

# OPTION 1 - FARMSTYLE

# OPTION 2 - FARMHOUSE

## Meeting Agenda:

Balance Pragmatics & Aesthetics

### Option 1:

- Review the structure of existing house. (right vs wrong assumptions)
- Option 1 - Level 2 variations
- Option 2 - Level 3
- Ideas about Farmstyle/Farmhouse interior/exterior.
- Review exterior images: "toward a farmstyle"
- Option 1 - Exterior Elevations
- Option 1 - Phasing; challenges and possibilities. (level 2 bedroom)

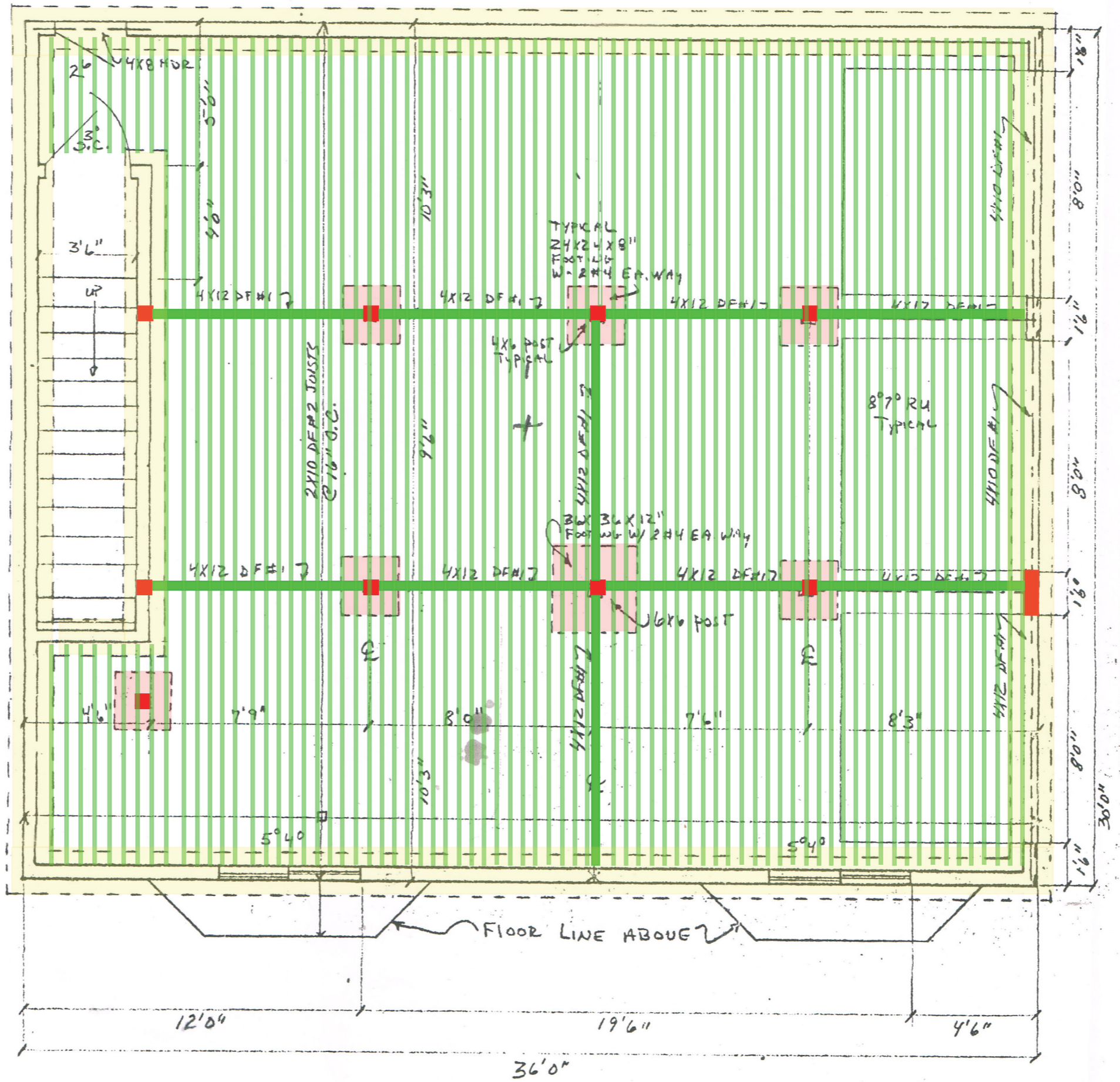
### Option 2:

- Review current circulation/sun exposure (1,000sf 3 stairs, house turns it back on the Sun)
- Option 2 - Level 1; add new stair, infill existing stair, create/consolidate primary entry
- Option 2 - Level 2; option 2A & 2B (no bedroom/bedroom)
- Option 2 - Level 3; 3 bedroom layout.
- Option 2 - Exterior (toward a farmhouse), North elevation transposed with exterior additions.
- Option 2- Elevations

### Longterm Exterior Possibility:

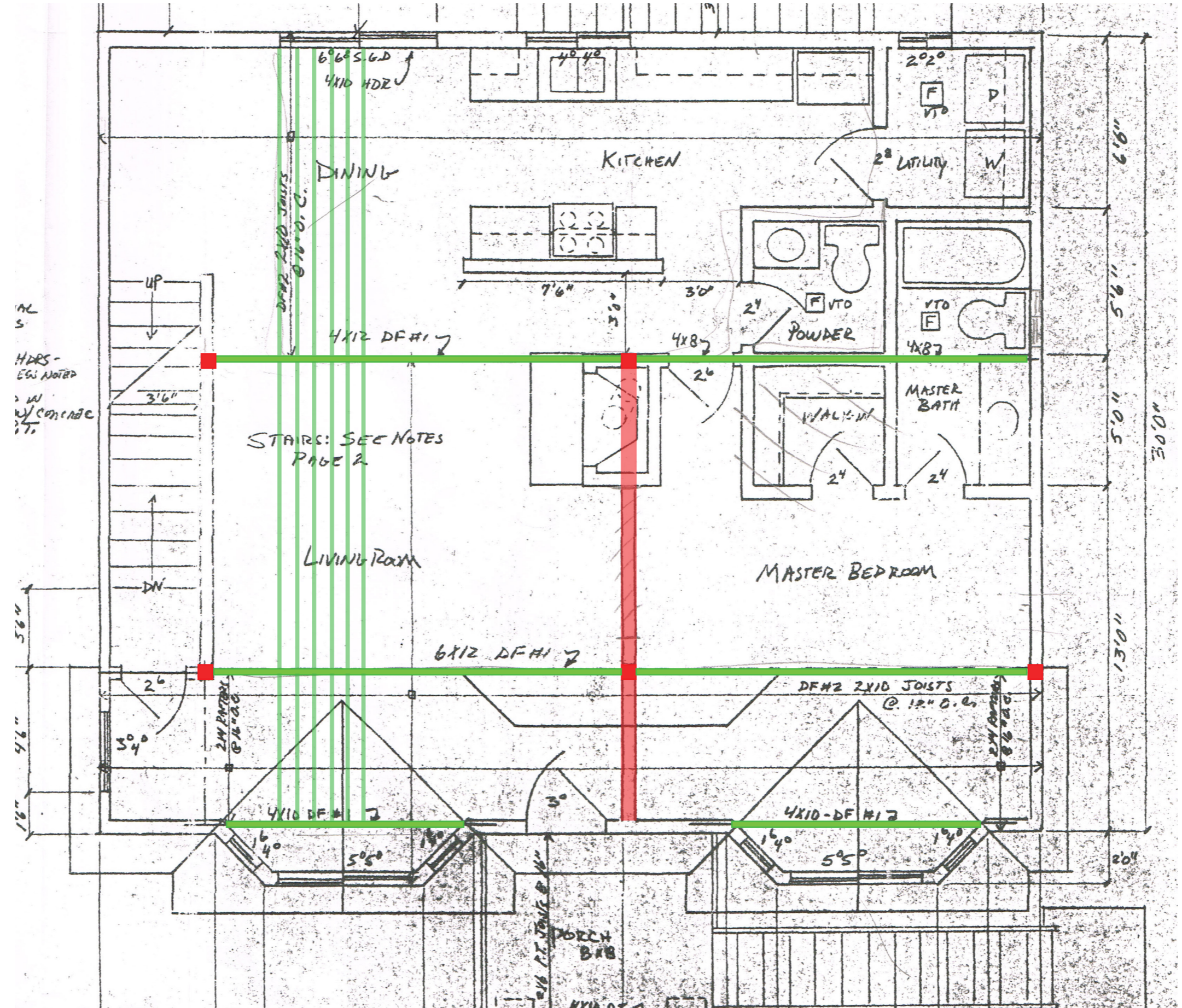
- rainscreen concept





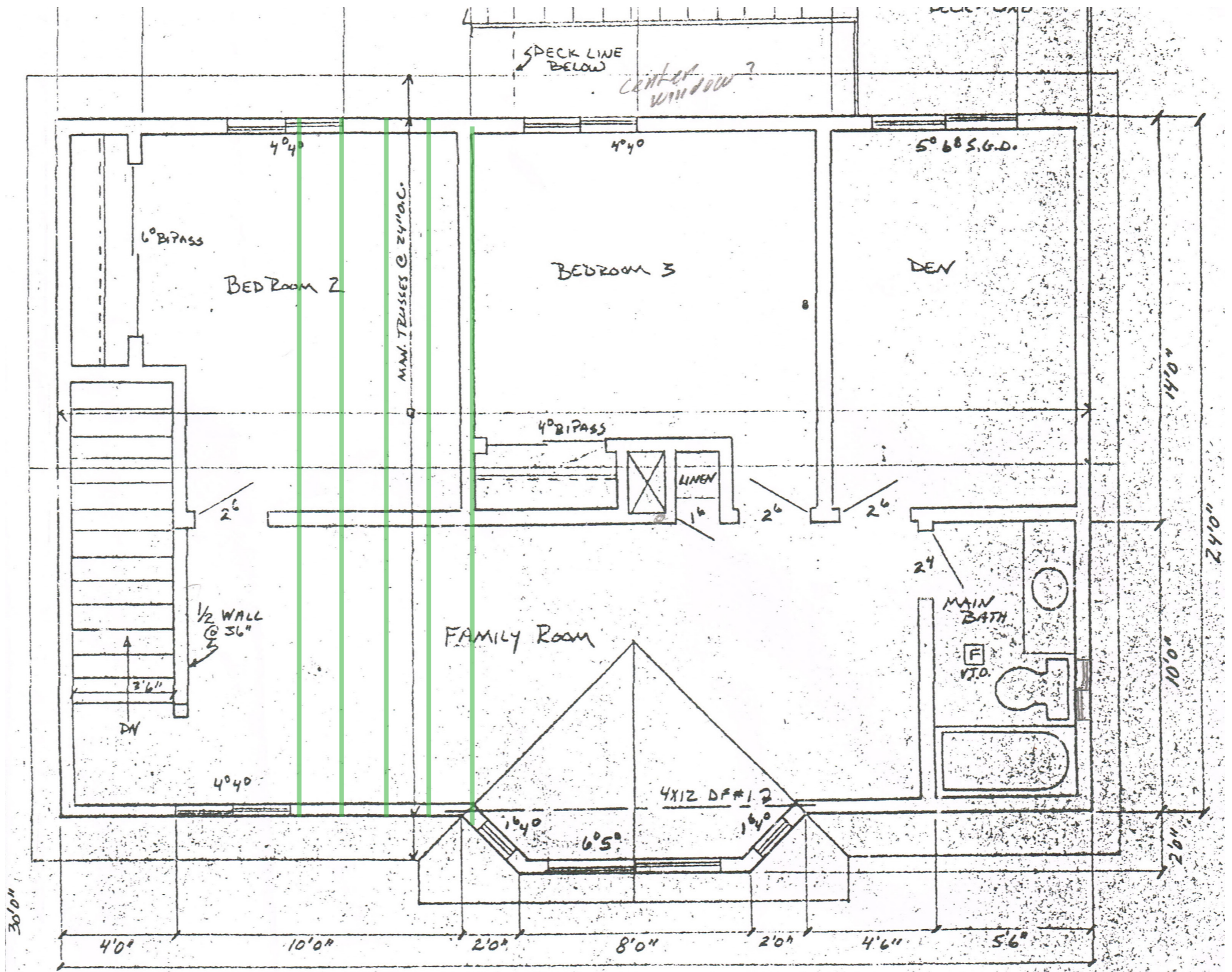
GARAGE SCALE 1/4" = 1'0"

BUILDING AREAS



AL S  
HRS-  
EGL NOTED  
2 W  
W/ CONC  
PT

2x12 JOIST @ 12"  
PORCH  
BATH

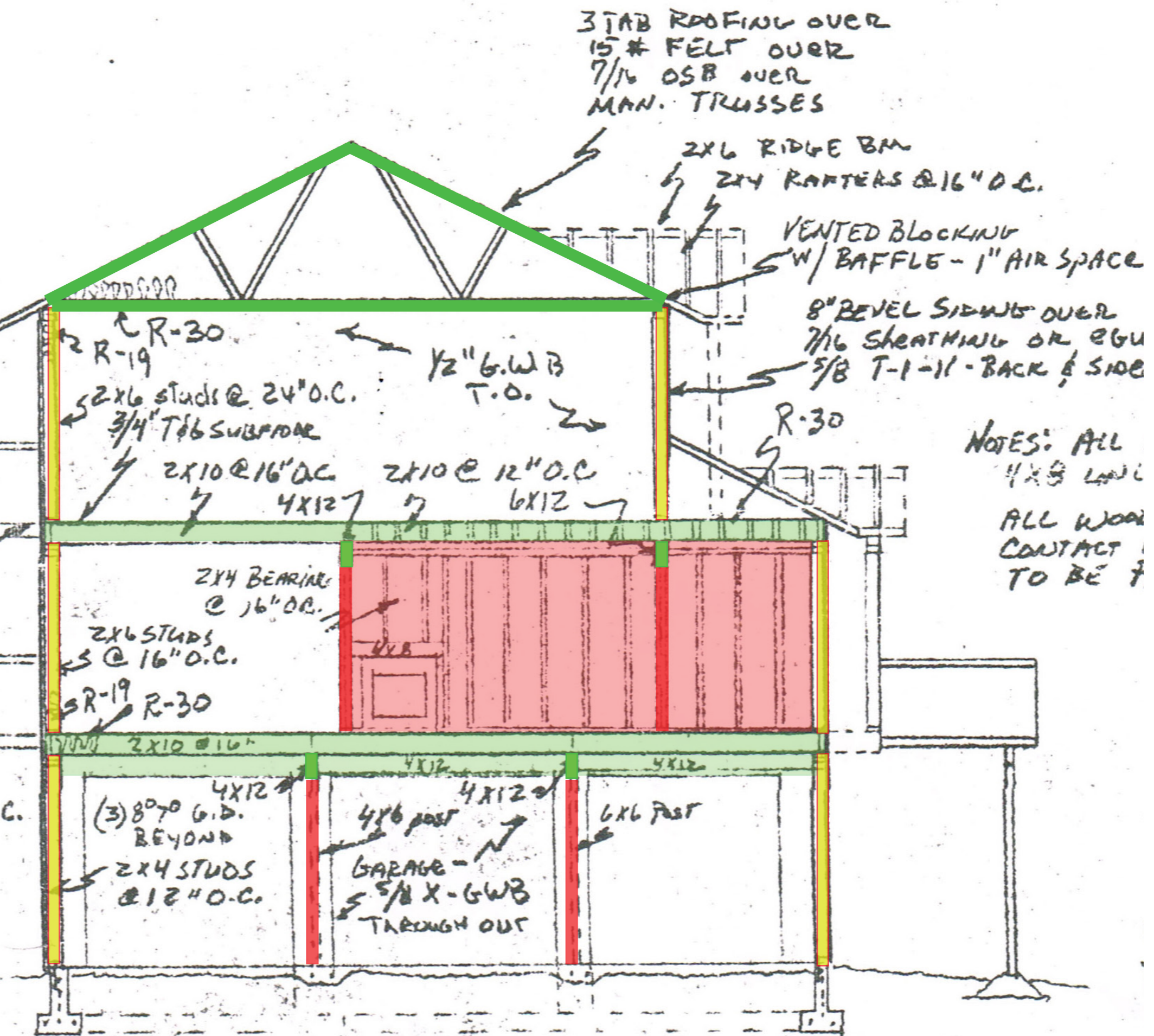


UPPER LEVEL SCALE 1/4" = 1'0"

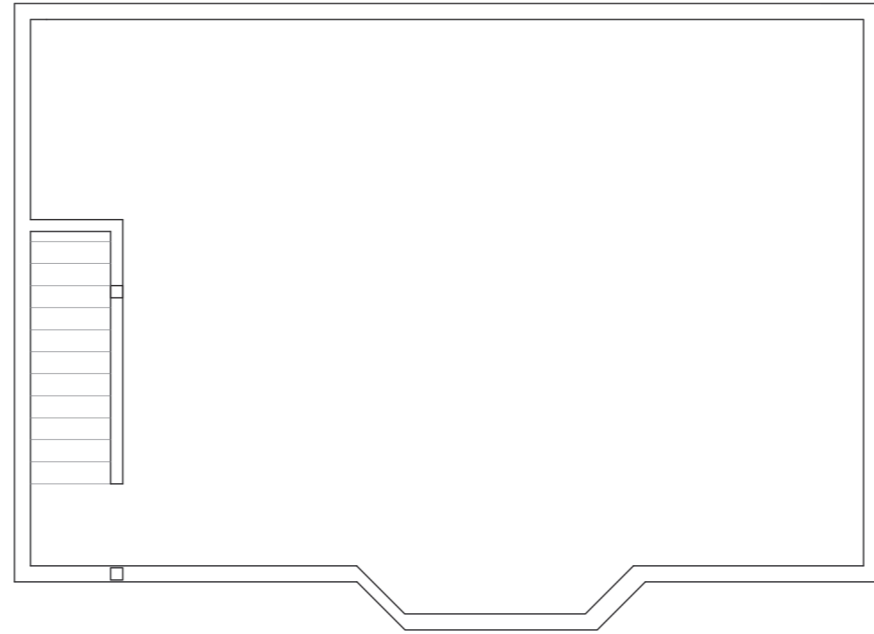
# PICAL DECK DETAILS

RAILING - 4x4 FACE + CAP  
 4x4 PICKETS 2x2 @ 4" SPACING  
 DECKING - 5/4x4 RAMPS  
 JOISTS -  
 2x6 @ 16" O.C.  
 COVER - W 3/4x4  
 2x4 @ 16" O.C.  
 2) EA. END  
 4x10 BM  
 4x4 POST

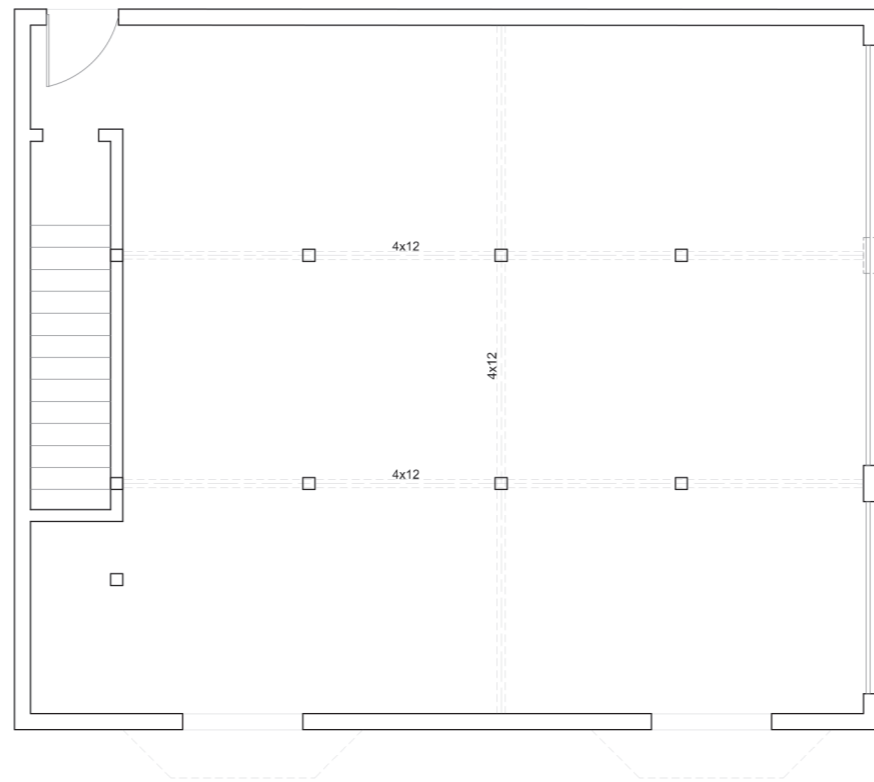
DECK  
 FOOTINGS  
 MIN. 12"  
 BELOW GRADE



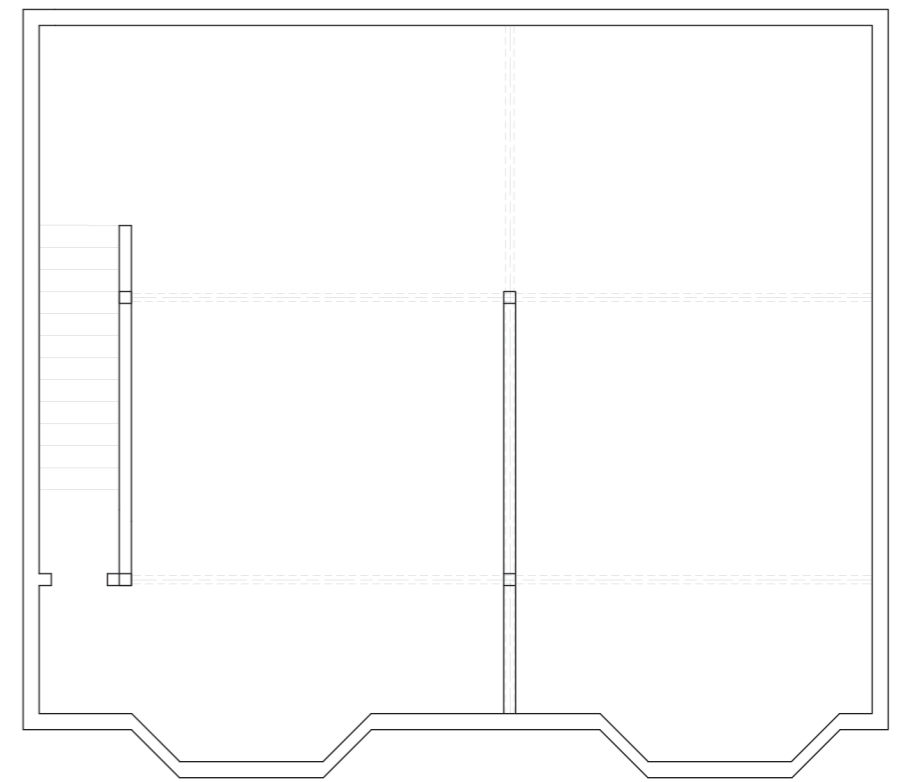
NOTES: ALL  
 4x8 LVL  
 ALL WOOD  
 CONTACT  
 TO BE 7



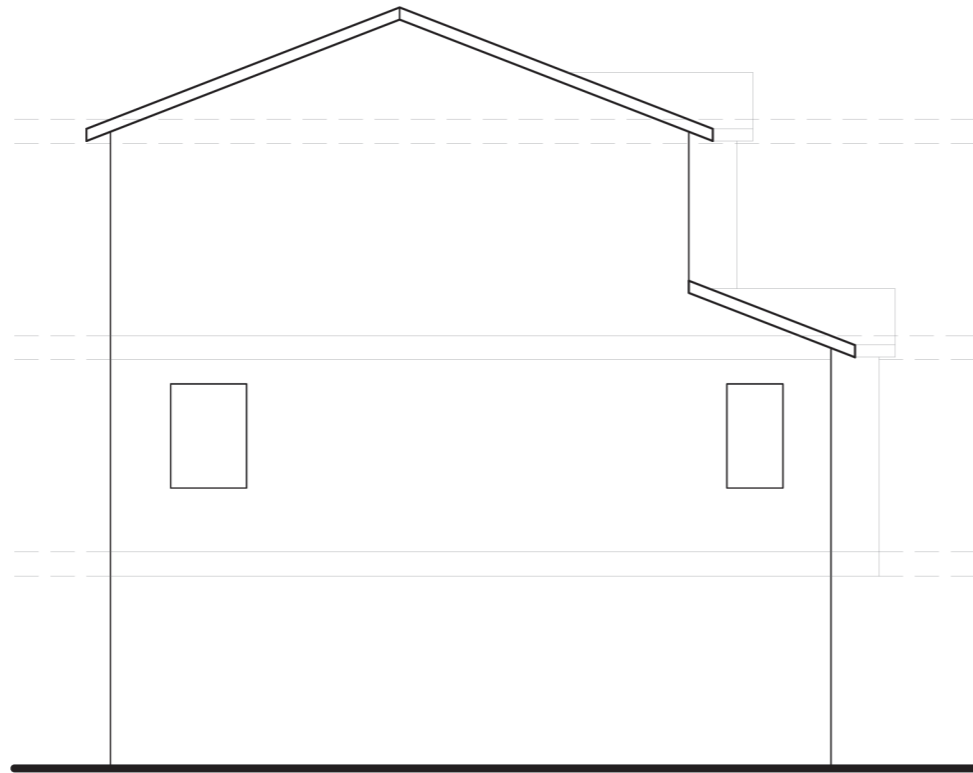
FLOOR PLAN-LEVEL 3



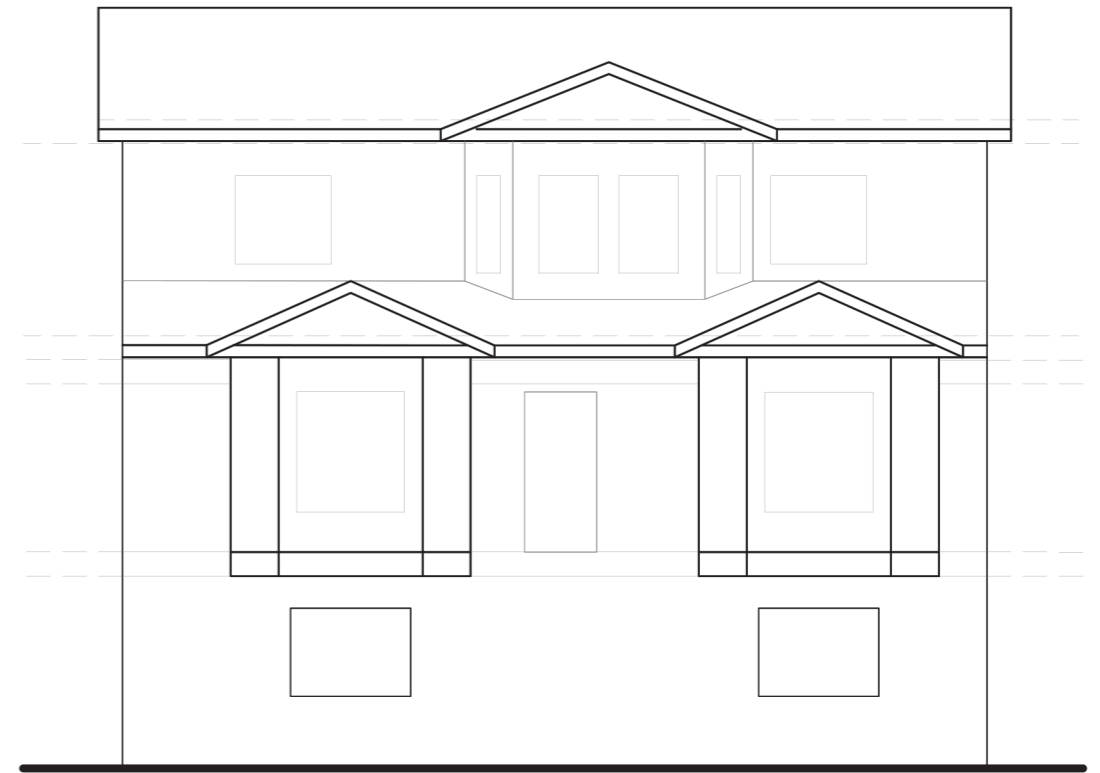
FLOOR PLAN-LEVEL 1



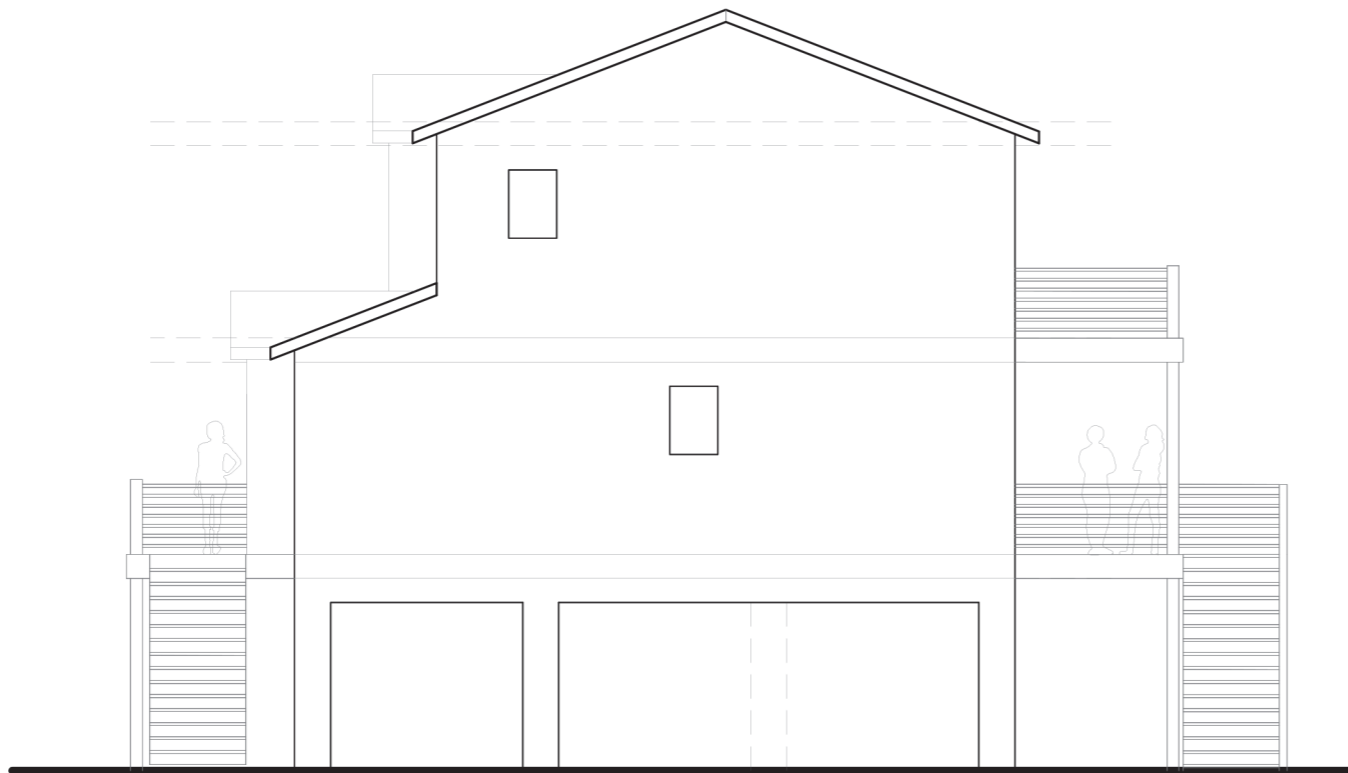
FLOOR PLAN-LEVEL 2



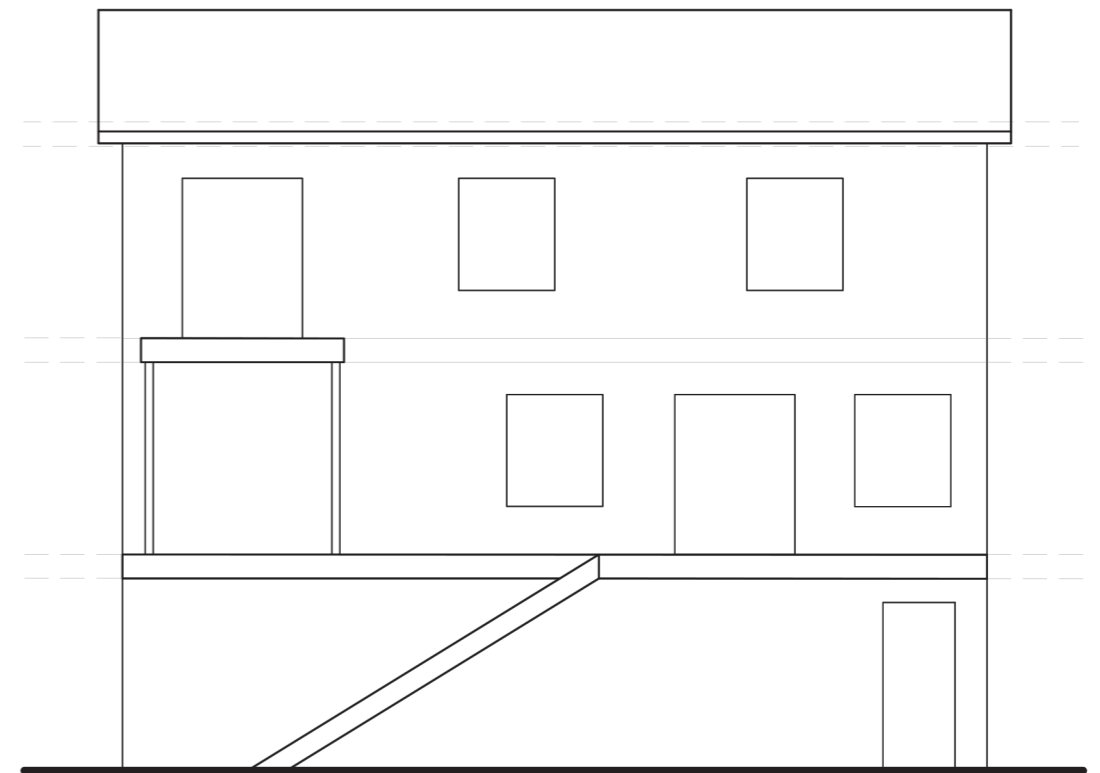
SOUTH ELEVATION-EXISTING



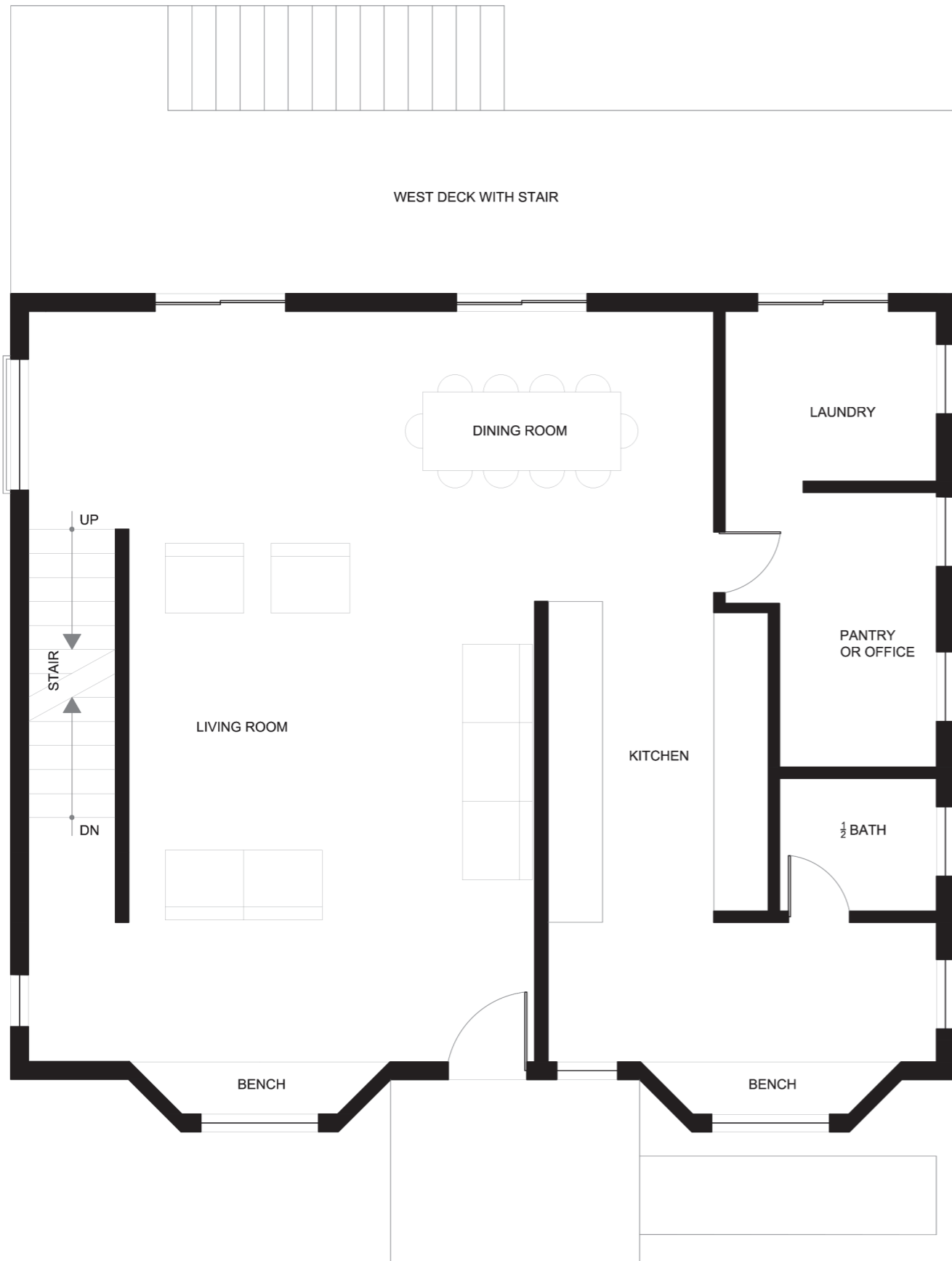
EAST ELEVATION-EXISTING



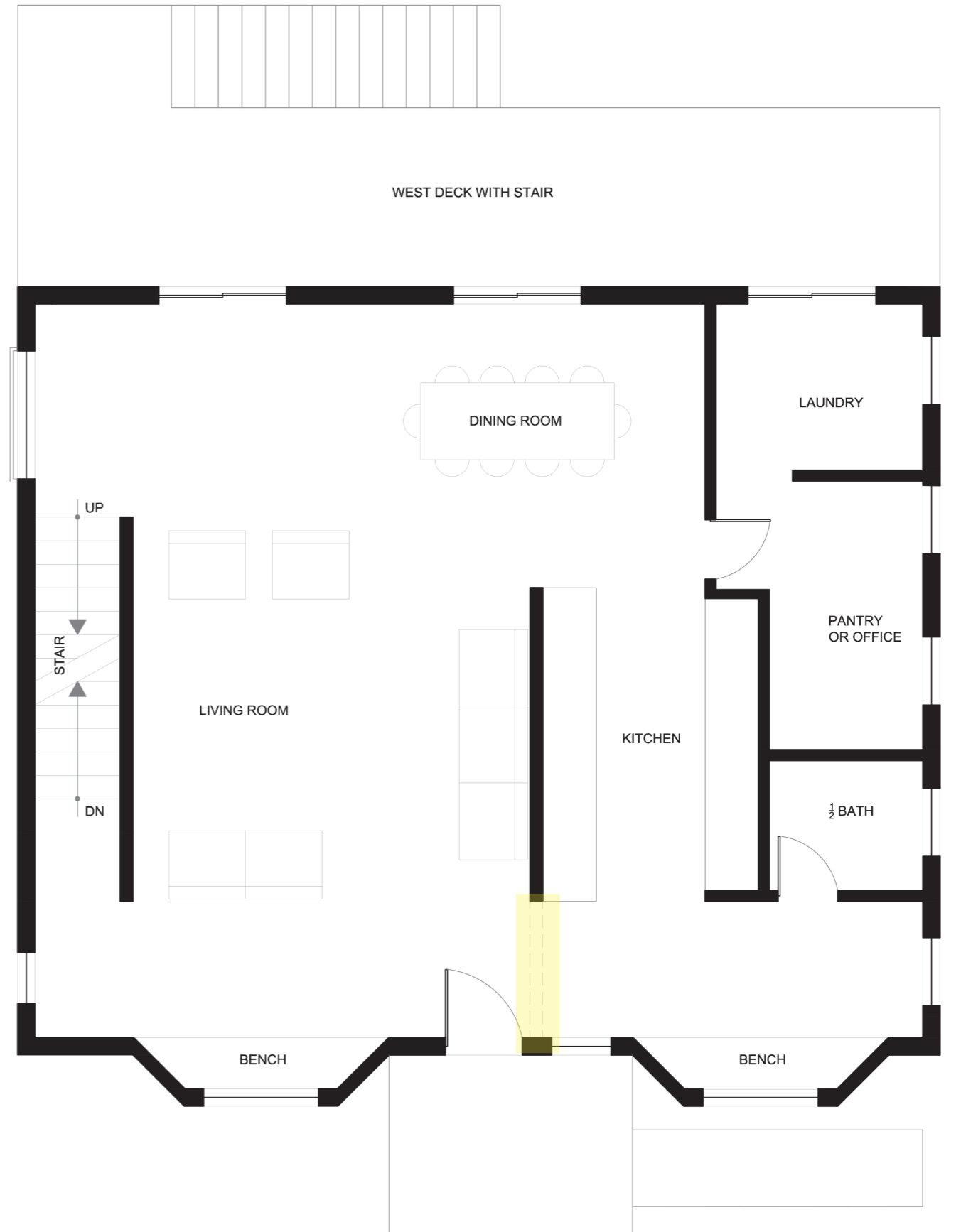
NORTH ELEVATION-EXISTING



WESTELEVATION-EXISTING

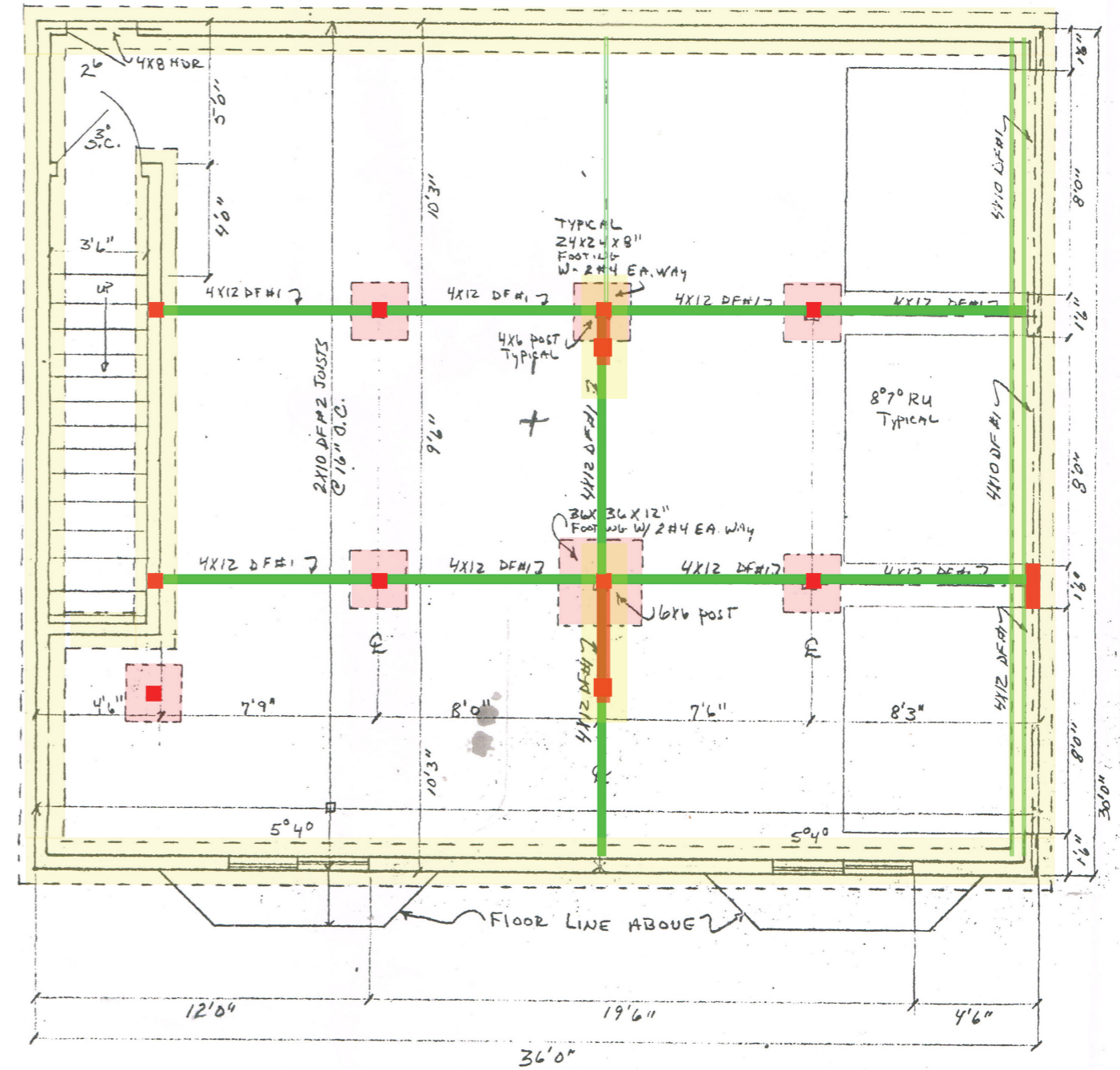
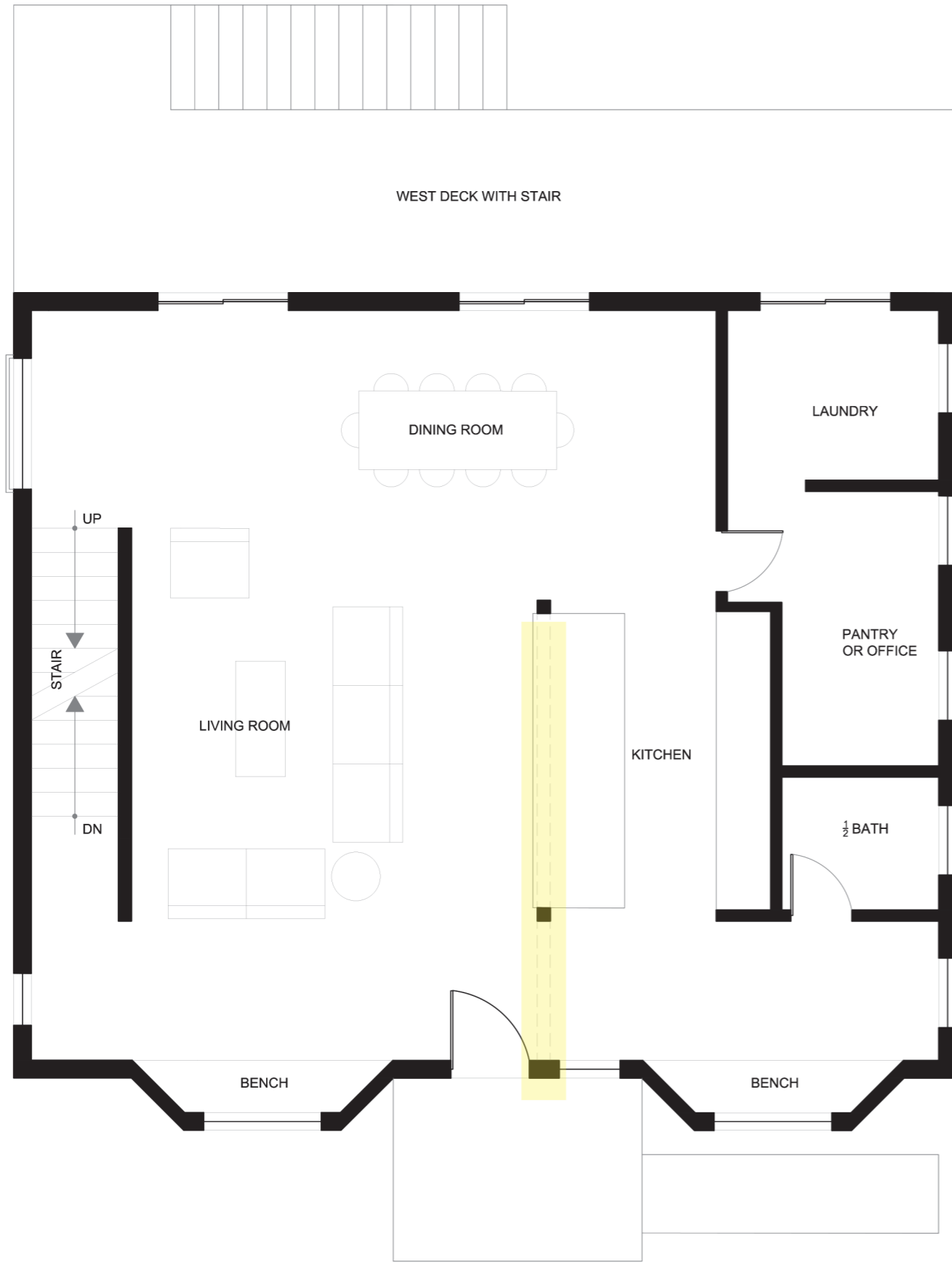


**LEVEL 2 FLOOR PLAN-OPTION 1A**  
 FULL BEARING WALL



**LEVEL 2 FLOOR PLAN-OPTION 1B**  
 PARTIAL BEARING WALL





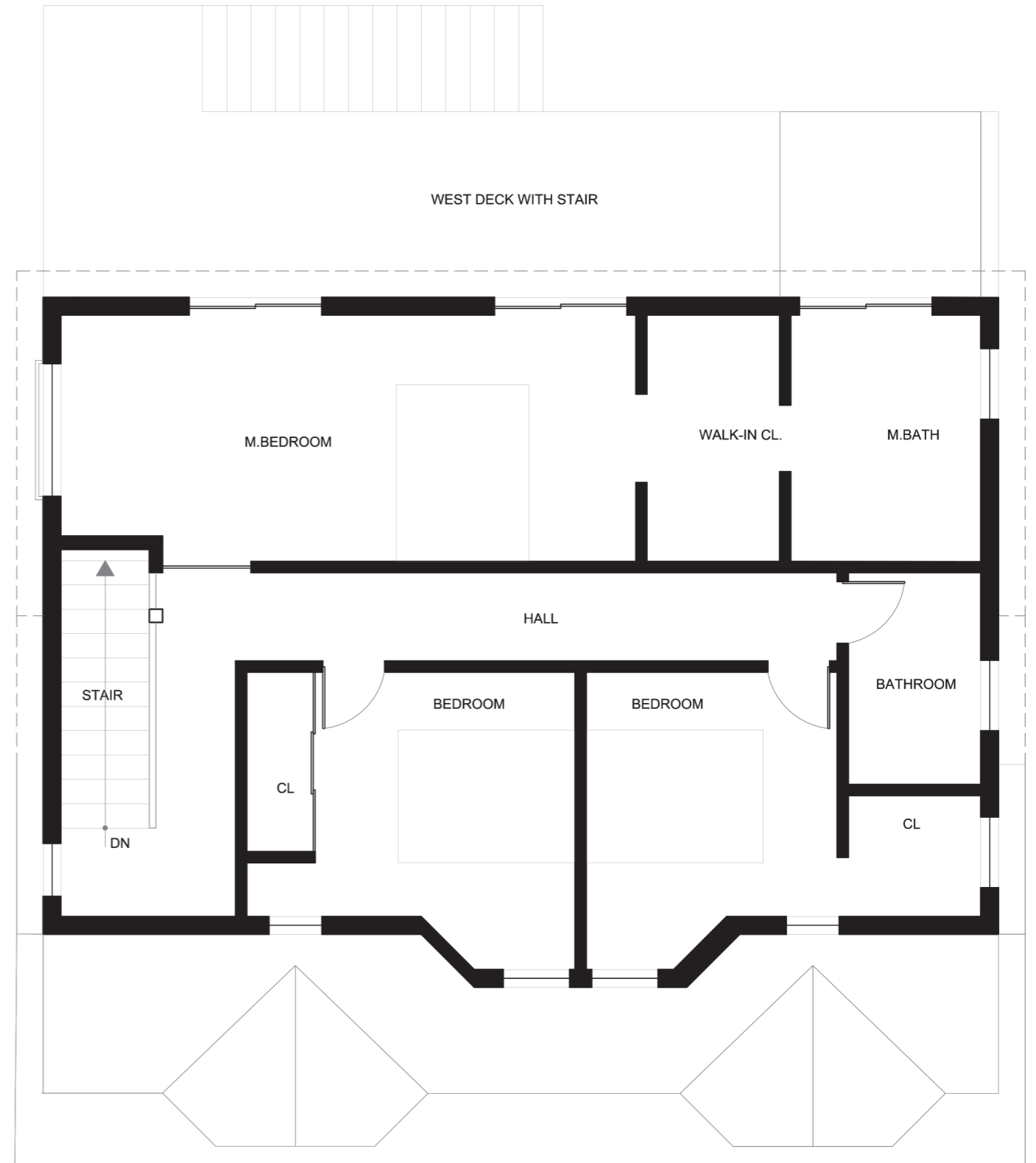
GARAGE SCALE 1/4" = 1'0"

BUILDING AREAS

**LEVEL 2 FLOOR PLAN-OPTION 1C**  
 COLUMNS/BEAM FOR OPEN KITCHEN

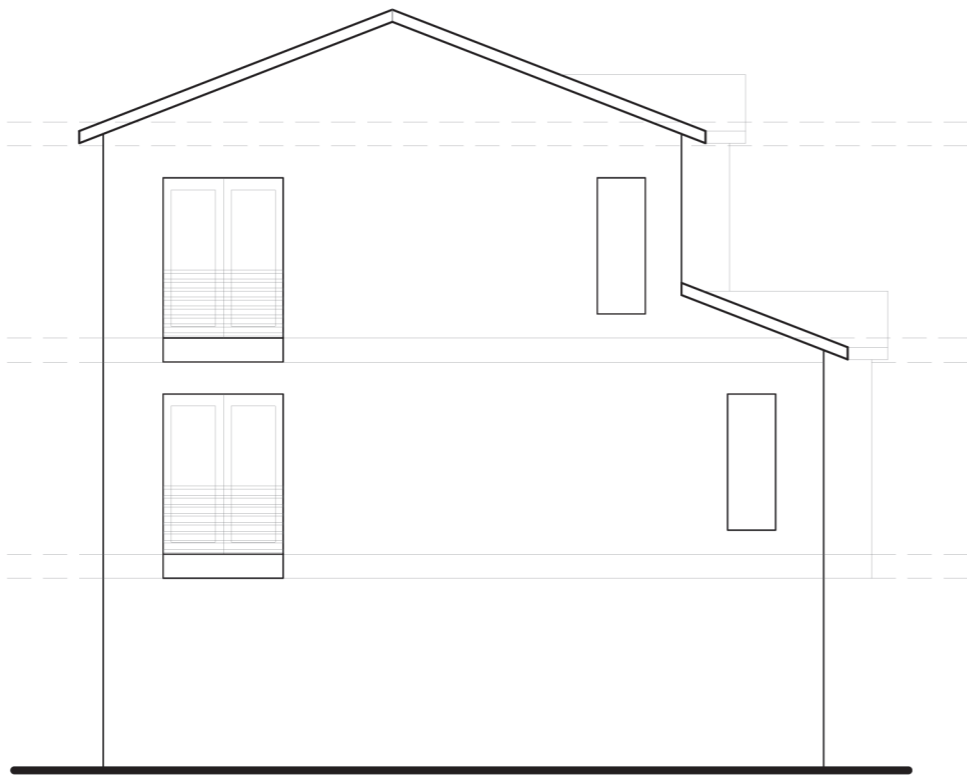


**LEVEL 2 FLOOR PLAN-OPTION 1D (BEDROOM)**  
 BEARING WALL WITH BEDROOM

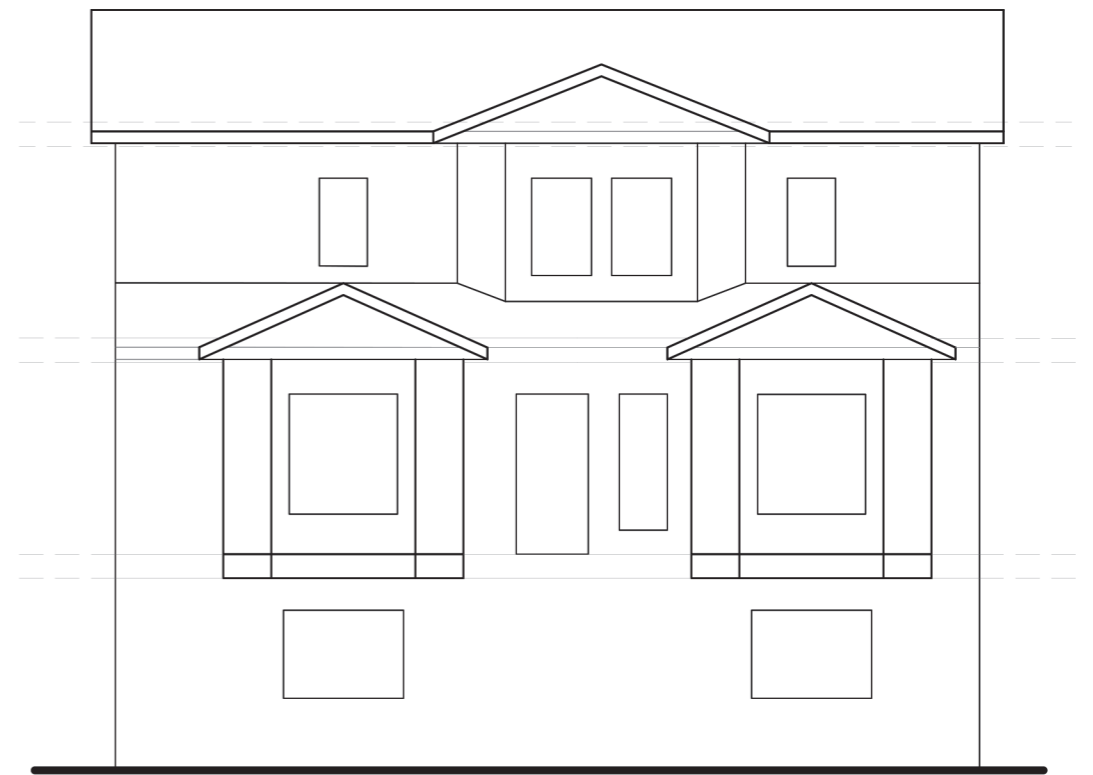


**LEVEL 3 FLOOR PLAN-OPTION 1**





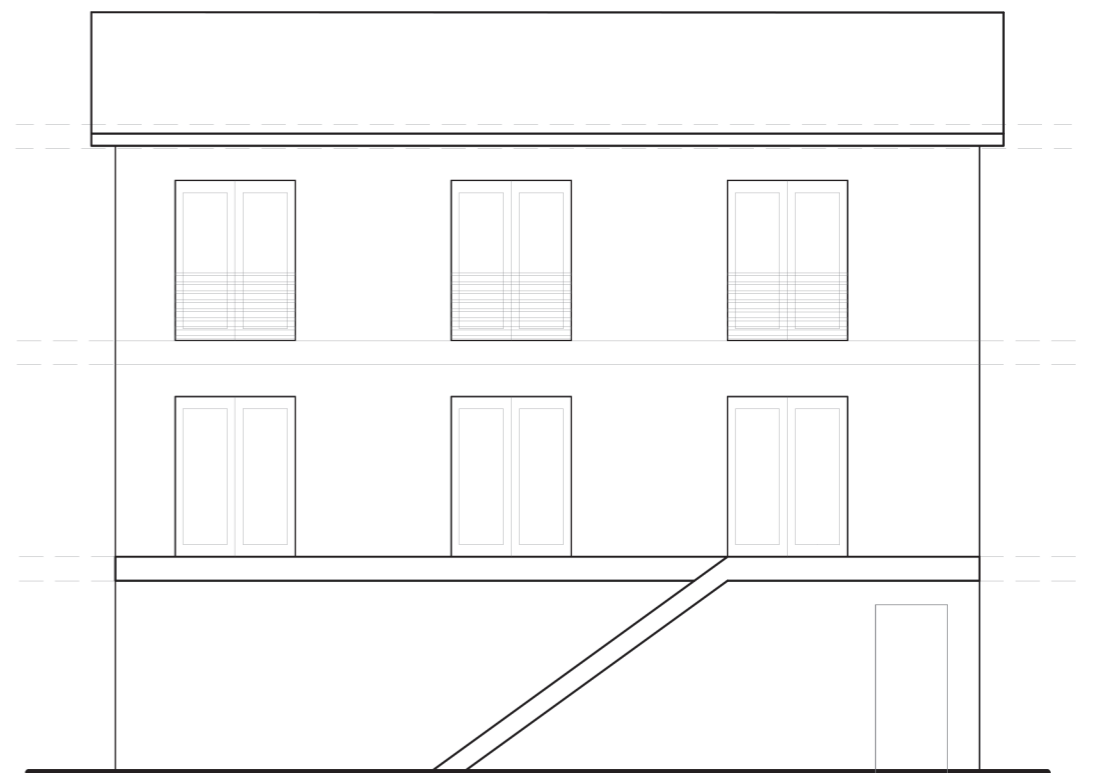
EAST ELEVATION-OPTION 1



SOUTH ELEVATION-OPTION 1



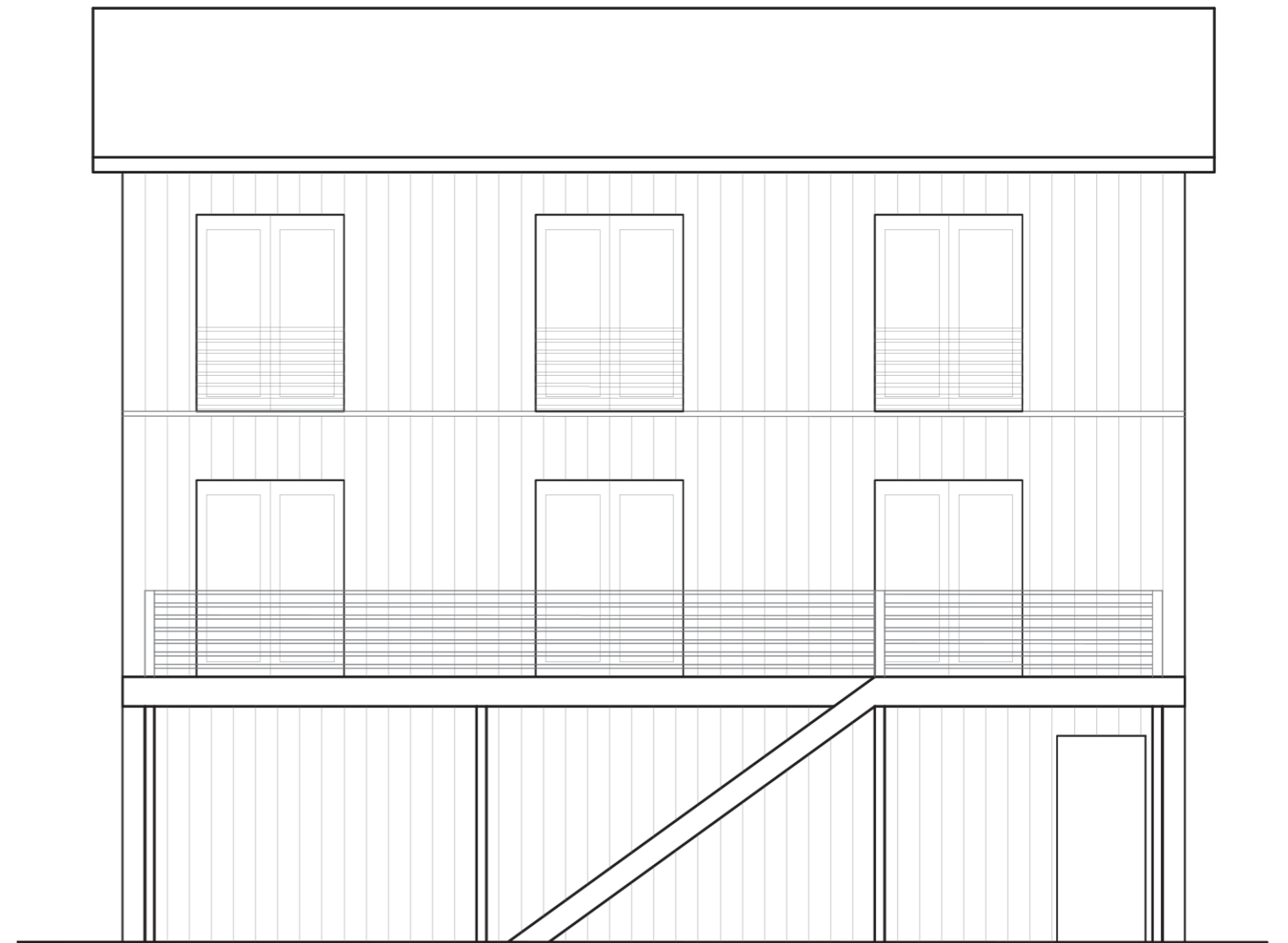
NORTH ELEVATION-OPTION 1



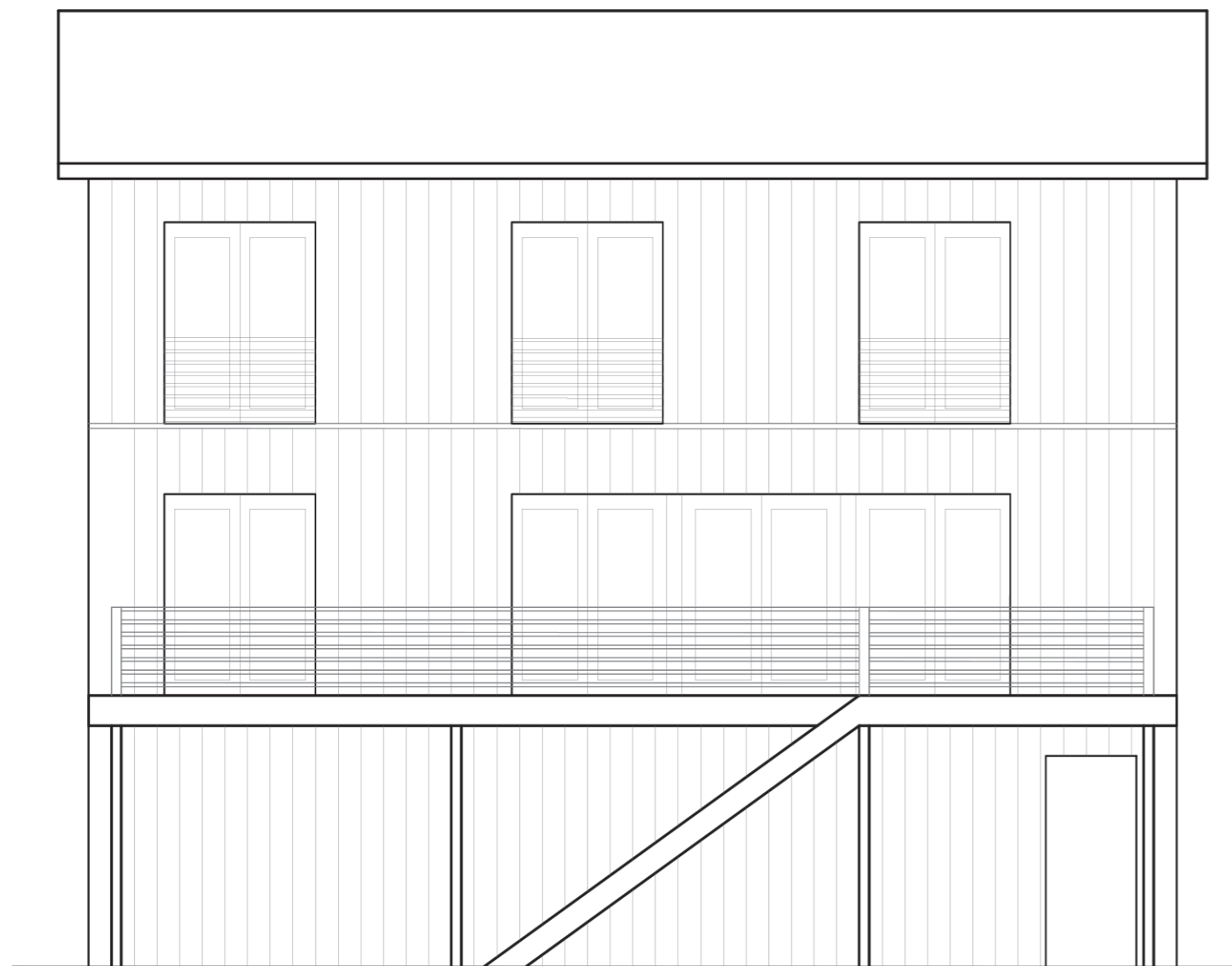
WESTELEVATION-OPTION 1A



NORTH ELEVATION-OPTION 1



WESTELEVATION-OPTION 1A

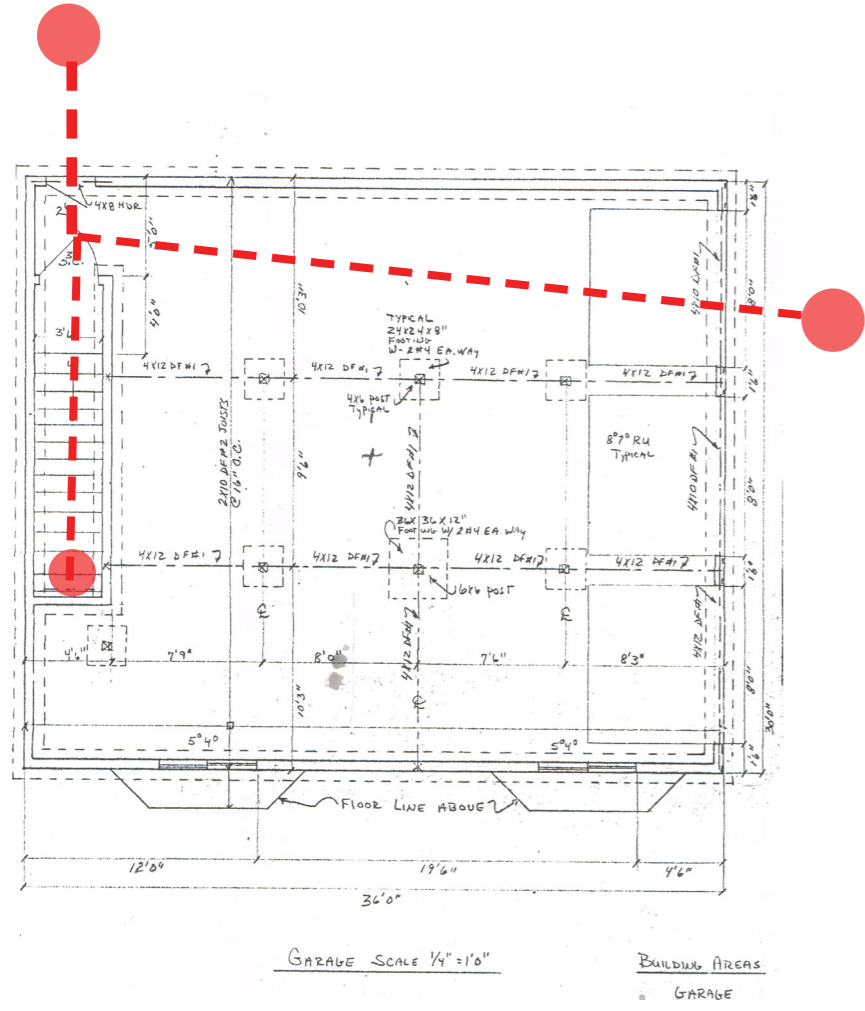


WESTELEVATION-OPTION 1B

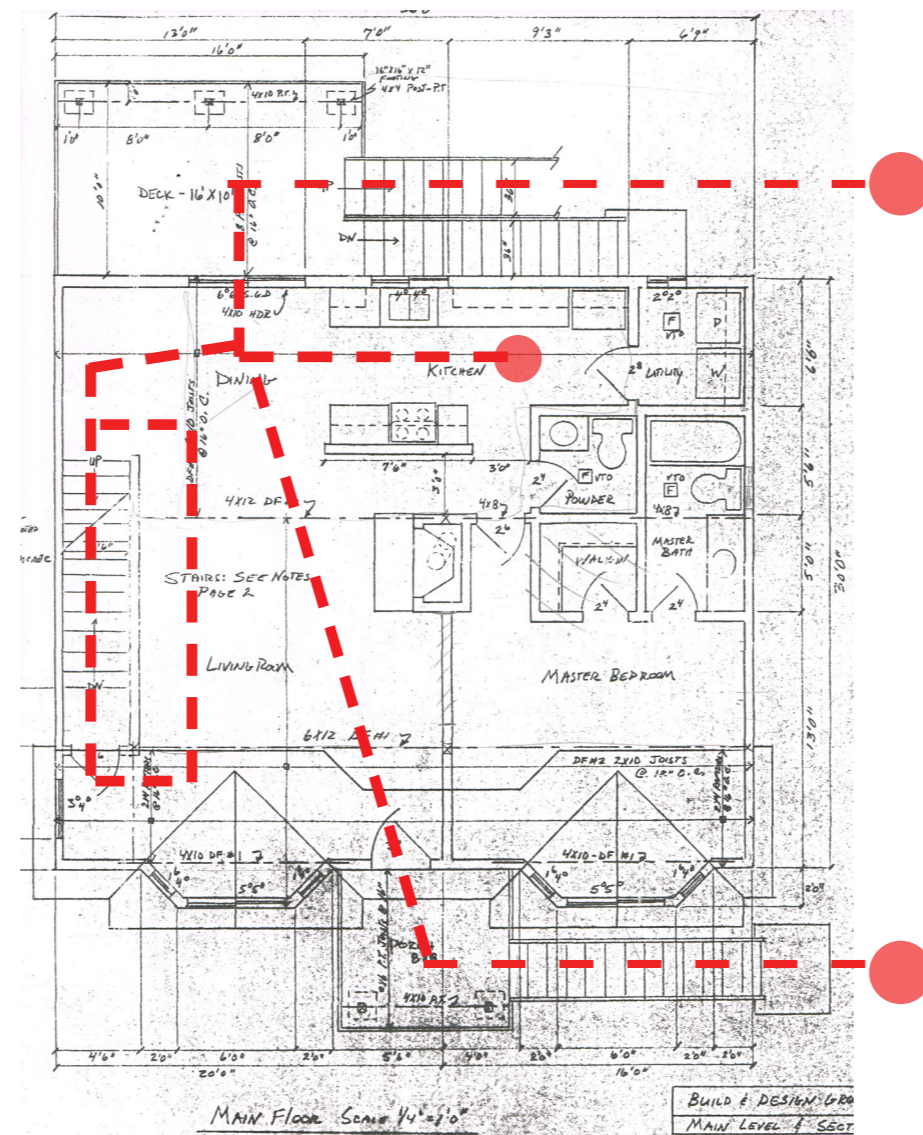


WESTELEVATION-OPTION 1B

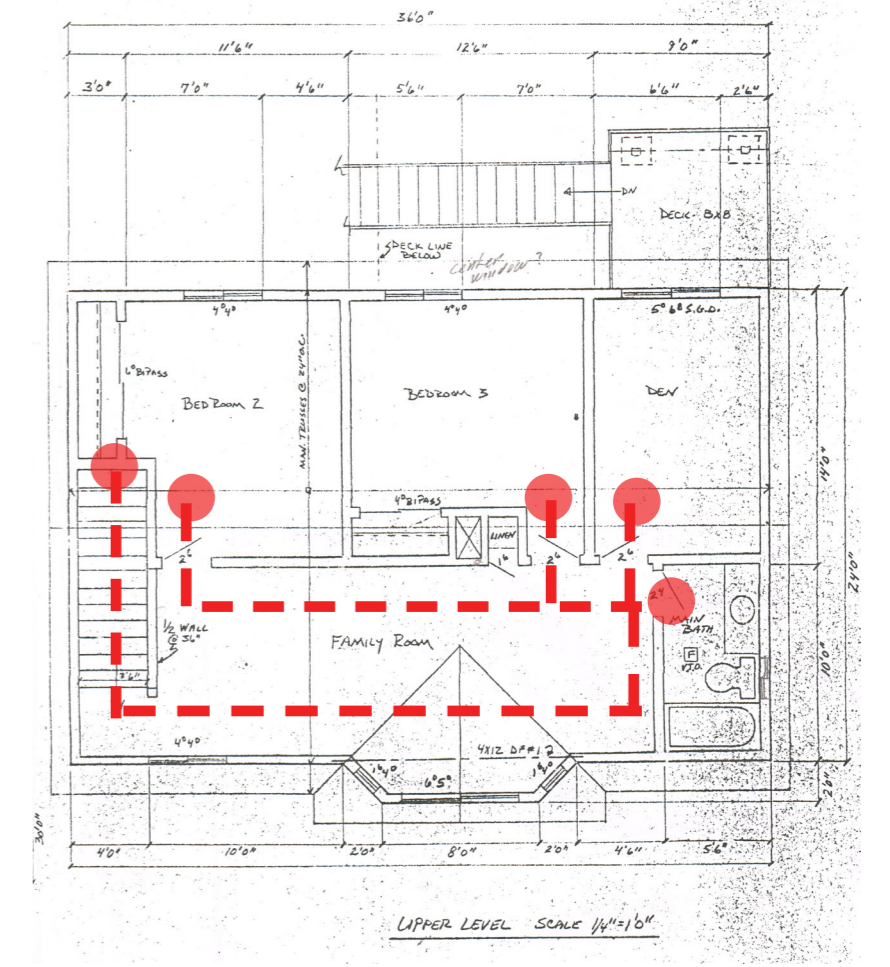
OPTION 1 - FARMSTYLE



LEVEL 1-FLOOR PLAN

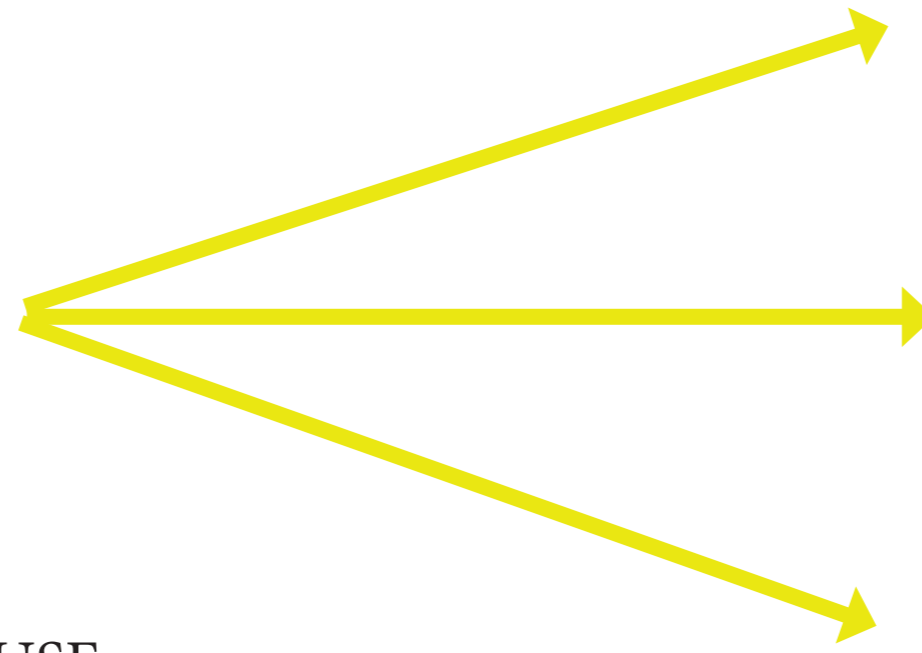


LEVEL 2-FLOOR PLAN

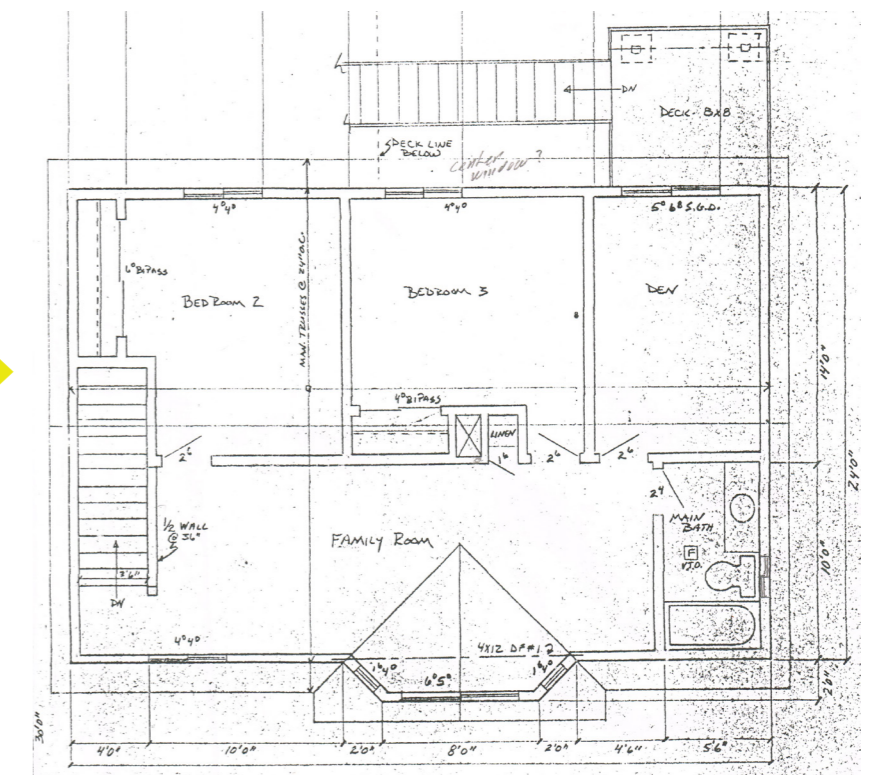


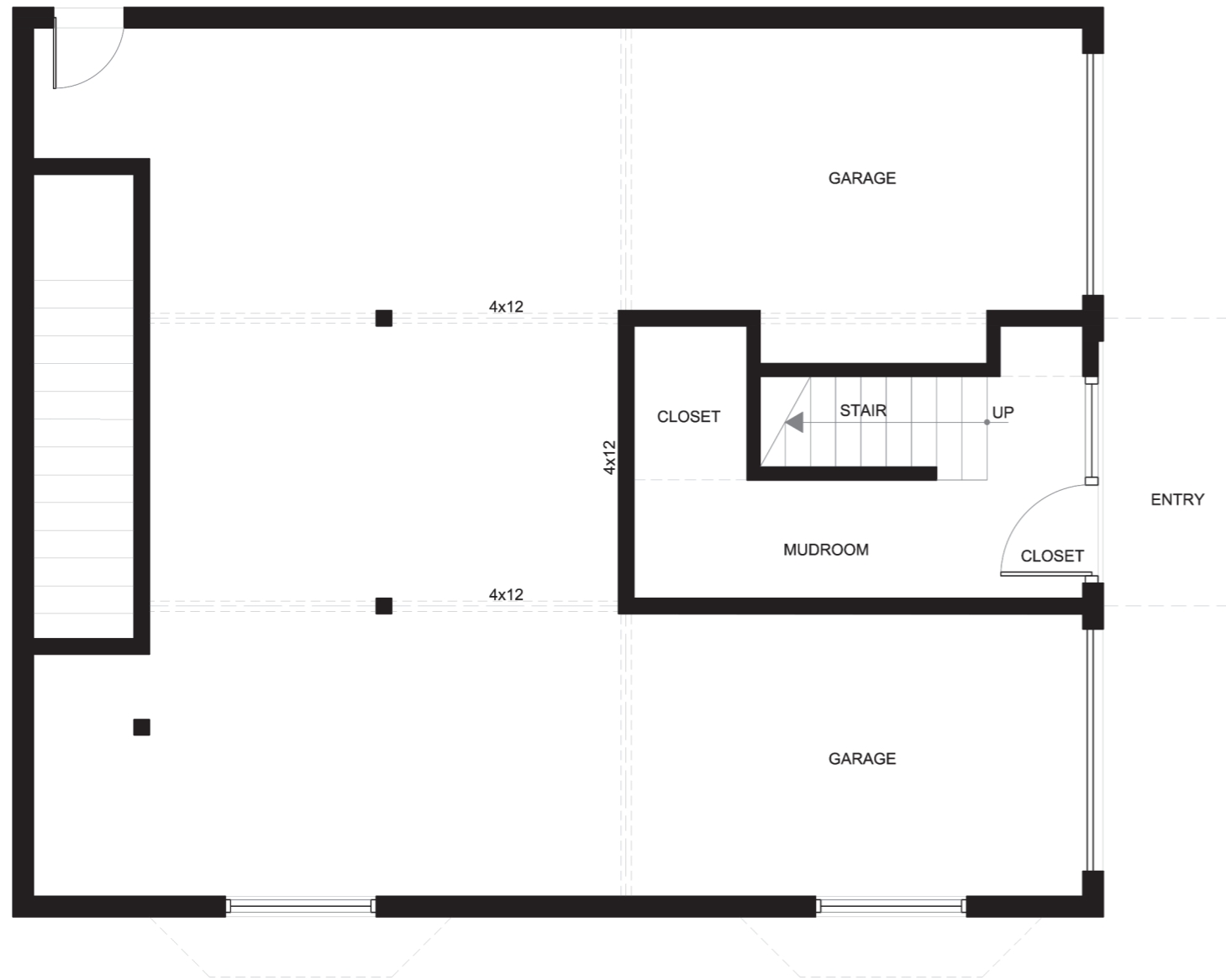
LEVEL 3-FLOOR PLAN

SUN

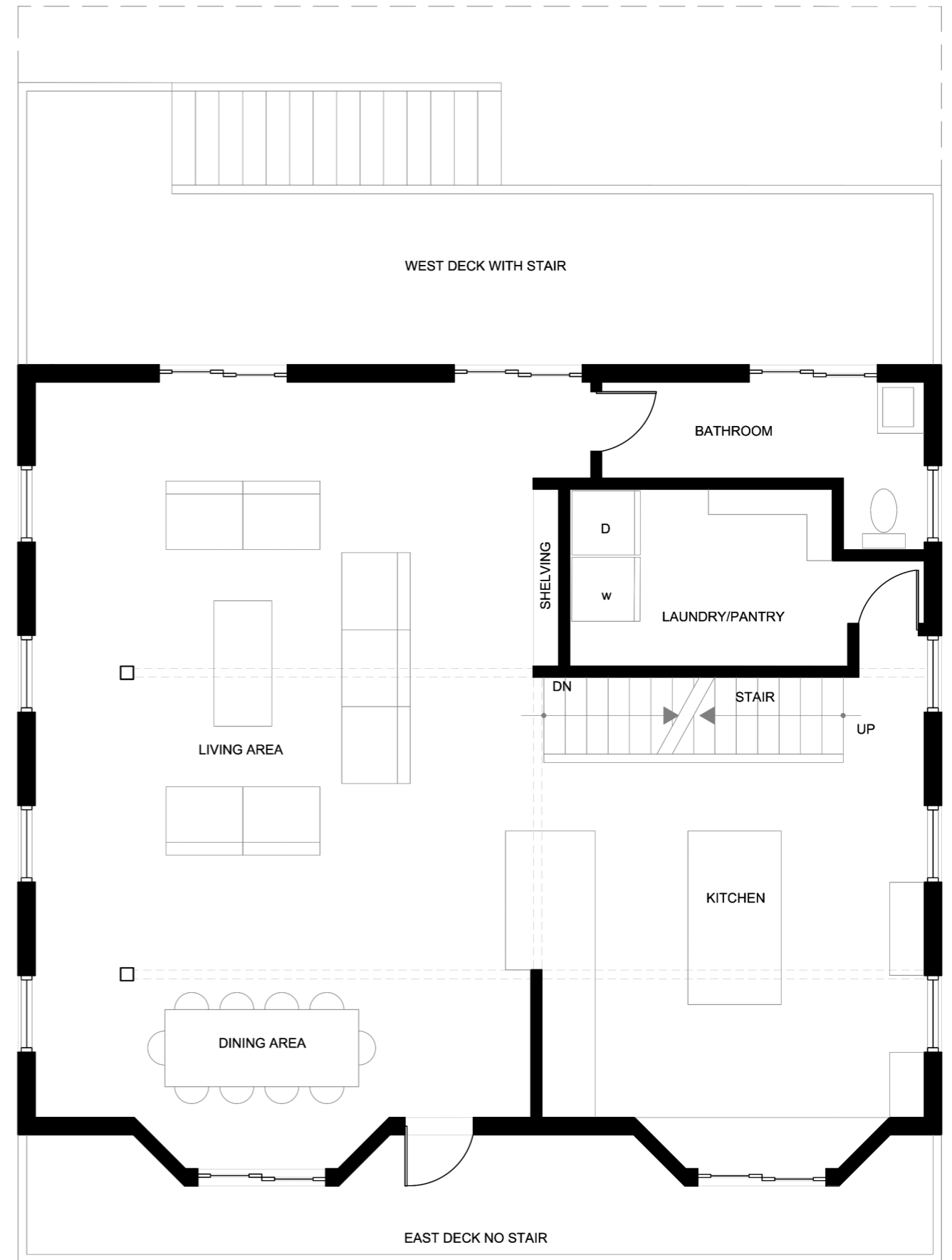


SOLAR & CIRCULATION EXISTING HOUSE



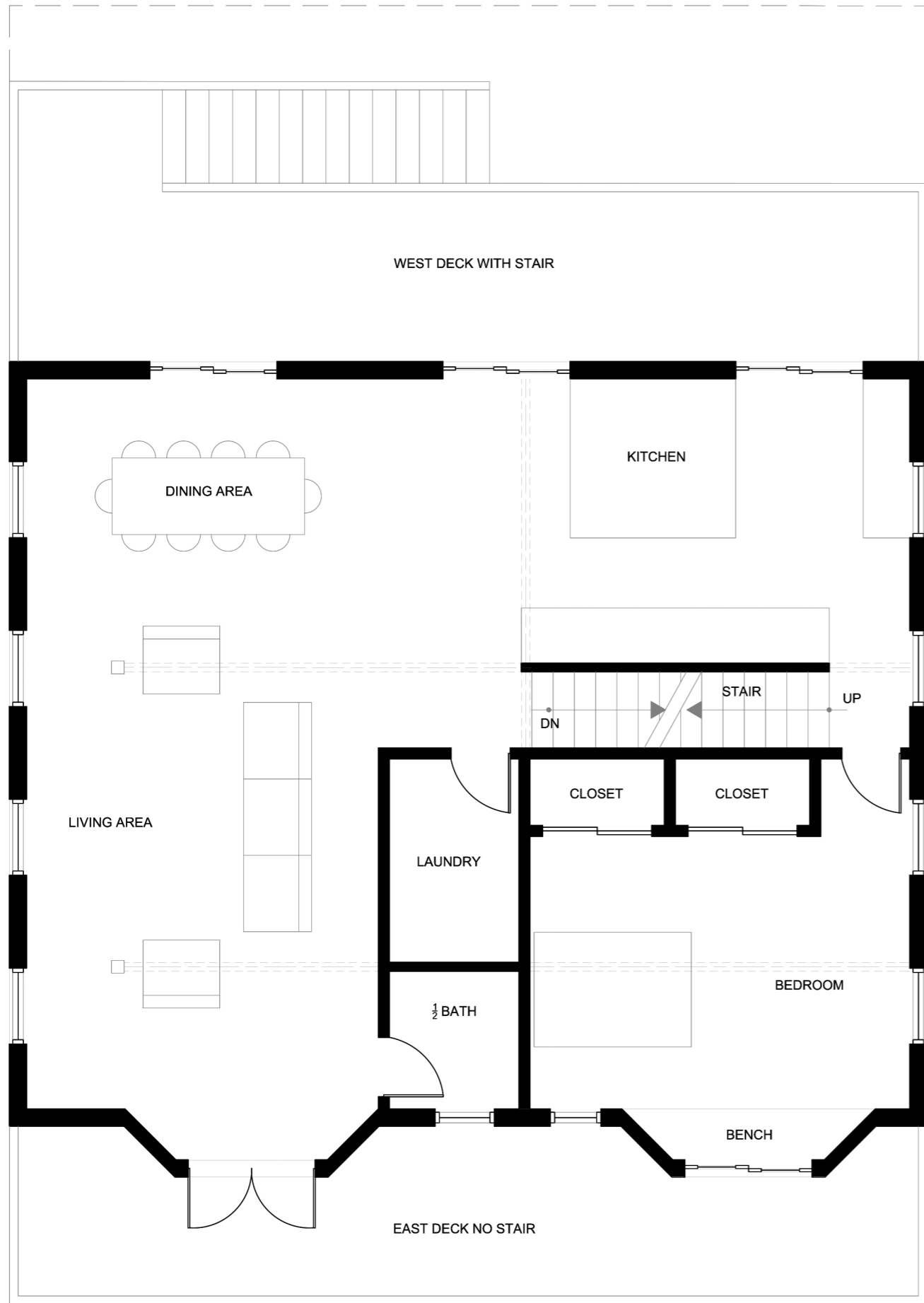


LEVEL 1 FLOOR PLAN-OPTION 2

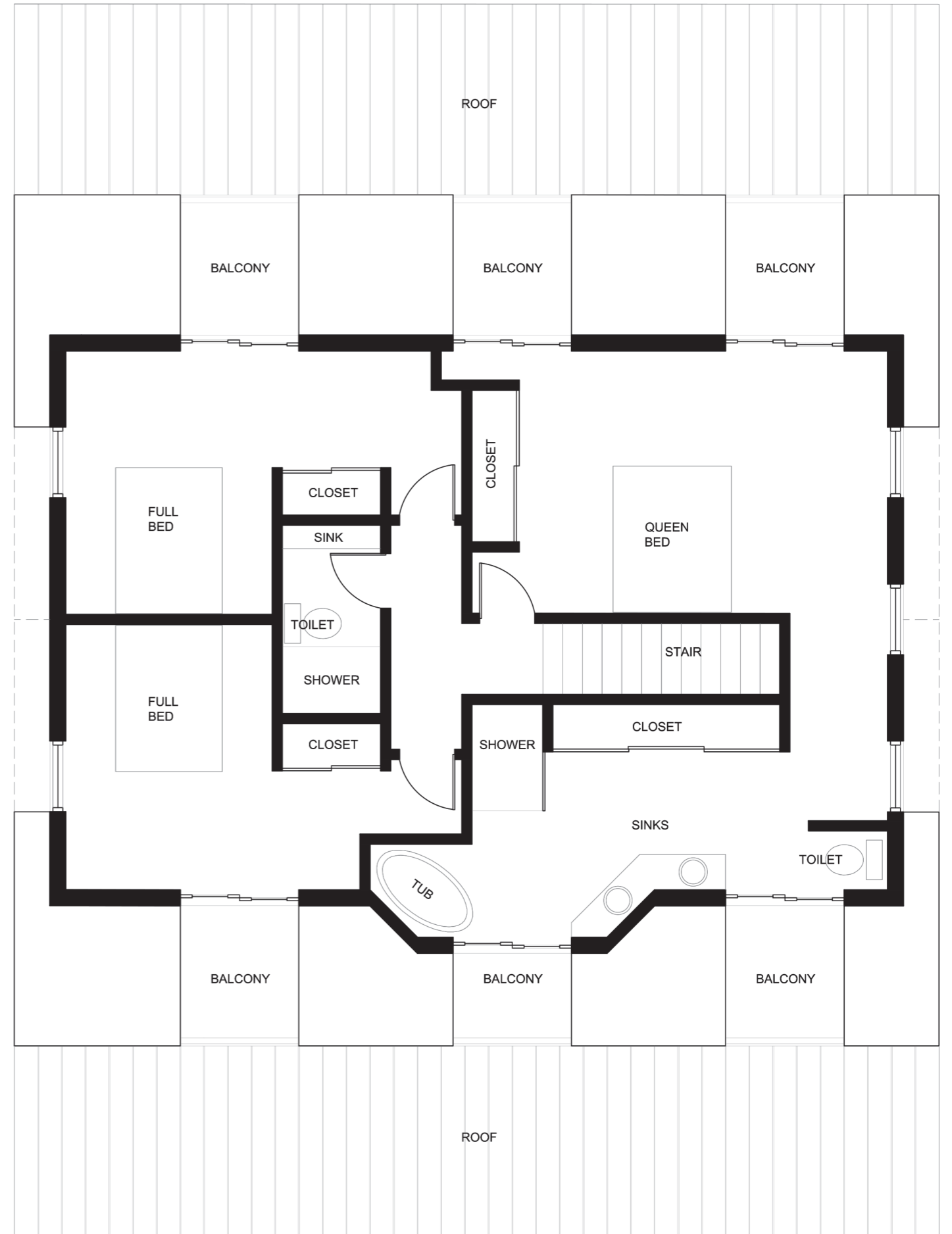


LEVEL 2 FLOOR PLAN-OPTION 2A





LEVEL 2 FLOOR PLAN-OPTION 2B



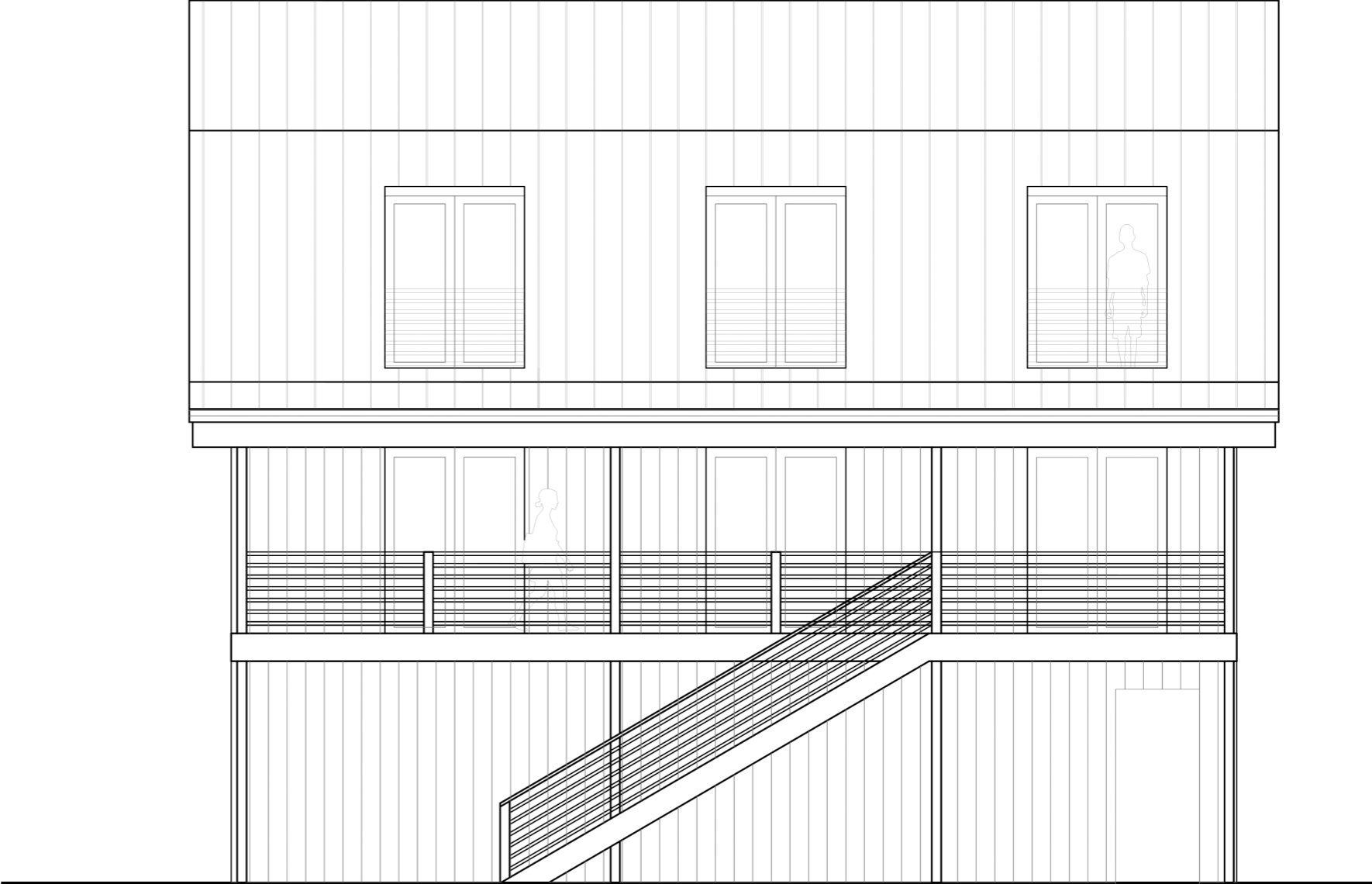
LEVEL 3 FLOOR PLAN-OPTION 2



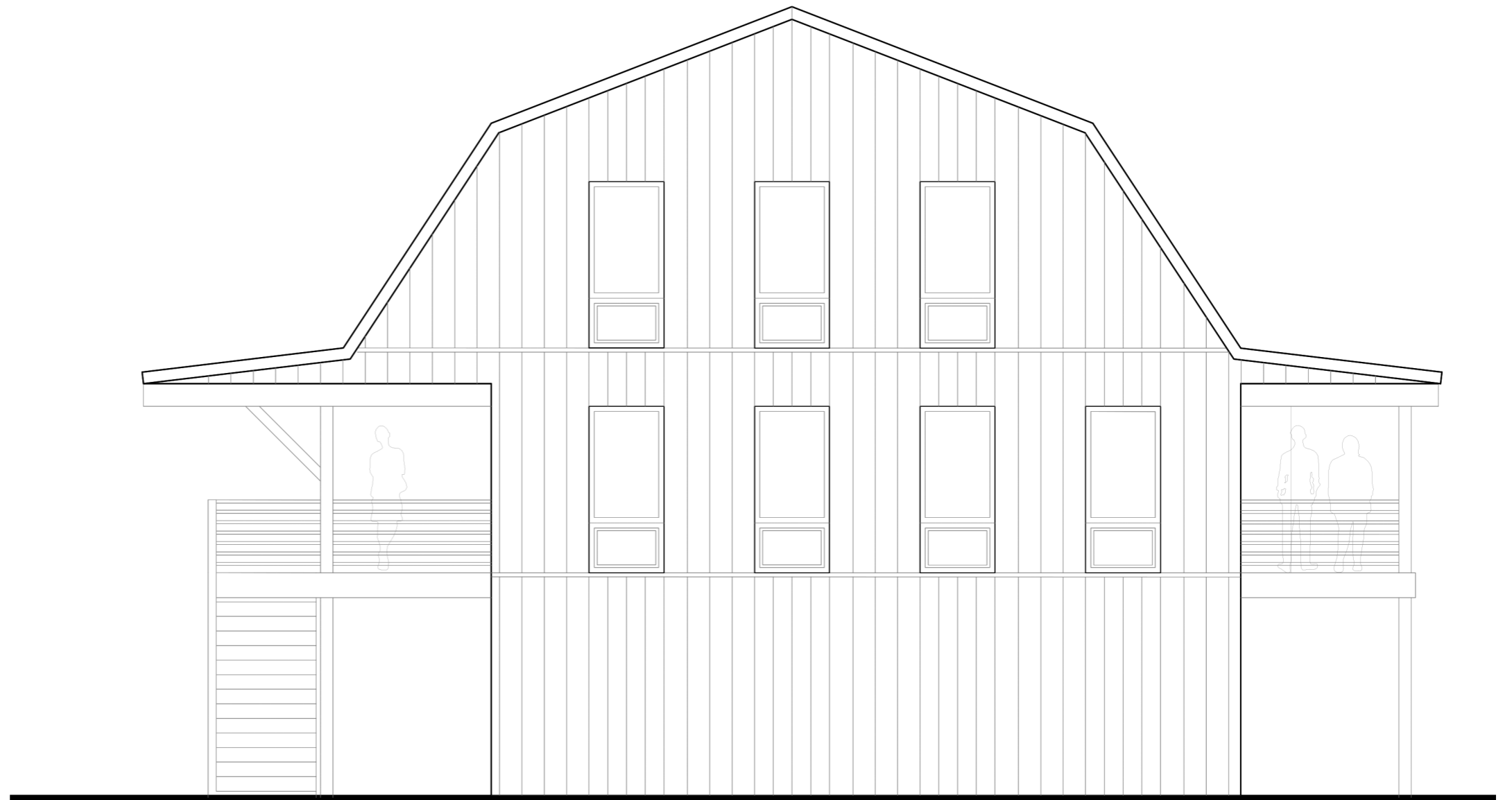
NORTH ELEVATION-OPTION 2



NORTH ELEVATION-OPTION 2



WEST ELEVATION-OPTION 2



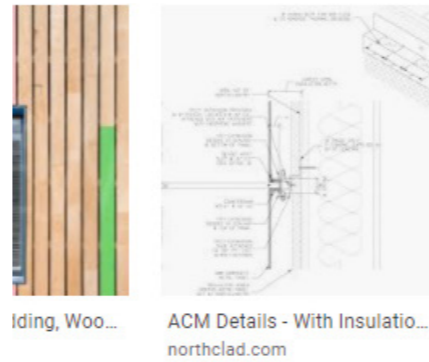
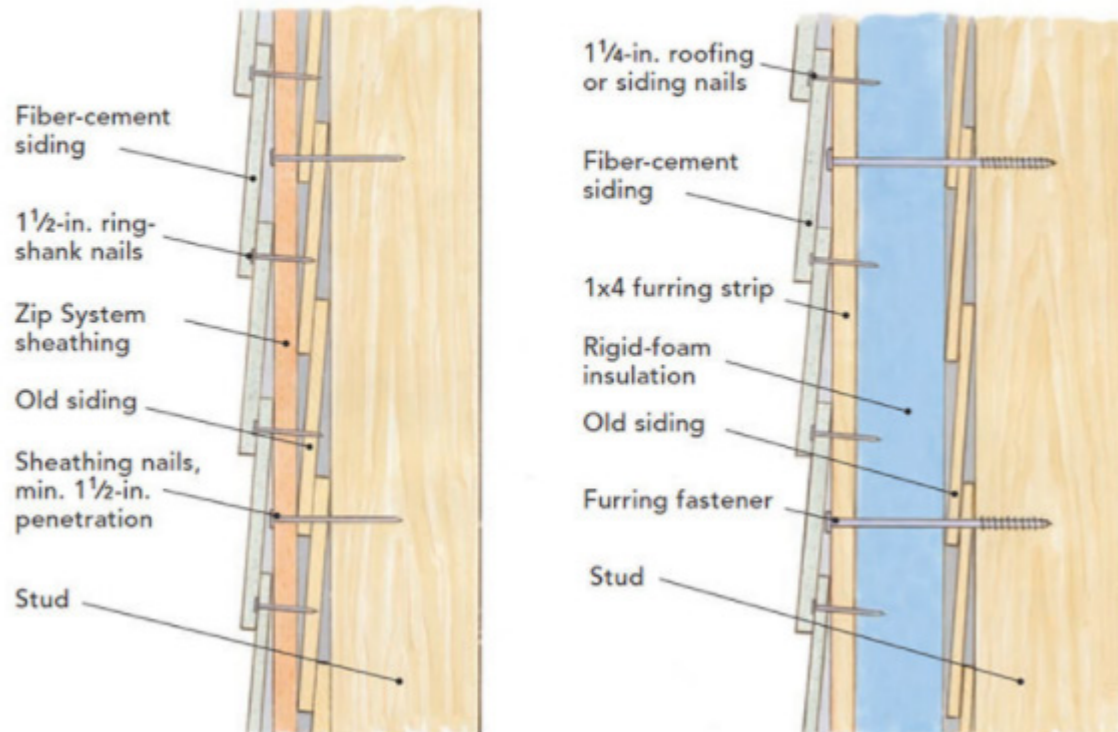
SOUTH ELEVATION-OPTION 2



NORTH ELEVATION-OPTION 2

## ENCAPSULATING LEAD-TAINTED SIDING

Sometimes it makes sense to cover, rather than remove, old siding. One option is to sheathe over it and re-side. Another is to install rigid foam and furring strips, which can improve the thermal performance of old walls while providing nailers for the new siding.



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