

# HEARTHSTONE DESIGN BUILD

CAPABILITY STATEMENT · 2026

Virginia Class A Design-Build Firm  
VA DPOR License #2705195817  
(571) 556-1900

Hearthstone Design Build is a Veteran-owned, Virginia Class A licensed design-build firm (DPOR #2705195817) delivering timber frame estates, agritourism campuses (wineries, breweries, tasting rooms), and estate outdoor living across Loudoun, Fauquier, Clarke, and Albemarle counties. Single-contract delivery — architecture, engineering, and construction under one accountable team.

LICENSURE	Status	Service Area
VA DPOR Class A Contractor #2705195817 Fully insured & bonded	Veteran-owned Hearthstone Construction, LLC d/b/a Hearthstone Design Build	Loudoun · Fauquier Clarke · Albemarle counties, Virginia

## Core Competencies

### Design-Build Delivery

Single-contract design + construction. Architect, engineer, and builder under one team — eliminates coordination gaps and change-order exposure.

### Agritourism Campus Construction

Ground-up winery, brewery, and tasting-room campuses under Virginia AR-1/AR-2 zoning and §3.2-6400 agritourism statute. Proven AR-2 Limited Brewery delivery (Lark Brewing Co.).

### Owner's Representation

Independent representation for landowners coordinating their own design + general contractor teams. Schedule, budget, and quality oversight.

### Timber Frame Construction

Hand-joined mortise-and-tenon timber frame for estates, pavilions, and barns. Partnerships with Mid-Atlantic Timberframes and licensed VA architects.

### Estate Outdoor Living

Gunite pools, hardscaping, view-corridor planning, septic setbacks, fire features, and outdoor kitchens engineered for 50-year service life.

### Zoning & Feasibility

AR-1, AR-2, A-3 buildability analysis. Septic, well, setback, and use-by-right verification before architectural commitment.

## Past Performance

Representative recent projects across agritourism, timber frame estate, and estate outdoor living verticals. Full project list and references available upon request.

**Lark Brewing Co.** — 14-acre ground-up brewery campus, Aldie, VA. Opened ahead of schedule. AR-2 Limited Brewery under Loudoun §4.08.05.

**Tuttaposto Estate** — 4,200 sq ft custom timber frame estate, Loudoun County, VA. Hand-joined mortise-and-tenon delivery.

**Old Waterford Farm** — Estate gunite pool, hardscape, and view-corridor build on a working eastern Loudoun County estate. 50+ year service life.

**Walsh Family Wine** — New 14,400 sq ft (240 x 60) agricultural-production facility plus adaptive-reuse event space, Purcellville, VA. Hearthstone scope: production facility + event-space conversion (not full estate campus).

## Differentiators

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- Single-contract design-build accountability — no architect/builder finger-pointing.
- Deep Loudoun County zoning fluency (AR-1, AR-2, A-3, Limited Brewery §4.08.05).
- Veteran-owned, Virginia Class A licensed, fully insured and bonded.
- Proven agritourism delivery — referenceable AR-2 brewery campus opened ahead of schedule.
- 100-year structure standard. Hand-joined timber frame; gunite pools with 50-year service life.

## Codes & Classifications

<b>NAICS</b>	236115	New Single-Family Housing Construction
<b>NAICS</b>	236116	New Multifamily Housing Construction
<b>NAICS</b>	236220	Commercial & Institutional Building Construction
<b>NAICS</b>	238910	Site Preparation Contractors
<b>DUNS</b>	Available on request	
<b>CAGE</b>	Available on request	

### Contact

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