DEMO SAMPLE — MODERN FARMHOUSE

DEMO · 100 Sample Lane, Exampleville
APN DEMO-000-000

PRELIMINARY — FOR ARCHITECT / ENGINEER REVIEW. NOT FOR CONSTRUCTION OR PERMIT UNTIL STAMPED.

PROJECT DATA

Project	DEMO SAMPLE — Modern Farmhouse
Site address	DEMO · 100 Sample Lane, Exampleville
Assessor parcel no.	DEMO-000-000
Zoning	Hypothetical (demo)
Lot area	7,200 sf (0.165 ac) from the fictional demonstration parcel — assumed geometry
Parcel data	Fictional demonstration parcel — assumed geometry. Not a real parcel or survey.
Scope of work	New construction: Main home (2-story, 30' x 38').
Program	3 bedrooms, 2.5 bathrooms

BUILDING CODE DATA

Governing code	International Residential Code (IRC) as adopted by the local jurisdiction — confirm edition and amendments
Occupancy	R-3 (one- and two-family dwelling)
Construction type	V-B (wood frame, non-rated) — confirm
Fire sprinklers	Per local amendment (IRC R313) — confirm
Stories / height	Main home: 2 stories; T.O. ridge +33'-6" above assumed grade. Jurisdiction building height: NOT VERIFIED — grade baseline and city measuring method not on file.
Design wind speed	_____ (architect/engineer to confirm)
Seismic design category	_____ (architect/engineer to confirm)
Ground snow load	_____ (architect/engineer to confirm)
Climate zone	_____ (architect/engineer to confirm)
Fire hazard zone (WUI)	_____ (architect/engineer to confirm)

AREA SUMMARY

Main home — Floor 1	1,140 sf gross
Main home — Floor 2	1,140 sf gross
Total floor area	2,280 sf
Ground coverage	Main home 1,140 + Covered porch 72 = 1,212 sf
Lot coverage	16.8% (max allowed and local counting rules: _____ (architect/engineer to confirm))
Floor area ratio	0.32

SHEET INDEX

G-001	Cover & code data
C-101	Dimensioned site plan
A-101	Main home — Floor 1
A-102	Main home — Floor 2
A-201	Main home — Elevations
A-301	Main home — Stair section
A-302	Main home — Building section
A-401	Main home — Roof plan
S-101	General structural notes
S-102	Main home — Foundation & framing coordination (preliminary)

PRE-EXPORT QA SUMMARY

42 automated checks passed; 13 open items listed below. Automated checks are not professional review. The complete itemized checklist is in the Architect Review Package.

VERIFY	Buildable area not computed — front, rear, side setback not on file. Placement inside the lot line is not proof of buildability.
VERIFY	Main home: F.F. L1 +1'-0", plate +20'-0", ridge +33'-6" above assumed finished grade. Height limit for this zone not on file.
VERIFY	Main home: headroom uses an assumed 12" floor framing depth — engineer to confirm joist depth.
VERIFY	Main home floor 2: 1 of 3 wet rooms sit over living space — plumber/engineer to route drains.
VERIFY	Main home floor 2: Bedroom window 3'-0" × 4'-0" rough opening, sill 32" ("d 44"). Operable casement (not fixed): clear opening 31" × 42" = 9.04 sf ("e 5.7 sf, "e 24" high, "e 20" wide) after typical frame deductions — confirm on the window order.
VERIFY	Main home floor 2: Bedroom window 3'-0" × 4'-0" rough opening, sill 32" ("d 44"). Operable casement (not fixed): clear opening 31" × 42" = 9.04 sf ("e 5.7 sf, "e 24" high, "e 20" wide) after typical frame deductions — confirm on the window order.
VERIFY	Main home floor 2: Primary bedroom window 3'-0" × 4'-0" rough opening, sill 32" ("d 44"). Operable casement (not fixed): clear opening 31" × 42" = 9.04 sf ("e 5.7 sf, "e 24" high, "e 20" wide) after typical frame deductions — confirm on the window order.
VERIFY	Main home: bearing lines 3, max bay 16.0 ft. Member sizes not designed — engineer of record.
VERIFY	Main home: first floor assumed 1'-0" above finished grade — confirm with survey/grading plan.
VERIFY	Lot coverage 16.8% = Main home 1,140 + Covered porch 72 = 1,212 sf of 7,200 sf lot. City limit and what counts (porches, eaves) not verified.
VERIFY	Zoning not on file — unverified.
VERIFY	Setbacks not on file — unverified.
VERIFY	Structural design (loads, lateral, foundations) is not done — engineer of record required.

GENERAL NOTES

1. These drawings are generated from the Buildora IQ design record and are issued for review by a licensed architect or engineer. They are not for construction or permit until reviewed, completed and stamped.
2. Verify all dimensions, property lines, setbacks, easements and utilities in the field and by survey before construction.
3. Items marked ASSUMED, VERIFY or _____ are not on file and must be confirmed by the design professional.
4. All work shall comply with the governing code above as adopted and amended by the local jurisdiction.
5. Structural, energy (Title 24 / IECC), mechanical, electrical and plumbing design are deferred to the engineer/designer of record.

BUILDORA IQ
Architect AI™ — drawing set

PROJECT
DEMO SAMPLE — Modern Farmhouse
DEMO · 100 Sample Lane, Exampleville

APN: DEMO-000-000
SYNTHETIC TEST FIXTURE — NOT A REAL PARCEL
ZONING: Hypothetical (demo)
DESIGN RECORD: v1
DEMO / SAMPLE — FICTIONAL PROJECT, HYPOTHETICAL LOT

REVISIONS

"	DATE	DESCRIPTION
0	10/22/2026	Issued for review

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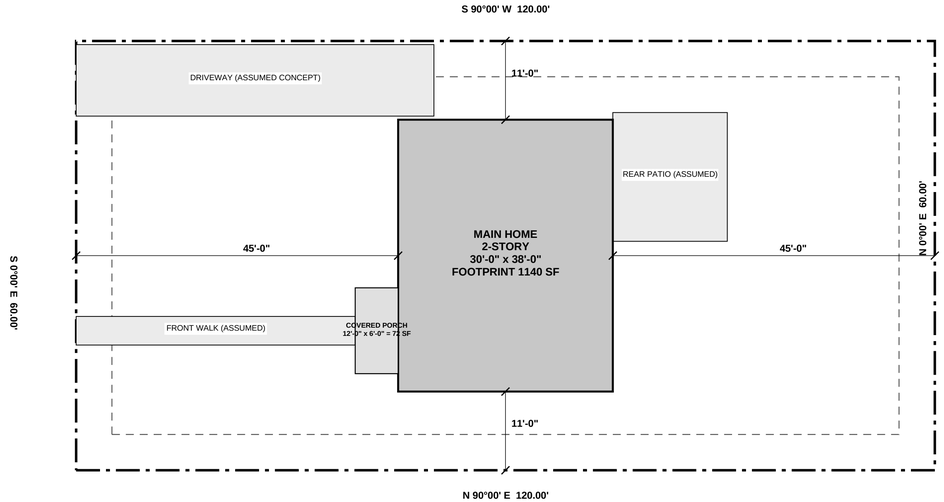
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SHEET TITLE
COVER & CODE DATA

G-001
1 OF 10



1 **SITE PLAN**
SCALE: 1" = 10'-0"

SCALE: 1" = 10'-0"
0 40'

N

TRUE NORTH

SITE DATA

Lot area	7,200 sf
Footprint — Main home	1,140 sf
Footprint — Covered porch	72 sf
Ground coverage	1,212 sf (same calculation as G-001)
Lot coverage	16.8% (max allowed and local counting rules _____ — confirm)
Total floor area	2,280 sf
Floor area ratio	0.32
Other site areas	Driveway (assumed concept) 500 sf, Front walk (assumed) 156 sf, Rear patio (assumed) 288 sf
Impervious (modeled)	2,156 sf = roofed 1,212 (incl. covered porches) + other drawn surfaces 944
Pervious area	5,044 sf (approx.) — drawn driveway/walk/patio are owner-placed concepts; materials not modeled: VERIFY
Front setback	20'-0" ASSUMED
Side setback	5'-0" ASSUMED
Rear setback	15'-0" ASSUMED

SITE NOTES

1. Fictional demonstration parcel — assumed geometry. Lot lines are illustrative only; a real project needs a boundary survey by a licensed surveyor.

2. Dashed inner line = 5'-0" side setback offset from every lot line (ASSUMED general distance — not from the city zoning code). Front 20' and rear 15' apply to the street and rear lines; street frontage to be confirmed.

3. Dimensions from the building to lot lines are measured square to each building face.

4. Driveway, walk and patio shown are owner-placed layout concepts (assumed), not surveyed or engineered. Easements, utilities, driveway approach permit, grading, drainage and trees are not on file and must be added from survey.

5. Building corners are dimensioned from the design record; finished floor assumed 1'-0" above grade.

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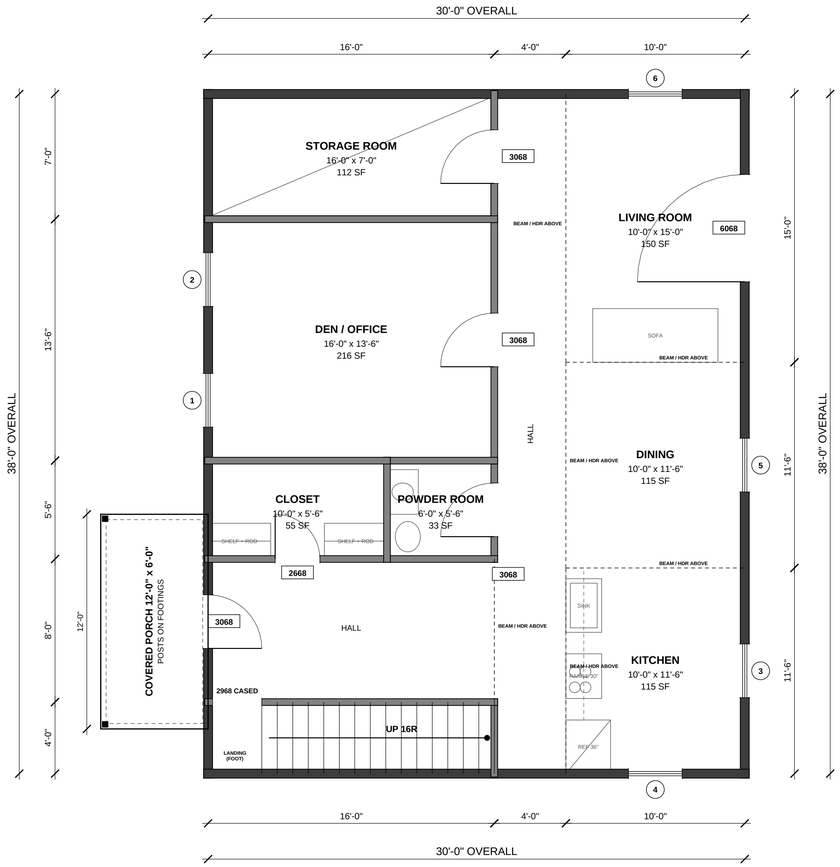
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SHEET TITLE
DIMENSIONED SITE PLAN

C-101



1 MAIN HOME — FLOOR 1 PLAN
SCALE: 1/4" = 1'-0"

SCALE: 1/4" = 1'-0"
0 16'

N
TRUE NORTH

DOOR SCHEDULE

TAG	SIZE (W x H)	QTY	TYPE / NOTES
3068	3'-0" x 6'-8"	3	Interior, hollow core, passage/privacy
2968	2'-9" x 6'-8"	1	Interior, hollow core, passage/privacy
6068	6'-0" x 6'-8"	1	Exterior glazed pair to patio, tempered (R308), weatherstripped
3068	3'-0" x 6'-8"	1	Exterior, solid core, weatherstripped, keyed
2668	2'-6" x 6'-8"	1	Interior, hollow core, passage/privacy

TOTAL DOORS: 7

WINDOW SCHEDULE

NO.	ROOM	SIZE (W x H)	SILL AFF	NOTES
1	Den / office	3'-0" x 5'-0"	1'-8"	Divided lites 3 wide x 2 high · dual-pane
2	Den / office	3'-0" x 5'-0"	1'-8"	Divided lites 3 wide x 2 high · dual-pane
3	Kitchen	3'-0" x 5'-0"	1'-8"	Divided lites 3 wide x 2 high · dual-pane
4	Kitchen	3'-0" x 5'-0"	1'-8"	Divided lites 3 wide x 2 high · dual-pane
5	Dining	3'-0" x 5'-0"	1'-8"	Divided lites 3 wide x 2 high · dual-pane
6	Living room	3'-0" x 5'-0"	1'-8"	Divided lites 3 wide x 2 high · dual-pane

PLAN NOTES

1. Exterior walls 2x6 @ 16" o.c. (6" nominal, shown dark); interior partitions 2x4 @ 16" o.c. (4-1/2" finished). Dimensions are to face of stud / room centre-lines as noted — verify.

2. EERO: every sleeping room needs an emergency escape opening — 5.7 sf net clear (5.0 sf at grade floor), 24" min. clear height, 20" min. clear width, sill 44" max. above floor (IRC/CRC R310).

3. SD/CO: smoke alarms in each sleeping room, outside each sleeping area and on every level; CO alarms outside sleeping areas — hard-wired, interconnected, battery backup (R314/R315).

4. Bathrooms: exhaust fan 50 cfm min. vented to exterior; tempered glazing at tubs/showers (R308).

5. Door/window sizes are from the design record; window heights are typical assumptions to be confirmed by the designer. Elevations draw the same head (6'-8") and heights.

Dashed lines between rooms = open connection with BEAM / HEADER ABOVE (sized by engineer).

6. Cabinets, appliances, laundry, closet shelving, beds and seating are placed objects in the design record with clearances (kitchen aisle 42", laundry 36", bed sides 24"/foot 36") — dashed = upper cabinets. Final layout by designer.

STAIR (straight): 16 risers @ 7.5", 15 treads @ 10.4" min, 48" clear flight width, 3'-0" floor-level landing at the foot. Riser/tread/width checked against IRC R311.7. Opening above aligned with Floor 2 stair well. Handrail 34"–38"; headroom 6'-8" min. (verify with framing).

COVERED PORCH: 4x4 min. posts on footings below frost depth, beam and roof framing sized by engineer; guard required where walking surface is more than 30" above grade (R312.1).

ROOM CHECK: all bedrooms ≥ 70 sf and ≥ 7'-0"; halls ≥ 3'-0" (IRC R304, R311.6).

Electrical, plumbing and mechanical layouts are deferred to the MEP designer.

BUILDORA IQ
Architect AI™ — drawing set

PROJECT
DEMO SAMPLE — Modern Farmhouse
DEMO · 100 Sample Lane, Exampleville

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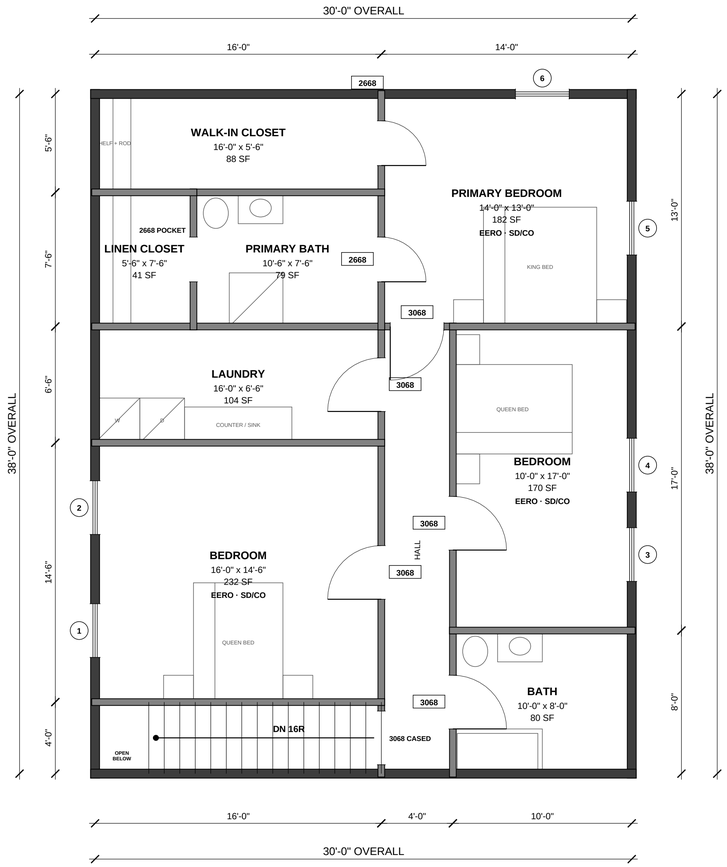
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SHEET TITLE
MAIN HOME — FLOOR 1

A-101
3 OF 10



1 **MAIN HOME — FLOOR 2 PLAN**
SCALE: 1/4" = 1'-0"

SCALE: 1/4" = 1'-0"
0 16'

N
TRUE NORTH

DOOR SCHEDULE

TAG	SIZE (W x H)	QTY	TYPE / NOTES
2668	2'-6" x 6'-8"	3	Interior, hollow core, passage/privacy
3068	3'-0" x 6'-8"	6	Interior, hollow core, passage/privacy

TOTAL DOORS: 9

WINDOW SCHEDULE

NO.	ROOM	SIZE (W x H)	SILL AFF	NOTES
1	Bedroom	3'-0" x 4'-0"	2'-8"	OPERABLE CASEMENT · EERO clear 31"x42" = 9.04 sf
2	Bedroom	3'-0" x 4'-0"	2'-8"	OPERABLE CASEMENT · EERO clear 31"x42" = 9.04 sf
3	Bedroom	3'-0" x 4'-0"	2'-8"	OPERABLE CASEMENT · EERO clear 31"x42" = 9.04 sf
4	Bedroom	3'-0" x 4'-0"	2'-8"	OPERABLE CASEMENT · EERO clear 31"x42" = 9.04 sf
5	Primary bedroom	3'-0" x 4'-0"	2'-8"	OPERABLE CASEMENT · EERO clear 31"x42" = 9.04 sf
6	Primary bedroom	3'-0" x 4'-0"	2'-8"	OPERABLE CASEMENT · EERO clear 31"x42" = 9.04 sf

PLAN NOTES

1. Exterior walls 2x6 @ 16" o.c. (6" nominal, shown dark); interior partitions 2x4 @ 16" o.c. (4-1/2" finished). Dimensions are to face of stud / room centre-lines as noted — verify.

2. EERO: every sleeping room needs an emergency escape opening — 5.7 sf net clear (5.0 sf at grade floor), 24" min. clear height, 20" min. clear width, sill 44" max. above floor (IRC/CRC R310).

3. SD/CO: smoke alarms in each sleeping room, outside each sleeping area and on every level; CO alarms outside sleeping areas — hard-wired, interconnected, battery backup (R314/R315).

4. Bathrooms: exhaust fan 50 cfm min. vented to exterior; tempered glazing at tubs/showers (R308).

5. Door/window sizes are from the design record; window heights are typical assumptions to be confirmed by the designer. Elevations draw the same head (6'-8") and heights.

6. Cabinets, appliances, laundry, closet shelving, beds and seating are placed objects in the design record with clearances (kitchen aisle 42", laundry 36", bed sides 24"/foot 36") — dashed = upper cabinets. Final layout by designer.

STAIR (straight): 16 risers @ 7.5", 15 treads @ 10.4" min, 48" clear flight width, 3'-0" floor-level landing at the foot. Riser/tread/width checked against IRC R311.7. Same well as the floor below; guard 36" min. at open side. Handrail 34"–38"; headroom 6'-8" min. (verify with framing).

ROOM CHECK: all bedrooms ≥ 70 sf and ≥ 7'-0"; halls ≥ 3'-0" (IRC R304, R311.6).

Electrical, plumbing and mechanical layouts are deferred to the MEP designer.

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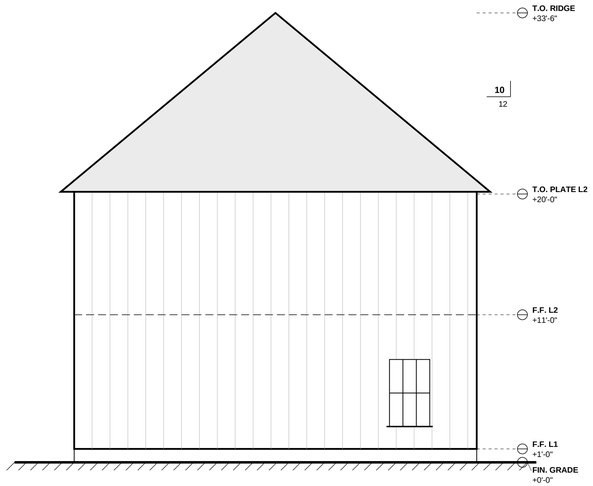
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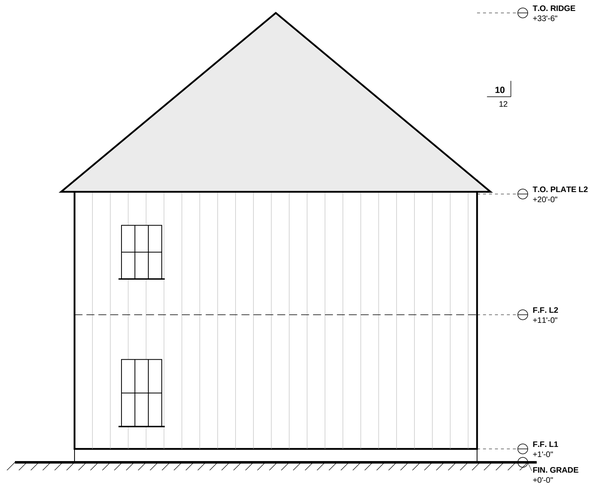
SHEET TITLE
MAIN HOME — FLOOR 2

A-102



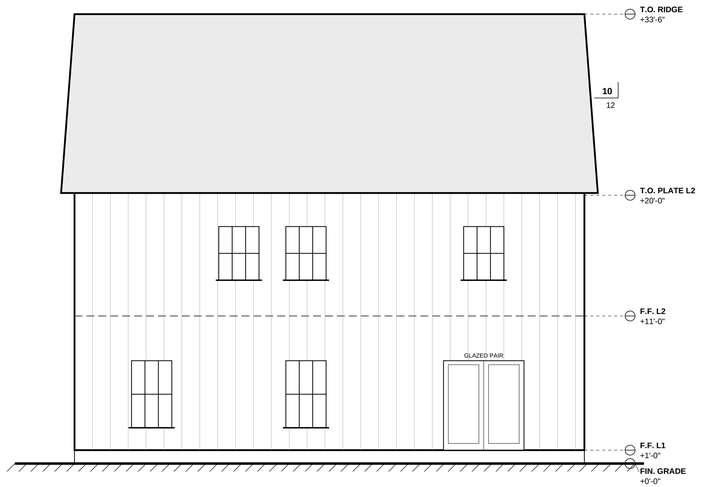
1 **S ELEVATION (SOUTH SIDE, 180°)**

SCALE: 3/16" = 1'-0"



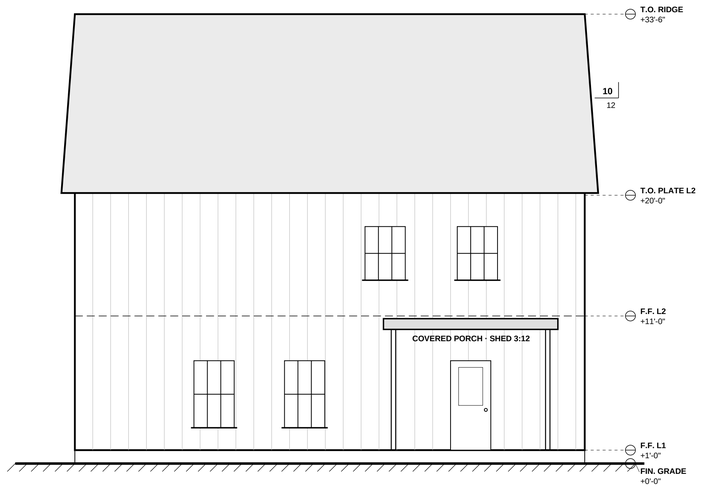
2 **N ELEVATION (NORTH SIDE, 0°)**

SCALE: 3/16" = 1'-0"



3 **E ELEVATION (EAST SIDE, 90°)**

SCALE: 3/16" = 1'-0"



4 **W ELEVATION (WEST SIDE, 270°)**

SCALE: 3/16" = 1'-0"

STYLE: Modern Farmhouse. ROOF: gable, 10:12 (Modern Farmhouse style pitch, confirm), 1'-0" eave overhangs (Modern Farmhouse style, assumed). ENTRY DOOR: Half-lite panel. COVERED PORCH: modeled in the design record (A-101 outline, A-401 shed roof 3:12 from the L1 plate, S-102 post footing locations). EXTERIOR: board & batten siding over WRB. PLATES: 9'-0", 10'-0" floor-to-floor, DATUM: finished grade 0'-0"; F.F. L1 +1'-0" (assumed, confirm grading); stair section uses the same datum. Openings projected from the floor plans. Max height per zoning _____ (confirm).

BUILDORA IQ
Architect AI™ — drawing set

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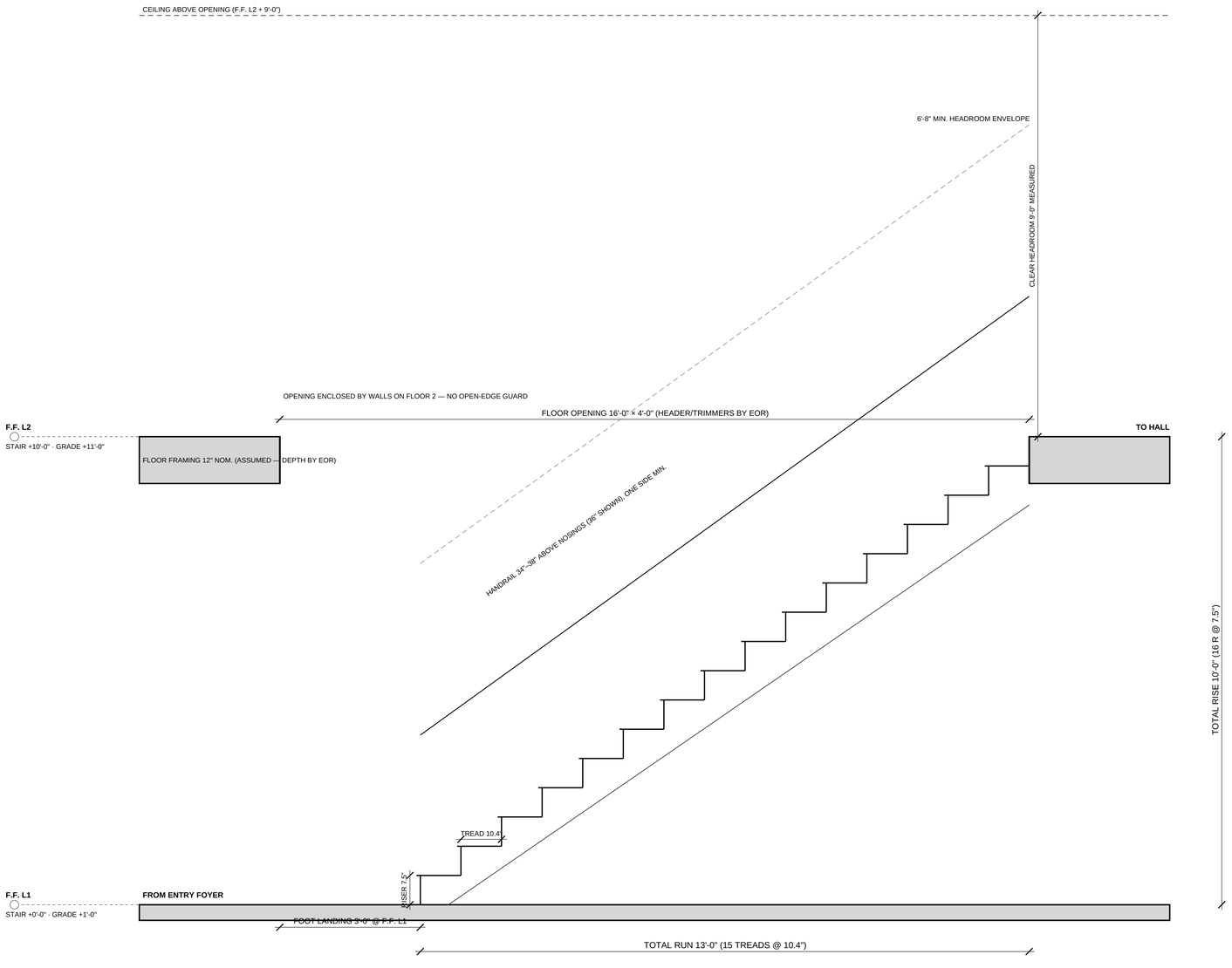
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SHEET TITLE
MAIN HOME — ELEVATIONS

A-201
5 OF 10



DATUMS: "STAIR" = rise measured from F.F. L1 (0'-0"); "GRADE" = elevation above assumed finished grade (F.F. L1 = +1'-0").

1 **MAIN HOME — STAIR SECTION L1 TO L2 (SAME STAIR AS A-101/A-102/A-302)**

SCALE: 3/4" = 1'-0"

STAIR DATA (MEASURED FROM DESIGN RECORD)

Type: single straight flight

Total rise 10'-0" · 16 risers @ 7.5" (max 7-3/4") · 15 treads @ 10.4" (min 10") + 1" nosing

Flight 1: 16 risers / 15 treads, run 13'-0", rises +0'-0" to +10'-0"

Walking path (stair-local rise from F.F. L1; add +1'-0" for grade): starts at F.F. L1 (+0'-0") from the entry foyer through a cased opening; arrives at F.F. L2 (+10'-0") onto the hall through a cased opening.

Foot landing: 3'-0" × 4'-0" at F.F. L1; top landing is the floor 2 hall

Clear width: 48" (min 36")

Floor opening: 16'-0" × 4'-0", aligned over the flight (same rectangle on both plans)

Clear headroom: 9'-0" minimum, measured plumb from every nosing to the construction above (min 6'-8") — assumes 12" floor framing; verify joist depth

Handrail 34"-38" above nosings, one side min.; opening walled on floor 2 — no open-edge guard (R311.7.8, R312).

Status: geometry and walking path checks pass

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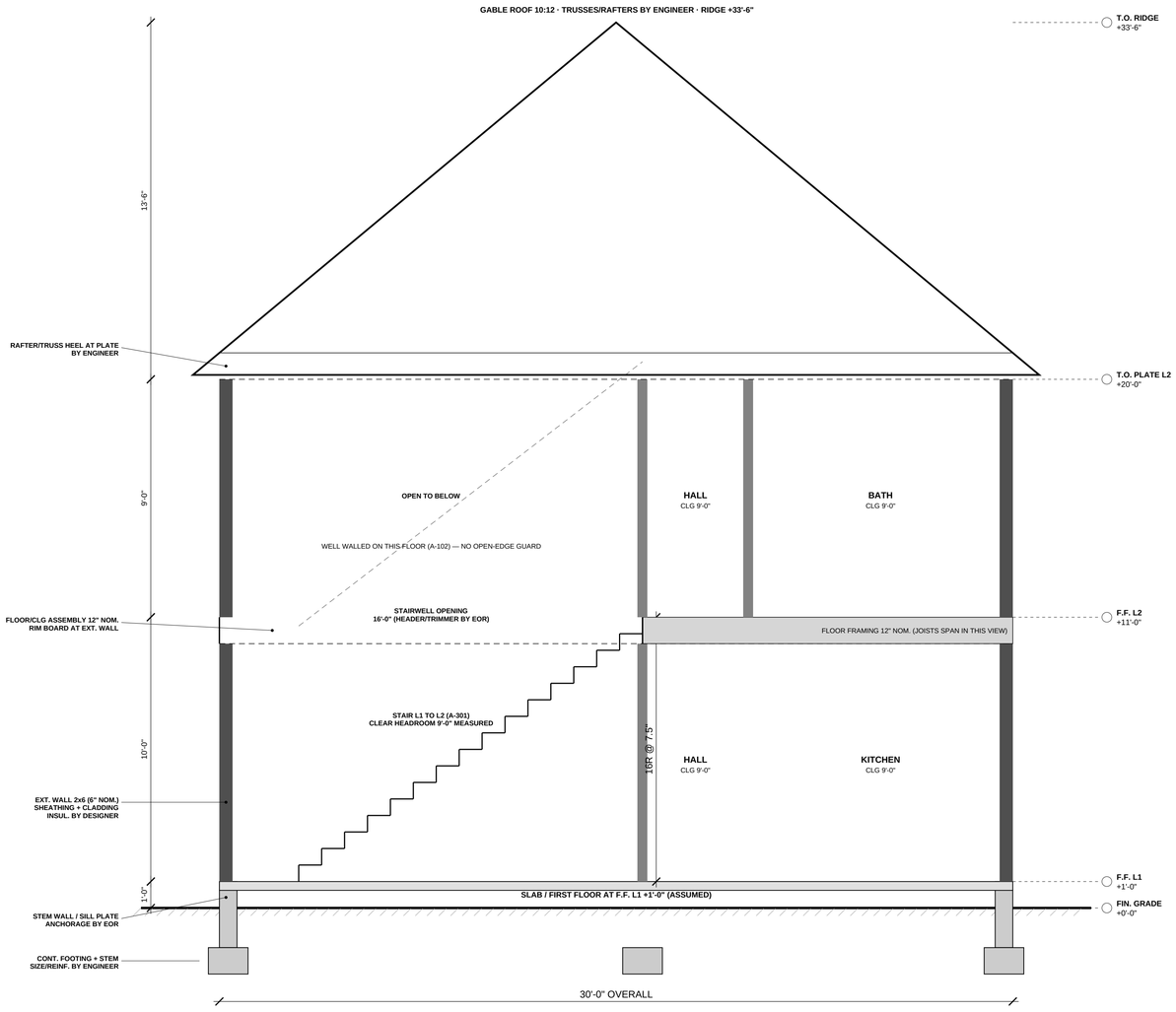
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SHEET TITLE
MAIN HOME — STAIR SECTION

A-301
6 OF 10



SECTION NOTES

1. Cut through the stair, across the width; walls, rooms, floor levels and roof come from the design record, the same values as the plans, elevations (A-20x) and roof plan (A-40x).
2. Floor-to-floor 10'-0"; ceilings 9'-0"; floor framing 12" nominal (assumed). Datum: finished grade 0'-0", F.F. L1 +1'-0" (assumed, confirm grading).
3. Foundation shown is a coordination outline only: continuous footings under exterior walls and 1 interior bearing line(s) at this cut (see S-1xx). Footing size, depth, reinforcement and soils by the engineer of record.
4. Wall assemblies: exterior 2x6 (6" nominal), interior 2x4 (4-1/2" finished). Insulation, fire-blocking and energy compliance by designer.

1 **MAIN HOME — BUILDING SECTION THROUGH STAIR (LOOKING NORTH)**

SCALE: 3/8" = 1'-0"

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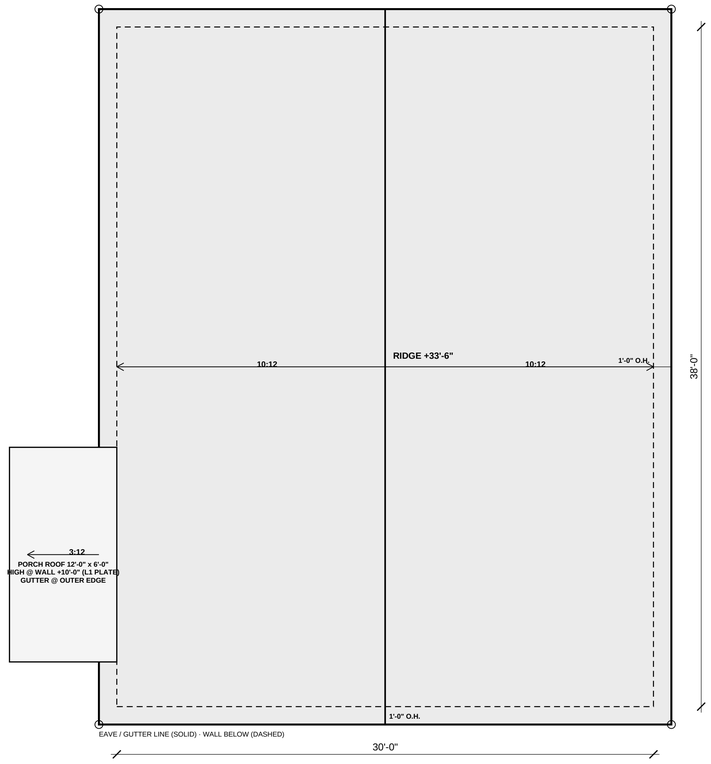
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SHEET TITLE
MAIN HOME — BUILDING SECTION

A-302



1 **MAIN HOME — ROOF PLAN**

SCALE: 1/4" = 1'-0"

ROOF PLAN NOTES

1. GABLE roof, 10:12 framed slope (S-101 trusses at the same pitch). Ridge +33'-6", plate +20'-0" above finished grade.

2. 1'-0" overhangs all around, from the farmhouse style profile (same eave as A-20x elevations and A-30x sections). Gutters at eaves, downspouts (circles) at corners — locations to confirm with grading.

3. Underlayment and roofing per IRC R905 for the chosen material; ice barrier where required — VERIFY.

PORCH: shed roof 3:12 from a ledger at the L1 plate (+10'-0"), sloping away from the west wall to a gutter at the outer beam; step/counter-flashing at the wall. Ledger, beam, posts and footings by engineer — VERIFY.

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ARCHITECT / ENGINEER OF RECORD SEAL

Licensed professional:
Name _____
License # _____
Signature / date _____

DATE: 10/22/2026
DRAWN: Buildora IQ (generated)
CHECKED: _____

PRELIMINARY — FOR ARCHITECT / ENGINEER REVIEW. NOT FOR CONSTRUCTION OR PERMIT UNTIL STAMPED.

SHEET TITLE
MAIN HOME — ROOF PLAN

A-401
8 OF 10

GENERAL STRUCTURAL NOTES

DESIGN CRITERIA

Code: International Residential Code (IRC) as adopted by the local jurisdiction — confirm edition and amendments

Ultimate design wind speed: _____ (engineer of record); exposure _____ (engineer of record)

Seismic design category: _____ (engineer of record); Ss/S1 _____ (engineer of record)

Ground snow load: _____ (engineer of record)

Allowable soil bearing: 1,500 psf presumptive (IRC Table R401.4.1) unless a soils report governs

Frost depth: _____ (engineer of record)

Floor live load 40 psf, sleeping rooms 30 psf, roof live load 20 psf (IRC Table R301.5).

FOUNDATION (PRESCRIPTIVE — VERIFY)

Continuous concrete footings per IRC Table R403.1 for 2-story light frame: 12" min. wide x 12" min. deep below undisturbed soil and below frost depth; (2) #4 continuous.

Stem wall 8" concrete or CMU, #4 vert. @ 48" o.c., top of stem 8" min. above grade (R404, R317).

Anchor bolts 1/2" dia. @ 6'-0" o.c. max, 12" from corners, 7" embed; 3"x3"x0.229" plate washers in SDC D (R403.1.6).

Concrete f'c 2,500 psi min. (3,000 psi weather-exposed, R402.2). Slab 3-1/2" min. on 10-mil vapour retarder over 4" base.

Hold-downs and shear-wall anchorage per engineer.

FRAMING (PRESCRIPTIVE — VERIFY SPANS)

Exterior walls 2x6 @ 16" o.c., interior bearing 2x4 @ 16" o.c., double top plate, 9'-0" plates (R602.3).

Floor joists: TJI / 2x10-2x12 @ 16" o.c. Doug-Fir #2 — size for spans up to 15'-0" per IRC Table R502.3.1(2) or manufacturer.

Roof: Pre-engineered trusses @ 24" o.c. framed at 10:12 (deferred submittal). Roofing laid on the framed 10:12 slope. See roof plan.

Headers: (2) 2x10 for openings to 6'-0" in exterior bearing walls (IRC Table R602.7(1)) — verify.

Sheathing: 15/32" rated wall, 23/32" T&G floor, 7/16" OSB roof. Shear walls: 8d @ 6" edge / 12" field minimum, braced wall lines per R602.10 — engineer to verify.

Fasteners per IRC Table R602.3(1); hot-dip galvanized in treated lumber.

COVERED PORCH: 4x4 min. posts on footings below frost depth, beam and roof framing sized by engineer; guard required where walking surface is more than 30" above grade (R312.1).

Notes are prescriptive starting points for review only. The engineer of record shall complete all blanks, verify every member and connection, and seal this sheet. Lateral design (wind/seismic) is not provided by these drawings.

BUILDORA IQ
Architect AI™ — drawing set

PROJECT
DEMO SAMPLE — Modern Farmhouse
DEMO · 100 Sample Lane, Exampleville

APN: DEMO-000-000
SYNTHETIC TEST FIXTURE — NOT A REAL PARCEL
ZONING: Hypothetical (demo)
DESIGN RECORD: v1
DEMO / SAMPLE — FICTIONAL PROJECT, HYPOTHETICAL LOT

REVISIONS

"	DATE	DESCRIPTION
0	10/22/2026	Issued for review

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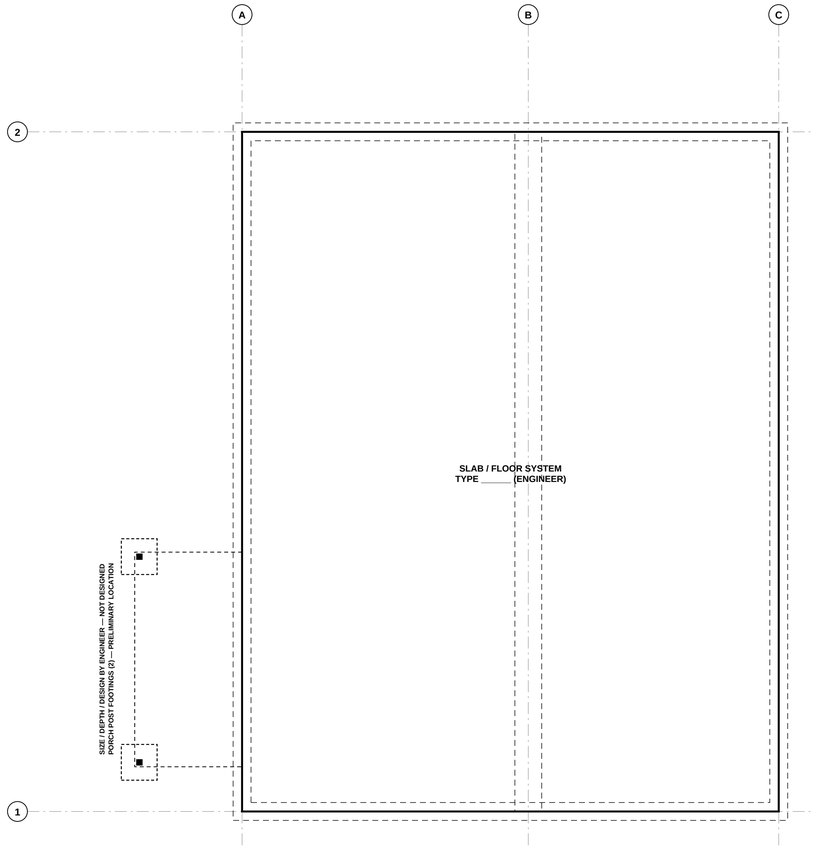
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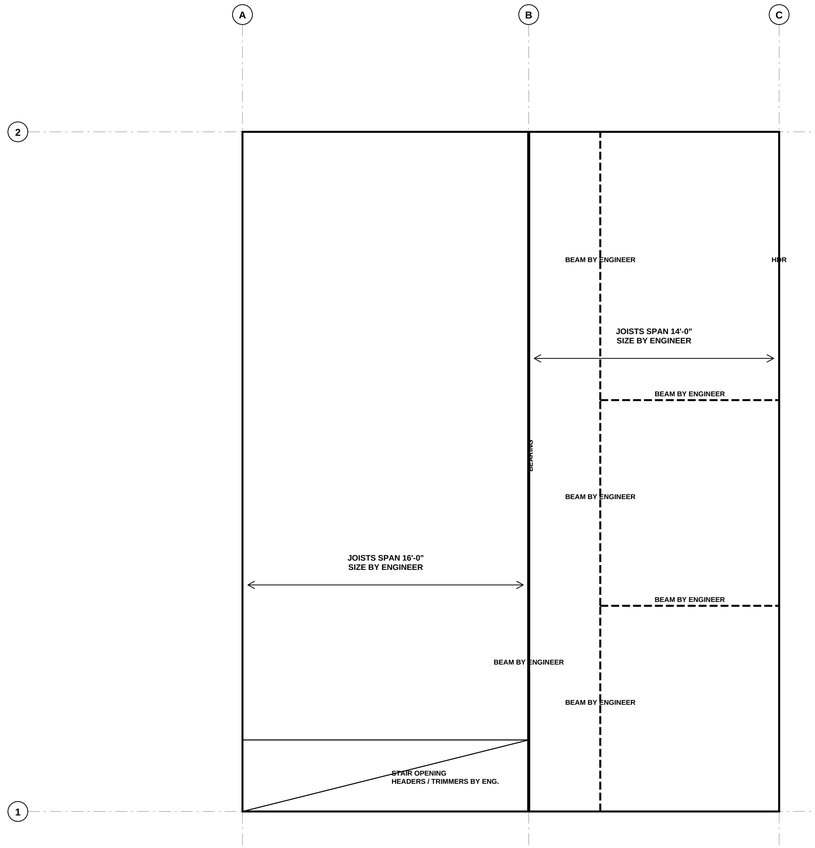
SHEET TITLE
GENERAL STRUCTURAL NOTES

S-101
9 OF 10

PRELIMINARY COORDINATION DRAWING — NOT AN ENGINEERED DOCUMENT

Bearing lines, foundation outlines and framing directions are derived from the architectural walls. No member sizes, reinforcement, connections or load calculations are provided. Engineer of record to design and seal.





COORDINATION NOTES

1. Framing assumed to span the short direction (east–west); 3 bearing lines found: ext. @ -15'-0" (exterior wall); int. @ 1'-0" (wall above on floor 2 (38.0 ft stacked)); ext. @ 15'-0" (exterior wall).
2. Largest bay 16'-0". Member sizes are NOT given.
3. Perimeter footing length 136'-0" (outline only); interior footings under bearing lines dashed. Hold-downs, shear walls and anchorage by engineer.
4. HDR marks exterior openings 6'-0" and wider; stair opening and any opened walls need headers/beams designed by the engineer.
5. COVERED PORCH: 2 post footing location(s) shown at the A-101 / elevation post points (2'-0" square symbol is a placeholder). Porch footing size, depth and design by licensed engineer — not designed.

1 **MAIN HOME — FOUNDATION COORDINATION PLAN**
SCALE: 1/4" = 1'-0"

2 **MAIN HOME — FLOOR 2 + ROOF FRAMING COORDINATION**
SCALE: 1/4" = 1'-0"

BUILDORA IQ
Architect AI™ — drawing set

PROJECT
DEMO SAMPLE — Modern Farmhouse
DEMO · 100 Sample Lane, Exampleville

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SHEET TITLE
MAIN HOME — FOUNDATION & FRAMING COORDINATION (PRELIMINARY)

S-102
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