

SILLPLATE PLAN CO.

THE LINDEN · SP-2240

3 BED / 2.5 BATH CONTEMPORARY · 2,240 SF

SAMPLE — NOT FOR CONSTRUCTION

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



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PROJECT DATA

ITEM	DATA
OCCUPANCY / USE	R-3, ONE-FAMILY DWELLING, DETACHED (2024 IRC R301.2)
CONSTRUCTION TYPE	V-B (WOOD FRAME, UNPROTECTED)
STORES	1 STORY, OPTIONAL FULL BASEMENT (UNFINISHED)
BEDROOMS / BATHS	3 BED / 2.5 BATH + FLEX / OFFICE (BSMT. OPT.: BED 4 + BATH 3 FUTURE)
MAIN FLOOR (HEATED)	2,240 SF
BASEMENT OPTION (UNFINISHED)	2,240 SF
2-CAR GARAGE	576 SF (24'-0" X 24'-0")
COVERED ENTRY / PATIO	63 SF / 192 SF
TOTAL UNDER ROOF (MAIN LEVEL)	3,071 SF
OVERALL	70'-0" W X 56'-0" D (+ 12'-0" PATIO)
MAX. HEIGHT	17'-0" T.O. CLERESTORY ABOVE F.F. (MAIN RIDGE 14'-10")
FIRE SPRINKLERS	PER LOCALLY ADOPTED IRC R309 / STATE LAW — VERIFY
ZONING / SETBACKS	PER LOT + SITE PLAN BY OTHERS

APPLICABLE CODES

- 2024 INTERNATIONAL RESIDENTIAL CODE (IRC) - VERIFY LOCAL ADOPTION + AMENDMENTS (GOVERNING)
- ENERGY CODE ADOPTED FOR THE SITE (2024 IECC OR LOCAL) - ASSEMBLIES SHOWN ARE A BASELINE, VERIFY PER CLIMATE ZONE.
- NEC AS ADOPTED (IRC CH. 34-43), IRC FUEL GAS + MECHANICAL + PLUMBING CHAPTERS, LOCAL ZONING
- CODE SECTIONS CITED ON THESE SHEETS ARE 2024 IRC UNLESS NOTED. LOCAL AMENDMENTS GOVERN.

DESIGN CRITERIA (VERIFY ALL FOR THE ACTUAL SITE)

ITEM (TABLE R301.2)	PLAN DESIGN BASIS	YOUR SITE (BY BUILDER)
GROUND SNOW LOAD, PG	30 PSF	
WIND SPEED (VULT) / EXPOSURE	115 MPH / B	
TOPO. EFFECTS / SPECIAL WIND REGION (UNCOMMON)	NO, (M) / (M) (NOT DESIGNED FOR)	
DEBRIS		
SEISMIC DESIGN CATEGORY	A, B OR C (DETACHED SDC C EXEMPT, R301.2.2)	
WEATHERING	SEVERE (AIR-ENTRAINED EXPOSED CONC.)	
FROST LINE DEPTH	30" SHOWN (12" MIN., DEEPER WHERE LOCAL FROST REQUIRES)	
TERMITE / DECAY	PER LOCAL (P.T. PER R304 SHOWN)	
WATER DESIGN TEMP.	PER LOCAL	
ICE BARRIER UNDERLAYMENT REQ'D	YES - SHOWN (A-4, A-6)	
FLOOD HAZARDS	NOT DESIGNED FOR FLOOD AREAS	
ANNUAL RAINFALL INDEX / MEAN ANNUAL TEMP.	PER LOCAL	
SOIL BEARING	1,500 PSF PRESUMED (R401.4.1) - VERIFY	
FLOOR LIVE LOADS (R301.5)	40 LIVING / 30 SLEEPING / 40 DECKS (40 USED THROUGHOUT)	
CLIMATE ZONE (ENERGY)	ASSEMBLIES SHOWN - SEE ENERGY DESIGN BASIS	

ABBREVIATIONS

A.B. ANCHOR BOLT
A.F.F. ABOVE FINISHED FLOOR
ACH50 AIR CHANGES @ 50 FPA
AFCI AFCI-FAULT CIRCUIT INTERRUPTER
B.O. BOTTOM OF
BRG. BEARING
BSMT. BASEMENT
CC SPF CLOSED-CELL SPRAY FOAM
C.I. CONTINUOUS INSULATION
CG / CH / CS CLERESTORY GIRDER / HEAD / SILL

CLG. CEILING
CS-PF PORTAL FRAME
CS-WSP CONT. SHEATHED WOOD PANEL
DS DOWNSPOUT
F.F. FINISHED FLOOR
FTG. FOOTING
GB GYPSUM BOARD BRACING
GFCI GROUND-FAULT CIRCUIT INTERRUPTER
LVL LAMINATED VENEER LUMBER
LVP LUXURY VINYL PLANK

O.H. OVERHEAD
P.T. PRESSURE-TREATED
R.O. ROUGH OPENING
SYP SOUTHERN YELLOW PINE
T.O. TOP OF
TYP. TYPICAL
U.N.O. UNLESS NOTED OTHERWISE
VTR VENT THRU ROOF
WP WEATHERPROOF
W.I.C. WALK-IN CLOSET

DESIGN LOADS

LOAD	VALUE
FLOOR LIVE / DEAD	40 / 10 PSF (TABLE R301.5)
ROOF SNOW	PF = 25 PSF (0.7 CT PG, PG = 30 PSF)
ROOF LIVE	20 PSF MIN., GOVERNING ROOF LL = 25 PSF
TRUSS / GIRD / BRG. LOAD	10 / 10 PSF
GUARDS + HANDRAILS	200 LB CONCENTRATED
SOIL BEARING (PRESUMPTIVE)	1,500 PSF (TABLE R401.4.1) - VERIFY
DEFLECTION	L/360 FLOOR + BEAMS; ROOF PER TRUSS DESIGN
WALL BRACING	EXTERIOR CS-WSP + CS-PF, ONE INTERIOR GB LINE (S-4)

ENERGY DESIGN BASIS — ASSEMBLIES SHOWN

COMPONENT	ASSEMBLY SHOWN (A-5, A-6) - BASELINE
CEILING (VENTED ATTIC)	R-49 BLOWN (STD. HEEL + TAPERS AT THE PLATE)
VAULT BAYS (UNVENTED)	7" CC SPF (R-49) AT THE DECK
WOOD-FRAME WALL	2X6 R-13 + R-5 C.I.
FENESTRATION U / SHGC	U-0.30 / SHGC 0.40 MAX.
SLAB EDGE	R-10, 2 FT
BASEMENT WALL (OPT.)	R-10 C.I. OR R-13 CAVITY
FLOOR OVER UNCOND.	N/A (NONE)
AIR LEAKAGE	<= 5.0 ACH50, BLOWER-DOOR TEST
ADDITIONAL EFFICIENCY	R408 CREDITS - BUILDER TO SELECT

- 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 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 + G1 PER LOCAL ENERGY CODE. WALL THICKNESS INCREASES 2" TO THE INSIDE. VERIFY HEADINGS / FRAMING.

DEFERRED SUBMITTALS / BY OTHERS

- SITE / LOT PLAN, GRADING, UTILITIES, DRIVEWAY, FLOOD ZONE (BY OTHERS)
- TRUSS DESIGN DRAWINGS + PLACEMENT PLAN (R802.10.1), INCL. THE CLERESTORY / VAULT TRUSS SYSTEM, GROUND-GIRY-COR AND THE CH / CS BEAMS - BY THE TRUSS SUPPLIER / ENGINEER.
- LVL BEAMS + HEADERS (B1, B4, H2, H5, H7, H8) AND THE BASEMENT WB STEEL BEAM + ADJ. COLUMNS - SUPPLIER DESIGN, VERIFY.
- MANUAL J / S / D HVAC DESIGN, ENERGY COMPLIANCE (PRESCRIPTIVE OR RESCHECK / ERI); WINDOW / NFRIC DATA.

GENERAL NOTES

- CONTRACTOR SHALL VERIFY ALL DIMENSIONS, CONDITIONS AND CODES BEFORE STARTING WORK AND REPORT ANY CONFLICT TO THE DESIGNER BEFORE PROCEEDING.
- DO NOT SCALE DRAWINGS. EXTERIOR DIMENSIONS TO FACE OF HEATING / CONCRETE, INTERIOR TO STUD OR WALL CENTERLINE U.N.O.
- ALL WORK PER THE CODES ABOVE AND MANUFACTURERS' LITERATURE, WITH LOCAL VARIATIONS AND CODE DIFFER, THE MORE STRINGENT GOVERNS.
- FRAMING: 2X4 @ 16" O.C. WALLS, 8'-0" PLATE, SPF / SYP MIN., PER LOCAL CODE. CONTACT WITH CONCRETE (R304), MANUFACTURED TRUSSES @ 24" O.C.
- ALL MAIN FLOOR INTERIOR WALLS ARE NONBEARING (TRUSSES CLAMP SPAN); POINT LOADS ARE MARKED ON A-1, S-1, S-2, S-3.
- NO INTERIOR OSB BRACING: EXTERIOR CS-WSP + PORTAL FRAMES, THE ONE REQUIRED INTERIOR LINE IS METHOD GB (OVP, BOTH SIDES).
- GARAGE / DWELLING SEPARATION PER R310.5 / R310.6, SMOKE + CO ALARMS PER R310 / R311 (E-1).
- EMERGENCY ESCAPE PER R311.6, SAFETY CLOTHING PER R314, STAIRS PER R318.7 (S-A-6).
- CONCRETE 3,000 PSI MIN., 1500 PSI AIR-ENTRAINED FOR EXPOSED SLABS (SEVERE WEATHERING).
- GRADE AWAY 4" IN 10' (HIGH) CANTERS + DRAIN A-4 DISCHARGE AWAY FROM THE FOUNDATION.
- ITEMS MARKED "VERIFY" OR "BY SUPPLIER / ENGINEER" REQUIRE CONFIRMATION BEFORE PURCHASE OR FABRICATION.

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;
- 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.

SITE-SPECIFIC INFORMATION (COMPLETE FOR EACH LOT)

STREET ADDRESS	
LOT / SUBDIVISION	
PARCEL NO.	
ZONING DISTRICT	
FIRM PANEL / FLOOD ZONE	
PERMIT NO.	
OWNER / BUILDER	

SILLPLATE
PLAN CO.

SAMPLE —
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PLAN

THE LINDEN

SP-2240

3 BED / 2.5 BATH CONTEMPORARY · 2,240 SF

DESIGNER STATEMENT

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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

LEGEND

EXTERIOR / GARAGE WALL (2X4 + SHEATHING)

INTERIOR WALL (2X4)

8" POURED FDN. WALL (BSMT. OPTION)

OPTION / OPTIONAL FINISH WALL

ROOF EDGE ABOVE (PORCH / PATIO)

CLERESTORY WALL ABOVE

BEAM ABOVE (PORCH / PATIO)

STEEL BEAM (BSMT. OPTION)

ADJ. STEEL COLUMN

PORCH POST 6X6 (WRAPPED)

GRIDER TRUSS BEARING (KPS) - S-SHEETS

W1 3050

WINDOW MARK - (SIZE (A-7), D1 = DOOR MARK)

B1

BEAM MARK (S-2 / S-3 SCHEDULES)

C1

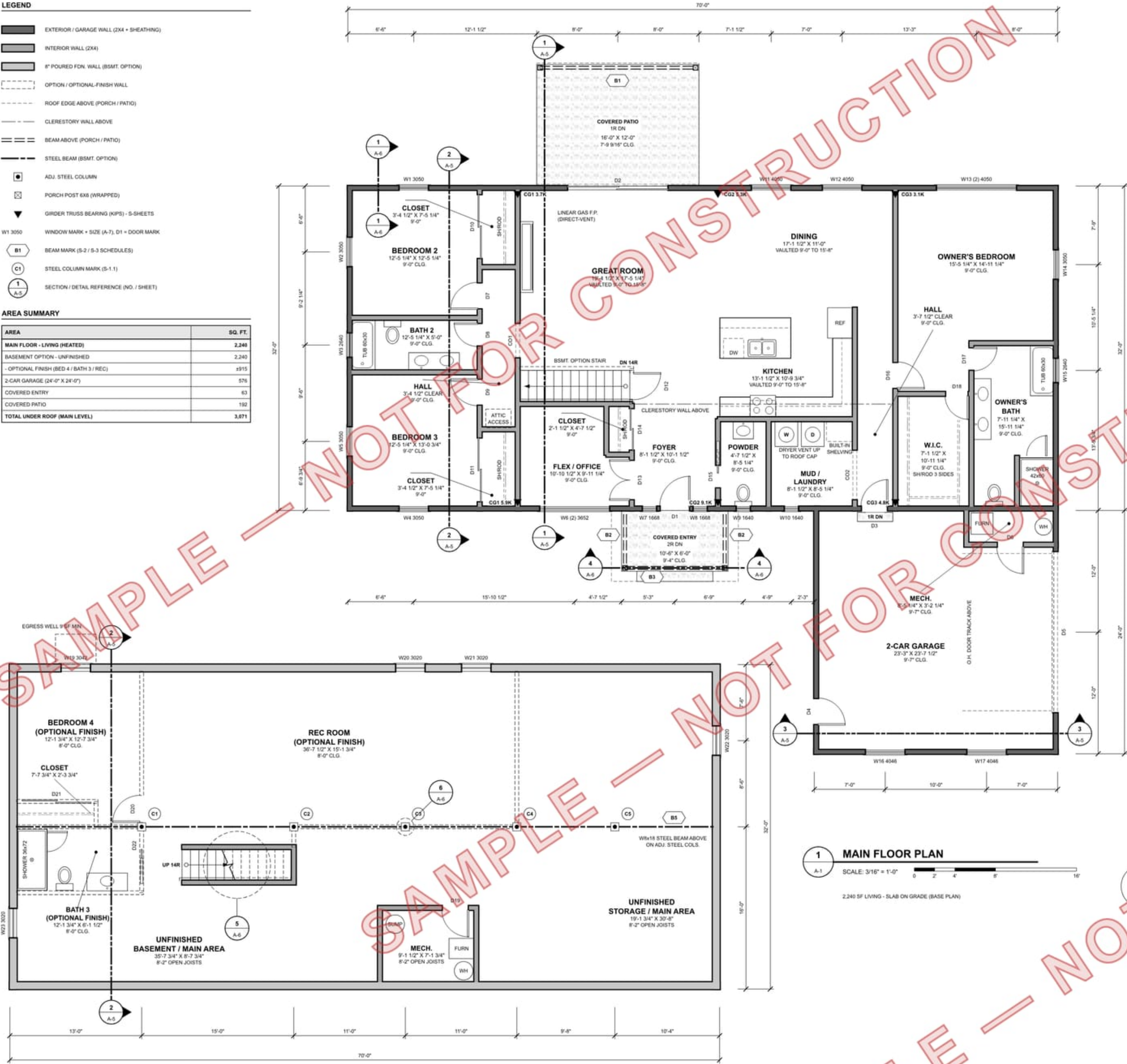
STEEL COLUMN MARK (S-1.1)

1

SECTION / DETAIL REFERENCE (NO. / SHEET)

AREA SUMMARY

AREA	SQ. FT.
MAIN FLOOR - LIVING (HEATED)	2,240
BASEMENT OPTION - UNFINISHED	2,240
- OPTIONAL FINISH (BED 4 / BATH 3 / REC)	1,915
2-CAR GARAGE (24'-0" X 24'-0")	576
COVERED ENTRY	63
COVERED PATIO	192
TOTAL UNDER ROOF (MAIN LEVEL)	3,871



- GENERAL NOTES
1.

WALLS 2X4 @ 16" O.C. U.N.O.; EXTERIOR WALLS SHEATHED (WALL BRACING AT EXTERIOR WALLS ONLY: S-4)
2.

EXTERIOR DIMENSIONS TO FACE OF SHEATHING; WINDOWS + DOORS TO CENTERLINE; ROOM SIZES ARE CLEAR.
3.

PLATE HT. 9'-0" U.N.O. GREAT ROOM / KITCHEN / DINING FLAT 9'-0" OFF THE REAR WALL, THEN VAULTED TO 15'-4" AT THE CLERESTORY WALL - NO RAISED PLATES (A-5)
4.

ROOF: MFR. TRUSSES @ 24" O.C., 4/12 MAIN GABLE + 4/12 GARAGE GABLE (VALLEY-SET); CLERESTORY / VAULT TRUSSES + GIRDERS BY THE TRUSS SUPPLIER (S-3); 1/12 STANDING-SEAM SHED AT THE COVERED PATIO; 3/12 SHINGLED GABLE AT THE ENTRY (A-2 / A-3 / A-4)
5.

GARAGE (R302.5 / R302.6): 1/2" GYP MIN. ON THE GARAGE SIDE OF ALL HOUSE WALLS; DOOR D3 1-3/8" SOLID OR 20-MIN. RATED, SELF-CLOSING, SLAB 7" BELOW F.F., SLOPED TO THE O.H. DOOR; GARAGE CLG. 9'-7" ABOVE THE SLAB.
6.

SMOKE ALARMS (R310) IN EACH BEDROOM, OUTSIDE EACH SLEEPING AREA + ON EACH LEVEL, HARD-WIRED + INTERCONNECTED; CO ALARMS (R311) OUTSIDE EACH SLEEPING AREA (FUEL-BURNING APPLIANCES + ATTACHED GARAGE); SEE E-1 / E-2.
7.

EMERGENCY ESCAPE (R319) AT EACH BEDROOM; CASEMENT UNITS W1, W4, W13 (1 SASH) + W19 (BSMT.); 5.7 SF NET CLEAR, 24" H / 20" W MIN., SILL 44" MAX. A.F.F. SEE A-7.
8.

SAFETY GLAZING (R324.4): DOORS + SIDELITES, GLAZING WITHIN 24" OF DOORS, AT TUBS / SHOWERS (TEMPERED).
9.

WINDOW HEADS 6'-8" (+ DOOR HEADS); SILLS 18"-36" A.F.F. EXCEPT THE CLERESTORY.
10.

EXHAUST BATH FANS 50 CFM MIN. DUCTED OUT; RANGE HOOD DUCTED THRU THE ROOF (MAKEUP AIR IF + 400 CFM, M1503.6); DRYER VENT 4" SMOOTH METAL, UP THRU THE ROOF CAP, 30" MAX. DEVELOPED LENGTH (M1502).
11.

FIREPLACE: LISTED DIRECT-VENT LINEAR GAS UNIT, VERTICAL VENT THRU THE REAR ROOF PLANE PER MFR.
12.

SLAB VERSION: DIRECT-VENT FURNACE + WATER HEATER IN THE GARAGE MECH. CLOSET ON AN 18" PLATFORM (S2408.2), PROTECTED FROM VEHICLES (M1307.3); UTILITY ENTRIES + DRAINS: S-1.
13.

ATTIC ACCESS 22" X 30" IN THE BEDROOM HALL CEILING (FLAT 9'-0" BAY), NOT IN A CLOSET (R807.1).
14.

EXTERIOR LIGHT AT EACH EXTERIOR DOOR (R325.7); ADDRESS NUMBERS 4" MIN. (R308).
- BASEMENT OPTION
1.

FULL BASEMENT UNDER THE HOUSE ONLY; GARAGE ON SLAB W/ FROST WALLS, 8" POURED WALLS, 8'-0" CLG.
2.

W1X18 STEEL BEAM (BS) ON THE 16'-0" LINE, UNBROKEN, ON ADJ. STEEL COLS. C1-C5 + PADS (15'-0" MAX. SPAN), EACH IN AN OPTIONAL FINISH WALL CORNER, 2X10 @ 16" O.C. JOISTS BEAR ON TOP (S-2).
3.

STAIR (R318.7): 31" X 12" CLEAR, 14 RISERS @ 7-3/4" MAX.; 13 TREADS @ 10"; 6" H. HEADROOM, HANDRAIL 34"-38" (SIA-6); DOOR D12 AT THE TOP SWINGS AWAY FROM THE STAIR (R318.7.6).
4.

OPTIONAL BEDROOM 4: EGRESS CASEMENT W19 IN A 9 SF MIN. AREA WELL 30" MIN. PROJECTION, LADDER IF DEEPER THAN 44" (R319.4); OPTIONAL BATH 3 STACKS UNDER BATH 2 (UNDER SLAB ROUGH-IN, S-1.1).
5.

MAIN F.F. 4'-10" IN THE BASEMENT IF FIN. EXPOSED FDN. + FLOOR FIN. (MECH. WALL HEIGHTS UNCHANGED).
6.

PASSIVE RADON RUGH-IN PER 2024 IRC APPENDIX D, WHERE ADOPTED, VENTED WITH THE LOCAL JURISDICTION (S-1.1).

SILLPLATE

PLAN CO.

SAMPLE —

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PLAN

THE LINDEN

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3 BED / 2.5 BATH CONTEMPORARY · 2,240 SF

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SCALE

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SHEET TITLE

FLOOR PLANS

SHEET

A-1