

SILLPLATE PLAN CO.
THE FAIRMONT · SP-2048

4 BED / 2.5 BATH FOURSQUARE · 2,048 SF
SAMPLE — NOT FOR CONSTRUCTION
Prepared by a person who is not a licensed architect or professional engineer.



PROJECT DATA	
ITEM	PROJECT DATA
OCCUPANCY / USE	R-3 / IRC ONE-FAMILY DWELLING, DETACHED
CONSTRUCTION TYPE	V-8 (WOOD FRAME, UNPROTECTED)
STORIES	2 STORIES + FULL UNFINISHED BASEMENT ATTACHED 2-CAR GARAGE
BEDROOMS / BATHS	4 BED / 2.5 BATH (BPT, BED, 5 + BATH IN BSMT.)
OVERALL SIZE	HOUSE 32'-0" L X 35'-0" W GARAGE 22'-0" X 22'-0" + 8' PORCH
HEIGHT	PEAK +27'-2 7/8" ABOVE MAIN FIN. FL. (+29'-3" ABOVE GRADE) - VERIFY ZONING (35' TYP.)
CEILINGS	9'-0" MAIN / 8'-0" UPPER FLS. + 3'-4" BSMT. (CLEAR TO FRAMING)
FIRE SPRINKLERS	PER LOCALLY ADOPTED IRC R309 / STATE LAW - VERIFY
FIRE SEPARATION	EXT. WALLS + 5'-0" FROM LOT LINES (TABLE R302.1(1)) - VERIFY ON THE SITE PLAN
STRUCTURE	IRC PRESCRIPTIVE + SUPPLIER-DESIGNED W8 STEEL BEAM, I-JOISTS, LVL'S + TRUSSES

AREAS (TO THE FACE OF FRAMING)	
AREA	SQ. FT.
MAIN FLOOR (LIVING)	1,024
UPPER FLOOR (LIVING)	1,024
TOTAL LIVING	2,048
BASEMENT (UNFINISHED)	1,024
2-CAR GARAGE	484
COVERED FRONT PORCH	256
REAR PATIO	120

APPLICABLE CODES	
1.	2024 INTERNATIONAL RESIDENTIAL CODE (IRC) - VERIFY LOCAL ADOPTION + AMENDMENTS.
2.	ENERGY: THE CODE ADOPTED FOR THE SITE'S CLIMATE ZONE (PRESCRIPTIVE, OR RESCHECK / UA / ER). A-S ASSEMBLIES ARE A BASELINE.
3.	NFPA 75 (NEC) AS ADOPTED (2023 ASSUMED); 2024 IRC MECHANICAL, FUEL-GAS + PLUMBING CHAPTERS OR THE LOCALLY ADOPTED CODES.
4.	WHERE THE ADOPTED EDITION DIFFERS, THE ADOPTED CODE GOVERNS. NOTIFY THE DESIGNER OF ANY CONFLICT.

ABBR.	MEANING
A.F.F.	ABOVE FINISHED FLOOR
A.B.	ANCHOR BOLT
BWL	BRACED WALL LINE
C.I.	CONTINUOUS INSULATION
CS-WSP	CONT. SHEATHED WOOD STRUCT. PANEL
CS-PP	CONT. SHEATHED PORTAL FRAME
DS	DOWNSPOUT
EF	EXHAUST FAN
FTG	FOOTING
GFCI / AFCI	GROUND / ARC-FAULT CIRCUIT INTERRUPTER

ABBR.	MEANING
LVL	LAMINATED VENEER LUMBER
O.H.	OVERHEAD (DOOR) / OVERHANG
P.T.	PRESSURE-TREATED
R.O.	ROUGH OPENING
SB	STEEL BEAM
TG	GRIDDER TRUSS
T.O. / B.O.	TOP OF / BOTTOM OF
U.N.O.	UNLESS NOTED OTHERWISE
VTR	VENT THROUGH ROOF
WM / DM	WINDOW / DOOR MARK (A-T)

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	WALL SECTION + DETAILS
A-7	SCHEDULES
S-1	FOUNDATION PLAN + UTILITIES
S-2	FLOOR FRAMING PLANS
S-3	ROOF FRAMING + HEADERS
S-4	WALL BRACING + HEADERS
E-1	ELECTRICAL - MAIN + BASEMENT
E-2	ELECTRICAL - UPPER + PANEL

SITE-SPECIFIC INFORMATION	
STREET ADDRESS	
LOT / SUBDIVISION	
PARCEL NO.	
ZONING DISTRICT	
FIRM PANEL / FLOOD ZONE	
PERMIT NO.	

GENERAL NOTES	
1.	CONTRACTOR VERIFIES ALL DIMENSIONS, ELEVATIONS AND SITE CONDITIONS BEFORE CONSTRUCTION AND REPORTS ANY CONFLICT BEFORE PROCEEDING. DO NOT SCALE DRAWINGS.
2.	EXTERIOR DIMENSIONS ARE TO THE FACE OF SHEATHING / CONCRETE. INTERIOR DIMENSIONS ARE TO STUD CENTERLINES U.N.O.
3.	BUILT HEIGHTS USE PRECUT STUDS + 11-7/8" I-JOIST FLOORS. THE SAME DATUMS PRINT ON A-2, A-3, A-5, A-6 + S-2.
4.	STRUCTURE (S-SHEETS): W8 STEEL BEAM ON 3" STD STEEL PIPE COLUMNS, 11-7/8" I-JOISTS @ 16", MFR. TRUSSES @ 24", EXTERIOR CS-WSP BRACING ONLY - NO OSB ON INTERIOR WALLS.
5.	LUMBER #2 SPF (H / DF-L) / SYP, P.T. WHERE IN CONTACT WITH CONCRETE OR WITHIN 8" OF GRADE (R304). FASTENERS PER TABLE R602.3(1).
6.	SMOKE + CO ALARMS HARD-WIRED, INTERCONNECTED (R310 / R311). EMERGENCY ESCAPE PER R319. SAFETY GLAZING PER R324.4.
7.	GARAGE SEPARATION R302.5 / R302.6: HOUSE DOOR 20-MIN. OR SOLID CORE, SELF-CLOSING.
8.	SUBSTITUTIONS OF LISTED PRODUCTS (WINDOWS, TRUSSES, I-JOISTS, STEEL, CONNECTORS) WITH EQUAL PRODUCTS ARE PERMITTED W/ DESIGNER REVIEW.
9.	ITEMS MARKED "VERIFY" REQUIRE CONFIRMATION BY THE SUPPLIER, THE BUILDING OFFICIAL OR FIELD MEASUREMENT BEFORE THAT WORK PROCEEDS.

DESIGNER STATEMENT	
PREPARED BY A PERSON NOT LICENSED AS AN ARCHITECT OR PROFESSIONAL ENGINEER. SEAL BY OTHERS WHERE LOCALLY REQUIRED.	
VERIFY ALL DIMENSIONS AND CONDITIONS IN FIELD PRIOR TO CONSTRUCTION. DO NOT SCALE DRAWINGS.	

DESIGN LIMITS / EXCLUSIONS	
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 D0-E;	
- EXPANSIVE, COLLAPSIBLE OR UNKNOWN SOILS;	
- FLOOD HAZARD AREAS;	
- OR WHEREVER THE LOCAL JURISDICTION REQUIRES A DESIGN PROFESSIONAL'S SEAL.	
BUILDER AND OWNER VERIFY ALL CRITERIA FOR THE ACTUAL SITE BEFORE CONSTRUCTION.	

DEFERRED SUBMITTALS / BY OTHERS	
1.	SITE / PLOT PLAN, GRADING + DRAINAGE, UTILITIES, SETBACKS, FLOOD ZONE (BY OTHERS, PER LOT).
2.	TRUSS DESIGN DRAWINGS + PLACEMENT PLAN (R602.10.1), INCL. GIRDER REACTIONS + UPSET.
3.	I-JOIST LAYOUT + HANGER SCHEDULE, LVL HEADERS, W8 STEEL BEAM, COLUMNS + PADS (SUPPLIER + ENGINEER).
4.	HVAC MANUAL J / S / D, ENERGY COMPLIANCE (RESCHECK OR R402 PRESCRIPTIVE) + R408 CREATS, BLOWER-DOOR + DUCT TESTS.
5.	WINDOW / DOOR NFRC LABELS + EGRESS NET-CLEAR DATA (A-T).

SILLPLATE
PLAN CO.

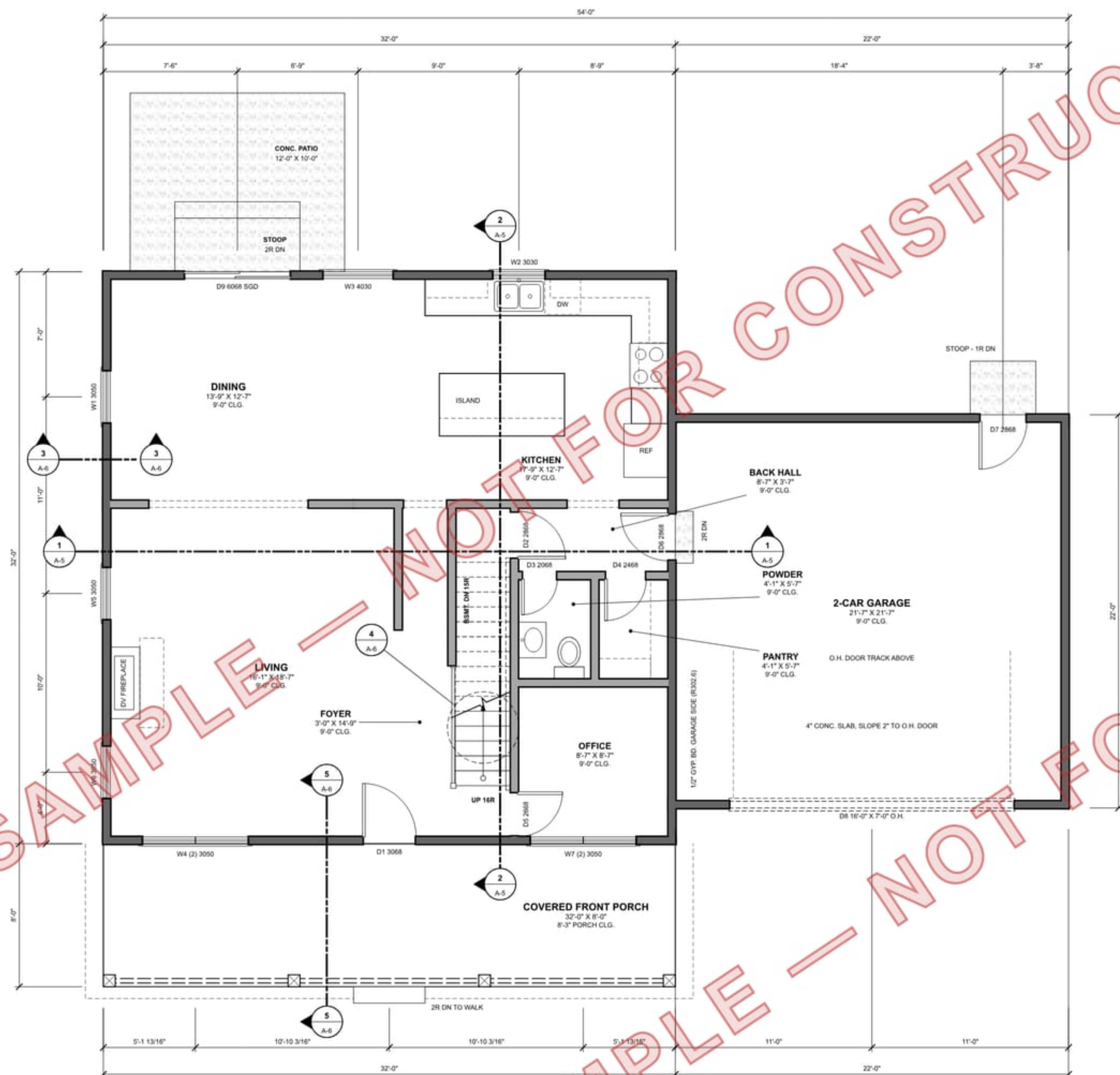
SAMPLE —
NOT FOR CONSTRUCTION

PLAN
THE FAIRMONT
SP-2048
4 BED / 2.5 BATH FOURSQUARE · 2,048 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



1 MAIN FLOOR PLAN - 1,024 SF

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

AREA SUMMARY

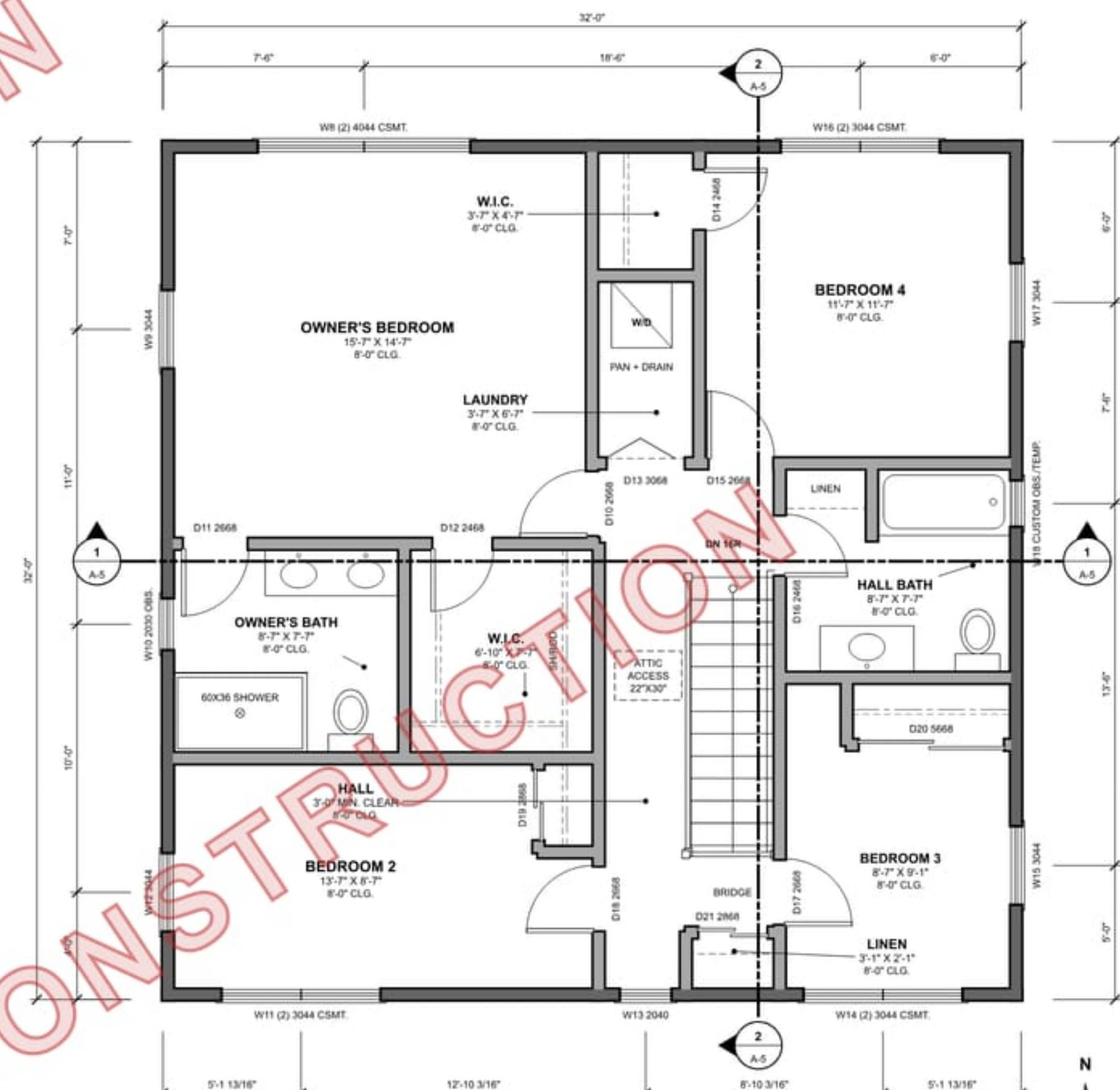
AREA	SQ. FT.
TOTAL LIVING (MAIN + UPPER)	2,048
MAIN FLOOR LIVING	1,024
UPPER FLOOR LIVING	1,024
BASEMENT (UNFINISHED)	1,024
2-CAR GARAGE 22'-0" X 22'-0"	484
COVERED FRONT PORCH	256
REAR PATIO	120

LEGEND

EXTERIOR / GARAGE WALL	INTERIOR WALL	8" CONC. FOUNDATION WALL	OPTIONAL FINISH WALL / FIXTURE	ABOVE / HIDDEN	STEEL W-BEAM (CL) + PIPE COLUMN	SECTION CUT / DETAIL CALLOUT (A-5, A-6)	W3 3050	W8 / D8 = WINDOW / DOOR MARK (A-7) + SIZE
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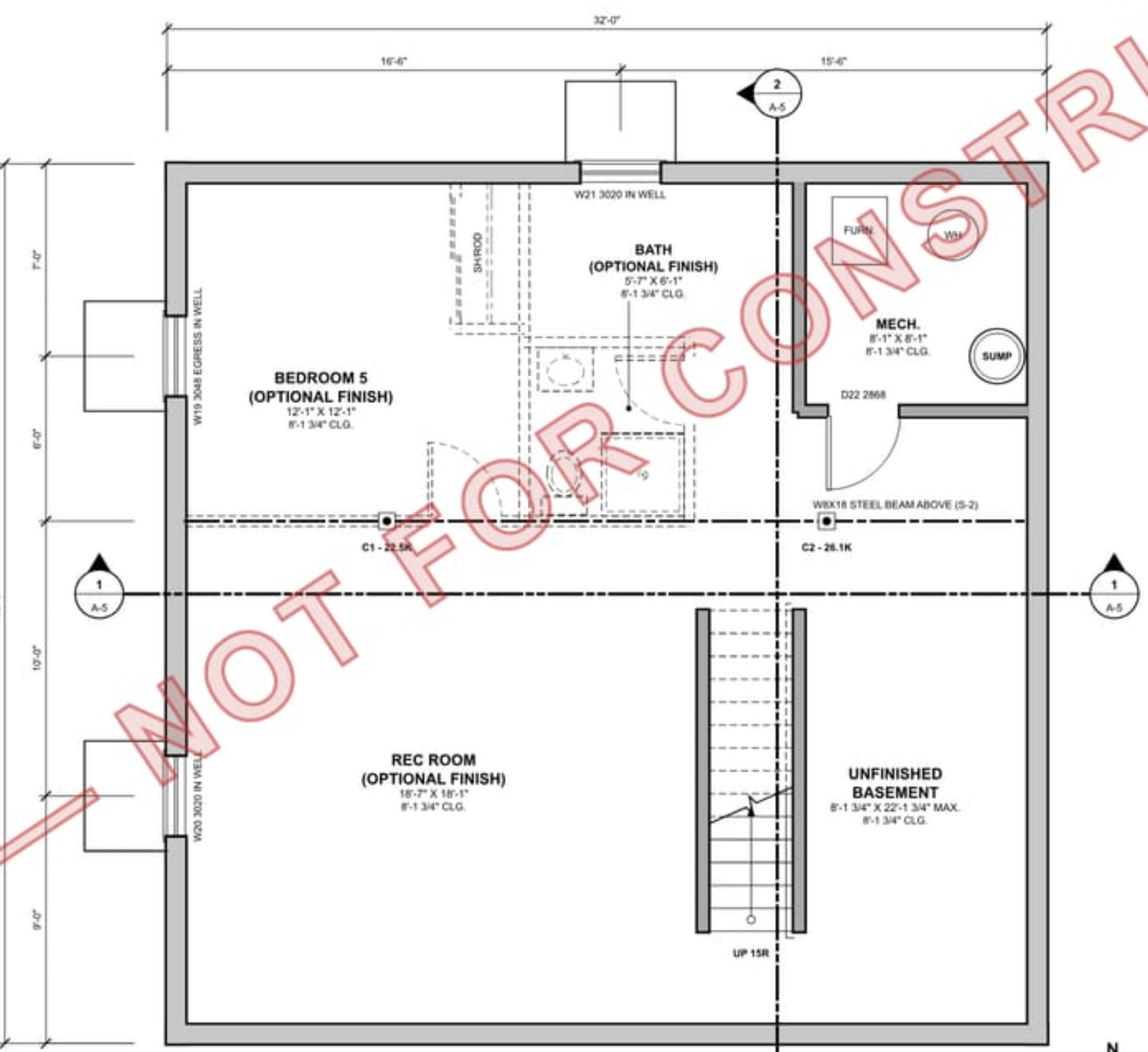
GENERAL NOTES

- EXTERIOR DIMENSIONS ARE TO THE FACE OF SHEATHING (FOUNDATION: FACE OF CONCRETE); OPENINGS TO CENTERLINE. VERIFY ALL DIMENSIONS AND CONDITIONS IN THE FIELD.
- EXTERIOR WALLS 2X4 @ 16" O.C. R-13 BATT S + 1" R-5 C.I., 7/16" OSB (EXTERIOR BRACING ONLY). VERIFY PER LOCAL ENERGY CODE. 2X6 OPTION SEE A-5.
- MAIN PLATE +9'-1 1/8" (9'-0" CLG.), UPPER PLATE +18'-2 7/8" (8'-0" CLG.), 11'-7 1/8" JOIST FLOORS; MAIN FLOOR ON A W8 STEEL BEAM (S-2) 6/12 HP ROOF: MFR. TRUSSES (S-3).
- ABOVE-GRADE WINDOW HEADS 6'-0" A.F.F.; MAIN 3050 + 20" SILL, KITCHEN 3030 + DINING 4030 + 44" SILL, UPPER 3044 + 28" SILL. BASEMENT HEADS + SILLS PER A-7; BEDROOM EGRESS UNITS ARE CASEMENTS.
- EGRESS (R311): 5' 7" NET CLEAR, 20" MIN. CLEAR WIDTH, 24" MIN. CLEAR HEIGHT, SILL 44" MAX. BASEMENT EGRESS WELL W/ PERMANENT LADDER WHERE OVER 44" DEEP.
- UPPER SILLS UNDER 24" A.F.F. MORE THAN 72" ABOVE GRADE GET OPENING CONTROL DEVICES (R321.2); SAFETY GLAZING PER R324.4.
- SMOKE ALARMS IN EACH BEDROOM, OUTSIDE EACH SLEEPING AREA AND ON EVERY LEVEL; CO ALARMS OUTSIDE SLEEPING AREAS. HARD-WIRED + INTERCONNECTED (E-1 + E-2).
- GARAGE: 12" GYP. BD. ON THE GARAGE SIDE OF THE COMMON WALL; HOUSE DOOR D8 20-MIN. RATED OR 1-3/4" SOLID CORE. SELF-CLOSING + LATCHING (R302.5 / R302.6).
- MAIN STAIR 15R @ 7-5/8" / 15T @ 10"; BASEMENT STAIR (BELOW THE MAIN STAIR) 15R @ 7-3/8" / 14T @ 10"; 30 MIN. CLEAR, 6'-0" MIN. HEADROOM; HANDRAIL 34'-3/8" (R311.7); SEE 404.4.
- GUARDS 36" MIN., BALUSTERS + 4" CLEAR AT THE STAIRWELL AND OPEN STAIR SIDE (R321.1).
- DIRECT-VENT GAS FIREPLACE PER ITS LISTING. RANGE HOOD, DRYER AND BATHFANS VENTED TO THE EXTERIOR (M1501-M1505). UPPER WID IN A PAN W/ DRAIN.
- BASEMENT OPTIONAL FINISH (BEDROOM 5, BATH, REC ROOM) SHOWN DASHED - NOT PART OF THE SAME HOUSE; BATH UNDER SLAB ROUGH-IN PER S-1.



2 UPPER FLOOR PLAN - 1,024 SF

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



3 BASEMENT PLAN - 1,024 SF UNFINISHED

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