

SILLPLATE PLAN CO.

THE HIGHLINE · SP-1858

3 BED / 2 BATH BI-LEVEL · 1,858 SF

SAMPLE — NOT FOR CONSTRUCTION

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

FALL OR A DRIVE CUT FOR THE TUCK-UNDER GARAGE (FRONT GRADE -6'-1", DRIVE -9'-6", REAR -4'-4").



FRONT ELEVATION (A-2) - 1/8" = 1'-0"

PROJECT DATA

ITEM	DATA
OCCUPANCY / USE	R-3, ONE-FAMILY DWELLING, DETACHED (IRC R101.2)
CONSTRUCTION TYPE	V-B, WOOD FRAME; FIRE SPRINKLERS PER LOCALLY ADOPTED IRC R309 / STATE LAW — VERIFY
STORIES	SPLIT-ENTRY BI-LEVEL, MAIN + LOWER LEVEL (PARTIAL BELOW GRADE) W/ TUCK-UNDER GARAGE
BEDROOMS / BATHS	3 BED / 2 BATH + OPT. BED 4 / BATH 3 (LOWER)
MAIN FLOOR (FINISHED)	1,456 SF
LOWER LEVEL (FINISHED)	402 SF
TOTAL FINISHED	1,858 SF
OPTIONAL FINISH (LOWER)	198 SF
GARAGE / MECH. (UNFIN.)	616 SF / 168 SF
DECK / COVERED STOOP	168 SF / 40 SF
FOOTPRINT / HEIGHT	52'-0" X 28'-0", T.O. RIDGE +10'-7" ABOVE MAIN F.F. (-25' ABOVE THE DRIVE)
FOUNDATION	8" POURED CONC., STEPPED FTGS. (B.O. HOUSE -10'-4" GARAGE FRONT -12'-6")
STRUCTURE	2X4 WALLS, 6/12 MFR. TRUSSES, 2X10 MAIN FLOOR ON 4" W/ 2" X 8" STEEL BEAM + STEEL COLUMNS, 16" FLOOR TRUSSES OVER THE GARAGE

DESIGN CRITERIA

ITEM (IRC TABLE R301.2)	PLAN DESIGN BASIS	YOUR SITE (BY BUILDER)
CODE	2024 IRC (VERIFY LOCAL ADOPTION + AMENDMENTS)	
GROUND SNOW LOAD, PG	30 PSF	
ROOF SNOW LOAD, PF	ROOF SNOW, PF = 25 PSF (0.7 CT PG, PG = 30 PSF)	
WIND SPEED (VULT) / EXPOSURE	115 MPH (ULTIMATE) EXP. B	
TOPOGRAPHIC / SPECIAL WIND / WINDBORNE DEBRIS	NONE ASSUMED	
SEISMIC DESIGN CATEGORY	A, BLANK C (DETACHED 1-2-FAMILY IN SDC C EXEMPT, R301.2.2)	
WEATHERING	SEVERE (CONC. PER TABLE R402.2)	
FROST LINE DEPTH	30" SHOWN (12" MIN.; DEEPER WHERE LOCAL FROST REQ'S)	
TERMITE / DECAY	PER LOCAL	
WINTER DESIGN TEMP / ICE BARRIER REQ.	PER LOCAL	
FLOOD HAZARD	NONE (NOT FOR FLOOD HAZARD AREAS)	
AIR FREEZING REQ. / MEAN ANNUAL TEMP.	PER LOCAL	
SOIL BEARING	1,500 PSF PRESUMED (TABLE R401.4.1) - VERIFY	
FLOOR LIVE LOADS (R301.5) / DEAD	40 LIVING, 30 SLEEPING (40 USED), 40 DECKS / 10 PSF	
ROOF LIVE / SNOW / DEAD	20 / 25 / 20 PSF (TC 10 + BC 10); GOVERNING ROOF LL 25 PSF	
GUARDS + HANDRAILS / DEFLECTION	200 LB CONC. / FLOORS L/360 LIVE, ROOF L/240	
CLIMATE ZONE (ENERGY)	SEE ENERGY DESIGN BASIS	

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

ASSEMBLY	SHOWN ON THIS PLAN (BASELINE - VERIFY PER LOCAL ENERGY CODE)
CEILING / ATTIC	R-49 BLOWN AT FULL DEPTH INBOARD, STD. HEEL EAVE TAPER SHOWN. INCLUDE REDUCED EAVE R-VALUE IN SITE UA / ERI CHECK; BAFFLE EA. BAY
WOOD-FRAME WALLS	2X4 @ 16", R-13 BATTS + R-5 CI (1" POLYISO) - MAIN, KNEE + FOYER WALLS
FLOOR OVER GARAGE	R-30 BATTS IN THE FLOOR TRUSSES, FULL CONTACT
LOWER / BSMT. CONC. WALL	R-10 CI (2" XPS) OR 2X4 FURRING WALL W/ R-13, FULL HEIGHT
RM / BAND JOIST	R-20 BATT AT THE RM (OR R-20 CLOSED-CELL SPRAY FOAM AT PRODUCT-RATED DEPTH)
SLAB EDGE	NONE SHOWN, LOWER SLAB 2'-0" BELOW GRADE, GARAGE UNCOND. - VERIFY
WINDOWS / DOORS	U-0.30 MAX. (NFRIC LABEL)
AIR LEAKAGE / DUCTS	BLOWER-DOOR TEST TO THE ADOPTED LIMIT, DUCTS IN CONDITIONED SPACE
MECH. VENT. / LIGHTING	EXHAUST OR ERY (M1505), 100% HIGH-EFFICACY (LED)

- 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 REQUIRE:
- 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.

APPLICABLE CODES

- 2024 INTERNATIONAL RESIDENTIAL CODE (IRC) - VERIFY THE EDITION + AMENDMENTS ADOPTED BY THE JURISDICTION.
- ENERGY: THE ENERGY CODE (IECC / IRC CH. 11) ADOPTED FOR THE SITE'S CLIMATE ZONE - SEE ENERGY DESIGN BASIS.
- NEC AS ADOPTED LOCALLY (IRC CH. 34-43); IRC MECH. / FUEL GAS / PLUMBING CHAPTERS OR LOCAL CODES, MFR. INSTALLATION INSTRUCTIONS.

ABBREVIATIONS

ABBR.	MEANING	ABBR.	MEANING
A.B.	ANCHOR BOLT	FTG.	FOOTING
A.F.F.	ABOVE FINISHED FLOOR	GFCI / AFCI	GROUND / ARC-FAULT CIRCUIT INTERRUPTER
B.O.	BOTTOM OF	LVL / LSL	LAMINATED VENEER / STRAND LUMBER
BM	BEAM	O.C.	ON CENTER
BRG.	BEARING	P.T.	PRESSURE-TREATED
CI	CONTINUOUS INSULATION	R.O.	ROUGH OPENING
CS-WSP / CS-PF	CONT. SHEATHED PANEL / PORTAL FRAME	T.O.	TOP OF
DS	DOWNSPOUT	U.N.O.	UNLESS NOTED OTHERWISE
F.F.	FINISHED FLOOR	VTR	VENT THRU ROOF
FT	FLOOR TRUSS	W.OCD	WINDOW OPENING CONTROL DEVICE

SHEET INDEX

SHEET	TITLE
T-1	COVER SHEET
A-1	FLOOR PLANS
A-2	FRONT + REAR ELEVATIONS
A-3	SIDE ELEVATIONS
A-4	ROOF PLAN
A-5	SECTIONS + DETAILS
A-7	SCHEDULES
S-1	FOUNDATION PLAN
S-2	FLOOR FRAMING PLAN
S-3	ROOF FRAMING + BRACING
E-1	ELECTRICAL PLANS

GENERAL NOTES

- CONTRACTOR VERIFIES ALL DIMENSIONS, GRADES + SITE CONDITIONS BEFORE STARTING AND REPORTS CONFLICTS. DO NOT SCALE DRAWINGS; WRITTEN DIMENSIONS GOVERN.
- EXTERIOR DIMS. TO FACE OF FRAMING / CONC.; INTERIOR TO WALL CENTERLINES U.N.O.
- ALL WORK PER THE 2024 IRC AS ADOPTED + MFR. LISTINGS. WHERE DRAWINGS + CODE DIFFER, THE MORE STRINGENT GOVERNS.
- MANUFACTURED TRUSSES (ROOF + FLOOR): SEALED DESIGN DRAWINGS + PLACEMENT PLANS BY THE TRUSS MFR. BEFORE FABRICATION (R502.11 / R502.10).
- STEEL BEAM W/2X26, STEEL COLUMNS, LVL MEMBERS (B&G, H6) + THE FOYER LSL TALL WALL ARE OUTSIDE THE IRC PRESCRIPTIVE TABLES. BY SUPPLIER / ENGINEER, VERIFY OTHER MEMBERS: SEE THE NOTED SCHEDULE / IRC BASIS.
- WALL BRACING: EXTERIOR WALLS ONLY (CS-WSP + CS-PF PORTALS) NO OSB ON INTERIOR WALLS (S-3).
- LUMBER #2 SPF / DF-L / HEM-FIR U.N.O. (NO SYP #2 IN THE MAIN FLOOR NEAR BAY); P.T. WHERE IN CONTACT W/ CONC. OR WITHIN 8" OF GRADE (R304).
- CONCRETE 3,000 PSI FOOTINGS + WALLS, 3,500 PSI AIR-ENTRAINED LVL GARAGE SLAB, STOOP, STEPS + EXPOSED WORK (TABLE R402.2, SEVERE).
- EMERGENCY ESCAPE AT EVERY BEDROOM INCL. OPT. BED 4 (WITH WINDOW FALL PROTECTION AT MAIN-FLOOR SILL5 + 24" (R321.2) - SEE A-7.
- SMOKE + CO ALARMS HARD-WIRED + INTERCONNECTED (R310.1.1), GARAGE SEPARATION PER R302.5 / R302.6.
- DEFERRED SUBMITTALS: TRUSS DWGS., STEEL BEAM / COLUMN LVL SIZING CONFIRMATION, WINDOW EGRESS DATA, HVAC MANUAL J/S/D, ENERGY CERTIFICATE.
- ITEMS MARKED "VERIFY" REQUIRE CONFIRMATION BY THE SUPPLIER, BUILDING OFFICIAL OR FIELD MEASUREMENT BEFORE THE WORK.

DESIGNER STATEMENT

PREPARED BY A PERSON NOT LICENSED AS AN ARCHITECT OR PROFESSIONAL ENGINEER. NO ARCHITECT'S OR ENGINEER'S SEAL IS CLAIMED.

MANY JURISDICTIONS EXEMPT A ONE-FAMILY DWELLING FROM A DESIGN PROFESSIONAL'S SEAL; SOME DO NOT - VERIFY WITH THE JURISDICTION.

NO ARCHITECT'S OR ENGINEER'S SEAL IS CLAIMED. ENGINEERED PRODUCTS ARE DESIGNED BY THEIR MANUFACTURERS / SUPPLIERS. DRAWINGS: SILLPLATE PLAN CO.

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PLAN

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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

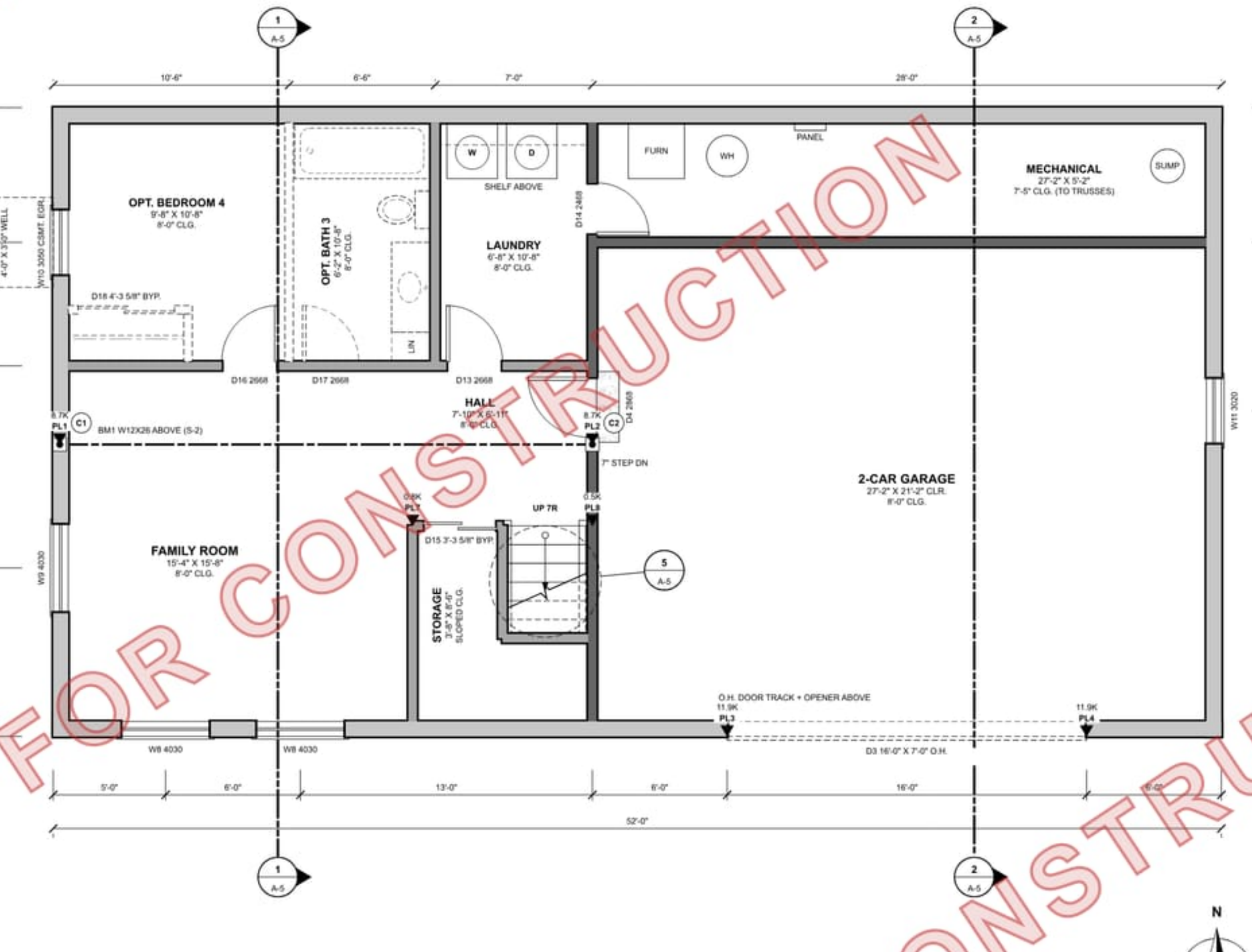
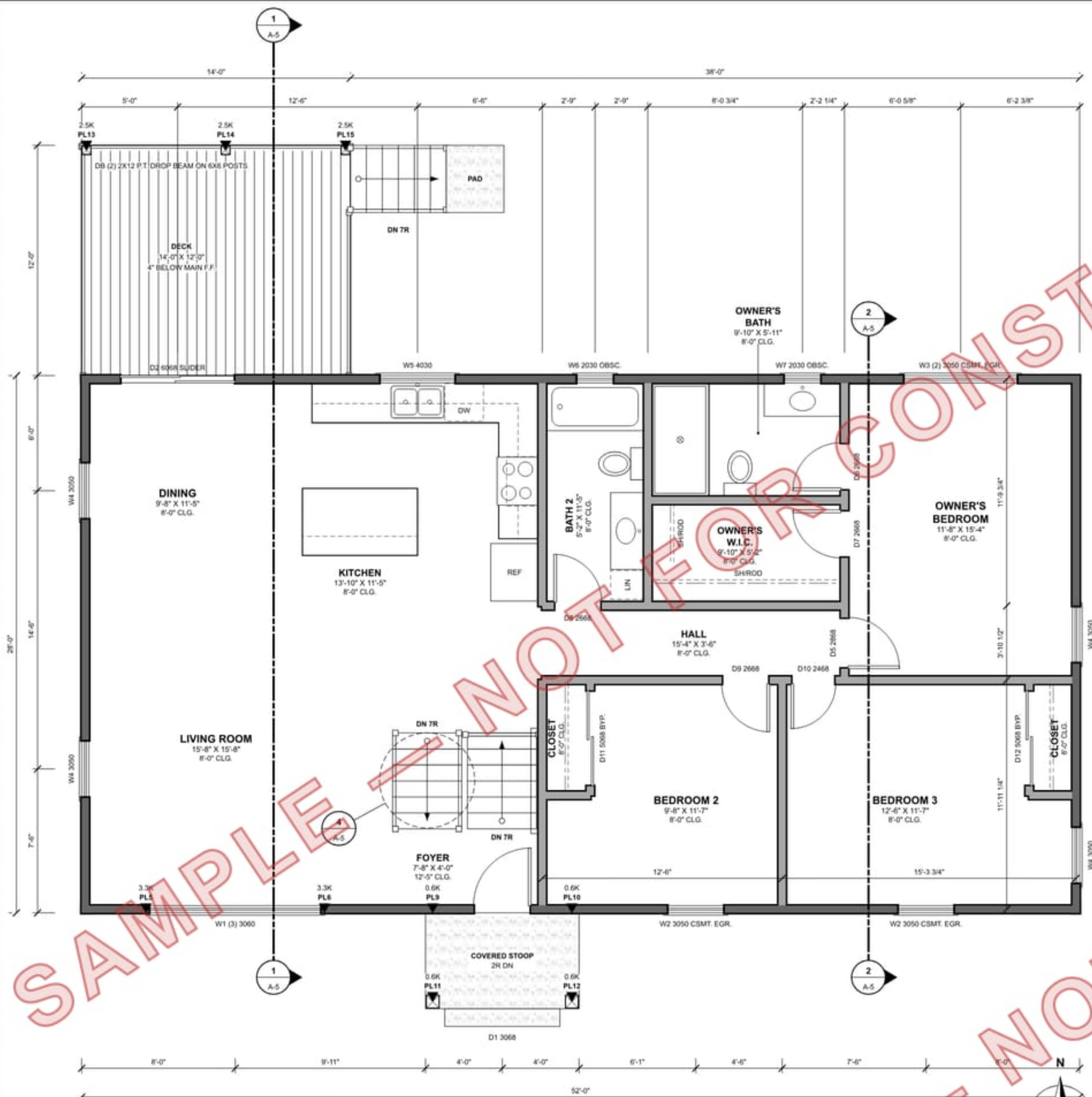
T-1

AREA SUMMARY

AREA	SQ. FT.
TOTAL FINISHED LIVING	1,858
MAIN FLOOR (FINISHED)	1,456
LOWER LEVEL (FINISHED)	402
LOWER LEVEL - OPTIONAL FINISH	196
2-CAR TRUCK UNDER GARAGE	616
MECHANICAL UNFINISHED	168
COVERED STOOP / REAR DECK	40 / 168
FOOTPRINT 52'-0" W X 28'-0" D	

LEVEL SCHEDULE (MAIN F.F. = 0'-0")

LEVEL	ELEV.	NOTE
T.O. RIDGE (S/12)	+15'-7"	
T.O. PLATE - MAIN (8'-0" CLG.)	+8'-1.18"	
MAIN FIN. FLR.	0'-0"	
T.O. PLATE - LOWER (8'-0" CLG.)	-0'-10"	
FOYER FIN. FLR.	-4'-5"	TR DN FROM MAIN
T.O. FDN. (8" CONC.)	-3'-10"	LOWER F.F. + 5'-0"
LOWER FIN. FLR.	-8'-15"	TR DN FROM THE FOYER
GARAGE SLAB (AT HOUSE)	-9'-5"	7" BELOW LOWER F.F.
GRADE: REAR / FRONT / DRIVE	-4'-8" / -6'-1" / -9'-8"	



GENERAL NOTES

- ALL WALLS 2X4 @ 16" O.C. U.N.G. LOWER LEVEL EXTERIOR WALLS 8" POURED CONC. TO 5'-0" ABOVE THE LOWER F.F. 2X4 KNEE WALL ABOVE. EXTERIOR DIMS TO THE OUTSIDE FACE OF FRAMING / CONC. INTERIOR DIMS TO WALL CENTERLINES.
- CEILING 8'-0" BOTH LEVELS U.N.G. FOYER OPEN TO THE MAIN CEILING (12'-0" ABOVE THE FOYER F.F.). MECH. RM. 7'-5" TO THE FLOOR TRUSSES.
- SPLIT FOYER: (2) FLIGHTS, TR @ 7-9/16" / 10" TREADS, 3'-7" CLEAR; HANDRAIL 34"-38" CONT.; 36" GUARDS (4" SPHERE) AT OPEN SIDES; 6'-4" MIN. HEADROOM (R318.7, R321, A-1 DETAIL 1.3 + 5).
- STEEL BEAM BM1 15'-0" FROM THE REAR WALL (LOWER LEVEL), 2X10 @ 16" BEAR ON TOP. STEEL COLUMNS IN THE WALLS. FLOOR TRUSSES OVER THE GARAGE. POINT LOADS PL1 PER S-2.
- GARAGE (R302.5, R302.6, R317): 5/8" TYPE X CLG. (ROOMS ABOVE) + 1/2" GYP. ON SUPPORTING WALLS. D4 20-MIN. SELF-CLOSING. NO DUCT OPENINGS. SLAB 1" BELOW LOWER F.F., SLOPED TO THE DOOR.
- ESCAPE OPENINGS (R319) AT EVERY BEDROOM INCL. OPT. BEDROOM 4: CASEMENT UNITS (W2, W3, W10), 5.7 SF NET, 20" W / 24" H MIN. MAX. AREA VELL 9 SF / 36" PROJ. MIN.
- SAFETY GLAZING (R324) BATH WINDOWS, GLASS WITHIN 24" OF DOORS + AT STAIR LANDINGS. SMOKE + CO ALARMS PER E-1 (R310, R311).

DOORS, FINISH + SITE

- TAGS = A-7 MARK + SIZE (3000 = 3'-0" WIDE X 5'-0" HIGH). WINDOW + DOOR HEADS 6'-4" ABOVE EACH FLOOR, EXCEPT 7'-0" GARAGE D3. VINYL SINGLE-HUNG U.N.G. BEDROOM EGRESS = CASEMENT.
- EVERY BATH DOOR SWINGS (NO POCKETS). BEDROOM + BATH DOORS SWING INTO THE ROOM.
- OPTIONAL FINISH (DASHED): BEDROOM 4 + BATH 3, ROUGH-IN BATH 3 DRAIN / VENT + INSTALL THE BED 4 EGRESS WINDOW + WELL AT INITIAL CONSTRUCTION; FURR + INSULATE CONC. WALLS IN FINISHED ROOMS.
- BELOW GRADE WALLS DAMPROOFED; FTG. DRAIN TO THE SUMP (R405, R406). GRADE SLOPED 6" IN 10 AWAY (R401.3). DECK (R507): P.T., LEDGER LAGGED TO THE RM W/ FLASHING, 36" GUARDS.
- BATH FANS 50 CFM MIN. DUCTED OUT. RANGE HOOD DUCTED OUT. DRYER VENT 4" SMOOTH METAL (M1502). UTILITIES + PENETRATIONS: S-1.
- VERIFY ALL DIMENSIONS, GRADES + LOCAL CODE AMENDMENTS BEFORE CONSTRUCTION.

LEGEND

- 2X4 EXTERIOR WALL
- 2X4 INTERIOR WALL
- 8" POURED CONC. WALL
- OPTIONAL FINISH WALL
- STEEL BEAM ABOVE (BM1)
- STEEL COLUMN (C1 / C2)
- POINT LOAD (S-2 SCHEDULE)
- SECTION CUT BUBBLE (SHEET A-5)