



REAR ELEVATION



FRONT ELEVATION

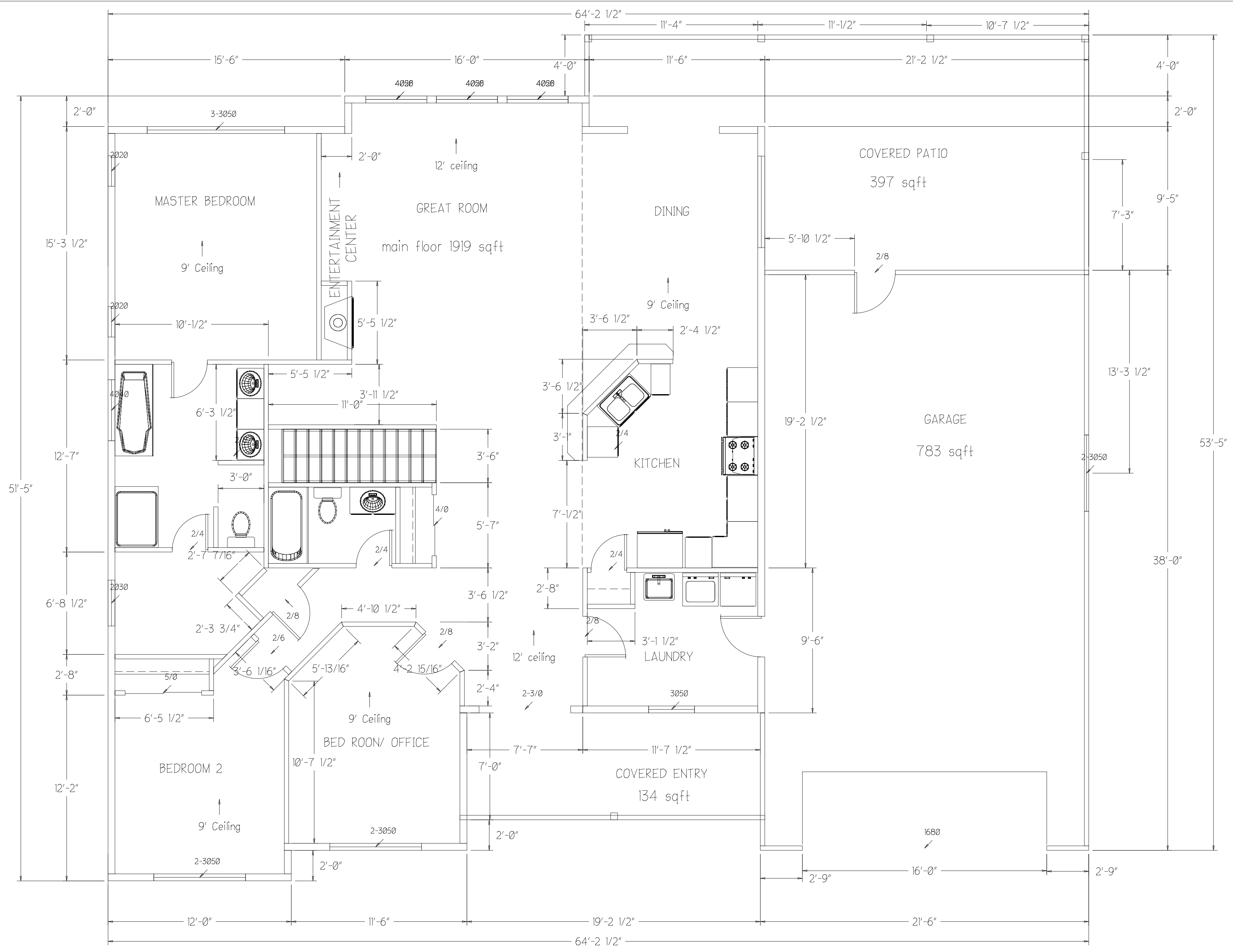
KEIRNS CONSTRUCTION  
 816 EAST 57 th  
 LOVELAND, CO 80538

Scale:	1/4"=1'
Date:	06/15/19
Drawn By:	
Revision Date:	

2021 cuda ct.

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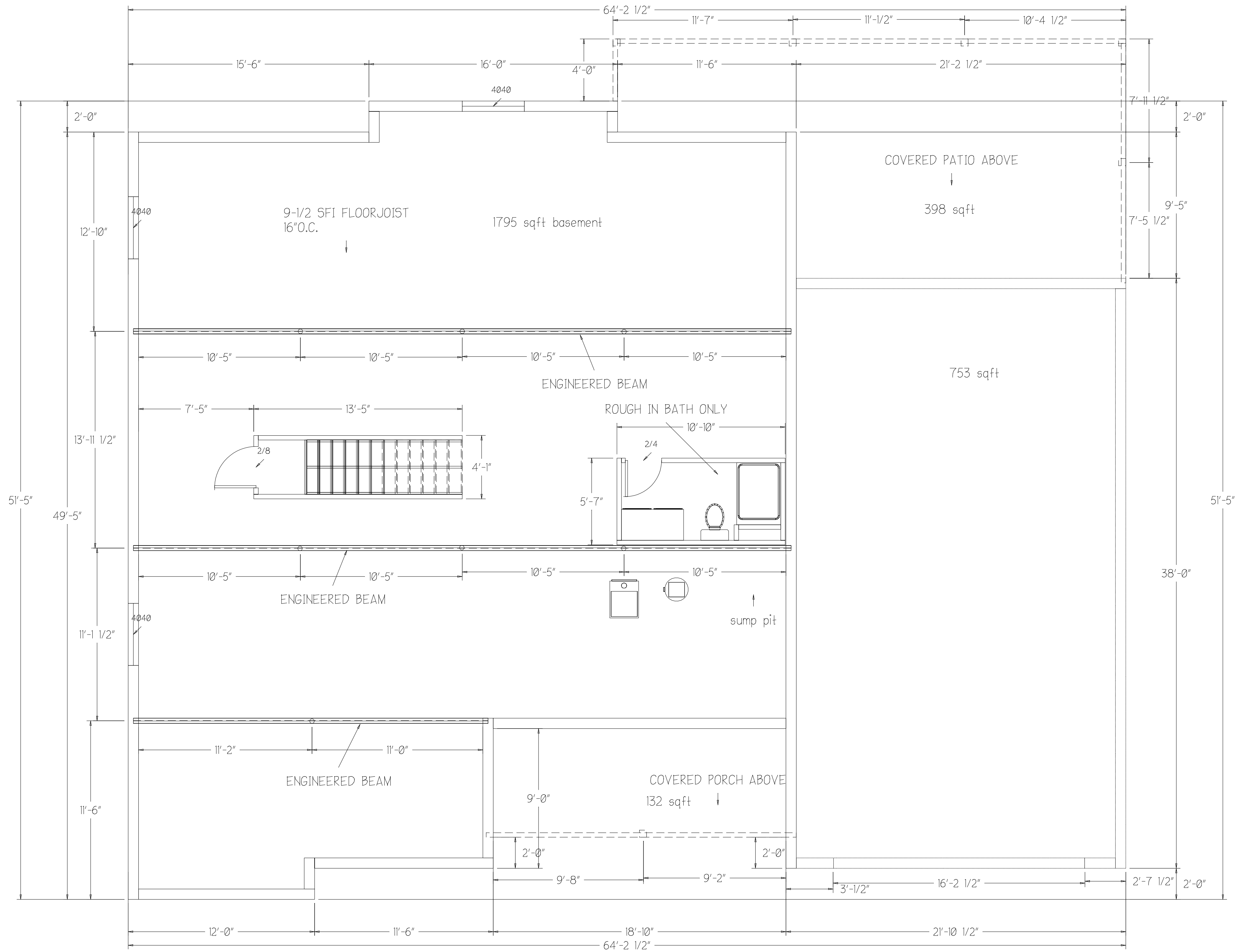
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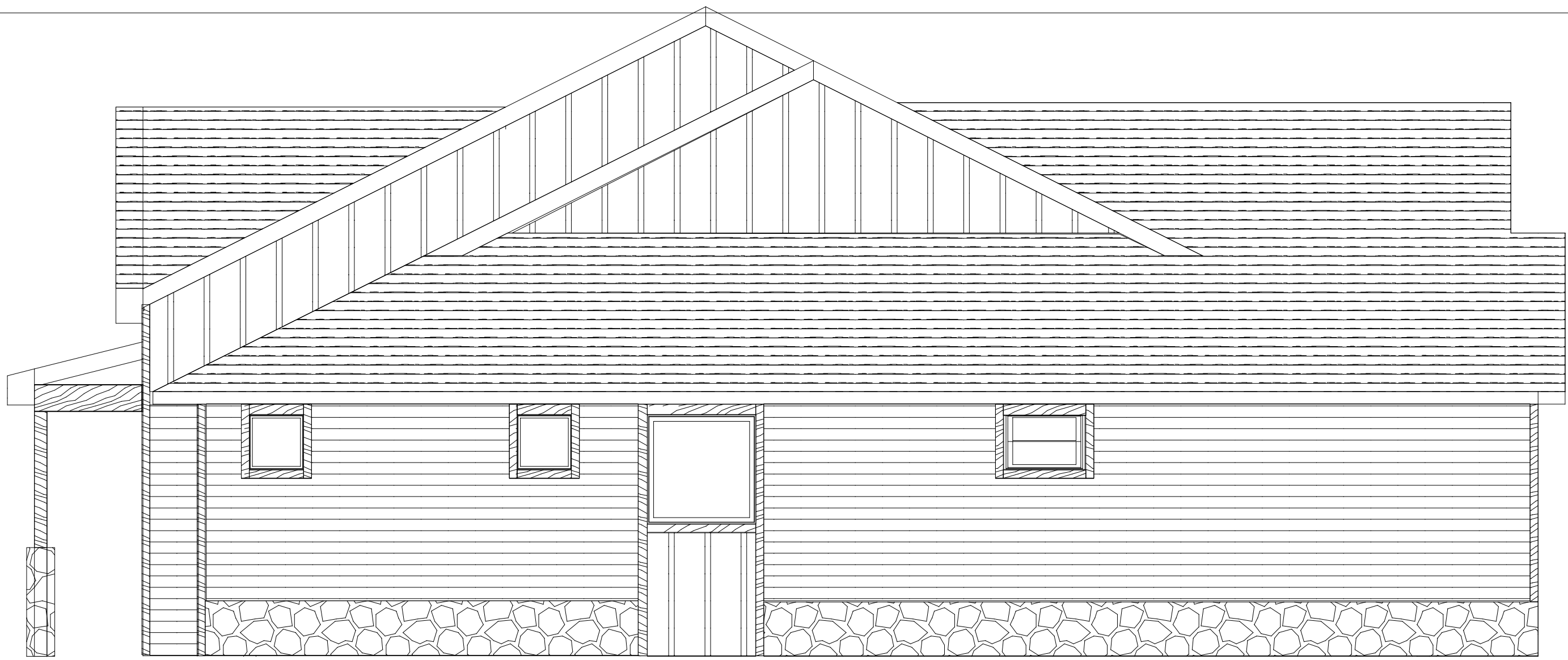
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RIGHT ELEVATION



LEFT ELEVATION

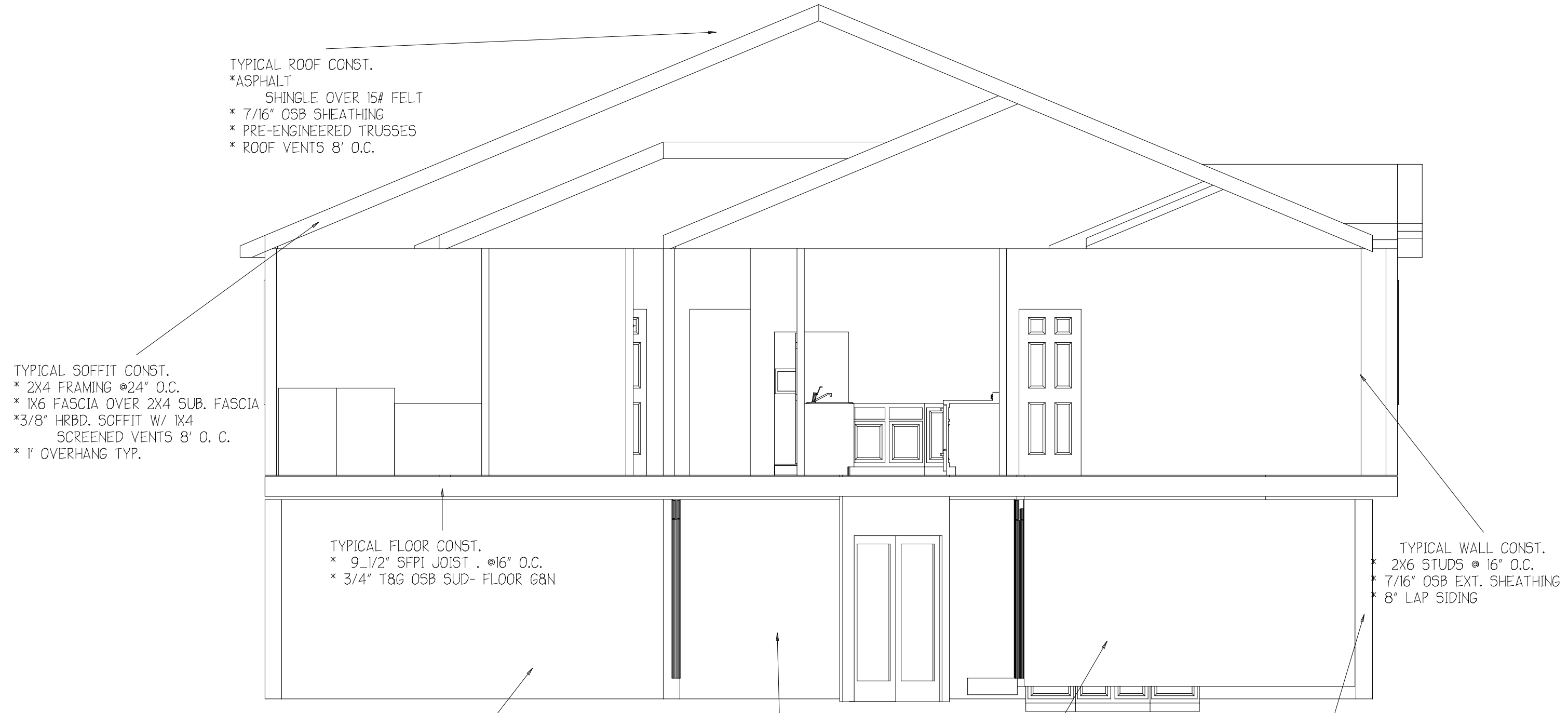
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TYPICAL ROOF CONST.  
 \* ASPHALT  
 SHINGLE OVER 15# FELT  
 \* 7/16" OSB SHEATHING  
 \* PRE-ENGINEERED TRUSSES  
 \* ROOF VENTS 8' O.C.

TYPICAL SOFFIT CONST.  
 \* 2X4 FRAMING @24" O.C.  
 \* 1X6 FASCIA OVER 2X4 SUB. FASCIA  
 \* 3/8" HRBD. SOFFIT W/ 1X4  
 SCREENED VENTS 8' O.C.  
 \* 1' OVERHANG TYP.

TYPICAL FLOOR CONST.  
 \* 9\_1/2" SFPJ JOIST . @16" O.C.  
 \* 3/4" T&G OSB SUD- FLOOR G8N

TYPICAL WALL CONST.  
 \* 2X6 STUDS @ 16" O.C.  
 \* 7/16" OSB EXT. SHEATHING  
 \* 8" LAP SIDING

TYPICAL BASEMENT FLOOR  
 \* 4" CONCRETE SLAB OVER  
 6" COMPACTED GRANULAR FILL

TYPICAL STAIR CONST.  
 \* 6'8" MIN. HEAD ROOM  
 \* 7-3/4" MAX. RISER HEIGHT  
 \* 10" MIN. TREAD LENGTH  
 \* 3/4 TO 1\_1/4" NOSING  
 \* 2X12 STRINGERS

GENERAL NOTES  
 \* SHINGLES TO BE HERITAGEII 30 YR WEATHERWOOD  
 \* SUB-FASCIA TO BE 2X6  
 \* FASCIA TO BE 1X8 SMART TRIM  
 \* OVERHANGS TO BE 1'  
 \* SOFFITS TO BE TEXTURED SMART TRIM  
 \* CORNER BOARD TO BE 4" SMART TRIM  
 \* WINDOW WRAD TO BE 4" SMART TRIM  
 \* GARAGE TRIM TO BE 6" SMART TRIM  
 \* SIDING TO BE 8" SMART TRIM ( 7" EXP)  
 \* BRICK/ STONE PER PLAN  
 \* GABLE SIDING/ VENTS PER LPAN  
 \* WINDOW GRIDS PER PLAN

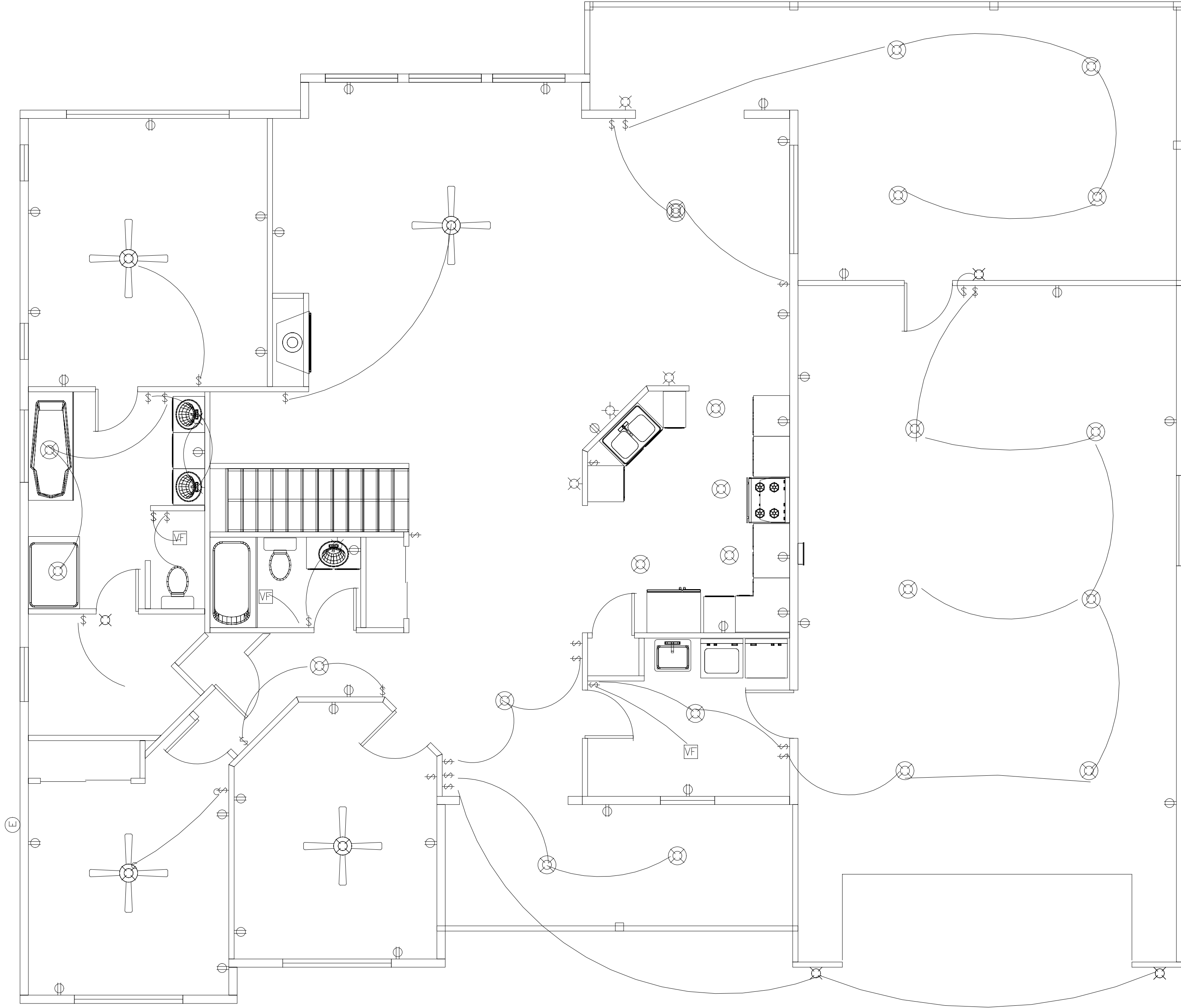
TYPICAL FOUNDATION WALL  
 \* 8" CONC. FND. PER ENGINEER  
 \* ASPHALT DAMPPROOFING  
 \* 2X6 SILL W/ SILL SEALER  
 \* 1/2" X 8" FND. BOLTS @ 6' O.C.  
 2" Insulation at foundation

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KEIRNS CONSTRUCTION  
816 EAST 57 th  
T O W N H O U S E S

Scale:	1/4" = 1'
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