

TR 2247

2881 Pine Leaf Court

Hamilton, OH 45013

2 Story Basement - 3pc rough

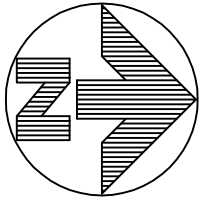
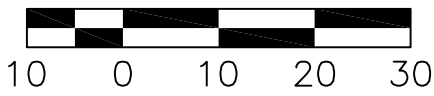
Vent kitchen sink

2 hose bibs - no valves required

ice maker

2 tub

Gas Furnace



# PLOT PLAN

## LOT 32247 (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	48	sq. ft.
DRIVE	512	sq. ft.
APRON	185	sq. ft.
PATIO AND PORCHES	24	sq. ft.
DECK	9	sq. ft.
SEEDING AREA	2,889	sq. ft.
UNDISTURBED AREA	1,456	sq. ft.

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

RENTAL HOME  
 2881 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."

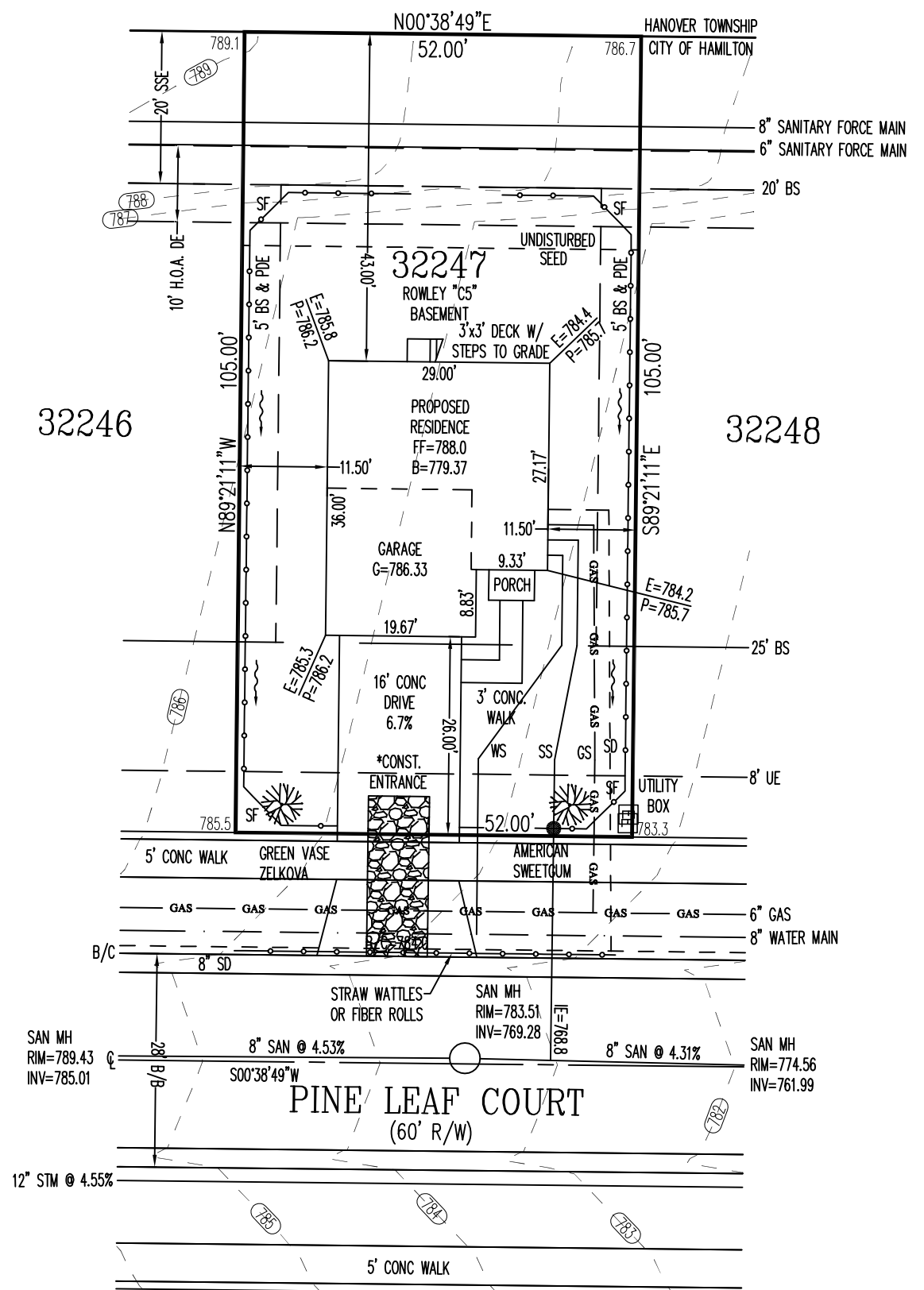
\*CONST. ENTRANCE--AS SHOWN HEREON FOR GRAPHICAL PURPOSES ONLY, "GRAVEL OR CRUSHED STONE CONSTRUCTION ENTRANCE UNDERLAIN WITH GEOTEXTILE" DIMENSIONS AND MATERIAL TO BE DETERMINED BY CITY.

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 SIZE AND SPECIES PER ZONING REQUIREMENTS.

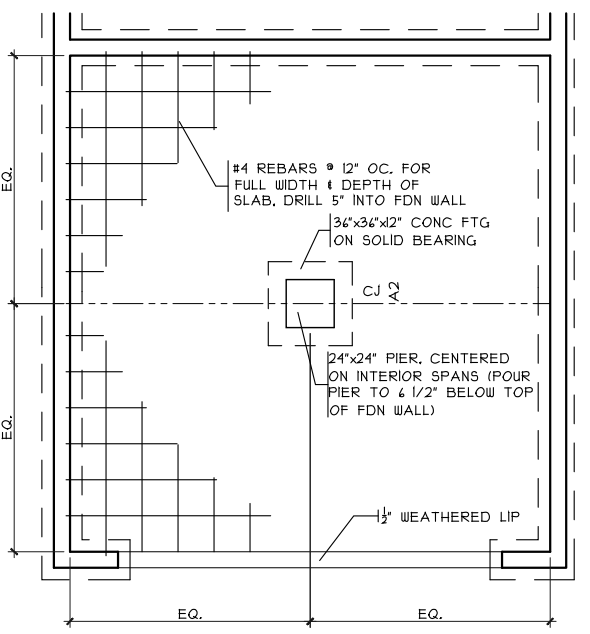
2 WORKING DAYS  
 BEFORE YOU DIG  
  
 CALL TOLL FREE 800-362-2764  
 OHIO UTILITIES PROTECTION SERVICE

SCALE: 1"=20'  
 DATE: 07/05/2023  
 DRAWN: JLS  
 DESIGNED:  
 CHECKED: JLS

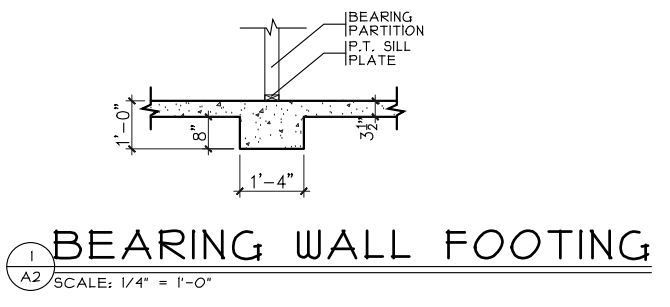
**ENGINEERING & SURVEYING, INC.**  
 1068 N. UNIVERSITY BLVD MIDDLETOWN, OHIO 45042  
 PH.-(513) 424-5202 OR (513) 932-8991 FAX - (513) 424-6202

REVISIONS:  
 1.  
 2.  
 3.  
 4.  
 PROJECT: TWIN RUN  
 DRAWING: 231217PA  
 SHEET  
 1 OF 1

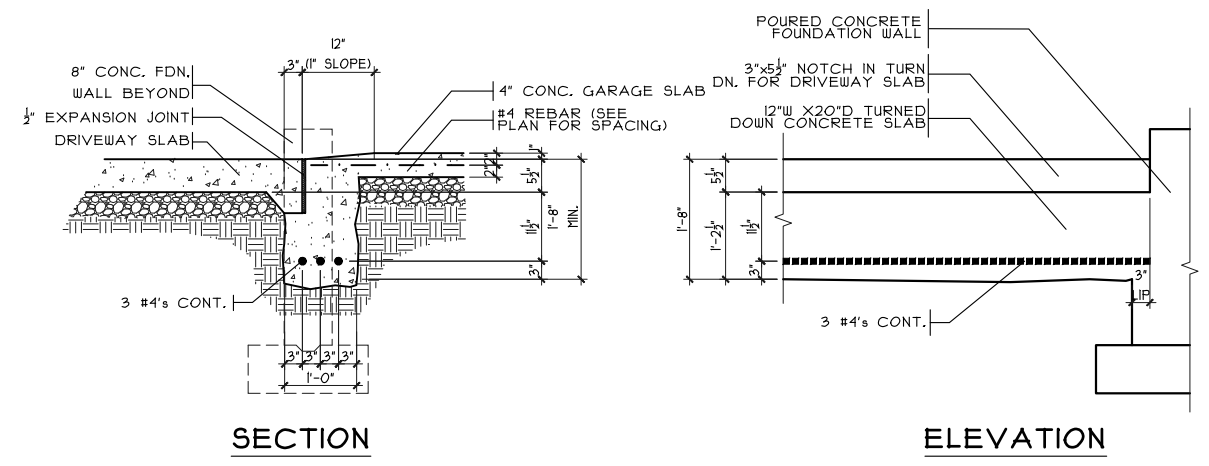




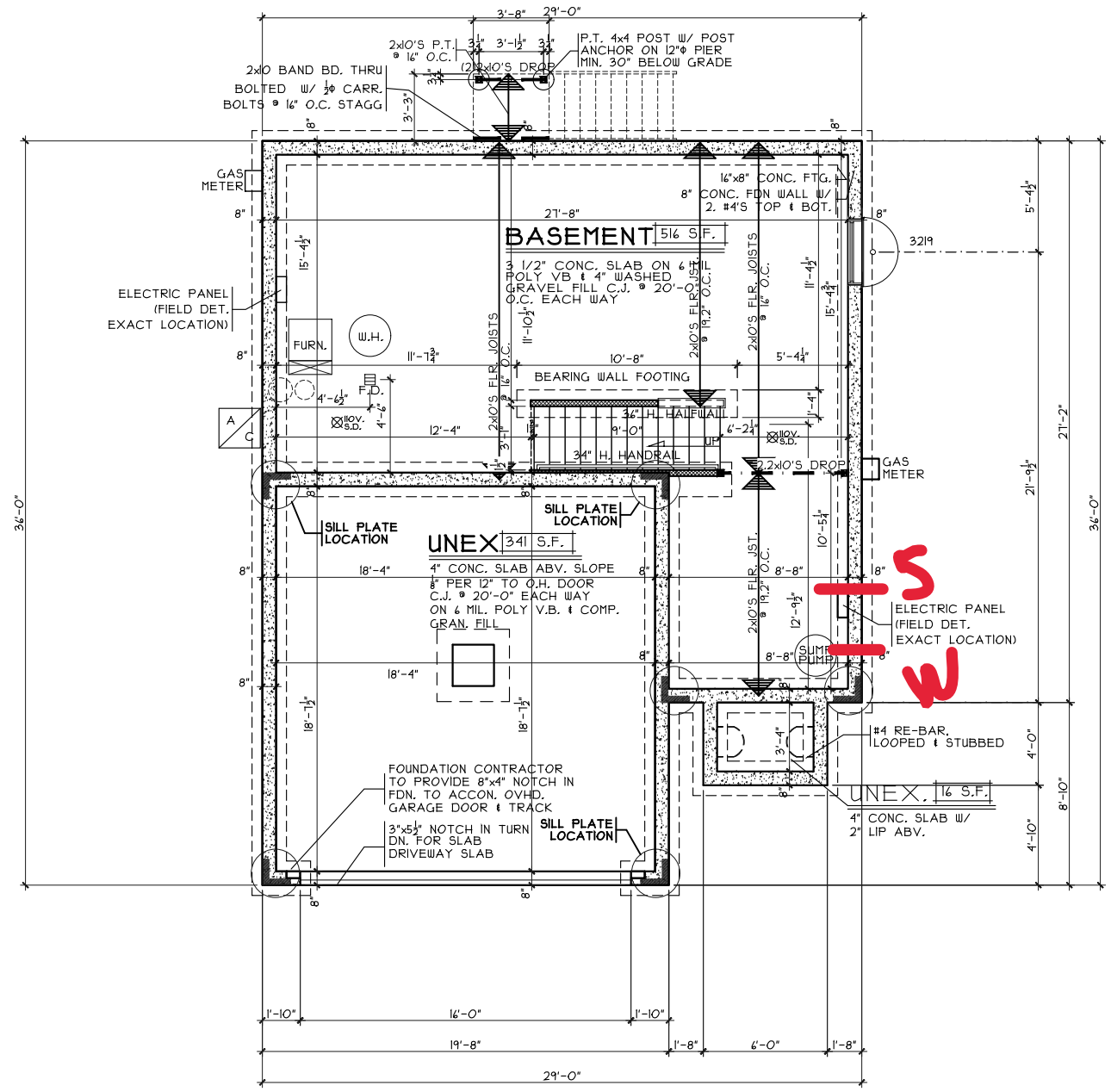
**GRADE BM DETAIL**  
SCALE: 1/8" = 1'-0"



**BEARING WALL FOOTING**  
SCALE: 1/4" = 1'-0"



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



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

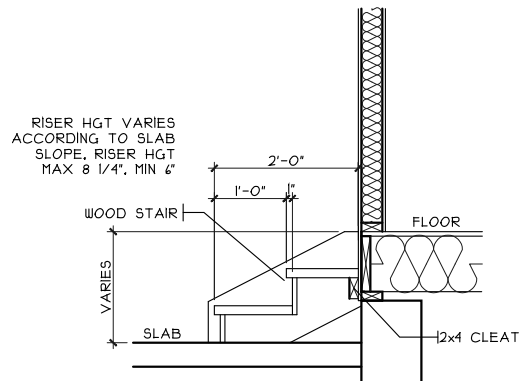
**Foundation Plan**  
 Plan: Rental Rowley Bsmt  
 Date: 6/19/23  
 Drawn: JRK  
 Scale: As Noted  
 Revised: 6/27/23  
 Sheet: 3 of 8

**Proposed Residence:**  
 Rental Home  
 2881 Pine Leaf Court  
 Enclave at Twin Run Lot 2247  
 Hamilton Butler County

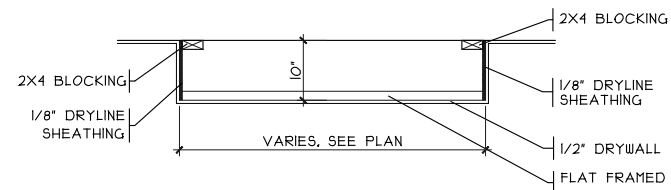
**Rowley Bsmt - C5 - Vinyl**  
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**Issue Dates**  
 Review

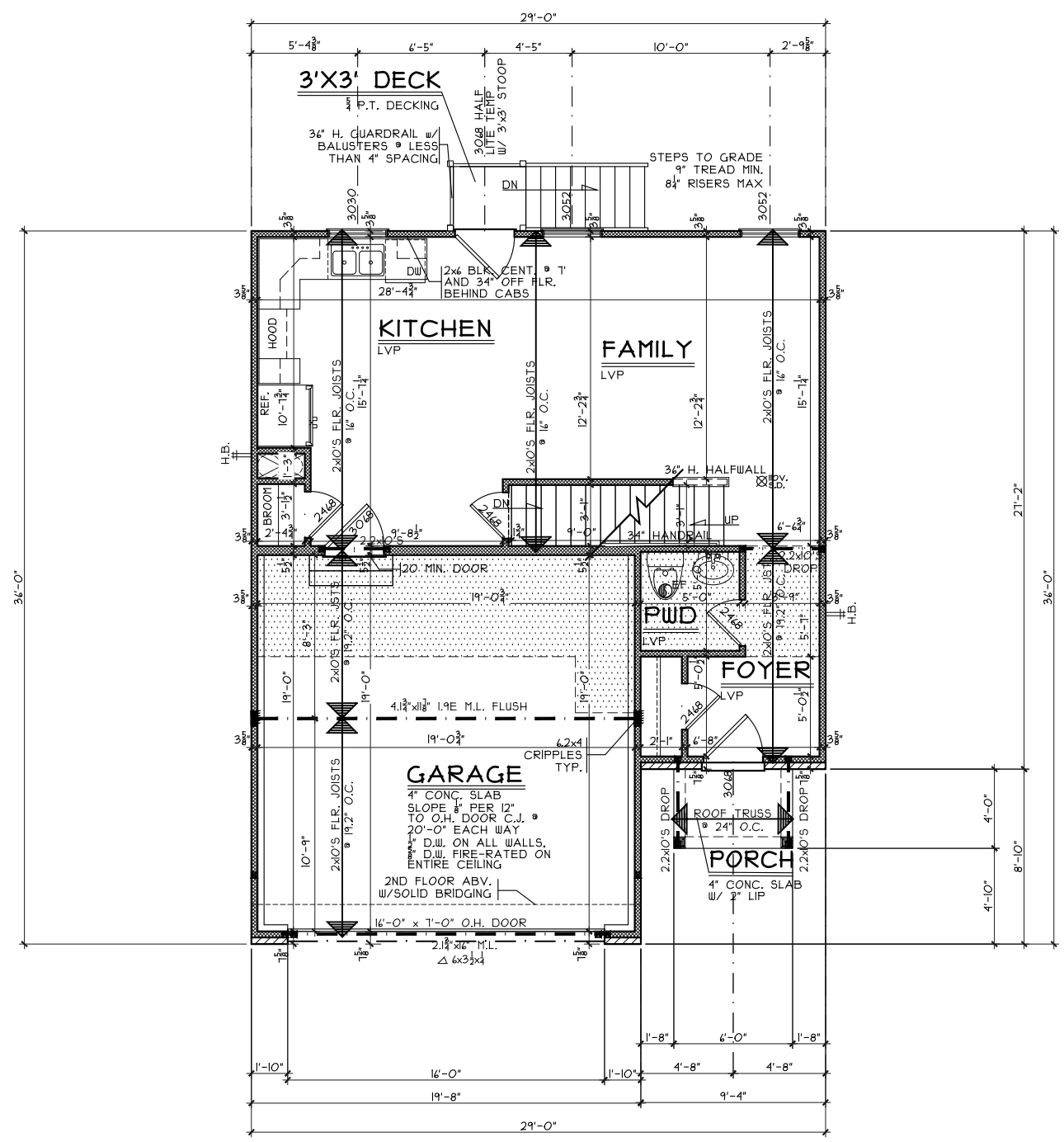
**CRISTO HOMES**  
 7594-A Tylers Place Blvd.  
 West Chester, OH 45069  
 513.755.0570 www.cristohomes.com



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



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



**FIRST FLOOR PLAN**  
 SCALE: 1/8" = 1'-0" 519 S.F.

**First Floor Plan**  
 Plan: Rental Rowley Bsmt  
 Date: 6/19/23  
 Drawn: JRK  
 Scale: As Noted  
 Revised: 6/27/23  
 Sheet: 4 of 8



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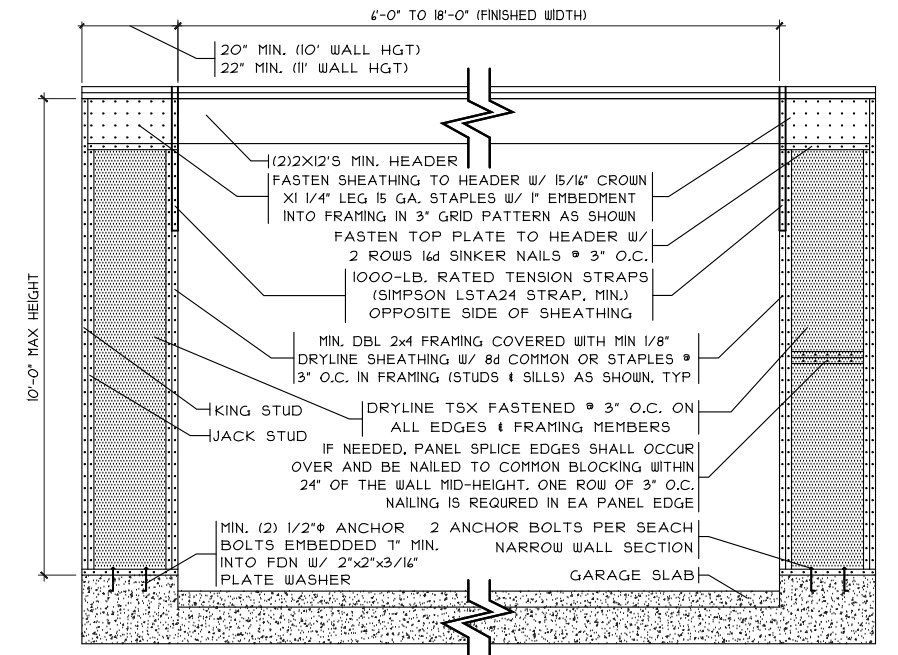
**Renaissance-TR-2247**  
 Proposed Residence:  
 Rental Home  
 2881 Pine Leaf Court  
 Enclave at Twin Run Lot 2247

**Rowley Bsmt - C5 - Vinyl**  
 Hamilton  
 Butler County

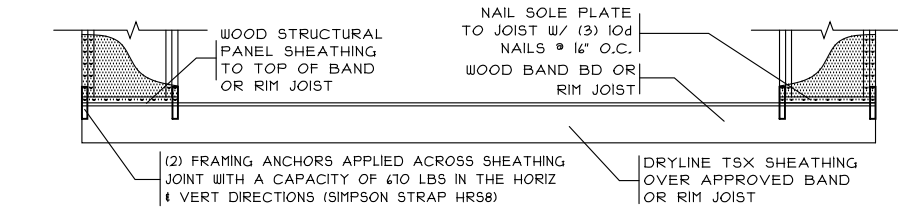
Issue Dates	Review

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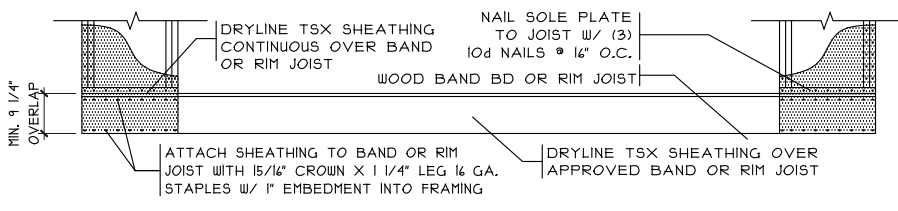
**A3**



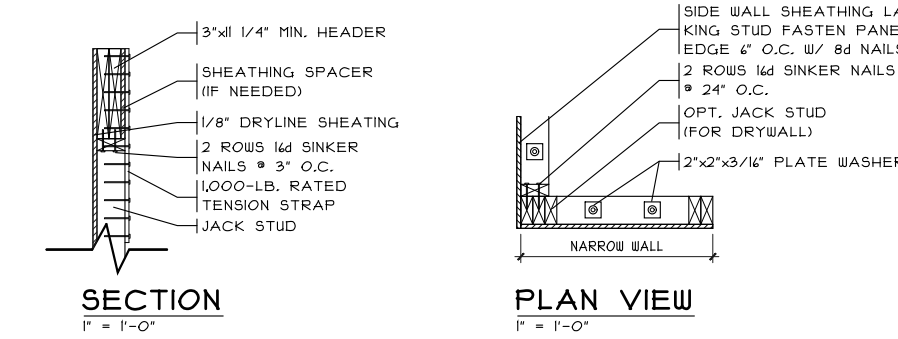
**WALL OVER POURED FOUNDATION**  
 SCALE: 1/4" = 1'-0"



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

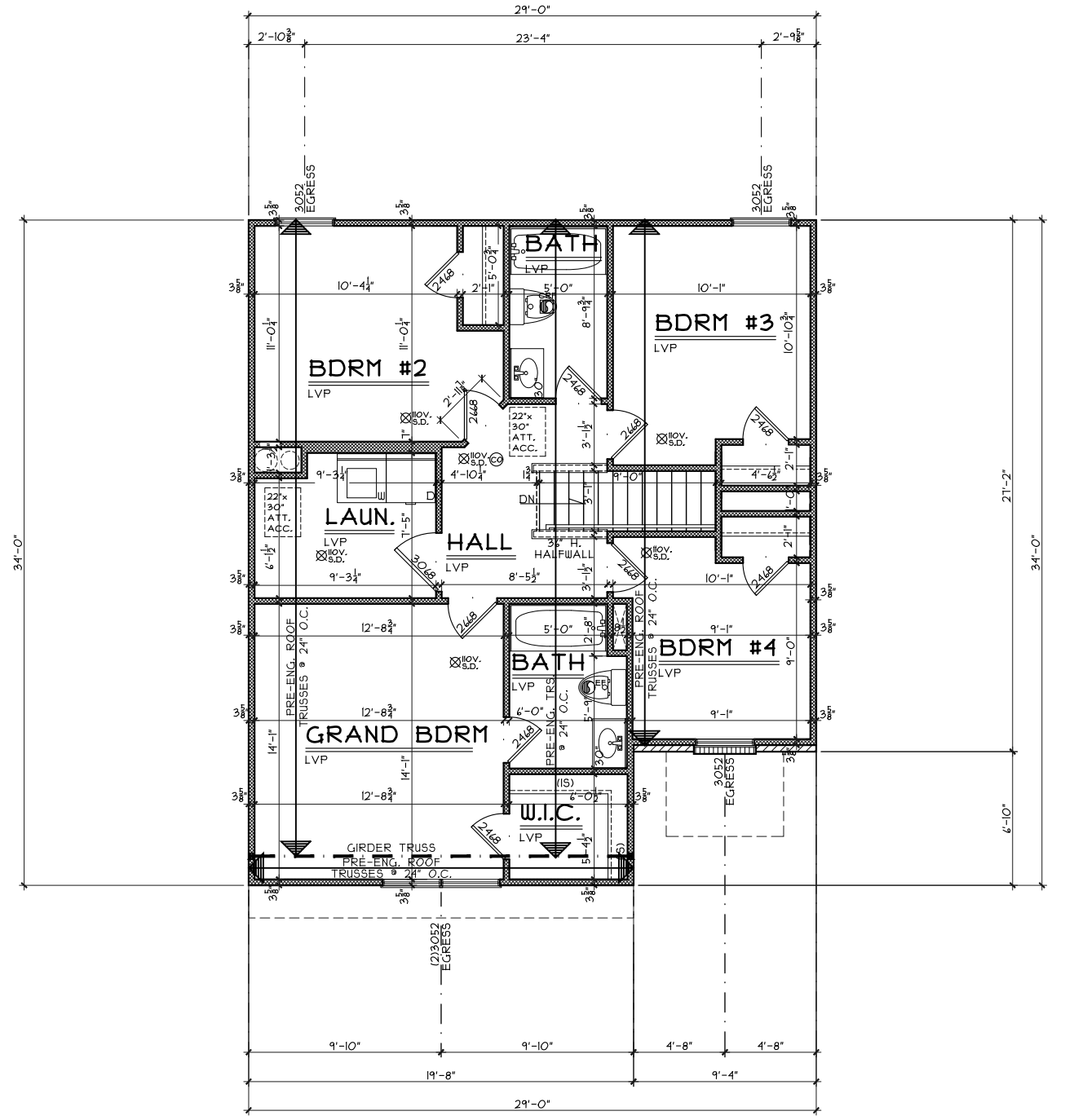


**WALL OVER RAISED WOOD FLOOR**  
 SCALE: 1/4" = 1'-0" OVERLAP OPTION



**METHOD CS-PF CONTINUOUSLY SHEATHED PORTAL FRAME PANEL CONSTRUCTION**

SCALE PER DETAIL POURED WALL FDN



**SECOND FLOOR PLAN**  
 SCALE: 1/8" = 1'-0" 894 S.F.

Second Floor Plan

Plan: Rental Rowley Bsmt Date: 6/19/23 Drawn: JRK Scale: As Noted Revised: 6/27/23 Sheet: 5 of 8

Renaissance-TR-2247

Proposed Residence: Rental Home 2881 Pine Leaf Court Enclave at Twin Run Lot 2247

Rowley Bsmt - C5 - Vinyl

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Hamilton Butler County

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# A4