

PLOT PLAN

LOT 269 (10,153 SF) 0.233 ACRES
TIMBER GLEN, PHASE SIX, BLOCKS A AND B
VIRGINIA MILITARY SURVEY #2471
CITY OF WILMINGTON, CLINTON COUNTY, OHIO
FOR: CRISTO HOMES

MARKET HOME
663 RED MAPLE LANE

277

268

270

C1
R=50.00'
L=51.46'

M.R.O.E.=1044.1

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

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

SAN MH D
RIM=1048.00
INV (E)=1035.68

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



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.

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.

QUANTITIES

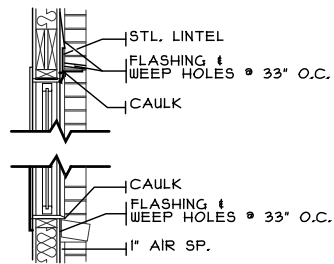
TOTAL LOT AREA	10,153	sq. ft.
CITY WALK	163	sq. ft.
HOUSE WALK	33	sq. ft.
DRIVE	663	sq. ft.
APRON	83	sq. ft.
PATIO AND PORCHES	118	sq. ft.
DECK	0	sq. ft.
SEEDING AREA	4250	sq. ft.
UNDISTURBED AREA	4073	sq. ft.

SCALE: 1"=20'
DATE: 10-03-22
DRAWN: ACL
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

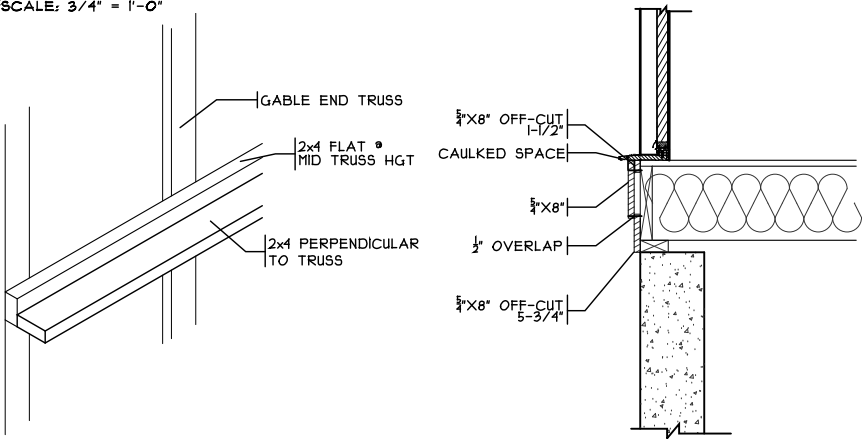
REVISIONS:
1. 11-16-22 - 18' DRIVE - TRS
2. 11-17-22 EASEMENTS
3.
4.

PROJECT: TIMBER GLEN SHEET
DRAWING: 221849PA 1 OF 1

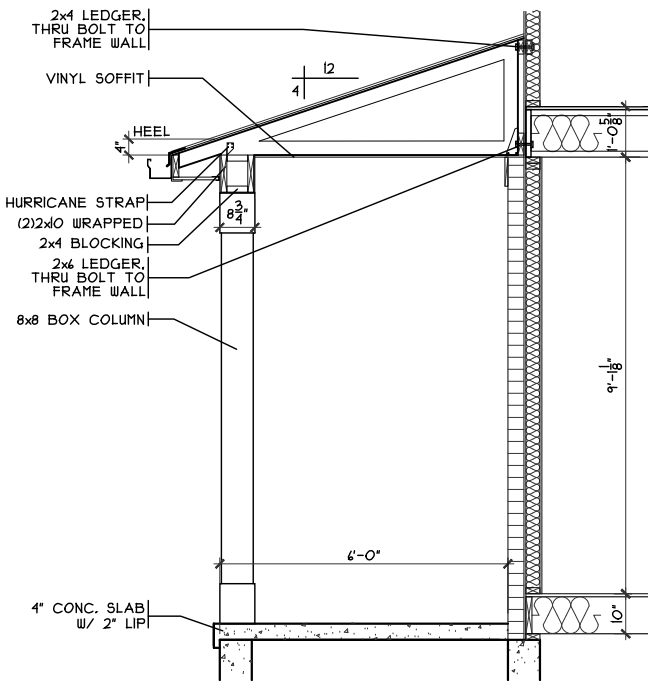


NOTE:
 FLASHING SHALL BE LOCATED BENEATH THE FIRST COURSE OF MASONRY ABOVE FINISHED GROUND LEVEL ABOVE THE FOUNDATION WALL OR SLAB, AND AT OTHER POINTS OF SUPPORT INCLUDING STRUCTURAL FLOORS, SHELF ANGLES, AND LINTELS

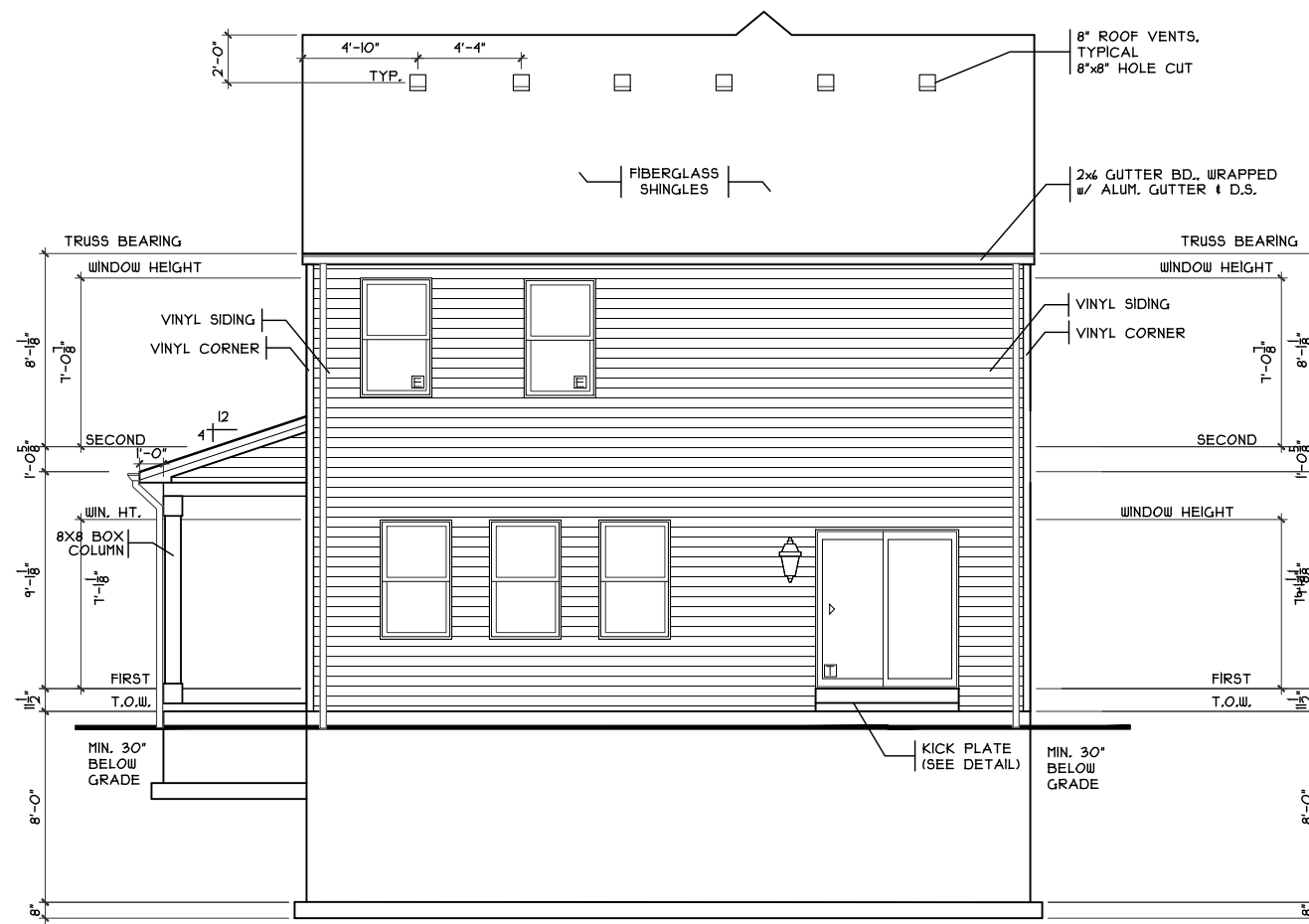
LINTEL & SILL DETAIL
 SCALE: 3/4" = 1'-0"



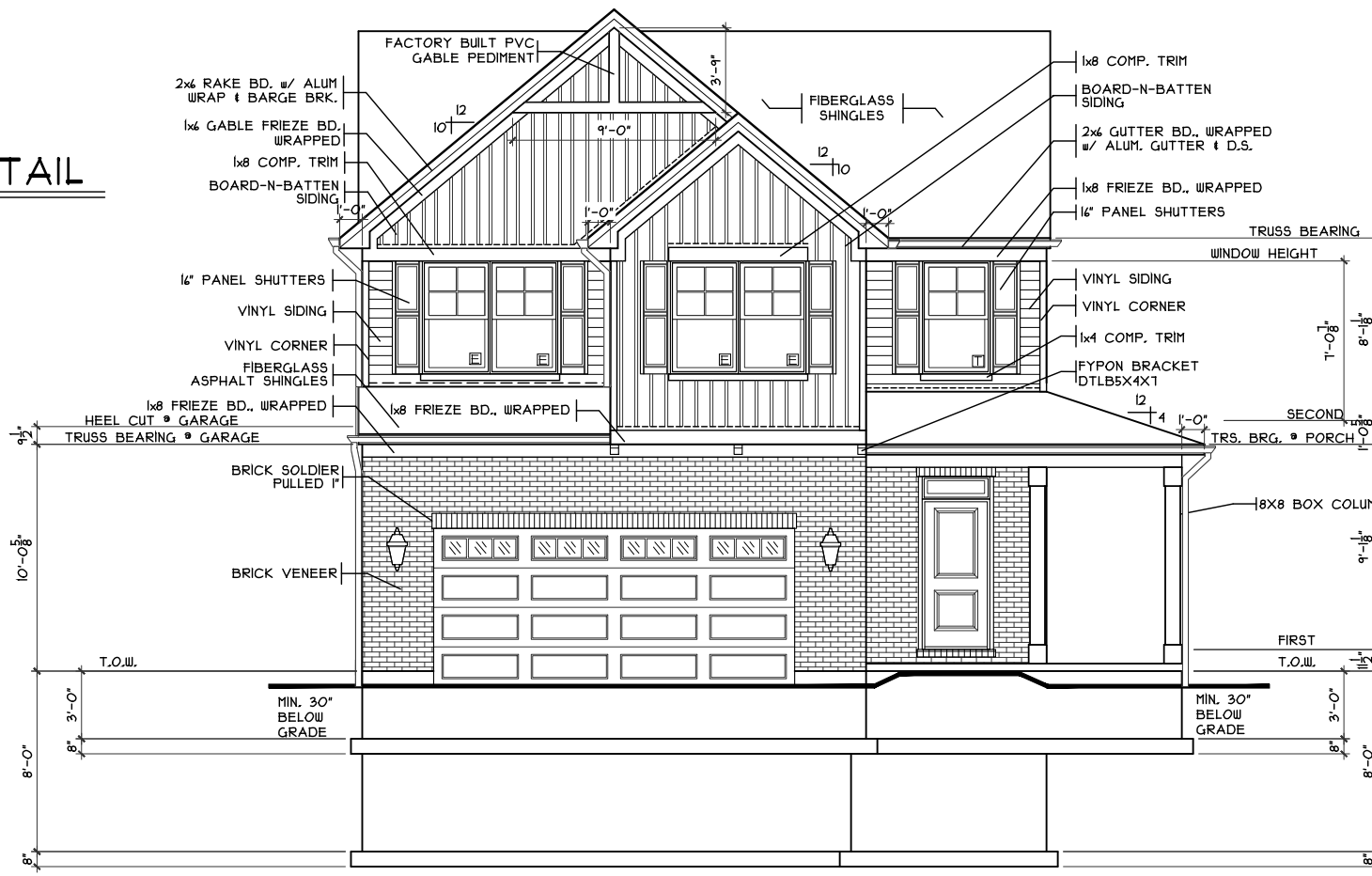
STIFF BACK DETAIL KICK PLATE DETAIL
 SCALE: 3/8" = 1'-0" SCALE: 1/2" = 1'-0"



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



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

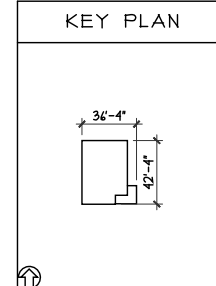


FRONT ELEVATION
 SCALE: 1/8" = 1'-0"

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
S1	First Floor Joist Layout / Roof Plan
S2	Second Floor Joist Layout
E1	Electrical Plan
E2	Electrical Plan

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"

PLAN INFO.	
251951B4	
4	BDRMS
2.5	BATH
4	CAR GARAGE
1ST FLR. CLG.	
SQUARE FOOTAGE	
TOTAL	1951
FIRST	160
SECOND	191
LOW. LEV. FIN.	N/A
LOWER (SLAB)	110
GAR. (SLAB)	406



OPTIONS

Proposed Residence:
 Market Home
 663 Red Maple Lane
 Timber Glen Lot #269

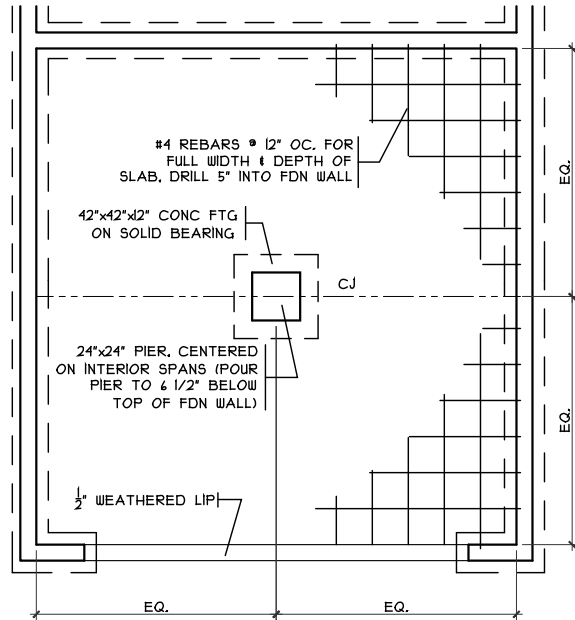
Wilmington
 Clinton County

CRISTO HOMES
 7944 Tyers Place Blvd.
 West Chester, OH 45069
 513.755.0570

Plan: Triton
 Date: 9.23.2022
 Drawn: CKP
 Scale: As Noted
 Revised: 10.6.2022
 Sheet: 1 of 21

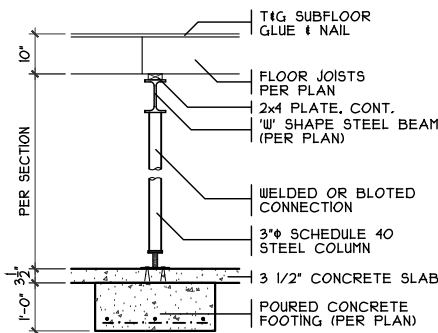
Issue Dates:
 Review

A1



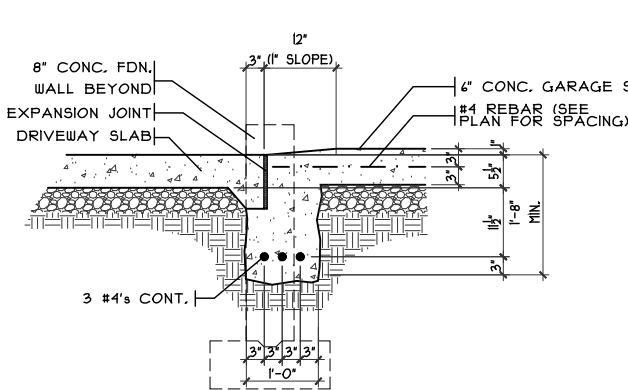
GRADE BM DETAIL

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

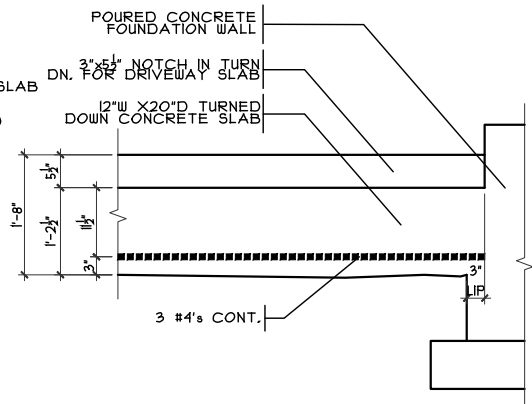


COLUMN DETAIL

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



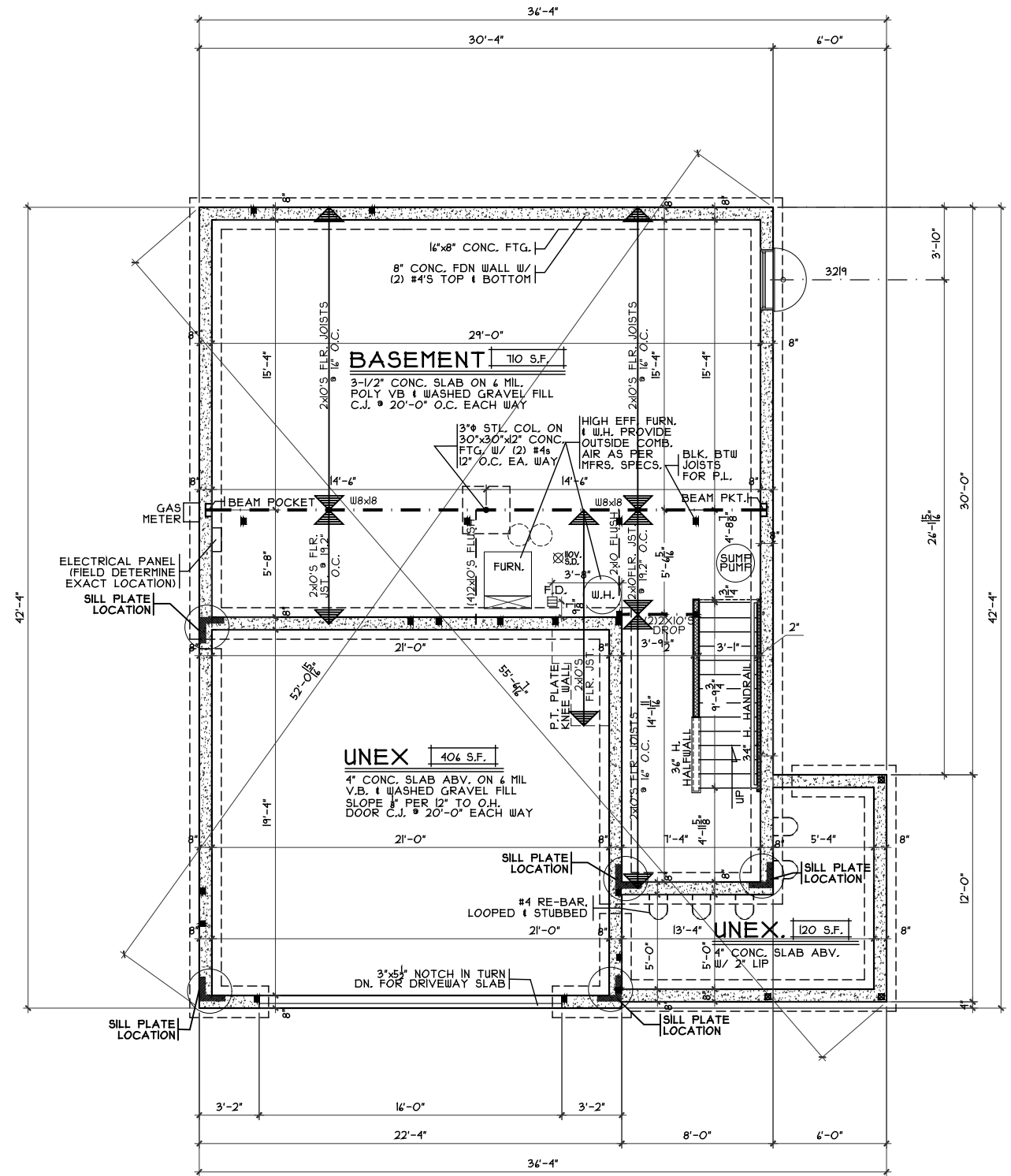
SECTION



ELEVATION

GARAGE DOOR GRADE BM

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



FOUNDATION PLAN

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

NOTE:
 ■ DENOTES BEARING CRIPPLES. THERE SHOULD BE ONE CRIPPLE FOR EACH BEARING MEMBER, CONTINUOUS TO SOLID BEARING BELOW.

OPTIONS	

Foundation Plan

Plan: Triton
 Date: 9.23.2022
 Drawn: CKP
 Scale: As Noted
 Revised: 10.6.2022
 Sheet: 10 of 21

Triton - B4 - Vinyl

Prestige - TG-269

Proposed Residence:
 Market Home

663 Red Maple Lane
 Timber Glen Lot #269

Wilmington
 Clinton County

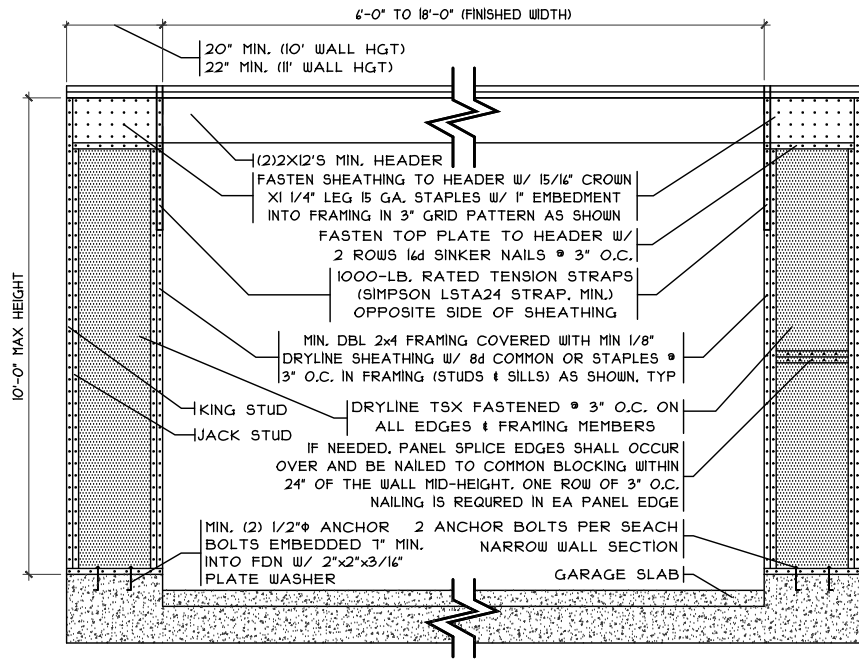
Issue Dates

Review	

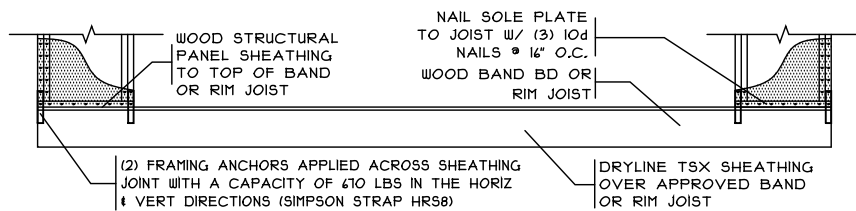


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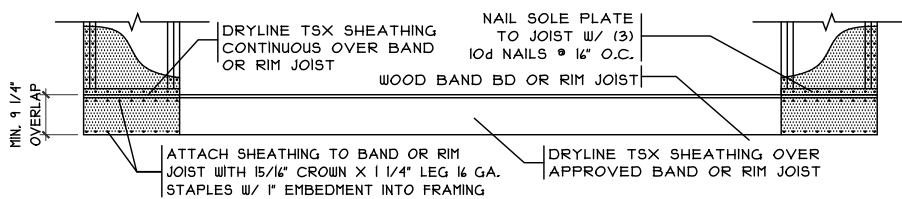
A2



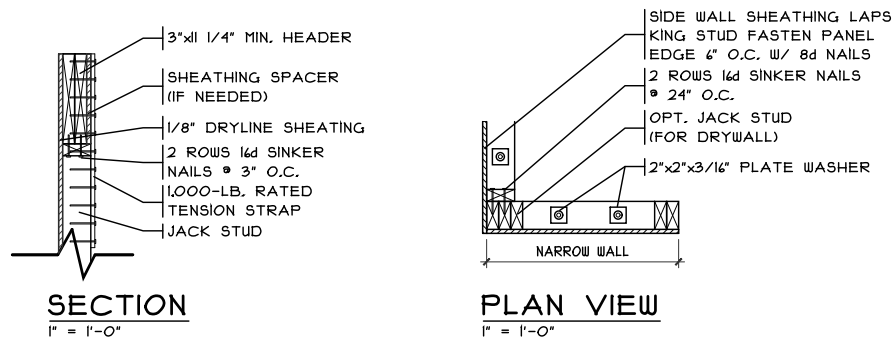
WALL OVER POURED FOUNDATION
SCALE: 1/4" = 1'-0"



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



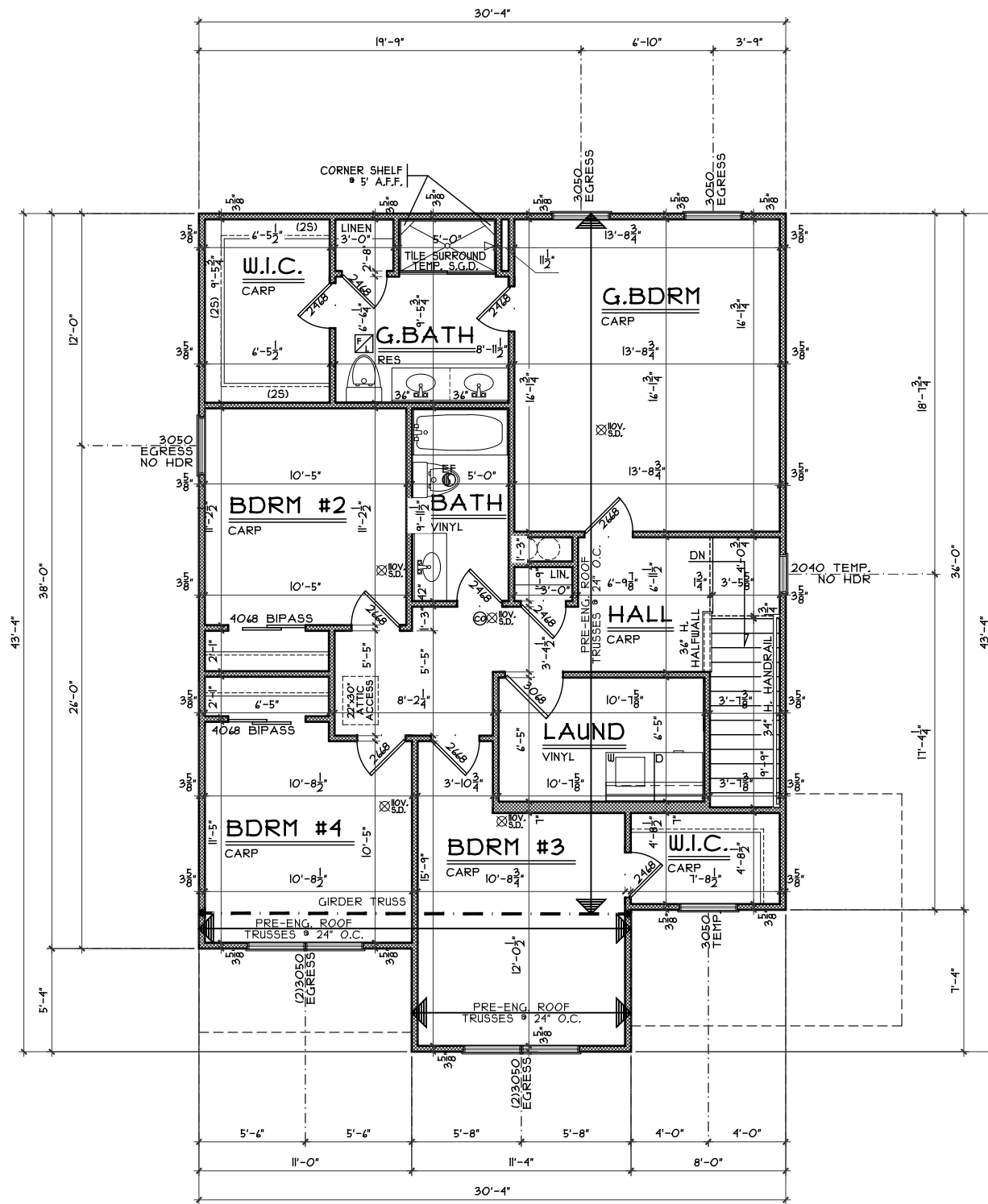
WALL OVER RAISED WOOD FLOOR
SCALE: 1/4" = 1'-0" OVERLAP OPTION



METHOD CS-PF CONTINUOUSLY SHEATHED PORTAL FRAME PANEL CONSTRUCTION

SCALE PER DETAIL

POURED WALL FDN



SECOND FLOOR PLAN
SCALE: 1/8" = 1'-0" 1191 SQ. FT.

NOTE:
■ DENOTES BEARING CRIPPLES. THERE SHOULD BE ONE CRIPPLE FOR EACH BEARING MEMBER. CONTINUOUS TO SOLID BEARING BELOW.

OPTIONS

Second Floor Plan

Plan: Triton
Date: 9.23.2022
Drawn: CKP
Scale: As Noted
Revised: 10.6.2022
Sheet: 15 of 21

Prestige - TG-269

Proposed Residence:
Market Home
663 Red Maple Lane
Timber Glen Lot #269



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West Chester, OH 45389
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Triton - B4 - Vinyl

Wilmington
Clinton County

Issue Dates

Review

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