

VIRGINIA FARMHOUSE



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BLUEPRINTS

CAD FILES AVAILABLE:
openfarmhouse.com

ORIGINAL DESIGNER
Jay Osborne

VIRGINIA FARMHOUSE
123 ADDRESS RD, YOURTOWN, US

SYMBOLS LEGEND		PERSPECTIVE	SHEET INDEX
SECTION MARKER ELEVATION MARKER INT ELEVATIONS DETAIL CALLOUT COMPASS (TRUE) DATUM MARKER WINDOW CALLOUT DOOR CALLOUT FIXTURE CALLOUT FINISH CALLOUT CONTOURS (FEET)			A0.0 COVER PAGE A0.1 PROJECT INFORMATION A0.2 GENERAL NOTES A1.0 SITE PLAN A1.1 FOUNDATION PLAN A1.2 1ST FLOOR PLAN A1.3 2ND FLOOR PLAN A1.4 ROOF PLAN A1.5 1ST RCP/ELECTRICAL A1.6 2ND RCP/ELECTRICAL A1.7 DETAIL PLANS A2.0 SOUTH ELEVATION A2.1 WEST ELEVATION A2.2 NORTH ELEVATION A2.3 EAST ELEVATION A2.4 INTERIOR ELEVATIONS A2.5 INTERIOR ELEVATIONS A3.0 BUILDING SECTION A3.1 BUILDING SECTION A3.2 BUILDING SECTION A4.0 TYPICAL DETAILS A4.1 DECORATIVE DETAILS A4.2 EXTERIOR DETAILS A4.3 DOORS & WINDOWS A5.0 SCHEDULES
ABBREVIATIONS		FIRST FLOOR PLAN	SECOND FLOOR PLAN
# 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/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		

REVISION

DATE 10-15-15
SHEET TITLE COVER PAGE
SHEET NO.

A0.0



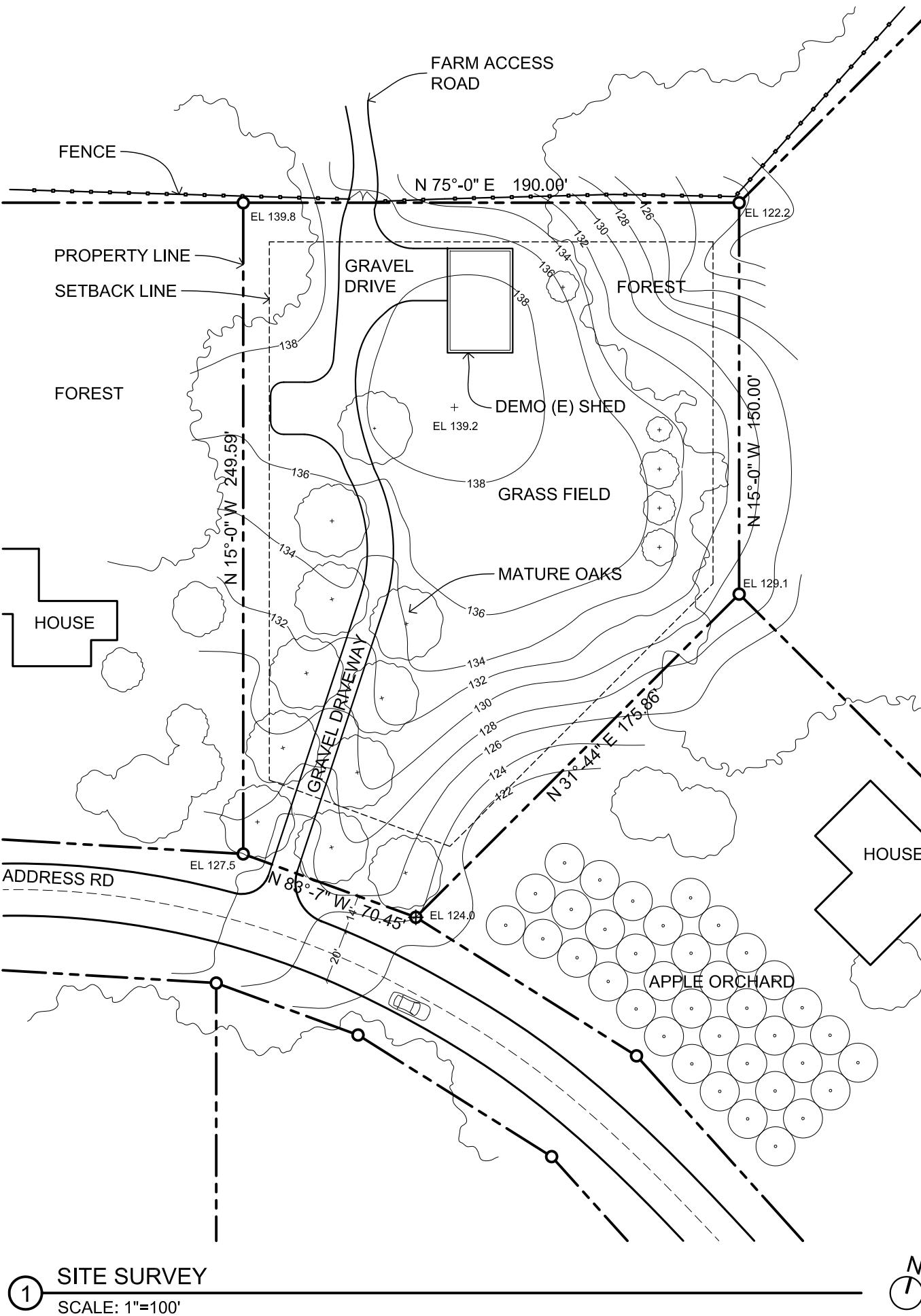
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PROJECT INFORMATION

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



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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.
 - 10. SMOKE DETECTORS AND CARBON MONOXIDE DETECTORS SHALL BE INSTALLED PER APPLICABLE CODES.
 - 11. GRADING AND SITWORK 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 CABINETRY, 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.

REVISION

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DATE

10-15-15

SHEET TITLE

PROJECT NOTES

SHEET NO.

A0.2



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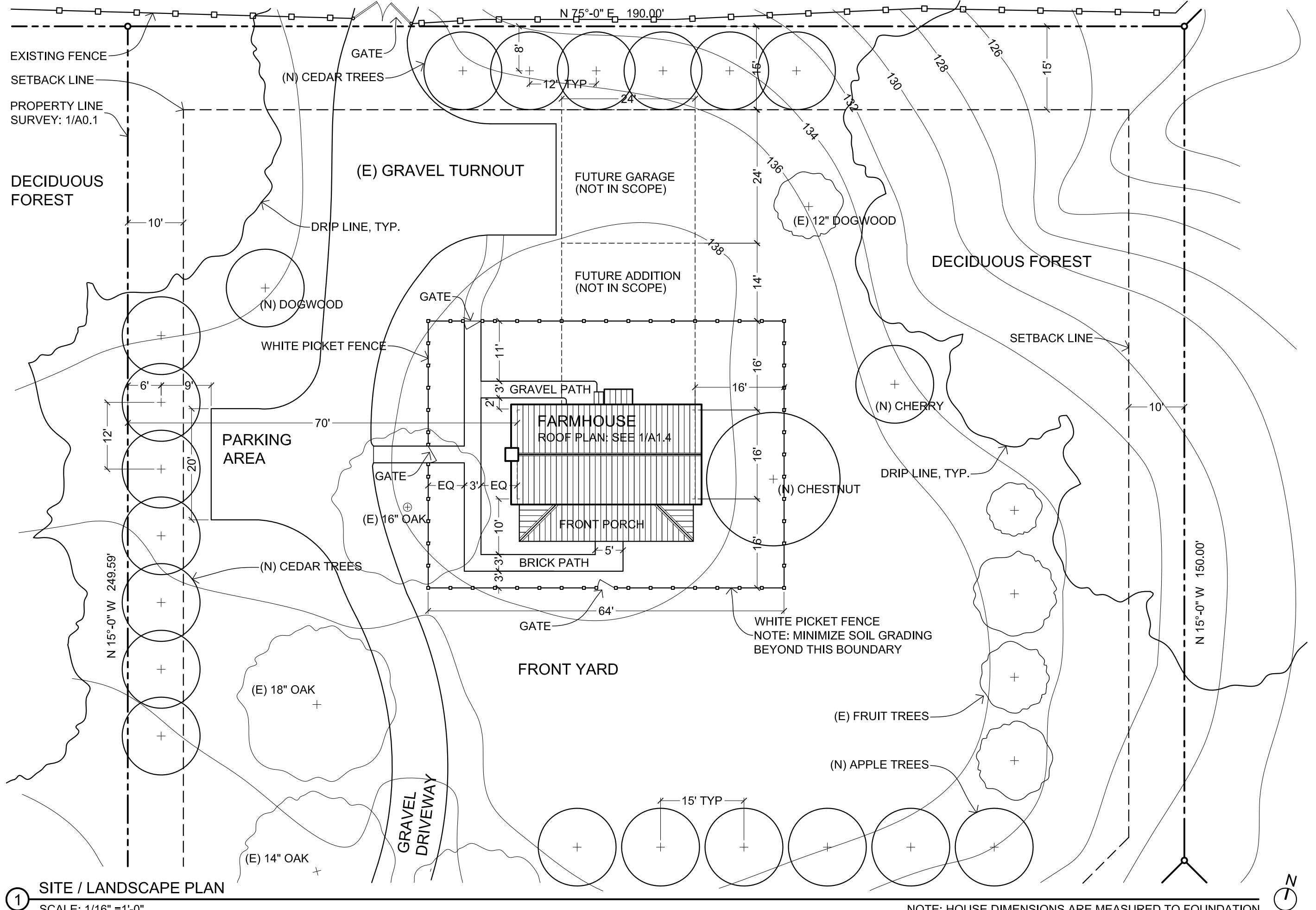
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DATE
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SHEET TITLE
SITE PLAN

SHEET NO.

A1.0





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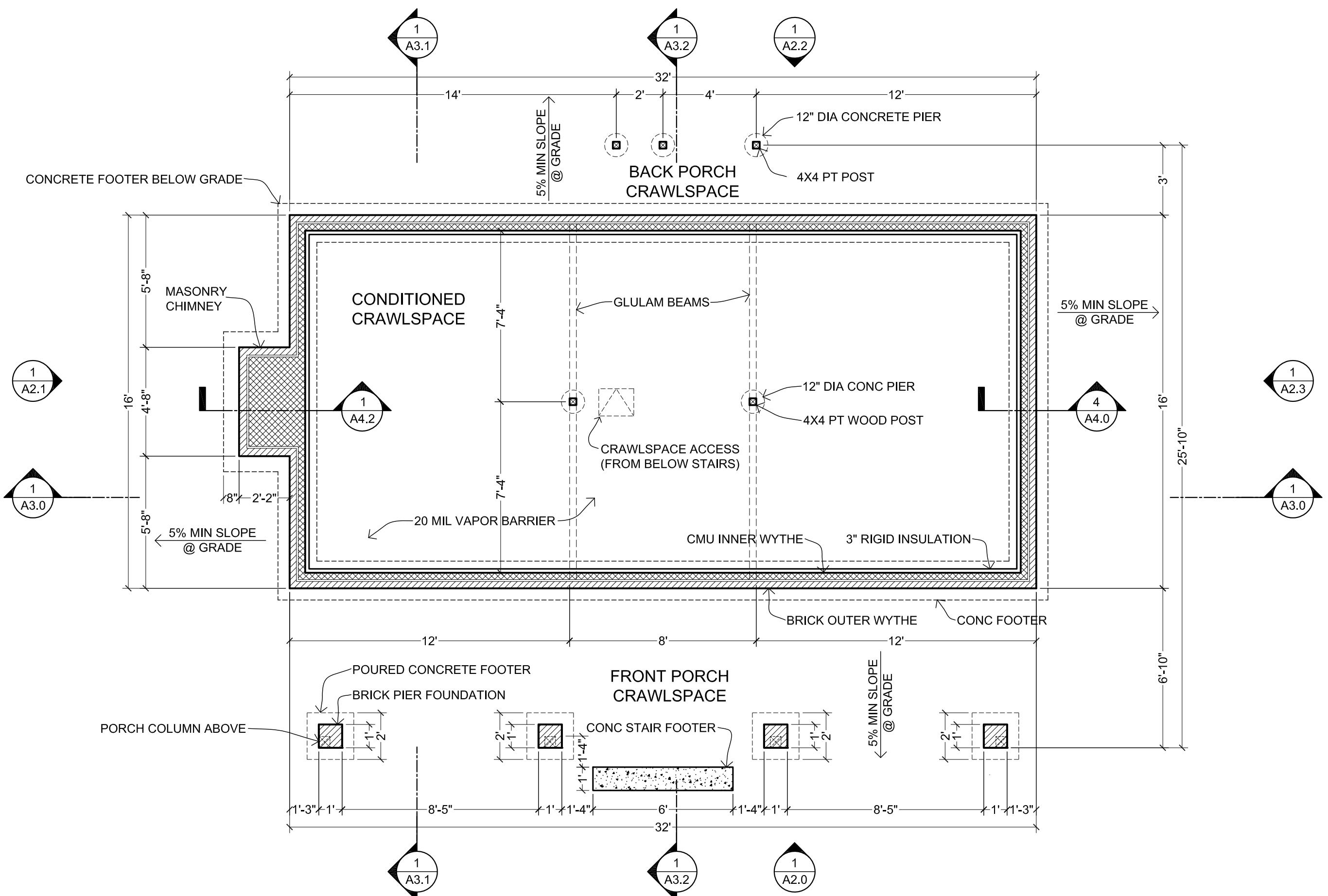
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SHEET TITLE
FOUNDATION
PLAN

SHEET NO.

A1.1





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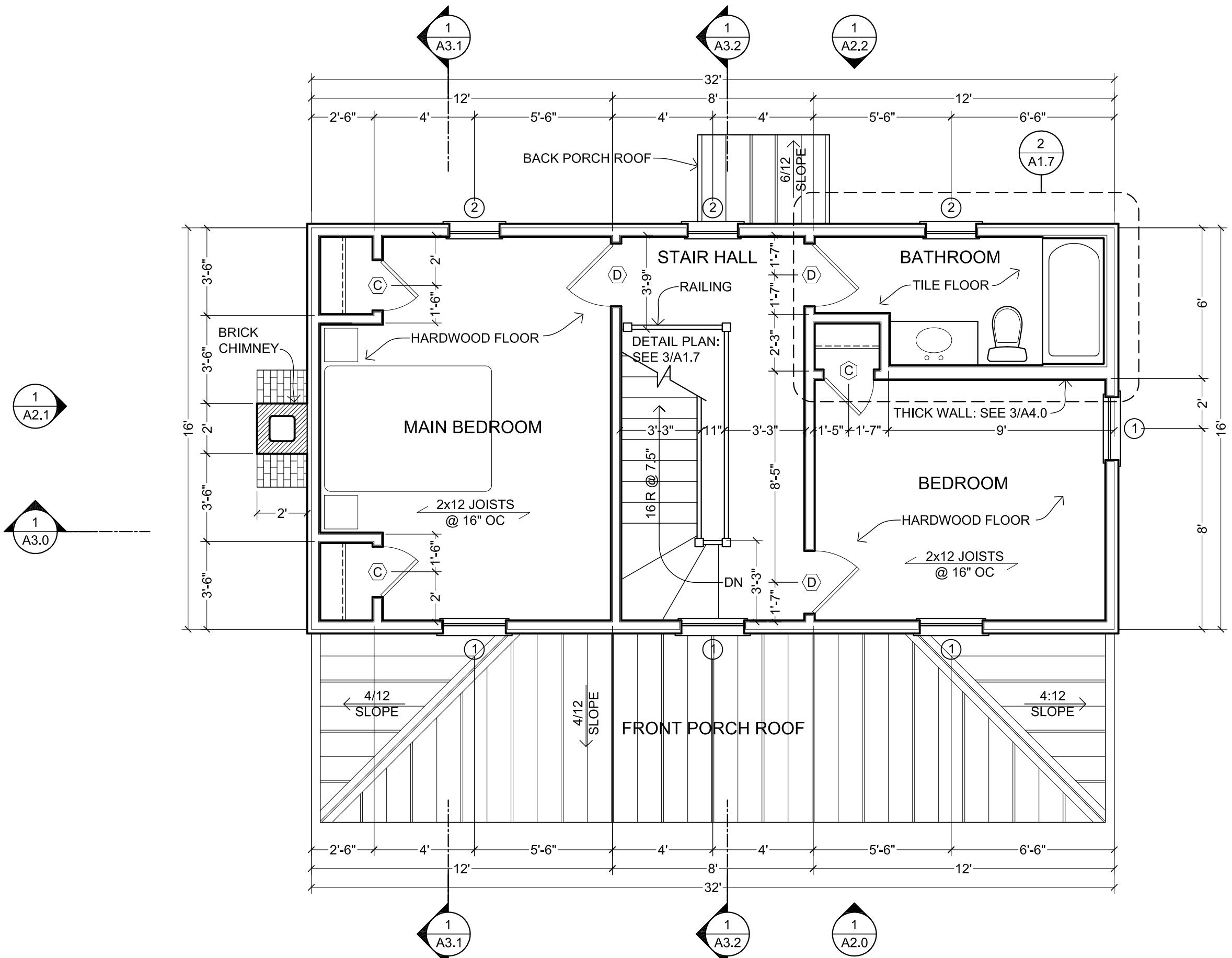
Four empty triangle outlines arranged vertically.

DATE
10-15-15

**SHEET TITLE
2ND FLOOR
PLAN**

SHEET NO.

A1.3



① 2ND FLOOR PLAN

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



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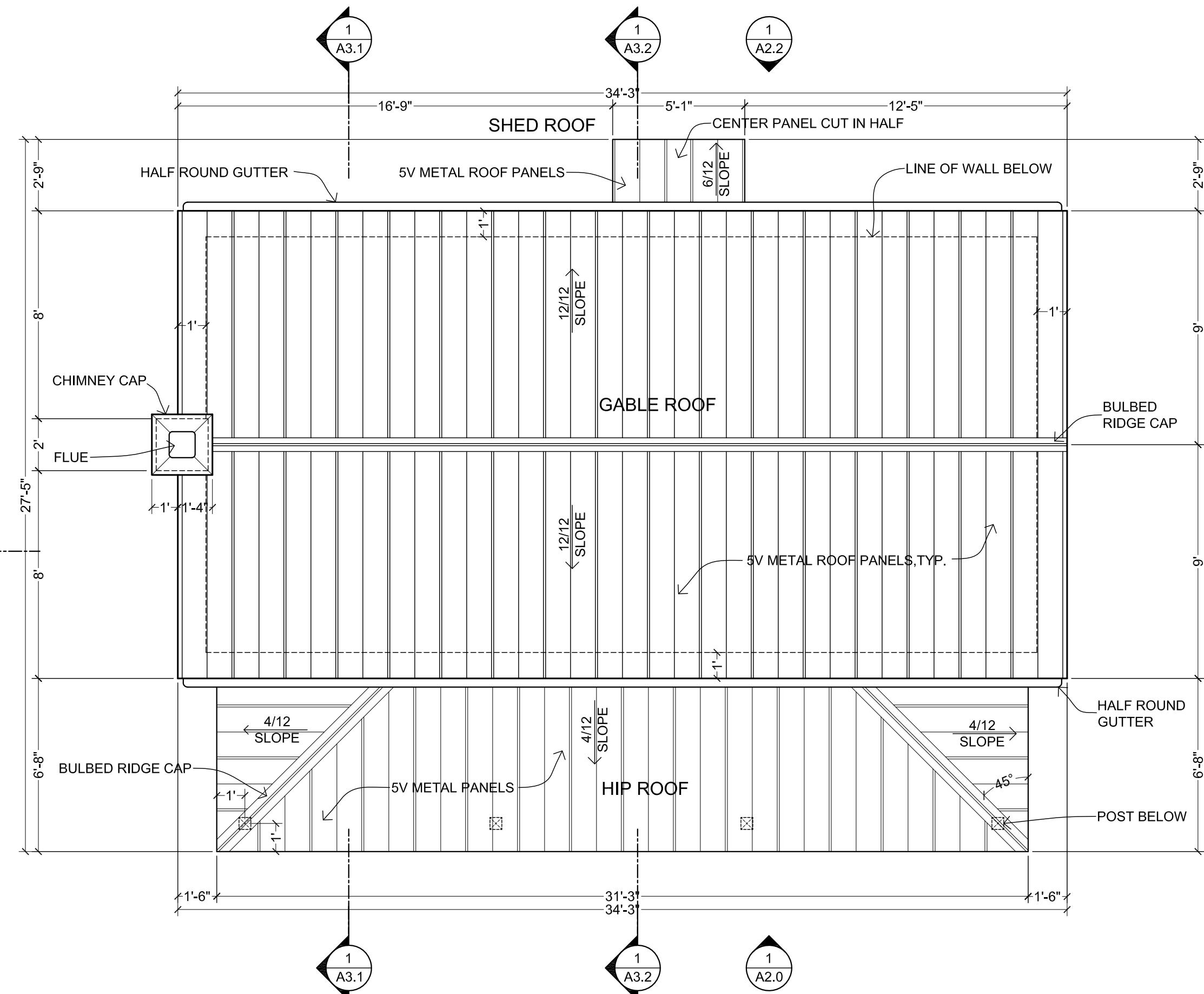
SHEET TITLE
ROOF PLAN

SHEET NO.

A1.4

ROOF PLAN

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





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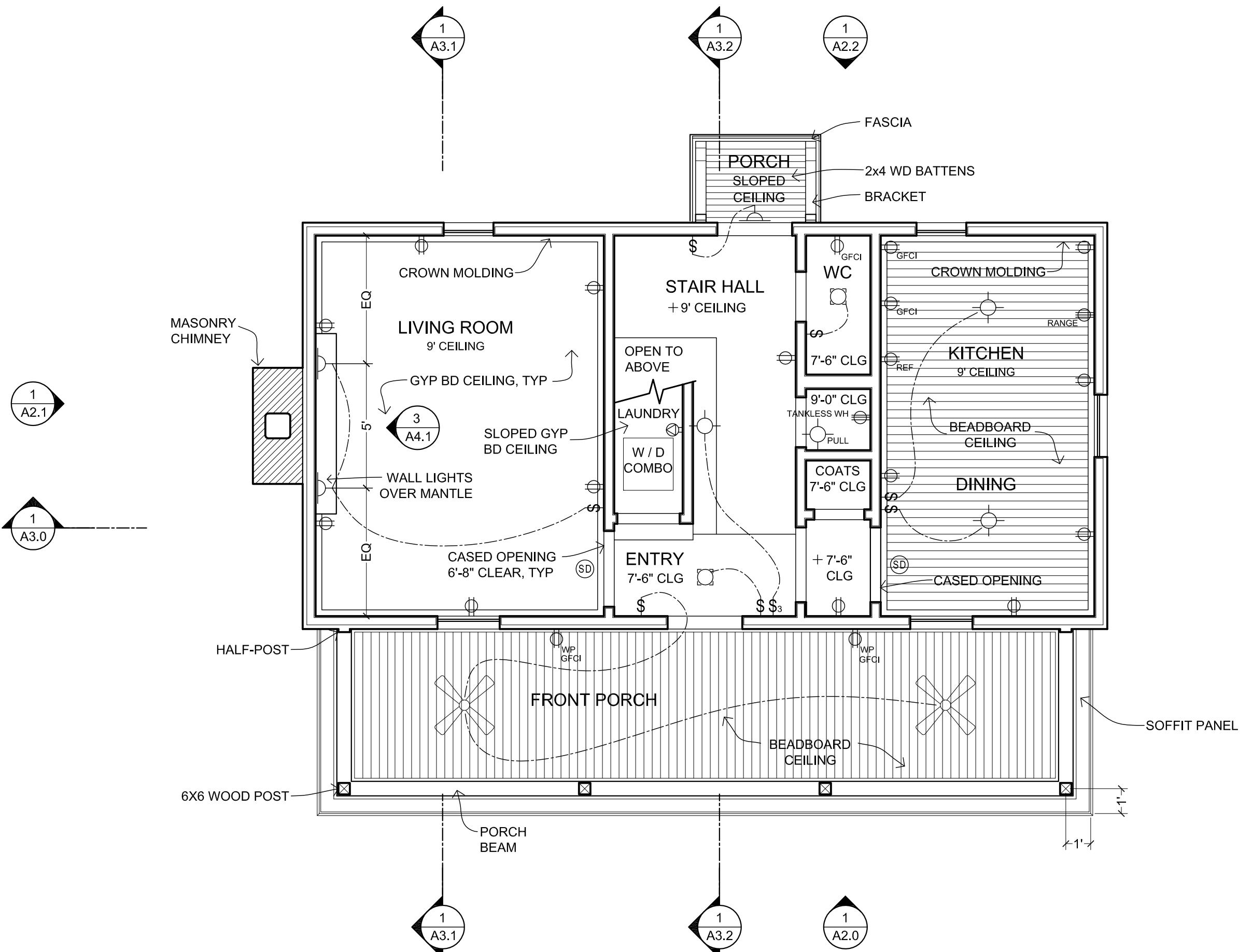
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SHEET TITLE
1ST RCP /
ELEC. PLAN

SHEET NO.

A1.5





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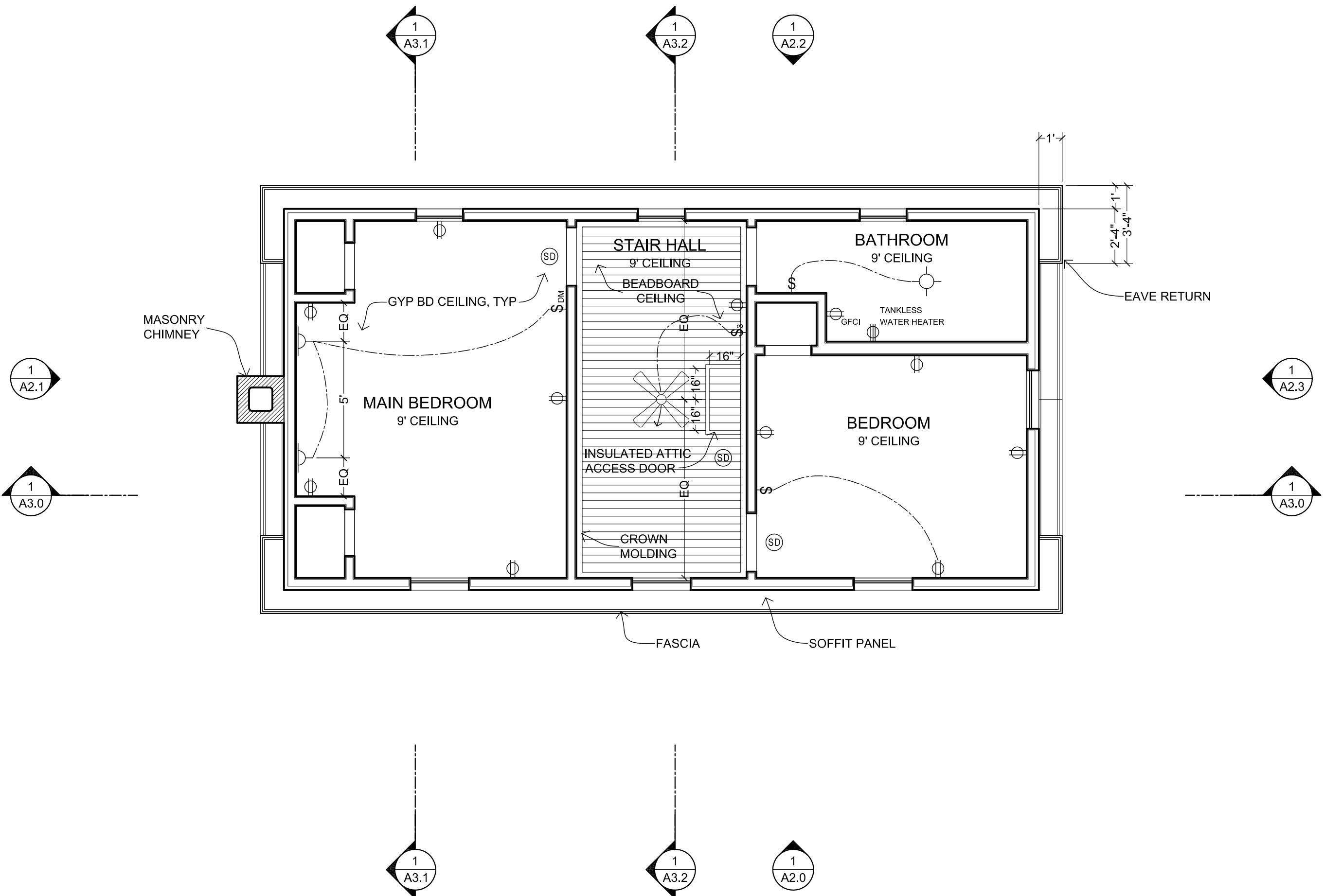
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SHEET TITLE
2ND RCP /
ELEC. PLAN

SHEET NO.

A1.6



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

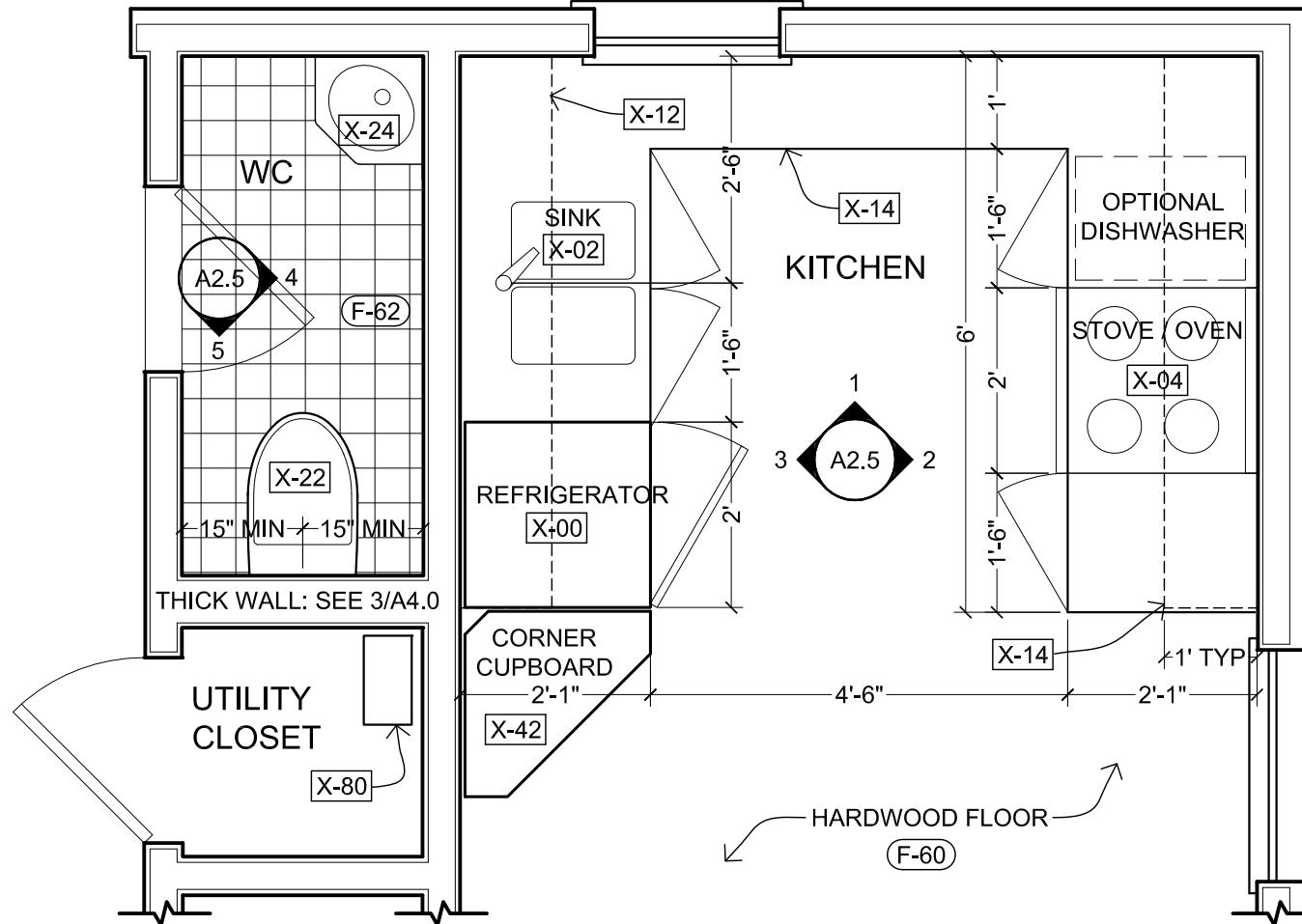


KEY NOTES

FIXTURES

(SEE SCHEDULE ON A5.0)

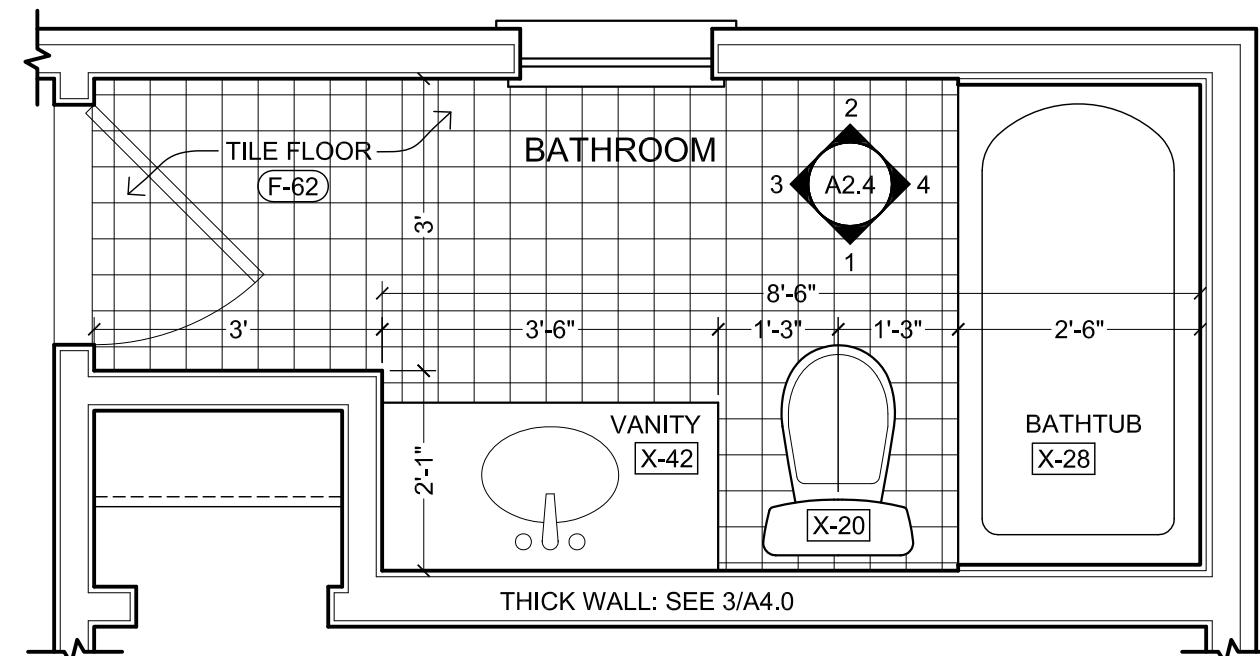
- X-00 REFRIGERATOR
- X-02 KITCHEN SINK
- X-04 RANGE / OVEN
- X-08 WATER FAUCET
- X-10 COUNTERTOP
- X-12 FLOOR CABINETS
- X-14 WALL CABINETS
- X-20 TOILET
- X-22 WC TOILET
- X-24 CORNER SINK
- X-26 LAVATORY
- X-28 BATHTUB
- X-40 WOODSTOVE
- X-42 CORNER CUPBOARD
- X-80 WATER HEATER



1 KITCHEN / WATER CLOSET - FLOOR PLAN DETAIL

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

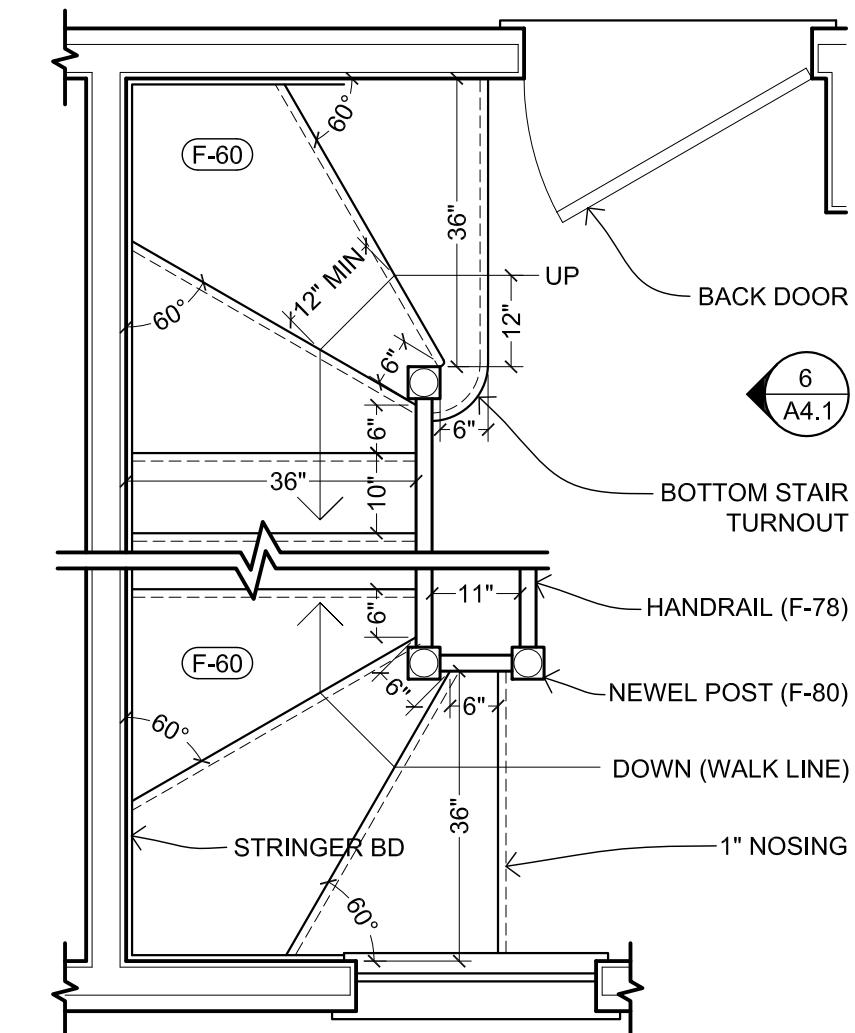
NOTE: DIMENSIONS ARE TO FINISHES



2 BATHROOM FLOOR PLAN DETAIL

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

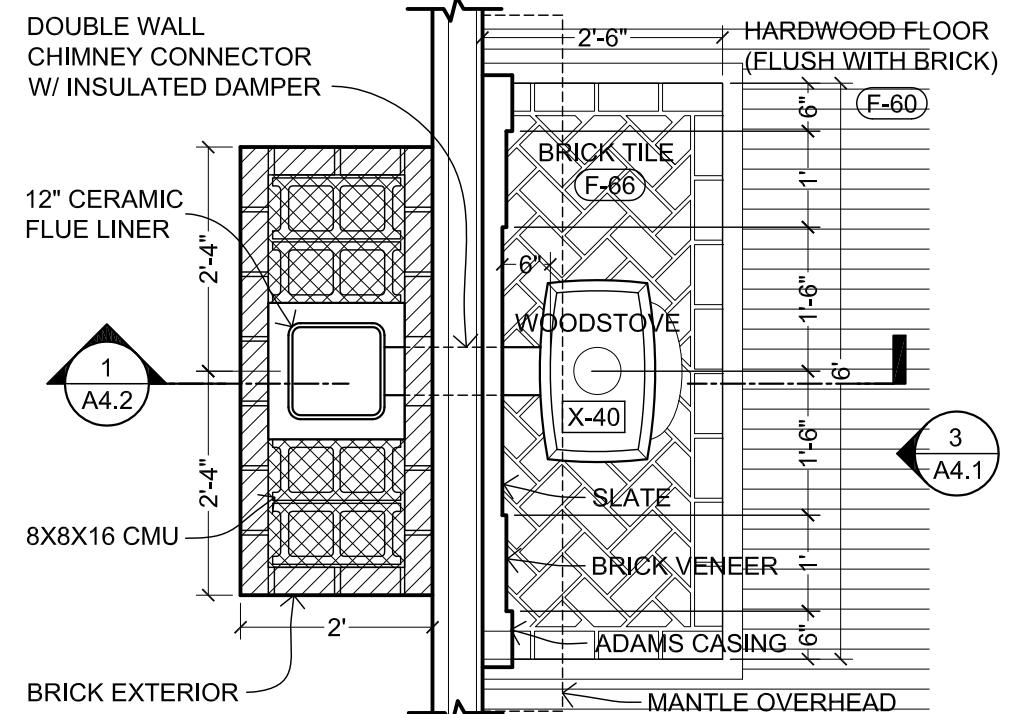
NOTE: DIMENSIONS ARE TO FINISHES



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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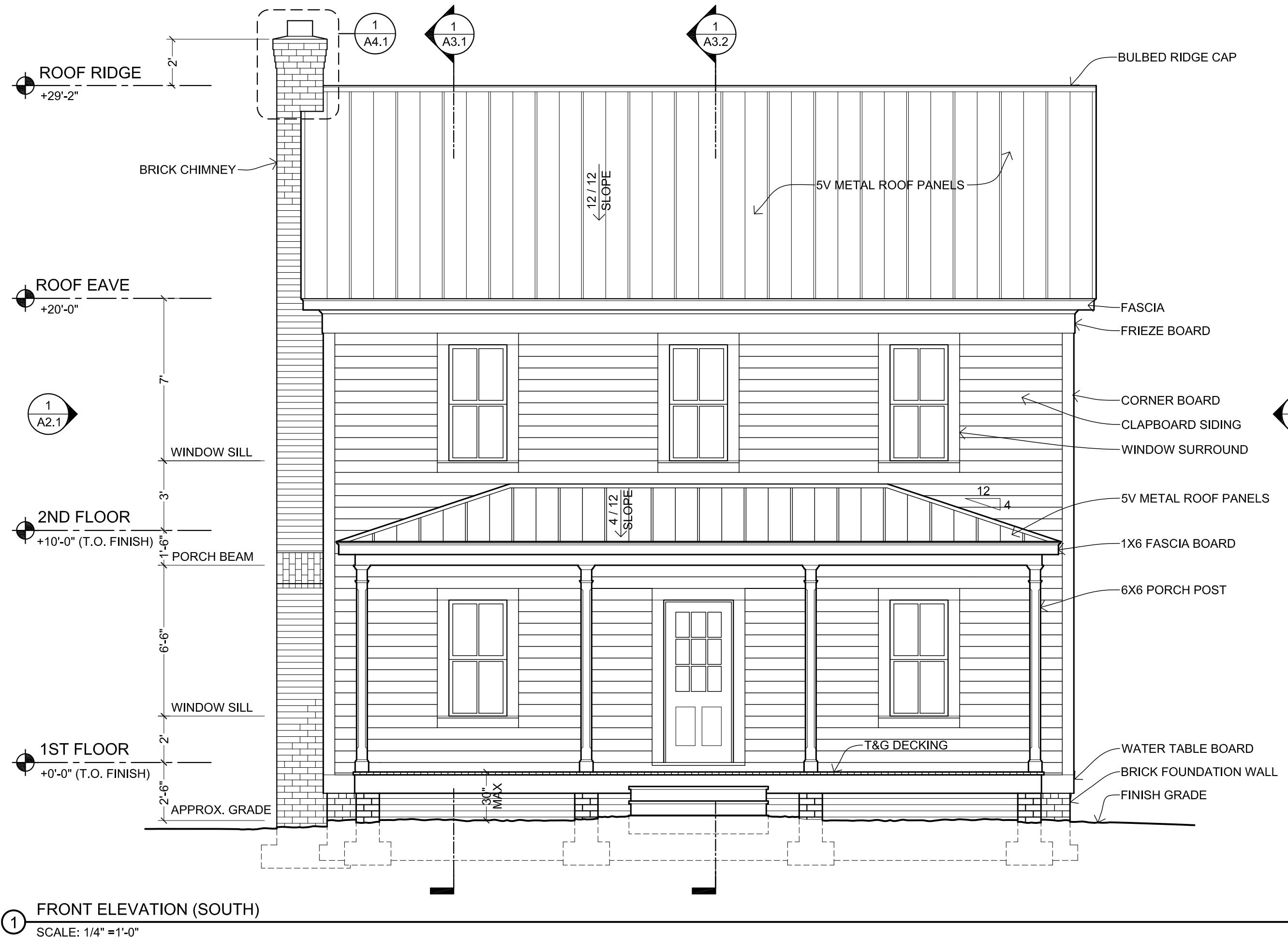
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SHEET TITLE
SOUTH
ELEVATION

SHEET NO.

A2.0





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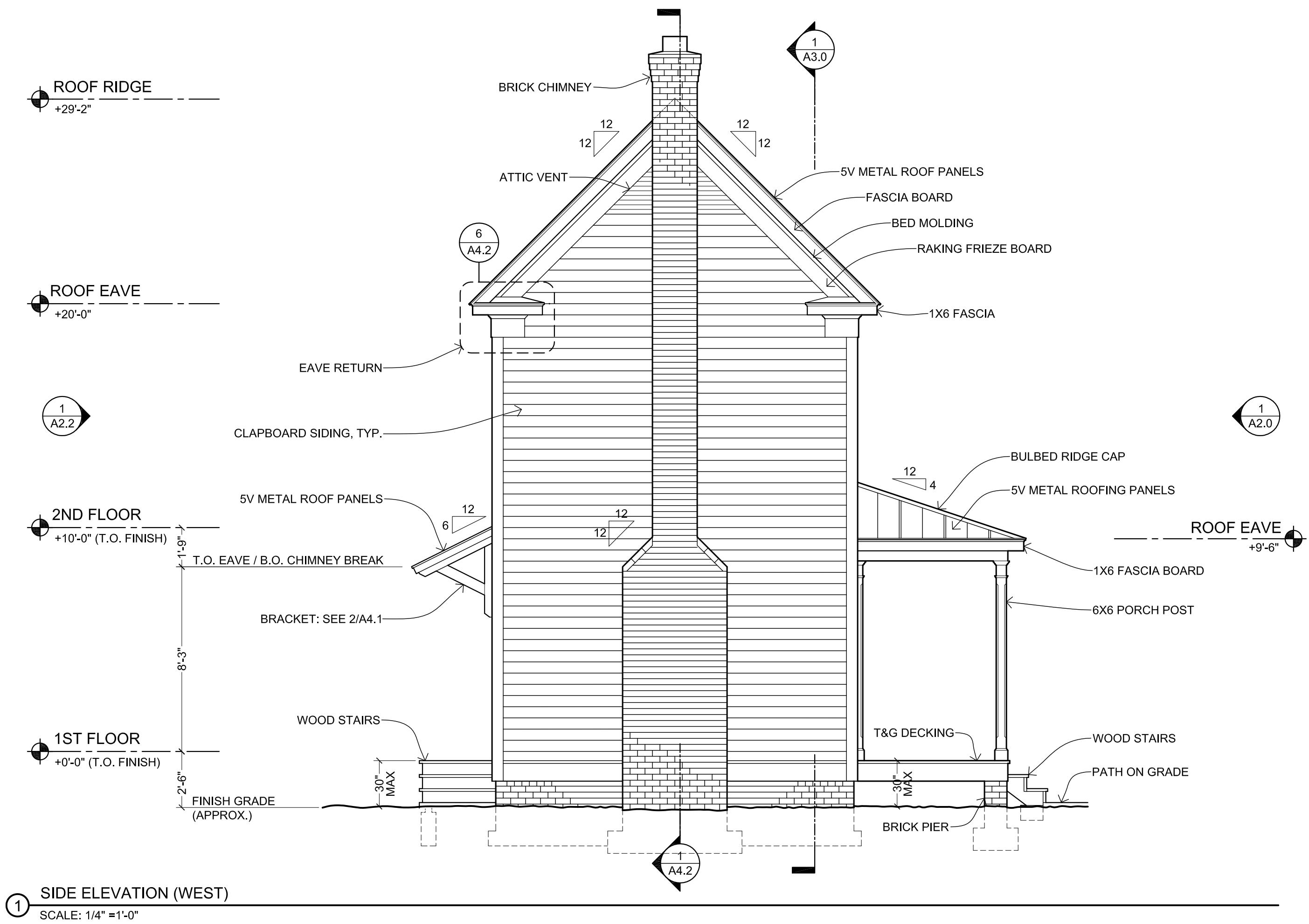
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DATE
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SHEET TITLE
WEST
ELEVATION

SHEET NO.

A2.1





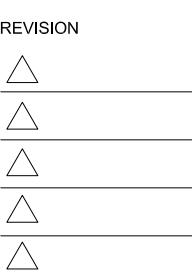
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SHEET TITLE
NORTH
ELEVATION

SHEET NO.

A2.2

ROOF RIDGE

+29'-2"

ROOF EAVE

+20'-0"

2ND FLOOR

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

1ST FLOOR

+0'-0" (T.O. FINISH)

BACK ELEVATION (NORTH)

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

12 / 12
SLOPE

1
A3.2

1
A3.1

1
A4.1

5V METAL ROOF PANELS

FASCIA
FRIEZE BOARD
CORNER BOARD

1
A2.1

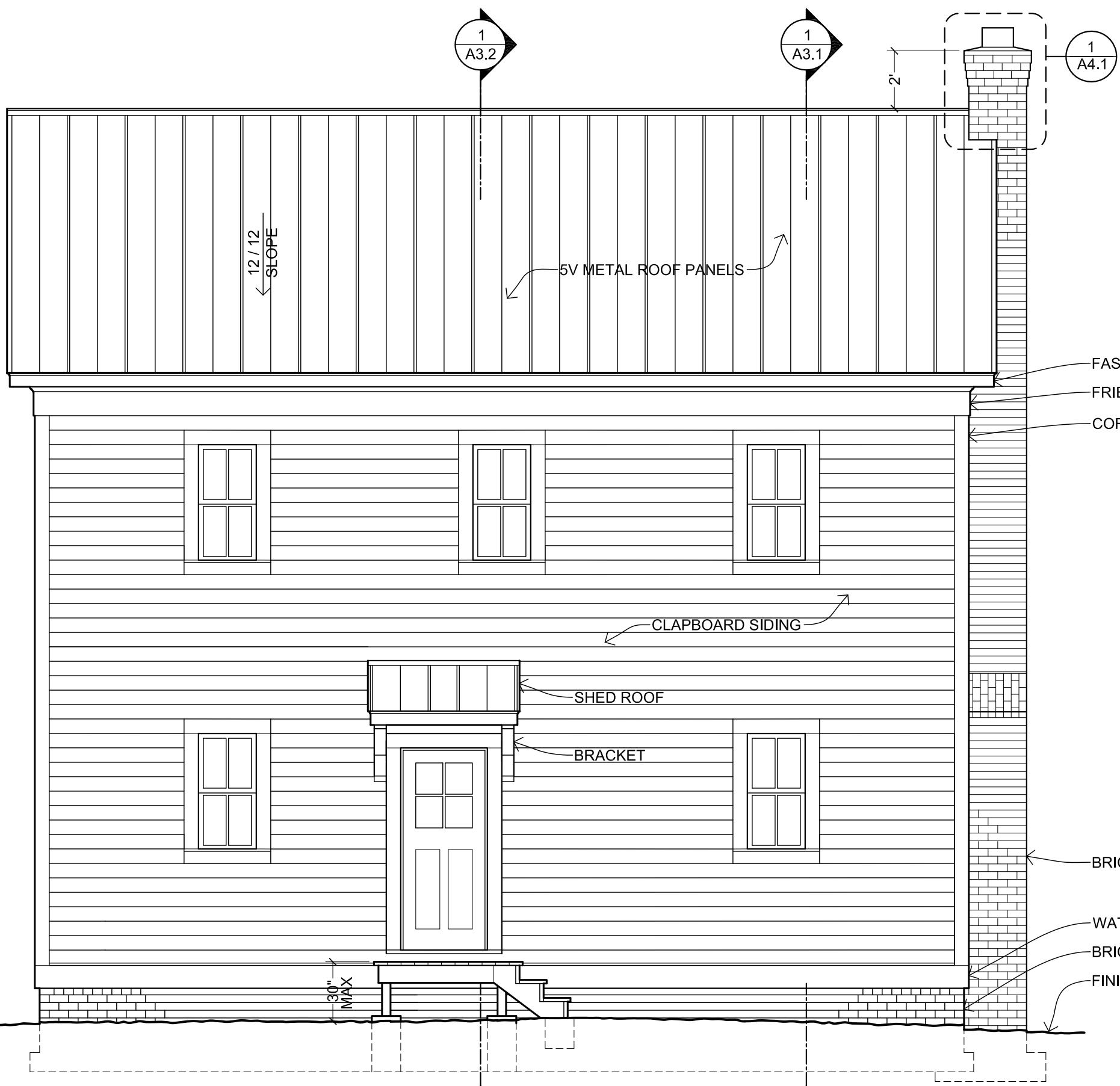
CLAPBOARD SIDING

SHED ROOF

BRACKET

BRICK CHIMNEY
WATER TABLE BOARD
BRICK FOUNDATION WALL
FINISH GRADE

30"
MAX





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REVISION
1
2
3
4

DATE
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SHEET TITLE
EAST
ELEVATION

SHEET NO.

A2.3

ROOF RIDGE
+29'-2"

ROOF EAVE
+20'-0"

1 A2.0

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

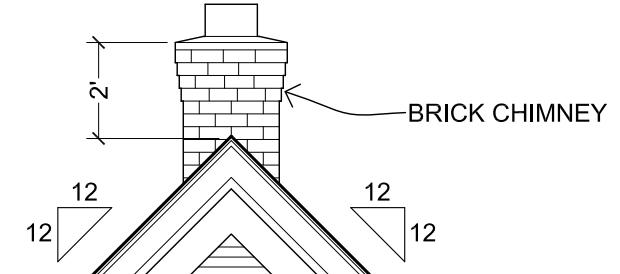
1ST FLOOR
+0'-0" (T.O. FINISH)

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

1 A3.0

6 A4.2

1 A2.2



BRICK CHIMNEY

12
12
12

5V METAL ROOF PANELS
FASCIA BOARD
BED MOLDING
RAKING FRIEZE BOARD

1X6 FASCIA
FRIEZE BOARD
CORNER BOARD

5V METAL ROOF PANELS

BRACKET @ SHED ROOF
SEE DETAIL 2/A4.1

DECKING

FINISH GRADE

EAVE RETURN

WINDOW SILL

PORCH BEAM

T&G DECKING

APPROX. GRADE

30" MAX

BRICK FOUNDATION

30" MAX

FINISH GRADE

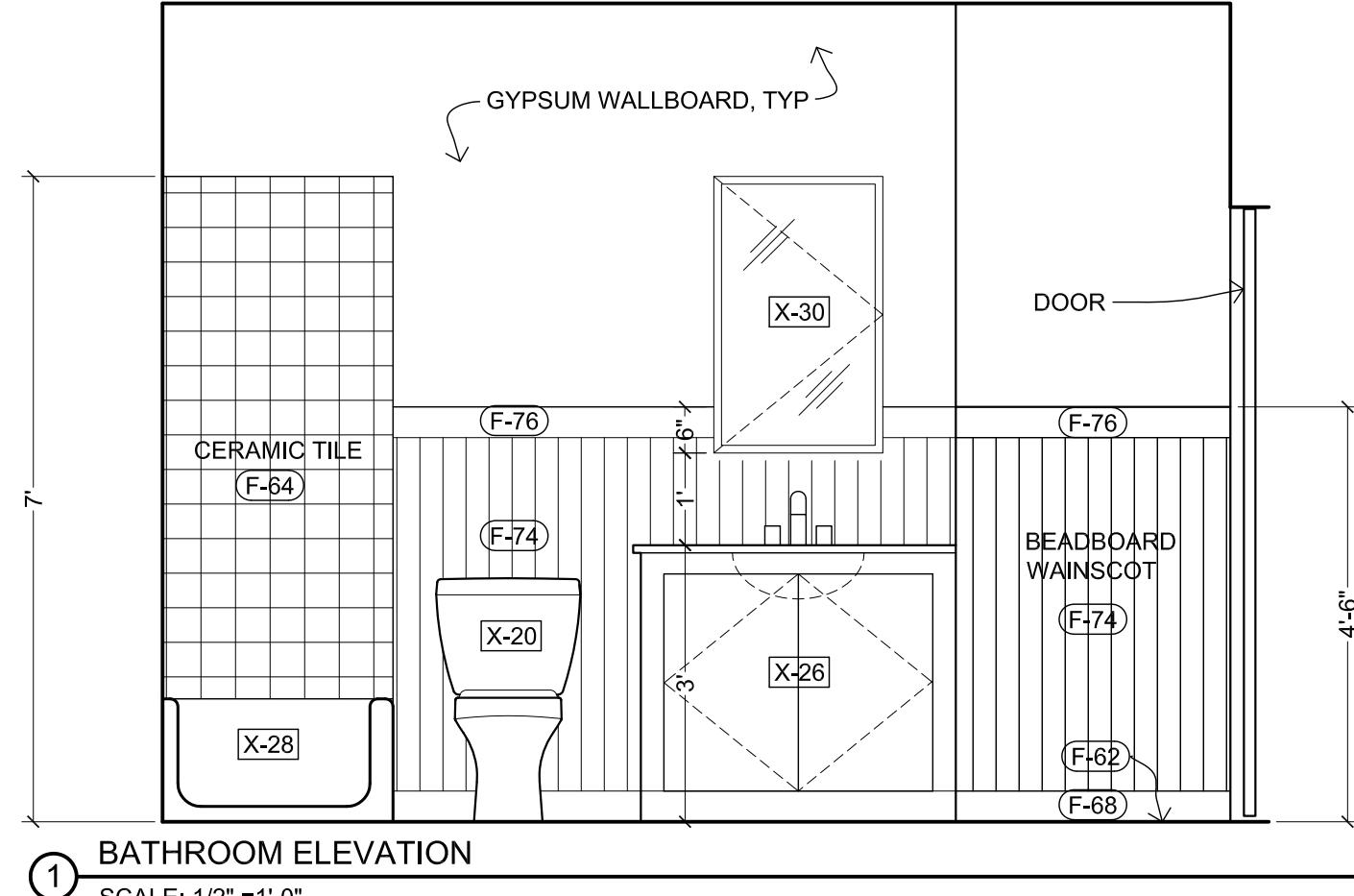
KEY NOTES

FIXTURES (SEE SCHEDULE ON A5.0)

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

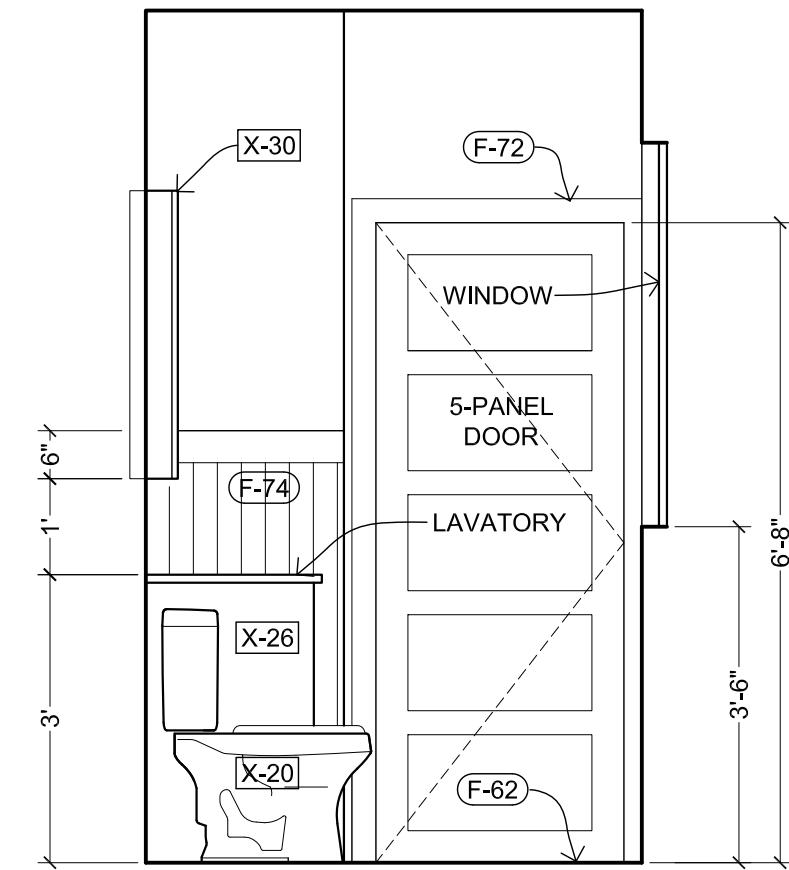
FINISHES (SEE SCHEDULE ON A5.0)

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



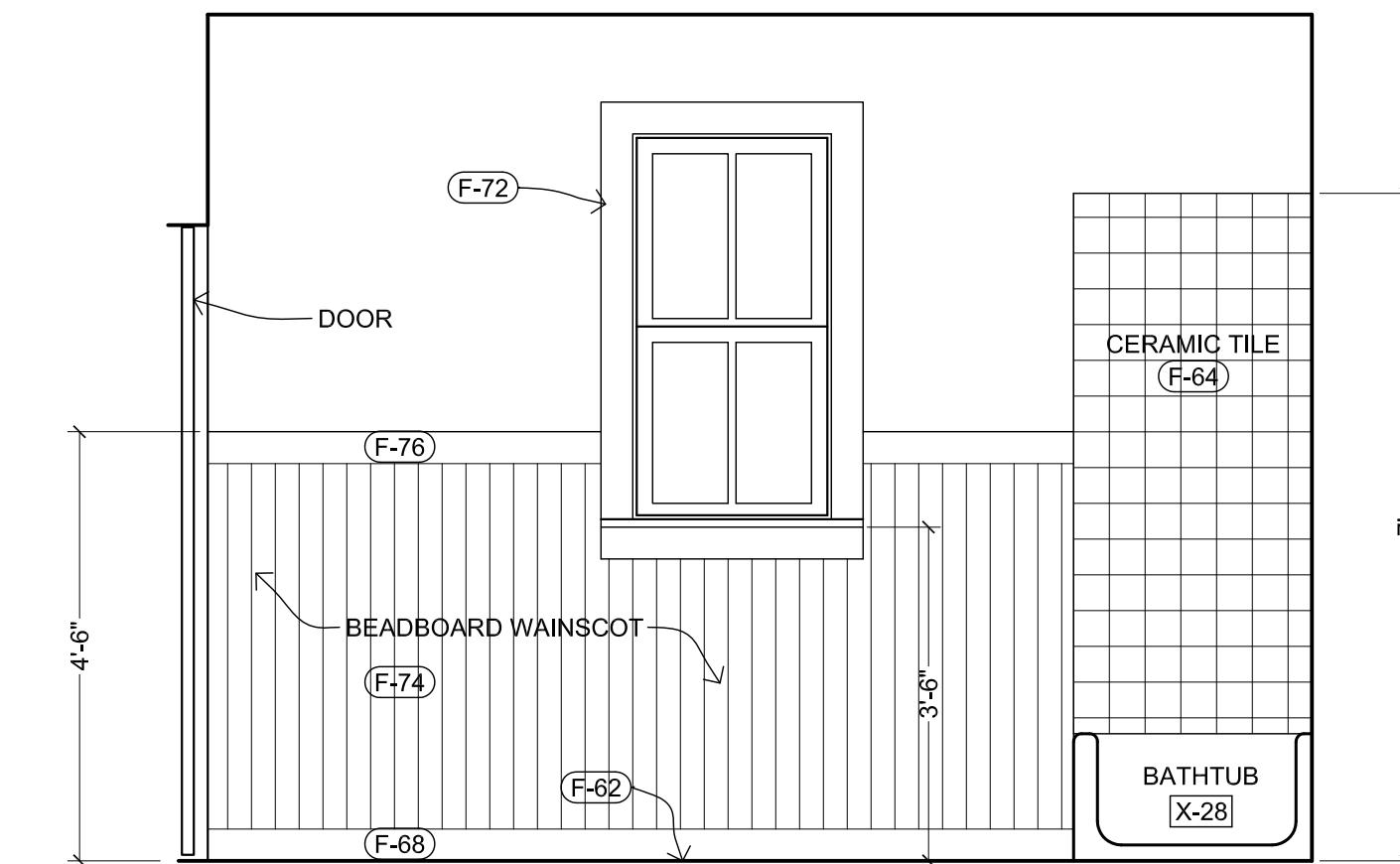
1 BATHROOM ELEVATION

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



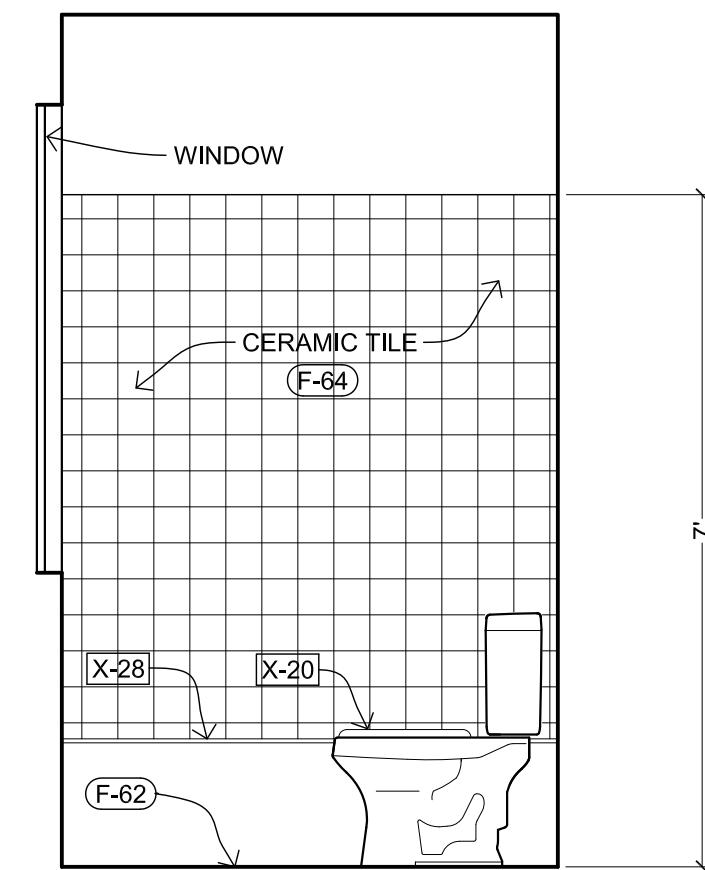
3 BATHROOM ELEVATION

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



2 BATHROOM ELEVATION

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



4 BATHROOM ELEVATION

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



Creative
Commons

CC

BY

SA

NC

ND

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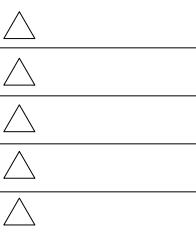
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DATE

10-15-15

SHEET TITLE

INTERIOR
ELEVATIONS

SHEET NO.

A2.4

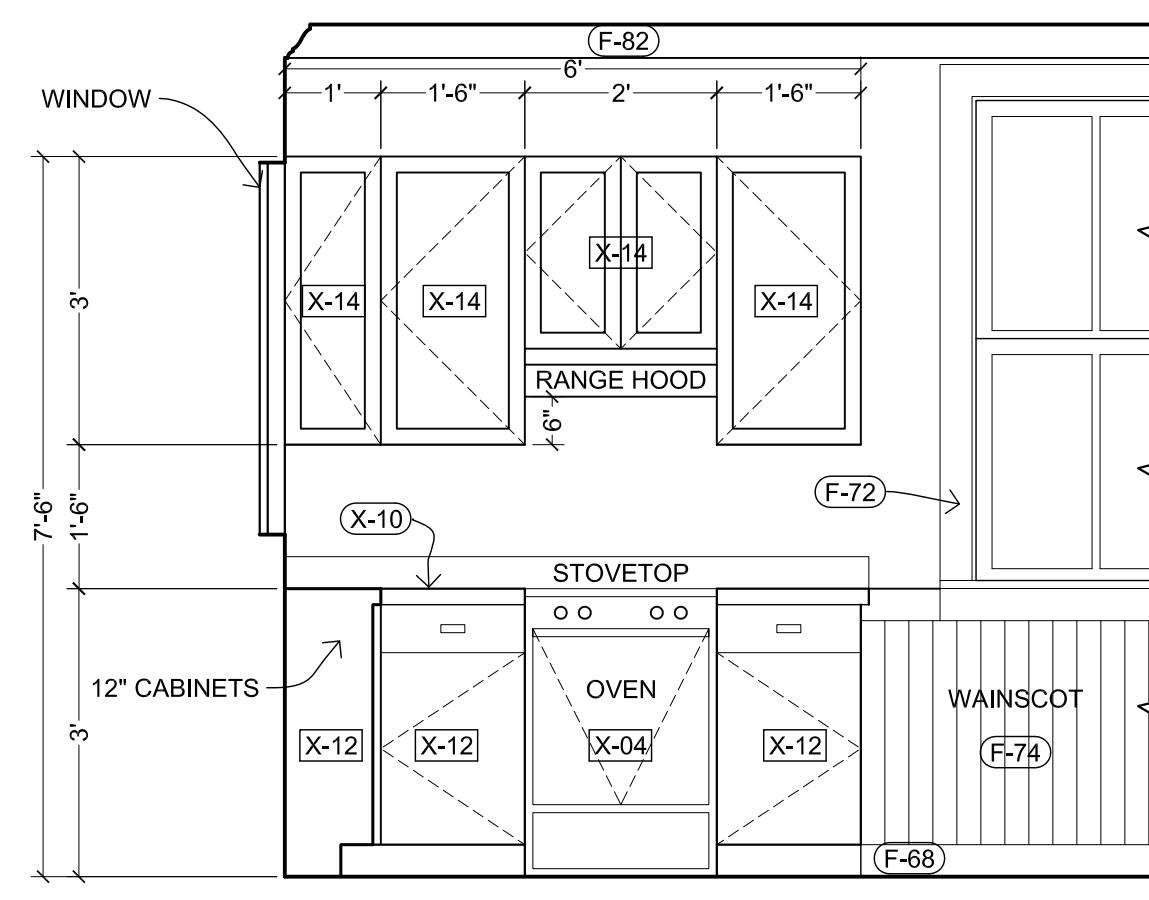
KEY NOTES

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

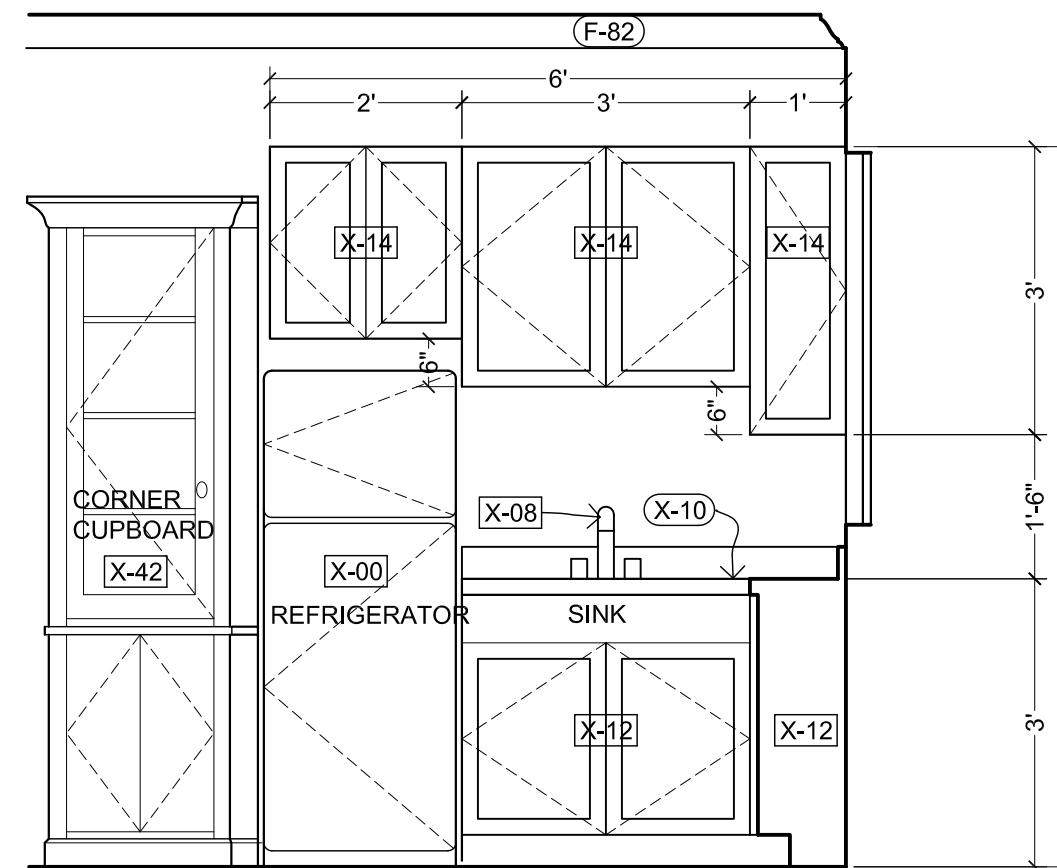
FINISHES (SEE SCHEDULE ON A5.0)

- 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



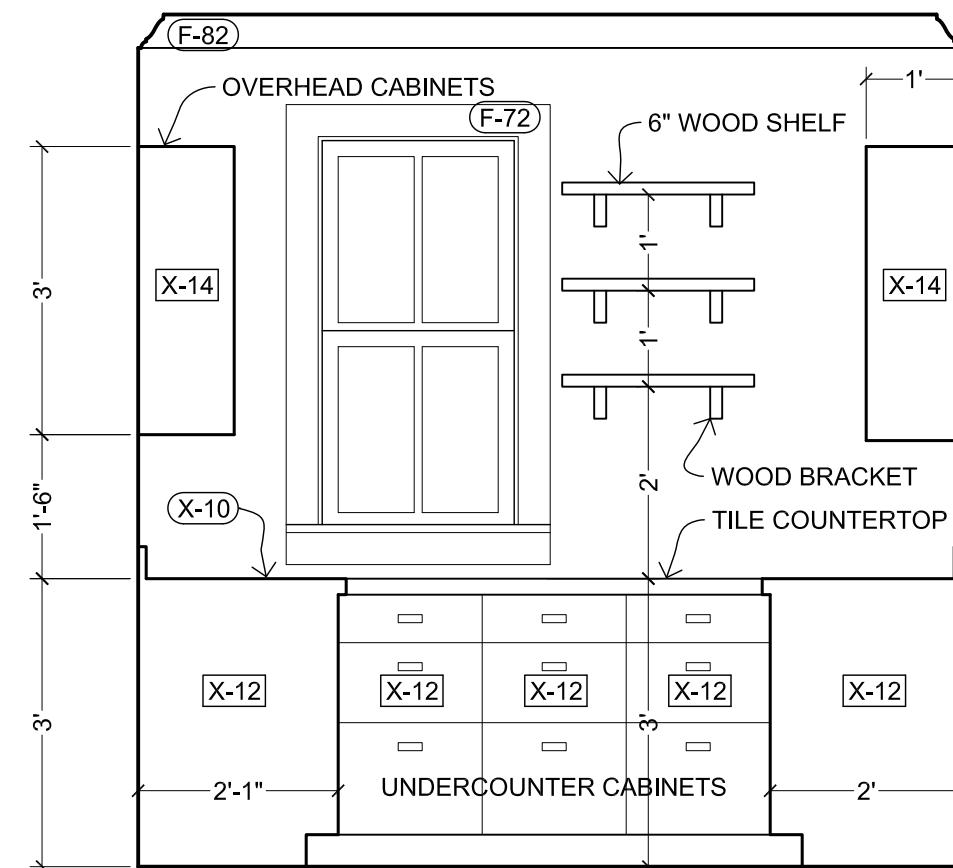
1 KITCHEN ELEVATION

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



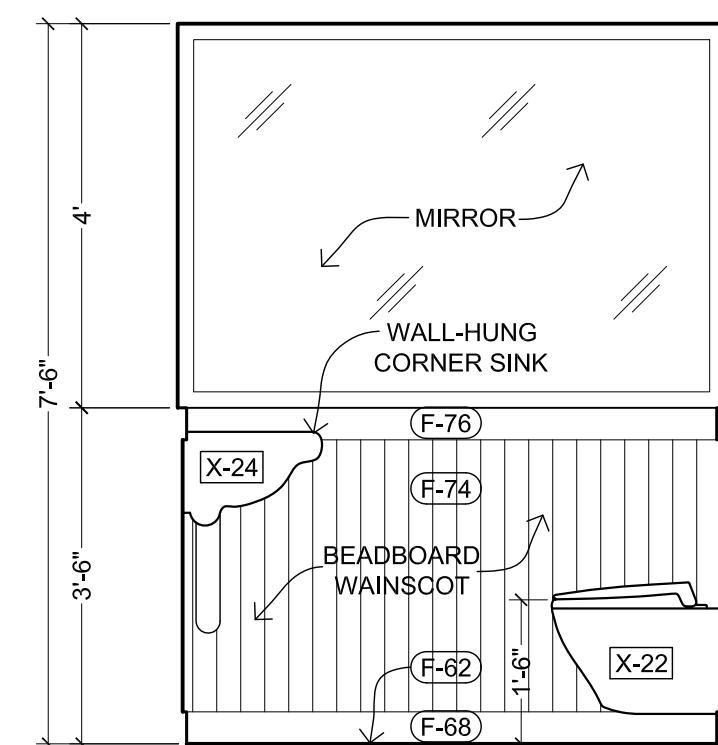
2 KITCHEN ELEVATION

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



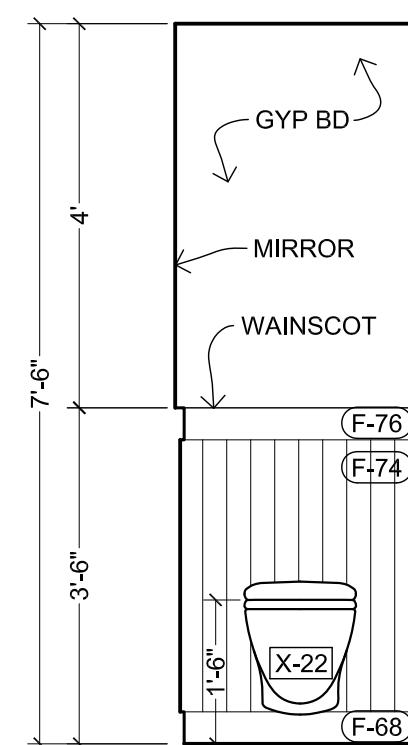
3 KITCHEN ELEVATION

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



4 WATER CLOSEST ELEVATION

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



5 WC ELEVATION

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

DATE
10-15-15
SHEET TITLE
INTERIOR
ELEVATIONS
SHEET NO.

A2.5

REVISION
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△
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△

DATE
10-15-15

SHEET TITLE
INTERIOR
ELEVATIONS
SHEET NO.



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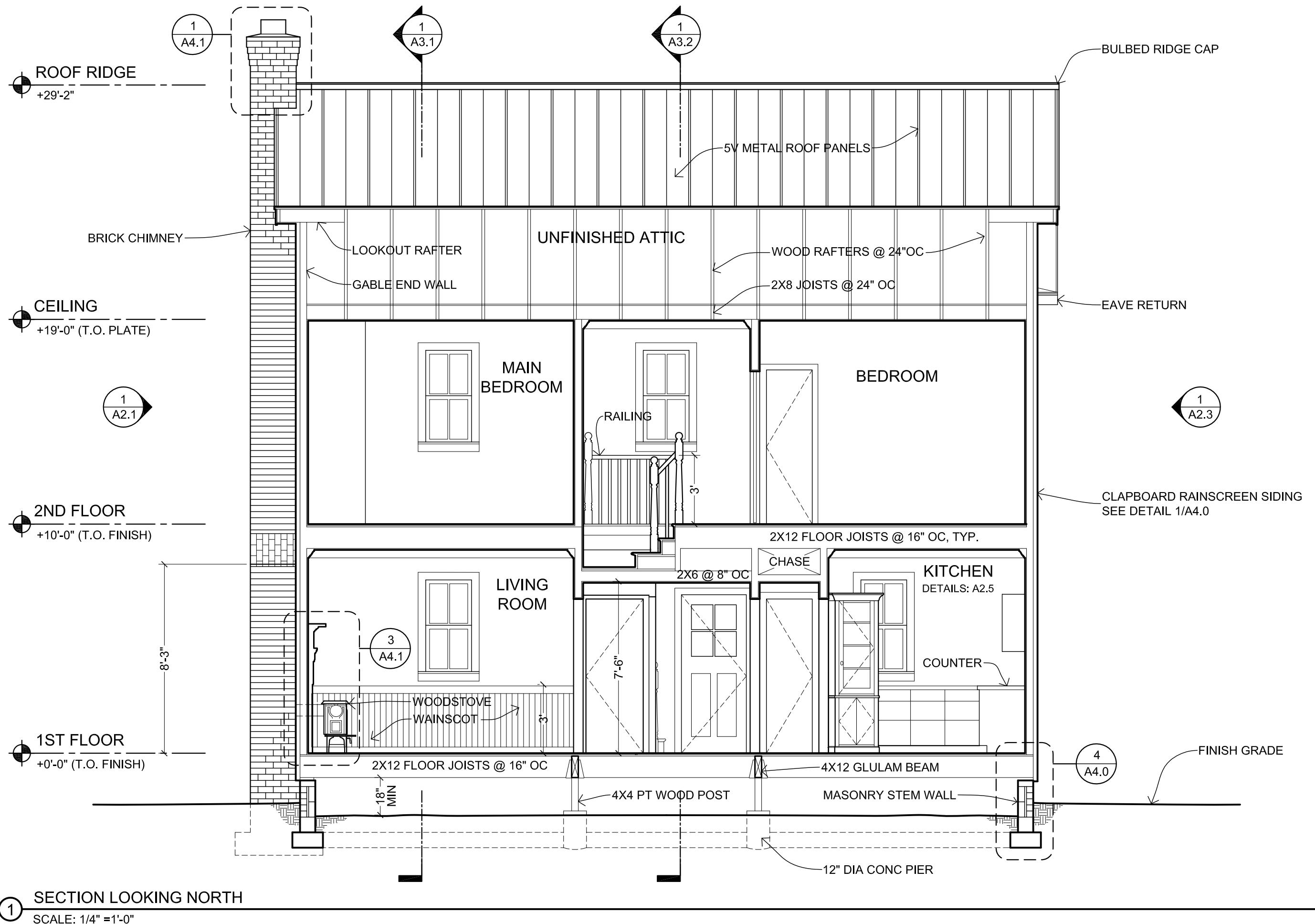
REVISION
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DATE
10-15-15

SHEET TITLE
LONGITUDINAL
SECTION

SHEET NO.

A3.0





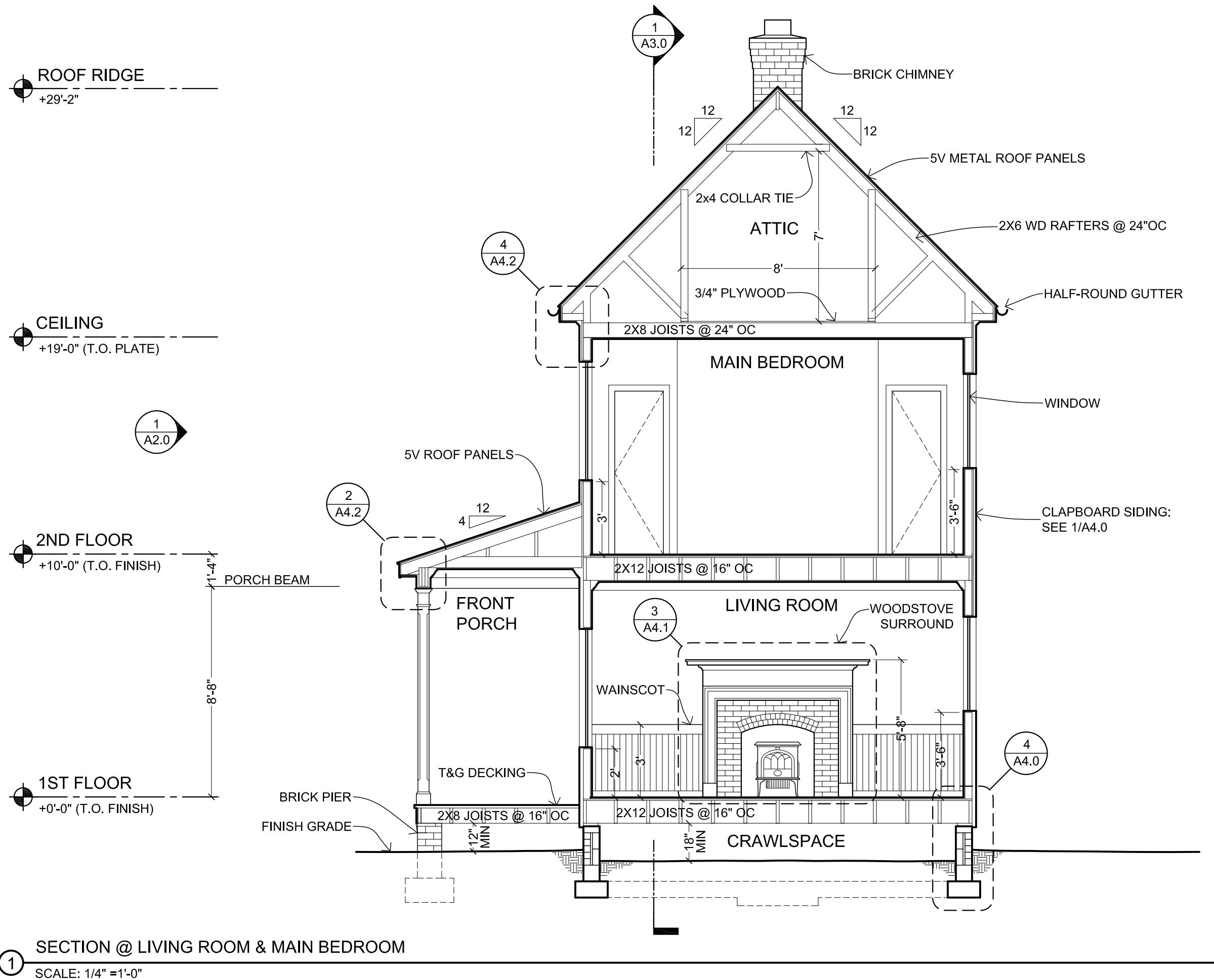
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2
3
4

DATE
10-15-15

SHEET TITLE
TRANSVERSE
SECTION

SHEET NO.

A3.1



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ROOF RIDGE
+29'-2"

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

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

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

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

1
A3.0

BRICK CHIMNEY

12
12

12

12

2x4 COLLAR TIE

ATTIC

3/4" PLYWOOD

2X8 JOISTS @ 24" OC

5V METAL ROOF PANELS

2X6 WD RAFTERS @ 24" OC

HALF-ROUND GUTTER

4
A4.2

7

8'

3/4" PLYWOOD

HALL &
STAIRCASE

5
A4.1

2
A4.1

1
A2.2

4
12

2X6 FRAMING
@ 24" OC

FRONT
PORCH

9

3
A4.2

5
A4.2

4"

12" MIN

18" MIN

OPEN TO
LIVING
ROOM

6' 8"

4"

2X8 JOISTS @ 16" OC

2X12 JOISTS @ 16" OC

HANDRAIL

3'

3'

30° DEG CLEAR

3'

5V METAL ROOF PANELS

STRUCTURAL BRACKET

WINDER STAIRS, SEE DETAILS:

PLAN: 3/A1.7

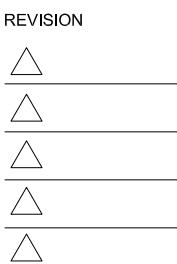
ELEVATION: 6/A4.1

SECTION: 5/A4.0

DECKING

4X4 PT WOOD POST

FINISH GRADE



DATE
10-15-15

SHEET TITLE
TRANSVERSE
SECTION

SHEET NO.

A3.2



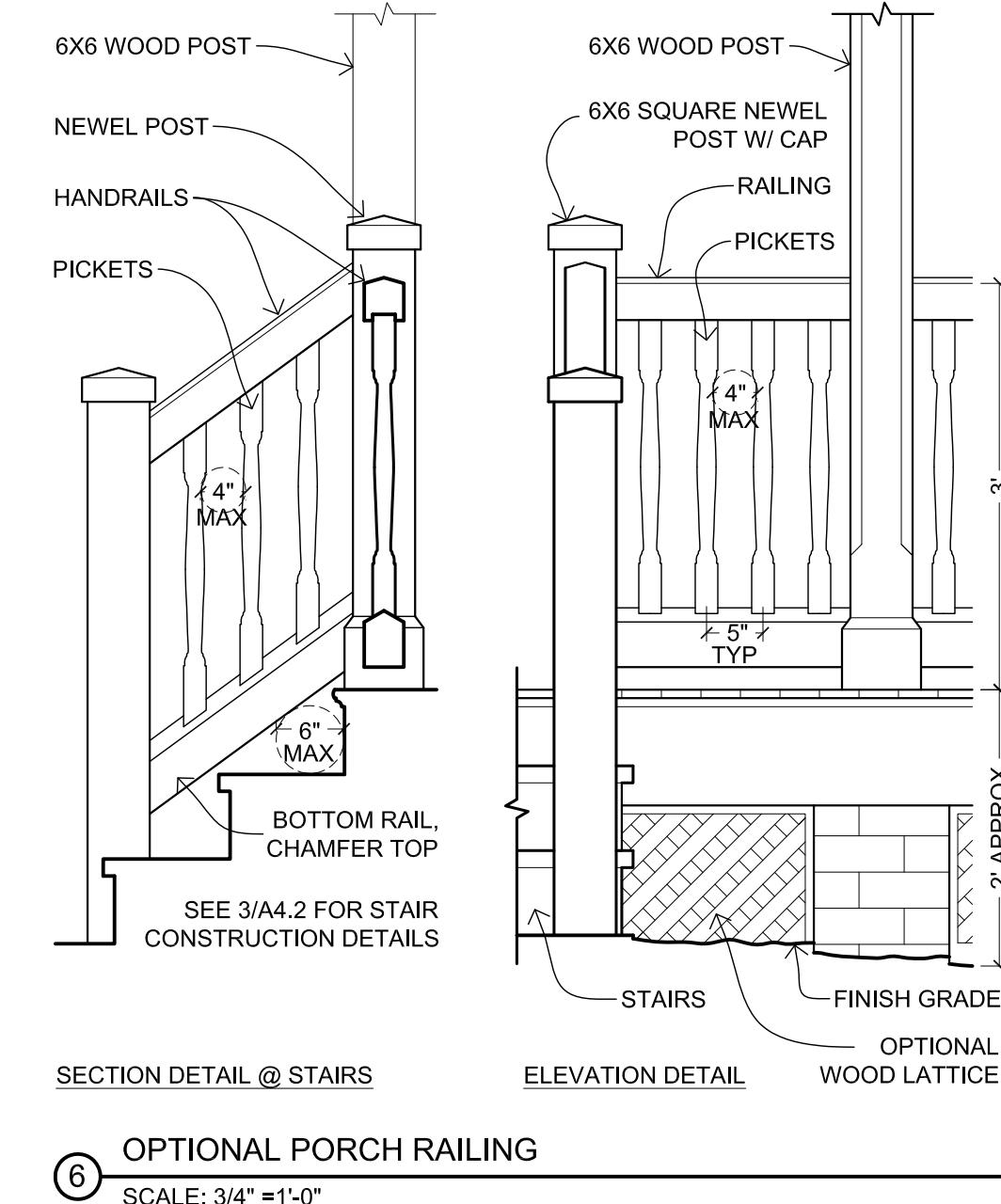
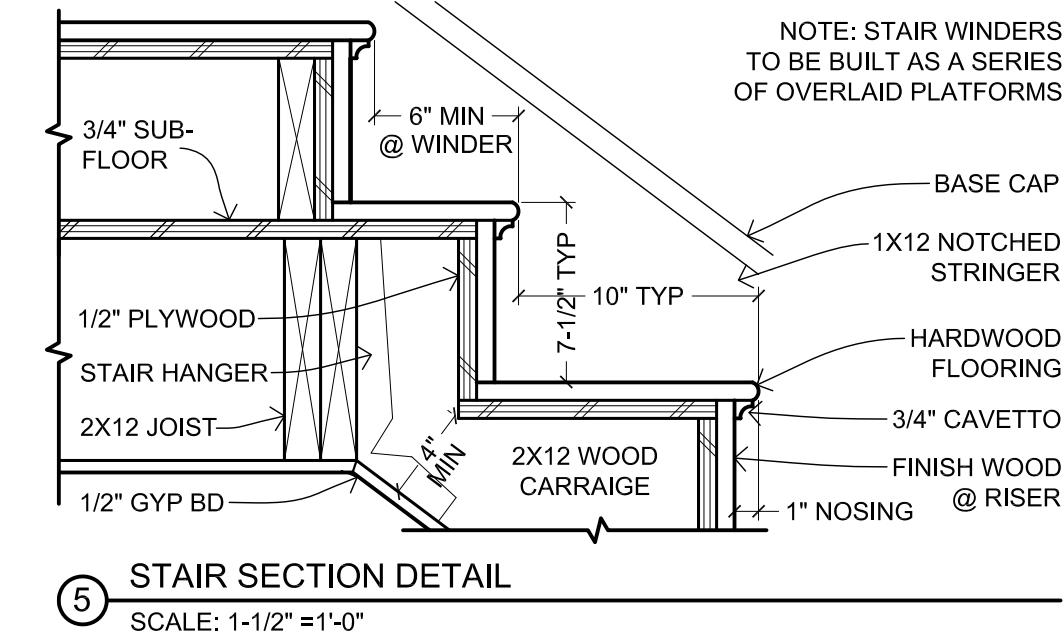
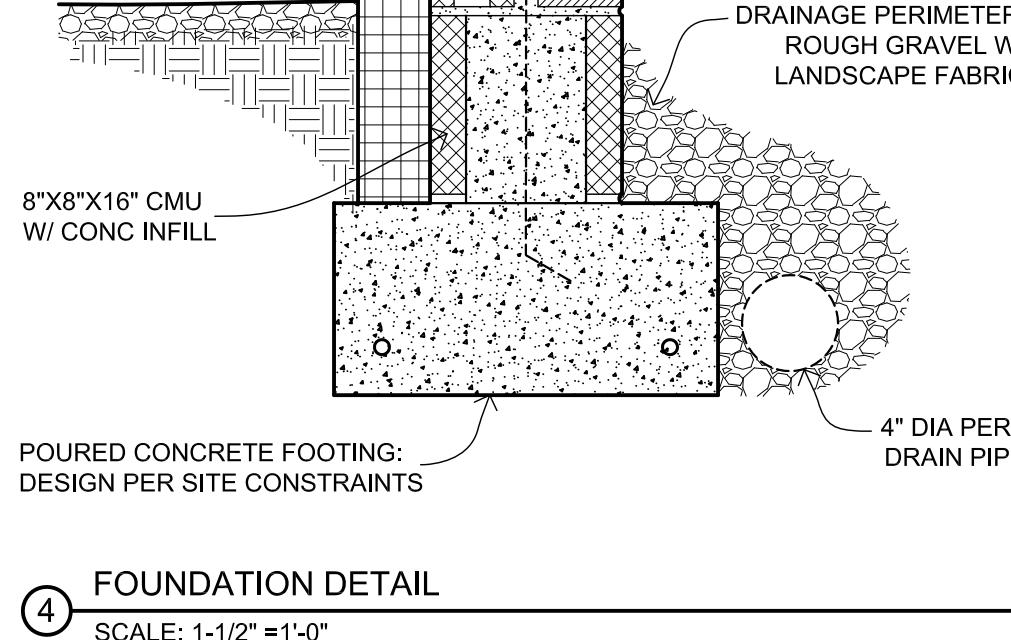
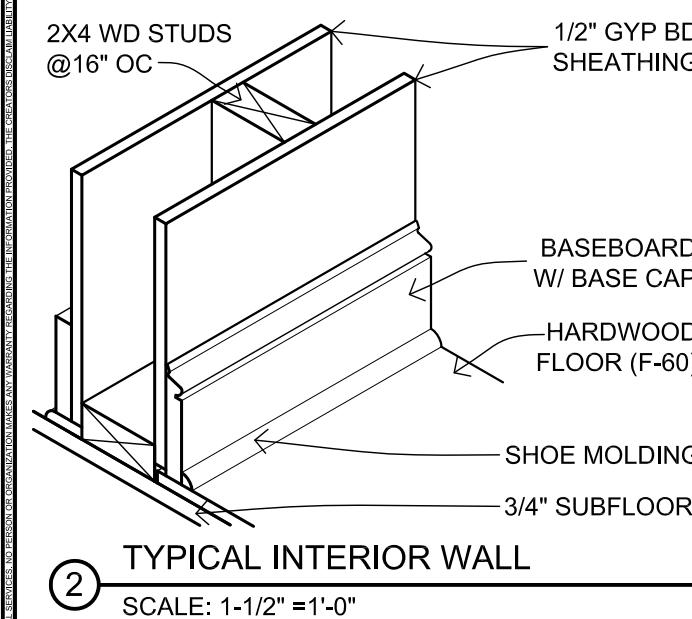
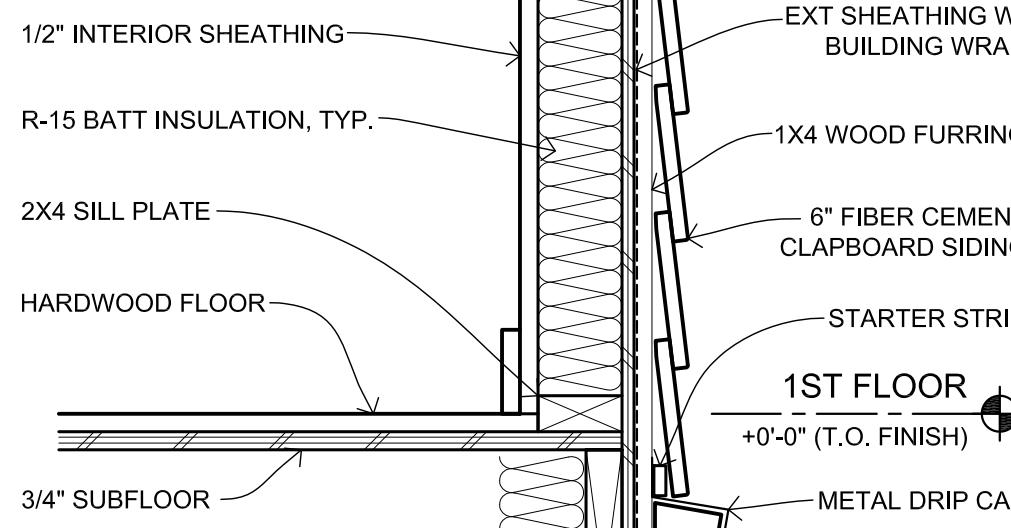
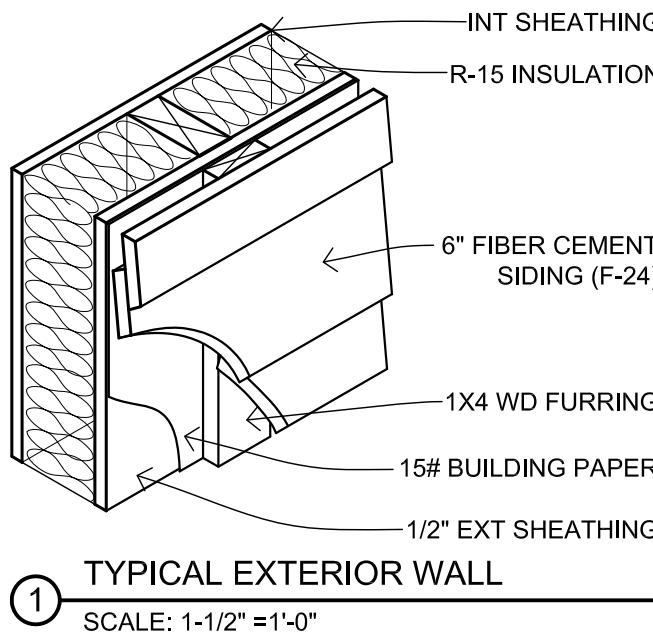
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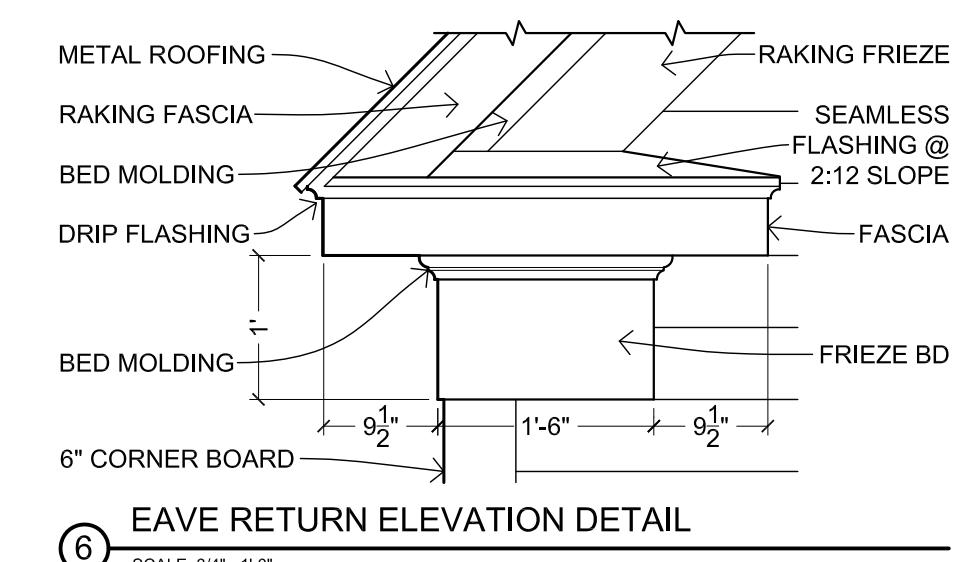
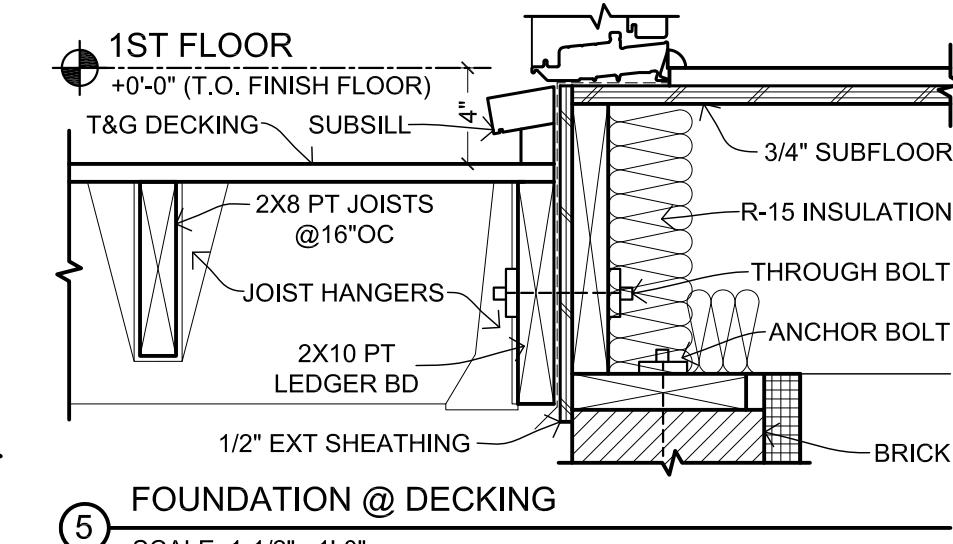
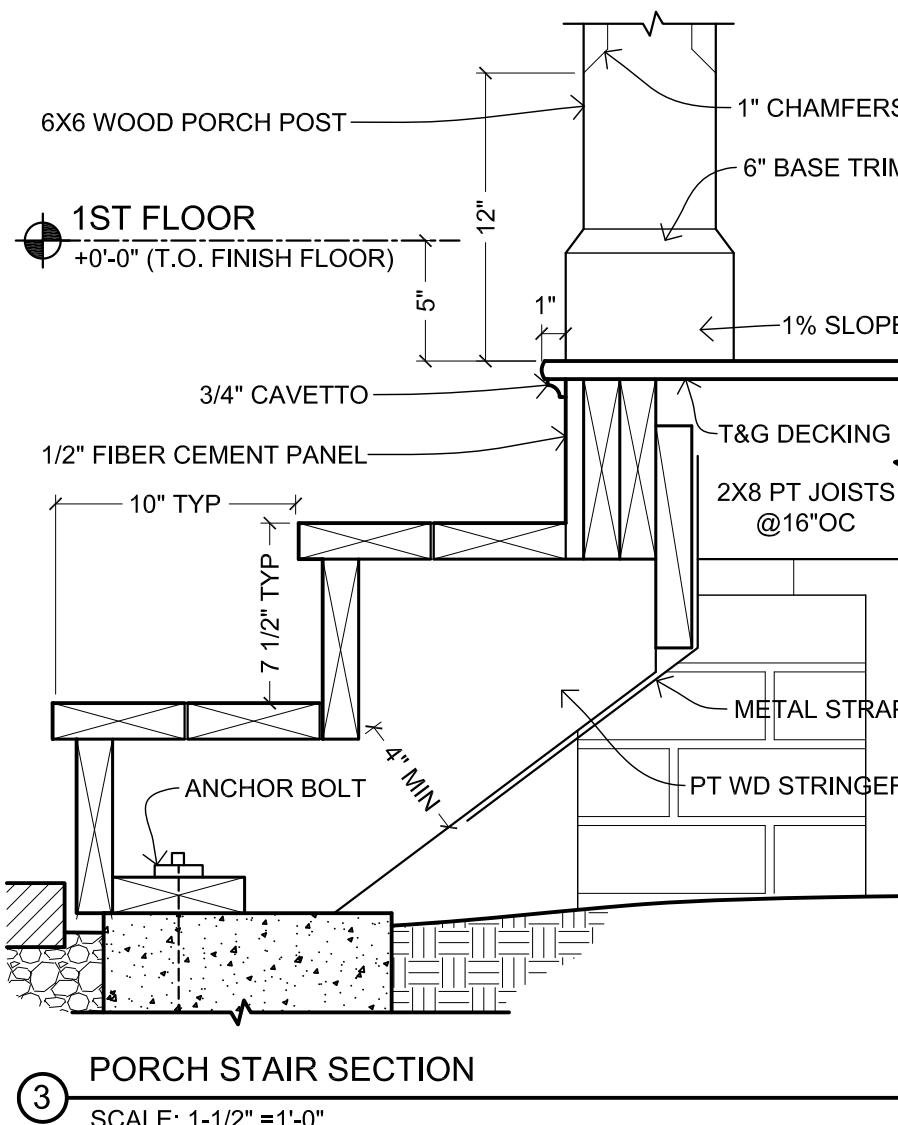
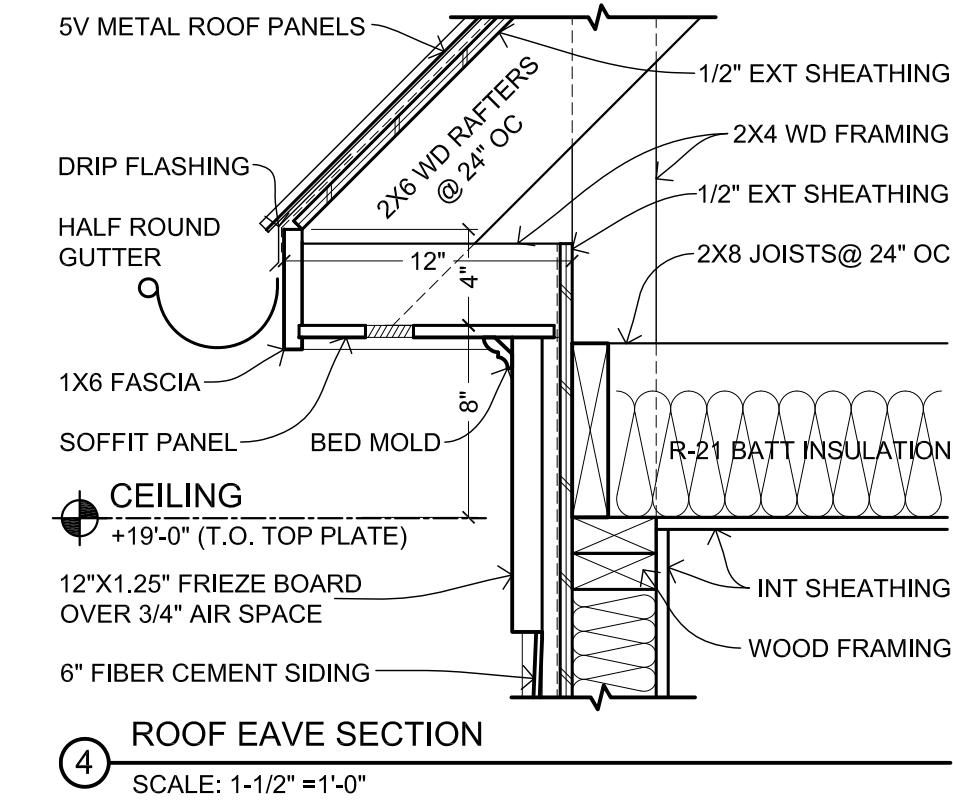
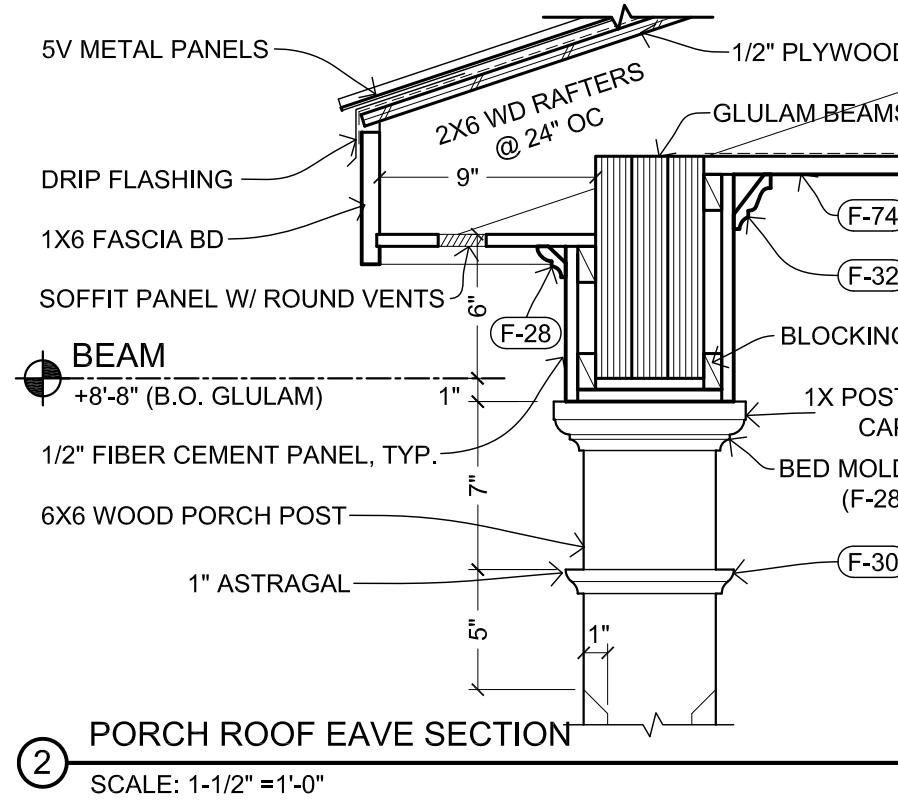
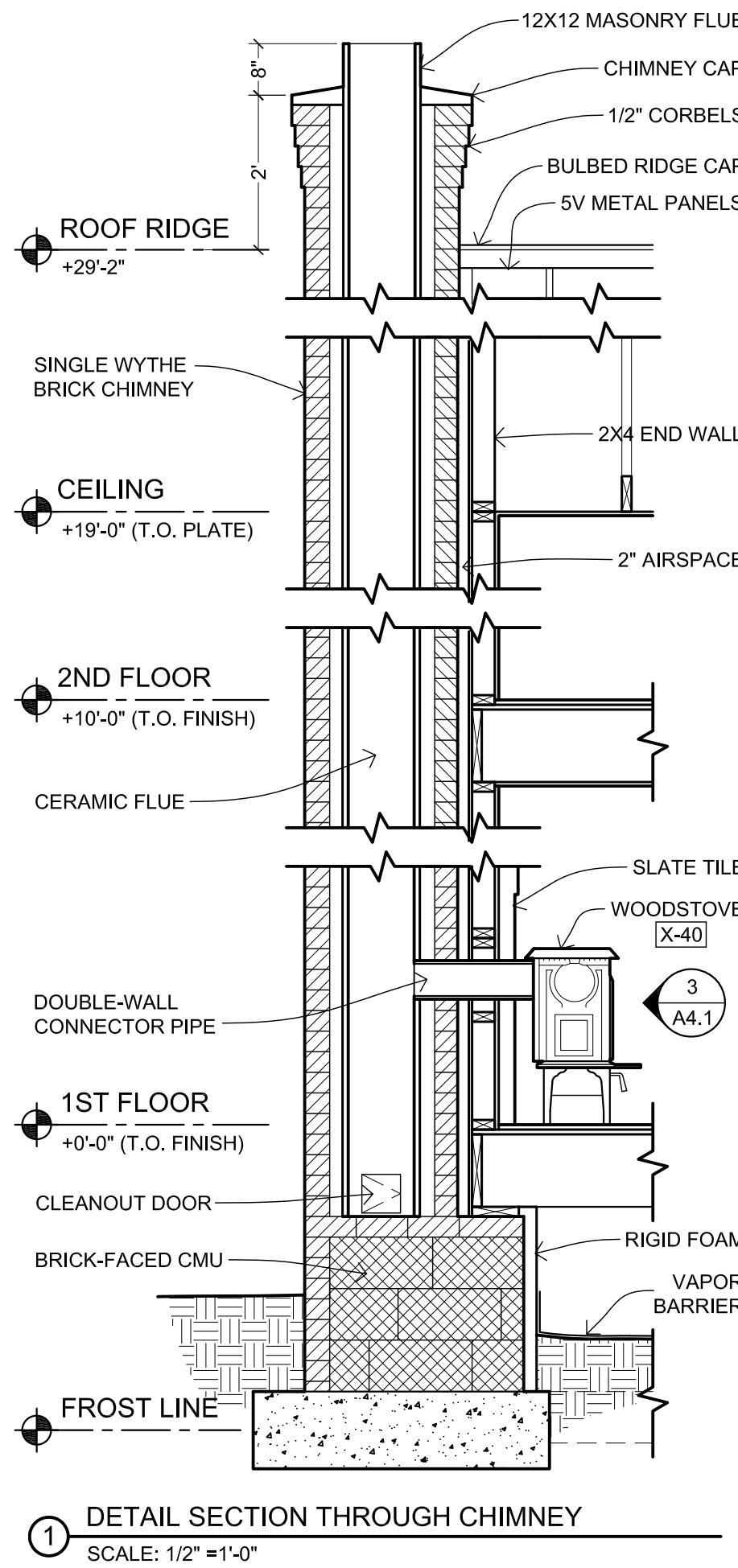
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SHEET TITLE
EXTERIOR DETAILS

SHEET NO.

A4.2




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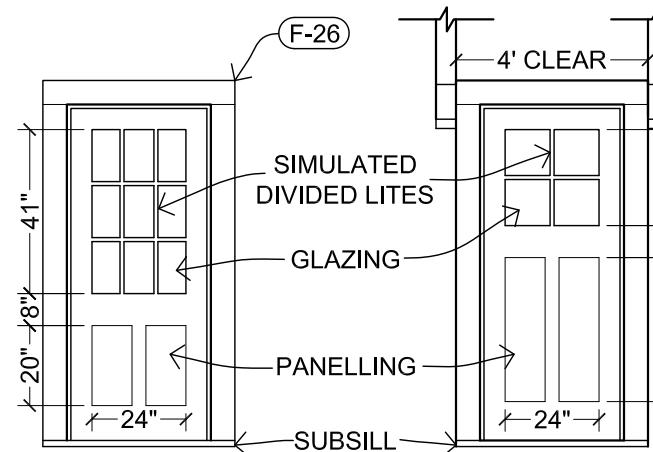
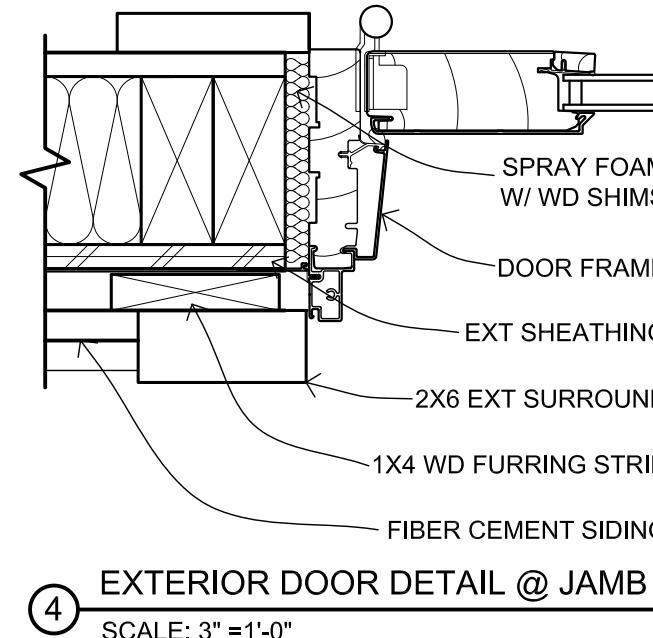
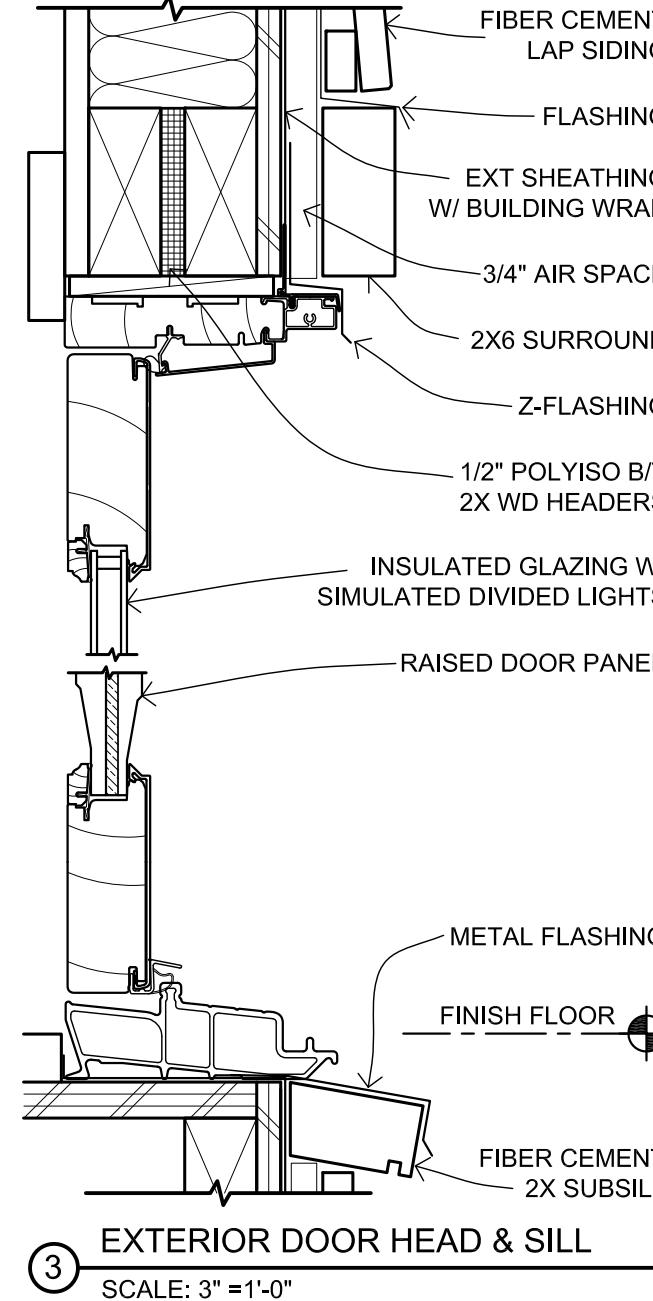
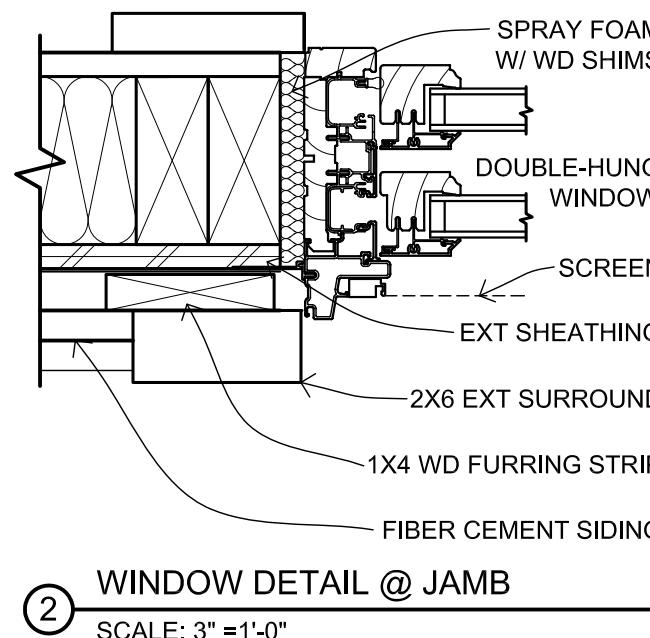
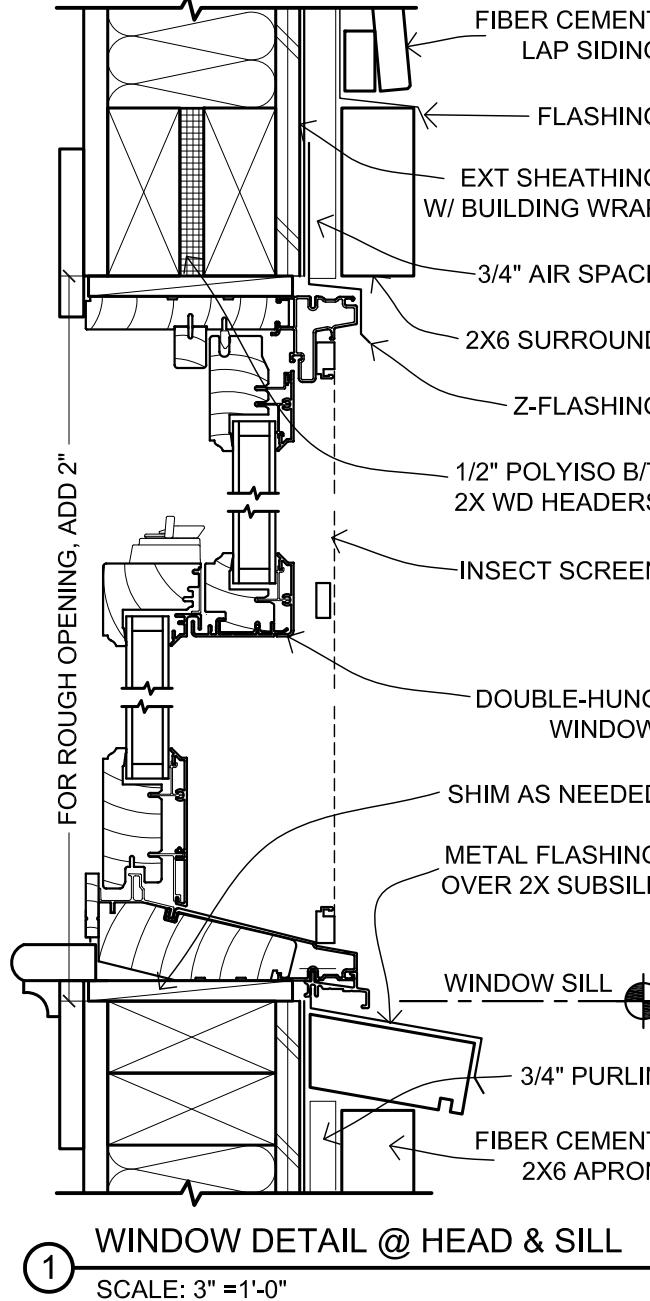
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DATE
10-15-15

SHEET TITLE
DOORS &
WINDOWS

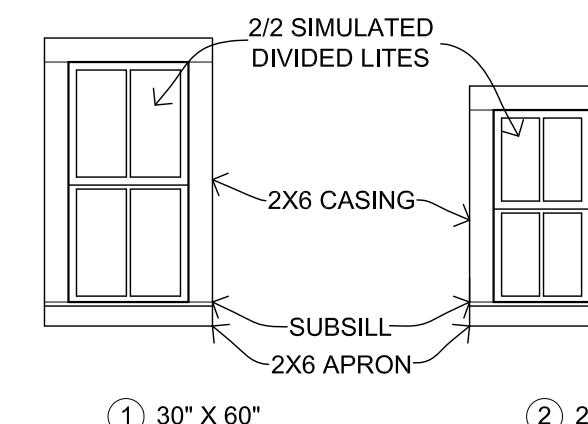
SHEET NO.

A4.3



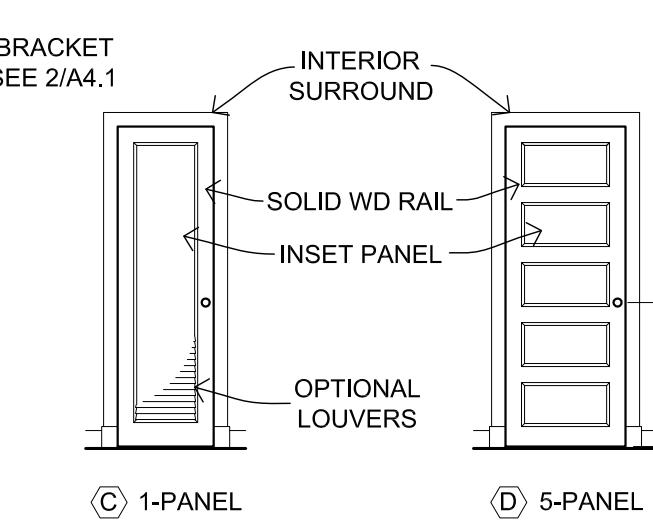
DOOR ELEVATION DETAILS

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



WINDOW ELEVATION DETAILS

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



OPTIONAL WINDOW SHUTTERS

7 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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MATERIALS SCHEDULE

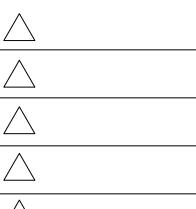
MARK	ITEM	SIZE	MATERIAL	NOTES	MANUFACTURER / MODEL
F-00	BRICK	-	SMOOTH BRICK	RED COLOR, LIME-BASED MORTAR, AVOID WIRE CUT OR "EXTRUDED" LOOK	-
F-20	FLOOR DECKING	1x4	FIBER CEMENT	TONGUE & GROOVE, UNPAINTED ROT-RESISTANT WOOD PREFERRED	-
F-22	PORCH COLUMN	6x6	WOOD	CHAMFERED 1" FROM EDGES	-
F-24	CLAPBOARD 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 SEAM 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	WAUNSCOT 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"	ANTIQUE 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

REVISION



DATE

10-15-15

SHEET TITLE
SCHEDULES

SHEET NO.

A5.0