

BV-31 / The Cottonwood

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-31 The Cottonwood - Issue 1, 2026-10-09 (concept drawing set)
Main footprint 36'-0" x 40'-0"; stories: 2 (upper floor / loft 1,201 sq ft of room rectangles, see A2); 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

- True two-story farmhouse: all four bedrooms upstairs off one hall, no loft; the only floor opening is the stair (distinct from BV-19 and BV-22)
- Entry hall with the stair, a main-floor office / flex room, powder room, walk-in pantry and mudroom / laundry (demand matrix: mudroom, walk-in pantry and main-level laundry, strong; home office, moderate)
- Two-car garage wing on the right, two 9 x 8 ft doors facing the front, shown in the hero view; house door from the mudroom, 20-minute rated and self-closing; CO alarm (IRC R302.5.1, R315)
- Full-width 8-ft front porch and a covered back porch
- Upper floor framing, the bearing line and every header by the builder's engineer
- True two-story walls: 19-ft eave, 121-in floor to floor; the upper floor framing needs the interior bearing line S1 shows; floor trusses or I-joists and beams designed by others.
- Garage roof: ridge east-west with a 10-ft eave; it stops against the two-story right gable wall with step flashing; doors 9 x 8 ft.
- Porch roofs attach at about 11 ft, below the second-floor window sills.
- Garage/house separation (IRC R302.5-R302.6): 1/2 in gypsum on the garage side of the main house's east wall; D13 20-min rated, self-closing; the garage touches no bedroom on either floor.
- Stair opening edges on the upper floor need 36 in guards (R312); stair 36 in wide, risers 7-3/4 in max, treads 10 in min, 6 ft 8 in headroom (R311.7).

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

G0 Cover, design criteria and general notes

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

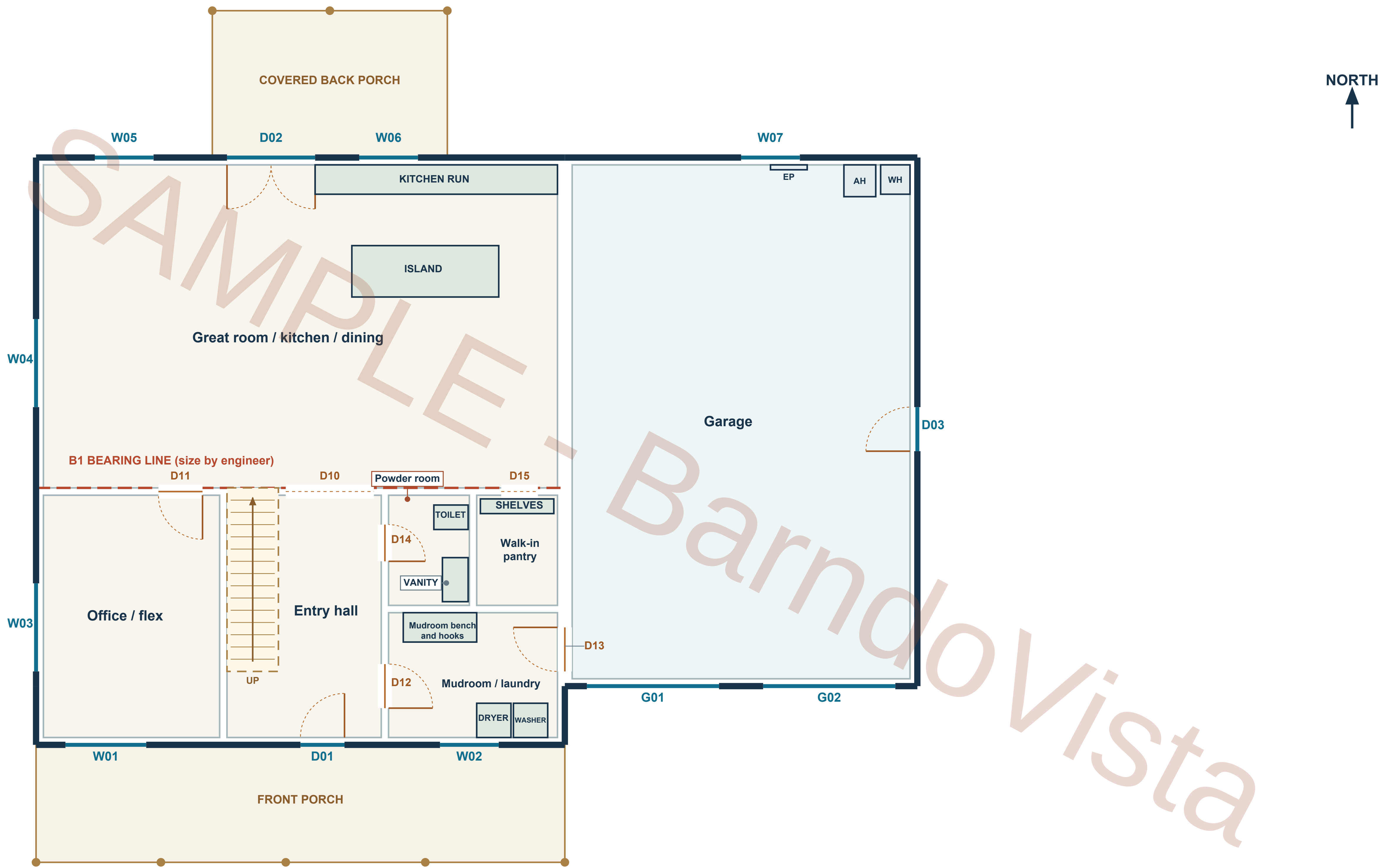
Structural design, member sizing, foundation design and engineering are by the buyer's builder/engineer per local code.

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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.
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A1 Dimensioned floor plan

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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.

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V1 Geometry illustration

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