

DIMENSION NOTICE:
THE WRITTEN DIMENSIONS CONTAINED ON THESE PLANS SHALL TAKE PRECEDENCE OVER SCALED DIMENSIONS. GENERAL CONTRACTOR SHALL BE RESPONSIBLE, AND MUST VERIFY ALL DIMENSIONS PRIOR TO COMMENCING ANY WORK. IF ANY VARIATIONS ARE FOUND, THEY MUST BE REPORTED TO THE DESIGNER PRIOR TO COMMENCING ANY WORK. ALL ANGLES ARE 45° UNLESS OTHERWISE STATED.

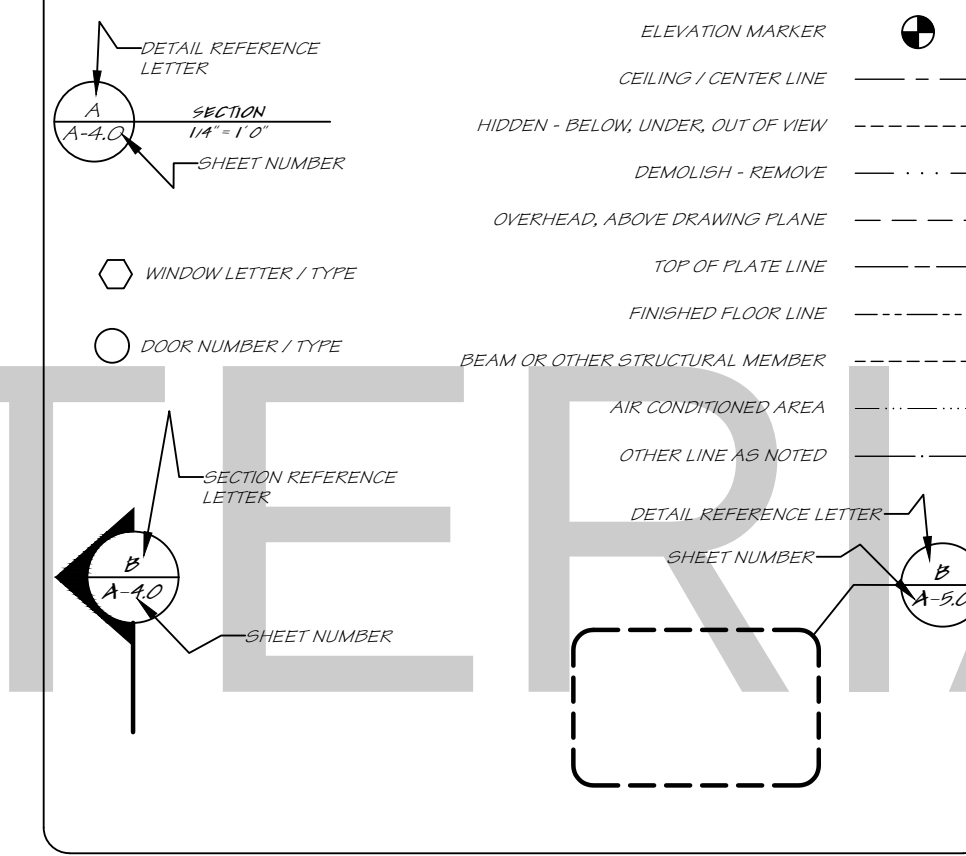
BABCOCK BARN NOTE:

1. CONTRACTOR SHALL VERIFY ALL DIMENSIONS FOR THE BABCOCK BARN COMPONENTS AND MAKE ANY NECESSARY ADJUSTMENTS ON SITE
2. BARN COMPONENTS SHALL BE MADE TO COMPLY WITH THE DIMENSIONS OF THIS ARCHITECTURAL DRAWING

A.D.A. REQUIREMENTS:

1. WATER CLOSET SEAT HEIGHT TO BE BETWEEN 17 AND 19" A.F.F..
2. CENTERLINE OF WATER CLOSET TO BE 18" FROM SIDE WALL
3. GRAB BAR BEHIND WATER CLOSET TO BE 36" LONG AND 33" A.F.F..
4. GRAB BAR AT SIDE OF WATER CLOSET TO BE 42" LONG AND 33" A.F.F..
5. GRAB BAR DIA. TO BE MIN. 1 1/2"
6. SPACE BETWEEN WALL AND GRAB BAR TO BE MIN. 1 1/2"
7. TOILET PAPER DISPENSER TO BE 36" FROM REAR WALL AND 19" MIN. A.F.F.
8. KNEE CLEARANCE AT LAVATORY TO BE: AFRONT 29" MIN. HEIGHT AND 8" MIN. DEPTH
9. FAUCET HANDLES TO BE NO MORE THAN 17" FROM FRONT OF COUNTER TOP AS PER CODE SECTION 3103 (C)
10. LAVATORY FRONT TO REAR DEPTH TO BE MAXIMUM OF 17"
11. LAVATORY HOT WATER AND DRAIN PIPES TO BE INSULATED WHERE EXPOSED AT VANITIES
12. LAVATORY RIM SURFACE TO BE NO MORE THAN 34" A.F.F.
13. MIRROR BOTTOM EDGE TO BE 40" A.F.F. MAXIMUM TOP EDGE AT 74" A.F.F. MAXIMUM
14. DOORS SHALL HAVE LEVER TYPE HANDLES 42" MAXIMUM A.F.F. AS PER CODE SECTION 3106 (C) (1 AND 2)
15. RECEPTACLES ON WALL MOUNTED MINIMUM 15" A.F.F.
16. DOOR OPENING MINIMUM TO BE 32" IN CLEAR WIDTH WHEN DOOR IS OPEN AT 90°
17. ACCESSIBLE DOOR THRESHOLD MAXIMUM HEIGHT 1/2" AS PER SECTION 3106 (F)
18. MAXIMUM OPENING FORCE NOT TO EXCEED 85 LBS. FOR EXTERIOR HINGED DOOR
19. 5 LBS. FOR SLIDING OR FOLDING DOORS AND 5 LBS. FOR INTERIOR HINGED DOORS SECTION 3304 (B)
20. DOOR CLOSERS REFER TO SECTION 3106 (J) (5)
21. PRIVACY AND OTHER LOCKABLE DOORS MUST OPEN WITH A SINGLE MOTION

SYMBOLS / DESCRIPTIONS



**AIR CONDITIONED AREA TABULATION
AS MEASURED FROM INTERIOR WALLS**

ZONE 1 GUEST BEDROOM	351.50
ZONE 2 GREAT ROOM, PANTRY, WINE, RECEPTION	1641.80
ZONE 3 MASTER SUITE	432.00
ZONE 4 UTILITY ROOM	319.65
ZONE 5 MASTER EN-SUITE, COFFEE, CLOSETS	609.40
ZONE 6 MASTER BATHROOM	197.50
TOTAL AREA	3941.85

Reviewed By:
Special Client
1/24/2026

Drawn By:
James Kenally
1/24/2026

Project Start Date:
01/24/2026

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CUSTOM SIP HOME DESIGN FOR
SPECIAL CLIENT
JACK RANCH
SOME COUNTY, TEXAS

DESIGNED BY:
N.C.B.D.C.
JAMES KENALLY
JANUARY 24, 2026

SCALE:
1/4" = 1'
Floor Plan
SHEET
A-2.0

