

SILLPLATE PLAN CO.

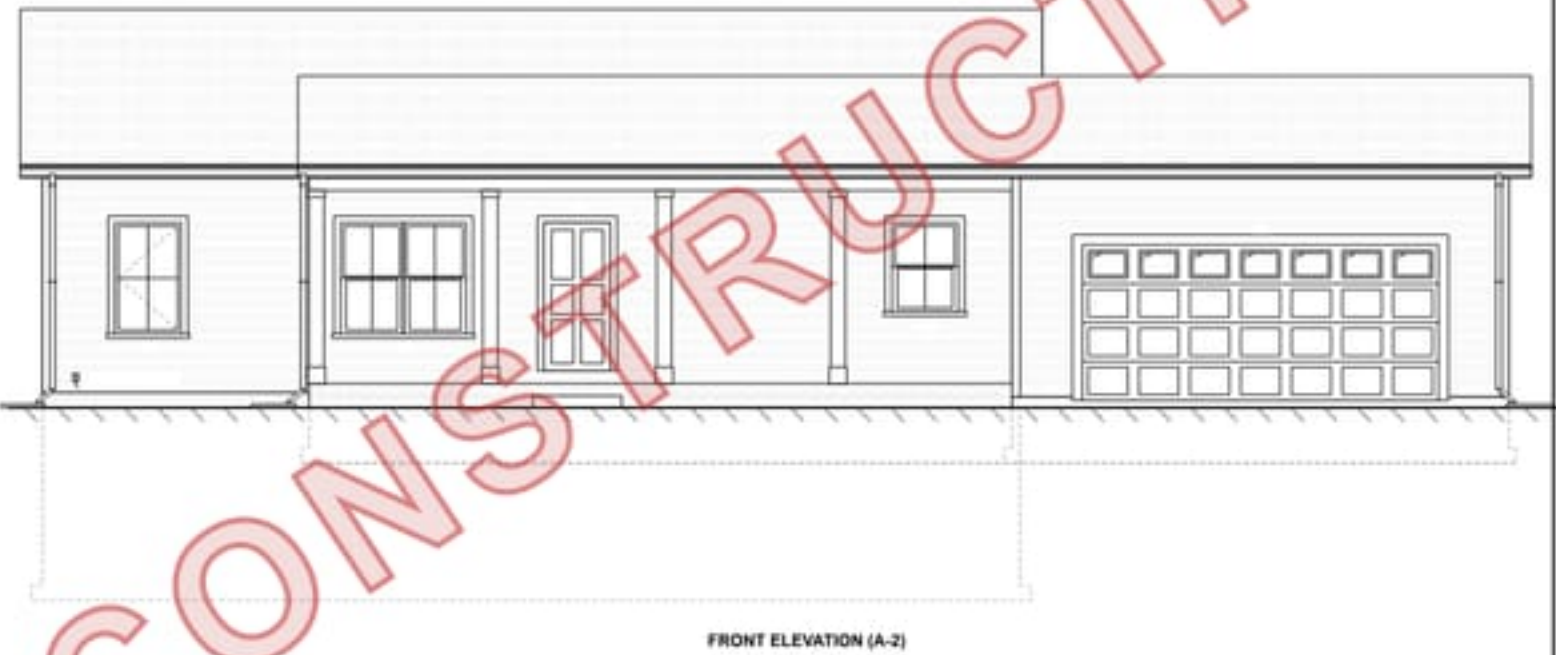
THE HOLLOW · SP-1144

3 BED / 2 BATH TRADITIONAL · 1,144 SF

SAMPLE — NOT FOR CONSTRUCTION

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

2024 IRC / 2024 IECC - VERIFY LOCAL ADOPTION • AMENDMENTS, CLIMATE ZONE BY BUILDER.
SITE / PLOT PLAN PROVIDED SEPARATELY PER LOT (BY OTHERS).



FRONT ELEVATION (A-2)

PROJECT DATA

ITEM	PROJECT DATA
OCCUPANCY / USE	R-3, ONE-FAMILY DWELLING, DETACHED (IRC R101.2)
CONSTRUCTION TYPE	V-B (WOOD FRAME, UNPROTECTED); PRESCRIPTIVE IRC
STORIES	1 STORY + FULL UNFINISHED BASEMENT, ATTACHED 2-CAR GARAGE
BEDROOMS / BATHS	3 BED / 2 BATH (BSMT. ROUGH-IN FOR OPT. BED 4 + BATH 3)
HOUSE FOOTPRINT	44'-0" X 28'-0" + GARAGE 22'-0" X 22'-0"; OVERALL 66'-0" X 34'-0"
HEIGHT	T.O. RIDGE +10'-3 1/4" ABOVE MAIN F.F.; PLATE +9'-0"
FOUNDATION	8" POURED BASEMENT WALLS, W/10 STEEL BEAM ON ADJ. STEEL COLUMNS
FIRE SEPARATION	EXT. WALLS ≥ 5'-0" FROM LOT LINES (R302.1) - VERIFY ON THE SITE PLAN
FIRE SPRINKLERS	PER LOCALLY ADOPTED IRC R309 / STATE LAW - VERIFY
GARAGE SEPARATION	1/2" GYP. ON THE GARAGE SIDE + CEILING, 20-MIN. SELF-CLOSING DOOR (R302.5 / R302.6)

AREA SUMMARY

AREA	SQ. FT.
MAIN FLOOR (LIVING, CONDITIONED)	1,144
BASEMENT (UNFINISHED, OPT. FINISH ±1,530 SF)	1,144
2-CAR GARAGE	484
COVERED FRONT PORCH	253
REAR PATIO (CONC., AT GRADE)	120
TOTAL UNDER ROOF (MAIN + GARAGE + PORCH)	1,881

APPLICABLE CODES

- 2024 INTERNATIONAL RESIDENTIAL CODE (IRC) - VERIFY ADOPTION • AMENDMENTS BY THE JURISDICTION OF THE SITE.
- 2024 IECC (OR THE ENERGY CODE ADOPTED FOR THE SITE), RESIDENTIAL - CLIMATE ZONE BY BUILDER; SEE THE ENERGY DESIGN BASIS.
- NATIONAL ELECTRICAL CODE • IRC PART VIII AS ADOPTED LOCALLY; IRC CH. 24-33 (FUEL GAS, PLUMBING) • CH. 12-23 (MECHANICAL).
- WHERE THE JURISDICTION ENFORCES AN OLDER EDITION, THE ADOPTED EDITION GOVERNS; NOTIFY THE DESIGNER OF ANY CONFLICT.

DESIGN CRITERIA • LOADS (NATIONAL DESIGN BASIS)

ITEM (IRC TABLE R301.2 / R301.5)	PLAN DESIGN BASIS	YOUR SITE (BY BUILDER)
GROUND SNOW LOAD, PG	30 PSF	_____
ROOF SNOW LOAD, PF	PF = 25 PSF (2.7 CT PG, PG = 30 PSF)	_____
WIND DESIGN: SPEED (VULT) / EXPOSURE	115 MPH ULTIMATE, EXPOSURE B	_____
WIND: TOPOGRAPHIC EFFECTS / SPECIAL WIND REGION / WINDBORNE DEBRIS ZONE	NO / NO / NO (NOT HURRICANE-PRONE)	_____
SEISMIC DESIGN CATEGORY	A, B OR C (DETACHED 1- + 2-FAMILY IN SDC C EXEMPT, R301.2.2)	_____
SUBJECT TO DAMAGE FROM: WEATHERING	SEVERE (CONCRETE PER TABLE R402.2)	_____
SUBJECT TO DAMAGE FROM: FROST LINE DEPTH	30" SHOWN - FTG. BOTTOM TO LOCAL FROST DEPTH, 12" MIN.	_____
SUBJECT TO DAMAGE FROM: TERMITES / DECAY	PER LOCAL	_____
WINTER DESIGN TEMP.	PER LOCAL (MANUAL, J)	_____
ICE BARRIER UNDERLAYMENT REQUIRED	PER LOCAL (R905.1.2)	_____
FLOOD HAZARDS	PER LOCAL - NOT DESIGNED FOR FLOOD HAZARD AREAS	_____
AIR FREEZING INDEX / MEAN ANNUAL TEMP.	PER LOCAL	_____
SOIL BEARING (PRESUMPTIVE)	1,500 PSF (TABLE R401.4.1) - VERIFY	_____
FLOOR LIVE LOADS (R301.5)	40 LIVING / 30 SLEEPING / 40 DECKS PSF; DEAD 10; L/360	_____
ROOF LOADS	GOVERNING ROOF LL 25 PSF (PF; ROOF LIVE 20 MIN.); ROOF DEAD 10; CEILING 10	_____
LATERAL / WALL BRACING	R602.10 CS-WSP + CS-PF, EXT. WALLS ONLY; 115 MPH EXP. B (S-3)	_____

- BUILDER FILLS IN THE SITE VALUES FROM THE JURISDICTIONS IRC TABLE R301.2, ANY VALUE BEYOND THE PLAN BASIS: SEE DESIGN LIMITS.

ENERGY DESIGN BASIS • ASSEMBLIES SHOWN

COMPONENT	ASSEMBLY SHOWN (THIS PLAN) - BASELINE
CEILING (ATTIC)	R-49 BLOWN W/ BATTLES: 8-1/2" REAR / T1 HEELS - 2" CC SPRAY FOAM OVER THE PLATES (NOTE 8)
WOOD-FRAME WALLS	2X6 @ 16" - R-13 BATTLS + R-5 CI (1" FOAM) OVER OSB
RIM / BAND JOIST	R-13 BATT + R-5 CI, AIR-SEALED
BASEMENT WALLS	R-10 CI, FULL HEIGHT (BASEMENT CONDITIONED)
FLOOR	N/A - FLOOR IS OVER THE CONDITIONED BASEMENT
SLAB EDGE	N/A - BASEMENT SLAB BELOW GRADE; GARAGE + PORCH UNCONDITIONED
WINDOWS / DOORS	U-0.30 MAX., SHGC 0.40 (A-7), NFRC LABELS
AIR LEAKAGE	BLOWER-DOOR TEST BEFORE FINAL: ≤ 5.0 ACH50 OR AS ADOPTED (R402.5.1)
DUCTS	ALL IN THE CONDITIONED BASEMENT + FLOOR SYSTEM, SEALED
MECH. VENTILATION	WHOLE-HOUSE: CONT. BATH FAN OR ERV PER M1505.4
LIGHTING	100% HIGH-EFFICACY LED (B-1)

- VERIFY AGAINST THE ENERGY CODE ADOPTED FOR THE SITE'S CLIMATE ZONE, (PRESCRIPTIVE TABLE, OR RESCHECK / UA / ERI PERFORMANCE PATH), CLIMATE ZONE 5 AND WOLDEN, TYPICALLY REQUIRES 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 THE LOCAL ENERGY CODE; WALL THICKNESS INCREASES 2" TO THE INSIDE; VERIFY HEADERS + FRAMING.
- POST THE ENERGY CERTIFICATE AT THE PANEL (R401.3).

DEFERRED SUBMITTALS / BY OTHERS

- SITE / PLOT PLAN (SETBACKS, GRADES, UTILITY CONNECTIONS, FLOOD ZONE) - BY OTHERS PER LOT.
- TRUSS DESIGN DRAWINGS + PLACEMENT PLAN (R602.10.1) - TRUSS MFR.
- STEEL BEAM + COLUMN SUBMITTAL; LVL HEADER H9 - SUPPLIER.
- ENERGY COMPLIANCE (RESHECK / IECC CERTIFICATE R401.3), MANUAL J / S / D - HVAC CONTRACTOR.
- WINDOW + DOOR NFRC / EGRESS DATA - SUPPLIER.

ABBREVIATIONS

ABBR.	MEANING	ABBR.	MEANING
A.B.	ANCHOR BOLT	A.F.F.	ABOVE FIN. FLOOR
BM	BEAM	BP	BEAM POCKET
CI	CONTINUOUS INSUL.	CO	CLEANOUT / CARBON MONOXIDE
CS-PF	CONT. SHEATHED PORTAL FRAM.	CS-WSP	CONT. SHEATHED WOOD STR. PANEL
DS	DOWNSPOUT	EJ	EJECTOR PIT
F.F.	FINISHED FLOOR	FD	FLOOR DRAIN
FH	FLOOR HEADER	GB	GYPSUM BOARD BRACING
GFCI / AFCI	GROUND / ARC FAULT C.I.	KO	KICK-OUT FLASHING
LVL	LAMINATED VENEER LUMBER	P.T.	PRESSURE-TREATED
PRV	PRESSURE-REDUCING VALVE	T.O. / B.O.	TOP OF / BOTTOM OF
TR	TRIMMER	U.N.O.	UNLESS NOTED OTHERWISE
VR	VENT THRU ROOF	WP	WEATHERPROOF

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 + UTILITIES
S-2	FLOOR FRAMING PLAN
S-3	ROOF FRAMING + BRACING
E-1	ELECTRICAL PLANS

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.
- EXTERIOR DIMENSIONS ARE TO THE FACE OF SHEATHING / FOUNDATION; INTERIOR DIMENSIONS TO WALL CENTERLINES, OPENINGS TO THEIR CENTERLINES.
- ALL WORK SHALL COMPLY WITH THE CODES LISTED AS ADOPTED LOCALLY AND WITH MANUFACTURERS' LISTINGS + INSTALLATION INSTRUCTIONS; WHERE THEY DIFFER, THE MORE STRINGENT GOVERNS.
- TRUSSES, STEEL BEAM + COLUMNS AND THE LVL, GARAGE-DOOR HEADER ARE OUTSIDE THE IRC PRESCRIPTIVE TABLES; BY SUPPLIER / ENGINEER, VERIFY, SUBMIT TRUSS DRAWINGS + PLACEMENT PLAN BEFORE FRAMING.
- LUMBER: #2 SPF (OR DF-L / HEM-FIR #2) UN.D.; P.T. WOOD IN CONTACT WITH CONCRETE OR WITHIN 8" OF GRADE (R301.1); CONNECTORS SIMPSON OR EQUAL, HOT-DIP GALV. IN P.T.
- CONCRETE: + REBAR PER S-1, BACKFILL ONLY AFTER THE FLOOR FRAMING, SUBFLOOR, BASEMENT SLAB, AND IN POKE.
- SMOKE + CO ALARMS HARDWIRED + INTERCONNECTED (R310 / R311); EGRESS CASEMENTS IN EVERY SLEEPING ROOM (R319); SAFETY GLAZING PER A-7 (R324).
- ENERGY: THE ROOF HEIGHTS SET BY THE ELEVATIONS LEAVE AN 8-1/2" HEEL AT THE REAR (AND T1 FRONT) EAVES, SO FULL-DEPTH R-49 CANNOT REACH THE WALL LINE THERE; PROVIDE 2" CLOSED-CELL FOAM OVER THE PLATES + BAFFLES AND SHOW COMPLIANCE BY RESCHECK (UA TRADE OFF). THE T2 FRONT HEEL (25-1/2") TAKES FULL DEPTH.
- FOUNDATION / ROOF DRAINAGE: GRADE FALLS 6" IN THE FIRST 10' (R501.4); GUTTERS + DOWNSPOUTS PER A-4.
- UTILITIES: PENETRATIONS, SLUMP + PASSIVE RADON: S-1, VERIFY LOCAL RADON REQUIREMENTS.
- SUBSTITUTIONS: LISTED PRODUCTS MAY BE REPLACED WITH EQUAL LISTED PRODUCTS. ITEMS MARKED "VERIFY" NEED CONFIRMATION BY THE SUPPLIER, BUILDING OFFICIAL OR FIELD MEASUREMENT.

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 (ROOF SNOW μ > 25 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.

SILLPLATE
PLAN CO.

SAMPLE —
NOT FOR CONSTRUCTION

PLAN
THE HOLLOW
SP-1144
3 BED / 2 BATH TRADITIONAL · 1,144 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

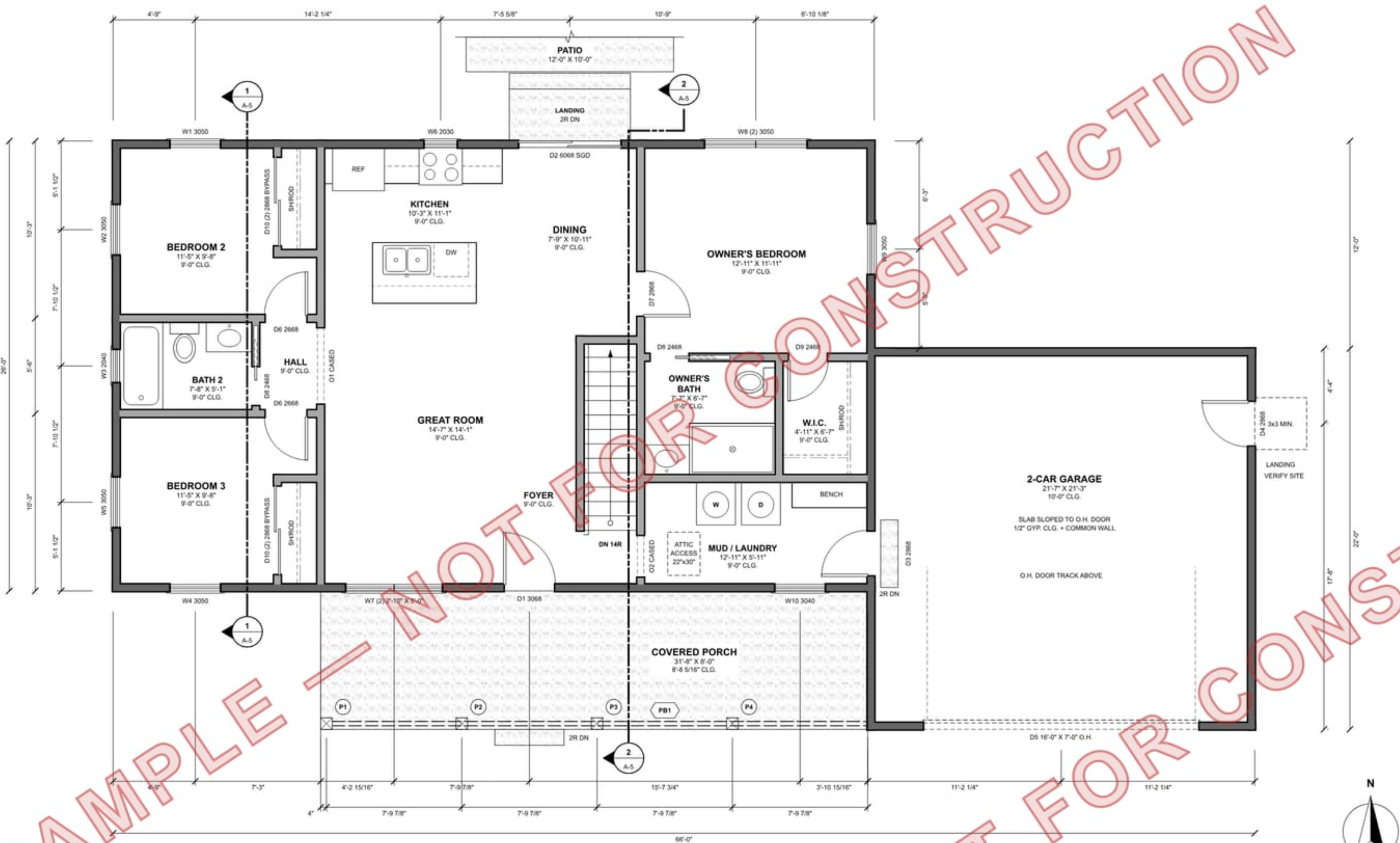
SHEET

T-1

- GENERAL NOTES**
- EXTERIOR DIMENSIONS ARE TO THE FACE OF SHEATHING / FOUNDATION. INTERIOR DIMENSIONS TO WALL CENTERLINES. OPENINGS TO THEIR CENTERLINES. DO NOT SCALE DRAWINGS.
 - MAIN FLOOR PLATE 9'-0" A.F.F.; BASEMENT 8'-0" C.L.G. GARAGE SLAB 1'-3" BELOW MAIN F.F. (2 RISERS), SLOPED TO THE OVERHEAD DOOR.
 - EXTERIOR WALLS 2X4 @ 16" O.C. R-13 BATTS @ (A-5); 2X8 / R-20 OPTION PER THE LOCAL ENERGY CODE (T-1).
 - ROOF: MANUFACTURED TRUSSES @ 24" O.C. - HOUSE 26'-0" SPAN, GARAGE 22'-0" SPAN, THE PORCH - GARAGE FRONT IS ONE 3/12 PLANE (S-3).
 - FLOOR: 2X10 @ 16" O.C. ON THE FOUNDATION + ONE STEEL W-BEAM ON ADJ. STEEL COLUMNS (S-1, S-2).
 - GARAGE / DWELLING SEPARATION: 1/2" O.P.R. BD. ON THE GARAGE SIDE OF THE COMMON WALL AND THE GARAGE CEILING. DOOR D3 SOLID-CORE OR 25 MIN. RATED, SELF-CLOSING + SELF-LATCHING (R302.5, R302.6).
 - SLEEPING-ROOM EGRESS: CASEMENTS W1, W4, W8 + BASEMENT B1, 5.7 SF NET CLEAR, 20" MIN. WIDTH, 24" MIN. HEIGHT, SILL 44" MAX. A.F.F. (R310), B1 WELL 8" MIN., 36" MIN. PROTECTION LADDER 4" OVER 44" DEEP.
 - SAFETY GLAZING AT THE TUB WINDOW (W3), THE KITCHEN WINDOW (W6), THE PATIO SLIDER (D2) AND THE SHOWER DOOR (R324).
 - STAIR: 14 RISERS @ 7-11/16" +/- + 9'-0" TOTAL (7-3/4" MAX.), 13 TREADS @ 10", 6'-8" MIN. HEADROOM. HANDRAIL 34'-3/8" ONE SIDE, 36" MIN. CLEAR WIDTH (R318.7). SEE A-5.
 - SMOKE ALARMS IN EACH BEDROOM, OUTSIDE EACH SLEEPING AREA AND ON EVERY LEVEL. CO ALARMS OUTSIDE SLEEPING AREAS. HARDWIRED + INTERCONNECTED (R310, R311). SEE E-1.
 - BATH FANS 50 CFM DUCTED OUTSIDE. RANGE UNDER THE KITCHEN WINDOW: DOWNDRAFT (OR LISTED REAR-VENT) VENTILATION DUCTED OUTSIDE, NO COMBUSTIBLE WINDOW TREATMENT. DRYER VENT 4" RIGID METAL TO OUTSIDE (M1502).
 - OPTIONAL BASEMENT FINISH (BEDROOM 4, BATH 3, FAMILY ROOM) IS SHOWN DASHED - SEPARATE PERMIT. BATH 3 DRAINS ROUGHED-IN UNDER THE SLAB (S-1).
 - ATTIC ACCESS 22" X 30" IN THE LAUNDRY CEILING. INSULATED + WEATHERSTRIPPED HATCH, 30" HEADROOM ABOVE (R807.1).
 - UTILITIES, SUMP, RADON AND PENETRATIONS: SEE S-1. VERIFY ALL DIMENSIONS, GRADES AND LOCAL AMENDMENTS ON SITE BEFORE CONSTRUCTION.

- DOOR + WINDOW NOTES**
- TAGS: MARK + NOMINAL SIZE (W1 3050 + WINDOW W1, 3'-0" X 5'-0"). SEE THE A-7 SCHEDULES. WINDOW HEADS 6'-8" A.F.F. TO MATCH THE DOOR HEADS.
 - EXTERIOR DOORS: D1 FRONT 3'-0" X 6'-8" INSULATED 6-PANEL; D2 6'-0" X 6'-8" SLIDING PATIO DOOR, TEMPERED; D4 GARAGE SERVICE 2'-8" X 6'-8"; D5 16'-0" X 7'-0" INSULATED OVERHEAD DOOR.
 - INTERIOR DOORS 6'-8" TALL: D6 BEDROOMS 2 + 3, D7 OWNER'S BEDROOM, D8 POCKET DOORS AT BOTH BATHS, D9 W.I.C., D10 BYPASS CLOSET DOORS.
 - BATH 2 TUB 60" X 30"; OWNER'S SHOWER 80" X 36"; TEMPERED GLASS DOOR. TOILETS 15" MAX. TO CENTERLINE, 21" MIN. CLEAR IN FRONT.
 - ATTIC ACCESS SPACE 36" WITH A 6" FILLER AT THE SIDE WALL SO THE DOORS OPEN FLAT 90 DEG.

- LEGEND**
- 2X4 EXTERIOR WALL @ 16" O.C. (SEE A-5 WALL SECTION)
 - 2X4 INTERIOR PARTITION, 1/2" GYP. EACH SIDE
 - 8" POURED CONC. FOUNDATION WALL
 - OPTIONAL FINISH PARTITION (FUTURE PERMIT)
 - BEAM ABOVE (SEE S-2 (S-3))
 - STEEL W-BEAM (SEE S-1 / S-2)
 - ADJ. STEEL COLUMN ON PAD (S-1)
 - PORCH POST, 6" WRAPPED (S-1)
 - SECTION / DETAIL REFERENCE



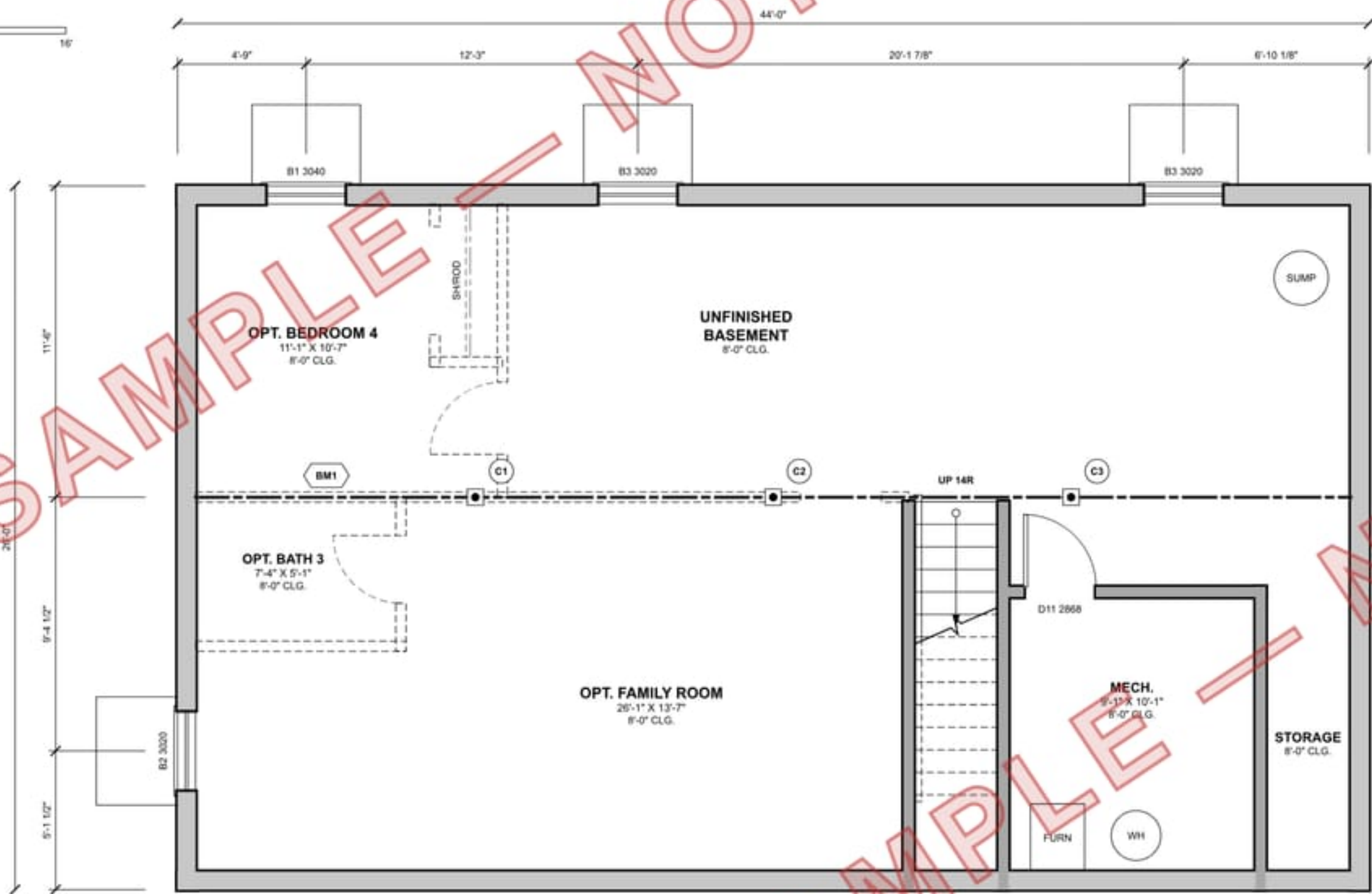
1 MAIN FLOOR PLAN

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

AREA SUMMARY

AREA	SQ. FT.
MAIN FLOOR (CONDITIONED)	1,144
BASEMENT (UNFINISHED)	1,144
OPT. BSMT. FINISH (BED 4, BATH 3, FAMILY)	530
2-CAR GARAGE	454
COVERED PORCH	253
REAR PATIO (CONC.)	135
TOTAL UNDER ROOF (MAIN + GARAGE + PORCH)	1,881

AREAS TO OUTSIDE FACE OF FRAMING / FOUNDATION



2 BASEMENT PLAN

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