

TG 281
685 Catalpa Drive
Wilmington, OH 45177

1 Story basement

AA on kitchen

2 hose bibs - no valves required

ice maker

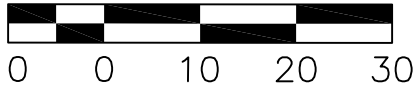
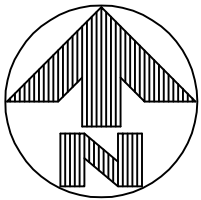
2 tub

1 shower

House pays to add pressure regulator - install it

Wet bar rough and ice maker in basement

Gas Furnace and Range



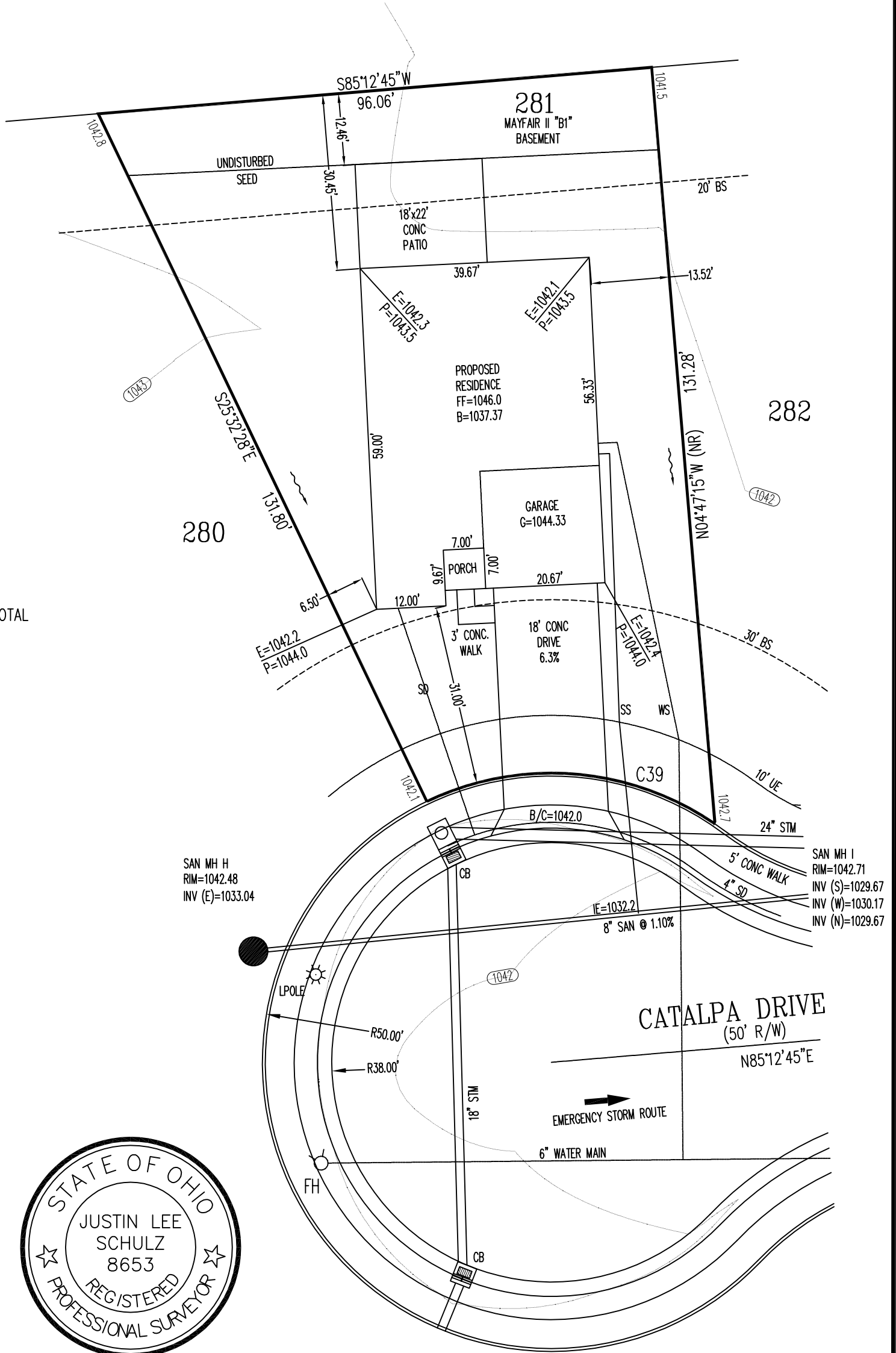
GIGADNET RESIDENCE
685 CATALPA DRIVE

PLOT PLAN

LOT 281 (8,932 SF) 0.2051 ACRES
TIMBER GLEN, PHASE SIX, BLOCKS A AND B
VIRGINIA MILITARY SURVEY #2471
CITY OF WILMINGTON, CLINTON COUNTY, OHIO
FOR: CRISTO HOMES

QUANTITIES

TOTAL LOT AREA	8932	sq. ft.
CITY WALK	168	sq. ft.
HOUSE WALK	28	sq. ft.
DRIVE	690	sq. ft.
APRON	83	sq. ft.
PATIO AND PORCHES	445	sq. ft.
DECK	-	sq. ft.
SEEDING AREA	4590	sq. ft.
UNDISTURBED AREA	1190	sq. ft.



C39
R=50.00'
L=52.37'

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

FOR PERMITTING PURPOSES ONLY.

CONTRACTOR IS RESPONSIBLE FOR VERIFYING AND ADHERING TO ANY (STATE, CITY, COUNTY, TOWNSHIP, ETC.) ENGINEERING, CONSTRUCTION, MATERIAL AND SAFETY CODES, SPECIFICATION AND/OR REQUIREMENTS.

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

BUILDER 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.

BUILDER 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. BUILDER 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.



SCALE: 1"=20'
DATE: 12-25-23
DRAWN: JLL
DESIGNED:
CHECKED: JLS

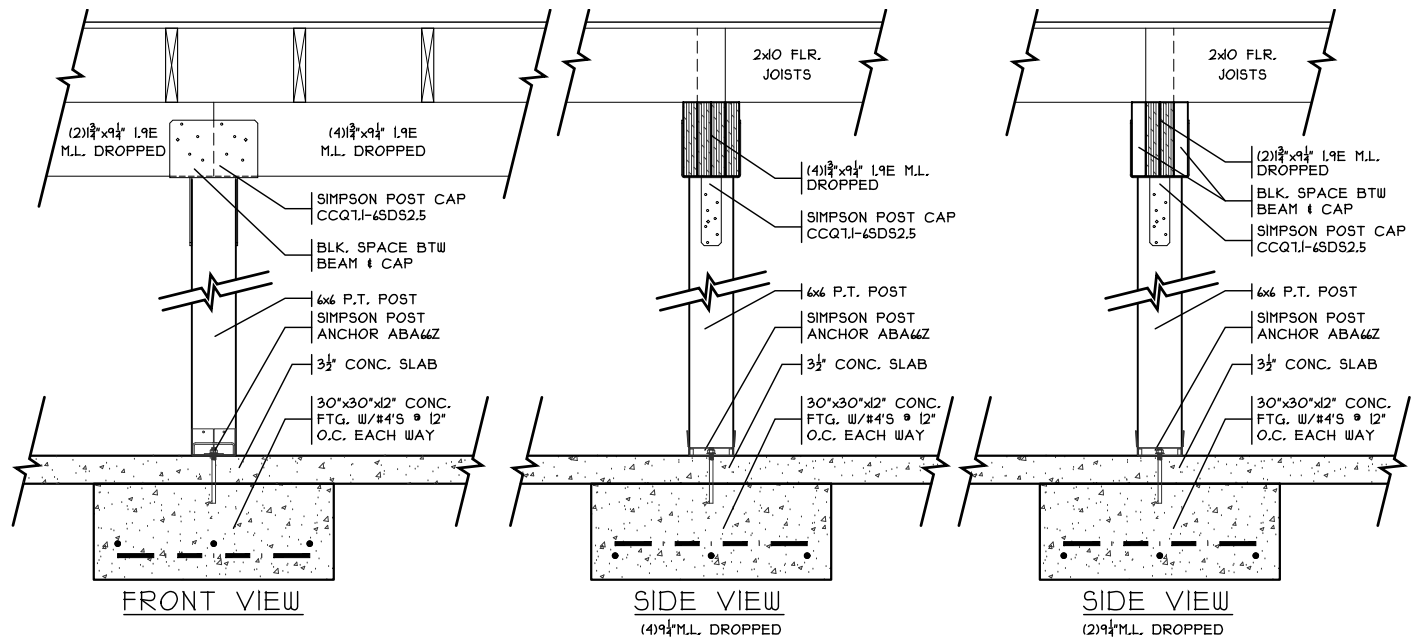


REVISIONS:

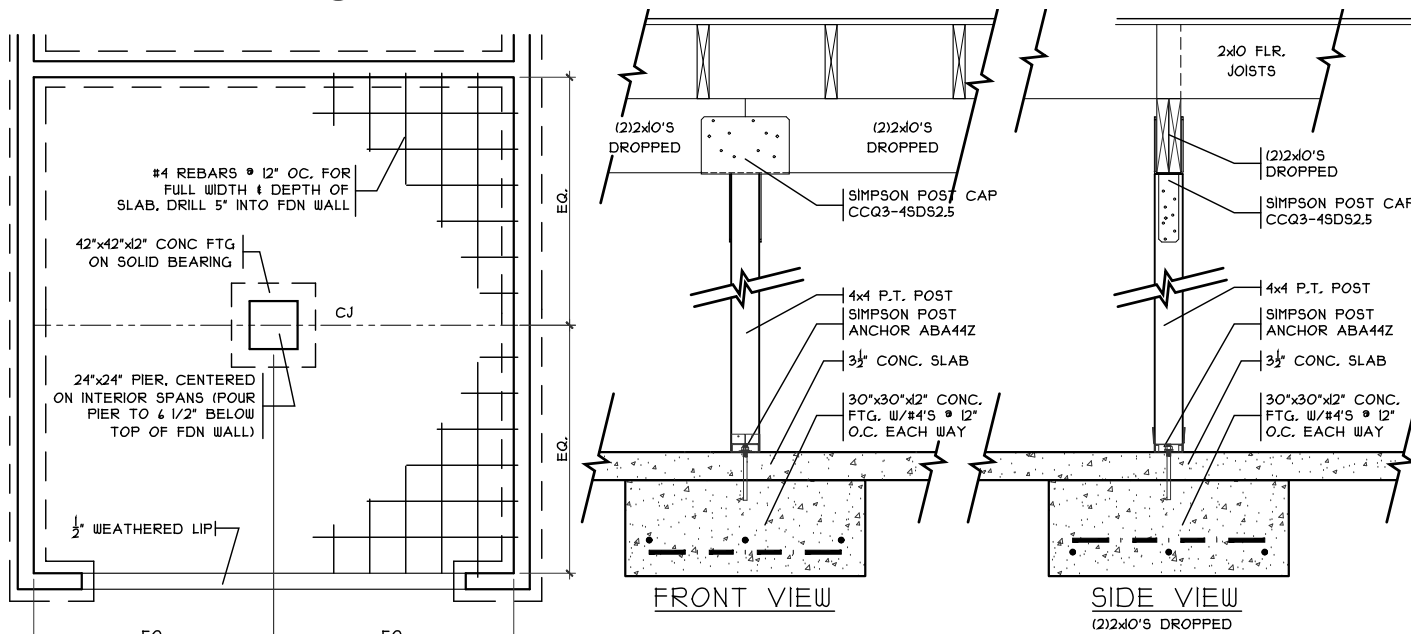
- 1.
- 2.
- 3.
- 4.

PROJECT: TIMBER GLEN
DRAWING: 232247PA

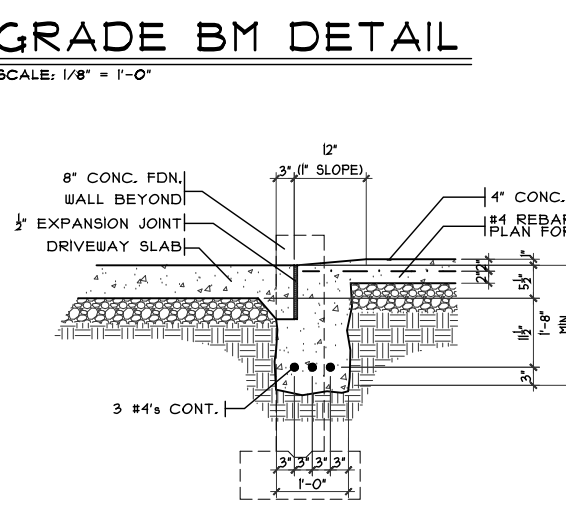
SHEET
1 OF 1



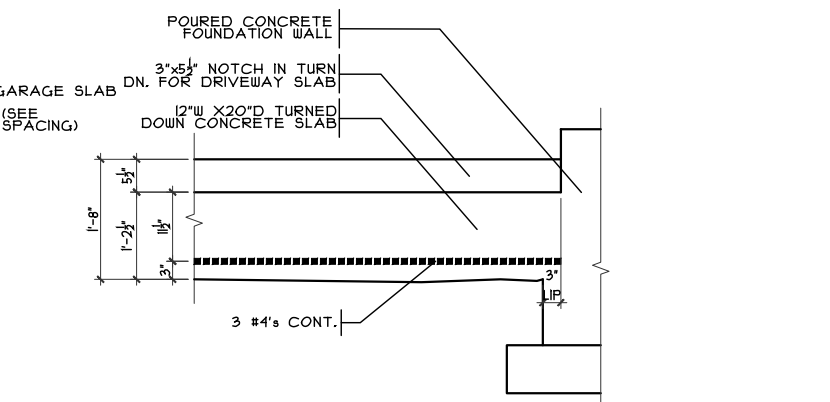
POST CONNECTION DETAIL
 SCALE: 1/2" = 1'-0"



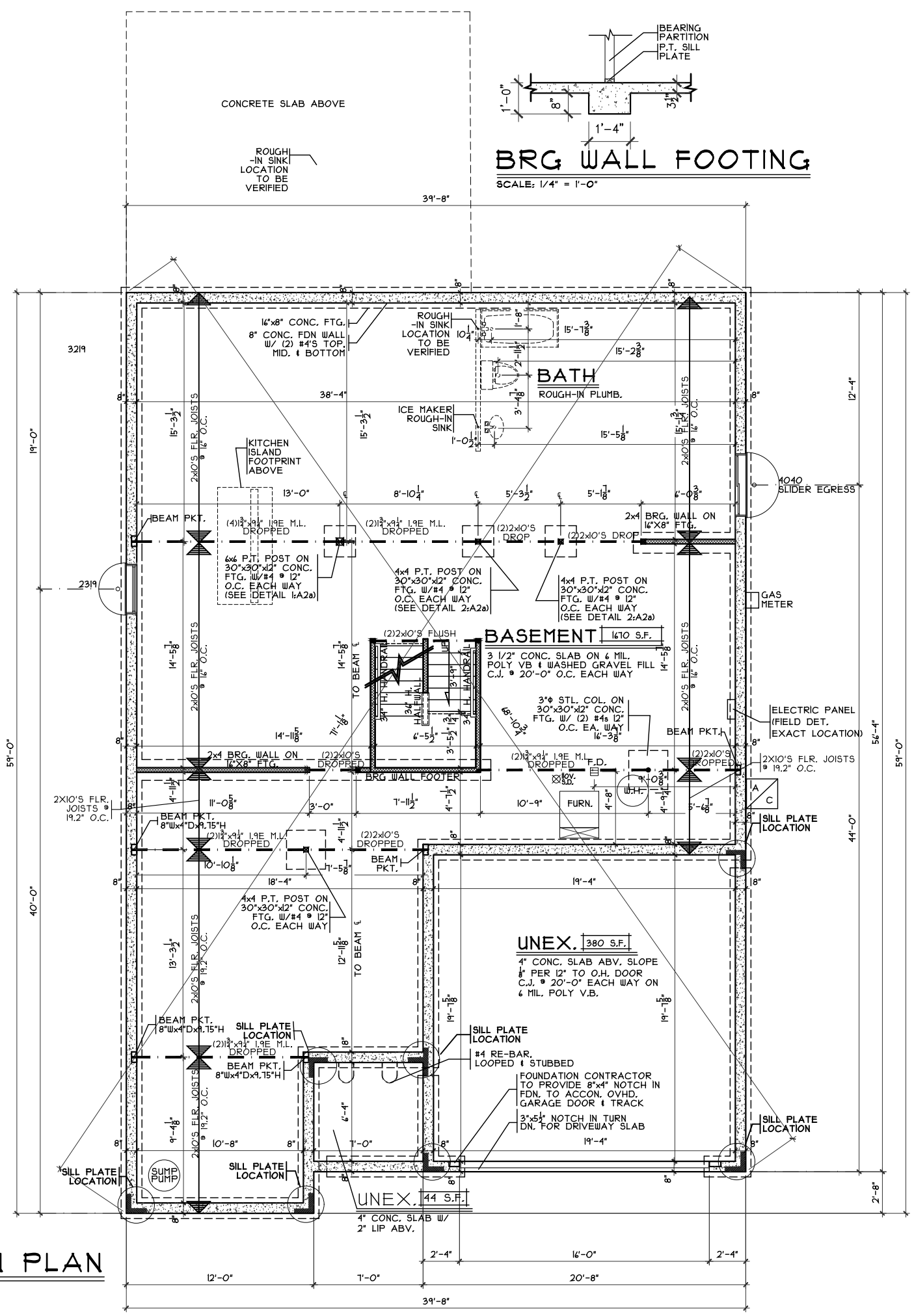
POST CONNECTION DETAIL
 SCALE: 1/2" = 1'-0"



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



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



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

Foundation Plan
 Plan: Mayfair II
 Date: 11.28.2023
 Drawn: DSG
 Scale: As Noted
 Revised: 2.5.2024
 Sheet: 3 of 9

Proposed Residence:
 Gigadnet, Joseph
 685 Catalpa Drive
 Timber Glen Lot 281

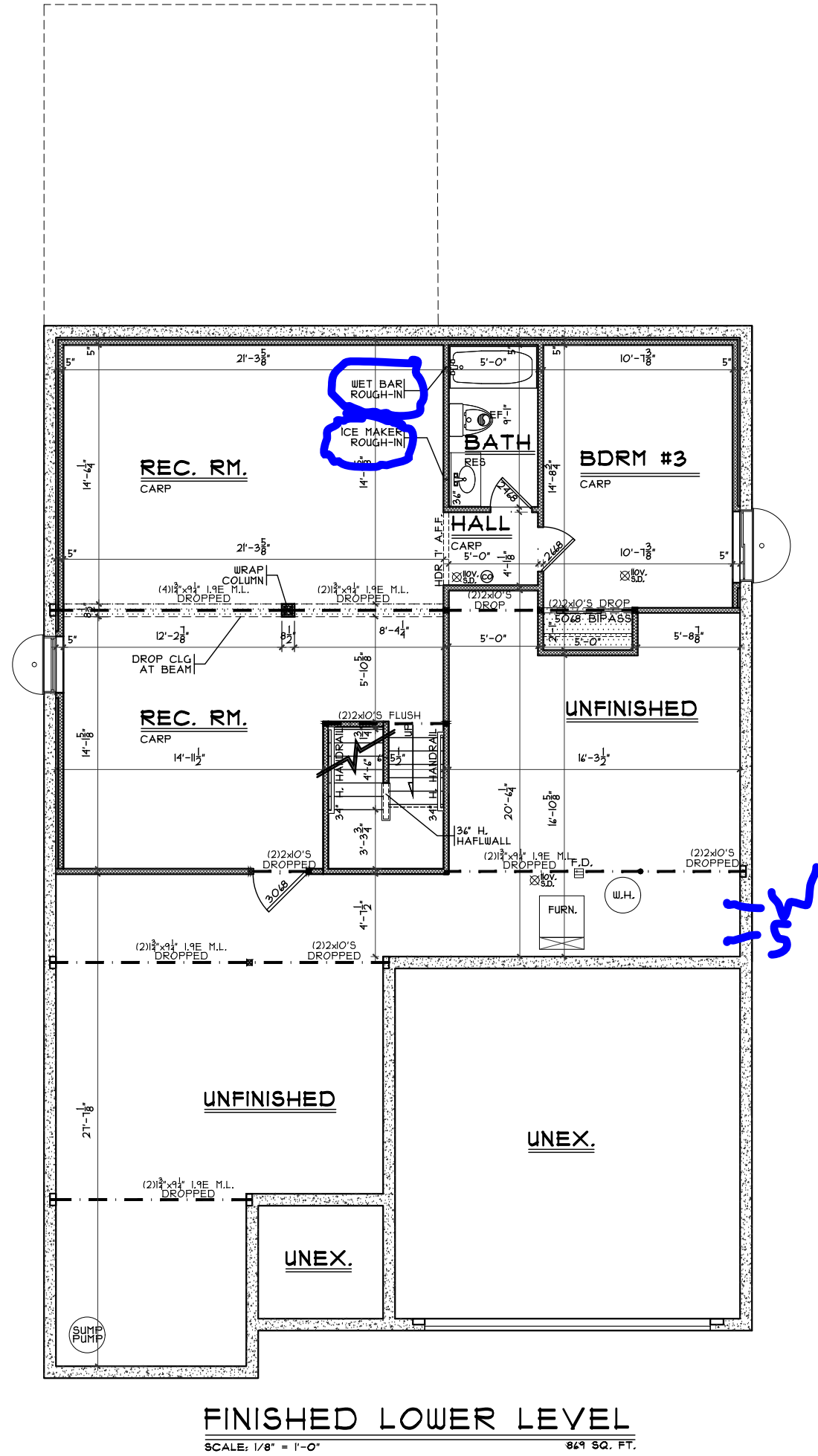
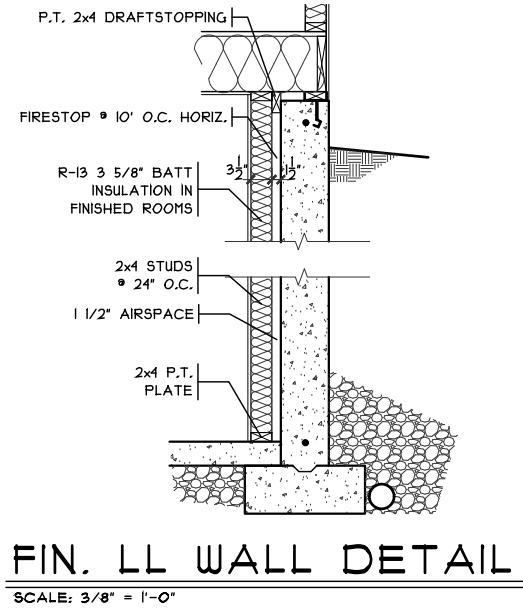
CRISTO HOMES
 7894 A Tyers Place Blvd.
 West Chester, OH 45389
 513.755.0570

Mayfair II - basement B1 Vinyl
 Issue Dates:
 Review

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Wilmington
 Clinton County

A2



Finished Lower Level

Plan : Mayfair II
Date : 11.28.2023
Drawn : DSG
Scale : As Noted
Revised : 2.5.2024
Sheet : 4 of 9

Prestige - TG-281

Proposed Residence:
Gigadnet, Joseph
685 Catalpa Drive
Timber Glen Lot 281



Mayfair II - basement B1

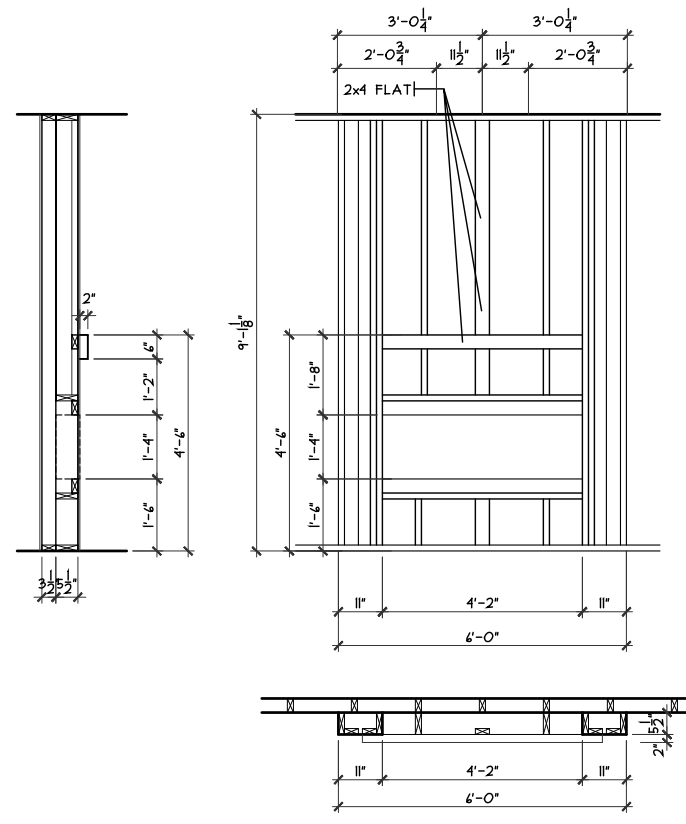
Vinyl
Wilmington
Clinton County

Issue Dates

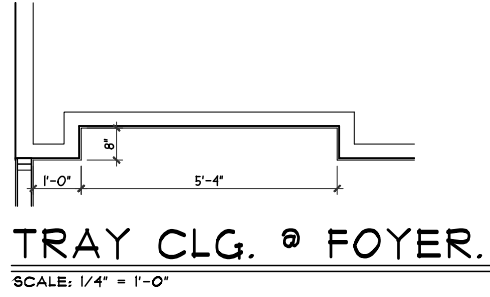
Review	Issue Dates

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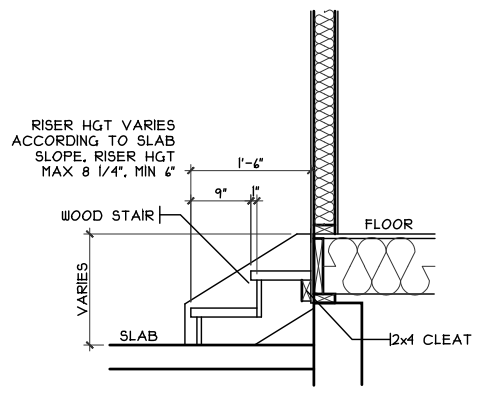
A2a



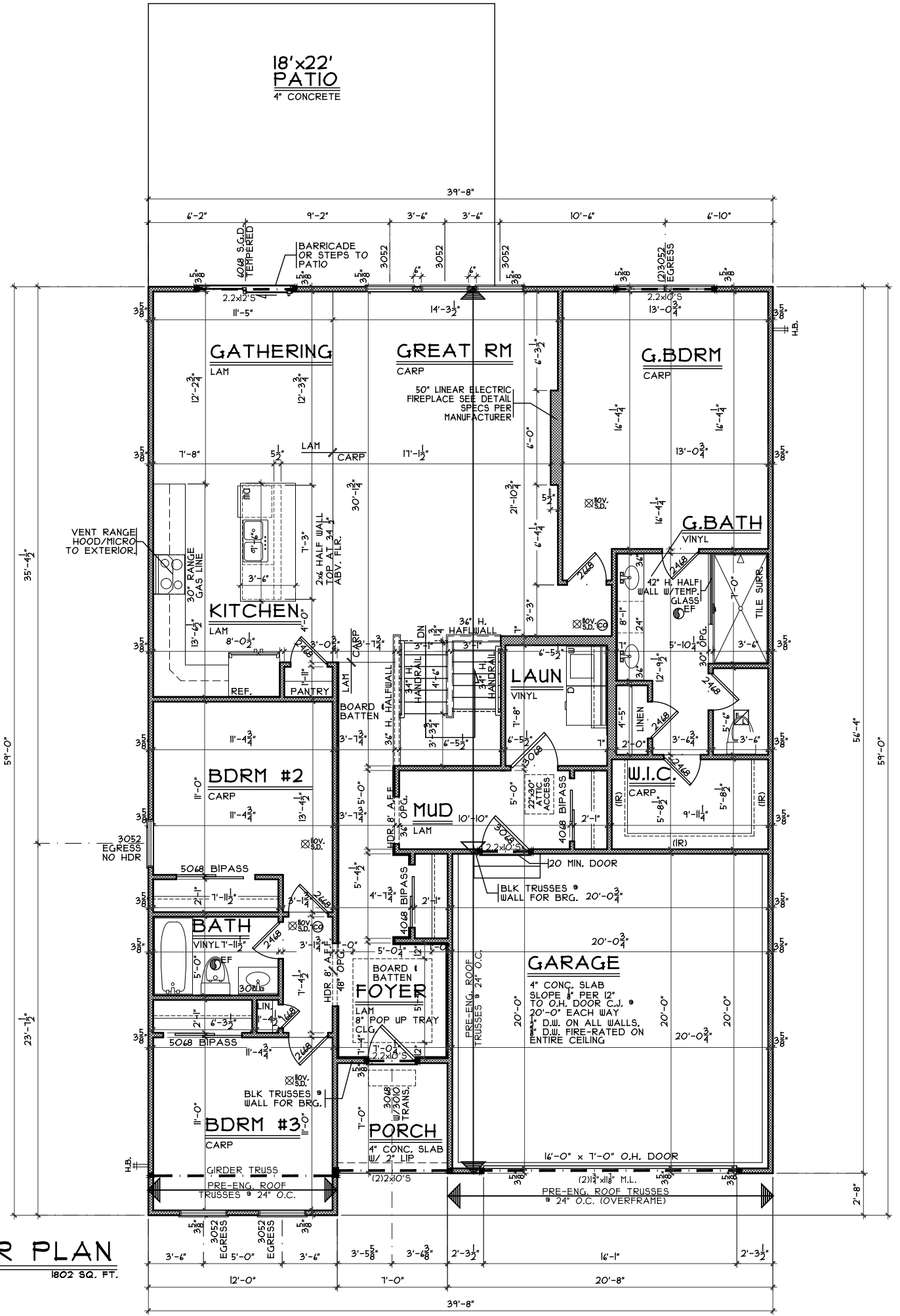
FIREPLACE FRAMING DETAIL
 SCALE: 1/4" = 1'-0"



TRAY CLG. @ FOYER.
 SCALE: 1/4" = 1'-0"



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



FIRST FLOOR PLAN
 SCALE: 1/8" = 1'-0" 1802 SQ. FT.

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

First Floor Plan

Plan: Mayfair II
 Date: 11.28.2023
 Drawn: DSG
 Scale: As Noted
 Revised: 2.5.2024
 Sheet: 5 of 9

Prestige - TG-281

Proposed Residence:
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 Timber Glen Lot 281

Mayfair II - basement B1 Vinyl

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Issue Dates

Review

Wilmington
 Clinton County

A3