

CO 16

82 Meadowgate Court

Farmersville, OH 45325

Hanging sewer system

1 Story Basement

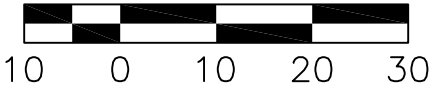
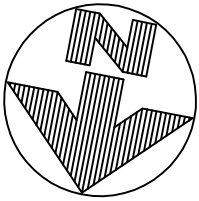
2 hose bibs with valves

ice maker

1 tub

1 shower

Gas Furnace



PROPOSED RESIDENCE
82 MEADOWGATE COURT

PLOT PLAN

LOT 16 (10,880 SF) 0.250 ACRES

COUNTRY CROSSING

VILLAGE OF FARMERSVILLE

MONTGOMERY COUNTY, OHIO

FOR: CRISTO HOMES

HUNG SEWER

****NOTE: WATER SERVICE
LATERAL TERMINATES UNDER
PROPOSED CONCRETE DRIVE****

SETBACKS:
FRONT YARD=25'
REAR YARD=40'
SIDE YARD=10'

C24
R=50.00'
L=36.14'

SUGGESTED BUILDING PAD ELEVATION=862.3
PER CONSTRUCTION PLANS

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.

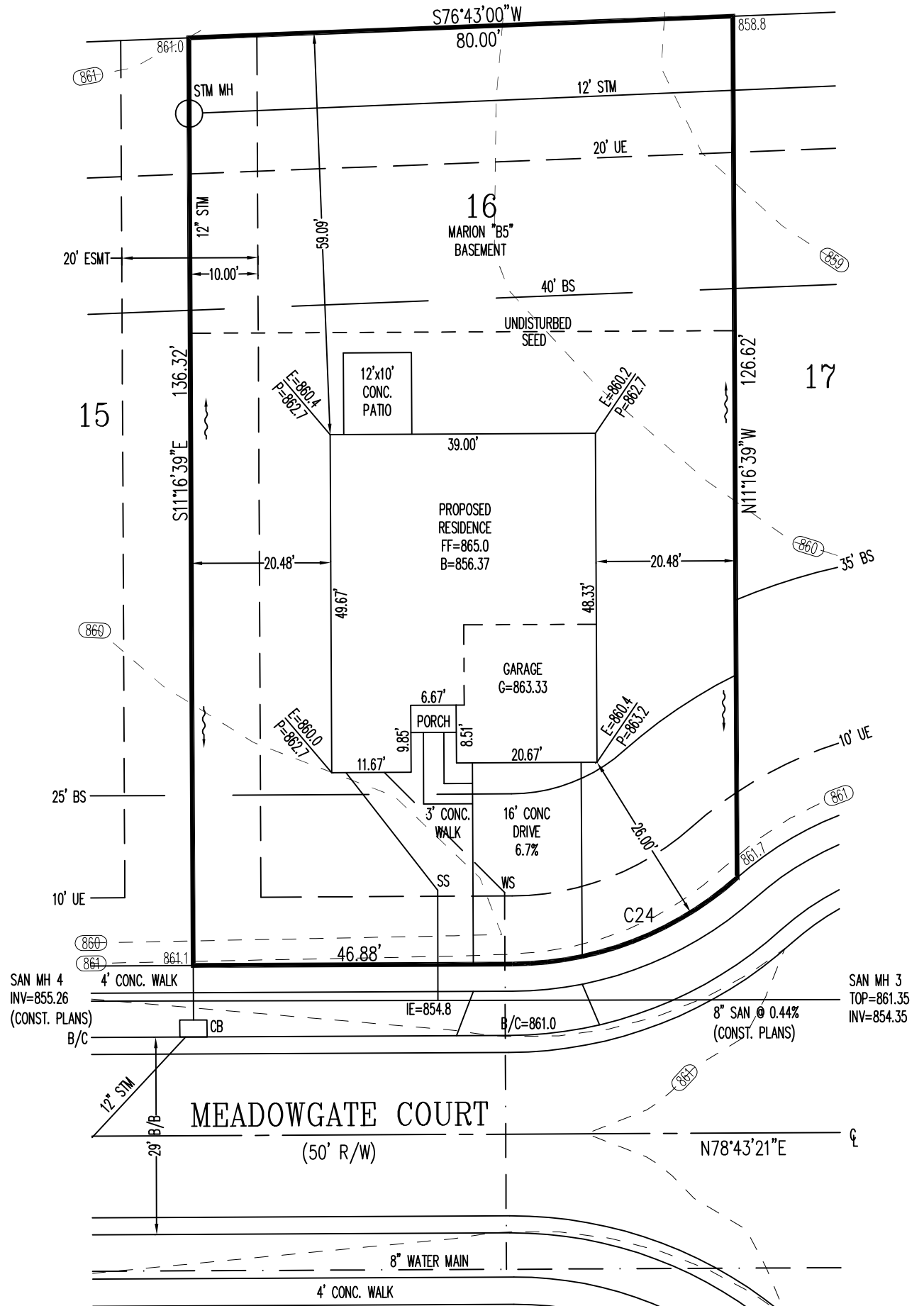
A STANDARD FORMULA WAS USED TO DETERMINE FINISH
FLOOR GRADE. FINAL FINISH FLOOR ELEVATION IS
CONTRACTOR'S RESPONSIBILITY.

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.

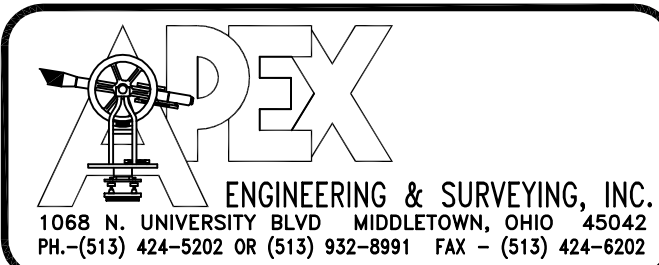


QUANTITIES

TOTAL LOT AREA	10880	sq. ft.
CITY WALK	267	sq. ft.
HOUSE WALK	44	sq. ft.
DRIVE	534	sq. ft.
APRON	121	sq. ft.
PATIO AND PORCHES	147	sq. ft.
DECK	0	sq. ft.
SEEDING AREA	5180	sq. ft.
UNDISTURBED AREA	3583	sq. ft.



SCALE: 1"=20'
DATE: 4/27/2023
DRAWN: DM
DESIGNED:
CHECKED: JLS

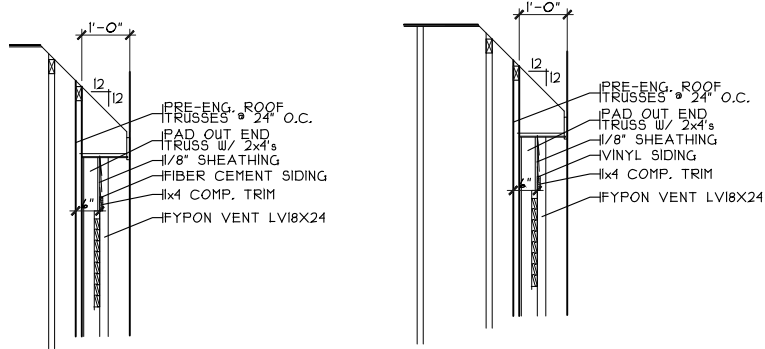


REVISIONS:

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

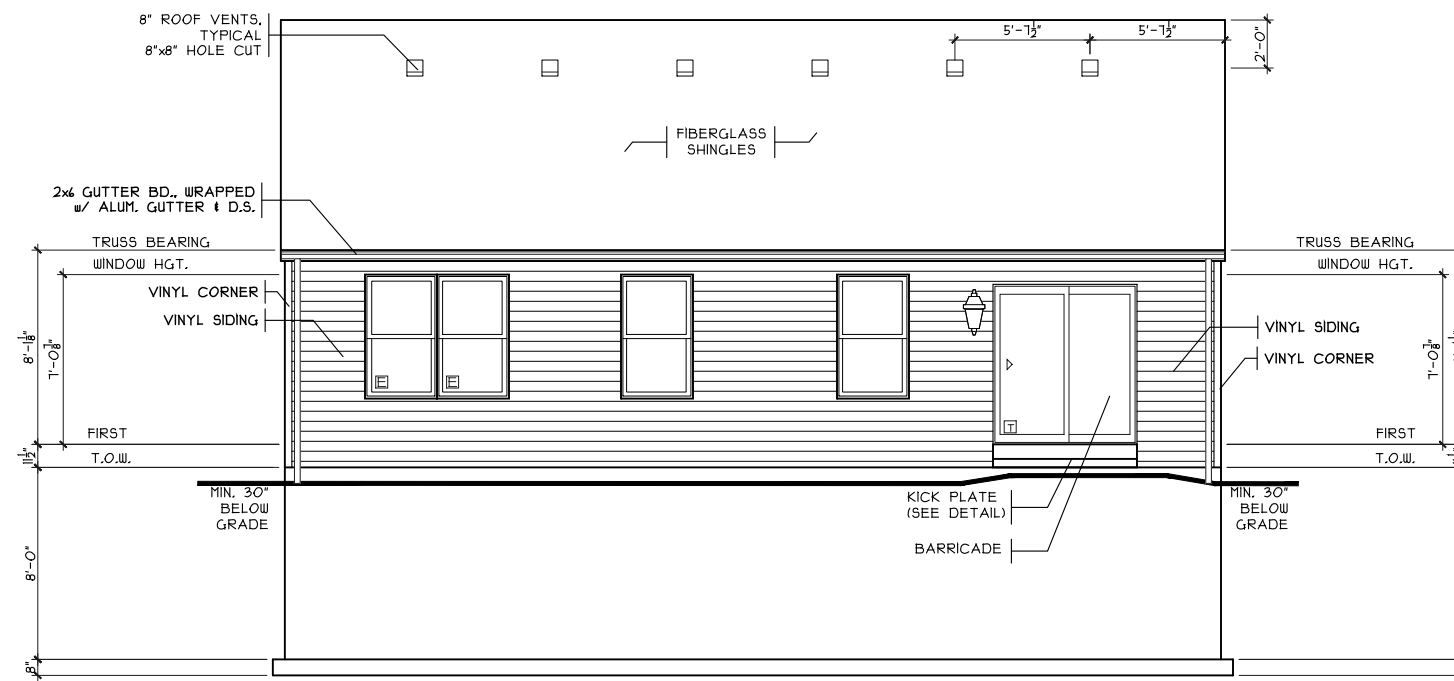
PROJECT: COUNTRYCROSSING
DRAWING: 230818PA

SHEET
1 OF 1



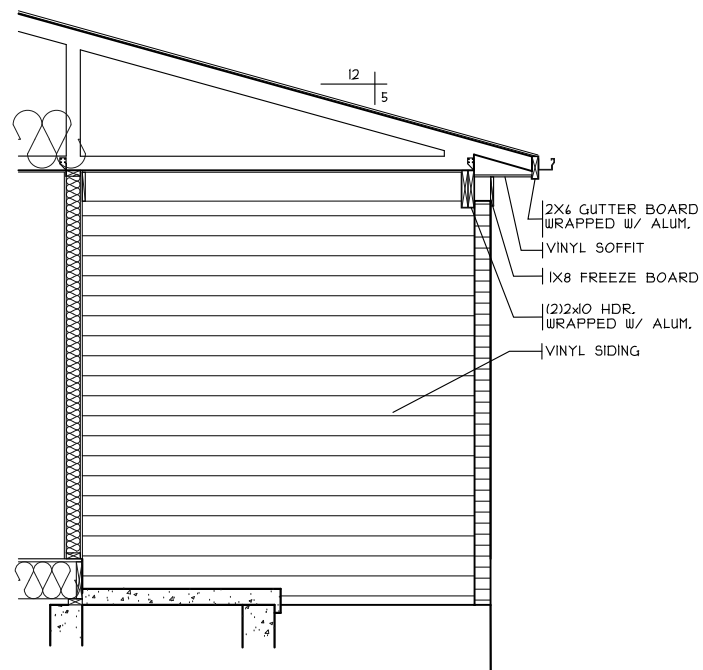
LOUVER VENT DETAIL

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



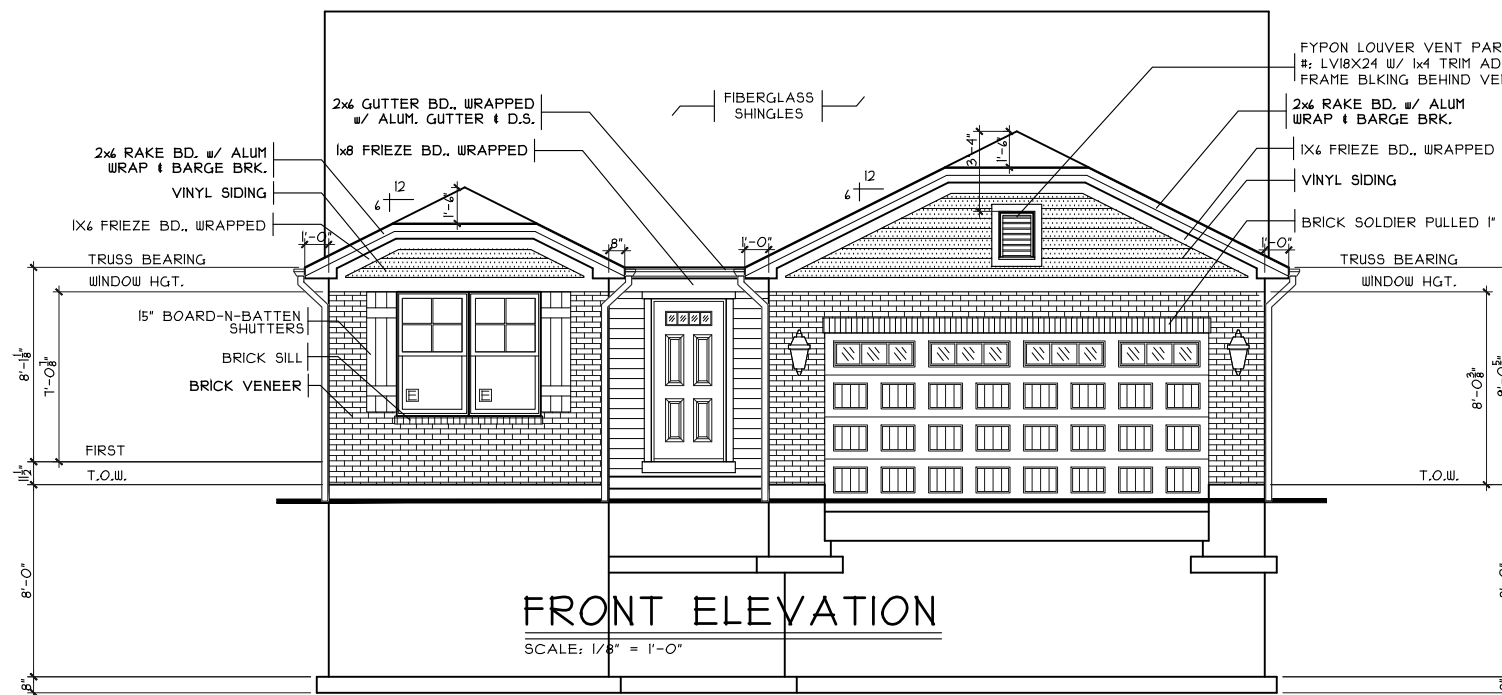
REAR ELEVATION

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



PORCH DETAIL

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



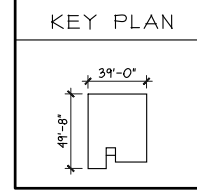
FRONT ELEVATION

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	Portal Framing Detail/ Typical Wall Sections/Stair Section
A5	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"

R1421B3 PLAN INFO	
3	BDRMS
2	BATHS
2	CAR GARAGE
8	1ST FLR. CLG.
SQUARE FOOTAGE	
TOTAL	1421
UPPER	1421
LOWER (FINISH)	N/A
LOWER (SLAB)	1305
GARAGE (SLAB)	315



Front And Rear Elevations

Plan: Marion Basement
 Date: 4/21/23
 Drawn: JRK
 Scale: As Noted
 Revised: 6/6/23
 Sheet: 1 of 8

Proposed Residence:
 Market Home
 82 Meadowgate Court
 Country Crossing Lot 16

Renaissance - CO-16

Marion Basement - B5 - Vinyl

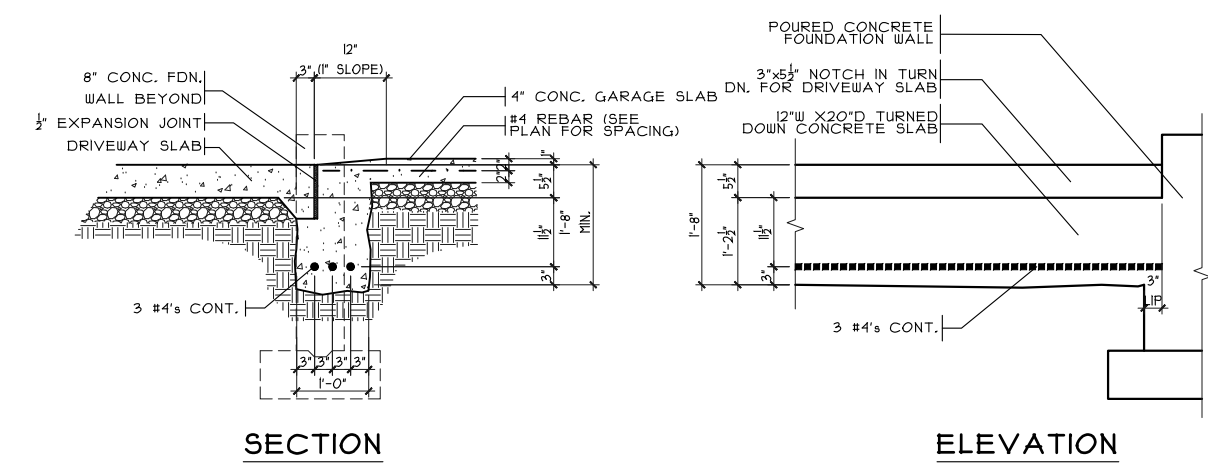
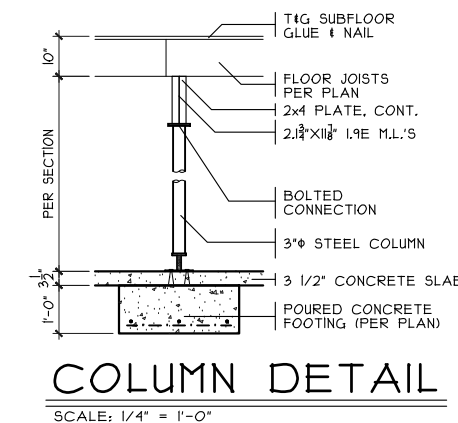
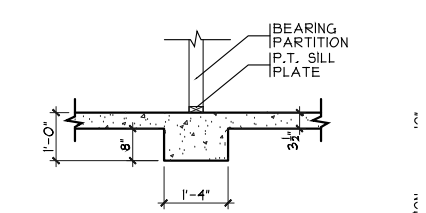
CRISTO HOMES
 7594-A Tylers Place Blvd.
 West Chester, OH 45069
 513.755.0570 www.cristohomes.com

Farmersville
 Montgomery County

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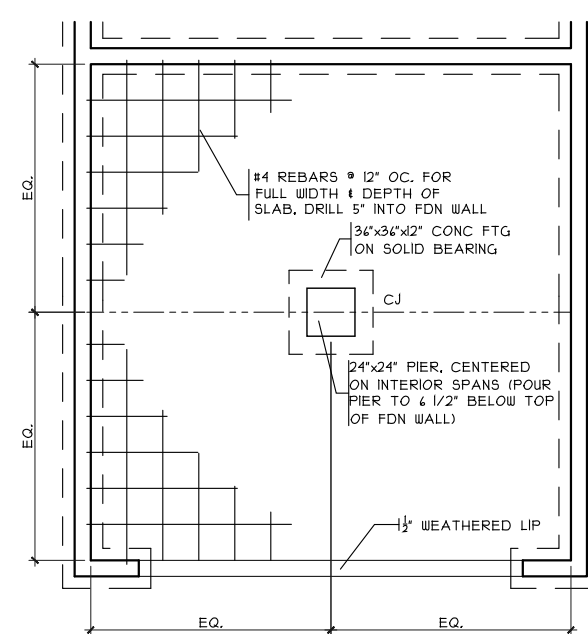
THICKENED SLAB

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



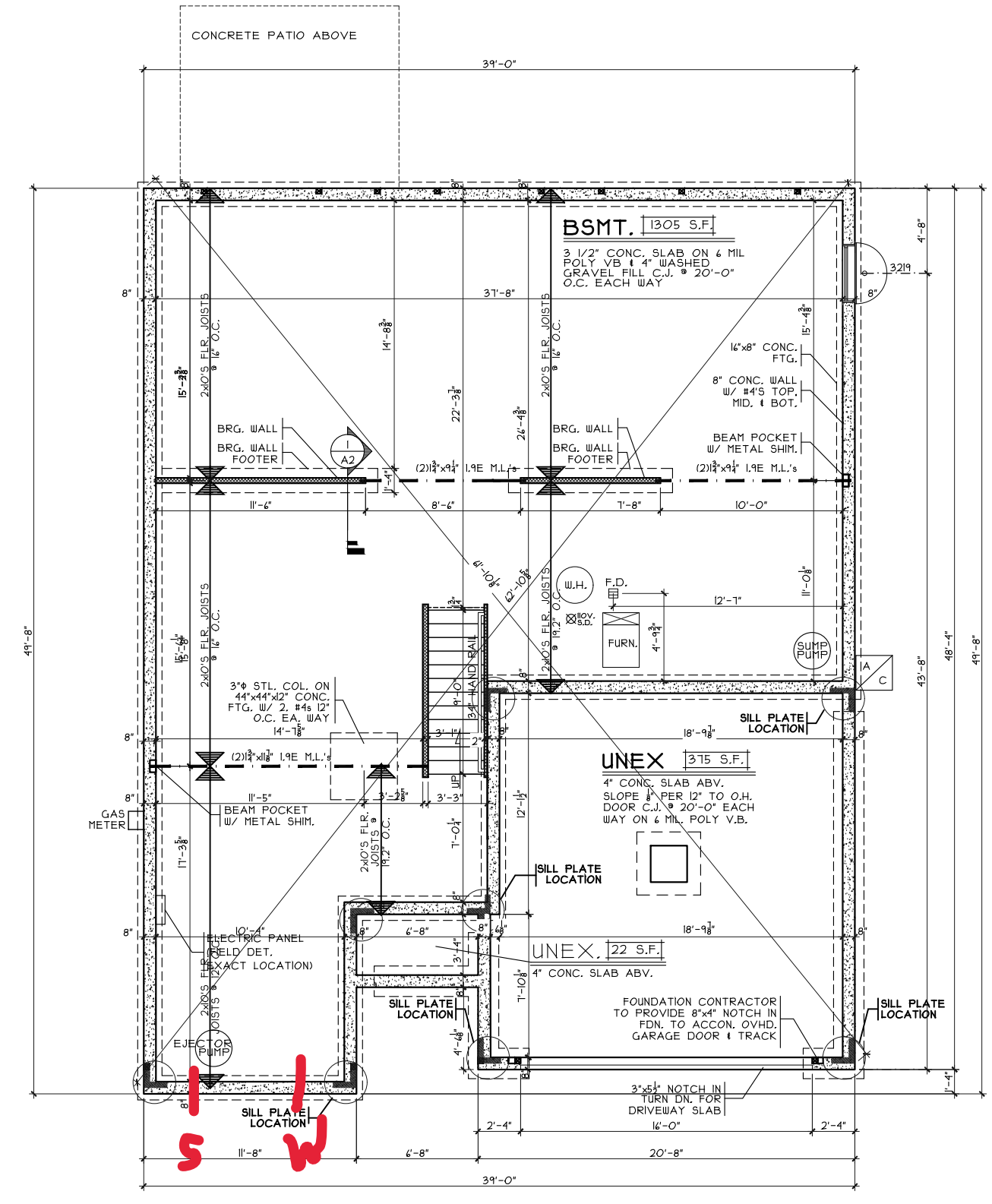
GARAGE DOOR GRADE BM

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



GRADE BM DETAIL

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



FOUNDATION PLAN

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

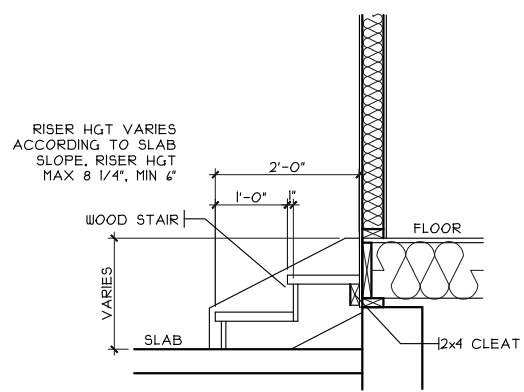
Foundation Plan
 Plan: Marion Basement
 Date: 4/21/23
 Drawn: JRK
 Scale: As Noted
 Revised: 6/6/23
 Sheet: 6 of 8

Proposed Residence:
 Market Home
 82 Meadowgate Court
 Country Crossing Lot 16

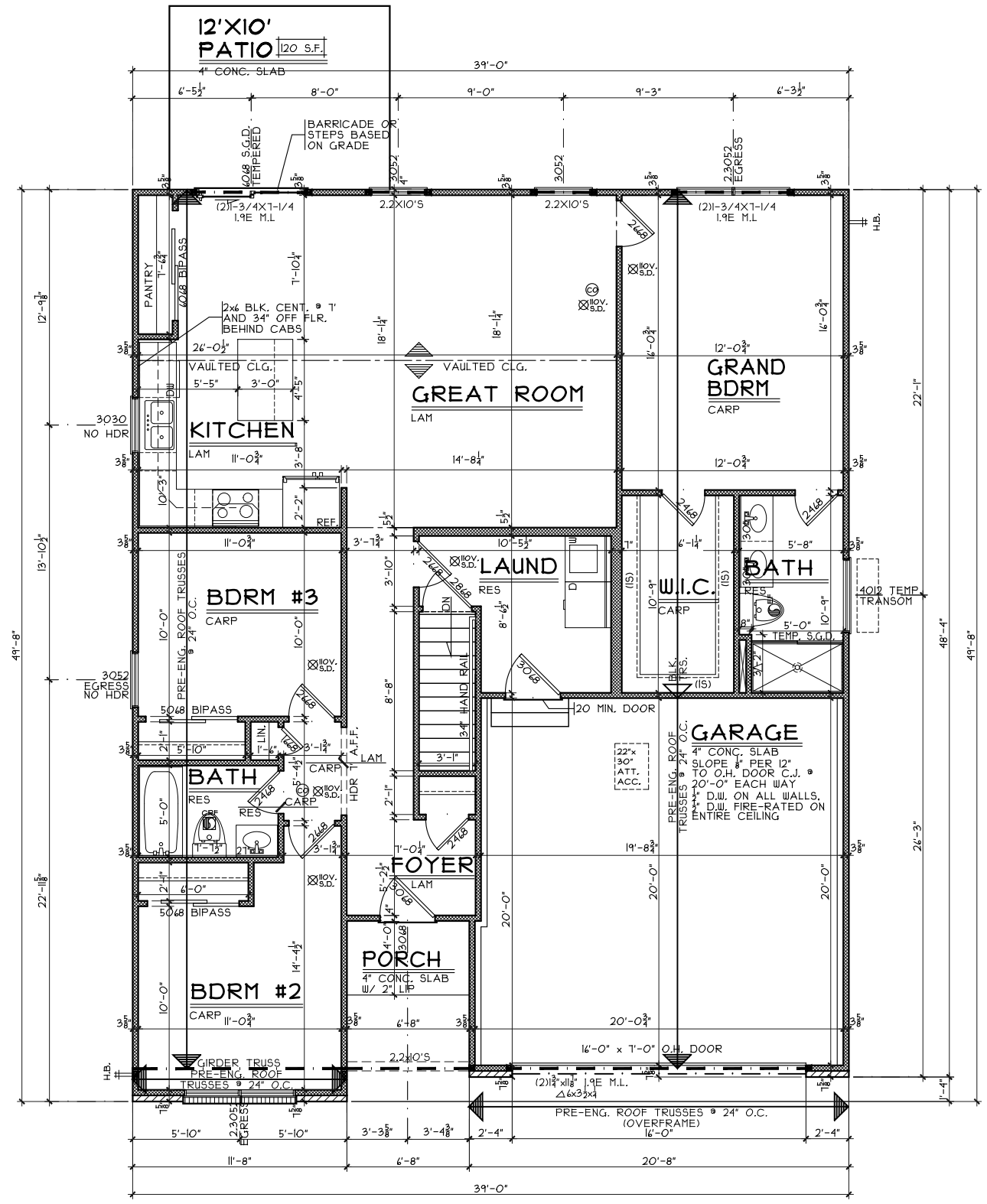
Renaissance - CO-16
 Farmerville
 Montgomery County

Marion Basement - B5 - Vinyl
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GARAGE STEPS
SCALE: 1/8" = 1'-0"



FIRST FLOOR PLAN
SCALE: 1/8" = 1'-0" 1421 S.F.

First Floor Plan
Plan: Marion Basement
Date: 4/21/23
Drawn: JRK
Scale: As Noted
Revised: 6/6/23
Sheet: 8 of 8

Renaissance - CO-16
Proposed Residence:
Market Home
82 Meadowgate Court
Country Crossing Lot 16

Marion Basement - B5 - Vinyl
Farmersville
Montgomery County

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Review	Issue Dates

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A3