

The Barndo Bros

CONCEPTUAL SHELL SPEC SHEET

My Barndo

40' × 60' · 2,400 sf

thebarndobros.com

SHELL / STRUCTURE

Overall width (gable span)	40'-0"
Overall length	60'-0"
Eave height	16'-0"
Ridge height	22'-8"
Roof pitch	4:12
Roof style	Gable, ridge along length
Bay spacing	12'-0"
Bays / frame lines	5 bays, 6 frame lines
Footprint	2,400 sf
Gross roof area	2,530 sf (both planes, no overhang)
Gross wall area	3,467 sf (before opening deductions)

OPENING SCHEDULE

MARK	TYPE	WALL	WIDTH	HEIGHT	SILL	OFFSET TO LEFT JAMB
OH-1	Overhead / roll-up door	Right endwall	12'-0"	12'-0"	–	14'-0"
WD-1	Walk door	Front sidewall	3'-0"	6'-8"	–	28'-0"
WIN-1	Window	Front sidewall	4'-0"	4'-0"	3'-0"	8'-0"
WIN-2	Window	Front sidewall	4'-0"	4'-0"	3'-0"	16'-0"
WIN-3	Window	Back sidewall	4'-0"	4'-0"	3'-0"	12'-0"
WIN-4	Window	Back sidewall	4'-0"	4'-0"	3'-0"	40'-0"
TOTAL OPENINGS						6

Every opening is located individually: offset is measured along the wall from its left edge to the opening's left jamb, viewed from outside. Sill height is from finished floor. No locations on this schedule are estimated.

PANELS & FINISH

Wall panel color	Light Stone
Roof panel color	Charcoal
Trim color	Burnished Slate
Wainscot	3'-0" high, Burnished Slate
Insulation	Yes – please price separately

CONCEPTUAL DESIGN FOR QUOTING PURPOSES ONLY — NOT FOR CONSTRUCTION. FINAL ENGINEERED DRAWINGS PROVIDED THROUGH BARNDO BROS' LICENSED ENGINEERING PARTNERS.

COVERED PORCH (LEAN-TO)

Attaches to	Front sidewall
Projection from wall	10'-0"
Length along wall	40'-0"
Covered area	400 sf
Attach height	16'-0" (at eave)

INTENDED USE (CONTEXT ONLY — NOT A FLOOR PLAN)

Living	± 900 sf
Bedrooms	± 700 sf
Shop	± 800 sf

NOT INCLUDED IN THIS SCOPE

· Foundation / slab design	· Structural engineering & stamped drawings
· Load calculations (wind, snow, seismic)	· Interior finish-out, cabinetry, finishes
· MEP — mechanical, electrical, plumbing	· Site work, utilities, setbacks, soils
· Permitting	· Pricing (this sheet carries no prices)

To quote this shell: reply with pricing against the marks above, or contact The Barndo Bros at thebarndobros.com and we will run the quotes for you.