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SILLPLATE PLAN CO.

08 THE SAWMILL

MODERN FARMHOUSE RANCH · 1,800 SF · 3 BED / 2 BATH · FULL BASEMENT

2-CAR SIDE-LOAD GARAGE · COVERED FRONT PORCH + REAR PATIO

DESIGN BASIS: SEE TABLE R301.2(1) — VERIFY ALL CRITERIA FOR SITE

PERMIT SET (CONCEPT) - 10-16-2026

CODE: 2024 IRC — VERIFY LOCAL ADOPTION + AMENDMENTS. ENERGY PER THE LOCALLY ADOPTED CODE.
DRAWINGS ARE A STOCK PLAN SET. THE SITE PLAN IS BY OTHERS FOR EACH LOT.

FRONT ELEVATION (E-1)

PROJECT DATA

ITEM	DESCRIPTION
OCCUPANCY / USE	R-3 / IRC DETACHED ONE-FAMILY DWELLING
CONSTRUCTION TYPE	V-B (WOOD FRAME, UNPROTECTED)
STORIES	1 STORY OVER A FULL UNFINISHED BASEMENT; ATTACHED 2-CAR SIDE-LOAD GARAGE
BEDROOMS / BATHS	3 BED / 2 BATH (ENSUITE: W.I.C. WITH PRIVATE BATH; BED 2 + BATH 3)
OVERALL SIZE	60'-0" W X 44'-0" D (HOUSE) 68' X 20' GARAGE (22' X 24')
CEILINGS	9'-0" STUDS (9'-1 1/8") ABOVE BOOM UNLESS NOTED; 10'-10 1/2" GARAGE 10'-0"
HEIGHT	ROOF: 23'-4 1/4" ABOVE MAIN FF (+/- 24' ABOVE GRADE)
STRUCTURE	2X6 WALLS NFE; TRUSSES @16"O.C.FLOOR ON 4 WHITE STEEL BEAM + ALL STEEL COLUMNS, 8" FOUNDATION
FIRE SPRINKLERS	FIRE SPRINKLERS PER LOCALLY ADOPTED IRC R313 / STATE LAW — VERIFY

AREA SUMMARY

AREA	SQ. FT.
MAIN FLOOR - FINISHED LIVING	**1,800 SF**
BASEMENT - UNFINISHED	1,800 SF
SFT. FUTURE FINISH (GARAGE, A-1)	1,152 SF
2-CAR SIDE LOAD GARAGE	528 SF
COVERED FRONT PORCH	108 SF
COVERED REAR PATIO	192 SF
TOTAL UNDER ROOF	**2,772 SF**

APPLICABLE CODES

1. 2024 INTERNATIONAL RESIDENTIAL CODE (IRC) - VERIFY LOCAL ADOPTION + AMENDMENTS FOR THE SITE'S JURISDICTION
2. ENERGY: THE ENERGY CODE ADOPTED FOR THE SITE'S CLIMATE ZONE - SEE "ENERGY DESIGN BASIS" ASSEMBLIES SHOWN, VERIFY
3. NFPA 70 (NEC) AS REFERENCED BY IRC PART VIII; IRC PLUMBING / MECHANICAL / FUEL GAS CHAPTERS
4. CODE SECTIONS ON THESE SHEETS ARE 2024 IRC UNLESS NOTED (LOCAL AMENDMENTS GOVERN WHERE THEY DIFFER).

DEFERRED SUBMITTALS / BY OTHERS

1. TRUSS DESIGN DRAWINGS - LAYOUT (WITH L, BLG, ST, GLOBAL) BY TRUSS MFR (DEFERRED)
2. STEEL BEAM BY 4 ADJUSTABLE STEEL COLUMNS, COL REMAIN PBV / PRELIMS COL HEAVIER #4 - SUPPLIER SIZING / ENGINEER, VERIFY
3. HVAC MANUAL J / S / D LOADS + DUCT LAYOUT; ENERGY CERTIFICATE (RESCHECK)
4. WINDOW / DOOR PRODUCT DATA (U-FACTOR, SHGC) SET OPENING, SAFETY GLAZING LABELS)

DESIGN CRITERIA - NATIONAL PLAN DESIGN BASIS (IRC TABLE R301.2)

ITEM	PLAN DESIGN BASIS	YOUR SITE (BY BUILDER)
GROUND SNOW LOAD	30 PSF	
WIND SPEED (ULT) / EXPOSURE	115 MPH ULTIMATE, EXPOSURE B	
SEISMIC DESIGN CATEGORY	SDC A, B OR C (DETACHED 1- / 2-FAMILY IN SDC C EXEMPT, R301.2.2)	
WEATHERING	SEVERE (CONCRETE PER R402.2)	
FROST LINE DEPTH	36" MINIMUM - FOOTING BOTTOM TO LOCAL FROST DEPTH, 42" MAX	
TERMITE	PER LOCAL	
DECAY	PER LOCAL	
WINTER DESIGN TEMP	PER LOCAL	
ICE BARRIER UNDERLAYMENT REQD	PER LOCAL	
FLOOD HAZARDS	PER LOCAL - NOT DESIGNED FOR FLOOD ZONES	
AIR FREEZING INDEX	1,500 FDF PROVIDED (R403.3.1) - VERIFY	
CLIMATE ZONE, MOISTURE	PER LOCAL - SEE ENERGY DESIGN BASIS	

DESIGN LOADS (IRC PRESCRIPTIVE)

ITEM	VALUE
FLOOR LIVE LOAD (SLEEPING)	30 PSF
FLOOR LIVE LOAD (LIVING)	40 PSF
ROOF SNOW LOAD	30 PSF
ROOF DEAD LOAD	15 PSF
GARAGE FLOOR	50 PSF
DECK LIVE LOAD	40 PSF

ENERGY DESIGN BASIS - ASSEMBLIES SHOWN (A-1)

COMPONENT	ASSEMBLY SHOWN - BUILDING, VERIFY PER LOCAL ENERGY CODE
CEILING	R-49 BLOWN (VIF); BAFFLE EVERY BAY AT TRUSS HEELS
WOOD-FRAME WALL	2x6 @ 16" O.C. (5.5" ACTUAL) R-20+5 C.I. (7" PAGE, TAPED)
RIM JOIST	R-20 BATT AT THE RIM JOIST (R-20
BASEMENT WALL	R-10 C.I. 2" BOARD ON THE WARM SIDE FULL HEIGHT
FLOOR OVER BSMT	NONE (BSMT WARM THE OVER)
SLAB EDGE	NONE (BSMT SLAB'S TO BELOW GRADE)
WINDOWS - GLAZING	U-0.30 MAX
AIR LEAKAGE	<= 3.0 ACH50, BLOWER DOOR TEST
LIGHTING	100% HIGH EFFICACY LED

- HOW'S AGAINST THE ENERGY CODE ADOPTED FOR THE SITE'S CLIMATE ZONE (PRESCRIPTIVE TABLE OR PERFORMANCE PATH). CLIMATE ZONE 5 AND COLDER TYPICALLY REQUIRES 5/6 WALLS AND/OR ADDED CONTINUOUS INSULATION AND DEEPER CEILING INSULATION. CLIMATE ZONE ____ BY BUILDER.
- 2X6 EXTERIOR WALL OPTION (R-20 C.I. R-20 + C.I. PER LOCAL ENERGY CODE WALL THICKNESS INCREASES 8" TO THE WARM). VERIFY REQUIRED FRAMING.

SHEET INDEX

SHEET	TITLE
A-1	COVER SHEET
A-2	FLOOR PLANS
A-3	FRONT + REAR ELEVATIONS
A-4	SIDE ELEVATIONS
A-5	ROOF PLAN
A-6	SECTIONS + DETAILS
A-7	SCHEDULES
S-1	FOUNDATION PLAN
S-2	FLOOR FRAMING PLAN
S-3	ROOF FRAMING PLAN
S-4	WALL BRACING + HOLDOWNS
E-1	ELECTRICAL PLAN - MAIN FLOOR
E-2	ELECTRICAL PLAN - BASEMENT

GENERAL NOTES

1. THE CONTRACTOR SHALL VERIFY ALL DIMENSIONS, ELEVATIONS AND SITE CONDITIONS BEFORE STARTING WORK AND REPORT ANY DISCREPANCY BEFORE PROCEEDING. DO NOT SCALE THE DRAWINGS.
2. DIMENSIONS ARE TO THE OUTSIDE FACE OF SHEATHING / CONCRETE AND TO STUD CENTERLINES WHERE UNLESS NOTED.
3. ALL WORK SHALL COMPLY WITH THE CODES ABOVE AND MANUFACTURERS' INSTALLATION INSTRUCTIONS WHERE THEY DIFFER. THE MORE STRINGENT GOVERNS.
4. LUMBER: #2 SPF / SCALE FOR 2" & 4" STUDS, 2" PLATES, 2" JOISTS, 2" RAFTERS, 2" RIDGE, 2" HEADERS, 2" BEAMS, 2" POSTS, 2" BLOCKING, 2" SILL PLATES, 2" SHEATHING, 2" SUBFLOOR, 2" ROOF SHEATHING, 2" WALL SHEATHING, 2" FLOOR SHEATHING, 2" CEILING JOISTS, 2" RAFTERS, 2" RIDGE BOARD

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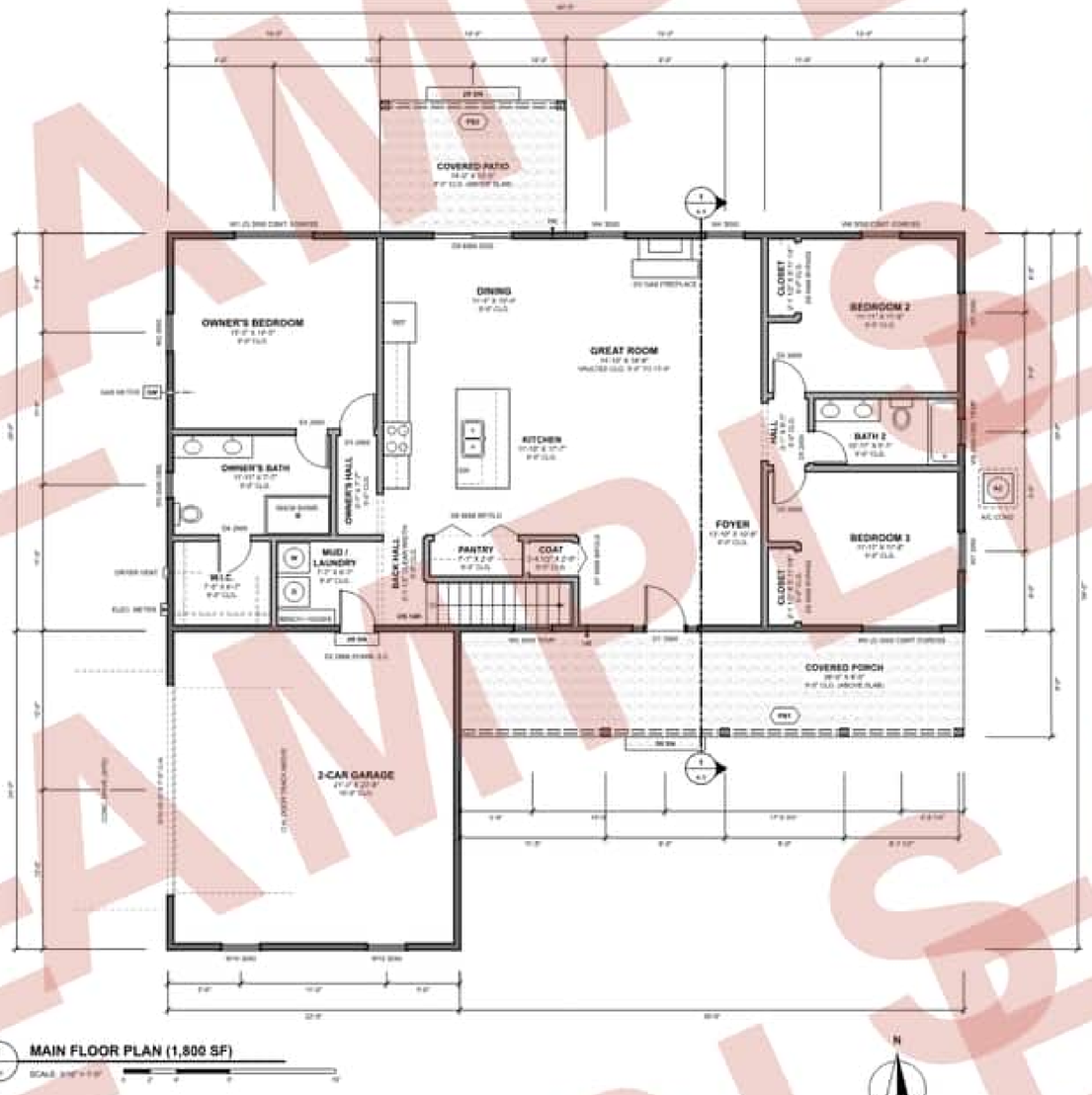
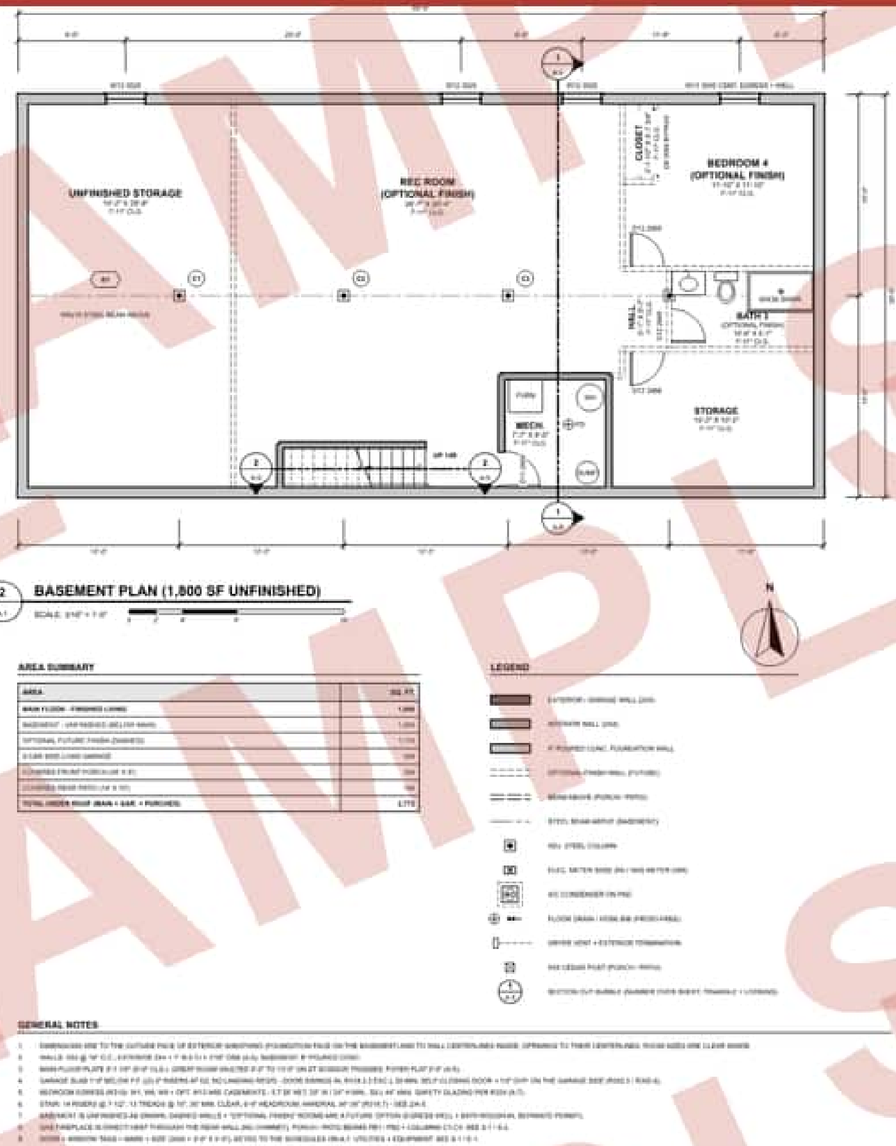


1 A1 **MAIN FLOOR PLAN (1,800 SF)**

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



2 A1 **BASEMENT PLAN (1,800 SF UNFINISHED)**

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

AREA SUMMARY

AREA	SQ. FT.
MAIN FLOOR - FINISHED LIVING	1,800
BASEMENT - UNFINISHED (BELOW MAIN)	1,800
OPTIONAL FUTURE FINISH (SHARED)	1,110
2-CAR SIDE-LOAD GARAGE	504
COVERED FRONT PORCH (UNDER 6'-0")	294
COVERED REAR PATIO (UP TO 12')	168
TOTAL UNDER ROOF (MAIN + GAR. + PORCHES)	**2,772**

LEGEND

- EXTERIOR / GARAGE WALL (2X6)
- INTERIOR WALL (2X4)
- 8" POURED CONC. FOUNDATION WALL
- OPTIONAL FINISH WALL (FUTURE)
- BEAM ABOVE (PUNCH: PATIO)
- STEEL BEAM ABOVE (SHADED/TINT)
- HSS STEEL COLUMN
- ELEC. METER BASE (IN-LINE METER CAN)
- A/C CONDENSER ON PAD
- FLOOR DRAIN / HOSE BIB (PATIO AREA)
- DRYER VENT + EXTERIOR TERMINATION
- 4X4 CEDAR POST (PUNCH: PATIO)
- SECTION CUT BUBBLE (NUMBER OVER SHEET; TRIANGLE = LOOKING)

GENERAL NOTES

1. DIMENSIONS ARE TO THE OUTSIDE FACE OF EXTERIOR SHEATHING (FOUNDATION FACE ON THE BASEMENT) AND TO WALL CENTERLINES WHERE OPENINGS TO THEIR CENTERLINES. HOUSE SIZES ARE CLEAR WHERE
2. WALLS: 2X4 @ 16" O.C., EXTERIOR 2X4 + 1" R-5.5 (+ 1"=R-7.5) + 7/16" OSB (U-0). BASEMENT: 8" POURED CONC.
3. MAIN FLOOR PLATE: 9'-1 1/8" (9'-0" CLG.). GREAT ROOM VAULTED 9'-0" TO 11'-0" ON ST. BOSSON TRUSSES. FOYER FLAT 9'-0" (8-0).
4. GARAGE SLAB 1"=8" BELOW FF (12) 2" RISERS AT 6.5" INCLUDING RISER). DOOR SWINGS IN, WITH 2 3-0 X 1 10 MIN. SELF-CLOSING DOOR + 1/2" GYP ON THE GARAGE SIDE (RSEC 5 / R342-4).
5. BEDROOM EGRESS (R310): W1, W6, W8 = OPT. W1 CASE CASEMENTS - 5.7 SF W/ 1 10" W X 24" H MIN. SILL AT MAX. 44" ABV. SAFETY GLAZING PER R308 (A.7).
6. STAIR: 14 RISERS @ 7 1/2", 13 TREADS @ 10", 36" MIN. CLEAR, 6'-8" HEADROOM. HANDRAIL AT 34" (R1 R.7) - SEE 2/A-5
7. BASEMENT IS UNFINISHED AS DRAWN. DASHED WALLS + "OPTIONAL FINISH" NOTING ARE A FUTURE OPTION (EGRESS WELL + BATH ROUGH-IN, SEPARATE PERMIT).
8. GAS FIREPLACE IS DIRECT-VENT THROUGH THE REAR WALL (NO CHIMNEY). PUNCH: PATIO BEARS PER 1 PSI + COLUMNS C1-C4. SEE 3 / 1-5.1.
9. DOOR + WINDOW TAGS = MARK + SIZE (2068 = 2'-0" X 6'-8"). REFER TO THE SCHEDULES ON A-7. UTILITIES + EQUIPMENT SEE A 1 / E-1.

HOUSE PLANS & DRAFTING

PROJECT

08 THE SAWMILL

WESTERN FARMHOUSE RANCH · 1,800 SF · 3 BED / 2 BATH · 2-CAR SIDE-LOAD GARAGE

DESIGN BASIS: SET T-1 — VERIFY ALL COPIES PER SITE

GOVERNING CODE

2024 IRC, VERIFY LOCAL ADOPTIONS & AMENDMENTS.

REVISIONS

NO.	DATE	DESCRIPTION
A	02-10-26	CLIENT EDITS
B	02-15-26	GARAGE REDLINES
C	02-18-26	SECTIONS ON MAIN SHEET
D	02-19-26	FIGURE DIMENSIONS + UTILITIES

DESIGNER STATEMENT

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

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SEAL / REVIEW STAMP (IF STATE WHERE REQUIRED)

DATE: 02-19-2026	SCALE: 3/16" = 1'-0"
DRAWN BY: SILLPLATE PLAN CO.	PLAN NO.: 08

SHEET TITLE: **FLOOR PLANS**

SHEET

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

2 REAR ELEVATION
SCALE: 1/4" = 1'-0"

HOUSE PLANS & DRAFTING

PROJECT

08 THE SAWMILL

GOVERNING CODES

REVISIONS

NO.	DATE	DESCRIPTION
A	10-15-25	CLIENT EDITS
B	12-10-25	RANGE REQUIRED
C	01-15-26	SKYLIGHT DESIGN BASED
D	02-16-26	ROUGH DIMENSIONS + UTILITIES

DESIGNER STATEMENT

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SCALE: 1/4"=1'-0" (24"X36") UNLESS NOTED OTHERWISE

DATE	SCALE
10-10-2025	1/4" = 1'-0"
DRAWN BY	PLAN NO.
SILLPLATE PLAN CO.	08

SHEET TITLE

FRONT + REAR ELEVATIONS

SHEET

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

2 RIGHT ELEVATION
SCALE: 1/4" = 1'-0"

HOUSE PLANS & DRAFTING

PROJECT

08 THE SAWMILL

WESTERN FARMHOUSE RANCH · 1,848 SF · 3 BED / 2 BATH · 2-CAR SIDE-LOAD GARAGE

DESIGN BASIS: SEE T-1 — VERIFY ALL COPIES PER SITE

GOVERNING CODE

2024 IRC, VERIFY LOCAL ADOPTIONS AND AMENDMENTS.

REVISIONS

NO.	DATE	DESCRIPTION
A	02-10-26	CONCEPT SET
B	02-15-26	GARAGE REDUCED
C	10-16-26	SKYTRAIL DESIGN BASIS
D	10-16-26	ROUGH DIMENSIONS + UTILITIES

DESIGNER'S STATEMENT

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SEAL / REVIEW STAMP (IF OTHERS WHERE REQUIRED)

DATE	SCALE
10-16-2026	1/4" = 1'-0"
DRAWN BY	PLAN NO.
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SHEET TITLE

SIDE ELEVATIONS

SHEET

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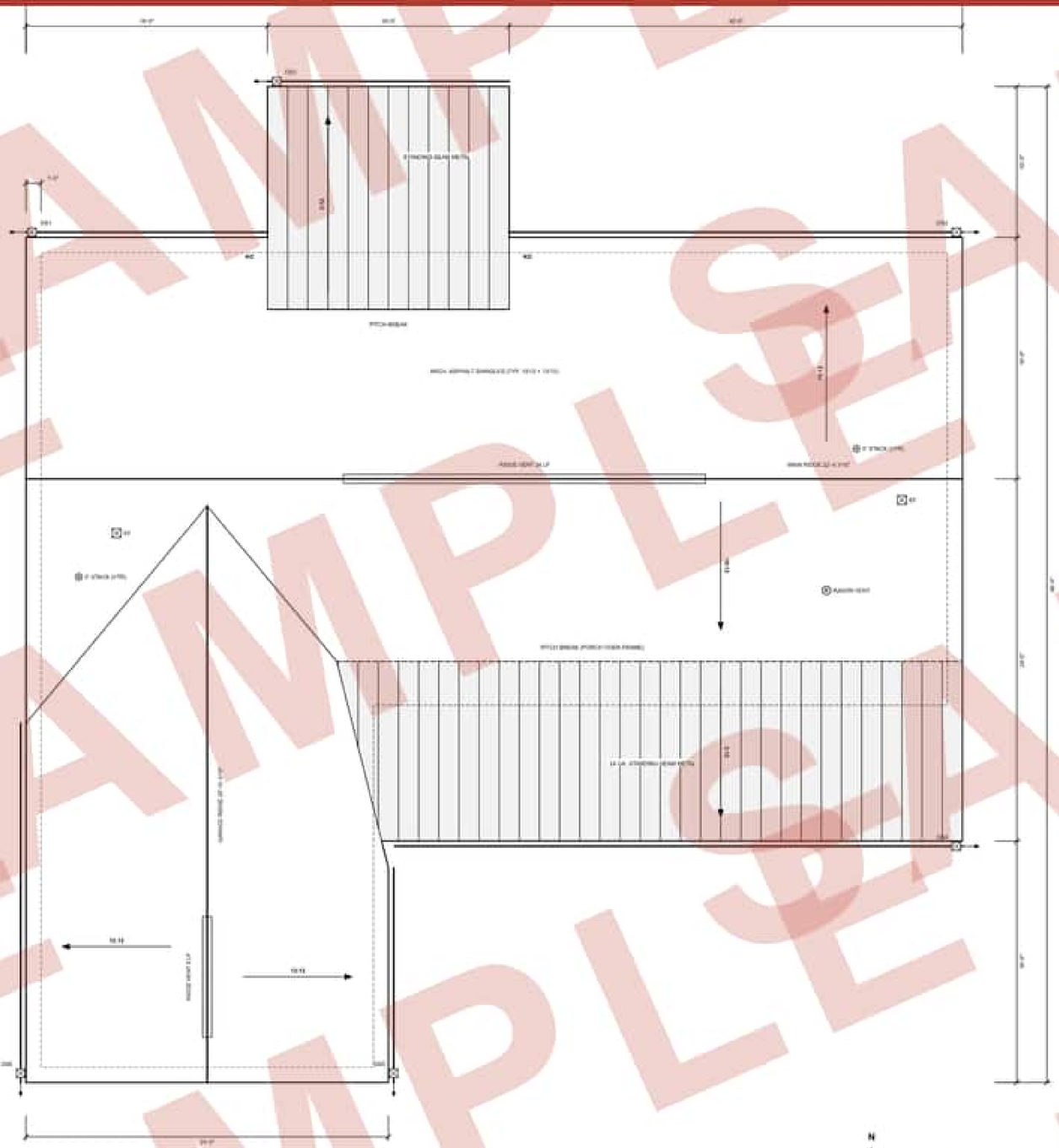

1 ROOF PLAN

SCALE: 1/8" = 1'-0"

ATTIC	AREA	RIDGE NFA	UPPER (RIDGE)	LOWER (SOFFIT)	CHECK
MAIN (INCL. VAULT)	1,842 SF	184 SQ IN	24 LF × 7.5 = 180 SQ IN (70%)	1,658 SF × PORCH+GBL 16 LF × 9.5 = 152 SQ IN	1,773 > 184 OK
GARAGE + gable ENT	671 SF	122 SQ IN	8 LF × 15 = 120 SQ IN (30%)	8 LF × 5 = 40 LF × 3.0 = 120 SQ IN	480 >> 122 OK

1. RIDGE VENT SHINGLE-OVER, 18 IN HALF NFA, SOFFIT JOINT VENTED, 9 SQ IN/LF NFA (BOTH SIDES). EXHAUST >= INTAKE.
2. PURLIN FRAMED OVER A RAISED RIDGE BEAM AT THE MAIN ROOF; THE RIDGE BEAM BEARS ON THE GABLE WALLS AND ON THE INTERIOR BEARING WALL AT THE GARAGE. THE PORCH ROOF RIDGES ON A 2×6 LEDGER BOLTED TO THE HOUSE WALL. PURLINS ARE SUPPORTED BY THE GABLE WALLS AND THE INTERIOR BEARING WALL AT THE GARAGE; THE PORCH ROOF IS SUPPORTED BY THE LEDGER AND THE OUTER BEAM.
3. VAULT DETAILS: 1 IN VENTED AIR SPACE ABOVE THE INSULATION IN EVERY SLOPED BAY, CONTINUOUS FROM SOFFIT TO RIDGE.

GUTTER + DOWNSPOUT SCHEDULE

TAG	SERVES	GUTTER RUN	LOCATION
GD1	REAR EAVE, WEST OF THE PATIO	16'	REAR WEST CORNER
GD2	REAR EAVE, EAST OF THE PATIO	20'	REAR EAST CORNER
GD3	PATIO EAVE	16'	PATIO WEST POST, STRAPPED
GD4	PORCH EAVE	16'	PORCH EAST END POST, STRAPPED
GD5	GARAGE STREET-FACE	16'	GARAGE STREET-EAST CORNER
GD6	GARAGE STREET-EAVE OVER THE DRIVE	24'	GARAGE STREET-WEST CORNER (CLEAR OF THE DRIVE)

1. 5" K-STYLE ALUM. GUTTERS ON EAVES ONLY (NEVER RAKES), 1/16"/FT FALL TO THE DS (5/12:25, 4/12 MIN). RUN PER DS.
2. EVERY DS: ELBOW + SPLASH BLOCK OR 4' EXTENSION AWAY FROM THE FOUNDATION, DRIVE AND WALKS. NO DS AT A DOOR OR STEP.
3. W1 = KICK-OUT FLASHING WHERE THE PATIO COVER STEP FLASHING ENDS AT THE MAIN GUTTER.

ROOFING NOTES

1. ROOF FORMS (MATCH A-1): MAIN 10/12 SIDE GABLE; GARAGE 12/12 STREET GABLE; PORCH + PATIO 2/12 SHED/MONO-SLOPE ROOFS (OVER-FRAMED ON THE MAIN TRUSSES (A-1)).
2. OVERHANGS: 12" GABLES + 12" RAKES (OVER PORCH / RAKE TRIM); VENTED SOFFIT AT EAVES). PORCH + PATIO EAVES 1'-4 1/2" PAST THE BEAM.
3. SHINGLES (GD1): 1/2"CL ARCH. ASPHALT, ASTM D3462 | STYR (1), (2, 3) NAILS EA., SYNTHETIC UNDERLAYMENT, DRIP EDGE AT EAVES + RAKES.
4. METAL (GD2): 26 GA. MECH.-SEAMED STANDING SEAM, 16" PANELS, CM-BELT ANGLED (NON-TEAR UNDER-LAYMENT (RMA, UL).
5. ICE BARRIER PER LOCAL CODE (3 FT/MIN), 36" WIDE ANGLED MEMBRANE (6-mil) VALLEYS + AT EVERY PITCH BREAKS RECOMMENDED.
6. PITCH BREAKS: METAL PANELS LAP 6" OVER A 24" MINT TRANSITION FLASHING TUCKED UNDER THE SHINGLES ABOVE (DETAIL 4 / A-1).
7. VALLEYS: CLOSED-CUT SHINGLE VALLEYS OVER MEMBRANE (GARAGE / MAIN); PORCH / GARAGE VALLEY 24" PRE-FINISHED W-VALLEY UNDER THE METAL.
8. CAULKETS: NONE NEED - NO ROOF DRAINS INTO A WALL. PATIO CHEESE: STEP FLASHING + KICK-OUT (W1) AT THE MAIN GUTTER.
9. TRUSSES @ 24" O.C., NO GIRDERS - TRUSS LAYOUT + DIRECTION ON S-1. PENETRATIONS (VTR, BATH FANS, RADON) KEPT 2' MIN. FROM VALLEYS. NONE THROUGH THE METAL ROOFS.
10. WOOD FIREPLACE IS DIRECT-VENT THROUGH THE REAR WALL - NO CHIMNEY, ERGER + RANGE HOOD VENT THROUGH WALLS (E-1).

LEGEND

- RIDGE (HIDDEN) / GUTTER OUTSIDE THE EAVE (HIDDEN)
- VALLEY / EAVE + RAKE EDGE
- PITCH BREAK
- EXTERIOR WALL BELOW (OVERHANG LINE)
- RIDGE VENT
- 10:12 — ROOF SLOPE; DOWNHILL LINE PER PLANE
- DOWNSPOUT + SPLASH DIRECTION
- FLASHING KICK-OUTS + RADON VENT (VTR + RADON VENT CAP + WARM-AIR CAP

N

HOUSE PLANS & DRAFTING

PROJECT

08 THE SAWMILL

WESTERN FARMHOUSE RANCH · 1,842 SF · 3 BED / 2 BATH · 2-CAR SIDE-LOAD GARAGE

DESIGN BASIS: SDS T1 (~ 100 PSF S_{DS}), COTTAGE PLUS (CP)

GOVERNING CODE

2024 IRC, 1/R5P F LOCAL ADOPTIONS AMENDMENTS).

REVISIONS

NO.	DATE	DESCRIPTION
A	02-10-26	CLIENT EDITS
B	02-15-26	RANGE RELOCATED
C	02-18-26	SKYLIGHT ADDED (MAIN)
D	02-19-26	FIGURE DIMENSIONS + UTILITIES

DESIGNER'S STATEMENT

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

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DATE	SCALE
02-19-2026	1/8" = 1'-0"
DRAWN BY	PLAN NO.
SILLPLATE PLAN CO.	08

SHEET TITLE

ROOF PLAN

SHEET

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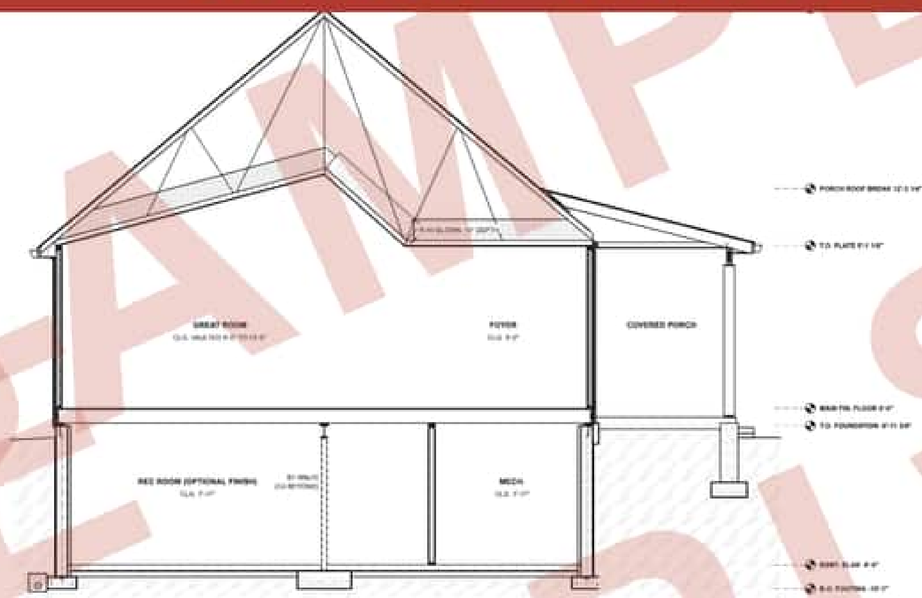
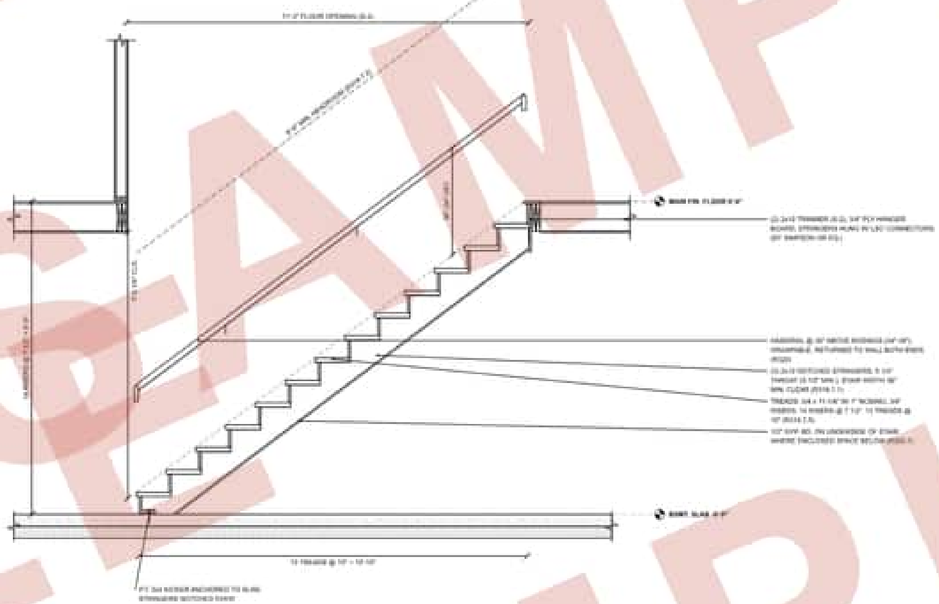
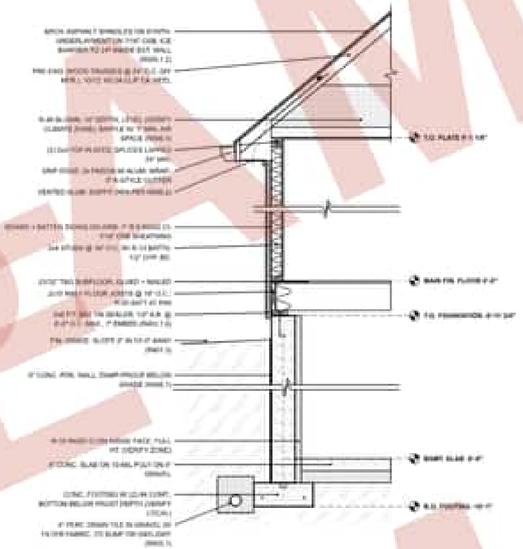


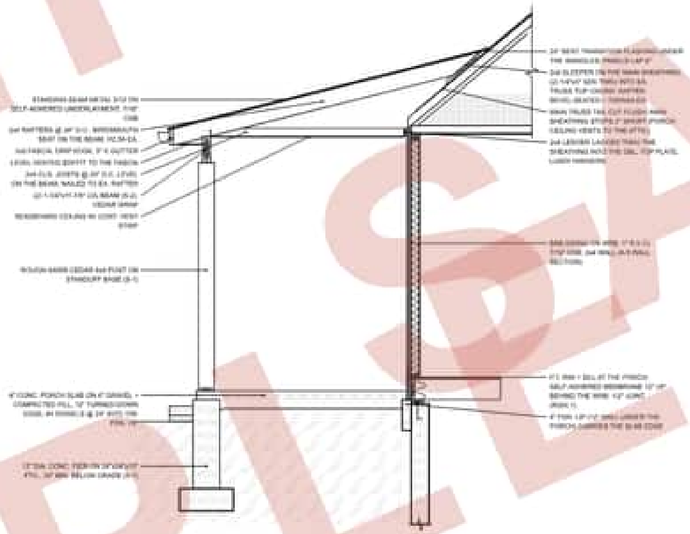
1 BUILDING SECTION (LOOKING EAST)
SCALE: 1/4" = 1'-0"



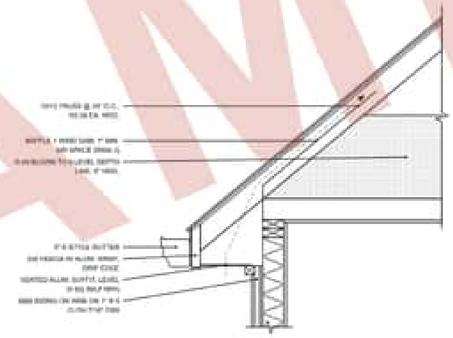
2 BASEMENT STAIR SECTION
SCALE: 1/2" = 1'-0"



3 TYPICAL WALL SECTION
SCALE: 1/2" = 1'-0"



4 PORCH CEILING RETURN - KICK ROOF
SCALE: 3/4" = 1'-0"



5 EAVE + GUTTER
SCALE: 1" = 1'-0"

MATERIAL HATCHES

LOOSE FILL (BLOWN) INSULATION	BATT INSULATION
RIGID CONT. INSULATION (C)	SPRAY FOAM INSULATION
COMPACTED GRAVEL	EARTH / UNDISTURBED SOIL
CONCRETE	GYPSUM BOARD
PLYWOOD / OSB SHEATHING	STEEL

SECTION NOTES

1. LEVELS: MAIN FF 0'-0" = T.O. FOOT SUBFLOOR TO TOP OF SLAB (E.O. 3/4" DECKING + 2x10 FT JOIST + GYP. BD. CEILING) = 9'-1 1/4" T.O. PLATE
2. GREAT ROOM ST SYSTEM PROVIDES 36" W X 6'-4" HIGH NO WALL TO 13'-0" W. THE RIDGE, DESCRIBED TO A 1'-0" X 8'-0" FLOOR CEILING, RISE SLOPE, BATT SAT THE STEEP (C) DROP, BATTLE (CURV) SAT (E.A).
3. MAIN BEAM BY: MAIN FIN. FLOOR (TO CEILING + MTG BATT AT FACE, JOISTS BEAM ON 2 X 6 FT INSIDE (E.I. / E.J.)
4. PORCH = PATIO: 3/4 ALUM SOFFIT OVER PORCH ON THE MAIN PROVIDES VENTING, E. 4" TRANSVERSE, TRIM SELL FT WHERE THE PORCH SLAB MEETS.
5. ASSEMBLIES + R-VALUES: SEE T1 ENERGY DESIGN BASIS (ENFP) PER LOCAL ENERGY CODE / PROJECT + DRAFTSTUP PER Kelly H / Wife H.

HOUSE PLANS & DRAFTING	
PROJECT	08 THE SAWMILL
GOVERNING CODE	2024 IRC, USRP'T LOCAL AMENDMENTS
REVISIONS	NO. / DATE / DESCRIPTION: A 10-15-26 CONCEPT SET; B 12-12-26 PERMIT REVISIONS; C 01-16-26 MATERIAL DESIGN BASIS; D 02-16-26 FLOOR OPENINGS + STRUCTURE
DESIGNER'S 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.
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SCALE / REVIEW STAMP (BY OTHERS WHERE REQUIRED)	
DATE: 10-15-2026	SCALE: AS NOTED
DRAWN BY: SILLPLATE PLAN CO.	PLAN NO.: 08
SHEET TITLE	SECTIONS + DETAILS
SHEET	

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MARK	LOCATION	SIZE	TYPE	QTY	NOTES
D1	FRONT ENTRY (FOYER)	3068 × 82 1/2" (6068×762)	FIBERGLASS, 3/4 LITE, SMOOTH	1	4-0 DC DOUBLETES TEMPERED (R308.4.2), DOUBLE 36" LANDING (~7740 H)
D2	GARAGE TO BACK HALL	2868	1-3/4" SOLID-CORE DOOR	1	SELF-CLOSING (R302.5.1); GARAGE SIDE OF DOOR, NOT TO OPEN INTO GARAGE (R317.3.3, 317.3.4)
D3	OWNER'S BEDROOM	2868	1-3/4" HOLLOW-CORE (CPINE)	1	PRIVACY SET
D4	OWNER'S BATH / W.I.C.	2868	1-3/4" HOLLOW-CORE (CPINE)	1	BATH PRIVACY W.I.C. PASSAGE
D5	W.I.C. / BED 2 - BATH 2	2468	1-3/4" HOLLOW-CORE (CPINE)	1	SWING INTO THE ROOMS PRIVACY SETS
D6	PANTRY	2468 BIFOLD (4 / 24")	6 PANEL BIFOLD	1	6-0" OPENING (FRAMING, TRACK + PHOTO, MATCH ASSEMBLY TO OPENING
D7	LINEN CLOSET	2468 BIFOLD	4 PANEL BIFOLD	1	
D8	BED 2 - BED 1 - LIFT BED 4 CLOSETS	3068 6068 / 6068 EMPT	6 PANEL BIFOLD SLIDING	3	6068, 6-0" OPENING (FRAMING (2) EMPT, 3'-0" NOMINAL (+), 5'-1 1/4" OPENING OPENING, MATCH TRACK + GUIDE
D9	DINING TO COVERED PATIO	6068 SLIDE	VINYL SLIDING PATIO DOOR	1	TEMPERED (R308.4.1) (+1-1 SL SCREEN
D10	GARAGE (WEST SIDE) DOOR	10'-0" X 7'-0" (3.0	TWO, STEEL OVERHEAD STYLE	1	OPENER + PHOTO EYES (R1-1), SIDE-HUNG PER D204.4
D11	MAIN MECHANICAL	2868	1-3/4" SOLID-CORE	1	FURNACE / WH (SEALED COMBUSTION AND COMB AIR LOUVERS) - VERIFY
D12	OPP. BED 3 / BATH 3 / STORAGE	2868	1-3/4" HOLLOW-CORE (CPINE)	1	FUTURE FINISH
	CASED OPENINGS (NO DOOR)	BACK HALL / NOOK 6'-0" (1.8") (SHORTER WALL); 3'-2" MEDICINE WALL 4'-0"	OPENING, SAME AS CASING	3	NO HEADER (NON-BEARING)

DOOR NOTES

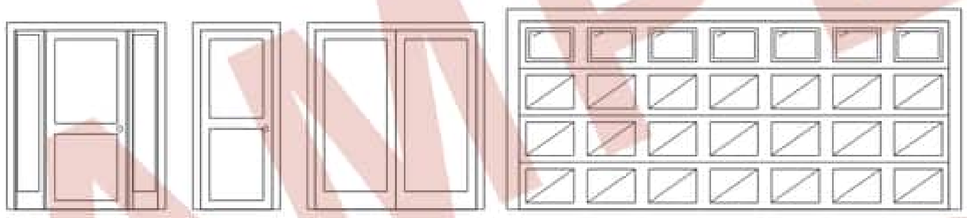
1. INTERIOR DOORS 6'-0" (1829mm) REMOVE 1-3/8" UNLESS NOTED. (OTHER HARDWARE)
2. HOUSE / GARAGE DOOR (D2): 1-3/8" SOLID WOOD | STEEL OR MORE STEEL OR BRASS, RATED, SELF CLOSING + SELF LATCHING (R302.5.1).
3. EXTERIOR DOORS LANDING EACH SIDE (RPP 8.3) 1" (36 MINIMUM) - SLIDING, PORCH + PATIO 8" BELOW FF (+/- 1-3/4") WEATHERSTRIP (+/-8.3).
4. GARAGE DOOR: WIND LOAD PER R301.2 (3)(E) 115 MPH (EXP B), WITH LABEL, OPENER IN PHOTO EYES (+/- 3/4).

ROOM FINISH SCHEDULE

ROOM	FLOOR	BASE	WALLS	CEILING	CLG. HT.	NOTES
FOYER / GREAT ROOM	LVP	PAINTED MDF 5 1/4"	1/2" GYP. PAINT	1/2" GYP. PAINT (VAULTED)	9'-0" VAULTED 8'-0" TO 13'-0"	SO 1000 FIREPLACE, 10" HEARTH
DINING / KITCHEN / PANTRY	LVP	PAINTED MDF	1/2" GYP. PAINT	1/2" GYP.	9'-0"	TILE BACKSPLASH, SQUARE 4'-0" X 7'-0"
BACK HALL / LAUNDRY / POWDER HALL	LVP	PAINTED MDF	1/2" GYP. PAINT	1/2" GYP.	9'-0"	
HALL / LAUNDRY	TILE	TILE / MDF	MR GYP. PAINT	1/2" GYP.	9'-0"	WHITE + HOODED, DRYER VENT TO EAST
OWNER'S BEDROOM - BEDROOM 2 - BEDROOM 3	CARPET + PAD	PAINTED MDF	1/2" GYP. PAINT	1/2" GYP.	9'-0"	
W.I.C. + CLOSETS / LOAD	CARPET CLOSETS / LVP (LOAT)	PAINTED MDF	1/2" GYP. PAINT	1/2" GYP.	9'-0"	WIRE OR MELAMINE SHELF + ROD
OWNER'S BATH / BATH 2	TILE	TILE	MR GYP. TILE ON CEMENT BD. AT TUB / SHOWER	1/2" GYP. MR.	9'-0"	MOISTURE RESISTANT GYP. (SLOTTED TO EAT (S.1)
2-CAR GARAGE	CONC., SEALED	-	1/2" GYP. TAPED (COMMON WALL) #1(D.4)	1/2" GYP. TAPED	10'-0"	SEAM TO BE SEALED FF X
BASEMENT (UNFINISHED) (OPT. 2000SQ)	CONC., SEALED		CONC. + R-10 (1) (INSULTION BARRIER)	EXPOSED FRAMING	7'-7" (2.3 SQF AT B1)	OPT. FINISH + SEPARATE PERMIT
STORAGE (PORCH - PATIO)	BROOM FINISH CONC.		R&B SIDING	WHITE (1) ALUMINUM	9'-0" JOISTS SLAB	HOUSE AND PATIO'S + WEATHER SEAM

GYP. = LUXURY VINYL PLANK, MR. = MOISTURE RESISTANT GYP. ROOM SIZES + CEILING HEIGHTS PER A-1 / A-2, FINISHES ARE BUILDER STANDARD.

DOOR TYPES (EXTERIOR VIEW, 3/8" = 1'-0")



MARK	LOCATION	SIZE	TYPE	QTY	BALLAST	EGRESS	TEMP.	OBS.	NOTES
W1	OWNER'S BED - REAR	(2) 3068 SKILLED	CASEMENT	1	7'-9"	YES			VERIFY EACH UNIT TO BE NET MIN. 20" W × 24" H MIN.
W2	OWNER'S BED - WEST	3068	SINGLE HUNG	1	7'-9"				
W3	OWNER'S BATH - WEST	2068	SINGLE HUNG	1	3'-9"			OBS.	CENTERED ON THE BATH WALL
W4	SHELF WORK - REAR	3068	SINGLE HUNG	1	7'-9"				SILL'S SIDE OF THE FIREPLACE
W5	STAIR - FRONT (FOYER)	3068	SINGLE HUNG	1	7'-9"		TEMP.		AT STAIR (R308.4.5)
W6	BED 3 - REAR	3068	CASEMENT	1	7'-9"	YES			VERIFY UNIT 1-1 EP NET MIN. 20" W × 24" H MIN.
W7	BED 2 / BED 3 - EAST	3068	SINGLE HUNG	2	7'-9"				
W8	BATH 2 - EAST OVER TUB	2068	SINGLE HUNG	1	3'-9"		TEMP.	OBS.	W/ TUB ENCLOSURE (R308.4.2)
W9	BED 1 - FRONT (FOYER)	(2) 1868 SKILLED	CASEMENT	1	7'-9"	YES			CENTERED IN THE FOYER BAY
W10	GARAGE - STREET GABLE	3068	SINGLE HUNG	2	7'-9"				HEAD 7'-9" ABOVE GARAGE SLAB (STYLE# SYMMETRY)
W11	FRONT DOOR SIDELITES	1'-0" X 6'-9"	FIXED (PART OF D1)	2	0'-0"		TEMP.		R308.4.2
W12	BASEMENT - REAR	3068	SLIDER, IN-AT EGR SILL	1	3'-9"				HEAD 7'-9" ABOVE SLAB FF; CLEAR OF PIPES
W13	OPP. BED 3 - REAR	3068	CASEMENT, EGRESS SILL	1	3'-9"	YES			HEAD 7'-9" ABOVE SLAB FF; VERIFY 1-1 EP NET, 20" W / 24" H MIN., SILL 3'-9" + LADDER

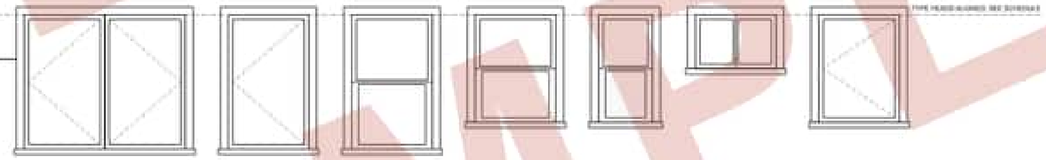
GLAZING + EGRESS NOTES

1. WINDOWS: BLACK VINYL (OR FIBERGLASS) LOW-E, U-0.30 MAX, SHGC 0.40 - VERIFY PER LOCAL ENERGY CODE. NFRC LABEL (D) SHALL REMAIN ON EACH WINDOW UNTIL INSPECTED.
2. EGRESS (R310): EVERY SLEEPING ROOM (BEDROOMS + BASEMENT) MUST HAVE AN EGRESS WINDOW OR DOOR. MIN. CLEAR OPENING: 5.7 SQ. FT. (GRADE + BASEMENT HEADS AS SHOWN) 5.0 SQ. FT. (ALL OTHER). MIN. CLEAR WIDTH: 20" (508MM). MIN. CLEAR HEIGHT: 24" (610MM). MAX. SILL HEIGHT: 44" (1118MM) ABOVE FINISHED FLOOR. EGRESS UNITS MUST BE OPERABLE WITHOUT TOOLS OR KEYS. (W1, W6, W13) - SILL MUST BE 5.7 SQ. FT. CLEAR.
3. SAFETY GLAZING (R308.4): DOOR GLASS + WINDOWS WITHIN 24" (610MM) OF A DOOR OR WITHIN 18" (457MM) OF THE FLOOR MUST BE TEMPERED. ALL GLASS WITHIN 60" (1524MM) OF A TUB OR SHOWER DRAIN MUST BE TEMPERED.
4. DECORATIVE GLASS AT BOTH ENTRY WINDOWS: SOLID OPENINGS PER MFR. FLASH ALL FINS, GRADE, HEAD (SHINGLE LAP), TAPED TO THE SHEATHING.

PLUMBING FIXTURE + APPLIANCE LIST

ROOM	FIXTURES / APPLIANCES (BUILDER STANDARD - VERIFY SELECTIONS)
KITCHEN	30" FREESTANDING ELECTRIC RANGE (240V) - WALL STYLE MICROWAVE - HOOD VENTED OUT THRU THE WALL BEHIND, 36" FRIDGE (3" SIDE CLEARANCE) W/ ICE MAKER BOX, 24" DW, 32" SINK, BOWL SINK + 1/2 HP DISPOSAL IN THE ISLAND
Standard baths	72" SBA, VANITY, (1) GRAPHITE 1.28 GPF TOILET (WHR ENERGY STAR/WEH), GLASS + PRESSURE BAL. VALVE SYSTEM (1)
BATH 2	60" SBA, VANITY, 1.28 GPF TOILET, WHITE TUB / SHOWER, PRESSURE BAL. VALVE
BATH 3 - BASE - OPT.	UNDER SLAB ROUGH-IN ONLY: 30" VANITY, TOILET, WHITE SHOWER (STACKED UNDER BATH 2), EJECTOR PIT (S.1) - FIXTURES ARE BELOW THE SEWER
LAUNDRY	DRYER BOX W/ DRAIN (ELECTRIC DRYER (240V - 30A) VENTED >= 25' TO EXT. (R302)
MECHANICAL (BASE.)	GAS FURNACE 96% (SEALED COMB.) + A/C (81 HVAC MANUAL J), (2) 50 GAL GAS WH (POWER VENT), SUMP PUMP, FLOOR DRAIN, RADON STUB
EXTERIOR	(2) FROST-FREE HOSE BIBS (FRONT PORCH + REAR), A/C CONDENSER PAD (SIZE PER SIZE), GAS METER + ELEC. METER (WEST WALL, BY UTILITY)

WINDOW TYPES (EXTERIOR VIEW, 3/8" = 1'-0")



OPENING / HEADER CROSS-REFERENCE (HEADER SCHEDULE: S-4)

HEADER	OPENINGS	WALL
H1	W2, W3, W4 (2), W5, W6, W7 (2), W8, W10 (2), D2	BEAM + PIERS BEARING WALLS, GABLE ENDS
H2	D1 FRONT ENTRY (+DOUBLETED (2-0" UNIT)	FRONT BEARING WALL
H3	W1 (2), W9, W11 (2), D3, D4, D10	BEAM / FRONT BEARING WALLS
H4	D12, (2'-0" X 6'-9" SIDELITES (2)) (ENTRY)	GARAGE (REAR BEARING WALL, 2-0 PT PORTAL)
H5	ALL INTERIOR DOORS / CASED OPENINGS	NON-BEARING PARTITIONS (WALLS 5)

HOUSE PLANS & DRAFTING

PROJECT

08 THE SAWMILL

MODERN FARMHOUSE RANCH · 1,846 SF · 3 BED / 2 BATH · 2-CAR SIDE-LOAD GARAGE

DESIGN BASIS: NCS 5.1 — VERIFY ALL CURRENT EDITIONS PRIOR TO PERMIT

GOVERNING CODE

2024 IRC, VERIFY LOCAL ADOPTIONS & AMENDMENTS.

REVISIONS

NO.	DATE	DESCRIPTION
A	10-15-26	CONCEPT SET
B	12-10-26	OWNER REVIEWS
C	01-19-26	SECTIONS, DESIGN BASIS
D	02-16-26	FLOOR DIMENSIONS + UTILITIES

DESIGNER'S STATEMENT

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SHEET TITLE

SCHEDULES

SHEET

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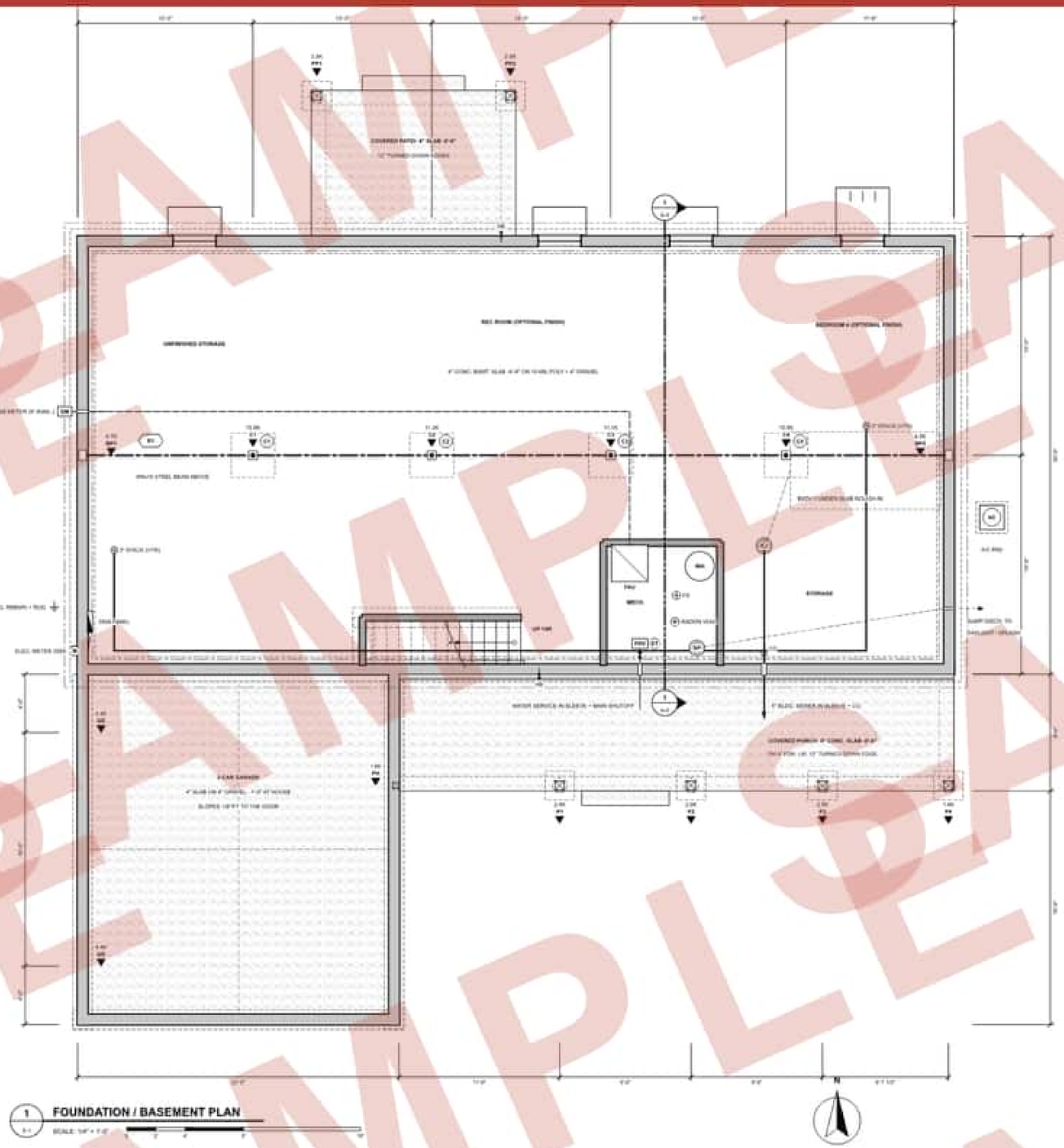


1 FOUNDATION / BASEMENT PLAN

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

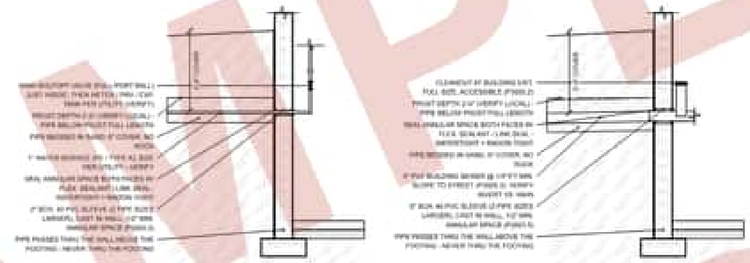
1. DESIGN SOIL BEARING = 2,000 PSF PRESUMED (VERIFY BEFORE POURING). VERIFY BY EXCAVATION. FOOTINGS ON UNDISTURBED SOIL OR ENGINEERED FILL. NEVER ON FROZEN GROUND.
2. 30" FROST DEPTH MINIMUM - VERIFY LOCAL CODE REQUIREMENT. PROTECT EXPOSED FOOTINGS AND STEM WALLS DURING FREEZE.
3. CONCRETE (MIN) 2,500 PSI FOOTINGS / WALLS / SLAB. 3,000 PSI AT GARAGE/DRIVE, PORCH, PATIO / STEPS. AIR-ENTRAIN 5-7% AT EXT.
4. BASEMENT WALLS: 8" POURED, 8'-1-1/2" HIGH (7'-1" FULL TO TOP OF WALL) SHOWN (L) <= 7'-0" (TABLE R404.1.2) W/ #4 @ 24" VERT. (1) @ 48" HORIZ. (VERIFY LOCAL TABLE / SOIL CLASS).
5. FRONT WALL UNDER THE PORCH: 12" WALL W/ 6'-0" UP TO LANDING. PORCH SLAB EDGE, PT. SILL 1" AND IN FOOT ZONE, MEMBRANE AT THE RIM (4-1 DETAIL 2).
6. (1) ANT BACKFILL UNTIL THE MAIN FLOOR FRAMING + SHEATHING AND THE BASMT SLAB ARE IN PLACE (R404.1.7). (2) BRACE THE WALLS.
7. SILL: 2X6 PT (SG FOAM SEALER, 1/2" ANCHOR BOLTS @ 6'-0" (1-1/2 MIN., 7" EMBED, 12" MIN. FROM EACH PLATE END (R403.1.6).
8. DAMPPROOF GRADE TO FOOTING (R406.1). 4" PERF DRAIN TILE INSIDE / OUTSIDE THE FOOTING W/ WASHED GRAVEL TO THE SUMP. SUMP DISCHARGE TO DAYLIGHT / SPLASH <= 10' FROM THE HOUSE.
9. JOINT SLAB: 4" ON SAND POLY (LAPPED 6", TAPED) OVER 6" CLEAN GRAVEL. CONTROL JOINTS <= 12' O.C. GARAGE SLAB SHEET TO THE DOOR.
10. STEEL BY WIRES INSTALL 12" BKG. PL. W/ 4" POCKETS CUT/CHASED. STEEL COLUMNS (LISTED) <= 12K LBS. RESIDENTIAL PADS - SUPPLIER / ENGINEER TO VERIFY.
11. POINT LOADS (WIDTH X): 8(PLUS EVERY BEARING) (L = COLUMN, BP = BEAM POCKET, P = PORCH POST, PB = PORCH BEAM SADDLE POST, PP = PATIO POST, SD = GARAGE DOOR JACKS)
12. PORCH STAIRS POSTS, 6X6 (SAME AS EXTERIOR WALLS) @ 16'-0" O/A. PIERS: 24" INTERSTIT FOOTINGS, 30" BKG. BELOW GRADE.
13. UTILITIES WATER / SEWER THRU SLEEVES (4 PIPE SIZES LARGER). SEALED BOTH FACES (DETAILS 2 + 3). BELOW THE 12" FROST DEPTH. MINIMUM THREE 3 FOOTING. SEWER 1/4"/FT MIN. (1) OF THE EXT BATH 1 ROOM IS B BELOW THE SEWER (SECTION PT. B-1).
14. ELECTRIC: 200A METER BASE ON THE WEST WALL (UTILITY) U.G. LATERAL. MAINTAIN PANEL DIRECTLY INSIDE. GROUNDING ELECTRODE = FOOTING REBAR (UFER) + ROD. BONDED TO WATER + GAS (E-1).
15. GAS (IF MAIN SERVED - VERIFY): METER ON THE WEST WALL 3 MIN FROM PROPANE. SLEEVED ENTRY. PIPING SIZED BY THE PLUMBER (VERIFY). RADON: SUB-SLAB T + 4" VENT TO THE ROOF (APP. 36). VERIFY LOCAL).

FOOTING + PAD SCHEDULE

MARK	ELEMENT	SIZE / REINF	LOAD / CHECK
F1	JOINT WALL FOOTING	20" X 8" (2) #4 CONT.	=1.5 KLF / 1.5 (F = 1,150 PSF = 1,300
F2	GARAGE FRONT FOOTING	16" X 8" (2) #4 CONT., 36" MIN. DEEP	GARAGE WALLS = 1 PSI/SQFT
F3	(TO CONFIRM PAD (F1-F4)	36" X 36" X 12" (4) #4 E.W.	11.3K / 9 SF = 1,258 PSF
F4	PORCH / STEPS FOOT PIER	12" DIA. PIER ON 24"X24"X12" PTTL. (2) #4 E.W.	2.8K / 1 SF = 700 PSF
SC	THICKENED SLAB (PAT STAIR WALL)	30" X 8" (2) #4 CONT.	8.38 KLF

LEGEND

- POURED CONC. WALL
- FOOTING / PAD / TURNED DOWN EDGE (BELOW)
- STEEL BEAM ABOVE
- GRADE TILE (INT. + EXT.) TO SUMP
- Point Load = TAG (KIPS, CARRIED TO 6 FOOTING)
- BLDG. DRAIN / SEWER (4") + STACKS
- WATER SERVICE
- EXT. OF WALL
- SUMP DISCHARGE / UNDER SLAB ROUGH-IN

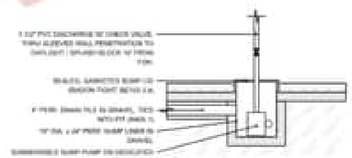


2 WATER SERVICE ENTRY (SLEEVED)

SCALE: 3/8" = 1'-0"

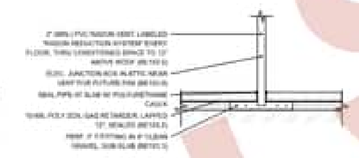
3 BLDG. SEWER EXIT (SLEEVED)

SCALE: 3/8" = 1'-0"



4 SUMP PIT

SCALE: 3/8" = 1'-0"



5 PASSIVE RADON SUB-SLAB T + VENT

SCALE: 3/8" = 1'-0"

HOUSE PLANS & DRAFTING

PROJECT

08 THE SAWMILL

MODERN FARMHOUSE RANCH · 1,648 SF · 3 BED / 2 BATH · 2-CAR SIDE-LOAD GARAGE

DESIGN BASIS: SDC D 1 — VERIFY ALL CRITERIA PER AHJ

GOVERNING CODE

2024 IRC. VERIFY LOCAL ADOPTIONS & AMENDMENTS.

REVISIONS

NO.	DATE	DESCRIPTION
A	10-15-26	CONCEPT SET
B	10-16-26	PERMIT REVISIONS
C	10-19-26	SECTIONAL DOOR SWING
D	10-19-26	HOUSE DIMENSIONS +1"/-1"/-1"

DESIGNER'S STATEMENT

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

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DATE	SCALE
10-15-2026	AS NOTED
DRAWN BY	PLAN NO.
SILLPLATE PLAN CO.	08

SHEET TITLE

FOUNDATION PLAN

SHEET

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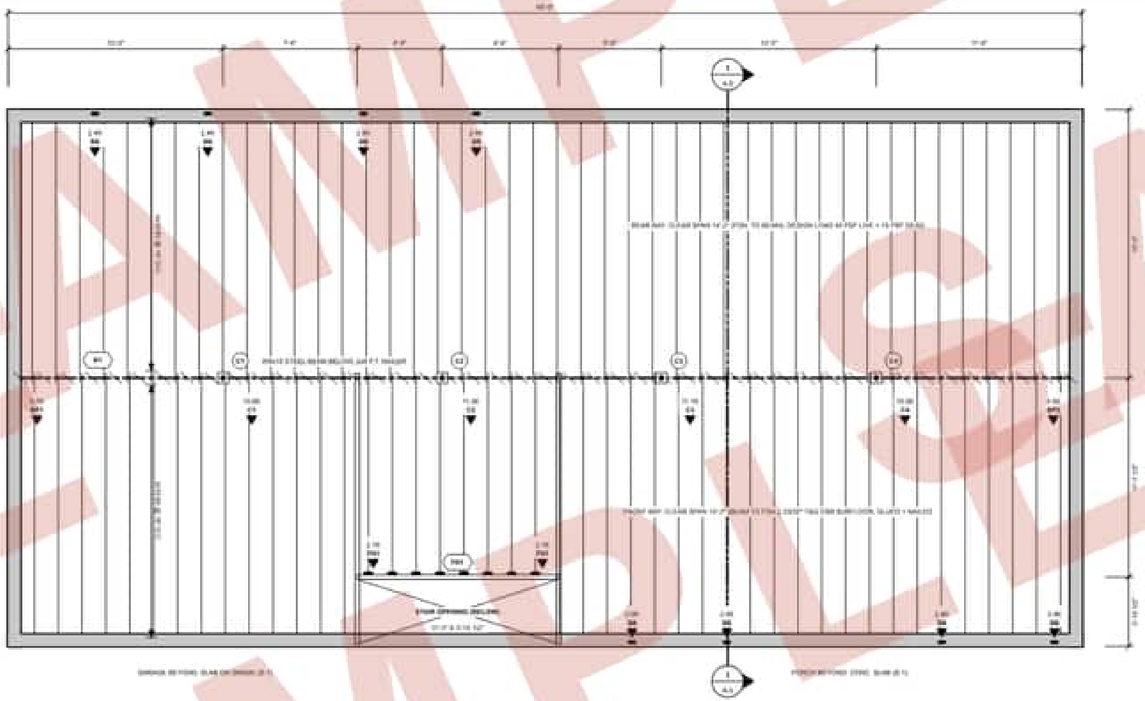
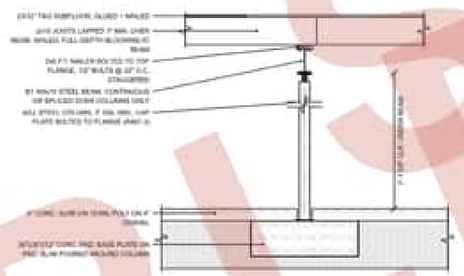


1 MAIN FLOOR FRAMING PLAN

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

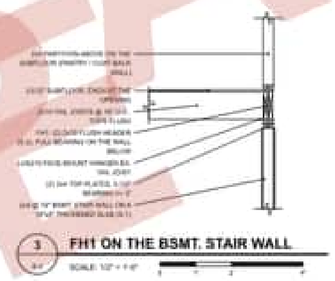
LEGEND

- 2X10 JOIST @ 16" O.C. (ALL MAINS)
- JOIST SPAN LINE PER MARK
- STEEL BEAM BELOW (LGTH)
- FLOOR HEADER / 2X RIM TRIMMER
- WINDOW
- POINT LOAD INTO: SB = SQUARE BLOCK



2 B1 ON ADJ. STEEL COLUMN + PAD

SCALE: 1/2" = 1'-0"



3 FH1 ON THE BSMT. STAIR WALL

SCALE: 1/2" = 1'-0"

MARK	MEMBER	SIZE	SPAN	LOAD (W)	M = W·L/8 (K-FT)	V = W·L/2 (K)	L/360 LIVE (IN.)	BEARING
B1	STEEL BEAM: MAIN FLOOR (HOUSE LIGHTWELL NOOK JOISTS)	W8X10 (W203×15) — 20'-7" MAX.	12'-3" MAX. (2 SPANS)	0.64 KLF (10' TRIB. 6.56 PSF)	10.80 / 21.07	3.71 / 7.26 (+)	0.49" / 0.97"	8" MIN. W/ (4) #5 POCKETS + MTL STEEL COLUMNS (1 CLR. - 48" SQ PIER BELOW) ENGINEER TO VERIFY
FH1	FLOOR STAIR HEADER (BACK OF STAIR) (TYPICAL)	(2) 2X10 MIL FLOOR W/ JOISTS	(JOIST BEARING ON WALL BELOW)	0.64 KLF	- (FULL WALL)	- (FULL WALL)	-	2X6 BSMT. STAIR WALL (4-1/2" ++ 7") OR 10"/12" THICKENED SLAB
FH2	FRONT STAIR HEADER	(2) 2-2X10 W/ 1/2" PLY SPACER BETWEEN (DOUBLE HEADER)	11'-3" MAX.	0.28 KLF	4.51 / 8.55	1.57 / 3.03	0.22" / 0.37"	2X10 HANGER @ GARAGE WALL (2)2X4 POST + 6X6 POSTS
FH3	REAR PATIO BEAM	(2) 1-7/8"X11-7/8" LVL (2.0E, DESIGN WHAT	11'-9"	0.14 KLF	2.53 / 4.80	0.82 / 1.55	0.12" / 0.20"	6X6 POSTS, FULL 7 1/4" BRG. (2 PLY 1-1/2")
H2	GARAGE DOOR HEADER (NEXT WALL)	(2) 1-7/8"X11-7/8" LVL (2.0E, DESIGN WHAT	16'-3"	0.28 KLF (1ST TRIB.)	11.80 / 22.33	4.38 / 8.28	0.48" / 0.90"	(2) JACK + (2) KING EA. END (2)6 PT POSTS (...)

1. STEEL: ASD, Fy 50 KSI (A913 GR. 50); LVL 2.0E, 1.9 MSI / Fv 285 PSI; (2) 2-1/2 ROOF SNOW PF = 25 PSF (0.7 × (1.1 × 0.9) × 30.4 = 21.1 ROUNDED UP); ROOF LL 20 PSF.
2. BY CAPACITY ASSURANCE CONSTRUCTION PLANNER RESTRAINT OF 10' OR THE BOLTED MAIN ER. JOISTS + BLOCKING. ENGINEER TO VERIFY BRACING CONDITIONS. B1 (STEEL), FH1 / FH2 / H4 (LVL) ARE OUTSIDE THE 45° TRIB (1) - BY SUPPLIER / ENGINEER. VERIFY.

POINT LOADS + LOAD PATH (SERVICE, KIPS)

MARK	LOCATION	LOAD	CARRIED DOWN BY
C1-C4	STEEL COLUMNS UNDER B1 (SEE ABOVE)	16.8 / 11.6 / 11.1 / 13.6	4(L) STEEL COLUMN TO 36"X36"X12" PAD FTG (E-1)
BP1 / BP2	B1 ENDS IN FDN. PARGETS	4.7 / 4.4	1'-0" BRG. FL. TO 8" FDN. WALL TYP.
FH1	STAIR HEADER ENDS (2.0E PLF LINE LOAD)	2.1 EA	FULL LENGTH ON THE 2X6 BSMT. STAIR WALL TO FT. THICKENED SLAB
SB	(4) I-80 HEADER JACKS (REAR + FRONT WALLS)	2.9 EA	JACKS TO SQUASH BLOCKS TO SILL TO FDN. WALL
P1-P4, P6	PORCH BEAM PBC (E-1)	1.6 / 2.4 / 2.4 / 1.6 / 1.6	6X6 POSTS TO PIERS P1-P4. HANGER TO (2)2X4 POST IN THE GARAGE WALL TO P2
PP1 / PP2	PATIO BEAM PBC (E-1)	2.9 / 2.4	6X6 POSTS TO PIERS P1
GD	GARAGE DOOR HEADER H4 (E-4)	6.4 EA	(2) JACK + (2) KING TO GARAGE SILL TO FROST WALL P3

FLOOR FRAMING NOTES

1. MAIN FLOOR: 20 PSF (SFF + VENEER + SP-L + 10 PSF @ 16" O.C. LOAD) LIVE: 40 PSF (LIVE + 10 PSF DEAD (10 = PARTITIONS).
2. JOISTS LAP 3" MIN. OVER B1. PACK RAISED (2) 10D FULL DEPTH 45 DEGREE BLOCKING EACH END AT THE BEAM WHERE IT TURNS (2) 90 TO THE MAINS.
3. SUBFLOOR: 23/32" T&G OSB, GLUED + 60 RING SHANK @ 6" EDGES / 12" FIELD (PASS).
4. BM: 2X10 ON THE 2X6 FT SILL. TOENAIL (2) 16D @ 8" IN (2) 60T AT THE RIM AND BOLTED (4) (L) FT. END WHERE THE WALL IS LOAD BEARING.
5. STAIR OPENING: (2) 2X10 TRIMMERS + FH1 (2) 2X10 FLOOR HEADER BEARING FULL LENGTH ON THE 2X4 BSMT. STAIR WALL (CRITICAL - 5 1/4" NOM. THICKENED SLAB. THE JOISTS IN LOAD TO WHERE).
6. SQUASH BLOCKS (SB): (2) 2X10 BLOCKS, GRAIN VERTICAL, UNDER EVERY KING / JACK THAT AT H1 / H2 HEADERS (2 ONCE THOSE). JACKS AT H1 HEADERS BEAR ON THE SILL.
7. TRUSSES CLEAR BRICK WALL TO WALL. NO MAIN FLOOR INTERIOR WALL CARRIES ROOF LOAD. PARTITIONS PARALLEL TO JOISTS SIT ON A JOIST OR ON 2X4 FLAT BLOCKING @ 24".
8. NO NOTCHES IN THE MIDDLE THIRD. HOLES PER 2X10 E. TILE AREAS (BATH, LAUNDRY): LIVE JOISTS + 23/32" SUBFLOOR + WATERPROOF MEMBRANE OR 1/4" BACKER (VERIFY TILE SPEC).
9. FRIEZE BOX + KRAFT STOP PER 2X10 (1 / PAGE 3). NO HEADER/KING POSTS OR THIS FLOOR. CEILING SUPPORT BY ONLY.

PROJECT

08 THE SAWMILL

WESTERN FARMHOUSE RANCH · 1,848 SF · 3 BED / 2 BATH · 2-CAR SIDE-LOAD GARAGE

DESIGN BASIS: SDC T-1 — HARDY WALL COTTAGE PLUS (ETE)

GOVERNING CODE

2024 IRC, 1ST/FF LOCAL ADOPTIONS AMENDMENTS)

REVISIONS

NO.	DATE	DESCRIPTION
A	10-15-26	CONCEPT SET
B	12-10-26	PERMIT REVISIONS
C	01-15-26	SECTIONS ON DOOR MARKS
D	02-10-26	FLOOR DIMENSIONS + UTILITIES

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.

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SCALE: 1/4"=1'-0" ON 24"X36" (STAMPS WHERE REQUIRED)

DATE	SCALE
10-15-2026	AS NOTED
DRAWN BY	PLAN NO.
SILLPLATE PLAN CO.	08

SHEET TITLE

FLOOR FRAMING PLAN

SHEET

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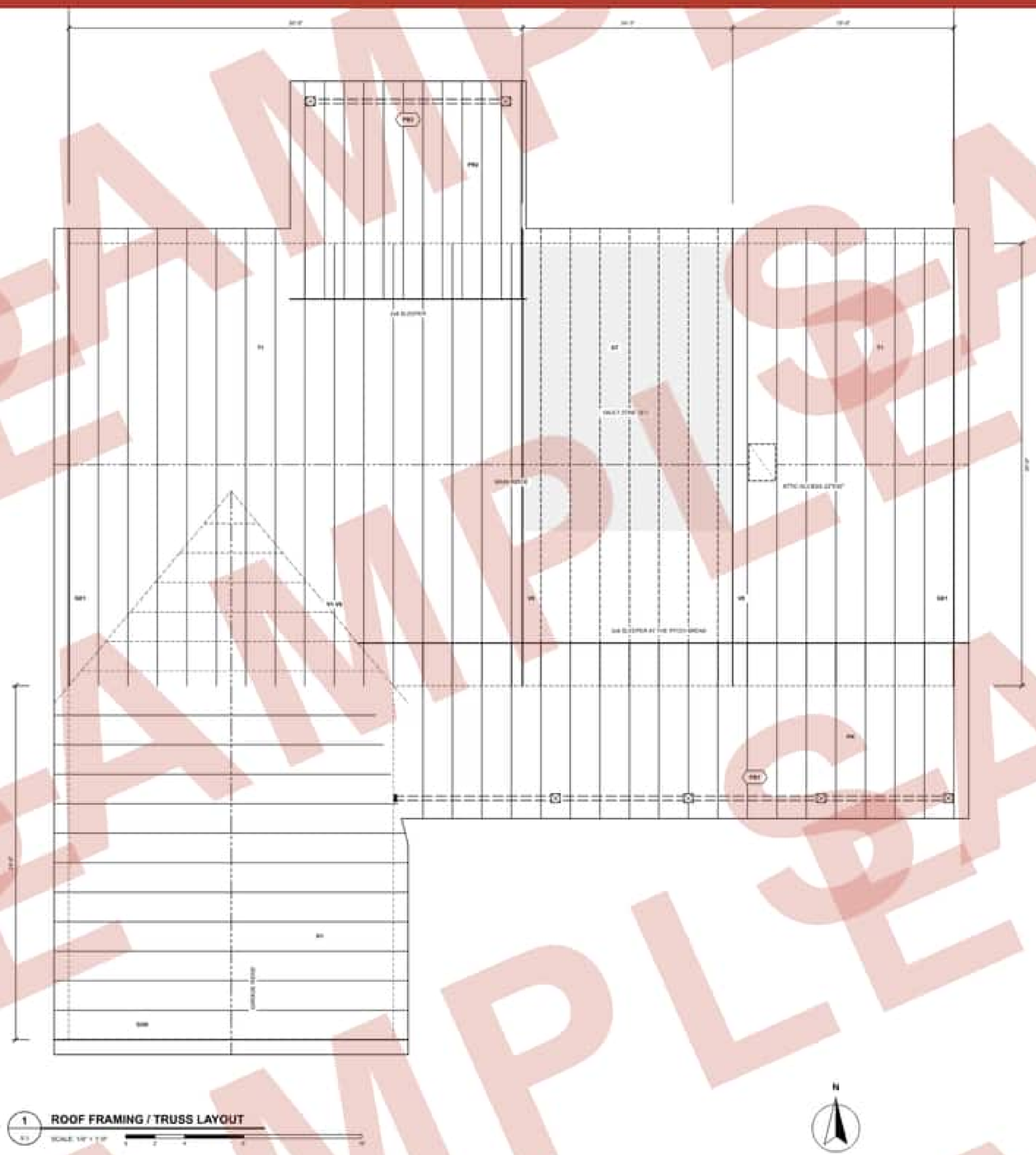
PR1
PR2
T1
GT
GB1
V5
V6
GB2
T1-V5
GT
GB1
V5
V6
GB2
GAR. GIRT @ 24" O.C.
GAR. GIRT @ 24" O.C.
GAR. GIRT @ 24" O.C.

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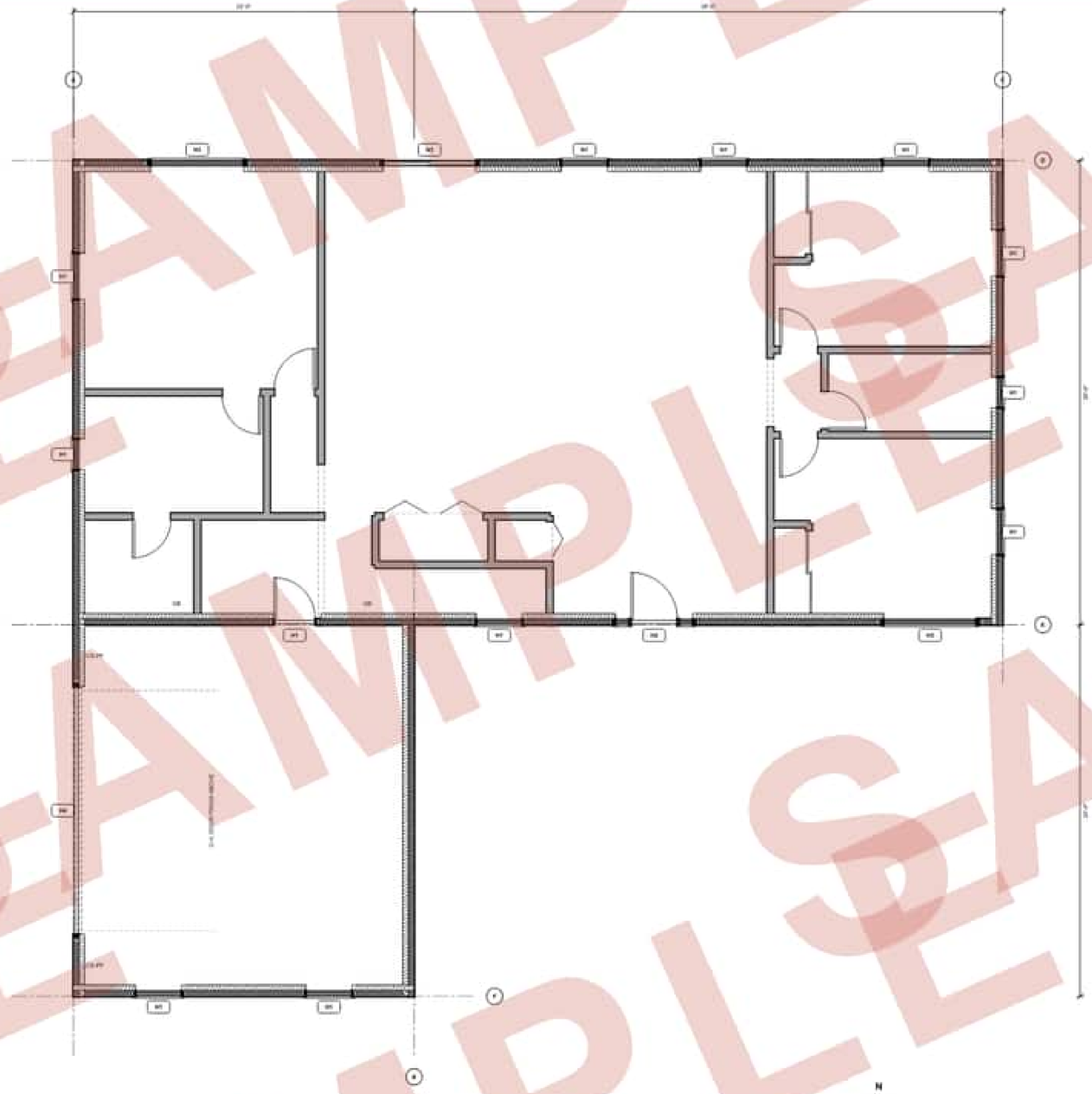

1 WALL BRACING + EXTERIOR HEADER PLAN

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

MARK	SIZE	SIZE / SPECIES AND GRADE	MAX. SPAN	OPENINGS
H1	(2) 2X8 #2 W/ 1/2" SPACER	3-1/2	4'-9"	SINGLE KING/JACK UP TO 5'-0" WIDE OPE. 10'-0", 2X6S + 2X4 HOUSE/GARAGE SIDES
H2	(2) 2X10 #2 W/ 1/2" SPACER	3-1/2	6'-6"	FRONT ENTRY 3068 + (2) 2'-0" SIDELITES (6'-0" UNIT)
H3	(2) 2X10 #2 1/2" SPACER	3-1/2	7'-1"	(2) 2X6 KING/JACK STUDS EACH SIDE, 2X6 3 PIECES + 2X6 SUD
H4	(2) 2X12 #1/#2 1/2 X 9/16	3-1/2	7-10-1	16'-0" X 7'-0" OVERHEAD DOOR - BY SUPPLIER, VERIFY
H5	(3) 2X12 FLAT OR (2) 2X1	11-1/2	8'-0"	INTERIOR NON-BEARING OPENINGS (REF. T.1), EACH WALL / MUST 6" 1/2" CASED, PARTITION WALL, CLOSETS

BRACING TABLE - IRC R602.10, WIND GOVERNS (VULT 115, EXP. B), EXTERIOR WALLS ONLY

LINE	LOCATION	LENGTH	SPACING	METHOD	BASE	WIDTH (ADJ.)	PROVIDED	CHECK
A	WEST WALL HOUSE / GARAGE	78'	10'	CS-WSP / CS-PF @ GARAGE DOOR PIERS	9.7	11.5'	21'	OK (1.83)
B	GARAGE EAST WALL (AT PORCH)	24'	10'	CS-WSP	9.24'	7'	24'	OK (1.83)
C	EAST SIDE WALL	37'	10'	CS-WSP	9.7	11.5'	21'	OK (1.83)
D	REAR WALL	40'	10'	CS-WSP	9.2	8.7'	20'	OK (2.30)
E	FRONT WALL - PORCH WALL + GARAGE COMMON WALL	40'	10'	CS-WSP AT THE PORCH WALL + CS-PF ON THE COMMON WALL (END DISTANCE ONLY)	9.2	8.7'	20.3'	OK (2.30)
F	GARAGE STREET SIDE 8 WALL	22'	10'	CS-WSP	9.52'	4.7'	10'	OK (2.30)

1. ADJUSTMENTS (TABLE R602.10.3(3)) APPLIED TO PIERCE 12'-0" (11.75, 9 WALL 30.08 - 1.4 MPH = DIRECTION 4.1.1 (GARAGE 01-01-01 b) 1/2 WSP COLUMN - VERIFY WITH THE BUILDING OFFICIAL.

WALL BRACING + HEADER NOTES

1. BRACED WALL LINES ARE EXTERIOR WALLS (EXCEPT WHERE NOTED FOR BRACING). SEE INTERIOR LINE IS REQ'D. MAX. SPACING 60'-0" (R602.10.1.3). LINES A-C = 60'-0" OK.
2. CS-WSP (R602.10.4.1): 7/16" OSB ON EVERY EXTERIOR WALL INCL. ABOVE + BELOW OPENINGS AND GABLE ENDS. ALL EDGES BLOCKED. 4D @ 6" EDGE / 12" FIELD. ONLY FULL-HEIGHT SEGMENTS >= 2'0" ARE COUNTED (SHOWN AT TRUE LENGTH).
3. CS-PF PORTAL FRAMES (R602.10.4.3) AT BOTH GARAGE DOOR PIERS. NO CONTINUOUS OVER BOTH PIERS. 1-3/4 LB STRAP HEADER TO JACK, OSB NAILED 6D @ 3" IN THE PORTAL PATTERN, PER HOLD-DOWN PER R602.10.4.3.
4. LINE E USE DEVICES AT THE HOUSE / GARAGE COMMON WALL: 4/8 THICK OSB - 1/2" SYP BOTH SIDES (THE GARAGE SIDE IS RATED BY SIDES & ANYWAY), 2X SOLDIER @ 7' - NO OSB.
5. PANEL CONNECTIONS PER R602.10.6: TOP PLATE TO TRUSSES / BLOCKING; BOTTOM PLATE 16D @ 16" TO THE RIM SILL BELOW(S) PER 4.1.
6. HEADERS: EXTERIOR BEARING WALLS PER THE SCHEDULE (JACK / KING CLEAT AT EACH END, GRAVITY JACK SOLID, KING OPEN); NON-BEARING INTERIOR OPENINGS HA, MAIN HEADS 6'-8" A.F.F., GARAGE HEADS PER 4.J / 4.1 (SUPPLIED TO THE DOUBLE TOP PLATE - NO HEADER ANYWHERE BUT AT AN OPENING.

LEGEND

BRACED WALL PANEL, TRUE LENGTH (CS-WSP / CS-PF / CS-G AS TAGGED)

A — BRACED WALL LINE TAG

HEADER W/ JACKS (SOLID + KING (OPEN), COUNT PER SCHEDULE

H1 — HEADER TAG (SCHEDULE ABOVE)

N

HOUSE PLANS & DRAFTING

PROJECT

08 THE SAWMILL

WESTERN FARMHOUSE RANCH · 1,848 SF · 3 BED / 2 BATH · 2-CAR SIDE-LOAD GARAGE

DESIGN BASIS: SDS T1 — HERFF Jay COTTAGE PLUS (FP)

GOVERNING CODE

2024 IRC, VERIFY LOCAL ADOPTION & AMENDMENTS.

REVISIONS

NO.	DATE	DESCRIPTION
A	02-10-26	CONCEPT SET
B	02-15-26	HANDS REVISED
C	10-16-26	SECTIONS ZA DOOR BASIS
D	10-16-26	ROOM DIMENSIONS + UTILITIES

DESIGNER STATEMENT

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SCALE / REVIEW STAMP (BY OTHERS WHERE REQUIRED)

DATE	SCALE
10.16.2026	1/4" = 1'-0"
DRAWN BY	PLAN NO.
SILLPLATE PLAN CO.	08

SHEET TITLE

WALL BRACING + HEADERS

SHEET

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

ELECTRICAL NOTES

1. ALL WORK FOR THE 2024 IRC PART VIII / NEC AS ADOPTED - VERIFY LOCAL ADOPTION STATUS; LOCATIONS ARE DIAGRAMMATIC - FIELD-ADJUST TO CABINETRY + FRAMING.
2. RECEPTACLES: NO POINT ALONG A WALL LINE > 6' FROM AN OUTLET (12' RULE, E 3901.2.1); EVERY WALL >= 2' CONTINUOUS NO POINT > 24" (E3901.4); ISLAND / LISTED COUNTERTOP ASSEMBLY: NOT BELOW COUNTER OUTLET ALL TO USE TAMPER-RESISTANT.
3. GFCI: @ ALL BATHS, GARAGE, OUTDOORS, BASMT, ALL KITCHEN RECEPTACLES, LAUNDRY + WITHIN 6' OF SINKS, WHERE, DRYERS, WICKED, SW, SUMP + AC, MINIMUM CIRCUITS, AFCI: (E3901.2.1), ALL TYPE YOUR BRAND OF OUTLETS IN PARTABLE ROOMS, HALLS, CLOSETS, KITCHEN, LAUNDRY.
4. SMOKE ALARMS (2019): IN EACH BEDROOM, OUTSIDE EACH SLEEPING AREA, EVERY STORY INCL. THE BASMT; CO (R315): OUTSIDE SLEEPING AREAS (ATTACHED GARAGE) + GAS APPLIANCES; HARDWIRED, BATTERY BACKUP, INTERCONNECTED.
5. CO2 AND HOME + MAIN FLR FUSE AND - DEFENDED IN YOUR KITCHEN WHEN LESS OR + WHERE RECEIVING, UNKNOWN WORKS, KITCHEN CANE ON 4.5 6" WHICH DOES THE COUNTER AND 1 + EAST OF THE SEARS.
6. EXTERIOR LIGHT AT EVERY EXTERIOR DOOR (R326.5); EXTERIOR GFCI / WP RECEPT, PROMPT / HEAVY + AT TUB (E) / SERVICE RECEPT WITHIN 25' (E3901.10).
7. SERVICE (2024 4.2.1): LATERAL TO THE WEST WALL METER, PANEL DIRECTLY INSIDE @ (L), GROUNDING: FOOTING REBAR (UFER) + ROD, WATER + GAS BONDED, (CSA# / E3609).
8. DEDICATED CIRCUITS: RANGE, DW, DISPOSAL, MICROHOOD, FREEZE, WASHER, DRYER, AC, FURNACE, WH, SUMP, 2020, BATHS (CFCI), PANEL SCHEDULE + LOAD CALC (E3).

	DUPLEX RECEPT, 125VAC, TAMPER-RESISTANT
GFCI	GFCI RECEPT, DUPLEX + WEATHER-RESISTANT, IN-USE COVER
WPGFCI	GFCI RECEPT, DUPLEX + WEATHER-RESISTANT, IN-USE COVER
	DEDICATED SINGLE RECEPT, SPECIFY NAMEPLATE RATING OF LOAD (E3703.1) + FLUSH BOX
	CEILING LIGHT (SHAPE/SIZE OF SYMBOL DOES NOT IMPLY ACTUAL SHAPE/SIZE)
	LED RECESSED CAN, IC-RT
	PENDANT CEILING
	CEILING FAN + LIGHT, PER MFR'S SPEC
	WALL LIGHT, DAMP-RATED FOR EXTERIOR USE
EF	EXHAUST FAN RATED FOR WET LOCATIONS, DUCTED TO EXTERIOR
	SWITCH, 15A, 120VAC, 3-WAY, 4-WAY, DIMMER, OCCUPANCY SENSOR, OR OTHER AS NOTED
	SWITCH, LED
SD	SMOKE ALARM, BATTERY/HARDWIRED
SCD	COMBINATION SMOKE / CO ALARM
	DOORBELL, DOOR CHIME, PER SPECIFIED BUTTON, PER PANEL/PLATE LABEL
M	METER BASE / DISCONNECT (M.C.)

HOUSE PLANS & DRAFTING

PROJECT

08 THE SAWMILL

WESTERN FARMHOUSE RANCH · 1,840 SF · 3 BED / 2 BATH · 2-CAR SIDE-LOAD GARAGE
DESIGN BASIS: SDS TI (~ 100 PSF ROOF LIVE, EXPOSURE B OR C)

GOVERNING CODE

2024 IRC, 1/2026 P (LOCAL ADOPTION AMENDMENTS)

REVISIONS

NO.	DATE	DESCRIPTION
A	02-10-26	CLIENT SPT SET
B	07-10-26	CHANGE REQUEST
C	10-16-26	SKETCHING DESIGN BASIS
D	10-16-26	ISSUE DRAWINGS (~10% PLAN)

DESIGNER'S STATEMENT

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

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SCALE: 1/4"=1'-0" (ARCH) WHERE REQUIRED

DATE: 10-16-2026	SCALE: 1/4" = 1'-0"
DRAWN BY: SILLPLATE PLAN CO.	PLAN NO.: 08

SHEET TITLE

ELECTRICAL PLAN - MAIN FLOOR

SHEET

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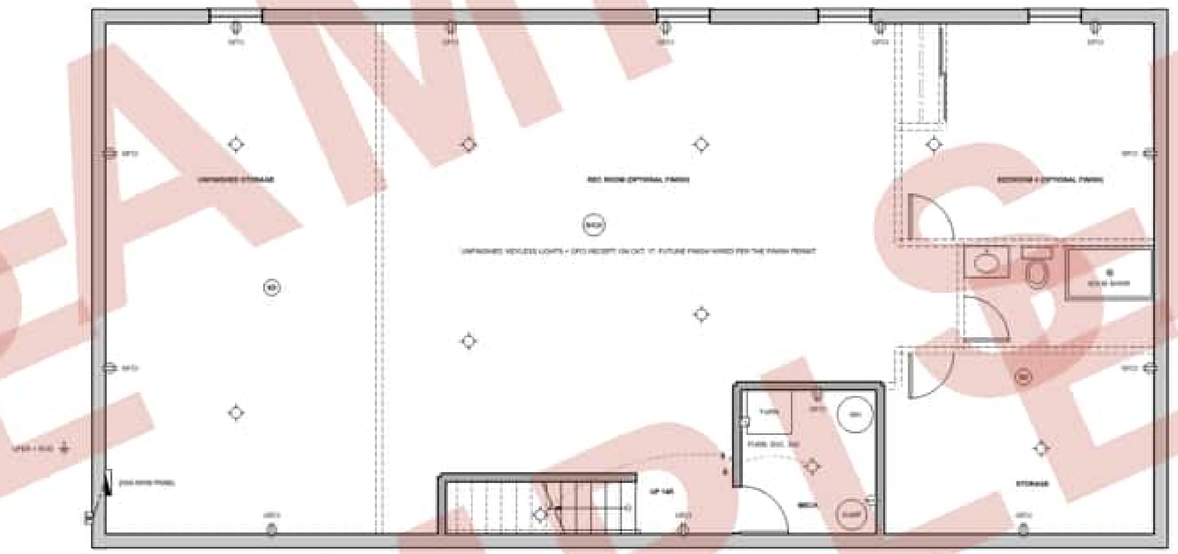

N

1 BASEMENT ELECTRICAL PLAN

E-2 SCALE: 1/4" = 1'-0"

BASEMENT ELECTRICAL NOTES

1. EQUIPMENT LOADS ARE PLANNING ALLOWANCES. VERIFY SELECTED NAMEPLATES; SIZE INCLUDED CONSUMPTION WHERE KNOWN, OTHERWISE PER NEC TABLE 220.84 (e.g. REFRIGERATOR 700 VA, DISHWASHER 1,200 VA, RANGE PER NEC 220.55 DEMAND).
2. PANEL: 200A MAIN BREAKER, 30-SPACE/60-CIRCUIT, SURFACE-MOUNTED IN THE UTILITY ROOM, WITH A DEDICATED 20A/1P BREAKER FOR THE SUMP PUMP. LOCATION SHOWN IS SCHEMATIC; FINAL PLACEMENT PER FIELD CONDITIONS AND AHJ.
3. GROUNDING: CONCRETE-ENCASED ELECTRODE (UFER) IN FOOTING REBAR, PLUS GROUND ROD AND BOND TO WATER PIPE AND GAS PIPE PER NEC 250.52 AND 250.104(B).
4. SUMP PUMP: ON A DEDICATED 20A/1P CIRCUIT WITH GFCI PROTECTION. PLUGGED INTO A RECEPTACLE IN THE UTILITY ROOM, NOT IN THE PIT.
5. SMOKE ALARMS: AT THE TOP OF THE BASEMENT STAIRWAY, INTERCONNECTED WITH THE MAIN FLOOR AND UPPER LEVEL PER NEC 314.27(D) AND R314.3.

CKT	LOAD	BKR (A/P)	WIRE (CU)	PROT.
1, 3	RANGE, 50" ELECTRIC	40/2	8/3 NM	GFCI (OP)
5, 7	DRYER	30/2	10/3 NM	GFCI (OP)
9, 11	A/C CONDENSER (PER NAMEPLATE)	30/2	10/3 NM	WR-GFPE
2	KITCHEN SMALL APPL. #1 (COUNTER 1 DOUBLE)	20	12/2	GFCI + AFCI
4	KITCHEN SMALL APPL. #2 (COUNTER 1 SGL/DBL)	20	12/2	GFCI + AFCI
6	REFRIGERATOR	20	12/2	GFCI + AFCI
8	DISHWASHER	20	12/2	GFCI + AFCI
10	DISPOSAL (VIA SWITCH)	20	12/2	GFCI + AFCI
12	MICROWAVE / HOOD	20	12/2	GFCI + AFCI
14	FURNACE (BRANCH SWITCH)	15	14/2	-
16	LAUNDRY WASHER + SINK	20	12/2	GFCI + AFCI
18	SUMP PUMP (DEDICATED, SINGLE RECEPT.)	20	12/2	GFCI
20	BATH RECEPT. (DOWNSTS) + BATH 3	20	12/2	GFCI
22	BEDT. RECEPT. + LIGHTS (DOWNSTS)	20	12/2	GFCI
24	GARAGE RECEPTACLES	20	12/2	GFCI
26	WATER HEATER (POWER VENT)	15	14/2	GFCI
28	EXTERIOR RECEPT. (FRONT PORCH + A/C SERVICE)	20	12/2	GFCI
30	GARAGE DOOR OPENER	20	12/2	GFCI
32	OWNER'S SUITE RECEPT. + LIGHTS	15	14/2	AFCI
34	BED 2 + BED 3 + BATH 2 LIGHTS	15	14/2	AFCI
36	GREAT ROOM + FOYER	15	14/2	AFCI
38	KITCHEN + DINING LIGHTS	15	14/2	AFCI
40	HALL, STAIR, LAUNDRY, PANTRY LIGHTS + ALARMS	15	14/2	AFCI
42	EXTERIOR + GARAGE LIGHTS	15	14/2	-
44	BATH EXHAUST FANS	15	14/2	AFCI
46	GAS FIREPLACE IGNITION + BLOWER	15	14/2	AFCI
48-52	SPARES / SPACES (FUTURE EMBT. FINISH EQ NEEDS MAP)	-	-	-

SERVICE LOAD (NEC 220.82 OPTIONAL METHOD)

ITEM	VA
GENERAL LIGHTING 1,800 SF X 3 VA	5,400
SMALL APPL. (2) + LAUNDRY	4,500
RANGE (PLANNING ALLOWANCE)	12,000
DRYER	5,000
DW / DISPOSAL / MICRO / FRIDGE	2,700
WH / SUMP / GDO / FP / RADON	1,000
SUBTOTAL	**30,600**
1ST 10 KVA @ 100%	10,000
A/C 4.5KW + CONCURRENT BLOWER @ 100%	4,500
BASE TOTAL / 240V	**34,500 VA / 143A**
FULL 1,800 SF ADAPTABLE BSMT. X 3 VA X 40%	2,160
WITH FULL BASEMENT / 240V	**36,660 VA / 153A**
240A SERVICE (EX NOT INCLUDED)	240

HOUSE PLANS & DRAFTING

PROJECT

08 THE SAWMILL

MODERN FARMHOUSE RANCH · 1,840 SF · 3 BED / 2 BATH · 2-CAR SIDE-LOAD GARAGE

DESIGN BASIS: NEC 11 — VERIFY ALL COPIES PER SITE

GOVERNING CODE

2024 IRC, VERIFY LOCAL ADOPTIONS AND AMENDMENTS.

REVISIONS

NO.	DATE	DESCRIPTION
A	10-15-26	ISSUED FOR SET
B	12-10-26	PERMIT RESUBMIT
C	01-15-26	SECTIONAL DOOR SWING
D	02-10-26	FIGURE DIMENSIONS + UTILITIES

DESIGNER'S STATEMENT

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SEAL / REVIEW STAMP (BY OTHERS WHERE REQUIRED)

DATE	SCALE
10-15-2026	1/4" = 1'-0"
DRAWN BY	PLAN NO.
SILLPLATE PLAN CO.	08

SHEET TITLE

ELECTRICAL PLAN - BASEMENT

SHEET

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