BV-59 / The Larch

Cover, design criteria and general notes

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

DRAWING SET

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A2	Area and clear room schedule
A3	Roof plan
A4	South / north elevations
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A6	Building sections
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D1	Typical details
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SCOPE AND LIMITS

Home: BV-59 The Larch - Issue 1, 2026-10-09 (concept drawing set)
Main footprint 24'-0" x 54'-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 with 1 note(s) listed on this cover (a drafting check, not an engineering or code review).

- Door P04 (Primary storage / linen / Primary bedroom): the illustrative queen bed stands 12 in into the doorway's 36 in clear floor, across 54 in of the door's 72 in; your builder resolves it (move the fixture or the door)

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

- Three bedrooms and two full baths, including a private primary bath
- Street-facing south gable on a 24 x 54 ft narrow main house
- 8-ft-deep long-side porch with a great-room door; covered street-entry stoop
- One wall kitchen with pantry; laundry with a 57-in washer and dryer pair; a window lights the end of the bedroom hall
- No garage; parking pad siting is separate local site work.
- Two 3 x 5 ft south-gable windows light the street-end living room. W02 is 3 x 5 ft and W03 is 4 x 4 ft.
- Dining: 48 x 36-in table with two 24-in-wide chair positions per north/south side; 82 in from its south edge to the front wall and 68 in from its north edge to the great-room north wall. The sofa is south and west, with 54 in between its east edge and the table west edge. The 36-in entry-to-hall route (x120..156), the 42-in kitchen aisle (x210..252), and 44 in from the north chairs to the hall wall remain clear.
- Primary storage / linen opens from the primary bedroom at P04 as a 6-ft open cased portal; it has no sliding door.

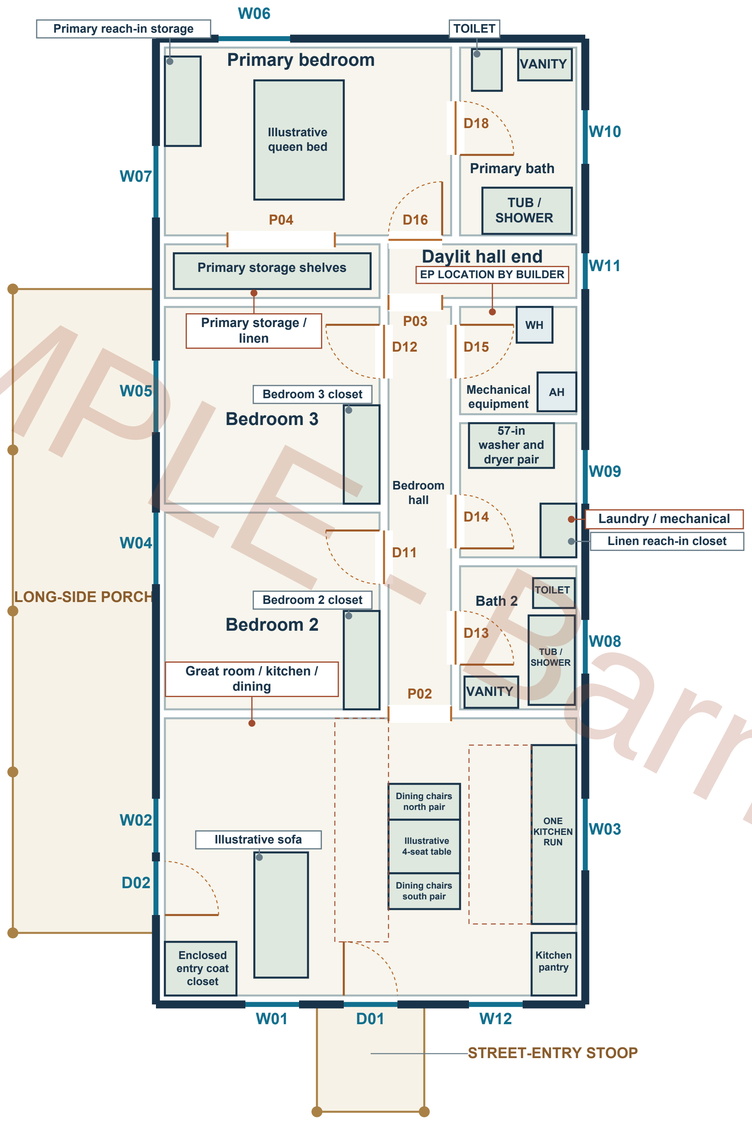
SAMPLE - not for construction; dimensions removed. The full set is sold separately.

BarndoVista

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Dimensioned floor plan

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



NORTH

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.

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

SHEET 2 OF 3

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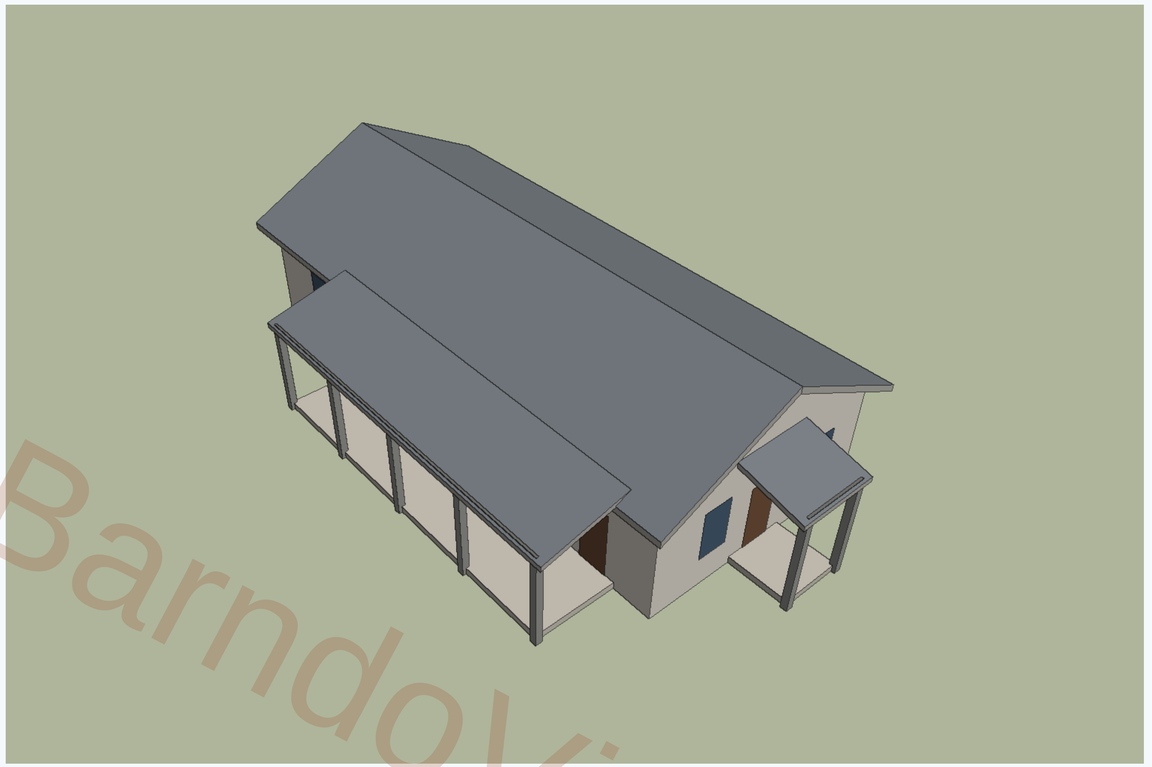
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Geometry illustration

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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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