

BV-30 / The Cypress

Cover, design criteria and general notes

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

DRAWING SET

- G0

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- A2

Area and clear room schedule
- A3

Roof plan
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South / north elevations
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East / west elevations
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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-30 The Cypress - Issue 1, 2026-10-09 (concept drawing set)  
Main footprint 84'-0" x 36'-0"; stories: 1; framing: stick  
Dimensions in feet-inches from the layout's inches; verify every dimension on site.  
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

- 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

- Five bedrooms and 3.5 baths on one floor in 3,024 sq ft: primary suite on the right end, Bedrooms 2-5 and two hall baths off one hall (demand matrix: five-bedroom, moderate; one 5-bed today)
- Three-car garage, 36 x 36 ft, three 9 x 8 ft doors facing the front, under the same roof as the house and shown in the hero view (strong)
- Mudroom / laundry with a powder room off it, between the garage and the kitchen: 20-minute rated self-closing door, CO alarm (IRC R302.5.1, R315)
- Walk-in pantry beside the kitchen
- Full-width 10-ft front porch on natural cypress posts
- 24 x 10 ft covered back porch
- Vaulted great room under the 6:12 roof
- Walls over 10 ft and every header by the builder's engineer

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

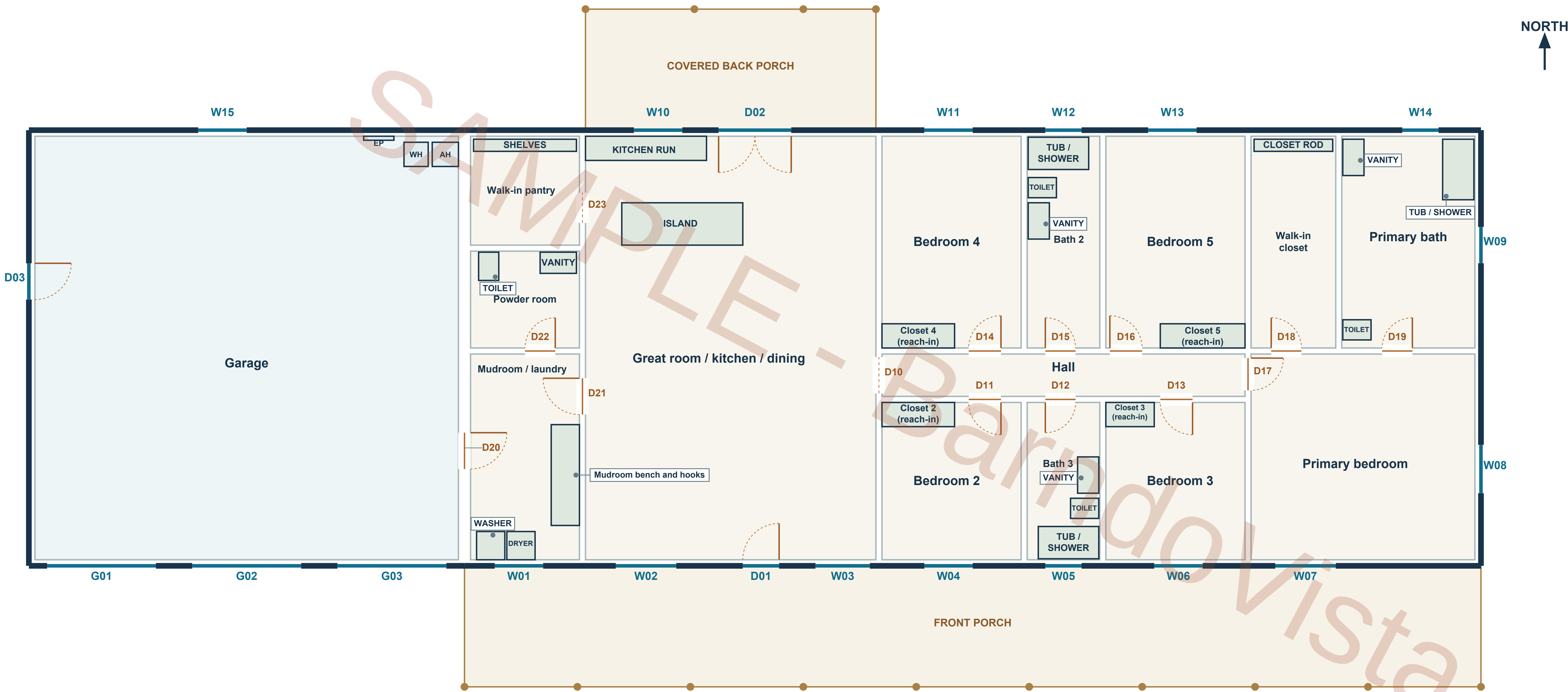
G0 Cover, design criteria and general notes

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# Dimensioned floor plan

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



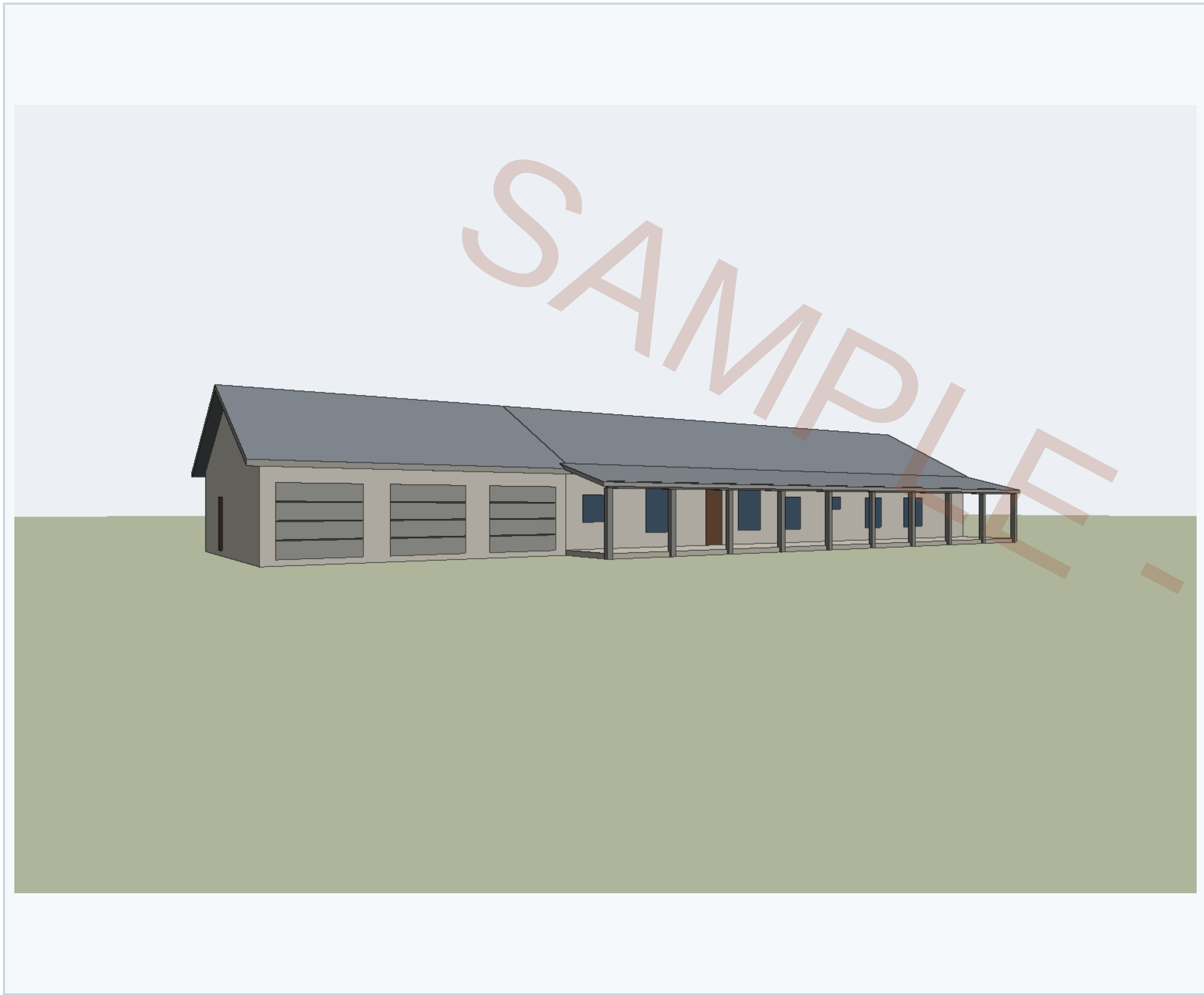
Conventional stick framing; trusses, posts, beams and footings by the builder's engineer.  
SAMPLE - not for construction; dimensions removed. The full set is sold separately.

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

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

## V1 Geometry illustration

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