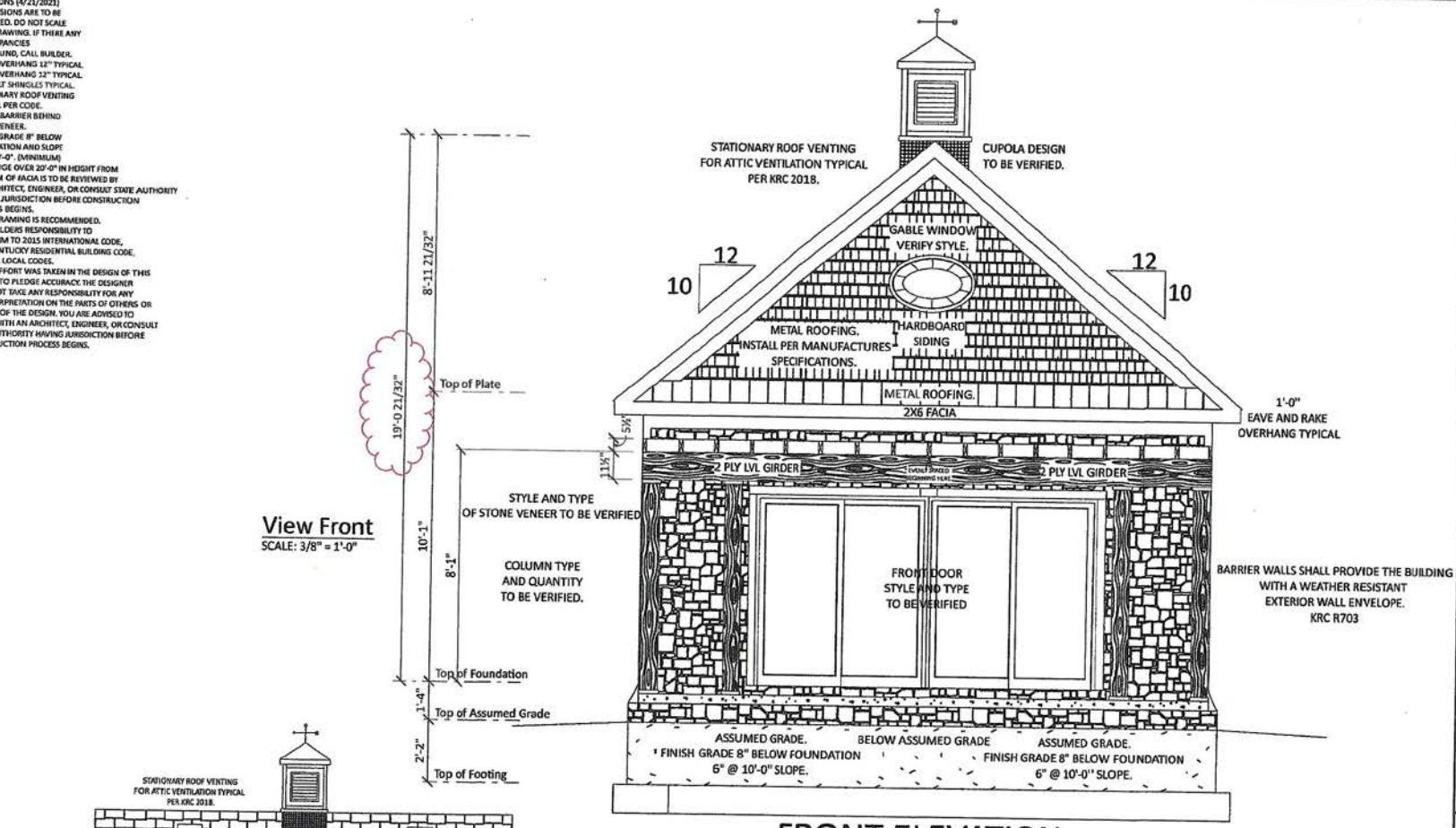
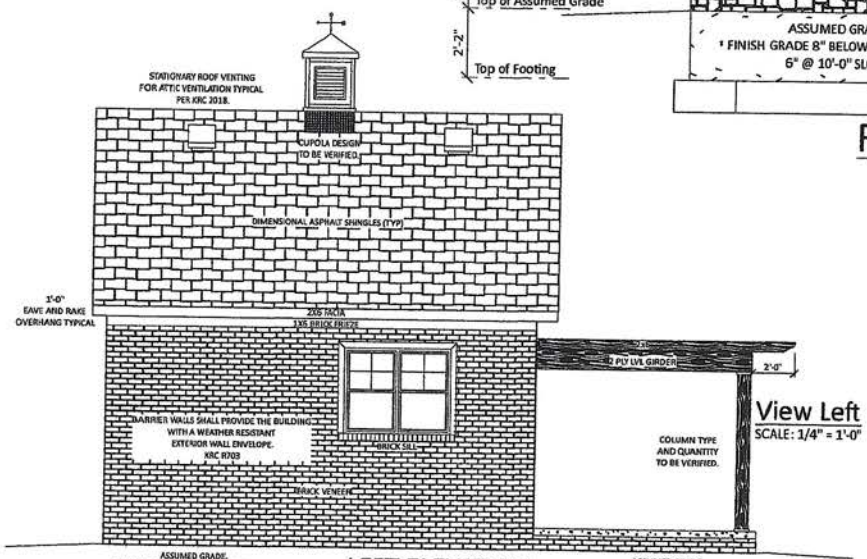
ELEVATIONS (4/21/2021)
- DIMENSIONS ARE TO BE SPECIFIED. DO NOT SCALE THIS DRAWING. IF THERE ANY DISCREPANCIES ARE FOUND, CALL BUILDER.
- RAKE OVERHANG 12" TYPICAL.
- EAVE OVERHANG 12" TYPICAL.
- ASPHALT SHINGLES TYPICAL.
- STATIONARY ROOF VENTING TYPICAL PER CODE.
- VAPOR BARRIER BEHIND BRICK VENEER.
- FINISH GRADE 8" BELOW FOUNDATION AND SLOPE 6" @ 10'-0". (MINIMUM)
- ANY RIDGE OVER 20'-0" IN HEIGHT FROM BOTTOM OF FACIA IS TO BE REVIEWED BY AN ARCHITECT, ENGINEER, OR CONSULT STATE AUTHORITY HAVING JURISDICTION BEFORE CONSTRUCTION PROCESS BEGINS.
- STACK FRAMING IS RECOMMENDED.
- IT IS BUILDERS RESPONSIBILITY TO CONFORM TO 2015 INTERNATIONAL CODE, 2018 KENTUCKY RESIDENTIAL BUILDING CODE, AND ALL LOCAL CODES.
- EVERY EFFORT WAS TAKEN IN THE DESIGN OF THIS LAYOUT TO PLEDGE ACCURACY. THE DESIGNER DOES NOT TAKE ANY RESPONSIBILITY FOR ANY MISINTERPRETATION ON THE PARTS OF OTHERS OR FAILURE OF THE DESIGN. YOU ARE ADVISED TO CHECK WITH AN ARCHITECT, ENGINEER, OR CONSULT STATE AUTHORITY HAVING JURISDICTION BEFORE CONSTRUCTION PROCESS BEGINS.



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

FRONT ELEVATION

THIS DRAWING IS FOR ILLUSTRATION ONLY.
ACTUAL MATERIAL TYPES AND FINAL DESIGN MAY DIFFER THAN SHOWN.



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

LEFT ELEVATION

THIS DRAWING IS FOR ILLUSTRATION ONLY.
ACTUAL MATERIAL TYPES AND FINAL DESIGN MAY DIFFER THAN SHOWN.

Approved Plans KRC 2018

REVIEWED FOR CODE COMPLIANCE

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Signed: Alvaro Polanco 09/09/2024

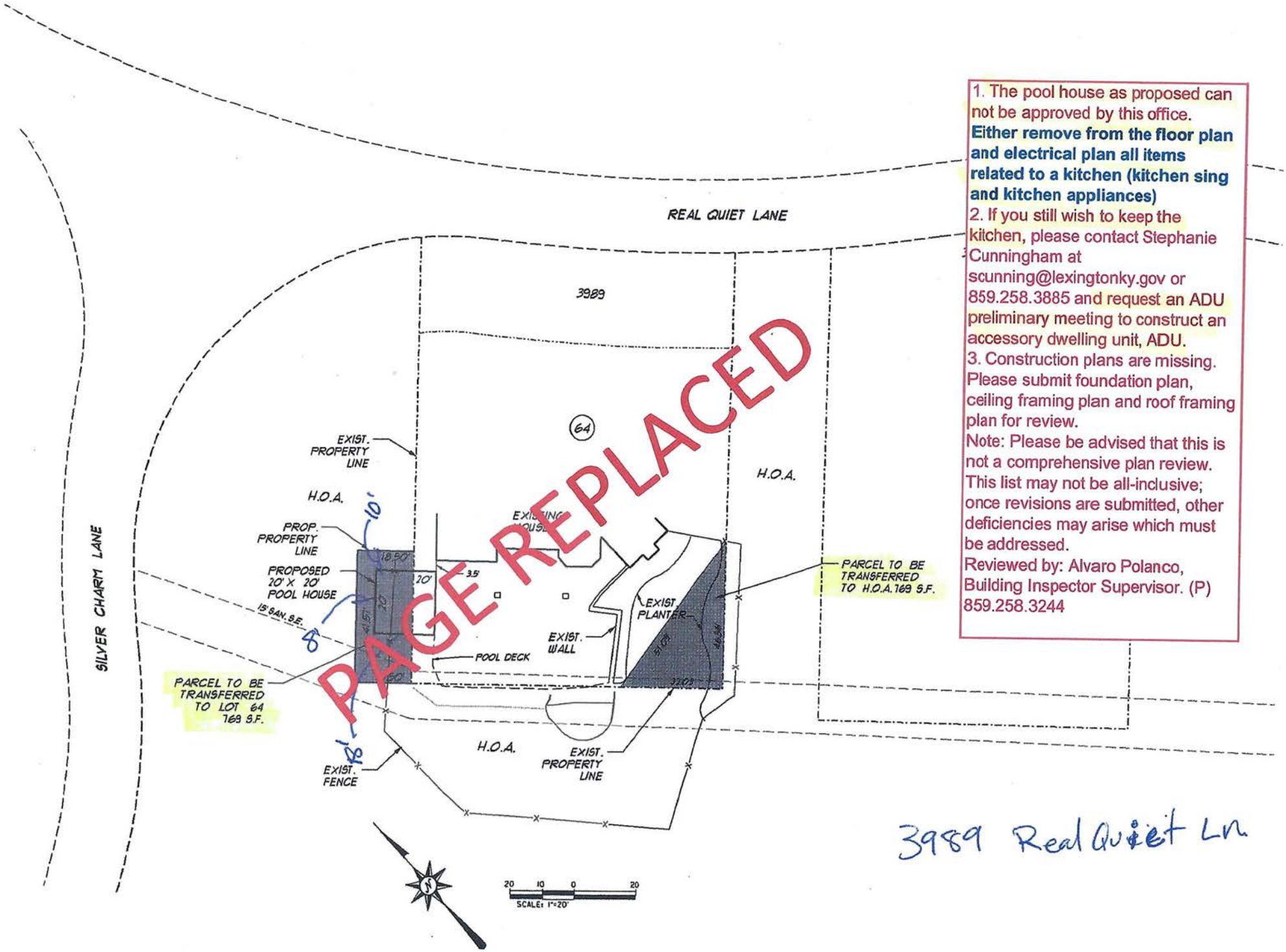
PREPARED FOR:
DANNY AND SEFANIE ERWIN
3989 REAL QUIET LANE
LEXINGTON, KENTUCKY 40509

THE POOL HOUSE PROJECT

ELEVATION FRONT AND LEFT

PREPARED BY:
DOUG STEPHENSON
MAPLECREST BUILDERS INC.
WINCHESTER, KENTUCKY
(859)-808-0321
MPLCRST@AOL.COM

REVISIONS
9/5/2024



1. The pool house as proposed can not be approved by this office. **Either remove from the floor plan and electrical plan all items related to a kitchen (kitchen sing and kitchen appliances)**
2. If you still wish to keep the kitchen, please contact Stephanie Cunningham at scunning@lexingtonky.gov or 859.258.3885 and request an ADU preliminary meeting to construct an accessory dwelling unit, ADU.
3. Construction plans are missing. Please submit foundation plan, ceiling framing plan and roof framing plan for review.

Note: Please be advised that this is not a comprehensive plan review. This list may not be all-inclusive; once revisions are submitted, other deficiencies may arise which must be addressed.

Reviewed by: Alvaro Polanco, Building Inspector Supervisor. (P) 859.258.3244

3989 Real Quiet Ln.

SCOPE OF WORK"
Detached POOL House
NO KITCHEN APPLIANCES OR KITCHEN SINK.
-
CONDITIONS:
- Per zoning regulations the proposed bathroom can only have access from the exterior of the pool house if "(...) A wet bar, including a single sink with a waste drain and a refrigerator (...)" are installed.
- NOTE: A Counter-top and under cabinets are proposed ONLY. No Kitchen appliances or Kitchen sink.

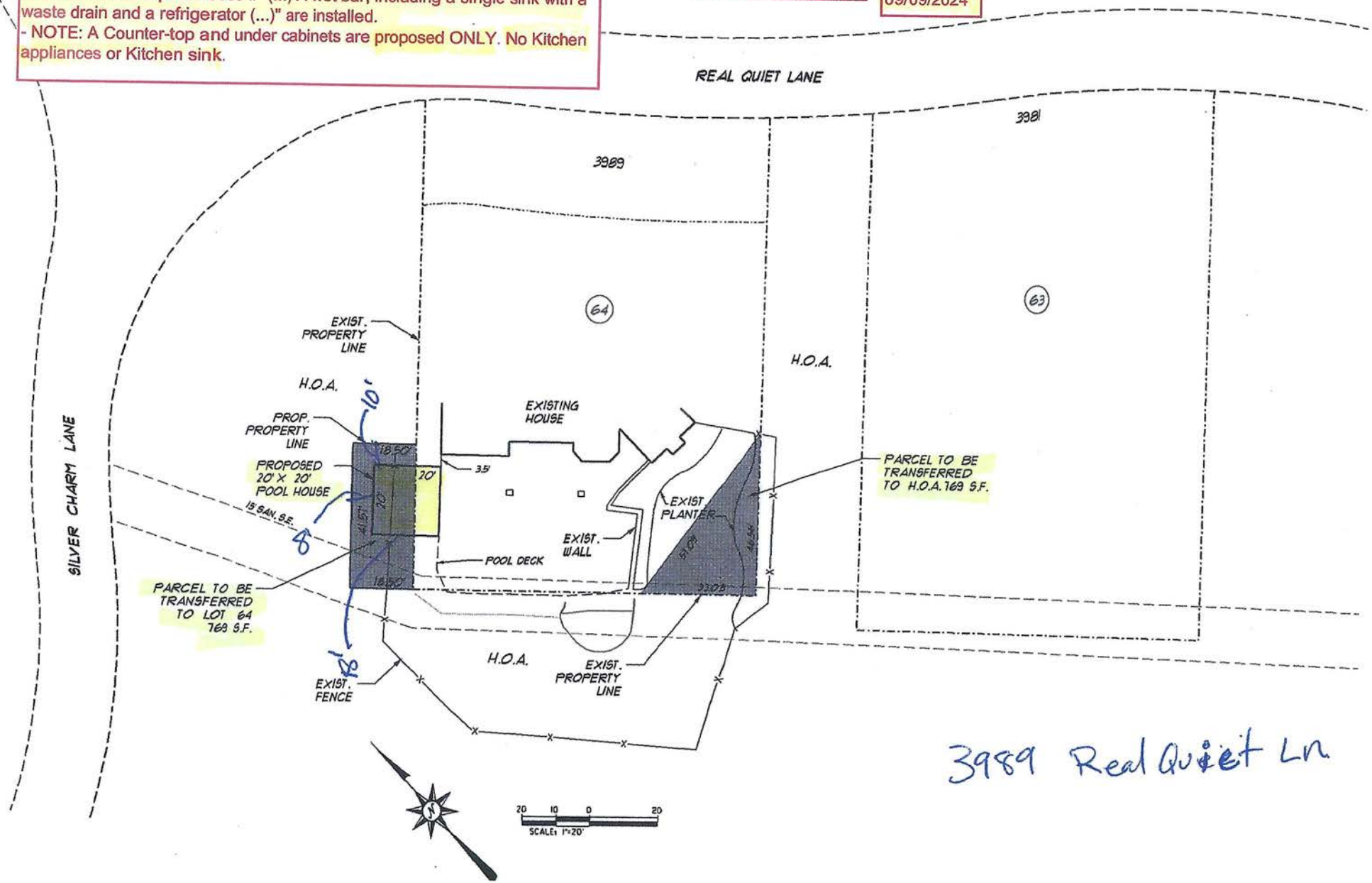
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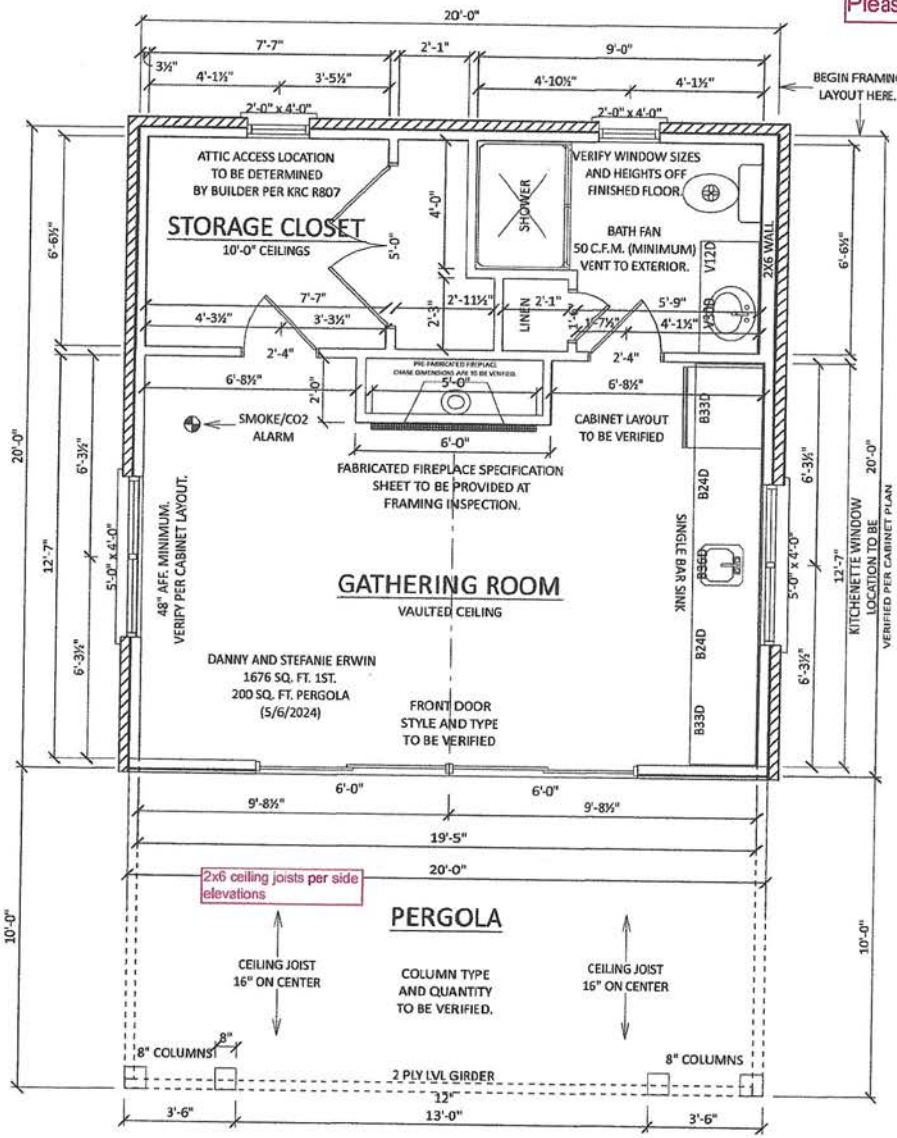
ZONE EAR-1
See amended plat.



3989 Real Quiet Ln

FIRST FLOOR (4/21/2021)
- DIMENSIONS ARE TO BE SPECIFIED. DO NOT SCALE THIS DRAWING. IF THERE ANY DISCREPANCIES ARE FOUND, CALL BUILDER.
- ALL DIMENSIONS ARE FROM FACE TO FACE OF STUDS UNLESS OTHERWISE SPECIFIED.
- ALL FLOOR JOIST ARE 16" ON CENTER UNLESS OTHERWISE NOTED. STACK FRAMING IS HIGHLY RECOMMENDED.
- ALL EXTERIOR STUDS ARE TO BE 2x4 AND OR 2x6 16" ON CENTER. STACK FRAMING IS HIGHLY RECOMMENDED.
- ALL INTERIOR STUDS ARE TO BE 2x4 AND OR 2x6, 16" ON CENTER. STACK FRAMING IS HIGHLY RECOMMENDED.
- ALL WINDOW AND DOOR OPENINGS ARE MEASURED TO THE CENTER LINE OF THE OPENING.
- ALL WALLS ARE 9'-0" UNLESS OTHERWISE NOTED.
- ANY WALL OVER 12'-0" IN HEIGHT IS TO BE REVIEWED BY AN ARCHITECT, ENGINEER, OR CONSULT STATE AUTHORITY HAVING JURISDICTION BEFORE CONSTRUCTION PROCESS BEGINS.
- ALL WOOD, STEEL, AND LVL BEAMS SIZE TO BE VERIFIED.
- APPLY FIRE STOP AND BLOCKING AS REQUIRED.
- PREFABRICATE FIREPLACE INSERT INSTALLED TO MANUFACTURES REQUIREMENTS.
- BATHROOM EXHAUST FAN AT MINIMUM 50 C.F.M.
- SMOKE DETECTOR LOCATIONS PER MANUFACTURES SPECIFICATIONS. ADD CARBON MONOXIDE AND OR SMOKE ALARM COMBINATION OUTSIDE AND IN THE VICINITY OF BEDROOMS.
- HVAC REQUIREMENTS, RETURN AIR DUCTS IN AND ABOVE BEDROOMS AND IN PEAK OF VAULTED CEILING INTERIOR WALL.
- CARBON MONOXIDE DETECTORS TO BE PROVIDED IF COMBUSTION HEATING IS USED AND IF GARAGE IS ATTACHED TO DWELLING. LINKING IS NOT REQUIRED.
- IT IS BUILDERS RESPONSIBILITY TO CONFORM TO 2015 INTERNATIONAL CODE, 2018 KENTUCKY RESIDENTIAL BUILDING CODE, AND ALL LOCAL CODES.
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Tempered glass is required on window by shower. Please revise.



Per zoning regulations the proposed bathroom can only have access from the exterior of the pool house. Please revise.

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

The roof plan calls for roof trusses and the first floor plan calls for a vaulted ceiling above the gathering room. Please submit the roof truss cut sheets or the truss package. If stick frame is proposed, please note that the proposed vaulted ceiling requires an engineered ridge beam sized by the lumber company's software or by a KY licensed design professional. The end of the ridge beam shall be posted directly to foundation or to a beam designed to receive the concentrated roof loads. If stick frame, please submit the engineered ridge beam and the specs of the beam supporting the ridge beam or a detail depicting loads being transferred to foundation.

PREPARED FOR:
DANNY AND SEFANIE ERWIN
3989 REAL QUIET LANE
LEXINGTON, KENTUCKY 40509

THE POOL HOUSE PROJECT
FIRST FLOOR PLAN

PREPARED BY:
DOUG STEPHENSON
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WINCHESTER, KENTUCKY
(859)-808-0321
MPLCRST@AOL.COM

REVISIONS
8/29/2024

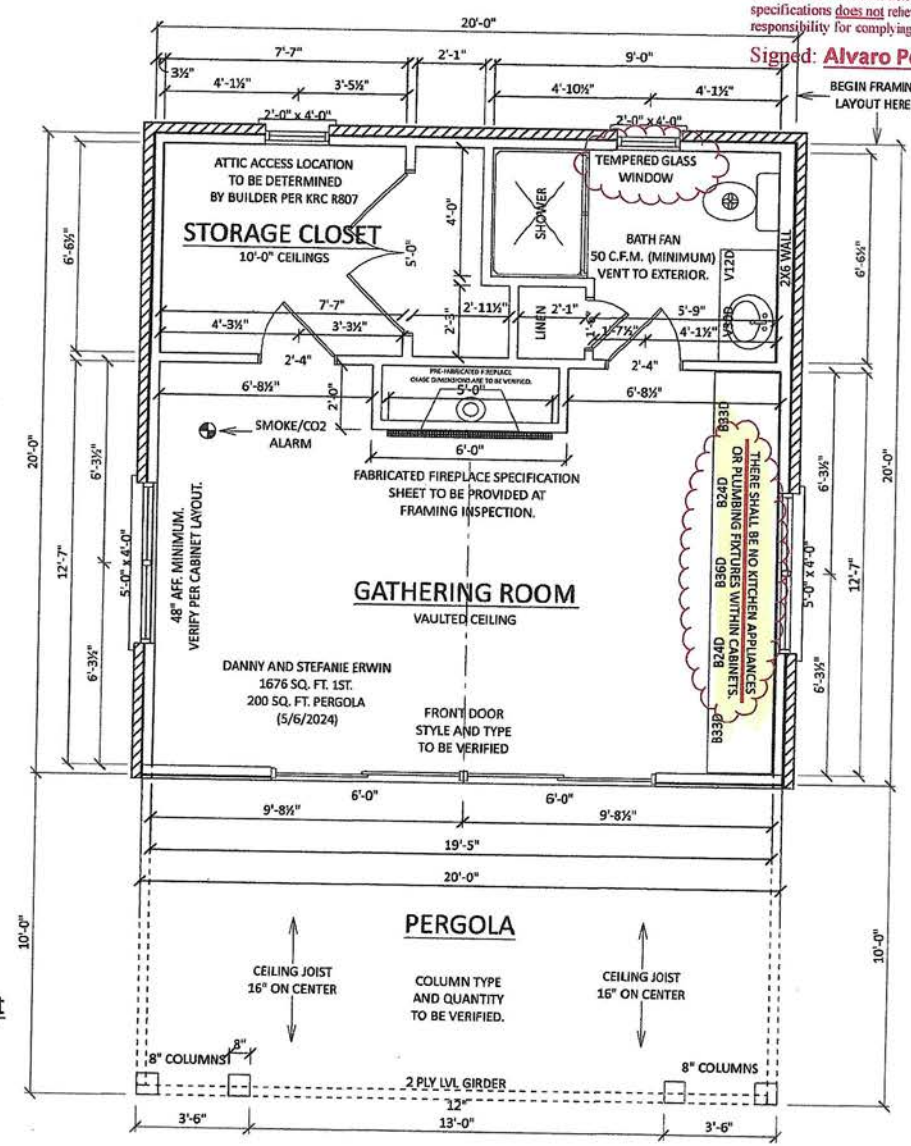
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Signed: Alvaro Polanco 09/09/2024



Floor First
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REVISIONS
9/5/2024