

SILLPLATE PLAN CO.

THE PRAIRIE · SP-1325

3 BED / 2 BATH PRAIRIE · 1,325 SF

SAMPLE — NOT FOR CONSTRUCTION

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

STOCK PLAN: SITE-SPECIFIC ITEMS (LOT, GRADING, UTILITIES, FLOOD ZONE) BY OTHERS PER LOT.



PROJECT DATA

ITEM	DATA
OCCUPANCY / USE	R-3 / IRC ONE-FAMILY DWELLING, DETACHED
CONSTRUCTION TYPE	V-B (WOOD FRAME, UNPROTECTED)
STORIES	1 STORY + FULL UNFINISHED BASEMENT; ATTACHED 2-CAR FRONT-LOAD GARAGE
BEDROOMS / BATHS	3 BED / 2 BATH, SPLIT PLAN (BSMT. ROUGH-IN FOR BED 4 + BATH 3)
OVERALL SIZE	HOUSE 50'-0" X 26'-0" + GARAGE 22'-0" X 22'-0" + 72'-0" W X 32'-0" D
CEILINGS	9'-0" FLAT (9'-1 1/8" PLATE); GARAGE 10'-0"; BSMT. 8'-0 3/4" TO JOISTS (7'-0" FINISHED, OPTIONAL)
ROOF / MAX. HEIGHT	5/12 H/P, MFR. TRUSSES, RIDGE + 15'-0 11/16" ABOVE MAIN F.F.
FIRE SPRINKLERS	FIRE SPRINKLERS PER LOCALLY ADOPTED IRC R309 / STATE LAW - VERIFY
FIRE SEPARATION	GARAGE R302.6 (1/2" GYP. COMMON WALL + CLG.), 20-MIN. SELF-CLOSING DOOR; EXT. WALLS 7'-0" FROM LOT LINES

AREA SUMMARY

AREA	SQ. FT.
MAIN FLOOR - LIVING (CONDITIONED)	1,325 SF
BASEMENT - UNFINISHED	1,325 SF
ATTACHED 2-CAR GARAGE	484 SF
COVERED FRONT PORCH	90 SF
REAR CONCRETE PATIO	144 SF
TOTAL LIVING (CONDITIONED)	1,325 SF

ENERGY DESIGN BASIS - ASSEMBLIES SHOWN

COMPONENT	ASSEMBLY SHOWN (THIS PLAN)
CEILING (ATTIC)	R-49 BLOWN BATTLES AT EVERY BAY; STD. HEEL - VERIFY FULL DEPTH AT THE EAVE (RAISED HEEL OR SPF AT THE PLATE IF REQ'D.)
WOOD-FRAME WALL	2X4 @ 16" O.C., R-13 BATTS + R-5 CI (1" FOAM) OVER THE OSB
BASEMENT WALL	R-10 CI INTERIOR W/ THERMAL BARRIER; R-13 IN FUTURE FINISH WALLS
FLOOR	NONE - MAIN FLOOR OVER A CONDITIONED BASEMENT (INSIDE THE ENVELOPE)
SLAB EDGE	NONE SHOWN - BSMT. SLAB + 12" BELOW GRADE; GARAGE UNCONDITIONED
RM. JOIST	R-20 BATT + SEALED, OR 2" CLOSED-CELL SPF
WINDOWS / U-180GC	U-0.30 / SHGC 0.40 MAX., NFRC-LABELED VINYL LOW-E (A-7)
AIR LEAKAGE	<= 5.0 ACH50, BLOWER-DOOR TEST + CERTIFICATE (R602.4.1)
DUCTS	SEALED + TESTED; ALL DUCTS INSIDE CONDITIONED SPACE (BSMT.) PREFERRED
MECH. VENTILATION	WHOLE-HOUSE EXHAUST OR ERV (M1505)
LIGHTING / ADDL. EFF.	100% HIGH-EFFICACY; ADDL. EFFICIENCY CREDITS AS THE LOCAL CODE REQUIRES

- SITE COLUMN OF THE DESIGN CRITERIA: FILLED IN BY THE BUILDER WITH THE BUILDING OFFICIAL.
- 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.

DESIGN CRITERIA

ITEM	PLAN DESIGN BASIS	YOUR SITE (BY BUILDER)
CLIMATIC + GEOGRAPHIC (R301.3)		
CODE	2024 IRC (VERIFY LOCAL ADOPTION + AMENDMENTS)	
GROUND SNOW LOAD	30 PSF	
WIND SPEED (VULT) / EXPOSURE	115 MPH ULTIMATE / EXPOSURE B	
SEISMIC DESIGN CATEGORY	A, B OR C (DETACHED 1 + 2-FAMILY IN SDC C EXEMPT, R301.2.2)	
WEATHERING	PER LOCAL (SEVERE ASSUMED: AIR-ENTRAINED EXT. CONC.)	
FROST LINE DEPTH	30" SHOWN; F.T.O. BOTTOM TO LOCAL FROST DEPTH, 12" MIN.	
TERMITE / DECAY	PER LOCAL	
WINTER DESIGN TEMP.	PER LOCAL (MANUAL J)	
ICE BARRIER UNDERLAYMENT	PER LOCAL - RECOMMENDED AT VALLEYS + EAVES (A-4)	
FLOOD HAZARD	PER LOCAL - NOT DESIGNED FOR FLOOD HAZARD AREAS	
AIR FREEZING INDEX / MEAN ANNUAL TEMP.	PER LOCAL	
CLIMATE ZONE (IECC)	PER LOCAL - SEE ENERGY DESIGN BASIS	
STRUCTURAL DESIGN LOADS		
FLOOR LIVE / DEAD	40 PSF LIVING, 30 SLEEPING (40 USED THROUGHOUT; CONSERV.); 40 DECKS (R301.5) / 10 + 5 PARTITIONS	
ROOF	SNOW PF + 25 PSF (0.7 CT PG, PG + 30 PSF); ROOF LL 20 MIN. (GOVERNING 25) / TCOL 10 / BCOL 10 PSF	
SOIL BEARING	1,500 PSF PRESUMED (TABLE R401.4.1) - VERIFY	
GUARDS / HANDRAILS	200 LB CONCENTRATED (TABLE R301.5)	
DEFLECTION	FLOORS L/360 LL; BEAMS + HEADERS L/360 LL, L/240 TL	
WALL BRACING	R602.10 CS-WSP + CS-PF @ 115 MPH EXP. B. EXT. WALLS ONLY	
ENGINEERED / SUPPLIER ITEMS	TRUSSES: W8X10 STEEL BEAM + ADJ. STEEL COLUMNS; LVL FLOOR BEAM; GARAGE HEADER - BY SUPPLIER / ENGINEER, VERIFY	

APPLICABLE CODES (AS ADOPTED BY THE JURISDICTION - VERIFY)

- 2024 INTERNATIONAL RESIDENTIAL CODE (IRC) W/ LOCAL AMENDMENTS
- ENERGY CODE AS ADOPTED FOR THE SITE (IECC / IRC CH. 11 OR STATE CODE) - CLIMATE ZONE BY BUILDER
- NFPA 70 NATIONAL ELECTRICAL CODE AS ADOPTED (IRC CH. 24-43); IRC PLUMBING / MECHANICAL / FUEL GAS CHAPTERS
- FIRE SPRINKLERS PER LOCALLY ADOPTED IRC R309 / STATE LAW - VERIFY DESIGNER / SEAL REQUIREMENTS PER STATE LAW - VERIFY.

ABBREVIATIONS

A.B.	ANCHOR BOLT	CS-WSP	CONT. SHEATHED WSP	O.C.	ON CENTER
A.F.F.	ABOVE FIN. FLOOR	CSMT.	CASEMENT	OSB	ORIENTED STRAND BD.
AFCI	ARC-FAULT CKT. INT.	DS	DOWNSPOUT	P.T.	PRESSURE-TREATED
B.O.	BOTTOM OF	EF	EXHAUST FAN	SABC	SMALL-APPL. BRANCH CKT.
BRG.	BEARING	F.F.	FINISHED FLOOR	T.O.	TOP OF
BSMT.	BASEMENT	FTG.	FOOTING	TYP.	TYPICAL
BWL	BRACED WALL LINE	GFCI	GROUND-FAULT CKT. INT.	U.N.O.	UNLESS NOTED OTHERWISE
CI	CONTINUOUS INSUL.	GYP.	GYP/SUM BOARD	VTR	VENT THRU ROOF
CLG.	CEILING	HB	HOSE BIB	W.I.C.	WALK-IN CLOSET
CO	CLEANOUT / CARBON MONOXIDE	LVL	LAMINATED VENEER LUMBER	WP	WEATHERPROOF
CS-PF	CONT. SHEATHED PORTAL	MFR.	MANUFACTURER	WSP	WOOD STRUCT. PANEL

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	SECTIONS + DETAILS
A-7	SCHEDULES
S-1	FOUNDATION PLAN
S-2	FLOOR FRAMING PLAN
S-3	ROOF FRAMING + BRACING
E-1	ELECTRICAL PLANS

GENERAL NOTES

- CONTRACTOR VERIFIES ALL DIMENSIONS, ELEVATIONS AND SITE CONDITIONS BEFORE STARTING AND REPORTS ANY DISCREPANCY TO THE DESIGNER.
- DO NOT SCALE DRAWINGS. EXTERIOR DIMENSIONS TO THE FACE OF SHEATHING / CONC.; INTERIOR TO WALL CENTERLINES U.N.O. ROOM SIZES ARE CLEAR.
- ALL WORK PER THE 2024 IRC + THE ENERGY CODE AS ADOPTED AND AMENDED LOCALLY. CODE SECTION NUMBERS ARE 2024 IRC - VERIFY AGAINST THE ADOPTED EDITION. MFR. INSTRUCTIONS GOVERN LISTED PRODUCTS.
- TRUSSES: MANUFACTURED @ 24" O.C.; SEALED TRUSS DESIGN DRAWINGS + PLACEMENT PLAN ON SITE BEFORE FRAMING INSPECTION (R802.10.1), DO NOT CUT OR ALTER.
- FRAMING: 42 SPF / DF-L / HF U.N.O.; 2X4 @ 16" O.C. WALLS; P.T. LUMBER IN CONTACT W/ CONC. OR WITHIN 8" OF GRADE (R304.1); FASTENERS IN P.T. HOT-DIP GALV. OR SS.
- MAIN FLOOR: 2X10 @ 16" O.C. BEARING ON TOP OF ONE W/ X10 STEEL BEAM ON ADJUSTABLE STEEL COLUMNS + PAD FOOTINGS (S-1, S-2); NO WOOD GIRDERS.
- CONCRETE: FTGS. + BSMT. WALLS 3,000 PSI; GARAGE, PORCH, STOODS + PATIO 3,500 PSI AIR-ENTRAINED. BACKFILL ONLY AFTER THE FLOOR + BSMT. SLAB ARE IN.
- SMOKE ALARMS (R310) + CO ALARMS (R311), HARDWIRED, INTERCONNECTED, PER E-1.
- EMERGENCY ESCAPE ROUTE: EVERY BEDROOM 3050 CASEMENT (5.7 SF NET); BSMT. BED 4 EGRESS WELL, SAFETY GLAZING PER R324 (A-7).
- STAIRS (R311.7): 3'-4" MAX. RISE, 10" MIN. RUN, 6'-8" HEADROOM, HANDRAILS 34"-38"; BSMT. STAIR 14R @ 7'-5/8", 13T @ 10".
- GARAGE SEPARATION (R302.5, R302.6): 1/2" GYP. ON THE GARAGE SIDE OF THE COMMON WALL + CLG.; DOOR 20-MIN. RATED, SELF-CLOSING + LATCHING.
- WHEEL LOCKING + DRIFT STOPPING PER R302.11 / R302.12; ATTIC ACCESS 22" X 30" MIN. (R807.1).
- ROOF ARCH. HANDRAILS ON SYNTHETIC UNDERLAYMENT, 5" K-STYLE GUTTERS ON EVERY EAVE, DOWNSPOUTS PER A-4. GRADE AWAY 6" IN 10' (R101.1).
- ADDRESS NUMBERS 4" MIN., CONTRASTING, VISIBLE FROM THE STREET (R303); EXTERIOR LIGHT AT EVERY EXTERIOR DOOR.
- SUBSTITUTIONS OF EQUAL OR BETTER LISTED PRODUCTS ALLOWED W/ DESIGNER REVIEW. ITEMS MARKED "VERIFY" NEED CONFIRMATION BY THE SUPPLIER, BLDG. OFFICIAL OR FIELD.

DEFERRED SUBMITTALS / BY OTHERS

- SITE / PLOT PLAN PER LOT, SETBACKS, GRADING + DRAINAGE, UTILITIES, FLOOD ZONE, DRIVEWAY (BY OTHERS).
- TRUSS DESIGN DRAWINGS + PLACEMENT PLAN (TRUSS MFR.), INCL. GIRDERS, HANGERS + UPLIFT.
- STEEL BEAM B1 + ADJUSTABLE COLUMN SUBMITTAL: LVL SIZING (P81, GH1) - SUPPLIER / ENGINEER.
- HVAC: MANUAL J / S / D, EQUIPMENT SELECTION, DUCT LAYOUT + LEAKAGE TEST.
- ENERGY COMPLIANCE W/ THE LOCALLY ADOPTED ENERGY CODE + CLIMATE ZONE (PRESCRIPTIVE, RESCHECK / UA OR ERI), BLOWER-DOOR TEST.
- EGRESS WINDOW PRODUCT DATA (NET CLEAR OPENING) + NFRC LABELS.

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 BASIS EXCLUSIONS - READ BEFORE BUILDING

- THIS PLAN IS NOT DESIGNED FOR, AND REQUIRES LOCAL ENGINEERING WHERE:
 - GROUND SNOW > 30 PSF;
 - WIND > 115 MPH, EXPOSURE C-B, 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 PRAIRIE

SP-1325

3 BED / 2 BATH PRAIRIE · 1,325 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 WALL SHEATHING (FACE OF CONCRETE AT THE BASEMENT); OPENINGS TO CENTERLINES. ROOM SIZES ARE CLEAR INSIDE DIMENSIONS. VERIFY BEFORE CONSTRUCTION.
- WALLS 2X4 @ 16" O.C. U.N.O. (EXTERIOR, GARAGE + INTERIOR); 2X6 AT A PLUMBING WALL ONLY WHERE A 3" STACK REQUIRES IT.
- MAIN FLOOR PLATE HT. 9'-1" (9'-0" FLOOR CEILING); GARAGE WALLS TO THE SAME TOP OF PLATE (ONE CONTINUOUS EAVE).
- ROOF: MFR. TRUSSES @ 24" O.C., 5/12 H/P; 24" OVERHANGS (A-4, S-3); FLOOR: 2X10 @ 16" O.C. ON STEEL BEAM B1 + ADJ. STEEL COLUMNS (S-2).
- BASEMENT STAIR: 14 RISERS @ 7'-6", 13 TREADS @ 10", 31" CLEAR, HANDRAIL 34"-38" ONE SIDE, 6'-8" MIN. HEADROOM (R318, 7, A-5).
- GARAGE (R302, 4, R302, 6): 10" DVP ON THE GARAGE SIDE OF THE COMMON WALL + GARAGE CEILING; HOUSE DOOR D3 20-MIN. RATED, SELF-CLOSING + LATCHING; GARAGE SLAB 14" BELOW F.F., SLOPED TO THE D.H. DOOR.
- SMOKE + CO ALARMS PER E-1 (R310, R311), HARD-WIRED + INTERCONNECTED.
- EMERGENCY ESCAPE (R319): EVERY BEDROOM HAS A CASEMENT WITH 5.7 SF NET CLEAR, 20" W / 24" H MIN., SILL 44" MAX. (A-7). FUTURE BED 4: 3050 CASEMENT IN AN EGRESS WELL WITH LADDER.
- SAFETY GLAZING AT THE TUB WINDOW, THE SLIDER + WITHIN 24" OF DOORS (R324).
- FIREPLACE: DIRECT-VENT GAS UNIT, VENTED VERTICALLY THRU THE ROOF PER THE MFR. LISTING.
- BATH FANS DUCTED TO THE EXTERIOR, DRYER VENT 4" SMOOTH METAL DOWN INTO THE FLOOR SYSTEM + OUT THE FRONT BAND (DASHED, 35" MAX. EQUIV.).
- ATTIC ACCESS 22" X 30" IN THE BACK HALL CEILING (DASHED), WEATHERSTRIPPED + INSULATED TO R-49.
- BASEMENT UNFINISHED. OPTIONAL FINISH (BED 4, BATH 3, FAMILY ROOM, GAME AREA) SHOWN DASHED; BATH 3 ROUGH-IN UNDER BATH 2.
- BASEMENT WINDOWS ARE CENTERED UNDER THE MAIN FLOOR WINDOWS ABOVE (DIMENSIONED ON THE MAIN FLOOR PLAN) U.N.O. WINDOW + DOOR MARKS (W#, B#W, D#) KEY TO THE A-7 SCHEDULES. EXTERIOR LIGHT AT EACH EXTERIOR DOOR (E-1).

LEGEND

- EXTERIOR / GARAGE WALL (2X4 + SHEATHING)
- INTERIOR WALL (2X4)
- 8" CONC. FOUNDATION WALL
- OPTIONAL FINISH WALL (FUTURE)
- ABOVE / BELOW (CEILING, ATTIC ACCESS, DRYER VENT)
- STEEL BEAM B# (BASEMENT)
- ADJ. STEEL COLUMN (CH. LOAD)
- POINT LOAD / BEARING (TAG, KIPS; LOAD PATH S-1 TO S-3)
- BEAM TAG (S-2 BEAM SCHEDULE)
- BUILDING SECTION CUT (TRIANGLE = LOOKING, SHEET A-5)

AREA SUMMARY

AREA	SQ. FT.
MAIN FLOOR - LIVING (CONDITIONED)	1,325
BASEMENT - UNFINISHED (OPTIONAL FINISH SHOWN)	1,325
ATTACHED 2-CAR GARAGE	484
COVERED FRONT PORCH	90
REAR CONCRETE PATIO	144
OVERALL 72'-0" W X 32'-0" D	

1 MAIN FLOOR PLAN

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

2 BASEMENT PLAN

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

OPTIONAL FINISH SHOWN DASHED