

SPECTACULAR BID COURT

JLS
8-1-17

PLOT PLAN

LOT 7946 (25,024 SF) 0.5745 AC.
TRIPLE CROWN AT KEENELAND ESTATES
SECTION 12, TOWN 4, RANGE 3
CITY OF LEBANON, WARREN COUNTY OHIO
FOR: JOHN HENRY HOMES

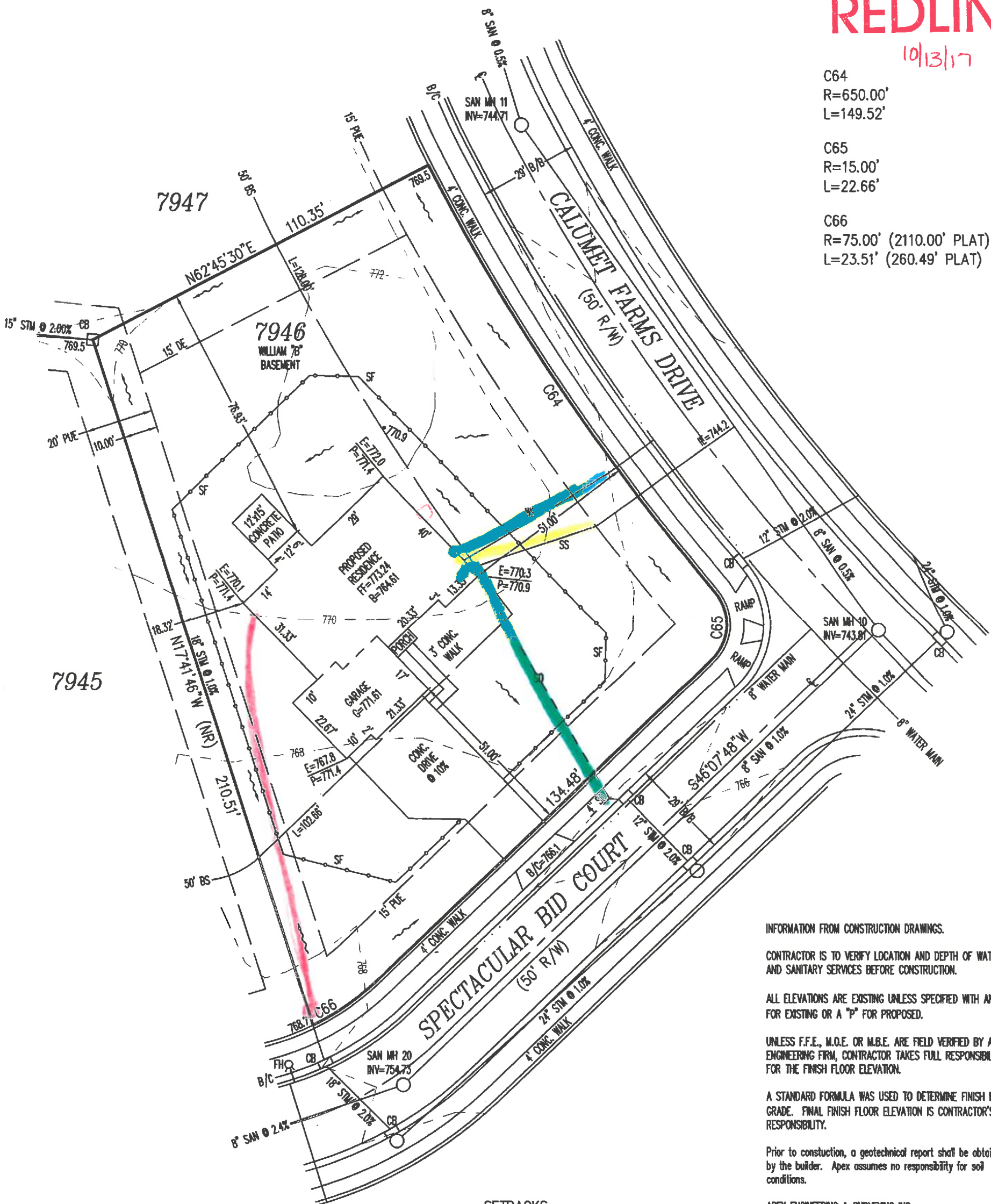
REDLINE

10/13/17

C64
R=650.00'
L=149.52'

C65
R=15.00'
L=22.66'

C66
R=75.00' (2110.00' PLAT)
L=23.51' (260.49' PLAT)



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

SCALE: 1" = 30'
DATE: 07/28/2017
DRAWN: JLS
DESIGNED:
CHECKED: KRC

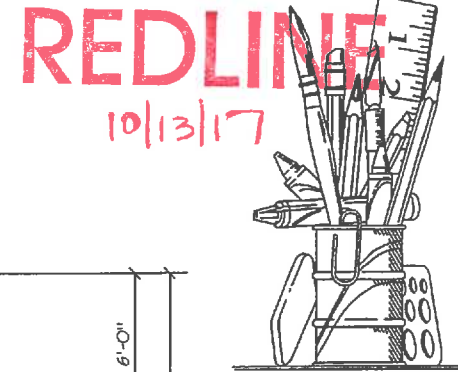
APEX
ENGINEERING & SURVEYING, INC.
1068 N. UNIVERSITY BLVD MIDDLETOWN, OHIO 45042
PH.-(513) 424-5202 OR (513) 932-8991 FAX - (513) 424-6202

REVISIONS:
1. *10/11/17 JHD*
2. *10/11/17 JHD*
3.
4.

PROJECT: KEENELAND
DRAWING: 171334PA

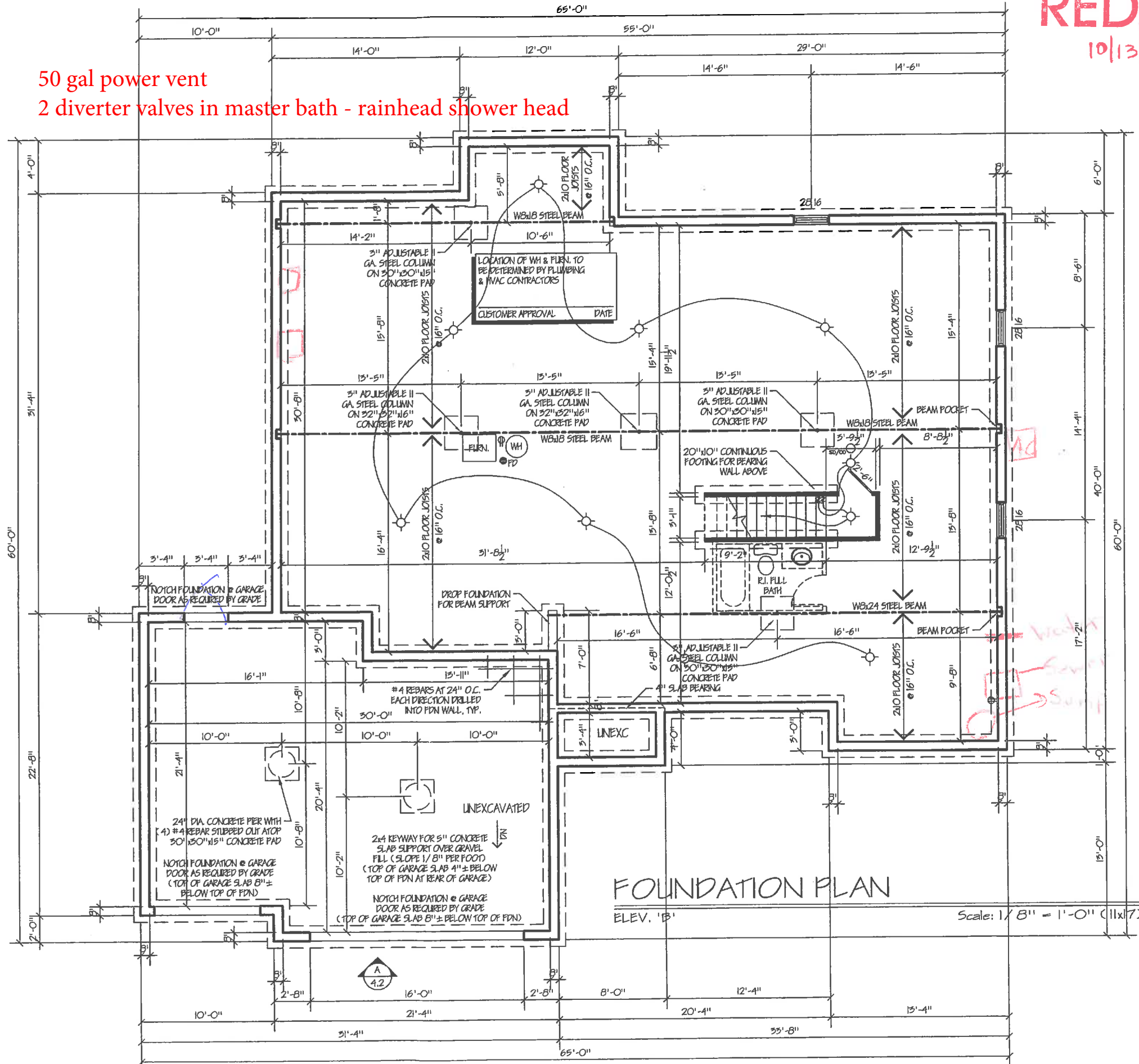
SHEET
1 OF 1

NOTE:
- ALL DIMENSIONS ARE TO FOUNDATION UNLESS NOTED OTHERWISE



50 gal power vent
2 diverter valves in master bath - rainhead shower head

MECHANICAL LEGEND			
\$	SWITCH	○ _{SD}	SMOKE DETECTOR
○	LIGHT FIXTURE	○ _{SD/CO}	SMOKE DETECTOR/ CARBON MONOXIDE DETECTOR COMBO
○ _{P.C.}	PULL CHAIN LIGHT	WP	WEATHERPROOF OUTLET
○	RECESSED LIGHT	⊕	DUPLEX OUTLET
○	RECESSED DIRECTIONAL	ZZO	DRYER/RANGE OUTLET
○	FLOOD LIGHT	▽	PHONE JACK
—	FLUORESCENT LIGHT	TV	CABLE TV JACK
○	CEILING FAN & LIGHT FIXTURE	⊕	BATH FAN
		↑	HOSE BIB



ASSOCIATES &
ENZWEILER
RESIDENTIAL DESIGN SPECIALISTS
6402 EAST ALEXANDRIA PIKE
COLD SPRING, KY 41076
502-633-3721

Date	Revisions
08-30-17	Added shed roof over front porch
08-29-17	Miscellaneous Revisions
07-19-17	Miscellaneous Revisions
07-15-17	Issued for Construction

Builder: John Henry Homes
Homeowner:
Location: Keeneland Estates Lot # 7946

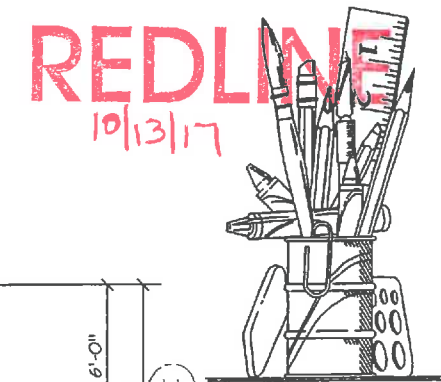
Designed By: Assoc's & Enzweiler
Proposed Residence For: William

Sheet 2.1
Foundation Plan

[Signature] 10/11/17
CUSTOMER APPROVAL DATE

[Signature] 10/11/17
CUSTOMER APPROVAL DATE

NOTE:
 - ALL INTERIOR WALL DIMENSIONS ARE 3/4" UNLESS OTHERWISE NOTED
 - CONSTRUCTION METHODS AND ELECTRICAL / MECHANICAL INSTALLATIONS MAY CAUSE ROOM SIZES AND EXTERIOR APPEARANCES TO VARY.
 - ALL FEDERAL, STATE AND LOCAL CODES, ORDINANCES AND REGULATIONS, ETC. SHALL BE CONSIDERED PART OF THE SPECIFICATIONS OF THESE DRAWINGS AND ARE TO BE ADHERED TO EVEN IF IN VARIANCE WITH THESE DOCUMENTS.



ASSOCIATES & ENZWEILER
 RESIDENTIAL DESIGN SPECIALISTS
 6402 EAST ALEXANDRIA PIKE
 COLD SPRING, KY 41076
 859-635-5721

Date	Description
08-20-17	Added shed roof over front porch
09-28-17	Miscellaneous Revisions
07-19-17	Miscellaneous Revisions
07-15-17	Issued for Construction

Builder: John Henry Homes
 Homeowner:
 Location: Kennel Estates Lot # 7946

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

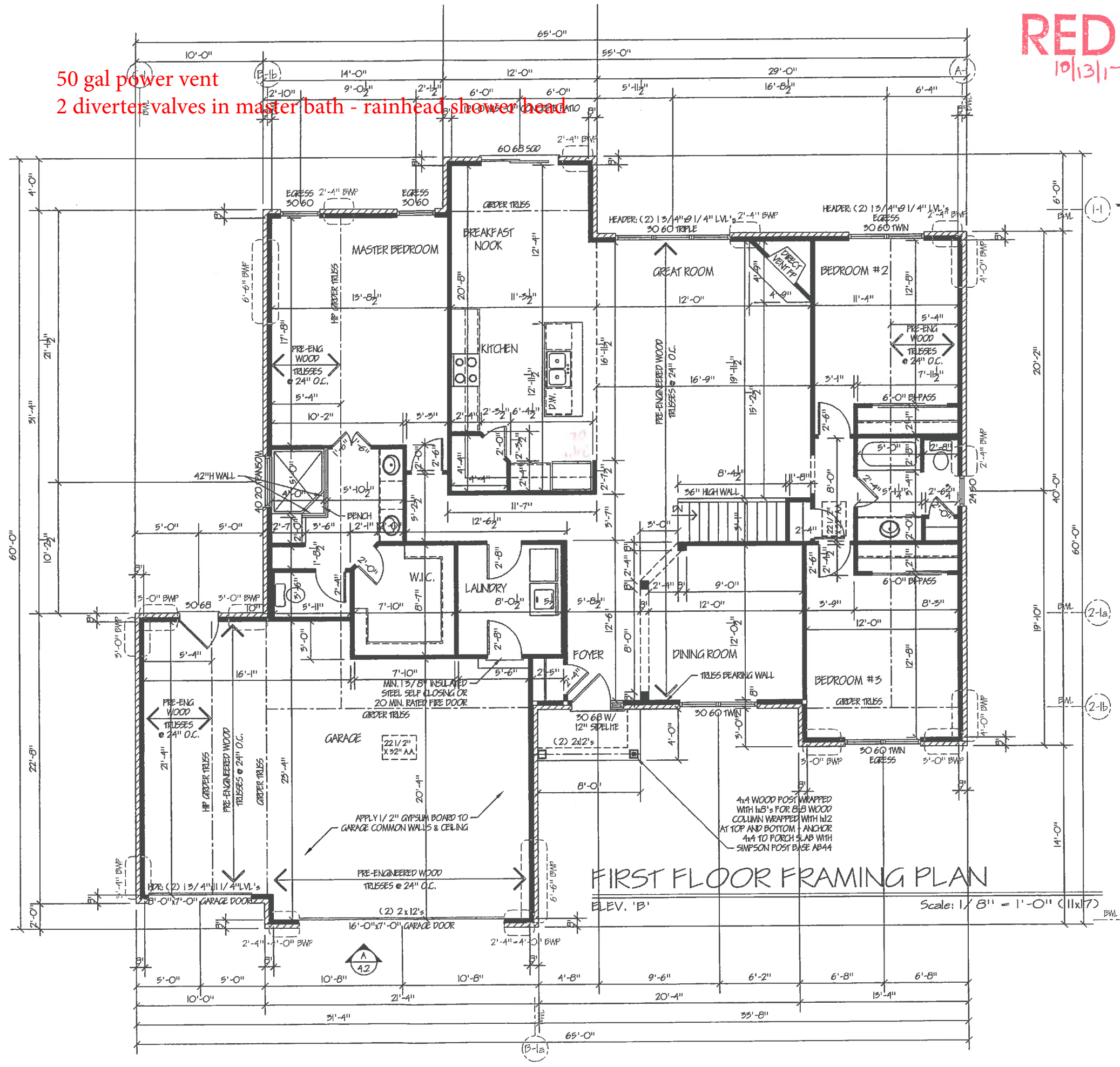
Sheet 3.1
 First Floor Framing Plan

50 gal power vent
 2 diverter valves in master bath - rainhead shower head

RC TABLE R602.10.1.2(1) FOOTNOTES	NUMBERED WALL LINES	LETTERED WALL LINES
EXPOSURE CATEGORY	1.00	1.00
ROOF EAVE-TO-RIDGE HEIGHT	1.00	1.00
WALL HEIGHT	0.95	0.95
NUMBER OF BRACED WALL LINES	1.50	1.50
WIND FACTOR TOTAL	1.24	1.24

BRACED WALL LINE (BWL)	BRACING METHOD	BRACED WALL LINE SPACING	REQUIRED BRACING	WIND FACTOR TOTAL	TOTAL GYPSUM	PANELS WITH HOLD DOWNS	TOTAL REQUIRED BRACING LENGTH	BRACING LENGTH PROVIDED (BWP)
1-1	CS-WSP	38.67'	5.90'	1.24	N/A	N/A	7.32'	9.33'
2-1a	CS-WSP	27.67'	4.70'	1.24	N/A	N/A	5.85'	6.00'
2-1b	CS-WSP	27.67'	4.70'	1.24	N/A	N/A	5.85'	6.00'
3-1	PPH	24.00'	4.10'	1.24	N/A	N/A	5.08'	8.00'
A-1	CS-WSP	54.55'	8.10'	1.24	N/A	N/A	10.04'	10.55'
B-1a	CS-WSP	32.17'	5.20'	1.24	N/A	N/A	6.45'	6.50'
B-1b	CS-WSP	32.17'	5.20'	1.24	N/A	N/A	6.45'	6.50'
C-1	CS-WSP	30.67'	5.10'	1.24	N/A	N/A	6.32'	6.33'

FASTENER SCHEDULE FOR STRUCTURAL MEMBERS
 TYPICAL 3/8" - 1/2" WOOD SHEATHING:
 - SUBFLOOR/WALL: FASTEN SHEATHING WITH 6d NAILS (2" x 0.131") AT 6" O.C. AT ALL PANEL EDGES AND 12" O.C. IN THE PANEL FIELD
 - ROOF: FASTEN SHEATHING WITH 6d NAILS (2 1/2" x 0.131") AT 6" O.C. AT ALL PANEL EDGES AND 12" O.C. IN THE PANEL FIELD
 BWP USING BRACING METHODS CS-WSP OR CS-G:
 - FASTEN SHEATHING WITH 6d NAILS (2 1/2" x 0.131") AT 6" O.C. AT ALL PANEL EDGES AND 12" O.C. IN THE PANEL FIELD
 BWP USING BRACING METHOD CB:
 - FASTEN GYPSUM BOARD WITH 15 GAGE, 1 3/8" LONG, 19/64" HEAD, 0.098" DIAMETER, 1 1/4" LONG, ANNULAR-RINGED, 5d COOLER NAIL, 0.086" DIAMETER, 1 5/8" LONG, 15/64" HEAD; OR GYPSUM BOARD NAIL, 0.086" DIAMETER, 1 5/8" LONG, 9/32" HEAD AT 7" O.C. AT ALL PANEL EDGES (INCLUDING TOP AND BOTTOM PLATES) AND 7" O.C. IN THE PANEL FIELD
 BWP USING BRACING METHODS PPH, PFG, OR CS-PF:
 - SEE SECTION/ DETAIL



CUSTOMER APPROVAL
 [Signature] 10/11/17
 DATE
 [Signature] 10/11/17
 DATE