

TR 2249

2893 Pine Leaf Court

Hamilton, OH 45013

2 Story Basement - 2 pc rough

Vent kitchen sink

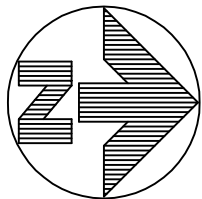
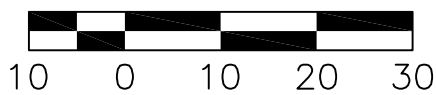
2 hose bibs - no valves required

ice maker

1 tub

1 shower

Gas Furnace



PLOT PLAN

LOT 32249 (5,250 SF) 0.1205 ACRES

ENCLAVE AT TWIN RUN, SECTION 3

CITY OF HAMILTON

BUTLER COUNTY, OHIO

FOR: CRISTO HOMES

QUANTITIES

TOTAL LOT AREA	5,250	sq. ft.
CITY WALK	170	sq. ft.
HOUSE WALK	49	sq. ft.
DRIVE	512	sq. ft.
APRON	185	sq. ft.
PATIO AND PORCHES	24	sq. ft.
DECK	9	sq. ft.
SEEDING AREA	2633	sq. ft.
UNDISTURBED AREA	1258	sq. ft.

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

MARKET HOME
 2893 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."

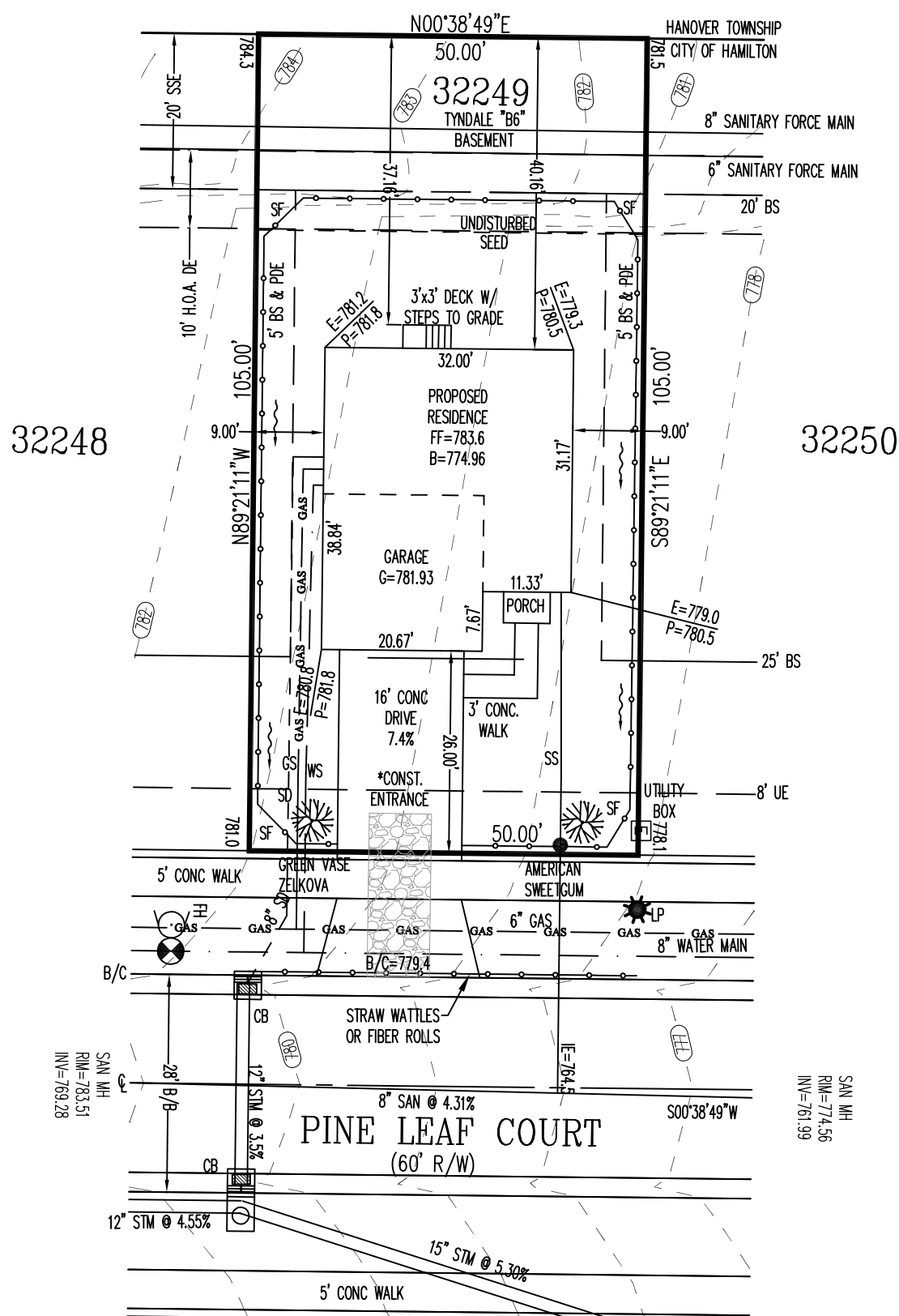
*CONST. ENTRANCE--AS SHOWN HEREON FOR GRAPHICAL PURPOSES ONLY, "GRAVEL OR CRUSHED STONE CONSTRUCTION ENTRANCE UNDERLAIN WITH GEOTEXTILE" DIMENSIONS AND MATERIAL TO BE DETERMINED BY CITY.

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

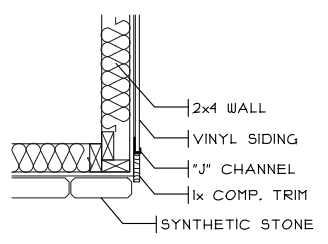
 CALL TOLL FREE 800-362-2764
 OHIO UTILITIES PROTECTION SERVICE

SCALE: 1"=20'
 DATE: 07-29-23
 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

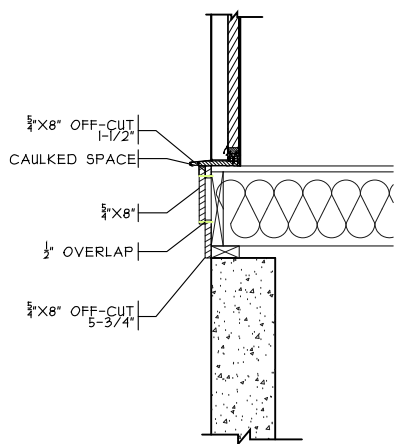
REVISIONS:
 1.
 2.
 3.
 4.

PROJECT: TWIN RUN DRAWING: 231361PA	SHEET 1 OF 1
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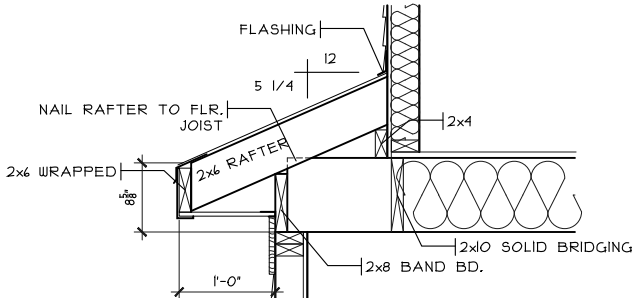
STONE/VINYL CORNER

SCALE: 1/2" = 1'-0"



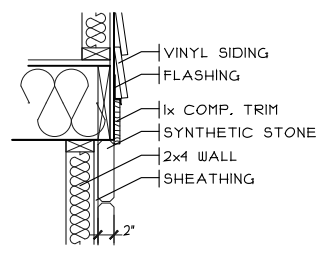
KICK PLATE DETAIL

SCALE: 1/2" = 1'-0"



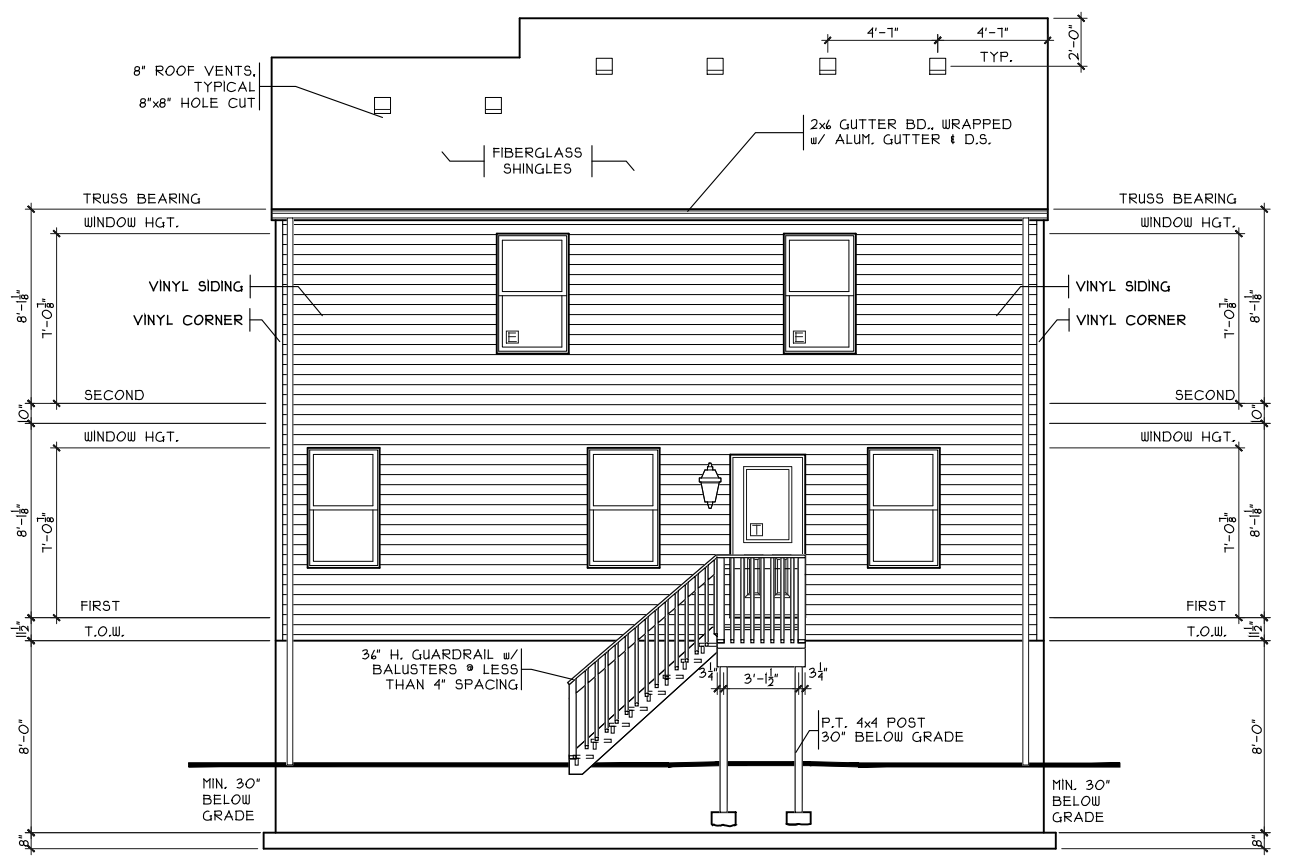
GARAGE DETAIL

SCALE: 1/2" = 1'-0"



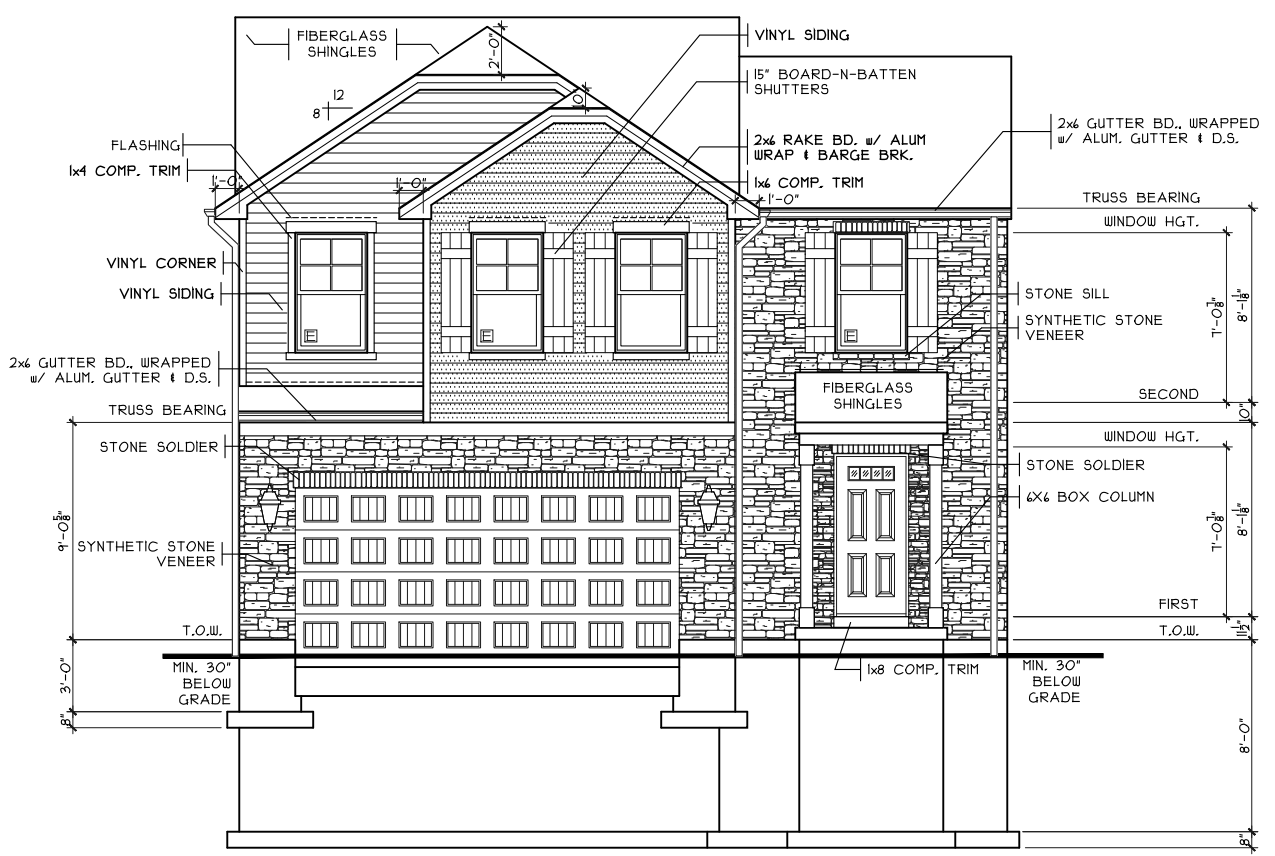
STONE DETAIL

SCALE: 1/2" = 1'-0"



REAR ELEVATION

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



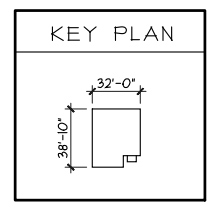
FRONT ELEVATION

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

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 11x17 SHEETS TO BE SCALABLE AT HALF SCALE. 1/8" = 1'-0"

2S1813B4 PLAN INFO	
4	BDRMS
2.5	BATHS
3	CAR GARAGE
8	1ST FLR. CLG.
SQUARE FOOTAGE	
TOTAL	1860
MAIN	740
UPPER	1120
BASEMENT	649
GARAGE	313



Front And Rear Elevations
 Plan: Tyndale Basement
 Date: 6.28.2023
 Drawn: JRK
 Scale: As Noted
 Revised: 7.17.2023
 Sheet: 1 of 8

Proposed Residence:
 Market Home
 2893 Pine Leaf Court
 Enclave at Twin Run Lot 2249

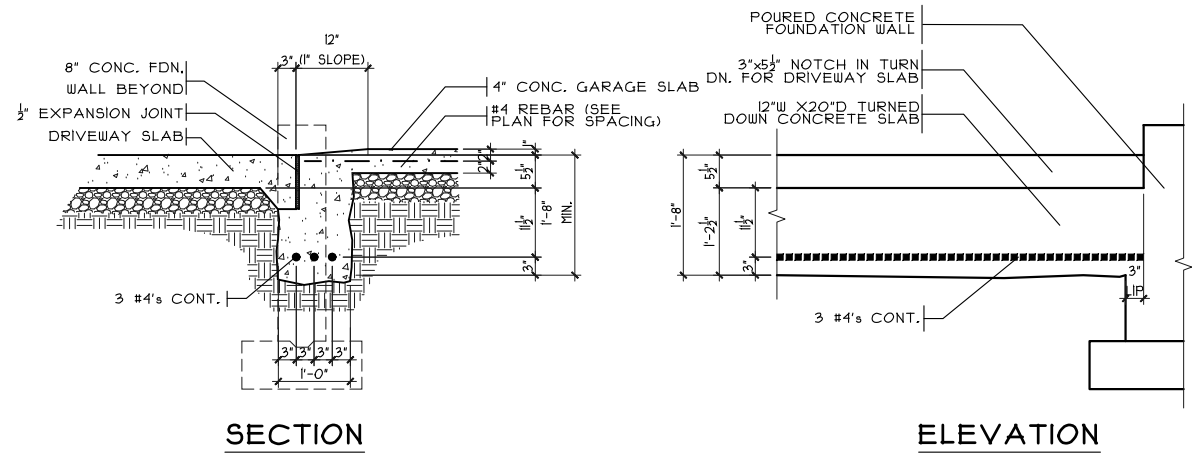
Renaissance - TR-2249
 Tyndale - B6 - Vinyl

Issue Dates
 Review

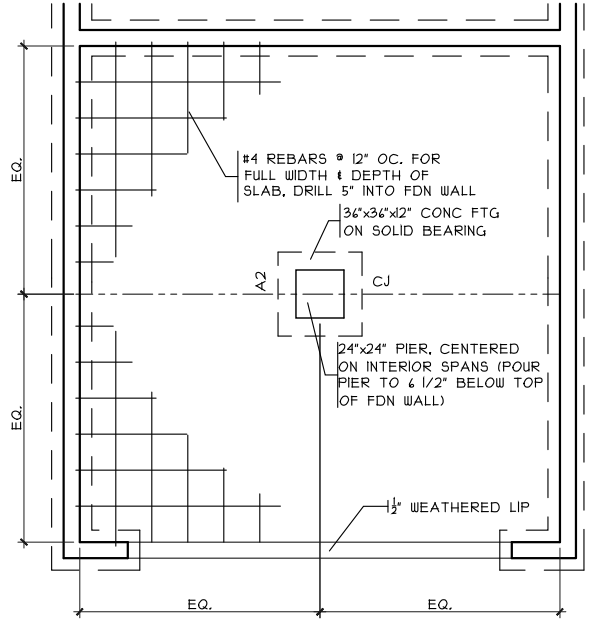
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 Butler County

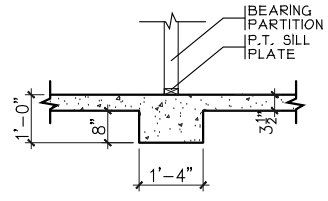
CRISTO HOMES
 7594-A Tylers Place Blvd.
 West Chester, OH 45069
 513.755.0570 www.cristohomes.com



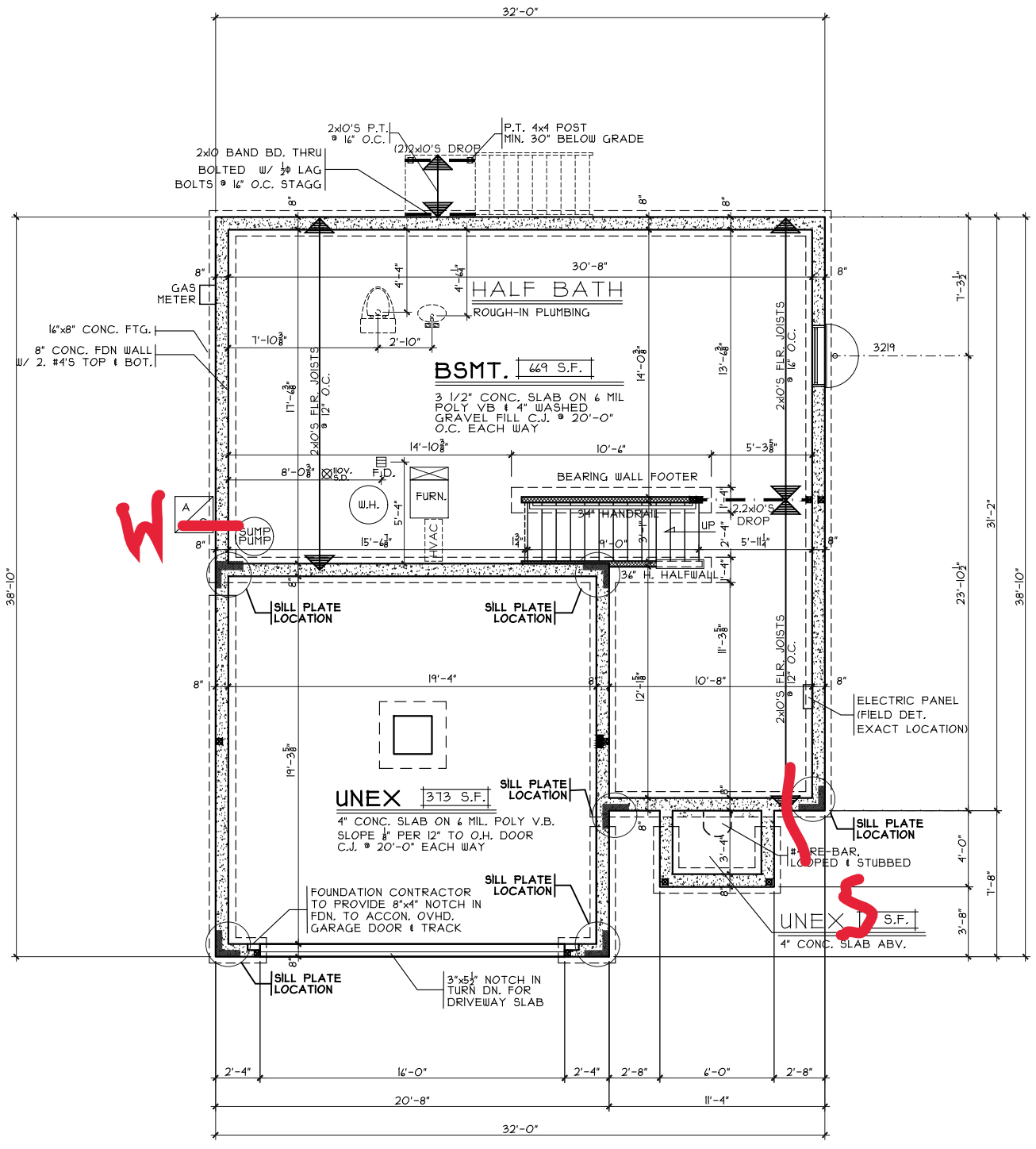
GARAGE DOOR GRADE BM
SCALE: 3/8" = 1'-0"



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



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



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

Foundation Plan
Plan: Tyndale Basement
Date: 6.28.2023
Drawn: JRK
Scale: As Noted
Revised: 7.17.2023
Sheet: 3 of 8

Renaissance - TR-2249
Proposed Residence:
Market Home
2893 Pine Leaf Court
Enclave at Twin Run Lot 2249

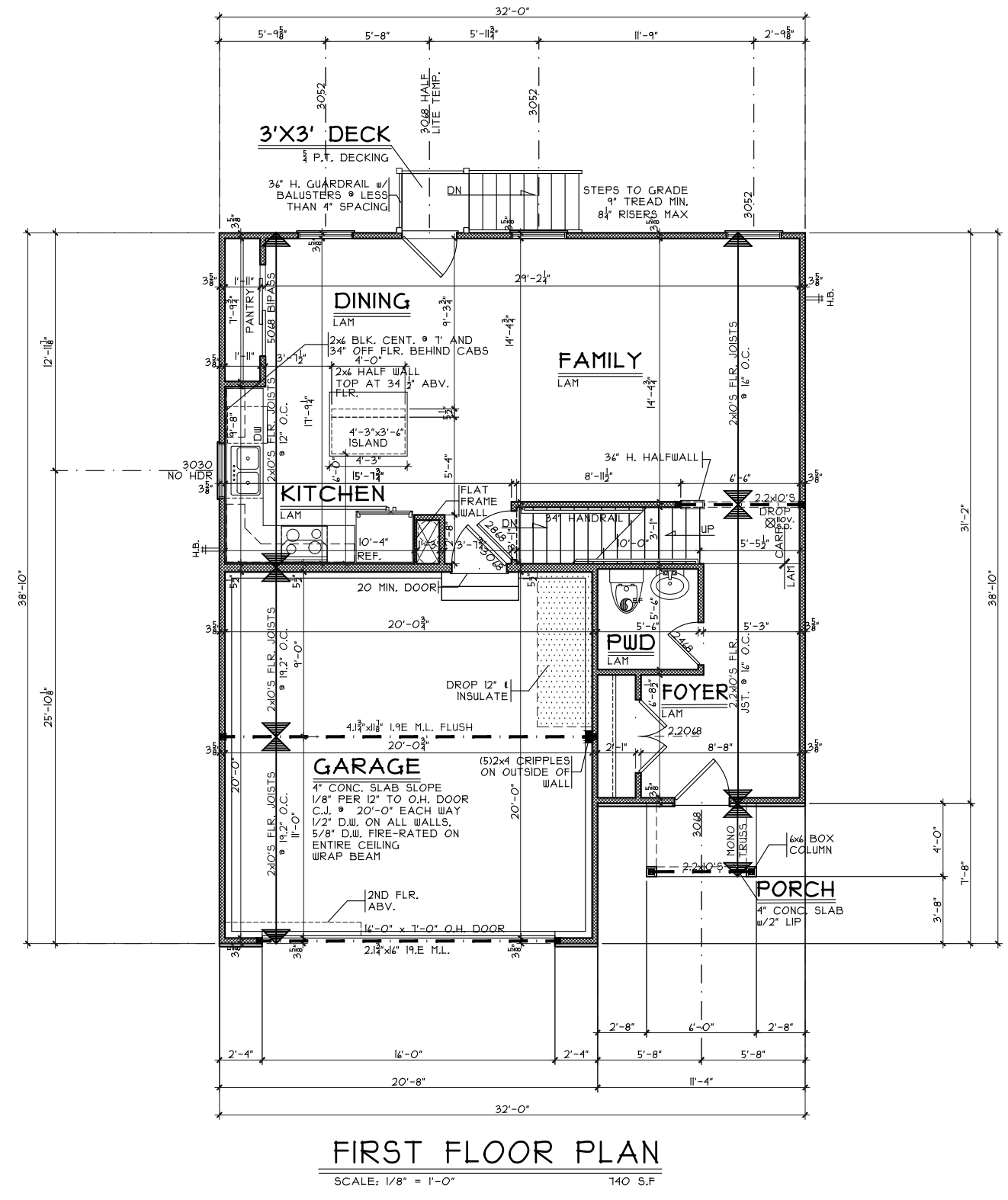
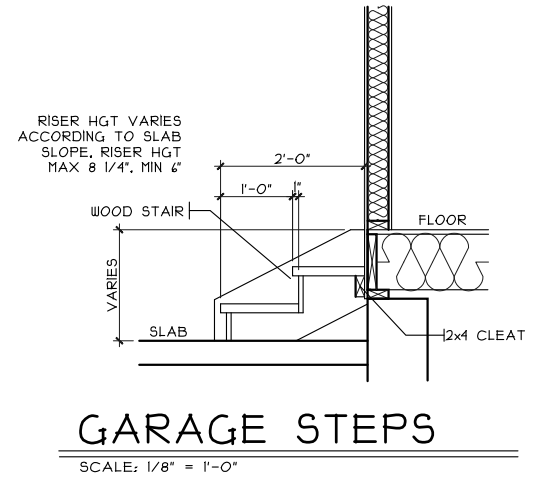
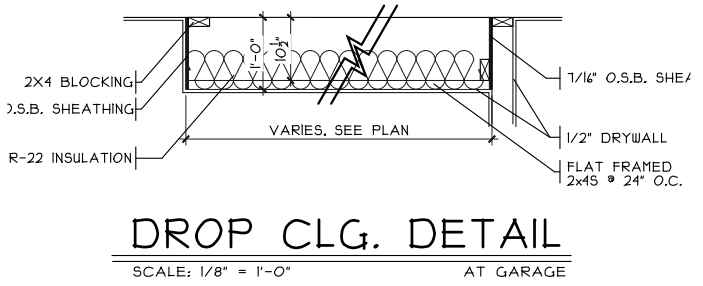


Tyndale - B6 - Vinyl
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Issue	Dates
Review	

Hamilton
Butler County

A2



First Floor Plan
 Plan: Tyndale Basement
 Date: 6.28.2023
 Drawn: JRK
 Scale: As Noted
 Revised: 7.17.2023
 Sheet: 4 of 8

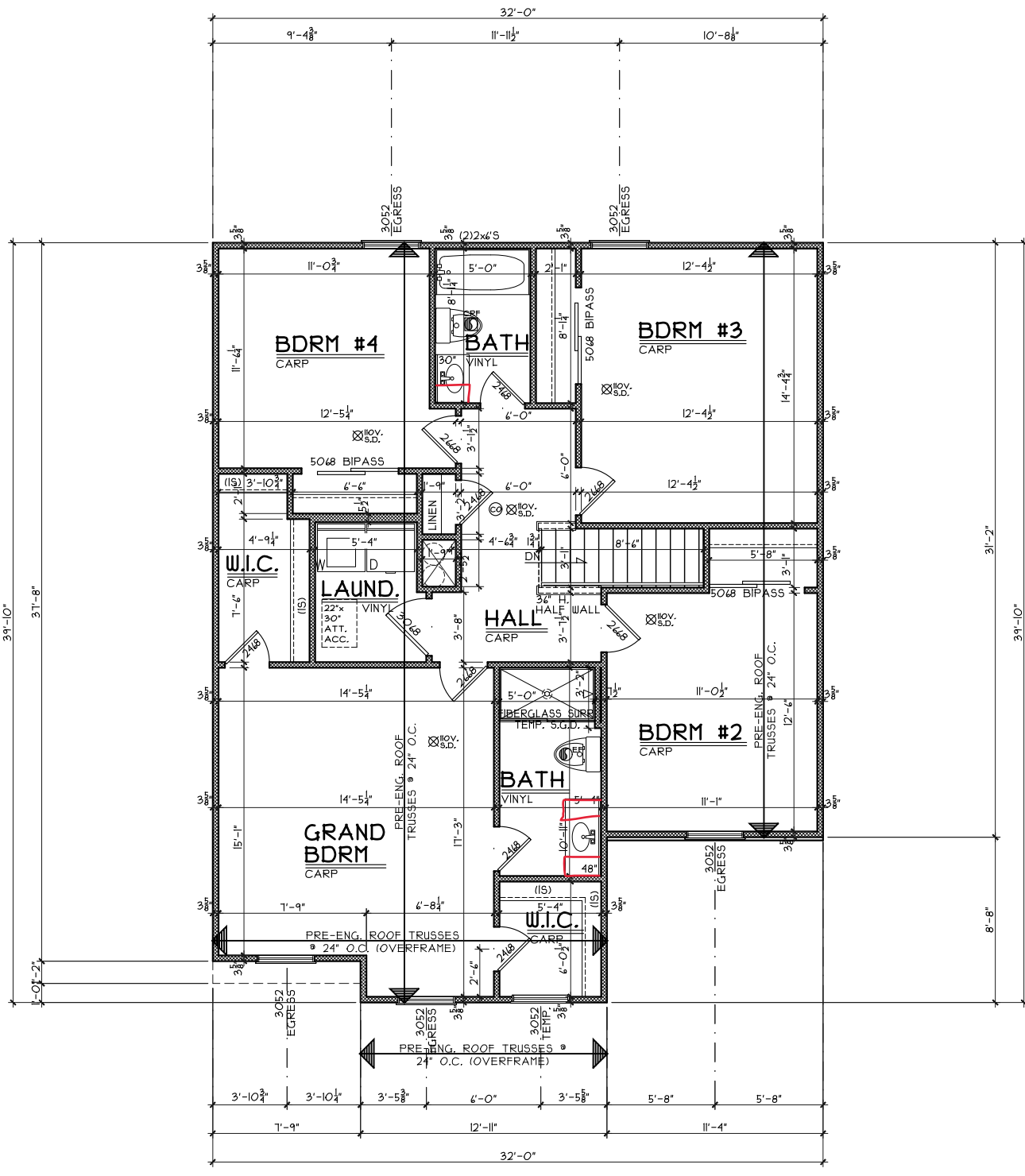
Renaissance - TR-2249
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Tyndale - B6 - Vinyl
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Hamilton
 Butler County

A3



PROPOSED SECOND FLOOR PLAN
SCALE: 1/8" = 1'-0"
1133 S.F

Second Floor Plan

Plan: Tyndale Basement
Date : 6.28.2023
Drawn: JRK
Scale : As Noted
Revised: 7.17.2023
Sheet : 5 of 8



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Tyndale - B6 - Vinyl

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Issue Dates

Review	Issue Dates

A4