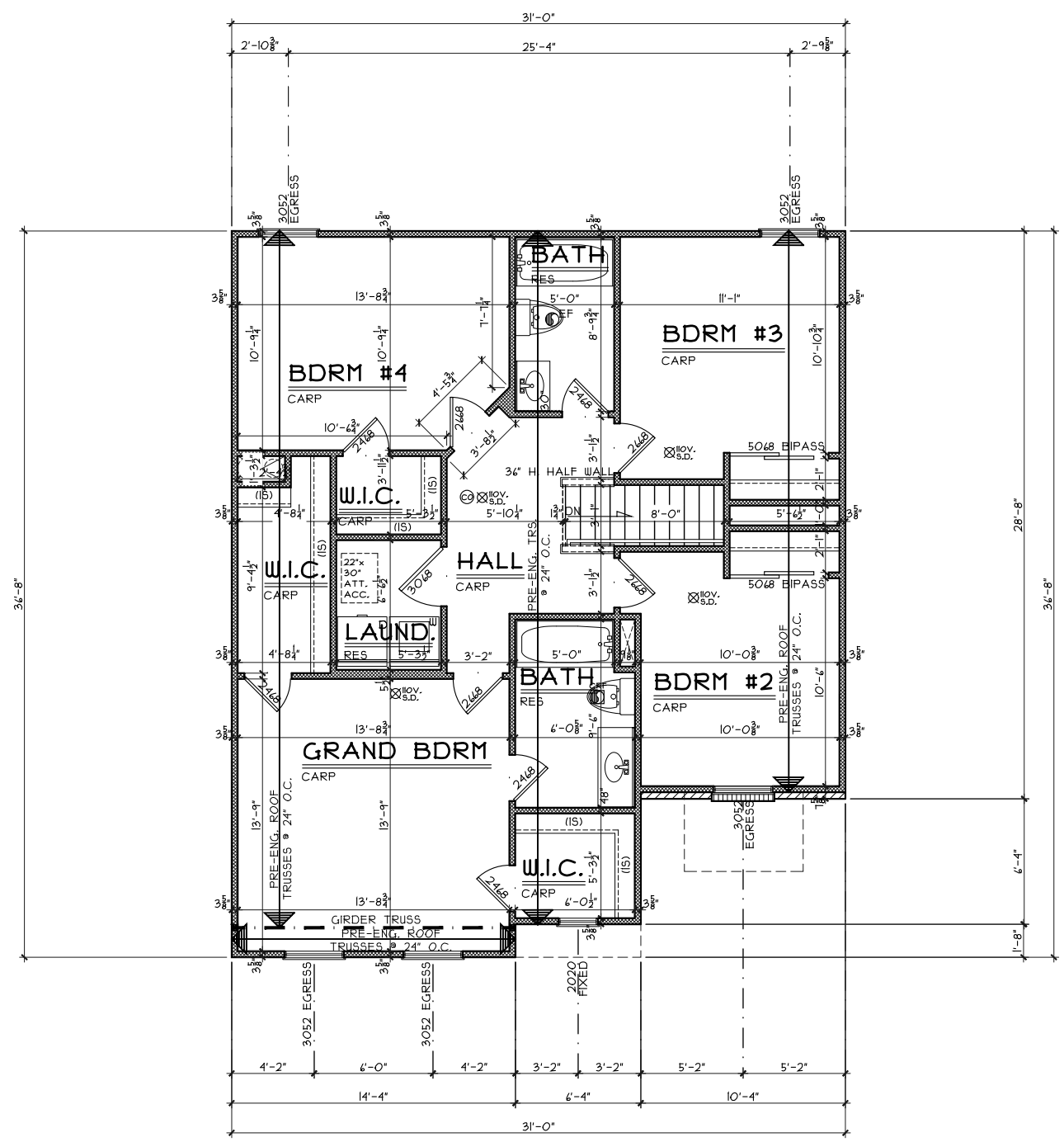
Rowley - C5 - Vinyl

Issue Dates

Review	Issue Dates

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A3



SECOND FLOOR PLAN
SCALE: 1/8" = 1'-0" 1012 S.F.

Second Floor Plan

Plan: Rowley Basement
Date: 3/14/23
Drawn: SDG
Scale: As Noted
Revised:
Sheet: 6 of 9



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Issue Dates

Issue	Date	Review

A4

Hamilton, Ohio
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