

SILLPLATE PLAN CO.

THE BROOKHAVEN • SP-3821

5 BED / 4.5 BATH TRANSITIONAL • 3,821 SF

SAMPLE — NOT FOR CONSTRUCTION

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



FRONT ELEVATION (FROM A-2) - NOT TO SCALE

PROJECT DATA

ITEM	DATA
OCCUPANCY / USE	R-3 / IRC ONE-FAMILY DWELLING, DETACHED
CONSTRUCTION TYPE	V-B (WOOD FRAME, UNPROTECTED)
STORIES	2 STORIES • FULL UNFINISHED BASEMENT; MAIN FLOOR OWNER'S SUITE
BEDROOMS / BATHS	5 BED / 4.5 BATH (+ OPT. BSMT. BED 6 / BATH)
OVERALL	HOUSE 66'-0" X 38'-0" • 24' X 34' SIDE-LOAD GARAGE • 90'-0" X 47'-0"
MAX. HEIGHT	MAIN RIDGE 32'-11" ABOVE MAIN F.F. (+/-35" ABOVE GRADE - VERIFY ZONING)
CEILINGS	MAIN 9'-0", UPPER 8'-0", 2-STORY GREAT ROOM • FOYER 18'-0" (OWNER'S BEDROOM TRAY 9'-0" TO 10'-0"; BSMT. 8'-8")
STRUCTURE	IRC PRESCRIPTIVE • SUPPLIER-DESIGNED TRUSSES, W1X13 STEEL BEAMS ON ADJ. STEEL COLUMNS, LVL, FLUSH BEAM
FIRE SPRINKLERS	PER LOCALLY ADOPTED IRC, ROO / STATE LAW - VERIFY

AREA SUMMARY

AREA	SF
MAIN FLOOR (CONDITIONED)	2,552 SF
UPPER FLOOR (CONDITIONED)	1,269 SF
TOTAL LIVING	3,821 SF
BASEMENT (UNFINISHED)	2,528 SF
3-CAR GARAGE	816 SF
COVERED ENTRY	98 SF
PATIO (UNCOVERED)	256 SF

ABBREVIATIONS

ABBR.	MEANING
A.B.	ANCHOR BOLT
A.F.F.	ABOVE FINISH FLOOR
BWL	BRACED WALL LINE
CI	CONTINUOUS INSULATION
CS-WSP	CONT. SHEATHED WOOD STRUCT. PANEL
CS-PF	CONT. SHEATHED PORTAL FRAME
DS	DOWNSPOUT
EF	EXHAUST FAN
FF	FINISH FLOOR
FB	FLUSH BEAM
GB	GYP SUM BOARD (BRACING METHOD)
GF CI / AFCI	GROUND / ARC FAULT CIRCUIT INT.

ENERGY DESIGN BASIS - ASSEMBLIES SHOWN

ASSEMBLY	SHOWN IN THIS PLAN (BASELINE)
CEILING (ATTIC)	R-40 BLOWN, 1" FIELD DEPTH, TAPERED AT 8" HEEL; BAFFLES, SELECTED HEEL ASSEMBLY MUST MEET LOCAL THERMAL REQUIREMENTS
WOOD-FRAME WALL	2X4 @ 16" O.C., R-13 BATTS • R-5 CI (1" XPS) OVER THE OSB (AS ON A-1)
FLOOR	MAIN FLOOR OVER THE CONDITIONED BSMT. - NONE; DINETTE BAY FLOOR R-30 • AIR BARRIER
BASEMENT WALL	R-10 CI INTERIOR (OR R-13 STUD WALL AT ANY FINISH), THERMAL BARRIER
SLAB EDGE	NONE SHOWN - BSMT. SLAB • 12" BELOW GRADE; GARAGE UNCONDITIONED
WINDOWS U / SHGC	U-0.30 / SHGC 0.40 MAX., NFRC-LABELED VINYL LOW-E (A-7)
AIR LEAKAGE	<= 5.0 ACH50, BLOWER-DOOR TEST BEFORE C.O.
DUCTS	ALL INSIDE CONDITIONED SPACE, SEALED • TESTED
LIGHTING / ADD'L EFF.	100% HIGH-EFFICACY (LED); ADD'L EFFICIENCY CREDITS AS THE LOCAL CODE REQUIRES

- VERIFY AGAINST THE ENERGY CODE ADOPTED FOR THE SITE'S CLIMATE ZONE (PRESCRIPTIVE TABLE, OR RESCHECK / UA / ERI PERFORMANCE PATH); CLIMATE ZONE 5 AND COLDER TYPICALLY REQUIRES 2X6 WALLS AND/OR ADDED CONTINUOUS INSULATION AND DEEPER CEILING INSULATION; CLIMATE ZONE ____ (BY BUILDER)
- 2X6 EXTERIOR WALL, OPTION 2X6 @ 24" O.C. R-20 • CI PER LOCAL ENERGY CODE; WALL THICKNESS INCREASES 2" TO THE INSIDE; VERIFY HEADERS / FRAMING

ABBREVIATIONS (CONT.)

ABBR.	MEANING
HG	HIP GIRDER TRUSS
KD	KICK-OUT FLASHING
LVL	LAMINATED VENEER LUMBER
O.C.	ON CENTER
P.T.	PRESSURE-TREATED
PFH	PORTAL FRAME W/ HOLD-DOWNS
PL	POINT LOAD
R.O.	ROUGH OPENING
T.O. / B.O.	TOP OF / BOTTOM OF
U.N.G.	UNLESS NOTED OTHERWISE
VS	VALLEY SET (OVERFRAMING)
WP	WEATHER PROOF

DESIGN CRITERIA - PLAN DESIGN BASIS (IRC TABLE R301.2)

ITEM	PLAN DESIGN BASIS	YOUR SITE
CODE	2024 IRC (VERIFY LOCAL ADOPTION • AMENDMENTS)	
GROUND SNOW LOAD	30 PSF	
WIND SPEED (VULT) / EXPOSURE	115 MPH / B (NORMAL) / EXPOSURE B	
SEISMIC DESIGN CATEGORY	A, B, OR C (DETACHED 1- • 2-FAMILY IN SOC C EXEMPT, R301.2.2)	
WEATHERING	PER LOCAL (SEVERE ASSUMED)	
FROST / CRACK DEPTH	30" SHOWN; FTG. BOTTOM TO LOCAL FROST DEPTH, 12" MIN.	
TERMINAL DECAY	PER LOCAL	
WINTER DESIGN TEMP	PER LOCAL (MANUAL J)	
ICE BARRIER UNDERLAYMENT	PER LOCAL (PROVIDED AT EAVES • VALLEYS)	
FLOOD HAZARD	PER LOCAL - NOT DESIGNED FOR FLOOD HAZARD AREAS	
AIR FREEZING INDEX / MEAN ANN. TEMP	PER LOCAL	
CLIMATE ZONE (ENERGY)	PER LOCAL - SEE ENERGY DESIGN BASIS	
FLOOR LIVE / DEAD	40 PSF LIVING, 30 SLEEPING (40 USED); 40 DECKS (R301.5) / 10 PSF	
ROOF SNOW	PF • 25 PSF (0.7 X CE 1.0 X CT 1.1 X IS 1.0 X PG 30 • 23.1, ROUNDED UP)	
ROOF LIVE / DEAD	20 PSF (GOVERNING ROOF LL • 25 PSF SNOW) / 15 TCDL • 10 BCDL	
SOIL BEARING	1,500 PSF PRESUMED (TABLE R401.4.1) - VERIFY	
DEFLECTION	FLOORS L/360; ROOF L/240	

THIS PLAN IS NOT DESIGNED FOR, AND REQUIRES LOCAL ENGINEERING WHERE:

- GROUND SNOW > 30 PSF;
- WIND > 115 MPH, EXPOSURE C-D, OR HURRICANE-PRONE / WINDBORNE-DEBRIS REGIONS;
- SEISMIC DESIGN CATEGORY D/E;
- 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.

DEFERRED SUBMITTALS / BY OTHERS

1. TRUSS DESIGN DRAWINGS • LAYOUT (INCL. HIP GIRDERS HQ1-HQ4, VALLEY SETS) • TRUSS MFR.
2. STEEL BEAMS B1-B3 • ADJUSTABLE COLUMNS, LVL FLUSH BEAMS • HEADERS, TALL WALL STUDS • SUPPLIER / ENGINEER
3. HVAC MANUAL J / S / D, DUCT LAYOUT (2-ZONE), WHOLE-HOUSE VENTILATION.
4. ENERGY COMPLIANCE PATH (PRESCRIPTIVE • RA01 CREDITS, OR RESCHECK / ERI).
5. SITE / PLOT PLAN, GRADING, SEWER / WATER / GAS / ELECTRIC SERVICE ROUTING.

SHEET INDEX

SHEET	TITLE
T-1	COVER SHEET
A-1	FLOOR PLANS
A-2	FRONT • REAR ELEVATIONS
A-3	LEFT • RIGHT ELEVATIONS
A-4	ROOF PLAN
A-5	BUILDING SECTIONS
A-6.1	WALL SECTIONS • STAIR SECTION
A-6.2	STRUCTURAL, PORCH • UTILITY DETAILS
A-7	SCHEDULES
S-1	FOUNDATION / BASEMENT PLAN
S-2.1	MAIN FLOOR FRAMING PLAN
S-2.2	UPPER FLOOR FRAMING PLAN
S-3	ROOF FRAMING PLAN
S-4.1	MAIN STORY WALL BRACING PLAN
S-4.2	UPPER STORY BRACING • HEADER SCHEDULE
E-1	MAIN FLOOR ELECTRICAL PLAN
E-2	UPPER FLOOR ELECTRICAL • PANEL
E-3	BASEMENT ELECTRICAL PLAN

SITE-SPECIFIC INFORMATION (BY BUILDER, EACH LOT)

STREET ADDRESS _____

LOT / SUBDIVISION _____

PARCEL NO. _____

ZONING DISTRICT _____

FIRM PANEL / FLOOD ZONE _____

PERMIT NO. _____

GENERAL NOTES

1. CONTRACTOR SHALL VERIFY ALL DIMENSIONS, ELEVATIONS AND SITE CONDITIONS TO THE DESIGNER BEFORE PROCEEDING. DO NOT SCALE DRAWINGS.
2. EXTERIOR DIMENSIONS ARE TO THE FACE OF SHEATHING; INTERIOR DIMENSIONS TO WALL CENTERLINES UNLESS NOTED OTHERWISE.
3. ALL WORK SHALL COMPLY WITH THE CODES ABOVE AND THE MANUFACTURERS' LISTINGS • INSTALLATION INSTRUCTIONS; THE MORE STRINGENT GOVERNS.
4. MEMBERS OUTSIDE THE IRC PRESCRIPTIVE TABLES (STEEL BEAMS • COLUMNS, LVL, GIRDER TRUSSES, TALL-WALL STUDS, 16" PORCH POSTS) ARE BY SUPPLIER / ENGINEER - VERIFY BEFORE ORDERING.
5. TRUSS DESIGN DRAWINGS • PLACEMENT PLAN (R302.10) AND ANY ENGINEER LETTERS SHALL BE ON SITE FOR THE FRAMING INSPECTION.
6. LUMBER #2 OR BETTER (SPF / HP / DP-L; SYP ONLY WHERE NOTED), P.T. LUMBER IN CONTACT WITH CONCRETE / WITHIN 8" OF GRADE (R304), HOT-DIP GALV. / STAINLESS FASTENERS IN P.T. SMOKE • CO ALARMS HARDWIRED, INTERCONNECTED (R310 / R311); EMERGENCY ESCAPE IN EVERY SLEEPING ROOM (R319).
7. GARAGE SEPARATION (R302.4); 1/2" GYP. ON THE GARAGE SIDE OF THE COMMON WALL; 20-MIN. SELF-CLOSING DOOR (R302.5.1); DUCTS IN THE GARAGE 26 GA. STEEL, NO OPENINGS.
8. WALL BRACING: EXTERIOR WALLS ONLY (CS-WSP • PORTALS) • ONE INTERIOR GB LINE AT THE GREAT ROOM / WING WALL (NO OSB) • S-4.1 / S-4.2, NO INTERIOR OSB BRACING.
9. SITE PLAN, GRADING, DRAINAGE, UTILITIES AND SETBACKS ARE BY OTHERS PER LOT, GRADE AWAY 6" IN THE FIRST 10' (R401.3).
10. BASEMENT OPTIONAL FINISH (REC ROOM, BED 6, BATH) REQUIRES A SEPARATE PERMIT.

SILLPLATE
PLAN CO.

SAMPLE —
NOT FOR CONSTRUCTION

PLAN

THE BROOKHAVEN

SP-3821

5 BED / 4.5 BATH TRANSITIONAL • 3,821 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

- EXTERIOR DIMENSIONS ARE TO THE FACE OF SHEATHING. INTERIOR DIMENSIONS TO WALL CENTERLINES. OPENINGS TO THEIR CENTERLINES. ROOM SIZES ARE CLEAR INSIDE. DO NOT SCALE THE DRAWINGS.
- EXTERIOR WALLS 2X4 @ 16" O.C. W/ R-13 BATT. 7/16" OSB. 1" R-5 RIGID CI + 3-COAT STUCCO OR ADHERED STONE (A-6.1). VERIFY WALL R-VALUE W/ THE LOCAL ENERGY CODE.
- CEILING: MAIN 9'-0", UPPER 8'-0", BASEMENT 8'-8" CLEAR U.N.D.; GREAT ROOM + FOYER OPEN 2-STORY; OWNER'S BEDROOM TRAY 9'-0" TO 10'-0".
- MAIN STAIR 16R @ 7-10", 15 TREADS @ 10"; BASEMENT STAIR 15R @ 7-5/8" STACKED BELOW; 3-7 1/2" CLEAR HANDRAIL 3/4"X38" (R320); GUARDS 3/4" MIN. AT OPEN-TO-BELOW EDGES (R321.1). SEE A-6.1.
- GARAGE (R302.5, R302.6): 12" CYP ON THE GARAGE SIDE OF COMMON WALLS. 5/8" TYPE X CEILING UNDER HABITABLE SPACE. DOOR TO THE HOUSE 20-MIN. RATED, SELF-CLOSING + SELF-LATCHING.
- GARAGE SLAB 1-8" BELOW MAIN F.F.: 3-0" CONCRETE LANDING AT THE MUDROOM DOOR + 3 RISERS DOWN (R318.3.2).
- DOOR + WINDOW HEADS 6'-8" A.F.F. (MAIN + UPPER); TAGS: DW / WW = A-7 SCHEDULE MARK + NOMINAL SIZE.
- EGR. = EGRESS CASEMENT, 5.7 SF NET CLEAR, 20" W / 24" H MIN., SILL 44" MAX. (R319). BASEMENT BED 6 (OPT.) EGRESS IN AN AREA WELL W/ LADDER.
- SAFETY GLAZING AT TUBS / SHOWERS, NEXT TO DOORS AND AT THE BAY (R324.4). SEE A-7.
- SMOKE ALARMS IN EACH BEDROOM, OUTSIDE EACH SLEEPING AREA + ON EACH LEVEL; CO ALARMS OUTSIDE SLEEPING AREAS.
- HARD-WIRED, INTERCONNECTED (R310, R311) - SEE E-1 / E-2.
- BASEMENT UNFINISHED. DASHED ROOMS = OPTIONAL FINISH (SEPARATE PERMIT).
- PL8 = POINT LOAD / BEARING POINT FROM ABOVE (KIPS), CARRIED TO THE FOOTING - SEE S-2.1 + S-2.2.

AREA SUMMARY

AREA	SQ. FT.
TOTAL LIVING (HEATED)	3,821
MAIN FLOOR LIVING	2,552
UPPER FLOOR LIVING	1,269
BASEMENT, UNFINISHED (NOT INCLUDED)	2,528
OPT. FINISH REC. BED 6, BATH, CLOSET	1,887
3-CAR SIDE LOAD GARAGE (24'-0" X 34'-0")	816
COVERED ENTRY (2-STORY)	98
REAR PATIO (UNCOVERED SLAB)	256

LEGEND

- EXTERIOR / GARAGE WALL (OUT)
- INTERIOR WALL 2X4 (2X6 AT 3" STACKS)
- BASEMENT: 8" POURED CONC. WALL
- OPTIONAL FINISH PARTITION (FUTURE)
- STEEL BEAM OVERHEAD ON ADJ. STEEL COLUMN (S-I)
- ROOF / FLOOR ABOVE, ATTIC ACCESS
- OPEN TO BELOW
- POINT LOAD FROM ABOVE (PL8, KIPS)
- SECTION CUT (A-A)

3 UPPER FLOOR PLAN

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

1 MAIN FLOOR PLAN

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

2 BASEMENT PLAN (2,528 SF UNFINISHED)

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