11x17 REDUCED SET - NOT TO SCALE (44% OF 24x36). DO NOT SCALE DRAWINGS - USE DIMENSIONS.

40x30 BARNDOMINIUM - 3 BED / 2 BATH - FRONT PORCH

1,200 SQ FT - 3 BED - 2 BATH - 40'-0" x 30'-0" - ONE 5:12 METAL GABLE - 10'-0 5/8" FLAT CEILINGS - 40'-0" x 8'-0" FRONT PORCH

INCLUDES ATTACHED 2-CAR GARAGE / SHOP OPTION (SHEETS G1.1-G3.1)

SLAB ON GRADE (S1.0) OR CRAWL SPACE (S1.0A) - MIRRORED PLAN (A1.1R / A1.2R)



ARTIST'S RENDERING. COLORS, FINISHES AND LANDSCAPING ARE ILLUSTRATIVE.

PLAN HIGHLIGHTS

1. 1,200 SQ FT BARNDOMINIUM ON A 40'-0" x 30'-0" FOOTPRINT UNDER ONE 5:12 METAL GABLE: THE 40'-0" x 8'-0" FRONT PORCH IS A 2.5:12 KICK OF THE MAIN ROOF - NO VALLEYS, NO SEPARATE PORCH ROOF, ONE SLAB.
2. OPEN GREAT ROOM AND DINING (14'-7" x 17'-11") WITH THE KITCHEN BEHIND: 6'-0" x 3'-6" ISLAND WITH THE SINK AND DISHWASHER, RANGE ON THE REAR WALL BETWEEN TWO WINDOWS, WALK-IN PANTRY.
3. SPLIT BEDROOMS: PRIMARY SUITE AT THE WEST END WITH A 5'-0" x 3'-0" SHOWER AND A WALK-IN CLOSET; MUD / LAUNDRY WITH A SIDE ENTRY; BEDROOMS 2 AND 3 AND BATH 2 OFF A SHORT HALL AT THE EAST END.
4. 10'-0 5/8" FLAT CEILINGS, 10 FT WALLS, WHITE BOARD-AND-BATTEN, BLACK STANDING SEAM, BLACK WINDOWS, CEDAR-WRAPPED PORCH POSTS. ALL-ELECTRIC: DUCTED HEAT PUMP, HEAT PUMP WATER HEATER, 200 A PANEL. SLAB OR CRAWL SPACE; MIRRORED PLAN.
5. GARAGE / SHOP OPTION: 24'-0" x 30'-0" (720 SQ FT) 2-CAR GARAGE UNDER THE SAME RIDGE, TWO 9'-0" x 9'-0" DOORS, WORKBENCH, SIDE DOOR, ENTRY THROUGH THE MUD / LAUNDRY (G1.1-G3.1).

PROJECT DATA

ITEM	VALUE
HEATED AREA	1,200 SQ FT (OUTSIDE FACE OF THE EXTERIOR WALLS)
FRONT PORCH	320 SQ FT (40'-0" x 8'-0", COVERED)
GARAGE / SHOP OPTION	720 SQ FT 2-CAR (24'-0" x 30'-0", G1.1-G3.1)
FOOTPRINT	40'-0" x 30'-0" (MIN. LOT WIDTH 60'-0"; 84'-0" WITH GARAGE)
BEDROOMS / BATHROOMS	3 (PRIMARY SUITE + 2) / 2 FULL
CEILINGS	10'-0 5/8" FLAT THROUGHOUT
PLATE HEIGHT (A.F.F.)	10'-1 1/8"
ROOF	5:12 GABLE, 1'-0" EAVE AND RAKES; PORCH 2.5:12; STANDING SEAM
TRUSSES	COMMON @ 24" O.C., 30'-0" SPAN, 10" RAISED HEEL
RIDGE (A.F.F.)	17'-4 1/8"
CONSTRUCTION	2x6 WOOD FRAME, WOOD TRUSSES (TYPE V-B)
FOUNDATION OPTIONS	SLAB (S1.0), CRAWL SPACE (S1.0A)
FLOOR ABOVE GRADE	SLAB 8"; CRAWL SPACE OPTION 2'-6"
HEIGHT	18'-0 1/8" ABOVE GRADE (SLAB)
MECHANICAL	ALL-ELECTRIC: DUCTED HEAT PUMP, 50 GAL HPWH, 200 A
DESIGN CODE	2021 IRC, 2021 IECC, 2023 NEC
DESIGN BASIS	SEE A0.1 (TRUSSES BY THE MANUFACTURER)

SHEET INDEX

SHEET	TITLE	PDF	PDF + DWG	BUILDER
A0.0	COVER SHEET	X	X	X
A0.1	GENERAL NOTES & CODE SUMMARY	X	X	X
A1.1	FLOOR PLAN	X	X	X
A1.2	FURNITURE & FINISH PLAN	X	X	X
A1.3	SITE PLAN	X	X	X
A2.1	EXTERIOR ELEVATIONS	X	X	X
A2.2	EXTERIOR ELEVATIONS	X	X	X
A3.1	BUILDING SECTIONS	X	X	X
A3.2	WALL SECTIONS & DETAILS	X	X	X
A3.3	FOUNDATION & ROOF EDGE DETAILS	X	X	X
A4.1	ROOF PLAN	X	X	X
A5.1	SCHEDULES & INTERIOR ELEVATIONS	X	X	X
S1.0	FOUNDATION PLAN (SLAB ON GRADE)	X	X	X
S1.0A	OPTIONAL CRAWL SPACE FOUNDATION & FLOOR	X	X	X
S2.0	ROOF FRAMING PLAN (TRUSS LAYOUT)	X	X	X
S2.1	WALL FRAMING ELEVATIONS	X	X	X
E1.0	ELECTRICAL PLAN	X	X	X
P1.0	PLUMBING PLAN	X	X	X
M1.0	MECHANICAL PLAN	X	X	X
G1.1	GARAGE OPTION FLOOR PLAN	X	X	X
G2.1	GARAGE OPTION ELEVATIONS & ROOF PLAN	X	X	X
G3.1	GARAGE OPTION FOUNDATION & ROOF FRAMING	X	X	X

EVERY TIER INCLUDES THE PRINTABLE MATERIAL LIST. PDF + DWG ADDS THE CAD FILES (WITH A MIRRORED PLAN SET) AND EXCEL TAKEOFF; BUILDER ADDS THE COST ESTIMATE AND BUILD GUIDE.

IMPORTANT

1. THESE PLANS ARE A DESIGN SET FOR ONE (1) BUILD. THEY MUST BE REVIEWED AND ADAPTED TO LOCAL CODES, SITE CONDITIONS AND DESIGN LOADS (SNOW, WIND, SEISMIC) BEFORE CONSTRUCTION.
2. CONFIRM THE SETBACKS AND MINIMUM LOT WIDTH WITH YOUR ZONING OFFICE: 60'-0" (84'-0" WITH THE GARAGE OPTION) ASSUMES 10'-0" SIDE SETBACKS (A1.3).
3. THE ROOF TRUSSES ARE DESIGNED AND STAMPED BY THE TRUSS MANUFACTURER FOR YOUR SITE (IRC R802.10), INCLUDING THE PORCH RAFTERS BEARING ON THE TRUSS TAILS. SUBMIT THE TRUSS DESIGN DRAWINGS WITH THE PERMIT WHERE REQUIRED.
4. GARAGE OPTION: THE DOOR WALL NEEDS THE PORTAL FRAMES / BRACING SHOWN ON G3.1; WHERE THE SITE EXCEEDS THE DESIGN BASIS ON A0.1, HAVE THE BRACING REVIEWED BY A LOCAL ENGINEER.
5. A LICENSED DESIGN PROFESSIONAL MAY BE REQUIRED BY YOUR JURISDICTION FOR PERMIT SUBMITTAL.

RAFTERWELL

BARNDOMINIUM HOUSE PLANS

PROJECT

PLAN 022

40x30 BARNDOMINIUM

1,200 SQ FT - 3 BED - 2 BATH - 320 SF PORCH

40'-0" x 30'-0" - 5:12 GABLE - 720 SF GARAGE OPTION

DESIGNED TO THE 2021 IRC

LOCAL REVIEW / PERMIT STAMP

REVISIONS

NO.	DATE	DESCRIPTION
A	11/10/26	ISSUED FOR SALE

DATE	PROJECT NO.
11/10/2026	P-022
DRAWN BY	CHECKED BY
-	-

SCALE

NTS

NOT FOR CONSTRUCTION WITHOUT LOCAL REVIEW

DO NOT SCALE DRAWINGS. USE DIMENSIONS.
VERIFY ALL DIMENSIONS ON SITE.
CONFIRM LOCAL CODE AMENDMENTS.

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SHEET TITLE

COVER SHEET

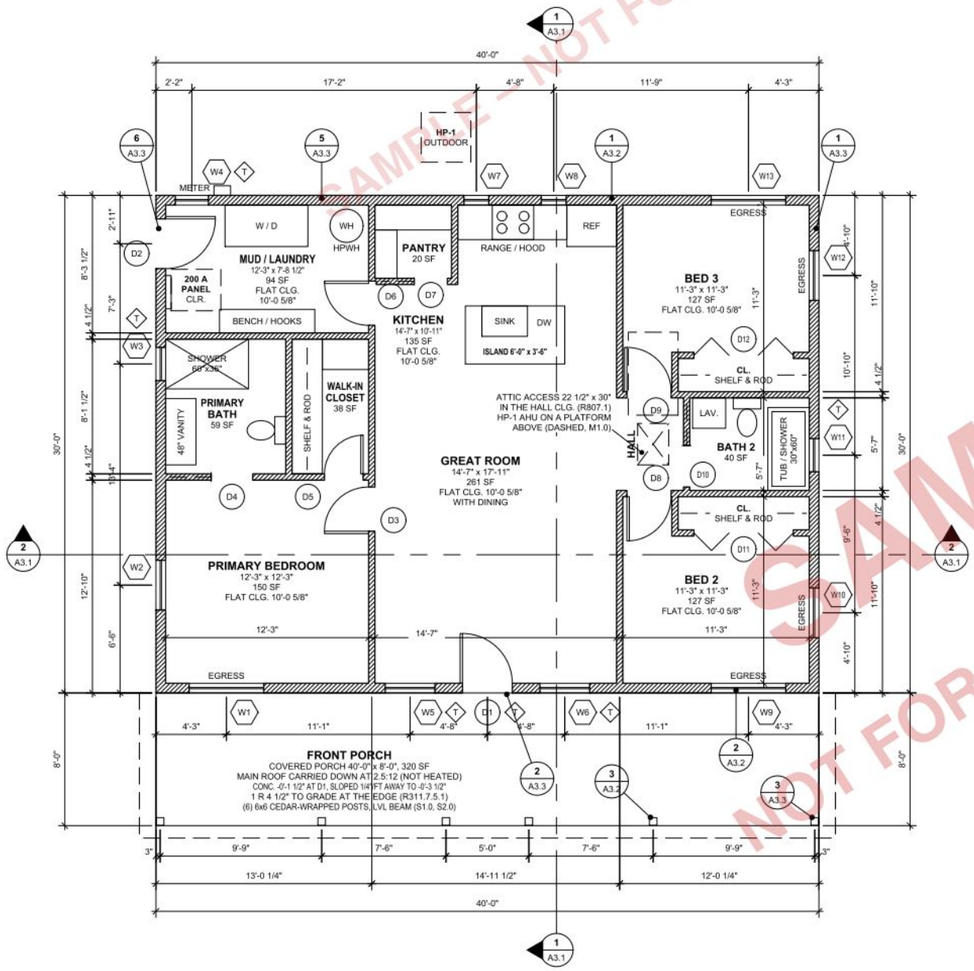
SHEET

A0.0

SHEET 1 OF 22

SAMPLE – NOT FOR CONSTRUCTION
SAMPLE – NOT FOR CONSTRUCTION

11x17 REDUCED SET - NOT TO SCALE (44% OF 24x36). DO NOT SCALE DRAWINGS - USE DIMENSIONS.



FLOOR PLAN

SCALE: 1/4" = 1'-0"

0 4 8 16 FEET

N

FOR THE ATTACHED 2-CAR GARAGE / SHOP OPTION SEE G1.1-G3.1

FLOOR PLAN NOTES

1. EXTERIOR DIMENSIONS TO FACE OF SHEATHING, INTERIOR TO FACE OF STUD, OPENINGS TO CENTERLINE. DO NOT SCALE. FINISH FLOOR 0'-0". SLAB ON GRADE WITH THICKENED EDGE (S1.0, 1/A3.3); CRAWL SPACE OPTION (S1.0A): THE PORCH STAYS CONCRETE ON GRADE.
2. EXTERIOR WALLS 2x6 @ 16" O.C., PLATE 10'-1 1/8"; INTERIOR PARTITIONS 2x4, NONE BEARING. FACTORY TRUSSES @ 24" O.C. CLEAR-SPAN 30'-0" NORTH-SOUTH, 10" RAISED HEEL (R802.10, S2.0); ONE 5:12 GABLE, RIDGE EAST-WEST (A4.1). FLAT 10'-0 5/8" CEILINGS THROUGHOUT.
3. ATTIC ACCESS 22 1/2" x 30" IN THE HALL CEILING BETWEEN TRUSSES, 30" HEADROOM (R807.1), INSULATED + WEATHERSTRIPPED (N1102.2.4). HP-1 AIR HANDLER ON A PLATFORM ABOVE THE HALL, SERVICED FROM THE HATCH (M1305.1.3).
4. FRONT PORCH 40'-0" x 8'-0" UNDER THE MAIN ROOF, CARRIED DOWN AT 2.5:12 (A3.1); CONC. 1 1/2" BELOW THE D1 THRESHOLD (R311.3.1), SLOPED AWAY; 1 RISER 4 1/2" TO GRADE AT THE PORCH EDGE. 6x6 DF-L P&T POSTS, CEDAR-WRAPPED, LVL BEAM (S1.0, S2.0).
5. SAFETY GLAZING (T, R308.4): W3, W4, W5, W6, W11 AND D1. EGRESS (R310): W1, W9, W10, W12, W13, ~7.7 SF NET MIN., SILL 2'-0"; W1 / W9 OPEN TO THE PORCH (36" CLEAR PATH; 7'-11 7/8" MIN. CLEAR UNDER THE WRAPPED PORCH BEAM). SIZES - A5.1; VERIFY WITH THE MANUFACTURER.
6. 200 A PANEL ON THE WEST WALL OF MUD / LAUNDRY, 30" x 36" CLEAR (NEC 110.26); METER ON THE NORTH WALL. DUCTED HEAT PUMP: HP-1 AHU IN THE ATTIC, OUTDOOR UNIT ON THE NORTH PAD; 50 GAL HPWH IN MUD / LAUNDRY IN A DRAIN PAN - E1.0, M1.0, P1.0.
7. SMOKE ALARMS IN EACH BEDROOM, THE HALL AND THE GREAT ROOM (R314.3), HARDWIRED, INTERCONNECTED. ALL-ELECTRIC, NO ATTACHED GARAGE: CO ALARMS NOT REQUIRED (R315.2.1); REQUIRED WITH THE GARAGE OPTION OR ANY FUEL-FIRED APPLIANCE. HOOD, BATH AND DRYER EXHAUST TO OUTSIDE (M1501-M1505); DRYER VENT THROUGH THE NORTH WALL (M1502.3).
8. FOR THE ATTACHED 2-CAR GARAGE / SHOP OPTION SEE G1.1-G3.1: THE HOUSE PLAN DOES NOT CHANGE EXCEPT W2 / W3 (OMITTED) AND D2 (R302.5.1 DOOR).

CODE CHECK (2021 IRC, 2023 NEC)

ITEM	REQUIRED	PROVIDED	REF.
HABITABLE ROOM AREA	70 SF	107 SF NET (BED 2)	R304.1
MIN. ROOM DIMENSION	7'-0"	8'-10 1/2" (BED 2)	R304.2
CEILING HEIGHT	7'-0"	10'-0 5/8" FLAT	R305.1
NATURAL LIGHT	8% OF FLOOR	8.8% MIN. (GREAT RM.)	R303.1
EGRESS NET OPENING	5.7 SF	~7.7 SF MIN. (5 WIN.)	R310.2.1
EGRESS CLR. HT. / WD.	24" / 20"	53" / 21" MIN.	R310.2.1
EGRESS SILL HEIGHT	44" MAX.	2'-0" A.F.F.	R310.2.2
EGRESS UNDER PORCH	36" HIGH PATH	7'-11 7/8" CLR. UNDER BEAM	R310
SAFETY GLAZING	HAZARD LOC.	W3,W4,W5,W6,W11 + D1	R308.4
EGRESS DOOR (D1)	32" CLR., HINGED	3'-0" x 8'-0" SWING	R311.2
EXT. LANDING (D1)	36" x DOOR WD.	PORCH 40'-0" x 8'-0"	R311.3
LANDING BELOW THRESH.	1 1/2" MAX.	1 1/2"	R311.3.1
PORCH EDGE STEP	7 3/4" MAX.	1 R @ 4 1/2"	R311.7.5.1
HALLWAY WIDTH	3'-0"	3'-8"	R311.6
WC SIDE / FRONT	15" / 21"	15" / 37" MIN.	R307.1
LAV. / SHOWER FRONT	21" / 24"	21" / 24" CLEAR	R307.1
SHOWER SIZE	30" x 30" MIN.	60" x 36"	P2708.1
ATTIC ACCESS	22" x 30"	22 1/2" x 30" (HALL)	R807.1
SMOKE ALARMS	BEDRMS. + OUTSIDE	3 BEDRMS., HALL, GREAT RM.	R314.3
CO ALARMS	FUEL / ATT. GARAGE	NOT REQ'D (G1.1: REQ'D)	R315.2.1
PANEL WORKING SPACE	30" W x 36" D	CLEAR (MUD / LAUNDRY)	NEC 110.26
KITCHEN WORK AISLE	42" (GUIDE)	4'-0" ISLAND-COUNTER	NKBA

AREA SUMMARY

SPACE	DIMENSIONS	AREA
HEATED (GROSS)	40'-0" x 30'-0" BOX	1,200 SF
FRONT PORCH (ROOFED)	40'-0" x 8'-0"	320 SF
TOTAL UNDER ROOF	HOUSE + PORCH	1,520 SF
GARAGE / SHOP OPTION	24'-0" x 30'-0", NOT HEATED (G1.1)	720 SF
WITH THE GARAGE OPTION	**HOUSE + PORCH + GARAGE**	**2,240 SF**

DOOR TAG KEY (FULL SCHEDULE A5.1)

TAG	SIZE	TYPE	LOCATION
D1	3'-0" x 8'-0"	EXT., HALF-LITE, INSWING	FRONT ENTRY
D2	3'-0" x 6'-8"	EXT., SOLID, INSWING	SIDE ENTRY TO MUD / LAUNDRY
D3	2'-8" x 6'-8"	INTERIOR SWING	PRIMARY BEDROOM
D4	2'-6" x 6'-8"	POCKET	PRIMARY BATH
D5	2'-4" x 6'-8"	INTERIOR SWING	WALK-IN CLOSET
D6	2'-8" x 6'-8"	INTERIOR SWING	KITCHEN TO MUD / LAUNDRY
D7	2'-0" x 6'-8"	POCKET	WALK-IN PANTRY
D8	2'-8" x 6'-8"	INTERIOR SWING	BED 2
D9	2'-8" x 6'-8"	INTERIOR SWING	BED 3
D10	2'-6" x 6'-8"	POCKET	BATH 2
D11-12	6'-0" x 6'-8"	BI-FOLD, 4 PANEL	BED 2, 3 CLOSETS

WINDOW TAG KEY (FULL SCHEDULE A5.1)

TAG	W x H	TYPE	SILL	ROOM	NOTE
W1	4'-6" x 5'-0"	TWIN CASEMENT	2'-0"	PRIMARY BEDROOM	EGRESS
W2	3'-0" x 5'-0"	CASEMENT	2'-0"	PRIMARY BEDROOM	NOT W/ GAR.
W3	2'-0" x 2'-0"	AWNING	5'-0"	PRIMARY BATH	TEMP. / NOT W/ GAR.
W4	2'-0" x 2'-6"	AWNING	4'-6"	MUD / LAUNDRY	TEMPERED
W5	3'-0" x 5'-0"	CASEMENT	2'-0"	GREAT ROOM	TEMPERED
W6	3'-0" x 5'-0"	CASEMENT	2'-0"	GREAT ROOM	TEMPERED
W7	1'-6" x 2'-6"	AWNING	4'-6"	KITCHEN	-
W8	1'-6" x 2'-6"	AWNING	4'-6"	KITCHEN	-
W9	4'-6" x 5'-0"	TWIN CASEMENT	2'-0"	BED 2	EGRESS
W10	3'-0" x 5'-0"	CASEMENT	2'-0"	BED 2	EGRESS
W11	2'-0" x 2'-0"	AWNING	5'-0"	BATH 2	TEMPERED
W12	3'-0" x 5'-0"	CASEMENT	2'-0"	BED 3	EGRESS
W13	4'-6" x 5'-0"	TWIN CASEMENT	2'-0"	BED 3	EGRESS

ROOM SCHEDULE (NET, TO FACE OF STUD)

ROOM	DIMENSIONS	AREA	CEILING	FLR.
PRIMARY BEDROOM	12'-3" x 12'-3"	150 SF	FLAT 10'-0 5/8"	L1
PRIMARY BATH	7'-3" x 8'-1 1/2"	59 SF	FLAT 10'-0 5/8"	T1
WALK-IN CLOSET	4'-7 1/2" x 8'-1 1/2"	38 SF	FLAT 10'-0 5/8"	L1
MUD / LAUNDRY	12'-3" x 7'-8 1/2"	94 SF	FLAT 10'-0 5/8"	T1
GREAT ROOM	14'-7" x 17'-11"	261 SF	FLAT 10'-0 5/8"	L1
KITCHEN	14'-7" x 10'-11"	135 SF	FLAT 10'-0 5/8"	L1
PANTRY	4'-7 1/2" x 4'-5"	20 SF	FLAT 10'-0 5/8"	L1
BED 2	11'-3" x 11'-3"	127 SF	FLAT 10'-0 5/8"	L1
HALL	3'-8" x 5'-7"	23 SF	FLAT 10'-0 5/8"	L1
BATH 2	7'-2 1/2" x 5'-7"	40 SF	FLAT 10'-0 5/8"	T1
BED 3	11'-3" x 11'-3"	127 SF	FLAT 10'-0 5/8"	L1

SYMBOLS & LINES

- DOOR / WINDOW TAG (A5.1 SCHEDULES)
- SAFETY GLAZING (R308.4)
- BUILDING SECTION (A3.1)
- 2x6 EXTERIOR / 2x4 INTERIOR WALL (NONE BEARING)
- PORCH POST, 6x6 DF-L P&T, CEDAR-WRAPPED (S1.0)
- PORCH ROOF EDGE ABOVE (DASHED)
- ATTIC ACCESS, AHU ABOVE, PANEL CLEARANCE (DASHED)

RAFTERWELL

BARNDOMINIUM HOUSE PLANS

PROJECT

PLAN 022

40x30 BARNDOMINIUM

1,200 SQ FT - 3 BED - 2 BATH - 320 SF PORCH

40'-0" x 30'-0" - 5:12 GABLE - 720 SF GARAGE OPTION

DESIGNED TO THE 2021 IRC

LOCAL REVIEW / PERMIT STAMP

REVISIONS

NO.	DATE	DESCRIPTION
A	11/10/26	ISSUED FOR SALE

DATE: 11/10/2026

PROJECT NO.: P-022

DRAWN BY: -

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SHEET TITLE

FLOOR PLAN

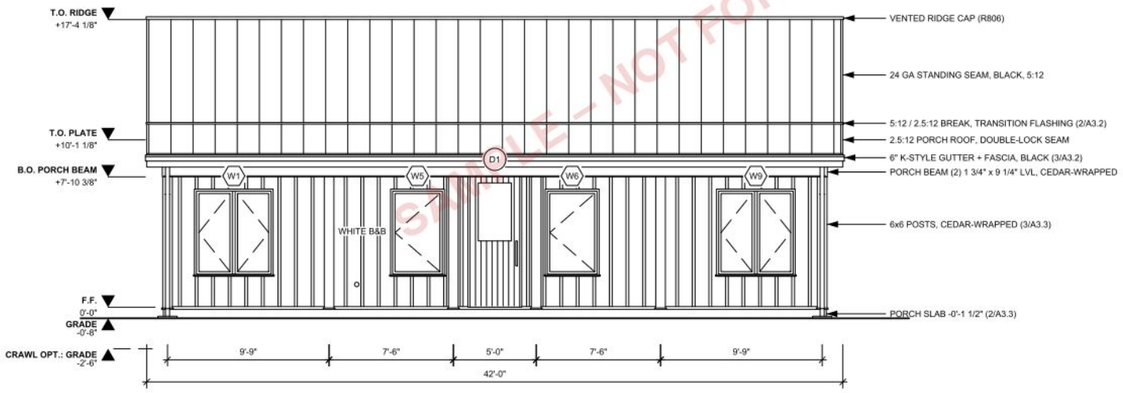
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A1.1

SHEET 3 OF 22

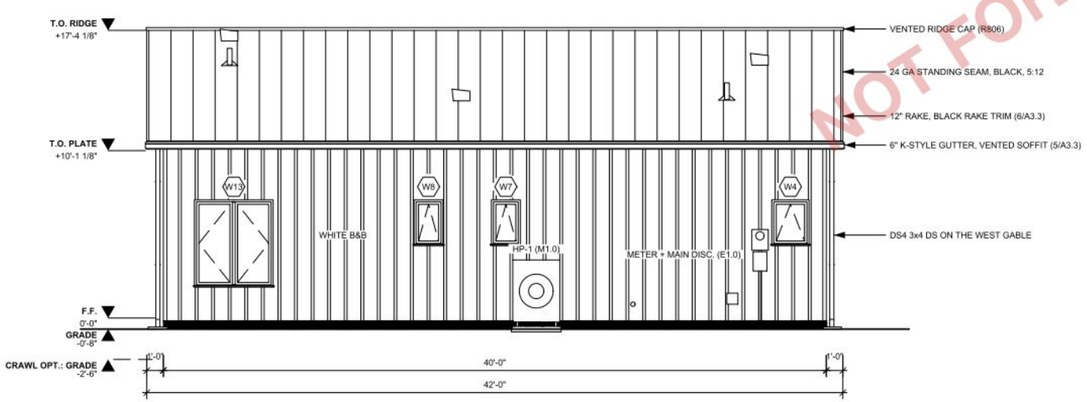
SAMPLE – NOT FOR CONSTRUCTION

11x17 REDUCED SET - NOT TO SCALE (44% OF 24x36). DO NOT SCALE DRAWINGS - USE DIMENSIONS.



1 A2.1 **FRONT (SOUTH) ELEVATION**

SCALE: 1/4" = 1'-0"



2 A2.1 **REAR (NORTH) ELEVATION**

SCALE: 1/4" = 1'-0"

ELEVATION NOTES

1. DESIGN INTENT (MODERN FARMHOUSE BARNDOMINIUM): WHITE VERTICAL BOARD-AND-BATTEN FIBER CEMENT SIDING, DARK (BLACK / CHARCOAL) 24 GA STANDING SEAM ROOF, BLACK WINDOW / DOOR FRAMES, FASCIA, GUTTERS AND DOWNSPOUTS; CEDAR-WRAPPED PORCH POSTS AND BEAM, CEDAR T&G PORCH CEILING. OPTIONAL: VERTICAL METAL PANEL SIDING, SEE MATERIAL LIST. COLORS FINAL BY OWNER.
2. LEVELS ARE ABSOLUTE: FINISH FLOOR = 0'-0" (SLAB ON GRADE). GRADE -0'-8" AT THE FOUNDATION, SLOPING 6" IN 10' AWAY (R401.3); PORCH SLAB -0'-1 1/2" (R311.3.1). FOR THE CRAWL SPACE OPTION SEE S1.0A (GRADE -2'-6", DASHED TAG).
3. ROOF: ONE 5:12 GABLE, RIDGE EAST-WEST AT +17'-4 1/8" = 18'-0 1/8" ABOVE GRADE - VERIFY THE LOCAL HEIGHT LIMIT. 1'-0" BOXED NORTH EAVE, 1'-0" RAKES (EAST / WEST); 10" RAISED-HEEL TRUSSES OVER A 10'-1 1/8" PLATE (5/A3.3, 6/A3.3). HEIGHT DIMENSIONS ON A2.2.
4. FRONT PORCH 40'-0" x 8'-0": THE SOUTH HALF OF THE MAIN ROOF BREAKS AT THE WALL LINE (+11'-1 1/8") TO 2.5:12 AND RUNS ON OVER THE PORCH - ONE ROOF, NO VALLEYS. 2x8 @ 24" RAFTERS LAPPED ON THE TRUSS TAILS (S2.0, 2/A3.2); 2.5:12 TAKES MECHANICALLY SEAMED (DOUBLE-LOCK) PANELS ONLY (SNAP-LOCK NEEDS 3:12), TRANSITION FLASHING AT THE BREAK. THE 5:12 MAIN ROOF NEEDS NO MECHANICAL SEAM.
5. PORCH FRAME: (2) 1 3/4" x 9 1/4" LVL BEAM ON SIX 6x6 DF-L P&T POSTS, ALL CEDAR-WRAPPED (3/A3.2, 3/A3.3); SLOPED CEDAR T&G CEILING ON THE RAFTERS. CLEAR UNDER THE WRAPPED BEAM 7'-11 7/8" MIN. FROM THE PORCH SLAB (B.O. WRAP +7'-10 3/8", LVL +7'-11 1/8").
6. ENTRY D1 3'-0" x 8'-0", HALF-LITE, CENTERED ON THE FRONT BETWEEN TWO POSTS. ITS HEAD TRIM (+8'-1 1/2") IS BEHIND THE PORCH BEAM (+7'-10 3/8") IN VIEW 1. WINDOW AND DOOR TAGS SIT JUST ABOVE EACH OPENING.
7. SAFETY GLAZING (R308.4): W3, W4, W5, W6, W11, D1 - SEE THE TABLE AND A5.1. LABEL EACH LITE (R308.1).
8. FLASH ALL OPENINGS (R703.4): PAN FLASHING UNDER SILLS AND THRESHOLDS, HEAD FLASHING; SIDING OVER WRB ON A RAINSCREEN (R703.2), 6" MIN. CLEAR TO GRADE AND 2" TO THE PORCH SLAB; SLAB-EDGE XPS WITH PROTECTION BOARD (1/A3.3).
9. DRAINAGE: 6" K-STYLE GUTTERS ON THE NORTH EAVE AND ON THE PORCH EDGE TO DS1, DS2, DS3, DS4 (PORCH DOWNSPOUTS ON THE FRONT FACE OF THE CORNER POSTS, OUTSIDE THE SLAB); NO GUTTERS ON THE RAKES. DISCHARGE AWAY FROM THE FOUNDATION (A1.3, A4.1).
10. FOR THE ATTACHED 2-CAR GARAGE / SHOP OPTION SEE G1.1-G3.1.

SAFETY GLAZING (IRC R308.4)

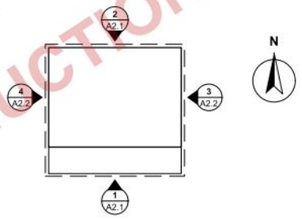
TAG	LOCATION	REASON
W3	WEST, AWNING	WET AREA, WITHIN 60" OF THE SHOWER - BY DESIGN (R308.4.5)
W4	NORTH, AWNING	WITHIN 24" OF DOOR D2, HINGE SIDE OF THE INSWING, PERPENDICULAR WALL (R308.4.2)
W5	SOUTH, CASEMENT	WITHIN 24" OF A DOOR (R308.4.2)
W6	SOUTH, CASEMENT	WITHIN 24" OF A DOOR (R308.4.2)
W11	EAST, AWNING	WITHIN 60" OF THE TUB, < 60" ABOVE ITS FLOOR (R308.4.5)
D1	SOUTH, HALF-LITE DOOR	GLAZING IN A DOOR (R308.4.1)

EXTERIOR FINISH SCHEDULE

ITEM	SPECIFICATION
ROOF, MAIN 5:12	24 GA STANDING SEAM, 16" PANELS, BLACK / CHARCOAL; SNAP-LOCK OR MECH. SEAMED PER MFR. (R905.10)
ROOF, PORCH 2.5:12	24 GA MECHANICALLY SEAMED (DOUBLE-LOCK) STANDING SEAM, SAME COLOR; TRANSITION FLASHING AT THE BREAK
UNDERLAYMENT	SYNTHETIC (R905.1.1); SELF-ADHERED HIGH-TEMP ON THE 2.5:12 PORCH ROOF; ICE BARRIER WHERE REQ.
FASCIA / RAKE	BLACK METAL-WRAPPED FASCIA + RAKE TRIM, DRIP EDGE
SOFFIT	VENTED (NORTH EAVE), SOLID (RAKES); CEDAR T&G PORCH CEILING, VENT STRIP AT THE WALL
SIDING	FIBER CEMENT BOARD-AND-BATTEN, BATTENS @ 12", WHITE; OPTION: VERTICAL METAL PANEL (MATERIAL LIST)
PORCH	6 POSTS 6x6 DF-L P&T + BEAM (2) 1 3/4" x 9 1/4" LVL, ALL CEDAR-WRAPPED
ENTRY DOOR	D1 HALF-LITE, WOOD-TONE, 3'-0" x 8'-0", BLACK HARDWARE
WINDOWS / DOORS	BLACK FRAMES, LOW-E, TEMPERED PER THE SAFETY GLAZING TABLE
SLAB EDGE	XPS R-10 + CEMENTITIOUS PROTECTION BOARD
GUTTER / DS	6" K-STYLE / 3x4, BLACK ALUMINUM (4 DS)

KEY PLAN

SCALE: 1/20" = 1'-0"



RAFTERWELL

BARNDOMINIUM HOUSE PLANS

PROJECT

PLAN 022

40x30 BARNDOMINIUM

1,200 SQ FT - 3 BED - 2 BATH - 320 SF PORCH

40'-0" x 30'-0" - 5:12 GABLE - 720 SF GARAGE OPTION

DESIGNED TO THE 2021 IRC

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SHEET TITLE

EXTERIOR ELEVATIONS

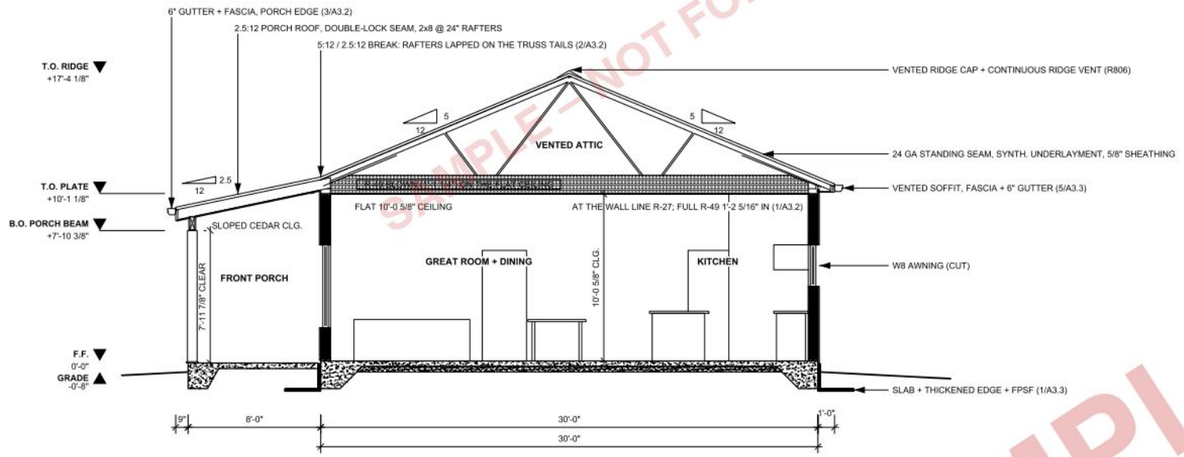
SHEET

A2.1

SHEET 6 OF 22

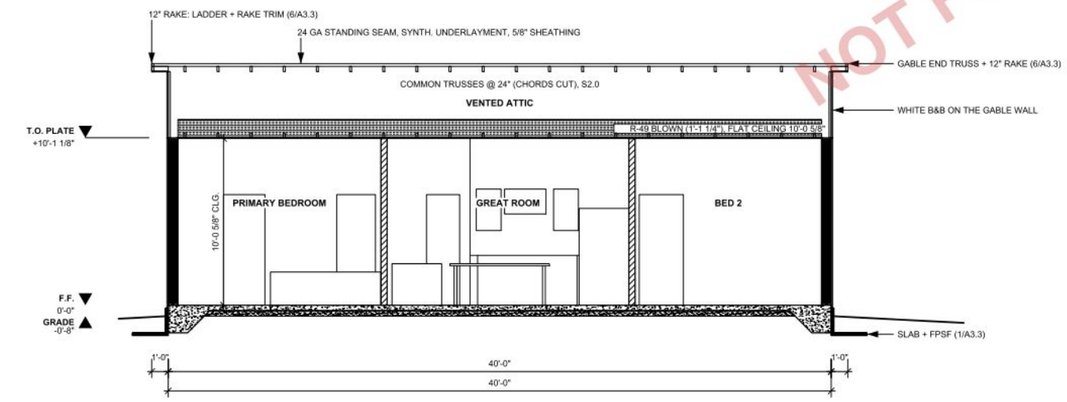
SAMPLE – NOT FOR CONSTRUCTION

11x17 REDUCED SET - NOT TO SCALE (44% OF 24x36). DO NOT SCALE DRAWINGS - USE DIMENSIONS.



1 / A3.1 SECTION 1 - PORCH, GREAT ROOM, KITCHEN, x = 24'-2", LOOKING WEST

SCALE: 1/4" = 1'-0"



2 / A3.1 SECTION 2 - PRIMARY, GREAT ROOM, BED 2, y = 8'-4", LOOKING NORTH

SCALE: 1/4" = 1'-0"

SECTION NOTES

1. VERTICAL DATUM: FINISH FLOOR = 0'-0" (ABSOLUTE); GRADE -0'-8" AT THE FOUNDATION. FOR THE CRAWL SPACE OPTION SEE S1.0A. ONLY OPENINGS THE CUT PLANE PASSES THROUGH ARE SHOWN CUT.
2. SLAB ON GRADE: 4" CONCRETE ON A VAPOR RETARDER AND 4" CRUSHED STONE (R506); THICKENED EDGE 1'-2" WIDE, 1'-8" BELOW F.F.; R-10 VERTICAL XPS + WING (FPSF, R403.3) (1/A3.3). PORCH SLAB -0'-1 1/2", SEPARATE, SLOPED AWAY, THICKENED UNDER THE POSTS (3/A3.3).
3. WALLS 2x6 @ 16" TO A 10'-1 1/8" DOUBLE TOP PLATE; HEADERS PER S2.1. INTERIOR WALLS ARE NOT BEARING (TRUSSES CLEAR-SPAN NORTH-SOUTH).
4. ROOF: FACTORY COMMON TRUSSES @ 24", 5:12, 30'-0" CLEAR SPAN, 10" RAISED HEEL, FLAT 10'-0 5/8" CEILING IN EVERY ROOM. DESIGN, BRACING AND GABLE-END BRACING BY THE TRUSS MANUFACTURER (R802.10).
5. PORCH ROOF (2.5:12): 2x8 @ 24" RAFTERS LAPPED ON THE SOUTH TRUSS TAILS AT THE WALL LINE (THE 5:12 / 2.5:12 BREAK, +11'-1 1/8"), BEARING ON THE (2) 1 3/4" x 9 1/4" LVL BEAM ON 6x6 POSTS, 1'-0" OVERHANG (2/A3.2, 3/A3.2). SLOPED CEDAR T&G CEILING ON THE RAFTERS: +10'-2 3/4" AT THE WALL, +8'-7 15/16" AT THE BEAM; CLEAR UNDER THE WRAPPED BEAM 7'-11 7/8" MIN. FROM THE PORCH SLAB.
6. VENTILATION (R806): ONE VENTED ATTIC (1,510 SF, INCL. THE PORCH RAFTER BAYS); INTAKE AT THE NORTH SOFFIT AND A CONTINUOUS VENT STRIP IN THE PORCH CEILING AT THE WALL - AIR RISES IN THE RAFTER BAYS TO THE HEEL BAFFLES; EXHAUST AT THE RIDGE (4/A3.2).
7. FLAT CEILINGS: R-49 BLOWN (1'-1 1/4"), BAFFLES 1 1/2" CLEAR (R806.3). HONEST VALUE AT THE EAVE WALLS (10" HEEL, NORTH AND SOUTH): 7 5/16" = R-27 BLOWN AT THE INSIDE FACE OF THE WALL (R-47 WITH CLOSED-CELL SPRAY FOAM AT THE HEEL), 4 9/16" AT THE OUTSIDE OF THE PLATE; FULL R-49 1'-2 5/16" INSIDE THE WALL. THE R-38 EAVE CREDIT (IECC R402.2.1) DOES NOT APPLY: USE A TALLER ENERGY HEEL, HIGH-DENSITY INSULATION AT THE EAVES OR A UA / REScheck TRADE-OFF.
8. ACCESS HATCH 1'-10 1/2" x 2'-6" IN THE HALL CEILING, INSULATED + GASKETED (R807.1, IECC R402.2.4); HP-1 AIR HANDLER ON A PLATFORM IN THE ATTIC OVER THE HALL. DUCTS R-8 SUPPLY / R-6 RETURN (IECC R403.3.1), SEALED AND TESTED (R403.3.3) - M1.0.
9. FOR THE ATTACHED 2-CAR GARAGE / SHOP OPTION SEE G1.1-G3.1.

CEILING HEIGHTS (R305.1: 7'-0" MIN.)

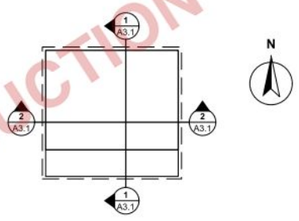
ROOM	CEILING	ROOM SIZE
PRIMARY BEDROOM	FLAT 10'-0 5/8"	12'-3" x 12'-3"
PRIMARY BATH	FLAT 10'-0 5/8"	7'-3" x 8'-1 1/2"
WALK-IN CLOSET	FLAT 10'-0 5/8"	4'-7 1/2" x 8'-1 1/2"
MUD / LAUNDRY	FLAT 10'-0 5/8"	12'-3" x 7'-8 1/2"
GREAT ROOM	FLAT 10'-0 5/8"	14'-7" x 17'-11"
KITCHEN	FLAT 10'-0 5/8"	14'-7" x 10'-11"
PANTRY	FLAT 10'-0 5/8"	4'-7 1/2" x 4'-5"
BED 2	FLAT 10'-0 5/8"	11'-3" x 11'-3"
HALL	FLAT 10'-0 5/8"	3'-8" x 5'-7"
BATH 2	FLAT 10'-0 5/8"	7'-2 1/2" x 5'-7"
BED 3	FLAT 10'-0 5/8"	11'-3" x 11'-3"
FRONT PORCH	SLOPED CEDAR, 8'-7 15/16" AT THE BEAM TO 10'-2 3/4" AT THE WALL	40'-0" x 8'-0"

DETAILS REFERENCED

DETAIL	TITLE
1/A3.2	WALL SECTION AT THE N EAVE - 2x6 10' WALL, 10" RAISED HEEL, 12" SOFFIT
2/A3.2	PORCH ROOF BREAK AT THE S WALL - RAFTER LAPPED TO THE TRUSS HEEL, 5:12 / 2.5:12 DOUBLE-LOCK TRANSITION
3/A3.2	PORCH BEAM PB-1 + POST CAP - RAFTERS ON THE BEAM, 12" EAVE
4/A3.2	ROOF ASSEMBLY - VENTED ATTIC, STANDING SEAM
1/A3.3	SLAB ON GRADE - THICKENED EDGE, R-10 EDGE INSULATION, FPSF OPTION (R403.3, R506)
2/A3.3	D1 THRESHOLD AT THE PORCH SLAB (R311.3.1)
3/A3.3	PORCH POST BASE + FROST PAD
4/A3.3	CRAWL SPACE OPTION - STEM WALL + FOOTING + ACCESS (R408.3 / R408.4)
5/A3.3	N EAVE - 12" OVERHANG, VENTED SOFFIT (R806)
6/A3.3	RAKE - 12" OVERHANG, GABLE-END TRUSS, OUTLOOKERS

KEY PLAN

SCALE: 1/20" = 1'-0"



RAFTERWELL

BARNDOMINIUM HOUSE PLANS

PROJECT

PLAN 022

40x30 BARNDOMINIUM

1,200 SQ FT - 3 BED - 2 BATH - 320 SF PORCH

40'-0" x 30'-0" - 5:12 GABLE - 720 SF GARAGE OPTION

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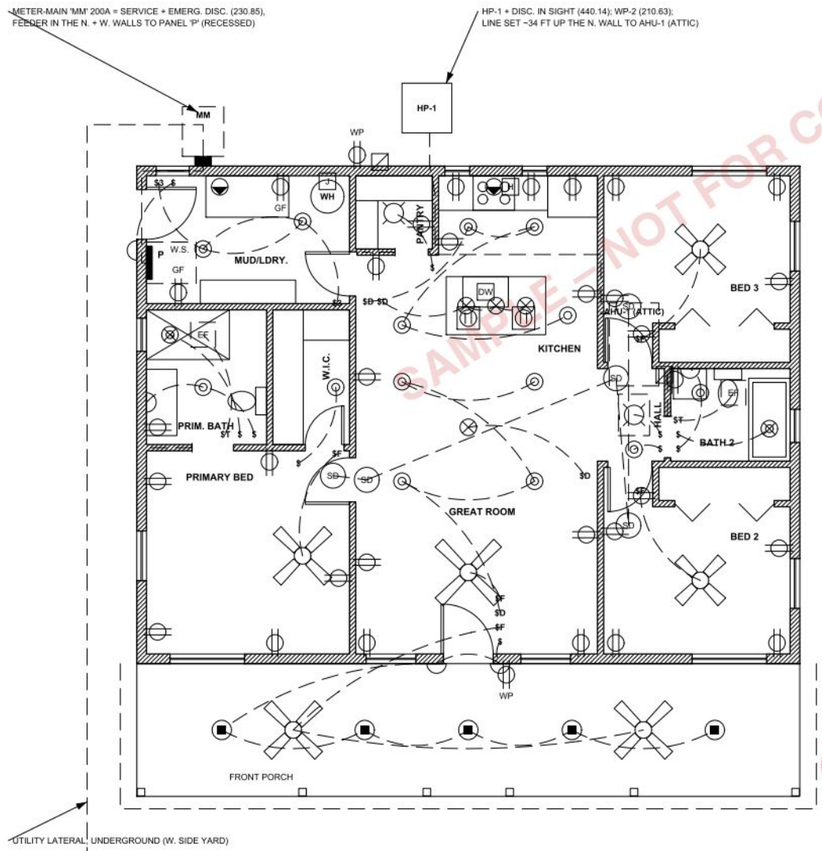
BUILDING SECTIONS

SHEET

A3.1

SHEET 8 OF 22

SAMPLE – NOT FOR CONSTRUCTION



PORCH: CN1-CN5 WET-RATED DOWNLIGHTS + PF1 / PF2 FAN-RATED BOXES (WET-LISTED FANS).
WP-1 IN-USE COVER (210.52(E)(3)); SWITCHED AT D1. FOR THE ATTACHED 2-CAR GARAGE / SHOP OPTION SEE G1.1-G3.1.

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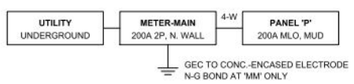
1 ELECTRICAL PLAN

E1.0 SCALE: 1/4" = 1'-0"

GARAGE / SHOP OPTION - ELECTRICAL (BUILT ONLY WITH G1.1)

ITEM	QTY	CIRCUIT	NEC / IRC
RECEPTACLE 20A GFCI; 1 PER BAY + 1 WALL	3	G-1 20A 1P GFCI (CKT 27)	210.52(G)(1), 210.11(C)(4), 210.8(A)(2)
GDO CEILING RECEPTACLE (GFCI)	2	G-1	210.8(A)(2)
WORKBENCH RECEPTACLES @ 44" (GFCI)	4	G-2 20A 1P GFCI (CKT 28)	210.8(A)(2)
EV-READY NEMA 14-50R, #6 CU 4-W	1	G-4 50A 2P GFCI (CKT 10/12)	625.40, 625.54
LED WRAP 4 FT (GARAGE / SHOP)	6	G-3 15A 1P (CKT 29)	210.70(A)(2)
EXTERIOR SCONCE (OH PIERS + D13)	4	G-3	210.70(A)(2)(b)
SWITCH $3 (D2 / D13) + $ (EXTERIOR)	3	G-3	210.70(A)(2)
GARAGE DOOR OPENER 1/2 HP (BY OWNER)	2	CORD + CLG. RCPT. (G-1)	UL 325
SMOKE / CO ALARM (REPLACES SD-4, SD-5)	2	CKT 24 / 25 (INTERCONN.)	R315.2.1, R314.4

SERVICE ONE-LINE (NOT TO SCALE)



LOAD CALCULATION (NEC 220.82, OPTIONAL METHOD)

ITEM	VA	NEC
GENERAL LTG + RCPTS.: 1,200 SF x 3 VA	3,600	220.82(B)(1)
SMALL APPLIANCE 2 x 1,500 + LAUNDRY 1,500	4,500	220.82(B)(2)
RANGE (NAMEPLATE)	12,000	220.82(B)(3)
DRYER (NAMEPLATE)	5,000	220.82(B)(3)
HPWH (BACKUP ELEMENT)	4,500	220.82(B)(3)
DW, REF, HOOD, EF-1 / EF-2	2,280	220.82(B)(3)
SUBTOTAL: GENERAL LOADS	31,880	
FIRST 10 KVA AT 100% + REST AT 40%	18,752	220.82(B)
HP-1 + AHU FAN + 65% OF EH-1	6,300	220.82(C)
TOTAL DEMAND	**25,052 VA**	
25,052 VA / 240 V	**104 A**	**200A OK**

SERVICE SIZE CHECK

CASE	DEMAND	150A	200A (SPEC.)
HOUSE (A): ALL-ELECTRIC	104 A	OK (46 A MARGIN)	OK (96 A MARGIN)
+ GARAGE OPT. (40A EVSE, 2 GDO)	122 A	OK (28 A MARGIN)	OK (78 A MARGIN)

PANEL 'P' - 200A MLO, 120/240V 1PH, 40 SP. (MUD, RECESSED)

CKT	LOAD	BKR.	WIRE	CU	PROT.	VA
1	RANGE, 30" (240V RCPT.)	40A 2P	#8, 4-W	GFCI		6,000
3	(2-POLE, CONT'D)					6,000
5	HPWH 50 GAL (J, MUD)	30A 2P	#10	-		2,250
7	(2-POLE, CONT'D)					2,250
9	AHU-1 + EH-1 5 KW (ATTIC)	30A 2P*	#10*	-		2,750
11	(2-POLE, CONT'D)					2,750
13	SA-1: N. COUNTER + PANTRY	20A	#12	DUAL		1,500
15	REFRIGERATOR (INDIVIDUAL)	20A	#12	DUAL		720
17	RANGE HOOD HD-1 (HI)	15A	#14	AFCI		300
19	BATH RCPTS. (BOTH BATHS)	20A	#12	GFCI		1,500
21	PRIMARY BED RCPTS.	20A	#12	AFCI		900
23	LTG: GREAT RM., KIT., PORCH + FANS	15A	#14	AFCI		900
25	LTG: PRIMARY, MUD, ATTIC, EXT.	15A	#14	AFCI		480
27	SPACE: GARAGE OPT. G-1 RCPTS.	-	-	-		-
29	SPACE: GARAGE OPT. G-3 LTG	-	-	-		-
31	SPARE	20A	-	-		-
33	SPARE	20A	-	-		-
35	SPACE	-	-	-		-
37	SPACE: FUTURE SOLAR (705.12)	-	-	-		-
39	(2-POLE, CONT'D)					-

CKT	LOAD	BKR.	WIRE	CU	PROT.	VA
2	DRYER (240V RCPT.)	30A 2P	#10, 4-W	GFCI		2,500
4	(2-POLE, CONT'D)					2,500
6	HP-1 OUTDOOR UNIT (DUCTED)	20A 2P*	#12*	GFCI		1,275
8	(2-POLE, CONT'D)					1,275
10	SPACE: GARAGE OPT. EV 14-50	-	-	-		-
12	(2-POLE, CONT'D)					-
14	SA-2: ISLAND + KITCHEN WALLS	20A	#12	DUAL		1,500
16	DISHWASHER (ISLAND SINK BASE)	20A	#12	DUAL		1,200
18	LAUNDRY, WASHER + MUD RCPT.	20A	#12	DUAL		1,500
20	GREAT ROOM RCPTS.	20A	#12	AFCI		900
22	BED 2, BED 3 RCPTS.	20A	#12	AFCI		1,800
24	LTG: BED 2/3, HALL, BATH 2, SD	15A	#14	AFCI		530
26	OUTDOOR WP-1, WP-2	20A	#12	GFCI		360
28	SPACE: GARAGE OPT. G-2 BENCH	-	-	-		-
30	SPARE	20A	-	-		-
32	SPARE	20A	-	-		-
34	SPACE	-	-	-		-
36	SPACE	-	-	-		-
38	SPACE	-	-	-		-
40	SPACE	-	-	-		-

DUAL = COMBINATION AFCI/GFCI. * PER NAMEPLATE. CU NM-B. VA PER POLE: L1 23,115 / L2 20,525 VA. GARAGE OPT. SPACES: SEE G1.1.

EQUIPMENT CONNECTIONS

EQUIPMENT	VOLTS	VA	CKT	DISCONNECT
HP-1 OUTDOOR (REAR YARD)	240V	2,500	6, 8	NONFUSED DISC. IN SIGHT
AHU-1 + EH-1 (ATTIC)	240V	5,500	9, 11	DISC. AT THE UNIT
HPWH 50 GAL (MUD)	240V	4,500	5, 7	LOCKABLE BKR. (422.31(B))
RANGE, 30"	240V	12,000	1, 3	RCPT. + CORD (422.33)
DRYER	240V	5,000	2, 4	RCPT. + CORD (422.33)
DISHWASHER (ISLAND)	120V	1,200	16	RCPT. IN SINK BASE
RANGE HOOD HD-1	120V	300	17	BKR. AS DISC. (422.31(A))
EF-1, EF-2	120V	30 EA.	25 / 24	$1 + CONT. CONTROL

DEVICE SUMMARY (E1.0)

DEVICE	QTY
RECEPTACLE, DUPLEX 15/20A TR	33
(OF WHICH GFCI / WP)	13 / 2
RCPT. 240V (RANGE, DRYER)	2
ISLAND POP-UP (LISTED)	2
SWITCH $ / $3 / $D / $F / $T	10 / 2 / 4 / 5 / 2
LED WAFER IC-AT / WET	14 / 2
CEILING FAN + LIGHT (IN / PORCH)	4 / 2
PENDANT / SURFACE LIGHT	4 / 2
SCONCE, INTERIOR / EXTERIOR	2 / 3
PORCH DOWNLIGHT (WET)	5
EXHAUST FAN (EF-1, EF-2)	2
SMOKE ALARM (CO: GARAGE OPT.)	5
J-BOX (DW, HOOD, HPWH) / DISC.	3 / 2

ELECTRICAL LEGEND

- DUPLEX RECEPTACLE 15/20A, TAMPER-RESISTANT (406.12)
- GF = GFCI; WP = WEATHERPROOF IN-USE COVER
- 240V RECEPTACLE (RANGE, DRYER)
- ISLAND POP-UP RECEPTACLE (LISTED, 406.5(G))
- J-BOX: J = HPWH, H = HOOD, DW
- DISCONNECT (HP-1, AHU-1)
- PANEL 'P' 200A (RECESSED) / METER-MAIN 'MM'
- WORKING SPACE 30" x 36" x 6'-6" (110.26)
- $ SWITCH $3 3-WAY $D DIMMER $F FAN/LIGHT $T TIMER
- LED WAFER, IC-AT (R402.4.5)
- LED WAFER, WET-RATED (TUB / SHOWER)
- CEILING LIGHT, SURFACE (PANTRY; ATTIC AT HATCH)
- PORCH DOWNLIGHT, WET-RATED (CN)
- PENDANT (ISLAND, DINING)
- CEILING FAN + LIGHT, FAN-RATED BOX (PORCH: WET)
- WALL SCONCE (VANITY, EXTERIOR)
- EF EXHAUST FAN (M1.0)
- SD SMOKE ALARM, PHOTOELECTRIC, HARDWIRED + BATT.
- HP HEAT PUMP OUTDOOR UNIT
- SWITCH LEG
- ALARM INTERCONNECT (R314.4)
- FEEDER / LATERAL / LINE SET (DASHED)

ELECTRICAL NOTES

1. DESIGNED TO THE 2023 NEC; VERIFY THE EDITION AND AMENDMENTS ADOPTED LOCALLY. CIRCUITS ARE MINIMUMS; FINAL PANEL SCHEDULE AND LOAD CALCULATION BY THE ELECTRICIAN WITH THE SELECTED NAMEPLATES (* = PER NAMEPLATE MCA / MOCP). FOR THE ATTACHED 2-CAR GARAGE / SHOP OPTION SEE G1.1-G3.1.
2. SERVICE 200A, 120/240V, 1-PHASE, UNDERGROUND. METER-MAIN 'MM' (200A MAIN) ON THE NORTH WALL EAST OF W4 IS THE SERVICE DISCONNECT, MARKED "EMERGENCY DISCONNECT, SERVICE DISCONNECT" (230.85), 30" x 36" CLEAR IN THE REAR YARD. GROUNDING: CONCRETE-ENCASED ELECTRODE IN THE FOOTING (250.52(A)(3), S1.0). GEC PER 250.66, N-G BOND AT 'MM' ONLY; FEEDER 2/0 CU OR 4/0 AL + EGC IN THE NORTH AND WEST WALLS; BOND METAL PIPING (250.104).
3. PANEL 'P' IN THE MUD ROOM, RECESSED IN THE WEST WALL (FACE FLUSH WITH THE GYPSUM; INSULATE AND AIR-SEAL BEHIND): 200A, 40 SPACES, MAIN LUGS, 4-WIRE FEEDER FROM 'MM', NEUTRAL ISOLATED FROM GROUND (250.24(A)(5)). WORKING SPACE 30" x 36" x 6'-6" CLEAR (110.26(A)): 2" FROM D2, 3" FROM BENCH; KEEP THE BENCH AND STORAGE OUT OF IT. NO PIPES OR DUCTS IN THE DEDICATED SPACE ABOVE (110.26(E)). LM1 LIGHTS IT (110.26(D)). TOP BREAKER 6'-7" MAX. (240.24(A)). NOT IN A BATH OR CLOSET (240.24(D), (E)).
4. GFCI (210.8, 2023): ALL KITCHEN RECEPTACLES INCL. THE 240V RANGE OUTLET, BATHS, LAUNDRY INCL. THE DRYER, OUTDOORS; DISHWASHER (210.8(D)); HP-1 (210.8(F)). DUAL = COMBINATION AFCI/GFCI. AFCI (210.12(A)) ON EVERY 120V 15/20A CIRCUIT IN THE DWELLING (NOT THE OUTDOOR CIRCUIT).
5. RECEPTACLES (210.52): ROOM RECEPTACLES SPACED ALONG EVERY WALL SPACE SO NO POINT IS OVER 6 FT FROM ONE (FARTHEST AS DRAWN 5'-3"). COUNTER (C)(1): 2 RCPTS. ON THE WALL BELOW THE W7 / W8 SILLS (18" ABOVE THE TOP), 1'-0" MAX. TO ONE. ISLAND (C)(2): TWO LISTED POP-UPS ON THE SEATING SIDE. BATHS WITHIN 3 FT OF EACH BASIN (D), 4'-1" MIN. FROM A TUB / SHOWER (406.9(C)); LAUNDRY (F) ON ITS OWN 20A (210.11(C)(2)); BOTH BATHS ON ONE 20A (210.11(C)(3)); PORCH + REAR ((E)(1), (E)(3)). HALL UNDER 10 FT: NONE REQUIRED (H).
6. LIGHTING: HIGH-EFFICACY (IECC R404.1). WALL-SWITCHED LIGHT IN EVERY HABITABLE ROOM, BATH, HALL, THE W.I.C. AND THE PANTRY, AND AT THE EXTERIOR SIDE OF D1 AND D2 (210.70(A)(2)); IC-AIRTIGHT WAFERS (R402.4.5); FANS ON FAN-RATED BOXES. PORCH: WET-RATED DOWNLIGHTS AND TWO WET-LISTED PORCH FANS. ATTIC (AHU-1): LIGHT AT THE HATCH, SWITCHED IN THE HALL, RECEPTACLE AT THE UNIT (210.70(C), 210.63).
7. SMOKE ALARMS (R314.3): SD IN EACH BEDROOM AND OUTSIDE EACH SLEEPING AREA (HALL SD-4; GREAT ROOM SD-5 AT D3). HARDWIRED, BATTERY BACKUP, INTERCONNECTED (R314.4). CO ALARMS (R315.2.1): NOT REQUIRED - THE HOUSE IS ALL-ELECTRIC (NO FUEL-BURNING APPLIANCE) AND HAS NO ATTACHED GARAGE; REQUIRED WITH THE GARAGE OPTION (G1.1: SD-4 / SD-5 BECOME SD/CO). AS DRAWN: 36" MIN. FROM FAN BLADE TIPS, 60" FROM SUPPLY REGISTERS, 11 FT FROM THE RANGE, 44" FROM A BATH DOOR (R314.3.3).
8. HVAC POWER: HP-1 / AHU-1 PER M1.0 (EH-1 LOCKED OUT ABOVE THE BALANCE POINT); NONFUSED DISCONNECT IN SIGHT (440.14), WP-2 WITHIN 25 FT (210.63). LINE SET ~34 FT. EXHAUST TERMINALS TO OPENINGS: EF-1 9'-8", EF-2 11'-1", HOOD 8'-5", DRYER 4'-2" (3 FT MIN.).
9. LOAD (220.82, 3 BEDROOMS, 1,200 SF, ALL-ELECTRIC): 25,052 VA = 104 A - A 150A SERVICE WOULD SERVE THE HOUSE; 200A IS SPECIFIED FOR THE GARAGE / EV OPTION AND SOLAR (SPACES 37 / 39, 705.12). CABLES IN THE ATTIC STAY CLEAR OF THE DUCTS AND THE HATCH. CRAWL OPTION: UNCHANGED.

RAFTERWELL

BARNDOMINIUM HOUSE PLANS

PROJECT

PLAN 022

40x30 BARNDOMINIUM

1,200 SQ FT - 3 BED - 2 BATH - 320 SF PORCH

40'-0" x 30'-0" - 5:12 GABLE - 720 SF GARAGE OPTION

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ELECTRICAL PLAN

SHEET

E1.0

SHEET 17 OF 22

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