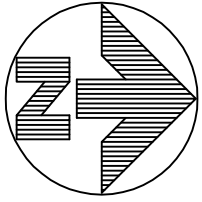
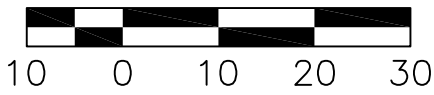


TR 2238
2827 Pine Leaf Court
Hamilton, OH 45013

2 Story Basement - 2 pc rough
Vent kitchen sink
2 hose bibs - no valves required
ice maker
1 tub
1 shower

Gas Furnace



PLOT PLAN

LOT 32238 (5,460 SF) 0.1253 ACRES

ENCLAVE AT TWIN RUN, SECTION 3

CITY OF HAMILTON

BUTLER COUNTY, OHIO

FOR: CRISTO HOMES

QUANTITIES

TOTAL LOT AREA	5,460	sq. ft.
CITY WALK	180	sq. ft.
HOUSE WALK	49	sq. ft.
DRIVE	512	sq. ft.
APRON	185	sq. ft.
PATIO AND PORCHES	33	sq. ft.
DECK	9	sq. ft.
SEEDING AREA	2802	sq. ft.
UNDISTURBED AREA	1404	sq. ft.

SETBACKS:
 FRONT YARD=25'
 REAR YARD=20'
 SIDE YARD=5'

SPEC HOUSE
 2827 PINE LEAF COURT

M.R.O.E.=807.3

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



FOR PERMITTING PURPOSES ONLY.

TOPOGRAPHY SHOWN HEREON ARE DERIVED FROM AS-BUILT SURVEY PROVIDED BY CRISTO HOMES. MAY NOT REFLECT CURRENT CONDITIONS.

INFORMATION FROM CONSTRUCTION DRAWINGS. UTILITIES 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, CONTRACTOR 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. SWALE ARROWS AND DRAINAGE ROUTES ARE SUBJECT TO CHANGE DEPENDING ON GRADING AND SITE CONDITIONS.

APEX ASSUMES NO RESPONSIBILITY FOR SOIL CONDITIONS, GROUND WATER CONDITIONS AND ANY POTENTIAL WATER INFILTRATION. BUILDER 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."

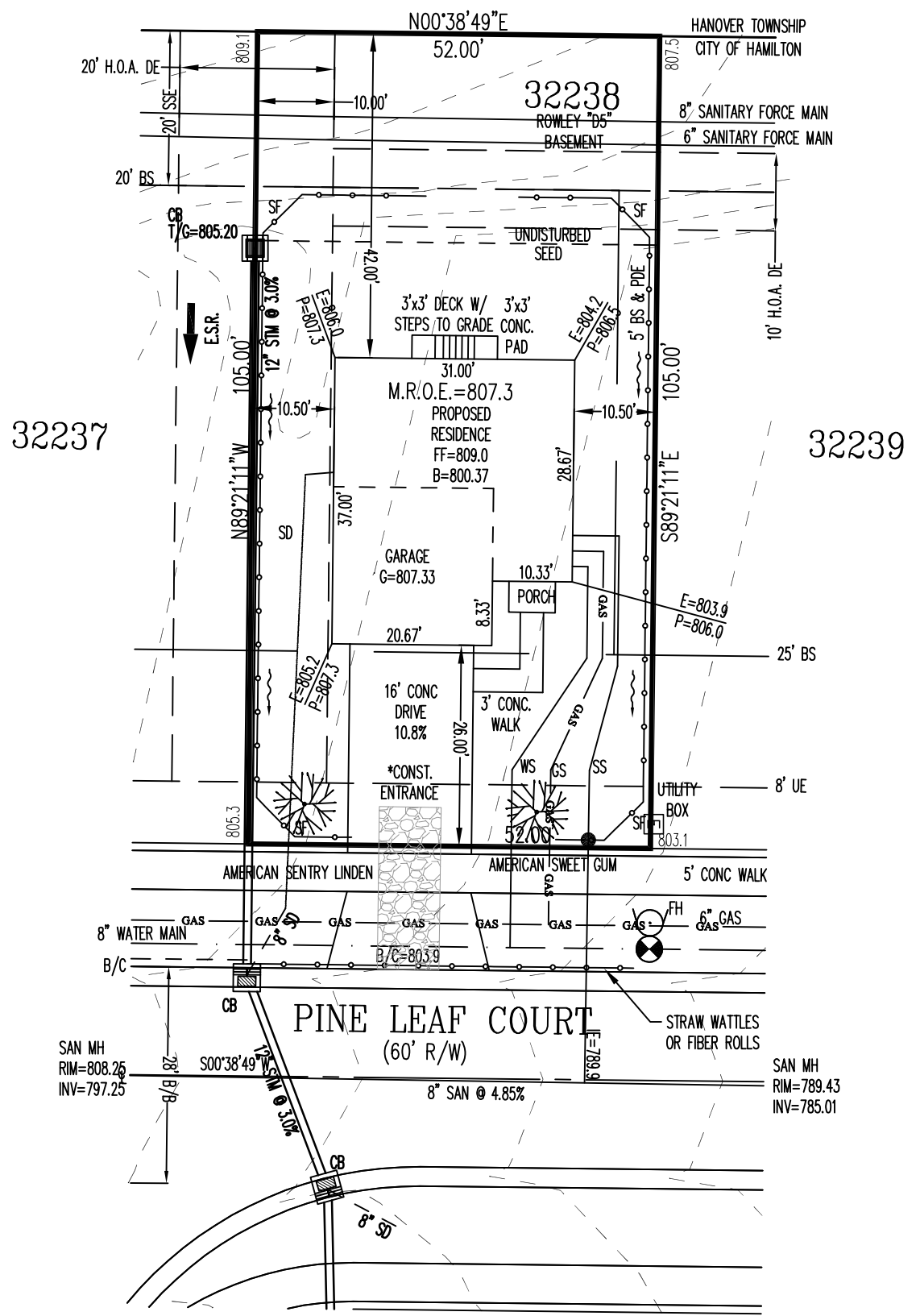
*CONST. ENTRANCE--AS SHOWN HEREON FOR GRAPHICAL PURPOSES ONLY, "GRAVEL OR CRUSHED STONE CONSTRUCTION ENTRANCE UNDERLAIN WITH GEOTEXTILE" DIMENSIONS AND MATERIAL TO BE DETERMINED BY CITY.

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



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

2 WORKING DAYS
 BEFORE YOU DIG

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

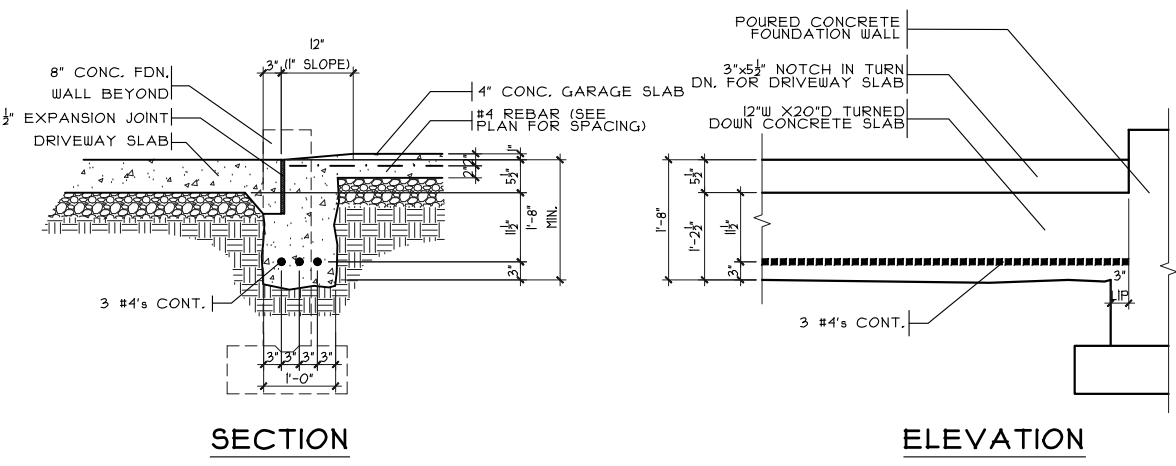
SCALE: 1"=20'
 DATE: 07-11-23
 DRAWN: JLL
 DESIGNED:
 CHECKED: JLS

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

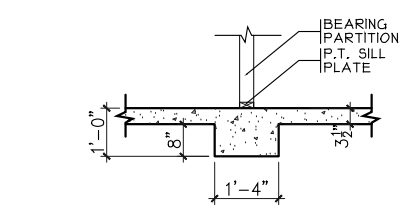
REVISIONS:
 1.
 2.
 3.
 4.

PROJECT: TWIN RUN
 DRAWING: 231213PA

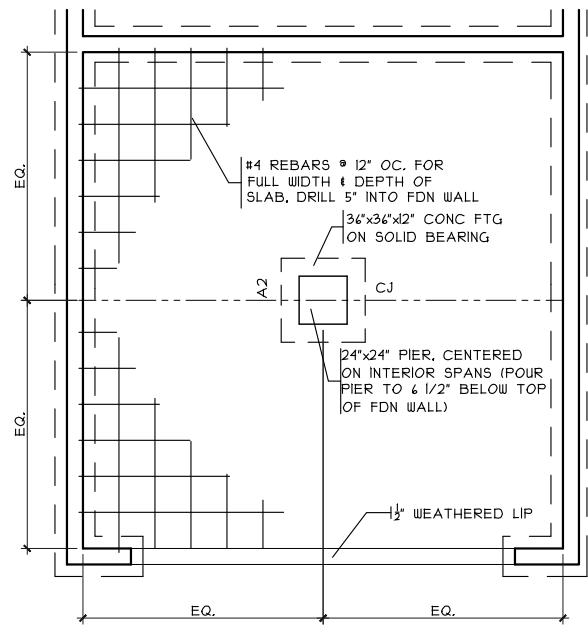
SHEET
 1 OF 1



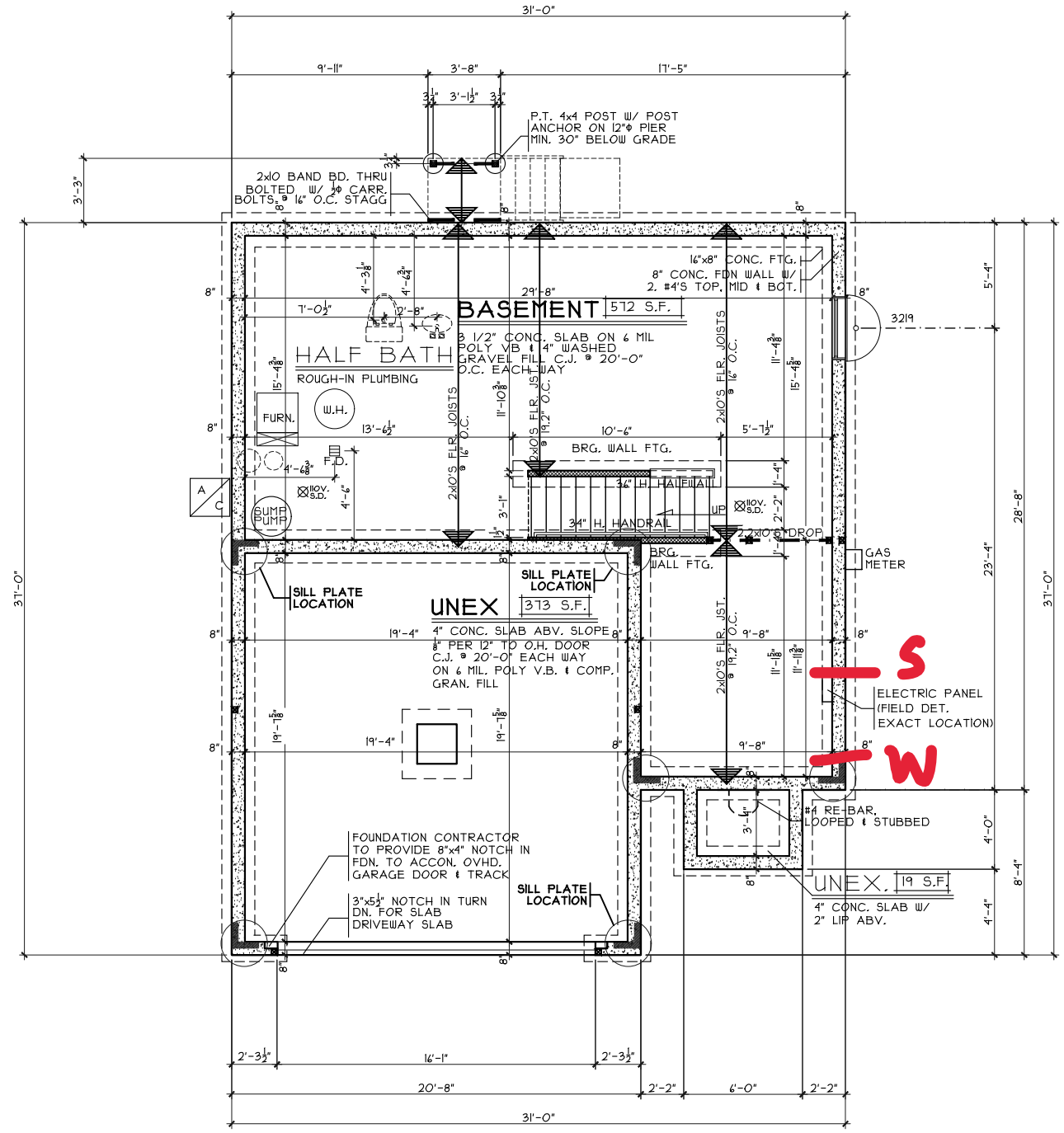
GARAGE DOOR GRADE BM
SCALE: 3/8" = 1'-0"



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: Rowley Basement
Date: 6/20/23
Drawn: SMB
Scale: As Noted
Revised: 7/10/23
Sheet: 3 of 8

Proposed Residence:
SPEC
2827 Pine Leaf Court
Twin Run Lot 2238

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

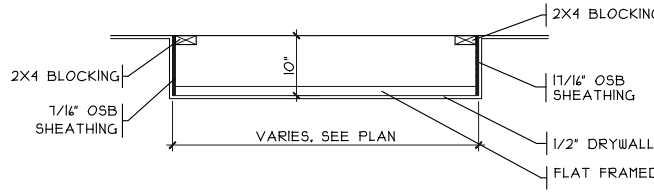
Rennaissance - TR-2238

Rowley - D5 - Vinyl
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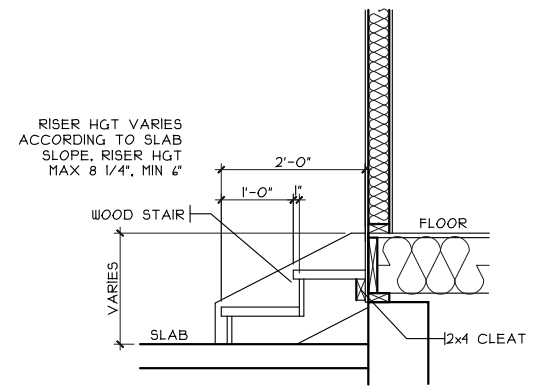
Issue Dates

	Review

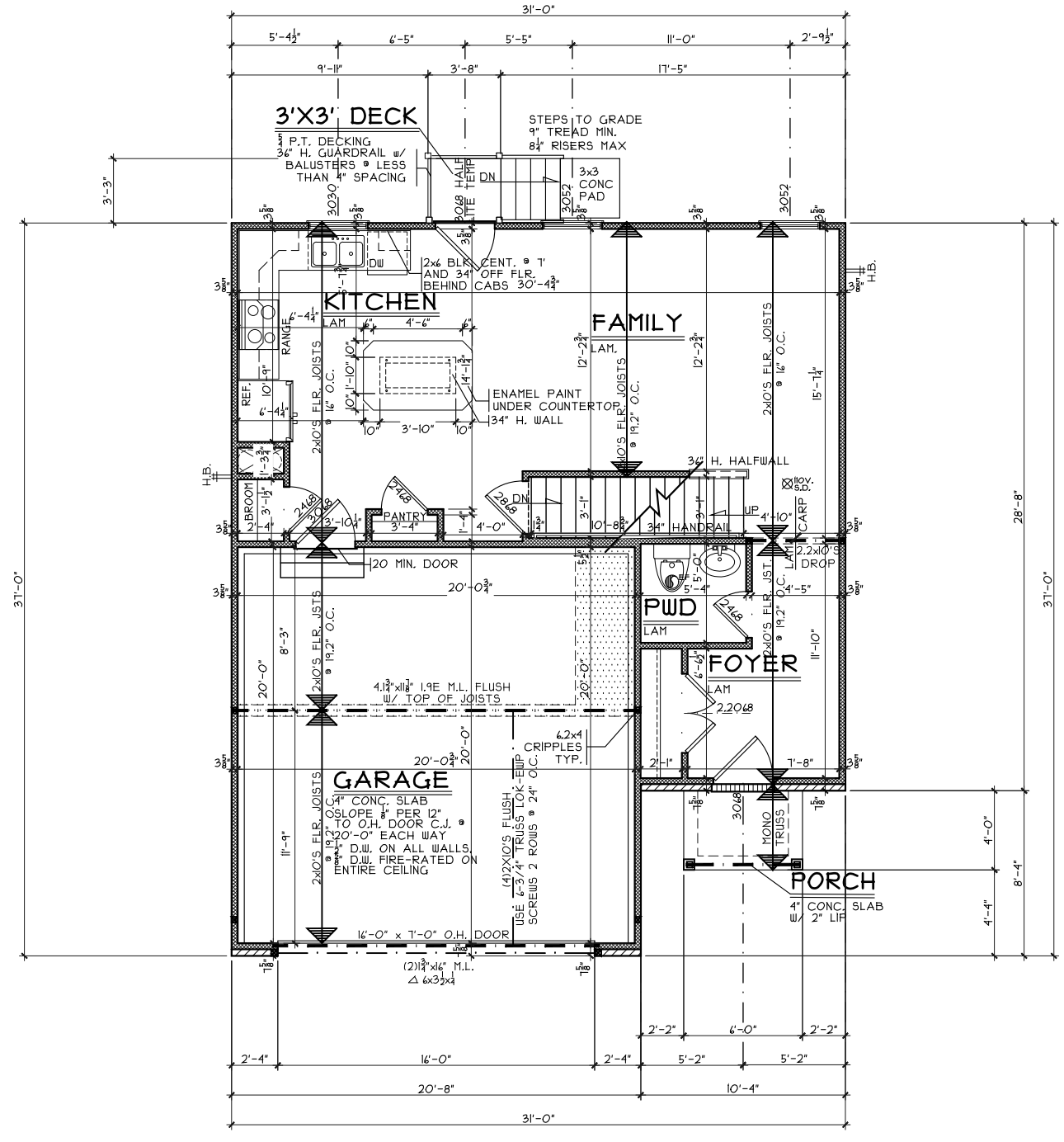
Hamilton
Butler County



DROP CLG. DETAIL
SCALE: 1/8" = 1'-0" GARAGE



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



FIRST FLOOR PLAN
SCALE: 1/8" = 1'-0" 638 S.F.

First Floor Plan
Plan: Rowley Basement
Date: 6/20/23
Drawn: SMB
Scale: As Noted
Revised: 7/10/23
Sheet: 4 of 8

Renaissance - TR-2238

Proposed Residence:

SPEC

2827 Pine Leaf Court

Twin Run Lot 2238



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

Rowley - D5 - Vinyl

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Issue Dates

Review	Issue Dates

Hamilton
Butler County

A3

