

BUILDINGSGUIDE

buildingsguide.com

ISSUED FOR: PRELIMINARY DESIGN (QUOTES, FINANCING & SITE PLANNING). NOT FOR CONSTRUCTION

DESIGN PLAN SET

Barndominium, 40'x60'x12'

3 BED | 2 BATH | 2-CAR GARAGE | 2,700 SQ FT TOTAL | BG-DH1000

SHEET A-001: COVER & LEGEND

PRELIMINARY: NOT FOR CONSTRUCTION

DESIGNED FOR PRE-ENGINEERED METAL BUILDING (PEMB) CONSTRUCTION



SHEET INDEX

A-001	COVER SHEET & LEGEND
A-100	PRESENTATION FLOOR PLAN
A-101	DETAIL FLOOR PLAN
A-102	SCHEDULES
A-111	ROOF PLAN
A-201	EXTERIOR ELEVATIONS
A-202	EXTERIOR ELEVATIONS
L-001	LICENSE & TERMS

LICENSE SUMMARY

- DESIGN-STAGE LICENSE for quotes, financing and site planning. NOT licensed for construction or permitting.
- The Construction Plan Set for this plan is sold separately.
- Plans are digital goods and are NON-REFUNDABLE once delivered.
- See the final sheet for the full license. All plans are subject to BuildingsGuide.com Online Inc. terms and conditions.

GENERAL NOTES

- DO NOT SCALE THIS PLAN SET.** Written dimensions govern and take precedence over scaled measurements. This set is drawn to print at ARCH D 24" x 36"; reduced-size prints are for reference only and are not to scale. Report any discrepancies or inconsistencies prior to construction.
- Designer assumes no liability for any home constructed from this plan. It is the responsibility of the purchaser to verify all dimensions and square footage before beginning construction.
- Designed for pre-engineered metal building (PEMB) construction. Structural engineering drawings, foundation and anchor-bolt plans and load calculations are provided by the customer's chosen metal building supplier per the MBMA Metal Building Systems Manual, 2024 Edition, and AISC 360. Submit this plan set together with the manufacturer's engineering package.
- A site plan or other site drawings may be required.
- See sheet L-001 for the design-stage license. The complete general, code and disclaimer notes sheets are part of the Construction Plan Set.

THE BUILD PROCESS

The steps below are completed with the CONSTRUCTION PLAN SET, which is sold separately.

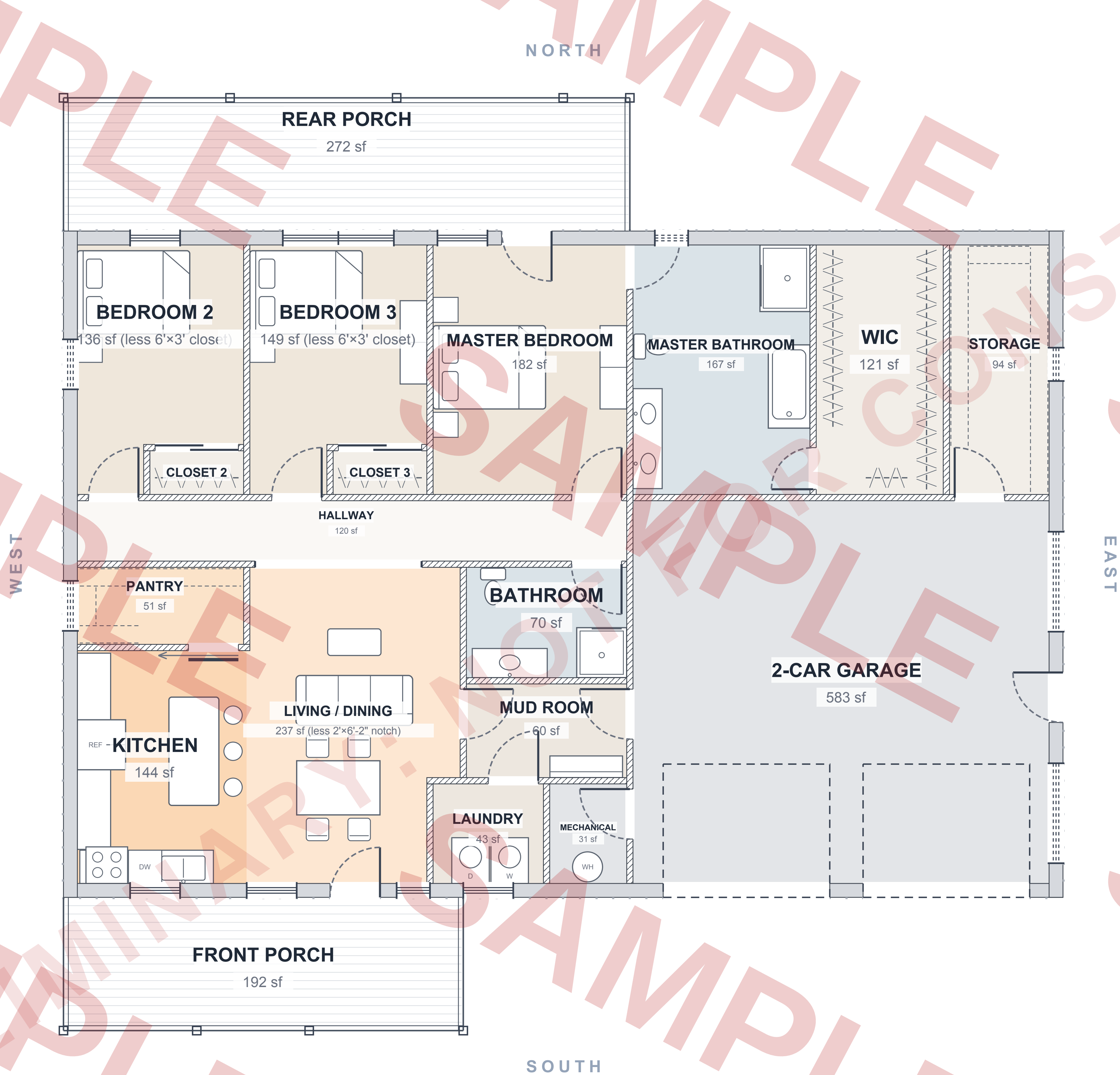
- PLAN REVIEW**
Review this plan set with a local design professional, your builder and the local authority having jurisdiction (AHJ); verify zoning, site setbacks, design criteria, loads and frost depth.
- PERMITTING**
Have local professionals adapt this plan set as required, then submit your permit application to the building department. Obtain the permit BEFORE ordering the building or starting site work.
- ORDER THE BUILDING**
Order the pre-engineered metal building (PEMB) from your chosen manufacturer/supplier, submitting this plan set with the order. The manufacturer's engineer of record produces the stamped structural drawings, reactions and anchor-bolt plan (MBMA / AISC 360).
- FOUNDATION**
Engage a local foundation engineer to design the slab and footings from the manufacturer's reactions. Pour the foundation with anchor bolts set to the manufacturer's anchor-bolt plan.
- STEEL ERECTION**
Erect the building per the manufacturer's erection manual, rigid frames, endwall framing, girts and purlins, cable/rod bracing, then wall and roof panels with trim.
- DRY-IN**
Install overhead doors, walk doors and windows per the schedules; the building is now weather-tight.
- INTERIOR BUILD-OUT**
Frame the interior partitions and 2x4 infill walls per the floor plan; rough in mechanical, electrical and plumbing with licensed trades, coordinating all building systems before insulation and drywall.
- FINISHES**
Kitchens and bathrooms are finalized with your kitchen/bath designer (layouts shown are illustrative); flooring, paint and trim complete the interior.
- INSPECTIONS**
Schedule all required inspections with the AHJ and obtain final approval or a Certificate of Occupancy, as applicable, before occupancy.

LEGEND: PLAN SYMBOLS

	Main rigid-frame column (bay lines)		High-sill / clerestory window
	Endwall / framed-opening jamb column		Twin / mullied window
	6x6 porch / carport post		Window callout (W#, see schedule)
	Open dividing line (no wall)		Interior partition
	Swing door (int./ext. per schedule)		Exterior wall (PBR panel)
	Pocket door		Tubular skylight (SK#)
	Bi-fold door		Downspout (DS)
	Sliding barn door		Cupola (A#)
	Cased opening (no door)		Wood stove
	Overhead / roll-up door		Gas fireplace (two-sided divider)
	Door callout (D#, see schedule)		Elevation reference (view / sheet)
	Standard / egress window		

ABBREVIATIONS

A.F.F.	ABOVE FINISHED FLOOR	OH	OVERHEAD
AHJ	AUTH. HAVING JURISDICTION	PBR	PURLIN-BEARING RIB PANEL
B.O.	BOTTOM OF	PEMB	PRE-ENG. METAL BUILDING
CONC.	CONCRETE	R.O.	ROUGH OPENING
DH	DOUBLE-HUNG	SF	SQUARE FEET
GA.	GAUGE	SPF	SPRUCE-PINE-FIR
MBMA	METAL BLDG MFRS ASSOC.	TYP.	TYPICAL
MFR.	MANUFACTURER	U.N.O.	UNLESS NOTED OTHERWISE
N.T.S.	NOT TO SCALE	WIC	WALK-IN CLOSET
O.C.	ON CENTER		



PLAN

Barndominium
40'x60'x12'
(3BR / 2BA / 2-CAR)
SKU BG-DH1000
CLIENT STOCK PLAN
DATE 2026-09-22

AREAS (NET, SQ FT)

CONDITIONED	1,653
GARAGE / CARPORT	583
COVERED PORCH	464
TOTAL	2,700

BUILDING SPEC

WIDTH (STEEL LINE)	40'
LENGTH	60'
EAVE HEIGHT	12'
RIDGE HEIGHT	22'-0"
ROOF PITCH	6:12
GABLE OVERHANG	2'-0"
EAVE OVERHANG	2'-0"
PORCH 1	8'x24' @ 11'-8"/4:12
PORCH 2	8'x34' @ 11'-8"/4:12

SCALE

N.T.S.

NOTES

DO NOT SCALE THIS PLAN SET. WRITTEN DIMENSIONS GOVERN.

DRAWN TO PRINT AT ARCH D 24" x 36". A REDUCED PRINT IS FOR REVIEW ONLY AND IS NOT TO SCALE.

VERIFY ALL DIMENSIONS ON SITE BEFORE CONSTRUCTION.

CONTRACTOR TO VERIFY ALL FIELD DIMENSIONS AND SITE CONDITIONS BEFORE CONSTRUCTION; REPORT ANY DISCREPANCY TO BUILDINGSGUIDE.

COMPLETE ALL WORK PER ALL APPLICABLE FEDERAL, STATE, COUNTY AND LOCAL CODES, ORDINANCES AND REGULATIONS HAVING JURISDICTION OVER THE PROJECT.

BUILDINGS GUIDE

buildingsguide.com

ARCHITECTURAL PLAN SET

PLAN

Barndominium

40'x60'x12'

(3BR / 2BA / 2-CAR)

SKU

BG-DH1000

CLIENT

STOCK PLAN

DATE

2026-09-22

AREAS (NET, SQ FT)

CONDITIONED	1,653
GARAGE / CARPORT	583
COVERED PORCH	464
TOTAL	2,700

BUILDING SPEC

WIDTH (STEEL LINE)	40'
LENGTH	60'
EAVE HEIGHT	12'
RIDGE HEIGHT	22'-0"
ROOF PITCH	6:12
GABLE OVERHANG	2'-0"
EAVE OVERHANG	2'-0"
PORCH 1	8'x24' @ 11'-8"/4:12
PORCH 2	8'x34' @ 11'-8"/4:12

SCALE

1/4" = 1'-0"

NOTES

DO NOT SCALE THIS PLAN SET. WRITTEN DIMENSIONS GOVERN.

DRAWN TO PRINT AT ARCH D 24" x 36". A REDUCED PRINT IS FOR REVIEW ONLY AND IS NOT TO SCALE.

VERIFY ALL DIMENSIONS ON SITE BEFORE CONSTRUCTION.

CONTRACTOR TO VERIFY ALL FIELD DIMENSIONS AND SITE CONDITIONS BEFORE CONSTRUCTION; REPORT ANY DISCREPANCY TO BUILDINGSGUIDE.

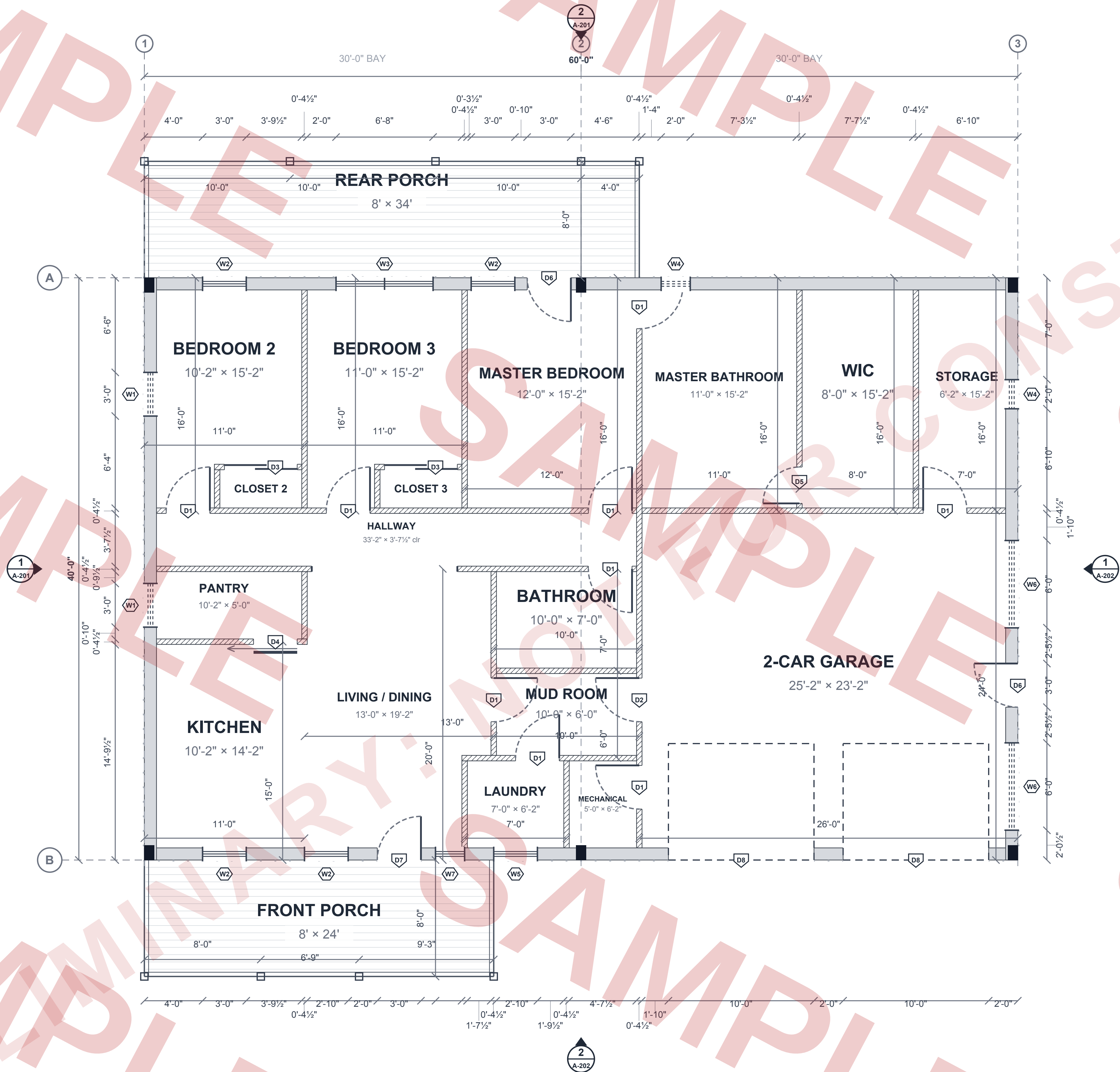
COMPLETE ALL WORK PER ALL APPLICABLE FEDERAL, STATE, COUNTY AND LOCAL CODES, ORDINANCES AND REGULATIONS HAVING JURISDICTION OVER THE PROJECT.

INTERIOR DESIGN, FURNITURE AND FINISHES BY OTHERS.

SHEET

DETAIL FLOOR PLAN

A-101



1
A-101
DETAIL FLOOR PLAN
SCALE: 1/4" = 1'-0"

SCHEDULES

DOOR SCHEDULE

Mark	Qty	Use	Type	Nom. W	Nom. H	Location
D1	9	Int	Interior	3'-0"	8'-0"	9 openings
D2	1	Int	Fire-Rated 20-min · Self-Closing	3'-0"	8'-0"	1 opening
D3	2	Int	Closet Sliding Bypass Door	4'-0"	8'-0"	2 openings
D4	1	Int	Interior Barn Door	3'-0"	8'-0"	1 opening
D5	1	Int	Interior	2'-8"	8'-0"	1 opening
D6	2	Ext	Exterior Walk Door	3'-0"	8'-0"	Master Bedroom (North wall); 2-Car Garage (East wall)
D7	1	Ext	Exterior Entry Door	3'-0"	8'-0"	
D8	2	Ext	Overhead	10'-0"	8'-0"	2-Car Garage (South wall) x2

Total: 19

WINDOW SCHEDULE

Mark	Qty	Type	Operation	Nom. W	Nom. H	Remarks
W1	2	Double-Hung	Operable	3'-0"	4'-0"	
W2	4	Double-Hung	Operable	3'-0"	6'-0"	Egress
W3	1	Twin Double-Hung	Operable	6'-8"	6'-0"	Egress
W4	2	Double-Hung	Operable	2'-0"	4'-0"	
W5	1	Double-Hung	Operable	3'-0"	5'-0"	
W6	2	Transom (High)	Fixed	6'-0"	2'-0"	
W7	1	Double-Hung	Operable	2'-0"	6'-0"	

Total: 13

SKYLIGHT SCHEDULE

Mark	Room	Tube	Roof
SK1	WIC	10"	North
SK2	Hallway	10"	North
SK3	Bathroom	10"	South
SK4	Mud Room	10"	South

Total: 4

ACCESSORIES SCHEDULE

Mark	Item	Room
A1	Cupola	Ridge (Home)
A2	Cupola	Ridge (Home)

DESIGN PLAN SET BASIC SCHEDULE: nominal unit sizes are listed for quoting and preliminary pricing. Rough-opening dimensions, header framing and hardware specifications are provided in the Construction Plan Set. Windows required as emergency escape and rescue openings are noted "Egress" in the Remarks column.

Flat ceilings are 9'-0" above the finished floor.
The master bedroom, kitchen and living / dining are designed with vaulted ceilings.
The finished vault profile follows the metal building frame; confirm with the building supplier before construction.
Garage, shop and storage are open to the structure above; porch ceilings are exposed roof panel and purlins, no soffit.

WALL CONSTRUCTION:
EXTERIOR WALLS 10"
INTERIOR PARTITIONS 4½"
Building width and length are dimensioned to the sidewall structural (steel) line (MBMA); interior dimensions are to face of finish.

• COLUMNS: Plans assume STRAIGHT (uniform-depth) sidewall columns to maximize usable interior width and allow flush interior finishes. Tapered columns are the metal-building industry default, the buyer must specifically request straight columns when ordering the building.

BUILDINGS GUIDE

buildingsguide.com

ARCHITECTURAL PLAN SET

PLAN

Barndominium

40'×60'×12'

(3BR / 2BA / 2-CAR)

SKU

BG-DH1000

CLIENT

STOCK PLAN

DATE

2026-09-22

AREAS (NET, SQ FT)

CONDITIONED	1,653
GARAGE / CARPORT	583
COVERED PORCH	464
TOTAL	2,700

BUILDING SPEC

WIDTH (STEEL LINE)	40'
LENGTH	60'
EAVE HEIGHT	12'
RIDGE HEIGHT	22'-0"
ROOF PITCH	6:12
GABLE OVERHANG	2'-0"
EAVE OVERHANG	2'-0"
PORCH 1	8'×24' @ 11'-8"/4:12
PORCH 2	8'×34' @ 11'-8"/4:12

SCALE

N.T.S.

NOTES

DO NOT SCALE THIS PLAN SET. WRITTEN DIMENSIONS GOVERN.

DRAWN TO PRINT AT ARCH D 24" × 36". A REDUCED PRINT IS FOR REVIEW ONLY AND IS NOT TO SCALE.

VERIFY ALL DIMENSIONS ON SITE BEFORE CONSTRUCTION.

CONTRACTOR TO VERIFY ALL FIELD DIMENSIONS AND SITE CONDITIONS BEFORE CONSTRUCTION; REPORT ANY DISCREPANCY TO BUILDINGSGUIDE.

COMPLETE ALL WORK PER ALL APPLICABLE FEDERAL, STATE, COUNTY AND LOCAL CODES, ORDINANCES AND REGULATIONS HAVING JURISDICTION OVER THE PROJECT.

SHEET

SCHEDULES

A-102

PLAN

Barndominium

40'x60'x12'

(3BR / 2BA / 2-CAR)

SKU

BG-DH1000

CLIENT

STOCK PLAN

DATE

2026-09-22

AREAS (NET, SQ FT)

CONDITIONED	1,653
GARAGE / CARPORT	583
COVERED PORCH	464
TOTAL	2,700

BUILDING SPEC

WIDTH (STEEL LINE)	40'
LENGTH	60'
EAVE HEIGHT	12'
RIDGE HEIGHT	22'-0"
ROOF PITCH	6:12
GABLE OVERHANG	2'-0"
EAVE OVERHANG	2'-0"
PORCH 1	8'x24' @ 11'-8"/4:12
PORCH 2	8'x34' @ 11'-8"/4:12

SCALE

3/16" = 1'-0"

NOTES

DO NOT SCALE THIS PLAN SET. WRITTEN DIMENSIONS GOVERN.

DRAWN TO PRINT AT ARCH D 24" x 36". A REDUCED PRINT IS FOR REVIEW ONLY AND IS NOT TO SCALE.

VERIFY ALL DIMENSIONS ON SITE BEFORE CONSTRUCTION.

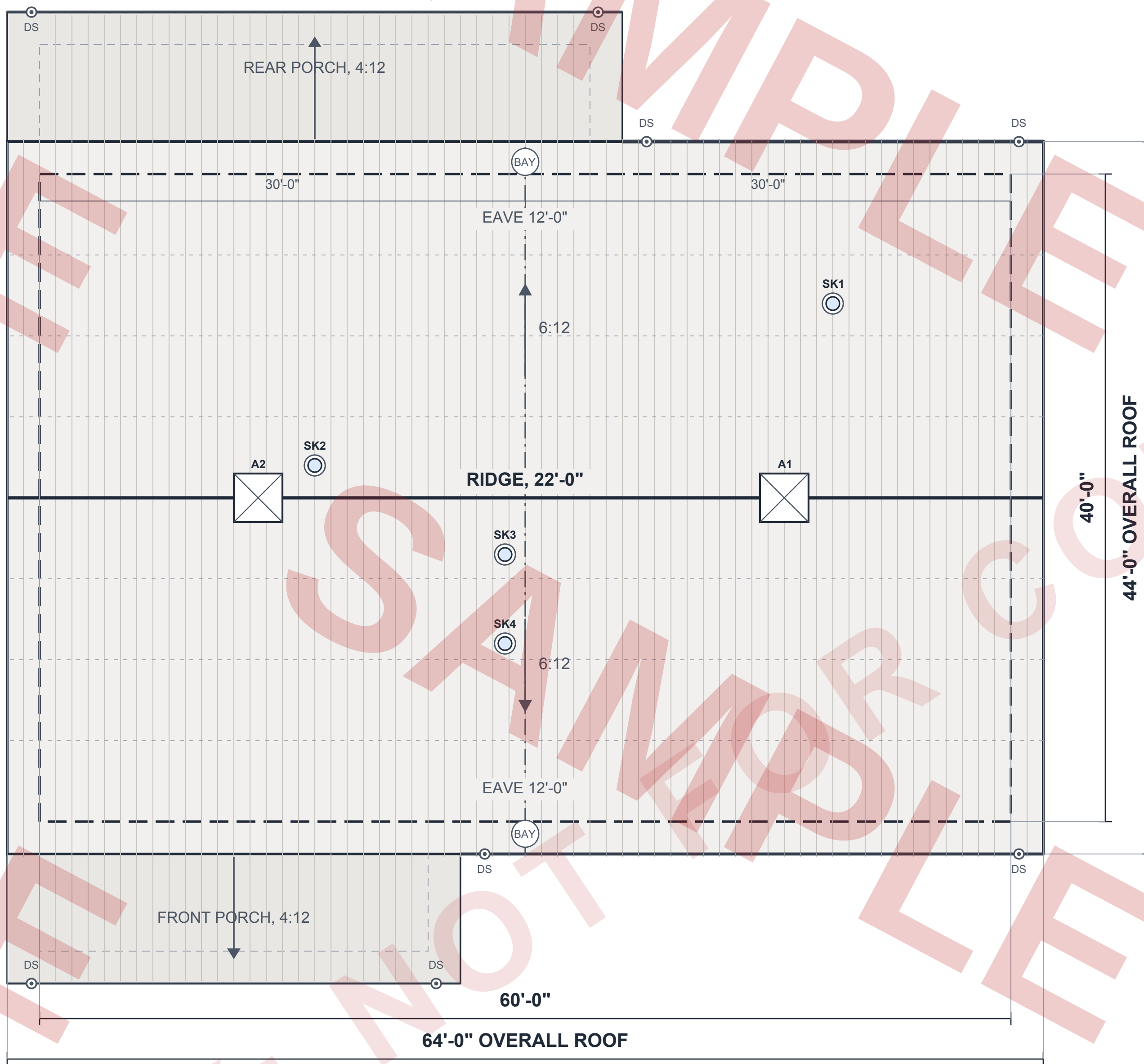
CONTRACTOR TO VERIFY ALL FIELD DIMENSIONS AND SITE CONDITIONS BEFORE CONSTRUCTION; REPORT ANY DISCREPANCY TO BUILDINGSGUIDE.

COMPLETE ALL WORK PER ALL APPLICABLE FEDERAL, STATE, COUNTY AND LOCAL CODES, ORDINANCES AND REGULATIONS HAVING JURISDICTION OVER THE PROJECT.

SHEET

ROOF PLAN

A-111



LEGEND — Roof outline --- Building outline ○ Downspout (DS) ⊙ Tubular skylight (SK) ☒ Cupola (A#)

ROOF NOTES

- roof material: pbr metal roof panel over purlins, per the building manufacturer.
- 6:12 main roof · 4:12 porches & carports · gutters & downspouts (ds) per manufacturer.
- overhangs 2'-0" at eaves & gables, overall roof dimension outboard, building line (dashed) inboard.
- structure shown dashed, frame bay lines @ 30'-0" o.c. · purlins @ 5'-0" o.c.
- verify all framing with the building manufacturer
- tubular skylights (sk), solatube 160 ds, 10" tube; pitched flashing + metal roof kit; locate between purlins & clear of frame lines and the ridge; supplemental framing at penetrations per manufacturer.
- cupolas (a), 36" base, curb & flashing at the ridge per mfr.; supplemental framing per mfr.

1

ROOF PLAN

SCALE: 3/16" = 1'-0"

BUILDINGS GUIDE

buildingsguide.com

ARCHITECTURAL PLAN SET

PLAN

Barndominium

40'x60'x12'

(3BR / 2BA / 2-CAR)

SKU

BG-DH1000

CLIENT

STOCK PLAN

DATE

2026-09-22

AREAS (NET, SQ FT)

CONDITIONED	1,653
GARAGE / CARPORT	583
COVERED PORCH	464
TOTAL	2,700

BUILDING SPEC

WIDTH (STEEL LINE)	40'
LENGTH	60'
EAVE HEIGHT	12'
RIDGE HEIGHT	22'-0"
ROOF PITCH	6:12
GABLE OVERHANG	2'-0"
EAVE OVERHANG	2'-0"
PORCH 1	8'x24' @ 11'-8"/4:12
PORCH 2	8'x34' @ 11'-8"/4:12

SCALE

3/16" = 1'-0"

NOTES

DO NOT SCALE THIS PLAN SET. WRITTEN DIMENSIONS GOVERN.

DRAWN TO PRINT AT ARCH D 24" x 36". A REDUCED PRINT IS FOR REVIEW ONLY AND IS NOT TO SCALE.

VERIFY ALL DIMENSIONS ON SITE BEFORE CONSTRUCTION.

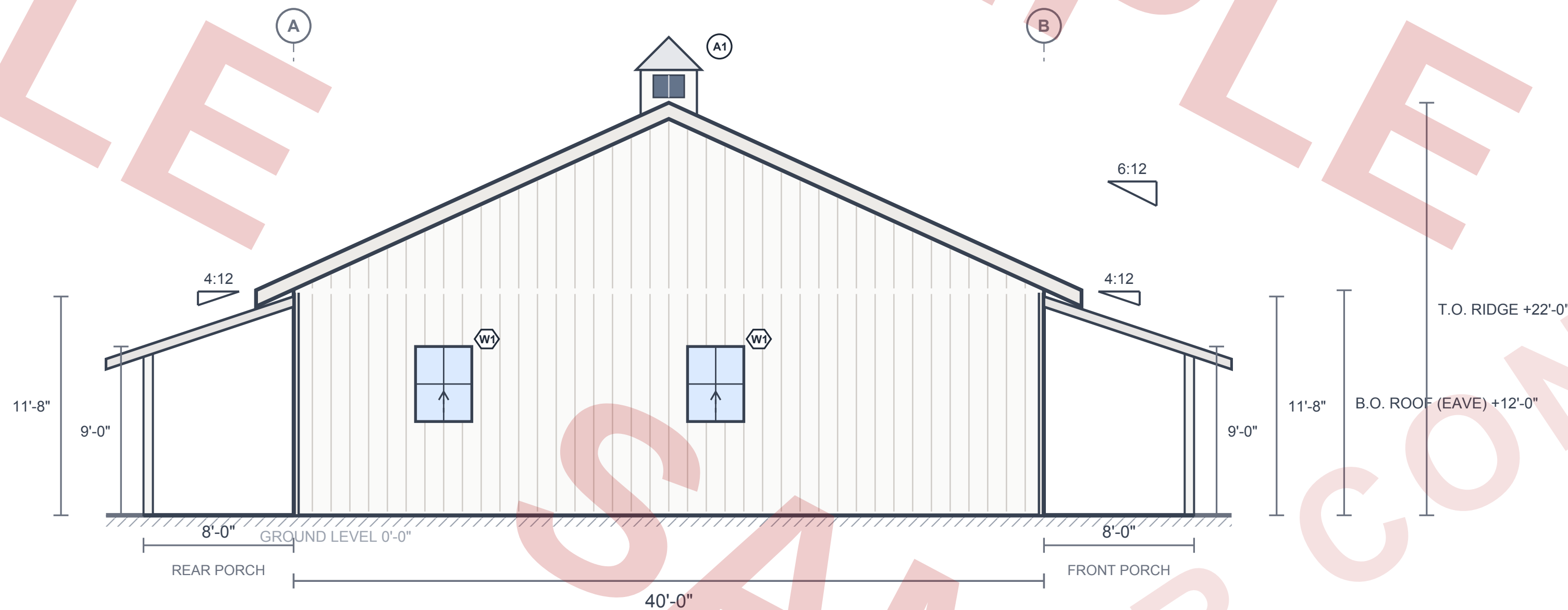
CONTRACTOR TO VERIFY ALL FIELD DIMENSIONS AND SITE CONDITIONS BEFORE CONSTRUCTION; REPORT ANY DISCREPANCY TO BUILDINGSGUIDE.

COMPLETE ALL WORK PER ALL APPLICABLE FEDERAL, STATE, COUNTY AND LOCAL CODES, ORDINANCES AND REGULATIONS HAVING JURISDICTION OVER THE PROJECT.

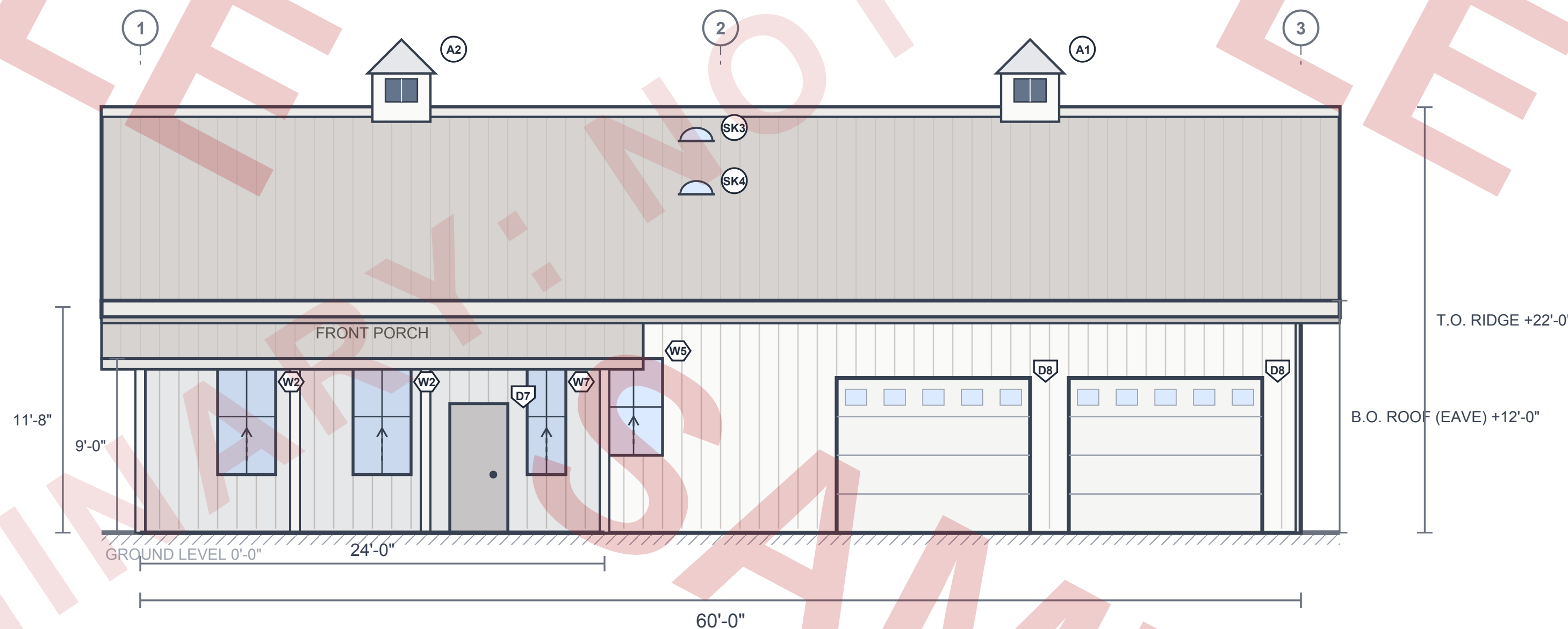
SHEET

EXTERIOR ELEVATIONS

A-201



1 WEST ELEVATION
A-201
SCALE: 3/16" = 1'-0"



2 SOUTH ELEVATION
A-201
SCALE: 3/16" = 1'-0"

KEY: SK = tubular skylight (see A-102 schedule) · A# = cupola (see A-102 schedule)

BUILDINGS GUIDE

buildingsguide.com

ARCHITECTURAL PLAN SET

PLAN

Barndominium

40'x60'x12'

(3BR / 2BA / 2-CAR)

SKU

BG-DH1000

CLIENT

STOCK PLAN

DATE

2026-09-22

AREAS (NET, SQ FT)

CONDITIONED	1,653
GARAGE / CARPORT	583
COVERED PORCH	464
TOTAL	2,700

BUILDING SPEC

WIDTH (STEEL LINE)	40'
LENGTH	60'
EAVE HEIGHT	12'
RIDGE HEIGHT	22'-0"
ROOF PITCH	6:12
GABLE OVERHANG	2'-0"
EAVE OVERHANG	2'-0"
PORCH 1	8'x24' @ 11'-8"/4:12
PORCH 2	8'x34' @ 11'-8"/4:12

SCALE

3/16" = 1'-0"

NOTES

DO NOT SCALE THIS PLAN SET. WRITTEN DIMENSIONS GOVERN.

DRAWN TO PRINT AT ARCH D 24" x 36". A REDUCED PRINT IS FOR REVIEW ONLY AND IS NOT TO SCALE.

VERIFY ALL DIMENSIONS ON SITE BEFORE CONSTRUCTION.

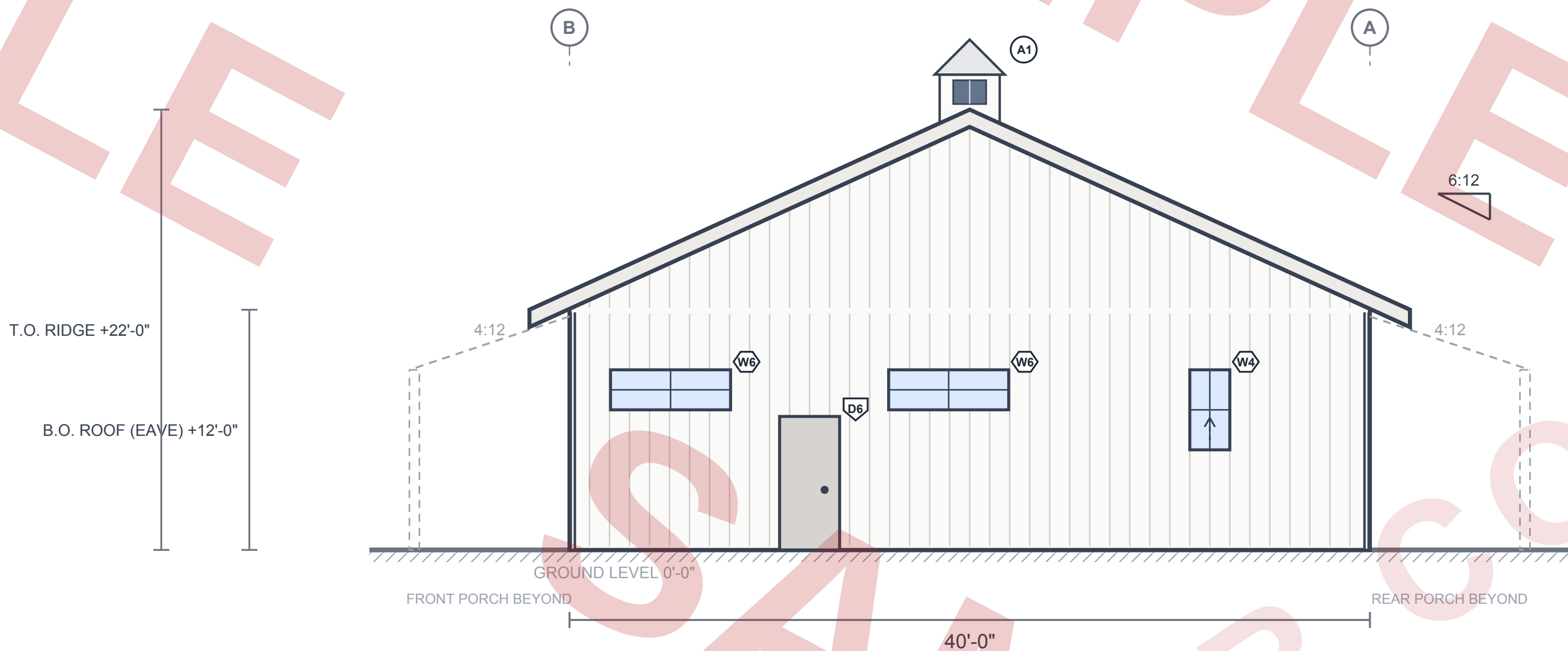
CONTRACTOR TO VERIFY ALL FIELD DIMENSIONS AND SITE CONDITIONS BEFORE CONSTRUCTION; REPORT ANY DISCREPANCY TO BUILDINGSGUIDE.

COMPLETE ALL WORK PER ALL APPLICABLE FEDERAL, STATE, COUNTY AND LOCAL CODES, ORDINANCES AND REGULATIONS HAVING JURISDICTION OVER THE PROJECT.

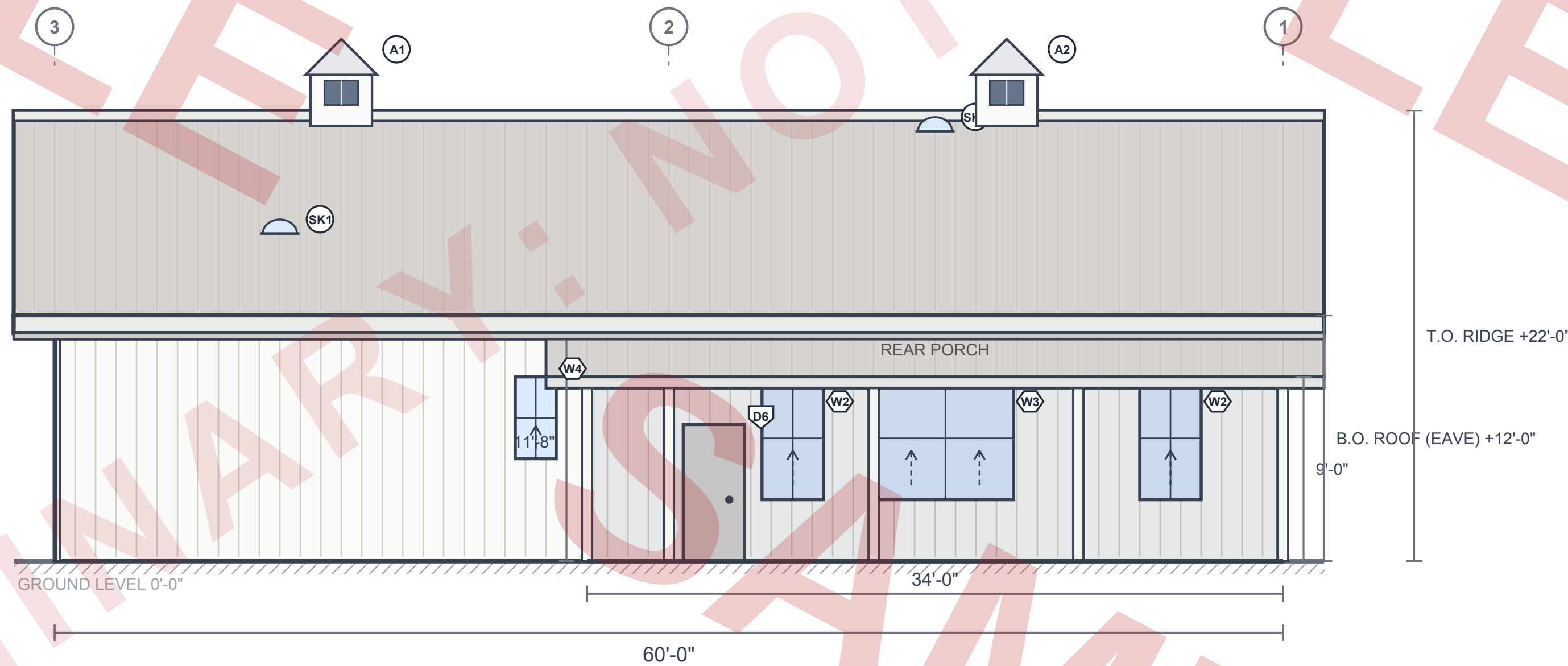
SHEET

EXTERIOR ELEVATIONS

A-202



1 EAST ELEVATION
A-202
SCALE: 3/16" = 1'-0"



2 NORTH ELEVATION
A-202
SCALE: 3/16" = 1'-0"

KEY: SK = tubular skylight (see A-102 schedule) · A# = cupola (see A-102 schedule)

1. GRANT OF LICENSE: DESIGN-STAGE USE

Your purchase grants you a non-exclusive, non-transferable license to use this Design Plan Set for pre-construction purposes for ONE (1) project: obtaining builder and manufacturer quotes, budgeting and financing applications, and site planning and feasibility review. The license is granted to the original purchaser and may not be resold, assigned, sublicensed or transferred.

2. NOT FOR CONSTRUCTION

This is a PRELIMINARY design document set. It is not licensed for, and may not be used for, construction, fabrication or the ordering of building components, and it may not be submitted as part of a building-permit application. Every sheet in this set is stamped NOT FOR CONSTRUCTION. Construction use requires the Construction Plan Set for this plan.

3. THE CONSTRUCTION PLAN SET

The Construction Plan Set for this plan is a separate product, licensed for the permitting, bidding and construction of one building. This Design Plan Set purchase does not include it.

4. COPYRIGHT & INTELLECTUAL PROPERTY

This plan set and every drawing, layout, image and document within it are protected by copyright and remain the exclusive property of BuildingsGuide. Purchase of a license transfers no ownership of the design. You may print and copy the documents as reasonably required for the design-stage purposes licensed above. You may not otherwise reproduce, publish, share, resell or create derivative plan products from this set, in whole or in part.

5. DIGITAL GOODS: NO REFUNDS

Plan sets are digital goods delivered immediately upon purchase and are NON-REFUNDABLE once delivered. Please review the free plan preview, dimensions and specifications carefully before purchasing.

6. NOT STRUCTURAL ENGINEERING DOCUMENTS

These are preliminary architectural design documents DESIGNED FOR standard pre-engineered metal building (PEMB) construction. They are not stamped structural drawings, and no engineer's stamp or seal is included or implied. The structural design is produced at the construction stage by your building manufacturer's engineer of record; foundation design is by a local foundation engineer.

7. CODE COMPLIANCE & PERMITS

Plans are designed and informed by the International Residential Code (IRC, USA) and NBC Part 9 (Canada), but this Design Plan Set is not a permit document. Building codes, amendments, snow/wind/seismic loads, energy requirements and permit processes vary by jurisdiction; verifying and achieving compliance at the construction stage is the responsibility of the purchaser, their builder and their local design professionals.

8. DISCLAIMER OF WARRANTIES & LIMITATION OF LIABILITY

The plan set is provided "AS IS". BuildingsGuide disclaims all warranties, express or implied, including merchantability and fitness for a particular purpose, to the maximum extent permitted by law. BuildingsGuide's total liability arising from or related to this license or the plan set shall not exceed the amount paid for the license; BuildingsGuide shall not be liable for any indirect, incidental, special or consequential damages.

9. ACCEPTANCE

Use of this Design Plan Set for quoting, budgeting, financing or site planning constitutes acceptance of these terms. Questions: support@buildingsguide.com.