

SILLPLATE PLAN CO.
THE HALSTON · SP-2392

4 BED / 2.5 BATH COLONIAL · 2,392 SF
SAMPLE — NOT FOR CONSTRUCTION
Prepared by a person who is not a licensed architect or professional engineer.

SAMPLE - NOT FOR CONSTRUCTION

CODE: 2024 IRC - VERIFY LOCAL ADOPTION + AMENDMENTS. ENERGY PER THE SITE'S ADOPTED CODE
DESIGN BASIS: ROOF SNOW pf = 25 PSF (Pg = 30 PSF), WIND 115 MPH EXP. B, SDC A-C, FROST 30" SHOWN
VERIFY ALL CRITERIA FOR THE SITE - SEE DESIGN CRITERIA + EXCLUSIONS



FRONT ELEVATION (1/1A-2)

SHEET INDEX

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A-3	SIDE ELEVATIONS	LEFT + RIGHT, EXTERIOR MATERIALS
A-4	ROOF PLAN	ROOF PLAN, GUTTERS, VENTILATION
A-5	BUILDING SECTIONS	SECTIONS 1-3, ENERGY ASSEMBLIES
A-6	WALL SECTION + DETAILS	WALL SECTION, STAIRS, PORTICO, EAVE, UTILITY PENETRATIONS, SLAB
A-7	SCHEDULES	WINDOW, DOOR, FINISH + FIXTURE SCHEDULES
S-1	FOUNDATION / BASEMENT PLAN	FOUNDATION, UTILITIES, STEEL BEAM + POCKET, RADON
S-2	FLOOR FRAMING PLANS	MAIN + UPPER FRAMING, BEAM SCHEDULE, FLUSH BEAM
S-3	ROOF FRAMING + BRACING	TRUSSES, BRACING, HEADERS, LINTELS
E-1	ELECTRICAL - MAIN + GARAGE	MAIN + GARAGE, PANEL SCHEDULE, LOAD CALC.
E-2	ELECTRICAL - UPPER + BSMT	UPPER + BASEMENT, NOTES, FIXTURES

GENERAL NOTES

- CONTRACTOR SHALL VERIFY ALL DIMENSIONS, ELEVATIONS AND SITE CONDITIONS BEFORE STARTING WORK AND REPORT ANY DISCREPANCY TO THE DESIGNER BEFORE PROCEEDING.
- DO NOT SCALE DRAWINGS. WRITTEN DIMENSIONS GOVERN. LARGER-SCALE DETAILS GOVERN OVER PLANS. DIMENSIONS ARE TO FACE OF FRAMING / FACE OF CONCRETE UNLESS NOTED.
- ALL WORK SHALL COMPLY WITH THE CODES LISTED AND MANUFACTURER INSTALLATION INSTRUCTIONS. WHERE THEY DIFFER, THE MORE STRINGENT GOVERNS.
- TRUSSES: MANUFACTURER'S SEALED TRUSS DESIGN DRAWINGS + PLACEMENT PLAN ON SITE BEFORE THE FRAMING INSPECTION (R302.10). DO NOT CUT OR ALTER.
- LUMBER: #2 SPF / DF L / HF / SYP OR BETTER. P.T. WHERE IN CONTACT WITH CONCRETE OR WITHIN 6" OF GROUND (WOOD). FASTENERS N/A P.T. NOT DFP GALL. OR STAINLESS.
- ENGINEERED PRODUCTS (LVL, BEAMS, W/ STEEL BEAM, ADJ. COLUMNS, GARAGE DOOR LINTEL, SIZED BY CALC. @ 2 / 5-3 (ROOF SNOW PF + 25 PSF) BUT OUTSIDE THE IRC TABLES - BY SUPPLIER / ENGINEER, VERIFY BEFORE ORDERING.
- SMOKE + CO ALARMS HARDWIRED, INTERCONNECTED, BATTERY BACKUP (R310 / R311) - SEE E-1 / E-3. UTILITIES + PENETRATIONS: S-1.
- GARAGE SEPARATION: 1/2" GYP. ON THE GARAGE SIDE OF THE HOUSE WALL + GARAGE CEILING JOIST. SELF-CLOSING DOOR (R302.5 / R302.6).
- EMERGENCY ESCAPE: EVERY BEDROOM HAS AN EGRESS WINDOW (R310, ONE WITH 20" MIN. CLEARANCE) OR AN EGRESS WELL - SEE A-7.
- SAFETY GLAZING (R324), STAIRS (R311.7: 7-3/4" MAX. RISER, 10" MAX. TREAD, 6" MIN. HEADROOM), GUARDS (R321) - SEE A-6 + A-7.
- 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.
- DRAWINGS PREPARED FOR A ONE-FAMILY DWELLING. MANY JURISDICTIONS DO NOT REQUIRE A DESIGN PROFESSIONAL'S SEAL FOR ONE- AND TWO-FAMILY DWELLINGS - VERIFY LOCALLY. ENGINEERED PRODUCTS ARE DESIGNED BY THEIR SUPPLIERS.

DESIGN BASIS EXCLUSIONS - THIS PLAN REQUIRES LOCAL ENGINEERING WHERE:

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

PROJECT DATA

ITEM	DATA
OCCUPANCY / USE	R-3 / IRC ONE-FAMILY DWELLING, DETACHED
CONSTRUCTION TYPE	V-8 (WOOD FRAME, UNPROTECTED)
STORIES	2 STORIES ABOVE GRADE + FULL UNFINISHED BASEMENT, ATTACHED 2-CAR GARAGE
BEDROOMS / BATHS	4 BED / 2.5 BATH (OPT. BED 5 IN BSMT.)
OVERALL SIZE	66'-0" W X 26'-0" D (HOUSE 46' X 26', GARAGE 22' X 22')
HEIGHT	RIDGE +27'-4 1/4" ABOVE MAIN F.F. (29'-4" ABOVE GRADE)
CEILINGS	MAIN 9'-0", UPPER 8'-0", BASEMENT 8'-0" TO JOISTS
STRUCTURE	IRC PRESCRIPTIVE WOOD FRAME; WRX10 STEEL BEAM ON ADJ. STEEL COLUMNS; MFR. TRUSSES
FIRE SPRINKLERS	PER LOCALLY ADOPTED IRC R309 / STATE LAW - VERIFY

AREA SUMMARY (TO OUTSIDE FACE OF FRAMING)

AREA	SQ. FT.
TOTAL LIVING (HEATED)	2,392
MAIN FLOOR (LIVING)	1,196
UPPER FLOOR (LIVING)	1,196
BASEMENT (UNFINISHED)	1,196
2-CAR GARAGE	484
FRONT PORTICO	50
REAR PATIO (COVERED)	168

DESIGN CRITERIA (IRC TABLE R301.2) - VERIFY WITH THE BUILDING OFFICIAL

ITEM	PLAN DESIGN BASIS	YOUR SITE (BY BUILDER)
GROUND SNOW LOAD	30 PSF	
WIND DESIGN: SPEED / EXPOSURE	115 MPH ULTIMATE, EXPOSURE B	
SPECIAL WIND REGION / WINDBORNE-DEBRIS	NO / NO (NOT FOR HURRICANE-PRONE REGIONS)	
SEISMIC DESIGN CATEGORY	A, B OR C (DETACHED 1- + 2-FAMILY IN SDC C EXEMPT, R301.2.2)	
WEATHERING	SEVERE ASSUMED (CONCRETE PER R402.2)	
FROST LINE DEPTH	30" SHOWN (12" MIN.; DEEPER WHERE LOCAL FROST REQUIRES)	
TERMITE	PER LOCAL	
DECAY	PER LOCAL	
WINTER DESIGN TEMP.	PER LOCAL	
ICE BARRIER UNDERLAYMENT REQ'D	SHOWN AT ALL EAVES	
FLOOD HAZARDS	NOT FOR FLOOD HAZARD AREAS	
AIR FREEZING INDEX / MEAN ANNUAL TEMP.	PER LOCAL	
CLIMATE ZONE	SEE ENERGY DESIGN BASIS	
SOIL BEARING	1,500 PSF PRESUMED (R401.4.1) - VERIFY	
FLOOR LIVE LOADS	40 PSF LIVING, 30 SLEEPING, 40 DECKS (R301.5); 40 USED THROUGHOUT	
ROOF SNOW	PF = 25 PSF @ 7 X CT X PG, PG = 30 PSF	
ROOF LIVE	20 PSF MIN.; GOVERNING ROOF LL 25 PSF	
DEAD LOADS	FLOOR 12, ROOF 15 + CLG. 10 PSF	
GUARDS / HANDRAILS	200 LB CONCENTRATED (TABLE R301.5)	

APPLICABLE CODES

- 2024 INTERNATIONAL RESIDENTIAL CODE (IRC) - VERIFY LOCAL ADOPTION + AMENDMENTS.
- ENERGY CODE AS ADOPTED FOR THE SITE'S CLIMATE ZONE (IECC / IRC CH. 11) - SEE ENERGY DESIGN BASIS.
- NFPA 70 (NEC) AS REFERENCED BY THE 2024 IRC, IFC / IMC / IFGC OR IRC CH. 15-33 AS ADOPTED.
- STATE / LOCAL DESIGN-PROFESSIONAL REQUIREMENTS FOR ONE- AND TWO-FAMILY DWELLINGS - VERIFY (SEE DESIGNER STATEMENT).

ENERGY DESIGN BASIS - ASSEMBLIES SHOWN (A-5)

COMPONENT	ASSEMBLY SHOWN (BASELINE)
CEILING	R-49 BLOWN, 12" RAISED ENERGY HEEL
WALLS	2X4 @ 16" R-13 CAVITY + R-5 C.I. (1" XPS)
RIM JOISTS	R-20 BATT + R-5 C.I.
BASEMENT WALL	R-10 C.I. POLYSTY. INSIDE
FLOOR OVER UNCOND.	NA (BSMT. INSIDE THE ENVELOPE)
SLAB EDGE	NA (BSMT. SLAB > 12" BELOW GRADE)
WINDOWS	U-0.30, SHGC 0.40
AIR LEAKAGE	<= 5.0 ACH50, TESTED
DUCTS	SEALED, TESTED <= 4 CFM25/100 SF

ENERGY + WALL OPTION

- VERIFY AGAINST THE ENERGY CODE ADOPTED FOR THE SITE'S CLIMATE ZONE (PRESCRIPTIVE TABLE, OR RESCHECK / U-VALUE 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 REQUIRES 2" TO THE INSIDE. VERIFY HEADERS / FRAMING.

DEFERRED SUBMITTALS / BY OTHERS

- SITE / PLOT PLAN: SETBACKS, GRADING, DRAINAGE, UTILITIES, DRIVEWAY - BY OTHERS PER LOT.
- TRUSS DESIGN DRAWINGS + PLACEMENT PLAN (TRUSS MFR.).
- LVL + STEEL BEAM / COLUMN SUBMITTALS (SUPPLIER); GARAGE DOOR LINTEL ANGLE (SUPPLIER / ENGINEER).
- HVAC MANUAL J / S / D, DUCT LAYOUT + MECH. VENTILATION (HVAC CONTRACTOR).
- WINDOW PRODUCT DATA: NFRC U-0.30 + EGRESS NET CLEAR OPENING FORMARKS W4 + W8.

SILLPLATE
PLAN CO.

SAMPLE —
NOT FOR CONSTRUCTION

PLAN

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SP-2392

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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.
TOTAL LIVING (HEATED)	2,392
MAIN FLOOR LIVING	1,196
UPPER FLOOR LIVING	1,196
BASEMENT (UNFINISHED, OPT. REC ROOM + BED 5)	1,196
2-CAR GARAGE	454
FRONT PORTICO	50
REAR PATIO (CONC.)	168

LEGEND

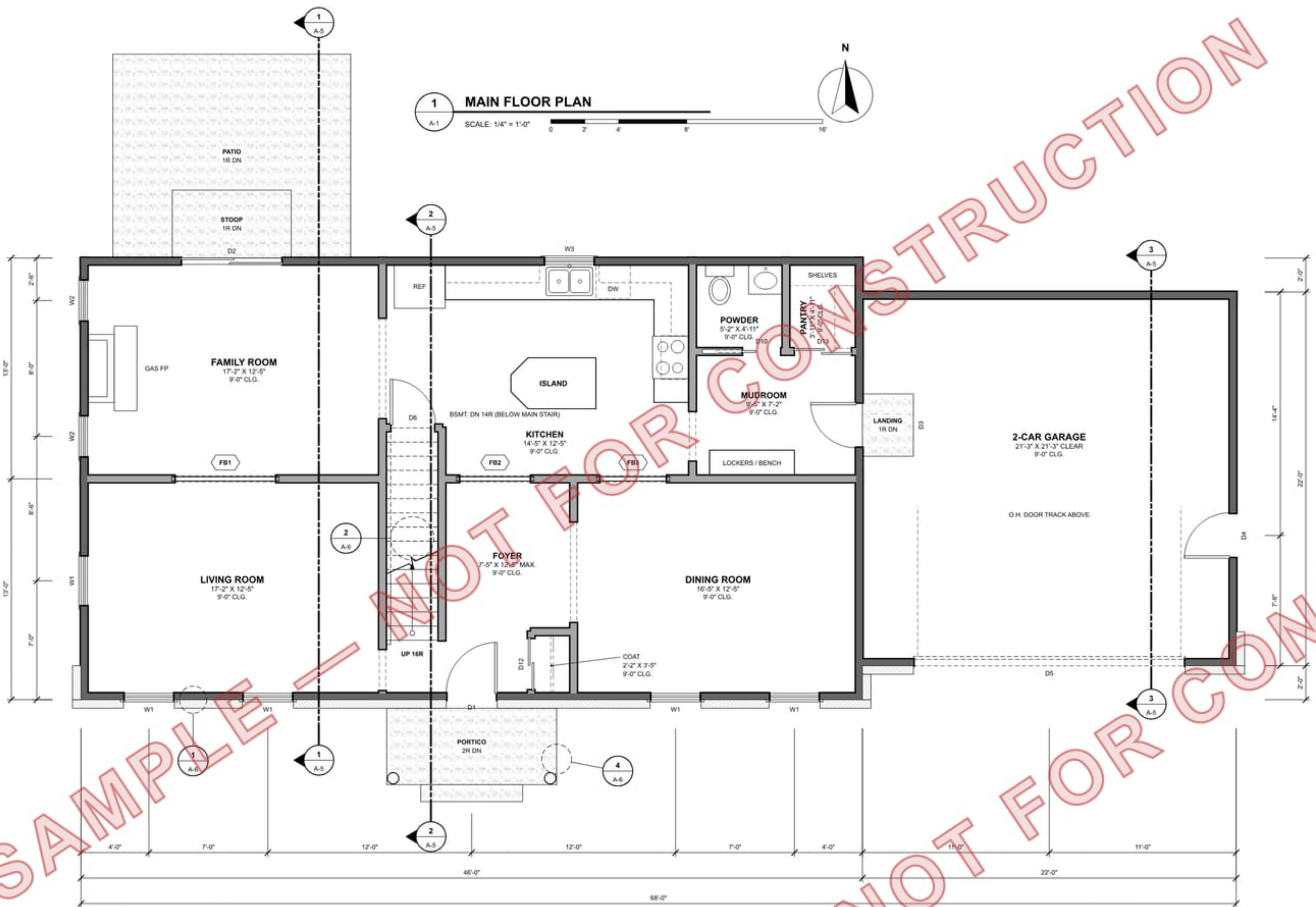
	EXTERIOR / GARAGE WALL, 2X4 @ 16" O.C.
	INTERIOR WALL, 2X4 @ 16" O.C.
	GUARD / HALF WALL, 3/4" A.F.F.
	8" POURED CONC. FOUNDATION WALL
	BRICK VENEER (FRONT + 2" RETURNS)
	OPTIONAL FINISH WALL / ABOVE / BELOW
	FLUSH BEAM (IN THE FLOOR ABOVE), SEE S-2
	WBX10 STEEL BEAM (BASEMENT), SEE S-2
	ADJ. STEEL COLUMN, SEE S-1
	WINDOW MARK (A-7 WINDOW SCHEDULE)
	DOOR MARK (A-7 DOOR SCHEDULE)
	BEAM TAG (S-2 SCHEDULE)
	CONCRETE SLAB / STOOP / LANDING
	SECTION CUT (BUBBLE: SECTION / SHEET)
	DETAIL CALLOUT (BUBBLE: DETAIL / SHEET)
	ATTIC ACCESS (CEILING)
	FLOOR DRAIN

GENERAL NOTES

- DIMENSIONS ARE TO FACE OF FRAMING (FACE OF CONCRETE AT THE BASEMENT) UNLESS NOTED. INTERIOR DIMENSIONS TO WALL CENTERLINES, OPENINGS TO CENTERLINES. BRICK VENEER IS OUTSIDE THE FRAMING LINE.
- ROOM SIZES ARE CLEAR INSIDE DIMENSIONS, REFERRED TO THE BUSH. DO NOT SCALE DRAWINGS.
- CEILING: MAIN 9'-0", UPPER 8'-0", BASEMENT 8'-0" (TO JOISTS). GARAGE 8'-0". FLOOR SYSTEM 2X10 @ 16" O.C.
- FLOOR JOISTS SPAN FRONT-TO-REAR TO THE WBX10 STEEL BEAM ON ADJ. STEEL COLUMNS C1-C5 (S-1, S-2). FLUSH BEAMS FB1-FB3 OVER THE MAIN FLOOR CASED OPENINGS ON THE CENTER BEARING WALL.
- EXTERIOR WALLS 2X4 @ 16" O.C. R-13 CAVITY + R-5 CONTINUOUS (BASELINE - VERIFY PER LOCAL ENERGY CODE, 2X6 OPTION ON T-1).
- MAIN STAIR, 14 RISERS @ 7-11/16" TREADS @ 10", 37-1/2" CLEAR. BASEMENT STAIR, 14 RISERS @ 7-11/16" TREADS @ 10" (A-6).
- STAIRS: HANDRAIL 34-3/8" ON ONE SIDE MIN. (R320), 6-8" MIN. HEADROOM (R318.7.2). GUARD 36" MIN. AT THE UPPER STAIR OPENING (R321).
- EGRESS WINDOW (W4, W5): 5.7 SF NET CLEAR OPENING, 20" W X 24" H MIN., SILL 4" MAX. A.F.F. (R319). BASEMENT EGRESS WELL 9 SF MIN. W/ LADDER.
- SAFETY GLAZING PER ICC-ES E-1100. TUB WINDOW W/ PATIO SLIDER D2, GLAZING NEAR DOORS + STAIRS.
- BASEMENT TO HOUSE STAIR, RATED + SELF-CLOSING, 3-0" X 8-0" CONC. LANDING + 1 RISER TO THE SLAB, 1/2" GYP. ON THE GARAGE SIDE OF THE HOUSE WALL + CEILING (R303.4, R322.6). SLAB SLOPES 2" TO THE OVERHEAD DOOR (R317.1).
- PREP. PLACE DIRECT-VENT GAS UNIT, INSTALL + TERMINATE PER THE LISTING (Q2434). TERMINATION ON THE LEFT WALL, SEE A-3.
- SMOKE + CO ALARMS PER R310 / R311 (EACH BEDROOM, OUTSIDE SLEEPING AREAS, EACH LEVEL INCL. BASEMENT), INTERCONNECTED (E-1, E-2).
- BASEMENT IS UNFINISHED. OPTIONAL FINISH ROOMS ARE DASHED. BEDROOM 5 REQUIRES THE EGRESS WINDOW W8 + WELL SHOWN.
- WINDOW + DOOR HEADS 6-8" A.F.F.; SILLS PER THE A-7 WINDOW SCHEDULE. UPPER WINDOWS WITH SILLS UNDER 24" OPENING CONTROL DEVICES PER R321.2 (ASTM F2090).
- ATTIC ACCESS 22" X 30" IN THE UPPER HALL CEILING, WEATHERSTRIPPED + INSULATED TO THE CEILING R-VALUE (R807.1).
- UTILITY ENTRIES, SUMP, RADON + MECHANICAL ROUTING: SEE S-1, E-1 AND E-2.
- VERIFY ALL DIMENSIONS, GRADES, UTILITIES AND LOCAL CODE AMENDMENTS BEFORE CONSTRUCTION.

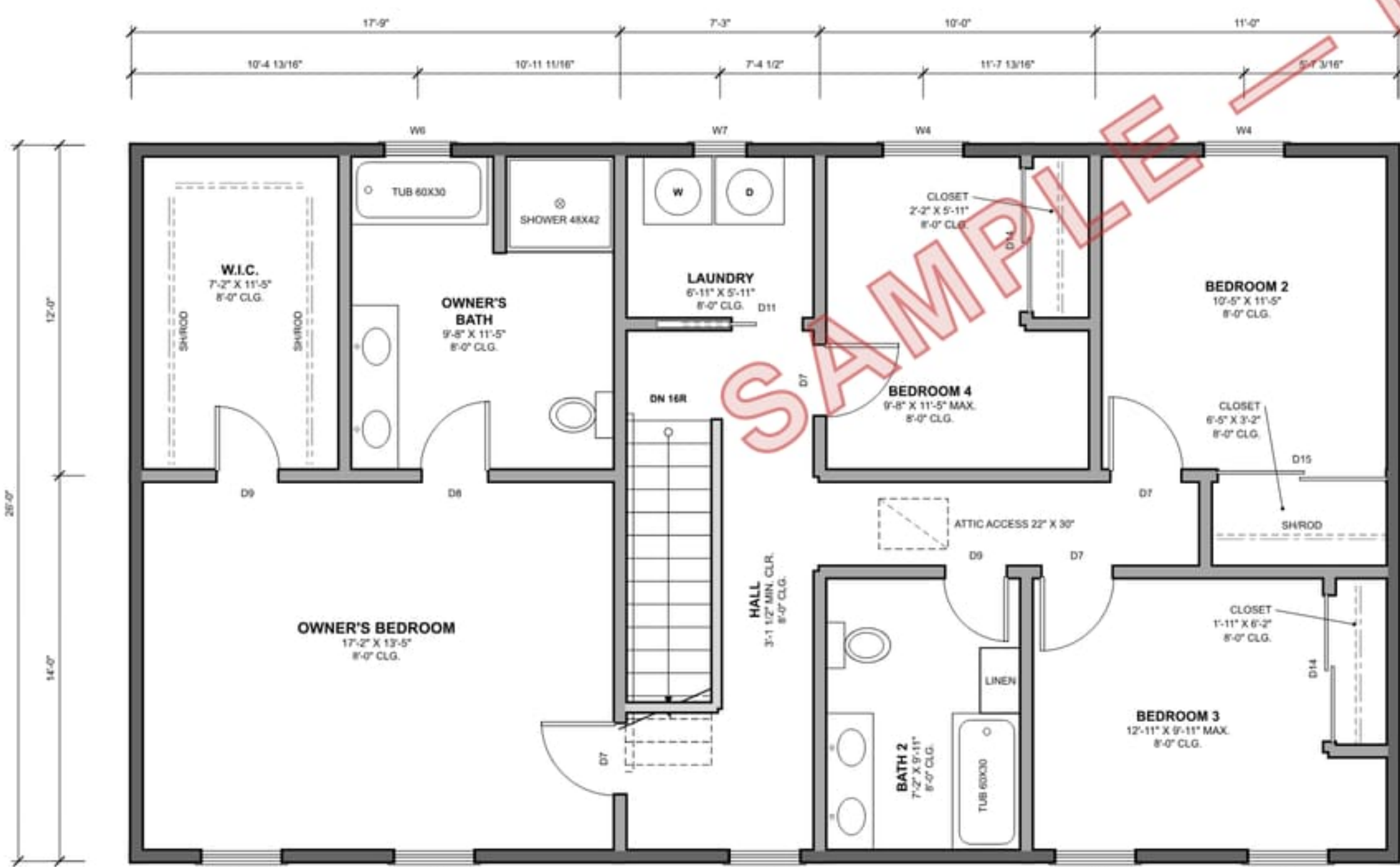
1 MAIN FLOOR PLAN

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



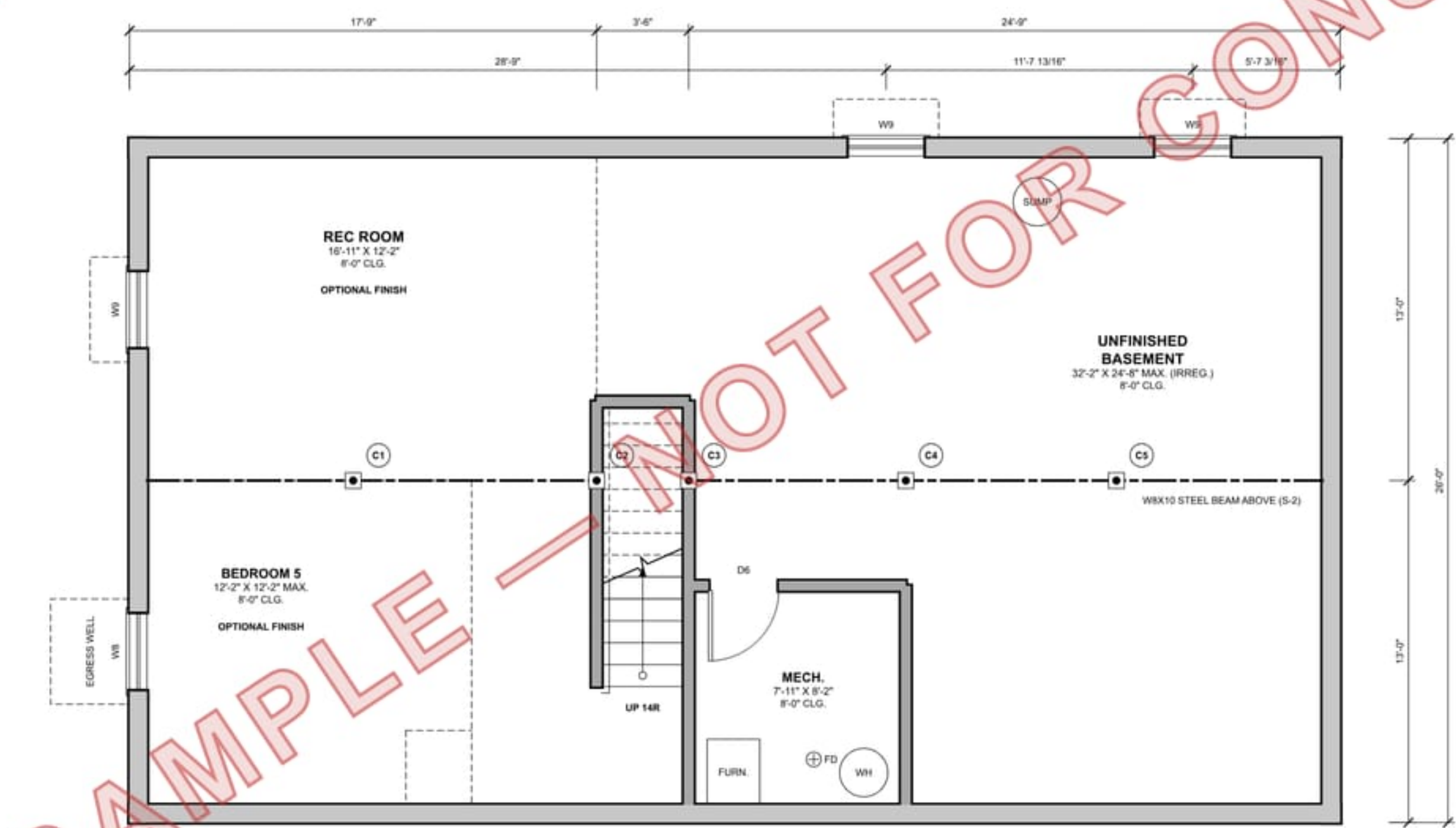
2 UPPER FLOOR PLAN

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



3 BASEMENT PLAN

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



SCALE
NOT TO SCALE (PREVIEW)

SHEET TITLE
FLOOR PLANS

SHEET

A-1