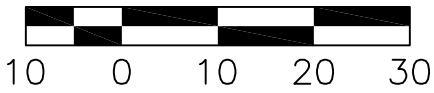
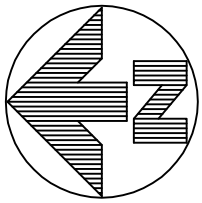


TR 2226
2874 Pine Leaf Court
Hamilton, OH 45013

Must run 3" vent out roof
2 Story Basement
VENT the kitchen - do not loop vent it or AA it !!
3pc rough in basement - finished basement
2 hose bibs - no valves required
ice maker
1 tub
1 shower

Gas Furnace



MAMPUYA RESIDENCE
2874 PINE LEAF COURT

PLOT PLAN

LOT 32226 (5,294 SF) 0.122 ACRES

ENCLAVE AT TWIN RUN, SECTION THREE

CITY OF HAMILTON

BUTLER COUNTY, OHIO

FOR: CRISTO HOMES

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.

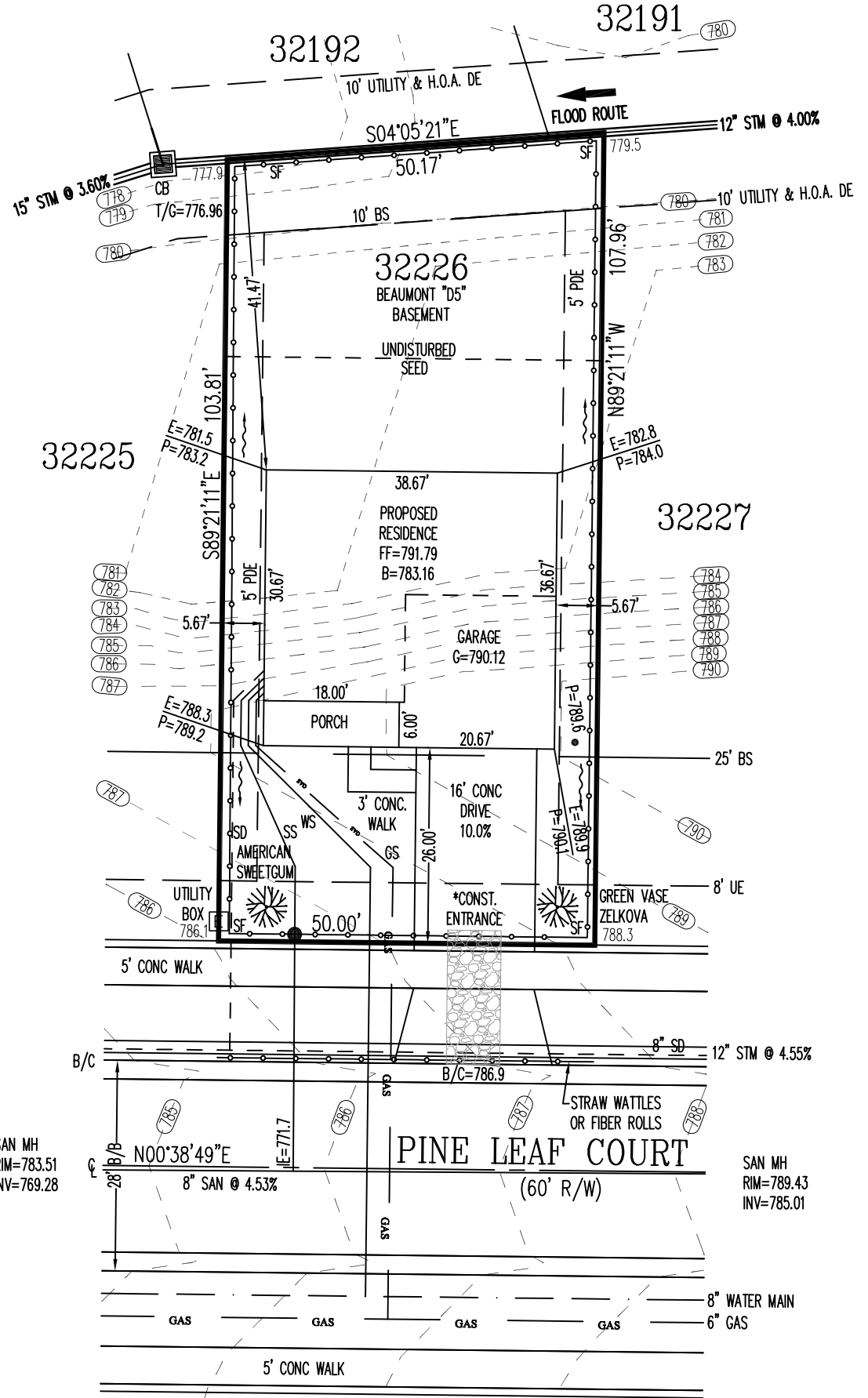
AN OPERATOR QUALIFIED (OQ) CONTRACTOR MUST INSTALL THE GAS SERVICE FROM THE CURB BOX TO THE METER

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.



SAN MH
RIM=783.51
INV=769.28

SAN MH
RIM=789.43
INV=785.01



QUANTITIES

TOTAL LOT AREA	5294	sq. ft.
CITY WALK	170	sq. ft.
HOUSE WALK	37	sq. ft.
DRIVE	512	sq. ft.
APRON	185	sq. ft.
PATIO AND PORCHES	108	sq. ft.
DECK	0	sq. ft.
SEEDING AREA	2345	sq. ft.
UNDISTURBED AREA	1411	sq. ft.

YARD TREE SIZE AND SPECIES PER ZONING REQUIREMENTS.

2 WORKING DAYS
BEFORE YOU DIG

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

SCALE: 1"=20'
DATE: 3/28/2023
DRAWN: REW
DESIGNED:
CHECKED: JLS

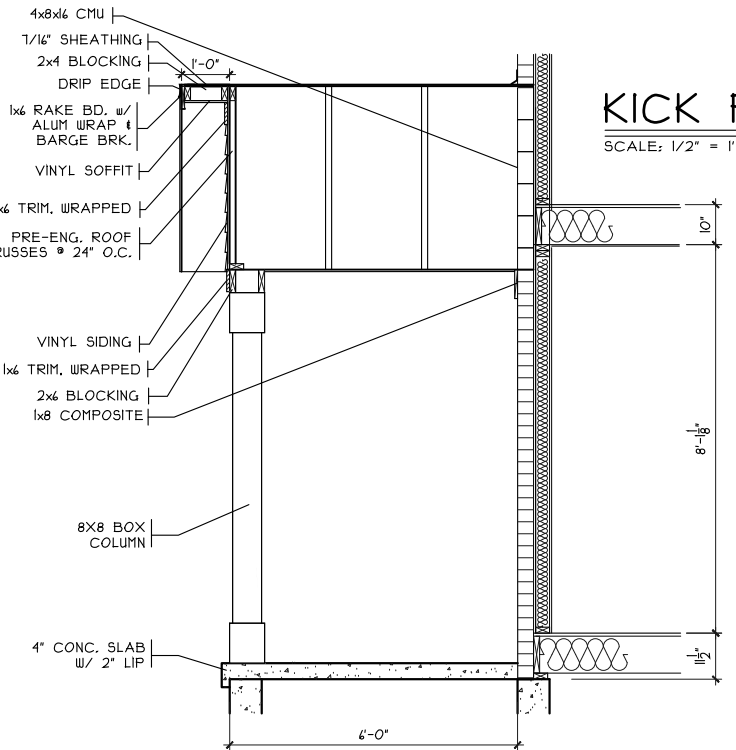
1068 N. UNIVERSITY BLVD MIDDLETOWN, OHIO 45042
PH.-(513) 424-5202 OR (513) 932-8991 FAX - (513) 424-6202

REVISIONS:

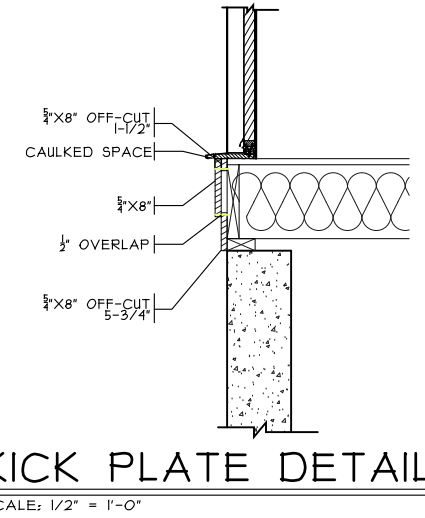
- 1.
- 2.
- 3.
- 4.

PROJECT: TWINRUN
DRAWING: 230532PA

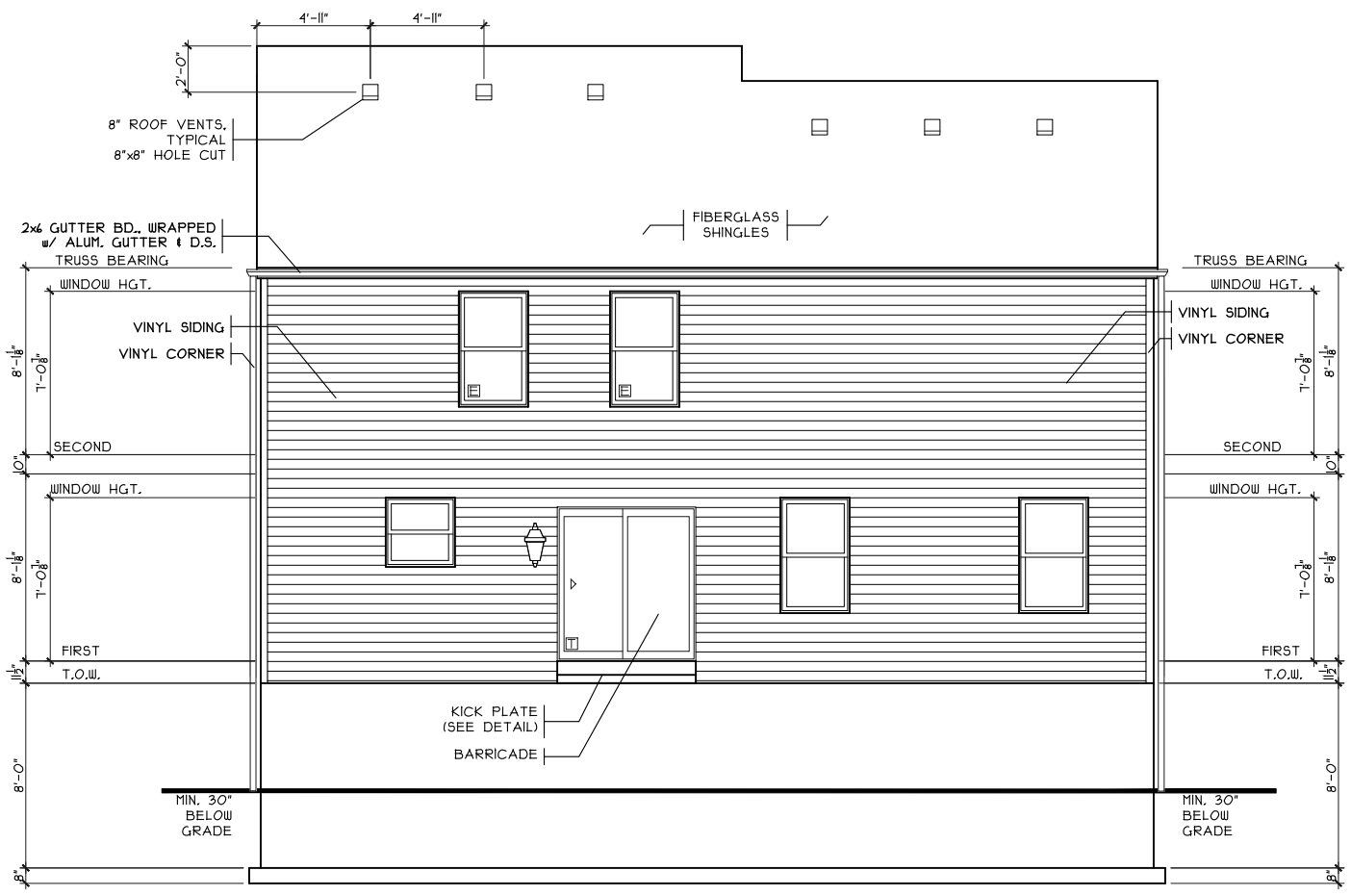
SHEET
1 OF 1



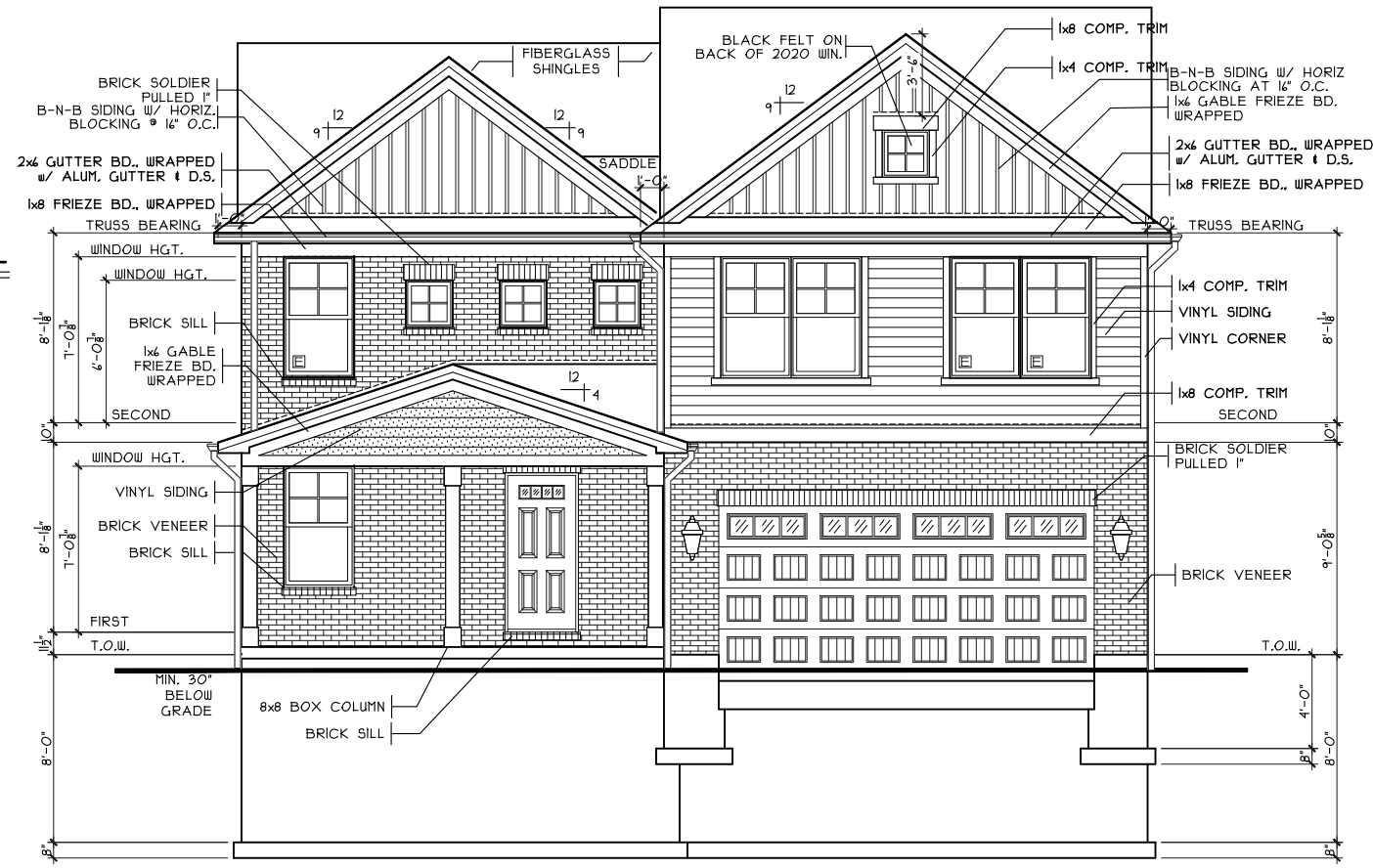
PORCH DETAIL
SCALE: 1/4" = 1'-0"



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



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

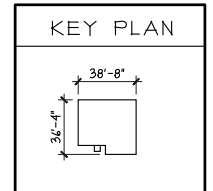


FRONT ELEVATION
SCALE: 1/8" = 1'-0"

SHEET INDEX	
SHT#	DESCRIPTION
A1	Front and Rear Elevations
A1a	Left and Right Elevations
A2	Foundation Plan
A2a	Finished Lower Level Plan
A3	First Floor Plan
A3a	Portal Framing Detail
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"

2S2156B4 PLAN INFO	
4	BDRMS
2.5	BATHS
2	CAR GARAGE
8'	1ST FLR. CLG.
SQUARE FOOTAGE	
TOTAL	2154
MAIN	883
UPPER	1213
LOWER(FINISH)	600
LOWER(SLAB)	803
GARAGE(SLAB)	314



Beaumont - D5 - Vinyl
 Issue Dates: _____
 Review: _____

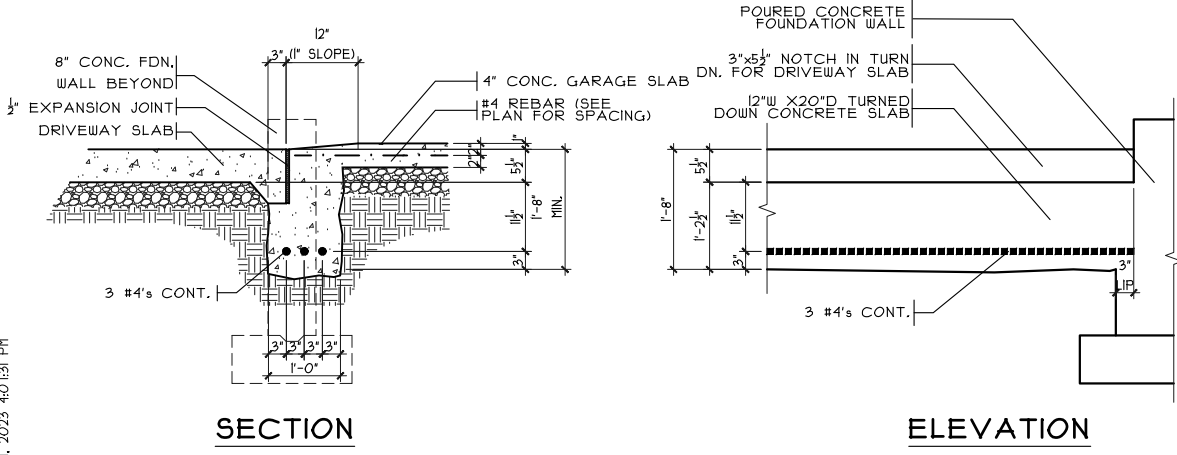
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Renaissance - TR-2226
 Proposed Residence:
 Mampuya, Symphorose
 2874 Pine Leaf Court
 Enclave of Twin Run

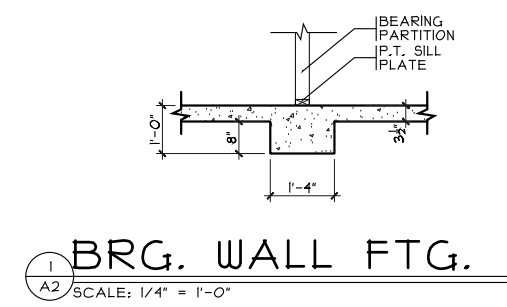
Hamilton
Butler County

CRISTO HOMES
 7594-A Tylers Place Blvd.
 West Chester, OH 45069
 513.795.0570 www.cristohomes.com

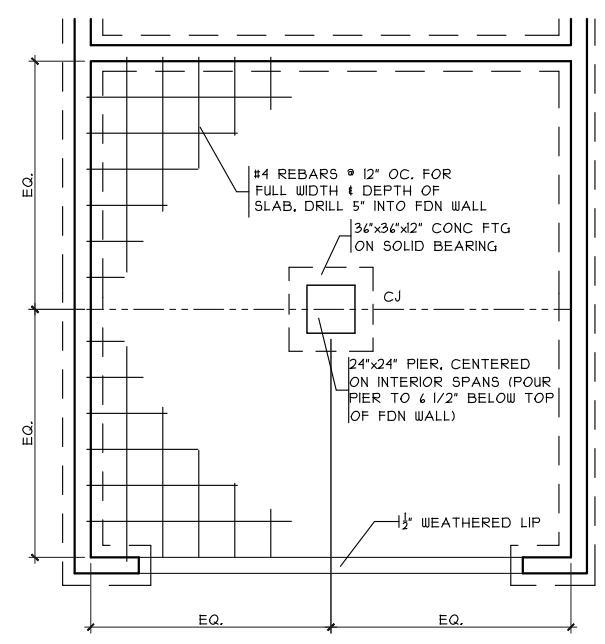
Front And Rear Elevations
 Plan: Beaumont Basement
 Date: 3/16/23
 Drawn: SDG
 Scale: As Noted
 Revised: _____
 Sheet: 1 of 9



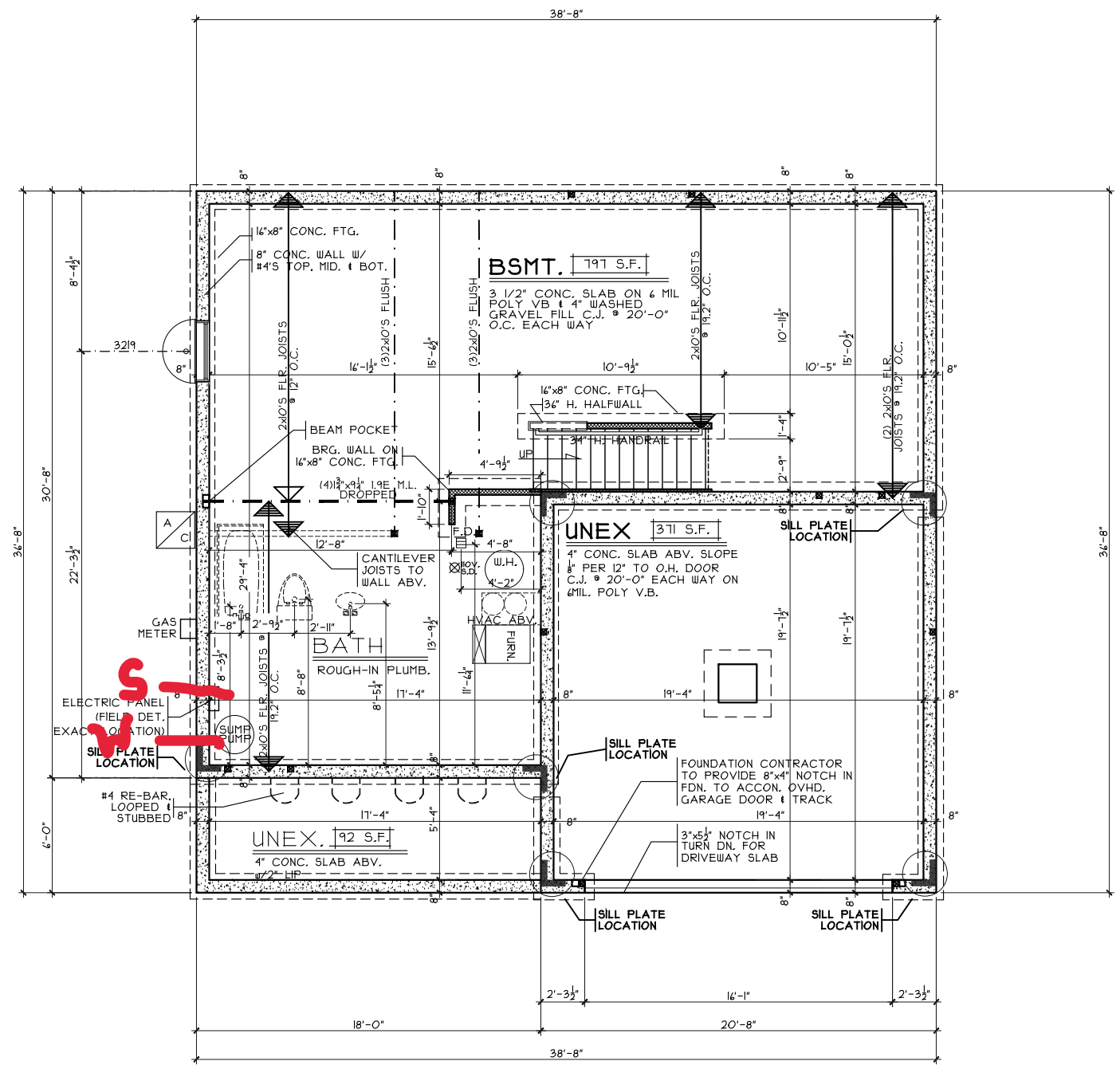
GARAGE DOOR GRADE BM
 SCALE: 3/8" = 1'-0"



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



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



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

Foundation Plan
 Plan: Basement
 Date: 3/16/23
 Drawn: SDG
 Scale: As Noted
 Revised:
 Sheet: 3 of 9

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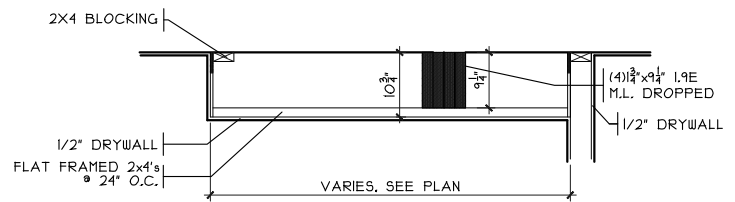
Renaissance - TR-2226
 Proposed Residence:
 Mampuya, Symphorose
 2874 Pine Leaf Court
 Enclave of Twin Run

Beaumont - D5 - Vinyl
 Hamilton
 Butler County

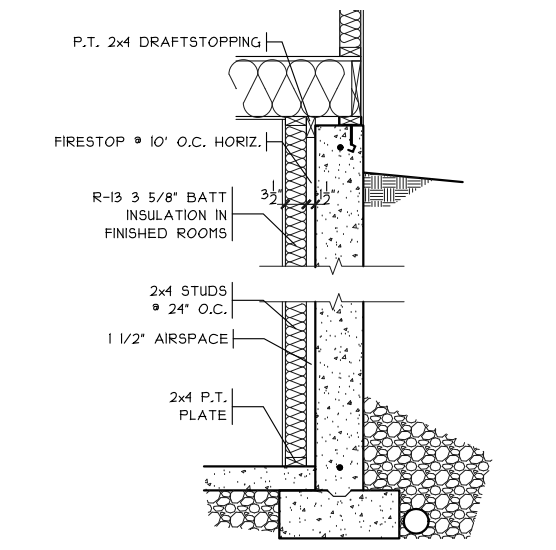
Issue Dates

Review	Issue Dates

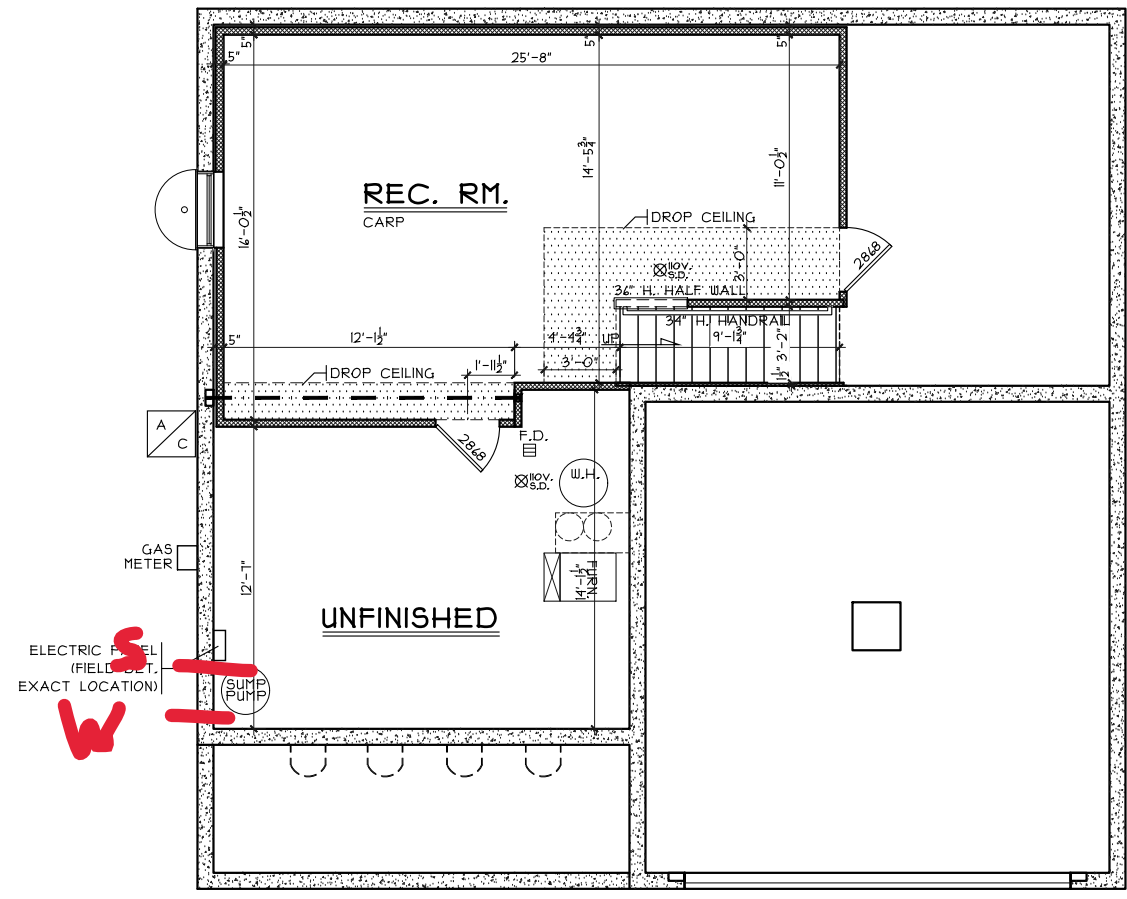
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DROP CEILING DETAIL
SCALE: 1/8" = 1'-0"



FIN. LL WALL DETAIL
SCALE: 3/8" = 1'-0"



LOWER LEVEL PLAN
SCALE: 1/8" = 1'-0" 419 S.F.

Foundation Plan
Plan: Beaumont Basement
Date: 3/16/23
Drawn: SDG
Scale: As Noted
Revised:
Sheet: 4 of 9

Renaissance - TR-2226
Proposed Residence:
Mampuya, Symphorose
2874 Pine Leaf Court
Enclave of Twin Run



Beaumont - D5 - Vinyl

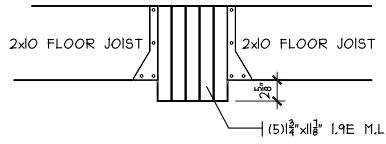
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Issue Dates

Review	Issue Dates

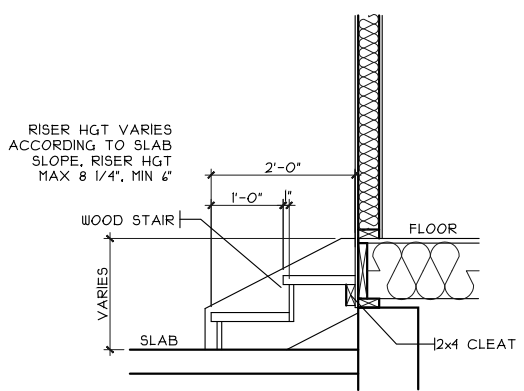
A2a

Hamilton
Butler County



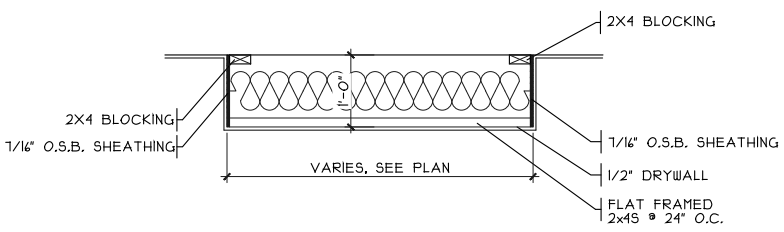
GARAGE BEAM DETAIL

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



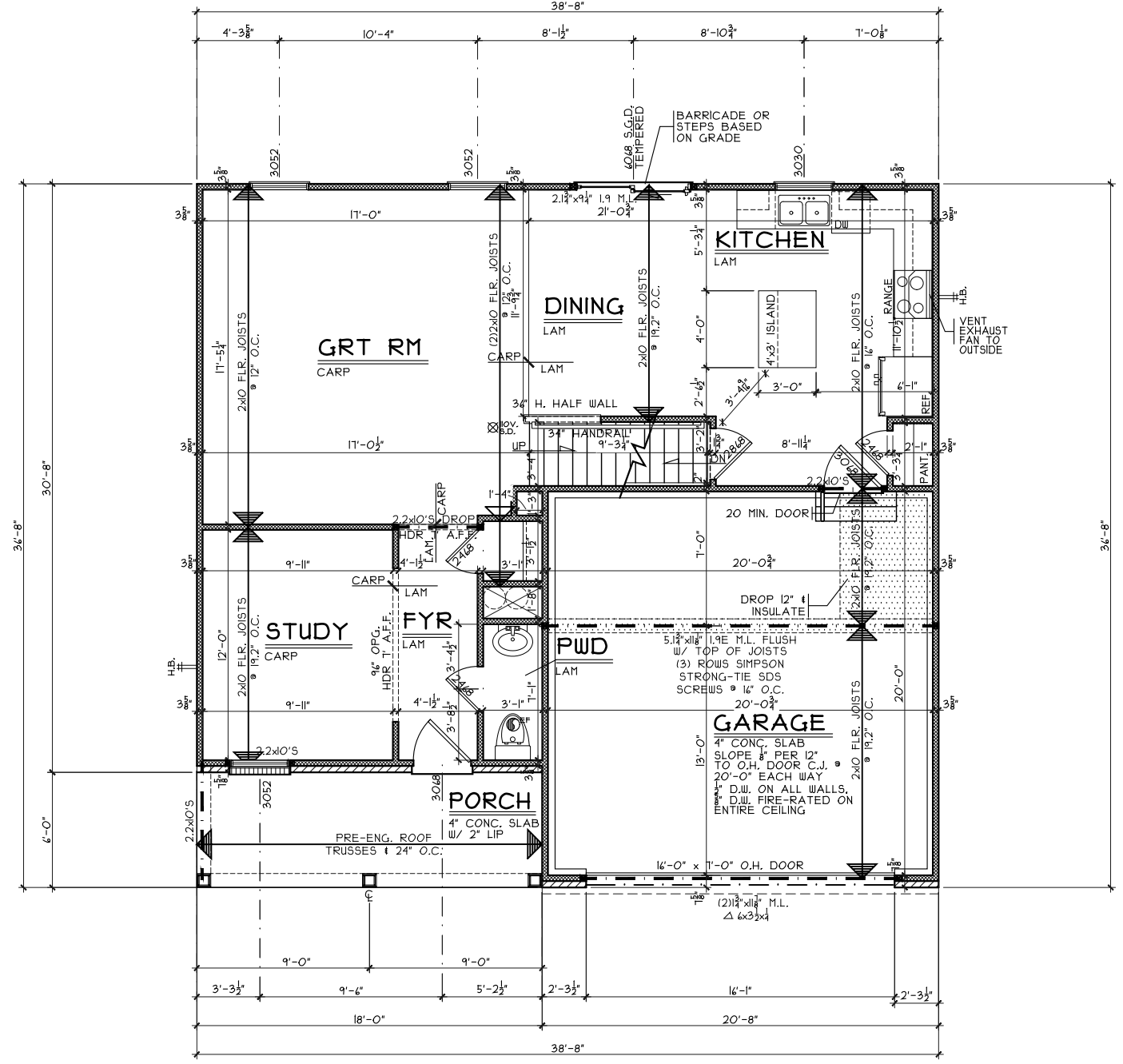
GARAGE STEPS

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



DROP CLG. DETAIL

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



FIRST FLOOR PLAN

SCALE: 1/8" = 1'-0" 883 S.F.

First Floor Plan

Plan: Beaumont Basement
 Date: 3/16/23
 Drawn: SDG
 Scale: As Noted
 Revised:
 Sheet: 5 of 9

Renaissance -TR-2226

Proposed Residence:

Mampuya, Symphorose
 2874 Pine Leaf Court
 Enclave of Twin Run



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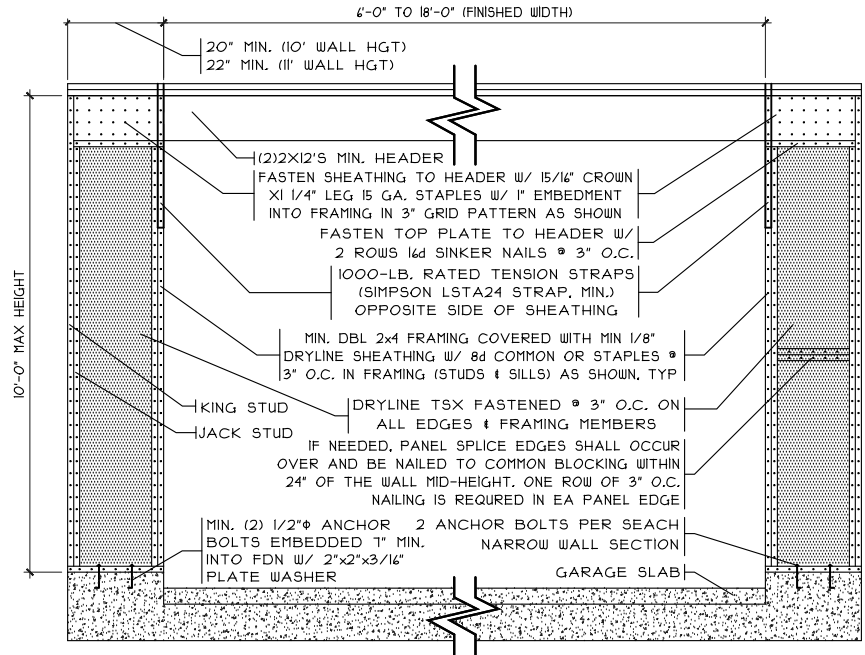
Beaumont - D5 - Vinyl

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Issue Dates

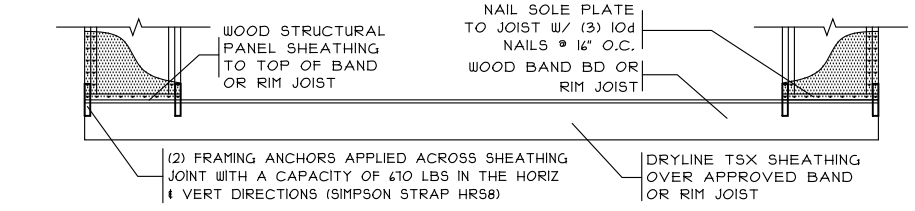
Review	Issue Dates

A3



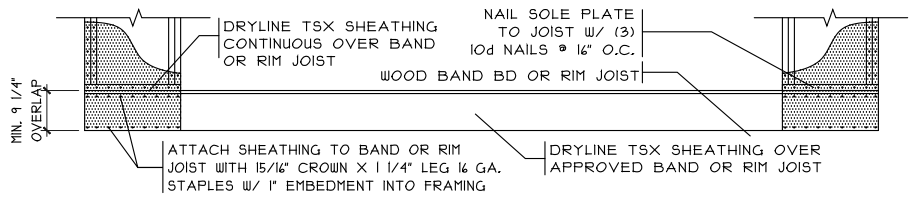
WALL OVER POURED FOUNDATION

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



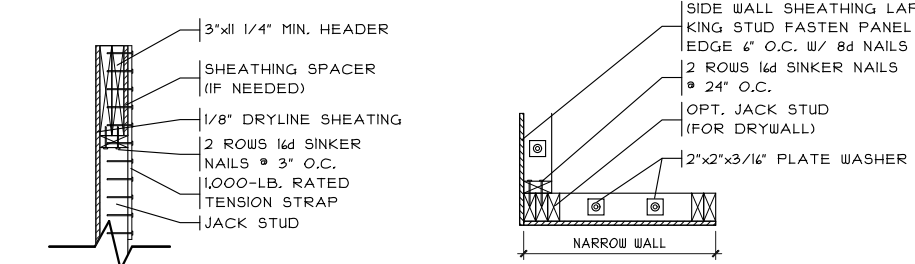
WALL OVER RAISED WOOD FLOOR

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



WALL OVER RAISED WOOD FLOOR

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



SECTION

1" = 1'-0"

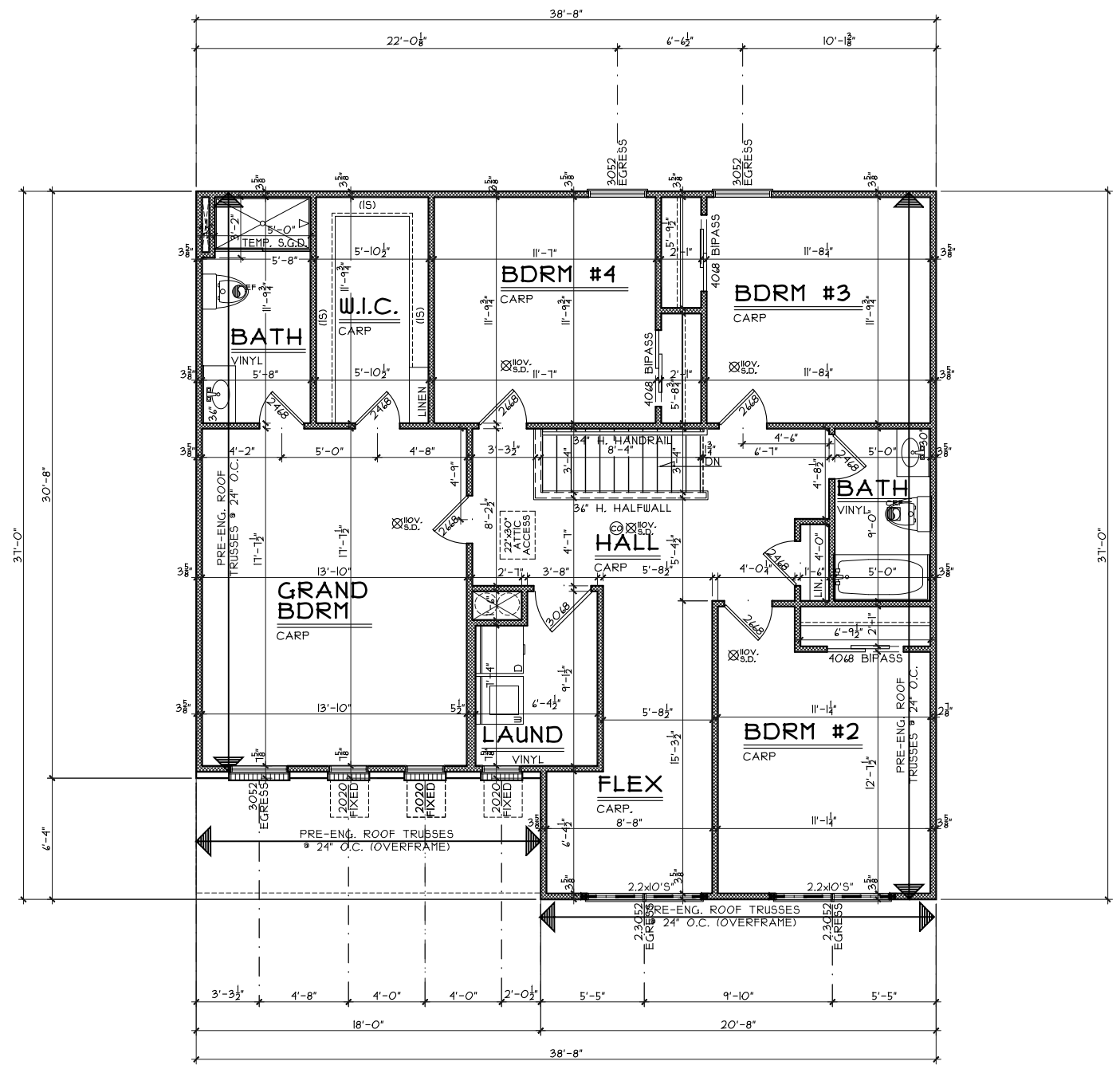
PLAN VIEW

1" = 1'-0"

METHOD CS-PF CONTINUOUSLY SHEATHED PORTAL FRAME PANEL CONSTRUCTION

SCALE PER DETAIL

POURED WALL FDN



SECOND FLOOR PLAN

SCALE: 1/8" = 1'-0" 1213 S.F.

Second Floor Plan
 Plan: Beaumont Basement
 Date: 3/16/23
 Drawn: SDG
 Scale: As Noted
 Revised:
 Sheet: 6 of 9

Proposed Residence:
 Mampuya, Symphorose
 2874 Pine Leaf Court
 Enclave of Twin Run

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Beaumont - D5 - Vinyl
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Issue Dates
 Review

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A4