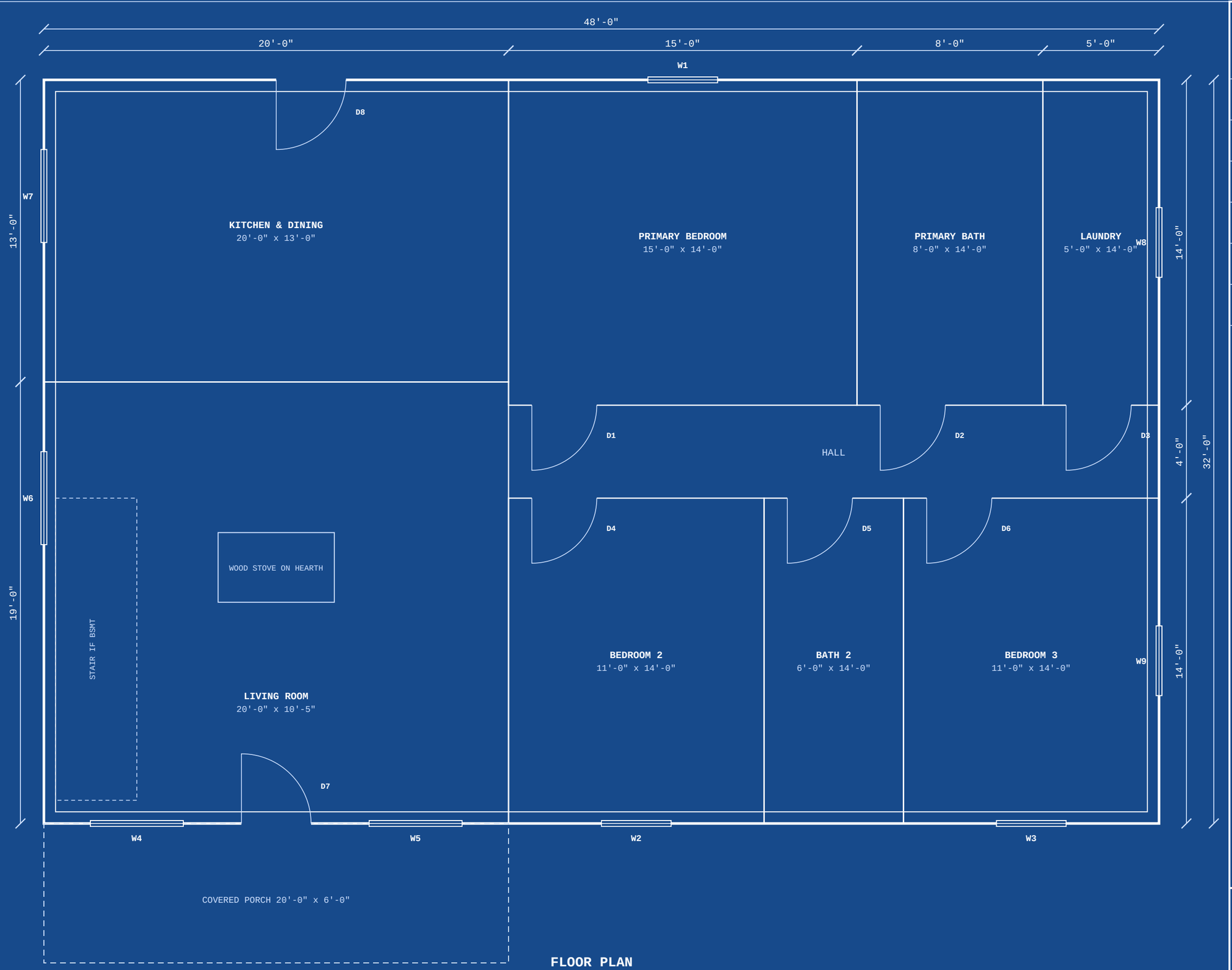


FLOOR PLAN

SCALE: FIT TO SHEET · DIMENSIONS TO OUTSIDE FACE OF FRAMING

HOUSE CRITICAL

housecritical.com

PROJECT
3 BED / 2 BATH ONE-STORY

SIZE
1,536 SQ FT · 48' x 32'

SHEET TITLE
FLOOR PLAN

DATE
NOVEMBER 2026

BY
JOE MILLER

CODE BASIS
2021 IRC (VERIFY LOCAL)

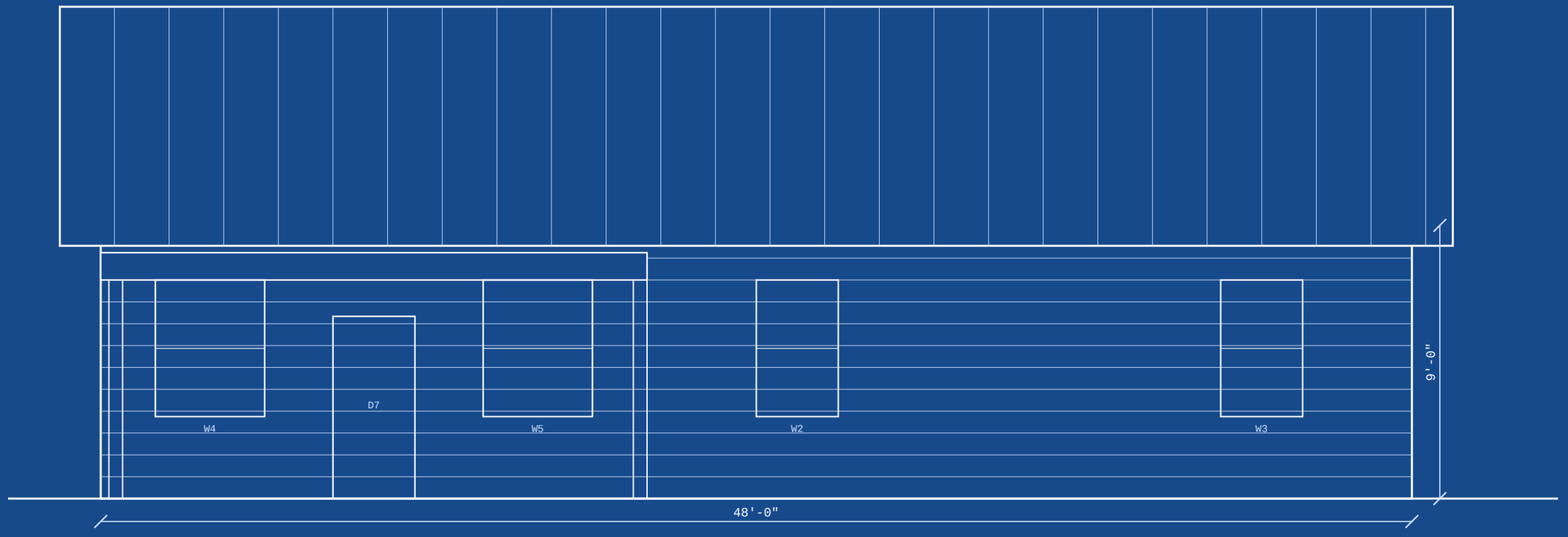
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A-1

SHEET 1 OF 5

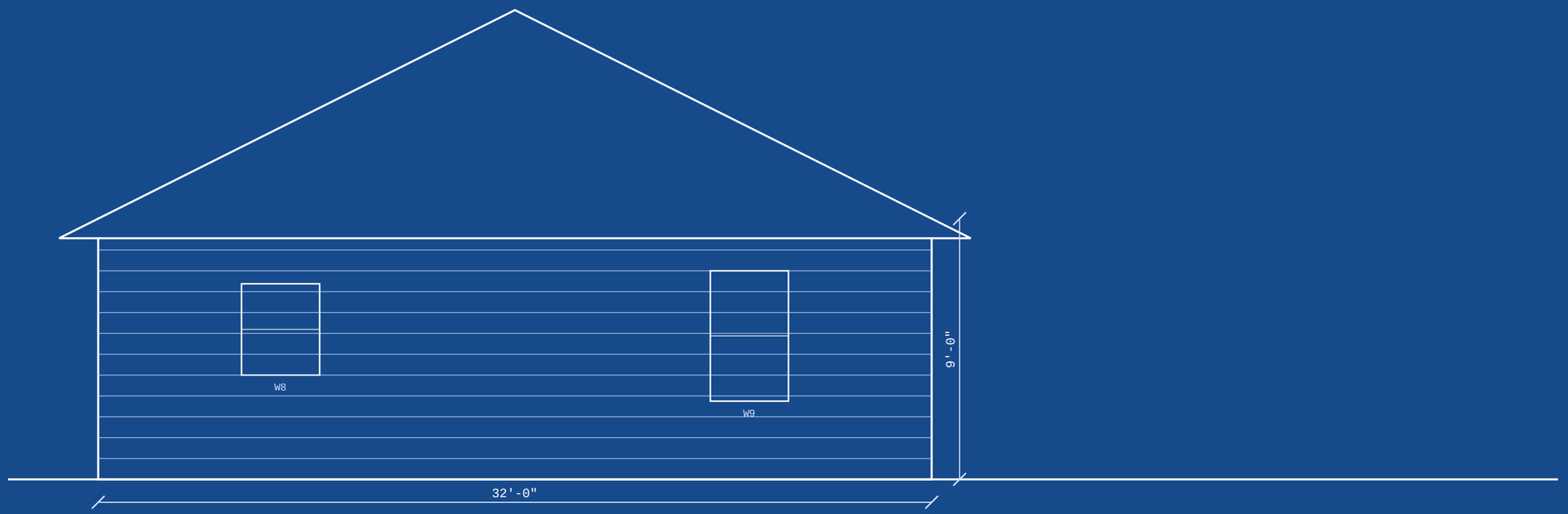
FRONT (SOUTH) ELEVATION

METAL ROOF 6:12 · SIDING PER OWNER · 18" OVERHANGS



SIDE (EAST) ELEVATION

METAL ROOF 6:12 · SIDING PER OWNER · 18" OVERHANGS



HOUSE CRITICAL

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PROJECT
3 BED / 2 BATH ONE-STORY

SIZE
1,536 SQ FT · 48' x 32'

SHEET TITLE
EXTERIOR ELEVATIONS

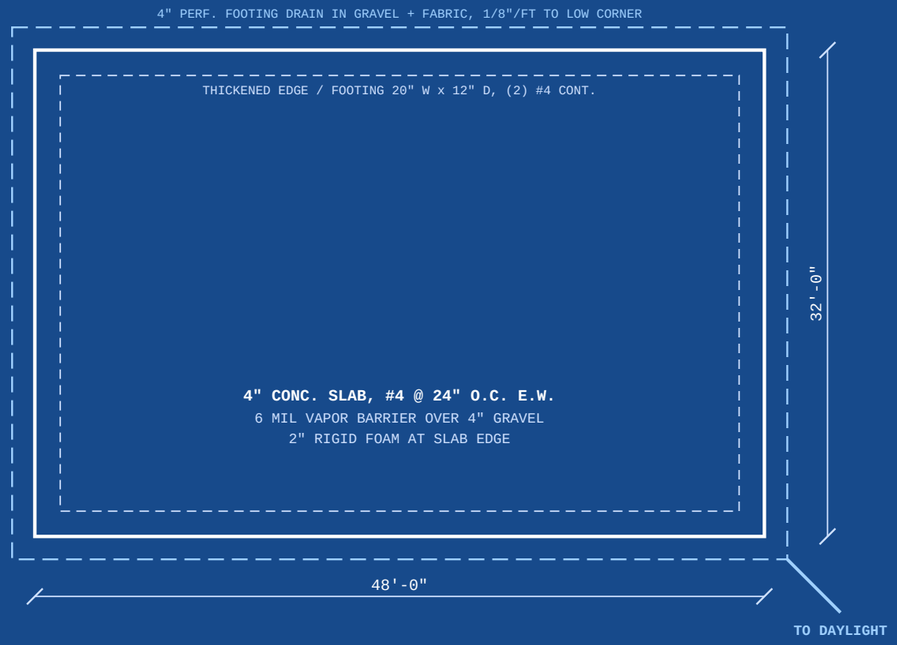
DATE
NOVEMBER 2026

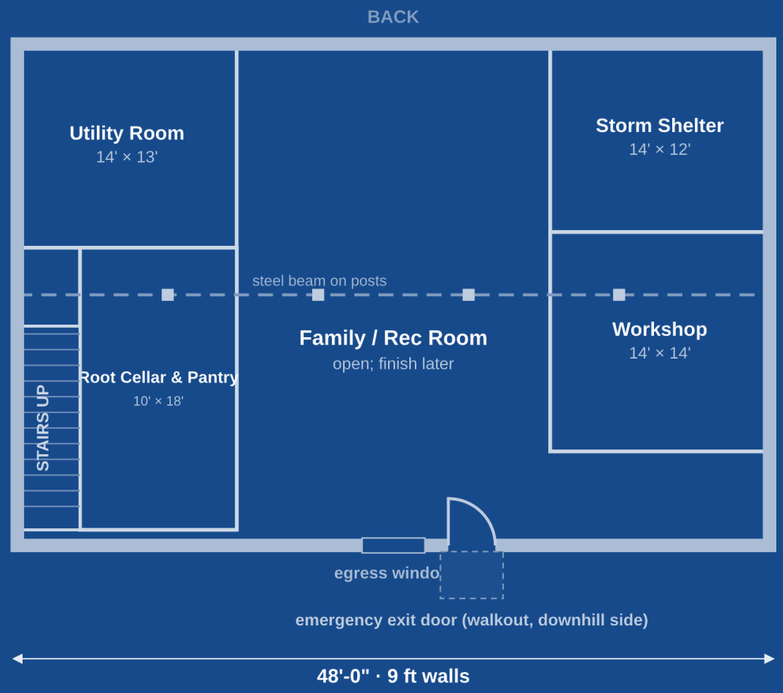
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A-2





BASEMENT OPTION PLAN · 8" POURED WALLS · 9' CLEAR · FOOTING DRAIN TO DAYLIGHT OR SUMP
EMERGENCY EXIT: 3'-0" x 6'-8" INSULATED STEEL WALKOUT DOOR, DOWNHILL WALL, DEADBOLT KEYED OUTSIDE / THUMB-TURN INSIDE, CONCRETE LANDING

FOUNDATION PLAN (SLAB)

HOUSE CRITICAL

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PROJECT
3 BED / 2 BATH ONE-STORY

SIZE
1,536 SQ FT · 48' x 32'

SHEET TITLE
FOUNDATION + BASEMENT OPTION

DATE
NOVEMBER 2026

BY
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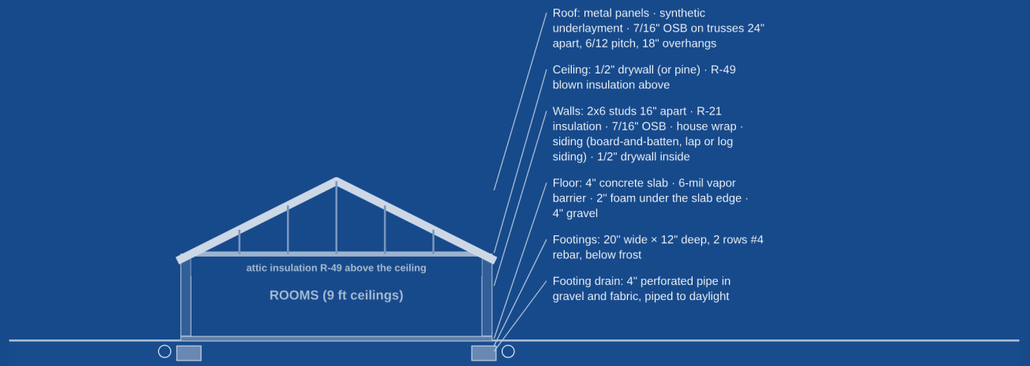
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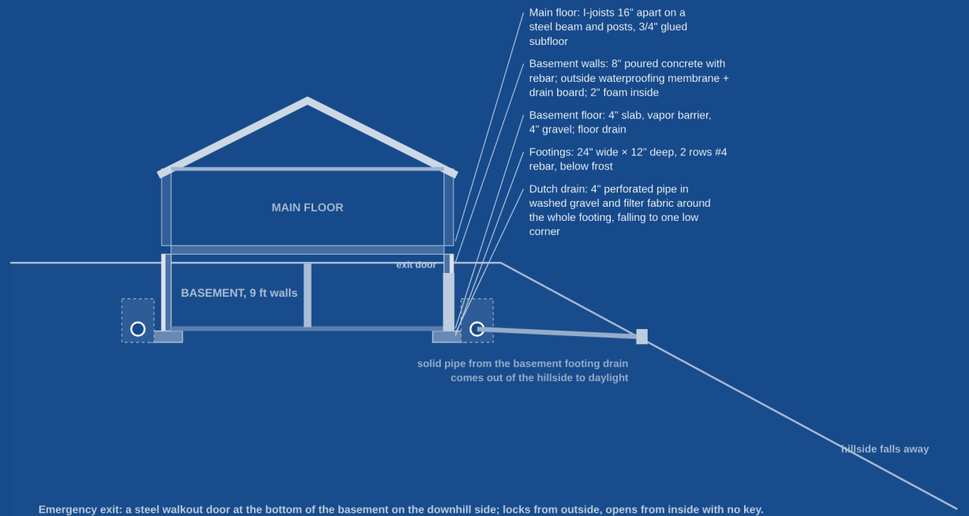
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SHEET 3 OF 5

Cross-section: how the house goes together, bottom to top



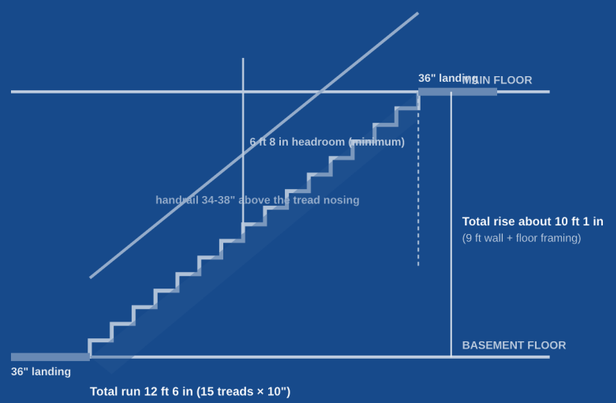
Basement option: cross-section with the Dutch drain



Emergency exit: a steel walkout door at the bottom of the basement on the downhill side; locks from outside, opens from inside with no key.
On a slope, the drain runs downhill to daylight by gravity. On flat ground it goes to a sump pit with a pump (and a battery-backup pump), discharging well away from the house and the septic field.

Stair layout: basement stair (basement option)

Side view, drawn to scale. 16 risers, 15 treads. Same layout going up and going down.



STAIR: 16 RISERS @ ±7-9/16", 15 TREADS @ 10" + NOSING · 36" CLEAR WIDTH · 6'-8" HEADROOM · HANDRAIL 34-38" · GUARDS 36", BALUSTERS < 4" APART · LANDINGS 36" TOP + BOTTOM · (IRC R311.7)

WALL: 2x6 @ 16" O.C., R-21, 7/16" OSB, WRB, SIDING; 1/2" GWB
ROOF: TRUSSES @ 24" O.C., 6:12, 7/16" OSB, SYNTH. UNDERLAYMENT, METAL; R-49 ATTIC
SLAB: 4" CONC., 6 MIL VB, 4" GRAVEL, #4 @ 24" E.W.

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3 BED / 2 BATH ONE-STORY

SIZE
1,536 SQ FT · 48' x 32'

SHEET TITLE
SECTIONS + STAIR

DATE
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A-4

WINDOW SCHEDULE

TAG	ROOM	SIZE (W x H)	TYPE
W1	Primary Bedroom	3'-0" x 5'-0"	Casement, egress size
W2	Bedroom 2	3'-0" x 5'-0"	Casement, egress size
W3	Bedroom 3	3'-0" x 5'-0"	Casement, egress size
W4	Living Room	4'-0" x 5'-0"	Double-hung
W5	Living Room	4'-0" x 5'-0"	Double-hung
W6	Living Room	4'-0" x 5'-0"	Double-hung
W7	Kitchen & Dining	4'-0" x 4'-0"	Casement
W8	Laundry	3'-0" x 3'-6"	Casement
W9	Bedroom 3	3'-0" x 5'-0"	Casement, egress size

ALL WINDOWS: LOW-E DOUBLE PANE, U-0.30 OR BETTER, VINYL OR FIBERGLASS FRAME.

DOOR SCHEDULE

TAG	LOCATION	SIZE	TYPE
D1	Primary Bedroom	2'-8" x 6'-8"	Interior, solid core, privacy lock
D2	Primary Bath	2'-8" x 6'-8"	Interior, solid core, privacy lock
D3	Laundry	2'-8" x 6'-8"	Interior, hollow core
D4	Bedroom 2	2'-8" x 6'-8"	Interior, solid core, privacy lock
D5	Bath 2	2'-8" x 6'-8"	Interior, solid core, privacy lock
D6	Bedroom 3	2'-8" x 6'-8"	Interior, solid core, privacy lock
D7	Front	3'-0" x 6'-8"	Exterior, insulated steel, deadbolt
D8	Back	3'-0" x 6'-8"	Exterior, insulated steel, half-glass

GENERAL NOTES

1. ALL WORK TO MEET THE 2021 INTERNATIONAL RESIDENTIAL CODE AND LOCAL AMENDMENTS.
2. DESIGN LOADS (VERIFY WITH COUNTY): ROOF LIVE 20 PSF, GROUND SNOW 20 PSF, FLOOR LIVE 40 PSF (30 SLEEPING), WIND 115 MPH EXP. C.
3. CONCRETE 3,000 PSI MIN. AT 28 DAYS; REBAR GRADE 60. FOOTINGS ON UNDISTURBED SOIL BELOW FROST DEPTH.
4. FRAMING LUMBER #2 SPF OR SYP; TREATED PLATES ON CONCRETE; ANCHOR BOLTS 1/2" @ 6' O.C., 12" FROM ENDS.
5. HEADERS: (2) 2x10 FOR OPENINGS UP TO 4'-0", (2) 2x12 UP TO 6'-0", UNLESS NOTED.
6. TRUSSES BY A LICENSED TRUSS MAKER, WITH SEALED LAYOUT AND HURRICANE TIES AT EVERY TRUSS.
7. BEDROOM WINDOWS: EGRESS, 5.7 SQ FT NET OPENING, SILL 44" MAX ABOVE FLOOR.
8. SMOKE ALARMS IN EACH BEDROOM, OUTSIDE SLEEPING AREAS AND ON EACH FLOOR; CO ALARMS ON EACH FLOOR (WOOD STOVE + PROPANE).
9. WOOD STOVE: LISTED UNIT, CLASS A CHIMNEY, CLEARANCES PER LISTING, NON-COMBUSTIBLE HEARTH.
10. WELL, SEPTIC AND SOLAR PER SEPARATE PERMITS; SEPTIC SET BY SOIL TEST; ELECTRICAL BY LICENSED ELECTRICIAN (NEC).
11. FOOTING DRAIN: 4" PERF. PIPE IN WASHED GRAVEL WRAPPED IN FABRIC, 1/8" PER FT TO DAYLIGHT; GRADE AWAY 6" IN 10 FT.

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3 BED / 2 BATH ONE-STORY

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SHEET TITLE
SCHEDULES + NOTES

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A-5

SHEET 5 OF 5