

SILLPLATE PLAN CO.

THE 1830 RANCH · SP-1827

4 BED / 2.5 BATH RANCH · 1,827 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	1 STORY + FULL UNFINISHED BASEMENT (UNDER HOUSE ONLY); ATTACHED FRONT-LOAD 3-CAR GARAGE (16'-0" x 9'-0" DOORS)
BEDROOMS / BATHS	3 BEDROOMS + FLEX / BED 4; 2 FULL BATHS + 1 HALF BATH (POWDER) - SPLIT-BEDROOM PLAN
OVERALL SIZE	HOUSE 63'-0" x 29'-0"; GARAGE 32'-0" x 24'-0" FORWARD OF THE OWNER'S WING = 63'-0" W x 53'-0" D OVERALL (65'-0" INCL. COVERED REAR PORCH)
LOT FIT	63'-0" OVERALL WIDTH FITS AN 80' R-1 LOT W/ 8' SIDE YARDS (64'-0" BUILDABLE); 1'-0" RAKE OVERHANGS PROJECT INTO SIDE YARDS - VERIFY TROY PROJECTION ALLOWANCE PER LOT
CEILINGS	9'-0" FLAT U.N.O. (T.O. PLATE 9'-1 1/8"); DINING / KITCHEN / GREAT ROOM / FOYER VAULTED 9'-0" TO ±12'-7"
MAX. HEIGHT	16'-9" ABOVE MAIN FIN. FLOOR TO RIDGE (6/12 ROOF); ±16'-9" ABOVE FIN. GRADE; ZONING MAX. 35' / 2-1/2 STORIES (R-1 / R-2)
FIRE SPRINKLERS	NOT REQUIRED - TROY R313.2 / RSMo 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	1,827 SF LIVABLE ABOVE GRADE ± 1,000 SF MIN. (TROY R-1 / R-2)
STRUCTURE	IRC PRESCRIPTIVE: 8" POURED BSMT. WALLS (10" AT GARAGE COMMON WALL) (S-1); WSLM (WOOD) STEEL BEAM ON STEEL PIPE COLUMNS (S-2); 2x10 #2 FLOOR JOISTS (NO I-JOISTS); 2x4 @ 16" WALLS, MFR. ROOF-TRUSSES @ 24" O.C. - COMMON + SCISSOR AT VAULTS, STANDARD HEEL (S-3)
AREA SUMMARY	
FINISHED MAIN FLOOR (CONDITIONED)	1,827 SF
UNFINISHED BASEMENT (UNDER HOUSE ONLY)	1,827 SF
ATTACHED 3-CAR GARAGE (FRONT-LOAD)	768 SF
COVERED FRONT PORCH	126 SF
COVERED REAR PORCH	144 SF

APPLICABLE CODES

ADOPTED BY CITY OF TROY ORD. 1223 (5-17-2016, EFF. 9-1-2016); IRC AMENDMENTS ORD. 1258 (9-20-2016). BUILDING COMMISSIONER = CODE OFFICIAL (§500.060).
1. 2015 INTERNATIONAL RESIDENTIAL CODE (IRC) AS AMENDED BY TROY (§500.035) + APPENDIX F RADON (ORD. 1413, 3-16-2026) - GOVERNING CODE.
2. 2015 INTERNATIONAL ENERGY CONSERVATION CODE (IECC), RESIDENTIAL PROVISIONS (§500.025); TROY ENERGY AMENDMENTS ARE WRITTEN INTO IRC CH. 11 (N1101-N1106).
3. 2014 NATIONAL ELECTRICAL CODE (NFPA 70) (§500.036), APPLIED W/ IRC CH. 34-43.
4. 2015 INTERNATIONAL PLUMBING CODE (§500.015) / IRC CH. 25-33. TROY FILL-INS: BLDG. SEWER 30" MIN. DEPTH, VENT 12" ABOVE ROOF.
5. 2015 INTERNATIONAL MECHANICAL CODE (§500.020) + 2015 INTERNATIONAL FUEL GAS CODE (§500.030) / IRC CH. 12-24.
6. 2015 INTERNATIONAL BUILDING CODE (§500.010) - ONLY WHERE REFERENCED BY THE IRC.
7. MISSOURI-GERMANIC 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 TRACKING, 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 (VASD 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 (SDS = 0.261); 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")

DESIGN LOADS (IRC R301 - PRESCRIPTIVE CONSTRUCTION)	
FLOOR LIVE / DEAD	40 / 10 PSF (TABLE R301.5; 40 PSF USED IN ALL ROOMS)
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-CONCURRENT
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 EXTERIOR WALLS ONLY, EDGES BLOCKED; CS-PF PORTAL FRAMES AT THE GARAGE DOOR PIERS. NO OSB ON ANY INTERIOR WALL; ONLY INTERIOR LINE(S) B = METHOD GB (1/2" GYP. BOTH SIDES) WHERE R602.10.1.3 SPACING FORCES IT. SEE S-3
BRACED WALL LINE SPACING	29'-2" MAX. BETWEEN LINES PARALLEL TO THE STREET; 55'-0" MAX. BETWEEN SIDE-WALL LINES (BWL AT x = 0) x = 67' DESIGNATED 4'-0" INBOARD, R602.10.1.2) + 60" IRC; NO INTERIOR LINE. DESIGNED BY IRC R602.10 (NOT THE TROY R602.13 SIMPLIFIED METHOD), SO THE TROY R602.13.5 50' LIMIT IS TAKEN AS NOT APPLICABLE - CONFIRM W/ BLDG. COMMISSIONER (IF 50' GOVERNS: RDP LATERAL CERT. OR ONE METHOD-GB GYP. LINE, OWNER DECISION); SEE S-3
ROOF UPLIFT	H2.5A (OR EQ.) AT EVERY TRUSS BEARING (R602.11.1)
ENGINEERED COMPONENTS	ROOF TRUSSES + VALLEY SETS (TRUSS MFR.); NO LVL - ALL HEADERS BUILT-UP DIMENSIONAL: STEEL BEAM + COLUMNS SIZED ON S-2 (CALCS IF REQUESTED); ALL ELSE IRC PRESCRIPTIVE

ENERGY COMPLIANCE

TROY N1102.3 IECC (R602.3 - CLIMATE ZONE 4A)			
PRESCRIPTIVE PATH (N1101.13 / IECC R401.2); CLIMATE ZONE 4A, THERMAL ENVELOPE = CEILING, EXT. WALLS + BASEMENT WALLS (BASEMENT CONDITIONED, FURNACE + DUCTS INSIDE); "REQUIRED" - TROY AMENDED TABLE N1102.1.2, C2.4 ROW AS CODIFIED - CONFIRM W/ BLDG. OFFICIAL (ORD. 1258 STRIKE-THROUGH TEXT IS LOST IN THE CODIFIED VERSION), OR SUBMIT REScheck (2015 IECC).			
COMPONENT	REQUIRED (TROY AMENDED)	2015 IECC (REF.)	PROVIDED
CEILING (FLAT + VAULTED)	R-38 - CONFIRM AT STD. HEEL	R-49 (R-30 W/ RAISED HEEL)	R-38 BLOWN FIBERGLASS ON FLAT + SCISSOR BOTTOM CHORDS, DEPTH MARKERS 1 / 300 SF; BAFFLE EA. BAY (A-5); STANDARD (±5") HEEL, NO ENERGY HEEL; INSUL. TAPERS OVER THE EXT. WALL PLATE - CONFIRM W/ BLDG. OFFICIAL
WOOD-FRAME WALL	R-13	R-20 OR 13+5	R-13 BATTS IN 2x4 @ 16" O.C. (MEETS TROY R-13; IF 2015 BASE APPLIES ADD R-5 CI)
RIM / BAND JOIST	AS WALL (R-13)	R-20	R-13 BATT + SEALED AIR BARRIER
BASEMENT WALL (BSMT. INSIDE ENVELOPE)	R-0 PER TROY FTNT. j - CONFIRM	R-10 CI / R-13	NONE - NO INSUL. ON BSMT. CONC. WALLS: R-0 PER TROY AMENDED TABLE N1102.1.2 FTNT. j (CONFIRM W/ BLDG. OFFICIAL); R-10 CI OR R-13 CAVITY ONLY IF BASE 2015 APPLIES
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 + BOTH PORCHES UNCOND.
FENESTRATION U-FACTOR	U-0.40	U-0.35	U-0.40 MAX., NFRC LABELED (A-6 WINDOW + DOOR SCHED.)
GLAZED FENESTRATION SHGC	NR	0.40	NR PER A-6 (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, RIM, PENETRATIONS, HATCH; IC-AT SEALED CANS (A-5 / E-1)
BLOWER DOOR TEST	OPTIONAL PER TROY N1102.4.1.2 AS AMENDED - CONFIRM W/ BLDG. OFFICIAL; IF TESTED ± 3 ACH50 + REPORT	≤ 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; EXEMPT IF ALL DUCTS INSIDE ENVELOPE	SAME	HVAC CONTR. TESTS + SUBMITS SIGNED REPORT UNLESS BLDG. OFFICIAL ACCEPTS EXEMPTION
DUCT SEALING + INSULATION	SEAL ALL JOINTS (N1103.3.2); R-6 ATTIC / R-6 ELSEWHERE OUTSIDE ENVELOPE	SAME	ALL DUCTS IN COND. BSMT. / FLOOR (NONE IN ATTIC OR GARAGE) - INSUL. NOT REQ'D; MASTIC-SEALED
THERMOSTAT	PROGRAMMABLE (N1103.1.1)	SAME	PROGRAMMABLE THERMOSTAT - LOCATION PER E-1
HVAC + WATER HEATER	TYPE / SIZE / EFFIC. ON PLANS (N1101.5); MANUAL J / S (N1103.7)	SAME	GAS FURNACE + CENTRAL A/C, GAS DIRECT-VENT W/H. (BSMT.); FED. MIN. EFFIC. OR BETTER; MANUAL J / S + CUT SHEETS BY HVAC CONTR.
MECHANICAL VENTILATION	M1507 / N1103.6 W/ DAMPERS	SAME	BATH + POWDER + LAUNDRY FANS 50 CFM, DUCTED OUT W/ BACKDRAFT DAMPERS
LIGHTING	75% HIGH-EFFICACY (N1104.1)	75%	100% LED (E-1)
ENERGY CERTIFICATE	PERMANENT, AT FURNACE / UTILITY AREA OR APPROVED LOC. (N1101.14 / IECC R401.3)	SAME	POSTED AT FURNACE (BSMT.) - OR AT PANEL W/O COVERING LABELS - BEFORE FINAL

IF THE BLDG. OFFICIAL APPLIES UNAMENDED 2015 IECC VALUES: R-49 CLG., U-0.35 / 100 SF ± 0.40 WINDOWS (STD. LOW-E VINYL, METS); R-13 + R-5 CI (OR R-20) WALLS; R-10 CI OR R-13 CAVITY BSMT. WALL; AND BLOWER-DOOR TEST ± 3 ACH50.

ABBREVIATIONS

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

SYMBOLS LEGEND

	BUILDING / WALL SECTION CUT: DETAIL NO. OVER SHEET NO.; ARROW = VIEWING DIRECTION		WINDOW SIZE TAG (WxHx) - SEE A-6 WINDOW SCHEDULE. 3050 = 3'-0" W x 5'-0" H
	DETAIL CALLOUT: AREA ENLARGED IN DETAIL NO. / SHEET NO.		DOOR - SEE A-6 DOOR SCHEDULE
	EXTERIOR ELEVATION REFERENCE: VIEW NO. / SHEET NO.; POINTER = VIEWING DIRECTION		NORTH ARROW - PLAN NORTH (N) + 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"		DIMENSION: EXT. TO FACE OF SHEATHING / CONC.; INT. TO WALL CENTERLINE U.N.O.

SHEET INDEX

SHEET	TITLE
T-1	COVER SHEET (THIS SHEET)
A-1	FLOOR PLAN
A-2	FRONT + REAR ELEVATIONS
A-3	SIDE ELEVATIONS
A-4	ROOF PLAN
A-5	SECTIONS + DETAILS
A-6	SCHEDULES
S-1	FOUNDATION / BASEMENT PLAN
S-2	MAIN FLOOR FRAMING
S-3	ROOF FRAMING + WALL BRACING
E-1	ELECTRICAL PLAN

SITE / PLOT PLAN PROVIDED SEPARATELY PER LOT (BY OTHERS).

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. 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 R106.6).
- TRUSSES: MANUFACTURED WOOD TRUSSES @ 24" O.C. (NO STICK FRAMING); COMMON 6/12 AT FLAT CEILINGS, SCISSOR / PARTIAL-VAULT (6/12 TOP, 3/12 BOTTOM) OVER THE VAULTED ROOMS; 5/12 GARAGE FRONT GABLE + PORCH GABLES VALLEY-SET. STANDARD HEEL, NO HEEL BLOCKING (HEEL ≤ 9'-4"; R602.10.8.2). TRUSS DESIGN DRAWINGS SEALED BY THE MFR.'S ENGINEER + PLACEMENT PLAN (R602.10.1) ON SITE BEFORE THE FRAMING INSPECTION. INSTALL, BRACE + CONNECT PER TRUSS DWGS. AND BCSI; DO NOT CUT OR ALTER TRUSSES. SEE S-3.
- LUMBER: #2 SPF, HEM-FIR OR DF-L U.N.O.; FLOOR JOISTS 2x10 #2 SPF, HEM-FIR OR DF-L @ 16" O.C. (SYP #2 ONLY @ 12" O.C.) PER S-2 (NO I-JOISTS); STUDS 2xUD GRADE OR BETTER, P.T. LUMBER IN CONTACT W/ CONC. OR WITHIN 8" OF GRADE (R317.1); FASTENERS IN P.T. HOT-DIP GALV. OR STAINLESS (R317.3). HEADERS BUILT-UP DIMENSIONAL PER TABLE R602.7(1); NO LVL REQUIRED (16'-0" GARAGE DOOR HEADER H1 = BUILT-UP 2x12). STEEL: W-SHAPES ASTM A992; PIPE COLUMNS ASTM A53 GR. B; PLATES A36.
- BEAMS + POINT LOADS: FULL BEARING UNDER EVERY PLY, BEAMS + GIRDER TRUSSES BEAR ON THE DOUBLE TOP PLATE (NO POCKETS OR CUT STUDS IN WOOD WALLS). EVERY POINT LOAD IS MARKED ON S-2 W/ ITS LOAD (K) AND ITS PATH TO THE FOUNDATION - SOLID STUD PACKS + SQUASH BLOCKS CONT. TO THE BEAM / FDN. NO DOUBLED JOISTS UNDER NONBEARING WALLS (NAILERS / LADDER BLOCKS).
- WALL BRACING (R602.10): CS-WSP 7/16" OSB ON ALL EXTERIOR WALLS INCL. ABOVE / BELOW OPENINGS + GABLE ENDS, PANEL EDGES BLOCKED, 8d @ 6" EDGES / 12" FIELD; CS-PF PORTAL FRAMES AT THE GARAGE DOOR PIERS. EXTERIOR BRACING ONLY - NO INTERIOR BRACED WALL LINES, NO OSB ON ANY INTERIOR WALL. SEE S-3.
- CONCRETE (fc @ 28 DAYS): FOOTINGS, FDN. WALLS + BSMT. SLAB 3,000 PSI; GARAGE SLAB, FRONT + REAR PORCH SLABS + STEPS 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 ALARM OUTSIDE THE SLEEPING AREA (R315) - GAS FURNACE + ATTACHED GARAGE. SEE A-1 / E-1.
- EMERGENCY ESCAPE (R310): EACH BEDROOM + THE BASEMENT - 5.7 SF NET CLEAR (5.0 SF AT GRADE-FLOOR / BELOW-GRADE OPENINGS), 24" H x 20" W MIN., SILL 44" MAX. A.F.F.; AREA WELL 9 SF + 36" MIN., LADDER IF > 44" DEEP. SEE A-6 / S-1.
- GARAGE SEPARATION (R302.5, R302.6): 1/2" GYP. ON GARAGE SIDE OF THE COMMON WALL (DOWN TO CONC.) + GARAGE CEILING; 2688 DOOR TO MUDROOM 20-MIN. RATED (OR 1-3/8" SOLID WOOD / SOLID OR HONEYCOMB-CORE STEEL), SELF-CLOSING; DUCTS IN GARAGE 26 GA. STEEL MIN., NO OPENINGS INTO THE GARAGE. GARAGE SLAB 12" BELOW F.F., (2) 6" RISERS AT THE DOOR (R311.3.2 EXC.).
- ENERGY: BUILD TO THE ENERGY COMPLIANCE TABLE (PRESCRIPTIVE, C2.4 A). 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 / DAMPPROOFING, BEFORE BACKFILL; (3) UNDER-SLAB PLUMBING + RADON (GRAVEL, POLY, VENT TEE) + SLABS, BEFORE POUR; (4) FRAMING + ROUGH PLUMBING / MECH. / ELEC.; (5) INSULATION; (6) FINAL / OCCUPANCY; CONFIRM SEQUENCE W/ THE BLDG. DEPT. AT PERMIT ISSUANCE.
- RADON (IRC APPENDIX F, TROY ORD. 1413): PASSIVE SUB-SLAB DEPRESSURIZATION REQUIRED - 4" CLEAN GRAVEL + SEALED 6-MIL POLY UNDER THE BSMT. SLAB; JOINTS, PENETRATIONS + SUMP LID SEALED; 3" PVC VENT FROM A SUB-SLAB TEE UP A BOXED CHASE IN THE BED 3 CLOSET, THRU THE ROOF TO 12" MIN. ABOVE THE ROOF SURFACE, ≥ 10' FROM WINDOWS / OPENINGS; ATTIC J-BOX FOR A FUTURE FAN; PIPE LABELED "RADON VENT - DO NOT REMOVE". SEE S-1, A-4, E-1.
- ADDRESS NUMBERS: 4' MIN. HT., 1/2" MIN. STROKE, CONTRASTING W/ BACKGROUND, VISIBLE FROM THE STREET (R319.1) - INSTALL BEFORE FINAL.
- FIREBLOCKING + DRAFTSTOPPING PER R302.11 / R302.12; SAFETY GLAZING PER R308; STAIRS, GUARDS + HANDRAILS PER R311.7 / R312 (TROY: 7-3/4" MAX. RISER, 10" MIN. TREAD).
- 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.

DEFERRED SUBMITTALS / BY OTHERS

- SITE / PLOT PLAN PER LOT - SETBACKS, EASEMENTS, GRADING + DRAINAGE, UTILITIES, FLOOD ZONE, DRIVEWAY (BY OTHERS).
- TRUSS DESIGN DRAWINGS + PLACEMENT PLAN (R602.10.1) INCL. SCISSOR / PARTIAL-VAULT PROFILES, GIRDERS + GARAGE / PORCH VALLEY SETS - TRUSS MFR. ON SITE BEFORE FRAMING INSPECTION.
- LVL SUPPLIER CALCS - ONLY IF AN LVL IS SUBSTITUTED FOR A BUILT-UP HEADER (NONE SPECIFIED; SEE S-2 / A-6).
- STEEL BEAM + PIPE COLUMN CALCS / CUT SHEETS - ONLY IF REQUESTED BY THE BLDG. OFFICIAL (SIZES ON S-2).
- ACCA MANUAL J / S + HVAC + WATER HEATER CUT SHEETS (N1103.7, N1101.5); DUCT LEAKAGE TEST REPORT (N1103.3.3).
- GROUNDWATER EVALUATION (TROY R405.1.2) - SETS DRAIN TILE (INT. + EXT.) AND WATERPROOFING SCOPE (S-1).
- EGRESS WINDOW PRODUCT DATA (NET CLEAR ≥ 5.7 SF) + NFRC LABELS (A-6).

DESIGNER STATEMENT

PREPARED BY A PERSON NOT LICENSED AS AN ARCHITECT OR PROFESSIONAL ENGINEER IN MISSOURI. (RSMo 327.101 / 327.191)	
OWNER / BUILDER	LICENSEE
DRAWINGS PREPARED BY	SILLPLATE PLAN CO.
ISSUE	SAMPLE - NOT FOR CONSTRUCTION

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

SILLPLATE
PLAN CO.

SAMPLE —
NOT FOR CONSTRUCTION

PLAN

THE 1830 RANCH

SP-1827

4 BED / 2.5 BATH RANCH · 1,827 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

GENERAL NOTES

- ALL WALLS 2x4 @ 16" O.C. U.N.O. - EXTERIOR, GARAGE - INTERIOR.
2x4 AT PLUMBING WALLS ONLY WHERE A 3" STACK REQUIRES IT.
- EXT. DIMS TO FACE OF SHEATHING; INT. DIMS TO CENTER OF WALL;
WINDOW + DOOR DIMS TO CENTERLINE OF OPENING.
- PLATE HT. 9'-1 1/8" (9'-2" FLAT CLG.) U.N.O. DINING / KITCHEN /
GREAT ROOM VAULTED (3/12 SCISSOR TRUSSES) TO 12'-7".
- ROOF: MFR. TRUSSES @ 24" O.C., STANDARD HEEL, NO STICK FRAMING.
HOUSE TRUSSES SPAN 29'-0" FRONT-TO-BACK (SIDE GABLES).
- FLOOR: 2x10 @ 16" O.C. ON ONE STEEL BEAM + STEEL COLUMNS AT
13'-4" FROM REAR WALL (OVER THE BSMT. STAIR BOTTOM LANDING).
- BRACING: EXTERIOR WALLS ONLY (CS-WSP) - NO OSB ON INTERIOR WALLS.
- GARAGE (R302 & R302.6, R309): 1/2" GYP. ON GARAGE SIDE OF THE
COMMON WALL + 1/2" GYP. GARAGE CLG. DOOR TO HOUSE: 1-3/8" SOLID
WOOD OR STEEL OR 20-MIN. RATED, SELF-CLOSING, NO DUCT OPENINGS
INTO GARAGE. SLAB 12" BELOW F.F. (2) 8" RISERS, SLOPED TO DOOR.
ALSO 1/2" GYP. ON GARAGE FACE OF THE (3) FRONT DOOR PIERS (S-3 BRACING).
- SMOKE ALARMS HARD-WIRED + INTERCONNECTED W/ BATTERY BACKUP (R314)
IN EACH BEDROOM (INCL. FLEX); OUTSIDE EACH SLEEPING AREA + BSMT.
CO ALARM OUTSIDE EACH SLEEPING AREA (R315) - SPLIT PLAN + (2).
ESCAPE OPENINGS AT EACH BEDROOM, FLEX / BED 4 + BSMT. (R310):
5.7 SF NET CLEAR, 20"W / 24"H MIN., SILL 4" MAX.
- SAFETY GLAZING AT TUBSHOWER + WITHIN 24" OF DOORS (R308).
- BATH FANS 50 CFM MIN. (WET-RATED OVER SHOWER); DUCTED OUTSIDE.
RANGE HOOD 400 CFM MAX. (NO MAKEUP AIR, M1503.4); DUCTED UP THRU
ROOF. DRYER VENT 4" SMOOTH METAL TO RM. 37" MAX. (M1502).
- BASEMENT UNFINISHED. EGRESS WINDOW + FULL BATH ROOM (FOR A
FUTURE BED 5 + BATH 3 + REC RM. FURNACE + WATER HEATER
(DIRECT VENT), SWAP MAIN WATER + SEWER IN BASEMENT.
- ADDRESS NUMBERS 4" MIN. HT., CONTRACTOR'S RESPONSIBILITY (R319).
- EXTERIOR LIGHT AT EACH EXTERIOR DOOR (R309 & R).
- RADON (IRC APP. F, TROY ONE) TEST; PASSIVE SUBSLAB SYSTEM - 3" PVC
VENT IN BOXED CHASE, ALBED 3 CLOSET, BSMT. TO 12" ABOVE ROOF.

LEGEND

- WALL (2x4 EXT. + INT.)
- WINDOW
- SMOKE ALARM (SDCO + COMBINATION)
- EXHAUST FAN (EF)
- THERMOSTAT
- HOSE BIB (FROST-FREE)
- UPPER CAB. / SHELF / CLG. ITEM (DASHED)
- MAIN BEAM BELOW

BASEMENT STAIR

BASEMENT STAIR: 3'-4" WIDE (36" MIN. CLEAR), OPEN TO THE FOYER.
36" TOP LANDING OPEN TO THE FOYER; FULL WALL ON THE MUDROOM SIDE
(GARAGE ENTRY SEPARATED); NO DOOR (BSMT. IS CONDITIONED).
36" MIN. LANDING AT BOTTOM (OPEN BSMT. FLOOR).
14 RISERS @ 7-11/16" (7-3/4" MAX.); 13 TREADS @ 10".
3/4" x 1-1/4" NOSINGS (R311.7.5).
HANDRAIL 3/4" x 36", GRASPABLE, CONT. FULL RUN (R311.7.6).
6'-4" MIN. HEADROOM, UNDERSIDE 1/2" GYP. (R302.7).
FIREBLOCK AT TOP + BOTTOM OF STRINGERS (R302.11).
MAIN BEAM 13'-4" FROM REAR WALL + OVER THE BOTTOM LANDING.

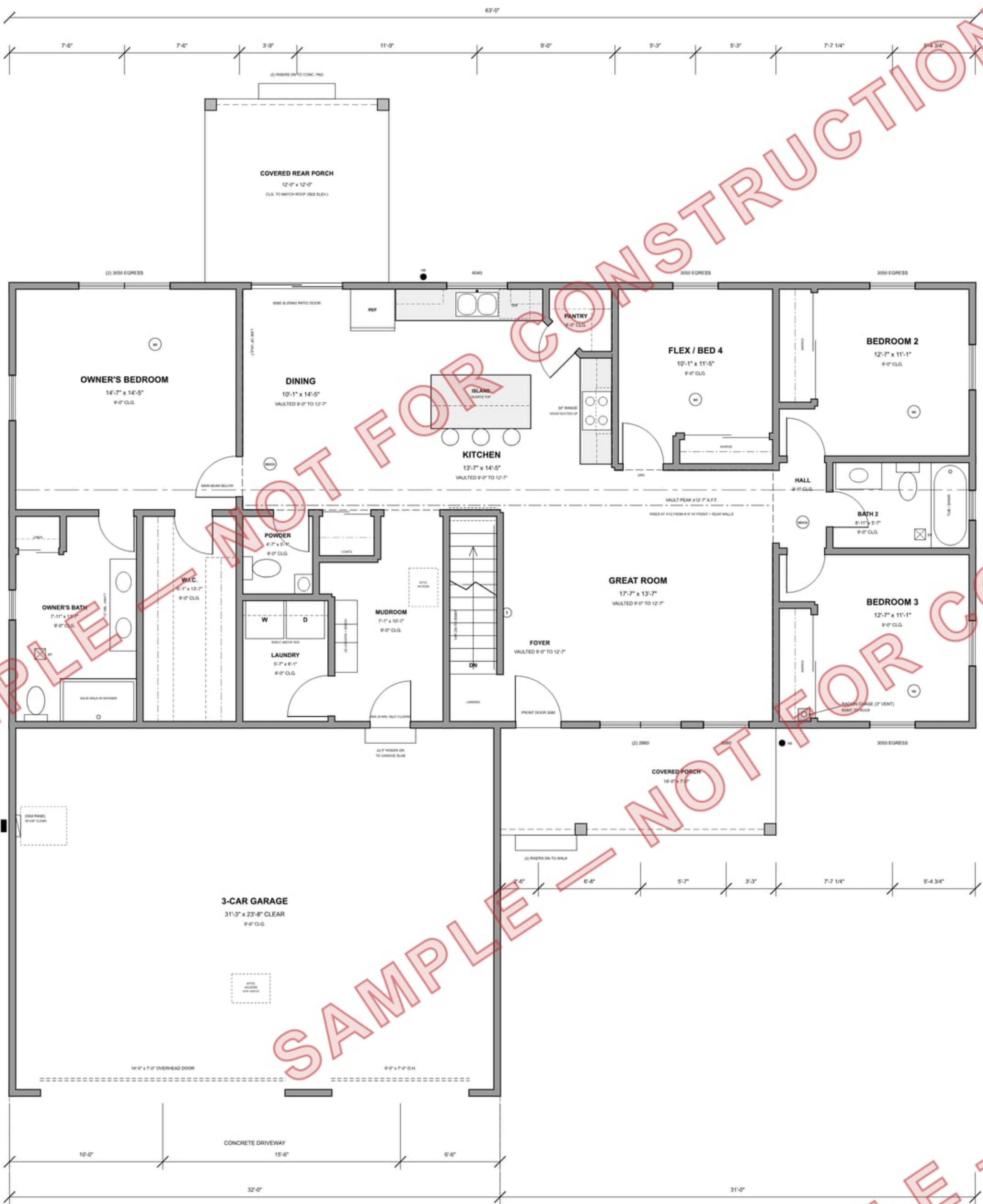
AREA SUMMARY	
FINISHED MAIN FLOOR (CONDITIONED)	1,827 SF
UNFINISHED BASEMENT (BELOW)	1,827 SF
ATTACHED 3-CAR GARAGE	768 SF
COVERED FRONT PORCH	125 SF
COVERED REAR PORCH	144 SF
OVERALL WIDTH 63'-0" (FITS 80' R-1 LOT W/ 8' SIDE YARDS)	

SCALE
NOT TO SCALE (PREVIEW)

SHEET TITLE
FLOOR PLAN

SHEET

A-1



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