BV-89 / The Rafter

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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E1	Electrical, smoke and CO placement
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M1	Materials, appearance and finish schedule
V1	Geometry illustration

SCOPE AND LIMITS

Home: BV-89 The Rafter - Issue 1, 2026-10-09 (concept drawing set)
Main footprint 36'-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 and a separate flex room
- Ten-foot-deep full-width front porch; structure by the builder's engineer
- Two-car garage enters mudroom / laundry through a rated self-closing door
- Vaulted great room ceiling; slope by truss manufacturer
- Unstamped concept; site, structure, and local code decisions by local professionals.
- whole-house mechanical ventilation per IRC M1505 and kitchen exhaust to outdoors, by your builder
- Great room daylight under 2021 IRC R303.1: great room / kitchen / dining is 342 sq ft. W02 is 60 x 60 in (25 sq ft nominal) and W03 is 36 x 42 in (10.5 sq ft nominal). Total 35.5 sq ft nominal (10.38%). At 80% glass after frame deduction, net is 28.4 sq ft (8.30%), above 27.36 sq ft required. D01 is not counted. Verify selected window glass.
- Front porch daylight: the 36-ft front porch is open along more than 65% of its long side, with no enclosing wall or screen and a ceiling above 7 ft. Windows W01, W02 and W03 face it. Verify final porch details locally.
- H1 to R1 conceptual hood duct is keyed and drawn on I1: rise from range near (408,165) through the house-side ceiling, travel north to the main-roof exit near (408,216), west of garage separation wall x432. Final mechanical route and penetration by others.
- I1 kitchen: 204-in east run plus 78-in connected north return minus 24-in inside corner, 36-in refrigerator, 30-in sink and 30-in range = 162 in residual counter frontage. South window W03 has a 42-in sill, 6 in above the standard 36-in counter, and an 84-in head; the east-run counter no longer crosses its glass. Refrigerator on the north return [360,210,396,234] has 18 in of adjacent counter to its west. Sink has 84 in south continuous prep and 30 in north landing; range has 30 in on each side. Center-front points: sink (396,105), range (396,165), refrigerator (378,210); triangle legs 60.0, 48.5 and 106.5 in, total 215.0 in. Four seats at table; sofa clears D14. The table has 32 in from its west edge to the room wall and a 44-in circulation strip x310-354 behind the east chair. That strip links the front entry and both halls outside the separate 42-in kitchen work aisle x354-396.
- I1 primary bath: shower [51,209,87,245], opening on south side with 24-in clear approach [51,185,87,209]; toilet [14,169,34,197] has center x24, 18 in to west wall and 27 in to shower, with 21-in clear north/front [14,197,34,218]. Primary closet is a 30-in-deep, 78-in-long reach-in with bypass door D12 on its long hall side and a 24-in-deep rod/storage run on its west long wall.

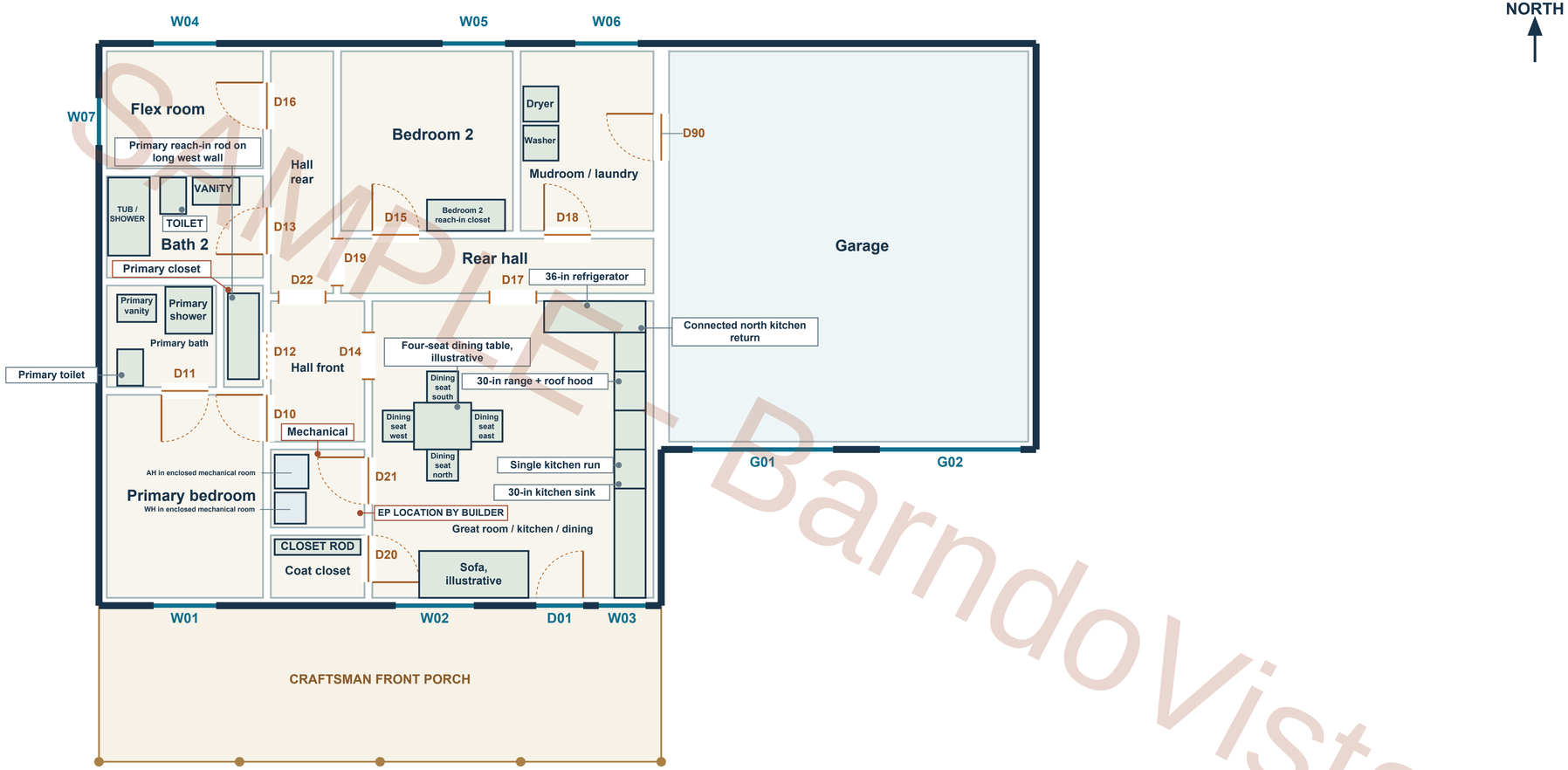
SAMPLE - not for construction; dimensions removed. The full set is sold separately.

BarndoVista

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Dimensioned floor plan

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



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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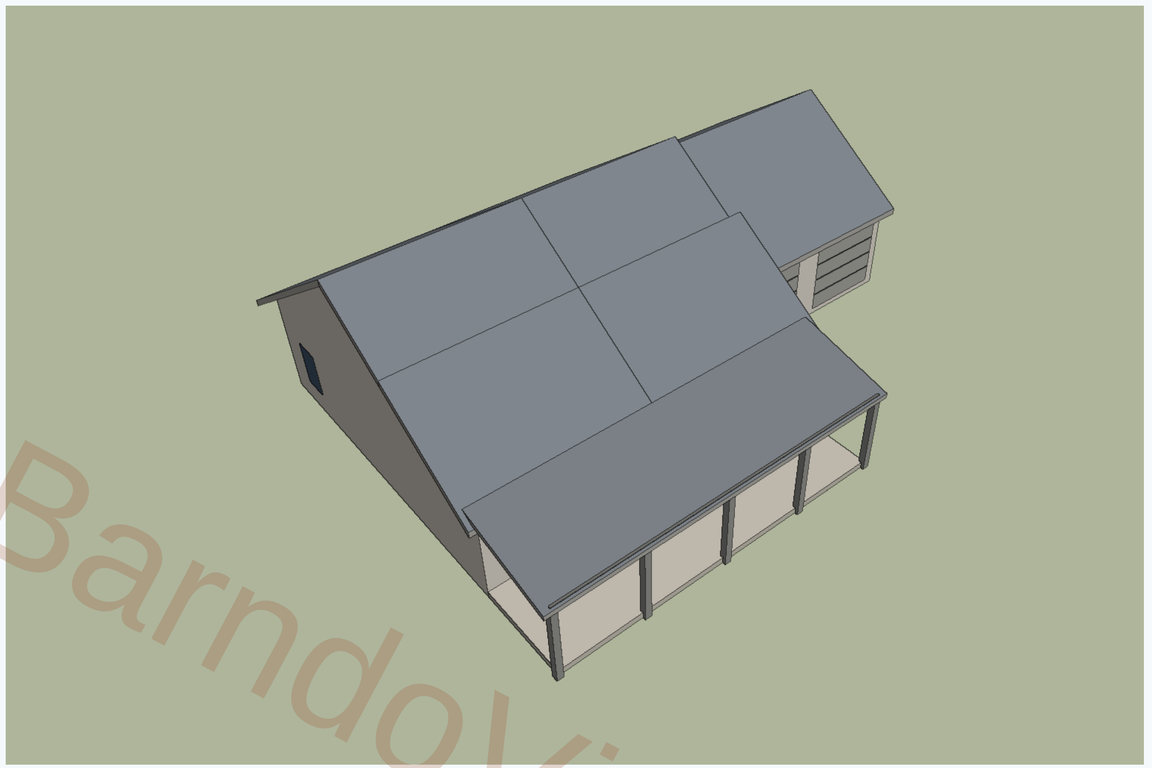
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Geometry illustration

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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
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