

TR 2265

2240 Pine Valley Drive

Hamilton, OH 45013

2 Story Basement - 3 pc rough

Vent kitchen sink

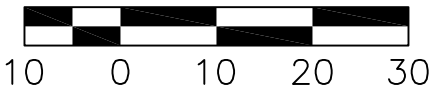
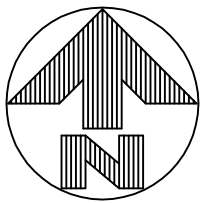
2 hose bibs - no valves required

ice maker

1 tub

1 shower

Gas Furnace



MARKET HOME
2240 PINE VALLEY DRIVE

PLOT PLAN

LOT 32265 (6,562 SF) 0.1507 ACRES ENCLAVE @ TWIN RUN, SECTION THREE CITY OF HAMILTON BUTLER COUNTY, OHIO FOR: CRISTO HOMES

QUANTITIES

TOTAL LOT AREA	6562	sq. ft.
CITY WALK	170	sq. ft.
HOUSE WALK	59	sq. ft.
DRIVE	512	sq. ft.
APRON	185	sq. ft.
PATIO AND PORCHES	71	sq. ft.
DECK	0	sq. ft.
SEEDING AREA	2509	sq. ft.
UNDISTURBED AREA	2380	sq. ft.

FOR PERMITTING PURPOSES ONLY.

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

INFORMATION FROM CONSTRUCTION DRAWINGS, UTILITIES AND CONTOURS 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, BUILDER 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.

APEX IS NOT RESPONSIBLE FOR SOIL CONDITIONS OR GROUND WATER CONDITIONS.

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

GAS CURB VALVES CANNOT BE LOCATED IN THE SIDEWALK OR DRIVEWAY

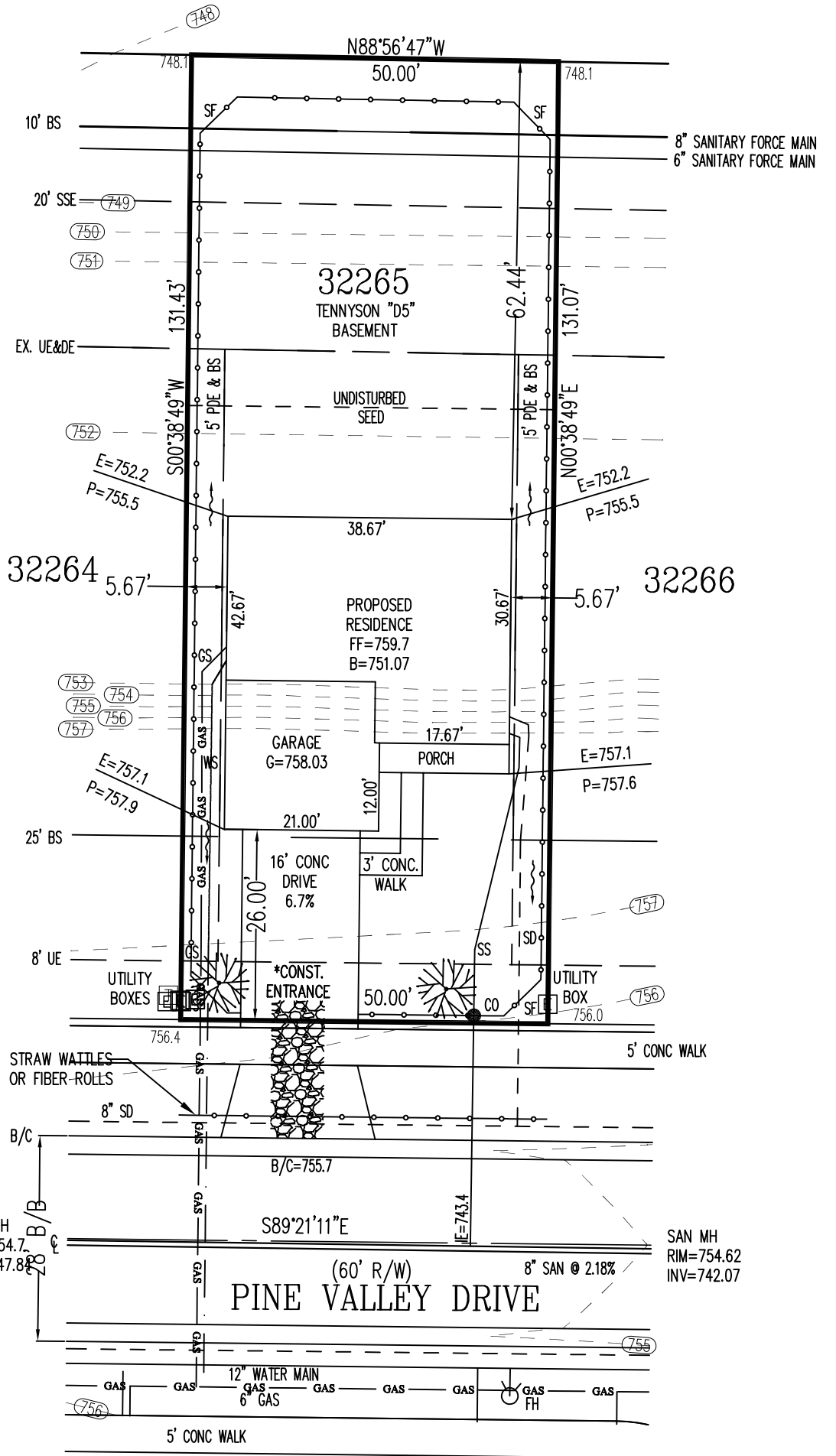
WATER SERVICE SHALL BE TYPE K COPPER FROM THE WATER MAIN TO THE METER. PLASTIC PIPE IS NOT RECOMMENDED ANYWHERE ON THIS PROJECT TO TO THE CITY'S DISINFECTION PROCESS

THE CONTRACTOR MUST FOLLOW THE CITY OF HAMILTON WATER MAIN AND WATER SERVICE TESTING PROCEDURES.

ADD A CLEANOUT AT THE R/W OR EASEMENT DNA ANY BEND IN THE LATERAL. USE A COUNTERSUNK HEAD WHEN A RAISED HEAD IS CONSIDERED A TRIP HAZARD. CLEANOUTS ARE NOT TO BE LOCATED IN THE SIDEWALK OR DRIVEWAY.

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 IT IS NECESSARY TO TAP THE SANITARY SEWER MAIN A FACTORY WYE MUST BE USED.



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

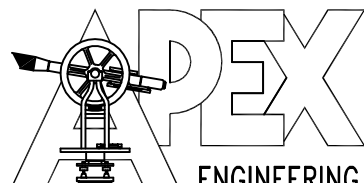


YARD TREE
(SEE APPROVED TREE LIST AND SIZE REQUIREMENTS IN CHAPTER 915 OF THE CITY OF HAMILTON CODIFIED ORDINANCES)

TOPOGRAPHY FROM AS-BUILT SURVEY PROVIDED BY CRISTO HOMES. MAY NOT REFLECT CURRENT CONDITIONS.



SCALE: 1"=20'
DATE: 8/13/2023
DRAWN: FAK
DESIGNED:
CHECKED: JLS



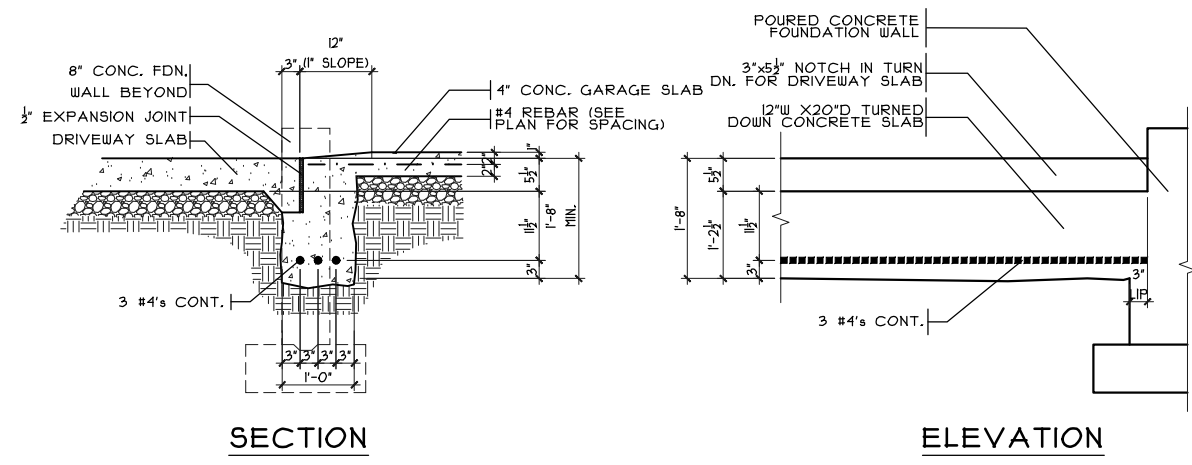
1068 N. UNIVERSITY BLVD MIDDLETOWN, OHIO 45042
PH.-(513) 424-5202 OR (513) 932-8991 FAX - (513) 424-6202

REVISIONS:

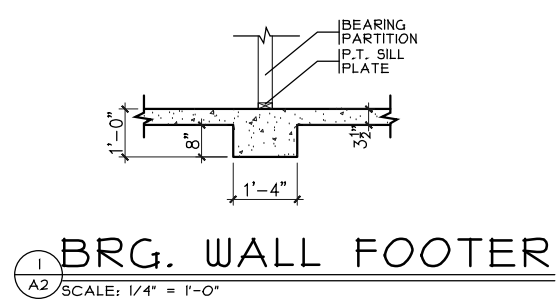
- 1.
- 2.
- 3.
- 4.

PROJECT: TWINRUN
DRAWING: 221496PA

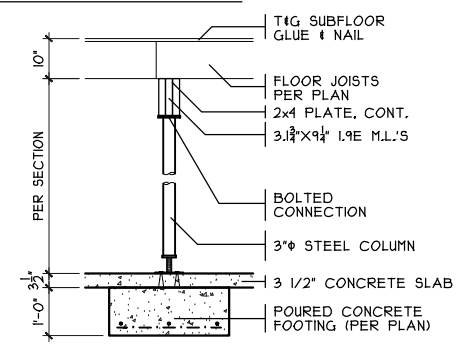
SHEET
1 OF 1



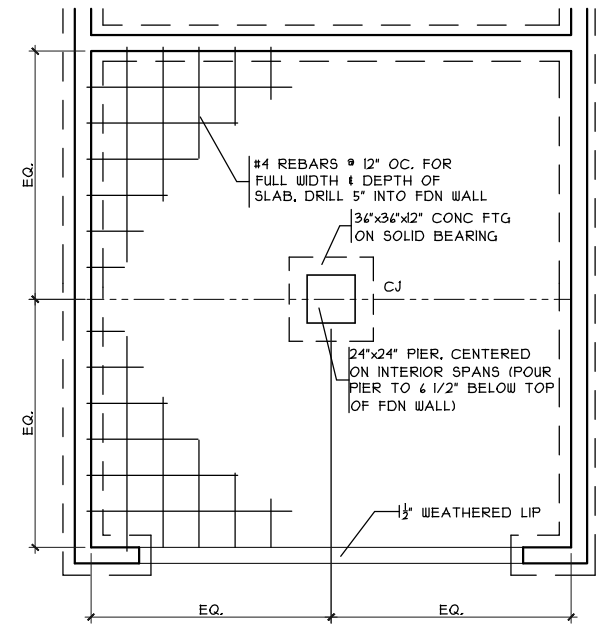
GARAGE DOOR GRADE BM
SCALE: 3/8" = 1'-0"



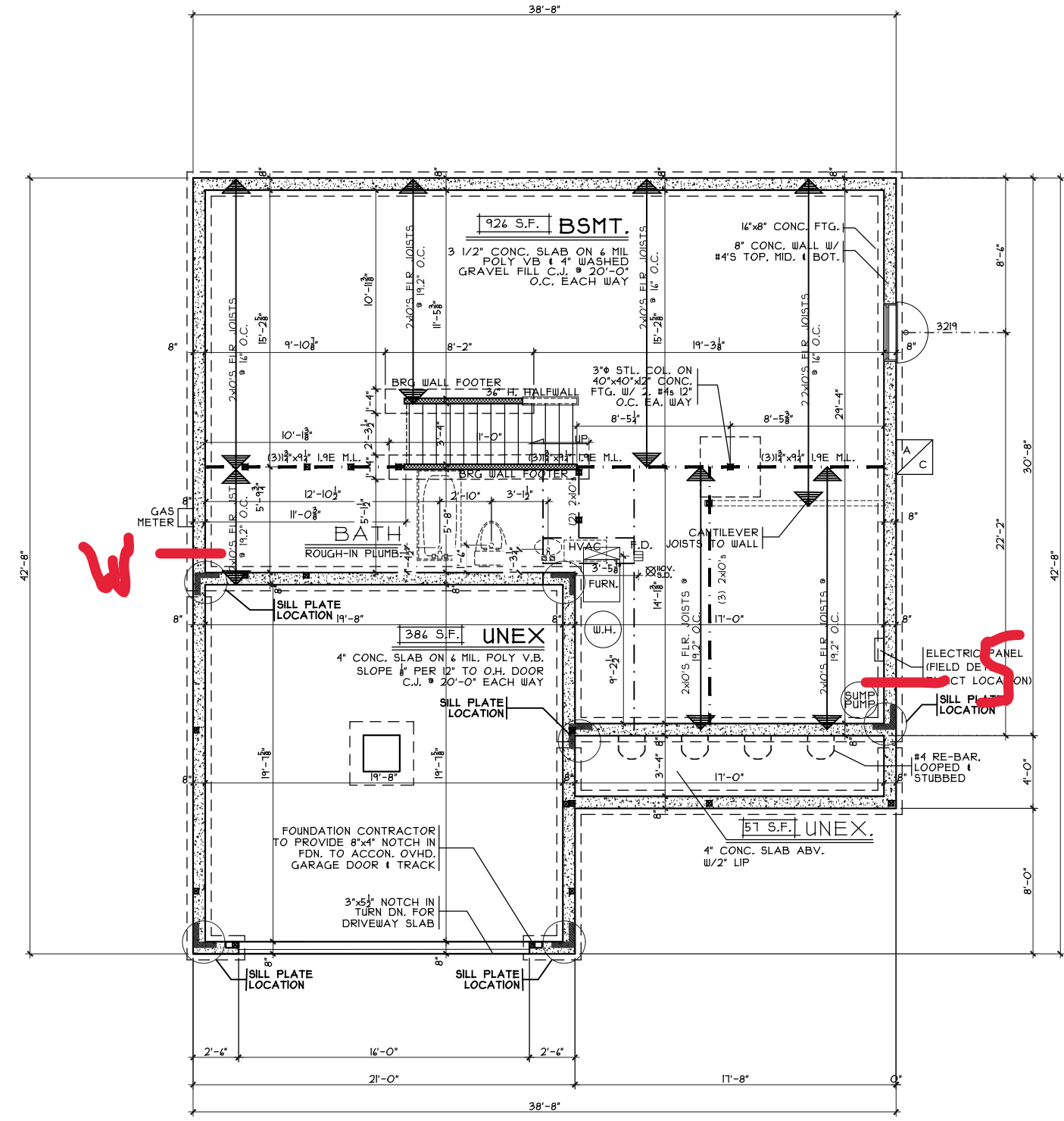
BRG. WALL FOOTER
SCALE: 1/4" = 1'-0"



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



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



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

Foundation Plan
Plan: Tennison Basement
Date: 7.24.2023
Drawn: JRK
Scale: As Noted
Revised: 8.22.2023
Sheet: 3 of 8

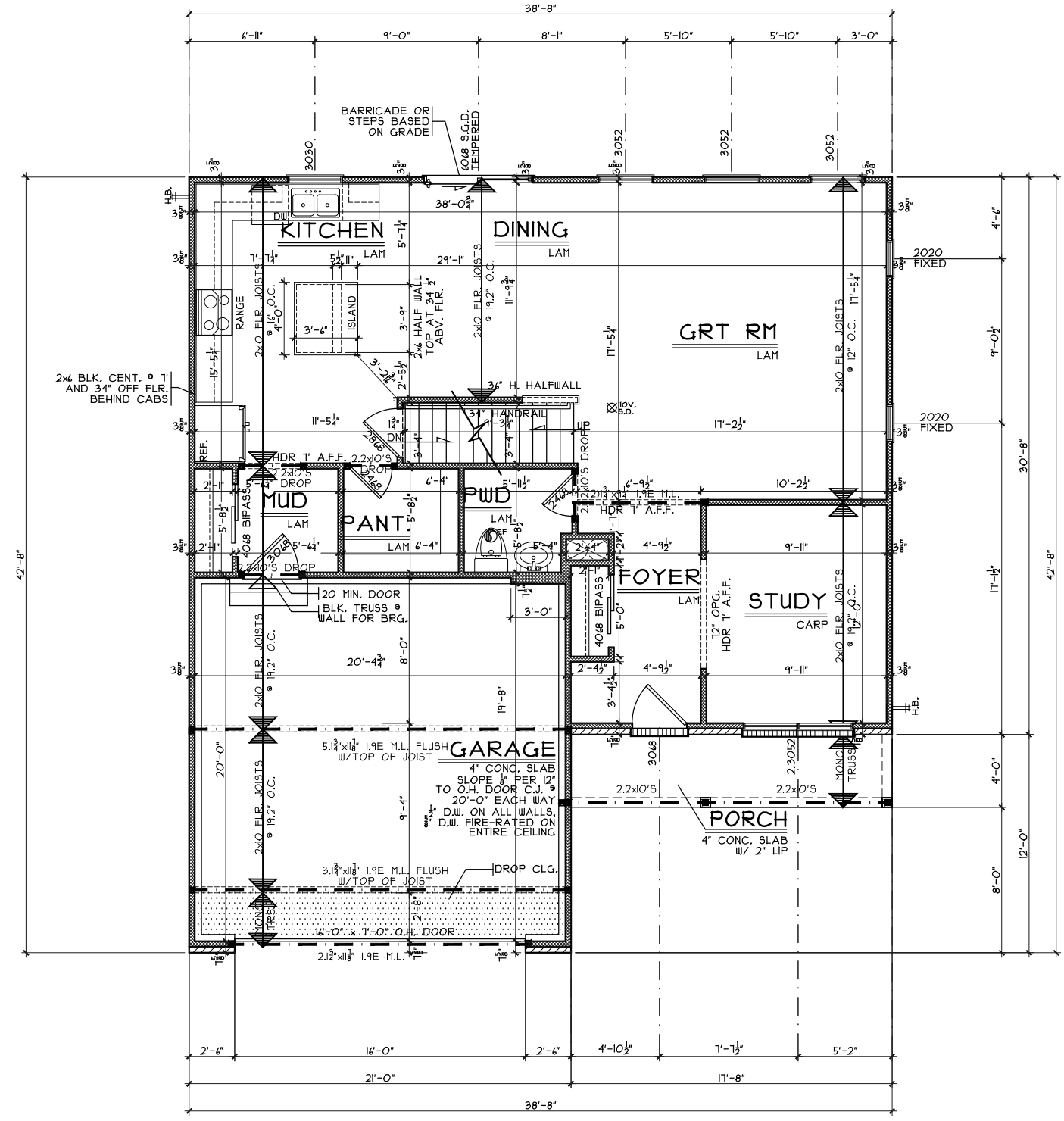
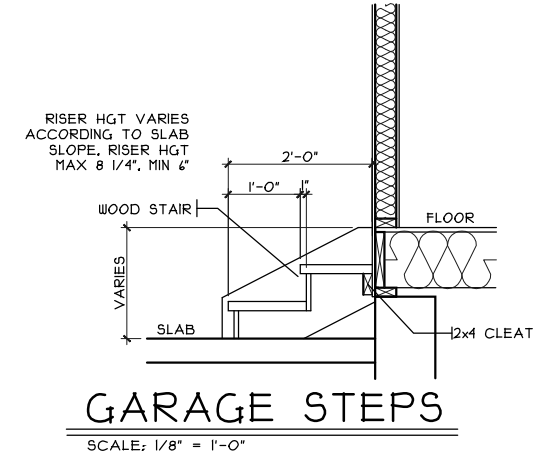
Proposed Residence:
Market Home
2240 Pine Valley Drive
Enclave at Twin Run Lot 2265

Tennison - D5 - Vinyl
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Hamilton
Butler County

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

A2



First Floor Plan
Plan: Tennison Basement
Date: 7.24.2023
Drawn: JRK
Scale: As Noted
Revised: 8.22.2023
Sheet: 4 of 8



Proposed Residence:
Market Home
2240 Pine Valley Drive
Enclave at Twin Run Lot 2265

Renaissance - TR-2265

Tennison - D5 - Vinyl

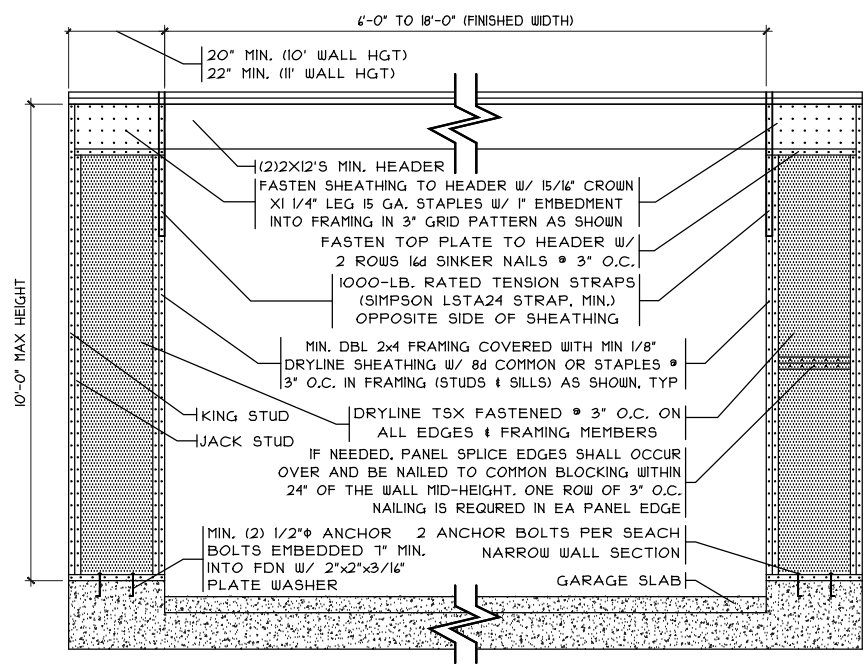
Issue Dates

Review	Issue Dates

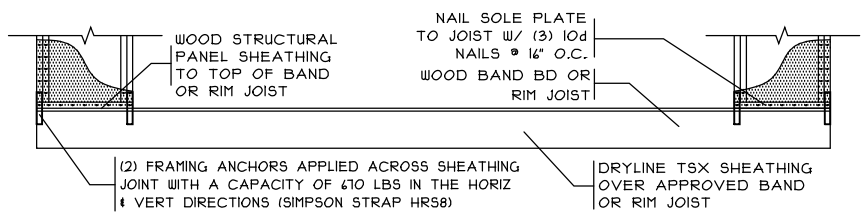
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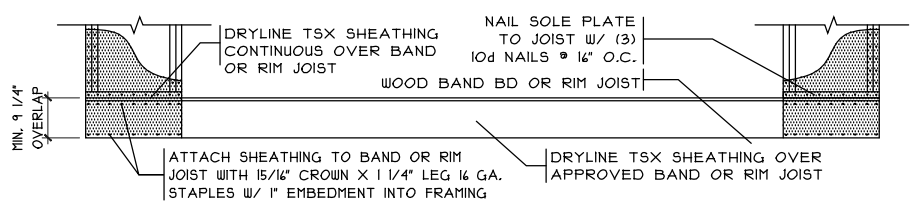
A3



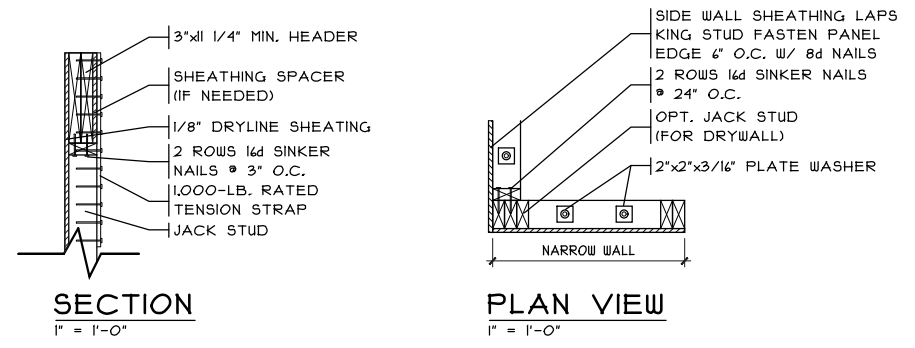
WALL OVER POURED FOUNDATION
 SCALE: 1/4" = 1'-0"



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

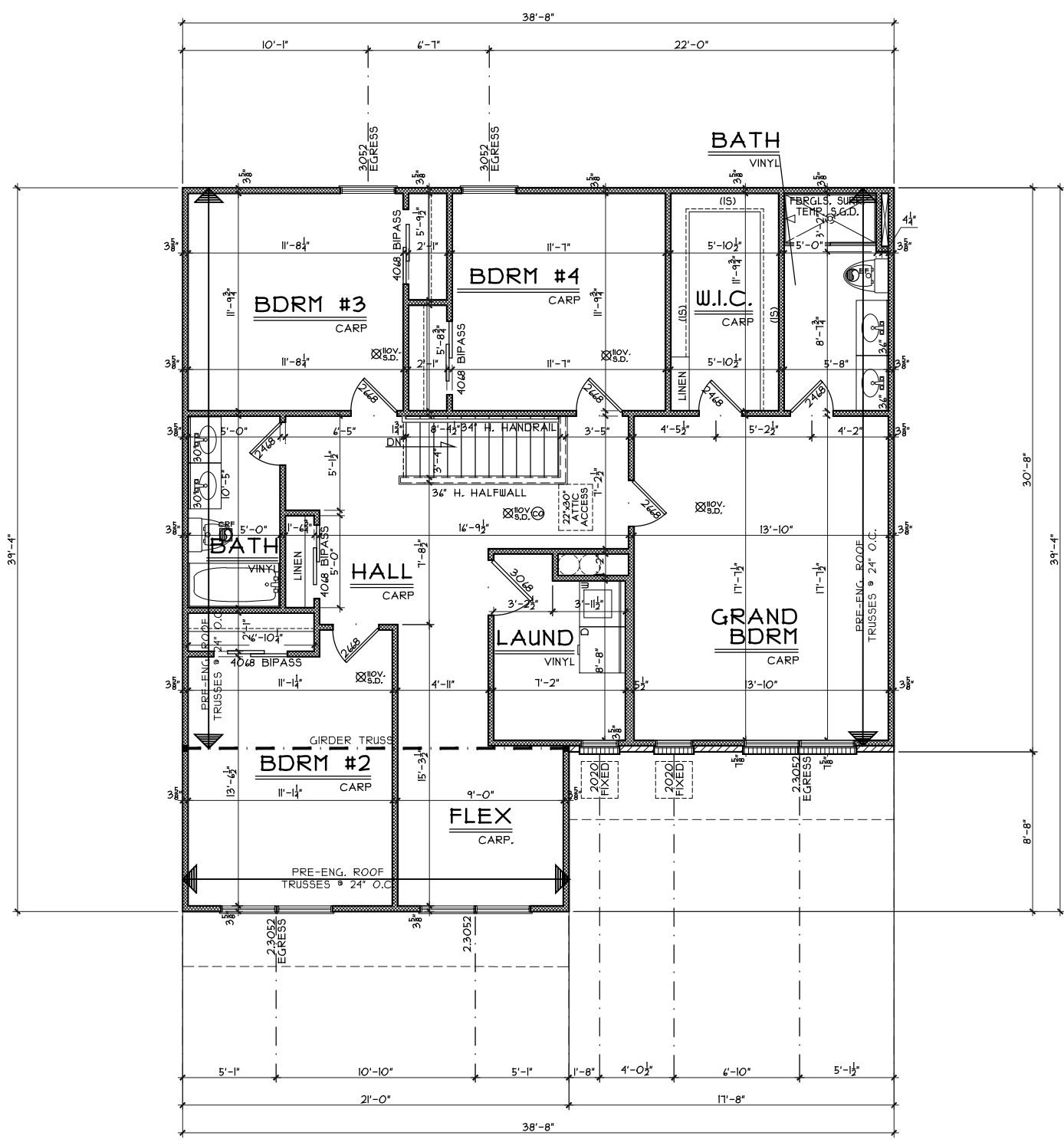


SECTION
 1" = 1'-0"

PLAN VIEW
 1" = 1'-0"

METHOD CS-PF CONTINUOUSLY SHEATHED PORTAL FRAME PANEL CONSTRUCTION

SCALE PER DETAIL POURED WALL FDN



SECOND FLOOR PLAN

SCALE: 1/8" = 1'-0" 1334 S.F.

Second Floor Plan
 Plan: Tennyson Basement
 Date: 7.24.2023
 Drawn: JRK
 Scale: As Noted
 Revised: 8.22.2023
 Sheet: 5 of 8

Renaissance - TR-2265
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 Enclave at Twin Run Lot 2265
 Hamilton
 Butler County

Tennyson - D5 - Vinyl
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A4