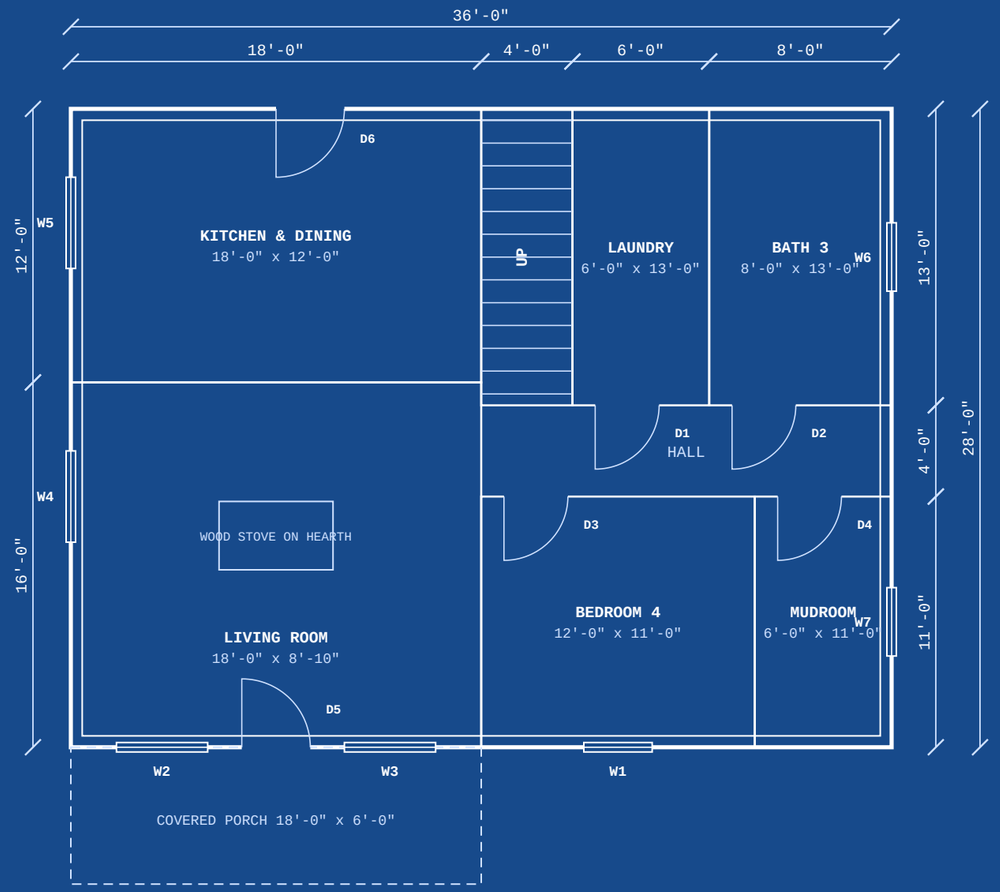
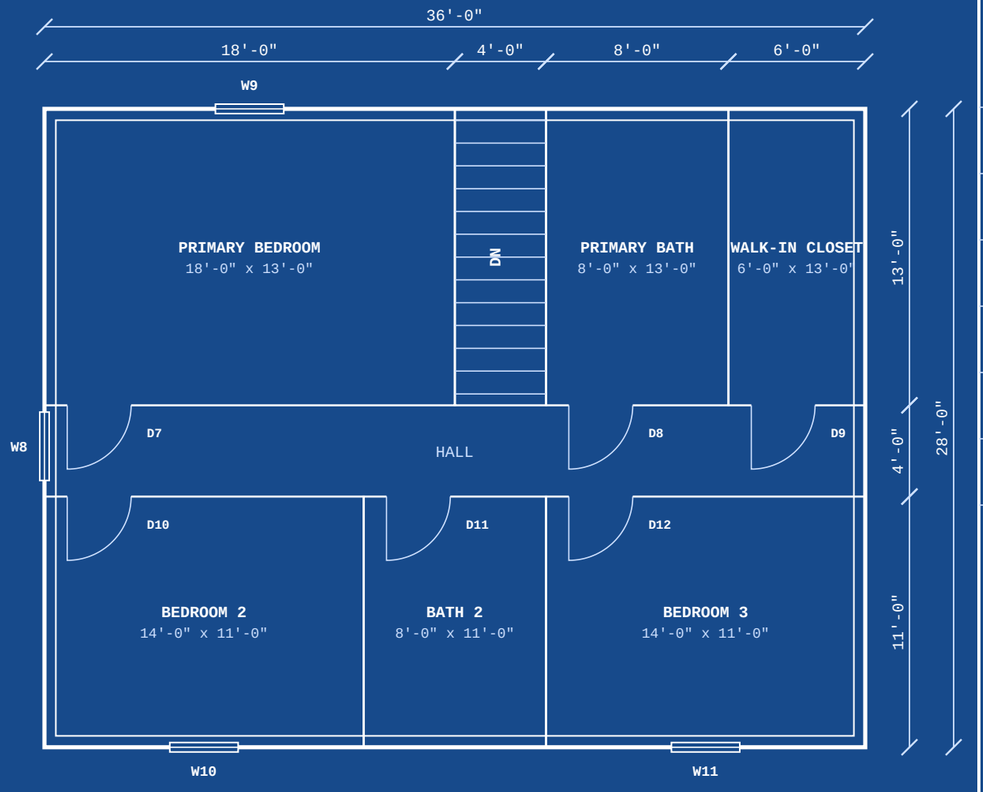



**MAIN FLOOR PLAN**

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




**SECOND FLOOR PLAN**

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

# HOUSE CRITICAL

housecritical.com

PROJECT
**4 BED / 3 BATH TWO-STORY**

SIZE
**2,016 SQ FT · 36' x 28'**

SHEET TITLE
**FLOOR PLANS**

DATE
**NOVEMBER 2026**

BY
**JOE MILLER**

CODE BASIS
**2021 IRC (VERIFY LOCAL)**

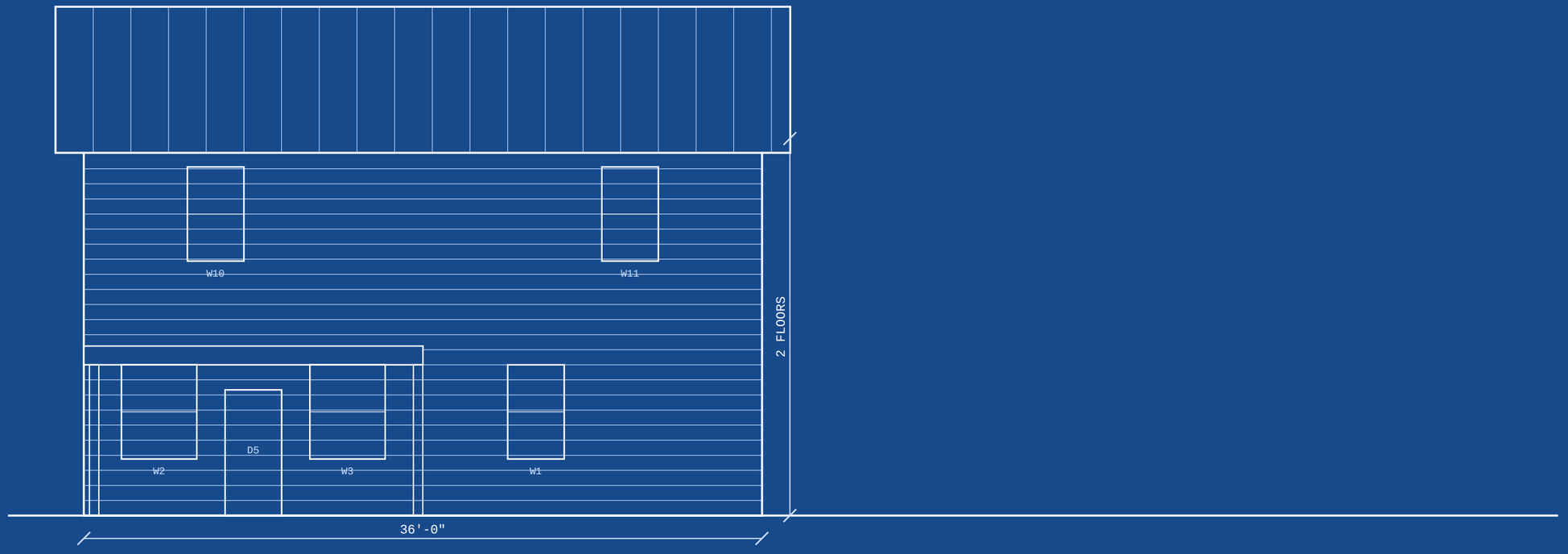
FOR PLANNING AND PRICING.
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**A-1**

SHEET 1 OF 5

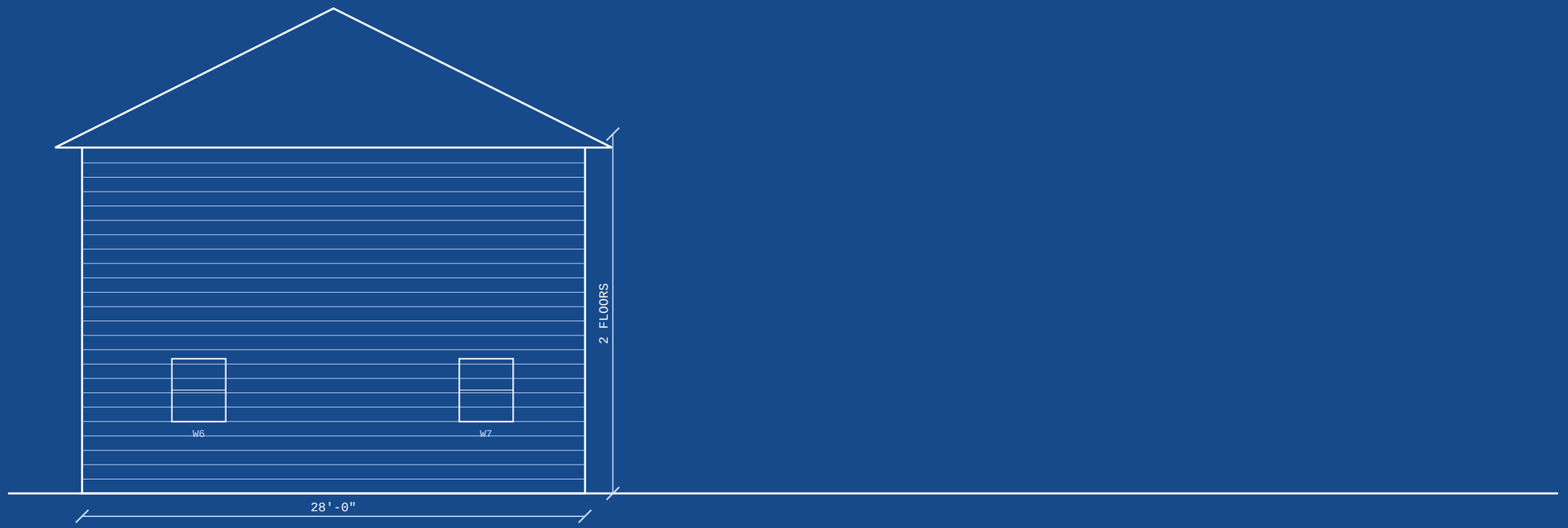
## FRONT (SOUTH) ELEVATION

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
**4 BED / 3 BATH TWO-STORY**

SIZE
**2,016 SQ FT · 36' x 28'**

SHEET TITLE
**EXTERIOR ELEVATIONS**

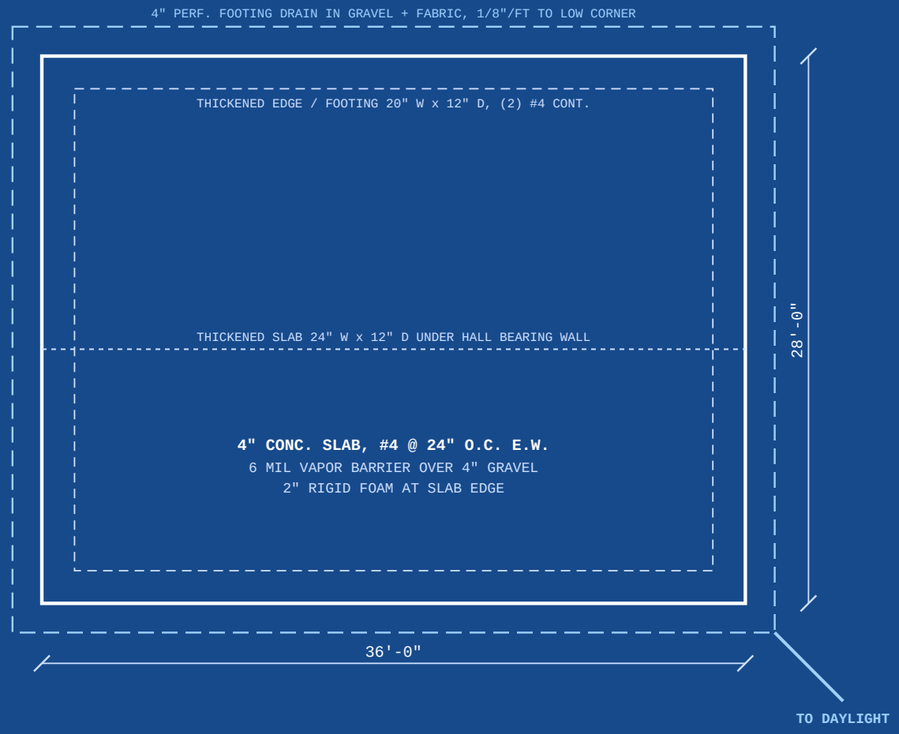
DATE
**NOVEMBER 2026**

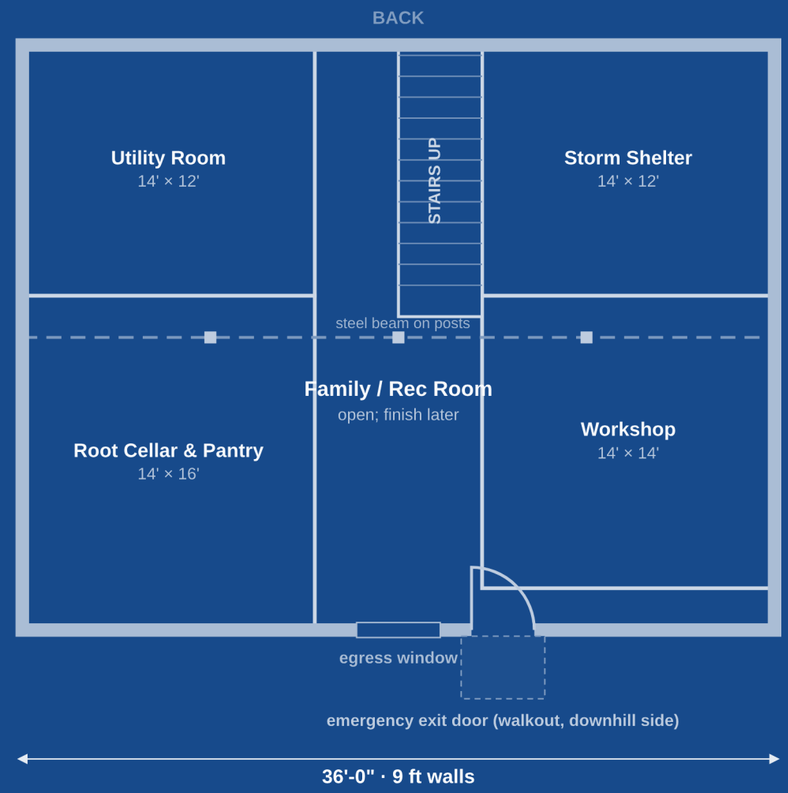
BY
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# A-2




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
**4 BED / 3 BATH TWO-STORY**

SIZE
**2,016 SQ FT · 36' x 28'**

SHEET TITLE
**FOUNDATION + BASEMENT OPTION**

DATE
**NOVEMBER 2026**

BY
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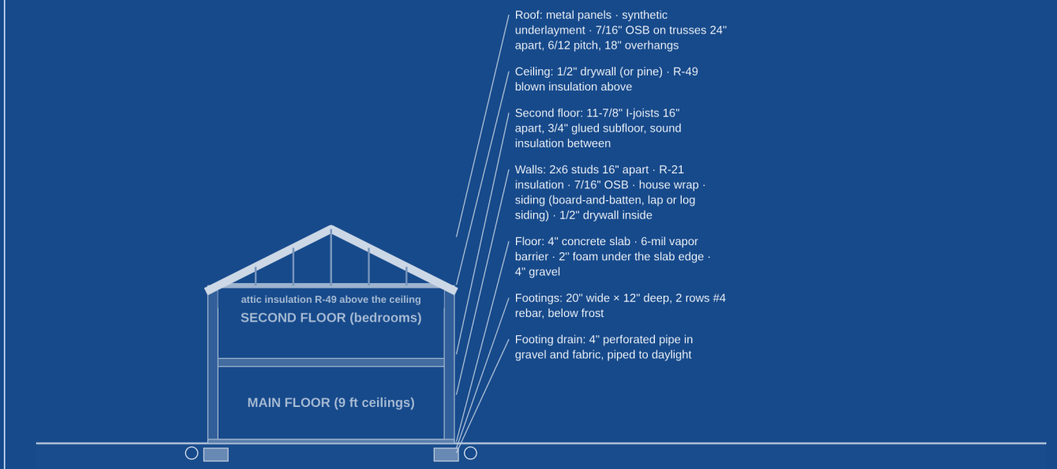
CODE BASIS
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# A-3

SHEET 3 OF 5

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




Roof: metal panels · synthetic underlayment · 7/16" OSB on trusses 24" apart, 6/12 pitch, 18" overhangs

Ceiling: 1/2" drywall (or pine) · R-49 blown insulation above

Second floor: 11-7/8" I-joists 16" apart, 3/4" glued subfloor, sound insulation between

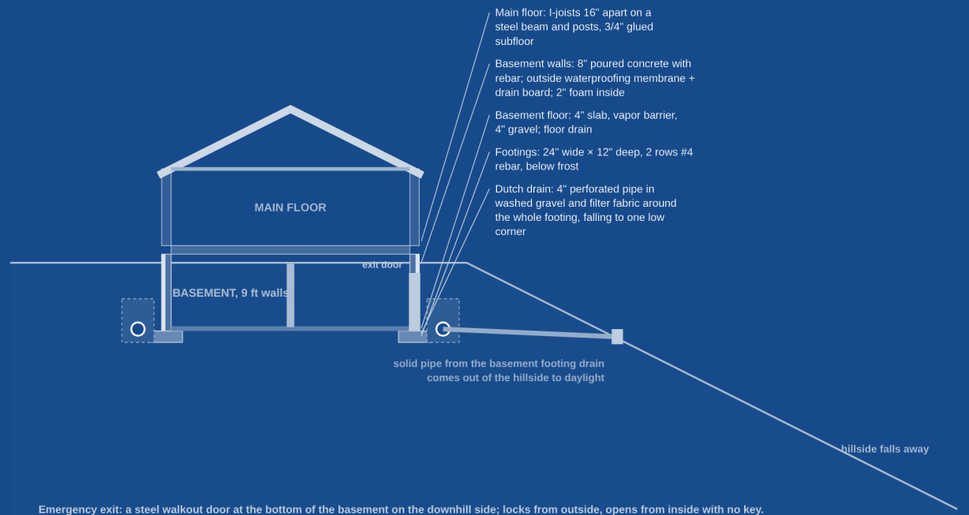
Walls: 2x6 studs 16" apart · R-21 insulation · 7/16" OSB · house wrap · siding (board-and-batten, lap or log siding) · 1/2" drywall inside

Floor: 4" concrete slab · 6-mil vapor barrier · 2" foam under the slab edge · 4" gravel

Footings: 20" wide × 12" deep, 2 rows #4 rebar, below frost

Footing drain: 4" perforated pipe in gravel and fabric, piped to daylight

## Basement option: cross-section with the Dutch drain




Main floor: I-joists 16" apart on a steel beam and posts, 3/4" glued subfloor

Basement walls: 8" poured concrete with rebar; outside waterproofing membrane + drain board; 2" foam inside

Basement floor: 4" slab, vapor barrier, 4" gravel; floor drain

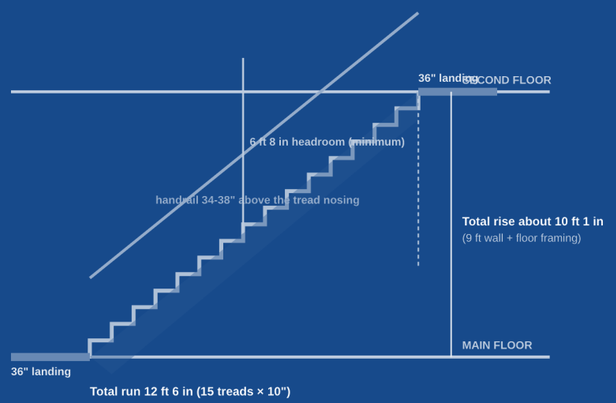
Footings: 24" wide × 12" deep, 2 rows #4 rebar, below frost

Dutch drain: 4" perforated pipe in washed gravel and filter fabric around the whole footing, falling to one low corner

**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: main stair (up to the second floor and down to the 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
FLOOR: 11-7/8" I-JOISTS @ 16" O.C., 3/4" T&G GLUED + SCREWED
SLAB: 4" CONC., 6 MIL VB, 4" GRAVEL, #4 @ 24" E.W.

# HOUSE CRITICAL

housecritical.com

PROJECT
**4 BED / 3 BATH TWO-STORY**

SIZE
**2,016 SQ FT · 36' x 28'**

SHEET TITLE
**SECTIONS + STAIR**

DATE
**NOVEMBER 2026**

BY
**JOE MILLER**

CODE BASIS
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**A-4**

## WINDOW SCHEDULE

| TAG | ROOM | SIZE (W x H) | TYPE |
|---|---|---|---|
| W1 | Bedroom 4 | 3'-0" x 5'-0" | Casement, egress size |
| W2 | Living Room | 4'-0" x 5'-0" | Double-hung |
| W3 | Living Room | 4'-0" x 5'-0" | Double-hung |
| W4 | Living Room | 4'-0" x 5'-0" | Double-hung |
| W5 | Kitchen & Dining | 4'-0" x 4'-0" | Casement |
| W6 | Bath 3 | 3'-0" x 3'-6" | Casement |
| W7 | Mudroom | 3'-0" x 3'-6" | Casement |
| W8 | Hall (2nd) | 3'-0" x 3'-6" | Casement |
| W9 | Primary Bedroom (2nd) | 3'-0" x 5'-0" | Casement, egress size |
| W10 | Bedroom 2 (2nd) | 3'-0" x 5'-0" | Casement, egress size |
| W11 | Bedroom 3 (2nd) | 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 | Laundry | 2'-8" x 6'-8" | Interior, hollow core |
| D2 | Bath 3 | 2'-8" x 6'-8" | Interior, solid core, privacy lock |
| D3 | Bedroom 4 | 2'-8" x 6'-8" | Interior, solid core, privacy lock |
| D4 | Mudroom | 2'-8" x 6'-8" | Interior, hollow core |
| D5 | Front | 3'-0" x 6'-8" | Exterior, insulated steel, deadbolt |
| D6 | Back | 3'-0" x 6'-8" | Exterior, insulated steel, half-glass |
| D7 | Primary Bedroom (2nd) | 2'-8" x 6'-8" | Interior, solid core, privacy lock |
| D8 | Primary Bath (2nd) | 2'-8" x 6'-8" | Interior, solid core, privacy lock |
| D9 | Walk-in Closet (2nd) | 2'-8" x 6'-8" | Interior, hollow core |
| D10 | Bedroom 2 (2nd) | 2'-8" x 6'-8" | Interior, solid core, privacy lock |
| D11 | Bath 2 (2nd) | 2'-8" x 6'-8" | Interior, solid core, privacy lock |
| D12 | Bedroom 3 (2nd) | 2'-8" x 6'-8" | Interior, solid core, privacy lock |

## 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.

**HOUSE CRITICAL**

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SIZE
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SHEET TITLE
**SCHEDULES + NOTES**

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**A-5**

SHEET 5 OF 5