

SILLPLATE PLAN CO.

THE KINSHIP · SP-2736

4 BED / 3 BATH RANCH · 2,736 SF

SAMPLE — NOT FOR CONSTRUCTION

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



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 / BASEMENT PLAN
S-2	MAIN FLOOR FRAMING
S-3	ROOF FRAMING + BRACING
E-1	MAIN FLOOR ELECTRICAL
E-2	BASEMENT ELECTRICAL + PANEL

DEFERRED SUBMITTALS / BY OTHERS

- SITE / PLOT PLAN PER LOT: SETBACKS, GRADING, DRAINAGE, UTILITIES, FLOOD ZONE, DRIVEWAY (BY OTHERS).
- TRUSS DESIGN DRAWINGS + PLACEMENT PLAN (SC1 VAULT, H01 HP GIRDER, VALLEY SETS) - TRUSS MFR.
- STEEL BEAM + ADJUSTABLE COLUMN SUBMITTAL (LVL, H12) SIZING - SUPPLIER.
- HVAC: MANUAL J / S / D (R403.7, M1401.3); WINDOW + DOOR PRODUCT DATA (NFRC, EGRESS NET CLEAR).
- ENERGY: R408 ADDITIONAL-EFFICIENCY SELECTION + RESCHECK OR PRESCRIPTIVE CERTIFICATE (R401.3).

PROJECT DATA

ITEM	DATA
OCCUPANCY / USE	R-3 / IRC ONE-FAMILY DWELLING W/ ACCESSORY NEXT-GEN SUITE (A-7)
CONSTRUCTION TYPE	V-B (WOOD FRAME, UNPROTECTED)
STORIES	1 STORY + FULL UNFINISHED BASEMENT; ATTACHED 3-CAR GARAGE
BEDROOMS / BATHS	4 BED / 3 BATH (SUITE: 1 BED / 1 BATH, KITCHENETTE, LAUNDRY)
OVERALL SIZE	HOUSE 76'-0" X 36'-0" + GARAGE 32'-0" X 24'-0" (80'-0" DEEP)
CEILING	9'-0" (PLATE 9'-0"); GREAT ROOM VAULTED 9'-0" → 13'-0"; GARAGE 9'-3" (SLAB -7")
MAX. HEIGHT	21'-10" MAIN FF. TO THE MAIN RIDGE
FIRE SPRINKLERS	FIRE SPRINKLERS PER LOCALLY ADOPTED IRC R309 / STATE LAW - VERIFY
STRUCTURE	IRC PRESCRIPTIVE + MFR. TRUSSES, STEEL W-BEAMS ON ADJ. COLUMNS (BY SUPPLIER, VERIFY)
SITE / ZONING	PER LOT - SETBACKS, ADU / 2ND-UNIT RULES BY OTHERS (VERIFY)

AREA SUMMARY (TO OUTSIDE OF FRAMING / FDN.)

AREA	SQ. FT.
MAIN HOUSE (LIVING)	1,384
NEXT-GEN SUITE (LIVING)	792
TOTAL LIVING + MAIN FLOOR	2,736
BASEMENT (UNFINISHED)	2,736
OPTIONAL FINISH SHOWN DASHED	1,056
3-CAR GARAGE	768
COVERED FRONT PORCH	108
SUITE ENTRY PORTICO	30
CONC. PKTD (UNCOVERED)	288

APPLICABLE CODES

- 2024 INTERNATIONAL RESIDENTIAL CODE (IRC) - VERIFY LOCAL ADOPTION + AMENDMENTS.
- ENERGY: THE ENERGY CODE (2024 IRC BASELINE) - CLIMATE ZONE BY BUILDER. SEE ENERGY DESIGN BASIS.
- IRC CH. 34-43 / MECH. TRUSSES: 2024 IRC MECHANICAL, FUEL GAS + PLUMBING CHAPTERS (OR LOCAL PLUMBING CODE).
- STATE / LOCAL LAND-ON DESIGN PROFESSIONAL SEALS AND FIRE SPRINKLERS - VERIFY (SEAL BY OTHERS WHERE REQUIRED).

DESIGN CRITERIA - PLAN BASIS VS. YOUR SITE

ITEM (IRC TABLE R301.2)	PLAN DESIGN BASIS	YOUR SITE (BY BUILDER)
CODE	2024 IRC (VERIFY LOCAL ADOPTION + AMENDMENTS)	
GROUND SNOW LOAD (PG)	PG 30 PSF; PF 25 PSF (0.7 X 1.1 X 30 + 23.1, USE 25)	
WIND DESIGN - SPEED (VULT) / EXPOSURE	115 MPH ULTIMATE / EXPOSURE B	
TOPOGRAPHIC EFFECTS / SPECIAL WIND REGION / WINDBORNE DEBRIS ZONE	NO / NO / NO (NOT DESIGNED FOR)	
SEISMIC DESIGN CATEGORY	A, B OR C (DETACHED 1 + 2-FAMILY IN SDC C EXEMPT, R301.2.2)	
WEATHERING	SEVERE (CONCRETE PER R402.2)	
FROST LINE DEPTH	30" SHOWN - VERIFY LOCAL; FOOTING BOTTOM TO THE LOCAL FROST DEPTH	
TERMITE	PER LOCAL	
DECAY	PER LOCAL	
WINTER DESIGN TEMP.	PER LOCAL	
ICE BARRIER UNDERLAYMENT REQUIRED	YES - SHOWN AT EAVES + VALLEYS (A-4)	
FLOOD HAZARDS	NOT DESIGNED FOR FLOOD HAZARD AREAS	
AIR FREEZING INDEX / MEAN ANNUAL TEMP.	PER LOCAL	
SOIL BEARING	1,500 PSF PRESUMED (M01 A.1) - VERIFY	
FLOOR LIVE LOADS (R301.5)	40 PSF LIVING, 30 SLEEPING, 40 DECKS (FRAMING SIZED AT 40)	
CLIMATE ZONE (ENERGY)	PER LOCAL - SEE ENERGY DESIGN BASIS	

NEXT-GEN SUITE - LIFE SAFETY SUMMARY

- AS DRAWN THE SUITE IS PART OF ONE DWELLING UNIT (R-3); ONE SERVICE, SHARED BASEMENT + MECH., CONNECTING DOOR D13. NO R302.3 SEPARATION IS REQUIRED FOR ONE DWELLING.
- SUITE BEDROOM (2) 3050 CASEMENT EGRESS WINDOWS + SMOKE ALARM; SMOKE / CO OUTSIDE IT (SUITE LIVING); ALL ALARMS INTERCONNECTED WITH THE HOUSE.
- STEP-FREE SUITE ROUTE: GARAGE LANDING + 1:12 RAMP; 36" DOORS, ROLL-IN SHOWER, GRAB-BAR BLOCKING.
- IF THE AHJ CLASSIFIES THE SUITE AS A 2ND DWELLING UNIT: SEPARATION + SYSTEMS PER THE A-7 TABLE - VERIFY WITH THE LOCAL AHJ BEFORE PERMIT.

ENERGY DESIGN BASIS - ASSEMBLIES SHOWN

COMPONENT	ASSEMBLY SHOWN (BASELINE - VERIFY PER LOCAL ENERGY CODE)
CEILING (ATTIC + SC1 VAULT)	R-49 BLOWN, 1" DEPTH; 9-12" RAISED HEEL, BAFFLES (VERIFY)
EXTERIOR WALL	2X4 @ 16" R-13 BATT'S + R-5 CI (1" XPS) OVER OSB
RM / BLDG	2" CC SPF + BATT (R-20)
BASEMENT WALL	R-10 CI BOARD (OR R-13 IN A FURRED WALL AT FINISH)
FLOOR	N/A - BASEMENT INSIDE THE ENVELOPE (R-19 WHERE OVER UNCOND. SPACE)
SLAB EDGE	NONE - BSMT. SLAB + 24" BELOW GRADE; GARAGE UNCOND.
WINDOWS + EXT. DOORS	U-0.30 MAX, NFRC LABELED
AIR LEAKAGE	≤ 3.0 ACH50, BLOWER-DOOR TESTED BEFORE FINAL
DUCTS	R-8 IN ATTIC, LEAKAGE TEST, IN CONDITIONED SPACE / BASEMENT WHERE POSSIBLE
LIGHTING / CONTROLS	100% HIGH-EFFICACY, PROGRAMMABLE THERMOSTATS (SUITE OPTIONAL ZONE)
ADDITIONAL EFFICIENCY	PER THE ADOPTED CODE (E.G. 2024 IECC R408 CREDITS) - BUILDER TO SELECT

- VERIFY AGAINST THE ENERGY CODE ADOPTED FOR THE SITE'S CLIMATE ZONE (PRESCRIPTIVE TABLE, OR RESCHECK / UAI / ERI PERFORMANCE PATH). CLIMATE ZONE 5 AND COLDER TYPICALLY REQUIRES 2X8 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.

DESIGN LOADS

DESIGN LOADS (IRC PRESCRIPTIVE)	VALUE
FLOOR LIVE / DEAD	40 / 15 PSF (INCL. PARTITIONS)
ROOF LIVE / SNOW	ROOF LL 30 PSF, ROOF SNOW PF + 25 PSF (0.7 X CT 1.1 X PG 30 + 23.1, ROUNDED UP) - GOVERNS: 25 PSF
ROOF DEAD (TC / BC)	10 / 10 PSF
GUARDS + HANDRAILS	200 LB CONCENTRATED
SOIL BEARING (PRESUMPTIVE)	1,500 PSF - VERIFY
LATERAL SOIL (BACKFILL)	60 PCF EQUIV. FLUID (ASSUMED)
DEFLECTION	FLOORS L/360, ROOF L/240
WALL BRACING	R602.10 WIND, EXTERIOR CS-WSP + CS-PF; ONE GB LINE (MAIN / SUITE VAULT) S-1
KEY MEMBERS	S01 W9X10 / S02 W6X15 ON ADJ. COLLARS (10.1 K MAX.); P01 (2) 2X12 @ 95% AT PP 305; H01 HP GIRDER (MFR.)

ABBREVIATIONS

ABBR.	MEANING	ABBR.	MEANING
A.B.	ANCHOR BOLT	HG	HP GIRDER (TRUSS)
ACH50	AIR CHANGES/Hr @ 50 PA	LVL	LAMINATED VENEER LUMBER
AFCI	ARC-FAULT CIRCUIT INT.	LVP	LUXURY VINYL PLANK
AHJ	AUTHORITY HAVING JURISDICTION	O.H.	OVERHEAD (DOOR)
BWL	BRACED WALL LINE	PRV	PRESSURE-REDUCING VALVE
CI	CONTINUOUS INSULATION	P.T.	PRESSURE-TREATED
CS-PF	CONT. SHEATHED PORTAL FRAME	SB	STEEL BEAM
CS-WSP	CONT. SHEATHED WOOD STR. PANEL	SC1	SPECIAL VAULT TRUSS
DF	DUAL-FUNCTION AFCI / GFCI	SOD	SLIDING GLASS DOOR
DS	DOWNSPOUT	T.O. / B.O.	TOP OF / BOTTOM OF
DV	DIRECT VENT	U.N.O.	UNLESS NOTED OTHERWISE
EJ / CJ / HJ	END / CORNER / HWP JACK	VS	VALLEY SET
F.F.	FINISH FLOOR	VTR	VENT THRU ROOF
GB	GYPSUM BOARD BRACING METHOD	WH	WATER HEATER
GOO	GARAGE DOOR OPENER	W.I.C.	WALK-IN CLOSET
GFCI	GROUND-FAULT CIRCUIT INT.	WP	WEATHERPROOF

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 FACE OF SHEATHING / FOUNDATION. INTERIOR TO FACE OF STUD U.N.O.
- ALL WORK PER THE CODES LISTED ON THIS SHEET (2024 IRC / IECC AS LOCALLY ADOPTED) AND MFR. INSTRUCTIONS. WHERE THEY DIFFER, THE MORE STRINGENT GOVERNS.
- TRUSSES: MFR. DESIGN DRAWINGS + PLACEMENT PLAN BEFORE FRAMING. PROTECTION FROM 10.11 GIRDER + VALLEY SETS BY THE MFR. NO STICK FRAMING EXCEPT THE PORCH + PORTICO OVERFRAMES (S-3).
- LUMBER: #2 SPF / DF-L / SYP, P.T. WHERE IN CONTACT W/ CONC. OR WITHIN 6" OF GRADE (ROOF FASTENERS IN P.T. HOT-DIP GALV. OR STAINLESS).
- STEEL BEAMS, LVL AND GIRDER TRUSSES ARE OUTSIDE THE PRESCRIPTIVE TABLES. BY SUPPLIER / ENGINEER, VERIFY BEFORE ORDERING.
- NO OSB / WSP BRACING ON ANY INTERIOR WALL. EXTERIOR CS-WSP + CS-PF PORTALS: THE ONE REQUIRED INTERIOR LINE (MAIN / SUITE WALL) IS METHOD GB, GYP BOTH SIDES (S-3).
- BASEMENT FLOOR: STEEL W-BEAMS OR ADJUSTABLE COLUMNS + PWD FOOTINGS. BEAM ENDS IN WALL POCKETS, 2X10 JOISTS @ 16" BEARING ON TOP (S-1, S-2). NO WOOD GRIDDERS.
- SMOKE + CO ALARMS HARDWIRED, BATTERY BACKUP, INTERCONNECTED THROUGHOUT INCL. THE SUITE (R316, R311) - E-1 / E-2.
- UTILITIES + PENETRATIONS (WATER, SEWER, ELECTRIC, GAS, SLAB/RADON, MECHANICAL): S-1 PLAN, NOTES U1-U13 + DETAILS 2-5.
- EGRESS (R310) IN EVERY SLEEPING ROOM + THE BASEMENT. SAFETY GLAZING PER R324 (A-7).
- GARAGE SEPARATION (R302.5, R308.6): 10" GYP. ON THE GARAGE SIDE OF THE COMMON WALL + THE GARAGE CEILING. DOORS SOLID / 20-MIN., SELF-CLOSING + SELF-LATCHING.
- NO OSB / WSP BRACING ON ANY INTERIOR WALL. EXTERIOR CS-WSP + CS-PF PORTALS: THE ONE REQUIRED INTERIOR LINE (MAIN / SUITE WALL) IS METHOD GB, GYP BOTH SIDES (S-3).
- NEXT-GEN SUITE IS PART OF ONE DWELLING UNIT AS DRAWN (SHARED SERVICE, BASEMENT, CONNECTING DOOR). IF THE AHJ CLASSIFIES IT AS A 2ND DWELLING UNIT, PROVIDE THE R302.3 SEPARATION + SYSTEMS PER THE A-7 TABLE - VERIFY WITH THE LOCAL AHJ BEFORE PERMIT.
- GRADE AWAY 6" IN 10' (M01.3). GUTTERS + DOWNSPOUTS PER A-4. DISCHARGE AWAY FROM THE FOUNDATION.
- ITEMS MARKED VERIFY REQUIRE CONFIRMATION BY THE SUPPLIER, THE BUILDING OFFICIAL OR FIELD MEASUREMENT BEFORE THAT WORK PROCEEDS.

INSPECTION SEQUENCE (VERIFY WITH THE AHJ)

- FOOTINGS + COLUMN PADS (BEFORE THE POUR); FOUNDATION WALLS + BEAM POCKETS; WATER / SEWER SLEEVES SET.
 - DAMP-PROOFING + DRAIN TILE BEFORE BACKFILL; UNDER-SLAB PLUMBING, RADON T, GRAVEL + POLY.
 - FRAMING (TRUSS DRAWINGS ON SITE, BRACING + HOLD-DOWNS, STEEL BEAMS + COLUMNS) WITH ROUGH PLUMBING / MECH. / ELEC. INSULATION + AIR SEALING; GYP AT THE GARAGE SEPARATION (+ R302.3 SUITE SEPARATION IF REQUIRED).
- FINAL: BLOWER-DOOR + DUCT TEST RESULTS, ENERGY CERTIFICATE ON THE PANEL, SMOKE / CO INTERCONNECT TEST.

DESIGN BASIS EXCLUSIONS - READ BEFORE BUILDING

- THIS PLAN IS NOT DESIGNED FOR, AND REQUIRES LOCAL ENGINEERING WHERE:
 - GROUND SNOW + 30 PSF.
 - WIND + 115 MPH, EXPOSURE CO, 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 KINSHIP

SP-2736

4 BED / 3 BATH RANCH · 2,736 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

PLAN
THE KINSHIP
SP-2736
4 BED / 3 BATH RANCH - 2,736 SFDESIGNER 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.

AREA SUMMARY

AREA	SQ. FT.
TOTAL LIVING - MAIN FLOOR	2,736
MAIN HOUSE (LIVING)	1,944
NEXT-GEN SUITE (LIVING)	792
BASEMENT (UNFINISHED)	2,736
OPTIONAL FINISH (DASHED)	1,056
3-CAR GARAGE	768
COVERED FRONT PORCH	108
SUITE ENTRY PORTICO	30
COND. PATIO (UNCOVERED)	288

LEGEND

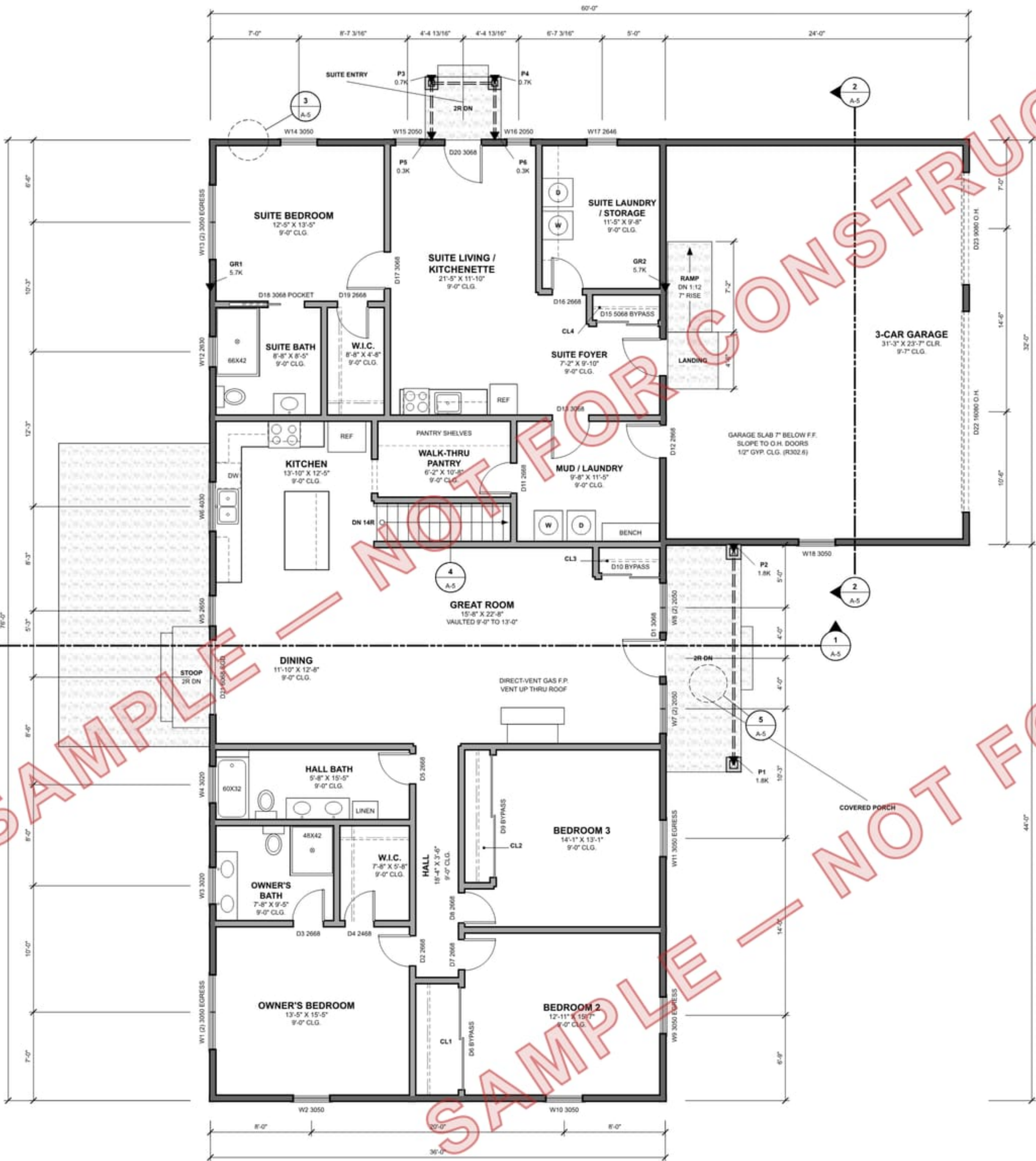
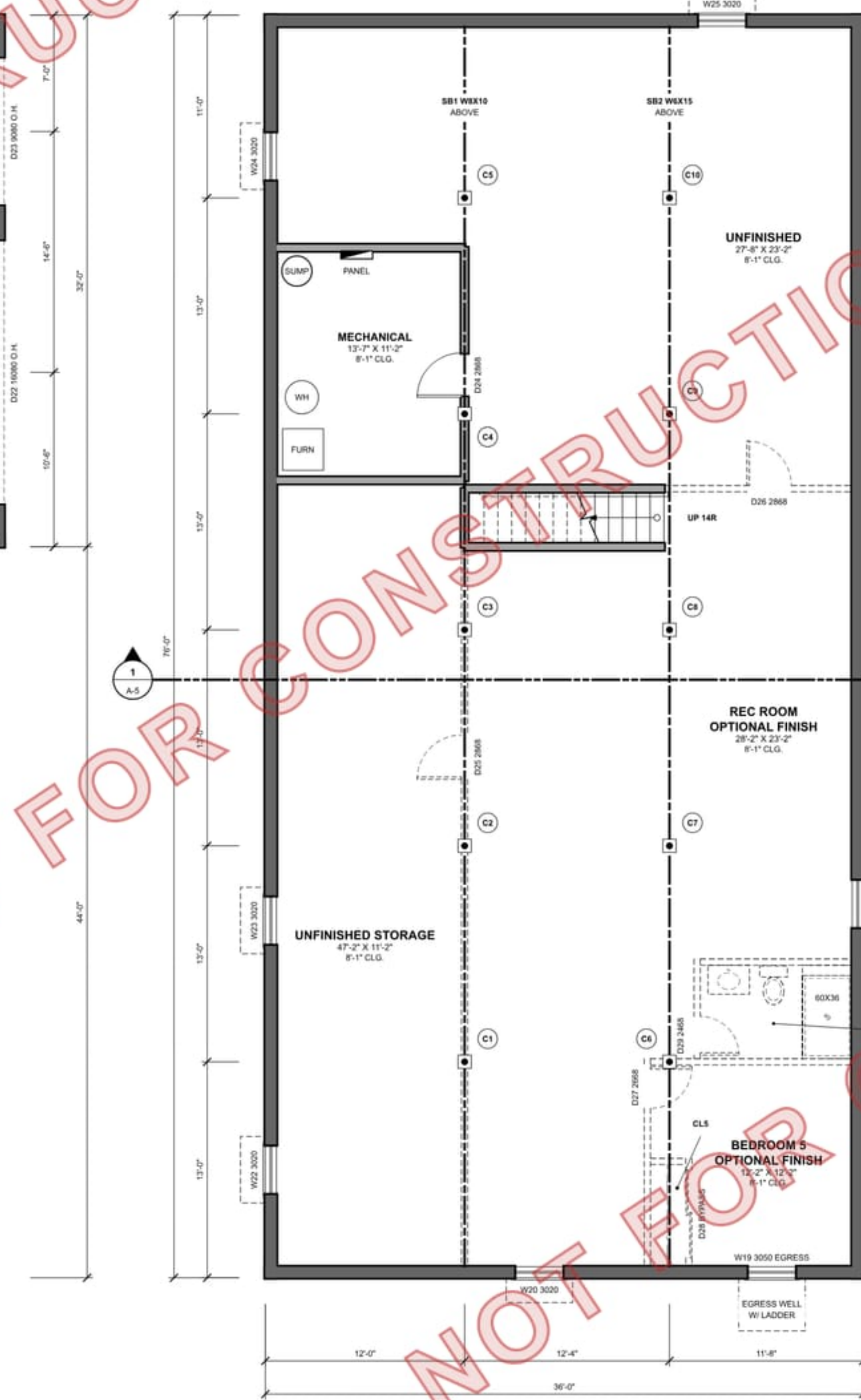
	EXTERIOR / FOUNDATION WALL
	INTERIOR PARTITION
	OPTIONAL FINISH (BASEMENT)
	STEEL W-BEAM ABOVE (BSMT)
	PORCH / PORTICO BEAM ABOVE
	ADJ. STEEL COLUMN (S-1)
	POINT LOAD (KPS, S-2)
	WINDOW WELL / ABOVE / HIDDEN

FLOOR PLAN NOTES

- EXTERIOR DIMENSIONS ARE TO THE FACE OF SHEATHING / FOUNDATION; OPENINGS TO CENTERLINES. INTERIOR WALLS 2X4 (4-1/2" FINISHED) U.N.O.
- BOTH LEVELS ARE DRAWN WITH THE FRONT (STREET) TO THE RIGHT; WALLS LINE UP LEVEL TO LEVEL ACROSS THE SHEET.
- MAIN FLOOR PLATE 9'-0" X 9'-0" GREAT ROOM VAULTED 9'-0" TO 13'-0" (SC1 SPECIAL VAULT TRUSSES; PLATE DOES NOT CHANGE).
- TAGS: W# / D# = MARK (A-T) + NOMINAL SIZE (2000 = 2'-0" X 5'-0"); WINDOW HEADS 6'-8" A.F.F.
- BEDROOM EGRESS: CASEMENT UNITS, 5.7 SF NET CLEAR, 20" W, 24" H, SILL 44" MAX. (R319).
- GARAGE / DWELLING: 12" GYP. GARAGE SIDE + CLG.; DOORS D12 / D14 20-MIN. RATED OR SOLID, SELF-CLOSING (R302.5, R302.6).
- STAIR: 14" R @ 7-1/2" / 13" T @ 10", 37-1/2" CLEAR, HANDRAIL 34"-38" ONE SIDE (R318.7); SEE A4.5.
- BASEMENT: (2) STEEL W-BEAMS ON ADJ. STEEL COLUMNS @ 13'-0" O.C.; 2X10 JOISTS BEAR ON TOP (S-1, S-2).
- SMOKE + CO ALARMS PER R310 / R311, INTERCONNECTED (E-1, E-2).
- BATH WINDOWS OVER A VANITY / TUB / SHOWER: OBSCURE, TEMPERED WHERE NOTED (R324.4.5).
- NO BASEMENT WINDOW UNDER THE PATIO, PORCH OR STOOPS. SUITE ROUTE: LANDING + 1-1/2 RAMP FROM THE GARAGE (STEP-FREE).

CLOSETS - CLEAR SIZE / CEILING

MARK	LOCATION	CLEAR SIZE	CLG.
CL1	BEDROOM 2	8'-11 1/4" X 3'-6"	9'-0"
CL2	BEDROOM 3	10'-7 1/2" X 2'-1 1/2"	9'-0"
CL3	GREAT ROOM	2'-1 1/2" X 4'-11 1/4"	9'-0"
CL4	SUITE FOYER	2'-1 1/2" X 5'-5 1/4"	9'-0"
CL5	BED 5 (OPT.)	6'-1 3/4" X 4'-1 1/2"	8'-1"

**1 MAIN FLOOR PLAN**
SCALE: 3/16" = 1'-0"
0 2' 4' 8' 12'**2 BASEMENT PLAN**
SCALE: 3/16" = 1'-0"
0 2' 4' 8' 12'