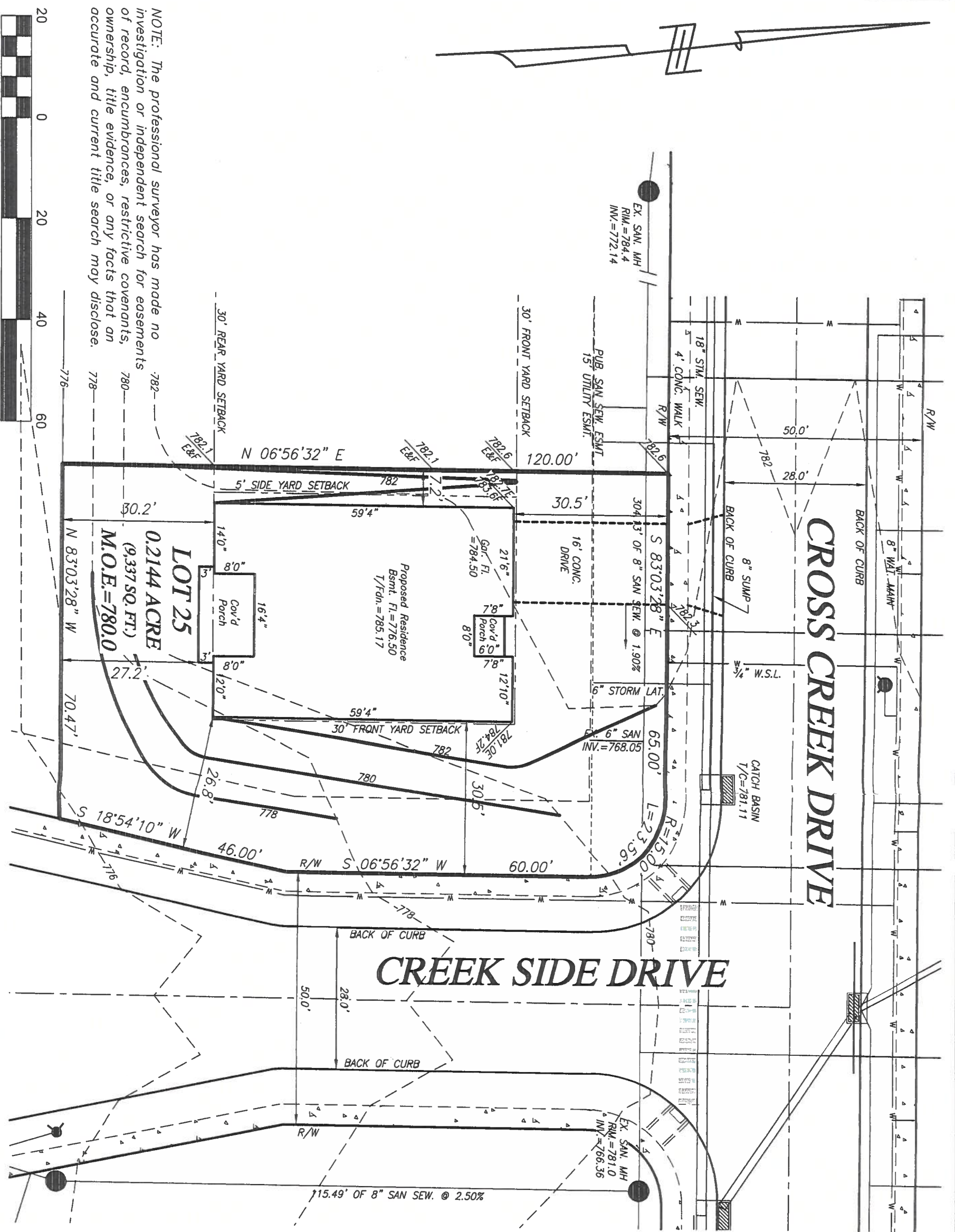


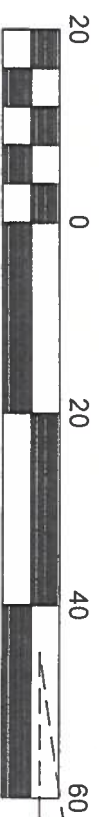
VARIANCE PLAT  
 VILLAS AT CROSSCREEK  
 P.B., PAGE (H.C.R.O.)  
 MILITARY SURVEY NUMBER 618  
 VIRGINIA MILITARY SURVEY  
 ANDERSON TOWNSHIP  
 HAMILTON COUNTY, OHIO

CROSS CREEK DRIVE

CREEK SIDE DRIVE



NOTE: The professional surveyor has made no investigation or independent search for easements of record, encumbrances, restrictive covenants, ownership, title evidence, or any facts that an accurate and current title search may disclose.



Scale 1" = 20'



11-14-24



**JOHN J. DUFFY & ASSOCIATES, INC.**

ENGINEERS-SURVEYORS

4838-E DUFF DRIVE CINCINNATI, OHIO 45246  
 (513) 874-1811 Email: jiduffy@fuse.net

SCALE: 1"=20'

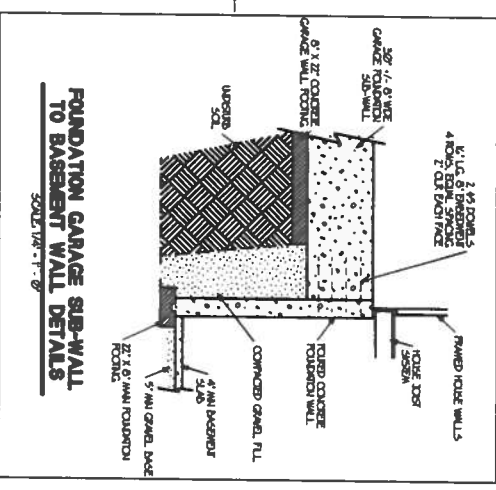
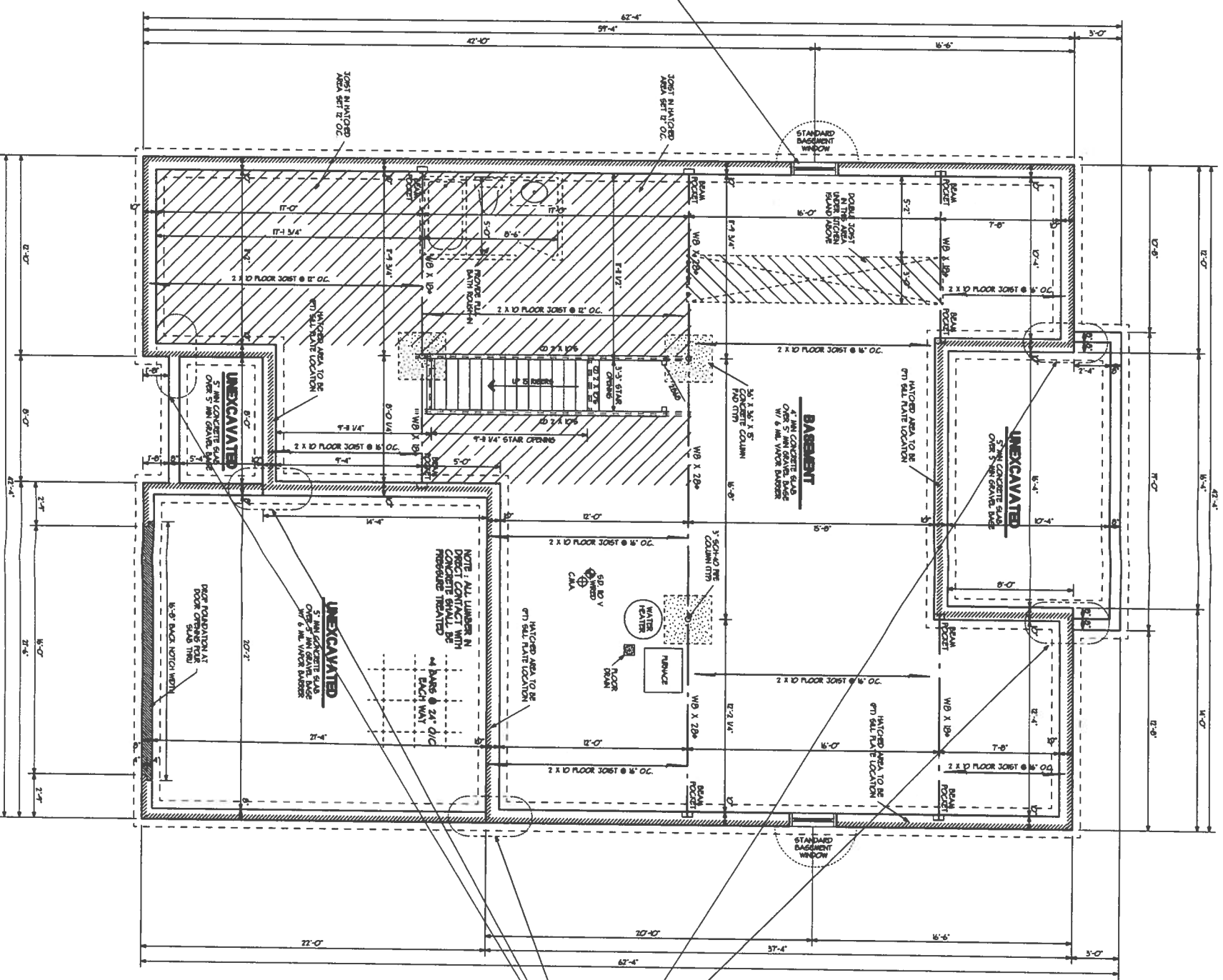
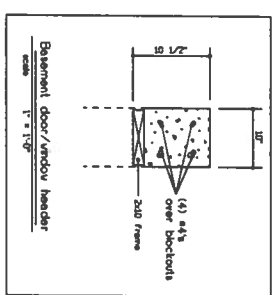
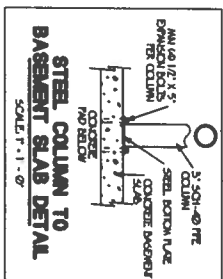
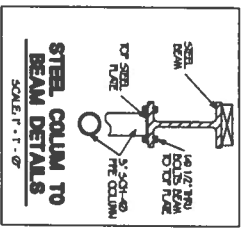
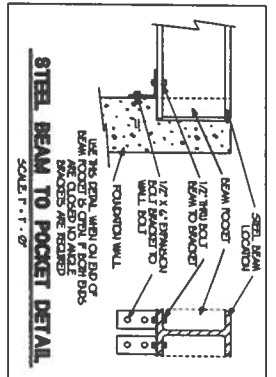
DRAWN: RAM

CHECKED:

DATE: 11/14/24

JOB NO.: 24-105





**FOUNDATION NOTES:**

1. Do not scale drawings. Foundation contractor to locate and set out foundation for the purpose of location of the anchor bolts.
2. Footings - 12\"/>
  - a. continuous and a full length. Footing to bear on solid undisturbed earth or engineered pier. Bottom of footings to be a minimum 30\"/>
  - b. Provide 1/2\"/>
  - c. 30\"/>
  - d. 2\"/>
  - e. 7\"/>
3. Provide 1/2\"/>
- 4. Provide slab control joints at max. 30'-0\"/>
  - a. Foundation walls to be coated with epoxy or brush applied bituminous material. If hydrophobic room are to be located below grade. Walls are to be waterproofed with 9 mil polyurethane or other membrane of equal.
  - b. All lumber in direct contact with concrete to be pressure treated.
  - c. Provide outside combustion air intake for furnace and water heater as required.
  - d. All foundation walls to be 8'-0\"/>
    - i. 1/2\"/>
    - ii. 1/2\"/>
    - iii. 1/2\"/>
    - iv. 1/2\"/>
    - v. 1/2\"/>
    - vi. 1/2\"/>
    - vii. 1/2\"/>
    - viii. 1/2\"/>
    - ix. 1/2\"/>
    - x. 1/2\"/>
    - xi. 1/2\"/>
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    - xxiii. 1/2\"/>
    - xxiv. 1/2\"/>
    - xxv. 1/2\"/>
    - xxvi. 1/2\"/>
    - xxvii. 1/2\"/>
    - xxviii. 1/2\"/>
    - xxix. 1/2\"/>
    - xxx. 1/2\"/>
  - e. All windows shown to be as manufactured by vinyl window units.
  - f. All exposed fasteners to be hot-dipped galvanized or stainless steel.
  - g. All fasteners through blocking in all joist conflict immediately adjacent to the foundation wall in areas where the joist parallel the foundation wall. Spacing to match the joist spacing in each area.
  - h. Basement wall to be provided with:
    - i. waterproofed wall, complete of providing 1/2\"/>
    - ii. 2017 ro provide finished duct from outside to the main duct of furnace w/ manual damper.
    - iii. 2017 ro provide finished duct from outside to the main duct of furnace w/ manual damper.
    - iv. 2017 ro provide finished duct from outside to the main duct of furnace w/ manual damper.
    - v. 2017 ro provide finished duct from outside to the main duct of furnace w/ manual damper.
    - vi. 2017 ro provide finished duct from outside to the main duct of furnace w/ manual damper.
    - vii. 2017 ro provide finished duct from outside to the main duct of furnace w/ manual damper.
    - viii. 2017 ro provide finished duct from outside to the main duct of furnace w/ manual damper.
    - ix. 2017 ro provide finished duct from outside to the main duct of furnace w/ manual damper.
    - x. 2017 ro provide finished duct from outside to the main duct of furnace w/ manual damper.
    - xi. 2017 ro provide finished duct from outside to the main duct of furnace w/ manual damper.
    - xii. 2017 ro provide finished duct from outside to the main duct of furnace w/ manual damper.
    - xiii. 2017 ro provide finished duct from outside to the main duct of furnace w/ manual damper.
    - xiv. 2017 ro provide finished duct from outside to the main duct of furnace w/ manual damper.
    - xv. 2017 ro provide finished duct from outside to the main duct of furnace w/ manual damper.
    - xvi. 2017 ro provide finished duct from outside to the main duct of furnace w/ manual damper.
    - xvii. 2017 ro provide finished duct from outside to the main duct of furnace w/ manual damper.
    - xviii. 2017 ro provide finished duct from outside to the main duct of furnace w/ manual damper.
    - xix. 2017 ro provide finished duct from outside to the main duct of furnace w/ manual damper.
    - xx. 2017 ro provide finished duct from outside to the main duct of furnace w/ manual damper.
    - xxi. 2017 ro provide finished duct from outside to the main duct of furnace w/ manual damper.
    - xxii. 2017 ro provide finished duct from outside to the main duct of furnace w/ manual damper.
    - xxiii. 2017 ro provide finished duct from outside to the main duct of furnace w/ manual damper.
    - xxiv. 2017 ro provide finished duct from outside to the main duct of furnace w/ manual damper.
    - xxv. 2017 ro provide finished duct from outside to the main duct of furnace w/ manual damper.
    - xxvi. 2017 ro provide finished duct from outside to the main duct of furnace w/ manual damper.
    - xxvii. 2017 ro provide finished duct from outside to the main duct of furnace w/ manual damper.
    - xxviii. 2017 ro provide finished duct from outside to the main duct of furnace w/ manual damper.
    - xxix. 2017 ro provide finished duct from outside to the main duct of furnace w/ manual damper.
    - xxx. 2017 ro provide finished duct from outside to the main duct of furnace w/ manual damper.

**FOUNDATION PLAN**

**9'-0" FOUNDATION HGT.**

**Proposed Residence For:**  
**Market House**

**ZICKA HOMES**

7861 E. Kemper Road  
Cincinnati, Ohio 45249

DATE	0-3-24
BY	MJK
REVISION	
BY	
DATE	

**Matthew kirsch**

15085 Nighay 10 north  
Berter - KY 41006  
659-472-7551

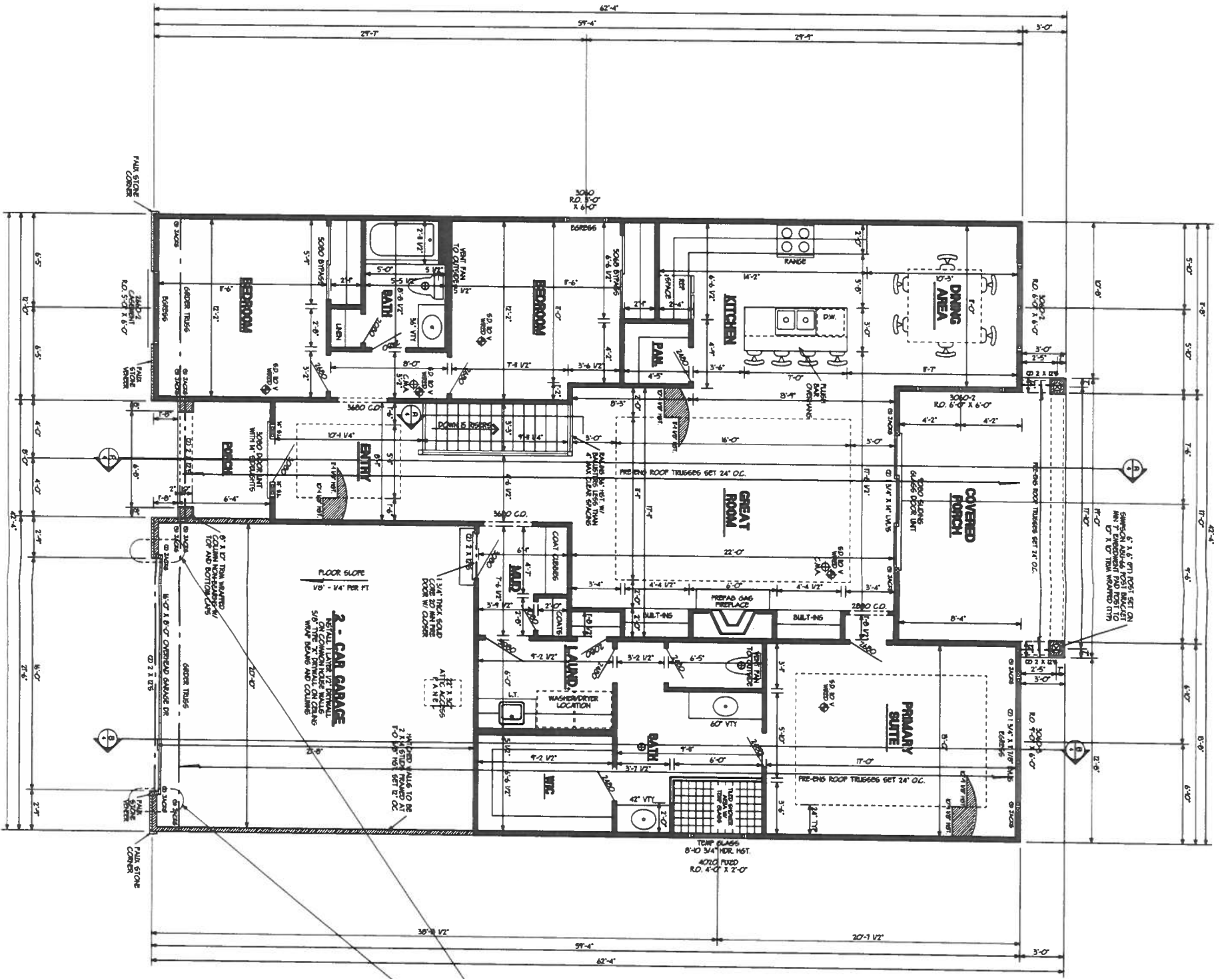
Job#: **4225**

Location: \_\_\_\_\_

Home Type: **CONNOR**

Lot No.: \_\_\_\_\_

Sheet No.: **2**



**1900 sq. ft.**  
**FIRST FLOOR PLAN**

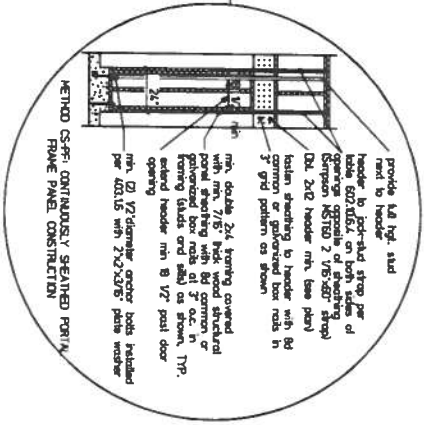
SCALE: 1/4" = 1'-0"

**10'-1 1/8" CEILING**

**ALL 8'-0" DOOR HEIGHTS**

**FLOOR PLAN NOTES:**

1. Do not scale drawings.
2. All lamp locations to follow 2008 IRC code 302.4.
3. All smoke detectors to be 10' void with battery backup.
4. All windows shown to be as manufactured by why?
5. Standard window height from floor to be 7'-0" 3/4" A.F.F. unless noted otherwise.
6. Ceiling height from floor to be 10'-1 1/8" A.F.F. (rough) unless noted otherwise.
7. All interior/exterior stairway/garage/covered porch/alcove, shall be properly illuminated.
8. All wall sleeping areas located by blocking equal to stud size. Sleeping in one corner, one at each end, of the room. Sleeping in the middle of the room. Sleeping in the middle of the room. Sleeping in the middle of the room. Sleeping in the middle of the room.
9. All hall guards 3/4" x 3/4" above nosing & all floor/deck over 30" high. Guards shall not allow on object or more in diameter to pass through and shall not be less than 1/2" thick.
10. All 50' type 3 gypsum board for gypsum ceiling beneath sleeping areas shall be installed perpendicular to the ceiling framing and shall be fastened at maximum 6 inches o.c. Small areas 7/8" thick 60 covered roof or equivalent.
11. All hall walls to be a min. of 3/8" finished per GMI 3 or sheath steel.
12. All sleeping areas in each sleeping room, bathroom, and each sleeping room, and on each building level, include detectors are interconnected (all sound) in w/ battery backup.
13. Provide carbon monoxide alarm outside each separate sleeping area in the immediate vicinity of the bedroom.



**Proposed Residence For:**  
**Market House**

**ZICKA HOMES**  
7861 E. Kemper Road  
Cincinnati, Ohio 45249

DESIGNED BY	M. KIRSCH
DATE	12-31-24
REVISIONS BY	MJK

**Matthew kirsch**  
15686 highway 10 north  
Butler, KY 41006  
859 472-7551

Job:	4225
Location:	
Home Type:	CONNOR
Lot No.	
Sheet No.	3