BV-10 / The Pedernales

Cover, design criteria and general notes

Issue 1, 2026-10-09 (concept drawing set) | Diagrammatic; dimensions in feet-inches

DRAWING SET

G0	Cover, design criteria and general notes
A1	Dimensioned floor plan
A2	Area and clear room schedule
A3	Roof plan
A4	South / north elevations
A5	East / west elevations
A6	Building sections
S1	Framing intent and header / beam schedule
D1	Typical details
A7	Door and window schedule
E1	Electrical, smoke and CO placement
F1	Foundation intent plan
I1	Room planning, plumbing and HVAC intent
M1	Materials, appearance and finish schedule
V1	Geometry illustration

SCOPE AND LIMITS

Home: BV-10 The Pedernales - Issue 1, 2026-10-09 (concept drawing set)
Main footprint 68'-0" x 36'-0"; stories: 1; framing: stick
Dimensions in feet-inches from the layout's inches; verify every dimension on site.
HOW TO READ THE DIMENSIONS
Overall and exterior dimensions are to the outside face of the exterior walls as drawn. Room sizes are clear inside sizes between drawn wall faces. Window and door sizes are width x height.
Exterior strings locate each opening from the building corner to the opening's edges. The interior wall row outside the plan marks both faces of each wall between rooms, with the clear space written in each gap where it fits.
Walls are drawn at a nominal thickness; your builder sets the final wall build-up, so check room sizes against the wall you build.
Scales apply when printed full size on 24 x 36 in paper. Do not scale the drawings; use the written dimensions.
Drawn by the BarndoVista drawing generator v6.3 (2026-10-09).
Unstamped; not an engineering design. Not for construction until reviewed by your local builder and any required licensed professional.
No structural, foundation, mechanical, electrical, plumbing or permit design is supplied.
Code references (IRC sections) are pointers for your builder, not a determination that this design complies with any code: your local code as adopted and your builder or engineer govern.

Drafting check: passed (a drafting check, not an engineering or code review).

DESIGN CRITERIA (BUILDER FILLS IN)

Ground snow load and code edition	
Ultimate design wind speed (mph) and exposure	
Seismic design category	
Frost depth (in)	
Adopted code and edition	

Never pre-filled: obtain each value for this site from the local building department.

LOADS NOTE

Structural design is by others. These drawings show layout and appearance; they are not an engineering design and are not stamped. Before building, your builder or a licensed engineer must obtain this site's ground snow load, wind speed, seismic design category and frost depth from the local building department and use them to size every beam, header, truss, post, footing and connection. Roof trusses are designed by the truss manufacturer. Build to the code your jurisdiction adopted.

STRUCTURAL GENERAL NOTES

- Light and ventilation: glazed area at least 8% of each habitable room (IRC R303.1); dwelling ventilation per IRC R303.4/M1505; kitchen local exhaust per R303.1/M1505 and ducted cooking exhaust per M1503. Verify to the locally adopted code with your builder.
- Structure by others: every beam, header, post, footing and connection is designed by the builder's licensed engineer.
- Wall heights, headers and overhangs are designed by the builder's engineer (openings over 10 ft wide are tagged ENG HDR).
- Roof trusses are designed by the truss manufacturer; truss drawings are submitted with the permit.
- Braced-wall / lateral design by the engineer, especially beside window walls.

LAYOUT FEATURES AND NOTES

- Floor-to-ceiling limestone fireplace on the great room's west wall with a tall limestone chimney at the ridge
- Chopped cream limestone wainscot, about 4 ft high
- 12-ft-deep front porch across the full 68-ft front on rough cedar posts, 8 posts at about 9'-9"
- Rear limestone patio under an open cedar pergola with an outdoor limestone fireplace, site work by others
- Private study: Bedroom 3 is furnished as the study; it keeps a closet and an egress window, so the home stays 3 bedrooms
- Walk-in pantry beside the kitchen
- Laundry off the great room with a 30 x 30 in mechanical service area for the water heater, air handler and electrical panel
- Hall bath (Bath 2) shared by Bedroom 2 and the study; coat closet at the entry; guests use the powder room
- Front: cedar double door with two pairs of tall windows each side; rear: 8-ft glass doors and four windows

SAMPLE - not for construction; dimensions removed. The full set is sold separately.

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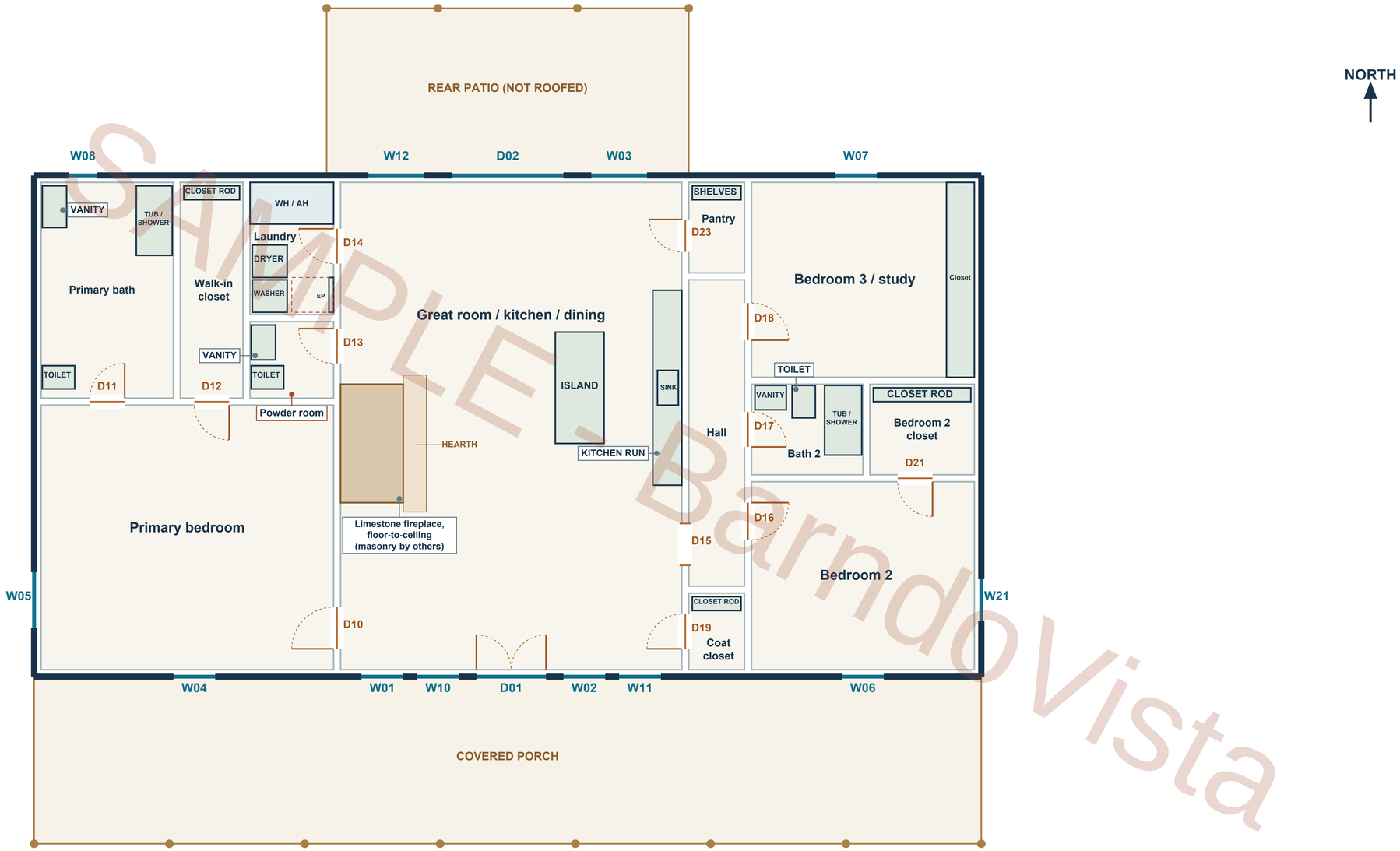
Dimensioned floor plan

Issue 1, 2026-10-09 (concept drawing set) | SAMPLE: dimensions removed; not buildable



SAMPLE - BarndoVista

Conventional stick framing; trusses, posts, beams and footings by the builder's engineer.

ENG HDR = opening over 10 ft clear: header by your engineer

SAMPLE - not for construction; dimensions removed. The full set is sold separately.

A1 Dimensioned floor plan

Concept / builder-ready drawing set - not for construction until reviewed by your local builder and any required licensed professional

Structural design, member sizing, foundation design and engineering are by the buyer's builder/engineer per local code.

BarndoVista, barndovista@gmail.com

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

SHEET 2 OF 3

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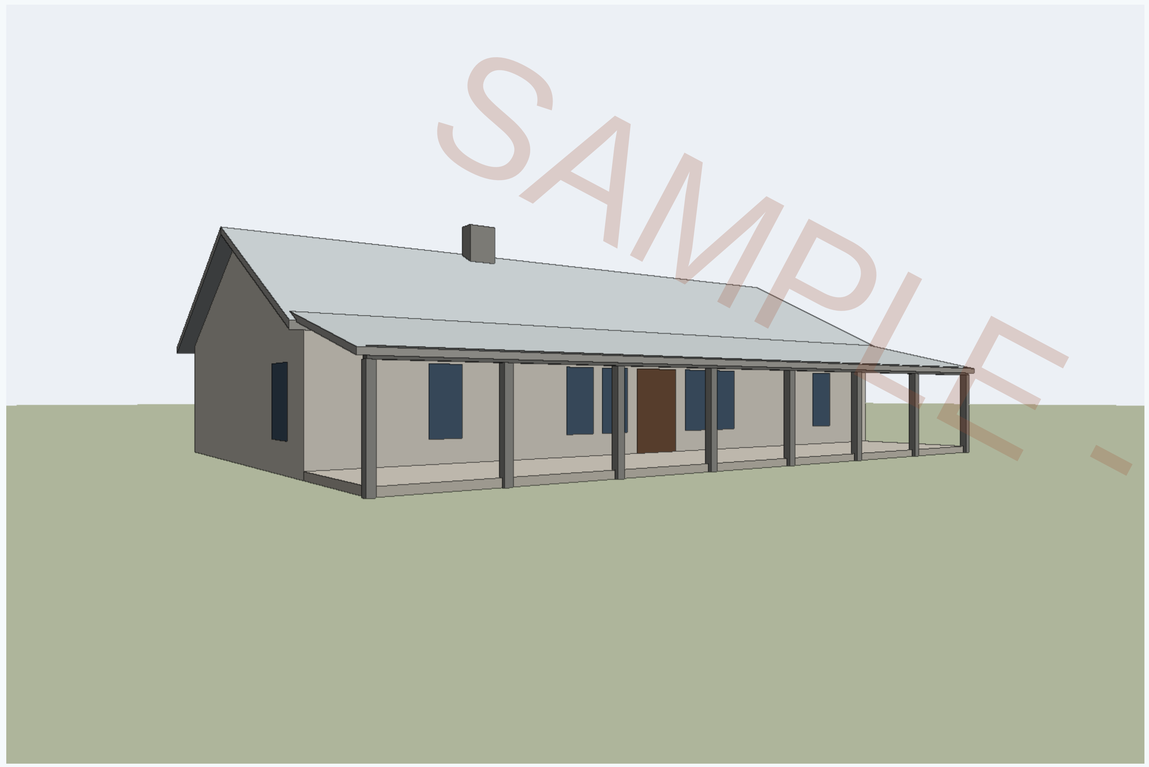
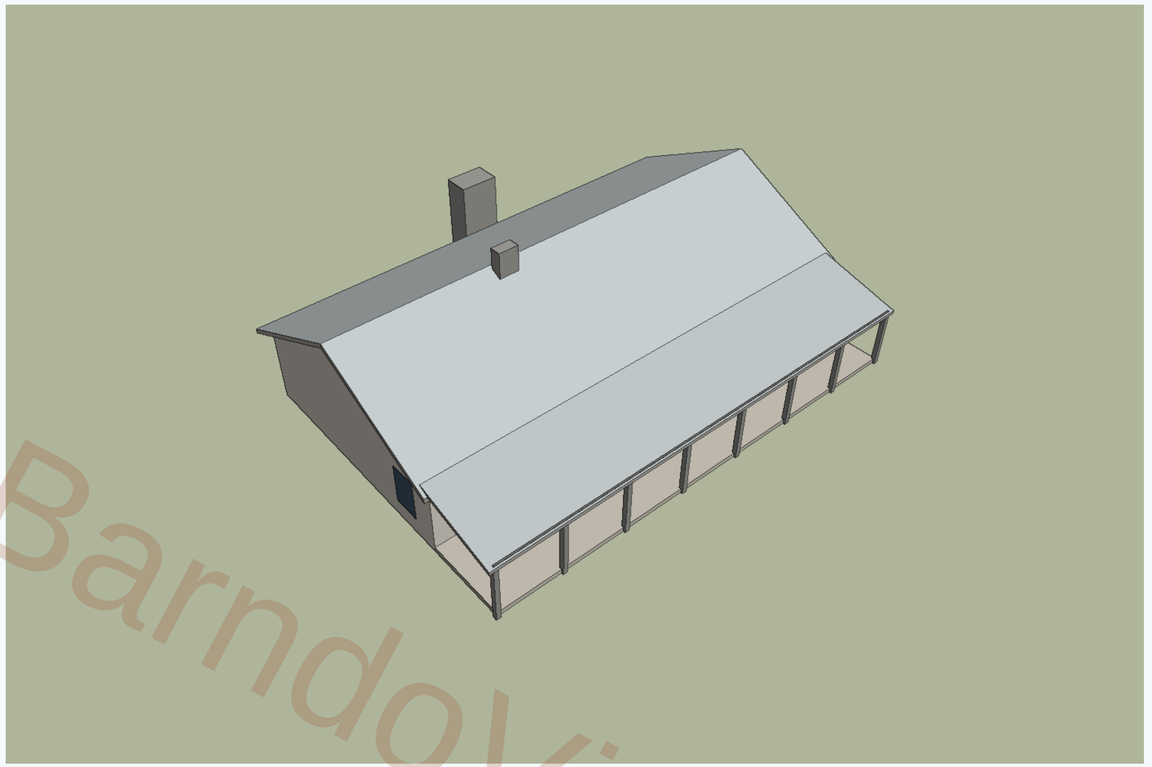
Geometry illustration

Issue 1, 2026-10-09 (concept drawing set) | Massing from the plan (not a rendering); not a built-home photograph



Front-left view: Massing from the plan (not a rendering)



Aerial view: Massing from the plan (not a rendering)

Illustration derives from main and wing rectangles; verify design and finish selections locally.

SAMPLE - Barndo Vista

SAMPLE - not for construction; dimensions removed. The full set is sold separately.

V1 Geometry illustration

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BarndoVista, barndovista@gmail.com

SCALE: NOT TO SCALE
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