

WILLOW LANE BARNDO

PROJECT DESCRIPTION

ONE STOREY RESIDENCE W/ ATTACHED GARAGE

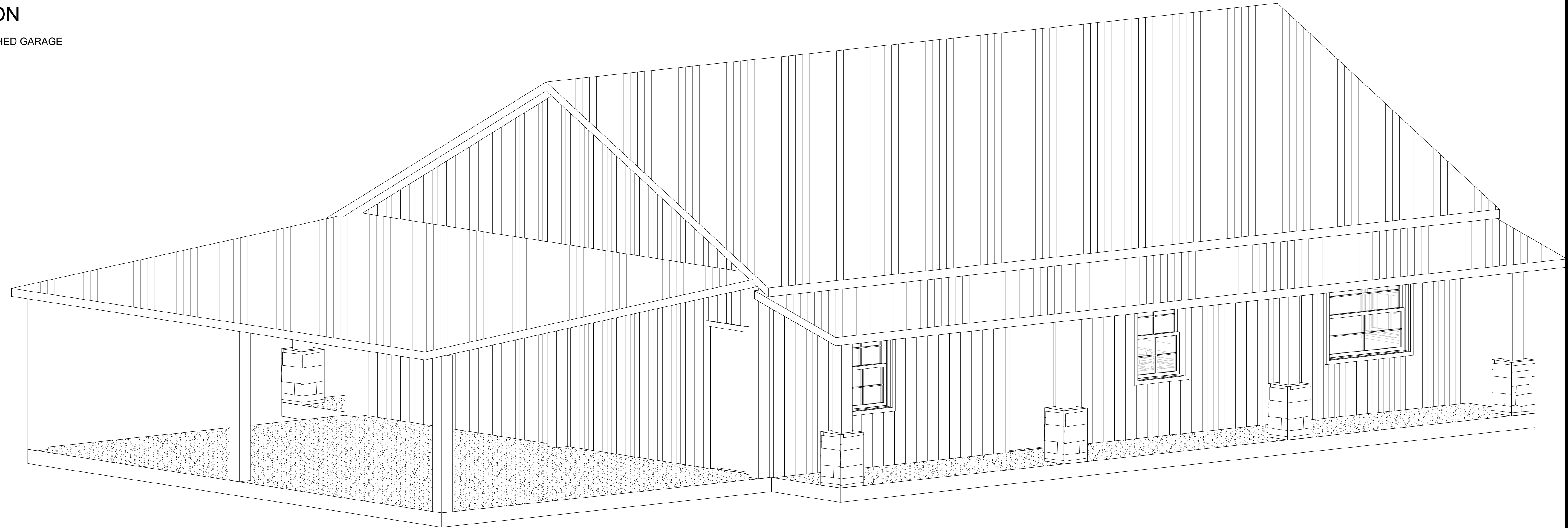
DRAWING INDEX

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AREA SUMMARY

FIRST FLOOR	1300 SF
COVERED PORCH	200 SF
CARPORT	600 SF
TOTAL AREA	1500 SF

LOT AREA	
GROUND FLOOR	1300 SF
LOT COVERAGE %	
MAX. ALLOWED %	



FINAL DESIGN MATERIALS AND SELECTIONS TO BE COORDINATED WITH CONTRACTOR.

PROJECT LEGEND

	SECTION REFERENCE SECTION NUMBER SHEET NUMBER
	DETAILED REFERENCE DETAIL NUMBER SHEET NUMBER
	ENLARGED DETAIL DETAIL NUMBER SHEET NUMBER
	ELEVATION REFERENCE SHEET NUMBER ELEVATION NUMBER
	WINDOW TAG
	DOOR TAG
	NOTE REFERENCE
	REVISION
	ROOM TAG ROOM NAME ROOM NUMBER

GENERAL NOTES

- (U.S. RESIDENTIAL CONSTRUCTION – ARCHITECTURAL PLAN SET)
- THESE DRAWINGS ARE ARCHITECTURAL IN NATURE AND ARE INTENDED FOR RESIDENTIAL CONSTRUCTION BASED GENERALLY ON THE INTERNATIONAL RESIDENTIAL CODE (IRC).
- IT IS THE RESPONSIBILITY OF THE OWNER AND/OR CONTRACTOR TO VERIFY COMPLIANCE WITH ALL APPLICABLE LOCAL, STATE, AND MUNICIPAL BUILDING CODES, ZONING ORDINANCES, AND AMENDMENTS PRIOR TO CONSTRUCTION.
- THESE DRAWINGS ARE NOT SITE-SPECIFIC. STRUCTURAL MEMBERS, FOUNDATION SYSTEMS, ANCHORAGE, AND LATERAL BRACING MUST BE REVIEWED AND VERIFIED FOR LOCAL CONDITIONS.
- FINAL STRUCTURAL DESIGN, INCLUDING BUT NOT LIMITED TO WIND LOADS, SNOW LOADS, SEISMIC DESIGN CATEGORY, SOIL BEARING CAPACITY, AND FROST DEPTH, MUST BE CONFIRMED BY A LICENSED ENGINEER IN THE STATE OF CONSTRUCTION WHERE REQUIRED.
- FOUNDATION DESIGN SHOWN IS CONCEPTUAL. A GEOTECHNICAL REPORT MAY BE REQUIRED BY THE LOCAL JURISDICTION. FOUNDATION TYPE AND REINFORCEMENT SHALL BE VERIFIED FOR SITE-SPECIFIC SOIL CONDITIONS.
- ROOF FRAMING, TRUSSES, BEAMS, AND LOAD-BEARING COMPONENTS SHALL BE ENGINEERED AND APPROVED AS REQUIRED BY THE GOVERNING AUTHORITY.
- CONTRACTOR SHALL VERIFY ALL DIMENSIONS, FIELD CONDITIONS, ELEVATIONS, AND SITE MEASUREMENTS PRIOR TO CONSTRUCTION. DO NOT SCALE DRAWINGS.
- ANY DISCREPANCIES, OMISSIONS, OR CONFLICTS WITHIN THE DRAWINGS SHALL BE REPORTED TO THE DESIGNER PRIOR TO PROCEEDING WITH CONSTRUCTION.
- ALL CONSTRUCTION SHALL COMPLY WITH APPLICABLE ENERGY CODES (IECC OR STATE EQUIVALENT). INSULATION VALUES AND BUILDING ENVELOPE ASSEMBLIES MUST BE VERIFIED TO MEET LOCAL ENERGY REQUIREMENTS.
- MECHANICAL, ELECTRICAL, PLUMBING (MEP), FIRE SEPARATION, AND LIFE SAFETY SYSTEMS SHALL COMPLY WITH LOCAL CODE REQUIREMENTS AND MAY REQUIRE SEPARATE PERMITS AND ENGINEERED DRAWINGS.
- WINDOW AND DOOR SIZES SHOWN ARE NOMINAL. FINAL ROUGH OPENINGS AND MANUFACTURER SPECIFICATIONS SHALL BE VERIFIED PRIOR TO INSTALLATION.
- MATERIALS SPECIFIED ARE REPRESENTATIVE ONLY. SUBSTITUTIONS MUST MEET OR EXCEED THE PERFORMANCE REQUIREMENTS OF THE MATERIALS INDICATED.
- CONTRACTOR SHALL ENSURE PROPER FLASHING, WATERPROOFING, VAPOR BARRIERS, AIR SEALING, AND WEATHER PROTECTION IN ACCORDANCE WITH BEST BUILDING PRACTICES AND LOCAL CODE REQUIREMENTS.
- ALL ELEVATIONS, SLOPES, DRAINAGE, AND GRADING SHALL COMPLY WITH LOCAL REQUIREMENTS AND SITE-SPECIFIC CONDITIONS.
- COPYRIGHT NOTICE: THESE DRAWINGS ARE PROTECTED BY COPYRIGHT. PURCHASE GRANTS A LICENSE TO CONSTRUCT ONE (1) RESIDENTIAL DWELLING. REPRODUCTION, RESALE, MODIFICATION FOR RESALE, OR REUSE WITHOUT WRITTEN PERMISSION IS PROHIBITED.
- THESE DRAWINGS MAY REQUIRE ADDITIONAL DOCUMENTATION FOR PERMIT APPROVAL, INCLUDING BUT NOT LIMITED TO SITE PLAN, STRUCTURAL CALCULATIONS, TRUSS ENGINEERING, ENERGY COMPLIANCE REPORTS, AND STATE-SPECIFIC FORMS.
- THE DESIGNER ASSUMES NO RESPONSIBILITY FOR CONSTRUCTION MEANS, METHODS, TECHNIQUES, SEQUENCES, PROCEDURES, OR SAFETY PRECAUTIONS IMPLEMENTED BY THE CONTRACTOR.
- CONSTRUCTION SHALL NOT COMMENCE UNTIL ALL REQUIRED PERMITS AND APPROVALS HAVE BEEN OBTAINED FROM THE GOVERNING AUTHORITY.

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GENERAL NOTES

THESE DRAWINGS ARE NOT TO BE SCALED. ALL DIMENSIONS MUST BE VERIFIED BY OWNER OR CONTRACTOR PRIOR TO START OF ANY WORK. REPORT ANY DISCREPANCIES TO THE DESIGNER.

REFER TO ADDITIONAL NOTES ON COVER SHEET.



ISSUED FOR
DATE

08/25/24 Approver

DRAWING TITLE

COVER SHEET

PROJECT LOCATION

WILLOW LANE

DRAWN BY MJA

SCALE 1/4" = 1'-0"

DATE Issue Date

PROJECT NO

<project id>

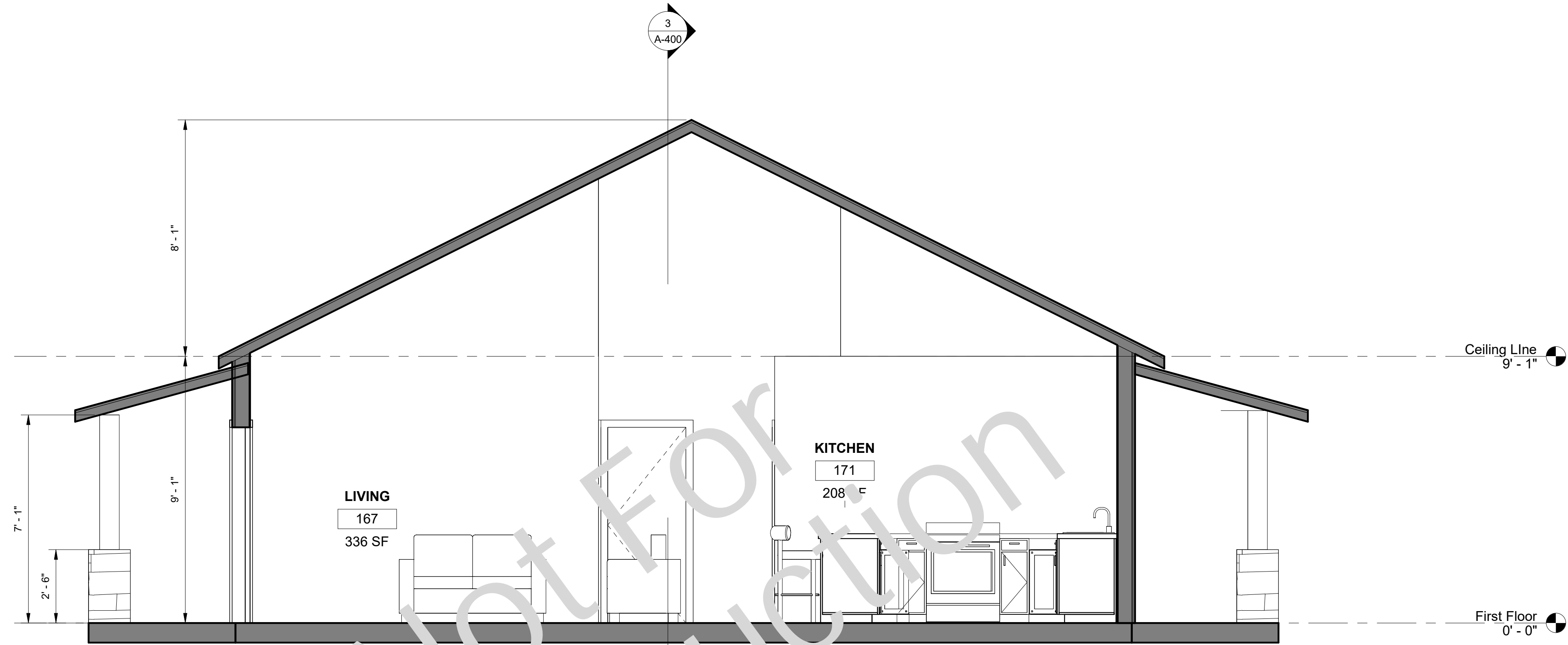
SHEET NO

A-000

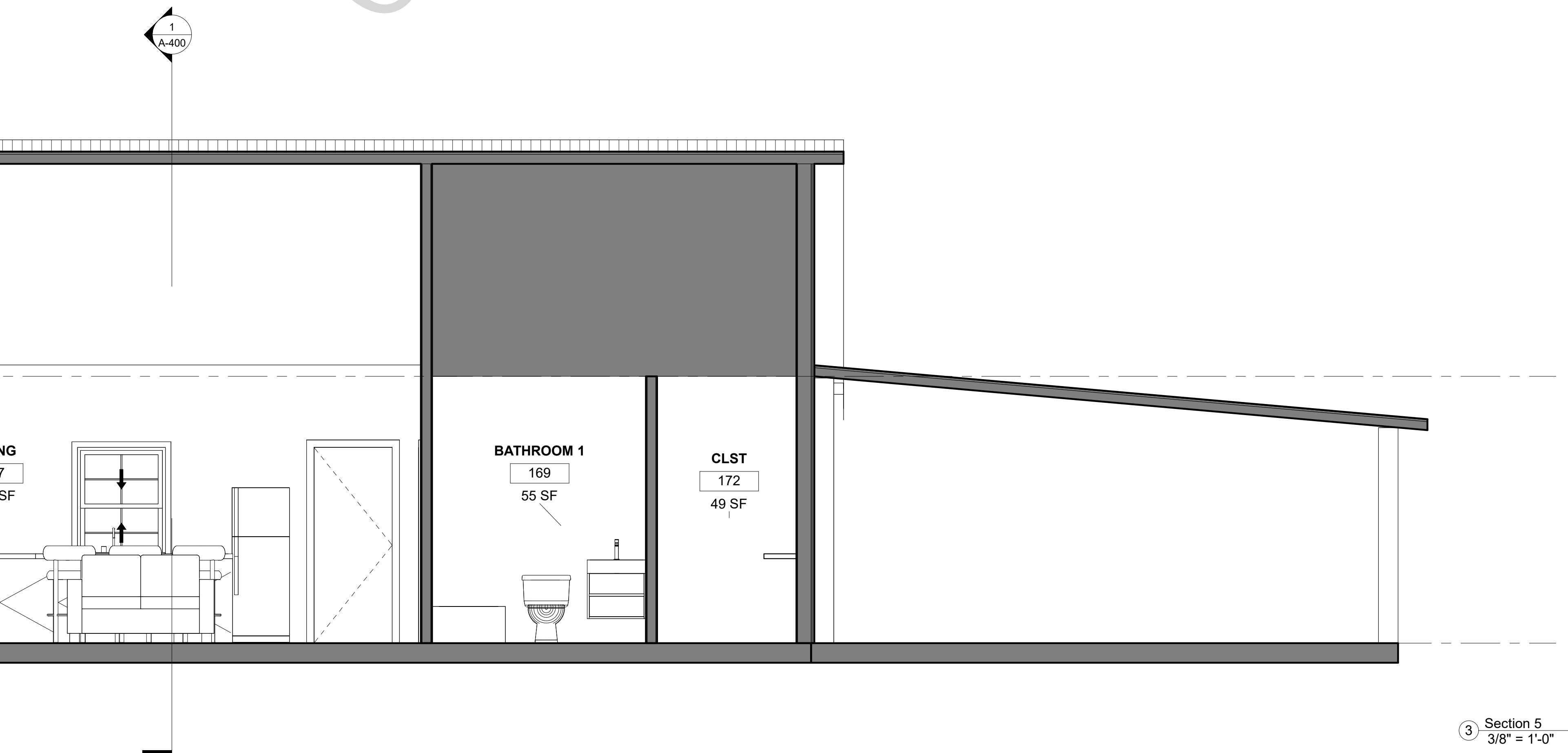
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REFER TO ADDITIONAL NOTES ON COVER SHEET.



① Section 2
3/8" = 1'-0"



③ Section 5
3/8" = 1'-0"

Not For Construction

ISSUED FOR	
DATE	

DRAWING TITLE	CROSS SECTIONS
PROJECT LOCATION	WILLOW LANE

DRAWN BY	Author
SCALE	3/8" = 1'-0"
DATE	Issue Date

PROJECT NO	<project id>
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SHEET NO	A-400
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GENERAL NOTES

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REFER TO ADDITIONAL NOTES ON COVER SHEET.



NOT FOR CONSTRUCTION

METAL SEAMED ROOF PANEL ON 1/2" PLYWOOD SHEATHING (INSTALLED PER MFR DRAWINGS)

PRE-ENGINEERED ROOF TRUSSES DESIGNED BY OTHERS (DEAD AND LIVE LOADS PER LOCAL CODE)

EAVE PROTECTION W/ DRIP EDGE

GUTTER AND DOWNSPOUTS

2x6 WOOD FASCIA

VINYL TRIM FIT W/ AIR VENTS

INSULATION PER COMPLIANCE PACKAGE

HOUSE WRAP AIR BARRIER ON 7/16" OSB SHEATHING

VERTICAL STANDING SEAM METAL PANELS ON 3/4" X 1" HORIZONTAL WOOD STUDS @ 16" O.C.

1/2" PRES. TREATED SILL PLATE W/ 5/8" ANCHOR BOLTS @ 4'-0" O.C. ON 3/8" SILL GASKET

METAL FLASHING (PER METAL PANEL MFR)

RIGID INSULATION W/ PROTECTIVE COVER

1 AIR VENT PER 300 SF OR CONTINUOUS RIDGE VENT

MORVENTS @ EVERY 3RD OPENING

FIRST FLOOR CEILING

INSULATION IN ATTIC W/ 6 MIL POLY VAPOUR BARRIER (VB) PER COMPLIANCE PACKAGE

1/2" GYP BOARD ON RESILIENT HAT CHANNELS SPACED @ 16" O.C. PERPENDICULAR TO PRE-ENGINEERED ROOF TRUSSES

1/2" GYP BOARD ON 2X6 WOOD STUDS @ 16" O.C. W/ 6 MIL POLY VAPOUR BARRIER (VB) DRYWALL TO BE TAPED AND PRIMED

**NOTE: VB NOT REQUIRED IF SPRAY FOAM INSULATION UTILIZED

GYPSUM BOARD HELD OFF FLOOR 1/2" AND WOOD BASE

GRADE

FINISH FLOOR

NOTE:

- REFER TO STRUCTURAL SLAB/FOUNDATION, REINFORCEMENT AND INSULATION DESIGN BY OTHERS.
- CONFIRM WITH LOCAL CODE OFFICIALS FOR ADDITIONAL CODE REQUIREMENTS DUE TO LOCAL WEATHER CONDITIONS SUCH AS HIGH WIND LOAD DESIGNS.
- REFER TO ELEVATIONS FOR ROOF SLOPES.

ISSUED FOR
DATE

DRAWING TITLE
WALL SECTIONS

PROJECT LOCATION
WILLOW LANE

DRAWN BY Author
SCALE As indicated
DATE Issue Date

PROJECT NO
<project id>

SHEET NO
A-500

