

MARKET HOME
88 MEADOWGATE COURT

PLOT PLAN
LOT 13 (10,618 SF) 0.244 ACRES
COUNTRY CROSSING
VILLAGE OF FARMERSVILLE
MONTGOMERY COUNTY
FOR: CRISTO HOMES

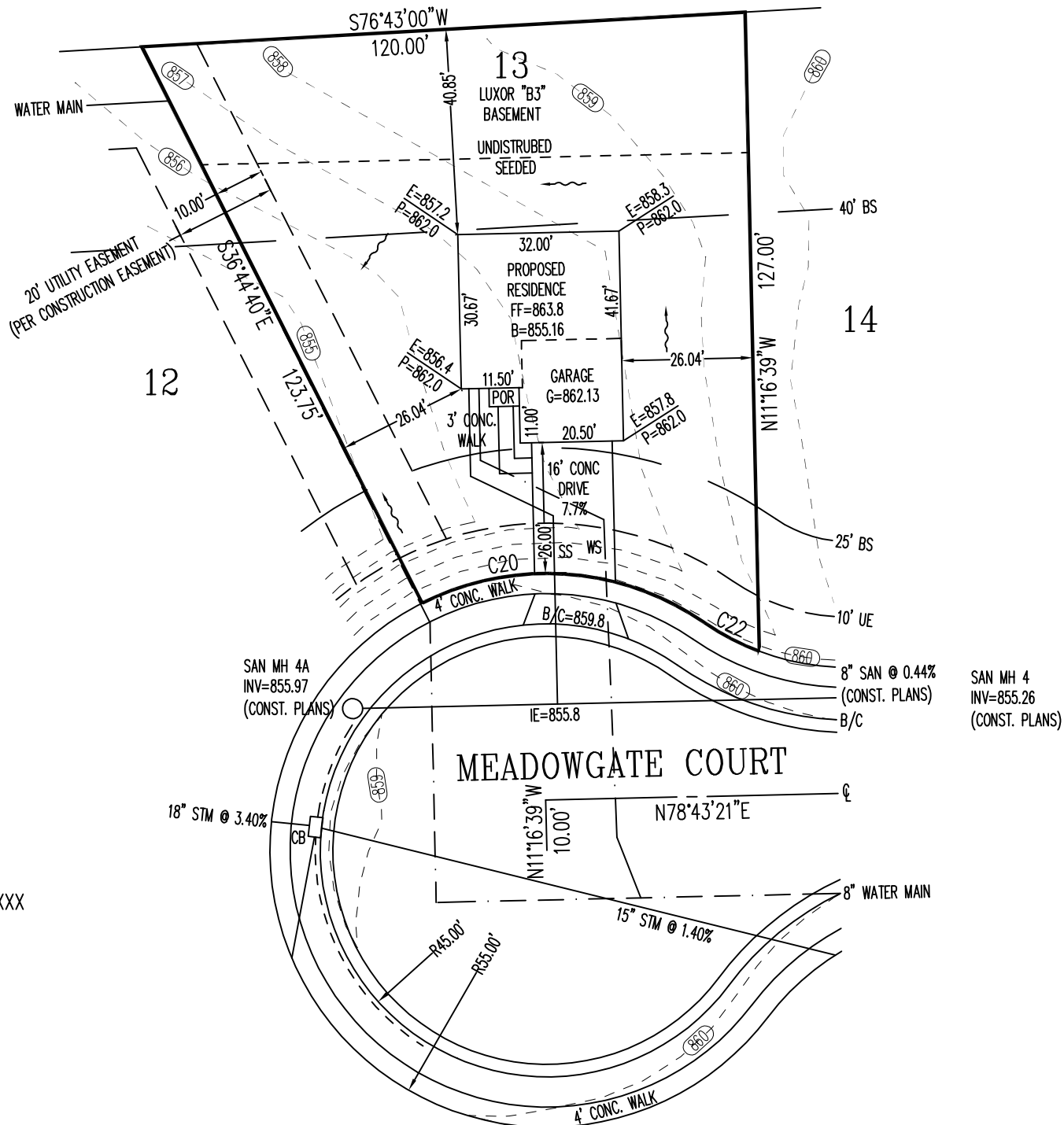
HUNG SEWER

SETBACKS:
FRONT YARD=25'
REAR YARD=40'
SIDE YARD=15'

C20
R=55.00'
L=58.96'

C22
R=50.00'
L=12.34'

SUGGESTED BUILDING PAD ELEV=XXXX
PER CONSTRUCTION PLANS



FOR PERMITTING PURPOSES ONLY.

UTILITY INFORMATION IS 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/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.

A CURRENT TITLE EXAMINATION/REPORT IS NECESSARY TO DETERMINE ANY ADDITIONAL EASEMENTS, RESTRICTIONS, COVENANTS, CONDITIONS OR ENCUMBRANCES WHICH MAY AFFECT THE LANDS HEREIN THIS MAP.

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.

THIS DRAWING IS NOT INTENDED TO BE A BOUNDARY SURVEY. THE BOUNDARY INFORMATION SHOWN HEREON ARE BASED THE CURRENT DEED AND PLAT OF COUNTRY CROSSING, -A AS RECORDED IN MONTGOMERY COUNTY, OHIO RECORDS.

THE INTENT OF THIS SURVEY IS TO COMPLY WITH CURRENT ZONING SETBACK REGULATIONS. APEX ENGINEERING AND SURVEYING INC. HAS NOT CALLED ANY LOCATION MARKING SERVICES FOR ANY UNDERGROUND UTILITIES OR PERFORMED ANY TYPE OF EASEMENT SEARCH. APEX ASSUMES NO RESPONSIBILITY FOR ANY UNDERGROUND UTILITIES OR EASEMENT(S) WHICH MAY AFFECT THIS PROPERTY.



QUANTITIES

TOTAL LOT AREA	10,618	sq. ft.
CITY WALK	217	sq. ft.
HOUSE WALK	51	sq. ft.
DRIVE	491	sq. ft.
APRON	113	sq. ft.
PATIO AND PORCHES	22	sq. ft.
DECK	-	sq. ft.
SEEDING AREA	6233	sq. ft.
UNDISTURBED AREA	2961	sq. ft.

2 WORKING DAYS
BEFORE YOU DIG
OHIO811.org
CALL TOLL FREE 800-362-2764
OHIO UTILITIES PROTECTION SERVICE

SCALE: 1"=30'
DATE: 07/28/2022
DRAWN: JLS
DESIGNED: -
CHECKED: JLS

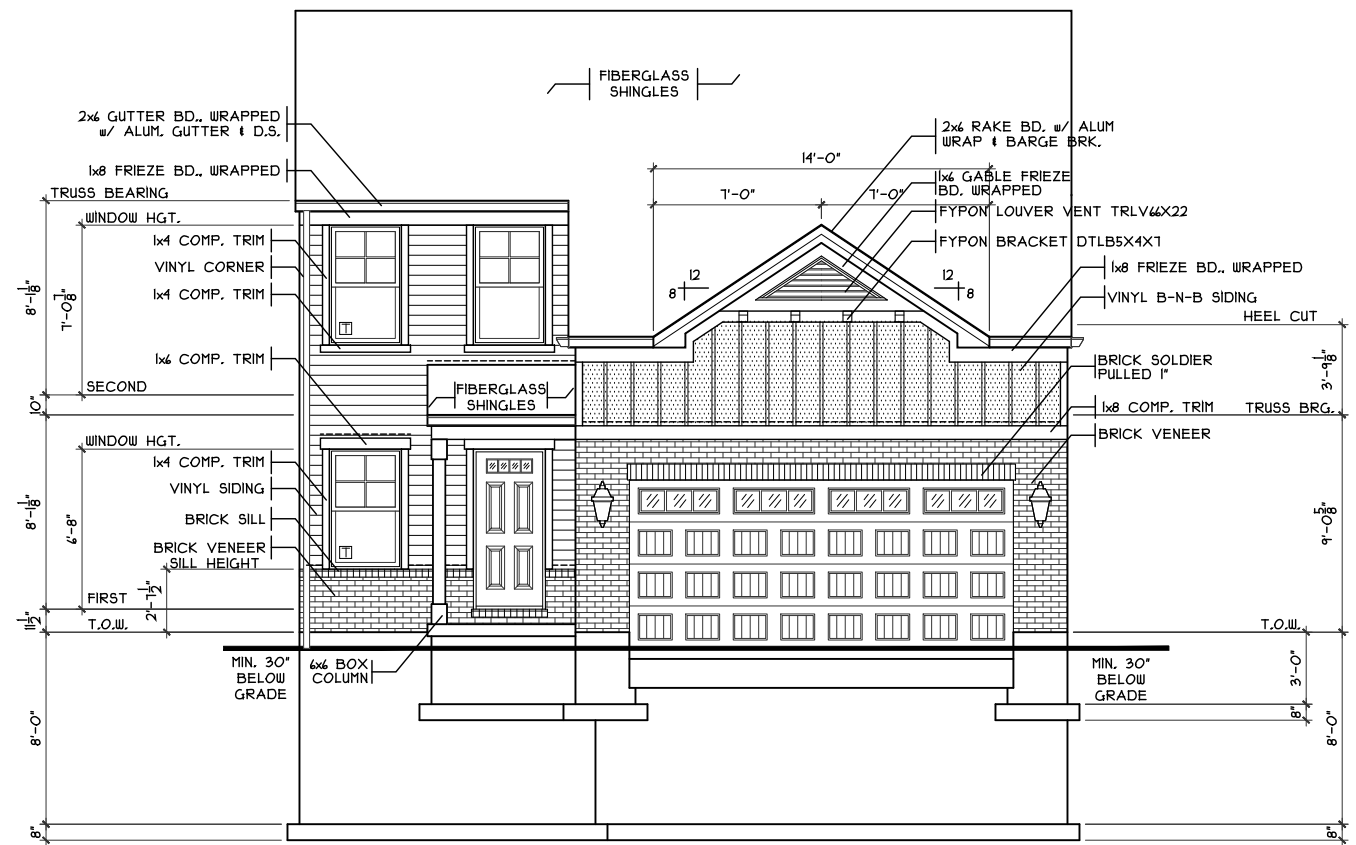
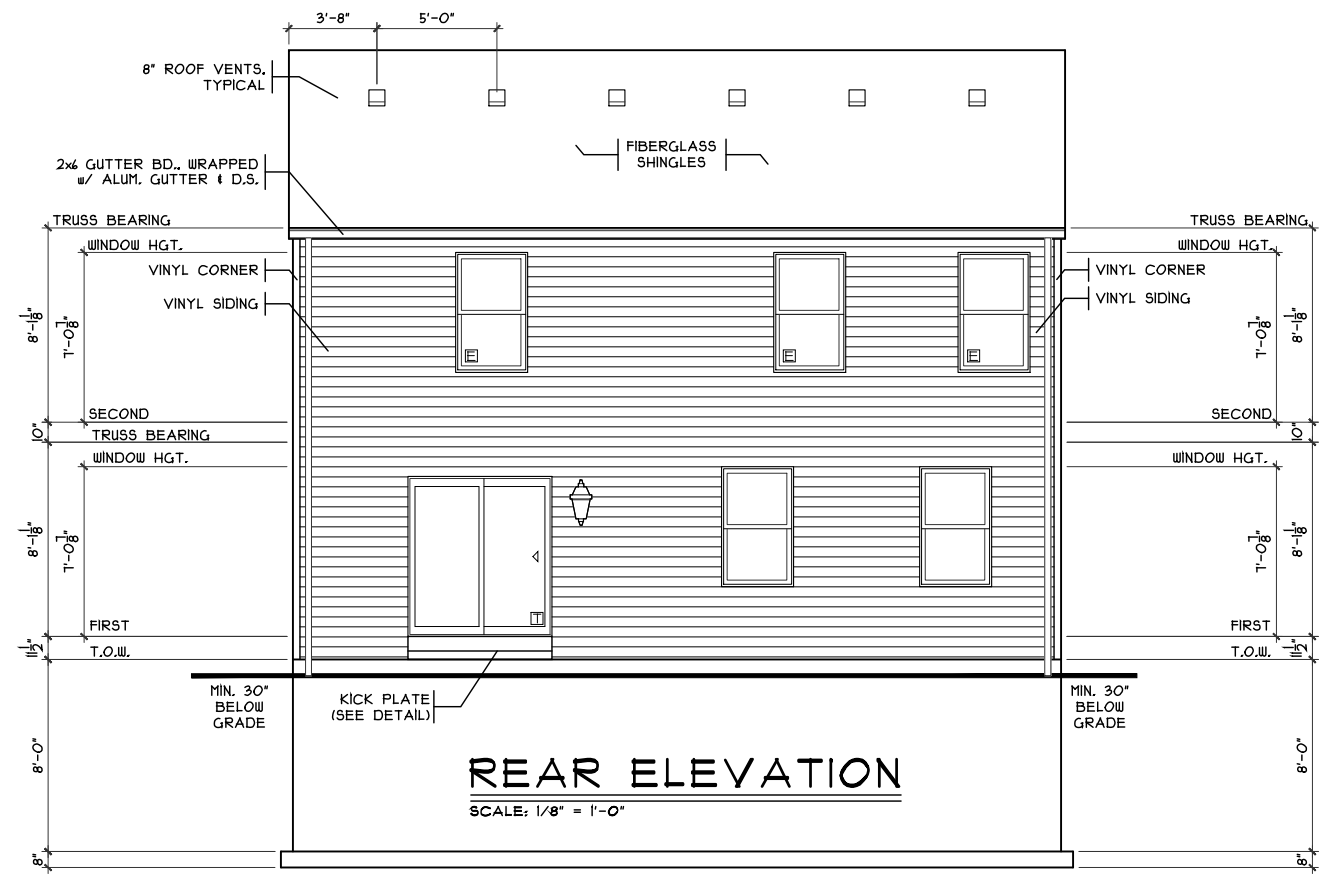
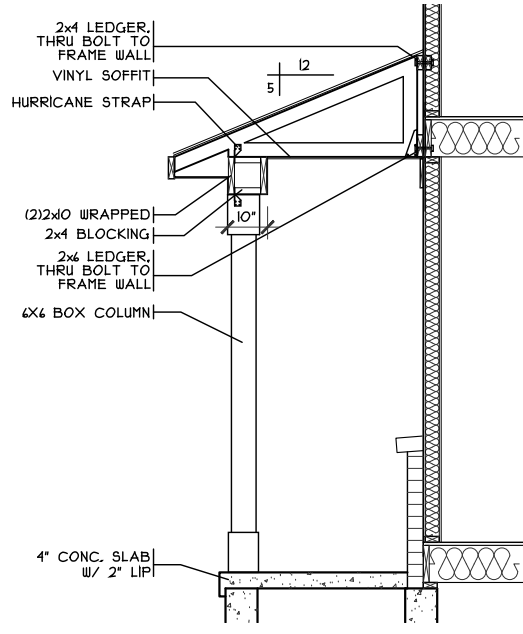
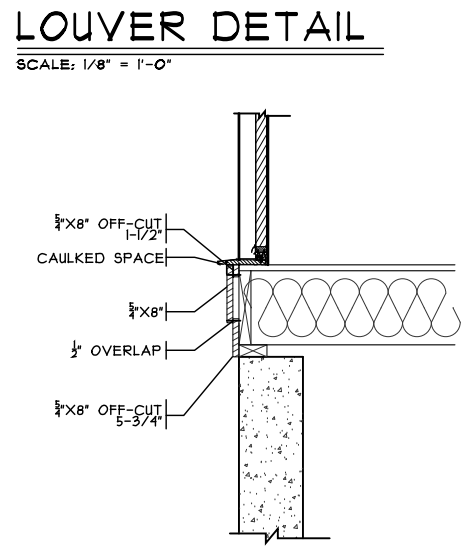
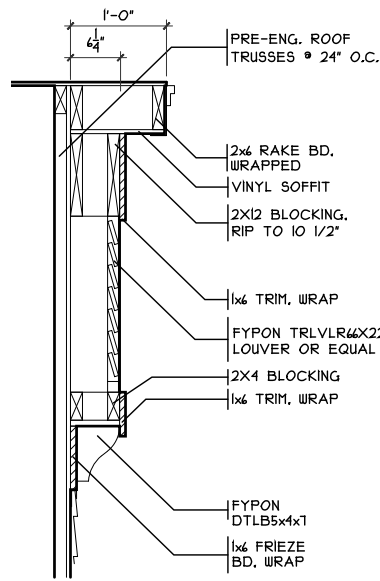
APEX
ENGINEERING & SURVEYING, INC.
1068 N. UNIVERSITY BLVD MIDDLETOWN, OHIO 45042
PH.-(513) 424-5202 OR (513) 932-8991 FAX - (513) 424-6202

REVISIONS:

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

PROJECT: COUNTRY CROSS
DRAWING: 221602PA

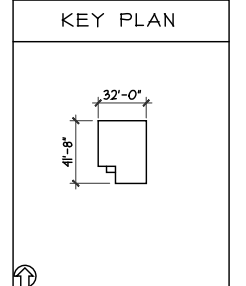
SHEET
1 OF 1



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

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.	
251683B4	
3	BDRMS
2.5	BATH
8	CAR GARAGE
1	1ST FLR. CLG.
SQUARE FOOTAGE	
TOTAL	1683
FIRST	189
SECOND	894
LOW. LEV. FIN.	N/A
LOWER (SLAB)	311
GAR. (SLAB)	311



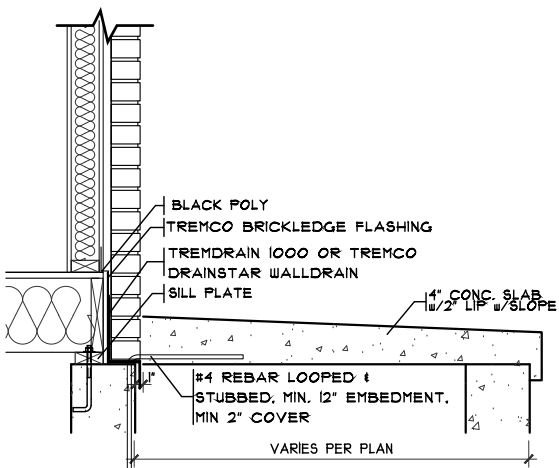
ISSUE DATES	
▲	8/16/22 REVISIONS

Front And Rear Elevations | Renaissance - CO-13 | Proposed Residence: Market Home | 88 Meadowgate Court | Country Crossing | Farmersville | Montgomery County

Plan: Luxor Basement | Date: 7.22.2022 | Drawn: DCJ | Scale: As Noted | Revised: | Sheet: 1 of 13

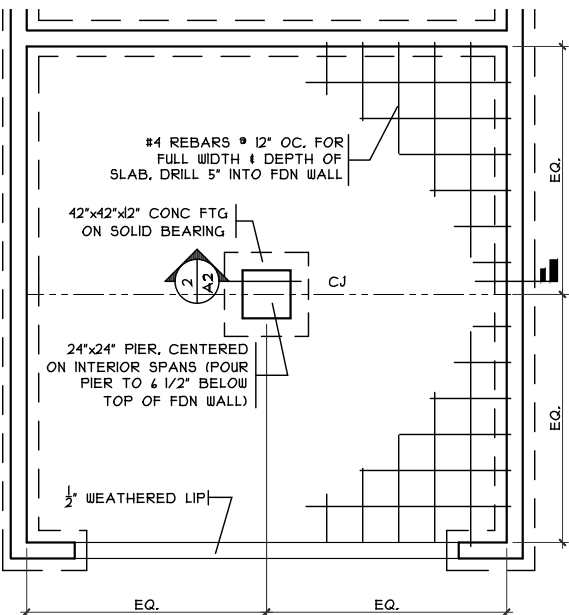
CRISTO HOMES
 7944 Tyers Place Blvd.
 West Chester, OH 45689
 513.755.0570 | www.cristohomes.com

A1



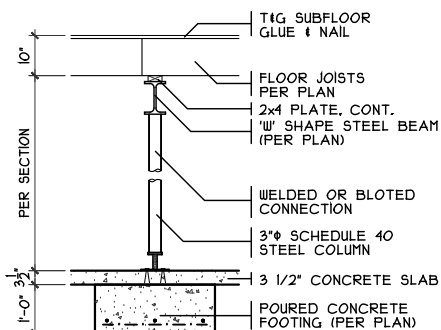
PORCH DETAIL

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



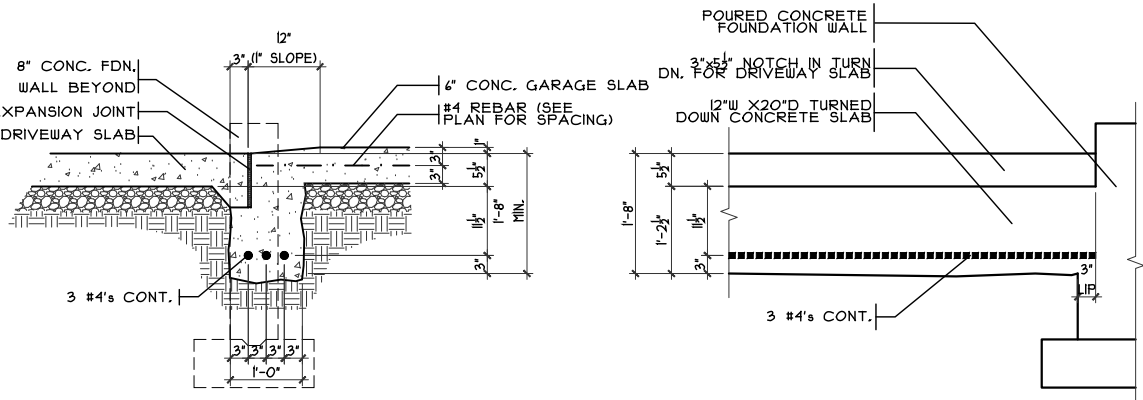
GRADE BM DETAIL

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



COLUMN DETAIL

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

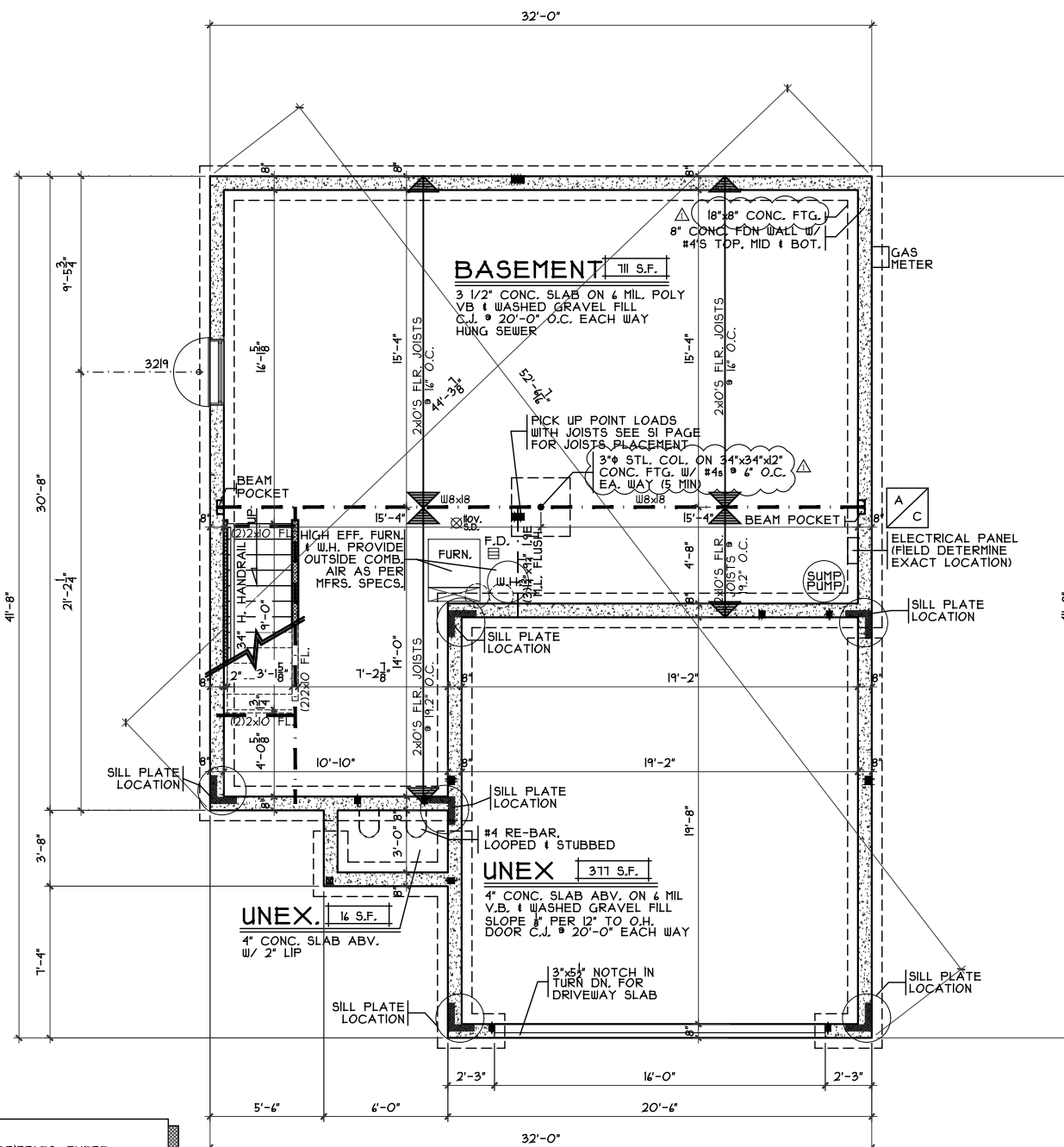


SECTION

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.

Foundation Plan

Plan: Luxor Basement
 Date: 7.22.2022
 Drawn: DCI
 Scale: As Noted
 Revised:
 Sheet: 3 of 13

Renaissance - CO-13

Proposed Residence:
 Market Home
 88 Meadowgate Court
 Country Crossing

Luxor Basement - B3 - Vinyl

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Issue Dates

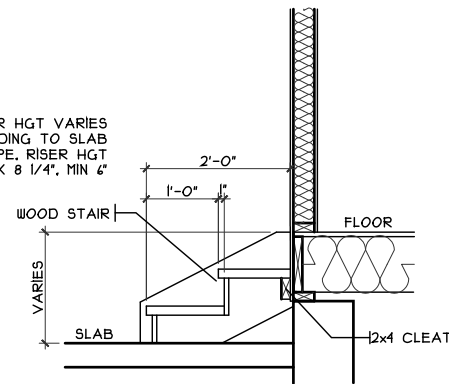


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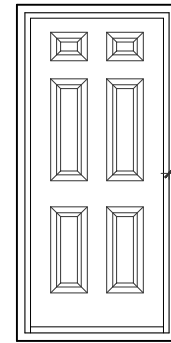
Farmersville
 Montgomery County

A2

RISER HGT VARIES
ACCORDING TO SLAB
SLOPE. RISER HGT
MAX 8 1/4", MIN 6"

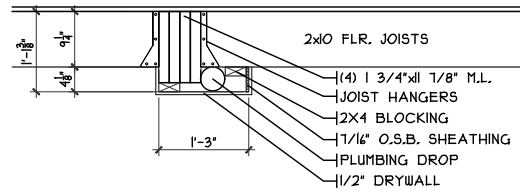


GARAGE STEPS
SCALE: 1/8" = 1'-0"



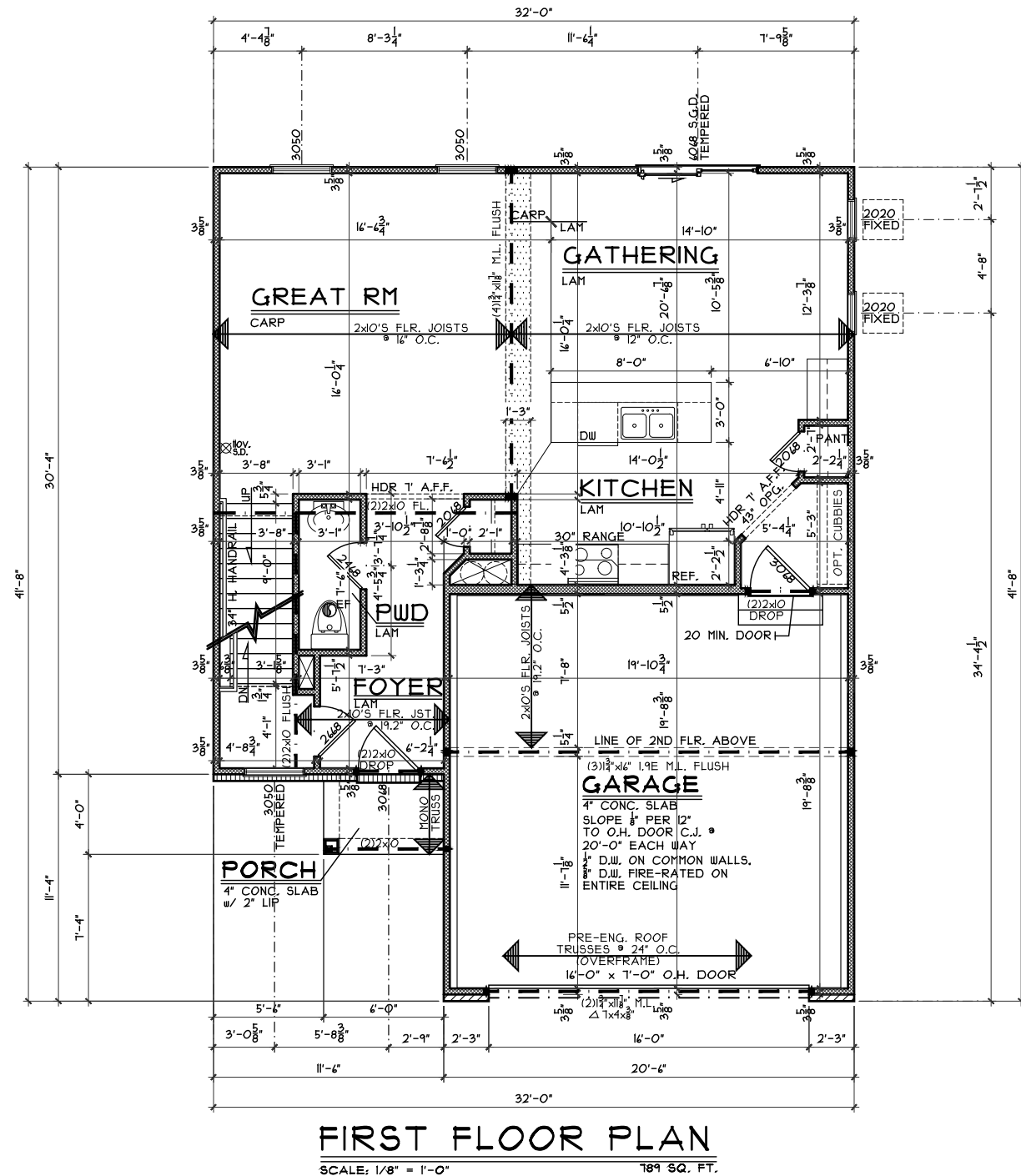
DOOR FRAMING DETAIL
SCALE: 1/4" = 1'-0"

PAD 2" AROUND
W/ 3. LAYER
DRYLINE (3/8")



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

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



First Floor Plan

Plan: Luxor Basement
Date: 7.22.2022
Drawn: DCJ
Scale: As Noted
Revised:
Sheet: 4 of 13



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Renaissance - CO-13

Proposed Residence:

Market Home

88 Meadowgate Court

Country Crossing

Farmersville

Montgomery County

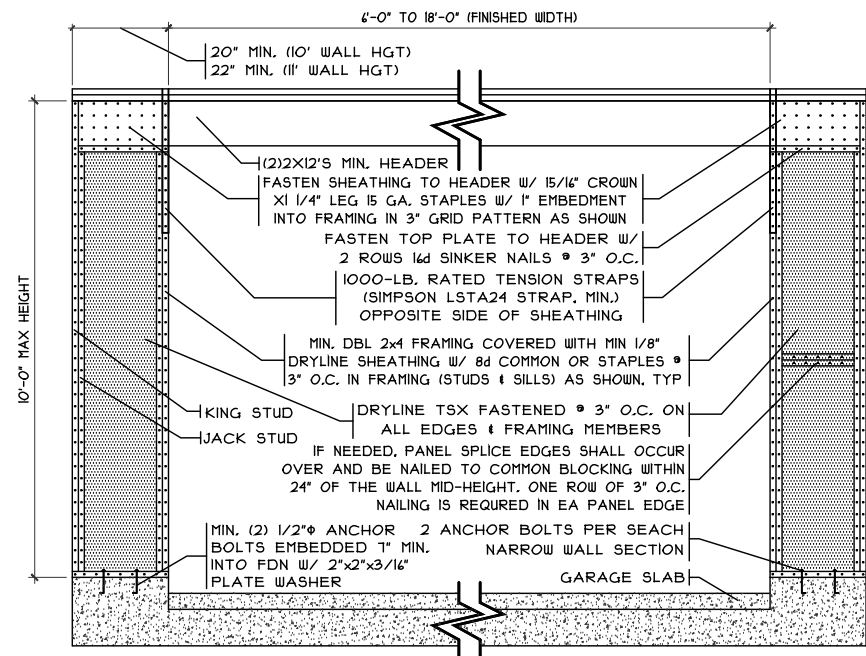
Luxor Basement - B3 - Vinyl

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Issue Dates

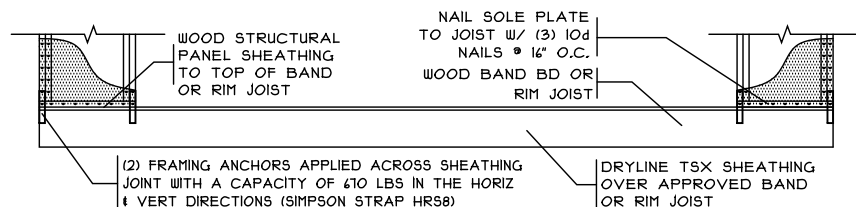
Review

A3



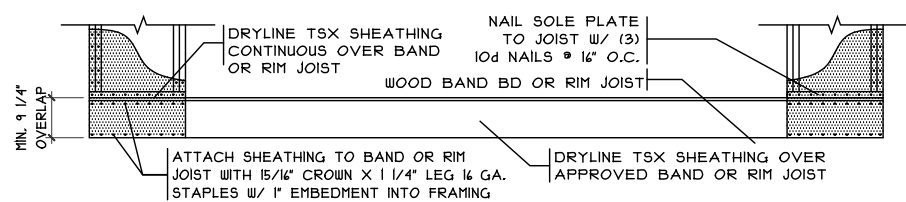
WALL OVER POURED FOUNDATION

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



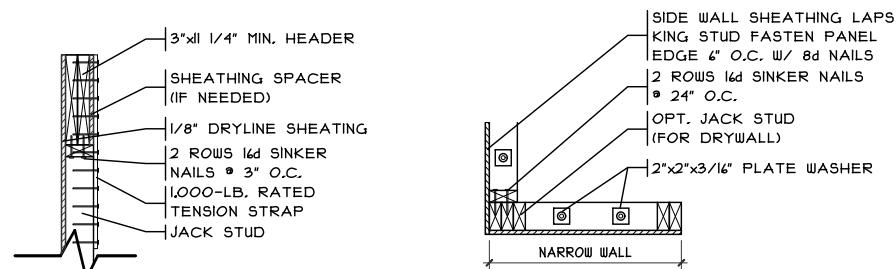
WALL OVER RAISED WOOD FLOOR

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



WALL OVER RAISED WOOD FLOOR

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



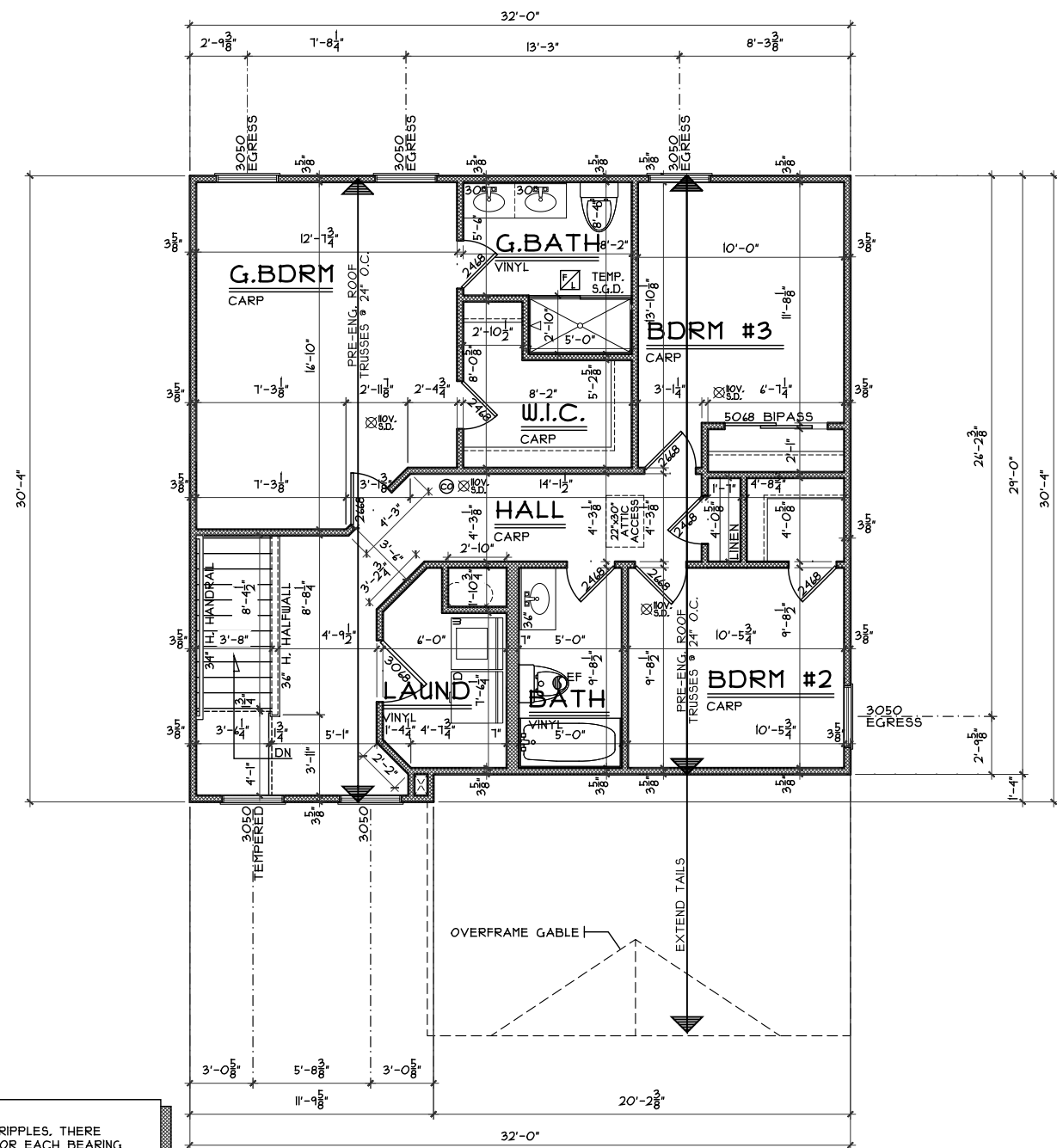
SECTION
1" = 1'-0"

PLAN VIEW
1" = 1'-0"

METHOD CS-PF CONTINUOUSLY SHEATHED PORTAL FRAME PANEL CONSTRUCTION

SCALE PER DETAIL

POURED WALL FDN



SECOND FLOOR PLAN

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

894 SQ. FT.

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

Second Floor Plan

Plan: Luxor Basement
 Date: 7.22.2022
 Drawn: DCI
 Scale: As Noted
 Revised:
 Sheet: 5 of 13



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Renaissance - CO-13

Proposed Residence:

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 Country Crossing

Luxor Basement - B3 - Vinyl

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Issue Dates

Review

A4