

TG 271

1339 Timber Glen Drive

Wilmington, OH 45177

2 Story Basement

Finished basement and half bath

2 hose bibs - no valves required

ice maker

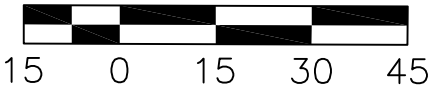
1 tub

1 shower

inside water meter

Laundry tub

Gas Furnace



SHAW RESIDENCE
1339 TIMBER GLEN DRIVE

PLOT PLAN

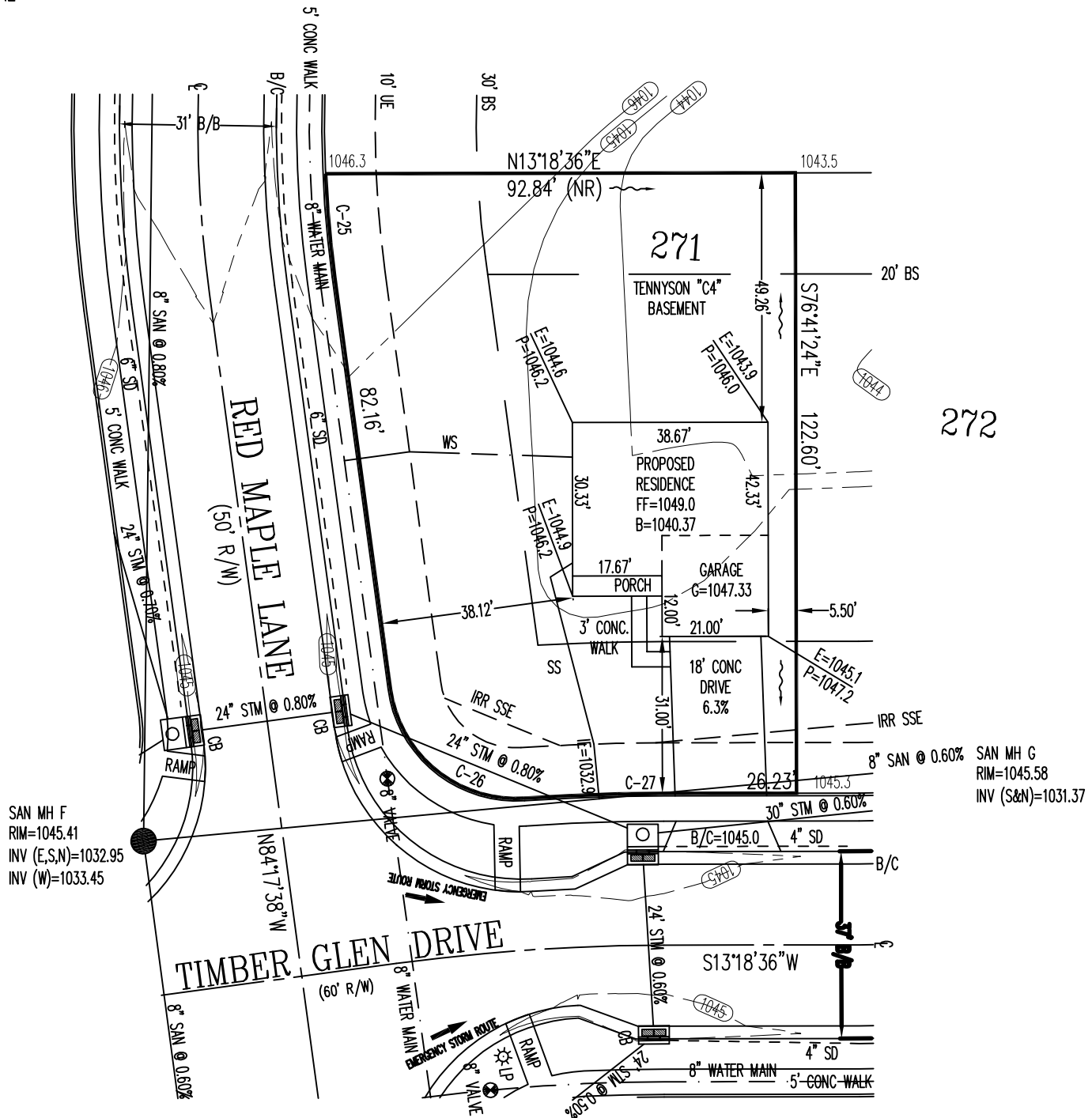
LOT 271 (10,419 SF) 0.240 ACRES
TIMBER GLEN, PHASE SIX, BLOCKS A AND B
VIRGINIA MILITARY SURVEY #2471
CITY OF WILMINGTON, CLINTON COUNTY, OHIO
FOR: CRISTO HOMES

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

C25
R=225.00'
L=20.49'

C26
R=25.00'
L=37.56'

C27
R=430.00'
L=27.59'



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

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

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.

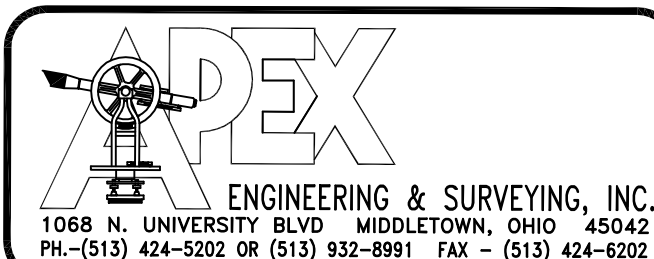
APEX ENGINEERING & SURVEYING INC.
ADVISES AGAINST HOLDING THE MINIMUM REQUIRED
DISTANCE ON ANY AND ALL SETBACKS, FRONT, REAR,
AND SIDES. THE BUILDER ASSUMES ALL
RESPONSIBILITIES FOR ANY BUILDING ENCROACHMENTS
THAT MAY OCCUR.



QUANTITIES

TOTAL LOT AREA	10419	sq. ft.
CITY WALK	994	sq. ft.
HOUSE WALK	56	sq. ft.
DRIVE	670	sq. ft.
APRON	118	sq. ft.
PATIO AND PORCHES	71	sq. ft.
DECK	-	sq. ft.
SEEDING AREA	-	sq. ft.
UNDISTURBED AREA	9335	sq. ft.

SCALE: 1"=30'
DATE: 5/10/2023
DRAWN: FAK
DESIGNED:
CHECKED: JLS

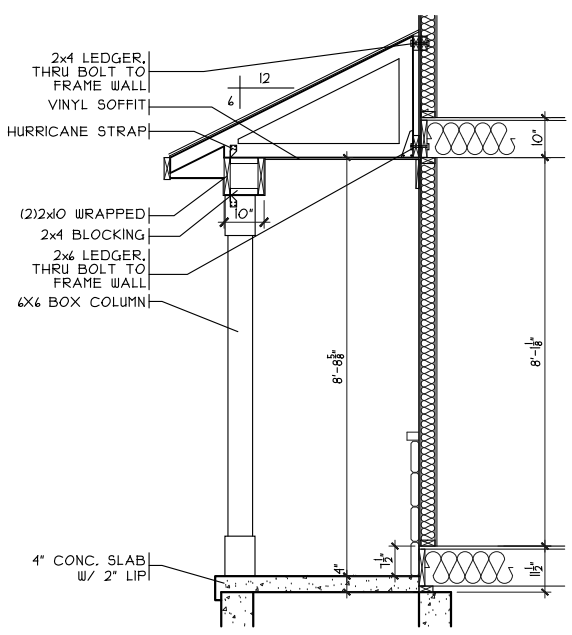


REVISIONS:

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

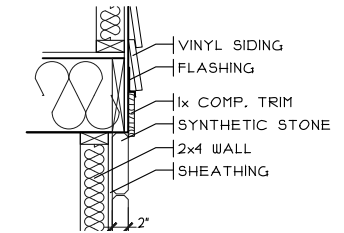
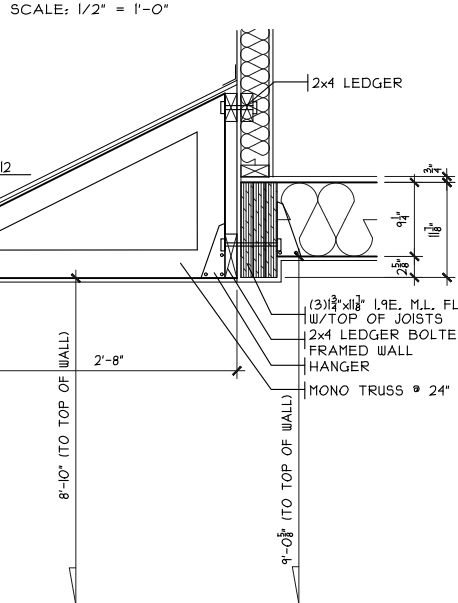
PROJECT: TIMBERGLEN
DRAWING: 230801PA

SHEET
1 OF 1



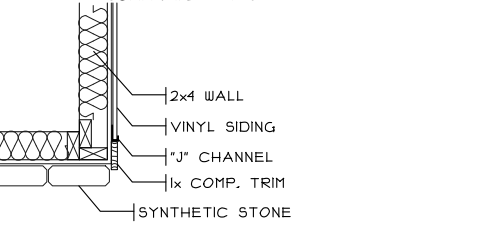
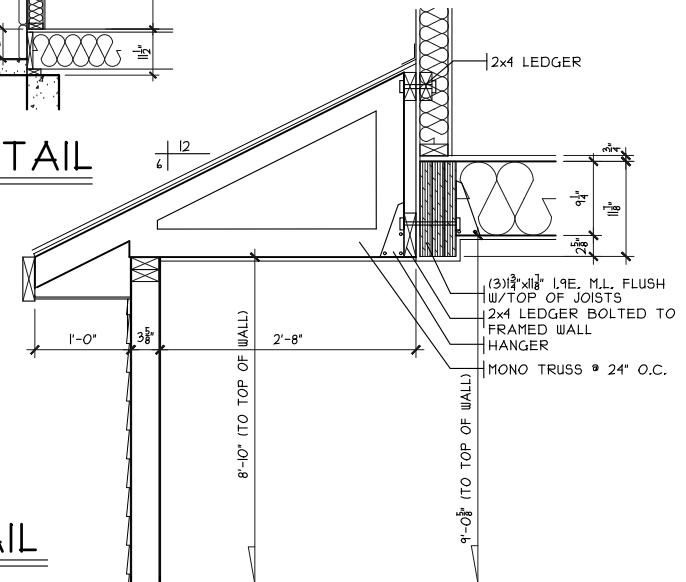
PORCH DETAIL
SCALE: 1/4" = 1'-0"

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

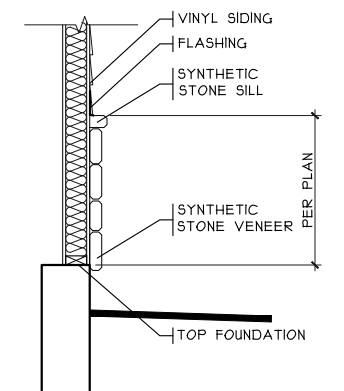


STONE DETAIL
SCALE: 1/2" = 1'-0"

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

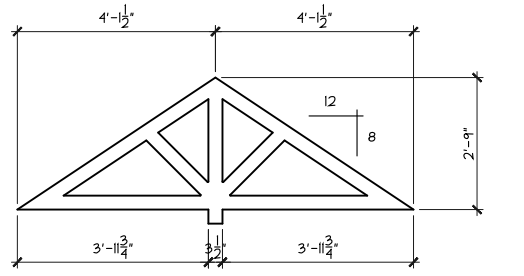


STONE/VINYL CORNER
SCALE: 1/2" = 1'-0"

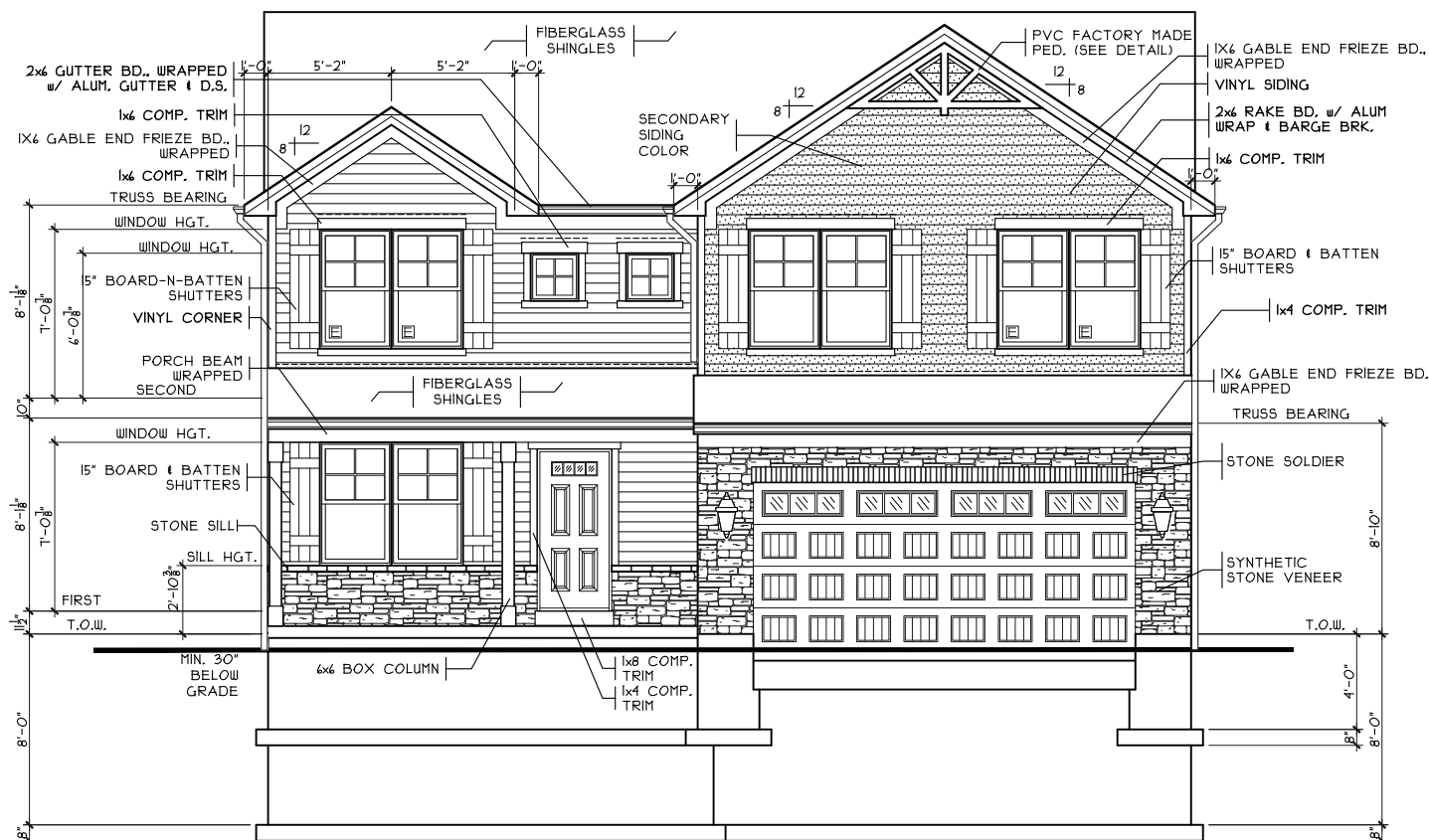


STONE BASE DETAIL
SCALE: 1/8" = 1'-0"

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



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

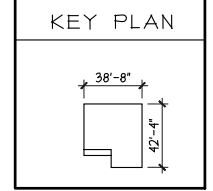


FRONT ELEVATION
SCALE: 1/8" = 1'-0"

SHEET INDEX	
SHT#	DESCRIPTION
A1	Front and Rear Elevations
A1a	Left and Right Elevations
A2	Foundation Plan
A2a	Lower Level 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
E1	Electrical Plan
S1	First Floor Joist Layout
S2	Second Floor Joist Layout / Roof 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"

252333B3 PLAN INFO	
3	BDRMS
2.5	BATHS
2	CAR GARAGE
8	1ST FLR. CLG.
SQUARE FOOTAGE	
TOTAL	2333
MAIN	1000
UPPER	1333
LOWER	634
LOWER (SLAB)	120
GARAGE	360



KEY PLAN

Renaissance - TG-271
 Proposed Residence:
 Shaw Residence
 1339 Timber Glen Drive
 Timber Glen - Lot 271

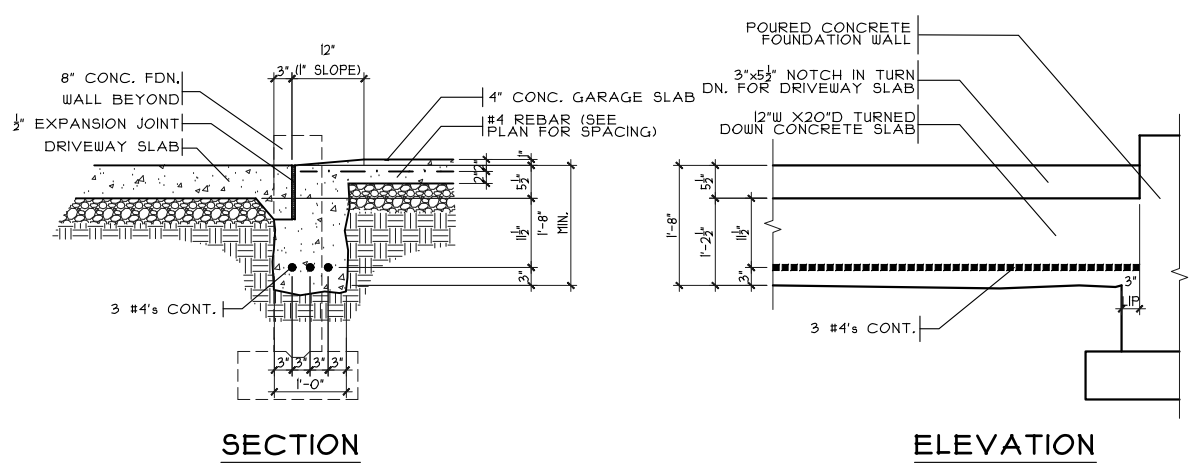
Tennyson - C4 - Vinyl
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Front And Rear Elevations
 Plan: Tennyson Basement
 Date: 4.20.2023
 Drawn: SDG
 Scale: As Noted
 Revised: 4.24.2023
 Sheet: 1 of 9

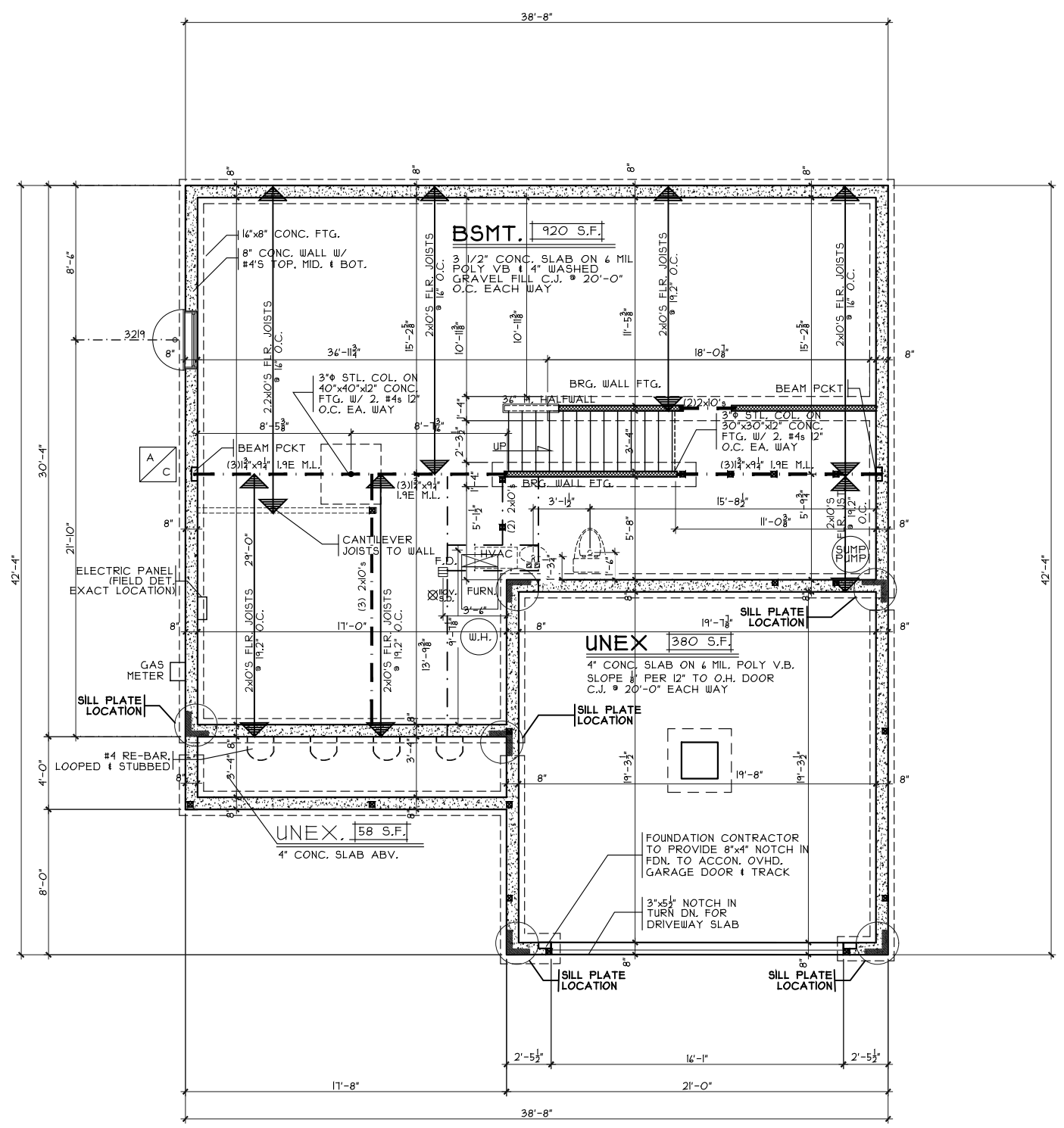
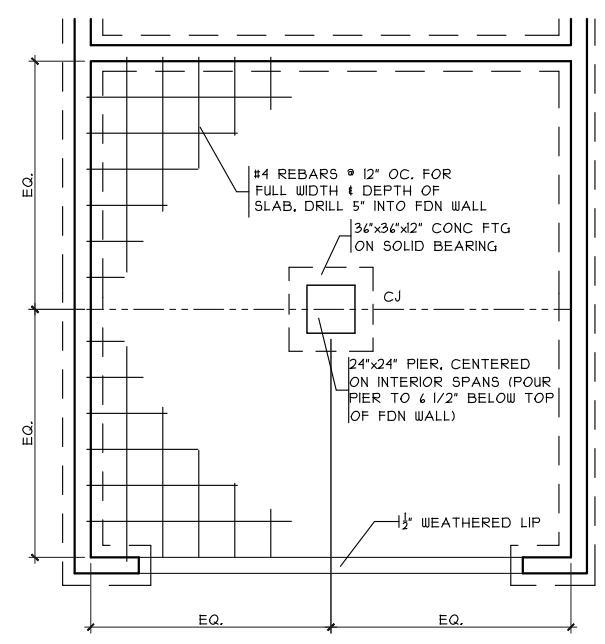
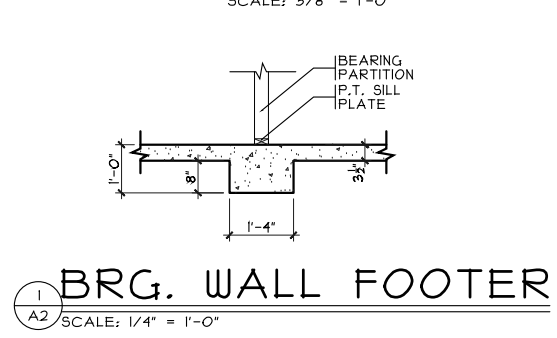
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 Clinton County

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513.755.0570 www.cristohomes.com

A1



GARAGE DOOR GRADE BM



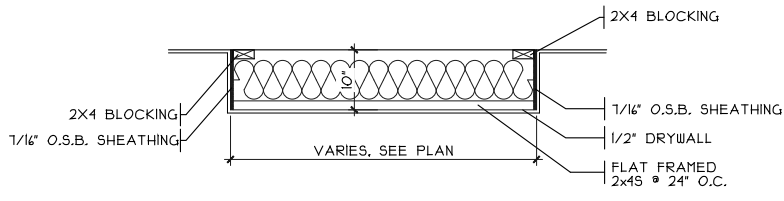
Foundation Plan
Plan: Tennison Basement
Date: 4.20.2023
Drawn: SDG
Scale: As Noted
Revised: 4.24.2023
Sheet: 3 of 9

Proposed Residence:
Shaw Residence
1339 Timber Glen Drive
Timber Glen - Lot 271

CRISTO HOMES
7594-A Tylers Place Blvd.
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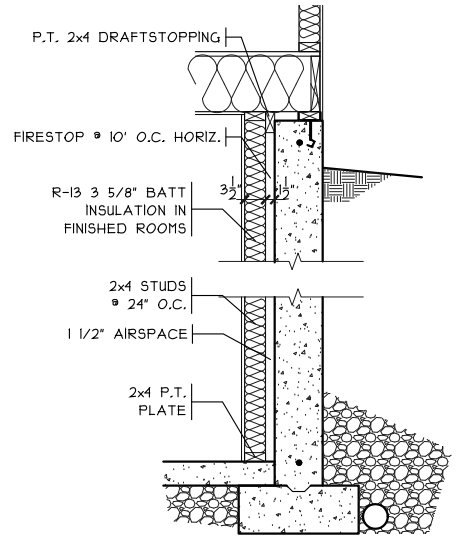
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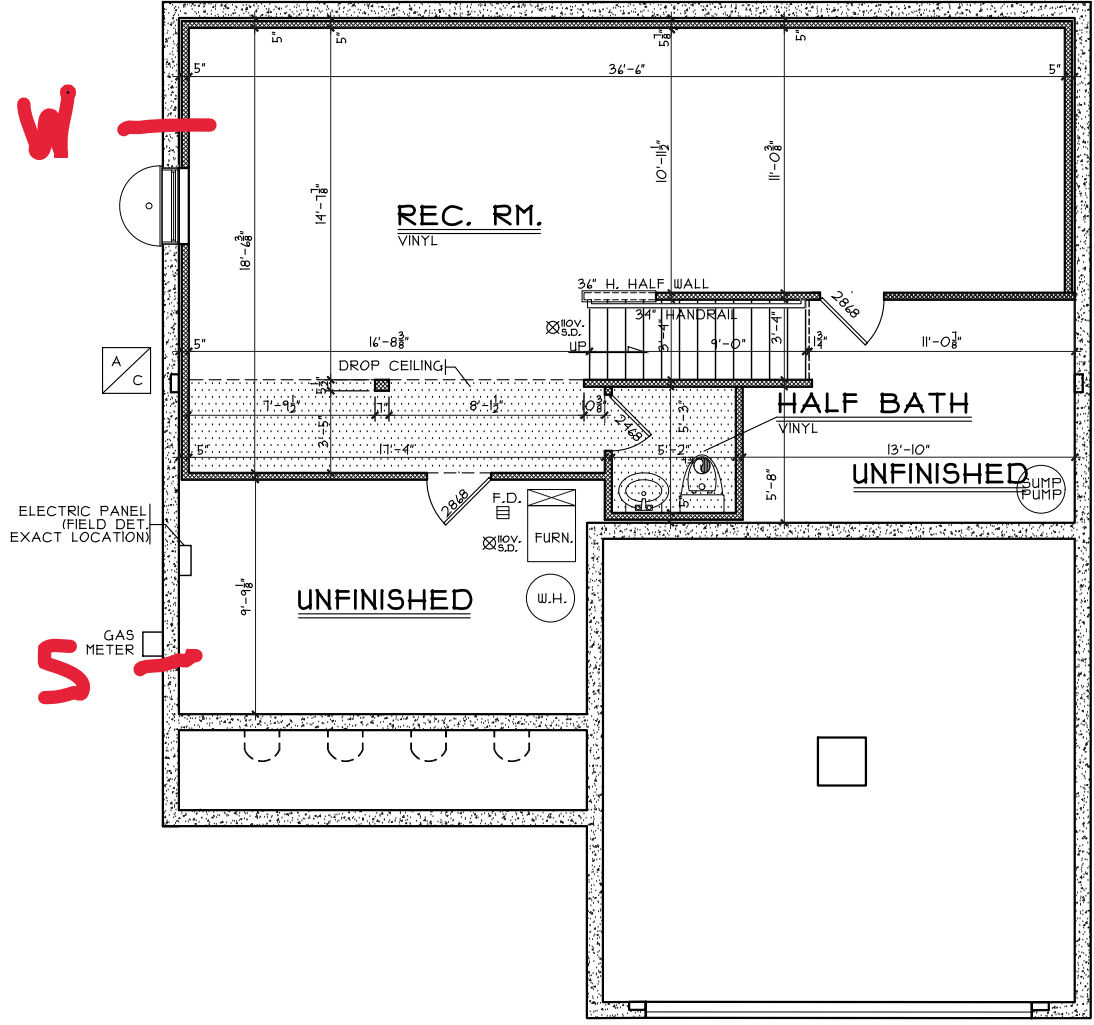
DROP CEILING DETAIL

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



FIN. LL WALL DETAIL

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



LOWER LEVEL PLAN

SCALE: 1/8" = 1'-0" 634 S.F.

Lower Level Plan
 Plan: Tennyson Basement
 Date: 4.20.2023
 Drawn: SDG
 Scale: As Noted
 Revised: 4.24.2023
 Sheet: 4 of 9



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Renaissance - TG-271

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 Timber Glen - Lot 271

Wilmington
 Clinton County

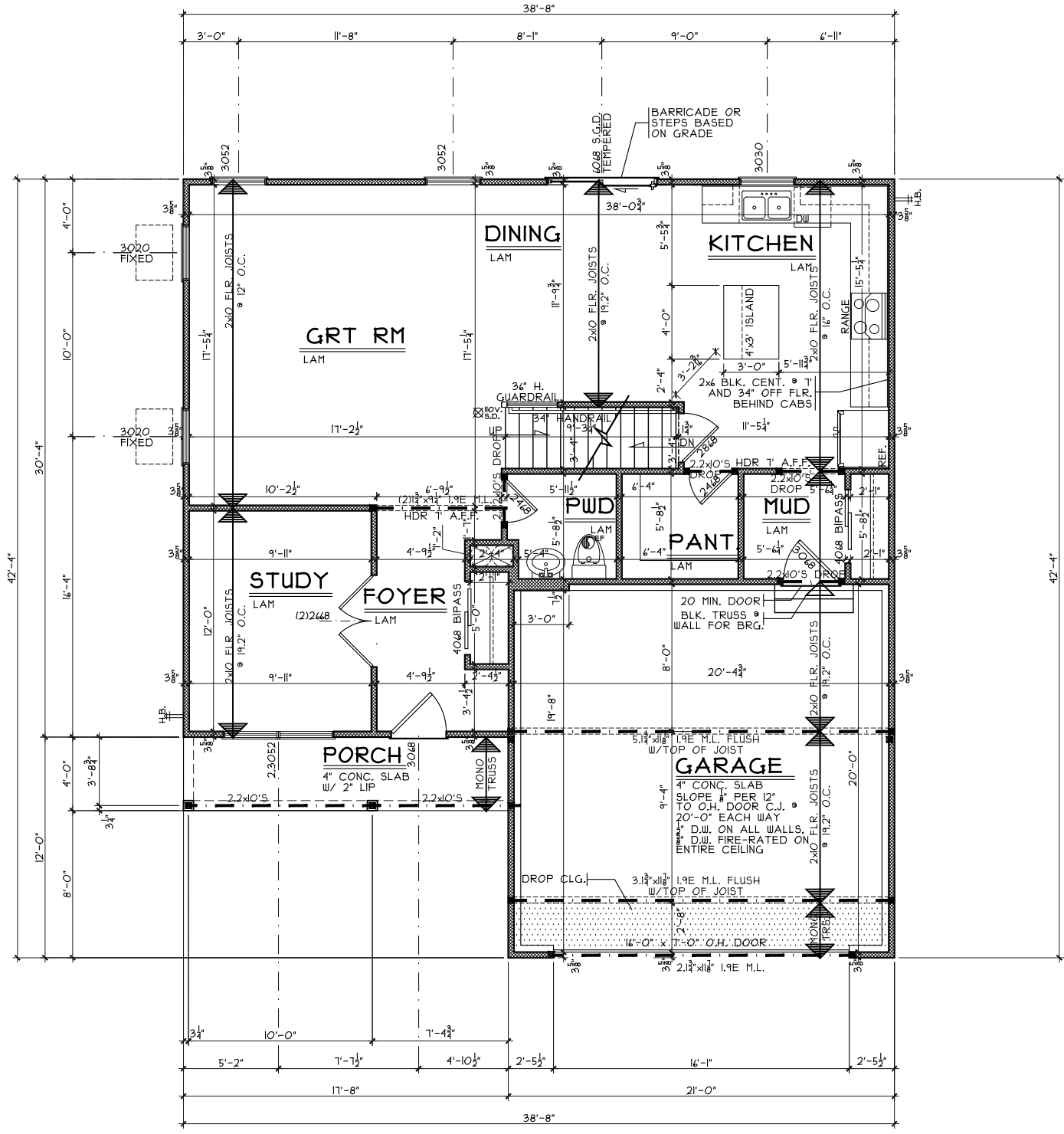
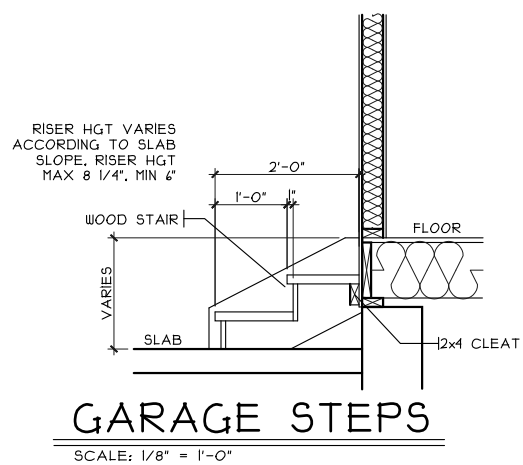
Tennyson - C4 - Vinyl

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Issue Dates

Review	Issue Dates

A2a



First Floor Plan
Plan: Tennison Basement
Date: 4.20.2023
Drawn: SDG
Scale: As Noted
Revised: 4.24.2023
Sheet: 5 of 9



Renaissance - TG-271
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Timber Glen - Lot 271

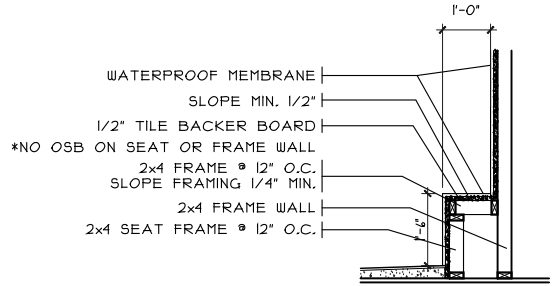
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Tennison - C4 - Vinyl

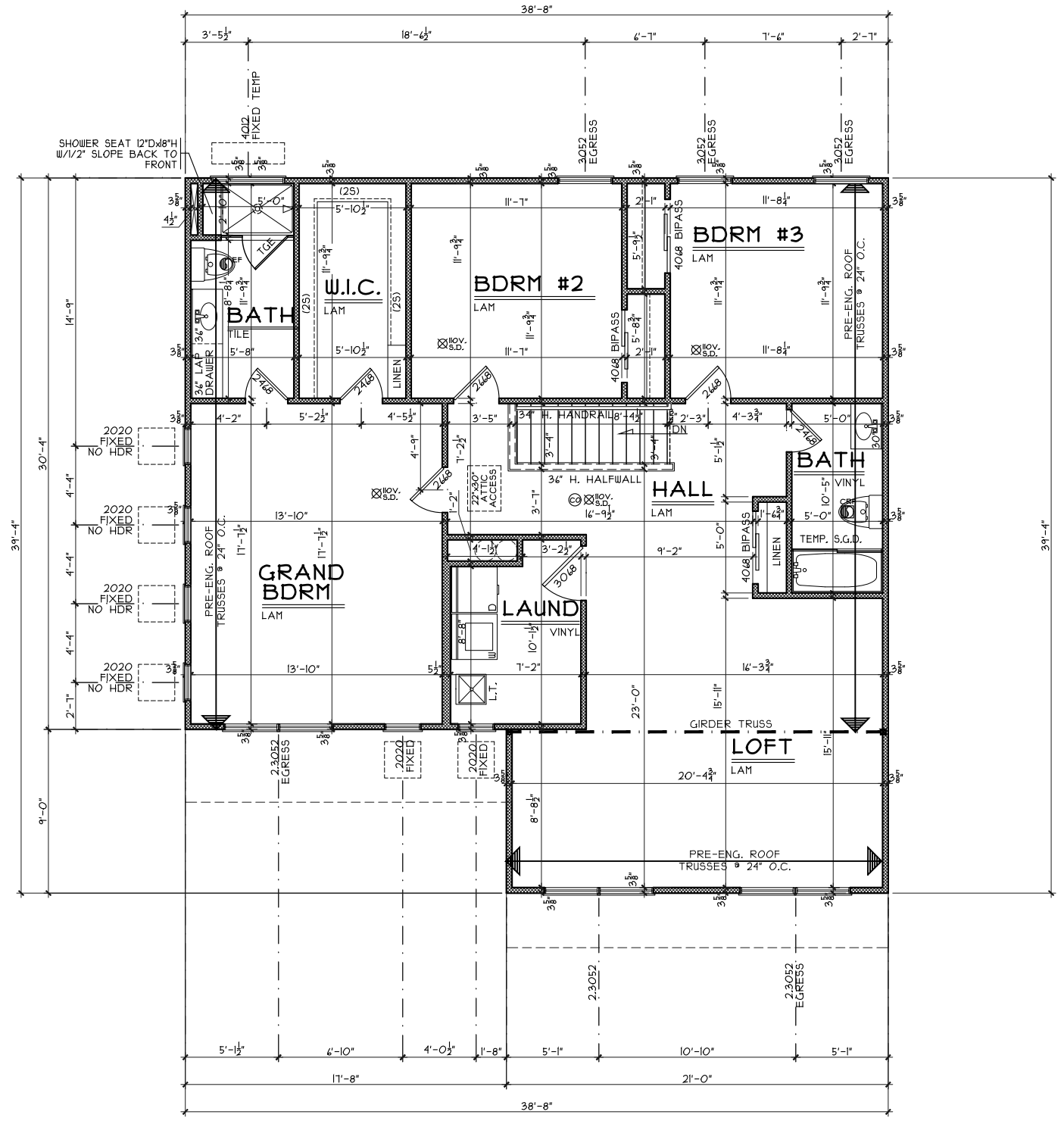
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Issue Dates	Review

A3



SHOWER SEAT DETAIL
 SCALE: 1/4" = 1'-0"



SECOND FLOOR PLAN
 SCALE: 1/8" = 1'-0" 1333 S.F.

Second Floor Plan

Plan: Tennyson Basement
 Date: 4.20.2023
 Drawn: SDG
 Scale: As Noted
 Revised: 4.24.2023
 Sheet: 6 of 9



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Issue Dates

Review	Issue Dates

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A4