

TG 256

1304 Timber Glen Drive

Wilmington, OH 45177

2 Story Slab

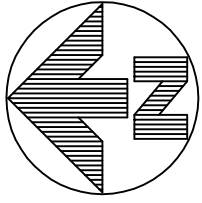
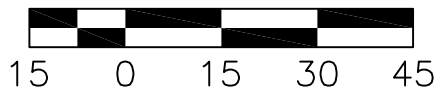
2 hose bibs - no valves required

ice maker

1 tub

2 shower

Gas Furnace



PLOT PLAN

LOT 256 (8,051 SF) 0.1848 ACRES

TIMBER GLEN, PHASE SIX, BLOCKS A AND B

VIRGINIA MILITARY SURVEY #2471

CITY OF WILMINGTON, CLINTON COUNTY, OHIO

FOR: CRISTO HOMES

MARKET HOME
1304 TIMBER GLEN DRIVE

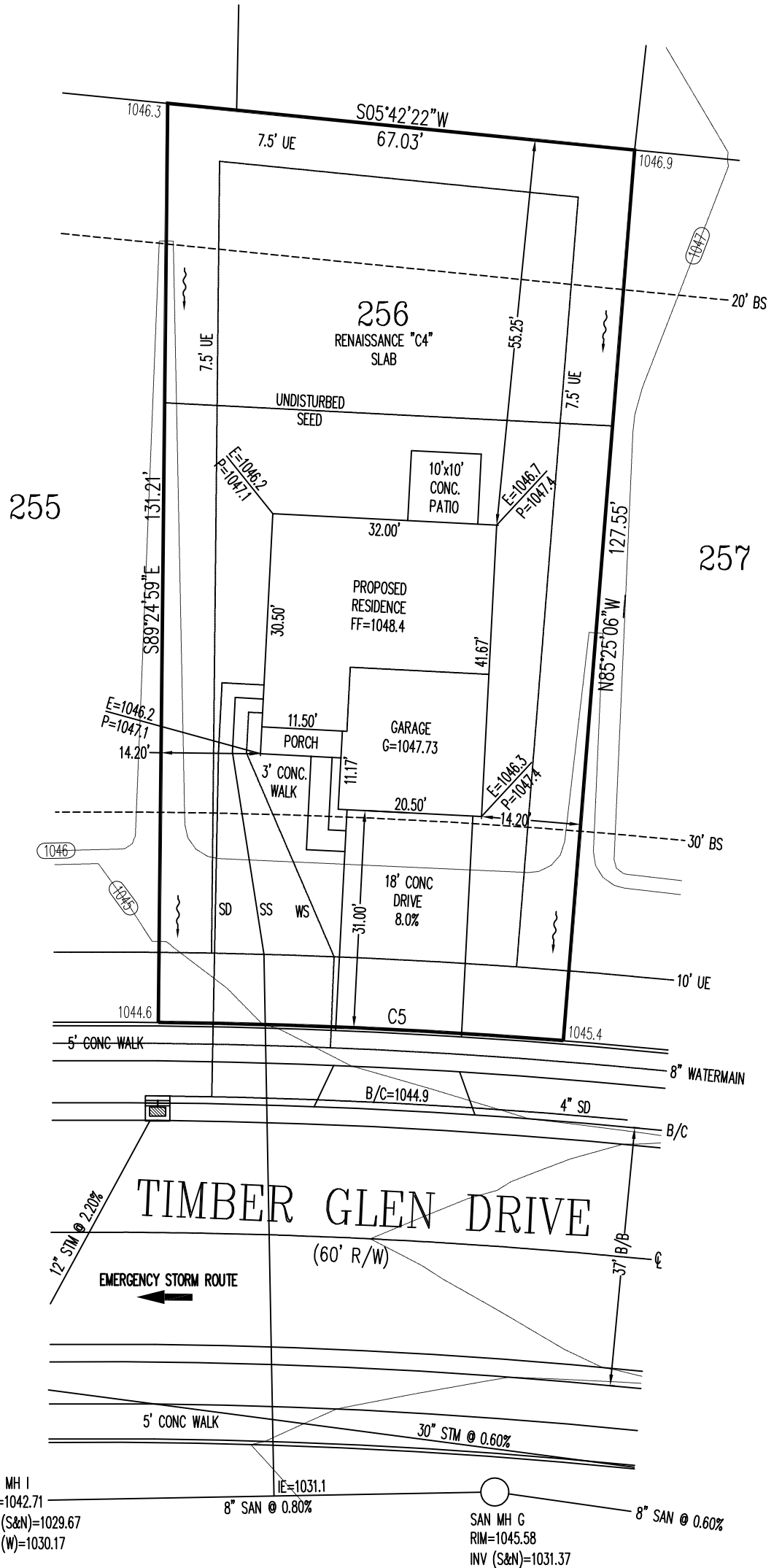
SETBACKS:
FRONT YARD=30'
REAR YARD=20'
SIDE YARD=5' MIN/15' TOTAL

C5
R=830.00'
L=57.92'

SUGGESTED FF=1047.55

QUANTITIES

TOTAL LOT AREA	8,051	sq. ft.
CITY WALK	199	sq. ft.
HOUSE WALK	48	sq. ft.
DRIVE	658	sq. ft.
APRON	123	sq. ft.
PATIO AND PORCHES	145	sq. ft.
DECK	-	sq. ft.
SEEDING AREA	3,629	sq. ft.
UNDISTURBED AREA	2,693	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.

2 WORKING DAYS
BEFORE YOU DIG

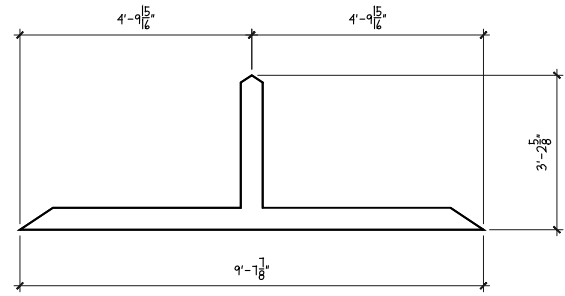
CALL TOLL FREE 800-362-2764
OHIO UTILITIES PROTECTION SERVICE

SCALE: 1"=20'
DATE: 02/03/2023
DRAWN: JLS
DESIGNED:
CHECKED: JLS

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

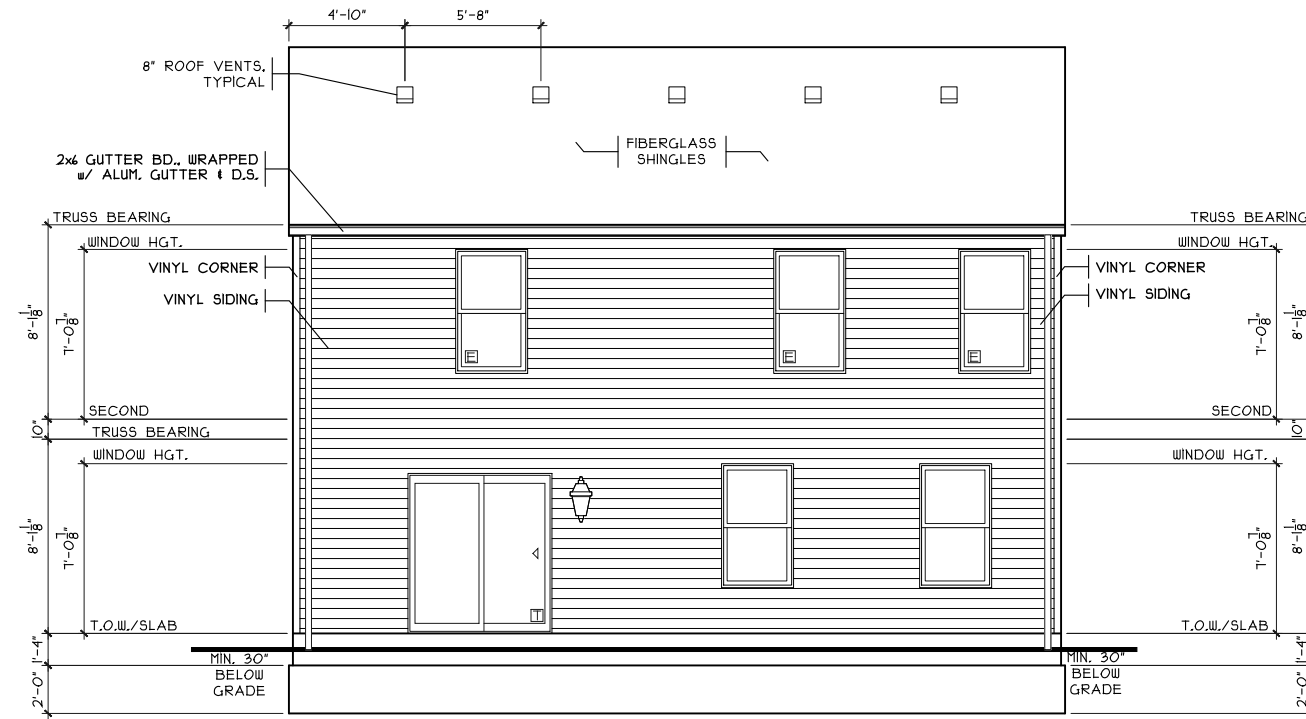
REVISIONS:
1.
2.
3.
4.

PROJECT: TIMBER GLEN DRAWING: 230138PA	SHEET 1 OF 1
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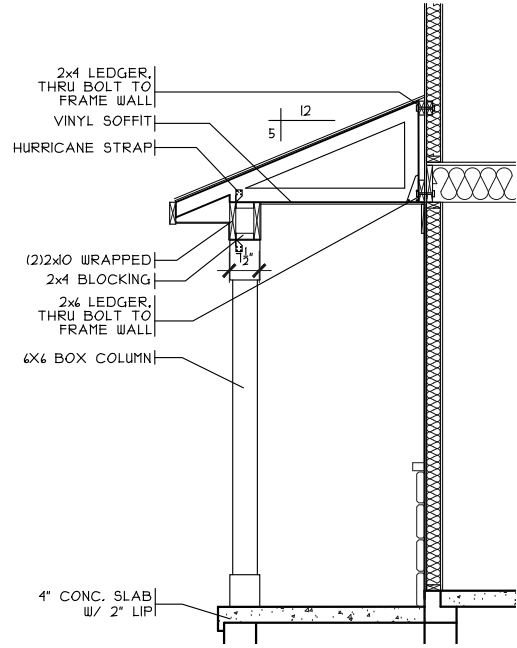
GABLE PEDIMENT DIMS

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



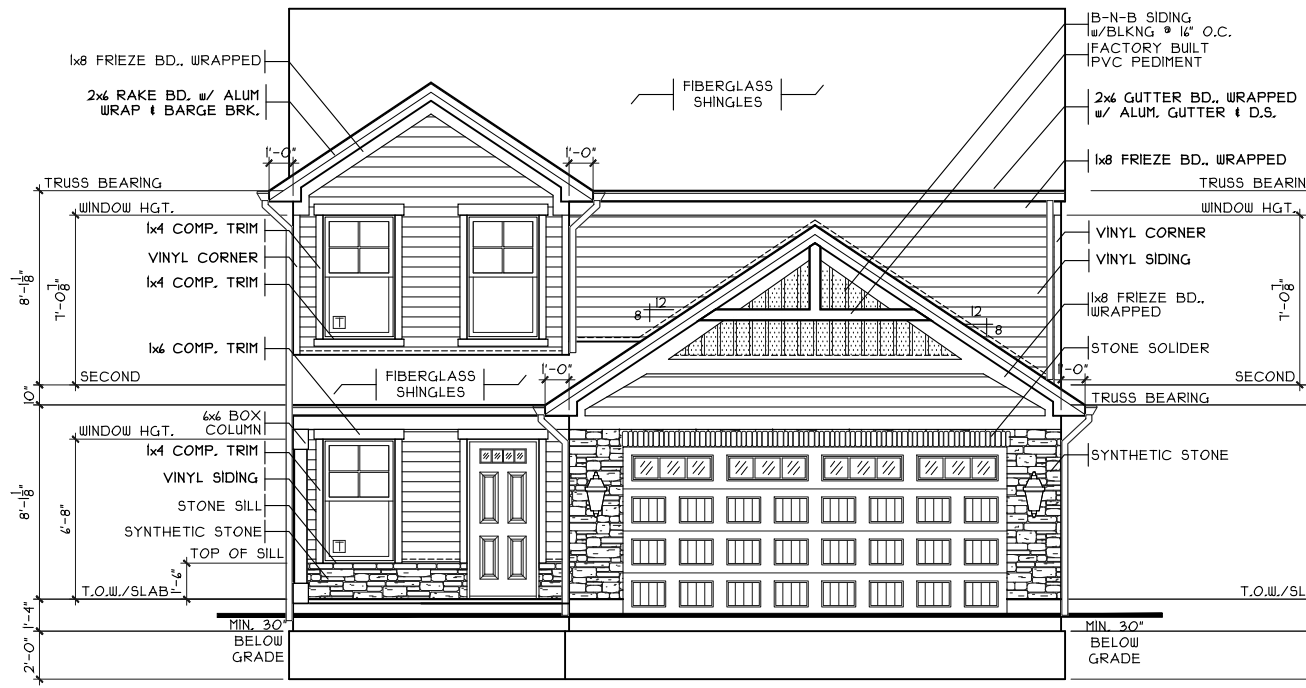
REAR ELEVATION

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



PORCH DETAIL

SCALE: 1/4" = 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	2nd Floor Joist Layout
E1	Electrical Plans

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	

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Luxor Slab - C4 - Vinyl

Wilmington

Clinton County

Proposed Residence:

Market Home
 1304 Timber Glen Drive
 Timber Glen Lot #256

Renaissance - TG-256

Front And Rear Elevations

Plan: Luxor Slab
 Date: 1.23.2023
 Drawn: SDG
 Scale: As Noted
 Revised: 2.16.2023
 Sheet: 1 of 80

CRISTO HOMES

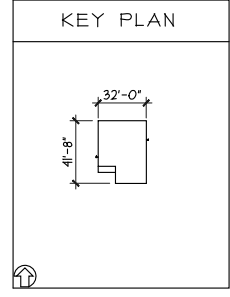
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 West Chester, OH 45669
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Front And Rear Elevations

Market Home
 1304 Timber Glen Drive
 Timber Glen Lot #256

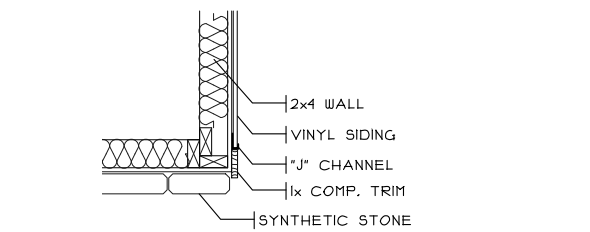
A1

PLAN INFO.	
251611B3	
3 BDRMS	
2.5 BATH	
2 CAR GARAGE	
1ST FLR. CLG.	
SQUARE FOOTAGE	
TOTAL	1611
FIRST	789
SECOND	888
LOW. LEV. FIN.	N/A
LOWER (SLAB) GAR.	311



STONE BASE DETAIL

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

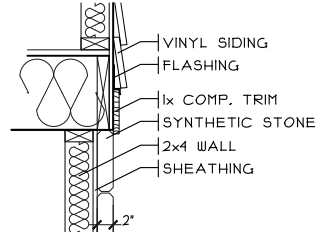


STONE/VINYL CORNER

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

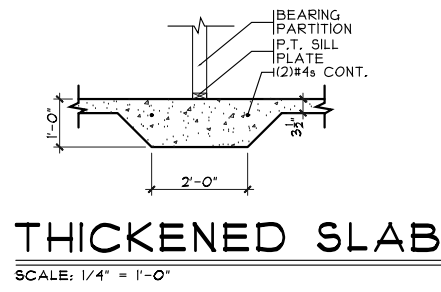
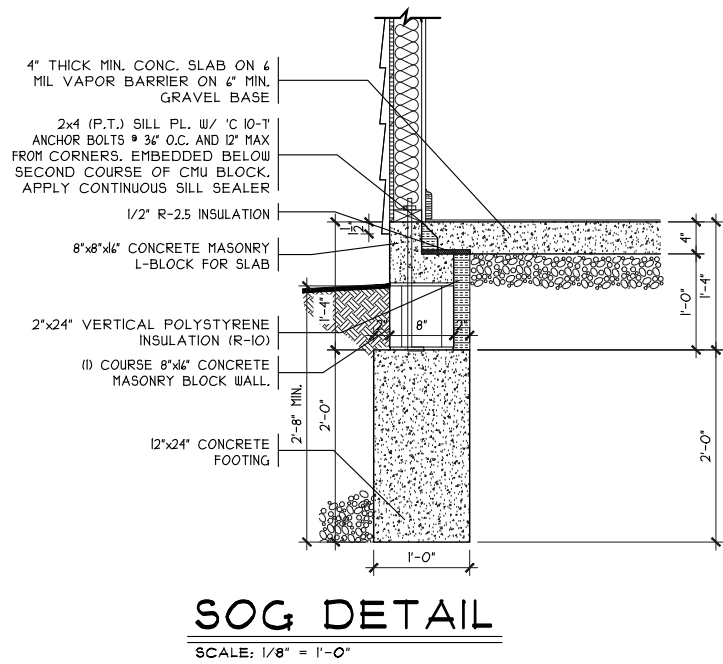
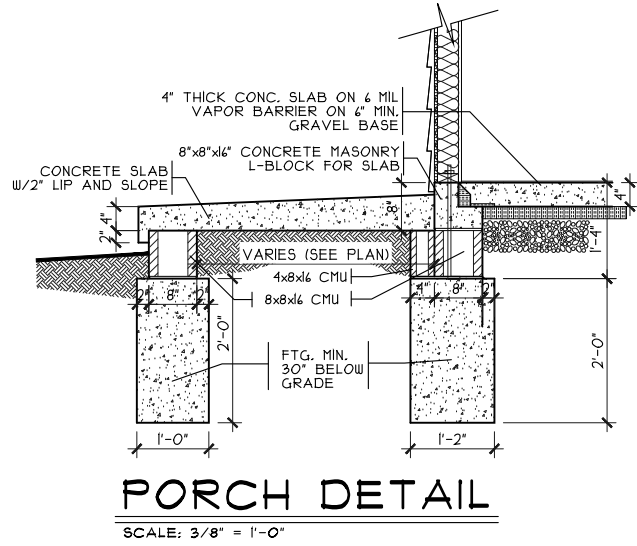
STONE DETAIL

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

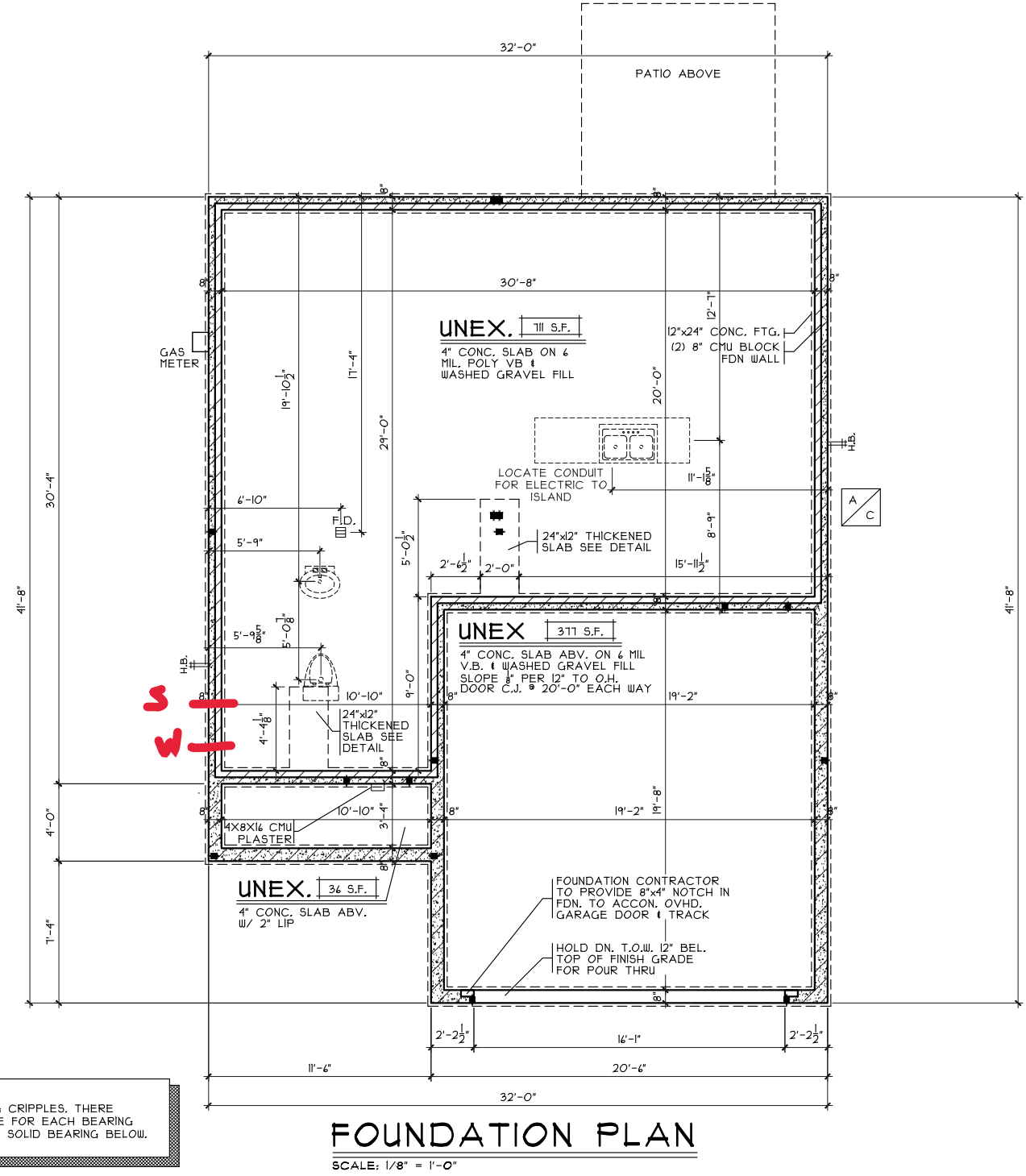


STONE DETAIL

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



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



Foundation Plan

Plan: Luxor Slab
Date: 1.23.2023
Drawn: SDG
Scale: As Noted
Revised: 2.16.2023
Sheet: 3 of 80

Renaissance - TG-256

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Timber Glen Lot #256

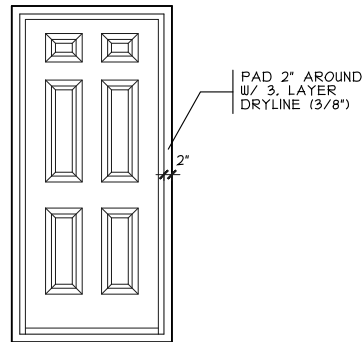
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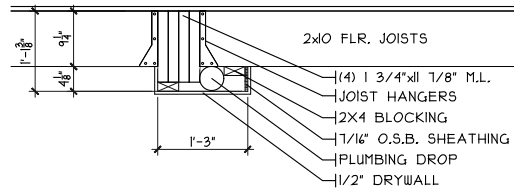
Issue Dates

Review	Issue Dates

Wilmington
Clinton County

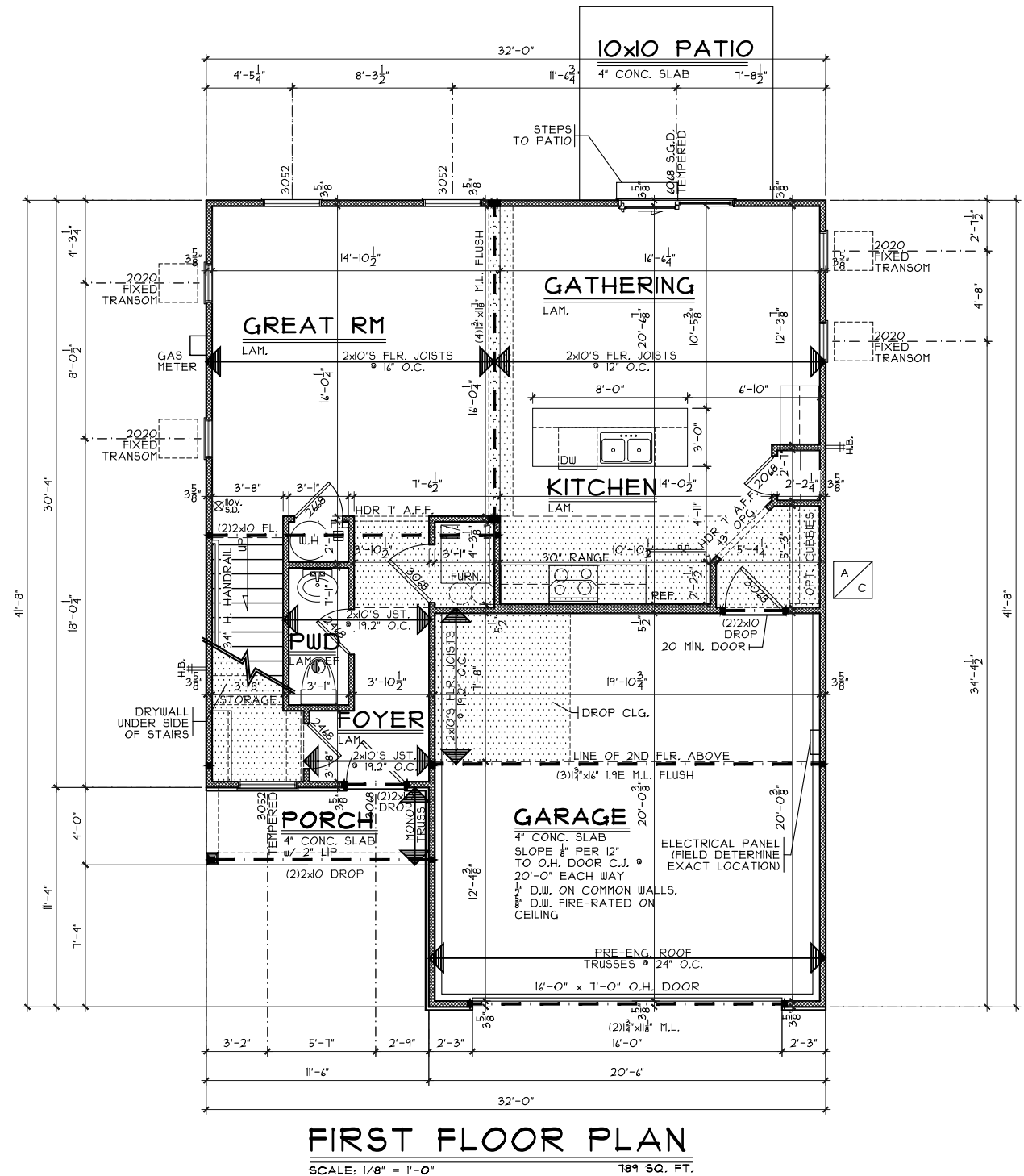


DOOR FRAMING DETAIL
 SCALE: 1/4" = 1'-0"



DROP CLG. DETAIL
 SCALE: 3/8" = 1'-0"

NOTE:
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FIRST FLOOR PLAN
 SCALE: 1/8" = 1'-0" 189 SQ. FT.

First Floor Plan

Plan: Luxor Slab
 Date: 1.23.2023
 Drawn: SDG
 Scale: As Noted
 Revised: 2.16.2023
 Sheet: 5 of 80

Renaissance - TG-256

Proposed Residence:

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 Timber Glen Lot #256

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Issue Dates

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Review

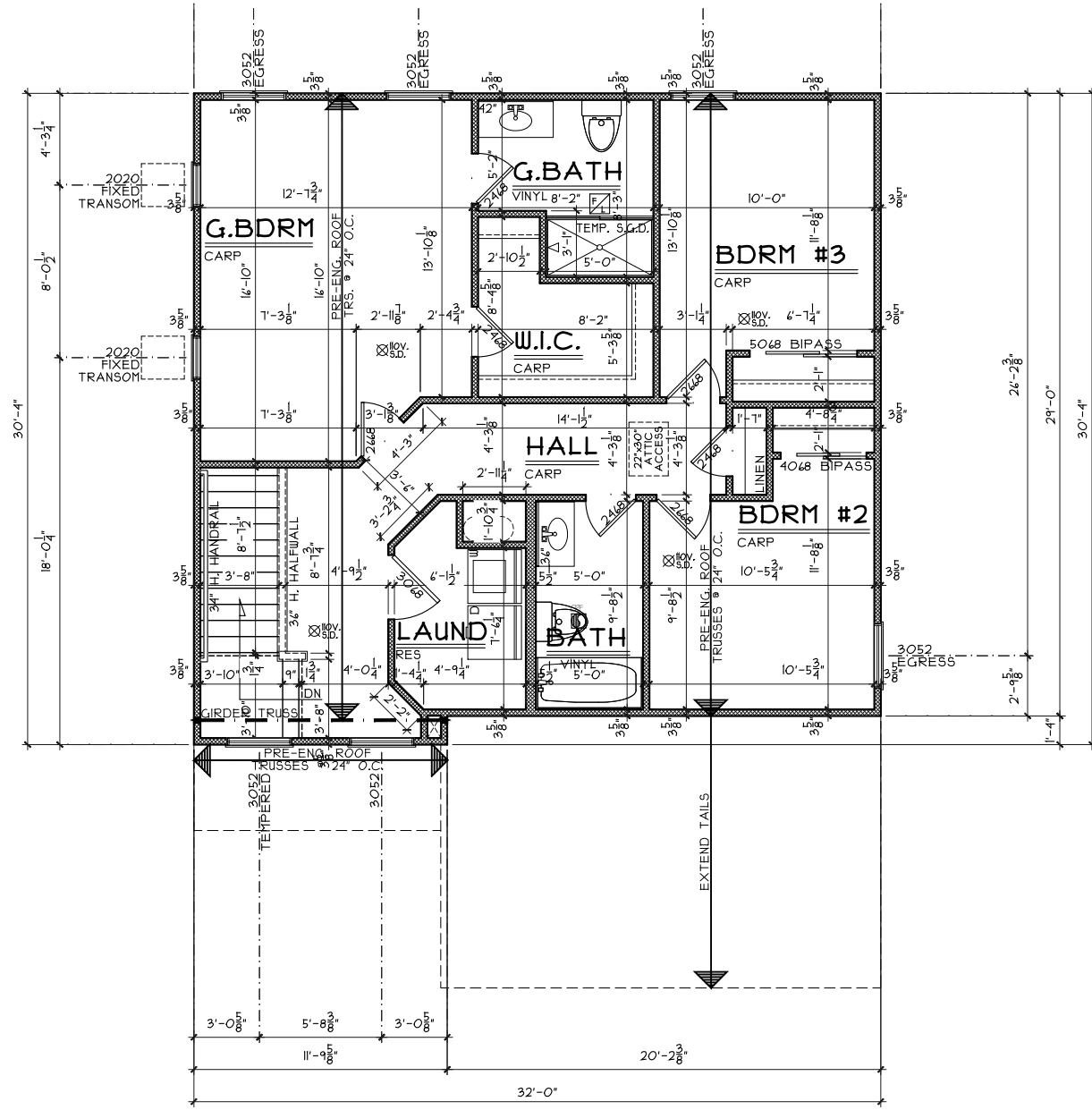
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A3

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



SECOND FLOOR PLAN

SCALE: 1/8" = 1'-0" 888 SQ. FT.

Second Floor Plan

Plan: Luxor Slab
 Date: 1.23.2023
 Drawn: SDG
 Scale: As Noted
 Revised: 2.16.2023
 Sheet: 6 of 80

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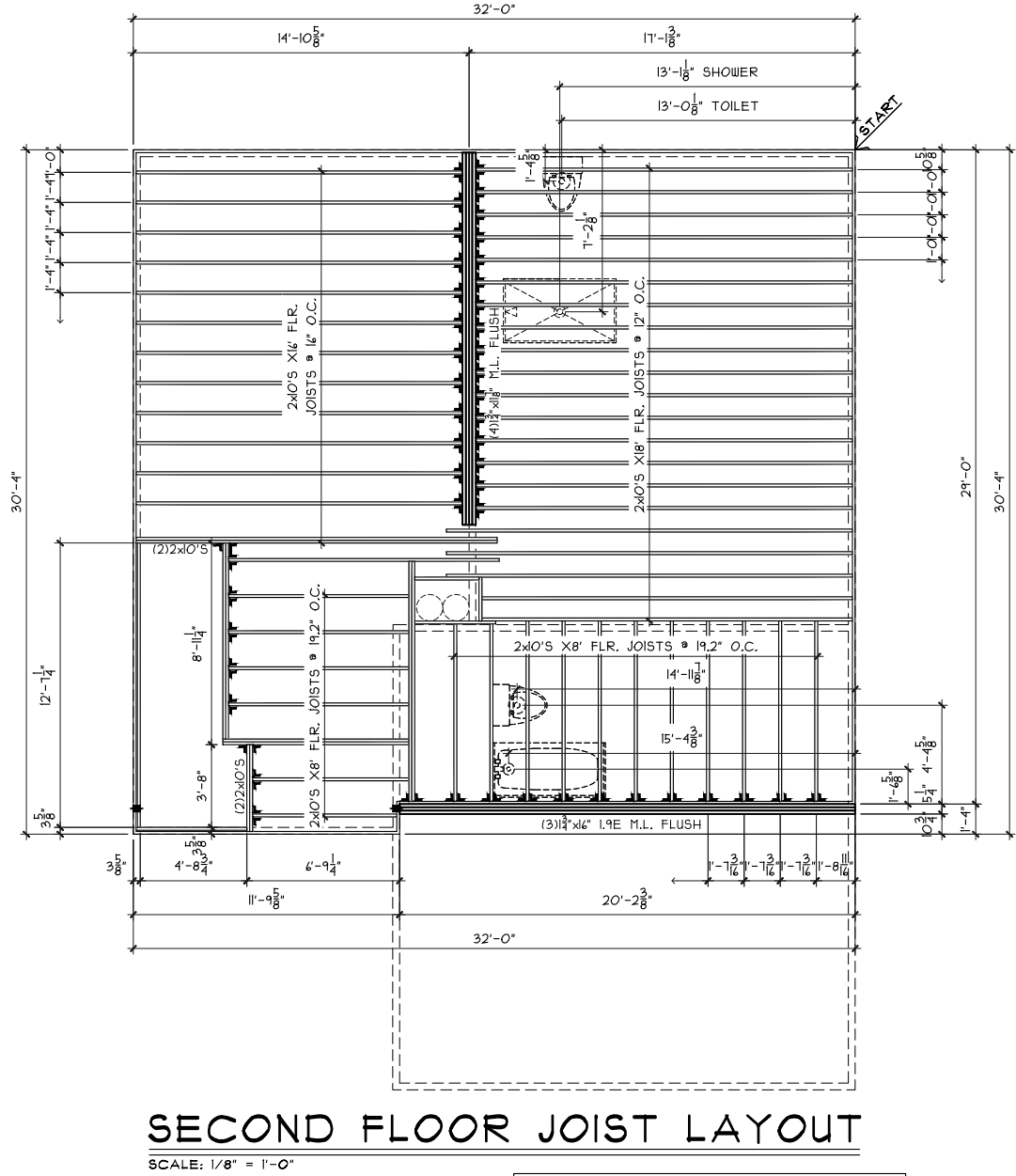
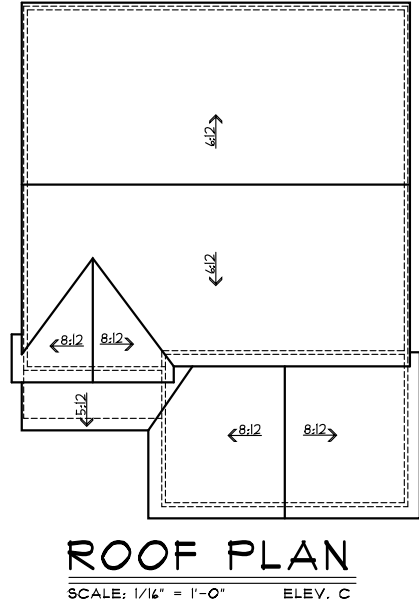
Issue Dates

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Review

Wilmington
 Clinton County

A4



Floor Joist Layout

Plan: Luxor Slab
Date: 1.23.2023
Drawn: SDG
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Revised: 2.16.2023
Sheet: S1 of 80

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S1