BV-96 / The Offset

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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D1	Typical details
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E1	Electrical, smoke and CO placement
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SCOPE AND LIMITS

Home: BV-96 The Offset - Issue 1, 2026-10-09 (concept drawing set)
Main footprint 44'-0" x 26'-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

- Three bedrooms and two full baths plus a powder room
- Covered patio beside the rear step; windowed dining alcove faces it
- 24 x 24 ft garage with one 16 x 7 ft door
- One kitchen, no island; 9-ft counter run
- Entry coat closet and walk-in primary closet
- Bedroom mass projects 14 ft forward of the main front wall; its rear wall stops 8 ft short of the main rear wall. Both wings meet main gable end walls without valleys.
- Garage-side gypsum and rated self-closing mudroom door to be detailed locally.
- Dining alcove has daylight from W10 on the east wall; D02 is a 3-ft solid rear patio door, with no glazing claimed. Primary bath and powder room require exhaust fans ducted outdoors; verify toilet and shower clearances locally.
- Cooking run on the rear wall; the rear patio door opens from the adjacent dining alcove. The entry-to-bedroom route stays in the center of the great room, clear of cooking. A 72 x 30-in dining table has three 24-in-wide seating places on each long side, with six 18-in chairs. The x414..450 west aisle stays 36 in clear from D19 at y174..210 to D02 on the north wall, including when chairs are occupied. D21 at y174..210 is clear of furniture. There are 36 in behind the south chair row to the south wall and 18 in behind the north row to the north wall. D02 swings into the furniture-free aisle; its door leaf and clear floor have no chair overlap. A 6-ft sofa and two 30-in chairs fit in the great room.
- Great-room daylight: 16 x 19.5 = 312 sq ft; requires 24.96 sq ft net glazing. W02 rough 72 x 78 in = 39 sq ft; assumed 65% net glass is 25.35 sq ft. Confirm manufacturer net glass before release; Dining alcove glazing through D19 is excluded.

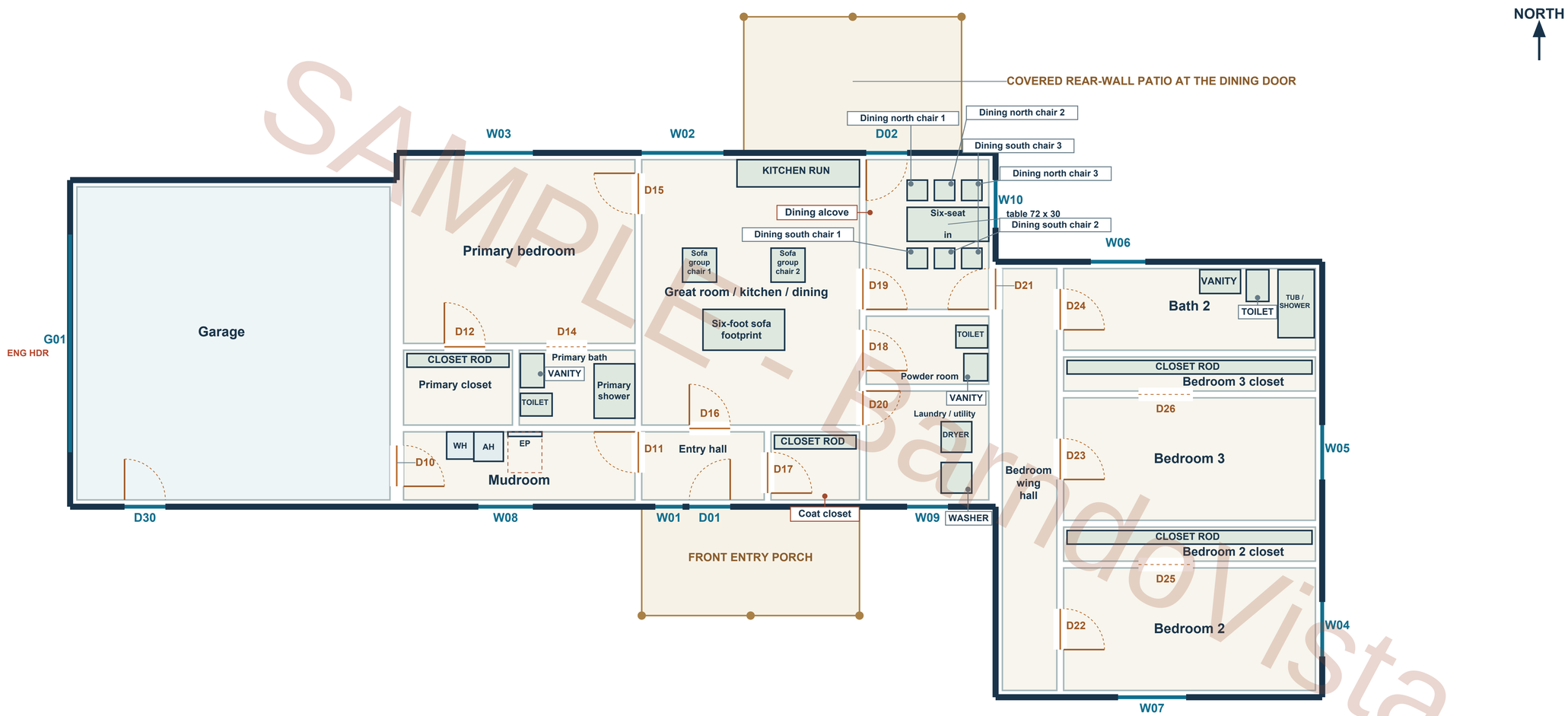
SAMPLE - not for construction; dimensions removed. The full set is sold separately.

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Dimensioned floor plan

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SAMPLE - Barndo Vista

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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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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