

TR 2255
2221 Pine Valley Drive
Hamilton, OH 45013

2 Story Basement

Vent kitchen sink - no AA allowed
unfinished basement - 3pc rough in

2 hose bibs - no valves required

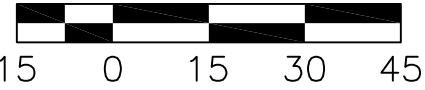
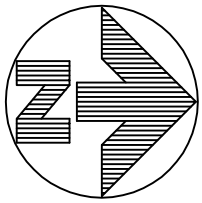
ice maker

1 tub

1 shower

inside water meter

Gas Furnace



HALE RESIDENCE
2221 PINE VALLEY DRIVE

PLOT PLAN

LOT 32255 (8,691 SF) 0.199 ACRES

ENCLAVE AT TWIN RUN, SECTION THREE

CITY OF HAMILTON

BUTLER COUNTY, OHIO

FOR: CRISTO HOMES

C3
R=15.00'
L=20.96'

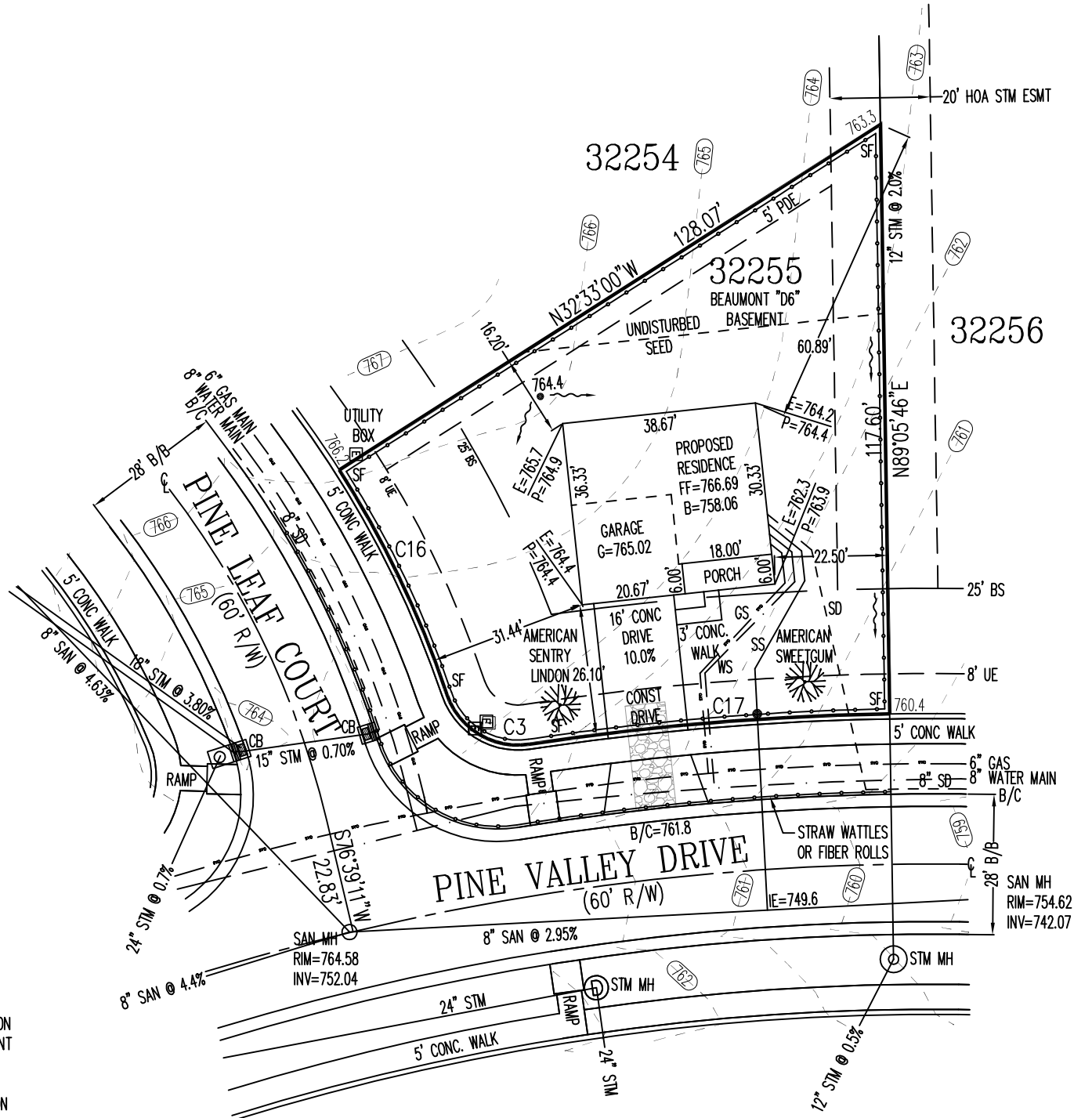
C16
R=205.00'
L=49.69'

C17
R=530.00'
L=72.21'

SETBACKS:
FRONT YARD=25'
REAR YARD=10'
SIDE YARD=5'

QUANTITIES

TOTAL LOT AREA	8691	sq. ft.
CITY WALK	769	sq. ft.
HOUSE WALK	37	sq. ft.
DRIVE	513	sq. ft.
APRON	185	sq. ft.
PATIO AND PORCHES	108	sq. ft.
DECK	0	sq. ft.
SEEDING AREA	6876	sq. ft.
UNDISTURBED AREA	1357	sq. ft.



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 DEPENDING ON GRADING AND SITE CONDITIONS.

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.



2 WORKING DAYS
BEFORE YOU DIG

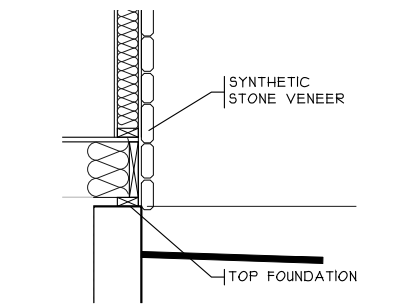
CALL TOLL FREE 800-362-2764
OHIO UTILITIES PROTECTION SERVICE

SCALE: 1"=30'
DATE: 4/26/2023
DRAWN: DM
DESIGNED:
CHECKED: JLS

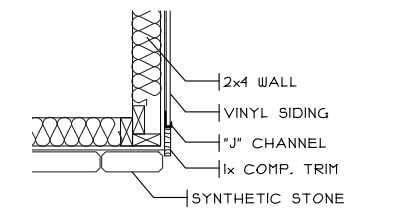
1068 N. UNIVERSITY BLVD MIDDLETOWN, OHIO 45042
PH.-(513) 424-5202 OR (513) 932-8991 FAX - (513) 424-6202

REVISIONS:
1.
2.
3.
4.

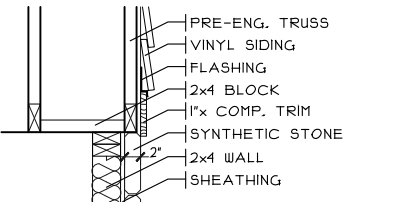
PROJECT: TWINRUN DRAWING: 230769PA	SHEET 1 OF 1
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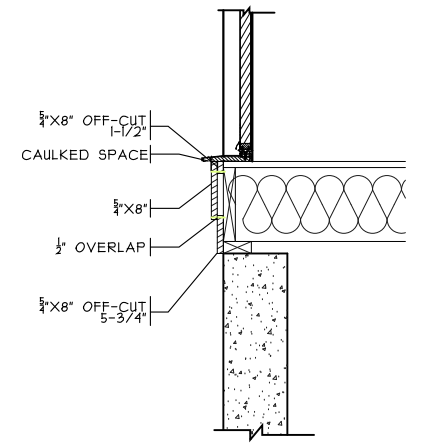
STONE DETAIL
SCALE: 1/8" = 1'-0"



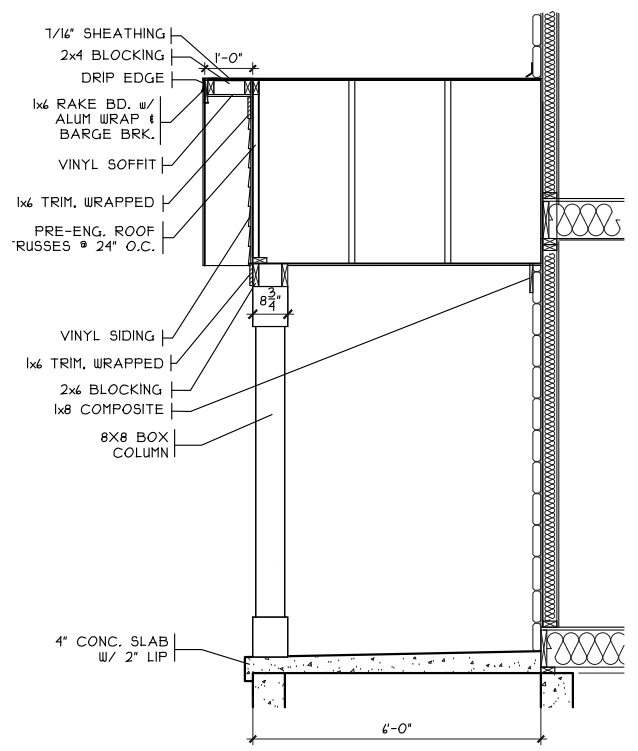
STONE CORNER
SCALE: 1" = 1'-0"



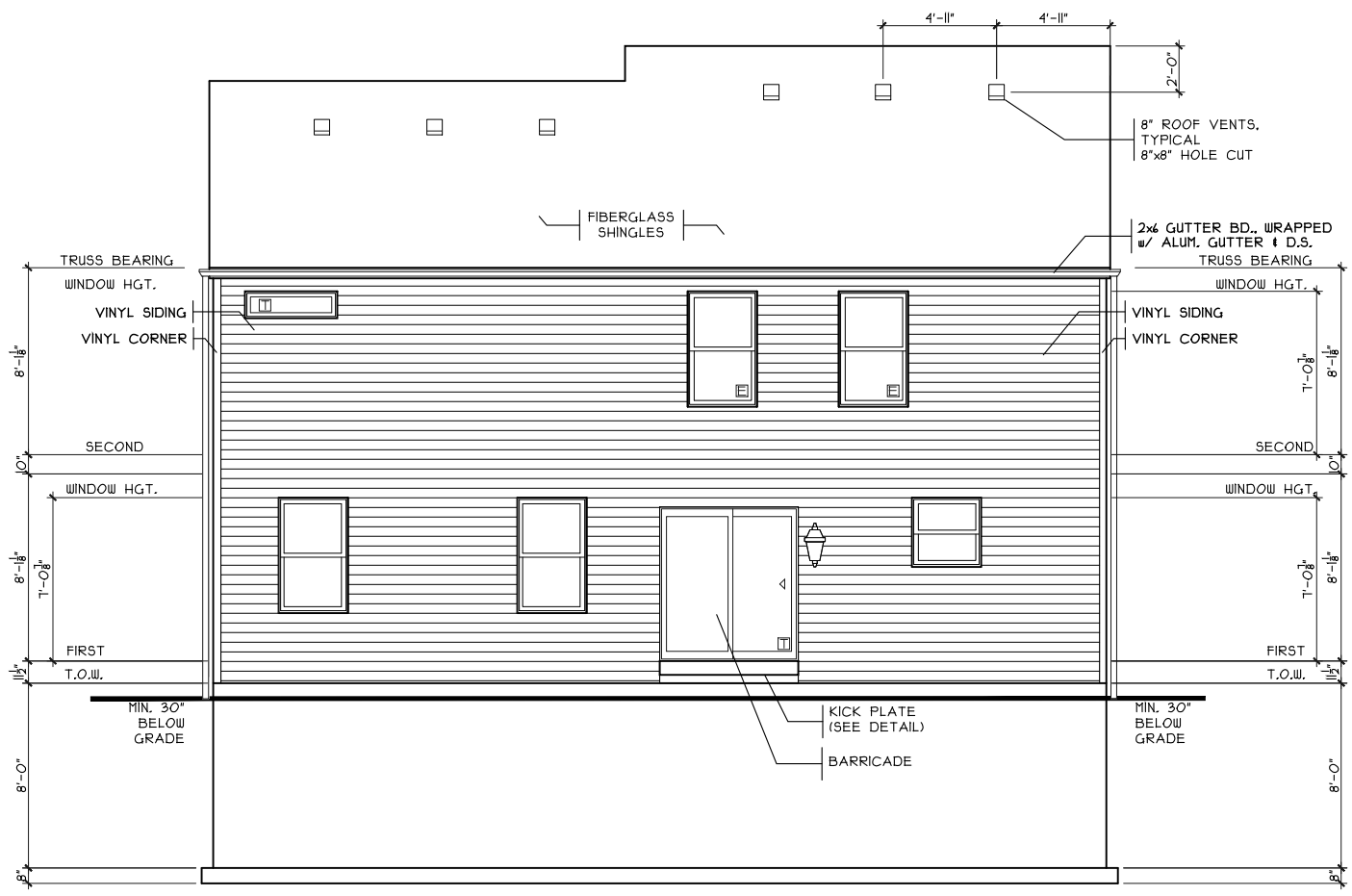
STONE DETAIL
SCALE: 1" = 1'-0"



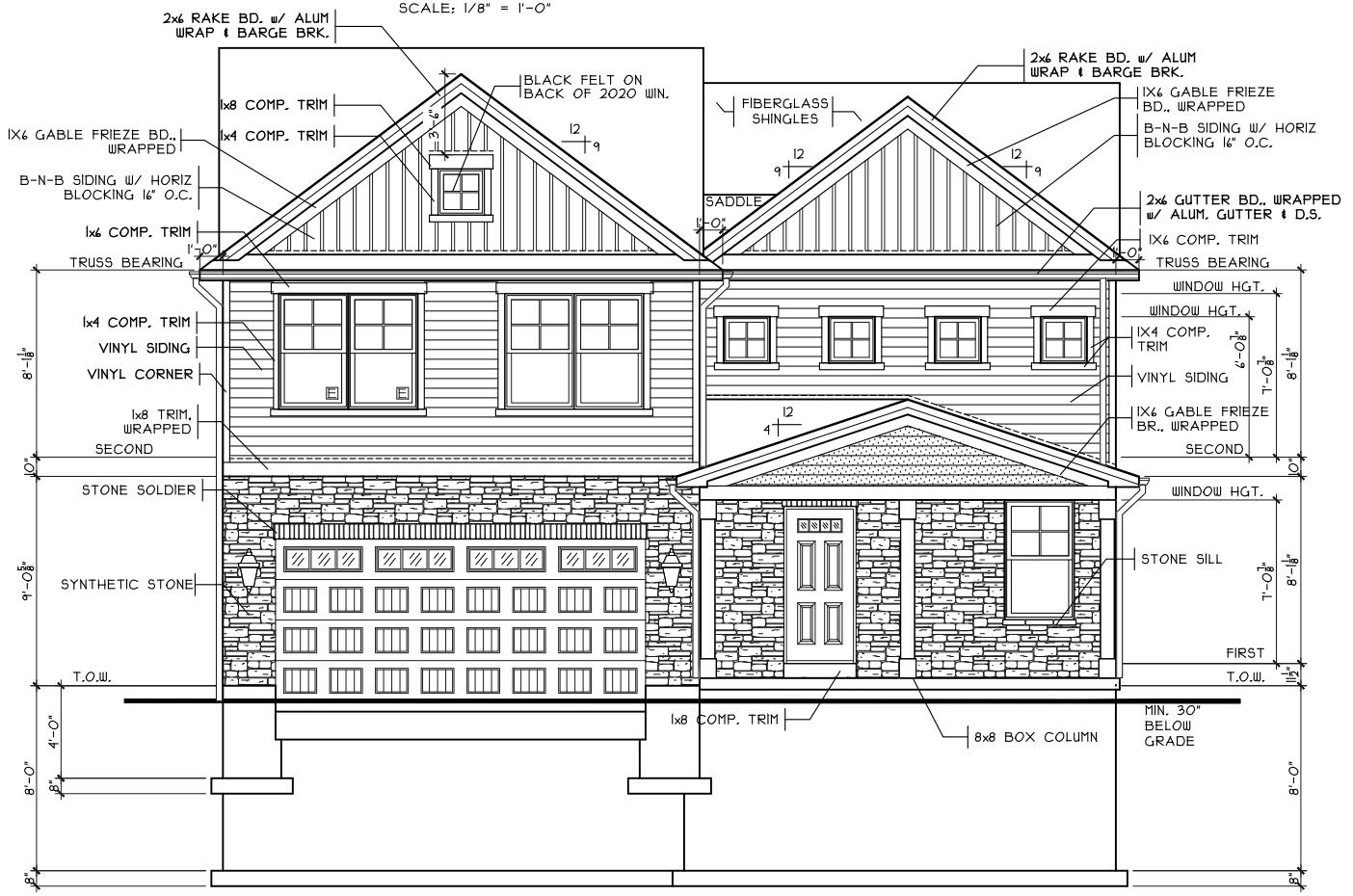
KICK PLATE DETAIL
SCALE: 1/2" = 1'-0"



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



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

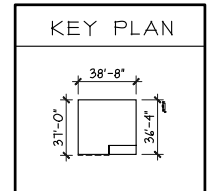


FRONT ELEVATION
SCALE: 1/8" = 1'-0"

SHEET INDEX	
SHT#	DESCRIPTION
A1	Front and Rear Elevations (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 18x11 SHEETS TO BE SCALABLE AT HALF SCALE. 1/8" = 1'-0"

2521T0B4 PLAN INFO	
4	BDRMS
2.5	BATHS
2	CAR GARAGE
8'	1ST FLR. CLG.
SQUARE FOOTAGE	
TOTAL	2110
MAIN	883
UPPER	1281
LOWER(FINISH)	N/A
LOWER(SLAB)	803
GARAGE(SLAB)	313



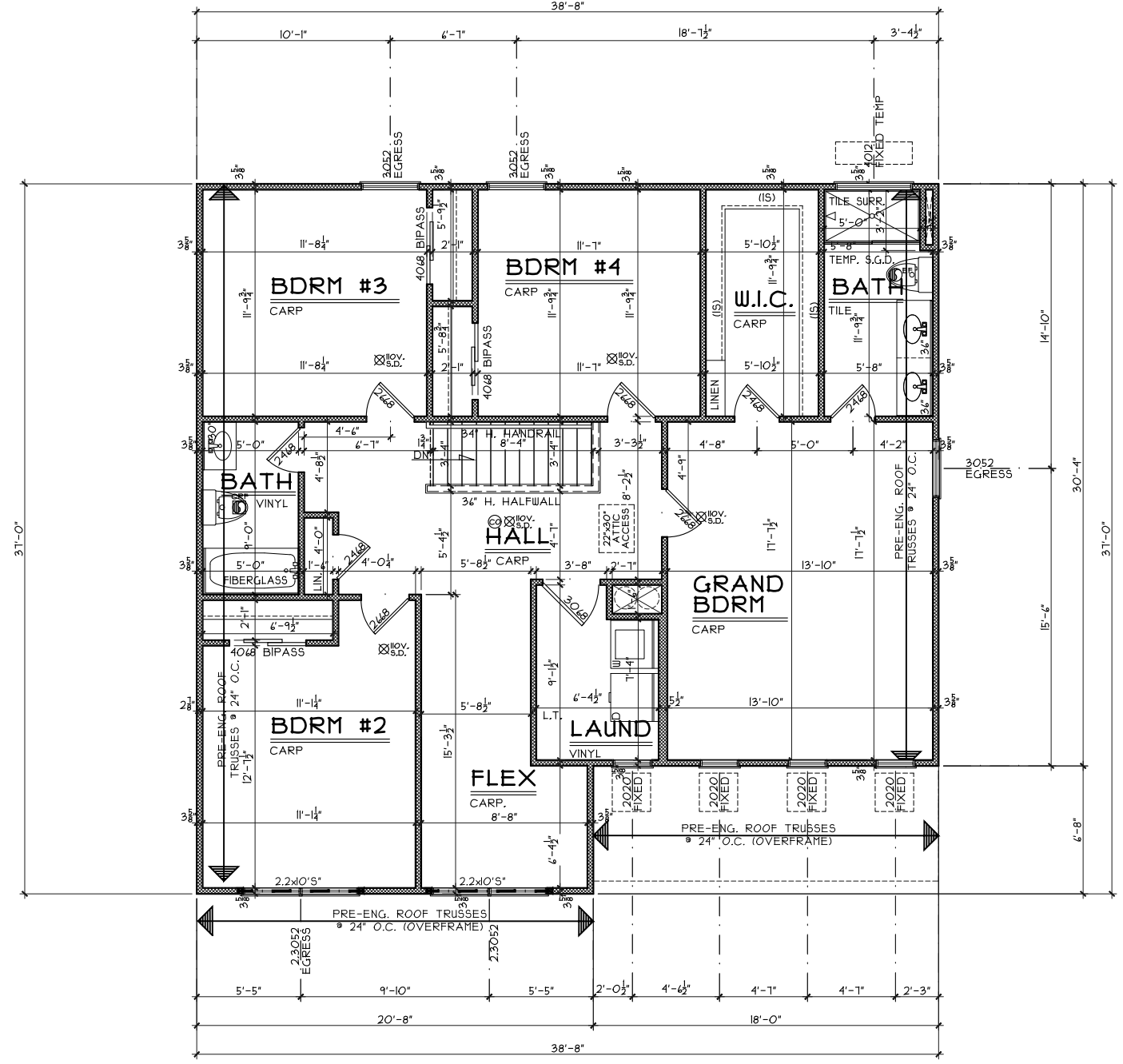
Beaumont - D6 - Vinyl
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Renaissance - TR-2255
Proposed Residence:
Hale Residence
2221 Pine Valley Drive
Enclave at Twin Run

Hamilton
Butler County

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

Plan: Beaumont Basement
Date: 4/13/23
Drawn: SDG
Scale: As Noted
Revised: 4/24/23
Sheet: 1 of 8



SECOND FLOOR PLAN
SCALE: 1/8" = 1'-0" 1281 S.F.

Second Floor Plan

Plan: Beaumont Basement
Date : 4/13/23
Drawn: SDG
Scale : As Noted
Revised: 4/24/23
Sheet : 5 of 8



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Issue Dates

Review	Issue Dates

A4

Hamilton
Butler County