

TR 2252

2911 Pine Leaf Court

Hamilton, OH 45013

Must run 3" vent out roof

2 Story Basement

Loop vent kitchen with relief vent

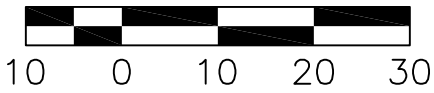
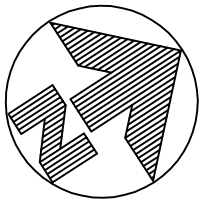
3pc rough in basement - finished basement

2 hose bibs - no valves required

ice maker

2 tubs

Gas Furnace and Fireplace



WALDROP RESIDENCE
2911 PINE LEAF COURT

PLOT PLAN

LOT 32252 (8,369 SF) 0.192 ACRES

ENCLAVE AT TWIN RUN, SECTION THREE

CITY OF HAMILTON

BUTLER COUNTY, OHIO

FOR: CRISTO HOMES

SETBACKS: C13
FRONT YARD=25' R=205.00'
REAR YARD=10' L=44.39'
SIDE YARD=5'

FOR PERMITTING PURPOSES ONLY.

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

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. SWALE ARROWS AND DRAINAGE ROUTES ARE SUBJECT TO CHANGE.

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.

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

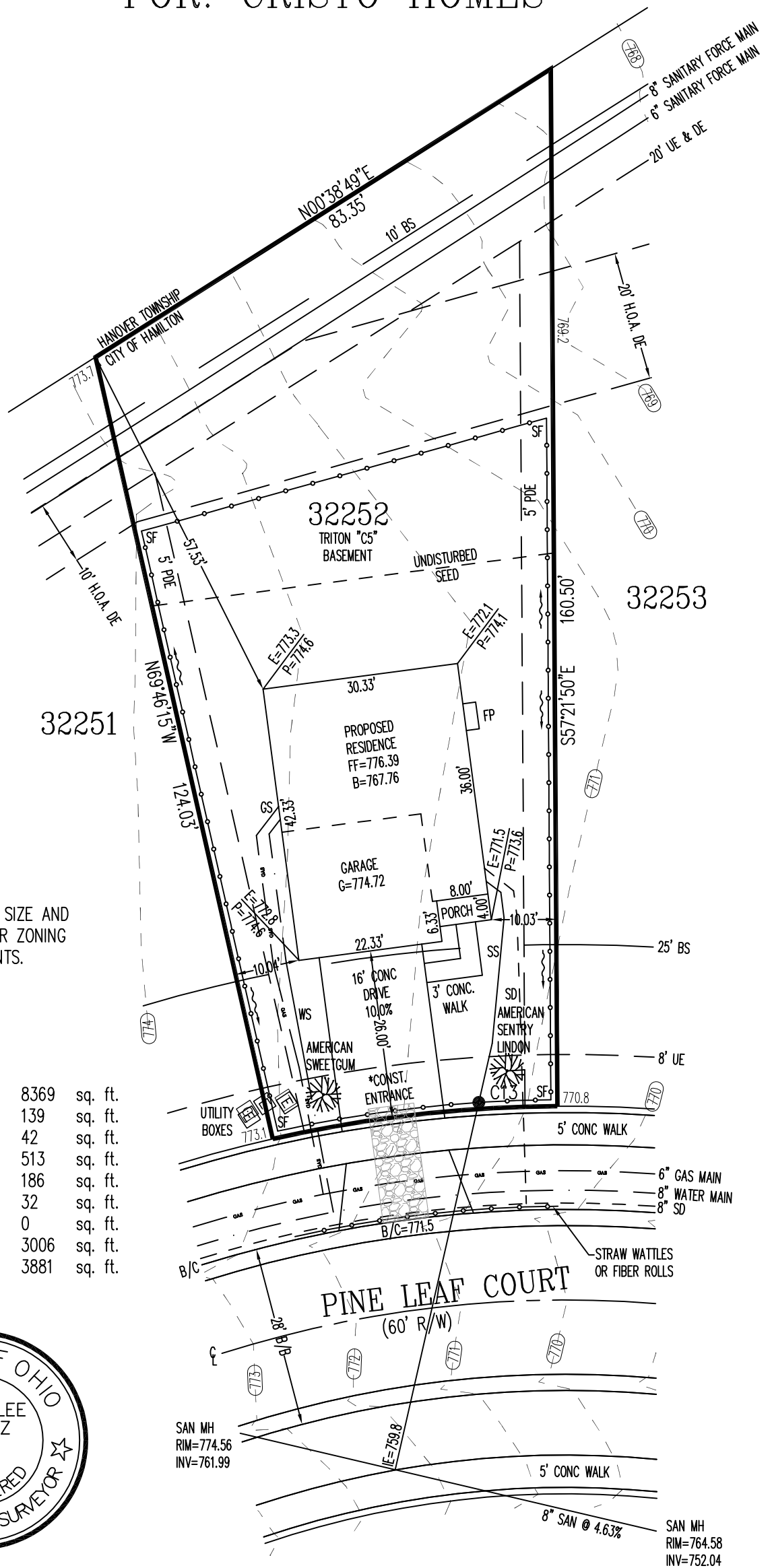
IF THE SANITARY SEWER MAIN NEEDS TO BE TAPPED, A FACTORY WYE MUST BE USED. INSERTA-TEES ARE NOT PERMITTED

CONTRACTOR IS RESPONSIBLE FOR VERIFYING AND ADHERING TO ANY (STATE, CITY, COUNTY, TOWNSHIP, ETC.) ENGINEERING, CONSTRUCTION, MATERIAL AND SAFETY CODES, SPECIFICATION AND/OR REQUIREMENTS.

 YARD TREE SIZE AND SPECIES PER ZONING REQUIREMENTS.

QUANTITIES

TOTAL LOT AREA	8369	sq. ft.
CITY WALK	139	sq. ft.
HOUSE WALK	42	sq. ft.
DRIVE	513	sq. ft.
APRON	186	sq. ft.
PATIO AND PORCHES	32	sq. ft.
DECK	0	sq. ft.
SEEDING AREA	3006	sq. ft.
UNDISTURBED AREA	3881	sq. ft.



2 WORKING DAYS
BEFORE YOU DIG



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

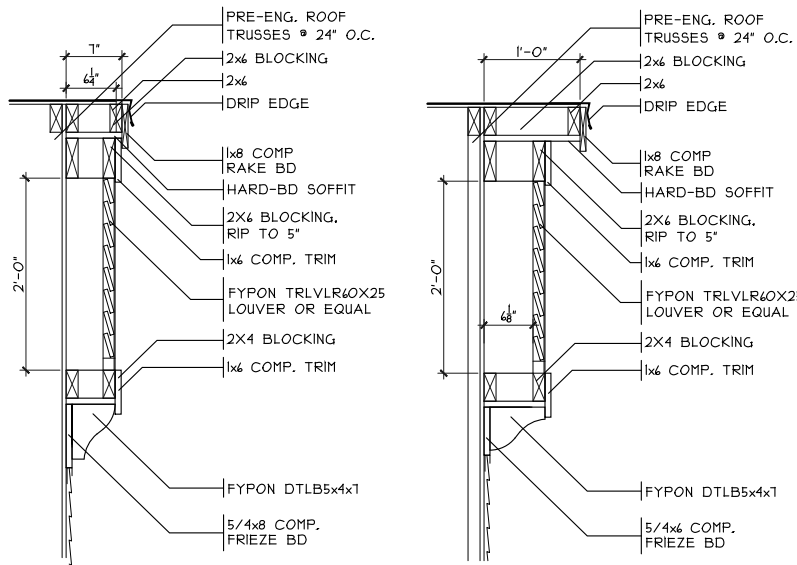
SCALE: 1"=20'
DATE: 3/28/2023
DRAWN: REW
DESIGNED:
CHECKED: JLS



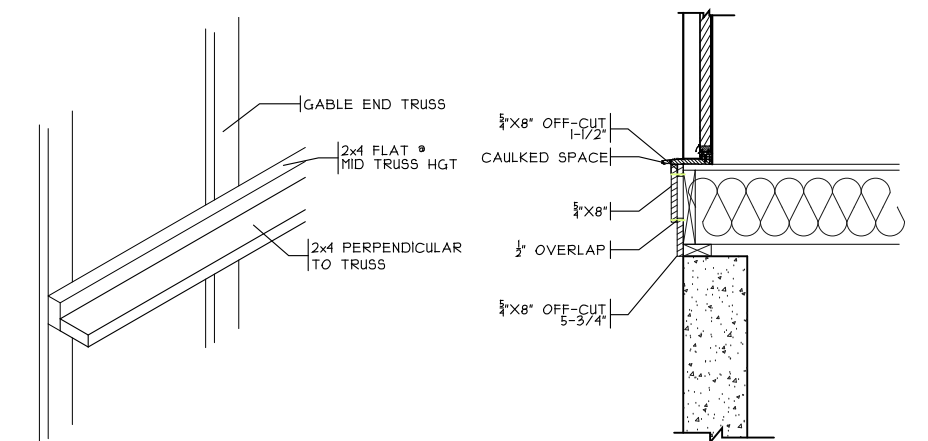
ENGINEERING & SURVEYING, INC.
1068 N. UNIVERSITY BLVD MIDDLETOWN, OHIO 45042
PH.-(513) 424-5202 OR (513) 932-8991 FAX - (513) 424-6202

REVISIONS:
1.
2.
3.
4.

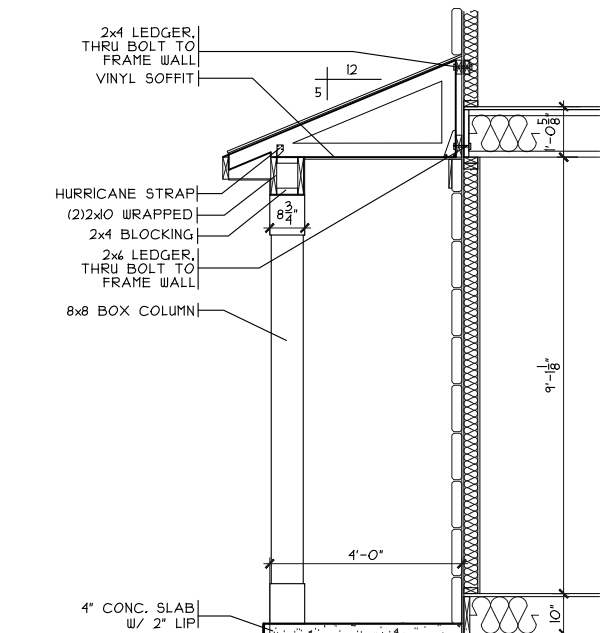
PROJECT: TWINRUN DRAWING: 230549PA	SHEET 1 OF 1
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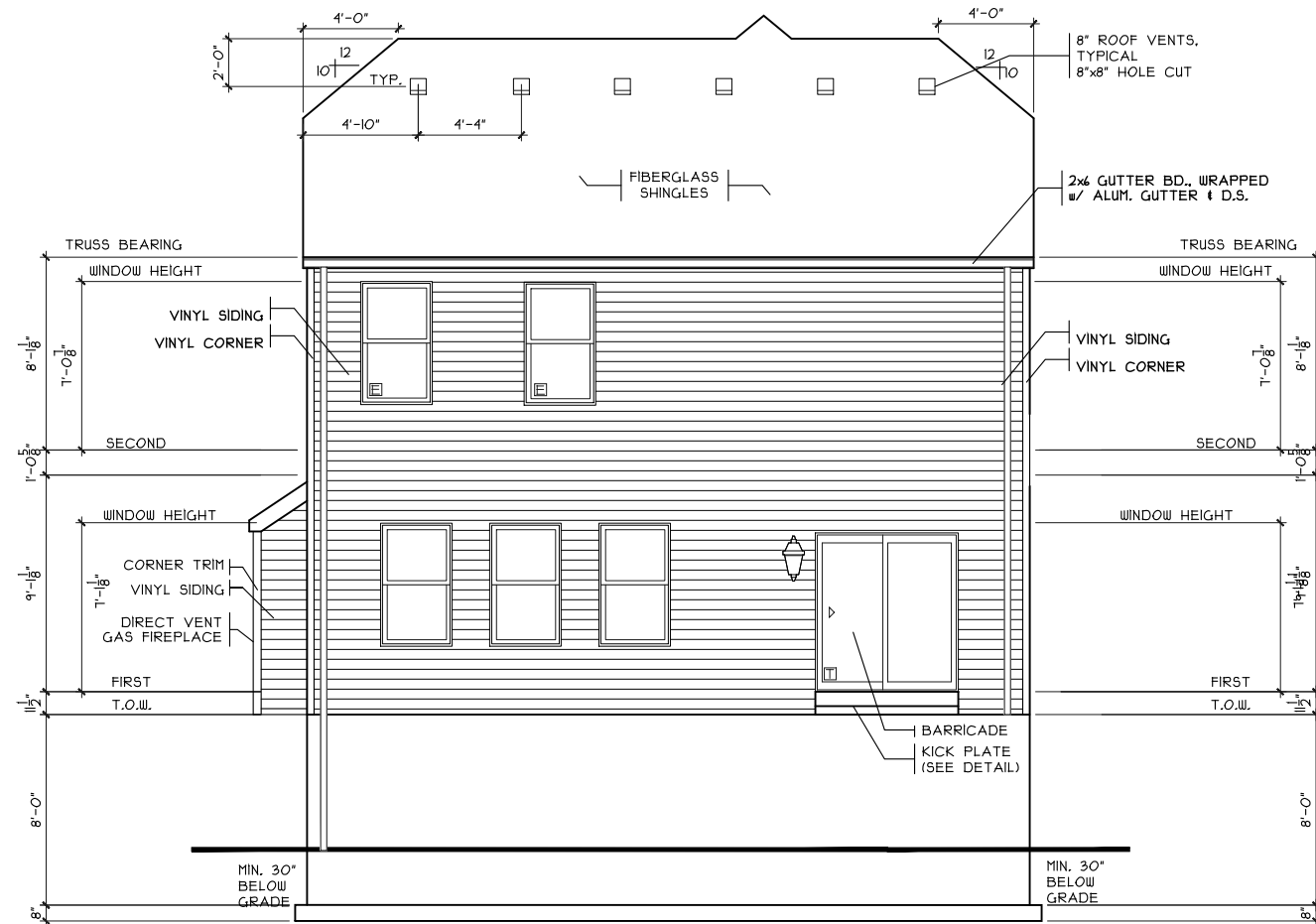
GABLE VENT DETAIL
 SCALE: 1/8" = 1'-0"



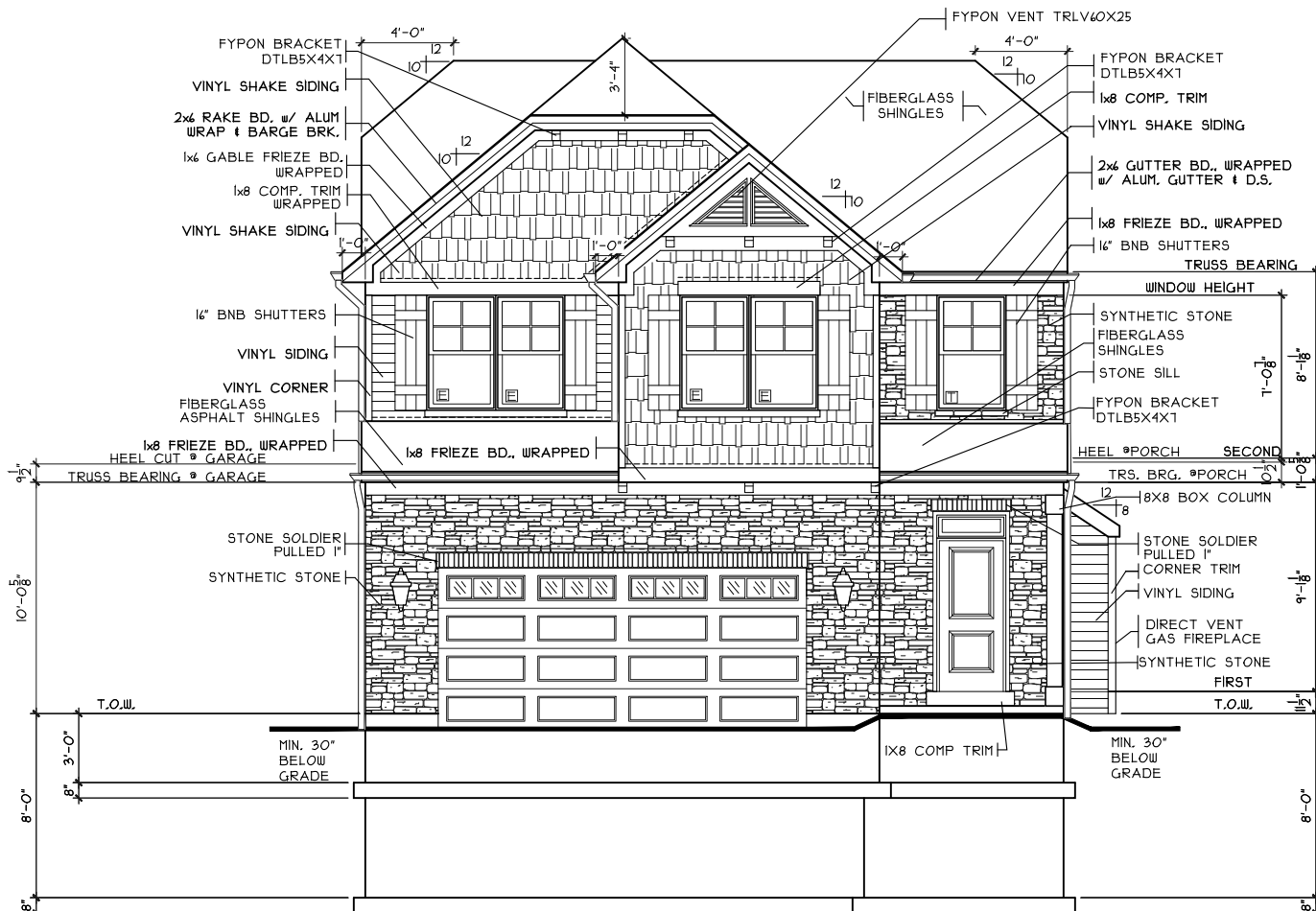
STIFF BACK DETAIL KICK PLATE DETAIL
 SCALE: 3/8" = 1'-0"



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



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

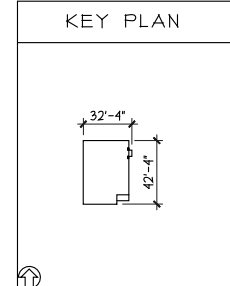


FRONT ELEVATION
 SCALE: 1/8" = 1'-0"

SHEET INDEX	
SHT#	DESCRIPTION
A1	Front and Rear Elevations
A1a	Left and Right Elevations
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
S1	First Floor Joist Layout / Roof Plan
S2	Second Floor Joist Layout
E1	Electrical Plan
E2	Electrical Plan

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"

PLAN INFO.	
291922B4	
4	BDRMS
2.5	BATH
1	CAR GARAGE
1	1ST FLR. CLG.
SQUARE FOOTAGE	
TOTAL	1922
FIRST	1160
SECOND	1160
LOW. LEV. FIN.	N/A
LOWER (SLAB)	110
GAR. (SLAB)	406



Front & Rear Elevations

Prestige - TR-2252

Proposed Residence:

Waldrop Residence

2911 Pine Leaf Court

Enclave at Twin Run - Lot 2252

Hamilton

Butler County

Triton - C5 - Vinyl

Issue Dates

Review

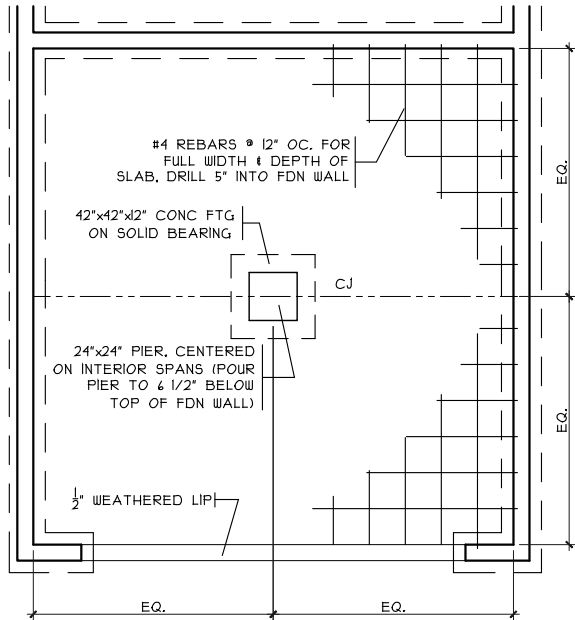
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Plan: Triton
 Date: 3.21.2023
 Drawn: SDG
 Scale: As Noted
 Revised: 4.11.2023
 Sheet: 1 of 7

7944 Tyers Place Blvd.
 West Chester, OH 45389
 513.755.0570

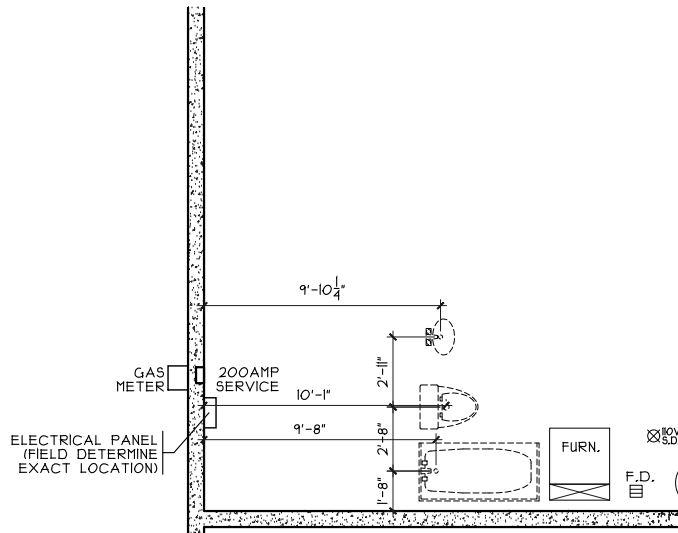
CRISTO HOMES

A1



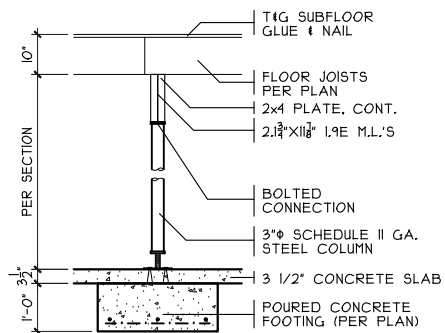
GRADE BM DETAIL

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



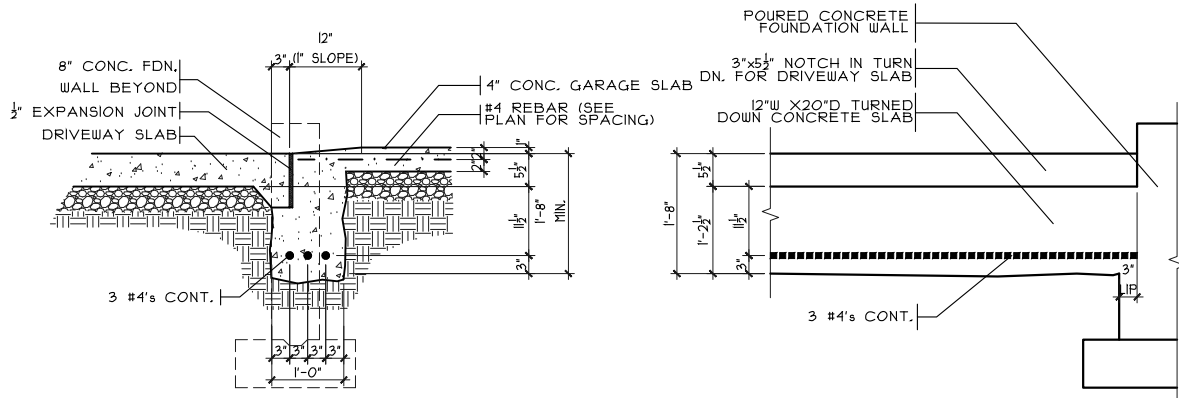
FDN. PLUMBING DIMS.

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



COLUMN DETAIL

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

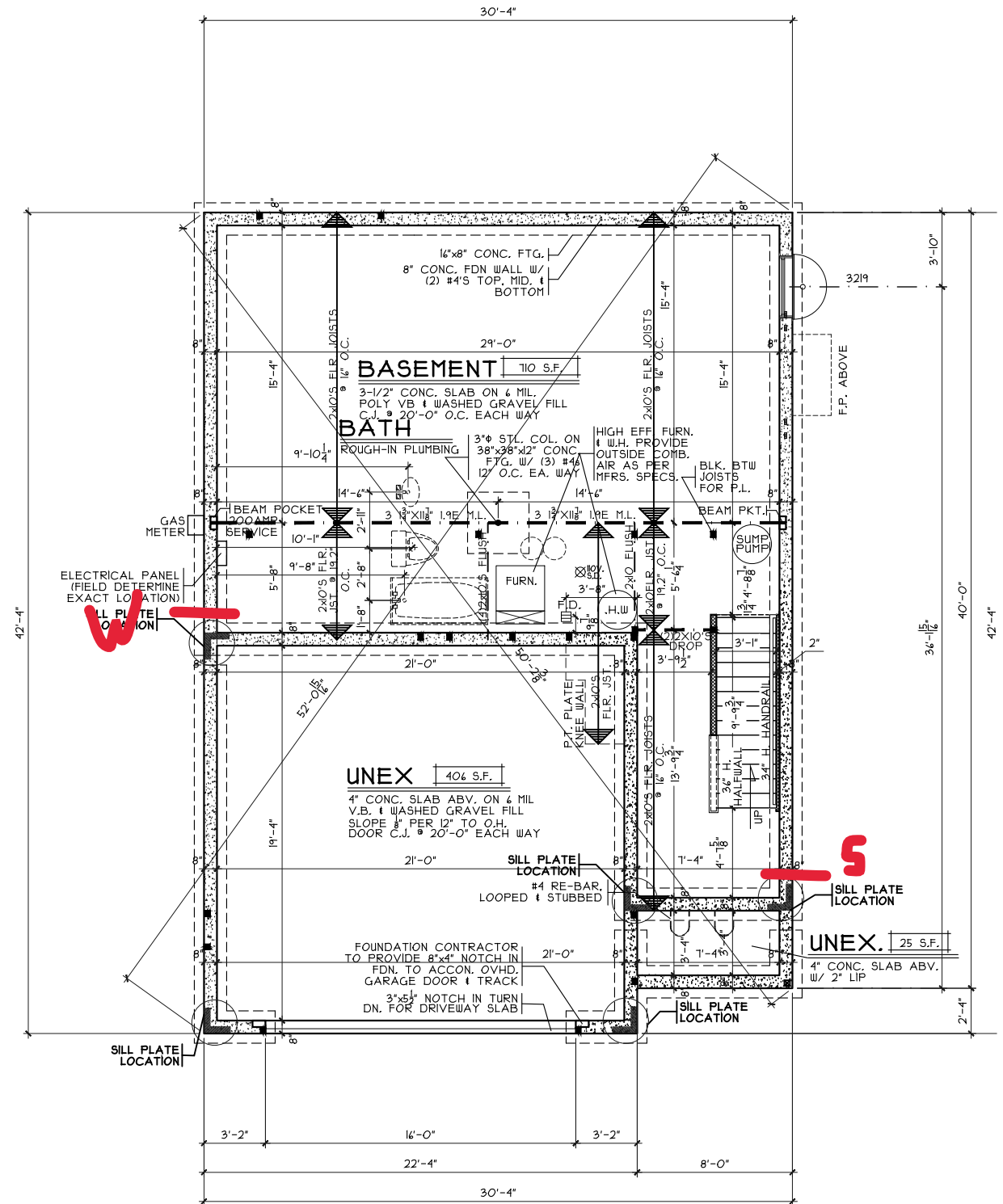


SECTION

ELEVATION

GARAGE DOOR GRADE BM

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



FOUNDATION PLAN

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

NOTE:
 ■ DENOTES BEARING CRIPPLES. THERE SHOULD BE ONE CRIPPLE FOR EACH BEARING MEMBER, CONTINUOUS TO SOLID BEARING BELOW.

Foundation Plan

Plan: Triton
 Date: 3.21.2023
 Drawn: SDG
 Scale: As Noted
 Revised: 4.11.2023
 Sheet: 10 of 7

Prestige - TR-2252

Proposed Residence:
 Waldrop Residence
 2911 Pine Leaf Court
 Enclave at Twin Run - Lot 2252

Triton - C5 - Vinyl

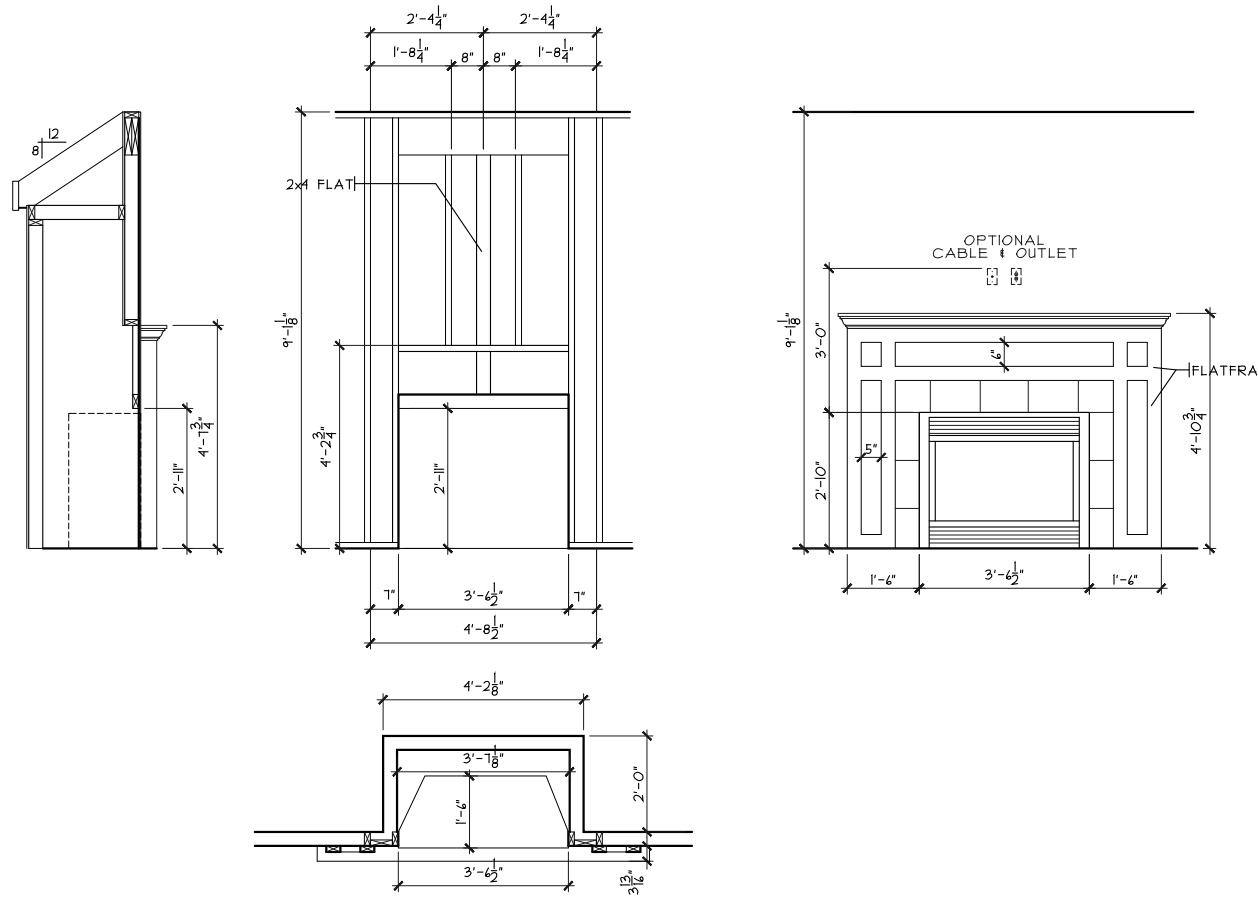
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Review	Issue Dates

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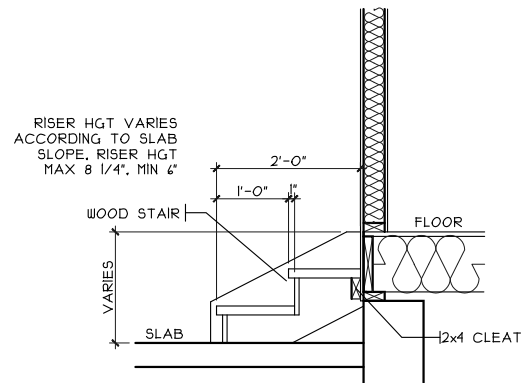


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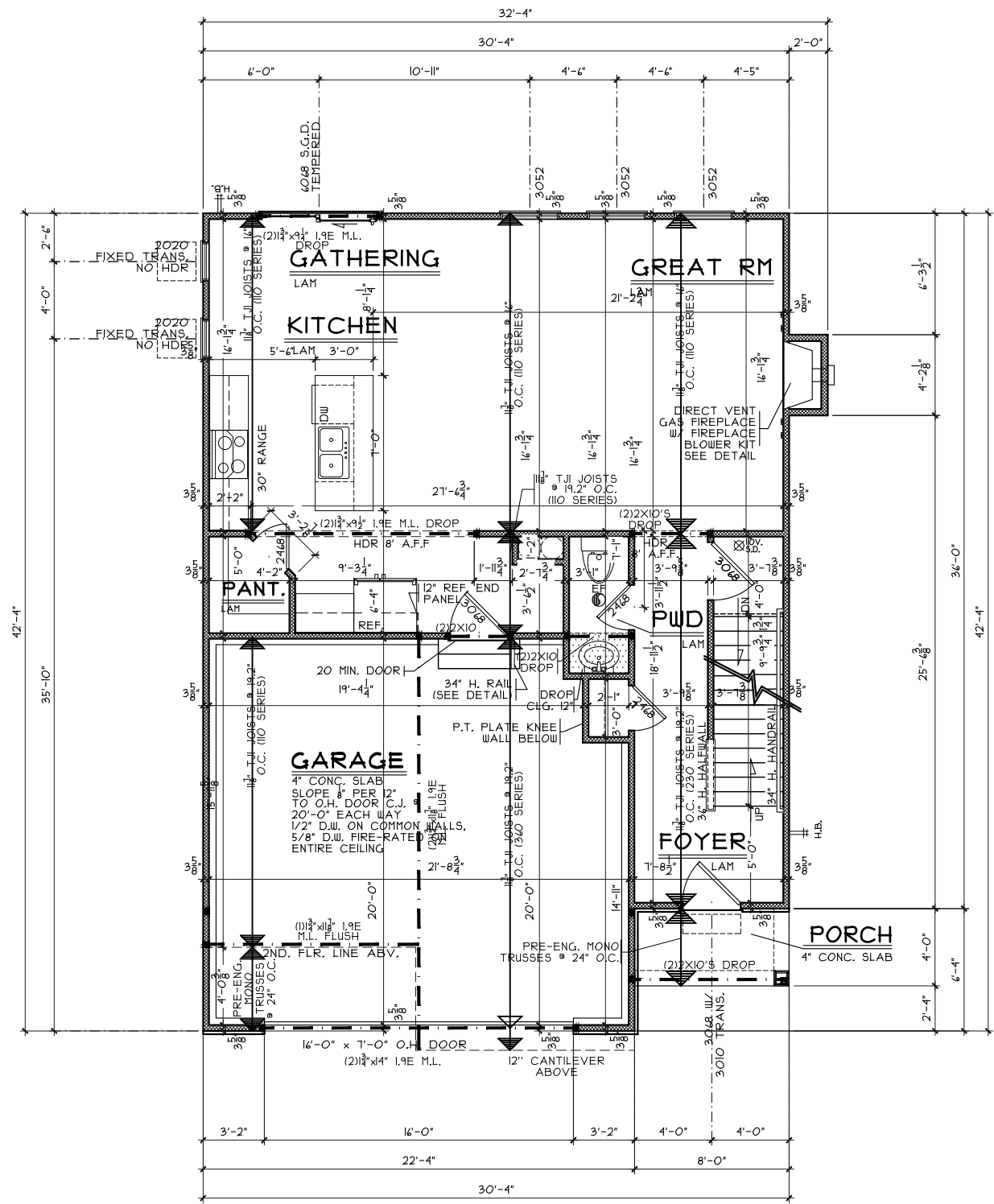
OPT. FIREPLACE FRAMING DETAIL

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



GARAGE STEPS

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



FIRST FLOOR PLAN

SCALE: 1/8" = 1'-0" 760 SQ. FT.

NOTE:
 ■ DENOTES BEARING CRIPPLES. THERE SHOULD BE ONE CRIPPLE FOR EACH BEARING MEMBER, CONTINUOUS TO SOLID BEARING BELOW.

First Floor Plan

Plan: Triton
 Date: 3.21.2023
 Drawn: SDG
 Scale: As Noted
 Revised: 4.11.2023
 Sheet: 12 of 7

Prestige - TR-2252

Proposed Residence:

Waldrop Residence

2911 Pine Leaf Court

Enclave at Twin Run - Lot 2252

Triton - C5 - Vinyl

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Issue Dates

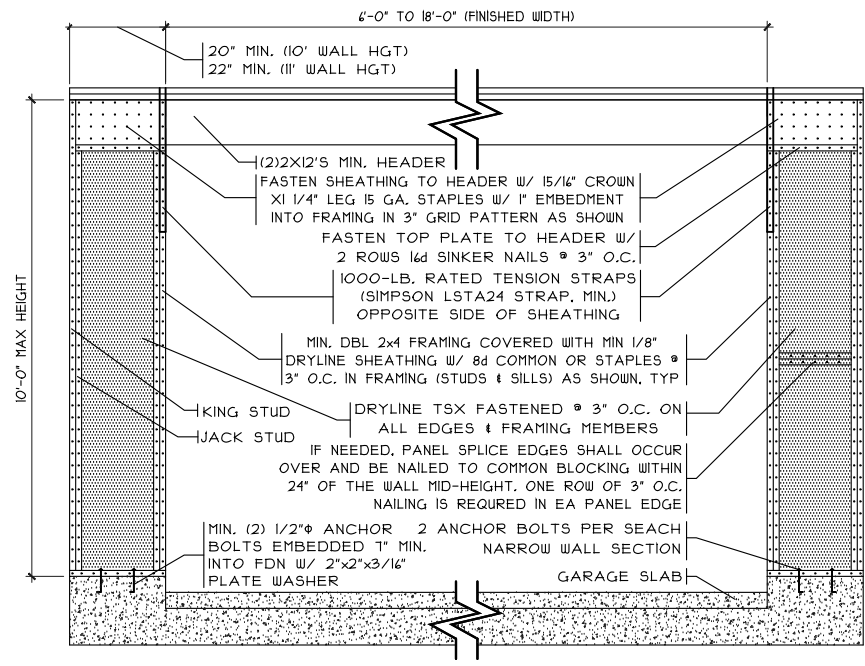


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Hamilton

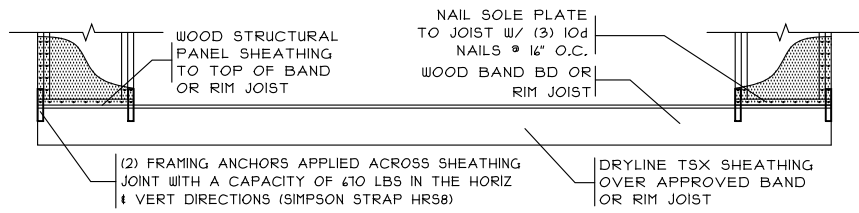
Butler County

A3



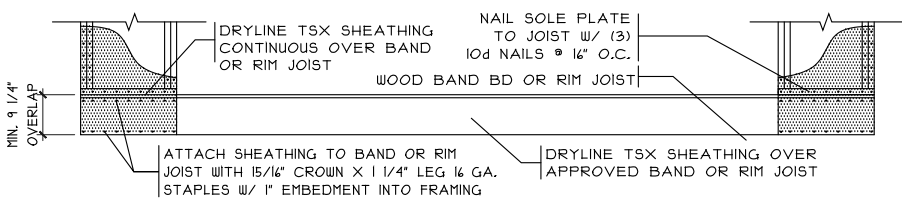
WALL OVER POURED FOUNDATION

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



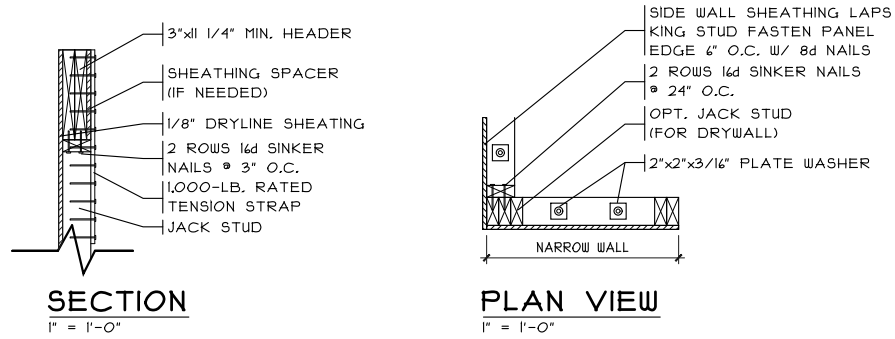
WALL OVER RAISED WOOD FLOOR

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



WALL OVER RAISED WOOD FLOOR

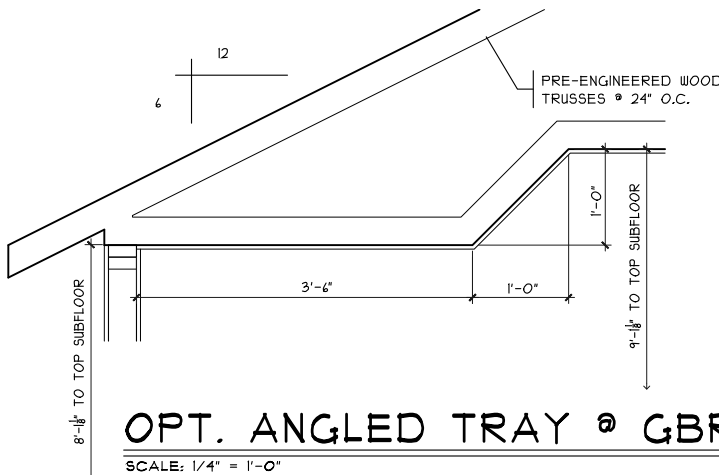
SCALE: 1/4" = 1'-0"



METHOD CS-PF CONTINUOUSLY SHEATHED PORTAL FRAME PANEL CONSTRUCTION

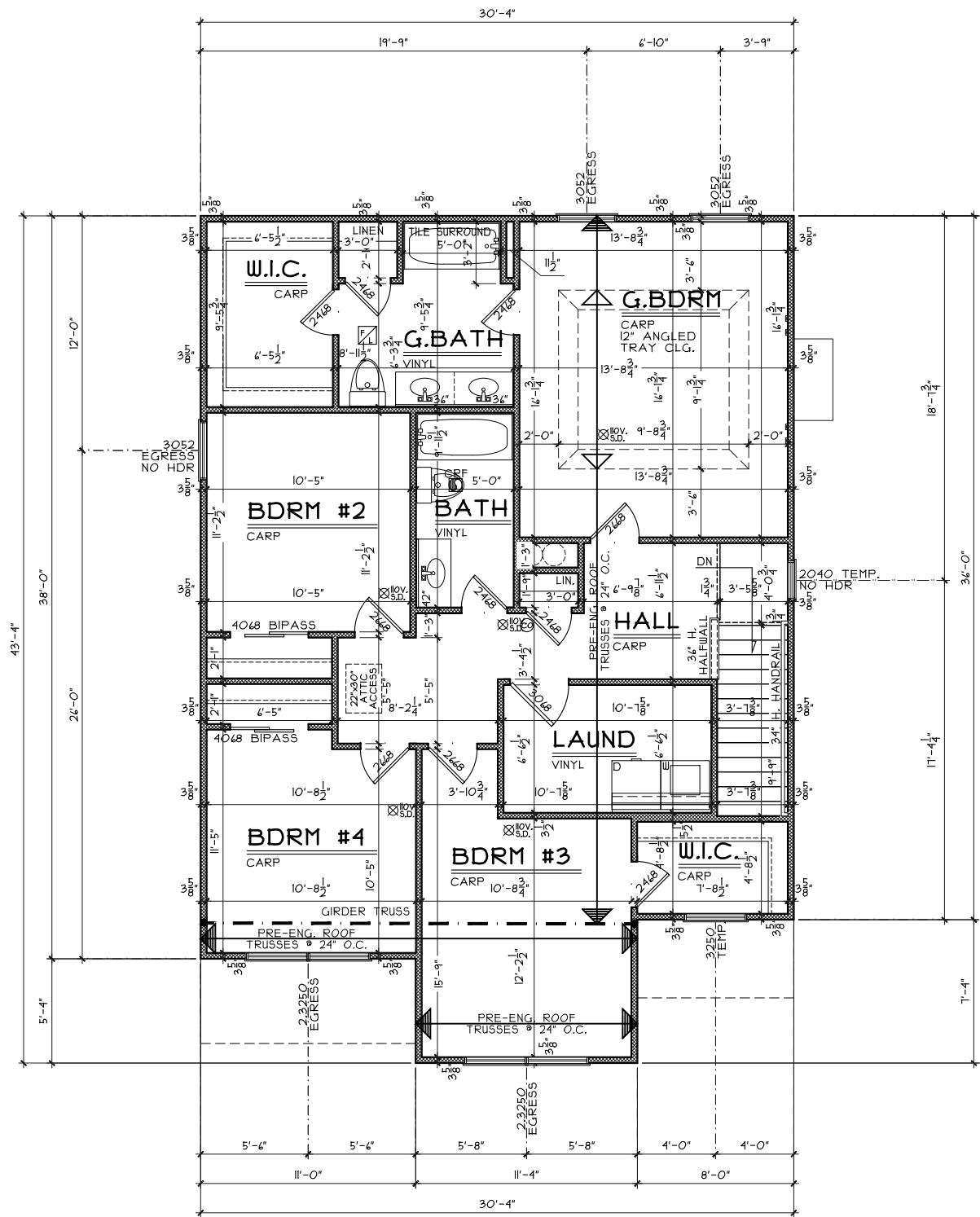
SCALE PER DETAIL

POURED WALL FDN



OPT. ANGLED TRAY @ GBR

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



SECOND FLOOR PLAN

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

NOTE:
 ■ DENOTES BEARING CRIPPLES. THERE SHOULD BE ONE CRIPPLE FOR EACH BEARING MEMBER. CONTINUOUS TO SOLID BEARING BELOW.

Second Floor Plan

Plan: Triton
 Date: 3.21.2023
 Drawn: SDG
 Scale: As Noted
 Revised: 4.11.2023
 Sheet: 15 of 7

Prestige - TR-2252

Proposed Residence:

Waldrop Residence

2911 Pine Leaf Court

Enclave at Twin Run - Lot 2252

Triton - C5 - Vinyl

Hamilton

Butler County

Issue Dates

Review

A4