

VIRGINIA FARMHOUSE



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CAD FILES AVAILABLE:
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ORIGINAL DESIGNER
Jay Osborne

VIRGINIA FARMHOUSE
123 ADDRESS RD., YOURTOWN, US

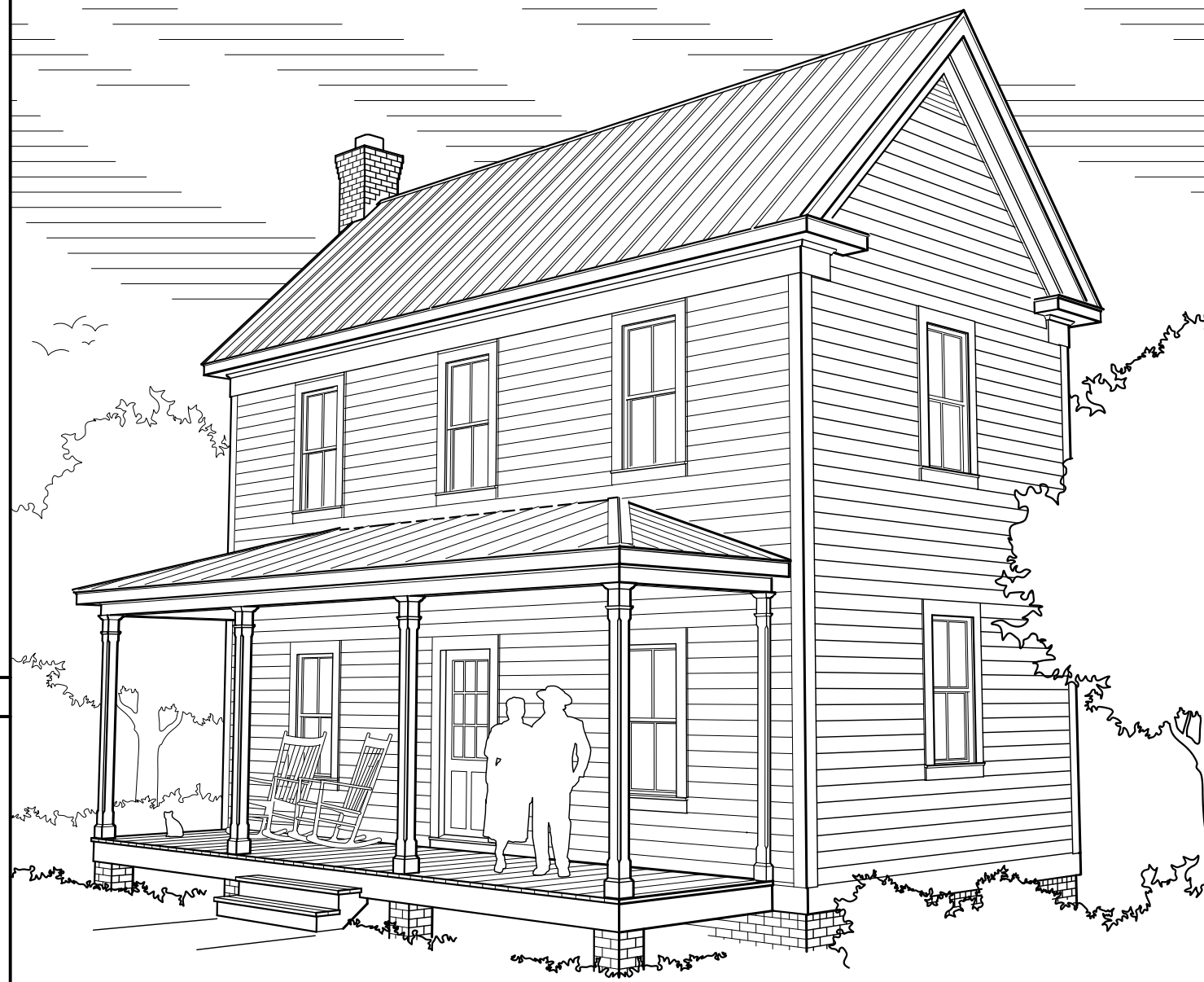
SYMBOLS LEGEND

	SECTION MARKER		SOIL
	ELEVATION MARKER		CONCRETE
	INT ELEVATIONS		BRICK
	DETAIL CALLOUT		CMU BLOCK
	COMPASS (TRUE)		RIGID INSULATION
	DATUM MARKER		BATT INSULATION
	WINDOW CALLOUT		ELECTRIC OUTLET
	DOOR CALLOUT		SWITCH
	FIXTURE CALLOUT		CEILING LIGHT
	FINISH CALLOUT		RECESSED LIGHT
	CONTOURS (FEET)		WALL-HUNG LIGHT
			CEILING FAN
			SMOKE DETECTOR

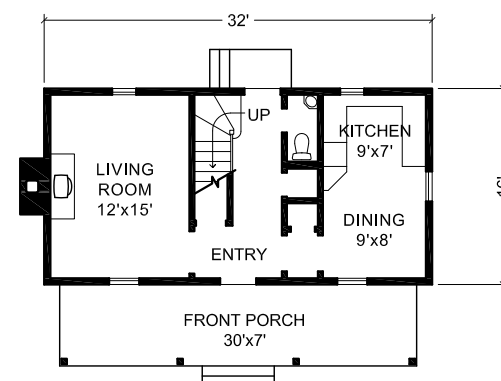
ABBREVIATIONS

#	POUNDS OR NUMBER	INT	INTERIOR
AC	AIR CONDITIONING	MAX	MAXIMUM
B.O.	BOTTOM OF	MIN	MINIMUM
B/T	BETWEEN	(N)	NEW
BD	BOARD	NTS	NOT TO SCALE
BM	BEAM	OC	ON CENTER
CLG	CEILING	PERF	PERFORATED
CLR	CLEAR	PT	PRESSURE-TREATED
CMU	CONC MASONRY UNIT	QTY	QUANTITY
CONC	CONCRETE	R	RADIUS OR RISER
CONT	CONTINUOUS	RCP	CEILING PLAN
D	DRYER	REF	REFRIGERATOR
DEMO	DEMOLISH	SD	SMOKE DETECTOR
DIA	DIAMETER	SF	SQUARE FOOT
DIM	DIMENSION	SPEC	SPECIFICATION
DM	DIMMER	SYM	SYMMETRICAL
DN	DOWN	T.O.	TOP OF
DW	DISHWASHER	T&G	TONGUE & GROOVE
(E)	EXISTING	TYP	TYPICAL
EL	ELEVATION	W	WASHER OR WATT
ELEC	ELECTRICAL	W/	WITH
EQ	EQUAL	W/D	WASHER & DRYER
EXT	EXTERIOR	W/O	WITHOUT
FIN	FINISH	WC	WATER CLOSET
FT	FOOT	WD	WOOD
GALV	GALVANIZED	WH	WATER HEATER
GFCI	CIRCUIT INTERRUPTER	WP	WEATHERPROOF
GYP	GYPSUM	XPS	EXTRUDED POLY

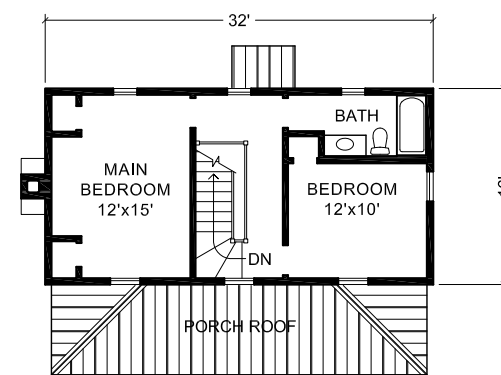
PERSPECTIVE



FIRST FLOOR PLAN



SECOND FLOOR PLAN



SHEET INDEX

- A0.0 COVER PAGE
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- A2.2 NORTH ELEVATION
- A2.3 EAST ELEVATION
- A2.4 INTERIOR ELEVATIONS
- A2.5 INTERIOR ELEVATIONS
- A3.0 BUILDING SECTION
- A3.1 BUILDING SECTION
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IMPORTANT NOTE

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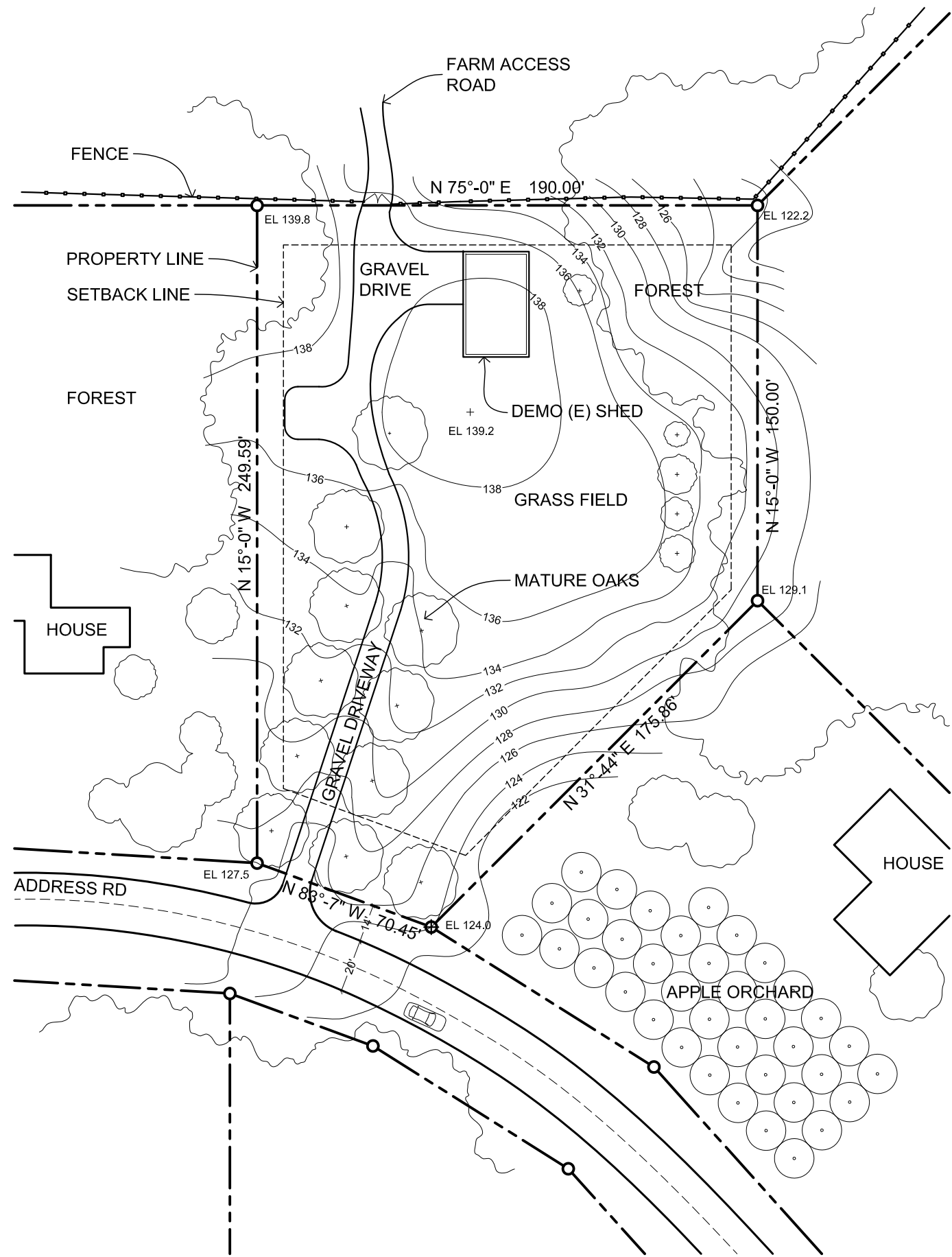
10-15-15

SHEET TITLE

COVER PAGE

SHEET NO.

A0.0



1 SITE SURVEY
 SCALE: 1"=100'

PROJECT INFORMATION

LOCATION
 123 ADDRESS RD
 YOURTOWN, US 12345

PROJECT DESCRIPTION
 NEW SINGLE-FAMILY HOUSE

PROJECT NUMBER
 APN 0000-0000-000-000

ZONING
 R-3

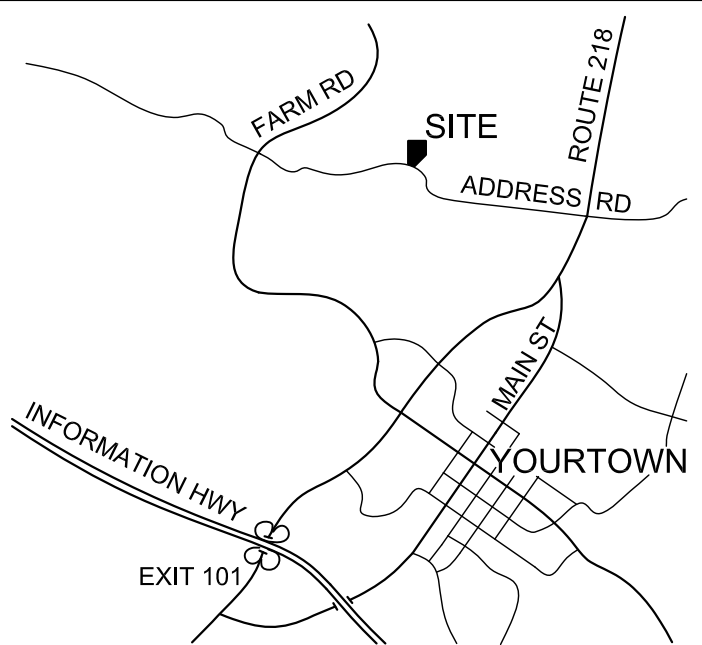
FLOOR AREA
 PROPOSED: 975 FT²

CONSTRUCTION TYPE
 TYPE V - WOOD FRAME CONSTRUCTION

PARCEL SIZE
 43560 S.F. (1.00 ACRES)

APPLICABLE CODES
 2014 STATE BUILDING CODE
 2012 LOCAL FIRE CODE

VICINITY MAP (NOT TO SCALE)



CONTACT INFORMATION

OWNER	
CONTACT PERSON	COMPANY NAME
PHONE NUMBER	STREET ADDRESS
EMAIL ADDRESS	CITY / STATE / ZIP
NOTES	
ARCHITECT OF RECORD	
CONTACT PERSON	COMPANY NAME
PHONE NUMBER	STREET ADDRESS
EMAIL ADDRESS	CITY / STATE / ZIP
NOTES	
GENERAL CONTRACTOR	
CONTACT PERSON	COMPANY NAME
PHONE NUMBER	STREET ADDRESS
EMAIL ADDRESS	CITY / STATE / ZIP
NOTES	
PLOT SURVEYOR	
CONTACT PERSON	COMPANY NAME
PHONE NUMBER	STREET ADDRESS
EMAIL ADDRESS	CITY / STATE / ZIP
NOTES	
LANDSCAPE CONTRACTOR	
CONTACT PERSON	COMPANY NAME
PHONE NUMBER	STREET ADDRESS
EMAIL ADDRESS	CITY / STATE / ZIP
NOTES	
STRUCTURAL ENGINEER	
CONTACT PERSON	COMPANY NAME
PHONE NUMBER	STREET ADDRESS
EMAIL ADDRESS	CITY / STATE / ZIP
NOTES	
PLUMBING CONTRACTOR	
CONTACT PERSON	COMPANY NAME
PHONE NUMBER	STREET ADDRESS
EMAIL ADDRESS	CITY / STATE / ZIP
NOTES	
ELECTRICAL CONTRACTOR	
CONTACT PERSON	COMPANY NAME
PHONE NUMBER	STREET ADDRESS
EMAIL ADDRESS	CITY / STATE / ZIP
NOTES	

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SHEET TITLE
PROJECT INFORMATION

SHEET NO.
A0.1

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.
10. SMOKE DETECTORS AND CARBON MONOXIDE DETECTORS SHALL BE INSTALLED PER APPLICABLE CODES.
11. GRADING AND SITEWORK SHALL BE MINIMAL IN ALL AREAS NOT DIRECTLY AFFECTED BY THE NEW CONSTRUCTION. FOLLOW BEST PRACTICES AND LOCAL REQUIREMENTS IN ORDER TO MINIMIZE ENVIRONMENTAL DAMAGE.
12. FINISH GRADE MUST SLOPE AWAY FROM EXTERIOR FOUNDATION WALL, AT A HEIGHT OF 6 INCHES OVER A 10 FOOT DISTANCE.
13. ANY SURVEY MARKERS WITHIN THE AREA OF CONSTRUCTION SHALL BE PRESERVED OR RESET BY A REGISTERED CIVIL ENGINEER OR LICENSED LAND SURVEYOR.
14. 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.

15. DEPICTED FOUNDATION SHOWS ONLY A PROPOSED DESIGN BASED ON FICTIONAL CONDITIONS. CONDUCT A SOIL TEST AND STRUCTURAL ENGINEERING FOR A SITE-SPECIFIC FOUNDATION.
16. FOOTINGS SHALL EXTEND DOWN BEYOND THE LOCAL FROST LINE.
17. PERFORATED DRAINAGE PIPES SHALL BE LOCATED WITHIN A GRAVEL PERIMETER AROUND THE FOUNDATION; AND MULTIPLE DRAINAGE OUTLETS LEAD DOWNSLOPE AWAY FROM THE BUILDING.
18. FIRE BLOCKING AND FIRE-RATED SHEATHING SHALL BE PROVIDED AS REQUIRED AT CEILINGS, FLOORS, AND ENCLOSED USABLE SPACE UNDER STAIRS.
19. 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.
20. PROVIDE ADEQUATE BLOCKING AROUND CABINETS, PLUMBING FIXTURES, AND OTHER APPLICABLE AREAS.
21. PROVIDE MINIMUM R-13 INSULATION IN ALL EXTERIOR WALLS AND R-21 INSULATION AT ROOFS OF CONDITIONED SPACES.
22. DEPICTED WEATHERPROOFING METHODS (SUCH AS SEALANT, CAULKING, AND FLASHING) ARE NOT COMPREHENSIVE. FOLLOW REQUIREMENTS AND RECOMMENDATIONS OF BUILDING CODES, PRODUCT MANUFACTURERS, AND CONSTRUCTION BEST PRACTICES.
23. CONTRACTOR TO ENSURE THAT INTERIOR SHEATHING IS FLUSH, CLEAN AND FREE OF DUST AND DEFECTS BEFORE APPLICATION OF PAINT COATINGS
24. FLOOR MATERIAL TRANSITIONS OCCUR AT THE CENTERLINE OF DOORS OR FRAMED OPENINGS.
25. PROVIDE 1 COAT PRIMER AND 2 FINISH COATS OF PAINT AT INTERIOR AND EXTERIOR SURFACES.
26. ALL GLASS SHALL CONFORM WITH HUMAN IMPACT AND SAFETY REQUIREMENTS.
27. THE MINIMUM STAIRCASE TREAD SHALL BE 10" AND THE MINIMUM RISER 7.75", WITH A MAXIMUM $\frac{3}{8}$ " VARIATION WITHIN A FLIGHT.
28. HANDRAILS TO BE LOCATED 34-38 INCHES ABOVE STAIR TREADS AS MEASURED FROM THE NOSINGS
29. GUARDRAILS MUST BE LOCATED ALONG FLOOR SURFACES THAT ARE LOCATED 30" OR MORE ABOVE THE FLOOR OR GROUND BELOW.
30. 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. DON'T DO IT.

31. ALL CONSTRUCTION SHALL BE TRUE, PLUMB, LEVEL, SQUARE, AND IN PROPER ALIGNMENT.
32. 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.
33. 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 PREVENTED BY A THOROUGH EXAMINATION.
34. 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.
35. 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.
36. VERIFY CLEARANCES FOR FIXTURES, VENTS, CHASES, ETC. BEFORE ORDERING OR INSTALLING RELATED WORK ITEMS.
37. COORDINATE ALL WORK WITH EXISTING CONDITIONS, INCLUDING BUT NOT LIMITED TO: IRRIGATION PIPES, ELECTRICAL CONDUITS, WATER LINES, GAS LINES, AND DRAINAGE LINES.
38. 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.
39. CONSTRUCTION EQUIPMENT NOISE SHALL BE MINIMIZED DURING THE CONSTRUCTION PHASES BY MUFFLING AND SHIELDING IMPACT TOOLS WHENEVER POSSIBLE.
40. ANY SURVEY MARKERS WITHIN THE AREA OF CONSTRUCTION SHALL BE PRESERVED OR RESET BY A REGISTERED CIVIL ENGINEER OR LICENSED LAND SURVEYOR.



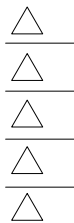
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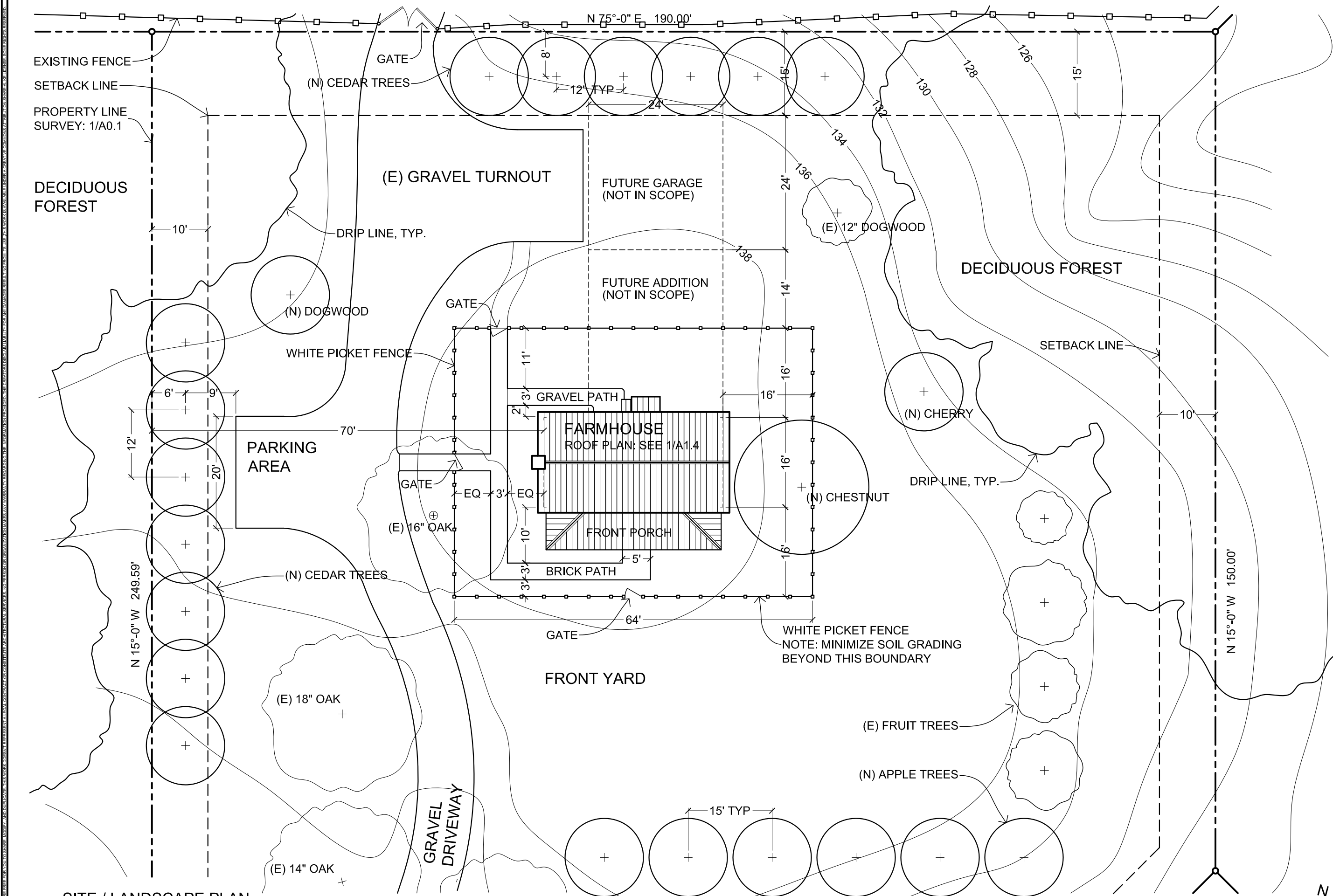
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SHEET TITLE

PROJECT NOTES


SHEET NO.

A0.2



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

NOTE: HOUSE DIMENSIONS ARE MEASURED TO FOUNDATION


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SHEET TITLE
SITE PLAN

SHEET NO.
A1.0

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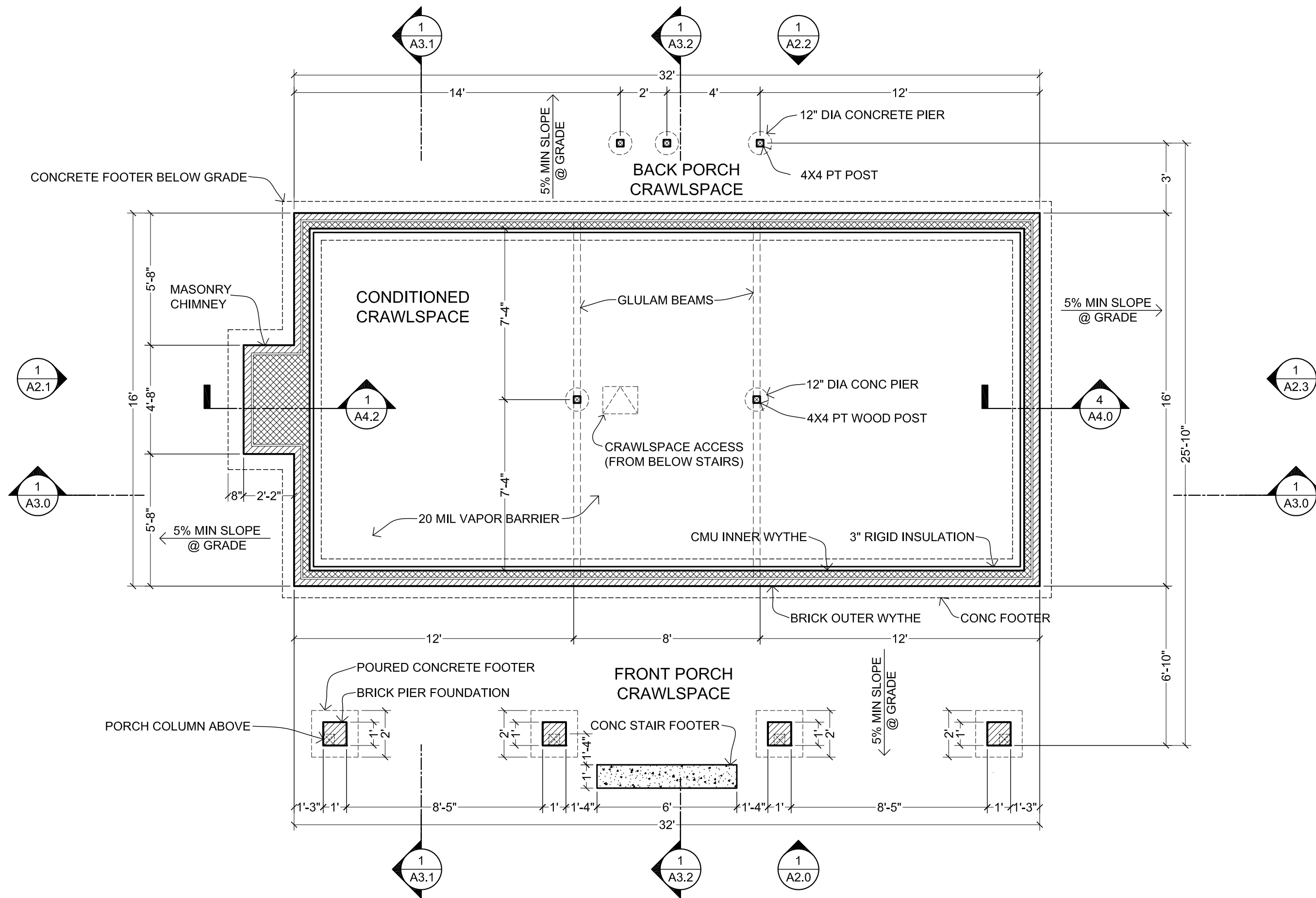
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SHEET TITLE

FOUNDATION PLAN

SHEET NO.

A1.1



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





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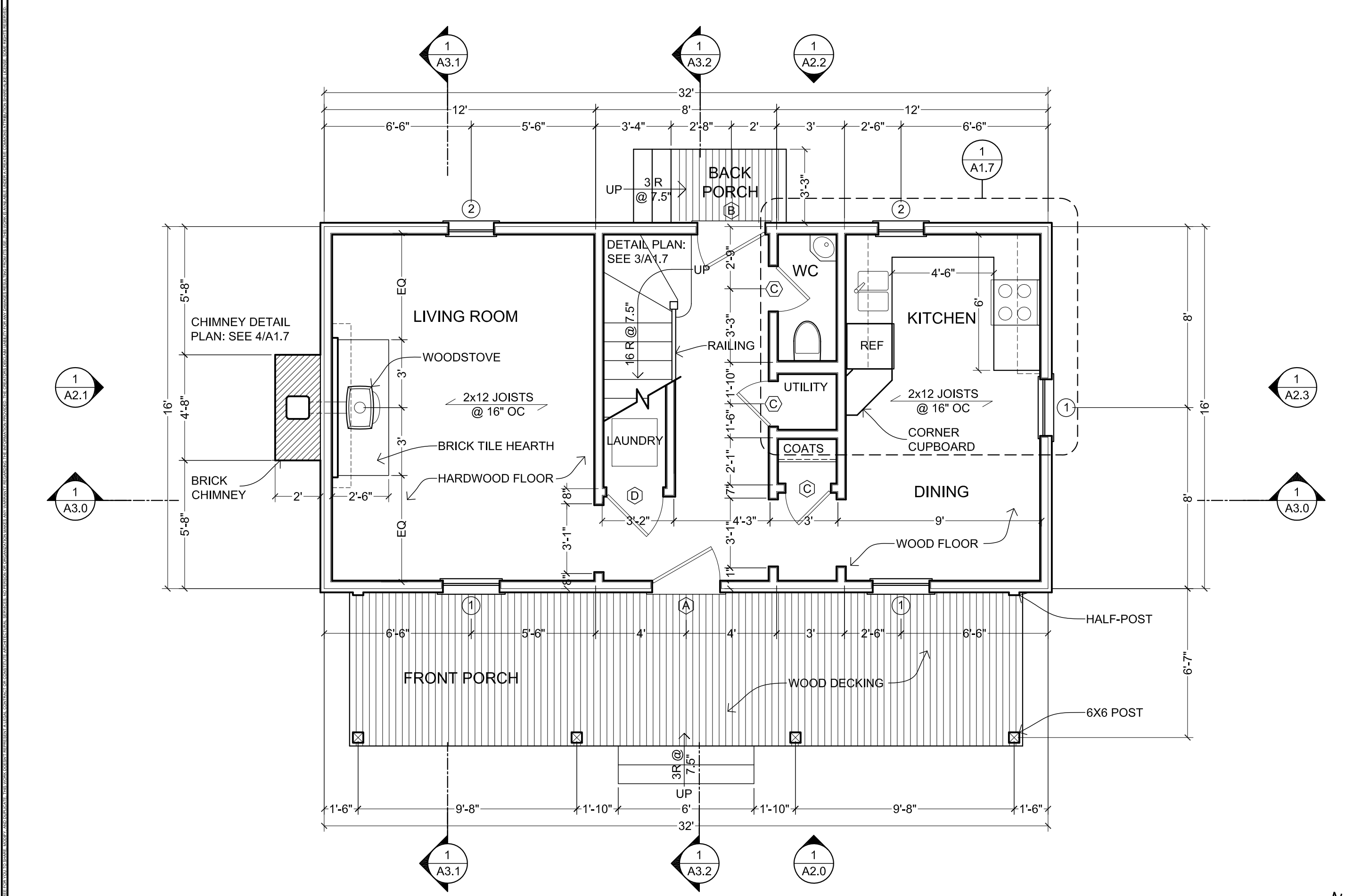
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SHEET TITLE 1ST FLOOR PLAN

SHEET NO. A1.2



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





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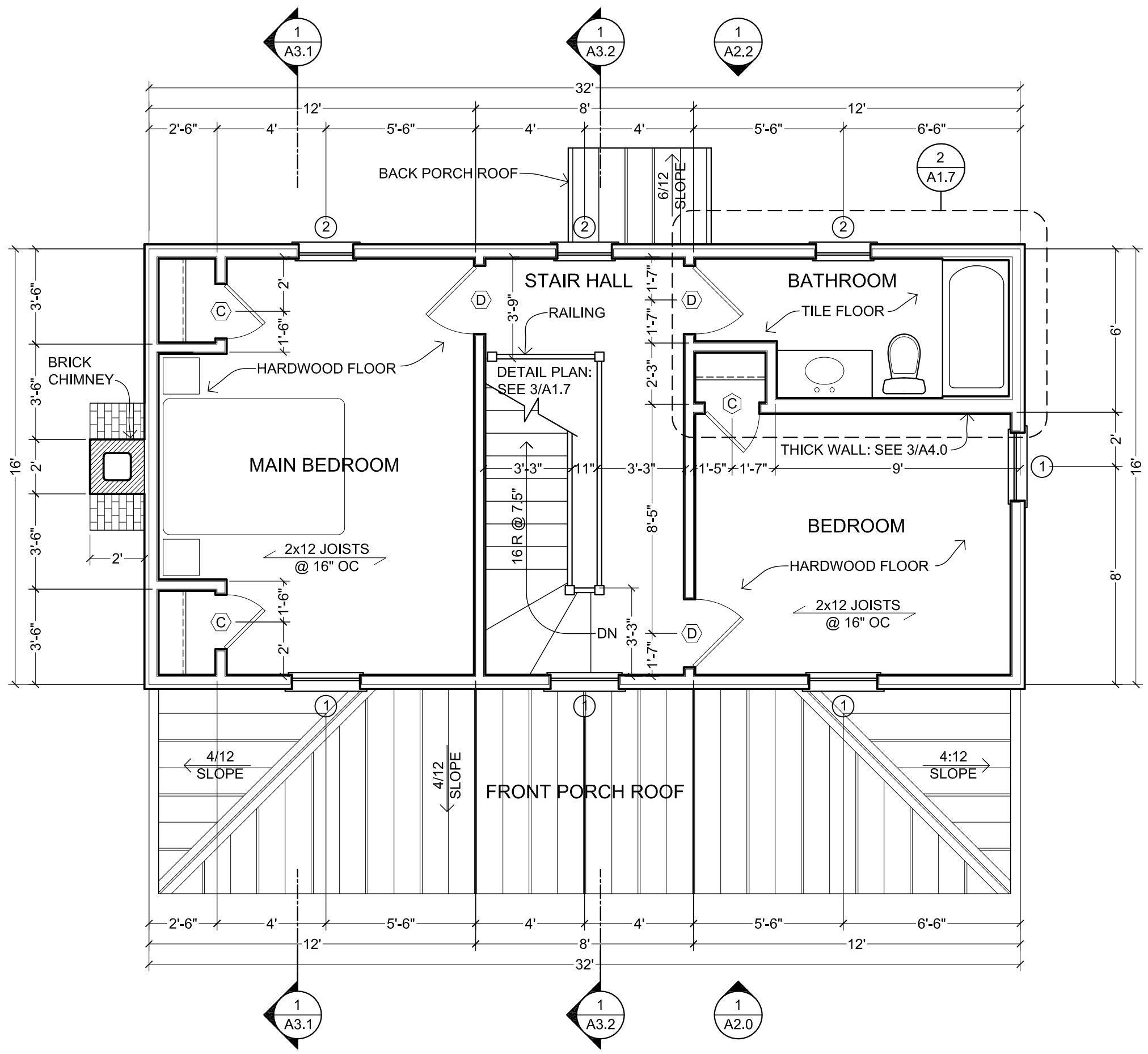
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SHEET TITLE

2ND FLOOR PLAN

SHEET NO.

A1.3



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





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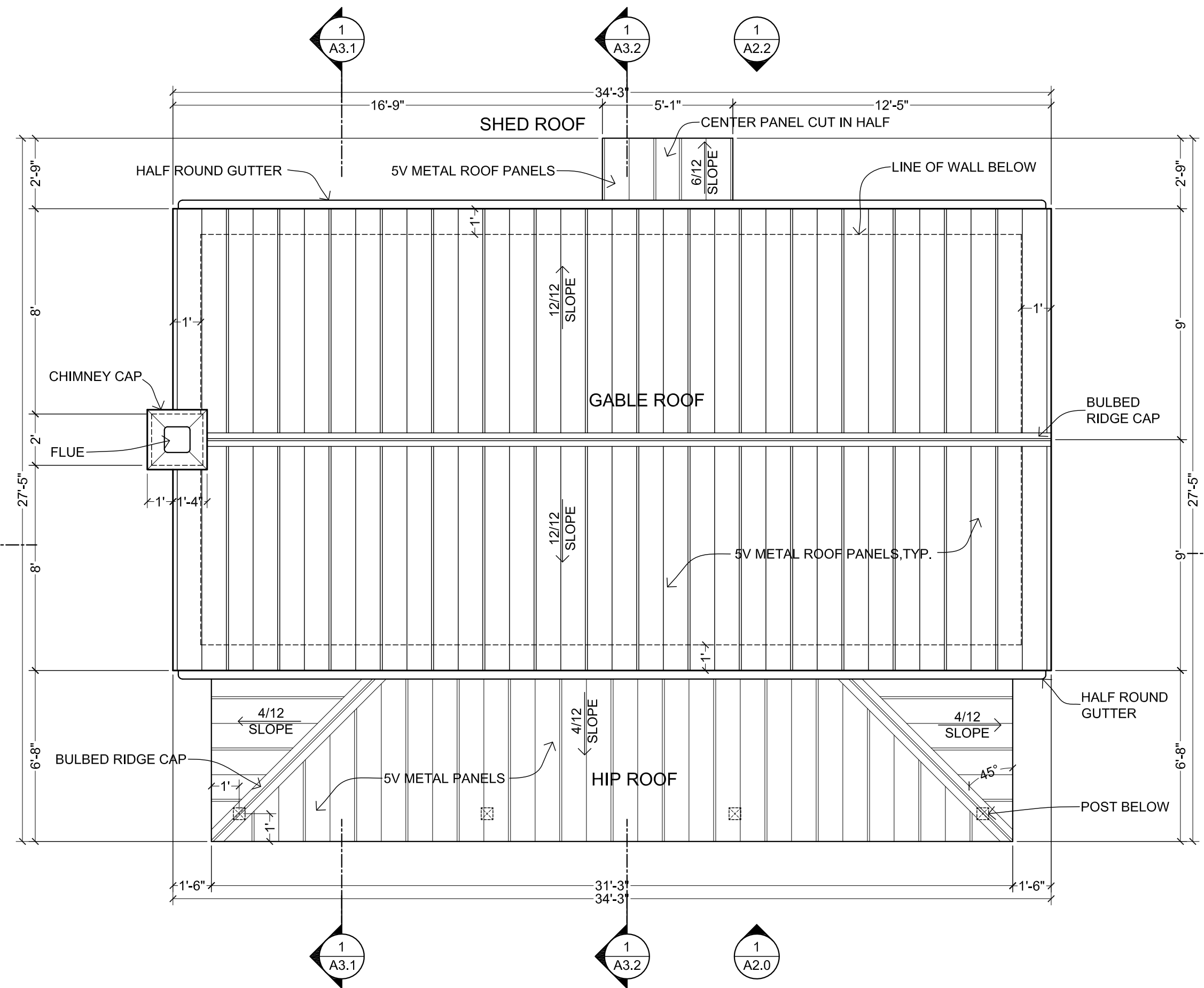
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SHEET TITLE
ROOF PLAN

SHEET NO.
A1.4



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





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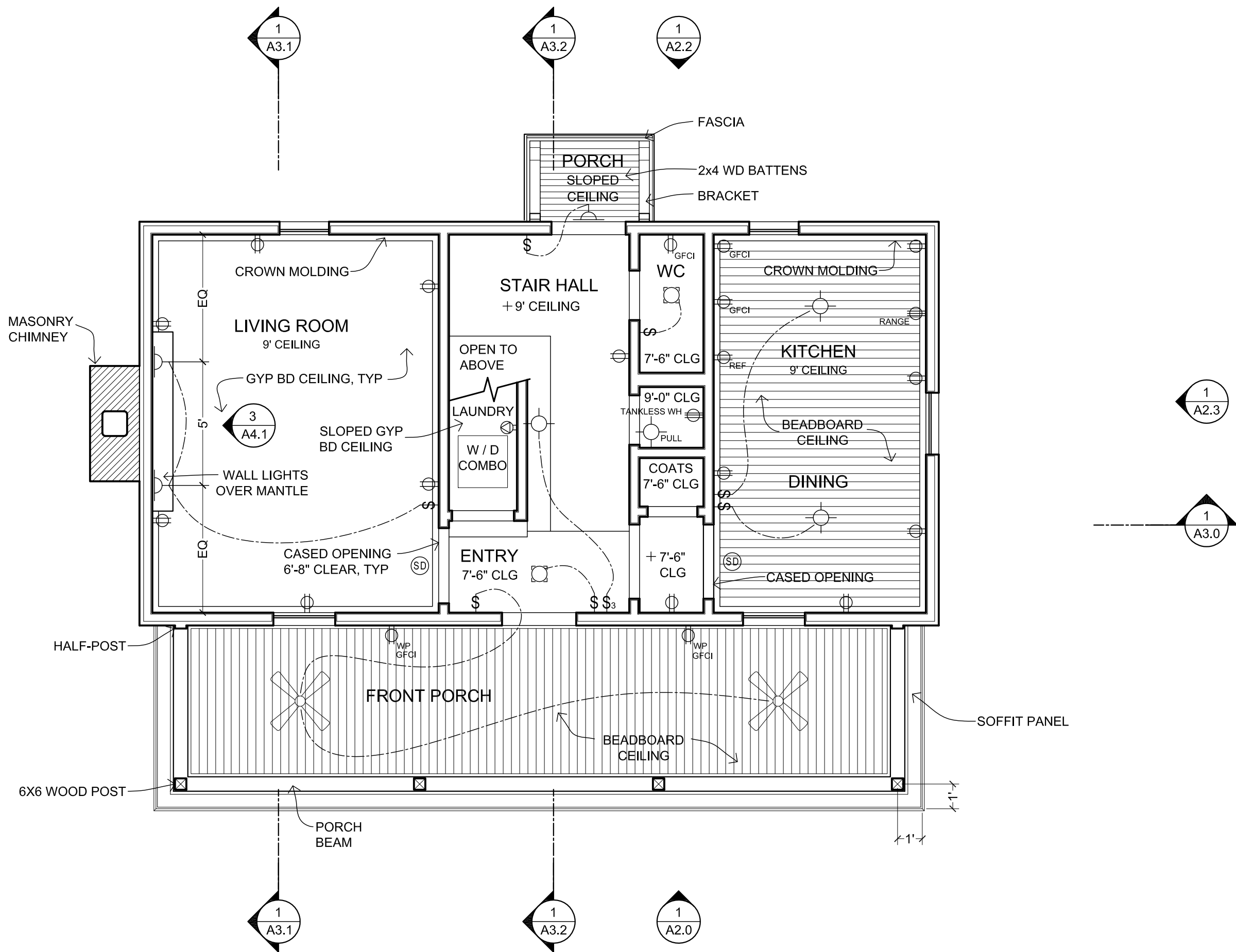
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SHEET TITLE

1ST RCP / ELEC. PLAN

SHEET NO.

A1.5



1 1ST FLOOR - REFLECTED CEILING PLAN & ELECTRICAL PLAN

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





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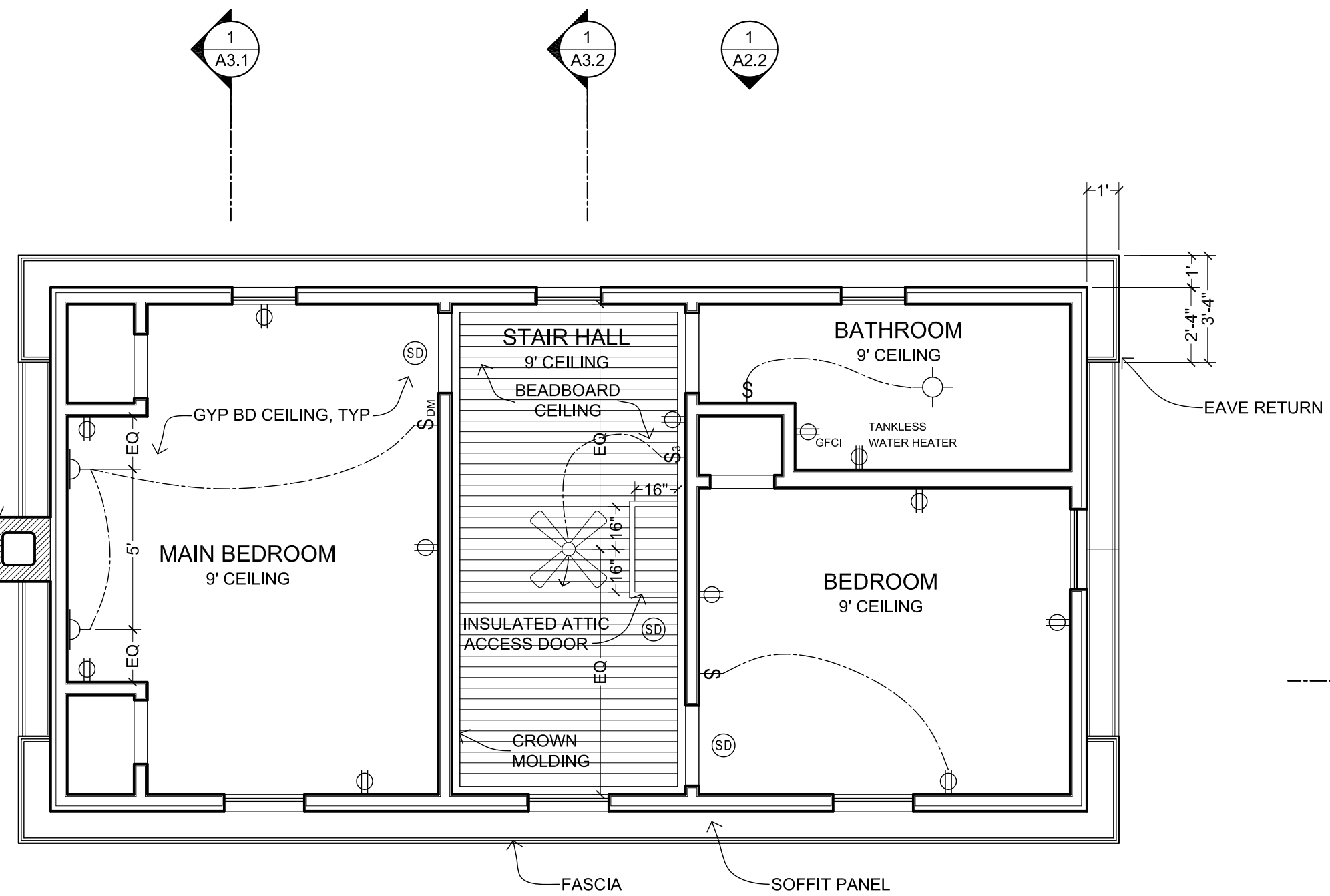
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SHEET TITLE

2ND RCP / ELEC. PLAN

SHEET NO.

A1.6



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



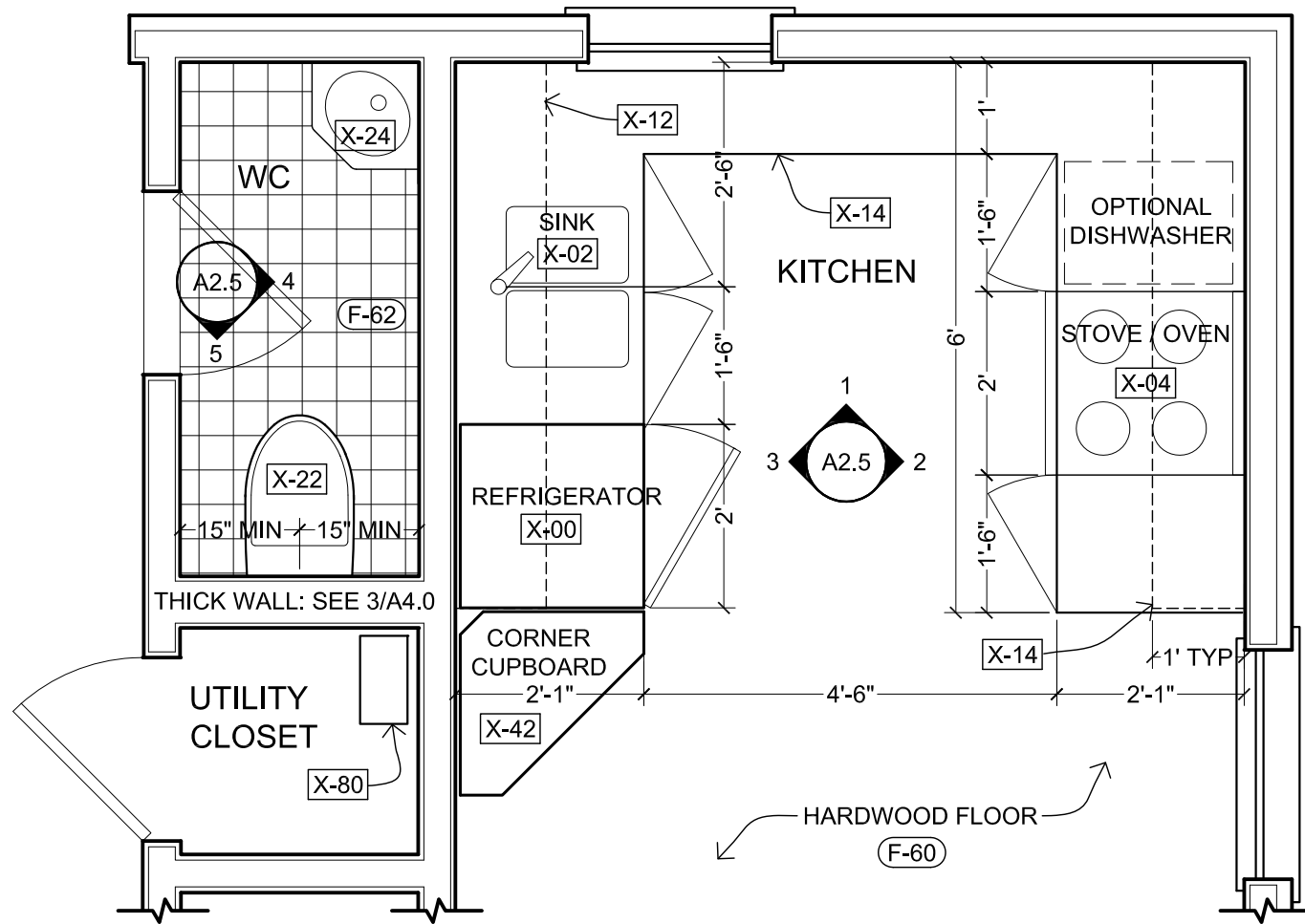
KEY NOTES

FIXTURES
(SEE SCHEDULE ON A5.0)

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

FINISHES
(SEE SCHEDULE ON A5.0)

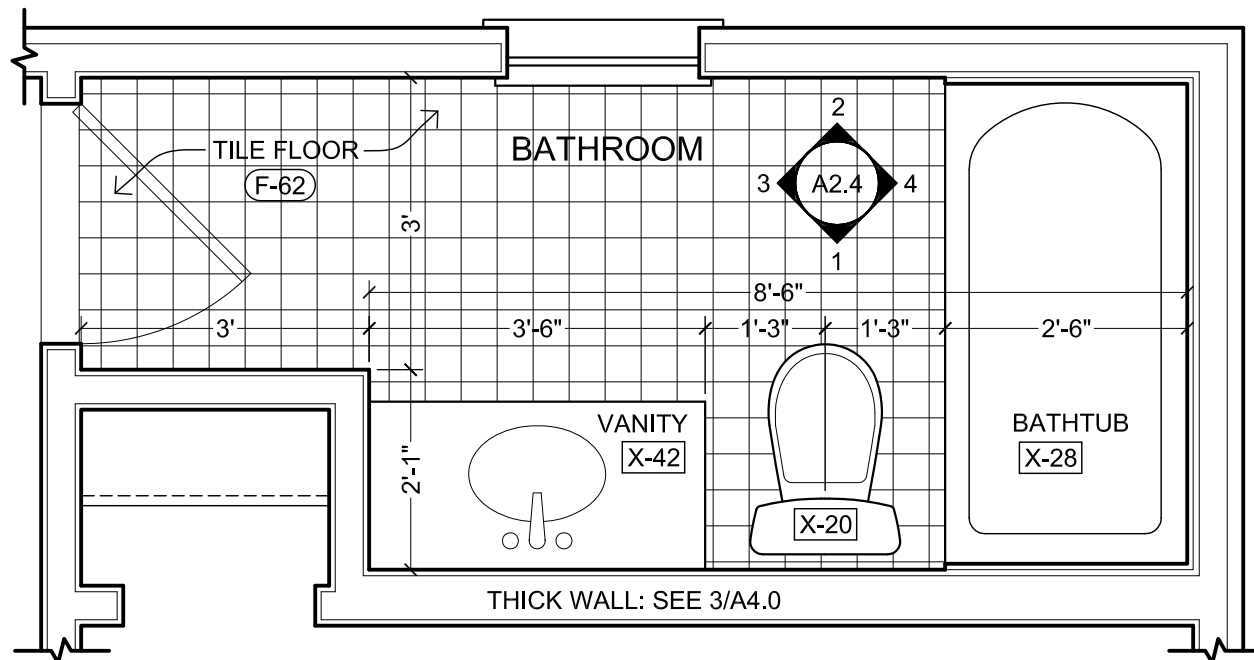
- F-60 HARDWOOD FLOOR
- F-62 FLOOR TILE
- F-64 WALL TILE
- F-68 BASE MOLDING
- F-72 OPENING CASING
- F-74 BEADBOARD
- F-76 WAINSCOT CAP
- F-78 HANDRAIL
- F-80 NEWEL POST



1 KITCHEN / WATER CLOSET - FLOOR PLAN DETAIL

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

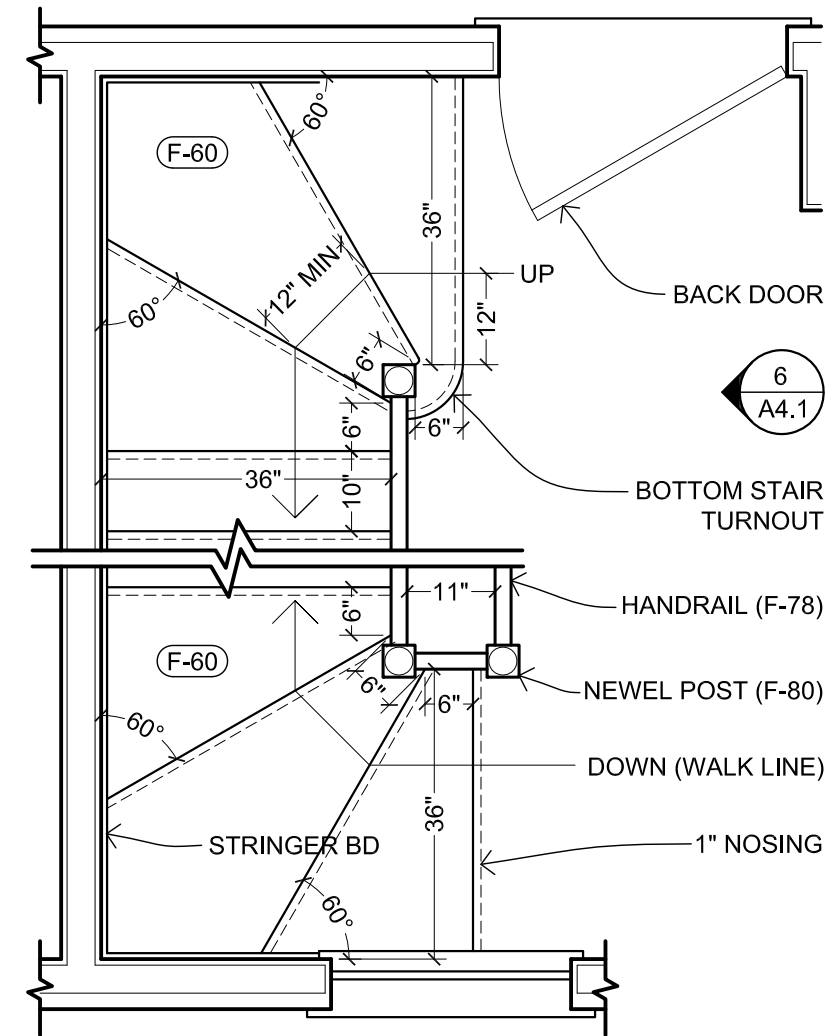
NOTE: DIMENSIONS ARE TO FINISHES



2 BATHROOM FLOOR PLAN DETAIL

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

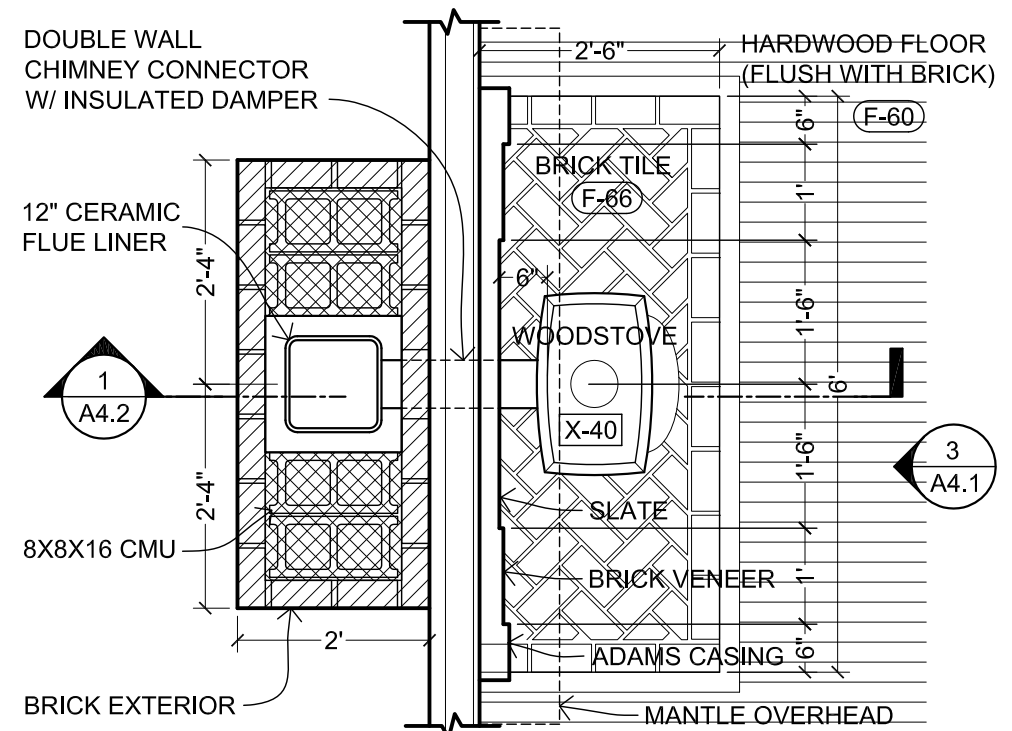
NOTE: DIMENSIONS ARE TO FINISHES



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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DETAIL PLANS

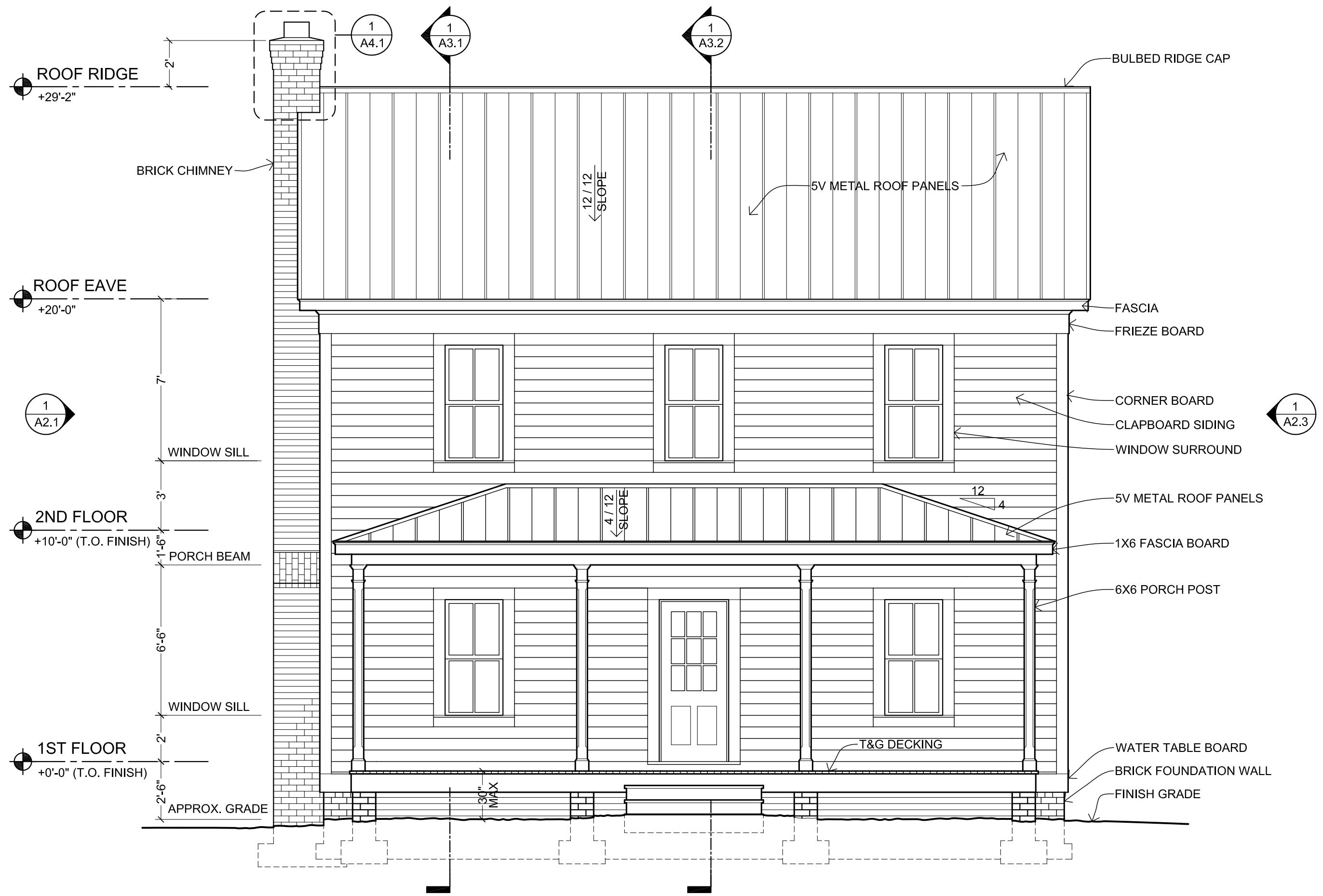
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1 FRONT ELEVATION (SOUTH)
 SCALE: 1/4" = 1'-0"

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SHEET TITLE
SOUTH ELEVATION

SHEET NO.
A2.0



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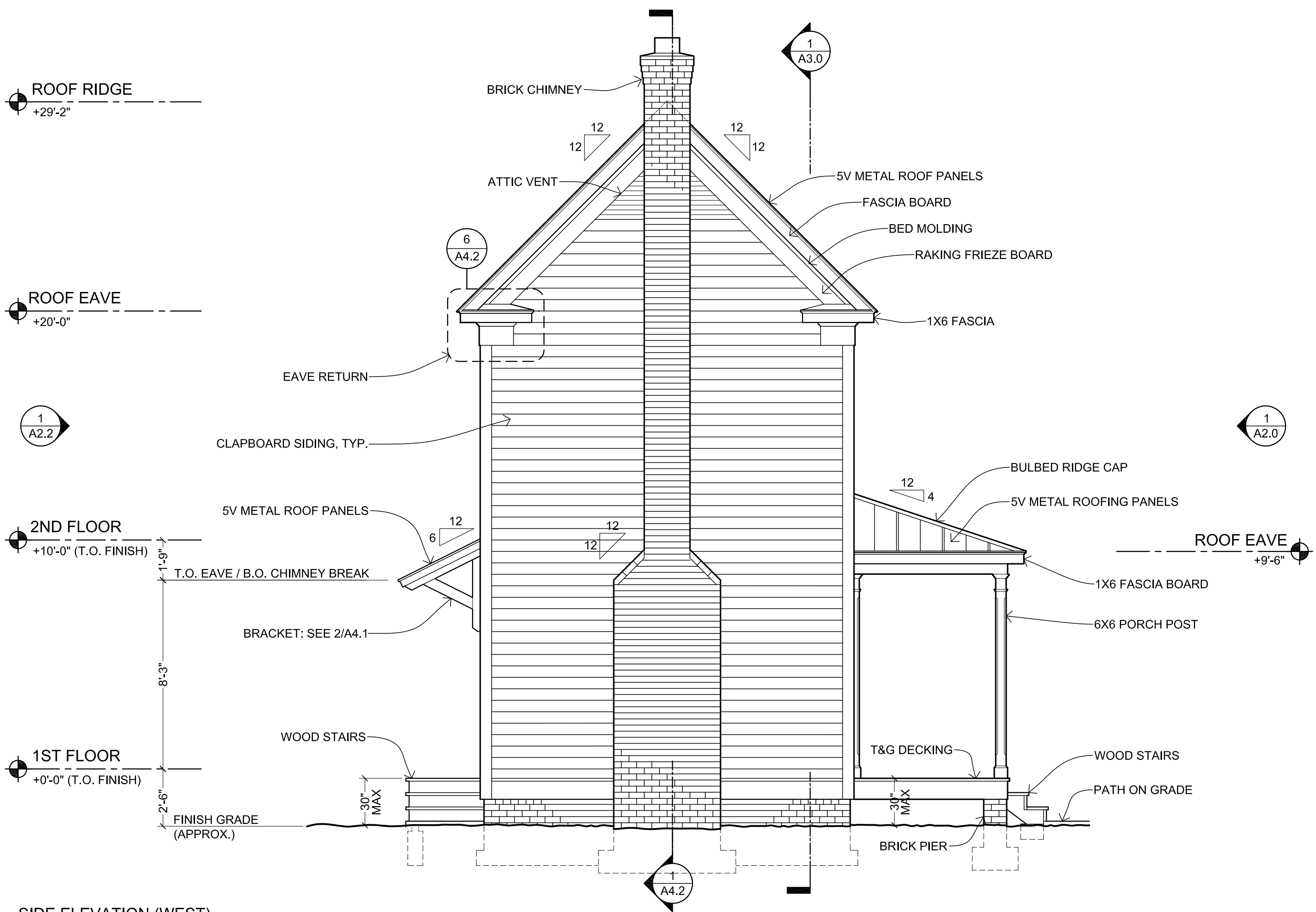
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SHEET TITLE
WEST ELEVATION

SHEET NO.

A2.1



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



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DATE
10-15-15
 SHEET TITLE
NORTH ELEVATION
 SHEET NO.

A2.2

ROOF RIDGE
 +29'-2"

ROOF EAVE
 +20'-0"

1
 A2.3

2ND FLOOR
 +10'-0" (T.O. FINISH)

1ST FLOOR
 +0'-0" (T.O. FINISH)

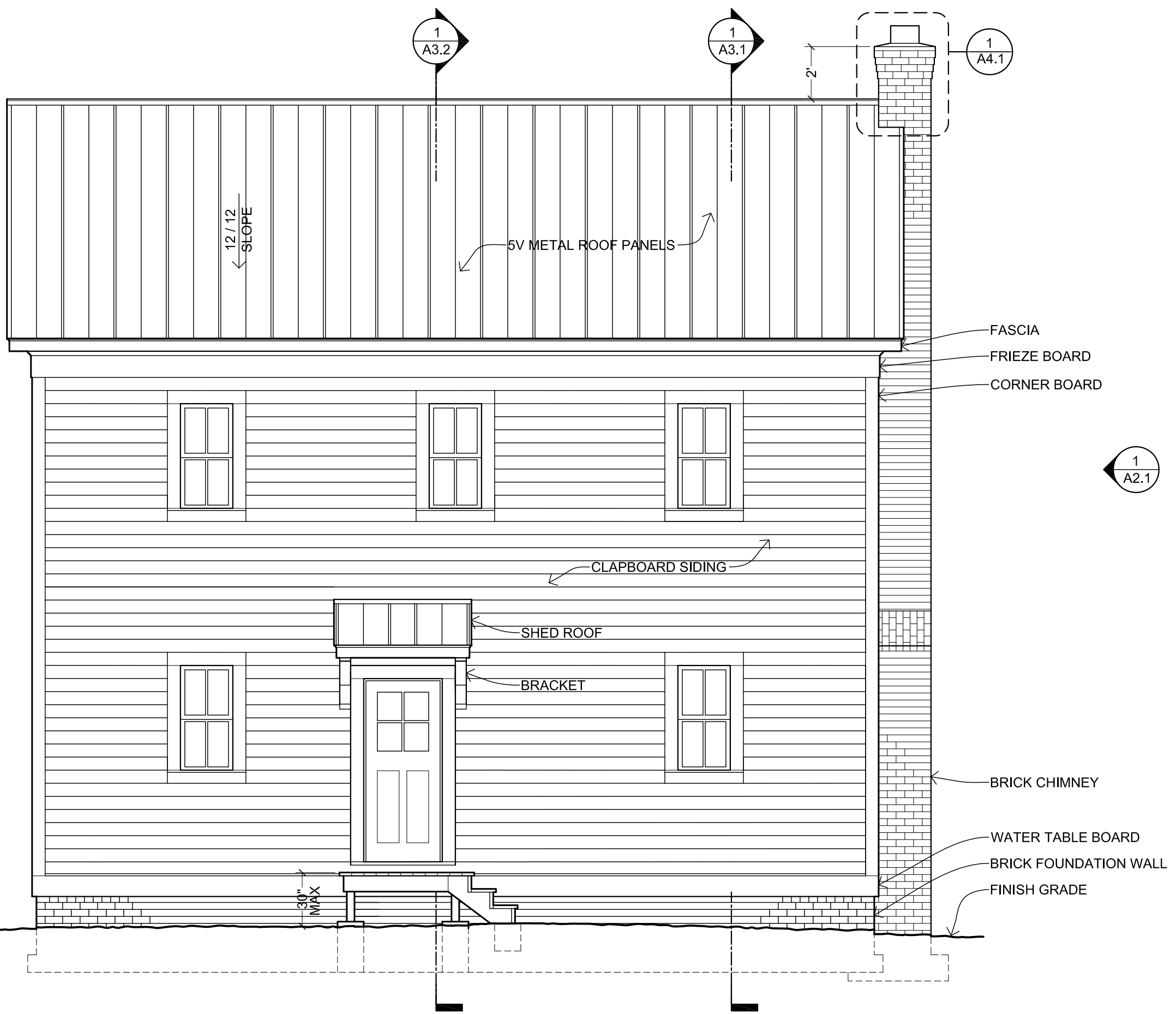
6'-6"
 WINDOW SILL

3'-6"
 EAVE / CHIMNEY

4'-9"
 WINDOW SILL

3'-6"
 WINDOW SILL

2'-6"
 APPROX. GRADE



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



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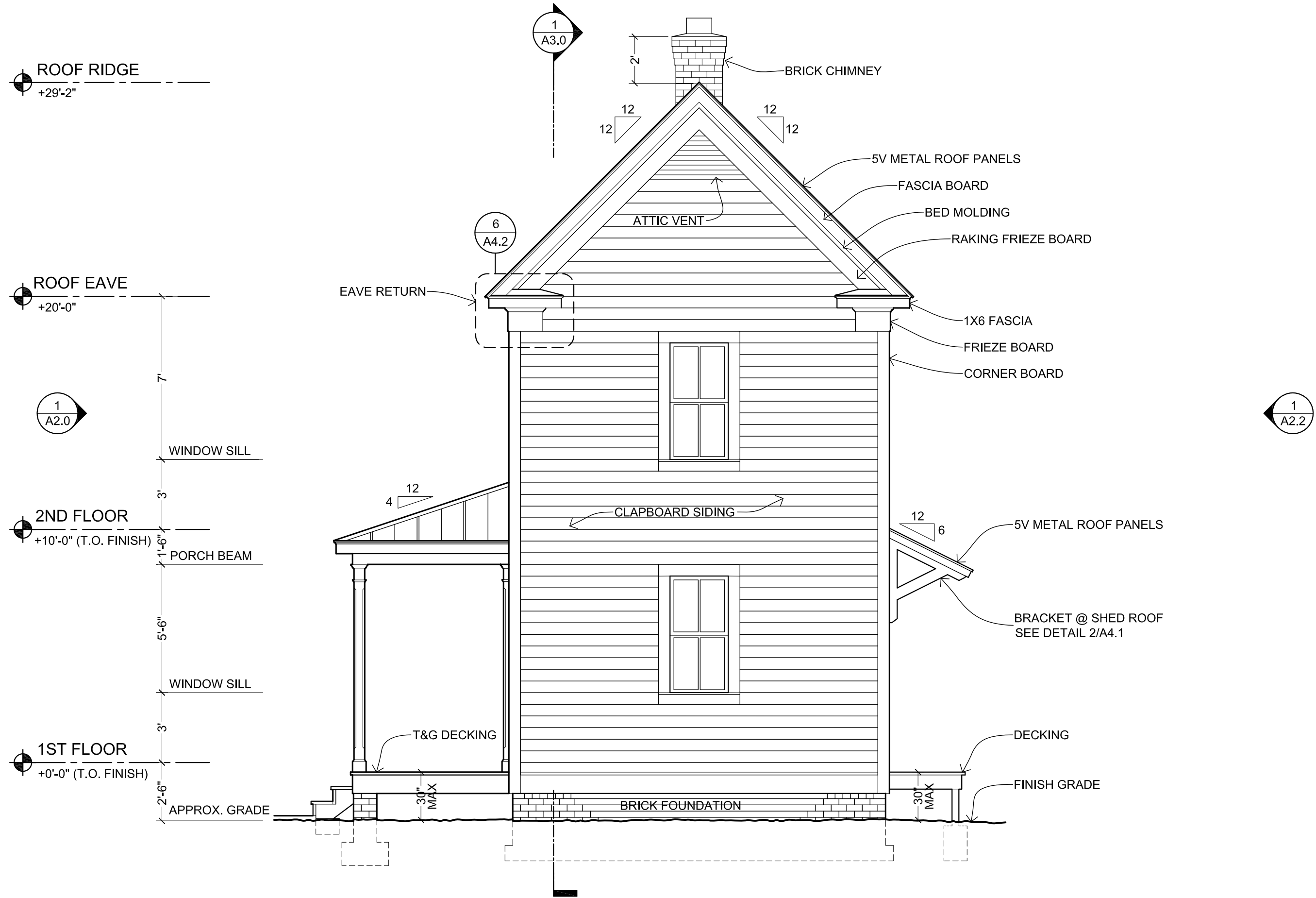
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DATE
10-15-15

SHEET TITLE
EAST ELEVATION

SHEET NO.

A2.3



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

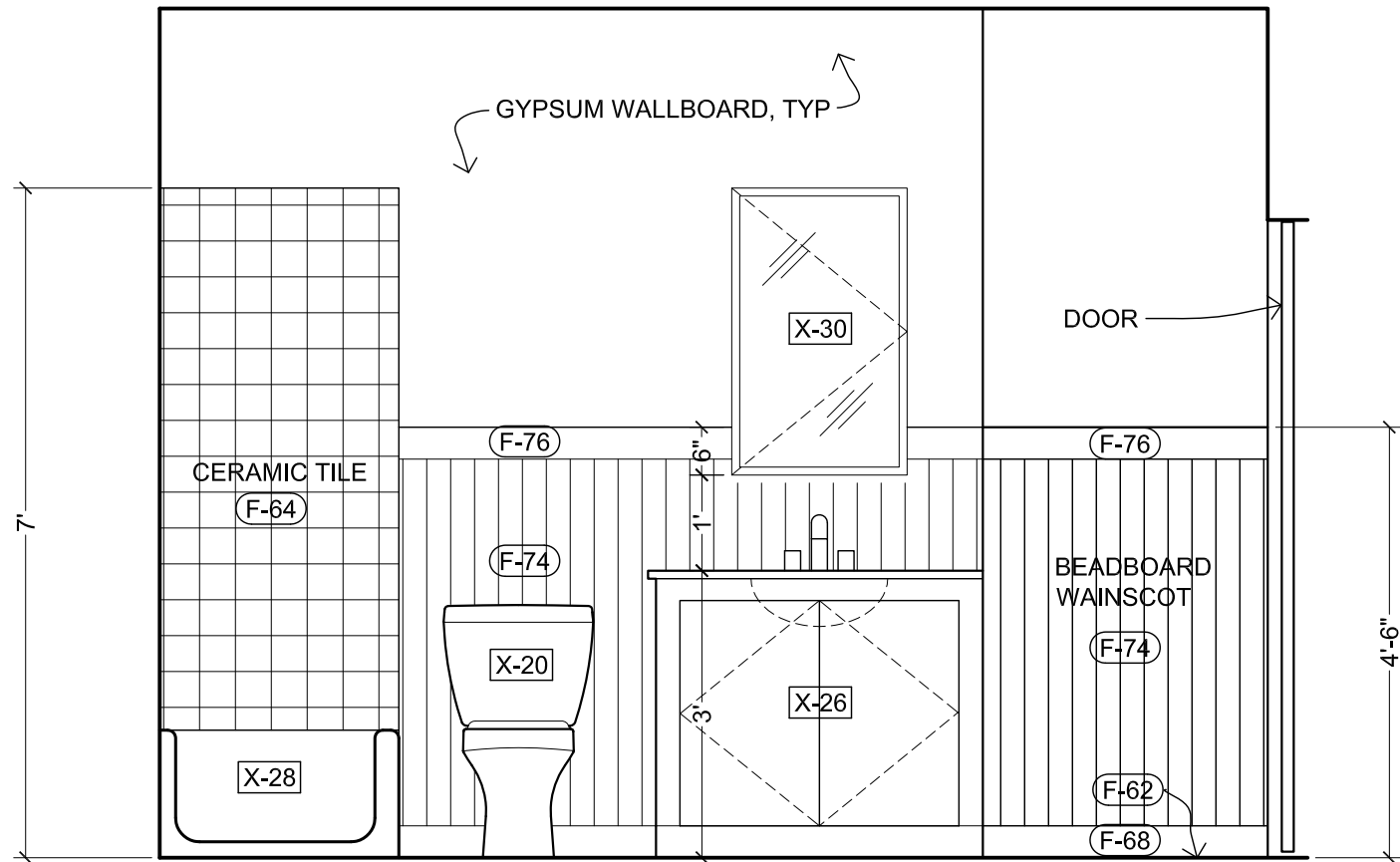
KEY NOTES

FIXTURES
(SEE SCHEDULE ON A5.0)

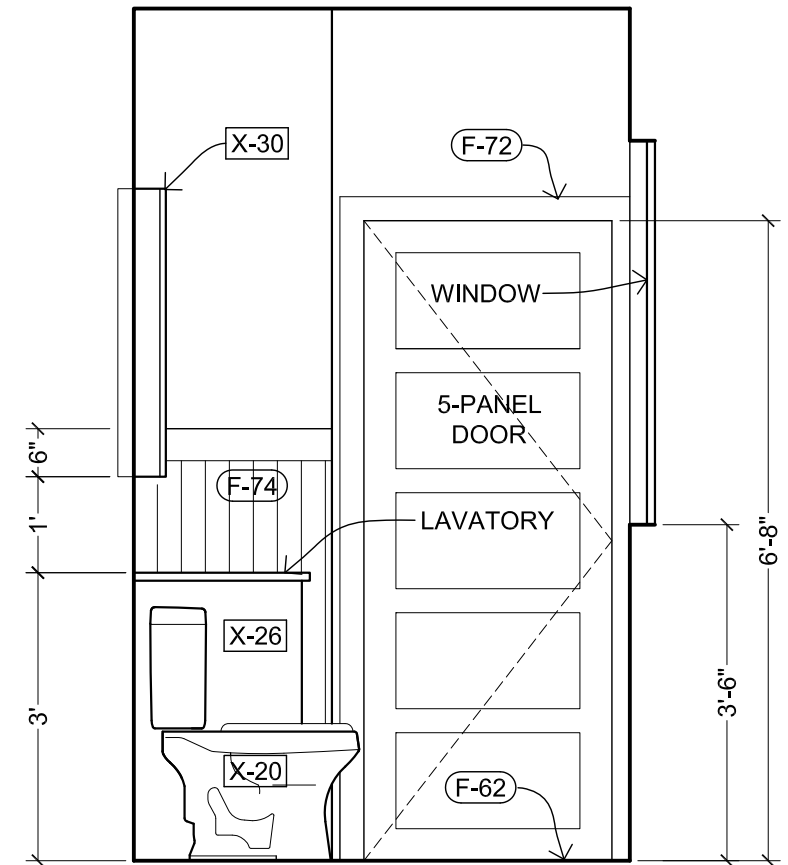
- X-20 TOILET
- X-26 LAVATORY
- X-28 BATHTUB
- X-30 MIRROR CABINET
- X-42 CORNER CUPBOARD

FINISHES
(SEE SCHEDULE ON A5.0)

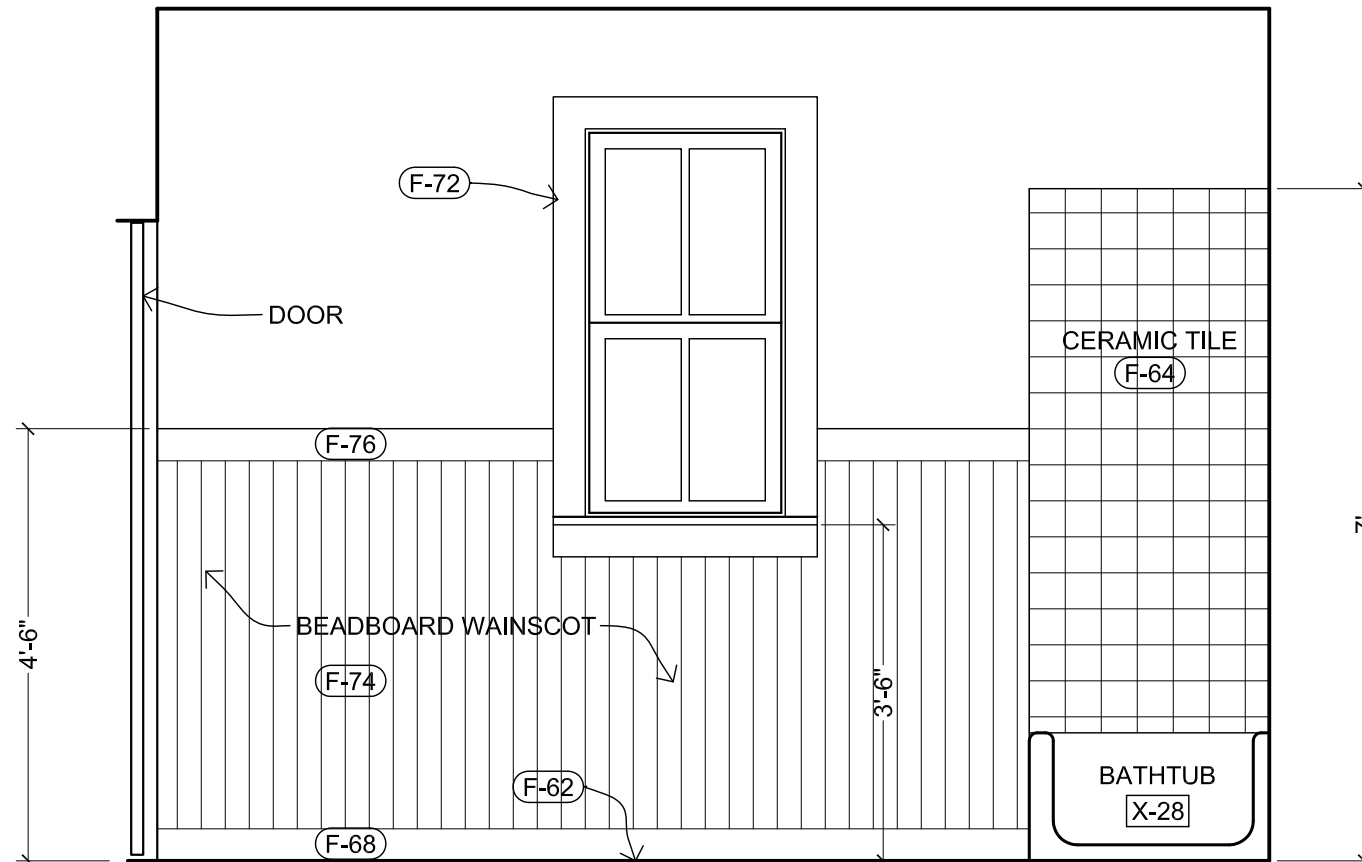
- F-62 FLOOR TILE
- F-64 WALL TILE
- F-68 BASE MOLDING
- F-72 OPENING CASING
- F-74 BEADBOARD
- F-76 WAINSCOT CAP



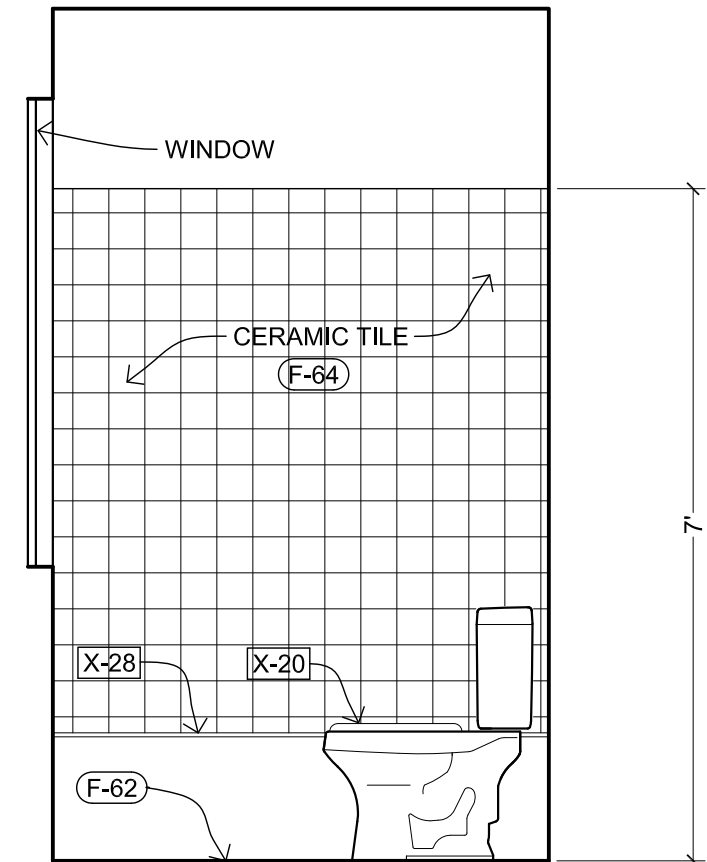
1 BATHROOM ELEVATION
SCALE: 1/2" = 1'-0"



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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CAD FILES AVAILABLE:
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SHEET TITLE
INTERIOR ELEVATIONS

SHEET NO.
A2.4

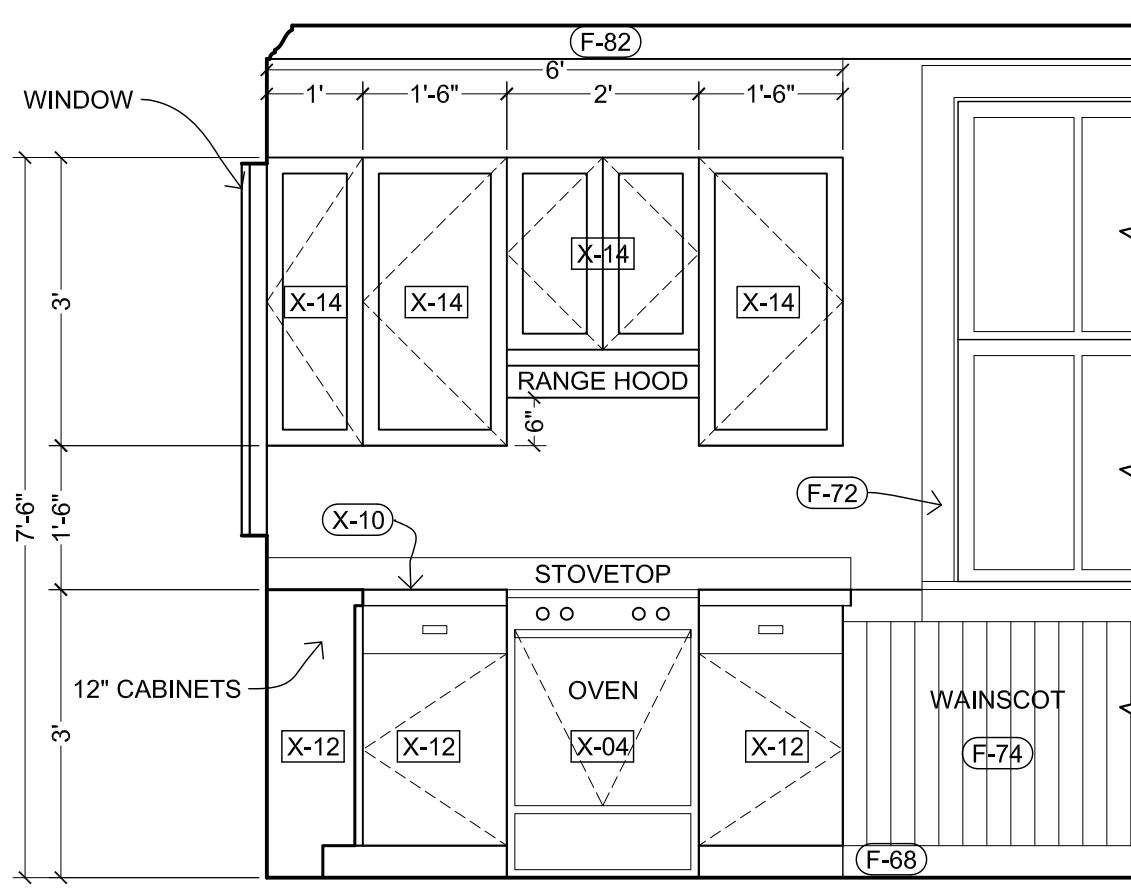
KEY NOTES

FIXTURES
(SEE SCHEDULE ON A5.0)

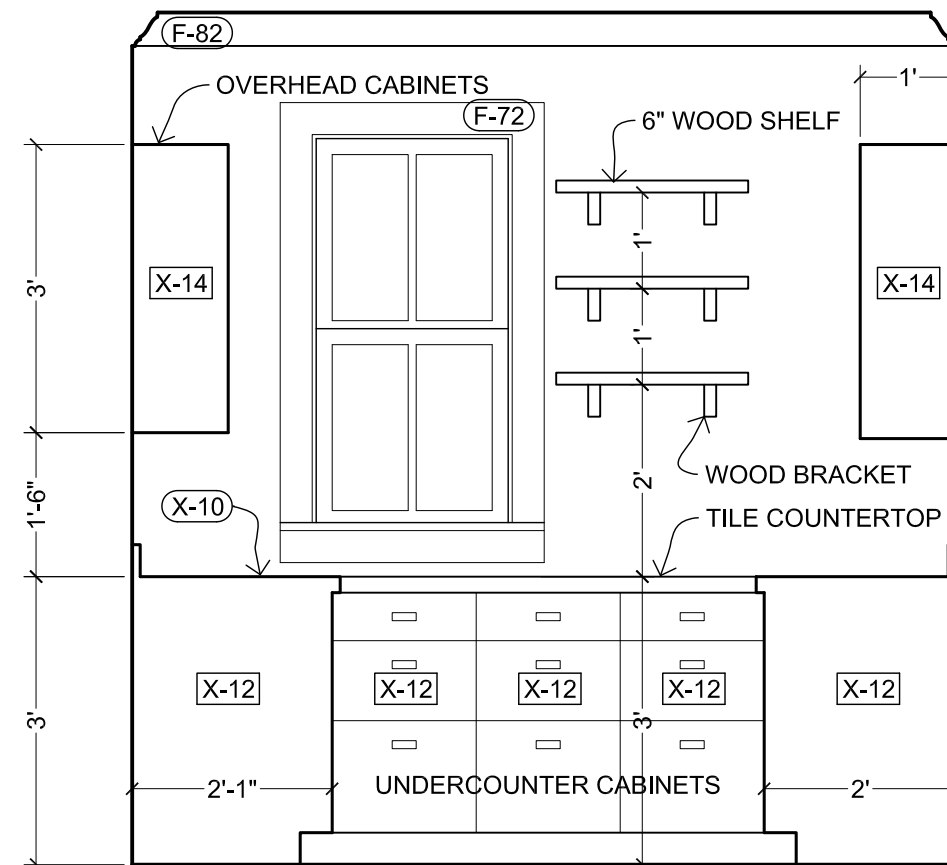
- X-00 REFRIGERATOR
- X-02 KITCHEN SINK
- X-04 RANGE / OVEN
- X-06 RANGE HOOD
- X-08 WATER FAUCET
- X-10 COUNTERTOP
- X-12 FLOOR CABINETS
- X-14 WALL CABINETS
- X-22 WC TOILET
- X-24 CORNER SINK

FINISHES
(SEE SCHEDULE ON A5.0)

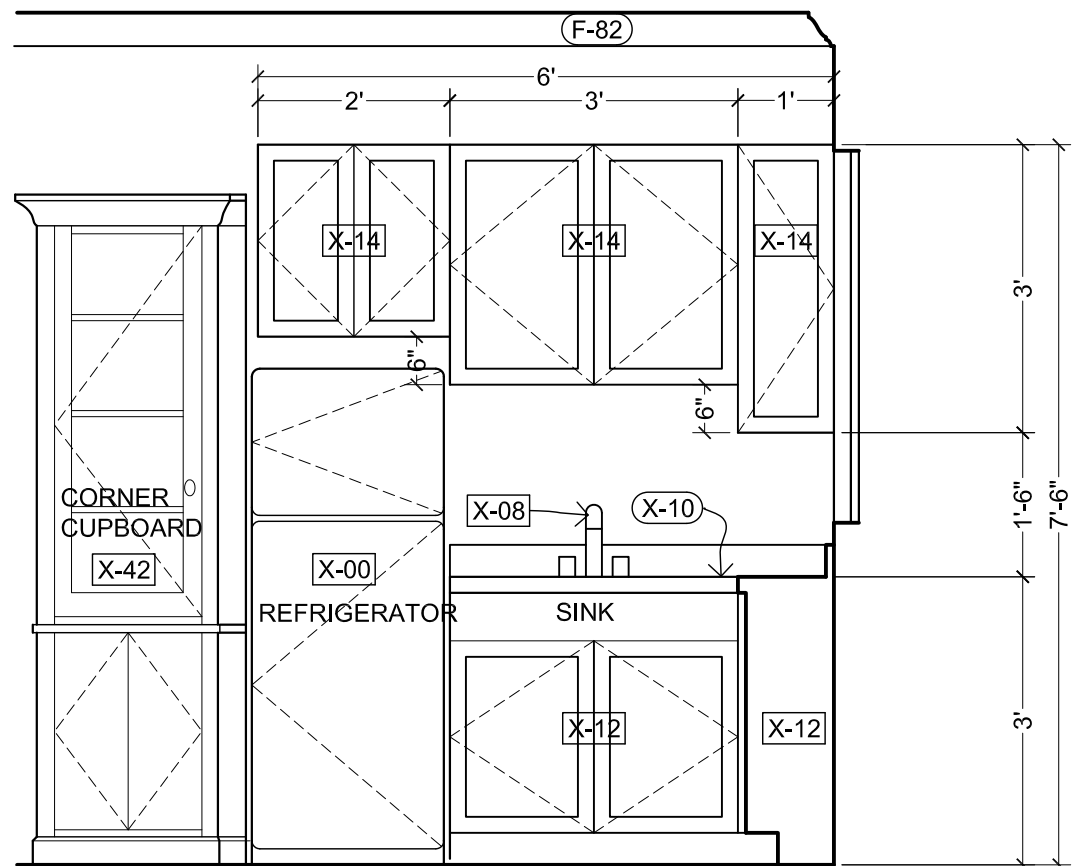
- F-60 HARDWOOD FLOOR
- F-62 FLOOR TILE
- F-68 BASE MOLDING
- F-72 OPENING CASING
- F-74 BEADBOARD
- F-76 WAINSCOT CAP
- F-82 CROWN MOLDING



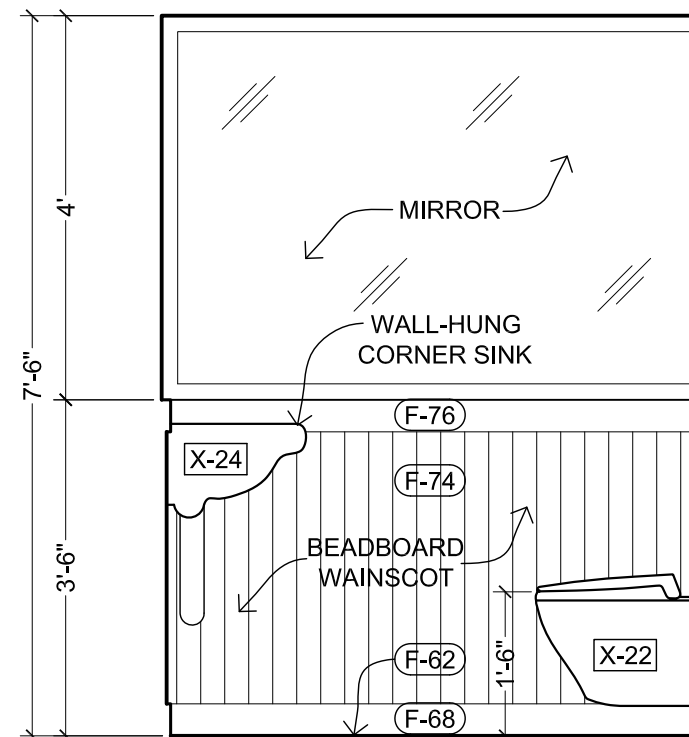
1 KITCHEN ELEVATION
SCALE: 1/2" = 1'-0"



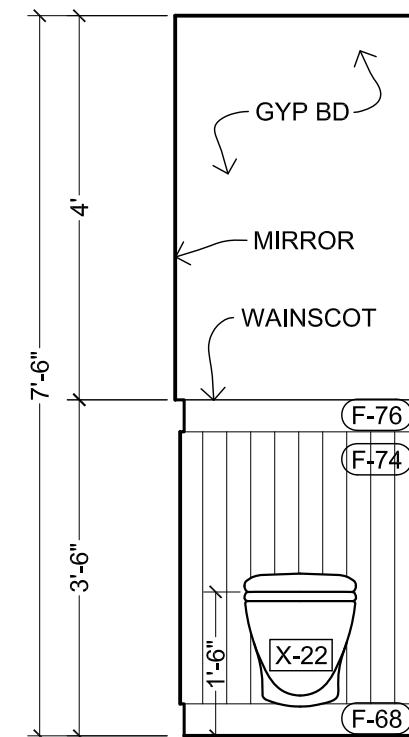
3 KITCHEN ELEVATION
SCALE: 1/2" = 1'-0"



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.

A2.5



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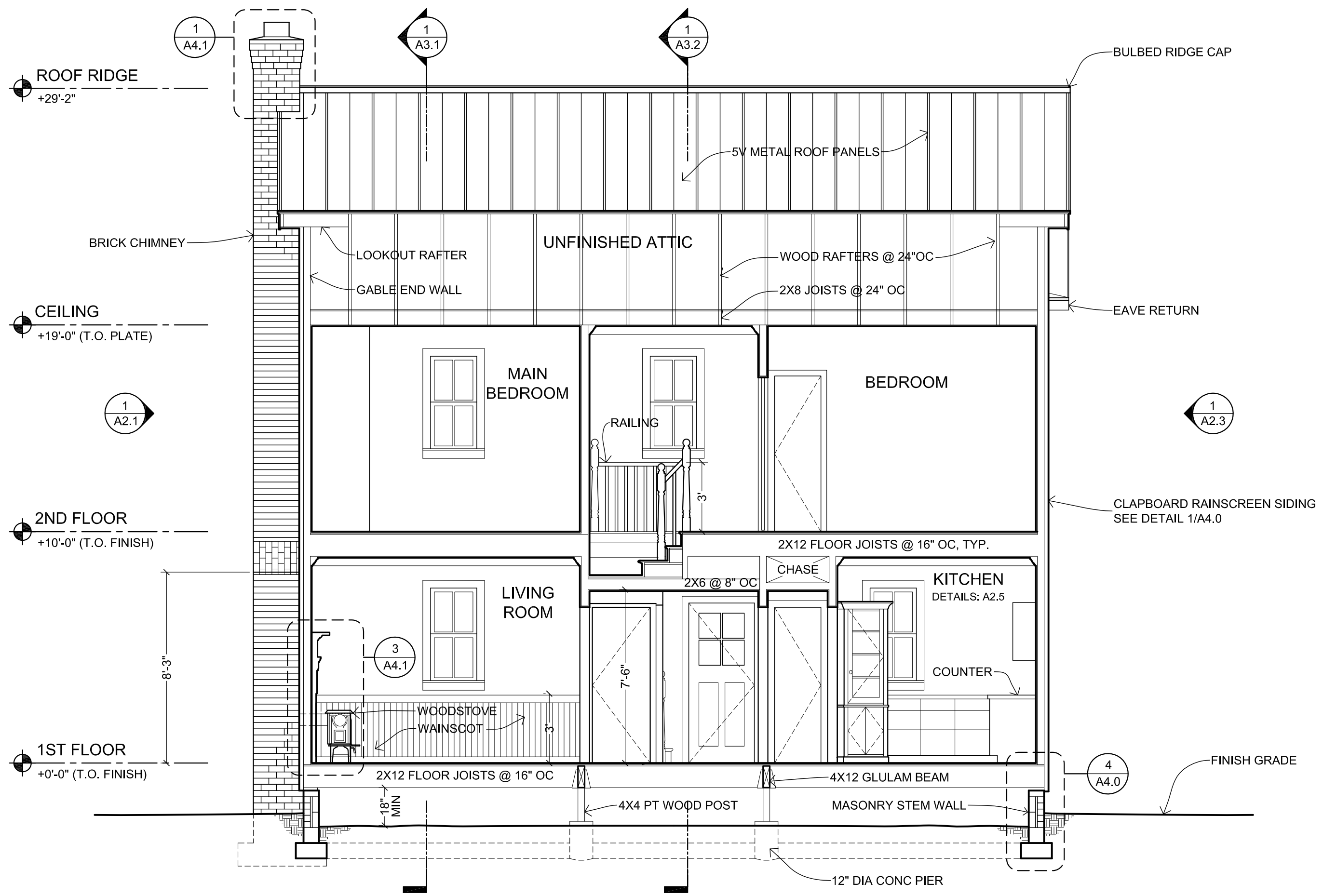
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SHEET TITLE
LONGITUDINAL SECTION

SHEET NO.

A3.0



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



OPEN-SOURCE
BLUEPRINTS

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10-15-15

SHEET TITLE

TRANSVERSE
SECTION

SHEET NO.

A3.1

ROOF RIDGE
+29'-2"

CEILING
+19'-0" (T.O. PLATE)

1
A2.0

2ND FLOOR
+10'-0" (T.O. FINISH)

2
A4.2

1ST FLOOR
+0'-0" (T.O. FINISH)

11'-4"
8'-8"

PORCH BEAM

BRICK PIER
FINISH GRADE

5V ROOF PANELS

FRONT PORCH

T&G DECKING

2X8 JOISTS @ 16" OC

1
A3.0

BRICK CHIMNEY

12
12

12
12

2x4 COLLAR TIE

ATTIC

8'

3/4" PLYWOOD

2X8 JOISTS @ 24" OC

MAIN BEDROOM

5V METAL ROOF PANELS

2X6 WD RAFTERS @ 24" OC

HALF-ROUND GUTTER

WINDOW

CLAPBOARD SIDING:
SEE 1/A4.0

1
A2.2

2X12 JOISTS @ 16" OC

LIVING ROOM

WOODSTOVE
SURROUND

3
A4.1

WAINSCOT

2

3

5'-8"

3'-6"

4
A4.0

2X12 JOISTS @ 16" OC

CRAWLSPACE

18" MIN

SECTION @ LIVING ROOM & MAIN BEDROOM

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



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SHEET TITLE
TRANSVERSE SECTION

SHEET NO.

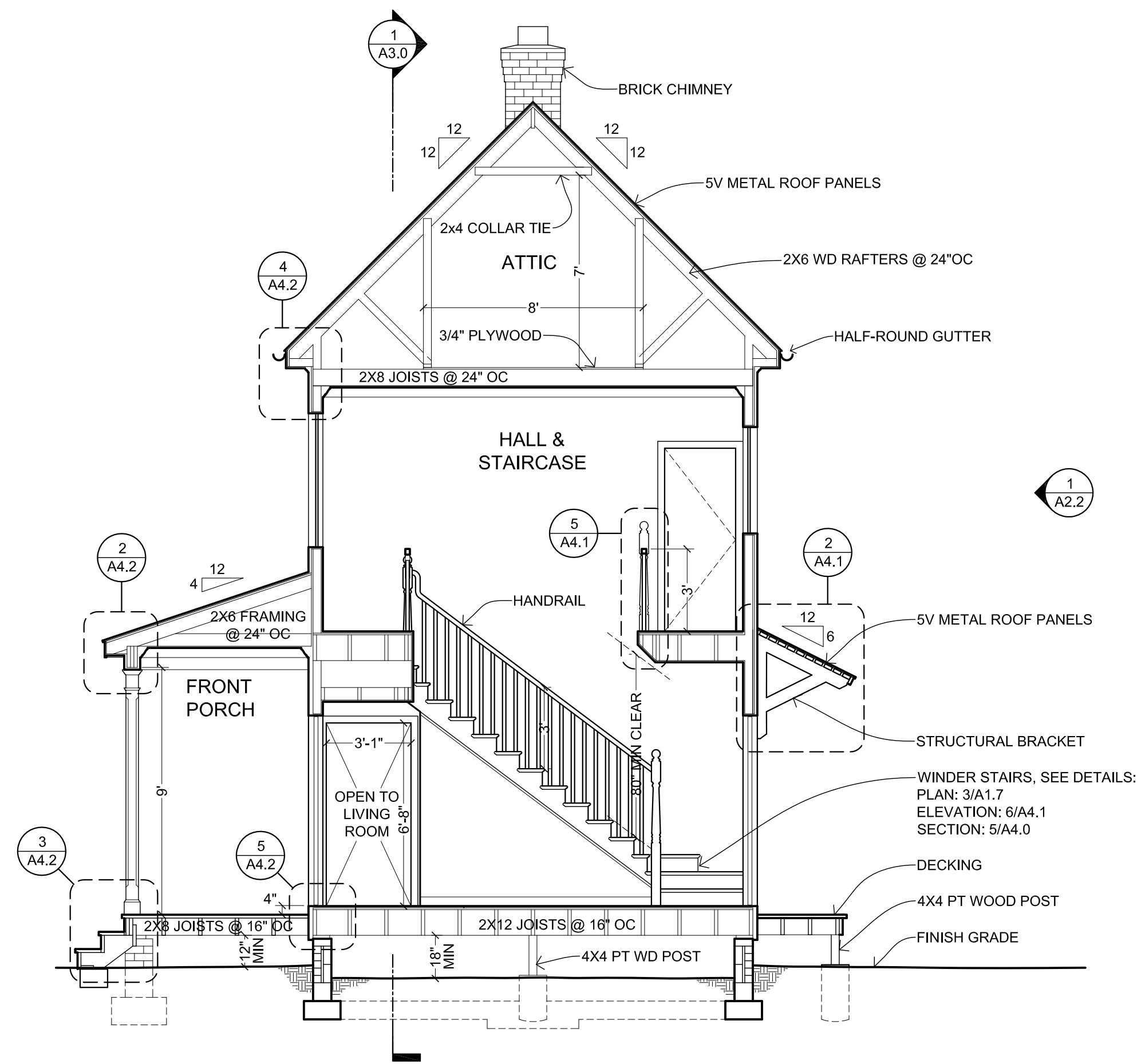
A3.2

ROOF RIDGE
+29'-2"

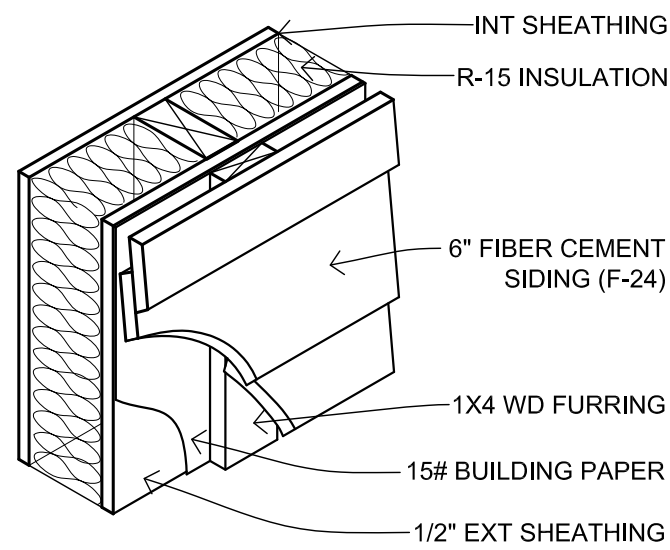
CEILING
+19'-0" (T.O. PLATE)

2ND FLOOR
+10'-0" (T.O. FINISH)

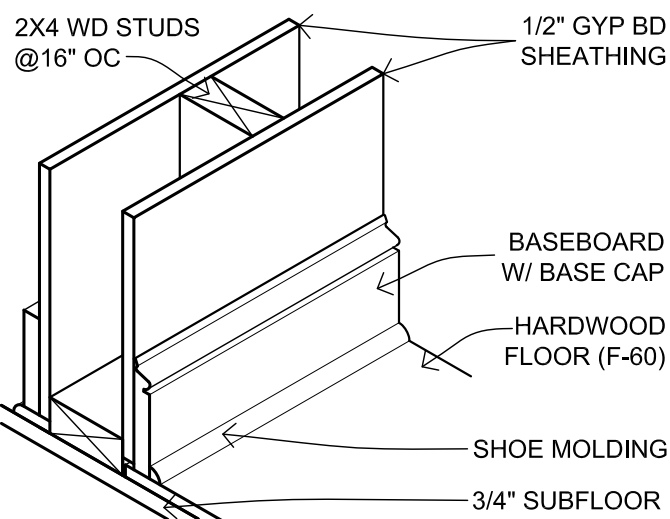
1ST FLOOR
+0'-0" (T.O. FINISH)



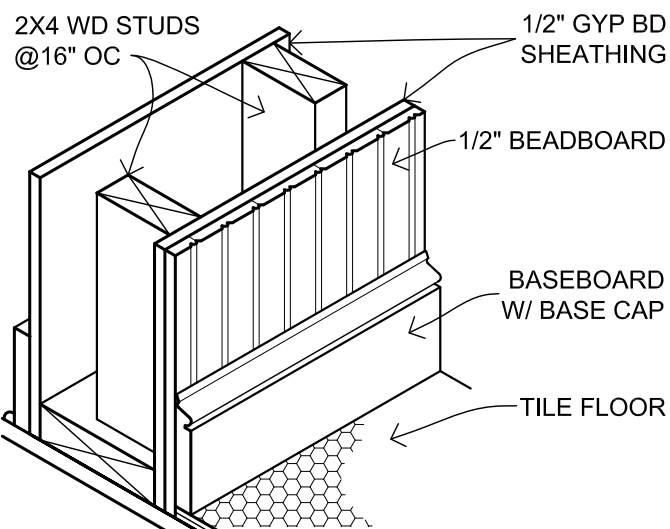
1 SECTION THROUGH CENTRAL HALL AND STAIRCASE
SCALE: 1/4" = 1'-0"



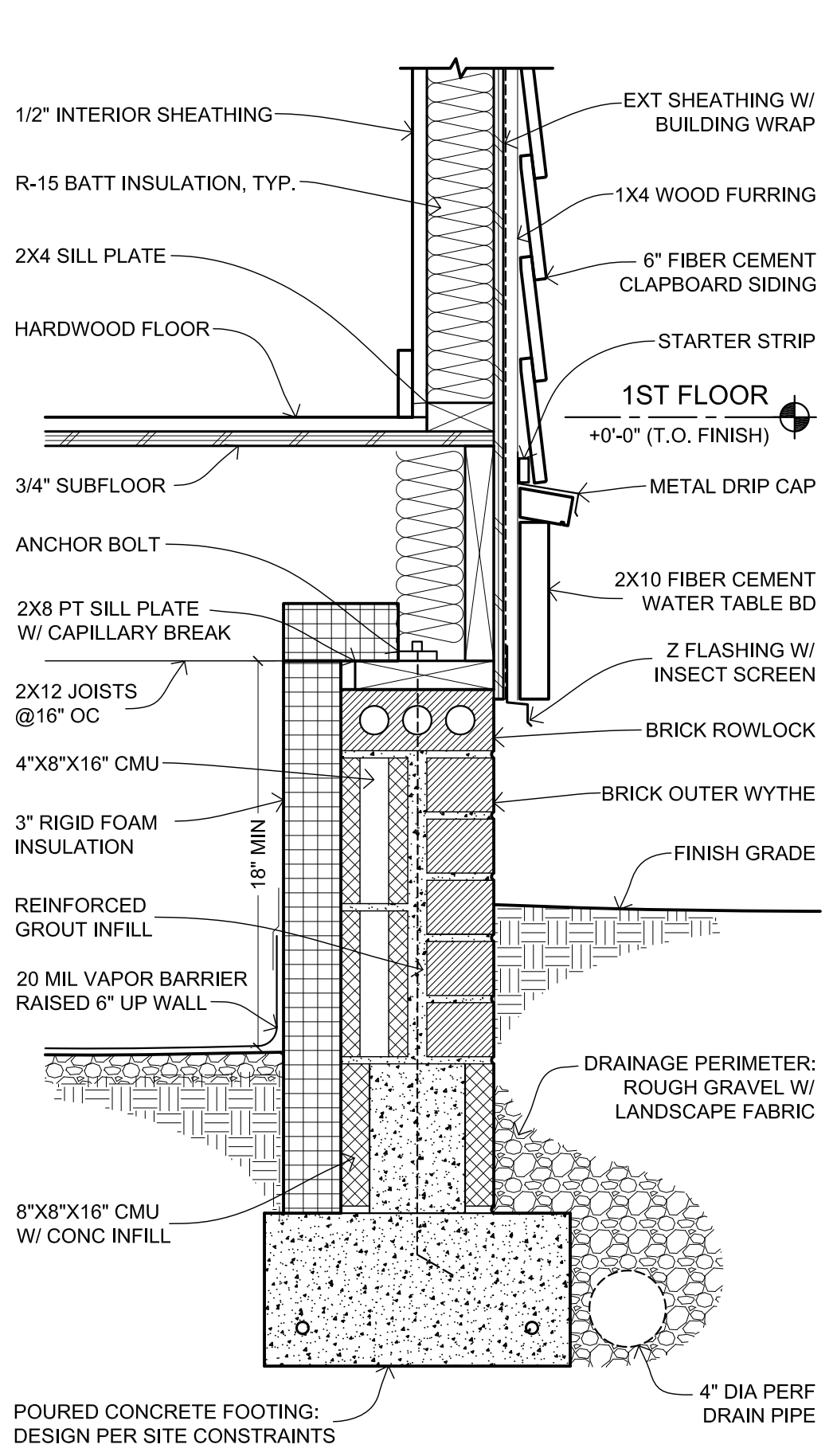
1 TYPICAL EXTERIOR WALL
SCALE: 1-1/2" = 1'-0"



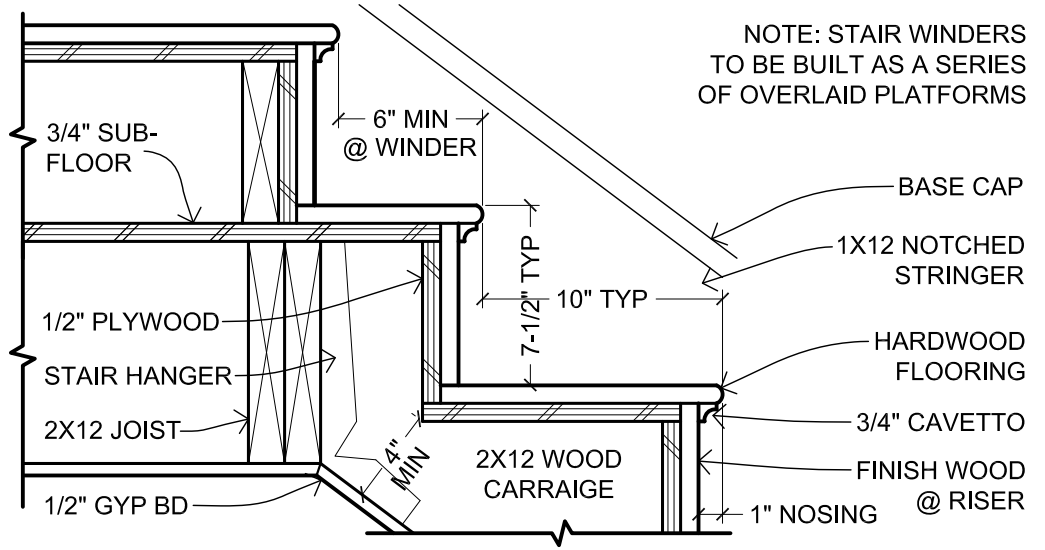
2 TYPICAL INTERIOR WALL
SCALE: 1-1/2" = 1'-0"



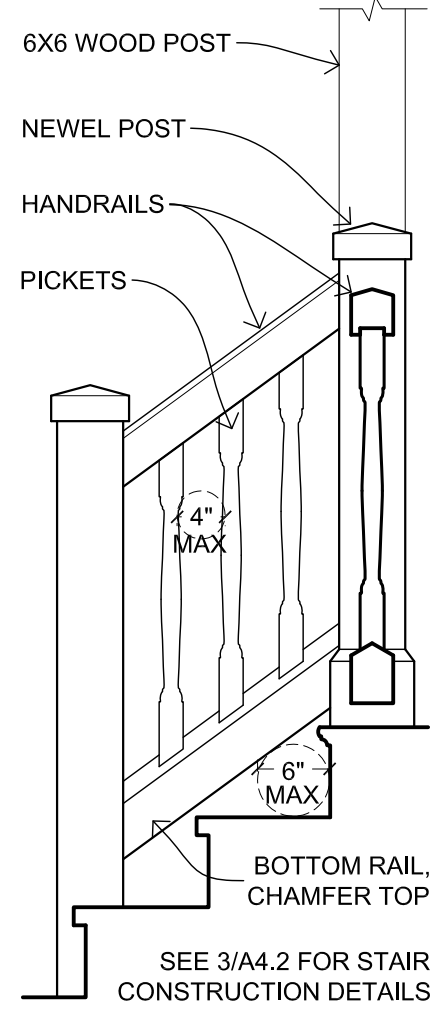
3 "THICK" WALL @ TILE FLOOR
SCALE: 1-1/2" = 1'-0"



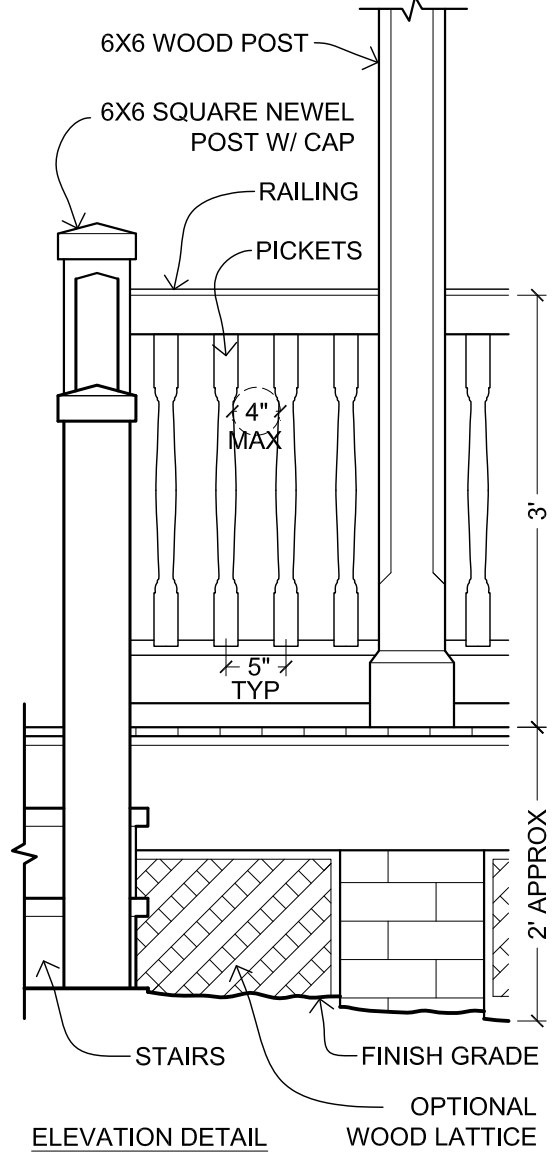
4 FOUNDATION DETAIL
SCALE: 1-1/2" = 1'-0"



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



6 SECTION DETAIL @ STAIRS
SCALE: 3/4" = 1'-0"



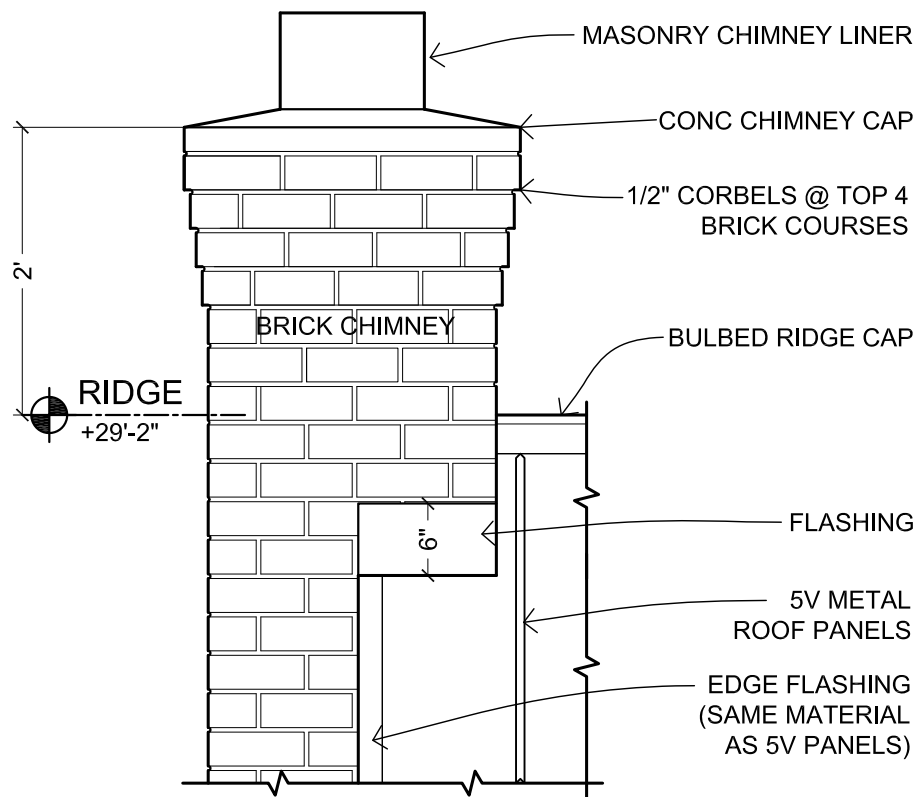
6 ELEVATION DETAIL
SCALE: 3/4" = 1'-0"

NOTE: STAIR WINDERS TO BE BUILT AS A SERIES OF OVERLAID PLATFORMS

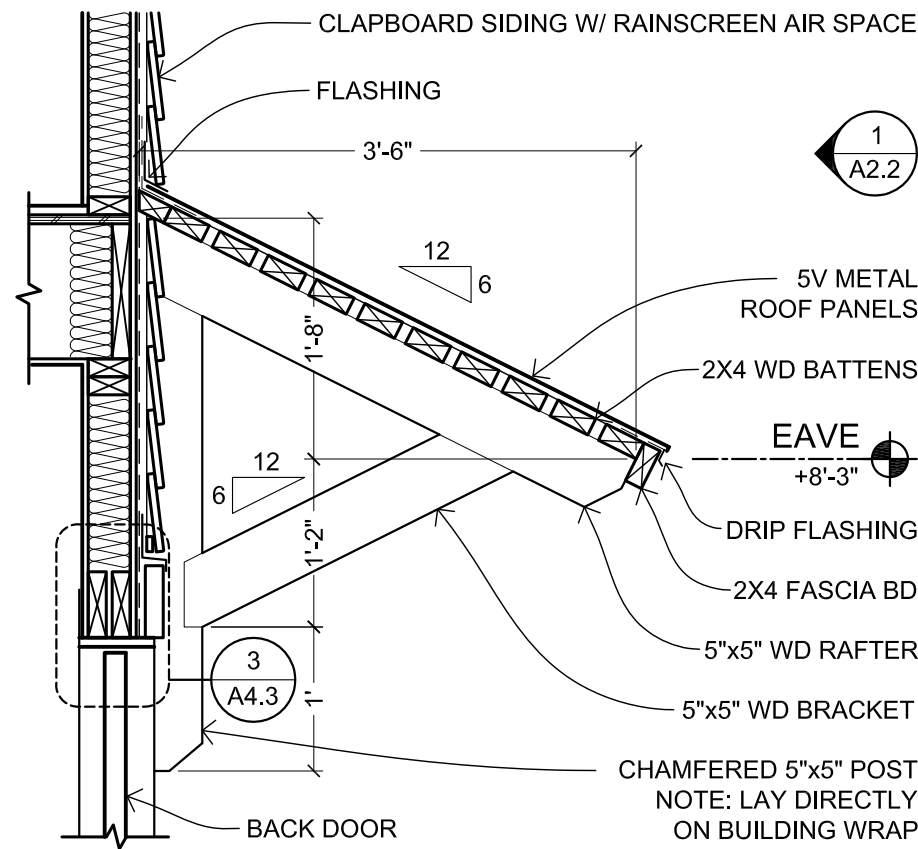
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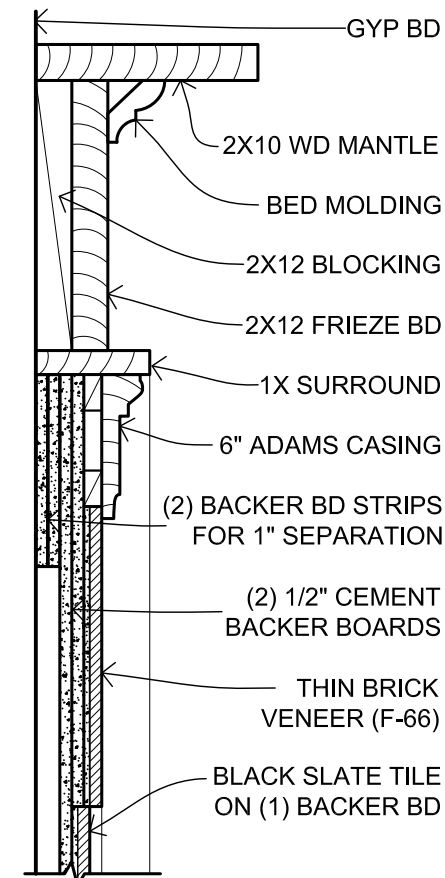
REVISION
DATE: 10-15-15
SHEET TITLE: TYPICAL DETAILS
SHEET NO.: A4.0



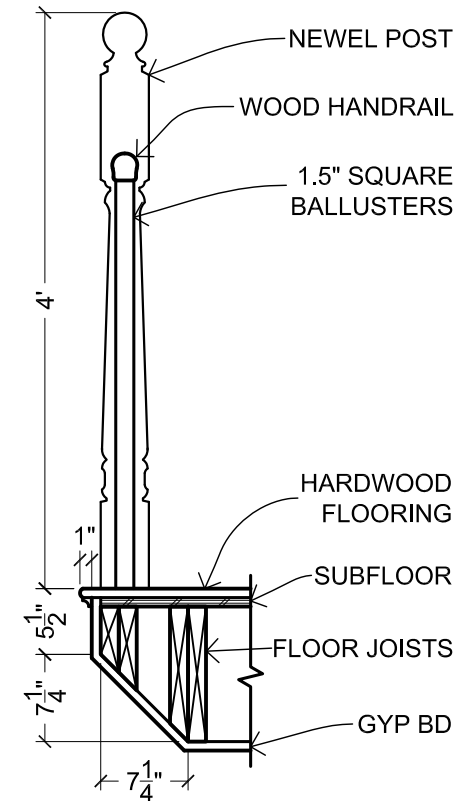
1 CHIMNEY & ROOF DETAIL
SCALE: 3/4" = 1'-0"



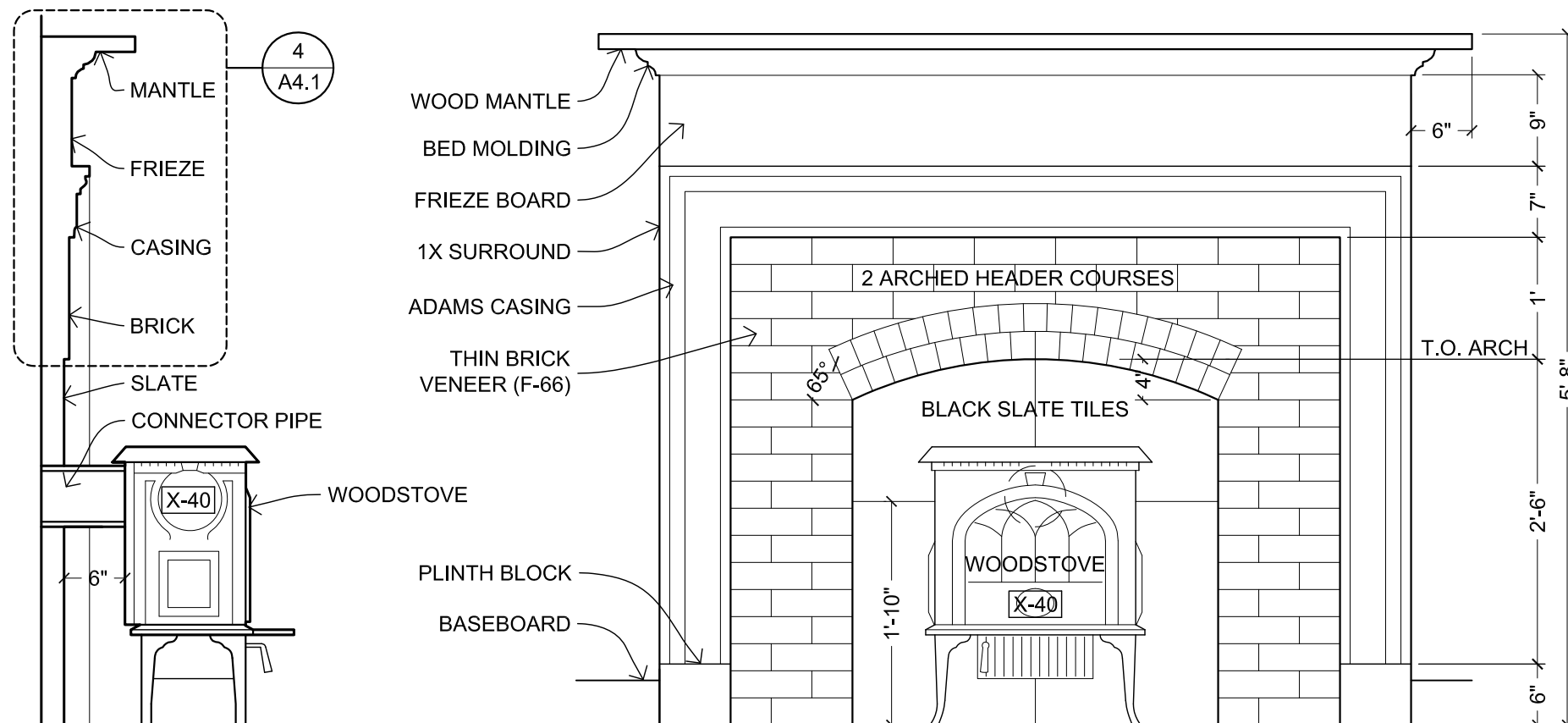
2 SHED ROOF & BRACKET @ BACK PORCH
SCALE: 3/4" = 1'-0"



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

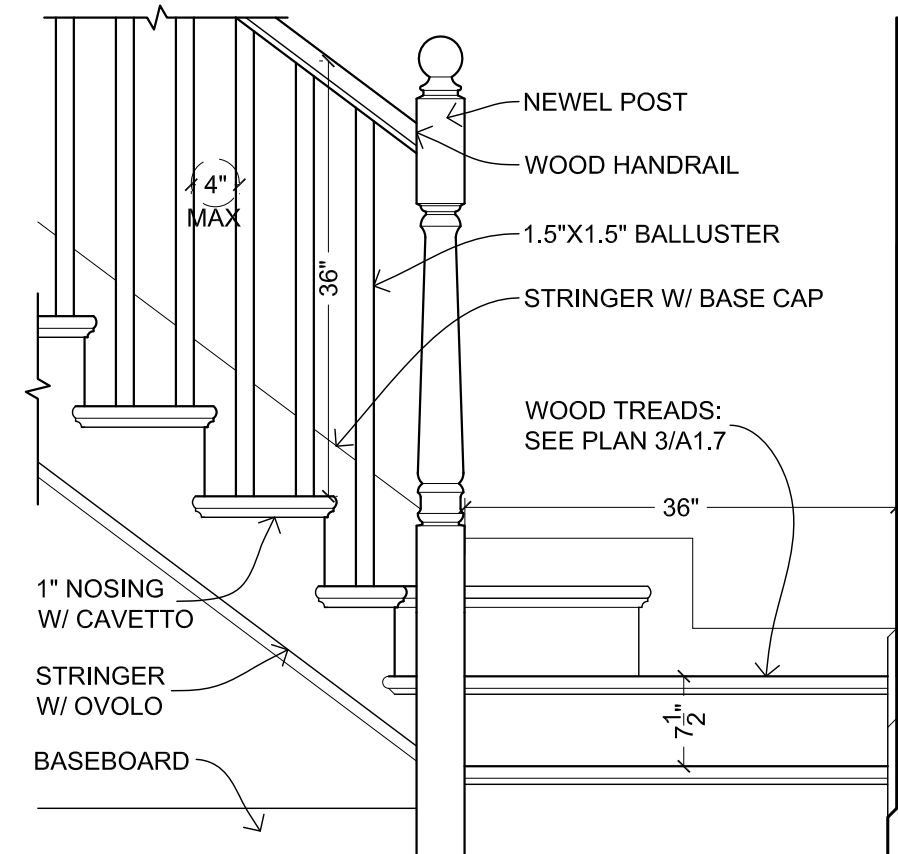


5 BALLUSTRADE
SCALE: 3/4" = 1'-0"



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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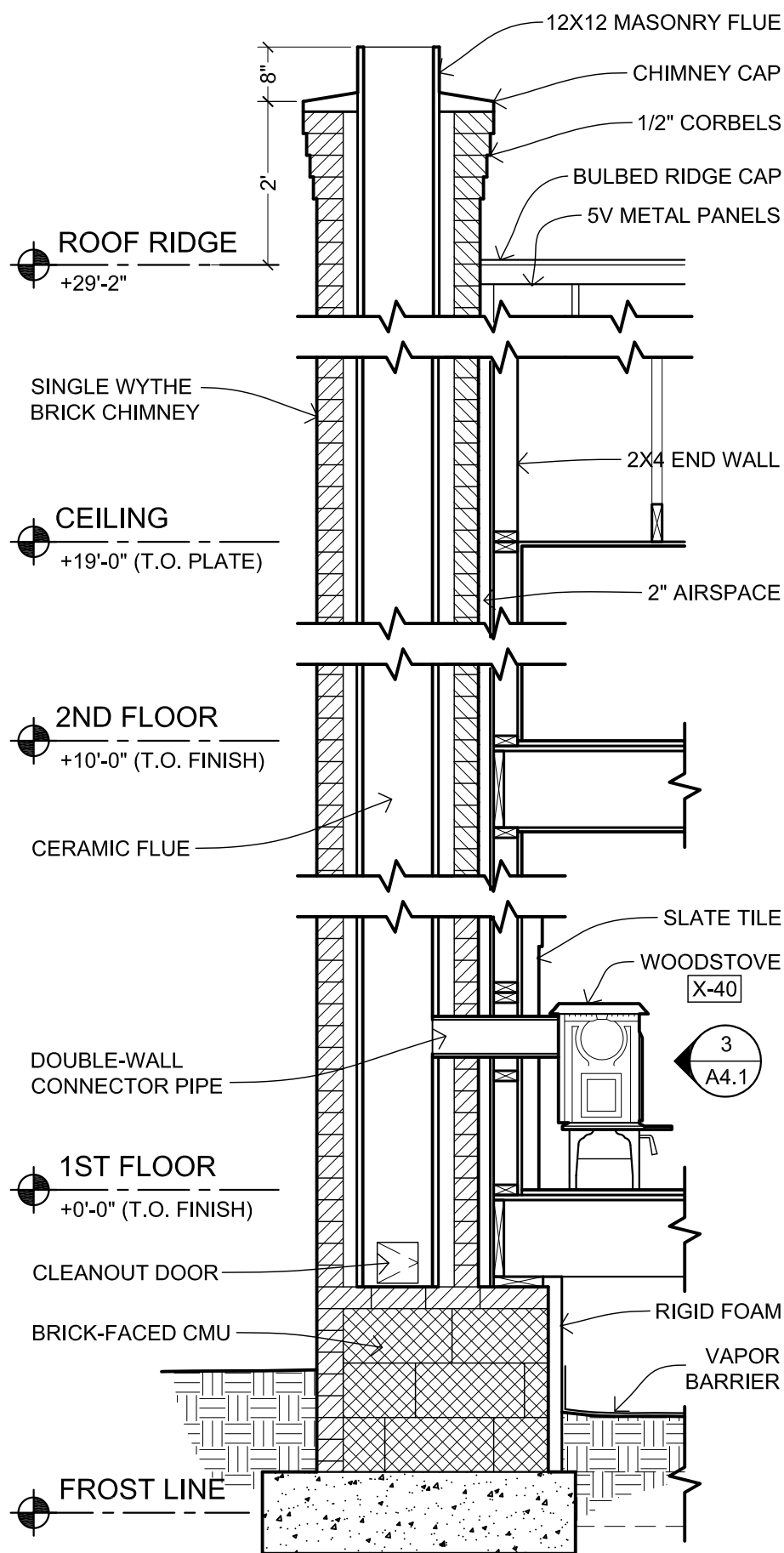
10-15-15

SHEET TITLE

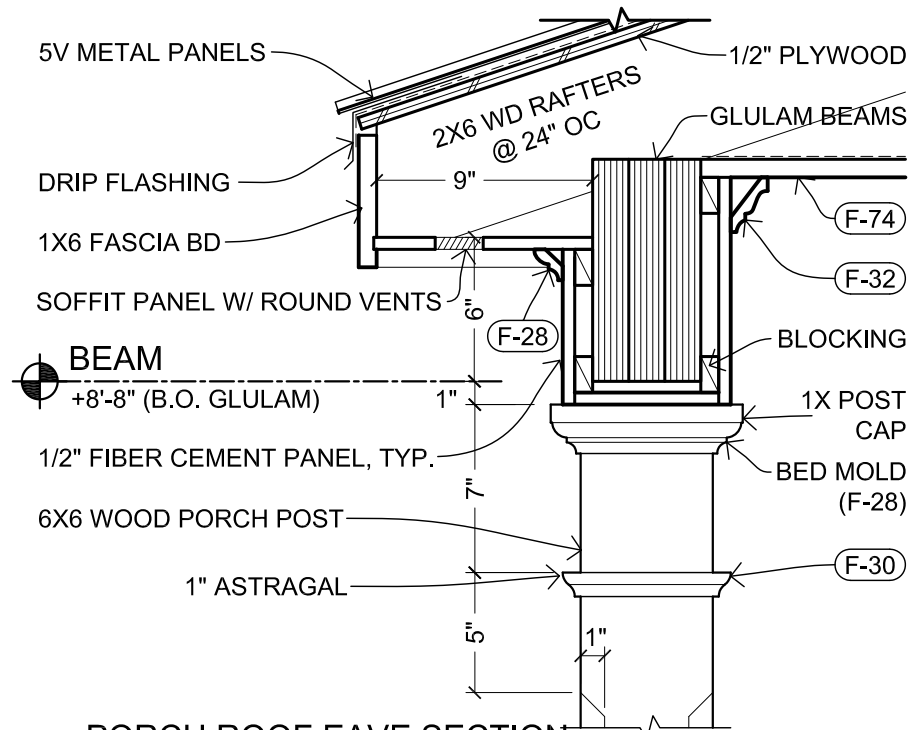
DECORATIVE DETAILS

SHEET NO.

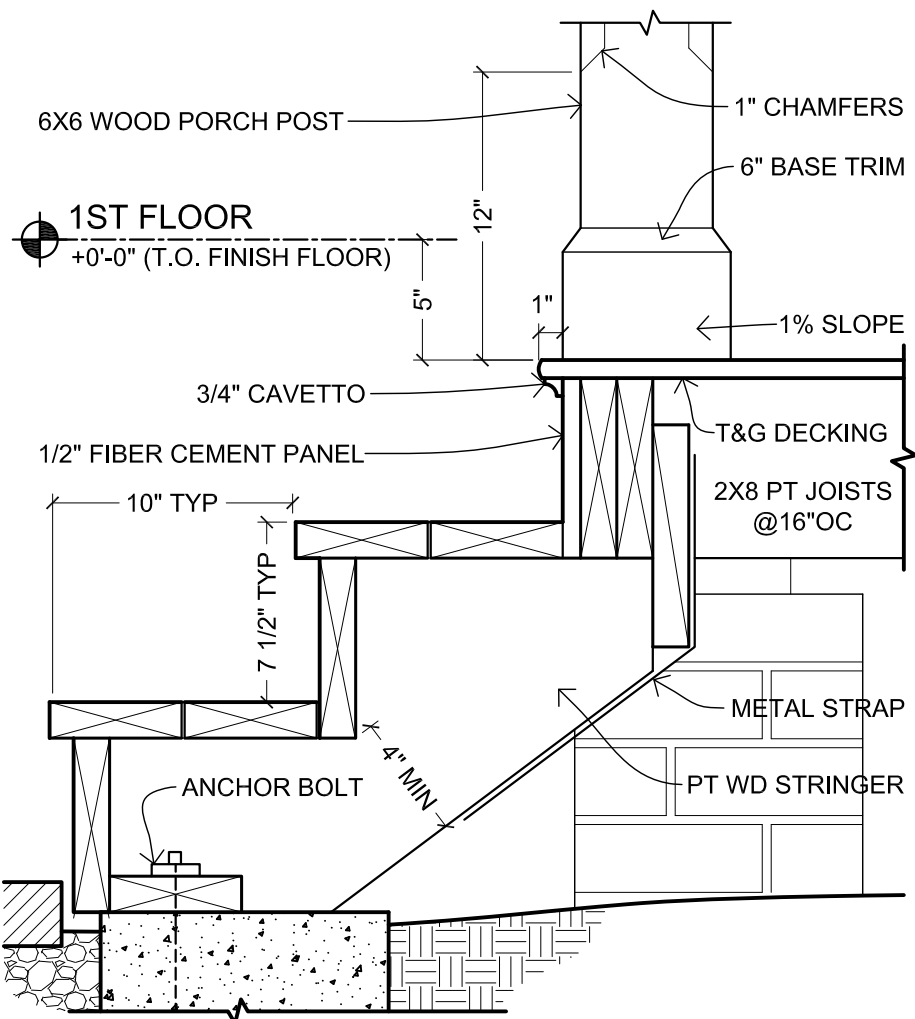
A4.1



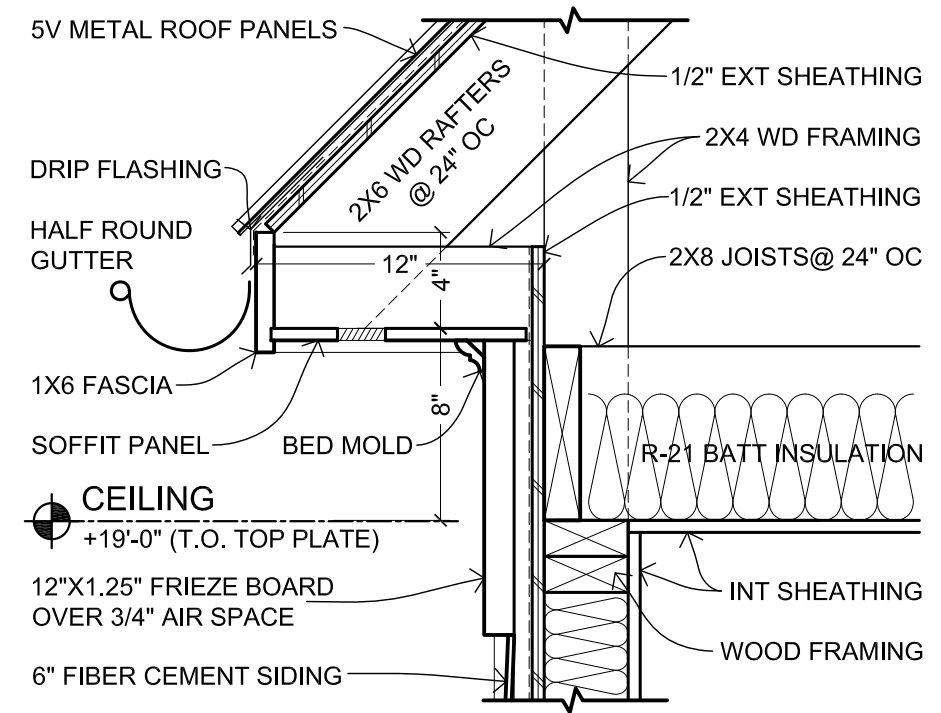
1 DETAIL SECTION THROUGH CHIMNEY
SCALE: 1/2" = 1'-0"



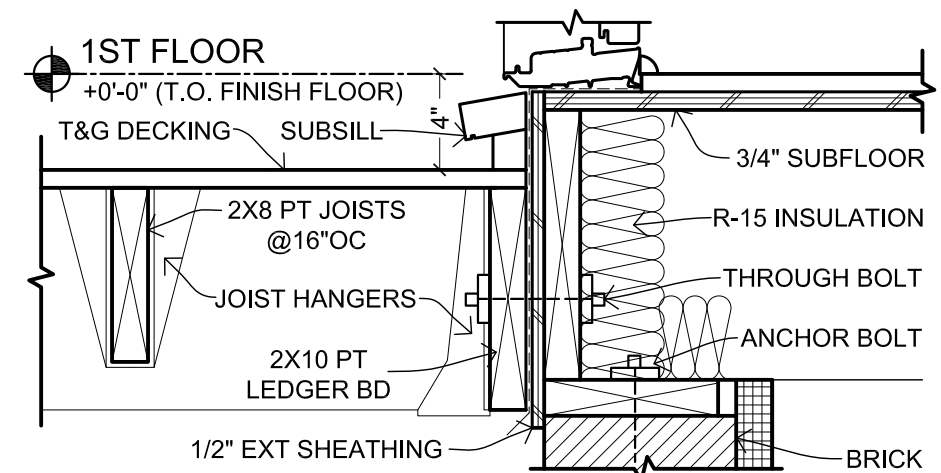
2 PORCH ROOF EAVE SECTION
SCALE: 1-1/2" = 1'-0"



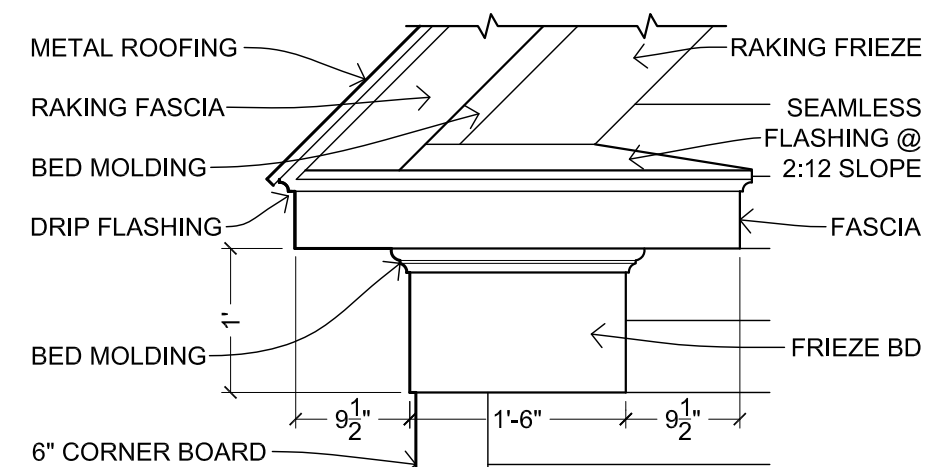
3 PORCH STAIR SECTION
SCALE: 1-1/2" = 1'-0"



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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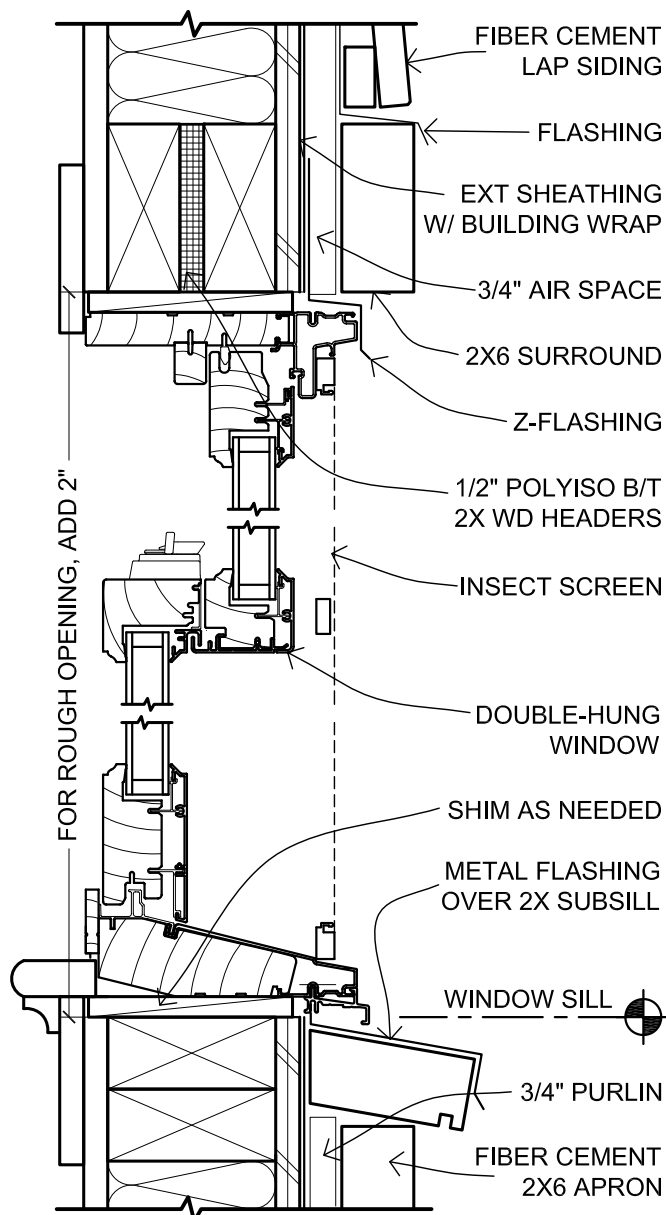
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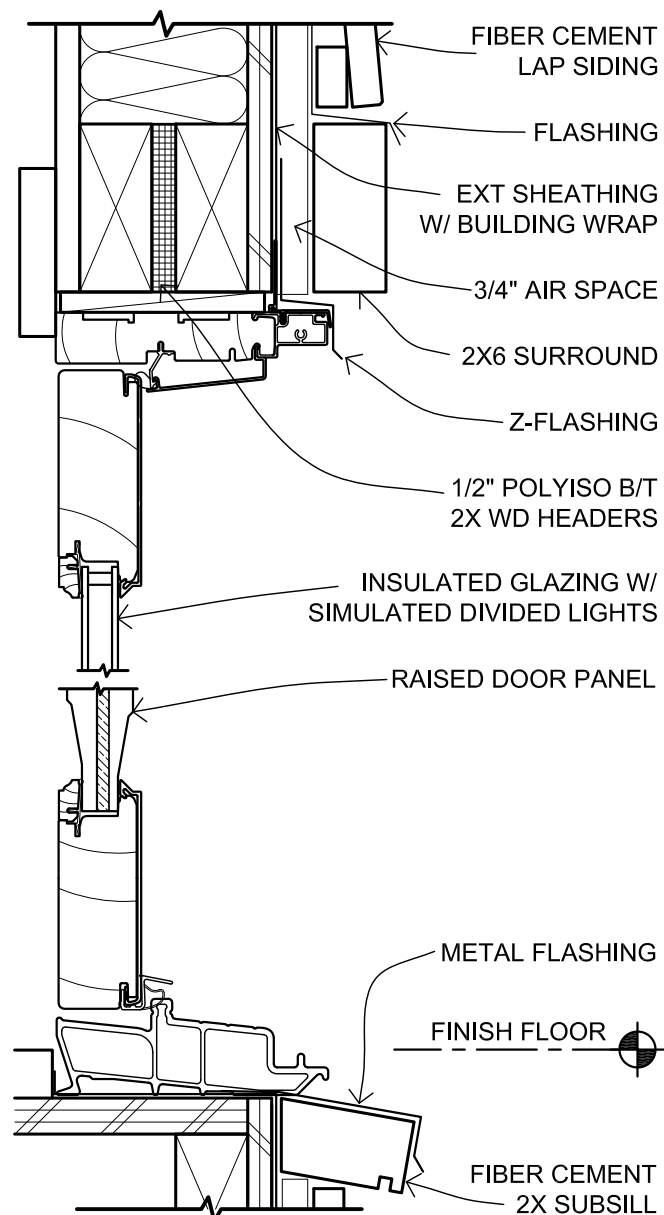
SHEET TITLE
EXTERIOR DETAILS

SHEET NO.

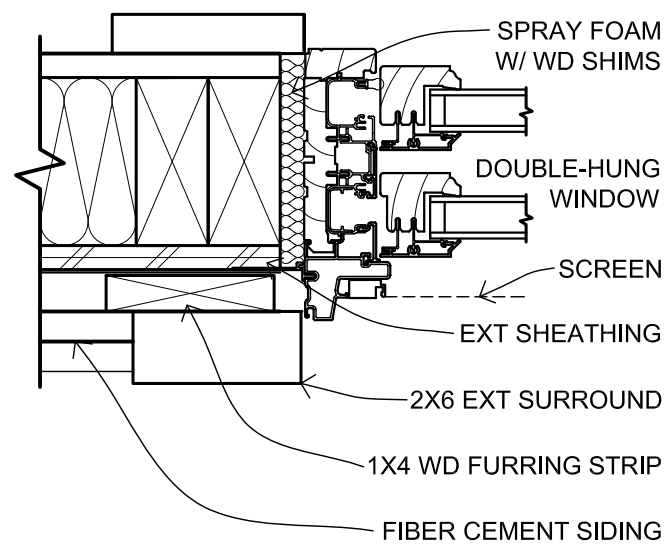
A4.2



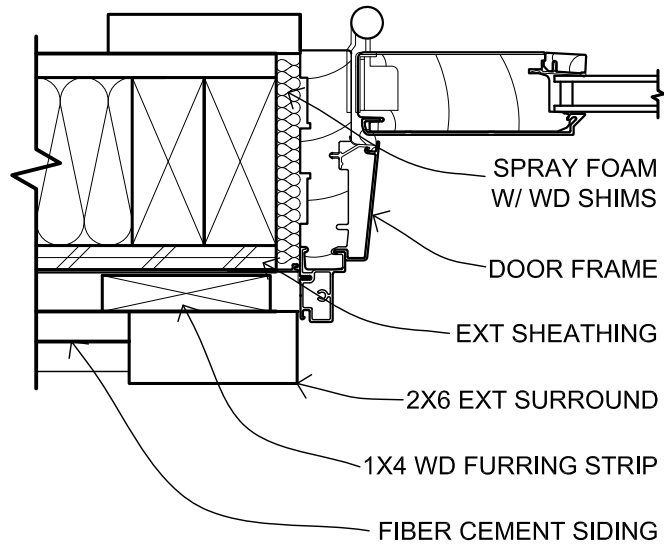
1 WINDOW DETAIL @ HEAD & SILL
SCALE: 3" = 1'-0"



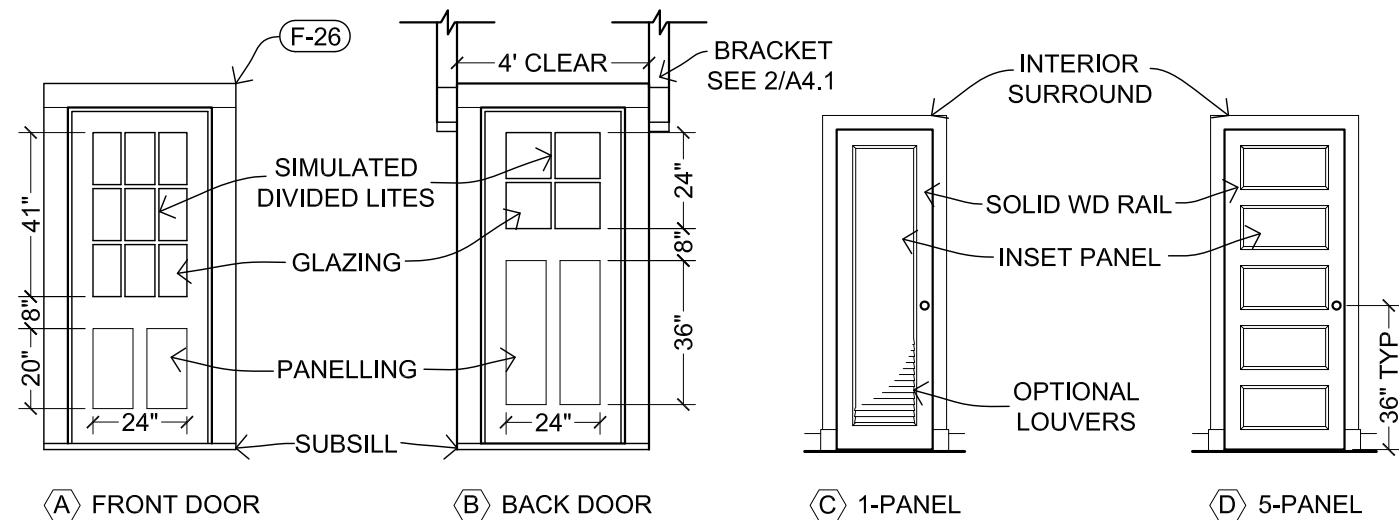
3 EXTERIOR DOOR HEAD & SILL
SCALE: 3" = 1'-0"



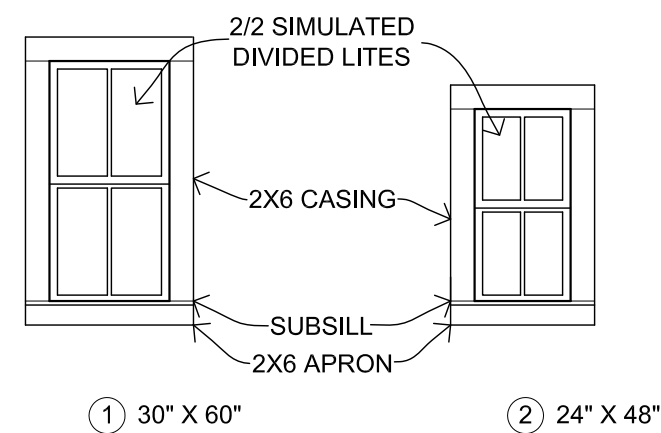
2 WINDOW DETAIL @ JAMB
SCALE: 3" = 1'-0"



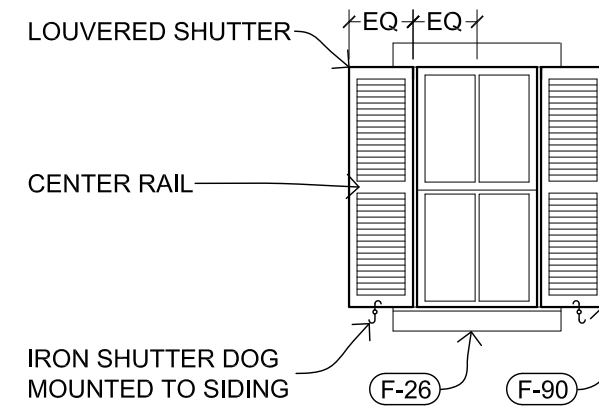
4 EXTERIOR DOOR DETAIL @ JAMB
SCALE: 3" = 1'-0"



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"

DOOR SCHEDULE

MARK	SIZE	MATERIAL	TYPE	NOTE	MAKE / MODEL
(A)	36"x84"	COMPOSITE	GLAZED, PANELLED	3/3 LITES	MARVIN / CLAD ULTIMATE
(B)	36"x84"	COMPOSITE	GLAZED, PANELLED	2/2 LITES	MARVIN / CLAD ULTIMATE
(C)	24"x80"	WOOD	1-PANEL	SOLID WOOD	ANTIQUE PREFERRED
(D)	30"x80"	WOOD	5-PANEL	OPT LOUVERS	ANTIQUE PREFERRED

WINDOW SCHEDULE

MARK	SIZE	MATERIAL	TYPE	NOTE	MAKE / MODEL
1	30"x60"	COMPOSITE	DOUBLE HUNG	2/2 LITES	MARVIN / ULTIMATE DH
2	24"x48"	COMPOSITE	DOUBLE HUNG	2/2 LITES	MARVIN / ULTIMATE DH

FOR RELATED TRIM AND ACCESSORIES: SEE FINISHES SCHEDULE A5.0

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DATE

10-15-15

SHEET TITLE

DOORS & WINDOWS

SHEET NO.

A4.3

MATERIALS SCHEDULE

MARK	ITEM	SIZE	MATERIAL	NOTES	MANUFACTURER / MODEL
F-00	BRICK	-	SMOOTH BRICK	RED COLOR, LIME-BASED MORTAR, AVOID WIRE CUT OR "EXTRUDED" LOOK	-
F-20	FLOOR DECKING	1x4	FIBER CEMENT	TONGUE & GROOVE, UNPAINTED ROT-RESISTANT WOOD PREFERRED	-
F-22	PORCH COLUMN	6x6	WOOD	CHAMFERED 1" FROM EDGES	-
F-24	CLAPBOARD SIDING	6"	FIBER CEMENT	JAMES HARDIE / ARTISAN LAP SIDING	-
F-26	EXT OPENING CASING	5-6"	FIBER CEMENT	.75" THICK HARDIPLANK	-
F-28	BED MOLDING	2.5"	ROT-RESISTANT	PAINTED	-
F-30	ASTRAGAL	1"	ROT-RESISTANT	PAINTED	-
F-32	CROWN MOLDING	3"	ROT-RESISTANT	PAINTED	-
F-40	5V METAL ROOF PANELS	24"OC	GALVALUME	OPTIONAL: STANDING SEEM METAL ROOF PANELS @ 24"OC	-
F-42	BULBED RIDGE CAP	4"	GALVALUME	USE SAME SUPPLIER AND PRODUCT LINE AS 5V PANELS	-
F-44	HALF-ROUND GUTTER	5" DIA	GALV STEEL OR COPPER	DOWNSPOUTS TO FOLLOW CORNER BOARDS	-
F-52	CHIMNEY CAP	~2'X2'	CONCRETE	MINIMAL PROFILE, OPTIONAL: SPARK ARRESTOR OR CHIMNEY POT	-
F-60	HARDWOOD FLOOR	2-3" WIDE	FINISH WOOD	TONGUE & GROOVE, STAINED	-
F-62	FLOOR TILE	~2"	CERAMIC	HEXAGONAL PATTERN	-
F-64	WALL TILE	4" SQUARE	CERAMIC	WHITE OR LIGHT BLUE	-
F-66	BRICK TILE	1/2" THICK	RECLAIMED BRICK	THIN BRICK VENEER, NARROW (1/4") MORTAR JOINTS, SMOOTH RED COLOR	-
F-68	BASE MOLDING	.5"X4"	FINISH WOOD	INCLUDE DECORATIVE BASE CAP MOLDING	-
F-72	INT OPENING CASING	.5"X4"	WOOD	PAINTED, WITH .75"-THICK PLINTH BLOCK AT BASE	-
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	STAINED SAME COLOR AS FLOOR	-
F-80	NEWEL POST	4x4	WOOD	PAINTED, MODESTLY DECORATIVE	-
F-82	CROWN MOLDING	-	WOOD OR MDF	PAINTED	-
F-90	WINDOW SHUTTERS	15"x60"	WOOD	MUST BE OPERABLE, LOUVERED	-

FIXTURE & EQUIPMENT SCHEDULE

MARK	ITEM	SIZE	NOTES	MANUFACTURER / MODEL
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-10	KITCHEN COUNTERTOP	2" THICK	WHITE PORCELEIN TILE OVER COMPOSITE BOARD	IKEA / AKERBY
X-12	FLOOR CABINETS	12", 24" WIDE	PAINTED, STAT WHITE, BIRCH EFFECT, INCLUDE NON-STANDARD 12" CABINETS	IKEA / AKURUM
X-14	WALL CABINETS	12" WIDE	PAINTED, GLAZED DOORS PREFERRED	IKEA / AKURUM
X-20	TOILET	26"x18"	1.0 GPF	TOTO / ROWAN CST405MF OR EQUIVALENT
X-22	WC TOILET	2' MAX LENGTH	WALL HUNG, 1.6 GPF, SIZE IS CRITICAL FOR PROPER CLEARANCES	AQUIA / WALL HUNG DUAL FLUSH TOILET CT418F
X-24	CORNER SINK	16"x16" MAX	VITREOUS CHINA, WALL HUNG OR PEDESTAL, SIZE CRITICAL FOR CLEARANCES	ELIZABETHAN CLASSICS / ETCB CORNER BASIN
X-26	BATHROOM LAVATORY	21"x42"	CENTERED WITH MIRROR WALL CABINET	CHOICE BY OWNER
X-28	BATHTUB	30"x60"x18"	INSTALL LOW-FLOW SHOWER HEAD	KOHLER / STERLING 71091120 OR EQUIVALENT
X-30	MIRROR CABINET	25"x38"x6"	WHITE FRAME, OPTIONAL CASING SURROUND, CENTERED ON SINK	IKEA / HEMNES OR EQUIVALENT
X-40	WOODSTOVE	14"x19"x22"	USE DOUBLE WALL CONNECTOR PIPE	JOTUL / F3 CB
X-42	CORNER CUPBOARD	~24"x24"x80"	GLAZED DOORS, AVOID CHEAP VENEERS, "A BOOKEND FOR THE KITCHEN"	ANTIQUA PREFERRED
X-44	WASHER / DRYER COMBO	24"x34"x23"	VENTLESS, ENERGY STAR PREFERRED, FITS BELOW STAIRCASE	HAIER / HWD1600BW
X-80	WATER HEATER	-	INSTANT, TANKLESS, UNDERCOUNTER	STIEBEL / ELTRON MINI
X-84	INTERIOR CEILING FAN	48" DIA MAX	INCLUDES LIGHTING	-
X-86	EXTERIOR CEILING FAN	60" DIA MAX	INCLUDES LIGHTING	-

FOR WINDOW & DOOR SCHEDULES: SEE SHEET A4.3
 PREFERENCE SHALL BE GIVEN TO LOCALLY PRODUCED OR SALVAGED MATERIALS



**OPEN-SOURCE
 BLUEPRINTS**

CAD FILES AVAILABLE:
 openfarmhouse.com

ORIGINAL DESIGNER
 Jay Osborne

VIRGINIA FARMHOUSE
 123 ADDRESS RD., YOURTOWN, US

REVISION

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DATE

10-15-15

SHEET TITLE

SCHEDULES

SHEET NO.

A5.0