

TG 259

1338 Timber Glen Drive

Wilmington, OH 45177

2 Story Slab

2nd floor heater and floor drain

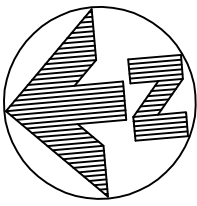
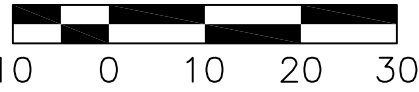
2 hose bibs - no valves required

ice maker

1 tub

1 shower

Gas Furnace



PLOT PLAN

LOT 259 (11,495 SF) 0.2639 ACRES
 TIMBER GLEN, PHASE SIX, BLOCKS A AND B
 VIRGINIA MILITARY SURVEY #2471
 CITY OF WILMINGTON, CLINTON COUNTY, OHIO
 FOR: CRISTO HOMES

FOR PERMITTING PURPOSES ONLY.

INFORMATION FROM CONSTRUCTION DRAWINGS, UTILITIES SHOWN HEREON ARE FOR GRAPHICAL PURPOSES ONLY AND MAY NOT REFLECT CURRENT SITE CONDITIONS

THOMPSON RESIDENCE
 1338 TIMBER GLEN DRIVE

QUANTITIES

TOTAL LOT AREA	11,495	sq. ft.
CITY WALK	1131	sq. ft.
HOUSE WALK	46	sq. ft.
DRIVE	657	sq. ft.
APRON	123	sq. ft.
PATIO AND PORCHES	33	sq. ft.
DECK	-	sq. ft.
SEEDING AREA	6513	sq. ft.
UNDISTURBED AREA	4497	sq. ft.

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.

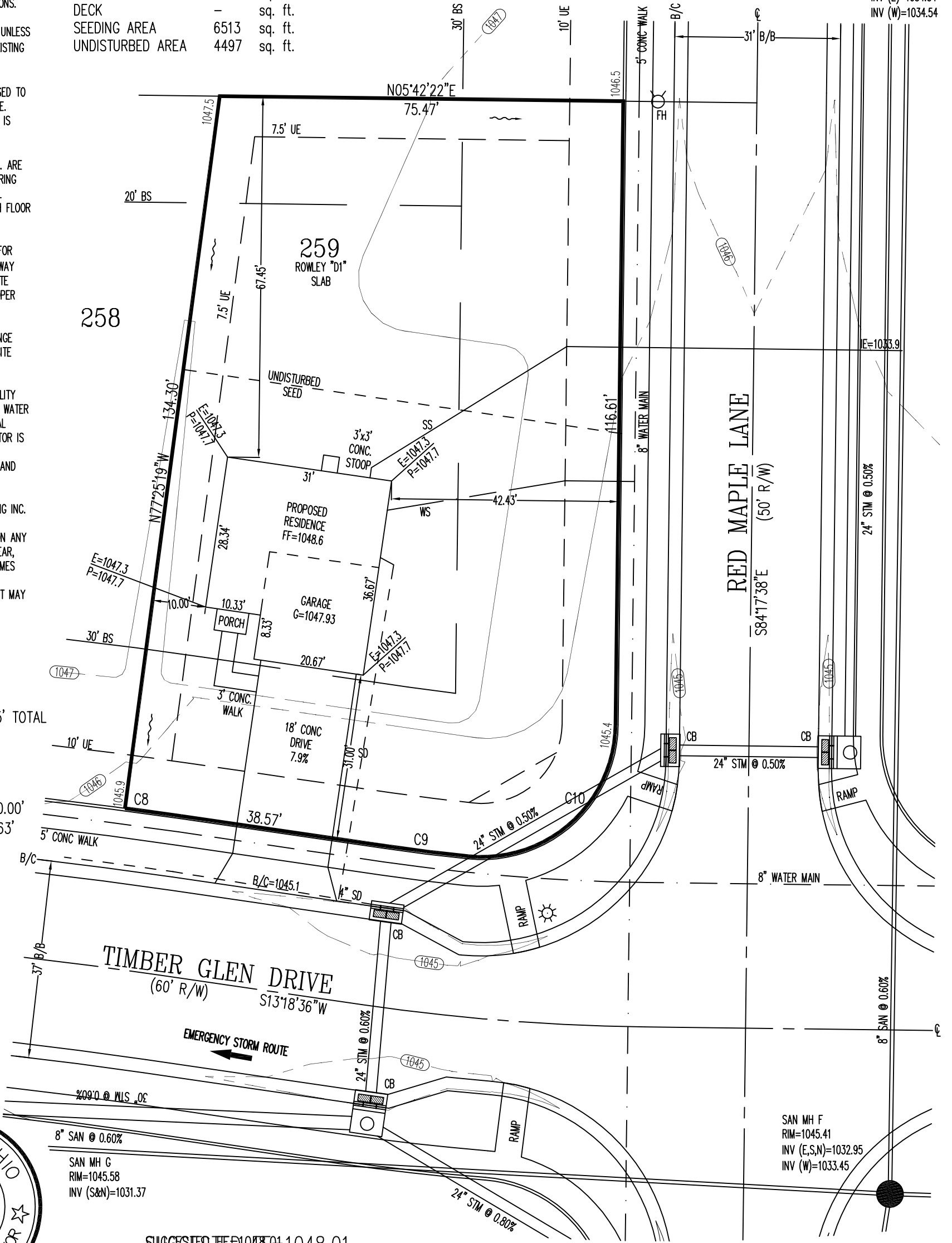
APEX ENGINEERING & SURVEYING INC. ADVISES AGAINST HOLDING THE MINIMUM REQUIRED DISTANCE ON ANY AND ALL SETBACKS, FRONT, REAR, AND SIDES. THE BUILDER ASSUMES ALL RESPONSIBILITIES FOR ANY BUILDING ENCROACHMENTS THAT MAY OCCUR.

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

C8 R=830.00' L=10.60'
 C9 R=370.00' L=15.63'

C10 R=25.00' L=41.53'

SAN MH C
 RIM=1047.28
 INV (E)=1034.54
 INV (W)=1034.54



SAN MH G
 RIM=1045.58
 INV (S&N)=1031.37

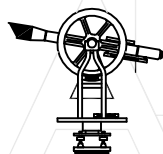
SAN MH F
 RIM=1045.41
 INV (E,S,N)=1032.95
 INV (W)=1033.45

SUGGESTED FINISH 1048.01



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

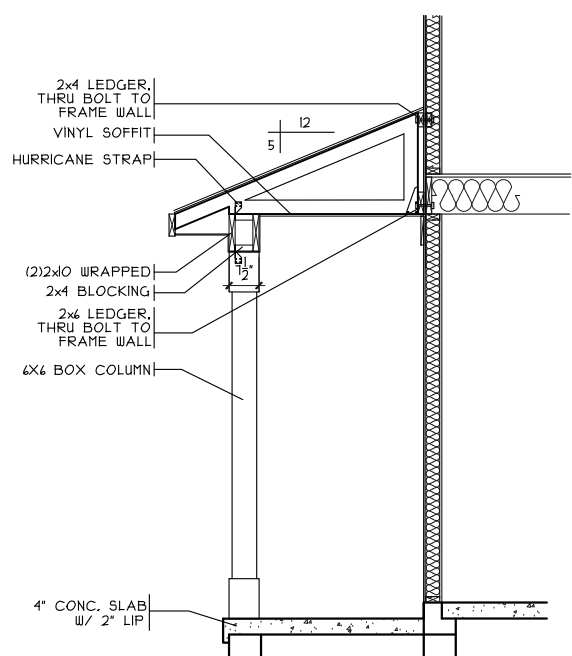
SCALE: 1"=20'
 DATE: 06-06-23
 DRAWN: JLL
 DESIGNED:
 CHECKED: JLS



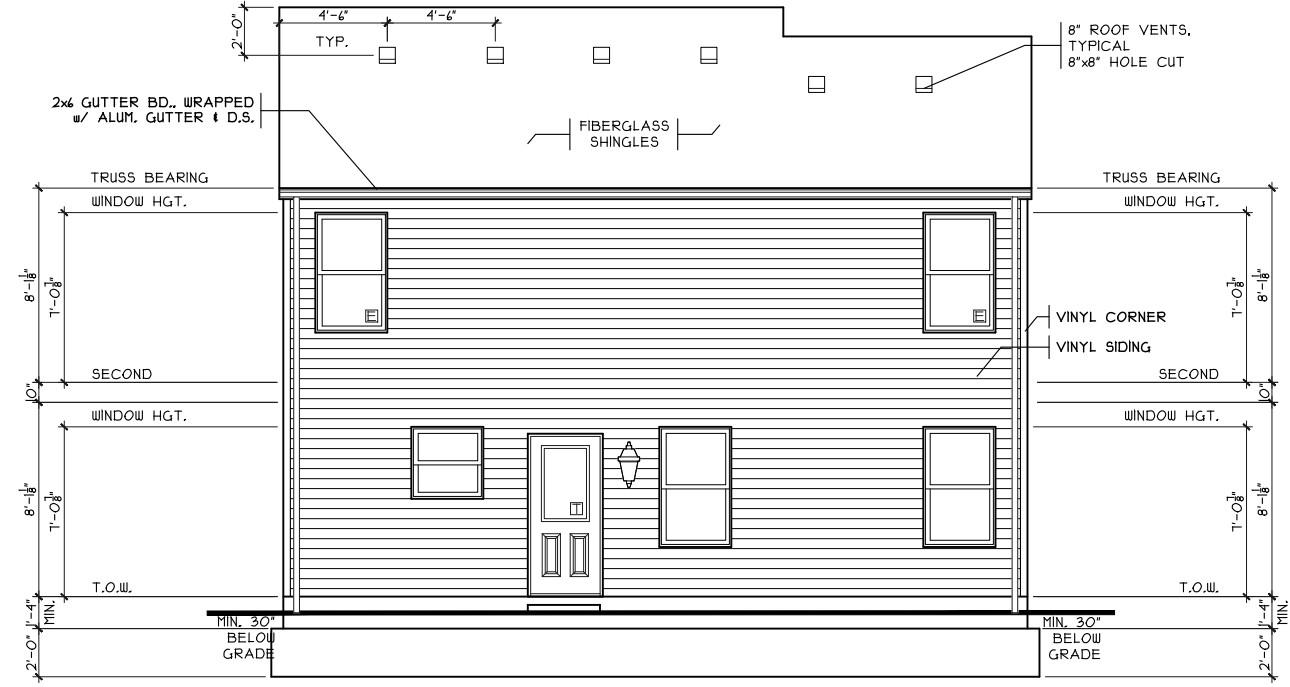
ENGINEERING & SURVEYING, INC.
 1068 N. UNIVERSITY BLVD MIDDLETOWN, OHIO 45042
 PH.-(513) 424-5202 OR (513) 932-8991 FAX - (513) 424-6202

REVISIONS:
 1. 6/15/23 CHANGED TO 18' DRIVE
 2.
 3.
 4.

PROJECT: TIMBER GLEN SHEET 1 OF 1
 DRAWING: 231090PB



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



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



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

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 11x17 SHEETS TO BE SCALABLE AT HALF SCALE. 1/8" = 1'-0"

Issue Dates

Review

Rowley Slab - D1 - Vinyl

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Wilmington

Clinton County

Front And Rear Elevations

Plan: Rowley Slab
Date: 5/24/23
Drawn: JRK
Scale: As Noted
Revised: 7/17/23
Sheet: 1 of 8

Renaissance - TG-259

Proposed Residence:
Thompson Residence
1338 Timber Glen Drive
Timber Glen

251646B3
PLAN INFO

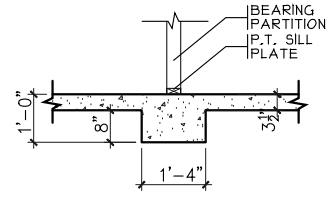
4 BDRMS
 2.5 BATHS
 2 CAR GARAGE
 8' 1ST FLR. CLG.

SQUARE FOOTAGE

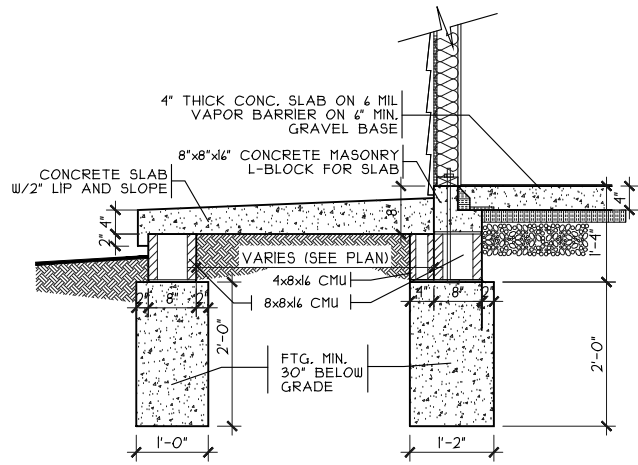
TOTAL	1659
UPPER	634
LOWER (SLAB)	561
GARAGE (SLAB)	380

KEY PLAN

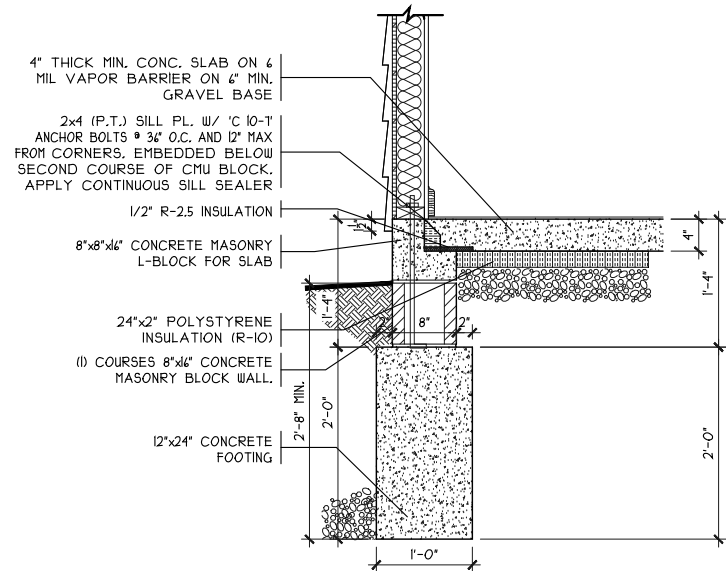
A1



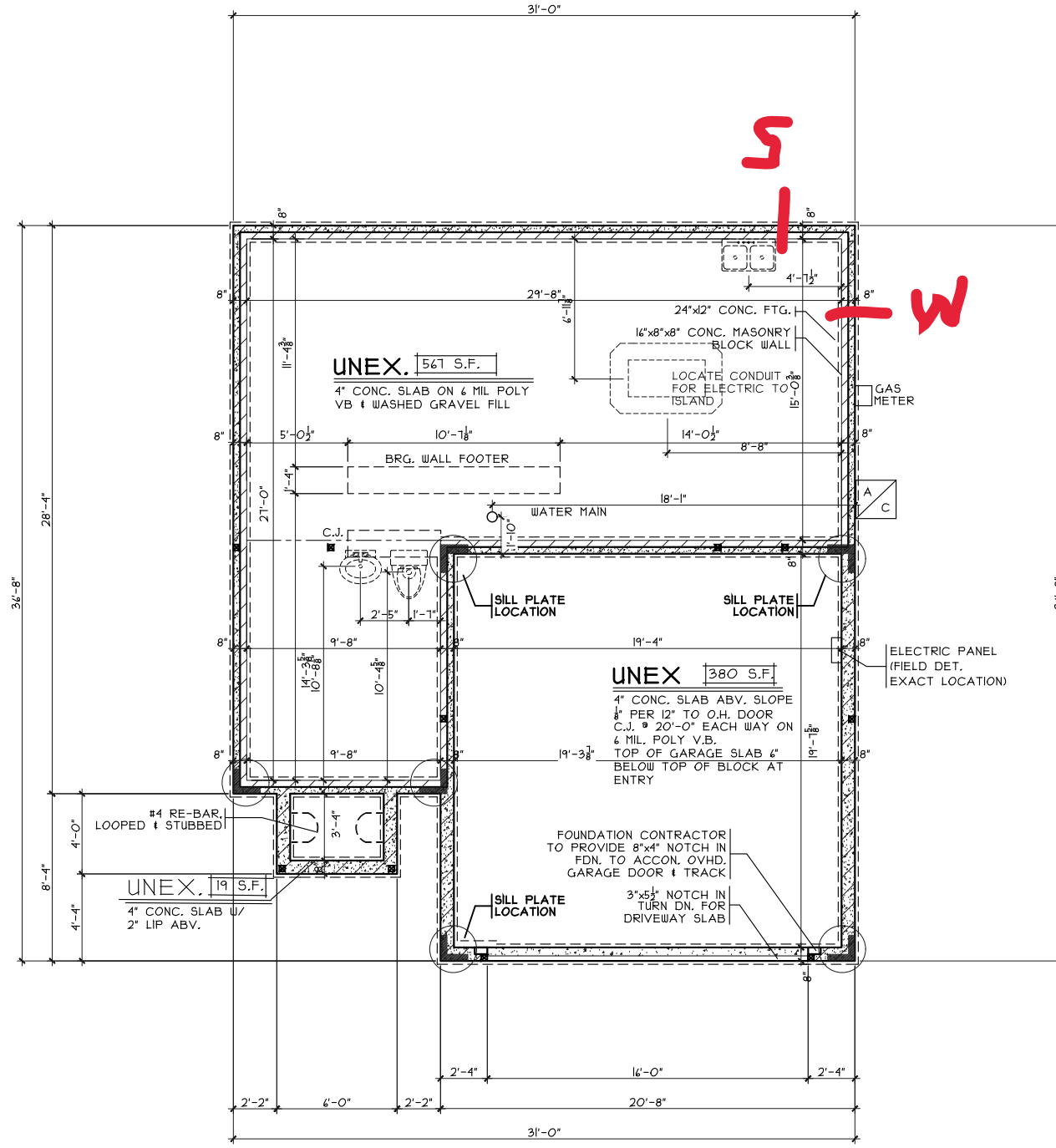
BRG WALL FOOTER
SCALE: 1/4" = 1'-0"



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



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



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

Foundation Plan

Plan: Rowley Slab
Date: 5/24/23
Drawn: JRK
Scale: As Noted
Revised: 7/17/23
Sheet: 3 of 8

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Timber Glen

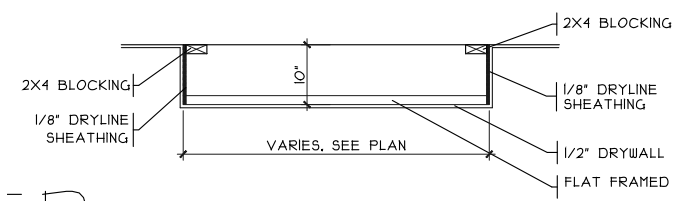
Wilmington
Clinton County

Rowley Slab - D1 - Vinyl

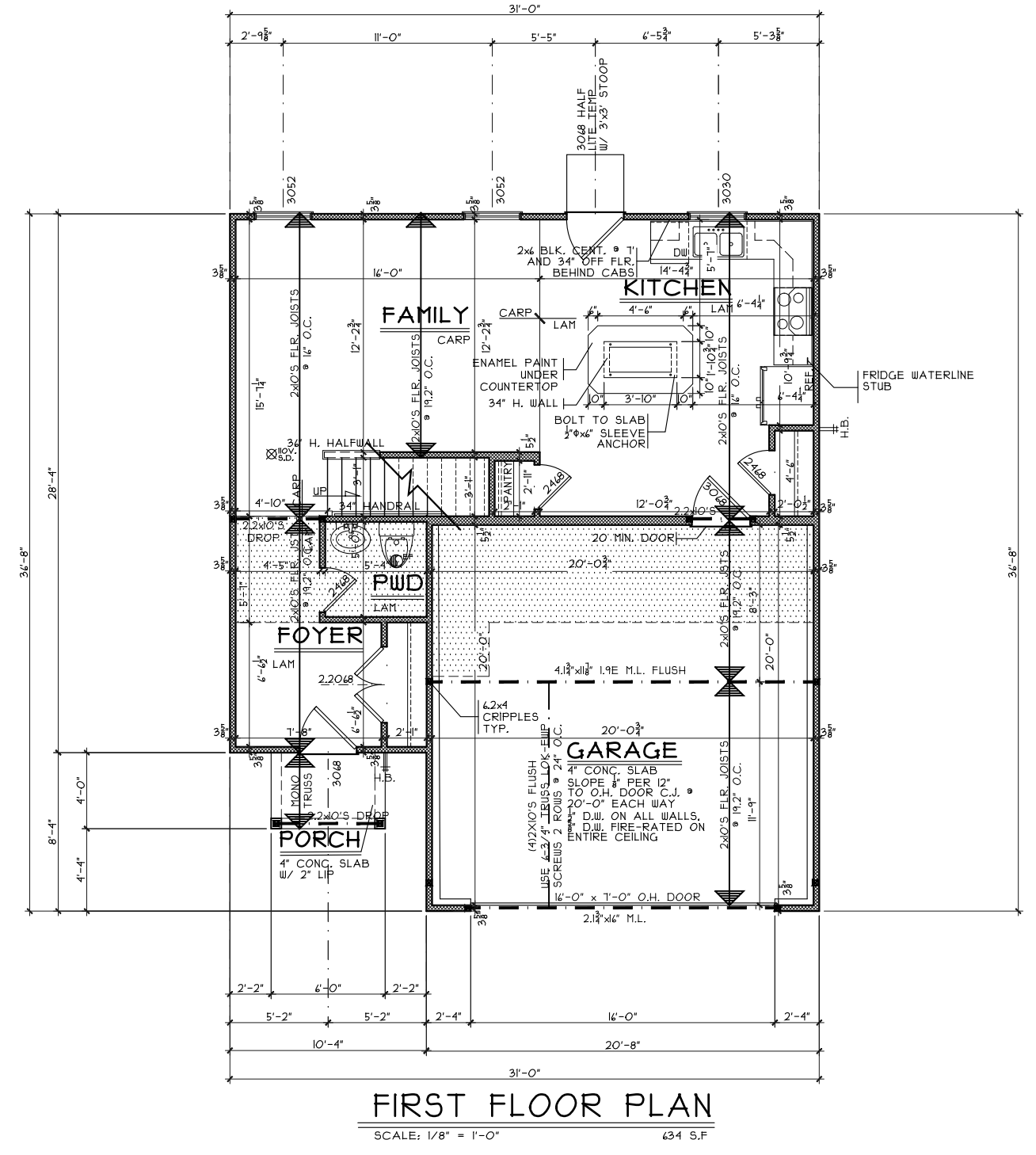
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Issue Dates

Review	Issue Dates



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



First Floor Plan
Plan: Rowley Slab
Date: 5/24/23
Drawn: JRK
Scale: As Noted
Revised: 7/17/23
Sheet: 4 of 8



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

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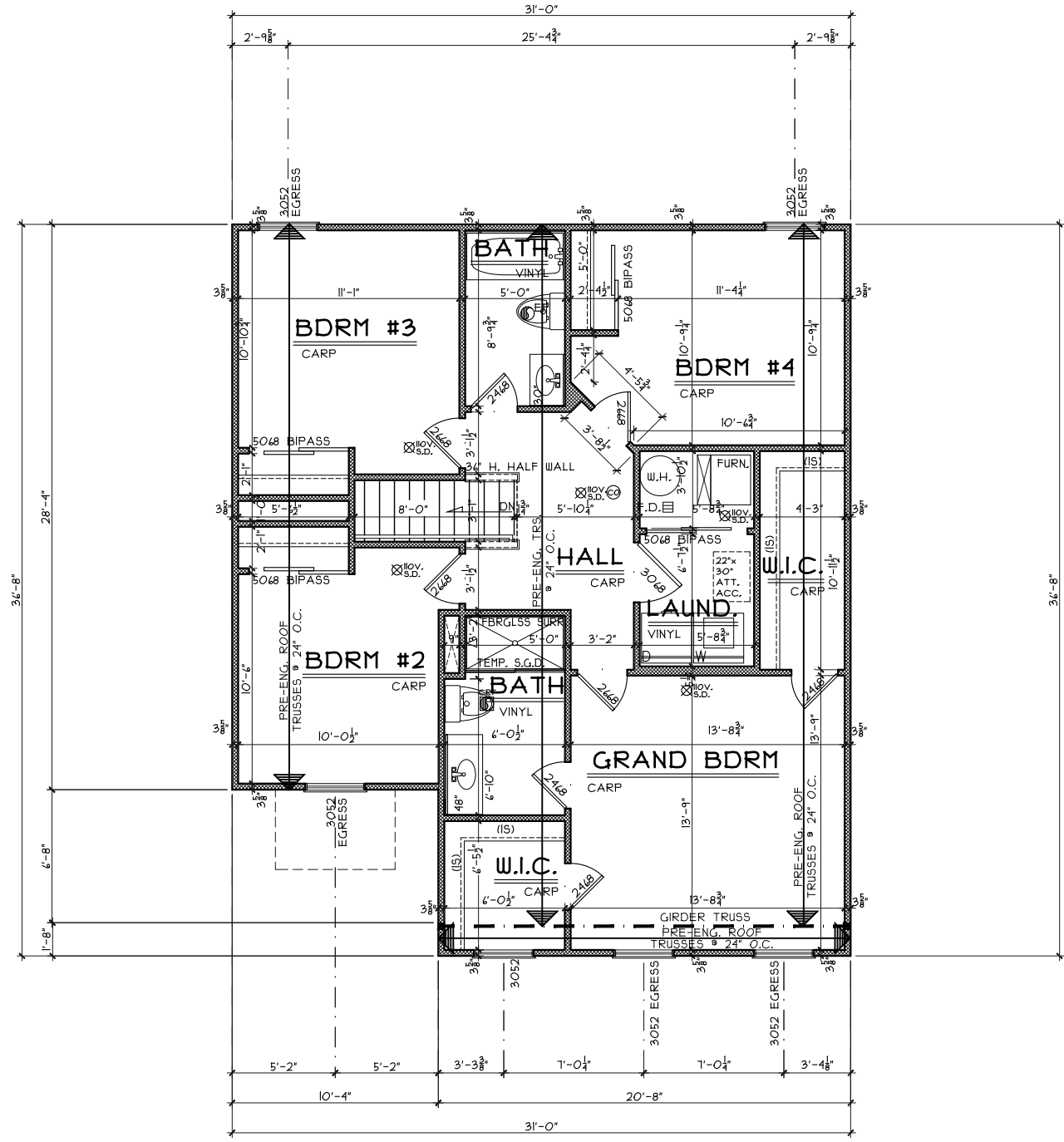
Wilmington
Clinton County

Rowley Slab - D1 - Vinyl

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Review	Issue Dates

A3



SECOND FLOOR PLAN
SCALE: 1/8" = 1'-0" 1025 S.F

Second Floor Plan

Plan: Rowley Slab
Date: 5/24/23
Drawn: JRK
Scale: As Noted
Revised: 7/17/23
Sheet: 5 of 8



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A4