

SILLPLATE PLAN CO.

THE NANTUCKET · SP-1528

3 BED / 2 BATH CAPE COD · 1,528 SF

SAMPLE — NOT FOR CONSTRUCTION

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

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 ASSEMBLIES SHOWN ARE A BASELINE - VERIFY PER THE ENERGY CODE ADOPTED FOR THE SITE'S CLIMATE ZONE. (SEE ENERGY DESIGN BASIS).

PROJECT DATA

ITEM	VALUE
OCCUPANCY / USE	R-3 / IRC ONE-FAMILY DWELLING, DETACHED
CONSTRUCTION TYPE	V-B (WOOD FRAME); FIRE SPRINKLERS PER LOCALLY ADOPTED IRC R309 / STATE LAW, VERIFY
STORIES	1-1/2 STORY (ROOMS IN ATTIC) • FULL BASEMENT, ATTACHED 2-CAR GARAGE
MAIN FLOOR (HOUSE + MUJ HYPHEN)	1,044 SF
UPPER FLOOR (KNEE-WALL ZONE + DORMERS)	484 SF
TOTAL LIVING	1,528 SF
BASEMENT (UNFINISHED, OPT. FINISH)	972 SF
GARAGE	484 SF
COVERED STOOP + BREEZEWAY / PATIO	100 SF / 100 SF
OVERALL FOOTPRINT	64'-0" W X 27'-0" D (EXCL. STOOP + PATIO)
BUILDING HEIGHT	RIDGE +21'-0 1/8" ABOVE MAIN F.F. / 1'-0" ABOVE GRADE
BEDROOMS / BATHS	3 BED / 2 BATH (OPT. BSMT. BED + 1/2 BATH EGRESS WELL)
SITE / LOT	SITE PLAN BY OTHERS PER LOT (SETBACKS, GRADING, UTILITIES)

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	BUILDING SECTIONS
A-6	WALL SECTION + DETAILS
A-7	SCHEDULES
B-1	FOUNDATION PLAN
B-2	FLOOR FRAMING PLANS
B-3	ROOF FRAMING + BRACING
E-1	ELECTRICAL - MAIN FLOOR
E-2	ELECTRICAL - UPPER + BASEMENT

ABBREVIATIONS

A.B.	ANCHOR BOLT
A.F.F.	ABOVE FINISHED FLOOR
AFCI	ARC-FAULT CIRCUIT INTERRUPTER
B.O.	BOTTOM OF
BRG.	BEARING
BSMT.	BASEMENT
BWL	BRACED WALL LINE
CC SPF	CLOSED-CELL SPRAY FOAM
CI	CONTINUOUS INSULATION
CLG.	CEILING
CONC.	CONCRETE

CS-PF	CONT. SHEATHED PORTAL FRAME
CS-WSP	CONT. SHEATHED WOOD STRUCT. PANEL
DBL	DOUBLE
DS	DOWNSPOUT
EX	EACH
F.F.	FINISHED FLOOR
FDN.	FOUNDATION
FTG.	FOOTING
GFCI	GROUND-FAULT CIRCUIT INTERRUPTER
GYP.	GYPSUM BOARD
HDR.	HEADER

KO	KICK-OUT FLASHING
LVL	LAMINATED VENEER LUMBER
LVP	LUXURY VINYL PLANK
MFR.	MANUFACTURER
MR	MOISTURE-RESISTANT
NCO	NET CLEAR OPENING
O.C.	ON CENTER
O.H.	OVERHEAD / OVERHANG
OSB	ORIENTED STRAND BOARD
PT	PRESERVATIVE-TREATED
R.O.	ROUGH OPENING

SC / SD	SMOKE + CO / SMOKE ALARM
SF	SQUARE FEET
T&G	TONGUE + GROOVE
T.O.	TOP OF
TYP.	TYPICAL
U.N.O.	UNLESS NOTED OTHERWISE
WP	WEATHERPROOF
WRB	WATER-RESISTIVE BARRIER
W/	WITH



FRONT ELEVATION (1/1A-2)

DESIGN CRITERIA (2024 IRC TABLE R301.2) - PLAN DESIGN BASIS + YOUR SITE

ITEM	PLAN DESIGN BASIS	YOUR SITE (BY BUILDER)
GROUND SNOW LOAD PG	30 PSF	
WIND DESIGN (ULTIMATE / EXPOSURE)	115 MPH, EXPOSURE B	
SEISMIC DESIGN CATEGORY	A, B OR C (DETACHED 1-2 FAMILY IN SOC C EXEMPT, R301.2.2)	
FROST LINE DEPTH	30" SHOWN (12" MIN., DEEPER WHERE LOCAL FROST REQUIRES)	
WEATHERING	SEVERE (CONCRETE PER TABLE R402.2)	
TERMITE / DECAY	PER LOCAL	
WINTER DESIGN TEMP. / ICE BARRIER	PER LOCAL (ICE BARRIER SHOWN)	
FLOOD HAZARDS	PER LOCAL (NOT DESIGNED FOR FLOOD HAZARD AREAS)	
AIR FREEZING INDEX / MEAN ANNUAL TEMP.	PER LOCAL	
FLOOR LIVE / DEAD (R301.5)	40 / 10 PSF; SLEEPING ROOMS 30 PSF	
ATTIC STORAGE (KNEE SPACES)	20 PSF LIVE	
ROOF SNOW / DEAD	ROOF SNOW PF = 25 PSF (0.7 CT PG, PG + 30 PSF); DEAD 15 PSF; ROOF LIVE 20 PSF (SNOW GOVERNS)	
SOIL BEARING	1,500 PSF PRESUMED (TABLE R401.4.1) - VERIFY	
WALL BRACING	R602.10 CS-WSP + CS-PF, EXT. WALLS ONLY (S-3)	
ENGINEERED COMPONENTS	TRUSSES, STEEL BEAM + COLUMNS, LVL, I-JOISTS - BY SUPPLIER / ENGINEER	

ENERGY DESIGN BASIS — ASSEMBLIES SHOWN

COMPONENT	ASSEMBLY SHOWN (BASELINE - VERIFY PER LOCAL ENERGY CODE)
CEILING / ROOF	R-49 BLOWN FLAT CLG. (VENTED ATTIC); R-49 CC SPF AT BECK, KNEE + SLOPED (UNVENTED, R806.5)
WOOD-FRAME WALLS	2x4 @ 16" O.C., R-13 CAVITY + R-5 CI
BASEMENT WALLS	R-10 CI (XPS), INTERIOR FACE
SLAB EDGE (HYPHEN)	R-10, 24" DEEP
FLOOR	N/A - FLOOR IS OVER CONDITIONED BASEMENT
WINDOWS + GLAZED DOORS	U-0.30 MAX. (NFRC LABELLED)
AIR LEAKAGE / DUCTS	BLOWER DOOR TESTED, ≤ 8 ACH50 MAX. SHOWN; DUCTS INSIDE CONDITIONED SPACE
EAVE / LIGHTING	ICC EPP R-49 DOUGL. OVER THE TOP PLATE (FULL R-VALUE AT THE EAVE); LED THROUGHOUT

- 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 + CI PER LOCAL ENERGY CODE; WALL THICKNESS INCREASES 2" TO THE INSIDE; VERIFY HEADERS / FRAMING.

GENERAL NOTES

- GOVERNING CODE: 2024 IRC + THE ENERGY CODE AS ADOPTED / AMENDED BY THE JURISDICTION (VERIFY LOCAL ADOPTION). WHERE A LOCAL AMENDMENT DIFFERS, IT GOVERNS.
- CONTRACTOR VERIFIES ALL DIMENSIONS + SITE CONDITIONS BEFORE STARTING AND REPORTS ANY DISCREPANCY TO THE DESIGNER. WRITTEN DIMENSIONS GOVERN - DO NOT SCALE. EXT. DIMENSIONS TO FACE OF SHEATHING.
- STRUCTURE: STEEL BEAM ON ADJ. STEEL COLUMNS + PADS, I-JOISTS BEARING ON TOP (NO WOOD GIRDERS); MANUFACTURED ROOM-IN-ATTIC, GARAGE + PORCH TRUSSES; 2x4 EXTERIOR WALLS @ 16" O.C. EXTERIOR ONLY BRACING MEMBER SIZES ON S-1 TO S-3 ARE DESIGNER CALCULATIONS FOR PERMIT REVIEW.
- LUMBER: 2x4 PT. LUMBER (TOPS + TOPS OR BETTER; PT. LUMBER IN CONTACT WITH CONCRETE OR WITHIN 8" OF GRADE (R304); FASTENERS IN PT. LUMBER HOT-DIP GALV. OR STAINLESS.
- SMOKE + CO ALARMS (NOT TYPICAL) WIRE-WIRE + INTERCONNECTED; EMERGENCY ESCAPE OPENINGS IN EVERY SLEEPING ROOM + THE BASEMENT (R319); SAFETY GLAZING PER RISK.
- GARAGE: CLOTHING LOCKER (R302.6) 1/2" GYP. ON THE GARAGE SIDE OF THE HYPHEN WALL TO THE DECK; 20 MIN. SELF-CLOSING DOOR (R302.5.1); NO GARAGE OPENINGS INTO SLEEPING ROOMS.
- FLASHING: WRB PER R703, KICK-OUT FLASHING AT EVERY ROOF / WALL EAVE (R903.2.1); GUTTERS + DOWNSPOUTS DISCHARGE AWAY FROM THE FOUNDATION.
- MECHANICAL / PLUMBING / ELECTRICAL BY LICENSED SUBCONTRACTORS PER LOCAL CODE; HVAC SIZED BY MANUAL J / S / D, WHOLE-HOUSE MECH. VENTILATION PER M1505. SUBSTITUTIONS OF EQUAL OR BETTER PRODUCTS REQUIRE BUILDER APPROVAL; ENGINEERED PRODUCTS REQUIRE THE SUPPLIER'S DESIGN.

DEFERRED SUBMITTALS / BY OTHERS

- TRUSS DESIGN DRAWINGS + PLACEMENT PLAN (R902.10.1); ROOM-IN-ATTIC, STAIR + DORMER ORDERS, GARAGE, PORTICO, ROOF SNOW PF = 25 PSF W/ UNBALANCED + DRIFT LOADS.
- STEEL BEAM B1 + ADJ. COLUMNS, LVL HEADERS + I-JOIST LAYOUT BY THE SUPPLIER (VERIFY SIZES SHOWN).
- SITE PLAN, GRADING + DRAINAGE, UTILITY ROUTING, DRIVEWAY + WALKS (PER LOT), ENERGY COMPLIANCE REPORT IF THE JURISDICTION REQUIRES ONE.

SILLPLATE
PLAN CO.

SAMPLE —
NOT FOR CONSTRUCTION

PLAN

THE NANTUCKET

SP-1528

3 BED / 2 BATH CAPE COD · 1,528 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

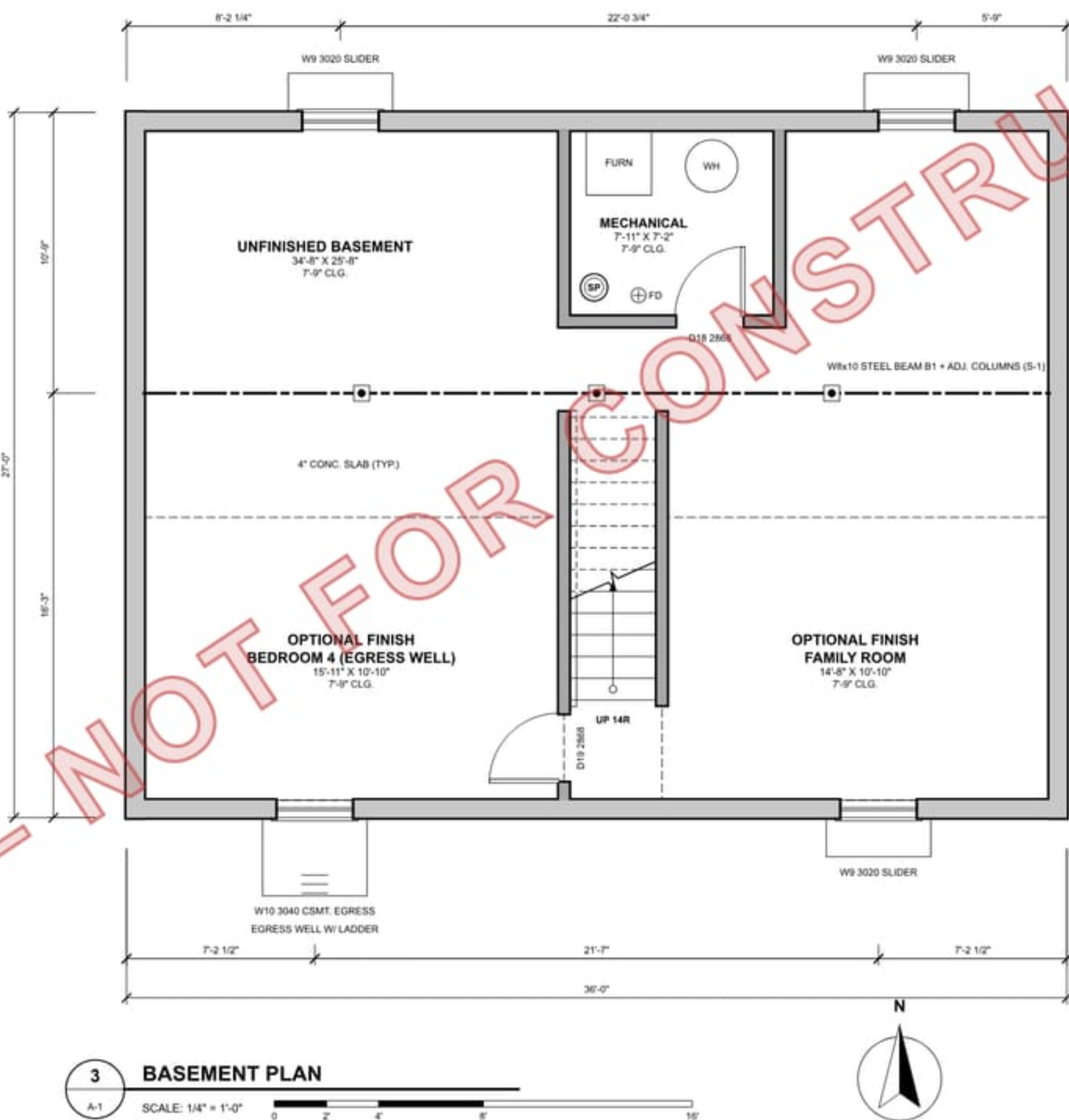
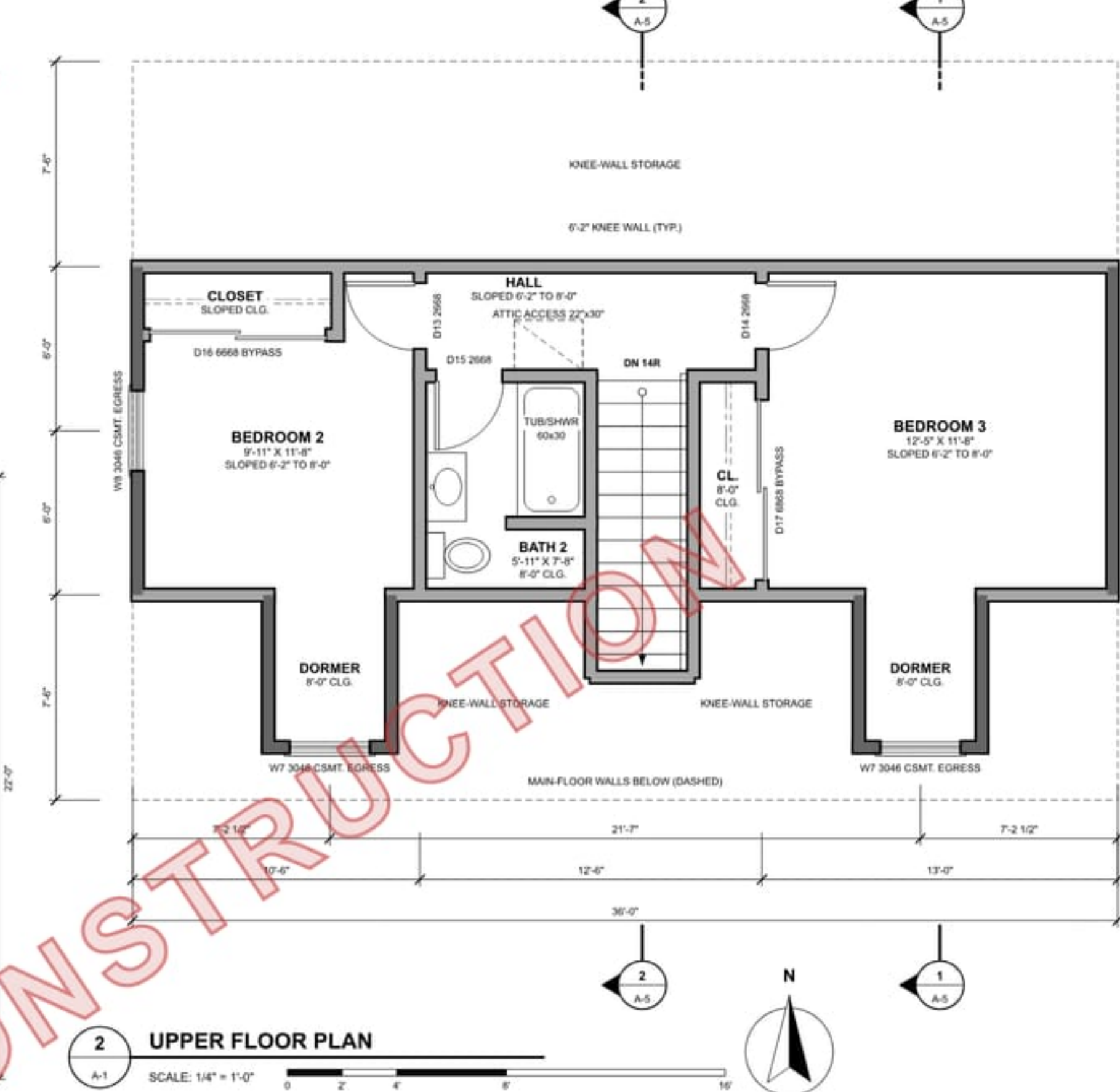
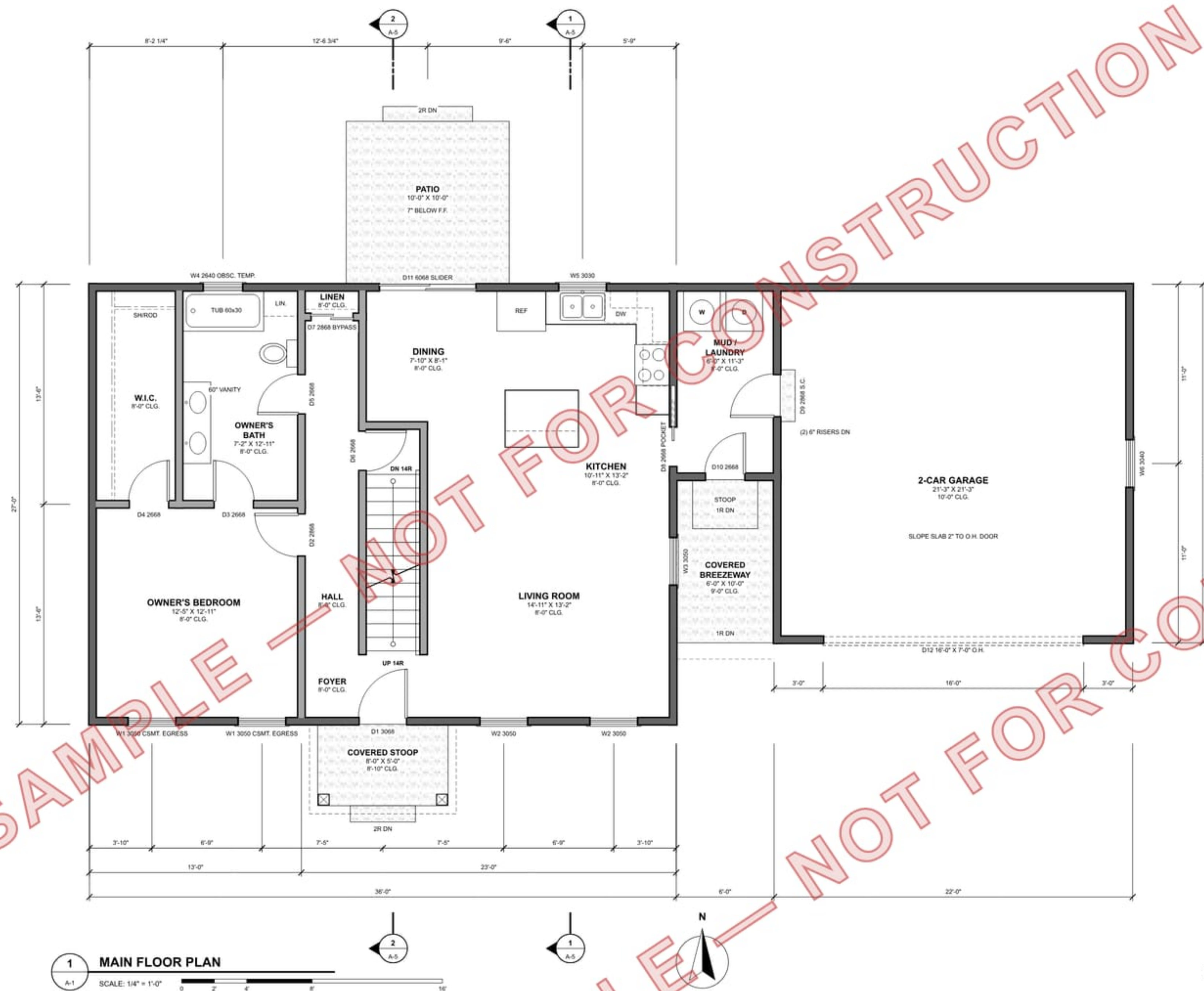
NOT TO SCALE (PREVIEW)

SHEET TITLE

COVER SHEET

SHEET

T-1



AREA SUMMARY

AREA	SQ. FT.
TOTAL LIVING (MAIN + UPPER)	1,528
MAIN FLOOR (HOUSE 30'X27' + MUD 6'X12')	1,044
UPPER FLOOR (INSIDE KNEE WALLS + DORMERS)	484
BASEMENT (UNFINISHED)	972
2-CAR GARAGE	484
COVERED STOOP + BREEZEWAY	120
PATIO	100

LIVING AREA TO THE OUTSIDE FACE OF FRAMING. UPPER FLOOR INSIDE THE KNEE WALLS.

LEGEND

	2x4 EXTERIOR WALL (SHEATHING + GYP, 4-1/2")
	2x4 INTERIOR PARTITION (4-1/2" W/ GYP)
	8" POURED CONC. FOUNDATION WALL
	OPTIONAL FINISH (BASEMENT)
	ABOVE / BELOW (ROOF EDGE, WALLS BELOW, ATTIC HATCH)
	STEEL BEAM + ADJ. STEEL COLUMN (S-1)
	SEWER PUMP PIT (S-1)
	FLOOR DRAIN (S-1)

PLAN NOTES

- EXTERIOR DIMENSIONS ARE TO THE OUTSIDE FACE OF SHEATHING. INTERIOR DIMENSIONS TO WALL CENTERLINES; OPENINGS TO CENTERLINES. ROOM SIZES ARE CLEAR, FINISHED FACE TO FACE.
- OPENING TAGS: MARK (A-7 SCHEDULES) + NOMINAL SIZE (WIDTH X HEIGHT (3050 + 3'-0" X 5'-0")). VERIFY ROUGH OPENINGS WITH THE SUPPLIER BEFORE ORDERING.
- MAIN HEADS 6'-0" A.F.F. (WINDOWS + DOORS). KITCHEN SINK SILL 44". DORMER 3046 CASEMENTS: HEAD 7'-0", SILL 36" A.F.F., 8" MIN. ABOVE THE ROOF. BED 2 GABLE 3046 CASEMENT SILL 26". NO WINDOW IN THE BED 3 GABLE (FACES THE GARAGE GABLE).
- EGRESS (R319), OWNER'S BEDROOM, W1 3050 CASEMENTS; BEDS 2 + 3 - W7 DORMER 3046 CASEMENTS (+ W6 AT BED 2); EACH 5.7 SF NET CLEAR MIN., 20" W 24" H, SILL 44" MAX. OPTIONAL BED 4: W10 3040 CASEMENT IN AN EGRESS WELL (9 SF, 36" PROJ., LADDER OVER THE STAIRS).
- UPPER FLOOR ROOM HEATING TRUSSES (BY TRUSS MFR.); 6'-2" KNEE WALLS 7'-0" IN FROM THE EAVE WALLS; FLAT 8'-0" CEILING BETWEEN ATTIC ACCESS 22'X30' IN THE HALL CEILING. KNEE-WALL STORAGE IS INSIDE THE SPRAY-FOAM ROOF ENVELOPE (A-5).
- MAIN STAIR: 14 RISERS @ 7'-2 1/2" (8'-11 1/8" FLOOR TO FLOOR); 13 TREADS @ 10" + 1" NOSING, 40-1/2" CLEAR, 6'-0" MIN. HEADROOM, HANDRAIL 34'-38" (DETAIL 3/A-6). BASEMENT STAIR (14 RISERS @ 7'-3 3/8") STACKED BELOW, ENTERED FROM THE HALL LANDING (DN).
- GARAGE: D9 SOLID OR 20-MIN. RATED SELF-CLOSING DOOR; 1/2" GYP ON THE GARAGE SIDE OF WALLS BETWEEN GARAGE + DWELLING (R302.5 / R302.6). SLAB 12" BELOW F.F. (D2) 8" RISERS; SLOPED 2" TO THE O.H. DOOR.
- TEMPERED GLAZING AT THE TUB WINDOW (W4), THE PATIO SLIDER (D11) AND ANY GLASS WITHIN 24" OF A DOOR (R324.4).
- SMOKE + CO ALARMS PER R310 / R311 (E-1 / E-2). BASEMENT: 7'-0" CLEAR TO JOISTS; STEEL BEAM + COLUMNS PER S-1 / S-2.
- SECTION CUTS 1 + 2 LOOK WEST; SEE A-5. DRIVEWAY, WALKS, PATIO GRADES AND STEPS TO SUIT THE SITE.