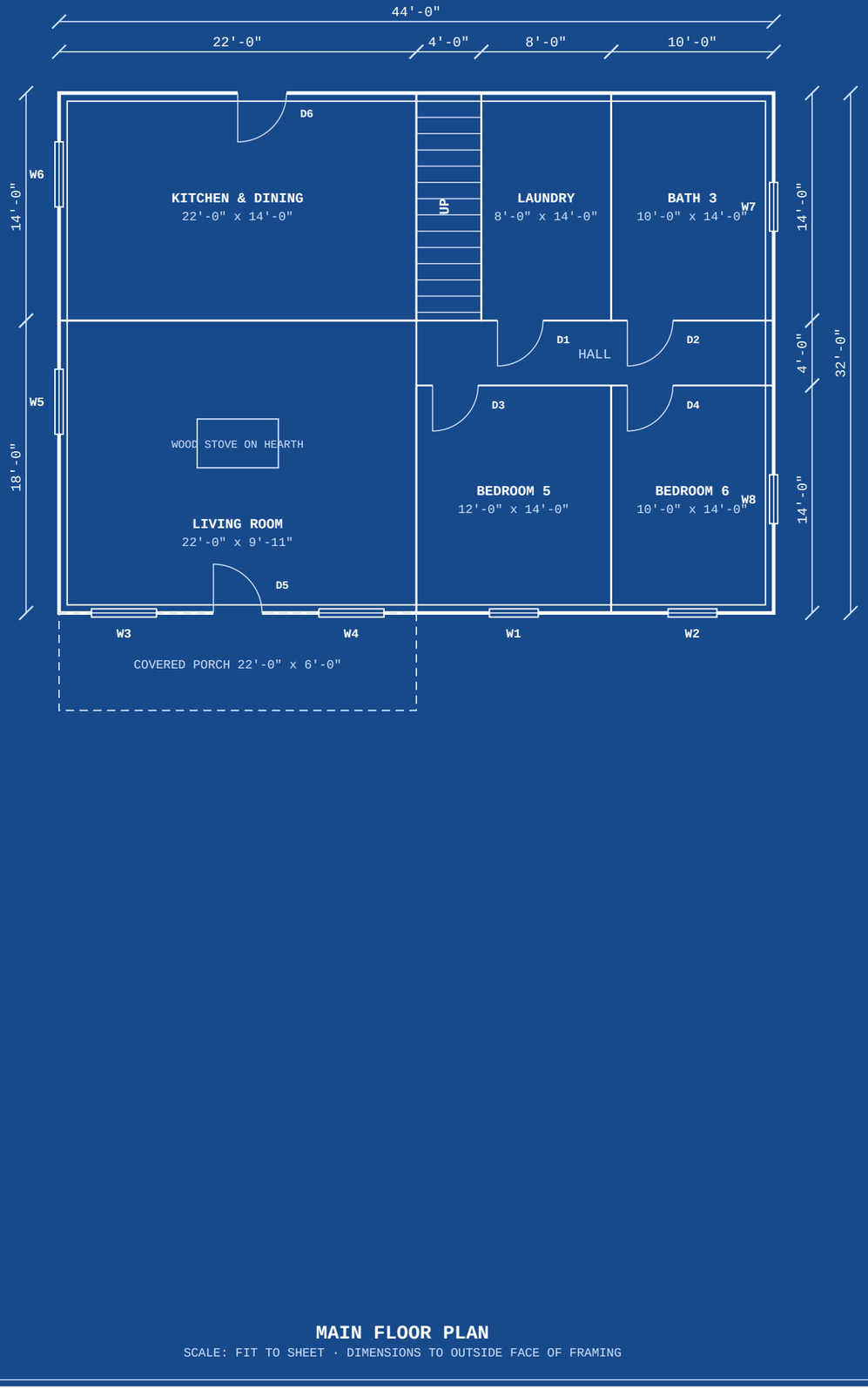
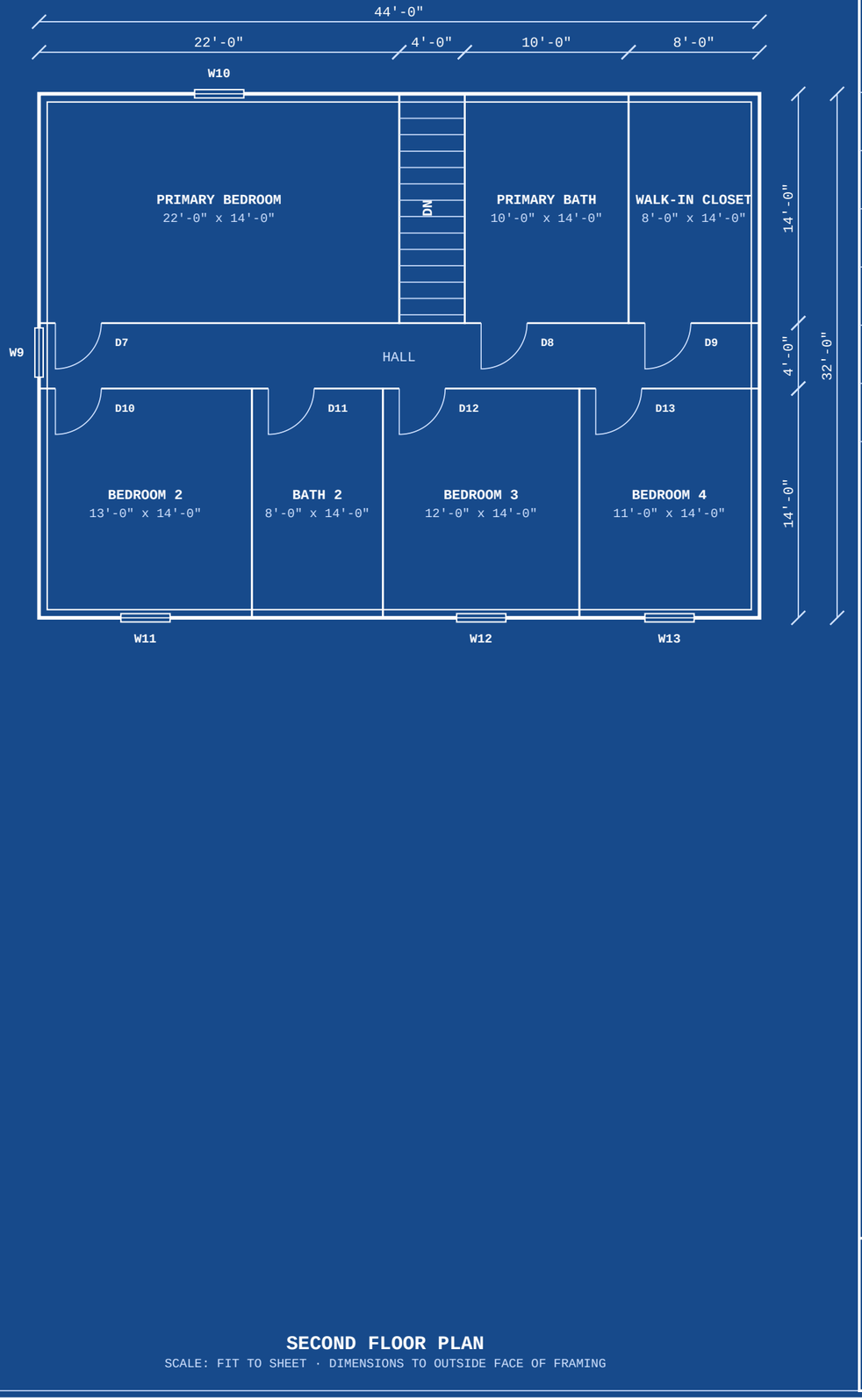


MAIN FLOOR PLAN

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
6 BED / 3 BATH TWO-STORY

SIZE
2,816 SQ FT · 44' x 32'

SHEET TITLE
FLOOR PLANS

DATE
NOVEMBER 2026

BY
JOE MILLER

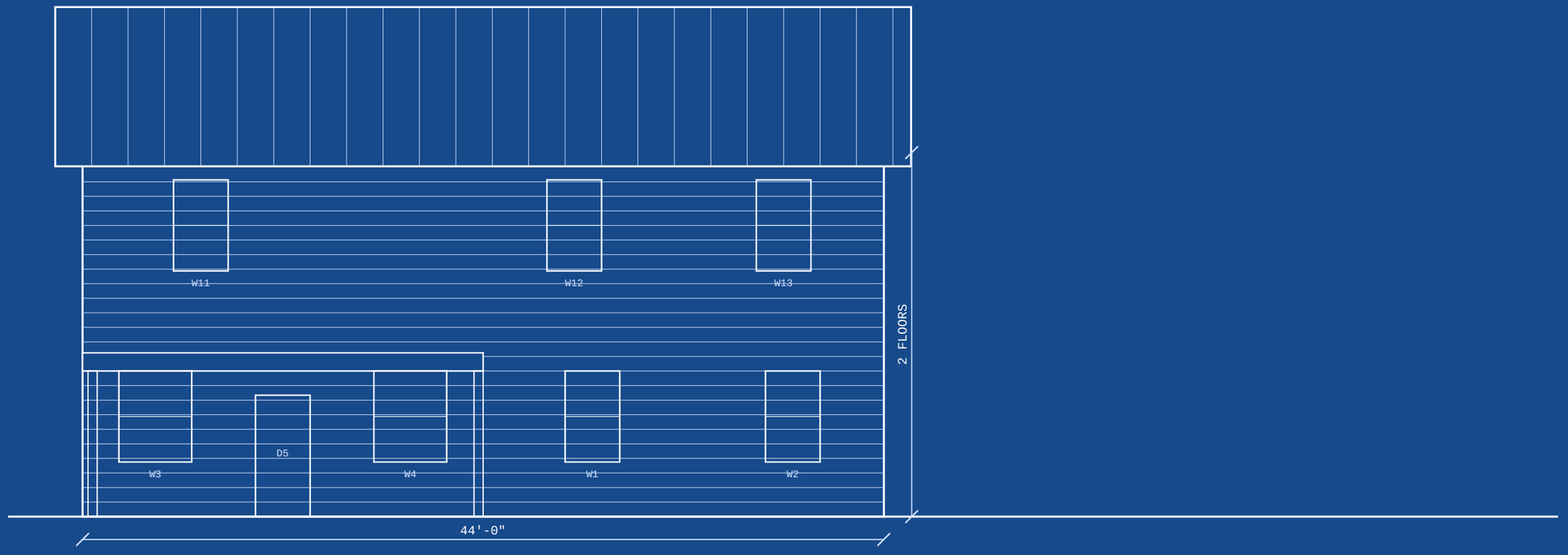
CODE BASIS
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A-1

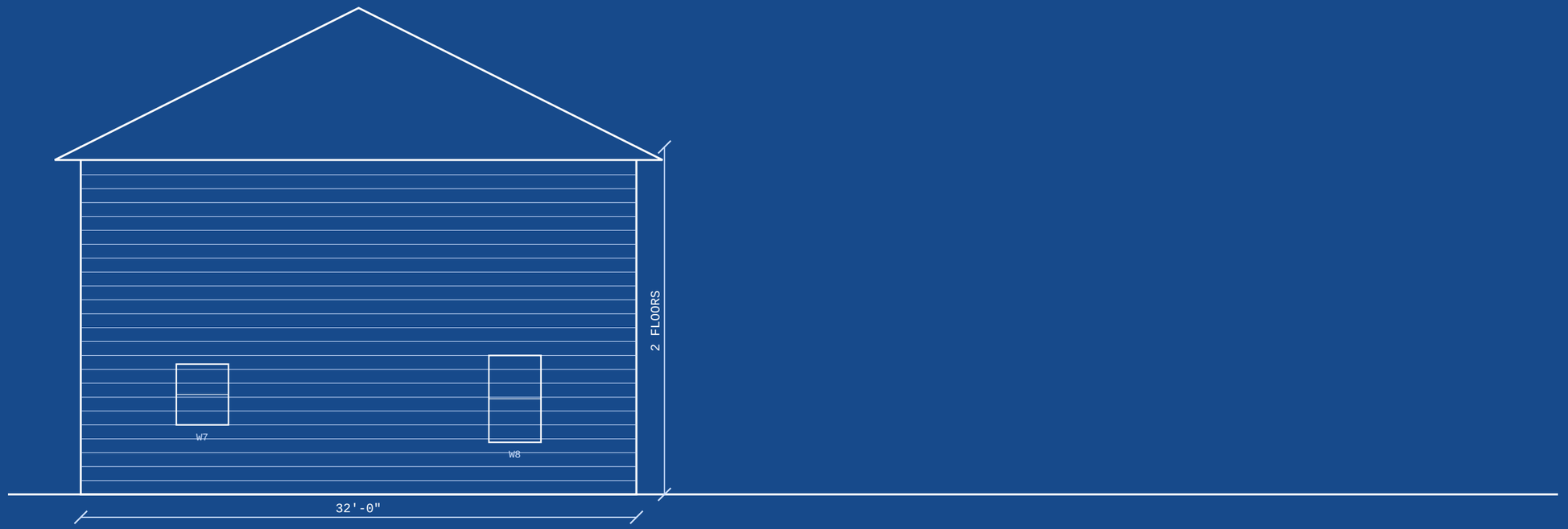
FRONT (SOUTH) ELEVATION

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
6 BED / 3 BATH TWO-STORY

SIZE
2,816 SQ FT · 44' x 32'

SHEET TITLE
EXTERIOR ELEVATIONS

DATE
NOVEMBER 2026

BY
JOE MILLER

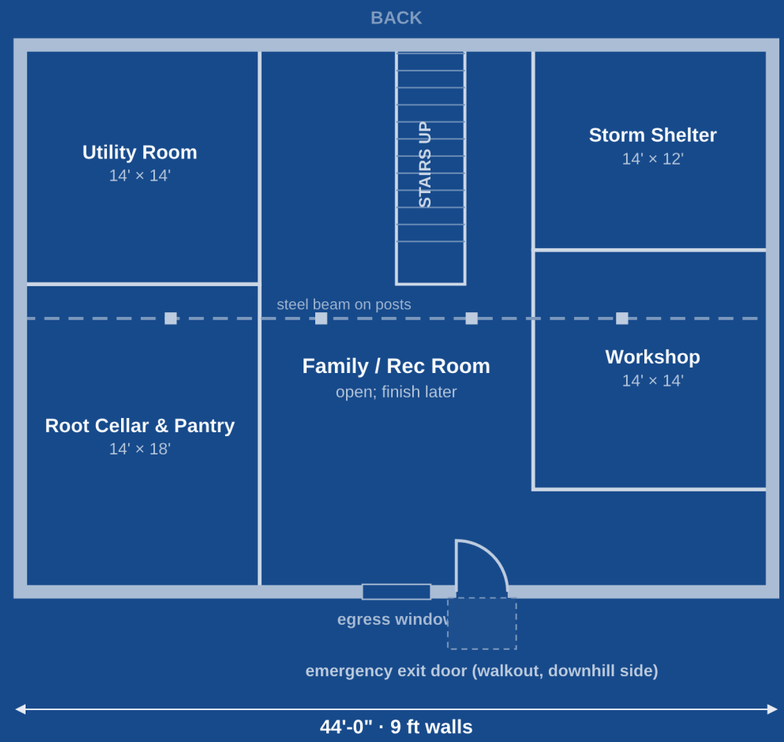
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A-2

SHEET 2 OF 5





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

housecritical.com

PROJECT
6 BED / 3 BATH TWO-STORY

SIZE
2,816 SQ FT · 44' x 32'

SHEET TITLE
FOUNDATION + BASEMENT OPTION

DATE
NOVEMBER 2026

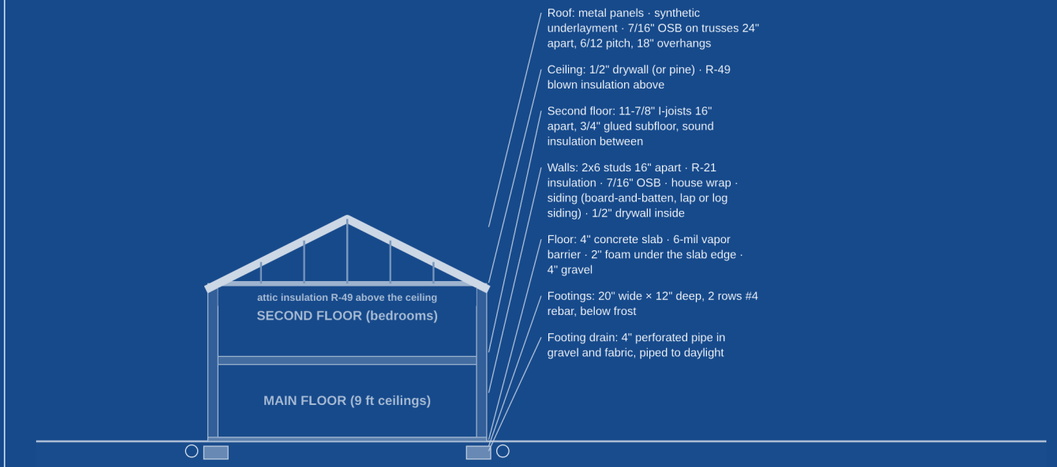
BY
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A-3

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

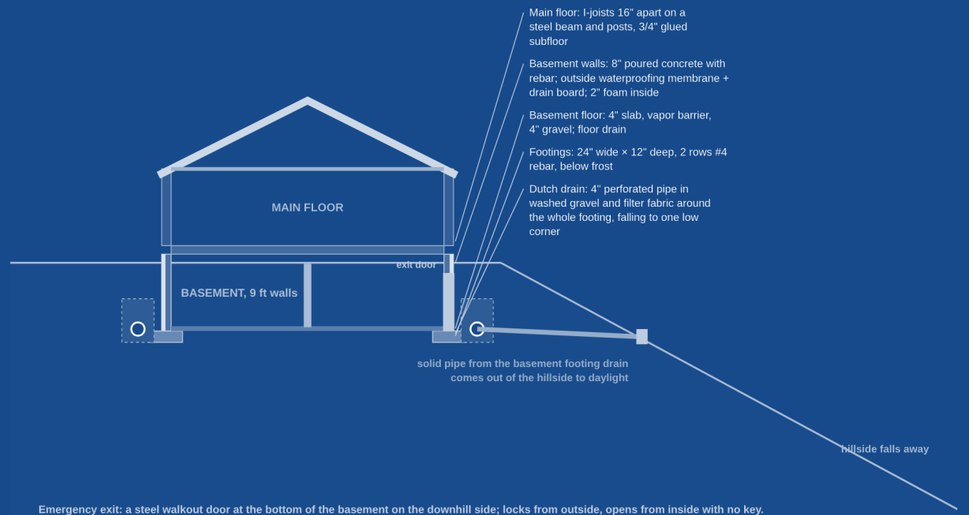
Walls: 2x6 studs 16" apart · R-21 insulation · 7/16" OSB · house wrap · siding (board-and-batten, lap or log siding) · 1/2" drywall inside

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

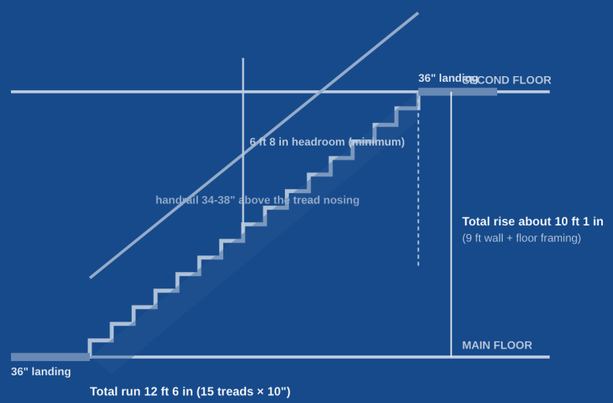
Footings: 24" wide × 12" deep, 2 rows #4 rebar, below frost

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

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PROJECT
6 BED / 3 BATH TWO-STORY

SIZE
2,816 SQ FT · 44' x 32'

SHEET TITLE
SECTIONS + STAIR

DATE
NOVEMBER 2026

BY
JOE MILLER

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A-4

SHEET 4 OF 5

WINDOW SCHEDULE

TAG	ROOM	SIZE (W x H)	TYPE
W1	Bedroom 5	3'-0" x 5'-0"	Casement, egress size
W2	Bedroom 6	3'-0" x 5'-0"	Casement, egress size
W3	Living Room	4'-0" x 5'-0"	Double-hung
W4	Living Room	4'-0" x 5'-0"	Double-hung
W5	Living Room	4'-0" x 5'-0"	Double-hung
W6	Kitchen & Dining	4'-0" x 4'-0"	Casement
W7	Bath 3	3'-0" x 3'-6"	Casement
W8	Bedroom 6	3'-0" x 5'-0"	Casement, egress size
W9	Hall (2nd)	3'-0" x 3'-6"	Casement
W10	Primary Bedroom (2nd)	3'-0" x 5'-0"	Casement, egress size
W11	Bedroom 2 (2nd)	3'-0" x 5'-0"	Casement, egress size
W12	Bedroom 3 (2nd)	3'-0" x 5'-0"	Casement, egress size
W13	Bedroom 4 (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 5	2'-8" x 6'-8"	Interior, solid core, privacy lock
D4	Bedroom 6	2'-8" x 6'-8"	Interior, solid core, privacy lock
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
D13	Bedroom 4 (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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6 BED / 3 BATH TWO-STORY

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SHEET TITLE
SCHEDULES + NOTES

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A-5

SHEET 5 OF 5