

SILLPLATE PLAN CO.
THE GRAND OAK · SP-2988

4 BED / 3 BATH RANCH · 2,988 SF
SAMPLE — NOT FOR CONSTRUCTION
Prepared by a person who is not a licensed architect or professional engineer.



1 FRONT ELEVATION (SEE A-2)
T-1 SCALE: 1/8" = 1'-0" 0 4' 8' 16' 32'

CODES (VERIFY LOCAL ADOPTION)

DISCIPLINE	CODE
BUILDING	2024 INTERNATIONAL RESIDENTIAL CODE (IRC)
ENERGY	ENERGY CODE ADOPTED FOR THE SITE (SEE ENERGY BASIS)
ELECTRICAL	2024 IRC CH. 34-43 (NFPA 70 BASED)
MECH. / PLUMB. / GAS	2024 IRC CH. 12-33 OR LOCAL CODES
NOTE	VERIFY LOCAL ADOPTION • AMENDMENTS • SECURE PERMIT

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.

ABBREVIATIONS

ABBR.	MEANING
A.F.F.	ABOVE FINISHED FLOOR
B.O.F.F.	BOTTOM OF / TOP OF
CI	CONTINUOUS INSULATION
CS-WSP / CS-PF	CONT. SHEATHED WSP / PORTAL FRAME
DJ	DOUBLED JOIST
GB	GYPSUM BOARD BRACING METHOD
GFCI / AFCI	GROUND / ARC-FAULT CIRCUIT INTERRUPTER
LVL	LAMINATED VENEER LUMBER
PL	POINT LOAD (KIPS)
P.T.	PRESERVATIVE-TREATED
U.N.O.	UNLESS NOTED OTHERWISE
VS	VALLEY SET / OVERFRAME

GENERAL NOTES

- THESE DRAWINGS ARE A STOCK HOUSE PLAN. THE BUILDER SHALL VERIFY ALL DIMENSIONS, SITE CONDITIONS, GRADES, SOILS AND LOCAL CODE REQUIREMENTS BEFORE CONSTRUCTION AND REPORT ANY DISCREPANCY BEFORE PROCEEDING.
- DESIGN BASIS: ONE NATIONAL BASIS (IRC TABLE R301.2 FORMAT). SEE THE DESIGN CRITERIA TABLE • EXCLUSIONS. FILL IN THE "YOUR SITE" COLUMN AND VERIFY WITH THE BUILDING OFFICIAL.
- ENERGY ASSEMBLIES SHOWN ARE A BASELINE. VERIFY AGAINST THE ENERGY CODE ADOPTED FOR THE SITE'S CLIMATE ZONE (PRESCRIPTIVE, OR RESCHECK / UA / ERI). ZONE 5 AND COLDER TYPICALLY NEEDS 2X8 WALLS AND/OR MORE C.I., DEEPER CEILING INSULATION.
- FIRE SPRINKLERS PER LOCALLY ADOPTED IRC R309 / STATE LAW - VERIFY.
- MANUFACTURED TRUSSES, LVL / STEEL MEMBERS, GIRDER TRUSSES, ADJUSTABLE COLUMNS AND ANY MEMBER OUTSIDE THE IRC PRESCRIPTIVE TABLES ARE BY THE SUPPLIER / A LICENSED ENGINEER - VERIFY SIZES SHOWN ARE PRELIMINARY CALCULATIONS FOR PRICING • REVIEW.
- WALL BRACING PER R102.10 ON EXTERIOR WALLS (CS-WSP • PORTAL FRAMES); NO OSB ON INTERIOR WALLS - THE ONE REQUIRED INTERIOR LINE IS METHOD GB GYPSUM (S-4).
- DIMENSIONS ARE TO THE FACE OF SHEATHING / FOUNDATION UNLESS NOTED. DO NOT SCALE THE DRAWINGS; WRITTEN DIMENSIONS GOVERN.
- MECHANICAL, PLUMBING • ELECTRICAL ARE DESIGN-BUILD BY LICENSED TRADES TO THE ADOPTED CODES (MANUAL J / S / D SIZING). UTILITY ENTRIES • PENETRATIONS: S-1 • A-6.2.

DEFERRED SUBMITTALS / BY OTHERS

ITEM	SUBMITTAL
TRUSSES	SEALED TRUSS DESIGN DRAWINGS • PLACEMENT PLAN (R102.10) • SUPPLIER
STEEL / LVL	B1 / B2 W8X15, ADJ. COLUMNS, PB3 / PB4 • LVL HEADERS - SUPPLIER / ENGINEER VERIFY
ENERGY	LOCAL ENERGY CODE COMPLIANCE (PRESCRIPTIVE OR RESCHECK / UA / ERI); BLOWER-DOOR • DUCT TESTS
HVAC	MANUAL J / S / D LOAD • EQUIPMENT • DUCT DESIGN
SITE	SITE PLAN, GRADES, DRIVEWAY, UTILITY TAPS • INVERTS, EROSION CONTROL - BY BUILDER / SURVEYOR

SHEET INDEX

SHEET	TITLE
T-1	COVER SHEET
A-1	FLOOR PLANS
A-2	WIND • REAR ELEVATIONS
A-3	SIDE ELEVATIONS
A-4	ROOF PLAN
A-5	BUILDING SECTIONS
A-6.1	STAIR, WALL SECTIONS • PORCH DETAILS
A-6.2	STRUCTURAL • UTILITY DETAILS
A-7	SCHEDULES
S-1	FOUNDATION PLAN
S-2	FLOOR FRAMING PLAN
S-3.1	ROOF FRAMING PLAN
S-3.2	TRUSS PROFILES
S-4	WALL BRACING • HEADERS
E-1	MAIN FLOOR ELECTRICAL
E-2	BASEMENT ELECTRICAL • PANEL

PROJECT DATA

ITEM	VALUE
PLAN	18 THE GRAND OAK - LUXURY RANCH
BEDROOMS / BATHS	4 BED / 3 FULL BATH (+ OPT. BED 5 / BATH 4)
STORIES	1 STORY OVER A FULL BASEMENT
MAIN FLOOR (LIVING)	2,988 SF
BASEMENT	2,988 SF UNFINISHED (OPT. FINISH +/-1,215 SF)
GARAGE	768 SF, 3-CAR SIDE-LOAD
PORCHES	FRONT 256 SF / REAR 264 SF (COVERED)
OCCUPANCY / TYPE	R-3 (IRC ONE-FAMILY) / V-8
FOOTPRINT	84'-0" X 59'-0" OVERALL (HOUSE 84' X 39')
CEILINGS	10'-0" TYP.; FOYER 12'; GREAT RM VAULT 10'-15'; TRAYS, BSMT. 8'-0" / 4' CLR.
ROOF	8/12 HP • GABLES, ARCH. SHINGLES, MFD. TRUSSES

DESIGN CRITERIA (IRC TABLE R301.2)

ITEM	PLAN DESIGN BASIS	YOUR SITE
CODE	2024 IRC (VERIFY LOCAL ADOPTION • AMENDMENTS)	
GROUND SNOW LOAD, PG	30 PSF	
ROOF SNOW LOAD	PF = 25 PSF (0.7 X CT 1.1 X PG 30 + 23.1, ROUNDED UP; UNBALANCED • DRIFT BY THE TRUSS MFR.)	
ROOF LIVE LOAD	LR 20 PSF MIN.; GOVERNING ROOF LL 25 PSF; ATTIC 10 PSF	
WIND SPEED (ULTIMATE)	115 MPH	
WIND EXPOSURE	B	
SEISMIC DESIGN CATEGORY	A, B OR C (DETACHED 1- • 2-FAMILY IN SDC C EXEMPT, R301.2.2)	
FROST LINE DEPTH	30" SHOWN (12" MIN.; DEEPER WHERE LOCAL FROST REQUIRES)	
SOIL BEARING	1,500 PSF PRESUMED (R401.4.1) - VERIFY	
FLOOR LIVE LOADS	40 LIVING, 30 SLEEPING, 40 DECKS / PORCHES (R301.5)	
WEATHERING / TERMITE / DECAY	PER LOCAL	
WINTER DESIGN TEMP.	PER LOCAL	
ICE BARRIER UNDERLAYMENT	PER LOCAL (SHOWN AT EAVES)	
FLOOD HAZARDS	PER LOCAL (NOT FOR FLOOD HAZARD AREAS)	
AIR FREEZING INDEX / MEAN ANNUAL TEMP.	PER LOCAL	
CLIMATE ZONE	PER LOCAL (OR ENERGY BASIS)	

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 ARE RESPONSIBLE FOR VERIFYING ALL CRITERIA FOR THE ACTUAL SITE BEFORE CONSTRUCTION.

ENERGY DESIGN BASIS - ASSEMBLIES SHOWN

COMPONENT	ASSEMBLY (BASELINE - VERIFY PER LOCAL ENERGY CODE)
CEILING	R-49 BLOWN, 16" DEPTH; BAFFLES AT EVERY BAY
WALLS	2X6 @ 16" R-13 + 1" R-5 CI
BASEMENT WALL	R-10 CI INTERIOR, FULL HT. (OR R-13 STUD WALL)
FLOOR / SLAB	N/A - OVER CONDITIONED BASEMENT; BSMT. SLAB + 12" BELOW GRADE
WINDOWS	U-0.30 MAX., NFRC LABELED
AIR LEAKAGE	5.0 ACH50 MAX., BLOWER-DOOR TESTED
HEEL / PLATES	7" HEEL BAFFLE • AIR SEAL; INSULATION TAPERS, R-49 INBOARD; REDUCED EAWE R-VALUE IN UA / ERI COMPLIANCE

SILLPLATE
PLAN CO.

SAMPLE —
NOT FOR CONSTRUCTION

PLAN

THE GRAND OAK
SP-2988
4 BED / 3 BATH RANCH · 2,988 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.
MAIN FLOOR - FINISHED LIVING	2,988
BASEMENT - UNFINISHED	2,988
OPT. FINISH (BED 5, BATH 4, FAMILY, REC)	1,215
3-CAR GARAGE	769
FRONT COVERED PORCH	256
REAR COVERED PORCH	264

PLAN NOTES

- ROOM SIZES ARE CLEAR INSIDE DIMENSIONS. EXTERIOR DIMENSIONS ARE TO THE FACE OF SHEATHING / FOUNDATION.
- MAIN PLATE: 10'-1 1/8" (10'-0" CLG.) U.N.O.; FOYER: 12'-0" CLG.; GREAT ROOM: SCISSOR TRUSSES; DINING + OWNER'S BED TRAY CLG.
- EXTERIOR WALLS: 2X4 + 1" CI + SHEATHING (4 1/2") U.N.O.; INSULATION PER THE ENERGY TABLE (A-5).
- DOOR + WINDOW MARKS (DW / WW) KEY TO THE A-7 SCHEDULES; SIZE TAGS ARE WIDTH/HEIGHT IN FT-IN (3050 + 3'-0" X 5'-0").
- GARAGE / DWELLING SEPARATION PER R302.5; HOUSE DOOR: 1-3/8" SOLID CORE OR 20-MIN. SELF-CLOSING (R302.5.1); GARAGE SLAB SLOPES TO THE DOORS (S-1); 2R DN AT THE HOUSE DOOR.
- EGRESS WINDOWS: 5.7 SF NET CLEAR, 20" W/24" H MIN., SILL 44" MAX. (R319); EGRESS UNITS ARE CASEMENTS. BASEMENT EGRESS WELL W/ LADDER.
- WINDOW + SILING / FRENCH DOOR HEADS: 6'-4" A.F.F.; CASED OPENINGS + GARAGE WINDOWS: 6'-0" ENTRY TRANSOM PER A-7.
- ATTIC ACCESS: 22" X 30" INSULATED HATCH IN THE HALL CLG. (BEDROOM WING), CLEAR OF THE STAIR (R307.1).
- BASEMENT: 8" POURED CONC. WALLS, 9'-0" TALL W/ X15 STEEL BEAMS (B1, B2) ON 30" STEEL COLUMNS (C1) - S-1 / S-2 FILLED TRIANGLE + PLF POINT LOAD; K + KPS, CR / BP / LOADS TO PADS / WALL POCKETS PER S-1.
- DASHED BASEMENT WALLS = OPTIONAL FINISH (NOT IN BASE PRICE). AREAWAY WALLS AT EVERY BASEMENT WINDOW.

1 MAIN FLOOR PLAN

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

2 BASEMENT PLAN

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