

TR 2268

2226 Pine Valley Drive

Hamilton, OH 45013

Must run 3" vent out roof

2 Story Basement

Vent kitchen sink

unfinished basement - 2pc rough in

2 hose bibs - no valves required

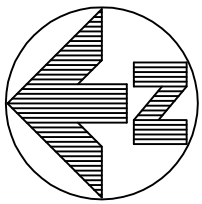
ice maker

1 tub

1 shower

inside water meter

Gas Furnace



# PLOT PLAN

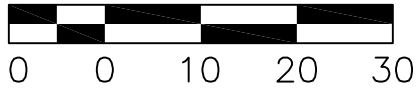
## LOT 32268 (6,066 SF) 0.139 ACRES

### ENCLAVE @ TWIN RUN, SECTION THREE

#### CITY OF HAMILTON

#### BUTLER COUNTY, OHIO

#### FOR: CRISTO HOMES



MARKET HOME  
2226 PINE VALLEY DRIVE

M.R.O.E.=750.1

TOP OF WINDOW WELLS OR  
BOTTOM OF BASEMENT WINDOWS  
TO BE AT OR ABOVE THE M.O.E.

SETBACKS: C23  
FRONT YARD=25' R=35.00'  
REAR YARD=10' L=7.66'  
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.

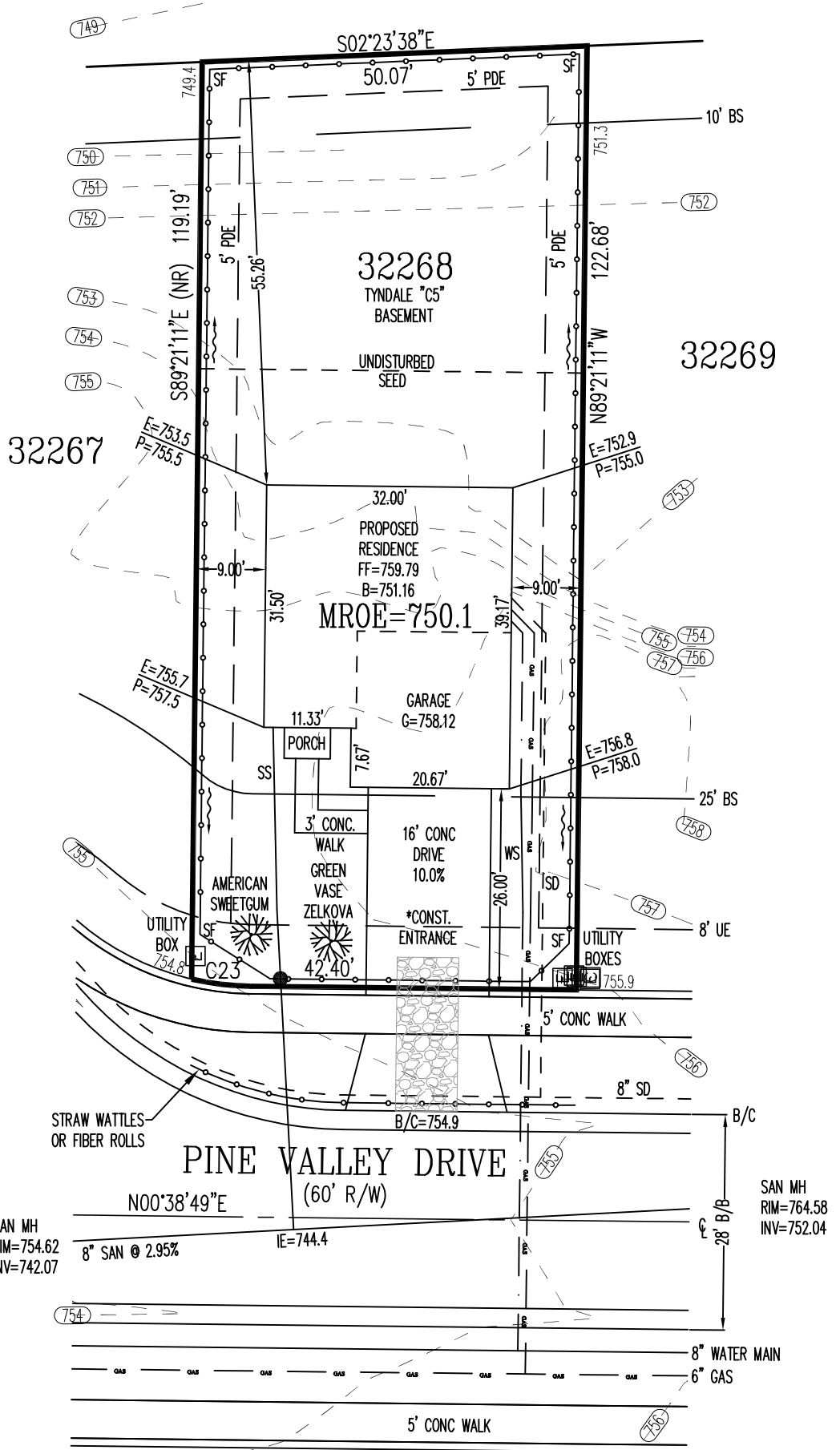
AN OPERATOR QUALIFIED (OQ) CONTRACTOR MUST INSTALL THE GAS  
SERVICE FROM THE CURB BOX TO THE METER

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	6066	sq. ft.
CITY WALK	171	sq. ft.
HOUSE WALK	49	sq. ft.
DRIVE	512	sq. ft.
APRON	185	sq. ft.
PATIO AND PORCHES	24	sq. ft.
DECK	0	sq. ft.
SEEDING AREA	2628	sq. ft.
UNDISTURBED AREA	2060	sq. ft.

YARD TREE SIZE AND SPECIES PER ZONING REQUIREMENTS.

2 WORKING DAYS  
BEFORE YOU DIG  
**OHIO811.org**  
CALL TOLL FREE 800-362-2764  
OHIO UTILITIES PROTECTION SERVICE

SCALE: 1"=20'  
DATE: 4/18/2023  
DRAWN: DM  
DESIGNED:  
CHECKED: JLS

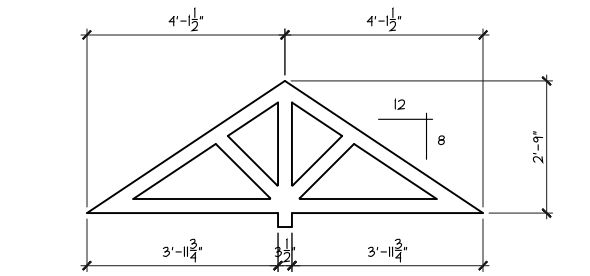
**APEX**  
ENGINEERING & SURVEYING, INC.  
1068 N. UNIVERSITY BLVD MIDDLETOWN, OHIO 45042  
PH.-(513) 424-5202 OR (513) 932-8991 FAX - (513) 424-6202

**REVISIONS:**

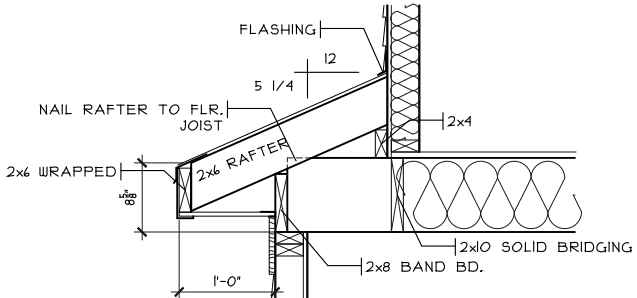
- 1.
- 2.
- 3.
- 4.

PROJECT: TWINRUN  
DRAWING: 230683PA

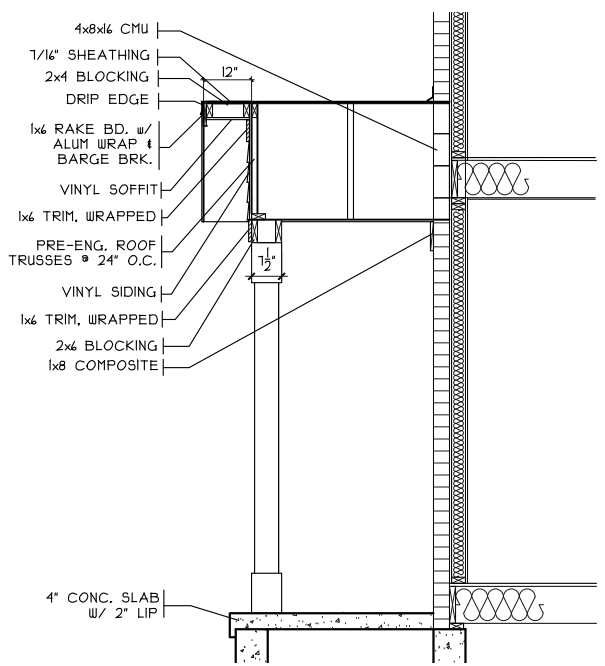
SHEET  
1 OF 1



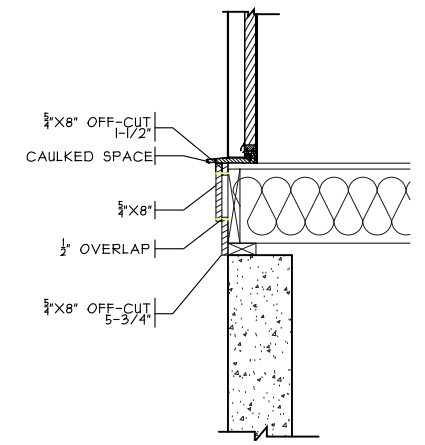
**GABLE PEDIMENT DIMS**  
SCALE: 1/2" = 1'-0"



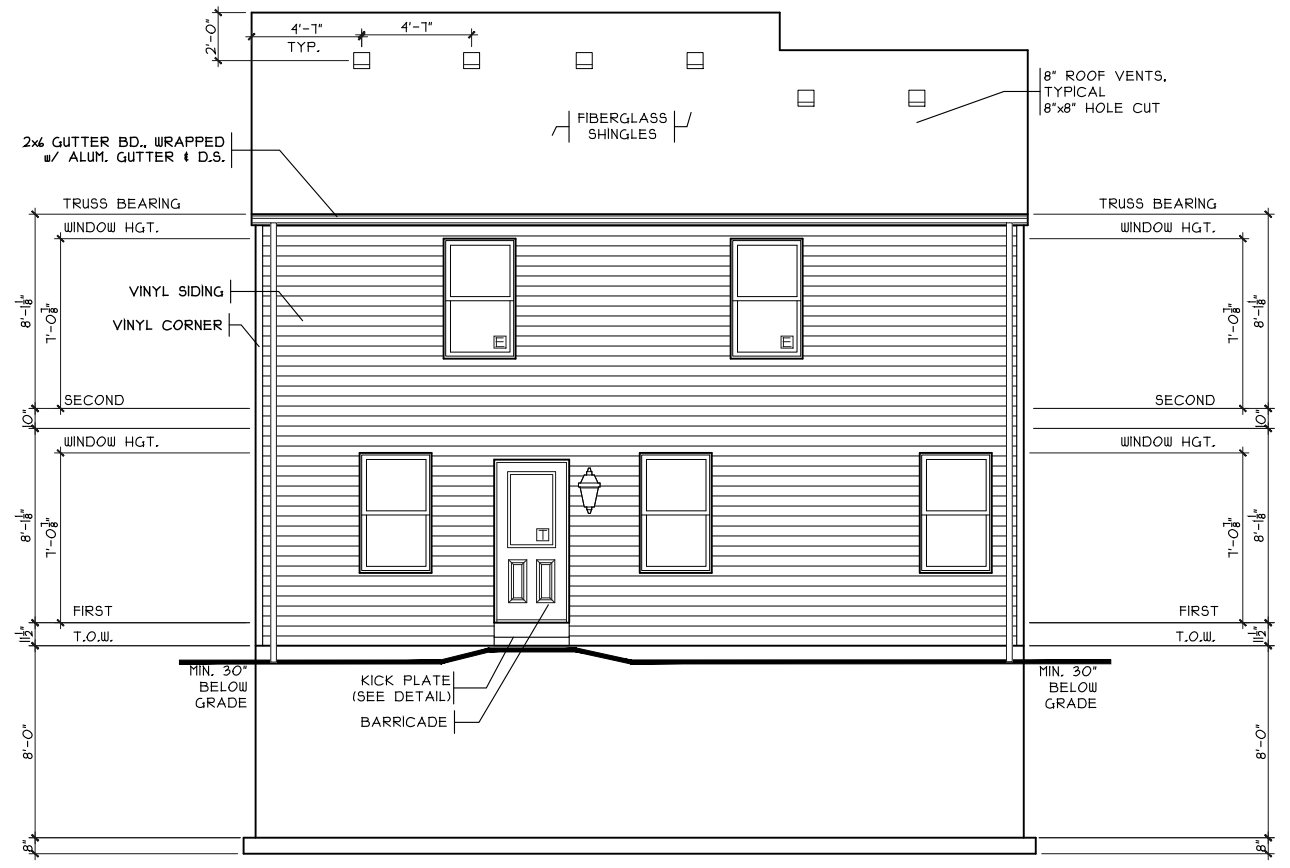
**GARAGE DETAIL**  
SCALE: 1/2" = 1'-0"



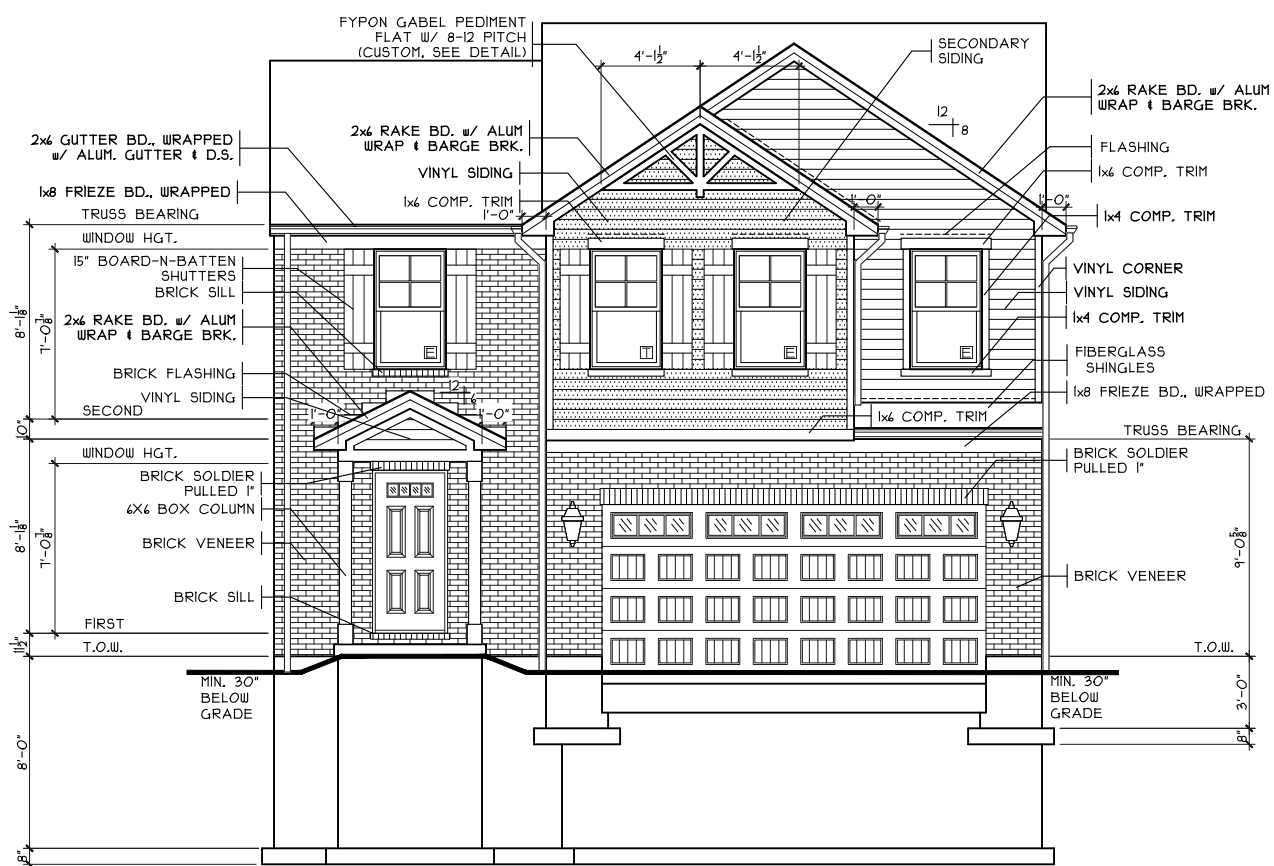
**PORCH DETAIL**  
SCALE: 1/2" = 1'-0" ELEVATION A



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



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

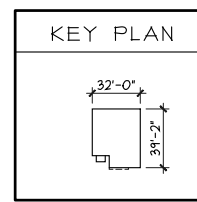


**FRONT ELEVATION**  
SCALE: 1/8" = 1'-0" ELEVATION A

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

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"

2S1880B4 PLAN INFO	
4	BDRMS
2.5	BATHS
3	CAR GARAGE
8'	1ST FLR. CLG.
SQUARE FOOTAGE	
TOTAL	1880
MAIN	749
UPPER	1131
LOWER	N/A
BASEMENT	662
GARAGE	380



Issue Dates

Review

Tyndale - C5 - 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.

Proposed Residence:

Market Home

2226 Pine Valley Drive

Enclave at Twin Run, Lot 2268

Renaissance - TR-2268

Front And Rear Elevations

Plan: Tyndale Basement

Date: 4.3.2023

Drawn: SDG

Scale: As Noted

Revised: 4.17.2023

Sheet: 1 of 8

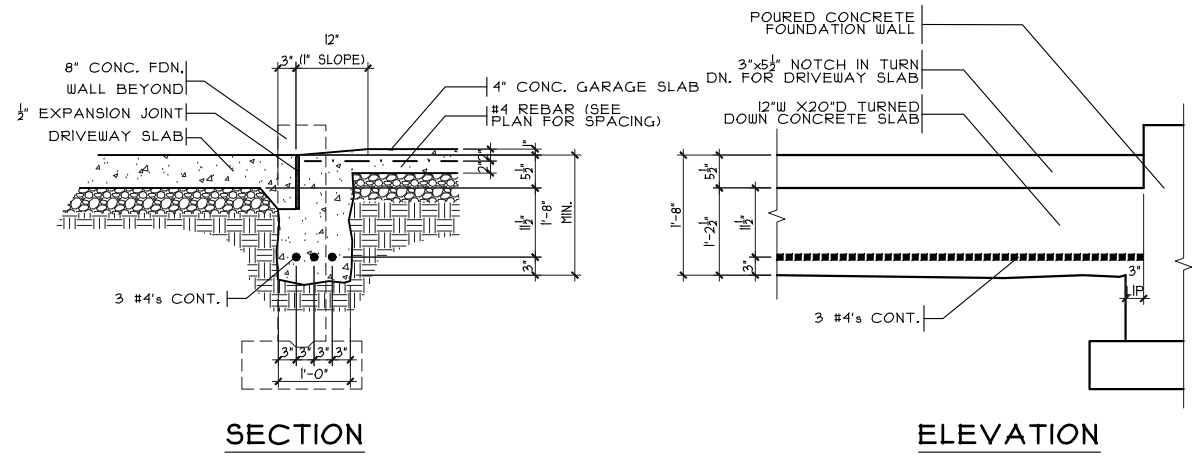
Hamilton

Butler County

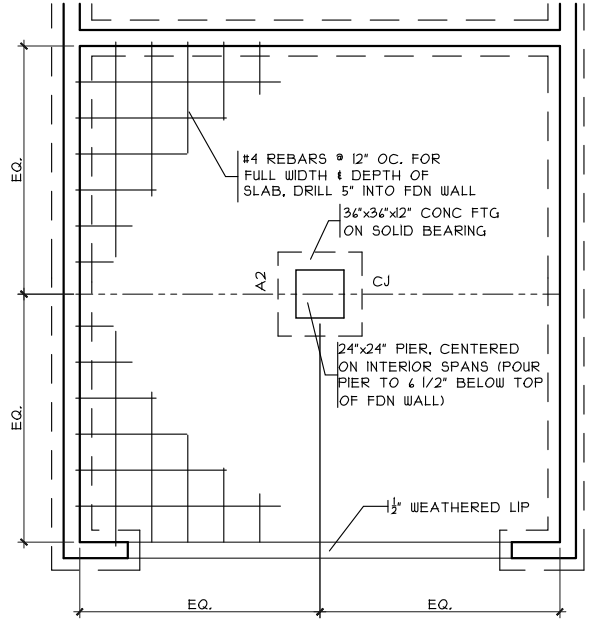
**CRISTO HOMES**

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

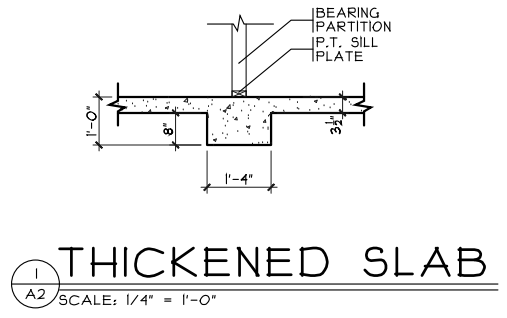
**A1**



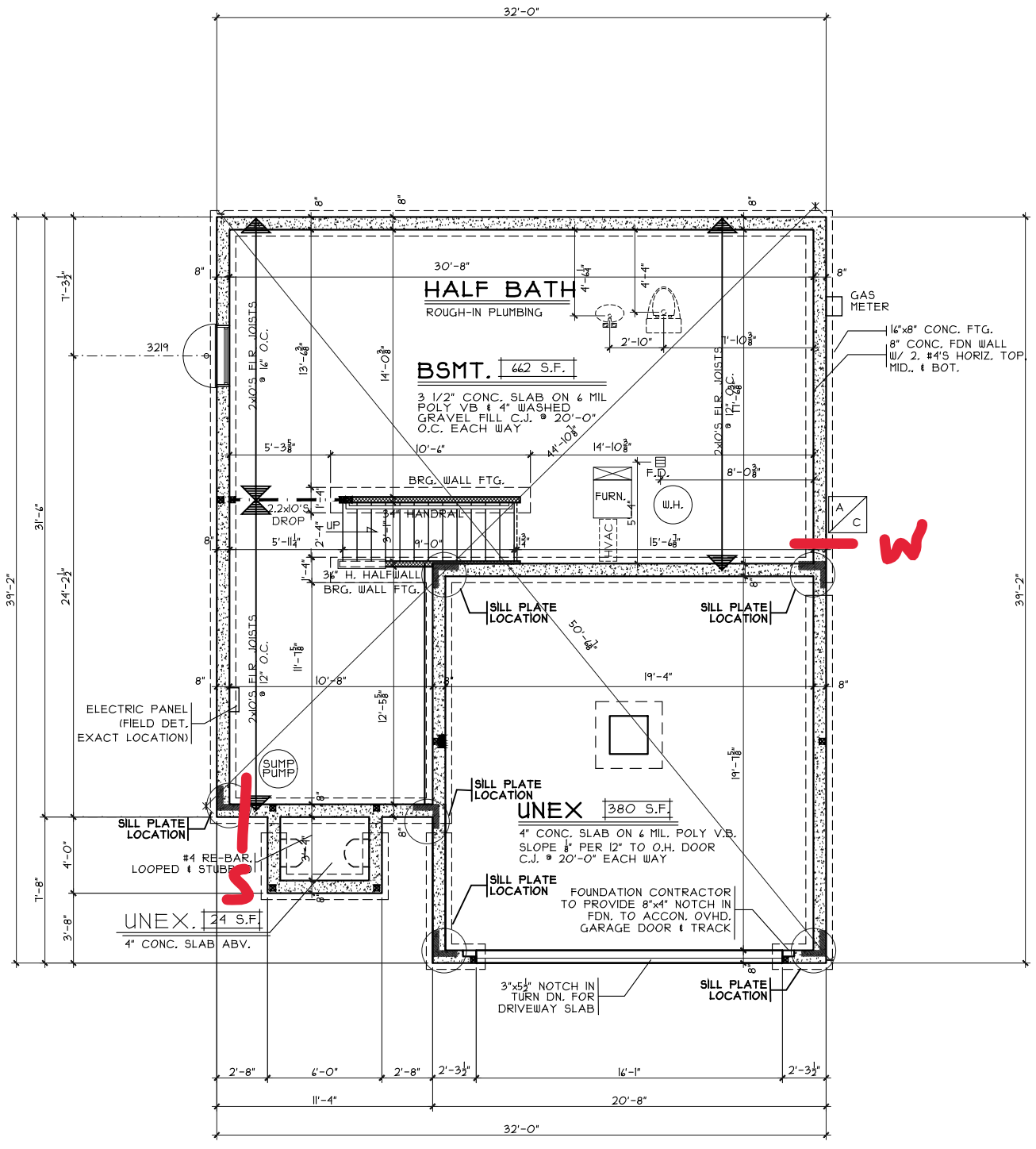
**GARAGE DOOR GRADE BM**  
SCALE: 3/8" = 1'-0"



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



**THICKENED SLAB**  
SCALE: 1/4" = 1'-0"



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

**Foundation Plan**  
Plan: Tyndale Basement  
Date: 4.3.2023  
Drawn: SDG  
Scale: As Noted  
Revised: 4.17.2023  
Sheet: 6 of 8

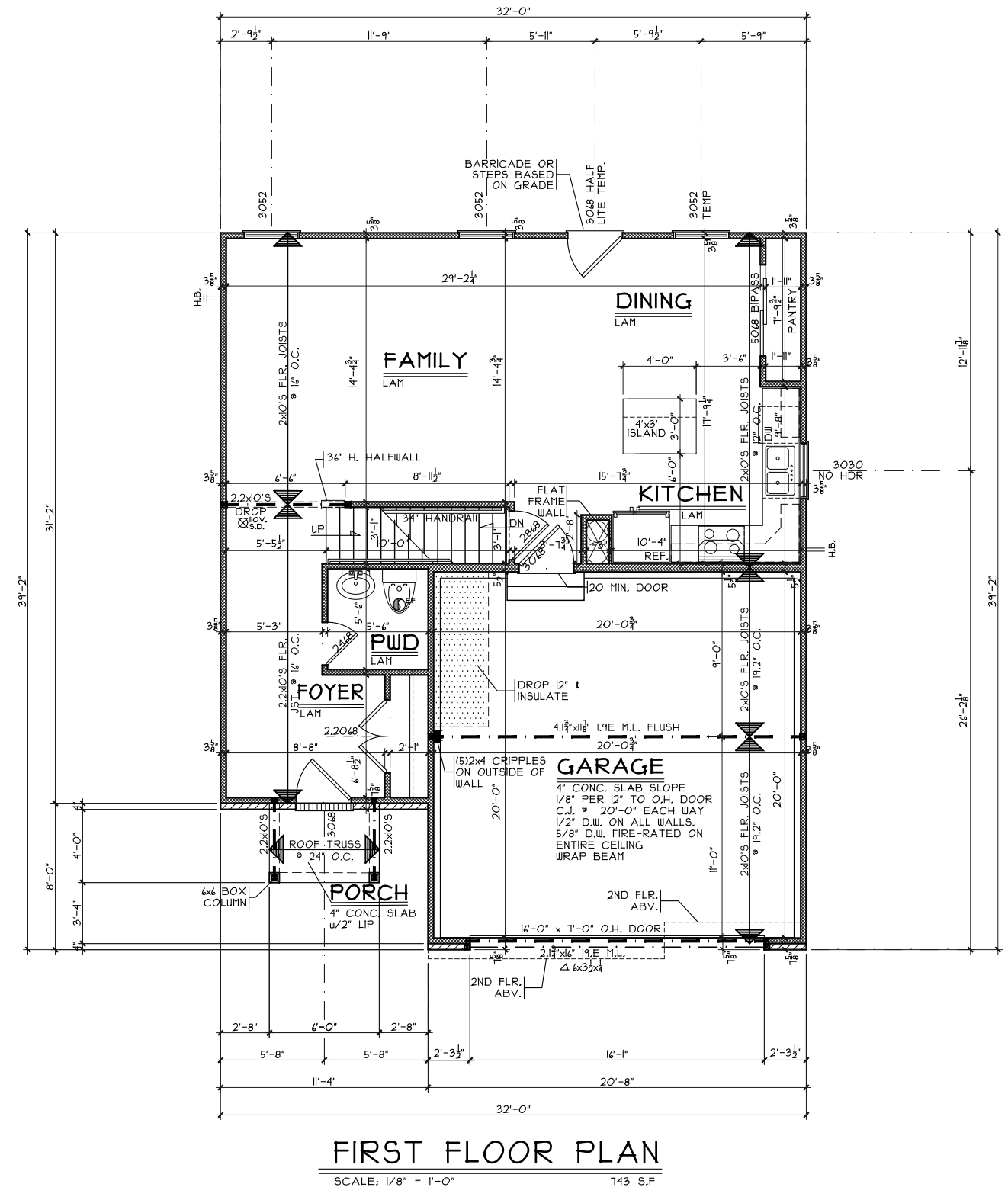
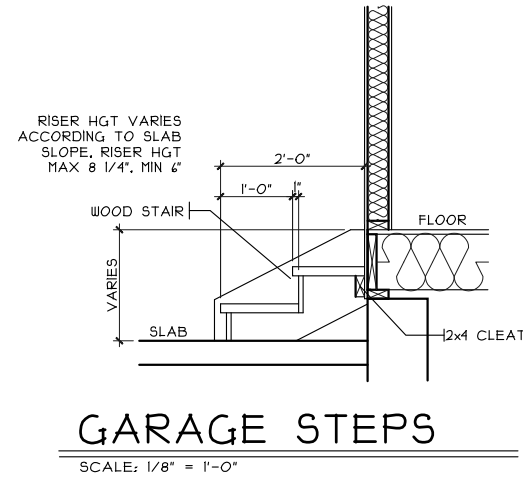
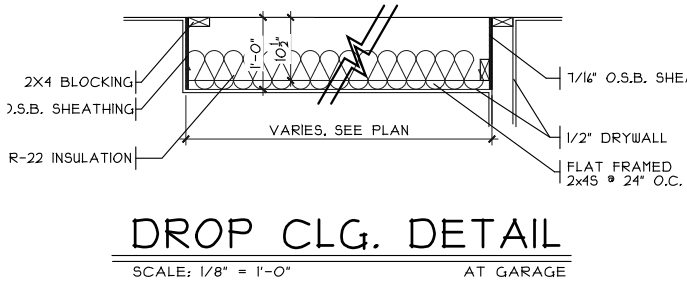
**Proposed Residence:**  
Market Home  
2226 Pine Valley Drive  
Enclave at Twin Run, Lot 2268

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

**Tyndale - C5 - 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

**Hamilton**  
**Butler County**



**First Floor Plan**  
Plan: Tyndale Basement  
Date: 4.3.2023  
Drawn: SDG  
Scale: As Noted  
Revised: 4.17.2023  
Sheet: 7 of 8



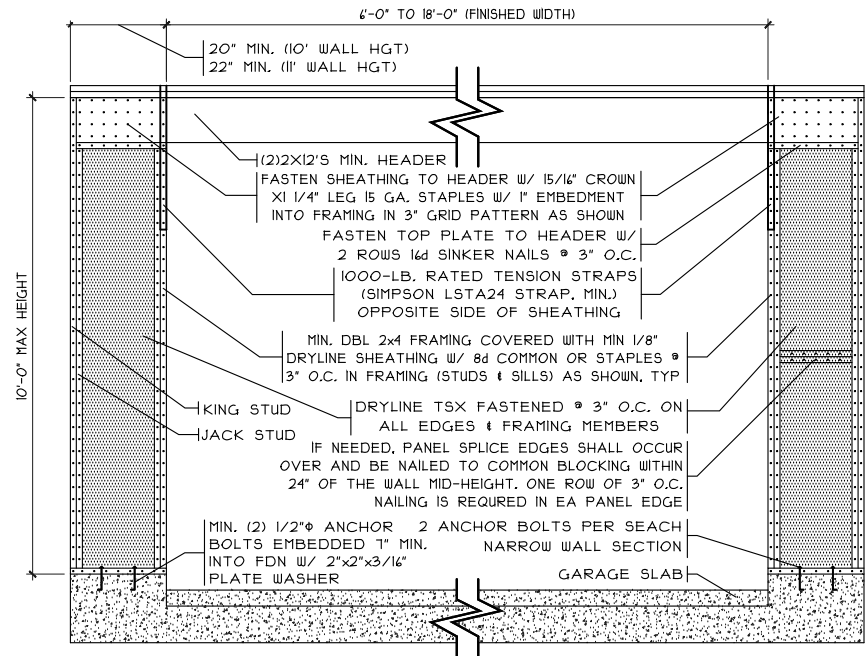
Renaissance - TR-2268  
Proposed Residence:  
Market Home  
2226 Pine Valley Drive  
Enclave at Twin Run, Lot 2268

Tyndale - C5 - 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.

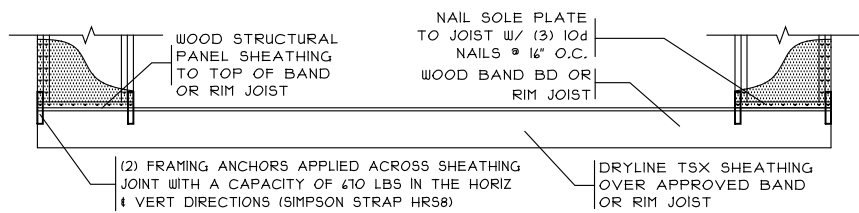
Hamilton  
Butler County

Issue Dates	Review

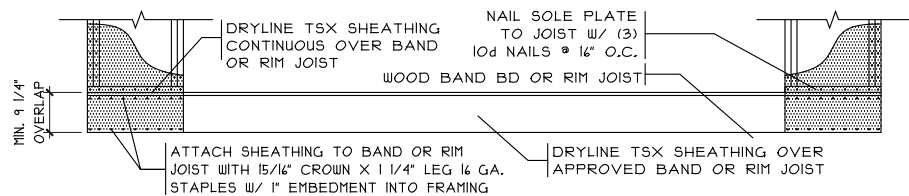
**A3**



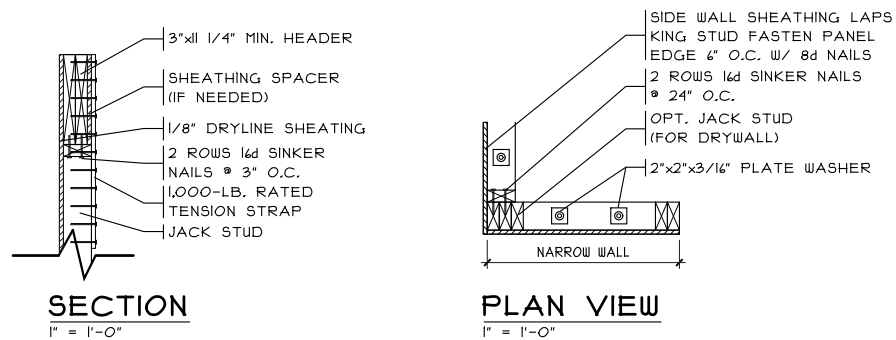
**WALL OVER POURED FOUNDATION**  
SCALE: 1/4" = 1'-0"



**WALL OVER RAISED WOOD FLOOR**  
SCALE: 1/4" = 1'-0" FRAMING ANCHOR OPTION



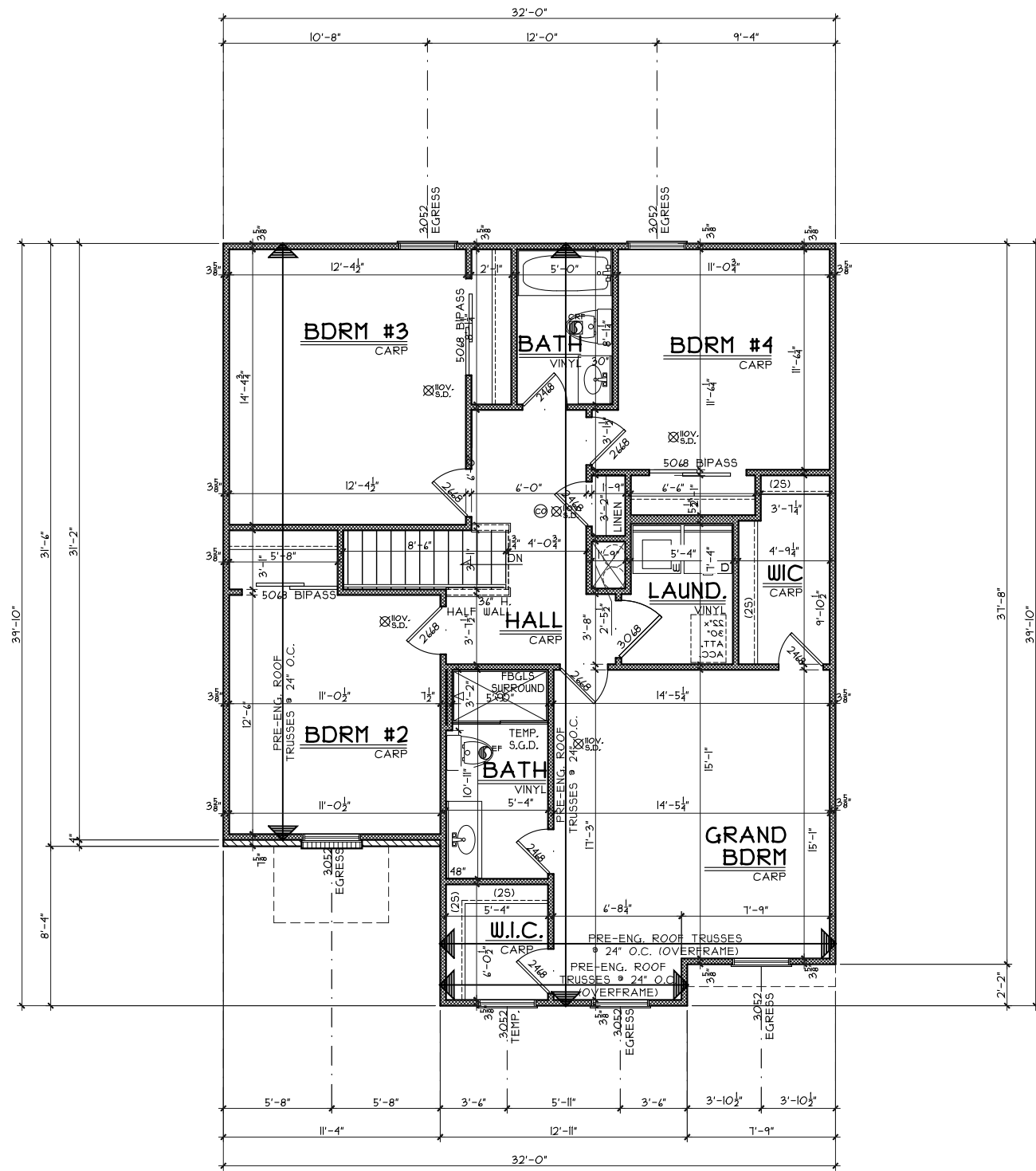
**WALL OVER RAISED WOOD FLOOR**  
SCALE: 1/4" = 1'-0" OVERLAP OPTION



**METHOD CS-PF CONTINUOUSLY SHEATHED PORTAL FRAME PANEL CONSTRUCTION**

SCALE PER DETAIL

POURED WALL FDN



**SECOND FLOOR PLAN**

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

1131 S.F.

Second Floor Plan

Plan: Tyndale Basement  
Date: 4.3.2023  
Drawn: SDG  
Scale: As Noted  
Revised: 4.17.2023  
Sheet: 9 of 8

Renaissance - TR-2268

Proposed Residence:

Market Home  
2226 Pine Valley Drive  
Enclave at Twin Run, Lot 2268

Tyndale - C5 - 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	Issue Dates

Hamilton  
Butler County



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

A4