

TR 2131

2145 Pine Valley Drive

Hamilton, OH 45013

2 Story Basement

Full bath basement - finished

Vent kitchen sink

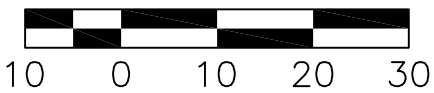
2 hose bibs - no valves required

ice maker

2 tub

1 shower

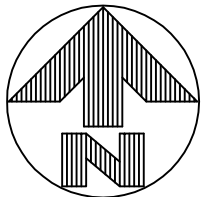
Gas Furnace



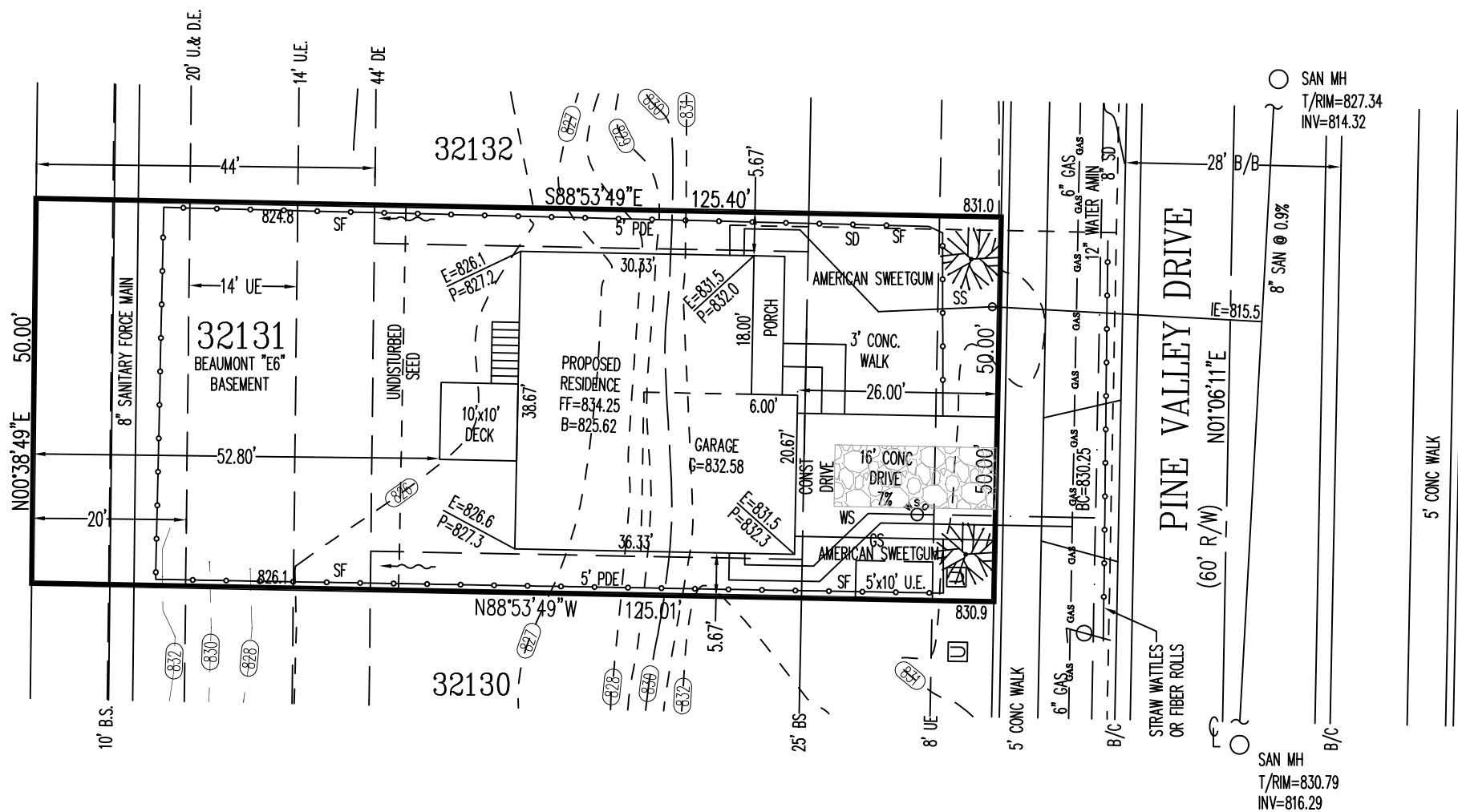
RAI RESIDENCE
2145 PINE VALLEY DRIVE

PLOT PLAN

LOT 32131 (6,260 SF) 0.144 ACRES
ENCLAVE @ TWIN RUN, SECTION ONE
CITY OF HAMILTON
BUTLER COUNTY, OHIO
FOR: CRISTO HOMES



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



YARD TREE
(SEE APPROVED TREE LIST AND SIZE
REQUIREMENTS IN CHAPTER 915 OF THE CITY OF
HAMILTON CODIFIED ORDINANCES)

TOPOGRAPHY FROM (CONSTRUCTION
PLANS) OR (FIELD LOCATIONS), DATED
06/21/18 MAY NOT REFLECT CURRENT
CONDITIONS.

FOR PERMITTING PURPOSES ONLY.

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

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

BUILDER 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,
BUILDER TAKES FULL RESPONSIBILITY FOR THE FINISH FLOOR ELEVATION.

BUILDER IS RESPONSIBLE FOR POSITIVE DRAINAGE AROUND/AWAY FROM
HOUSES AND APPROPRIATE FINAL GRADING TO INSURE PROPER DRAINAGE OF
THE LOT.

APEX IS NOT RESPONSIBLE FOR SOIL CONDITIONS OR
GROUND WATER CONDITIONS.

DRAINAGE ARROWS AND ROUTES ARE SUBJECT TO CHANGE.

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

GAS CURB VALVES CANNOT BE LOCATED IN THE SIDEWALK OR DRIVEWAY

WATER SERVICE SHALL BE TYPE K COPPER FROM THE WATER MAIN TO THE
METER. PLASTIC PIPE IS NOT RECOMMENDED ANYWHERE ON THIS PROJECT TO
TO THE CITY'S DISINFECTION PROCESS

THE CONTRACTOR MUST FOLLOW THE CITY OF HAMILTON WATER MAIN AND
WATER SERVICE TESTING PROCEDURES.

ADD A CLEANOUT AT THE R/W OR EASEMENT DNA ANY BEND IN THE LATERAL.
USE A COUNTERSUNK HEAD WHEN A RAISED HEAD IS CONSIDERED A TRIP
HAZARD. CLEANOUTS ARE NOT TO BE LOCATED IN THE SIDEWALK OR
DRIVEWAY.

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 IT IS NECESSARY TO TAP THE SANITARY SEWER MAIN A FACTORY WYE MUST
BE USED.

QUANTITIES

TOTAL LOT AREA	6510	sq. ft.
CITY WALK	170	sq. ft.
HOUSE WALK	43	sq. ft.
DRIVE	512	sq. ft.
APRON	185	sq. ft.
PATIO AND PORCHES	72	sq. ft.
DECK	100	sq. ft.
SEEDING AREA	2362	sq. ft.
UNDISTURBED AREA	2394	sq. ft.



2 WORKING DAYS
BEFORE YOU DIG
OHIO811.org
CALL TOLL FREE 800-362-2764
OHIO UTILITIES PROTECTION SERVICE

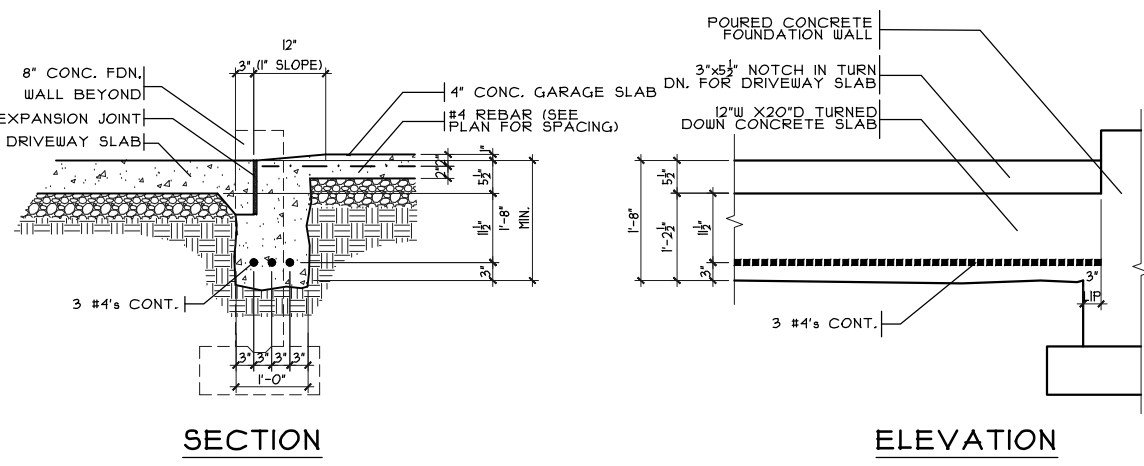
SCALE: 1"=20'
DATE: 08/28/23
DRAWN: JAC
DESIGNED:
CHECKED: JLS

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

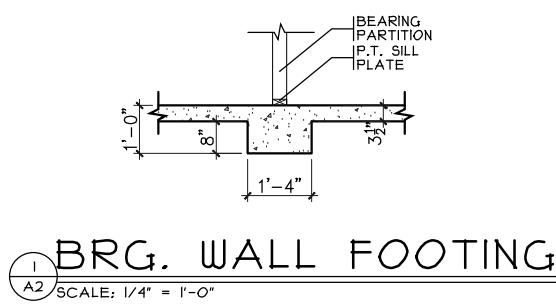
REVISIONS:
1. 9-12-23 SF
2.
3.
4.

PROJECT: TWINRUN
DRAWING: 231562PA

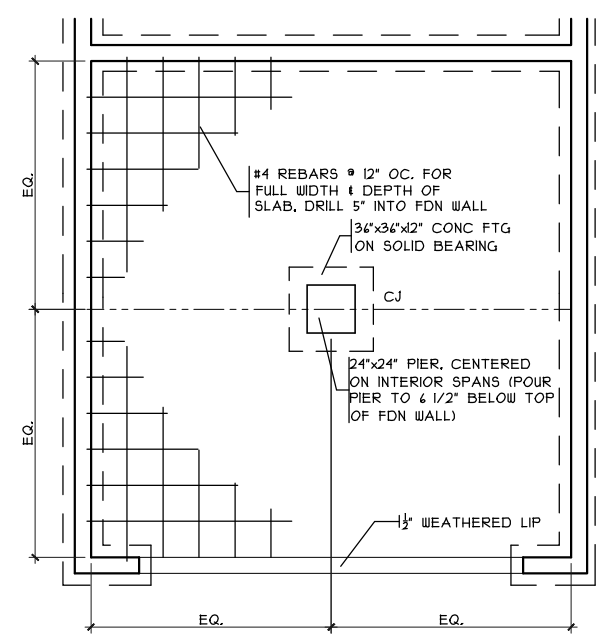
SHEET
1 OF 1



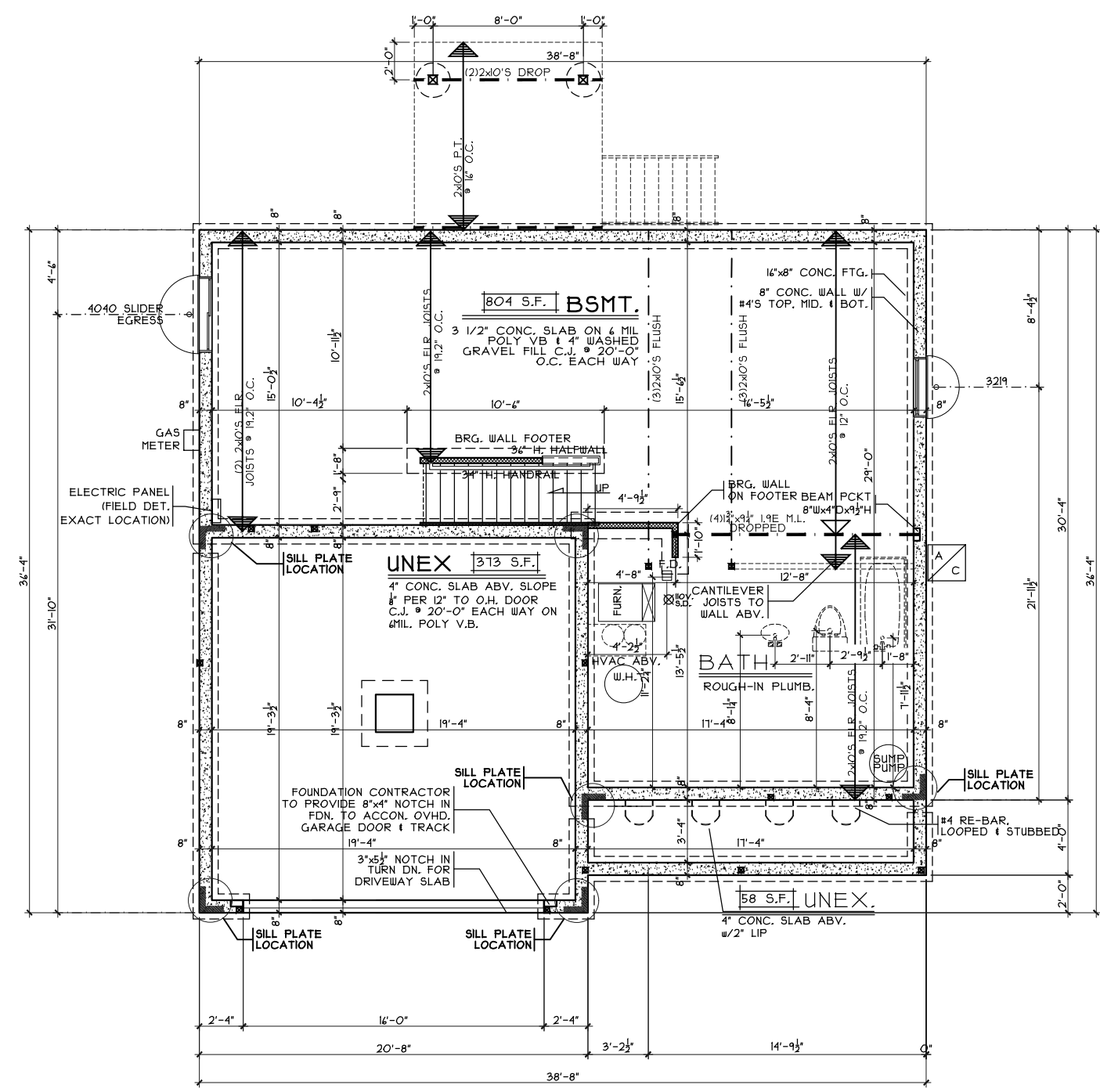
GARAGE DOOR GRADE BM
SCALE: 3/8" = 1'-0"



BRG. WALL FOOTING
SCALE: 1/4" = 1'-0"



GRADE BM DETAIL
SCALE: 1/8" = 1'-0"



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

Foundation Plan
Plan: Beaumont Basement
Date: 8/8/23
Drawn: JRK
Scale: As Noted
Revised: 8/14/23
Sheet: 3 of 9

Proposed Residence:
Rai Residence
2145 Pine Valley Drive
Enclave at Twin Run Lot 2131

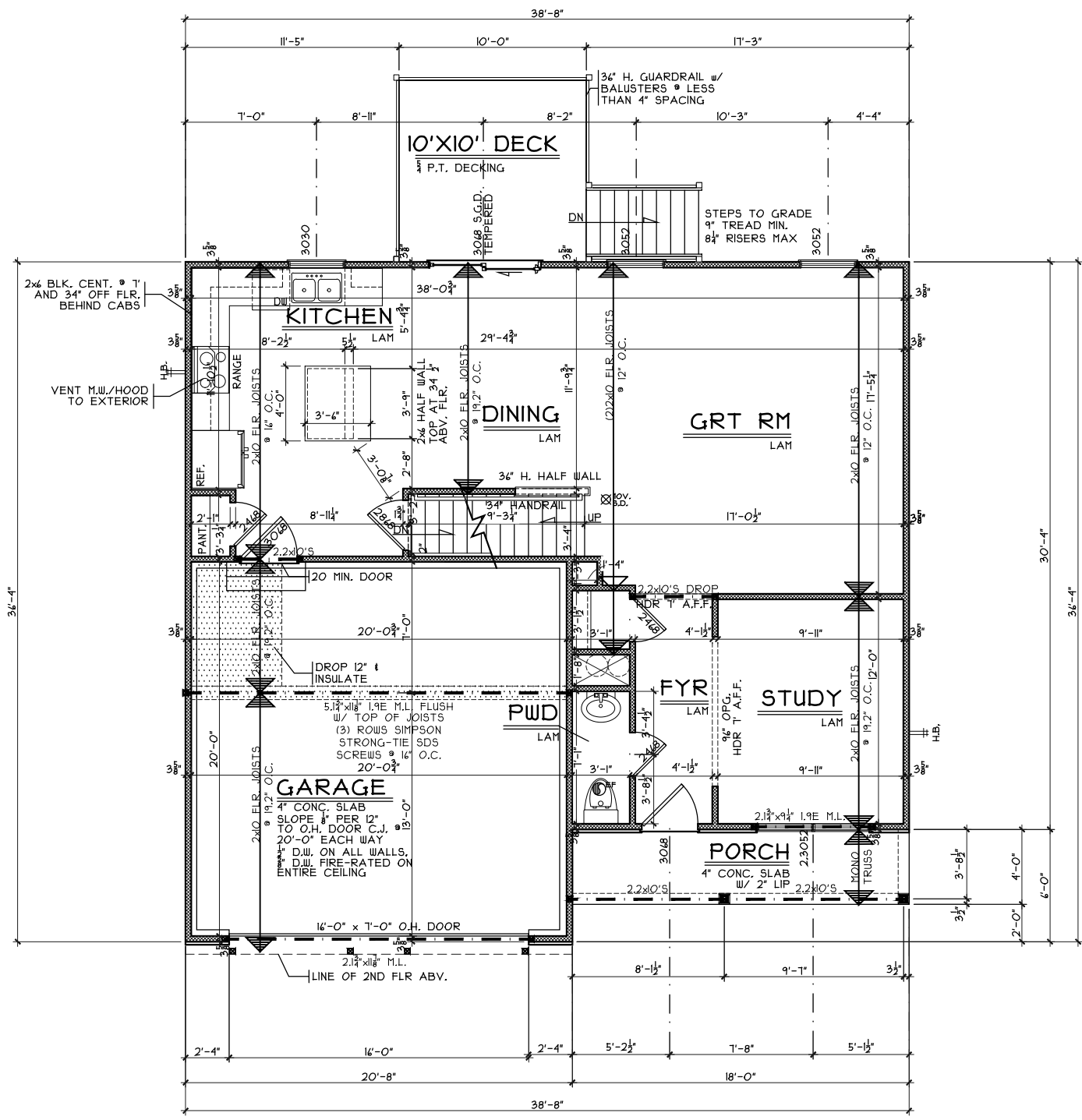
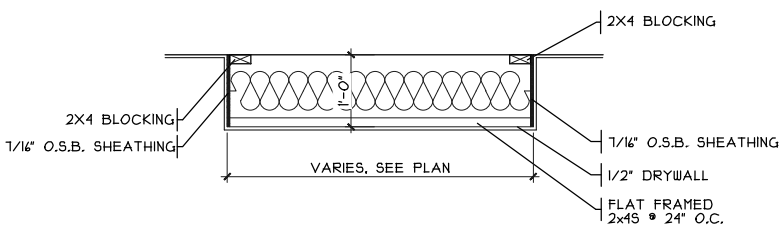
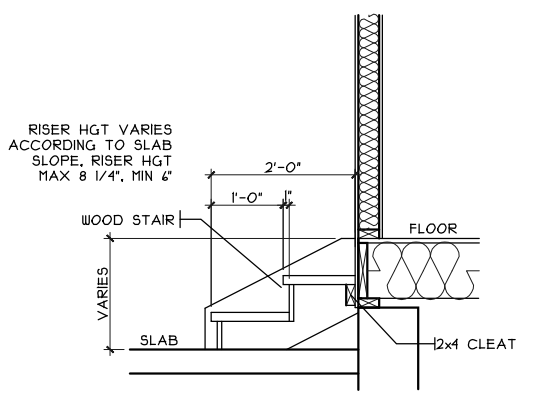
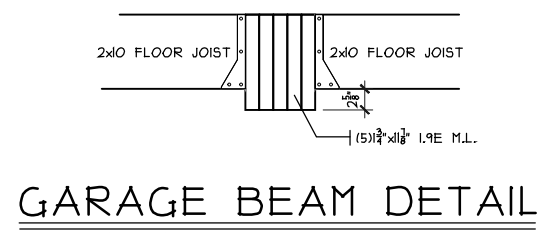
CRISTO HOMES
7594-A Tylers Place Blvd.
West Chester, OH 45069
513.755.0570 www.cristohomes.com

Beaumont - E6 - Vinyl
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Issue Dates

Review	

Hamilton Butler County



First Floor Plan
Plan: Beaumont Basement
Date: 8/8/23
Drawn: JRK
Scale: As Noted
Revised: 8/14/23
Sheet: 5 of 9

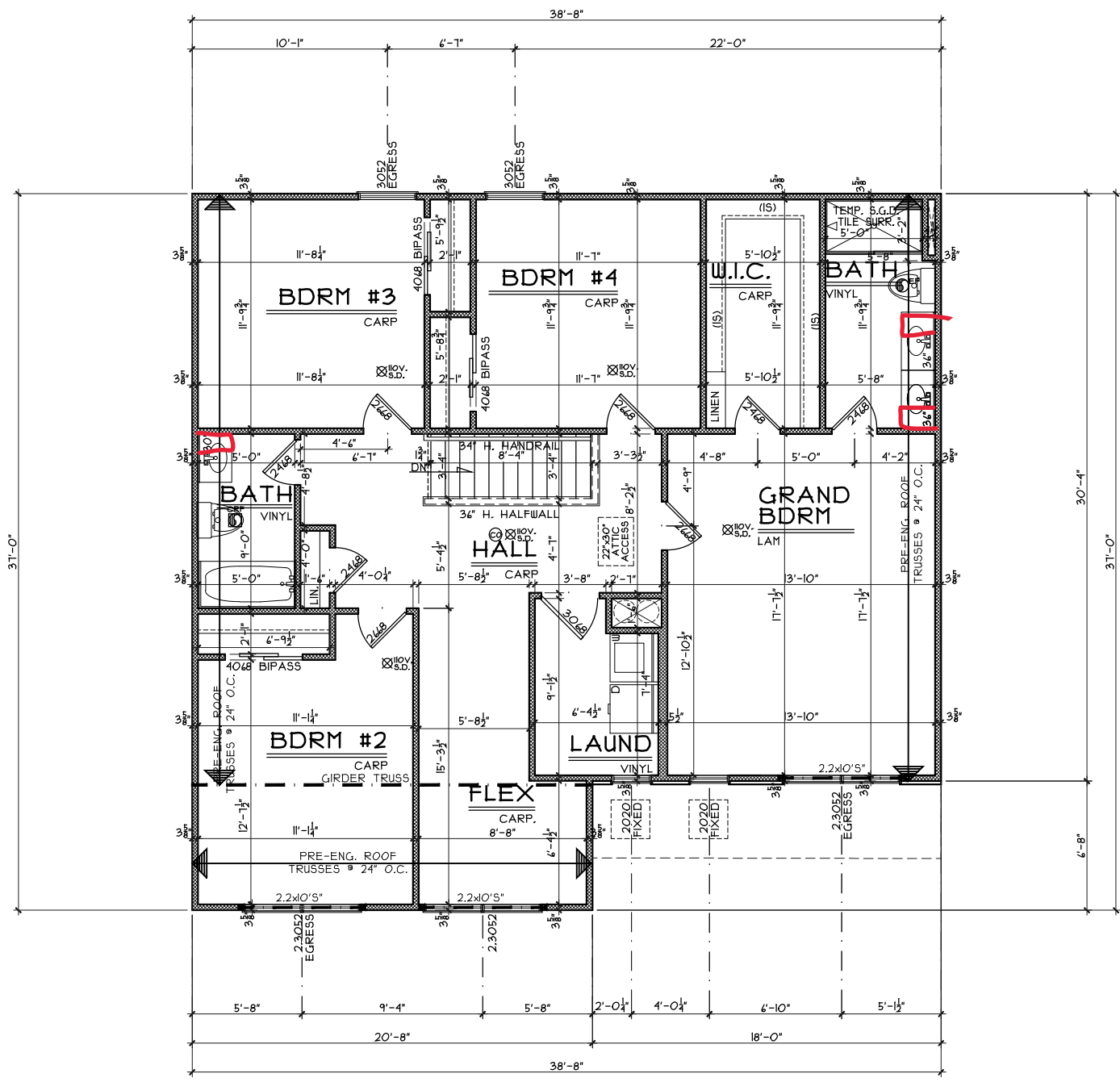
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Issue Dates
Review

Hamilton
Butler County



SECOND FLOOR PLAN
SCALE: 1/8" = 1'-0" 1211 S.F.

Second Floor Plan

Plan: Beaumont Basement
Date: 8/8/23
Drawn: JRK
Scale: As Noted
Revised: 8/14/23
Sheet: 6 of 9

Renaissance - TR-2131

Proposed Residence:
Rai Residence
2145 Pine Valley Drive
Enclave at Twin Run Lot 2131

Beaumont - E6 - Vinyl

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Issue Dates

Issue	Date
Review	

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Hamilton
Butler County

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