

TR 2241

2845 Pine Leaf Court

Hamilton, OH 45013

2 Story Basement - 3pc rough

Loop vent kitchen sink

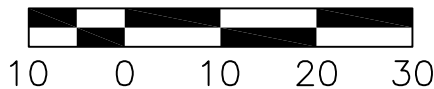
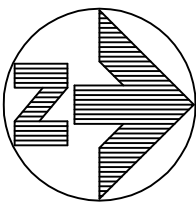
2 hose bibs - no valves required

ice maker

1 tub

1 shower

Gas Furnace



ASANTE RESIDENCE
2845 PINE LEAF COURT

PLOT PLAN

LOT 32241 (5,250 SF) 0.121 ACRES

ENCLAVE AT TWIN RUN, SECTION 3

CITY OF HAMILTON

BUTLER COUNTY, OHIO

FOR: CRISTO HOMES

SETBACKS:

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

TOPOGRAPHY SHOWN HEREON ARE
DERIVED FROM AS-BUILT SURVEY
PROVIDED BY CRISTO HOMES.

MAY NOT REFLECT CURRENT CONDITIONS.

FOR PERMITTING PURPOSES ONLY.

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

DRAINAGE ARROWS AND ROUTES ARE SUBJECT TO CHANGE.

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.

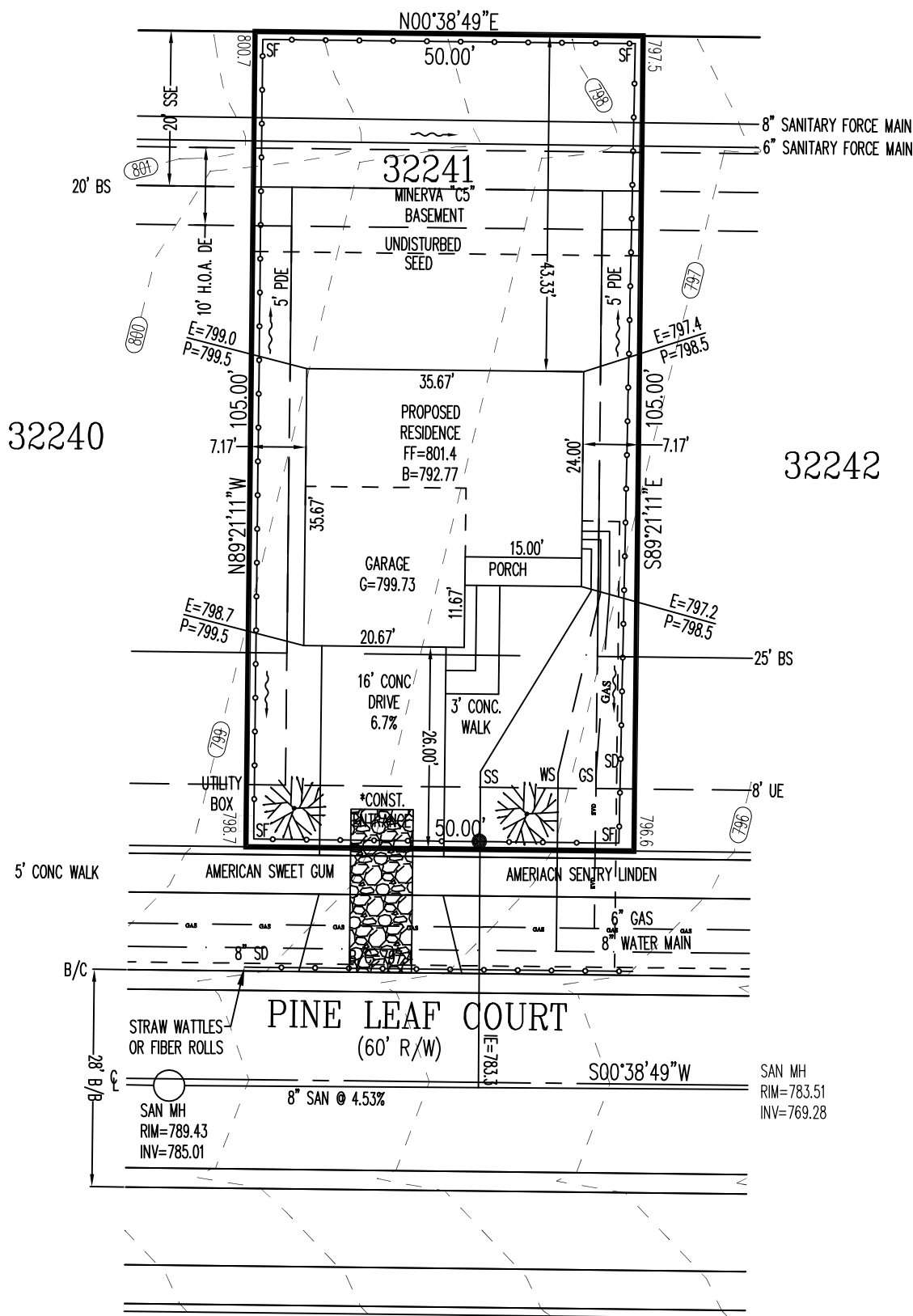
PRIOR TO CONSTRUCTION, A GEOTECHNICAL REPORT SHALL
BE OBTAINED BY THE CONTRACTOR. APEX ASSUMES NO
RESPONSIBILITY FOR SOIL CONDITIONS, GROUND WATER
CONDITIONS AND ANY POTENTIAL WATER INFILTRATION.
CONTRACTOR IS RESPONSIBLE FOR ADEQUATE WATERPROOFING
INSTALLATION AND DRAINAGE MEASURES.

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.

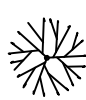
CITY OF HAMILTON NOTES:

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.



*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.



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

QUANTITIES

TOTAL LOT AREA	5250	sq. ft.
CITY WALK	170	sq. ft.
HOUSE WALK	54	sq. ft.
DRIVE	512	sq. ft.
APRON	185	sq. ft.
PATIO AND PORCHES	55	sq. ft.
DECK	0	sq. ft.
SEEDING AREA	2538	sq. ft.
UNDISTURBED AREA	1417	sq. ft.

2 WORKING DAYS
BEFORE YOU DIG

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

SCALE: 1"=20'
DATE: 06-22-23
DRAWN: JLL
DESIGNED:
CHECKED: JLS

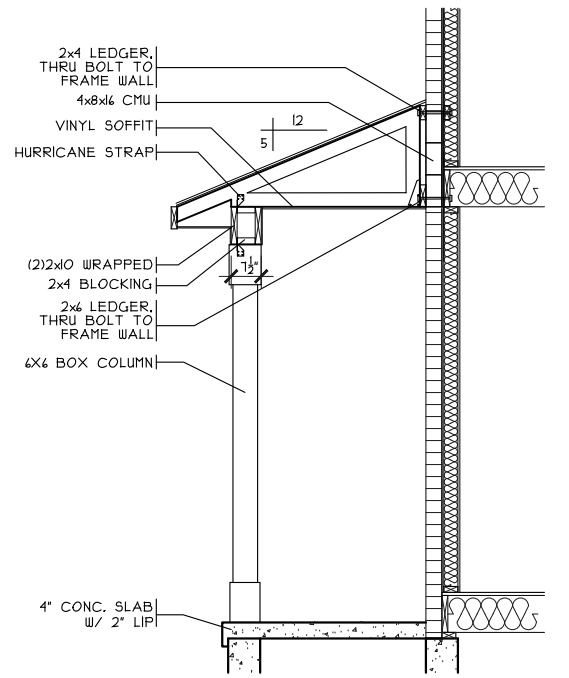
ENGINEERING & SURVEYING, INC.
1068 N. UNIVERSITY BLVD MIDDLETOWN, OHIO 45042
PH.-(513) 424-5202 OR (513) 932-8991 FAX - (513) 424-6202

REVISIONS:

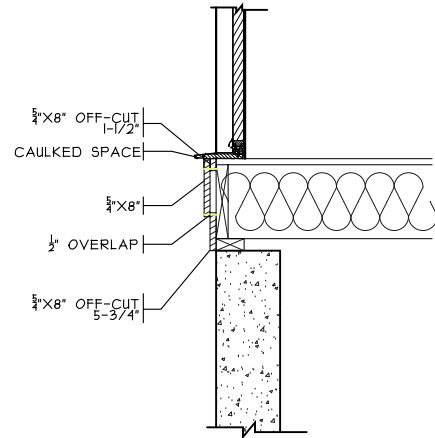
- 1.
- 2.
- 3.
- 4.

PROJECT: TWIN RUN
DRAWING: 231199PA

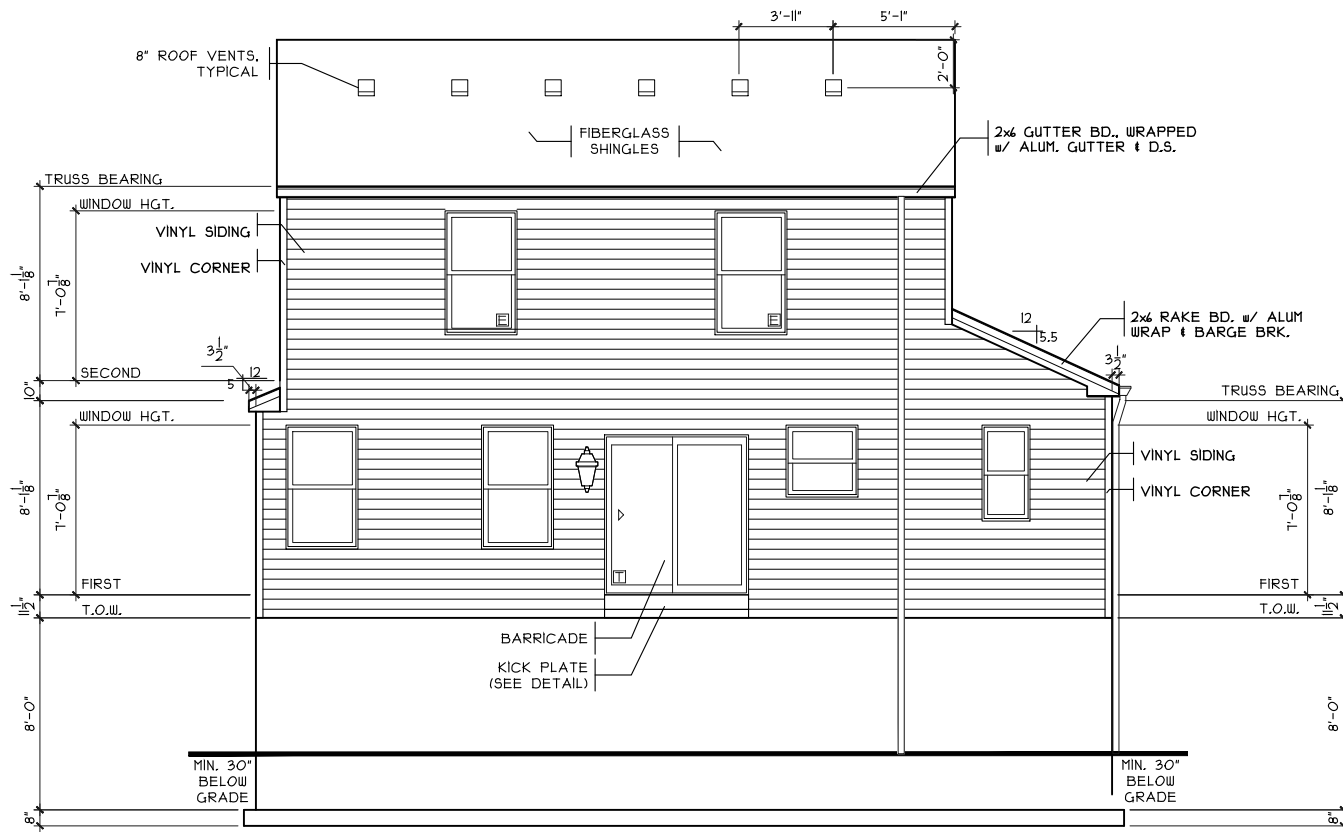
SHEET
1 OF 1



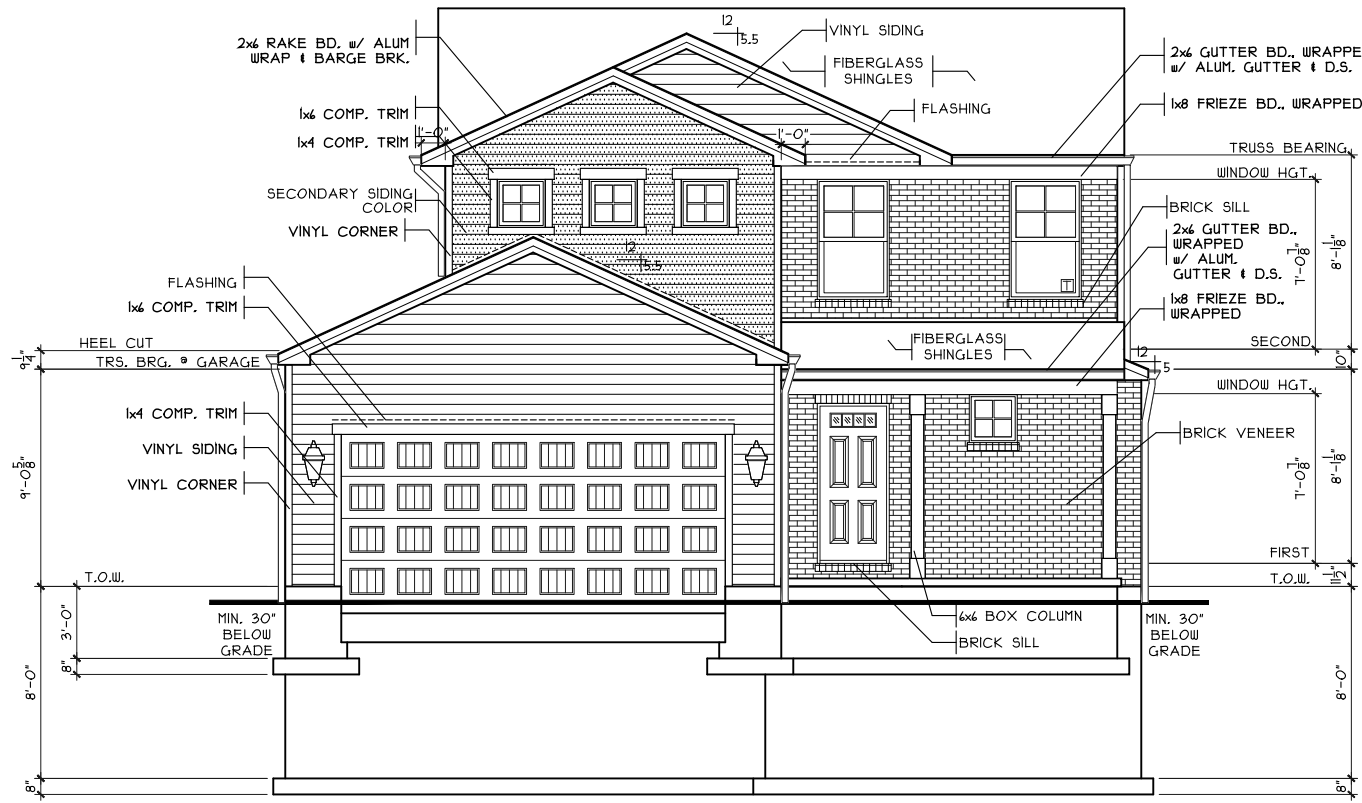
FRONT PORCH DETAIL
SCALE: 1/4" = 1'-0"



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



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

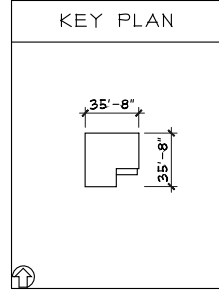


FRONT ELEVATION
SCALE: 1/8" = 1'-0"

SHEET INDEX	
SHT#	DESCRIPTION
A1	Front and Rear Elevations A
A1a	Left and Right Elevations A
A2	Foundation 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 18x24 SHEETS TO BE SCALABLE AT HALF SCALE, 1/8" = 1'-0"

PLAN INFO.	
2S1402B3	
3 BDRMS	
2.5 BATH	
2 CAR GARAGE	
8' 1ST FLR. CLG.	
SQUARE FOOTAGE	
TOTAL	1402
FIRST	670
SECOND	130
LOWER (SLAB)	591
GAR. (SLAB)	383



Front & Rear Elevations

Proposed Residence:

Asante Residence
 2845 Pine Leaf Court
 Enclave at Twin Run

Minerva Basement - C5 - Vinyl

Renaissance - TR-2241

Issue Dates

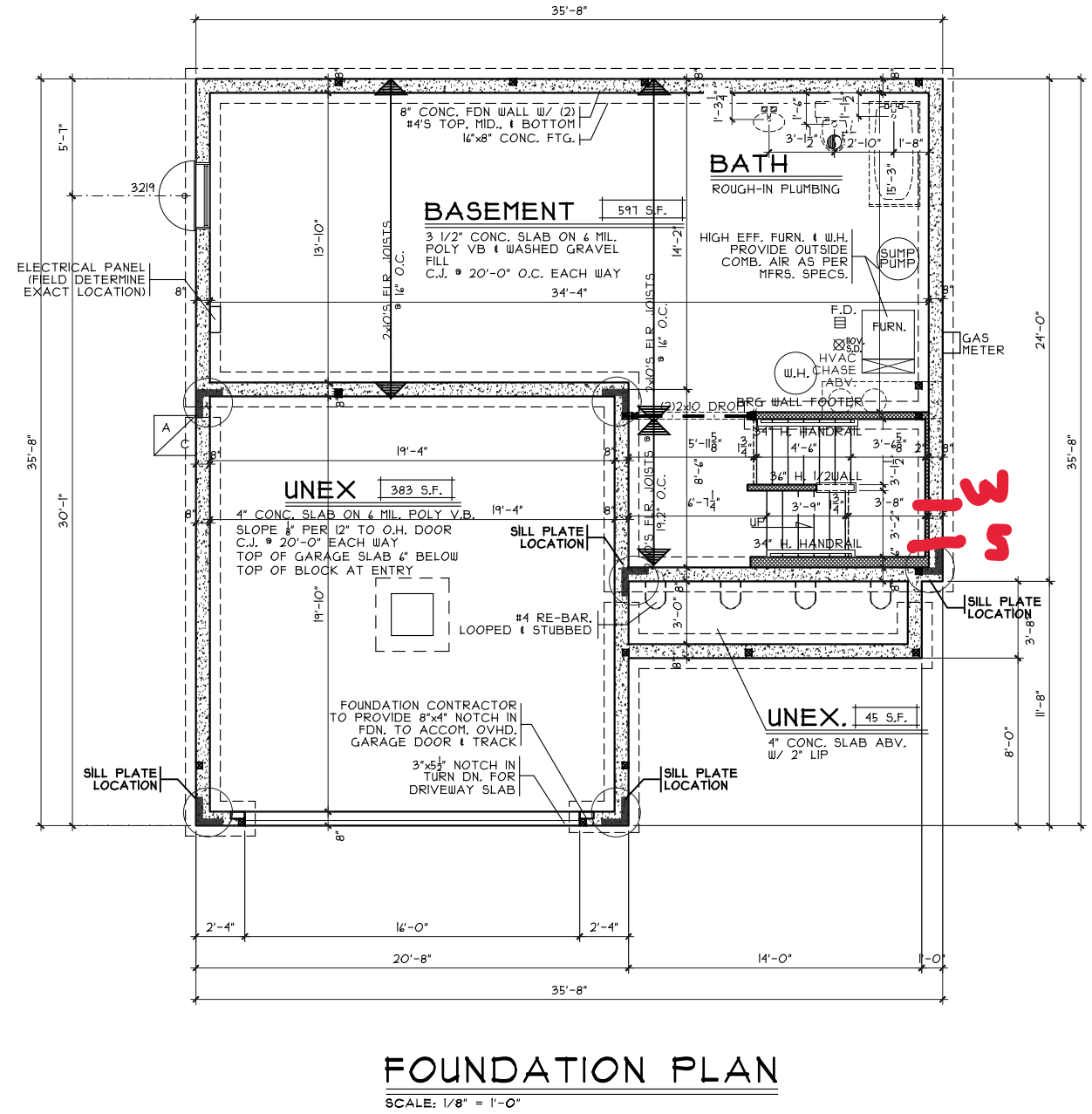
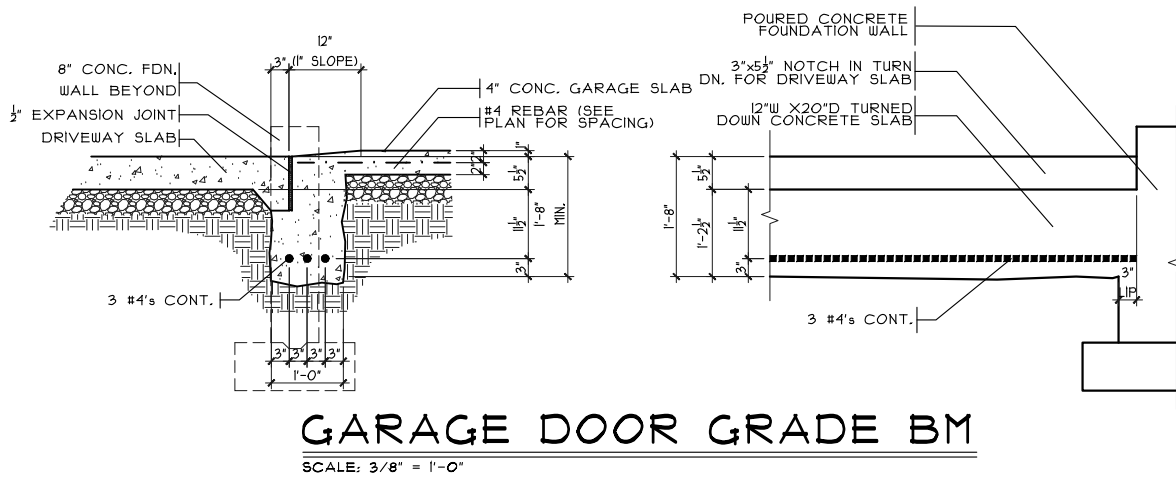
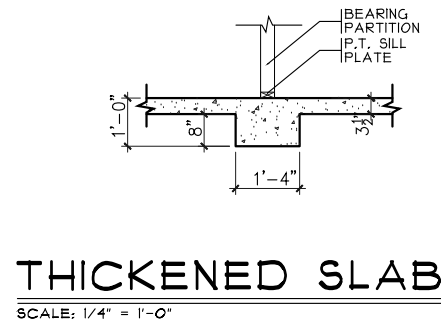
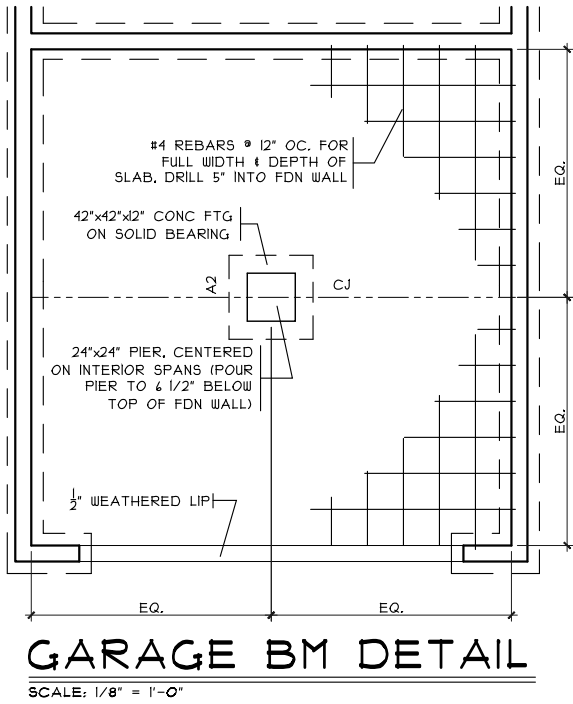
Review	Date

Plan: Minerva Basement
 Date: 5.31.2023
 Drawn: JRK
 Scale: As Noted
 Revised: 7.13.2023
 Sheet: 1 of 8

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Hamilton
 Butler County

7944 Tyers Place Blvd.
 West Chester, OH 45069
 513.755.0570



Foundation Plan
Plan: Minerva Basement
Date: 5.31.2023
Drawn: JRK
Scale: As Noted
Revised: 7.13.2023
Sheet: 3 of 8



Renaissance - TR-2241
Proposed Residence:
Asante Residence
2845 Pine Leaf Court
Enclave at Twin Run

Hamilton
Butler County

Minerva Basement- C5 - Vinyl
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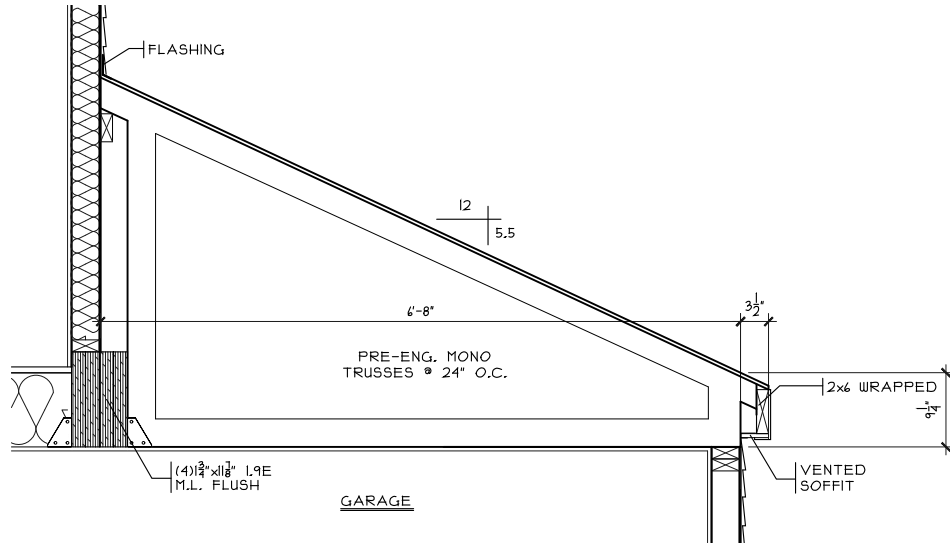
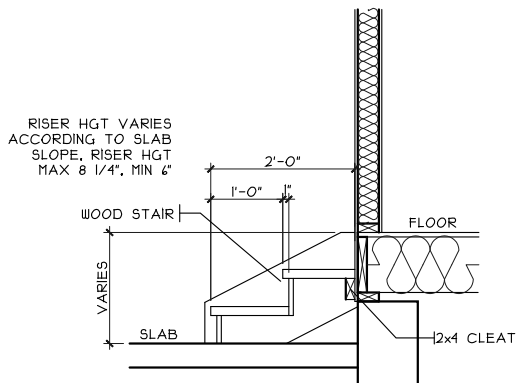
Review	Issue Dates

A2

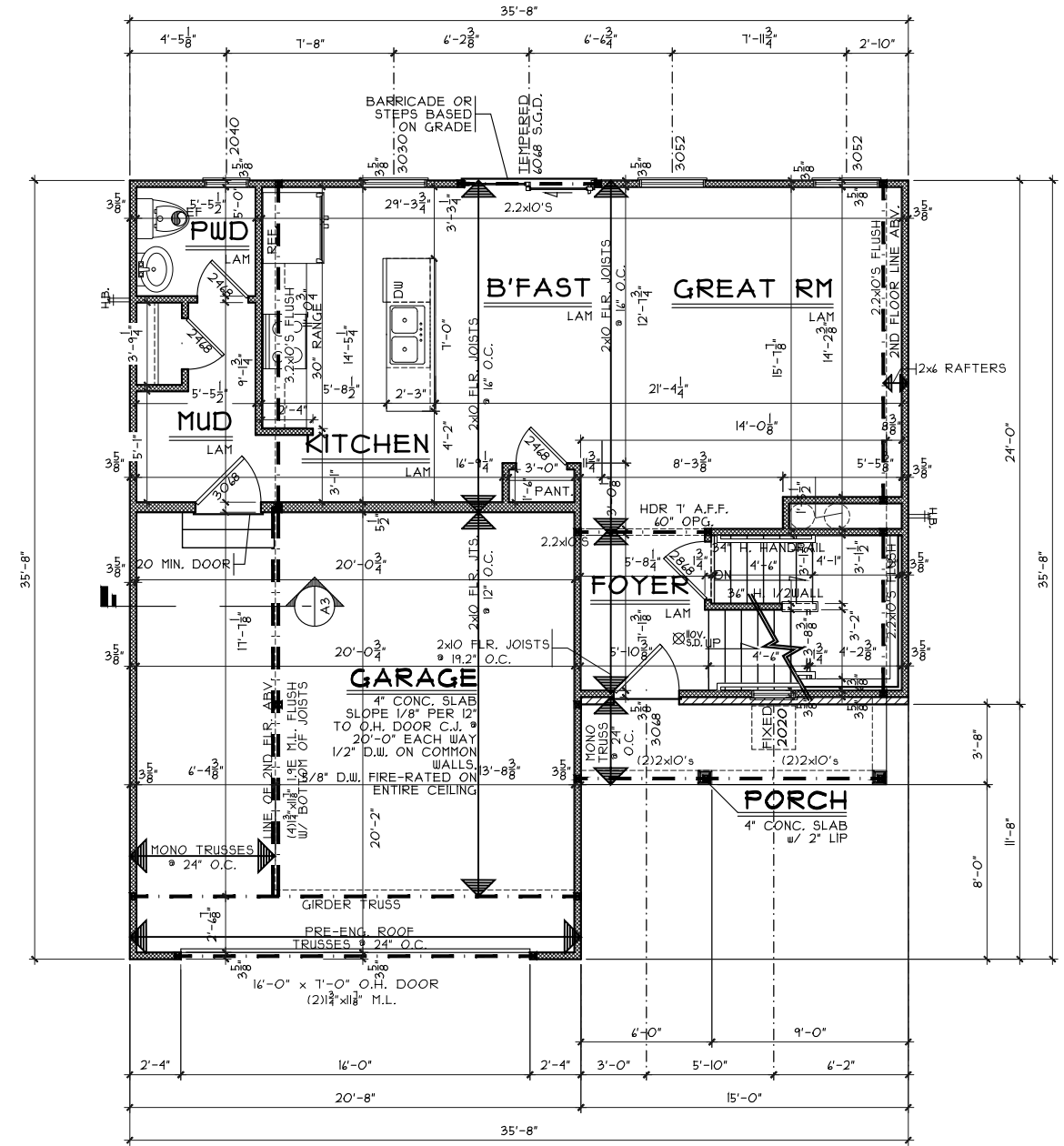
GARAGE STEPS DETAIL

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

RISER HGT VARIES ACCORDING TO SLAB SLOPE. RISER HGT MAX 8 1/4", MIN 6"



SECTION A3
SCALE: 1/4" = 1'-0"



FIRST FLOOR PLAN

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

472 SQ. FT.

First Floor Plan

Plan: Minerva Basement
Date: 5.31.2023
Drawn: JRK
Scale: As Noted
Revised: 7.13.2023
Sheet: 4 of 8



7844 Tyers Place Blvd.
West Chester, OH 45389
513.755.0570

Renaissance - TR-2241

Proposed Residence:

Asante Residence
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Enclave at Twin Run

Minerva Basement- C5 - Vinyl

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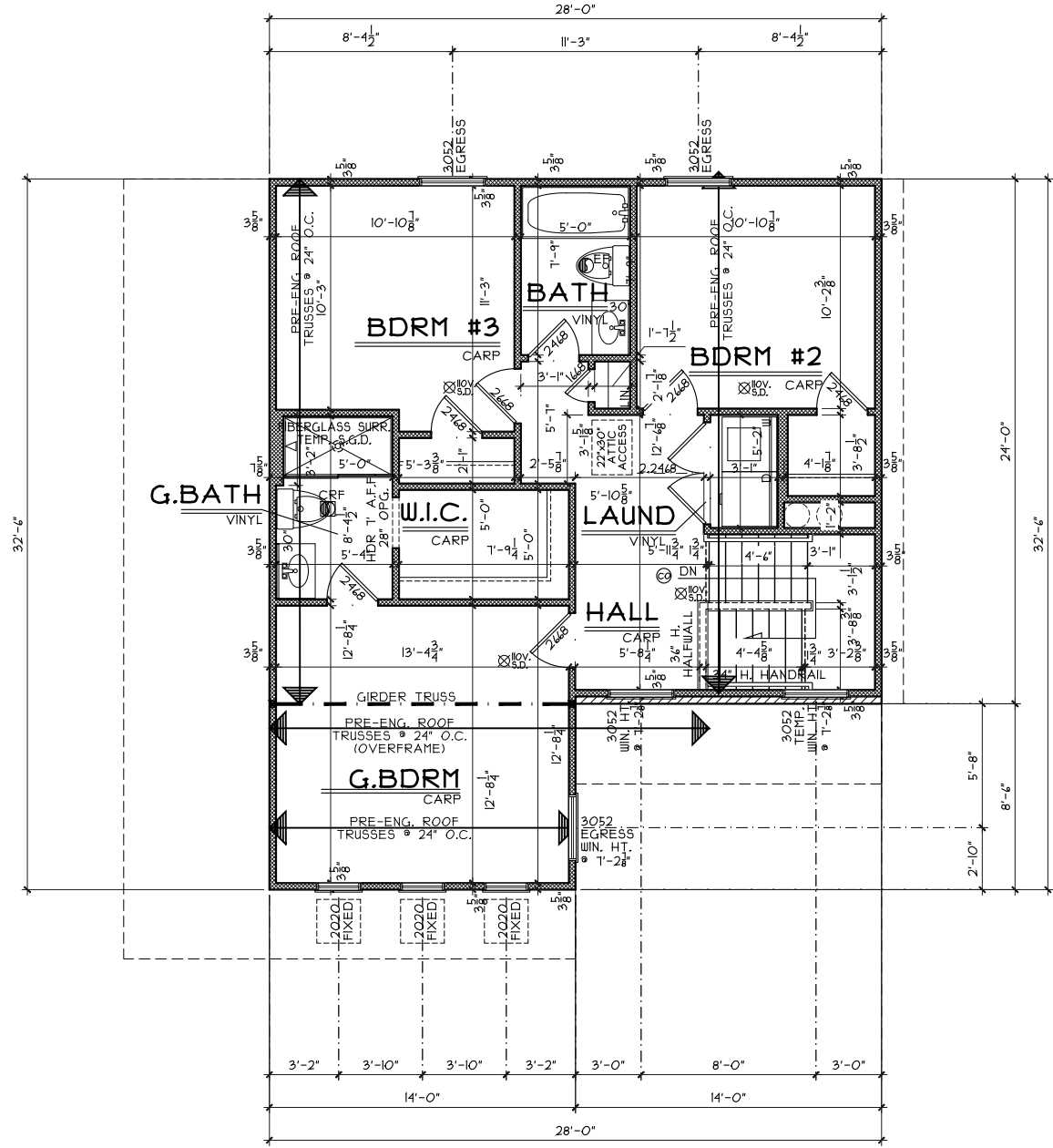
Issue Dates

Issue Dates	Review

Hamilton

Butler County

A3



SECOND FLOOR PLAN
SCALE: 1/8" = 1'-0" 130 SQ. FT.

Second Floor Plan
Plan: Minerva Basement
Date: 5.31.2023
Drawn: JRK
Scale: As Noted
Revised: 7.13.2023
Sheet: 5 of 8



Proposed Residence:
Asante Residence
2845 Pine Leaf Court
Enclave at Twin Run

Renaissance - TR-2241

Minerva Basement- C5 - Vinyl

Issue Dates

Review

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A4