

WOOD AND PLASTICS

- ALL EXTERIOR/BEARING WALL HEADERS SHALL BE 2-2x10'S, Fc = 1050 FSI; NUMBER 2 GRADE SOUTHERN PINE, UNO, INTERIOR 2x6 SP #2, UNO.
- ALL PARTITIONS SHALL BE 2x STUDS @ 16" O.C. UNLESS OTHERWISE NOTED. EXTERIOR BEARING
- ALL LUMBER SHALL BE GRADE MARKED 1250 Fc UNLESS OTHERWISE NOTED.
- ALL FRAMING SHALL BE IN CONFORMANCE WITH THE NATIONAL FOREST PRODUCTS MANUAL FOR HOUSE FRAMING.
- ALL SOUTHERN PINE STRUCTURAL NUMBER 2 WOOD COLUMNS INDICATED ON THE PLANS SHALL MEET THE FOLLOWING SPECIFICATIONS:
2x4 SOUTHERN PINE STRUCTURAL NUMBER 2
Fc = 1500 FSI Fc = 1650 FSI E = 16 X 10 FSI
- ALL BEARING POSTS SHALL BE RUN OR BE BLOCKED CONTINUOUSLY FROM POINT OF BEARING TO TOP OF FOUNDATION. PROVIDE ADEQUATE NUMBER OF WOOD STUDS TO ACHIEVE FULL BEARING UNDER WIDTH OF BEAM.
- NOT USED
- NOT USED
- PROVIDE AND INSTALL DIAGONAL "T" BRACING OR FLYWOOD ON ALL EXTERIOR HOUSE FRAME WALL CORNERS.
- NOT USED
- CUTTING, NOTCHING AND/OR BORING HOLES IN WOOD BEAMS, JOISTS, RAFTERS OR STUDS SHALL NOT EXCEED THE LIMITATIONS SET FORTH IN THE INTERNATIONAL RESIDENTIAL CODE
- FIRE STOP ALL STUD WALLS AT TOP AND BOTTOM.
- ALL SOFFITS AND DROP CEILING SHALL BE FIRESTOPPED.
- ALL ROOF FRAMING SHALL BE DESIGNED TO SUPPORT THE FOLLOWING MINIMUMS:
TOP CHORD OR ROOF RAFTERS L.L. 20 LB. PER SQ. FT.
BOTTOM CHORD OR CEILING JOIST D.L. 10 LB. PER SQ. FT.
BOTTOM CHORD OR CEILING JOIST L.L. 20 LB. PER SQ. FT. (WHEN ATTIC SPACE OR AREA ABOVE THE BOTTOM CHORD/CEILING JOIST HAS A CLEAR HEIGHT OPENING OF 42" OR GREATER. THIS LIVE LOAD CRITERIA MAY BE DELETED FOR HOUSE AND/OR GARAGE ATTICS ONLY ACCESSIBLE THROUGH 22" X 30" SIZE ACCESS OPENING ON THE DRYWALL CEILING.)

PLUMBING

- ALL PLUMBING WORK SHALL COMPLY WITH THE CURRENT PLUMBING CODE AND CURRENT IRC CODE STANDARDS AND REQUIREMENTS.
- LEAD FREE SOLDER IS REQUIRED ON ALL COPPER WATER SUPPLY PIPING.

DOORS AND WINDOWS

- PROVIDE LAMINATED SAFETY GLASS IN ALL GLAZED OPENINGS AND ADJACENT TO DOORWAYS IF THE NEAREST VERTICAL EDGE OF THE GLAZING MATERIAL IS WITHIN 24 INCHES OF THE DOOR IN A CLOSED POSITION AND IF THE BOTTOM EDGE OF THE GLAZING MATERIAL IS LESS THAN 60 INCHES ABOVE THE FLOOR. PROVIDE SAFETY GLAZING IN ALL PANES HAVING A GLAZED AREA IN EXCESS OF NINE SQUARE FEET WITH THE LOWEST EDGE LESS THAN 18 INCHES ABOVE THE FLOOR AND THE TOP EDGE MORE THAN 36 INCHES ABOVE THE FLOOR AND WITH A WALKING SURFACE WITHIN 36 INCHES HORIZONTALLY OF SUCH GLAZING.
- NOT USED.
- LOCKS ON ALL MEANS OF EGRESS DOORS SHALL HAVE THUMB-TURNS
- WINDOWS: 5/16" OR EQUAL, LOW E INSULATED GLASS, CLAD EXTERIOR, PRIMED INTERIOR, INSECT SCREENS; COLOR TO BE WHITE.
- PROVIDE DBL. 2X HEADERS FOR ALL WINDOWS AND DOORS, VERIFY ALL SIZES.

FINISHES

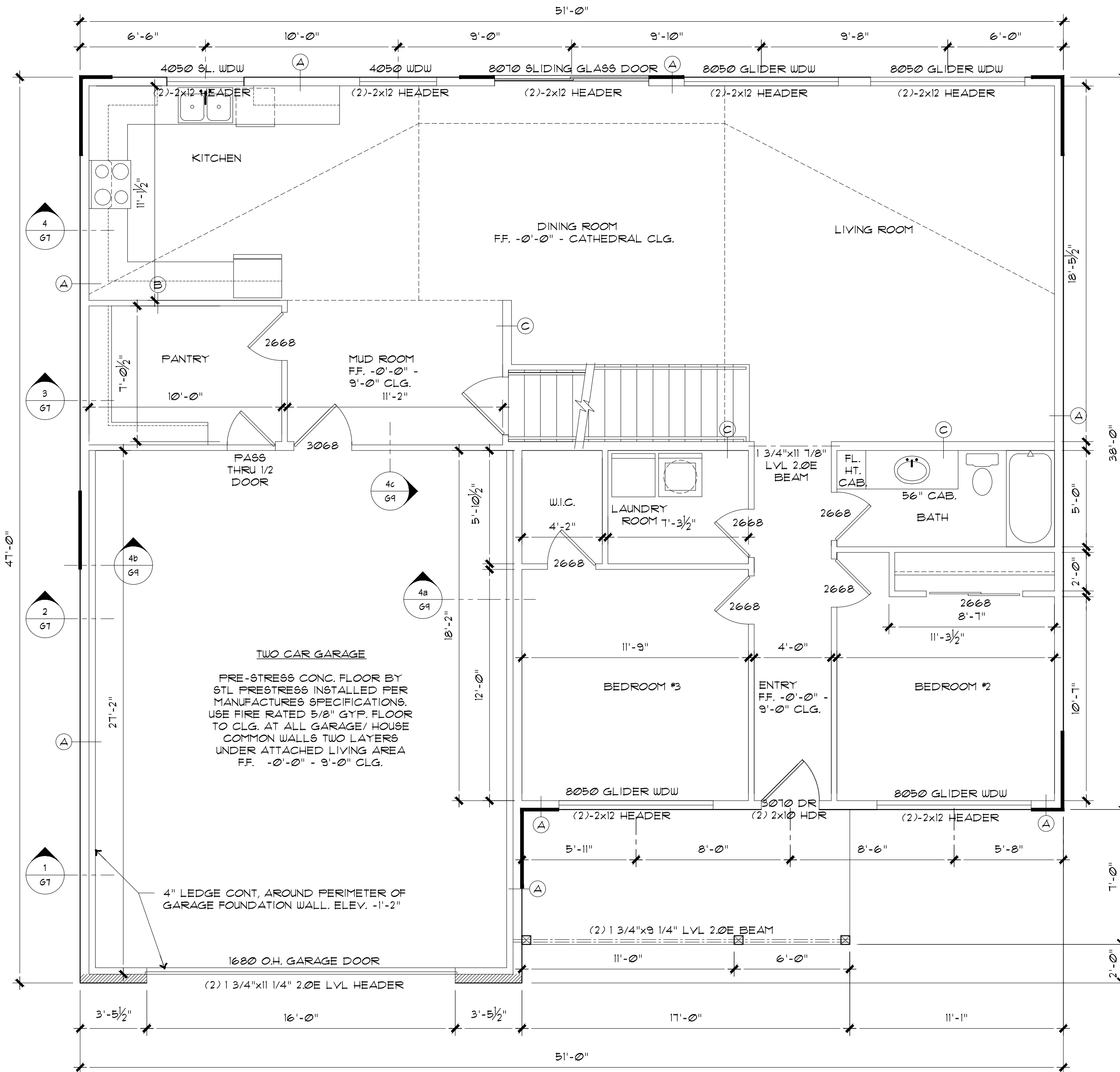
- MAXIMUM FLAME SPREAD ON ALL INTERIOR FINISH MATERIALS SHALL NOT EXCEED 200.
- DRYWALL INSTALLATION SHALL BE IN ACCORDANCE WITH THE INTERNATIONAL RESIDENTIAL CODE AND IN CONFORMANCE WITH THE GYPSUM ASSOCIATION RECOMMENDED PRACTICE FOR THICKNESS, NAILING AND TAPING ON CORRECT STUD SPACING UNLESS SUPERSEDED BY LOCAL CODE REQUIREMENTS.
- ALL FIRE RATED DRYWALL ASSEMBLIES SHALL BE INSTALLED IN ACCORDANCE WITH SPECIFICATIONS OF THE APPROVED TEST ASSEMBLY.
- EXPOSED BAT OR BLANKET INSULATION INCLUDING THE VAPOR READER, BREATHER PAPER OR OTHER COVERING IN ATTICS, CRAWL SPACES AND BASEMENTS SHALL HAVE A MAXIMUM FLAME SPREAD RATING OF 25 AND A MAXIMUM SMOKE DEVELOPED RATING OF 430.
- DROPPED CEILING BELOW WOOD JOISTS OR ATTACHED DIRECTLY TO WOOD FLOOR TRUSSES SHALL BE DRAFT STOPPED AT 500 SF. INTERVALS AND PARALLEL TO FRAMING MEMBERS.
- CABINET SUPPLIER SHALL MEASURE AREA OF WORK AFTER ROUGH FRAMING TO ASSURE EXACT FIT OF CABINETS.
- PAINTING: USE BEST GRADE PAINT FROM NEW CONTAINERS, SHERWIN WILLIAMS OR EQUAL.
EXTERIOR: 1 COAT PRIMER, 2 COATS SEMI-GLOSS FINISH LATEX.
INTERIOR DRYWALL: 1 COAT PRIMER, 2 COATS OF FLAT FINISH LATEX.
INTERIOR WOOD: 1 COAT PRIMER, 2 COATS SEMI-GLOSS ENAMEL.
INTERIOR WOOD STAIN: 1 COAT STAIN, 1 COAT SEALER, 2 COATS CLEAR FINISH.
- ALL PAINT AND STAIN COLORS TO BE SELECTED BY THE OWNER.
- PROVIDE MAINTENANCE STOCK OF ALL FINISHES IN STRONG, SECURE AND CLEARLY LABELED CONTAINERS, INCLUDING CARPET AND TILE.
- ALL CARPENTRY WORK SHALL COMPLY WITH THE CURRENT CODES (2015 IRC).

HVAC

- HVAC EQUIPMENT AND DUCTWORK SHALL COMPLY WITH THE CURRENT MECHANICAL CODE.
- HVAC CONTRACTOR SHALL SIZE HEATING AND COOLING UNITS & VERIFY W/ GENERAL CONTRACTOR
- VENT EXHAUST FANS TO THE EXTERIOR. (50 CFM IN BATHROOM, 100 CFM KITCHEN HOOD)

ELECTRICAL

- ALL ELECTRICAL WORK SHALL COMPLY WITH THE CURRENT NATIONAL ELECTRIC CODE AND CURRENT IRC CODE STANDARDS AND REQUIREMENTS.
- PROVIDE A GFI. DUPLEX RECEPTACLE IN THE BATHROOM.
- SMOKE DETECTORS SHALL BE A.C. POWERED WITH BATTERY BACKUP AND BE UL APPROVED. INTERCONNECT ALL SMOKE DETECTORS SO THAT AN ALARM WILL SOUND THROUGHOUT THE DWELLING SIMULTANEOUSLY. DETECTORS SHALL BE IN ACCORDANCE WITH NFPA 74-89. SMOKE DETECTORS SHALL BE LOCATED ON EACH FLOOR LEVEL IN THE VICINITY OF ALL BEDROOM HALLWAY DETECTORS UPSTREAM FROM OR NEAR RETURN AIR GRILL. FLOOR LEVELS WITHOUT BEDROOMS SHALL HAVE THE DETECTOR LOCATED AT THE CEILING NEAR THE STAIRWAY.
- ALL RECESSED LIGHT FIXTURES IN INSULATED CEILING AND ATTIC SPACES BE TYPE IC.



KEYED NOTES:

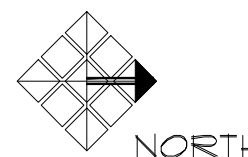
- (A) 2x6" THICK EXTERIOR STUD WALL w/ GWB INTERIOR SHEATHING & BLD WRAP, EXT. FINISH PER ELEVATIONS TYP. UNO
- (B) 2x4 INTERIOR STUD WALL @ 16" O.C. w/ GWB EA SIDE
- (C) 2x6 INTERIOR STUD BEARING/PLUMBING CHASE WALL STUD WALL @ 16" O.C. w/ GWB EA SIDE

FLOOR PLAN NOTES:

- TYP. CEILING HEIGHT 8'-0" UNO. w/ GYP. BD. CLG.
- DIMENSIONS SHOWN TO FACE OF STUD UNO.
- PORTAL FRAMING PER 1/53
- WALL BRACING PER IBC CHAPTER 6

FLOOR PLAN

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



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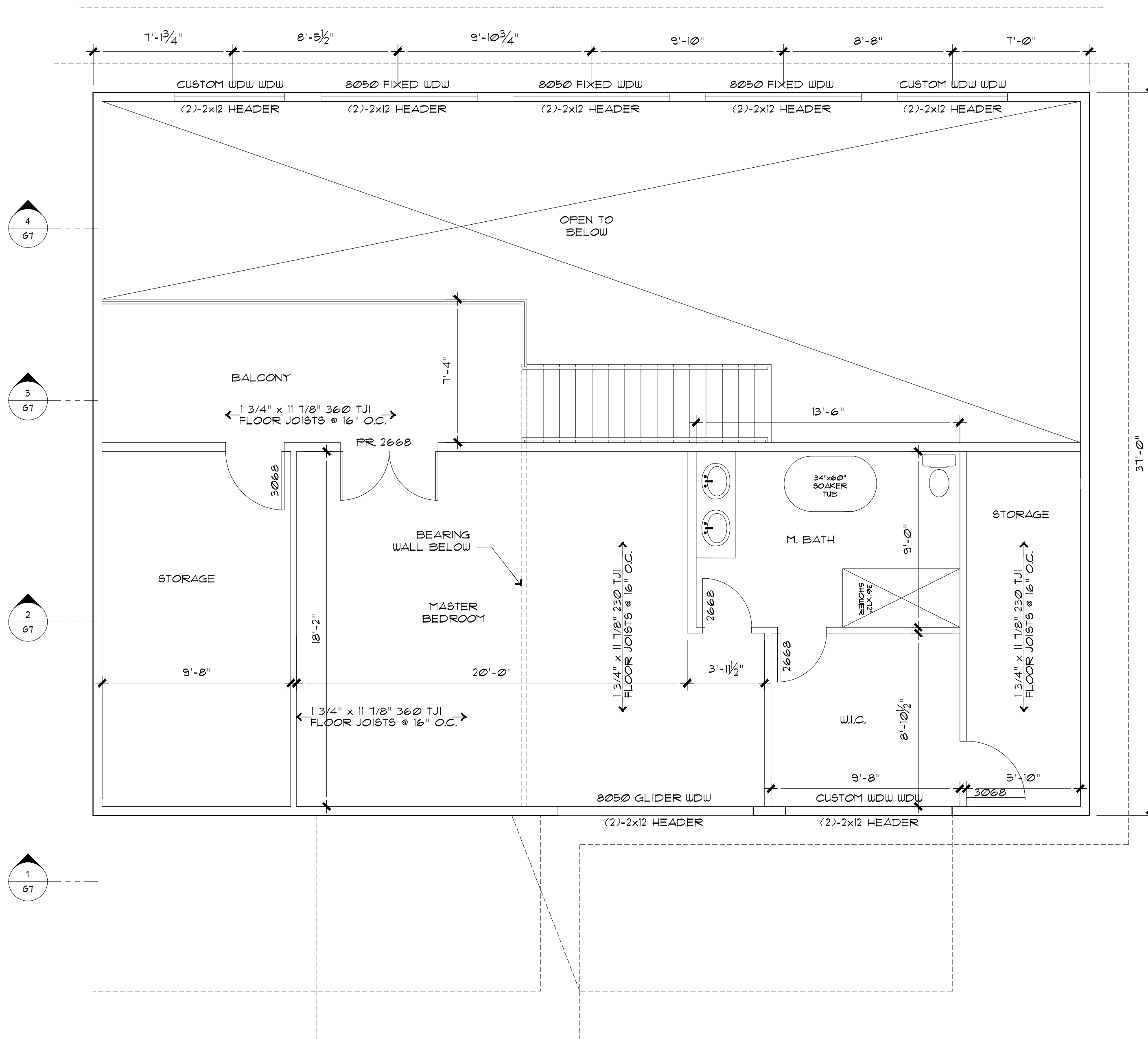
FLOOR PLAN

G3

DATE: 05/05/2016

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2nd FLOOR PLAN
 SCALE: 1/4" = 1'-0" 1

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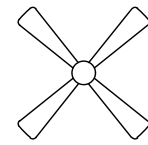
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FLOOR PLAN

G4

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ELECTRICAL SYMBOLS



CEILING FAN



WALL MOUNTED LIGHT FIXTURE
(E) EXTERIOR WALL SCONCE



CEILING MOUNTED LIGHT FIXTURE



RECESSED CAN LIGHT
(WP) = WATERPROOF



FULL CHAIN



OUTLET
(Q) QUAD



220V OUTLET



G.F.I. OUTLET
(WP) WATERPROOF



LIGHT SWITCH



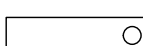
50 CFM EXHAUST FAN



SMOKE/CO2 DETECTOR



22"x30" ATTIC ACCESS HATCH



FLUORESCENT SHOP LIGHT

ELECTRICAL LAYOUT FOR SCHEMATIC PURPOSES. FINAL LIGHTING LOCATION AND FIXTURES TO BE SELECTED AND VERIFIED BY OWNER PRIOR TO INSTALL

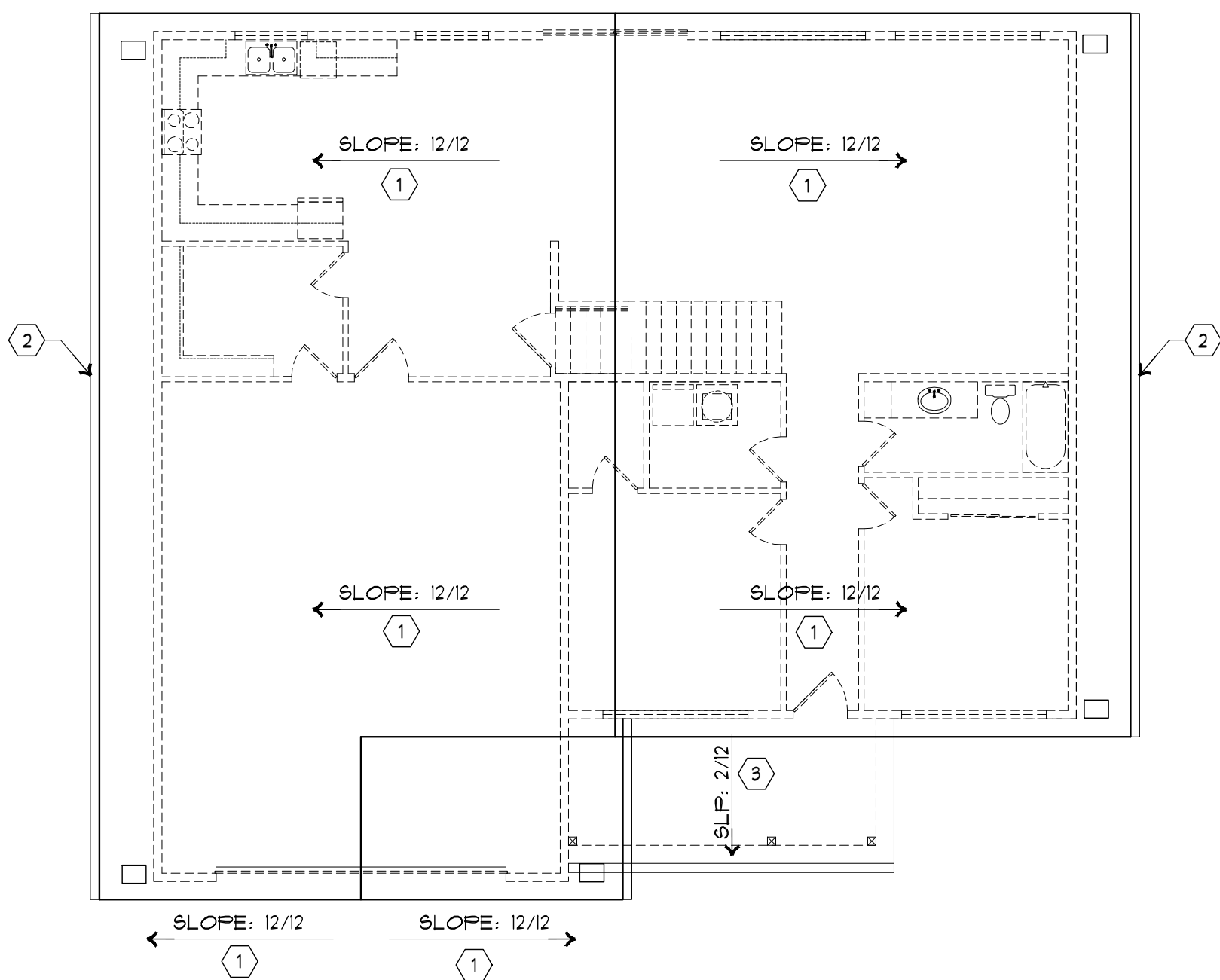
ROOF NOTES:

1 RIBBED METAL ROOFING @ 15# FELT @ SHEATHING @ P.E. PARALLEL CHORD PER MFG.

2 D6 3x4 D6 @ 6" GUTTERS

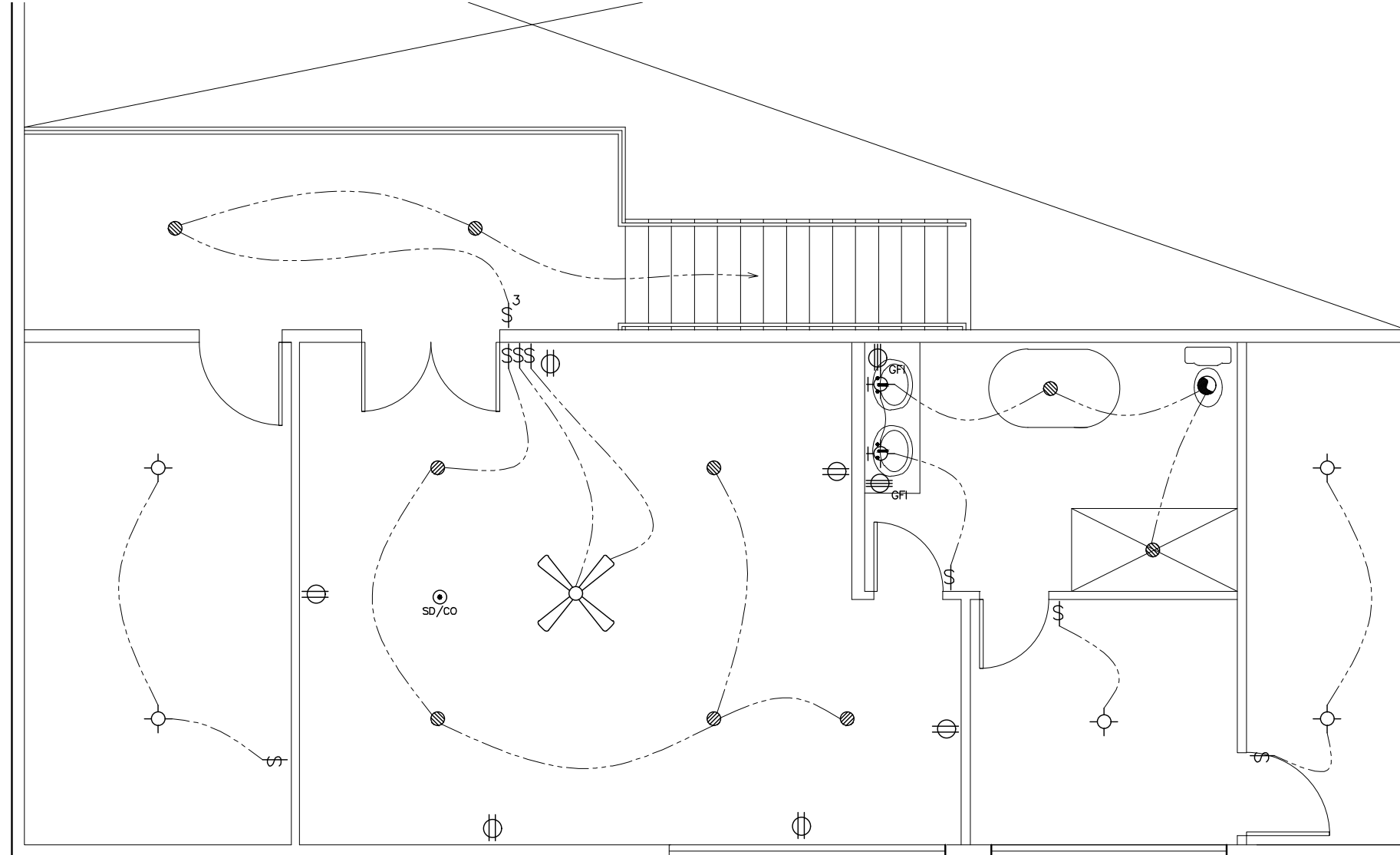
3 RIBBED METAL ROOFING @ 15# FELT @ SHEATHING @ 2x8 ROOF JOIST @ 16" O.C.

ICE & WATER SHIELD TYP. @ EAVE, 2' MIN. PER SECTION & AT VALLEY CONDITIONS, 2' EA WAY.



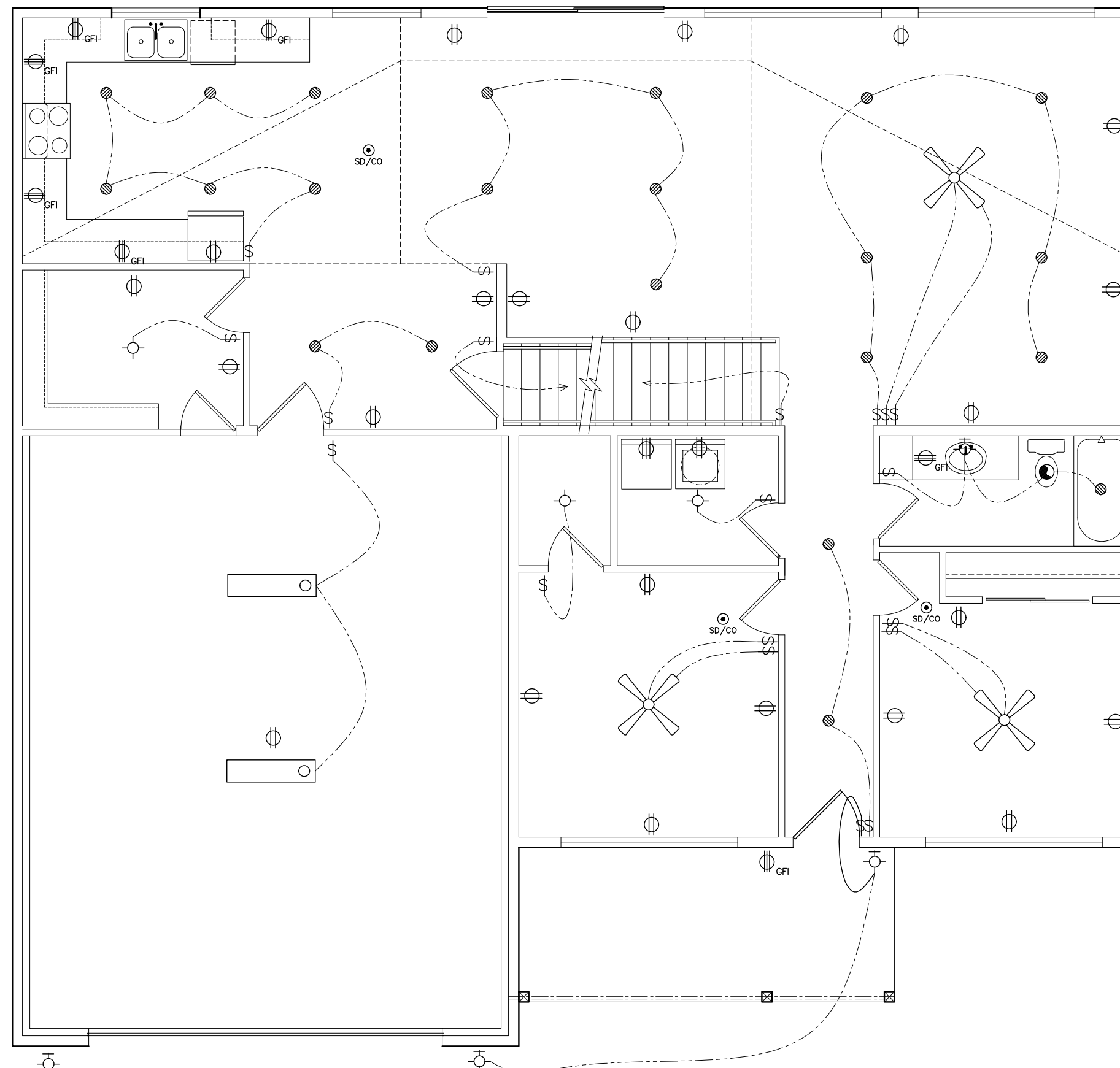
ROOF PLAN

SCALE: 1/8" = 1'-0" 1



2nd FLOOR ELECTRICAL PLAN

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



MAIN FLOOR ELECTRICAL PLAN

SCALE: 3/16" = 1'-0" 1

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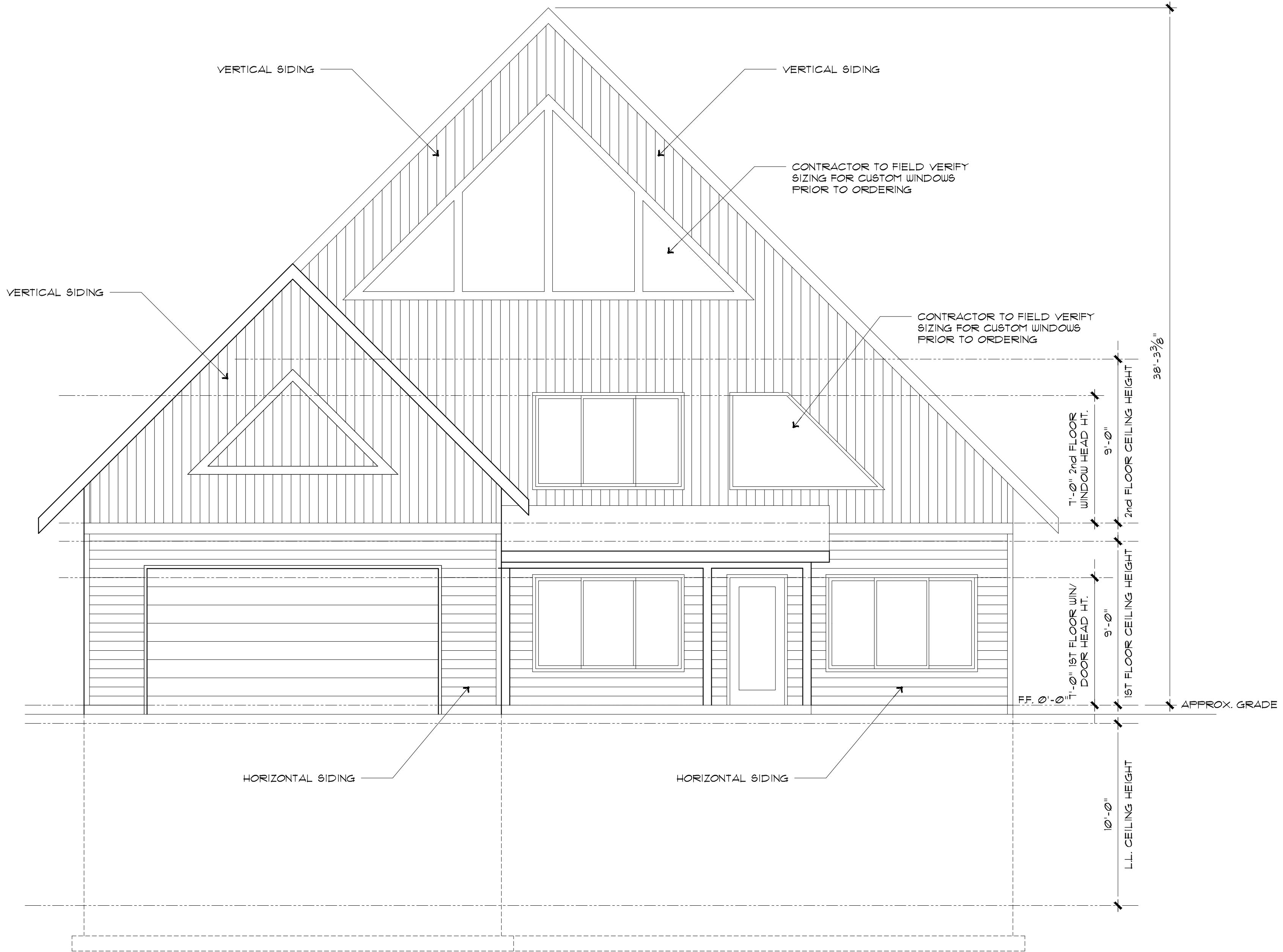
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ELECTRICAL/
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FRONT ELEVATION
 SCALE: 1/4" = 1'-0" 2

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ELEVATIONS

G6

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REAR ELEVATION 2
 SCALE: 1/4" = 1'-0"

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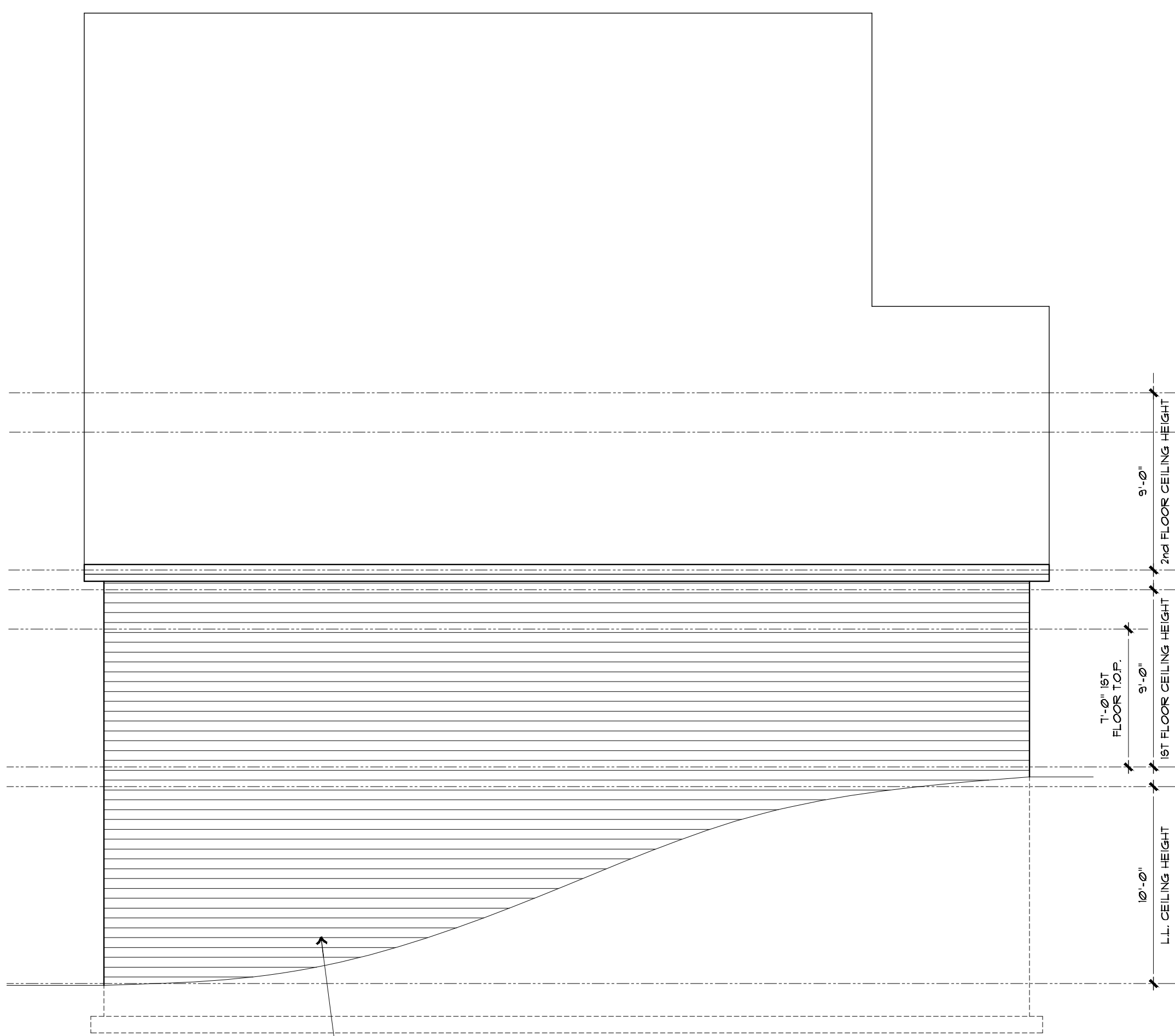
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ELEVATIONS

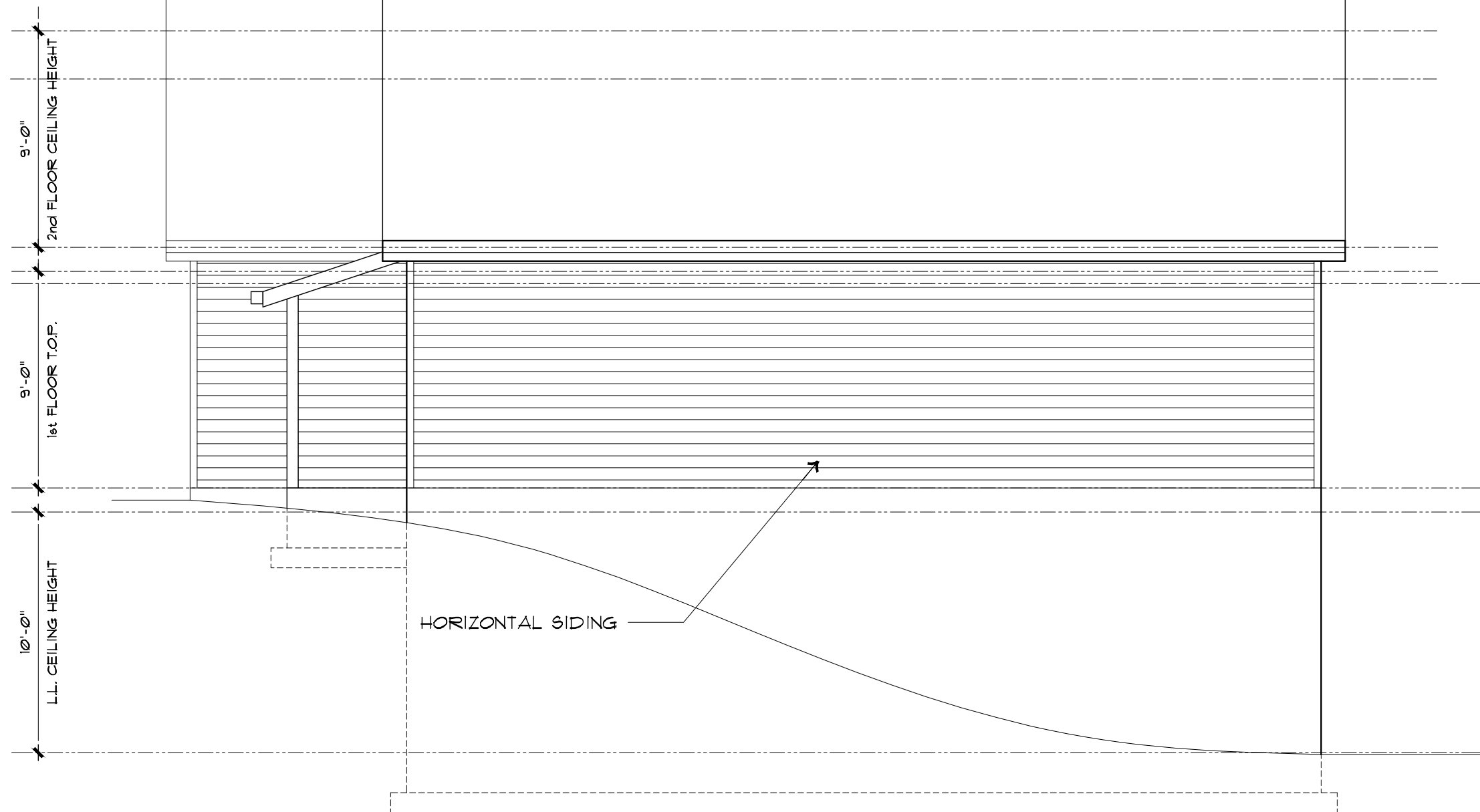
G6.1

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HORIZONTAL SIDING

SIDE ELEVATION
SCALE: 3/16" = 1'-0" ②



HORIZONTAL SIDING

SIDE ELEVATION
SCALE: 3/16" = 1'-0" ①

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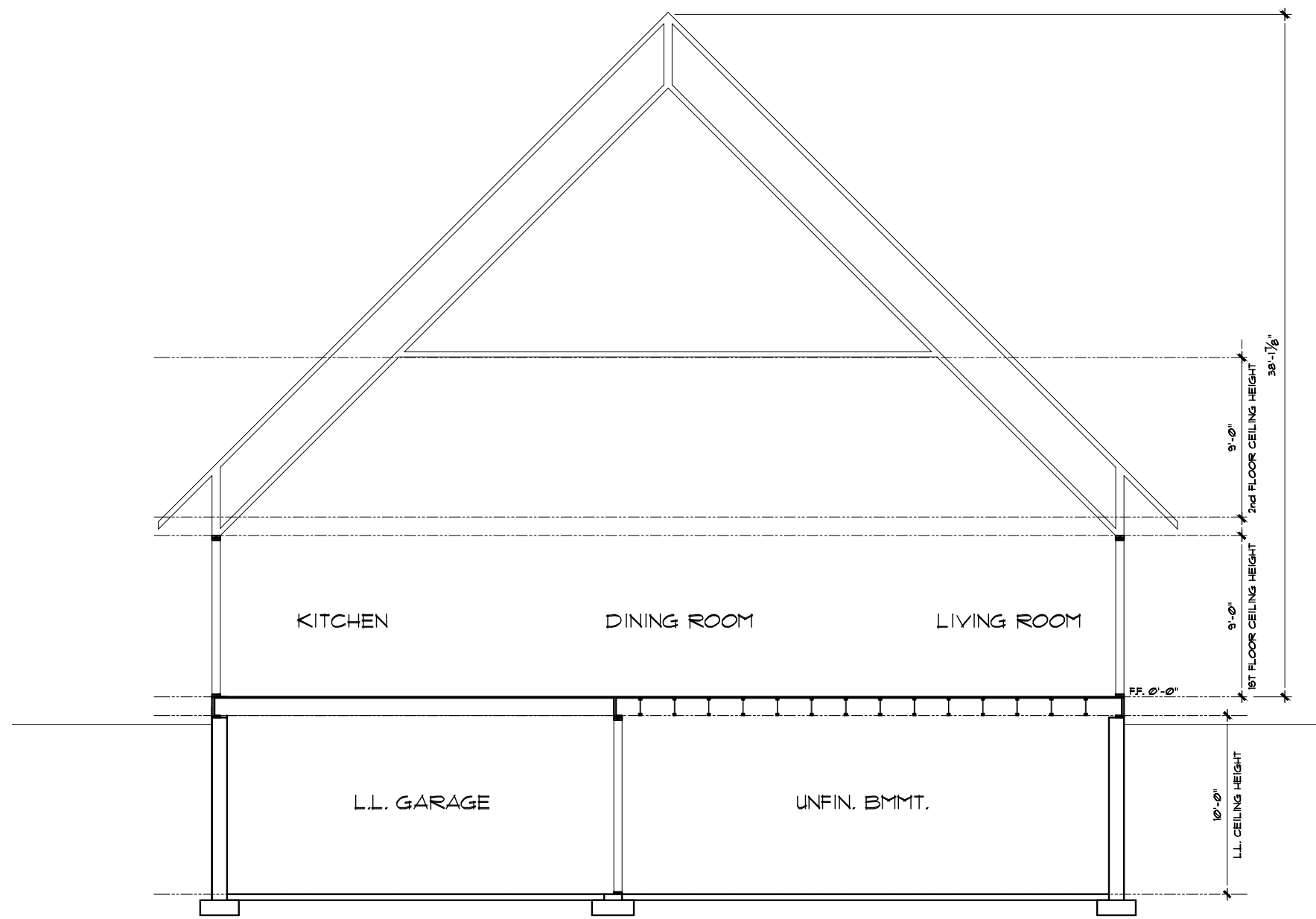
WALL
SECTIONS

G6.2

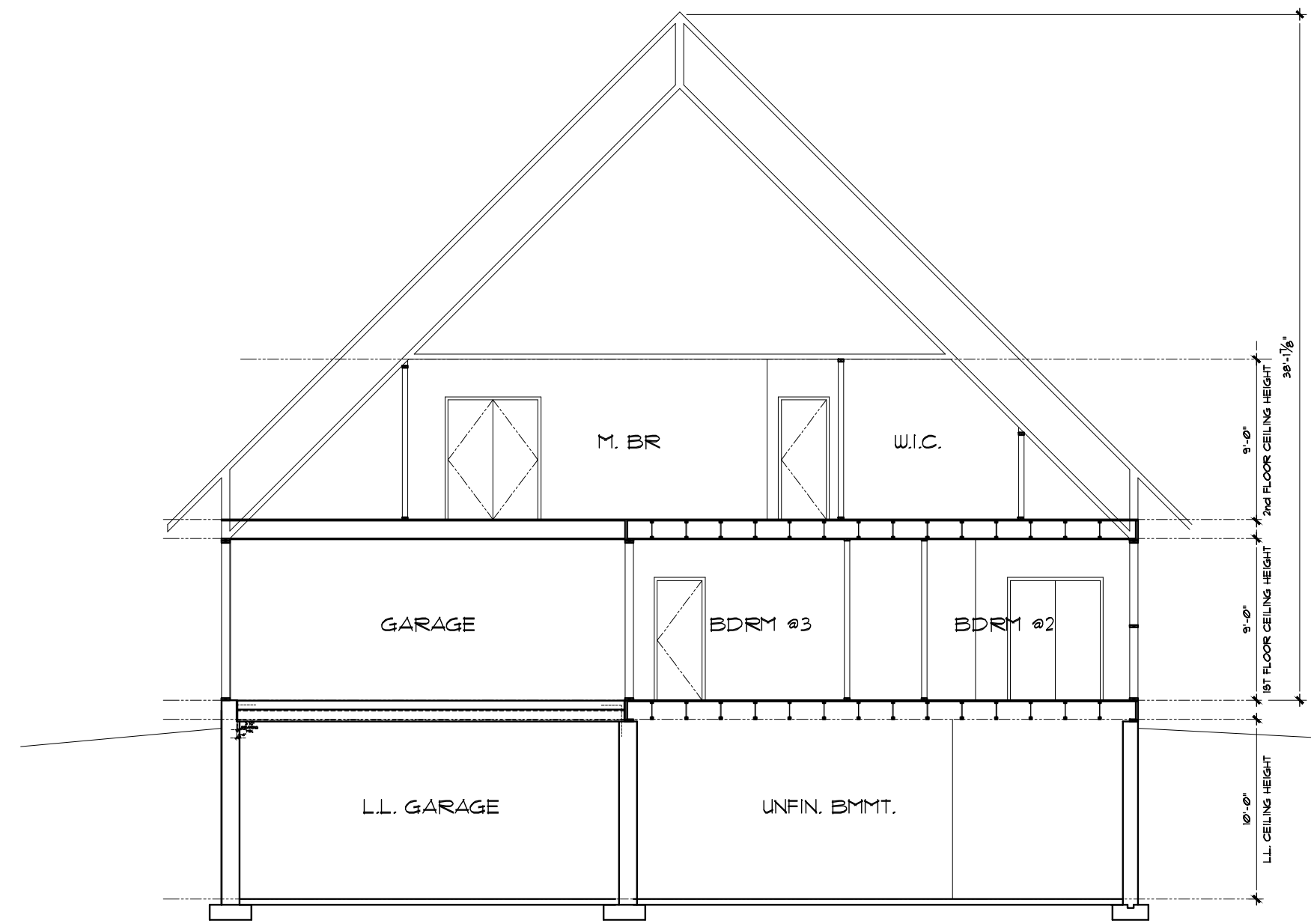
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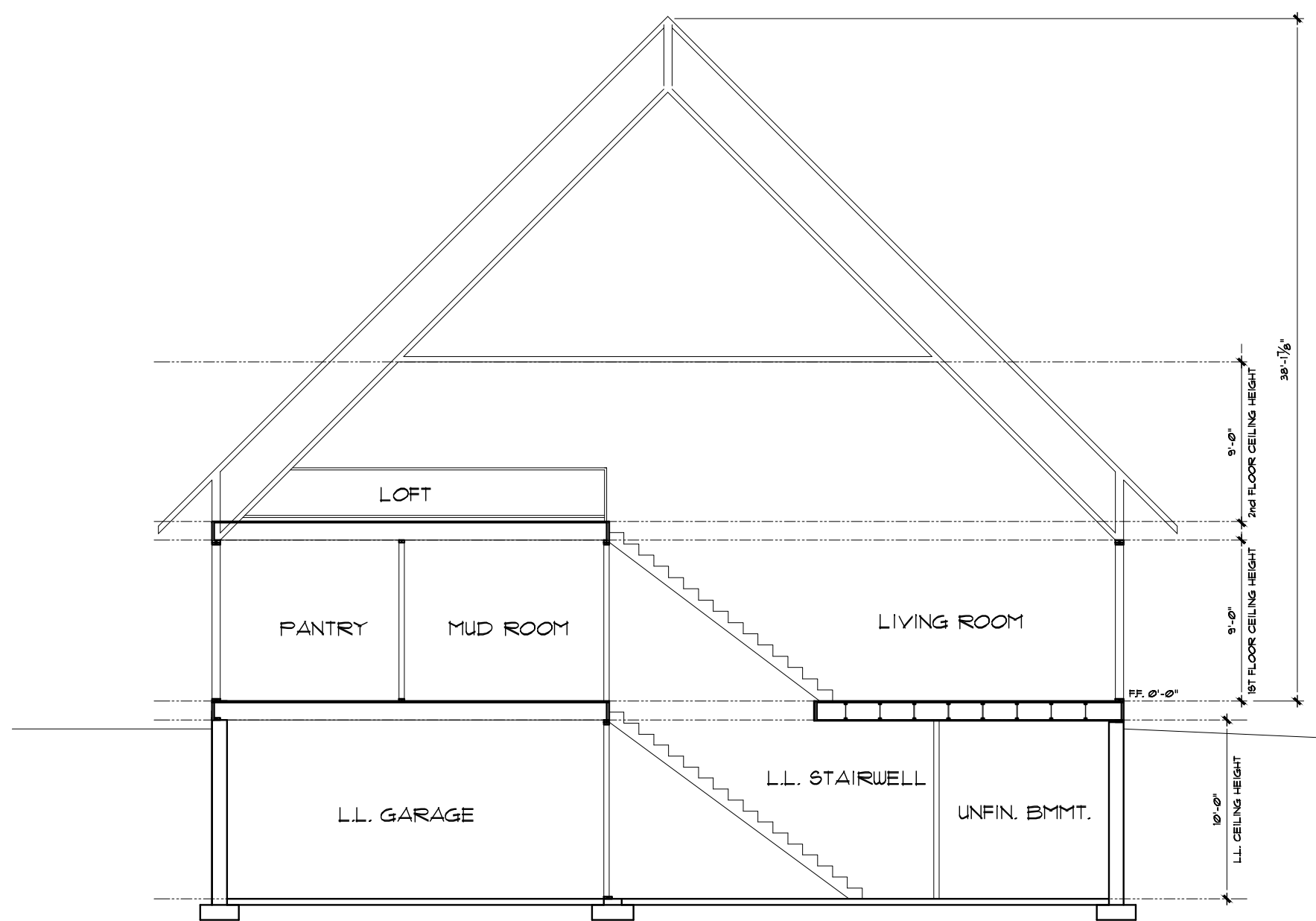
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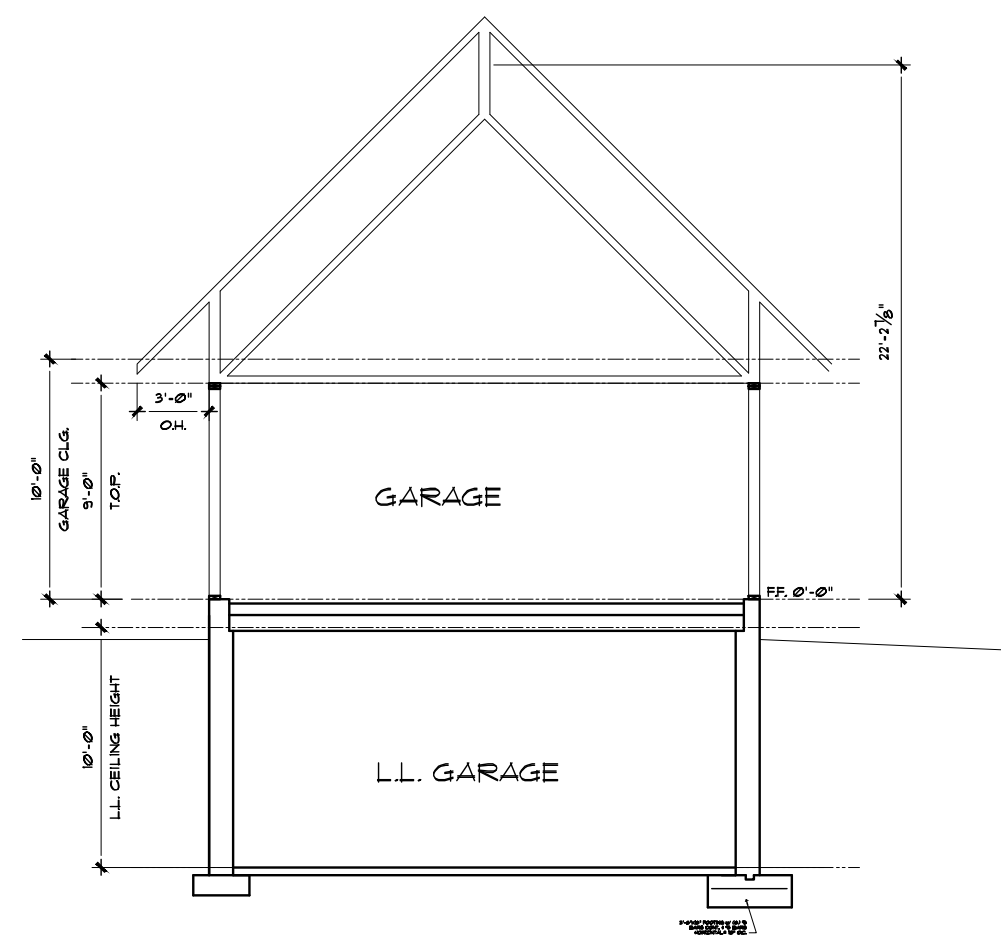
LIVING ROOM SECTION
SCALE: 1/8" = 1'-0" 4



GARAGE/BEDROOM SECTION
SCALE: 1/8" = 1'-0" 2



MUD ROOM/STAIR SECTION
SCALE: 1/8" = 1'-0" 3



GARAGE SECTION
SCALE: 1/8" = 1'-0" 1

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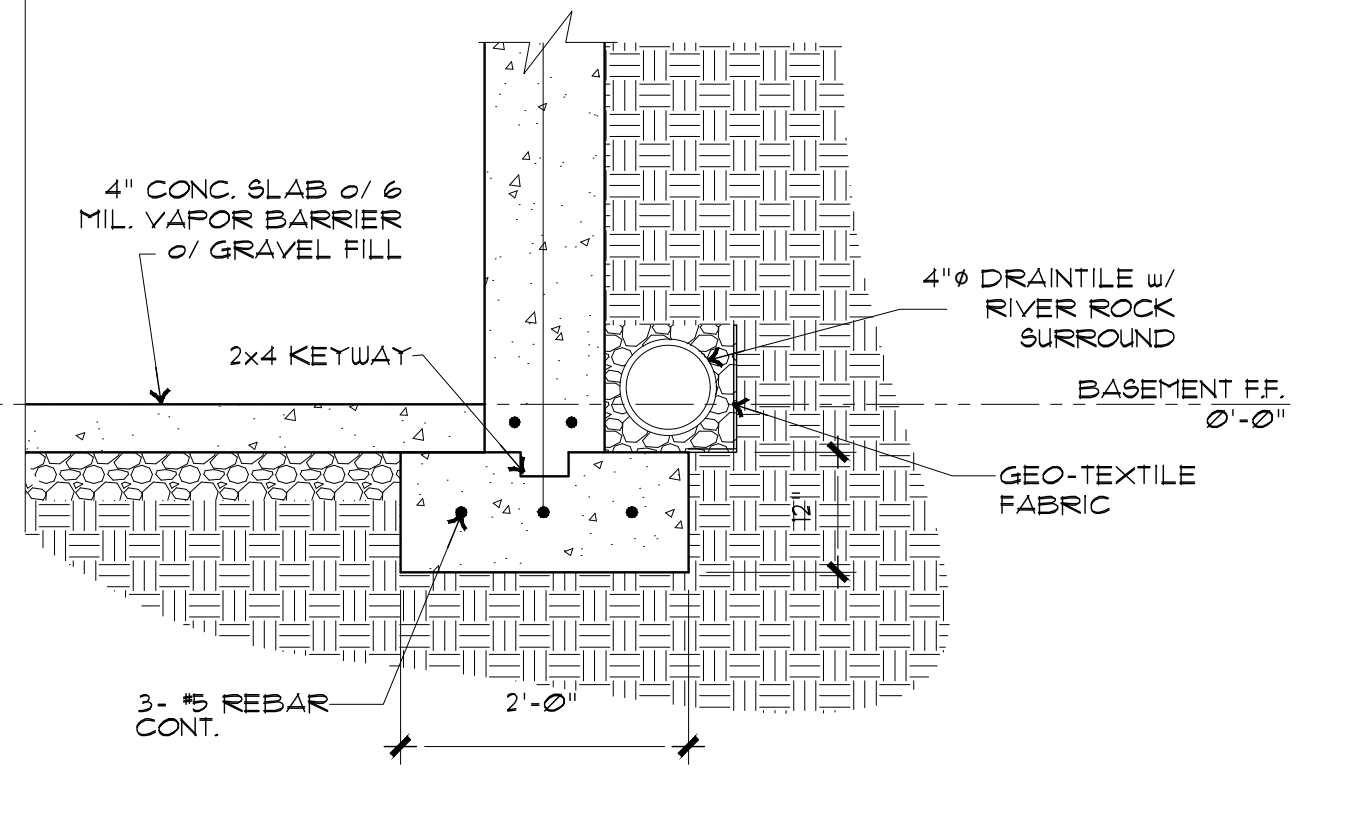
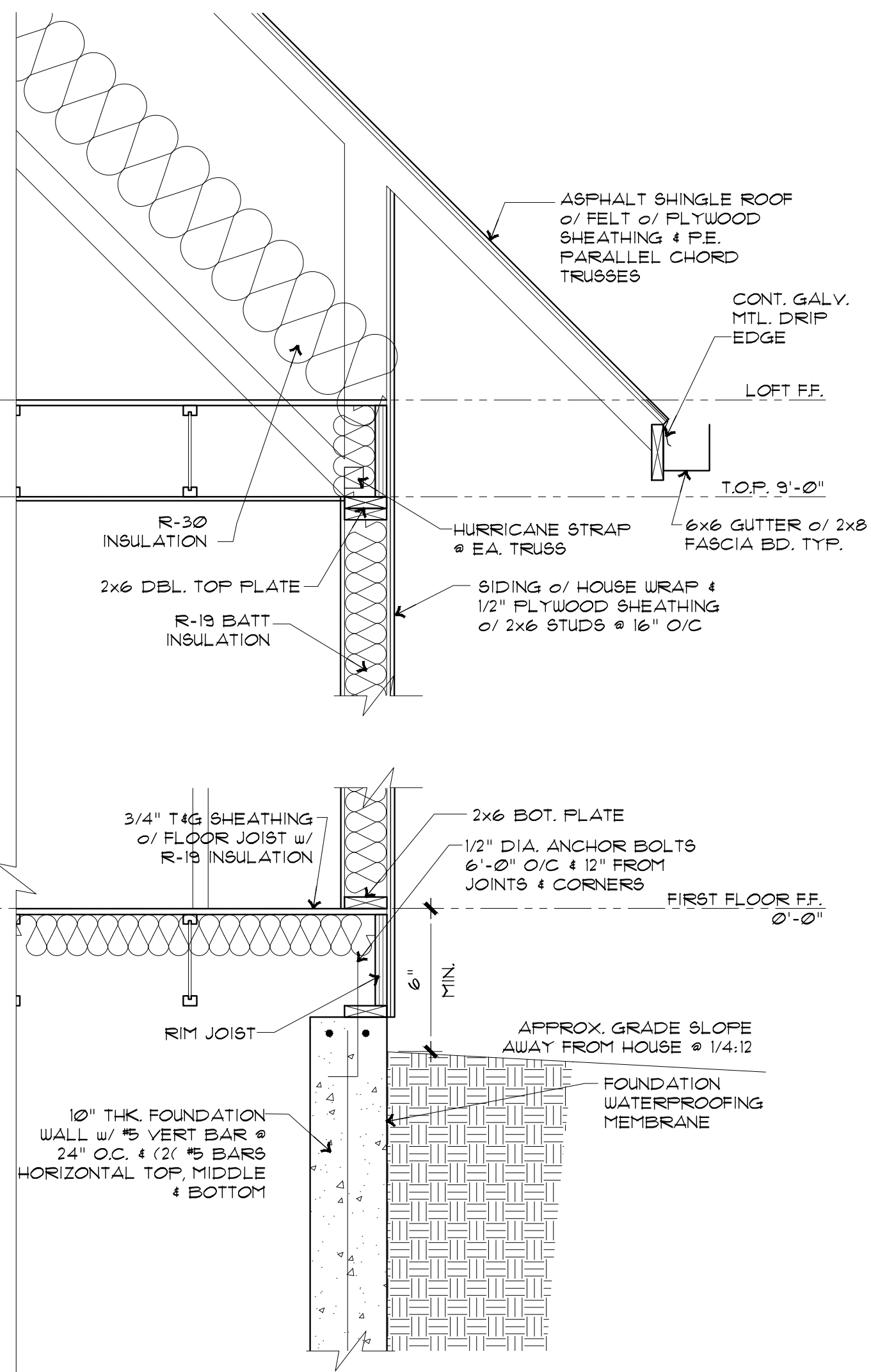
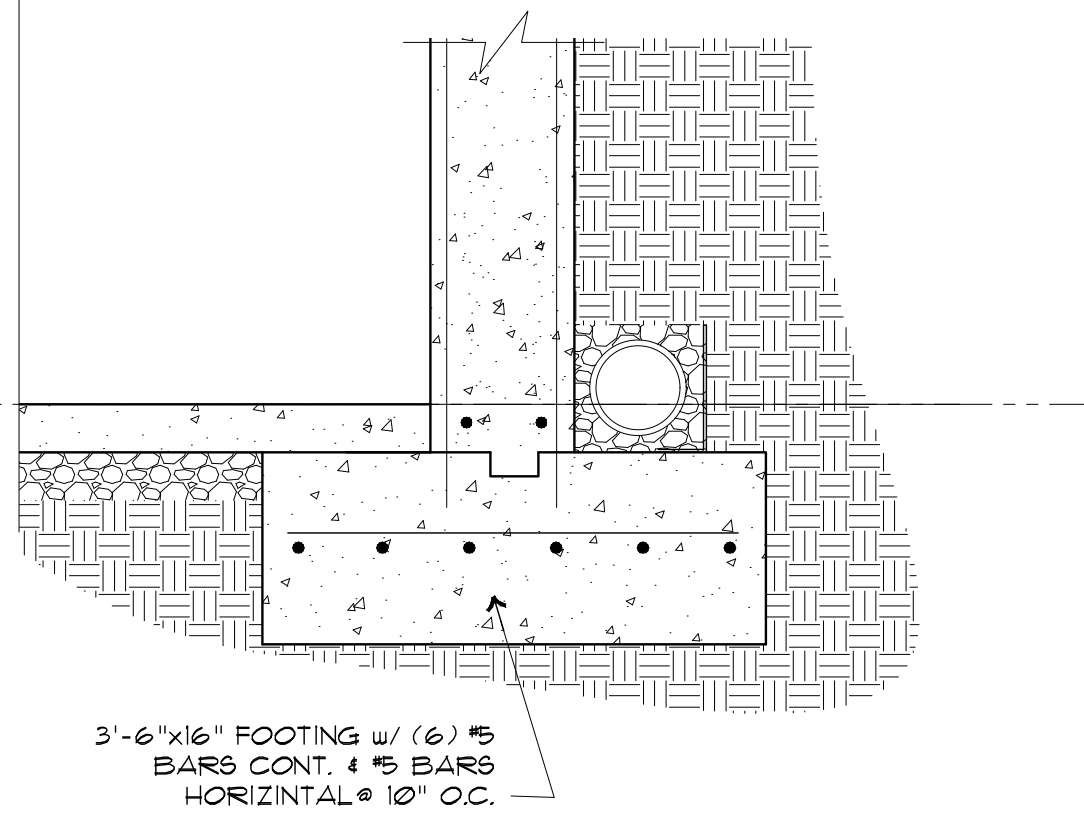
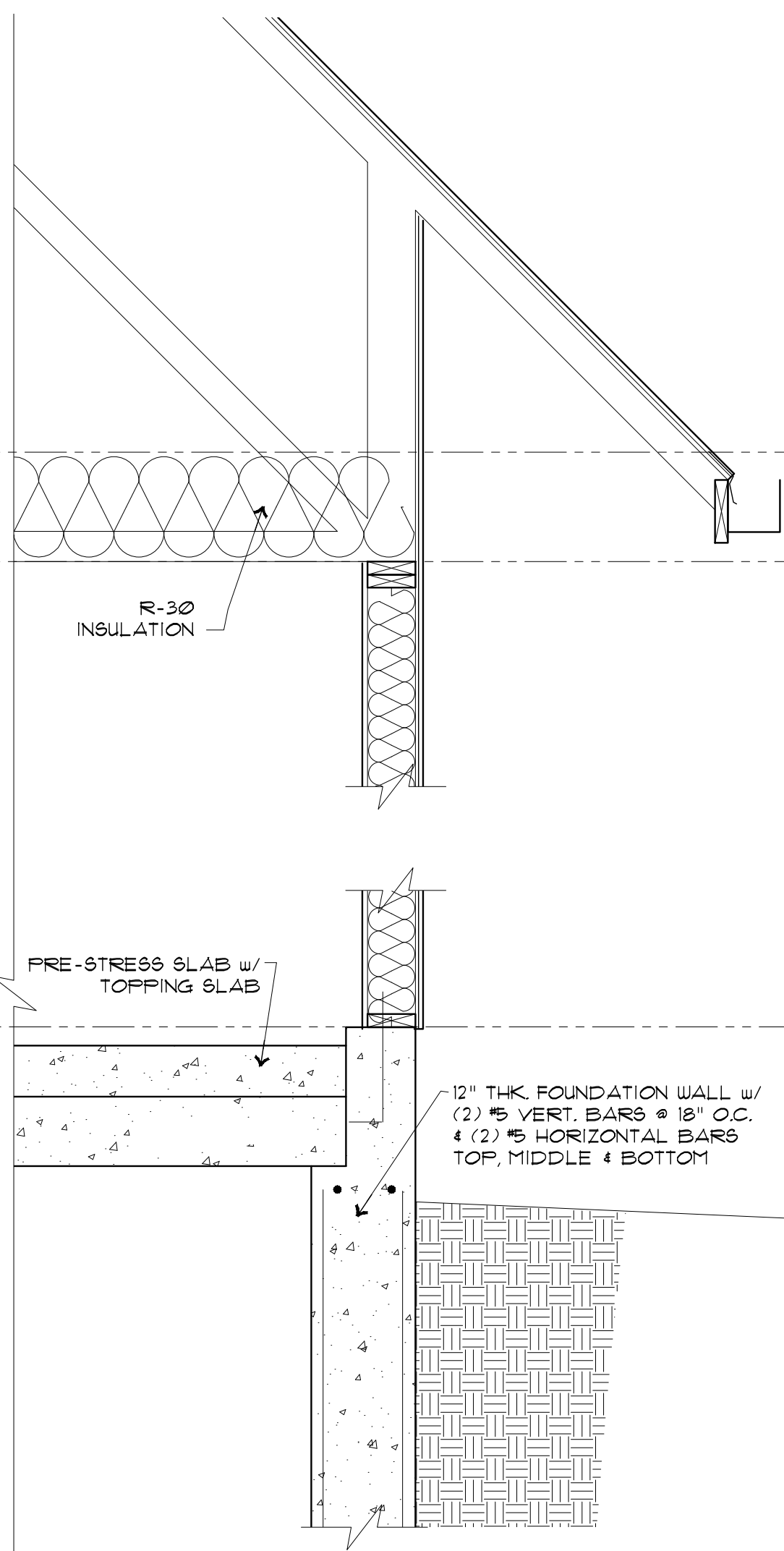
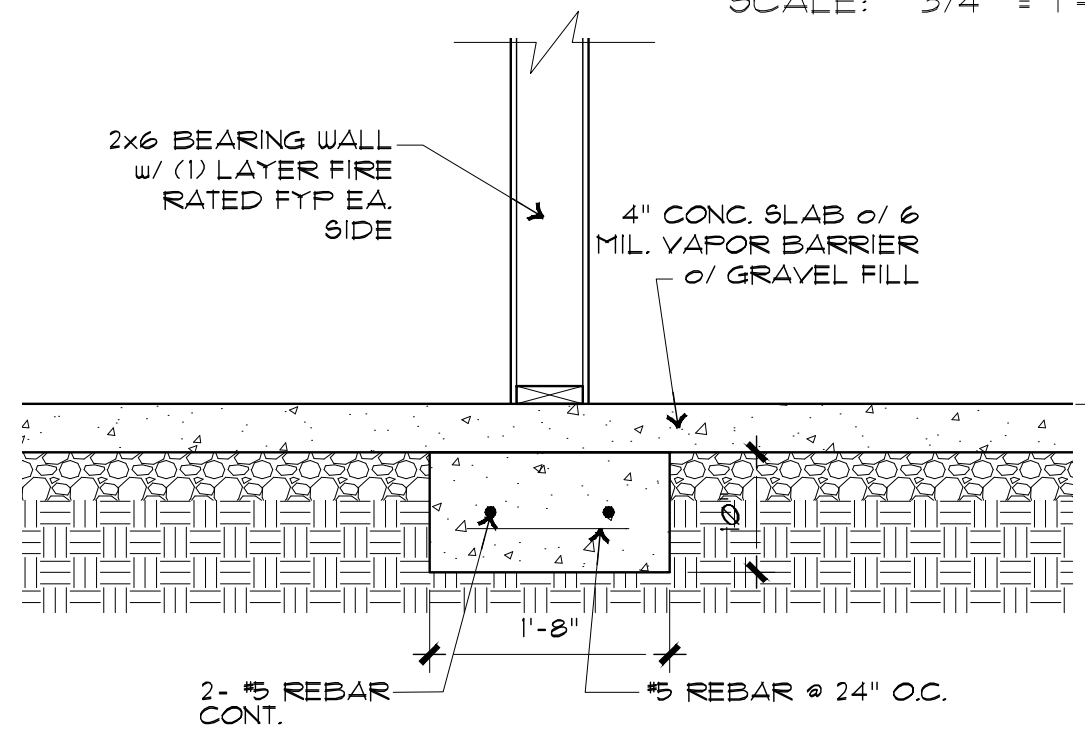
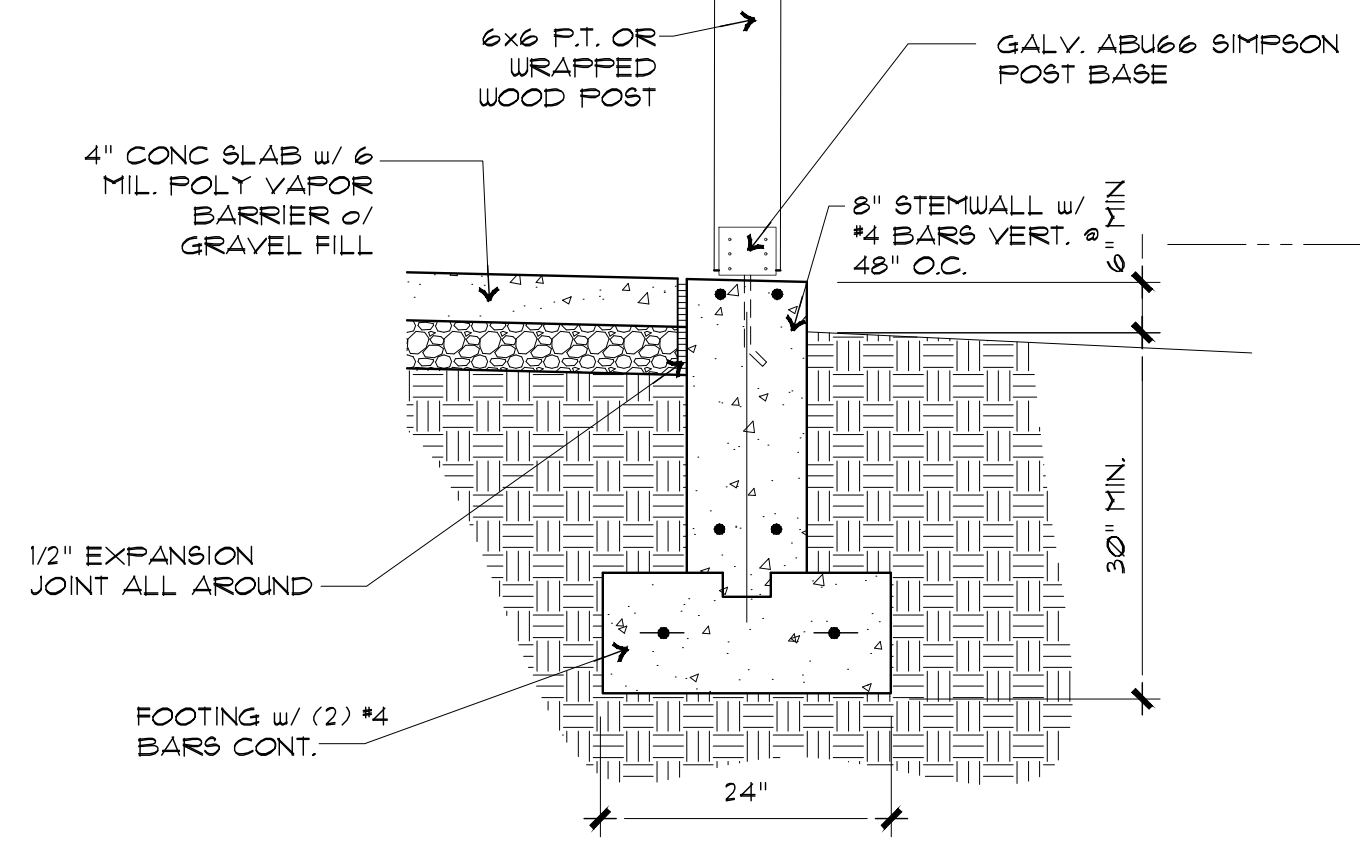
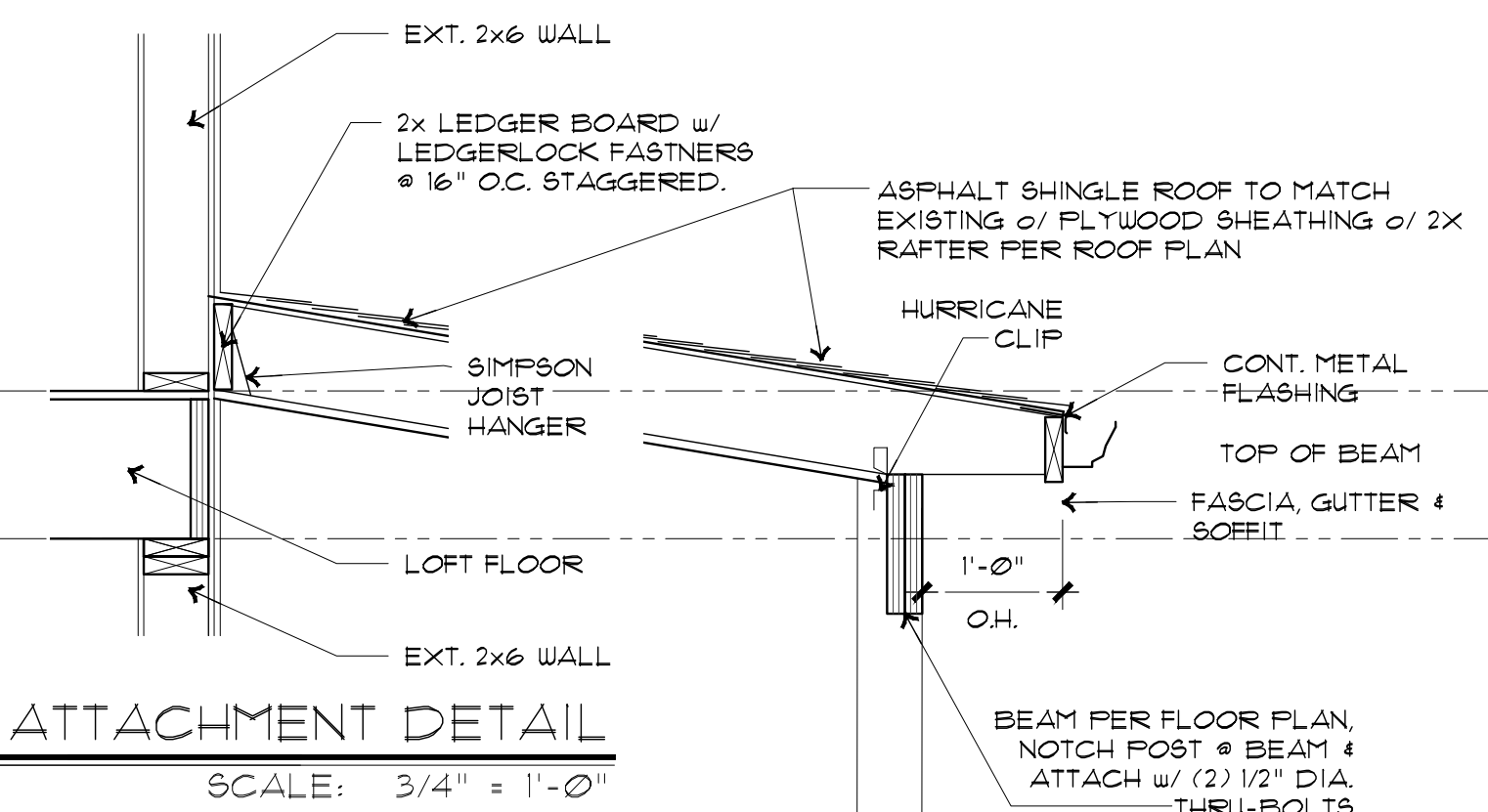
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SEE SECTION 1/G10 FOR NOTES IN COMMON.

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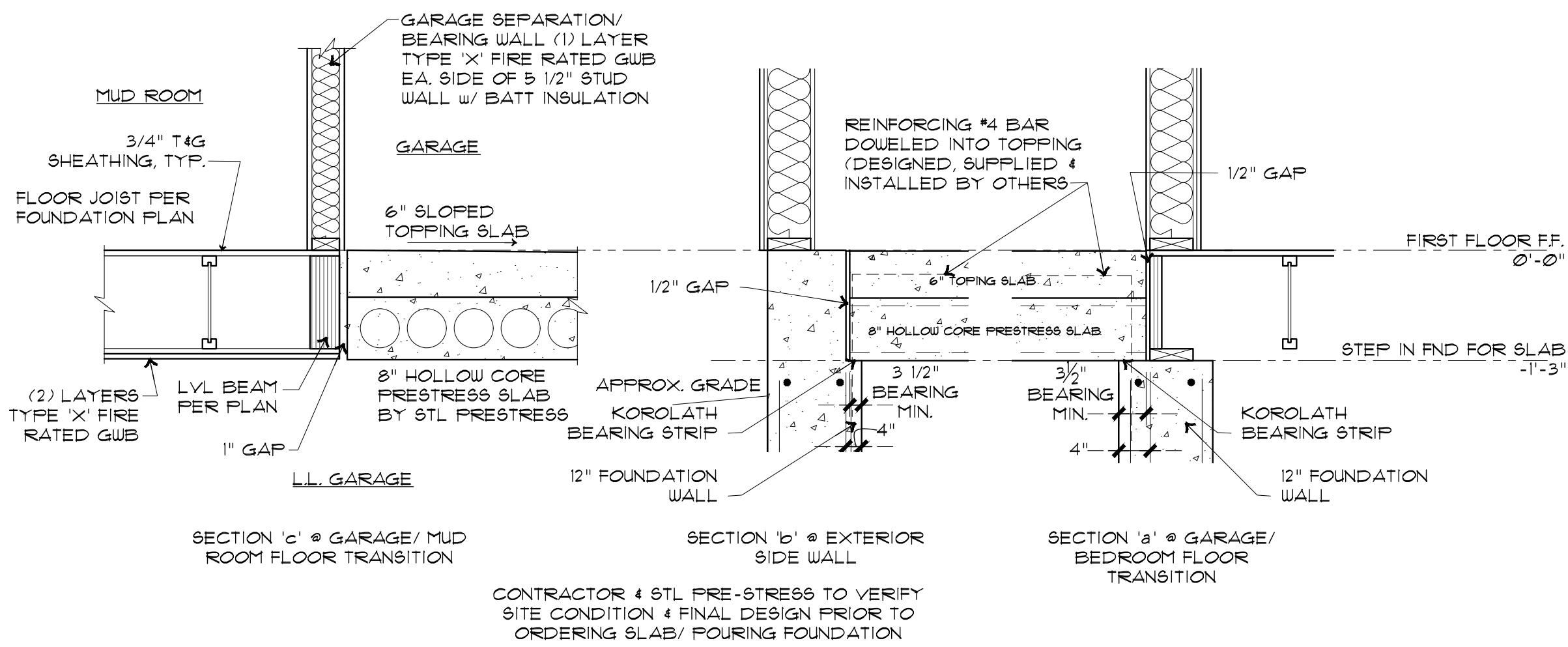
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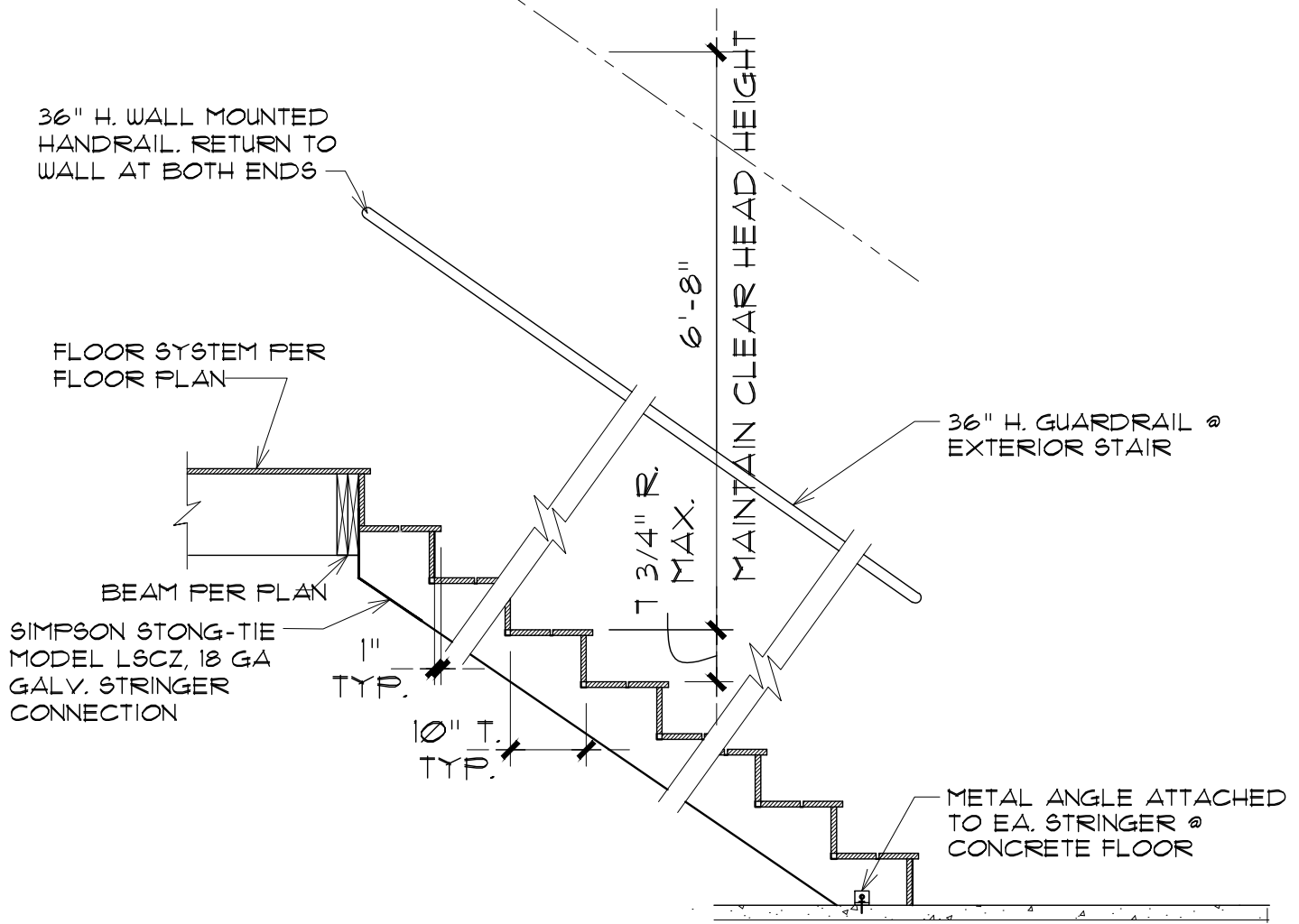
WALL SECTIONS
G8
DATE: 05/05/2024

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Revision Def.	
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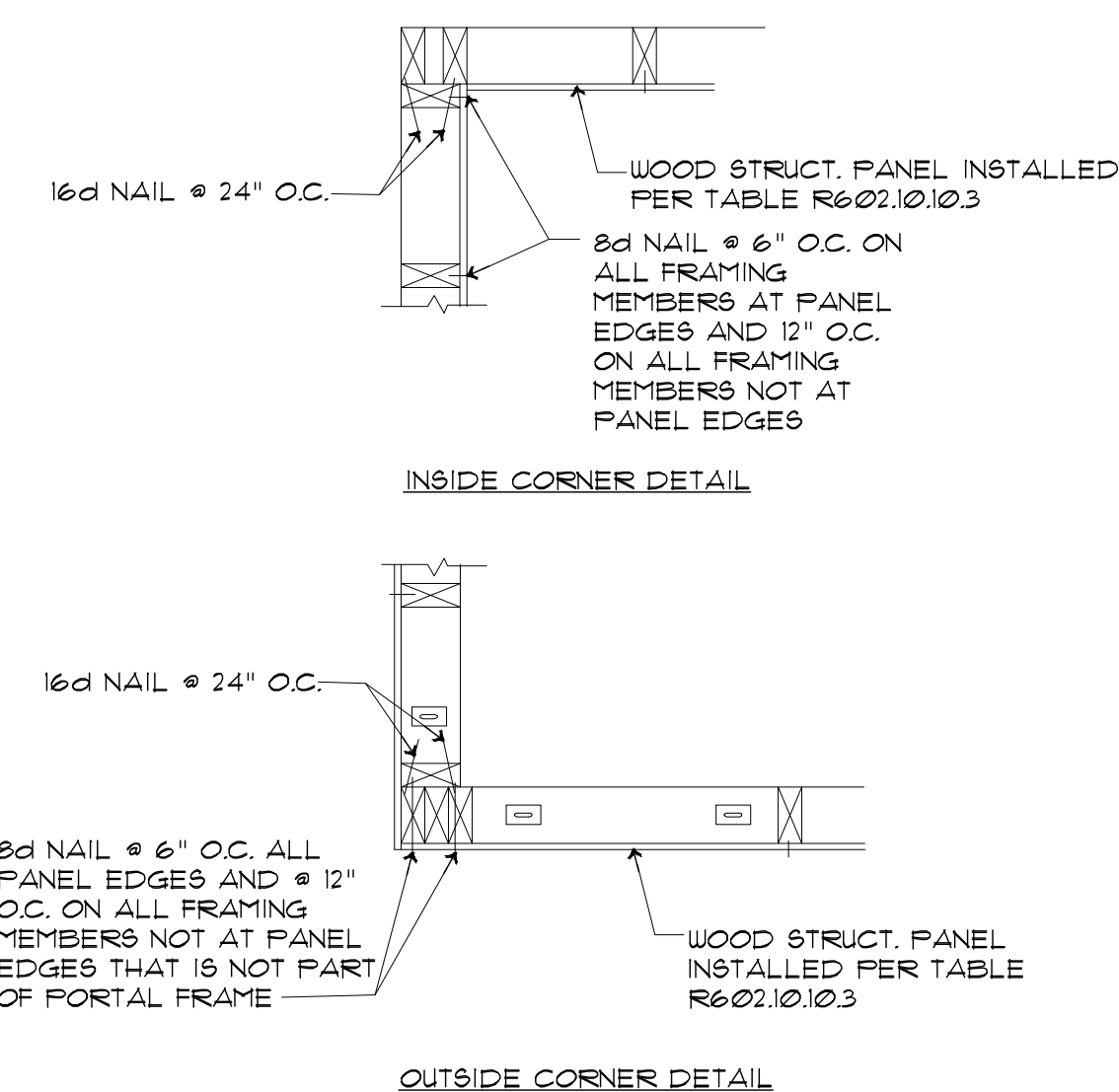
PRESTRESS SLAB DETAILS

SCALE: 3/4" = 1'-0" 4



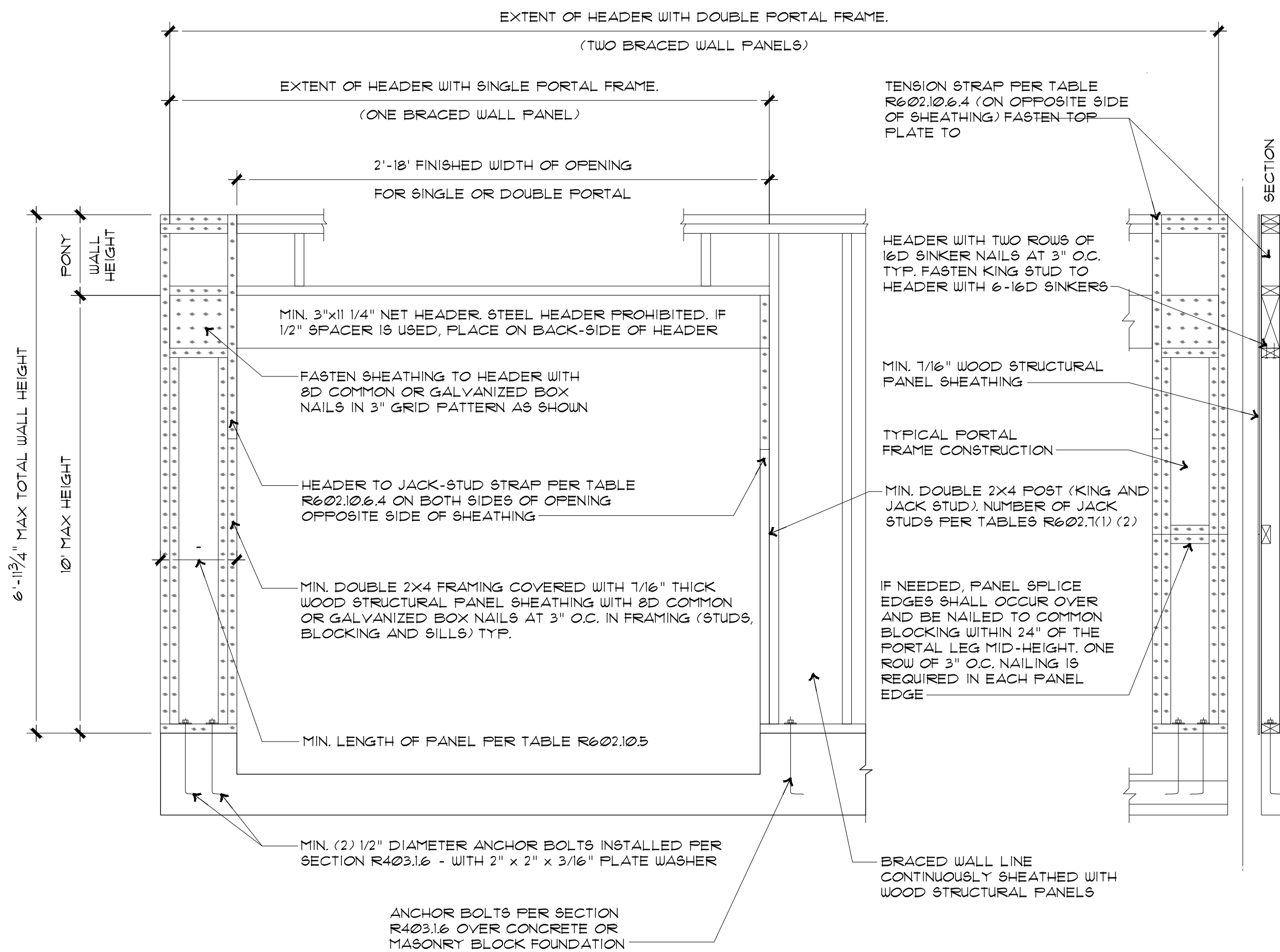
TYP. STAIR SECTION

SCALE: 1/2" = 1'-0" 2



CORNER FRAMING DETAILS

SCALE: N.T.S. 3



PORTAL WALL FRAMING DETAIL

SCALE: 3/4" = 1'-0" 1

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GARAGE/
DECK
DETAILS
G9

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