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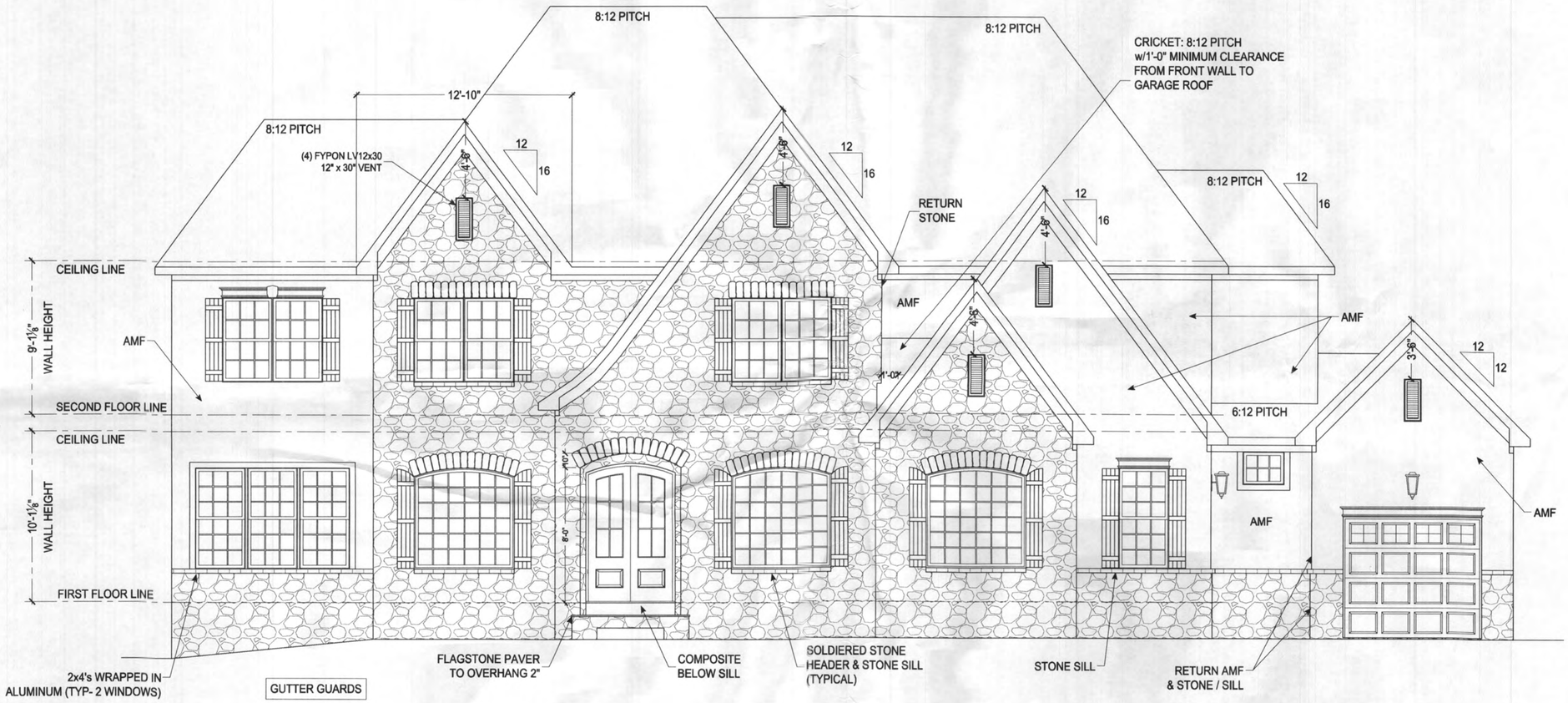

FRONT ELEVATION
SCALE: 3/16" = 1'-0"

STATE OF MARYLAND
JAMES F COLLINS
50358
PROFESSIONAL ENGINEER
03/09/2022

Professional Certification. I hereby certify that these documents were prepared or approved by me, and that I am a duly licensed professional engineer under the laws of the State of Maryland, License No. 50358, Expiration Date: 12-12-2022

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SHEET DESCRIPTION: FRONT ELEVATION
MODEL: ZhoOF1 RIZV1
UPDATED: MAR 9 2022
SCALE: AS NOTED
DRAWN BY: L.JARMOSKA
SHEET NO. A1.0
PLAN ID: ads 10

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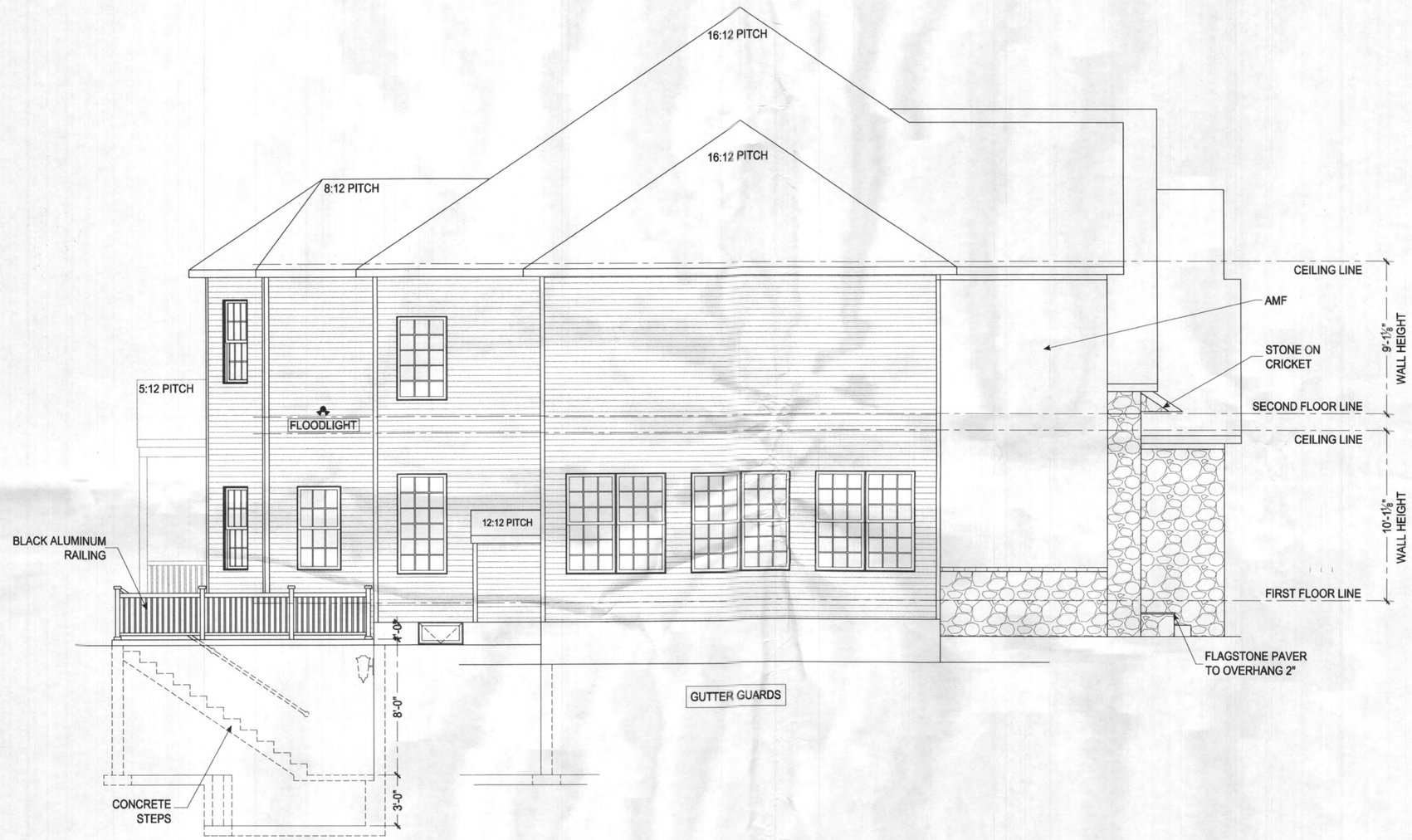

LIVING SIDE ELEVATION
SCALE: 3/16" = 1'-0"

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SHEET DESCRIPTION: LIVING SIDE ELEVATION
MODEL: ZhoOF1 RIZVI

UPDATED: MAR 9 2022
SCALE: AS NOTED
DRAWN BY: L.JARMOSKA

SHEET NO. A1.1
PLAN ID: ads 10

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REAR ELEVATION

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

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SHEET DESCRIPTION: REAR ELEVATION
MODEL: ZhoOF1 RIZV1

UPDATED: MAR 9 2022
SCALE: AS NOTED
DRAWN BY: LJARMOSKA

SHEET NO. A1.2
PLAN ID: ads10

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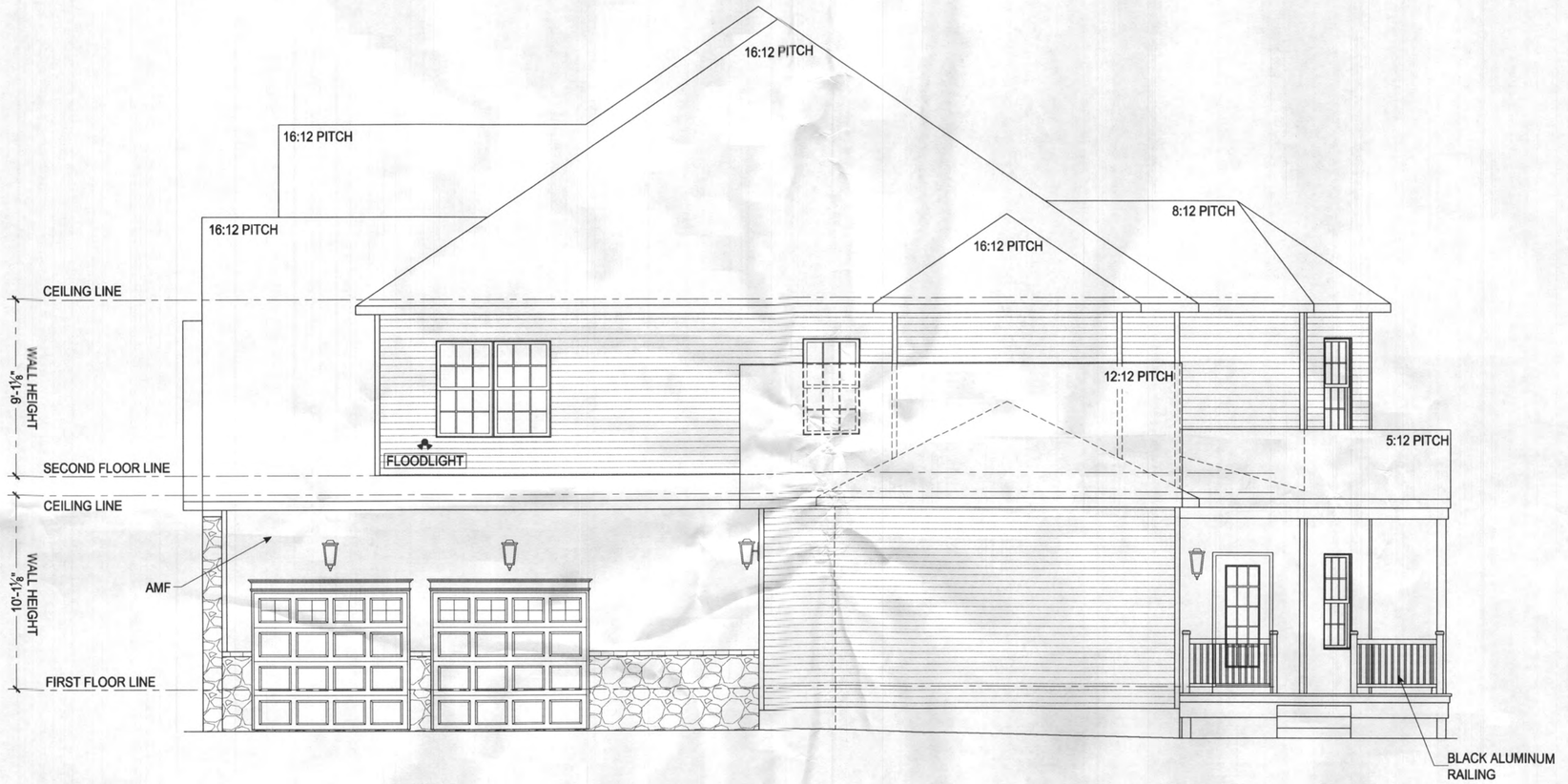

GARAGE SIDE ELEVATION

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

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SHEET DESCRIPTION: GARAGE SIDE ELEVATION
MODEL: ZhoOF1 RIZVI

UPDATED: MAR 9 2022
SCALE: AS NOTED
DRAWN BY: L.JARMOSKA

SHEET NO. A1.3
PLAN ID: ads 10

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03/09/2022

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KEYSTONE CUSTOM HOMES, INC.

ECCLRQ-SDS2.5 SEE SHEET ST-92 FOR PRODUCT INFO DIMENSIONS

ECCLLQ-SDS2.5 SEE SHEET ST-92 FOR PRODUCT INFO DIMENSIONS

PROVIDE 2x LATERAL BRACING BETWEEN lvl BEAMS PRIOR TO TRUSS INSTALLATION

(2) 1 3/4 x 11- 1/4" LVL UNDER ROOF TRUSSES WRAPPED AND PROTECTED

HUCQ410-SDS HDG SKEWED 45° RIGHT

PORTAL FRAME (SEE DETAIL ON D1.0)

COVERED COMPOSITE DECK

UNCOVERED COMPOSITE DECK

STEPS TO GRADE

SEE P1.2 FOR FRAMING

BREAKFAST

FAMILY ROOM

GUEST SUITE

W.I.C.

GARAGE

5/8" TYPE 'X' DRYWALL INCLUDE ON ALL GARAGE WALLS & CEILING

ATTIC ACCESS (22-1/2" x 30")

INSULATED GARAGE DOOR

DROP GARAGE FLOOR 7" BELOW TOP OF REAR FDN. WALL & SLOPE 4"

7 + 7 TREADS @ 10" 18 RISERS LANDINGS @ 59-1/2", 66-15/16", & 74-3/8" A.F.F. 36" WIDE

STAIR NOSING & 1x KICKPLATE

UP RAILING W/ 2x6 RAKE

BENCH w/ PEGS SEE DETAIL OP_C008 (SHEET 2)

FRAME WINDOW HEADER @ 9'-0" A.F.F.

(ENGINEERED) HOLD DOWN STRAPS @ GARAGE CORNERS PER ST_113 DETAIL

SUNROOM

FRAME ALL SUNROOM WINDOW HEADERS 1'-0" ABOVE TYPICAL

PORTAL FRAMING DETAIL SEE D1.0

CONTINUOUS 2-PLY 2X10 HEADER

KITCHEN

SEE KITCHEN PAGE FOR KITCHEN LAYOUT

BUTLER PANTRY

P.R.

ENTRY

FOYER

LIVING

DINING

TRAY CEILING w/ 1pc CROWN MLDG SEE DETAIL OP_T005

11 + 5 TREADS @ 10" 18 RISERS, LANDING @ 89-1/4" A.F.F., 42" WIDE (6) 2-SIDE OPEN TREADS (11) 1-SIDE OPEN TREADS

FRAME ANGLED WALLS AFTER STAIRS ARE SET

8" RND PAINTED FIBERGLASS COLUMN (TYP)

2 TREADS @ 10"

FRAME HEADER 1'-0" ABOVE TYPICAL

DOUBLE ARCHED BEVELED EDGE CLEAR GLASS

ARCH OPENING

STOOP w/FLAGSTONE

* NO PORCH SLAB OVERHANG FLAGSTONE TO OVERHANG 2"

FRAME HEADERS 1'-0" ABOVE TYPICAL

SIMPSON BRACKET STHD-14RJ AT CORNER FRAMING

SIMPSON BRACKET STHD-14RJ

SIMPSON BRACKET STHD-14RJAT CORNER FRAMING

2X6 BALLOON FRAMING MUST EXTEND FULL HEIGHT (SEE DETAIL ON D1.0)

BALLOON FRAME 2x6 WALL STUDS @ 12"O.C. THIS WALL ONLY

5-1/4" X 9-1/4" LVL HEADER

2x3 WALL w/ STONE TO CEILING

FLUSH BEAM ABV

6-1/2" X 6-1/2" FINISHED DRYWALL COL

(3) 2x6 STUDS PACK OUT TO 5.5x5.5

FLOORING LINE

LINE OF FLOOR ABOVE

BLACK ALUMINUM RAILING

HANDRAIL

DN

UP

SQUASH BLOCKS REQUIRED IN FLOOR FRAMING UNDER ALL POST LOADS, SAME SIZE AS POST

RESIDENTIAL SPRINKLER SYSTEM TO BE INSTALLED IN ACCORDANCE WITH THE 2018 IRC. THIRD PARTY AGENCY TO PROVIDE DRAWINGS AND INSTALL SYSTEM. CONCEALED

FIRST FLOOR PLAN

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

ALL EXTERIOR WALLS ARE 100% CONT. STRUCTURAL SHEATHING (METHOD #3, PER ST_112)

2 x 6 INTERIOR WALL	INTERIOR HALF WALL	FRAMING POST

SHEET DESCRIPTION: FIRST FLOOR PLAN
MODEL: ZhoOF1 RIZV1

UPDATED: MAR 9 2022
SCALE: AS NOTED
DRAWN BY: L.JARMOSKA

SHEET NO. P1.0
PLAN ID: ads 10

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