BV-58 / The Kingfisher

# 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-58 The Kingfisher - Issue 1, 2026-10-09 (concept drawing set)
Main footprint 32'-0" x 28'-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

- Two bedrooms including a built-in bunk room with closet and egress window; one full bath
- Gear room with boot bench, freezer space, utility sink, gun-safe closet and stacked laundry
- 24-ft partial front porch; side gear entry has no roof
- Wood stove by others; flue pipe and clearances by your builder. Non-combustible hearth and clearance zone per stove listing.
- Gun-safe closet and freezer space are shown; appliance choice and services by local professionals.

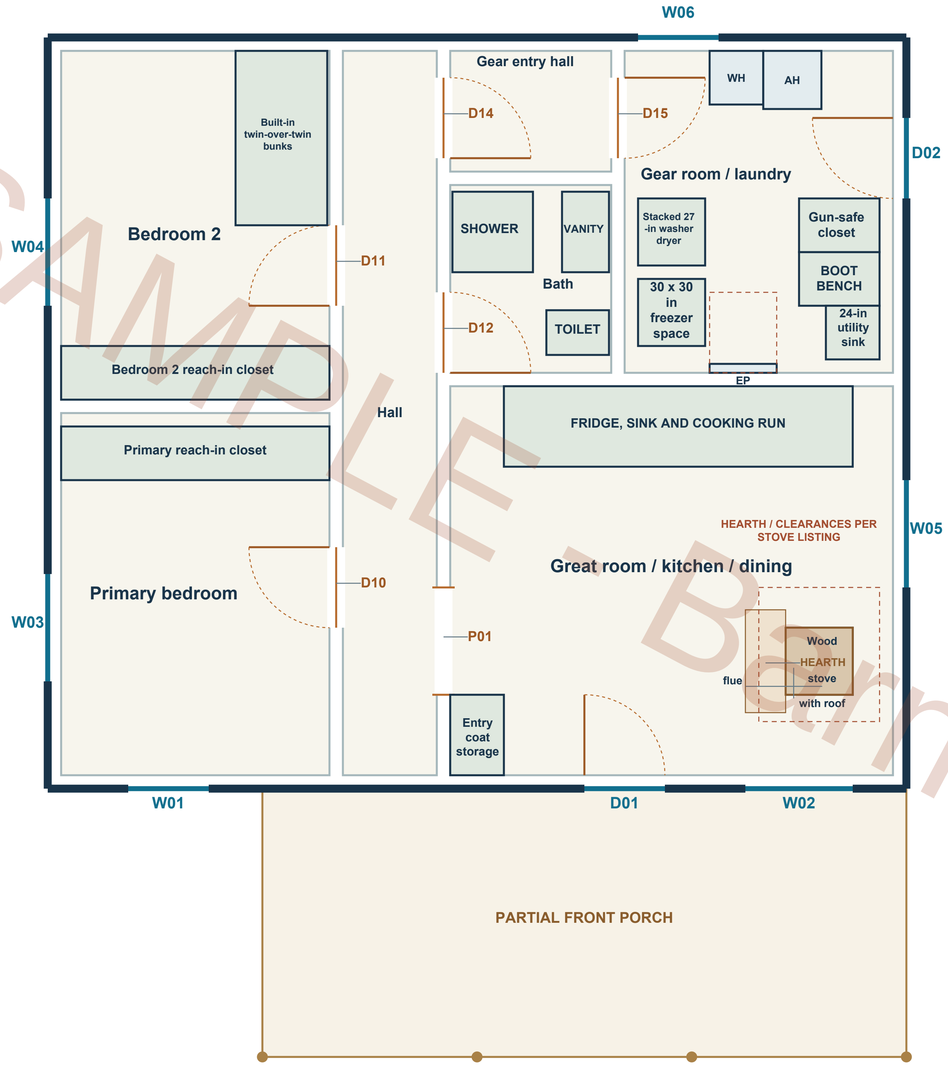
SAMPLE - not for construction; dimensions removed. The full set is sold separately.

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# Dimensioned floor plan

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NORTH

SAMPLE - NOT FOR CONSTRUCTION
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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.**

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SCALE: 3/8" = 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 - not for construction; dimensions removed. The full set is sold separately.

SAMPLE - BarndoVista

## V1 Geometry illustration

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SCALE: NOT TO SCALE
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