

SILLPLATE PLAN CO.

THE LINCOLN · SP-2400

4 BED / 3 BATH TWO-STORY · 2,400 SF

SAMPLE — NOT FOR CONSTRUCTION

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

PROJECT DATA

OCCUPANCY / USE	R-3 / IRC ONE-FAMILY DWELLING, DETACHED (R101.2)
CONSTRUCTION TYPE	V-B (WOOD FRAME, UNPROTECTED)
STORIES	2 STORIES + FULL UNFINISHED BASEMENT: ATTACHED 1-STORY 3-CAR GARAGE
BEDROOMS / BATHS	4 BEDROOMS (3 + PRIMARY, ALL UPPER) / 3 FULL BATHS (1 MAIN, 2 UPPER); MAIN-FLOOR OFFICE / FLEX
OVERALL SIZE	HOUSE 40'-0" x 30'-0" + GARAGE 32'-0" x 24'-0" = 72'-0" WIDE x 30'-0" DEEP (+ 6'-0" PORCH)
MAX. HEIGHT	26'-5" ABOVE MAIN FIN. FLOOR TO RIDGE (±26'-5" ABOVE FIN. GRADE, 6'12" ROOF); ZONING MAX. 35' / 2-1/2 STORIES (R-1 / R-2)
FIRE SPRINKLERS	NOT REQUIRED - TROY R313.2 / RSM 67.281: BUILDER SHALL OFFER THE PURCHASER A SPRINKLER OPTION AT PURCHASER'S COST (PURCHASER MAY DECLINE)
ZONING / SETBACKS	PER LOT - SEE SITE PLAN, TYP. R-1 / R-2: 30' FRONT, 8' EACH SIDE, 30' REAR (TROY §405.100 / 105)
FIRE SEPARATION	EXT. WALLS ≥ 3'-0" FROM LOT LINES - NO RATED WALLS OR OPENING LIMITS (TROY TABLE R302.1(1))
MIN. HOUSE SIZE	2,400 SF LIVABLE ABOVE GRADE ≥ 1,000 SF MIN. (TROY R-1 / R-2)
STRUCTURE	IRC PRESCRIPTIVE: POURED CONC. BSMT. WALLS, HOT-ROLLED STEEL BEAM ON STEEL ADJ. COLUMNS, DIMENSIONAL LUMBER FLOOR JOISTS (NO I-JOISTS), 2x4 WALLS, MFR. ROOF TRUSSES @ 24" O.C. - SEE S-1 THRU S-4
AREA SUMMARY (TO OUTSIDE FACE OF FRAMING / CONC.)	
MAIN FLOOR - FINISHED (CONDITIONED)	1,200 SF
UPPER FLOOR - FINISHED (CONDITIONED)	1,200 SF
TOTAL FINISHED LIVING AREA	2,400 SF
BASEMENT - UNFINISHED	1,200 SF
ATTACHED 3-CAR GARAGE (32'-0" x 24'-0")	768 SF
COVERED FRONT PORCH (28'-0" x 6'-0")	168 SF
REAR CONCRETE PATIO (12'-0" x 12'-0")	144 SF

APPLICABLE CODES

ADOPTED BY CITY OF TROY ORD. 1223 (5-17-2016, EFF. 9-1-2016); IRC AMENDMENTS ORD. 1258 (9-20-2018); APPENDIX F ORD. 1413 (3-16-2026). BUILDING COMMISSIONER = CODE OFFICIAL. (§500.066).

- 2015 INTERNATIONAL RESIDENTIAL CODE (IRC) AS AMENDED BY THE CITY OF TROY (TROY CODE §500.035) - GOVERNING CODE FOR THIS DWELLING.
- 2015 IRC APPENDIX F, RADON CONTROL METHOD, ADOPTED BY TROY ORD. 1413 (3-16-2026). RADON-RESISTANT CONSTRUCTION REQUIRED - SEE RADON PANEL.
- 2015 INTERNATIONAL ENERGY CONSERVATION CODE (IECC), RESIDENTIAL PROVISIONS (§500.025); TROY ENERGY AMENDMENTS ARE WRITTEN INTO IRC CH. 11 (N1101-N1106).
- 2014 NATIONAL ELECTRICAL CODE (NFPA 70) (§500.036), APPLIED W/ IRC CH. 34-43.
- 2015 INTERNATIONAL PLUMBING CODE (§500.015) / IRC CH. 25-33, TROY FILL-IN: BLDG. SEWER 30" MIN. DEPTH, VENT 12" ABOVE ROOF.
- 2015 INTERNATIONAL MECHANICAL CODE (§500.020) + 2015 INTERNATIONAL FUEL GAS CODE (§500.030) / IRC CH. 12-24.
- 2015 INTERNATIONAL BUILDING CODE (§500.010) - ONLY WHERE REFERENCED BY THE IRC.
- MISSOURI SEISMIC CONSTRUCTION STATUTE, RSMo 319.200-319.207 (TROY §500.050).
- CITY OF TROY ZONING (CH. 405: R-1 §405.100, R-2 §405.105) AND SITE / CONSTRUCTION RULES §500.080 + §500.090 (CONSTRUCTION ACCESS, MUD TRUCKING, DRIVEWAY ROCK, 30' STREAM-BANK SETBACK).
- CODE SECTIONS CITED ON THESE SHEETS WITHOUT A PREFIX ARE 2015 IRC SECTIONS AS AMENDED BY TROY. TROY AMENDMENTS GOVERN OVER THE MODEL CODE.

DESIGN CRITERIA

IRC TABLE R301.2(1) - CLIMATIC + GEOGRAPHIC DESIGN CRITERIA (AS COMPLETED BY CITY OF TROY, ORD. 1258)	
GROUND SNOW LOAD	20 PSF
WIND DESIGN: SPEED (VULT)	115 MPH (NASD 90)
TOPOGRAPHIC EFFECTS	NO
SPECIAL WIND REGION	NO
WIND-BORNE DEBRIS ZONE	NO
WIND EXPOSURE CATEGORY	B (ASSUMED) - VERIFY PER LOT (OPEN FARMLAND EDGE = C)
SEISMIC DESIGN CATEGORY	B; DETACHED DWELLING EXEMPT FROM SEISMIC PROVISIONS (R301.2.2)
SUBJECT TO DAMAGE FROM: WEATHERING	SEVERE
FROST LINE DEPTH	30" MIN. FTG. DEPTH BELOW FIN. GRADE (TROY FTNT. b)
TERMITE	MODERATE TO HEAVY
DECAY	NOT IN TROY TABLE - VERIFY
WINTER DESIGN TEMPERATURE	6°F
ICE BARRIER UNDERLAYMENT REQ'D	NO
FLOOD HAZARDS	FIRM 09-29-2010 - VERIFY ZONE FOR EACH LOT (FEMA MSC)
AIR FREEZING INDEX	1,000
MEAN ANNUAL TEMPERATURE	56.3°F
IECC CLIMATE ZONE	4A (TROY N1102 AMENDMENTS: "ZONE 4")
RADON	EPA ZONE 2 (LINCOLN CO.); RADON-RESISTANT CONSTRUCTION REQ'D BY TROY ORD. 1413 (APP. F)

DESIGN LOADS (IRC R301 - PRESCRIPTIVE CONSTRUCTION)

FLOOR LIVE / DEAD	40' / 10 PSF (BOTH FLOORS) (TABLE R301.5; 40 PSF USED IN ALL ROOMS, BOTH FLOORS)
ROOF LIVE	20 PSF (R301.6) - GOVERNS OVER ROOF SNOW
GROUND SNOW	20 PSF (HEADERS PER 30 PSF COLUMN, TABLE R602.7(1))
ROOF DEAD: TOP / BOT. CHORD	10' / 10 PSF; ATTIC: 10 PSF LIVE NON-CURRENT
GUARDS + HANDRAILS	200 LB CONCENTRATED (TABLE R301.5)
SOIL BEARING (PRESUMPTIVE)	1,500 PSF - CL, ML, MH, CH (TABLE R401.4.1)
LATERAL SOIL (BACKFILL)	60 PCF EQUIV. FLUID - SC, MH, ML-CL, INORG. CL (ASSUMED)
DEFLECTION LIMITS	FLOOR L/360 LIVE; HEADERS L/240 TOTAL; GARAGE DOOR HDR. L/360

LATERAL + STRUCTURAL BASIS

WALL BRACING	IRC R602.10 CS-WSP: 7/16" OSB ON ALL EXT. WALLS, BOTH STORIES, EDGES BLOCKED, CS-PF PORTALS AT GARAGE DOORS; ALSO MEETS TROY R602.13 PANEL RULES - SEE S-4
BRACED WALL LINE SPACING	HOUSE 40' x 30' - BWL SPACING ≤ 50' (TROY R602.13.5); CONFIRM TROY R602.13.5 READING W/ BLDG. COMMISSIONER - SEE S-4
WALL FRAMING	2x4 STUDS @ 16" O.C.; UPPER + ROOF + CLG.; MAIN + ROOF + CLG. + 1 FLOOR, ≤ 10' HT. (TABLE R602.3(5))
ROOF UPLIFT	H2.5A (OR EQ.) AT EVERY TRUSS BEARING (R602.11.1)
ENGINEERED COMPONENTS	ROOF TRUSSES (TRUSS MFR.); LVL ONLY AT BM1, H1, H2, H7 - NO PRESCRIPTIVE DIMENSIONAL OPTION IN A 2x4 WALL (LVL SUPPLIER) - SEE A-7 / S-2. ALL ELSE IRC PRESCRIPTIVE

SITE-SPECIFIC INFORMATION

(COMPLETE FOR EACH LOT / PERMIT - SEE SITE PLAN BY OTHERS)

STREET ADDRESS

LOT NO. / SUBDIVISION

PARCEL (LOCATOR) NO.

ZONING DISTRICT

FIRM PANEL / FLOOD ZONE

WIND EXPOSURE (B / C)

PERMIT NO.

ENERGY COMPLIANCE

TROY N1101.14 / IECC R401.3; CLIMATE ZONE 4A

PRESCRIPTIVE PATH (N1101.13 / IECC R401.3); CLIMATE ZONE 4A. THERMAL ENVELOPE = TOP-FLOOR CEILING, EXT. WALLS (BOTH STORIES) + BASEMENT WALLS (BASEMENT CONDITIONED); FURNACE + DUCTS INSIDE; "REQUIRED" = TROY-AMENDED TABLE N1102.1.2, CZ 4 ROW AS CODIFIED - CONFIRM W/ BLDG. OFFICIAL, OR SUBMIT REScheck (2015 IECC).

COMPONENT	REQUIRED (TROY AMENDED)	2015 IECC (REF.)	PROVIDED
CEILING (PLAT, UNDER-TRUSSES)	R-38	R-49	R-38 BLOWN FIBERGLASS, ±14" SETTLED, DEPTH MARKERS 1' / 300 SF; BAFFLE EA. BAY: 10" ENERGY HEEL (A-6)
WOOD-FRAME WALL	R-13	R-20 OR 13+5	R-13 BATTS IN 2x4 @ 16" O.C., BOTH STORIES (MEETS TROY R-13)
TRIM / BAND JOIST (BOTH FLOORS)	AS WALL (R-13)	R-20	R-13 BATT + SEALED AIR BARRIER AT BSMT. + UPPER-FLOOR RIMS
BASEMENT WALL (BSMT. INSIDE ENVELOPE)	PER TROY FTNT. 1 - CONFIRM W/ BLDG. OFFICIAL	R-10 CI / R-13	R-11 VINYL-FACED BLANKET, FULL HT. TO SLAB (MEETS TROY AMENDED); R-10 CI OR R-13 CAVITY IF BASE 2015 APPLIES (A-6)
FLOOR OVER BASEMENT	N/A (BSMT. COND.)	R-19 IF UNCOND.	NOT INSULATED - BSMT. WALLS FORM THE THERMAL ENVELOPE
SLAB EDGE	R-10, 2 FT IF < 12" BELOW GRADE	R-10, 2 FT	N/A; BSMT. SLAB ≥ 12" BELOW GRADE; GARAGE + PORCH UNCOND.
FEINSTRATION U-FACTOR	U-0.40	U-0.35	U-0.40 MAX. - NFRC LABELED (A-7 WINDOW + DOOR SCHED.)
GLAZED FEINSTRATION SHGC	NR	0.40	NR (STD. LOW-E)
SKYLIGHT U-FACTOR	U-0.55	U-0.55	NONE
ATTIC ACCESS HATCH	INSUL. + WEATHERSTRIP	SAME	R-38 ON HATCH, WEATHERSTRIPPED (N1102.2.4)
AIR SEALING	TABLE N1102.4.1.1 (TROY AMENDMENT: TEST OPTIONAL)	MANDATORY	SEAL PLATES, RIMS, PENETRATIONS (INCL. RADON PIPE), HATCH, IC-AT SEALED CANS (A-6 / E-1 / E-2)
BLOWER DOOR TEST	OPTIONAL PER TROY N1102.4.1.2 AS AMENDED - CONFIRM W/ BLDG. OFFICIAL	≤ 3 ACH50	NOT PLANNED - IF TESTED ≤ 3 ACH50, ADD WHOLE-HOUSE MECH. VENT (TROY R303.4)
DUCT LEAKAGE TEST	REQ'D (N1103.3.3); ≤ 4 CFM25 / 100 SF + SIGNED REPORT	SAME	HVAC CONTR. TESTS + SUBMITS SIGNED REPORT BEFORE FINAL (DEFERRED SUBMITTAL)
DUCT SEALING + INSULATION	SEAL ALL JOINTS (N1103.3.2); R-6 ATTIC / R-6 ELSEWHERE OUTSIDE ENVELOPE	SAME	MASTIC-SEALED; DUCTS IN BSMT., FLOOR SYSTEMS + INT. CHASES: ANY ATTIC DUCT R-6; NONE IN GARAGE
THERMOSTAT	PROGRAMMABLE (N1103.1.1)	SAME	PROGRAMMABLE THERMOSTAT EACH ZONE / FLOOR PER HVAC DESIGN
HVAC + WATER HEATER	TYPE / SIZE / EFFIC. ON PLANS (N1101.5); MANUAL J / S (N1103.7)	SAME	GAS FURNACE + CENTRAL A/C, GAS WH. (BSMT.); FED. MIN. OFFHS, OR BETTER, MANUAL J / S / D + CUT SHEETS BY HVAC CONTR.
MECHANICAL VENTILATION	M1507 / N1103.6 W/ DAMPERS	SAME	BATH FANS 50 CFM, DUCTED OUT W/ BACKDRAFT DAMPERS
LIGHTING	75% HIGH-EFFICACY (N1104.1)	75%	100% LED (E-1 / E-2)
ENERGY CERTIFICATE	PERMANENT AT FURNACE / PANEL (N1101.14 / IECC R401.3)	SAME	POSTED AT FURNACE (BSMT.) OR PANEL (NO COVERING LABELS - BEFORE FINAL

BASE-2015 ALTERNATES - IF THE BLDG. OFFICIAL APPLIES UNAMENDED 2015 IECC VALUES: R-49 CLG.; U-0.35 / SHGC 0.40 WINDOWS (STD. LOW-E VINYL MEET 10"); 2x4 WALLS R-13 + R-5 CI (1" FOIL-FACED POLYISO OVER OSB, OR EQ.) - OR 2x4 R-20; R-10 CI OR R-13 CAVITY BSMT. WALL; BLOWER-DOOR TEST ≤ 3 ACH50. BASE SPEC ABOVE IS 2x4 R-19 PER TROY AMENDMENT.

RADON-RESISTANT CONSTRUCTION

REQUIRED - TROY ORD. 1413 / IRC APPENDIX F

- REQUIRED: PASSIVE SUB-SLAB DEPRESSURIZATION SYSTEM, FAN-READY, PER 2015 IRC APPENDIX F (AF103) AS ADOPTED BY TROY ORD. 1413 (3-16-2026).
- GAS-PERMEABLE LAYER: 4" MIN. CLEAN AGGREGATE (1/4" - 2", NO FINES), UNIFORM UNDER THE ENTIRE BASEMENT SLAB (AF103.2).
- SOIL-GAS RETARDER: 6-MIL POLYETHYLENE OVER THE AGGREGATE, LAPPED 12" MIN., SEALED AT PENETRATIONS, FIT TO FDN. WALLS (AF103.3).
- SEAL ENTRY ROUTES: SLAB JOINTS, CRACKS, SLAB-TO-WALL JOINT + ALL PENETRATIONS W/ POLYURETHANE CAULK OR EQ.; SUMP PIT LD GASKETED + SEALED (FITTED COVER); FLOOR DRAINS TRAPPED (AF103.4).
- VENT PIPE: 3" MIN. SCH. 40 PVC (OR ABS), GAS-TIGHT, FROM A T-FITTING IN THE SUB-SLAB AGGREGATE, UP THROUGH THE CONDITIONED HOUSE (BOTH FLOORS, IN AN INT. CHASE) TO 12" MIN. ABOVE THE ROOF, NOT WITHIN 10" OF ANY WINDOW, DOOR OR OTHER OPENING LESS THAN 2' BELOW THE EXHAUST; SLOPED TO DRAIN TO THE SUB-SLAB; NO TRAPS.
- LABEL THE PIPE "RADON REDUCTION SYSTEM" ON EACH FLOOR (BSMT., MAIN, UPPER) AND IN THE ATTIC.
- ATTIC: ELECTRICAL JUNCTION BOX (120V CIRCUIT) NEAR THE VENT PIPE FOR A FUTURE IN-LINE FAN; KEEP CLEAR SPACE AT THE PIPE FOR THE FAN (AF103.12).
- SHOWN ON: S-1 (AGGREGATE, POLY. T-FITTING, SUMP, LID) + S-6 (SLAB DETAIL + VENT ROUTE), A-5 (ROOF PENETRATION), E-2 (ATTIC J-BOX). INSPECTED W/ UNDER-SLAB. CONFIRM AF103 DETAILS W/ BLDG. OFFICIAL. POST-OCCUPANCY TEST RECOMMENDED; ACTIVATE FAN IF ≥ 4 pCi/L.

SYMBOLS LEGEND

	BUILDING / WALL SECTION CUT DETAIL NO. OVER SHEET NO.; ARROW = VIEWING DIRECTION		WINDOW SIZE TAG (WWHH) - SEE A-7 WINDOW SCHEDULE. 3050 = 3'-0" W x 9'-0" H
	DETAIL CALLOUT: AREA ENLARGED IN DETAIL NO. / SHEET NO.		DOOR - SEE A-7 DOOR SCHEDULE
	EXTERIOR ELEVATION REFERENCE: VIEW NO. / SHEET NO.; POINTER = VIEWING DIRECTION		NORTH ARROW - PLAN NORTH (UP) = REAR OF HOUSE; ORIENT TO TRUE NORTH PER SITE PLAN
	DRAWING TITLE: VIEW NO. / SHEET NO., TITLE + SCALE		REVISION CLOUD + DELTA: AREA CHANGED BY REVISION NO. (SEE TITLE BLOCK REVISIONS)
	LEVEL / DATUM: ELEVATION ABOVE (+) OR BELOW (-) MAIN FIN. FLOOR = 0'-0"		RADON VENT PIPE (3" PVC, SUB-SLAB TO 12" ABOVE ROOF) - SEE RADON NOTE

DEFERRED SUBMITTALS / BY OTHERS

- SITE / PLOT PLAN PER LOT - SETBACKS, EASEMENTS, GRADING + DRAINAGE, UTILITIES, FLOOD ZONE, DRIVEWAY, WIND EXPOSURE (BY OTHERS).
- TRUSS DESIGN DRAWINGS + PLACEMENT PLAN (R802.10.1), INCL. VALLEY SETS + TRUSS MFR., ON SITE BEFORE FRAMING INSPECTION (S-4).
- LVL SIZING - BM1 + HEADERS H1, H2, H7 (S-2 / S-3 / A-7) - LVL SUPPLIER CALC.
- ACCA MANUAL J / S / D + HVAC + WATER HEATER CUT SHEETS (MFR.) + 10' MIN. DUCT LEAKAGE TEST REPORT (N1103.3.3) BEFORE FINAL.
- EGRESS WINDOW PRODUCT DATA (NET CLEAR ≥ 5.7 SF / 8.0 SF), FALL PROTECTION DEVICES + NFRC LABELS (A-7).
- GROUNDWATER EVALUATION (TROY R405.1.2) - SETS DRAIN TILE (INT. / EXT.) AND WATERPROOFING SCOPE (S-1).

SHEET INDEX

14 SHEETS

SHEET	TITLE
T-1	COVER SHEET
A-1	MAIN FLOOR PLAN
A-2	UPPER FLOOR PLAN
A-3	FRONT + REAR ELEVATIONS
A-4	SIDE ELEVATIONS
A-5	ROOF PLAN
A-6	SECTIONS + DETAILS
A-7	SCHEDULES

SHEET	TITLE
S-1	FOUNDATION / BASEMENT PLAN
S-2	MAIN FLOOR FRAMING PLAN
S-3	UPPER FLOOR FRAMING PLAN
S-4	TRUSS LAYOUT + WALL BRACING
E-1	MAIN FLOOR ELECTRICAL
E-2	UPPER FLOOR ELECTRICAL

SITE / PLOT PLAN PROVIDED SEPARATELY FOR EACH LOT (BY OTHERS) - R106.2. SHEET TITLES ABOVE MATCH EACH SHEET'S TITLE BLOCK, T-1 = THIS SHEET.

GENERAL NOTES

- CONTRACTOR SHALL VERIFY ALL DIMENSIONS, ELEVATIONS AND SITE CONDITIONS BEFORE STARTING WORK AND REPORT ANY DISCREPANCY OR CONFLICT BETWEEN THE DRAWINGS, CODES OR MFR. REQUIREMENTS TO THE DESIGNER / SILLPLATE PLAN CO. BEFORE PROCEEDING.
- DO NOT SCALE DRAWINGS. WRITTEN DIMENSIONS GOVERN; LARGER-SCALE DETAILS GOVERN OVER PLANS. EXT. DIMENSIONS TO FACE OF SHEATHING / CONC., INT. DIMENSIONS TO CENTER OF WALL U.N.O.
- ALL WORK SHALL COMPLY WITH THE CODES LISTED UNDER APPLICABLE CODES (2015 IRC AS AMENDED BY THE CITY OF TROY) AND WITH MFR. LISTINGS + INSTALLATION INSTRUCTIONS, KEPT ON SITE (R106.1.2). WHERE DRAWINGS AND CODE DIFFER, THE MORE STRINGENT REQUIREMENT GOVERNS.
- KEEP THE REVIEWED SET STAMPED "REVIEWED FOR CODE COMPLIANCE" ON SITE (TROY R106.3.1). NO WORK BEFORE PERMIT ISSUANCE EXCEPT EARTHWORK + STAKEOUT (TROY R108.6).
- TRUSSES: MANUFACTURED WOOD TRUSSES @ 24" O.C. (COMMON, GABLE-END + VALLEY SETS; NO STICK FRAMING). TRUSS DESIGN DRAWINGS SEALED BY THE MFR.'S ENGINEER + PLACEMENT PLAN (R802.10.1) ON SITE BEFORE THE FRAMING INSPECTION. INSTALL, BRACE + CONNECT PER TRUSS DWGS. AND BCS; DO NOT CUT OR ALTER TRUSSES. SEE S-4.
- LUMBER: #2 SPF-HEM-FIR OR DFL U.N.O. (SYP #2 2x10 JOISTS ONLY @ 12" O.C.); P.T. SYP #2 AT PORCH. DIMENSIONAL FLOOR JOISTS (NO I-JOISTS) - SIZE, SPECIES, SPACING PER S-2 / S-3; STUDS STUD GRADE OR BETTER; BUILT-UP DIMENSIONAL HEADERS PER TABLE R602.7(1) U.N.O. RT. LUMBER IN CONTACT W/ CONC. OR WITHIN 8" OF GRADE (R317.1); FASTENERS IN P.T. HOT-DIP GALV. OR STAINLESS (R317.3). LVL 1.9E2 DE ONLY WHERE NOTED. STEEL: W-SHAPES ASTM A992 (FY 50 KSI); PIPE ASTM A53 GR. B; PLATES A36.
- CONCRETE (7-10-38 DAYS): FOOTINGS, FDN. WALLS + BSMT. SLAB 3,000 PSI; GARAGE SLAB, PORCH, STOOP, STEPS + PATIO 3,500 PSI. AIR-ENTRAINED 5-7% (TABLE R402.2, SEVERE WEATHERING); REBAR ASTM A615 GR. 60. FOOTINGS ON UNDISTURBED SOIL OR COMPACTED FILL, BOTTOM 30" MIN. BELOW FIN. GRADE (TROY); BACKFILL ONLY AFTER FLOOR FRAMING, SHEATHING + BSMT. SLAB ARE IN PLACE.
- SMOKE ALARMS (R314): HARD-WIRED, INTERCONNECTED, BATTERY BACKUP - IN EACH BEDROOM, OUTSIDE EACH SLEEPING AREA AND ON EACH LEVEL INCL. THE BASEMENT. CO ALARMS OUTSIDE THE SLEEPING AREA + ON EACH LEVEL W/ FUEL-FIRED APPLIANCES (R315) - GAS FURNACE + ATTACHED GARAGE. SEE A-1 / A-2 / E-1 / E-2.
- EMERGENCY ESCAPE (R310): EACH BEDROOM (UPPER FLOOR) + THE BASEMENT - 5.7 SF NET CLEAR (5.0 SF AT GRADE-FLOOR / BELOW-GRADE OPENINGS), 24" H + 20" W MIN., SILL 44" MAX. A.F.F.; AREA WELL 9 SF + 36" MIN., LADDER IF > 44" DEEP. SEE A-7 / S-1.
- WINDOW FALL PROTECTION (R312.2): UPPER-FLOOR OPERABLE WINDOWS MORE THAN 72" ABOVE GRADE SHALL HAVE SILLS 24" MIN. A.F.F. OR A LISTED OPENING-CONTROL DEVICE (ASTM F2090). SEE A-7.
- GARAGE SEPARATION (R302.5, R302.6): 1/2" GYP. ON GARAGE SIDE OF WALLS + CEILING; DOOR TO HOUSE 1-3/8" SOLID WOOD OR SOLID / HONEYCOMB-CORE STEEL OR 20-MIN. RATED, SELF-CLOSING; DUCTS IN GARAGE 26 GA. STEEL MIN., NO OPENINGS INTO THE GARAGE.
- STAIRS, GUARDS + HANDRAILS PER R311.7 / R312 (TROY: 7-3/4" MAX. RISER, 10" MIN. TREAD; 6'-8" HEADROOM; GUARDS 36" MIN. AT UPPER HALL + STAIR OPENING); FIREBLOCKING + DRAFTSTOPPING PER R302.11 / R302.12 (INCL. RADON + MECH. CHASES AT EACH FLOOR); SAFETY GLAZING PER R308.
- ENERGY: BUILD TO THE ENERGY COMPLIANCE TABLE (PRESCRIPTIVE, CZ 4A). INSULATION PER MFR. W/ R-VALUE CERTIFICATION + DEPTH MARKERS (IECC R303.1); POST THE PERMANENT CERTIFICATE BEFORE FINAL (N1101.14).
- INSPECTIONS: SCHEDULE THRU THE TROY BUILDING DEPT. (SMARTGOV PORTAL, 636-528-1254) BY 3:00 P.M. THE BUSINESS DAY BEFORE EXPECTED SEQUENCE: (1) FOOTING, BEFORE POUR; (2) FDN. WALL + DRAIN TILE / DAMPROOFING, BEFORE BACKFILL; (3) UNDER-SLAB PLUMBING + RADON (AGGREGATE, POLY. VENT) + SLABS, BEFORE POUR; (4) FRAMING + ROUGH PLUMBING / MECH. / ELEC. (5) INSULATION; (6) FINAL / OCCUPANCY, CONFIRM SEQUENCE W/ THE BLDG. DEPT. AT PERMIT ISSUANCE.
- ADDRESS NUMBERS: 4" MIN. HT., 1/2" MIN. STROKE, CONTRASTING W/ BACKGROUND, VISIBLE FROM THE STREET (R419.1) - INSTALL BEFORE FINAL.
- SITE (TROY §500.080 / 090): TEMPORARY CONSTRUCTION ACCESS BEFORE LAND DISTURBANCE; ROCK DRIVEWAY BY BACKFILL (NO LATER THAN SUBFLOOR); KEEP MUD OFF STREETS; PERMANENT GRASS IF GRADING STOPS 30+ DAYS, GRADE AWAY FROM FDN. 6" MIN. IN FIRST 10' (R401.3).
- SUBSTITUTIONS: LISTED PRODUCTS (WINDOWS, DOORS, TRUSSES, LVL, COLUMNS, CONNECTORS) MAY BE REPLACED W/ EQUAL OR BETTER LISTED PRODUCTS ONLY W/ DESIGNER APPROVAL. CONNECTORS SIMPSON OR EQUAL, INSTALLED PER MFR.
- ITEMS MARKED "VERIFY" OR "CONFIRM" REQUIRE CONFIRMATION BY THE SUPPLIER, THE BLDG. OFFICIAL OR FIELD MEASUREMENT BEFORE THAT WORK PROCEEDS.

ABBREVIATIONS

A.B.	ANCHOR BOLT	EA	EACH	O.C.	ON CENTER
A.E.	AIR-ENTRAINED	EX	EXHAUST FAN	OSB	ORIENTED STRAND BOARD
A.F.F.	ABOVE FINISHED FLOOR	EXT.	EXTERIOR	pCi/L	PICOCURIES PER LITER
ACH50	AIR CHANGES / HR @ 50 PA	FDN	FOUNDATION	P.T.	PRESSURE-TREATED
ADJ.	ADJUSTABLE	FF	FINISHED FLOOR	PVC	POLYVINYL CHLORIDE
AFCI	ARC-FAULT CIRCUIT INTERRUPTER	FTG.	FOOTING	R.O.	ROUGH OPENING
B.O.	BOTTOM OF	GA.	GAUGE	SCH.	SCHEDULE
BRG.	BEARING	GFCI	GROUND-FAULT CIRCUIT INTERRUPTER	SD/CO	SMOKE / CO ALARM
BSMT.	BASEMENT	GYP.	GYPSUM BOARD	SF	SQUARE FEET
BWL	BRACED WALL LINE	HDR.	HEADER	SGD	SLIDING GLASS DOOR
CI	CONTINUOUS INSULATION	HT.	HEIGHT	SIM.	SIMILAR
CLG.	CEILING	INSUL.	INSULATION	T.O.	TOP OF
CLR.	CLEAR	INT.	INTERIOR	TYP.	TYPICAL
CONC.	CONCRETE	J-BOX	JUNCTION BOX	U.N.O.	UNLESS NOTED OTHERWISE
CONT.	CONTINUOUS	LVL	LAMINATED VENEER LUMBER	V.I.F.	VERIFY IN FIELD
CS-PF	CONT. SHEATHED PORTAL FRAME	MAX.	MAXIMUM	W	WITH
CS-WSP	CONT. SHEATHED WSP	MFR.	MANUFACTURER	W.H.	WATER HEATER
DBL.	DOUBLE	MIN.	MINIMUM	W.I.C.	WALK-IN CLOSET
DIA.	DIAMETER	NFA	NET FREE (VENT) AREA	WP	WATERPROOF
DN	DOWN	N.T.S.	NOT TO SCALE	WSP	WOOD STRUCTURAL PANEL

DESIGNER STATEMENT

PREPARED BY A PERSON NOT LICENSED AS
AN ARCHITECT OR PROFESSIONAL ENGINEER
IN MISSOURI. (RSMo 327.101 / 327.191)

DESIGN OF A PRIVATELY OWNED SINGLE-FAMILY DWELLING HOUSE IS EXEMPT FROM ARCHITECT AND ENGINEER LICENSURE (RSMo 327.101.2, 327.191.2). NO ARCHITECTS OR ENGINEERS SEAL IS CLAIMED. ENGINEERED PRODUCTS (TRUSSES, LVL) ARE DESIGNED BY THEIR MANUFACTURERS.

OWNER / BUILDER	LICENSEE
DRAWINGS PREPARED BY	SILLPLATE PLAN CO.
ISSUE	SAMPLE - NOT FOR CONSTRUCTION

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SAMPLE —
NOT FOR CONSTRUCTION

PLAN

THE LINCOLN

SP-2400

4 BED / 3 BATH TWO-STORY · 2,400 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

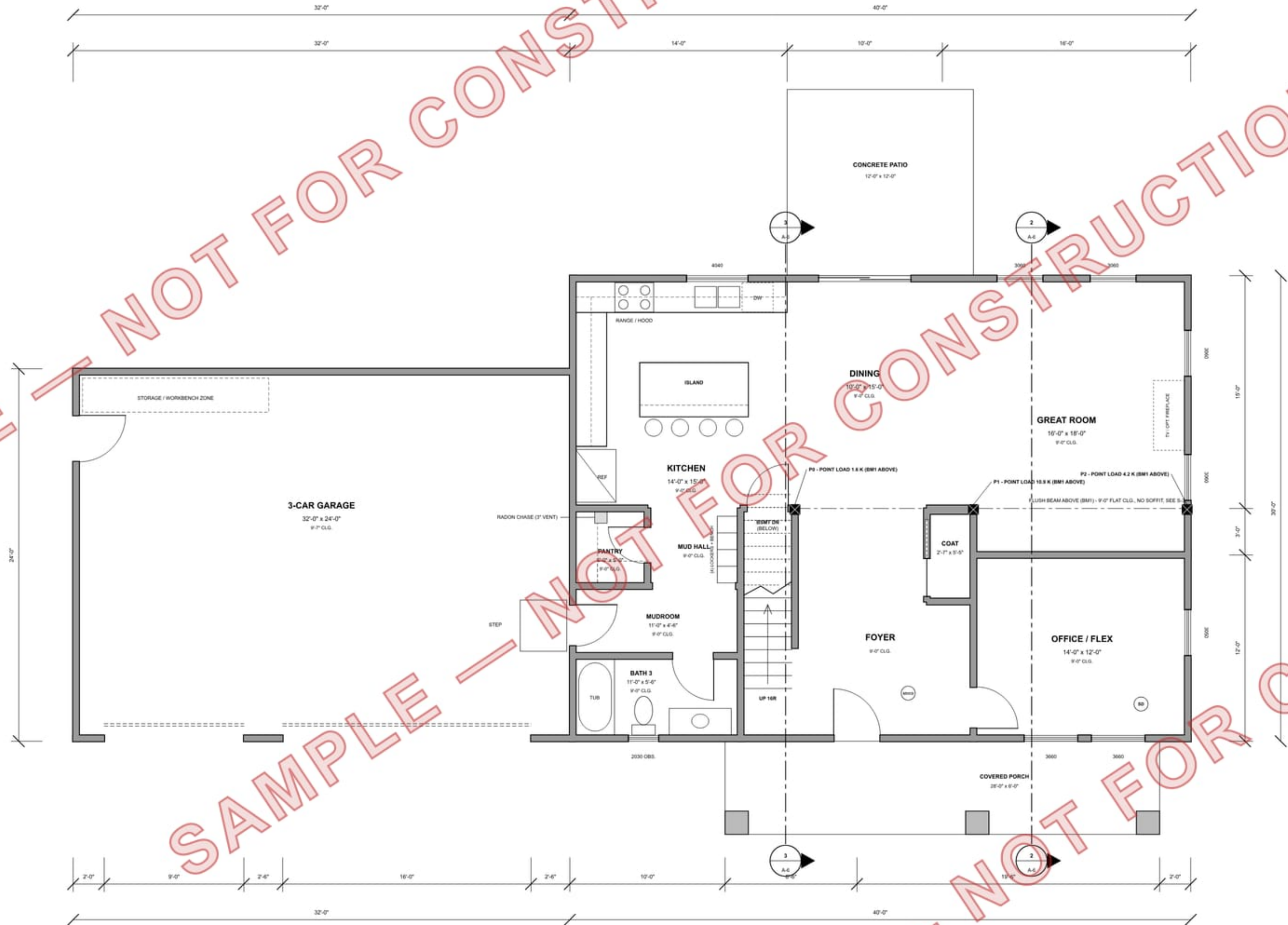
SAMPLE - NOT FOR CONSTRUCTION
9'-0" CEILING (7'-1 1/8" PLATE), 2x4 WALLS @ 16" O.C. TYP.

SILLPLATE
PLAN CO.

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AREA SUMMARY	
MAIN FLOOR (FINISHED)	1,200 SF
UPPER FLOOR (FINISHED)	1,200 SF
TOTAL FINISHED	2,400 SF
UNFINISHED BASEMENT	1,200 SF
3-CAR GARAGE	768 SF
COVERED PORCH	168 SF

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

SCALE
NOT TO SCALE (PREVIEW)

SHEET TITLE
MAIN FLOOR PLAN

SHEET
A-1