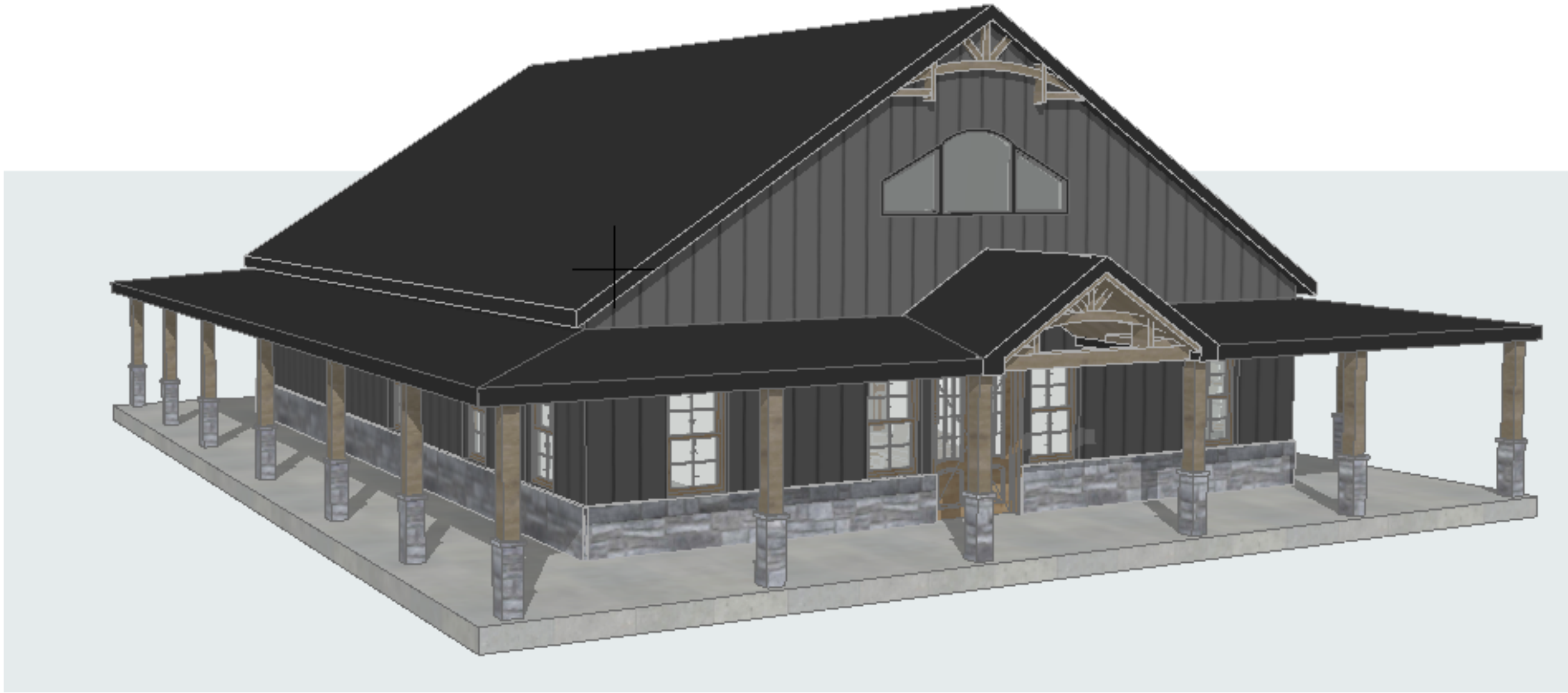


CUSTOM BARNDOMINIUM HOUSE

DRAWING LIST:

- COVER PAGE
- MAIN FLOOR PLAN
- ELEVATIONS
- 3D PERSPECTIVE VIEWS
- SECTION
- OPENING LIST
- FOUNDATION DETAILS
- ELECTRICITY LAYOUT
- PLUMBING PLAN



Revision History			
RevID	ChID	Change Name	Date

Company Title



SAM Barndo Design & Draft LLC

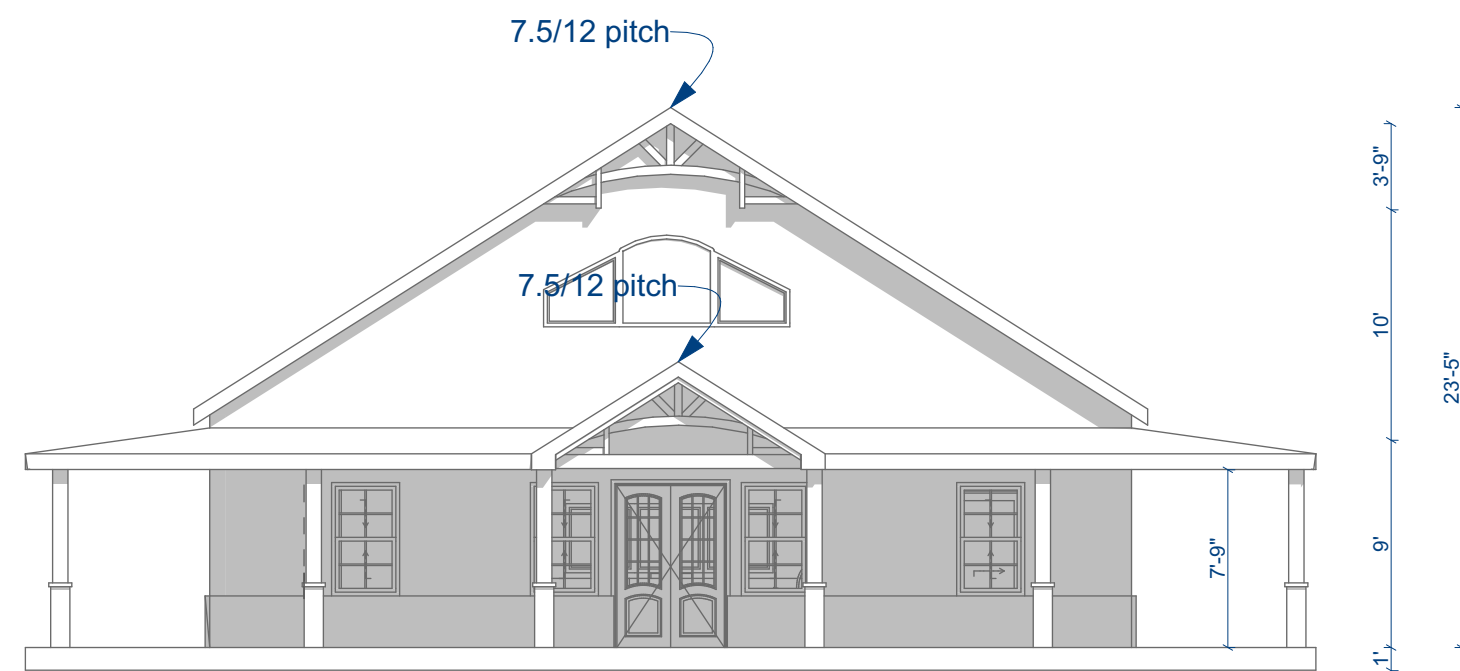
Drawing Name	
Preliminary drawings	
Modified by	Date
Checked by	Date
Drawing Scale	
1:100= 1'-0"	
Layout ID	Revision
200032	



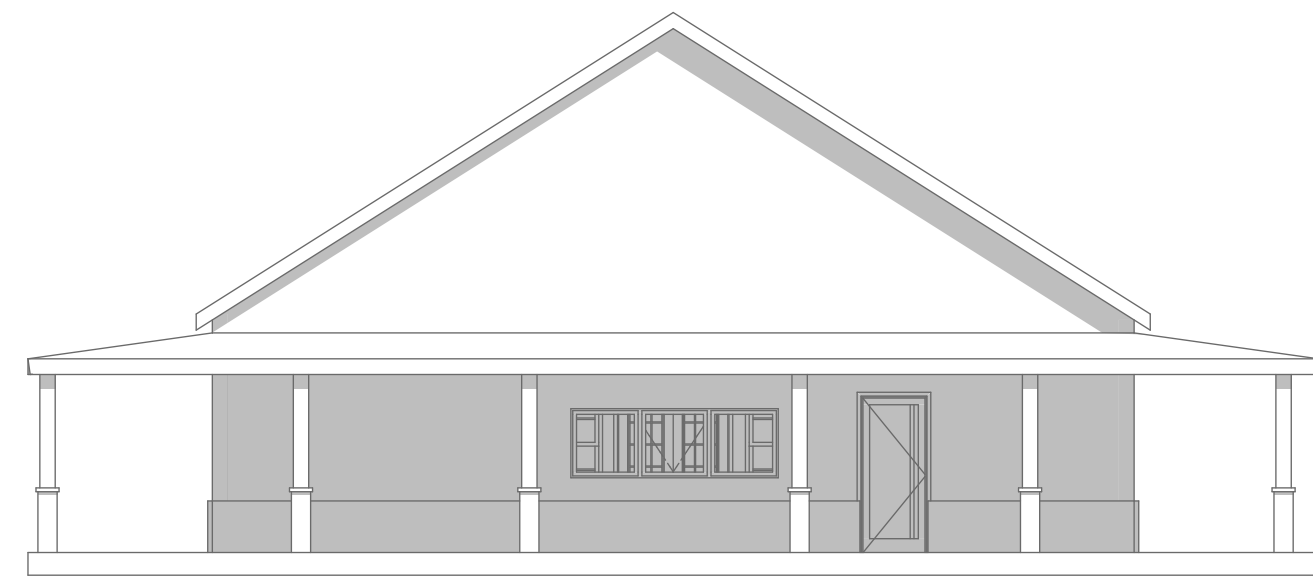
RIGHT ELEVATION :



LEFT ELEVATION :



FRONT ELEVATION :



REAR ELEVATION :

Revision History			
RevID	ChID	Change Name	Date

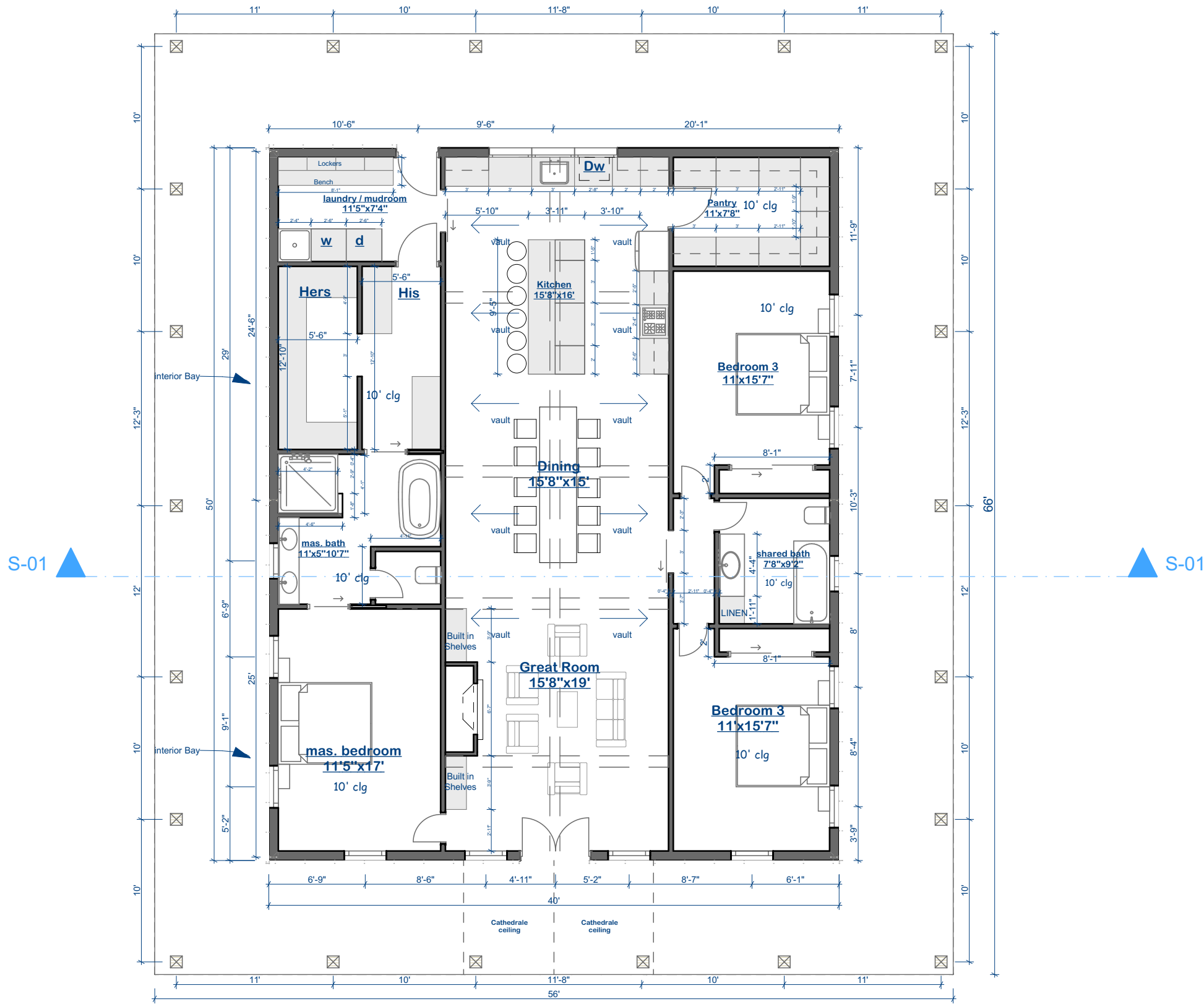
Company Title



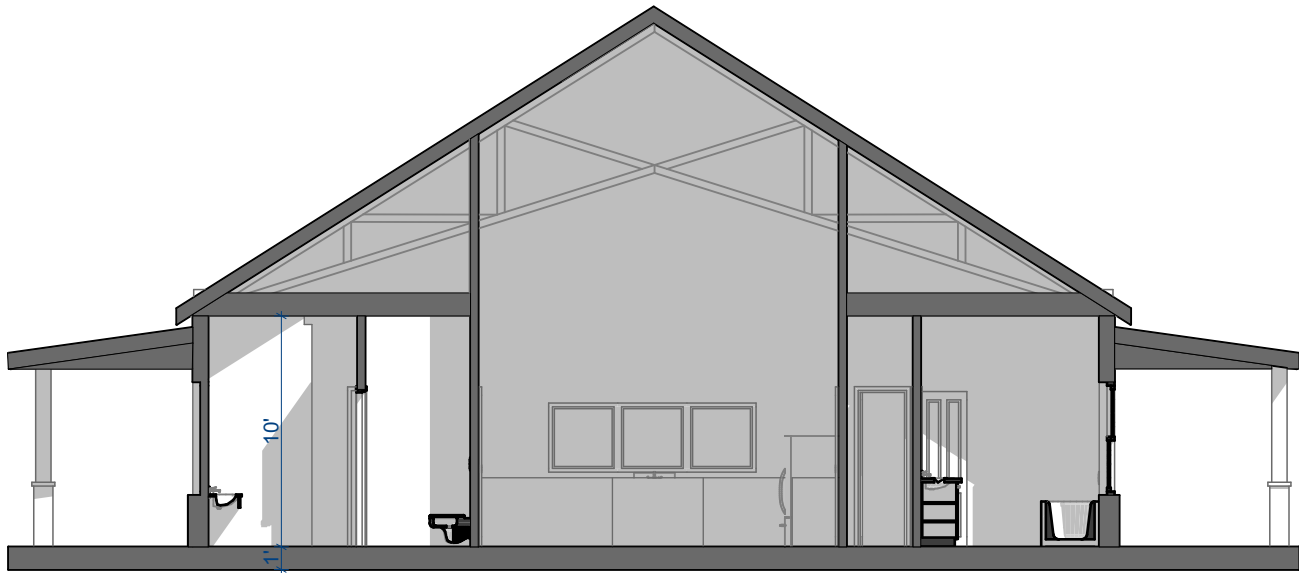
SAM Barndo Design & Draft LLC

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

living area first floor :2000 qft
porch area : 1696 sqft



GROUND FLOOR PLAN :



SECTION 01 :

Revision History			
RevID	ChID	Change Name	Date



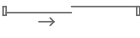
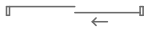







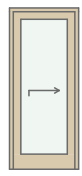
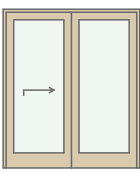
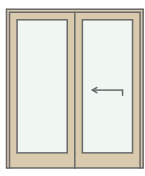



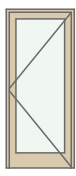
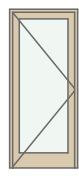

Company Title





















SAM Barndo Design & Draft LLC

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

OPENINGS :

Door Schedule										
Element ID	DOO - 004	DOO - 006	DOO - 006	DOO - 006	DOO - 021	DOO - 022	DOO - 024	DOO - 024	DOO - 024	DOO - 024
ID by Classification	Door - 004	Door - 006	Door - 006	Door - 006	Door - 021	Door - 022	Door - 024	Door - 024	Door - 024	Door - 024
Opening Name	Double Door 25	Pocket Door 25	Sliding Door 25	Sliding Door 25	Door 25	Door 25	Door 25	Door 25	Door 25	Door 25
Quantity	1	2	1	1	1	1	1	2	2	2
From Zone	<Undefined>	<Undefined>	<Undefined>	<Undefined>	<Undefined>	<Undefined>	<Undefined>	<Undefined>	<Undefined>	<Undefined>
To Zone	<Undefined>	<Undefined>	<Undefined>	<Undefined>	<Undefined>	<Undefined>	<Undefined>	<Undefined>	<Undefined>	<Undefined>
W x H Size	4'-11"×7'-3"	3'-0"×7'-0"	5'-11"×6'-11"	5'-11"×6'-11"	2'-2"×6'-11"	2'-2"×7'-2"	2'-2"×6'-11"	2'-11"×6'-11"	2'-11"×6'-11"	2'-2"×6'-11"
Orientation	L	L	L	R	R	R	R	L	R	L
Sill height	0'-11"	0'-11"	0'-11"	0'-11"	0'-11"	0'-11"	0'-11"	0'-11"	0'-11"	0'-11"
Head height	8'-2"	7'-11"	7'-10"	7'-10"	7'-10"	8'-1"	7'-10"	7'-10"	7'-10"	7'-10"
2D Symbol										
3D Back View										
Fire Resistance Rating [minutes]	<Undefined>	<Undefined>	<Undefined>	<Undefined>	<Undefined>	<Undefined>	<Undefined>	<Undefined>	<Undefined>	<Undefined>
Thermal Transmittance [W/m²K]	<Undefined>	<Undefined>	<Undefined>	<Undefined>	<Undefined>	<Undefined>	<Undefined>	<Undefined>	<Undefined>	<Undefined>
Sound Transmission Class	<Undefined>	<Undefined>	<Undefined>	<Undefined>	<Undefined>	<Undefined>	<Undefined>	<Undefined>	<Undefined>	<Undefined>
Fire Exit	<Undefined>	<Undefined>	<Undefined>	<Undefined>	<Undefined>	<Undefined>	<Undefined>	<Undefined>	<Undefined>	<Undefined>
Handicap Accessible	<Undefined>	<Undefined>	<Undefined>	<Undefined>	<Undefined>	<Undefined>	<Undefined>	<Undefined>	<Undefined>	<Undefined>
Security Rating	<Undefined>	<Undefined>	<Undefined>	<Undefined>	<Undefined>	<Undefined>	<Undefined>	<Undefined>	<Undefined>	<Undefined>

Doors list :

Window Schedule									
Element ID	WD - 001	WD - 001	WD - 001	WD - 002	WD - 003	WD - 004	WD - 006	WD - 006	WD - 008
Dynamic ID by Classification	Window - 001	Window - 001	Window - 001	Window - 002	Window - 003	Window - 004	Window - 006	Window - 006	Window - 008
Opening Name	Double-Hung Window 25	Double-Hung Window 25	Window 25	Double-Hung Window 25	Double-Hung Window 25	Double-Hung Window 25	Trapezoid Window 25	Trapezoid Window 25	Three-centered Arch Top Window 25
Quantity	2	3	3	3	3	1	1	1	1
From Zone	<Undefined>	<Undefined>	<Undefined>	<Undefined>	<Undefined>	<Undefined>	<Undefined>	<Undefined>	<Undefined>
To Zone	<Undefined>	<Undefined>	<Undefined>	<Undefined>	<Undefined>	<Undefined>	<Undefined>	<Undefined>	<Undefined>
W x H Size	2'-6"×4'-11"	2'-11"×4'-11"	3'-0"×2'-0"	2'-11"×4'-11"	2'-11"×4'-11"	2'-11"×4'-11"	3'-3"×3'-3"	3'-3"×3'-3"	4'-1"×4'-0"
Orientation			R				L	R	
Sill height	3'-3"	3'-3"	5'-10"	3'-3"	3'-3"	3'-3"	14'-11"	14'-11"	14'-11"
Head height	8'-2"	8'-2"	7'-10"	8'-2"	8'-2"	8'-2"	18'-2"	18'-2"	18'-11"
2D Symbol									
3D Back View									
Fire Resistance Rating	<Undefined>	<Undefined>	<Undefined>	<Undefined>	<Undefined>	<Undefined>	<Undefined>	<Undefined>	<Undefined>
Thermal Transmittance [W/m²K]	<Undefined>	<Undefined>	<Undefined>	<Undefined>	<Undefined>	<Undefined>	<Undefined>	<Undefined>	<Undefined>
Sound Transmission Class	<Undefined>	<Undefined>	<Undefined>	<Undefined>	<Undefined>	<Undefined>	<Undefined>	<Undefined>	<Undefined>

Windows list :

Revision History			
RevID	ChID	Change Name	Date

Company Title



SAM Barndo Design & Draft LLC

Drawing Name
Preliminary drawings

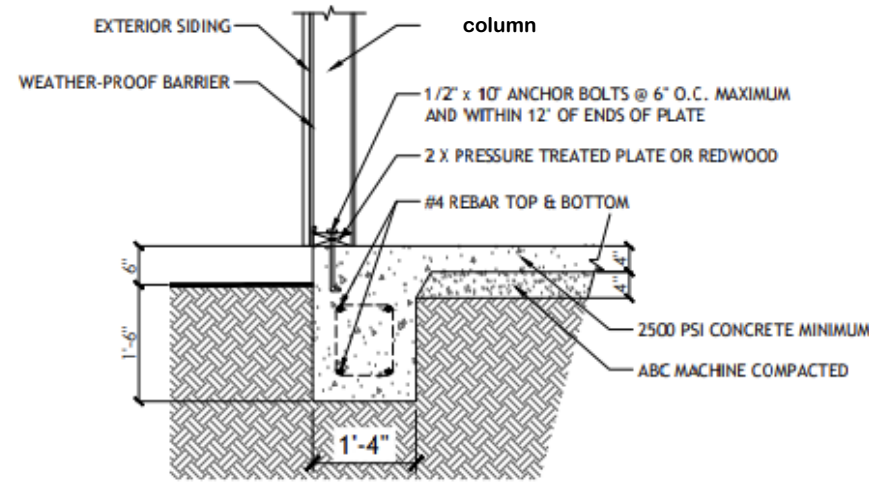
Modified by
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Checked by
Date

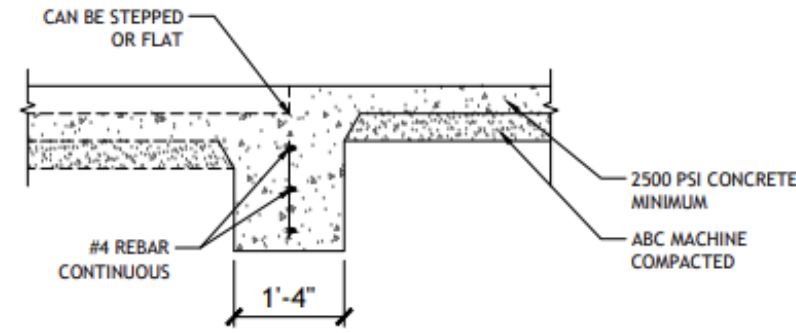
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Layout ID
200032

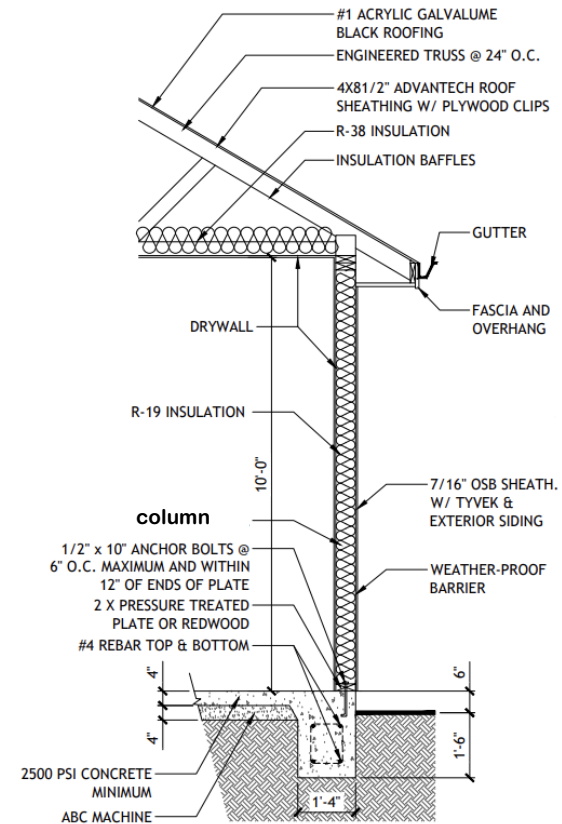
Revision



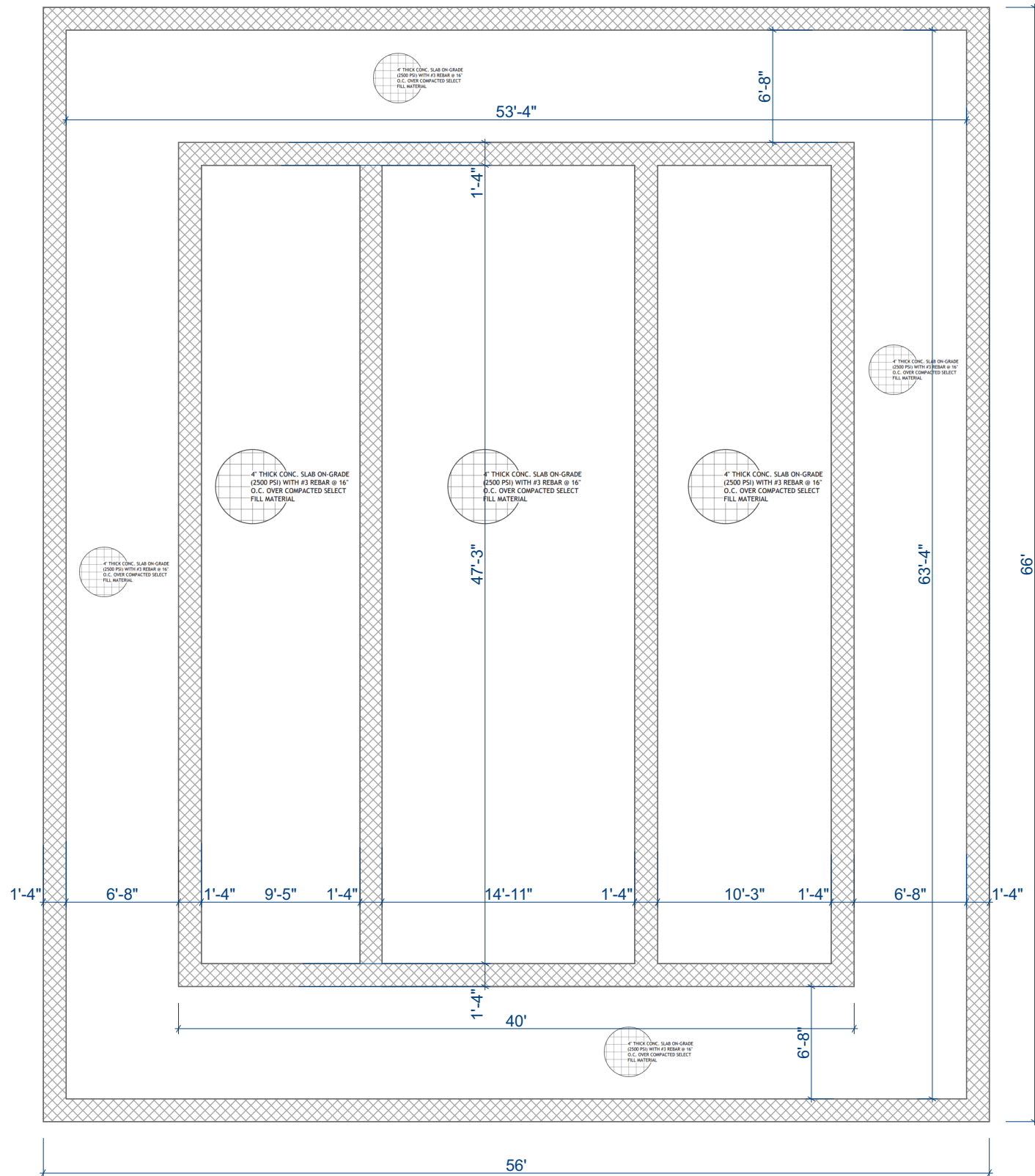
2 FOUNDATION DETAIL
SCALE: 1/2" = 1'-0"



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

Preliminary drawings

Modified by

Date

Checked by

Date

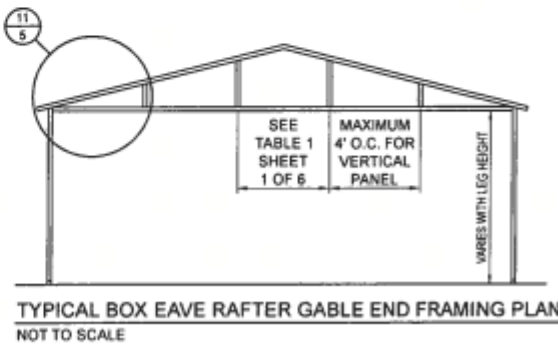
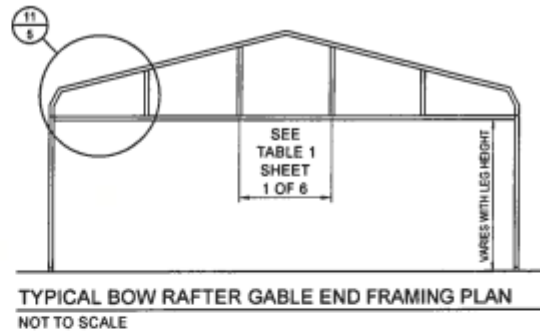
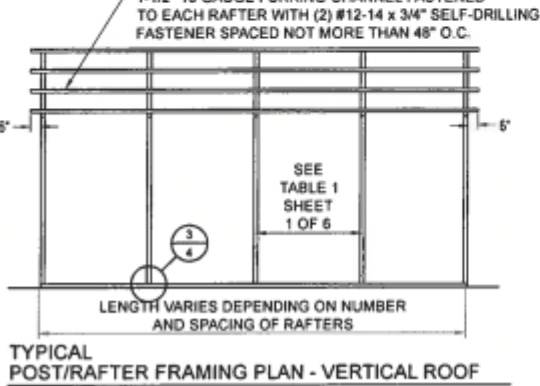
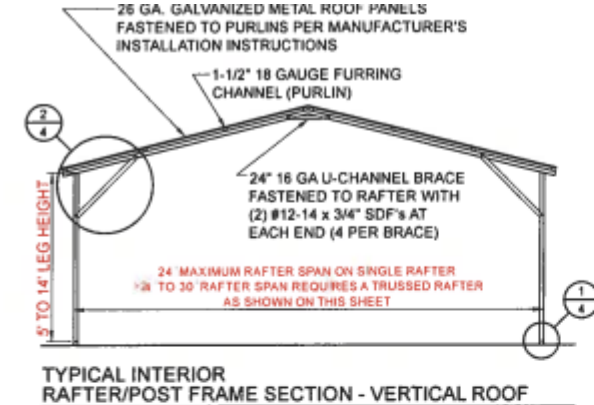
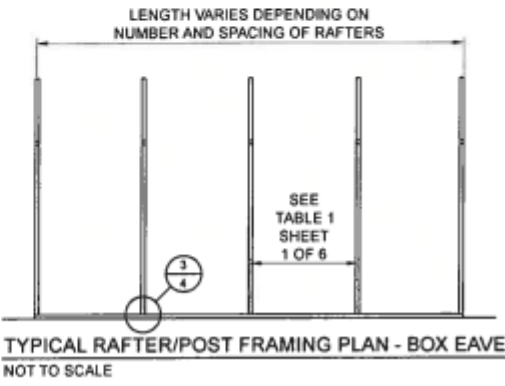
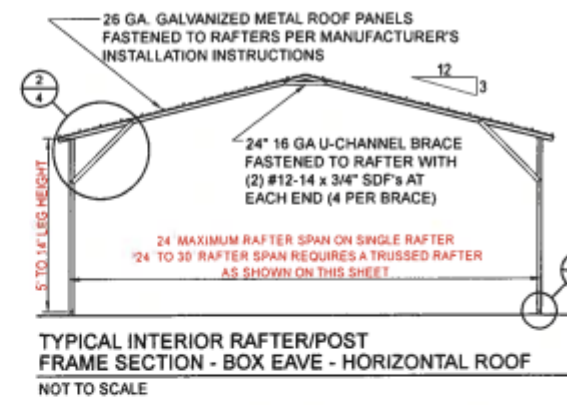
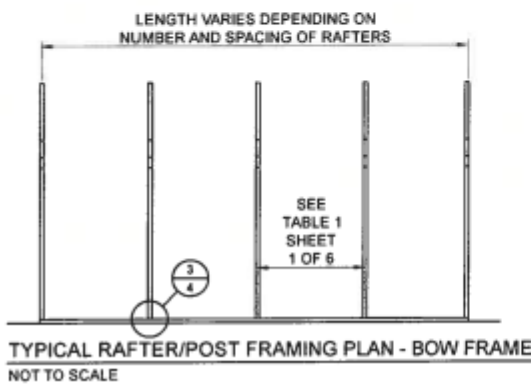
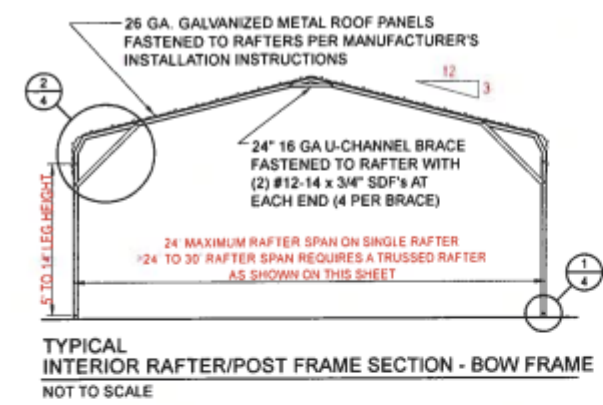
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Layout ID

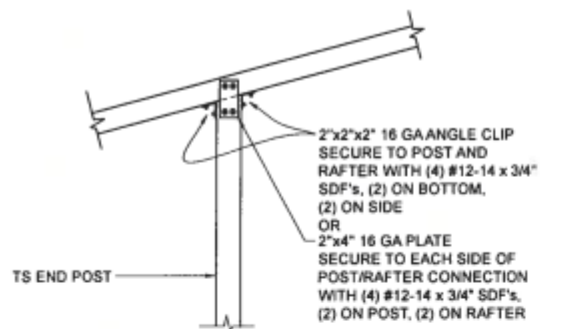
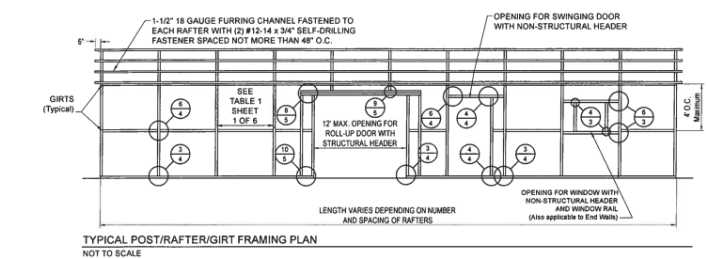
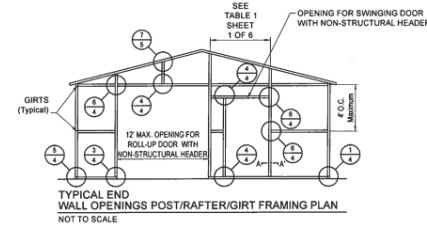
200032

Revision

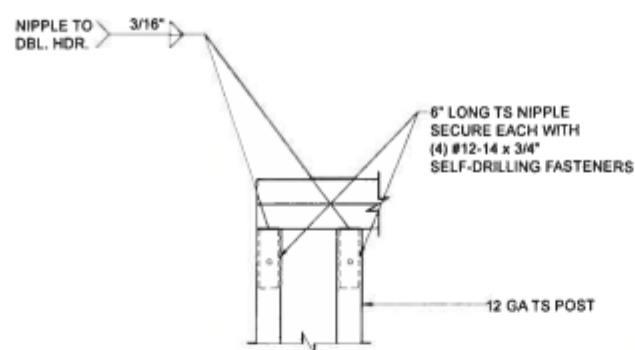


RISK CATEGORY	WIND EXPOSURE CATEGORY	ULTIMATE WIND SPEED (MPH)	NOMINAL WIND SPEED (MPH)	MAXIMUM POST / RAFTER SPACING (FEET)	AVERAGE FASTENER SPACING ON-CENTERS ALONG RAFTERS, PURLINS, AND POSTS OR GIRTS (INCHES)	
					INTERIOR POSTS/RAFTERS	END POSTS/RAFTERS
I	C	110 TO 150	89 TO 116	5.0	6	6
		151 TO 180	117 TO 139	4.0	6	6

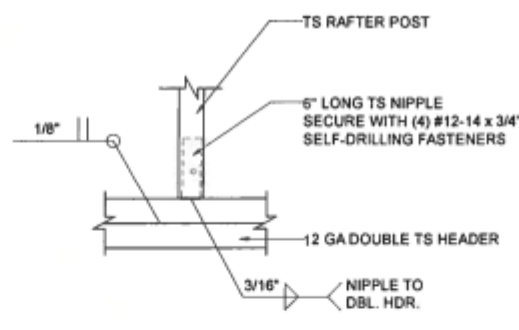
NOTES: 1. Specifications applicable to 26 gauge metal roof and wall panels fastened directly to 12 or 14 gauge steel tube framing, or 1 gauge hat channel roof purlins.
2. Specifications applicable only for mean roof height of 20 feet or less, and roof slopes of 7° to 27° (1.5:12 to 6:12 pitch). See requirements for other roof heights and/or slopes may vary.



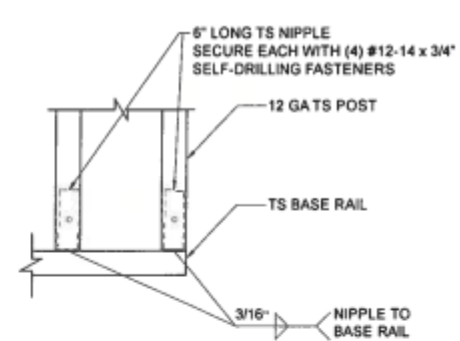
7 END POST/RAFTER CONN. DETAIL
Not To Scale



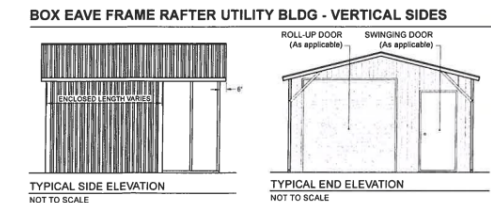
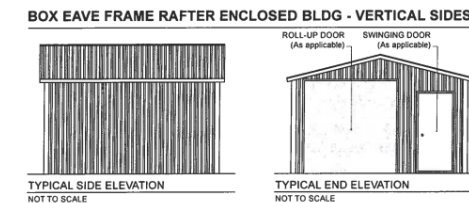
8 RAFTER POST/DBL. HEADER DETAIL
Not To Scale



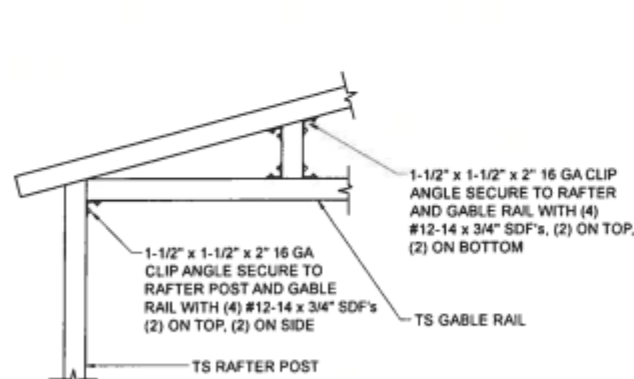
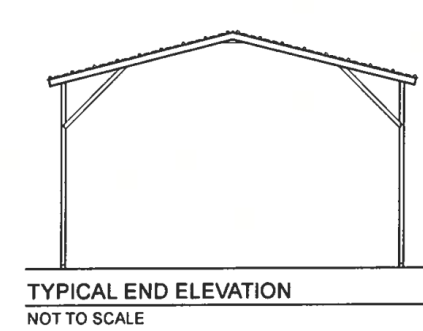
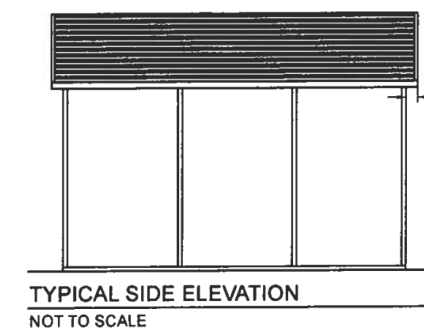
9 RAFTER POST/HEADER DETAIL
Not To Scale



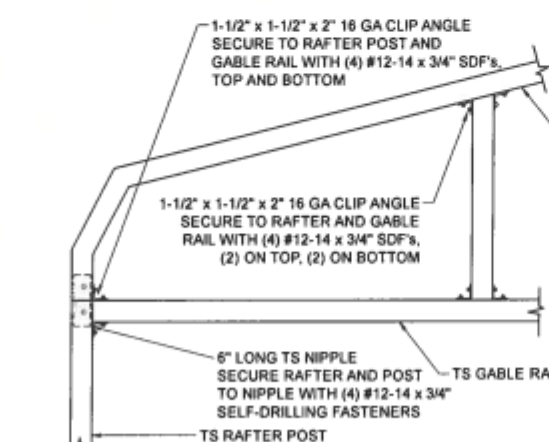
10 RAFTER POST/BASE RAIL CONNECTION DETAIL
Not To Scale



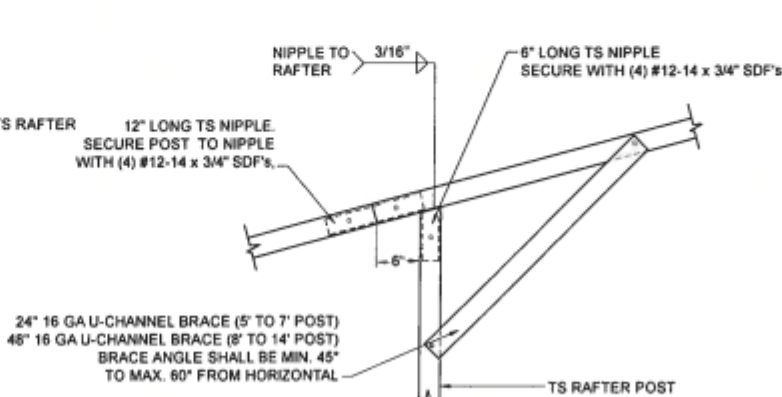
BOX EAVE FRAME RAFTER OPEN CARPORT - HORIZONTAL ROOF



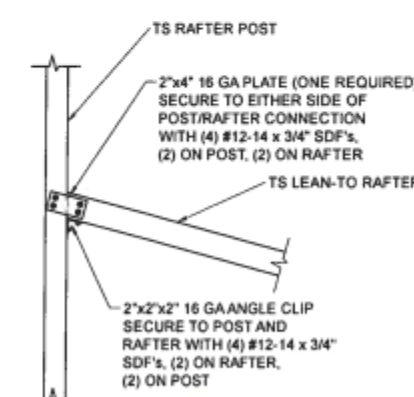
11A GABLE RAIL TO RAFTER POST CONNECTION DETAIL
Not To Scale



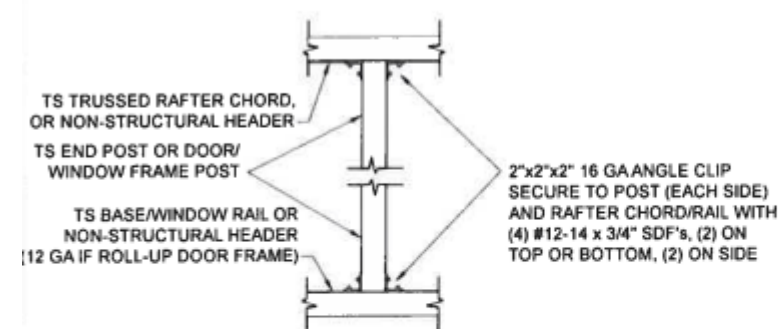
11B GABLE RAIL TO RAFTER POST CONNECTION DETAIL
Not To Scale



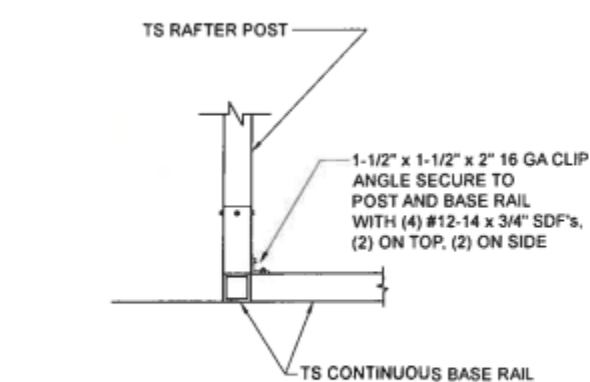
12 SIDE EXTENSION RAFTER/POST DETAIL
Not To Scale



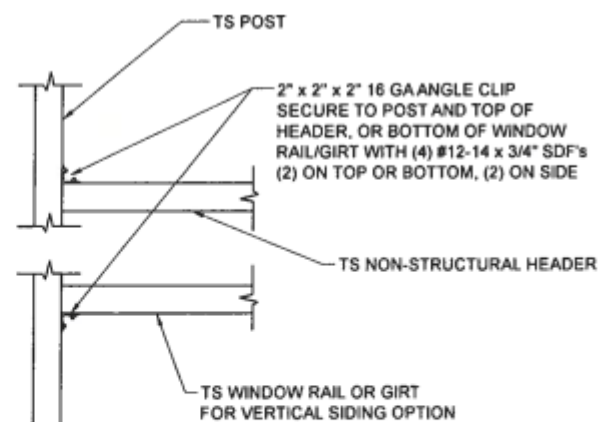
13 POST / LEAN-TO RAFTER CONN.
Not To Scale



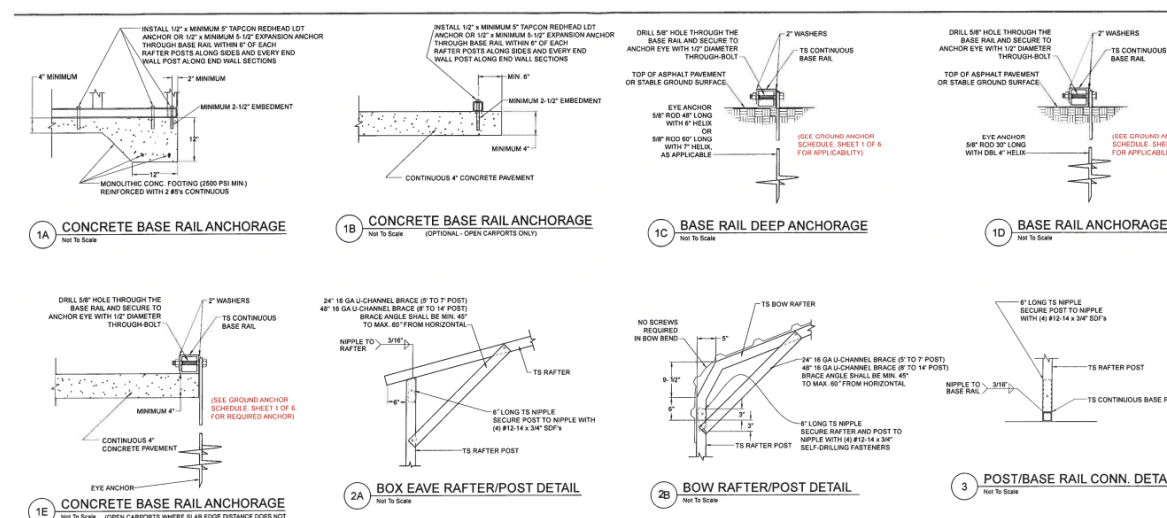
4 POST TO RAIL, TRUSS CHORD, OR NON-STRUCTURAL HEADER CONN. DETAIL
Not To Scale



5 END POST/BASE RAIL CONN.
Not To Scale



6 NON-STRUCTURAL HEADER, WINDOW RAIL, OR GIRTS TO POST CONN. DETAIL
Not To Scale



Revision History

RevID	ChID	Change Name	Date

Company Title



SAM Barndo Design & Draft LLC

Drawing Name

Preliminary drawings

Modified by

Date

Checked by

Date

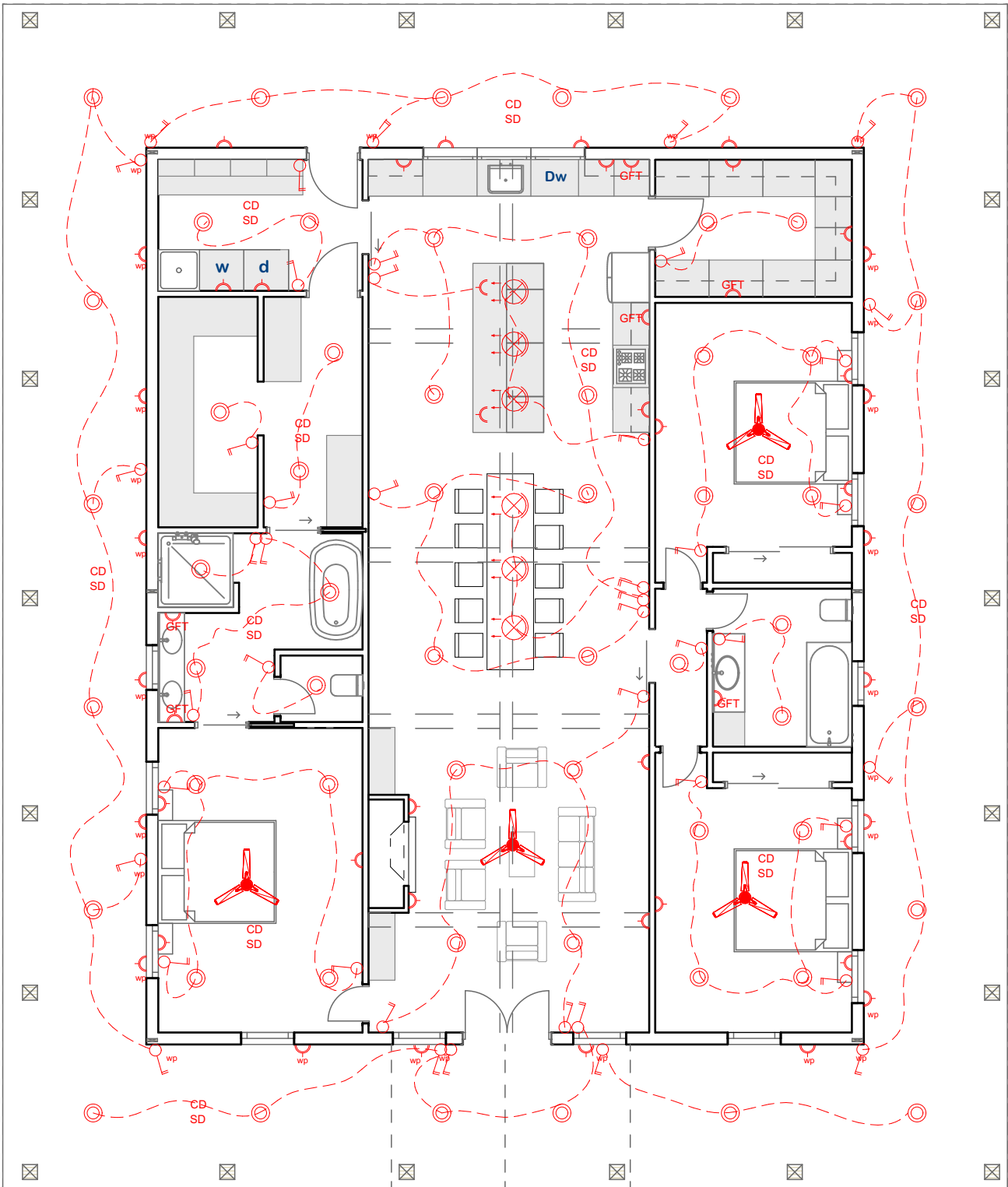
Drawing Scale

1/4= 1'-0"

Layout ID

200032

Revision



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

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	Revision
200032	

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.

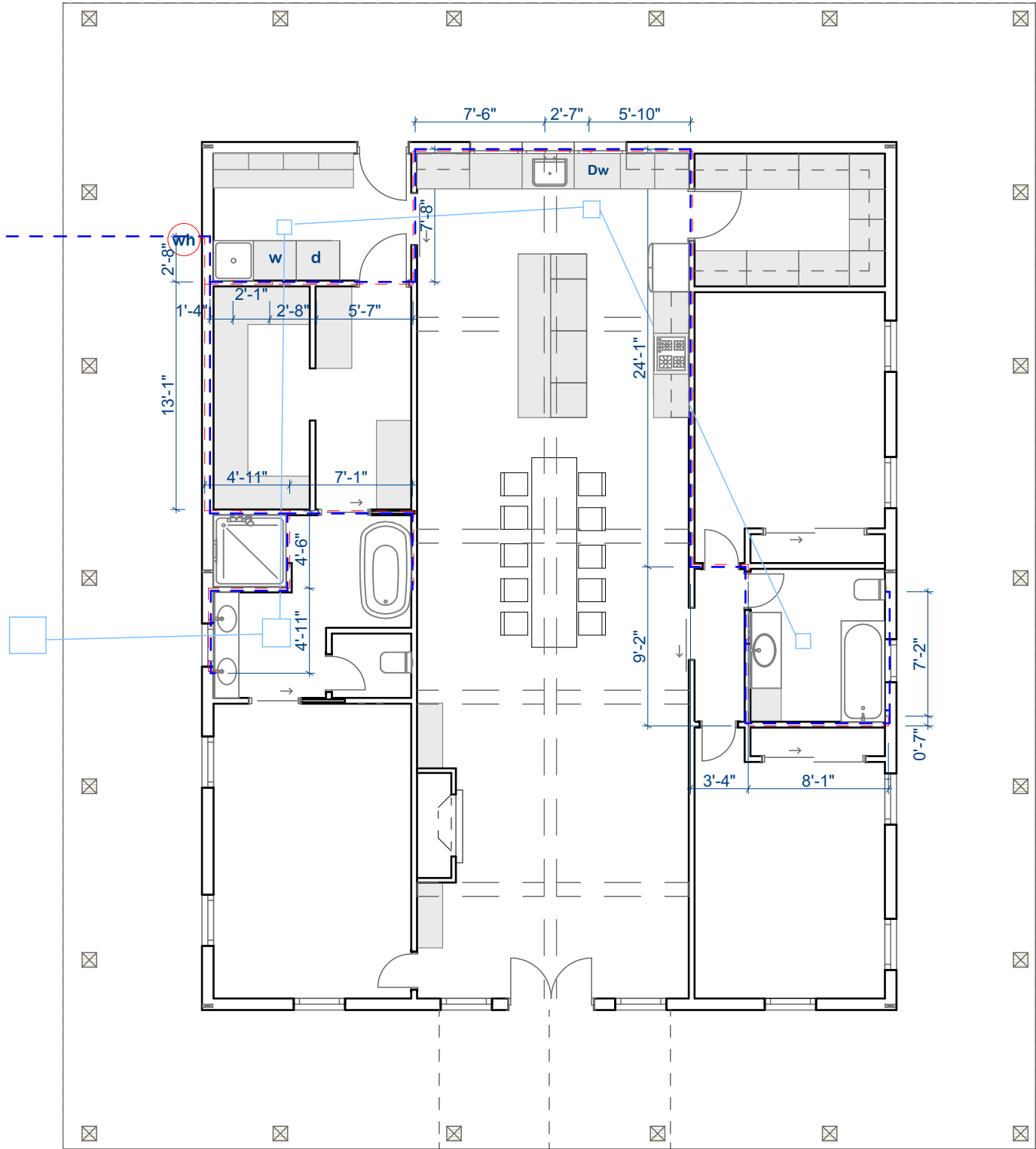
ELECTRICITY LAYOUT :

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

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



PLUMBING NOTES:

- 1. IT IS THE CONTRACTOR'S RESPONSIBILITY TO FIELD VERIFY THE EXACT LOCATION OF ALL UTILITY SERVICES AND SLOPE PRIOR TO BID/INSTALLATION.
- 2. 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.
- 3. 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.
- 4. SUGGESTED SLOPE FOR EXTERIOR WASTE LINE @ 1/8"=1'-0".
- 5. ALL YARD CLEANOUTS TO BE CONTRACTOR CHOICE. ALL FIXTURES WILL BE OWNER CHOICE. CALCULATIONS AND CHOICES BASED ON INDUSTRY STANDARDS.
- 6. WASHING MACHINE AND DISHWASHER TO BE CUSTOMER'S CHOICE.
- 7. WATER HEATER TO BE CUSTOMER'S CHOICE.

PLUMBING LEGEND

- 1/2" COLD WATER - - - - -
- 1/2" HOT WATER - - - - -
- 4" WASTE LINE - - - - -

DRAINS

Revision History

RevID	ChID	Change Name	Date

Company Title



SAM Barndo Design & Draft LLC

Austin residence

Drawing Name

final set

Modified by

Date

Checked by

Date

Drawing Scale

1/4= 1'-0"

Layout ID

200032

Revision

PLUMBING PLAN :