

SILLPLATE PLAN CO.
THE THORNBURY · SP-3208

5 BED / 3.5 BATH MODERN FARMHOUSE · 3,208 SF
SAMPLE — NOT FOR CONSTRUCTION
Prepared by a person who is not a licensed architect or professional engineer.

VERIFY ALL DIMENSIONS, CONDITIONS AND SITE BEFORE CONSTRUCTION



FRONT ELEVATION (SEE A-2)

PROJECT DATA

OCCUPANCY	R-3 / IRC ONE-FAMILY DWELLING, DETACHED
CONSTRUCTION TYPE	V-B (WOOD FRAME, UNPROTECTED)
STORIES	2 STORIES • FULL BASEMENT (UNFINISHED); 2-STORY FOYER
BEDROOMS / BATHS	5 BED / 3.5 BATH (DPT. BED 6 • BATH 4 IN THE BASEMENT)
FOOTPRINT	HOUSE 52'-0" X 32'-0" • GARAGE 34'-0" X 24'-0"
HEIGHT	RIDGE 32'-1" ABOVE MAIN F.F. (-33'-4" ABOVE GRADE) - VERIFY ZONING
FIRE SPRINKLERS	NOT SHOWN - PER LOCALLY ADOPTED IRC R309 / STATE LAW - VERIFY
FIRE SEPARATION	GARAGE: 1/2" GYP. • 20-MIN. SELF-CLOSING DOOR (R302.5 / R302.6)
STRUCTURE	IRC PRESCRIPTIVE • SUPPLIER / ENGINEER ITEMS LISTED (DEFERRED)

AREA SUMMARY

AREA	SF
MAIN FLOOR LIVING	1,664
UPPER FLOOR LIVING (EXCL. FOYER OPEN TO BELOW)	1,544
TOTAL LIVING	3,208
BASEMENT (UNFINISHED)	1,664
3-CAR GARAGE	816
COVERED FRONT / REAR PORCH	292 / 313

DESIGN CRITERIA (2024 IRC TABLE R301.2)

ITEM	PLAN DESIGN BASIS	YOUR SITE (BY BUILDER)
GROUND SNOW LOAD PG	30 PSF	
ROOF SNOW LOAD	ROOF SNOW PF = 25 PSF (0.7 CT-PG, PG = 30 PSF); ROOF LIVE 20 PSF; ROOF DEAD 20 PSF	
WIND SPEED (A.L.T.) / EXPOSURE	115 MPH / EXP. B	
SEISMIC DESIGN CATEGORY	A, B OR C (C EXEMPT. R301.2.3)	
FROST LINE DEPTH	30" SHOWN (12" MIN.) - VERIFY LOCAL	
WEATHERING / THERMATEL / ECAV	PER LOCAL	
WINTER DESIGN TEMP.	PER LOCAL	
ICE BARRIER UNDERLAYMENT	PER LOCAL (R905.1.2)	
FLOOD HAZARDS	NOT DESIGNED FOR (SEE EXCLUSIONS)	
AIR FREEZING INDEX / MEAN ANN. TEMP.	PER LOCAL	
CLIMATE ZONE	SEE ENERGY DESIGN BASIS (A-5)	
SOIL BEARING	1,500 PSF PRESUMED (R401 A.1) - VERIFY	
FLOOR LIVE LOADS (R301.5)	40 LIVING / 30 SLEEPING (CALCS USE 40); DEAD 10 (BEAMS 15)	
GUARDS • HANDRAILS	200 LB CONC. (R301.5)	
DEFLECTION	FLOORS L/260 LL, BEAMS • HEADERS L/240 TL	

STRUCTURAL SUMMARY (CALCS ON S-2.1 / S-2.2 / S-3 / S-4)

MARK	MEMBER	LOCATION / ROLE
BM	WBX24	BASEMENT MAIN STEEL BEAM, JOISTS ON TOP; ADJ. COLUMNS C1-C3 ON PADS
SB-1	WBX15	BASEMENT SECONDARY STEEL UNDER THE MAIN BEARING WALL
FB-1	W10X33	UPPER FLOOR FLUSH STEEL: STAIR HEADER • CENTER BEARING
FB-2	(2) 1-3/4 X 11-1/4 LVL	UPPER FLUSH LVL AT THE FOYER CATWALK
FB-3	(2) 2X12 #2	UPPER FLUSH TRIMMER UNDER THE BATH 3 WALL
TR-1 / TR-2	(2) 1-3/4 X 9-1/4 LVL / (3) 1-3/4 X 9-1/4 LVL	MAIN FLOOR TRIMMERS AT THE BASEMENT STAIR
PB-1 / PB-2	(3) 2X8 #2 / (3) 1-3/4 X 7-1/4 LVL (2.0E)	PORCH BEAMS (FRONT / REAR) - S-3
GH	(2) 1-3/4 X 9-1/4 LVL	GARAGE DOOR HEADERS - S-3
TRUSSES	24" O.C., 9-1/4" RAISED HEEL	T1 COMMON, T2 SCISSOR (OWNER'S VAULT), VALLEY SETS - S-3
JOISTS	2X10 / 2X12 @ 16" O.C.	MAIN / UPPER FLOOR (IRC TABLE R502.3.1(2))

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E-2	ELECTRICAL - UPPER • BASEMENT

SITE (BY OTHERS, PER LOT)

ITEM	DATA
STREET ADDRESS	
LOT / SUBDIVISION	
PARCEL NO.	
ZONING / SETBACKS	
FLOOD ZONE (FRM)	

DEFERRED SUBMITTALS / BY OTHERS

- SITE PLAN, GRADING, UTILITY SERVICES, ROOFS, SETBACKS • FLOOD ZONE PER LOT.
- TRUSS DESIGN DRAWING • PLACEMENT PLAN (R502.10.1) T1, T2 SCISSOR, VALLEY SETS, GARAGE - BASE PF = 25 PSF; INCLUDE SITE-SPECIFIC DRIFT / UNBALANCED LOADS.
- STEEL • ENGINEERED LUMBER (VERIFY) BM WBX24, SB-1 WBX15, FB-1 W10X33, FB-2 (2) 1-3/4 X 11-1/4 LVL, TR-2 (3) 1-3/4 X 9-1/4 LVL, PB-2 (3) 1-3/4 X 7-1/4 LVL, ADJ. COLUMNS C1-C3.
- 2-STORY FOYER WALL 2X6 LVL STUDS PER THE STUD MFR, TALL-WALL TABLE OR AN ENGINEER.
- HYD. MANUL. P.S. ADJUCT • BLOWER-DOOR TESTS; ENERGY COMPLIANCE (PRESCRIPTIVE OR RESCUECK).
- EGRESS WINDOW FRAME LABEL PRODUCT DATA, NFRC LABELS.

ABBREVIATIONS

ABBR.		ABBR.	
A.F.F.	ABOVE FINISHED FLOOR	LVL	LAMINATED VENEER LUMBER
B.O. / T.O.	BOTTOM OF / TOP OF	LSL / PSL	LAMINATED / PARALLEL STRAND LUMBER
BWL	BRACED WALL LINE	O.H.	OVERHANG / OVERHEAD
C.I.	CONTINUOUS INSULATION	P.T.	PRESSURE-TREATED
CS-WSP	CONT. SHEATHED WOOD PANEL	R.O.	ROUGH OPENING
CS-PF	CONT. SHEATHED PORTAL FRAME	S/CO / SD	SMOKE-CO / SMOKE ALARM
DS / KD	DOWNSPOUT / KICK-OUT	U/N O.	UNLESS NOTED OTHERWISE
FB / SB	FLUSH / STEEL BEAM	VTR	VENT THROUGH ROOF
GH / PB	GARAGE / PORCH BEAM	WOOD	WINDOW OPENING CONTROL DEVICE

THIS PLAN IS NOT DESIGNED FOR, AND REQUIRES LOCAL ENGINEERING WHERE:

- GROUND SNOW > 30 PSF (ROOF SNOW PF > 25 PSF);
- WIND > 115 MPH, EXPOSURE C / D, OR HURRICANE-PRONE / WINDBORNE-DEBRIS REGIONS;
- SEISMIC DESIGN CATEGORY DQ-E;
- EXPANSIVE, COLLAPSIBLE OR UNKNOWN SOILS;
- FLOOD HAZARD AREAS;
- OR WHEREVER THE LOCAL JURISDICTION REQUIRES A DESIGN PROFESSIONAL'S SEAL.
- THE BUILDER VERIFIES ALL CRITERIA FOR THE ACTUAL SITE BEFORE CONSTRUCTION.

SILLPLATE
PLAN CO.

SAMPLE —
NOT FOR CONSTRUCTION

PLAN

THE THORNBURY

SP-3208

5 BED / 3.5 BATH MODERN FARMHOUSE · 3,208 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)	3,208
MAIN FLOOR LIVING	1,664
UPPER FLOOR LIVING (EXCL. FOYER OPEN TO BELOW)	1,544
BASEMENT (UNFINISHED)	1,664
3-CAR GARAGE (24'-0" X 24'-0")	576
COVERED FRONT PORCH (36'-4" X 8'-0")	292
COVERED REAR PORCH (31'-4" X 10'-0")	313

AREAS TO THE OUTSIDE FACE OF FRAMING.

GENERAL NOTES

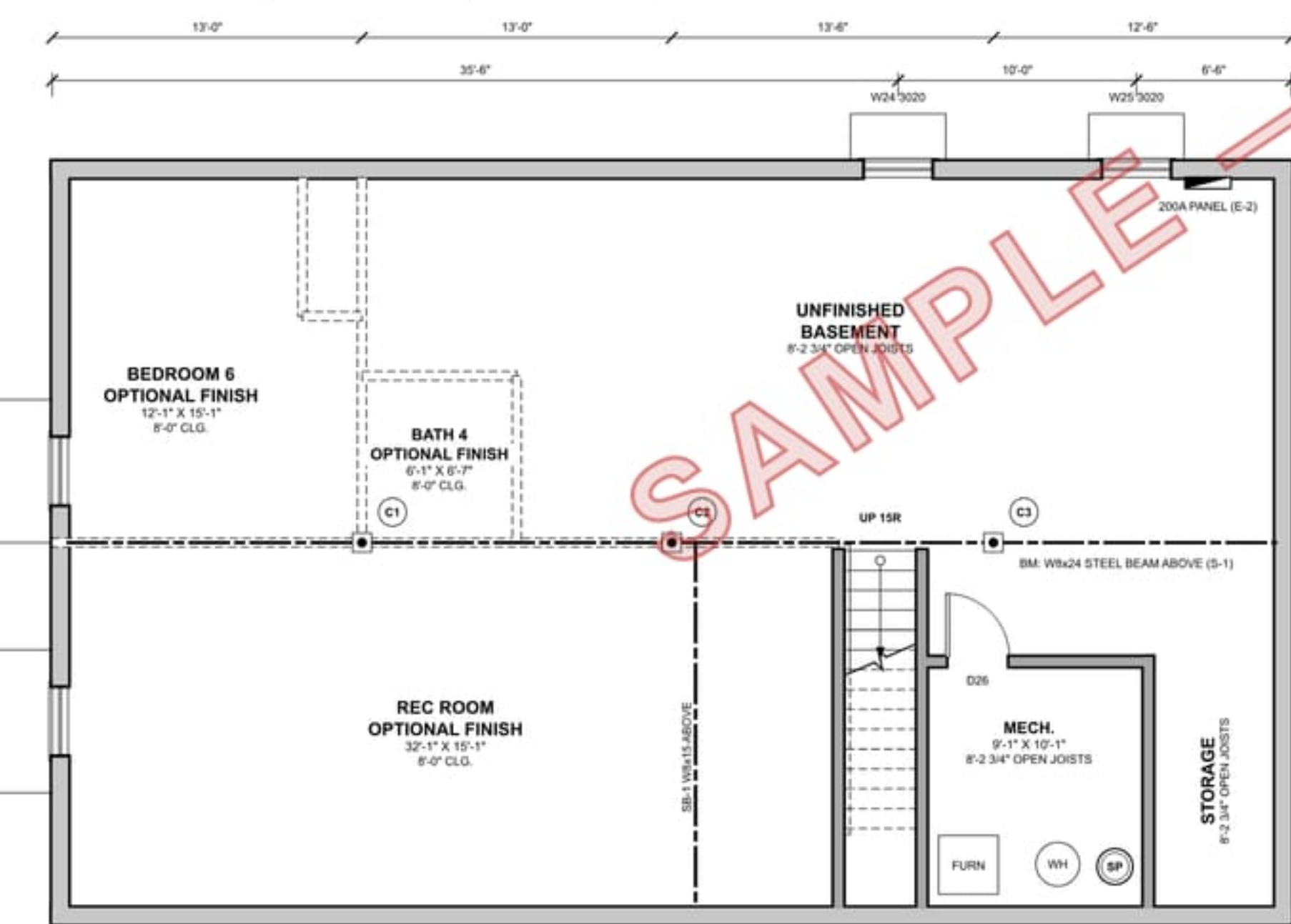
- DIMENSIONS: EXTERIOR STRINGS TO THE OUTSIDE FACE OF SHEATHING (FOUNDATION: OUTSIDE FACE OF CONCRETE); OPENINGS TO THEIR CENTERLINES. VERIFY ALL DIMENSIONS AND CONDITIONS IN THE FIELD.
- EXTERIOR WALLS 2X4 STUDS @ 16" O.C., 7/16" OSB SHEATHING (EXTERIOR BRACING ONLY, S-4), R-13 BATT S. 1" R-5 C.I. BASELINE - VERIFY PER LOCAL ENERGY CODE. INTERIOR WALLS 2X4 @ 16" O.C.
- MAIN FLOOR PLATE 9'-0", UPPER FLOOR PLATE 8'-0", BASEMENT 8'-2 3/4" TO OPEN JOISTS, OPTIONAL FINISH CLG. 8'-0"; DROPPED BEAMS BELOW ROOF: MANUFACTURED TRUSSES, 32'-0" CLEAR SPAN (S-3).
- TAGS: W#W + D#W = WINDOW / DOOR MARK (A-F), WITH NOMINAL WIDTH X HEIGHT (3046 = 3'-0" X 4'-6"); MAIN + UPPER HEADS 6'-8" A.F.F.; O.H. DOORS + BASEMENT WINDOWS PER SCHEDULE.
- BEDROOM EGRESS (R319): 5.7 SF NET CLEAR, 20" MIN. CLEAR WIDTH, 24" MIN. CLEAR HEIGHT, SILL 44" MAX. A.F.F. EGRESS UNITS ARE CASEMENTS. BASEMENT WELLS W/ LADDER WHERE OVER 44" DEEP.
- UPPER FLOOR SILLS 24" MIN. A.F.F. (R321.2). SAFETY GLAZING PER R324.4 (DOORS, SIDELITES, TUB / SHOWER WALLS).
- SMOKE ALARMS IN EACH BEDROOM, OUTSIDE EACH SLEEPING AREA AND ON EVERY LEVEL. CO ALARMS OUTSIDE SLEEPING AREAS. HARD WIRED, INTERCONNECTED (R310 / R311, E-1 / E-2).
- GARAGE SEPARATION: 12" DYP. BD. ON THE GARAGE SIDE OF THE COMMON WALL. D06 25-MIN. RATED ON 1 1/2" SOLID CORE, SELF-CLOSING (R302.5 / R302.6). 2 RISERS DN TO THE GARAGE SLAB. DOOR SWINGS AWAY (R318.3.2).
- MAIN STAIR 16 RISERS @ 7-1/2" / 15 TREADS @ 10"; BASEMENT STAIR 15 RISERS @ 7-1/4" / 14 TREADS @ 10"; 30" MIN. CLEAR, 6'-8" MIN. HEADROOM, HANDRAIL 34"-38" (R318.7).
- GUARDS 36" MIN., BALUSTERS LESS THAN 4" CLEAR AT THE FOYER OVERLOOK AND THE OPEN STAIRS (R07.1).
- STRUCTURE: BEAMS, POINT LOADS (PL) AND COLUMNS (CP) SHOWN FOR CONSTRUCTION. 3046 + L240 ON S-1 / S-2 / 1 / S-2 / 2 / S-3 / S-4. ENGINEERED PRODUCTS BY THEIR SUPPLIERS.
- DIRECT-VENT GAS FIREPLACE, RANGE HOOD, BATH FANS AND DRYER VENTED TO THE EXTERIOR (M1502, M1503, M1505). FURNACE + WATER HEATER IN THE BASEMENT MECH. ROOM, 30" X 30" WORKSPACE (M1505.1).
- BASEMENT OPTIONAL FINISH (BEDROOM 6, BATH 4, REC ROOM) SHOWN DASHED - NOT PART OF THE BASE HOUSE.

SUPPLEMENTAL CLEAR ROOM DIMENSIONS

SPACE	CLEAR SIZE	CEILING
UPPER: WEST HALL (BETWEEN BATH 2 + STAIR)	3'-1 1/2" X 5'-1 1/2"	8'-0"
UPPER: CROSS HALL / CATWALK	22'-7 1/2" LONG, 7'-0 3/4" MIN. CLR.	8'-0"
BEDROOM 2 + 3 CLOSETS (EACH)	2'-1 1/2" X 5'-11 1/4"	8'-0"
BEDROOM 4 + 5 CLOSETS (EACH)	8'-1 1/2" X 2'-0"	8'-0"
UNFINISHED BASEMENT: REAR OPEN BAY	31'-7 3/4" X 15'-1 3/4"	8'-2 3/4" OPEN JOISTS
STORAGE: FRONT RECTANGULAR BAY	5'-1 3/4" X 10'-1 3/4"	8'-2 3/4" OPEN JOISTS

1 MAIN FLOOR PLAN - 1,664 SF LIVING

SCALE: 3/16" = 1'-0"



2 BASEMENT PLAN - 1,664 SF UNFINISHED

SCALE: 3/16" = 1'-0"

3 UPPER FLOOR PLAN - 1,544 SF LIVING

SCALE: 3/16" = 1'-0"

LEGEND

- EXTERIOR / GARAGE WALL
- INTERIOR WALL
- 8" CONC. FOUNDATION WALL
- OPTIONAL FINISH WALL
- FLUSH BEAM IN FLOOR ABOVE
- STEEL BEAM (ABOVE)
- ADJ. STEEL COLUMN (CP)
- POINT LOAD FROM ABOVE (PL)
- ROOF / PORCH EDGE ABOVE

SCALE
NOT TO SCALE (PREVIEW)

SHEET TITLE
FLOOR PLANS

SHEET

A-1