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- * Some features shown in these plans are optional.
- * Elevations are renderings only. The sidewalk, driveway, steps and landscaping are subject to change based on the lot selected by the buyer. Trees are not included. Plans are subject to change without prior notice.
- * Soffits and/or dropped ceilings may be required to effectively install the mechanicals including but not limited to HVAC, electric and plumbing and may not be shown on these plans. Please consult your Briggs Homes representative for more information.
- * All construction specifications in these plan sets are to meet applicable local building codes.
- * Presumptive soil pressure is 2000lbs/sf.
- * Tempered glass installed where required by code.
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1022 Sq.Ft. 1st Floor	1345 Sq.Ft. 2nd Floor	2367 Sq.Ft. (Living)
427 Sq.Ft. Garage	101 Sq.Ft. Covered Porch	2895 Sq.Ft. (TOTAL)
	with opt. covered patio	2995 Sq.Ft. (TOTAL)

Exterior Walls 16" O.C.
Interior Walls 24" O.C.

***Not to Scale**

Cypress

Plan:

Page: Front Elevation

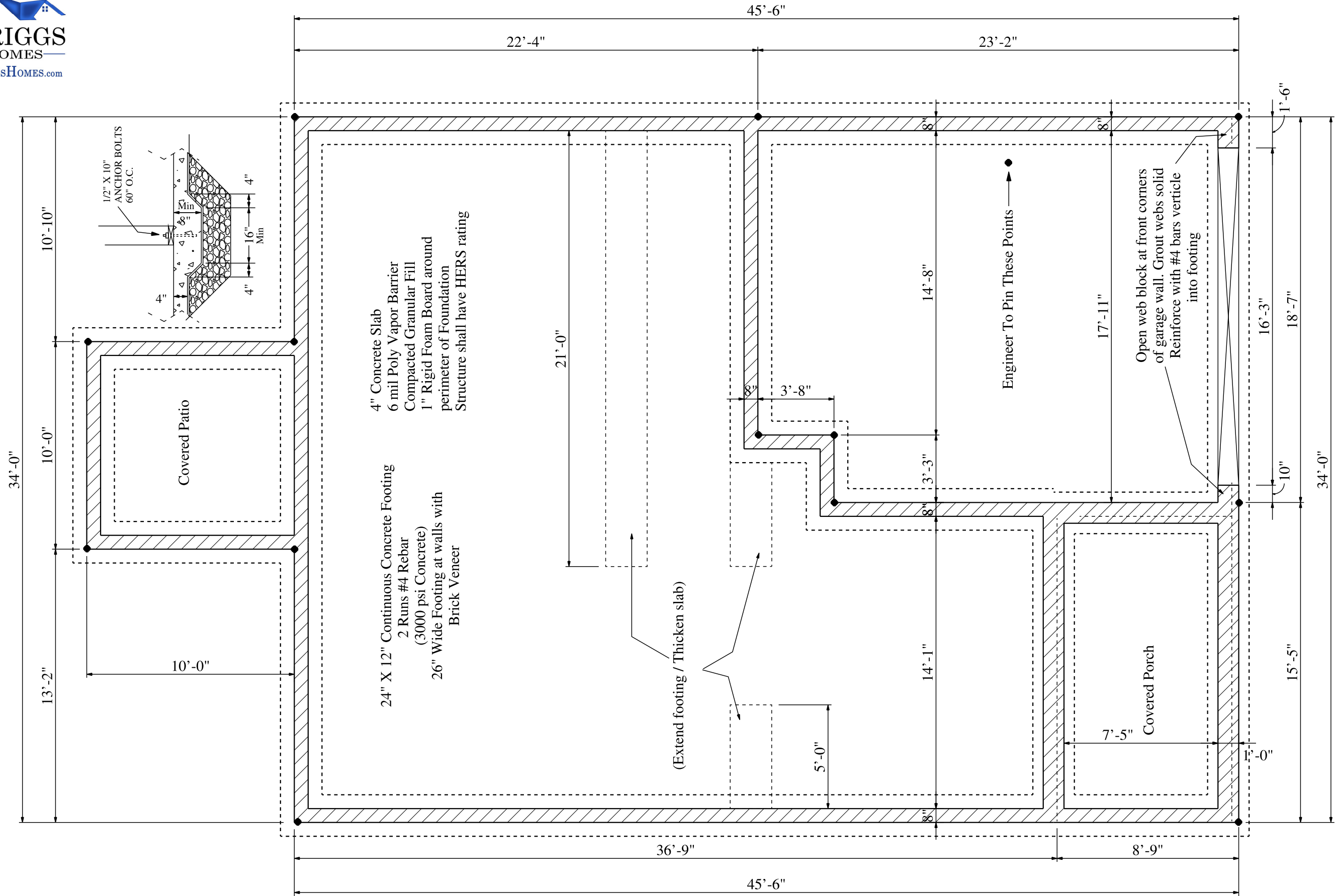
Address: **2484 Feathersound**

Lot: **#47**

Office: 223-1278

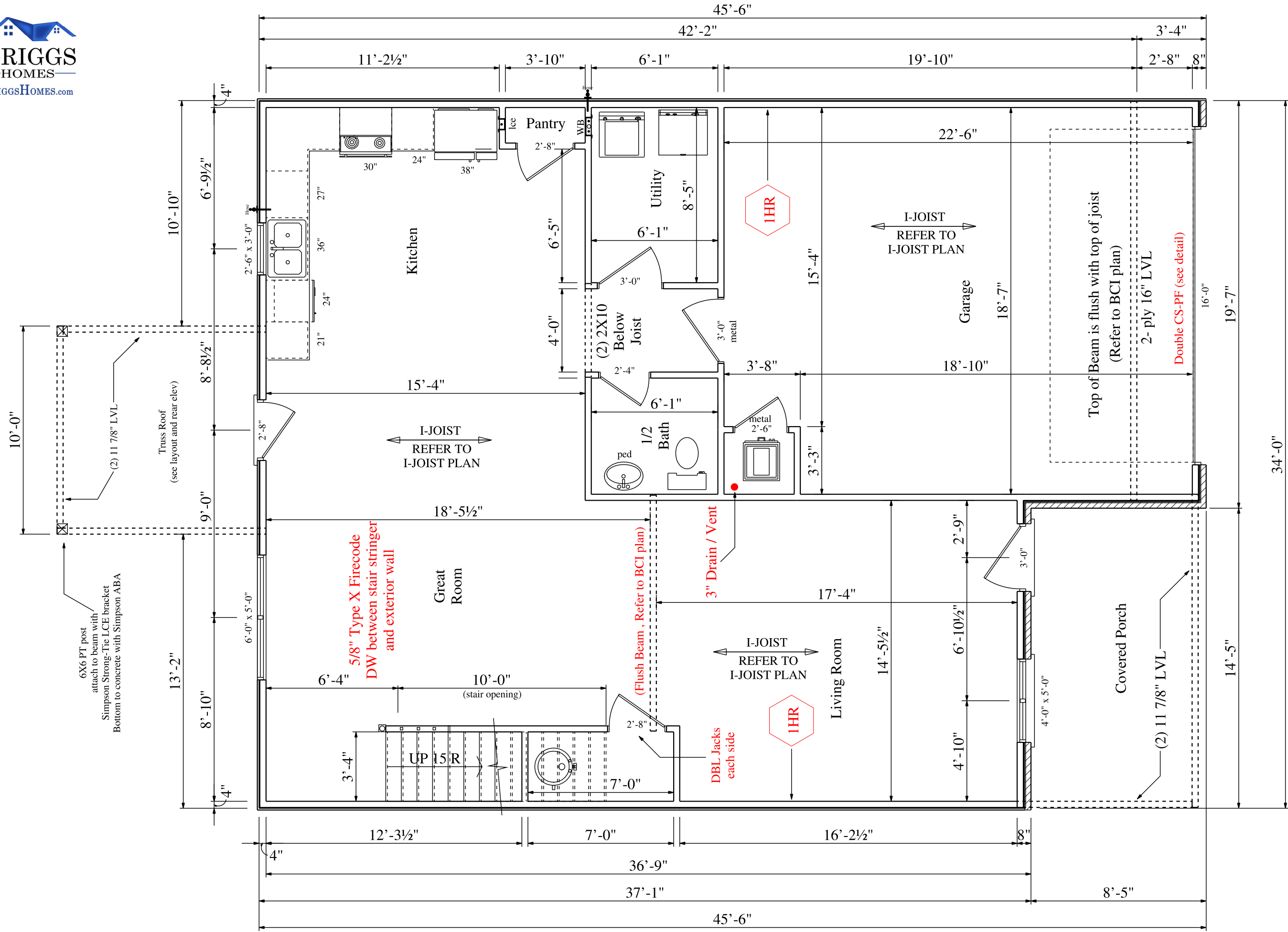
Fax: 223-1289

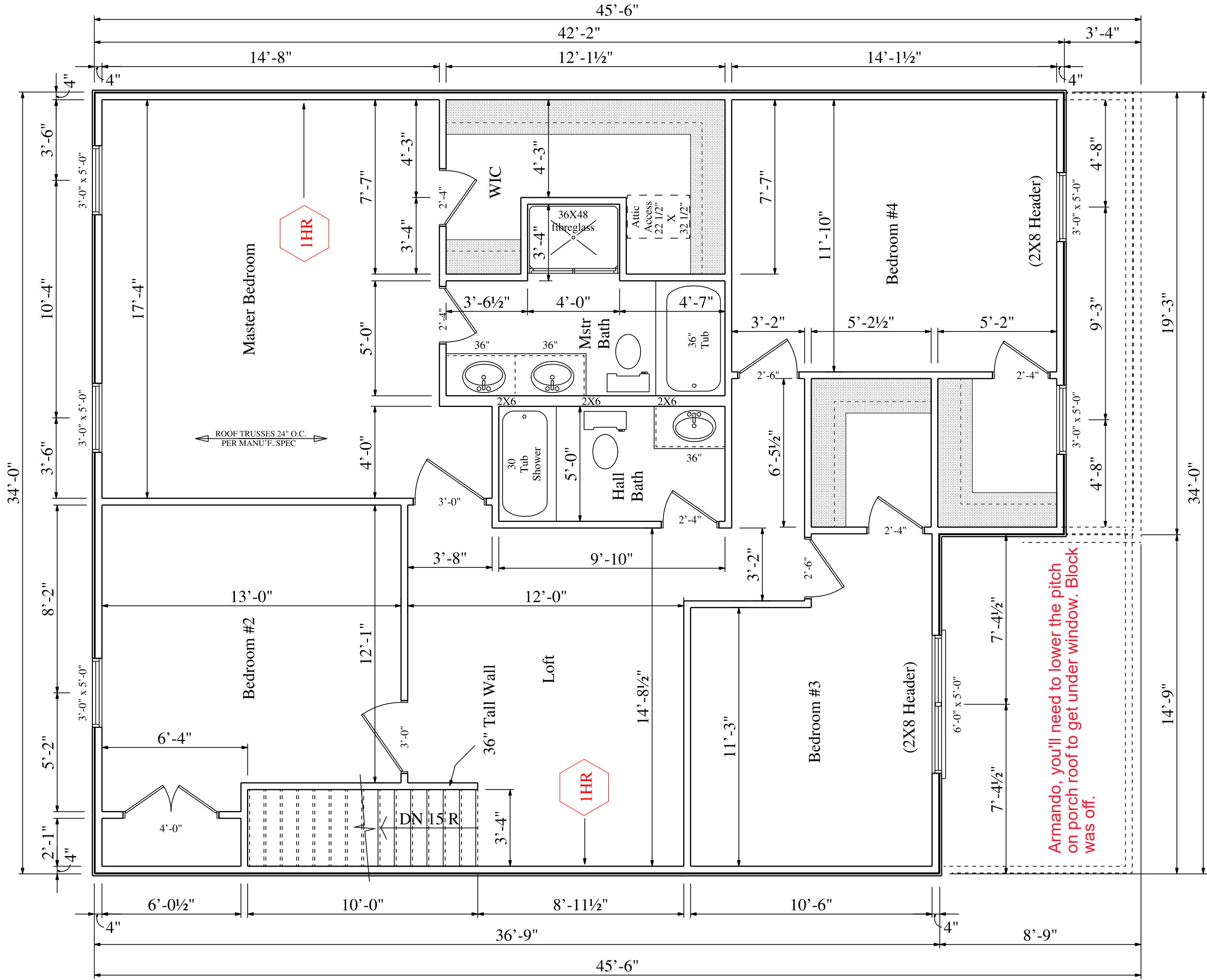
Briggs Homes
1021 Majestic Dr. STE 310
Lexington KY 40513



Dalton , these are the deminensions i got. but i've still have a 1" difference. The right side overall is 45'6" and left side is 45'5". I don't know where it is but we should be close enough to build

Briggs Homes 1021 Majestic Dr. STE 310 Lexington KY 40513	Office: 223-1278	Address: 2484 Feathersound	Plan: Cypress
	Fax: 223-1289	Lot: #47	Page: Rear & Side Elevations





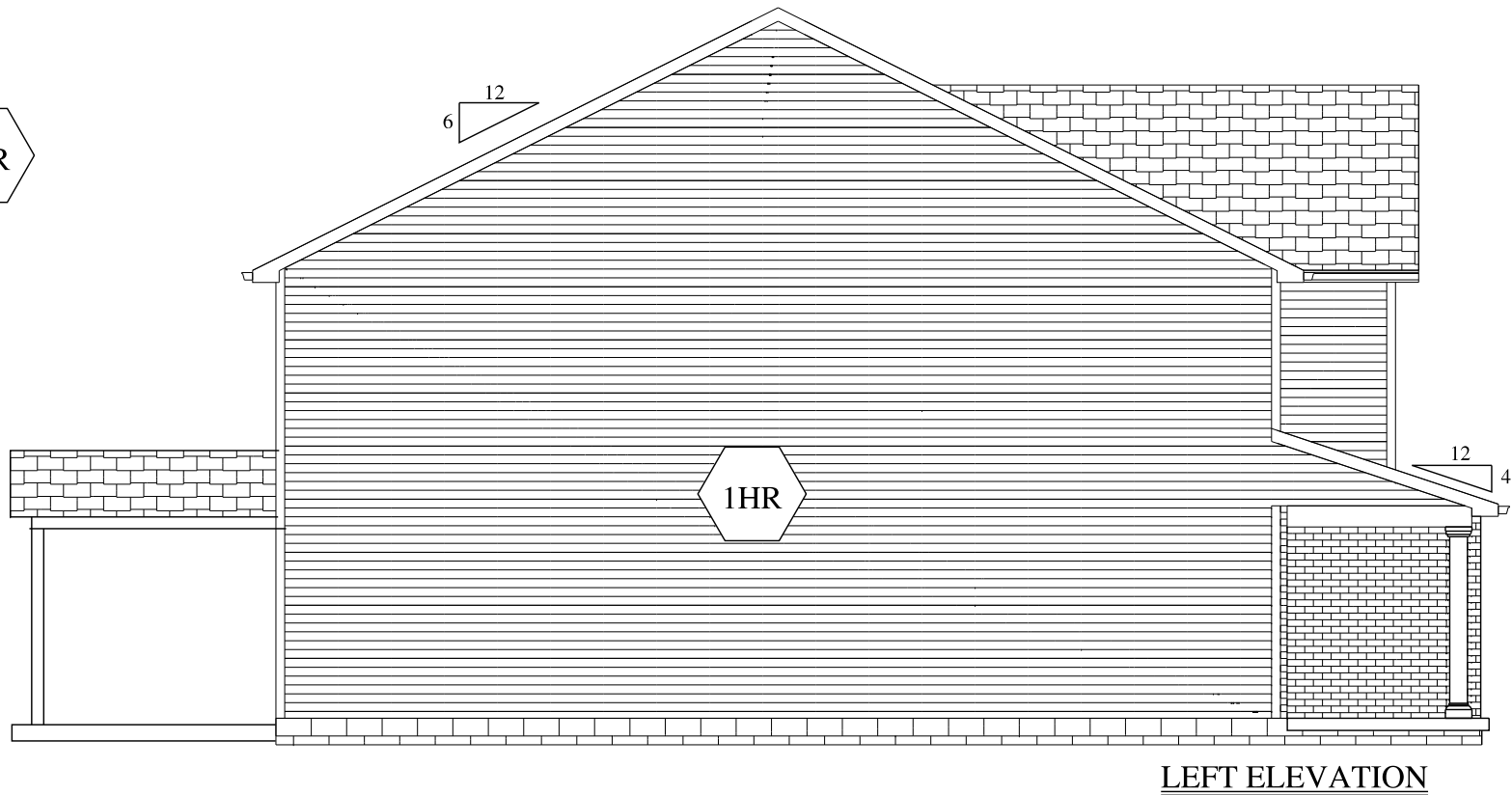
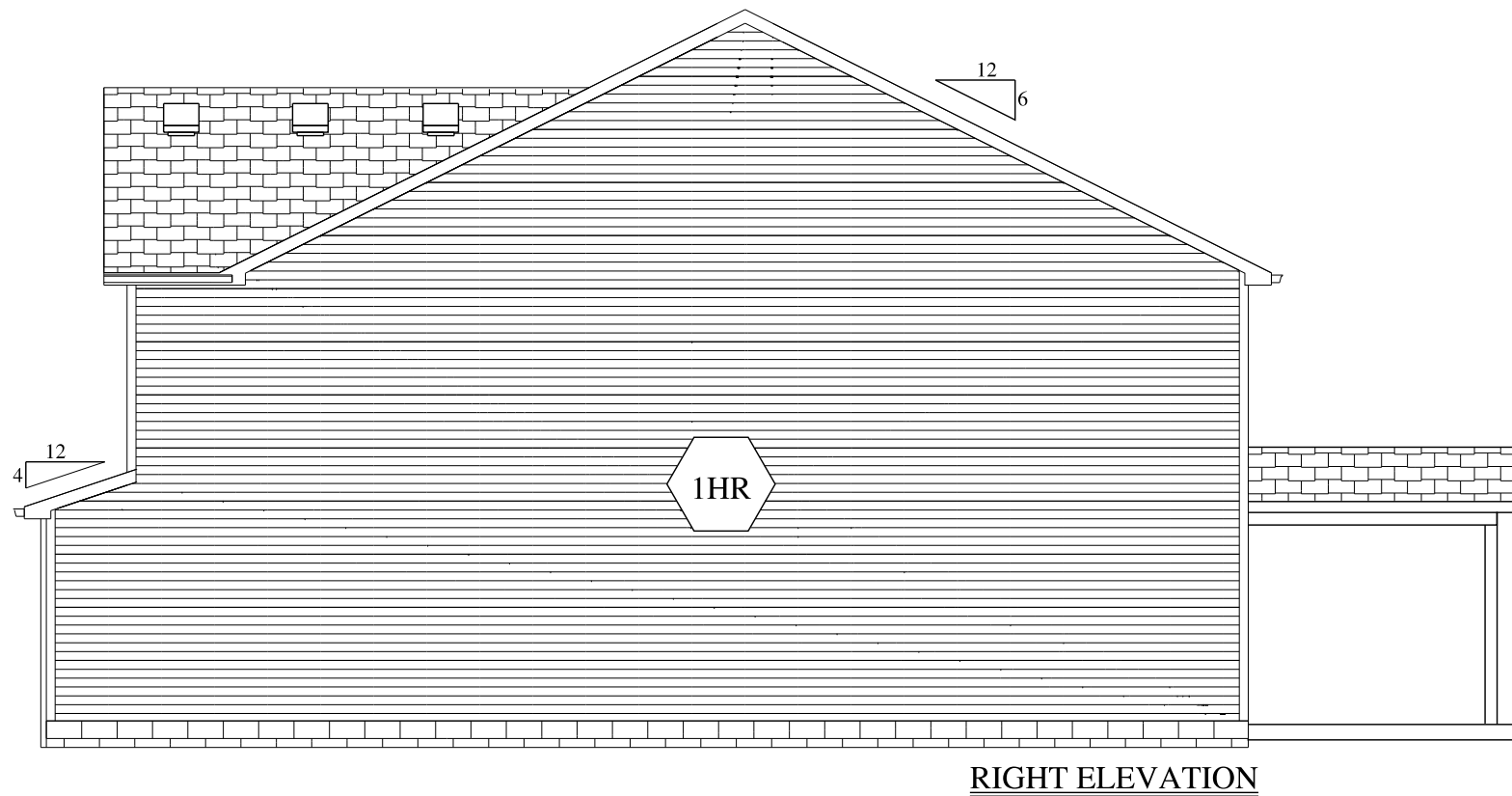
Briggs Homes 1021 Majestic Dr. STE 310 Lexington KY 40513	Office: 223-1278		Address: 2484 Feathersound		Plan: Cypress	
	Fax: 223-1289		Lot: #47		Page: 2nd Floor Plan	



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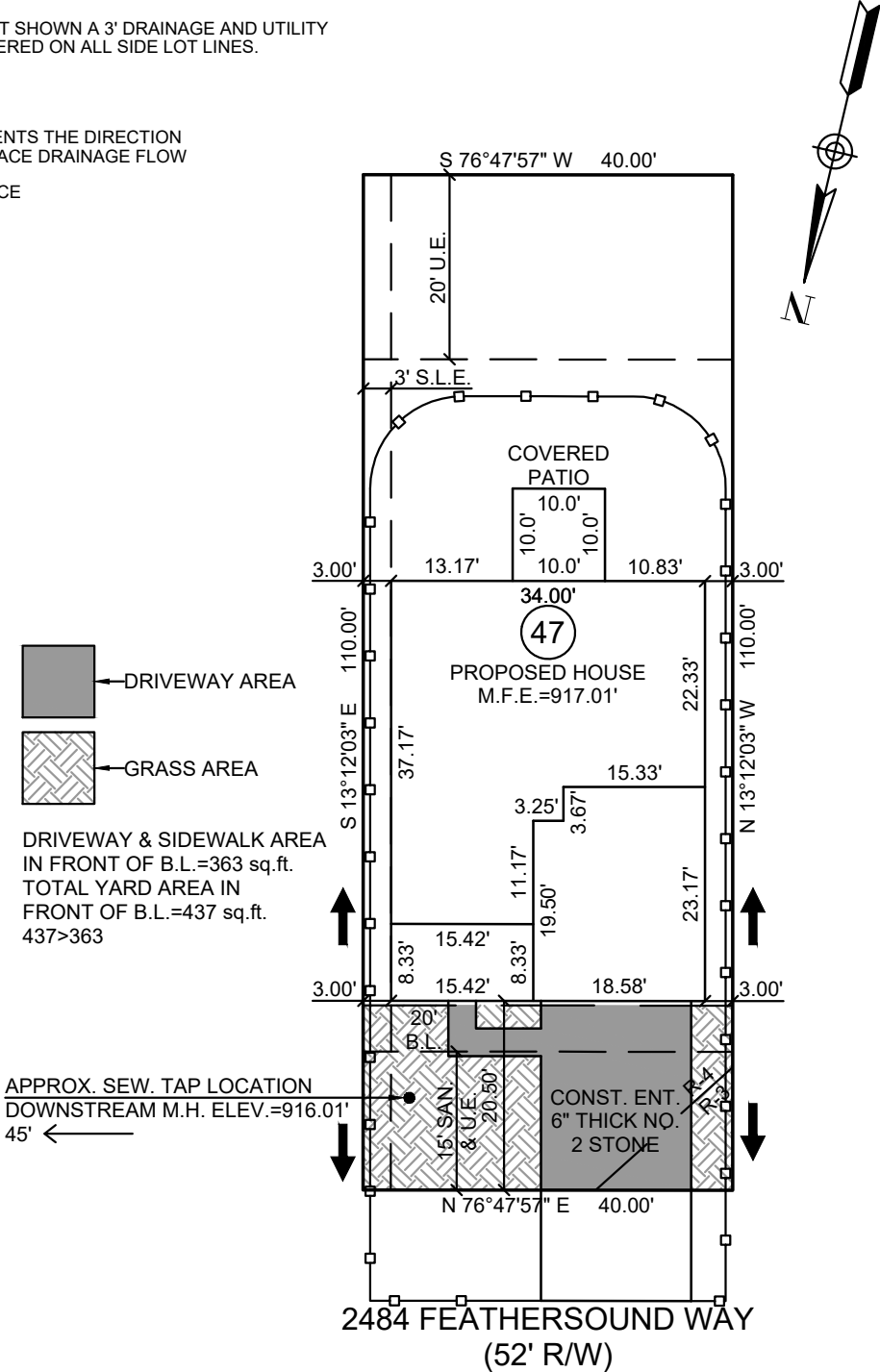


NOTES:


- THE SILT FENCE AND CONSTRUCTION ENTRANCES SHALL BE INSTALLED BEFORE GRADING THE LOT.
- THE LOT SHALL BE SEEDED AND MULCHED, OR SODDED, WITHIN 14 DAYS AFTER FINAL GRADING.
- CURB INLETS AND SURFACE INLETS, IF PRESENT, SHALL BE PROTECTED WITH ROCK BAGS, OR OTHER DEVICES, TO KEEP SEDIMENT OUT OF THE PIPE.
- SILT FENCE MAY NEED TO BE MODIFIED DEPENDING ON CONDITIONS
- THERE IS BUT NOT SHOWN A 3' DRAINAGE AND UTILITY EASEMENT CENTERED ON ALL SIDE LOT LINES.

LEGEND:

- REPRESENTS THE DIRECTION OF SURFACE DRAINAGE FLOW
- SILT FENCE



NOTE: THIS IS NOT A RECORDABLE DOCUMENT.

SITE PLAN / DRAINAGE PLAN		
BUILDER: BRIGGS COMPANY ADDRESS: 2484 FEATHERSOUND WAY CITY/STATE: LEXINGTON, KY		PROPERTY ZONE: R-3 & R-4 FRONT YARD SETBACK - 20 FT. SIDE YARD SETBACK - 3 FT. REAR YARD SETBACK - 10 FT.
SUBDIVISION: COVENTRY UNIT: 7 SECTION: 5 BLOCK: N/A LOT NUMBER: 47	PLAT CABINET: "S" SLIDE: 223 PLAT SIGNING DATE: 09/27/21 SCALE: 1" = 20' PROJECT NO.: 22131	 1211 JESSAMINE STATION NICHOLASVILLE, KY 40356 (859) 881-0020 BANKSENGINEERING.NET
THIS DRAWING IS FOR THE EXPRESS PURPOSE OF OBTAINING A BUILDING PERMIT FOR THE RESIDENCE SHOWN HEREON. THE SURVEYOR MAKES NO GUARANTEE THAT POST CONSTRUCTION CONDITIONS WILL REFLECT THE INFORMATION PROVIDED HEREON (i.e. FINISHED FLOORS, SURFACE RUN-OFF, HOUSE DIMENSIONS, ETC.). THIS DOCUMENT DOES NOT IMPLY THAT A BONDARY SURVEY HAS BEEN PERFORMED NOR DOES IT IMPLY THE CORRECTNESS AND/OR ACCURACY OF RECORD DOCUMENTS AS THEY RELATE TO DISTACNES, BEARINGS, ANGLES, AREAS, ETC. ALL DISTANCES IN CURVES ARE CHORD DISTANECES. THIS DRAWING IS NOT INTENDED FOR USE IN THE SALE OF LAND. THIS PLAN DOES NOT CONSTITUTE A BOUNDARY SURVEY AND IS NOT INTENDED FOR LAND TRANSFER. IT DOES NOT MEET THE MINIMUM STANDARDS FOR A BOUNDARY SURVEY. THE SOLE PURPOSE OF THIS DRAWING IS FOR USE IN OBTAINING A BUILDING PERMIT.		