

SILLPLATE PLAN CO.
THE RIDGEWAY · SP-2160

4 BED / 2.5 BATH CRAFTSMAN · 2,160 SF

SAMPLE — NOT FOR CONSTRUCTION

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

LOT / SUBDIVISION
PARCEL NO.
ZONING DISTRICT
FLOOD ZONE / FIRM PANEL



FRONT ELEVATION (A-2)

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 3-CAR GARAGE
BEDROOMS / BATHS	4 BED / 2.5 BATH (OPT. BSMT. BED 5 + BATH 3)
HOUSE FOOTPRINT	72'-0" X 30'-0" + GARAGE 32'-0" X 24'-0" (FRONT-LOAD)
CEILING	9'-0" PLATE; GREAT ROOM VAULTED 9'-0" TO 13'-0"; GARAGE 10'-0"; BSMT. 8'-0"
ROOF	7/12 ARCH. ASPHALT SHINGLES; PORCH HIP 3/12 FRONT + 7/12 END
MAX. HEIGHT	T.O. RIDGE +18'-11" ABOVE MAIN FF. (GARAGE WING)
STRUCTURE	IRC PRESCRIPTIVE; 8" CONC. BSMT. WALLS, W/ STEEL BEAM; 2X10 FLOOR; 2X4 WALLS; MTL TRUSSES
FIRE SPRINKLERS	PER LOCALLY ADOPTED IRC R309 / STATE LAW - VERIFY

AREA SUMMARY (SF, TO OUTSIDE FACE OF FRAMING)

AREA	SQ. FT.
MAIN FLOOR - LIVING (HEATED)	2,160
BASEMENT - UNFINISHED	2,160
3-CAR GARAGE	768
COVERED FRONT PORCH	144
REAR PATIO (UNCOVERED)	144
TOTAL UNDER ROOF (LIVING + GARAGE + PORCH)	3,072

DESIGN CRITERIA

ITEM	PLAN DESIGN BASIS	YOUR SITE (BY BUILDER)
CLIMATIC + GEOGRAPHIC DESIGN CRITERIA (IRC TABLE R301.2) - VERIFY ALL FOR THE ACTUAL		
SITE		
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- + 3-FAMILY IN SDC C EXEMPT, R301.3.2)	
FROST LINE DEPTH	30" SHOWN - FTG. BOTTOM TO LOCAL FROST DEPTH, 12" MIN.	
WEATHERING	SEVERE (3,500 PSI AIR-ENTRAINED EXPOSED CONC.)	
TERMITES / DECAY	PER LOCAL	
FLOOD HAZARDS	PER LOCAL - NOT DESIGNED FOR FLOOD AREAS	
ICE BARRIER UNDERLAYMENT	PER LOCAL	
WINTER DESIGN TEMP / CLIMATE ZONE	PER LOCAL (SEE ENERGY DESIGN BASIS)	
DESIGN LOADS (IRC R301 - PRESCRIPTIVE)		
FLOOR LIVE / DEAD	40 PSF LIVING, 30 PSF SLEEPING, 40 PSF DECKS / 15 PSF DEAD	
ROOF SNOW / LIVE	ROOF SNOW PF = 25 PSF (0.7 CT PG, PG = 30 PSF); ROOF LIVE 20 PSF; GOVERNING ROOF LL 25 PSF	
ROOF TRUSS DEAD	TCDL 10 PSF / BCDL 10 PSF	
GUARDS + HANDRAILS	200 LB CONCENTRATED (R301.5)	
SOIL BEARING (PRESUMED)	1,500 PSF (TABLE R401.4.1) - VERIFY	
DEFLECTION	FLOORS L/960; HEADERS + BEAMS L/960 LIVE	

- 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

APPLICABLE CODES

- 2024 INTERNATIONAL RESIDENTIAL CODE (IRC), INCL. CH. 11 ENERGY + CH. 34-43 ELECTRICAL - VERIFY LOCAL ADOPTION + AMENDMENTS.
- ENERGY CODE AS ADOPTED FOR THE SITE'S CLIMATE ZONE (IRC CH. 11 / IECC) - SEE ENERGY DESIGN BASIS; VERIFY.
- 2023 NATIONAL ELECTRICAL CODE (NFPA 70) WHERE ADOPTED; 2024 IRC CH. 34-43 OTHERWISE.
- 2024 INTERNATIONAL PLUMBING, MECHANICAL + FUEL GAS CODES (OR IRC CH. 24-33) AS ADOPTED.
- LOCAL ZONING, SETBACKS + SITE RULES - SITE PLAN BY OTHERS.

ENERGY DESIGN BASIS - ASSEMBLIES SHOWN (VERIFY PER LOCAL ENERGY CODE)

COMPONENT	ASSEMBLY SHOWN (BASELINE)
CEILING W/ ATTIC (PLAT + SCISSOR)	R-49 BLOWN, 14" LEVEL DEPTH, BAFFLE EVERY BAY; STD. HEEL KEEPS THE APPROVED EAVE; R-20 CLOSED-CELL FOAM IN THE EAVE BAND OR SHOW UA TRADE-OFF (RESCHECK)
WOOD-FRAME WALL (2X4)	2X4 @ 16" O.C., R-13 BATTS + 1" R-5 RIGID CI, 7/16" OSB, WRB, LAP SIDING
BASEMENT WALL (CONDITIONED)	R-10 RIGID CI ON THE INSIDE FACE, FULL HEIGHT (OR R-13 IN 2X4 FLURRING)
FLOOR OVER BASEMENT	NONE; BASEMENT INSIDE THE THERMAL ENVELOPE (R-19 IF LEFT UNCONDITIONED)
RIM JOIST	R-20 BATT AT EVERY RIM, AIR-SEALED; SHEATHING + CI CONTINUOUS OVER THE RIM
FENESTRATION	U-0.30 / SHGC 0.40 MAX., NFRC-LABELED, LOW-E, NO SKYLIGHTS
GARAGE COMMON WALL + DOOR	AS THE WALL ABOVE, 20-MIN. DOOR WEATHERSTRIPPED
AIR LEAKAGE	<= 3.0 ACH50 BLOWER-DOOR TEST; SEAL PLATES, PENETRATIONS, RIM + ATTIC HATCH

- VERIFY AGAINST THE ENERGY CODE ADOPTED FOR THE SITE'S CLIMATE ZONE (PRESCRIPTIVE TABLE OR RESCHECK / UA / ERI PATH). COLDER ZONES MAY REQUIRE EX. WALLS, MORE CI OR DEEPER CEILING INSULATION; CLIMATE ZONE _____ (BY BUILDER); CERTIFICATE AT THE PANEL (N101.14).
- 2X8 EXTERIOR WALL OPTION: 2X8 @ 16" O.C. R-30 + CI PER LOCAL ENERGY CODE; WALL GROWS 2" TO THE INSIDE, VERIFY HEADERS.

ABBREVIATIONS

A.F.F.	ABOVE FINISHED FLOOR	GB	GYPSUM BOARD BRACING
BRG	BEARING	GT	GRIDDED TRUSS
BSMT.	BASEMENT	HDR	HEADER
CLG	CEILING	LVL	LAMINATED VENEER LUMBER
CO	CLEANOUT	O.C.	ON CENTER
CS-PF	CONT. SHEATHED PORTAL FRAME	P.T.	PRESSURE-TREATED
CS-WSP	CONT. SHEATHED WOOD PANEL	SGD	SLIDING GLASS DOOR
DS	DOWNSPOUT	T.O.	TOP OF
EF	EXHAUST FAN	U.N.O.	UNLESS NOTED OTHERWISE
FTG.	FOOTING	VTR	VENT THRU ROOF

SYMBOLS

	SECTION / DETAIL REFERENCE (NUMBER / SHEET)
	POINT LOAD, CARRIED TO THE FOUNDATION (S-1, S-2)
	LEVEL DATUM (MAIN FIN. FLR. = 0')
	STEEL W-BEAM + ADJ. STEEL COLUMN
	BRACED WALL PANEL (S-4)

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
S-1	FOUNDATION PLAN
S-2	FLOOR FRAMING PLAN
S-3	ROOF FRAMING PLAN
S-4	WALL BRACING PLAN
E-1	MAIN FLOOR ELECTRICAL PLAN
E-2	BASEMENT ELECTRICAL + PANEL

SITE / PLOT PLAN PROVIDED SEPARATELY PER LOT (BY OTHERS).

GENERAL NOTES

- THE 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 THE FACE OF SHEATHING / CONCRETE; INTERIOR DIMENSIONS ARE TO WALL CENTERLINES UNLESS NOTED.
- ALL WORK SHALL COMPLY WITH THE CODES LISTED AND WITH MANUFACTURER'S LISTINGS + INSTALLATION INSTRUCTIONS. WHERE THEY DIFFER, THE MORE STRINGENT GOVERNS.
- TRUSSES: MANUFACTURED WOOD TRUSSES @ 24" O.C. (COMMON, SCISSOR, GIRDER, DALE END, VALLEY SET); TRUSS DESIGN DRAWINGS + PLACEMENT PLAN BY THE MANUFACTURER (R302.10) BEFORE FRAMING INSPECTION; GIRDER TRUSS GT-1 BY SUPPLIER (ENGINEER, VERIFY).
- LUMBER: #2 SPT. DF-L, REM-PFR OR SP-U/N.G. P.T. LUMBER WHERE IN CONTACT WITH CONCRETE OR WITHIN 8" OF GRADE (R304.1); STEEL BEAM + LVL ARE OUTSIDE THE IRC TABLES; BY SUPPLIER / ENGINEER, VERIFY.
- CONCRETE: 3,000 PSI FOOTINGS + BSMT. WALLS; 3,500 PSI AIR-ENTRAINED GARAGE SLAB, PORCH + STEPS (TABLE R402.2, SEVERE); FOOTINGS ON UNDISTURBED SOL. 30" FROST DEPTH SHOWN - VERIFY LOCAL (12" MIN.).
- SMOKE + CO ALARMS HARD-WIRED, INTERCONNECTED; BATTERY BACKUP (N701) - SEE E-1 / E-2.
- EMERGENCY ESCAPE (R310): EVERY BEDROOM HAS A 3050 CASEMENT, 5.7 SF NET CLEAR MIN., 20" W X 24" H MIN., SILL <= 44" A.F.F.; OPT. BSMT. BED 5: 3050 CASEMENT IN A 3'-0" WELL W/ LADDER (A-7).
- GARAGE SEPARATION (R302.5 / R302.6): 11" GYP. ON THE GARAGE SIDE OF THE COMMON WALL + 1/2" GYP. GARAGE CEILING (NO HABITABLE ROOM ABOVE); 1-3/8" SOLID OR 20-MIN. SELF-CLOSING DOOR.
- SAFETY GLAZING PER IRC TABLES: WINDOWS, DOORS - SEE A-7; STAIRS, GUARDS + HANDRAILS PER R310 / R321 - SEE A-5.
- ENERGY ASSEMBLIES PER THE ENERGY DESIGN BASIS (THIS SHEET) + A-5 / A-6, VERIFIED AGAINST THE LOCAL ENERGY CODE; BLOWER-DOOR <= 3 ACH50 + DUCT TEST.
- WALL BRACING: EXTERIOR WALLS (CS-WSP + CS-PF PORTALS) + ONE INTERIOR GYPSUM (GB) LINE; NO INTERIOR OSB BRACING - SEE S-4.
- UTILITIES + PENETRATIONS (WATER, SEWER, GAS, ELECTRIC, SUMP, RADON) - SEE S-1.
- ITEMS MARKED "VERIFY" REQUIRE CONFIRMATION BY THE SUPPLIER, THE BUILDING OFFICIAL OR FIELD MEASUREMENT BEFORE WORK PROCEEDS.

DEFERRED SUBMITTALS / BY OTHERS

- SITE / PLOT PLAN, GRADING, DRAINAGE, UTILITIES + DRIVEWAY (BY OTHERS, PER LOT).
- TRUSS DESIGN DRAWINGS + PLACEMENT PLAN INCL. GIRDER GT-1, SCISSORS, VALLEY SET + PORCH OVER-FRAMING (R302.10).
- STEEL BEAM + COLUMN AND LVL HEADER CONFIRMATION BY SUPPLIER / ENGINEER (S-1, S-2, S-3).
- UTILITY SERVICE LOCATIONS + METERS BY THE LOCAL UTILITIES - VERIFY (S-1).
- HVAC MANUAL J / S / D AND GAS FIREPLACE VENTING PER THE LISTED UNIT.

STRUCTURAL SUMMARY (S-1 TO S-4)

ITEM	MEMBER
ROOF	MFR. TRUSSES @ 24" O.C., 30'-0" COMMONS + SCISSORS (MAIN), 32'-0" COMMONS (GARAGE); ROOF SNOW PF 25 PSF
GIRDER GT-1	2-PLY GIRDER TRUSS, 10.6K EA. END ON (5) 2X4 DF-L#2 POSTS (BY SUPPLIER, VERIFY)
FLOOR	2X10 @ 16" O.C. ON A W8X18 STEEL BEAM + (4) ADJ. STEEL COLUMNS ON 3'-0" PADS
PORCH	(3) 2X12 PB1 + (2) 2X12 PB2 ON TAPERED COLUMNS / STONE PIERS; 2X6 RAFTERS OVER-FRAMED
WALLS	2X4 @ 16" O.C., 9'-0" PLATE (GARAGE 10'-0"); 2X6 WET WALL AT BATH 2
FOUNDATION	8" CONC. BSMT. WALLS ON 20" X 8" FTGS.; GARAGE + PORCH ON 30" FROST WALLS
BRACING	R302.10 CS-WSP EXTERIOR WALLS + CS-PF PORTALS; ONE INTERIOR GB LINE (NO INTERIOR OSB)

SILLPLATE
PLAN CO.

SAMPLE —
NOT FOR CONSTRUCTION

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SP-2160

4 BED / 2.5 BATH CRAFTSMAN · 2,160 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

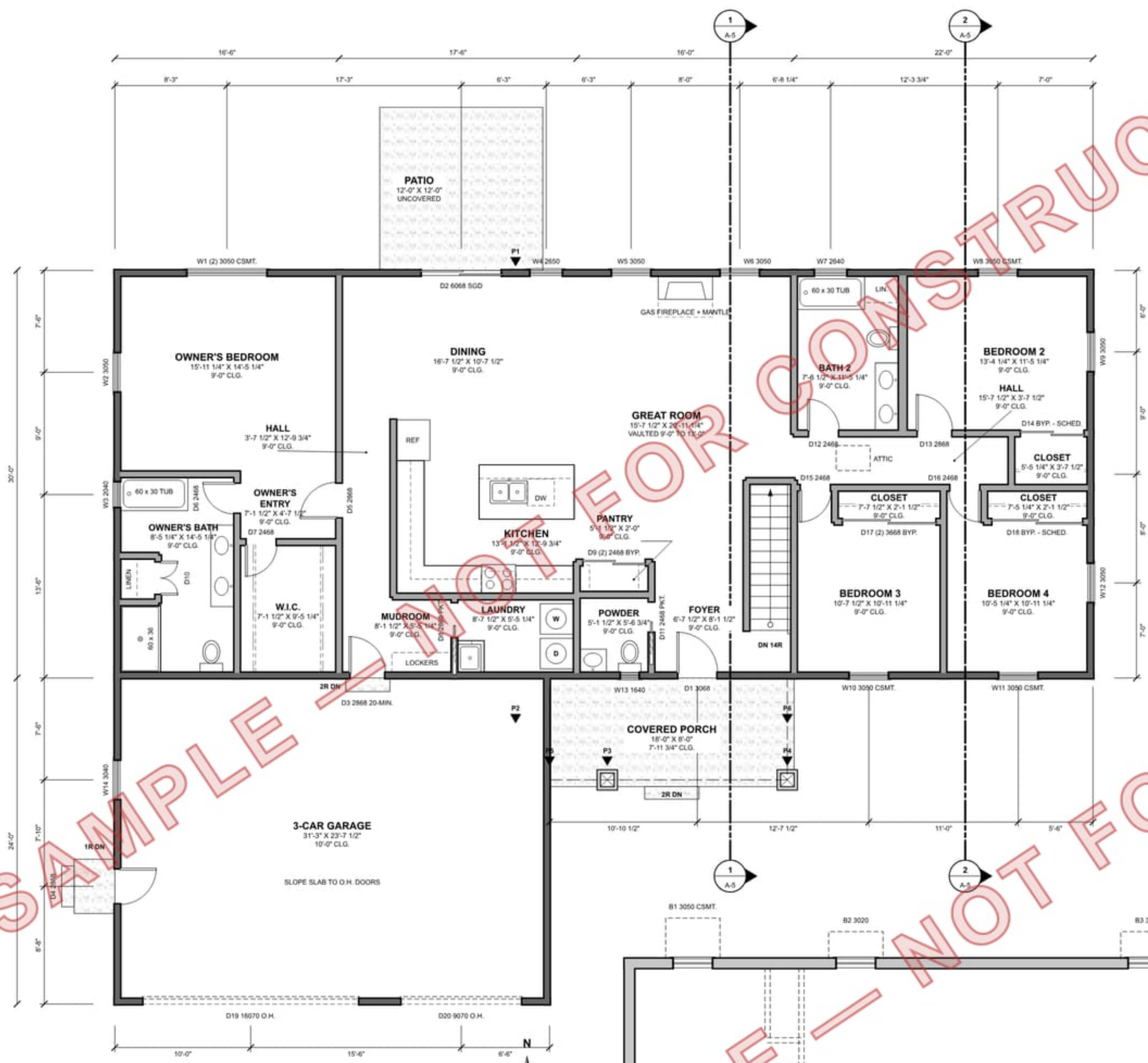
T-1

- GENERAL NOTES
- DIMENSIONS ARE TO THE OUTSIDE FACE OF EXTERIOR SHEATHING, TO THE CENTERLINE OF INTERIOR WALLS AND TO THE CENTERLINE OF OPENINGS UNLESS NOTED. ROOM SIZES ARE CLEAR INSIDE DIMENSIONS.
 - EXTERIOR WALLS: 2X4 @ 16" O.C. R-13 BATT INSULATION (SEE A-6). INTERIOR WALLS: 2X4 @ 16" O.C. BATH 2 / BEDROOM 2 WET WALL: 2X6.
 - MAIN FLOOR PLATE: 9'-0" A.F.F. GREAT ROOM VAULTED 9'-0" TO 13'-0" ON SCISSOR TRUSSES; FOYER CEILING FLAT AT 9'-0".
 - OPENING TAGS: MARK + NOMINAL SIZE (W8 3050 = WINDOW W8, 3'-0" W X 8'-0" H), KEYS TO THE A-7 SCHEDULES. HEADS 8'-8" A.F.F. U.N.O. (SEE SCHEDULE); VERIFY ROUGH OPENINGS WITH THE MANUFACTURER.
 - BEDROOM EGRESS (R310): BASEMENT UNITS W1, W6, W10, W11 + BASEMENT B1 - 5'7" NET CLEAR, 20" W / 24" MIN. CLEAR, SILL 44" MAX. A.F.F.
 - SAFETY GLAZING AT TUBS, SHOWERS, DOORS AND WITHIN 24" OF A DOOR (R324.4); OBTAIN GLASS AT BATHS + POWDER.
 - HOUSE / GARAGE SEPARATION: 1/2" GYP. ON THE GARAGE SIDE OF THE COMMON WALL (R302.6); DOOR D3: 1-3/8" SOLID CORE OR 20-MIN., SELF-CLOSING + LATCHING (R302.5.1).
 - BASEMENT STAIR: 14 RISERS @ 7-3/4" MAX., 13 TREADS @ 10", 37-1/2" CLEAR, 6-8" MIN. HEADROOM, HANDRAIL 34"-38" (R318.7); SEE A-6.
 - BASEMENT: 8" POURED CONCRETE WALLS; W8X18 STEEL BEAM B1 ON (4) ADJUSTABLE STEEL COLUMNS (S-1, S-2).
 - GARAGE: SLAB ON GRADE ON FROST WALLS, 12" BELOW MAIN F.F. (2 RISERS AT D3); SLOPE SLAB TO THE OVERHEAD DOORS.
 - GREAT ROOM: DIRECT-VENT GAS FIREPLACE W/ WOOD MANTLE + FLUSH HEARTH; CLEARANCES + VENT PER THE LISTED UNIT.
 - LAUNDRY SINK: SUPPLY + DRAIN UP THROUGH THE FLOOR FROM THE BASEMENT (NO PIPING IN THE POCKET DOOR WALL); ASK IN THE SINK BASE OR VENT PER LOCAL CODE.
 - SMOKE + CO ALARMS INTERCONNECTED (R310 / R311); SEE E-1 + E-2. ATTIC ACCESS 22" X 30" MIN. IN THE HALL CEILING (R807.1).
 - OPTIONAL BASEMENT FINISH (DASHED); BEDROOM 5 USES EGRESS WINDOW B1 + 3'-0" WELL W/ LADDER (R319.4); BATH 3 ON THE UNDER-SLAB ROUGH-IN + EJECTOR PIT (S-1).
 - MECHANICAL: FURNACE + WATER HEATER IN THE BASEMENT MECH. ROOM (30" X 30" WORKSPACE); UTILITIES + PENETRATIONS SEE S-1.

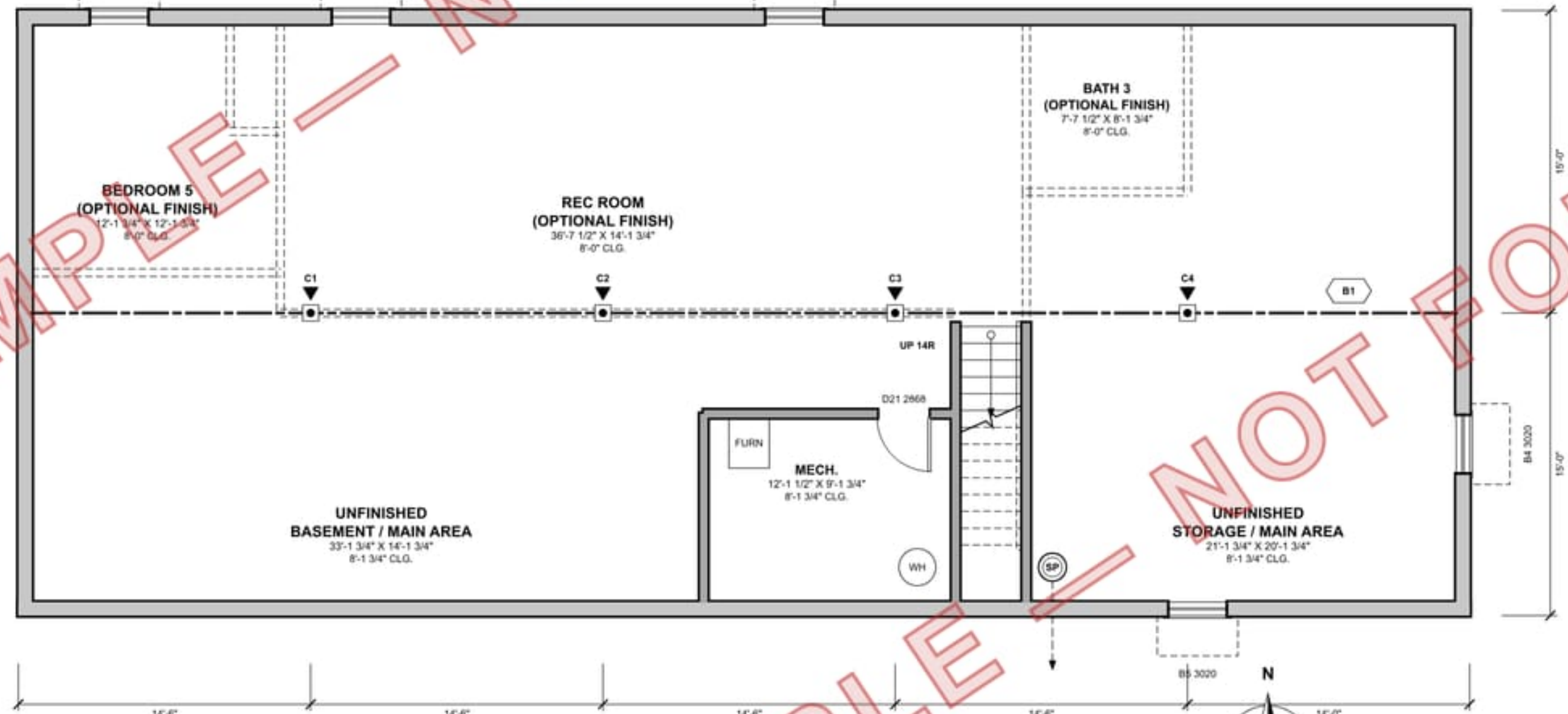
AREA SUMMARY (SF)

AREA	SQ. FT.
MAIN FLOOR - LIVING (HEATED)	2,160
BASEMENT - UNFINISHED	2,160
OPT. FINISH: BED 3, REC ROOM	796
3-CAR GARAGE (32'-0" X 24'-0")	768
COVERED FRONT PORCH (18'-0" X 8'-0")	144
REAR PATIO, UNCOVERED	144
TOTAL UNDER ROOF (LIVING + GARAGE + PORCH)	3,872

- LEGEND
- EXTERIOR / GARAGE WALL
 - INTERIOR WALL
 - 8" CONCRETE FOUNDATION WALL
 - OPTIONAL FINISH WALL
 - STEEL BEAM ABOVE + ADJ. COLUMN
 - BUILDING SECTION CUT + BUBBLE (A-5)



1 MAIN FLOOR PLAN
SCALE: 3/16" = 1'-0"



2 BASEMENT PLAN
SCALE: 3/16" = 1'-0"