

CONSTRUCTION NOTES

FOUNDATION WALL CONSTRUCTION

1. 8" THICK CONCRETE FOUNDATION WALL WITH REINFORCING PER STRUCTURAL DRAWINGS AND DETAILS. 3000 PSI CONCRETE.
2. ASPHALT DAMP PROOFING BELOW GRADE.
3. FOUNDATION DRAIN PER ENGINEER'S RECOMMENDATIONS.

FLOOR SLAB CONSTRUCTION

1. 4" CONCRETE PER STRUCTURAL PLANS. 4000 PSI CONCRETE.
2. SOIL PREPARATION AS RECOMMENDED BY SOILS ENGINEER.
3. PROVIDE CONTINUOUS 1/2" EXPANSION JOINTS & PERIMETER OF SLAB AND PER STRUCTURAL DRAWINGS AND CONTROL JOINTS AS REQ.

FLOOR CONSTRUCTION

1. 3/4" T&G O.S.B. GLUE AND NAIL TO SUBSTRATE.
2. 1 JOISTS PER FRAMING PLAN.
3. R-30 BATT INSULATION WHERE EXPOSED TO EXTERIOR AND/OR OVER GARAGE WITH 4 MILL VAPOR BARRIER ON WARM SIDE.
4. PROVIDE DRAFT STOPS AS NEEDED.

EXTERIOR WALL CONSTRUCTION

1. SIDING AND STONE/MASONRY PER ELEVATIONS.
2. 1/16" O.S.B. SHEATHING.
3. 2X4 WOOD STUDS @ 16" O.C. UNLESS NOTED OTHERWISE.
4. 1/2" GYPSUM WALLBOARD.
5. PROVIDE FIRE BLOCK CONSTRUCTION AS NECESSARY. AREAS TO BE FIRE BLOCKED INCLUDE CONCEALED SPACES IN STUD OR FURRED WALLS, AT CEILING AND FLOOR LEVELS AND AT 10' INTERVALS ALONG THE LENGTH OF THE WALL. FIRE BLOCKING SHOULD OCCUR AT ALL DROPPED SOFFITS, BETWEEN STAIR STRINGERS AND AROUND VENTS, DUCTS AND PIPES.

WINDOWS

1. ALL WINDOWS TO BE VINYL WITH DOUBLE PANE GLASS.
- ALL WINDOWS TO HAVE A U-FACTOR OF .35 OR GREATER.

GARAGE WALL ADJOINING LIVING SPACE

1. 5/8" TYPE "X" GYPSUM WALL BOARD - FINISH TAPED ON GARAGE SIDE.
2. 2X4 STUDS @ 16" O.C.
3. BATT INSULATION WITH 4 MILL VAPOR BARRIER ON WARM SIDE.

ROOF CONSTRUCTION

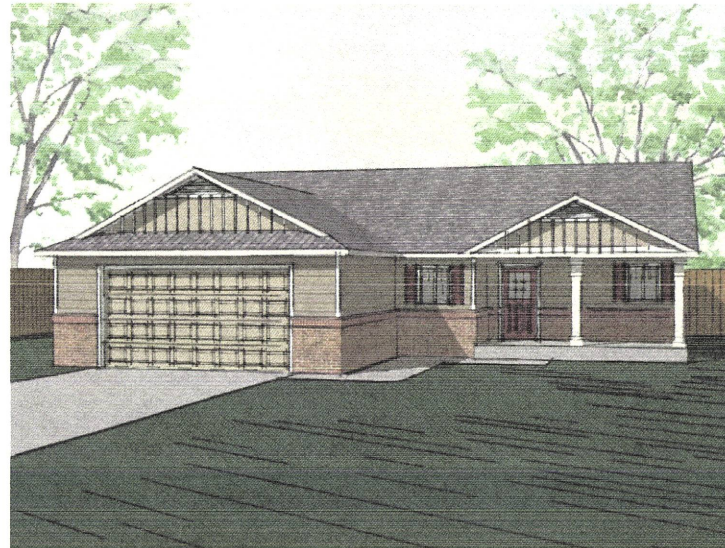
1. 30 YEAR DIMENSIONAL SHINGLES.
2. TITANIUM UNDERLAYMENT.
3. 1/16" O.S.B. DECK.
4. PRE-ENGINEERED TRUSSES @ 2' O.C.
5. BATT OR BLOWN INSULATION.
6. 1/2" TYPICAL GYP BOARD THROUGHOUT AND PAINT.
7. PROVIDE SOFFIT AND ROOF TOP VENTILATION.
8. 26 GA. G.I. FLASHING AS REQ.
9. METAL GUTTERS AND DOWNSPOUTS.

MECHANICALS

1. 1-50 GALLON ELECTRIC WATER HEATER.
2. 80,000 BTU GAS FURNACE. 95% AFUE MINIMUM.
3. 2 1/2 TON, 13 SEER MINIMUM, A/C OPTION.

GENERAL NOTES

1. ALL DIMENSIONS ARE TO FACE OF STUD OR CONCRETE WALLS UNLESS NOTED OTHERWISE.
2. ALL STUD CONSTRUCTION IS 2X4 INTERIOR AND 2X4 EXTERIOR, UNLESS NOTED OTHERWISE.
3. ALL ANGLES ARE 45 DEGREES, UNLESS NOTED OTHERWISE.
4. DO NOT SCALE DRAWINGS, WRITTEN DIMENSIONS WILL GOVERN.
5. EXTERIOR DOORS AND WINDOWS TO BE WEATHER STRIPPED AND CAULKED.
6. DAMPROOF ALL CONCRETE AND MASONRY BELOW GRADE PER CODE.
7. PROVIDE MINIMUM R-38 INSULATION FOR ALL CEILINGS, MIN. R-13 AT ALL WALLS AND RILL BATT AT ALL RIM JOISTS.
8. PROVIDE R-30 BATT INSULATION FOR ALL CANTILEVERED FLOOR AREAS. ENSURE ALL PLUMBING IS TO WARM SIDE OF INSULATION.
9. PROVIDE RESISTANT GYPSUM BOARD ADJACENT TO ALL PLUMBING FIXTURES AND AT ALL WALLS IN THE SERVICE/UTILITY ROOM AND BATHROOMS.
10. GRADING AROUND BUILDING TO ENSURE POSITIVE DRAINAGE AWAY FROM BUILDING IN CONFORMANCE WITH SOILS ENGINEER'S RECOMMENDATIONS.
11. WINDOW AND DOOR SIZES INDICATED ARE IN FEET AND INCHES I.E. A SIZE INDICATED AS 3054 IS 3'-0" X 5'-4".
12. PROVIDE INJECTION FOAM INSULATION AROUND WINDOWS, DOORS, UTILITY OPENINGS AND BASE PLATES.



DRAWING INDEX

	GENERAL NOTES & COVER SHEET
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A1.1	BASEMENT PLAN 3-CAR
A2.0	MAIN FLOOR PLAN 2-CAR
A2.1	MAIN FLOOR PLAN 3-CAR
A3.0	2-CAR COLONIAL W/BRICK FRONT & REAR ELEVATIONS
A3.1	2-CAR COLONIAL W/BRICK LEFT & RIGHT ELEVATIONS
A3.2	3-CAR COLONIAL W/BRICK FRONT & REAR ELEVATIONS
A3.3	3-CAR COLONIAL W/BRICK LEFT & RIGHT ELEVATIONS
A4.0	2-CAR COLONIAL FRONT & REAR ELEVATIONS
A4.1	2-CAR COLONIAL LEFT & RIGHT ELEVATIONS
A4.2	3-CAR COLONIAL FRONT & REAR ELEVATIONS
A4.3	3-CAR COLONIAL LEFT & RIGHT ELEVATIONS
A5.0	2-CAR CRAFTSMAN W/ STONE FRONT & REAR ELEVATIONS
A5.1	2-CAR CRAFTSMAN W/ STONE LEFT & RIGHT ELEVATIONS
A5.2	3-CAR CRAFTSMAN W/ STONE FRONT & REAR ELEVATIONS
A5.3	3-CAR CRAFTSMAN W/ STONE LEFT & RIGHT ELEVATIONS
A6.0	2-CAR CRAFTSMAN FRONT & REAR ELEVATIONS
A6.1	2-CAR CRAFTSMAN LEFT & RIGHT ELEVATIONS
A6.2	3-CAR CRAFTSMAN FRONT & REAR ELEVATIONS
A6.3	3-CAR CRAFTSMAN LEFT & RIGHT ELEVATIONS
A7.0	ROOF PLAN 2-CAR
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E1.0	MAIN FLOOR ELECTRICAL

IMPORTANT:



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COVER
SHEET #
GEN. NOTES
C1.0