

PRATER / WAID RESIDENCE

720 MOUNT VERNON DRIVE
LEXINGTON, KY 40502



3D STREET VIEW



3D VIEW FOR MASS AND SCALE ONLY

BUILDING CODE NOTES

- R302.11: IN COMBUSTIBLE CONSTRUCTION, FIRE-BLOCKING SHALL BE PROVIDED TO CUT OFF BOTH VERTICAL AND HORIZONTAL CONCEALED DRAFT OPENINGS AND TO FORM AN EFFECTIVE FIRE BARRIER BETWEEN STORIES, AND BETWEEN THE TOP STORY AND THE ROOF SPACE.
- R302.12: IN COMBUSTIBLE CONSTRUCTION WHERE THERE IS USABLE SPACE BOTH ABOVE AND BELOW THE CONCEALED SPACE OF A FLOOR/CEILING ASSEMBLY, DRAFT STOPS SHALL BE INSTALLED SO THAT THE AREA OF THE CONCEALED SPACE DOES NOT EXCEED 1000 SQ FT.
- R308.4: GLAZING SHALL BE TEMPERED, LAMINATED, OR APPROVED TYPE IN THE FOLLOWING LOCATIONS: (1) IN ALL DOORS AND WITHIN 24" OF EGRESS DOORS, (2) GLAZING WITHIN 60" OF TUBS, POOLS, SPAS, AND WHIRLPOOLS, (3) GLAZING EXCEED 9 SF WHEN WITHIN 18" OF THE FLOOR, (4) GLAZING ON STAIR LANDINGS AND WITHIN 60" OF THE BOTTOM OF STAIRS.
- R310: EVERY SLEEPING ROOM SHALL HAVE AT LEAST ONE OPERABLE WINDOW OR EXTERIOR DOOR APPROVED FOR EMERGENCY EGRESS OR RESCUE.
- R311/R312: A MINIMUM 36" X 36" LANDING SHALL BE REQUIRED ON EACH SIDE OF THE REQUIRED EGRESS DOOR, AND ALL EXTERIOR DOORS WITH HEIGHT FROM GRADE TO THE INTERIOR FINISHED FLOOR OF 30" MIN. STAIR GEOMETRY, MAX RISE 8-1/4", MIN TREAD 9", RISERS CLOSED TO 4" MAX. HEAD CLEARANCE 6'-8". STAIR HANDRAILS BETWEEN 34" AND 38" IN HEIGHT. PORCHES, RAMPS OR RAISED FLOOR SURFACES SHALL HAVE GUARDS NOT LESS THAN 36" IN HEIGHT WITH SPINDLE SPACING OF 4" MAX. GUARDRAILS ON OPEN SIDED STAIRS SHALL BE NOT LESS THAN 34" IN HEIGHT WITH SPINDLE SPACING OF 4-3/8" MAX.
- R314: SMOKE ALARMS SHALL COMPLY WITH NFPA 72 AND SECTION R314.
- R315: CARBON MONOXIDE ALARMS SHALL COMPLY WITH R315.
- R401.3: THE GRADE SHALL FALL A MINIMUM OF 6" WITHIN THE FIRST 10' OR 5%.
- R408: THE UNDERFLOOR SPACE BETWEEN THE BOTTOM OF THE FLOOR JOIST AND THE EARTH UNDER ANY BUILDING SHALL HAVE VENTILATION OPENINGS THROUGH FOUNDATION WALLS OR EXTERIOR WALLS. OPENINGS SHALL MEET THE REQUIREMENTS OF 408.2. ACCESS SHALL BE PROVIDED.
- R703: BARRIER WALLS SHALL PROVIDE THE BUILDING WITH A WEATHER-RESISTANT EXTERIOR WALL ENVELOPE.

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F-6	ROOF FRAMING PLAN
SHEET COUNT: 17	

PROJECT TEAM

OWNER	
ERIN PRATER & DREW WAID 720 MT. VERNON DRIVE LEXINGTON, KY 40502	PH: 859.361.0212 e.prater@sdpbuilders.com
DESIGNER	
CHRISTINE HARDIN 2039 OLD NASSAU ROAD LEXINGTON, KY 40504	PH: 949.610.9150 cmbhardin@gmail.com
CONTRACTOR	
STEPHEN D. PRATER BUILDERS, INC. 743 ALLENDALE DRIVE LEXINGTON, KY 40503	STEPHEN PRATER PH: (000) 000-0000 EMAIL

PROJECT INFO

PROJECT DESCRIPTION	
NEW CONSTRUCTION OF A 1-1/2 STORY SINGLE FAMILY RESIDENCE OVER CRAWL SPACE, INCLUDING FOUR (4) BEDROOMS AND FOUR (4) BATHROOMS, TOTALING 3,303 SQUARE FEET OF CONDITIONED SPACE. SCOPE EXCLUDES EXISTING DETACHED GARAGE.	
PARCEL NUMBER:	15835650
PROJECT ADDRESS:	720 MT. VERNON DRIVE LEXINGTON KY 40502
ACRES:	0.2104
LEGAL DESCRIPTION:	C-050 MOUNT VERNON LOT 6
PROPERTY CLASS:	R - RESIDENTIAL
PVA NEIGHBORHOOD:	072 - MONTCLAIR & MT VERNON
LAND USE CODE:	(510) R - SINGLE FAMILY DWELLING, PLATTED LOT
USA/RSA MAP:	33
MAP BLOCK:	065
LFUCG ZONING:	R-1C - SINGLE FAMILY RESIDENTIAL
DEEDED SQ. FT.:	9,165
FRONTAGE / OUT OF:	65 /
FRONT YARD SETBACK:	30 FT
SIDE YARD SETBACK:	8 FT
REAR YARD SETBACK:	10 FT
MAX. BLDG HEIGHT:	35 FT
TOTAL EX. LIVING AREA:	1,419 SF
TOTAL NEW LIVING AREA:	2,109 SF
FIRST FLOOR	1,212 SF
SECOND FLOOR	1,212 SF
TOTAL	3,321 SF
NEW HARDSCAPE:	355 SF
EX. GARAGE AREA:	576 SF (DETACHED, NO CHANGE)
CONSTRUCTION:	TYPE V-B
STORIES:	1-1/2
YEAR BUILT:	1956
CONSTRUCTION CODE FOR NEW WORK:	2018 KENTUCKY RESIDENTIAL BUILDING CODE

VICINITY MAP



COVER SHEET

PRATER / WAID RESIDENCE

720 MOUNT VERNON DRIVE
LEXINGTON, KY 40502

Christine Hardin

DATE	DESCRIPTION
05.08.2023	PERMIT SUBMITTAL

SCALE:

PLOT DATE: 05.08.2023

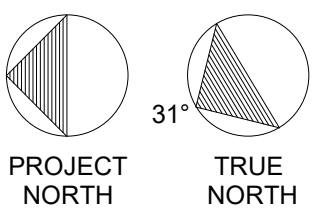
SHEET NUMBER:

C-1



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SCALE:	$3/16" = 1'-0"$ As indicated
PLOT DATE:	05.08.2023
SHEET NUMBER:	D-1

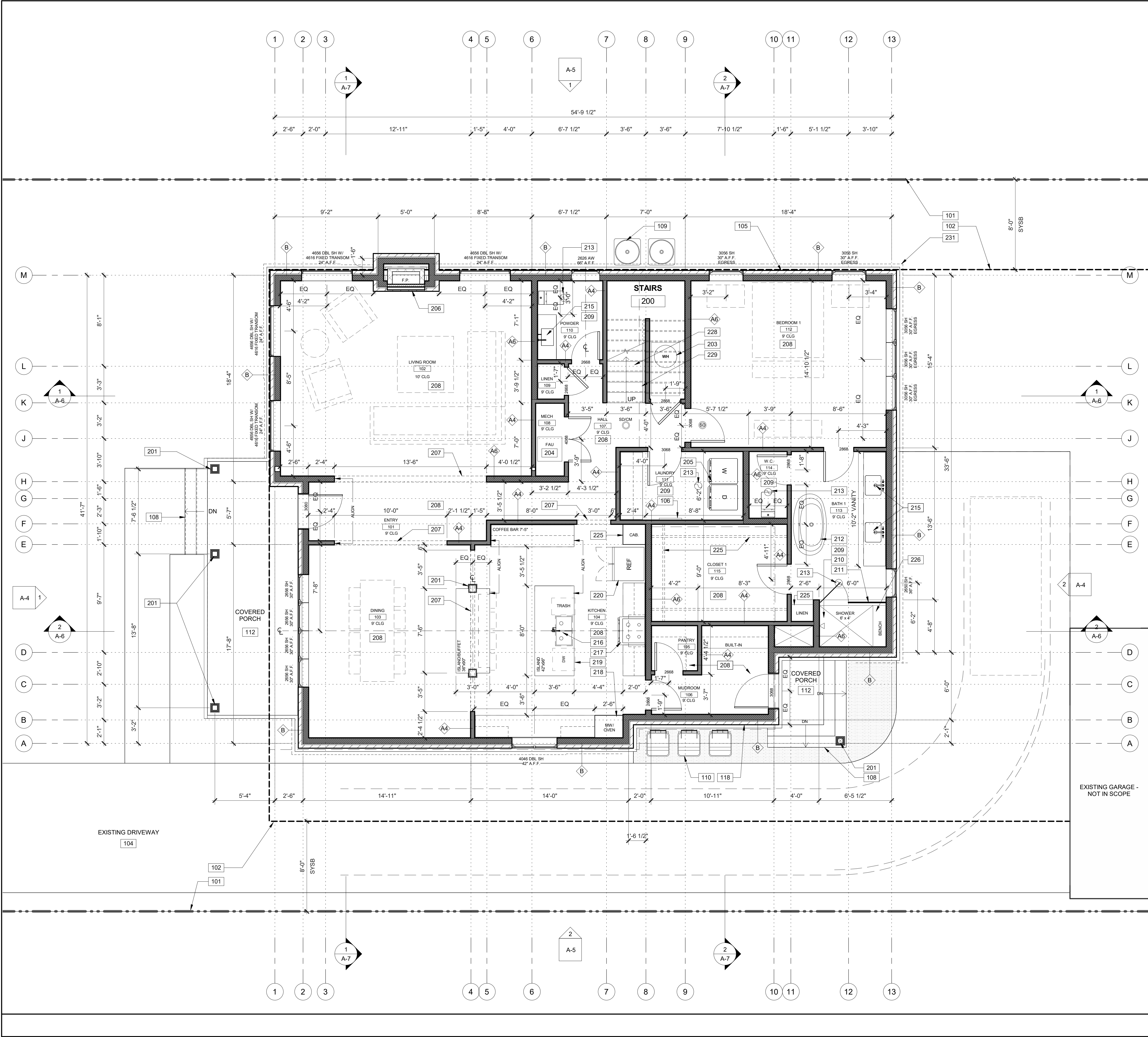


720 MOUNT VERNON DRIVE
LEXINGTON, KY 40502

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S-1

SITE PLAN



KEYNOTES

- 101 PROPERTY LINE.
- 102 BUILDING SETBACK.
- 104 (E) DRIVEWAY TO REMAIN.
- 105 PROPOSED ELECTRICAL METER LOCATION.
- 106 PROPOSED 200 AMP ELECTRICAL PANEL - MOUNT PER NATIONAL ELECTRIC CODE.
- 108 EXTERIOR STAIRS - RISER HEIGHT SHALL BE A MAXIMUM OF 7-3/4" AND A MINIMUM OF 4". TREAD DEPTH SHALL BE A MINIMUM OF 11" - REFER TO PLAN. PROVIDE ILLUMINATION LEVEL ON TREAD RUNS OF NOT LESS THAN 1 FOOT CANDLE.
- 109 A/C EQUIPMENT.
- 110 TRASH STORAGE.
- 112 CONCRETE PATIO.
- 118 PROPOSED GAS METER LOCATION.
- 201 STRUCTURAL COLUMN - REFER TO FRAMING PLANS.
- 203 WATER HEATER - PROVIDE WATER & GAS/ELEC PER OWNER.
- 204 FAU - PROVIDE GAS S/O, ELEC, VENTING AS REQ'D PER MFR.
- 205 WASHER / DRYER BY OWNER - PROVIDE BOILER PAN FOR WASHER. PROVIDE CLOTHES DRYER MOISTURE EXHAUST DUCT, MIN. 4" DIA. TO THE OUTSIDE. EQUIPPED WITH A BACK-DRAFT DAMPER. DUCT LENGTH IS LIMITED TO 14' WITH 2 ELBOWS.
- 206 "MASON-LITE" INTERIOR GAS FIREPLACE, ICC-ES ESR-2401, CONFIRM FINAL SIZE WITH OWNER.
- 207 CASED OPENING, HEADER AT 8'-0" A.F.F.
- 208 NEW WOOD FLOORING, ENTIRE ROOM.
- 209 NEW TILE FLOORING, ENTIRE ROOM.
- 210 SHOWER W/ HOT MOPPED PAN W/ FLOOR TO CEILING TILE PER OWNER. PROVIDE MIN 7.1 SF OF FLOOR AREA & 30" DIA. CIRCLE (MIN). SLOPE TO DRAIN.
- 211 FRAMELESS SHOWER GLASS ENCLOSURE.
- 212 FREE STANDING BATH TUB PER OWNER. VERIFY SPEC & IF FLOOR RECESS IS REQUIRED.
- 213 EXHAUST FAN AT BATHROOM.
- 215 SINK & FIXTURES PER OWNER / DESIGNER.
- 216 KITCHEN SINK W/ GARBAGE DISPOSAL, PROVIDE ELEC.
- 217 30" COOKTOP W HOOD, PROVIDE ELEC. AND GAS CONNECTION PER OWNER. PROVIDE MIN. RATE 100CFM, MAX. SOUND RATING OF 3 SONE AND DUCTED TO OUTSIDE AIR IS REQUIRED, REGARDLESS OF TYPE.
- 218 BUILT-IN MICROWAVE AND WALL OVEN COMBINATION, PROVIDE ELEC AND GAS CONNECTION.
- 219 DISHWASHER PER OWNER, PROVIDE WATER LINE & ELEC.
- 220 REFRIGERATOR PER OWNER, PROVIDE WATER LINE & ELEC.
- 225 BUILT-IN CASEWORK PER OWNER.
- 226 +18" BUILT-IN SHOWER BENCH.
- 228 WOOD FRAMED STAIRS, 7-3/4"H MAX. RISER HEIGHT. 10" MIN. TREAD DEPTH.
- 229 36" HIGH HANDRAIL PER KENTUCKY RESIDENTIAL CODE.
- 231 EDGE OF ROOF / FLOOR (ABV./BLW. AS OCCURS).

GENERAL NOTES

- A. CONSTRUCTION CODE: 2018 KENTUCKY RESIDENTIAL BUILDING CODE.
- B. ALL DIMENSIONS ARE TO FACE OF STUDS. ALL EXTERIOR DOORS AND WINDOWS ARE DIMENSIONED TO THE CENTER OF THE UNIT.
- C. ALL EXTERIOR WINDOWS ARE SPECIFIED AS SINGLE-HUNG, DOUBLE-HUNG, OR CASEMENT PER OWNER, WITH SILL HEIGHT LISTED, GRILLS BETWEEN THE GLASS PER ELEVATIONS. MANUFACTURER'S RESPONSIBILITY TO MEET LOCAL EGRESS AND TEMPERED GLASS REQUIREMENTS / CODES.
- D. WINDOW SIZES EX: (3056SH) - 3'-0"W x 5'-6"H SINGLE-HUNG WINDOW.
 - SH = SINGLE-HUNG
 - DH = DOUBLE-HUNG
 - CA = CASEMENT
- E. DOOR SIZES EX: (3068) - 3'-0"W x 6'-8"H DOOR.
- F. ALL INTERIOR DOORS TO BE HOLLOW CORE WOOD, UNLESS NOTED OTHERWISE.
- G. ALL INTERIOR STUD WALLS ARE NOM. 2X4 EXCEPT AT PLUMBING WALLS AND AS NOTED ON PLANS. ALL 12" OR HIGHER STUD WALLS ARE NOM. 2X6 UNLESS NOTED OTHERWISE. ALL EXTERIOR STUD WALLS ARE NOM. 2X6 UNLESS NOTED OTHERWISE.
- H. ALL WINDOW AND DOOR HEADERS GREATER THAN 48" SPAN TO BE 2X10'S WITH 1/2" PLYWOOD BETWEEN.
- I. ALL WINDOW AND DOOR HEADERS UNDER THE 48" SPAN TO BE 2X8'S WITH 1/2" PLYWOOD BETWEEN.
- J. SUB-FLOOR TO BE 3/4" ADVANTEX WATERPROOF SUBFLOOR SYSTEM OR EQUAL, NAILED AND GLUED TO FLOOR JOIST.
- K. CEILING HEIGHTS ARE 9' AT THE FIRST FLOOR, 10' AT THE LIVING ROOM, AND 8' AT THE SECOND FLOOR.
- L. CENTER TRANSITION BETWEEN FLOORING TYPES BELOW MIDDLE OF DOOR IN CLOSED POSITION.

LEGEND

- SET BACK LINE.
- - - PROPERTY LINE.
- [Pattern] LANDSCAPE AND IRRIGATION AREA.
- [Pattern] CONCRETE HARDSCAPE
- [Pattern] 2x6 FRAMING
- [Symbol] INNER WALL LOAD POINT - FIELD VERIFY ALL LOCATIONS REQUIRED. MINIMUM 4 STUDS CONTINUOUS FROM BEAM BEARING DOWN TO FOUNDATION &/OR FOOTING LOCATIONS.
- [Symbol] SMOKE DETECTOR, SEE BUILDING CODE NOTES SHEET A-1
- CM/SD COMBINATION CARBON MONOXIDE AND SMOKE DETECTOR, SEE BUILDING CODE NOTES SHEET A-1
- [Symbol] WALL TYPE TAG, SEE SHEET A-11

FIRST FLOOR PLAN

PRATER / WAID RESIDENCE

720 MOUNT VERNON DRIVE
LEXINGTON, KY 40502

Christina Haden

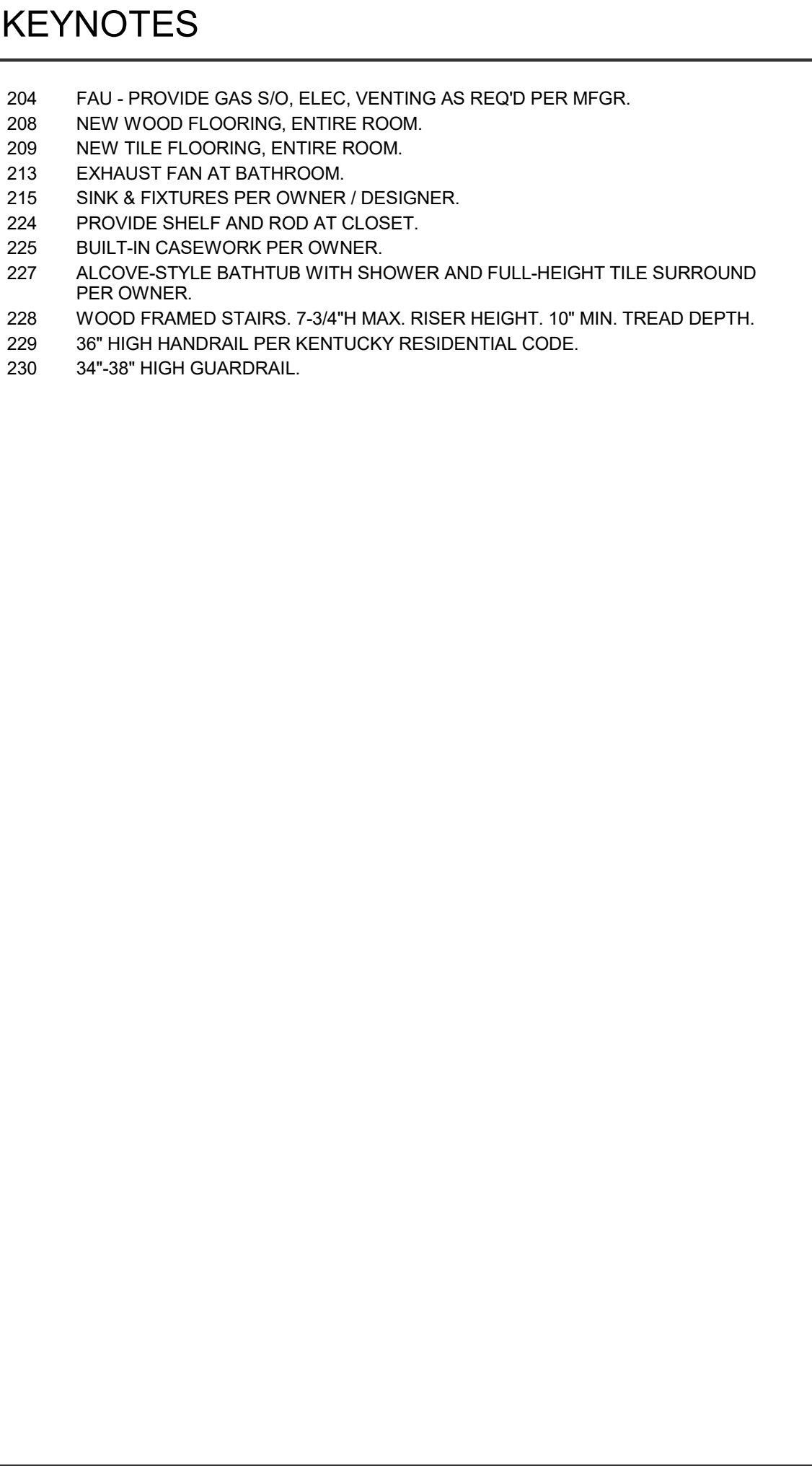
DATE	DESCRIPTION
05.08.2023	PERMIT SUBMITTAL

SCALE: As indicated

PLOT DATE: 05.08.2023

SHEET NUMBER:

A-1



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	PROPERTY LINE.
	LANDSCAPE AND IRRIGATION AREA.
	CONCRETE HARDSCAPE
	2x6 FRAMING
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	SMOKE DETECTOR, SEE BUILDING CODE NOTES SHEET A-1
	COMBINATION CARBON MONOXIDE AND SMOKE DETECTOR, SEE BUILDING CODE NOTES SHEET A-1
	WALL TYPE TAG, SEE SHEET A-11

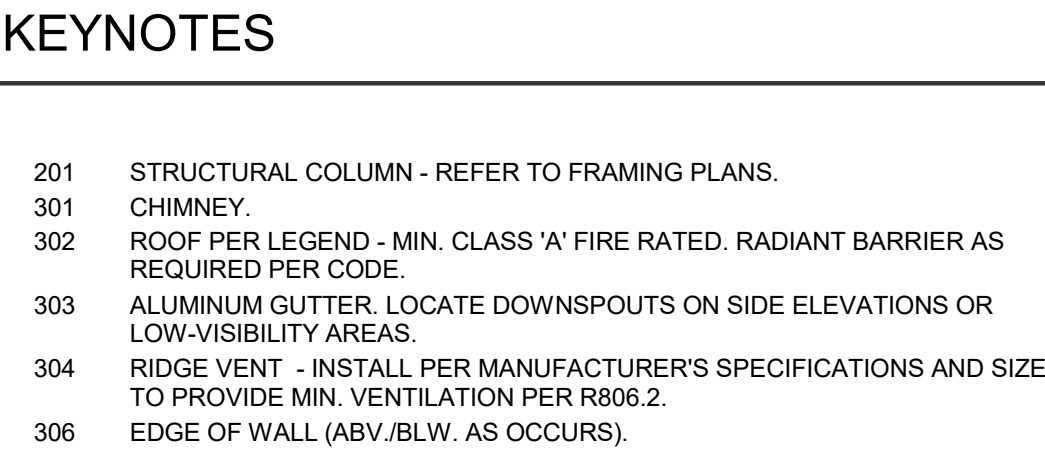
PRATER / WAID RESIDENCE

720 MOUNT VERNON DRIVE
LEXINGTON, KY 40502

[illegible]

SCALE:	As indicated
PLOT DATE:	05.08.2023
SHEET NUMBER:	

A-2



A. OPENED ATTICS SHALL BE VENTILATED PER R806. REQUIRED VENTILATION ENCLOSURES SHALL OPEN DIRECTLY TO THE OUTSIDE AIR.

B. MINIMUM NET FREE VENTILATION AREA SHALL BE 1/150 OF THE AREA OF THE VENTED SPACE.

1001 ATTIC AREA = 2,136 SF
 $2,136 / 150 = 12.72$ SF = 1,833 SQ. IN. VENTILATION REQUIRED
 APPROX. 916 SQ. IN. INTAKE / 917 SQ. IN. EXHAUST

C. PROVIDE CONTINUOUS SOFFIT VENTS AT ALL EAVES.

D. PROVIDE CONTINUOUS RIDGE VENTS AT ALL ROOF RIDGES.

MATERIALS:

 BR-1: PAINTED BRICK VENEER

 WD-1: 1x6 LAPPED HORIZONTAL CEMENT FIBER BOARD SIDING

 RF-1: 30 YR DIMENSIONAL ASPHALT SHINGLES, CHARCOAL AND GREY TONES

 RF-2: STANDING SEAM METAL ROOF, GREY

 GLS-1: GLASS WINDOWS AND DOORS

[illegible]

SCALE:	1/4" = 1'-0"
PLOT DATE:	05.08.2023
SHEET NUMBER:	

PRATER / WAID RESIDENCE

720 MOUNT VERNON DRIVE
LEXINGTON, KY 40502

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A-3

ROOF PLAN

PRATER / WAID RESIDENCE

720 MOUNT VERNON DRIVE
LEXINGTON, KY 40502



DATE	DESCRIPTION
05.08.2023	PERMIT SUBMITTAL

SCALE:	1/4" = 1'-0"
PLOT DATE:	05.08.2023
SHEET NUMBER:	A-4

KEYNOTES

LEGEND

MATERIALS:

BR-1: PAINTED BRICK VENEER

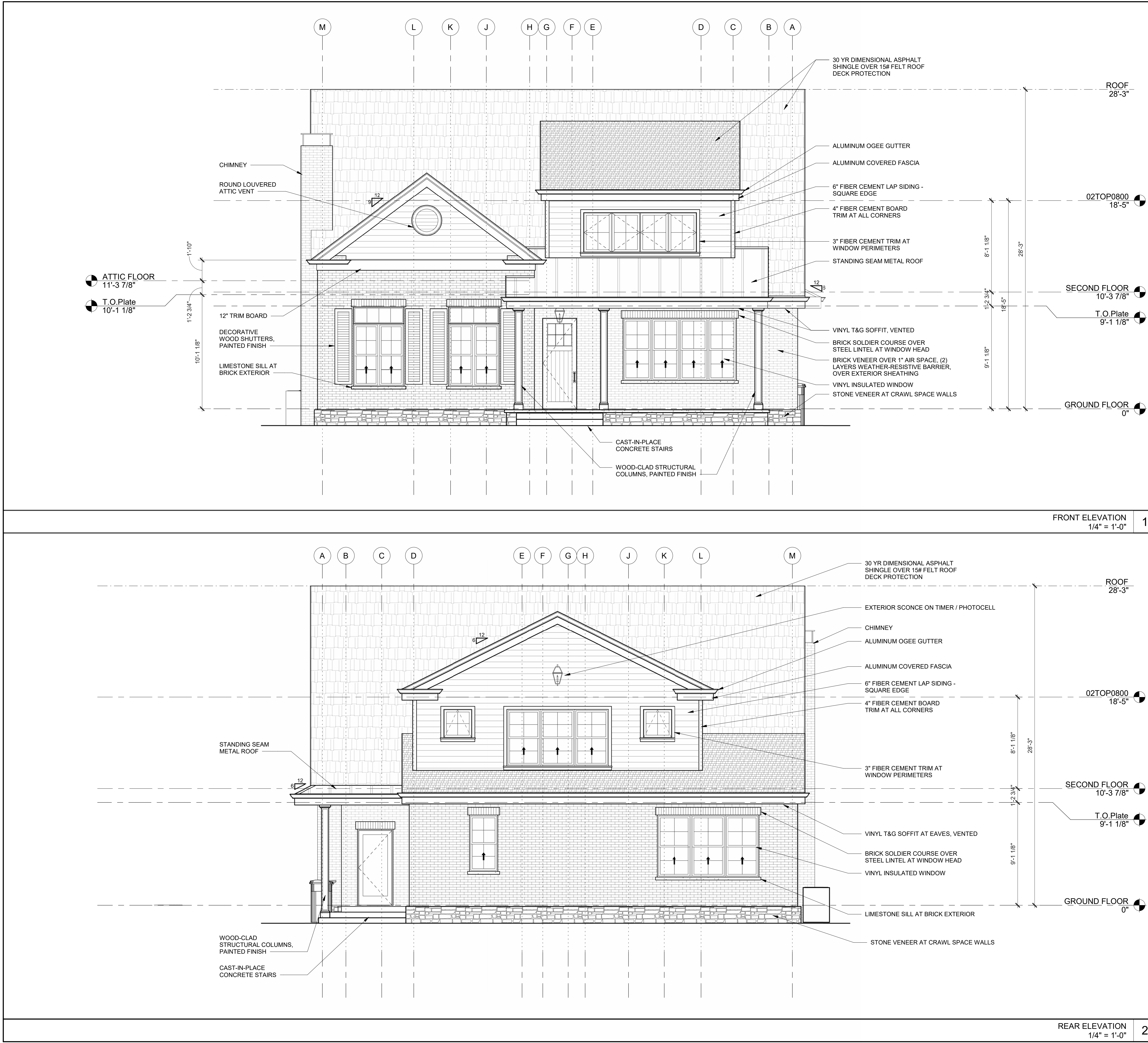
WD-1: 1x6 LAPPED HORIZONTAL CEMENT FIBER BOARD SIDING

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RF-2: STANDING SEAM METAL ROOF, GREY

GLS-1: GLASS WINDOWS AND DOORS

EXTERIOR ELEVATIONS





NORTH ELEVATION
1/4" = 1'-0"

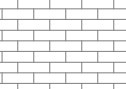


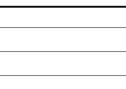
SOUTH ELEVATION	2
1/4" = 1'-0"	4

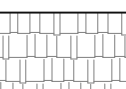
KEYNOTES

LEGEND

MATERIALS:

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 RF-1: 30 YR DIMENSIONAL ASPHALT SHINGLES, CHARCOAL AND GREY TONES

 RF-2: STANDING SEAM METAL ROOF, GREY

 GLS-1: GLASS WINDOWS AND DOORS

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

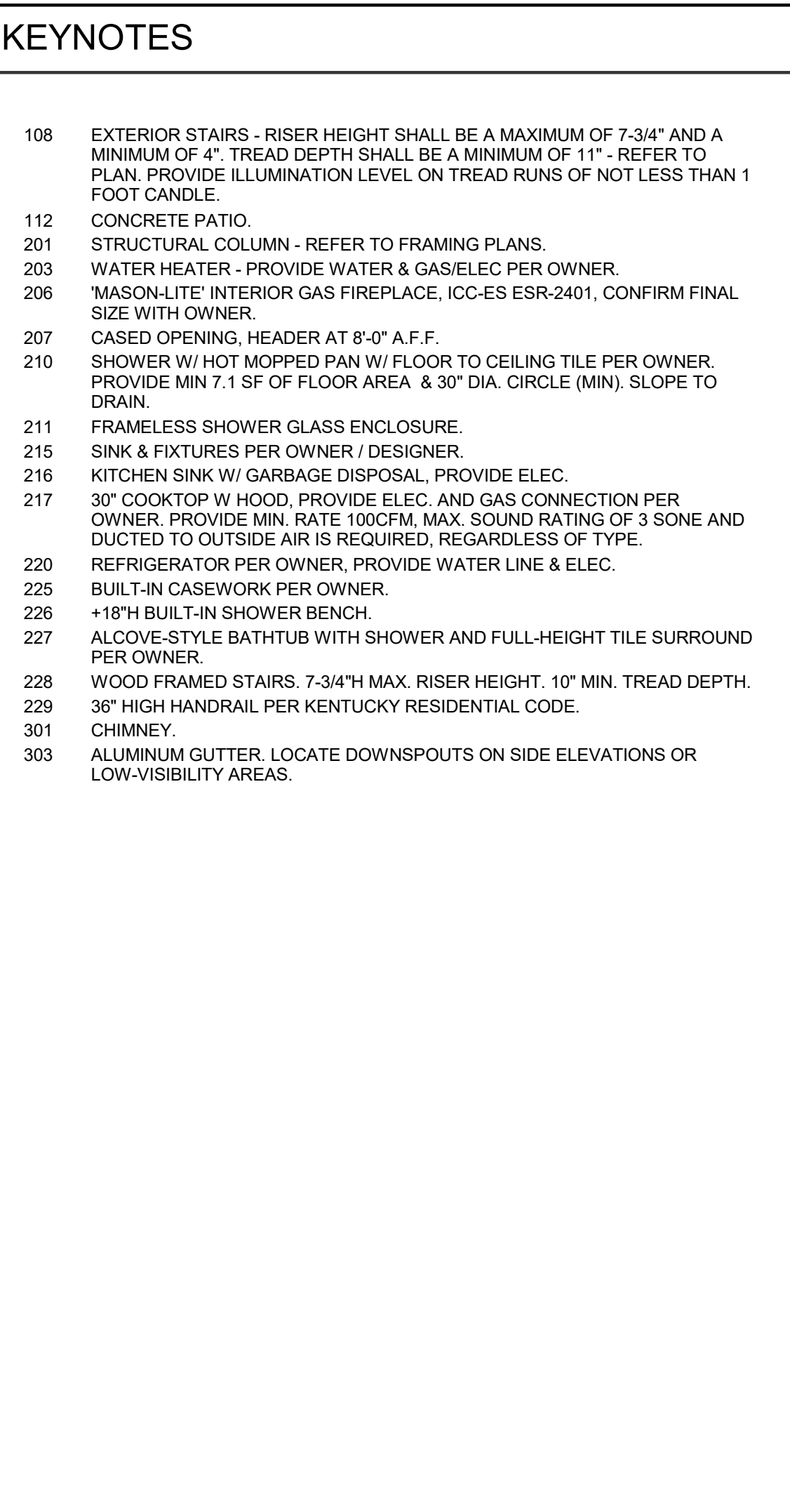
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SHEET NUMBER:

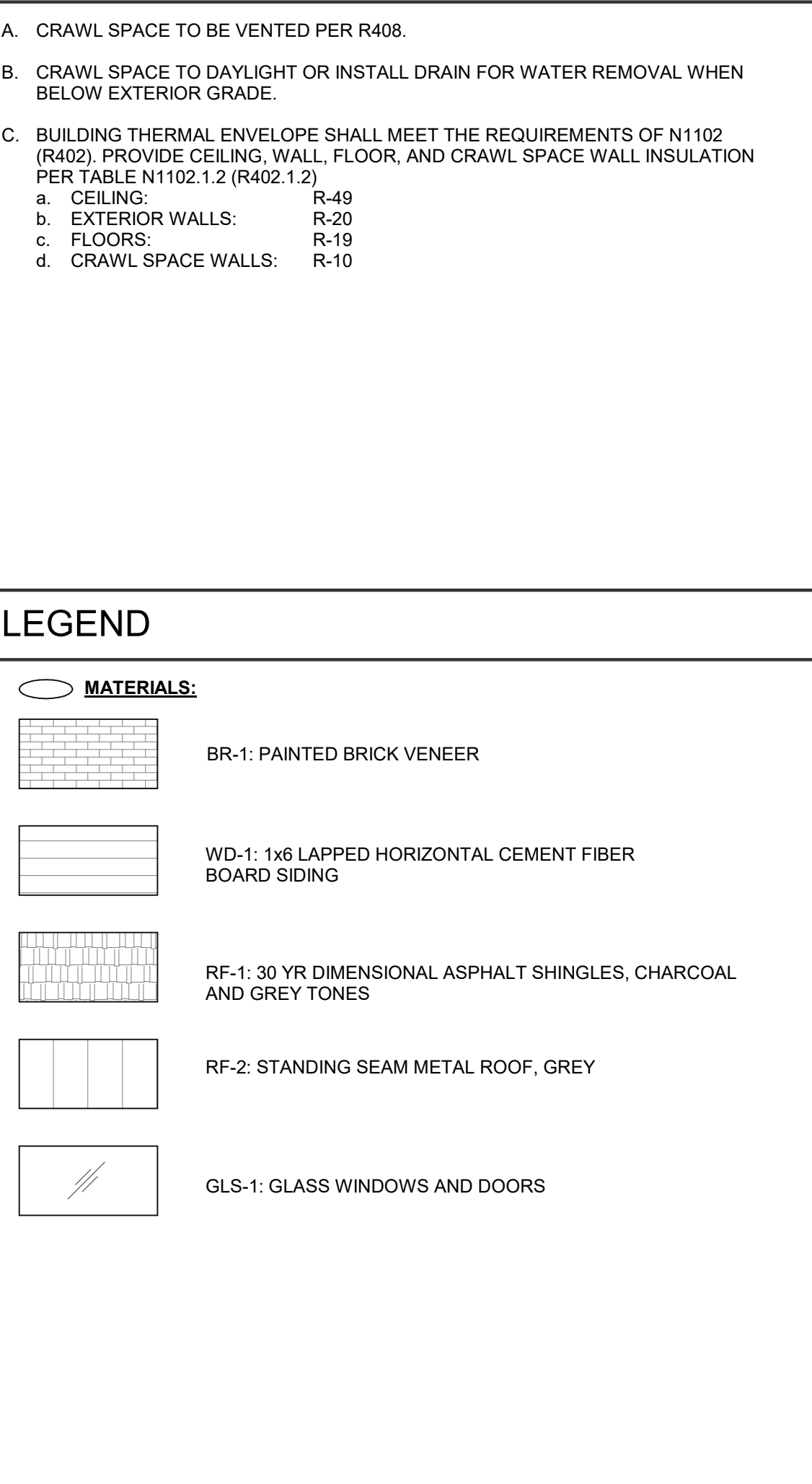
A-5

PRATER / WAID RESIDENCE

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LEXINGTON, KY 40502



BUILDING SECTION 1
1/4" = 1'-0"



BUILDING SECTION
1/4" = 1'-0"

GENERAL NOTES

- A. CRAWL SPACE TO BE VENTED PER R408.
- B. CRAWL SPACE TO DAYLIGHT OR INSTALL DRAIN FOR WATER REMOVAL WHEN BELOW EXTERIOR GRADE.
- C. BUILDING THERMAL ENVELOPE SHALL MEET THE REQUIREMENTS OF N1102 (R402). PROVIDE CEILING, WALL, FLOOR, AND CRAWL SPACE WALL INSULATION PER TABLE N1102.1.2 (R402.1.2).
 - a. CEILING: R-49
 - b. EXTERIOR WALLS: R-20
 - c. FLOORS: R-19
 - d. CRAWL SPACE WALLS: R-10

LEGEND

- MATERIALS:**

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PRATER / WAID RESIDENCE

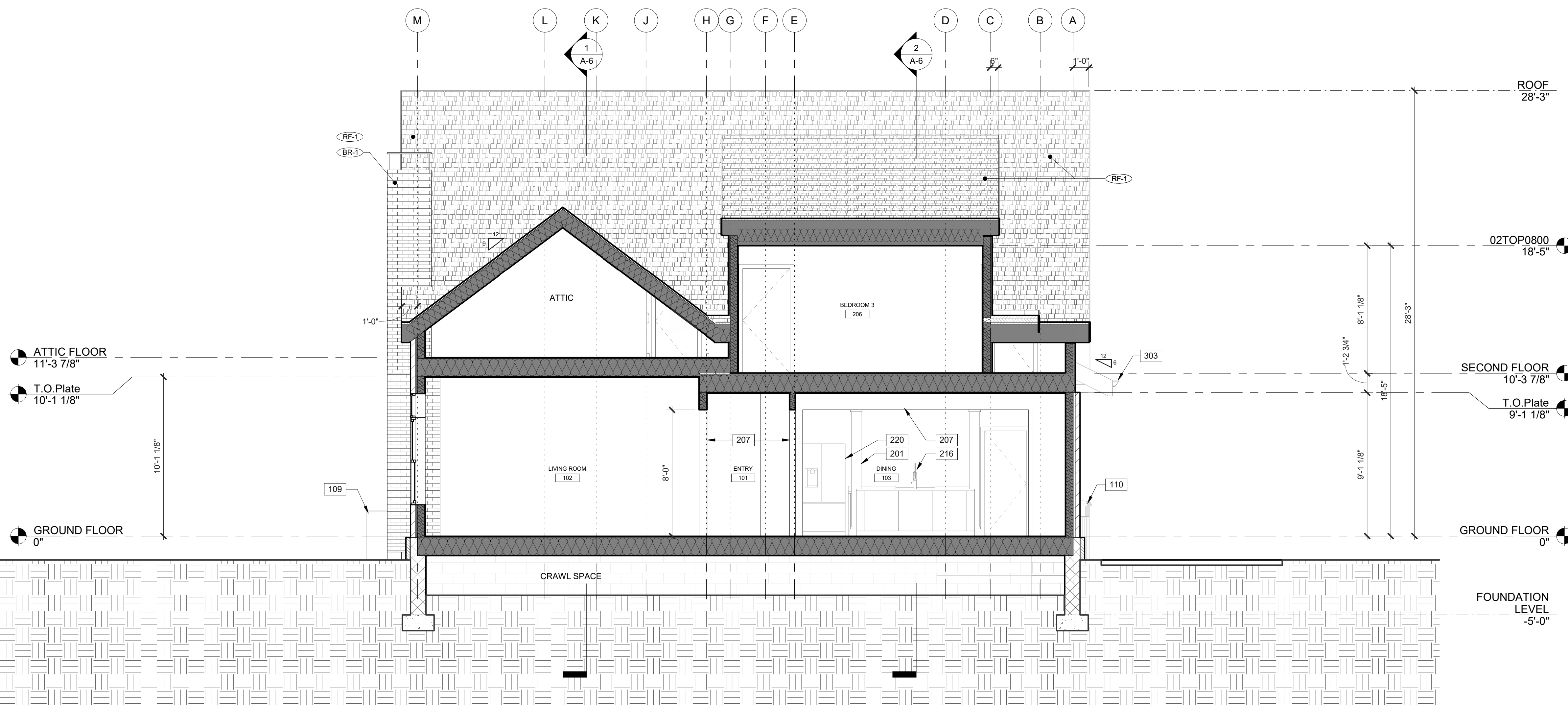
720 MOUNT VERNON DRIVE
LEXINGTON, KY 40502

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DATE	DESCRIPTION
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SCALE:	1/4" = 1'-0"
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SHEET NUMBER:	

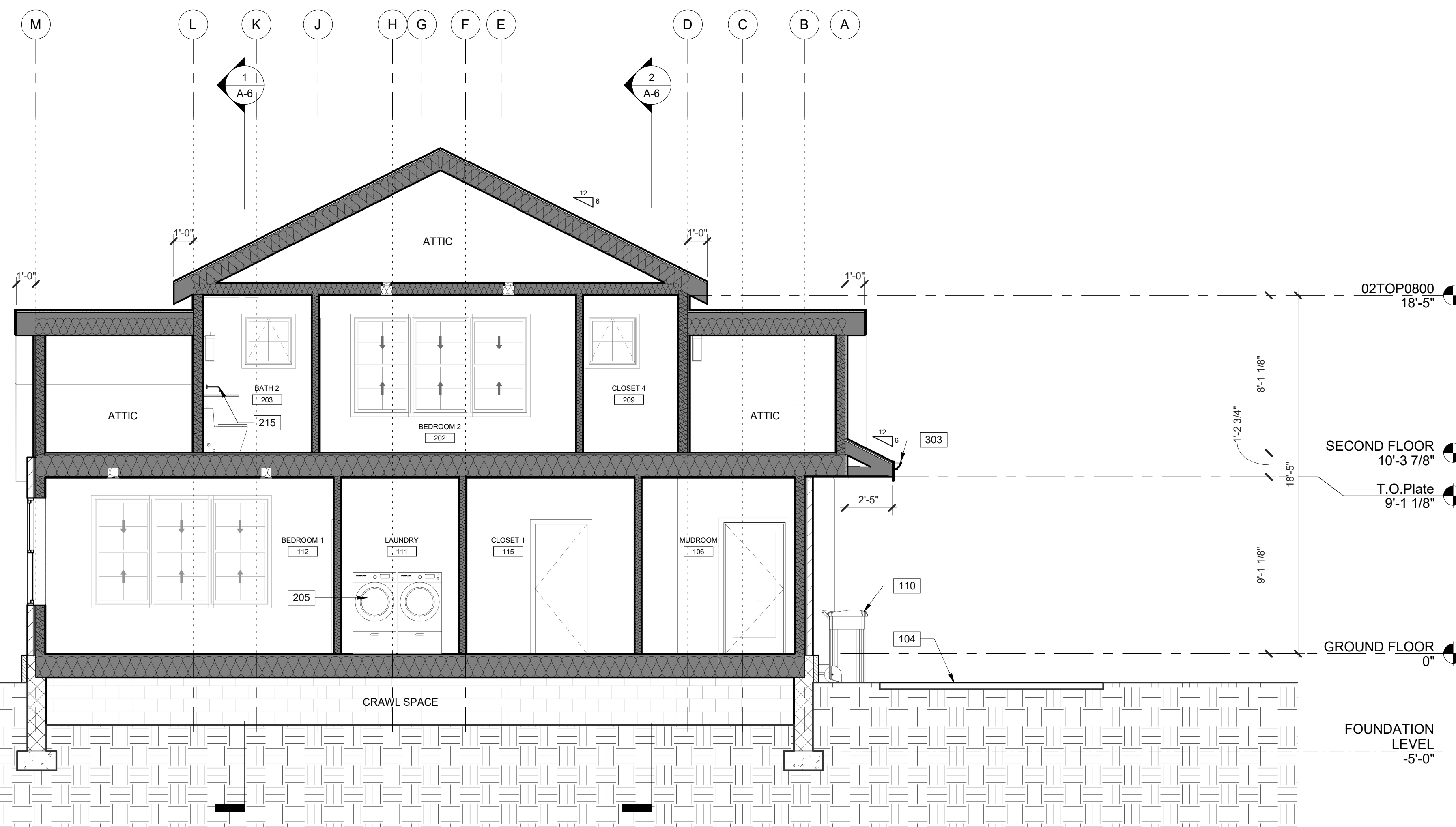
A-6



BUILDING SECTION 1/4" = 1'-0"	
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BUILDING SECTION
1/4" = 1'-0"

BUILDING SECTIONS

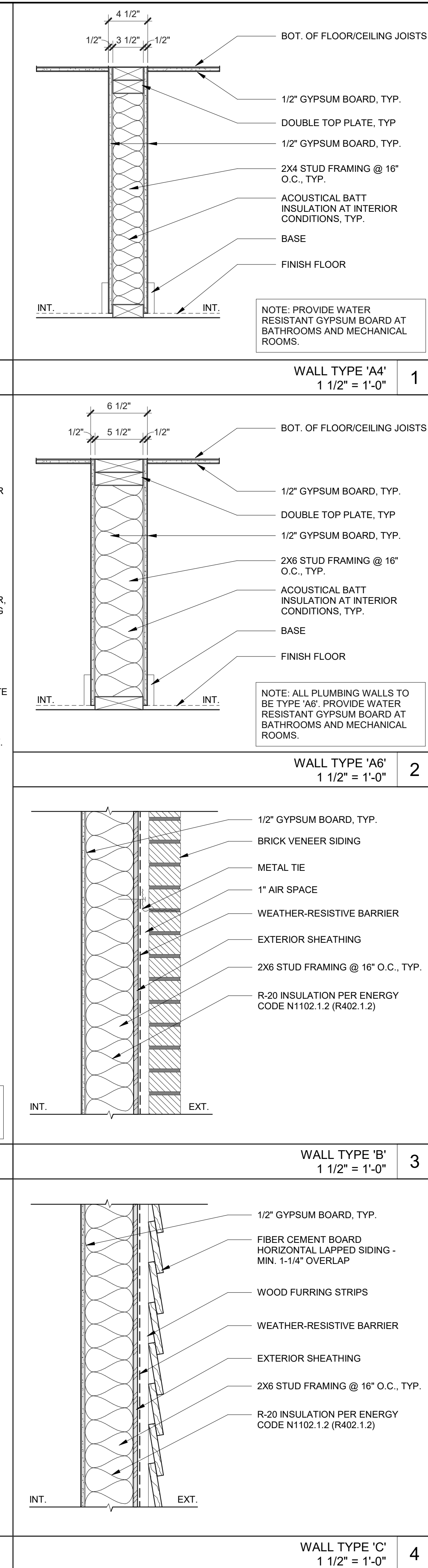
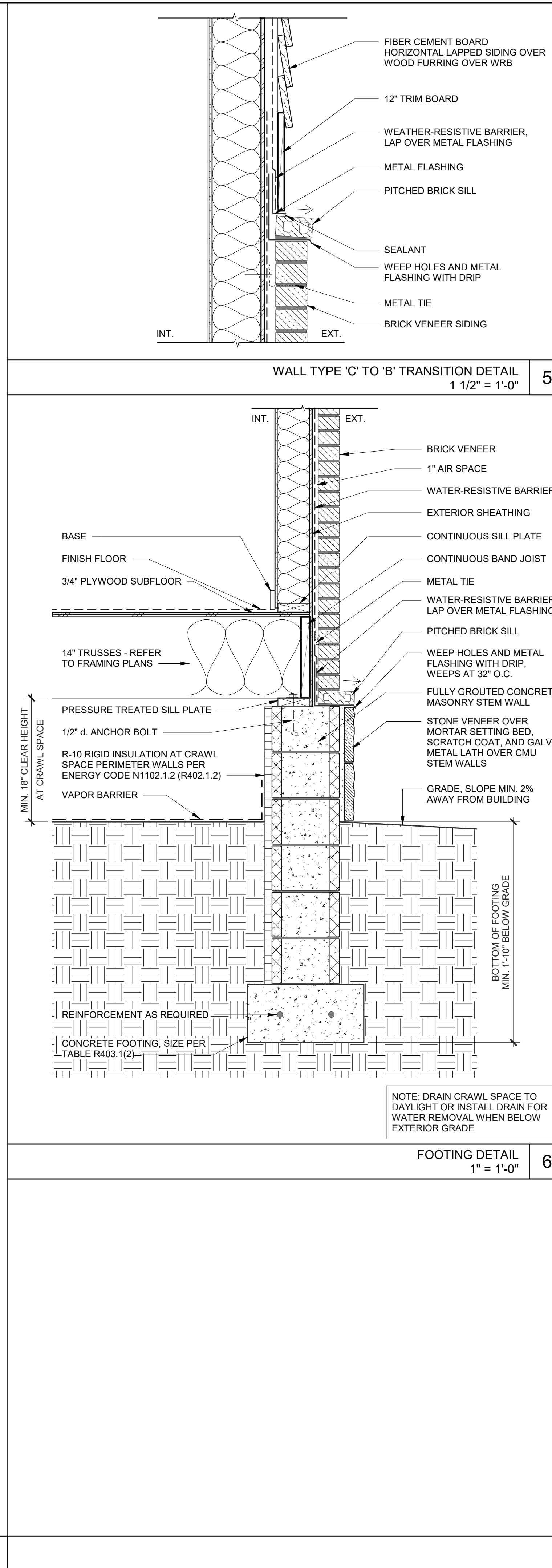
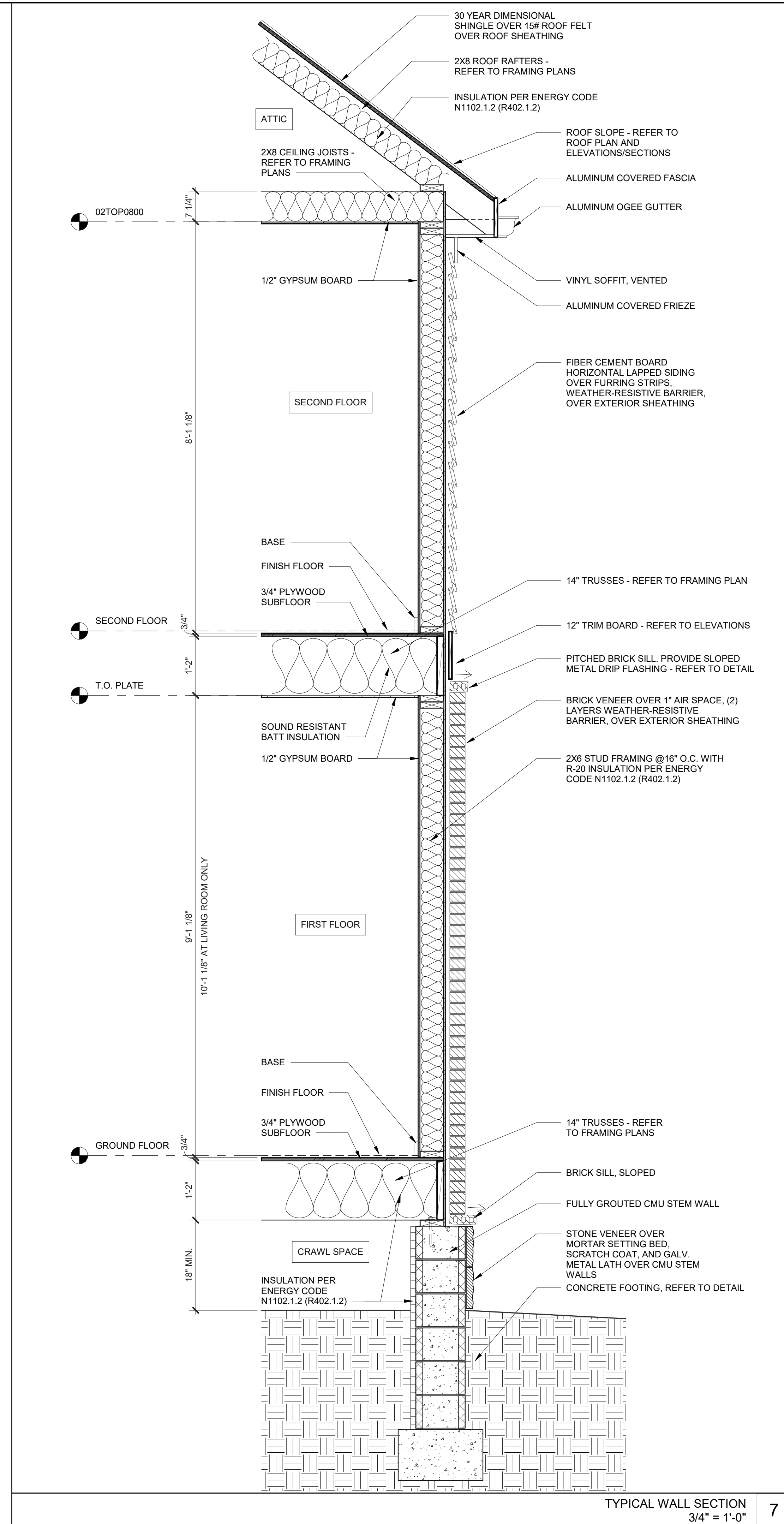
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DATE	DESCRIPTION
05.08.2023	PERMIT SUBMITTAL

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SCALE:	1/4" = 1'-0"
PLOT DATE:	05.08.2023
SHEET NUMBER:	

A-7



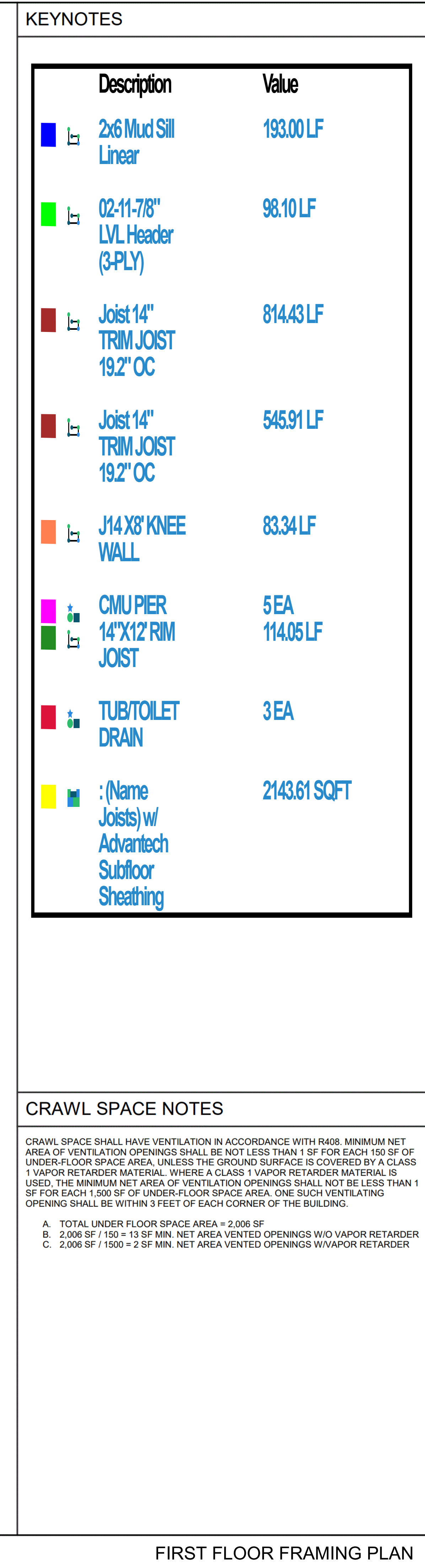
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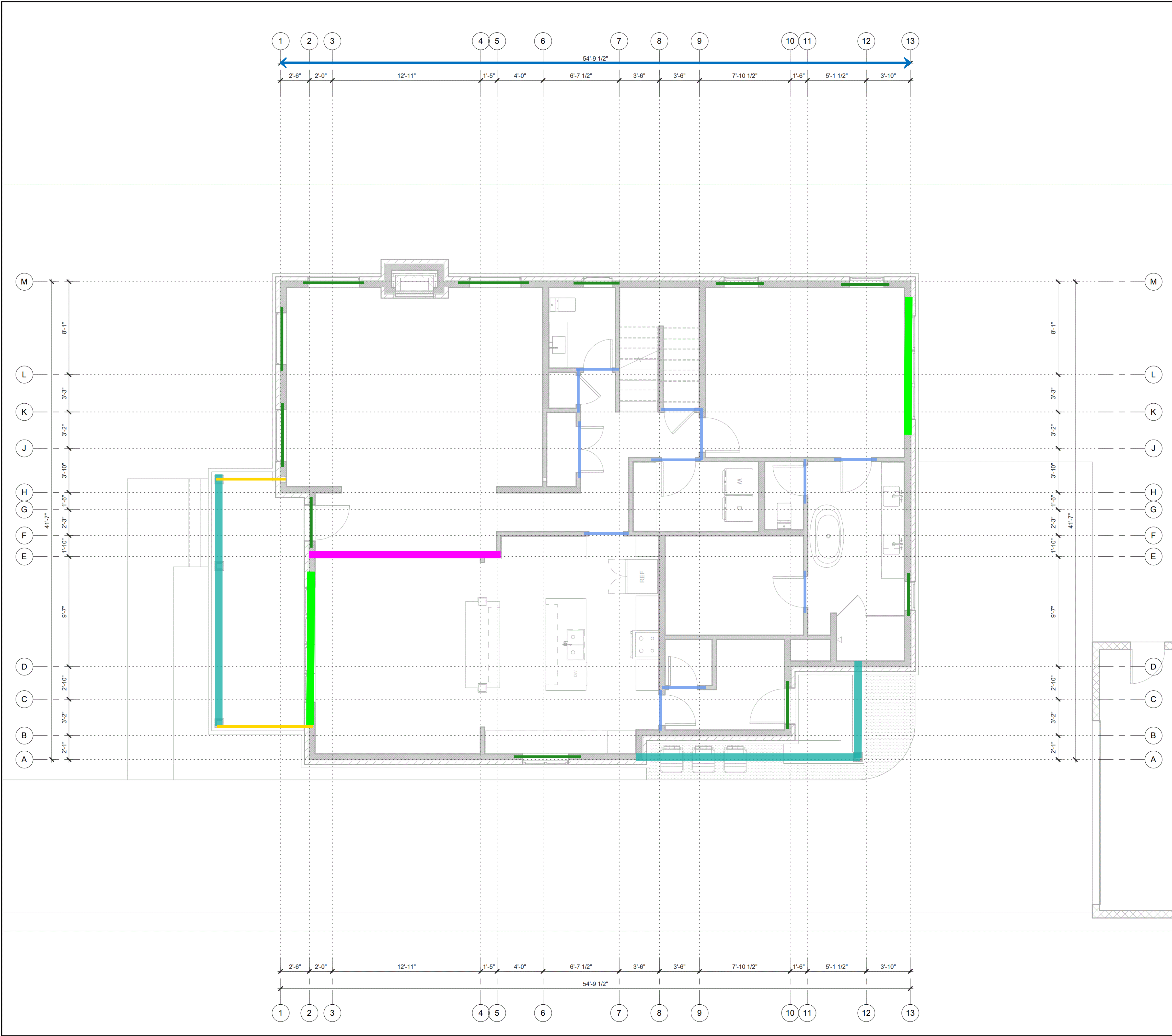
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SCALE:	1/4" = 1'-0"
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SHEET NUMBER:	

F-2

FIRST FLOOR FRAMING PLAN



LEGEND

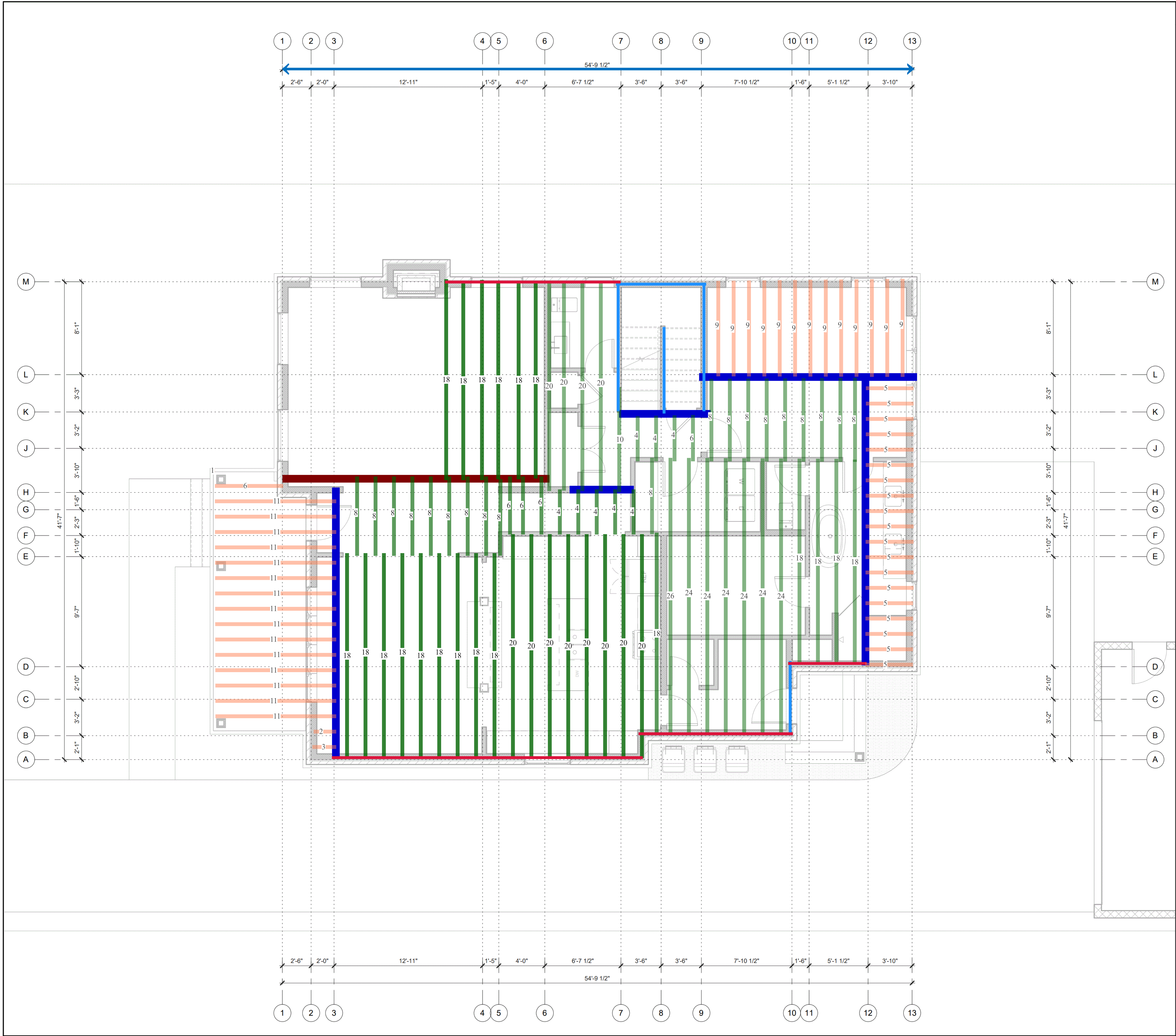
	Description	Value
	01-9-1/4" LVL Header (3-PLY)	25.28 LF
	02-11-1/4" LVL Header (3-PLY)	49.79 LF
	01-2X12 SYP#2 2-PLY	14.37 LF
	03-14" LVL Header (2-PLY)	16.64 LF
	02-2X10 SYP#2 3-PLY	53.01 LF
	01-2X10 SYP#2 2-PLY	47.31 LF

DATE: 05.08.2023DESCRIPTION: PERMIT SUBMITTAL

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

PLOT DATE: 05.08.2023

SHEET NUMBER: F-3



LEGEND		
Description	Value	
03-14" LVL Header (3-PLY)	23.18 LF	
03-14" LVL Header (2-PLY)	80.98 LF	
Joist 14" TRIM JOIST 19.2" OC	419.30 LF	
Joist 14" TRIM JOIST 19.2" OC	114.03 LF	
Joist 14" TRIM JOIST 19.2" OC	144.82 LF	
Joist 14" TRIM JOIST 19.2" OC	264.08 LF	
14"X8' KNEE WALL	44.00 LF	
14"X12 RIM JOIST	62.45 LF	
Joist 2x8 C/J 16" OC	167.90 LF	
Joist 2x8 C/J 16" OC	109.23 LF	
Joist 2x8 C/J 16" OC	78.80 LF	

PRATER / WAID RESIDENCE

720 MOUNT VERNON DRIVE
LEXINGTON, KY 40502

Christina Harris

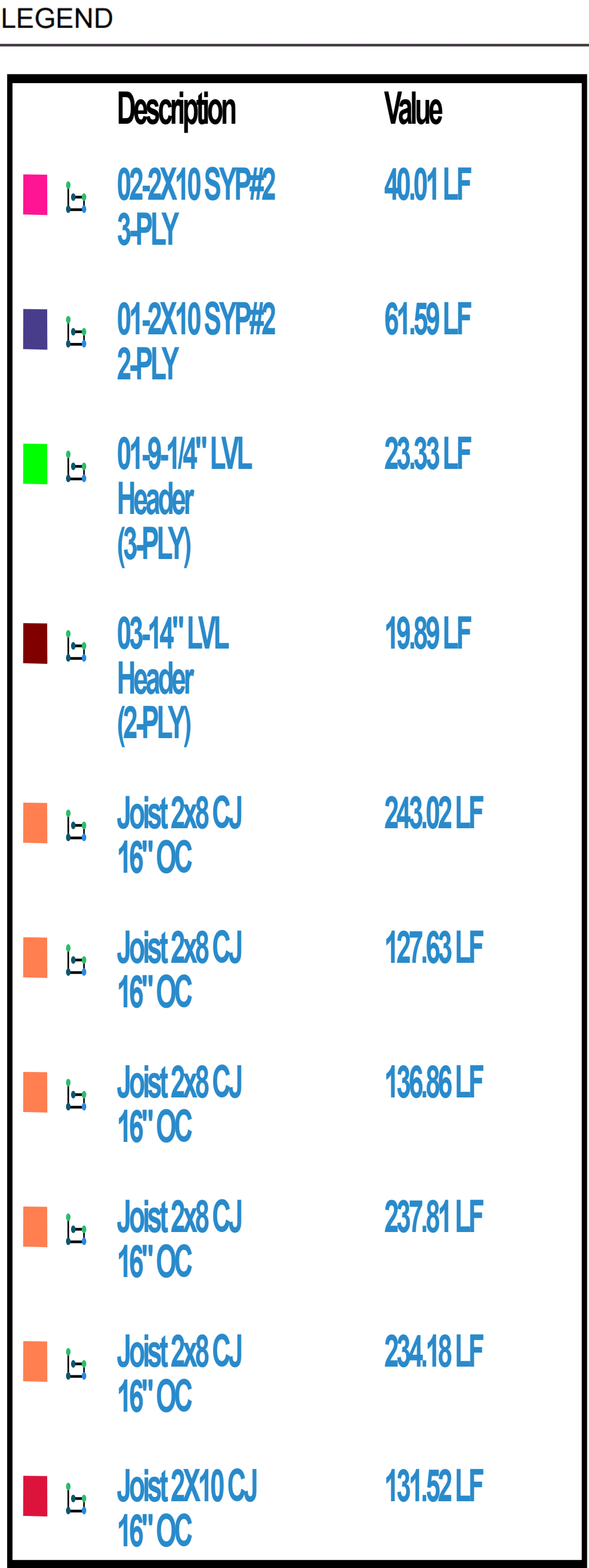
DATE	DESCRIPTION
06.08.2023	PERMIT SUBMITTAL

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

PLOT DATE: 05.08.2023

SHEET NUMBER: **F-4**

SECOND FLOOR - FLOOR FRAMING PLAN



720 MOUNT VERNON DRIVE
LEXINGTON, KY 40502

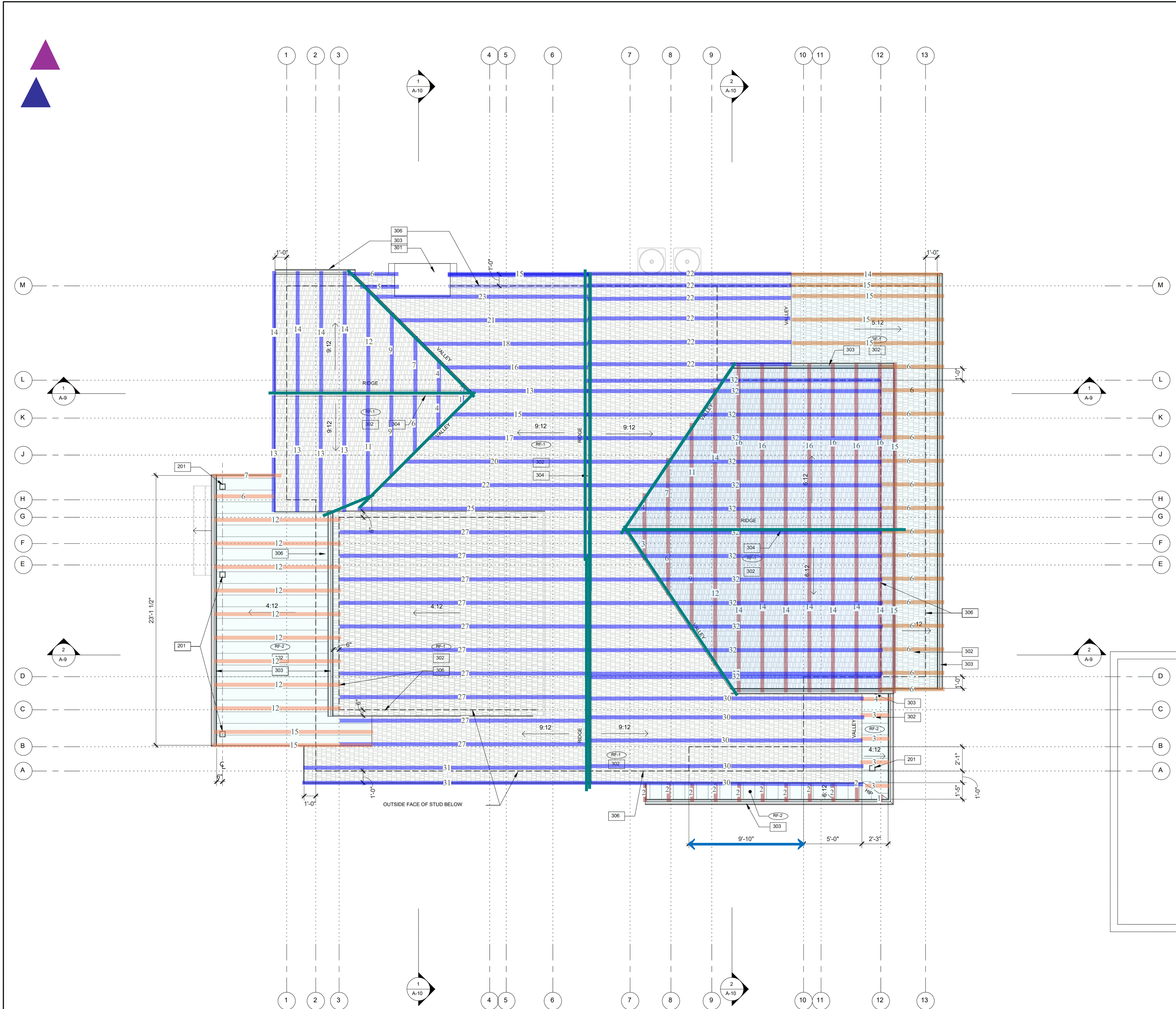
DATE	DESCRIPTION
05.08.2023	PERMIT SUBMITTAL

PLOT DATE: 05.08.2023

SHEET NUMBER

F-5

SECOND FLOOR - CEILING FRAMING PLAN



KEYNOTES		
Description	Value	
Joist 2X8 RAFTER 24" OC	597.11 LF	
Joist 2X8 RAFTER 24" OC	128.00 LF	
Joist 2X8 RAFTER 24" OC	154.77 LF	
Joist 2X8 RAFTER 24" OC	145.21 LF	
Joist 2X8 RAFTER 24" OC	12.36 LF	
Joist 2X8 RAFTER 24" OC	16.63 LF	
Joist 2X8 RAFTER 24" OC	439.69 LF	
Joist 2X8 RAFTER 24" OC	66.56 LF	
Joist 2X8 RAFTER 24" OC	63.45 LF	
Joist 2X8 RAFTER 24" OC	135.34 LF	
2X10 SYP#2 Ridge	204.72 LF	
2x6x14 SPF#2 (30 Count)	1 EA	
2X4X14 SPF#2 (30 Count)	1 EA	
Roof Sheathing w/ Ply Clips	571.48 SQFT	
Roof Sheathing w/ Ply Clips	553.07 SQFT	
Roof Sheathing w/ Ply Clips	2280.59 SQFT	

GENERAL NOTES

LEGEND

PRATER / WAID RESIDENCE

720 MOUNT VERNON DRIVE
LEXINGTON, KY 40502

Christina H. H. H.

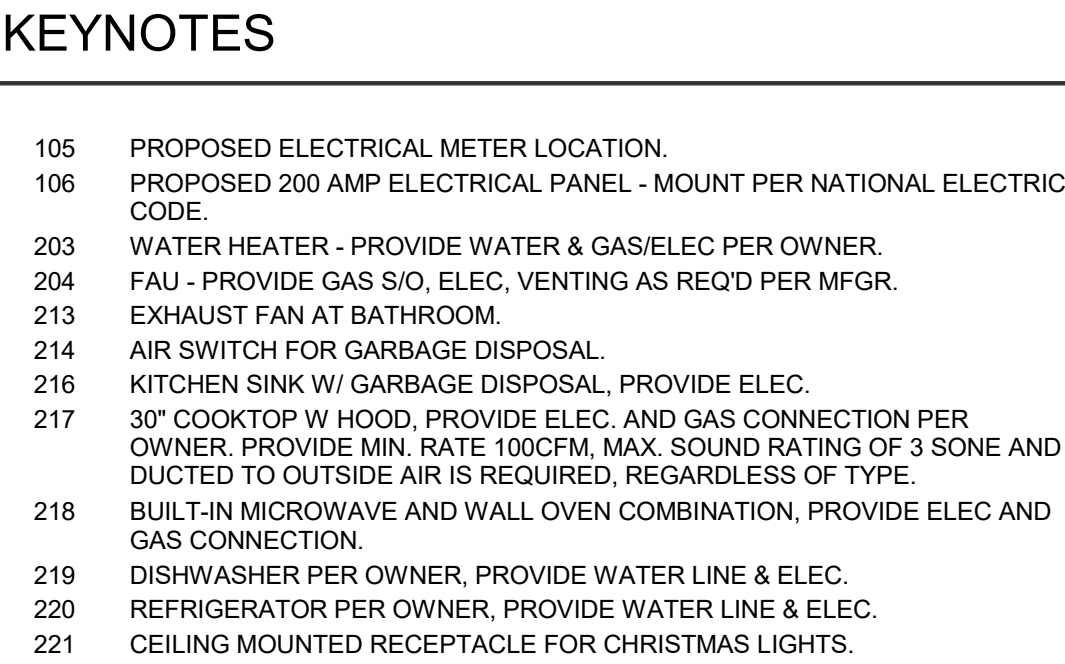
DATE	DESCRIPTION
05.08.2023	PERMIT SUBMITTAL

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

PLOT DATE: 05.08.2023

SHEET NUMBER: F-6

ROOF FRAMING PLAN



720 MOUNT VERNON DRIVE
LEXINGTON, KY 40502

LEGEND

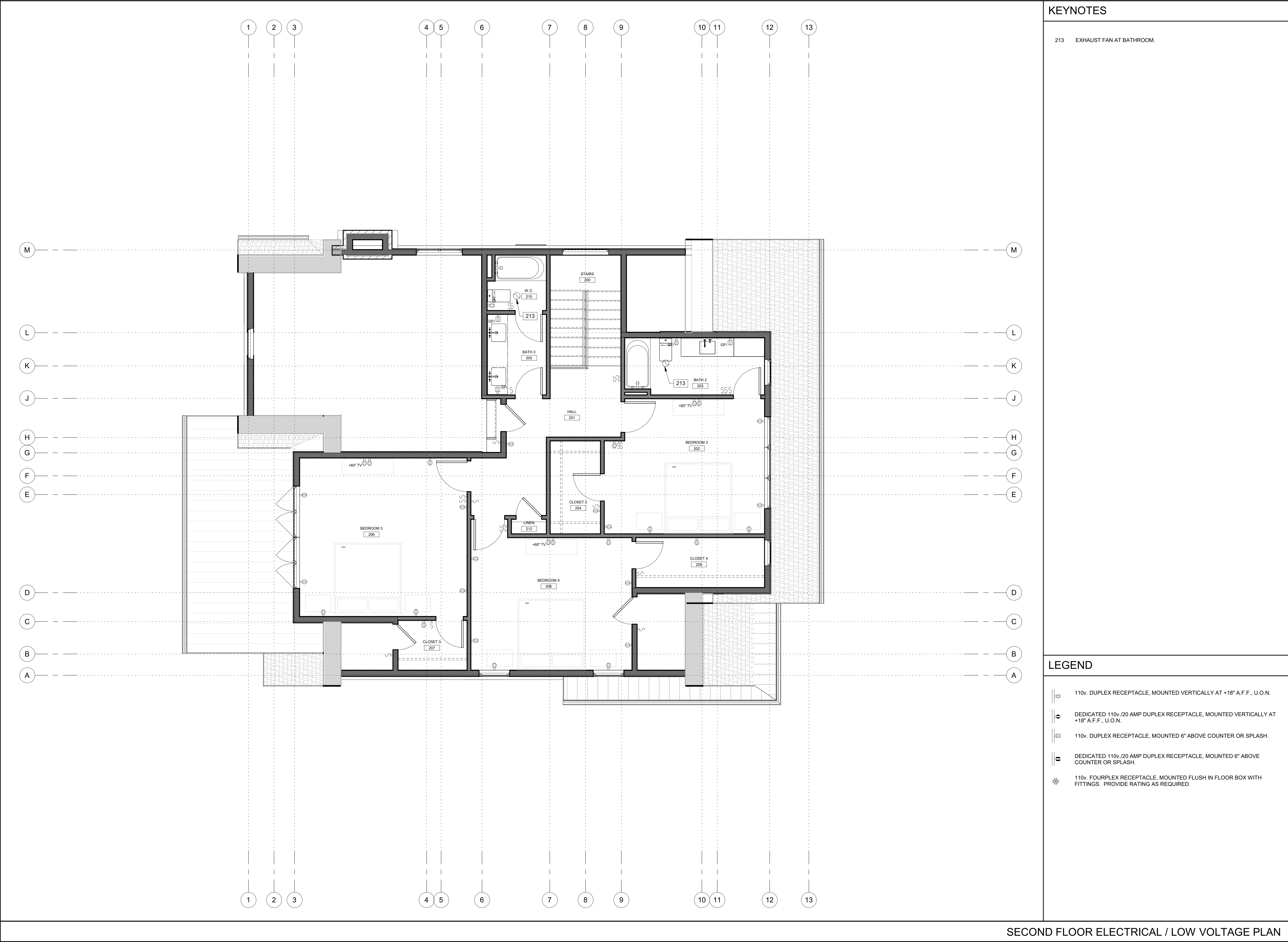
	110v. DUPLEX RECEPTACLE, MOUNTED VERTICALLY AT +18" A.F.F., U.O.N.
	DEDICATED 110v./20 AMP DUPLEX RECEPTACLE, MOUNTED VERTICALLY AT +18" A.F.F., U.O.N.
	110v. DUPLEX RECEPTACLE, MOUNTED 6" ABOVE COUNTER OR SPLASH.
	DEDICATED 110v./20 AMP DUPLEX RECEPTACLE, MOUNTED 6" ABOVE COUNTER OR SPLASH.
	110v. FOURPLEX RECEPTACLE, MOUNTED FLUSH IN FLOOR BOX WITH FITTINGS. PROVIDE RATING AS REQUIRED.

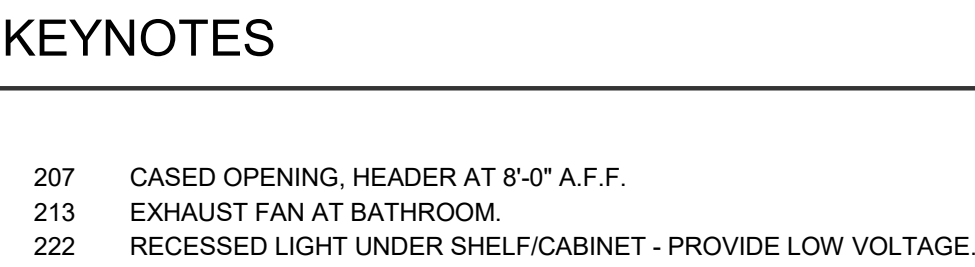
[illegible]

SCALE:	As indicated
PLOT DATE:	05.08.2023
SHEET NUMBER:	

A-9

FIRST FLOOR ELECTRICAL / LOW VOLTAGE PLAN





720 MOUNT VERNON DRIVE
LEXINGTON, KY 40502

[illegible]

SCALE:	As indicated
PLOT DATE:	05.08.2023
SHEET NUMBER:	

A-11

FIRST FLOOR REFLECTED CEILING PLAN



720 MOUNT VERNON DRIVE
LEXINGTON, KY 40502

[illegible]

SCALE:	As indicated
PLOT DATE:	05.08.2023
SHEET NUMBER:	

A-12

SECOND FLOOR REFLECTED CEILING PLAN