BV-97 / The Bayou

# 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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| A1 | Dimensioned floor plan |
| A2 | Area and clear room schedule |
| A3 | Roof plan |
| A4 | South / north elevations |
| A5 | East / west elevations |
| A6 | Building sections |
| S1 | Framing intent and header / beam schedule |
| D1 | Typical details |
| A7 | Door and window schedule |
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| F1 | Foundation intent plan |
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| M1 | Materials, appearance and finish schedule |
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## SCOPE AND LIMITS

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Main footprint 44'-0" x 30'-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

- Two 44 x 30 ft conditioned wings and a 16-ft open-air breezeway
- Four bedrooms and three full baths overall: one bedroom and one bath in the living wing; three bedrooms, two baths and a reading room across the open-air breezeway
- A pair of glass doors, 6 ft wide, at breezeway; exterior rated and safety glazed
- Two separate 8-ft-deep south front porches
- Primary-suite porch door
- Outdoor fireplace on sleeping-wing gable facing the breezeway (by others)
- Pantry shelving and laundry share a utility room entered directly from the kitchen
- Open breezeway is outside conditioned area. Weather-rated doors at both wing connections; drainage and thresholds require local design.
- Each 44-ft wing has one straight east-west ridge over a 30-ft transverse span (B3). The lower breezeway ridge meets the two 30-ft gable walls below their 15-ft eaves, without an eave-wall trough or valley; junctions and drainage require local review.
- Baths and interior closets without exterior windows require ventilation.
- Open breezeway front and rear are open between corner posts; its sides are the two wing gable walls holding D16 and D17. Outdoor fireplace and chimney on sleeping-wing gable, by others; corner of sleeping porch meets breezeway at a flashed post and drip edge, locally detailed.
- Great room is 19 ft 6 in by 14 ft after entry and dining re-balance; the north-wall kitchen run stays outside the D14-to-D16 route.
- Living-wing laundry contains its equipment. Sleeping-wing mechanical closet holds separate AH and WH; service clearances, weather-protected utility supply and sizing by local professionals.
- Former separate pantry and laundry are one utility room: food storage and laundry are both accessed directly from the great-room kitchen through D19.
- Dining now reaches the true north exterior, not the covered connector. Dining is 10.5 x 22.5 ft = 236.25 sq ft; requires 18.90 sq ft net glass. W12 rough 72 x 60 in = 30 sq ft; an assumed 65% net yields 19.50 sq ft. Confirm manufacturer net glass before release. Great room north W05 and W11 together exceed 21.84 sq ft net glass after the same allowance.
- Living and sleeping wings each have their own air handler and water heater; the two living-wing 30 x 30-in south control-face zones are explicitly drawn within Laundry / utility, clear of D19 and the washer/dryer; confirm manufacturer service requirements.

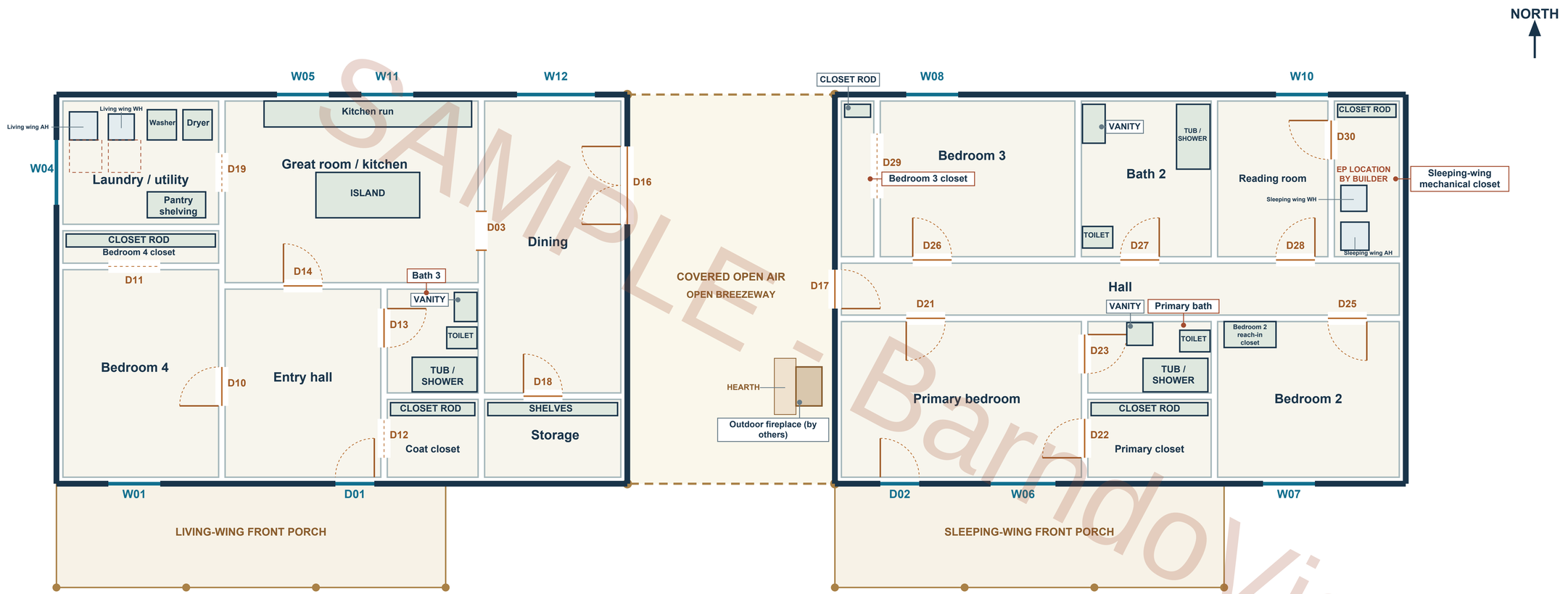
SAMPLE - not for construction; dimensions removed. The full set is sold separately.

SAMPLE - BarndoVista

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# Dimensioned floor plan

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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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# 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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