

KEYSTONE CUSTOM HOMES, INC

3-Time winner of NAHB's "America's Best Builder" Award

THESE DRAWINGS HAVE BEEN CAREFULLY PREPARED BY CAD PROFESSIONALS FOR CONSTRUCTION REFERENCES ONLY. AT ALL TIMES, THE CONTENTS OF THE CURRENT EXECUTED KEYCHOICE SUMMARY DOCUMENT TAKES PRECEDENCE IN DETERMINING THE SCOPE OF ALL CONTRACTUAL OBLIGATIONS.

JOB INFORMATION

COMMUNITY/LOT #:	ZhoFR3	SALES MANAGER:	Marian Klaipts
CLIENT'S NAME(S):	Ermso & Francelain Augustin		
PHONE NO. :	(240) 264-7020	PHONE NO. :	
SITE ADDRESS:	TBD Frederick Road Woodbine, MD 21797		
DRAFTER:	RAS	LC DATE:	00/00/00
		FLC DATE:	00/00/00

DRAWING INDEX

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DETAILS

ALL DETAILS CAN BE LOCATED ONLINE UNDER KEYCHOICES. AFTER LOG IN, CLICK THE "PLAN DETAILS" HYPERLINK ON THE LEFT OF THE SIDEBAR. ALL DETAIL DOCUMENTS ARE PDF FORMAT.

aSchedule_DoorExterior	aSchedule_DoorInterior	aSchedule_Window			
aSchedule_Appliances1	All UD_Details	OP_E006	OP_F020		
OP_P020	OP_T005	ST_001	ST_003	ST_006	ST_007
ST_018	ST_022	ST_024	ST_029	ST_032	ST_033
ST_035	ST_112	ST_113
...
...

LIVING SPACE SQ FT

STANDARD		JOB AS BUILT	
1ST FLOOR:	2161	1ST FLOOR:	2389
2ND FLOOR:	1455	2ND FLOOR:	1847
TOTAL	3616	TOTAL	4236
BASEMENT:	2161	BASEMENT:	2389
FIN. BSMNT:	N/A	FIN. BSMNT:	N/A
GARAGE:	406	GARAGE:	406
PORCH:	127	PORCH:	17

INSPECTOR INFO:...

THE DEPT. OF INSPECTIONS, LICENSING AND PERMITS ... (000) 000-0000

INTERNATIONAL RESIDENTIAL CODE 2018

Please see "10.15 Community Standards" for more information.

ONLY LOCATION-SPECIFIC OPTIONS ARE SHOWN ON THESE DRAWINGS. PLEASE REFER TO "KEYCHOICE SUMMARY" AND/OR "PURCHASE ORDER(S)" FOR COMPLETE LISTING OF OPTIONS.

DRAFTER "LC" QUESTIONS TO SM:



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PLAN REVISIONS - FOR DRAFTER USE ONLY

DATE INITIALS	REVISION	SHEET(S) REVISED	DATE INITIALS	REVISION	SHEET(S) REVISED
...
...
...
...
...

BUYERS SIGNATURE

16493 Frederick Rd
B21004968

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LANCASTER, PENNSYLVANIA 17601
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www.keystonecustomhome.com



KEYSTONE CUSTOM HOMES, INC.

SHEET DESCRIPTION: COVER PAGE
MODEL: ZHOFR3 AUGUSTIN

UPDATED: DEC 15 2021
SCALE: AS NOTED
DRAWN BY: TBEMONT

SHEET NO. CS1.0
PLAN NO. a n h 10

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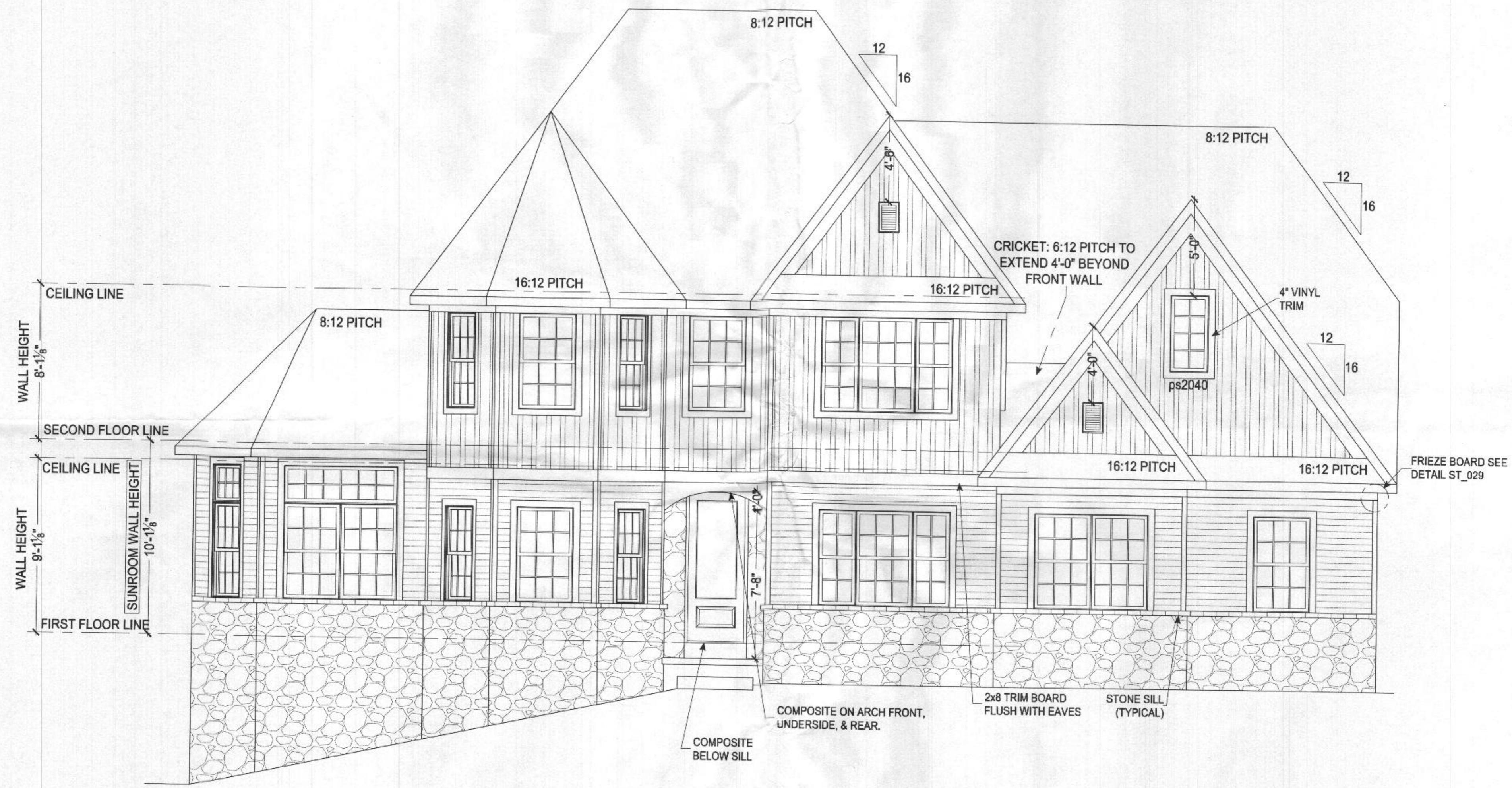


KEYSTONE CUSTOM HOMES, INC.

FRONT ELEVATION
ZHOFR3
AUGUSTIN

UPDATED: DEC 15 2021
SCALE: AS NOTED
DRAWN BY: T.BEMONT

SHEET NO. A1.0
PLAN TO: an h 10

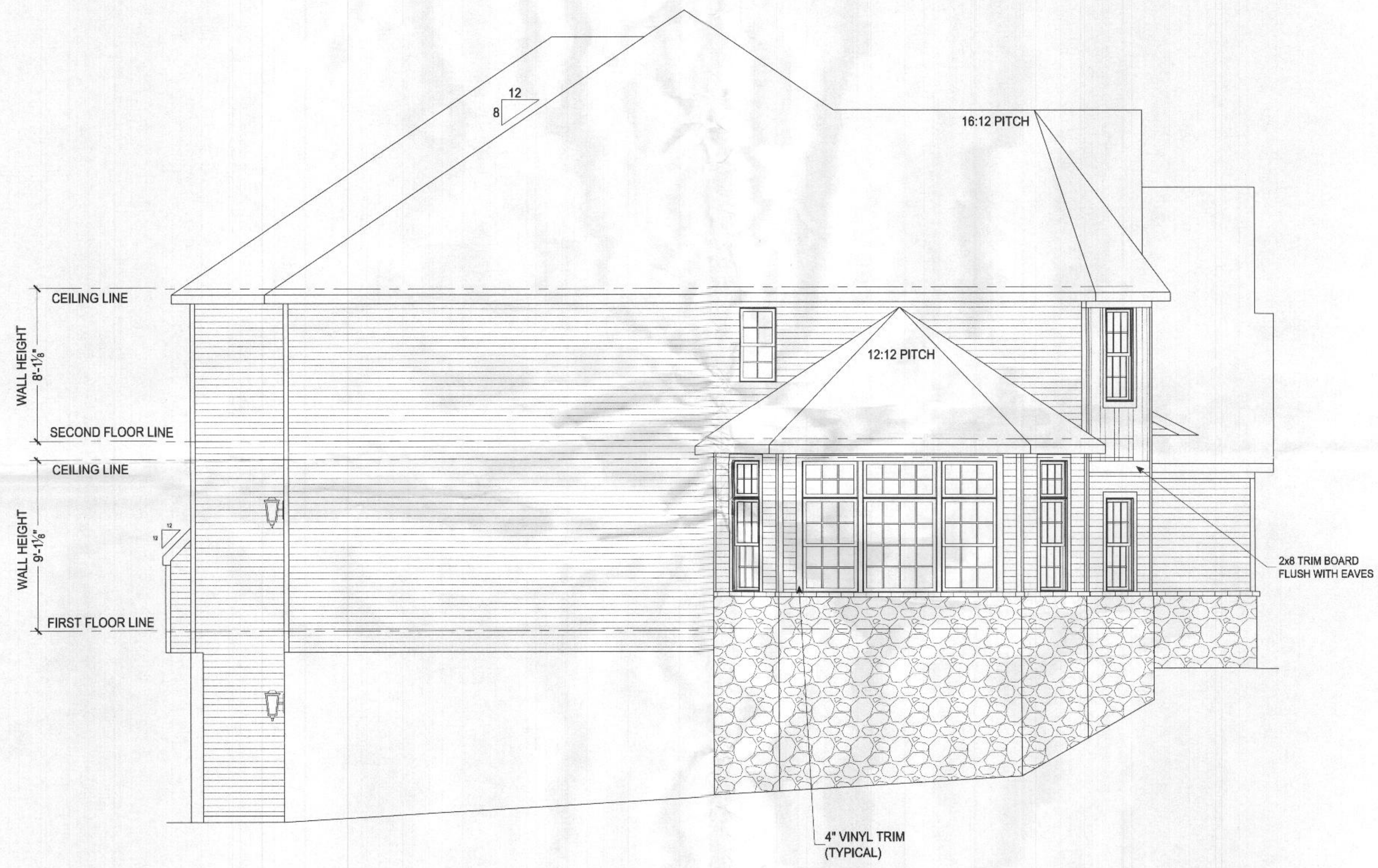


FRONT ELEVATION
SCALE: 1/4" = 1'-0"



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LIVING SIDE ELEVATION
SCALE: 1/4" = 1'-0"



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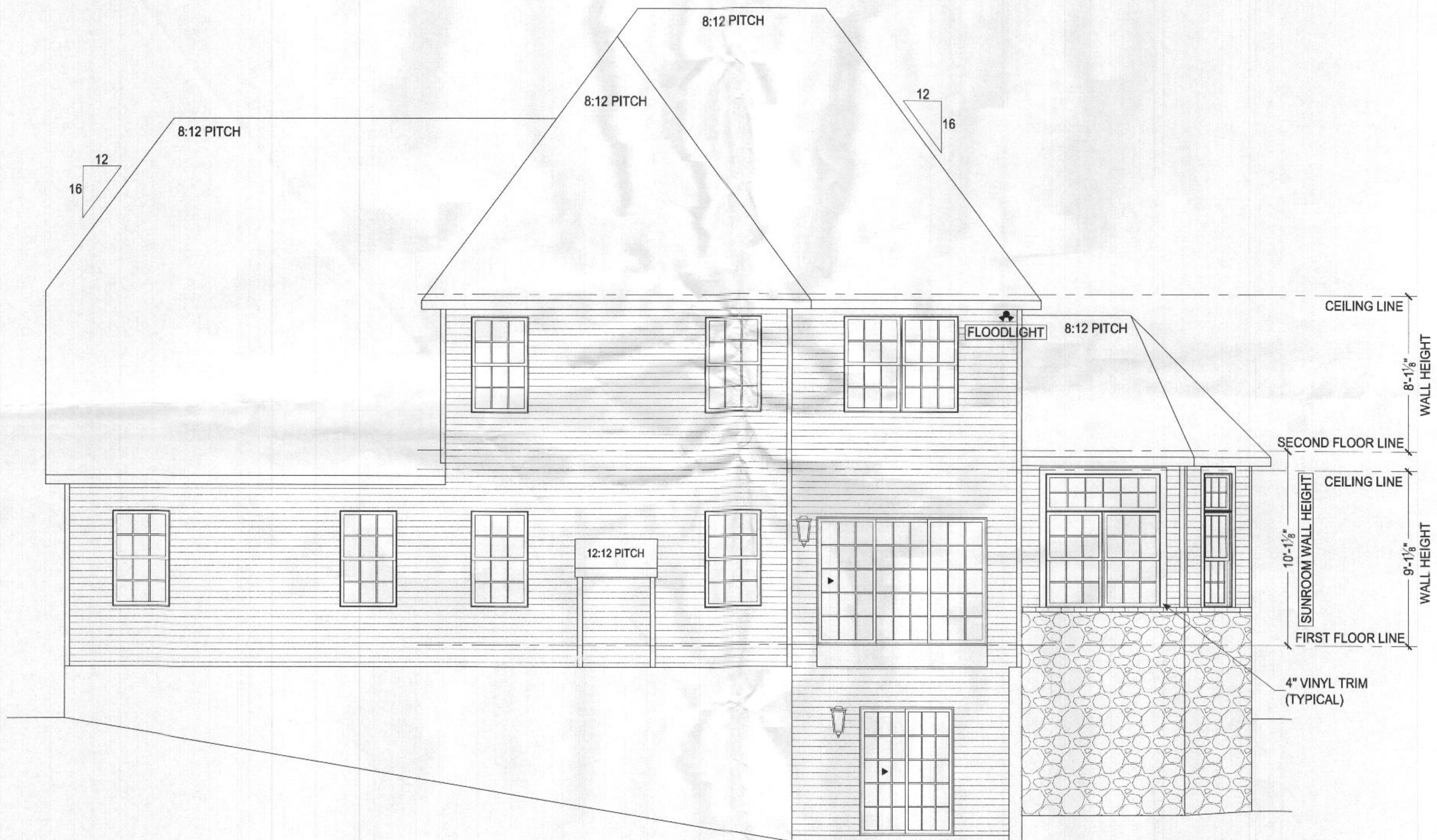
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KEYSTONE CUSTOM HOMES, INC.

SHEET DESCRIPTION:	LIVING SIDE ELEVATION
MODEL:	ZHOFR3 AUGUSTIN
UPDATED:	DEC 15 2021
SCALE:	AS NOTED
DRAWN BY:	T. BEWONT
SHEET NO.:	A1.1
PLANTED:	anh10

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REAR ELEVATION
SCALE: 1/4" = 1'-0"



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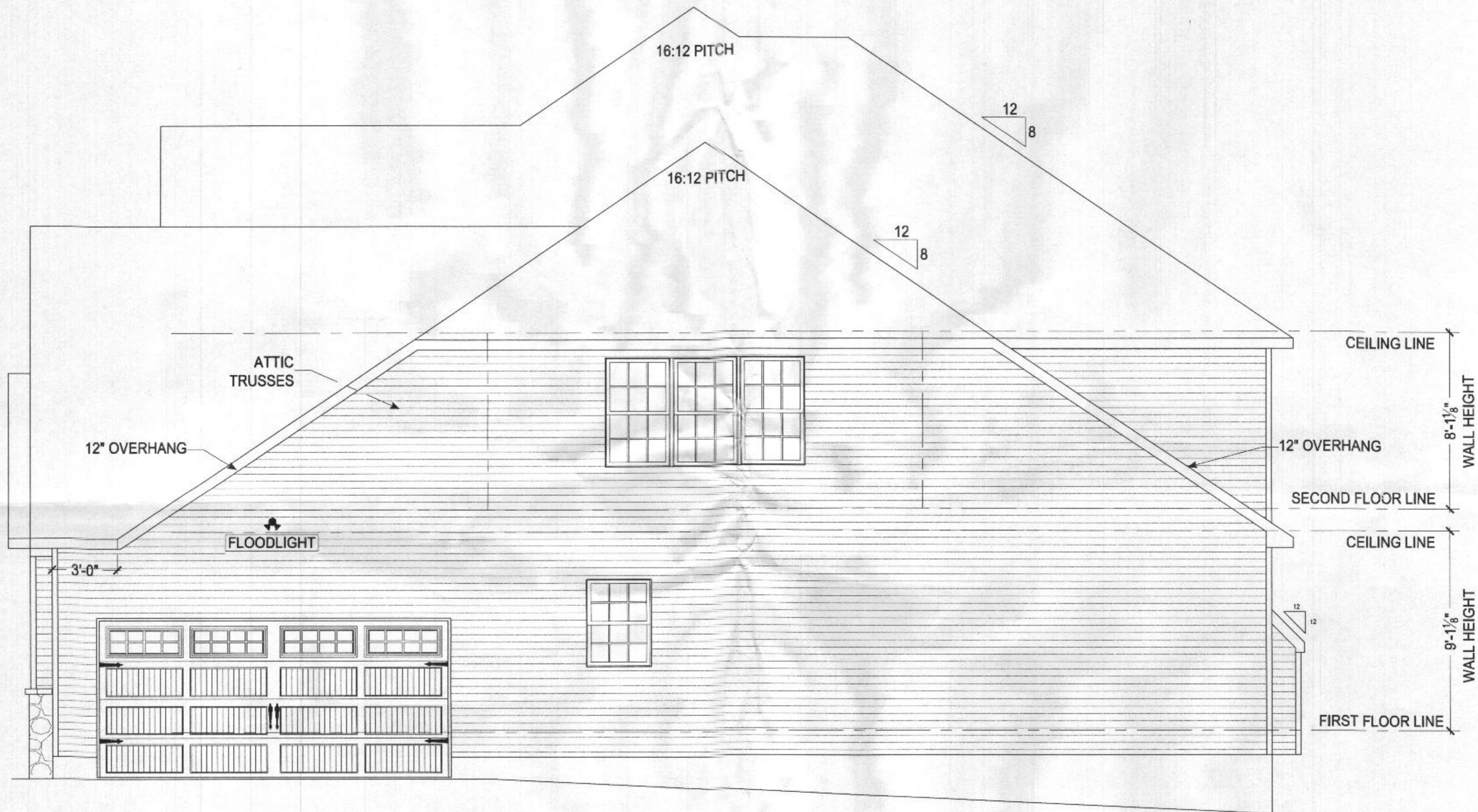


KEYSTONE CUSTOM HOMES, INC.

SHEET DESCRIPTION: REAR ELEVATION
MODEL: ZHOFR3 AUGUSTIN

UPDATED: DEC 15 2021
SCALE: AS NOTED
DRAWN BY: T.BEMONT

SHEET NO. **A1.2**
PLAN ID: an h 10



GARAGE SIDE ELEVATION
SCALE: 1/4" = 1'-0"



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KEYSTONE CUSTOM HOMES, INC.

SHEET DESCRIPTION:	GARAGE SIDE ELEVATION
NO.:	ZHOFR3
	AUGUSTIN
UPDATED:	DEC 15 2021
SCALE:	AS NOTED
DRAWN BY:	T.BEMONT
SHEET NO.	A1.3
PLAT ID:	anh10

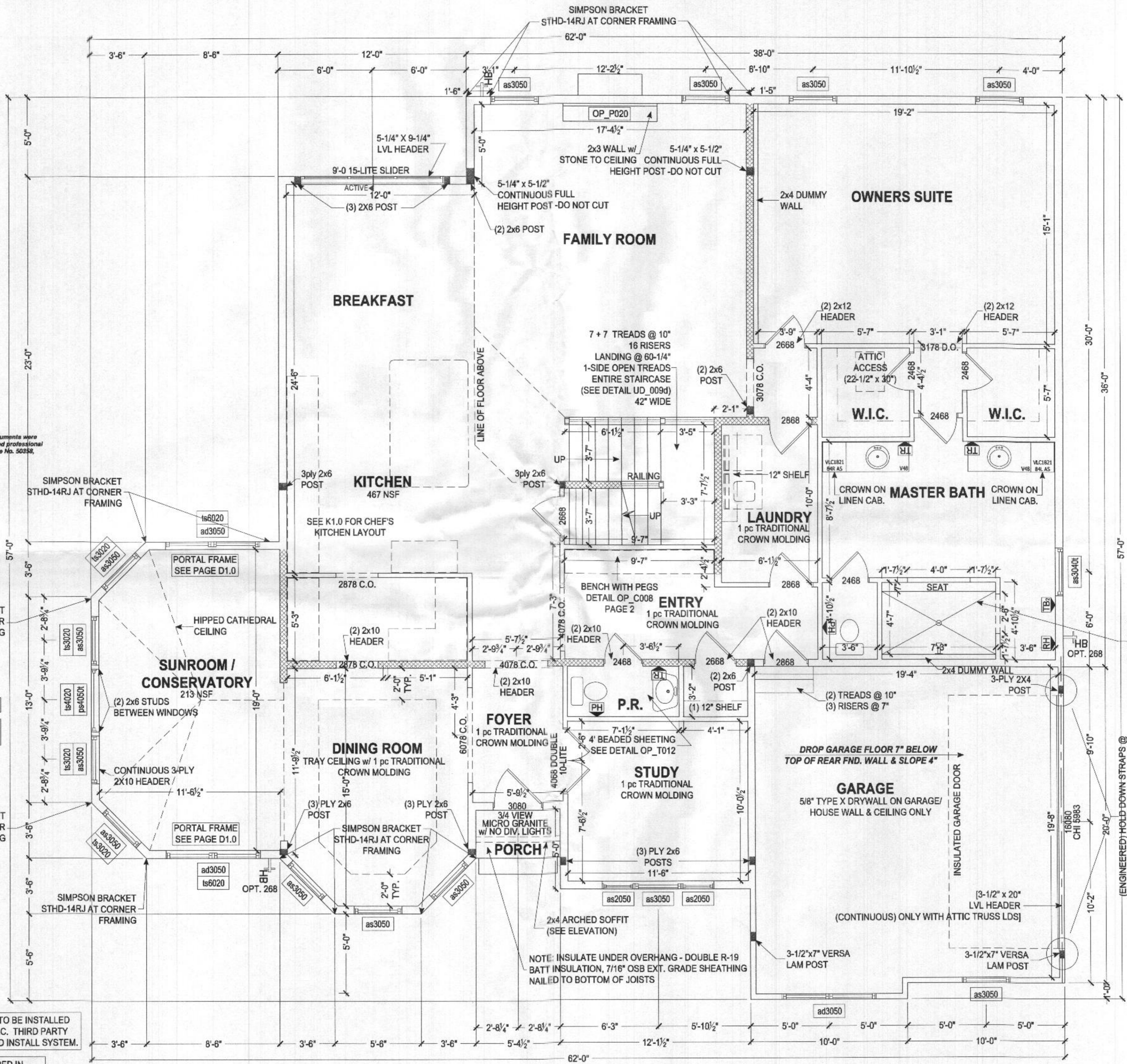
ALL EXTERIOR WALLS ARE 100% CONTINUOUS STRUCTURAL SHEATHING (METHOD #3, PER ST_112)

- GYPSUM BOARD, TWO SIDES (METHOD #5, PER ST_111)
- INTERIOR HALF WALL
- 2 x 6 INTERIOR WALL
- FRAMING POST

ALL HORIZONTAL OSB JOINTS TO BE BLOCKED



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

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

FIRST FLOOR PLAN
SCALE: 1/4" = 1'-0"

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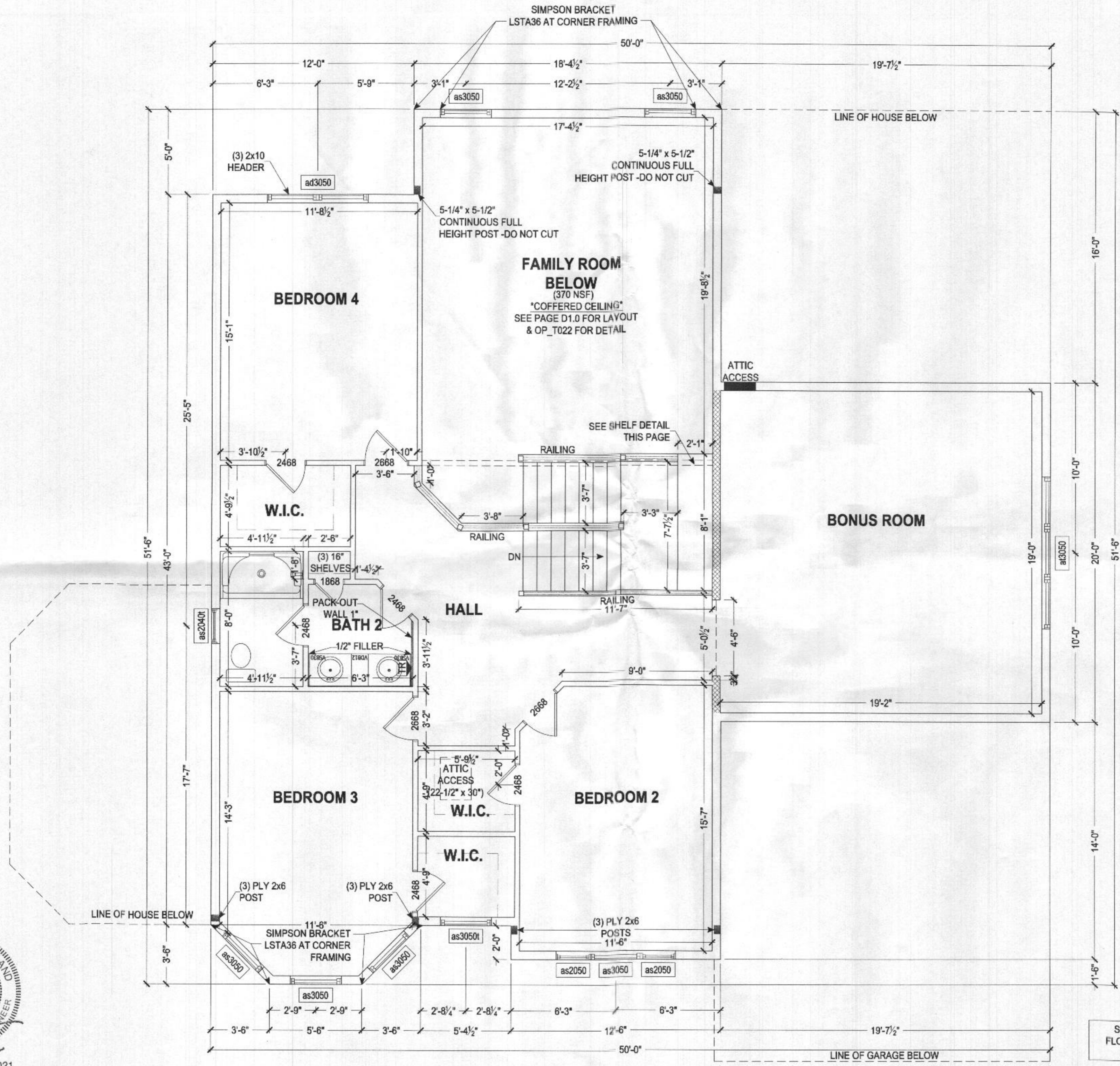
KEYSTONE CUSTOM HOMES, INC.

SHEET DESCRIPTION:	FIRST FLOOR PLAN
MODEL:	ZHOFR3 AUGUSTIN
UPDATED:	DEC 15 2021
SCALE:	AS NOTED
DRAWN BY:	T.BEMONT
SHEET NO.:	P1.0
PLAN ID:	anh10

ALL EXTERIOR WALLS ARE 100% CONTINUOUS STRUCTURAL SHEATHING (METHOD #3, PER ST.112)

- GYPSUM BOARD, TWO SIDES (METHOD #5, PER ST.111)
- INTERIOR HALF WALL
- 2 x 6 INTERIOR WALL
- FRAMING POST

ALL HORIZONTAL OSB JOINTS TO BE BLOCKED



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

SECOND FLOOR PLAN
SCALE: 1/4" = 1'-0"



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KEYSTONE CUSTOM HOMES, INC.

SHEET DESCRIPTION:	SECOND FLOOR PLAN
MODEL:	ZHOFR3 AUGUSTIN
UPDATED:	DEC 15 2021
SCALE:	AS NOTED
DRAWN BY:	T.BEMONT
SHEET NO.:	P1.1
PLAN ID:	anh10



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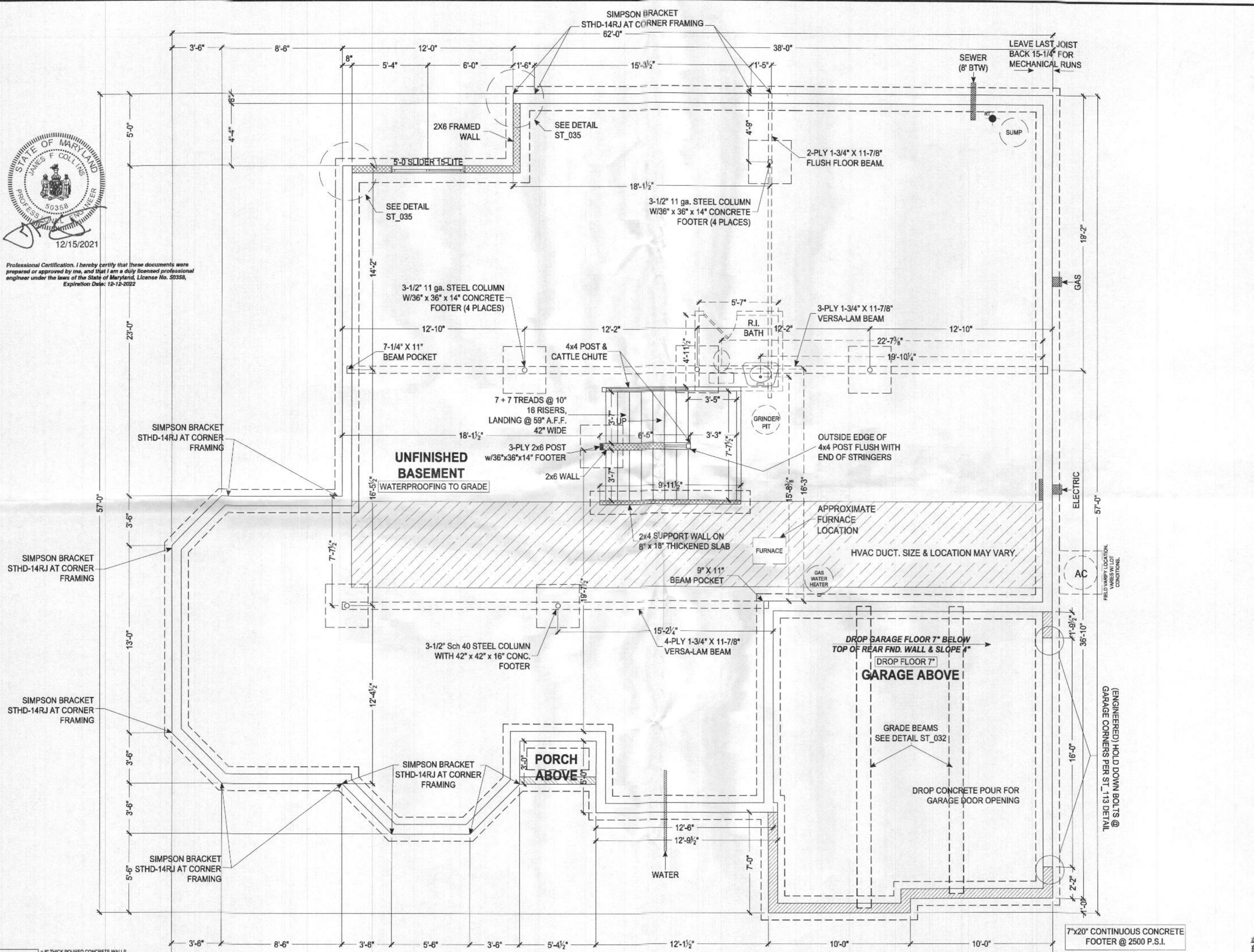


KEYSTONE CUSTOM HOMES, INC.

SHEET DESCRIPTION: FOUNDATION PLAN
MODEL: ZHOFR3 AUGUSTIN

UPDATED: DEC 15 2021
SCALE: AS NOTED
DRAWN BY: T.BEMONT

SHEET NO. P1.2
PLAN ID: an h 10



8" THICK POURED CONCRETE WALLS
9'-0" HIGH MAIN HOUSE BASEMENT WALLS STANDARD
8" THICK POURED CONCRETE WALLS
CHECK P.O. FOR WALL HEIGHT OF CRAWL SPACE AND GARAGE WALLS
8" THICK POURED CONCRETE WALLS
CHECK P.O. FOR WALL HEIGHT OF FRONT PORCH WALLS

FOUNDATION PLAN
SCALE: 1/4" = 1'-0"

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

NOTE TO HOMEOWNER(S): LOCATIONS SHOWN FOR HVAC, PLUMBING, AND OTHER MECHANICAL ITEMS WILL BE USED IF POSSIBLE. ACTUAL PLACEMENT OF FURNACE, WATER HEATER, SUMP PIT, ETC. MAY VARY DUE TO INDIVIDUAL SITE REQUIREMENTS.

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

FIELD VERIFY LOCATION, VARIES W/ LOT CONDITIONS.

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

DROP FLOOR 7"

GARAGE ABOVE

GRADE BEAMS SEE DETAIL ST_032

DROP CONCRETE POUR FOR GARAGE DOOR OPENING

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

NOTE TO HOMEOWNER(S): LOCATIONS SHOWN FOR HVAC, PLUMBING, AND OTHER MECHANICAL ITEMS WILL BE USED IF POSSIBLE. ACTUAL PLACEMENT OF FURNACE, WATER HEATER, SUMP PIT, ETC. MAY VARY DUE TO INDIVIDUAL SITE REQUIREMENTS.

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

FIELD VERIFY LOCATION, VARIES W/ LOT CONDITIONS.

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

DROP FLOOR 7"

GARAGE ABOVE

GRADE BEAMS SEE DETAIL ST_032

DROP CONCRETE POUR FOR GARAGE DOOR OPENING

NOTE:
HEIGHT OF EXTERIOR WALL-MOUNTED LIGHT FIXTURES TO BE
6'-0" ABOVE THRESHOLD TO CENTER OF ELECTRICAL BOX.
(EXTERIOR LIGHT @ OVERHEAD GARAGE DOOR TO BE
7'-0" ABOVE CONCRETE GARAGE FLOOR TO CENTER OF BOX)

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KEYSTONE CUSTOM HOMES, INC.

ELECTRICAL LEGEND

LIGHTING		RECEPTACLES STD. RECEPTACLES: ARC FAULT / TAMPER RESISTANT		SWITCHES		UTILITY			
	CEILING MOUNTED		KEYLESS FIXTURE		DUPLEX		SINGLE POLE		SMOKE DETECTOR
	WALL MOUNTED		FLUORESCENT		220 VOLT		THREE-WAY		CARBON MONOXIDE/ SMOKE DETECTOR
	WALL SCONCE		PENDANT		GROUND FAULT INTERRUPT		FOUR-WAY		TELEVISION JACK
	DOUBLE HEAD FLOODLIGHT		RECESSED		WEATHERPROOF GFI		DIMMER		RCA JACK
	DOUBLE HEAD FLOODLIGHT W/ MOTION SENSOR		RECESSED EYEBALL		GARAGE DOOR OPENER (CEILING)		CANDLE LIGHT CIRCUIT		TELEPHONE JACK
	WALL LANTERN		RECESSED SHOWER		DEDICATED INDEPEND. CIRCUIT		CANDLE, WINDOW MOUNTED SYSTEM		NETWORK JACK
	ROUGH-IN BOX (CAPPED OFF)		RECESSED EXTERIOR		MICROWAVE				GARAGE DOOR OPENER KEYPAD
	EXHAUST FAN		EXHAUST FAN, HEAT LAMP		CANDLE LIGHT				SPEAKER ROUGH-IN
	EXHAUST FAN WITH LIGHT		EXHAUST FAN WITH LIGHT AND FORCED HOT AIR		SECURITY SYSTEM				SPEAKER HOME RUN
	CEILING FAN		CEILING FAN, ROUGH-IN		QUADRUPLE				
					FLOOR MOUNTED				

ELECTRICAL LEGEND

NO SCALE



NOTE TO HOMEOWNER(S):
LOCATIONS SHOWN FOR LIGHTS, RECEPTACLES, AND OTHER ELECTRICAL DEVICES ARE APPROXIMATE.
ACTUAL LOCATIONS TO BE DETERMINED BY AN ELECTRICIAN BASED ON SITE CONDITIONS INCLUDING
CONSTRAINTS OF FRAMING, HVAC PLACEMENT, ETC.
LOCATIONS WILL ALWAYS MEET OR EXCEED THE MINIMUM REQUIREMENTS OF THE NATIONAL ELECTRIC CODE.

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SHEET DESCRIPTION: ELECTRICAL
MODEL: ZHOFR3 AUGUSTIN
UPDATED: DEC 15 2021
SCALE: AS NOTED
DRAWN BY: T.BEMONT
SHEET NO. E1.0
PLAN 13 an h 10

NOTE:
 HEIGHT OF EXTERIOR WALL-MOUNTED LIGHT FIXTURES TO BE
 4'-0" ABOVE THRESHOLD TO CENTER OF ELECTRICAL BOX.
 (EXTERIOR LIGHT @ OVERHEAD GARAGE DOOR TO BE
 7'-0" ABOVE CONCRETE GARAGE FLOOR TO CENTER OF BOX)

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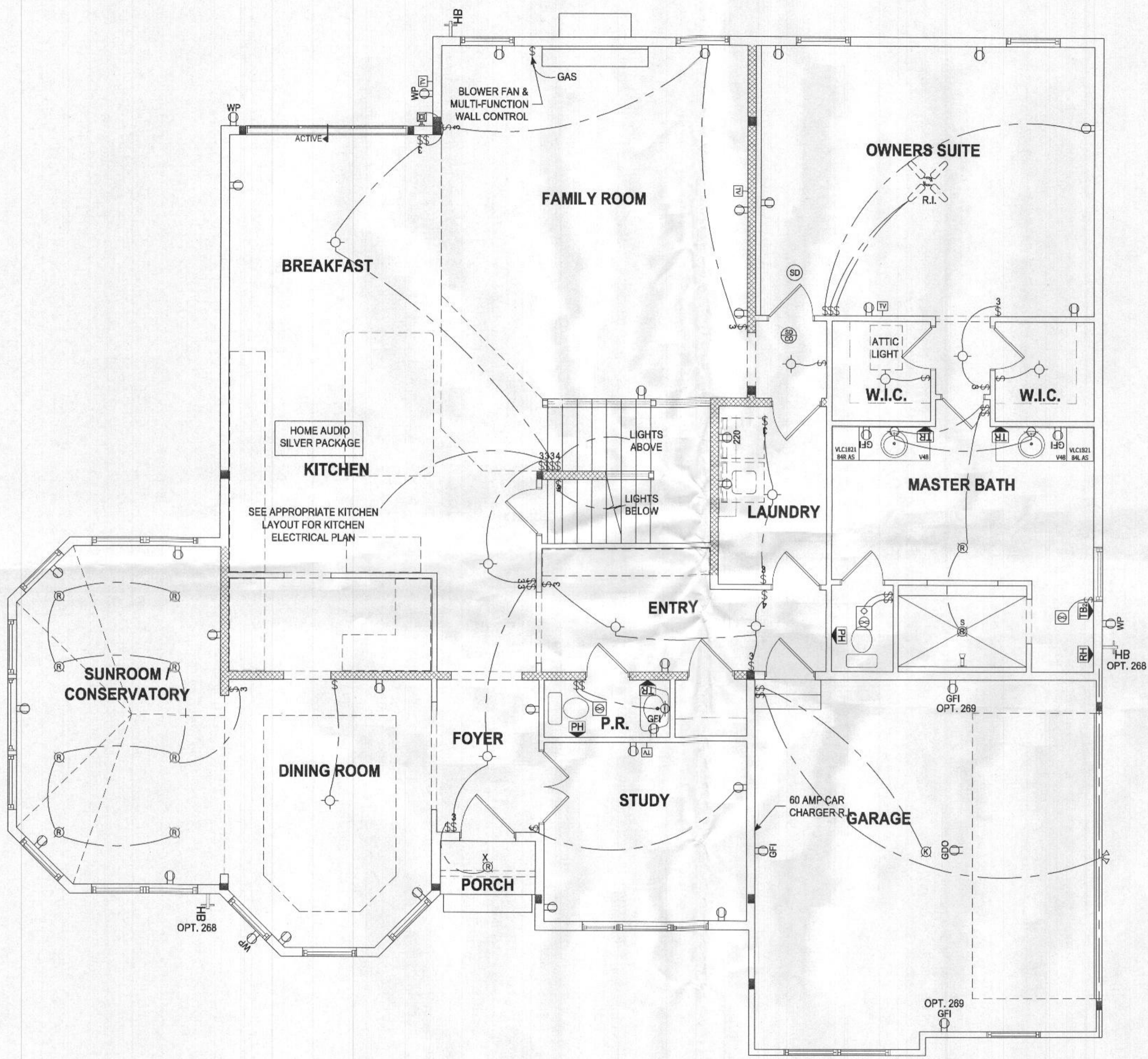
SHEET DESCRIPTION:
 FIRST FLOOR ELECTRICAL
 MODEL:
 ZHOFR3
 AUGUSTIN

UPDATED:
 SCALE:
 DRAWN BY:

SHEET NO.
E1.1
 PLAN ID
 an h 10

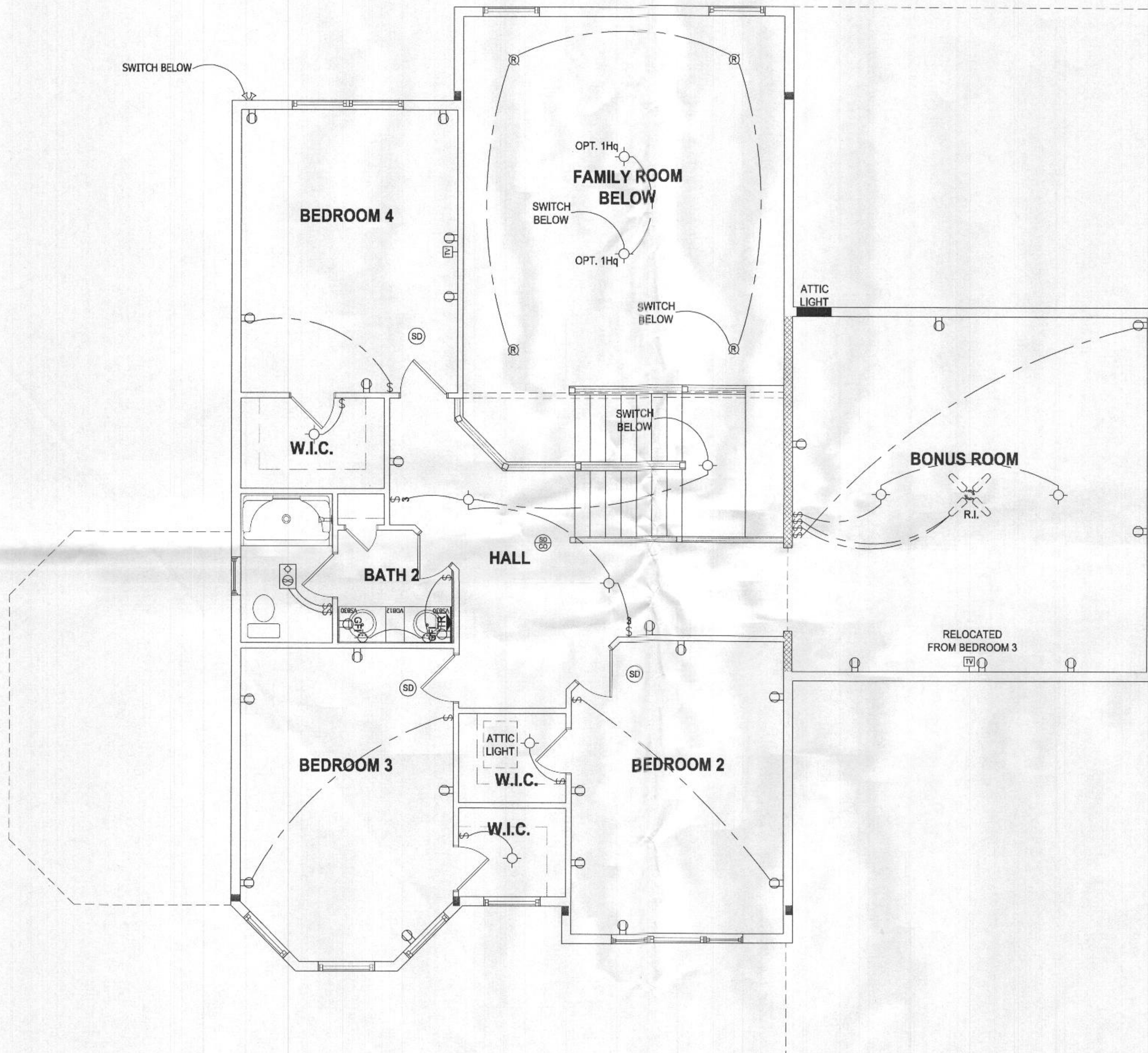


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FIRST FLOOR - ELECTRICAL
 SCALE: 1/4" = 1'-0"



SECOND FLOOR - ELECTRICAL
SCALE: 1/4" = 1'-0"



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KEYSTONE CUSTOM HOMES, INC.

SHEET DESCRIPTION: SECOND FLOOR ELECTRICAL
MODEL: ZHOPR3 AUGUSTIN

UPDATED: DEC 15 2021
SCALE: AS NOTED
DRAWN BY: T. BEMONT

SHEET NO. **E1.2**
PLANTED **anh 10**