

**BOARD OF ZONING APPEALS AGENDA
CITY OF PIQUA, OHIO
6:00 PM – TUESDAY, AUGUST 26, 2025
MUNICIPAL GOVERNMENT COMPLEX
COMMISSION CHAMBERS – 201 W. WATER STREET**

CALL TO ORDER

Chair Comments – Opening Remarks

ROLL CALL – Clerk Calls the Roll

Meeting Minutes – July 22, 2025

OLD BUSINESS

NEW BUSINESS

1. RESOLUTION BZA 11-25
A resolution to vary the setback requirements for 1504 Arrowhead Drive.
2. RESOLUTION BZA 12-25
A resolution to vary the setback requirements for 1508 Cheyenne Court.
3. *AMENDED 8/25/25*
Appointment of a Vice Chairman to the Board of Zoning Appeals.

OTHER BUSINESS/ADJOURNMENT

**CITY OF PIQUA, OHIO
BOARD OF ZONING APPEALS MEETING MINUTES
MUNICIPAL GOVERNMENT COMPLEX – COMMISSION CHAMBERS
6:00 PM- TUESDAY, JULY 22, 2025**

CALL TO ORDER

At approximately 6:00PM Chair Wayne Davey called the meeting to order and welcomed all in attendance.

ROLL CALL

Members Present: Wayne Davey, Eva Silvers, William Walker, Kirby King

Absent: Adam Seas

Motion made by Ms. Silvers to excuse Adam Seas, seconded by Mr. William Walker. Approved 4-0 vote.

MEETING MINUTES

Mr. Walker made a motion to approve minutes from June 24, 2025 meeting. Eva seconded the motion. Approved 4-0 vote.

NEW BUSINESS

RESOLUTION BZA 10-25

Mr. Chad Henry was present and gave the staff report. The variance request for an additional 6,000 square foot accessory structure at 1307 Garbry Road aligns with the Piqua Development Code's criteria by addressing the unique storage needs of a 6.28- acre historic estate. The proposed outbuilding's secluded placement, aesthetic compatibility, and minimal impact neighboring properties and public services support its protentional to enhance Allisten Manor's functionality and cultural significance. Staff acknowledges the applicant's proposed mitigations and the property's unique characteristics, which justify the variances.

Applicant, Alex Smith was present and spoke on the item. Mr. Davey asked the applicant about distances from the property and other structures. Mr. Kirby asked if utilities would be run to the structure. Mr. Smith stated only electrical. Mr. Walker stated he already has quite a few storage buildings and pole barns. He doesn't see the need for more. Looking at the square footage he would have with three buildings would be a lot. Mr. Smith said one limitation with the current building is height. It was not designed to hold taller equipment. Mr. William said he already has two buildings and is now asking for a third. Mr. Walker asked if a building would become vacant or what would happen with the "old buildings". Mr. Smith stated they have enough items to use all the buildings. Mr. William feels almost 10,000 square foot of buildings for almost 3 acres that are landscaped seems like a lot.

Mr. Smith's mom came forward to speak on the item. She gave documents to the board to review with additional renderings of what the proposed building would look like. It was noted the building will have a gravel floor.

Mr. Davey acknowledged that upkeep on an older home is hard. Especially with the trees and landscaping they have. Having the equipment themselves is helpful and understand needing a place to keep those items.

Kim Heisler 1802 Parkway Dr, She feels this would be a good thing for the community to potentially be able to bring people to Piqua.

Eva Silvers made a motion to approve the resolution. Kirby King seconded the motion. The resolution was approved with a 4-0 vote

OTHER BUSINESS

None.

ADJOURNMENT

With no other business before the Board, a motion was made by Kirby King and seconded by William Walker, the meeting was adjourned at approximately 6:30 PM.

Comments requesting corrections, additions or deletions to the content of this record should be directed to Chad Henry at chenry@piquaoh.gov.

RESOLUTION No. BZA 11-25

WHEREAS, the applicant has submitted a request for variance from the rear yard setback requirements as set forth in §2.3.3 (RE-6 zoning), to allow for the construction of a new single-family home on the property commonly known as 1504 Arrowhead Drive; and

WHEREAS, due to the irregular shaped configuration of the property, strict compliance with the rear yard setback requirement would prevent the construction of a home of adequate size and functionality consistent with the standards and character of the surrounding subdivision; and

WHEREAS, the requested variance represents the minimum deviation necessary from the required setback to accommodate a reasonably sized structure while maintaining harmony with the general purpose and intent of the zoning ordinance and the comprehensive plan; and

WHEREAS, the Board further finds that granting the variances observes the spirit and intent of the Development Code by promoting functional property use; constitutes the minimum deviation necessary for an appropriate design and beneficial property enhancement; will not create hardship or diminish the use or enjoyment of neighboring properties; includes applicant-proposed remedies, such as setback compliance and aesthetic compatibility, to mitigate impacts; will not adversely affect the delivery of governmental services; and cannot feasibly be addressed through alternatives, such as purchasing additional land or easements, due to the property's fixed boundaries and layout; and

NOW THEREFORE BE IT RESOLVED that _____ motioned to _____ the variance and the motion was seconded by _____ and the Board of Zoning Appeals recorded the following vote _____ in support of the motioned action.

	AYE	NAY	ABSTAIN	ABSENT
Mr. Wayne Davey	☐	☐	☐	☐
Mr. Adam Seas	☐	☐	☐	☐
Ms. Eva Silvers	☐	☐	☐	☐
Mr. William Walker	☐	☐	☐	☐
Mr. Kirby King	☐	☐	☐	☐

Adopted this ____ day of _____, 2025.

Chairman, Board of Zoning Appeals

Clerk, Board of Zoning Appeals

Wayne Davey

Emily McCulla

STAFF REPORT

Planning Commission

Date: August 26, 2025
Re: BZA 11-25

Applicant: Laurie Lenz
Owner: Arbor Homes

Address: 1504 Arrowhead Drive
Parcel #: N44-101634

Zoning: RE-6 – Residential Estate – 6,000 SF

Request: Rear Setback Variance Request for Proposed Single-Family Home

Staff Comments and Recommendations:

Background:

The applicant requests a variance from the rear yard setback requirements of Piqua Zoning Code §2.3.3 for the property at 1504 Arrowhead Drive, zoned RE-6. The code mandates a minimum rear yard setback of 30' or 20% of lot depth. With a lot depth of 70.49', the applicable setback is 14.1'. The applicant proposes a reduced setback of 12.57' to construct a new single-family home.

The property is an irregularly shaped lot within the Arrowhead Subdivision, with a depth more shallow than typical for the district. The lot's unique configuration limits the buildable area, making strict compliance with the 14.1' setback impractical for constructing a home consistent with the subdivisions standards.

The variance application was submitted via the City of Piqua's GovWell portal (<https://app.govwell.com/piqua>) on August 1, 2025. The application was deemed complete, and a public hearing was scheduled for August 26, 2025, with notices sent to property owners within 400 feet of the property.

Analysis:

The variance request is evaluated under Zoning Code §7.2.8, which requires demonstrating practical difficulties due to unique property circumstances, that the variance is the minimum necessary, and that it does not impair the ordinance's intent or

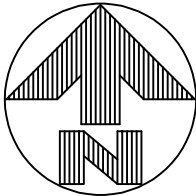
STAFF REPORT

public interest.

- Unique Circumstances – The lot's irregular shape and shallow depth (70.49') create constraints not typical for the district, inherent to the lot's platting and not caused by the applicant.
- Practical Difficulties – The 14.1' setback restricts the building envelope, preventing construction of a reasonably sized home consistent with the subdivision's character.
- Minimum Variance – The proposed 12.57' setback, a 1.53' deviation, is the smallest reduction needed to allow an adequately sized structure. Alternatives were reviewed but deemed infeasible due to the lot's configuration.
- Public Interest and Adjacent Properties – The variance will not alter the neighborhood's character, cause adverse impacts (e.g shadowing or drainage issues), or affect property values. It aligns with the comprehensive plan's residential development goals.

Recommendation:

Staff recommends **approval** of the rear yard setback variance to allow the 12.57' setback for reasons noted throughout the analysis.



15 0 15 30 45

SPEC HOUSE
1504 ARROWHEAD DRIVE

SOD	1847	sq. ft.
SEEDING	2534	sq. ft.
CONC. DRIVE	408	sq. ft.
SIDEWALK-PRIVATE	39	sq. ft.
SIDEWALK-PUBLIC	248	sq. ft.
SLAB	1031	sq. ft.
GARAGE	397	sq. ft.
PORCH	27	sq. ft.
SILT FENCE	288	lin. ft.
APRON= 144 SF		

SETBACKS:

FRONT YARD=25' (PER PLAT)
REAR YARD=20% OF LOT DEPTH
SIDE YARD=6'

**DOES NOT MEET MINIMUM
REAR SETBACK
REQUIREMENTS.

FOR PERMITTING PURPOSES ONLY.

NO MONUMENTATION SET PER THIS DRAWING.

CONTRACTOR IS RESPONSIBLE AND SHALL VERIFY/ADHERE TO ANY (STATE, CITY, COUNTY, TOWNSHIP, ETC.) ENGINEERING, CONSTRUCTION, MATERIAL AND SAFETY CODES, SPECIFICATION AND/OR REQUIREMENTS.

INFORMATION FROM CONSTRUCTION DRAWINGS, UTILITIES AND CONTOURS SHOWN HEREON ARE FOR GRAPHICAL PURPOSES ONLY AND MAY NOT REFLECT CURRENT SITE CONDITIONS

BUILDER IS RESPONSIBLE FOR THE VERIFICATION OF THE LOCATION AND DEPTH OF WATER, SANITARY AND OTHER UTILITY MAINS AND SERVICES BEFORE CONSTRUCTION.

GRADE/SPOT ELEVATIONS, FOUNDATION ELEVATIONS ARE ONLY RECOMMENDATIONS AND MAY VARY DUE TO CURRENT SITE CONDITIONS.

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

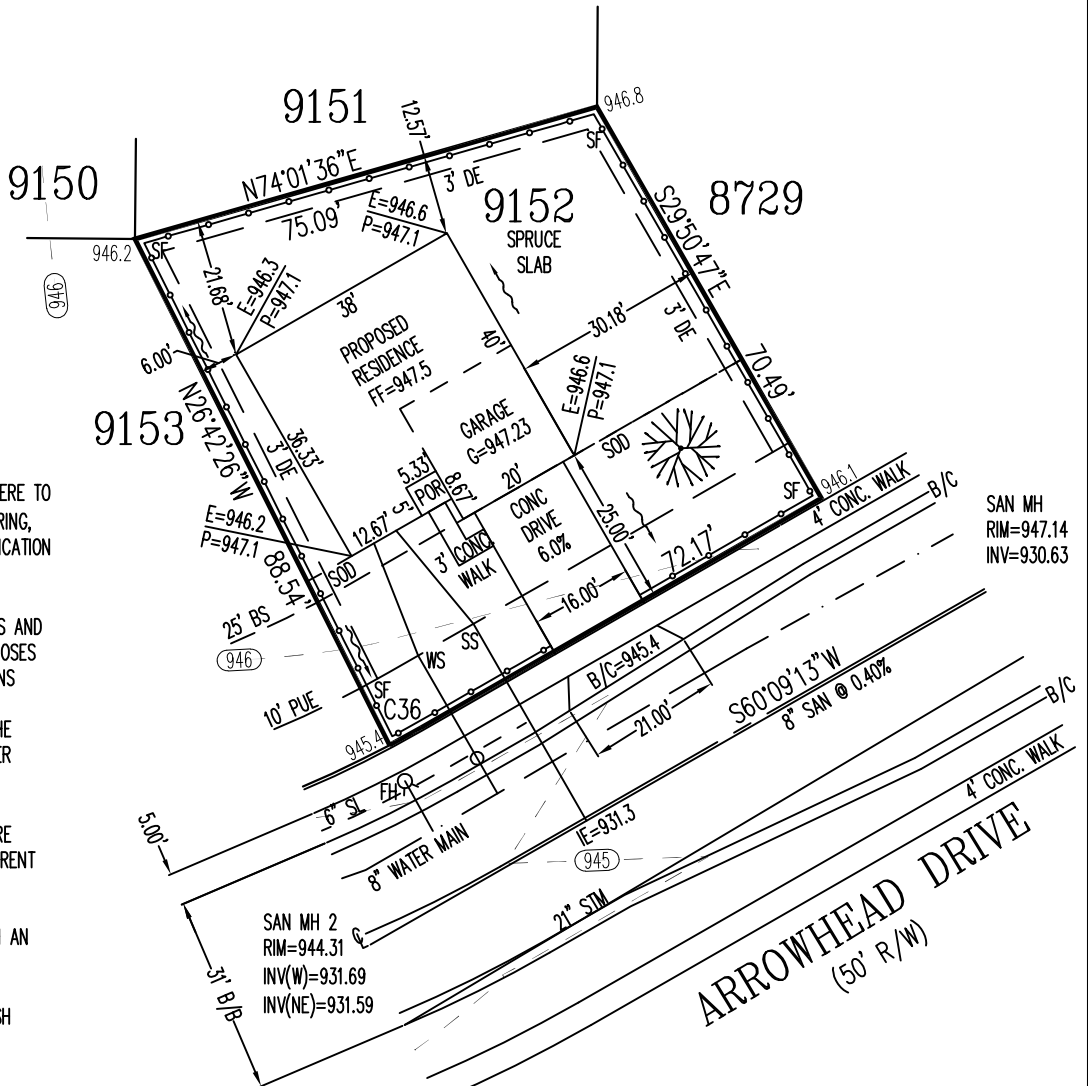
A STANDARD FORMULA WAS USED TO DETERMINE FINISH FLOOR GRADE. FINAL FINISH FLOOR ELEVATION IS CONTRACTOR'S RESPONSIBILITY.

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.

BUILDER IS RESPONSIBLE FOR POSITIVE DRAINAGE AROUND/AWAY FROM HOUSES AND APPROPRIATE FINAL GRADING TO INSURE PROPER DRAINAGE OF THE LOT.

APEX ASSUMES NO RESPONSIBILITY FOR SOIL CONDITIONS, GROUND WATER CONDITIONS AND ANY POTENTIAL WATER INFILTRATION. THE BUILDER IS RESPONSIBLE FOR ADEQUATE WATERPROOFING INSTALLATION AND DRAINAGE MEASURES AS REQUIRED FOR BASEMENT LOTS. IF WET OR SOFT SOILS ARE ENCOUNTERED THE BUILDER SHOULD CONSULT WITH A QUALIFIED GEOTECHNICAL ENGINEER FOR ANY ADDITIONAL MEASURES AS REQUIRED.

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.



C36
R=175.00'
L=5.58'



2" CALIPER / 8FT TALL
DECIDUOUS TREE



PROJECT No. ARROWHEAD

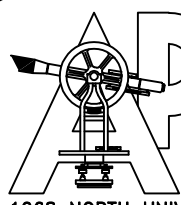
DWG No. 251824PA

DATE: 8/01/2025

ARBOR HOMES

EXHIBIT

PLOT PLAN
LOT 9152 (6,010 SF) 0.138 AC.
ARROWHEAD ESTATES SECTION 2
CITY OF PIQUA
MIAMI COUNTY, OHIO



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

SCALE: 1"=30'

DRAWN: DES

CHECKED: JLS

OPTIONS

Opt. 3-Car Front Garage

GARAGE S.F.	596 SF
(Includes 2-Car Front Load Garage on Slab)	

Opt. 3-Car Front Garage

GARAGE S.F.	596 SF
(Includes 2-Car Front Load Garage on Basement)	

Opt. 4ft Garage Side Ext.

GARAGE S.F.	476 SF
(Includes 2-Car Front Load Garage on Slab)	

Opt. 4ft Garage Side Ext.

GARAGE S.F.	476 SF
(Includes 2-Car Front Load Garage on Basement)	

1st Floor on Slab with Opt. Sunroom

SQUARE FOOTAGE	
Name	Area
1ST FLOOR S.F.	120 SF
1ST FLOOR S.F.	1031 SF
2ND FLOOR S.F.	1312 SF
	2463 SF

(Sunroom 120 SF Added to Heated 1st Floor)

1st Floor on Basement w/ Opt. Sunroom

GARAGE S.F.	396 SF
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(Sunroom 120 SF Added to Heated 1st Floor)

Opt. Covered Porch

COVERED PATIO S.F.	120 SF
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Opt. Finished Basement (No Bathroom)

FINISHED BASEMENT S.F.	589 SF
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Opt. Finished Basement w/ Bathroom

FINISHED BASEMENT S.F.	589 SF
------------------------	--------

SPRUCE

SLAB

ELEV. A

SQUARE FOOTAGE	
Name	Area
1ST FLOOR S.F.	1031 SF
2ND FLOOR S.F.	1312 SF
	2343 SF

ELEV. B

SQUARE FOOTAGE	
Name	Area
1ST FLOOR S.F.	1031 SF
2ND FLOOR S.F.	1312 SF
	2343 SF

ELEV. C

SQUARE FOOTAGE	
Name	Area
1ST FLOOR S.F.	1031 SF
2ND FLOOR S.F.	1312 SF
	2343 SF

ELEV. D

SQUARE FOOTAGE	
Name	Area
1ST FLOOR S.F.	1024 SF
2ND FLOOR S.F.	1317 SF
	2341 SF

ELEV. E

SQUARE FOOTAGE	
Name	Area
1ST FLOOR S.F.	1031 SF
2ND FLOOR S.F.	1312 SF
	2343 SF

UNFINISHED BASEMENT

ELEV. A

SQUARE FOOTAGE	
Name	Area
1ST FLOOR S.F.	1031 SF
2ND FLOOR S.F.	1312 SF
	2343 SF

ELEV. B

SQUARE FOOTAGE	
Name	Area
1ST FLOOR S.F.	1031 SF
2ND FLOOR S.F.	1312 SF
	2343 SF

ELEV. C

SQUARE FOOTAGE	
Name	Area
1ST FLOOR S.F.	1031 SF
2ND FLOOR S.F.	1312 SF
	2343 SF

ELEV. D

SQUARE FOOTAGE	
Name	Area
1ST FLOOR S.F.	1024 SF
2ND FLOOR S.F.	1317 SF
	2341 SF

ELEV. E

SQUARE FOOTAGE	
Name	Area
1ST FLOOR S.F.	1031 SF
2ND FLOOR S.F.	1312 SF
	2343 SF



9225 HARRISON PARK COURT
INDIANAPOLIS, IN 46216
phone (317) 842-1875
fax (317) 842-8268

REL. NO. R01.0
DATE 03/29/2024

SHEET DESCRIPTION:
COVER SHEET

PLAN NAME: SPRUCE
PRINT DATE: 7/1/2025

SHEET NO. CS1

Sheet List Table

Sheet Number	Sheet Title
CS1	Cover Sheet
CS	Cover Sheet
1.1	First Floor Plan – Elev A – 8ft – Slab – Siding
1.1E	First Floor Electrical – Elev A – 8ft – Slab – Siding
1.1.1E	First Floor Plan Elec. – Lighting Great Room and Flex
1.2A	First Floor Plan – 2ft Rear
1.2E	First Floor Plan Elec. 2ft Rear
1.4–1.4E	First Floor Plan – Elev A – Garage Options
1.4.1E	First Floor Electrical – Lighting Kitch and Garage Opts.
1.5E	First Floor Electrical – Elev A – Lighting Rear Opts
1.5	First Floor Plan – Elev. A – Fireplace Options
2.1	Second Floor Plan – Elev A – 8ft – Slab – Siding
2.1E	Second Floor Electrical – Elev A – 8ft – Slab – Siding
2.1.1E	Second Floor Elec. Plan – Lighting Primary Bedroom
2.1.2E	Second Floor Elec. Plan – Lighting Bedrooms 2 & 3
3.1A	Elevation A – Siding – 8ft – Slab
3.1A.1	Elevation A – 8ft – Slab – Brickfronts A & B & C
3.1B	Elevation B – Siding – 8ft – Slab
3.1B.1	Elevation B – 8ft – Slab – Brickfronts A & B & C
3.1C	Elevation C – Brickfront A – 8ft – Slab
3.1C.1	Elevation C – 8ft – Slab – Brickfronts B & C
3.1D	Elevation D – Brickfront A – 8ft – Slab
3.1D.1	Elevation D – 8ft – Slab – Brickfronts B & C
3.1E	Elevation E – Brickfront A – 8ft – Slab
3.1E.1	Elevation E – 8ft – Slab – Brickfronts B & C
3.2	Elevation A – 9ft – Slab – Siding
3.3	Elevation A – 8ft – Basement – Siding
3.4	Elevation A – 9ft – Walk–Out Basement
3.6	Elevation A – 8ft – Slab – Garage Ext Options
3.7	Elevation A – 8ft – Slab – Sunroom and Patio Options
3.8	Brick Returns
7.1	Foundation Plan – Elev. A Slab
7.2A	Foundation Plan – Garage Options
7.3	Foundation Plan – Elev. A Full Bsmt Unfinished
7.3E	Foundation Electrical – Elev. A Ful Bsmt Unfinished
7.4	Foundation Plan – Elev. A Full Bsmt Full Finished
7.4E	Foundation Plan – Elev. A Full Bsmt Full Finished
7.4.1E	Foundation Plan – Elev. A, Full Bsmt, Full Finished
7.6	Foundation Plan – Elev. A Walk–Out Bsmt
7.6E	Foundation Electrical – Elev. A Walk–Out Bsmt
7.7	Foundation Plan – Elev. A – Patio Options – Slab
7.8	Foundation Plan – Elev. A – Deck Options – Basement
8.1	Elevation A and B – Roof Plans
8.2	Elevation C and D – Roof Plans
8.3	Elevation E – Roof Plans
8.4	Elevation A – Roof Plans – Sunroom and Patio Options
REV	Plan Revisions Log

SPRUCE



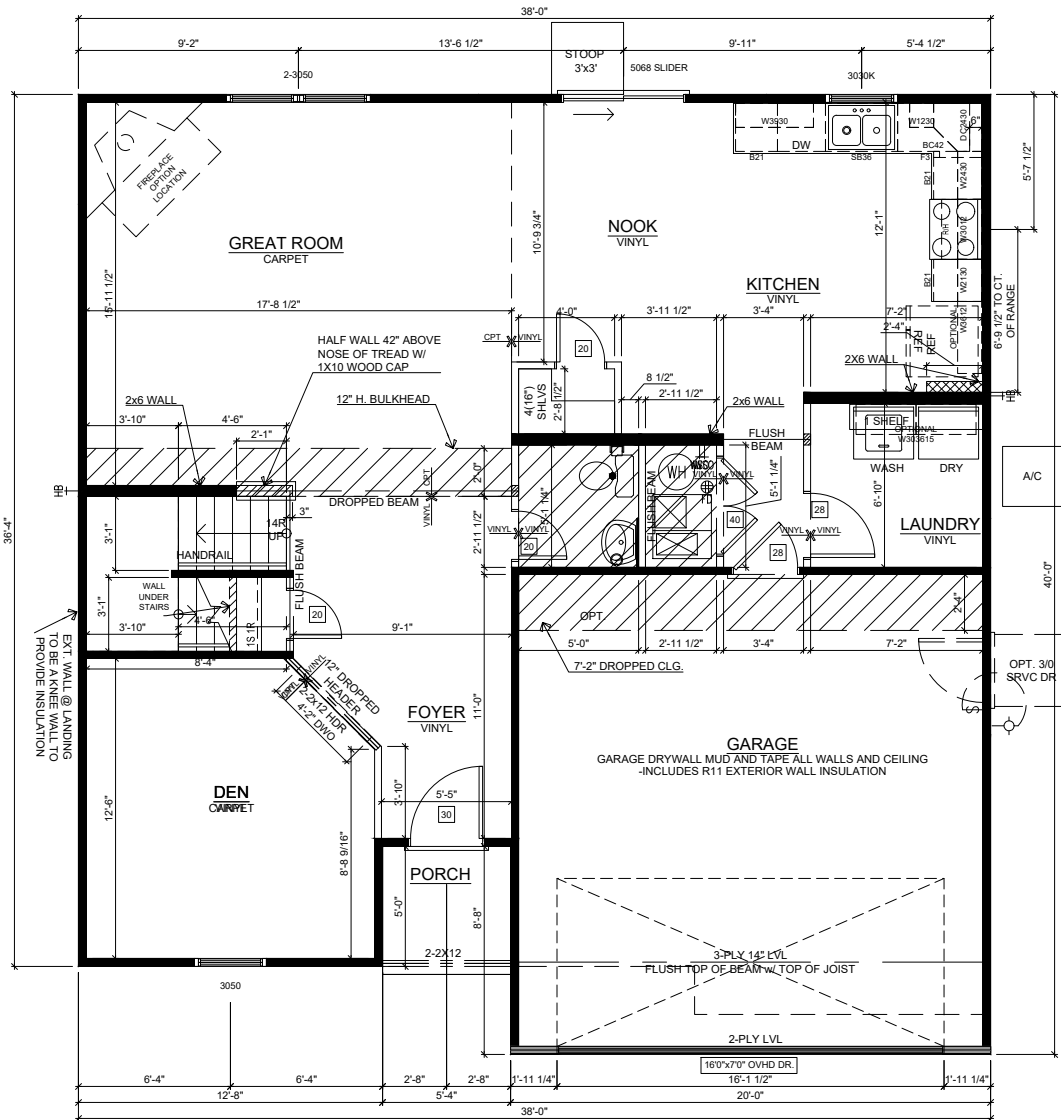
9225 HARRISON PARK COURT
INDIANAPOLIS, IN 46216
phone (317) 842-1875
fax (317) 842-8268

REL. NO.	R01.0
DATE	03/29/2024

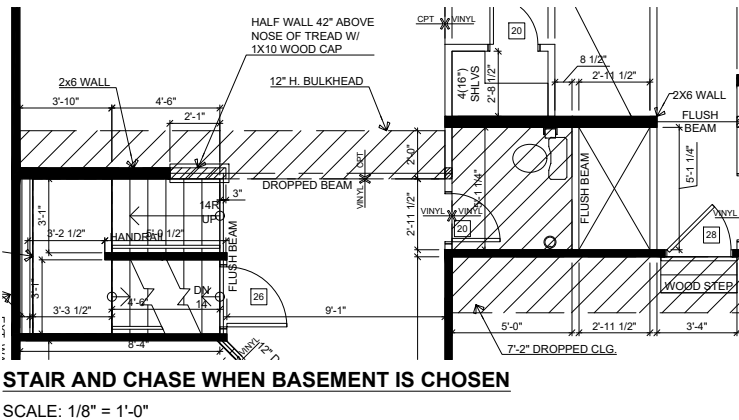
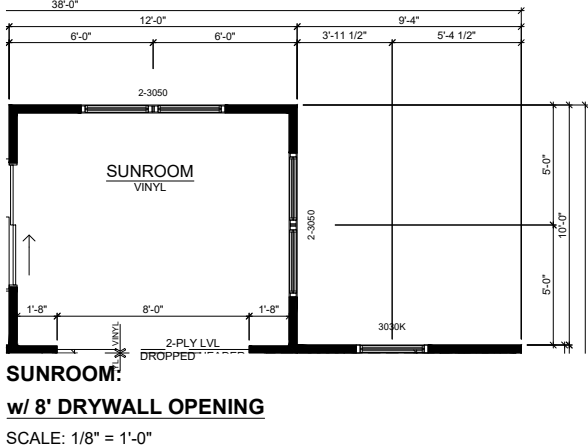
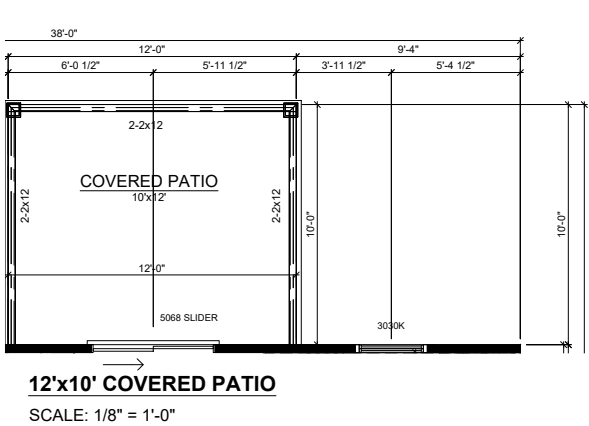
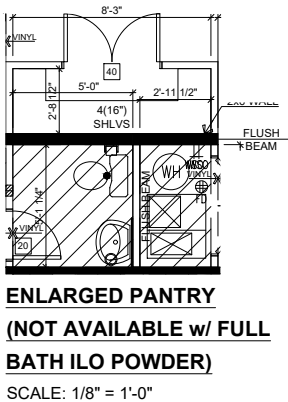
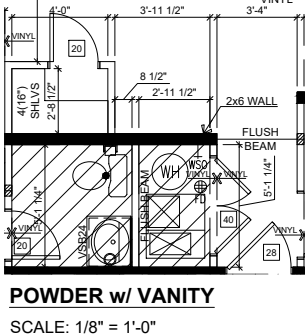
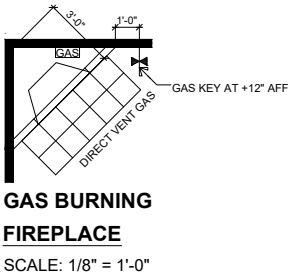
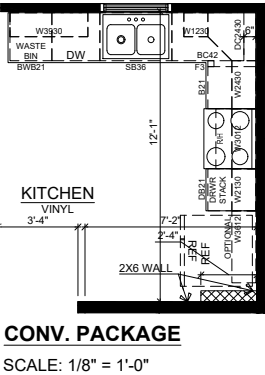
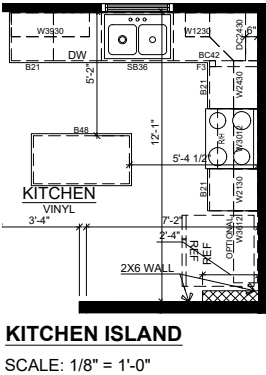
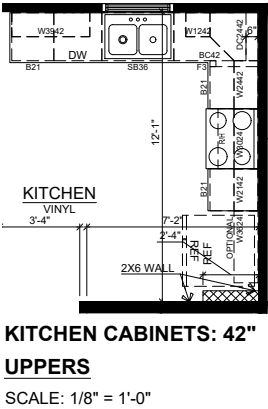
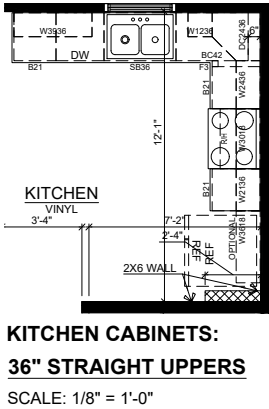
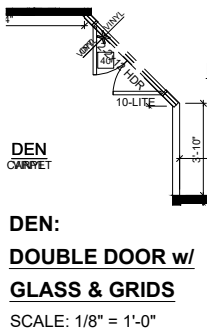
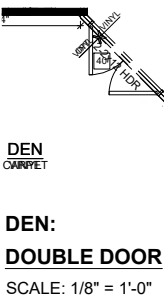
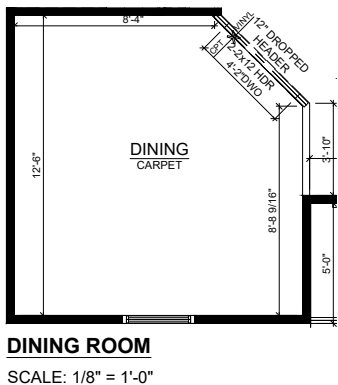
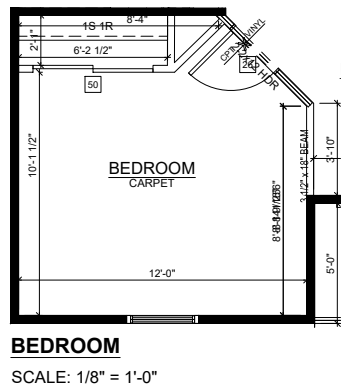
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PLAN NAME:	SPRUCE
PRINT DATE:	7/1/2025

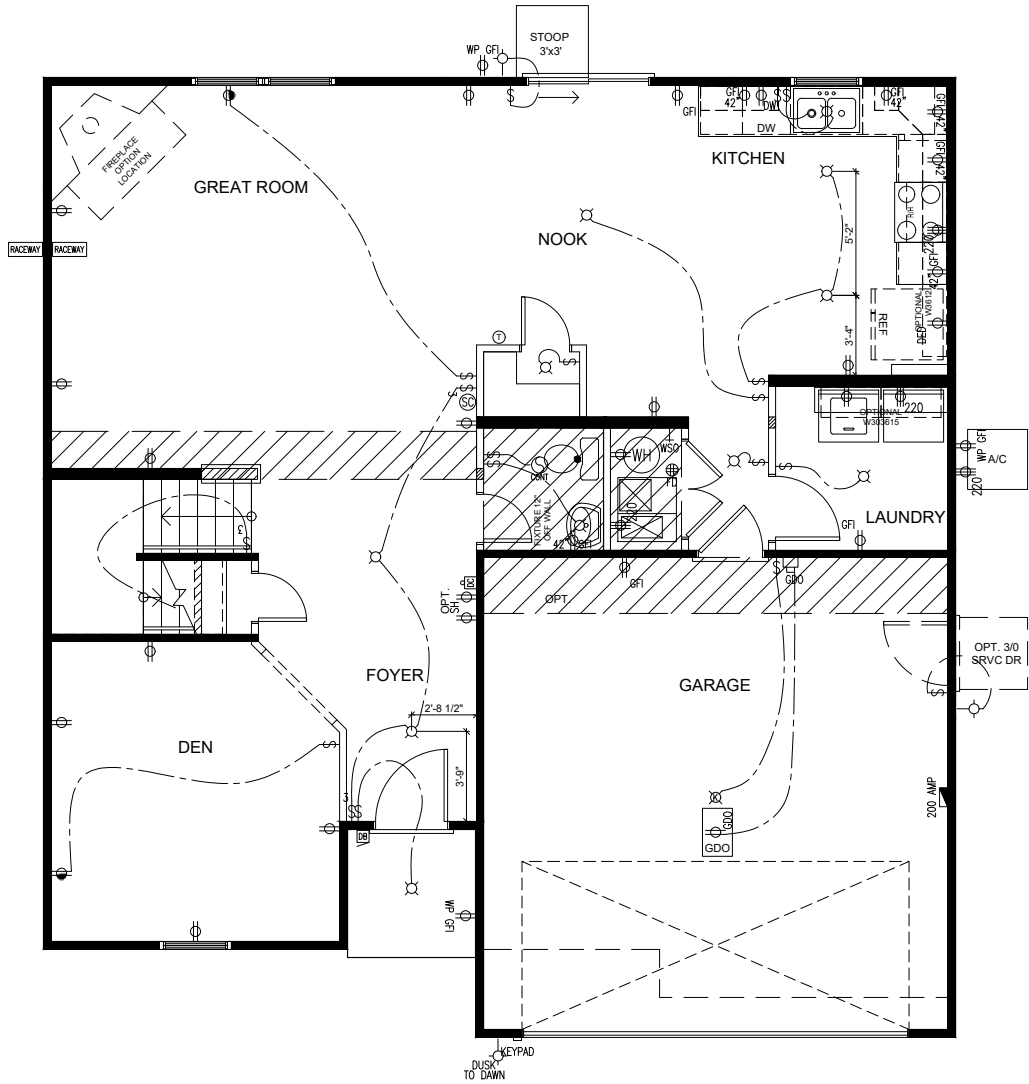
SHEET NO.	CS
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FIRST FLOOR PLAN - ELEV. A, SLAB, SIDING
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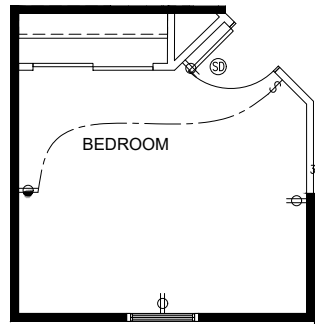


SQUARE FOOTAGE	
Name	Area
1ST FLOOR S.F.	1031 SF
2ND FLOOR S.F.	1312 SF
	2343 SF

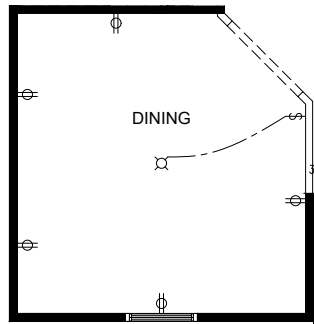


FIRST FLOOR PLAN - ELECTRICAL

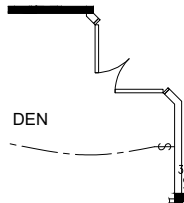
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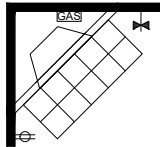
BEDROOM
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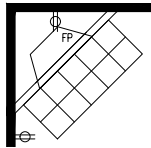
DINING ROOM
SCALE: 1/8" = 1'-0"



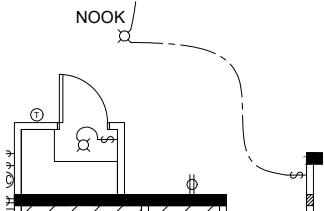
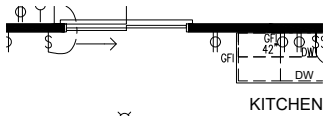
DEN:
DOUBLE DOOR
SCALE: 1/8" = 1'-0"



GAS BURNING
FIREPLACE
SCALE: 1/8" = 1'-0"

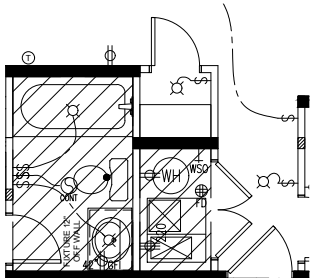


ELECTRIC
FIREPLACE
SCALE: 1/8" = 1'-0"

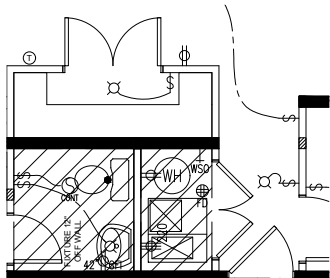


NOOK - (2) LIGHTS
SCALE: 1/8" = 1'-0"

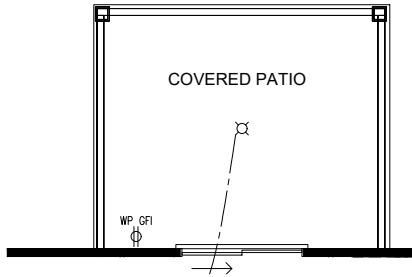
	SINGLE POLE SWITCH		SMOKE DETECTOR		WALL SCONCE FIXTURE		HOME NETWORK ENCLOSURE
	THREE WAY SWITCH		SMOKE/CARBON MONOXIDE DETECTOR		EXTERIOR WALL FIXTURE (72\"/>		HOME NETWORK RACEWAY
	FOUR WAY SWITCH		PROGRAMMABLE THERMOSTAT		EXTERIOR FLOOD LIGHT		FLAT PANEL TV PREWIRE - IN
	DIMMER SWITCH		GARBAGE DISPOSAL		UNDER CABINET LIGHT FIXTURE		FLAT PANEL TV PREWIRE - OUT
	DUPLEX OUTLET		DOOR CHIME		BATH FAN		WHOLE-HOUSE AUDIO SOURCE
	DUPLEX OUTLET - ONE HALF SWITCHED		DOOR BUZZER		BATH FAN/LIGHT		VOLUME CONTROL
	HIGH VOLTAGE OUTLET (220V - 20 AMP)		ELECTRICAL PANEL		BATH FAN W/ CONTINUOUS VENT		CATEGORY 6 CABLE
	DUPLEX OUTLET - CEILING MOUNTED		GARAGE DOOR OPENER SWITCH (60\"/>		TELEPHONE OUTLET		SPEAKER - CEILING MOUNTED
	DUPLEX OUTLET - FLOOR MOUNTED		CEILING FIXTURE		TELEPHONE OUTLET - RAISED HT.		SPEAKER - WALL MOUNTED
	WEATHERPROOF		PENDANT FIXTURE		TELEVISION OUTLET		SECURITY SYSTEM KEYPAD
	AFCI ARC FAULT CIRCUIT INTERRUPTER		KEYLESS LIGHT FIXTURE		DMARC		CEILING FAN FIXTURE W/ LIGHT
	GFI GROUND FAULT INTERRUPT		BATH WALL FIXTURE		COMBO JACK - COAX/CAT6		



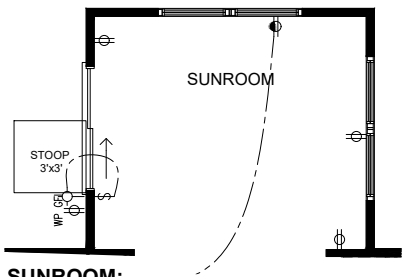
FULL BATH ILO. POWDER
(NOT AVAILABLE w/
ENLARGED PANTRY)
SCALE: 1/8" = 1'-0"



ENLARGED PANTRY
(NOT AVAILABLE w/ FULL
BATH ILO POWDER)
SCALE: 1/8" = 1'-0"



12'x10' COVERED PATIO
SCALE: 1/8" = 1'-0"



SUNROOM:
w/ 8' DRYWALL OPENING
SCALE: 1/8" = 1'-0"



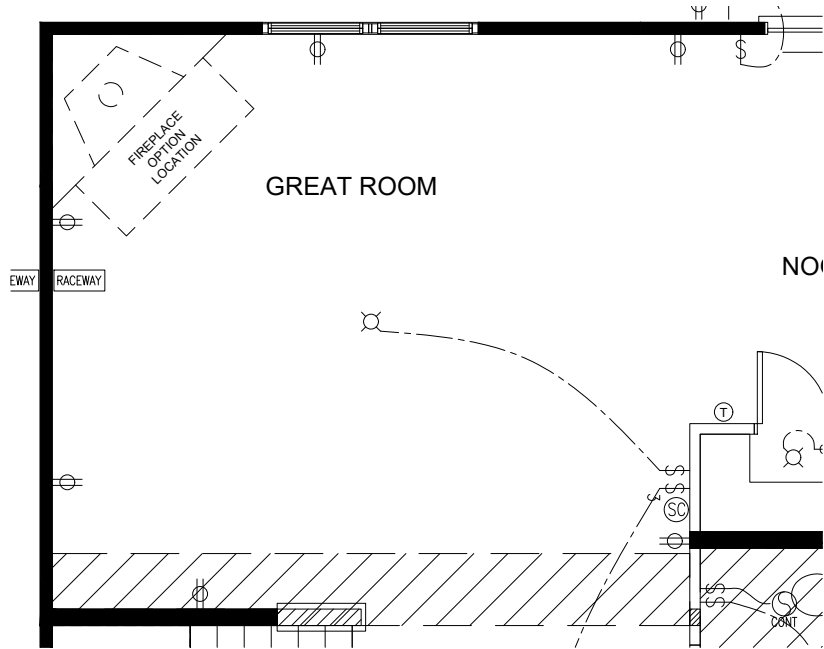
9225 HARRISON PARK COURT
INDIANAPOLIS, IN 46216
phone (317) 842-1875
fax (317) 842-8268

REL. NO. R01.0
DATE 03/29/2024

SHEET DESCRIPTION:
FIRST FLOOR ELECTRICAL -
ELEV A - 8FT - SLAB - SIDING

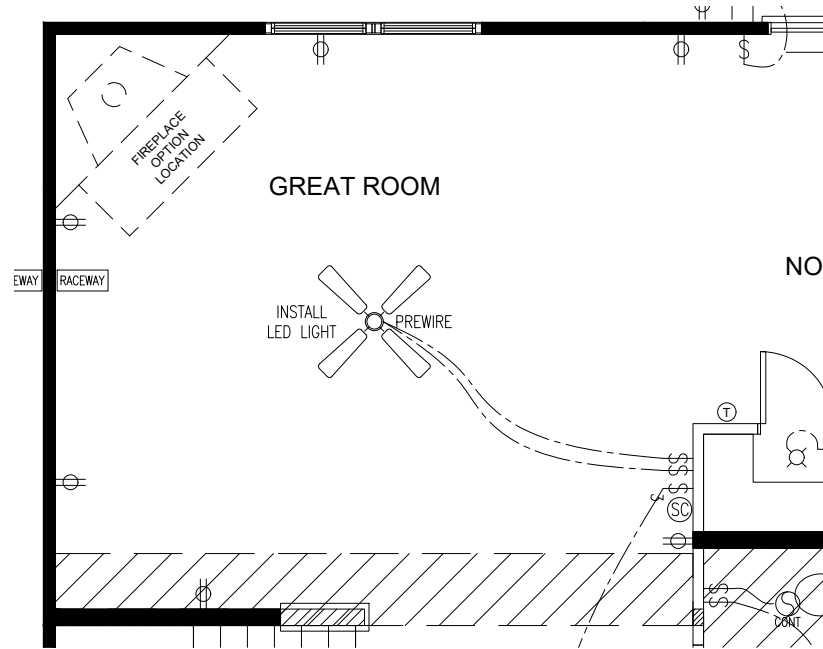
PLAN NAME: SPRUCE
PRINT DATE: 7/1/2025

SHEET NO.
1.1E



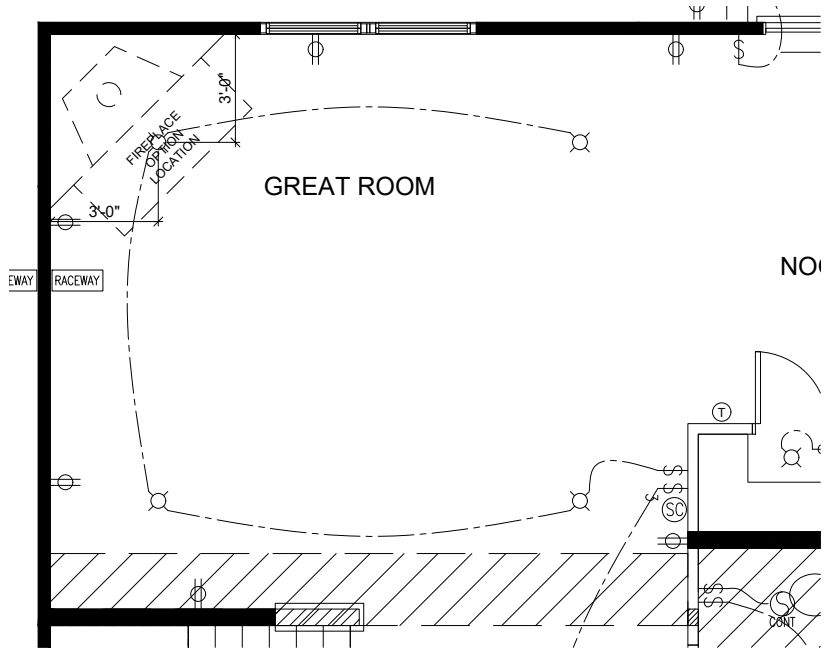
GREAT ROOM - NO FIREPLACE - OPT. LIGHT PACKAGE - (1) LIGHT

SCALE: 3/16" = 1'-0"



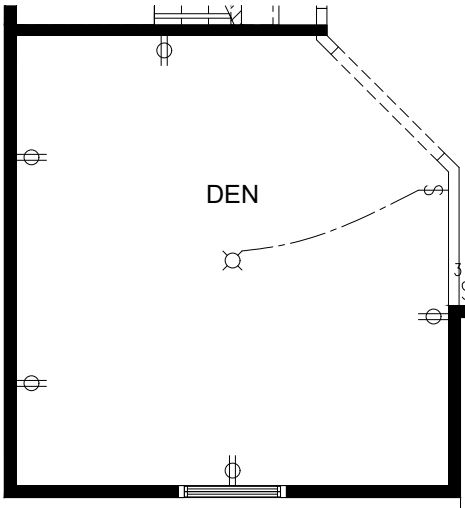
GREAT ROOM - NO FIREPLACE - OPT. LIGHT PACKAGE - FAN PREWIRE

SCALE: 3/16" = 1'-0"



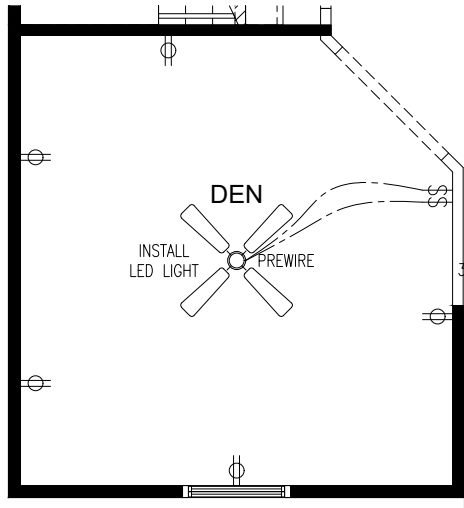
GREAT ROOM - NO FIREPLACE - OPT. LIGHT PACKAGE - (4) LIGHTS

SCALE: 3/16" = 1'-0"



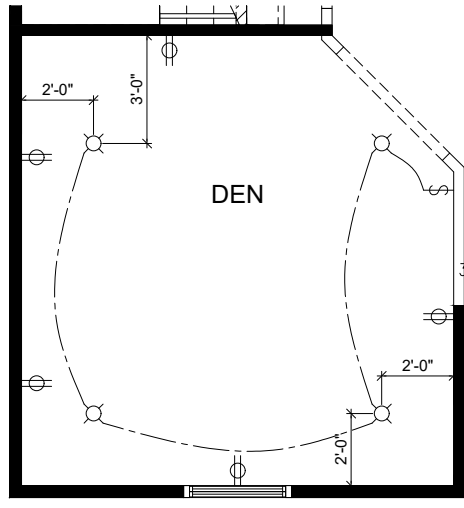
FLEX ROOM - OPT. LIGHT PACKAGE - (1) LIGHT

SCALE: 3/16" = 1'-0"



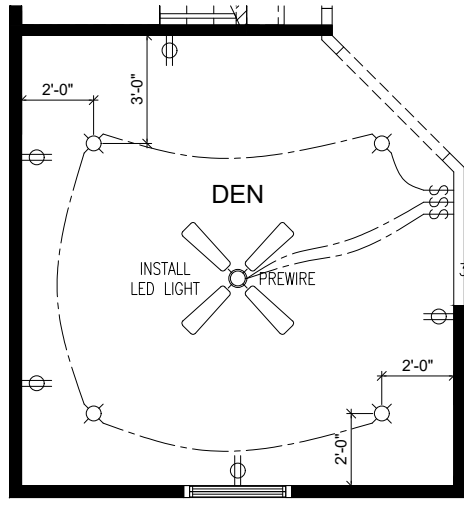
FLEX ROOM - OPT. LIGHT PACKAGE - FAN PREWIRE

SCALE: 3/16" = 1'-0"



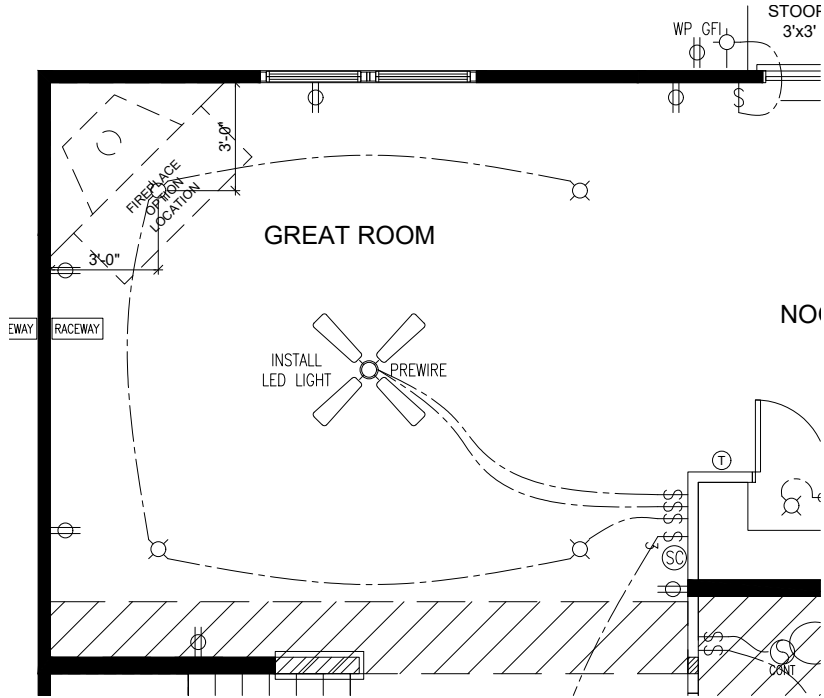
FLEX ROOM - OPT. LIGHT PACKAGE - (4) LIGHTS

SCALE: 3/16" = 1'-0"



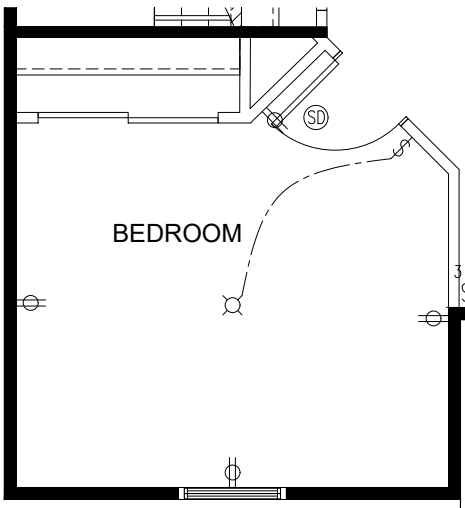
FLEX ROOM - OPT. LIGHT PACKAGE - FAN PREWIRE & (4) LIGHTS

SCALE: 3/16" = 1'-0"



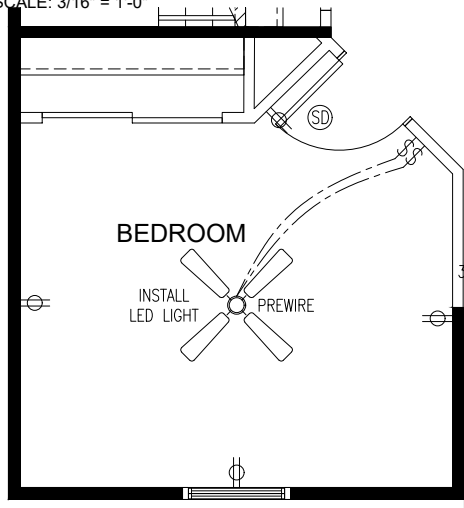
GREAT ROOM - NO FIREPLACE - OPT. LIGHT PACKAGE - FAN PREWIRE & (4) LIGHTS

SCALE: 3/16" = 1'-0"



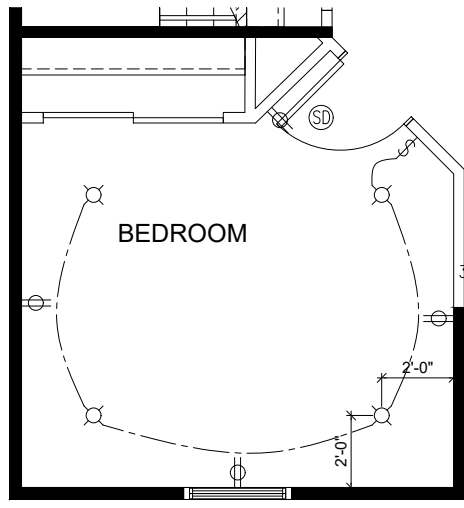
FLEX ROOM - OPT. LIGHT PACKAGE - (1) LIGHT

SCALE: 3/16" = 1'-0"



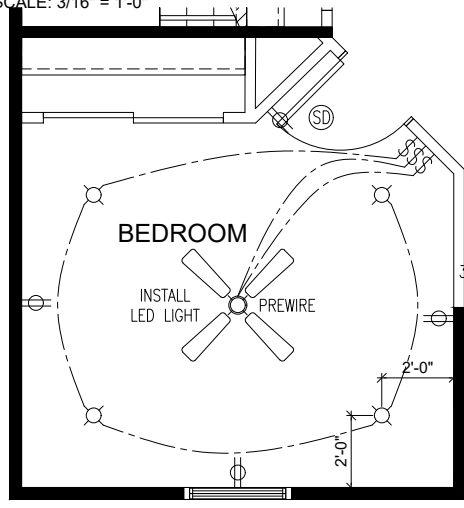
FLEX ROOM - OPT. LIGHT PACKAGE - FAN PREWIRE

SCALE: 3/16" = 1'-0"



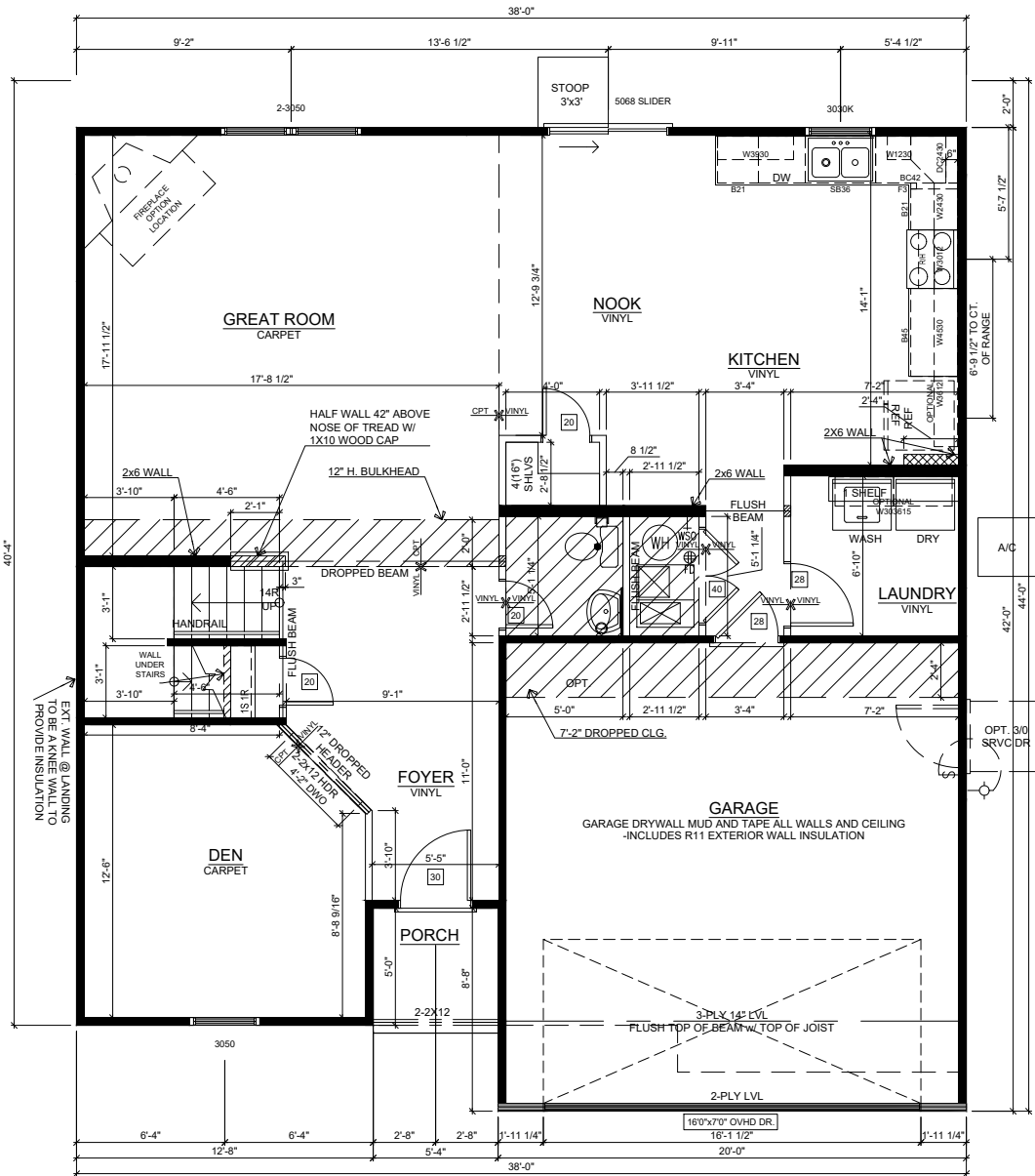
FLEX ROOM - OPT. LIGHT PACKAGE - (4) LIGHTS

SCALE: 3/16" = 1'-0"



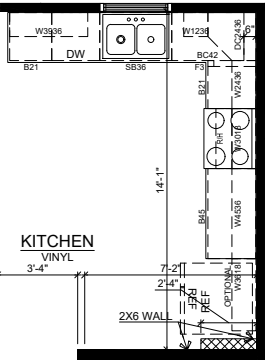
FLEX ROOM - OPT. LIGHT PACKAGE - FAN PREWIRE & (4) LIGHTS

SCALE: 3/16" = 1'-0"

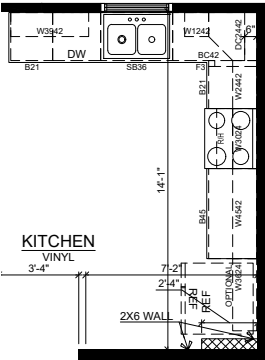


FIRST FLOOR PLAN w/ 2' REAR EXT.

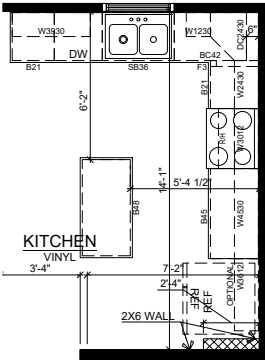
SCALE: 1/8"=1'-0"



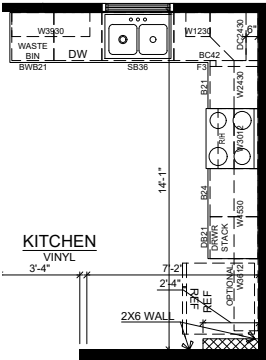
KITCHEN CABINETS:
36" STRAIGHT UPPERS
w/ 2' REAR EXT.
SCALE: 1/8" = 1'-0"



KITCHEN CABINETS:
42" STRAIGHT UPPERS
w/ 2' REAR EXT.
SCALE: 1/8" = 1'-0"



KITCHEN ISLAND
w/ 2' REAR EXT.
(ISLAND ROTATES)
SCALE: 1/8" = 1'-0"



CONV. PACKAGE
w/ 2' REAR EXT.
SCALE: 1/8" = 1'-0"

SQUARE FOOTAGE	
Name	Area
1ST FLOOR S.F.	1107 SF
	1107 SF



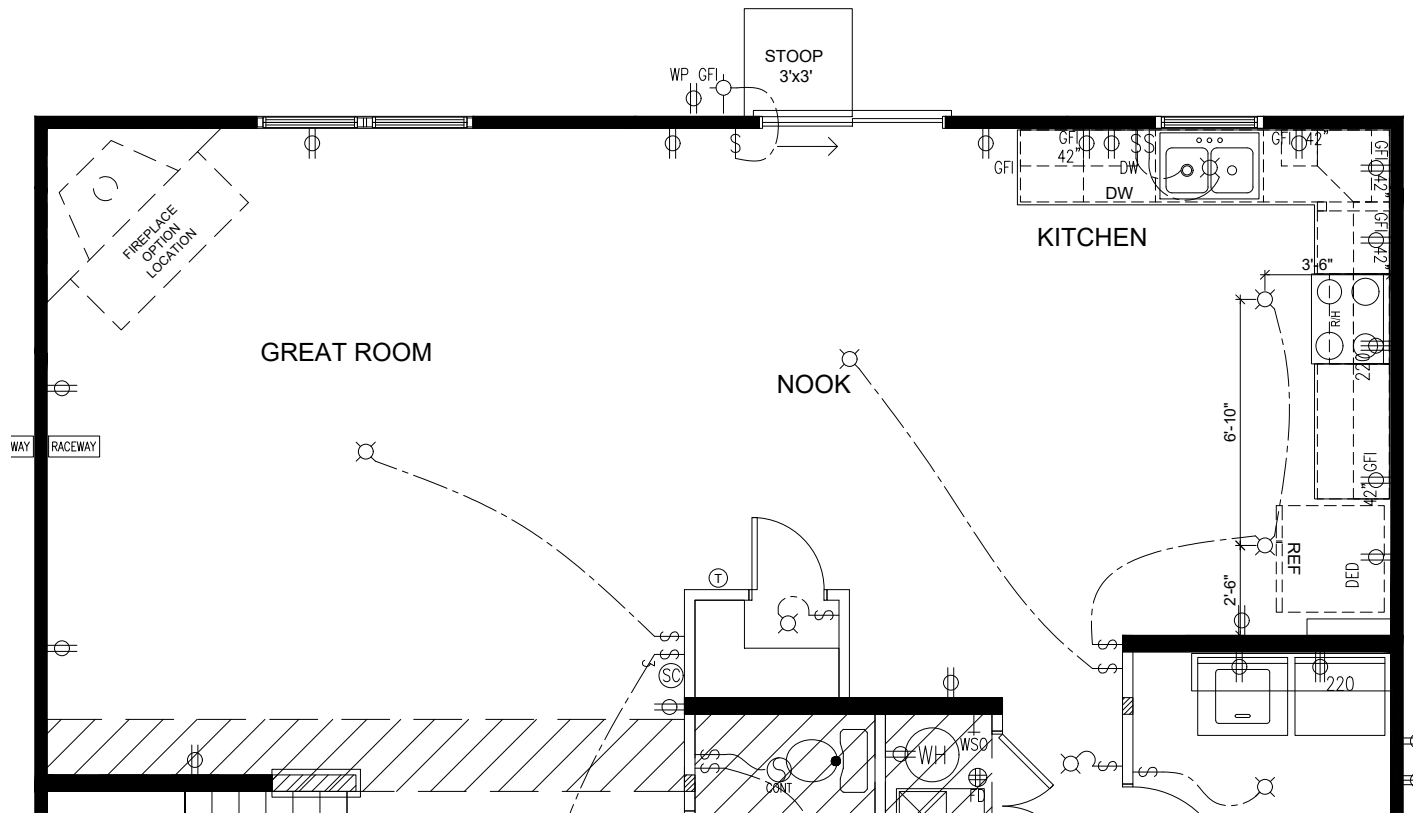
9225 HARRISON PARK COURT
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phone (317) 842-1875
fax (317) 842-8268

REL. NO. R01.0
DATE 03/29/2024

SHEET DESCRIPTION:
FIRST FLOOR PLAN - 2FT REAR

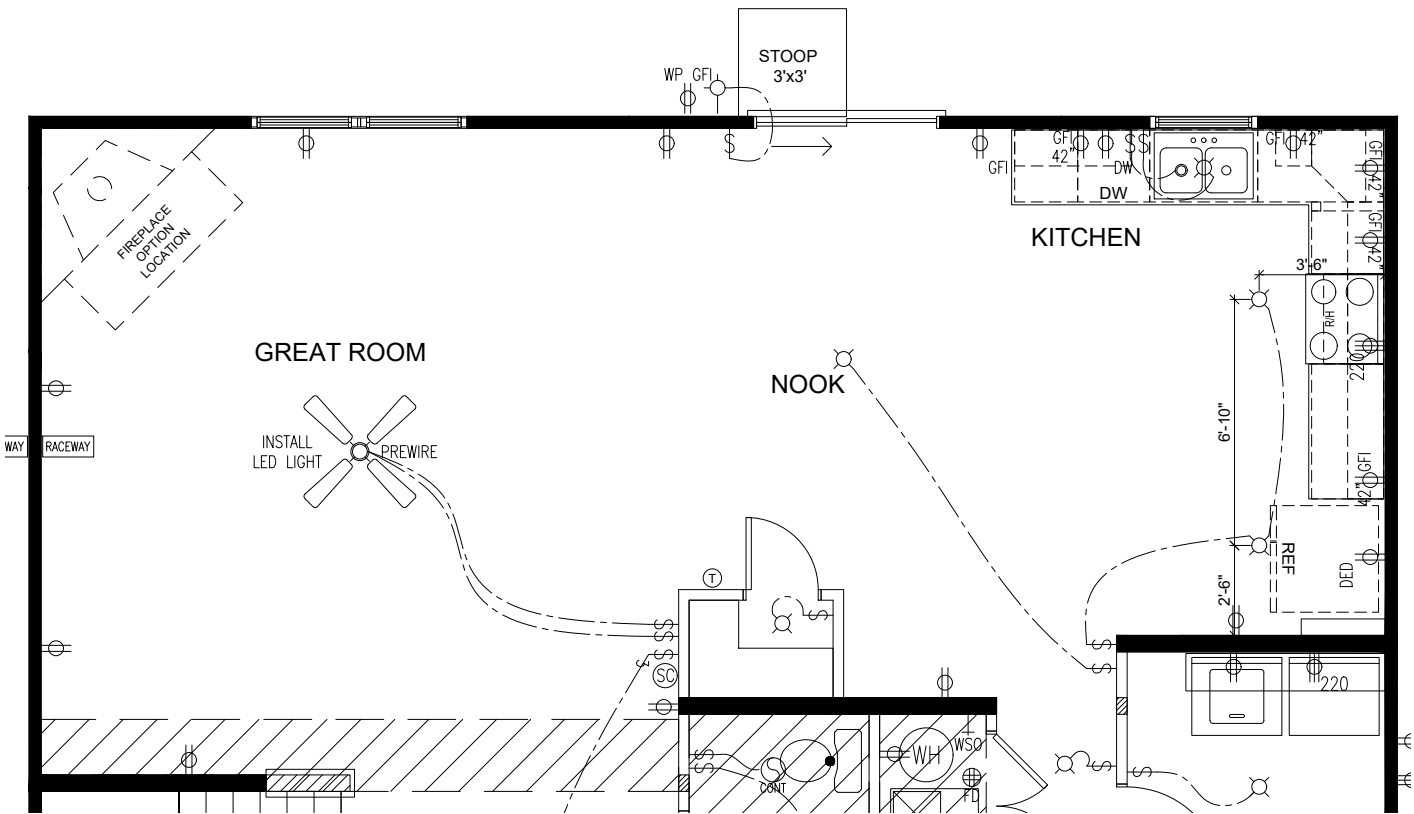
PLAN NAME: SPRUCE
PRINT DATE: 7/1/2025

SHEET NO. 1.2A



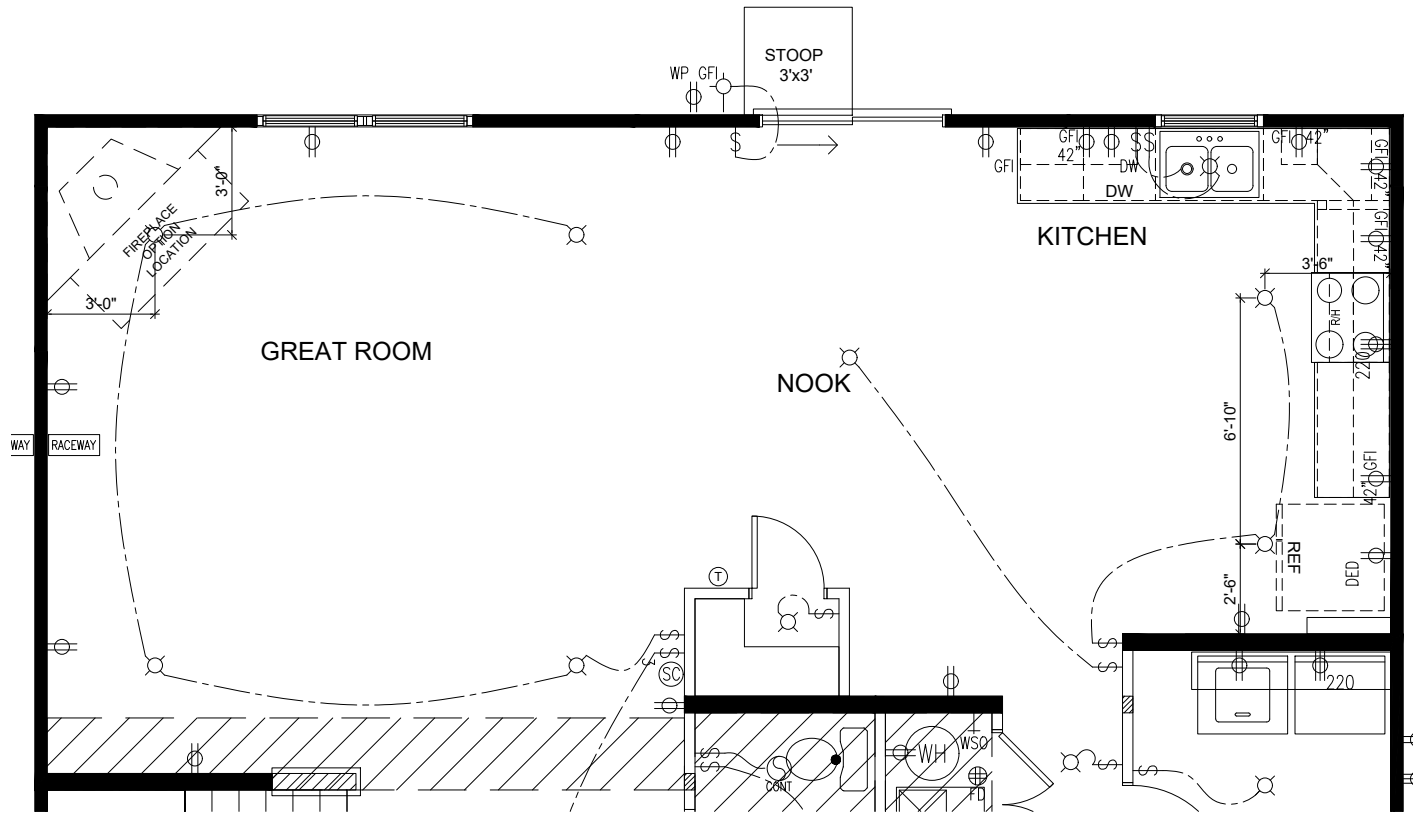
FIRST FLOOR - 2' REAR EXT. - OPT. LIGHT PACKAGE - (1) LIGHT

SCALE: 3/16"=1'-0"



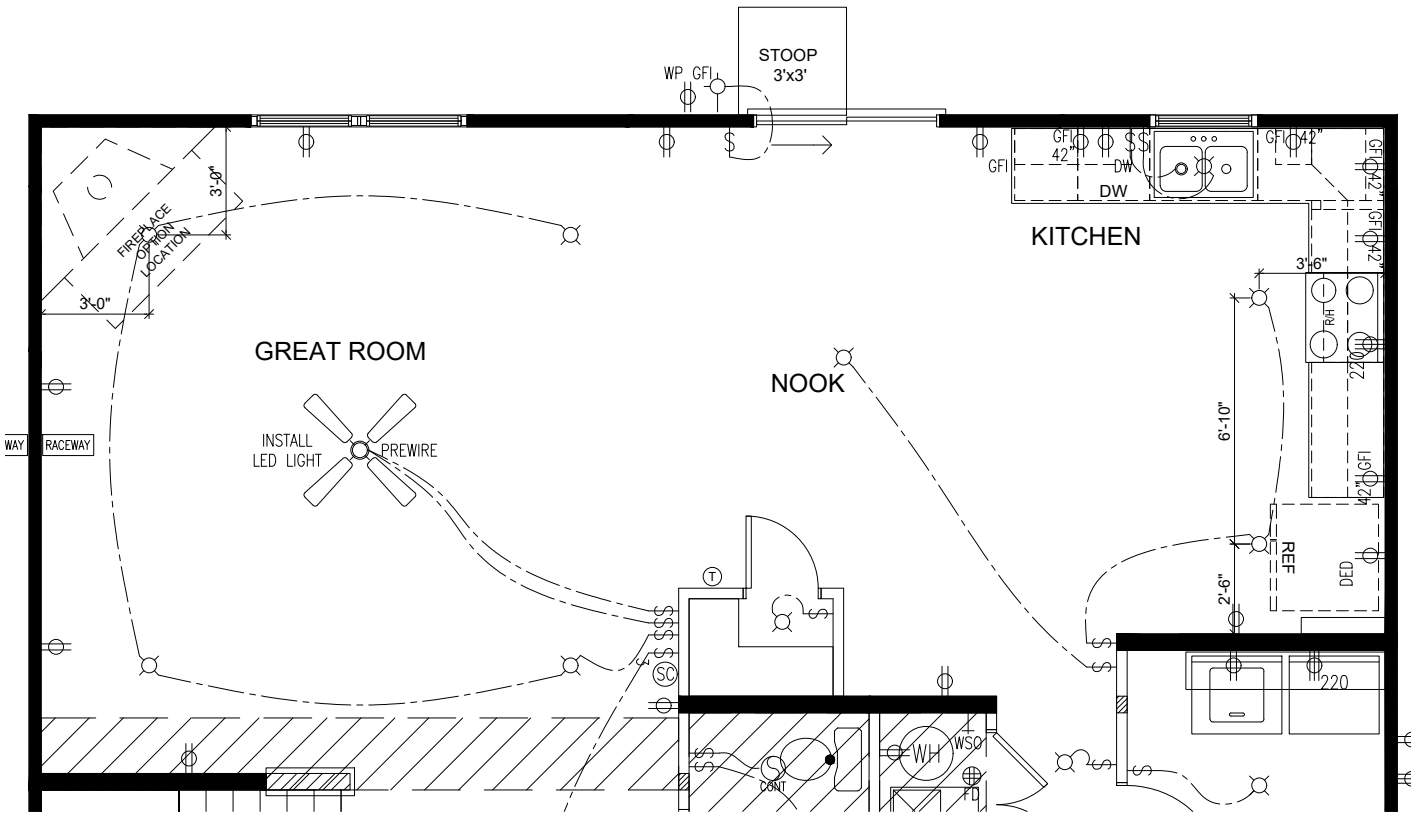
FIRST FLOOR - 2' REAR EXT. - OPT. LIGHT PACKAGE - FAN PREWIRE

SCALE: 3/16"=1'-0"



FIRST FLOOR - 2' REAR EXT. - OPT. LIGHT PACKAGE - (4) LIGHTS

SCALE: 3/16"=1'-0"



FIRST FLOOR - 2' REAR EXT. - OPT. LIGHT PACKAGE - FAN PREWIRE & (4) LIGHTS

SCALE: 3/16"=1'-0"



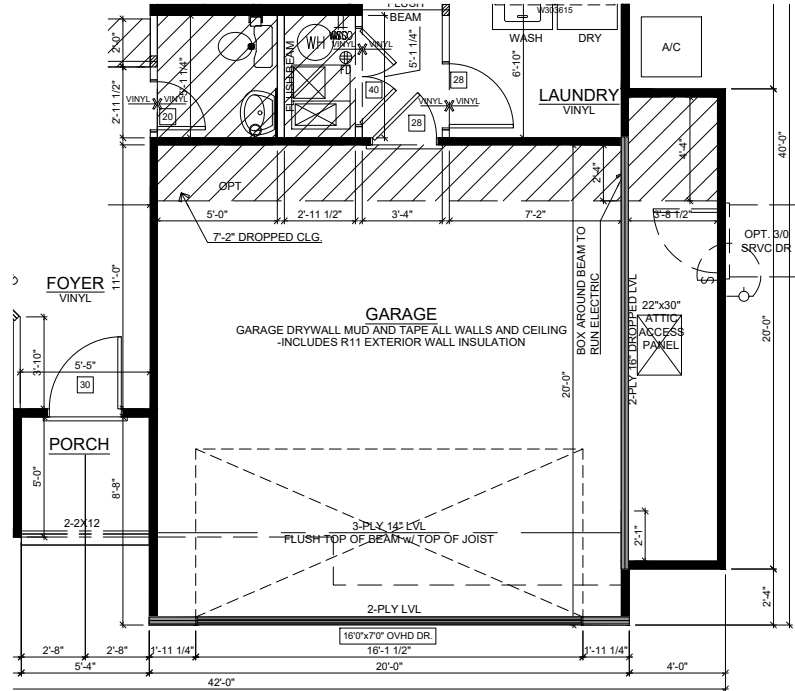
9225 HARRISON PARK COURT
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fax (317) 842-8268

REL. NO. R01.0
DATE 03/29/2024

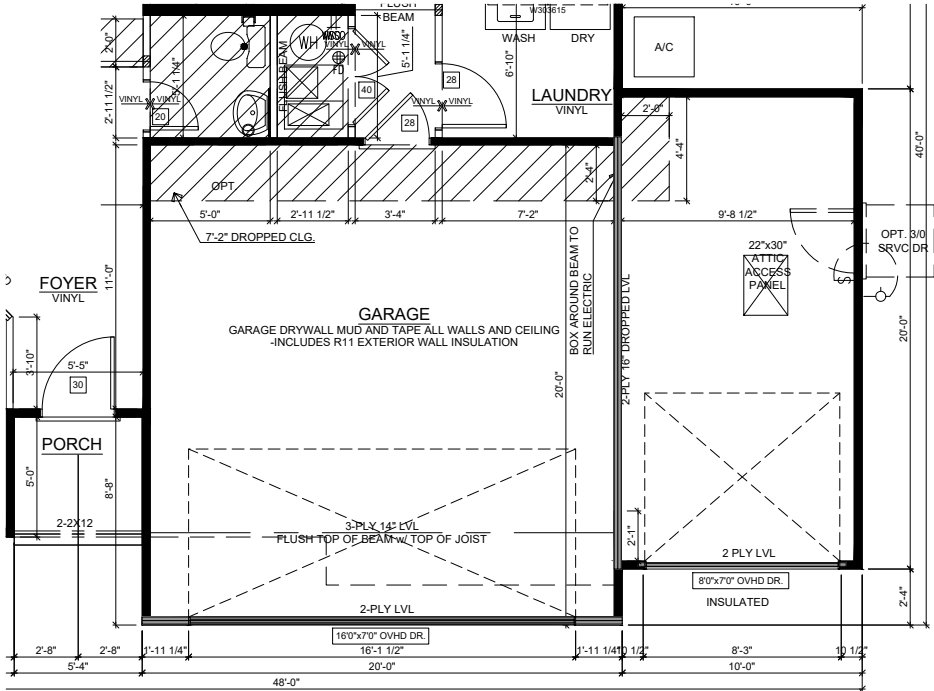
SHEET DESCRIPTION:
FIRST FLOOR PLAN ELEC. 2FT REAR

PLAN NAME: SPRUCE
PRINT DATE: 7/1/2025

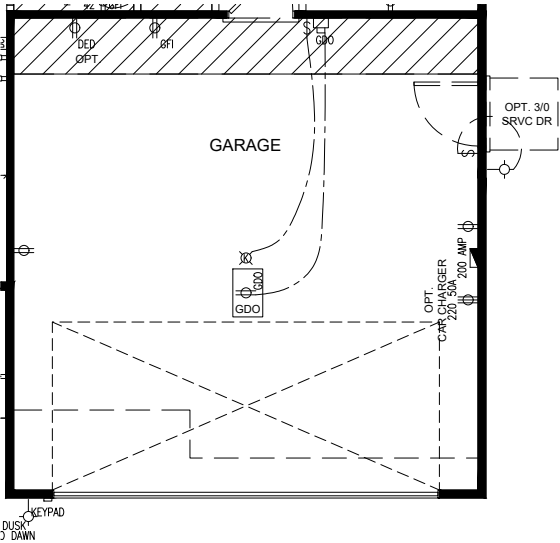
SHEET NO. 1.2E



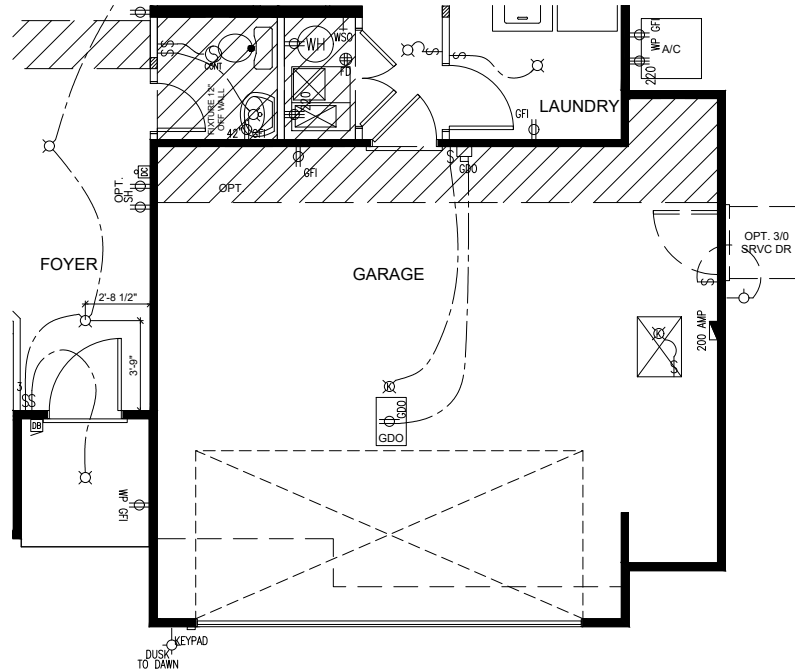
4FT GARAGE SIDE EXTENSION
SCALE: 1/8" = 1'-0"



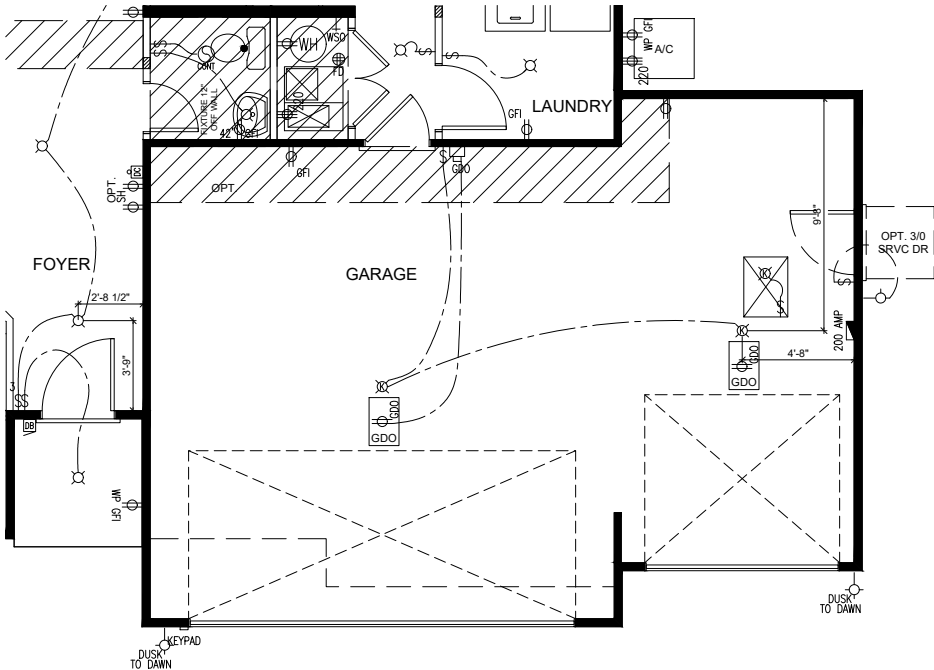
3 CAR GARAGE FRONT LOAD
SCALE: 1/8" = 1'-0"



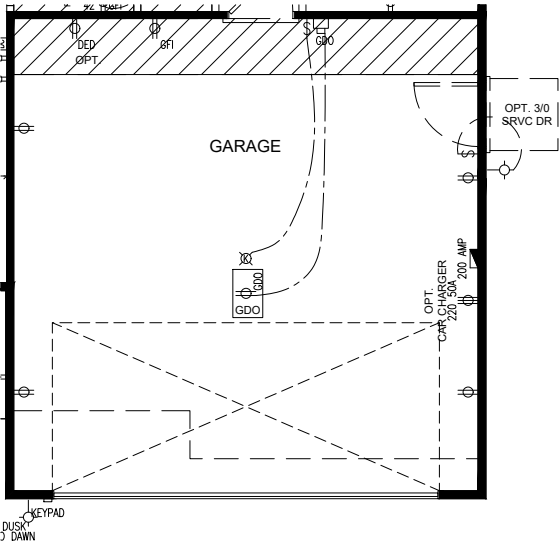
GARAGE - ELECTRICAL - ADDITIONAL OUTLETS (2)
SCALE: 3/16" = 1'-0"



4FT GARAGE SIDE EXTENSION - ELECTRICAL
SCALE: 1/8" = 1'-0"



3 CAR GARAGE FRONT LOAD - ELECTRICAL
SCALE: 1/8" = 1'-0"



GARAGE - ELECTRICAL - ADDITIONAL OUTLETS (4)
SCALE: 3/16" = 1'-0"



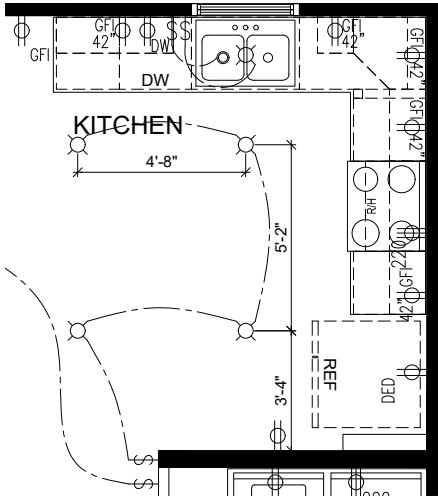
9225 HARRISON PARK COURT
INDIANAPOLIS, IN 46216
phone (317) 842-1875
fax (317) 842-8268

REL. NO. R01.0
DATE 03/29/2024

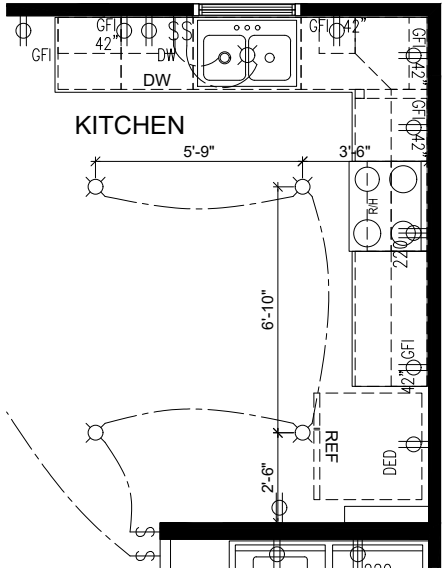
SHEET DESCRIPTION:
FIRST FLOOR PLAN - ELEV A -
GARAGE OPTIONS

PLAN NAME: SPRUCE
PRINT DATE: 7/1/2025

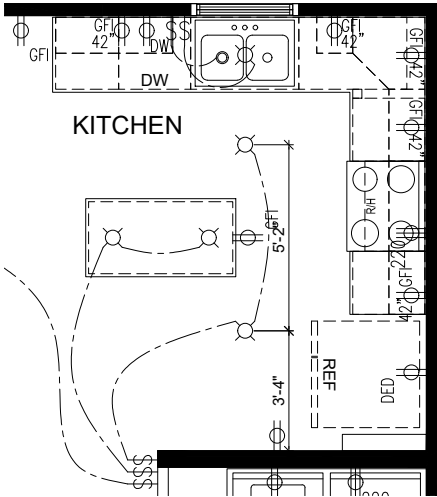
SHEET NO.
1.4-1.4E



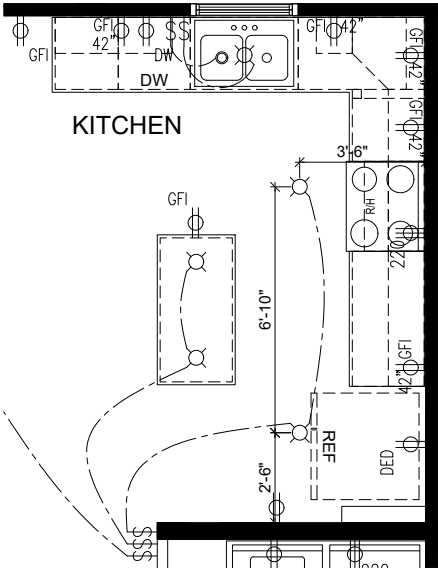
OPT. KITCHEN LIGHT PACKAGE
SCALE: 3/16" = 1'-0"



**KITCHEN - 2FT EXTENSION -
OPT. KITCHEN LIGHT PACKAGE**
SCALE: 3/16" = 1'-0"



OPT. ISLAND LIGHT PACKAGE
SCALE: 3/16" = 1'-0"



**KITCHEN - 2FT EXTENSION - OPT. ISLAND
LIGHT PACKAGE**
SCALE: 3/16" = 1'-0"

SHEET NO.
1.4.1E

PLAN NAME:
SPRUCE

PRINT DATE:
7/1/2025

SHEET DESCRIPTION:
**FIRST FLOOR ELECTRICAL -
LIGHTING KITCH AND GARAGE
OPTS.**

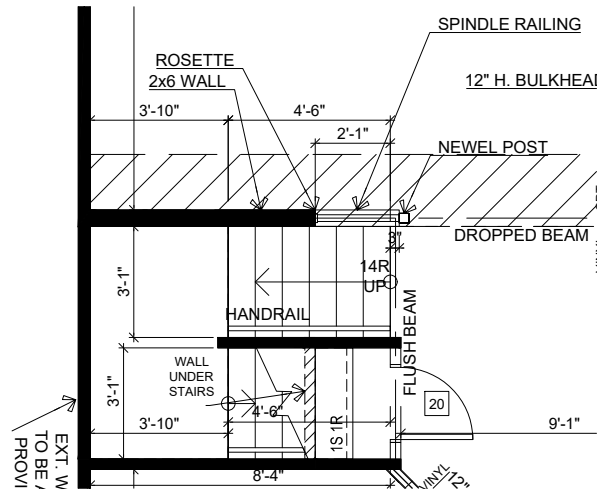
REL. NO.
R01.0

DATE
03/29/2024

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INDIANAPOLIS, IN 46216
phone (317) 842-1875
fax (317) 842-8268

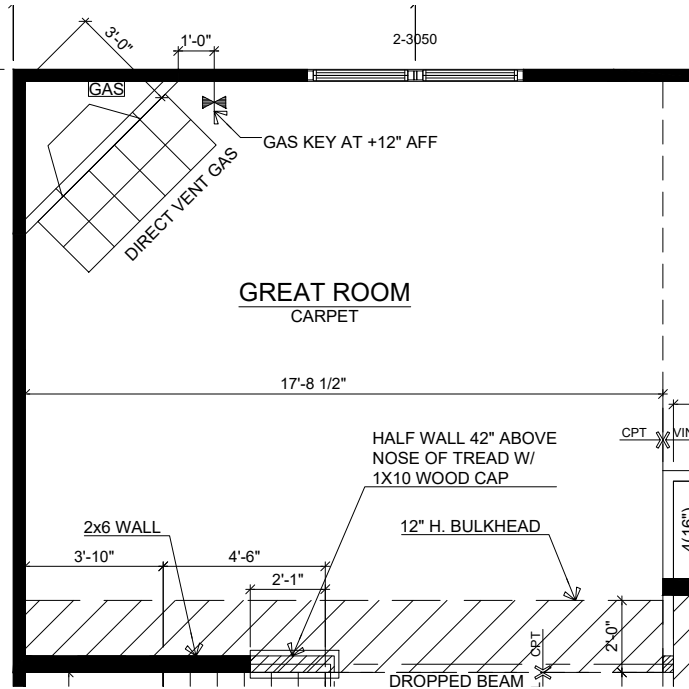


ARBOR
H O M E S



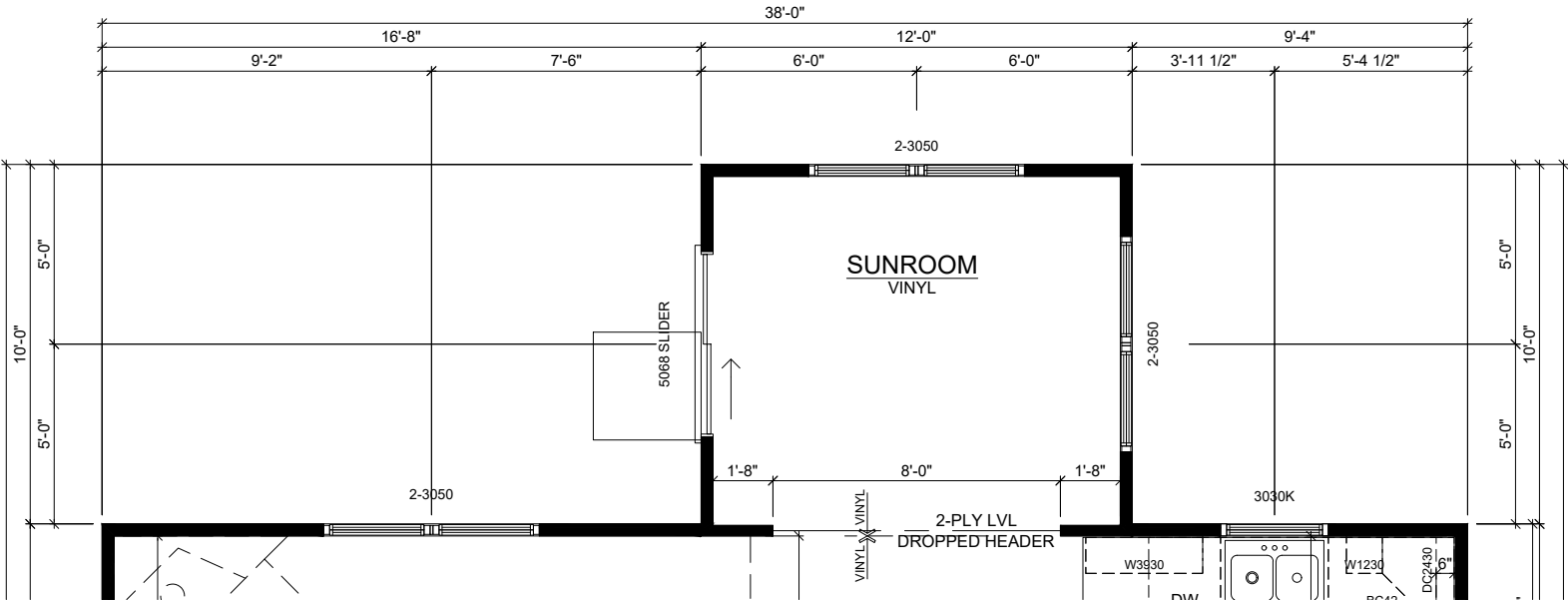
SPINDLE RAILING

SCALE: 3/16"=1'-0"



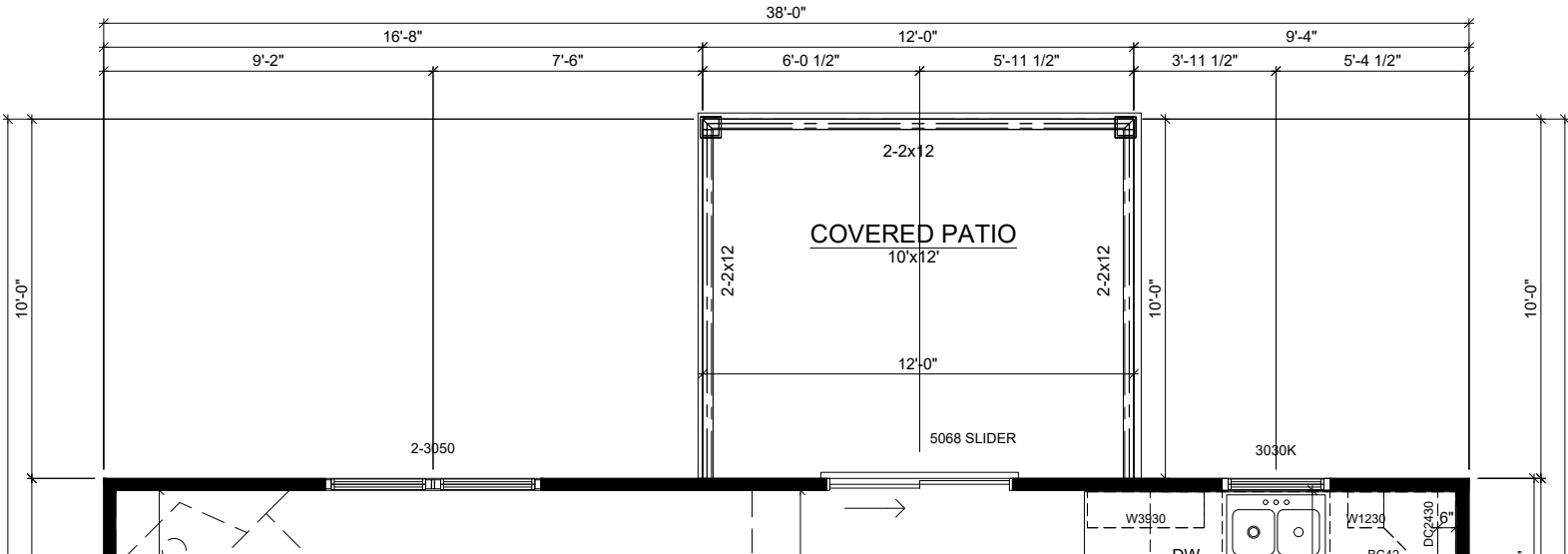
INTERIOR FIREPLACE -
DIRECT VENT GAS

SCALE: 3/16"=1'-0"



SUNROOM - SLAB

SCALE: 3/16"=1'-0"



COVERED PATIO - SLAB

SCALE: 3/16"=1'-0"



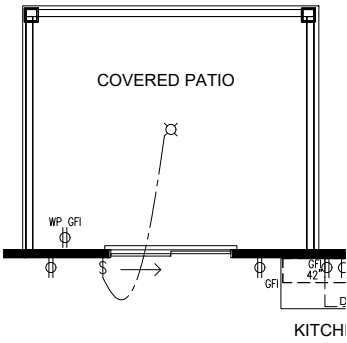
9225 HARRISON PARK COURT
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REL. NO. R01.0
DATE 03/29/2024

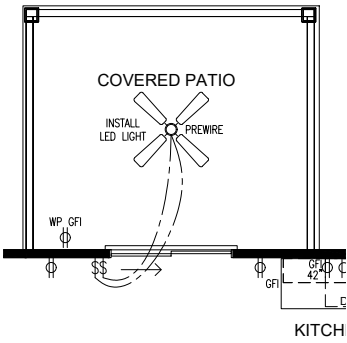
SHEET DESCRIPTION:
FIRST FLOOR PLAN - ELEV. A -
FIREPLACE OPTIONS

PLAN NAME: SPRUCE
PRINT DATE: 7/1/2025

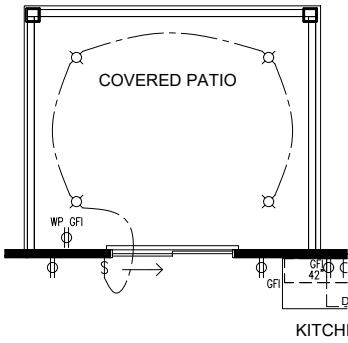
SHEET NO. 1.5



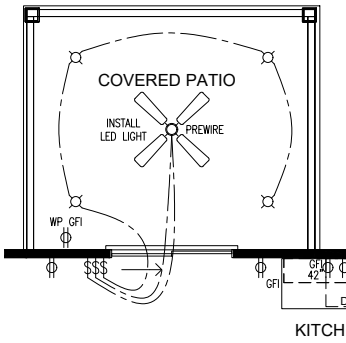
**12'x10' COVERED PATIO -
OPT. LIGHT PACKAGE - (1) LIGHT**
SCALE: 1/8" = 1'-0"



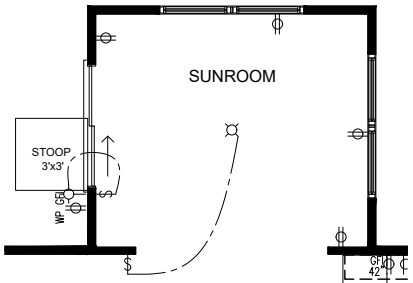
**12'x10' COVERED PATIO -
OPT. LIGHT PACKAGE - FAN PREWIRE**
SCALE: 1/8" = 1'-0"



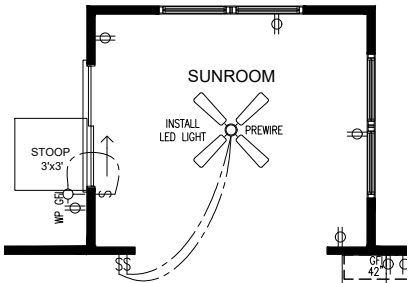
**12'x10' COVERED PATIO -
OPT. LIGHT PACKAGE - (4) LIGHTS**
SCALE: 1/8" = 1'-0"



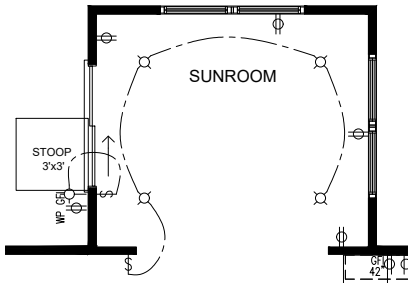
**12'x10' COVERED PATIO - OPT. LIGHT
PACKAGE - FAN PREWIRE & (4) LIGHTS**
SCALE: 1/8" = 1'-0"



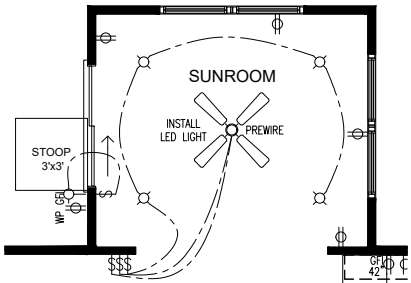
**SUNROOM - OPT. LIGHT PACKAGE -
(1) LIGHT**
SCALE: 1/8" = 1'-0"



**SUNROOM - OPT. LIGHT PACKAGE -
FAN PREWIRE**
SCALE: 1/8" = 1'-0"



**SUNROOM - OPT. LIGHT PACKAGE -
(4) LIGHTS**
SCALE: 1/8" = 1'-0"



**SUNROOM - OPT. LIGHT PACKAGE -
FAN PREWIRE & (4) LIGHTS**
SCALE: 1/8" = 1'-0"



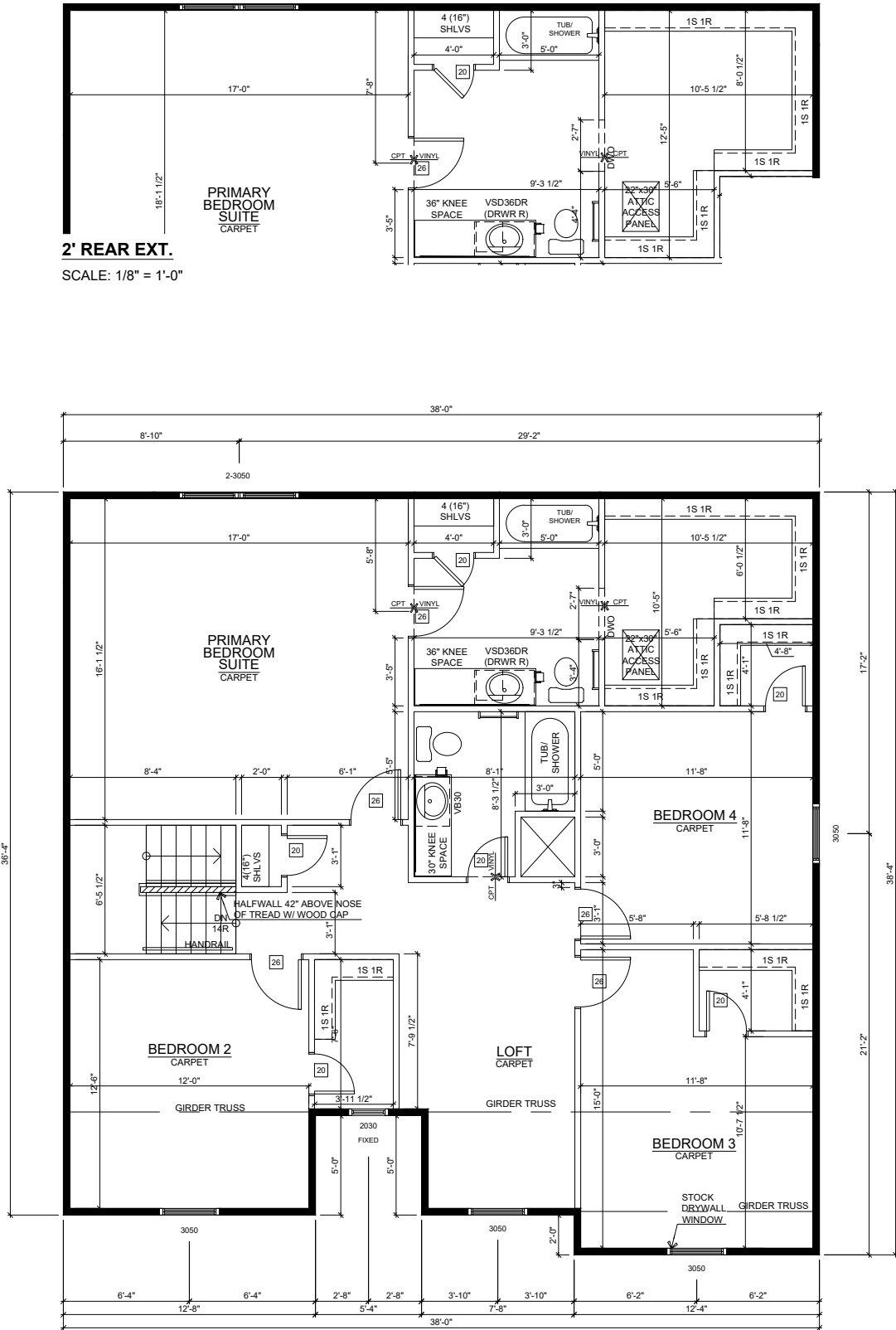
9225 HARRISON PARK COURT
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REL. NO. R01.0
DATE 03/29/2024

SHEET DESCRIPTION:
FIRST FLOOR ELECTRICAL -
ELEV A - LIGHTING REAR OPTS

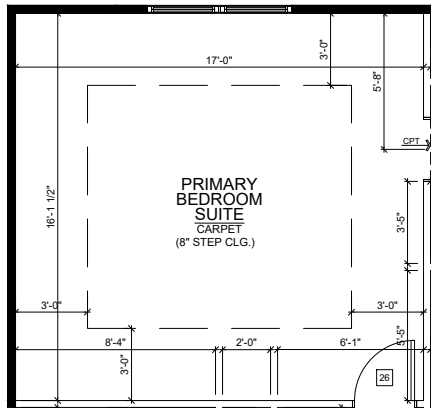
PLAN NAME: SPRUCE
PRINT DATE: 7/1/2025

SHEET NO.
1.5E



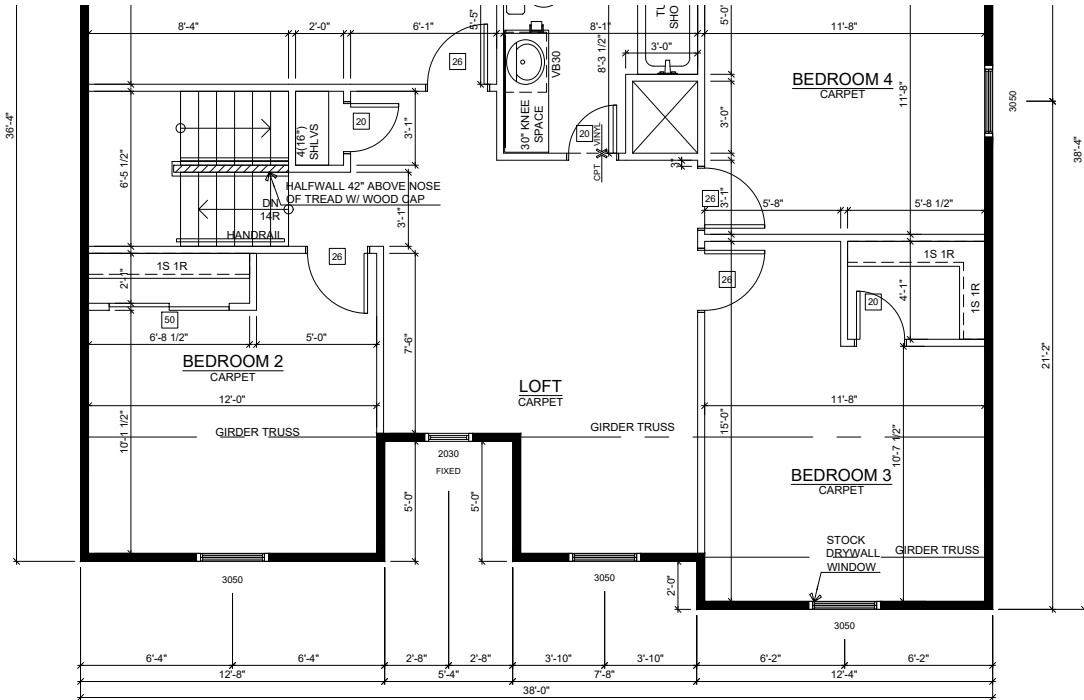
SECOND FLOOR PLAN - ELEV. A, SLAB, SIDING

SCALE: 1/8"=1'-0"



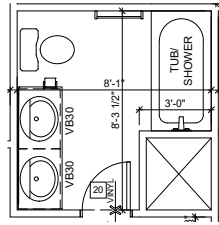
PRIMARY BEDROOM: 8" STEP CEILING

SCALE: 1/8" = 1'-0"



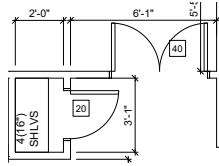
SECOND FLOOR PLAN - ELEV. A, SLAB, SIDING, ENLARGED LOFT

SCALE: 1/8"=1'-0"



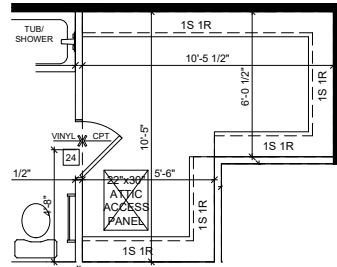
PRIMARY BATH:
DOUBLE BOWL VANITY

SCALE: 1/8" = 1'-0"



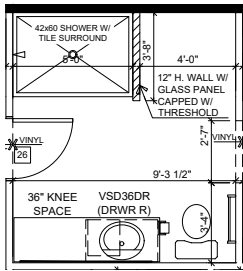
PRIMARY BEDROOM:
4/0 DBL. 6 PANEL DOOR

SCALE: 1/8" = 1'-0"



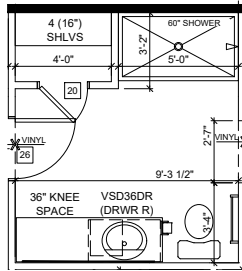
PRIMARY CLOSET:
2/4 PANEL DOOR

SCALE: 1/8" = 1'-0"



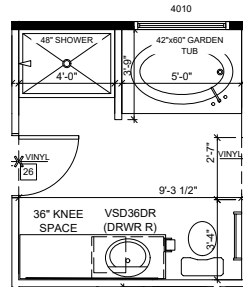
PRIMARY BATH:
TILED SHOWER

SCALE: 1/8" = 1'-0"



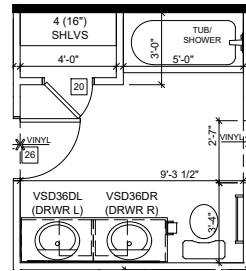
PRIMARY BATH:
60" SHOWER (w/out seat)

SCALE: 1/8" = 1'-0"



PRIMARY BATH:
DELUXE GARDEN BATH

SCALE: 1/8" = 1'-0"



PRIMARY BATH:
DOUBLE BOWL VANITY

SCALE: 1/8" = 1'-0"



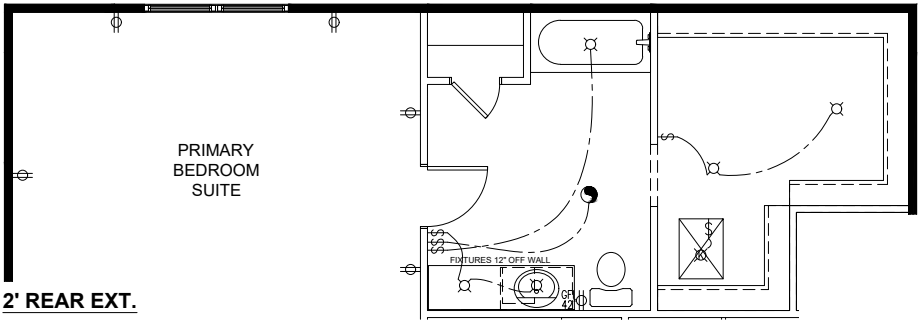
9225 HARRISON PARK COURT
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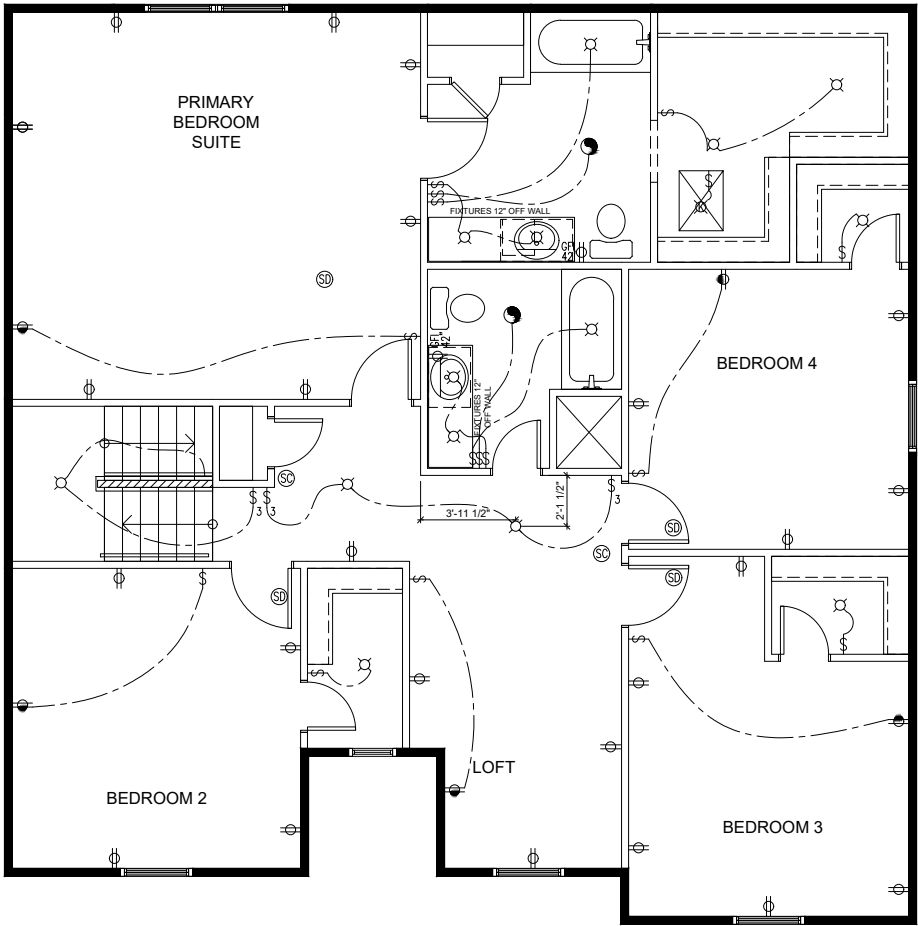
SHEET DESCRIPTION:
SECOND FLOOR PLAN - ELEV
A - 8FT - SLAB - SIDING

PLAN NAME: SPRUCE
PRINT DATE: 7/11/2025

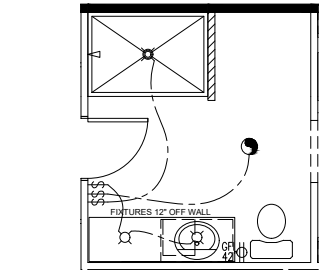
SHEET NO.
2.1



2' REAR EXT.
SCALE: 1/8" = 1'-0"

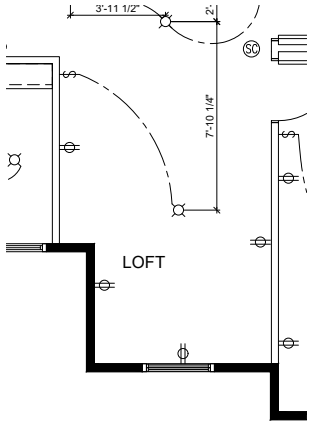


SECOND FLOOR ELECTRICAL - ELEV. A, SLAB, SIDING
SCALE: 1/8"=1'-0"



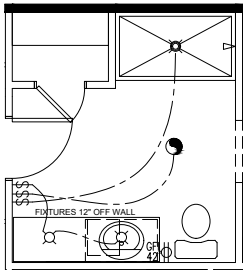
PRIMARY BATH:
TILED SHOWER

SCALE: 1/8" = 1'-0"



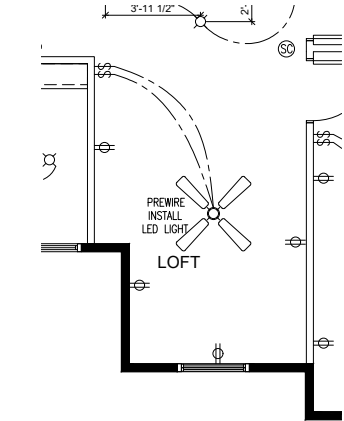
LOFT - OPT. LIGHT PACKAGE -
(1) LIGHT

SCALE: 3/16" = 1'-0"



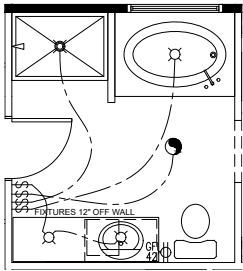
PRIMARY BATH:
60" SHOWER (w/out seat)

SCALE: 1/8" = 1'-0"



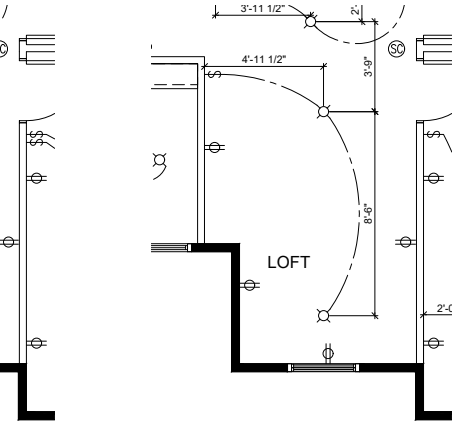
LOFT - OPT. LIGHT PACKAGE -
FAN PREWIRE

SCALE: 3/16" = 1'-0"



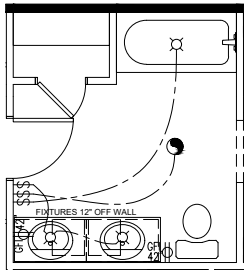
PRIMARY BATH:
DELUXE GARDEN BATH

SCALE: 1/8" = 1'-0"



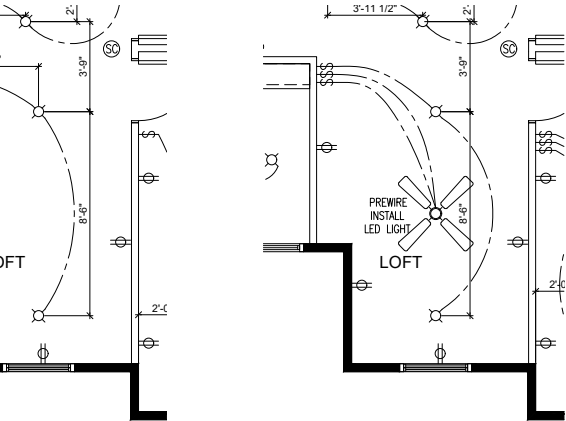
LOFT - OPT. LIGHT PACKAGE -
(2) LIGHTS

SCALE: 3/16" = 1'-0"



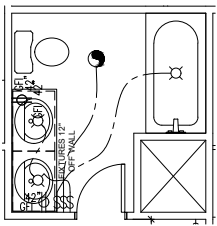
PRIMARY BATH:
DOUBLE BOWL VANITY

SCALE: 1/8" = 1'-0"



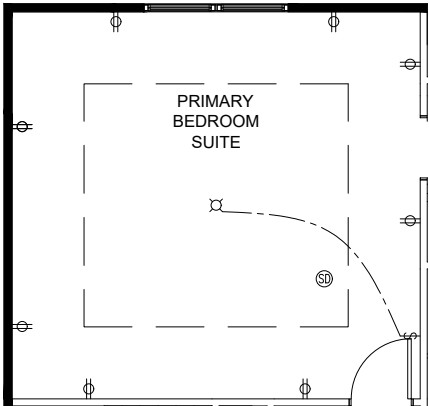
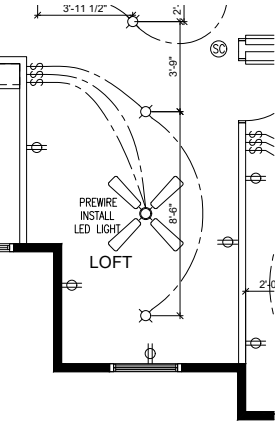
LOFT - OPT. LIGHT PACKAGE -
FAN PREWIRE & (2) LIGHTS

SCALE: 3/16" = 1'-0"



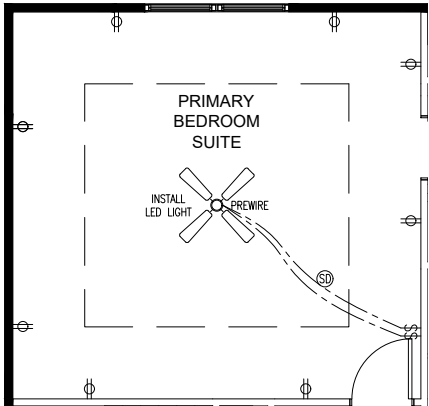
HALL BATH:
DOUBLE BOWL VANITY

SCALE: 1/8" = 1'-0"



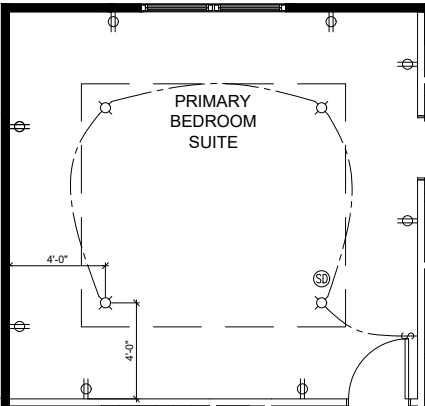
PRIMARY BEDROOM - 8" STEP CEILING -
OPT. LIGHT PACKAGE - (1) LIGHT

SCALE: 1/8" = 1'-0"



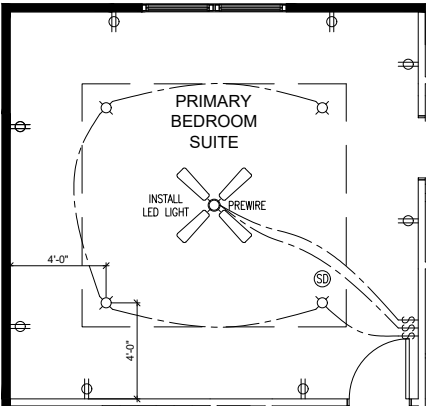
PRIMARY BEDROOM - 8" STEP CEILING -
OPT. LIGHT PACKAGE - FAN PREWIRE

SCALE: 1/8" = 1'-0"



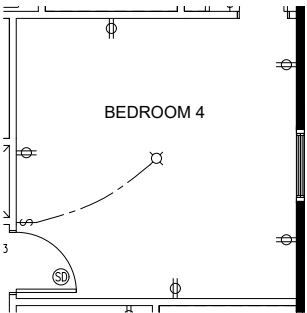
PRIMARY BEDROOM - 8" STEP CEILING -
OPT. LIGHT PACKAGE - (4) LIGHTS

SCALE: 1/8" = 1'-0"



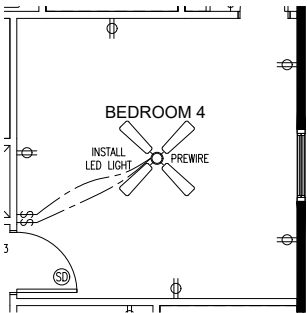
PRIMARY BEDROOM - 8" STEP CEILING -
OPT. LIGHT PACKAGE - FAN PREWIRE & (4)
LIGHTS

SCALE: 1/8" = 1'-0"



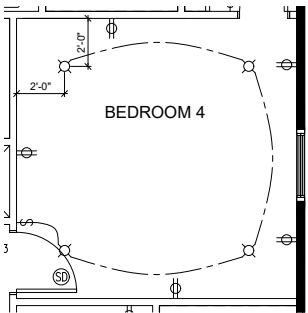
BEDROOM 4 - OPT. LIGHT
PACKAGE - (1) LIGHT

SCALE: 1/8" = 1'-0"



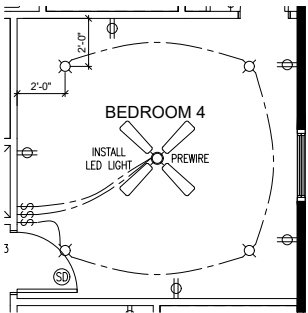
BEDROOM 4 - OPT. LIGHT
PACKAGE - FAN PREWIRE

SCALE: 1/8" = 1'-0"



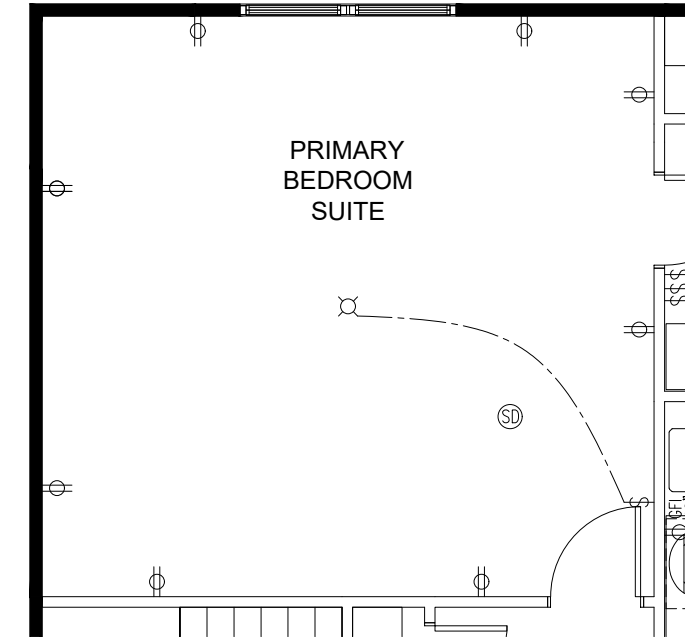
BEDROOM 4 - OPT. LIGHT
PACKAGE - (4) LIGHTS

SCALE: 1/8" = 1'-0"

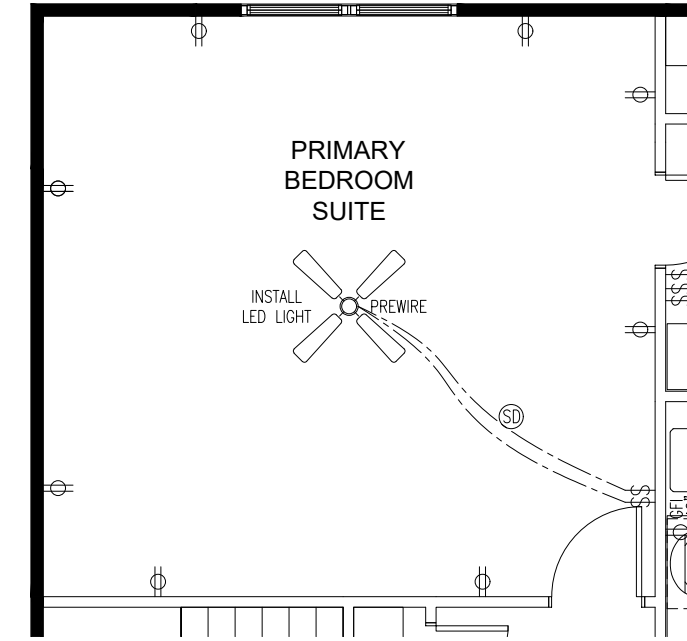


BEDROOM 4 - OPT. LIGHT PACKAGE
- FAN PREWIRE & (4) LIGHTS

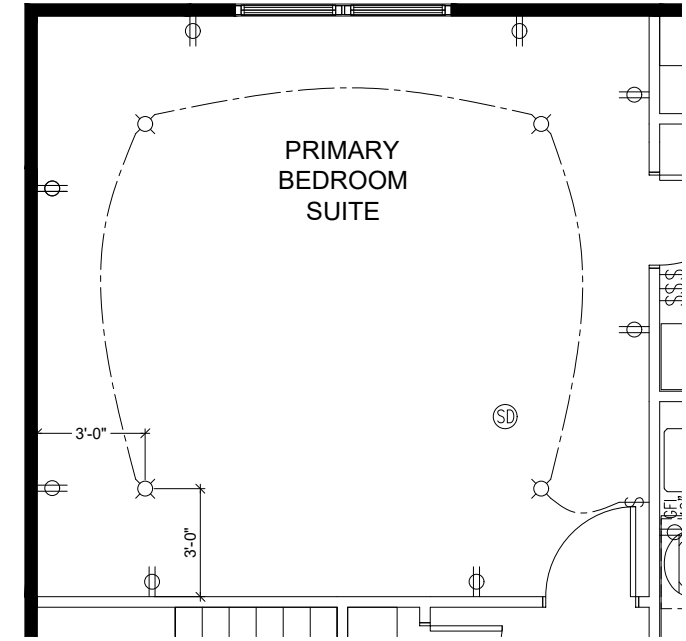
SCALE: 1/8" = 1'-0"



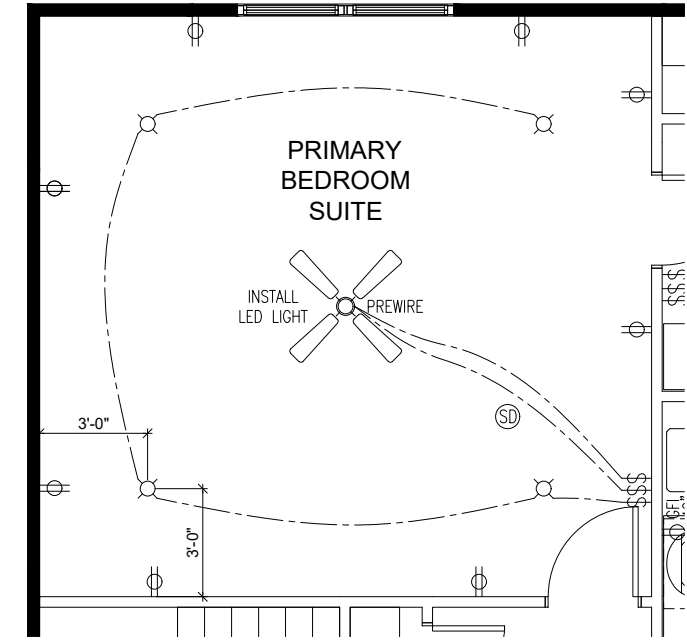
PRIMARY BEDROOM -
OPT. LIGHT PACKAGE - (1) LIGHT
SCALE: 3/16" = 1'-0"



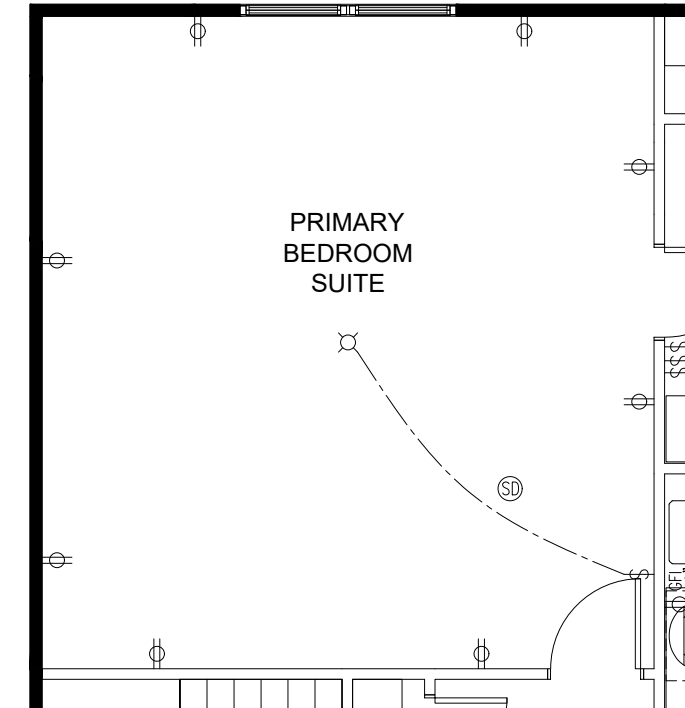
PRIMARY BEDROOM -
OPT. LIGHT PACKAGE - FAN PREWIRE
SCALE: 3/16" = 1'-0"



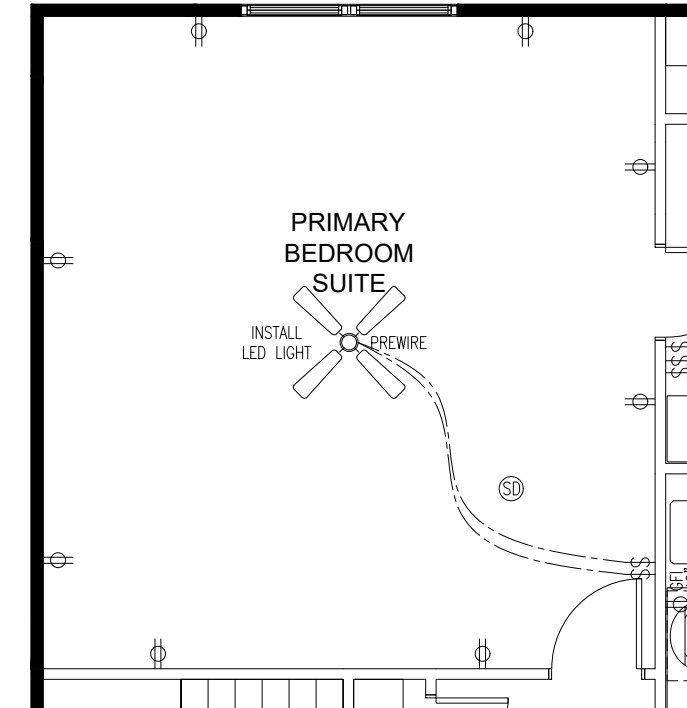
PRIMARY BEDROOM -
OPT. LIGHT PACKAGE - (4) LIGHTS
SCALE: 3/16" = 1'-0"



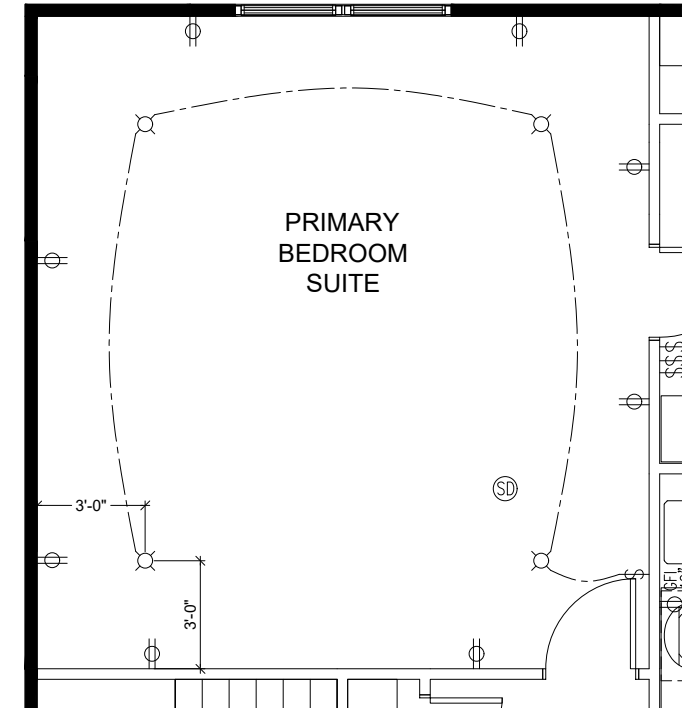
PRIMARY BEDROOM -
OPT. LIGHT PACKAGE - FAN PREWIRE & (4) LIGHTS
SCALE: 3/16" = 1'-0"



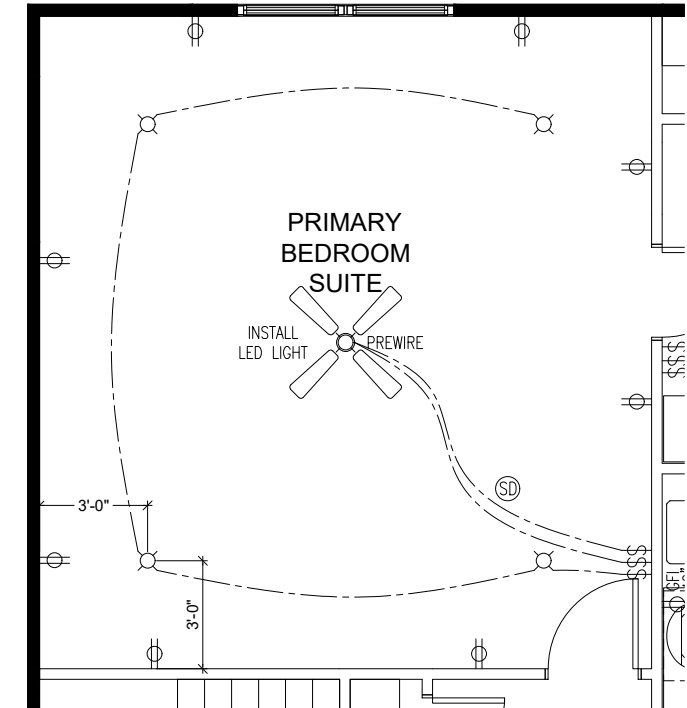
PRIMARY BEDROOM - 2' EXTENSION -
OPT. LIGHT PACKAGE (1) LIGHT
SCALE: 3/16" = 1'-0"



PRIMARY BEDROOM - 2' EXTENSION -
OPT. LIGHT PACKAGE - FAN PREWIRE
SCALE: 3/16" = 1'-0"



PRIMARY BEDROOM - 2' EXTENSION -
OPT. LIGHT PACKAGE (4) LIGHTS
SCALE: 3/16" = 1'-0"



PRIMARY BEDROOM - 2' EXTENSION -
OPT. LIGHT PACKAGE - FAN PREWIRE & (4) LIGHTS
SCALE: 3/16" = 1'-0"



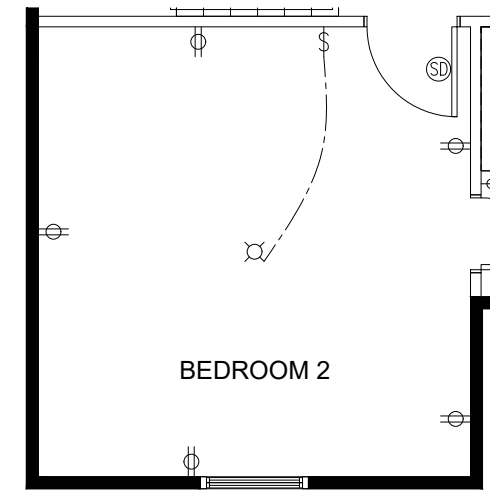
9225 HARRISON PARK COURT
INDIANAPOLIS, IN 46216
phone (317) 842-1875
fax (317) 842-8268

REL. NO. R01.0
DATE 03/29/2024

SHEET DESCRIPTION:
SECOND FLOOR ELEC. PLAN -
LIGHTING PRIMARY BEDROOM

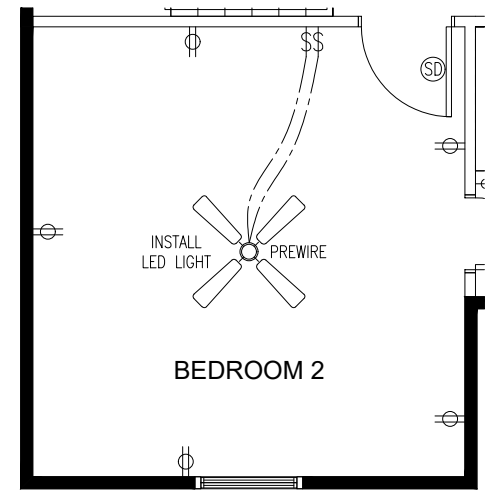
PLAN NAME: SPRUCE
PRINT DATE: 7/1/2025

SHEET NO.
2.1.1E



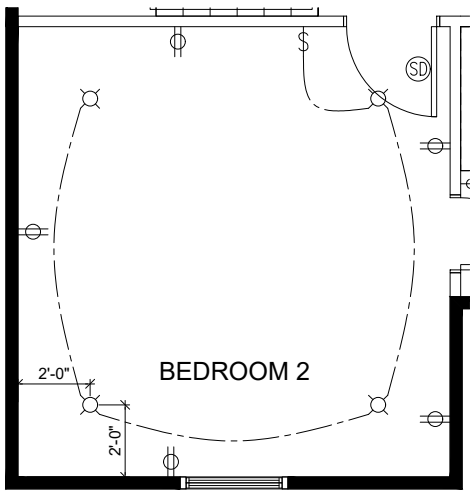
BED 2 - OPT. LIGHT PACKAGE - (1) LIGHT

SCALE: 3/16" = 1'-0"



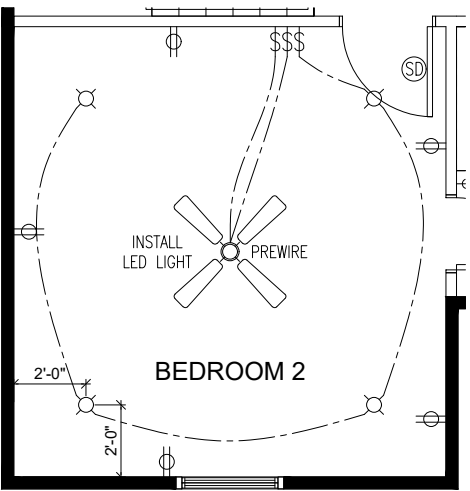
BED 2 - OPT. LIGHT PACKAGE - FAN PREWIRE

SCALE: 3/16" = 1'-0"



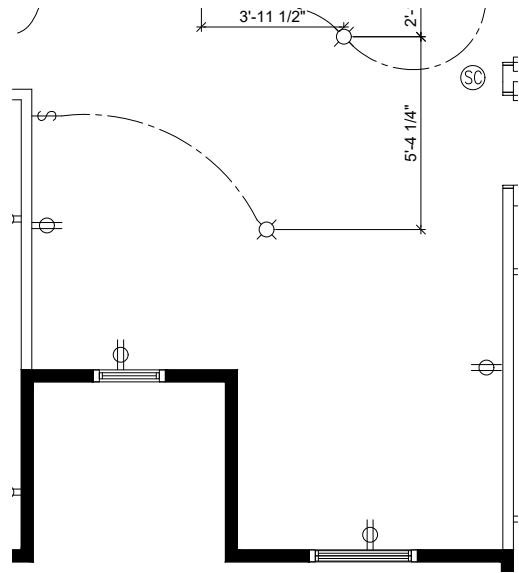
BED 2 - OPT. LIGHT PACKAGE - (4) LIGHTS

SCALE: 3/16" = 1'-0"



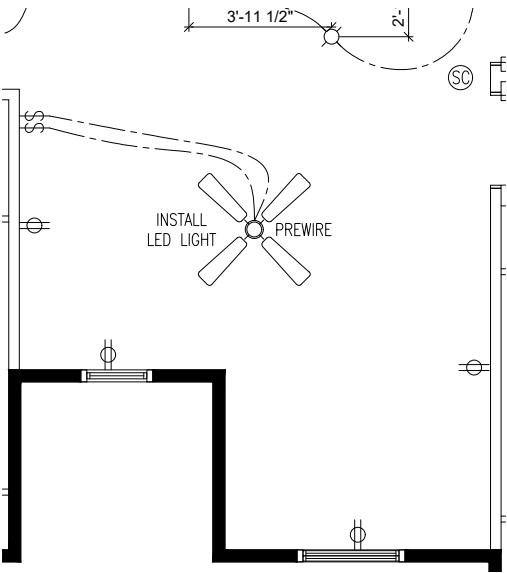
**BED 2 - OPT. LIGHT PACKAGE - FAN PREWIRE
& (4) LIGHTS**

SCALE: 3/16" = 1'-0"



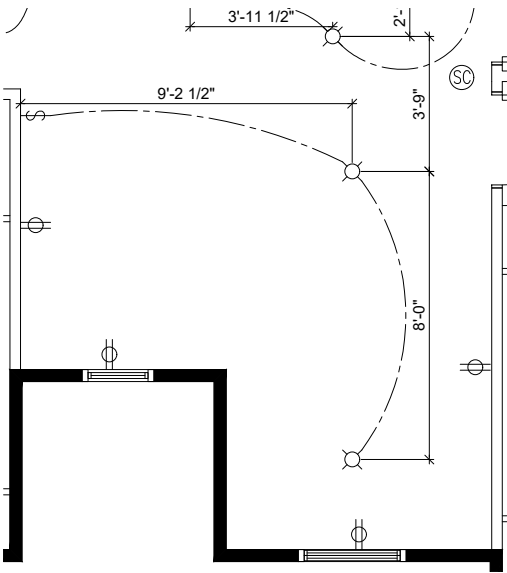
EXTENDED LOFT - OPT. LIGHT PACKAGE - (1) LIGHT

SCALE: 3/16" = 1'-0"



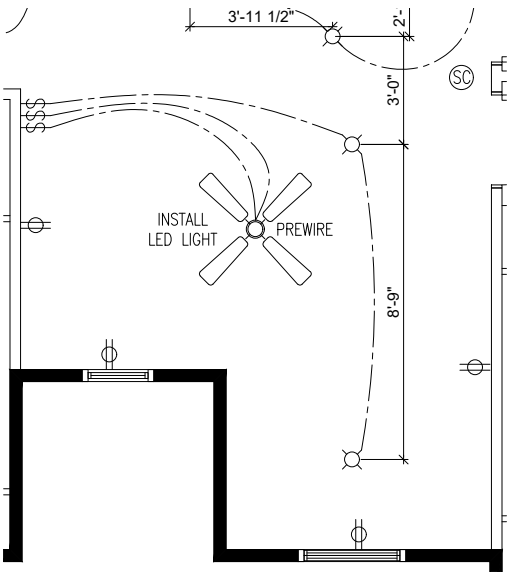
**EXTENDED LOFT - OPT. LIGHT PACKAGE - FAN
PREWIRE**

SCALE: 3/16" = 1'-0"



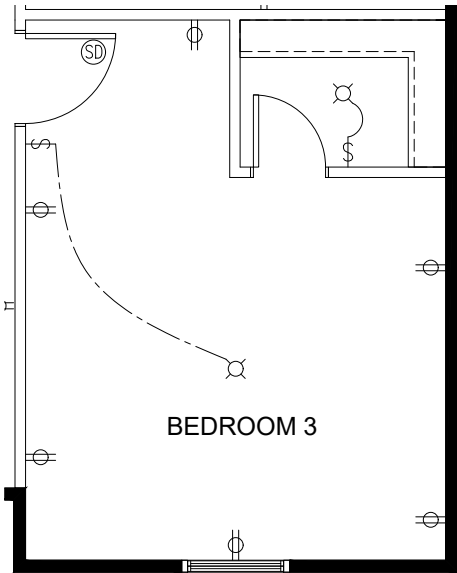
EXTENDED LOFT - OPT. LIGHT PACKAGE - (2) LIGHTS

SCALE: 3/16" = 1'-0"



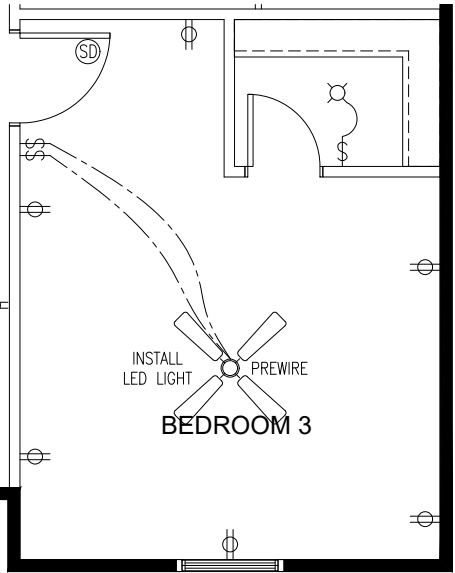
**EXTENDED LOFT - OPT. LIGHT PACKAGE - FAN
PREWIRE & (2) LIGHTS**

SCALE: 3/16" = 1'-0"



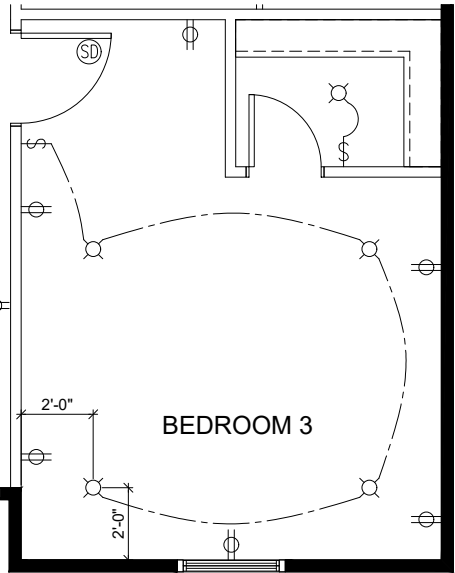
BED 3 - OPT. LIGHT PACKAGE - (1) LIGHT

SCALE: 3/16" = 1'-0"



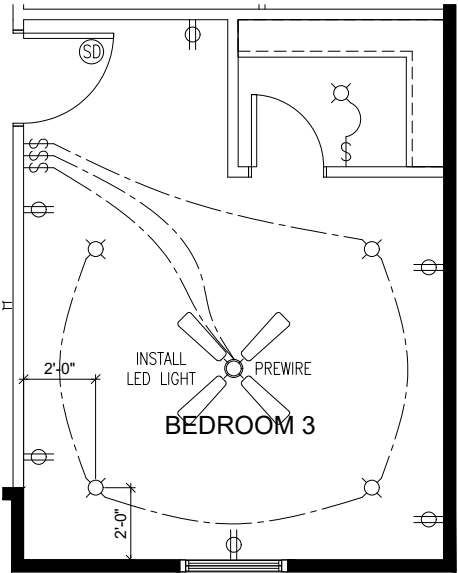
BED 3 - OPT. LIGHT PACKAGE - FAN PREWIRE

SCALE: 3/16" = 1'-0"



BED 3 - OPT. LIGHT PACKAGE - (4) LIGHTS

SCALE: 3/16" = 1'-0"



**BED 3 - OPT. LIGHT PACKAGE - FAN
PREWIRE & (4) LIGHTS**

SCALE: 3/16" = 1'-0"



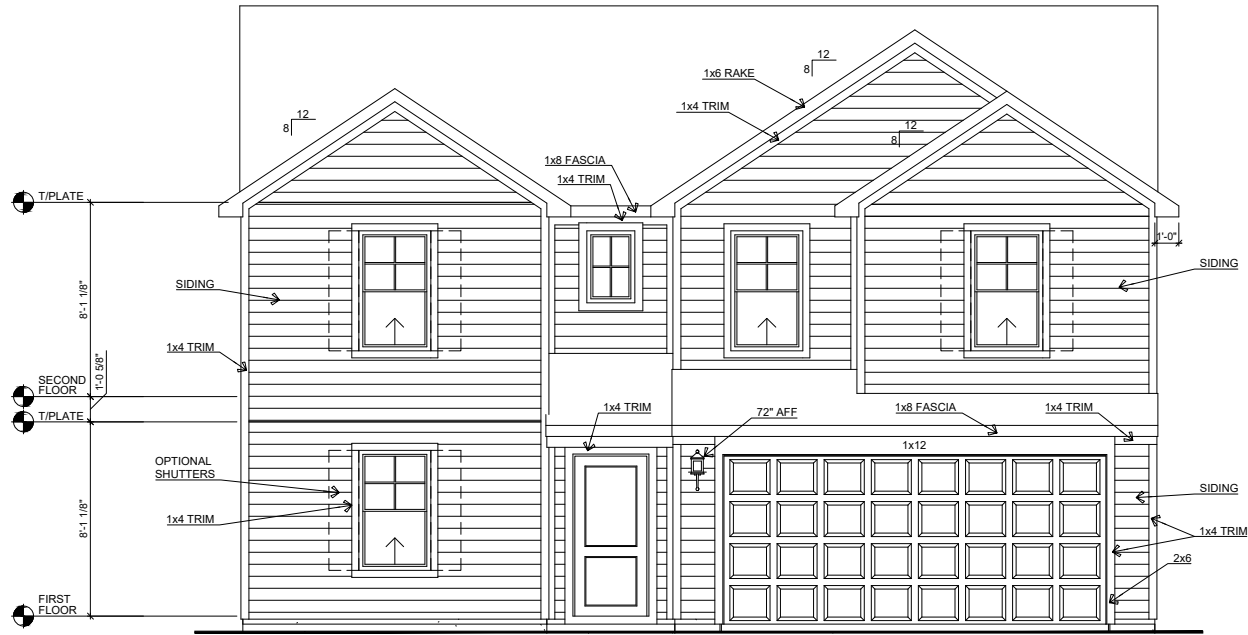
9225 HARRISON PARK COURT
INDIANAPOLIS, IN 46216
phone (317) 842-1875
fax (317) 842-8268

REL. NO. **R01.0**
DATE **03/29/2024**

SHEET DESCRIPTION:
**SECOND FLOOR ELEC. PLAN -
LIGHTING BEDROOMS 2 & 3**

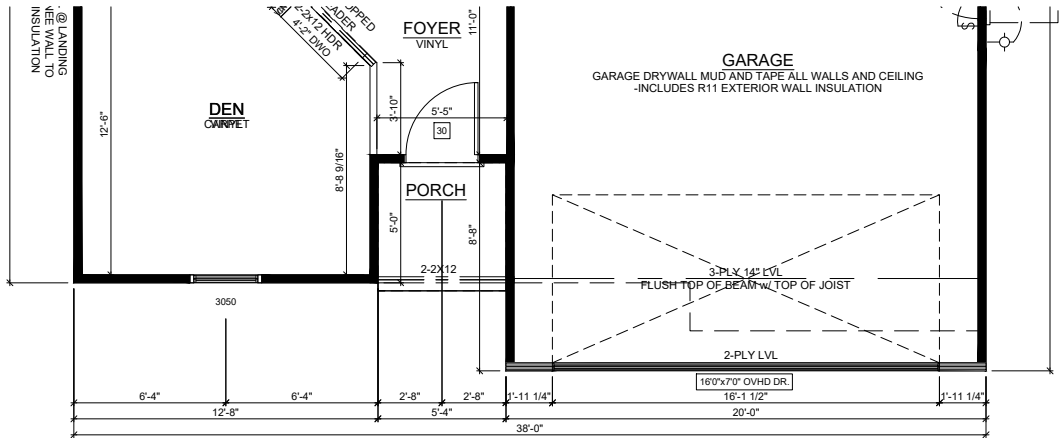
PLAN NAME: **SPRUCE**
PRINT DATE: **7/1/2025**

SHEET NO.
2.1.2E



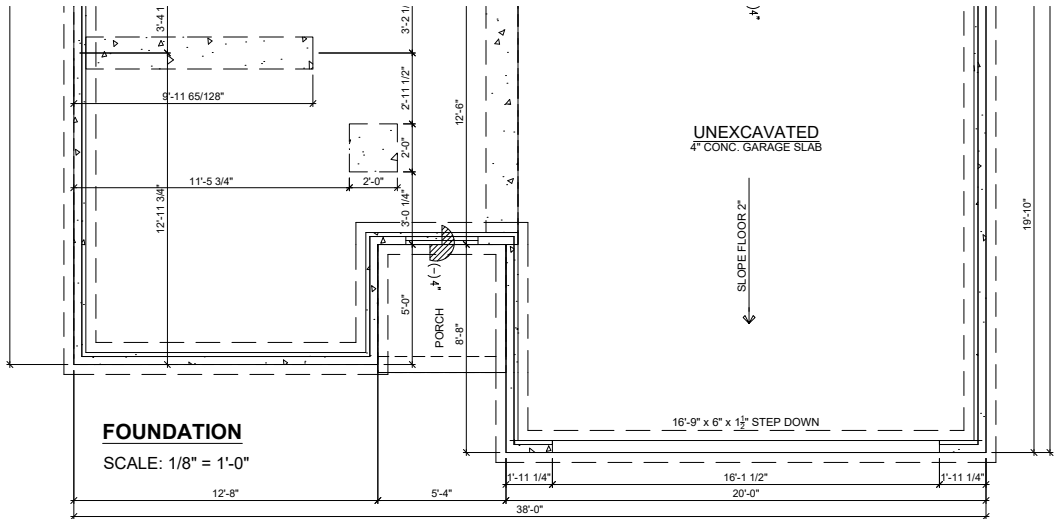
FRONT ELEVATION A - SIDING - SLAB

SCALE: 1/8"=1'-0"



FIRST FLOOR

SCALE: 1/8" = 1'-0"



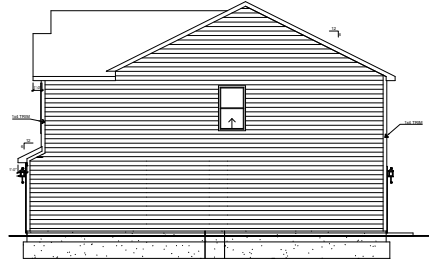
FOUNDATION

SCALE: 1/8" = 1'-0"



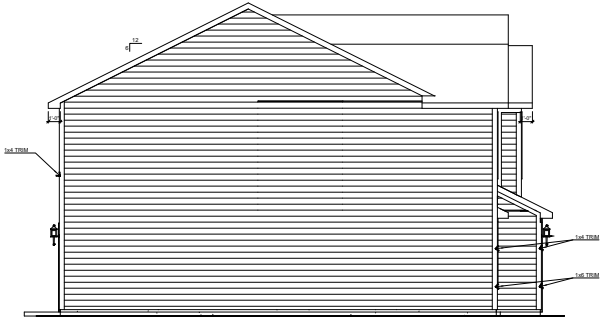
REAR ELEVATION - SLAB

SCALE: 1/16" = 1'-0"



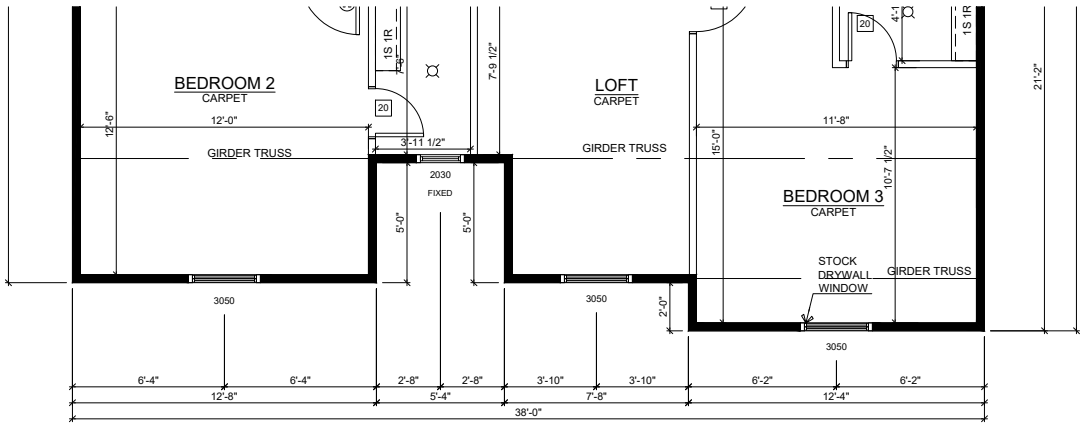
RIGHT ELEVATION - SLAB

SCALE: 1/16" = 1'-0"



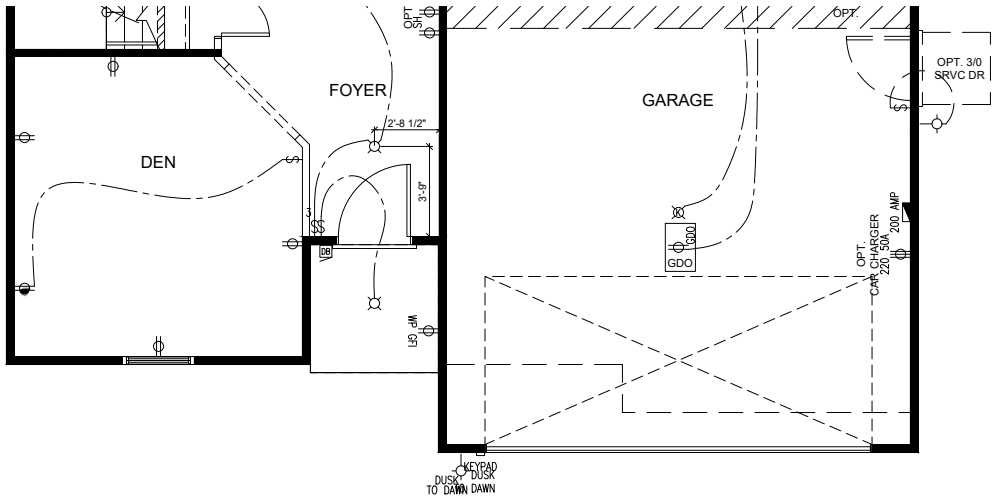
LEFT ELEVATION - SLAB

SCALE: 1/16" = 1'-0"



SECOND FLOOR

SCALE: 1/8" = 1'-0"



FIRST FLOOR ELECTRICAL

SCALE: 1/8" = 1'-0"



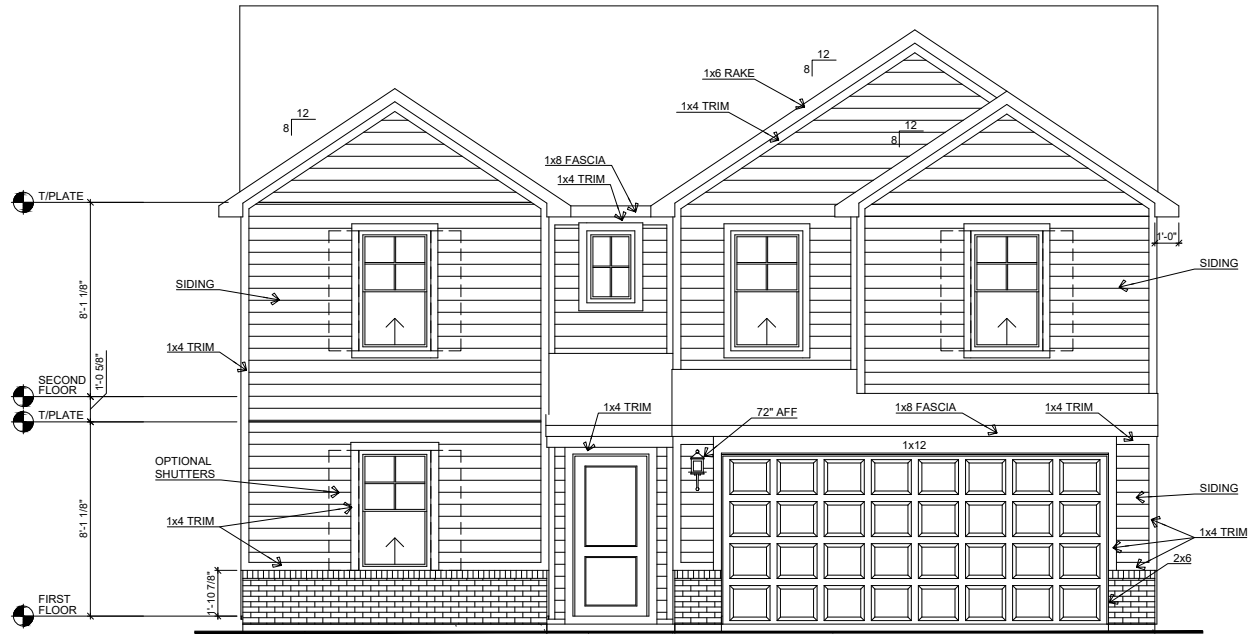
9225 HARRISON PARK COURT
INDIANAPOLIS, IN 46216
phone (317) 842-1875
fax (317) 842-8268

REL. NO. R01.0
DATE 03/29/2024

SHEET DESCRIPTION:
ELEVATION A - SIDING - 8FT -
SLAB

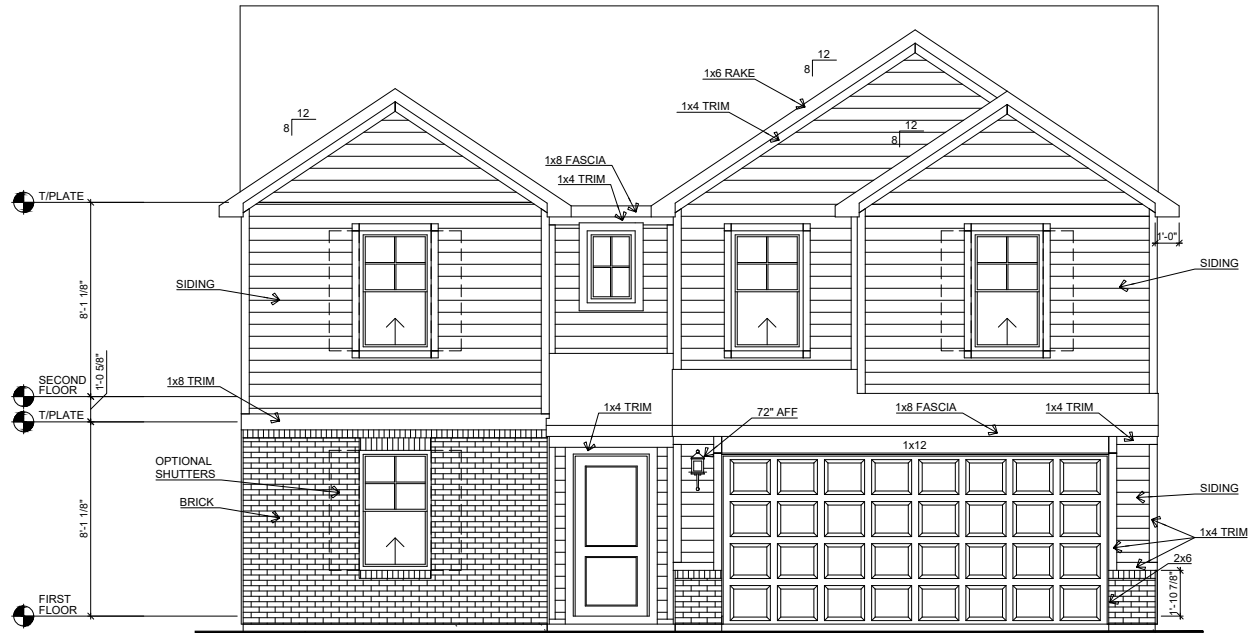
PLAN NAME: SPRUCE
PRINT DATE: 7/1/2025

SHEET NO.
3.1A



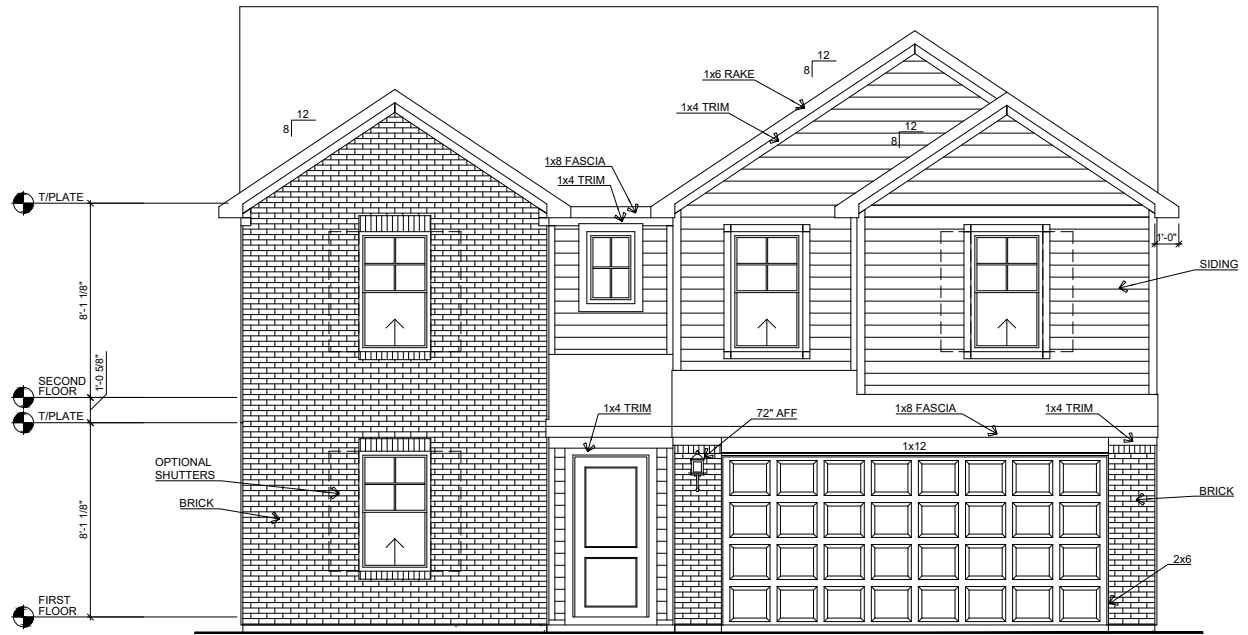
FRONT ELEVATION A - SLAB - BRICKFRONT A

SCALE: 1/8"=1'-0"



FRONT ELEVATION A - SLAB - BRICKFRONT B

SCALE: 1/8"=1'-0"



FRONT ELEVATION A - SLAB - BRICKFRONT C

SCALE: 1/8"=1'-0"



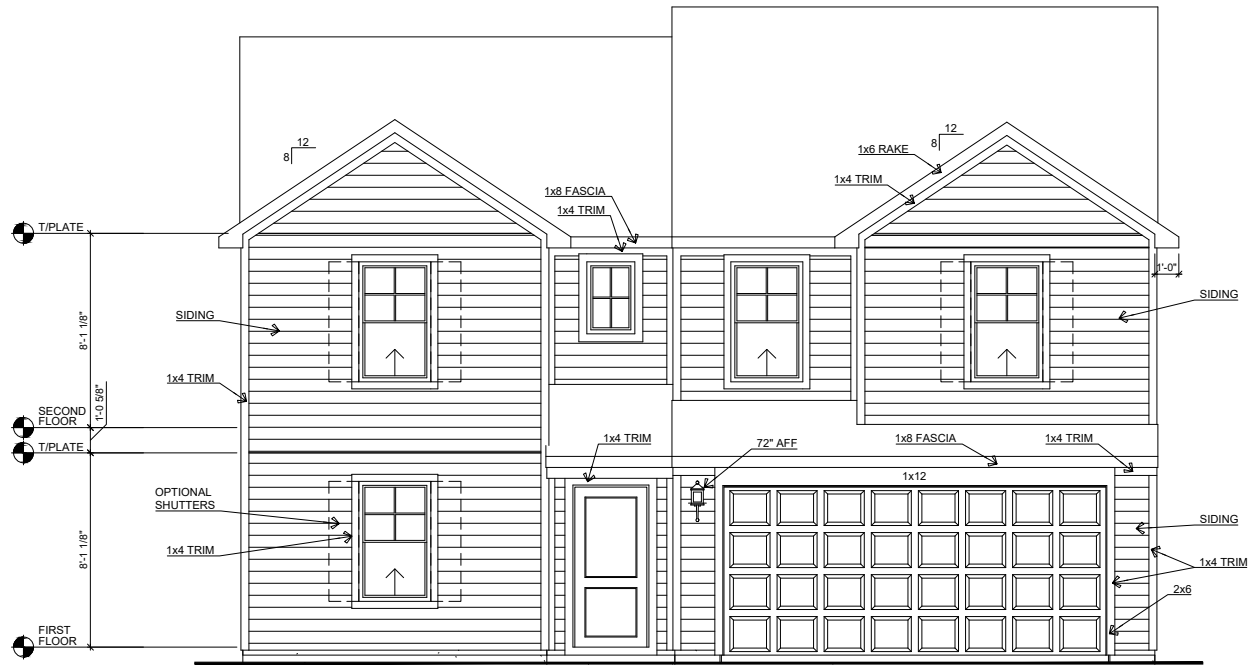
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INDIANAPOLIS, IN 46216
phone (317) 842-1875
fax (317) 842-8268

REL. NO. R01.0
DATE 03/29/2024

SHEET DESCRIPTION:
ELEVATION A - 8FT - SLAB -
BRICKFRONTS A & B & C

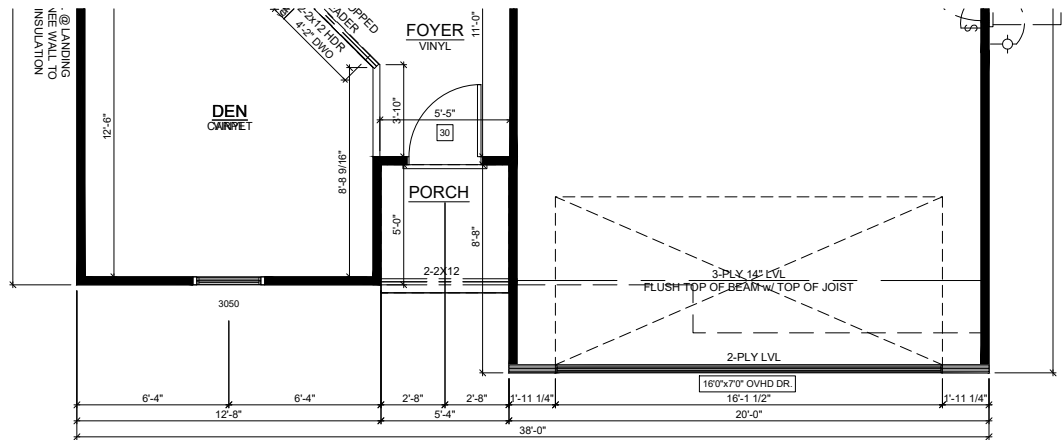
PLAN NAME: SPRUCE
PRINT DATE: 7/1/2025

SHEET NO.
3.1A.1



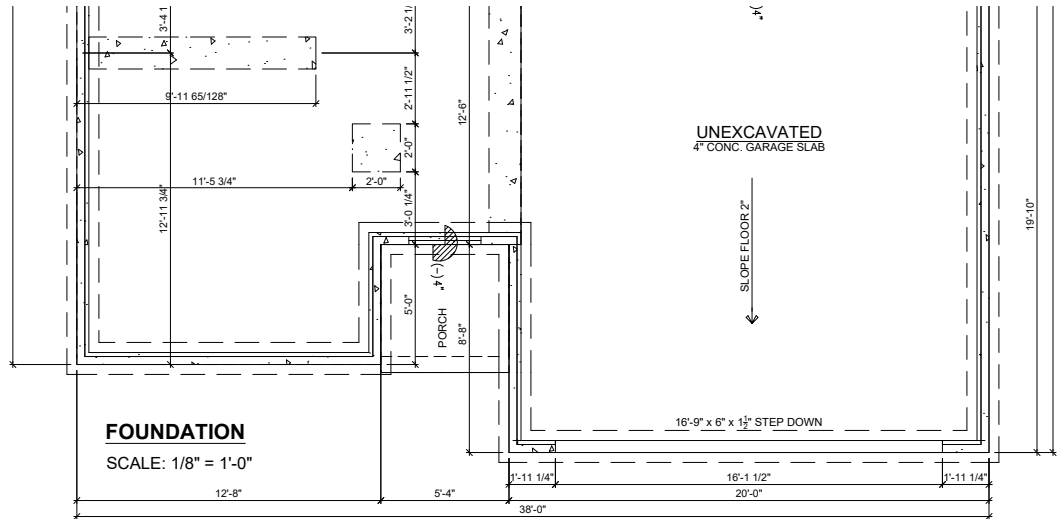
FRONT ELEVATION B - SIDING - SLAB

SCALE: 1/8"=1'-0"



FIRST FLOOR

SCALE: 1/8" = 1'-0"



FOUNDATION

SCALE: 1/8" = 1'-0"



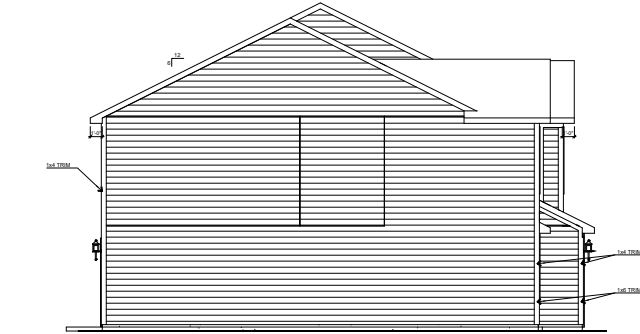
REAR ELEVATION - SLAB

SCALE: 1/16" = 1'-0"



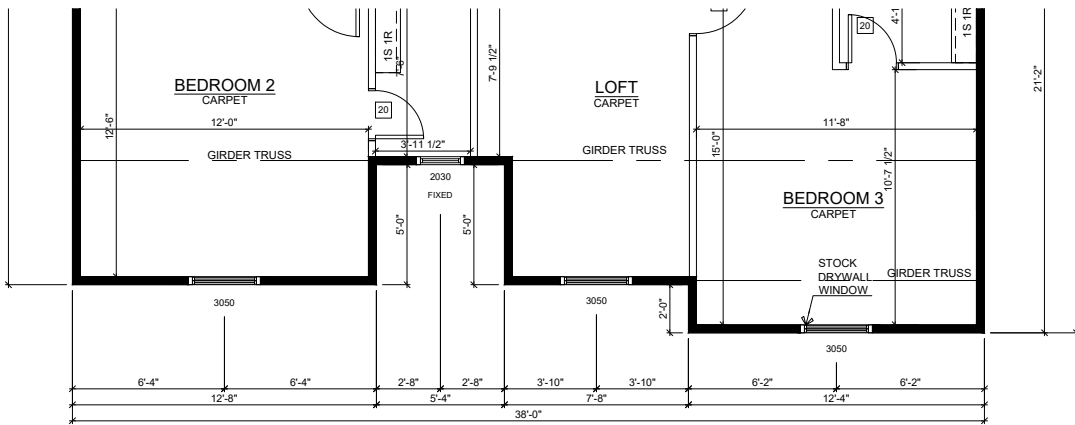
RIGHT ELEVATION - SLAB

SCALE: 1/16" = 1'-0"



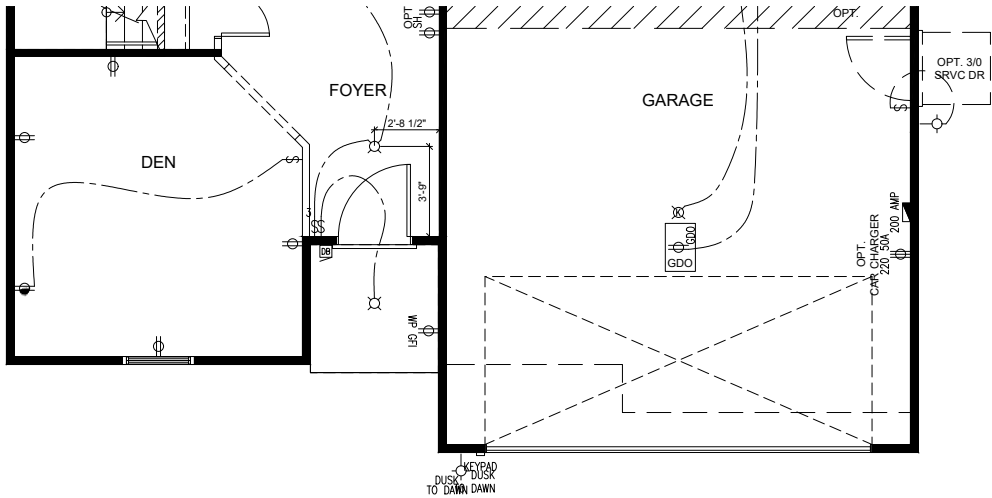
LEFT ELEVATION - SLAB

SCALE: 1/16" = 1'-0"



SECOND FLOOR

SCALE: 1/8" = 1'-0"



FIRST FLOOR ELECTRICAL

SCALE: 1/8" = 1'-0"



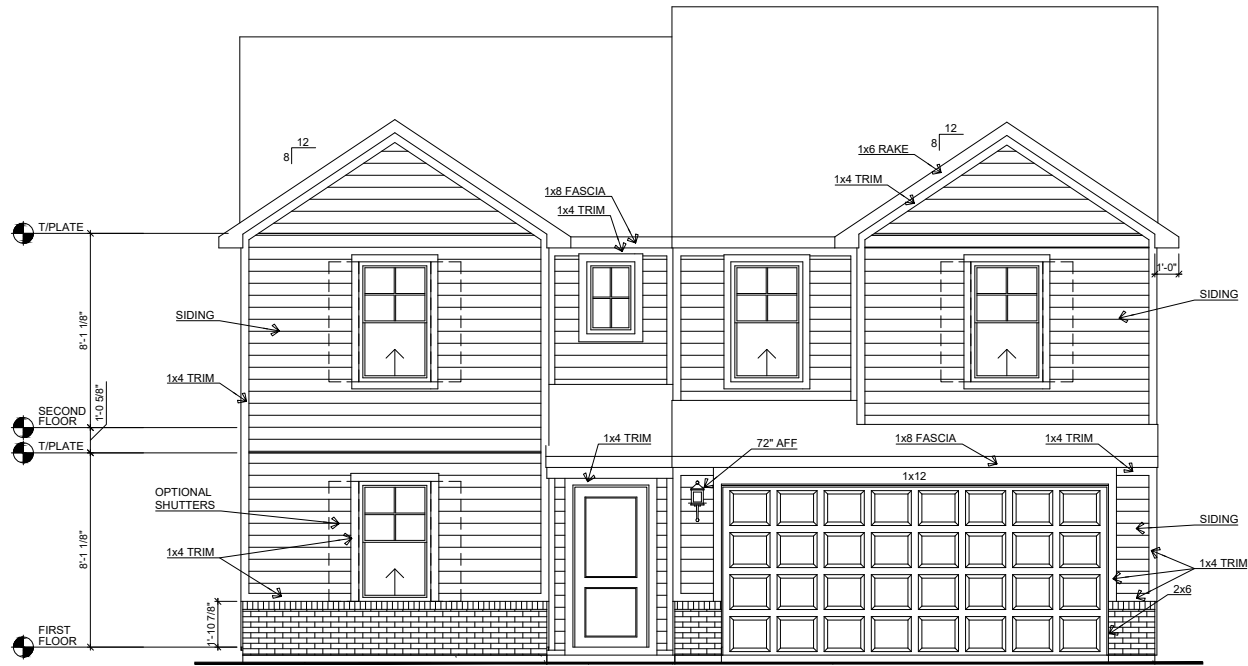
9225 HARRISON PARK COURT
INDIANAPOLIS, IN 46216
phone (317) 842-1875
fax (317) 842-8268

REL. NO. R01.0
DATE 03/29/2024

SHEET DESCRIPTION:
ELEVATION B - SIDING - 8FT -
SLAB

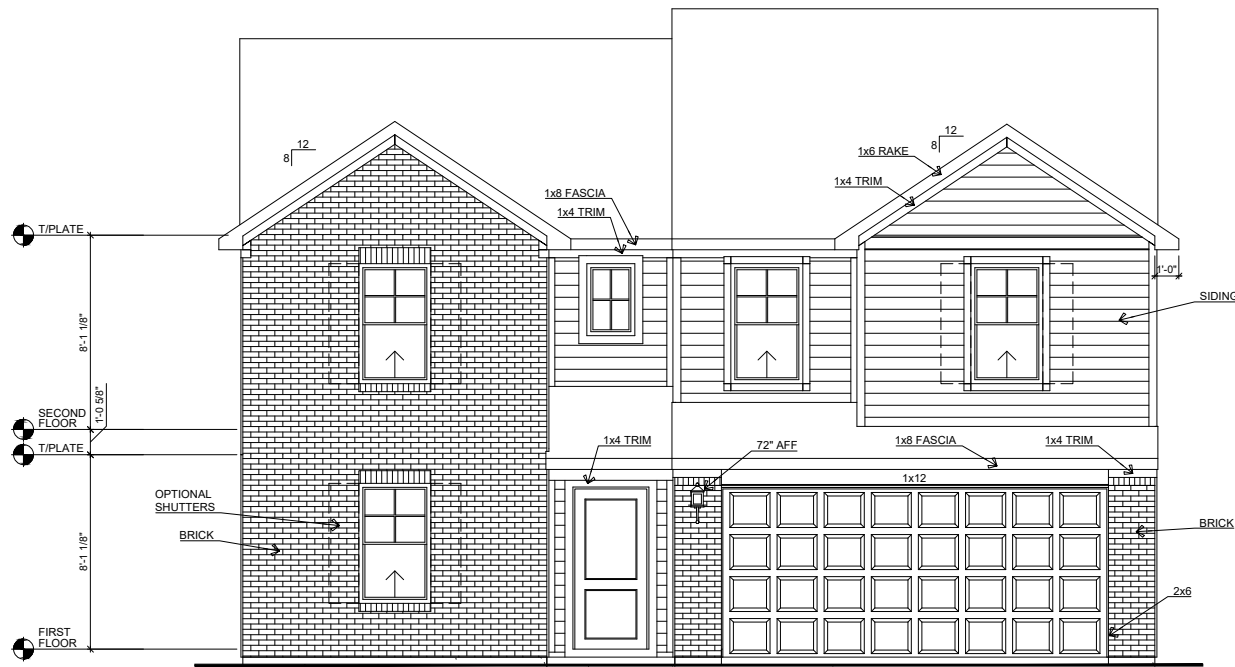
PLAN NAME: SPRUCE
PRINT DATE: 7/1/2025

SHEET NO.
3.1B



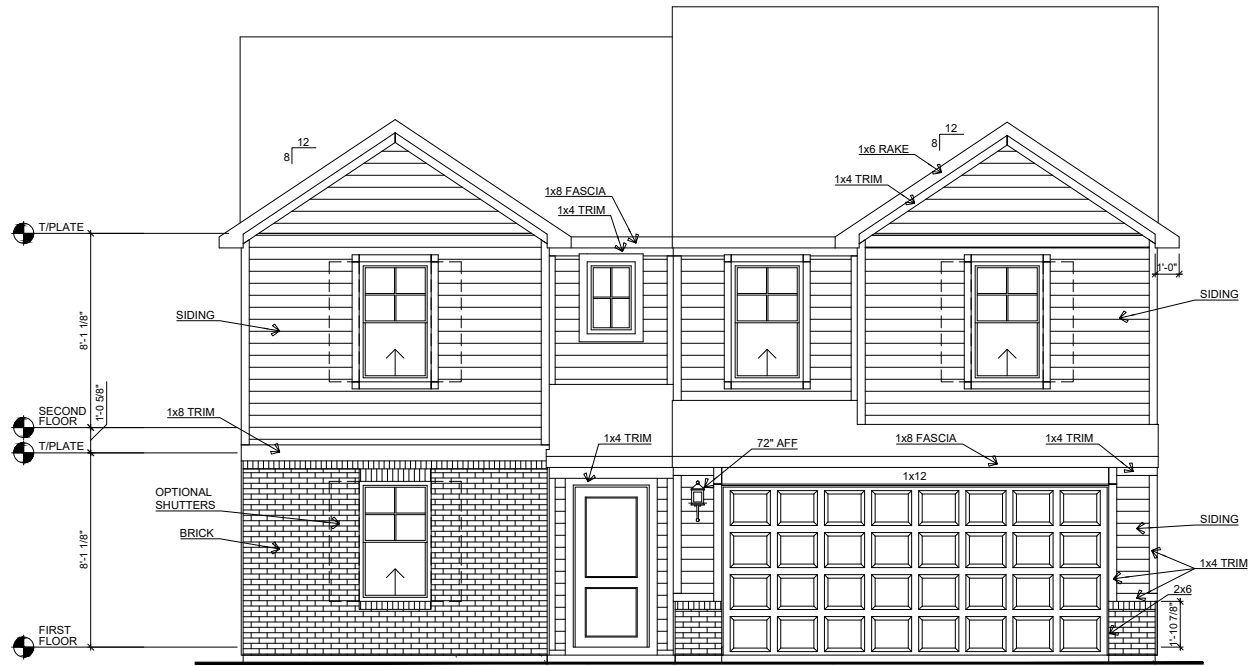
FRONT ELEVATION B - SLAB - BRICKFRONT A

SCALE: 1/8"=1'-0"



FRONT ELEVATION B - SLAB - BRICKFRONT C

SCALE: 1/8"=1'-0"



FRONT ELEVATION B - SLAB - BRICKFRONT B

SCALE: 1/8"=1'-0"



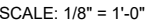
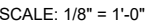
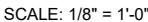
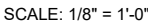
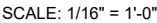
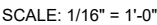
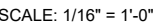
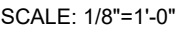
9225 HARRISON PARK COURT
INDIANAPOLIS, IN 46216
phone (317) 842-1875
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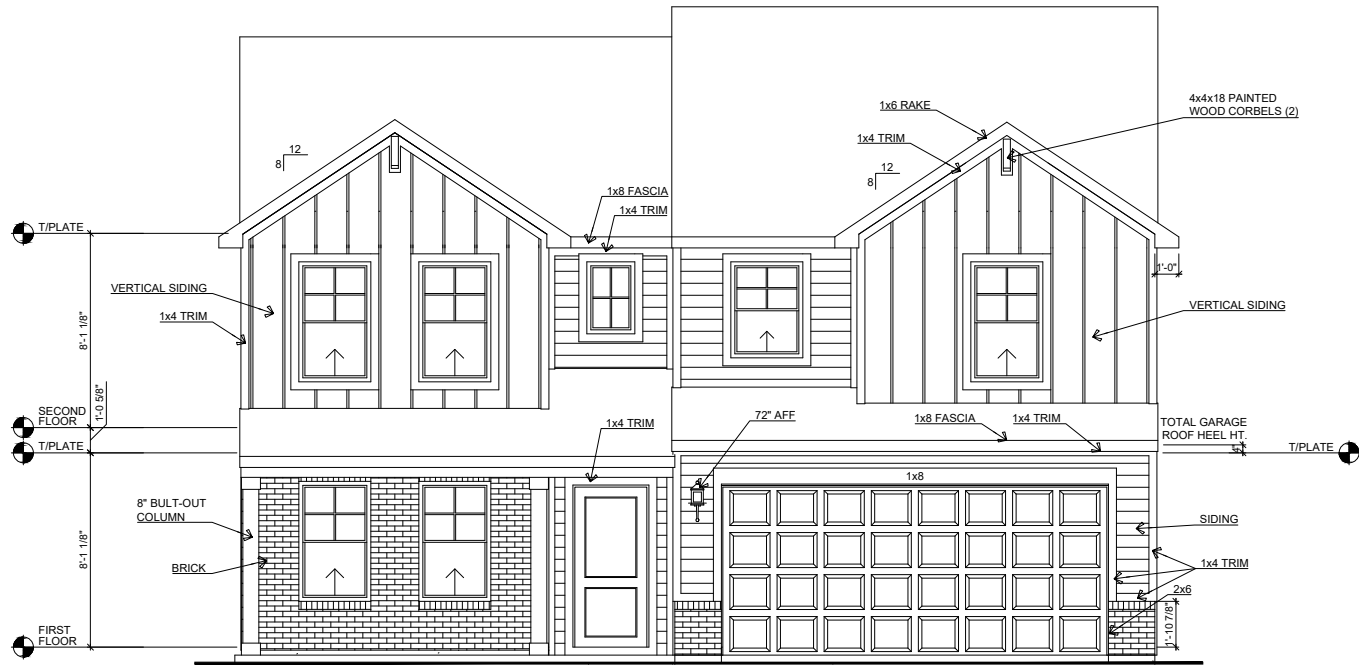
REL. NO. R01.0
DATE 03/29/2024

SHEET DESCRIPTION:
ELEVATION B - 8FT - SLAB -
BRICKFRONTS A & B & C

PLAN NAME: SPRUCE
PRINT DATE: 7/1/2025

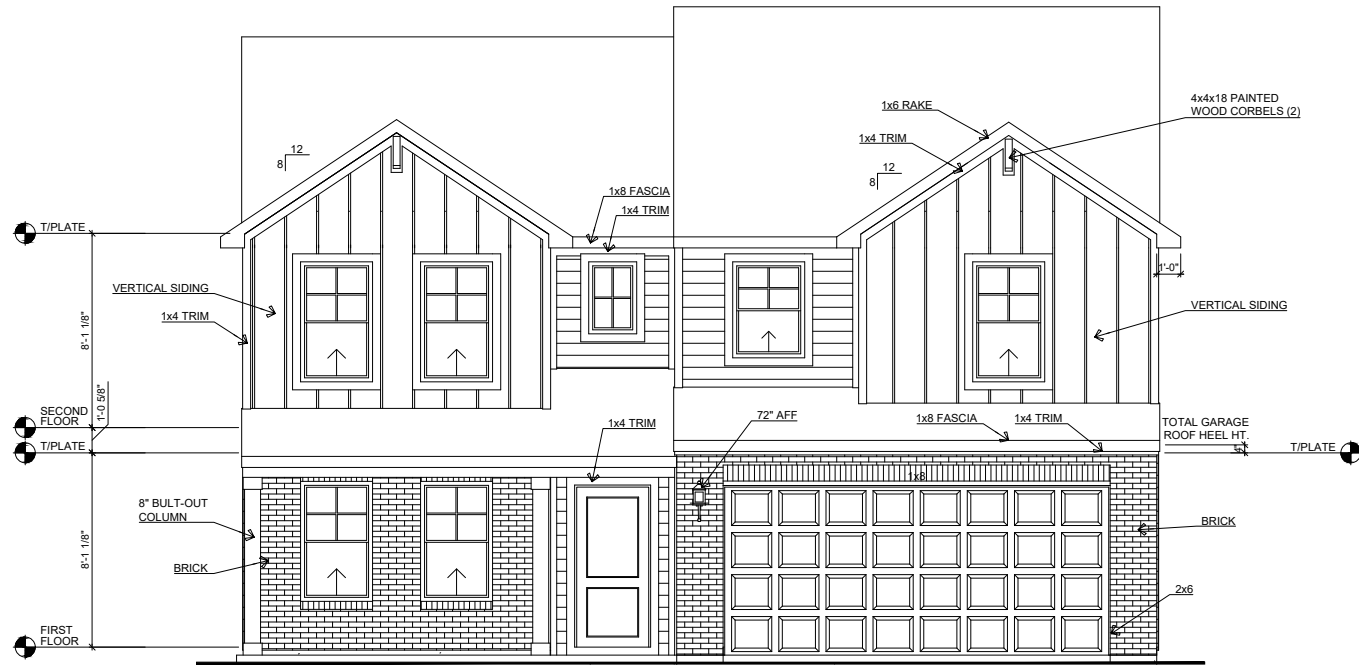
SHEET NO.
3.1B.1





FRONT ELEVATION C - SLAB - BRICKFRONT B

SCALE: 1/8"=1'-0"



FRONT ELEVATION C - SLAB - BRICKFRONT C

SCALE: 1/8"=1'-0"



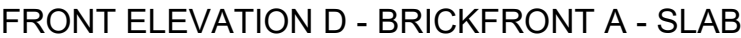
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fax (317) 842-8268

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SHEET DESCRIPTION:
ELEVATION C - 8FT - SLAB -
BRICKFRONTS B & C

PLAN NAME: SPRUCE
PRINT DATE: 7/1/2025

SHEET NO.
3.1C.1



SCALE: 1/8"=1'-0"



SCALE: 1/16" = 1'-0"



SCALE: 1/16" = 1'-0"



SCALE: 1/16" = 1'-0"



SCALE: 1/8" = 1'-0"



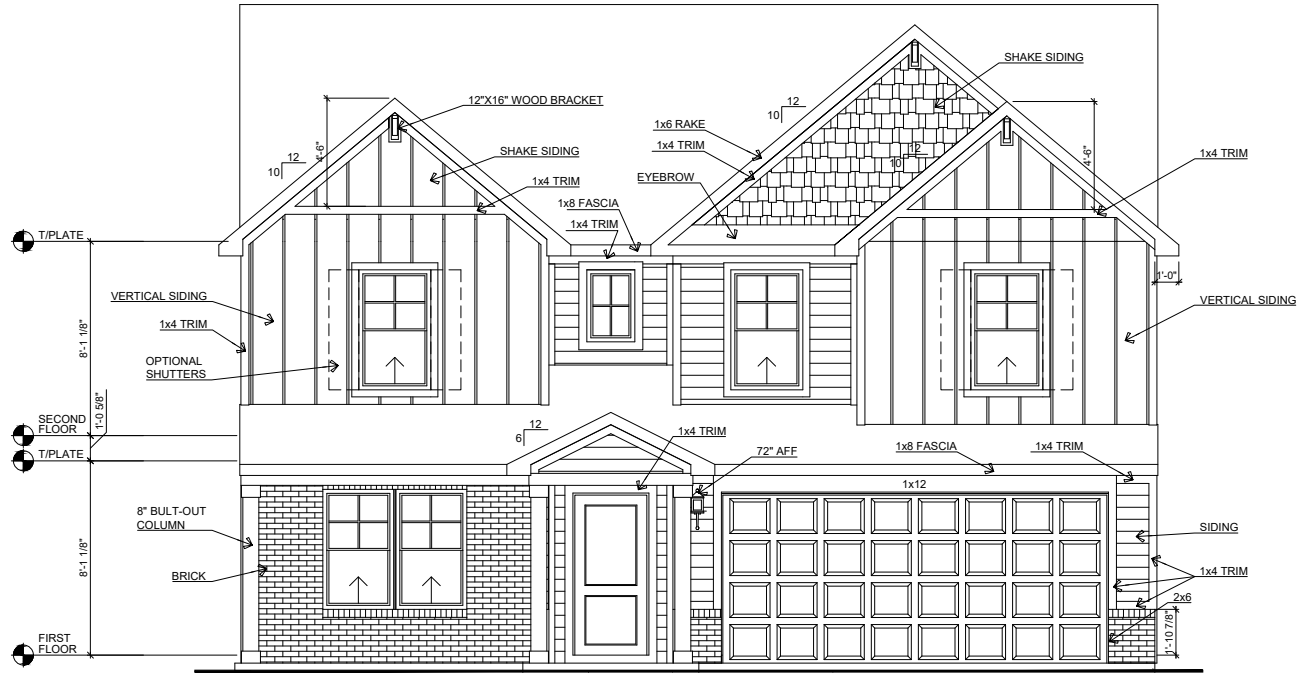
SCALE: 1/8" = 1'-0"



SCALE: 1/8" = 1'-0"

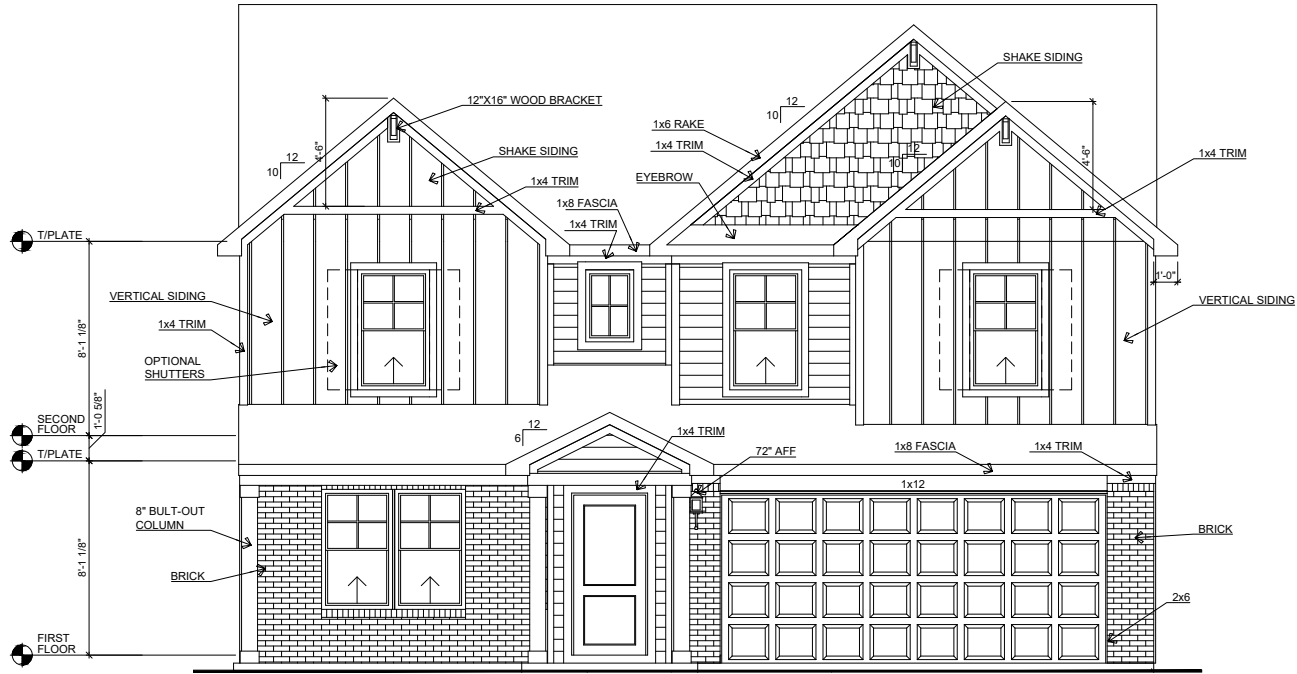


SCALE: 1/8" = 1'-0"



FRONT ELEVATION D - SLAB - BRICKFRONT B

SCALE: 1/8"=1'-0"



FRONT ELEVATION D - SLAB - BRICKFRONT C

SCALE: 1/8"=1'-0"



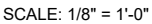
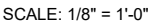
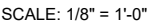
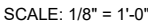
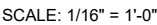
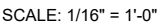
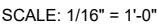
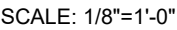
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SHEET DESCRIPTION:
ELEVATION D - 8FT - SLAB -
BRICKFRONTS B & C

PLAN NAME: SPRUCE
PRINT DATE: 7/1/2025

SHEET NO.
3.1D.1





FRONT ELEVATION E - SLAB - BRICKFRONT B

SCALE: 1/8"=1'-0"



FRONT ELEVATION E - SLAB - BRICKFRONT C

SCALE: 1/8"=1'-0"



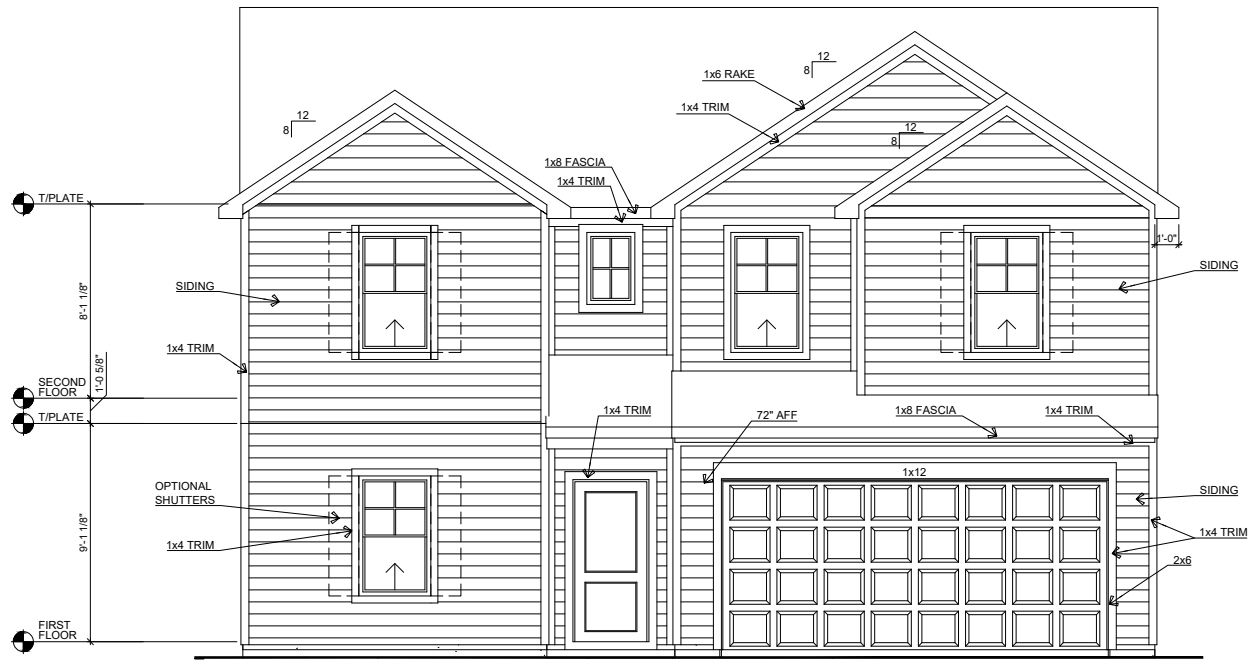
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SHEET DESCRIPTION:
ELEVATION E - 8FT - SLAB -
BRICKFRONTS B & C

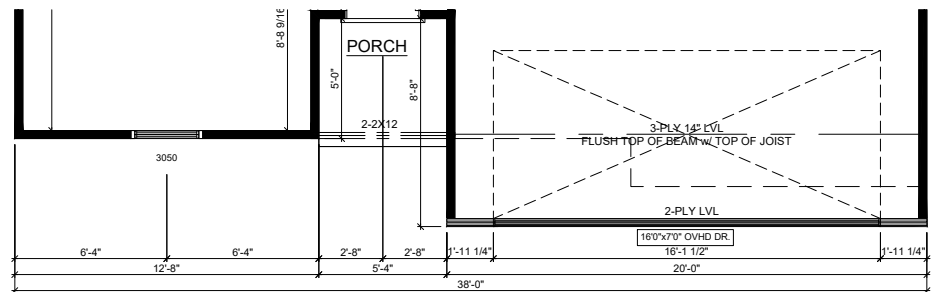
PLAN NAME: SPRUCE
PRINT DATE: 7/1/2025

SHEET NO.
3.1E.1



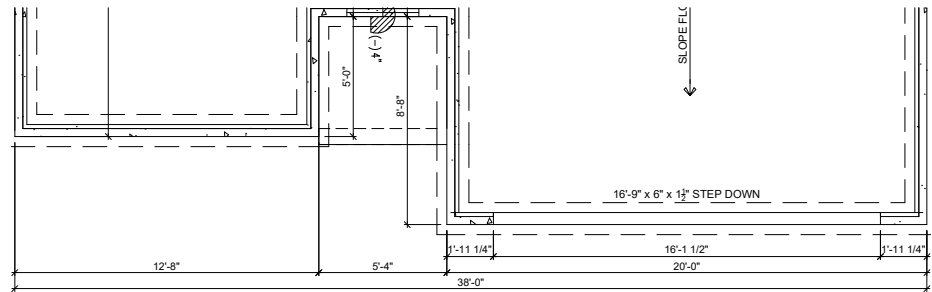
FRONT ELEVATION A - SIDING - 9FT 1ST FLOOR - SLAB

SCALE: 1/8"=1'-0"



FIRST FLOOR

SCALE: 1/8" = 1'-0"



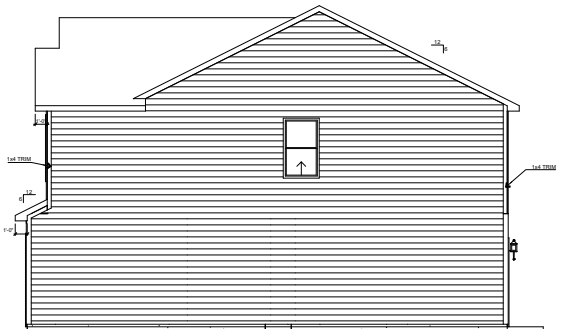
FOUNDATION

SCALE: 1/8" = 1'-0"



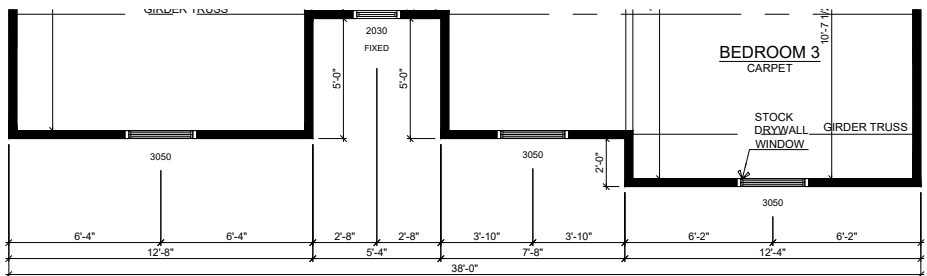
REAR ELEVATION - SLAB

SCALE: 1/16" = 1'-0"



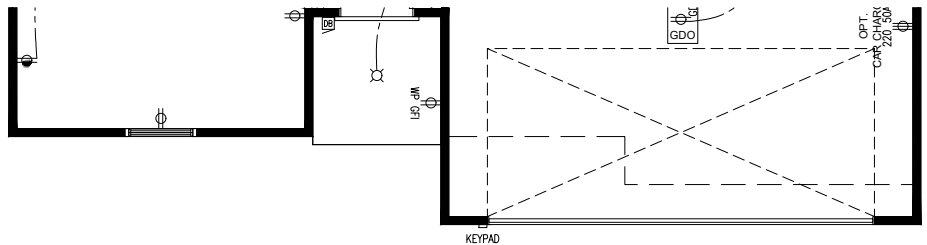
LEFT ELEVATION - SLAB

SCALE: 1/16" = 1'-0"



SECOND FLOOR

SCALE: 1/8" = 1'-0"



FIRST FLOOR ELECTRICAL

SCALE: 1/8" = 1'-0"



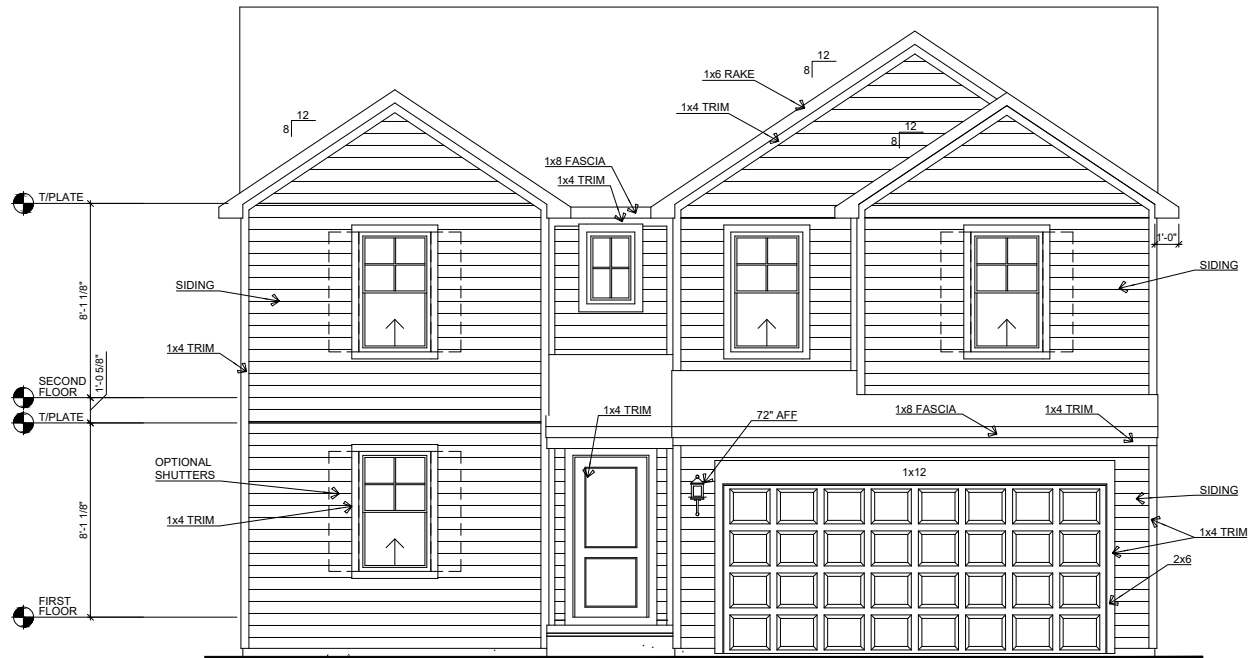
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SHEET DESCRIPTION:
ELEVATION A - 9FT - SLAB -
SIDING

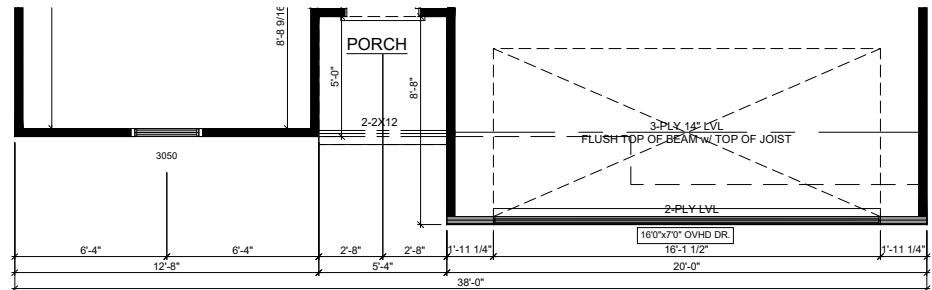
PLAN NAME: SPRUCE
PRINT DATE: 7/1/2025

SHEET NO. 3.2



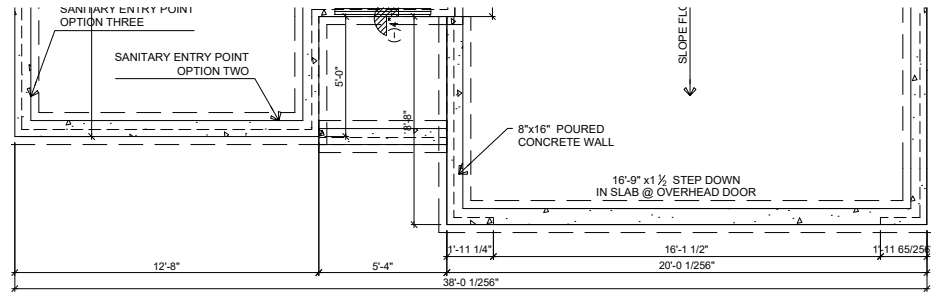
FRONT ELEV A - BASEMENT

SCALE: 1/8"=1'-0"



FIRST FLOOR

SCALE: 1/8" = 1'-0"



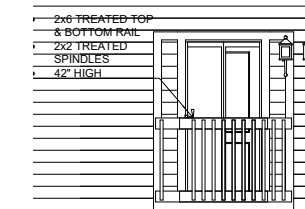
FOUNDATION

SCALE: 1/8" = 1'-0"



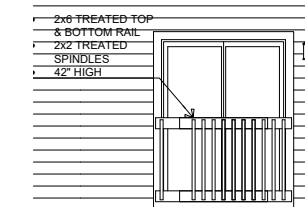
REAR ELEVATION - SLAB

SCALE: 1/16" = 1'-0"



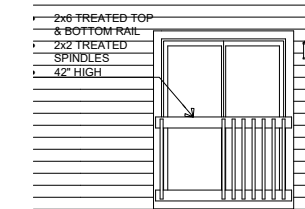
SINGLE DOOR
W/ SAFETY RAIL

SCALE: 1/8" = 1'-0"



FULL LITE
REAR DOOR

SCALE: 1/8" = 1'-0"

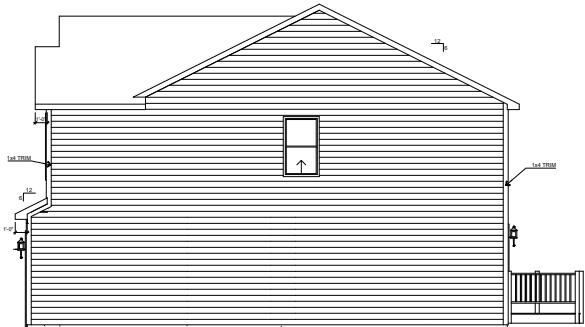


SAFETY RAIL
W/ SLIDER DOOR

SCALE: 1/8" = 1'-0"

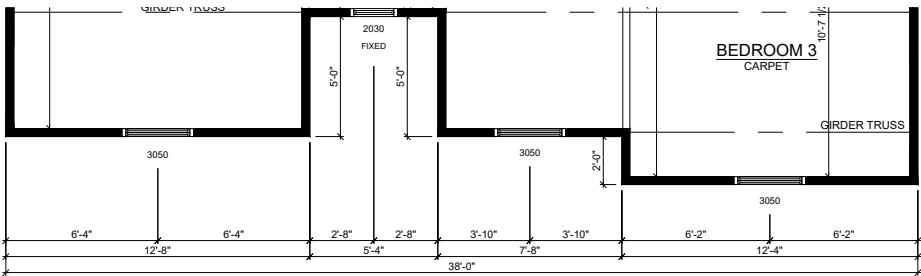
OH ONLY

IN & KY



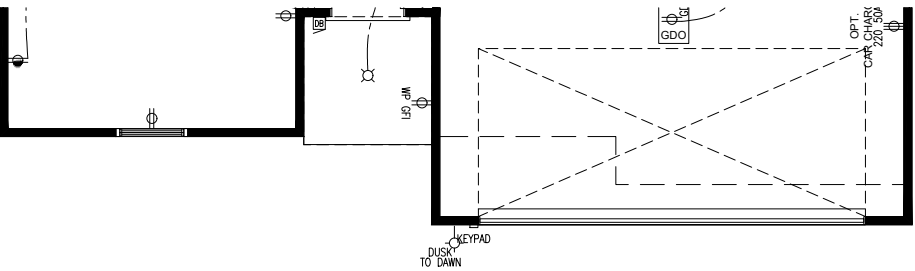
LEFT ELEVATION - SLAB

SCALE: 1/16" = 1'-0"



SECOND FLOOR

SCALE: 1/8" = 1'-0"



FIRST FLOOR ELECTRICAL

SCALE: 1/8" = 1'-0"



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SHEET DESCRIPTION:
ELEVATION A - 8FT -
BASEMENT - SIDING

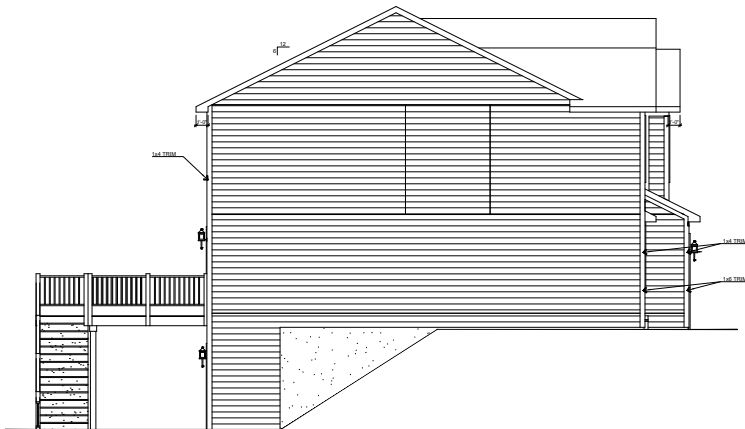
PLAN NAME: SPRUCE
PRINT DATE: 7/1/2025

SHEET NO. 3.3



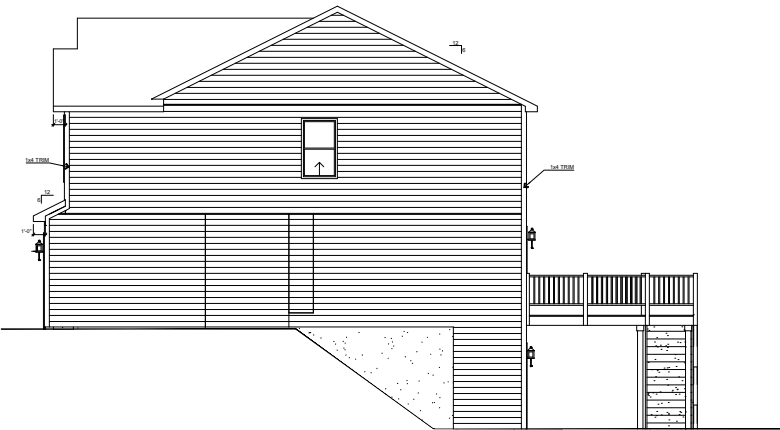
REAR ELEVATION - 9' WALK-OUT BASEMENT

SCALE: 1/8"=1'-0"



LEFT ELEVATION - WALK-OUT BASEMENT - COVERED PORCH

SCALE: 1/16" = 1'-0"



RIGHT ELEVATION - WALK-OUT BASEMENT - COVERED PORCH

SCALE: 1/16" = 1'-0"



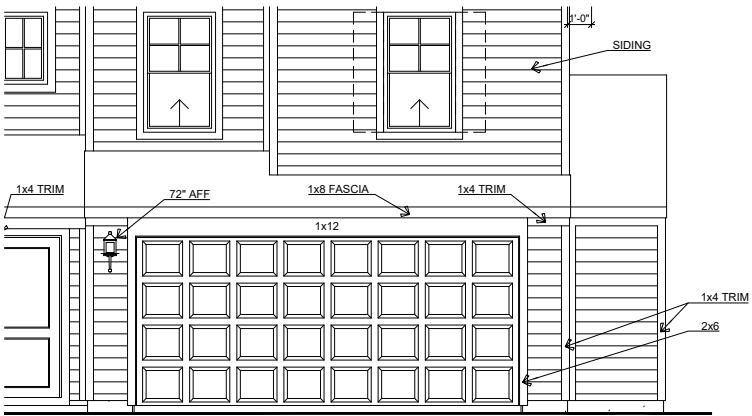
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SHEET DESCRIPTION:
ELEVATION A - 9FT -
WALK-OUT BASEMENT

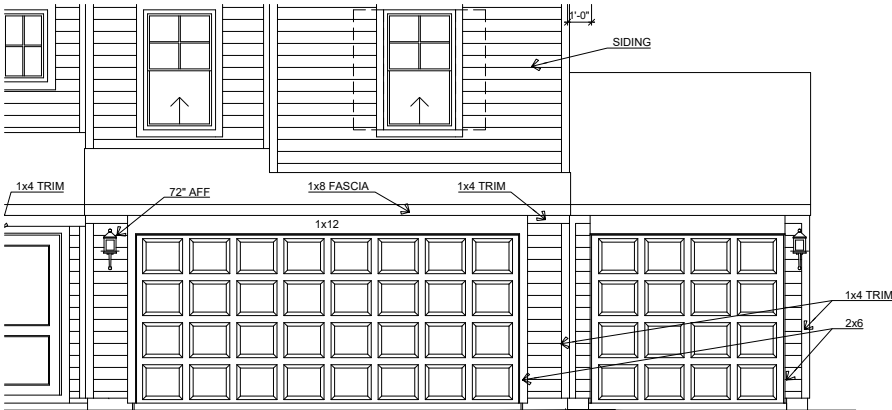
PLAN NAME: SPRUCE
PRINT DATE: 7/1/2025

SHEET NO.
3.4



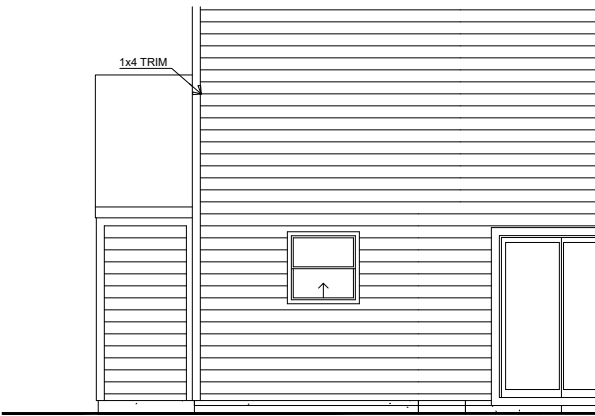
FRONT ELEVATION - 4FT GARAGE SIDE EXT.

SCALE: 1/8" = 1'-0"



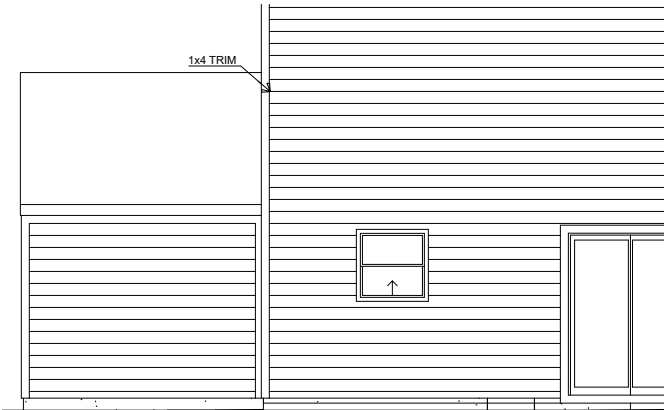
FRONT ELEVATION - 3 CAR GARAGE SIDE EXT.

SCALE: 1/8" = 1'-0"



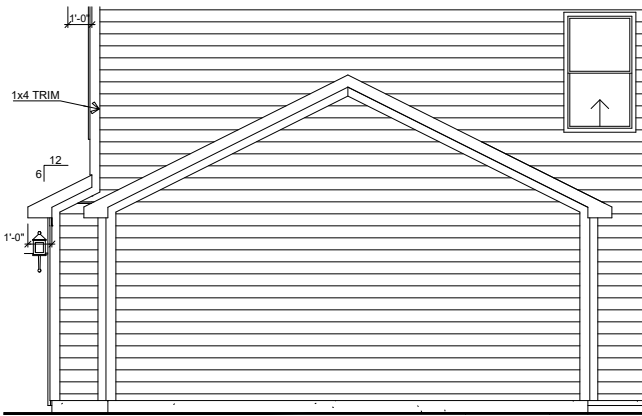
REAR ELEVATION - SLAB - 4FT GARAGE SIDE EXT.

SCALE: 1/8" = 1'-0"



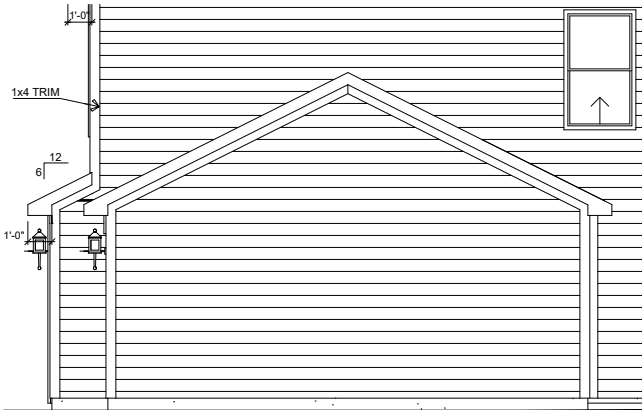
REAR ELEVATION - SLAB - 3 CAR GARAGE SIDE EXT.

SCALE: 1/8" = 1'-0"



RIGHT ELEVATION - SLAB - 4FT GARAGE SIDE EXT.

SCALE: 1/8" = 1'-0"



RIGHT ELEVATION - SLAB - 3 CAR GARAGE SIDE EXT.

SCALE: 1/8" = 1'-0"



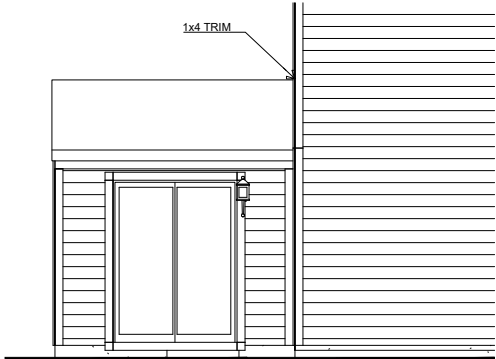
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SHEET DESCRIPTION:
ELEVATION A - 8FT - SLAB -
GARAGE EXT OPTIONS

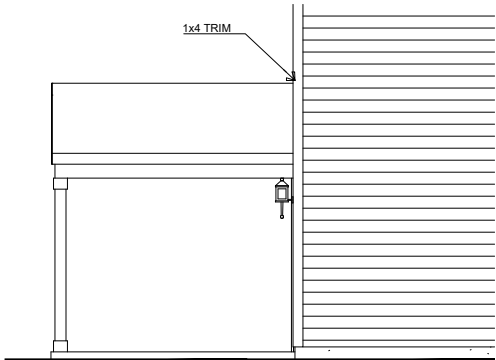
PLAN NAME: SPRUCE
PRINT DATE: 7/1/2025

SHEET NO. 3.6



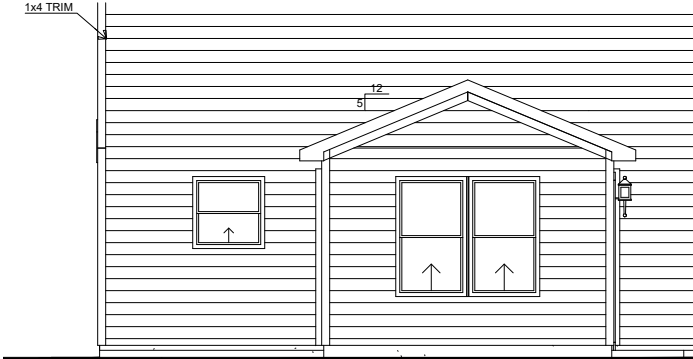
LEFT ELEVATION - SLAB - SUNROOM (12'x10')

SCALE: 1/8" = 1'-0"



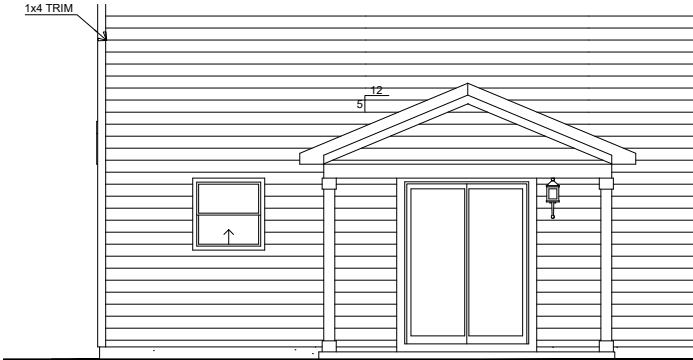
LEFT ELEVATION - SLAB - COVERED PATIO (12'x10')

SCALE: 1/8" = 1'-0"



REAR ELEVATION - SLAB - SUNROOM (12'x10')

SCALE: 1/8" = 1'-0"



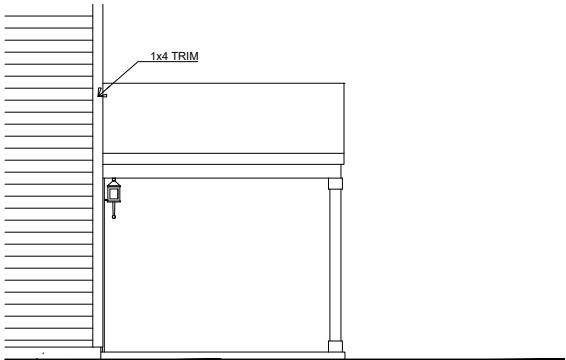
REAR ELEVATION - SLAB - COVERED PATIO (12'x10')

SCALE: 1/8" = 1'-0"



RIGHT ELEVATION - SLAB - SUNROOM (12'x10')

SCALE: 1/8" = 1'-0"



RIGHT ELEVATION - SLAB - COVERED PATIO (12'x10')

SCALE: 1/8" = 1'-0"



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SHEET DESCRIPTION:
ELEVATION A - 8FT - SLAB -
SUNROOM AND PATIO
OPTIONS

PLAN NAME: SPRUCE
PRINT DATE: 7/1/2025

SHEET NO. 3.7



FRONT ELEVATION - ELEV A, BRICK RETURNS

SCALE: 1/8" = 1'-0"



FRONT ELEVATION - ELEV B, BRICK RETURNS

SCALE: 1/8" = 1'-0"



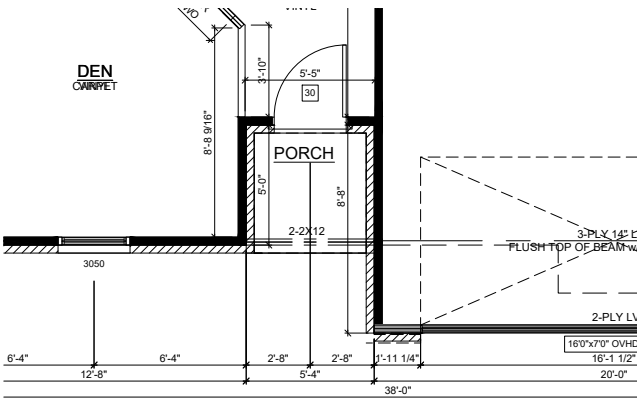
FRONT ELEVATION - ELEV C, BRICK RETURNS

SCALE: 1/8" = 1'-0"



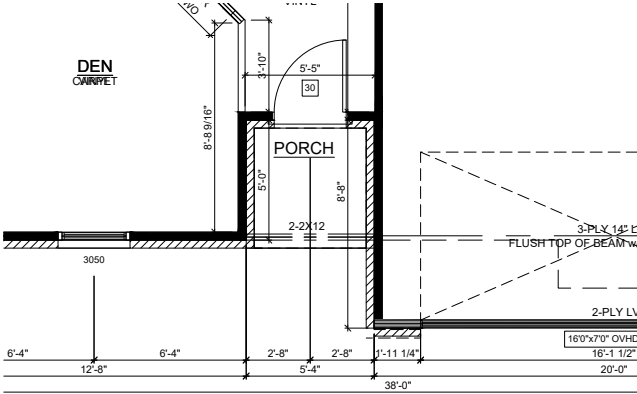
FRONT ELEVATION - ELEV D, BRICK RETURNS

SCALE: 1/8" = 1'-0"



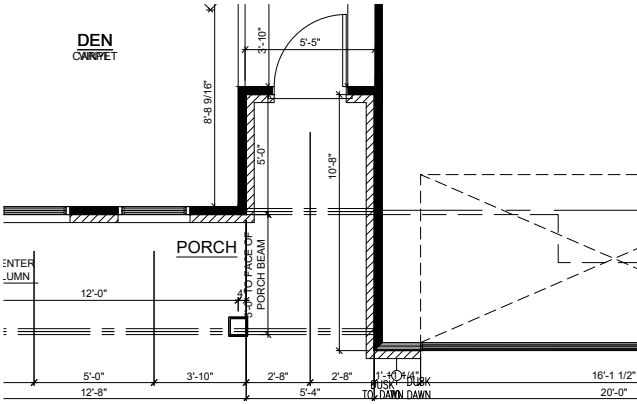
FIRST FLOOR - ELEV A, BRICK RETURNS

SCALE: 1/8" = 1'-0"



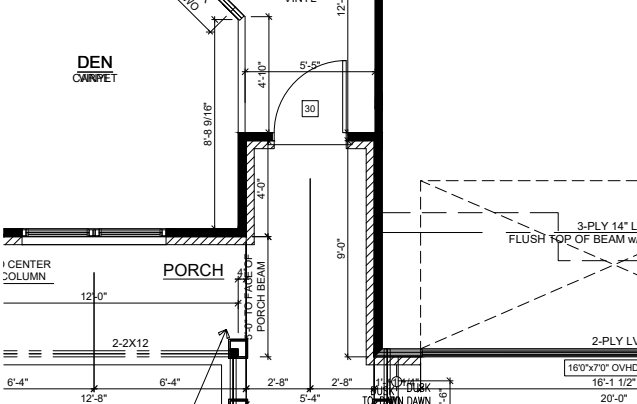
FIRST FLOOR - ELEV B, BRICK RETURNS

SCALE: 1/8" = 1'-0"



FIRST FLOOR - ELEV C, BRICK RETURNS

SCALE: 1/8" = 1'-0"



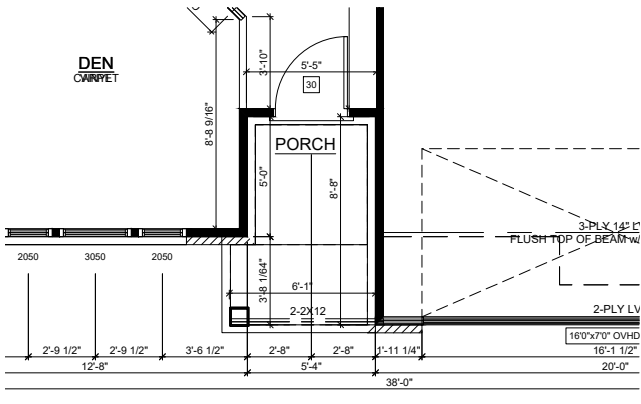
FIRST FLOOR - ELEV D, BRICK RETURNS

SCALE: 1/8" = 1'-0"



FRONT ELEVATION - ELEV E, BRICK RETURNS

SCALE: 1/8" = 1'-0"



FIRST FLOOR - ELEV E, BRICK RETURNS

SCALE: 1/8" = 1'-0"



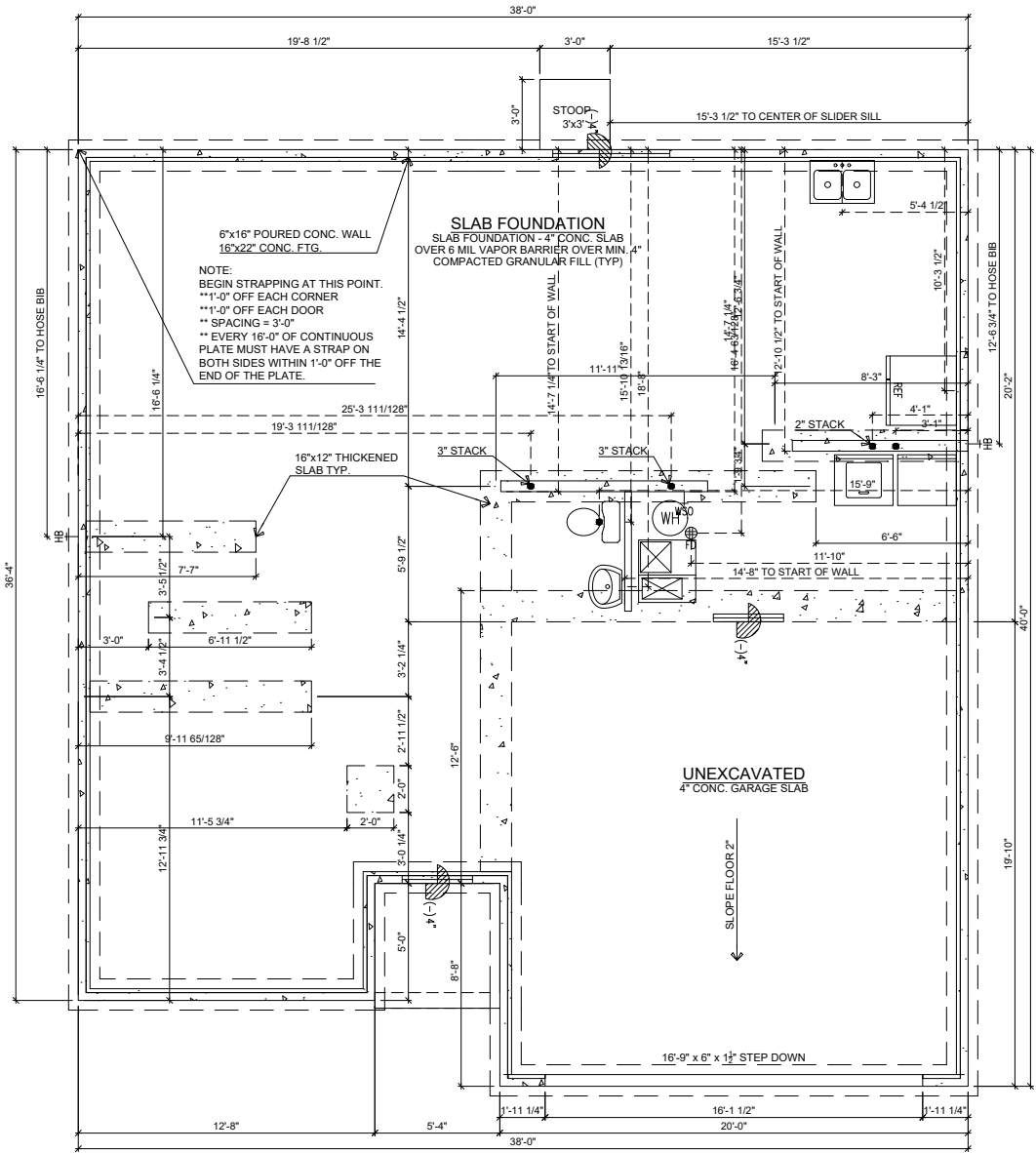
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SHEET DESCRIPTION:
BRICK RETURNS

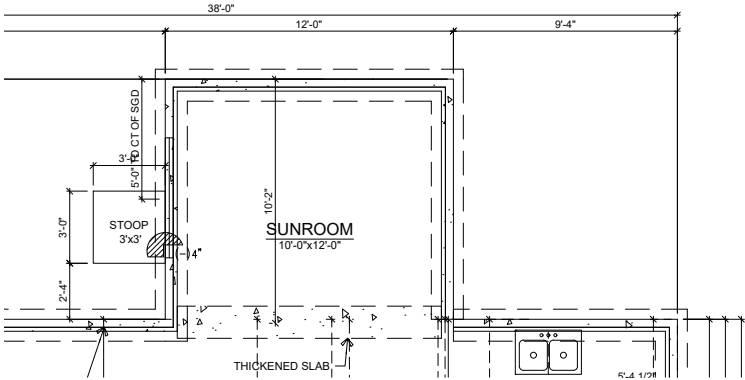
PLAN NAME: SPRUCE
PRINT DATE: 7/1/2025

SHEET NO. 3.8



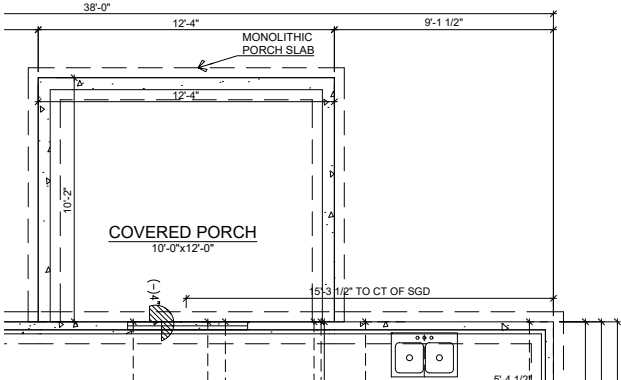
SLAB FOUNDATION, ELEV A, SIDING

SCALE: 1/8"=1'-0"



SUNROOM (10'x12')

SCALE: 1/8" = 1'-0"



COVERED PATIO (10'x12')

SCALE: 1/8" = 1'-0"



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SHEET DESCRIPTION:
FOUNDATION PLAN - ELEV. A
SLAB

PLAN NAME: SPRUCE
PRINT DATE: 7/1/2025

SHEET NO. 7.1



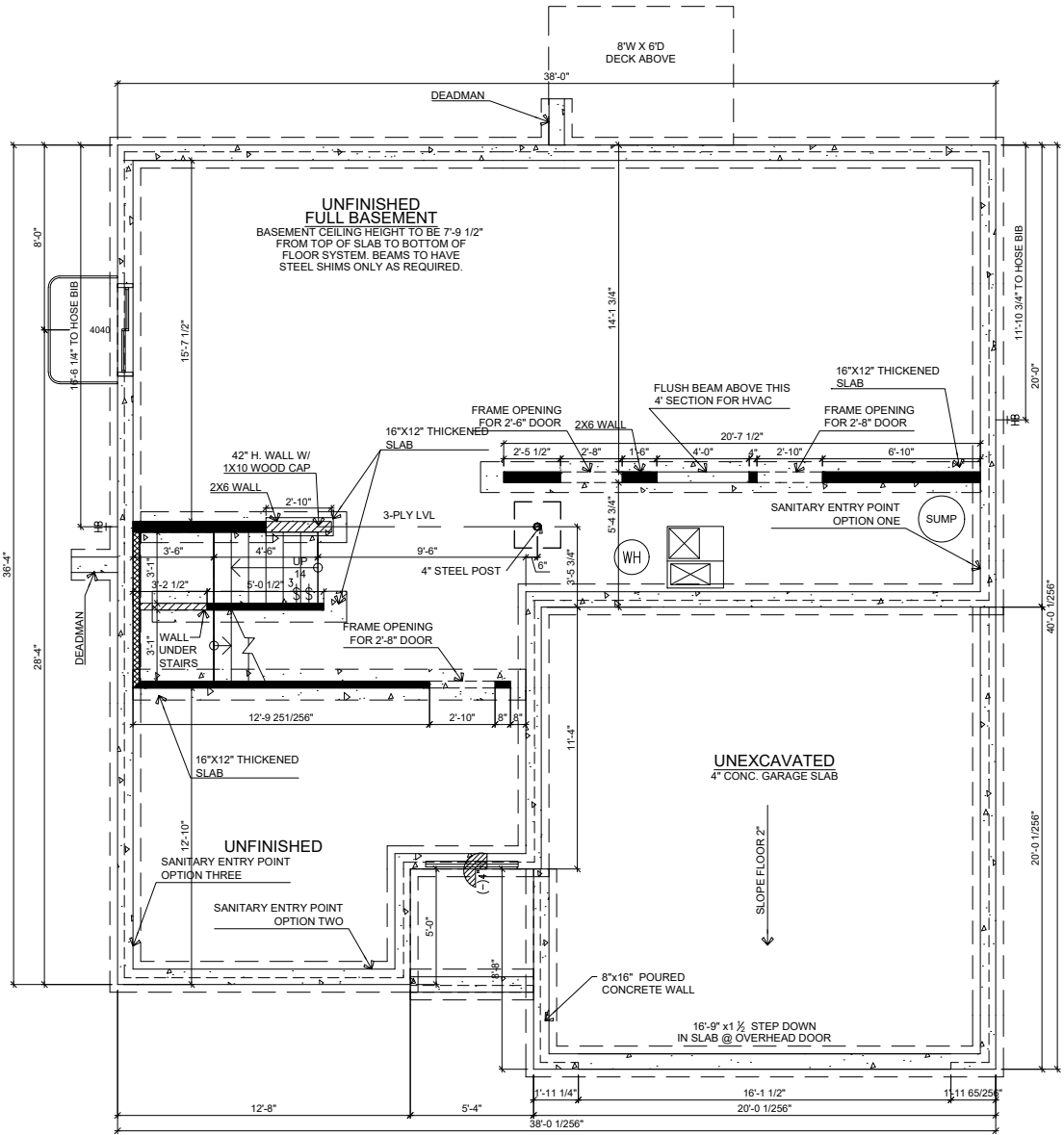
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REL. NO. R01.0
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SHEET DESCRIPTION:
FOUNDATION PLAN - ELEV. A
FULL BSMT UNFINISHED

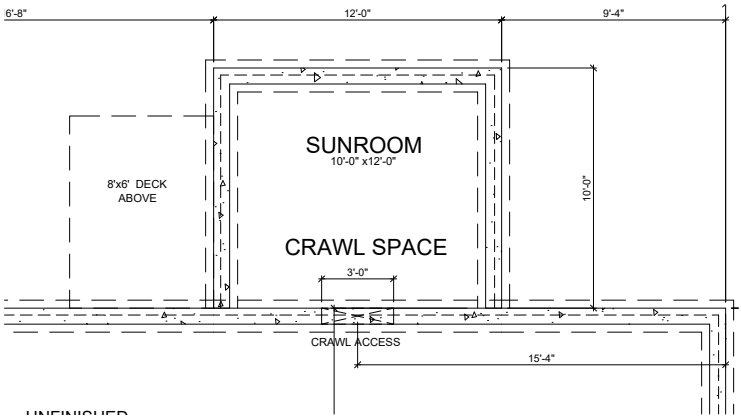
PLAN NAME: SPRUCE
PRINT DATE: 7/1/2025

SHEET NO. 7.3

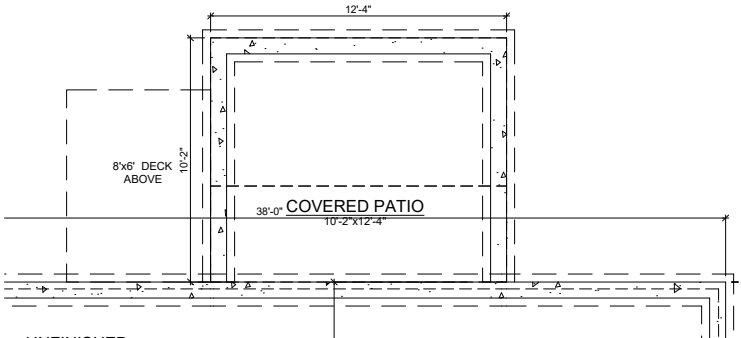


FULL UNFINISHED BASEMENT, ELEV A, SIDING

SCALE: 1/8" = 1'-0"



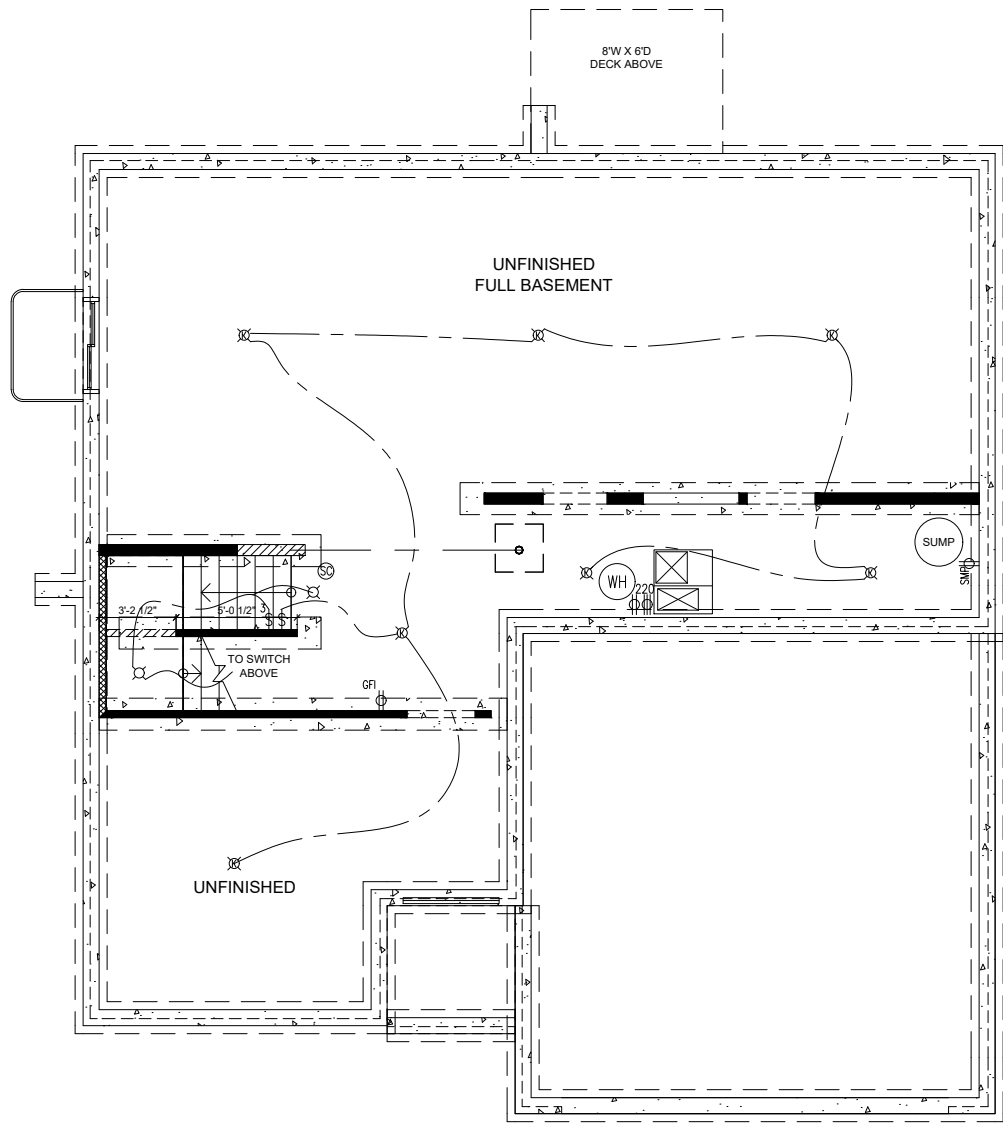
SUNROOM (10'x12')
SCALE: 1/8" = 1'-0"



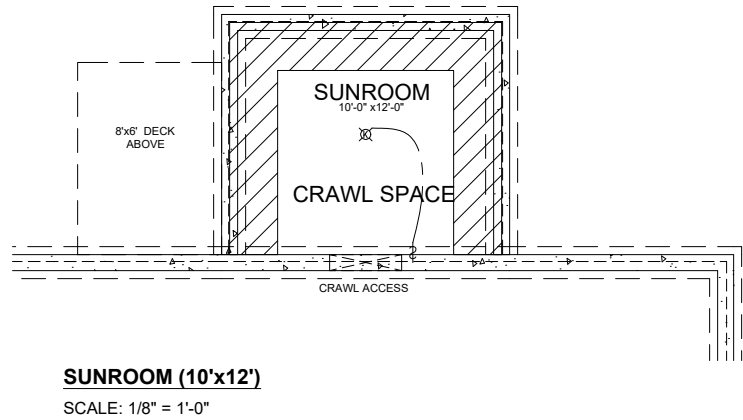
COVERED PATIO (10'x12')
SCALE: 1/8" = 1'-0"

SQUARE FOOTAGE	
Name	Area
1ST FLOOR S.F.	1031 SF
2ND FLOOR S.F.	1312 SF
	2343 SF

Name	Area (Net)
DECK S.F.	48 SF
FRONT PORCH S.F.	28 SF
GARAGE S.F.	396 SF
UNFINISHED BASEMENT S.F.	886 SF



ELECTRICAL PLAN:
FULL UNFINISHED BASEMENT, ELEV A, SIDING
SCALE: 1/8"=1'-0"



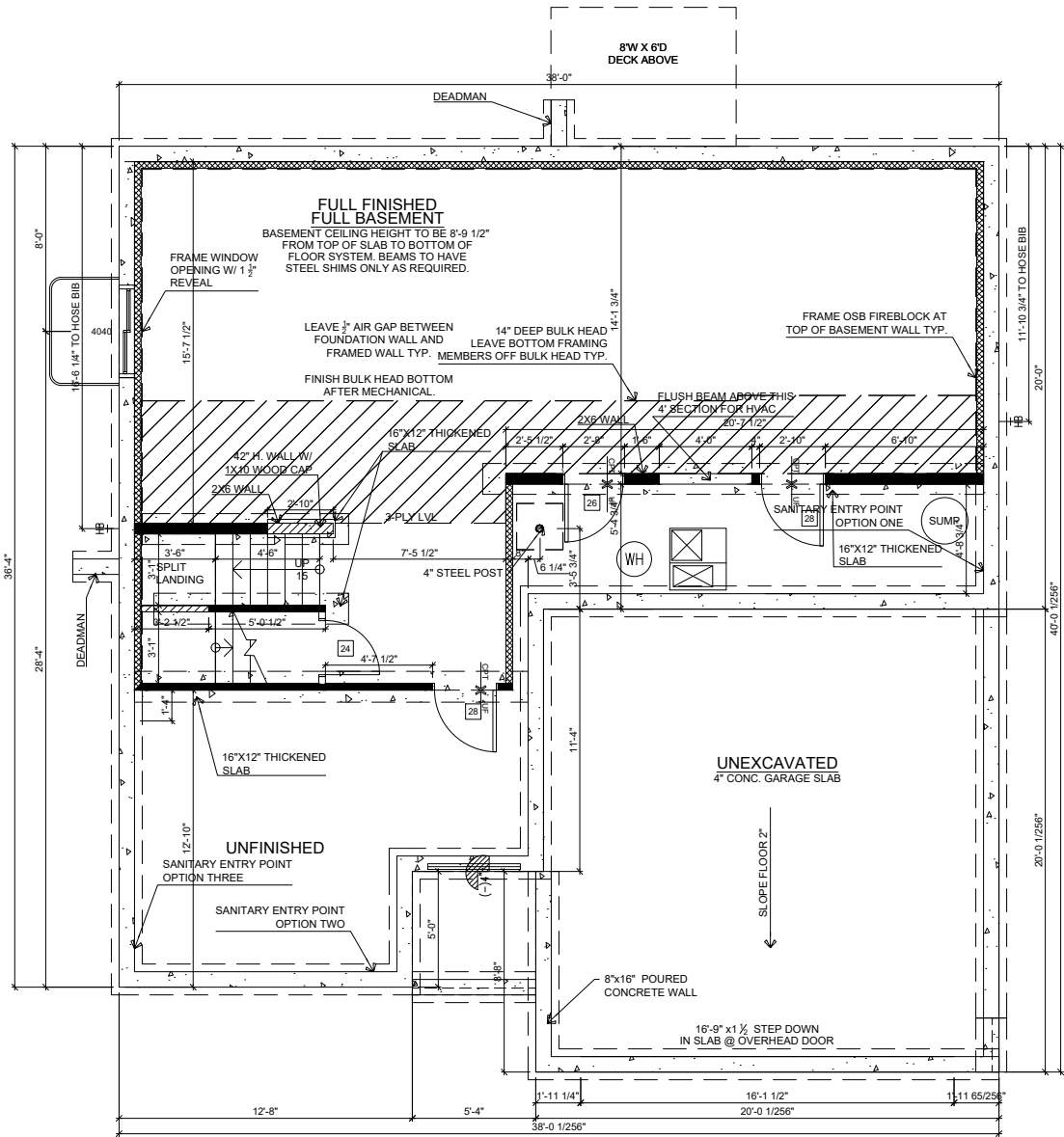
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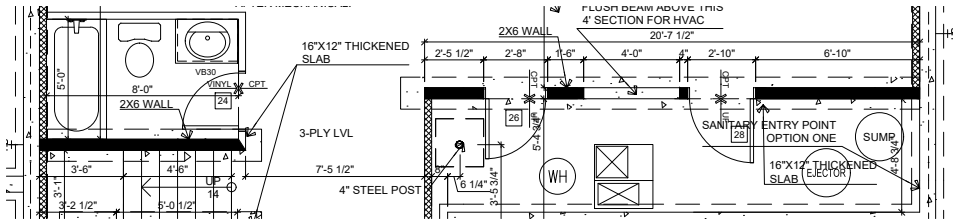
SHEET DESCRIPTION:
FOUNDATION ELECTRICAL -
ELEV. A FUL BSMT
UNFINISHED

PLAN NAME: SPRUCE
PRINT DATE: 7/1/2025

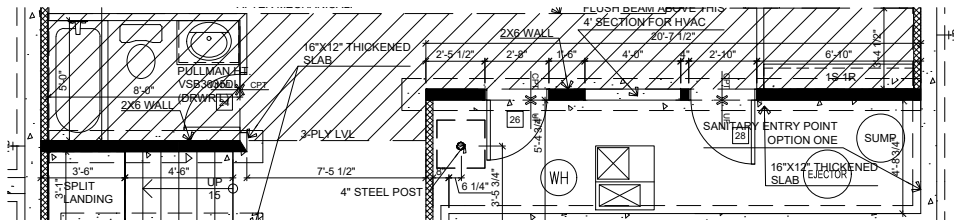
SHEET NO. 7.3E



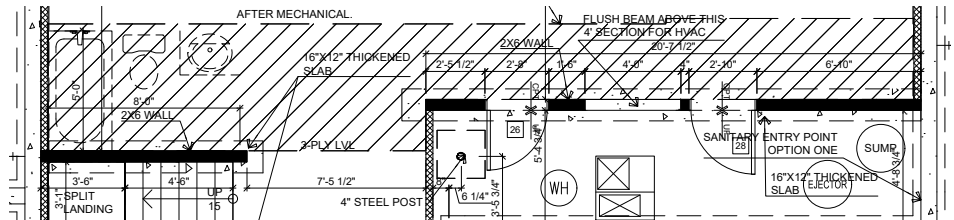
FULL FINISHED BASEMENT, ELEV A, SIDING, OPEN LAYOUT
(MUST INCLUDE 9' BASEMENT WALLS)
SCALE: 1/8" = 1'-0"



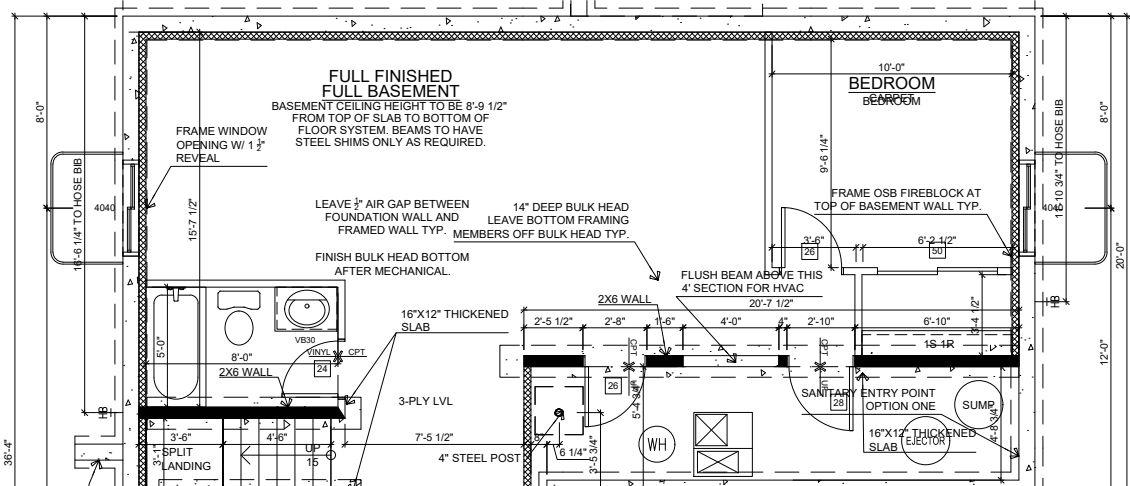
FINISHED BATHROOM OPTION
SCALE: 1/8" = 1'-0"



FULL FINISHED BASEMENT, BATHROOM PULLMAN HEIGHT CABINETS
SCALE: 1/8" = 1'-0"



FULL FINISHED BASEMENT, BATHROOM ROUGH-IN
SCALE: 1/8" = 1'-0"



FULL FINISHED BASEMENT, PARTIAL OPEN LAYOUT WITH BASEMENT BEDROOM AND BATH
(MUST INCLUDE 9' BASEMENT WALLS)
SCALE: 1/8" = 1'-0"

Name	Area (Net)
DECK S.F.	48 SF
FRONT PORCH S.F.	28 SF
GARAGE S.F.	396 SF
UNFINISHED BASEMENT S.F.	278 SF

SQUARE FOOTAGE	
Name	Area
1ST FLOOR S.F.	1031 SF
2ND FLOOR S.F.	1312 SF
FINISHED BASEMENT S.F.	589 SF
	2932 SF



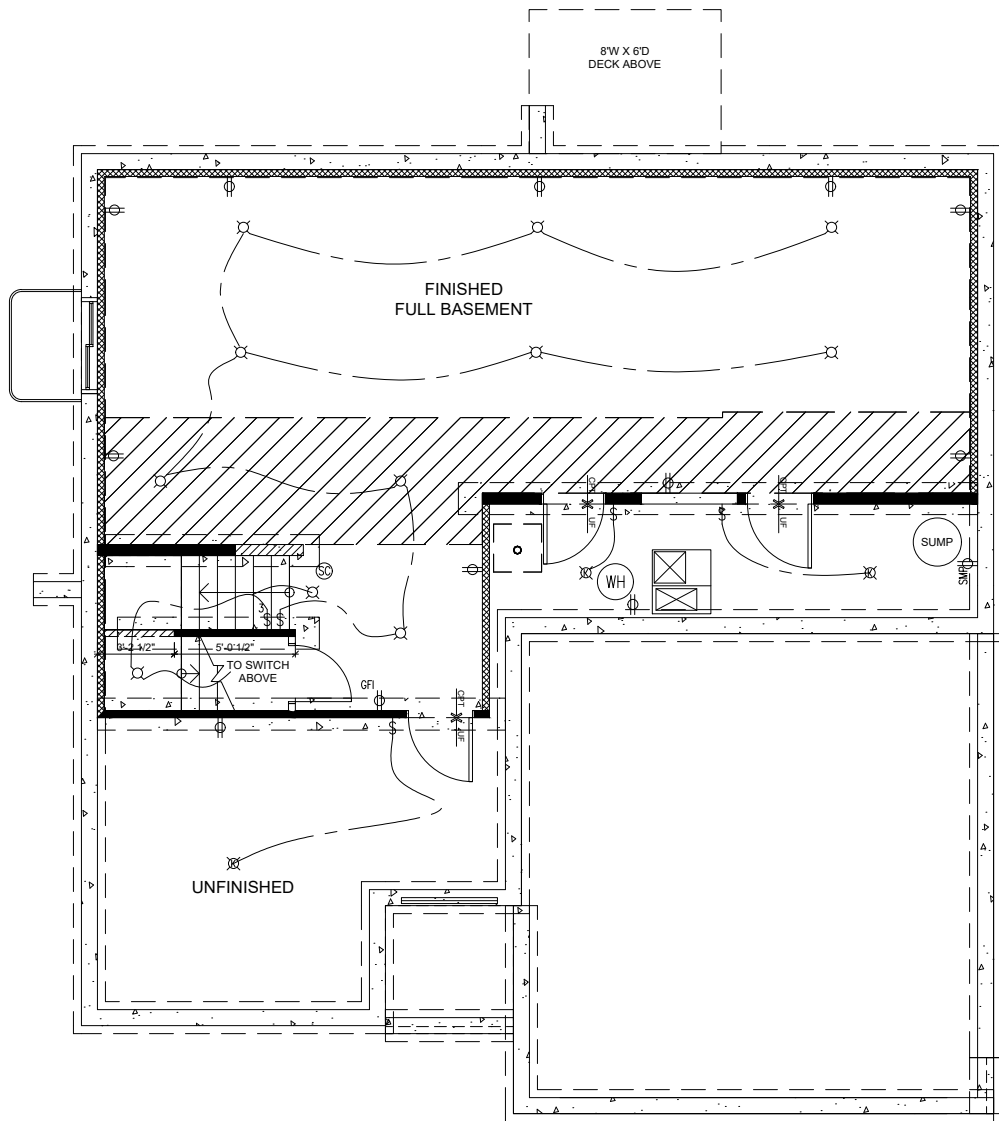
9225 HARRISON PARK COURT
INDIANAPOLIS, IN 46216
phone (317) 842-1875
fax (317) 842-8268

REL. NO. R01.0
DATE 03/29/2024

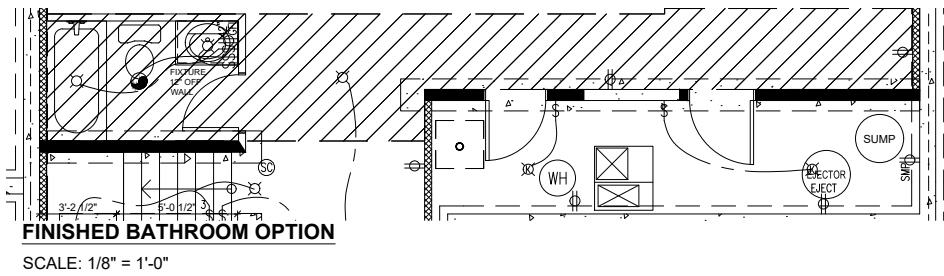
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FOUNDATION PLAN - ELEV. A
FULL BSMT FULL FINISHED

PLAN NAME: SPRUCE
PRINT DATE: 7/1/2025

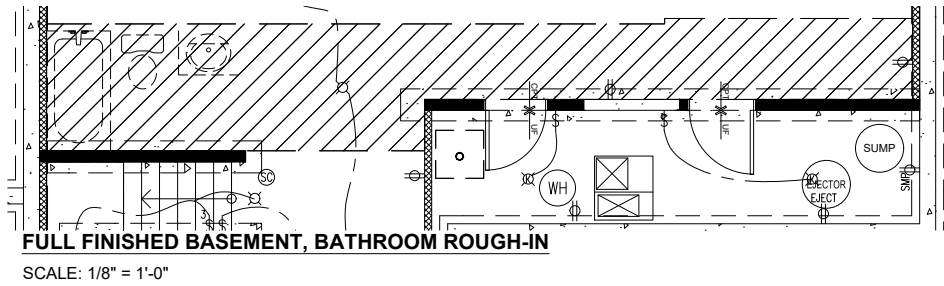
SHEET NO. 7.4



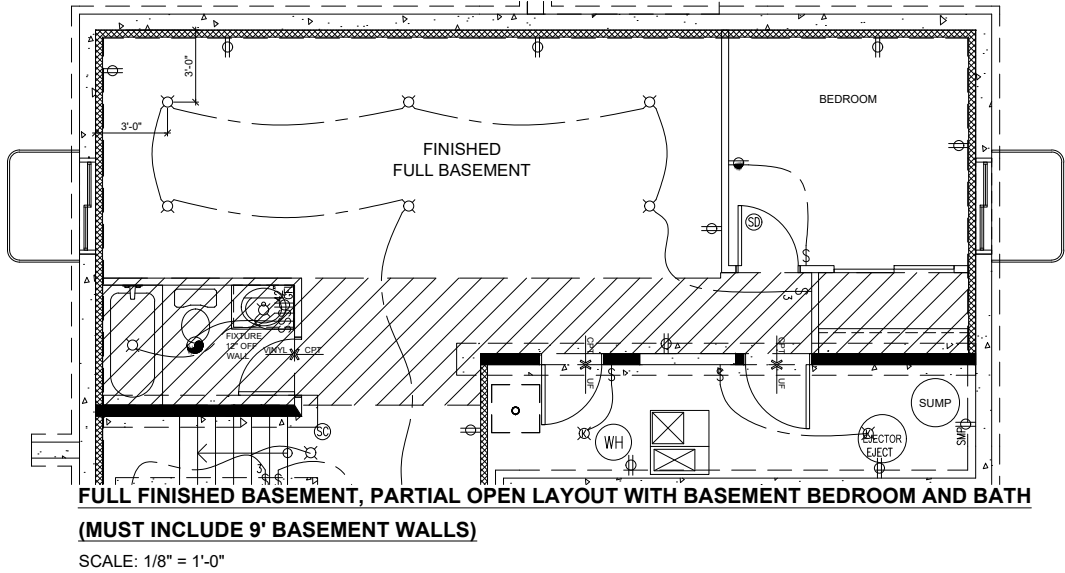
FULL FINISHED BASEMENT, ELEV A, SIDING, OPEN LAYOUT
(MUST INCLUDE 9' BASEMENT WALLS)
SCALE: 1/8" = 1'-0"



FINISHED BATHROOM OPTION
SCALE: 1/8" = 1'-0"



FULL FINISHED BASEMENT, BATHROOM ROUGH-IN
SCALE: 1/8" = 1'-0"



FULL FINISHED BASEMENT, PARTIAL OPEN LAYOUT WITH BASEMENT BEDROOM AND BATH
(MUST INCLUDE 9' BASEMENT WALLS)
SCALE: 1/8" = 1'-0"



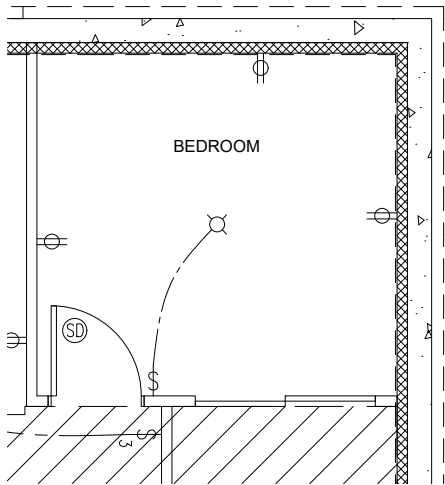
9225 HARRISON PARK COURT
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DATE 03/29/2024

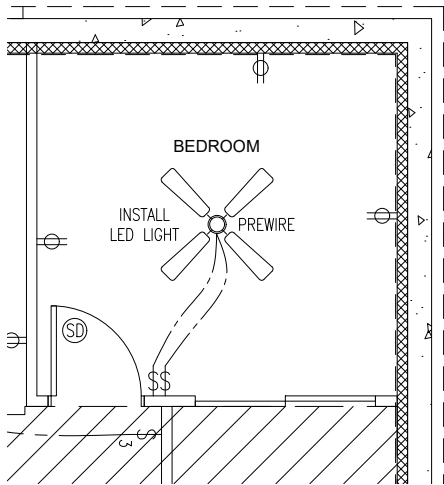
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FULL BSMT FULL FINISHED

PLAN NAME: SPRUCE
PRINT DATE: 7/1/2025

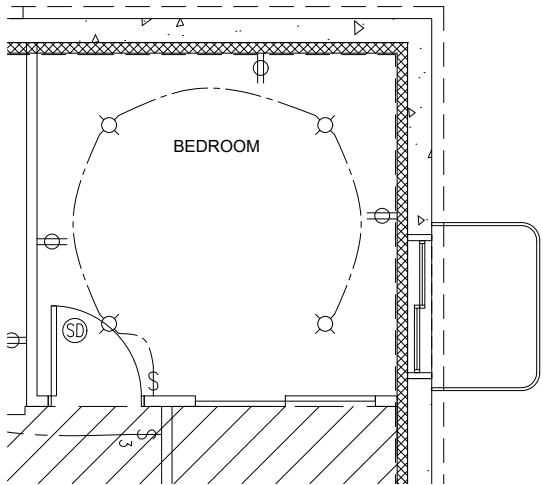
SHEET NO. 7.4E



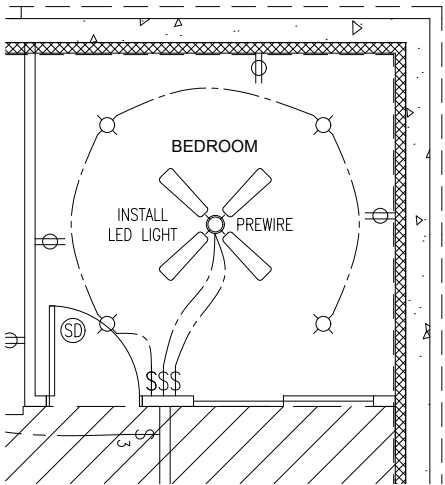
**BASEMENT BEDROOM - OPT. LIGHT PACKAGE -
(1) LIGHT**
SCALE: 1/8" = 1'-0"



**BASEMENT BEDROOM - OPT. LIGHT PACKAGE -
FAN PREWIRE**
SCALE: 1/8" = 1'-0"



**BASEMENT BEDROOM - OPT. LIGHT PACKAGE -
(4) LIGHTS**
SCALE: 1/8" = 1'-0"



**BASEMENT BEDROOM - OPT. LIGHT PACKAGE -
FAN PREWIRE & (4) LIGHTS**
SCALE: 1/8" = 1'-0"



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REL. NO.	R01.0
DATE	03/29/2024

SHEET DESCRIPTION:
FOUNDATION PLAN - ELEV. A,
FULL BSMT, FULL FINISHED

PLAN NAME:	SPRUCE
PRINT DATE:	7/1/2025

SHEET NO.	7.4.1E
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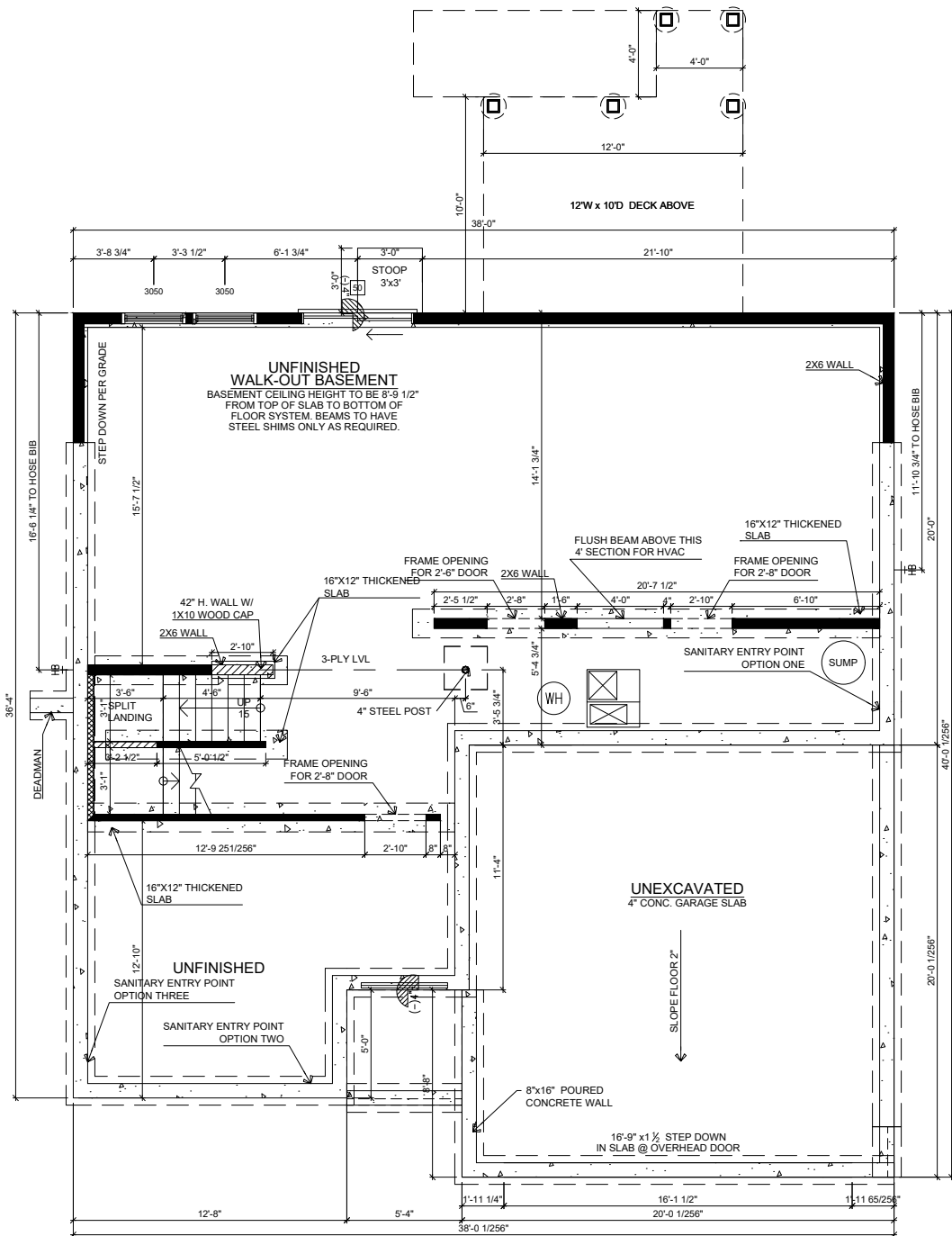
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REL. NO. R01.0
DATE 03/29/2024

SHEET DESCRIPTION:
FOUNDATION PLAN - ELEV. A
WALK-OUT BSMT

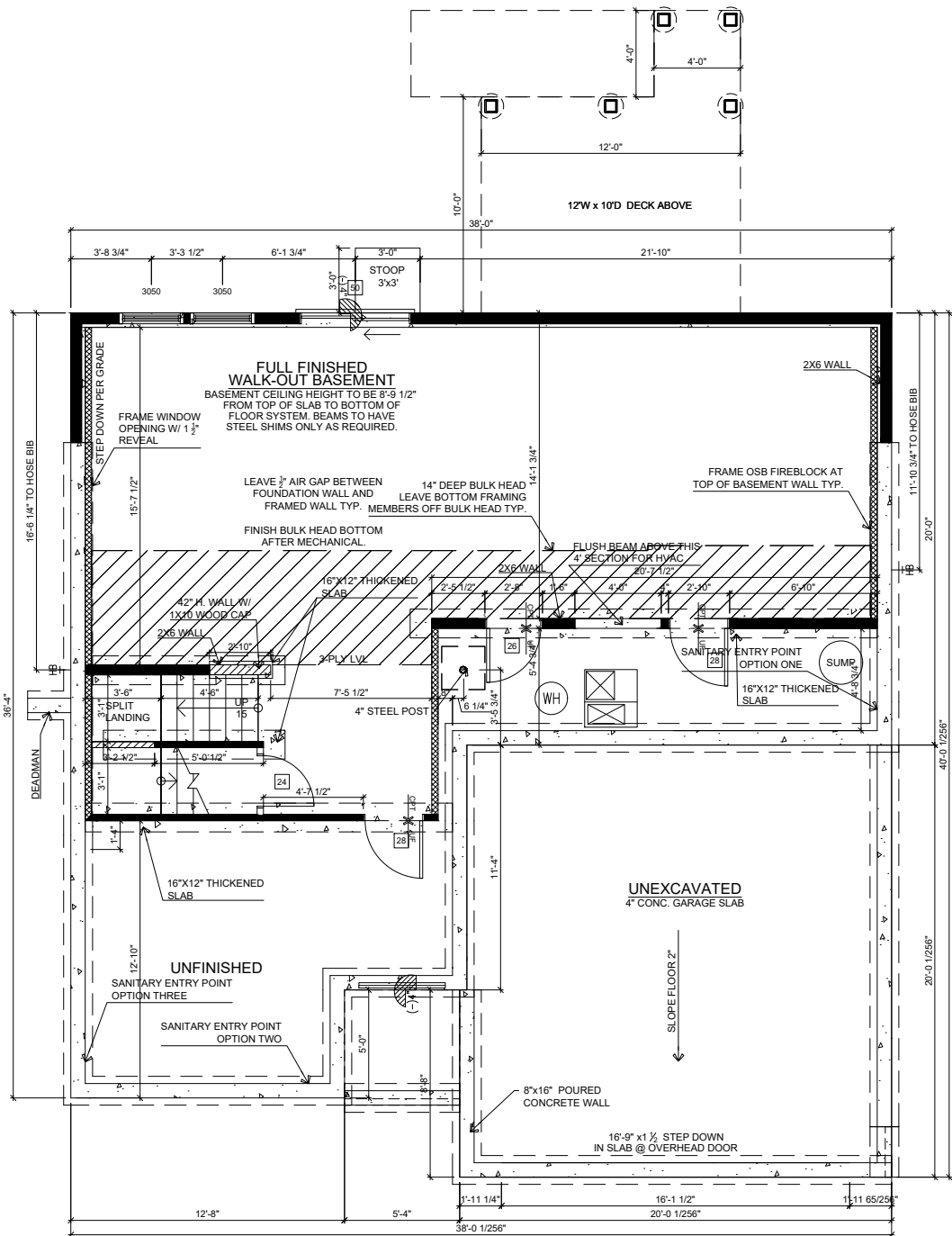
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PRINT DATE: 7/1/2025

SHEET NO. 7.6



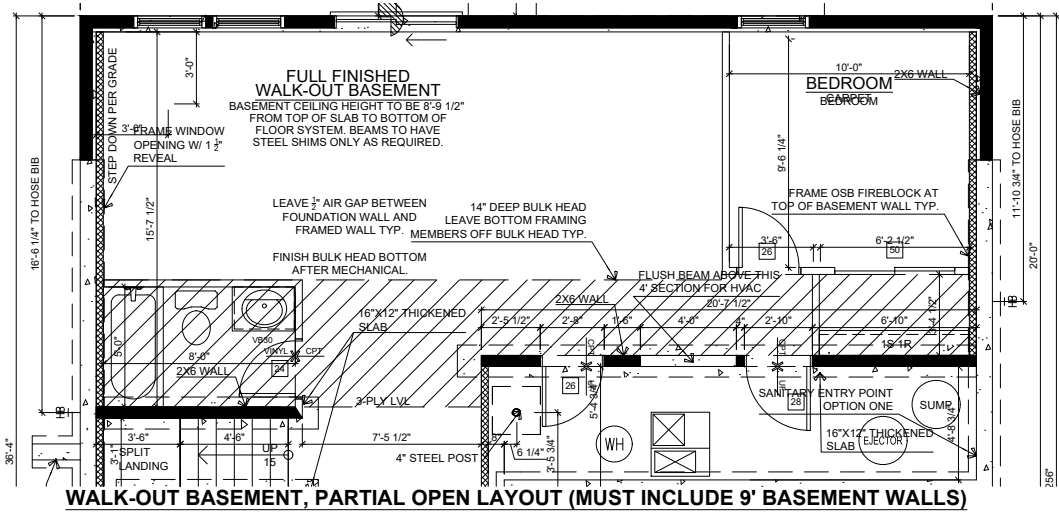
WALK-OUT BASEMENT, UNFINISHED, (MUST INCLUDE 9' BASEMENT WALLS)
SCALE: 1/8" = 1'-0"

UNFINISHED BASEMENT S.F.	886 SF
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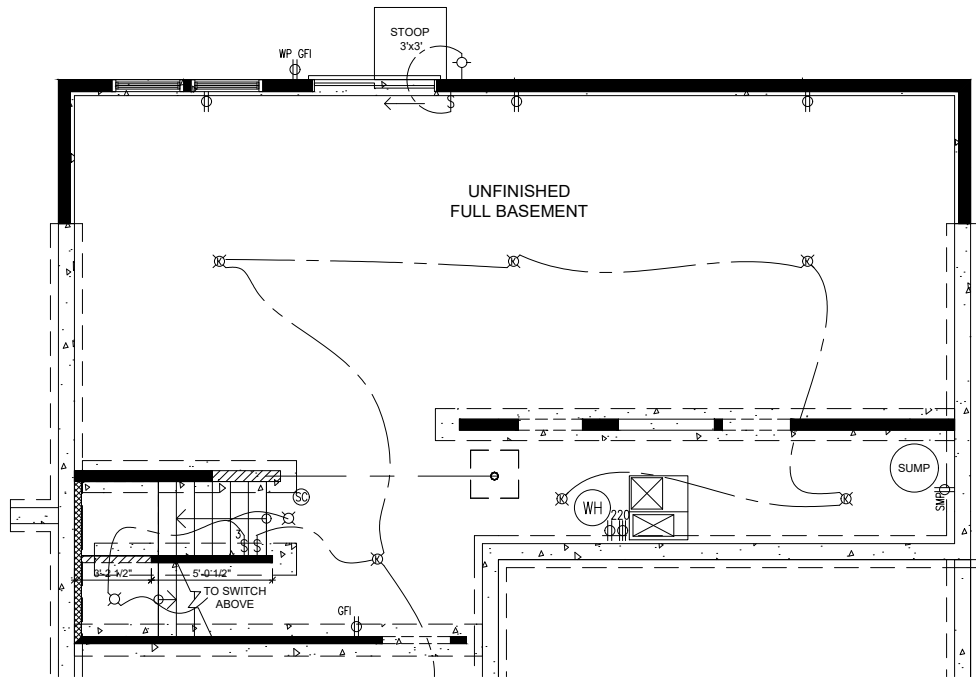


WALK-OUT BASEMENT, FULL FINISH, OPEN LAYOUT (MUST INCLUDE 9' BASEMENT WALLS)
SCALE: 1/8" = 1'-0"

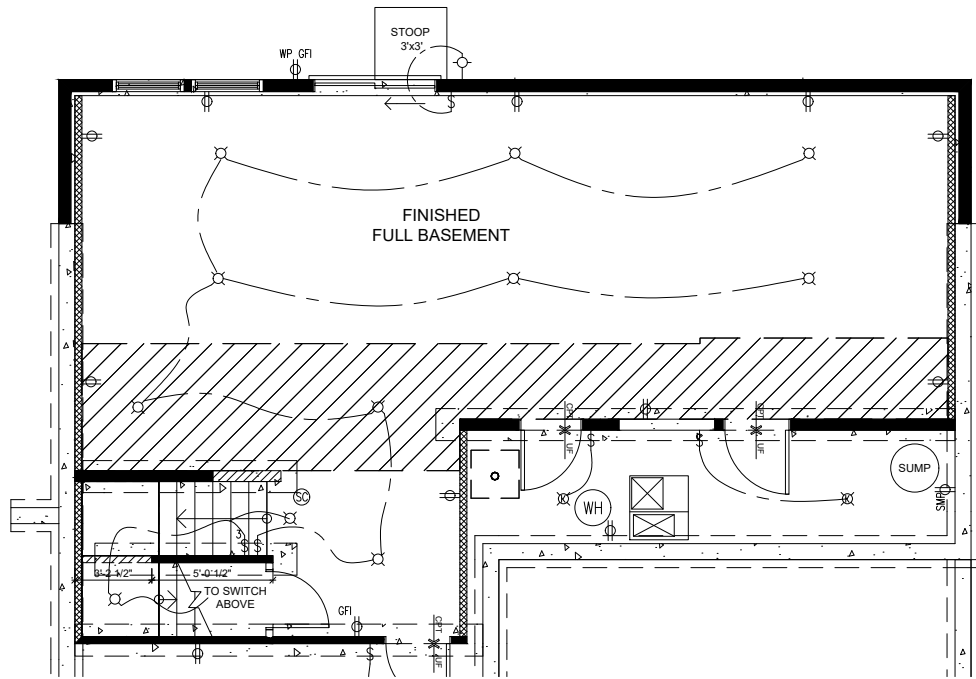
SQUARE FOOTAGE	
Name	Area
1ST FLOOR S.F.	1031 SF
2ND FLOOR S.F.	1312 SF
FINISHED BASEMENT S.F.	589 SF
	2932 SF



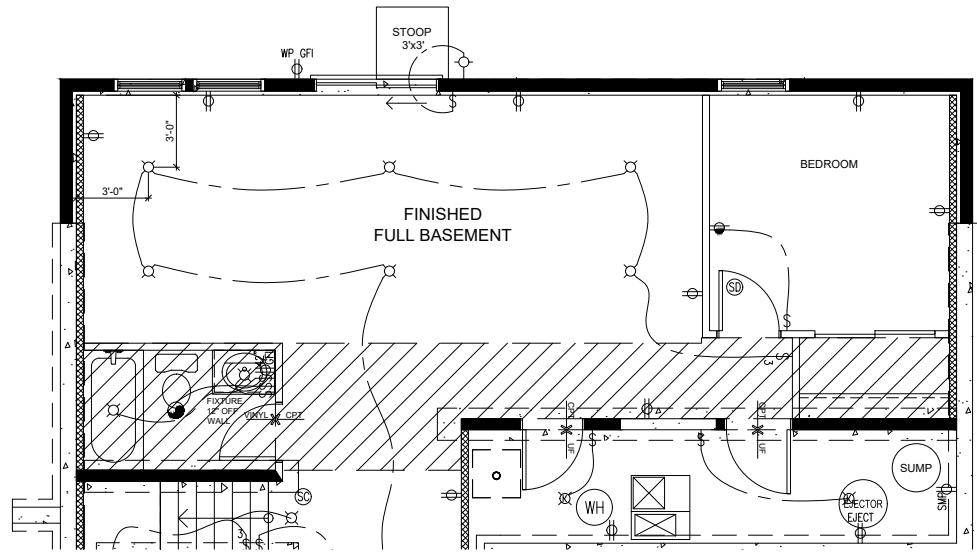
WALK-OUT BASEMENT, PARTIAL OPEN LAYOUT (MUST INCLUDE 9' BASEMENT WALLS)
SCALE: 1/8" = 1'-0"



WALK-OUT BASEMENT, UNFINISHED, (MUST INCLUDE 9' BASEMENT WALLS)
SCALE: 1/8" = 1'-0"



WALK-OUT BASEMENT, FULL FINISH, OPEN LAYOUT (MUST INCLUDE 9' BASEMENT WALLS)
SCALE: 1/8" = 1'-0"



WALK-OUT BASEMENT, PARTIAL OPEN LAYOUT (MUST INCLUDE 9' BASEMENT WALLS)
SCALE: 1/8" = 1'-0"



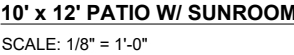
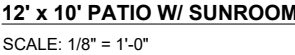
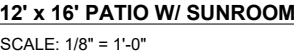
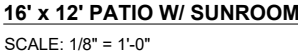
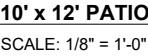
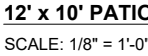
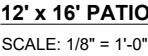
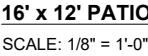
9225 HARRISON PARK COURT
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fax (317) 842-8268

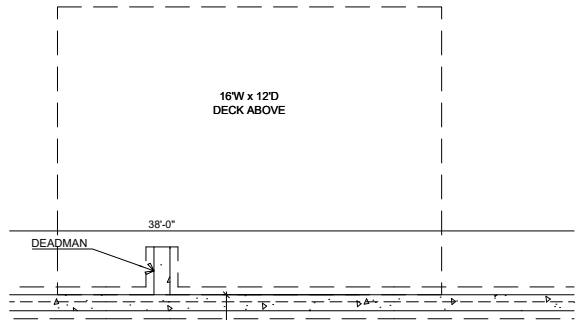
REL. NO. R01.0
DATE 03/29/2024

SHEET DESCRIPTION:
FOUNDATION ELECTRICAL -
ELEV. A WALK-OUT BSMT

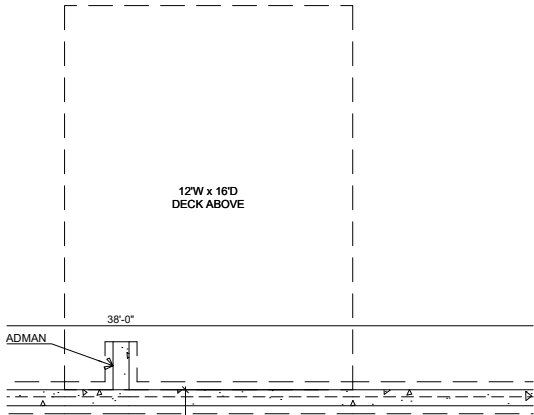
PLAN NAME: SPRUCE
PRINT DATE: 7/1/2025

SHEET NO. 7.6E

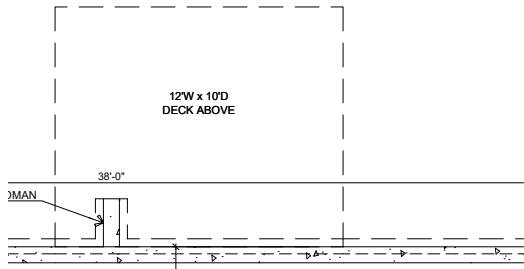




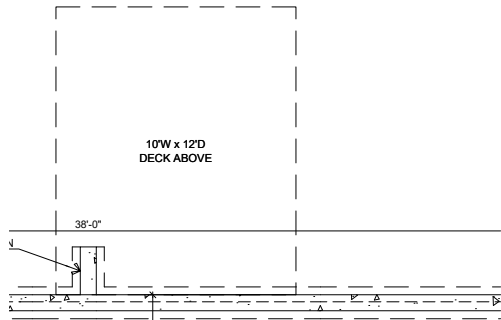
16' x 12' DECK
SCALE: 1/8" = 1'-0"



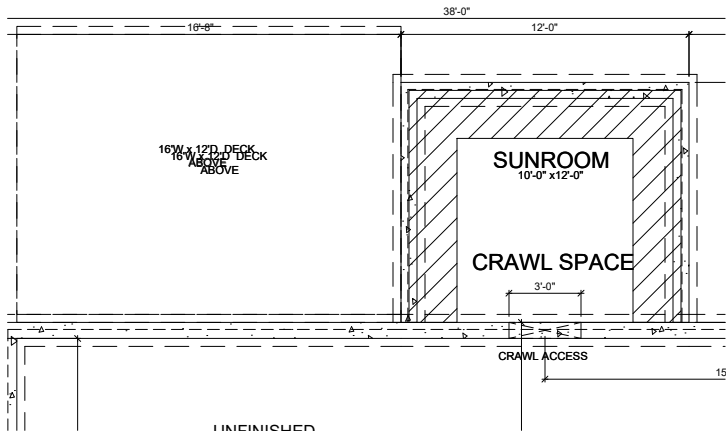
12' x 16' DECK
SCALE: 1/8" = 1'-0"



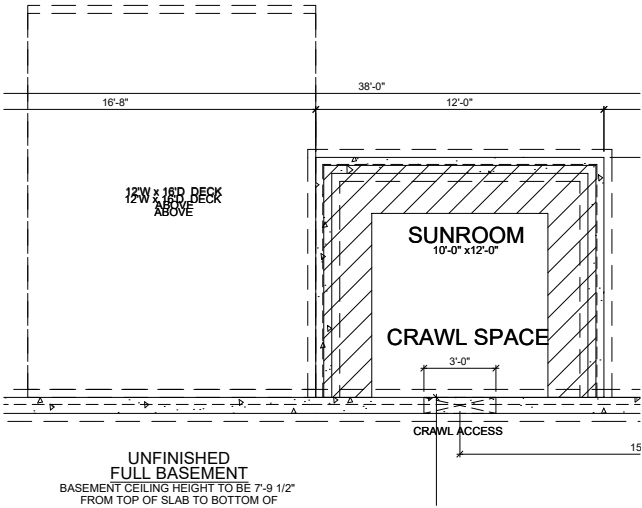
12' x 10' DECK
SCALE: 1/8" = 1'-0"



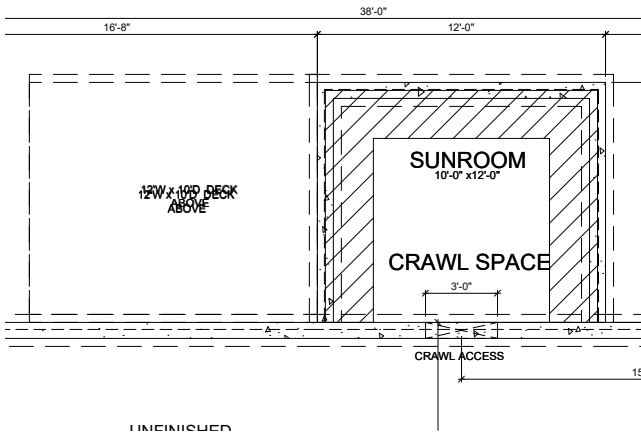
10' x 12' DECK
SCALE: 1/8" = 1'-0"



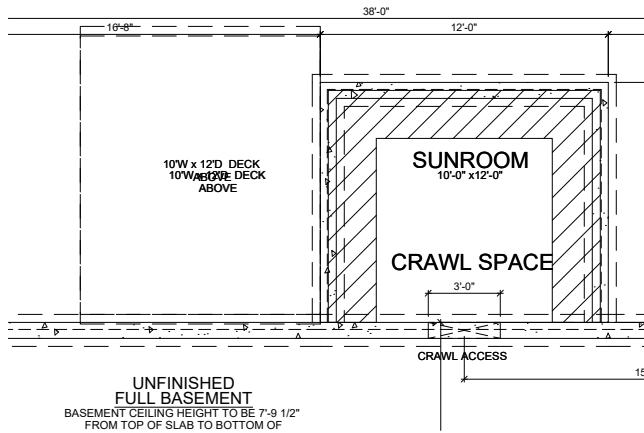
16' x 12' DECK W/ SUNROOM
SCALE: 1/8" = 1'-0"



12' x 16' DECK W/ SUNROOM
SCALE: 1/8" = 1'-0"



12' x 10' DECK W/ SUNROOM
SCALE: 1/8" = 1'-0"



10' x 12' DECK W/ SUNROOM
SCALE: 1/8" = 1'-0"



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REL. NO.
R01.0

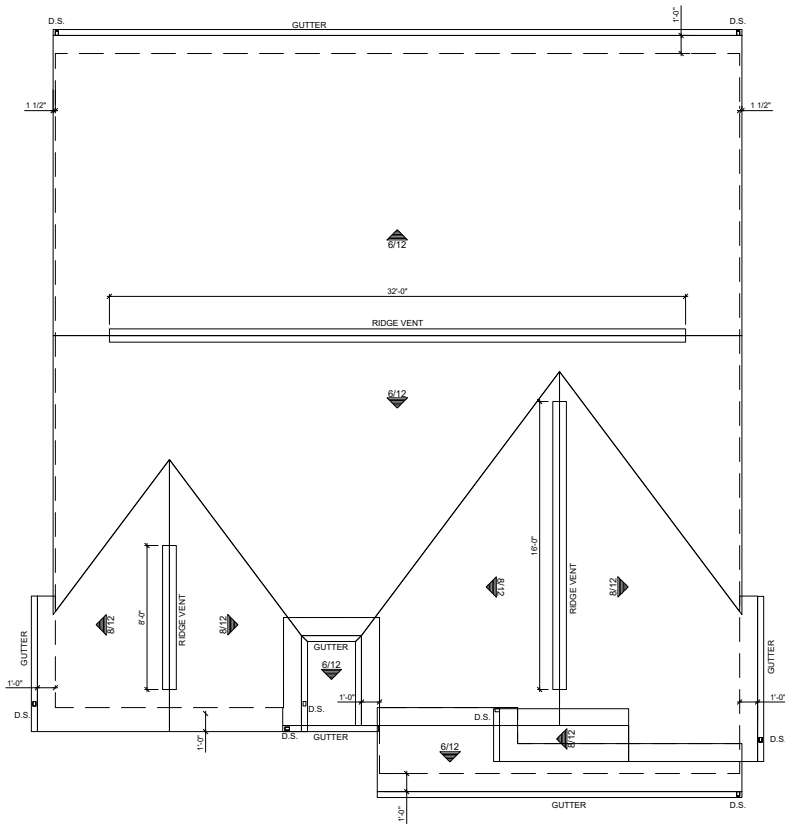
DATE
03/29/2024

SHEET DESCRIPTION:
FOUNDATION PLAN - ELEV. A -
DECK OPTIONS - BASEMENT

PLAN NAME:
SPRUCE

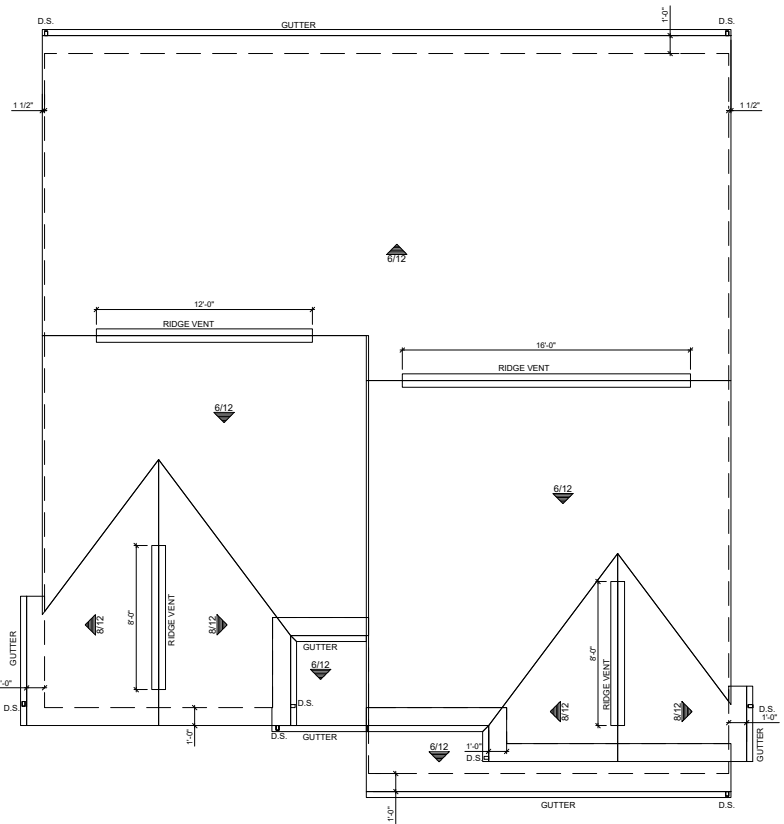
PRINT DATE:
7/1/2025

SHEET NO.
7.8



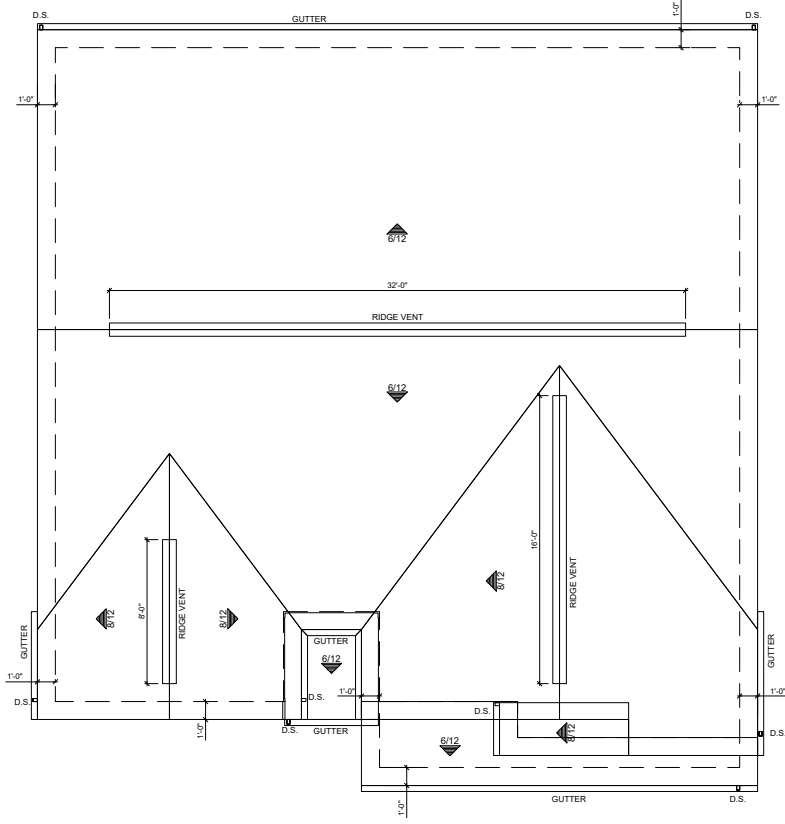
ROOF PLAN - ELEV. A - STANDARD OVERHANGS

SCALE: 3/32"=1'-0"



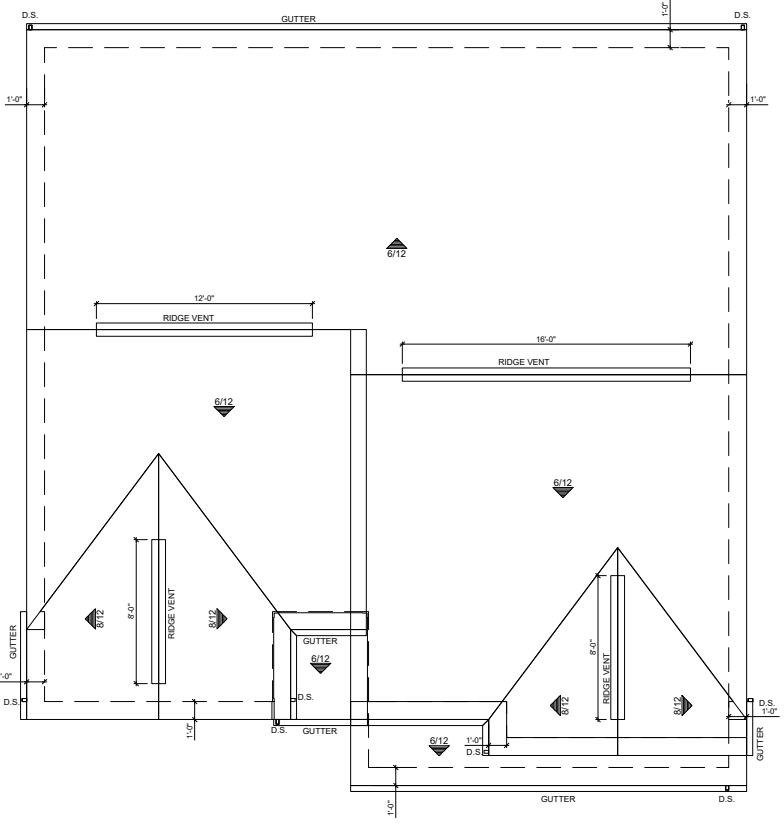
ROOF PLAN - ELEV. B - STANDARD OVERHANGS

SCALE: 3/32"=1'-0"



ROOF PLAN - ELEV. A - 12" OVERHANGS

SCALE: 3/32"=1'-0"



ROOF PLAN - ELEV. B - 12" OVERHANGS

SCALE: 3/32"=1'-0"



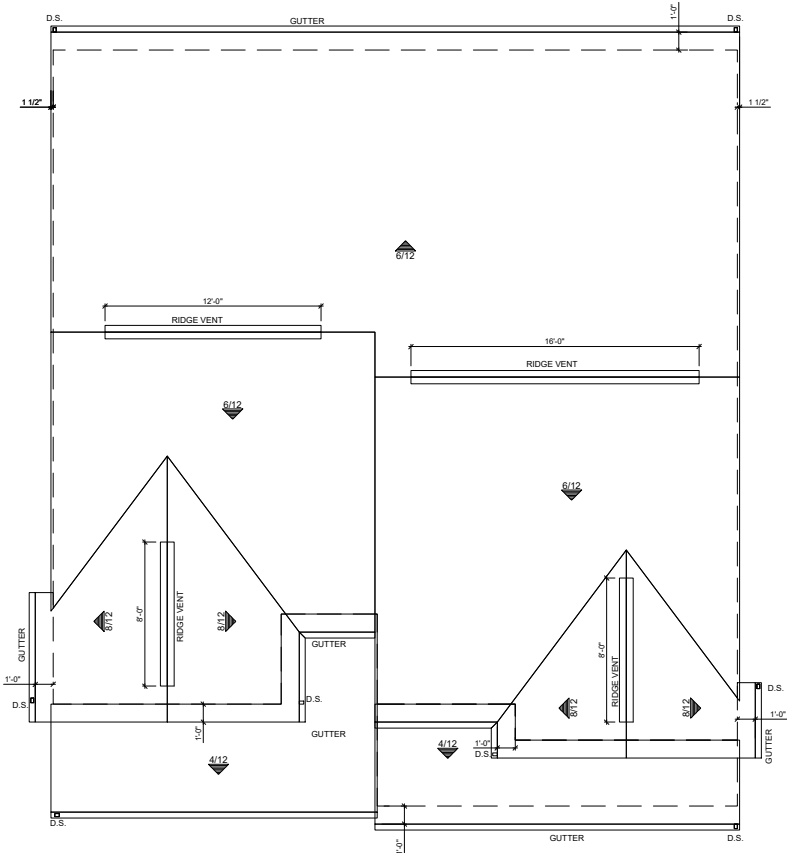
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fax (317) 842-8268

REL. NO. R01.0
DATE 03/29/2024

SHEET DESCRIPTION:
ELEVATION A AND B - ROOF
PLANS

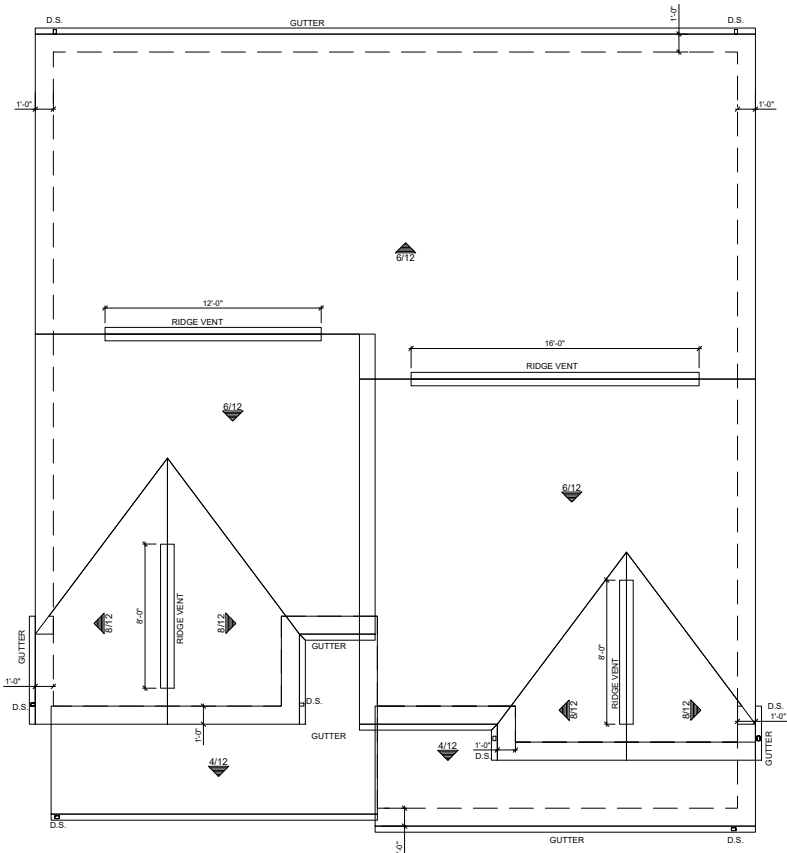
PLAN NAME: SPRUCE
PRINT DATE: 7/1/2025

SHEET NO. 8.1



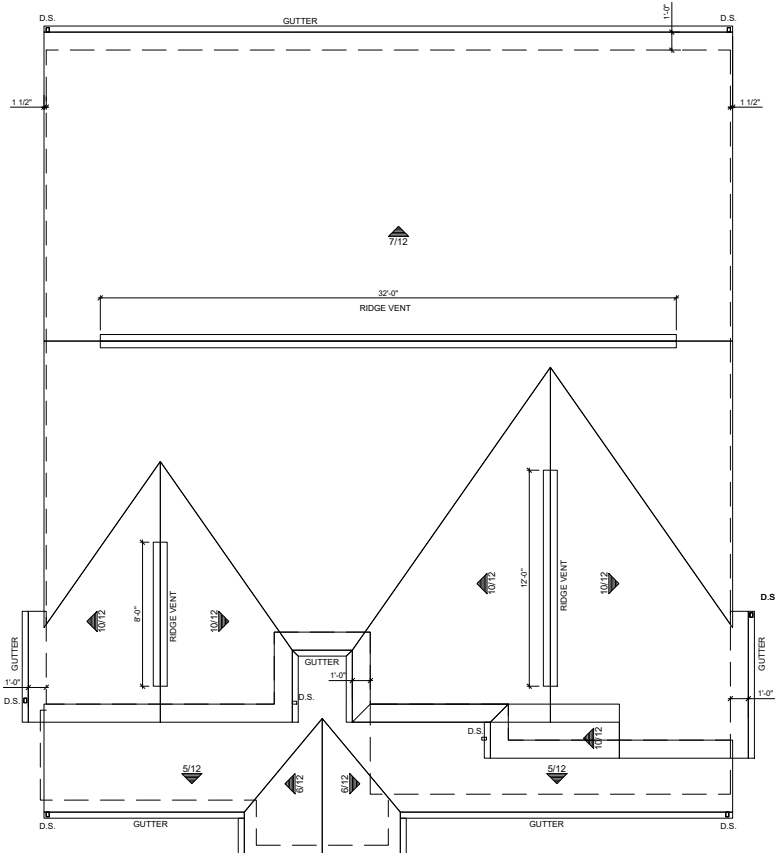
ROOF PLAN - ELEV. C - STANDARD OVERHANGS

SCALE: 3/32"=1'-0"



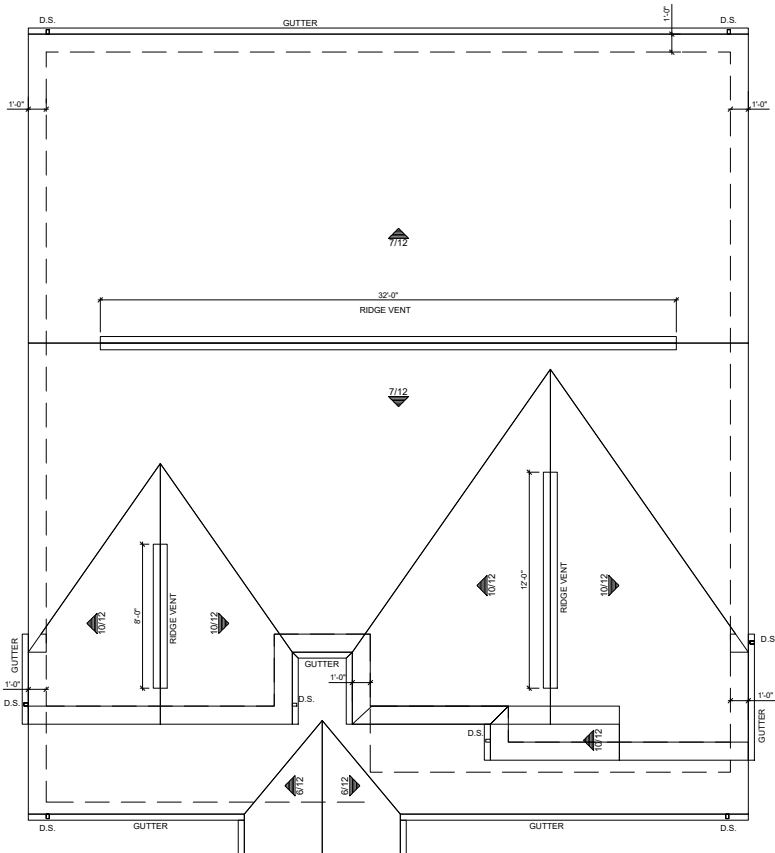
ROOF PLAN - ELEV. C - 12" OVERHANGS

SCALE: 3/32"=1'-0"



ROOF PLAN - ELEV. D - STANDARD OVERHANGS

SCALE: 3/32"=1'-0"



ROOF PLAN - ELEV. D - 12" OVERHANGS

SCALE: 3/32"=1'-0"



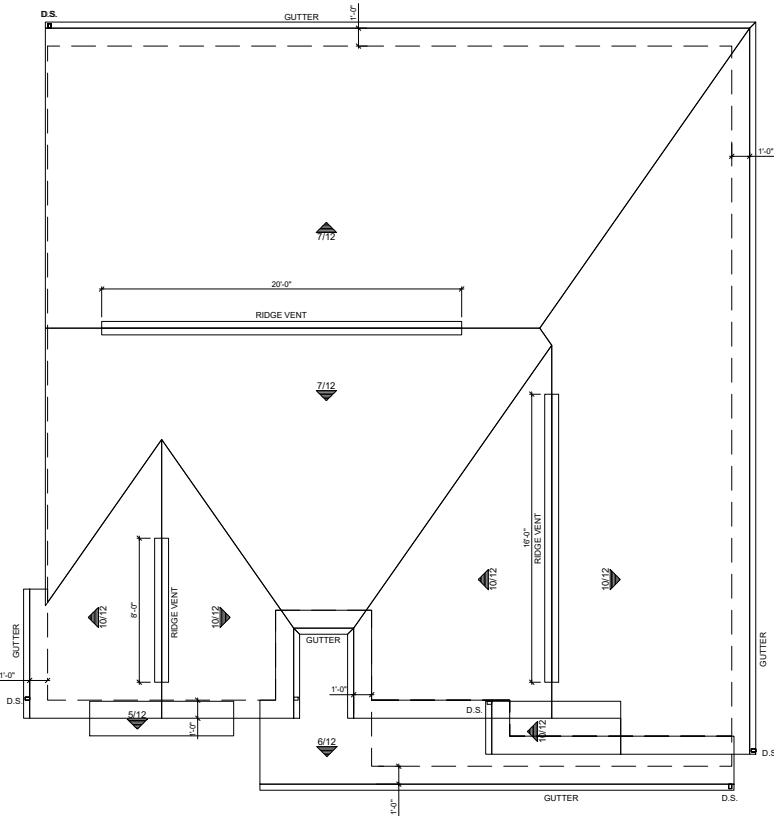
9225 HARRISON PARK COURT
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fax (317) 842-8268

REL. NO. R01.0
DATE 03/29/2024

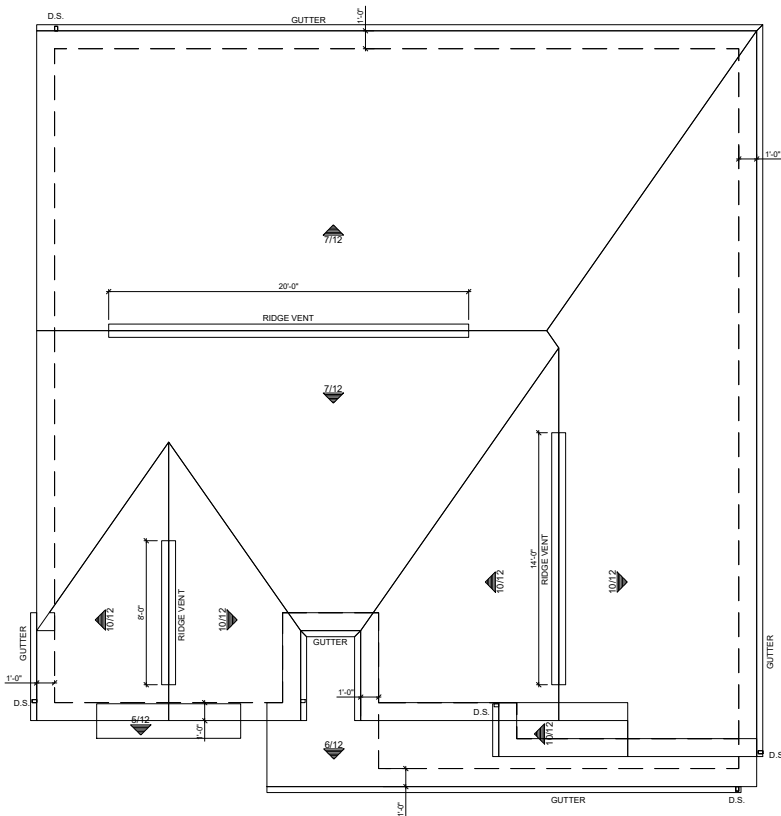
SHEET DESCRIPTION:
ELEVATION C AND D - ROOF
PLANS

PLAN NAME: SPRUCE
PRINT DATE: 7/1/2025

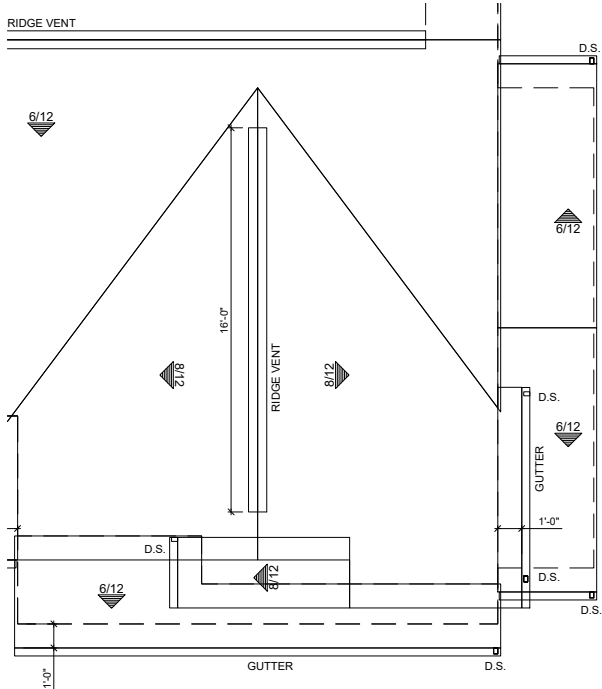
SHEET NO. 8.2



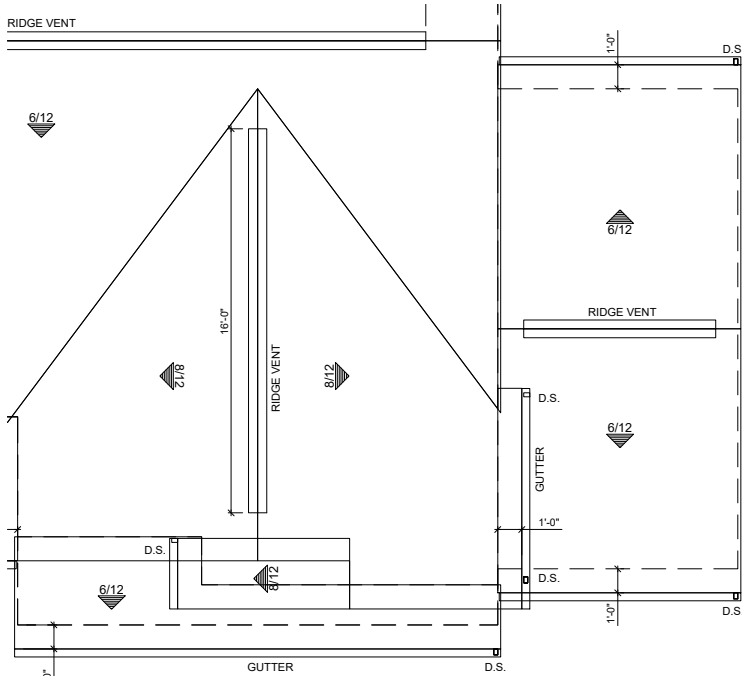
ROOF PLAN - STANDARD OVERHANGS - ELEV. E
SCALE: 3/32" = 1'-0"



ROOF PLAN - 12" OVERHANGS - ELEV. E
SCALE: 3/32" = 1'-0"



4FT GARAGE SIDE EXTENSION - ELEV A
SCALE: 1/8" = 1'-0"



3 CAR FRONT LOAD GARAGE - ELEV A
SCALE: 1/8" = 1'-0"



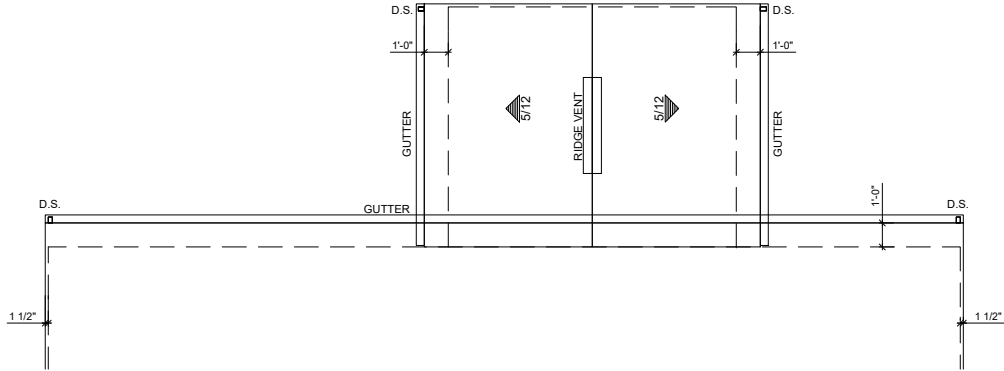
9225 HARRISON PARK COURT
INDIANAPOLIS, IN 46216
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fax (317) 842-8268

REL. NO.	R01.0
DATE	03/29/2024

SHEET DESCRIPTION:
ELEVATION E - ROOF PLANS

PLAN NAME:	SPRUCE
PRINT DATE:	7/1/2025

SHEET NO.	8.3
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ROOF PLAN - SUNROOM or COVERED PATIO (12'x10')

SCALE: 1/8" = 1'-0"



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REL. NO.	R01.0
DATE	03/29/2024

SHEET DESCRIPTION:
ELEVATION A - ROOF PLANS -
SUNROOM AND PATIO
OPTIONS

PLAN NAME:	SPRUCE
PRINT DATE:	7/1/2025

SHEET NO.	8.4
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PLAN REVISIONS LOG

[illegible][illegible]

9225 HARRISON PARK COURT
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fax (317) 842-8268

REL. NO.	R01.0
DATE	03/29/2024

SHEET DESCRIPTION:

PLAN REVISIONS LOG

PLAN NAME:

SPRUCE

PRINT DATE:

7/1/2025

REV

SHEET NO.

RESOLUTION No. BZA 12-25

WHEREAS, the applicant has submitted a request for variance from the rear yard setback requirements as set forth in §2.3.3 (RE-6 zoning), to allow for the construction of a new single-family home on the property commonly known as 1508 Cheyenne Court; and

WHEREAS, due to the irregular shaped configuration of the property, strict compliance with the rear yard setback requirement would prevent the construction of a home of adequate size and functionality consistent with the standards and character of the surrounding subdivision; and

WHEREAS, the requested variance represents the minimum deviation necessary from the required setback to accommodate a reasonably sized structure while maintaining harmony with the general purpose and intent of the zoning ordinance and the comprehensive plan; and

WHEREAS, the Board further finds that granting the variances observes the spirit and intent of the Development Code by promoting functional property use; constitutes the minimum deviation necessary for an appropriate design and beneficial property enhancement; will not create hardship or diminish the use or enjoyment of neighboring properties; includes applicant-proposed remedies, such as setback compliance and aesthetic compatibility, to mitigate impacts; will not adversely affect the delivery of governmental services; and cannot feasibly be addressed through alternatives, such as purchasing additional land or easements, due to the property's fixed boundaries and layout; and

NOW THEREFORE BE IT RESOLVED that _____ motioned to _____ the variance and the motion was seconded by _____ and the Board of Zoning Appeals recorded the following vote _____ in support of the motioned action.

	AYE	NAY	ABSTAIN	ABSENT
Mr. Wayne Davey	☐	☐	☐	☐
Mr. Adam Seas	☐	☐	☐	☐
Ms. Eva Silvers	☐	☐	☐	☐
Mr. William Walker	☐	☐	☐	☐
Mr. Kirby King	☐	☐	☐	☐

Adopted this ____ day of _____, 2025.

Chairman, Board of Zoning Appeals

Wayne Davey

Clerk, Board of Zoning Appeals

Emily McCulla

STAFF REPORT

Planning Commission

Date: August 26, 2025
Re: BZA 12-25

Applicant: Laurie Lenz
Owner: Arbor Homes

Address: 1508 Cheyenne Court
Parcel #: N44-101752

Zoning: RE-6 – Residential Estate – 6,000 SF

Request: Rear Setback Variance Request for Proposed Single-Family Home

Staff Comments and Recommendations:

Background:

The applicant requests a variance from the rear yard setback requirements of Piqua Zoning Code §2.3.3 for the property at 1508 Cheyenne Court, zoned RE-6. The code mandates a minimum rear yard setback of 30' or 20% of lot depth. With a lot depth of 89.09', the applicable setback is 17.8'. The applicant proposes a reduced setback of 13.65' to construct a new single-family home.

The property is an irregularly shaped lot within the Arrowhead Subdivision, with a depth more shallow than typical for the district. The lot's unique configuration limits the buildable area, making strict compliance with the 17.8' setback impractical for constructing a home consistent with the subdivisions standards.

The variance application was submitted via the City of Piqua's GovWell portal (<https://app.govwell.com/piqua>) on July 31, 2025. The application was deemed complete, and a public hearing was scheduled for August 26, 2025, with notices sent to property owners within 400 feet of the property.

Analysis:

The variance request is evaluated under Zoning Code §7.2.8, which requires demonstrating practical difficulties due to unique property circumstances, that the variance is the minimum necessary, and that it does not impair the ordinance's intent or

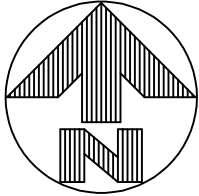
STAFF REPORT

public interest.

- Unique Circumstances – The lot's irregular shape and shallow depth (89.09') create constraints not typical for the district, inherent to the lot's platting and not caused by the applicant.
- Practical Difficulties – The 17.8' setback restricts the building envelope, preventing construction of a reasonably sized home consistent with the subdivision's character.
- Minimum Variance – The proposed 13.65' setback, a 4.17' deviation, is the smallest reduction needed to allow an adequately sized structure. Alternatives were reviewed but deemed infeasible due to the lot's configuration.
- Public Interest and Adjacent Properties – The variance will not alter the neighborhood's character, cause adverse impacts (e.g shadowing or drainage issues), or affect property values. It aligns with the comprehensive plan's residential development goals.

Recommendation:

Staff recommends **approval** of the rear yard setback variance to allow the 13.65' setback for reasons noted throughout the analysis.



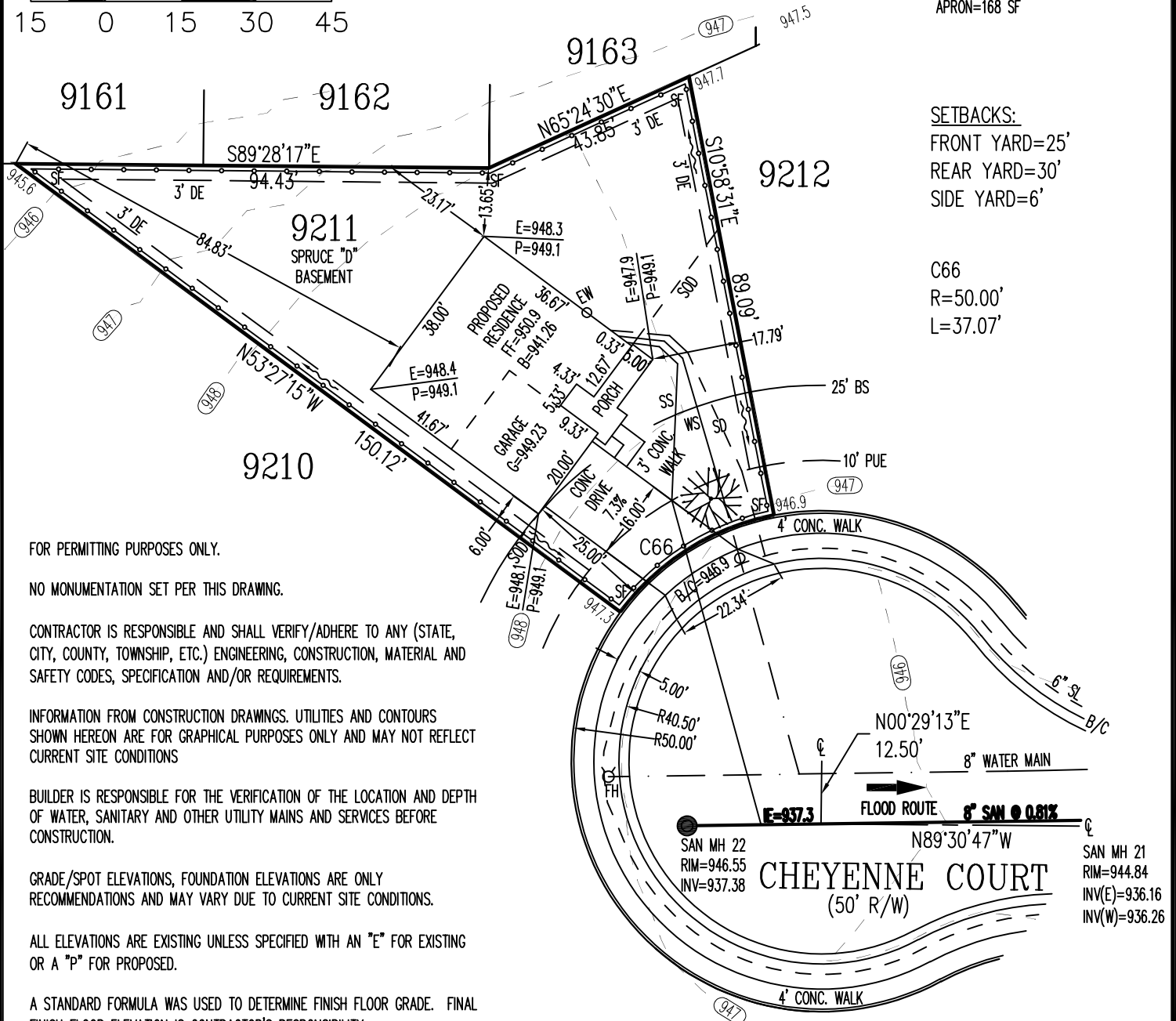
MILLER RESIDENCE
1508 CHEYENNE COURT
ZIP-45356

SOD	1335 sq. ft.
SEEDING	4243 sq. ft.
CONC. DRIVE	451 sq. ft.
SIDEWALK-PRIVATE	28 sq. ft.
SIDEWALK-PUBLIC	73 sq. ft.
SLAB	1044 sq. ft.
GARAGE	428 sq. ft.
PORCH	134 sq. ft.
SILT FENCE	404 lin. ft.

APRON=168 SF

SETBACKS:
FRONT YARD=25'
REAR YARD=30'
SIDE YARD=6'

C66
R=50.00'
L=37.07'



FOR PERMITTING PURPOSES ONLY.

NO MONUMENTATION SET PER THIS DRAWING.

CONTRACTOR IS RESPONSIBLE AND SHALL VERIFY/ADHERE TO ANY (STATE, CITY, COUNTY, TOWNSHIP, ETC.) ENGINEERING, CONSTRUCTION, MATERIAL AND SAFETY CODES, SPECIFICATION AND/OR REQUIREMENTS.

INFORMATION FROM CONSTRUCTION DRAWINGS, UTILITIES AND CONTOURS SHOWN HEREON ARE FOR GRAPHICAL PURPOSES ONLY AND MAY NOT REFLECT CURRENT SITE CONDITIONS

BUILDER IS RESPONSIBLE FOR THE VERIFICATION OF THE LOCATION AND DEPTH OF WATER, SANITARY AND OTHER UTILITY MAINS AND SERVICES BEFORE CONSTRUCTION.

GRADE/SPOT ELEVATIONS, FOUNDATION ELEVATIONS ARE ONLY RECOMMENDATIONS AND MAY VARY DUE TO CURRENT SITE CONDITIONS.

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

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

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.

BUILDER IS RESPONSIBLE FOR POSITIVE DRAINAGE AROUND/AWAY FROM HOUSES AND APPROPRIATE FINAL GRADING TO INSURE PROPER DRAINAGE OF THE LOT.

APEX ASSUMES NO RESPONSIBILITY FOR SOIL CONDITIONS, GROUND WATER CONDITIONS AND ANY POTENTIAL WATER INFILTRATION. THE BUILDER IS RESPONSIBLE FOR ADEQUATE WATERPROOFING INSTALLATION AND DRAINAGE MEASURES AS REQUIRED FOR BASEMENT LOTS. IF WET OR SOFT SOILS ARE ENCOUNTERED THE BUILDER SHOULD CONSULT WITH A QUALIFIED GEOTECHNICAL ENGINEER FOR ANY ADDITIONAL MEASURES AS REQUIRED.

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.



2" CALIPER / 8FT TALL
DECIDUOUS TREE



PROJECT No. ARROWHEAD

DWG No. 251567PB

DATE: 7/14/2025

ARBOR HOMES

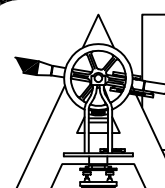
EXHIBIT

PLOT PLAN
LOT 9211 (7,593 SF) 0.174 AC.
ARROWHEAD ESTATES, SECTION 2
CITY OF PIQUA
MIAMI COUNTY, OHIO

SCALE: 1"=30'

DRAWN: REW

CHECKED: JLS



ENGINEERING & SURVEYING, INC.

1068 NORTH UNIVERSITY BLVD. MIDDLETOWN, OHIO 45042
PH.-(513) 424-5202 OR (513) 932-8991 FAX - (513) 424-6202

DIMENSION NOTES:
1.) ALL EXTERIOR DIMENSION STRINGS ARE $\frac{0}{0}$
SHEATHING UNLESS NOTED OTHERWISE.
2.) ALL INTERIOR STRINGS ARE FRAME TO FRAME.
3.) ALL UNDIMENSIONED WALL THICKNESSES ARE 3 1/2".
4.) ALL EXTERIOR SHEATHING TO BE $\frac{7}{16}$ " OSB
5.) ALL WINDOWS ARE S.H. UNLESS NOTED OTHERWISE.
NOTES:
1.) ALL WDW HDR. HEIGHTS AT 6'-10 7/8" W/ 2-2x12 HDRS.
UNDER DOUBLE 2x4 PLATE EXCEPT AS NOTED
2.) ALL DOOR HEADERS AT BEARING WALLS TO BE 2-2x12
UNLESS OTHERWISE NOTED
3.) ALL PL. HTS. AT 8'-1 1/8" UNLESS NOTED OTHERWISE.
4.) ALL EXTERIOR WALLS & INTERIOR BEARING WALLS
SHOWN SOLID BLACK AND ARE TO BE FRAMED 16" O.C.
5.) ALL INTERIOR NON-BEARING WALLS TO BE FRAMED 24" O.C.
6.) CALIFORNIA CORNERS & LADDER LEADS ON ALL EXTERIOR
WALLS
7.) ALL INTERIOR DOORS NOT SPECIFIED ARE 3" FROM
CORNER FOR CASING.
8.) ALL MECHANICAL CHASES IN A FLOOR SYSTEM OR ATTIC TO
HAVE 3/4" PLYWOOD FIRESTOP.
9.) CONTRACTOR TO TYPAR WALL ABOVE ALL ROOF LINES.
10.) WEB FILLERS AS NEEDED PER INSTALL INSTRUCTIONS
11.) ALL GIRDERS & BEAMS SHALL HAVE ENTIRE LOAD
TRANSFERRED TO CONCRETE
12.) HORIZONTAL LAP SIDING TO BE VINYL WITH MIN. DESIGN
PRESSURE OF 55.6 psf
13.) SUPPLY DUCTS @ ATTIC MIN. R-8
14.) SHEATHING TO FOLLOW IRC SIMPLIFIED WALL BRACING
METHOD. STRUCTURAL PANELS TO BE MIN $\frac{7}{16}$ " OSB.

ARBOR HOMES

Spruce D

PLAN INDEX:	
CS	COVER SHEET
GN1	GENERAL NOTES - ENG
GN2	GENERAL NOTES - ESP
1	FIRST FLOOR PLAN
2	SECOND FLOOR PLAN
3A	ELEVATIONS - FRONT
3B	ELEVATIONS - SIDES & REAR
4	SECTION
4B	DETAILS
5	FIRST FLOOR ELECTRICAL
6	SECOND FLOOR ELECTRICAL
7	FOUNDATION BASEMENT
7	BASEMENT ELECTRICAL
8	ROOF

Name	Area (Net)
FRONT PORCH S.F.	152 SF
GARAGE S.F.	396 SF
UNFINISHED BASEMENT S.F.	284 SF

SQUARE FOOTAGE	
Name	Area
1ST FLOOR S.F.	1024 SF
2ND FLOOR S.F.	1317 SF
FINISHED BASEMENT S.F.	589 SF
	2930 SF



9225 HARRISON PARK COURT
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phone (317) 542-1875
fax (317) 542-0268

REMARKS	
REL. NO.	DATE
R01.0	03/29/2024

COMMUNITY/LOT: ARROWHEAD ESTATES 9211	COVER SHEET
SHEET DESCRIPTION:	

PLAN NAME: SPRUCE	ELEVATION: ELEVATION D
DRAFTER: JOSE DAVALOS	PRINT DATE: 07/14/2025
CUSTOMER: MILLER, JOSHUA	
ADDRESS: 1508 CHEYENNE COURT	
CITY: PIQUA	
STATE and ZIP: OH, 45356	

SHEET NO.	CS
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GENERAL NOTES:

HEADERS

- ALL HEADERS ON LOAD BEARING (SHADED) WALLS TO BE DOUBLE 2X12 WITH FOAM BOARD INSTALLED BETWEEN THE HEADERS
- ALL HEADERS 48" OR LONGER TO HAVE 3" DOUBLE CRIPPLES ON BOTH ENDS
- OVERHEAD DOOR GARAGE HEADER TO BE DROPPED AT TOP OF OPENING. 7FT TALL AND 16FT WIDE AFTER FINISHED WITH TRIM. (ROUGH OPENING 7' 1 ½" X 16' 3")
- OVERHEAD DOOR GARAGE HEADER TO RUN KING STUD TO KING STUD.
- ADD STRAPS ON GARAGE WING WALL'S TOP PLATE TO WALL STUD OVER GARAGE HEADER ON BOTH SIDES OF THE OVERHEAD DOOR.
- PORCH HEADERS REQUIRE 2-2X12. TOP TO BE NOTCHED 3" DOWN AND INSET 3 1/4" TO TIE INTO WALLS. TOP PLATES NOT TO BE CUT.

DOORS

- ROUGH OPENING (RO) FOR SWING DOORS TO BE 2" BIGGER THAN THE DOOR SIZE. EXAMPLE: 3/0 DOOR REQUIRES RO SIZE OF 3'2" WIDE X 83" TALL. 2/0 DOOR 2'2" WIDE X 83" TALL, ETC.
- RO FOR BYPASS DOORS TO BE TRUE TO DOOR SIZE. EXAMPLE 5/0 BYPASS DOOR REQUIRES RO OF 5' WIDE X 83" TALL. 4/0 BYPASS DOOR REQUIRES RO OF 4' WIDE X 83" TALL.
- RO FOR BI-FOLD DOORS TO BE 1 ¼" TO 1 ½" WIDER THAN THE DOOR. 2/0 BI-FOLD, REQUIRES RO OF 2' 1 ¼" TO 2' 1 ½" WIDE X 82" TALL.
- RO FOR SLIDING DOORS TO BE TRUE TO DOOR SIZE. EXAMPLE: 5/0 SLIDER DOOR, REQUIRES RO OF 5' WIDE X 80" TALL.
- RO FOR ENTRY DOOR WITH A SIDELIGHT AS FOLLOWS: 3/0 DOOR WITH 12" SIDELIGHT REQUIRES A RO 4'-3" WIDE X 83" TALL.
- ALL INTERIOR DOORS IN NON-LOAD BEARING (UNSHADED) WALLS REQUIRE 1- 2X4 FLAT OVER DOOR OPENINGS AND BLOCK OVER THE TOP, 24" ON CENTER.
- ALL INTERIOR DOORS IN LOAD BEARING (SHADED) WALLS REQUIRE DOUBLE 2X12 OVER DOOR OPENINGS.
- SHIM FRONT AND GARAGE SERVICE (EXTERIOR) DOORS.

WALLS

- ALL NON-BRICK VENEER EXTERIOR WALLS TO BE INSTALLED 4" FROM OUTSIDE OF FOUNDATION TO INSIDE OF WALL.
- ALL BRICK VENEER EXTERIOR WALLS TO BE INSTALLED 4" FROM INSIDE OF BRICK LEDGE PORTION OF FOUNDATION TO INSIDE OF WALL.
- ALL LOAD-BEARING WALLS (SHADED IN BLACK) TO BE 16" ON CENTER WITH 2 X 12 HEADERS OVER OPENINGS.
- ALL NON-LOAD-BEARING WALLS (WHITE) TO BE 24" ON CENTER.
- ALL SHOWER, TUB, OR STAIRS AGAINST EXTERIOR WALLS, TO HAVE INSULATION AND T-PLY AGAINST EXTERIOR WALL.
- COMMON GARAGE WALLS THAT INTERSECT EXTERIOR WALLS REQUIRE CALIFORNIA CORNERS (WALL CAVITY SEALED OFF WITH ADDITIONAL STUD).
- ALL EXTERIOR LADDER LEADS TO BE INSTALLED AT 2' INTERVALS (2', 4', 6', 8') DOWN FROM TOP OF TOP PLATE TO CENTER OF BLOCK. INSTALL FLAT, FLUSH TO FACE OF WALL WITH SPACE BEHIND FOR INSULATION.
- ALL EXTERIOR PLAN DIMENSIONS ARE OUTSIDE OF SHEATHING TO OUTSIDE OF SHEATHING.
- BLOCK INSTALLATION TO HANG KITCHEN CABINETS IS AS FOLLOWS: 1ST ROW TO BE 54" TO BOTTOM OF 2 X 4 AND 84" TO TOP OF 2ND ROW. ALL BLOCKS TO BE INSTALLED FLAT TO FACE OF WALL TO ALLOW INSULATION BEHIND BLOCKS.
- VAULTED WALLS TO BE INSTALLED WITH 3 ½" DEPTH IN WALL VOIDS. CENTER AND BLOCK TOP AND BOTTOM FOR INSULATION. INSTALL T-PLY OR ½" FOAM TO BACKSIDE OF ALL VAULT WALLS.

WALLS (CONT'D)

- INSTALL INTERIOR LADDER LEADS AT 2' (2', 4', 6', 8') INTERVALS NOT EXCEEDING PLATE HEIGHT. TOP OF TOP PLATE DOWN CENTER. INSTALL FLAT TO FACE OR FLAT IN VOID. INTERIOR WALL INSULATION NOT NEEDED.
- NO TOP PLATE BREAKS WITHIN 4' OF AN INTERIOR WALL.
- ALL EXTERIOR CORNERS TO BE CALIFORNIA CORNERS TO PERMIT INSULATION.
- EXTERIOR BOTTOM PLATE BREAKS TO NOT EXCEED 12" FROM A STRAP OR BOLT. IF EXCEEDING 12" AWAY, A BOLT IS REQUIRED. (FOUNDATION PLAN)
- DROPPED CEILINGS (SHOWN ON PLANS WITH A CROSS-HATCH) ARE TO DROP 12" FROM TOP OF TOP PLATE TO BOTTOM OF BULKHEAD UNLESS NOTED OTHERWISE.
- ALL BASEMENT PLUMBING AND HVAC TO BE RUN TIGHT TO WALLS AND BEAMS. SEWER EXIT TO BE CONSIDERED FOR LOCATING FOUNDATION WALL PLUMBING PENETRATIONS.

EXTERIOR SHEATHING

- STRUCTURAL SHEATHING REQUIRED ON ALL CORNERS. INSTALL A MAXIMUM OF (4) 4X8 SHEETS OF FOAM (16' MAX DISTANCE) BETWEEN STRUCTURAL SHEATHING.
- WINDOWS/DOORS LOCATED IN CORNERS REQUIRING REMOVAL OF 16" OR MORE OF STRUCTURAL SHEATHING FOR INSTALLATION MUST HAVE AN ADDITIONAL 4X8 SHEET OF ADJACENT STRUCTURAL SHEATHING.
- STRUCTURAL SHEATHING REQUIRES NAILING OFF EVERY 12" IN THE FIELD AND EVERY 6" ON SEAMS. USE 7/16 X 1 ½ STAPLE OR 8 PENNY RING SHANK NAILS.
- OX BOARD (BLUEBOARD/FOAM BOARD) REQUIRES NAILING OFF EVERY 12" FIELD AND EVERY 6" ON SEAMS. USE 1 ½ BUTTON CAP RING SHANK OR 1 ½" X 1" WIDE CROWN STAPLE.
- STRUCTURAL SHEATHING REQUIRES NAILING OFF EVERY 12" FIELD AND EVERY 6" ON SEAMS. USE 1 ½ BUTTON CAP RING SHANK OR 1 ½" X 1" WIDE CROWN STAPLE.
- HOUSE WRAP REQUIRES NAILING EVERY 16". ALL VERTICAL SEAMS TO BE TAPED. HOUSE WRAP AT 2ND FLOOR WALL TO COVER FLOOR BANDS. TRUSS WRAP TO COVER TOP PLATES. NO EXPOSED SEAMS ON PLATES, FLOOR LINES, OR BOTTOM OF TRUSSES.
- ALL GARAGE WALLS TO BE 7/16 OSB.
- HARDIE PLANK SIDING TO BE STOPPED 1" FROM PRE-SHINGLED ROOF DECK

WINDOWS

- WINDOW INSTALLATION IS AS FOLLOWS:
 - INSTALL TAPE ON SILL PLATE 1" AT TOP AND 2" OVER TOP OF HOUSE WRAP ON OUTSIDE.
 - INSTALL TAPE UP 1" ON BOTH SIDES OF BOTTOM SILL PLATE.
 - CUT 1" SLITS IN HOUSE WRAP FROM TOP OF OPENING ON BOTH SIDES.
 - HOUSE WRAP TO BE FOLDED INTO OPENING AND TACKED TO WALL
- SILICONE ENTIRE BACK SIDE OF NAIL FLANGE.
- INSTALL WINDOW BY SETTING BOTTOM ON 1/4" SHIMS. SET WINDOW IN CENTER OF OPENING PUSH TIGHT TO WALL.
- ONCE WINDOW IS CENTERED IN OPENING AND SQUARE, NAIL 2" ROOFING NAIL (GALVANIZED) IN EVERY HOLE IN WINDOW FLANGE.
- PULL HOUSE WRAP DOWN AT TOP OVER NAIL HEADS AND FLANGE.
- INSTALL TAPE ON SIDES OF WINDOW 3" PASSED BOTTOM OF OPENING.
- INSTALL TAPE ON TOP OF WINDOW 3" PASSED SIDES OF OPENING.
- DO NOT TAPE BOTTOM.
- ALL WINDOWS HEADERS TO BE DOUBLE 2X12 WITH FOAM BETWEEN THEM. WINDOW HEADERS 48" OR LONGER REQUIRE 6" OF CRIPPLE (3" ON EACH SIDE, UNLESS NOTED OTHERWISE).

WINDOWS (CONT'D)

- ALL WINDOW CRIPPLES TO BE 81 ¼" LONG THEN PULL DOWN FROM CRIPPLE FOR HEIGHT OF OPENING.
- SINGLE WINDOWS 30/50 ROUGH OPENING (RO) TRANSLATES TO 36" WIDE AND 60" TALL UNLESS OTHERWISE SPECIFIED BY WINDOW MANUFACTURER
- DOUBLE WINDOW 30/50 ROUGH OPENING (RO) TRANSLATES TO 71 ¾" WIDE AND 60" TALL UNLESS OTHERWISE SPECIFIED BY WINDOW MANUFACTURER
- SINGLE WINDOW 20/40 ROUGH OPENING (RO) TRANSLATES TO 24" WIDE AND 48" TALL UNLESS OTHERWISE SPECIFIED BY WINDOW MANUFACTURER

TRUSSES

- ATTIC ACCESS INSTALLATION: RO 22 ½" X 30"
 - INSIDE OF OPENING TO HAVE 16" TALL X 22 ½" X 29" 7/16 OSB WRAP
 - OUTSIDE OF 7/16 OSB OPENING TO BE TOPPED WITH 2X4 REINFORCEMENT IN ATTIC ON ALL SIDES. (2X4X22 ½" TOP AND BOTTOM, 2X4X33" ON SIDES)
- HURRICANE CLIPS ARE REQUIRED TO BE ATTACHED FROM TRUSS TO TOP PLATE ON ALL TRUSSES AND GIRDERS.
- GLUE TO BE APPLIED TO ALL TRUSS HANGERS PRIOR TO INSTALLATION OF TRUSS IN HANGER.
- TRUSSES ON BACK WALL TO BE INSTALLED 12" FROM OUTSIDE OF TOP PLATE TO END OF TRUSS TAIL.
- ROOF SHEATHING INSTALLATION TO END 1" TO 1 ¼" BELOW TOP OF ROOF AT PEAK TO ALLOW PROPER VENTILATION OF RIDGE VENT.
- H-CLIPS REQUIRED BETWEEN ROWS OF OSB AT CENTER OF EVERY TRUSS VOID.
- SET TRUSSES TO BE SET A MAXIMUM OF 24" ON CENTER.
- ROOF TIE-OFFS TO BE INSTALLED ON BACK OF MAIN. CENTER TO TIE-OFFS ON BACK APPROXIMATELY 2' DOWN FROM PEAK.
- ROOFING FELT UNDERLAYMENT INSTALLATION TO COVER ENTIRE EXTERIOR ROOF SURFACE.
 - INSTALL 1ST ROW OF ROOF SHEATHING DOWN TO HANG PASSED TAIL OF TRUSS AND PULL UP 47" OR 47 ¼" TO TOP OF 1ST ROW OF OSB 7/16.
 - IF LAST ROW OF ROOF SHEATHING AT TOP IS 12" OR LESS, INSTALL AN ADDITIONAL 48" WIDE ROW AT TOP AT LEAST 1" BELOW PEAK.
- HOGS BACK BRACING REQUIRED TO BE INSTALLED BACK OF TRUSSES, TOP CHORD TO TOP CHORD, AT MID-POINT.
- TRUSS BRACING TO OVERLAP 2' GABLE TO GABLE.
- EXTRA ROOF LAYOVER TO BE REMOVED.



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REMARKS				
REL. NO.	DATE			
R01.0	03/29/2024			

COMMUNITY/LOT: ARROWHEAD ESTATES 9211	SHEET DESCRIPTION: GENERAL NOTES - ENG

PLAN NAME: SPRUCE	CUSTOMER: MILLER, JOSHUA
ELEVATION: ELEVATION D	ADDRESS: 1508 CHEYENNE COURT
DRAFTER: JOSE DAVALOS	CITY: PIQUA
PRINT DATE: 07/14/2025	STATE and ZIP: OH, 45356

SHEET NO.
GN1

NOTAS GENERALES

TRAVESAÑOS

1. TODOS LOS TRAVESAÑOS EN MUROS DE CARGA (SOMBREADOS) SERÁN DOBLES DE 2X12 CON AISLAMIENTO DE ESPUMA INSTALADO ENTRE LOS TRAVESAÑOS
2. TODOS LOS TRAVESAÑOS DE 48" O MÁS LARGOS DEBEN TENER 3" DOBLES LISIADOS EN AMBOS EXTREMOS
3. EL TRAVESAÑO DE LA PUERTA BASCULANTE DEL GARAJE SE COLOCARÁ EN LA PARTE SUPERIOR DE LA ABERTURA. 7 PIES DE ALTO Y 16 PIES DE ANCHO DESPUÉS DE TERMINAR CON MOLDURAS. (O.I. 7' 1 ½" X 16' 3")
4. CABECERA DEL GARAJE DE LA PUERTA SUPERIOR PARA CORRER MONTANTE REY A MONTANTE REY.
5. AGREGUE CORREAS EN LA PLACA SUPERIOR DE LA PARED DEL ALA DEL GARAJE AL MONTANTE DE LA PARED SOBRE EL DINTEL DEL GARAJE EN AMBOS LADOS DE LA CABECERA DE LA PUERTA.
6. LAS CABECERAS DE LOS PORCHES REQUIEREN 2-2X12. LA PARTE SUPERIOR SE MUESCA 3" HACIA ABAJO Y SE INSERTA 3 1/4" PARA AMARRAR A LAS PAREDES. LAS PLACAS SUPERIORES NO DEBEN CORTARSE.

PUERTAS

1. LA ABERTURA APROXIMADA PARA PUERTAS BATIENTES DEBE SER 2" MÁS GRANDE QUE EL TAMAÑO DE LA PUERTA. EJEMPLO: LA PUERTA 3/0 REQUIERE UN TAMAÑO DE ABERTURA APROXIMADA DE 3'2" DE ANCHO X 6' 11" DE ALTO. 2/0 PUERTA 2'2" ANCHO X 6' 11" ALTO, ETC.
2. APERTURA APROXIMADA PARA QUE LAS PUERTAS DE DERIVACIÓN SEAN VERDADERAS AL TAMAÑO DE LA PUERTA. EL EJEMPLO DE UNA PUERTA DE DERIVACIÓN 5/0 REQUIERE UNA ABERTURA APROXIMADA DE 5' DE ANCHO X 6' 11" DE ALTO. LA PUERTA DE DERIVACIÓN 4/0 REQUIERE UNA ABERTURA APROXIMADA DE 4' DE ANCHO X 6' 11" DE ALTO.
3. LA ABERTURA APROXIMADA PARA PUERTAS PLEGABLES DEBE SER DE 1 ¼" A 1 ½" MÁS ANCHA QUE LA PUERTA. 2/0 PLEGABLE, REQUIERE UNA ABERTURA APROXIMADA DE 2' 1 ¼" A 2' 1 ½" DE ANCHO X 6' 10" DE ALTO.
4. APERTURA APROXIMADA PARA PUERTAS CORREDIZAS PARA QUE SEA VERDADERA AL TAMAÑO DE LA PUERTA. EJEMPLO: PUERTA CORREDIZA 5/0, REQUIERE UNA ABERTURA APROXIMADA DE 5' DE ANCHO X 6' 7 ¼" DE ALTO.
5. ABERTURA APROXIMADA PARA PUERTA DE ENTRADA CON LUZ LATERAL DE LA SIGUIENTE MANERA: LA PUERTA 3/0 CON LUZ LATERAL DE 12" REQUIERE UNA ABERTURA APROXIMADA DE 4'-3" DE ANCHO X 6'-10 ¾" DE ALTURA.
6. TODAS LAS PUERTAS INTERIORES EN PAREDES QUE NO SOPORTAN CARGA (NO SOMBREADAS) REQUIEREN ABERTURAS PLANAS SOBRE LAS PUERTAS DE 1-2X4 Y BLOQUE SOBRE LA PARTE SUPERIOR, 24" EN EL CENTRO.
7. TODAS LAS PUERTAS INTERIORES EN MUROS DE CARGA (SOMBREADOS) REQUIEREN ABERTURAS DOBLES DE 2X12 SOBRE LAS PUERTAS.

PAREDES

1. TODAS LAS PAREDES EXTERIORES DE REVESTIMIENTO QUE NO SEAN DE LADRILLO SE INSTALARÁN A 4" DESDE EL EXTERIOR DE LA FUNDACIÓN HASTA EL INTERIOR DE LA PARED.
2. TODAS LAS PAREDES EXTERIORES DE REVESTIMIENTO DE LADRILLO SE INSTALARÁN A 4" DESDE EL INTERIOR DE LA PORCIÓN DE SALIENTE DE LADRILLO DE LA FUNDACIÓN HASTA EL INTERIOR DE LA PARED.

PAREDES (CONTINUAS)

3. TODOS LOS MUROS DE CARGA (SOMBREADOS EN NEGRO) DEBEN TENER 16" DE CENTRO A CENTRO CON TRAVESAÑOS DE 2 X 12 SOBRE LAS ABERTURAS.
4. TODOS LOS MUROS QUE NO SEAN DE CARGA (BLANCOS) DEBEN TENER 24" DE CENTRO A CENTRO.
5. TODAS LAS DUCHAS, BAÑERAS O ESCALERAS CONTRA PAREDES EXTERIORES DEBEN INSULAR Y COLOCARSE CAPAS DE T-PLY EN LA PARED EXTERIOR.
6. LAS PAREDES COMUNES DEL GARAJE QUE SE CRUZAN CON LAS PAREDES EXTERIORES REQUIEREN ESQUINAS CALIFORNIA (CAVIDAD DE LA PARED SELLADA CON MONTANTES ADICIONALES).
7. TODOS LOS CABLES DE ESCALERA EXTERIOR SE DEBEN INSTALAR A INTERVALOS DE 2' (2', 4', 6', 8') HACIA ABAJO DESDE LA PARTE SUPERIOR DE LA PLACA SUPERIOR HASTA EL CENTRO DEL BLOQUE. INSTALE PLANO, AL RAS DE LA CARA DE LA PARED CON ESPACIO DETRÁS PARA LA INSOLACIÓN.
8. TODAS LAS DIMENSIONES DEL PLANO EXTERIOR SON DEL EXTERIOR DE LA MADERA CONTRACHAPADA HACIA EL EXTERIOR DE LA MADERA CONTRACHAPADA.
9. LA INSTALACIÓN DEL BLOQUE PARA COLGAR GABINETES DE COCINA ES LA SIGUIENTE: LA PRIMERA FILA DEBE TENER 54" HASTA LA PARTE INFERIOR DE 2 X 4 Y 84" HASTA LA PARTE SUPERIOR DE LA SEGUNDA FILA. TODOS LOS BLOQUES SE INSTALARÁN DE FORMA PLANA A LA PARED PARA PERMITIR INSULAR DETRÁS DE LOS BLOQUES.
10. MUROS ABOVEDADOS QUE SE INSTALARÁN CON UNA PROFUNDIDAD DE 3 ½" EN LOS HUECOS DE LOS MUROS. 24 CENTRE Y BLOQUEE LA PARTE SUPERIOR E INFERIOR PARA QUE PODAMOS AISLAR. ADEMÁS, INSTALE T-PLY O ESPUMA DE ½" EN LA PARTE POSTERIOR DE TODAS LAS PAREDES DE LA BÓVEDA.
11. INSTALE LOS CABLES DE LA ESCALERA INTERIOR A INTERVALOS DE 2' (2', 4', 6', 8') QUE NO EXCEDAN LA ALTURA DE LA PLACA. PARTE SUPERIOR DE LA PLACA SUPERIOR HACIA ABAJO EN EL CENTRO. INSTALE PLANO A CARA O PLANO EN EL VACÍO. NO SE NECESITA AISLAMIENTO DE PAREDES INTERIORES.
12. NINGUNA PLACA SUPERIOR SE ROMPE A MENOS DE 4 PIES DE UNA PARED INTERIOR.
13. TODAS LAS ESQUINAS EXTERIORES SERÁN ESQUINAS CALIFORNIA PARA PERMITIR EL AISLAMIENTO.
14. LAS ROTURAS DE LA PLACA INFERIOR EXTERIOR NO DEBEN EXCEDER LAS 12" DE UNA CORREA O PERNO. SI EXCEDE LAS 12 PULGADAS DE DISTANCIA, SE REQUIERE UNA CABEZA ROJA. (PLAN DE FUNDACIÓN)
15. LOS FALSOS TECHOS (QUE SE MUESTRAN EN LOS PLANOS CON UNA ESCOTILLA CRUZADA) DEBEN CAER 12" DESDE LA PARTE SUPERIOR DE LA PLACA SUPERIOR HASTA LA PARTE INFERIOR DE LOS MAMPAROS, A MENOS QUE SE INDIQUE LO CONTRARIO.
16. LOS MAMPAROS DEL SÓTANO SERÁN INSTALADOS DESPUÉS DE TERMINAR LA INSTALACIÓN DE PLOMERÍA Y HVAC
17. TODA LA PLOMERÍA DEL SÓTANO Y HVAC SE COLOCARÁN LO MÁS CERCA POSIBLE DE LAS PAREDES Y LAS VIGAS.

REVESTIMIENTO EXTERIOR

1. SE REQUIERE OSB 7/16 (MADERA CONTRACHAPADA) EN TODAS LAS ESQUINAS. INSTALE UN MÁXIMO DE (5) LÁMINAS DE ESPUMA DE 4X8 (DISTANCIA MÁXIMA DE 16 PIES) ENTRE LAS LÁMINAS DE 4X8 DE REFUERZO OSB (MADERA CONTRACHAPADA) DE 7/16.

REVESTIMIENTO EXTERIOR (CONTINUAS)

2. LAS VENTANAS/PUERTAS UBICADAS EN ESQUINAS QUE REQUIERAN LA ELIMINACIÓN DE 16" O MÁS DE OSB (MADERA CONTRACHAPADA) DE 7/16 PARA LA INSTALACIÓN DEBEN TENER UNA HOJA ADICIONAL DE 4X8 DE OSB (MADERA CONTRACHAPADA) DE 7/16 ADYACENTE.
3. 7/16 OSB (MADERA CONTRACHAPADA), REQUIERE CLAVAR CADA 12" EN EL CAMPO Y CADA 6" EN LAS UNIONES. USE GRAPAS DE 7/16 X 1 ½ O CLAVOS CON VÁSTAGO ANILLADO DE 8.
4. EL TABLERO OX (TABLERO AZUL/TABLERO DE ESPUMA) REQUIERE CLAVAR CADA CAMPO DE 12" Y CADA 6" EN LAS JUNTAS. USE UN VÁSTAGO ANILLADO PARA TAPA DE BOTÓN DE 1 ½ O UNA GRAPA DE CORONA DE 1 ½" X 1" DE ANCHO.
5. LA ENVOLTURA DE LA CASA REQUIERE CLAVAR CADA 16". TODAS LAS COSTURAS VERTICALES Y HORIZONTALES DEBEN SELLARSE. ENVOLTURA DE LA CASA EN LA PARED DEL SEGUNDO PISO PARA CUBRIR LAS BANDAS DEL PISO. ENVOLTURA DE ARMADURA PARA CUBRIR LAS PLACAS SUPERIORES. SIN COSTURAS EXPUESTAS EN PLACAS, LÍNEAS DE PISO O PARTE INFERIOR DE ARMAZONES.
6. TODAS LAS PAREDES DEL GARAJE SERÁN DE OSB (MADERA CONTRACHAPADA) DE 7/16, INCLUIDA LA PARTE POSTERIOR DE LA PARED COMÚN DEL GARAJE.

VENTANAS

1. LA INSTALACIÓN DE LA VENTANA ES LA SIGUIENTE:
 - A. CORTE LA ENVOLTURA DE LA CASA AL RAS CON LAS ABERTURAS EN TODOS LOS LADOS Y EN LA PARTE SUPERIOR.
 - B. INSTALE CINTA ADHESIVA EN LA PLACA DEL ALFÉIZAR 1" EN LA PARTE SUPERIOR Y 2" SOBRE LA PARTE SUPERIOR DE LA ENVOLTURA DE LA CASA EN EL EXTERIOR.
 - C. INSTALE CINTA ADHESIVA 1" HACIA ARRIBA EN AMBOS LADOS DE LA PLACA DEL ALFÉIZAR.
 - D. CORTE ABERTURAS DE 1" EN LA ENVOLTURA DE LA CASA DESDE LA PARTE SUPERIOR DE LA ABERTURA EN AMBOS LADOS.
 - E. ENVOLTURA DE LA CASA DEBE DOBLARSE EN LA ABERTURA Y CLAVARSE A LA PARED.
 - F. SILICONA EN TODA LA PARTE POSTERIOR DE LA PESTAÑA DE CLAVOS.
 - G. INSTALE LA VENTANA COLOCANDO LA PARTE INFERIOR SOBRE CUÑAS DE 1/4". COLOQUE LA VENTANA EN EL CENTRO DE LA ABERTURA Y EMPÚJELA CONTRA LA PARED.
 - H. UNA VEZ QUE LA VENTANA ESTÉ CENTRADA EN LA ABERTURA Y CUADRADA, CLAVE UN CLAVO PARA TECHO DE 2" (GALVANIZADO) EN CADA ORIFICIO DEL REBORDE DE LA VENTANA.
 - I. JALE LA ENVOLTURA DE LA CASA HACIA ABAJO EN LA PARTE SUPERIOR SOBRE LAS CABEZAS DE LOS CLAVOS Y LA PESTAÑA.
 - J. INSTALE CINTA ADHESIVA EN LOS COSTADOS DE LA VENTANA 3" MÁS ALLÁ DE LA PARTE SUPERIOR E INFERIOR DE LA ABERTURA.
 - K. INSTALE CINTA ADHESIVA EN LA PARTE SUPERIOR DE LA VENTANA A 3 PULGADAS DE LOS LADOS DE LA ABERTURA.
 - L. NO COLOQUE CINTA EN LA PARTE INFERIOR.
2. TODAS LAS CABECERAS DE LAS VENTANAS SERÁN DOBLES DE 2X12 CON ESPUMA ENTRE ELLAS. LOS ENCABEZADOS DE VENTANA DE 48" O MÁS LARGOS REQUIEREN 6" DE LISIADO (3" EN CADA LADO, A MENOS QUE SE INDIQUE LO CONTRARIO).

VENTANAS (CONTINUAS)

3. TODOS LOS MARCOS DE LAS VENTANAS DEBEN TENER 81 ¼" DE LARGO Y LUEGO JALAR HACIA ABAJO DESDE EL MARCO PARA OBTENER LA ALTURA DE LA ABERTURA.
4. LA APERTURA APROXIMADA DE VENTANAS INDIVIDUALES 30/50 SE TRADUCE EN 36" DE ANCHO Y 60" DE ALTO, A MENOS QUE EL FABRICANTE DE LA VENTANA ESPECIFIQUE LO CONTRARIO
5. LA APERTURA APROXIMADA DE LA VENTANA DOBLE 30/50 SE TRADUCE EN 71 ¾" DE ANCHO Y 60" DE ALTO, A MENOS QUE EL FABRICANTE DE LA VENTANA ESPECIFIQUE LO CONTRARIO
6. LA APERTURA APROXIMADA DE UNA SOLA VENTANA 20/40 SE TRADUCE EN 24" DE ANCHO Y 48" DE ALTO, A MENOS QUE EL FABRICANTE DE LA VENTANA ESPECIFIQUE LO CONTRARIO.

BRAGUERO

1. INSTALACIÓN ACCESO ÁTICO: APROXIMADA ABERTURA 22 ½" X 30"
 - A. EL INTERIOR DE LA ABERTURA TENDRÁ UNA ENVOLTURA DE OSB (MADERA CONTRACHAPADA) DE 16" DE ALTO X 22 ½" X 29" 7/16
 - B. LA PARTE EXTERIOR DE LA ABERTURA OSB (MADERA CONTRACHAPADA) DE 7/16 SE CUBRIRÁ CON REFUERZO DE 2X4 EN EL ÁTICO EN TODOS LOS LADOS. (2X4X22 ½" ARRIBA Y ABAJO, 2X4X33" A LOS LADOS)
2. SE REQUIEREN ABRAZADERAS PARA HURACANES PARA SUJETARLAS DESDE LA ARMADURA HASTA LA PLACA SUPERIOR EN TODAS LAS ARMADURAS Y VIGAS.
3. PEGAMENTO SERÁ APLICADO A TODOS LOS SOPORTES COLGANTES ANTES DE LA INSTALACIÓN DEL SOPORTE COLGANTE.
4. LAS CERCHAS EN LA PARED TRASERA SE INSTALARÁN A 12" DESDE EL EXTERIOR DE LA PLACA SUPERIOR HASTA EL FINAL DE LA COLA DE LA CERCHA.
5. INSTALACIÓN DEL REVESTIMIENTO TERMINARA 1" A 1 ¼" POR DEBAJO DE LA PARTE SUPERIOR DEL TECHO EN EL PUNTO MÁS ALTO PARA PERMITIR LA VENTILACIÓN ADECUADA DE LA VENTILACIÓN DE LA CUMBRERA.
6. SE REQUIEREN CLIPS H ENTRE CADA BRAGUERO.
7. LAS CERCHAS SERÁN INSTALADAS A UN MÁXIMO DE 24" EN EL CENTRO.
8. LOS AMARRES DEL TECHO SE INSTALARÁN EN LA PARTE POSTERIOR APROXIMADAMENTE 2' HACIA ABAJO DESDE EL PICO.
9. INSTALACIÓN DE REVESTIMIENTO DE FIELTRO PARA TECHOS (PAPEL NEGRO) CUBRIRÁ TODA LA SUPERFICIE EXTERIOR DEL TECHO.
 - A. INSTALE LA PRIMERA FILA DE REVESTIMIENTO DEL TECHO HACIA ABAJO PARA COLGAR LA PARTE TRASERA DE LA ARMADURA Y TIRE HACIA ARRIBA 47 O 47 ¼" HASTA LA PARTE SUPERIOR DE LA PRIMERA FILA DE OSB 7/16 (MADERA CONTRACHAPADA).
 - B. SI LA ÚLTIMA FILA DE REVESTIMIENTO DEL TECHO EN LA PARTE SUPERIOR ES DE 12" O MENOS, INSTALE UNA FILA ADICIONAL DE 48" DE ANCHO EN LA PARTE SUPERIOR AL MENOS 1" POR DEBAJO DEL PICO.
10. LOS SOPORTES PARA ARMAZONES SE INSTALARÁN ESPALDA CON ESPALDA PARA ARMAZONES EN EL PUNTO MEDIO.



REL. NO.	DATE	REMARKS		
		R01.0	03/29/2024	

COMMUNITY/LOT: ARROWHEAD ESTATES 9211	SHEET DESCRIPTION: GENERAL NOTES - ESP

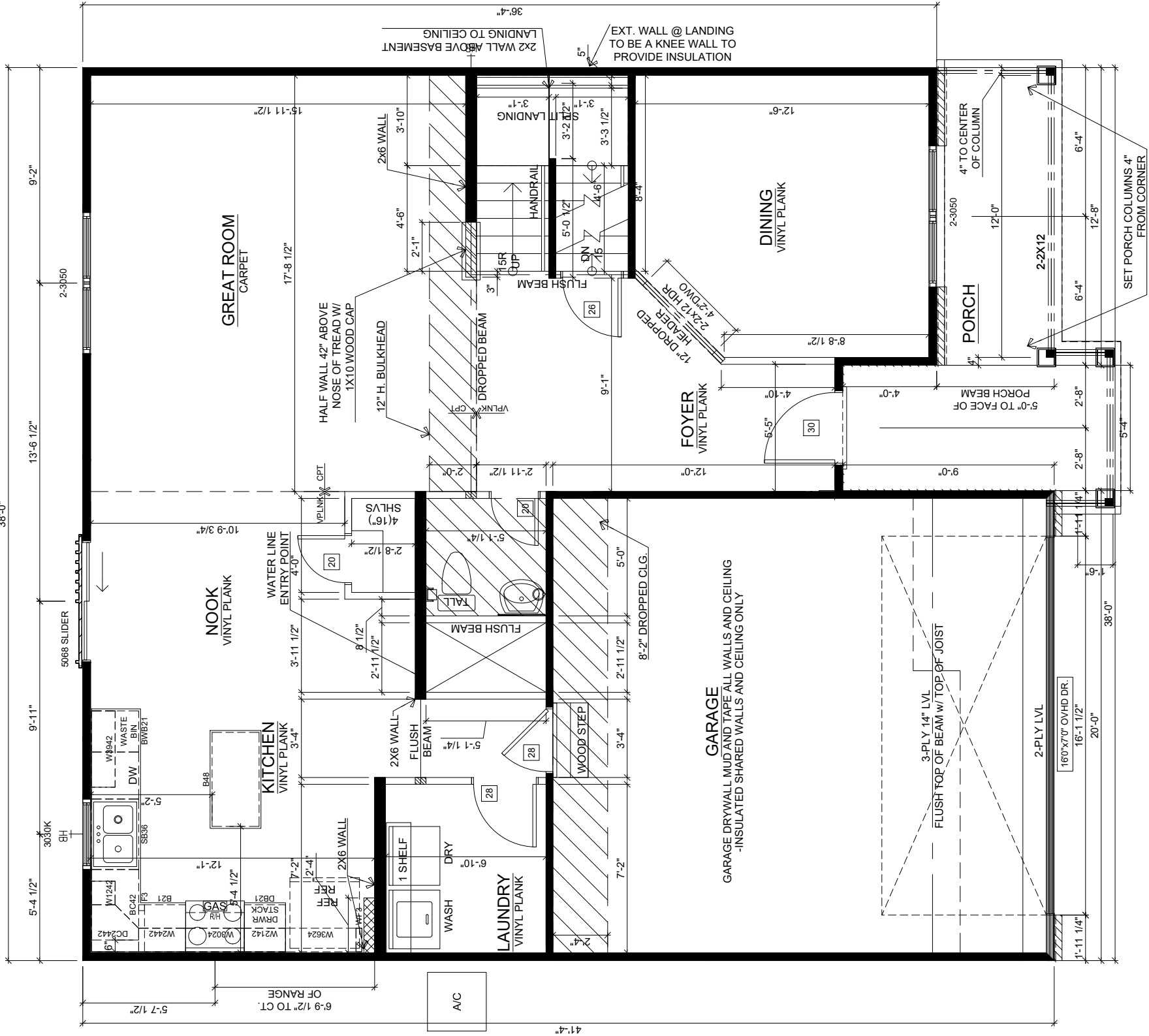
PLAN NAME: SPRUCE	ELEVATION: ELEVATION D
CUSTOMER: MILLER, JOSHUA	DRAFTER: JOSE DAVALOS
ADDRESS: 1508 CHEYENNE COURT	PRINT DATE: 07/14/2025
CITY: PIQUA	STATE and ZIP: OH, 45356

SHEET NO.	GN2
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9' WALLS

FIRST FLOOR

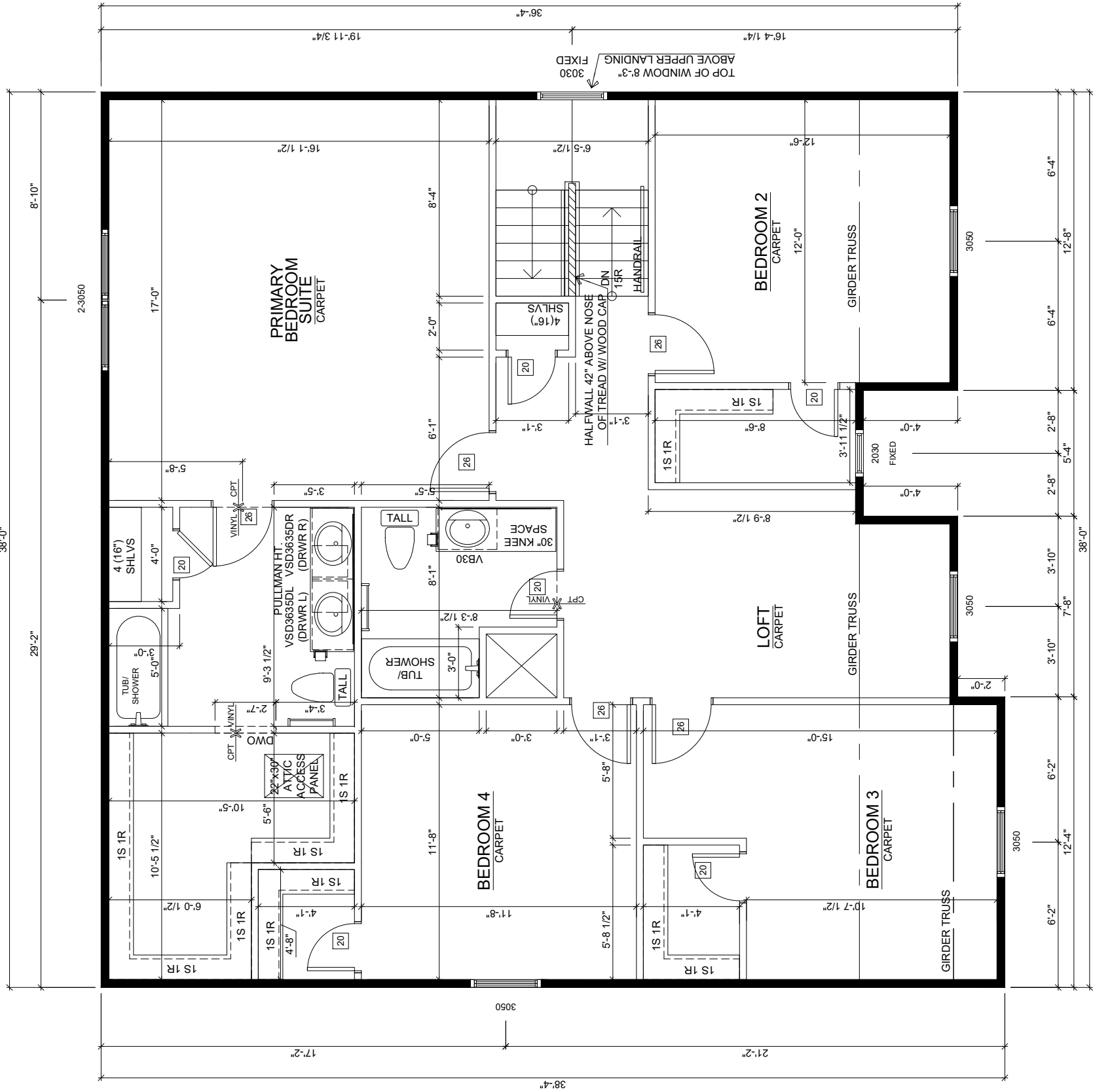
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SHEET NO. 1	CUSTOMER: MILLER, JOSHUA ADDRESS: 1508 CHEYENNE COURT CITY: PIQUA STATE and ZIP: OH, 45356	PLAN NAME: SPRUCE ELEVATION: ELEVATION D DRAFTER: JOSE DAVALOS PRINT DATE: 07/14/2025	COMMUNITY/LOT: ARROWHEAD ESTATES 9211 SHEET DESCRIPTION: FIRST FLOOR PLAN	REL. NO. R01.0	DATE 03/29/2024	REMARKS
	ARBOR H O M E S 9225 HARRISON PARK COURT INDIANAPOLIS, IN 46216 phone (317) 542-1875 fax (317) 542-0268					

SECOND FLOOR

SCALE: 3/16"=1'-0"

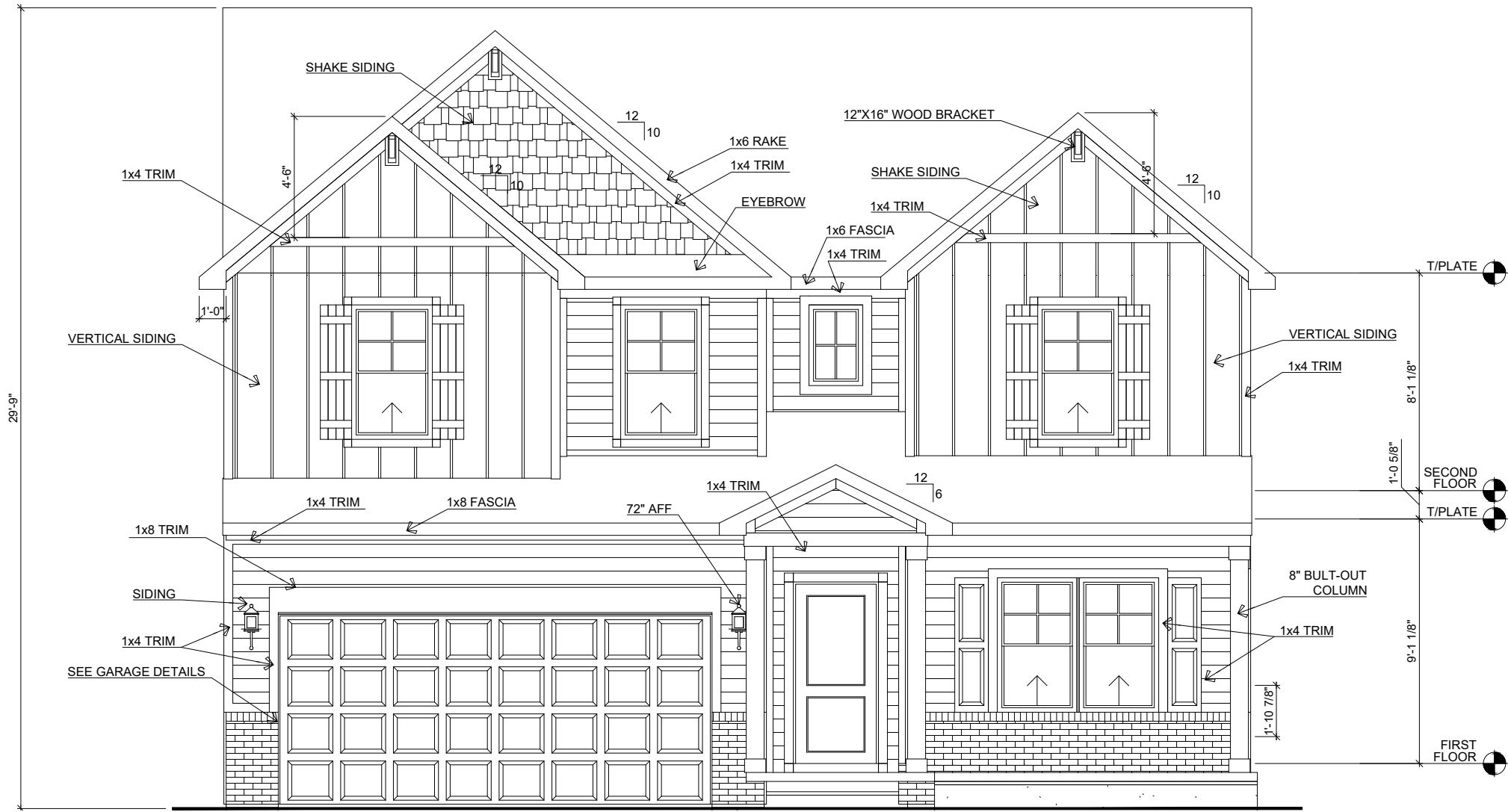


REL. NO.	DATE	REMARKS
R01.0	03/29/2024	

COMMUNITY/LOT: ARROWHEAD ESTATES 9211	SHEET DESCRIPTION:
SECOND FLOOR PLAN	

CUSTOMER: MILLER, JOSHUA	PLAN NAME: SPRUCE
ADDRESS: 1508 CHEYENNE COURT	ELEVATION: ELEVATION D
CITY: PIQUA	DRAFTER: JOSE DAVALOS
STATE and ZIP: OH, 45356	PRINT DATE: 07/14/2025

SHEET NO.
2



FRONT ELEVATION

SCALE: 3/16"=1'-0"

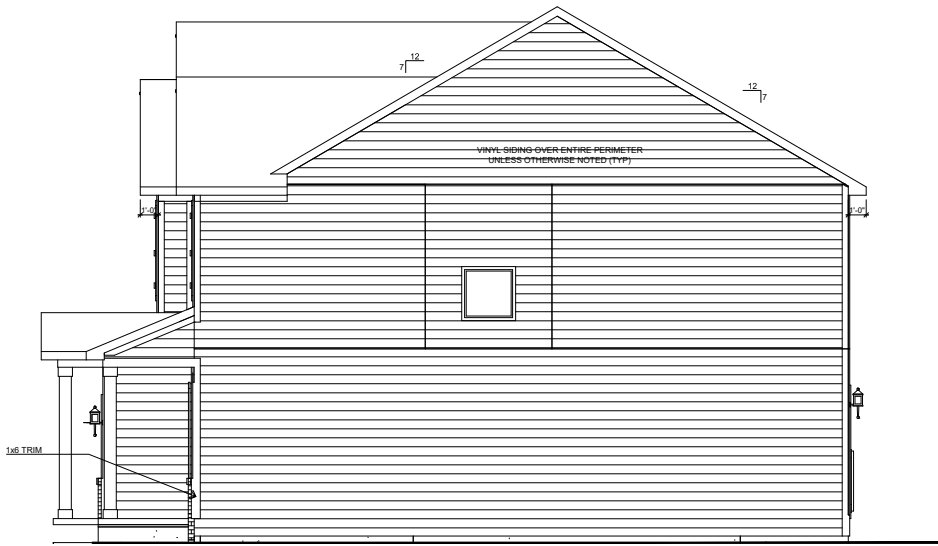
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	CITY: PIQUA	DRAFTER: JOSE DAVALOS					
	STATE and ZIP: OH, 45356	PRINT DATE: 07/14/2025					

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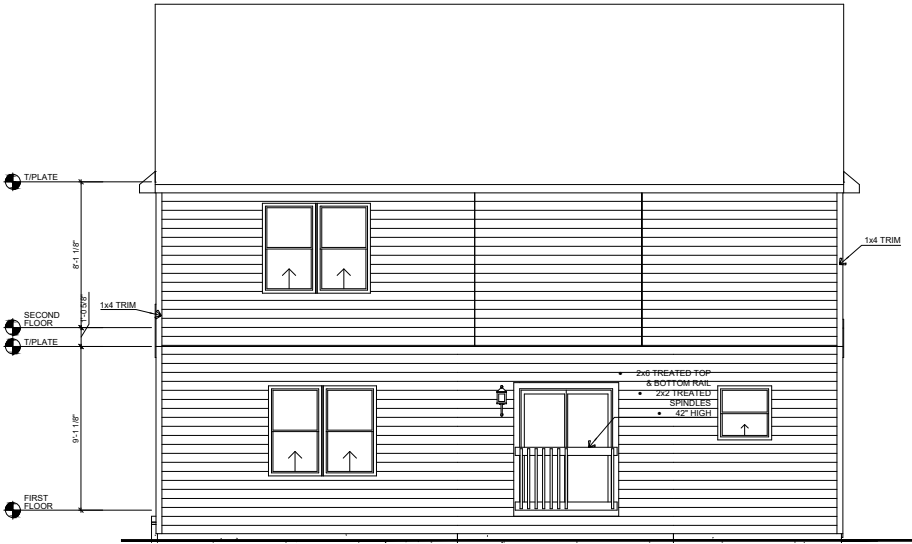
LEFT ELEVATION

SCALE 3/32"=1'-0"



RIGHT ELEVATION

SCALE 3/32"=1'-0"



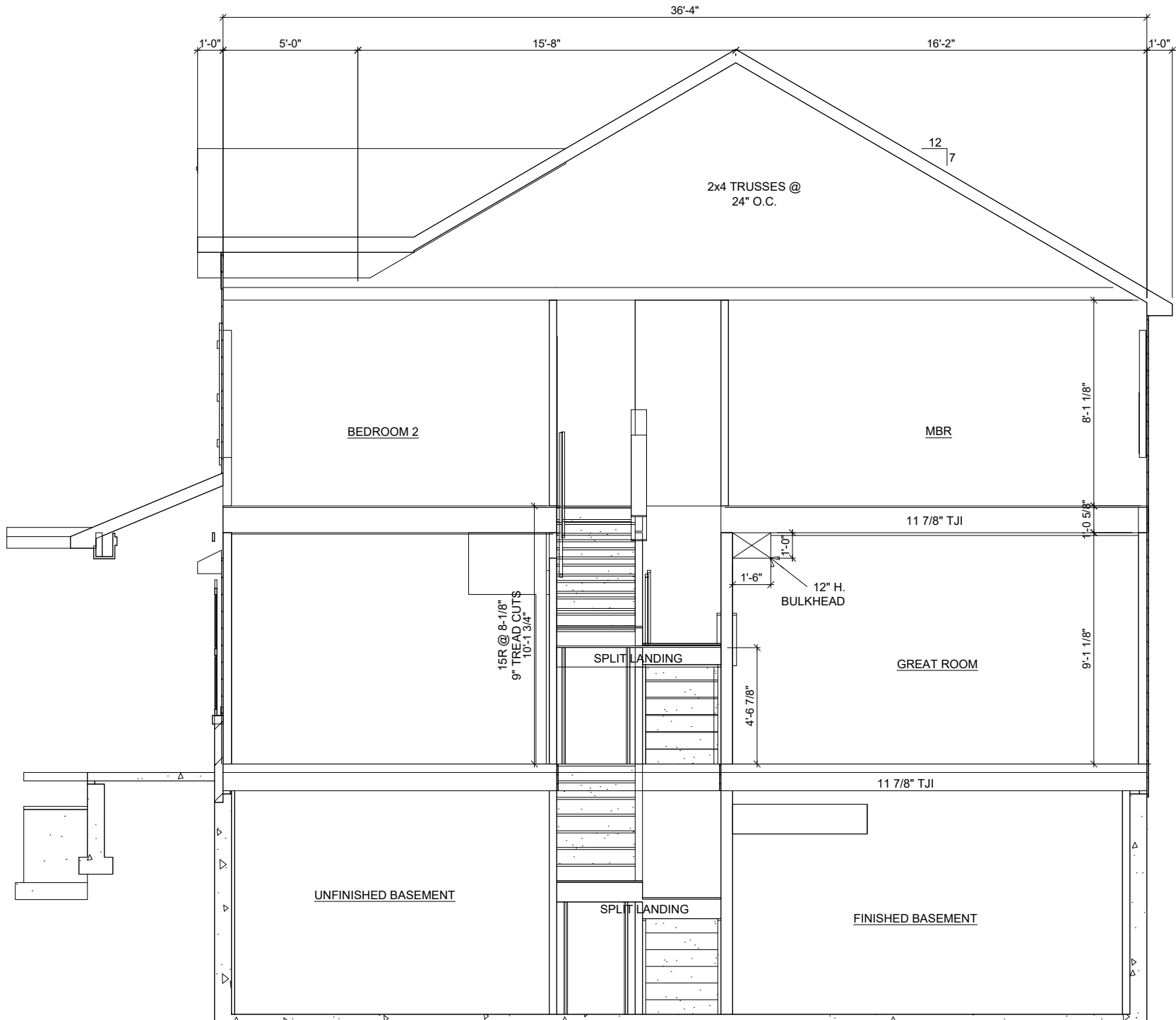
REAR ELEVATION

SCALE 3/32"=1'-0"

REL. NO.	DATE	REMARKS
R01.0	03/29/2024	

COMMUNITY/LOT: ARROWHEAD ESTATES 9211	SHEET DESCRIPTION: ELEVATIONS - SIDES AND REAR

CUSTOMER: MILLER, JOSHUA	PLAN NAME: SPRUCE
ADDRESS: 1508 CHEYENNE COURT	ELEVATION: ELEVATION D
CITY: PIQUA	DRAFTER: JOSE DAVALOS
STATE and ZIP: OH, 45356	PRINT DATE: 07/14/2025



SECTION A

SCALE: 1/8"=1'-0"

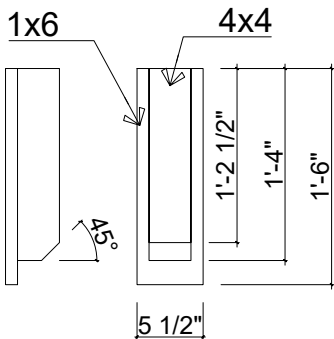
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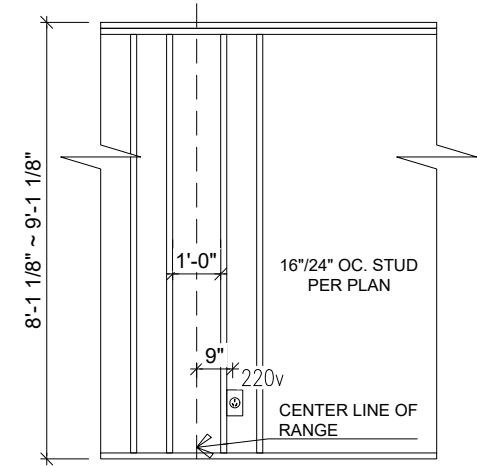
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phone (317) 542-1875
fax (317) 542-8268

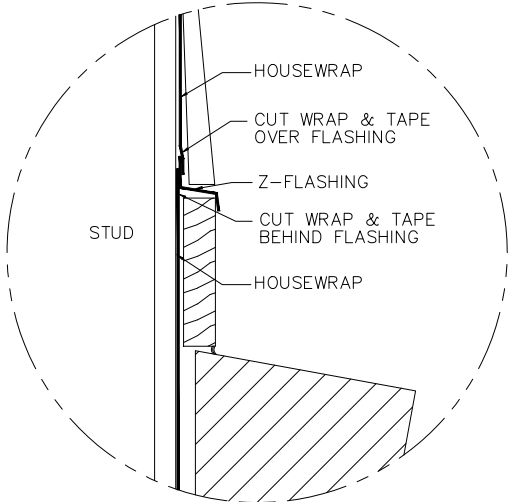
AMERICAN WINDOW SCHEDULE		
SIZE	TYPE	ROUGH OPENING
2020	FIXED	24 x 24
2030	FIXED	24 x 36
2030	SINGLE HUNG	24 x 36
2040	SINGLE HUNG	24 x 48
2050	SINGLE HUNG	24 x 60
2060	SINGLE HUNG	24 x 72
3010	FIXED	36 x 12
3020	FIXED	36 x 24
3030	FIXED	36 x 36
3040	FIXED	36 x 48
3050	FIXED	36 x 60
3060	FIXED	36 x 72
3030	SINGLE HUNG	36 x 36
3040	SINGLE HUNG	36 x 48
3050	SINGLE HUNG	36 x 60
3060	SINGLE HUNG	36 x 72
3050	TWIN SINGLE HUNG	72 $\frac{1}{8}$ x 60
3060	TWIN SINGLE HUNG	72 $\frac{1}{8}$ x 72
4010	FIXED	48 x 12
4020	FIXED	48 x 24
4030	FIXED	48 x 36
4040	HORIZONTAL SLIDER	48 x 48
6020	FIXED	72 x 24
5068	SLIDING GLASS DOOR	60 x 80
6068	SLIDING GLASS DOOR	72 x 80



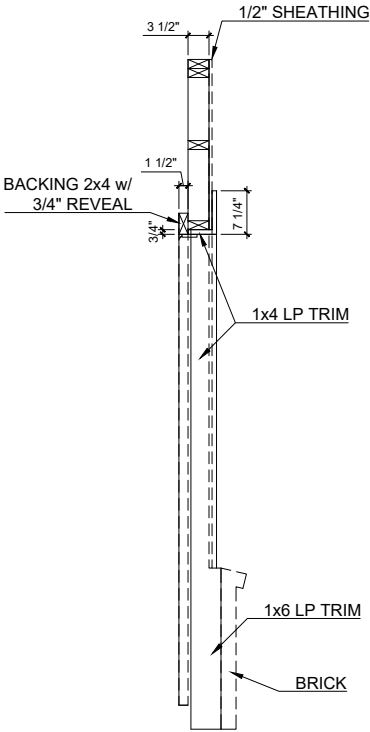
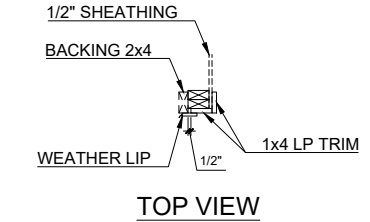
4x4x18 GABLE
BRACKET DETAIL



KITCHEN RANGE WALL
FRAMING DETAIL



WAINSCOT
DETAIL



SIDE VIEW

GARAGE DOOR DETAIL
- BRICK WAINSCOT

REL. NO.	DATE	REMARKS
R01.0	03/29/2024	

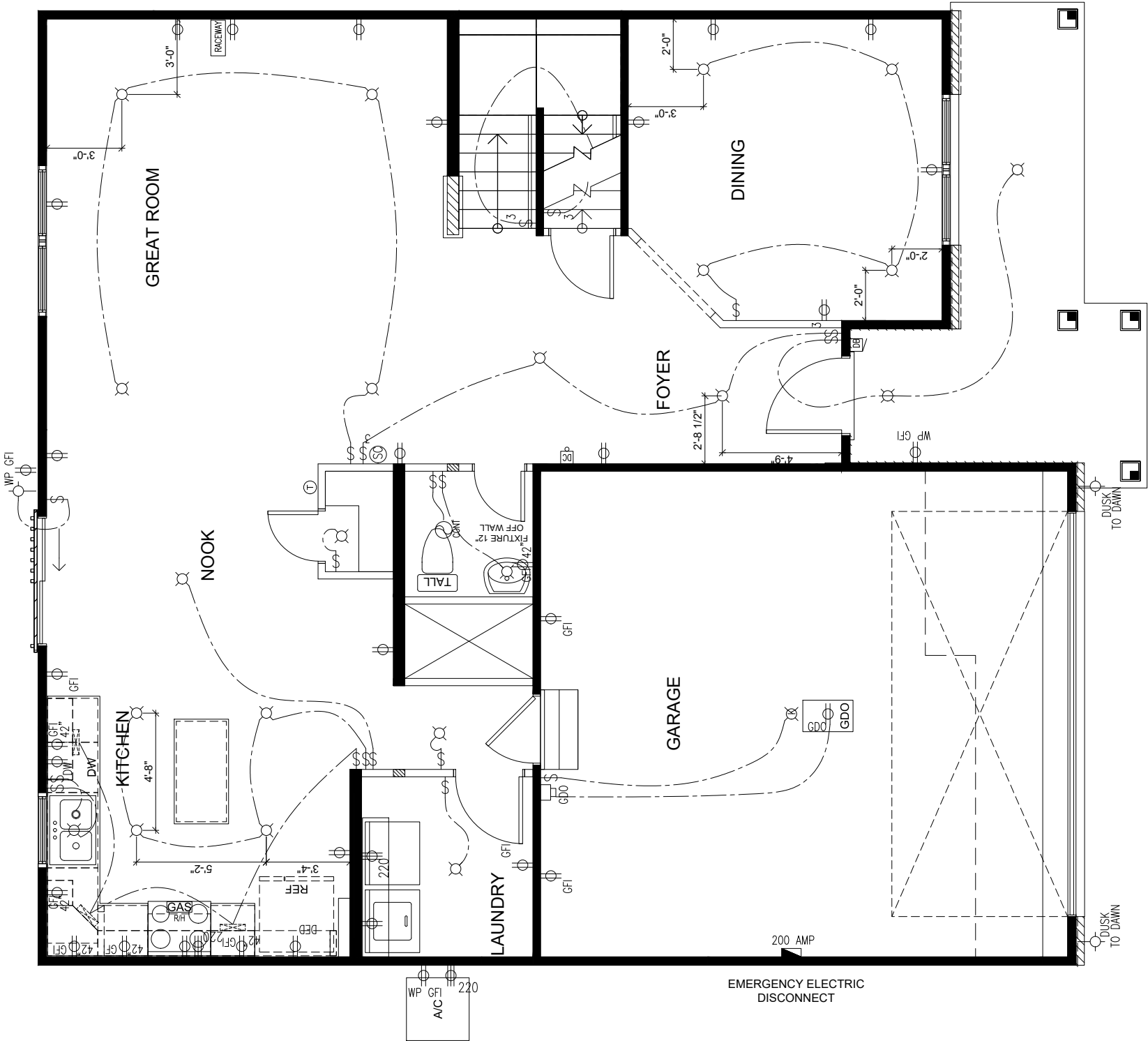
COMMUNITY/LOT: ARROWHEAD ESTATES 9211	DETAILS
SHEET DESCRIPTION:	

CUSTOMER: MILLER, JOSHUA	PLAN NAME: SPRUCE
ADDRESS: 1508 CHEYENNE COURT	ELEVATION: ELEVATION D
CITY: PIQUA	DRAFTER: JOSE DAVALOS
STATE and ZIP: OH, 45356	PRINT DATE: 07/14/2025

ELECT. FIRST

SCALE: 3/16"=1'-0"

	SINGLE POLE SWITCH	SMOKE DETECTOR	WALL SOURCE FIXTURE	HOME NETWORK ENCLOSURE
	THREE WAY SWITCH	SMOKE/CARBON MONOXIDE DETECTOR	EXTERIOR WALL FIXTURE (72" AFF)	HOME NETWORK RACEWAY
	FOUR WAY SWITCH	PROGRAMMABLE THERMOSTAT	EXTERIOR FLOOD LIGHT	FLAT PANEL TV PREWIRE - IN
	DIMMER SWITCH	GARBAGE DISPOSAL	UNDER CABINET LIGHT FIXTURE	FLAT PANEL TV PREWIRE - OUT
	DUPLEX OUTLET	DOOR CHIME	BATH FAN	WHOLE-HOUSE AUDIO SOURCE
	DUPLEX OUTLET - ONE HALF SWITCHED	DOOR BUZZER	BATH FAN/LIGHT	VOLUME CONTROL
	HIGH VOLTAGE OUTLET (220V - 20 AMP)	ELECTRICAL PANEL	BATH FAN W/ CONTINUOUS VENT	CATEGORY 6 CABLE
	DUPLEX OUTLET - CEILING MOUNTED	GARAGE DOOR OPENER SWITCH (60" AFF)	TELEPHONE OUTLET	SPEAKER - CEILING MOUNTED
	DUPLEX OUTLET - FLOOR MOUNTED	CEILING FIXTURE	TELEPHONE OUTLET - RAISED HT.	SPEAKER - WALL MOUNTED
	WEATHERPROOF	PENDANT FIXTURE	TELEVISION OUTLET	SECURITY SYSTEM KEYPAD
	ARC FAULT CIRCUIT INTERRUPTER	KEYLESS LIGHT FIXTURE	DMARC	CEILING FAN FIXTURE W/ LIGHT
	GROUND FAULT INTERRUPT	BATH WALL FIXTURE	COMBO JACK - COAX/CAT6	



SHEET NO.

5

CUSTOMER: MILLER, JOSHUA

ADDRESS: 1508 CHEYENNE COURT

CITY: PIQUA

STATE and ZIP: OH, 45356

PLAN NAME: SPRUCE

ELEVATION: ELEVATION D

DRAFTER: JOSE DAVALOS

PRINT DATE: 07/14/2025

COMMUNITY/LOT: ARROWHEAD ESTATES 9211

SHEET DESCRIPTION:

FIRST FLOOR ELECTRICAL

REL. NO.

R01.0

DATE

03/29/2024

REMARKS



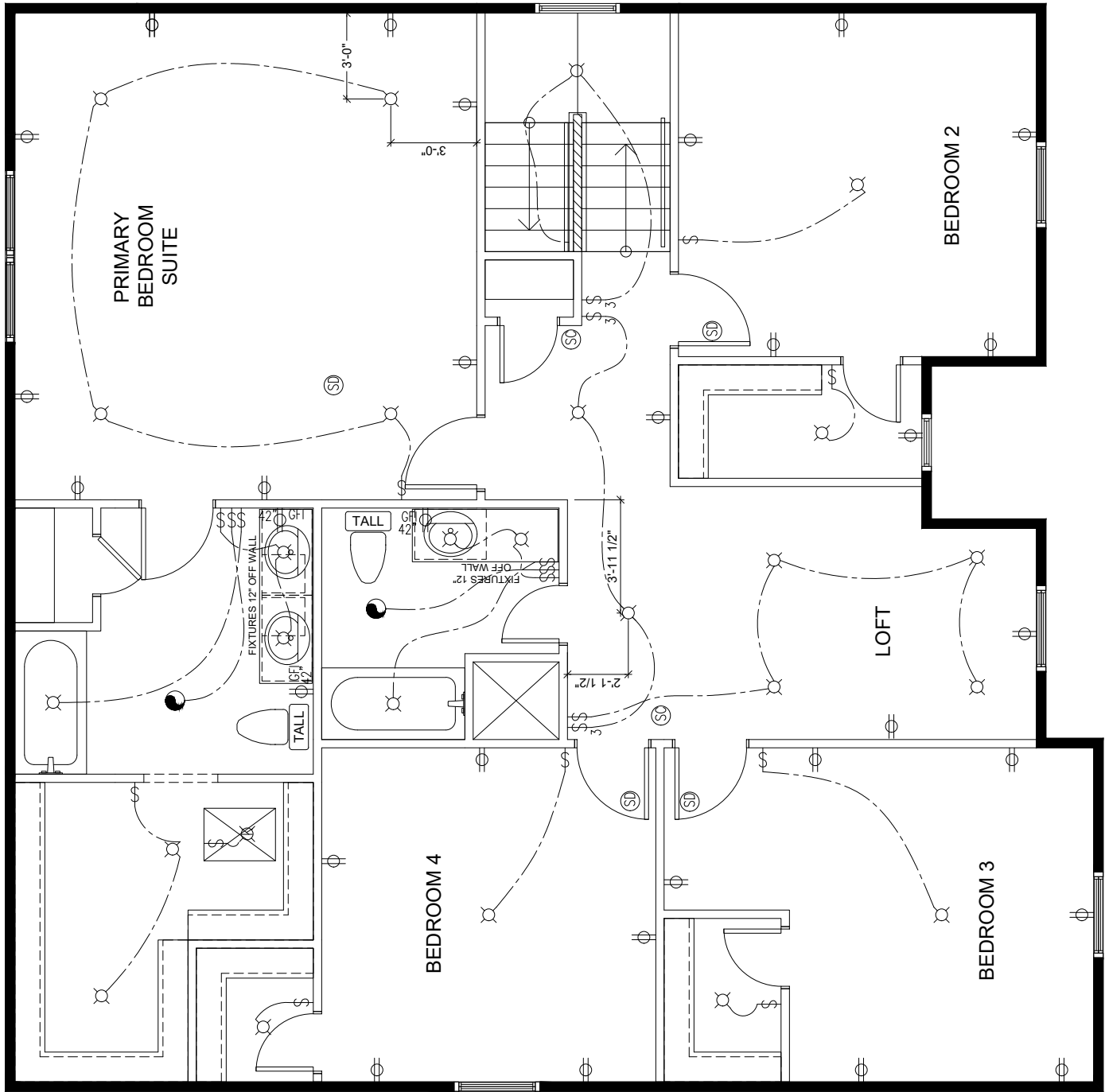
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INDIANAPOLIS, IN 46216

phone (317) 542-1875
fax (317) 542-0268

ELECT. SECOND

SCALE: 3/16"=1'-0"

4-4	SINGLE POLE SWITCH	50	SMOKE DETECTOR	☞	WALL SOURCE FIXTURE	ENR	HOME NETWORK ENCLOSURE
4-5	THREE WAY SWITCH	51	SMOKE/CARBON MONOXIDE DETECTOR	☞	EXTERIOR WALL FIXTURE (12" AFT)	RAYM	HOME NETWORK RACEWAY
4-6	FOUR WAY SWITCH	52	PROGRAMMABLE THERMOSTAT	☞	EXTERIOR FLOOD LIGHT	TV-IN	HOME NETWORK TV PREWIRE - IN
4-7	DIMMER SWITCH	53	GARBAGE DISPOSAL	☞	UNDER CABINET LIGHT FIXTURE	TV-OUT	FLAT PANEL TV PREWIRE - OUT
4-8	DUPLEX OUTLET	54	DOOR CHIME	☞	BATH FAN	AUDIO	WHOLE-HOUSE AUDIO SOURCE
4-9	DUPLEX OUTLET - ONE HALF SWITCHED	55	DOOR BUZZER	☞	BATH FAN/LIGHT	☞	VOLUME CONTROL
4-10	HIGH VOLTAGE OUTLET (220V - 20 AMP)	56	ELECTRICAL PANEL	☞	BATH FAN #/ CONTINUOUS VENT	EXED	CATEGORY 6 CABLE
4-11	DUPLEX OUTLET - CEILING MOUNTED	57	GARAGE DOOR OPENER SWITCH (60" AFT)	☞	TELEPHONE OUTLET	58	SPEAKER - CEILING MOUNTED
4-12	DUPLEX OUTLET - FLOOR MOUNTED	59	CEILING FAN	☞	TELEPHONE OUTLET - RAISED HT.	59	SPEAKER - WALL MOUNTED
4-13	W/REARDOOR	60	PENANT FUTURE	☞	TELEVISION OUTLET	60	SECURITY SYSTEM KEYPAD
4-14	ARC FAULT CIRCUIT INTERRUPTER	61	RECESS LIGHT FIXTURE	61	DMARC	61	CEILING FAN FIXTURE #/ LIGHT
4-15	GROUND FAULT INTERRUPT	62	BATH WALL FIXTURE	62	COMBO JACK - COAX/CAT6	62	

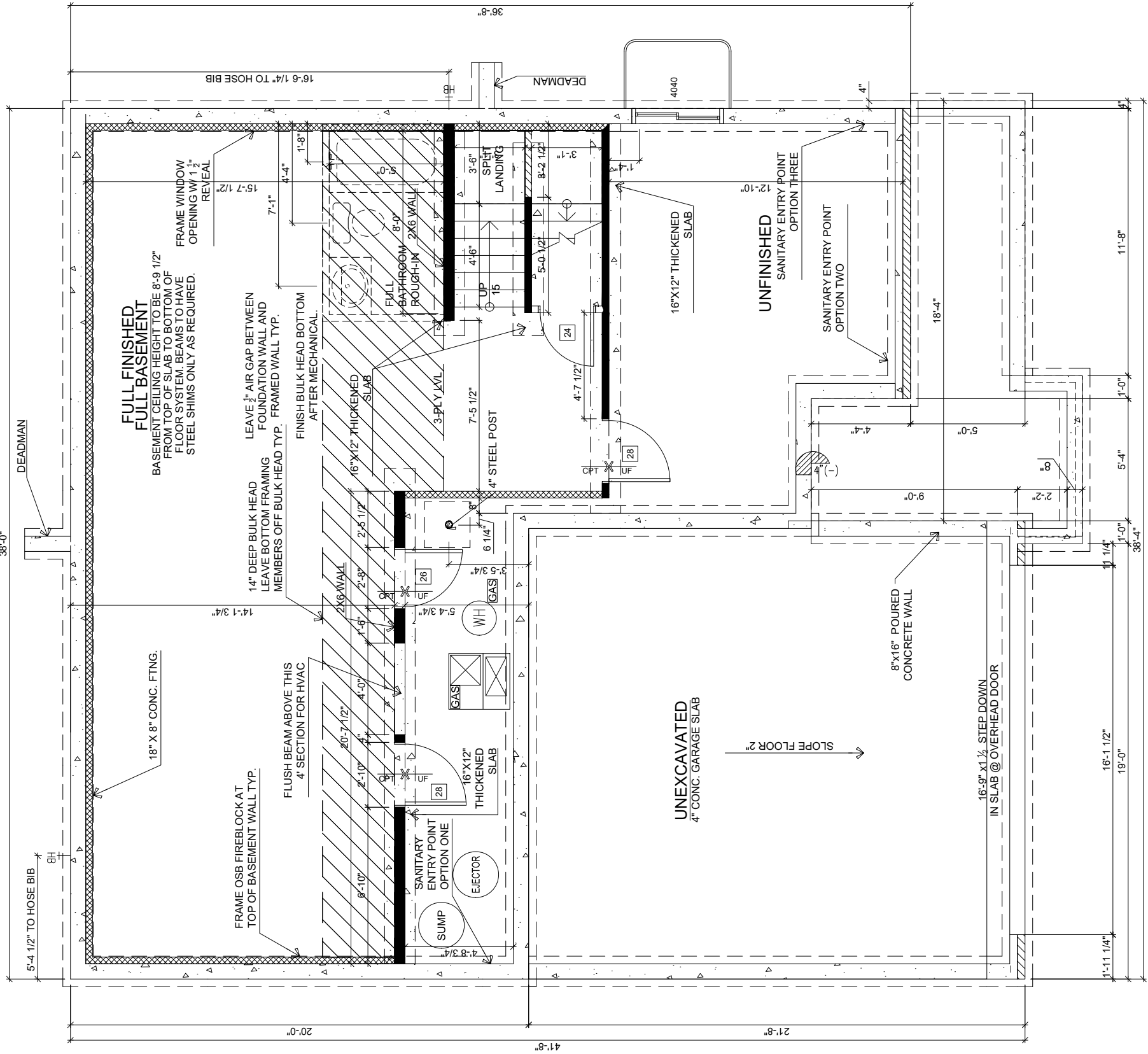


SHEET NO. 6	CUSTOMER: MILLER, JOSHUA	PLAN NAME: SPRUCE	COMMUNITY/LOT: ARROWHEAD ESTATES 9211
	ADDRESS: 1508 CHEYENNE COURT	ELEVATION: ELEVATION D	SHEET DESCRIPTION:
	CITY: PIQUA	DRAFTER: JOSE DAVALOS	SECOND FLOOR ELECTRICAL
	STATE and ZIP: OH, 45356	PRINT DATE: 07/14/2025	

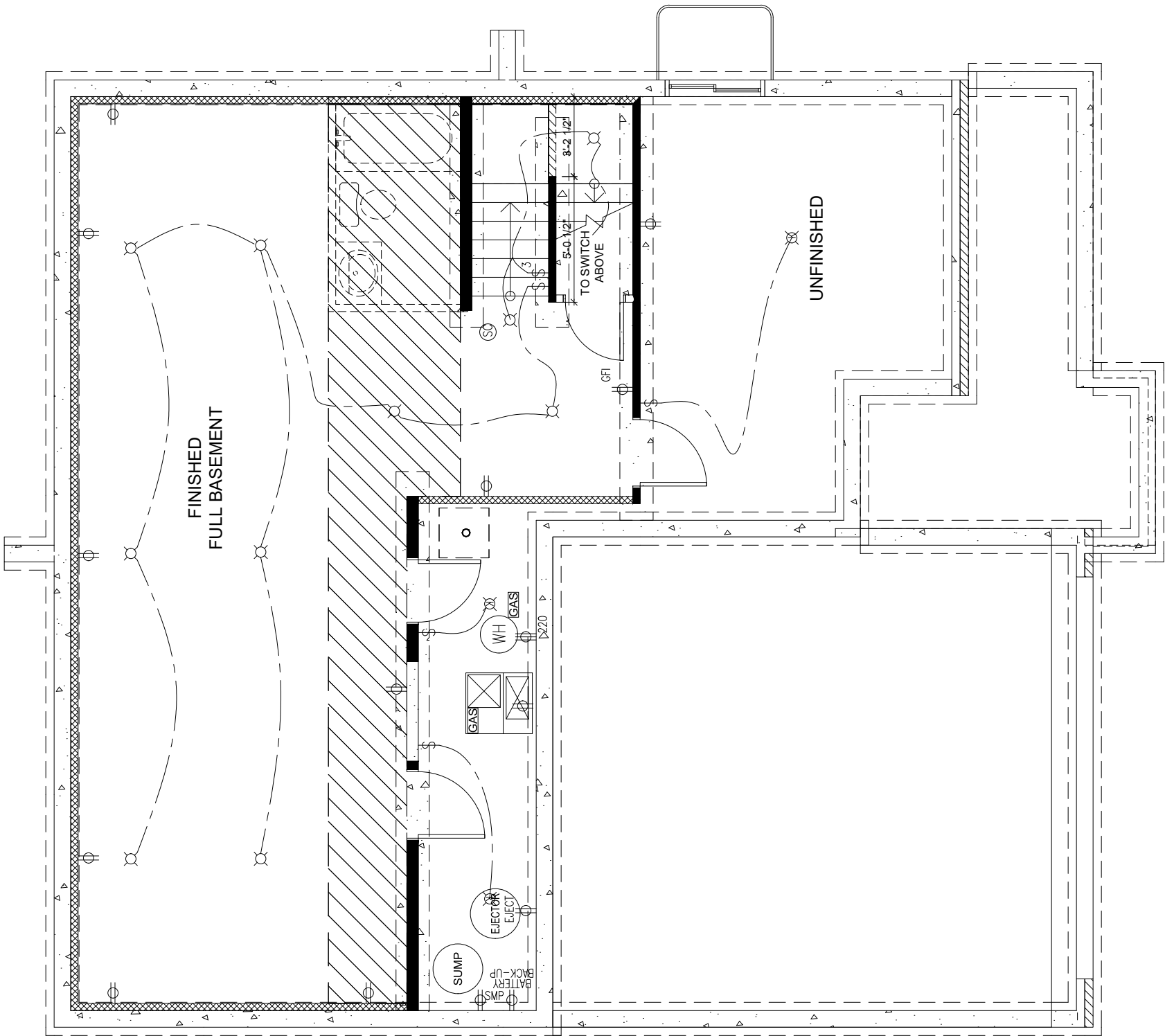
BASEMENT

SCALE 3/16"=1'-0"

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	SINGLE POLE SWITCH		SMOKE DETECTOR		WALL SOURCE FIXTURE		HOME NETWORK ENCLOSURE
	FOUR WAY SWITCH		SMOKE/CARBON MONOXIDE DETECTOR		EXTERIOR WALL FIXTURE (72' AFF)		HOME NETWORK RACEWAY
	THREE WAY SWITCH		PROGRAMMABLE THERMOSTAT		EXTERIOR FLOOD LIGHT		FLAT PANEL TV PREMISE - IN
	DIMMER SWITCH		GARBAGE DISPOSAL		UNDER CABINET LIGHT FIXTURE		FLAT PANEL TV PREMISE - OUT
	DUPLEX OUTLET		DOOR CHIME		BATH FAN		WHOLE-HOUSE AUDIO SOURCE
	DUPLEX OUTLET - ONE HALF SWITCHED		DOOR BUZZER		BATH FAN/LIGHT		VOLUME CONTROL
	HIGH VOLTAGE OUTLET (220V - 20 AMP)		ELECTRICAL PANEL		BATH FAN W/ CONTINUOUS VENT		CATEGORY 6 CABLE
	DUPLEX OUTLET - CEILING MOUNTED		GARAGE DOOR OPENER SWITCH (60' AFF)		TELEPHONE OUTLET		SPEAKER - CEILING MOUNTED
	DUPLEX OUTLET - FLOOR MOUNTED		CEILING FIXTURE		TELEPHONE OUTLET - RAKED HT.		SPEAKER - WALL MOUNTED
	WEATHERPROOF		PENDANT FIXTURE		TELEVISION OUTLET		SECURITY SYSTEM KEYPAD
	ARC FAULT CIRCUIT INTERRUPTER		KEYLESS LIGHT FIXTURE		DMARC		
	GROUND FAULT INTERRUPT		BATH WALL FIXTURE		COMBO JACK - COAX/CAT6		CEILING FAN FIXTURE W/ LIGHT



BASEMENT ELECTRICAL

SCALE 3/16"=1'-0"

SHEET NO. 7E	CUSTOMER: MILLER, JOSHUA	PLAN NAME: SPRUCE	COMMUNITY/LOT: ARROWHEAD ESTATES 9211		
	ADDRESS: 1508 CHEYENNE COURT	ELEVATION: ELEVATION D	SHEET DESCRIPTION: BASEMENT ELECTRICAL		
	CITY: PIQUA	DRAFTER: JOSE DAVALOS			
	STATE and ZIP: OH, 45356	PRINT DATE: 07/14/2025			
			REL. NO.	DATE	REMARKS
			R01.0	03/29/2024	



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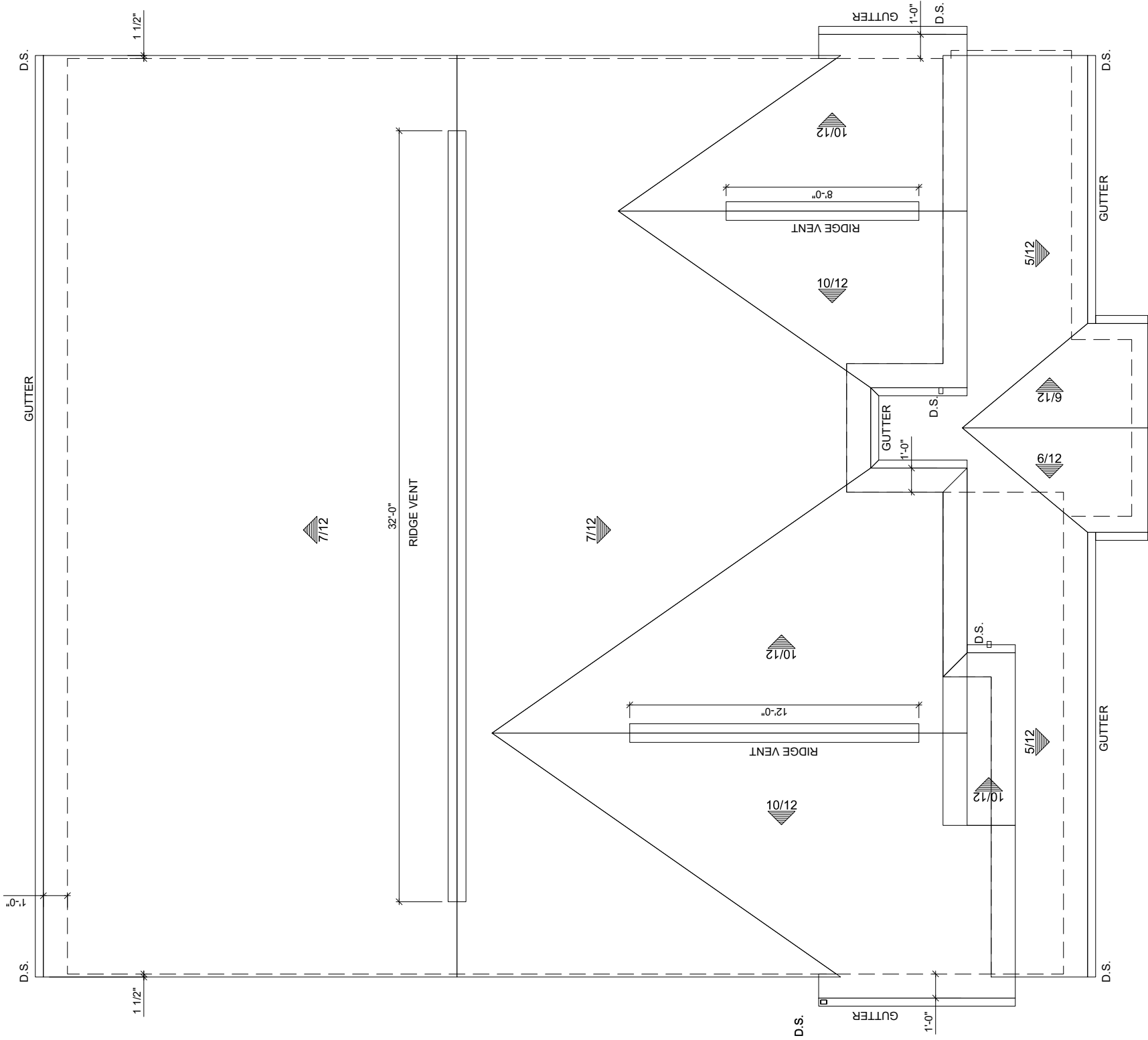
9225 HARRISON PARK COURT
INDIANAPOLIS, IN 46216

phone (317) 842-4875
fax (317) 842-5568

BLACK SHINGLES

ROOF LAYOUT

SCALE: 3/16"=1'-0"





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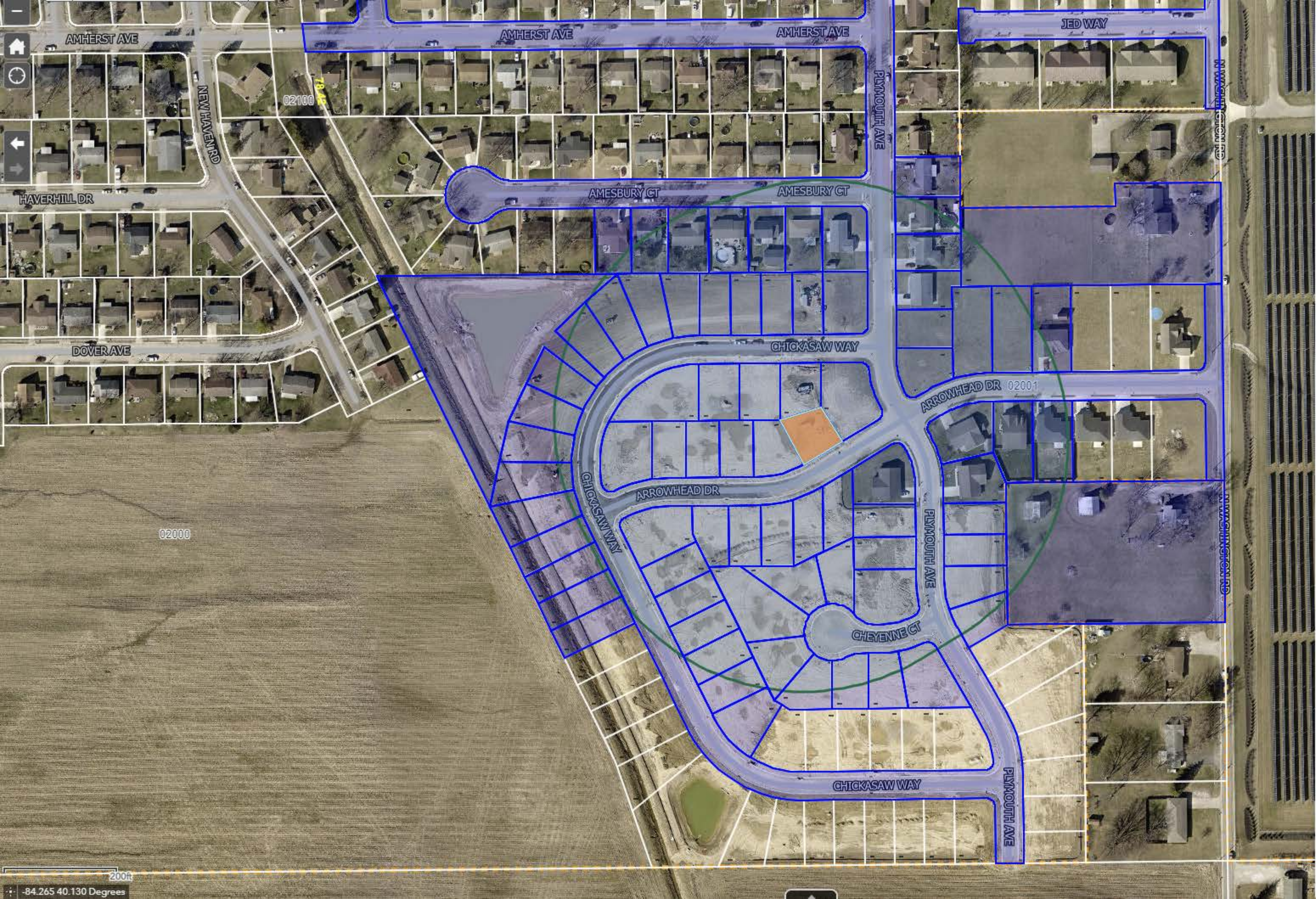
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INDIANAPOLIS, IN 46216
phone (317) 542-1876
fax (317) 542-0268

REL. NO.	DATE	REMARKS
R01.0	03/29/2024	

COMMUNITY/LOT: ARROWHEAD ESTATES 9211	SHEET DESCRIPTION: ROOF LAYOUT

CUSTOMER: MILLER, JOSHUA	PLAN NAME: SPRUCE
ADDRESS: 1508 CHEYENNE COURT	ELEVATION: ELEVATION D
CITY: PIQUA	DRAFTER: JOSE DAVALOS
STATE and ZIP: OH, 45356	PRINT DATE: 07/14/2025

SHEET NO. 8



Select or search for a feature in the map

N44-101634



☒ Apply a search distance

400

Feet

Addressee Layer

Notification Fields

Format

Comma-separated values (CSV)

81 addressees found; do you want to continue?

Review

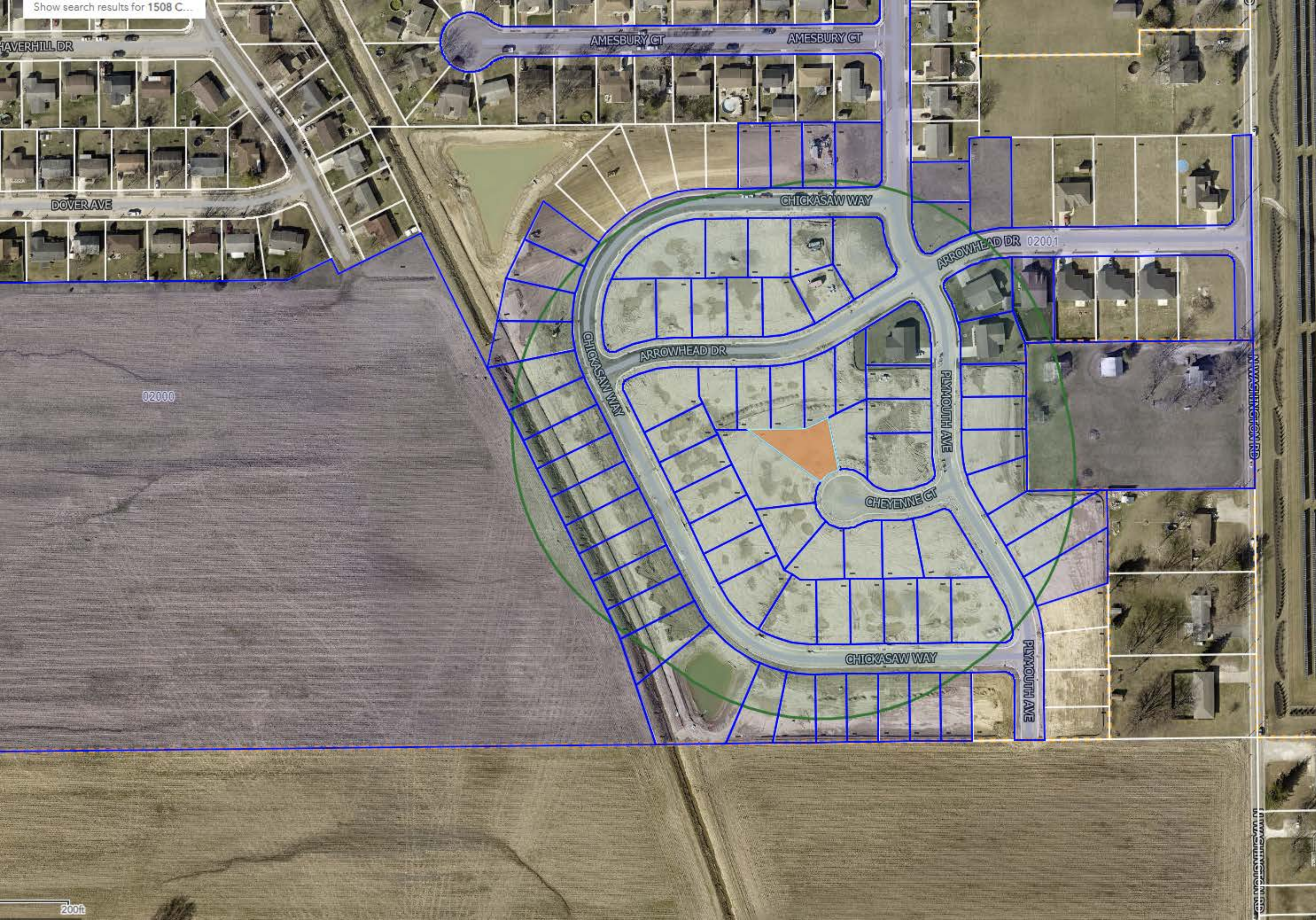
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200ft

-84.265 40.130 Degrees

BZA 11-25	N44-101758	ARROWHEAD PROJECT I LLC	10100 INNOVATION DR #410	MIAMISBURG	OH	45342
BZA 11-25	N44-073104	BACHMAN KIRK A & ANITA J	1013 PLYMOUTH AVE	PIQUA	OH	45356
BZA 11-25	N44-073129	HOLBROOK DENNIS H & DORIS	1014 PLYMOUTH AVE	PIQUA	OH	45356
BZA 11-25	N44-073103	GARCIA SARAH	1015 PLYMOUTH AVE	PIQUA	OH	45356
BZA 11-25	N44-073102	HAYNES GLORIA S & SCOTT E MINOR	1017 PLYMOUTH AVE	PIQUA	OH	45356
BZA 11-25	N44-078546	FRY LLOYD B & TERESA A	1021 PLYMOUTH AVE	PIQUA	OH	45356
BZA 11-25	N44-078548	PEACOCK JARRETT	1025 PLYMOUTH AVE	PIQUA	OH	45356
BZA 11-25	N44-078546	FRY LLOYD B & TERESA A	10328 N HARDIN RD	PIQUA	OH	45356
BZA 11-25	N44-078540	SNYDER PEGGY A (LE) & JAMES M & ANGELA S BYERS (RM)	1102 PLYMOUTH AVE	PIQUA	OH	45356
BZA 11-25	N44-078538	MYERS SONDR A K (TOD)	1105 PLYMOUTH AVE	PIQUA	OH	45356
BZA 11-25	N44-101660	MARTINEZ JENNIFER ANNE AVILA & JONATHAN V	1106 PLYMOUTH AVE	PIQUA	OH	45356
BZA 11-25	N44-101662	BLUEBIRD INVESTMENT PROPERTIES LLC	1109 PLYMOUTH AVE PIQUA OH 45356	PIQUA	OH	45356
BZA 11-25	N44-101664	CLAYTON PROPERTIES GROUP INC	1110 PLYMOUTH AVE PIQUA OH 45356	PIQUA	OH	45356
BZA 11-25	N44-101666	CLAYTON PROPERTIES GROUP INC	1113 PLYMOUTH AVE PIQUA OH 45356	PIQUA	OH	45356
BZA 11-25	N44-101756	DECKER ALAN ROSS & JENNIFER SUE	1116 PLYMOUTH AVE	PIQUA	OH	45356
BZA 11-25	N44-101668	HOCHSTEIN DAVE D	1117 PLYMOUTH AVE	PIQUA	OH	45356
BZA 11-25	N44-101670	CLAYTON PROPERTIES GROUP INC DBA ARBOR HOMES	1121 PLYMOUTH WAY PIQUA OH 45356	PIQUA	OH	45356
BZA 11-25	N44-073104	BACHMAN KIRK A & ANITA J	117 S ENTERPRISE ST SUITE 601	CELINA	OH	45822
BZA 11-25	N44-078556	GRUBE SHARON K	1312 ARROWHEAD DR	PIQUA	OH	45356
BZA 11-25	N44-078532	SWINTON MICHAEL & KATHLEEN	1313 ARROWHEAD	PIQUA	OH	45356
BZA 11-25	N44-078554	J & A HOMES LLC	1316 ARROWHEAD DR	PIQUA	OH	45356
BZA 11-25	N44-078534	OSBORNE CLARA J (TOD)	1317 ARROWHEAD DR	PIQUA	OH	45356
BZA 11-25	N44-078552	J & A HOMES LLC	1320 ARROWHEAD DR	PIQUA	OH	45356
BZA 11-25	N44-078536	KINNISON R DOUGLAS & NELLIE	1321 ARROWHEAD DR	PIQUA	OH	45356
BZA 11-25	N44-078554	J & A HOMES LLC	1400 TROY URBANA RD	TROY	OH	45373
BZA 11-25	N44-078552	J & A HOMES LLC	1400 TROY URBANA RD	TROY	OH	45373
BZA 11-25	N44-101658	CLAYTON PROPERTIES GROUP INC	1501 ARROWHEAD WAY PIQUA OH 45356	PIQUA	OH	45356
BZA 11-25	N44-078544	TILTON JOSHUA AARON & TAYLOR MICHELLE	1502 CHICKASAW WAY	PIQUA	OH	45356
BZA 11-25	N44-078542	CLAYTON PROPERTIES GROUP INC	1502 ARROWHEAD DR	PIQUA	OH	45356
BZA 11-25	N44-073128	DUFFEY DEBORAH	1503 AMESBURY CT	PIQUA	OH	45356
BZA 11-25	N44-101740	DOBAY BRITTANY NICOLE & DYLAN	1503 CHEYENNE CT	PIQUA	OH	45356
BZA 11-25	N44-101632	CLAYTON PROPERTIES GROUP INC	1503 CHICKASAW WAY PIQUA OH 45356	PIQUA	OH	45356
BZA 11-25	N44-101634	CLAYTON PROPERTIES GROUP INC	1504 ARROWHEAD DR PIQUA OH 45356	PIQUA	OH	45356
BZA 11-25	N44-101754	CLAYTON PROPERTIES GROUP INC	1504 CHEYENNE COURT PIQUA OH 45356	PIQUA	OH	45356
BZA 11-25	N44-073127	SHORT SHANNON M & ALYSSA L MARSTELLER	1505 AMESBURY CT	PIQUA	OH	45356
BZA 11-25	N44-101656	JENT MARK LEROY ANTHONY II & TOPANGA	1505 ARROWHEAD DR	PIQUA	OH	45356
BZA 11-25	N44-101742	CLAYTON PROPERTIES GROUP INC	1505 CHEYENNE COURT PIQUA OH 45356	PIQUA	OH	45356
BZA 11-25	N44-101624	SUMMERS JAREN DOUGLAS & KENDRA LEE	1506 CHICKASAW WAY	PIQUA	OH	45356
BZA 11-25	N44-073126	FORQUER WARREN K & ANGELA S	1507 AMESBURY CT	PIQUA	OH	45356
BZA 11-25	N44-101630	CHILDERS AMANDA & JEREMIAH LOVE	1507 CHICKASAW WAY	PIQUA	OH	45356
BZA 11-25	N44-101636	ROOF NATHANIEL J & GIZZELA R	1508 ARROWHEAD DR	PIQUA	OH	45356
BZA 11-25	N44-101752	CLAYTON PROPERTIES GROUP INC	1508 CHEYENNE COURT PIQUA OH 45356	PIQUA	OH	45356
BZA 11-25	N44-101622	CLAYTON PROPERTIES GROUP INC	1508 CHICKASAW WAY PIQUA OH 45356	PIQUA	OH	45356
BZA 11-25	N44-073125	MONG PHILLIP C	1509 AMESBURY CT	PIQUA	OH	45356
BZA 11-25	N44-101654	CLAYTON PROPERTIES GROUP INC	1509 ARROWHEAD WAY PIQUA OH 45356	PIQUA	OH	45356
BZA 11-25	N44-101744	CLAYTON PROPERTIES GROUP INC	1509 CHEYENNE COURT PIQUA OH 45356	PIQUA	OH	45356
BZA 11-25	N44-101620	CLAYTON PROPERTIES GROUP INC	1510 CHICKASAW WAY PIQUA OH 45356	PIQUA	OH	45356
BZA 11-25	N44-073124	WHITMAN PAUL M(TOD)	1511 AMESBURY CT	PIQUA	OH	45356
BZA 11-25	N44-101628	BUSHNELL JACOB & RACHEL OLSON	1511 CHICKASAW WAY	PIQUA	OH	45356
BZA 11-25	N44-101746	CLAYTON PROPERTIES GROUP INC	1511 CHEYENNE COURT PIQUA OH 45356	PIQUA	OH	45356
BZA 11-25	N44-101750	PERRIN ANDREW	1512 CHEYENNE COURT	PIQUA	OH	45356
BZA 11-25	N44-101638	CLAYTON PROPERTIES GROUP INC	1512 ARROWHEAD DR PIQUA OH 45356	PIQUA	OH	45356
BZA 11-25	N44-101618	CLAYTON PROPERTIES GROUP INC	1512 CHICKASAW WAY PIQUA OH 45356	PIQUA	OH	45356
BZA 11-25	N44-073123	GARMAN MARK A & CARRIE L	1513 AMESBURY CT	PIQUA	OH	45356
BZA 11-25	N44-101652	HAWK CLEADOUS EUGENE II & HOLLY LYNN	1513 ARROWHEAD DR	PIQUA	OH	45356
BZA 11-25	N44-101626	PORTER HENRY & BRITTNEY K	1515 CHICKASAW WAY	PIQUA	OH	45356
BZA 11-25	N44-101616	POISSON TROY EVAN & LYDIA N	1516 CHICKASAW WAY	PIQUA	OH	45356
BZA 11-25	N44-101640	CLAYTON PROPERTIES GROUP INC	1516 ARROWHEAD DR PIQUA OH 45356	PIQUA	OH	45356
BZA 11-25	N44-101650	BARNES DAVID WILLIAM & EMILY ELIZABETH KANAK	1517 ARROWHEAD DR	PIQUA	OH	45356
BZA 11-25	N44-101748	REYES REY DOMENIC II & FRANCES	1517 CHEYENNE CT	PIQUA	OH	45356
BZA 11-25	N44-101614	WHITE CHRISTOPHER CURTIS & EMILY FAYE ROTHROCK	1520 CHICKASAW WAY	PIQUA	OH	45356
BZA 11-25	N44-101642	CLAYTON PROPERTIES GROUP INC	1520 ARROWHEAD DR PIQUA OH 45356	PIQUA	OH	45356
BZA 11-25	N44-101644	PRUITT TREY EDWARD & LAUREN M	1524 ARROWHEAD DR	PIQUA	OH	45356
BZA 11-25	N44-101612	WOOD ANDREW MICHAEL & STACY ANNE	1524 CHICKASAW WAY	PIQUA	OH	45356
BZA 11-25	N44-101610	CLEMONS CHARLENE TRUTCH & ASHLEY MARIE KRAFT	1528 CHICKASAW WAY	PIQUA	OH	45356
BZA 11-25	N44-101608	CLAYTON PROPERTIES GROUP INC	1532 CHICKASAW WAY PIQUA OH 45356	PIQUA	OH	45356

BZA 11-25	N44-101606	LIN XIAOLING & JING CHEN LIU	1536 CHICKASAW WAY	PIQUA	OH	45356
BZA 11-25	N44-101604	PARKER CODY & BRANDI	1540 CHICKASAW WAY	PIQUA	OH	45356
BZA 11-25	N44-101602	CHEEK EVAN LEE & ERICA NICOLE	1544 CHICKASAW WAY	PIQUA	OH	45356
BZA 11-25	N44-101600	CLAYTON PROPERTIES GROUP INC	1548 CHICKASAW WAY PIQUA OH 45356	PIQUA	OH	45356
BZA 11-25	N44-101598	WEAVER SHARRON	1550 CHICKASAW WAY	PIQUA	OH	45356
BZA 11-25	N44-101596	CLAYTON PROPERTIES GROUP INC	1552 CHICKASAW WAY PIQUA OH 45356	PIQUA	OH	45356
BZA 11-25	N44-101646	MEDRANO CARLOS & MARIA D CORDOVA	1553 CHICKASAW WAY	PIQUA	OH	45356
BZA 11-25	N44-101716	CLAYTON PROPERTIES GROUP INC	1554 CHICKASAW WAY PIQUA OH 45356	PIQUA	OH	45356
BZA 11-25	N44-101648	CLAYTON PROPERTIES GROUP INC	1555 CHICKASAW WAY PIQUA OH 45356	PIQUA	OH	45356
BZA 11-25	N44-101714	CLAYTON PROPERTIES GROUP INC DBA ARBOR HOMES	1556 CHICKASAW WAY PIQUA OH 45356	PIQUA	OH	45356
BZA 11-25	N44-101718	SCHWARTZ DAVIS & LUCAS	1557 CHICKASAW WAY	PIQUA	OH	45356
BZA 11-25	N44-101720	ZUNIER AHMER	1559 CHICKASAW WAY	PIQUA	OH	45356
BZA 11-25	N44-101722	CLAYTON PROPERTIES GROUP INC	1561 CHICKASAW WAY PIQUA OH 45356	PIQUA	OH	45356
BZA 11-25	N44-101724	CLAYTON PROPERTIES GROUP INC	1565 CHICKASAW WAY PIQUA OH 45356	PIQUA	OH	45356
BZA 11-25	N44-101726	GRIFFITH DANIEL JR	1569 CHICKASAW WAY	PIQUA	OH	45356
BZA 11-25	N44-101662	BLUEBIRD INVESTMENT PROPERTIES LLC	269 COUNTRYSIDE DR N	TROY	OH	45373
BZA 11-25	N40-057210	STEELE DIANA L	6110 N WASHINGTON RD	PIQUA	OH	45356
BZA 11-25	N44-078766	STAHL THOMAS E & PAMELA A	6210 N WASHINGTON RD	PIQUA	OH	45356
BZA 11-25	N44-101754	CLAYTON PROPERTIES GROUP INC	9225 HARRISON PARK CT	INDIANAPOLIS	IN	46216
BZA 11-25	N44-101664	CLAYTON PROPERTIES GROUP INC	9225 HARRISON PARK CT	INDIANAPOLIS	IN	46216
BZA 11-25	N44-101742	CLAYTON PROPERTIES GROUP INC	9225 HARRISON PARK CT	INDIANAPOLIS	IN	46216
BZA 11-25	N44-101618	CLAYTON PROPERTIES GROUP INC	9225 HARRISON PARK CT	INDIANAPOLIS	IN	46216
BZA 11-25	N44-101596	CLAYTON PROPERTIES GROUP INC	9225 HARRISON PARK CT	INDIANAPOLIS	IN	46216
BZA 11-25	N44-101634	CLAYTON PROPERTIES GROUP INC	9225 HARRISON PARK CT	INDIANAPOLIS	IN	46216
BZA 11-25	N44-101716	CLAYTON PROPERTIES GROUP INC	9225 HARRISON PARK CT	INDIANAPOLIS	IN	46216
BZA 11-25	N44-078550	CLAYTON PROPERTIES GROUP INC	9225 HARRISON PARK CT	INDIANAPOLIS	IN	46216
BZA 11-25	N44-101648	CLAYTON PROPERTIES GROUP INC	9225 HARRISON PARK CT	INDIANAPOLIS	IN	46216
BZA 11-25	N44-101666	CLAYTON PROPERTIES GROUP INC	9225 HARRISON PARK CT	INDIANAPOLIS	IN	46216
BZA 11-25	N44-101744	CLAYTON PROPERTIES GROUP INC	9225 HARRISON PARK CT	INDIANAPOLIS	IN	46216
BZA 11-25	N44-101638	CLAYTON PROPERTIES GROUP INC	9225 HARRISON PARK CT	INDIANAPOLIS	IN	46216
BZA 11-25	N44-101632	CLAYTON PROPERTIES GROUP INC	9225 HARRISON PARK CT	INDIANAPOLIS	IN	46216
BZA 11-25	N44-101640	CLAYTON PROPERTIES GROUP INC	9225 HARRISON PARK CT	INDIANAPOLIS	IN	46216
BZA 11-25	N44-101714	CLAYTON PROPERTIES GROUP INC DBA ARBOR HOMES	9225 HARRISON PARK CT	INDIANAPOLIS	IN	46216
BZA 11-25	N44-101658	CLAYTON PROPERTIES GROUP INC	9225 HARRISON PARK CT	INDIANAPOLIS	IN	46216
BZA 11-25	N44-101620	CLAYTON PROPERTIES GROUP INC	9225 HARRISON PARK CT	INDIANAPOLIS	IN	46216
BZA 11-25	N44-101722	CLAYTON PROPERTIES GROUP INC	9225 HARRISON PARK CT	INDIANAPOLIS	IN	46216
BZA 11-25	N44-101600	CLAYTON PROPERTIES GROUP INC	9225 HARRISON PARK CT	INDIANAPOLIS	IN	46216
BZA 11-25	N44-101746	CLAYTON PROPERTIES GROUP INC	9225 HARRISON PARK CT	INDIANAPOLIS	IN	46216
BZA 11-25	N44-101622	CLAYTON PROPERTIES GROUP INC	9225 HARRISON PARK CT	INDIANAPOLIS	IN	46216
BZA 11-25	N44-101724	CLAYTON PROPERTIES GROUP INC	9225 HARRISON PARK CT	INDIANAPOLIS	IN	46216
BZA 11-25	N44-101608	CLAYTON PROPERTIES GROUP INC	9225 HARRISON PARK CT	INDIANAPOLIS	IN	46216
BZA 11-25	N44-101752	CLAYTON PROPERTIES GROUP INC	9225 HARRISON PARK CT	INDIANAPOLIS	IN	46216
BZA 11-25	N44-101642	CLAYTON PROPERTIES GROUP INC	9225 HARRISON PARK CT	INDIANAPOLIS	IN	46216
BZA 11-25	N44-078542	CLAYTON PROPERTIES GROUP INC	9225 HARRISON PARK CT	INDIANAPOLIS	IN	46216
BZA 11-25	N44-101670	CLAYTON PROPERTIES GROUP INC DBA ARBOR HOMES	9225 HARRISON PARK CT	INDIANAPOLIS	IN	46216
BZA 11-25	N44-101654	CLAYTON PROPERTIES GROUP INC	9225 HARRISON PARK DR	INDIANAPOLIS	IN	46216



Select or search for a feature in the map

N44-101752



☒ Apply a search distance

400

Feet

Addressee Layer

Notification Fields

Format

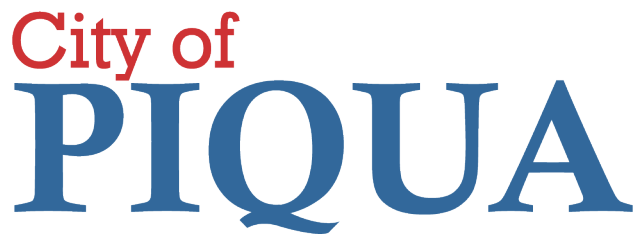
Comma-separated values (CSV)

83 addressees found; do you want to continue?

Review

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BZA 12-25	N44-101702	ARROWHEAD PROJECT I LLC	10100 INNOVATION DR #410	MIAMISBURG	OH	45342
BZA 12-25	N44-101672	VERNOT KYLE THOMAS & PALMER ADRIANNA	1125 PLYMOUTH AVE	PIQUA	OH	45356
BZA 12-25	N44-101674	PARTIN RYAN EDWARD & MADALYN ANN	1129 PLYMOUTH AVE	PIQUA	OH	45356
BZA 12-25	N44-101676	CLAYTON PROPERTIES GROUP INC DBA ARBOR HOMES	1133 PLYMOUTH AVE PIQUA OH 45356	PIQUA	OH	45356
BZA 12-25	N44-101740	DOBAY BRITTANY NICOLE & DYLAN	1503 CHEYENNE CT	PIQUA	OH	45356
BZA 12-25	N44-101742	CLAYTON PROPERTIES GROUP INC	1505 CHEYENNE COURT PIQUA OH 45356	PIQUA	OH	45356
BZA 12-25	N44-101712	WHITMAN ROSE M	1558 CHICKASAW WAY	PIQUA	OH	45356
BZA 12-25	N44-101710	CLAYTON PROPERTIES GROUP INC DBA ARBOR HOMES	1560 CHICKASAW WAY PIQUA OH 45356	PIQUA	OH	45356
BZA 12-25	N44-101722	CLAYTON PROPERTIES GROUP INC	1561 CHICKASAW WAY PIQUA OH 45356	PIQUA	OH	45356
BZA 12-25	N44-101708	CLAYTON PROPERTIES GROUP INC	1562 CHICKASAW WAY PIQUA OH 45356	PIQUA	OH	45356
BZA 12-25	N44-101706	CLAYTON PROPERTIES GROUP INC	1564 CHICKASAW WAY PIQUA OH 45356	PIQUA	OH	45356
BZA 12-25	N44-101724	CLAYTON PROPERTIES GROUP INC	1565 CHICKASAW WAY PIQUA OH 45356	PIQUA	OH	45356
BZA 12-25	N44-101704	CLAYTON PROPERTIES GROUP INC	1566 CHICKASAW WAY PIQUA OH 45356	PIQUA	OH	45356
BZA 12-25	N44-101726	GRIFFITH DANIEL JR	1569 CHICKASAW WAY	PIQUA	OH	45356
BZA 12-25	N44-101700	KIRSCHMANN JASON LEONARD & JAMIE	1572 CHICKASAW WAY	PIQUA	OH	45356
BZA 12-25	N44-101698	MOWRY BLAKE ALLEN & SARAH	1574 CHICKASAW WAY	PIQUA	OH	45356
BZA 12-25	N44-101728	CLAYTON PROPERTIES GROUP INC	1575 CHICKASAW WAY PIQUA OH 45356	PIQUA	OH	45356
BZA 12-25	N44-101696	MYERS NATHAN & SARAH	1578 CHICKASAW WAY	PIQUA	OH	45356
BZA 12-25	N44-101730	CLAYTON PROPERTIES GROUP INC	1579 CHICKASAW WAY PIQUA OH 45356	PIQUA	OH	45356
BZA 12-25	N44-101694	CLAYTON PROPERTIES GROUP INC	1580 CHICKASAW WAY PIQUA OH 45356	PIQUA	OH	45356
BZA 12-25	N44-101732	CLAYTON PROPERTIES GROUP INC	1581 CHICKASAW WAY PIQUA OH 45356	PIQUA	OH	45356
BZA 12-25	N44-101692	CLAYTON PROPERTIES GROUP INC	1582 CHICKASAW WAY PIQUA OH 45356	PIQUA	OH	45356
BZA 12-25	N44-101734	PURUGGANAN JOEL MONTANO & ASHLYN GRAY	1583 CHICKASAW WAY	PIQUA	OH	45356
BZA 12-25	N44-101690	CLAYTON PROPERTIES GROUP INC	1584 CHICKASAW WAY PIQUA OH 45356	PIQUA	OH	45356
BZA 12-25	N44-101736	CLAYTON PROPERTIES GROUP INC	1585 CHICKASAW WAY PIQUA OH 45356	PIQUA	OH	45356
BZA 12-25	N44-101688	CLAYTON PROPERTIES GROUP INC	1586 CHICKASAW WAY PIQUA OH 45356	PIQUA	OH	45356
BZA 12-25	N44-101738	MARCHAL BRADLEY S & WHITNEY	1589 CHICKASAW WAY	PIQUA	OH	45356
BZA 12-25	N44-101686	SCHRUBB ALLEN PATRICK & MEREDITH LEIGH	1590 CHICKASAW WAY	PIQUA	OH	45356



Community Services Department

Chad Henry | City Planner
201 West Water Street • Piqua, Ohio 45356
(937) 778-2049

August 6, 2025

*** MEETING NOTICE ***

Please be advised that the City of Piqua Board of Zoning Appeals meeting is scheduled for **Tuesday, August 26, 2025, at 6:00pm**. The meeting will take place in the Commission Chambers (Second Floor) of the Municipal Government Complex, 201 W. Water Street, Piqua, Ohio.

Residents and interested parties may attend the meeting to present comments on agenda items. Alternatively, public comments can be submitted via email at emcculla@piquaoh.gov by noon on the day of the meeting. All comments received by this deadline will be presented to the Board during the public hearing.

The meeting notice and agenda, including the address of items under consideration, are available to the public through this notice or by scanning the QR code posted at the location listed in the agenda. The full agenda packet will be available for public review by August 20, 2025, at <https://piquaoh.gov/1614/Agendas-Minutes>.

For any questions regarding this notice, please contact the Community Services Department.

A handwritten signature in blue ink that reads "Chad D. Henry".

Chad D. Henry
City Planner

Enc.