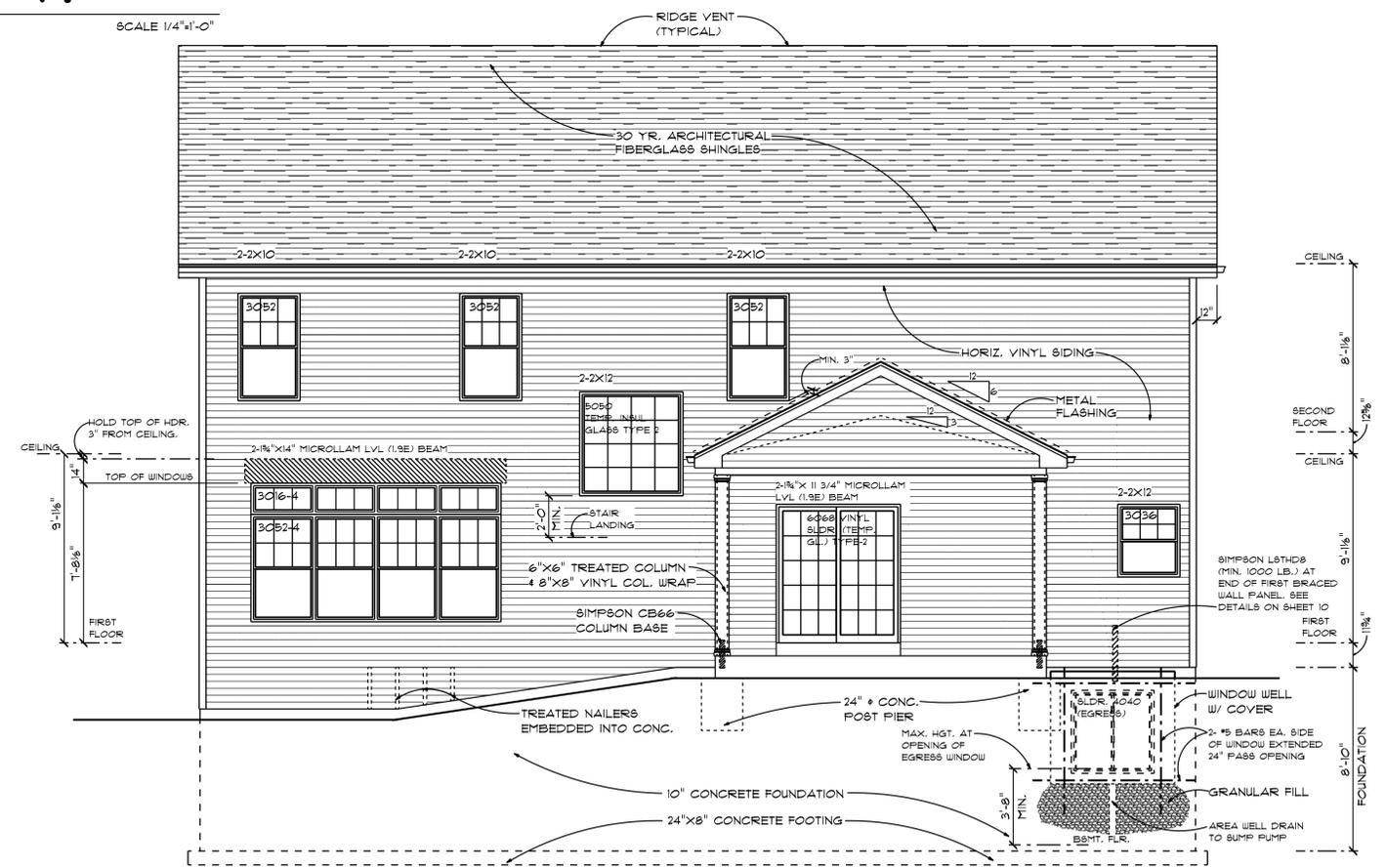


RIGHT SIDE ELEVATION

SCALE 1/4"=1'-0"

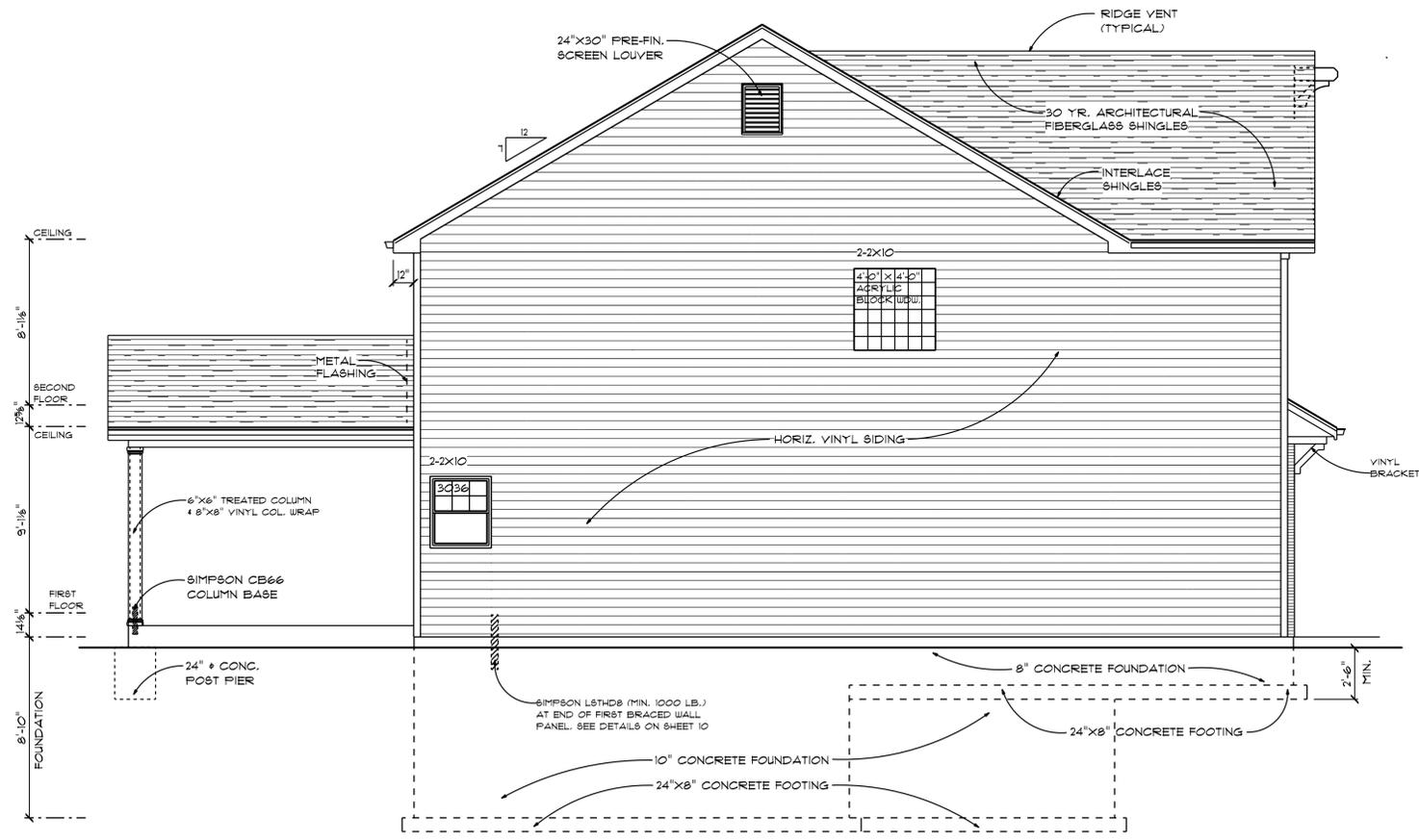


REAR ELEVATION

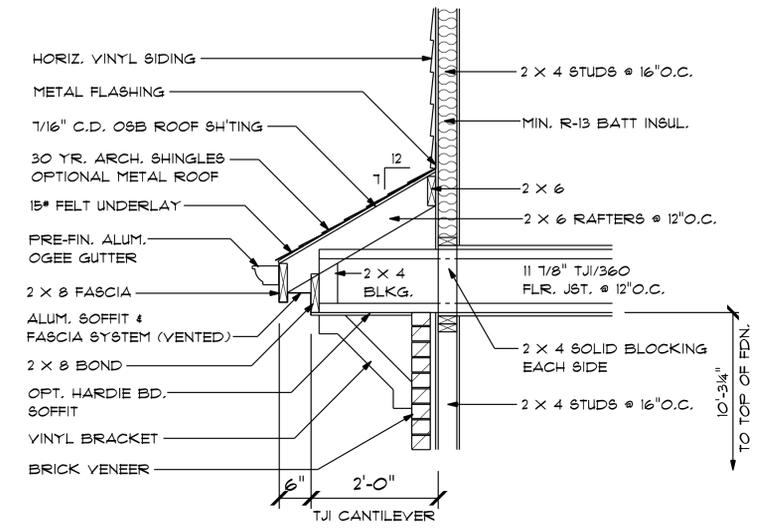
SCALE 1/4"=1'-0"

PROPOSED TWO STORY RESIDENCE FOR
HELMUT WEBER CONSTRUCTION
 140 CHERRY TREE LANE
 OLIVETTE, MO.

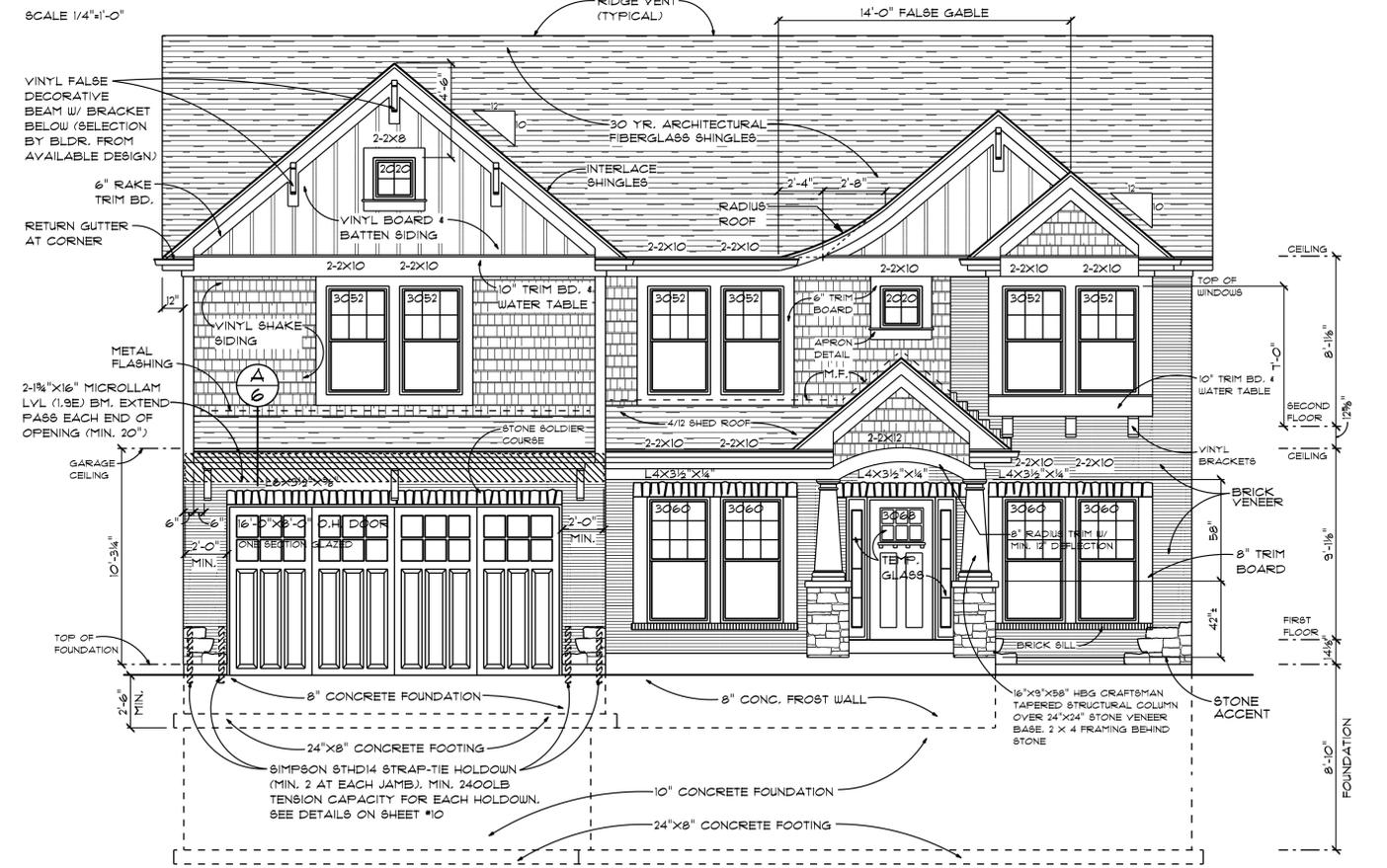
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CHK. BY: L.S.
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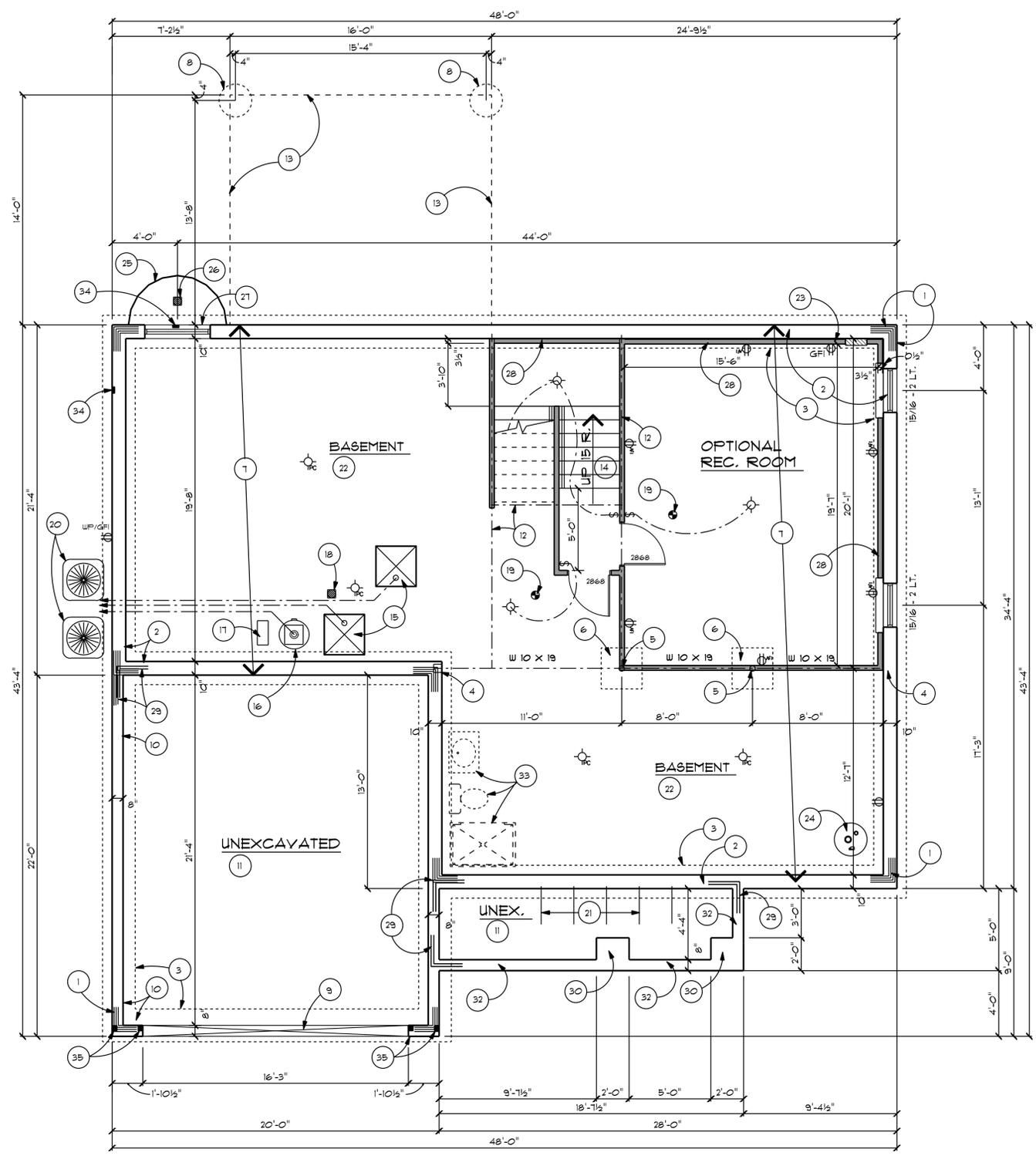
LEFT SIDE ELEVATION



**A
6
DETAIL AT ROOF**



FRONT ELEVATION

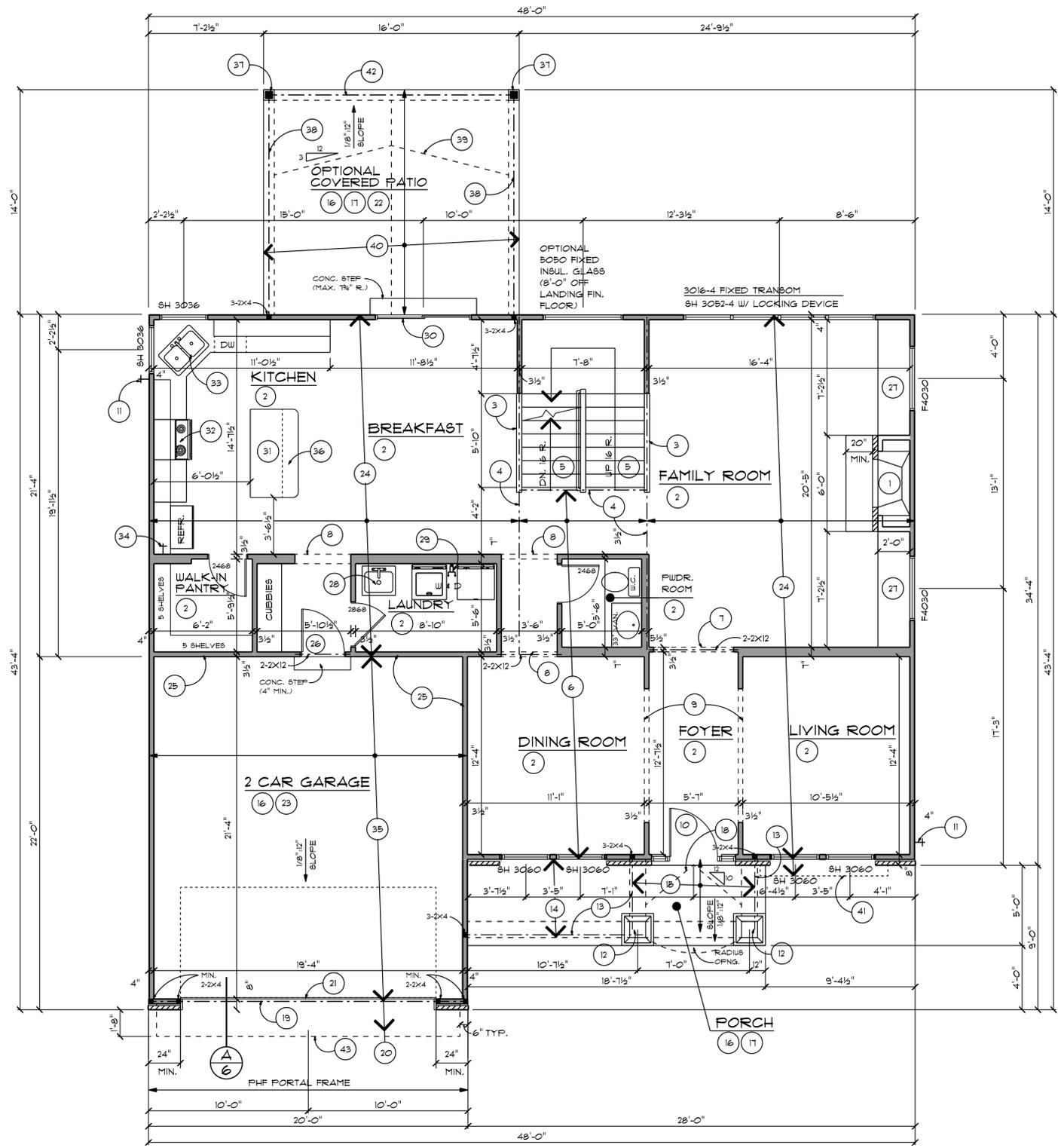


BASEMENT & FOUNDATION PLAN NOTES

1. PLATE LINE.
2. 10" CONCRETE FOUNDATION.
3. 24" X 8" CONCRETE FOOTING.
4. BEAM POCKET (GROUT SOLID).
5. 3 1/2" DIAMETER STANDARD ADJUSTABLE STEEL COLUMN.
6. 36" X 36" X 12" CONCRETE PAD W/ 4- #4 EACH WAY.
7. TRUS JOIST 11 7/8" T/1/360 FLOOR JOIST @ 16" O.C.
8. 24" DIAMETER CONCRETE POST PIER.
9. RECESS FOUNDATION FOR 16'-0" O.H. DOOR
10. 8" CONCRETE FOUNDATION
11. 4" CONCRETE SLAB W/ 6"x6" #10/10 W.U.M. OVER FULL COMPACTED ROCK FILL (MIN. 4") & 6 MIL POLY.
12. 2 - 1 3/4" X 9 1/2" MICROLLAM (1.9E) BEAM
13. OUTLINE OF CONCRETE PATIO. 4" CONCRETE SLAB W/ 6"x6" #10/10 W.U.M. OVER FULL COMPACTED ROCK FILL (MIN. 4") & 6 MIL POLY.
14. WOOD STAIRS AND HANDRAIL. CARPET ENTIRE TREAD
15. 90% + HIGH EFFICIENCY GAS FURNACE(S) WITH POWER VENT(S) TO EXTERIOR.
16. HIGH EFFICIENCY 50 GALLON GAS WATER HEATER WITH POWER VENT TO EXTERIOR.
17. EXPANSION TANK FOR WATER HEATER
18. FLOOR DRAIN
19. IOV. SMOKE DETECTOR WITH BATTERY BACK-UP. INTERCONNECT ALL SMOKE DETECTORS
20. A.C. UNITS WITH PADS
21. #4 BARS (48"x48"L.) BENT INTO SLAB @ 24" O.C. TYPICAL ACROSS PORCH
22. 3 1/2" CONCRETE SLAB THRU-OUT OVER 6 MIL POLY & OVER FULL CLEAN ROCK FILL (MIN. 4").
23. ELECTRIC PANEL. MIN. 200A. LOCATION MAY VARY
24. SUMP PIT AND PUMP (MIN. 18" DIAMETER X 18" DEEP WITH FITTED COVER). LOCATION MAY VARY.
25. WINDOW WELL: MIN. 9 SQ. FT. IN SIZE WITH A MIN. HORIZ. PROJECTION OF 36". WINDOW WELL THAT IS GREATER THAN 44" DEEP SHALL CONTAIN A PERMANENTLY AFFIXED LADDER. LADDER SHALL HAVE AN INSIDE WIDTH OF 12" AND PROJECT A MIN. OF 3" FROM WALL. A GRILL OR COVER MAY BE USED IF IT DOES NOT REDUCE THE SIZE OF THE AREA WELL, CAN BE OPENED WITHOUT A KEY, FORCED OR SPECIAL KNOWLEDGE. COVERS SHALL BE RELEASABLE OR REMOVABLE FROM THE INSIDE.
26. AREA WELL DRAIN IN GRANULAR FILL CONNECTED TO SUMP PUMP.
27. 4040 VINYL SLIDER (EGRESS WINDOW). INSTALL WINDOW 44" OR LESS FROM FINISHED FLOOR TO OPENING OF WINDOW.
28. 2X4 FURRING. INSULATE TO MIN. R-13.
29. 2 - #4 BARS (24"x24"L.) @ 12" VERT. PROPERLY LAPPED & TIED TYPICAL AT ALL INTERSECTING CORNERS.
30. 24" X 24" CONCRETE PIER
31. NOT USED.
32. 8" CONCRETE FROST WALL
33. ROUGH-IN BATH. LOCATION MAY VARY.
34. SIMPSON L8THD8 (MIN. 1000 LB.) AT END OF FIRST BRACED WALL PANEL. SEE DETAILS ON SHEET 10
35. SIMPSON 5THD14 STRAP-TIE HOLDOWN (MIN. 2 AT EACH JAMB). MIN. 4200 LB. TENSION CAPACITY FOR EACH HOLDOWN. SEE DETAILS ON SHEET 10

BASEMENT & FOUNDATION PLAN

SCALE 1/4"=1'-0"



FIRST FLOOR PLAN NOTES

1. OPTIONAL 36" WIDE OPENING DIRECT VENT GAS LOG FIREPLACE MARBLE SURROUND, WOOD MANTLE & FLUSH MARBLE HEARTH.
2. 9'-1 1/8" CEILING HEIGHT FROM FINISHED FLOOR.
3. 36" HIGH WOOD TOP RAIL & BALUSTERS, 2'-10" HIGH FROM STAIR SLOPE AT UP SIDE OF STAIRS.
4. 2- 1 3/4" X 11 1/8" MICROLLAM LVL (1.9E) BEAM.
5. CARPET TREADS & RISERS.
6. TRUS JOIST 11 1/8" TJI/210 FLOOR JOIST @ 16" O.C.
7. 5'-0" X 8'-0" CASED OPENING.
8. 3'-6" X 8'-0" DRYWALL OPENING.
9. 8'-4" X 8'-0" CASED OPENING.
10. 3'-0" X 6'-0" STEEL INSULATED ENTRY DOOR WITH 10" WIDE SIDE LITE EACH SIDE (TEMPERED GLASS) TYPE-2.
11. FROST PROOF HOSE BIBB.
12. 16" X 9" X 58" HBG CRAFTSMAN PERMA-CAST STRUCTURAL COLUMN OVER 24" X 24" STONE VENEER BASE AND STONE CAP. BASE TO BE 2 X 4 FRAMED CULTURED STONE VENEER BASE.
13. 2- 2 X 12 (#1 SYP OR BETTER). BOX BEAM OUT TO COLUMN WIDTH.
14. 2 X 6 RAFTERS & CEILING JOIST (#1 SYP OR BETTER) @ 24" O.C.
15. 2 X 8 RAFTERS (#1 SYP OR BETTER) @ 24" O.C.
16. 4" CONCRETE SLAB W/ 6" X 6" #10/10 W.W.M. OVER 6 MIL POLY & FULL ROCK FILL (MIN. 4").
17. 1/2" EXTERIOR GRADE DRYWALL CEILING.
18. OUTLINE OF 10/12 VAULTED CEILING AT PORCH.
19. 2- 1 3/4" X 16" MICROLLAM LVL (1.9E) BEAM. EXTEND PASS EACH END OF OPENING (MIN. 24").
20. FLOOR JOIST CANTILEVER. (2 X 6 RAFTERS (#1 SYP OR BETTER) @ 12" O.C. SEE DETAIL A/6.
21. 16'-0" X 8'-0" PRE-FIN. STEEL INSULATED OVER HEAD DOOR.
22. VAULTED CEILING (3/12 OR MAX. PITCH).
23. 5/8" TYPE "X" DRYWALL CEILING. INSULATE TO A MIN. R-19. 5/8" TYPE "X" DRYWALL ON ALL OTHER WALLS.
24. TRUS JOIST 11 1/8" TJI/360 FLOOR JOIST @ 16" O.C.
25. 2 X 4 FULLY INSULATED (MIN. R-19) STUD WALL WITH 5/8" TYPE "X" DRYWALL TO BOTTOM OF FINISHED CEILING.
26. 2'-8" X 6'-8" X 1 3/4" STEEL INSULATED FIRE-RATED DOOR (MIN. 20 MIN.).
27. SHELVES MANTLE HEIGHT FULL LENGTH OF ROOM OVER FIREPLACE.
28. LAUNDRY SINK.
29. HOT & COLD WATER SERVICE, 2" DIAMETER LAUNDRY DRAIN IN SPACE SAVER & VENT DRYER TO EXTERIOR.
30. 6'-0" X 6'-8" VINYL SLIDING DOOR WITH TEMP. INSUL. GLASS (TYPE-2).
31. 3'-0" X 5'-6" ISLAND.
32. 30" ELECTRIC SLIDE-IN COOK UNIT WITH MICROWAVE ABOVE. VENT EXHAUST TO EXTERIOR (MIN. 250-CFM). IF EXHAUST EXCEEDS 600-CFM MAKE-UP AIR IS REQUIRED.
33. STAINLESS STEEL SINK & DISPOSAL.
34. OPTIONAL WATER LINE FOR ICE MAKER.
35. TRUS JOIST 11 1/8" TJI/360 FLOOR JOIST @ 12" O.C.
36. BREAKFAST BAR.
37. 6" X 6" TREATED COLUMN (#1 SYP OR BETTER) WITH SIMPSON CB66 COLUMN BASE & 8" X 8" VINYL COLUMN WRAP.
38. 2-1 3/4" X 11 1/4" MICROLLAM LVL (1.9E) BM. NOTCH INTO POST 3 1/2". WITH (2) 5/8" BOLTS HRU POST & HEADER. BOX OUT TO COL. WIDTH. MICROLLAMS NEED TO BE INSTALLATION PROTECTED FROM WATER.
39. OUTLINE OF VAULTED CEILING (3/12 OR MAX. PITCH).
40. SCISSOR TRUSSES @ 24" O.C. (9'-1 1/8" BEARING HEIGHT FROM FINISHED FLOOR).
41. BOX WINDOW CANTILEVER. INSULATE TO MIN. R-19.
42. 2- 2 X 12 BEAM (#1 SYP OR BETTER). NOTCHED INTO POST 3" WITH (2) 5/8" BOLTS HRU POST & HEADER. BOX OUT TO COL. WIDTH.
43. OUTLINE OF SHED ROOF OVER GARAGE DOOR & FLOOR JOIST CANTILEVER.

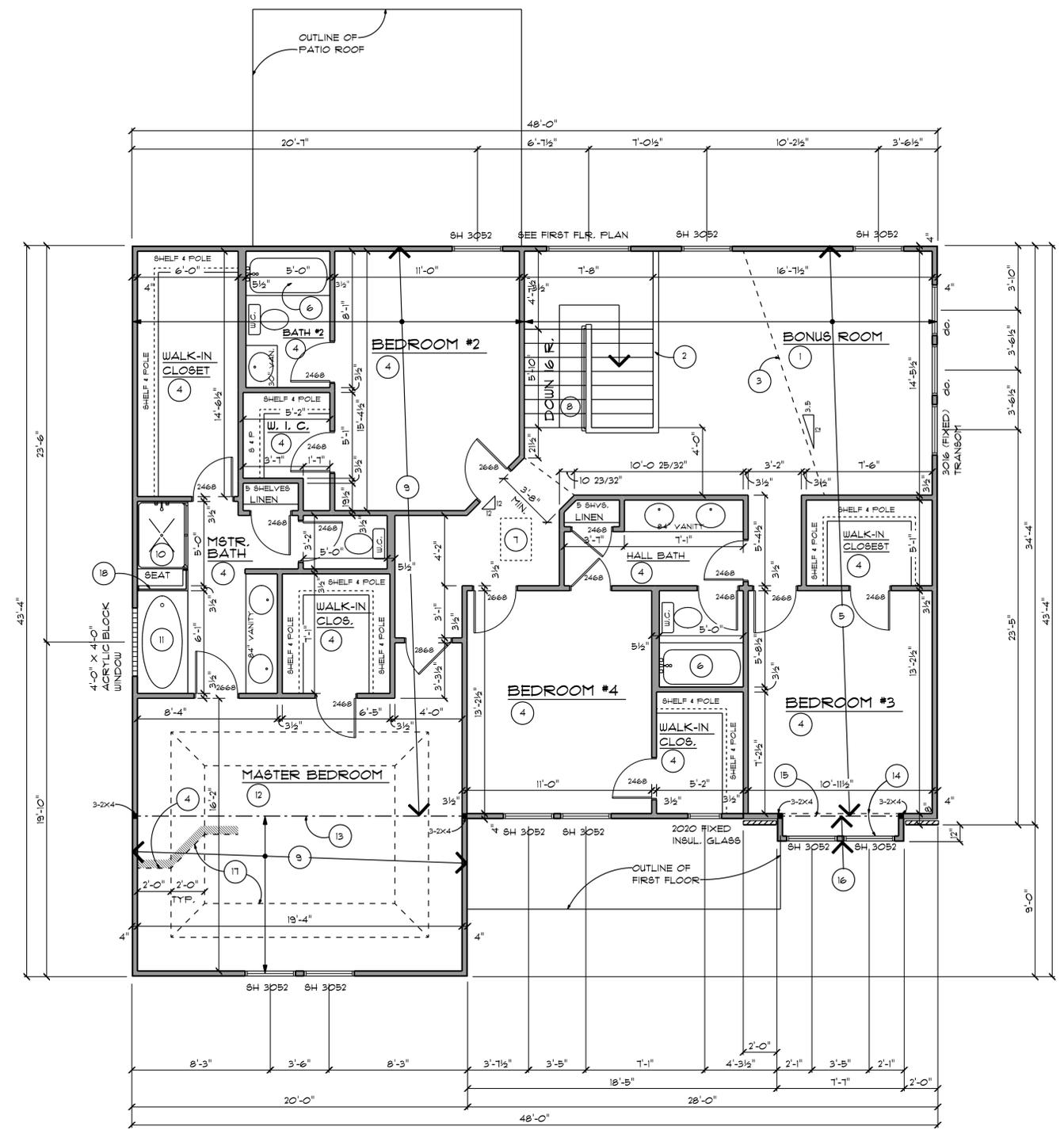
FIRST FLOOR PLAN

1383± SQ. FEET

SCALE 1/4"=1'-0"

PROPOSED TWO STORY RESIDENCE FOR
HELMUT WEBER CONSTRUCTION
 140 CHERRY TREE LANE
 OLIVETTE, MO.

REVISED
DRWN. BY: S.P.
CHK. BY: L.S.
DATE
AUG. 10, 2016
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SECOND FLOOR PLAN NOTES

1. VAULTED CEILING (3.5/12 PITCH).
2. 36" HIGH WOOD TOP RAIL & BALUSTERS.
3. OUTLINE OF VAULTED CEILING (3.5/12 PITCH).
4. 8'-1 1/8" CEILING HEIGHT FROM FINISHED FLOOR.
5. TRUSSES @ 24" O.C. (8'-1 1/8" BEARING HEIGHT FROM FINISHED FLOOR). VAULTED CEILING AS SHOWN.
6. 60" ONE-PIECE FIBERGLASS TUB/SHOWER UNIT.
7. 22" X 30" SCUTTLE.
8. CARPET TREADS & RISERS.
9. TRUSSES @ 24" O.C. (8'-1 1/8" BEARING HEIGHT FROM FINISHED FLOOR). COFFERED CEILING AS SHOWN.
10. 36" X 48" FIBERGLASS SHOWER BASE, CULTURED MARBLE WALLS & SEAT, SLIDING TEMPERED GLASS (TYPE-2) DOORS.
11. 36" X 12" FIBERGLASS WHIRPOOL TYPE TUB.
12. COFFERED CEILING.
13. SPECIAL GIRDER TRUSS (8'-1 1/8" BEARING HEIGHT FROM FINISHED FLOOR). COFFERED CEILING AS SHOWN.
14. DRYWALL SOFFIT.
15. 2 X 12 (#1 SYP OR BETTER).
16. 2 X 6 RAFTERS & CEILING JOIST (#1 SYP OR BETTER) @ 16" O.C.
17. OUTLINE OF COFFERED CEILING. ADJUST SLOPE TO GIRDER TRUSS DESIGN.
18. TEMPERED GLASS ENCLOSURE ABOVE SEAT & TUB DECK.

SECOND FLOOR PLAN

1823 +/- SQ. FEET
 SCALE 1/4"=1'-0"

PROPOSED TWO STORY RESIDENCE FOR
HELMUT WEBER CONSTRUCTION
 140 CHERRY TREE LANE
 OLIVETTE, MO.

REVISED
DRWN. BY: S.P. CHK. BY: L.S. DATE AUG. 10, 2016
PLAN NO. 16-6541
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GENERAL NOTES

CONCRETE:

- ALL FOOTINGS ARE DESIGNED ON THE BASIS OF A PRESUMPTIVE LOAD-BEARING VALUES FOUND IN IRC TABLE R401.4.1. (ASSUMED 1500 LB/SQ. FOOT NET ALLOWABLE SOIL BEARING PRESSURE. OBTAIN ADEQUATE BEARING IN UNDISTURBED SOIL (VERIFY WITH SOIL TEST). ALL CONCRETE TO BE 6 9K MIX. MINIMUM COMPRESSIVE STRENGTH OF CONCRETE SHALL BE: 2500 PSI- BASEMENT SLABS AND FOOTINGS
3000 PSI-BASEMENT WALLS AND FOUNDATION WALLS
3500 PSI-PORCHES, WALKS, PATIOS, STEPS, GARAGE DRIVEWAY SLABS.
ALL CONCRETE TO BE AIR-ENTRAINED PER IRC R402.2 (2006 INTERNATIONAL RESIDENTIAL CODE). CONCRETE FOR ALL BASEMENT WALLS, FOUNDATION WALLS, PORCHES, WALKS, PATIOS, STEPS, GARAGE AND CARPORT FLOOR SLABS AND DRIVEWAYS SHALL BE AIR-ENTRAINED. BASEMENT SLABS AND INTERIOR SLABS SHALL BE AIR-ENTRAINED IF THE PLACE CONCRETE IS SUBJECT TO FREEZING.
- ALL CONCRETE PIERS TO BE 2'-0" INTO SOLID SOIL AND SHALL REQUIRE AN EXTRA INSPECTION. (MIN. 30" BELOW FINISHED GRADE).

FRAMING:

- ALL FLOOR FRAMING SHALL BE DESIGNED TO SUPPORT THE FOLLOWING MINIMUMS:
FLOOR AREAS OTHER THAN SLEEPING ROOMS L.L. 40 LB. PER SQ. FT.
SLEEPING ROOMS L.L. 30 LB. PER SQ. FT.
BALCONY (EXTERIOR) L.L. 60 LB. PER SQ. FT.
DECK L.L. 40 LB. PER SQ. FT.
- ALL FRAMING LUMBER TO BE AT MINIMUM 975⁺ FS UNLESS OTHERWISE NOTED.
- USE MINIMUM 3 (8d) OR 2 (16d) NAILS PER JOISTS TO PLATE. JOISTS TO BE NAILED TOGETHER OVER BEAM WITH 3 (16d) NAILS.
- ALL FRAMING LUMBER MUST BE NAILED INTO PLACE ACCORDING TO THE NAILING SCHEDULES IN THE 2006 IRC. FLYWOOD SUB-FLOORING, EXTERIOR FLYWOOD ROOF FRAMING, SIDING, AND ROOF SHEATHING SHALL BE NAILED IN ACCORDANCE WITH THE NAILING SCHEDULE IN TABLES IRC602.3 (1), IRC602.3 (2), 4 IRC804.3 OF THE 2006 INTERNATIONAL RESIDENTIAL CODE.
- ROOF AND FLOOR TRUSSES TO COMPLY WITH TPI 1-2002.
- ALL ROOF FRAMING SHALL BE DESIGNED TO SUPPORT THE FOLLOWING MINIMUMS:
TOP CHORD OF TRUSSES OR ROOF RAFTERS SNOW LOAD 20 LB. PER SQ. FT. DEAD LOAD/USE ACTUAL DEAD LOAD INCLUDE TWO LAYERS OF ROOFING MEMBRANES
CEILING JOISTS OR BOTTOM CHORD OF TRUSS USE A L.L. OF 20 LB. PER SQ. FT. WHEN THERE IS ATTIC STORAGE. USE 10 LB. PER SQ. FT. L.L. IF THERE IS NO ATTIC STORAGE. DEAD LOAD/USE ACTUAL DEAD LOAD
- THE LIVE LOAD DESIGN ON THE CEILING JOIST OR BOTTOM CHORD OF A TRUSS SHALL NOT BE REQUIRED IF ALL OF THE FOLLOWING CONDITIONS ARE ADHERED TO:
a) ATTICS WITH DRYWALL CEILING BELOW THAT ARE ACCESSIBLE ONLY BY A 22" X 30" SCUTTLE OPENING WITHOUT A FULL-DOWN STAIRWAY.
b) WARNING SIGNS ATTACHED TO THE TRUSSES ON EACH SIDE OF THE SCUTTLE OPENING AT LEAST 36" ABOVE THE BOTTOM CHORD AND WITHIN 18" OF THE EDGE OF THE OPENING. THE SIGNS SHALL BE CONSTRUCTED OF METAL OR OTHER APPROVED DURABLE MATERIALS SUITABLE MATERIALS SUITABLE FOR THE LOCATION AND BE MINIMUM 40 SQ. INCHES IN AREA WITH 3/4" MINIMUM HIGH LETTERS ON A CONTRASTING BACKGROUND THAT READS "WARNING-TRUSSES NOT DESIGNED FOR ATTIC STORAGE".
c) ATTIC AREAS OVER GARAGE AREAS WITH DRYWALL CEILING SHALL ALSO BE PROVIDED WITH A HORIZONTAL RAILING ATTACHED TO THE TRUSSES ON EACH SIDE OF THE SCUTTLE OPENING AT LEAST 24" AND NOT MORE THAN 36" ABOVE THE BOTTOM CHORD. THE RAILING IS INTENDED TO AN OBSTRUCTION TO EASY ACCESS FOR STORAGE AND SHALL BE CONSTRUCTED OF 1X4S, 2X4S, OR 3/8"X6" PLYWOOD.
- CUTTING, NOTCHING, AND/OR BORING HOLES ON WOOD BEAMS, JOISTS, RAFTERS, OR STUDS SHALL NOT EXCEED THE LIMITATIONS NOTED SECTIONS IRC802.2, IRC602, IRC 802.01.
- TOP AND BOTTOM OF ALL CONVENTIONAL, DOUBLE STUD, FURRED SPACES, AND STAGGERED STUD FRAME WALLS ARE TO BE FIRE BLOCKED VERTICALLY AT THE CEILING AND FLOOR LEVELS AND HORIZONTALLY AT INTERVALS NOT EXCEEDING 10'-0".
- FIRE BLOCKING REQUIRED AT ALL SOFFITS AND DROPPED CEILING.
- FIRE BLOCKING REQUIRED BETWEEN STAIRWAY STRINGERS AT THE TOP AND BOTTOM OF THE RUN. ENCLOSED ACCESSIBLE SPACES UNDER STAIRS SHALL HAVE WALLS, UNDER STAIR SURFACE AND ANY SOFFITS PROTECTED ON THE ENCLOSED SIDE WITH 1/2" GYPSUM BOARD.
- FIRE BLOCKING REQUIRED AROUND VENT, PIPE, AND DUCT PENETRATIONS OF CEILING AND FLOORS.
- CEILING SUSPENDED BELOW WOOD JOISTS OR ATTACHED DIRECTLY TO WOOD FLOOR TRUSSES SHALL BE DRAFT STOPPED AT INTERVALS AND PARALLEL TO MAIN FRAMING MEMBERS.

- HABITABLE ROOMS, HALLWAYS, CORRIDORS, BATHROOMS, TOILET ROOMS, LAUNDRY ROOMS, AND BASEMENTS SHALL HAVE A MINIMUM CEILING HEIGHT OF 7'-0".
EXCEPTIONS:
A) BEAMS AND GIRDERS (DECORATIVE OR STRUCTURAL) SPACED NOT LESS THAN 4'-0" O.C. MAY PROJECT A MAXIMUM OF 6" BELOW THE 7'-0" REQUIRED CEILING HEIGHT.
AND BEAMS, GIRDERS, DUCTS, OR OTHER OBSTRUCTIONS PROJECT TO WITHIN 6'-8" OF THE OF THE FINISHED FLOOR;
B) CEILING IN BASEMENTS WITHOUT HABITABLE SPACES MAY PROJECT TO WITHIN 6'-8" OF THE OF THE FINISHED FLOOR; AND BEAMS, GIRDERS, DUCTS, OR OTHER OBSTRUCTIONS MAY PROJECT 6'-4" OF THE FINISHED FLOOR.
C) BATHROOMS SHALL HAVE MINIMUM CEILING HEIGHT OF 6'-8" OVER THE FIXTURE AND AT THE FRONT CLEARANCE AREA FOR FIXTURES AS SHOWN IN FIGURE IRC301.2 A SHOWER OR TUB EQUIPPED WITH A SHOWERHEAD SHALL HAVE A MINIMUM CEILING HEIGHT OF 6'-8" AT THE SHOWER HEAD ABOVE A MINIMUM AREA OF 1.2 SQ. FEET WITH NO DIMENSION LESS THAN 2'-6".

EXTERIOR/ROOFING:

- USE CORROSION-RESISTANT FLASHING AT ALL WALL AND ROOF INTERSECTIONS, CHANGES IN ROOF SLOPE OR DIRECTION, AROUND ALL ROOF OPENINGS, INTERSECTIONS WITH CHIMNEYS, INTERSECTION OF EXTERIOR WALLS AND PORCHES AND DECKS. VALLEY FLASHING SHALL BE INSTALLED PER IRC305.2.8.2.

GYPSUM:

- DRYWALL INSTALLATION MUST BE IN ACCORDANCE WITH THE GYPSUM ASSOCIATION RECOMMENDED PRACTICES. FIRE STOP ALL CONSTRUCTION ADEQUATELY. APPLY ALL DRYWALL WITH SCREWS.
- INTERIOR GYPSUM SHALL BE FASTENED IN ACCORDANCE WITH TABLE R602.3 (1).
- FIRE STOP ADEQUATELY ALL DROPPED SOFFITS OR CEILING AREAS.

WATERPROOFING & DAMP PROOFING:

- NO GROUND WATER PRESENT. PROVIDE DRAIN TILE, PERFORATED PIPE, OR OTHER APPROVED FOUNDATION DRAINAGE SYSTEMS AROUND PERIMETER OF THE OUTSIDE OF THE FOUNDATION OR INSIDE OF THE FOUNDATION. DRAIN DISCHARGE SHALL BE BY GRAVITY TO DAYLIGHT OR BE CONNECTED TO BASEMENT FLOOR SUMP PUMP.

AN APPROVED FILTER MEMBRANE SHALL BE PLACED OVER THE TOP OF THE JOINTS/PIPE PERFORATIONS. THE TILE/PIPE SHALL BE PLACED ON 2" MINIMUM GRAVEL OR CRUSHED STONE AND HAVE 6" MINIMUM COVER.

WALLS SHALL BE DAMP PROOFED WITH A BITUMINOUS MATERIAL, 3 LB. PER SQ. YD. OF ACRYLIC MODIFIED CEMENT, 1/8" COAT OF SURFACE BONDING MORTAR, OR BY ANY OF MATERIALS PERMITTED FOR WALL WATERPROOFING. (SEE "GROUNDWATER PRESENT" SECTION FOR THESE SYSTEMS)

GROUNDWATER PRESENT: PROVIDE DRAIN TILE, PERFORATED PIPE, OR OTHER APPROVED FOUNDATION DRAINAGE SYSTEM BOTH INSIDE AND OUTSIDE OF FOUNDATION.

FOUNDATION TO BE WATERPROOFED WITH TWO PLY HOT-MOPPED FELTS, 6 MIL P.V.C., 40 MIL POLYMER MODIFIED ASPHALT, OR 6 MIL POLYETHYLENE. JOINTS TO BE LAPPED AND SEALED PER MANUFACTURER'S INSTALLATION INSTRUCTION. WATERPROOFING TO BE APPLIED FROM THE TOP OF FOOTING TO THE FINISHED GRADE.

DRAINAGE SYSTEM SHALL DISCHARGE BY GRAVITY TO DAYLIGHT OR BE CONNECTED TO AND APPROVED SUMP (15" IN DIAMETER X 18" DEEP WITH FITTED COVER) A SUMP PUMP SHALL BE PROVIDED IF BASEMENT IS FINISHED OR PARTIALLY FINISHED WITH PUMP DISCHARGE BY AN APPROVED METHOD.

PROVIDE MINIMUM 6 MIL POLYETHYLENE FILM BELOW FLOOR SLABS, WITH JOINTS LAPPED A MINIMUM OF 6".

- INTERIOR GYPSUM SHALL BE FASTENED IN ACCORDANCE WITH TABLE R602.3 (1).
- FIRE STOP ADEQUATELY ALL DROPPED SOFFITS OR CEILING AREAS.

EXCAVATION:

- WITHHOLD BACKFILL UNTIL FIRST FLOOR IS IN PLACE.
- ALL GRADES ON THE PLAN ARE ASSUMED. CONTRACTOR TO MAKE ON SITE INSPECTION, CHECK ALL EXISTING GRADE MAKE NECESSARY ADJUSTMENTS BEFORE SUBMITTING FIN BIDS.

HYAC:

- CONTRACTOR TO FURNISH HEATING LAYOUT AND SPECIFICATIONS. INSTALLATION TO CONFORM TO 2009 INTERNATIONAL MECHANICAL CODE, I.M.C.
- EACH GAS APPLIANCE SHALL HAVE A GAS SHUTOFF VALVE AND GROUND JOINT UNION. A SEDIMENT TRAP IS REQUIRED AT EACH APPLIANCE OR GROUP OF APPLIANCES.
- GAS PIPING SHALL BE LABELED AT INTERVALS OF NO MORE THAN 5'-0". EXCEPTION: BLACK STEEL PIPE DOES NOT NEED TO BE LABELED.
- CLOTHES DRYER EXHAUST SHALL BE INDEPENDENT OF ALL OTHER SYSTEMS, AND EXHAUST TO THE EXTERIOR THROUGH SMOOTH, 4" MIN. DIAMETER DUCT. THE MAXIMUM DEVELOPED LENGTH OF THE DUCT SHALL BE 25'-0" (OBTAINED BY ADDING 5'-0" FOR EACH 90 DEGREE BEND AND 2.5' FOR EACH 45 DEGREE BEND TO THE LENGTH OF THE STRAIGHT RUNS). EXCEPTION: THE MAXIMUM DEVELOPED LENGTH MAY BE EXTENDED TO 55'-0" IF CLEARLY LABELED CLEANOUTS ARE PROVIDED IMMEDIATELY AFTER THE 2ND ELBOW AND AFTER AT LEAST EVERY 15'-0" OF DEVELOPED LENGTH THEREAFTER.
- RESIDENTIAL BATHROOMS SHALL HAVE EXHAUST FANS (MIN. 50 CFM) VENTED TO THE EXTERIOR. IT IS NOT PERMISSIBLE TO DISCHARGE EXHAUST TO THE ATTIC. EXCEPTION: HALF TO DISCHARGE EXHAUST TO THE ATTIC. EXCEPTION: HALF TO DISCHARGE EXHAUST TO THE EXTERIOR WITH A MIN. 100 CFM FAN.
- KITCHEN RANGES SHALL HAVE A HOOD OR DOWNDRAFT EXHAUSTED TO THE EXTERIOR WITH A MIN. 100 CFM FAN.

ELECTRICAL:

- ALL WIRING TO BE COPPER. FEED FROM METER TO PANEL MAY BE ALUMINUM.
- GROUND FAULT CIRCUIT-INTERRUPTION PROTECTION SHALL BE PROVIDED FOR ALL 125 VOLT, SINGLE PHASE, 15 AND 20 AMPERE RECEPTACLES INSTALLED IN THE FOLLOWING LOCATIONS:
A) BATHROOMS
B) GARAGES EXCEPT CEILING MOUNTED RECEPTACLE FOR GARAGE
C) OUT DOORS (INCLUDING SCREENED ENCLOSURES).
D) UNFINISHED BASEMENT AREAS AND CRAWL SPACES EXCEPT
E) RECEPTACLES INTENDED TO SERVE KITCHEN COUNTER TOP SURFACES.
F) RECEPTACLES INTENDED TO SERVE THE COUNTER TOP SURFACES OF A WET BAR THAT ARE LOCATED WITHIN 6'-0" OF THE OUTSIDE EDGE OF THE WET BAR SINK.
- ARC-FAULT CIRCUIT INTERRUPTION PROTECTION SHALL BE PROVIDED FOR ALL CIRCUITS SUPPLYING POWER TO BEDROOMS.
- KITCHEN AND DINING AREA COUNTER TOP RECEPTACLES SHALL BE SUPPLIED BY AT LEAST TWO DIFFERENT 20 AMPERE BRANCH CIRCUITS.
- AT LEAST ONE LIGHTING OUTLET AND ONE RECEPTACLE ARE REQUIRED IN EACH ATTIC, CRAWL SPACE, BASEMENT OR UTILITY ROOM THAT IS USED FOR STORAGE OR CONTAINS HEATING, AIR-CONDITIONING OR OTHER EQUIPMENT REQUIRING SERVICING. THE LIGHT SWITCH SHALL BE LOCATED AT THE POINT OF ENTRY.
- LIGHTING IN CLOSETS:
A) THE USE OF INCANDESCENT FIXTURES WITH OPEN OR PARTIALLY ENCLOSED LAMPS AND THE USE OF PENDANT FIXTURES ARE PROHIBITED.
B) FIXTURES MAY BE LOCATED ONLY WHERE THERE ARE THE FOLLOWING MINIMUM CLEARANCES TO THE NEAREST POINT OF STORAGE: SURFACE MOUNTED INCANDESCENT FIXTURES- 12" MINIMUM. SURFACE MOUNTED FLUORESCENT FIXTURES AND RECESSED FIXTURES-6" MINIMUM.
- LIGHTING FIXTURES ABOVE BATHTUBS: NO PARTS OF HANGING FIXTURES, TRACK LIGHTING AND CEILING PADDLE FANS SHALL BE INSTALLED WITHIN 3'-0" HORIZONTALLY OF A BATHTUB, MEASURED FROM THE OUTSIDE EDGE OF THE TUB AND 8'-0" VERTICALLY FROM THE TOP OF THE TUB RIM.
- RECEPTACLE OUTLET FOR RANGES AND CLOTHES DRYERS MUST BE A 3-POLE WITH GROUND TYPE.
- WHEN THE UNDERGROUND METAL WATER PIPE IS USED AS THE GROUNDING ELECTRODE, THE CONNECTION MUST BE MADE TO THE PIPE WITHIN 5'-0" OF THE POINT OF ENTRANCE TO THE BUILDING. A SUPPLEMENTAL GROUNDING ELECTRODE SHALL BE PROVIDED AS SPECIFIED IN NEC SECTIONS 250-50 AND 250-53.
- ALL SMOKE DETECTORS TO AC POWERED WITH BATTERY BACK-UP, UL APPROVED AND INSTALLED PER NFPA 72-01. INTERCONNECT ALL SMOKE DETECTORS SO THAT ACTIVATION OF ONE ALARM WILL ACTIVATE ALL ALARMS THROUGHOUT THE DWELLING UNIT.
- ALL RECESSED LIGHT FIXTURES INSTALLED IN INSULATED CEILING AND/OR ATTIC AREAS SHALL BE "I.C." TYPE.
- ILLUMINATED LIGHT SWITCH REQUIRED AT THE TOP AND BOTTOM OF ALL STAIRS.
- INTERSYSTEM BONDING TERMINAL SHALL BE PROVIDED FOR GROUNDING COMMUNICATION SYSTEMS (CABLE TV & SATELLITE DISHES)
- AT LEAST ONE COMMUNICATION OUTLET SHALL BE INSTALLED WITHIN THE DWELLING AND CABLED TO THE SERVICE PROVIDER

PLUMBING:

- ALL WATER SERVICE LINES TO MIN. 1" UNLESS OTHERWISE NOTED ON PLAN. THE MINIMUM SIZE OF THE WATER SERVICE IS 1" UP TO THE FIRST BRANCH. PLASTIC WATER SERVICE PIPING SHALL TERMINATE A MINIMUM OF 10'-0" OUTSIDE THE FOUNDATION WALL AND METALLIC PIPING BROUGHT INTO THE BUILDING UP TO THE OUTLET OF THE HOUSE VALVE OR THE FRY OUTLET, WHICHEVER IS FURTHER FROM THE POINT OF ENTRANCE TO THE BUILDING.
- LEAD-FREE SOLDER IS REQUIRED ON ALL COPPER WATER SUPPLY PIPING.
- THE WATER SERVICE PIPE AND THE BUILDING SEWER ARE TO BE MINIMUM OF 10'-0" APART HORIZONTALLY.
- AN EXPANSION TANK IS REQUIRED FOR WATER HEATERS MORE THAN 30 GALLONS.

INTERIOR/EXTERIOR FINISH:

- INTERIOR FINISH MATERIALS SHALL NOT HAVE A FLAME SPREAD RATING EXCEEDING 200 OR A SMOKE DEVELOPMENT INDEX EXCEEDING 450.
- IN ALL FRAMED WALLS, FLOORS, AND ROOF/CEILING, COMPRISING ELEMENTS OF THE BUILDING THERMAL ENVELOPE, A VAPOR RETARDER SHALL BE INSTALLED ON THE WARM-INSIDE WINTER SIDE OF INSULATION. EXCEPTION: A VAPOR RETARDER SHALL NOT BE INSTALLED UNDER WATER RESISTANT GYPSUM BACKER BOARD IN SHOWER OR BATHTUB COMPARTMENT.
- WATER-RESISTANT GYPSUM BACKER BOARD IS IN BATH TUB AND SHOWER AREAS. WATER RESISTANT GYPSUM BACKER BOARD MUST NOT BE APPLIED OVER A VAPOR BARRIER. WATER RESISTANT GYPSUM BACKER BOARD SHALL BE PERMITTED TO BE USED ON CEILING WHERE FRAMING SPACING DOES NOT EXCEED 12" O.C. FOR 1/2" THICK OR 16" O.C. FOR 5/8" THICK GYPSUM BOARD.
- WHEN BATT OR BLANKET INSULATION, INCLUDING FACINGS SUCH AS VAPOR RETARDERS OR OTHER VAPOR PERMEABLE MEMBRANES ARE LEFT EXPOSED, THE MATERIAL SHALL HAVE A FLAME SPREAD RATING OF 25 OR LESS AND A SMOKE DEVELOPMENT RATING OF 450 OR LESS. FLAME-SPREAD AND SMOKE DEVELOPED LIMITATIONS DO NOT APPLY TO FACINGS THAT ARE INSTALLED IN SUBSTANTIAL CONTACT WITH THE UNEXPOSED SURFACE OF THE CEILING, FLOOR, OR WALL FINISH.
- ALL FOAM PLASTIC INSULATION SHALL BE SEPARATED FROM THE INTERIOR OF THE BUILDING BY A THERMAL BARRIER OF 1/2" GYPSUM WALLBOARD.

GLAZING:

- ALL WINDOWS TO HAVE INSULATED GLASS WITH SCREENS UNLESS OTHERWISE NOTED.
- WINDOWS AND DOOR U-VALUES SHALL BE DETERMINED IN ACCORDANCE WITH NFRC 100-2001, AND LABELED OR CERTIFIED BY THE MANUFACTURER, OR SHALL BE ASSIGNED THE U-VALUES LISTED IN THE INTERNATIONAL ENERGY CONSERVATION CODE TABLES 102.5.2(1) AND 102.5.2(2).
- GLAZING INSTALLED IN THE FOLLOWING LOCATIONS SHALL BE TESTED AND LABELED IN ACCORDANCE WITH CPSC 16 CFR PART 1601 STANDARD AS A TYPE I OR II CATEGORY (GLAZING IN SLIDING DOORS, ANY GLAZING EXCEEDING 9 SQ. FT. IN AREA, REQUIRED TO BE SAFETY GLAZING IN ACCORDANCE WITH ONE OF THE SIX CATEGORIES LISTED BELOW, AND ALL GLAZING IN DOORS AND ENCLOSURES FOR HOT TUBS, WHIRLPOOLS, SAUNAS, STEAM ROOMS, BATHTUBS, AND SHOWERS SHALL BE A TYPE II CATEGORY.).
A) GLAZING IN DOORS AND ANY PORTION OF A BUILDING WALL OR FENCE ENCLOSING BATHTUBS, SHOWERS, HOT TUBS, WHIRLPOOLS, SAUNAS, STEAM ROOMS, SPA'S, INDOOR OR OUTDOOR POOLS WHICH IS LOCATED 60" OR LESS, MEASURED HORIZONTALLY, FROM THE WATER'S EDGE AND LESS THAN 60" VERTICALLY ABOVE STANDING SURFACE.
B) ANY GLAZING MATERIAL ADJACENT TO A DOOR IF THE NEAREST VERTICAL EDGE OF THE GLAZING MATERIAL IS WITHIN A 24" ARC OF EITHER VERTICAL EDGE OF THE DOOR IN A CLOSED POSITION AND IF THE BOTTOM EDGE OF THE GLAZING MATERIAL IS LESS THAN 60" ABOVE THE FLOOR.
EXCEPTIONS:
a) WHERE THERE IS AN INTERVENING OR BARRIER TO PREVENT A PERSON FROM STRIKING THE GLAZING WHILE APPROACHING THE DOOR.
b) GLAZING ADJACENT TO A DOOR SERVING A CLOSET OR STORAGE AREA 3'-0" OR LESS IN DEPTH
c) DECORATIVE GLASS
D) SAFETY GLAZING IS REQUIRED FOR FIXED OR OPERABLE PANELS THAT MEET ALL OF THE FOLLOWING:
A) INDIVIDUAL PANE GREATER THAN 9 SQ. FT.
B) BOTTOM EDGE LESS THAN 18" ABOVE FLOOR AND;
C) TOP EDGE MORE THAN 36" ABOVE FLOOR AND;
D) WALKING SURFACE WITHIN 36" HORIZONTALLY
EXCEPTIONS:
a) DECORATIVE GLASS
b) 1 1/2" PROTECTIVE BAR IS PLACED 34" TO 38" ABOVE THE WALKING SURFACE. THE BAR SHALL BE CAPABLE OF WITHSTANDING A 50 POUNDS PER LINEAR FOOT LOAD WITHOUT CONTACTING GLASS.
E) ALL DOORS (EXCEPTION: DECORATIVE GLASS)
F) GLAZING IN HAND OR GUARD RAILS,
G) GLAZING ADJACENT TO STAIRWAYS, LANDINGS, AND RAMPS
WITHIN 36" HORIZONTALLY OF THE WALKING SURFACE AND LESS THAN 60" VERTICALLY ABOVE THE PLANE OF THE WALKING SURFACE AND GLAZING ADJACENT TO STAIRWAYS WITHIN 60" HORIZONTALLY OF THE BOTTOM TREAD IN ANY DIRECTION WHEN THE EXPOSED SURFACE OF THE GLASS IS LESS THAN 60" ABOVE THE TREAD NOSING.
EXCEPTIONS: THE GLAZING IS PROTECTED BY A GUARDRAIL OR A HANDRAIL, INCLUDING BALUSTERS OR IN-FILL PANELS COMPLYING WITH THE PROVISIONS OF SECTION 1012 AND 1607.1 OF THE 2006 IBC. AND THE GLAZING IS LOCATED MORE THAN 18" HORIZONTALLY FROM THIS GUARD OR HANDRAIL

EGRESS AND EMERGENCY ESCAPE

& RESCUE OPENINGS

- THE LOCK OR LATCH FOR ALL EGRESS DOORS SHALL BE READILY OPENABLE FROM THE SIDE FROM WHICH EGRESS IS TO BE MADE WITHOUT THE USE OF A KEY OR SPECIAL KNOWLEDGE OR EFFORT.
- CODE-COMPLIMENT EMERGENCY ESCAPE OPENINGS SHALL BE PROVIDED IN BASEMENTS AND IN SLEEPING ROOMS, WHERE A BASEMENT CONTAINS ONE OR MORE SLEEPING ROOMS. EGRESS WINDOWS ARE NOT REQUIRED IN ADJOINING AREAS. THE MAX. SILL HEIGHT OF EGRESS WINDOWS SHALL BE 44" ABOVE FLOOR. EGRESS WINDOWS SHALL HAVE A MIN. NET CLEAR AREA OF 5.7 SQUARE FEET, A MIN. NET CLEAR OPENING HEIGHT OF 24", AND A MIN. NET CLEAR OPNG. WIDTH OF 20". THE EGRESS OPENING SHALL BE OPERATIONAL FROM THE INSIDE OF THE ROOM WITHOUT THE USE OF KEYS OR TOOLS.

ALL CONSTRUCTION SHALL CONFORM TO THE FOLLOWING CODES:

- 2006 INTERNATIONAL BUILDING CODE, I.B.C.
- 2006 INTERNATIONAL RESIDENTIAL CODE, I.R.C.
- 2009 NATIONAL ELECTRICAL CODE, N.E.C.
- 2009 UNIFORM PLUMBING CODE, U.P.C.
- 2009 INTERNATIONAL ENERGY CODE, I.E.E.C.
- 2009 INTERNATIONAL FUEL GAS CODE, I.F.G.C.

ALL SILL PLATES (2X4 MIN.) TO BE ACQ TREATED WITH 1/2" DIAMETER (HOT DIPPED GALVANIZED) ANCHOR BOLTS, 1" MINIMUM EMBEDMENT, 6'-0" MAXIMUM SPACING AROUND ENTIRE FOUNDATION WITH 1/2" WASHERS AND NUTS, MINIMUM 2 BOLTS PER PLATE REGARDLESS OF LENGTH. THERE SHALL BE AN ANCHOR BOLT LOCATED 4 TO 12 INCHES FROM EACH END OF SILL PLATE. SILL PLATES TO

DO NOT SCALE DRAWINGS, FOLLOW WRITTEN DIMENSIONS ONLY. CONTRACTOR TO CHECK AND VERIFY ALL WRITTEN DIMENSIONS ON PLANS

MISC. GENERAL NOTES
1. ALL WINDOWS TO BE TO BE SILVERLINE VINYL WINDOWS WITH INSULATED INCLUDE SCREENS AT ALL OPERATING WINDOWS.

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PROPOSED TWO STORY RESIDENCE FOR
HELMUT WEBER CONSTRUCTION
140 CHERRY TREE LANE
OLIVETTE, MO.
REVISED
DRWN. BY: S.P.
CHK. BY: L.S.
DATE
AUG. 10, 2016
PLAN NO.
16-6541
SHEET
14
OF 14