

SILLPLATE PLAN CO.

THE CYPRESS · SP-2213

3 BED / 3 BATH LAKE HOUSE · 2,213 SF

SAMPLE — NOT FOR CONSTRUCTION

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

PRODUCTION PLAN SET FOR A LAKE / VIEW LOT WITH A WALKOUT. SITE-SPECIFIC ITEMS (GRADES, SETBACKS, UTILITIES) BY OTHERS.

SHEETS A-1 TO A-3 ARE THE APPROVED PLANS • ELEVATIONS; ALL OTHER SHEETS ARE COORDINATED TO THEM.



FRONT ELEVATION (SEE A-2)

PROJECT DATA

ITEM	DATA
OCCUPANCY / USE	R-3 / IRC ONE-FAMILY DWELLING, DETACHED
CONSTRUCTION TYPE	V-B (WOOD FRAME, UNPROTECTED)
STORIES	1.5 STORY OVER A WALKOUT BASEMENT (LAKE SIDE)
BEDROOMS / BATHS	3 BED / 3 BATH (+ OPT. BED 4 / BATH 4 IN LOWER LEVEL)
OVERALL SIZE	HOUSE 50'-0" X 32'-0" + GARAGE 22'-0" X 22'-0" (54'-0" DEEP) + 44'X12' DECK
CEILINGS	MAIN 9'-0"; GREAT ROOM VAULTED TO 16'-7"; UPPER 8'-0" SLOPED TO 5" KNEE WALLS, LOWER 8'-0"
MAX. HEIGHT	MAIN RIDGE 27'-0" ABOVE MAIN FLOOR (+ 36'-4" ABOVE WALKOUT GRADE AT THE LAKE)
FOUNDATION	6" POURED WALLS ON 3 EARTH SIDES, FRAMED 2X8 WALKOUT WALL, STEP FOOTINGS (S-1)
STRUCTURE	2X12 JOISTS ON W10X12 + W8X10 STEEL BEAMS, ADJ. STEEL COLUMNS, MFD. TRUSSES (GIDDERS BY SUPPLIER)
FIRE SPRINKLERS	FIRE SPRINKLERS PER LOCALLY ADOPTED IRC R309 / STATE LAW - VERIFY
ZONING / SETBACKS	PER SITE PLAN BY OTHERS (LAKE SETBACKS + FLOODPLAIN, VERIFY)

AREA SUMMARY

AREA	SF
MAIN FLOOR (LIVING)	1,600 SF
UPPER FLOOR (LIVING)	613 SF
TOTAL LIVING	2,213 SF
LOWER LEVEL (UNFINISHED)	1,600 SF
OPTIONAL FINISH	1,019 SF
3-CAR GARAGE	484 SF
FRONT PORCH (COVERED)	72 SF
LAKE DECK (OPEN)	528 SF
PATIO (UNDER DECK)	528 SF

DESIGN CRITERIA (IRC TABLE R301.2 + R301.5)

ITEM	PLAN DESIGN BASIS	YOUR SITE (BY BUILDER)
GROUND SNOW LOAD PG	30 PSF	
ROOF SNOW LOAD PF	25 PSF @ 7 X 7 CT 1.1 X PG 30 + 23.1, ROUNDED UP FOR DRIFT / UNBALANCED	
ROOF LIVE	20 PSF MIN.; GOVERNING ROOF LL = 25 PSF	
WIND SPEED (ULT.) / TOPO.	115 MPH (ASD 89), EXPOSURE B, NO TOPO. EFFECT	
SEISMIC DESIGN CATEGORY	A, B OR C (C EXEMPT, R301.2.2)	
WEATHERING	SEVERE (3,500 PSI AIR-ENTR. FLATWORK)	
FROST LINE DEPTH	30" SHOWN - DEEPER WHERE LOCAL FROST REQ.	
TERMITE / DECAY	PER LOCAL (P.T. PER R304 / R305)	
WINTER DESIGN TEMP.	PER LOCAL (MANUAL J)	
ICE BARRIER UNDERLAYMENT	PER LOCAL (R905.1.2)	
FLOOD HAZARDS	NOT IN A FLOOD HAZARD AREA	
AIR FREEZING INDEX / MEAN ANN. TEMP.	PER LOCAL	
SOIL BEARING	1,500 PSF PRESUMED (R401.4.1) - VERIFY	
CLIMATE ZONE (ENERGY)	SEE ENERGY DESIGN BASIS	
ROOF DEAD	20 PSF (12/12 + 10/12); 15 PSF (3/12 METAL)	
FLOOR LIVE / DEAD	40 / 10 (SLEEPING 30 / 10); DECK 40 / 10 PSF	
ATTIC (STORAGE)	20 PSF LIVE (LIMITED STORAGE)	
LATERAL SOIL	60 PCF EQUIV. FLUID - 8" WALLS PER R404.1	
DEFLECTION	FLOORS L240, ROOF L240, HDRS. L240 LIVE	

ABBREVIATIONS

A.B.	ANCHOR BOLT	GT / VG / VT	GRIDDER / VAULT-GRIDDER / VAULT TRUSS
A.F.F.	ABOVE FINISHED FLOOR	LVL / PSL	LAMINATED VENEER / PARALLEL STRAND LUMBER
B.O.	BOTTOM OF	O.H.	OVERHANG / OVERHEAD
BWL	BRACED WALL LINE	P.T.	PRESERVATIVE-TREATED
C.I.	CONTINUOUS INSULATION	R.O.	ROUGH OPENING
CS-WSP / CS-PF	CONT. SHEATHED WOOD PANEL / PORTAL FRAME	SB	STEEL BEAM
DS	DOWNSPOUT	SGD	SLIDING GLASS DOOR
FF.	FINISHED FLOOR	T.O.	TOP OF
FTG.	FOOTING	U.N.O.	UNLESS NOTED OTHERWISE
GFCI / AFCI	GROUND / ARC-FAULT CIRCUIT INTERRUPTER	WP / WRB	WEATHERPROOF / WEATHER-RESISTIVE BARRIER

APPLICABLE CODES

- 2024 INTERNATIONAL RESIDENTIAL CODE (IRC) - THE LATEST EDITION - AS ADOPTED + AMENDED BY THE AUTHORITY HAVING JURISDICTION (VERIFY LOCAL ADOPTION + AMENDMENTS).
- 2024 ENERGY CODE (IRC CH. 11 / IECC) AS ADOPTED FOR THE SITE'S CLIMATE ZONE - SEE ENERGY DESIGN BASIS; VERIFY THE LOCALLY ADOPTED EDITION.
- 2024 NATIONAL ELECTRICAL CODE (NFPA 70) / 2024 IRC CH. 34-43 AS ADOPTED.
- 2024 IRC / IMC / IFGC (OR 2024 IRC CH. 25-33 + 12-24) AS ADOPTED.
- CONFIRM WHICH CODES, EDITIONS AND AMENDMENTS THE LOCAL JURISDICTION ENFORCES BEFORE PERMIT.

ENERGY DESIGN BASIS - ASSEMBLIES SHOWN

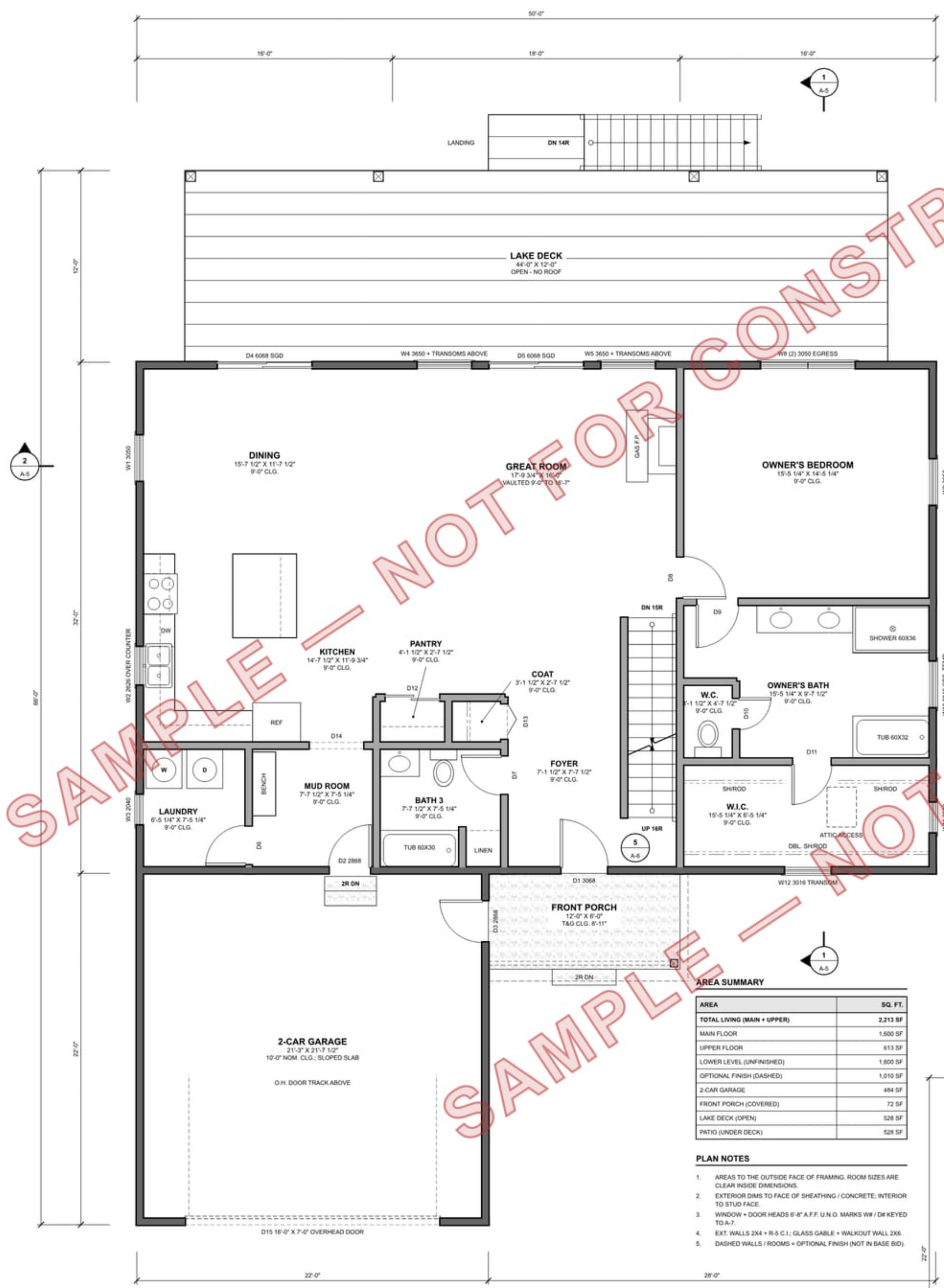
COMPONENT	ASSEMBLY SHOWN (BASELINE)
CEILING (FLAT, ATTIC)	R-49 BLOWN, RAISED HEELS (FULL DEPTH OVER THE PLATE)
SLOPED CLG. / VAULT	R-38 HIGH-DENSITY BATTIS OR SPRAY FOAM + BAFFLES - VERIFY
KNEE WALLS (TO ATTIC)	R-13 + R-5 C.I.; AIR BARRIER ON THE ATTIC SIDE
WOOD-FRAME WALLS	2X4; R-13 + R-5 C.I.; 2X8 (WALKOUT, GLASS GABLE); R-20
BASEMENT WALLS	R-13 IN 2X4 FURRING WALL (OR R-10 C.I.) - CONDITIONED BSMT.
FLOOR OVER UNCOND. SPACE	N/A (NO LIVING SPACE OVER THE GARAGE); R-19 IF ADDED
SLAB EDGE (WALKOUT)	R-19 RIGID AT THE WALKOUT SLAB EDGE, 2 FT
WINDOWS U / SHGC	U-0.30 / SHGC 0.40, NFRC LABELED (A-7)
AIR LEAKAGE / DUCTS	≤ 5.0 ACH50 BLOWER-DOOR TEST; DUCT LEAKAGE TEST, SEALED
ADDITIONAL EFFICIENCY	BUILDER TO SELECT PACKAGE / CREDITS IF THE ADOPTED CODE REQUIRES

ENERGY NOTES

- 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 6 (BY BUILDER).
- 2X6 EXTERIOR WALL OPTION: 2X6 @ 24" O.C. R-20 + C.I. PER LOCAL ENERGY CODE. WALL THICKNESS INCREASES 2" TO THE INSIDE, VERIFY HEADERS / FRAMING.
- ENERGY CERTIFICATE AT THE PANEL (N1101.14).

DEFERRED SUBMITTALS / BY OTHERS

- SITE / PLOT PLAN, SETBACKS, GRADING, DRAINAGE, LAKE SHORELINE + FLOODPLAIN REVIEW (SEPTIC OR SEWER BY OTHERS).
- TRUSS DESIGN DRAWINGS + PLACEMENT PLAN: GIRDER TRUSSES GT1 + VG1, ATTIC TRUSSES TT1, T3, VAULT TRUSSES VT, GARAGE + VALLEY SETS.
- GLASS-GABLE WALL: GB1 BEAM, TALL-WALL STUDS AND GLAZING ATTACHMENT - ENGINEER TO VERIFY (S-2.1 / A-4).
- LVL / PSL / STEEL BEAM + COLUMN SUPPLIER SIZING CONFIRMATION (SB1, SB2, GB1, GB2, GB3, GB4, GB5, GB6, GB7, GB8, GB9, GB10, GB11, GB12, GB13, GB14, GB15, GB16, GB17, GB18, GB19, GB20, GB21, GB22, GB23, GB24, GB25, GB26, GB27, GB28, GB29, GB30, GB31, GB32, GB33, GB34, GB35, GB36, GB37, GB38, GB39, GB40, GB41, GB42, GB43, GB44, GB45, GB46, GB47, GB48, GB49, GB50, GB51, GB52, GB53, GB54, GB55, GB56, GB57, GB58, GB59, GB60, GB61, GB62, GB63, GB64, GB65, GB66, GB67, GB68, GB69, GB70, GB71, GB72, GB73, GB74, GB75, GB76, GB77, GB78, GB79, GB80, GB81, GB82, GB83, GB84, GB85, GB86, GB87, GB88, GB89, GB90, GB91, GB92, GB93, GB94, GB95, GB96, GB97, GB98, GB99, GB100, GB101, GB102, GB103, GB104, GB105, GB106, GB107, GB108, GB109, GB110, GB111, GB112, GB113, GB114, GB115, GB116, GB117, GB118, GB119, GB120, GB121, GB122, GB123, GB124, GB125, GB126, GB127, GB128, GB129, GB130, GB131, GB132, GB133, GB134, GB135, GB136, GB137, GB138, GB139, GB140, GB141, GB142, GB143, GB144, GB145, GB146, GB147, 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AREA SUMMARY

AREA	SQ. FT.
TOTAL LIVING (MAIN + UPPER)	2,213 SF
MAIN FLOOR	1,600 SF
UPPER FLOOR	613 SF
LOWER LEVEL (UNFINISHED)	1,600 SF
OPTIONAL FINISH (DASHED)	1,010 SF
2-CAR GARAGE	484 SF
FRONT PORCH (COVERED)	72 SF
LAKE DECK (OPEN)	528 SF
PATIO (UNDER DECK)	528 SF

PLAN NOTES

- AREAS TO THE OUTSIDE FACE OF FRAMING. ROOM SIZES ARE CLEAR INSIDE DIMENSIONS.
- EXTERIOR DIMS TO FACE OF SHEATHING / CONCRETE, INTERIOR TO STUD FACE.
- WINDOW + DOOR HEADS 6'-0" A.F.F. UNLESS NOTED OTHERWISE.
- EXT. WALLS 2X4 + R-5 C.I.; GLASS GABLE + WALKOUT WALL 2X6.
- DASHED WALLS / ROOMS = OPTIONAL FINISH (NOT IN BASE BID).

