

TR 2250

2899 Pine Leaf Court

Hamilton, OH 45013

2 Story Basement

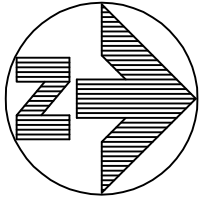
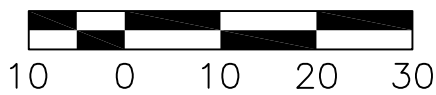
Vent kitchen sink

2 hose bibs - no valves required

ice maker

2 tub

Gas Furnace



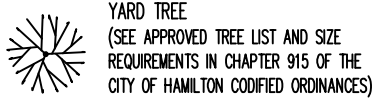
PLOT PLAN

LOT 32250 (5,602 SF) 0.1286 ACRES ENCLAVE AT TWIN RUN, SECTION 3 CITY OF HAMILTON BUTLER COUNTY, OHIO FOR: CRISTO HOMES

QUANTITIES

TOTAL LOT AREA	5,602	sq. ft.
CITY WALK	153	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	2,793	sq. ft.
UNDISTURBED AREA	1635	sq. ft.

RENTAL HOME
2899 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."

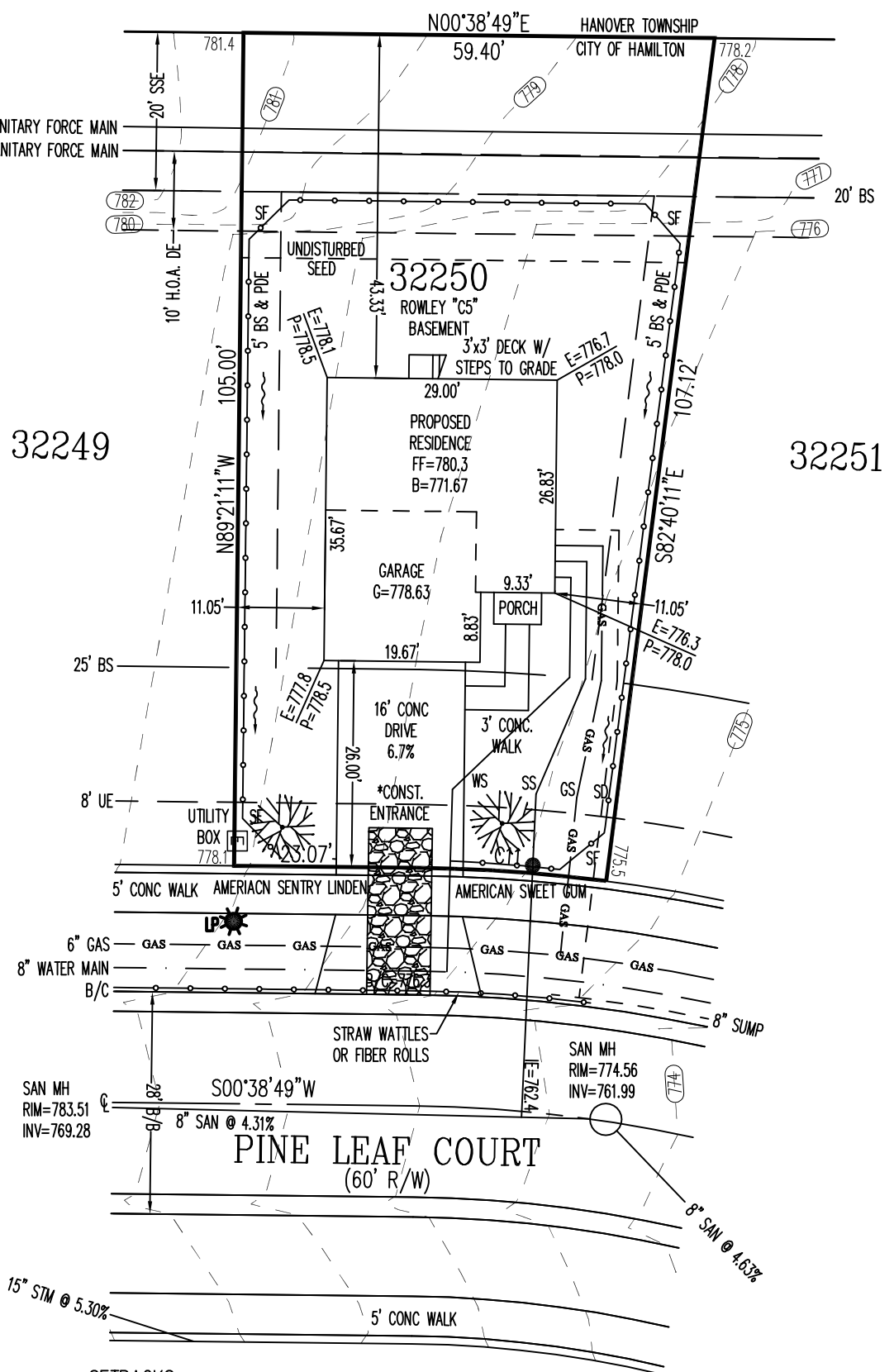
*CONST. ENTRANCE-AS SHOWN HEREON FOR GRAPHICAL PURPOSES ONLY, "GRAVEL OR CRUSHED STONE CONSTRUCTION ENTRANCE UNDERLAIN WITH GEOTEXTILE" DIMENSIONS AND MATERIAL TO BE DETERMINED BY CITY.

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



SETBACKS:
 FRONT YARD=25' C11
 REAR YARD=20' R=205.00'
 SIDE YARD=5' L=23.91'

2 WORKING DAYS
BEFORE YOU DIG

OHIO811.org

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

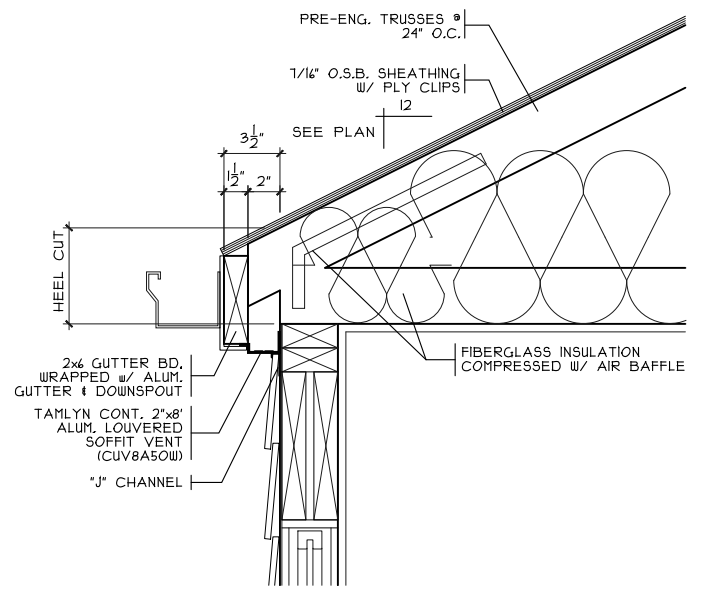
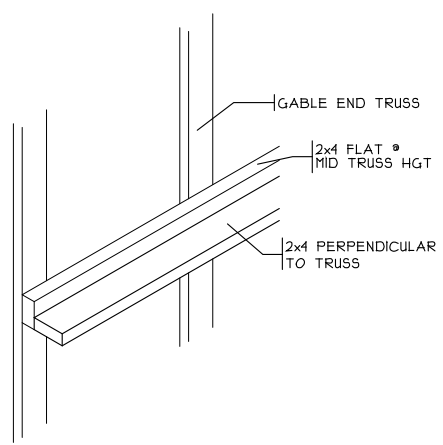
SCALE: 1"=20'
 DATE: 07/05/2023
 DRAWN: JLS
 DESIGNED:
 CHECKED: JLS

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

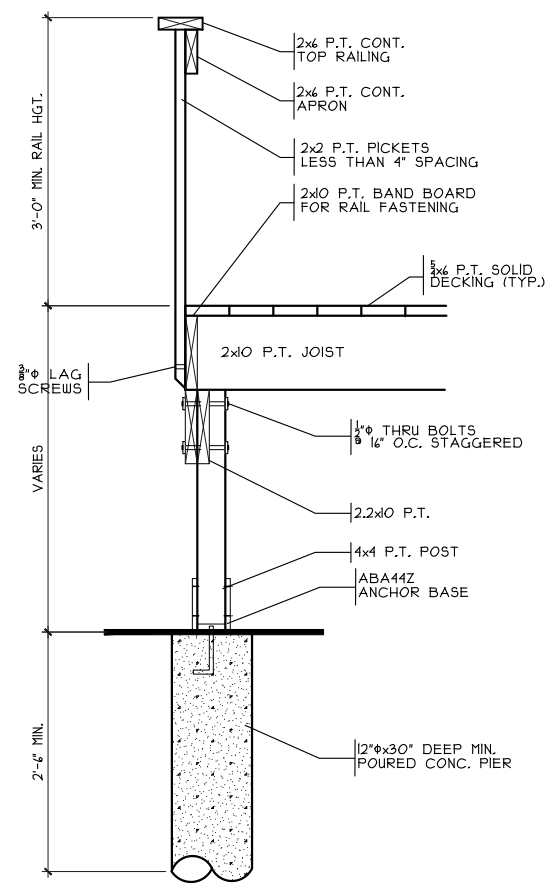
REVISIONS:

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

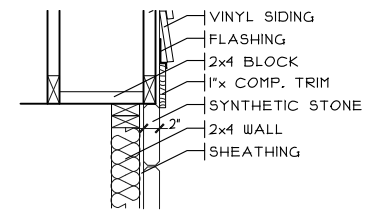
PROJECT: TWIN RUN DRAWING: 231216PA	SHEET 1 OF 1
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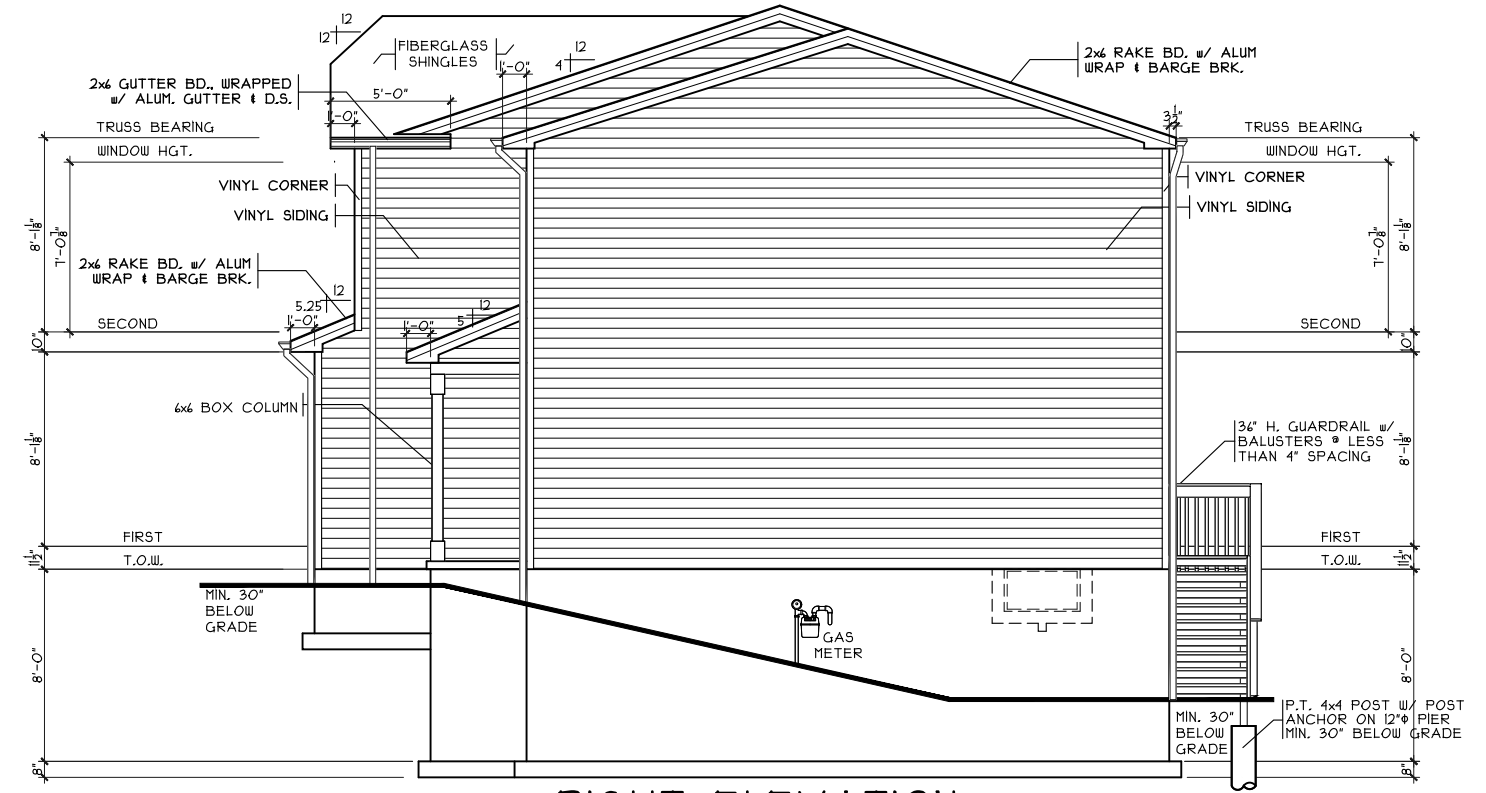
2" SOFFIT DETAIL
SCALE: 1" = 1'-0" REAR O.H.



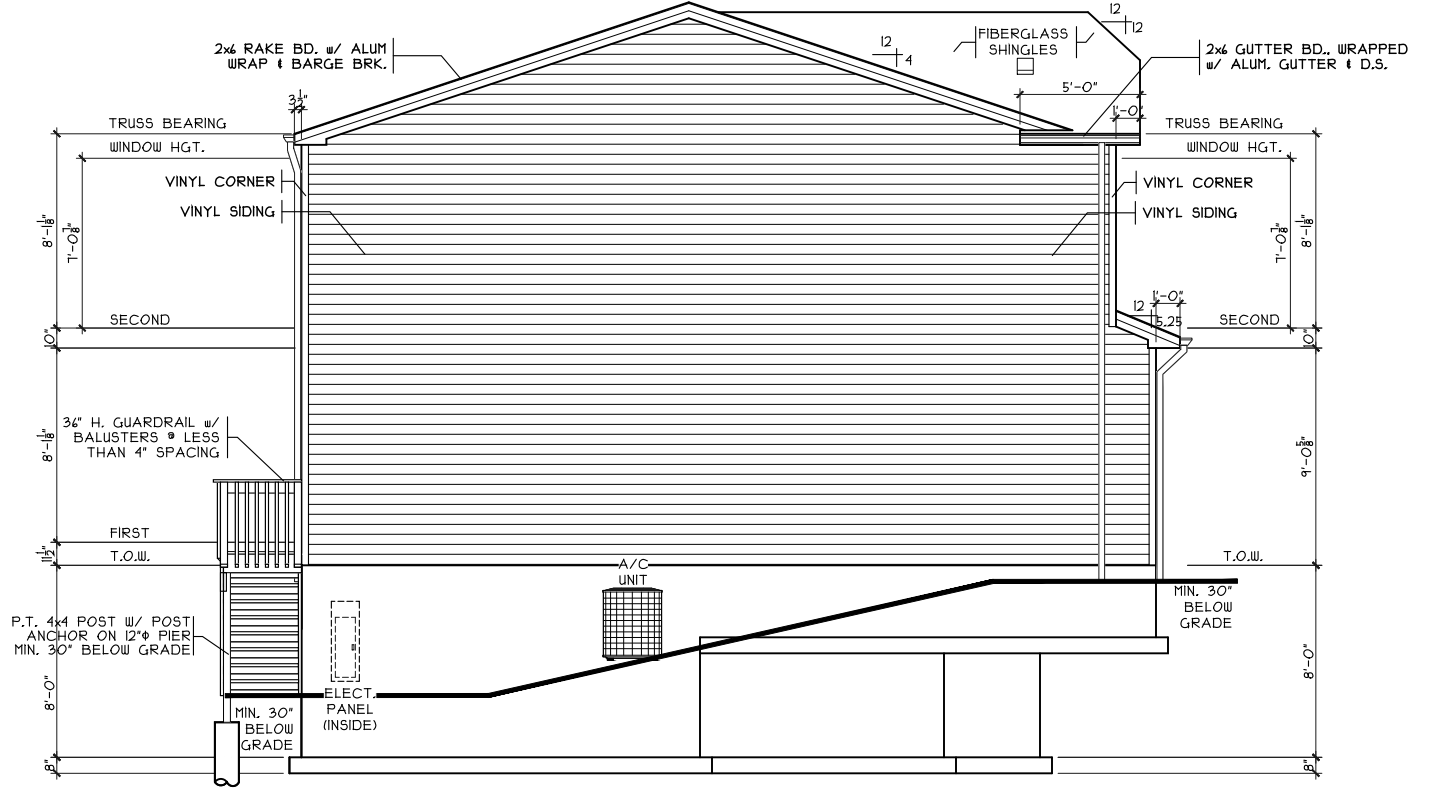
DECK DETAIL
SCALE: 1/2" = 1'-0"



STONE/VINYL CORNER
SCALE: 1/2" = 1'-0"



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



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

Left And Right Elevations
 Plan: Rental Rowley Bsmt
 Date: 6/19/23
 Drawn: JRK
 Scale: As Noted
 Revised: Sheet: 2 of 8

Proposed Residence:
 Rental Home
 2899 Pine Leaf Court
 Enclave at Twin Run Lot 2250

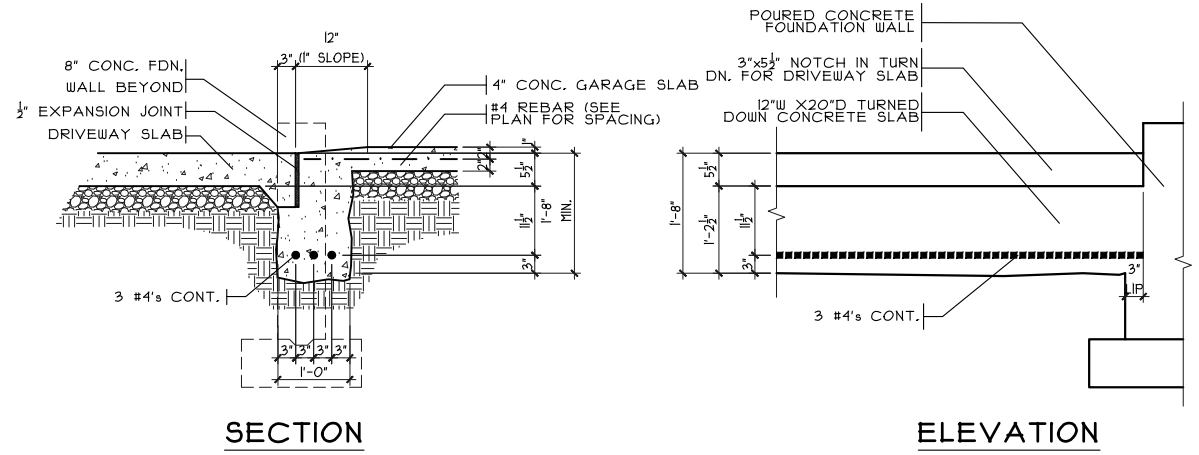
Rowley Bsmt - B6 - Vinyl
 Issue Dates
 Review

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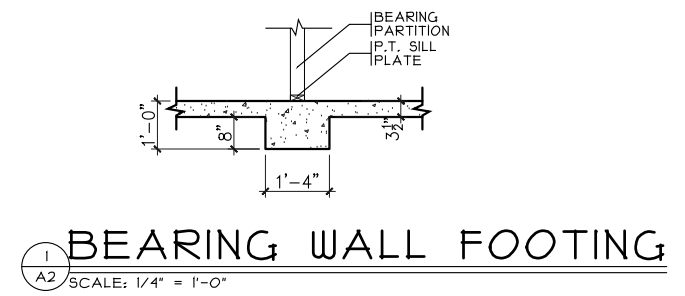
CRISTO HOMES
 7594-A Tylers Place Blvd.
 West Chester, OH 45069
 513.755.0570 www.cristohomes.com

Hamilton Butler County

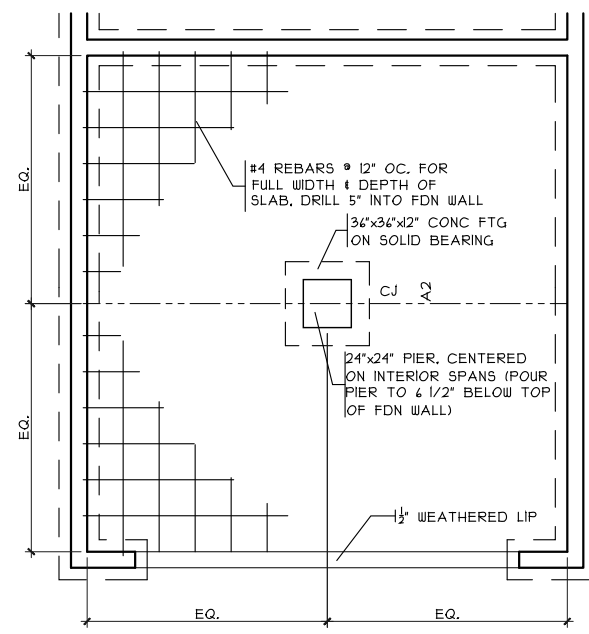
A1a



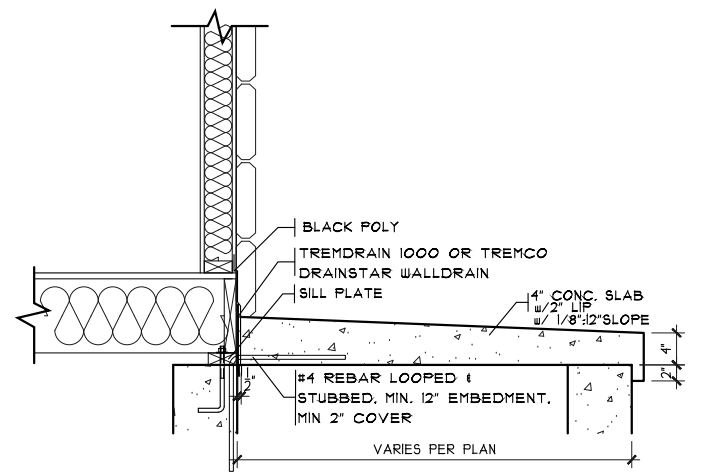
GARAGE DOOR GRADE BM
 SCALE: 3/8" = 1'-0"



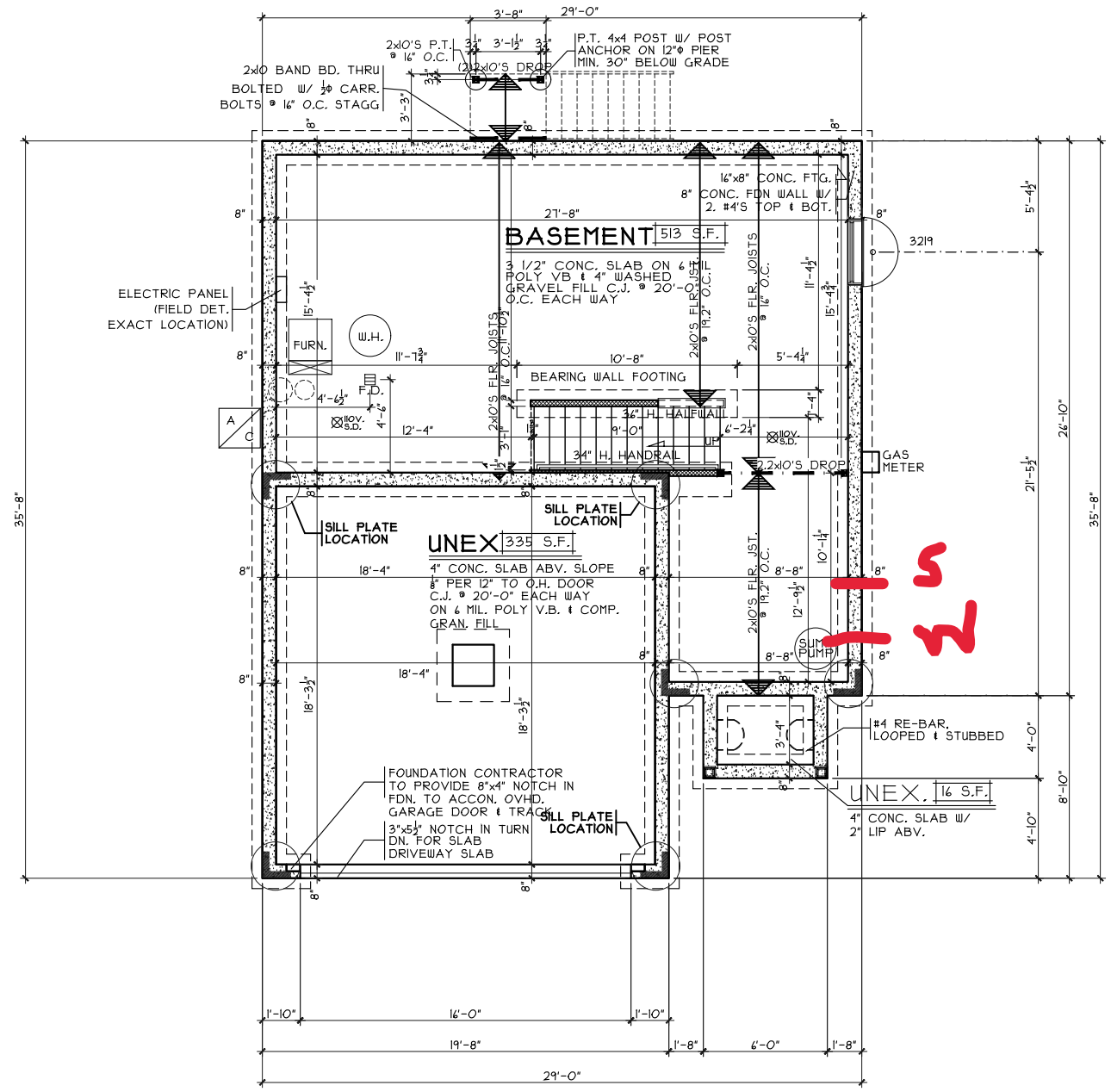
BEARING WALL FOOTING
 SCALE: 1/4" = 1'-0"



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



PORCH DETAIL
 SCALE: 1/2" = 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:
 Sheet: 3 of 8

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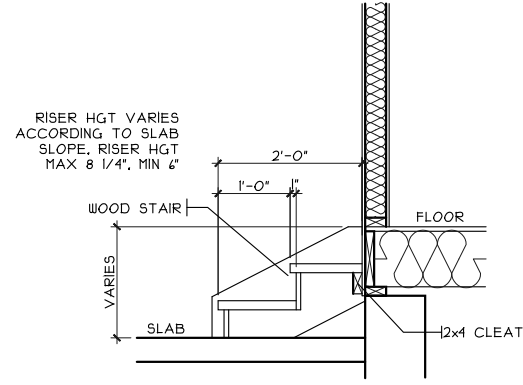
Rowley Bsmt - B6 - Vinyl
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Issue Dates

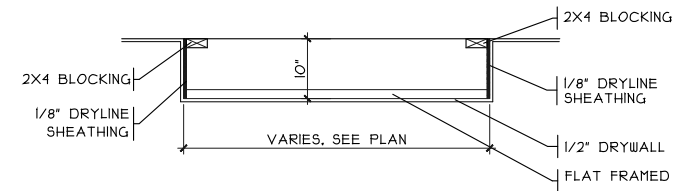
Issue	Dates
Review	

Hamilton Butler County

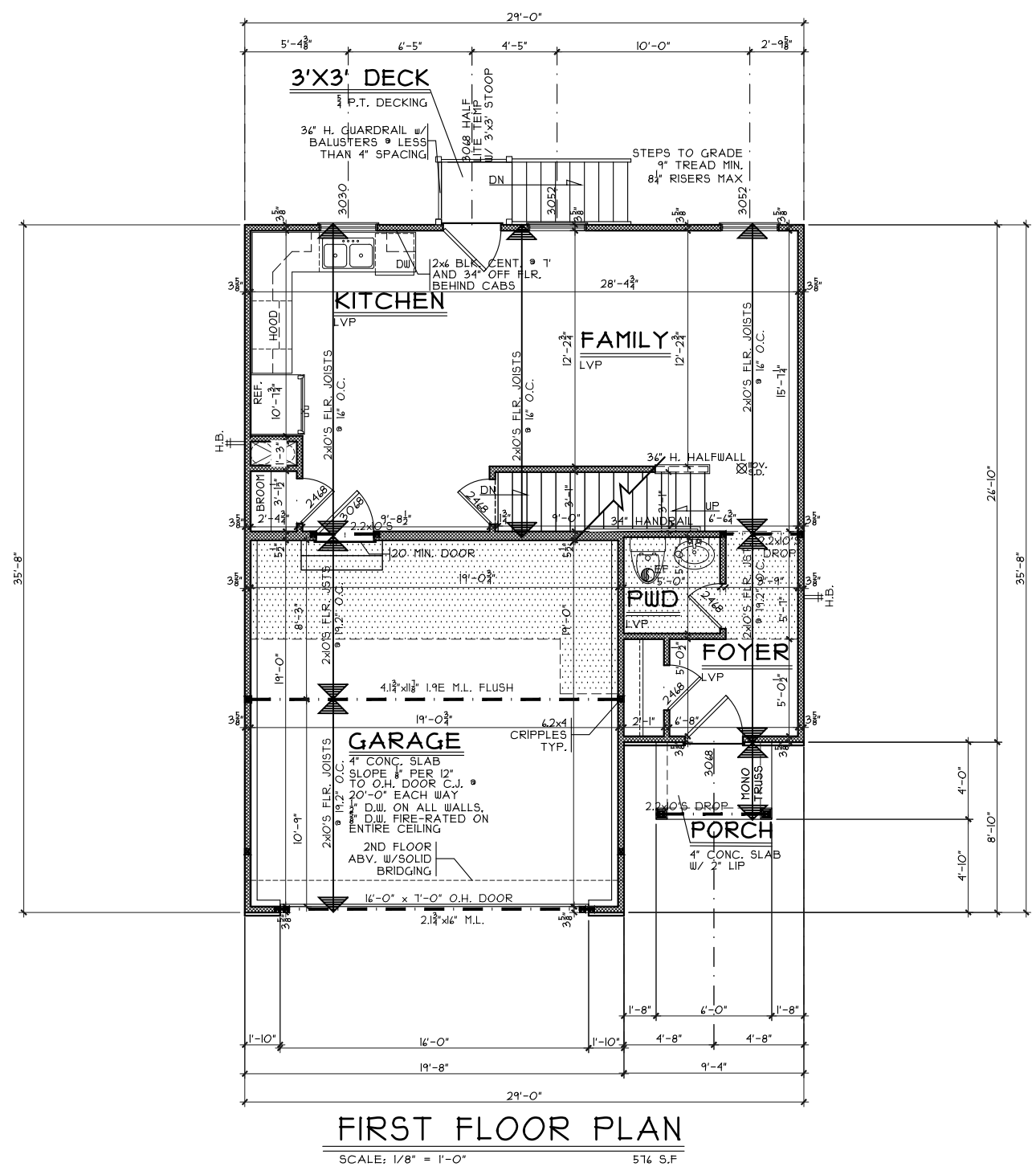
A2



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



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



FIRST FLOOR PLAN
 SCALE: 1/8" = 1'-0" 516 S.F.

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

Renaissance-TR-2250
 Proposed Residence:
 Rental Home
 2899 Pine Leaf Court
 Enclave at Twin Run Lot 2250

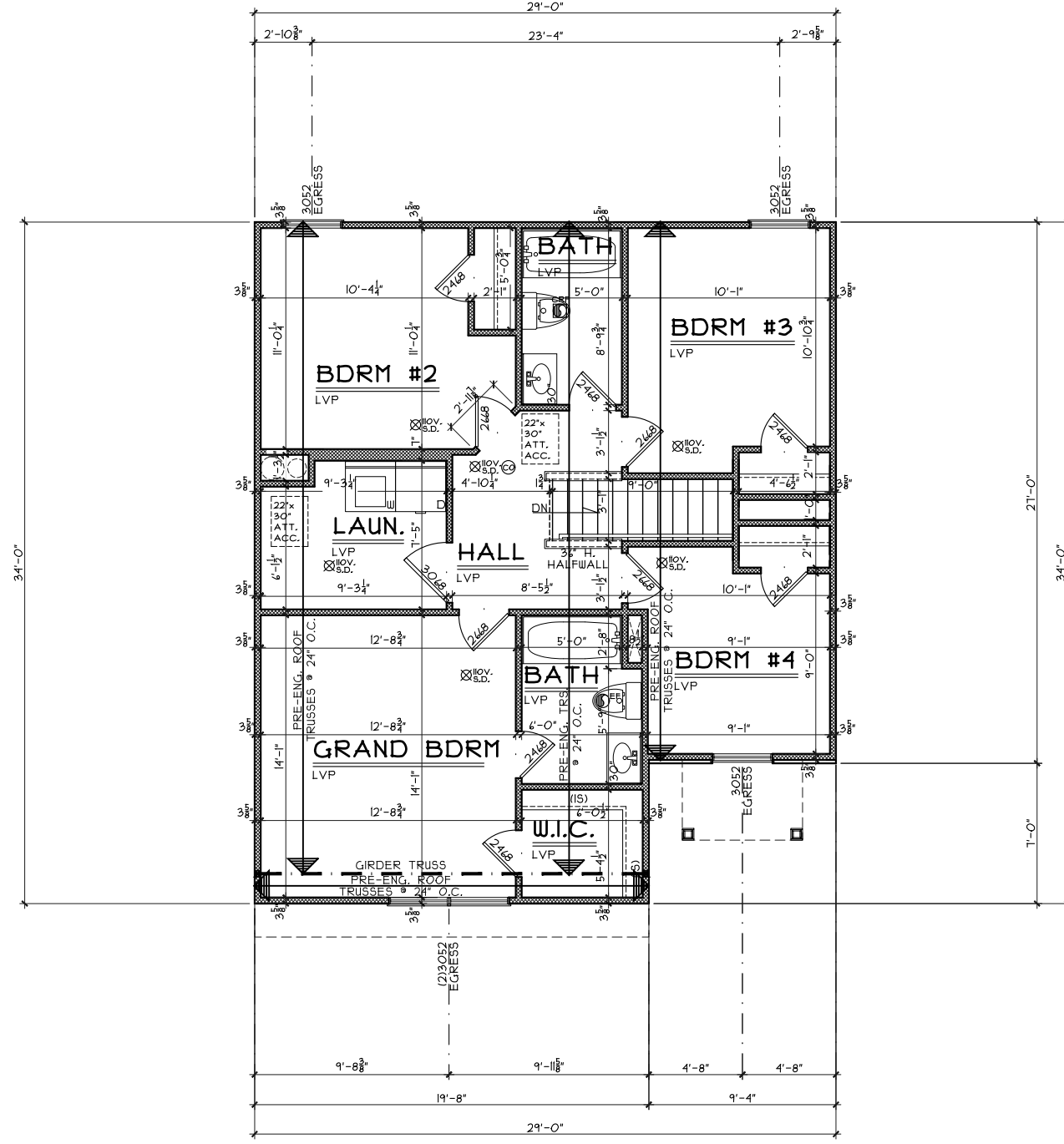
Rowley Bsmt - B6 - Vinyl
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Hamilton
 Butler County

Issue Dates

Review	Issue Dates



SECOND FLOOR PLAN

SCALE: 1/8" = 1'-0" 890 S.F.

Second Floor Plan

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



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Renaissance-TR-2250

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 Enclave at Twin Run Lot 2250

Hamilton
 Butler County

Rowley Bsmt - B6 - Vinyl

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Issue Dates

Review	Issue Dates

A4