

SILLPLATE PLAN CO.

THE LARKSPUR · SP-1632

3 BED / 2 BATH CRAFTSMAN · 1,632 SF

SAMPLE — NOT FOR CONSTRUCTION

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



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DESIGNER STATEMENT

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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	
OCCUPANCY / USE	R-3 / IRC ONE-FAMILY DWELLING, DETACHED
CONSTRUCTION TYPE	V-B (WOOD FRAME, UNPROTECTED)
STORIES	1 STORY: SLAB ON GRADE (BASE) OR FULL BASEMENT OPTION
BEDROOMS / BATHS	3 BED / 2 BATH UNIVERSAL DESIGN (ZERO-STEP)
MAIN FLOOR (HEATED)	1,632 SF
BASEMENT OPTION (UNFN.)	1,632 SF (BED 4 / BATH 3 / REC. OPTIONAL)
2-CAR GARAGE	528 SF
FRONT PORCH / REAR PORCH	245 SF / 210 SF
TOTAL UNDER ROOF	2,615 SF
OVERALL	70'-0" W X 46'-0" D (+10'-0" REAR PORCH)
HEIGHTS	PLATE 9'-0", RIDGE 19'-11" ABOVE F.F.
FIRE SPRINKLERS	FIRE SPRINKLERS PER LOCALLY ADOPTED IRC R308 / STATE LAW - VERIFY

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

ITEM	PLAN DESIGN BASIS	YOUR SITE (BY BUILDER)
CODE EDITION	2024 IRC - VERIFY LOCAL ADOPTION + AMENDMENTS	
CLIMATIC + GEOGRAPHIC (TABLE R301.2)		
GROUND SNOW LOAD	30 PSF	
WIND SPEED (ULTIMATE)	115 MPH	
WIND EXPOSURE / TOPOGRAPHIC	EXP. B / NO	
SEISMIC DESIGN CATEGORY	A, B OR C (C EXEMPT, R601.2.2)	
WEATHERING	SEVERE	
FROST LINE DEPTH	30" SHOWN - VERIFY LOCAL	
TERMITE / DECAY	PER LOCAL	
WINTER DESIGN TEMP.	PER LOCAL	
ICE BARRIER UNDERLAYMENT	PER LOCAL	
FLOOD HAZARD	NOT FOR FLOOD AREAS	
AIR FREEZING INDEX / MEAN ANNUAL TEMP.	PER LOCAL	
CLIMATE ZONE (ENERGY)	BY BUILDER - SEE ENERGY BASIS	
DESIGN LOADS (PRESCRIPTIVE)		
ROOF SNOW PF (CALCS)	25 PSF (0.7 X CT X PG + 23.1, USE 25)	
ROOF LIVE / DEAD	LIVE 20 PSF MIN., GOVERNING ROOF LL = 25 PSF; ROOF DL 10 + CLG. DL 10	
FLOOR LIVE (R301.5)	40 LIVING / 30 SLEEPING / 40 DECKS, 15 DL	
SOIL BEARING	1,500 PSF PRESUMED (R601.4.1) - VERIFY	
WALL BRACING	R602.10 CS-WSP + CS-PF; EXT. WALLS ONLY	

ABBREVIATIONS

A.B. ANCHOR BOLT	CS-WSP CONT. SHEATHED WOOD STRUCT. PANEL	LVP LUXURY VINYL PLANK
A.F.F. ABOVE FIN. FLOOR	DS DOWNSPOUT	O.C. ON CENTER
AFCI ARC-FAULT CKT. INT.	F.F. FINISHED FLOOR	P.T. PRESSURE-TREATED
B.O. BOTTOM OF	FTG. FOOTING	R.O. ROUGH OPENING
BSMT. BASEMENT	GFCI GROUND-FAULT CKT. INT.	T.O. TOP OF
C.I. CONTINUOUS INSULATION	HB HOSE BIB	U.N.O. UNLESS NOTED OTHERWISE
C.O. CLEANOUT	HDR. HEADER	VTR VENT THRU ROOF
CS-PF CONT. SHEATHED PORTAL FRAME	LVL LAMINATED VENEER LUMBER	W.I.C. WALK-IN CLOSET

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	PORCH, EAVE + STAIR DETAILS
A-7	SCHEDULES
S-1	FOUNDATION + UTILITY PLAN
S-2	BASEMENT OPTION - FOUNDATION + FLOOR FRAMING
S-3	ROOF FRAMING PLAN
S-4	WALL BRACING + HEADERS
E-1	ELECTRICAL PLAN - MAIN FLOOR
E-2	BASEMENT ELECTRICAL + PANEL

APPLICABLE CODES

- 2024 INTERNATIONAL RESIDENTIAL CODE (IRC) - VERIFY LOCAL ADOPTION + AMENDMENTS.
- ENERGY CODE AS ADOPTED FOR THE SITE (IECC / IRC CH. 11) - CLIMATE ZONE BY BUILDER.
- NEPA 701 / IRC PART V18 AS ADOPTED - LOCAL PLUMBING + MECHANICAL AMENDMENTS.
- LOCAL JURISDICTION REQUIREMENTS GOVERN WHERE MORE STRINGENT - VERIFY BEFORE PERMIT.

ENERGY DESIGN BASIS - ASSEMBLIES SHOWN

COMPONENT	ASSEMBLY SHOWN (BASELINE)
CEILING	R-49 BLOWN, R-38 CLOSED-CELL FOAM AT THE HEEL (RAISED-HEEL TRUSSES)
WOOD-FRAME WALL	2X4 @ 16" R-13 BATT + R-5 C.I.
SLAB EDGE	R-10 (2" XPS), 24" DEEP
BSMT. WALL (OPT.)	R-10 C.I. OR R-13 CAVITY (S-2)
FLOOR / UNCOND.	N/A (SLAB / CONDITIONED BSMT.)
WINDOWS	U-0.30 MAX., SHGC 0.40 MAX.
AIR LEAKAGE	≤ 5.0 ACH50, BLOWER-DOOR TEST
ADDITIONAL EFF.	PER LOCAL ENERGY CODE - SELECT AT PERMIT

ENERGY + 2X6 WALL OPTION

- 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 REQUIRE 2X6 WALLS AND/OR ADDED CONTINUOUS INSULATION AND DEEPER CEILING INSULATION. CLIMATE ZONE: ____ (BY BUILDER).
- 2X6 EXTERIOR WALL OPTION: 2X6 @ 24" O.C. R-20 + C.I. PER LOCAL ENERGY CODE; WALL THICKNESS INCREASES 2" TO THE INSIDE; VERIFY HEADERS / FRAMING.

GENERAL NOTES

- CONTRACTOR SHALL VERIFY ALL DIMENSIONS, ELEVATIONS + SITE CONDITIONS AND REPORT ANY CONFLICT TO THE DESIGNER BEFORE PROCEEDING. DO NOT SCALE DRAWINGS.
- EXTERIOR DIMENSIONS TO FACE OF SHEATHING / CONCRETE, INTERIOR TO WALL CENTERLINES, OPENINGS TO CENTERLINE U.N.O.
- ALL WORK PER THE 2024 IRC + THE ENERGY CODE AS ADOPTED AND AMENDED BY THE JURISDICTION, AND MANUFACTURERS' LISTINGS + INSTRUCTIONS, WHERE DRAWINGS AND CODE DIFFER, THE MORE STRINGENT APPLIES.
- STRUCTURE: MFR. TRUSSES @ 24" O.C., CLEAR SPAN (NO INTERIOR BEARING WALLS); 2X4 EXTERIOR WALLS @ 16" W/ CS-WSP, HEADERS + BRACING PER S-4; BASEMENT OPTION: W6X15 STEEL BEAM W/ JOISTS ON TOP ON ADJUSTABLE STEEL COLUMNS.
- MEMBERS OUTSIDE THE IRC PRESCRIPTIVE TABLES (S/L BEAMS, STEEL BEAM, GIRDER TRUSSES, I-JOISTS) ARE SIZED FOR PRICING ONLY - BY SUPPLIER / ENGINEER, VERIFY BEFORE ORDERING.
- LUMBER @ SPF / HEM-PF / D.F.A. OR BETTER, P.T. WHERE IN CONTACT WITH CONCRETE OR ≤ 8" FROM GRADE (R308), FASTENERS IN P.T. NOT SP. GALV. OR STAINLESS.
- CONCRETE: FT/GS / WALLS 3,000 PSI; GARAGE, PORCHES + PLATWORK 3,500 PSI AIR-ENTRAINED (R402.2); REBAR GR. #6.
- SAFETY GLAZING (R304), EMERGENCY ESCAPE (R319), SMOKE + CO ALARMS (R319 / R311), GARAGE SEPARATION (R302.5 / R302.6) PER A-6, A-7, E-1.
- UNIVERSAL DESIGN: ZERO-STEP ENTRIES, 7'-0" DOORS, CURBLESS SHOWERS, GRAB-BAR BLOCKING, LEVER HARDWARE - KEEP THROUGH CONSTRUCTION.

DEFERRED SUBMITTALS / BY OTHERS

- SITE / PLOT PLAN, GRADING + UTILITIES (BY OTHERS); FLOOD ZONE + SETBACKS PER LOT.
- TRUSS DESIGN DRAWINGS + PLACEMENT PLAN (R102.10.1), INCL. G22 GIRDER GABLE, HG/HF GIRDER, VALLEY SETS.
- LVL + STEEL BEAM + ADJUSTABLE COLUMN SUBMITTALS (BY SUPPLIER) + JOIST LAYOUT (BASEMENT OPTION).
- HVAC: MANUAL J / S / D, EQUIPMENT (M1505); ENERGY COMPLIANCE PER THE LOCALLY ADOPTED ENERGY CODE (RESCHECK / UA / ERI) OR PRESCRIPTIVE).
- WINDOW + DOOR PRODUCT DATA (NFRC, EGRESS NET CLEAR, WIND RATING OF THE GARAGE DOOR).

STRUCTURAL SUMMARY (S-1 TO S-4; BY SUPPLIER / ENGINEER, VERIFY)

MARK	MEMBER	LOCATION	NOTE
B1	W6X15	STEEL BEAM UNDER THE MAIN FLOOR, BSMT. OPT.	62% OF CAPACITY - JOISTS BEAR ON TOP; 2X6 P.T. PLATE BOLTED TO THE FLANGE
B2	(3) 2X6	FRONT PORCH BEAM, 4 BAYS + GARAGE WALL	79% OF CAPACITY - RAFTERS SEATED ON TOP (11A-6); B.O. 7'-10"
B3	(2) 1-3/4X11-7/8 LVL	REAR PORCH GABLE BEAM (POST LINE)	50% OF CAPACITY - B.O. 7'-9" TO MATCH THE ELEVATIONS; 1-PLY = 99%, 2-PLY KEPT
B4	(2) 1-3/4X9-1/4 LVL	REAR PORCH SIDE BEAMS (2)	48% OF CAPACITY - WRAP FURRED TO B.O. 7'-9"; 1-PLY = 96%, 2-PLY KEPT
B5	(2) 1-3/4X11-7/8 LVL	STAIR OPENING HEADER, BSMT. OPT.	4% OF CAPACITY - FLUSH, = JOIST DEPTH, TRIMMERS ON STAIR WALLS
H1	(2) 1-3/4X9-1/4 LVL	REAR WALL OVER THE 10' MULTI-SLIDE	91% - S-4 HEADER SCHEDULE
H1	(2) 1-3/4X11-7/8 LVL	GARAGE O.H. DOOR (CS-PF PORTAL)	S-4, 3" X 11-1/4" PORTAL MIN.
C1-C3	(4) 2X6 STEEL COLUMNS	BSMT. OPT. UNDER B1, F4 PADS	11.3K MAX. (S-2)

DESIGN EXCLUSIONS

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.

SCALE

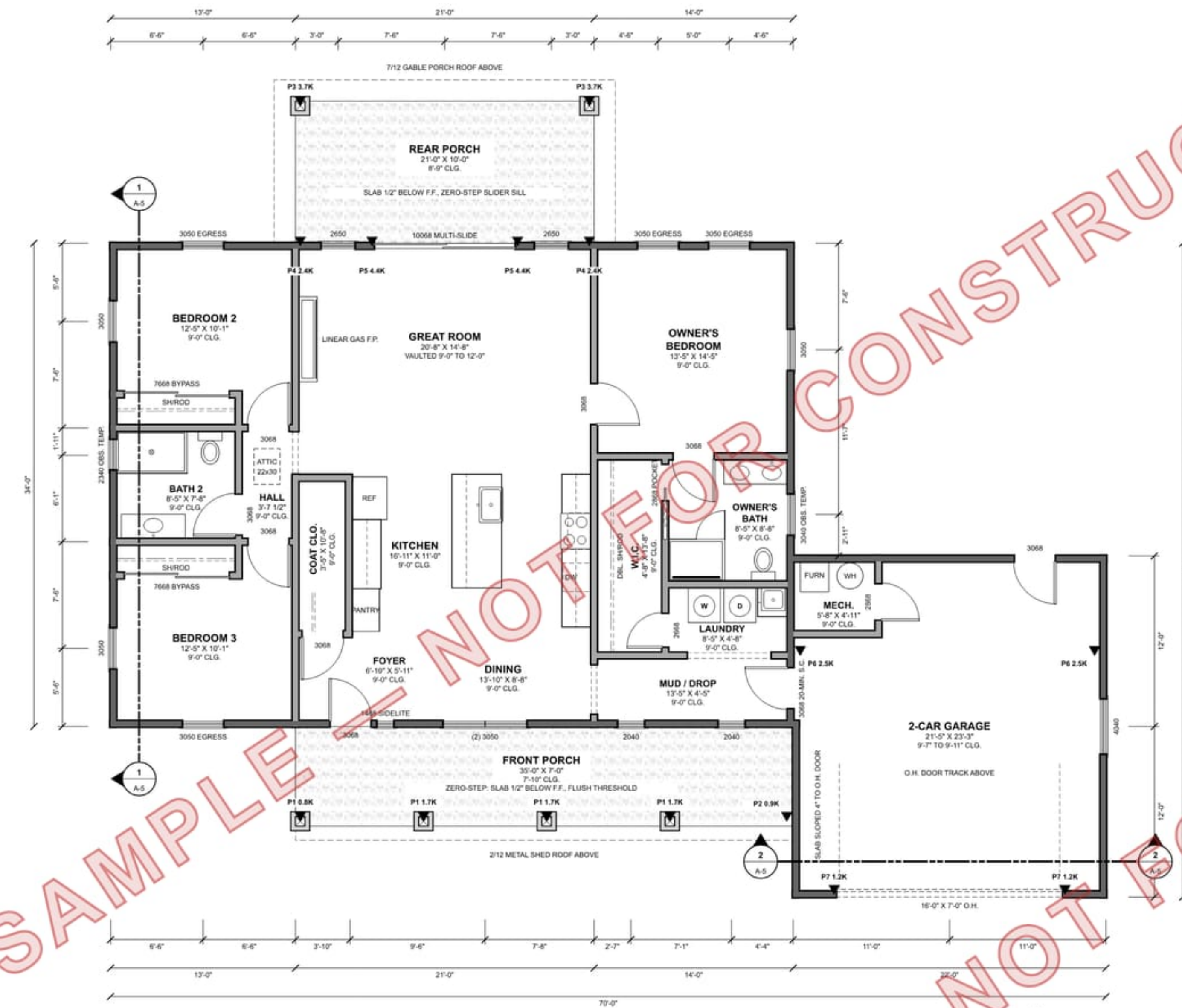
NOT TO SCALE (PREVIEW)

SHEET TITLE

COVER SHEET

SHEET

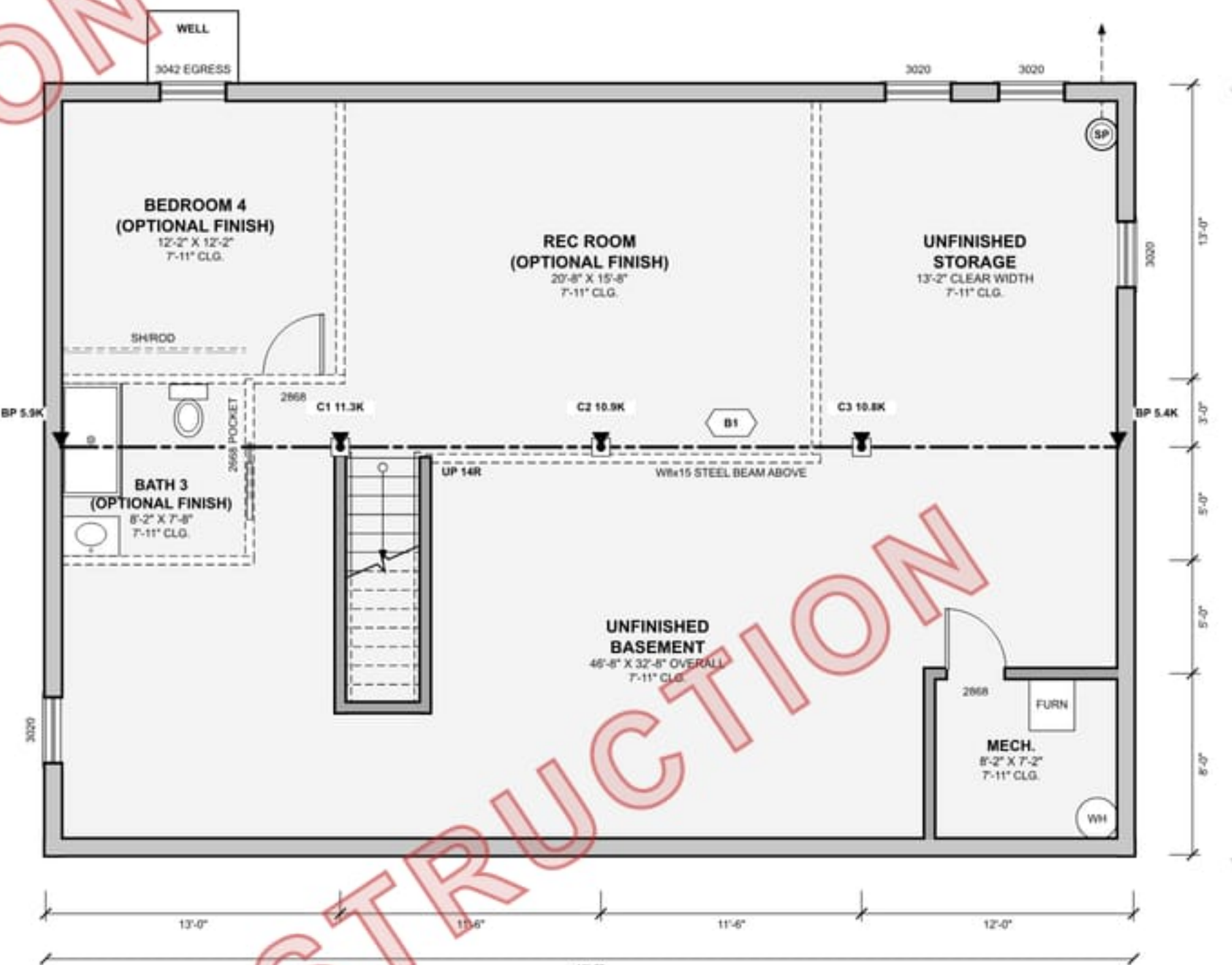
T-1



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

LEGEND	
	EXTERIOR / GARAGE WALL (2X4 + SHEATHING)
	INTERIOR WALL (2X4)
	8" POURED FDN. WALL (BSMT. OPTION)
	OPTIONAL FINISH WALL (BSMT. OPTION)
	ROOF EDGE ABOVE (PORCHES)
	STEEL BEAM ABOVE + ADJ. STEEL COLUMN
	TAPERED PORCH POST ON 16" STONE BASE
	POINT LOAD (KIPS) - SEE S-1 / S-3
	CONCRETE PORCH SLAB (ZERO-STEP)
	WINDOW / DOOR SIZE TAG (W x H, FT-IN, A-7)
	ATTIC ACCESS 22"x30" (CEILING)
	BUILDING SECTION CUT (TRIANGLE = LOOKING A-5)

AREA SUMMARY	
AREA	SQ. FT.
MAIN FLOOR - LIVING (HEATED)	1,632
BASEMENT OPTION - UNFINISHED	1,632
2-CAR GARAGE (22'-0" X 24'-0")	528
FRONT PORCH (35'-0" X 7'-0")	245
REAR PORCH (21'-0" X 10'-0")	210
TOTAL UNDER ROOF (SLAB PLAN)	2,615



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

GENERAL NOTES

- WALLS 2X4 @ 16" O.C. U.N.O.; EXTERIOR WALLS SHEATHED (WALL BRACING AT EXTERIOR WALLS ONLY, S-4).
- EXTERIOR DIMENSIONS TO FACE OF SHEATHING; INTERIOR WALLS + OPENINGS TO CENTERLINE; ROOM SIZES ARE CLEAR.
- PLATE HT. 9'-0". GREAT ROOM VAULTED 9'-0" TO 12'-0" (12 PARTIAL-VAULT TRUSSES) - NO RAISED PLATES.
- ROOF: MFR. RAISED-HEEL TRUSSES @ 24" O.C. 71'-2" MAIN + GARAGE. 18" OVERHANGS; 21'-2" STANDING-SEAM METAL FRONT PORCH SHED; 71'-2" REAR PORCH GABLE (A-4).
- WINDOW HEADS 6'-8" (1" DOOR HEADS); SLABS 18'-0" A.F.F. SIZE TAGS + WIDTH + HEIGHT (3050 = 3'-0" X 5'-0"); SCHEDULES ON A-7.
- EMERGENCY ESCAPE (R310): ONE 3050 CASEMENT EGRESS WINDOW PER BEDROOM, 5'1" NET CLEAR MIN., SILL 20" A.F.F.
- SAFETY GLAZING (R324.4); DOORS, SIDELITE, MULTI-SLIDE, BATH 2 WINDOW AT THE SHOWER.
- GARAGE (R302.5 / R302.6): 1/2" GYP. ON THE GARAGE SIDE OF HOUSE WALLS, 5/8" TYPE X CEILING, HOUSE DOOR 20-MIN. RATED, SELF-CLOSING, SLAB 1" BELOW F.F. AT THE DOOR, SLOPED 4" TO THE O.H. DOOR.
- SMOKE ALARMS (R310) IN EACH BEDROOM, OUTSIDE SLEEPING AREAS + EACH LEVEL; CO ALARMS (R311) OUTSIDE SLEEPING AREAS; HARD-WIRED + INTERCONNECTED (E-1).
- EXHAUST BATH FANS 50 CFM MIN. DUCTED OUT; RANGE HOOD DUCTED THRU ROOF; DRYER VENT 4" SMOOTH METAL OUT THE GARAGE REAR WALL (S-1).
- SLAB VERSION: DIRECT-VENT FURNACE + WATER HEATER IN THE GARAGE MECH. CLOSET ON AN 18" PLATFORM (G2428.2), PROTECTED FROM VEHICLES (M1307.3).
- ATTIC ACCESS 22"x30" IN THE HALL CEILING (R807.1); POINT LOADS (TRIANGLE + KIPS) MATCH S-1 / S-3.

UNIVERSAL DESIGN

- ZERO-STEP ENTRIES: FRONT + REAR PORCH SLABS 1/2" BELOW F.F. W/ BEVELED FLUSH THRESHOLDS; GARAGE SLAB SLOPED TO THE HOUSE DOOR (NO STEP); WALKS 1'-0" MAX.
- ROOM PASSAGE DOORS 2'-0" (32" CLEAR MIN.), LEVER HARDWARE, W/ C. DOORS PER A-7; HALL 43-1/2" CLEAR.
- KITCHEN AISLES 4'-4" MIN., 5'-0" CLEAR FLOOR IN FRONT OF THE OWNER'S VANITY + SHOWER.
- CURBLESS SHOWERS (RECESSED SLAB, LINEAR DRAIN IN THE OWNER'S BATH); HAND SHOWERS; GRAB BAR BLOCKING AT ALL WCS + SHOWERS (Q215 FLAT, 30-36" A.F.F.); COMFORT HT. WCS.
- LAUNDRY: FRONT-LOAD W/D; FOLDING COUNTER + SINK.

BASEMENT OPTION

- FULL BASEMENT UNDER THE HOUSE ONLY; GARAGE + PORCHES ON SLAB W/ FROST WALLS, 8" POURED WALLS, 7'-11" C.L.G. TO THE JOISTS (S-8).
- B1 W/15' STEEL BEAM ON THE 16'-0" LINE (JOISTS ON TOP) ON ADJ. STEEL COLUMNS C1-C3, 11'-78" L-JOISTS @ 16" O.C. (S-1 / S-2).
- STAIR (R316.7): 40-1/2" CLEAR, 14 RISERS @ 7-23/32" / 13 TREADS @ 10", HANDRAILS 34'-38", 6'-8" MIN. HEADROOM (A-7); REPLACES THE COAT / STORAGE CLOSET.
- OPTIONAL BED 4: 3042 CASEMENT EGRESS WINDOW IN A 9 SF MIN. WELL, LADDER IF > 44" DEEP (R319.4); OPTIONAL BATH 13 STACKS UNDER BATH 2.
- MAIN F.F. +1'-0" ABOVE GRADE W/ THE BASEMENT; GRADED WALKS (1-20) KEEP THE ENTRIES ZERO-STEP; RADON + SUMMER S-1.

SCALE
NOT TO SCALE (PREVIEW)

SHEET TITLE
FLOOR PLANS

SHEET

A-1