

# VIRGINIA'S FARMHOUSE



ATTRIBUTION - SHARE-A-LIKE  
**OPEN-SOURCE BLUEPRINTS**

CAD FILES AVAILABLE:  
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[openarchitecturenetwork.org/projects/farmhouse](http://openarchitecturenetwork.org/projects/farmhouse)

ORIGINAL DESIGNER  
Jay Osborne, 2014

**VIRGINIA'S FARMHOUSE**  
123 YELLOW BRICK RD, YOURTOWN, US

REVISION

△ VERSION 0.01  
02-15-2015

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△

DATE

02-15-15

SHEET TITLE

COVER PAGE

SHEET NO.

**A0.0**

## SYMBOLS LEGEND

	SECTION MARKER		SOIL
	ELEVATION MARKER		CONCRETE
	INTERIOR ELEVATIONS		BRICK
	DETAIL CALLOUT		CMU BLOCK
	DATUM MARKER		RIGID INSULATION
	SLOPE MARKER		BATT INSULATION
	COMPASS (TRUE NORTH)		DIMENSIONAL LUMBER
	WINDOW CALLOUT		ELECTRIC OUTLET
	DOOR CALLOUT		SWITCH
	FIXTURE CALLOUT		CEILING LIGHT
	FINISH CALLOUT		RECESSED LIGHT
	CONTOURS (IN FEET)		WALL-MOUNTED LIGHT
			CEILING FAN

## PERSPECTIVE



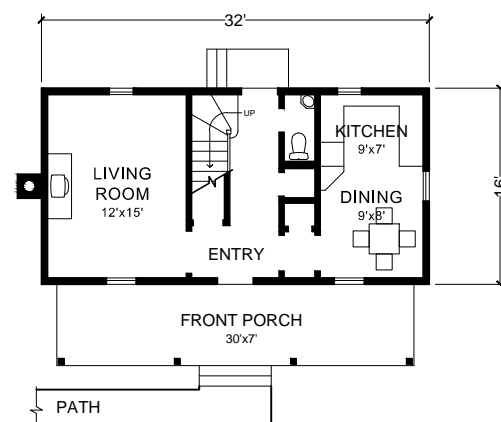
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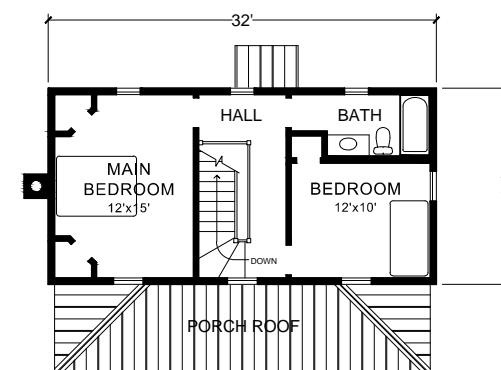
## ABBREVIATIONS

#	POUNDS OR NUMBER	kWh	KILOWATT HOUR
AC	AIR CONDITIONING	MAX	MAXIMUM
APN	ASSESSOR'S PARCEL #	MIN	MINIMUM
APPROX	APPROXIMATELY	MISC	MISCELLANEOUS
AVG	AVERAGE	(N)	NEW
B.O.	BOTTOM OF	NTS	NOT TO SCALE
B/T	BETWEEN	OSB	ORIENTED STRANDBOARD
BD	BOARD	OC	ON CENTER
BM	BEAM	PERF	PERFORATED
CLG	CEILING	PERP	PERPENDICULAR
CLR	CLEAR	POLYISO	POLYISOCYANURATE
CMU	CONCRETE MASONRY UNIT	PT	PRESSURE-TREATED
CO	CLEANOUT	PTD	PAINTED
CONC	CONCRETE	QTY	QUANTITY
CONT	CONTINUOUS	R	RADIUS OR RISER
CW	COLD WATER	RCP	REFLECTED CEILING PLAN
d	PENNY (NAILS)	REF	REFRIGERATOR
D	DRYER	REQ'D	REQUIRED
DEMO	DEMOLISH	RM	ROOM
DIA	DIAMETER	SD	SMOKE DETECTOR
DIM	DIMENSION	SF	SQUARE FOOT
DM	DIMMER	SIM	SIMILAR
DN	DOWN	SPEC	SPECIFICATION
DW	DISHWASHER	SYM	SYMMETRICAL
(E)	EXISTING	T.O.	TOP OF
EL	ELEVATION	T&G	TONGUE AND GROOVE
ELEC	ELECTRICAL	THRU	THROUGH
EPS	EXPANDED POLYSTYRENE	TYP	TYPICAL
EQ	EQUAL	UON	UNLESS OTHERWISE NOTED
EXT	EXTERIOR	V	VOLT, OR VALVE
FD	FLOOR DRAIN	VERT	VERTICAL
FIN	FINISH	W	WATT
FT	FOOT	W	WASHER
GALV	GALVANIZED	W/	WITH
GC	GENERAL CONTRACTOR	W/O	WASHER & DRYER WITHOUT
GFCI	G. F. CIRCUIT INTERRUPTER	WC	WATER CLOSET
GLULAM	GLUE-LAMINATED	WD	WOOD
GYP	GYPSUM	WH	WATER HEATER
HB	HOSE BIB	WP	WEATHERPROOF
HW	HOT WATER	XPS	EXTRUDED POLYSTYRENE
INT	INTERIOR		

## FIRST FLOOR PLAN



## SECOND FLOOR PLAN

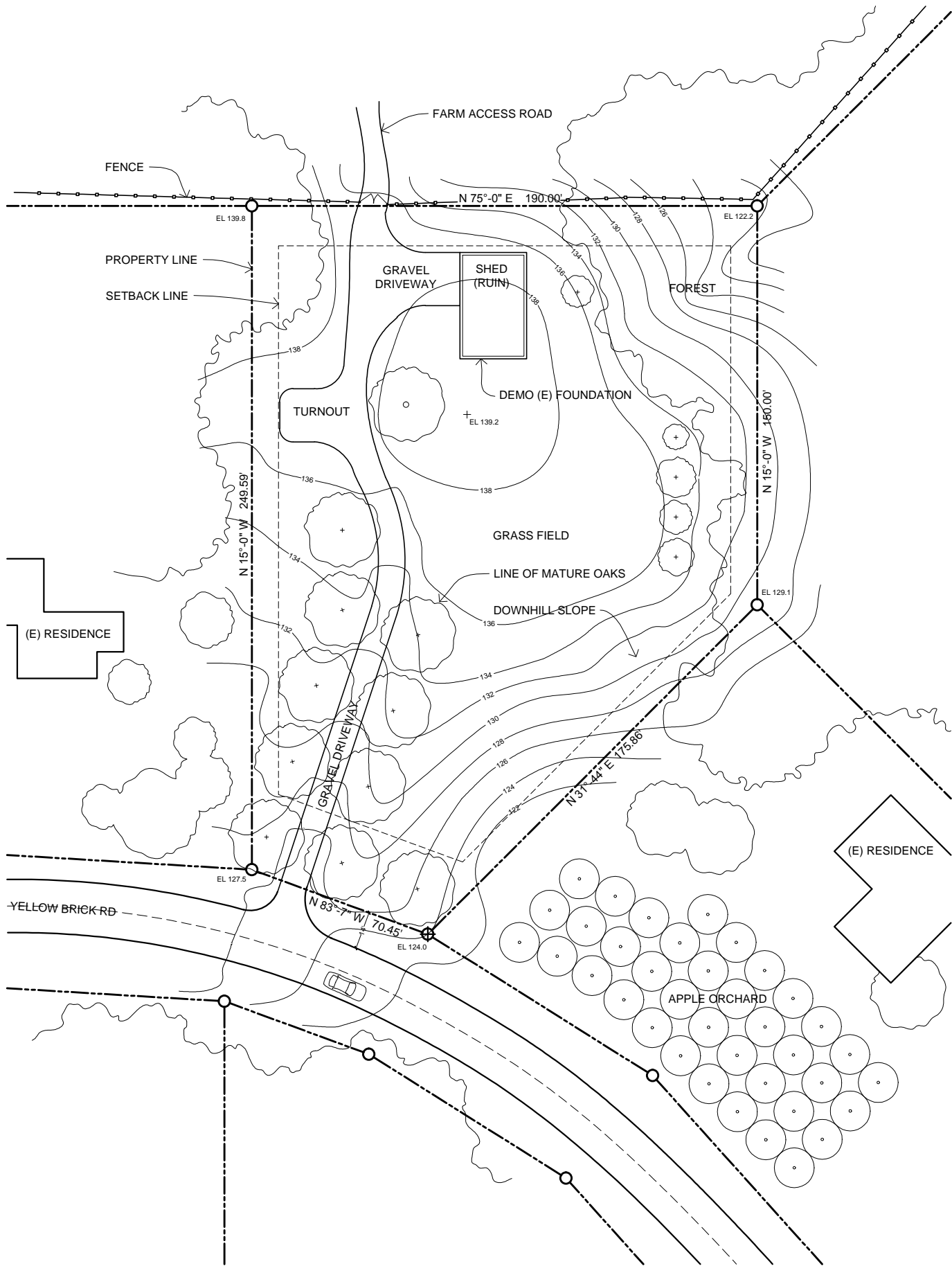


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**1 SITE SURVEY**  
SCALE: 1"=100'

**PROJECT INFORMATION**

**LOCATION**

123 YELLOW BRICK RD  
YOURTOWN, US 12345

**PROJECT DESCRIPTION**

NEW SINGLE-FAMILY HOUSE

**PROJECT NUMBER**

APN 0000-0000-000-000

**ZONING**

R-3

**FLOOR AREA**

PROPOSED: 975 FT<sup>2</sup>

**OVERALL BUILDING HEIGHT**

32'-0" - GROUND TO ROOF RIDGE

**OCCUPANCY**

R-3, 1-4 PEOPLE

**CONSTRUCTION TYPE**

TYPE V - WOOD FRAME CONSTRUCTION

**PARCEL SIZE**

43560 S.F. (1.00 ACRES)

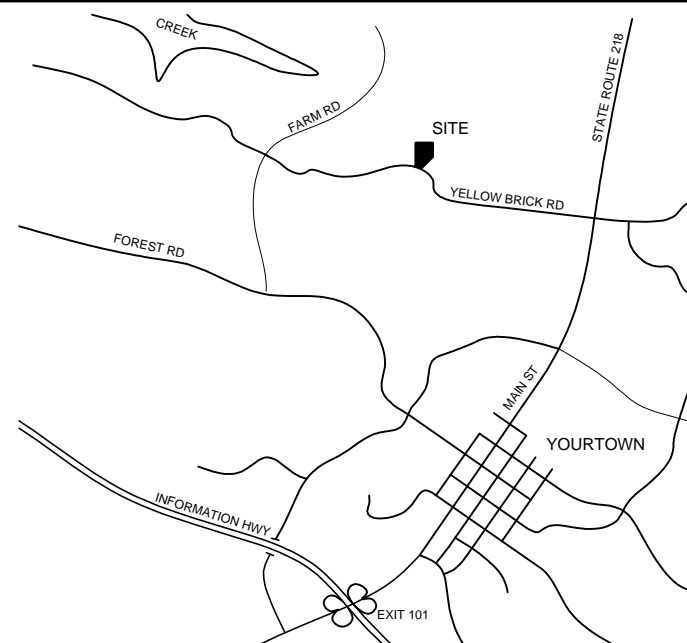
**APPLICABLE CODES**

2014 STATE BUILDING CODE  
2014 STATE ELECTRICAL CODE  
2012 LOCAL FIRE CODE

**DESIGN CONTRIBUTORS**

JAY OSBORNE, 2014-15  
ORIGINAL DESIGN, CAD FILE TEMPLATE, CONSTRUCTION DRAWING SET

**VICINITY MAP (NOT TO SCALE)**



**CONTACT INFORMATION**

**OWNER**

VIRGINIA WOOLF  
PHONE NUMBER  
EMAIL ADDRESS  
NOTES

**ARCHITECT OF RECORD**

CONTACT PERSON  
PHONE NUMBER  
EMAIL ADDRESS  
NOTES

COMPANY NAME  
STREET ADDRESS  
CITY / STATE / ZIP

**GENERAL CONTRACTOR**

CONTACT PERSON  
PHONE NUMBER  
EMAIL ADDRESS  
NOTES

COMPANY NAME  
STREET ADDRESS  
CITY / STATE / ZIP

**STRUCTURAL CONSULTANT**

CONTACT PERSON  
PHONE NUMBER  
EMAIL ADDRESS  
NOTES

COMPANY NAME  
STREET ADDRESS  
CITY / STATE / ZIP

**LANDSCAPE CONTRACTOR**

CONTACT PERSON  
PHONE NUMBER  
EMAIL ADDRESS  
NOTES

COMPANY NAME  
STREET ADDRESS  
CITY / STATE / ZIP

**PLUMBING CONTRACTOR**

CONTACT PERSON  
PHONE NUMBER  
EMAIL ADDRESS  
NOTES

COMPANY NAME  
STREET ADDRESS  
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**ELECTRICAL CONTRACTOR**

CONTACT PERSON  
PHONE NUMBER  
EMAIL ADDRESS  
NOTES

COMPANY NAME  
STREET ADDRESS  
CITY / STATE / ZIP

**HVAC CONTRACTOR**

CONTACT PERSON  
PHONE NUMBER  
EMAIL ADDRESS  
NOTES

COMPANY NAME  
STREET ADDRESS  
CITY / STATE / ZIP

**PLOT SURVEYOR**

CONTACT PERSON  
PHONE NUMBER  
EMAIL ADDRESS  
NOTES

COMPANY NAME  
STREET ADDRESS  
CITY / STATE / ZIP

**WOODSTOVE CONSULTANT**

CONTACT PERSON  
PHONE NUMBER  
EMAIL ADDRESS  
NOTES

COMPANY NAME  
STREET ADDRESS  
CITY / STATE / ZIP

**BUILDING INSPECTOR**

CONTACT PERSON  
PHONE NUMBER  
EMAIL ADDRESS  
NOTES

COMPANY NAME  
STREET ADDRESS  
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### GENERAL NOTES

1. WORK SHALL CONFORM TO ALL APPLICABLE CODES AND ORDINANCES, INCLUDING BUT NOT LIMITED TO: BUILDING, PLUMBING, ELECTRICAL, AND MECHANICAL CODES.
2. ANY ERRORS, OMISSIONS, OR CONFLICTS FOUND WITHIN THESE DRAWINGS SHALL BE BROUGHT TO THE ATTENTION OF THE OWNER OR THEIR REPRESENTATIVE BEFORE PROCEEDING WITH THE WORK.
3. DO NOT SCALE THESE DRAWINGS. WRITTEN DIMENSIONS TAKE PRECEDENCE OVER MEASUREMENTS.
4. DIMENSIONS ARE TAKEN FROM FACE OF FRAMING LUMBER, FACE OF CONCRETE/ MASONRY, CENTER OF COLUMN, AND CENTERLINE OF FIXTURE, UNLESS NOTED OTHERWISE.
5. ALL DIMENSIONS NOTED "VERIFY IN FIELD (V.I.F.)" SHALL BE MEASURED BY THE CONTRACTOR PRIOR TO CONSTRUCTION. REPORT ANY DISCREPANCIES TO THE OWNER OR THEIR REPRESENTATIVE.
6. DETAILS SHOWN ARE TYPICAL. SIMILAR DETAILS APPLY IN SIMILAR SITUATIONS.
7. IN THE CASE OF DISCREPANCIES WITHIN DESCRIPTIONS OF SIMILAR ITEMS, PRECEDENCE SHALL BE GIVEN TO NOTES & DRAWINGS OF GREATER DETAIL.
8. ALL REQUIRED EXITS SHALL BE OPERABLE FROM THE INSIDE, WITHOUT THE USE OF A KEY OR ANY SPECIAL KNOWLEDGE.
9. ANY ELECTRICAL, PLUMBING AND/OR HVAC SYSTEMS INCLUDED IN THE WORK SHALL BE INSTALLED ON A DESIGN-BUILD BASIS, AND SHALL NOT SIGNIFICANTLY ALTER THE STRUCTURE OR FINISHES.

### CONSTRUCTION NOTES

1. ALL CONSTRUCTION SHALL BE TRUE, PLUMB, LEVEL, SQUARE, AND IN PROPER ALIGNMENT.
2. THE GENERAL CONTRACTOR SHALL MAINTAIN A CURRENT AND COMPLETE SET OF DRAWINGS ON THE JOB SITE DURING ALL PHASES OF CONSTRUCTION. ALL SUBCONTRACTORS SHALL BE PROVIDED WITH A SET OF DRAWINGS.
3. THE GENERAL CONTRACTOR SHALL VERIFY AND ASSUME RESPONSIBILITY FOR ALL DIMENSIONS AND SITE CONDITIONS, AS WELL AS INSPECT THE PREMISES AND TAKE NOTE OF EXISTING CONDITIONS PRIOR TO SUBMITTING PRICES. NO CLAIM SHALL BE ALLOWED FOR PROBLEMS WHICH COULD HAVE BEEN REASONABLY PREVENTED BY A THOROUGH EXAMINATION.
4. PROVIDE TEMPORARY SUPPORT AS NECESSARY TO ENSURE THE STRUCTURAL INTEGRITY OF THE BUILDING UNDER CONSTRUCTION. THE GENERAL CONTRACTOR IS RESPONSIBLE FOR ALL CONSTRUCTION-RELATED ACTIVITIES.
5. INSTALL FIXTURES, MATERIALS, AND EQUIPMENT ACCORDING TO MANUFACTURERS SPECIFICATIONS. SHOULD THOSE SPECS CONFLICT WITH THE DRAWINGS, IMMEDIATELY NOTIFY THE OWNER OR THE OWNER'S REPRESENTATIVE.
6. VERIFY CLEARANCES FOR FIXTURES, VENTS, CHASES, ETC. BEFORE ORDERING OR INSTALLING RELATED WORK ITEMS.
7. INSTALL SMOKE DETECTORS AND FIRE EXTINGUISHERS IN CONFORMANCE TO LOCAL FIRE MARSHALL REQUIREMENTS.
8. ALL REQUIRED EXITS SHALL BE OPERABLE FROM THE INSIDE, WITHOUT THE USE OF A KEY OR ANY SPECIAL KNOWLEDGE.
9. COORDINATE ALL WORK WITH EXISTING CONDITIONS, INCLUDING BUT NOT LIMITED TO: IRRIGATION PIPES, ELECTRICAL CONDUITS, WATER LINES, GAS LINES, AND DRAINAGE LINES.
10. THE GENERAL CONTRACTOR SHALL BE RESPONSIBLE FOR REGULARLY REMOVING THE WASTE MATERIALS OF ALL SUBCONTRACTORS, AND MAINTAIN STRICT CONTROL OVER JOB CLEANING TO PREVENT DUST AND RUBBISH FROM INTERFERING WITH OPERATIONS.
11. CONSTRUCTION EQUIPMENT NOISE SHALL BE MINIMIZED DURING THE CONSTRUCTION PHASES BY MUFFLING AND SHIELDING IMPACT TOOLS WHENEVER POSSIBLE.

### SITework / GRADING NOTES

1. GRADING AND SITework TO BE MINIMAL IN ALL AREAS NOT DIRECTLY AFFECTED BY THE NEW CONSTRUCTION. FOLLOW BEST PRACTICES AND LOCAL REQUIREMENTS IN ORDER TO MINIMIZE ENVIRONMENTAL DAMAGE.
2. PLUMBING LINES AND SEPTIC SYSTEMS ARE TO BE INSTALLED ON A DESIGN-BUILD BASIS, DEPENDENT ON VARIOUS SITE CONDITIONS. CONSULT A SOILS ENGINEER TO DETERMINE SUITABILITY FOR SPECIFIC INSTALLATIONS.
3. FINISH GRADE MUST SLOPE AWAY FROM EXTERIOR FOUNDATION WALL, AT A HEIGHT OF 6 INCHES OVER A 10 FOOT DISTANCE.
4. ANY SURVEY MARKERS WITHIN THE AREA OF CONSTRUCTION SHALL BE PRESERVED OR RESET BY A REGISTERED CIVIL ENGINEER OR LICENSED LAND SURVEYOR.
5. BEFORE GRADING OPERATIONS, A TEMPORARY PROTECTION FENCE SHALL BE CONSTRUCTED AROUND ANY TREE WITHIN 30 FEET OF THE FOUNDATION, AND A SILT FENCE MUST BE CONSTRUCTED DOWNSLOPE OF ANY AREA WHERE THE SOIL IS DISTURBED.

### FOUNDATION NOTES

1. DIFFERENT CLIMATES AND SOIL CONDITIONS REQUIRE DIFFERENT DESIGNS FOR A FOUNDATION. THE DEPICTED FOUNDATION SHOWS ONLY A PROPOSED DESIGN BASED ON FICTIONAL CONDITIONS. CONSULT A SOILS ENGINEER AND STRUCTURAL ENGINEER WHEN DESIGNING A FOUNDATION FOR YOUR SITE.
2. FOOTINGS SHALL EXTEND DOWN BEYOND THE LOCAL FROST LINE.
3. CMU/BRICK STEM WALL MUST BE REINFORCED WITH STEEL. PROVIDE CONCRETE REINFORCEMENT WITHIN FOUNDATION AS REQUIRED BY CODE.
4. PERFORATED DRAINAGE PIPES SHALL BE LOCATED WITHIN A GRAVEL PERIMETER AROUND THE FOUNDATION, AND INCORPORATE MULTIPLE DRAINAGE OUTLETS LEADING DOWNSLOPE AWAY FROM THE BUILDING.

### FRAMING NOTES

1. PROVIDE TEMPORARY SUPPORT AS NECESSARY TO ENSURE THE STRUCTURAL INTEGRITY OF THE BUILDING UNDER CONSTRUCTION. THE GENERAL CONTRACTOR IS RESPONSIBLE FOR ALL CONSTRUCTION-RELATED ACTIVITIES.
2. FIRE BLOCKING AND FIRE-RESISTANT SHEATHING SHALL BE PROVIDED AS REQUIRED AT CEILINGS, FLOORS, AND ENCLOSED USABLE SPACE UNDER STAIRS.
3. ALL WOOD WITHIN 8 INCHES OF THE GROUND SHALL BE PRESSURE TREATED OR COMPRISE A SUITABLY ROT RESISTANT MATERIAL. METAL CONNECTIONS WHICH TOUCH THIS WOOD SHOULD BE GALVANIZED OR STAINLESS STEEL.
4. PROVIDE ADEQUATE BLOCKING AROUND CABINTRY, PLUMBING FIXTURES, AND OTHER APPLICABLE AREAS.
5. LUMBER SPECIES AND GRADE SHEATHING SPECIFICATION -- OSB CAN REPLACE PLYWOOD SHEATHING
6. ANY PREFABRICATED ROOF TRUSSES MUST BE DESIGNED, CONSTRUCTED, AND CERTIFIED ACCORDING TO MANUFACTURERS' REQUIREMENTS.

### ELECTRICAL / HVAC NOTES

1. ELECTRICAL / HVAC SYSTEMS ARE TO BE INSTALLED ON A DESIGN-BUILD BASIS. ELECTRICAL SYMBOLS IN DRAWINGS SHOW BASIC FIXTURE LAYOUTS.
2. IT IS RECOMMENDED THAT A RADIANT FLOOR SYSTEM BE INSTALLED BETWEEN THE FLOOR JOISTS.
3. SMOKE DETECTORS AND CARBON MONOXIDE DETECTORS SHALL BE INSTALLED PER CODE. RADON TESTING IS HIGHLY RECOMMENDED.

### PLUMBING NOTES


1. PLUMBING SYSTEMS TO BE INSTALLED ON A DESIGN-BUILD BASIS. PLUMBNG SYMBOLS WITHIN DRAWINGS SHOW BASIC LAYOUTS OF FIXTURES.
2. REFRAIN FROM LOCATING PIPES WITHIN INSULATED EXTERIOR WALLS.
3. EXTERIOR PLUMBING AND SEPTIC SYSTEMS TO BE INSTALLED BEFORE COMMENCEMENT OF FOUNDATION CONSTRUCTION.
4. IT IS RECOMMENDED THAT A GREYWATER SYSTEM AND RAINWATER CISTERN BE INSTALLED BY A LICENSED AND EXPERIENCED PLUMBER.

### WEATHERPROOFING NOTES

1. DEPICTED WEATHERPROOFING METHODS (SUCH AS SEALANT, CAULKING, AND FLASHING) ARE NOT COMPREHENSIVE. FOLLOW THE REQUIREMENTS AND RECOMMENDATIONS FROM BUILDING CODES, PRODUCT MANUFACTURERS AND AGENCIES THAT DEVELOP STANDARDS.
2. PROVIDE MINIMUM R-13 INSULATION IN ALL EXTERIOR WALLS AND R-30 INSULATION AT ROOFS.
3. ALL WOOD WITHIN 8 INCHES OF THE GROUND SHALL BE PRESSURE TREATED OR COMPRISE A SUITABLY ROT RESISTANT MATERIAL. METAL CONNECTIONS WHICH TOUCH THIS WOOD SHOULD BE GALVANIZED OR STAINLESS STEEL.
4. PVC, VINYL, FIBERGLASS, AND ALUMINUM SHALL BE MINIMALLY USED THROUGHOUT THE CONSTRUCTION. ONLY DECORATIVE TRIM, INSULATION, AND EXTERIOR WINDOWS SHALL COMPRISE THESE MATERIALS.

### FINISHES NOTES

1. CONTRACTOR TO ENSURE THAT INTERIOR SHEATHING IS FLUSH, CLEAN AND FREE OF DUST AND DEFECTS BEFORE APPLICATION OF PAINT COATINGS
2. FLOOR MATERIAL TRANSITIONS OCCUR AT THE CENTERLINE OF DOORS OR FRAMED OPENINGS.
3. ANY CUT OR NOTCHED WOOD SHALL BE COATED WITH AN EPOXY SEALER TO PROTECT END GRAINS FROM ABSORBING WATER.
4. PROVIDE 1 COAT PRIMER AND 2 FINISH COATS OF PAINT AT INTERIOR AND EXTERIOR SURFACES.
5. ALL GLASS SHALL CONFORM WITH HUMAN IMPACT AND SAFETY REQUIREMENTS.
6. THE MINIMUM STAIRCASE TREAD SHALL BE 10" AND THE MINIMUM RISER 7.75", UNLESS LOCAL CODES REQUIRE OTHERWISE.
7. HANDRAILS TO BE LOCATED 34-38 INCHES ABOVE STAIR TREADS AS MEASURED FROM THE NOSINGS
8. GUARDRAILS MUST BE LOCATED ALONG FLOOR SURFACES THAT ARE LOCATED 30" OR MORE ABOVE THE FLOOR OR GROUND BELOW.
9. DO NOT USE SCREW-ON, NON-OPERABLE WINDOW SHUTTERS. THEY ARE AS TACKY AS CLIP-ON TIES. DO NOT USE VINYL OR ALUMINUM SIDING. THAT WOULD MAKE THIS HOUSE LOOK LIKE A CHEAP PLASTIC TOY. DO NOT DO IT.



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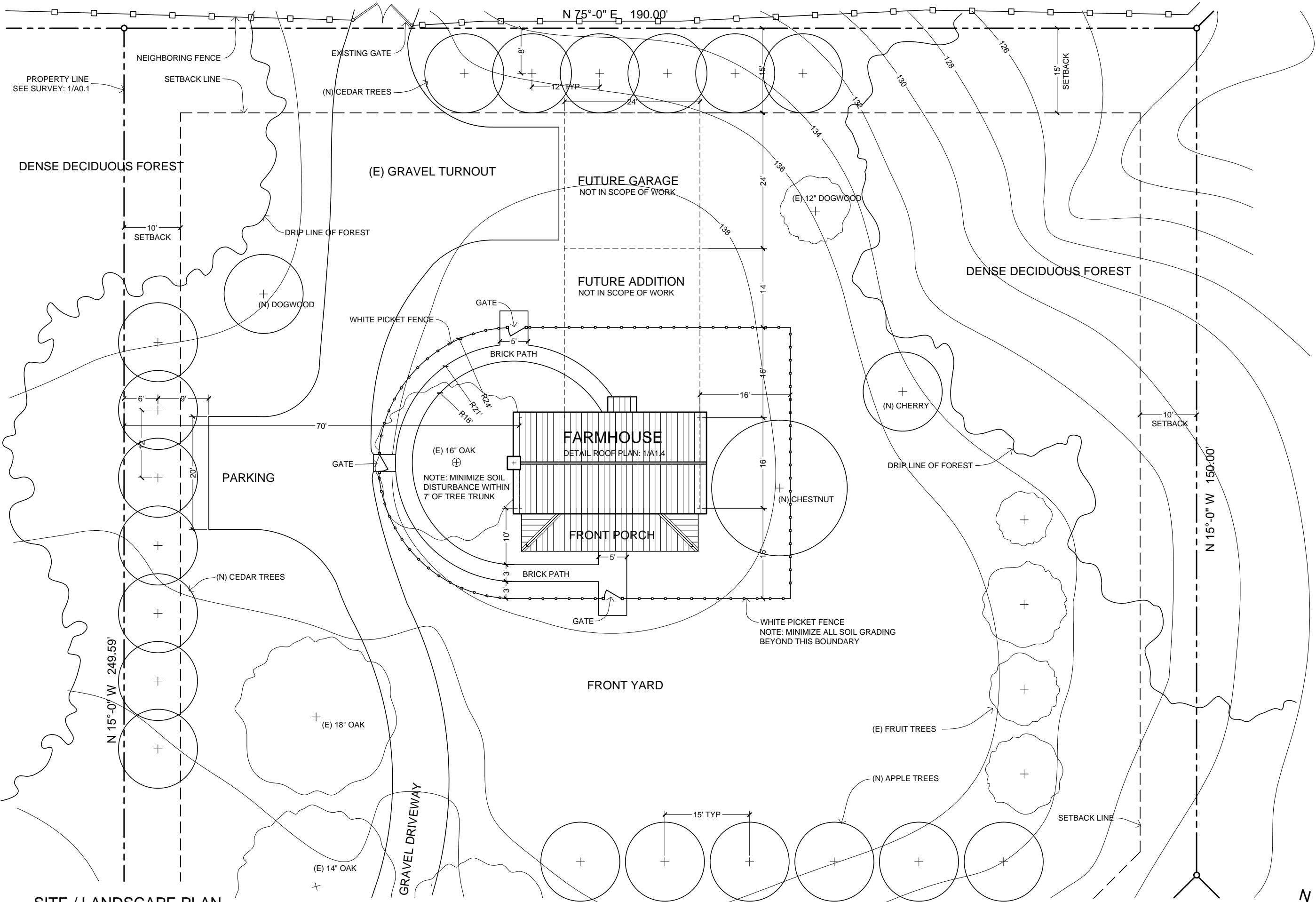
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SHEET TITLE  
**PROJECT NOTES**

SHEET NO.


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
1 SITE / LANDSCAPE PLAN  
SCALE: 1/16" = 1'-0"

NOTE: HOUSE DIMENSIONS ARE MEASURED TO FOUNDATION

  
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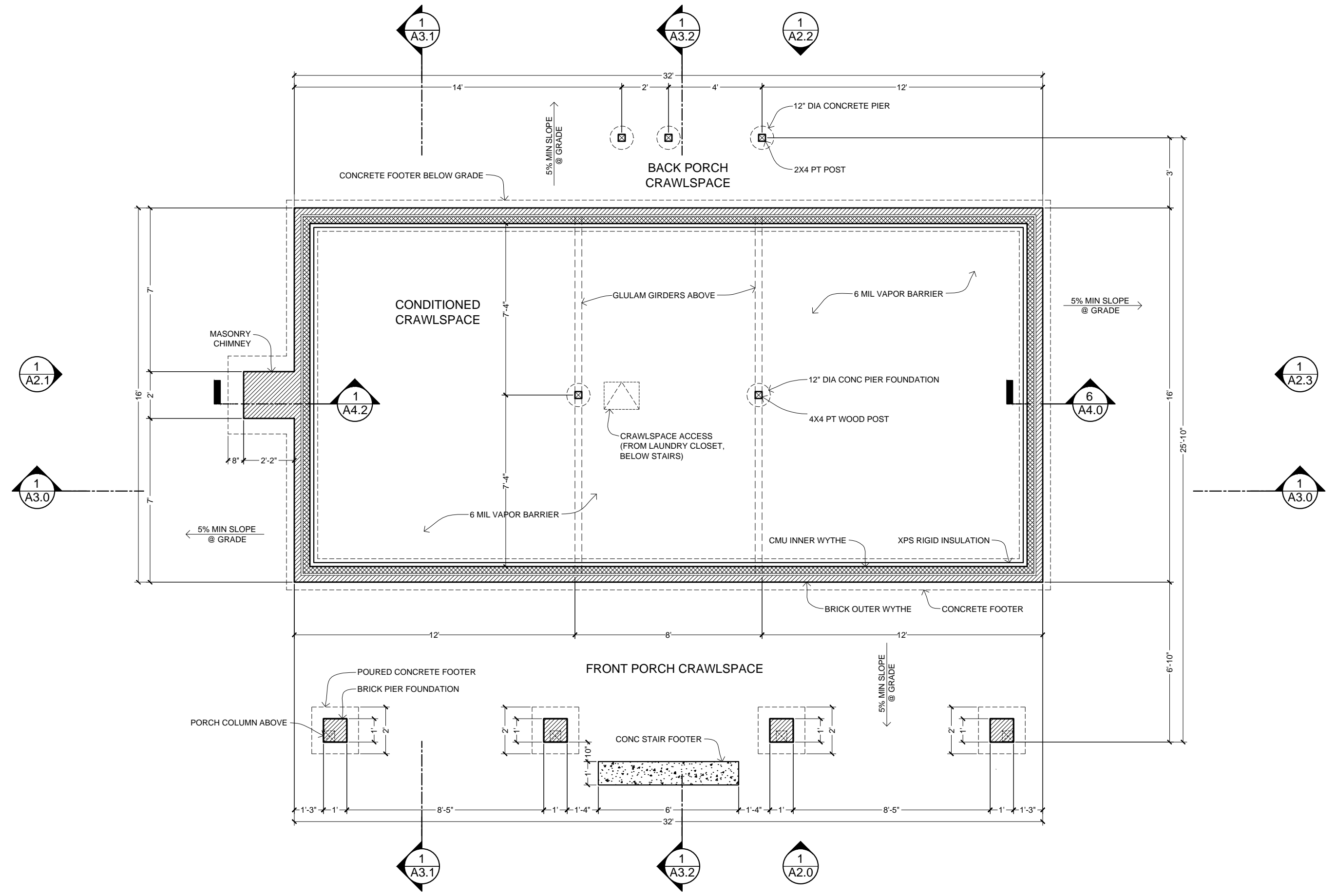
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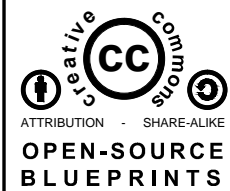
**A1.1**



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



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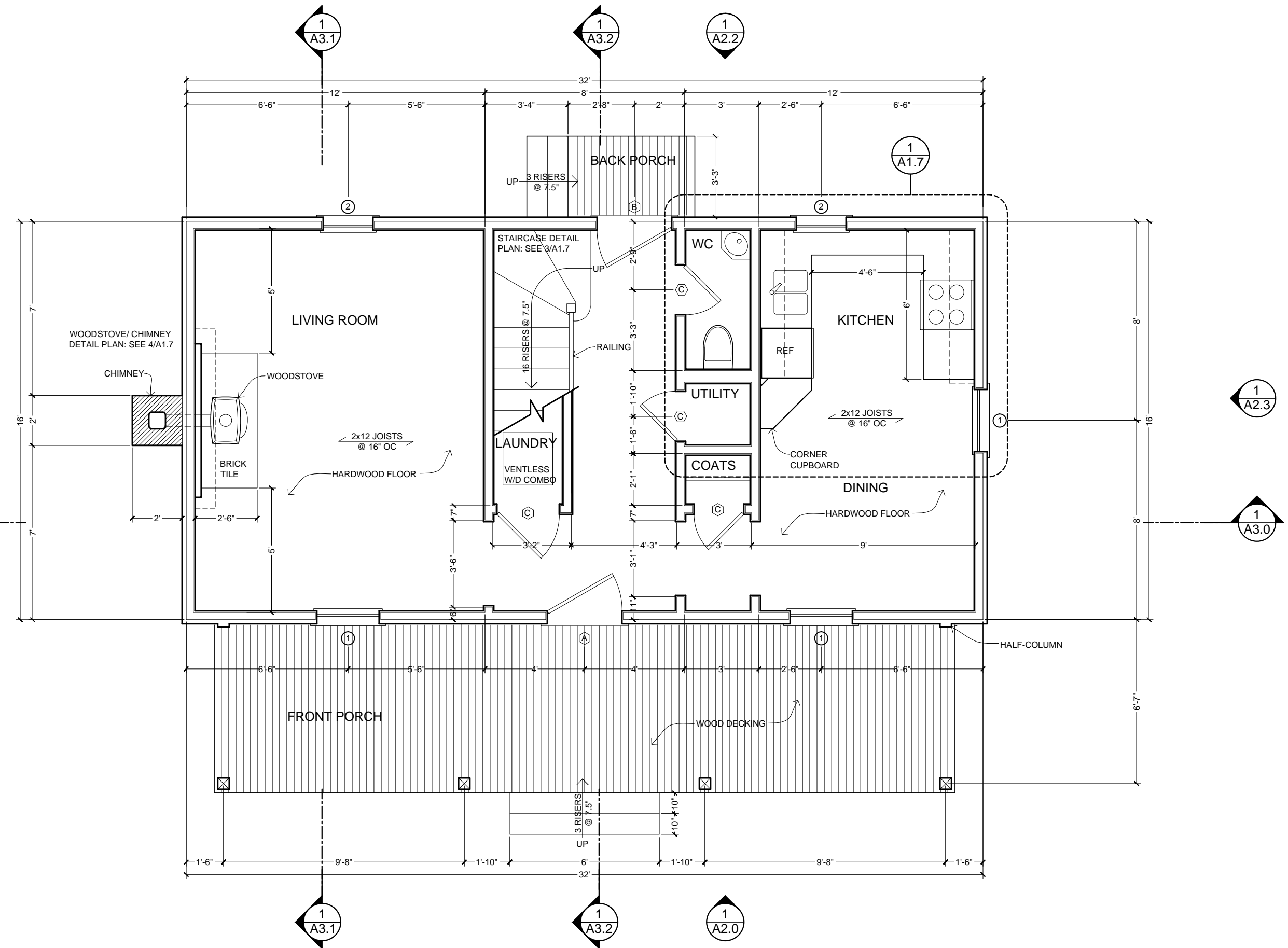
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**1ST FLOOR PLAN**  
 SHEET NO.

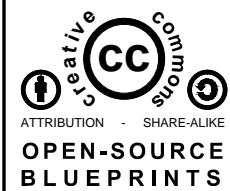
**A1.2**



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



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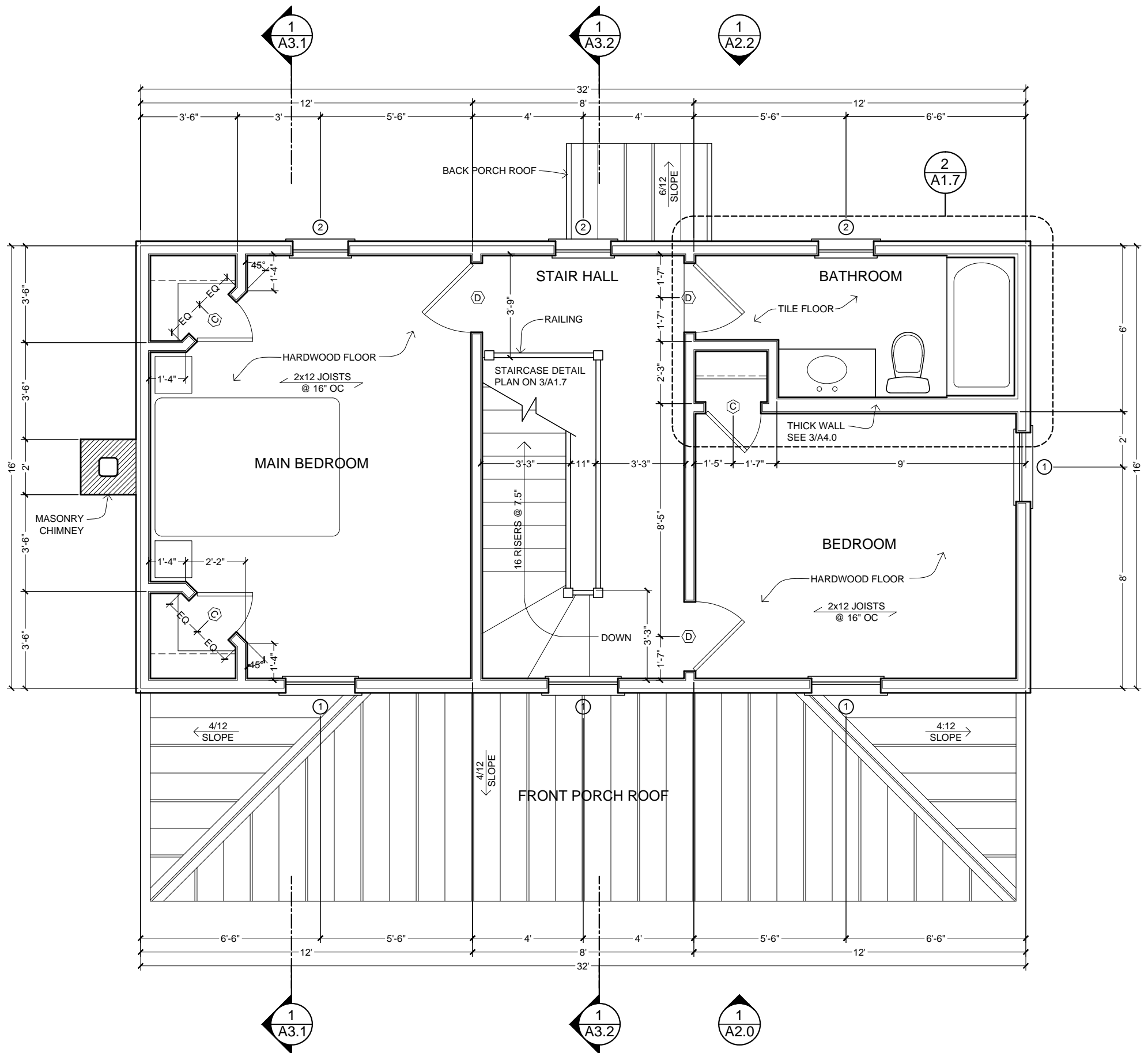
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 ORIGINAL DESIGNER  
 Jay Osborne, 2014

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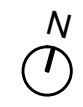
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△ VERSION 0.01	02-15-2015
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**02-15-15**  
 SHEET TITLE  
**2ND FLOOR PLAN**  
 SHEET NO.

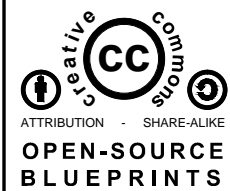
**A1.3**



**1 2ND FLOOR PLAN**  
 SCALE: 1/4" = 1'-0"



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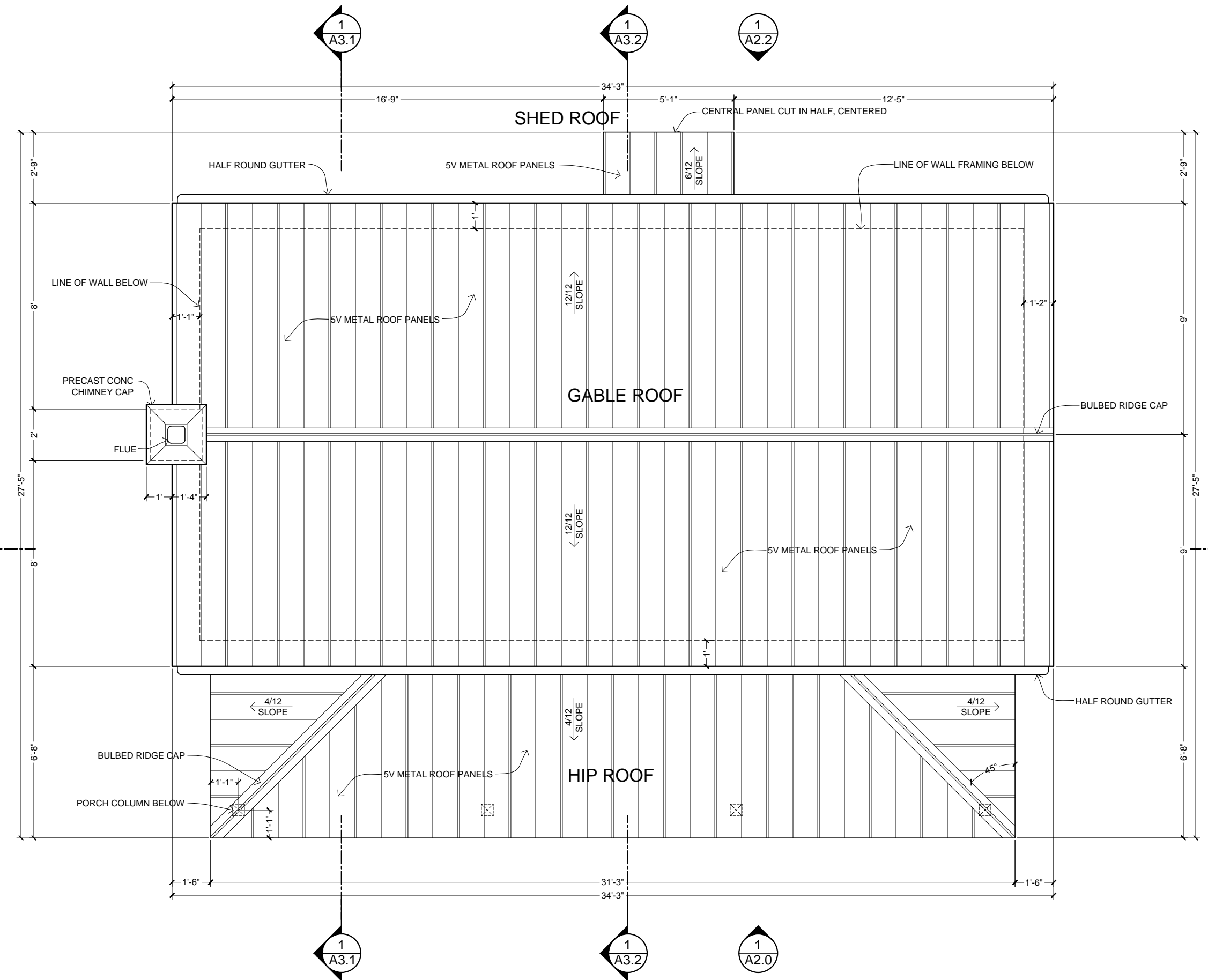
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 ORIGINAL DESIGNER  
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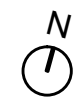
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**02-15-15**  
 SHEET TITLE  
**ROOF PLAN**  
 SHEET NO.

**A1.4**



**1 ROOF PLAN**  
 SCALE: 1/4" = 1'-0"





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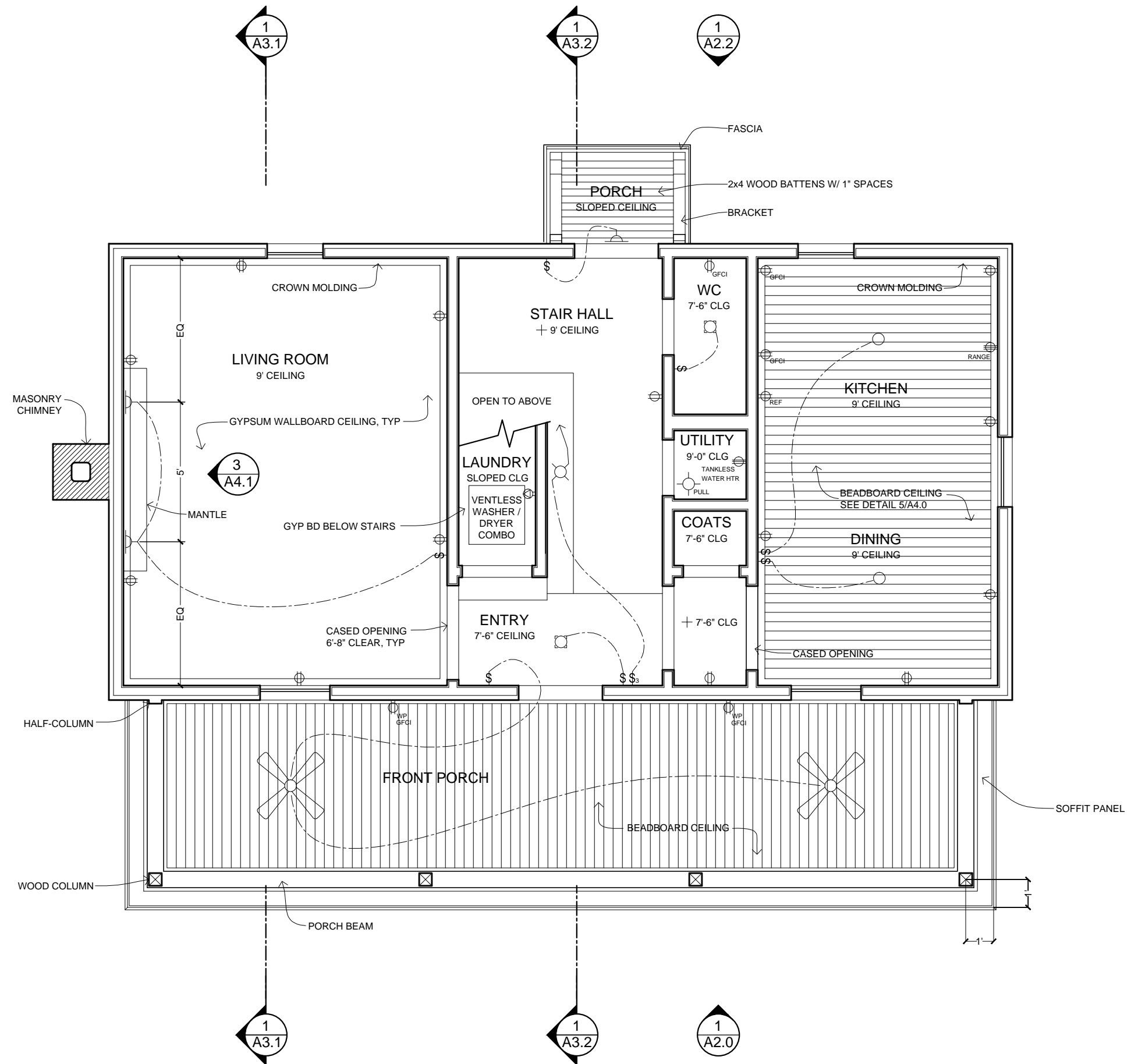
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SHEET TITLE
   
**1ST FLOOR RCP / ELECTRICAL PLAN**

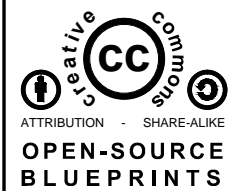
SHEET NO.
   
**A1.5**



**1** 1ST FLOOR - REFLECTED CEILING PLAN & ELECTRICAL PLAN
   
 SCALE: 1/4" = 1'-0"



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ORIGINAL DESIGNER  
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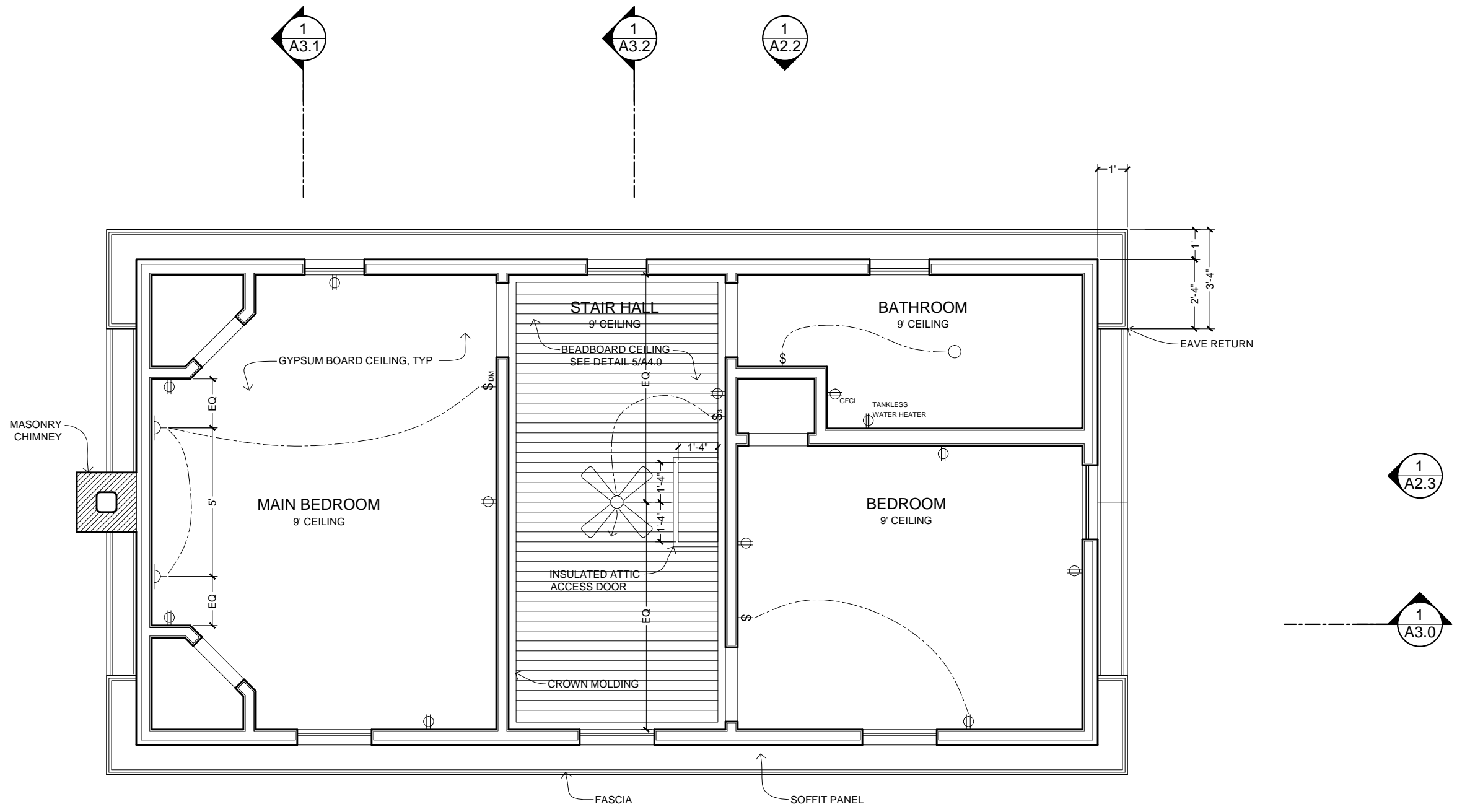
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SHEET TITLE  
**2ND REF. CEILING PLAN / ELECTRICAL PLAN**

SHEET NO.  
**A1.6**



**2ND FLOOR - REFLECTED CEILING PLAN & ELECTRICAL PLAN**  
 SCALE: 1/4" = 1'-0"



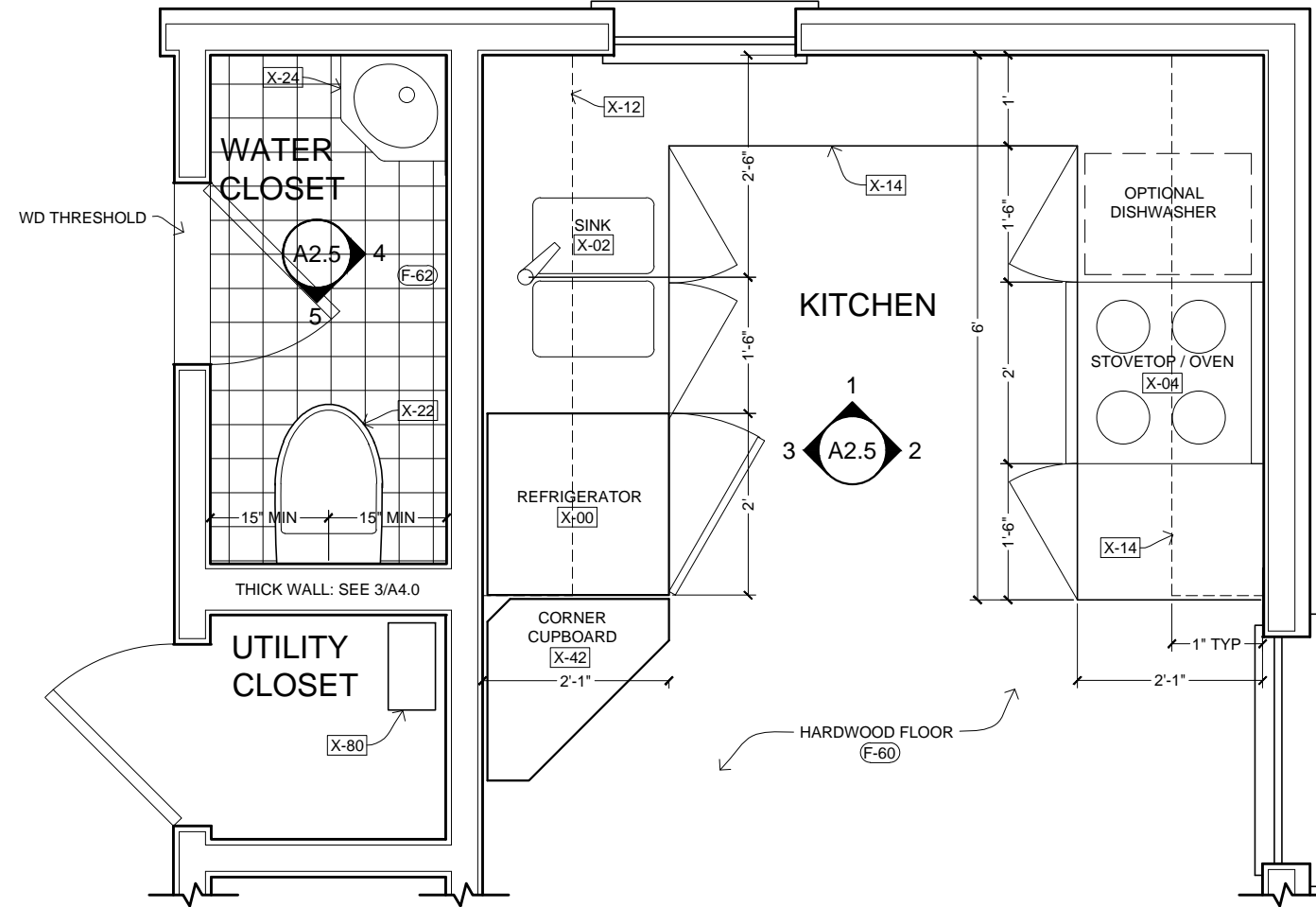
**KEY NOTES**

**FIXTURES (SEE SCHEDULE ON A5.0)**

- X-00 REFRIGERATOR
- X-02 KITCHEN SINK
- X-04 RANGE / OVEN
- X-06 RANGE HOOD
- X-08 WATER FAUCET
- X-10 KITCHEN COUNTERTOP
- X-12 FLOOR CABINETS
- X-14 WALL CABINETS
- X-20 TOILET
- X-22 WC TOILET
- X-24 CORNER SINK
- X-26 BATHROOM LAVATORY
- X-28 BATHTUB
- X-30 MIRROR CABINET
- X-40 WOODSTOVE
- X-42 CORNER CUPBOARD
- X-80 TANKLESS WATER HEATER

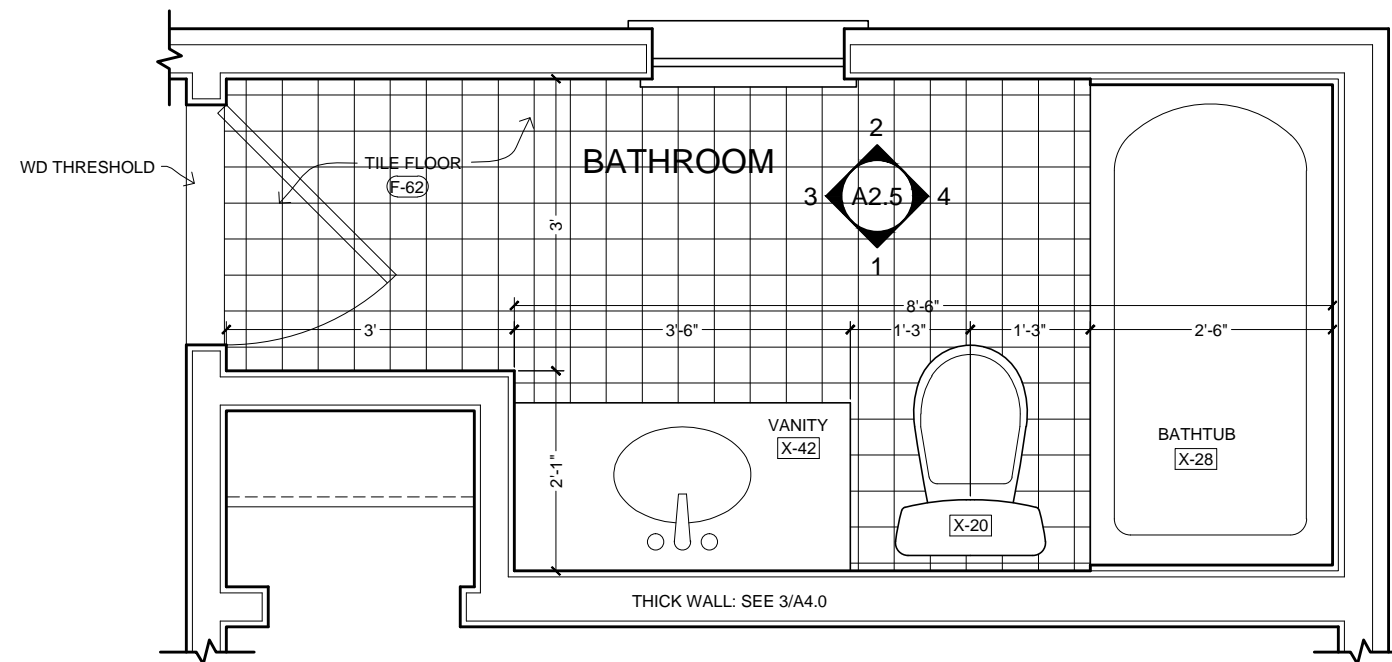
**FINISHES (SEE SCHEDULE ON A5.0)**

- F-60 HARDWOOD FLOOR
- F-62 FLOOR TILE
- F-64 WALL TILE
- F-68 BASE MOLDING
- F-70 INTERIOR SHEATHING, PAINTED
- F-72 WINDOW / DOOR CASING
- F-74 BEADBOARD
- F-76 WAINSCOT CAP
- F-78 HANDRAIL
- F-80 NEWEL POST



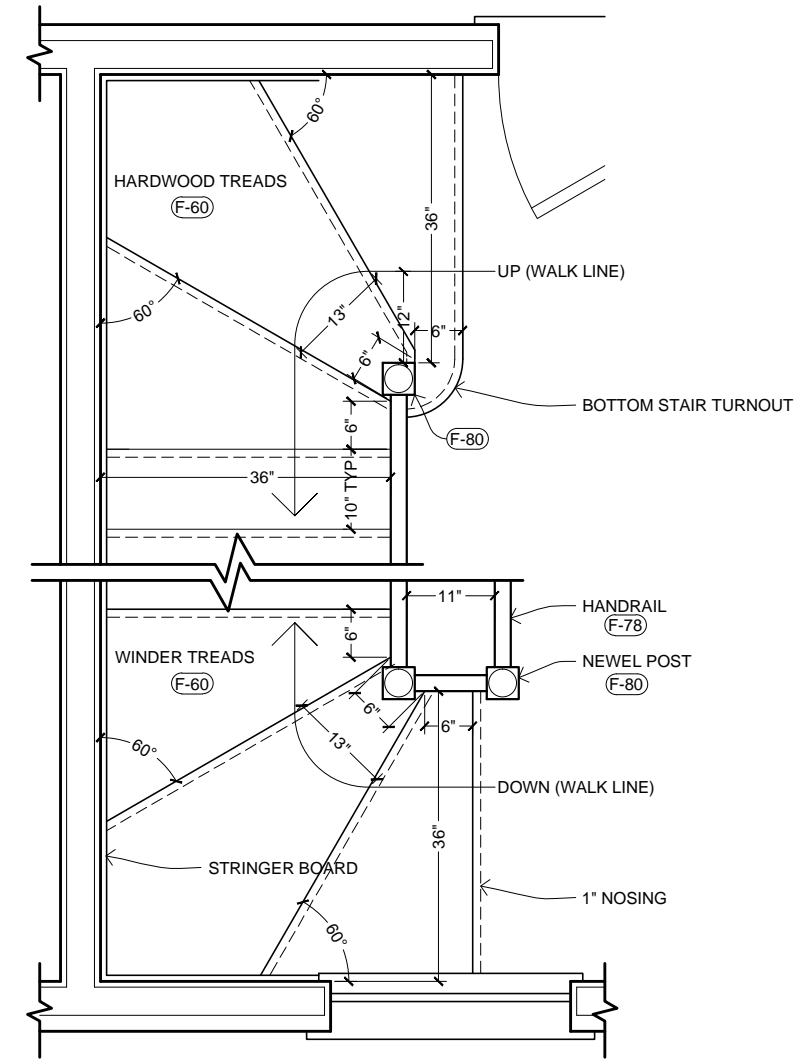
**1 KITCHEN / WATER CLOSET - FLOOR PLAN DETAIL**  
SCALE: 1/2" = 1'-0"

NOTE: DIMENSIONS ARE TO FINISHES



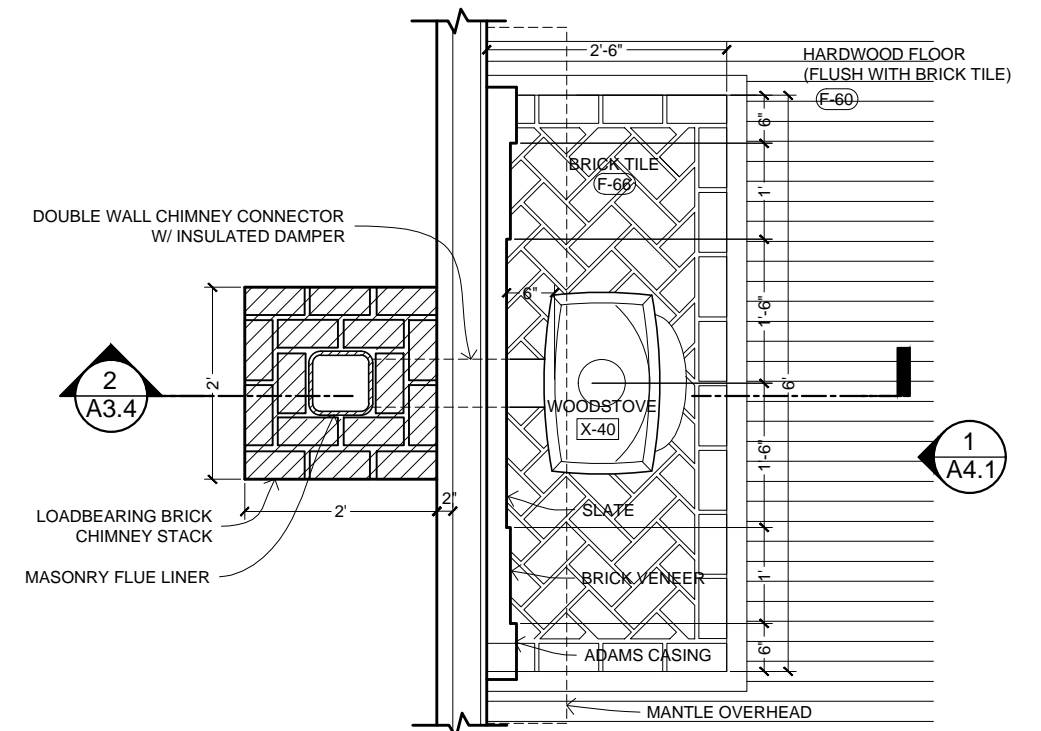
**2 BATHROOM FLOOR PLAN DETAIL**  
SCALE: 1/2" = 1'-0"

NOTE: DIMENSIONS ARE TO FINISHES



**3 WINDER STAIRS - PLAN DETAIL**  
SCALE: 1/2" = 1'-0"

NOTE: DIMENSIONS ARE TO FINISHES



**4 CHIMNEY / WOODSTOVE PLAN**  
SCALE: 1/2" = 1'-0"

NOTE: DIMENSIONS ARE TO FINISHES

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SHEET TITLE  
**DETAIL PLANS**

SHEET NO.  
**A1.7**

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 ORIGINAL DESIGNER  
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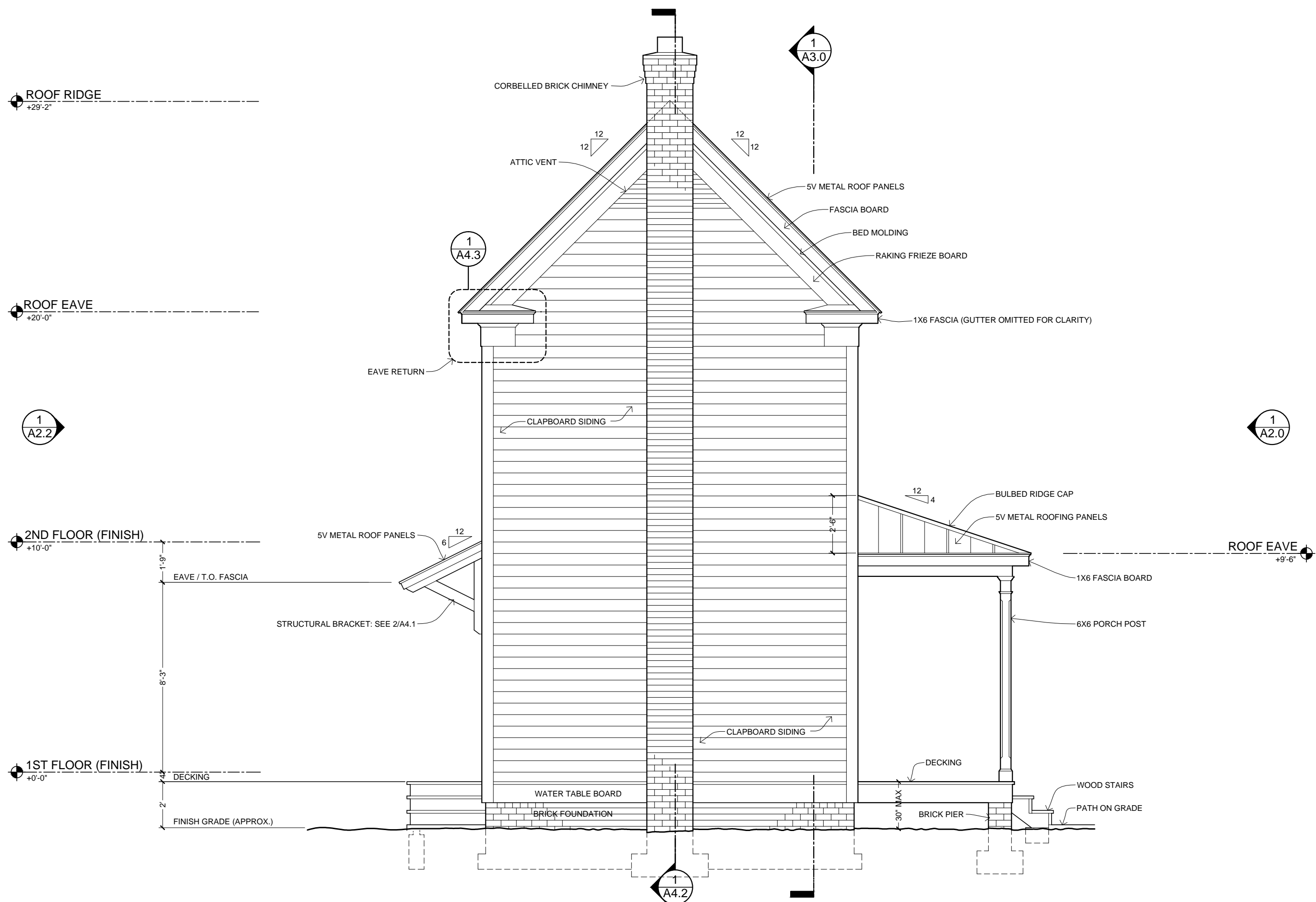
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**02-15-15**  
 SHEET TITLE  
**SOUTH ELEVATION**  
 SHEET NO.

**1** FRONT ELEVATION (SOUTH)  
 SCALE: 1/4" = 1'-0"

**A2.0**

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**1** SIDE ELEVATION (WEST)  
 SCALE: 1/4" = 1'-0"

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 SHEET TITLE  
**WEST ELEVATION**  
 SHEET NO.

**A2.1**

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**1** BACK ELEVATION (NORTH)  
 SCALE: 1/4" = 1'-0"

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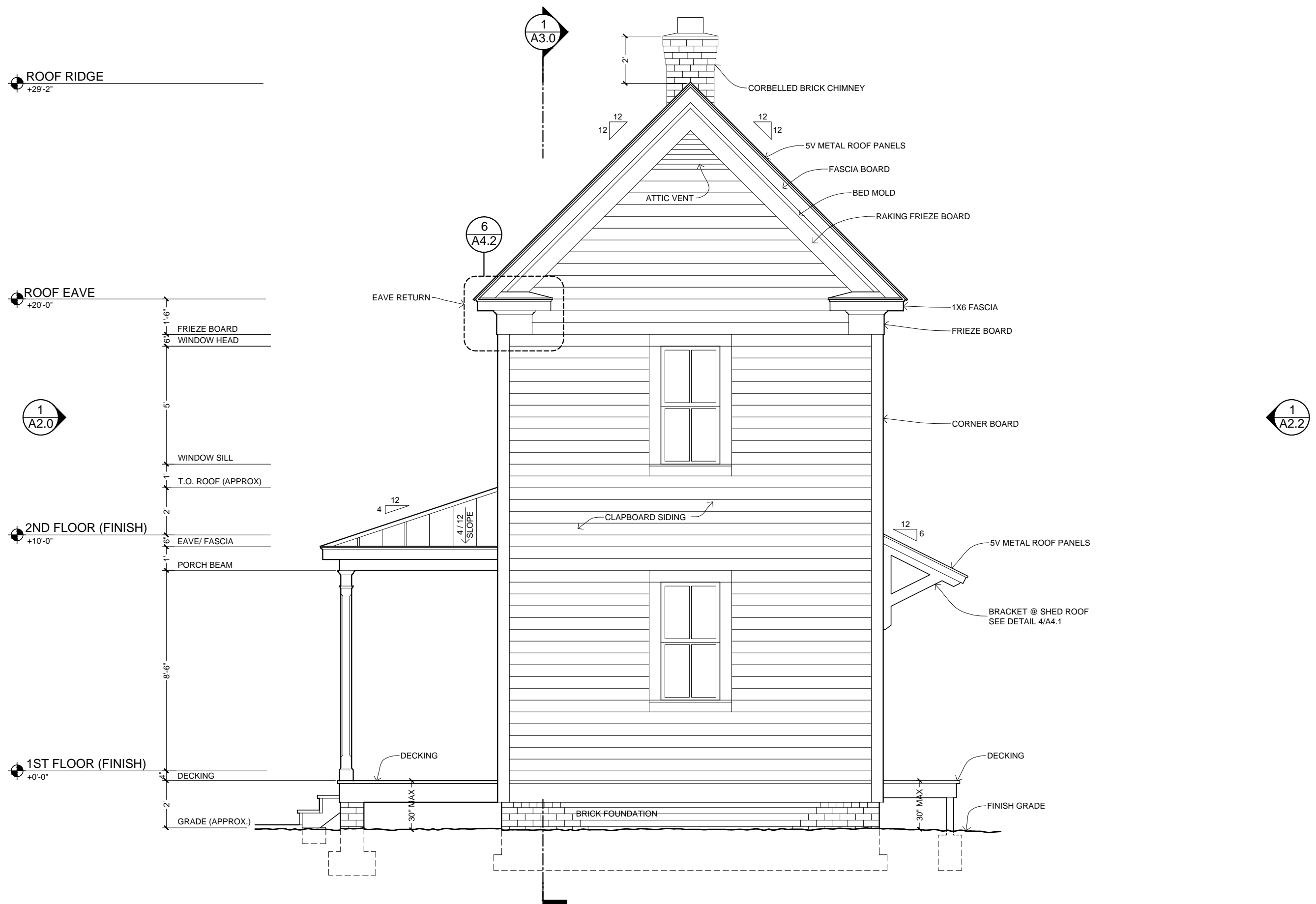
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 SHEET TITLE  
**NORTH ELEVATION**  
 SHEET NO.

**A2.2**






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**1** SIDE ELEVATION (EAST)  
 SCALE: 1/4" = 1'-0"

  
 ATTRIBUTION - SHARE-A-LIKE  
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SHEET TITLE  
**EAST ELEVATION**

SHEET NO.  
**A2.3**

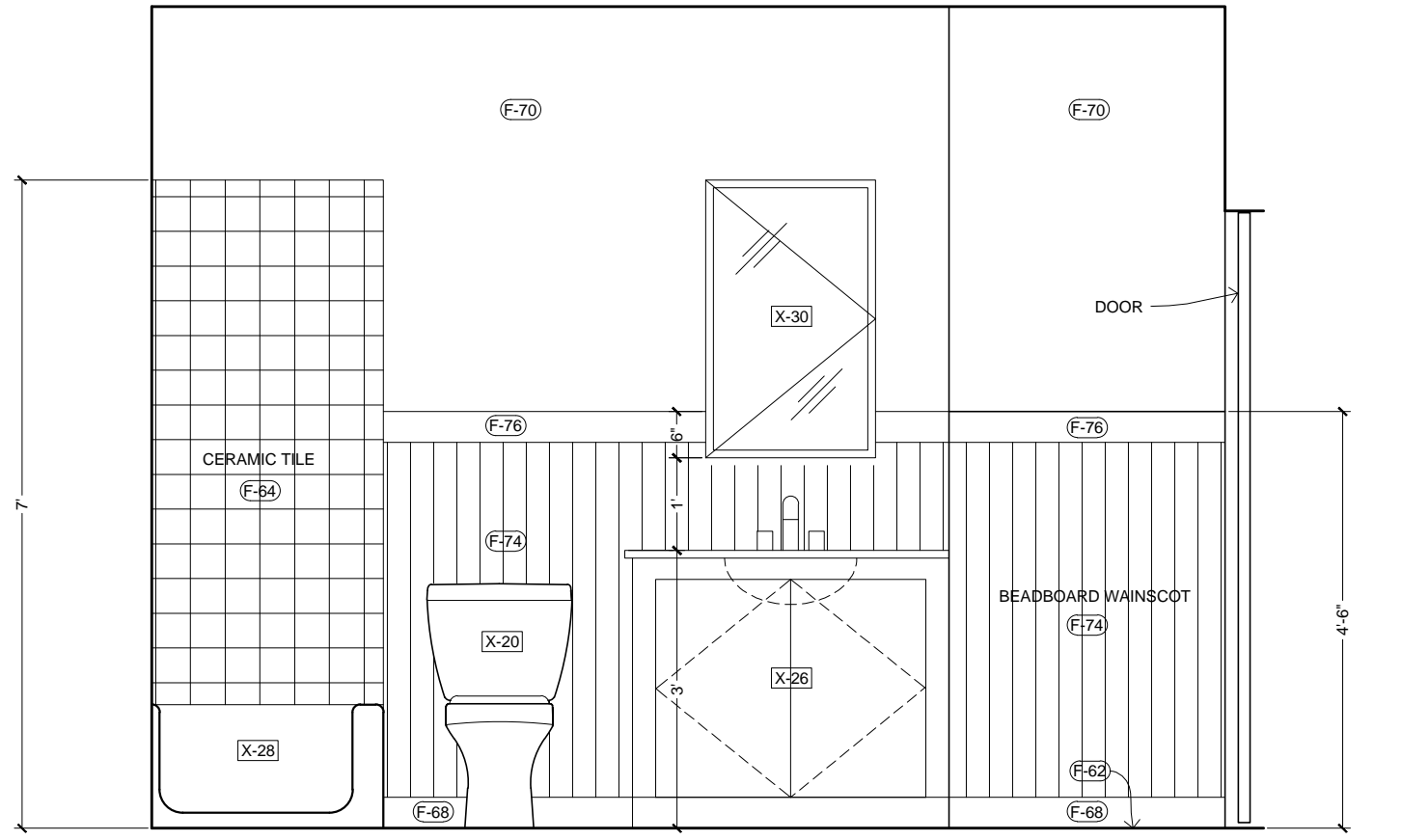
**KEY NOTES**

**FIXTURES (SEE SCHEDULE ON A5.0)**

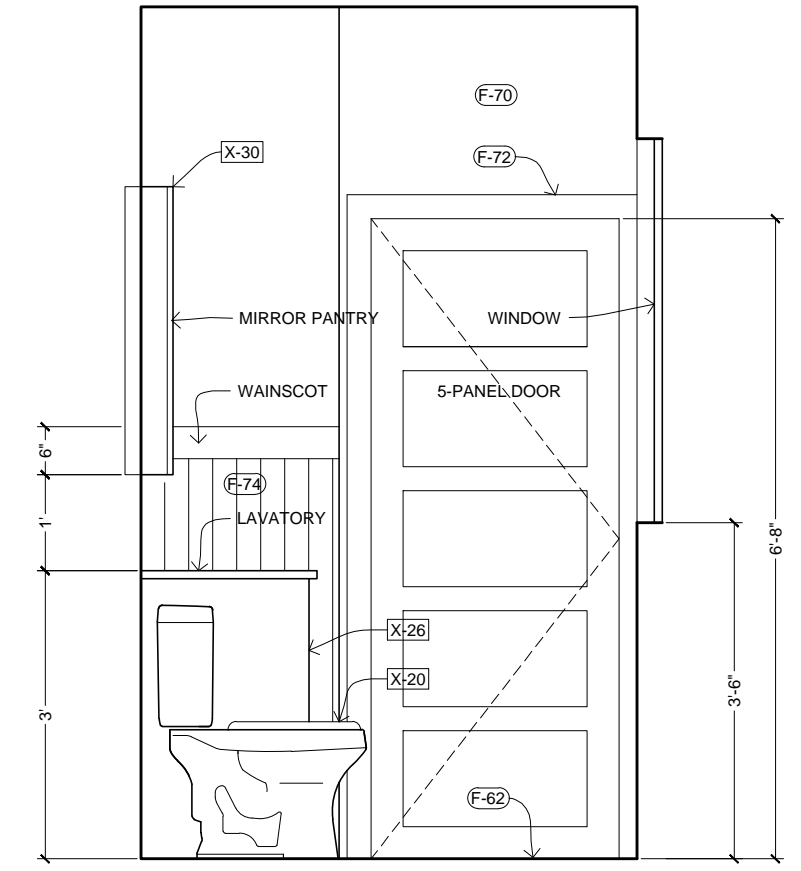
- X-20 TOILET
- X-26 BATHROOM LAVATORY
- X-28 BATHTUB
- X-30 MIRROR CABINET
- X-42 CORNER CUPBOARD

**FINISHES (SEE SCHEDULE ON A5.0)**

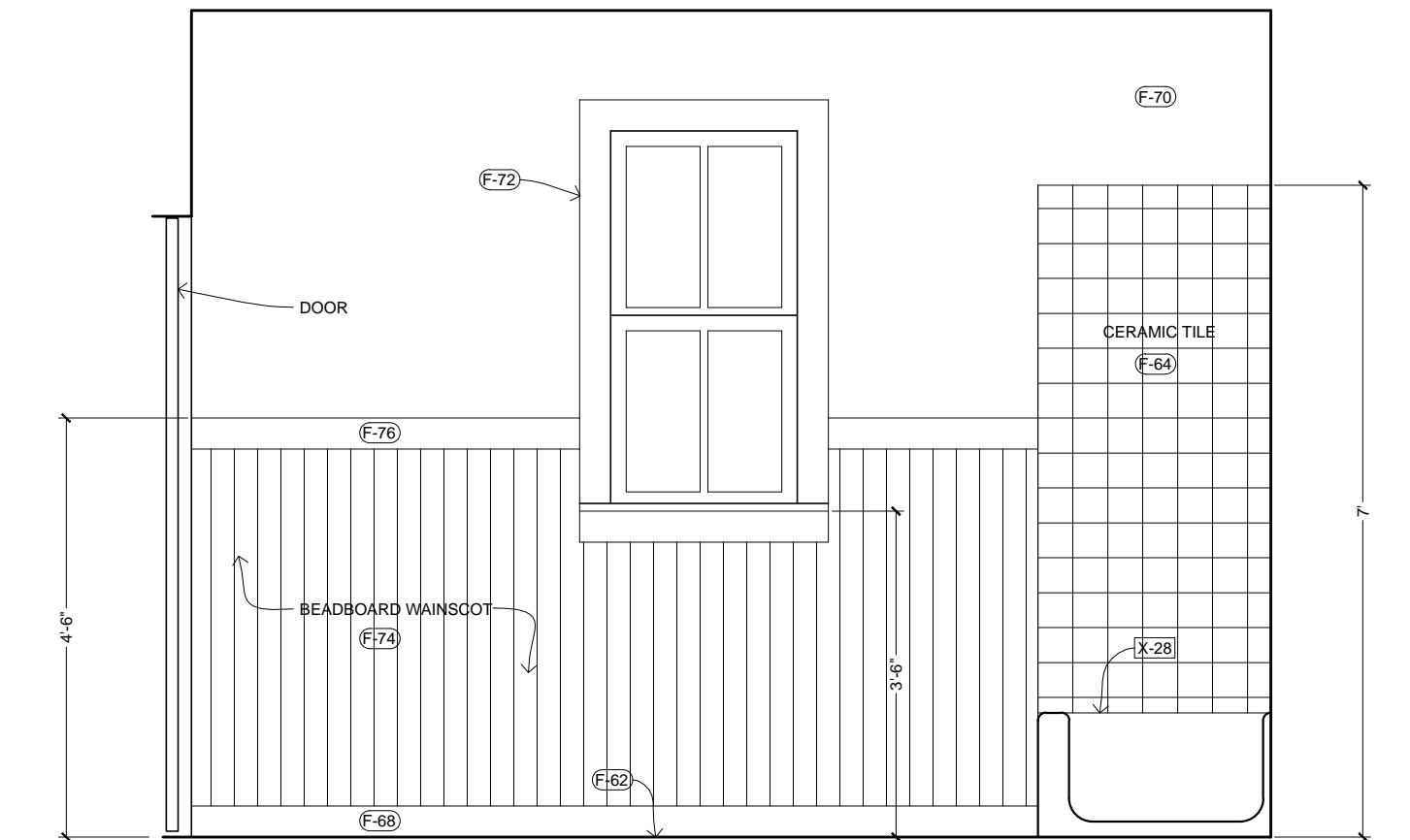
- F-62 FLOOR TILE
- F-64 WALL TILE
- F-68 BASE MOLDING
- F-70 INTERIOR SHEATHING, PAINTED
- F-72 WINDOW / DOOR CASING
- F-74 BEADBOARD
- F-76 WAINSCOT CAP



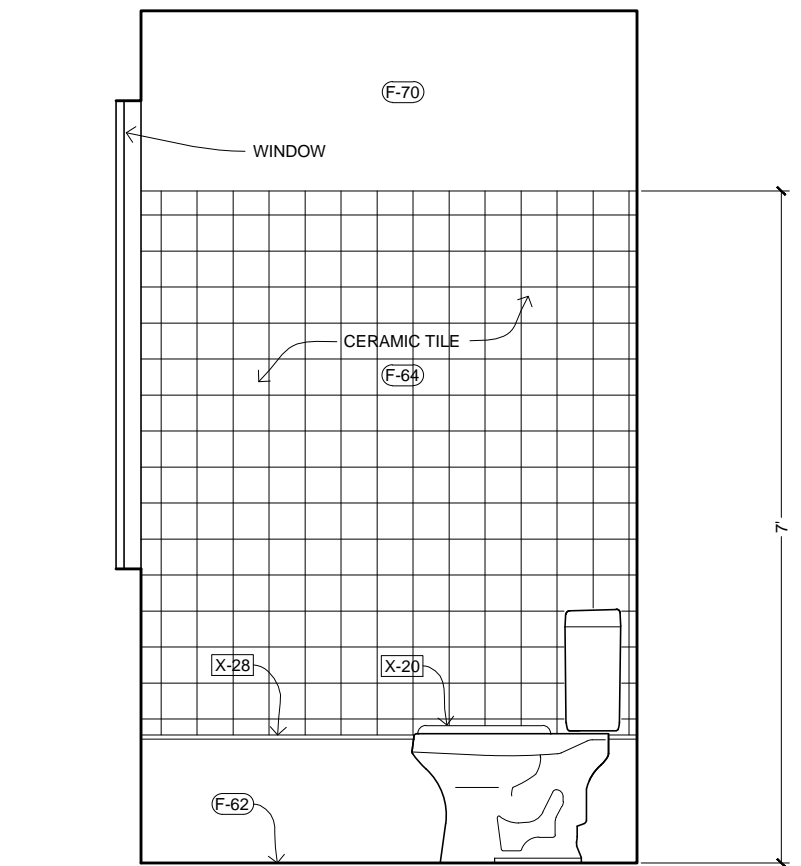
**1 BATHROOM ELEVATION**  
SCALE: 1/2" = 1'-0"



**3 BATHROOM ELEVATION**  
SCALE: 1/2" = 1'-0"



**2 BATHROOM ELEVATION**  
SCALE: 1/2" = 1'-0"



**4 BATHROOM ELEVATION**  
SCALE: 1/2" = 1'-0"

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SHEET TITLE  
**INTERIOR ELEVATIONS**

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**A2.4**

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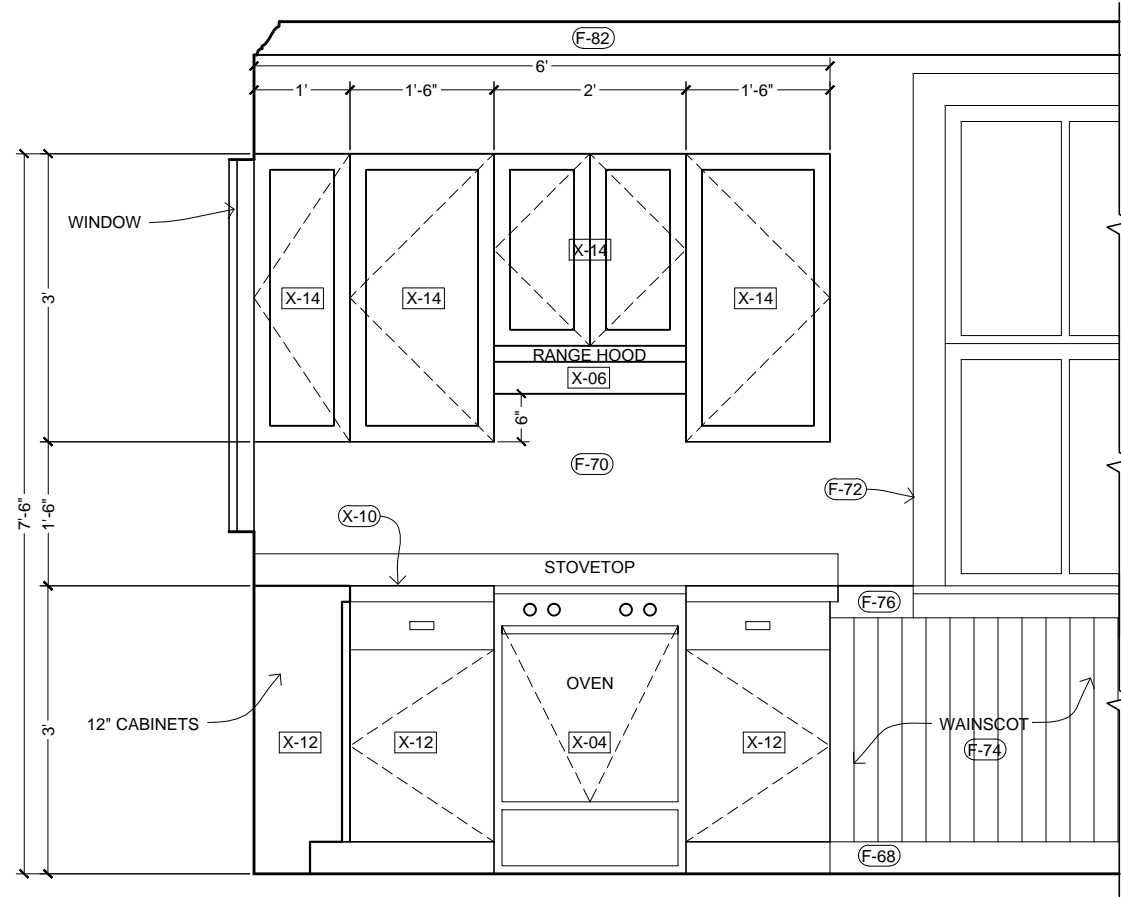
# KEY NOTES

## FIXTURES (SEE SCHEDULE ON A5.0)

- X-00 REFRIGERATOR
- X-02 KITCHEN SINK
- X-04 RANGE / OVEN
- X-06 RANGE HOOD
- X-08 WATER FAUCET
- X-10 KITCHEN COUNTERTOP
- X-12 FLOOR CABINETS
- X-14 WALL CABINETS
- X-22 WC TOILET
- X-24 CORNER SINK

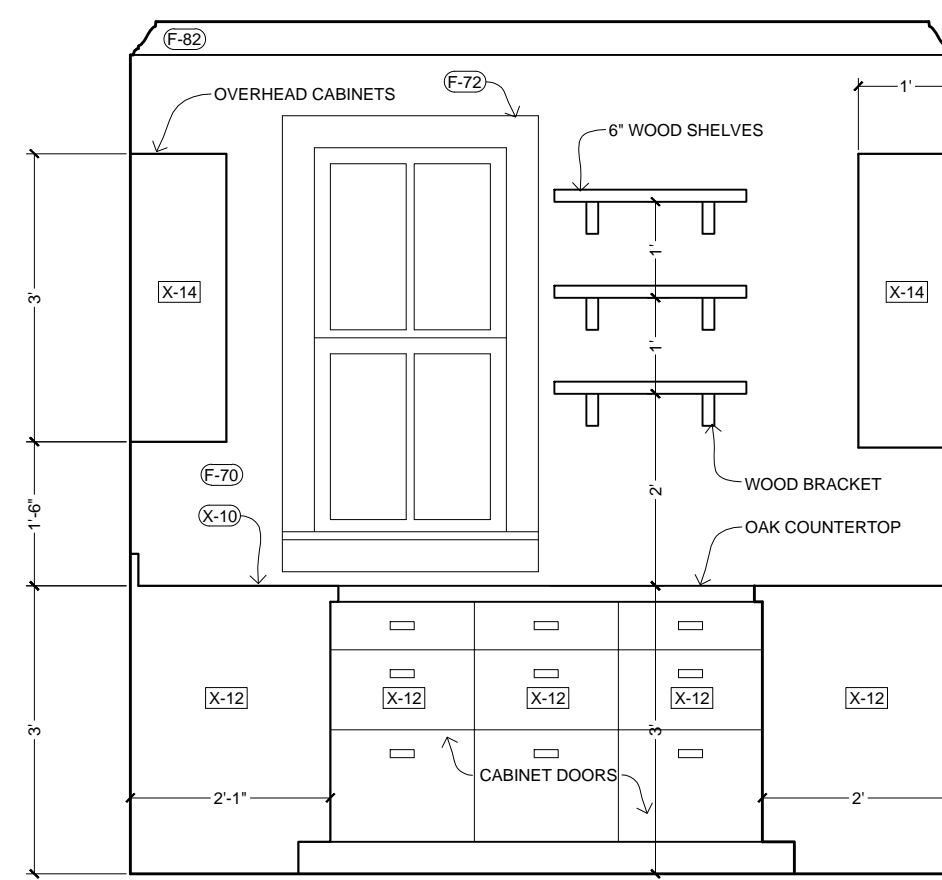
## FINISHES (SEE SCHEDULE ON A5.0)

- F-60 HARDWOOD FLOOR
- F-62 FLOOR TILE
- F-68 BASE MOLDING
- F-70 INTERIOR SHEATHING, PAINTED
- F-72 WINDOW / DOOR CASING
- F-74 BEADBOARD
- F-76 WAINSCOT CAP
- F-82 CROWN MOLDING



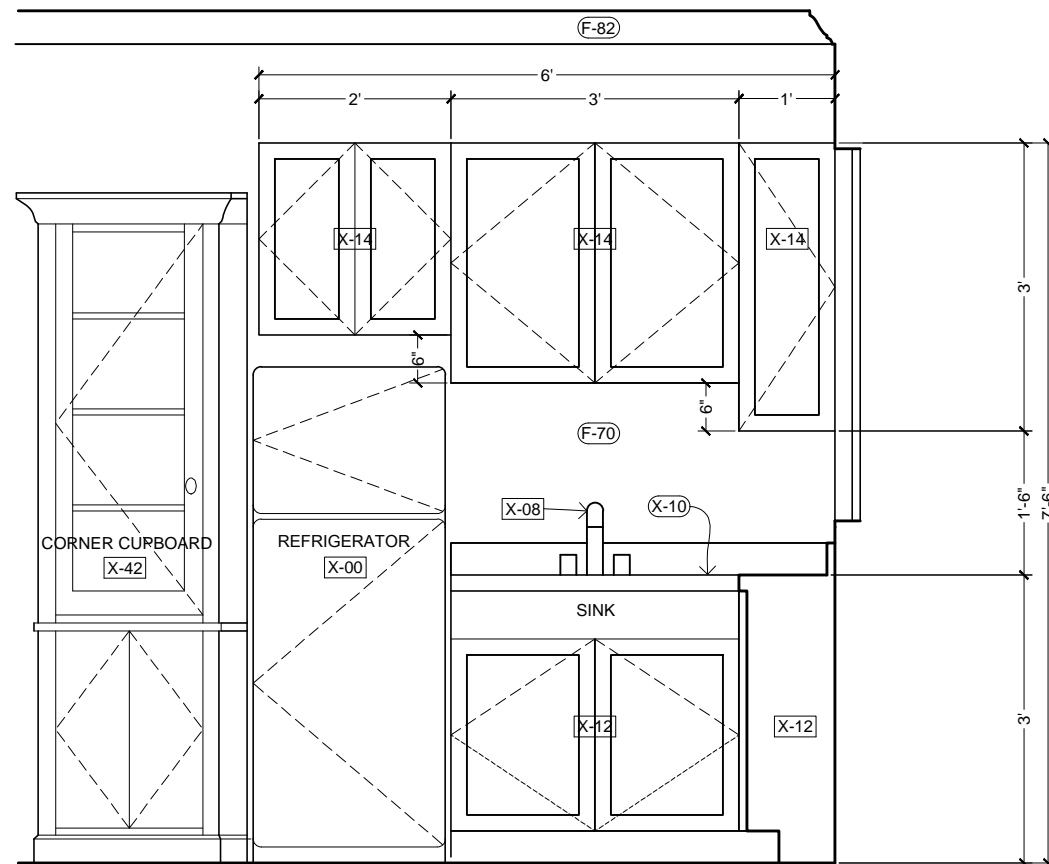
**1 KITCHEN ELEVATION**

SCALE: 1/2" = 1'-0"



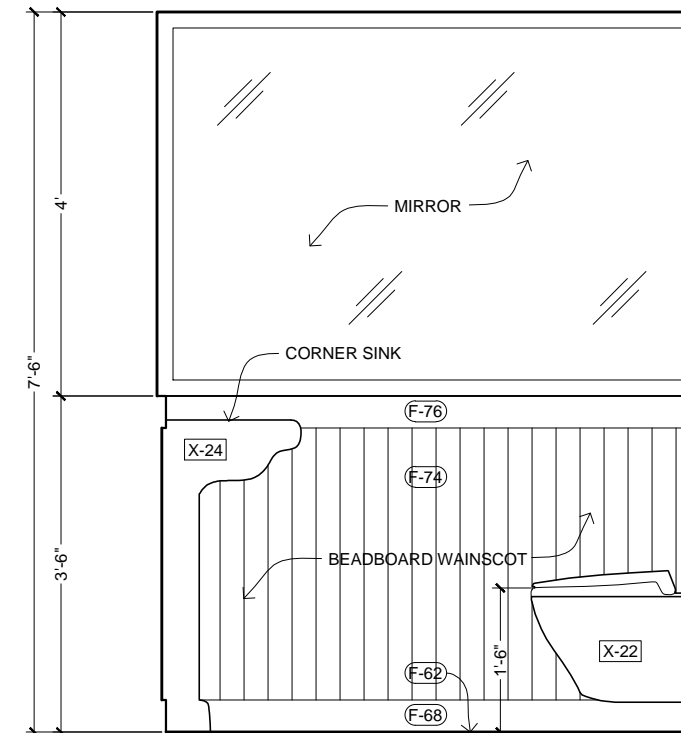
**3 KITCHEN ELEVATION**

SCALE: 1/2" = 1'-0"



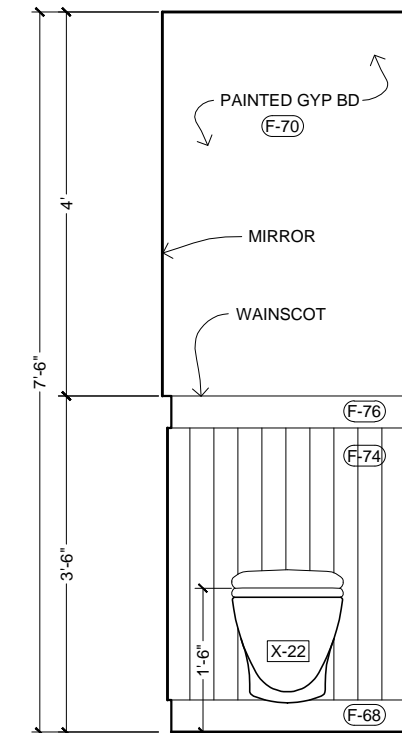
**2 KITCHEN ELEVATION**

SCALE: 1/2" = 1'-0"



**4 WATER CLOSET ELEVATION**

SCALE: 1/2" = 1'-0"



**5 WC ELEVATION**

SCALE: 1/2" = 1'-0"



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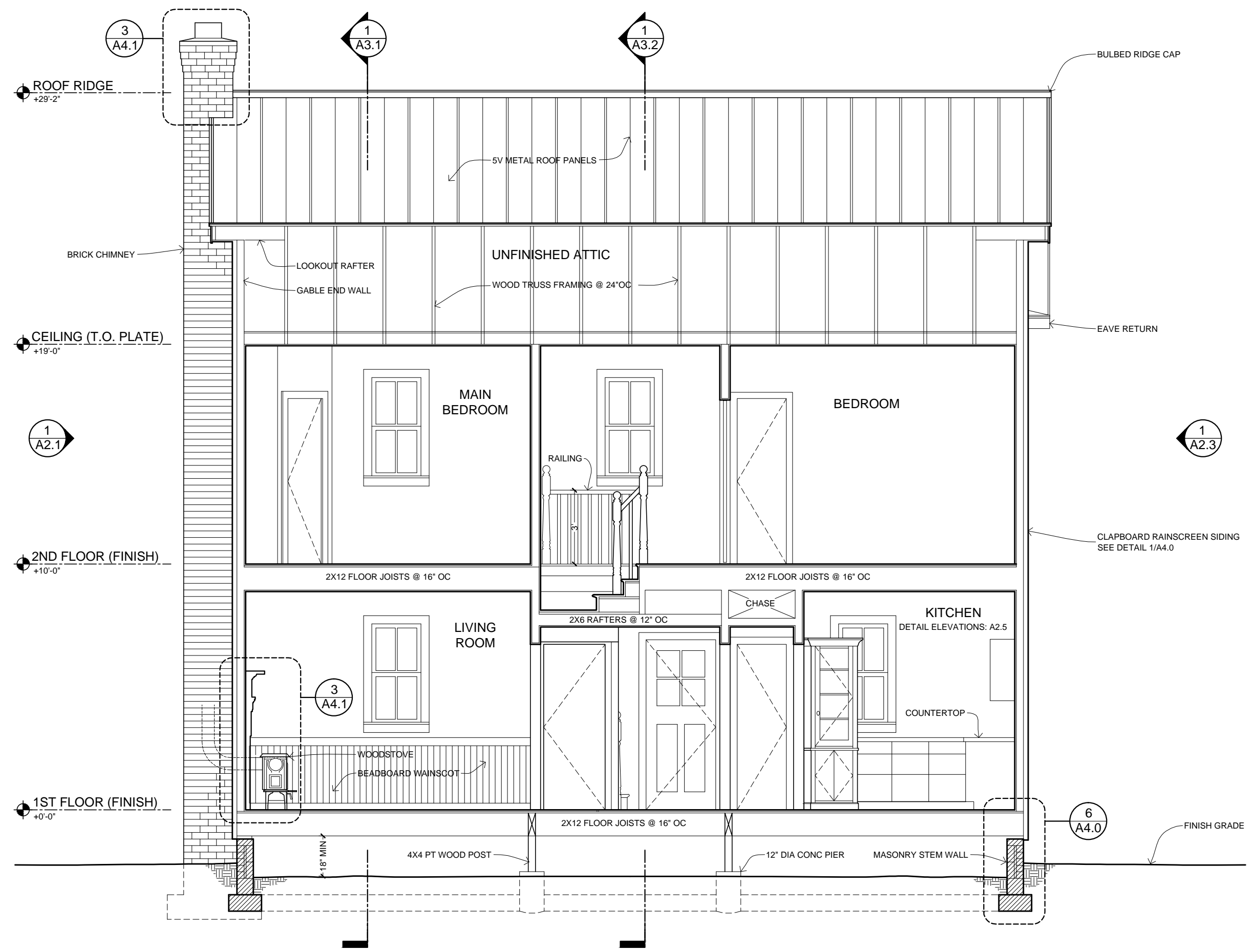
## SHEET TITLE

INTERIOR ELEVATIONS

## SHEET NO.

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**1** SECTION LOOKING NORTH  
 SCALE: 1/4" = 1'-0"

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**BUILDING SECTION**  
 SHEET NO.

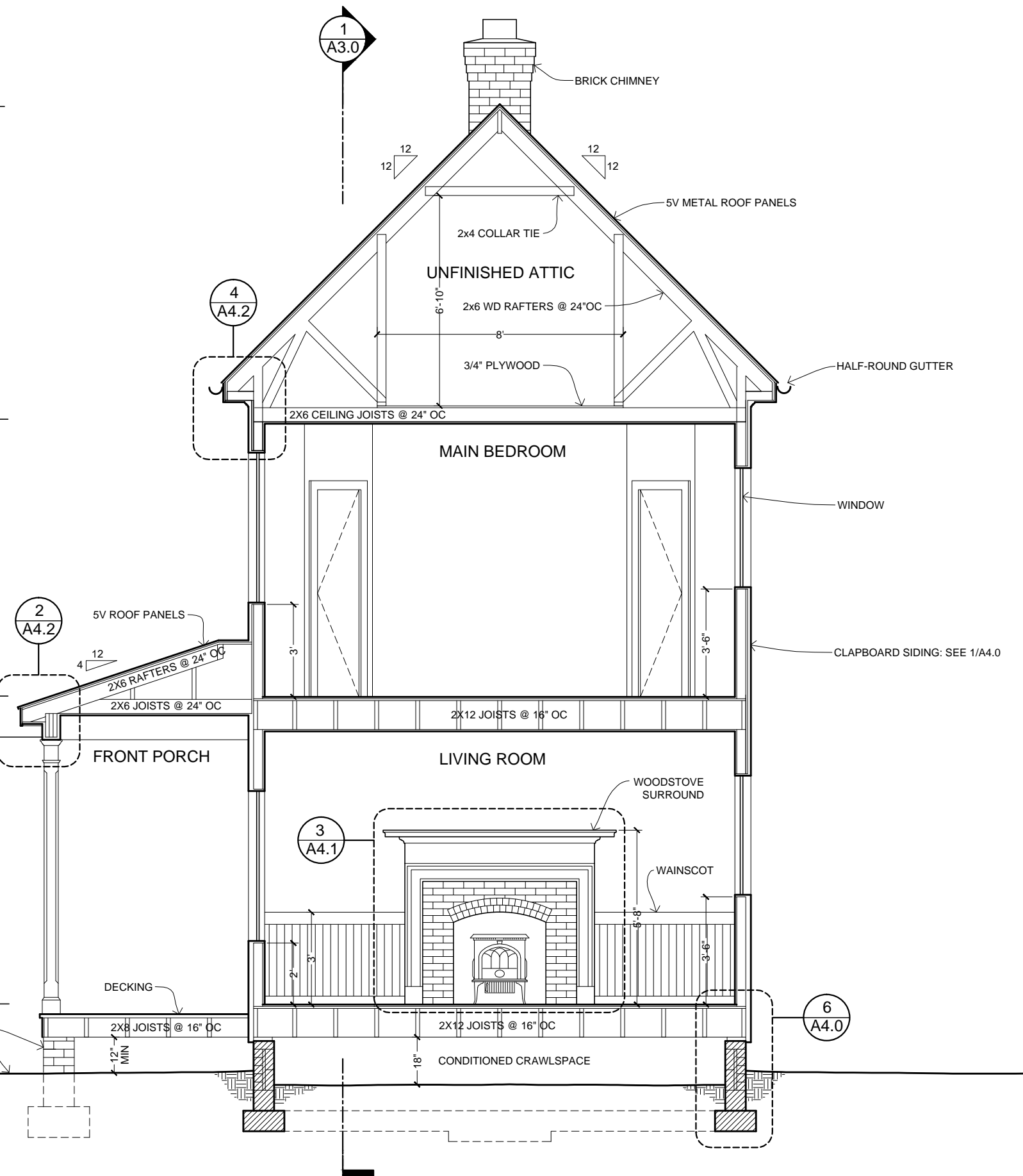
**A3.0**

ROOF RIDGE  
+29'-2"

CEILING (B.O. TRUSS)  
+19'-0"

2ND FLOOR (FINISH)  
+10'-0"

1ST FLOOR (FINISH)  
+0'-0"



SECTION @ LIVING ROOM & MAIN BEDROOM

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



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ORIGINAL DESIGNER  
Jay Osborne, 2014

VIRGINIA'S FARMHOUSE  
123 YELLOW BRICK RD, YOURTOWN, US

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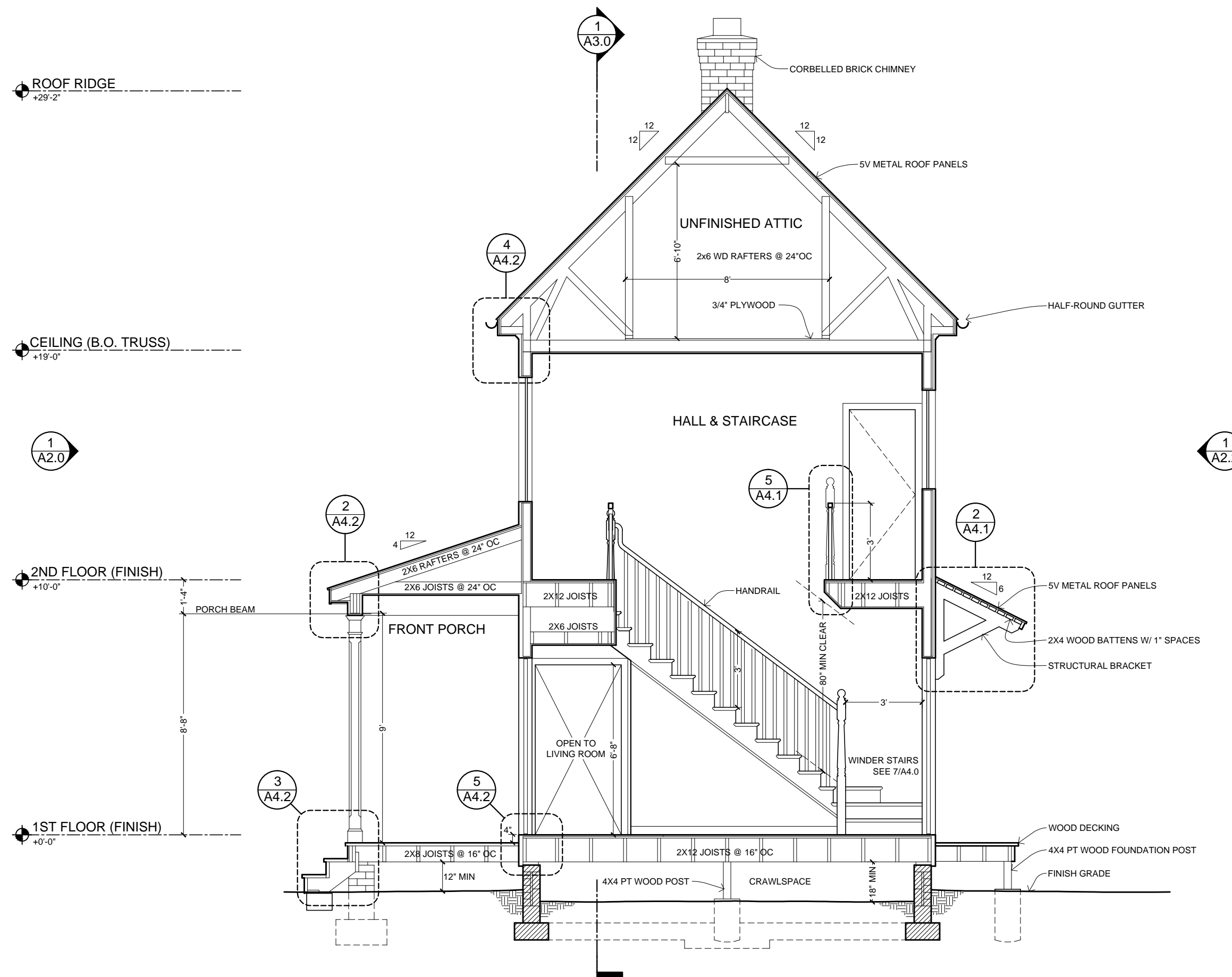
SHEET TITLE


BUILDING SECTION

SHEET NO.

A3.1

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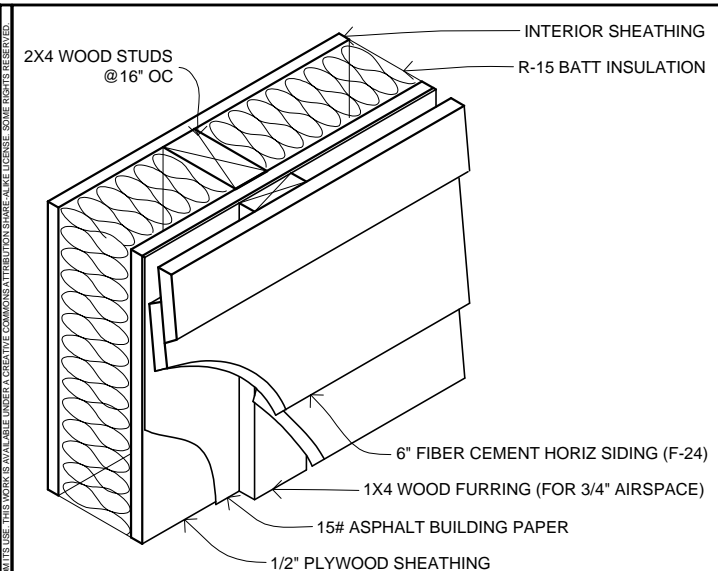
**VIRGINIA'S FARMHOUSE**  
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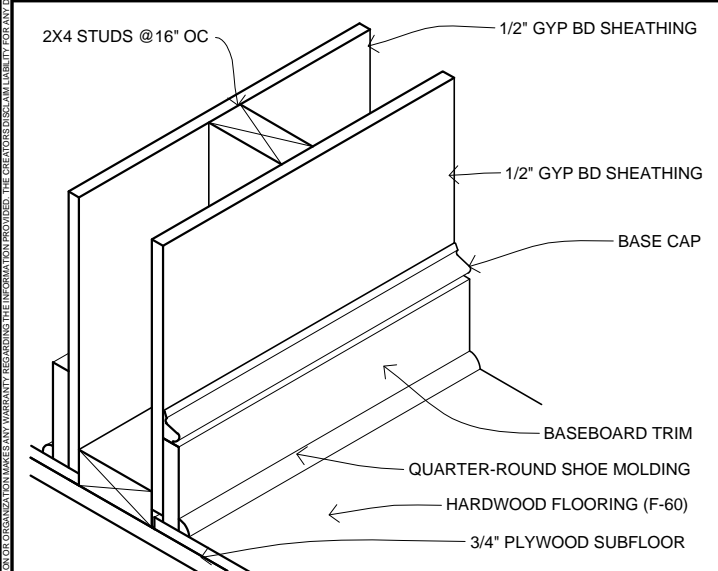
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**SECTIONS**

SHEET NO.  
**A3.2**

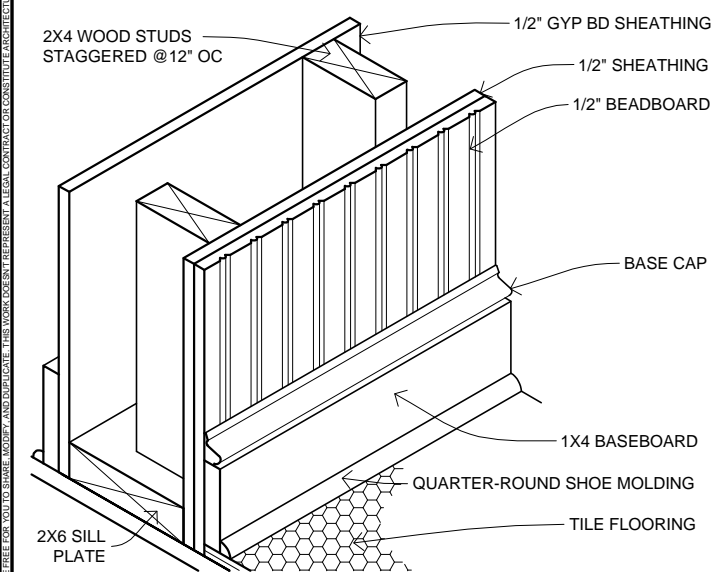
**1** SECTION THROUGH CENTRAL HALL AND STAIRCASE  
 SCALE: 1/4" = 1'-0"



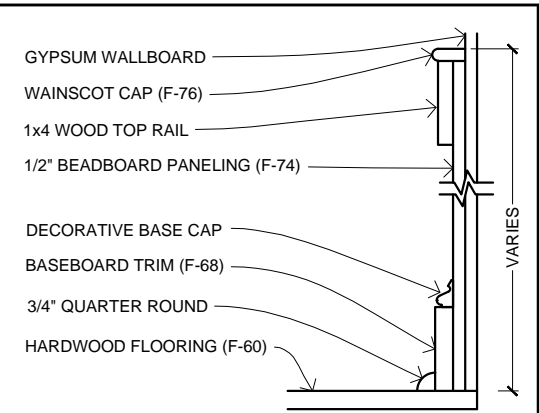
**1** **TYPICAL EXTERIOR WALL**  
SCALE: 1-1/2" = 1'-0"



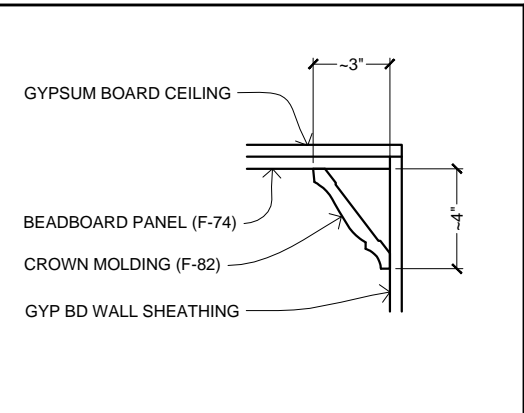
**2** **TYPICAL INTERIOR WALL**  
SCALE: 1-1/2" = 1'-0"



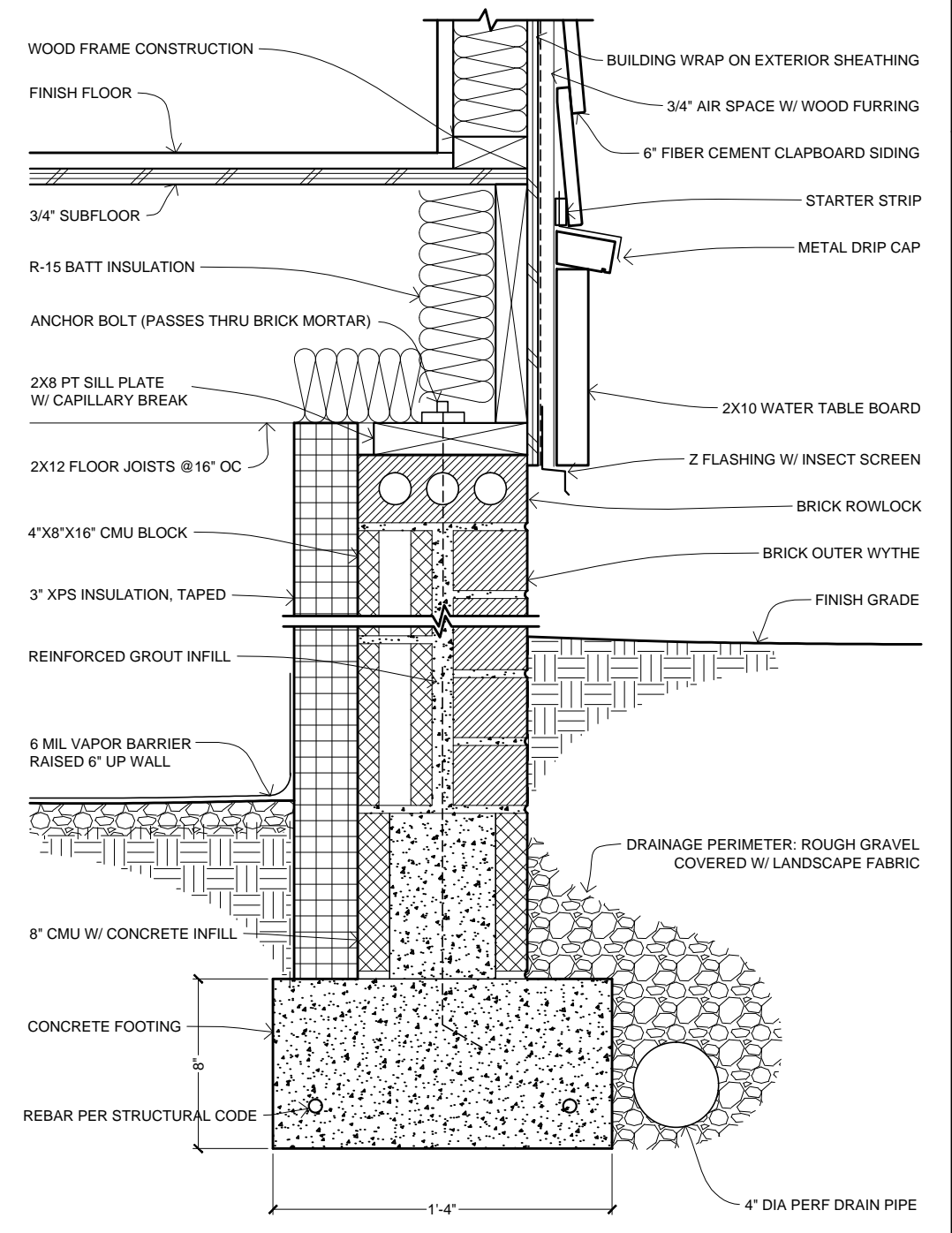
**3** **"THICK" WALL @ TILE FLOOR**  
SCALE: 1-1/2" = 1'-0"



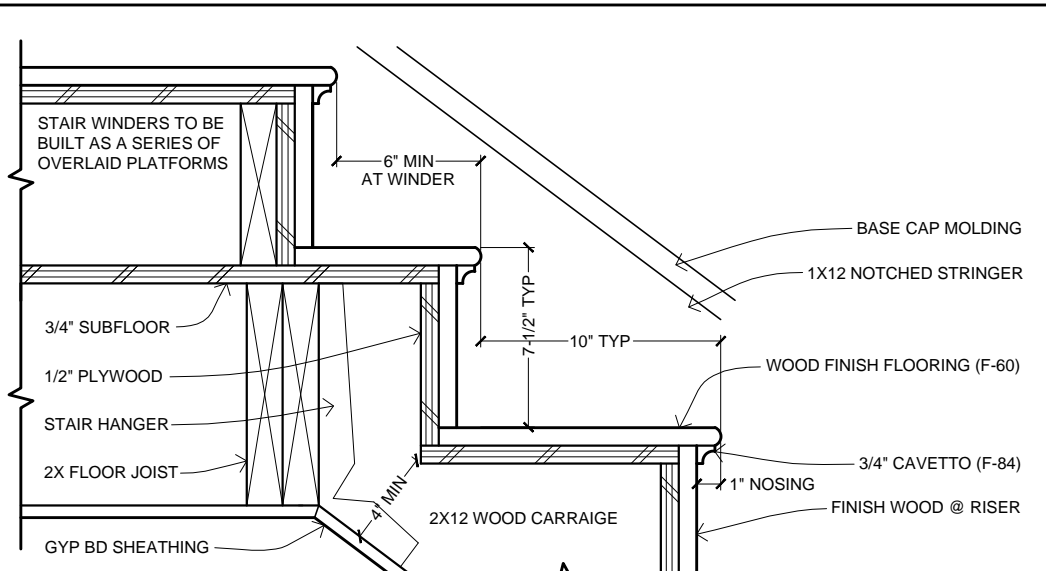
**4** **WAINSCOT DETAIL**  
SCALE: 1-1/2" = 1'-0"



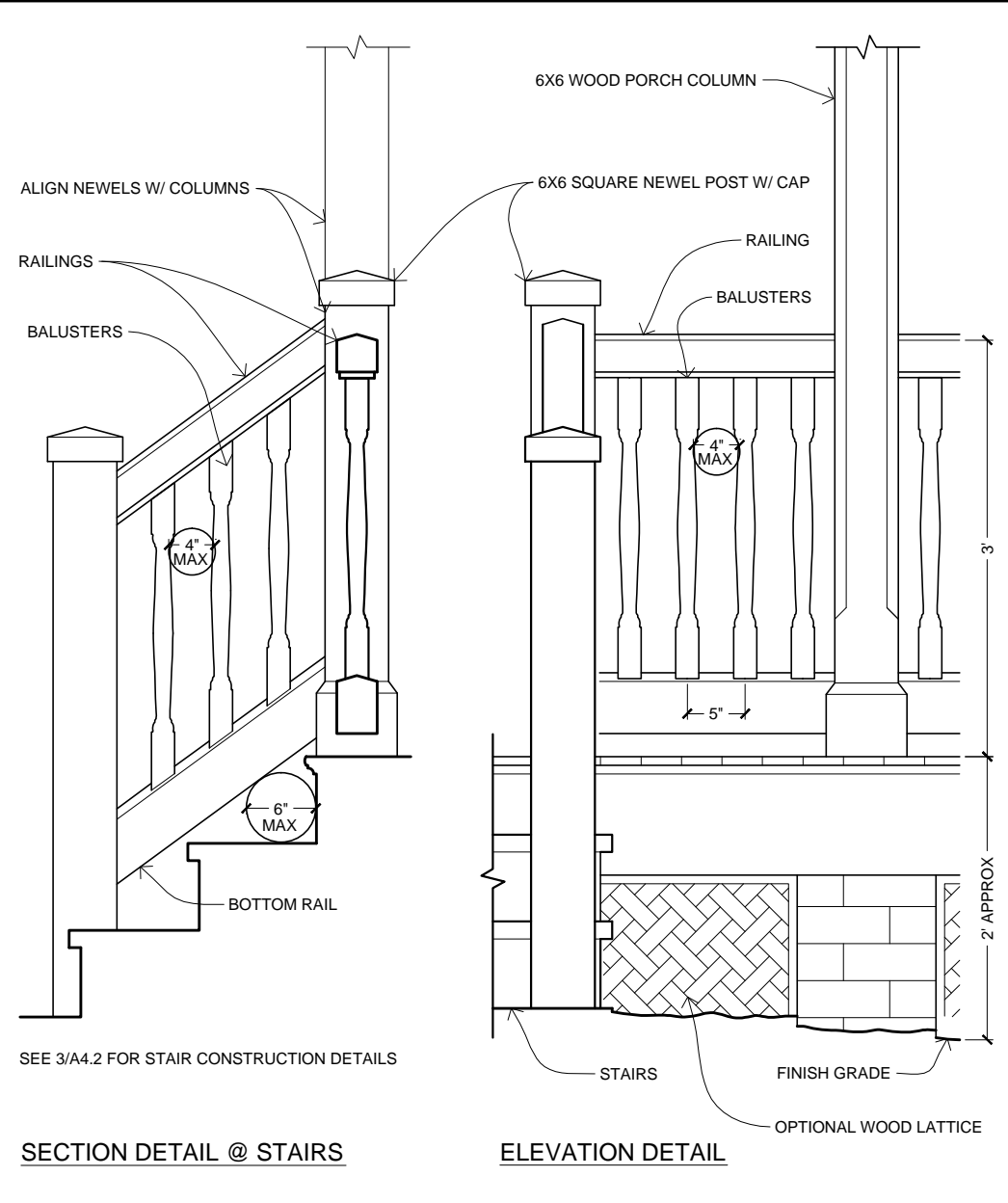
**5** **BEADBOARD CEILING**  
SCALE: 1-1/2" = 1'-0"



**6** **FOUNDATION DETAIL**  
SCALE: 1-1/2" = 1'-0"



**7** **STAIR SECTION DETAIL**  
SCALE: 1-1/2" = 1'-0"



**2** **OPTIONAL PORCH BALUSTRADE**  
SCALE: 3/4" = 1'-0"  
RAILING IS REQUIRED IF PORCH DROPOFF IS MORE THAN 30"

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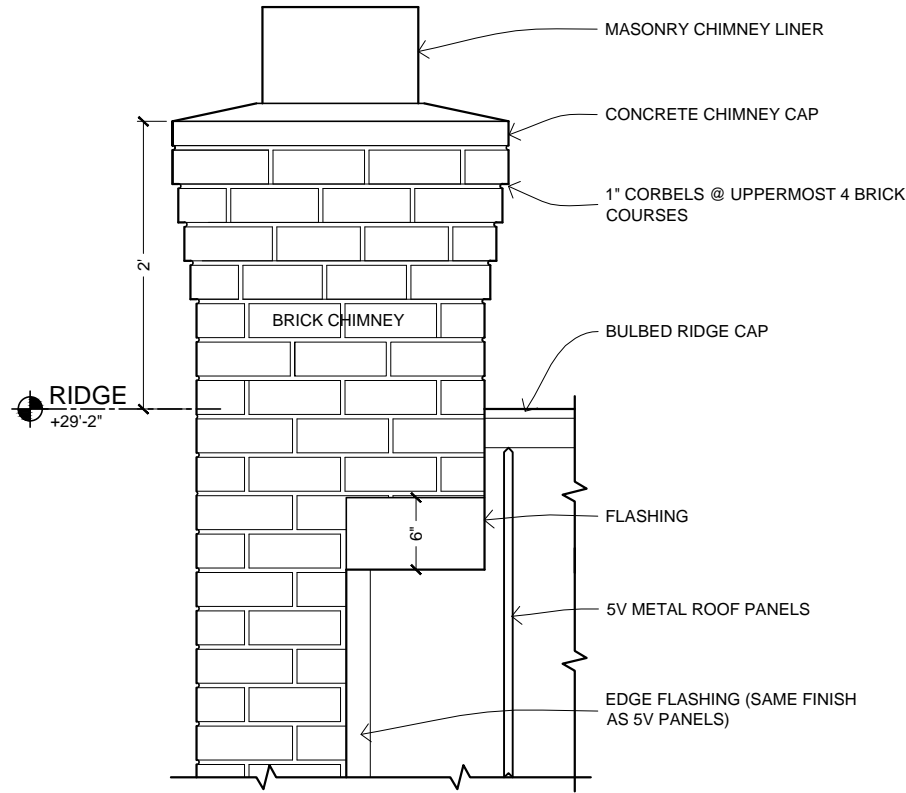
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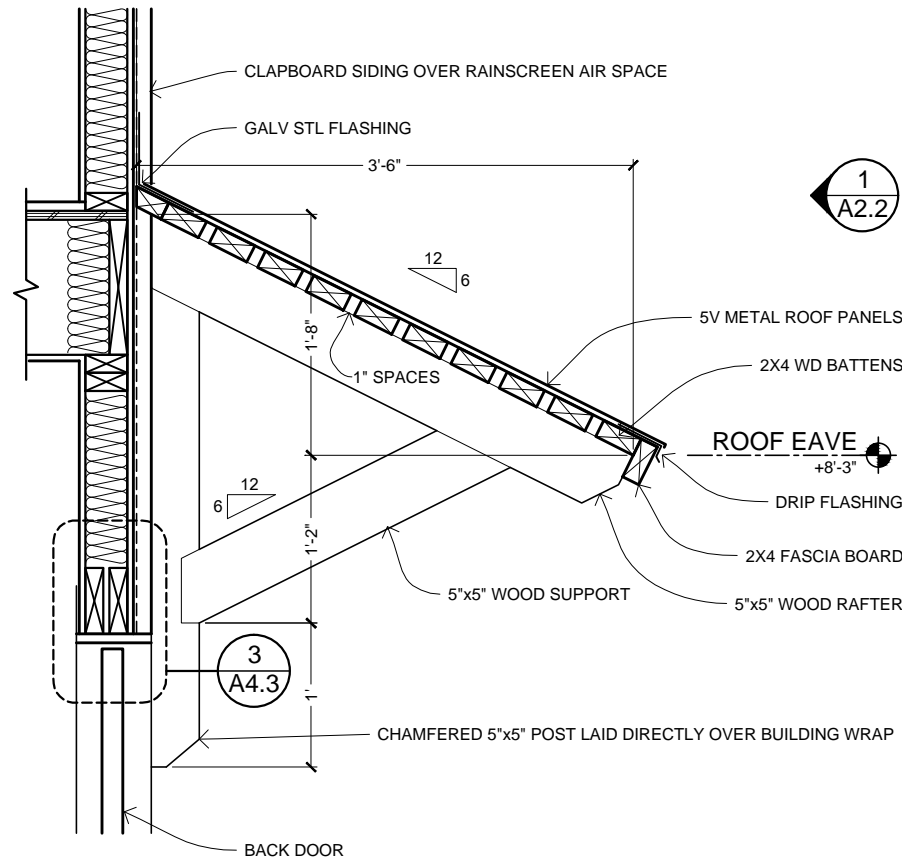
SHEET TITLE  
**TYPICAL DETAILS**

SHEET NO.

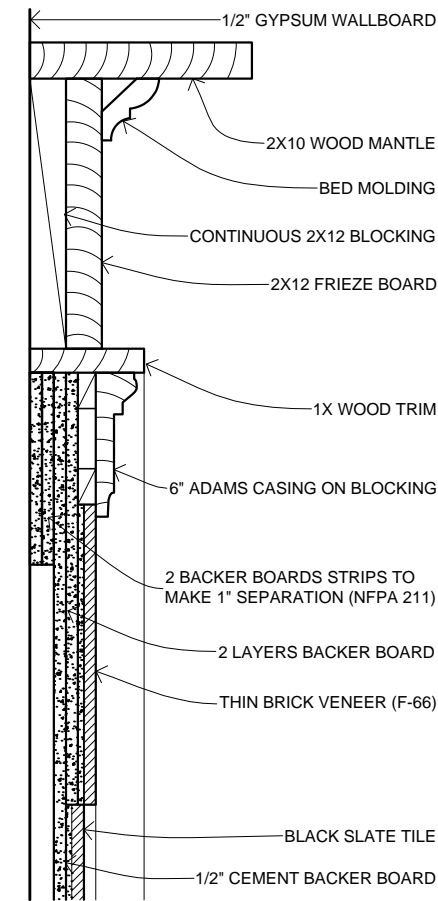
**A4.0**



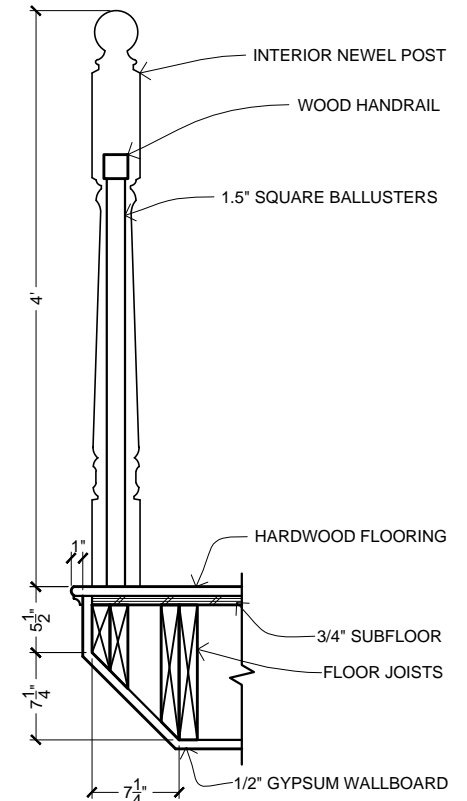
**1** CHIMNEY & ROOF DETAIL  
SCALE: 3/4" = 1'-0"



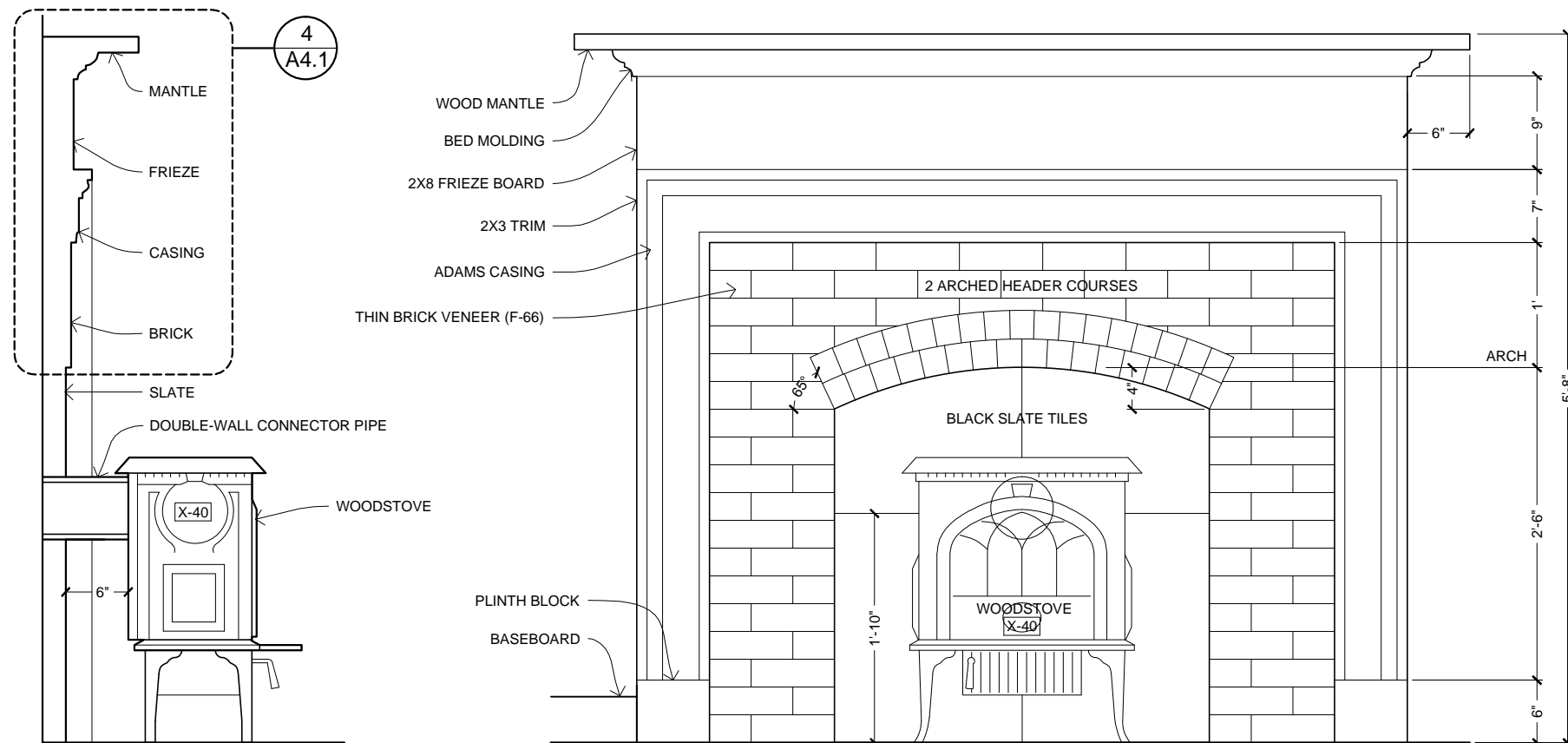
**2** SHED ROOF & BRACKET @ BACK PORCH  
SCALE: 3/4" = 1'-0"



**4** MANTLE DETAIL  
SCALE: 1-1/2" = 1'-0"

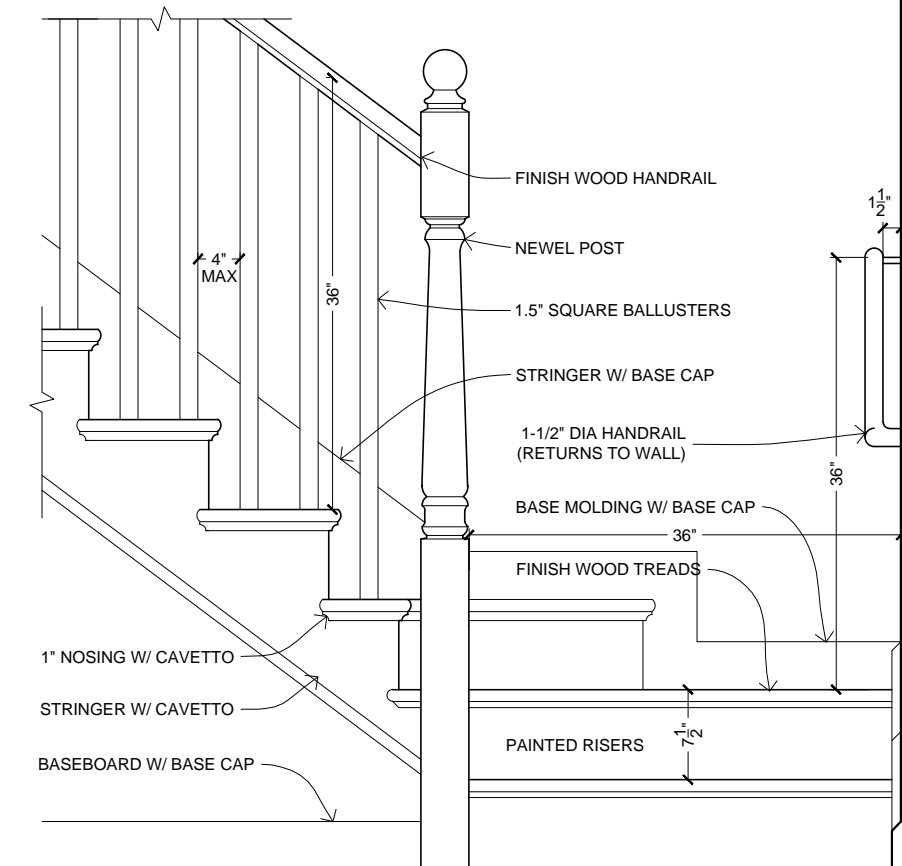


**5** BALLUSTRADE  
SCALE: 3/4" = 1'-0"



**3** WOODSTOVE & FIREPLACE SURROUND - ELEVATION & SECTION  
SCALE: 3/4" = 1'-0"

SEE DETAIL PLAN ON 4/A1.7



**6** STAIRCASE ELEVATION DETAIL  
SCALE: 3/4" = 1'-0"

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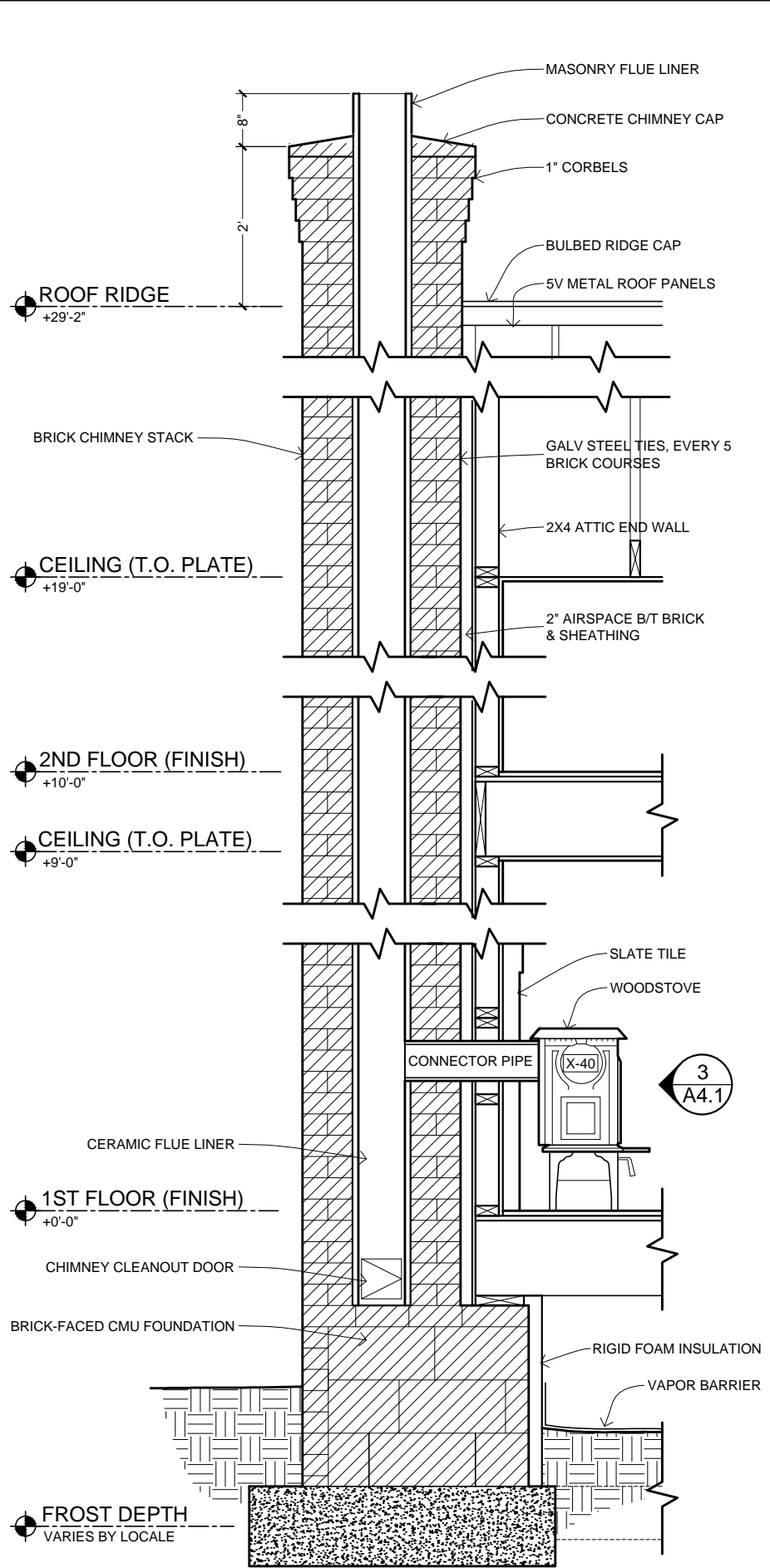
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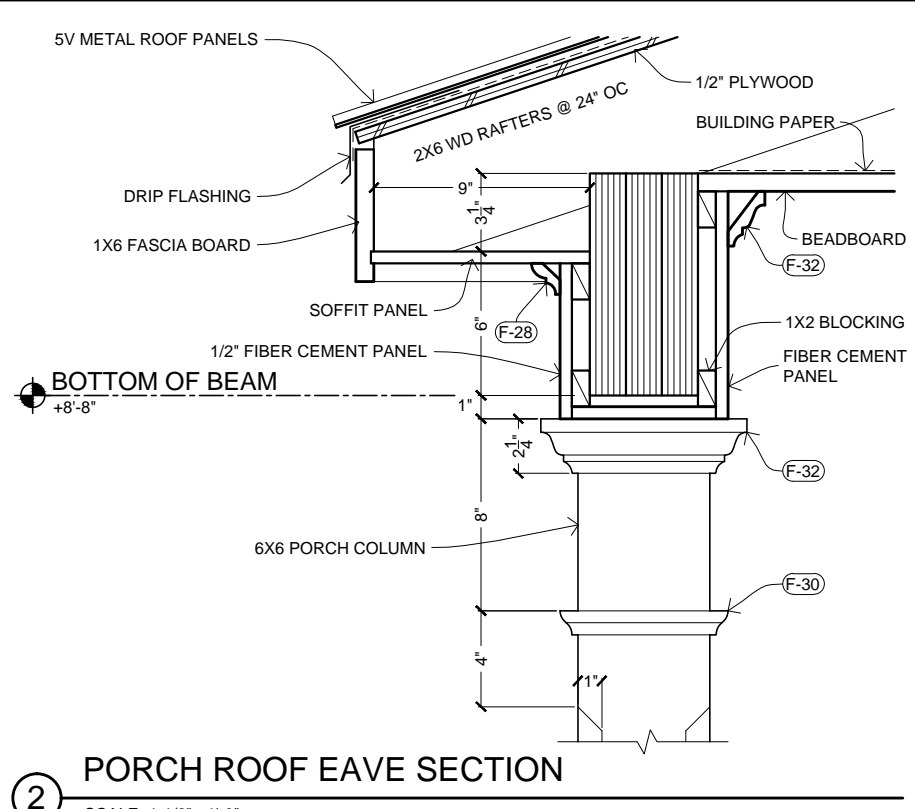
DECORATIVE DETAILS

SHEET NO.

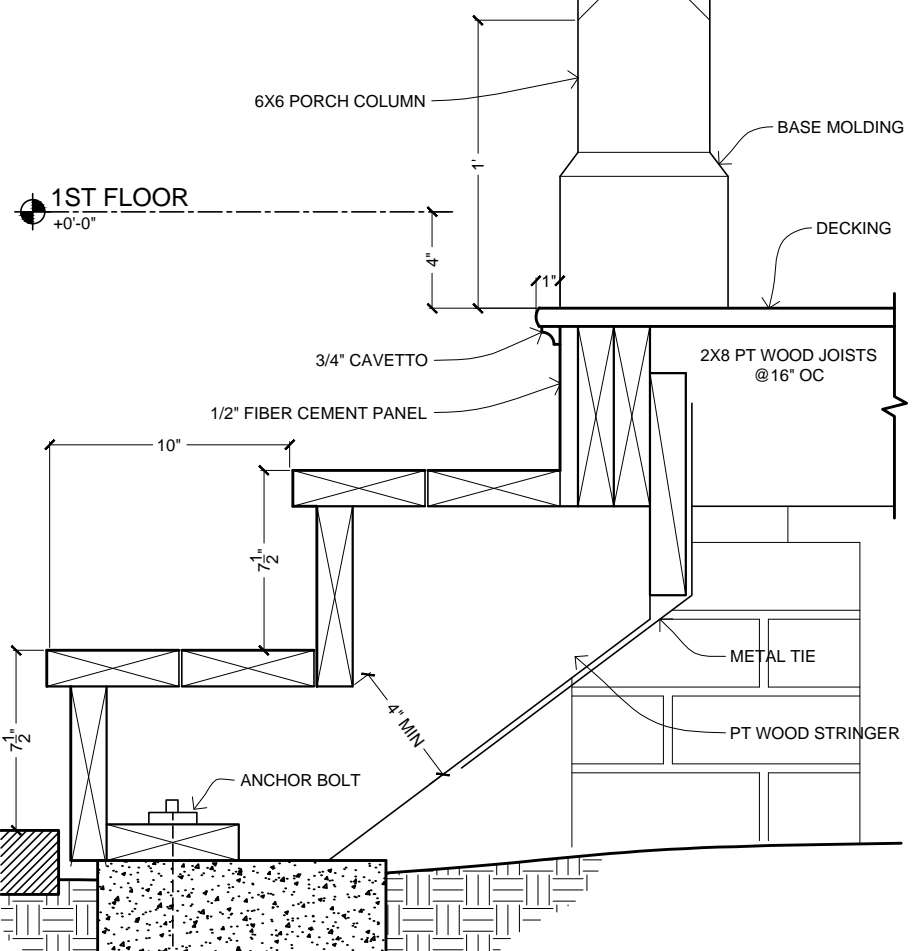
**A4.1**



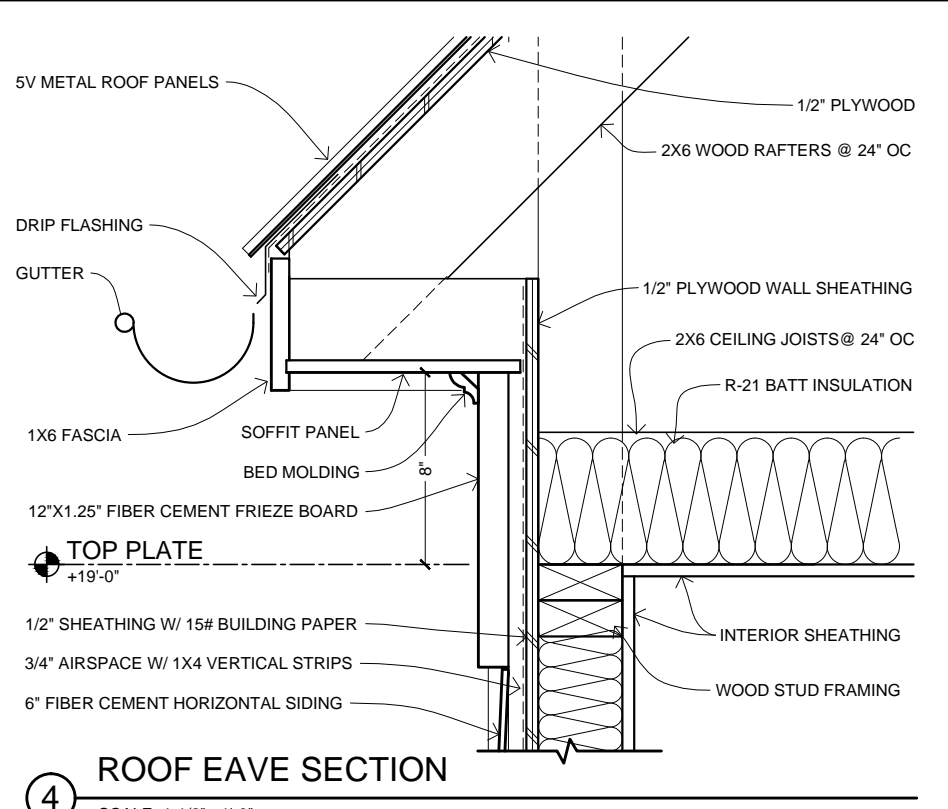
**1** DETAIL SECTION THROUGH CHIMNEY  
SCALE: 1/2" = 1'-0"



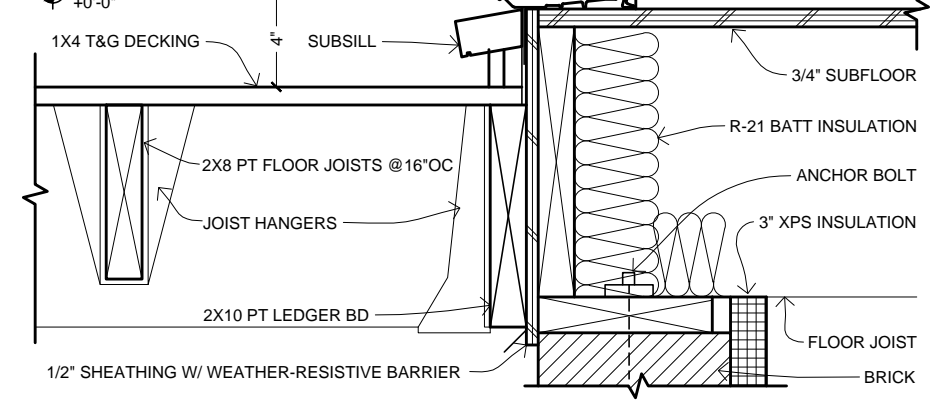
**2** PORCH ROOF EAVE SECTION  
SCALE: 1-1/2" = 1'-0"



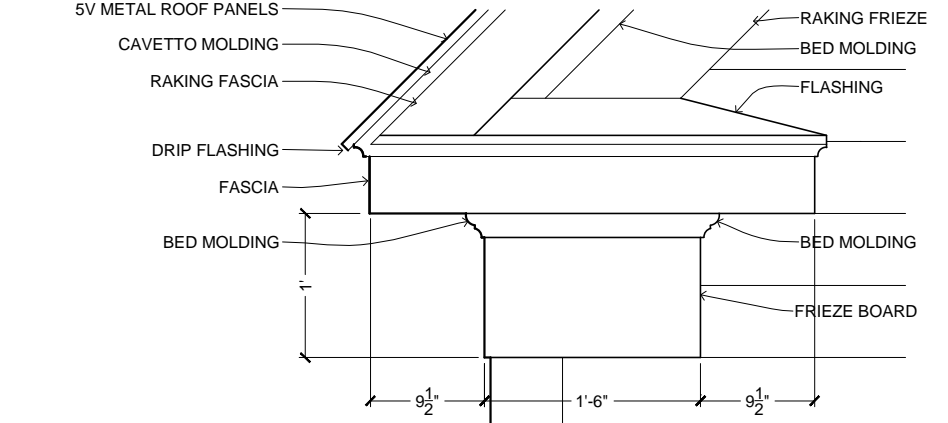
**3** PORCH STAIR SECTION  
SCALE: 1-1/2" = 1'-0"



**4** ROOF EAVE SECTION  
SCALE: 1-1/2" = 1'-0"



**5** FOUNDATION @ DECKING  
SCALE: 1-1/2" = 1'-0"

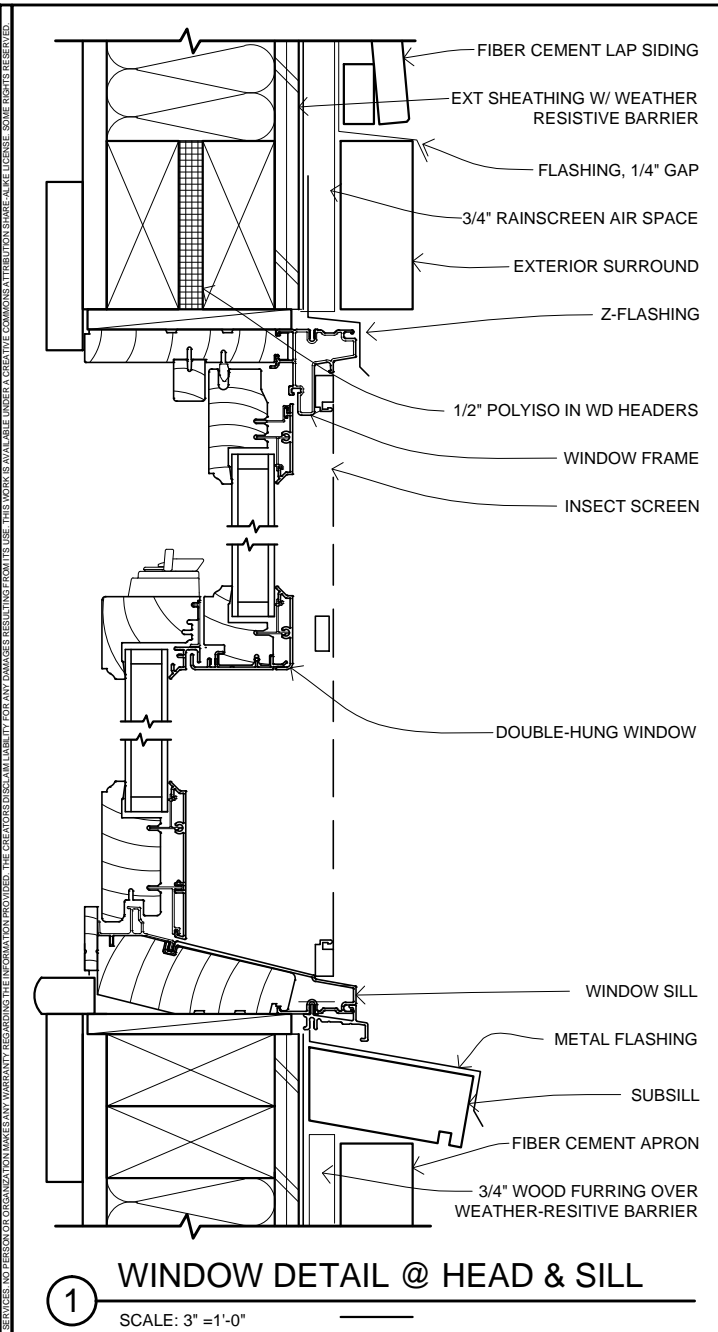


**6** EAVE RETURN ELEVATION DETAIL  
SCALE: 3/4" = 1'-0"

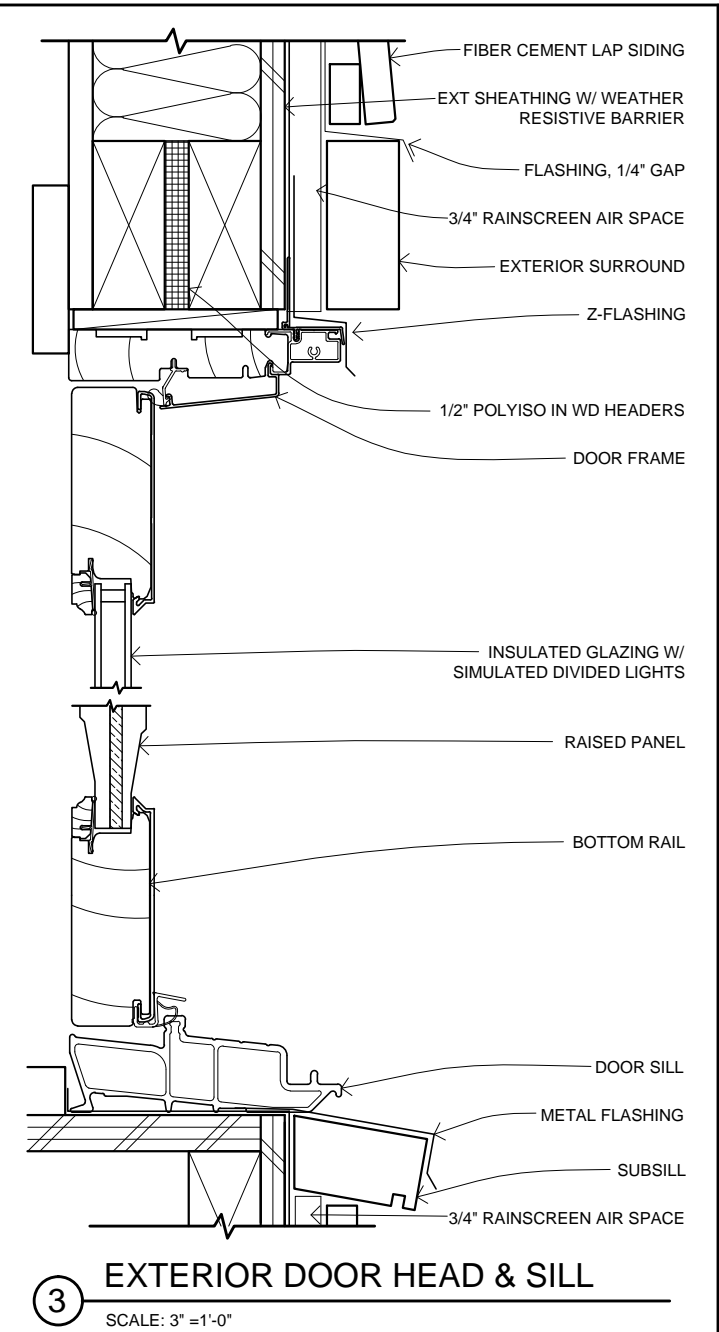
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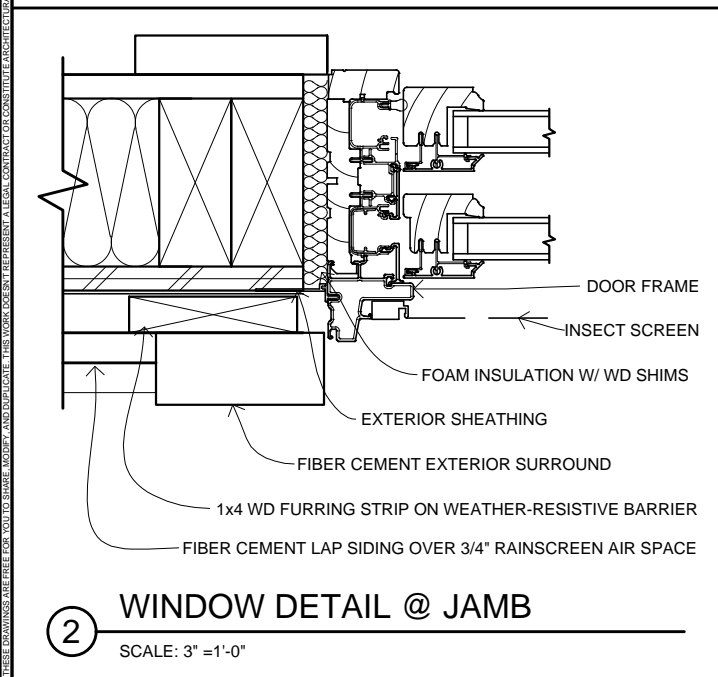
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SHEET TITLE  
**EXTERIOR DETAILS**  
SHEET NO.  
**A4.2**



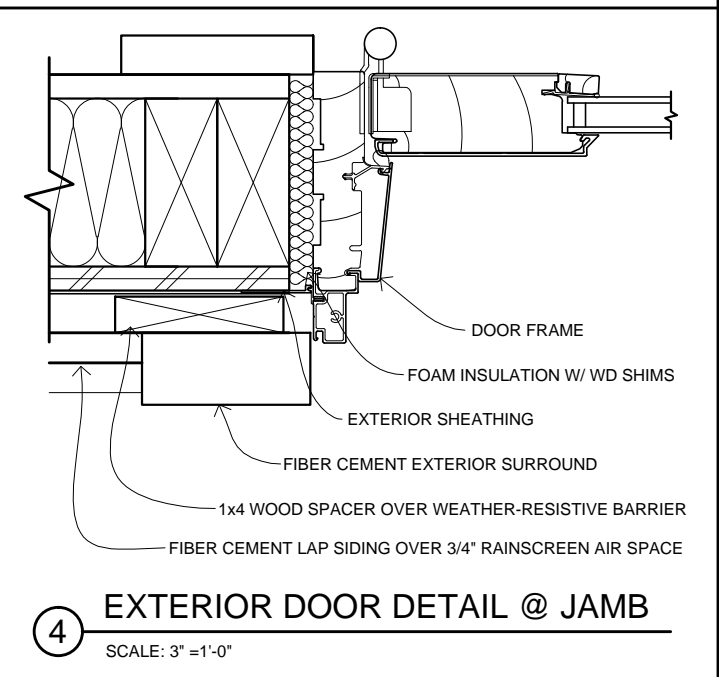
**1 WINDOW DETAIL @ HEAD & SILL**  
SCALE: 3" = 1'-0"



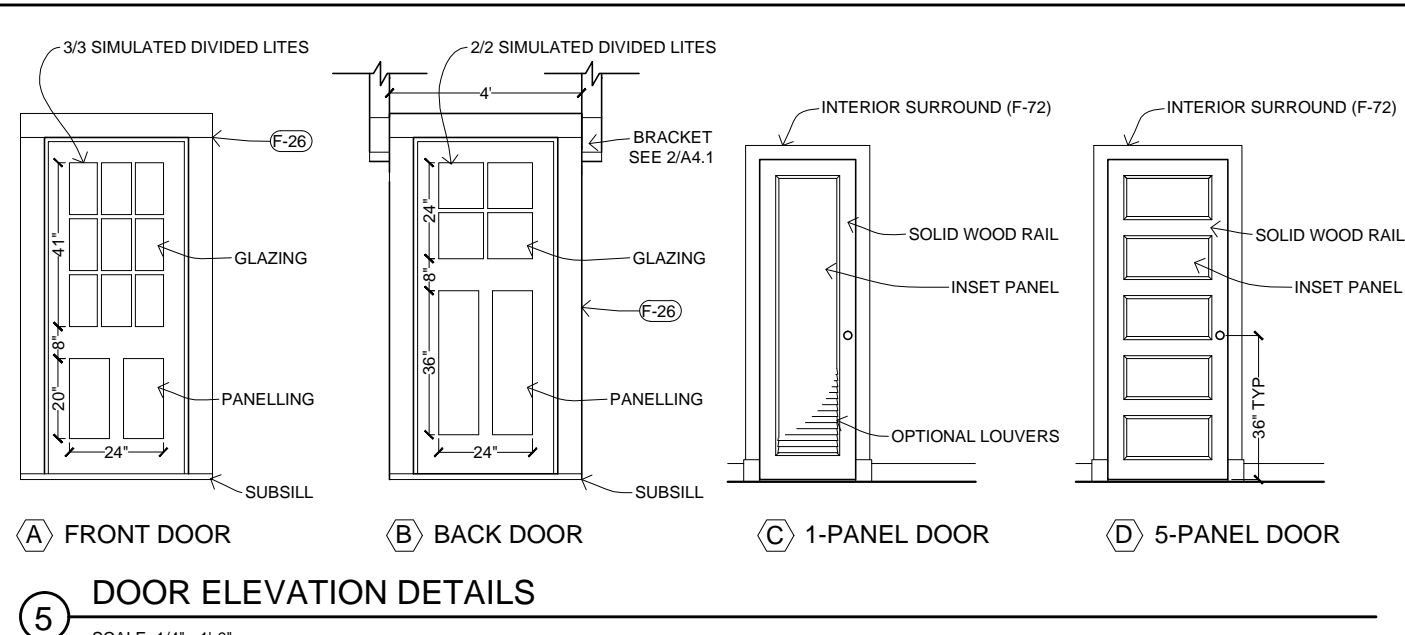
**3 EXTERIOR DOOR HEAD & SILL**  
SCALE: 3" = 1'-0"



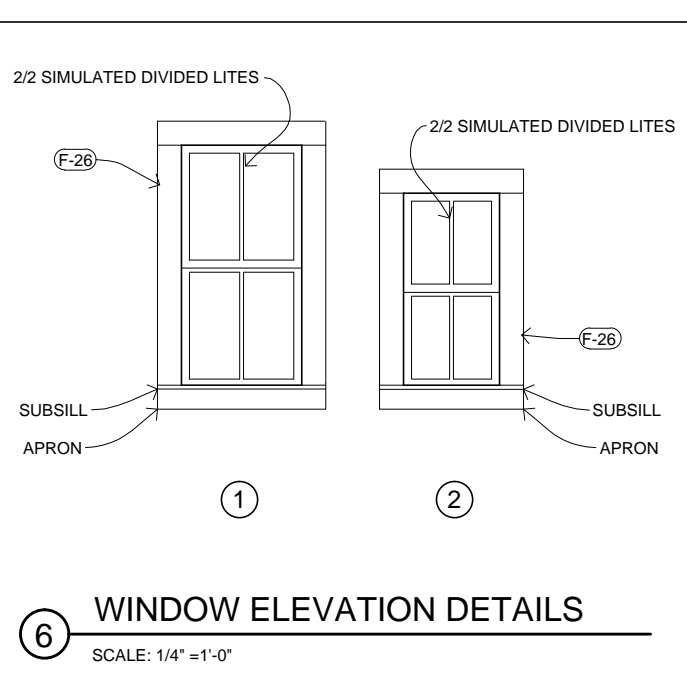
**2 WINDOW DETAIL @ JAMB**  
SCALE: 3" = 1'-0"



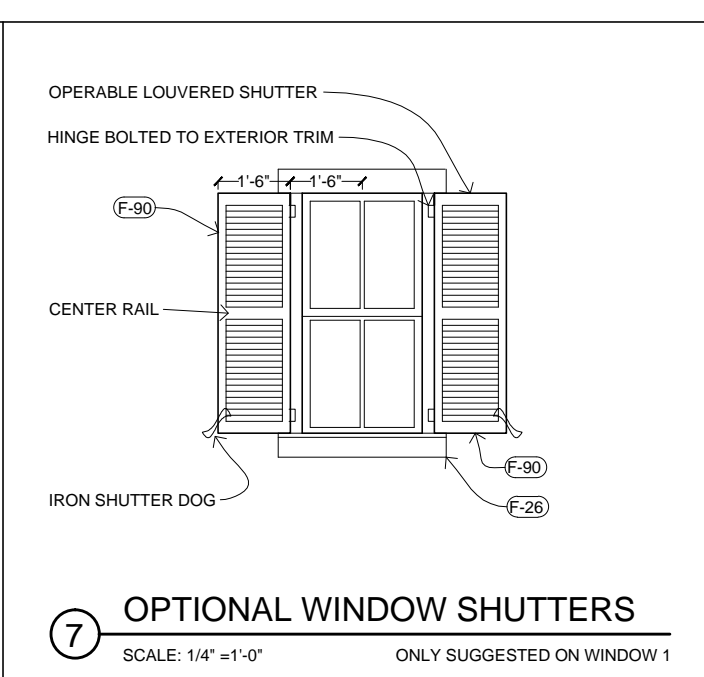
**4 EXTERIOR DOOR DETAIL @ JAMB**  
SCALE: 3" = 1'-0"



**5 DOOR ELEVATION DETAILS**  
SCALE: 1/4" = 1'-0"



**6 WINDOW ELEVATION DETAILS**  
SCALE: 1/4" = 1'-0"



**7 OPTIONAL WINDOW SHUTTERS**  
SCALE: 1/4" = 1'-0" ONLY SUGGESTED ON WINDOW 1

**DOOR SCHEDULE**

MARK	SIZE	MATERIAL	TYPE	NOTE	MAKE / MODEL	SCREEN
(A)	36"x84"	PTD WOOD	GLAZED, W/ PANELS	9+ SIMULATED DIVIDED LITES	MARVIN / CLAD ULTIMATE INSWING FRENCH DOOR	YES
(B)	36"x84"	PTD WOOD	GLAZED, W/ PANELS	4 SIMULATED DIVIDED LITES	MARVIN / CLAD ULTIMATE INSWING FRENCH DOOR	YES
(C)	24"x80"	PTD WOOD	1-PANEL	INTERIOR CLOSETS	ANTIQUE PREFERRED	NO
(D)	30"x80"	PTD WOOD	5-PANEL	INTERIOR ROOMS	ANTIQUE PREFERRED	NO

SEE FINISHES SCHEDULE (A5.0) FOR RELATED TRIM AND ACCESSORIES

**WINDOW SCHEDULE**

MARK	SIZE	MATERIAL	TYPE	NOTE	MAKE / MODEL	SCREEN
(1)	30"x60"	PTD WOOD	DOUBLE HUNG	2/2 SIMULATED DIVIDED LITES	MARVIN / ULTIMATE DH	YES
(2)	24"x48"	PTD WOOD	DOUBLE HUNG	2/2 SIMULATED DIVIDED LITES	MARVIN / ULTIMATE DH	YES

SEE FINISHES SCHEDULE (A5.0) FOR RELATED TRIM AND ACCESSORIES

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SHEET TITLE  
**DOORS & WINDOWS**

SHEET NO.  
**A4.3**



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ROOM FINISHES SCHEDULE							
ROOM	FLOOR	CEILING	WALL	WAINSCOT	CROWN	BASE	NOTES
STAIR HALL (UPPER)	HARDWOOD	BEADBOARD	GYP BD	-	YES	WOOD	-
STAIR HALL (LOWER)	HARDWOOD	GYP BD	GYP BD	-	-	WOOD	-
LIVING ROOM	HARDWOOD	GYP BD	GYP BD	YES	YES	WOOD	36" WAINSCOT
DINING / KITCHEN	HARDWOOD	BEADBOARD	GYP BD	YES	YES	WOOD	36" WAINSCOT
WATER CLOSET	TILE	GYP BD	GYP BD	YES	-	TILE COVE	42" WAINSCOT
BATHROOM	TILE	GYP BD	GYP BD	YES	-	TILE COVE	42" WAINSCOT
MAIN BEDROOM	HARDWOOD	GYP BD	GYP BD	-	-	WOOD	-
BEDROOM	HARDWOOD	GYP BD	GYP BD	-	-	WOOD	-
FRONT PORCH	WD PLANKS	BEADBOARD	-	-	YES	-	-

FIXTURE & EQUIPMENT SCHEDULE					
MARK	ITEM	SIZE	NOTE	MAKE / MODEL	PAGE
X-00	REFRIGERATOR	25x25x69"	ENERGY STAR	BLOMBERG / BRFB1042SS	
X-02	KITCHEN SINK	24"x18"	SINGLE BOWL, VITREOUS CHINA	HIGHPOINT COLLECTION / FIRECLAY	
X-04	RANGE / OVEN	24"x24"x36"	-	-	
X-06	RANGE HOOD	24"x24"x6"	-	-	
X-08	WATER FAUCET	4" CENTERSET	TUSCAN BRONZE	PRICE PFISTER / ASHFIELD T43-YP0Y	
X-10	KITCHEN COUNTERTOP	2" THICK	WOOD SURFACE (TILE OPTIONAL)	IKEA / AKERBY	
X-12	FLOOR CABINETS	12", 24" WIDE	STAT WHITE, BIRCH EFFECT	IKEA / AKURUM	
X-14	WALL CABINETS	12" WIDE	GLAZED DOORS PREFERRED	IKEA / AKURUM	
X-20	TOILET	26"x18"	1.0 GPF	TOTO / ROWAN CST405MF	
X-22	WC TOILET	-	WALL HUNG, 1.6 GPF	AQUIA / WALL HUNG DUAL FLUSH TOILET CT418F	
X-24	CORNER SINK	16"x16" MAX	VITREOUS CHINA	ELIZABETHAN CLASSICS / ETCB CORNER BASIN	
X-26	BATHROOM LAVATORY	21"x42"	-	-	
X-28	BATHTUB	30"x60"x12"	-	KOHLER / STERLING 71091120	
X-30	MIRROR CABINET	25"x38"x6"	WHITE, ADD TRIM MOLDINGS AROUND	IKEA / HEMNES	
X-40	WOODSTOVE	14"x19"x22"	USE DOUBLE WALL CONNECTOR	JOTUL / F3 CB	
X-42	CORNER CUPBOARD	~24"x24"x80"	-	ANTIQUE PREFERRED	
X-44	WASHER / DRYER COMBO	24"x34"x23"	-	HAIER / HWD1600BW	
X-46	CRAWLSPACE ACCESS	-	-	-	
X-48	CHIMNEY CLEANOUT	8"x8"	-	-	
X-50	ATTIC ACCESS DOOR	16"x32"	-	-	
X-80	TANKLESS WATER HEATER	-	-	STIEBEL / ELTRON MINI	
X-82	WALL-MOUNTED LIGHT	-	-	-	
X-84	INTERIOR CEILING FAN	-	-	-	
X-86	EXTERIOR CEILING FAN	-	-	-	

FINISH & MATERIAL SCHEDULE				
MARKITEM	SIZE	MATERIAL	NOTES	SEE:
F-00	BRICK	-	RECLAIMED BRICK	SMOOTH CREAMY TEXTURE, RED, CONCAVE MORTAR JOINT A4.0, A4.1
F-02	WOOD FRAMING	VARIES	SOUTHERN WHITE PINE	STRUCTURAL GRADE A3.0
F-04	FLOOR GIRDER	-	GLULAM	- A3.0
F-06	SUBFLOOR	3/4"	PLYWOOD	OPTIONAL INTEGRATED RADIANT FLOOR SYSTEM A4.0
F-08	EXT WALL SHEATHING	1/2"	PLYWOOD	OPTIONAL INSULATED SHEATHING A4.0
F-10	BATT INSULATION	3-1/2"	FIBERGLASS	R-18 A4.0
F-12	RIGID INSULATION	1/2"	POLYISO	SANDWICH B/T EXTERIOR DOOR AND WINDOW HEADERS A4.3
F-14	RIGID INSULATION	1-1/2"	XPS	- A4.0
F-16	BUILDING PAPER	15#	BITUMEN	WEATHER-RESISTIVE BARRIER A4.0
F-18	FLASHING	-	COPPER	- A4.1
F-20	FLOOR DECKING	1x4	CEDAR	OPT T&G, OPT FIBER CEMENT BOARDS A4.2
F-22	PORCH COLUMN	6x6	WOOD	CHAMFERED 1" FROM EDGES A4.2
F-24	CLAPBOARD SIDING	6"	FIBER CEMENT	JAMES HARDIE / ARTISAN LAP SIDING A4.0
F-26	EXT OPENING CASING	5-6"	FIBER CEMENT	3/4 HARDIPLANK A4.3
F-28	BED MOLDING	-	PVC	- A4.2
F-30	CYMA RECTA	-	PVC	- A4.2
F-32	CROWN MOLDING	-	PVC	- A4.2
F-34	FRIEZE BOARD	5/4	FIBER CEMENT	- A4.1
F-36	WATER TABLE	5/4	FIBER CEMENT	- A4.2
F-38	CORNER BOARD	4/4 (1")	FIBER CEMENT	- A2.0
F-40	5V METAL ROOF PANELS	24"OC	GALV STEEL	OPTIONAL: STANDING SEEM METAL ROOF PANELS @ 24"OC A2.0
F-42	BULBED RIDGE CAP	4"	GALV STEEL	- A2.0
F-44	HALF-ROUND GUTTER	5" DIA	GALV STEEL	OPTIONAL: COPPER A2.0, A4.2
F-46	FASCIA BOARD	1x6	FIBER CEMENT	- A4.2
F-48	SOFFIT PANEL	1/2"	FIBER CEMENT	- A4.2
F-50	ATTIC VENT	-	-	- A2.1, A2.3
F-52	CHIMNEY CAP	-	PRECAST CONCRETE	OPTIONAL: SPARK ARRESTOR A4.1
F-60	HARDWOOD FLOOR	2-3" WIDE	FINISH WOOD	-
F-62	FLOOR TILE	-	CERAMIC	HEXAGONAL PATTERN -
F-64	WALL TILE	4" SQUARE	CERAMIC	-
F-66	BRICK TILE	1/2" THICK	RECLAIMED BRICK	THIN BRICK VENEER OVER BACKER BOARD -
F-68	BASE MOLDING	1x4	FINISH WOOD	INCLUDE DECORATIVE BASE CAP MOLDING -
F-70	INTERIOR SHEATHING	1/2"	GYPSUM WALLBOARD	-
F-72	INT OPENING CASING	1x4	WOOD	PAINTED -
F-74	BEADBOARD	1/2"	COMPOSITE PANEL	EXTERIOR GRADE BEADBOARD TO BE USED AT PORCH -
F-76	WAINSCOT CAP	-	WOOD	PAINTED -
F-78	HANDRAIL	2"	FINISH WOOD	-
F-80	NEWEL POST	4x4	WOOD	PAINTED -
F-82	CROWN MOLDING	-	WOOD OR MDF	PAINTED -
F-84	CAVETTO	3/4"	FINISH WOOD	-
F-90	WINDOW SHUTTERS	15"x60"	WOOD	MUST BE OPERABLE, LOUVERED, W/ CENTER RAIL A4.3

SEE WINDOW & DOOR SCHEDULES ON SHEET A4.3



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SHEET TITLE  
 SCHEDULES

SHEET NO.

**A5.0**