

TG 249

1220 Timber Glen Drive

Wilmington, OH 45177

2 Story Slab

2nd floor heater and floor drain

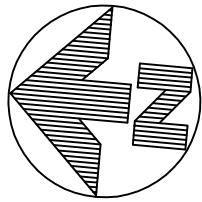
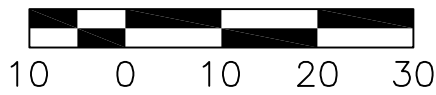
2 hose bibs - no valves required

ice maker

1 tub

1 shower

Gas Furnace



MARKET HOME
1220 TIMBER GLEN DRIVE

PLOT PLAN

LOT 249 (8,822 SF) 0.2025 ACRES

TIMBER GLEN, PHASE SIX, BLOCKS A AND B

VIRGINIA MILITARY SURVEY #2471

CITY OF WILMINGTON, CLINTON COUNTY, OHIO

FOR: CRISTO HOMES

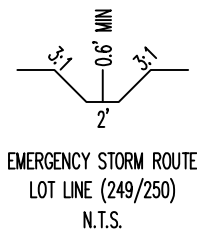
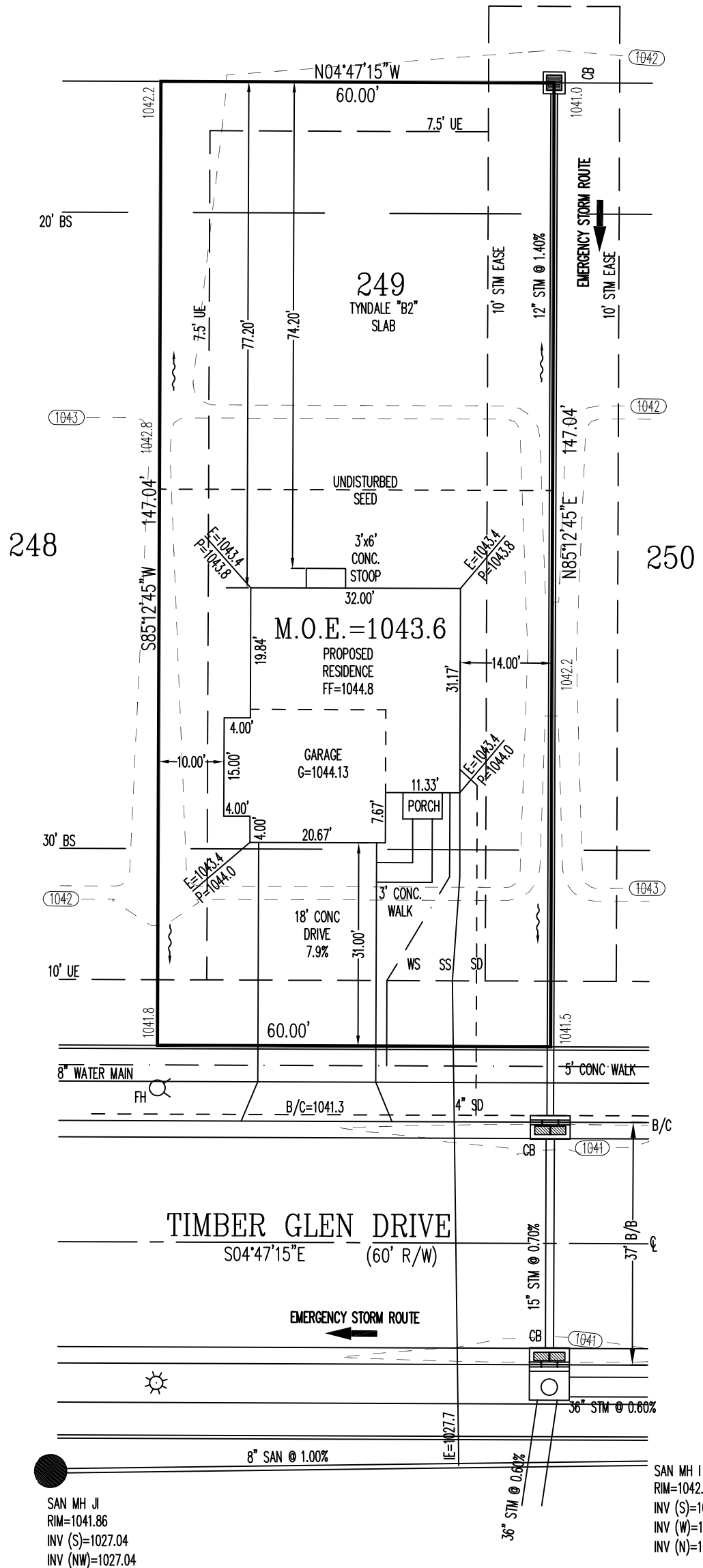
M.O.E.=1043.6

SETBACKS:
FRONT YARD=30'
REAR YARD=20'
SIDE YARD=5' MIN/15' TOTAL

SUGGESTED FF=1044.03

QUANTITIES

TOTAL LOT AREA	8822	sq. ft.
CITY WALK	210	sq. ft.
HOUSE WALK	46	sq. ft.
DRIVE	657	sq. ft.
APRON	123	sq. ft.
PATIO AND PORCHES	42	sq. ft.
DECK	-	sq. ft.
SEEDING AREA	3445	sq. ft.
UNDISTURBED AREA	3732	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.

SAN MH J
RIM=1041.86
INV (S)=1027.04
INV (NW)=1027.04

SAN MH I
RIM=1042.71
INV (S)=1029.67
INV (W)=1030.17
INV (N)=1029.67

2 WORKING DAYS
BEFORE YOU DIG

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

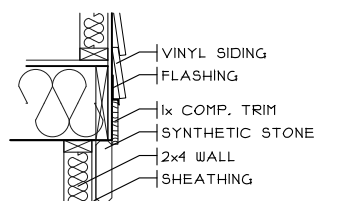
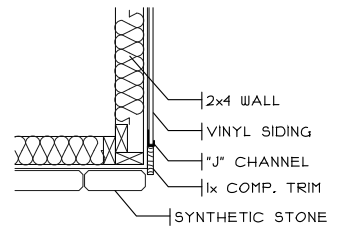
SCALE: 1"=20'
DATE: 06-09-23
DRAWN: JLL
DESIGNED:
CHECKED: JLS

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

REVISIONS:
1. 6/15/2023 CHANGED TO 18' DRIVE
2.
3.
4.

PROJECT: TIMBER GLEN	SHEET
DRAWING: 231127PB	1 OF 1

CR123119.DWG • PLANS PREPARED BY SABO DESIGN ASSOCIATES • 550 WARDS CORNER ROAD SUITE 201, LOVELAND, OH 45140 • 513.683.1236 • SABODESIGNASSOC@SABODA.NET • COPYRIGHT 2023 SABO DESIGN ASSOCIATES

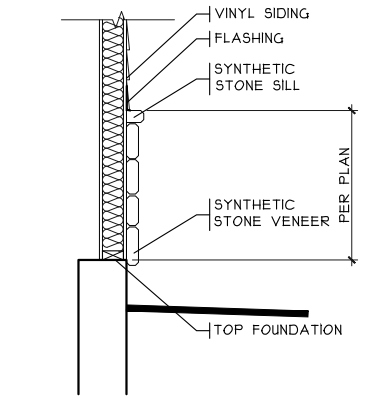


STONE/VINYL CORNER

STONE DETAIL

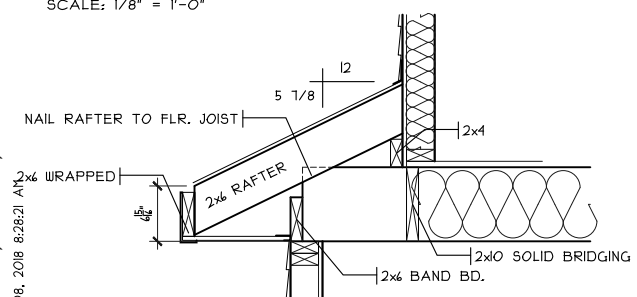
SCALE: 1/2" = 1'-0"

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



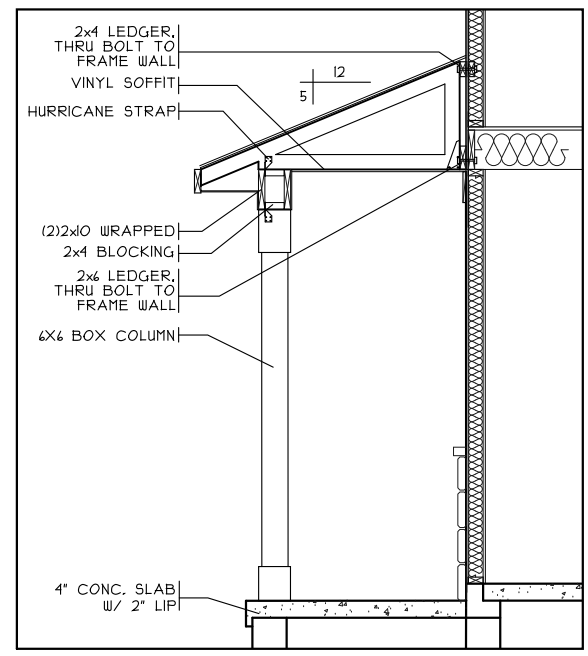
STONE BASE DETAIL

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



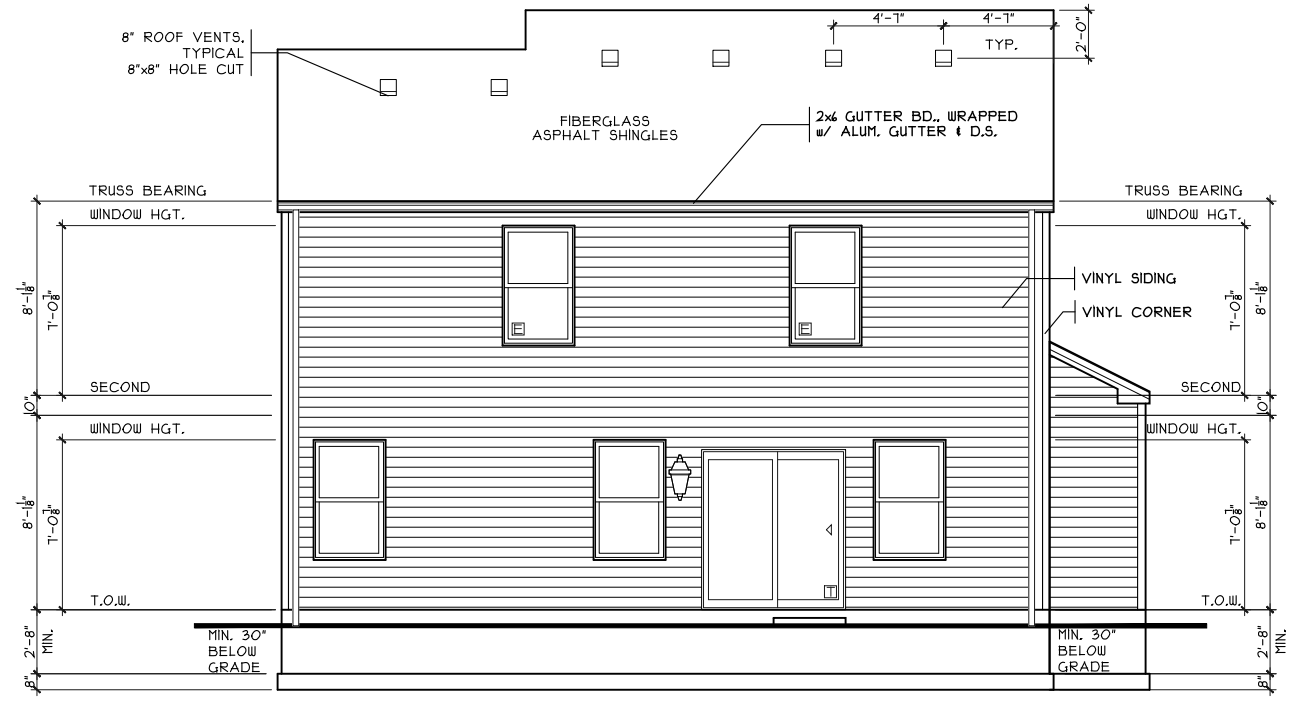
GARAGE DETAIL

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



PORCH 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

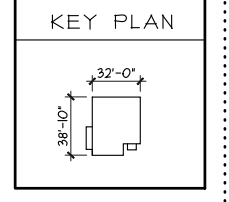
NOTE:
PLANS PRINTED ON 24x36 SHEETS TO BE SCALABLE AT FULL SCALE. 1/4" = 1'-0"
PLANS PRINTED ON 11x17 SHEETS TO BE SCALABLE AT HALF SCALE. 1/8" = 1'-0"

Issue Dates	Review

Tyndale Slab - B2 - Vinyl
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Renaissance - TG-249
Proposed Residence:
Market Home
1220 Timber Glen Drive
Timber Glen

251860B4 PLAN INFO	
4	BDRMS
2.5	BATHS
2	CAR GARAGE
8'	1ST FLR. CLG.
SQUARE FOOTAGE	
TOTAL	1812
UPPER	1131
LOWER (SLAB)	662
GARAGE (SLAB)	380

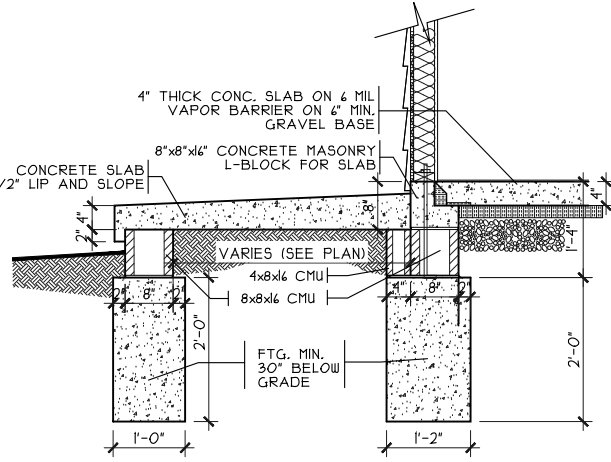


Front And Rear Elevations
Plan: Tyndale Slab
Date: 5.19.2023
Drawn: JRK
Scale: As Noted
Revised: 6.6.2023
Sheet: 1 of 8

A1

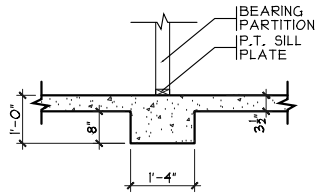
Wilmington
Clinton County

CRISTO HOMES
7594-A Tylers Place Blvd.
West Chester, OH 45069
513.955.0570 www.cristohomes.com



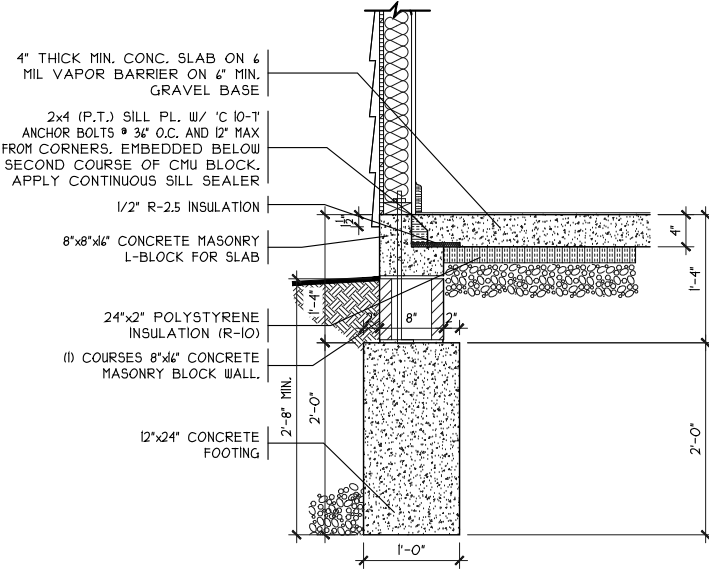
PORCH DETAIL

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



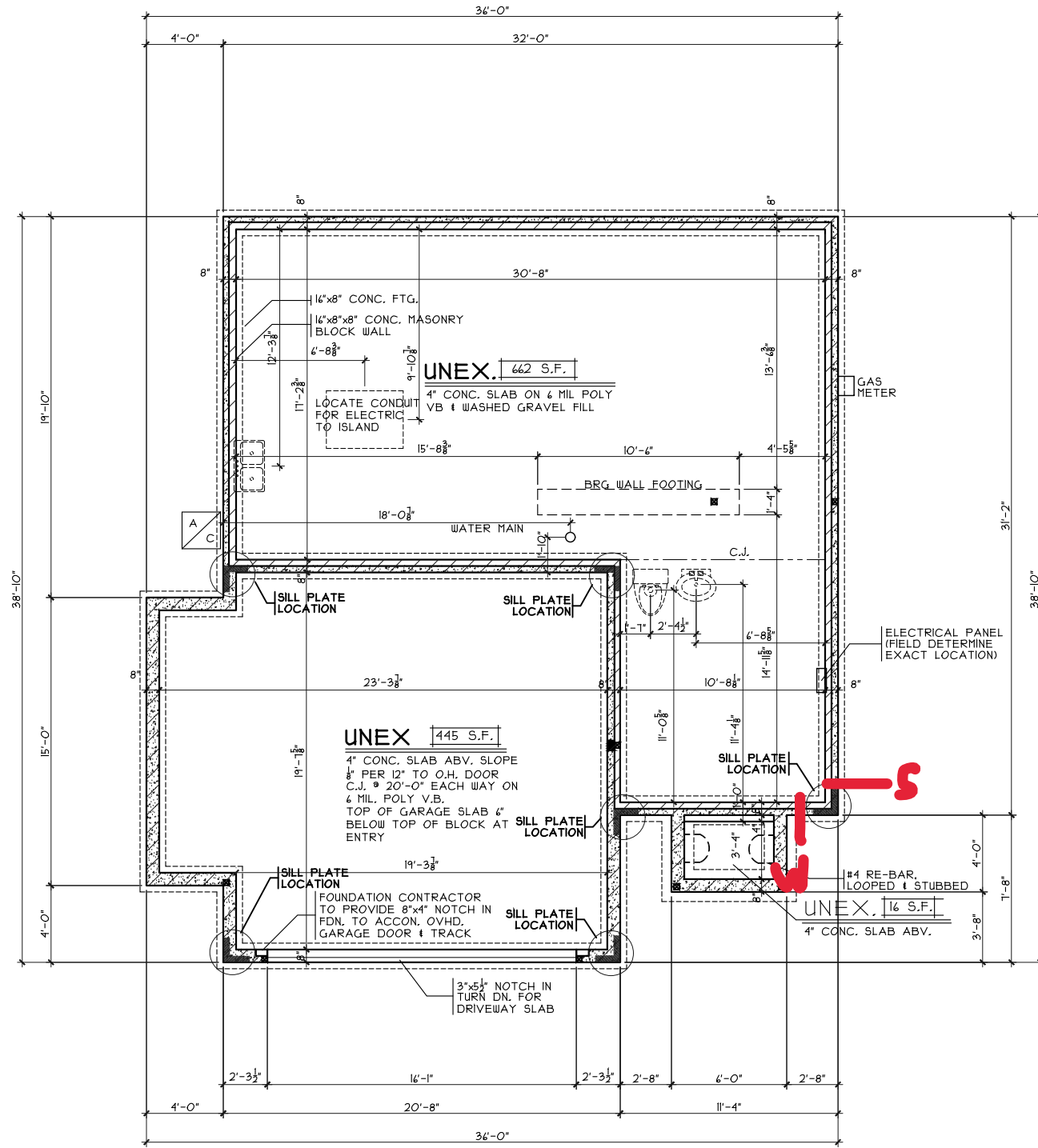
BRG WALL FOOTER

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



SOG DETAIL

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



FOUNDATION PLAN

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

Foundation Plan

Plan: Tyndale Slab
 Date : 5.19.2023
 Drawn: JRK
 Scale : As Noted
 Revised: 6.6.2023
 Sheet : 3 of 8

Renaissance - TG-249

Proposed Residence:

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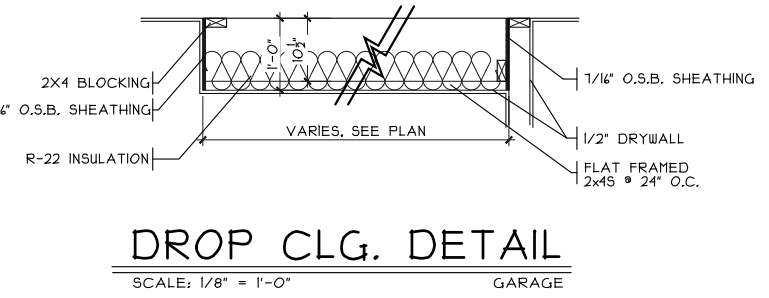
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Issue Dates

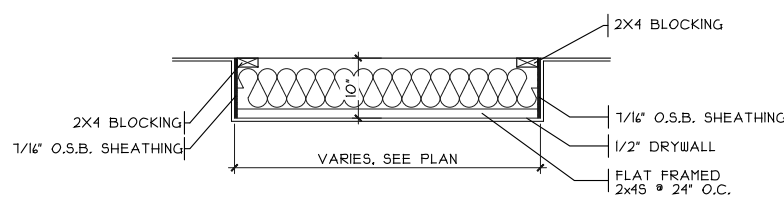
Review	Issue Dates

Wilmington
 Clinton County

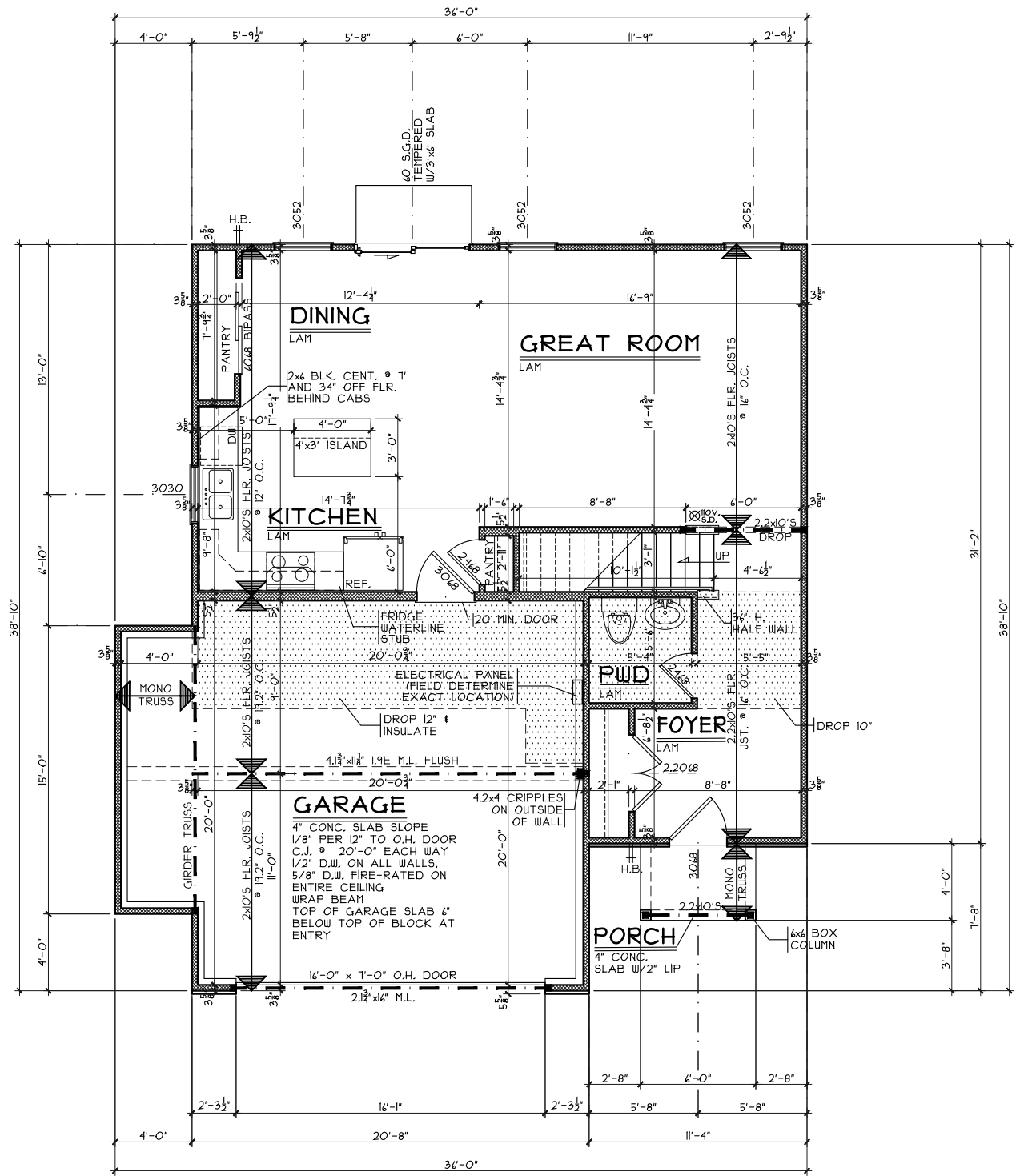
A2



DROP CLG. DETAIL
SCALE: 1/8" = 1'-0"
GARAGE



DROP CLG. DETAIL
SCALE: 1/8" = 1'-0"



FIRST FLOOR PLAN
SCALE: 1/8" = 1'-0"
139 S.F.

First Floor Plan

Plan: Tyndale Slab
Date: 5.19.2023
Drawn: JRK
Scale: As Noted
Revised: 6.6.2023
Sheet: 4 of 8

Renaissance - TG-249

Proposed Residence:
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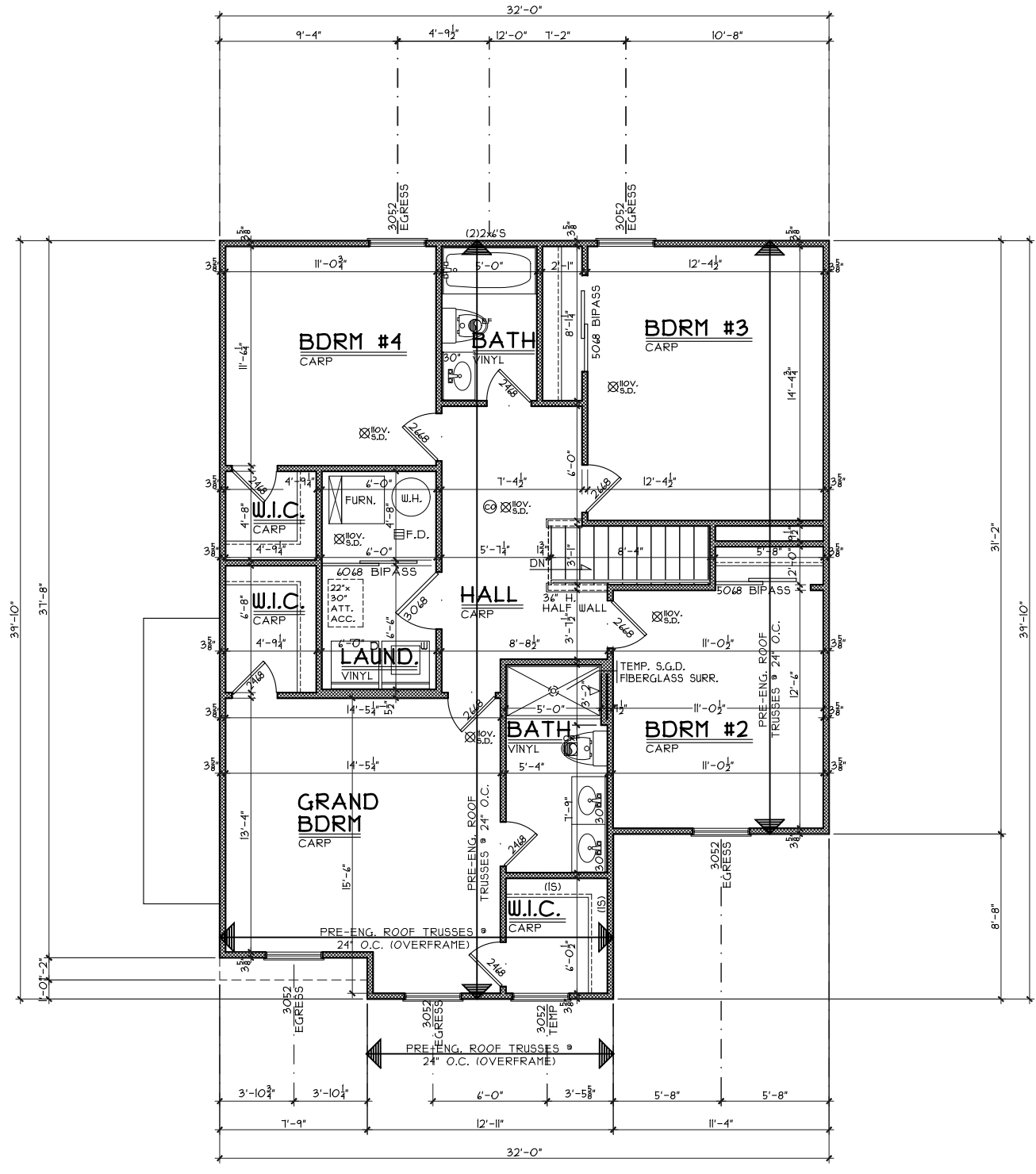
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Issue Dates

Review	Issue Dates

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Clinton County

A3



SECOND FLOOR PLAN
SCALE: 1/8" = 1'-0" 1121 S.F

Second Floor Plan

Plan: Tyndale Slab
Date : 5.19.2023
Drawn: JRK
Scale : As Noted
Revised: 6.6.2023
Sheet : 5 of 8



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Issue Dates

Review	Issue Dates

A4