

SILLPLATE PLAN CO.

THE BLUFFSIDE · SP-1920

3 BED / 2 BATH CRAFTSMAN · 1,920 SF

SAMPLE — NOT FOR CONSTRUCTION

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

PROJECT DATA	
ITEM	DATA
OCCUPANCY / USE	R-3 / IRC ONE-FAMILY DWELLING, DETACHED
CONSTRUCTION TYPE	V-B (WOOD FRAME, UNPROTECTED)
STORIES	1 STORY + WALKOUT BASEMENT (LOWER LEVEL, 1.134 SF OPTIONAL FINISH)
BEDROOMS / BATHS	3 BED / 2 BATH + OFFICE (+ BED 4 / BATH 3 LOWER OPTION)
OVERALL SIZE	HOUSE 60'-0" X 32'-0" + GARAGE 32'-0" X 22'-0" = 92'-0" W X 40'-0" D
CEILING	9'-0" MAIN (PLATE 9'-1 1/8"); GREAT ROOM VAULT TO 13'-0"; LOWER 8'-0" (OPT.)
MAX. HEIGHT	RIDGE 19'-6 1/8" ABOVE MAIN F.F. (-21'-3" ABOVE FRONT GRADE)
STRUCTURE	2024 IRC PRESCRIPTIVE + CALC'D MEMBERS: 8" CONC. WALLS, W8X10 STEEL BEAM ON ADJ. STEEL COLUMNS, 2X12 JOISTS, 2X4 WALLS, MFR. TRUSSES
FIRE SPRINKLERS	FIRE SPRINKLERS PER LOCALLY ADOPTED IRC R309 / STATE LAW - VERIFY
FIRE SEPARATION	EXT. WALLS ≥ 5' FROM LOT LINES (TABLE R302.1(1)) - VERIFY ON THE SITE PLAN

AREA SUMMARY	
AREA	SQ. FT.
MAIN FLOOR LIVING (FINISHED)	1,920 SF
LOWER LEVEL - OPTIONAL FINISH	1,134 SF
LOWER LEVEL - UNFINISHED / MECH.	786 SF
TOTAL W/ OPTIONAL FINISH	3,840 SF
3-CAR GARAGE	704 SF
COVERED FRONT PORCH	220 SF
COVERED REAR DECK	168 SF
PATIO UNDER DECK	168 SF

SHEET INDEX	
SHEET	TITLE
T-1	COVER SHEET
A-1	FLOOR PLANS
A-2	FRONT + REAR ELEVATIONS
A-3	SIDE ELEVATIONS
A-4	ROOF PLAN
A-5	SECTIONS + DETAILS
S-1	SCHEDULES
S-2	FOUNDATION PLAN
S-3	FLOOR FRAMING PLAN
S-3	ROOF FRAMING + BRACING
E-1	ELECTRICAL PLANS

DESIGN CRITERIA (TABLE R301.2) - VERIFY FOR THE SITE		
ITEM	PLAN DESIGN BASIS	YOUR SITE (BY BUILDER)
GROUND / ROOF SNOW	PG 30 PSF; ROOF SNOW PF = 25 PSF (0.7 X CT 1.1 X PG 30 + 23.1, ROUNDED UP)	
WIND SPEED (ULTIMATE)	115 MPH	
WIND EXPOSURE	B	
TOPOGRAPHIC EFFECTS	NO (BLUFF / RIDGE LOTS - SEE R301.2.1.5)	
SPECIAL WIND REGION	NO	
WINDBORNE DEBRIS ZONE	NO	
SEISMIC DESIGN CATEGORY	A, B OR C (DETACHED 1-Q IF FAMILY IN C EXEMPT, R301.2.2)	
WEATHERING	SEVERE (CONCRETE PER R402.2)	
FROST LINE DEPTH	30" SHOWN TO B.O. FTG. (12" MIN.) - VERIFY LOCAL	
TERMITE	PER LOCAL	
DECAY	PER LOCAL	
WINTER DESIGN TEMP.	PER LOCAL (MANUAL 2)	
ICE BARRIER UNDERLAYMENT	YES - SHOWN (A-4)	
FLOOD HAZARDS	NOT IN A FLOOD HAZARD AREA	
AIR FREEZING INDEX	PER LOCAL	
MEAN ANNUAL TEMP.	PER LOCAL	
CLIMATE ZONE (ENERGY)	BY BUILDER - SEE ENERGY DESIGN BASIS	
FLOOR LIVE / DEAD	40 LIVING, 30 SLEEPING (40 USED THROUGHOUT) / 10 PSF	
DECK LIVE / DEAD	40 / 10 PSF; GUARDS 200 LB	
ROOF LIVE / DEAD	GOVERNING ROOF LL 25 PSF (PF, LR 20 MIN.) / 10 TC + 10 BC	
SOIL BEARING	1,500 PSF PRESUMED (R401.4.1) - VERIFY	
LATERAL BRACING	R602.10 CS-WSP, EXT. WALLS ONLY + CS-PF PORTALS (S-3)	

- CODES
1.

2024 INTERNATIONAL RESIDENTIAL CODE (IRC) - VERIFY LOCAL ADOPTION + AMENDMENTS (JURISDICTION HAVING AUTHORITY).
2.

ENERGY: THE ENERGY CODE ADOPTED FOR THE SITE (IECC RESIDENTIAL OR LOCAL EQUIVALENT); CLIMATE ZONE BY BUILDER - SEE THE ENERGY DESIGN BASIS.
3.

NFPA 70 NATIONAL ELECTRICAL CODE 2023 (VIA 2024 IRC PART VIII) AS ADOPTED.
4.

PLUMBING / MECHANICAL / FUEL GAS PER 2024 IRC PARTS V-VII (OR THE LOCALLY ADOPTED IPC / IMC / IFGC).
5.

FIRE SPRINKLERS PER LOCALLY ADOPTED IRC R309 / STATE LAW - VERIFY. DESIGN PROFESSIONAL SEAL WHERE STATE / LOCAL LAW REQUIRES (SEE THE EXCLUSIONS).

- GENERAL NOTES
1.

CONTRACTOR VERIFIES ALL DIMENSIONS, ELEVATIONS, GRADES AND SITE CONDITIONS BEFORE STARTING WORK AND REPORTS ANY DISCREPANCY TO THE DESIGNER BEFORE PROCEEDING.
2.

DO NOT SCALE DRAWINGS. WRITTEN DIMENSIONS GOVERN. LARGER SCALE DETAILS GOVERN OVER PLANS. EXT. DIMENSIONS TO FACE OF SHEATHING / CONC.; INT. TO WALL CENTERLINE U.N.O.
3.

ALL WORK COMPLIES WITH THE CODES LISTED, MFR. LISTINGS + INSTALLATION INSTRUCTIONS, WHERE DRAWINGS AND CODE DIFFER, THE MORE STRINGENT GOVERNS.
4.

TRUSSES: MANUFACTURED @ 24" O.C. WITH SEALED DESIGN DRAWINGS + PLACEMENT PLAN ON SITE BEFORE FRAMING (R602.10.1). STEEL BEAM, LVL / PSL MEMBERS + GIRDER TRUSSES: BY SUPPLIER / ENGINEER - VERIFY.
5.

LUMBER: DF-L / SPF #2 OR BETTER U.N.O.; STUDS STUD GRADE OR BETTER, P.T. LUMBER WHERE IN CONTACT WITH CONCRETE OR WITHIN 8" OF GRADE (R304). FASTENERS IN P.T. HOT-DIP GALV. OR STAINLESS.
6.

CONCRETE: 3,000 PSI FOOTINGS + WALLS; 3,500 PSI AIR-ENTRAINED FOR EXPOSED SLABS (R402.2). REBAR #615 GR. #6. FOOTINGS ON UNDISTURBED SOIL OR ENGINEERED FILL; 30" FROST DEPTH SHOWN - VERIFY LOCAL.
7.

MAIN FLOOR: 2X12 JOISTS @ 16" ON A W8X10 STEEL BEAM ON ADJUSTABLE STEEL COLUMNS + PAD FOOTINGS (NO WOOD GIRDERS); FLUSH WOOD HEADERS ONLY AT THE STAIR OPENING.
8.

BRACING: EXTERIOR WALLS ONLY (CS-WSP + CS-PF PORTALS); NO OSB ON INTERIOR WALLS; NO INTERIOR BRACED WALL LINES REQUIRED (S-3).
9.

SMOKE ALARMS (R310) + CO ALARMS (R311): HARD-WIRED, INTERCONNECTED, BATTERY BACKUP - SEE E-1.
10.

EMERGENCY ESCAPE (R319) AT EVERY SLEEPING ROOM. SAFETY GLAZING (R324), WINDOW FALL PROTECTION (R321.2) - SEE A-7.
11.

GARAGE SEPARATION (R302.6): 1/2" GYP. ON THE GARAGE SIDE OF THE HOUSE WALL + GARAGE CEILING; DOOR TO THE HOUSE SOLID / 20 MIN., SELF-CLOSING.
12.

ENERGY ASSEMBLIES SHOWN ARE A BASELINE (ENERGY DESIGN BASIS, A-5) - VERIFY PER THE LOCALLY ADOPTED ENERGY CODE; BLOWER-DOOR <= 3.0 ACH50; DUCT TEST + ADDITIONAL CREDITS AS REQUIRED.
13.

GRADING: SLOPE AWAY 6" IN 12' (R401.3); DOWNSPOUTS TO SPLASH BLOCKS / EXTENSIONS 4" MIN. FROM THE FOUNDATION; VERIFY THE WALKOUT GRADES AT SITE.
14.

ITEMS MARKED "VERIFY" REQUIRE CONFIRMATION BY THE SUPPLIER, THE BUILDING OFFICIAL OR FIELD MEASUREMENT BEFORE THAT WORK PROCEEDS.
15.

UTILITY ENTRIES (WATER, SEWER, GAS, ELECTRIC SERVICE), SUMM. RADON + FOUNDATION PENETRATIONS: SEE S-3, VERIFY ALL ROUTES + DEPTHS WITH THE UTILITIES BEFORE EXCAVATION.

- DEFERRED SUBMITTALS (BY OTHERS)
1.

SITE / PLOT PLAN: SETBACKS, GRADES, WALKOUT DIRECTION, UTILITIES, DRIVEWAY, EROSION CONTROL (BY OTHERS).
2.

TRUSS DESIGN DRAWINGS + PLACEMENT PLAN (INCL. SC1 SCISSORS, GSI-S WEST HSB SET, HPI GIRDER, VALLEY SETS).
3.

STEEL BEAM B1 + COLUMN LISTINGS, H5 STEEL HEADER, LVL / PSL HEADERS + BEAMS, SUPPLIER CALCULATIONS.
4.

WINDOW + DOOR PRODUCT DATA (NRC U / SHGC, EGRESS NET CLEAR OPENING).
5.

HVAC: MANUAL J / S / D LOADS + EQUIPMENT SIZING, ENERGY CERTIFICATE AT FINAL (R401.3).
6.

GEOTECHNICAL REVIEW IF FILL, BLUFF / SLOPE STABILITY OR SOIL BEARING IS IN QUESTION.

- DESIGN BASIS EXCLUSIONS
- THIS PLAN IS NOT DESIGNED FOR, AND REQUIRES LOCAL ENGINEERING WHERE:
- GROUND SNOW > 30 PSF;
- WIND > 115 MPH, EXPOSURE D, OR HURRICANE PRONE (WINDBORNE-DEBRIS REGIONS);
- SEISMIC DESIGN CATEGORY DAX;
- EXPANSIVE, COLLAPSIBLE OR UNKNOWN SOILS;
- FLOOD HAZARD AREAS;
- OR WHEREVER THE LOCAL JURISDICTION REQUIRES A DESIGN PROFESSIONAL'S SEAL.
- BUILDER AND OWNER ARE RESPONSIBLE FOR VERIFYING ALL CRITERIA FOR THE ACTUAL SITE BEFORE CONSTRUCTION.

ABBREVIATIONS			
ABBR.	MEANING	ABBR.	MEANING
A.C.	ATTIC ACCESS	GFCI / AFCI	GROUND / ARC-FAULT CIR. INTERRUPTER
A.B.	ANCHOR BOLT	K.O.	KICK-OUT FLASHING
A.F.F.	ABOVE FINISHED FLOOR	LVL / PSL	LAMINATED VENEER / PARALLEL STRAND LUMBER
B.O.	BOTTOM OF	LVP	LUXURY VINYL PLANK
BWL	BRACED WALL LINE	O.C.	ON CENTER
CI	CONTINUOUS INSULATION	P.T.	PRESSURE-TREATED
CS-PF	CONT. SHEATHED PORTAL FRAME	T.O.	TOP OF
CS-WSP	CONT. SHEATHED WOOD STRUCT. PANEL	U.N.O.	UNLESS NOTED OTHERWISE
DS	DOWNSPOUT	VTR	VENT THRU ROOF
F.F.	FINISHED FLOOR	W.OCD	WINDOW OPENING CONTROL DEVICE
FTG.	FOOTING		

SILLPLATE

PLAN CO.

SAMPLE —

NOT FOR CONSTRUCTION

PLAN

THE BLUFFSIDE

SP-1920

3 BED / 2 BATH CRAFTSMAN · 1,920 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

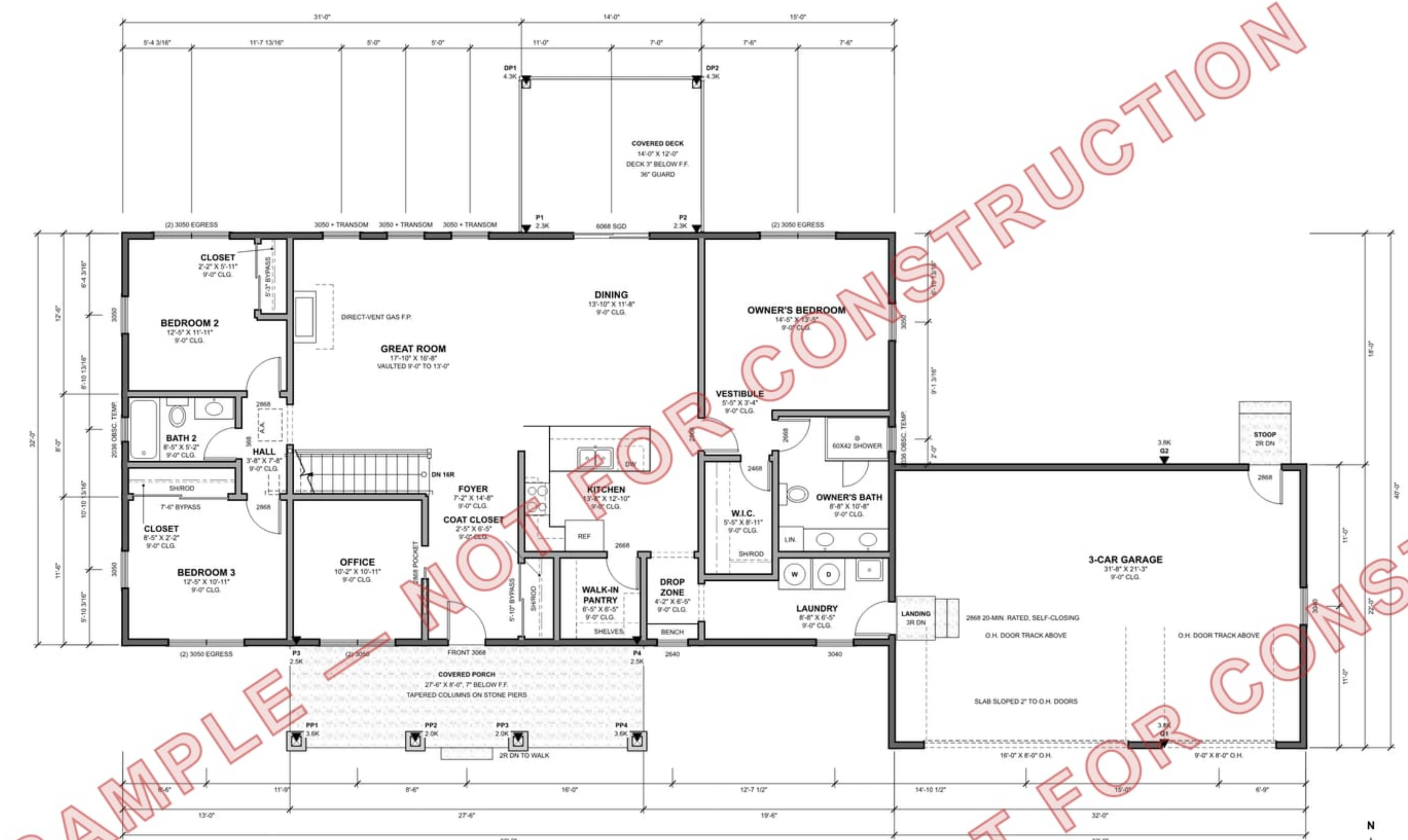
COVER SHEET

SHEET

T-1

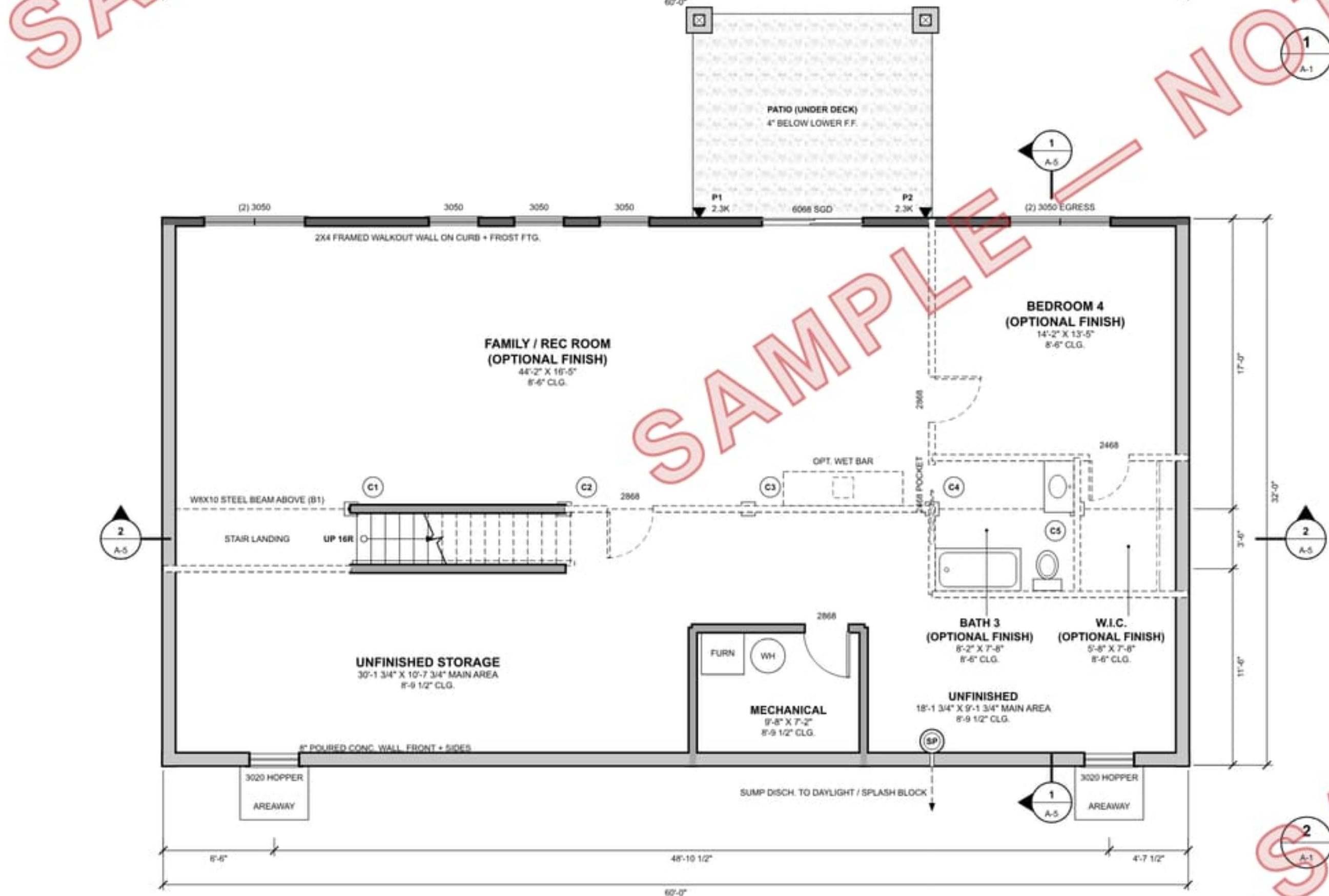
- GENERAL NOTES
- ALL WALLS 2X4 @ 16" O.C. U.N.O. EXTERIOR DIMENSIONS TO FACE OF SHEATHING / FACE OF CONCRETE. INTERIOR WALLS TO CENTERLINE. ROOM SIZES ARE CLEAR INSIDE.
 - MAIN FLOOR CLG. 9'-0" (PLATE 9'-1 1/8" U.N.O.). GREAT ROOM VAULTED 9'-0" TO 13'-0" (SCISSOR TRUSSES).
 - LOWER LEVEL: 8'-6" CLG. IN OPTIONAL FINISH ROOMS. 8'-9 1/2" TO OPEN JOISTS. FLOOR TO FLOOR 9'-9 1/2".
 - FLOOR: 2X12 @ 16" O.C. ON ONE W1X10 STEEL BEAM (B1) 17'-0" FROM THE REAR WALL. ON ADJ. STEEL COLUMNS C1-C3 (S-1 / S-2).
 - POINT LOADS TAGGED IN KIPS (SERVICE) - SEE THE S-1 SCHEDULE. BUILDING SECTIONS 1 + 2 - SHEET A-5.
 - WALKOUT: 8" POURED WALLS FRONT + SIDES. REAR WALL 2X4 FRAMED ON A CONC. CURB + FROST FTG.
 - STAIR: 16 RISERS @ 7 1/2" (9'-9 1/2" TOTAL). 15 TREADS @ 10", 36" MIN. CLEAR WIDTH. 8'-8" MIN. HEADROOM. HANDRAIL 34"-38" CONTINUOUS. 36" GUARD AT THE OPEN SIDE ON THE MAIN FLOOR (R318.7, R321).
 - GARAGE (R302.1, R302.6): 12" GYP. ON THE GARAGE SIDE OF THE COMMON WALL + GARAGE CLG. DOOR TO THE HOUSE 20-MIN. RATED. SELF-CLOSING. SLAB SLOPED TO THE O.H. DOORS.
 - EMERGENCY ESCAPE (R319): BEDROOM EGRESS WINDOWS ARE CASEMENTS - 5.7 SF NET CLEAR MIN. (5.0 SF AT GRADE FLOOR). 20" W / 24" H MIN. SILL 44" MAX. SLOPED TO THE O.H. DOORS.
 - SAFETY GLAZING (R324): TUB / SHOWER WINDOWS OBSCURE + TEMPERED. GLAZING WITHIN 24" OF A DOOR TEMPERED.
 - SMOKE (R310) + CO (R311) ALARMS HARD-WIRED + INTERCONNECTED - SEE E-1.
 - A.A. = ATTIC ACCESS 22" X 30" IN THE HALL CLG. (R307.1). WEATHERSTRIPPED + INSULATED TO THE CLG. R-VALUE: 30" CLEAR HEADROOM ABOVE.
 - COVERED DECK: 36" GUARD (R321). RAB POSTS RUN DOWN TO THE RATIO ON STONE-FACED CONC. PIERS.
 - OPTIONAL LOWER FINISH (DASHED): FAMILY / REC. BEDROOM 4 (EGRESS AT GRADE). BATH 3, W.I.C.
 - OPENING TAGS + WIDTH + HEIGHT (3050 + 3'-0" W X 5'-0" H). WINDOW HEADS 8'-8" A.F.F. - SEE A-7. VERIFY ROUGH OPENINGS WITH THE SUPPLIER.
 - FALL PROTECTION (R321.2): WINDOWS WITH SILLS UNDER 24" A.F.F. AND MORE THAN 72" ABOVE GRADE GET OPENING CONTROL DEVICES (ASTM F2090) - SEE A-7.
 - FRONT 3020 HOPPERS (UNFINISHED LOWER LEVEL) SIT HIGH IN THE FDN. WALL. IN AREAWAY WELLS.
 - LOWER-LEVEL REAR OPENINGS STACK UNDER THE MAIN-FLOOR REAR OPENINGS (SAME CENTERLINES - SEE THE MAIN FLOOR DIMENSIONS).
 - VERIFY GRADES AT THE SITE.

- LEGEND
- EXTERIOR / GARAGE WALL (2X4)
 - INTERIOR WALL (2X4)
 - 8" POURED CONCRETE WALL
 - OPTIONAL FINISH WALL / DOOR
 - ABOVE / HIDDEN (STEEL BEAM S1 ABOVE)
 - POINT LOAD (KIPS) - CARRIED TO F.T.G.
 - ADJ. STEEL COLUMN (S-1)



1 MAIN FLOOR PLAN

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



2 LOWER LEVEL PLAN (WALKOUT)

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

AREA SUMMARY

AREA	SQ. FT.
MAIN FLOOR LIVING (FINISHED)	1,920
LOWER LEVEL - OPTIONAL FINISH	1,134
LOWER LEVEL - UNFINISHED / MECH.	786
TOTAL W/ OPTIONAL FINISH	3,854
3-CAR GARAGE	704
COVERED FRONT PORCH	220
COVERED REAR DECK	168
PATH UNDER DECK	168

SCALE
NOT TO SCALE (PREVIEW)

SHEET TITLE
FLOOR PLANS

SHEET

A-1