



Scott Wade
1565 Squire Lyle Rd.
Scottsville, KY 42164

30' x 56' Custom Home
1680 Sq. Ft.

Initial Doc. Date: 03/01/2025

Revision Date: 07/28/2025

Revision #R11

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Customer Responsible to verify all local, state, and any jurisdictional codes and building requirements.

Barn House Company

139 Hillcrest Rd.
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3D View

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3D Drawing are for illustrational purposes only and do not represent the actually finishes and or fixtures.



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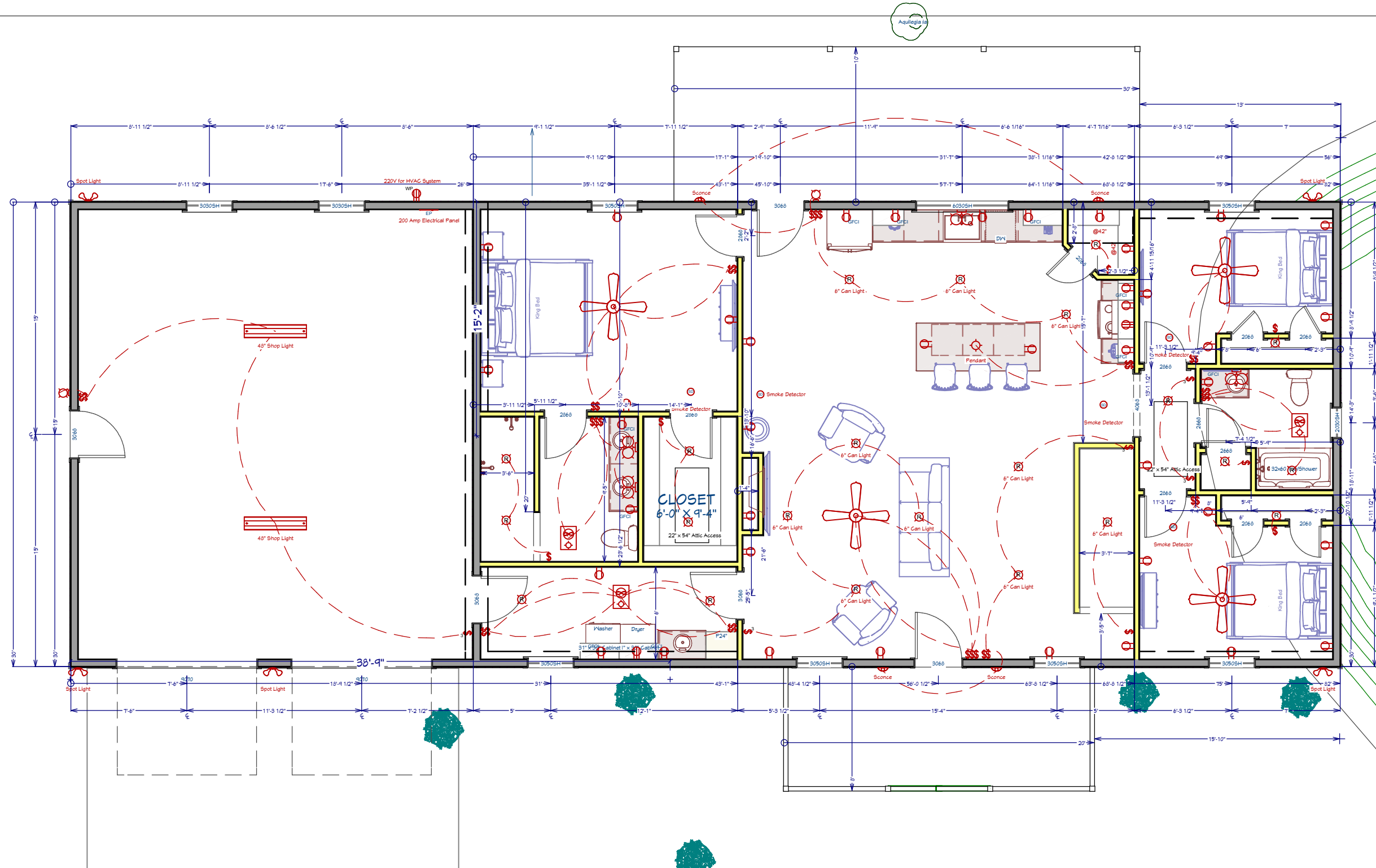
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Full Layout

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Vaulted Ceiling: Living Room/Kitchen
 3/12 Pitch
 Exterior Ceiling: 5/12 Pitch
 Flat Ceiling: Bedrooms & Bathrooms



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Front Elevation

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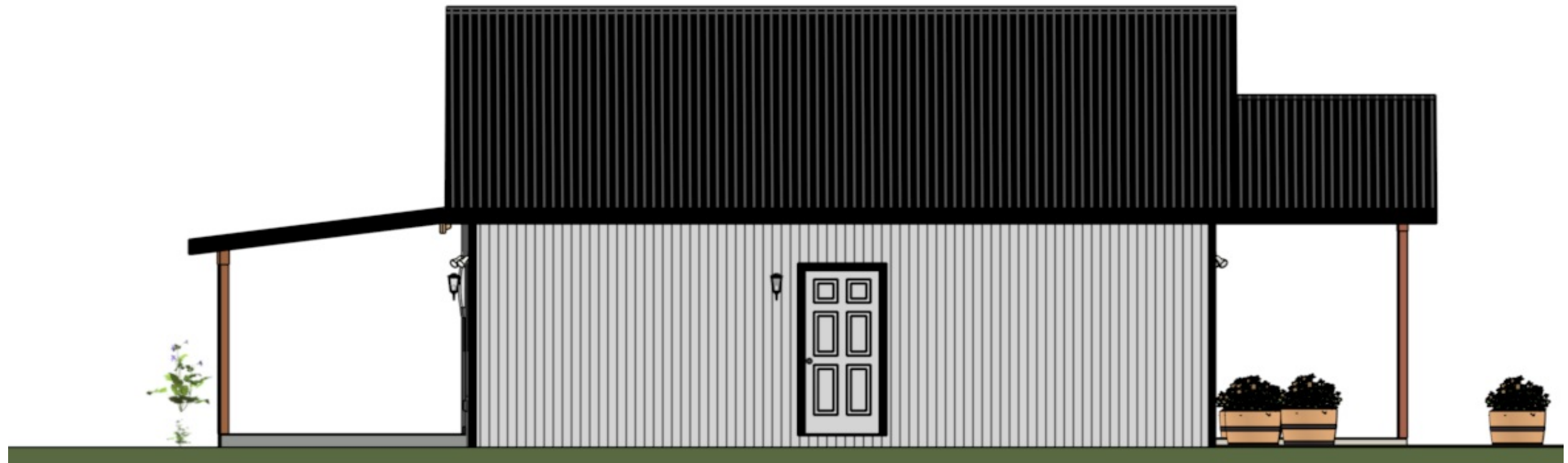
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Side Elevation

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Other Images

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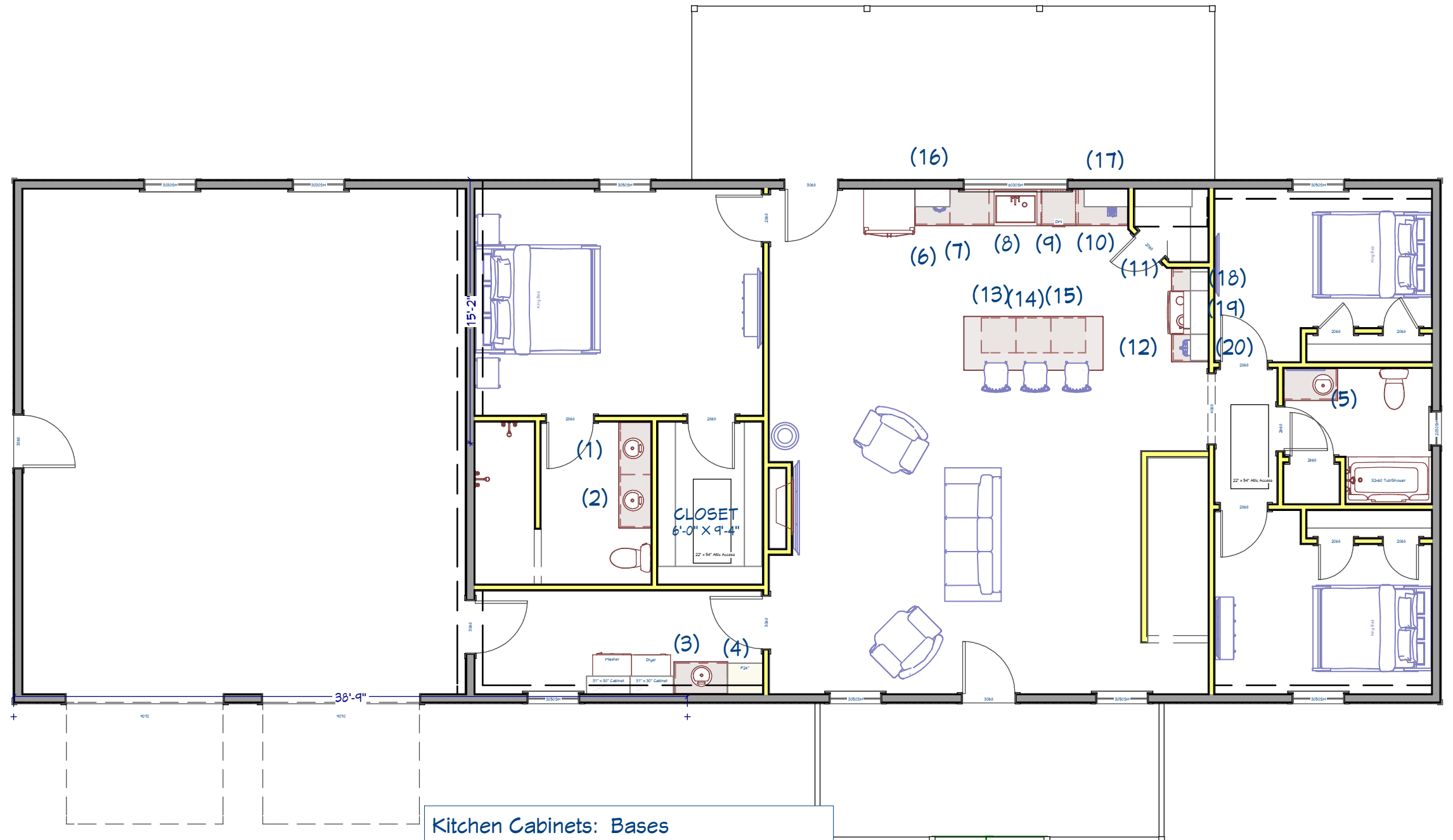
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Cabinets

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Cabinets: Bathrooms
Style: Shaker - Paint Grade
Color: TBD

- 1) 36" x 21" Vanity
- 2) 36" x 21" Vanity
- 3) 36" x 21" Vanity
- 4) 24" x 21" Pantry
- 5) 36" x 21" Vanity (Offset sink to right. Drawer bank on left side.)

Kitchen Cabinets: Bases
Style: Shaker - Paint Grade
Color: TBD

- 6) 24" x 24" Base
- 7) 27" x 24" Base
- 8) 36" x 24" Sink Basin with Single Bowl
- 9) Dishwasher
- 10) 34" x 24" Base
- 11) 15" x 24" Drawer Bank
- 12) 18" x 24" Base
- 13) 24" x 24" Drawer Bank
- 14) 24" x 24" Base
- 15) 24" x 24" Pull Out Trash

Kitchen Cabinets: Uppers
Style: Shaker - Paint Grade
Color: TBD

- 16) 24" x 42" Upper
- 17) 30" x 42" Upper
- 18) 15" x 42" Upper
- 19) 30" x 24" Upper
- 20) 18" x 42" Upper



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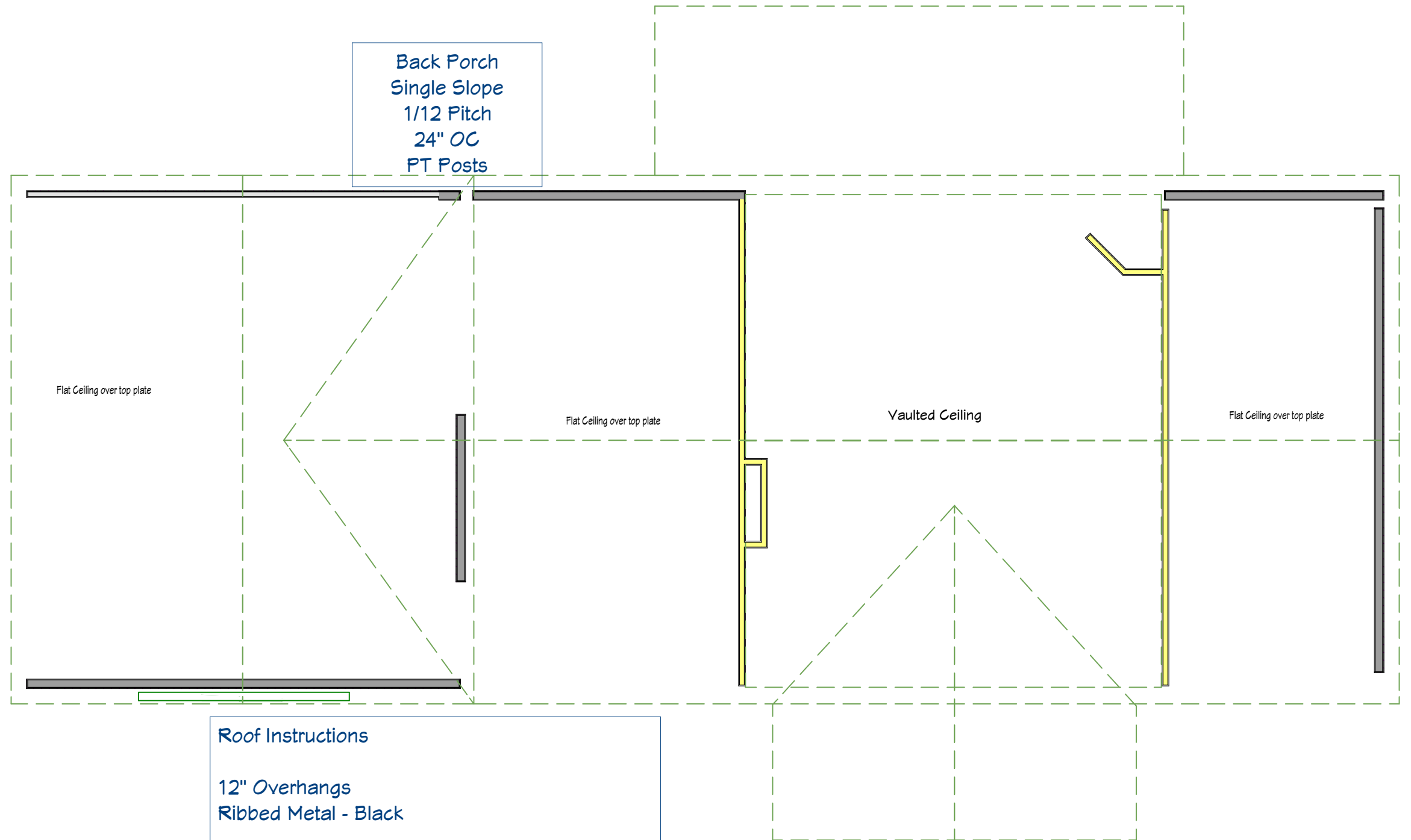
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Roof Lines

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Roof Instructions

12" Overhangs
 Ribbed Metal - Black

Trusses:

- Graded & Stamped by Truss Supplier
- 24" OC

Trusses for Living/Kitchen

- Scissor Truss (5/12 & 3/12)

Trusses for Bedrooms

- "A" Frame Trusses 5/12

Trusses for Garage

- "A" Frame Trusses 7/12

Front Porch
 Gable Open Porch
 5/12 Pitch
 24" OC
 Decorative/
 Structural Cross
 Beams
 6" x 6" Cedar
 Beams



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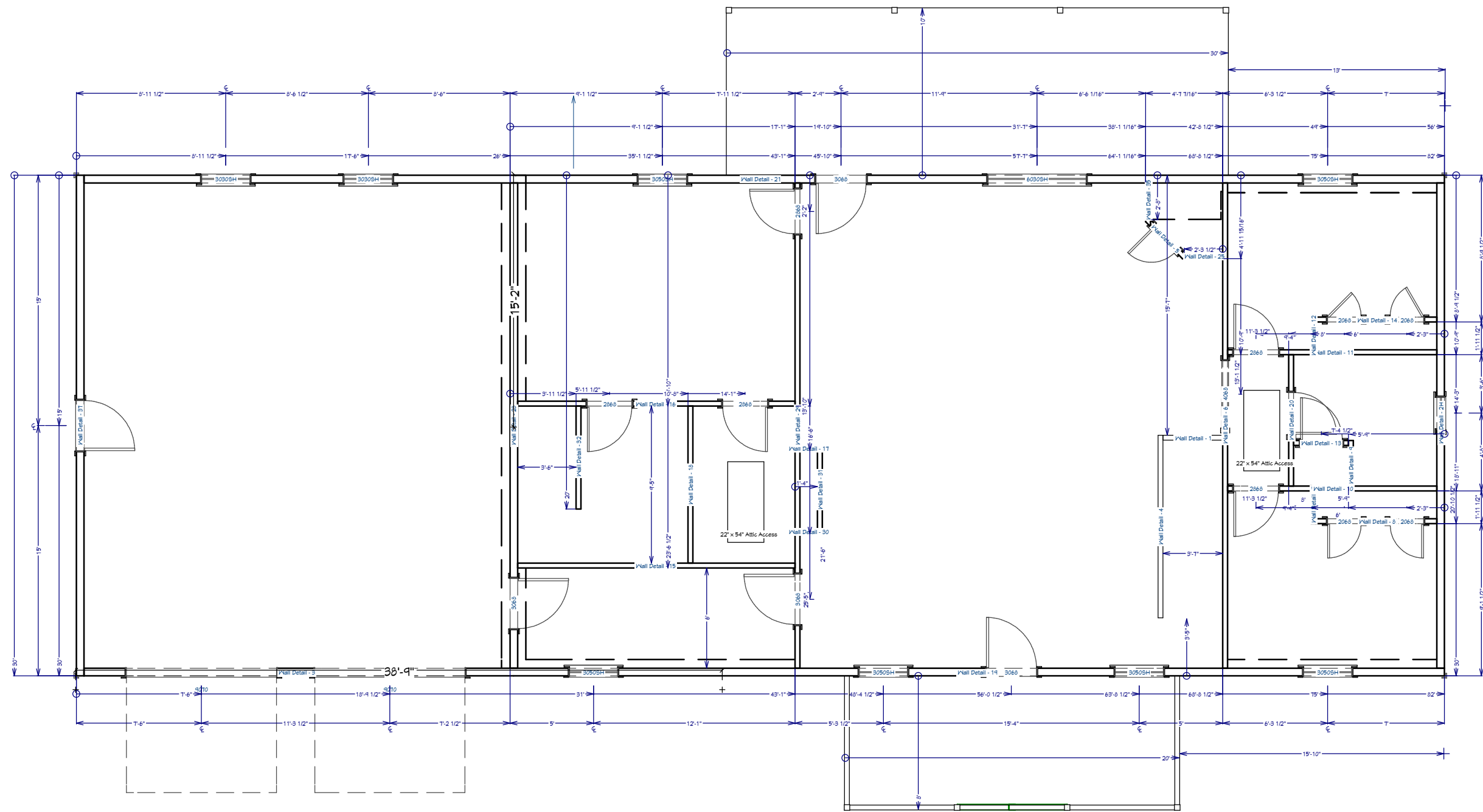
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Framing

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Instructions: Special Instructions

TBD

READ instructions on Page 13



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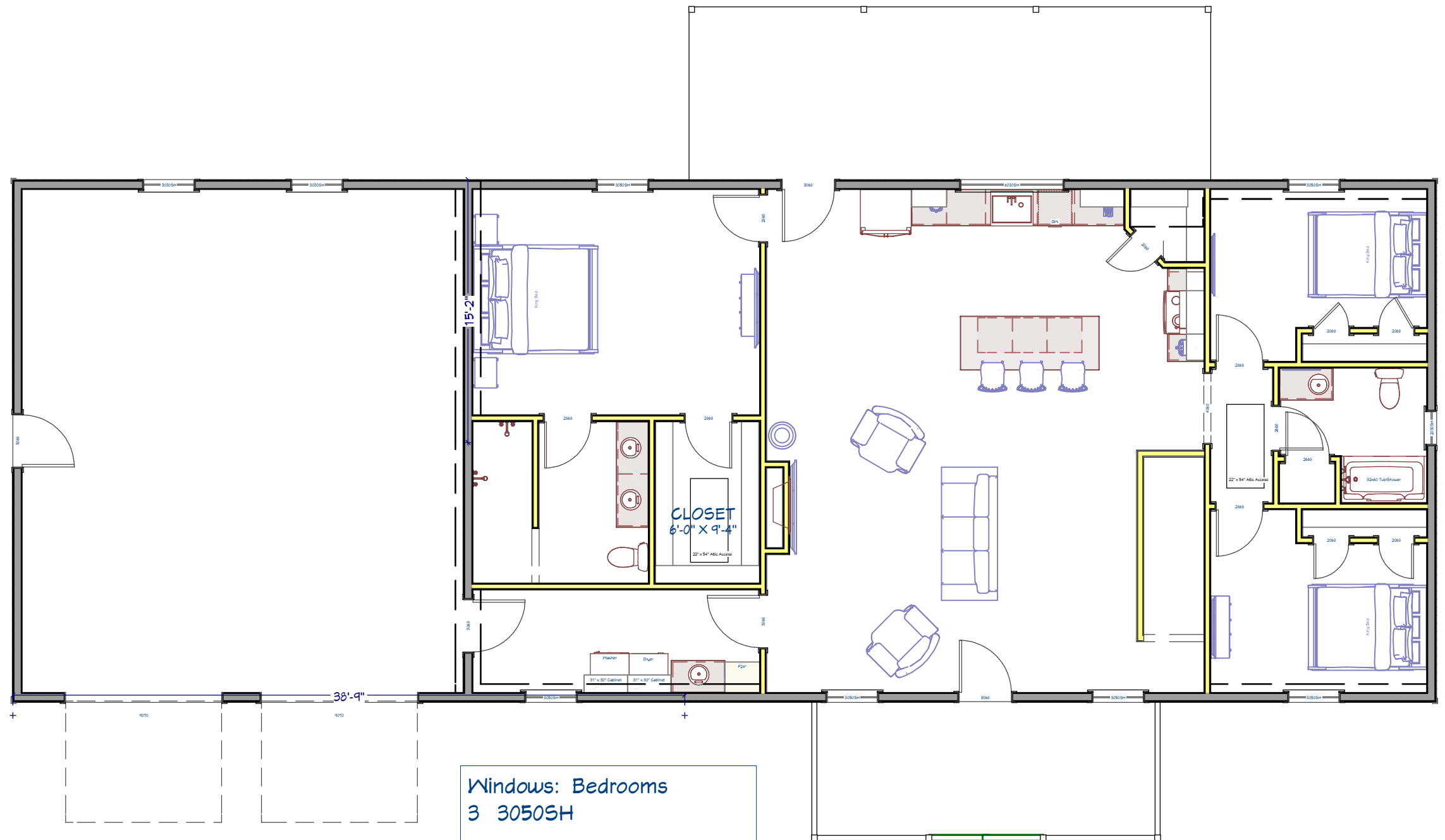
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Doors & Windows

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Doors: Exterior
2 3068RH 1/2 Glass w/Internal Blinds Entry Door
2 3068LH Solid Entry Doors (Front Door to receive Peep Hole)

Windows: Bedrooms
3 3050SH

Windows: Bathroom/Laundry
1 2030SH
1 3050SH

Windows: Kitchen
1 6030SH

Windows: Living Room
2 3050SH

Windows: Garage
2 3030SH

Doors: Interior
3 2068RH
2 2068LH
1 2668RH
1 2668LH
2 2868RH
3 2868LH
1 6068 Sliding Glass Door



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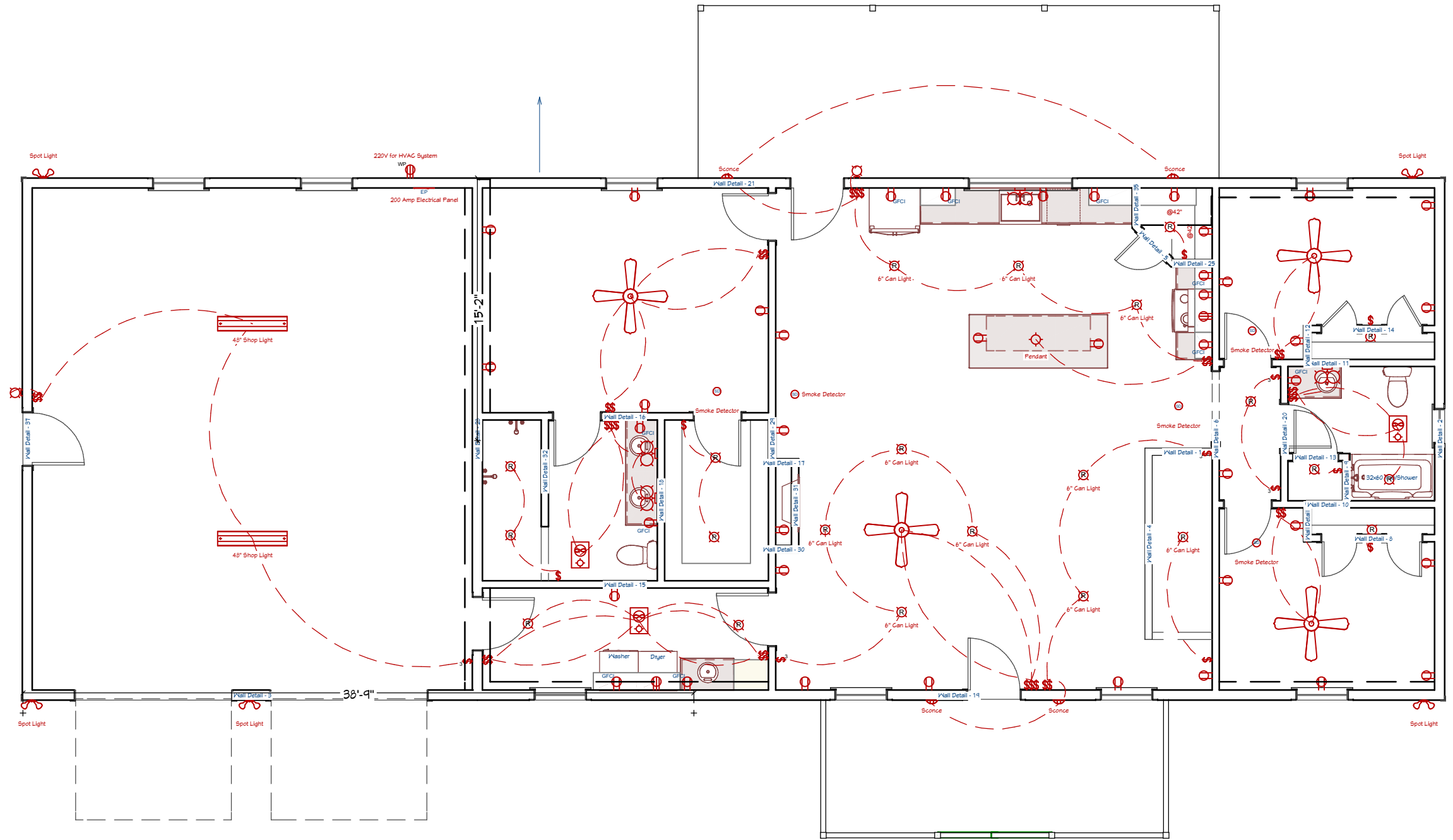
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Electrical: Trim Out

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Electrical Instructions:
 Updated information from electrician yet to be received.



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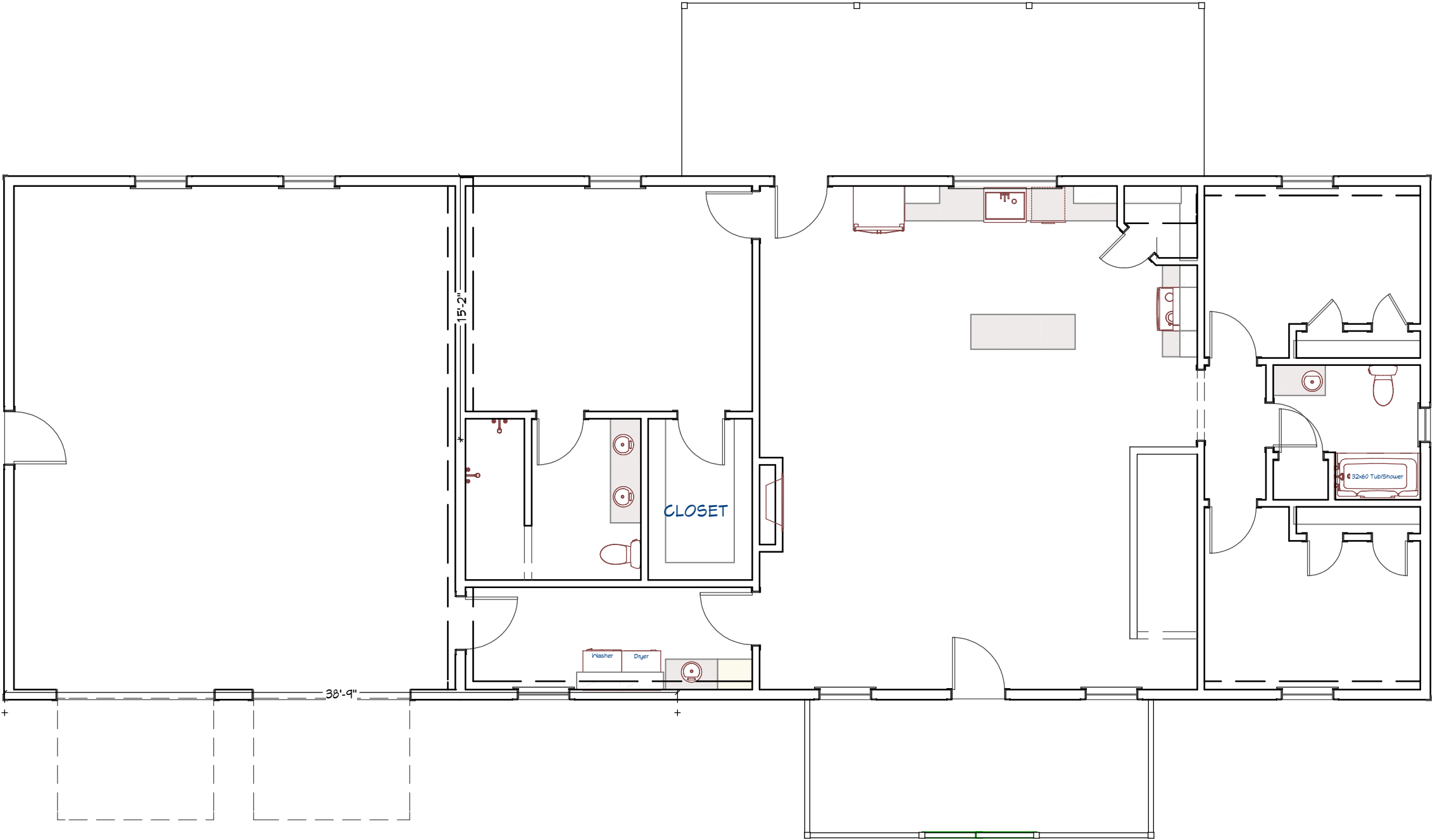
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Foundation: Rough Plumbing
& Rough Electrical

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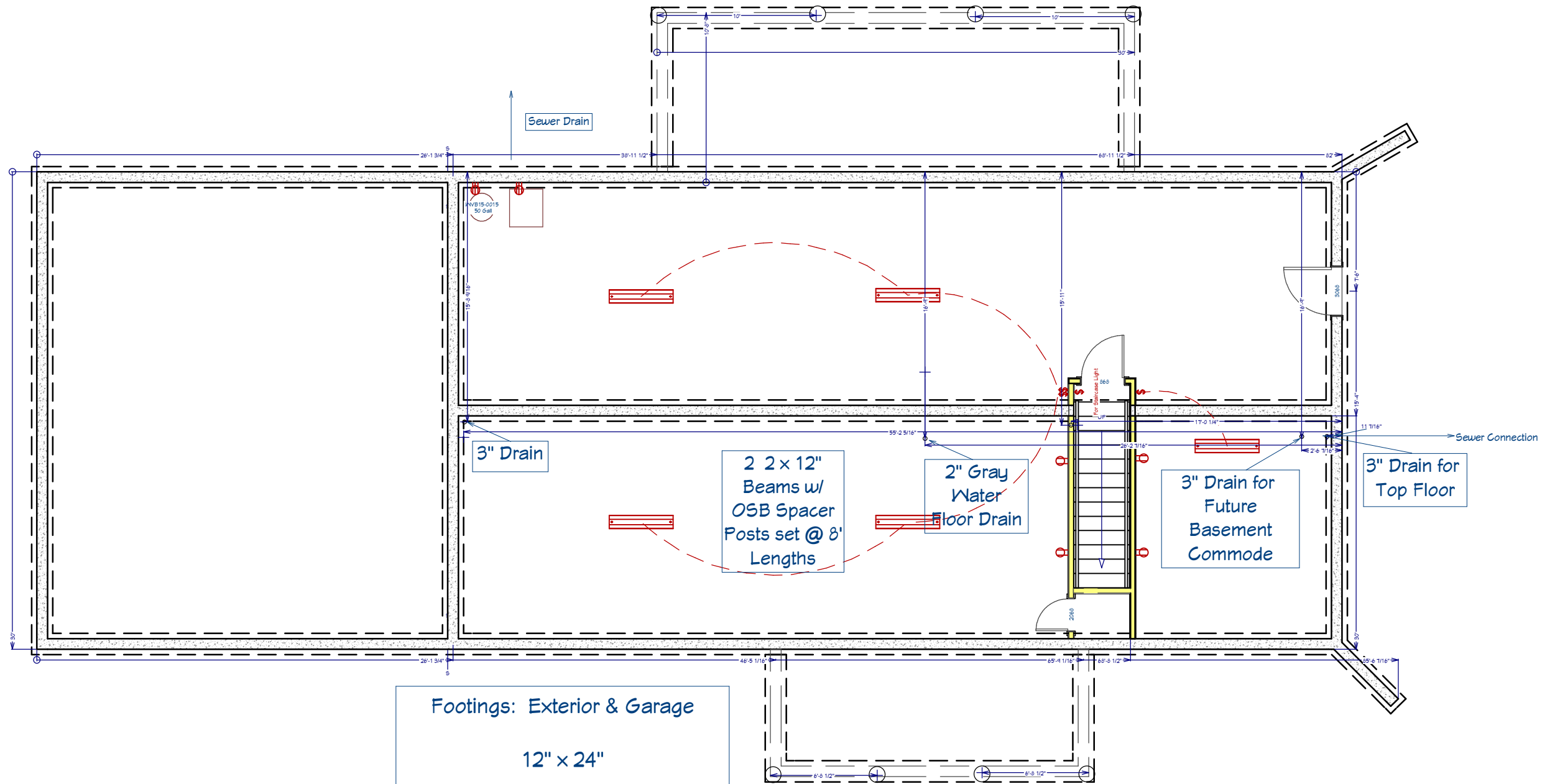
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Concrete Footings
 & Slab

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Footings: Exterior & Garage

12" x 24"

Slab: Basement & Patios

4"

Basement Height: 8'

Front & Back Porches:

1.5" Drop Off from Slab
 Sloped away from Building
 (Includes sidewalks)
 Posts Footings ONLY

Posts: Normal Footings

Retaining Wall

Minimum Size:

5' Length
 4' Height



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General Notes

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STRUCTURAL

Floor System

- Concrete
- LVP
- 12" Footings
- 4" Slab
- Color:

Walls

- 29 Gauge Rolled Panels
- 3" x 3" Corner Trim
- 4" Slab
- House Wrap Vapor Barrier
- OSB Sheathing
- Spray Foam Insulation
- Color: White

Roof

- 5/12 Pitch (House), 7/12 Pitch (Garage)
- 12" Overhang
- Roof Trusses 24" OC
- Engineered Trusses
- OSB Sheathing
- Vapor Barrier Underlayment
- 26 Gauge Metal
- Color: Black

OTHER Structural Notes

Headers & Cripple

- 2 - 2" x 10" SPF w/OSB spacer
- All openings (Doors & Windows)
- Cripple for every Header

Framing Notes

Exterior Walls:

- 2" x 6" - 16" OC SPF Graded & Stamped Lumber
- 104 5/8" Studs
- Double Top Plates
- 2" x 6" SYP Treated Bottom Plate

Interior Walls:

- 2" x 4" - 16" OC SPF Graded & Stamped Lumber
- 104 5/8" Studs
- Double Top Plates
- 2" x 4" SYP Treated Bottom Plate

OTHER

Electrical

- 200A Service Box - Interior
- Up to code materials and installation
- Internet capable
- Color: White

Plumbing

- All lines prepped for Septic Connection
- 1 - 50 Gallon Tank Water Heaters - Electrical
- Color: ??

Exterior Notes

Exterior Wainscot:

- N/A
- 36" Height
- Color: TBD

Decks:

- 6" x 6" Cedar Lumber 120" OC for Front Deck
- 6" x 6" Treated Lumber for Back Deck
- Decorative Cross Members in Gabled End
- Brackets on Concrete - secured
- 1.5/12 Slope on Back Deck
- 7/12 Slope on Front Deck
- Color: Cedar Stain

Interior Notes

Trim: Doors & Windows

- Square
- 1" x 4" Trim
- Color: TBD

Walls:

- Sheetrock
- Walls: Smooth Finish
- Ceiling: Smooth
- Color: TBD

Specific Room Instructions:

Kitchen:

- Farmhouse Sink: TBD
- Cabinet Style: Shaker
- Cabinet Color: TBD
- Countertop: Granite

Master Bath:

- Shower: Tile
- Vanity Countertop: TBD
- Other: TBD

Guest Bath:

- Tub w/Tile walls

OTHER:

- TBD

Site Prep: INCLUDED

- Dirt work
- Septic
- Electrical connection

What is NOT included

Landscaping:

- No prep work
- No Sod
- No vegetation

Interior:

- Furniture
- Appliances
- Non-specified fixtures

OTHER:

- No Window treatments