BV-94 / The Hideaway

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
A5	East / west elevations
A6	Building sections
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D1	Typical details
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I1	Room planning, plumbing and HVAC intent
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V1	Geometry illustration

SCOPE AND LIMITS

Home: BV-94 The Hideaway - Issue 1, 2026-10-09 (concept drawing set)
Main footprint 78'-0" x 34'-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

- Four bedrooms, each with a directly connected private full bath; no shared guest bath.
- Reading and game room has no beds; owner's keyed closet, walled laundry closet with ventilated bifold access, and mechanical room are enclosed.
- One kitchen with a rear-east wall run and island, clear of the bedroom-wing opening.
- Twelve-foot covered lake-view porch; hot tub is a site illustration by others.
- One 78 x 34 ft conditioned bar with a deep lake-view porch; the hot tub is a site feature by others.
- Bedroom 3's private bath is in a lower east gable wing; all wet-room layouts need local professional review.
- Kitchen triangle centers in inches: sink (504,270), range (420,330), refrigerator (504,378); routes to D16 and D02 stay outside the three work legs.
- Laundry closet is a separate walled room with D26 bifold access; the hall continues through D27/D28 open passages. The only electrical panel is in West hall niche with a drawn 30 x 36 in clear zone; separate WH/AH service zones and separate WH pan outline are drawn in Mechanical closet.
- Laundry machines face the 42-in clear central aisle from opposite side walls inside the walled laundry closet.
- Bedroom 3: the rotated queen has a 24-in south bedside aisle, a 42-in north bedside aisle east of the northwest closet, and a 40-in east foot passage. D18 enters from the north. The east passage connects the north aisle to the south bedside and private-bath D21. The closet opens east into the north aisle; its footprint blocks the western part of that strip. The water-heater pan is separate from the clear front service zone.

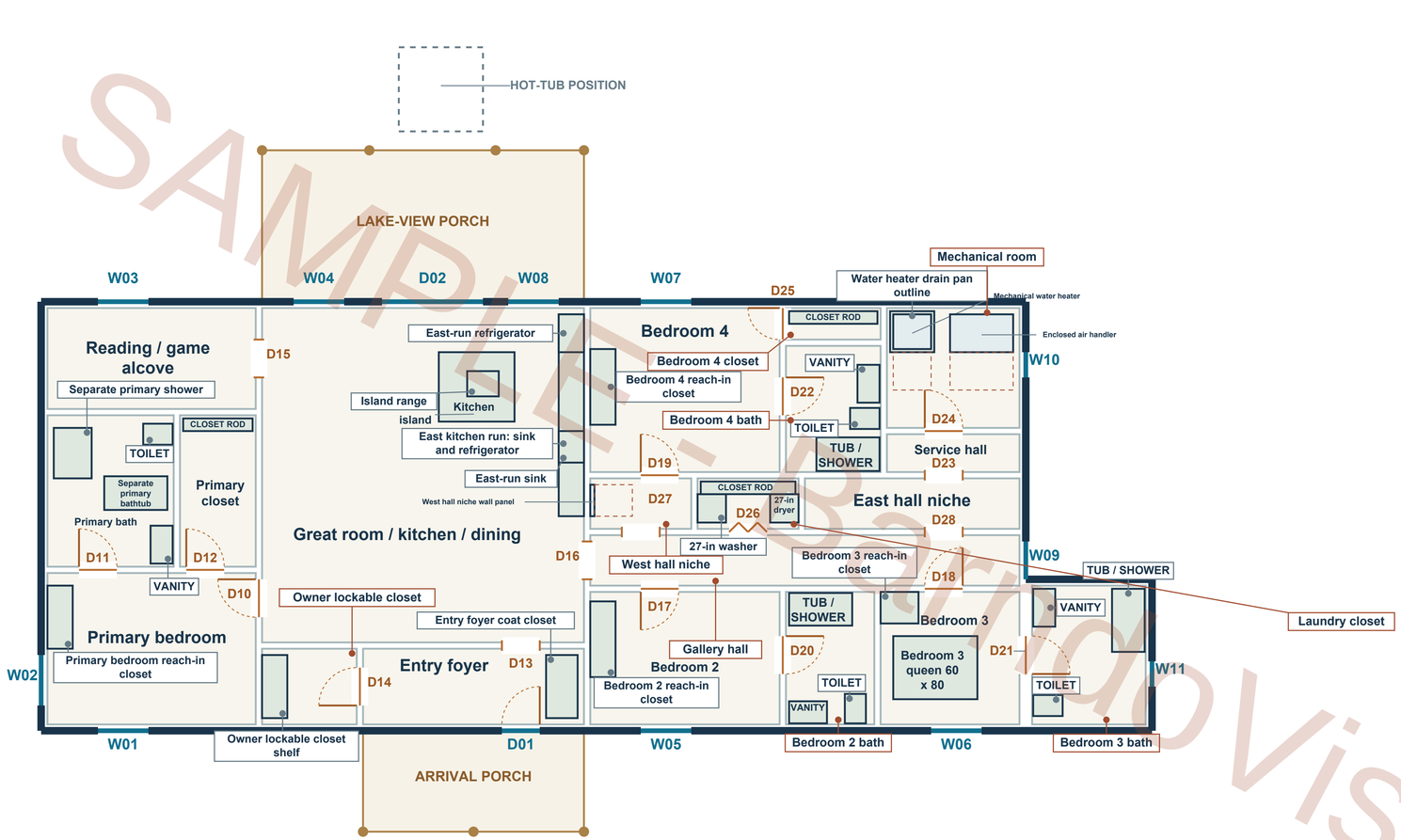
SAMPLE - not for construction; dimensions removed. The full set is sold separately.

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Dimensioned floor plan

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



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: 3/16" = 1'-0"

SHEET 2 OF 3

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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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