

TR 2239

2833 Pine Leaf Court

Hamilton, OH 45013

2 Story Basement

3pc rough unfinished basement

Vent kitchen sink

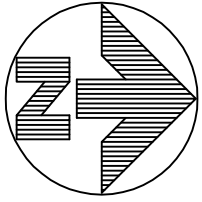
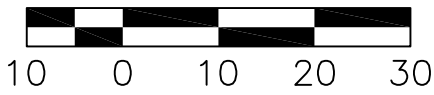
2 hose bibs - no valves required

ice maker

1 tub

1 shower

Gas Furnace



PLOT PLAN

LOT 32239 (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	37	sq. ft.
DRIVE	512	sq. ft.
APRON	185	sq. ft.
PATIO AND PORCHES	208	sq. ft.
DECK	36	sq. ft.
SEEDING AREA	2370	sq. ft.
UNDISTURBED AREA	1422	sq. ft.

SETBACKS:

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

MANZANGA RESIDENCE
2833 PINE LEAF COURT



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."

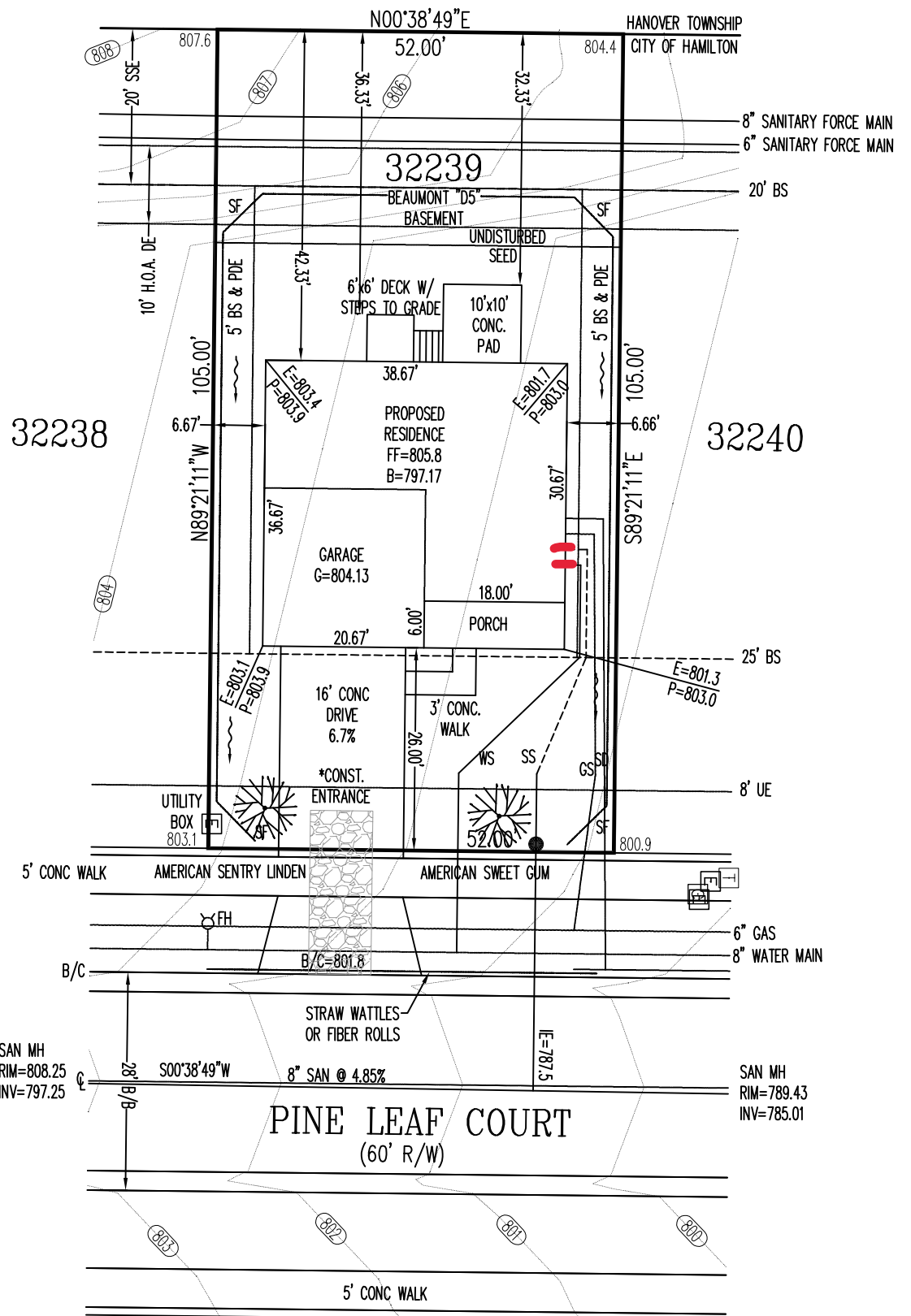
*CONST. ENTRANCE--AS SHOWN HEREON FOR GRAPHICAL PURPOSES ONLY, "GRAVEL OR CRUSHED STONE CONSTRUCTION ENTRANCE UNDERLAIN WITH GEOTEXTILE" DIMENSIONS AND MATERIAL TO BE DETERMINED BY CITY.

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
OHIO811.org
CALL TOLL FREE 800-362-2764
OHIO UTILITIES PROTECTION SERVICE

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

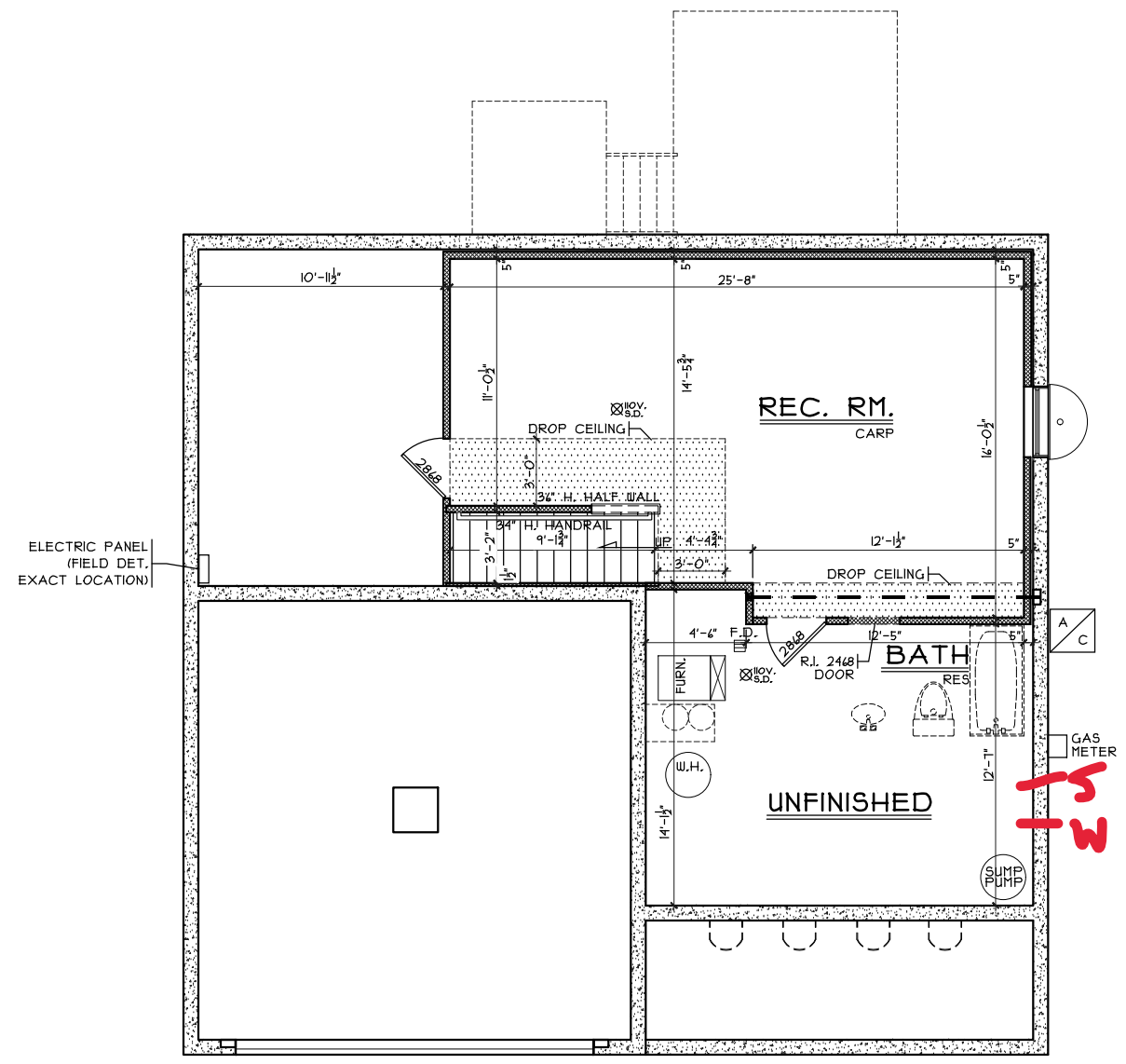
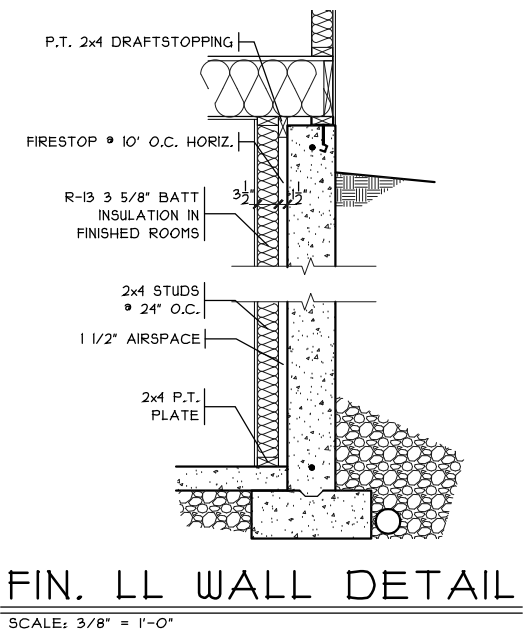
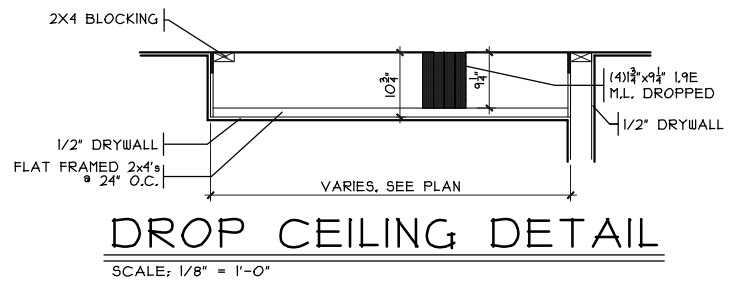
APEX
ENGINEERING & SURVEYING, INC.
1068 N. UNIVERSITY BLVD MIDDLETOWN, OHIO 45042
PH.-(513) 424-5202 OR (513) 932-8991 FAX - (513) 424-6202

REVISIONS:

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

PROJECT: TWIN RUN
DRAWING: 232039PA

SHEET
1 OF 1



Foundation Plan
Plan: Beaumont Basement
Date: 10/23/23
Drawn: TB
Scale: As Noted
Revised: 10/31/23
Sheet: 4 of 9

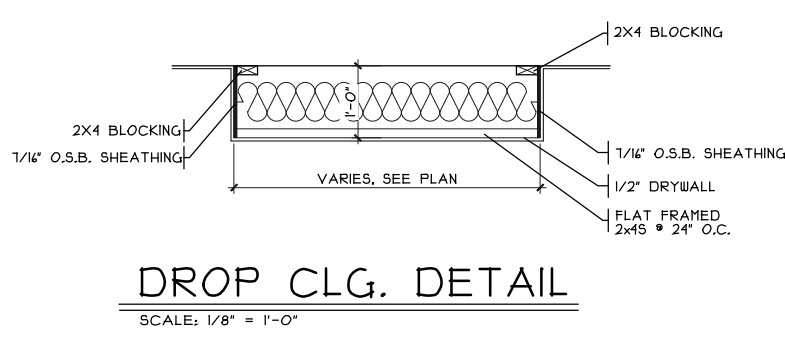
Renaissance - TR-2239
Proposed Residence:
Manzanga
2833 Pine Leaf Court
Enclave at Twin Run Lot 2239

Beaumont - D5 - Vinyl
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Hamilton
Butler

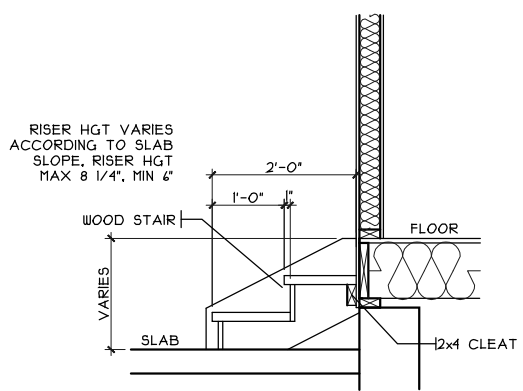
CRISTO HOMES
7594-A Tylers Place Blvd.
West Chester, OH 45069
513.795.0570 www.cristohomes.com

A2a

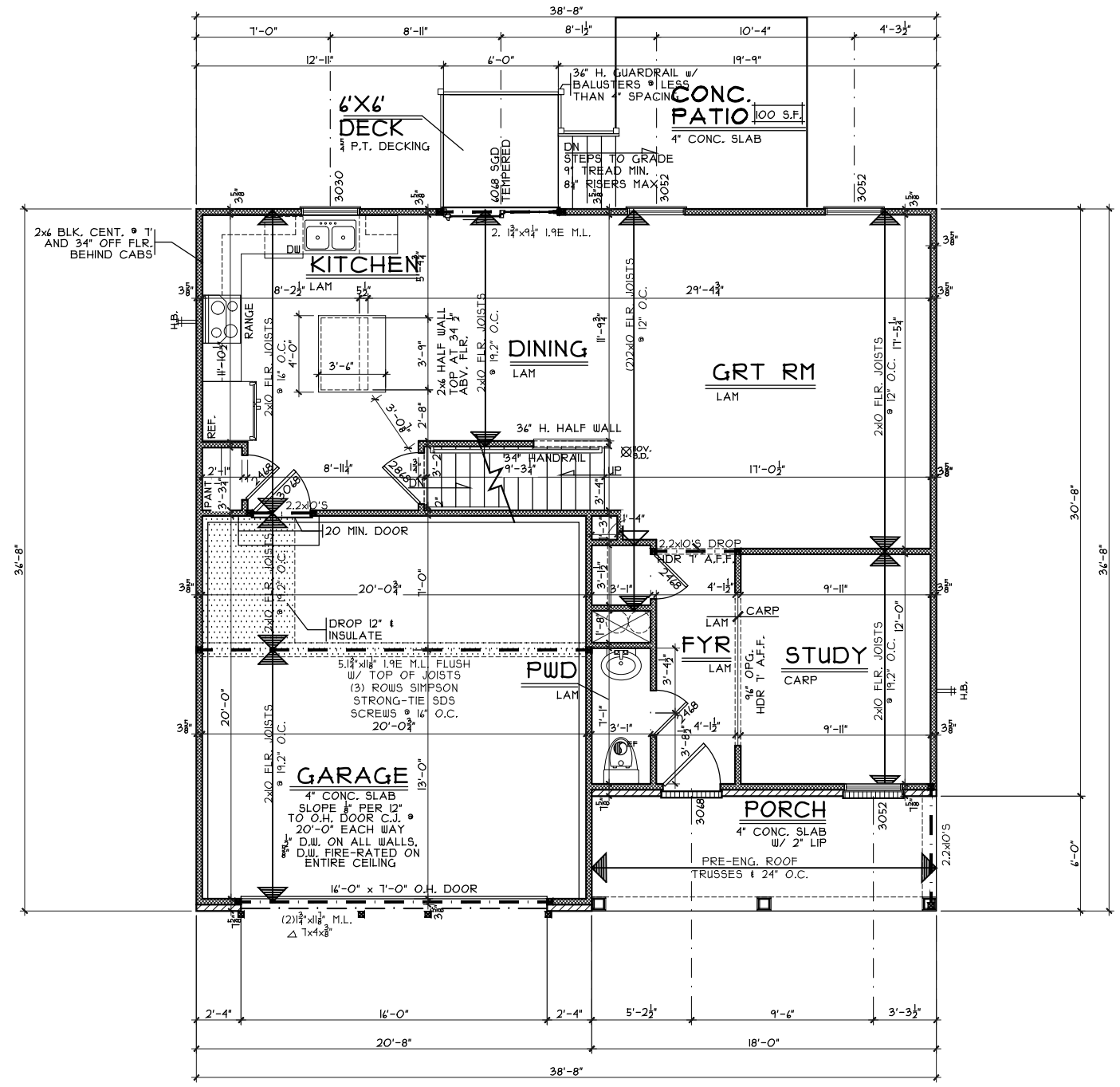


DROP CLG. DETAIL
SCALE: 1/8" = 1'-0"

GARAGE BEAM DETAIL
SCALE: 1/8" = 1'-0"



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



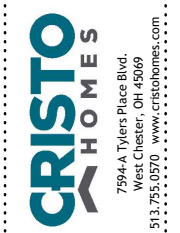
FIRST FLOOR PLAN
SCALE: 1/8" = 1'-0" 883 S.F.

First Floor Plan
Plan: Beaumont Basement
Date: 10/23/23
Drawn: TB
Scale: As Noted
Revised: 10/31/23
Sheet: 5 of 9

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Issue Dates	Review



A3

