

TR 2243

2857 Pine Leaf Court

Hamilton, OH 45013

2 Story Basement

unfinished basement - vent floor drain

Vent kitchen sink

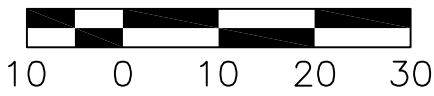
2 hose bibs - no valves required

ice maker

1 tub

1 shower

Gas Furnace



PLOT PLAN

LOT 32243 (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	166	sq. ft.
DECK		sq. ft.
SEEDING AREA	2880	sq. ft.
UNDISTURBED AREA	1405	sq. ft.

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

TEETERS RESIDENCE
2857 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

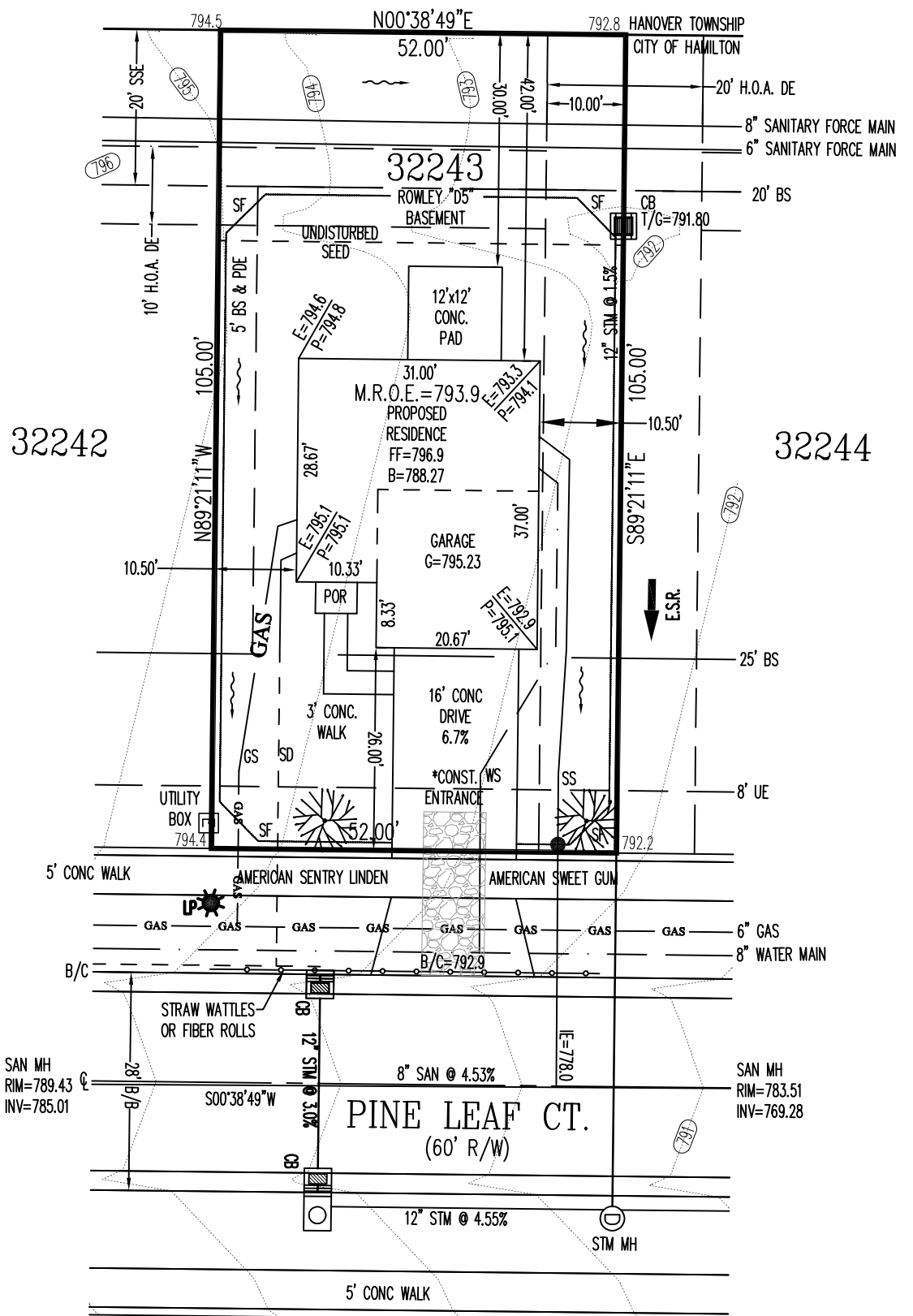
THE GAS SERVICE IS TO BE DIRECT BURY

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

M.R.O.E.=793.9

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



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

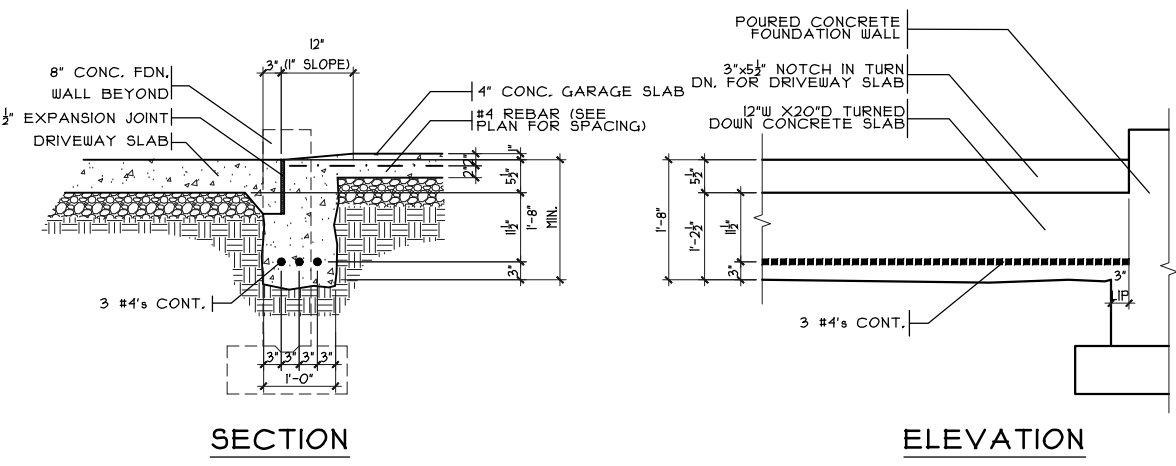
NOTE: WATER SERVICE LATERAL TERMINATES IN PROPOSED DRIVE

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

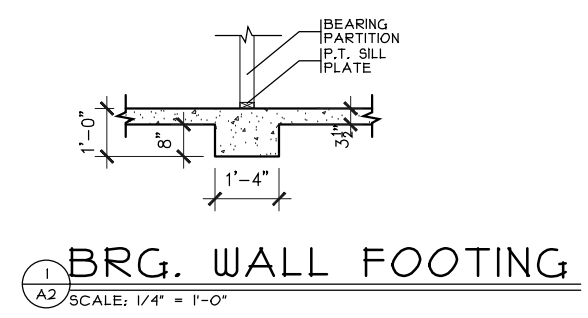
SCALE: 1"=20'
DATE: 11-15-23
DRAWN: JLL/FAK
DESIGNED:
CHECKED: JLS

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

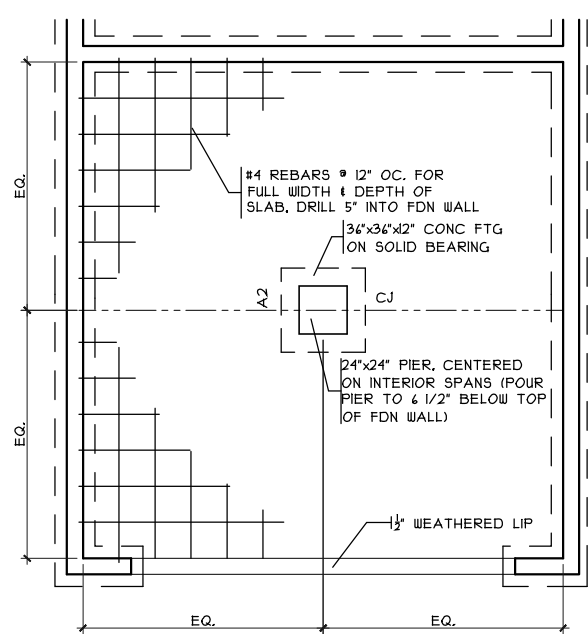
REVISIONS:
1.
2.
3.
4.
PROJECT: TWIN RUN
DRAWING: 232023PB
SHEET
1 OF 1



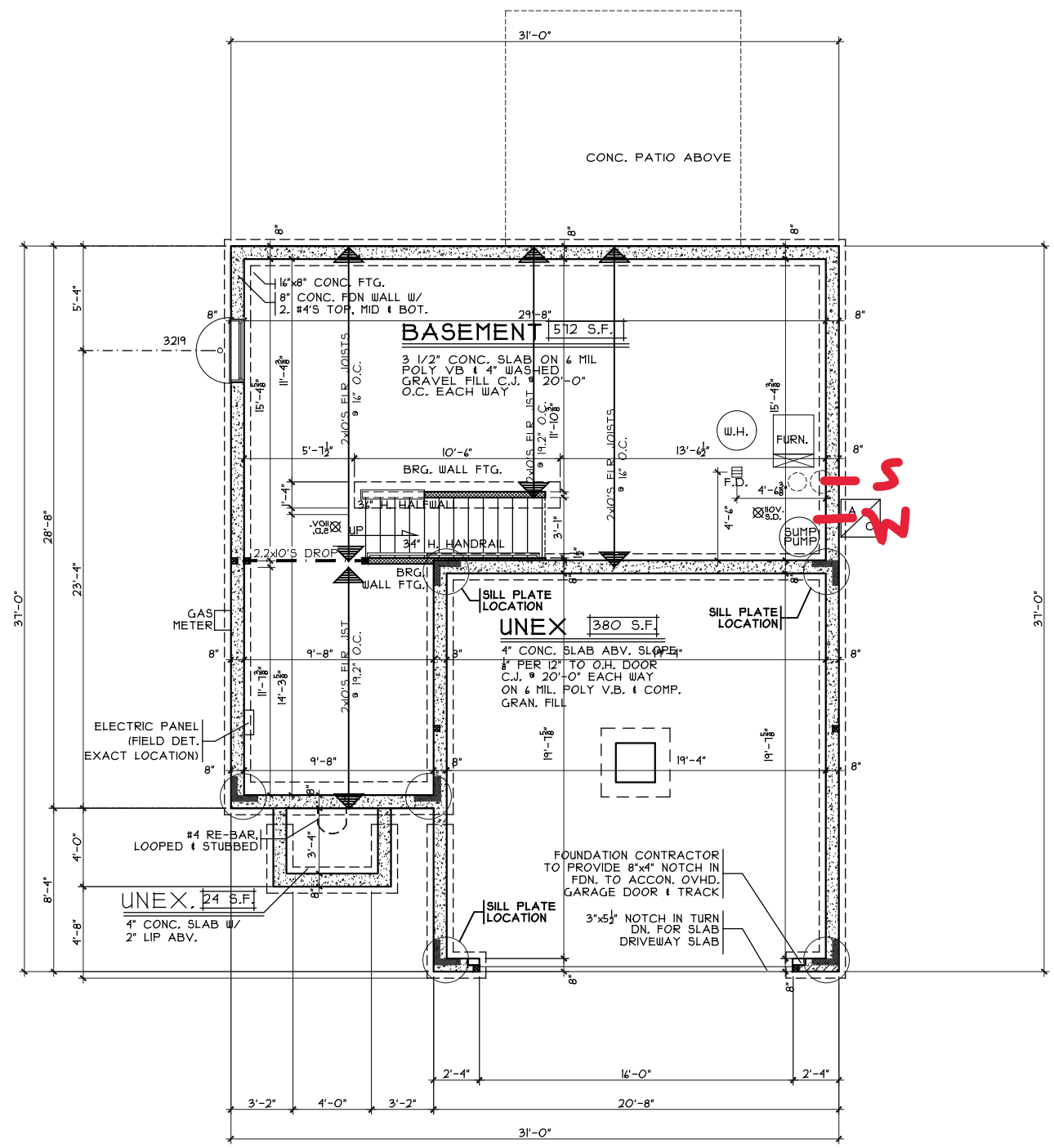
GARAGE DOOR GRADE BM
SCALE: 3/8" = 1'-0"



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: 10/19/23
Drawn: SDG
Scale: As Noted
Revised: 11/27/23
Sheet: 3 of 9

Proposed Residence:
Teeters, Barrett
2857 Pine Leaf Court
Enclave at Twin Run Lot 2243

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

Rowley - D5 - Vinyl
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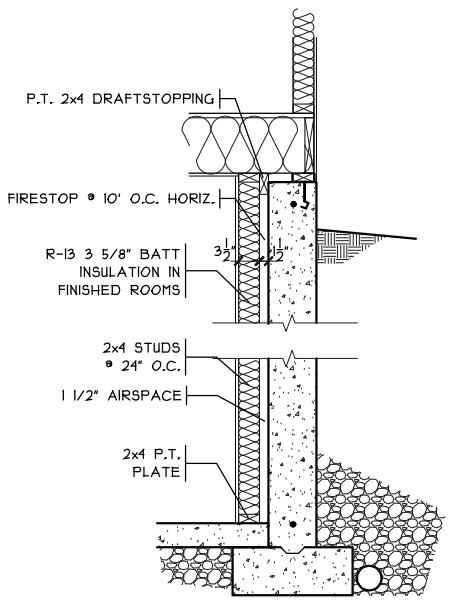
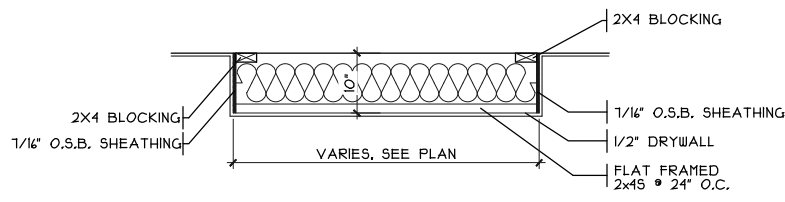
Issue Dates
Review

Hamilton
Butler

A2

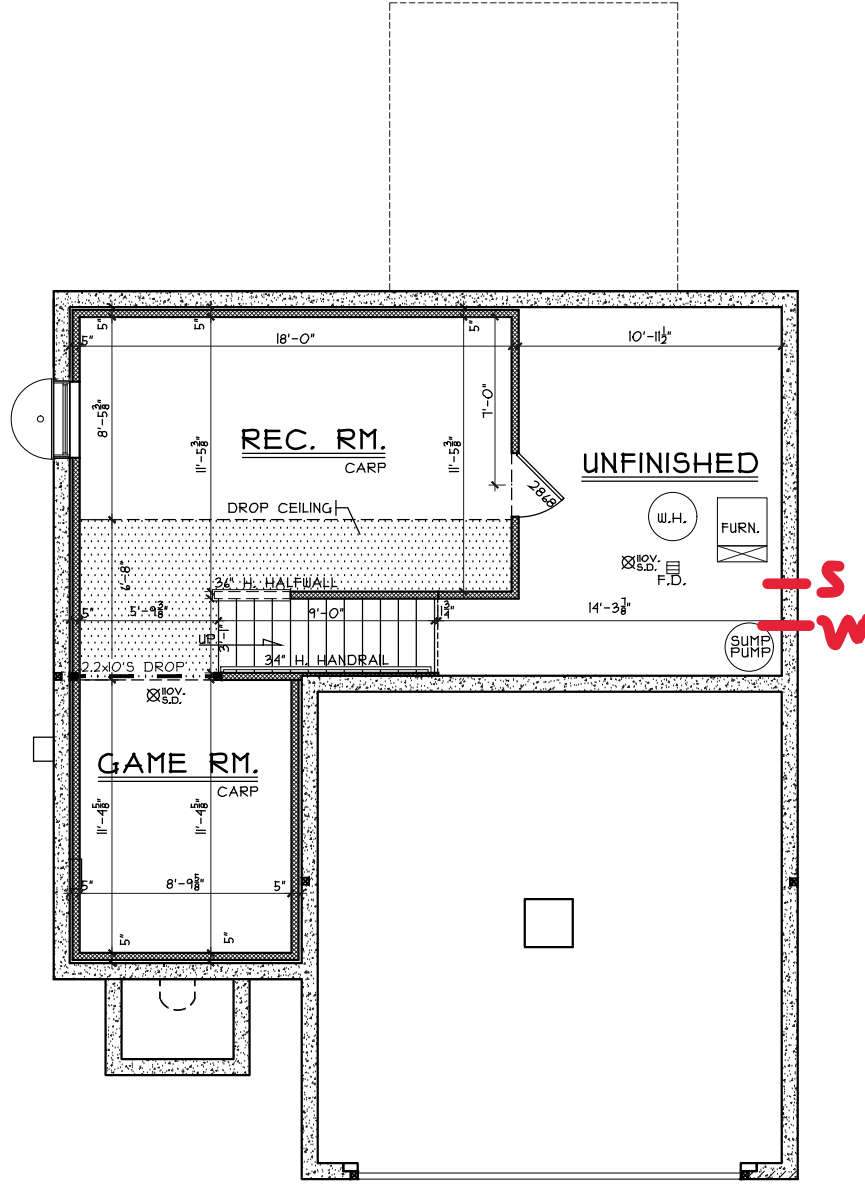
DROP CEILING DETAIL

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



FIN. LL WALL DETAIL

SCALE: 3/8" = 1'-0"



LOWER LEVEL PLAN

SCALE: 1/8" = 1'-0" 311 S.F.

Finished Lower Level Plan

Plan: Rowley Basement
 Date: 10/19/23
 Drawn: SDG
 Scale: As Noted
 Revised: 11/27/23
 Sheet: 4 of 9

Renaissance - TR-2243

Proposed Residence:
 Teeters, Barrett
 2857 Pine Leaf Court
 Enclave at Twin Run Lot 2243

Rowley - D5 - Vinyl

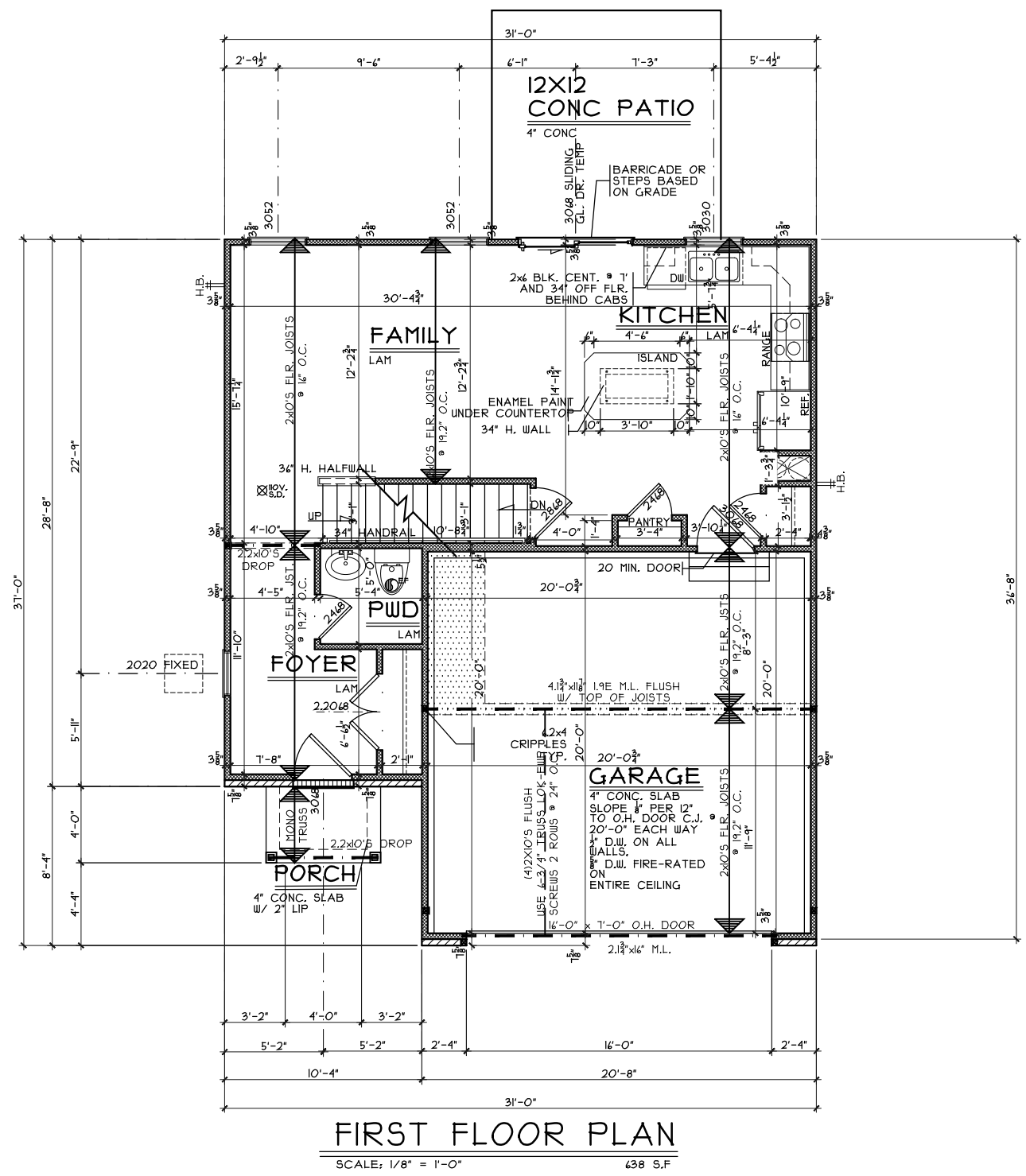
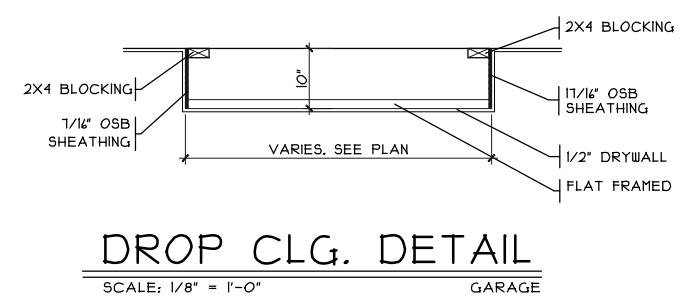
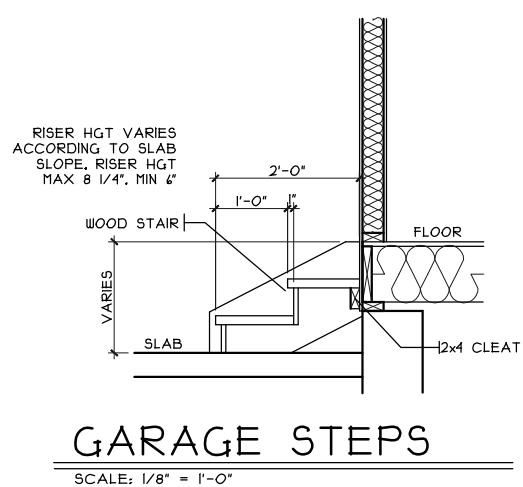
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Issue Dates

Review	Issue Dates

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

A2a



First Floor Plan
Plan: Rowley Basement
Date: 10/19/23
Drawn: SDG
Scale: As Noted
Revised: 11/27/23
Sheet: 5 of 9

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

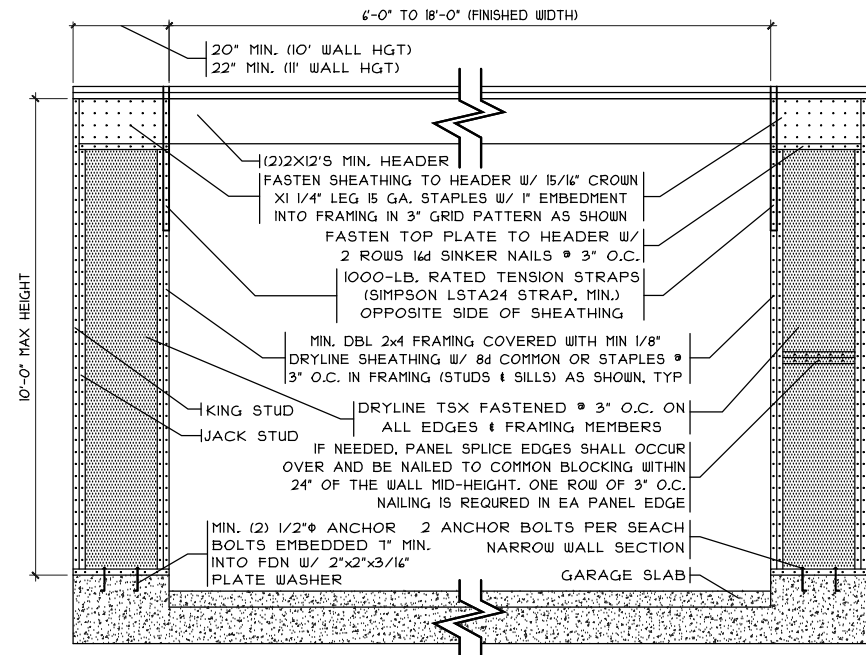
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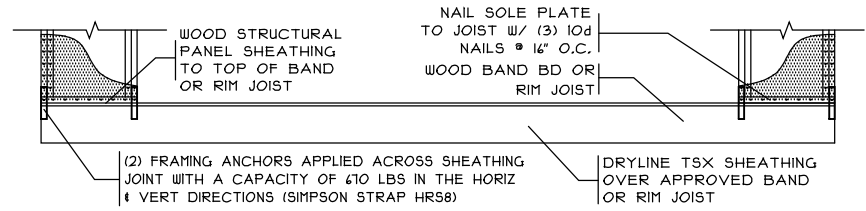
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Issue Dates	Review

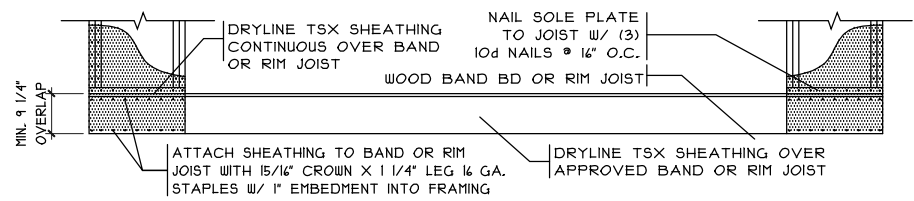
A3



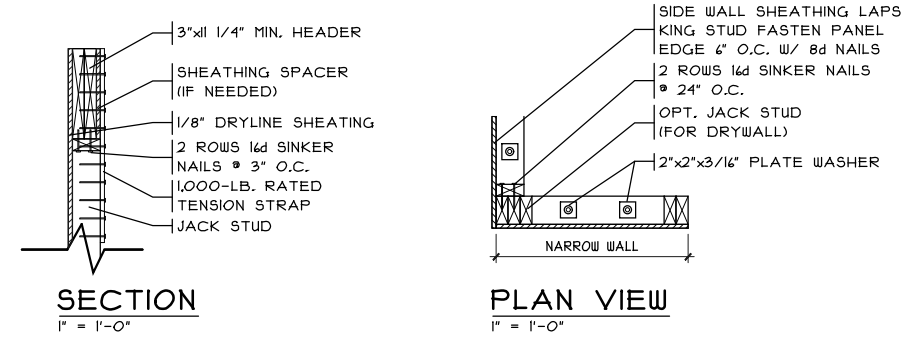
WALL OVER POURED FOUNDATION
SCALE: 1/4" = 1'-0"



WALL OVER RAISED WOOD FLOOR
SCALE: 1/4" = 1'-0" FRAMING ANCHOR OPTION



WALL OVER RAISED WOOD FLOOR
SCALE: 1/4" = 1'-0" OVERLAP OPTION



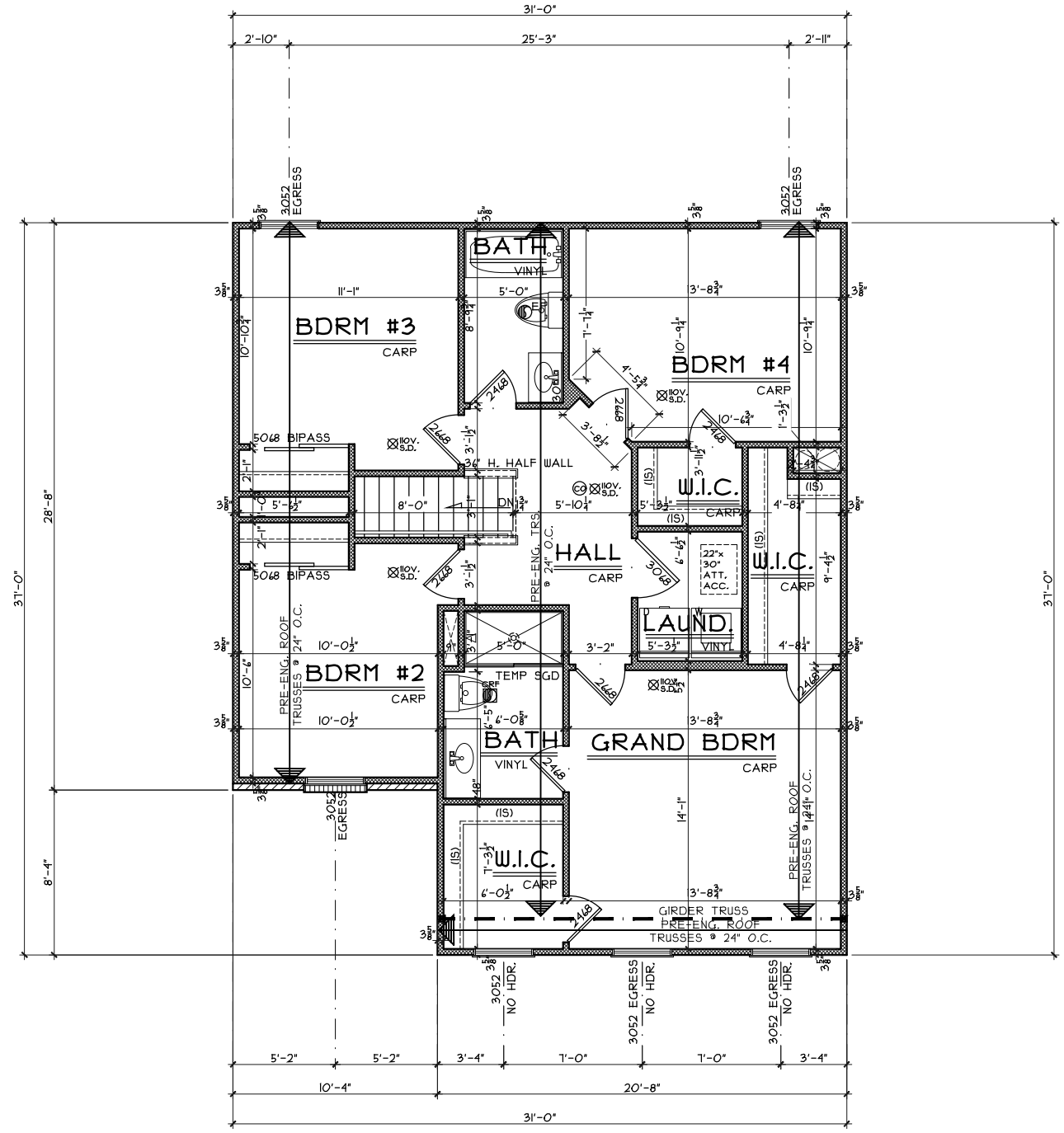
SECTION
1" = 1'-0"

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" 1032 5.F

ON
FDN

Second Floor Plan
Plan: Rowley Basement
Date: 10/19/23
Drawn: SDG
Scale: As Noted
Revised: 11/27/23
Sheet: 6 of 9

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