

CAROLINA IRON BARNDO

PROJECT DESCRIPTION

ONE STOREY RESIDENCE W/ ATTACHED GARAGE

DRAWING INDEX

A-000	COVER SHEET
A-100	FIRST FLOOR PLAN
A-200	ROOF PLAN
A-300	ELEVATIONS
A-301	ELEVATIONS
A-400	CROSS SECTIONS
A-500	WALL SECTIONS
A-600	SCHEDULES

ZONING

LOCATION	
ZONING	

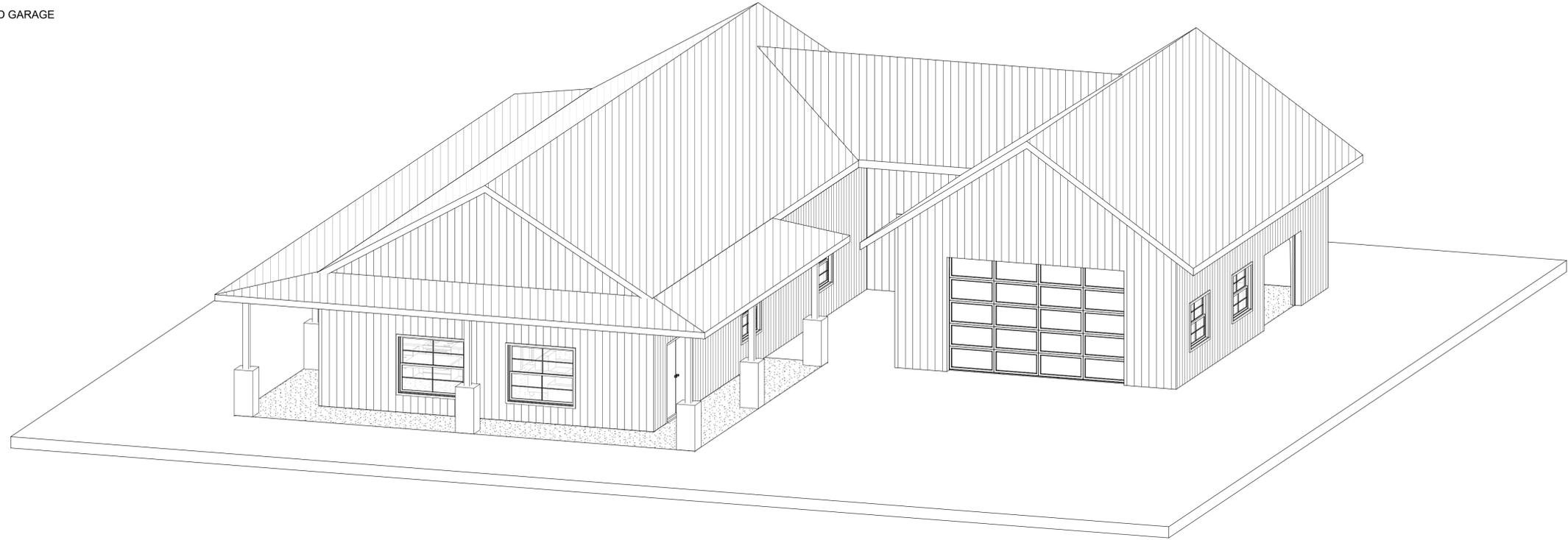
Setback Requirements	
Front Yard	
Rear Yard	
Side Yard (Interior)	

Building Heights	
Primary	

AREA SUMMARY

FIRST FLOOR	2,111 SF
BASEMENT	
COVERED PORCH	800 SF
GARAGE	1141 SF
TOTAL AREA	4052 SF

LOT AREA	-
GROUND FLOOR	
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
	WALL 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.

Barndo & Co
BARNDOMINIUMS

Kawartha Lakes, ON
Canada

705-344-9852
info@barndoandco.ca

barndoandco.ca

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

DRAWING TITLE

COVER SHEET

PROJECT LOCATION

CAROLINA IRON BARNDO

DRAWN BY MJA

SCALE 1/4" = 1'-0"

DATE 2025-12-03

PROJECT NO

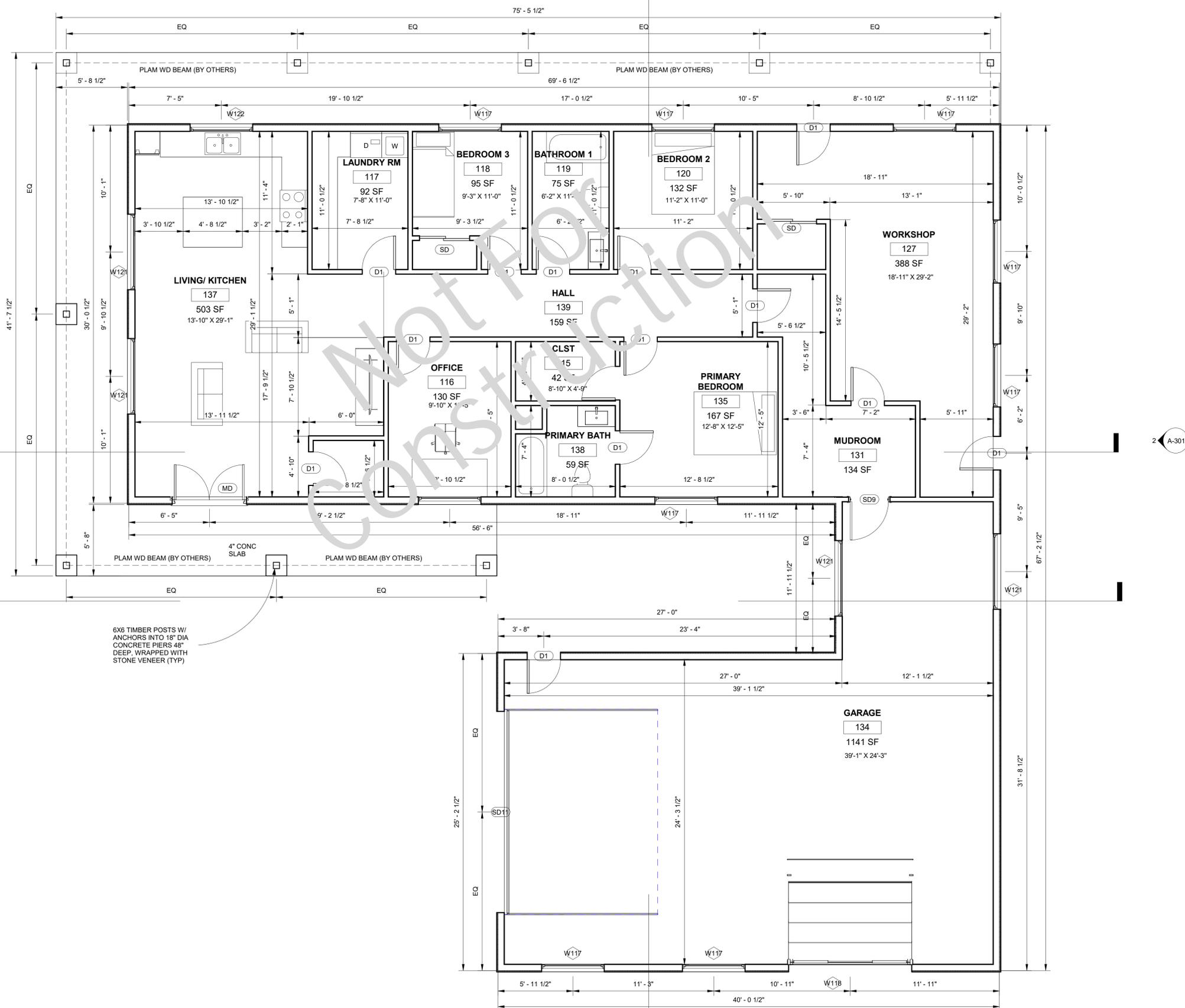
2025-27

SHEET NO

A-000

GENERAL NOTES: FLOOR PLAN

- BUILDING CODES: ALL CONSTRUCTION TO COMPLY WITH THE CURRENT VERSION OF THE LOCAL BUILDING CODE.
- ALL DIMENSIONS ARE TO THE OUTSIDE FACE OF THE CORE WALL STRUCTURE (METAL STUDS/WOOD STUDS) UNLESS OTHERWISE NOTED.
- DIMENSIONS AND NOTES SHALL TAKE PRECEDENCE.
- WINDOWS AND EXTERIOR DOORS: DIMENSIONS PROVIDED ARE TO CENTERLINE OF OPENING. CONTRACTOR IS RESPONSIBLE TO CONFIRM ROUGH OPENING SIZES AND CLEARANCES BASED ON FINAL SELECTION OF WINDOWS AND INFORMATION PROVIDED BY MANUFACTURER.
- KITCHEN CABINETS SHOWN ON DRAWINGS FOR REPRESENTATIONAL PURPOSES ONLY. FINAL CONFIGURATION OF CABINETS AND ALIGNMENT OF ANY PLUMBING AND ELECTRICAL TO BE CONFIRMED WITH OWNER AND CABINET MANUFACTURER DRAWINGS.
- PLUMBING LAYOUT AND DESIGN IS THE RESPONSIBILITY OF THE CONTRACTOR. FINAL LOCATIONS AND FIXTURE TYPES TO BE CONFIRMED WITH OWNER AND APPROVED BY THE LOCAL AUTHORITY HAVING JURISDICTION.
- MECHANICAL VENTILATION SYSTEM TO BE DESIGNED BY A QUALIFIED HVAC DESIGNER PER THE LOCAL BUILDING CODE AND SHALL COMPLY BY THE OWNER SELECTED COMPLIANCE PACKAGE.
- FURNITURE SHOWN ON DRAWINGS ARE NOT INCLUDED IN ANY CONTRACT AND ARE TO BE PROVIDED BY OWNER. SHOWN FOR REPRESENTATIONAL PURPOSES ONLY.



6X6 TIMBER POSTS W/ ANCHORS INTO 18\"/>

ABBREVIATIONS

⊕	SD	SMOKE DETECTOR
⊕	CO/SD	CARBON / SMOKE DETECTOR
⊕	DP	DUPLEX OUTLET
⊕	WP	WEATHERPROOF DUPLEX OUTLET
⊕	GFCI	GROUND FAULT CIRCUIT RECEPTACLE
⊕	EF	EXHAUST FAN
⊕	SW	SWITCH
⊕	SW2	SWITCH (2 WAY)
⊕	SW3	SWITCH (3 WAY)
⊕	SWD	SWITCH (DIMMER)
○	RL	RECESSED CAN LIGHT
⊕	WL	WALL MOUNTED LIGHT
⊕	CF	CEILING MOUNTED FIXTURE
▽	DJ	DATA JACK
▽	TJ	TELEPHONE JACK

NOTE: NOT ALL SYMBOLS ARE USED

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	

DRAWING TITLE
FIRST FLOOR PLAN

PROJECT LOCATION
CAROLINA IRON BARNDO

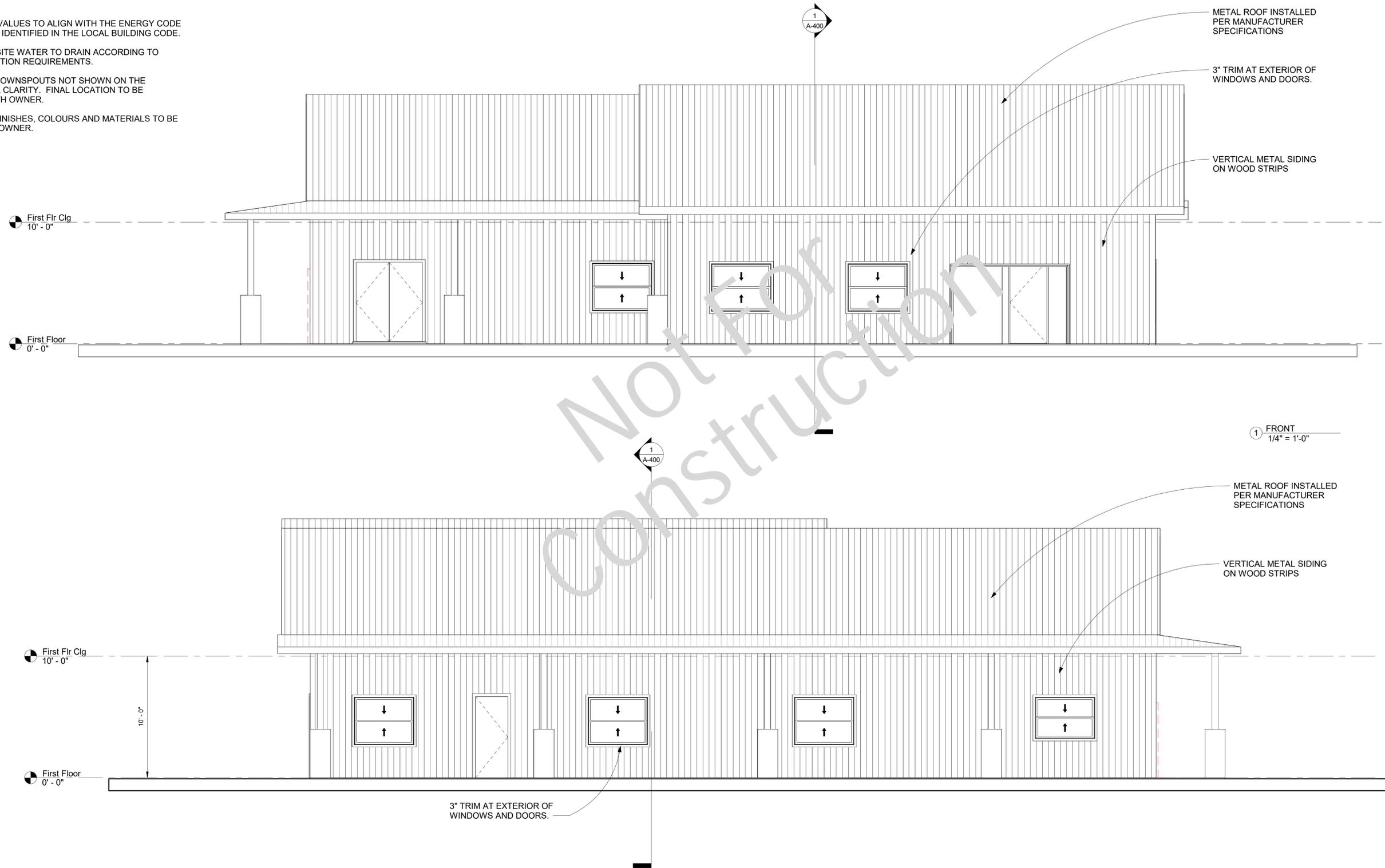
DRAWN BY Author
SCALE 1/4" = 1'-0"
DATE 2025-12-03

PROJECT NO
2025-27

SHEET NO
A-100

GENERAL NOTES: ELEVATIONS

1. ALL WINDOWS AND DOOR SIZES, TYPES, MATERIALS, COLORS AND OPERATIONS TO BE CONFIRMED WITH MANUFACTURER PRODUCT DATA SHEETS. WINDOWS SHOWN ARE CONCEPTUAL ONLY.
2. ALL BEDROOM WINDOWS TO MEET MINIMUM EGRESS REQUIREMENTS
3. ALL WINDOW U VALUES TO ALIGN WITH THE ENERGY CODE REQUIREMENTS IDENTIFIED IN THE LOCAL BUILDING CODE.
4. ALL ROOF AND SITE WATER TO DRAIN ACCORDING TO LOCAL JURISDICTION REQUIREMENTS.
5. GUTTERS AND DOWNSPOUTS NOT SHOWN ON THE DRAWINGS FOR CLARITY. FINAL LOCATION TO BE CONFIRMED WITH OWNER.
6. ALL EXTERIOR FINISHES, COLOURS AND MATERIALS TO BE CONFIRMED BY OWNER.



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

DRAWING TITLE	ELEVATIONS
PROJECT LOCATION	CAROLINA IRON BARNDO

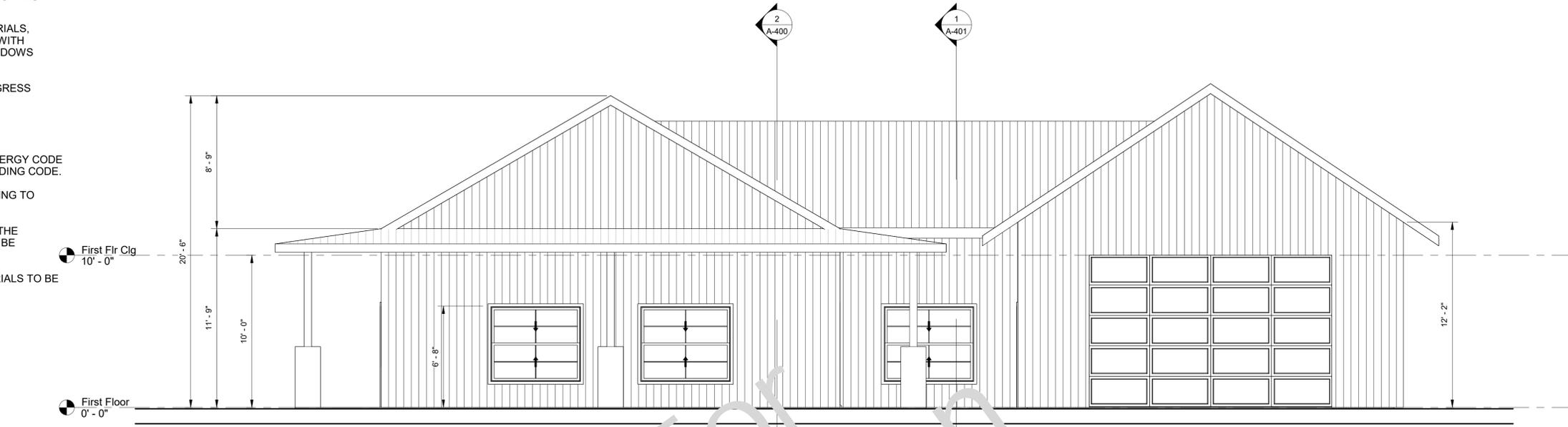
DRAWN BY	Author
SCALE	1/4" = 1'-0"
DATE	2025-12-03

PROJECT NO	2025-27
-------------------	---------

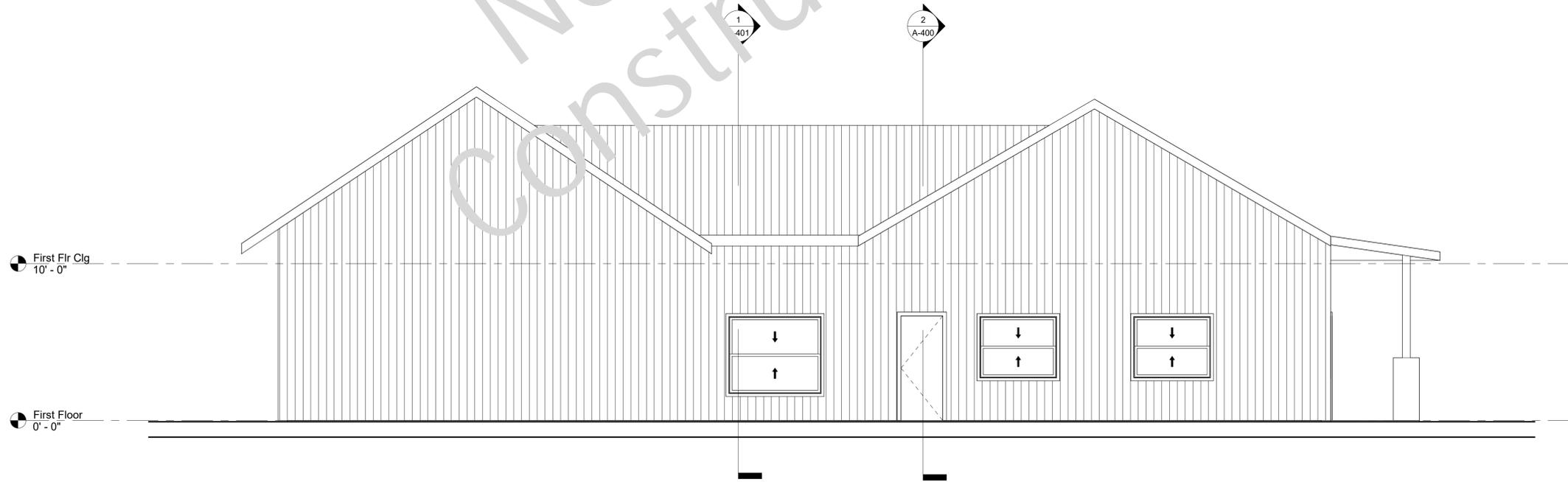
SHEET NO	A-300
-----------------	--------------

GENERAL NOTES: ELEVATIONS

1. ALL WINDOWS AND DOOR SIZES, TYPES, MATERIALS, COLORS AND OPERATIONS TO BE CONFIRMED WITH MANUFACTURER PRODUCT DATA SHEETS. WINDOWS SHOWN ARE CONCEPTUAL ONLY.
2. ALL BEDROOM WINDOWS TO MEET MINIMUM EGRESS REQUIREMENTS
3. ALL WINDOW U VALUES TO ALIGN WITH THE ENERGY CODE REQUIREMENTS IDENTIFIED IN THE LOCAL BUILDING CODE.
4. ALL ROOF AND SITE WATER TO DRAIN ACCORDING TO LOCAL JURISDICTION REQUIREMENTS.
5. GUTTERS AND DOWNSPOUTS NOT SHOWN ON THE DRAWINGS FOR CLARITY. FINAL LOCATION TO BE CONFIRMED WITH OWNER.
6. ALL EXTERIOR FINISHES, COLOURS AND MATERIALS TO BE CONFIRMED BY OWNER.



① LEFT1
1/4" = 1'-0"



② RIGHT1
1/4" = 1'-0"

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.



DATE ISSUED FOR

DRAWING TITLE
ELEVATIONS

PROJECT LOCATION
CAROLINA IRON BARNDO

DRAWN BY Author
SCALE 1/4" = 1'-0"
DATE 2025-12-03

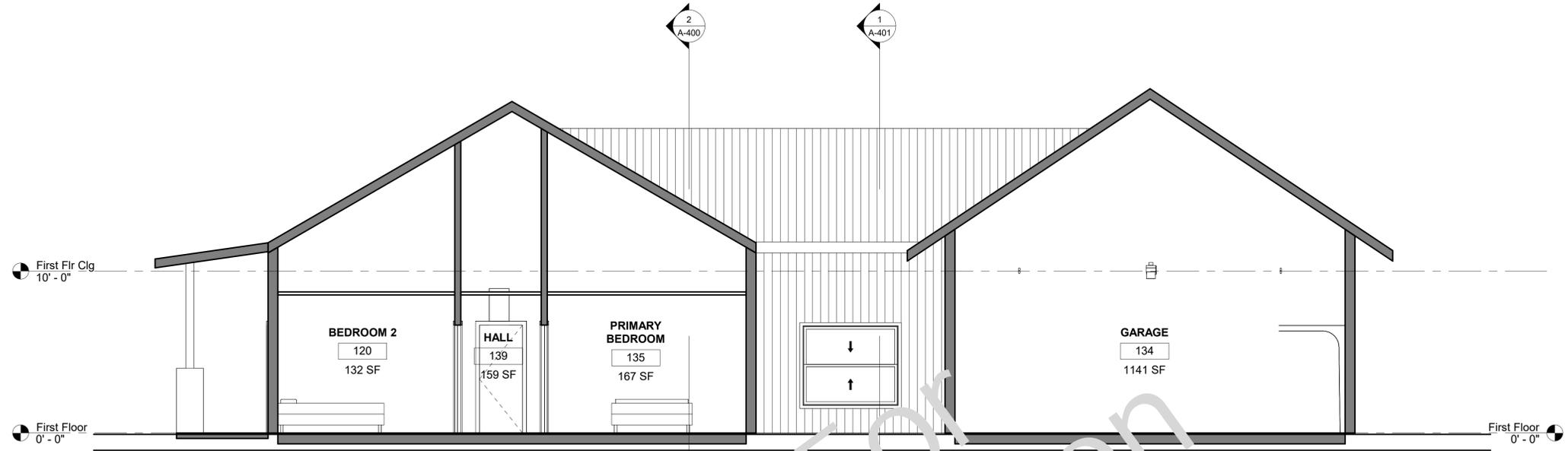
PROJECT NO
2025-27

SHEET NO
A-301

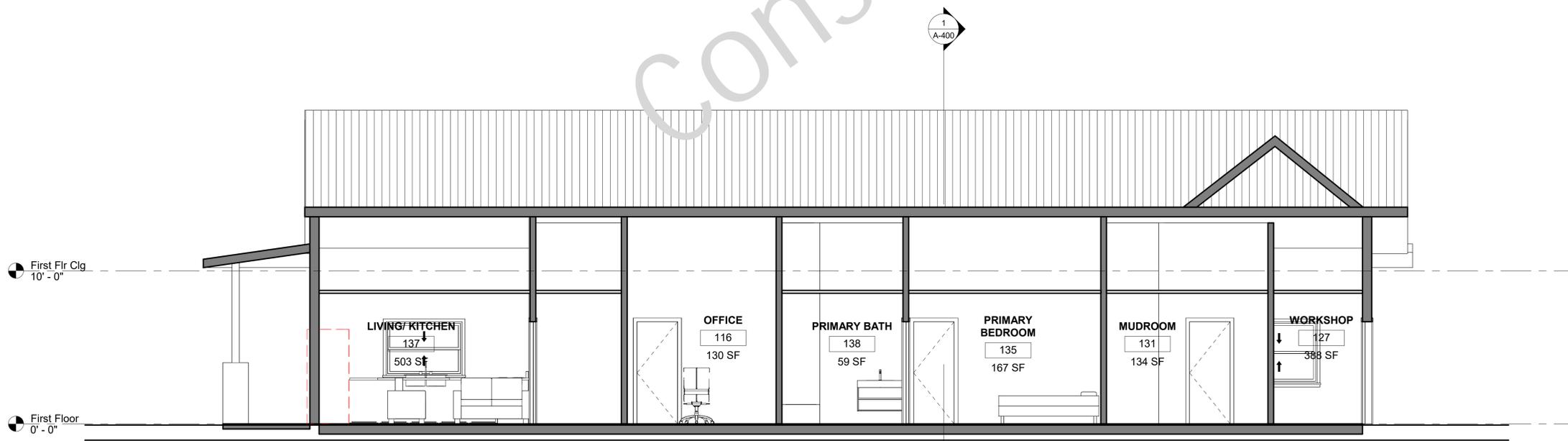
GENERAL NOTES

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.



1 Section 1
1/4" = 1'-0"



2 Section 4
1/4" = 1'-0"

Not For Construction

ISSUED FOR

DATE

DRAWING TITLE
CROSS SECTIONS

PROJECT LOCATION
CAROLINA IRON BARNDO

DRAWN BY: MJA
SCALE: 1/4" = 1'-0"
DATE: 2025-12-03

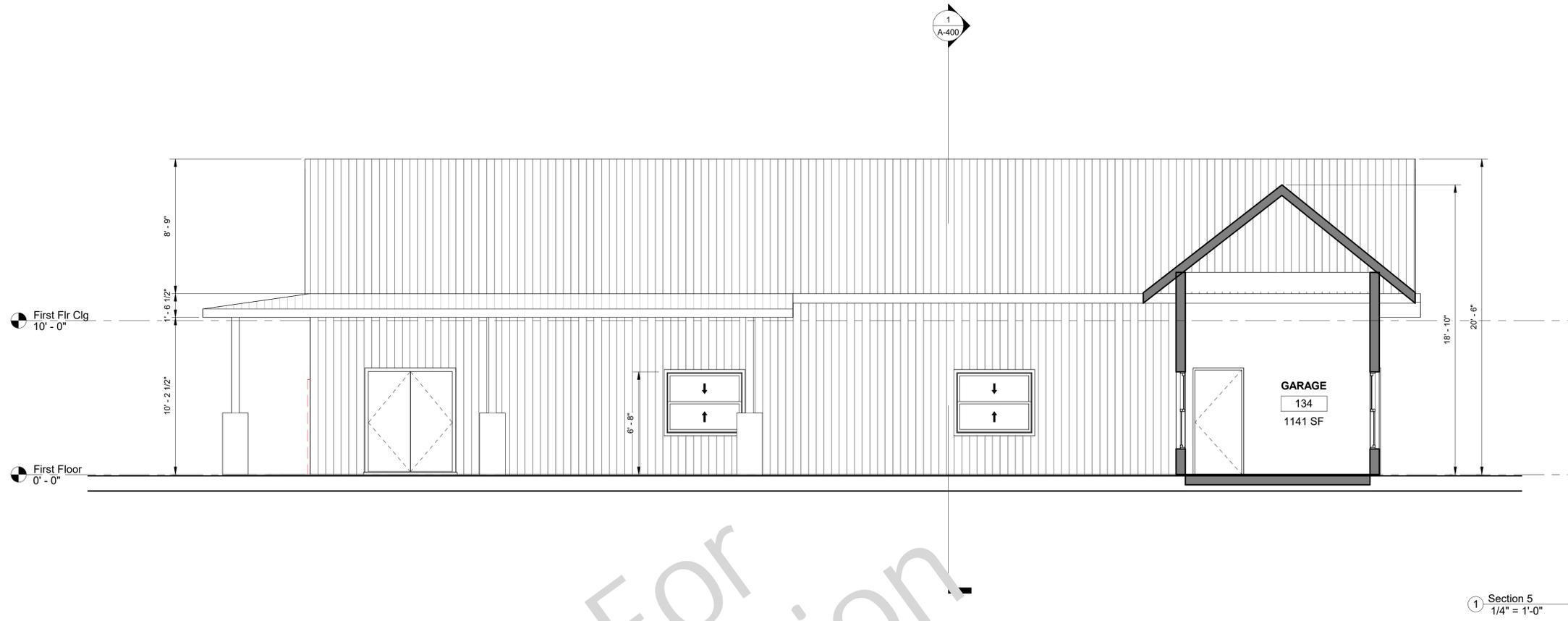
PROJECT NO
2025-27

SHEET NO
A-400

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.



Not For Construction

ISSUED FOR
DATE

DRAWING TITLE
CROSS SECTIONS

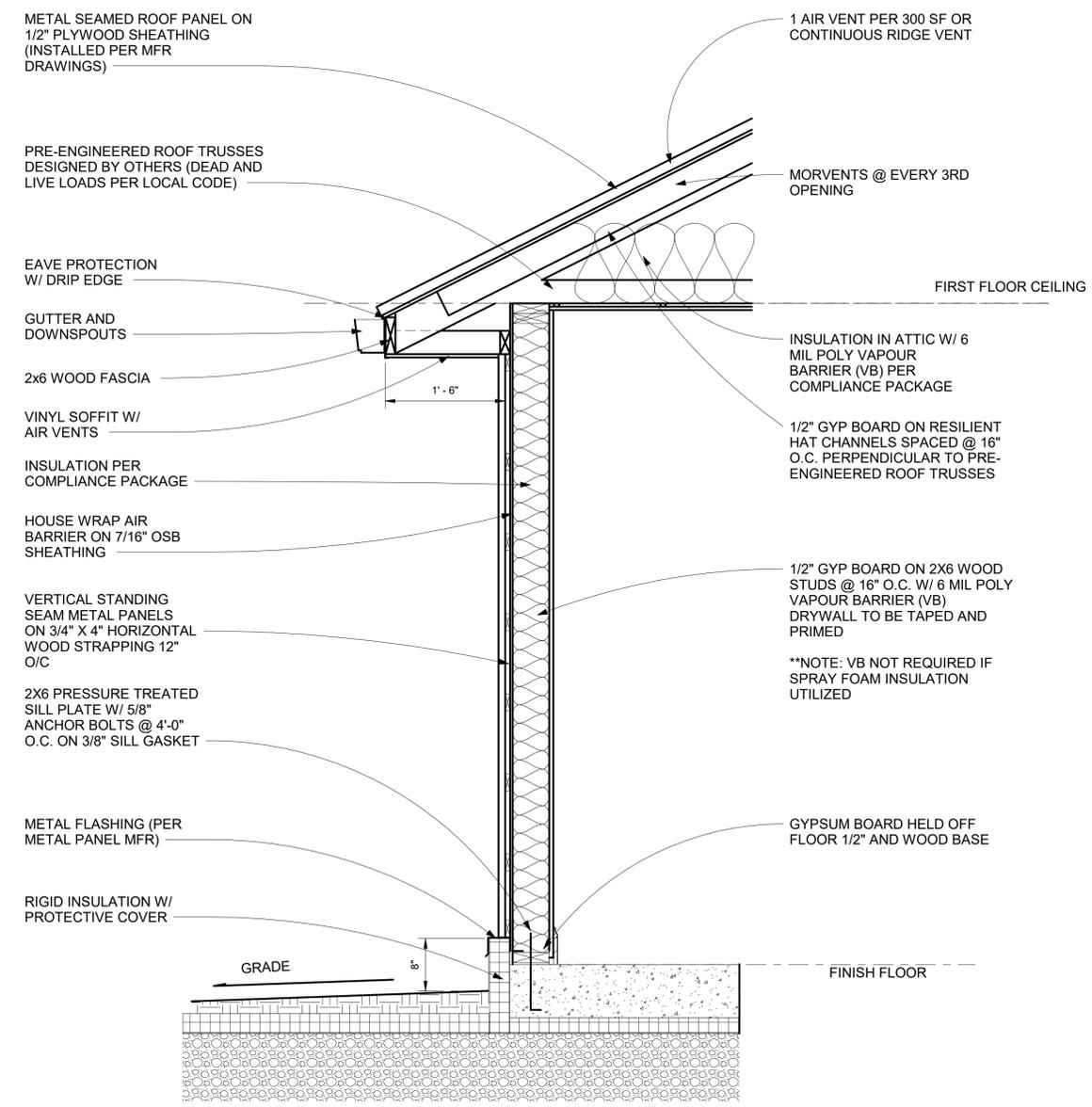
PROJECT LOCATION
CAROLINA IRON BARNDO

DRAWN BY MJA
SCALE 1/4" = 1'-0"
DATE 2025-12-03

PROJECT NO
2025-27

SHEET NO
A-401

Not For Construction



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

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	

DRAWING TITLE WALL SECTIONS	PROJECT LOCATION CAROLINA IRON BARNDO
---------------------------------------	---

DRAWN BY	MJA
SCALE	3/4" = 1'-0"
DATE	2025-12-03

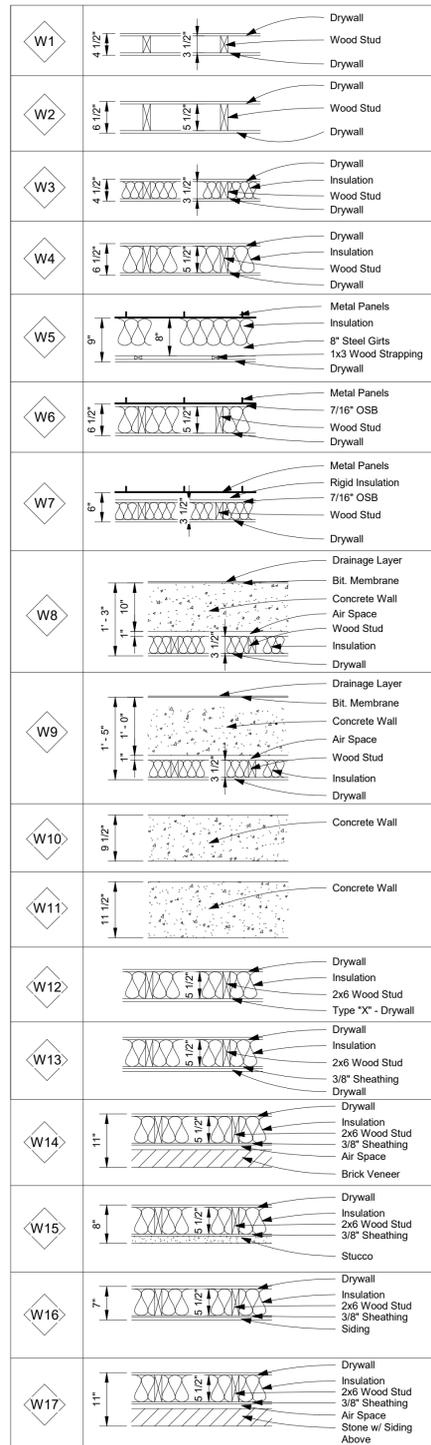
PROJECT NO	2025-27
------------	---------

SHEET NO	A-500
----------	-------

GENERAL NOTES: SCHEDULES

- DOOR AND WINDOW SIZES SHOWN ON SCHEDULE ARE PRELIMINARY CONCEPT DIMENSIONS ONLY. ALL FINAL SIZES AND ROUGH OPENINGS ARE TO BE CONFIRMED BY CONTRACTOR WITH MANUFACTURER'S PRODUCT DATA SHEETS.
- ALL TYPES, FINISHES AND COLORS OF DOORS AND WINDOWS ARE TO BE VERIFIED WITH OWNER.
- WINDOW U-VALUES ARE TO BE CONFIRMED WITH OWNER BASED ON SELECTED ENERGY COMPLIANCE PACKAGE.
- ALL EXTERIOR DOORS AND DOORS LEADING INTO GARAGE SPACES ARE TO BE INSULATED.

WALL TYPES



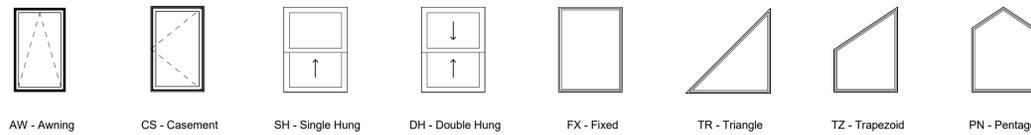
NOTE:
 1. WALL TYPES AND NOTES ARE FOR ILLUSTRATION PURPOSES ONLY TO SUPPORT WALL LAYOUTS.
 2. REFER TO WALL SECTIONS AND/OR MANUFACTURER DRAWINGS FOR INSULATION VALUES, TYPES, AIR AND VAPOUR BARRIERS LOCATIONS.

Room Finish Schedule					
Level	Room Number	Room Name	Area	Ceiling Height	Comments
First Floor	115	CLST	42 SF		
First Floor	116	OFFICE	130 SF		
First Floor	117	LAUNDRY RM	92 SF		
First Floor	118	BEDROOM 3	95 SF		
First Floor	119	BATHROOM 1	75 SF		
First Floor	120	BEDROOM 2	132 SF		
First Floor	127	WORKSHOP	388 SF		
First Floor	131	MUDROOM	134 SF		
First Floor	134	GARAGE	1141 SF		
First Floor	135	PRIMARY BEDROOM	167 SF		
First Floor	137	LIVING/ KITCHEN	503 SF		
First Floor	138	PRIMARY BATH	59 SF		
First Floor	139	HALL	159 SF		

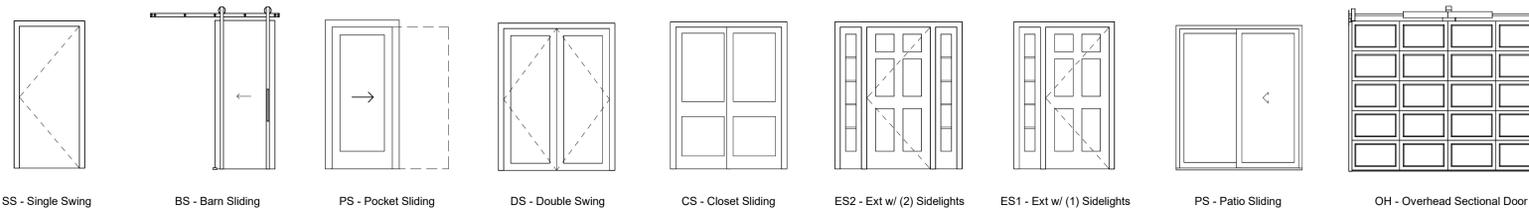
Window Schedule						
Type Mark	Rough Dimensions		Area	Count	Operation	Comments
	Width	Height				
W117	5' - 0"	4' - 0"	20 SF	9		
W118	0' - 0"	0' - 0"	0 SF	1		
W121	6' - 0"	5' - 0"	30 SF	4		
W122	5' - 0"	3' - 6"	18 SF	1		

Door Schedule					
Type Mark	Width	Height	Function	Operation	Comments
D1	2' - 8"	6' - 8"	Interior		
MD	5' - 11 1/4"	6' - 11 1/16"	Exterior	DoubleDoorSingleSwing	
SD	4' - 0"	6' - 8"	Interior		
SD9	3' - 3 3/4"	6' - 11 1/16"	Interior	SingleSwingRight	
SD11	16' - 0"	10' - 0"	Interior		

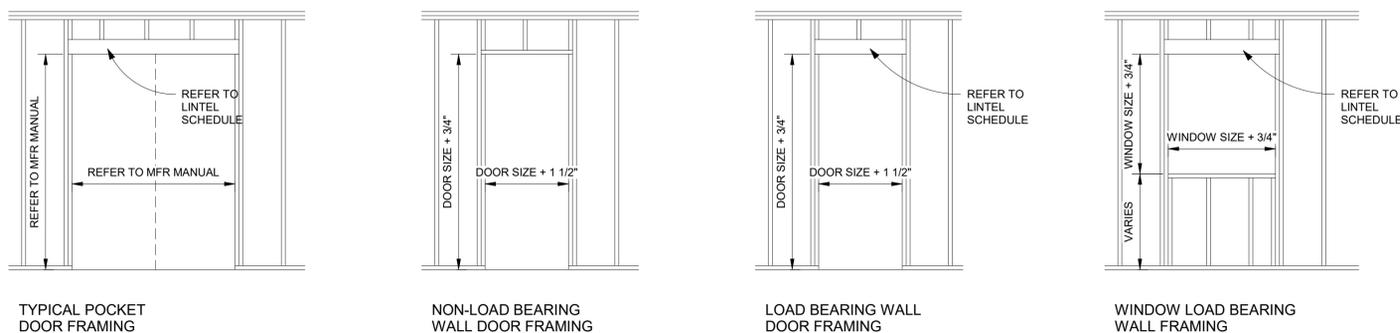
WINDOW TYPES



DOOR TYPES



STANDARD WOOD FRAMING DETAILS



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	

DRAWING TITLE
SCHEDULES
 PROJECT LOCATION
CAROLINA IRON BARNDO

DRAWN BY MJA
 SCALE As indicated
 DATE 2025-12-03

PROJECT NO
2025-27

SHEET NO
A-600