

CUSTOM BARNDOMINIUM HOUSE

living area first floor :1972 sqft

garage area :952 sqft

porch area : 360 sqft

DRAWING LIST :

- COVER PAGE
- MAIN FLOOR PLAN
- ELEVATIONS
- 3D PERSPECTIVE VIEWS



Revision History			
RevID	ChID	Change Name	Date

Company Title



SAM Barndo Design & Draft LLC

Drawing Name
Preliminary drawings

Modified by

Date

Checked by

Date

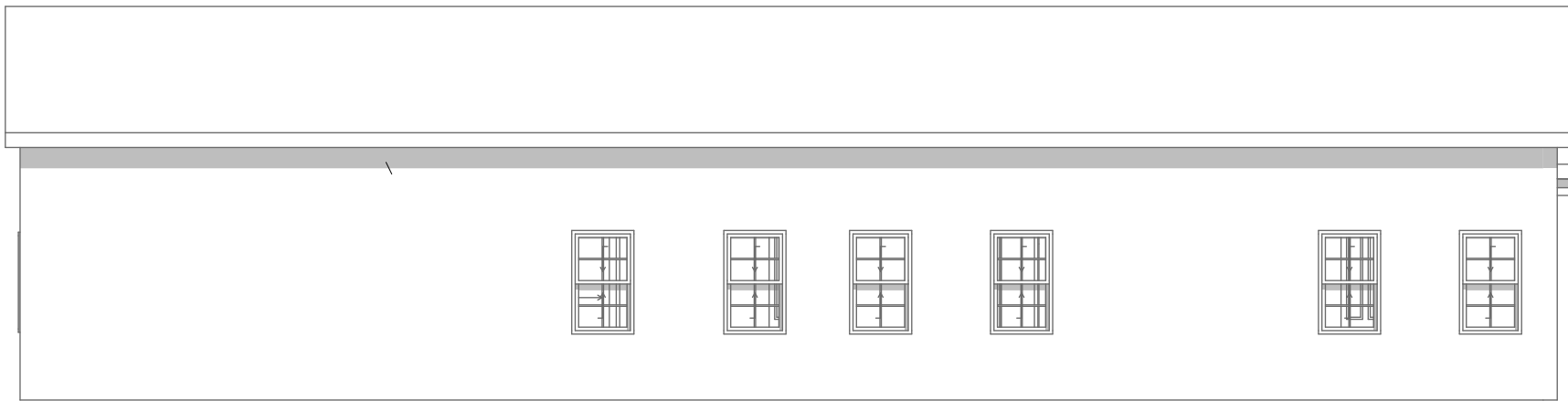
Drawing Scale
1:100= 1'-0"

Layout ID
200032

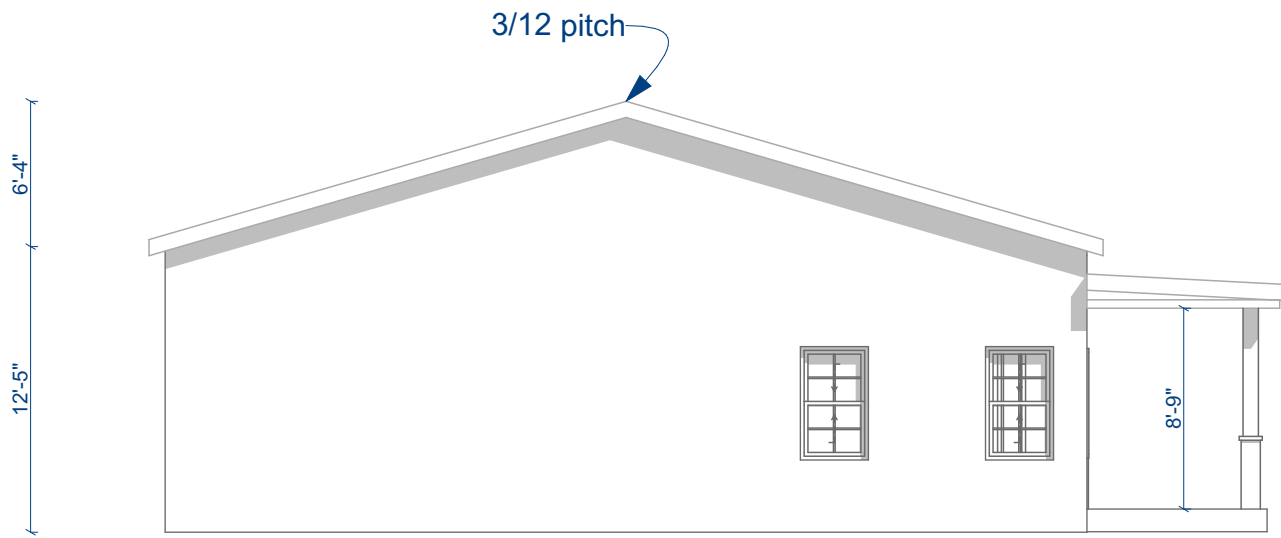
Revision



FRONT ELEVATION :



REAR ELEVATION :



RIGHT ELEVATION :



LEFT ELEVATION :

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GROUND FLOOR PLAN :

Openings

Door Schedule														
Element ID	DOO - 003	DOO - 008	DOO - 026	DOO - 034	DOO - 034	DOO - 034	DOO - 034	DOO - 034	DOO - 034	DOO - 034	DOO - 035	DOO - 035	DOO - 035	
ID by Classification	Door - 003	Door - 008	Door - 026	Door - 034	Door - 034	Door - 034	Door - 034	Door - 034	Door - 034	Door - 034	Door - 035	Door - 035	Door - 035	
Opening Name	Overhead Garage Door 25	Sliding Door 25	Double Door 25	Door 25	Door 25	Door 25	Door 25	Door 25	Pocket Door 25	Pocket Door 25	Door 25	Door 25	Pocket Door 25	
Quantity	2	1	1	1	1	1	2	2	1	2	1	1	1	
From Zone	<Undefined>	<Undefined>	<Undefined>	<Undefined>	<Undefined>	<Undefined>	<Undefined>	<Undefined>	<Undefined>	<Undefined>	<Undefined>	<Undefined>	<Undefined>	
To Zone	<Undefined>	<Undefined>	<Undefined>	<Undefined>	<Undefined>	<Undefined>	<Undefined>	<Undefined>	<Undefined>	<Undefined>	<Undefined>	<Undefined>	<Undefined>	
W x H Size	10'-0"×11'-0"	4'-10"×6'-11"	5'-9"×6'-11"	2'-10"×8'-0"	2'-6"×8'-0"	3'-0"×8'-0"	2'-6"×8'-0"	3'-0"×8'-0"	2'-7"×8'-0"	3'-0"×8'-0"	2'-10"×8'-0"	3'-0"×8'-0"	2'-7"×8'-0"	
Orientation		L	R	R	L	L	R	R	L	R	R	L	R	
Sill height	0'-0"	0'-11"	0'-11"	0'-11"	0'-11"	0'-11"	0'-11"	0'-11"	0'-11"	0'-11"	0'-11"	0'-11"	0'-11"	
Head height	10'-0"	7'-10"	7'-10"	8'-11"	8'-11"	8'-11"	8'-11"	8'-11"	8'-11"	8'-11"	8'-11"	8'-11"	8'-11"	
2D Symbol														
3D Back View														
Fire Resistance Rating [minutes]	<Undefined>	<Undefined>	<Undefined>	<Undefined>	<Undefined>	<Undefined>	<Undefined>	<Undefined>	<Undefined>	<Undefined>	<Undefined>	<Undefined>	<Undefined>	
Thermal Transmittance [W/m²K]	<Undefined>	<Undefined>	<Undefined>	<Undefined>	<Undefined>	<Undefined>	<Undefined>	<Undefined>	<Undefined>	<Undefined>	<Undefined>	<Undefined>	<Undefined>	
Sound Transmission Class	<Undefined>	<Undefined>	<Undefined>	<Undefined>	<Undefined>	<Undefined>	<Undefined>	<Undefined>	<Undefined>	<Undefined>	<Undefined>	<Undefined>	<Undefined>	
Fire Exit	<Undefined>	<Undefined>	<Undefined>	<Undefined>	<Undefined>	<Undefined>	<Undefined>	<Undefined>	<Undefined>	<Undefined>	<Undefined>	<Undefined>	<Undefined>	
Handicap Accessible	<Undefined>	<Undefined>	<Undefined>	<Undefined>	<Undefined>	<Undefined>	<Undefined>	<Undefined>	<Undefined>	<Undefined>	<Undefined>	<Undefined>	<Undefined>	
Security Rating	<Undefined>	<Undefined>	<Undefined>	<Undefined>	<Undefined>	<Undefined>	<Undefined>	<Undefined>	<Undefined>	<Undefined>	<Undefined>	<Undefined>	<Undefined>	

Door Schedule

Window Schedule						
Element ID	WD - 003	WD - 004	WD - 005	WD - 006	WD - 006	WD - 007
Dynamic ID by Classification	Window - 003	Window - 004	Window - 005	Window - 006	Window - 006	Window - 007
Opening Name	Double-Hung Wind...	Double-Hung Wind...	Double Sash Windo...	Double Sash Windo...	Double Sash Windo...	Double Sash Windo...
Quantity	2	6	1	1	2	1
From Zone	<Undefined>	<Undefined>	<Undefined>	<Undefined>	<Undefined>	<Undefined>
To Zone	<Undefined>	<Undefined>	<Undefined>	<Undefined>	<Undefined>	<Undefined>
W x H Size	2'-11"x4'-11"	2'-11"x4'-11"	4'-11"x4'-11"	4'-11"x4'-11"	4'-11"x4'-11"	4'-11"x4'-11"
Orientation			R	L	R	L
Sill height	3'-2"	3'-2"	3'-2"	3'-2"	3'-2"	3'-2"
Head height	8'-1"	8'-1"	8'-1"	8'-1"	8'-1"	8'-1"
2D Symbol						
3D Back View						
Fire Resistance Rating	<Undefined>	<Undefined>	<Undefined>	<Undefined>	<Undefined>	<Undefined>
Thermal Transmittance [W/m²K]	<Undefined>	<Undefined>	<Undefined>	<Undefined>	<Undefined>	<Undefined>
Sound Transmission Class	<Undefined>	<Undefined>	<Undefined>	<Undefined>	<Undefined>	<Undefined>

Window Schedule

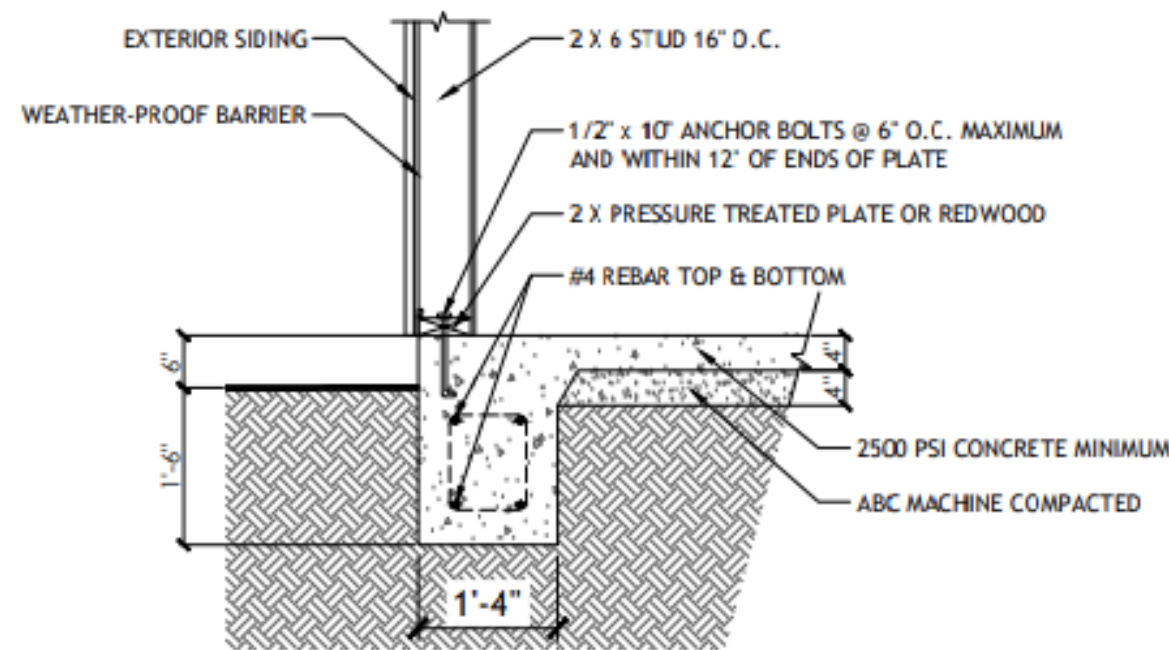
Revision History			
RevID	ChID	Change Name	Date

Company Title

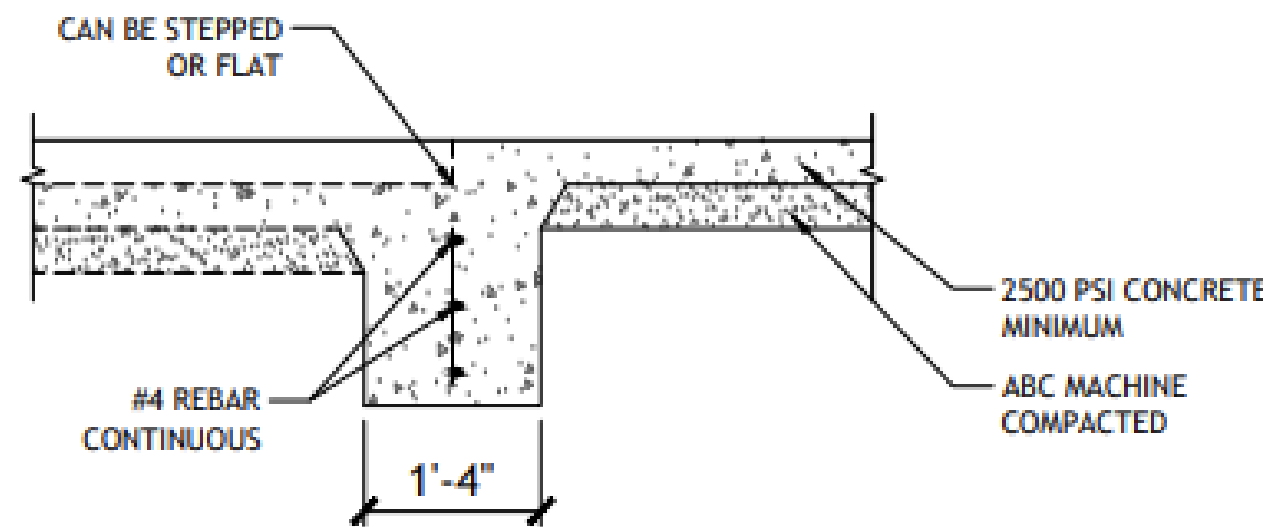


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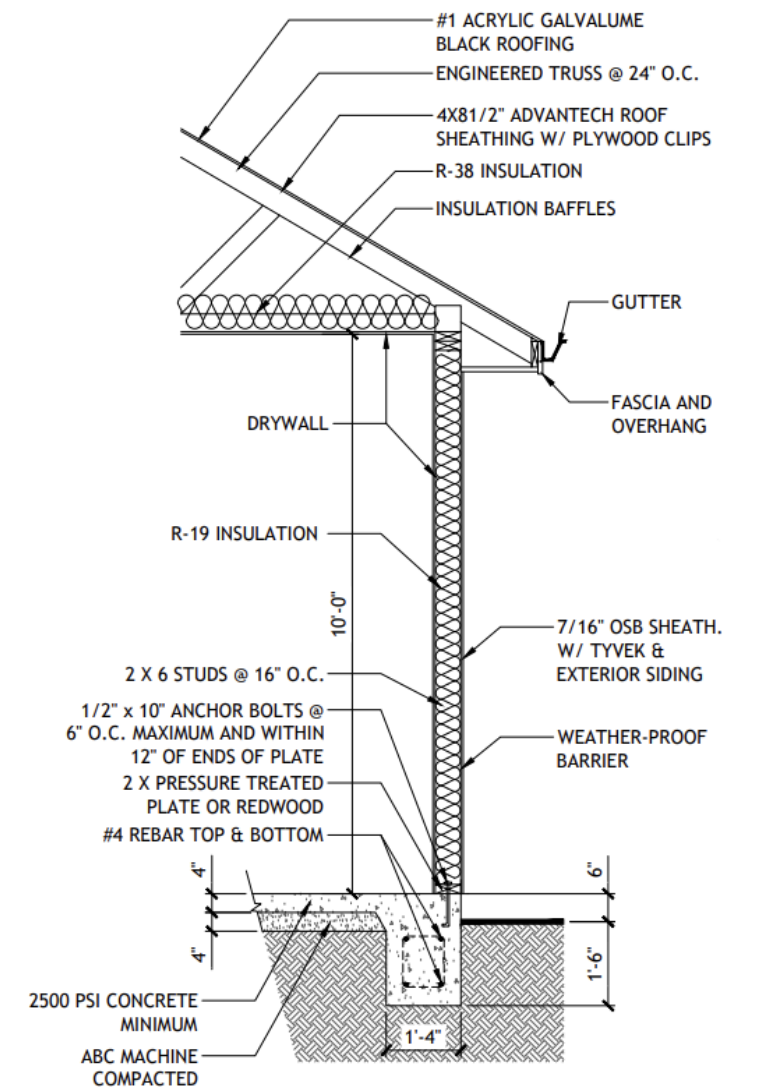
Drawing Name	
Preliminary drawings	
Modified by	Date
Checked by	Date
Drawing Scale	
1:100= 1'-0"	
Layout ID	Revision
200032	



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



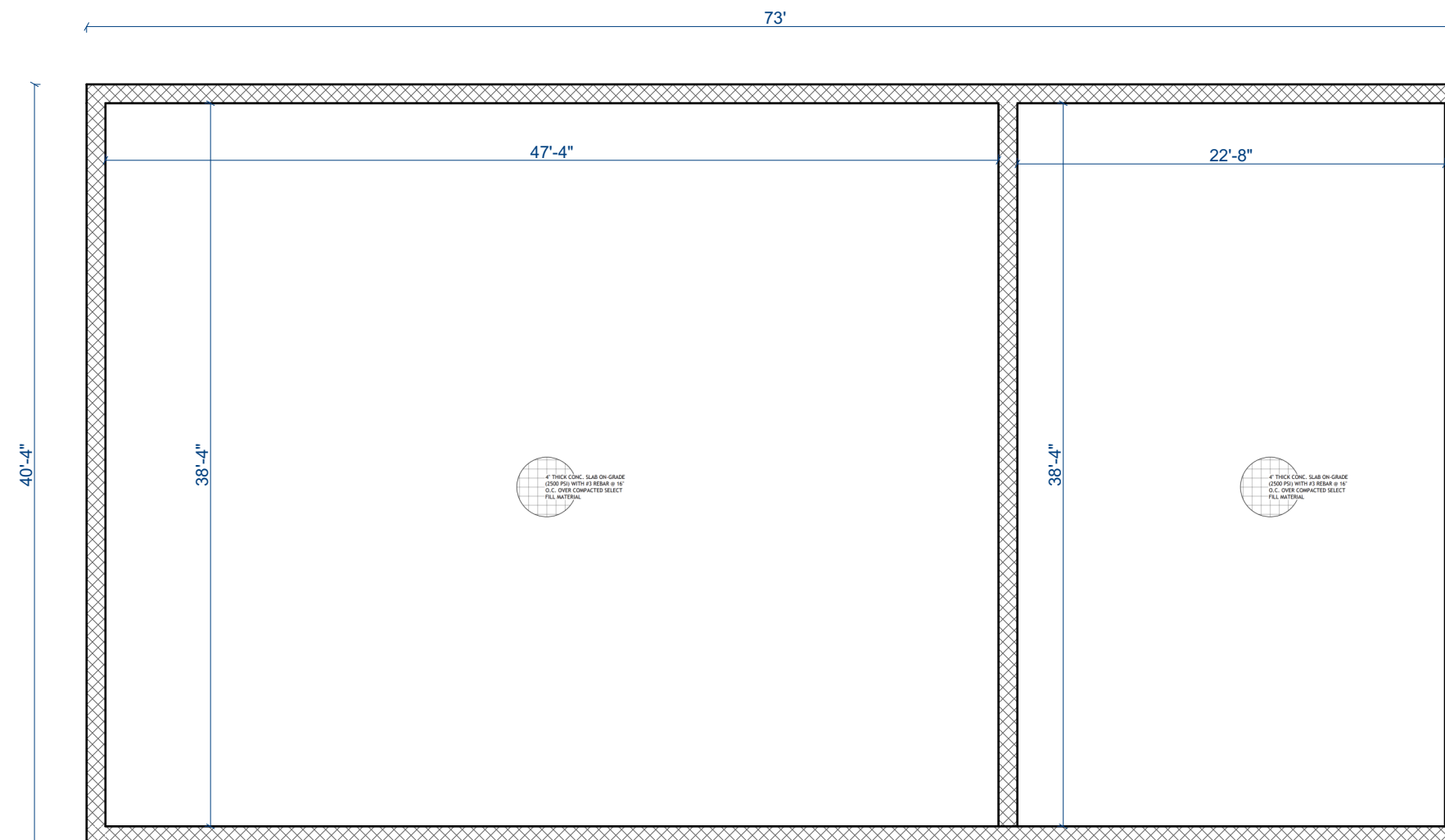
3 INTERIOR BEARING FOOTING
SCALE: 1/2" = 1'-0"



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

FOUNDATION NOTES:

- IT IS THE CONTRACTOR'S RESPONSIBILITY TO FIELD VERIFY THE EXACT LOCATION OF ALL UTILITY SERVICES AND SLOPE PRIOR TO BID/INSTALLATION.
- CONTRACTOR SHALL FIELD VERIFY ALL EXISTING CONDITIONS BEFORE COMMENCING WORK AND REPORT ANY AND ALL DISCREPANCIES BETWEEN ACTUAL CONDITIONS AND THESE PLANS TO THE ENGINEER/ARCHITECT IMMEDIATELY.
- CONTRACTOR SHALL MAKE ALL NECESSARY MODIFICATIONS DURING THE CONSTRUCTION PROCESS TO COMPLY WITH I.R.C. (INTERNATIONAL RESIDENTIAL CODE), LATEST EDITION, OR APPLICABLE CODES AT SITE.
- SEE ARCHITECTURAL DRAWINGS FOR CONCRETE SLAB ELEVATIONS, DEPRESSIONS, SLOPES, OPENINGS, CURBS, DRAINS, TRENCHES, SLAB EDGE LOCATIONS, ETC., AND FOR WALL OVERALL DIMENSIONS, LOCATIONS OF OPENINGS, ETC., NOT INDICATED ON STRUCTURAL DRAWINGS.
- VERIFY ALL DIMENSIONS WITH ARCHITECTURAL DRAWINGS PRIOR TO COMMENCING THE WORK.
- ALL DIMENSIONS SHALL BE VERIFY IN FIELD PRIOR TO COMMENCING ANY DEMOLITION.
- FOR FOUNDATION/SOIL/DRAINAGE SPECIFICATION REFER TO SOIL GEOTECHNICAL REPORT.
- FOUNDATION PLANS AND PERTINENT DETAILS SHALL BE REVIEWED AND APPROVED BY THE SOILS ENGINEER PRIOR TO ANY FOUNDATION WORK. SOIL REPORT SHALL BE TAKEN PRECEDENCE OVER STRUCTURAL NOTES AND DETAILS. SITE GRADING, SUBGRADE PREPARATION, EXCAVATION, AND PLACEMENT OF ENGINEERED FILL MATERIAL SHALL BE PERFORMED IN ACCORDANCE WITH THE SOIL REPORT AND GRADING PLANS. ALL EXCAVATION AND PLACEMENT OF ENGINEERED FILL SHOULD BE OBSERVED AND APPROVED BY THE SOILS ENGINEER BEFORE PLACEMENT OF REBAR.
- SURFACE OUTSIDE THE HOUSE NEEDS TO HAVE 5% SLOPE (UNPAVED SURFACE) & 2% SLOPE (PAVED SURFACE) AWAY FROM THE STRUCTURE.
- ALL FOOTING SIZES AND LOCATIONS TO BE VERIFIED BY A LICENSED STRUCTURAL ENGINEER.
- CONTRACTOR TO ADAPT PLANS AS REQUIRED TO MEET ALL APPLICABLE CODES AT SITE.
- CONTRACTOR TO PROVIDE WATERPROOFING AS REQUIRED TO MEET ALL APPLICABLE CODES AND TYPICAL BUILDING PRACTICES.
- CONCRETE SLABS TO BE 4" (3000 PSI MIN.), REINFORCED AS PER CODE OR AS DETERMINED BY LICENSED ENGINEER.
- CONTRACTOR TO PROVIDE ADEQUATE DRAINAGE BASED ON EXISTING SITE CONDITIONS. VERIFY W/LOCAL CODES.
- REFER TO FLOOR JOIST MANUFACTURER FOR JOIST SIZING AND SPACING, CROSS BRACING REQUIREMENTS, AND BEAM SIZES.
- PROVIDE JOISTS UNDER ALL WALLS RUNNING PARALLEL.



FOUNDATION PLAN :

Revision History			
RevID	ChID	Change Name	Date

Company Title



SAM Barndo Design & Draft LLC

Drawing Name
final set

Modified by _____ Date _____

Checked by _____ Date _____

Drawing Scale
1/4" = 1'-0"

Layout ID
200032

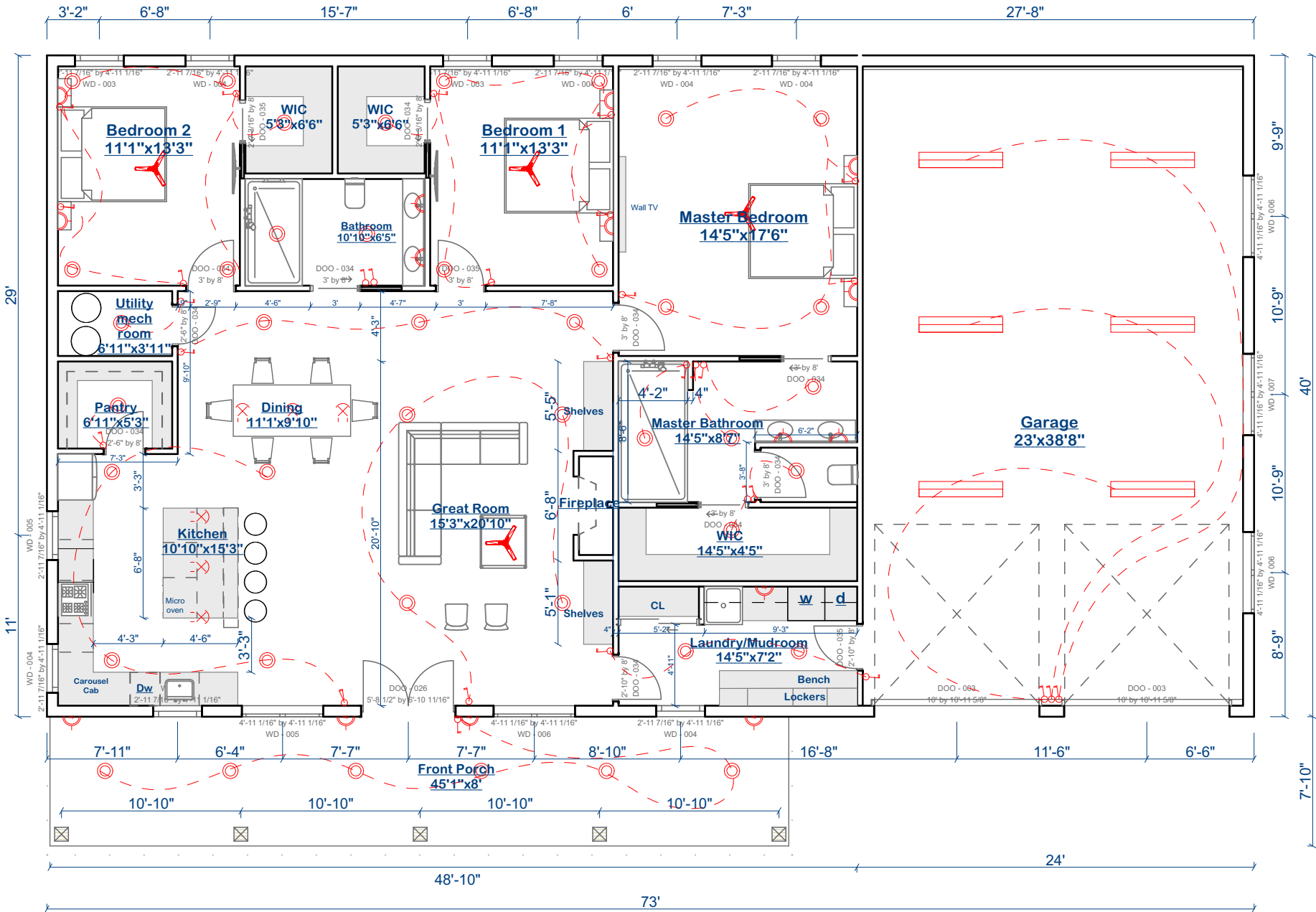
Revision _____

Electrical Notes:
(ELECTRICAL LAYOUT IS FOR ILLUSTRATION PURPOSES ONLY AND A LOCAL PROFESSIONAL SHALL BE HIRED TO CONFIRM THE LAYOUT OR PROVIDE A LAYOUT THAT MEETS LOCAL CODE)

All work shall be done in conformance with all governing codes, including amendments, bulletins, etc. as well as standards of installation for buildings, and equipment and requirements of the Owner.

Coordinate all work with other trades to ensure installation is made in accordance with the contract documents.

Exact locations and mounting heights of all lighting fixtures, wall outlets, etc. shall be in accordance with local code and the professional on the ground shall make changes as needed.



ELECTRICAL LEGEND	
waterproof single pole switch	
RECESSED LIGHT	
CEILING MOUNTED HANGING FIXTURE	
waterproof single pole switch	
2 WAY SWITCH	
CARBON MONOXIDE DETECTOR	
SMOKING DETECTOR	
CEILING FAN	
220 VOLT RECEPTACLE	
TELEVISION ANTENNA	
110 VAULT w/ GROUND FAULT INTERRUPTOR	

Revision History			
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Drawing Name	final set		
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Checked by		Date	
Drawing Scale	1/4= 1'-0"		
Layout ID	200032	Revision	

ELECTRICITY LAYOUT :

PLUMBING NOTES:

- IT IS THE CONTRACTOR'S RESPONSIBILITY TO FIELD VERIFY THE EXACT LOCATION OF ALL UTILITY SERVICES AND SLOPE PRIOR TO BID/INSTALLATION.
- CONTRACTOR SHALL FIELD VERIFY ALL EXISTING CONDITIONS BEFORE COMMENCING WORK AND REPORT ANY AND ALL DISCREPANCIES BETWEEN ACTUAL CONDITIONS AND THESE PLANS TO THE ENGINEER/ARCHITECT IMMEDIATELY.
- CONTRACTOR SHALL MAKE ALL NECESSARY MODIFICATIONS DURING THE CONSTRUCTION PROCESS TO COMPLY WITH I.R.C. (INTERNATIONAL RESIDENTIAL CODE), LATEST EDITION, OR APPLICABLE CODES AT SITE.
- SUGGESTED SLOPE FOR EXTERIOR WASTE LINE @ 1/8"=1'-0".
- ALL YARD CLEANOUTS TO BE CONTRACTOR CHOICE. ALL FIXTURES WILL BE OWNER CHOICE. CALCULATIONS AND CHOICES BASED ON INDUSTRY STANDARDS.
- WASHING MACHINE AND DISHWASHER TO BE CUSTOMER'S CHOICE.
- WATER HEATER TO BE CUSTOMER'S CHOICE.

PLUMBING LEGEND

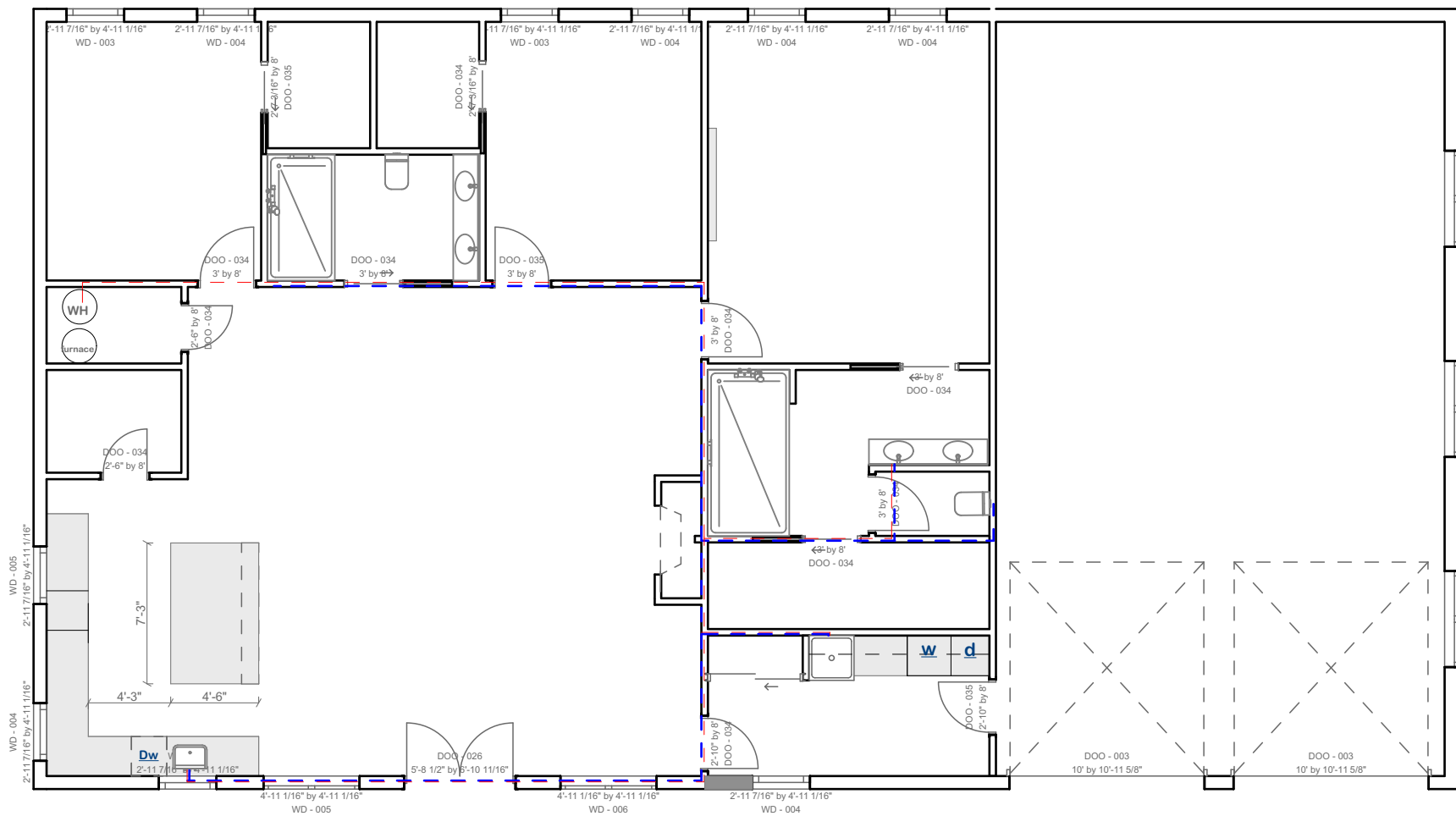
- 1/2" COLD WATER - - - - -
- 1/2" HOT WATER - - - - -
- 4" WASTE LINE - - - - -
- 2" VENT PIPE - - - - -
- WATER HOSE - - - - -
- CLEAN OUT - - - - -
- DRAINS

SITE DRAINAGE:

IT IS RECOMMENDED THAT SHE DRAINAGE BE WELL DEVELOPED. SURFACE WATER SHOULD BE DIRECTED AWAY FROM THE FOUNDATION SOILS. (USE A MINIMUM SLOPE OF 2% WITHIN 10 FEET OF THE FOUNDATION. NO PONDING OF SURFACE WATER SHALL BE ALLOWED NEAR THE STRUCTURE DURING OR AFTER COMPLETION OF THE CONSTRUCTION AND THE LANDSCAPING. THE BUILDER SHALL ADVISE THE OWNER OF THE SITE DRAINAGE REQUIREMENTS.

SPECIFICATION NOTES

- REINFORCED CONCRETE SHALL CONFORM TO APPLICABLE REQUIREMENTS OF THE 2018 I.R.C. AND ALL LOCAL CITY OR COUNTY GUIDELINES.
- ALL CONCRETE USED IN THE FOUNDATIONS AND SLABS ON GRADE SHALL HAVE A 28 DAY COMPRESSIVE STRENGTH OF NOT LESS THAN 3,000 PSI.
- THE MAXIMUM SLUMP SHALL NOT EXCEED 4 INCHES.
- PROVIDE CONTROL JOINTS IN ALL EXPOSED SLABS ON GRADE. THE MAXIMUM SPACING OF CONTROL JOINTS SHALL BE 20" O.G., UNLESS OTHERWISE NOTED.
- A CIVIL ENGINEER SHOULD BE CONSULTED TO VERIFY FOUNDATION PLANS AND DETAILS. SITE DRAINAGE: IT IS RECOMMENDED THAT SHE DRAINAGE BE WELL DEVELOPED.



PLUMBING PLAN :

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Drawing Name
final set

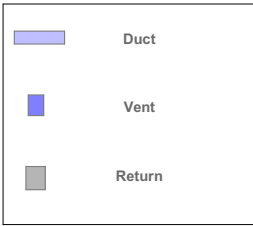
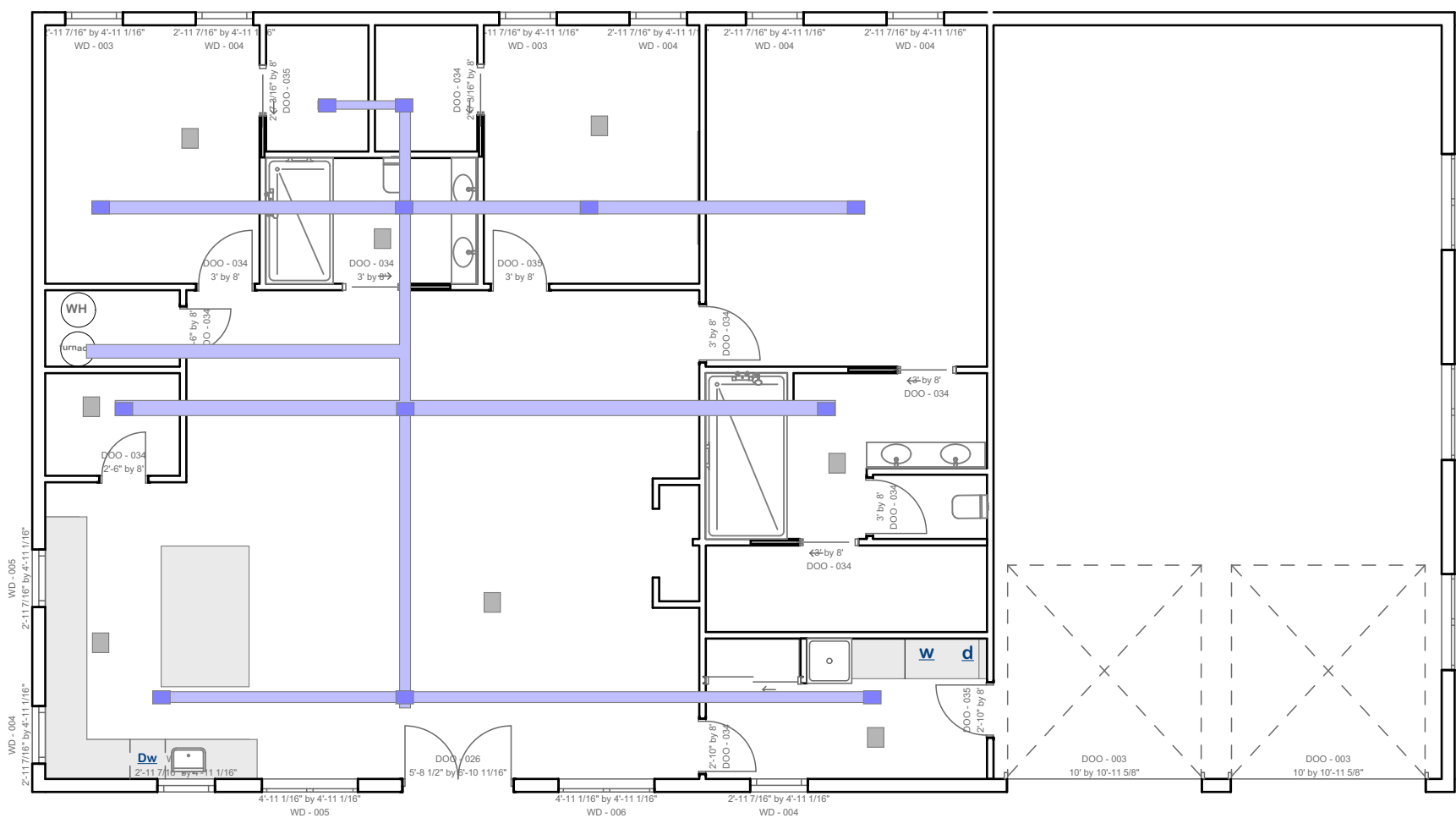
Modified by Date

Checked by Date

Drawing Scale
1/4= 1'-0"

HVAC Notes:
(HVAC LAYOUT IS FOR ILLUSTRATION PURPOSES ONLY AND A LOCAL PROFESSIONAL SHALL BE HIRED TO CONFIRM THE LAYOUT OR PROVIDE A LAYOUT THAT MEETS LOCAL CODE)

All work shall be done in conformance with all governing codes, including amendments, bulletins, etc. as well as standards of installation for buildings, and equipment and requirements of the Owner.
Drawings are diagrammatic and intended to show the scope and general arrangement of the work under the contract. Contractor shall determine the exact location, size and capacity of all HVAC before commencing work.
The HVAC pro shall provide any required energy calculations.



HV/AC PLAN :

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final set	
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