

THE WESTFIELD · SP-2401

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



ITEM	PROJECT DATA
OCCUPANCY / USE	R-3 / RC ONE-FAMILY DWELLING, DETACHED (R101.2)
CONSTRUCTION TYPE	V-8 (WOOD FRAME, UNPROTECTED)
STORIES	1 STORY + BONUS ROOM IN THE GARAGE ATTIC (HABITABLE ATTIC) + FULL UNFINISHED BASEMENT, ATTACHED FRONT LEAD 3-CAR GARAGE
BEDROOMS / BATHS	4 BED / 3 FULL BATH + BONUS. BSMT. OPTION BED 5 / BED 6 / BATH 4
OVERALL SIZE	HOUSE 66'-0" X 38'-0" / GARAGE 32'-0" X 28'-0" + 36'-0" X 41'-0"
CEILINGS	9'-0" (9'-1" HIG PLATE) U.N.O., GREAT ROOM VAULTED 9'-0" TO 14'-0", BONUS 8'-0" FLAT W/ 6'-0" KNEE WALLS
MAX. HEIGHT	GRIDES +22'-2" ABOVE MAIN FL. (+24'-2" ABOVE GRADE); VERIFY ZONING LIMIT
STRUCTURE	RC PREScriptive / RC CONC. BSMT. WALLS, (2) WX15 STEEL BEAMS ON ADJ. STEEL COLUMNS (2X10 @ 24" OC), 2X4 WALLS, MFR. TRUSSES (2IA OVER THE MAIN F)
FIRE SPRINKLERS	FIRE SPRINKLERS PER LOCALLY ADOPTED RC R309 / STATE LAW - VERIFY
FIRE SEPARATION	EXT. WALLS > 5'-0" FROM LOT LINES (ADDITION (TABLE R302.1(1)) - SITE PLAN

AREA	SF
MAIN FLOOR LIVING (CONDITIONED)	2,400 SF
BONUS ROOM OVER GARAGE (FULL HEADROOM TO THE KNEE WALLS)	400 SF
TOTAL FINISHED	2,800 SF
BASEMENT (UNFINISHED)	2,400 SF
3-CAR GARAGE	896 SF
COVERED FRONT PORCH (INCL. ENTRY RECESSED)	97 SF
COVERED REAR PORCH	280 SF

ABBR.	MEANING	ABBR.	MEANING
A.B.	ANCHOR BOLT	LVL	LAMINATED VENEER LUMBER
A.F.F.	ABOVE FIN. FLOOR	NFA	NET FREE (VENT) AREA
AFCI	ARC-FAULT CIRCUIT INTERRUPTER	O.H.	OVERHEAD / OVERHANG
B.O.	BOTTOM OF	P.T.	PRESSURE-TREATED
BLW.	BRACED WALL LINE	PSL	PARALLEL STRAND LUMBER
CI	CONTINUOUS INSULATION	RIA	ROOM IN ATTIC (TRUSS)
CS-PF	CONT. SHEATHED PORTAL FRAME	S.C.	SELF-CLOSING
CS-WSP	CONT. SHEATHED WOOD STRUCT. PANEL	T.O.	TOP OF
F.F.	FINISHED FLOOR	U.N.O.	UNLESS NOTED OTHERWISE
GB	GYPSUM BOARD BRACING	W/	WITH
GFCI	GROUND FAULT CIRCUIT INTERRUPTER	WP	WEATHERPROOF

STREET ADDRESS	
LOT NO. / SUBDIVISION	
PARCEL NO.	
ZONING DISTRICT	
FLOOD ZONE (FIRM PANEL)	
PERMIT NO.	

WEATHERING	SEVERE ASSUMED (CONCRETE PER R402.2)
FROST LINE DEPTH	30" SHOWN (12" MIN. DEEPER WHERE LOCAL FROST REQUIRES)
SOIL BEARING	1,500 PSF PRESUMED (TABLE R401.4.1) - VERIFY
TERMITE / DECAY	PER LOCAL
WINTER DESIGN TEMP.	PER LOCAL
ICE BARRIER UNDESLAYMENT REQ'D	PER LOCAL (R605.1.2)
FLOOD HAZARDS	PER LOCAL - NOT DESIGNED FOR FLOOD HAZARD AREAS
AIR PRECISION INDEX / MEAN ANNUAL TEMP.	PER LOCAL
CLIMATE ZONE (ENERGY)	BY BUILDER - SEE ENERGY DESIGN BASIS

DESIGN LOADS / BASIS	
FLOOR LIVE / DEAD	40 L/VINO, 30 SLEEPING, 40 DECKS / 10 DEAD (R301.5); BONUS ROOM FRAMED AT 40; KNEE STORAGE 20
ROOF SNOW / LIVE	ROOF SNOW PF = 25 PSF (B) 7 CT PG, PG = 30 PSF; ROOF LIVE 20 PSF; GOVERNING ROOF LL + 25 PSF
ROOF DEAD	TC 10 + 8C 10 PSF; RAFTER S-22
SOIL BEARING (PRESUMPTIVE)	1,500 PSF (TABLE R401.4.1); -VERIFY
DEFLECTION	FLOORS L260 LIVE; HEADERS / BEAMS L240 TOTAL
WALL BRACING	R802.10 CS-WSP ON EXTERIOR WALLS + CS-PF PORTALS; ONE INTERIOR LINE METHOD GB (NO OSB); S-4
ROOF UPLIFT	H2.5A AT EVERY TRUSS BEARING (R802.11)
ENGINEERED ITEMS	TRUSSES, STEEL BEAMS / COLUMNS, LVL + W10 HEADERS; BY SUPPLIER / ENGINEER, VERIFY

ASSEMBLY	AS DRAWN (A-S / A-6) - BASELINE, VERIFY PER LOCAL ENERGY CODE
CEILING (PLAT + VAULT)	R-49 BLOWN BAFFLES EA. BAY; 8" TRUSS HEEL + BAFFLE AT THE EAVE (A-6)
BONUS SLOPED CEILINGS	R-30 HD BATT5 IN 2X12 R1A TOP CHORDS + BAFFLE
EXTERIOR / KNEE WALLS	2X4 @ 16" + R-19 BATT5 + R-5 CI (1" POLYISO)
FLOOR OVER GARAGE (BONUS)	R-30 BATT5 IN THE R1A BOTT-CHORD BAYS
BASEMENT WALL	R-10 CI (2" F55) FULL HT. OR R-13 STUD WALL WHEN FINISHED
SLAB EDGE	N/A: DEEP BASEMENT SLAB (R-10, 2 FT WHERE A SLAB IS 12" BELOW GRADE)
WINDOWS	U-30 MAX. SHGC 0.40 (NFRIC-LABELED)
AIR LEAKAGE	BLOWER-DOOR TEST + REPORT. TARGET <= 1.0 ACH50 - VERIFY LOCAL PERMIT

1. VERIFY AGAINST THE ENERGY CODE ADDEND FOR THE SITE'S CLIMATE ZONE (PRESCRIPTIVE TABLE, OR RES CHECK (U.S.) OR PERFORMANCE PATH). CLIMATE ZONE 5 AND COLDER TYPICALLY REQUIRES 2X6 WALLS AND/OR ADDED CONTINUOUS INSULATION AND DEEPER CEILING TRUSSES (HOLLOW CLIMATE ZONE 4) (BY BUILDER).
2. 2X6 EXTERIOR WALL: 2X6 @ 24" O.C. R-20 + CI PER LOCAL ENERGY CODE. WALL THICKNESS INCREASES 2" TO THE INSIDE, VERIFY HEADERS / FRAMING.

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-2.1	MAIN FLOOR FRAMING
S-2.2	BONUS FLOOR FRAMING
S-3	ROOF FRAMING
S-4	WALL BRACING + HEADERS
E-1	ELECTRICAL - MAIN FLOOR
E-2	ELECTRICAL - BSMT + BONUS

CONTRACTOR SHALL VERIFY ALL ELEVATIONS, DIMENSIONS AND SITE CONDITIONS BEFORE STARTING WORK AND REPORT ANY CONFLICT BETWEEN THE DRAWINGS, CODES OR MFR. REQUIREMENTS TO THE DESIGNER BEFORE PROCEEDING.

DO NOT SCALE DRAWINGS FOR DIMENSIONS OR GROUND COVER. LARGER-SCALE DETAILS OF FINISHES, EXTERIOR DIMENSIONS TO THE FACE OF FRAMING / CONC. / ROOM SIZES CLEAR BETWEEN FINISHED FACES.

ALL WORK PER THE CODES LISTED + MFR. LISTINGS AND INSTALLATION INSTRUCTIONS. THE MORE STRINGENT GOVERNS.

TRUSSES: MANUFACTURED @ 24" O.C. (COMMON, PLANT HAITI, SEAFT, ROOINAA) ATTACH CORNERS + VALLEY STEPS; DESIGNED + SEALED BY THE TRUSS MFR.; PLACEMENT AN ON OR BEFORE FRAMING COMPLETION (PER MFR. INSTRUCTIONS).

LUMBER @ SP / MEM-FR / DFG, 5VP UNO, P.T. WHERE ON CONC. CRACKLINE OR GARAGE (FOUR 1), SECT AREA (W) X 600 / LISTED AUL COLUMNS, ASL PLATES.

CONCRETE, FTOS - BMTT WALLS + SLAB 3000 PSI STRENGTH / 3000 PSI AIR ENTRAINMENT, REBAR #15 OR GR. 30; FOOTSTEP DEPTH TYPICAL - VERIFY LOCAL.

SMOKE ALARMS (#310) + CO ALARMS (#311) HARDWIRED, INTERCONNECTED, EACH BEDROOM, OUTSIDE SLEEPING AREAS, EVERY LEVEL INC. BASEMENT + BONUS (E-I-E-T-E).

EMERGENCY ESCAPE (#319). EVERY BEDROOM, THE GARAGE AND THE BONUS ROOM (HABITABLE ATTIC) - SEE 7.4.

GARAGE SEPARATION (#319) + RESIDENTIAL TYPE X GARCAGE CLG. (HABITABLE ROOM ABOVE) + WALLS: 20-MIN. SELF-CLOSING DOORS - 5-2.2, A-6.

FIRE-RESISTANT PARTITIONSPRING (E-2.2, A-6) + 2" MIN. TOP, BOTTOM, SIDE, END, STAIRS + GUARDS RAIL, FIRE-RATED.

ITEMS MARKED "VERIFY WITH SUPPLIER / ENGINEER" REQUIRE CONFIRMATION BY THE SUPPLIER, AN ENGINEER, THE BUILDING OFFICIAL, OR FIELD MEASUREMENT BEFORE THAT WORK PROCEEDS.

NOTE: (1) PLAN LAYOUT PER LOT: SETBACKS, GRADING + DRAINAGE, UTILITIES, FLOOD ZONE, DRIVEWAY (BY OTHERS).
TRUSS DESIGN DRAWINGS + PLACEMENT PLAN INCL. RIA, HIP GIRDERS HG1 / RG1, CORNER + VALLEY SETS AND REACTIONS.
STEEL BEAMS SB1 / SB2, ADJ. COLUMNS, W10X22 GH1, LVL / PSL HEADERS + BEAMS - SUPPLIER / ENGINEER SIZING. ENGINEERED GH1 STEEL / GH2 LVL PORTAL CONNECTIONS, SHEATHING ATTACHMENT, HOLD-DOWNS + ANCHORAGE (5-4).
EGRESS WINDOW DATA (NET CLEAR) + NFRC LABELS; HVAC MANUAL / S / D + EQUIPMENT CUT SHEETS, ENERGY COMPLIANCE + BLOWER-DOOR / DUCT TEST REPORTS.

PREPARED BY A PERSON NOT LICENSED AS AN ARCHITECT OR PROFESSIONAL ENGINEER. SEAL BY OTHERS WHERE LOCALLY REQUIRED.

- * A PRIVATELY OWNED SINGLE-FAMILY DWELLING MAY BE DESIGNED WITHOUT AN ARCHITECT'S OR ENGINEER'S SEAL WHERE STATE + LOCAL LAW ALLOW - VERIFY WITH THE BUILDING OFFICIAL. NO SEAL IS CLAIMED. ENGINEERED PRODUCTS (TRUSSES, STEEL, LVL / PSL) ARE DESIGNED BY THEIR SUPPLIER OR AN ENGINEER. DRAWINGS PREPARED BY SILLPLATE PLAN CO.

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.

GENERAL NOTES

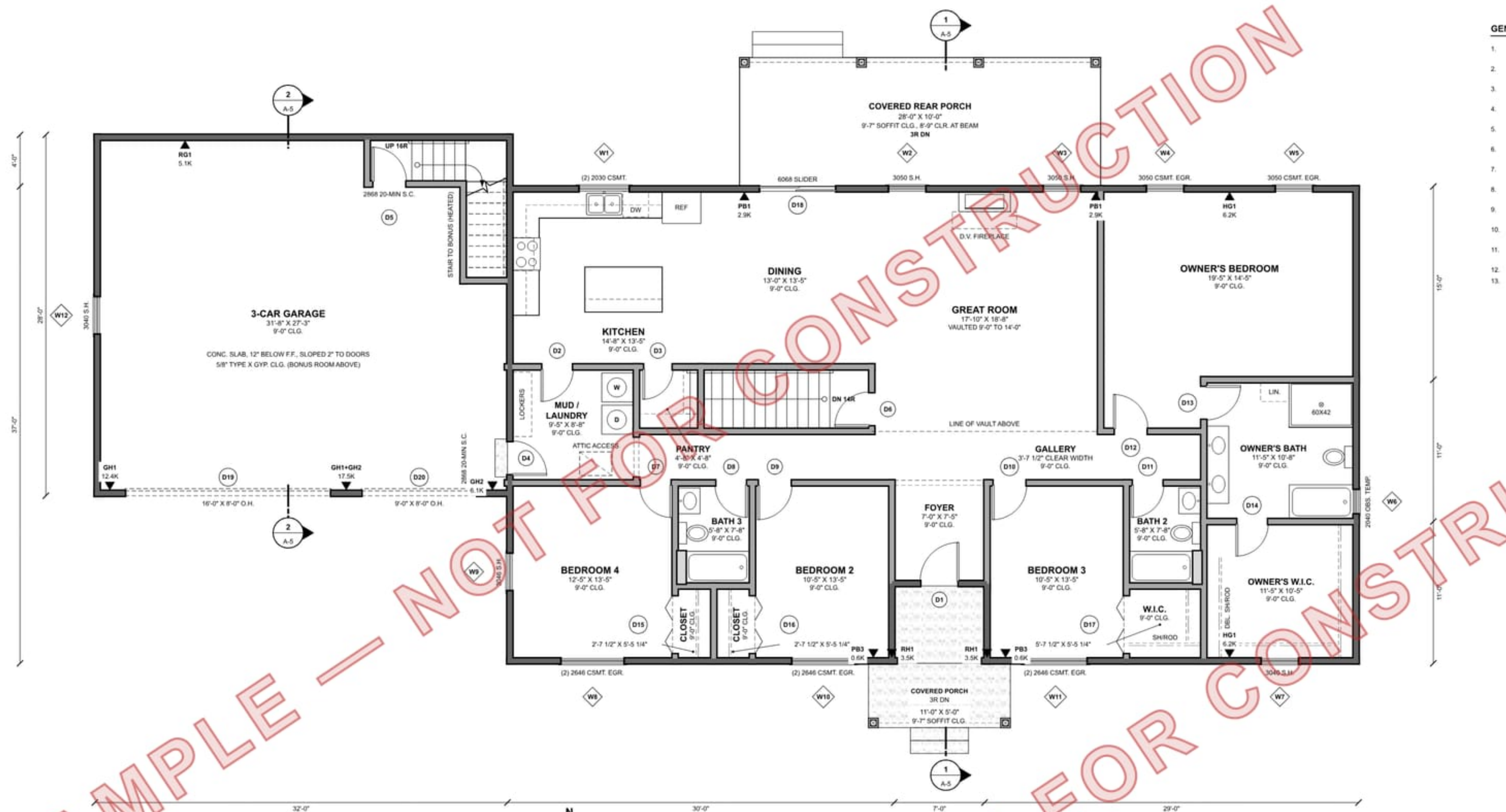
- EXTERIOR DIMENSIONS ARE TO THE OUTSIDE FACE OF FRAMING. ROOM SIZES ARE CLEAR BETWEEN FRAMED WALL FACES. WALLS 2X4 @ 16" O.C. U.N.O. (GARAGE FRONT 2X6). 6" POURED BASEMENT WALLS.
- MAIN FLOOR PLATE 9'-1 1/8" (9'-0" CLG.) U.N.O. GREAT ROOM VAULTED 9'-0" TO 14'-0" ON T2 PARTIAL-VAULT TRUSSES (PLATE NOT RAISED). BASEMENT 8'-0" CLG. TO THE JOISTS.
- ROOF: MFR. TRUSSES @ 24" O.C. HOUSE 8/12, 37'-0" SPAN. HP AT THE OWNERS END. PORCH GABLES 8/12. GARAGE 10/12 ROOM-IN ATTIC TRUSSES, 28'-0" SPAN. SEE A-2 / A-3 / S-3.
- BONUS ROOM: 6'-0" KNEE WALLS 7'-0" IN FROM THE GARAGE EAVE WALLS, SLOPED CLG. TO AN 8'-0" FLAT CLG.; BONUS F.F. 10'-2" ABOVE THE GARAGE SLAB. (2) GABLE DORMERS W/ 3046 UNITS (LEFT = CASEMENT EGRESS).
- BONUS STAIR: L-STAIR IN A HEATED ENCLOSURE IN THE GARAGE, REAR CORNER - 16 RISERS @ 7'-5/8", 10" TREADS, 3'-3" CLEAR, CORNER LANDING, HANDRAIL 34"-38" (R302), 6'-8" MIN. HEADROOM, 2868 20-MIN. SELF-CLOSING + LATCHING DOOR.
- GARAGE SEPARATION (R302 S, R302 E): 5/8" TYPE X ON THE GARAGE SIDE OF THE COMMON WALL + THE GARAGE CLG. UNDER THE BONUS ROOM. DOOR TO THE MUD ROOM 20-MIN. SELF-CLOSING + LATCHING. SLAB 12" BELOW F.F. (2) 6" RISERS, SLOPED 2" TO THE DOORS.
- BASEMENT STAIR: 14 RISERS @ 7'-9/16" / 13 TREADS @ 10", 4'-7 1/2" CLEAR, 30" TOP LANDING AT THE DOOR, 6'-4" MIN. HEADROOM (R318.7.2), HANDRAIL 34"-38".
- SMOKE ALARMS (R310) IN EACH BEDROOM, OUTSIDE EACH SLEEPING AREA AND ON EVERY LEVEL INCL. BONUS + BASEMENT. HARD-WIRED + INTERCONNECTED. CO ALARMS (R311) OUTSIDE SLEEPING AREAS (E-1 / E-2).
- EMERGENCY ESCAPE (R316) AT EACH BEDROOM, THE BONUS ROOM + THE BASEMENT: 5-7 SF NET CLEAR, 24" H / 20" W MIN., SILL 44" MAX. - CASEMENT UNITS. VERIFY MFR. CLEAR OPENING (A-7).
- SAFETY GLAZING PER R324 (TUB / SHOWER WALLS, WITHIN 24" OF DOORS). WINDOW TAGS = SIZE (3050 = 3'-0" X 5'-0") + MARK (W6). DOOR MARKS (D6) - SEE A-7. HEADS AT 6'-8" A.F.F. U.N.O.
- BASEMENT UNFINISHED: OPTIONAL FINISH SHOWN DASHED: BEDROOMS 5 + 6 (EGRESS WALLS); REC ROOM, BATH 4 UNDER-SLAB ROUGH-IN + EJECTOR PIT (S-1). STEEL BEAMS + COLUMNS (S-1 / S-2.1).
- DIRECT-VENT GAS FIREPLACE, VERTICAL VENT THRU THE ROOF - VERIFY MFR. CLEARANCES. ATTIC ACCESS 22"X30" IN THE MUD ROOM CLG. (R807.1).
- POINT LOADS (KIPS) FROM ORDERS - BEAMS ARE MARKED ON THE PLAN, LOAD PATH ON S-1 / S-2.1. SECTION CUTS 1 + 2-A-5.

LEGEND

- EXTERIOR / GARAGE WALL
- INTERIOR WALL
- HALF / PONY WALL
- FOUNDATION WALL
- ABOVE / BELOW / HIDDEN
- OPTIONAL FINISH (BASEMENT)
- STEEL BEAM (CENTERLINE) + COLUMN
- DOOR MARK (A-7)
- WINDOW MARK (A-7)
- POINT LOAD / BEARING (KIPS) - S-2.1

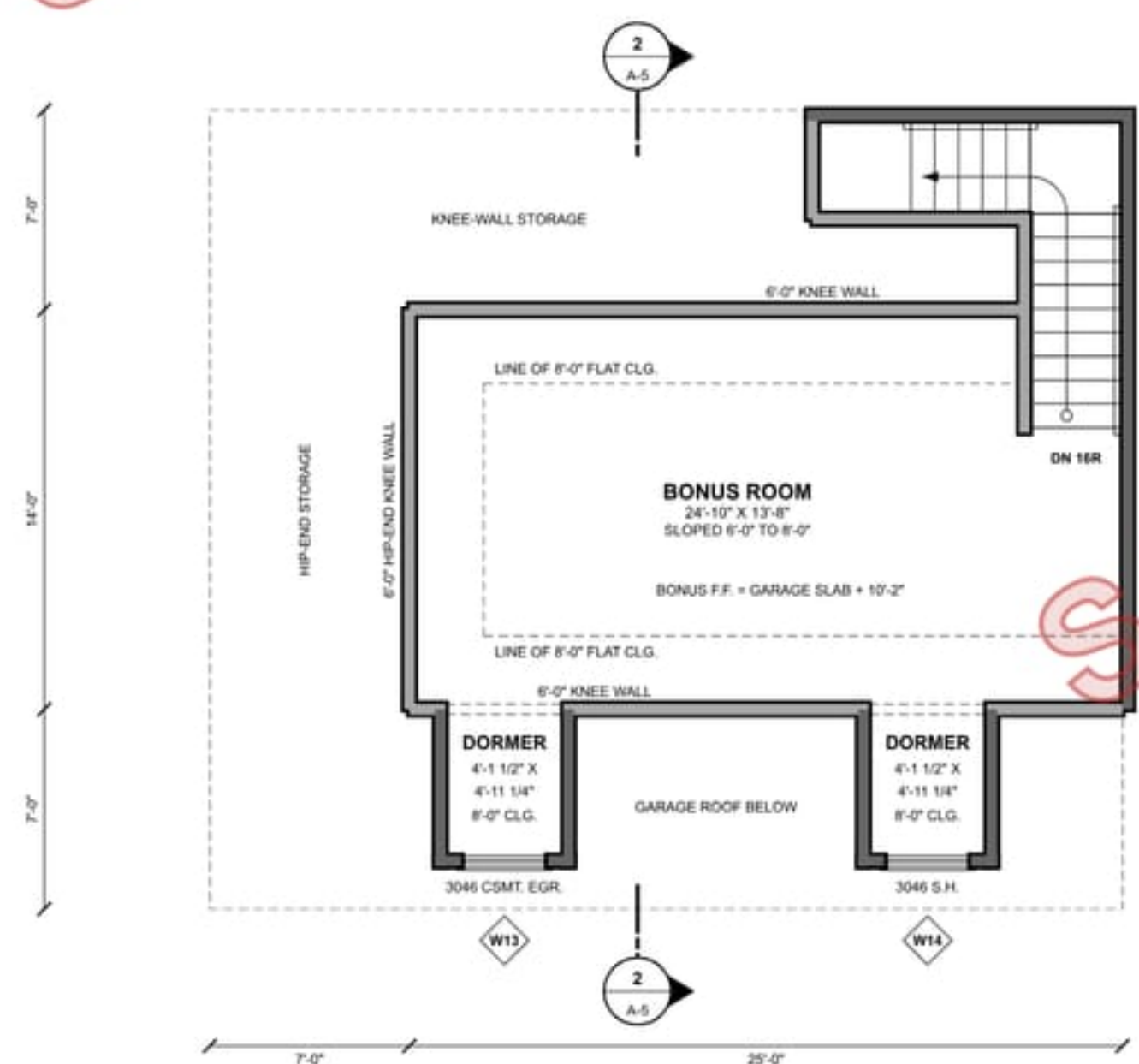
AREA SUMMARY

AREA	SQ. FT.
MAIN FLOOR LIVING (CONDITIONED)	2,400
BONUS ROOM OVER GARAGE (CONDITIONED)	400
TOTAL FINISHED LIVING	2,800
BASEMENT (UNFINISHED, OPTIONAL FINISH)	2,400
3-CAR GARAGE	896
COVERED FRONT PORCH (INCL. ENTRY RECESS)	97
COVERED REAR PORCH	280



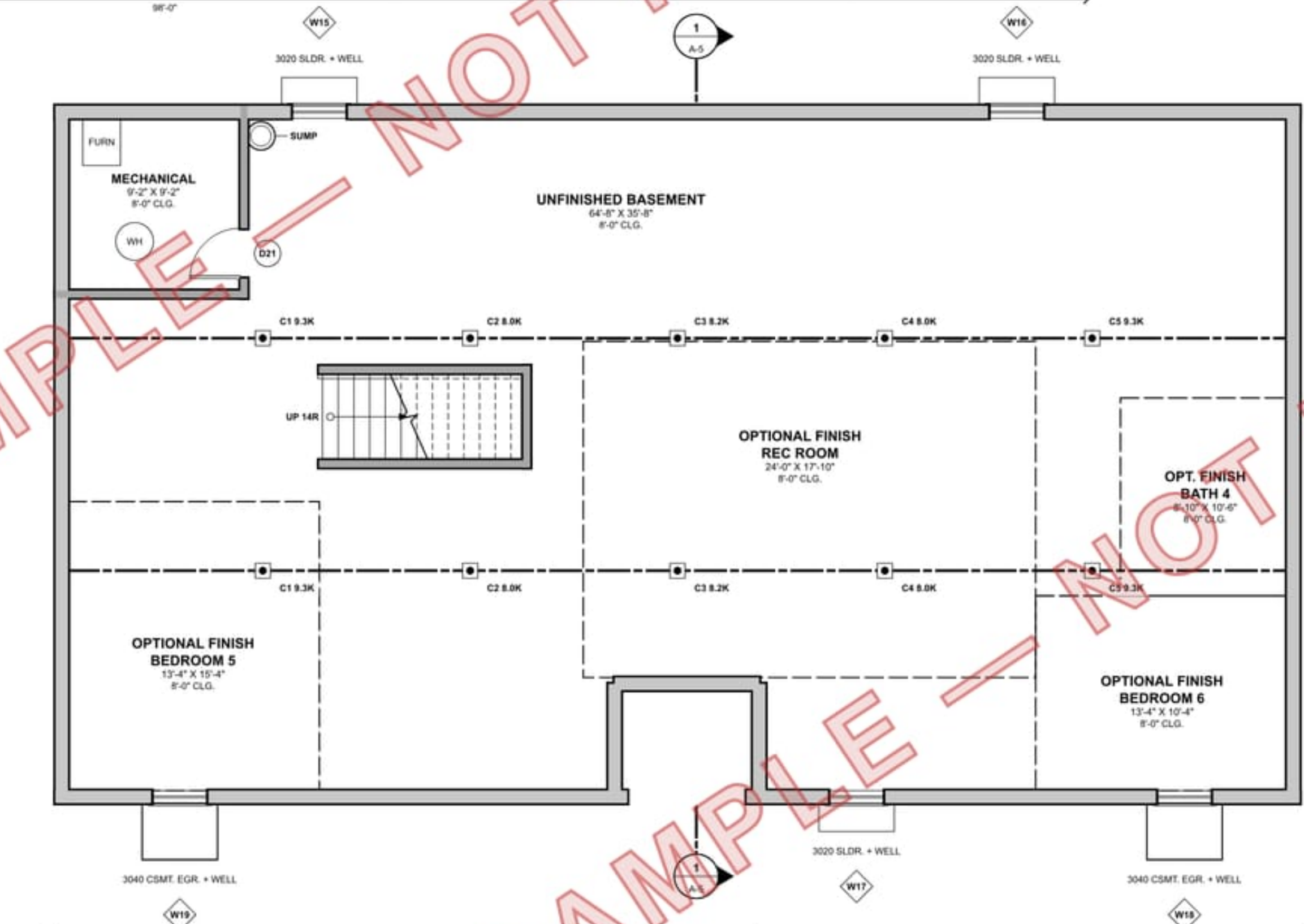
1 MAIN FLOOR PLAN

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



2 BONUS FLOOR PLAN

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



3 BASEMENT PLAN

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