

SILLPLATE PLAN CO.

THE NARROWS · SP-1749

3 BED / 2.5 BATH CRAFTSMAN · 1,749 SF

SAMPLE — NOT FOR CONSTRUCTION

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



FRONT ELEVATION (1/1-A-2)

CODE: 2024 IRC + 2024 IECC (VERIFY LOCAL ADOPTION + AMENDMENTS); NEC AS ADOPTED.

SITE PLAN PROVIDED SEPARATELY FOR EACH LOT.

SHEET INDEX	
SHEET	TITLE
T-1	COVER SHEET
A-1	FLOOR PLANS
A-2	FRONT + REAR ELEVATIONS
A-3	LEFT + RIGHT ELEVATIONS
A-4	ROOF PLAN
A-5	BUILDING SECTIONS
A-6	WALL SECTION + DETAILS
A-7	SCHEDULES
S-1	FOUNDATION PLAN
S-2	FLOOR FRAMING PLANS
S-3	ROOF FRAMING + BRACING
E-1	ELECTRICAL - MAIN + BASEMENT
E-2	ELECTRICAL - UPPER + PANEL

- 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. WRITTEN DIMENSIONS GOVERN. EXTERIOR DIMS. TO FACE OF SHEATHING / CONCRETE. INTERIOR TO WALL CENTERLINES / FACES AS NOTED ON A-1.
 - ALL WORK SHALL COMPLY WITH THE 2024 IRC + 2024 IECC AS ADOPTED AND AMENDED BY THE JURISDICTION, NEC AS ADOPTED, AND MANUFACTURERS' INSTALLATION INSTRUCTIONS, WHERE THEY DIFFER, THE MORE STRINGENT GOVERNS.
 - LUMBER: DF-L OR SPF #2 OR BETTER U.N.O.; P.T. LUMBER IN CONTACT WITH CONCRETE / WITHIN 8" OF GRADE (R304.1); HOT-DIP GALV. OR SS FASTENERS: LVL 2 @E, PSL 1 @E, STEEL @902 / A53.
 - CONCRETE: 3,000 PSI FOOTINGS / WALLS / BSMT. SLAB; 3,500 PSI AIR-ENTRAINED EXPOSED FLATWORK (R402.2). SEE A-1.
 - TRUSSES: MANUFACTURED, DESIGNED + SEALED BY THE TRUSS MFR, (R402.10); PLACEMENT PLAN + DESIGN DRAWINGS ON SITE BEFORE FRAMING INSPECTION.
 - SMOKE + CO ALARMS (R310 / R311): HARD-WIRED, INTERCONNECTED, BATTERY BACKUP - SEE E-1 / E-2.
 - EMERGENCY ESCAPE (R319): EVERY BEDROOM + THE BASEMENT HAS AN EGRESS WINDOW (5.7 SF NET SILL 44" MAX), BASEMENT WELL W/ LADDER - SEE A-7.
 - GARAGE SEPARATION (R302.5 / R302.6): 1/2" GYP GARAGE SIDE OF HOUSE WALLS; 5/8" TYPE X UNDER THE OWNER'S SUITE DOOR / SOLID-CORE SELF-CLOSING HOUSE DOOR.
 - ENERGY: BASELINE ASSEMBLIES SHOWN (ENERGY TABLE) - R-49 CEILING, R-13 + R-5 CI WALLS, U-0.30 WINDOWS, BLOWER-DOOR TEST <= 5.0 ACH50, WHOLE-HOUSE MECH. VENTILATION (R325.3). VERIFY FOR THE SITE CLIMATE ZONE.
 - BRACING: EXTERIOR CS-WSP + CS-PF PORTALS; NO OSB ON INTERIOR WALLS. ONE METHOD-GB LINE ON THE HOUSE / GARAGE WALL - SEE S-3.
 - ITEMS MARKED "VERIFY" OR "BY SUPPLIER / ENGINEER" REQUIRE CONFIRMATION BY THE SUPPLIER, BUILDING OFFICIAL OR A LICENSED DESIGN PROFESSIONAL WHERE THE OFFICIAL REQUIRES IT.

- DEFERRED SUBMITTALS / BY OTHERS
- SITE / PLOT PLAN PER LOT: SETBACKS, GRADING + DRAINAGE UTILITIES, DRIVEWAY, FLOOD ZONE (BY OTHERS).
 - TRUSS DESIGN + PLACEMENT DRAWINGS (T-1, RE, HT, MAG) INCL. THE MIT HANGER CONNECTION TO B1 - TRUSS MFR.
 - ENGINEERED MEMBERS - SUPPLIER / ENGINEER TO CONFIRM (LVL) 1-3/4X16 LVL, B2 WRX21 FLUSH STEEL, S81 + S82 WRX10, GH LVL, HF PSL, PSL POSTS, ADJ. COLUMNS + PADS.
 - LATERAL LINE 8 (ENTRY FRONT CS-WSP + CS-PF ON THE HOUSE / GARAGE WALL) AND THE UPPER PANELS OVER B1 - CONFIRM OR SUBSTITUTE ENGINEERED PORTALS.
 - HVAC MANUAL 2 / S/D, RES-CHECK OR EEC COMPLIANCE REPORT, WINDOW NFRC + EGRESS DATA, BLOWER-DOOR + DUCT TEST REPORTS.

PROJECT DATA	
ITEM	PROVIDED
OCCUPANCY / USE	R-3 / IRC ONE-FAMILY DWELLING, DETACHED
CONSTRUCTION TYPE	V-B (WOOD FRAME, UNPROTECTED)
STORIES	2 STORIES + FULL BASEMENT (UNFINISHED, OPT. FINISH SHOWN)
BEDROOMS / BATHS	3 BED / 2.5 BATH (1+ OPT. BED 4 / BATH 3 IN BSMT.)
OVERALL SIZE	30'-0" W X 48'-0" D (FITS A 40' LOT W/ 5' SIDE YARDS - VERIFY ZONING)
CEILING	MAIN 9'-0", UPPER 8'-0", BASEMENT 7'-0" (OPT. FINISH), GARAGE 8'-4"
BUILDING HEIGHT	T.O. RIDGE +29'-0 1/4" ABOVE MAIN F.F. (MEAN ROOF HT. + 30')
FIRE SPRINKLERS	FIRE SPRINKLERS PER LOCALLY ADOPTED IRC R309 / STATE LAW - VERIFY
STRUCTURE	IRC PRESCRIPTIVE + ENGINEERED PRODUCTS: MFD. TRUSSES, LVL / PSL, W/ STEEL ON ROW COLUMNS

AREA SUMMARY (OUTSIDE FACE OF FRAMING)	
AREA	SQ. FT.
MAIN FLOOR - LIVING	789 SF
UPPER FLOOR - LIVING	960 SF
TOTAL LIVING (CONDITIONED)	1,749 SF
BASEMENT - UNFINISHED (OPT. FINISH)	778 SF
2-CAR GARAGE (22'-0" CLEAR)	546 SF
COVERED FRONT PORCH	56 SF
REAR CONC. PATIO	129 SF

ENERGY DESIGN BASIS + ASSEMBLIES SHOWN (VERIFY PER LOCAL CODE)	
COMPONENT	ASSEMBLY SHOWN (BASELINE)
CEILING (ATTIC)	R-49 BLOWN, 14" FIELD DEPTH; TAPER AT THE 12" HEEL BELOW VENT BAFFLE. VERIFY HEEL ASSEMBLY / UA FOR SITE ENERGY CODE
WOOD FRAME WALL	2X4 @ 16" R-13 BATTS + 1" R-5 RIGID CI OVER 7/16" OSB
RM / BAND JOIST	R-20 BATT AT THE RM + R-5 CI CONTINUOUS OVER IT, AIR-SEALED
FLOOR OVER GARAGE	R-30 BATTS IN 2X10 (FULL CONTACT) + 5/8" TYPE X
BASEMENT WALL	R-10 RIGID CI (INTERIOR), FULL HEIGHT
SLAB EDGE	N/A - BSMT. SLAB 6'-4" BELOW GRADE; GARAGE + PORCH UNCONDITIONED
WINDOWS / GLAZED DOORS	U-0.30 MAX., SHGC 0.40 MAX. (NFRC LABEL); NO SKYLIGHTS
AIR LEAKAGE	BLOWER-DOOR TEST 5.0 ACH50 MAX. + AIR SEALING PER R402.4
DUCTS	ALL DUCTS IN CONDITIONED SPACE (BSMT. + FLOOR SYSTEM); SEALED + TESTED
BASELINE	VERIFY AGAINST THE ENERGY CODE ADOPTED FOR THE SITE'S CLIMATE ZONE (PRESCRIPTIVE OR RESCHECK / UA / ERI PATH). CLIMATE ZONE 5+ TYPICALLY NEEDS 2X6 WALLS AND / OR MORE CI AND DEEPER CEILING INSULATION.
2X6 WALL OPTION	2X6 @ 24" O.C. R-20 + CI PER LOCAL ENERGY CODE; WALL GROWS 2" TO THE INSIDE; VERIFY HEADERS / FRAMING.

DESIGN CRITERIA		
ITEM	PLAN DESIGN BASIS	YOUR SITE (BY BUILDER)
CLIMATIC + GEOGRAPHIC DESIGN CRITERIA (2024 IRC TABLE R301.2) - NATIONAL PLAN BASIS		
GROUND SNOW LOAD (PG)	30 PSF	
WIND SPEED (ULT.) / EXPOSURE	115 MPH / EXPOSURE B	
TOPOGRAPHIC EFFECTS / SPECIAL WIND REGION / WINDBORNE DEBRIS	NO / NO / NO	
SEISMIC DESIGN CATEGORY	A, B OR C (DETACHED 1-2 FAMILY IN SDC C EXEMPT, R301.2.2)	
WEATHERING	SEVERE (3,500 PSI AIR-ENTRAINED EXPOSED CONC.)	
FROST LINE DEPTH	30" SHOWN - VERIFY LOCAL (12" MIN., DEEPER WHERE LOCAL FROST REQUIRES)	
TERMITE	PER LOCAL	
DECAY	PER LOCAL	
WINTER DESIGN TEMP	PER LOCAL (HVAC MANUAL J)	
ICE BARRIER UNDERLAYMENT	SHOWN AT EAVES (OMIT ONLY WHERE LOCAL ALLOWS)	
FLOOD HAZARD	NONE - NOT FOR FLOOD HAZARD AREAS (SEE EXCLUSIONS)	
AIR FREEZING INDEX / MEAN ANNUAL TEMP	PER LOCAL	
CLIMATE ZONE (IECC)	BASELINE ASSEMBLIES - SEE ENERGY TABLE	
DESIGN LOADS (2024 IRC R301)		
FLOOR LIVE / DEAD	40 PSF LIVING, 30 SLEEPING, 40 DECKS (R301.5) / 10-15 PSF	
ROOF LIVE / SNOW	ROOF LIVE 20 PSF MIN., ROOF SNOW PF + 25 PSF (0.7 CT PG, PG + 30 PSF); GOVERNING 25 PSF TRUSS TCDL 10 + BCDL 10	
SOIL BEARING (PRESUMPTIVE)	1,500 PSF (TABLE R401.4.1) - VERIFY	
LATERAL SOIL	60 PCF EQUIV. FLUID (CLM6 ASSUMED)	
DEFLECTION	FLOORS L/360 LL, L/240 TL; HEADERS L/240	

- DESIGN EXCLUSIONS
- THIS PLAN IS NOT DESIGNED FOR, AND REQUIRES LOCAL ENGINEERING WHERE:
 - GROUND SNOW > 30 PSF;
 - WIND > 115 MPH; EXPOSURE CO, OR HURRICANE-PHONE / WINDBORNE DEBRIS REGIONS;
 - SEISMIC DESIGN CATEGORY DO-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 NARROWS
SP-1749
3 BED / 2.5 BATH CRAFTSMAN · 1,749 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

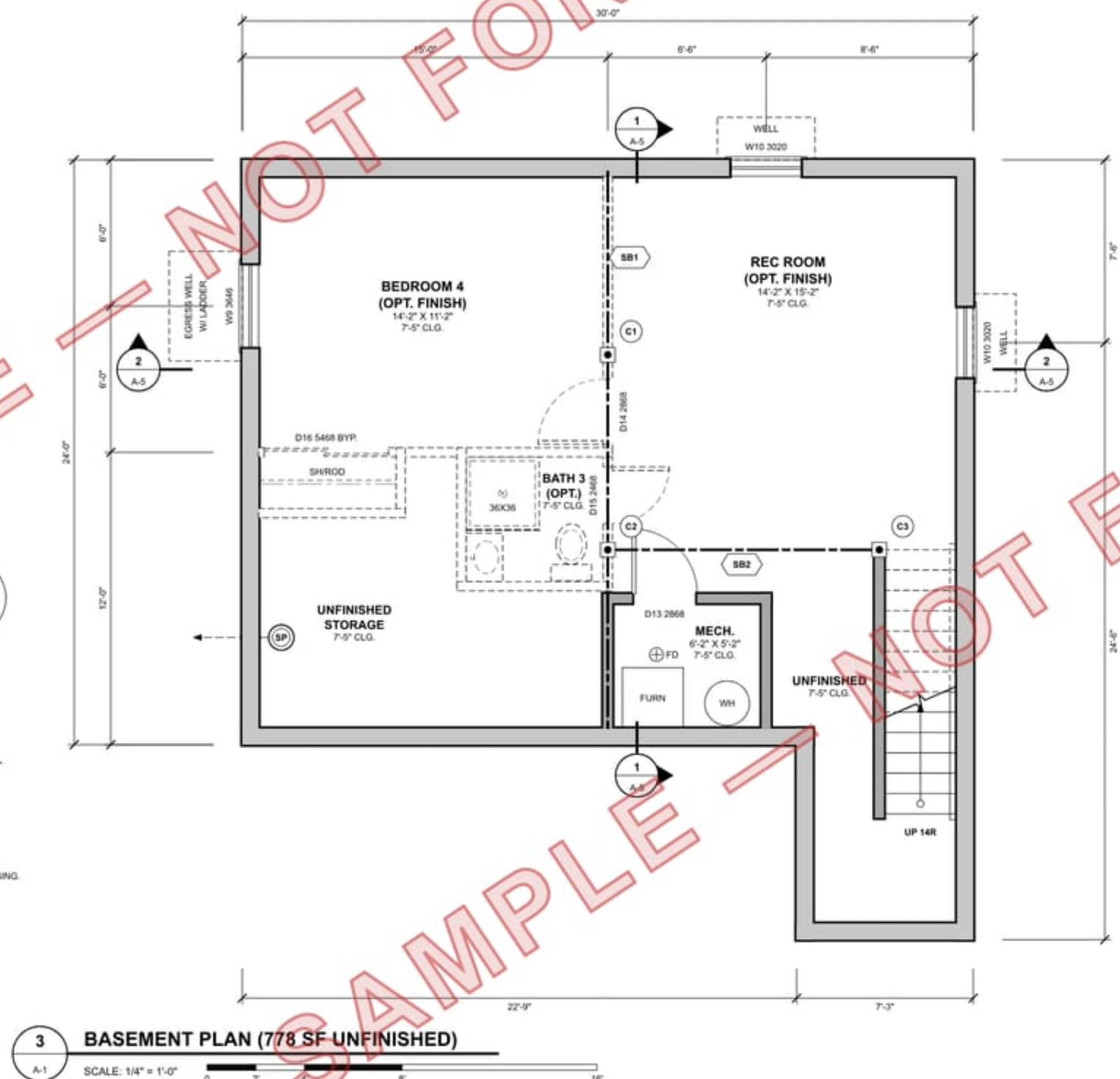
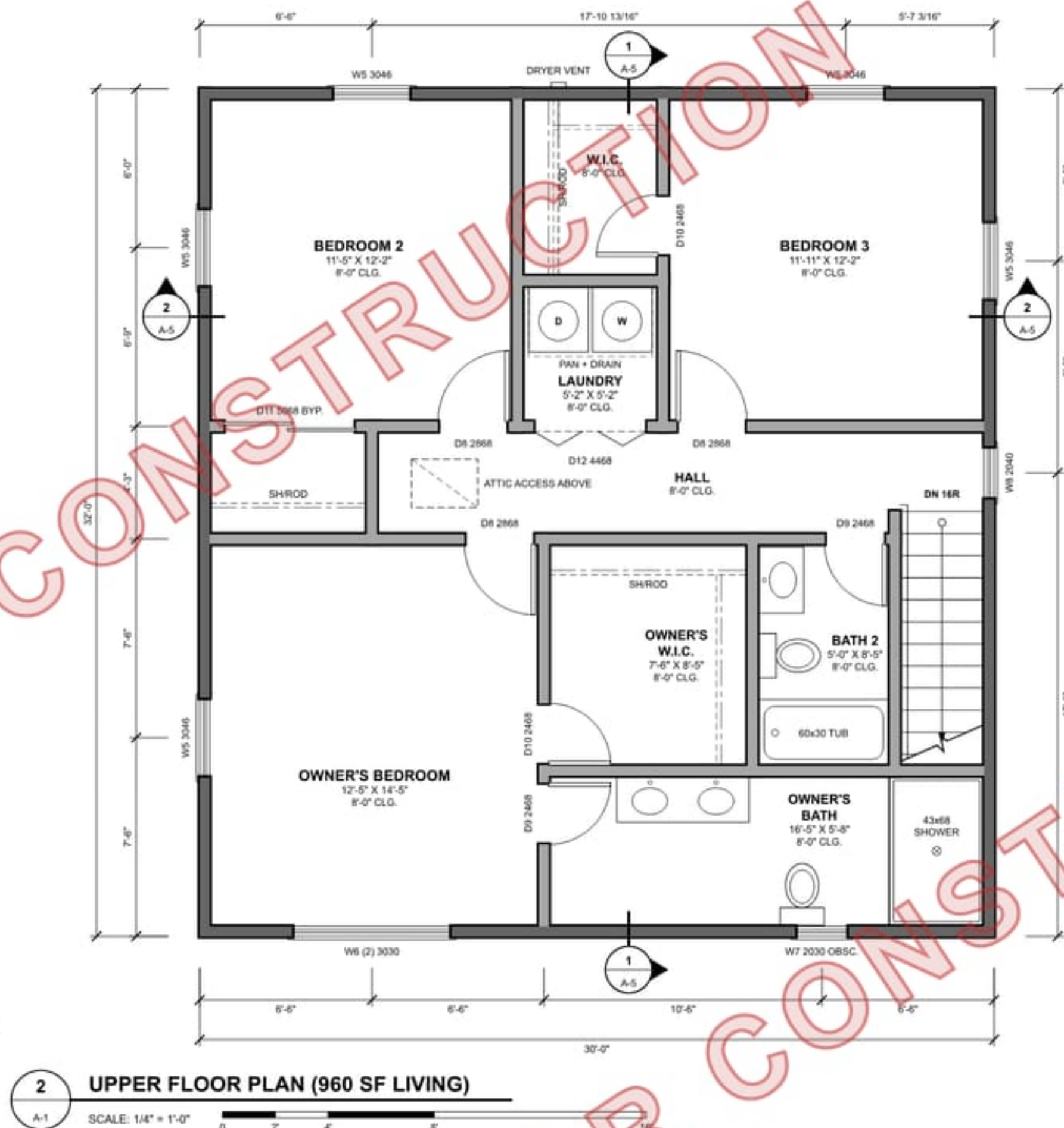
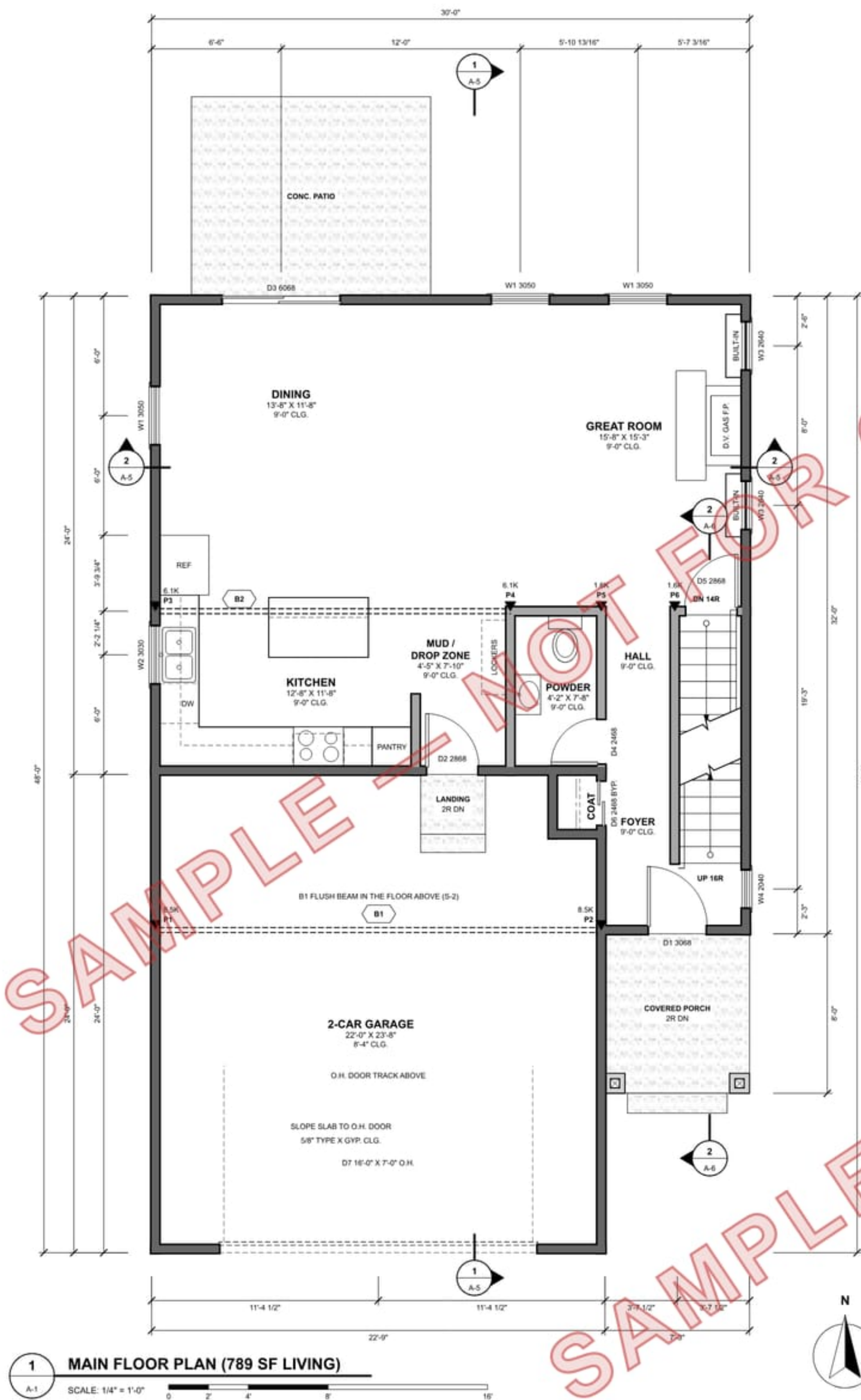
AREA SUMMARY

AREA	SQ. FT.
TOTAL LIVING (CONDITIONED)	1,749
MAIN FLOOR - LIVING	789
UPPER FLOOR - LIVING	960
BASEMENT - UNFINISHED (OPT. FINISH)	778
2-CAR GARAGE (22'-0" CLEAR)	546
COVERED FRONT PORCH	58
REAR CONCRETE PATIO (UNCOVERED)	120

LIVING AREA TO THE OUTSIDE FACE OF EXTERIOR FRAMING. OVERALL 30'-0" W x 48'-0" D.

LEGEND

- EXTERIOR / GARAGE WALL (2X4 + 1" CI + SHEATHING)
- INTERIOR WALL (2X4)
- 8" POURED CONCRETE FOUNDATION WALL
- OPTIONAL FINISH WALL (BASEMENT)
- FLUSH BEAM IN THE FLOOR ABOVE (S-2)
- STEEL W-BEAM (BASEMENT)
- ADJ. STEEL COLUMN
- POINT LOAD FROM ABOVE (S-2) CARRIED TO A FOOTING
- WINDOW WELL / CEILING ACCESS ABOVE
- 6X6 POST ON 12" PIER (TAPERED PORCH COLUMN)
- WINDOW / DOOR MARK + SIZE (A-7)
- SECTION CUT (SHEET A-5 (A-6))



GENERAL NOTES

- EXTERIOR DIMENSIONS ARE TO THE OUTSIDE FACE OF WALL SHEATHING; INTERIOR WALL LINES TO WALL CENTERLINES; OPENINGS TO THEIR CENTERLINES. ROOM SIZES ARE CLEAR INSIDE DIMENSIONS.
- WALLS: 2X4 @ 16" O.C.; EXTERIOR W/ 1" R-5 RIGID CI + 7/16" OSB (CS-WSP BRACING, S-3). VERIFY LOCAL ENERGY CODE - 2X6 WALLS MAY BE REQUIRED (T-1).
- BASEMENT: 8" POURED CONCRETE WALLS, 8'-0" HIGH, ON 20" X 8" FOOTINGS (S-1).
- WINDOW + DOOR TAGS = MARK + SIZE (W5 3048 = MARK W5, 3'-0" W X 4'-0" H; SEE A-7 SCHEDULES, HEADS 6'-0" A.F.F. U.N.O.).
- EGRESS (R319): 5.7 SF NET CLEAR OPENING, 20" MIN. WIDTH, 24" MIN. HEIGHT, 44" MAX. SILL. EVERY BEDROOM HAS A CASEMENT EGRESS WINDOW (W5 / W9).
- SAFETY GLAZING (R324.4): SLIDER, ENTRY DOOR LITE, STAIR-LANDING WINDOWS AND THE OWNER'S BATH WINDOW. NO WINDOW OPENING CONTROL NEEDED. EVERY UPPER SILL IS 24" OR MORE A.F.F. (R321.2).
- GARAGE (R302.5 / R302.6): 1/2" GYP. ON THE GARAGE SIDE OF HOUSE WALLS; 5/8" TYPE X AT THE GARAGE CEILING UNDER THE OWNER'S SUITE AND ON THE WALLS CARRYING IT. HOUSE DOOR D2 20-MIN. RATED, SELF-CLOSING. SLAB SLOPES TO THE O.H. DOOR.
- STAIRS (R318.7): 1-3/4" MAX. RISER, 10" MIN. TREAD, 36" MIN. WIDTH, HANDRAIL 34"-36" ONE SIDE, 6'-0" MIN. HEADROOM. SEE 2/A-6.
- UPPER LAUNDRY: W/D IN PAN W/ DRAIN TO THE STACK; DRYER VENT 4" SMOOTH METAL IN A FLOOR BAY TO THE REAR WALL (+ 35 FT. EQUIV.). TERM. W/ DAMPER (M1502).
- ATTIC ACCESS 22" X 30" IN THE UPPER HALL CEILING, INSULATED + GASKETED (R907.1).
- DIRECT-VENT GAS FIREPLACE: INSTALL + TERMINATE PER MANUFACTURER (RIGHT WALL, A-3).
- BASEMENT OPTIONAL FINISH (DASHED): BED 4 W/ EGRESS WINDOW W9 IN A WELL W/ LADDER; BATH 3 FIXTURES + UNDER-SLAB ROUGH-IN (S-1).
- BEAMS, POSTS AND POINT LOADS SHOWN FOR COORDINATION; SIZES ON S-1 / S-2 / S-3. VERIFY ENGINEERED MEMBERS WITH THE SUPPLIER.