BV-86 / The Larkspur

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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A3	Roof plan
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A5	East / west elevations
A6	Building sections
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D1	Typical details
A7	Door and window schedule
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I1	Room planning, plumbing and HVAC intent
M1	Materials, appearance and finish schedule
V1	Geometry illustration

SCOPE AND LIMITS

Home: BV-86 The Larkspur - Issue 1, 2026-10-09 (concept drawing set)
Main footprint 54'-0" x 36'-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 garage doors and window walls.
- Garage / shop separation per IRC R302.5 and R302.6 (see D1).

LAYOUT FEATURES AND NOTES

- Two bedrooms, two baths, den, private primary vestibule and north-window art studio
- Two 27-in washer and dryer fixtures along the mudroom west wall
- Studio has a utility-sink location for local plumbing design
- Short screened rear porch (screens by others); garage enters mudroom / laundry
- Vaulted great room ceiling; slope by truss manufacturer
- Unstamped concept; site, structure, and local code decisions by local professionals.
- Kitchen: north 120-in run plus connected 192-in east return, less 24-in shared corner, 30-in sink, 30-in range and 36-in refrigerator = 192 in residual counter frontage. Sink has 45-in west and 21-in east landing; range has 84-in south and 18-in north landing; refrigerator has 24-in adjacent counter toward the corner. Center-front triangle: sink (273,396), range (309,303), refrigerator (309,354); legs 99.7, 51.0 and 55.3 in, total 206.0 in. Preserve at least 42 in of west-side work aisle, D22 mechanical access, and the 87-in-wide separate east route to D02 and the studio. Hood route by local mechanical designer.

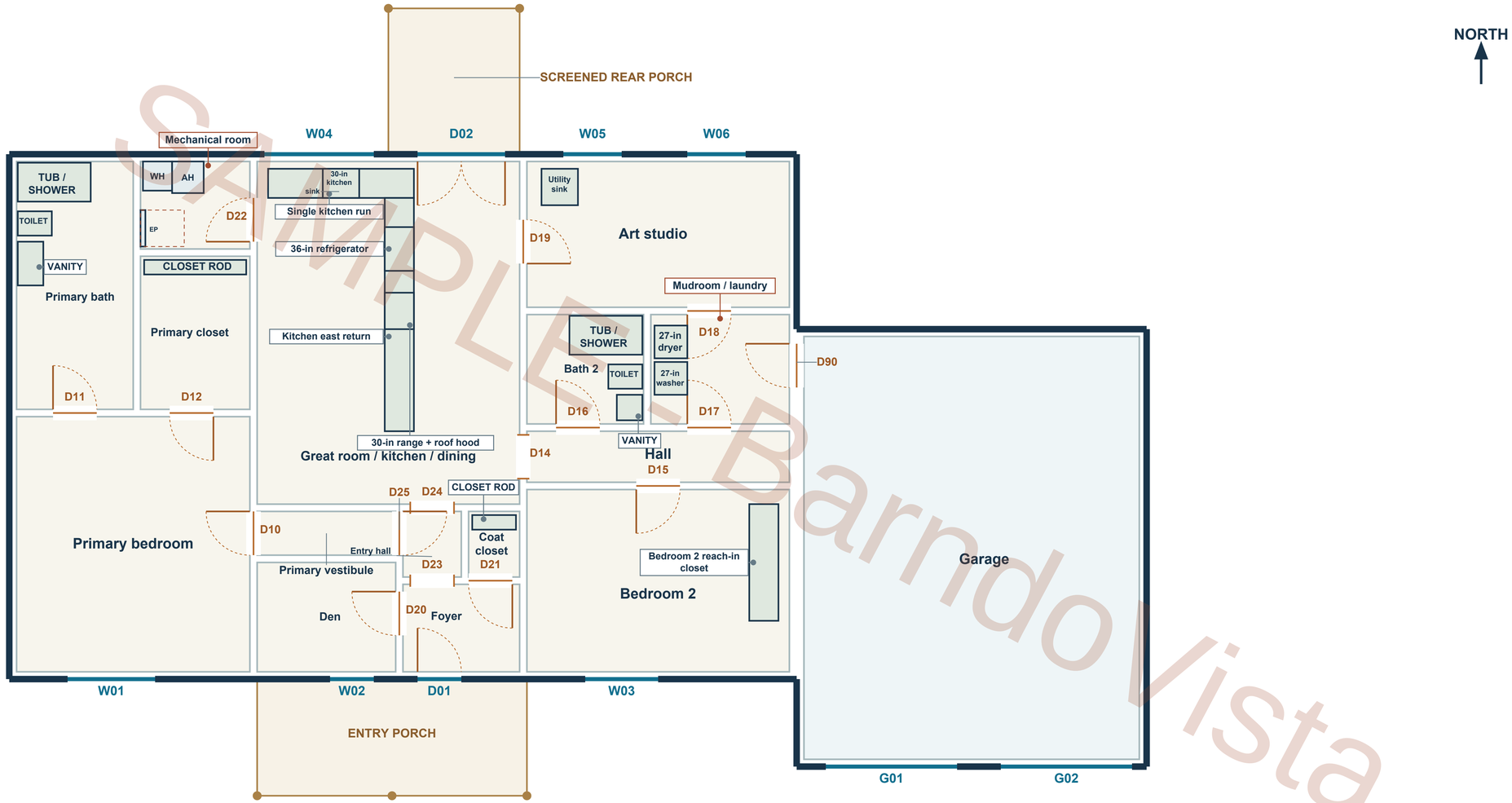
SAMPLE - not for construction; dimensions removed. The full set is sold separately.

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Dimensioned floor plan

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



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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DRAWN BY: BarndoVista

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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