BV-98 / The Chickadee

Cover, design criteria and general notes

Issue 1, 2026-10-09 (concept drawing set) | Diagrammatic; dimensions in feet-inches

DRAWING SET

G0	Cover, design criteria and general notes
A1	Dimensioned floor plan
A2	Area and clear room schedule
A2U	Upper floor plan, stair and guards
A3	Roof plan
A4	South / north elevations
A5	East / west elevations
A6	Building and stair sections
S1	Framing intent and header / beam schedule
D1	Typical details
A7	Door and window schedule
E1	Electrical, smoke and CO placement
E1U	Electrical, smoke and CO placement - upper floor
F1	Foundation intent plan
I1	Room planning, plumbing and HVAC intent
I1U	Room planning, plumbing and HVAC intent - upper floor
M1	Materials, appearance and finish schedule
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SCOPE AND LIMITS

Home: BV-98 The Chickadee - Issue 1, 2026-10-09 (concept drawing set)
Main footprint 24'-0" x 32'-0"; stories: 2 (upper floor 696 sq ft gross less open-to-below, see A2); 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

- Three upstairs bedrooms and one upstairs full bath
- Street-facing living room with two west windows; one kitchen and dining room at rear
- Main-floor powder room and compact stacked laundry
- Eight-foot-deep front porch
- No garage
- One straight 8:12 ridge over a 24 x 32 ft two-story house. Full second floor means flat ceilings below it (B4).
- Stair, upper landing, 36-in guards, 6-ft-8-in headroom, and bedroom egress require local design and review (A stair and egress rules).
- The compact laundry uses a stated stacked pair.
- Rear kitchen exterior door needs a 36-in exterior landing. Upper shared-bath toilet needs 15 in from centerline to each side and 21 in clear in front; local designer to verify.
- Living room is 10 ft 6 in wide; the stair hall remains 36 in wide, and the compact stacked laundry and powder room occupy the 5-ft service column.
- Enclosed 36-in-deep coat closet is west of the 7-ft-wide foyer; its bypass door never occupies the 36-in direct path to D17 and the stair-foot landing. Mechanical equipment has a 30 x 30-in shared clear approach. The sole electrical panel is on the main-floor Mechanical room east wall: its drawn west face is x280, with a separate clear working zone x244..280 by y12..42 (36 in perpendicular by 30 in along the wall). D16 slides west into an uninterrupted 36-in wall segment. The level route from Service hall to Kitchen / dining follows D19, D17, Foyer, D20, Living room and D10; D18 beyond the stair flight is not a through-route. Compact stacked laundry and pantry shelves occupy the separate rear service room; local professionals verify appliance, panel and code clearances.

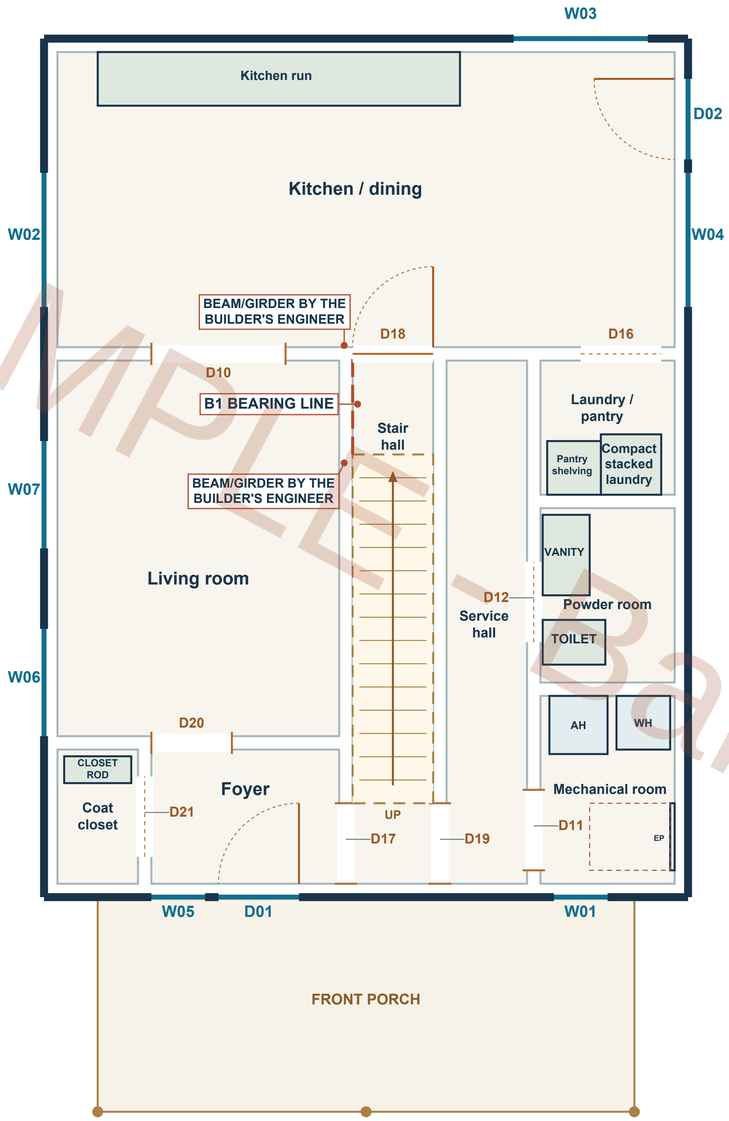
SAMPLE - not for construction; dimensions removed. The full set is sold separately.

BarndoVista

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Dimensioned floor plan

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NORTH

SAMPLE - BarndoVista

Conventional stick framing; trusses, posts, beams and footings by the builder's engineer.

— — BEARING LINE (size by 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: 3/8" = 1'-0"

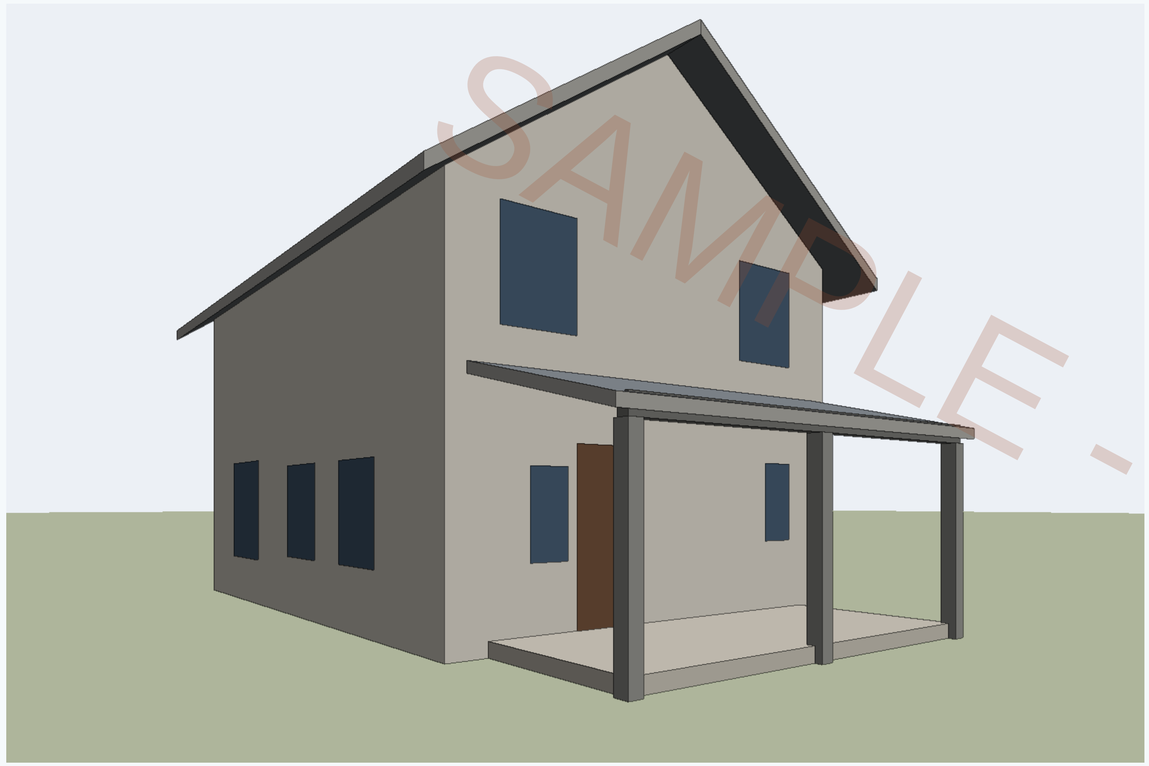
SHEET 2 OF 3

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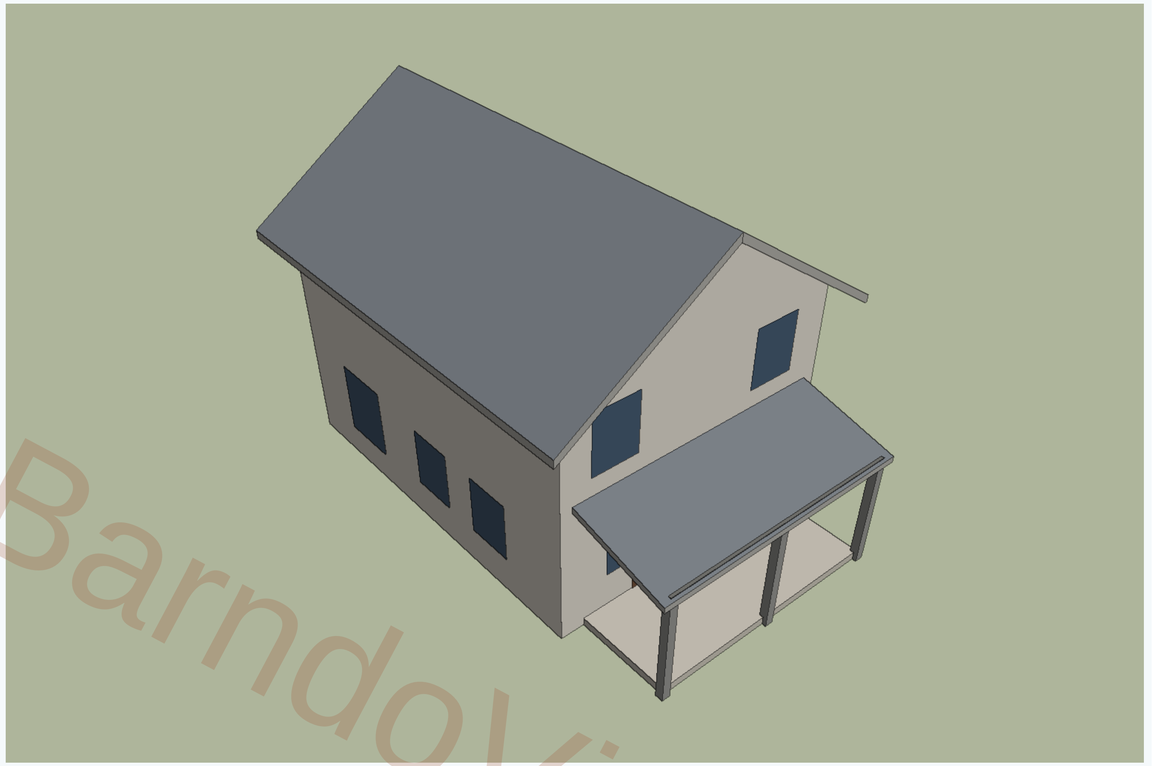
DRAWN BY: BarndoVista

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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