

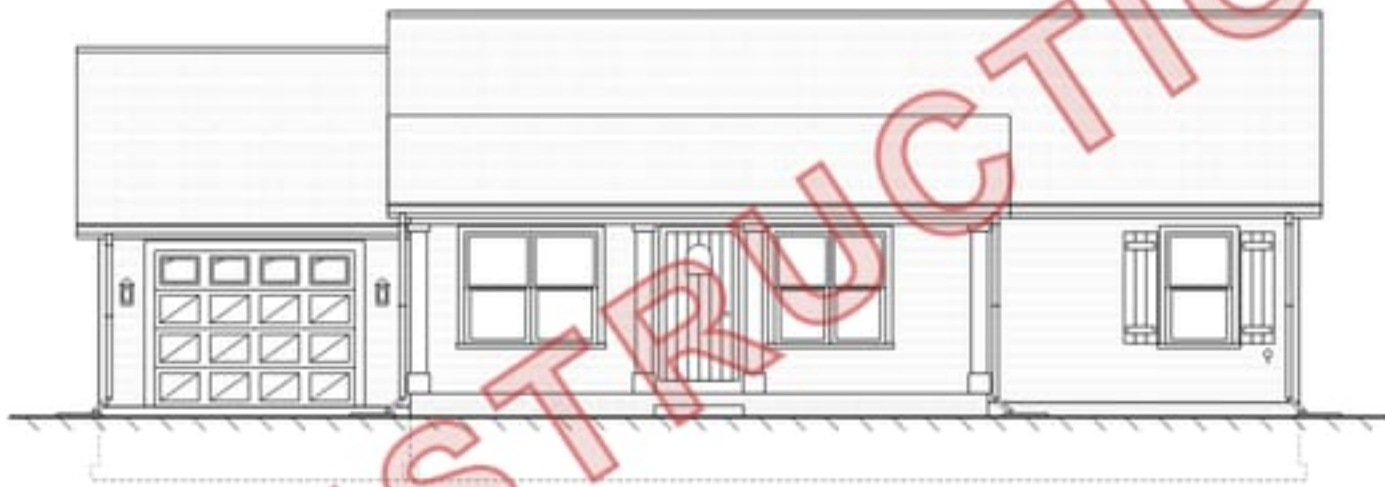
SILLPLATE PLAN CO.

THE WREN · SP-0960

2 BED / 1 BATH COTTAGE · 960 SF

SAMPLE — NOT FOR CONSTRUCTION

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



FRONT ELEVATION (SEE A-2)

SHEET INDEX

SHEET	TITLE
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A-1	FLOOR PLAN
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A-7	SCHEDULES
S-1	FOUNDATION PLAN
S-2	FLOOR FRAMING PLAN
S-3	ROOF FRAMING • BRACING
E-1	ELECTRICAL PLAN

ALL FOUR ELEVATIONS ARE ON A-2.

SILLPLATE
PLAN CO.

SAMPLE —
NOT FOR CONSTRUCTION

PLAN

THE WREN

SP-0960

2 BED / 1 BATH COTTAGE · 960 SF

DESIGNER STATEMENT

Prepared by a person who is not a
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engineer.

Preview image of a sample sheet. Not to scale.
Licensed sets carry the buyer's name and license
ID on every sheet.

PROJECT DATA

ITEM	PROJECT DATA
OCCUPANCY / USE	R-3 / IRC ONE-FAMILY DWELLING, DETACHED
CONSTRUCTION TYPE	V-B (WOOD FRAME, UNPROTECTED)
STORIES	1 STORY ON A CONDITIONED CRAWL SPACE (S-1)
BEDROOMS / BATHS	2 BED / 1 BATH
OVERALL SIZE	HOUSE 40'-0" X 24'-0" • GARAGE 14'-0" X 22'-0" • 54'-0" WIDE (+ 6" PORCH)
CEILINGS	8'-0" FLAT; LIVING / DINING / KITCHEN VAULTED 8'-0" TO 12'-0" (SCISSOR TRUSSES)
MAX. HEIGHT	RIDGE 16'-7 1/8" ABOVE F.F. (ABOUT 18'-3" ABOVE GRADE)
FIRE SPRINKLERS	FIRE SPRINKLERS PER LOCALLY ADOPTED IRC R309 / STATE LAW - VERIFY
FIRE SEPARATION	EXT. WALLS 5' OR MORE FROM LOT LINES (TABLE R302.1(1)) - VERIFY ON THE SITE PLAN
STRUCTURE	IRC PRESCRIPTIVE: STEEL BEAM • LVL GARAGE HEADER • TRUSSES BY SUPPLIER / ENGINEER

AREA SUMMARY

AREA	SQ. FT.
LIVING • MAIN FLOOR (HEATED, OUTSIDE FACE)	960 SF
ATTACHED 1-CAR GARAGE	308 SF
COVERED FRONT PORCH	156 SF
REAR PATIO (UNCOVERED)	120 SF
TOTAL LIVING (HEATED)	960 SF

DESIGN CRITERIA - NATIONAL DESIGN BASIS

ITEM (IRC TABLE R301.2)	PLAN DESIGN BASIS	YOUR SITE (BY BUILDER)
CODE	2024 IRC (VERIFY LOCAL ADOPTION • AMENDMENTS)	
GROUND SNOW LOAD	30 PSF	
WIND SPEED (ULT.) / EXPOSURE	115 MPH / EXPOSURE B	
TOPOGRAPHIC EFFECTS	NONE ASSUMED	
SPECIAL WIND REGION	NO	
WINDBORNE DEBRIS ZONE	NO (NOT DESIGNED FOR)	
SEISMIC DESIGN CATEGORY	A, B OR C (DETACHED 1-2 FAMILY IN SDC C EXEMPT, R301.2.2)	
WEATHERING	SEVERE ASSUMED (CONCRETE PER R402.2)	
FROST LINE DEPTH	30" FROST DEPTH SHOWN - VERIFY LOCAL	
SOIL BEARING	1,500 PSF PRESUMED (TABLE R401.4.1) - VERIFY	
TERMITE / DECAY	PER LOCAL	
WINTER DESIGN TEMP.	PER LOCAL	
ICE BARRIER UNDERLAYMENT REQ'D	PER LOCAL (R905.1.2)	
FLOOD HAZARDS	PER LOCAL - NOT DESIGNED FOR FLOOD HAZARD AREAS	
AIR FREEZING INDEX / MEAN ANNUAL TEMP.	PER LOCAL	
CLIMATE ZONE (ENERGY)	BY BUILDER - SEE ENERGY DESIGN BASIS	

DESIGN LOADS

DESIGN LOADS (IRC R301)	VALUE
FLOOR LIVE / DEAD	40 LIVING, 30 SLEEPING, 40 DECKS / 10 DEAD PSF (TABLE R301.5); FRAMED AT 40 THROUGHOUT
ROOF SNOW / LIVE	ROOF SNOW PF = 25 PSF (0.7 X CT 1.1 X PG 30 = 23.1, ROUNDED UP); ROOF LIVE 20 PSF; GOVERNING ROOF LL = 25 PSF; TRUSS MFR. ADDS UNBALANCED / DRIFT
ROOF DEAD	T/C 10 • B/C 5 PSF
SOIL BEARING (PRESUMED)	1,500 PSF (TABLE R401.4.1)
DEFLECTION	FLOORS L/360 LIVE; HEADERS L/240 TOTAL
WALL BRACING	CS-WSP EXTERIOR WALLS ONLY • CS-G AT GARAGE DOOR (S-3); 115 MPH EXP. B

APPLICABLE CODES

- 2024 INTERNATIONAL RESIDENTIAL CODE (IRC) - VERIFY LOCAL ADOPTION • AMENDMENTS (JURISDICTION HAVING AUTHORITY).
- ENERGY: IRC CH. 11 / IECC RESIDENTIAL AS ADOPTED FOR THE SITE - CLIMATE ZONE BY BUILDER (SEE ENERGY DESIGN BASIS).
- NFPA 70 (NEC 2023) VIA IRC CH. 34-43 AS ADOPTED.
- IRC PLUMBING • MECHANICAL CHAPTERS (OR LOCALLY ADOPTED IPC / IMC).
- FIRE SPRINKLERS PER LOCALLY ADOPTED IRC R309 / STATE LAW - VERIFY. STATE DESIGNER/LICENSING LAW: SEE DESIGNER STATEMENT.

ENERGY DESIGN BASIS - ASSEMBLIES SHOWN

COMPONENT	ASSEMBLY SHOWN (A-S) - BASELINE
CEILING (FLAT • SCISSOR)	R-49 BLOWN, BAFFLES EA. BAY (6" HEEL - SEE A-5 NOTE 3)
EXTERIOR WALL	2X4 @ 16" • R-13 BATTS • R-5 CI (1" FOAM OVER OSB)
CRAWL WALL (CONDITIONED)	R-10 CI, INSIDE FACE, TO CRAWL FLOOR, RIM R-20 BATT
FLOOR OVER CRAWL	NONE - CONDITIONED CRAWL
WINDOWS / DOORS	U-0.30 MAX., SHGC 0.40 / INSULATED DOORS U-0.30
AIR LEAKAGE	<= 5.0 ACH50, BLOWER DOOR TESTED
DUCTS	SEALED, INSIDE CONDITIONED SPACE

- 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 2X8 WALLS AND/OR ADDED CONTINUOUS INSULATION AND DEEPER CEILING INSULATION. CLIMATE ZONE: ____ (BY BUILDER).
- 2X8 EXTERIOR WALL OPTION: 2X8 @ 24" O.C. R-20 • CI PER LOCAL ENERGY CODE. WALL THICKNESS INCREASES 2" TO THE INSIDE. VERIFY HEADERS / FRAMING.

DEFERRED SUBMITTALS / BY OTHERS

- SITE / PLOT PLAN PER LOT (SETBACKS, GRADING, UTILITIES, FLOOD ZONE, DRIVEWAY) - BY OTHERS.
- TRUSS DESIGN DRAWINGS • PLACEMENT PLAN (R802.10.1) - TRUSS MFR.
- STEEL BEAM SB1 • ADJUSTABLE COLUMNS (WBX10, 10K COLUMNS) - SUPPLIER / ENGINEER VERIFY.
- GARAGE DOOR HEADER B3 (2) 1-3/4" X 7-1/4" LVL - LVL SUPPLIER SIZING SHEET.
- HVAC MANUAL J / S / D • ENERGY COMPLIANCE (RESCHECK / UA, SEE A-5 NOTE 3) - HVAC / ENERGY RATER.
- WINDOW • EGRESS PRODUCT DATA (NFRC U-0.30, CLEAR OPENING) - SUPPLIER.

GENERAL NOTES

- CONTRACTOR VERIFIES ALL DIMENSIONS, ELEVATIONS AND SITE CONDITIONS BEFORE STARTING AND REPORTS ANY CONFLICT TO THE DESIGNER.
- DO NOT SCALE DRAWINGS. EXTERIOR DIMENSIONS TO FACE OF SHEATHING. INTERIOR TO WALL CENTERLINES U.N.O.
- ALL WORK PER THE CODES LISTED • MFR. INSTALLATION INSTRUCTIONS, WHERE THEY DIFFER, THE MORE STRINGENT GOVERNS.
- TRUSSES: MFR. WOOD TRUSSES @ 24" O.C. (SCISSOR OVER THE VAULT) - SEALED TRUSS DRAWINGS • PLACEMENT PLAN BEFORE FRAMING. ONLY THE PORCH IS STICK-FRAMED (2X8 RAFTERS, S-3).
- LUMBER: SPF / HF / SYP #2 OR BETTER; P.T. WHERE IN CONTACT W/ CONCRETE OR WITHIN 6" OF GRADE (R304.1). FASTENERS IN P.T. HOT-DIP GALV. OR STAINLESS.
- MAIN FLOOR: 2X10 JOISTS @ 16" BEARING ON A W6X10 STEEL BEAM ON ADJUSTABLE STEEL COLUMNS (S-1 / S-2). NO WOOD GIRDERS.
- CONCRETE (F/C 28 DAY): FOOTINGS, WALLS 3,000 PSI; GARAGE, PORCH, PATIO • STEPS 3,500 PSI AIR-ENTRAINED. FOOTINGS 30" MIN. BELOW GRADE (30" FROST DEPTH SHOWN - VERIFY LOCAL).
- NO OSB ON ANY INTERIOR WALL. EXTERIOR WALLS CONTINUOUSLY SHEATHED (CS-WSP) - S-3.
- SMOKE ALARMS (R310.4 CO ALARM (R311) HARD-WIRED, INTERCONNECTED - E-1. EGRESS WINDOW IN EVERY BEDROOM (R319) - A-7.
- GARAGE SEPARATION (R302.5 / R302.6): 1/2" G.P.P. GARAGE SIDE • CLO. - 20-MIN. SELF-CLOSING DOOR, NO DUCT OPENINGS INTO THE GARAGE.
- ENERGY ASSEMBLIES ON -S ARE A-BASELINE - VERIFY PER THE LOCAL ENERGY CODE; BLOWER-DOOR TEST <= 5.0 ACH50 (OR LOCAL LIMIT); POST THE ENERGY CERTIFICATE AT THE PANEL.
- GRADE AWAY 6" TO THE FIRST STEP (R401.3). ADDRESS NUMBERS 4" MIN. VISIBLE FROM THE STREET (R308).
- ITEMS MARKED "VERIFY" OR "BY SUPPLIER / ENGINEER" NEED CONFIRMATION BY THE SUPPLIER, BLDG. OFFICIAL OR FIELD BEFORE THAT WORK PROCEEDS.

DESIGNER STATEMENT

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

• DRAFTED BY SILLPLATE PLAN CO. FOR A PRIVATELY OWNED ONE-FAMILY DWELLING. ENGINEERED PRODUCTS (TRUSSES, STEEL BEAM, LVL) ARE DESIGNED BY THEIR SUPPLIERS.

DESIGN LIMITS / EXCLUSIONS

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 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.

SCALE
NOT TO SCALE (PREVIEW)

SHEET TITLE
COVER SHEET

SHEET

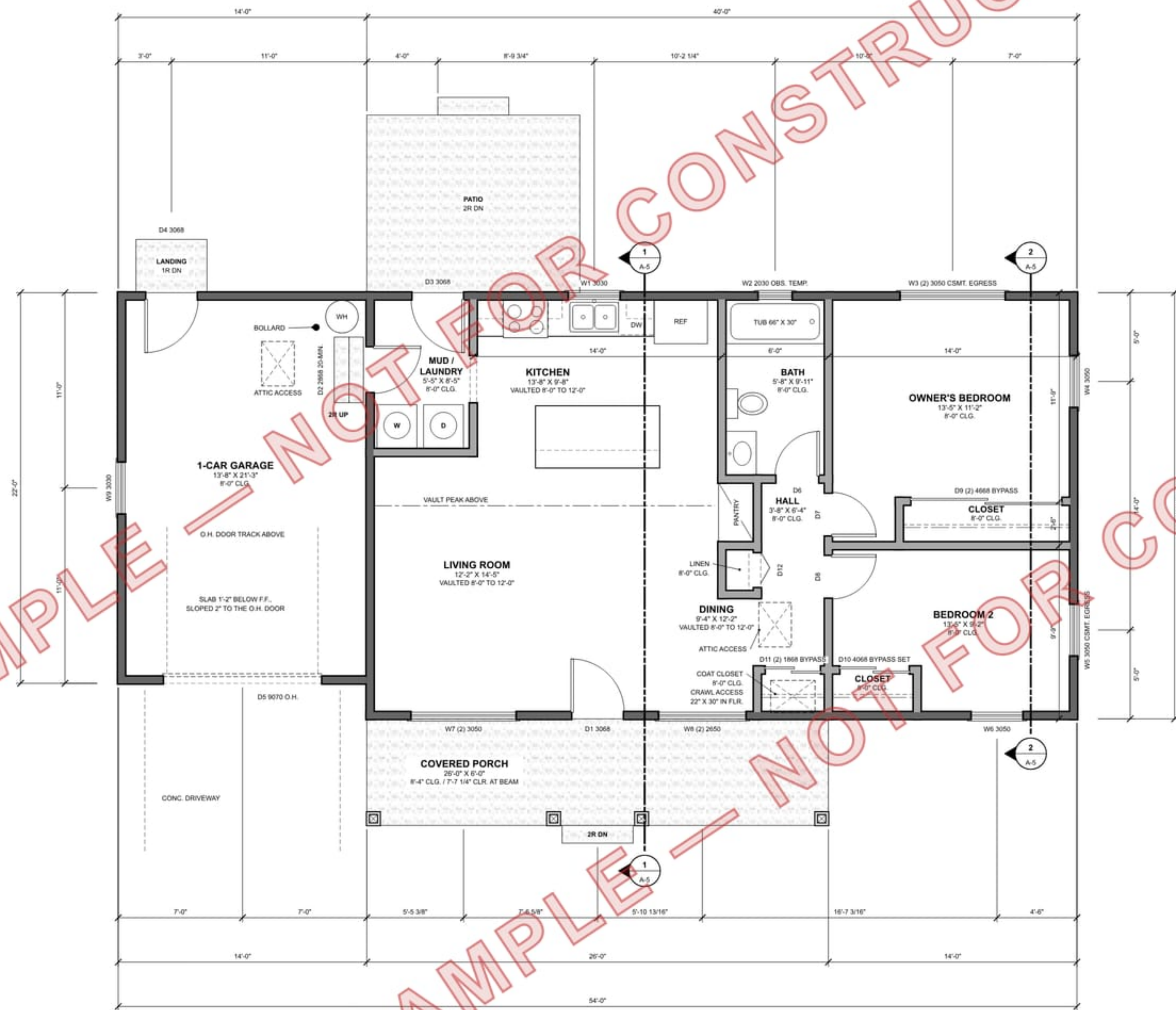
T-1

- GENERAL NOTES
- ALL WALLS 2X4 @ 16" O.C. U.N.O. EXTERIOR DIMENSIONS TO FACE OF SHEATHING. INTERIOR DIMENSIONS TO WALL CENTERLINES. OPENINGS TO THEIR CENTERLINES. ROOM SIZES ARE CLEAR INSIDE.
 - PLATE HT. 8'-1 1/8" (8'-0" FLAT CLG.) U.N.O. LIVING / DINING / KITCHEN VAULTED 8'-0" TO 12'-0". SCISSOR TRUSSES (R12 TOP CHORD, 4/12 BOTTOM CHORD) - SEE A-5, S-3.
 - FOUNDATION: CONDITIONED CRAWL SPACE (S-1) F.F. 1'-7 3/4" ABOVE FINISH GRADE.
 - GARAGE (R302.5 / R302.6) 12" GYP. ON THE GARAGE SIDE OF THE HOUSE WALL • GARAGE CLG.: D2 20-MIN. RATED OR 1-3/8" SOLID CORE, SELF-CLOSING. NO DUCT OPENINGS INTO THE GARAGE.
 - SMOKE ALARMS (R310) IN EACH BEDROOM • THE HALL: CO ALARM (R311) IN THE HALL. HARD-WIRED, INTERCONNECTED - SEE E-1.
 - BEDROOM EMERGENCY ESCAPE (R319): W3 • W5 CASEMENTS, 5.7 SF NET CLEAR, 20" W / 24" H MIN., SILL 44" MAX. A.F.F.
 - SAFETY GLAZING (R324) AT THE TUB (R2) • WITHIN 24" OF DOORS: W2 OBSCURE.
 - BATH FAN 50 CFM MIN. • RANGE HOOD DUCTED OUTSIDE. DRYER VENT 4" SMOOTH METAL TO THE EXTERIOR (M1502) - SEE S-1.
 - ATTIC ACCESS 22" X 30" (R807.1) HALL CLG. • GARAGE CLG. CRAWL ACCESS 22" X 30" IN THE COAT CLOSET FLOOR (R408.4).
 - WATER HEATER IN THE GARAGE ON AN 18" STAND W/ STEEL BOLLARD (M1307.3). AIR HANDLER IN THE CRAWL (S-1). PANEL ON THE GARAGE LEFT WALL (E-1).
 - DOOR • WINDOW MARKS (D6, W6) KEY TO THE SCHEDULES ON A-7. INTERIOR DOORS 2008 U.N.O. EXTERIOR LIGHT AT EACH EXTERIOR DOOR (R325.7).

- LEGEND
- EXTERIOR / GARAGE WALL (2X4 • SHEATHING)
 - INTERIOR WALL (2X4 • 1/2" GYP. EA. SIDE)
 - VAULT PEAK ABOVE / CENTERLINE
 - ABOVE / HIDDEN (UPPERS, ACCESS, HATCH, O.H. TRACK)
 - SECTION CUT (SEE A-5)

AREA SUMMARY

AREA	SQ. FT.
MAIN FLOOR - HEATED (OUTSIDE FACET)	960
TOTAL LIVING	960
1-CAR GARAGE (11'0" X 22'-0")	308
COVERED FRONT PORCH (26'-0" X 6'-0")	156
REAR PATIO (12'-0" X 10'-0", UNCOVERED)	120



1 MAIN FLOOR PLAN
SCALE: 1/4" = 1'-0"

