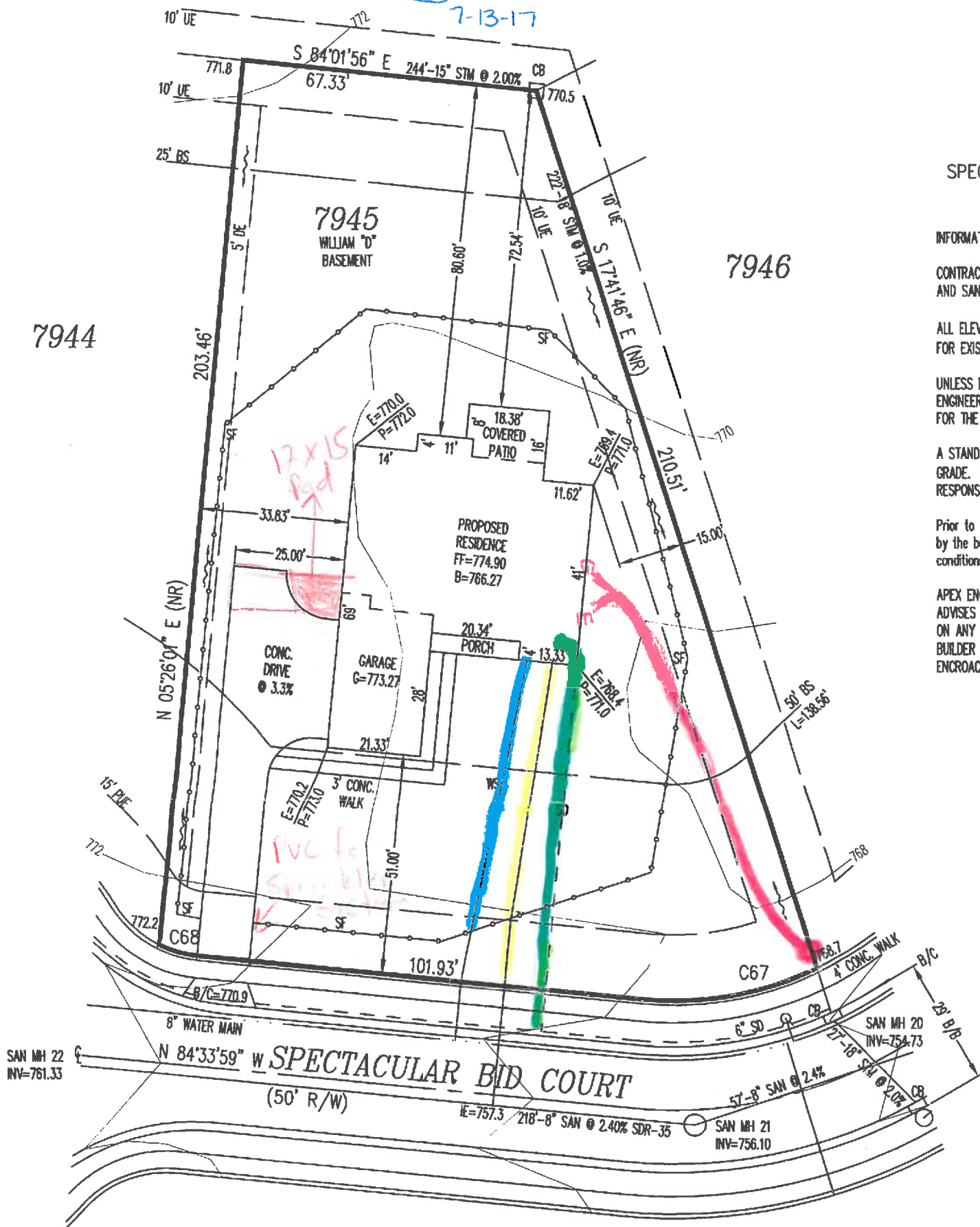


REDLINE

8/21/17

PLOT PLAN
 LOT 7945 (22,533 SF) 0.5178 AC.
 TRIPLE CROWN AT KEENELAND ESTATES
 SECTION 12, TOWN 4, RANGE 3
 CITY OF LEBANON, WARREN COUNTY OHIO
 FOR: JOHN HENRY HOMES

JR
7-13-17



SPECTACULAR BID COURT

INFORMATION FROM CONSTRUCTION DRAWINGS.

CONTRACTOR IS TO VERIFY LOCATION AND DEPTH OF WATER AND SANITARY SERVICES BEFORE CONSTRUCTION.

ALL ELEVATIONS ARE EXISTING UNLESS SPECIFIED WITH AN "E" FOR EXISTING OR A "P" FOR PROPOSED.

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.

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

Prior to construction, a geotechnical report shall be obtained by the builder. Apex assumes no responsibility for soil conditions.

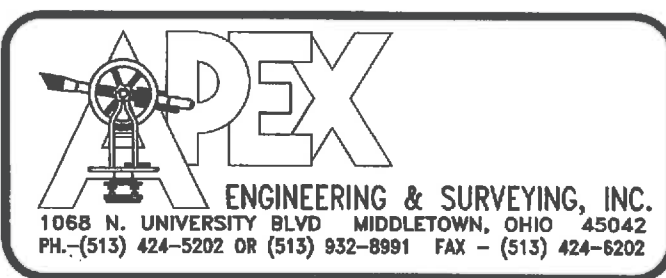
APEX ENGINEERING & SURVEYING INC. ADVISES AGAINST HOLDING THE MINIMUM REQUIRED DISTANCE ON ANY AND ALL SETBACKS, FRONT, REAR, AND SIDES. THE BUILDER ASSUMES ALL RESPONSIBILITIES FOR ANY BUILDING ENCROACHMENTS THAT MAY OCCUR.

SETBACKS:
 FRONT = 50'
 REAR = 25'
 SIDE = 10' MIN. / 25' TOTAL

C67	C68
R=75.00'	R=25.00'
L=41.02'	L=9.29'

RBM
JRM

SCALE: 1" = 30'
 DATE: 07-10-17
 DRAWN: JLL
 DESIGNED:
 CHECKED: KRC



REVISIONS:
 1.
 2.
 3.
 4.

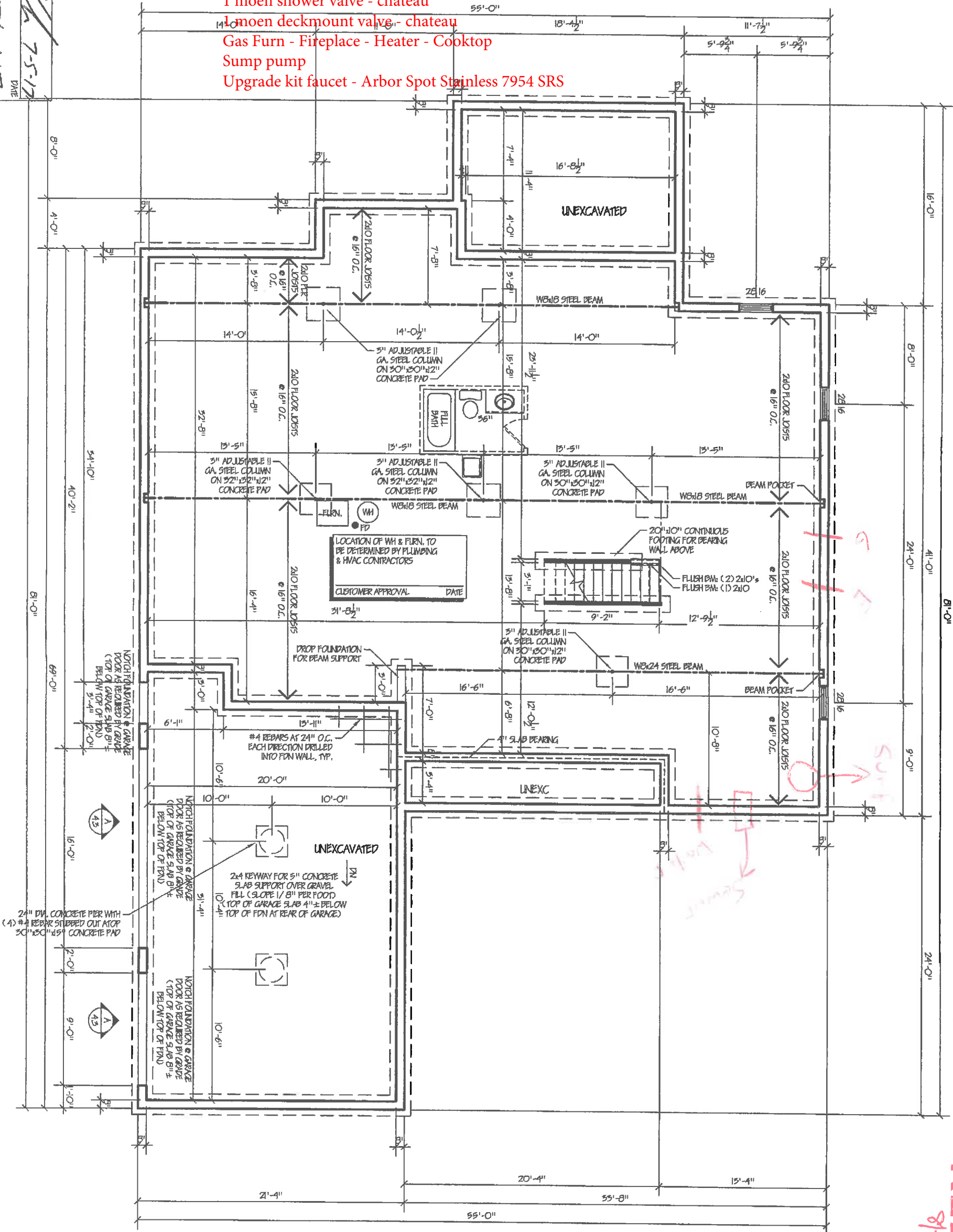
PROJECT: KEENELAND	SHEET
DRAWING: 171201PA	1 OF 1

NOTE:
- ALL DIMENSIONS ARE TO FOUNDATION UNLESS NOTED OTHERWISE

- ice maker
- Builder furnish soaking tub and kitchen faucet
- 75 Gal Power Vent
- 1 moen deckmount valve - chateau
- Tub and shower bases only - wall tile all baths ???
- Finished basement
- Finished full bath in basement
- Laundry tub in basement
- Laundry tub in washer room
- 4 lavs - Voss Chrome 2 handle 6901C
- 3 comfort height elongated toilets
- 2 moen t/s valves - chateau
- 1 moen shower valve - chateau
- Gas Furn - Fireplace - Heater - Cooktop
- Sump pump
- Upgrade kit faucet - Arbor Spot Stainless 7954 SRS

DESIGNER APPROVAL: *[Signature]* DATE: 7-5-17
 CUSTOMER APPROVAL: *[Signature]* DATE: 7/5/17

[Handwritten initials]
 PRM



FOUNDATION PLAN

ELEV. 'D' Scale: 1/8" = 1'-0" (11x17)



Sheet 2.1 Foundation Plan	Designed By: Assoc's & Enzweiler	Builder: John Henry Homes
	Proposed Residence For: William	Homeowner:
	Location: Keeneland Estates Lot# 7945	Date:

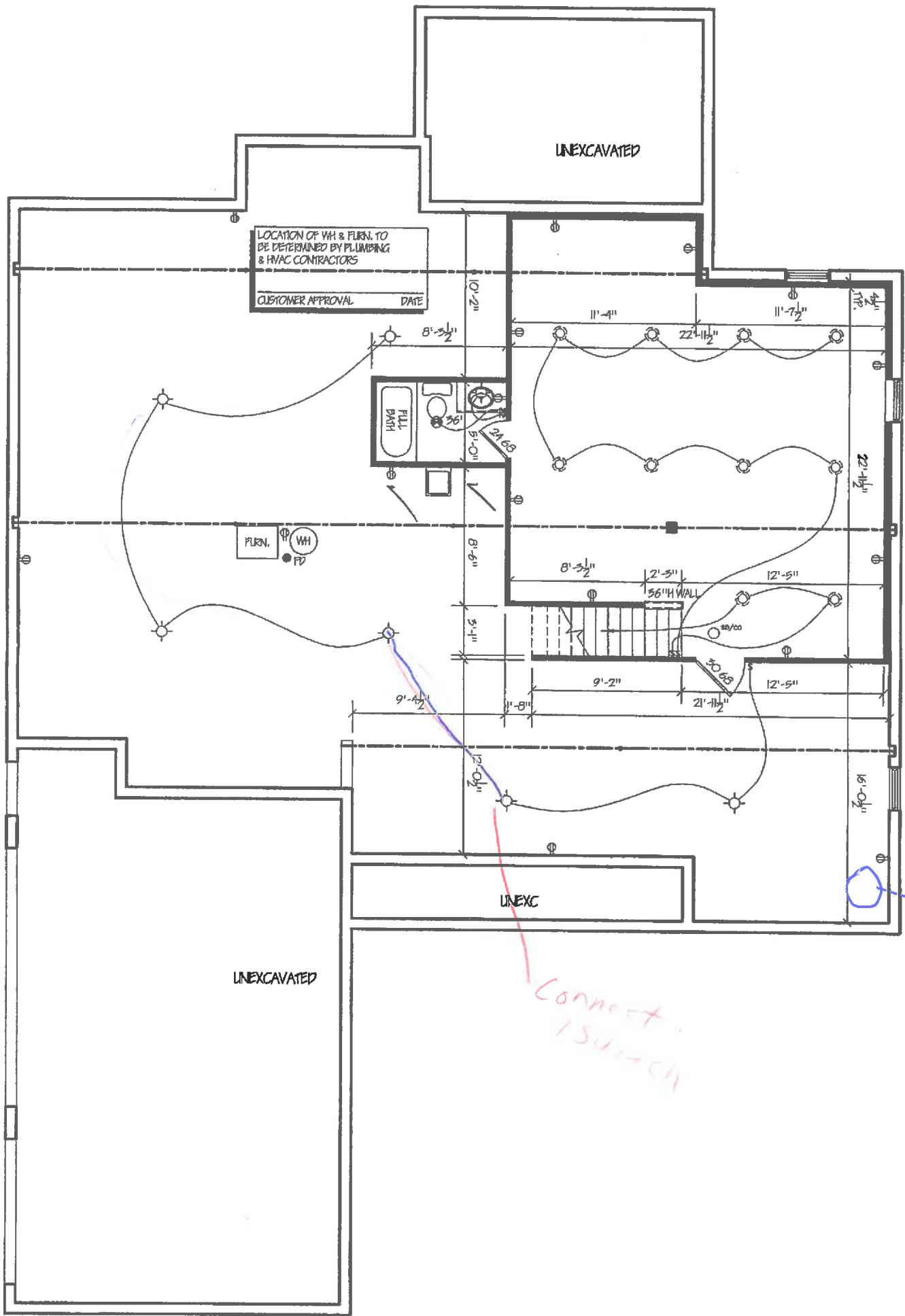
Miscellaneous Revisions	06-30-17
Revised front porch elevation per Josh	06-21-17
Issued For Construction	06-21-17
Issued For Review	06-28-17

ASSOCIATES &
ENZWEILER
 RESIDENTIAL DESIGN SPECIALISTS
 6402 EAST ALEXANDRA PIKE
 COLD SPRING, KY 41076
 502-695-2721

NOTE:
- ALL DIMENSIONS ARE TO FOUNDATION UNLESS NOTED OTHERWISE

FINISHED LOWER LEVEL NOTES:
- ALL WOOD FRAMING MEMBERS IN CONTACT WITH CONCRETE FLOOR OR WALLS TO BE PRESSURE TREATED
- HVAC & PLUMBING CONTRACTORS TO RECONSTRUCT ANY GATE COMBINATION AIR OR INCREASE COMBINATION AIR TO RECOVERING AREA OF UNFINISHED BASEMENT
- PROVIDE 4" DUCT FROM EXTERIOR TO FLOOR FINANCE RETURN DUCT WITH MANUAL DAMPER

MECHANICAL LEGEND			
⊕	SINK	⊕	SHOULDER DETECTOR
⊕	LIGHT FIXTURE	⊕	SHOULDER DETECTOR / CARBON MONOXIDE SENSITIVE CONDO
⊕	FULL CROWN LIGHT	⊕	WEATHERSTROKE OUTLET
⊕	RECESSED LIGHT	⊕	PARALLEL OUTLET
⊕	RECESSED MECHANICAL	⊕	TRAY / PANVE OUTLET
⊕	FLOOD LIGHT	⊕	PHONE JACK
⊕	FLUORESCENT LIGHT	⊕	COPE TV JACK
⊕	CEILING FAN & LIGHT FIXTURE	⊕	BAATH FAN
⊕		⊕	HOSE REEL



FINISHED LOWER LEVEL PLAN

ELEV. 'D'

Scale: 1/8" = 1'-0" (11x17)

REDLINE

8/21/17

Sheet 2.2
 Fin. Lower Level Plan

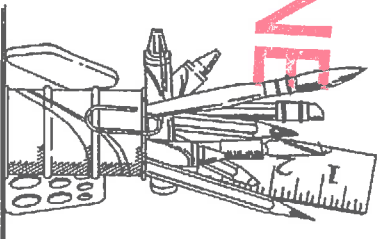
Designed By:
Assoc's & Enzweiler
 Proposed Residence For:
William

Builder:
John Henry Homes
 Homeowner:

 Location:
Keeneland Estates Lot# 7945

Revision	Date
Miscellaneous Revisions	06-30-17
Revised front porch/ elevation per Josh	06-21-17
Issued For Construction	06-21-17
Issued For Review	06-28-17

ASSOCIATES &
ENZWEILER
 RESIDENTIAL DESIGN STRATEGISTS
 6402 EAST ALEXANDRIA PIKE
 COLD SPRING, NY 11076
 516-655-3721



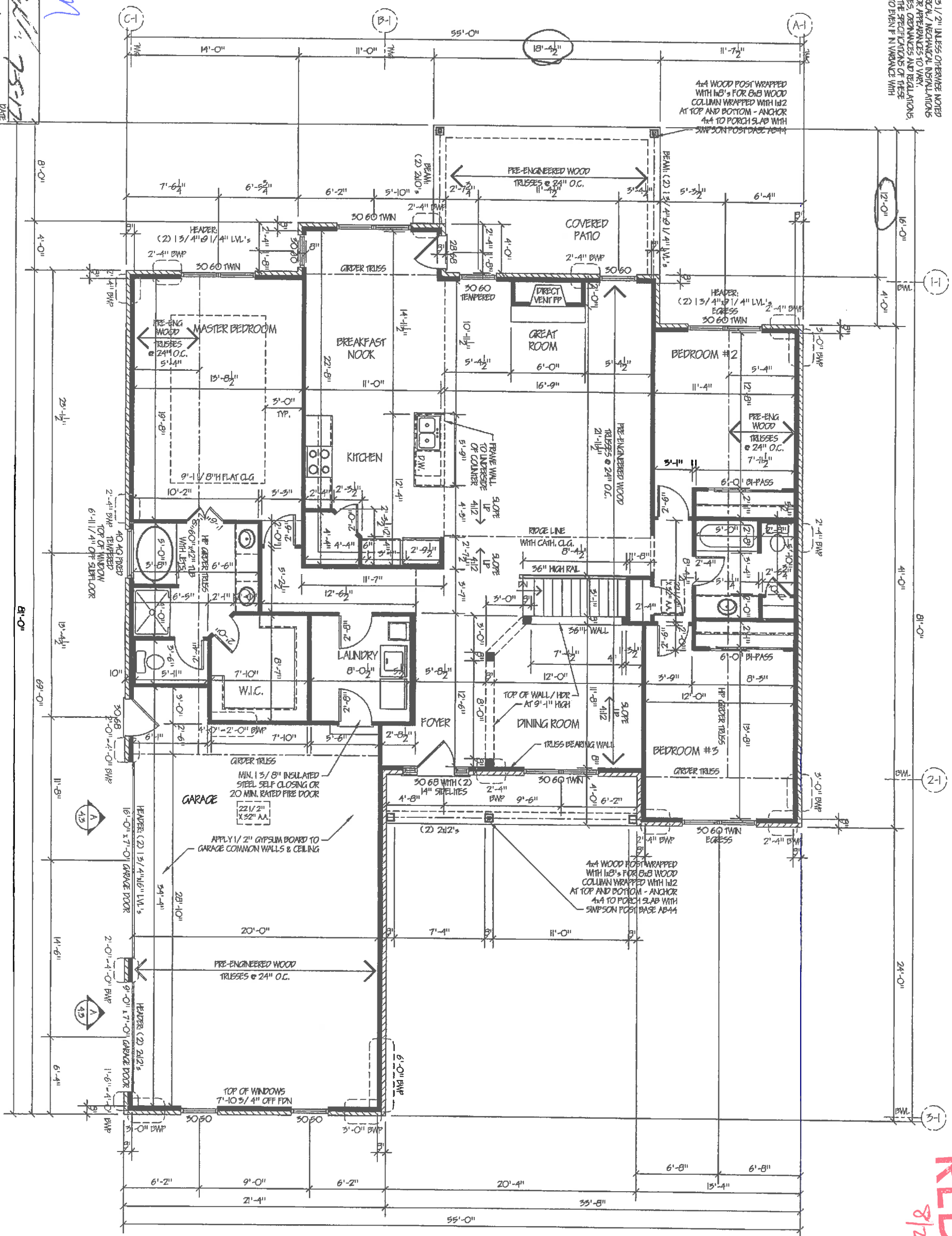
CUSTOMER APPROVAL: *[Signature]* 7-5-17
 DATE: 7/5/17
 CUSTOMER APPROVAL: *[Signature]*

PSM
 JMM

NOTE:
 - ALL INTERIOR WALL DIMENSIONS ARE 3/4" UNLESS OTHERWISE NOTED
 - CONSTRUCTION METHODS AND ELECTRICAL / MECHANICAL INSTALLATIONS MAY VARY. ROOM SIZES AND EXTERIOR APPEARANCES TO VARY.
 - ALL FRAMING, STAIR AND LOCAL CORNER ORGANIZATIONS AND DETAILINGS, ETC. SHALL BE CONSIDERED PART OF THE SPECIFICATIONS OF THESE DRAWINGS AND ARE TO BE ADHERED TO EVEN IN VARIANCE WITH THESE DOCUMENTS.

CLIENT APPROVAL
 CUSTOMER APPROVAL
 DATE 7/5/17

PGM
 PGM



FIRST FLOOR FRAMING PLAN

ELEV. 'D'

Scale: 1/8" = 1'-0" (11x17)

REDLINE
 8/21/17

Sheet 3.1
 First Floor Framing Plan

Designed By:
 Assoc's & Enzweiler
 Proposed Residence For:
 William

Builder:
 John Henry Homes
 Homeowner:
 Location:
 Keeneland Estates Lot # 7945

Revision	Date
Miscellaneous Revisions	06-30-17
Revised front porch / elevation per Josh	06-21-17
Issued for Construction	06-21-17
Issued for Review	05-26-17

ASSOCIATES &
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