

TR 2234

2803 Pine Leaf Court

Hamilton, OH 45013

Must run 3" vent out roof

2 Story Basement

Vent kitchen sink

Finished basement and 1/2 bath

2 hose bibs - no valves required ice  
maker

1 tub

1 shower

inside water meter

Gas Furnace

PLOT PLAN

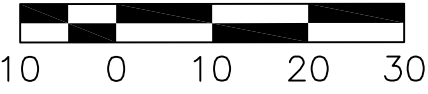
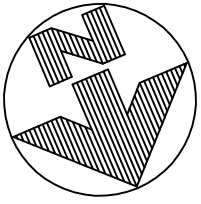
LOT 32234 (8,730 SF) 0.200 ACRES  
 ENCLAVE AT TWIN RUN, SECTION 3  
 CITY OF HAMILTON  
 BUTLER COUNTY, OHIO  
 FOR: CRISTO HOMES

32179

C8  
 R=50.00'  
 L=53.23'

MARKET HOME  
 2803 PINE LEAF COURT

SETBACKS:  
 FRONT YARD=25'  
 REAR YARD=10'  
 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 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.

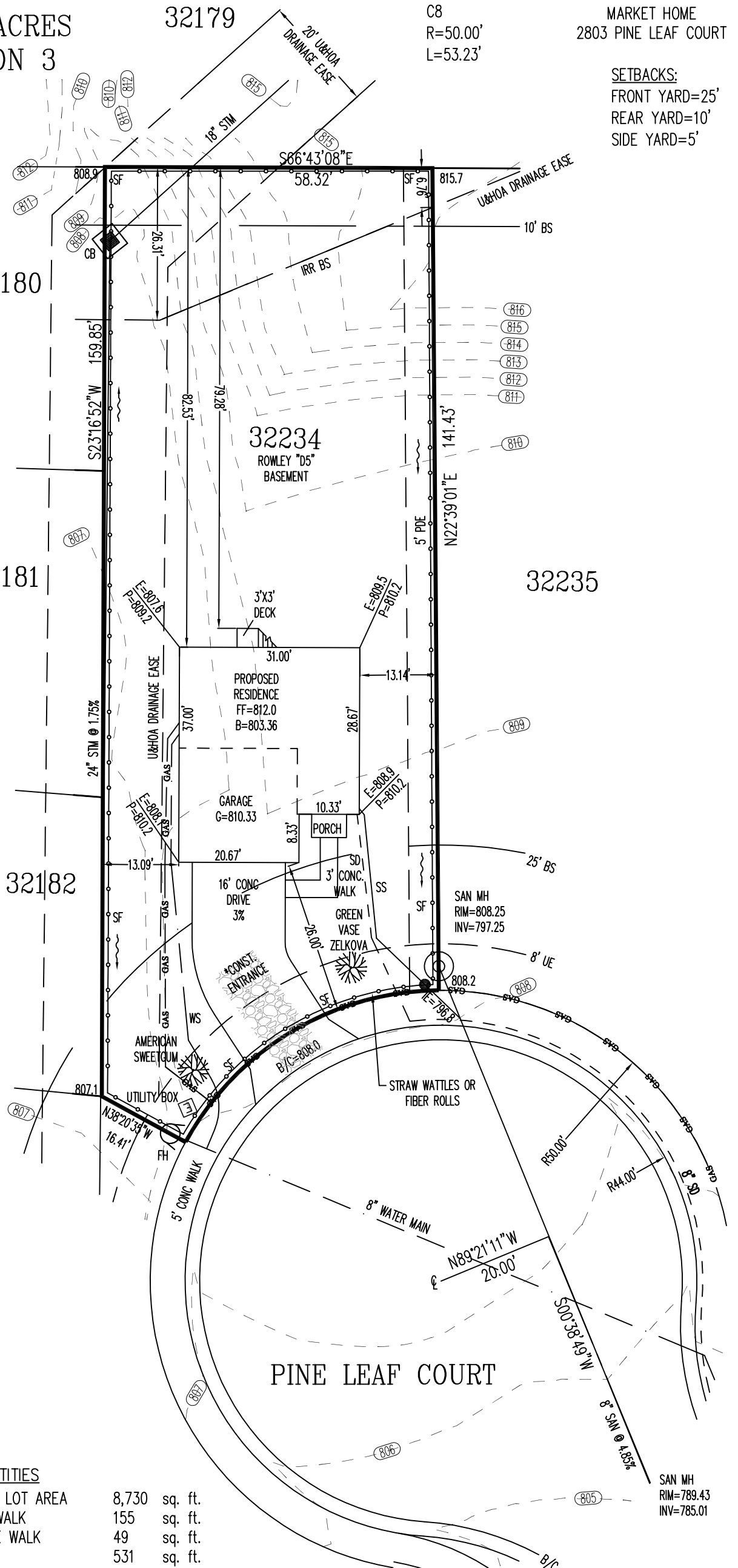
AN OPERATOR QUALIFIED (OQ) CONTRACTOR MUST INSTALL THE GAS SERVICE FROM THE CURB BOX TO THE METER

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



QUANTITIES

TOTAL LOT AREA	8,730	sq. ft.
CITY WALK	155	sq. ft.
HOUSE WALK	49	sq. ft.
DRIVE	531	sq. ft.
APRON	94	sq. ft.
PATIO AND PORCHES	24	sq. ft.
DECK	9	sq. ft.
SEEDING AREA	7059	sq. ft.

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: 4/19/2023  
 DRAWN: FAK  
 DESIGNED: -  
 CHECKED: JLS

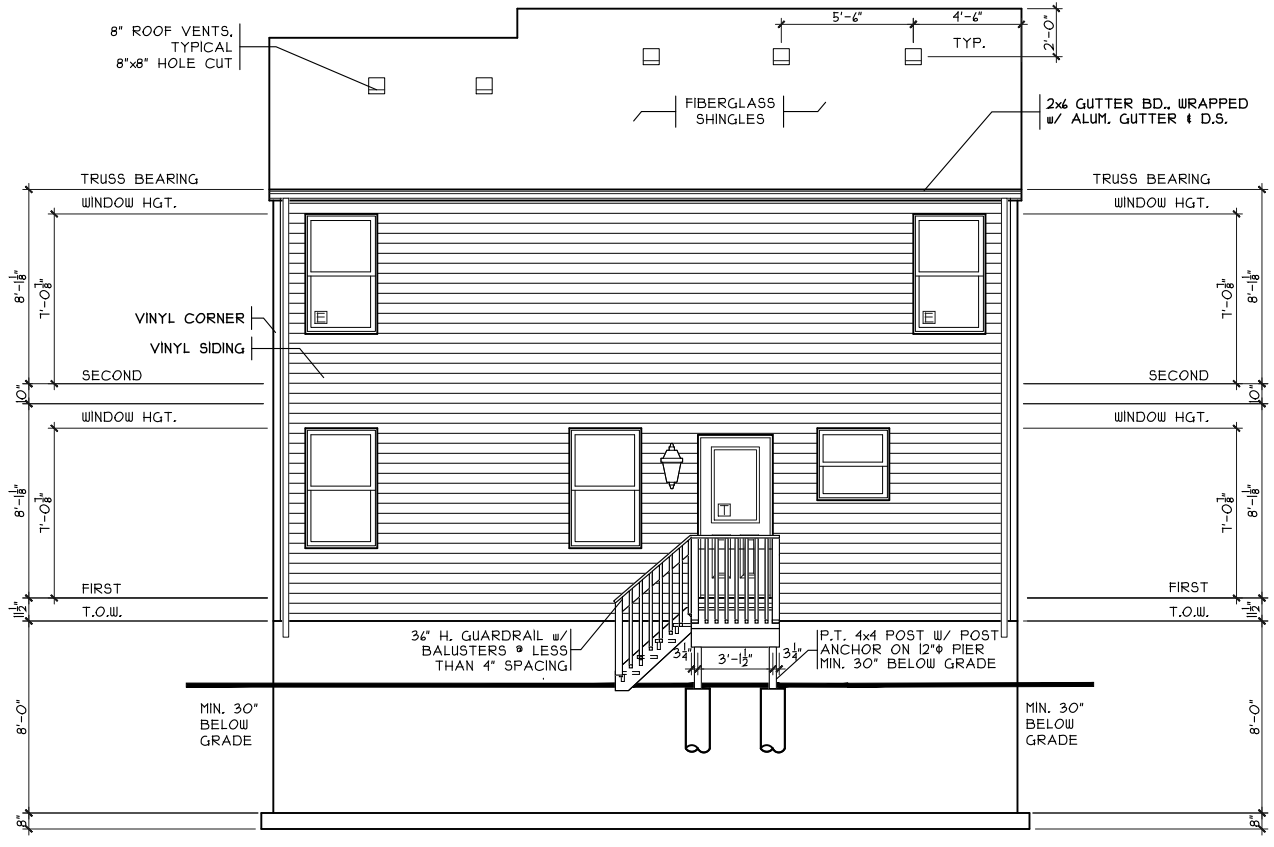
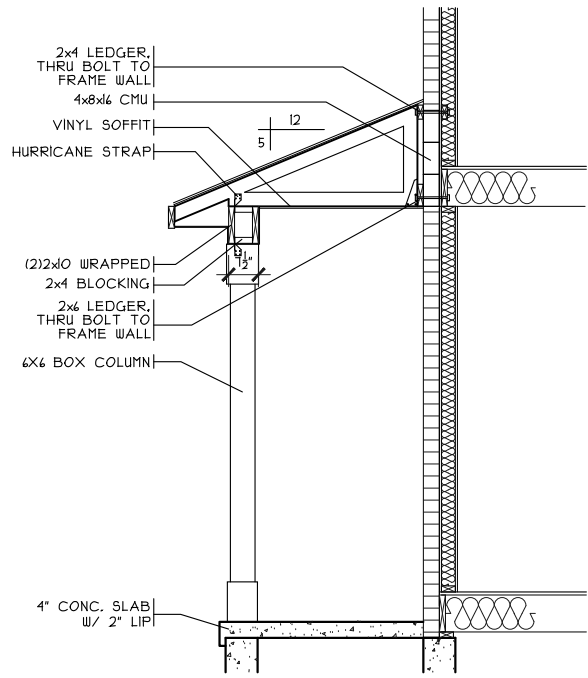
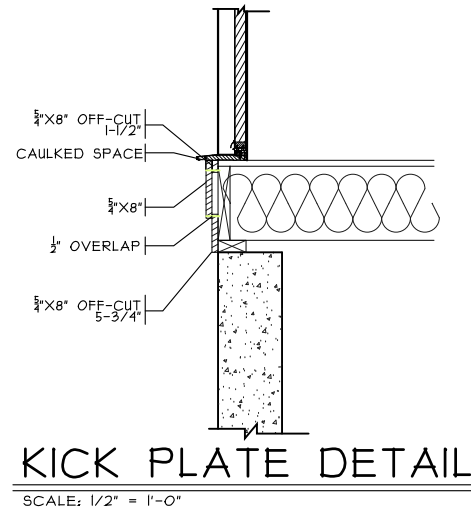
**ENGINEERING & SURVEYING, INC.**  
 1068 N. UNIVERSITY BLVD MIDDLETOWN, OHIO 45042  
 PH.-(513) 424-5202 OR (513) 932-8991 FAX - (513) 424-6202

REVISIONS:

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

PROJECT: TWIN RUN  
 DRAWING: 230722PA

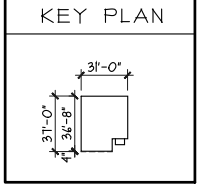
SHEET  
 1 OF 1



SHEET INDEX	
SHT#	DESCRIPTION
A1	Front and Rear Elevations
A1a	Left and Right Elevations
A2	Foundation Plan
A3	First Floor Plan
A3a	Portal Framing Detail
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"

2S1671B4 PLAN INFO	
4	BDRMS
2.5	BATHS
2	CAR GARAGE
8	1ST FLR. CLG.
SQUARE FOOTAGE	
TOTAL	1671
MAIN	638
UPPER	1033
LOWER(FINISH)	N/A
LOWER(SLAB)	568
GARAGE(SLAB)	373



Rowley - D5 - Vinyl

Renaissance - TR-2234

Front And Rear Elevations

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Proposed Residence:

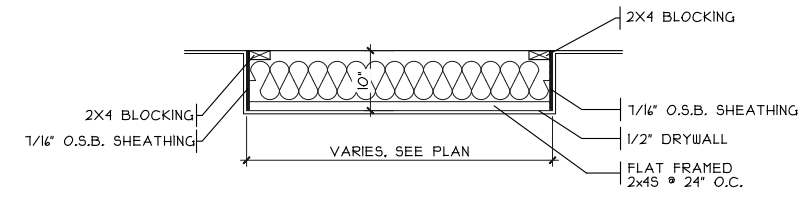


Plan: Rowley Basement  
 Date: 4/6/23  
 Drawn: SDG  
 Scale: As Noted  
 Revised:  
 Sheet: 1 of 9

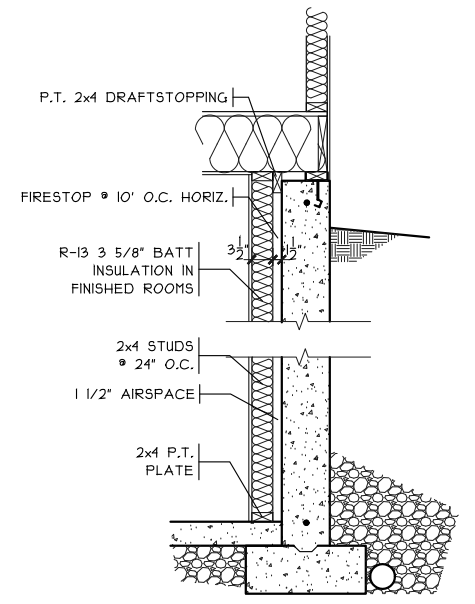
Hamilton  
 Butler County

Market Home  
 2803 Pine Leaf Court  
 Enclave at Twin Run - Lot-2234

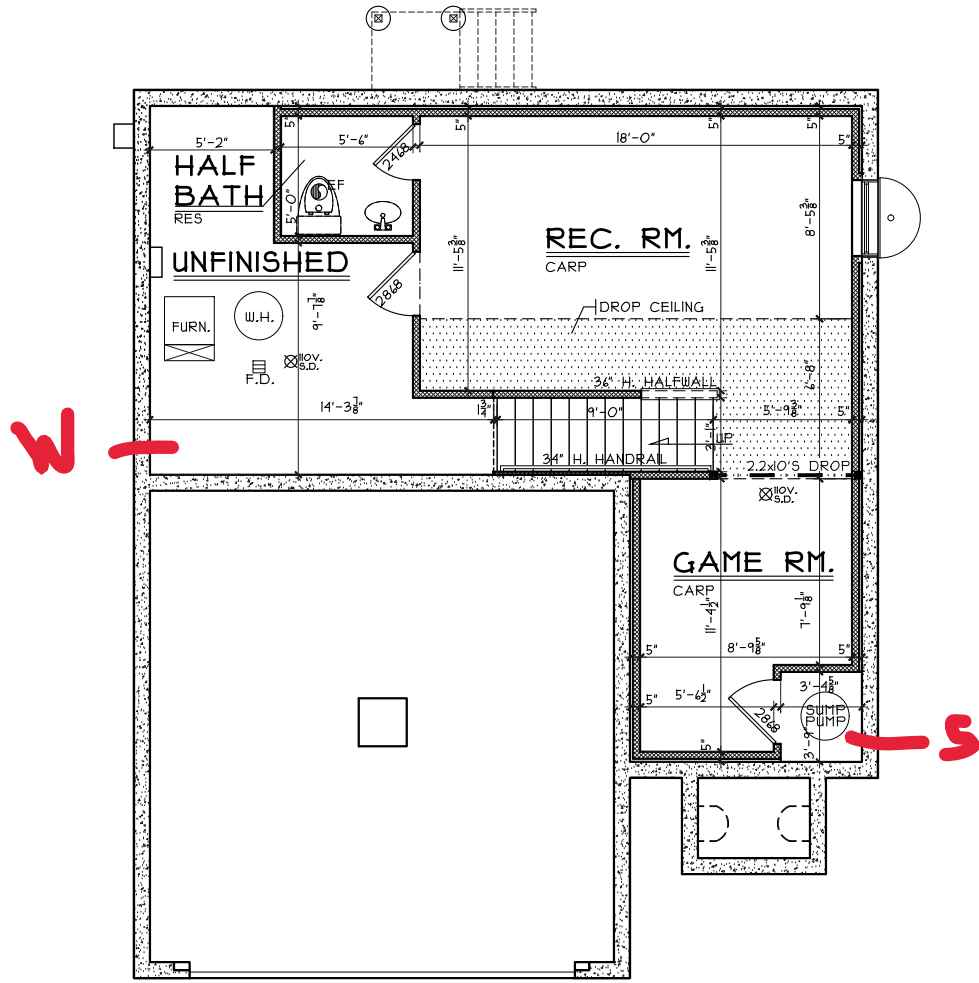
A1



**DROP CEILING DETAIL**  
SCALE: 1/8" = 1'-0"



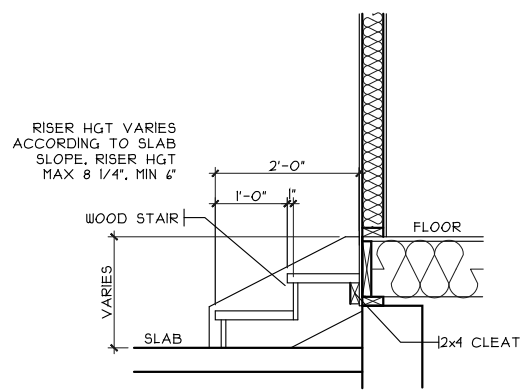
**FIN. LVL WALL DETAIL**  
SCALE: 3/8" = 1'-0"



**LOWER LEVEL PLAN**  
SCALE: 1/8" = 1'-0" 425 S.F.

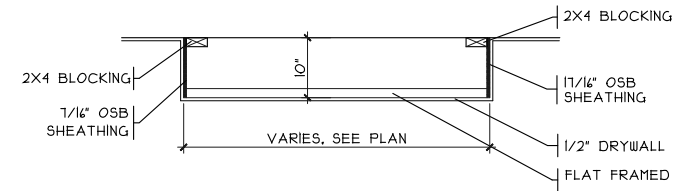
Finished Lower Level Plan Plan: Rowley Basement Date: 4/6/23 Drawn: SDG Scale: As Noted Revised: 6/7/23 Sheet: 4 of 10	Renaissance - TR-2234 Proposed Residence: Market Home 2803 Pine Leaf Court Enclave at Twin Run - Lot-2234	Hamilton Butler County	Rowley - D5 - Vinyl Cristo Homes reserves all property rights in these plans. These plans are not to be reproduced, changed, or copied in any manner. They are not to be given to a third party, either in full or in part, without first receiving written permission from Cristo Homes. In the event these plans are used by a third party, Cristo Homes shall be held harmless.	Issue Dates Review
	 7594-A Tylers Place Blvd. West Chester, OH 45069 513.795.0570 www.cristohomes.com			

A2a



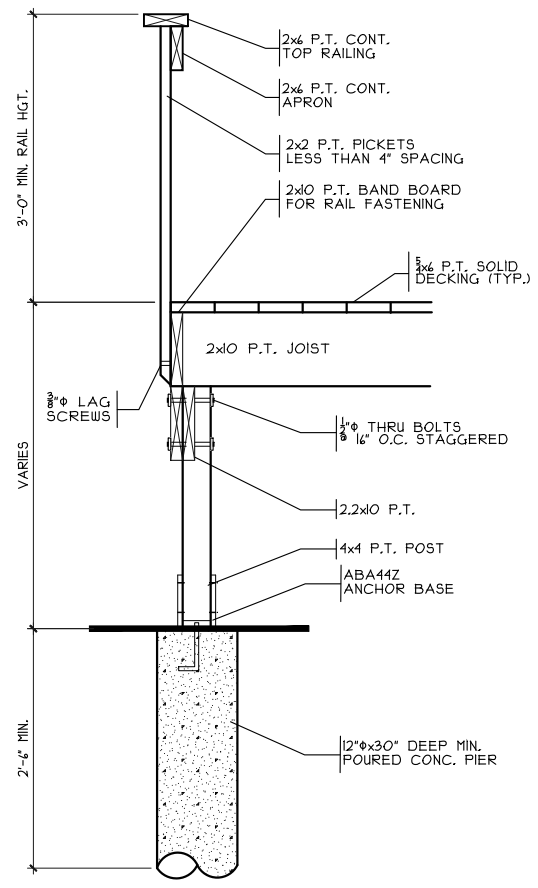
**GARAGE STEPS**

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



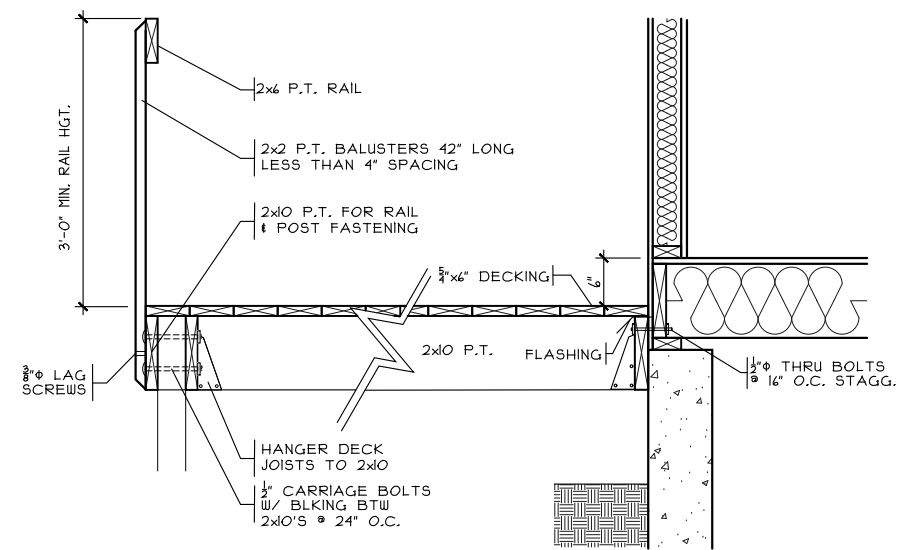
**DROP CLG. DETAIL**

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



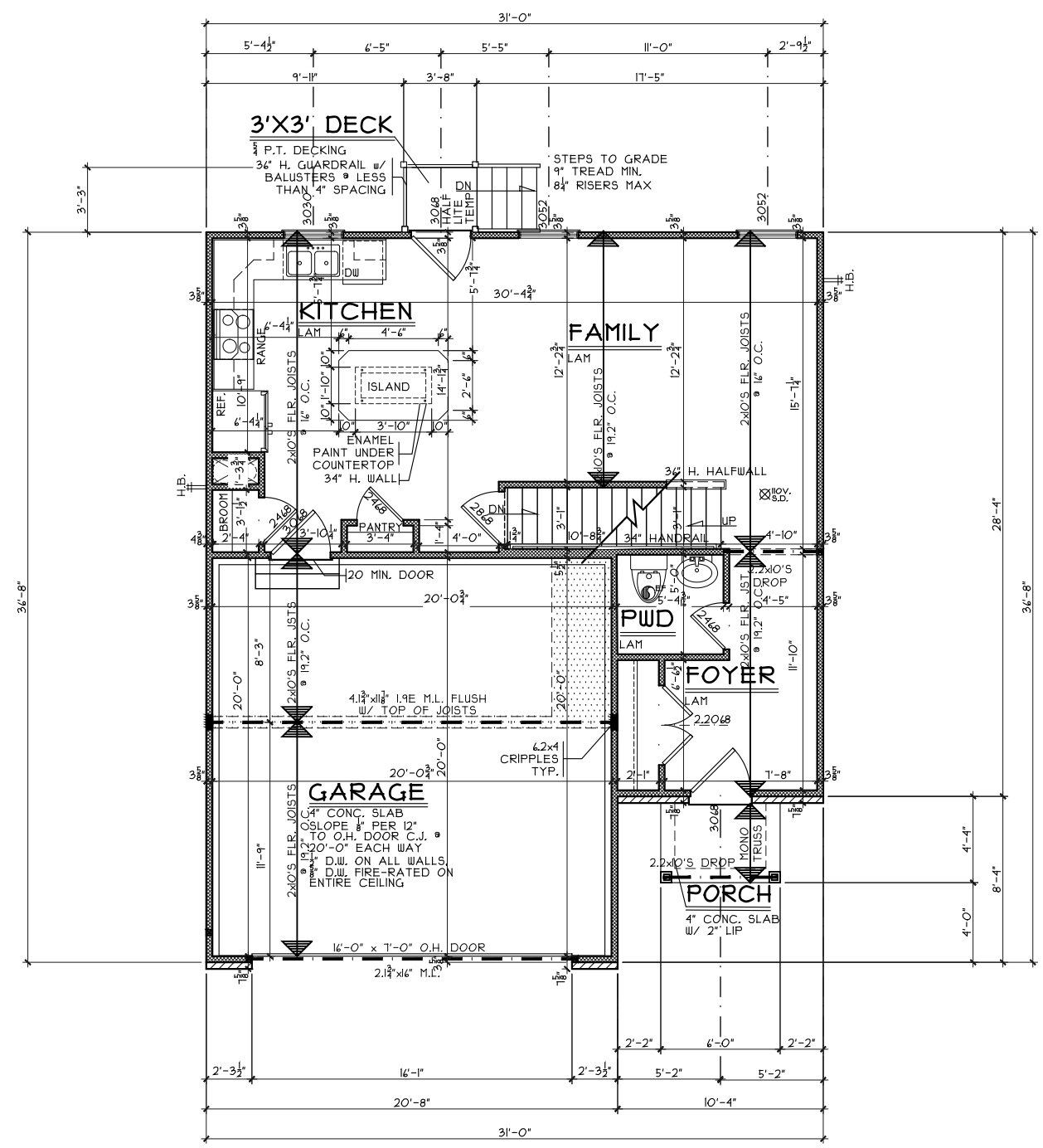
**DECK DETAIL**

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



**DECK DETAIL**

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



**FIRST FLOOR PLAN**

SCALE: 1/8" = 1'-0" 438 S.F.

Proposed Residence:  
 Market Home  
 2803 Pine Leaf Court  
 Enclave at Twin Run - Lot-2234

Rowley - D5 - Vinyl  
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Issue Dates  
 Review

Hamilton  
 Butler County

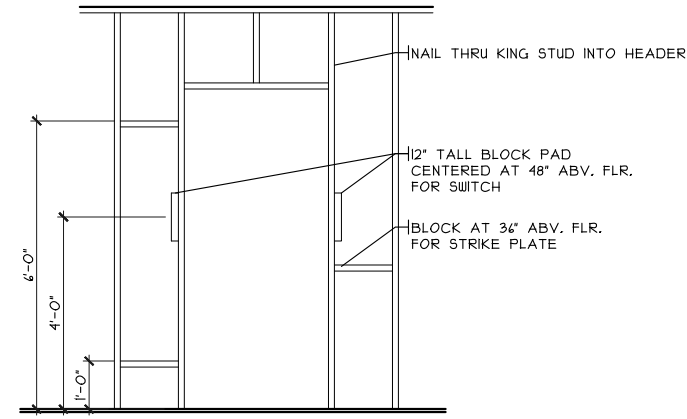
Renaissance - TR-2234

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

First Floor Plan  
 Plan: Rowley Basement  
 Date: 4/6/23  
 Drawn: SDG  
 Scale: As Noted  
 Revised:  
 Sheet: 4 of 9

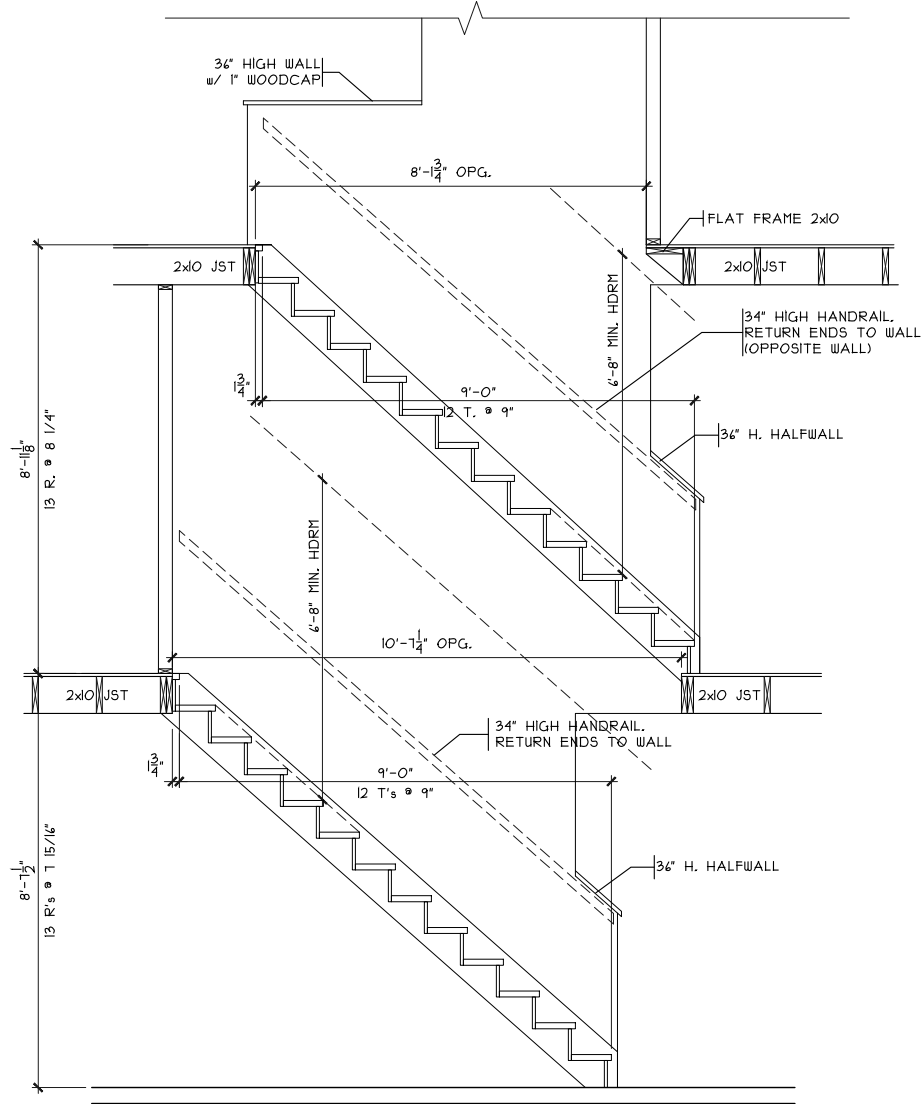
A3





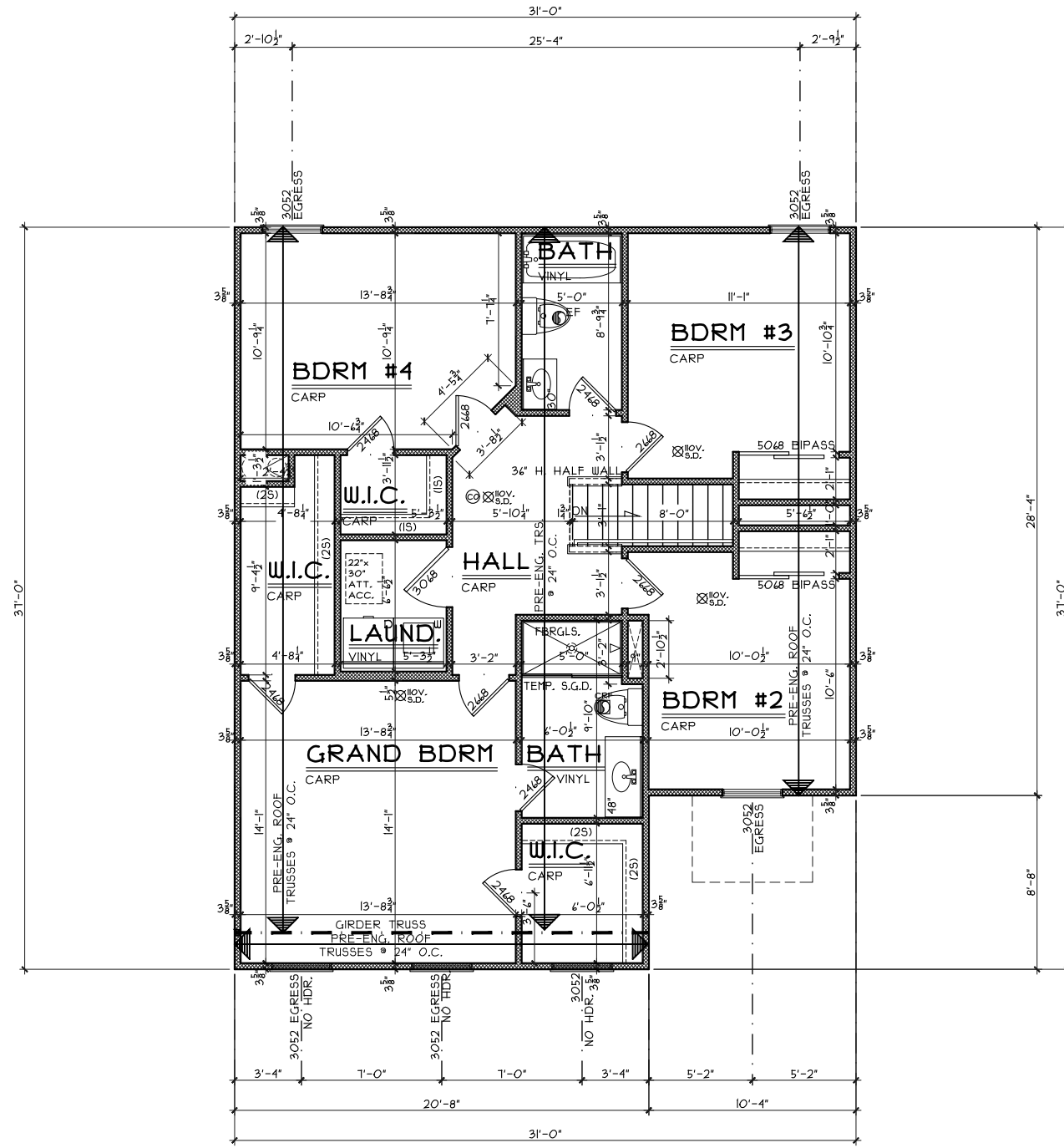
**NO JACK STUD FRAMING DETAIL**

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



**STAIR SECTION**

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



**SECOND FLOOR PLAN**

SCALE: 1/8" = 1'-0" 1033 S.F

Second Floor Plan

Plan: Rowley Basement  
Date: 4/6/23  
Drawn: SDG  
Scale: As Noted  
Revised:  
Sheet: 6 of 9

Renaissance - TR-2234

Proposed Residence:

Market Home  
2803 Pine Leaf Court  
Enclave at Twin Run - Lot-2234



7594-A Tylers Place Blvd.  
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Rowley - D5 - Vinyl

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Issue Dates

Review	Issue Dates

Hamilton  
Butler County

A4