

SILLPLATE PLAN CO.

THE TROY · SP-1404

3 BED / 2 BATH RANCH · 1,404 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; ATTACHED 2-CAR GARAGE
BEDROOMS / BATHS	3 BEDROOMS / 2 FULL BATHS
OVERALL SIZE	HOUSE 52'-0" x 27'-0" + GARAGE 22'-0" x 27'-0" = 74'-0" x 27'-0"
MAX. HEIGHT	16'-4" ABOVE MAIN FIN. FLOOR TO RIDGE (8/12 ROOF); ZONING MAX. 35' / 2-1/2 STORIES (R-1 / R-2)
FIRE SPRINKLERS	NOT REQUIRED - TROY R313.2 / RSMs 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	1,404 SF LIVABLE ABOVE GRADE ≥ 1,000 SF MIN. (TROY R-1 / R-2)
STRUCTURE	IRC PRESCRIPTIVE: 8" POURED BSMT. WALLS, W8x18 STEEL BEAM + PIPE COLUMNS, 2-10 FLOOR, 2x4 EXT. WALLS, MFR. ROOF TRUSSES @ 24" O.C.
AREA SUMMARY	
FINISHED MAIN FLOOR (CONDITIONED)	1,404 SF
UNFINISHED BASEMENT	1,404 SF
ATTACHED 2-CAR GARAGE	594 SF
COVERED FRONT PORCH	60 SF
REAR CONCRETE PATIO	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). BUILDING COMMISSIONER = CODE OFFICIAL (§500.080).

- 2015 INTERNATIONAL RESIDENTIAL CODE (IRC) AS AMENDED BY TROY (§500.035) + APPENDIX F RADON (ORD. 1413, 3-16-2026) - GOVERNING CODE.
- 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-INS: 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, RSMs 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 / BOTT. 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 ALL EXT. WALLS, EDGES BLOCKED; CS-PF PORTALS AT GARAGE DOOR; ALSO MEETS TROY R602.13 PANEL RULES - SEE S-3
BRACED WALL LINE SPACING	28" MAX. (INTERIOR BWLs AT COMMON WALL + 28" LINE) ≤ 50' TROY R602.13.5 - CONFIRM READING W/ BLDG. COMMISSIONER
ROOF UPLIFT	H2.5A (OR EQ.) AT EVERY TRUSS BEARING (R802.11.1)
ENGINEERED COMPONENTS	ROOF TRUSSES (TRUSS MFR.); GARAGE DOOR LVL HEADER H1 (LVL SUPPLIER); 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

PERMIT NO.

ENERGY COMPLIANCE

TROY TYPICAL IECC PANEL 3, CLIMATE ZONE 4A

PRESCRIPTIVE PATH (N1101.14 / 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, CZ 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 (PLAT + VAULTED)	R-38	R-49	R-38 BLOWN FIBERGLASS, 114" SETTLED, DEPTH MARKERS 1 / 300 SF; BAFFLE EA. BAY (A-5)
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 - VERIFY	R-10 CI / R-13	NONE - 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 + PORCH 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-8 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 (HALL)
HVAC + WATER HEATER	TYPE / SIZE / EFFIC. ON PLANS (N1101.5); MANUAL J / S (N1103.7)	SAME	GAS FURNACE + CENTRAL A/C GAS DISCONNECT 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 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 / SHGC 0.40 WINDOWS (S-10, LOW-E VINYL MEETS), 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	F.F.	FINISHED FLOOR	R.O.	ROUGH OPENING
BRG.	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.	GYPSUM 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	W.H.	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	FLOOR FRAMING PLAN
S-3	TRUSS LAYOUT + 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 R108.6).
- TRUSSES: MANUFACTURED WOOD TRUSSES @ 24" O.C. (NO STICK FRAMING). TRUSS DESIGN DRAWINGS SEALED BY THE MFR.'S ENGINEER + PLACEMENT PLAN (R802.10.1) SHALL BE 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 SPT. HEM-FIR OR DF-L U.N.O. (2x10 FLOOR JOISTS: SYP #2 ONLY @ 12" O.C.); STUDS STUD 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). LVL 1.9E-2.0 AT THE GARAGE DOOR HEADER ONLY. STEEL: W-SHAPES ASTM A992 (FY 50 KSI); PIPE ASTM A53 GR. B; PLATES A36.
- CONCRETE (FC @ 28 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 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 + 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 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.
- 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 (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 TO 12" ABOVE THE REAR ROOF, ≥ 10' FROM 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.
- 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).
- 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 (R802.10.1) - TRUSS MFR.; ON SITE BEFORE FRAMING INSPECTION.
- GARAGE DOOR LVL HEADER W/ SIZING - LVL SUPPLIER (SEE S-2 / A-6).
- 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)

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, LVL) ARE DESIGNED BY THEIR MANUFACTURERS.

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

SILLPLATE
PLAN CO.SAMPLE —
NOT FOR CONSTRUCTION

PLAN

THE TROY

SP-1404

3 BED / 2 BATH RANCH · 1,404 SF

DESIGNER STATEMENT

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

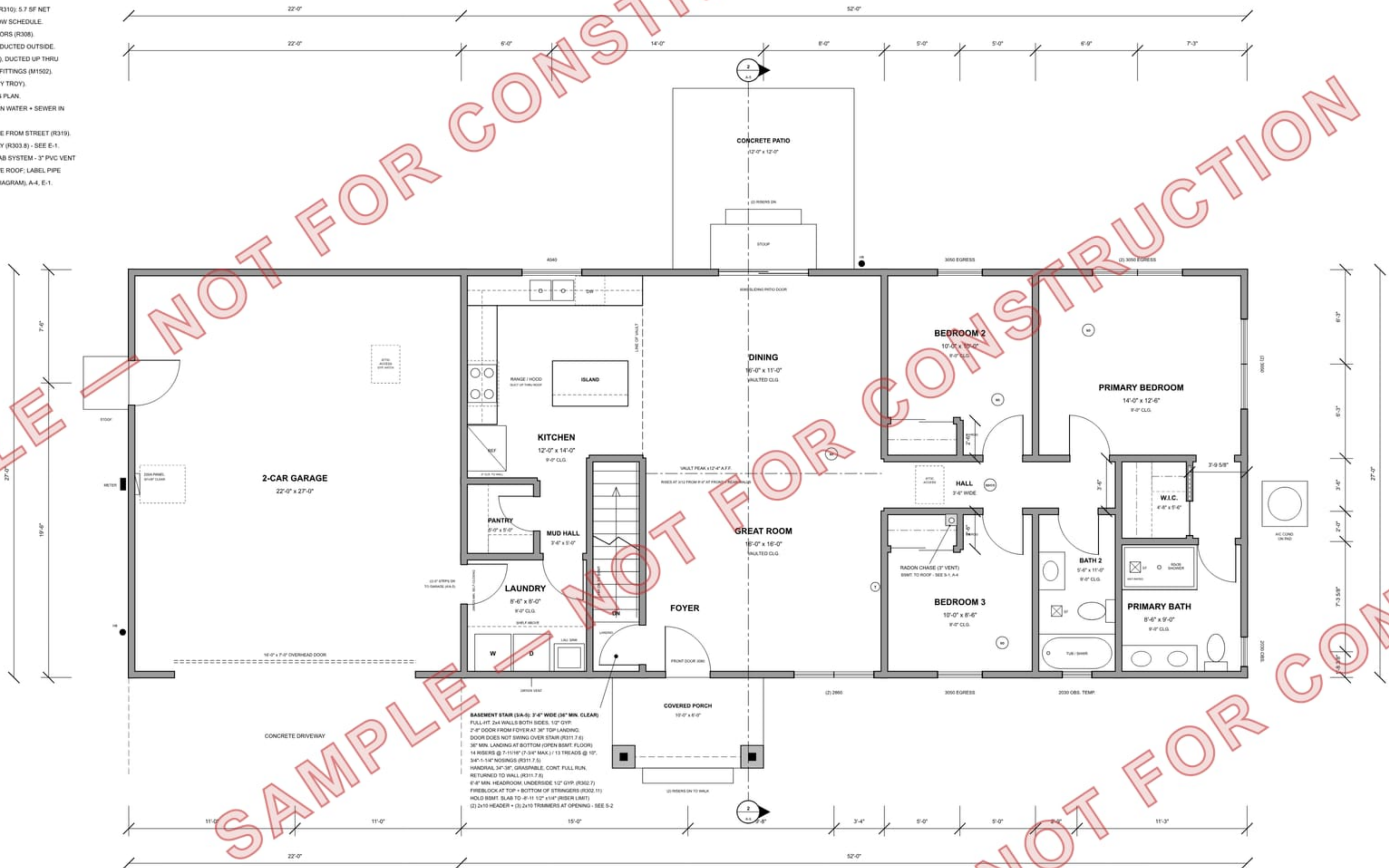
Preview image of a sample sheet. Not to scale.
Licensed sets carry the buyer's name and license
ID on every sheet.

GENERAL NOTES

- ALL WALLS 2x4 @ 16" O.C. U.N.O. - EXTERIOR, GARAGE + INTERIOR (STUDS 12" MAX. HT. TABLE R602.3(5)); 2x4 AT PLUMBING WALLS AS REQD.
- 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'-0" FLAT CLG.) U.N.O. GREAT RM + DINING VAULTED (3/12 SCISSOR TRUSSES) TO 12'-4" PEAK.
- ROOF: MFR. TRUSSES @ 24" O.C., STANDARD HEEL - SEE S-3 + TRUSS MFR. DRAWINGS. HEADERS PER A-6 HEADER SCHEDULE.
- GARAGE (R302.5, R302.6, R309): 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. NO OPENINGS INTO GARAGE. SLAB 12" BELOW F.F. (2) 6" STEPS, SLOPED TO DOOR.
- SMOKE ALARMS HARD-WIRED + INTERCONNECTED W/ BATTERY BACKUP (R314). INCL. BASEMENT, 3' MIN. FROM BATH DOORS. CO ALARM OUTSIDE SLEEPING AREA (R315).
- ESCAPE OPENINGS AT EACH BEDROOM + BASEMENT (R310): 5.7 SF NET CLEAR, 20"W / 24"H MIN., SILL 44" MAX. - SEE A-6 WINDOW SCHEDULE.
- SAFETY GLAZING AT TUB+SHOWER + WITHIN 24" OF DOORS (R308).
- BATH FANS 50 CFM MAX. (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, 3/8" MAX. LESS FITTINGS (M1502).
- ENERGY: SEE T-1 ENERGY TABLE (IECC AS AMENDED BY TROY).
- BRACED WALL PANELS PER R602.10 - SEE S-3 BRACING PLAN.
- FURNACE + WATER HEATER (DIRECT-VENT), SUMP, MAIN WATER + SEWER IN UNFINISHED BASEMENT - SEE S-1.
- ADDRESS NUMBERS 4" MIN. HT., CONTRASTING, VISIBLE FROM STREET (R319).
- EXTERIOR LIGHT AT EACH EXTERIOR DOOR + STARWAY (R303.8) - SEE E-1.
- RADON (IRC APP. F, TROY ORD. 1413): PASSIVE SUB-SLAB SYSTEM - 3" PVC VENT IN BOXED CHASE IN BED 3 CLOSET, BSMT. TO 12" ABOVE ROOF; LABEL PIPE "RADON VENT - DO NOT REMOVE". SEE S-1 (NOTES + DIAGRAM), A-4, E-1.

LEGEND

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



MAIN FLOOR PLAN

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



AREA SUMMARY

FINISHED MAIN FLOOR (CONDITIONED)	1,454 SF
UNFINISHED BASEMENT (BELOW)	1,404 SF
ATTACHED 2-CAR GARAGE	594 SF
COVERED FRONT PORCH	80 SF
REAR CONCRETE PATIO	144 SF

SILLPLATE
PLAN CO.

SAMPLE —
NOT FOR CONSTRUCTION

PLAN
THE TROY
SP-1404
3 BED / 2 BATH RANCH · 1,404 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.
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ID on every sheet.

SCALE
NOT TO SCALE (PREVIEW)

SHEET TITLE
FLOOR PLAN

SHEET

A-1