

SILLPLATE PLAN CO.

THE ASHFORD · SP-2592

4 BED / 3 BATH TUDOR · 2,592 SF

SAMPLE — NOT FOR CONSTRUCTION

Prepared by a person who is not a licensed architect or professional engineer.



FRONT ELEVATION (SEE A-2)

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PROJECT DATA

ITEM	DATA
PLAN	16 - THE ASHFORD (TUDOR)
OCCUPANCY / USE	R-3 / IRC ONE-FAMILY DWELLING, DETACHED
CONSTRUCTION TYPE	V-6 (WOOD FRAME)
STORIES	2 + FULL UNFINISHED BASEMENT, ATTACHED 3-CAR SIDE-LOAD GARAGE
BEDROOMS / BATHS	4 BED / 3 FULL BATH (BED 4 / STUDY + BATH 3 ON THE MAIN)
OVERALL	66'-0" W X 41'-0" D (INCL. PORCH)
RIDGE DATUM	37'-3 1/4" ABOVE MAIN F.F.; HEIGHT FROM GRADE PER LOT / ZONING
FIRE SPRINKLERS	PER LOCALLY ADOPTED IRC R309 / STATE LAW - VERIFY
FOUNDATION	FULL BASEMENT, 8" CONC. WALLS; WRX13 STEEL BEAM ON ADJ. STEEL COLUMNS
STRUCTURE	IRC PRESCRIPTIVE: 2X4 WALLS, 2X10 FLOORS, MFR. TRUSSES; STEEL + LVL BY SUPPLIER

AREA SUMMARY

AREA	SQ. FT.
TOTAL LIVING (CONDITIONED)	2,592
MAIN FLOOR	1,316
UPPER FLOOR	1,276
BASEMENT (UNFINISHED)	1,276
3-CAR GARAGE	816
COVERED FRONT PORCH	111
REAR PATIO (CONC.)	192

APPLICABLE CODES (VERIFY LOCAL ADOPTION + AMENDMENTS)

- 2024 INTERNATIONAL RESIDENTIAL CODE (IRC) - GOVERNING CODE FOR THIS DWELLING.
- ENERGY CODE AS ADOPTED FOR THE SITE (IECC / IRC CH. 11) - SEE THE ENERGY DESIGN BASIS (A-5).
- NETA 70 (NET) AS ADOPTED; IRC CHAPTERS 34-43 WHERE ADOPTED. IRC APPENDIX BE (RADON) WHERE ADOPTED.
- WHERE DRAWINGS + CODE DIFFER, THE MORE STRINGENT GOVERNS; LOCAL AMENDMENTS TAKE PRECEDENCE.

ABBREVIATIONS

ABBR.	MEANING	ABBR.	MEANING
A.B.	ANCHOR BOLT	FTG.	FOOTING
A.F.F.	ABOVE FINISHED FLOOR	GFCI	GROUND-FAULT CIRCUIT INTERRUPTER
AFCI	ARC-FAULT CIRCUIT INTERRUPTER	GYP.	GYPSUM BOARD
B.O.	BOTTOM OF	K	KIPS (1,000 LB.)
BSMT.	BASEMENT	LVL	LAMINATED VENEER LUMBER
BWL	BRACED WALL LINE	NFA	NET FREE (VENT) AREA
CI	CONTINUOUS INSULATION	O.C.	ON CENTER
CLG.	CEILING	OSB	ORIENTED STRAND BOARD
CLR.	CLEAR	PT.	PRESSURE-TREATED
CS-PF	CONT. SHEATHED PORTAL FRAME	T.O.	TOP OF
CS-WSP	CONT. SHEATHED WOOD STRUCTURAL PANEL	TYP.	TYPICAL
DBL	DOUBLE	VS	VALLEY SET (TRUSS)
D.V.	DIRECT VENT	VTR	VENT THROUGH ROOF
DS	DOWNSPOUT	WI	WITH
EA	EACH	W.I.C.	WALK-IN CLOSET
F.F.	FINISHED FLOOR	WRB	WATER-RESISTIVE BARRIER

DESIGN CRITERIA - TABLE R301.2 PLAN DESIGN BASIS (VERIFY ALL FOR THE SITE)

ITEM	PLAN DESIGN BASIS	YOUR SITE (BY BUILDER)
GROUND SNOW LOAD, PG	30 PSF (PG)	
ROOF SNOW LOAD, PF	PF = 25 PSF DESIGN (0.7 CE CT (S PG + 23.1 W CT 1.1, ROUNDED UP)	
ROOF LIVE LOAD	20 PSF MIN.; GOVERNING ROOF LL = 25 PSF	
WIND SPEED / EXPOSURE	115 MPH ULTIMATE, EXPOSURE B	
SEISMIC DESIGN CATEGORY	SDC A, B OR C (DETACHED 1- + 2-FAMILY IN SDC C EXEMPT, R301.2.2)	
WEATHERING	SEVERE ASSUMED (3,500 PSI AIR-ENTRAINED FLATWORK)	
FROST LINE DEPTH	30" SHOWN; FTG. BOTTOM TO LOCAL FROST DEPTH, 12" MIN.	
TERMITE / DECAY	PER LOCAL	
WINTER DESIGN TEMP.	PER LOCAL	
ICE BARRIER UNDERLAYMENT	SHOWN AT EAVES + VALLEYS (A-4); PER LOCAL	
FLOOD HAZARDS	NOT FOR FLOOD HAZARD AREAS; PER LOCAL	
AIR FREEZING INDEX / MEAN TEMP.	PER LOCAL	
CLIMATE ZONE (ENERGY)	BY BUILDER (SEE ENERGY DESIGN BASIS)	
SOIL BEARING	1,500 PSF PRESUMED (R401.4.1) - VERIFY	
FLOOR LIVE / DEAD	40 PSF LIVING, 30 SLEEPING, 40 DECKS (R301.5); 10 PSF DEAD	
ROOF DEAD	10 PSF TCCL + 10 PSF BCCL	
WALL BRACING	R602.10 CS-WSP; EXTERIOR WALLS ONLY; CS-PF PORTALS AT THE GARAGE DOORS (S-4)	
STEEL BEAM / COLUMNS	WRX13; COLUMNS 19.2K EA. ON 4' SQ. PADS (S-1)	

DESIGN LIMITS - LOCAL ENGINEERING REQUIRED WHERE

- GROUND SNOW + 30 PSF (ROOF SNOW PF + 25 PSF).
- WIND > 115 MPH, EXPOSURE C / D, OR HURRICANE-PRONE / WINDBORNE-DEBRIS REGIONS.
- SEISMIC DESIGN CATEGORY D0-E.
- EXPANSIVE, COLLAPSIBLE OR UNKNOWN SOILS, FLOOD HAZARD AREAS.
- OR WHEREVER THE LOCAL JURISDICTION REQUIRES A DESIGN PROFESSIONAL'S SEAL.
- THE BUILDER VERIFIES ALL CRITERIA FOR THE ACTUAL SITE BEFORE CONSTRUCTION.

GENERAL NOTES

- CONTRACTOR VERIFIES ALL DIMENSIONS, ELEVATIONS AND SITE CONDITIONS BEFORE STARTING AND REPORTS ANY DISCREPANCY BEFORE PROCEEDING.
- DO NOT SCALE DRAWINGS. EXTERIOR DIMENSIONS TO THE FACE OF SHEATHING (FON); INTERIOR TO WALL CENTERLINES (A-1.1 / A-1.2).
- ALL WORK PER THE CODES LISTED + MANUFACTURER'S INSTRUCTIONS, LISTED PRODUCTS PER THEIR LISTING.
- TRUSSES MANUFACTURED PER R602.10; SEAL TRUSS JOINTS + PLACEMENT PLAN BEFORE THE FRAMING INSPECTION. DO NOT CUT OR ALTER.
- SAWN STRUCTURAL LUMBER DFL-NOT OR BETTER (CALCULATED) AT CONCRETE + WITHIN 8" OF GRADE (R304); HOT-DIP GALV. OR STAINLESS FASTENERS IN F.T.
- ENGINEERED MEMBERS (STEEL BEAM, ADJ. COLUMNS, LVL, GIRDER TRUSS) BY SUPPLIER / ENGINEER - VERIFY BEFORE ORDERING.
- CONCRETE 3,000 PSI FOOTINGS + WALLS; 3,500 PSI AIR-ENTRAINED FLATWORK.
- SMOKE + CO ALARMS (HUB-WIRED) - INTERCONNECTED (R310 / R311, E-1 / E-2); EGRESS PER R319 (A-7).
- GARAGE SEPARATION WALL AT REAR SAFETY GLAZING (R324.4); STAIRS + GUARDS (R318.7 / R321); FIREBLOCKING (R302.11).
- UTILITIES: ACCEPTED WATER + SEWER LINES; SUMP, RADON, ELECTRIC + GAS SERVICE PER S-1; METER LOCATIONS PER THE LOCAL UTILITIES.
- GRADE (S-FALL) IN THE FIRST 10' AWAY FROM THE FOUNDATION (R401.3); EVERY DOWNSPOUT TO A SPLASH BLOCK OR LINE TO DAYLIGHT.

DEFERRED SUBMITTALS / BY OTHERS

- SITE / LOT PLAN, GRADING, UTILITY ROUTING, SETBACKS - PER LOT.
- TRUSS DRAWINGS + PLACEMENT PLAN (T1, T2 SCISSOR, VALLEY SETS, PORCH TRUSSES, GARAGE HP + GIRDER).
- STEEL BEAM, ADJ. COLUMNS + LVL HEADERS / TRIMMERS: SUPPLIER SIZING (S-1 / S-2 / S-4 SCHEDULES).
- HVAC MANUAL J / S / D, DUCT LAYOUT, MECH. VENTILATION, GAS FIREPLACE LISTING + VENT.
- ENERGY COMPLIANCE FOR THE SITE CLIMATE ZONE; BLOWER-DOOR + DUCT TESTS.

SILLPLATE
PLAN CO.

SAMPLE —
NOT FOR CONSTRUCTION

PLAN

THE ASHFORD
SP-2592

4 BED / 3 BATH TUDOR · 2,592 SF

DESIGNER STATEMENT

Prepared by a person who is not a
licensed architect or professional
engineer.

Preview image of a sample sheet. Not to scale.
Licensed sets carry the buyer's name and license
ID on every sheet.

SCALE

NOT TO SCALE (PREVIEW)

SHEET TITLE

COVER SHEET

SHEET

T-1

AREA SUMMARY

AREA	SQ. FT.
TOTAL LIVING (MAIN + UPPER)	2,592
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LIVING AREA TO THE OUTSIDE FACE OF EXTERIOR FRAMING.

LEGEND

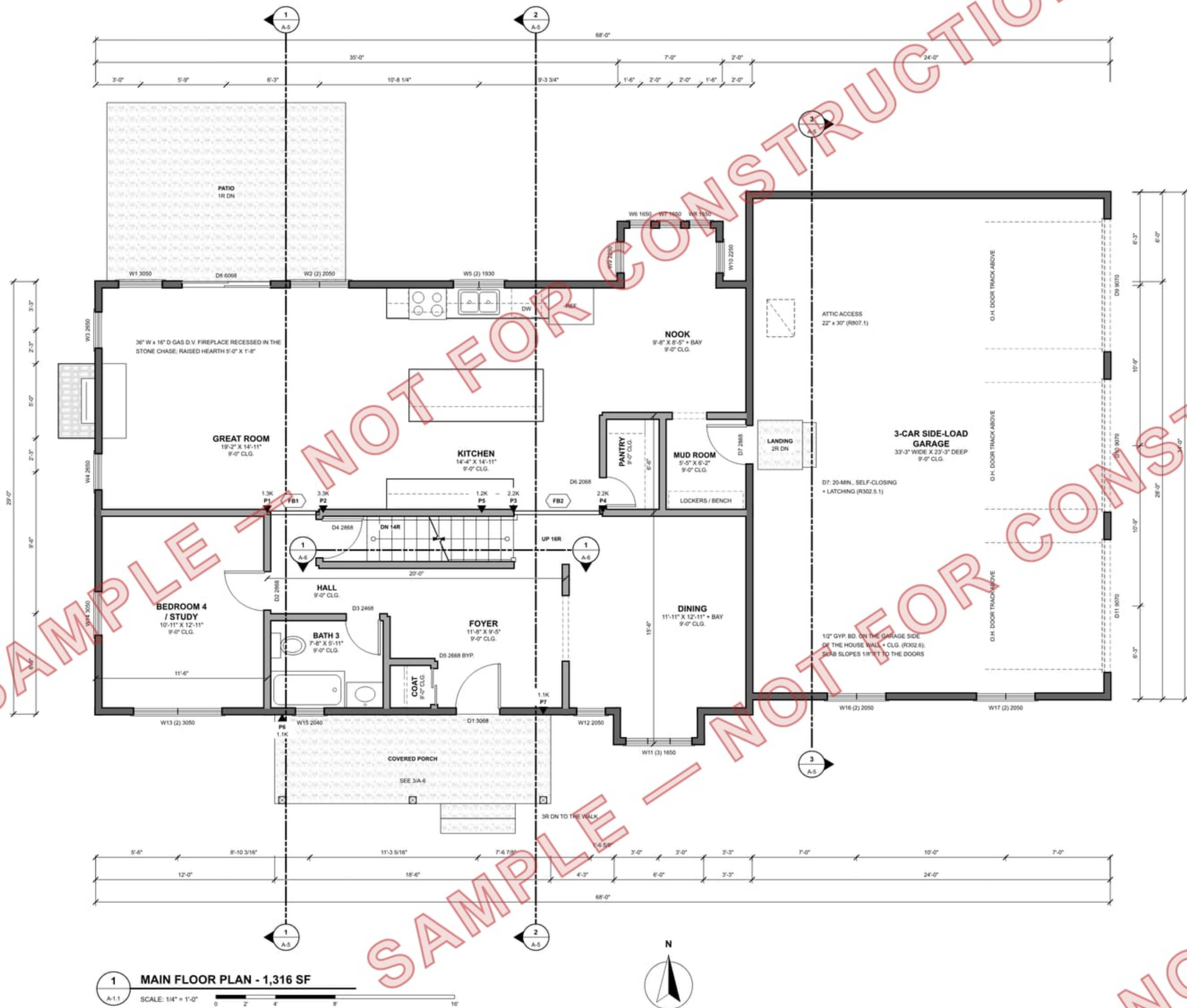
	EXTERIOR / GARAGE WALL (FRAMING, VENEER + STUCCO OUTSIDE, SEE ELEVATIONS)
	INTERIOR WALL
	FLUSH BEAM IN THE FLOOR ABOVE (S-2)
	POINT LOAD FROM ABOVE, CARRIED TO A FOOTING (S-1)
	WINDOW / DOOR MARK + SIZE (SCHEDULES A-7)
	ITEM ABOVE / BELOW, UPPER CABINETS, ATTIC ACCESS

GENERAL PLAN NOTES

- EXTERIOR DIMENSIONS ARE TO THE OUTSIDE FACE OF FRAMING (BREATHING). INTERIOR WALLS ARE LOCATED TO CENTERLINES; WINDOWS + DOORS TO CENTERLINES. ROOM SIZES ARE CLEAR INSIDE DIMENSIONS.
- BRICK VENEER (MAIN + GARAGE), 3-COAT STUCCO (UPPER) AND THE STONE CHIMNEY ARE OUTSIDE THE FRAMING LINE - SEE A-2 / A-3 / A-5 / A-6.
- WINDOW + DOOR MARKS (W# / D#) ARE REFERENCED TO THE A-7 SCHEDULES; HEADS AT 6'-8" A.F.F. TYPICAL. SLEEPING-ROOM EGRESS PER R319 (A-7).
- ROOM TAGS SHOW NAME / CLEAR SIZE / CEILING HEIGHT. NARROW ROOMS + CONNECTED HALL ZONES ARE DIMENSIONED IN THE TABLE ON THIS SHEET.
- PLATE HEIGHT 6'-1" / 18" (6'-0" / 18" O.C. WALLS, WET WALLS + PLUMBING CHASES 2X6).
- STAIR: 16 RISERS @ 7 7/8", 13 TREADS @ 12", 3'-1" CLEAR HANDRAIL ON THE WALL SIDE, 36" GUARD ON THE FOYER SIDE; BASEMENT STAIR BELOW (14 RISERS) - SECTION 1/A-6.
- GARAGE: 20-MIN. SELF-CLOSING + LATCHING HOUSE DOOR (R302.5.1); 1/2" GYP. ON THE GARAGE SIDE OF THE HOUSE WALL + CLG. (R302.6); SLAB SLOPED 1/8" FT TO THE DOORS; LANDING + WALKERS AT THE HOUSE DOOR.
- KITCHEN: REFRIGERATOR AT THE OPEN END OF THE RUN (1'-2" CLEAR TO THE BAY JAMB) SO DOORS OPEN PAST 90 DEG.; 42" WORK AISLE AT THE ISLAND; UPPER CABINETS DISHED.
- BAS FIRE PLACE: DIRECT VENT UNIT LISTED FOR THE CHASE, INSTALLED + VENTED PER THE MANUFACTURER (G2445); NON-COMBUSTIBLE HEARTH.
- POINT LOADS (P#) FROM THE FLUSH BEAMS + TRIMMERS ABOVE ARE CARRIED BY BUILT-UP POSTS + SQUASH BLOCKS TO THE STEEL BEAM / FOUNDATION (S-1, S-2).
- SAMPLE + DOOR MARKS PER R310 / R311, INTERCONNECTED (E-1 / E-2).

NARROW ROOM / CONNECTED HALL DIMENSIONS

ROOM / ZONE	CLEAR SIZE	CEILING
PANTRY	3'-7 1/2" X 6'-1 1/2"	9'-0"
COAT	2'-9 3/4" X 2'-11 1/4"	9'-0"
HALL	7'-9 3/4" TO OPEN FOYER X 3'-1 1/2" CLEAR	9'-0"



1 MAIN FLOOR PLAN - 1,316 SF

A-1.1 SCALE: 1/4" = 1'-0" 0 2 4 6 8 10'