BV-22 / The Brazos Estate

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
A2U	Upper floor plan, stair and guards
A3	Roof plan
A4	South / north elevations
A5	East / west elevations
A6	Building and stair sections
S1	Framing intent and header / beam schedule
D1	Typical details
A7	Door and window schedule
E1	Electrical, smoke and CO placement
E1U	Electrical, smoke and CO placement - upper floor
F1	Foundation intent plan
I1	Room planning, plumbing and HVAC intent
I1U	Room planning, plumbing and HVAC intent - upper floor
M1	Materials, appearance and finish schedule
V1	Geometry illustration

SCOPE AND LIMITS

Home: BV-22 The Brazos Estate - Issue 1, 2026-10-09 (concept drawing set)
Main footprint 64'-0" x 36'-0"; stories: 2 (upper floor 1,359 sq ft gross less open-to-below, see A2); 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 garage doors and window walls.
- Garage / shop separation per IRC R302.5 and R302.6 (see D1).

LAYOUT FEATURES AND NOTES

- Two-level front porch with a full-depth balcony (48 x 10 ft) reached from the bonus room
- 40 x 40 ft attached shop with two 12 x 12 ft roll-up doors on its street side
- Two-story great room (30 ft 6 in x 35 ft) with timber trusses, stone fireplace, kitchen with two kitchen islands and dining for twelve
- Upstairs bonus room with a balcony door, open to the great room behind a guard
- Five bedrooms: primary and Bedroom 2 on the main floor, Bedrooms 3-5 upstairs
- Grand oak staircase from the great room to a rear bridge and gallery hall
- Great-room upper glazing above the main-floor windows on the north wall (two levels of glass)
- True two-story walls: 19-ft eave, 121-in floor to floor; upper floor framing needs the interior bearing line S1 shows; floor trusses or I-joists, beams and the bridge designed by others.
- Shop: eave 14 ft; its ridge east-west so it drains north and south and abuts the main east gable wall with step flashing; doors in the south eave wall need designed headers and portal frames.
- Shop/house separation: 1/2 in gypsum on the shop side of the main house's east wall and the shop attic face of the main gable; D20 20-min rated, self-closing; only the mudroom and a closet touch the shop.
- Balcony: 36 in guards on its open edges; balcony and porch framing designed by others with a load path to footings.
- The guard along the bridge stops at the top of the stair.

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

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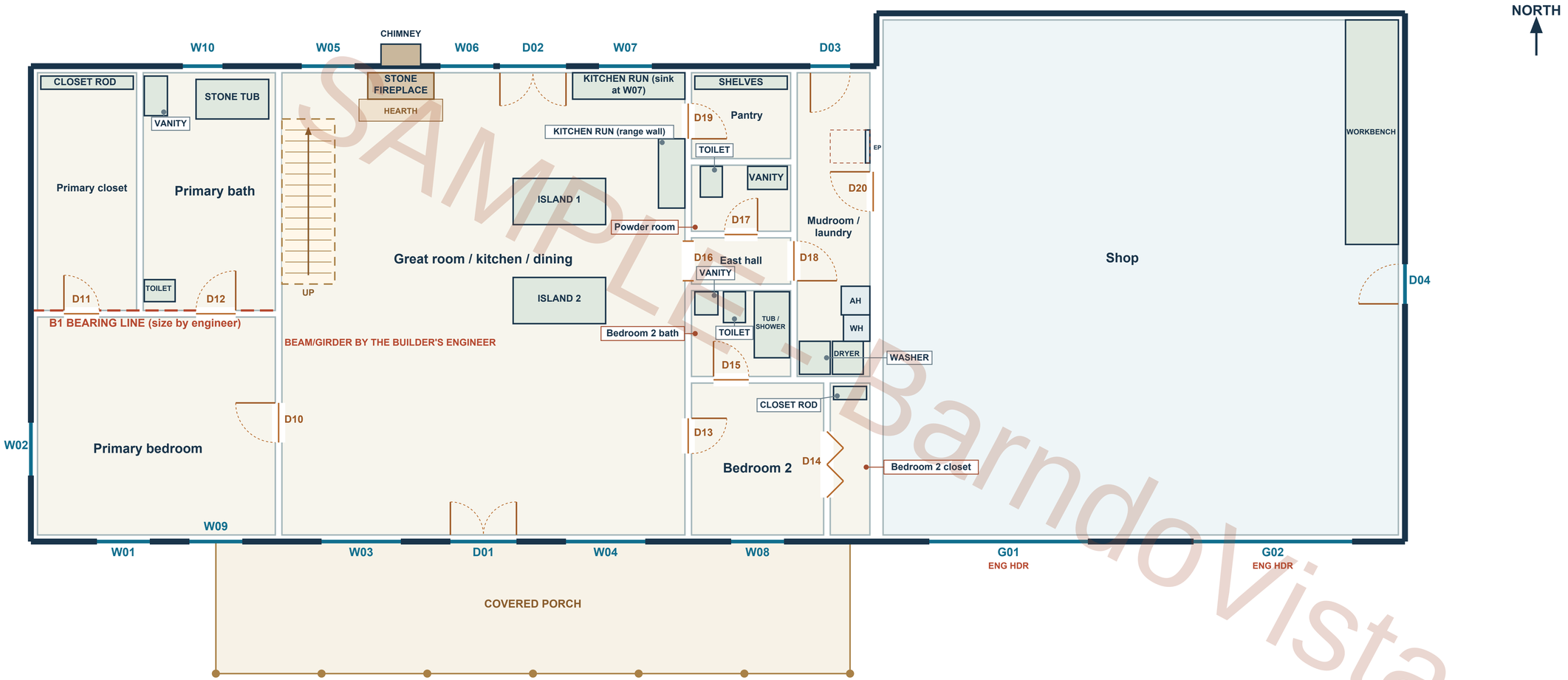
Dimensioned floor plan

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.

— — BEARING LINE (size by 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.

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

SHEET 2 OF 3

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Geometry illustration

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

SAMPLE - BarndoVista

V1 Geometry illustration

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SCALE: NOT TO SCALE
SHEET 3 OF 3
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