

# "THE LOTUS"

### special notes:

- ABBREVIATIONS:  
 ALT. - ALTERNATE B/D  
 F.V. - FIELD VERIFY  
 N.C. - NOT IN CONTRACT  
 NTS - NOT TO SCALE  
 VM. - VERIFY WITH MANUFACTURER
- VO. - VERIFY WITH THE OWNER/CLIENT  
 CL. - CONTROL  
 E.I. - EXPANSION JT

THE INFORMATION ON THIS DRAWING IS BASED UPON INFORMATION SUPPLIED BY THE OWNER AND/OR PERCEIVED FIELD CONDITIONS. THE INFORMATION IS ACCURATE TO THE BEST OF OUR ABILITY BUT IN NO WAY IS INTENDED TO IDENTIFY EXACT CONDITIONS. THE CONTRACTOR SHALL BE RESPONSIBLE FOR VERIFYING ACTUAL CONDITIONS BEFORE CONSTRUCTION.

- DO NOT SCALE DIMENSIONS.
- GEN CONTRACTOR SHALL VERIFY ALL DIMENSIONS BEFORE CONSTRUCTION.
- INTERIOR DIMENSIONS TO STUD FACE.
- ALL INTERIOR PARTITIONS 3/2" UNLESS NOTED OTHERWISE.
- EXTERIOR WALLS ARE DIMENSIONED FROM INSIDE STUD FACE TO EXTERIOR S.B SHEATHING FACE # 4.

- NEW PARTITIONS, NEW WORK IMPLIED BY HIGHLIGHTING
- EXISTING PARTITIONS TO REMAIN, EXISTING TO REMAIN IMPLIED BY NORMAL AT LINEWORK
- DROP CEILING GRID
- BOARD ATTENUATION BATTIS, 2" THICKNESS OR EQUAL BATTEN STUDS & 4" EACH SIDE OF WALL IN CEILING
- EXISTING PARTITION TO REMOVE, EXISTING TO REMOVE IMPLIED BY DASHED LINEWORK

### symbols:

	REVISION CHANGE		RECESSED LIGHT
	66" DOOR		EMERGENCY LIGHT
	SEE DETAIL 2A ON SHEET 2A		ILLUMINATED EXIT LIGHT
	SEE ELEV TO ON SHEET 1		FAN
	REFERENCE POINT		SMOKE DETECTOR
	WOOD SCHED MARK		TV JACK
	RECEPTACLE		PHONE JACK
	220 RECEPTACLE		DOOR SPEAKER
	GROUND-FAULT CIRCUIT RECEPT		INTERCOM
	QUAD RECEPTACLE		BATHVENT
	SWITCH		4 WAY SWITCH
	3 WAY SWITCH		LIGHT
	CONVENTION FLOOR LIGHT FIXTURE		FULL CORD
	EMERGENCY LIGHT		3/4" x 3/4" SUPPLY/RETURN AIR
			(S) SUPPLY REGISTER
			CHANGES ENTRY CALL BOX

### index:

A0-0 (SHT 1)	GENERAL NOTES	A2-0 (SHT 5)	FRONT ELEVATIONS
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A0-2 (SHT 3)	FOUNDATION	A2-1 (SHT 7)	BACK & SIDE ELEVATIONS
A0-3 (SHT 4)	1ST FLOOR	A2-2 (SHT 8)	WALL SECTIONS
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NOTE: THESE DRAWINGS, EVEN IF SEALED, ARE SUBJECT TO PERMIT REVIEW AND CHANGES AS REQUIRED BY THE GOVERNING JURISDICTION'S INTERPRETATION OF THE CODES. THESE ARE PROVISIONAL DRAWINGS AND ARE NOT TO BE USED FOR CONSTRUCTION UNTIL APPROVED FOR PERMIT.

DATE: 10/20/2023  
 BY: [Signature]  
 PERMIT: [Signature]  
 COUNTY: [Signature]

REVISIONS:  
 1. [Signature]  
 2. [Signature]  
 3. [Signature]  
 4. [Signature]  
 5. [Signature]

NEW HOUSE

SCOPE

PROJECT/OWNER:

THE LOTUS  
 LOT 46 STONEWATER



GARY C. BORROR  
 ARCHITECT  
 LICENSE NUMBER AR-3388

SEAL

STATE OF MISSOURI

REGISTERED ARCHITECT

EXPIRES 10/20/2025

SCALE:

DATE:

PROJECT TITLE:

COVER

SCALE:

DATE:

PROJECT TITLE:

COVER

SCALE:

DATE:

PROJECT TITLE:

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GENERAL NOTES: (BY 2009 IBC)  
 ALL CONSTRUCTION SHALL COMPLY WITH PERTINENT CODE REQUIREMENTS OF JURISDICTION.  
 CASPERITY/ISAACSON  
 FIRE  
 I. FIRESTOP WALLS AT DROPPED SOFFITS & CEILINGS.  
 II. INTERIOR FINISH MATERIALS SHALL NOT HAVE A FLAME SPREAD RATIO EXCEEDING 200.  
 III. TOP & BOTTOM OF ALL CONVENTIONAL FRAME WALLS TO BE FIRESTOPPED AT 1/2" HORIZONTALLY.  
 FRAMING  
 I. NAILING AND FASTENING OF FLOOR, ROOF, CEILING, WALL AND ROOF SHEATHING AND GYPSUM CONSTRUCTION SHALL BE IN ACCORDANCE WITH 902.2.3 (1) - 902.2.3 (4) & 902.2.5.  
 II. LVL'S SHALL BE NON-DENSIFIED, SELECT STRUCTURAL GRADE #2 SOUTHERN YELLOW PINE (COOL-AP & NDS) 2-4X10 (FSC 1059) - 8" MAX SPAN 2-4X12 (FSC 375) - 8" MAX SPAN  
 III. SEE ELEVATIONS & PLANS FOR ROOF SLOPE & OVERHANGS & TRUSSES. TRUSSES TO MEET CODE REQUIREMENTS, STRESS DIAGRAMS, & DESIGN OF TRUSSES & TRUSS BRACING TO BE SUBMITTED FOR APPROVAL. SHALL BE SEALED BY A LICENSED ENGINEER. TRUSS DRAWINGS TO BE SUBMITTED TO ARCHITECT FOR HIS RECORDS AND TO THE PERTINENT JURISDICTION FOR APPROVAL. TRUSS DRAWINGS ARE ALSO TO BE SUBMITTED FROM THE MANUFACTURER.  
 IV. THE FOLLOWING LIVE LOADS APPLY (ALL FLOOR FRAMING SHALL BE DESIGNED TO SUPPORT THE FOLLOWING MINIMUMS):  
 FLOOR AREAS OTHER THAN SLEEPING ROOMS: 40 LB. PER SQ. FT.  
 SLEEPING ROOMS: 20 LB. PER SQ. FT.  
 PSI SUPERIMPOSED DEAD LOADS - ACTUAL WEIGHT OF INDICATED ARCHITECTURAL FINISHES.  
 V. ALLOWABLE DESIGN VALUES FOR STRUCTURAL WOOD MEMBERS INCLUDING DESIGN STRESSES FOR FLOOR JOISTS AND ROOF RAFTERS SHALL BE AS SPECIFIED IN NDS-2009 AND NDS-2012. INDICATE THAT TRUSSES SHALL COMPLY WITH NDS-2009 AND NDS-2012.  
 VI. THE FOLLOWING LIVE LOADS APPLY (ALL ROOF FRAMING SHALL BE DESIGNED TO SUPPORT THE FOLLOWING MINIMUMS):  
 TOP CHORD OR ROOF RAFTERS: 20 LB. PER SQ. FT.  
 BOTTOM CHORD OR CEILING JOISTS: 10 LB. PER SQ. FT.  
 BOTTOM CHORD OR CEILING JOISTS: 10 LB. PER SQ. FT.  
 \* TO BE APPLIED WHEN THE ATTIC SPACE OR AREA ABOVE THE BOTTOM CHORD/CEILING JOIST HAS A CLEAR HEIGHT OF 42" OR GREATER.  
 \*\* TRUSS SHALL BE DESIGNED FOR A ONE HUNDRED (100) PSF LIVE LOAD.  
 \*\*\* REMOVABLE ACCESS OPENING NOT LESS THAN 22" X 30" SHALL BE PROVIDED TO ANY ATTIC AREA OVER 30 SQ. FT. WITH A CLEAR HEIGHT OVER 30".  
 IV. NOTICED & BORING: NOTICES IN STUDS SHALL NOT EXCEED 40% OF STUD DEPTH. BORED HOLES SHALL NOT EXCEED 40% OF STUD DEPTH & SHALL NOT BE CLOSER THAN 1/2" TO THE EDGE. NOTICES AND HOLES SHALL NOT OCCUR IN THE SAME CROSS SECTION OUTSIDE, NOTICED, AND/OR BORED HOLES ON WOOD BEAMS, JOISTS, RAFTERS, OR

STUDS SHALL NOT EXCEED THE LIMITATIONS NOTED IN 902.2.6, 902.2.6.2, 902.2.7. X. ALL LUMBER SHALL BE 1500 PSI AND GRADE MARKED.  
 FLOORING  
 I. TOP AND BOTTOM OF ALL CONVENTIONAL, DOUBLE STUD, FLURRED SPACES, AND STAGGED STUD FRAME WALLS ARE TO BE FIRESTOPPED VERTICALLY AT THE CEILING AND FLOOR LEVELS AND HORIZONTALLY AT INTERVALS NOT EXCEEDING 10'.  
 II. FIREBLOCKING REQUIRED AT ALL SOFFITS AND EXPOSED CEILING AND COVE CEILING.  
 III. FIREBLOCKING REQUIRED BETWEEN STAIRWAY STRINGERS AT THE TOP AND BOTTOM OF THE R.I.M. ENCLOSED ACCESSIBLE SPACES UNDER STAIRS SHALL HAVE WALLS, UNDER STAIR SURFACE & ANY SOFFITS PROTECTED ON THE ENCLOSED SIDE WITH 1/2" GYP BRD.  
 IV. FIREBLOCKING REQUIRED AROUND VENT, PIPE, & DUCT, CABLES & WIRES, PENETRATIONS OF CEILING & FLOORS WITH APPROVED MATERIAL.  
 V. FIREBLOCKING REQUIRED AT THE DWELLING UNIT SEPARATION LINE OF THE CORNICES OF TWO FAMILY DWELLINGS AND TOWNHOUSES.  
 VI. ALL SPACES BETWEEN THE CHIMNEY AND THE FLOORS AND CEILING OF THE CHIMNEY PASSES THROUGH SHALL BE FIRESTOPPED (1" DEPTH OF BATT BLANKET OF MINERAL WOOL, OR GLASS FIBER, SUPPORTED BY STRIPS OF METAL OR METAL LATH).  
 DRAFTSTOPPING  
 I. CEILING SUSPENDED BELOW WOOD JOISTS OR ATTACHED DIRECTLY TO WOOD FLOOR TRUSSES SHALL BE DRAFTSTOPPED AT 1000 SQ. FT. INTERVALS AND PARALLEL TO MAIN FRAMING MEMBERS WITH NOT LESS THAN 1/2" GYP BRD OR 3/4" WOOD STRUCTURAL PANELS, OR OTHER APPROVED MATERIALS ADEQUATELY SUPPORTED.  
 CONCRETE AND FOUNDATION  
 I. CONCRETE PIER SUPPORTING POSTS SHALL BE SEPARATED FROM CONCRETE SLABS BY EXPANSION JOINT.  
 II. CONCRETE FOR STRUCTURAL PURPOSE - 3000 PSI MIN COMPRESSIVE STRENGTH.  
 III. CONCRETE FOR FILL WORK SHALL BE 3000 PSI MIN COMPRESSIVE STRENGTH 28 DAYS - 3" TO 4" MAX SLUMP. W/ 0.0020 SS.  
 IV. VAPOR BARRIER REQUIRED @ BASEMENT SLAB.  
 V. ALL FOOTINGS SHALL BEAR ON SOIL WITH MINIMUM BEARING CAPACITY OF 1500 PSI.  
 VI. FOUNDATIONS SHALL NOT BE PLACED IN WATER OR FROZEN SOIL. FROST THE FRESH CONCRETE AND FILL EXCESS SOIL CUTS W/ CONCRETE ONLY.  
 VII. SOILS W/ HIGH CLAY CONTENT CAN HAVE HIGH SHRINKAGE CAPABILITY. CORRECTION OF THIS CONDITION IS VERY COMPLEX & EXPENSIVE. SHRINKAGE CAN CAUSE CRACKING AND SETTLEMENT UNLESS THE OWNER IS WILLING TO BEAR THE EXPENSE FOR EXAMINATION BY A SOILS ENGINEER. THE ARCHITECT IS NOT RESPONSIBLE FOR A DESIGN THAT COMPENSATES FOR THIS POSSIBLE CONDITION AND IS THEREFORE NOT RESPONSIBLE FOR DAMAGE DUE TO SOIL SHRINKAGE & EXPANSION.  
 VIII. ALL CONCRETE TO BE AIR ENTRAINED.  
 ELECTRIC  
 I. SMOKE DETECTORS ARE REQUIRED ON EVERY STORY, IN BEDROOMS, OUTSIDE EACH SEPARATE SLEEPING AREA IN THE IMMEDIATE VICINITY OF THE BEDROOMS, AND IN ROOMS WHICH APPEAR TO BE EASILY CONVERTED INTO BEDROOMS. DETECTORS SHALL BE WIRED

IN SUCH A MANNER THAT THE ACTIVATION OF ONE ALARM WILL ACTIVATE ALL ALARMS. UL APPROVED, A/C POWERED, & W/ BATTERY BACKUP. INSTALLATION SHALL ALSO MEET NFPA 72.  
 II. USE GROUND FAULT CIRCUIT RECEPTACLES WHERE OUTSIDE, NEAR SINKS, IN BATHROOMS, LAUNDRY, KITCHEN, GARAGES, UNFINISHED BASEMENT AREAS, AND IN VICINITY OF WATER.  
 III. NOTE THAT ALL ELECTRICAL CONSTRUCTION SHALL BE DONE IN ACCORDANCE WITH THE 2008 NEC.  
 IV. ADD FAULT PROTECT CIRCUITS FOR: FAMILY RMS, DINING RMS, LIVING RMS, PARLORS, LIBRARIES, DEN'S, BEDROOMS, SUNROOMS, RECREATION ROOMS, CLOSETS, HALLWAYS, SMALLER ROOMS OR AREAS.  
 V. COXSON HAZARDOUS ALARMS OUTSIDE EACH SEPARATE SLEEPING AREA IN THE IMMEDIATE VICINITY OF THE BEDROOMS IN DWELLING UNITS W/ ATTACHED GARAGES OR FUEL FIRED APPLIANCES.  
 FINISH AND CEILING BOLES  
 I. FINISH DWELLINGS MUST BE IN ACCORDANCE W/ GYPSUM ASSOC. RECOMMENDED PRACTICES: THICKNESS, NAILING, TAPPING, AND CORRECT STUD SPACING. FINISHED TYPES SHALL BE INSTALLED ACCORDING TO TEST ASSEMBLIES. ALSO SEE TABLE R702.2.5  
 II. FIBER CEMENT, FIBER MATT REINFORCED CEMENT, GLASS MATT GYPSUM BACKERS, AND FIBER REINFORCED GYPSUM BACKERS SHALL BE USED AS BACKERS FOR WALL TILE IN TUB AND SHOWER AREAS AND WALL PANELS IN SHOWER AREAS.  
 GRADING  
 I. EACH FILL SHALL BE FREE OF DEBRIS AND LARGE ROCKS INSTALLED IN LIFTS AND EACH LIFT COMPACTED TO FILL ALL VOIDS.  
 II. GRASS UNDER GRAVEL (ON BASEMENTS) TO BE SLOPED TO PROVIDE CONTINUOUS DRAINAGE TO A STORM DRAIN OR DRAINAGE.  
 III. FINISH GRADES TO BE 1" MIN. BELOW 1/2" IN AND MUST SLOPE AWAY @ 6" MIN DEEP WITHIN THE FIRST 10' OR TO A SINK OR DRAINAGE STRUCTURES ON OR NEAR SITE.  
 BRISSES AND RAILS  
 I. STAIRWAYS SHALL HAVE CONTINUOUS HANDRAILS ON AT LEAST ONE SIDE WITH FOUR OR MORE RISERS. GUARDS ON OPEN SIDES OF STAIRWAYS, LANDINGS OVER 30" TO FLOOR OR GRADE WITHIN 30" HORIZONTALLY TO EDGE OF OPEN SIDE. GUARD RAIL 36" HIGHER THAN 34" TO 38". MAX OPENING ON GUARDS LESS THAN 4" SPHERE, OR ON OPEN SIDES OF STAIRS LESS THAN 4-3/8" SPHERE. TRIANGULAR OPENING AT OPEN SIDE OF A STAIR FORMED BY THE RISER, TREAD, AND BOTTOM RAIL OF GUARD LESS THAN 6" SPHERE. HANDRAILS SHALL NOT PROJECT MORE THAN 4.5 INCHES.  
 HVAC AND VENTILATION  
 I. DRYER EXHAUST VENT, KITCHEN RANGE HOOD, & BATHROOM VENTS TO BE TO THE EXTERIOR.  
 II. GAS VENTS & FIREPLACE FLUES MUST EXTEND 3' HIGHER AT ITS ROOF EXIT POINT. THE FLUE VENT MUST ALSO BE 2" HIGHER THAN ANY PART OF THE ROOF WITHIN 10'. U.L. LISTED VENTS MAY BE INSTALLED IN ACCORDANCE WITH THEIR OWN LISTING.  
 III. ATTIC VENTILATION (NET FREE) AREA IS TO BE AT LEAST 1/150 OF THE AREA SERVED. MINIMUM OF TWO EXHAUST VENTS ARE REQUIRED.

IV. NOTE THAT ALL HVAC CONSTRUCTION SHALL BE DONE & PERMITTED PER COUNTY REQUIREMENTS.  
 V. ROYER VENT TO BE 4" DIAMETER SMOOTH  
 INSULATION  
 I. R19 MIN IN CEILING, R19 MIN @ HEADER, R13 MIN @ EXT WALLS.  
 II. COMBUSTIBLE INSULATION SEPARATED MIN 3" FROM RECESSED LIGHTS, FAN MOTORS, ETC.  
 III. IF MORE THAN 25% OF BASEMENT AREA WALLS EXPOSED, THEY MUST BE INSULATED TO R13 MIN.  
 IV. BATT AND BULKHEAD INSULATION INCLUDING THE VAPOR BARRIER, BARRIER PAPER, OR OTHER COVERING SHALL NOT BE LEFT EXPOSED IN UNFINISHED BASEMENTS, OPEN SPACES, OR ATTICS UNLESS THE MATERIAL HAS A FLAME SPREAD RATING OF 25 OR LESS AND A SMOKE DEVELOPMENT RATING OF 450 OR LESS.  
 PLUMBING  
 I. IF A SUMP PUMP IS REQUIRED: A 18" DIAMETER X 24" DEEP SUMP WITH FITTED COVER MUST BE PROVIDED AND CONNECTED TO A FOUNDATION DRAIN SYSTEM. SUMP PUMP DISCHARGE MUST BE PIPED TO A STORM DRAIN OR APPROVED WATER COURSE. DISCHARGE SHALL NOT OCCUR ONTO A SIDEWALK, DRIVEWAY, STREET, OR CLOSER THAN 10' TO ANY PROPERTY LINE.  
 II. AN APPROVED FOUNDATION DRAINAGE SYSTEM IS REQUIRED AROUND THE PERIMETER OF THE OUTSIDE OF THE FOUNDATION. ALL FOUNDATION DRAINS MUST DISCHARGE TO DAYLIGHT OR TO A BASEMENT FLOOR SUMP PIT.  
 III. NOTE THAT ALL PLUMBING CONSTRUCTION SHALL BE DONE IN ACCORDANCE WITH THE 2008 IPC.  
 ROOFING AND MOISTURE PROTECTING  
 I. DOWNSPUTS ARE NOT TO BE CONNECTED TO SANITARY SEWER.  
 II. IF NO GROUND WATER IS PRESENT: DAMP PROOFING IS REQUIRED BENEATH THE BASEMENT FLOOR SLAB WITH NOT LESS THAN 6-MIL POLYETHYLENE WITH JOINTS LAPPED NOT LESS THAN 6", OR OTHER APPROVED MATERIALS. DAMP PROOFING THE FOUNDATION WALLS IS REQUIRED WITH A BITUMINOUS MATERIAL, SLABS PER SQ. YARD OF ACRILIC, MOORFED CONCRETE, OR OTHER WATERPROOFING MATERIALS.  
 III. IF GROUND WATER IS PRESENT: WATERPROOF BENEATH THE FLOOR SLAB WITH A DRAIN TILE ON BOTH SIDES OF TYPED/TIN, MEMBRANE OF RUBBERIZED ASPHALT, BUTYL PLASTER, INDEPENDENT POLYETHYLENE OR POLYETHYLENE NOT LESS THAN 6-MIL, WITH JOINTS LAPPED LESS THAN 6". WATERPROOFING FOUNDATION WALLS WITH TWO PLY HOT MORTAR FELLS, 6-MIL PVC, 40-MIL POLYMER MODIFIED ASPHALT, OR 6-MIL POLYETHYLENE. JOINTS TO BE LAPPED AND SEALED PER MANUFACTURER'S SPECIFICATIONS. WATERPROOFING APPLIED FROM BOTTOM OF WALL TO 12" ABOVE WATER TABLE ELEVATION. REMAINDER OF WALL TO BE DAMP-PROOFED. JOINTS IN WALLS & FLOORS ARE REQUIRED TO BE WATER-TIGHT.  
 IV. ALL REQUIRED UNDERLAYMENT SHALL BE A MINIMUM OF TYPE I IN ACCORDANCE WITH ASTM D226.  
 V. DOUBLE LAYER UNDERLAYMENT REQUIRED UNDER ASPHALT OR FIBERGLASS SHINGLES INSTALLED ON ROOF SLOPES BELOW 4:12. SINGLE LAYER UNDERLAYMENT IS REQUIRED ON ALL OTHER ROOF SLOPES. ASPHALT OR FIBERGLASS SHINGLES SHALL NOT BE INSTALLED ON ROOF SLOPES BELOW 2:12.

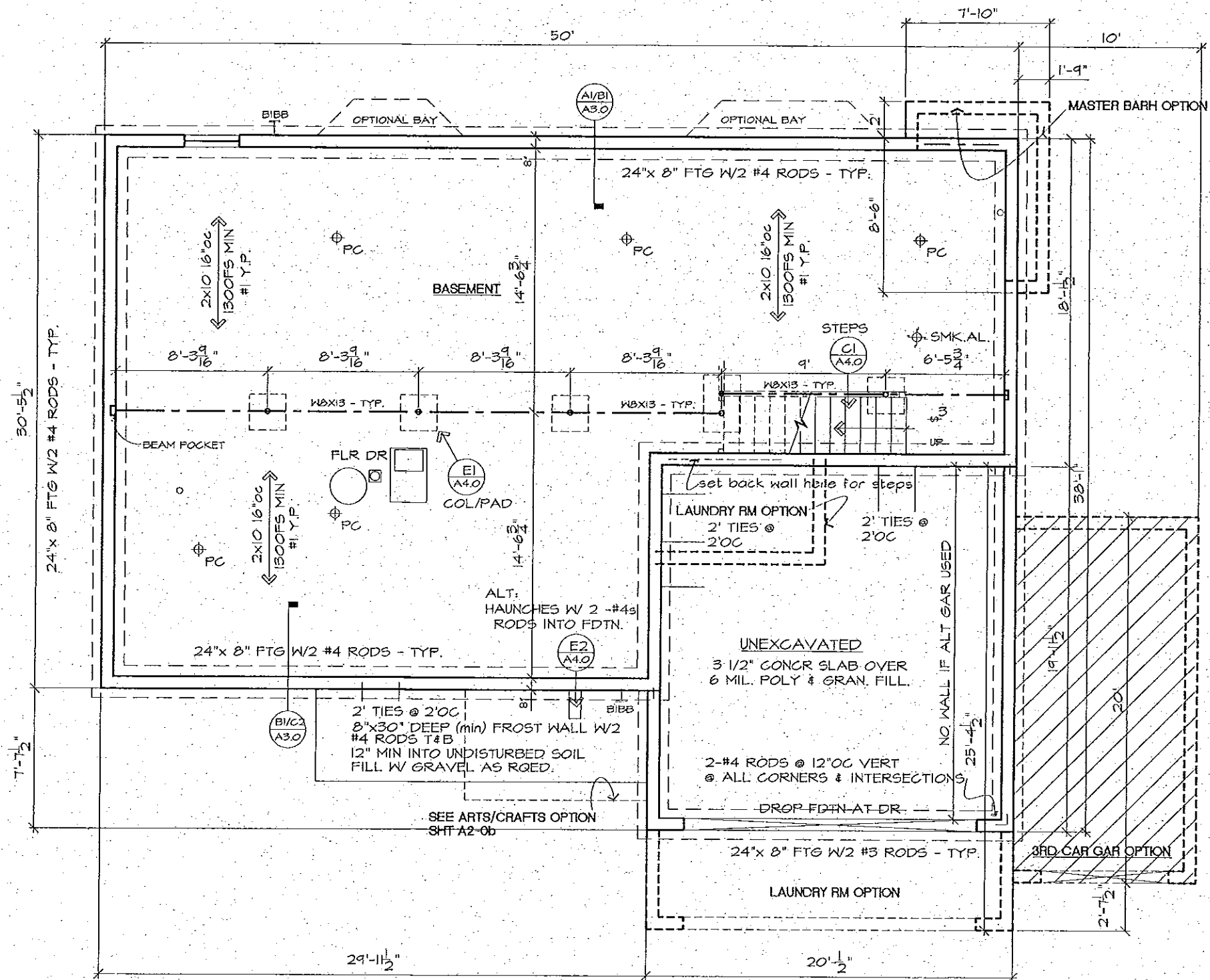
VI. CORROSION RESISTANT FLASHING IS REQUIRED AT ALL ROOF INTERSECTIONS, ROOF AND WALL INTERSECTIONS, INTERSECTIONS WITH CHIMNEYS, INTERSECTION OF EXTERIOR WALLS, PORCHES, AND DECKS, EXTERIOR DOORS AND WINDOWS, ETC. AND CHANGE IN ROOF SLOPE OR DIRECTION.  
 VII. AN ICE SHIELD THAT CONSISTS OF AT LEAST 2 LAYERS OF TYPE I UNDERLAYMENT CEEMENTED TOGETHER OR OF AN APPROVED WATERPROOFING MEMBRANE SHALL EXTEND FROM THE EAVES EDGE TO A POINT AT LEAST 24" MEASURED HORIZONTALLY INSIDE THE EXTERIOR WALL LINE OF THE BUILDING.  
 VIII. AN APPROVED FILTER MEMBRANE MATERIAL MUST PROTECT TOPS OF DRAIN TILE JOINTS OR PERFORATIONS. DRAIN TILE PLACED ON NOT LESS THAN 2" GRAVEL OR STONE OVER #1813.11) AND COVERED WITH NOT LESS THAN 6" OF 5/8" MATERIAL.  
 STAIRS  
 I. TREADS AND RISERS: MAXIMUM RISER HEIGHT SHALL BE 7" (118MM) AND A MINIMUM RISER HEIGHT SHALL BE 4" (102MM). THE RISER HEIGHT SHALL BE MEASURED VERTICALLY BETWEEN THE LEADING EDGES OF THE ADJACENT TREADS. MINIMUM TREAD DEPTH SHALL BE 10" (254MM), MEASURED HORIZONTALLY BETWEEN THE VERTICAL PLANES OF THE FOREMOST PROJECTION OF ADJACENT TREADS AND AT A RIGHT ANGLE TO THE TREAD'S LEADING EDGE. EXCEPTIONS:  
 1. WINDERS - MIN TREAD DEPTH OF 10" MEASURED BETWEEN VERTICAL PLANES OF THE WALKLINE. WINDER TREADS MIN TREAD DEPTH OF 6" AT ANY POINT WITHIN THE CLEAR WIDTH OF THE STAIR.  
 2. SPIRALS - MINIMUM CLEAR WIDTH AT AND BELOW HANDRAIL 26". TREADS 7" MINIMUM DEPTH AT 12" FROM HANDRAIL EDGE. RISERS 9" MAXIMUM MINIMUM HEADROOM 6'6".  
 II. A NOSING NOT LESS THAN 1/4" BUT NOT MORE THAN 1/4" SHALL BE PROVIDED ON STAIRWAYS WITH SOLID RISERS WHERE THE TREAD DEPTH IS LESS THAN 11".  
 III. STAIRWAYS SHALL NOT BE LESS THAN 36 INCHES IN CLEAR WIDTH. HANDRAILS SHALL NOT PROJECT MORE THAN 4.5 INCHES ON EITHER SIDE OF STAIRWAY. MINIMUM CLEAR WIDTH OF STAIRWAY AT AND BELOW HANDRAIL HEIGHT IS 31 1/2 INCHES WHERE A HANDRAIL IS ON 1 SIDE, AND 27 INCHES WHERE A HANDRAIL IS ON BOTH SIDES.  
 IV. MINIMUM HEADROOM IN ALL PARTS OF THE STAIRWAY IS 8 FEET 8 INCHES MEASURED VERTICALLY FROM THE SLOPED LINE ADJOINING THE TREAD NOSING.



GARY C. BORROR  
 ARCHITECT/PLANNER  
 AND ASSOCIATES  
 608 608 9807

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

DATE: 10/20/2023

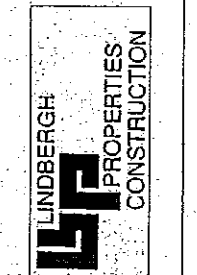


basement plan 1/4" SCALE

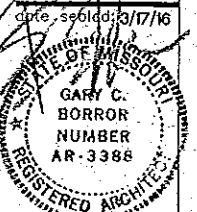
1. CONC WALLS 8" UNLESS NOTED
2. BOTTOM OF ALL FOOTINGS AND PIERS MUST BE 30" MIN. BELOW GRADE AND TO UNDISTURBED SOIL OR SOLID ROCK.
3. INSTALL DBL JST ALL AROUND STAIR OPNG. DBL JSTS UNDER ALL PARALLEL PARTITIONS.
4. F.V. LOCATION OF BSMT WINDOWS

date issued:
BID:
PERMIT:
CONTR.:
revision:

project/owner:



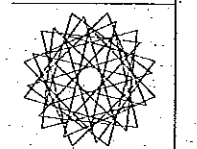
THE LOTUS  
LOT 46 STONEMASTER



project code:

VEROFFENGEFODDING

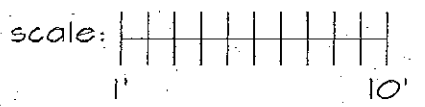
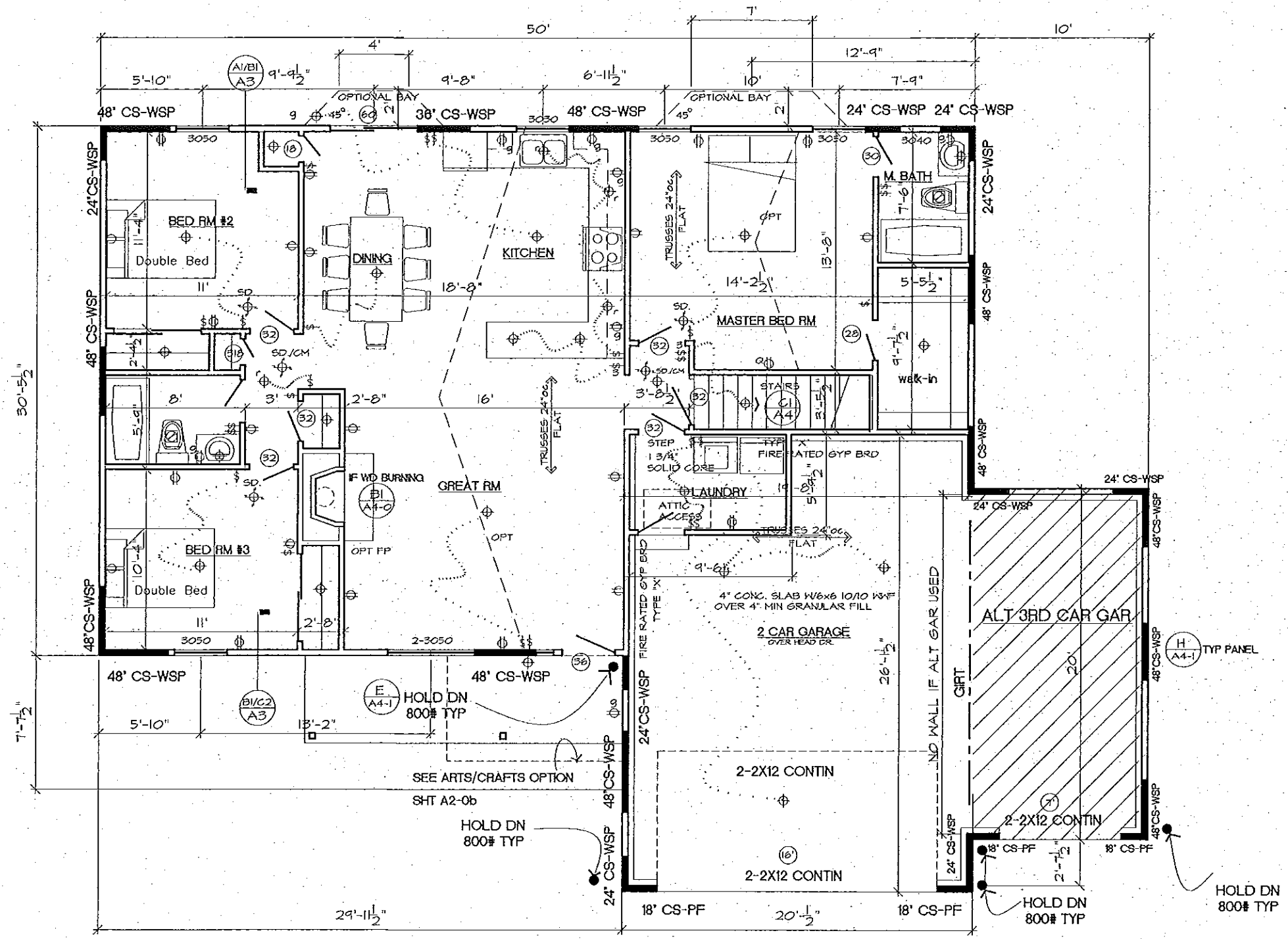
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BASEMENT



GCLINTON BORROR  
ARCHITECT/PLANNER  
AND ASSOCIATES  
314 938 9607

sheet: 3 of 10

A1-0



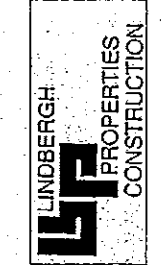
**main floor plan**  
 1/4" scale  
 INTERIOR WALLS ARE 3 1/2" & DIMSIONS TO STUD FACE  
 EXTERIOR WALLS 4"  
 BRICK VENEER WALLS 8"  
 UNLESS NOTED OTHERWISE  
 AREA: 1326 SF LIVING AREA



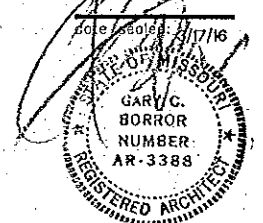
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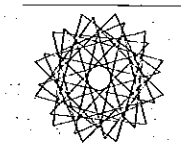
THE LOTUS  
 LOT 46 STONEWATER



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MAIN FLR PLAN

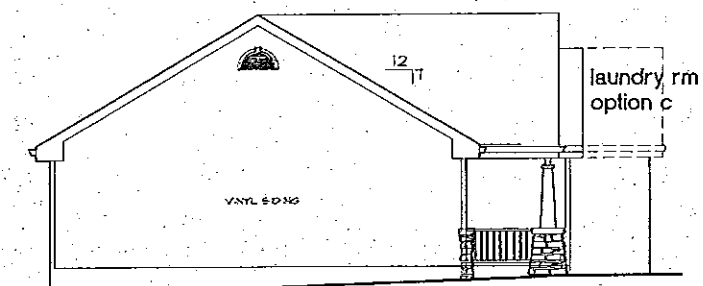


GCLINTON BORROR  
 ARCHITECT/PLANNER  
 AND ASSOCIATES  
 314 938 9807

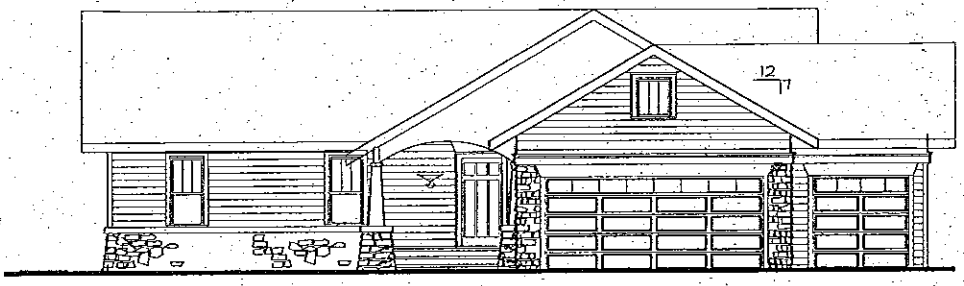
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A1-1

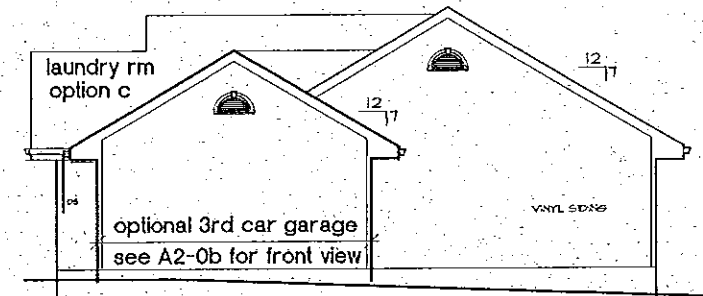




right side elevations  
1/8" scale

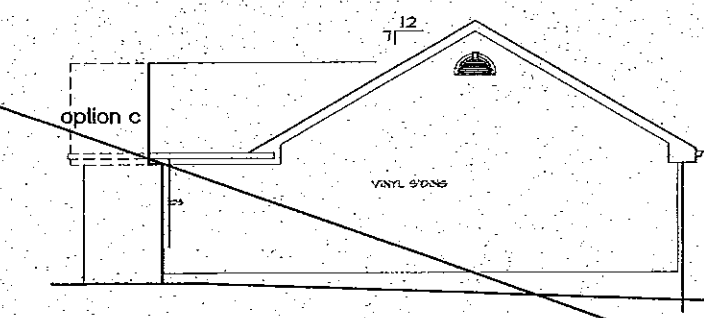
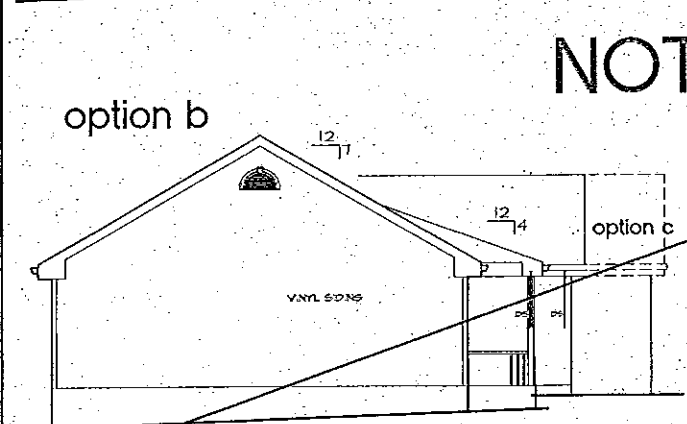
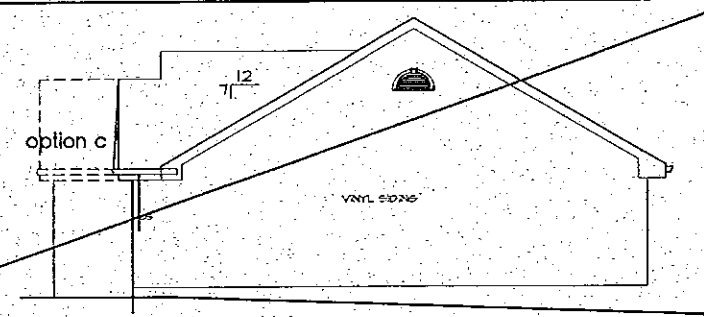
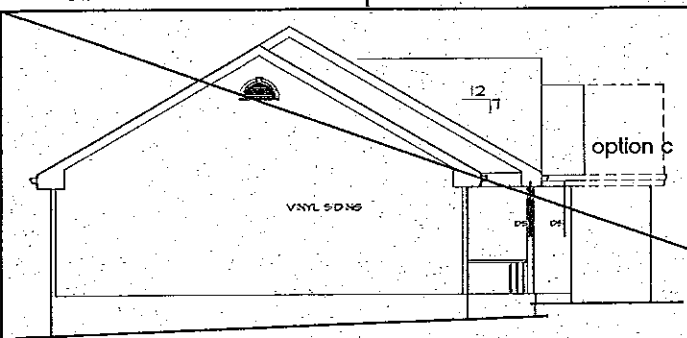


front elevations see A2-0b FOR BLOWUP  
1/8" scale



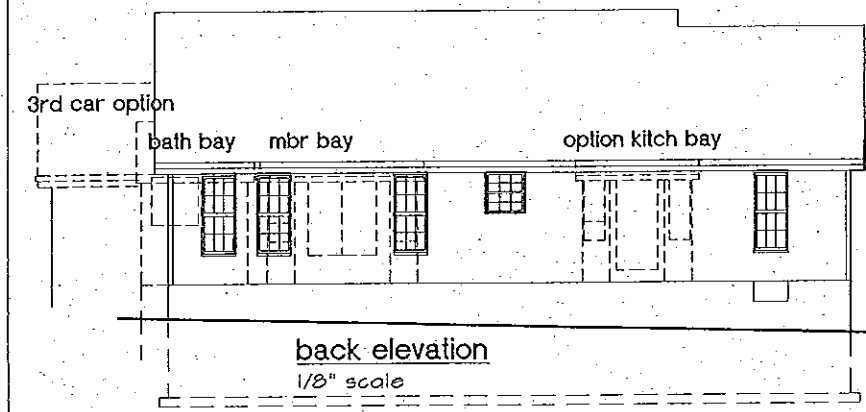
left side elevations  
1/8" scale

arts and crafts option

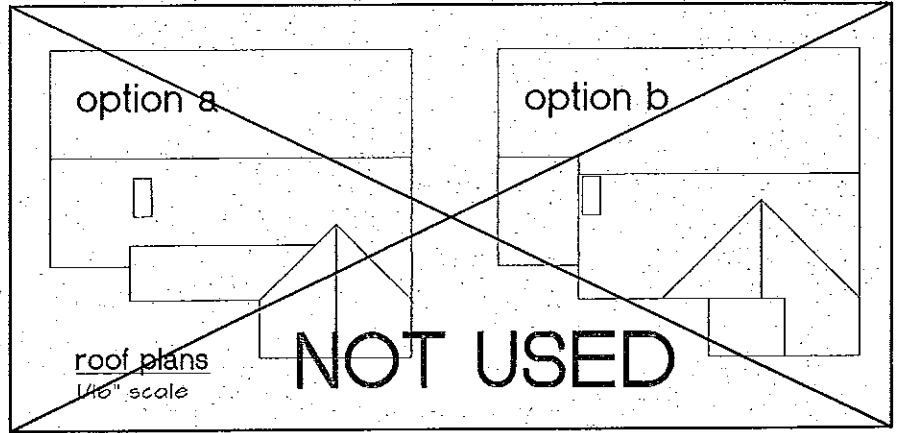


NOT USED

option a

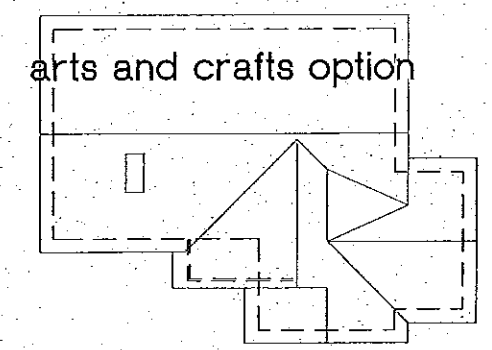


back elevation  
1/8" scale



roof plans  
1/8" scale

NOT USED



arts and crafts option

date issued: \_\_\_\_\_

BID: \_\_\_\_\_

PERMIT: \_\_\_\_\_

CONTR.: \_\_\_\_\_

revision: \_\_\_\_\_

project/owner: \_\_\_\_\_

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LINDBERGH PROPERTIES  
CONSTRUCTION

date sealed: 1/17/16  
STATE OF MISSOURI  
GARY C. BORROR  
NUMBER  
AR-3388  
REGISTERED ARCHITECT

project code: \_\_\_\_\_

GROFFE GROFFE DYS

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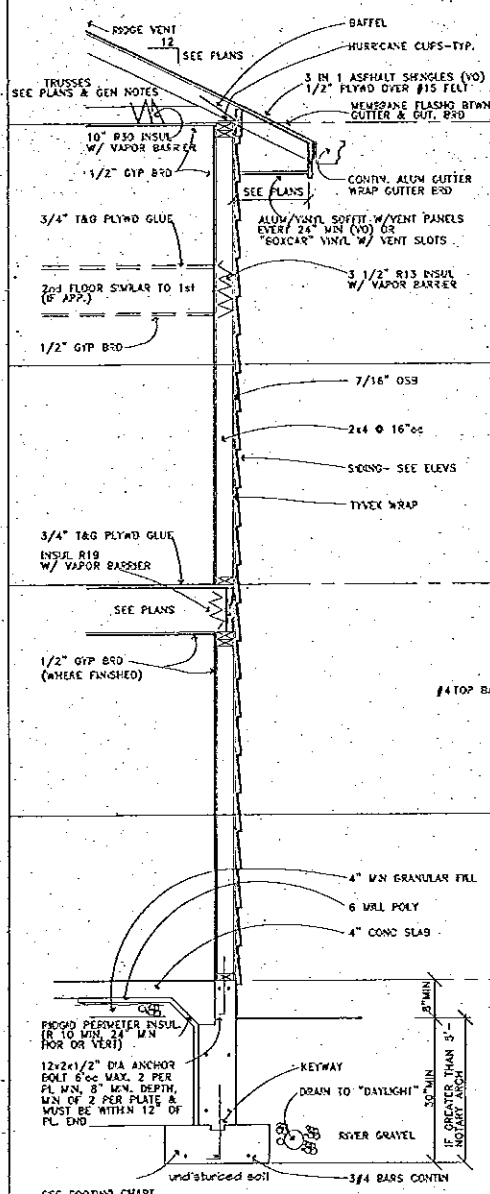
sheet: 7 of 10

GCLINTON BORROR  
ARCHITECT/PLANNER  
AND ASSOCIATES  
314 938 9807

A2-1

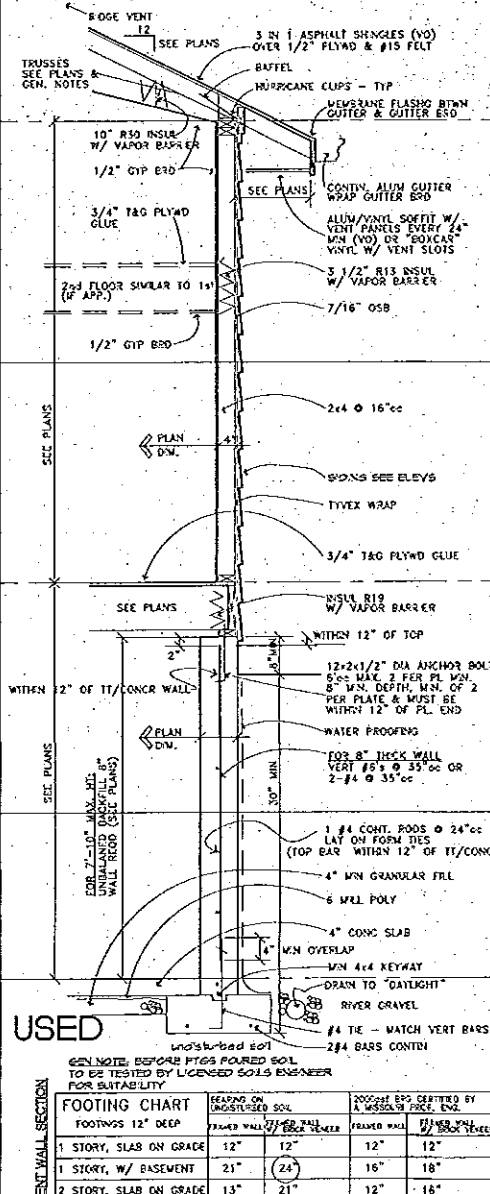
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A4



A1 TYP. WALK-OUT BASEMENT SECTION IF USED

B4

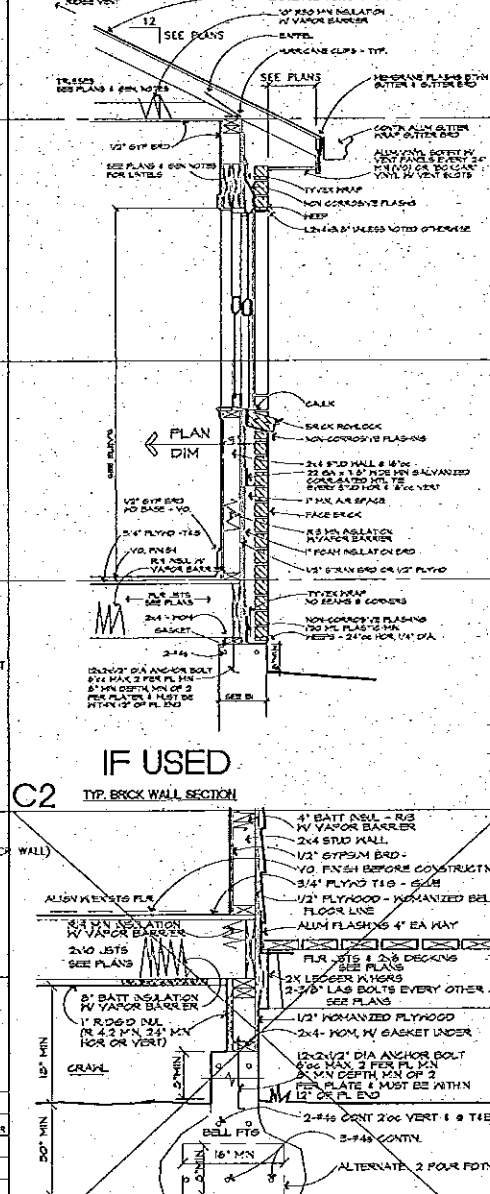


B1 TYP. BASEMENT WALL SECTION

FOOTING CHART

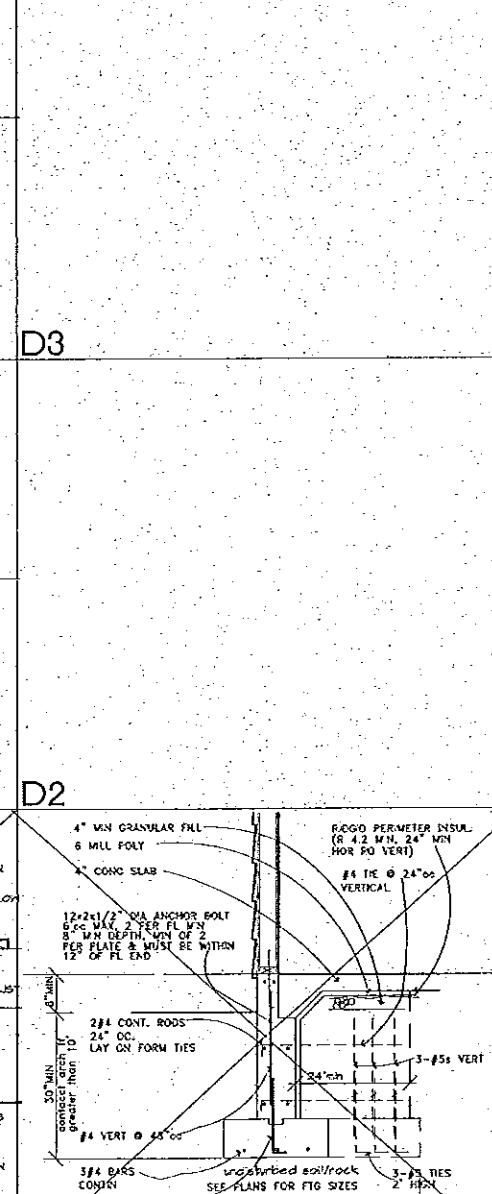
STORY	SLAB ON GRADE	12\"/>
1 STORY, W/ BASEMENT	21\"/>	
2 STORY, SLAB ON GRADE	13\"/>	
2 STORY, W/ BASEMENT	24\"/>	
3 STORY, SLAB ON GRADE	23\"/>	
3 STORY, W/ BASEMENT	27\"/>	

C4



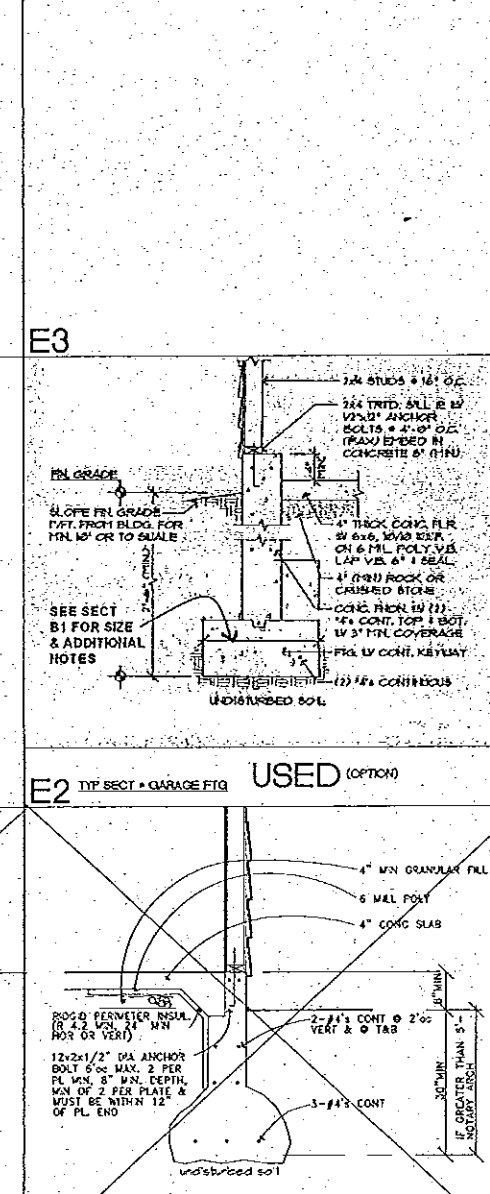
C1 GRAVE SPACE OPTION NOT USED

D4

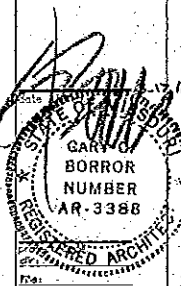


D1 TYP. GARAGE FOOTING NOT USED

E4



E1 BELL FOOTING OPTION NOT USED





EVALUATION REPORT

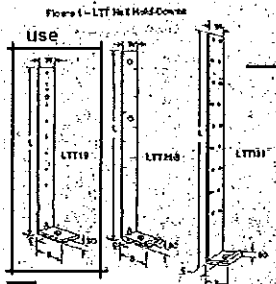
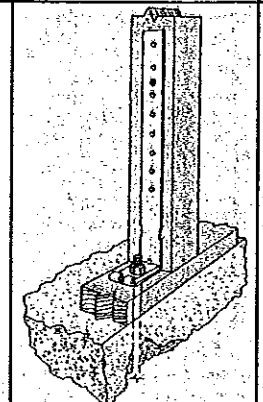


TABLE 1: ALLOWABLE LOADS FOR THE LTT AND HTT RAJ HOLD-DOWNS (TENSION TIE)

Table with columns: MODEL NO., DIMENSIONS, FASTENERS, ALLOWABLE TENSION LOADS, and DISPLACEMENTS. Rows include LTT19, LTT20, LTT21, LTT22, LTT23, LTT24, LTT25, LTT26, LTT27, LTT28, LTT29, LTT30, LTT31, LTT32, LTT33, LTT34, LTT35, LTT36, LTT37, LTT38, LTT39, LTT40, LTT41, LTT42, LTT43, LTT44, LTT45, LTT46, LTT47, LTT48, LTT49, LTT50, LTT51, LTT52, LTT53, LTT54, LTT55, LTT56, LTT57, LTT58, LTT59, LTT60, LTT61, LTT62, LTT63, LTT64, LTT65, LTT66, LTT67, LTT68, LTT69, LTT70, LTT71, LTT72, LTT73, LTT74, LTT75, LTT76, LTT77, LTT78, LTT79, LTT80, LTT81, LTT82, LTT83, LTT84, LTT85, LTT86, LTT87, LTT88, LTT89, LTT90, LTT91, LTT92, LTT93, LTT94, LTT95, LTT96, LTT97, LTT98, LTT99, LTT100.

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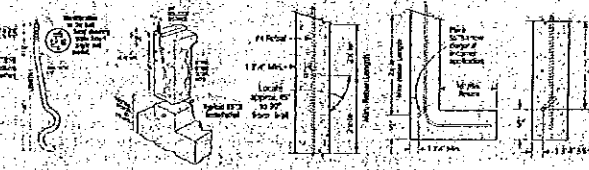
E ties SHARPSON STRONG-TIE (HOLD DOWNS)

ESR-2611 | Most Widely Accepted and Trusted Page 4 of 7

TABLE 1: ALLOWABLE STRESS DESIGN (ASD) LOADS FOR SSBT SERIES CAST-IN-PLACE ANCHOR BOLTS\*

Table with columns: SSBT ANCHOR BOLT, INSTALLATION, ALLOWABLE TENSION LOADS (k), and various load categories like Wind, Seismic, etc.

For 60,000 psi concrete compressive strength, f'c = 6.0 ksi. For 4000 psi concrete compressive strength, f'c = 4.0 ksi. For 3000 psi concrete compressive strength, f'c = 3.0 ksi. For 2000 psi concrete compressive strength, f'c = 2.0 ksi. For 1500 psi concrete compressive strength, f'c = 1.5 ksi. For 1000 psi concrete compressive strength, f'c = 1.0 ksi. For 500 psi concrete compressive strength, f'c = 0.5 ksi.



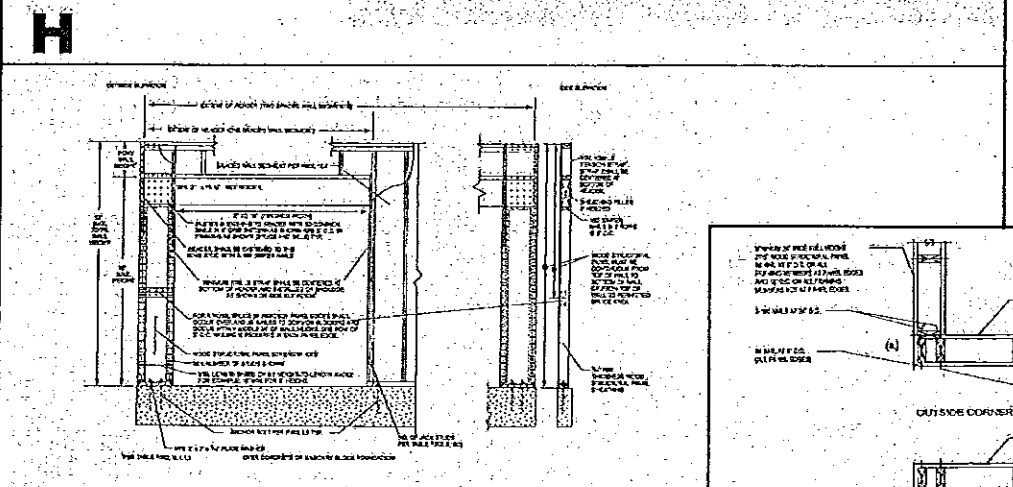
G (FOR HOLD DOWNS) SHARPSON STRONG-TIE bracing tie anchor bolts

HOLLOW COLUMN UPLIFT CONNECTIONS

Technical bulletin detailing hollow column uplift connections, including diagrams and tables for design and load capacity.

CONTINUOUS SHEATHING METHODS

Table with columns: METHOD, MATERIAL, MINIMUM THICKNESS, FIGURE, CONNECTION CRITERIA.



D uplift connection

Technical bulletin detailing uplift connections using CS/CMST14 straps, including diagrams and tables.

METHOD CS-PF: CONTINUOUS PORTAL FRAME PANEL CONSTRUCTION



A narrow CS-PF portal bracing

bracing gen. notes:

- 1. Method: Simplified Bracing Method
2. The building exterior walls shall be sheathed with 7/16 inch or thicker plywood or OSB wood structural panels.
3. Braced wall panels shall be shown on the floor plans of the elevations views and meet the widths established in Table B602.10.10.3.

Table B602.10.10.3: SIMPLIFIED BRACING PANEL WIDTHS. Columns: Panel height, Panel width, and various load categories.

C (where pertinent)

DATE ISSUED: 6/3/14

PROJECT NUMBER:
PROJECT NAME:
DRAWING TITLE:
SCALE:
DESIGNED BY:
CHECKED BY:
APPROVED BY:
DATE:
REVISIONS:
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COPY OF BORROW NUMBER
REGISTERED ARCHITECT
GARY C. BORROW
NUMBER RR-3388

GELIQUON BORROW ARCHITECTURAL ASSOCIATES AND ASSOCIATES
10 OF 10
A4-1
JEFF COUNTY