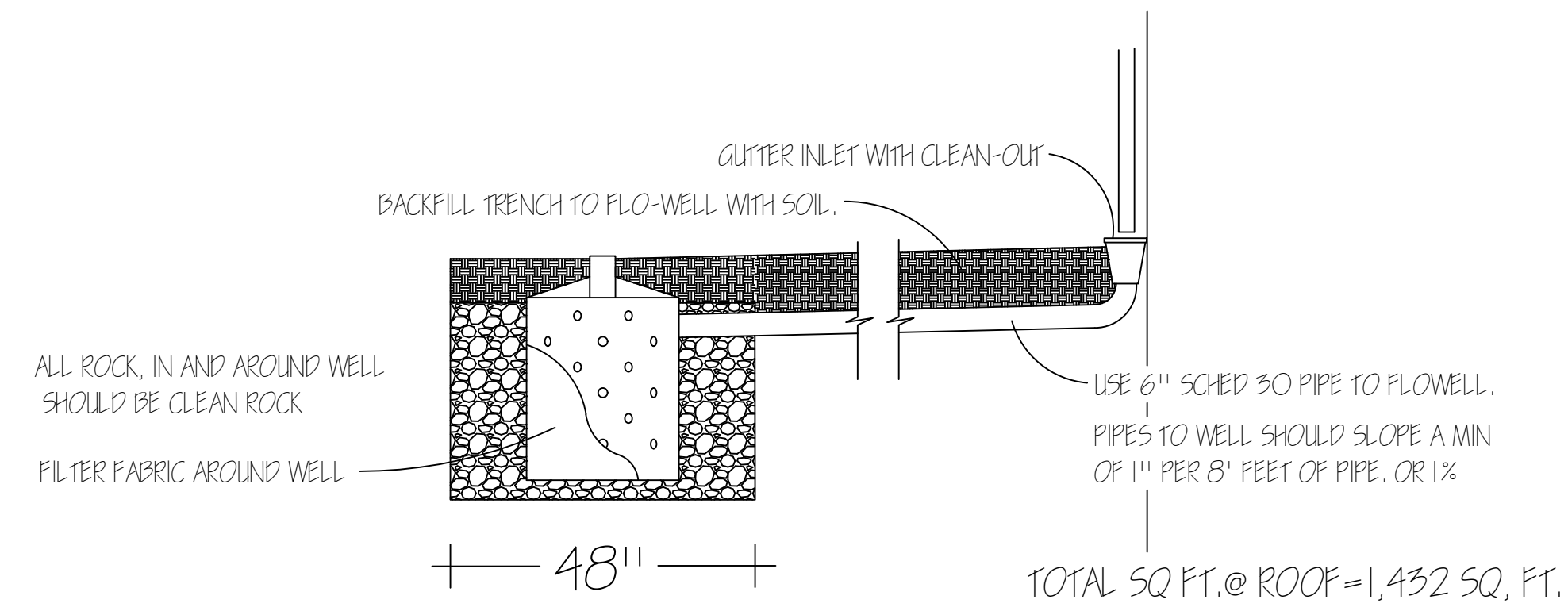


LOT #5 GRALEE ACRES

SMITH RESIDENCE
704 GRALEE LANE
OLIVETTE, MO. 63132



FLO-WELL DTL.

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

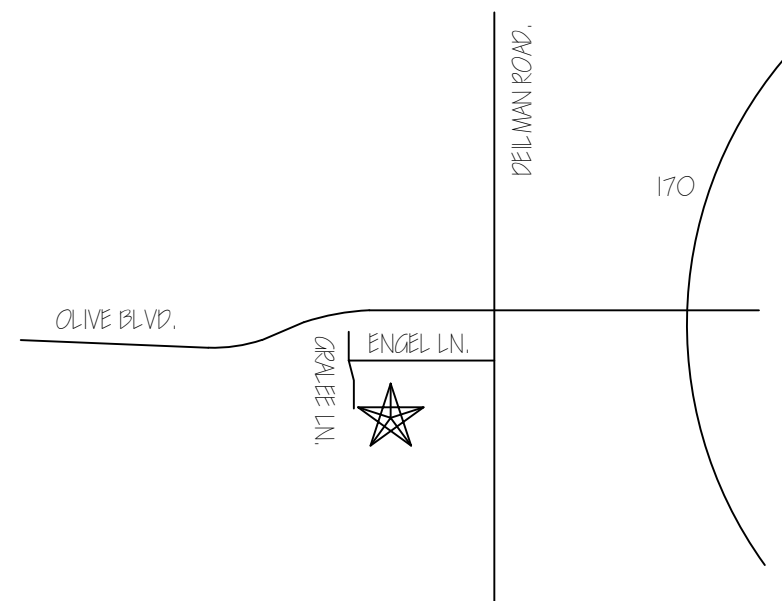
NOTE

MIN. 12" OF SOIL OVER EACH FLO-WELL

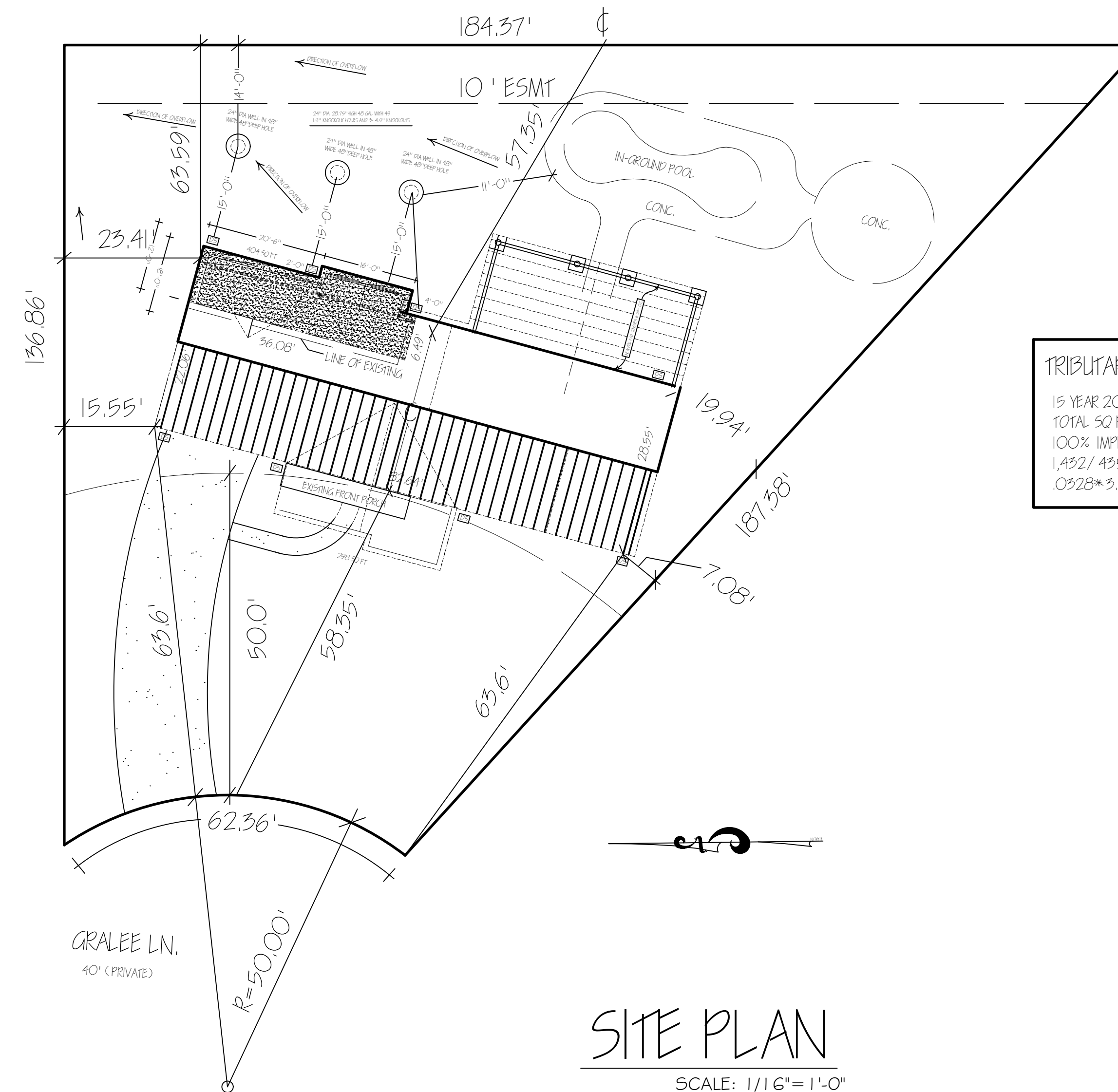
OVERFLOW WATER FLOWS TO THE NORTH ONTO GROUND DIVIDING THE REAR PORTION OF LOTS IN THE DEVELOPMENT. IT DOES NOT FLOW DIRECTLY TOWARDS ANY HOME OR STRUCTURE.

NOTES

- 24" DIA. 28.75" HIGH 48 GAL WITH 49 1.5" KNOCKOUT HOLES AND 3 4.5" KNOCKOUTS
- USE 6" SCHED 30 PIPE TO FLOWELL.
- DIG HOLE 48" DIAMETER AND MIN 36" DEEP
- PIPES TO WELL SHOULD SLOPE A MIN OF 1" PER 8' FEET OF PIPE, OR 1%
- BACKFILL TRENCH TO FLO-WELL WITH SOIL.
- ALL ROCK, IN AND AROUND WELL SHOULD BE CLEAN ROCK
- USE A FILTER FABRIC AROUND THE PERIMETER OF THE FLO-WELL
- THE PROPOSED CONSTRUCTION IS A MINOR INCREASE IN RUNOFF.
- GRATES AT EACH DOWNSPOUT SHALL BE REMOVABLE FOR CLEANOUT
- USE A FLO-WELL THAT HAS A SURFACE INLET THAT CAN ALSO BE AS A CLEAN OUT.



LOCATION MAP
NTS



SITE PLAN

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

TRIBUTARY TO DRY WELL

15 YEAR 20 MIN. @ 100%
TOTAL SQ FT. @ ROOF = 1,432 SQ. FT.
100% IMPERV.
1,432 / 43560 = 0.328
.0328 * 3.54 = 0.1161 CF5

R & T DESIGN
15068 WEST STATE HWY. 8
POTOSI, MO 63664
314-488-0340

SMITH RESIDENCE
704 GRALEE LANE
OLIVETTE, MO. 63132

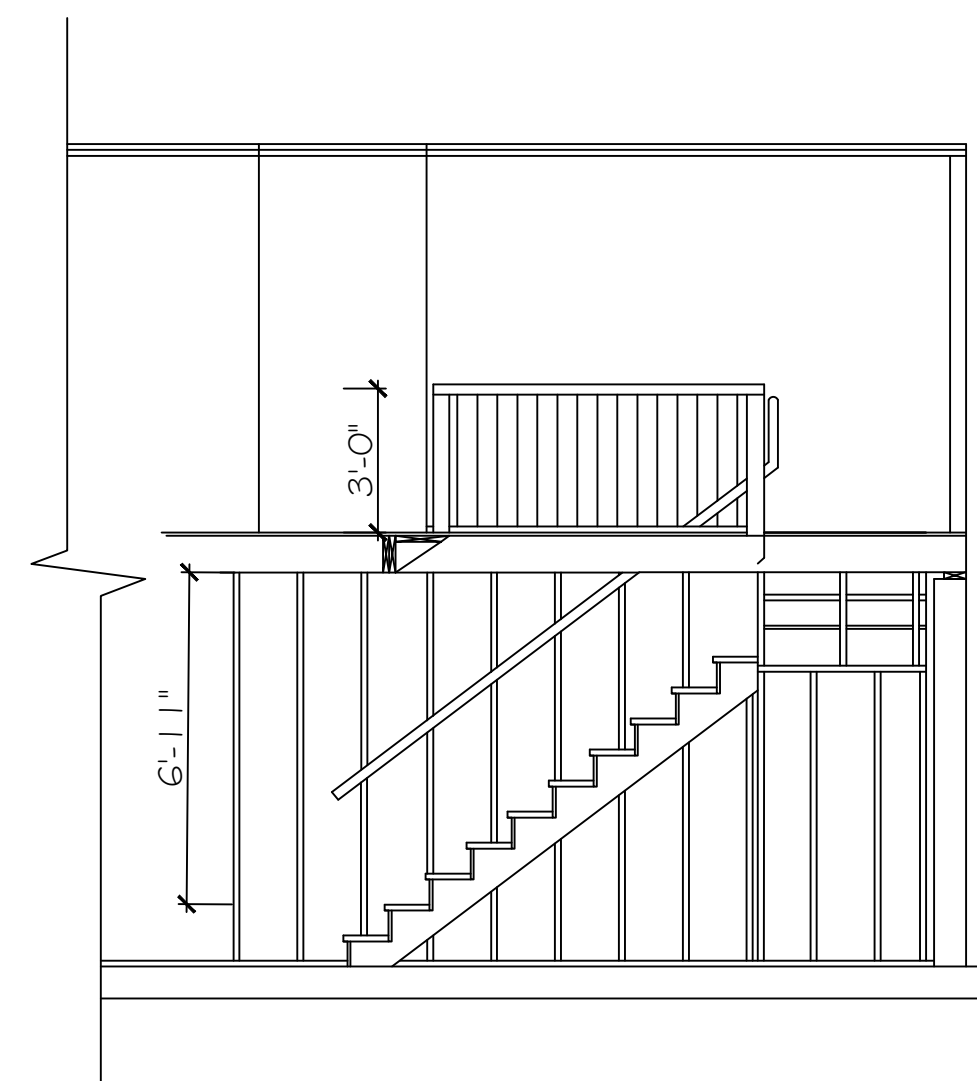
DATE
3-12-20
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SITE

COVERED PATIO ADDITION
 ADDED TO REMODEL AT
 704 GRALEE LANE
 OLLIVETTE, MO. 63132

LEGEND:

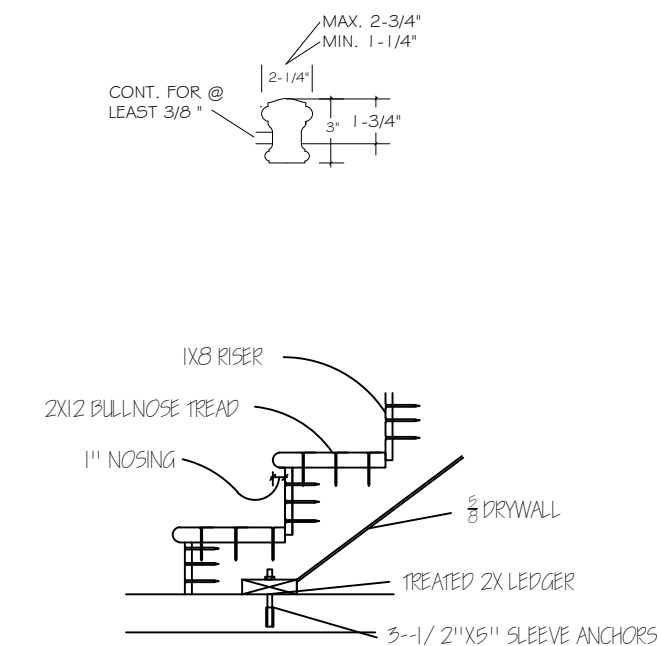
1. 235# (30 YEAR) FIBERGLASS SHINGLES ON 15# FELT
2. 5" OGEE ALUMINUM GUTTER W/4" DIA. DOWNSPOUTS
3. COR-A-VENT RIDGE VENT
4. LP SMARTSIDE SIDING (PER OWNER)
5. BUILT-UP WOOD PORCH COLUMN ON SIMPSON BASE
6. LP SMART SIDE OUTSIDE PRE-FINISHED CORNER
7. FROST FREE HOSE BIB
8. BRICK VENEER
9. 8" CONC. WALL ON 8"x24" FOOTING MIN. 30" BELOW GRADE
10. TYPE 11 TEMPERED GLASS
11. 18"x24" VINYL LOUVER
12. STONE WINDOW/DOOR SURROUND
13. LP SMART-SIDE SHAKE SIDING



STAIR SECTION

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

3-2 X 12 STRINGERS TYP.
 ALL HANDRAILS FASTENED TO WALLS WILL BE RETURNED TO THE WALL.
 STAIRS AT LOWER LEVEL TO BE ENCLOSED WITH STUD FRAMING AND DRYWALL.
 CONTINUOUS HANDRAIL 3/4"-38" VERT. ABOVE NOSING, RETURN ENDS TO WALLS OR NEWELS.
 METAL STRAP HANGER @ TOP OF EACH STRINGER.
 PROVIDE DOUBLE JOIST AROUND ALL STAIR OPENINGS
 SEE OWNER FOR EXACT STAIR FINISH
 PROVIDE MIN. 6'10" HEADROOM
 PROVIDE WOOD BLOCKING FOR HANDRAIL.
 NO RISE OVER 7-1/2"
 RUN- MIN. 11-1/4"
 WITH 1" NOSING
 5/8" DRYWALL UNDER STRINGERS.
 2 X 12 BULLNOSE TREAD
 GLUED & NAILED
 1 X 8 RISER GLUED & NAILED
 HANDRAILS SHALL EITHER MEET A) CIRCULAR CROSS SECTION WITH MINIMUM DIAMETER OF 1-1/4" BUT NO MORE THAN 2", OR B) OTHER APPROVED SHAPES HAVING A MAXIMUM ALLOWABLE HORIZONTAL WIDTH OF 2-1/4" MAXIMUM GRASPABLE PERIMETER DIMENSION OF 6-1/4", AND A MINIMUM 4" GRASPABLE PERIMETER DIMENSION.



REAR ELEVATION

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

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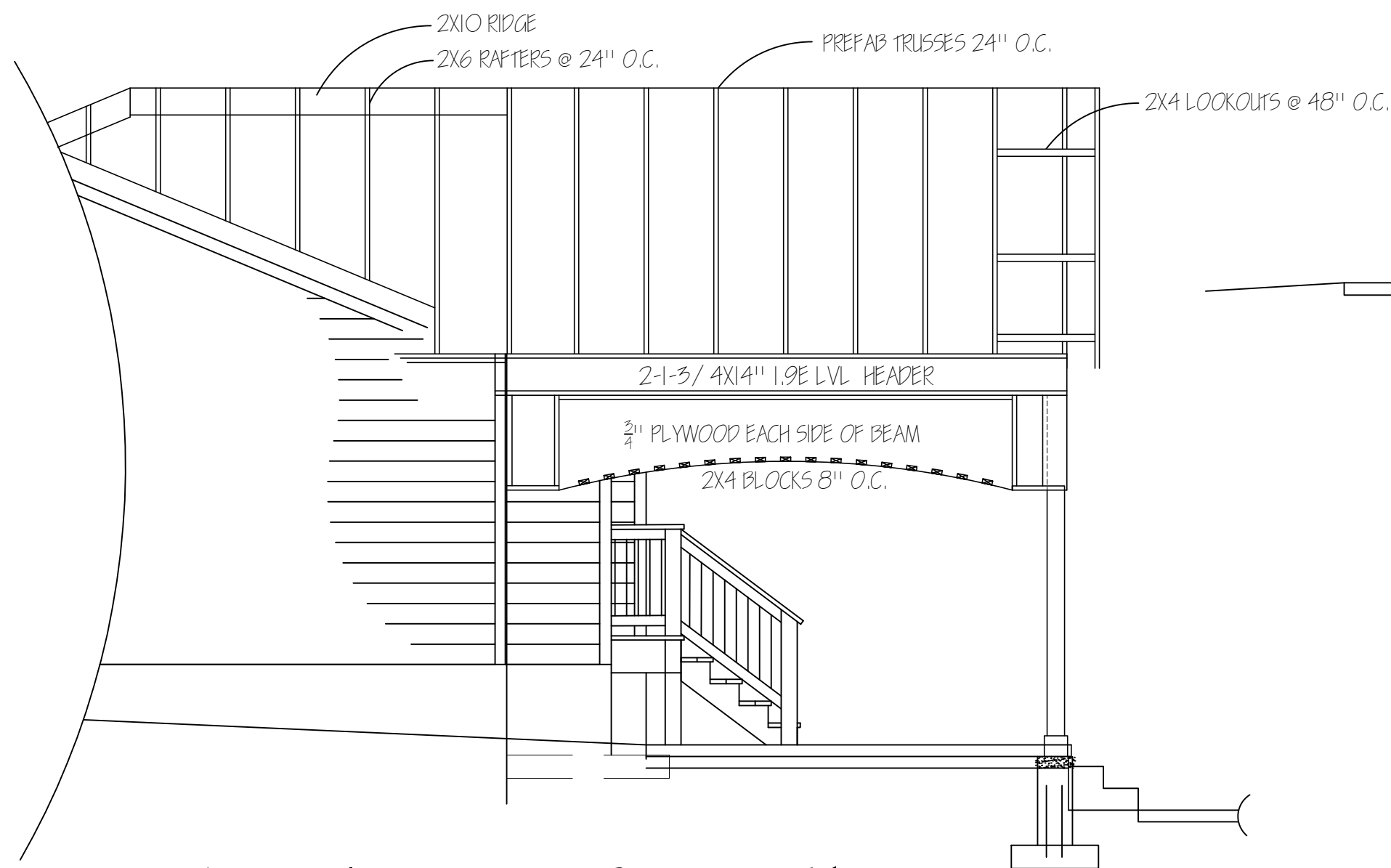
SMITH RESIDENCE
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DATE	12-12-19
REVISED	8-12-20
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REVISED
 8-11

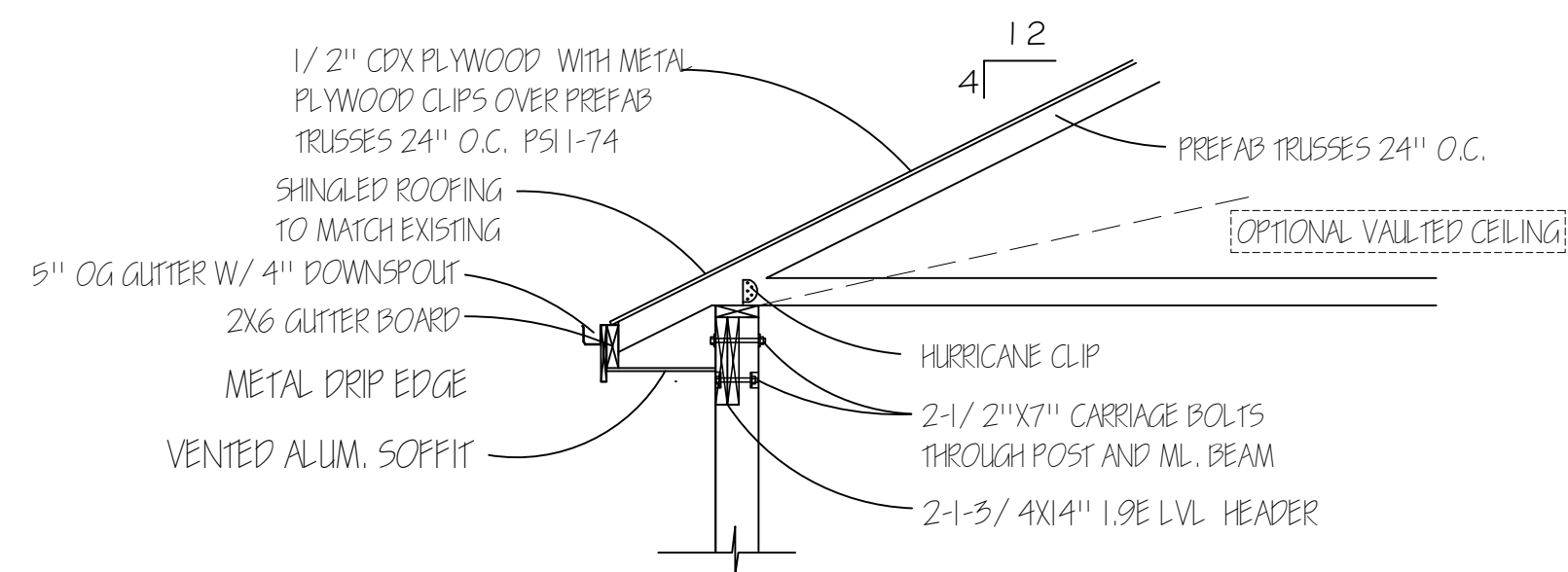
LEGEND:

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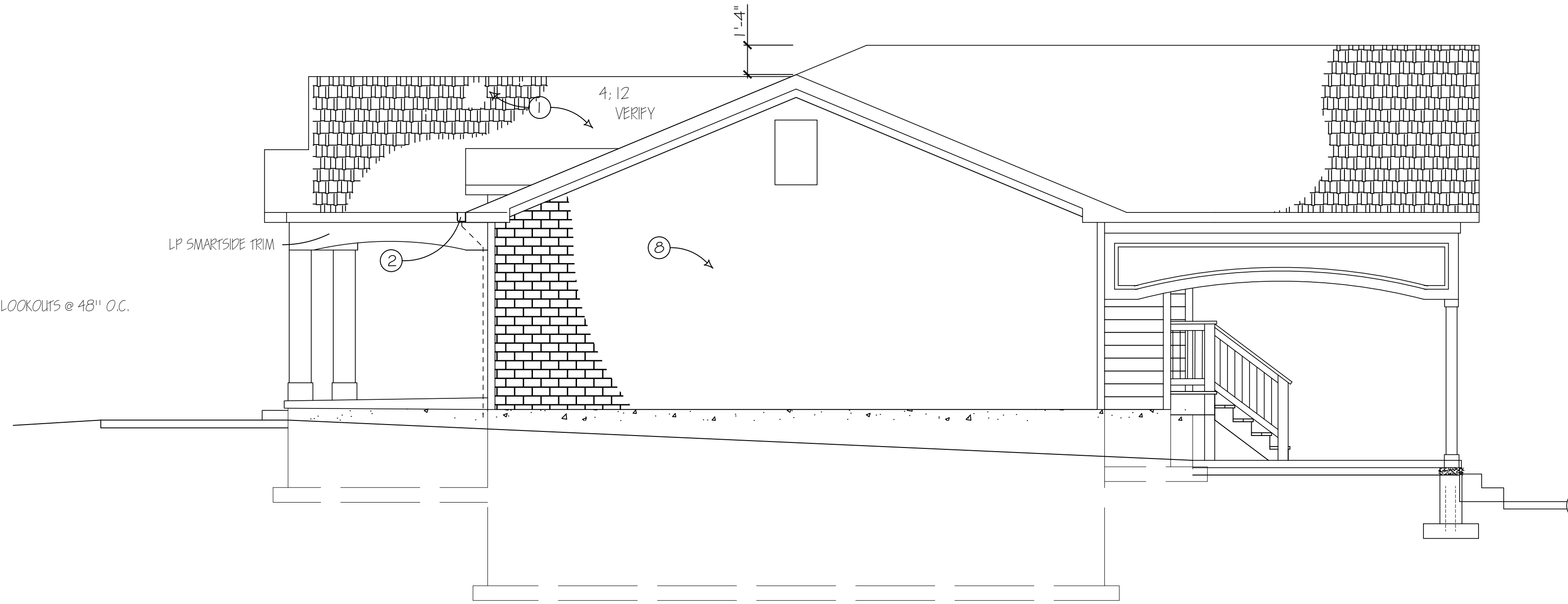
FRAMING @ PORCH BEAM

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



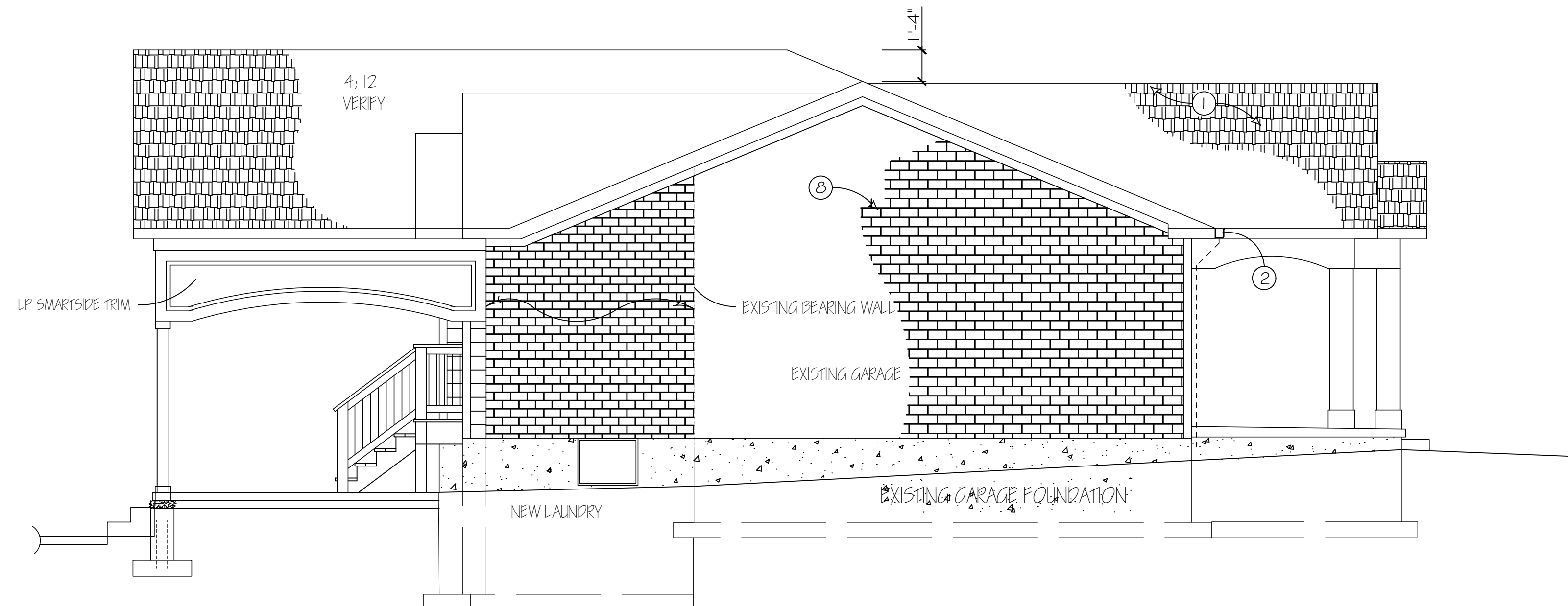
BEAM CONNECTION

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



RIGHT ELEVATION

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



LEFT ELEVATION

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

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9-11

- ALL BEARING HEADERS SHALL BE 2X10 HEADERS UNJO.
- ALL EXT. WALLS TO BE 2X4 STUDS 16" O.C.
- ALL INT. WALLS TO BE 2X4 STUDS 16" O.C. UNJO.
- ALL GLASS LESS THAN 18" OF THE FLOOR OR WITHIN 24" OF A DOOR SHALL BE TEMPERED.
- CONTRACTOR SHALL VERIFY THAT EACH BEDROOM HAS AT LEAST ONE WINDOW WITH A MIN. CLEAR OPENING OF 5.7 SQ. FT. (MIN. 20" HORIZONTAL & 24" VERTICAL.) PRIOR TO ORDERING.
- OWNER TO DETERMINE NUMBER & LOCATION OF ALL MIRRORS, MEDICINE CABINETS.
- OWNER TO DETERMINE NUMBER & LOCATION OF ALL PHONE, TV, AND LOW VOLTAGE LOCATIONS.
- INSTALL DOUBLE JACKS UNDER ALL HEADERS OVER 6FT.
- ATTIC VENTILATION SHALL BE AT LEAST 1/3 OF 1% OF THE ATTIC FLOOR AREA.
- INSTALL MOISTURE RESISTANT DRYWALL AS REQUIRED BY THE GYPSUM ASSOCIATION RECOMMENDED PRACTICE.
- PRESTOP ALL SOFFITS & DROPPED CEILINGS.
- CONCRETE SHALL HAVE MINIMUM COMPRESSION STRENGTH OF 3000 PSI.
- EXHAUST FANS FROM KITCHEN AND BATHS SHALL VENT TO THE OUTSIDE WITH MIN. 50 CFM.
- INSTALL SIMPSON HURRICANE CLIPS @ EACH TRUSS TO TOP PLATES OF EXT. WALLS.
- INSTALL SPLASH BLOCKS AT DOWNSPOUTS. DO NOT CONNECT DOWNSPOUTS TO SANITARY SEWER.
- INSTALL FIRE BLOCKING ON ALL HOUSE / GARAGE WALLS AND INTERIOR BEARING WALLS. CONTRACTOR TO VERIFY ALL DIMENSIONS AND DETAILS ON THESE PLANS.

LEGEND

- AC POWERED SMOKE DETECTOR INTERCONNECTED WITH BATTERY BACKUP AS PER NFPA 72
- RECESSED CAN LIGHT
- EXHAUST FAN VENTED TO OUTSIDE 50 CFM MIN.
- CARBON MONOXIDE DETECTOR
- 800# HOLD DOWN STRAP INTO FOUNDATION
- BRACED WALL PANEL, WIDTH IN INCHES
- GARAGE DOOR OPENER
- SIMPLIFIED PORTAL WALL FRAMING, WIDTH IN INCHES
- HEADERED OPENING, WIDTH IN INCHES
- FROST FREE HOSE BID
- CEILING MOUNTED FIXTURE
- WALL MOUNTED FIXTURE
- RECEPTACLE
- GROUND FAULT RECEPTACLE
- WEATHER PROOF
- THREE WAY SWITCH
- SINGLE POLE SWITCH
- DEDICATED CIRCUIT
- CEILING FAN
- EXTERIOR WALL MOUNTED
- 4" DOWN SPOUT

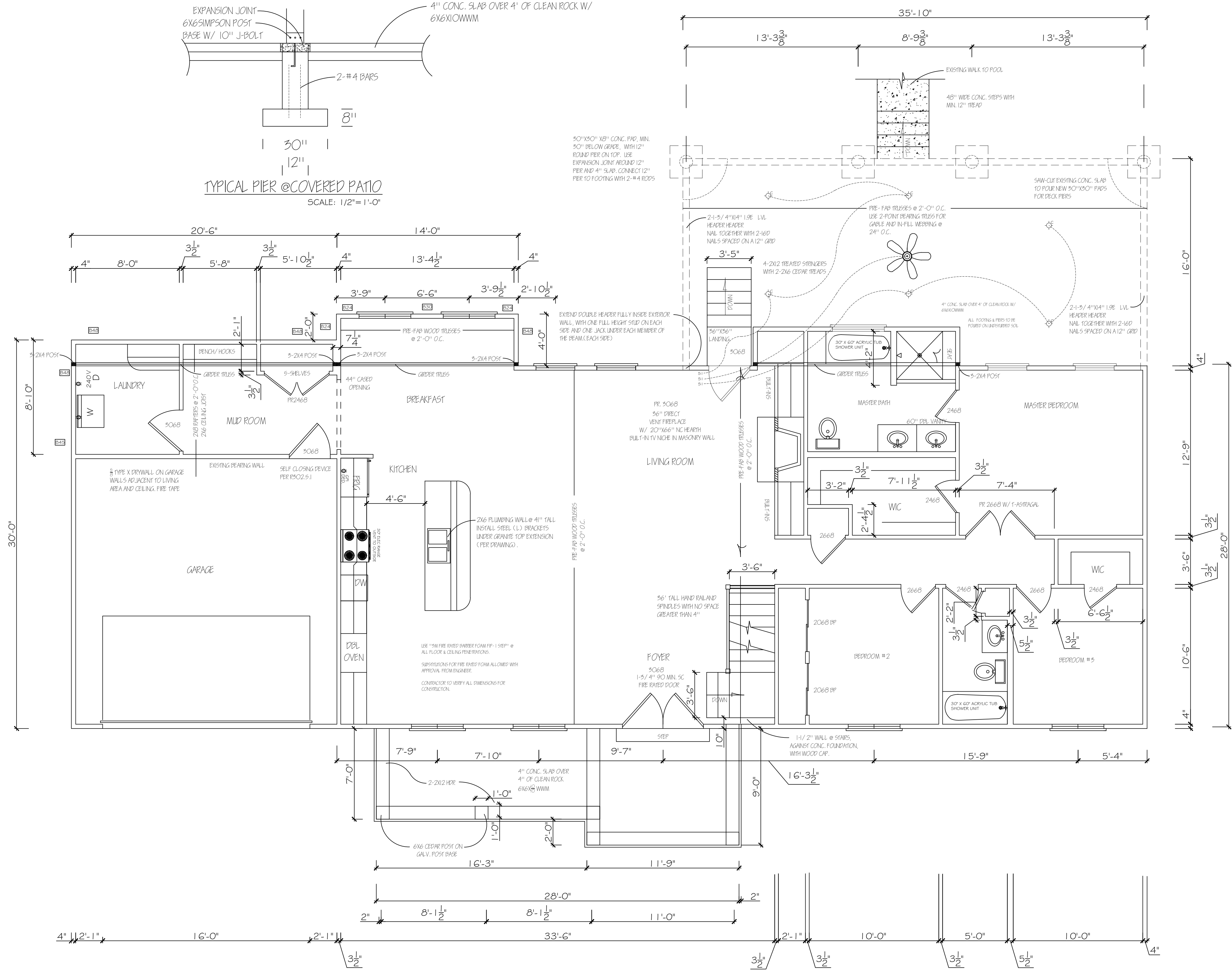
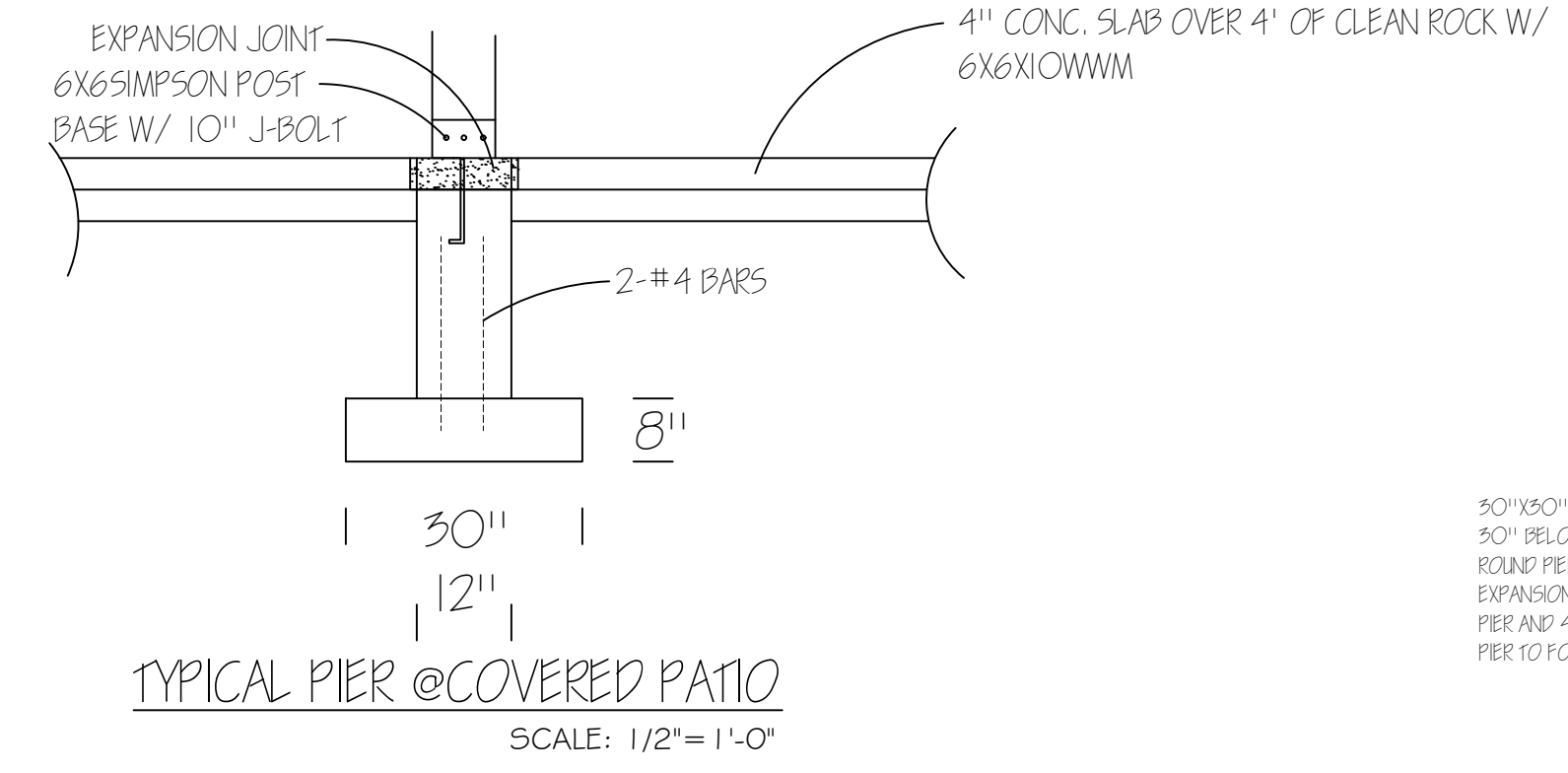
SMOKE DETECTORS SHALL BE INTERCONNECTED IN SUCH A MANNER THAT IF ONE ALARM IS ACTIVATED, ALL UNITS WILL ALARM AS ONE.

CARBON MONOXIDE DETECTORS REQUIRED WITHIN 10 FT. OF BEDROOM DOORS WHERE FUEL BURNING EQUIPMENT IS PRESENT AND OR AN ATTACHED GARAGE IS PRESENT 1515.

IN LIFE COVERS REQUIRED ON EXTERIOR RECEPTACLES THAT ARE IN WET LOCATIONS, NEEDS TO BE WEATHER PROOF WEATHER OR NOT PLUG IS INSERTED. E4002.9

15 AND 20 AMP RECEPTACLES SHALL BE TAMPER RESISTANT E4002.14 EXCEPT 1. PART OF ALUMINUM OR APPLIANCE 2. LOCATED WITHIN A CABINET 3. LOCATED 5'-1/2 FEET ABOVE FLOOR.

FIRE CALK ALL TOP & BOTTOM PLATE PENETRATIONS AT ELECTRICAL, PLUMBING, MECHANICAL, ETC. THE USE OF FIRE SAFING (DENSE INSULATION) MAY BE USED WHERE HOLES ARE TOO LARGE FOR CALKING.



PROPOSED FLOOR PLAN

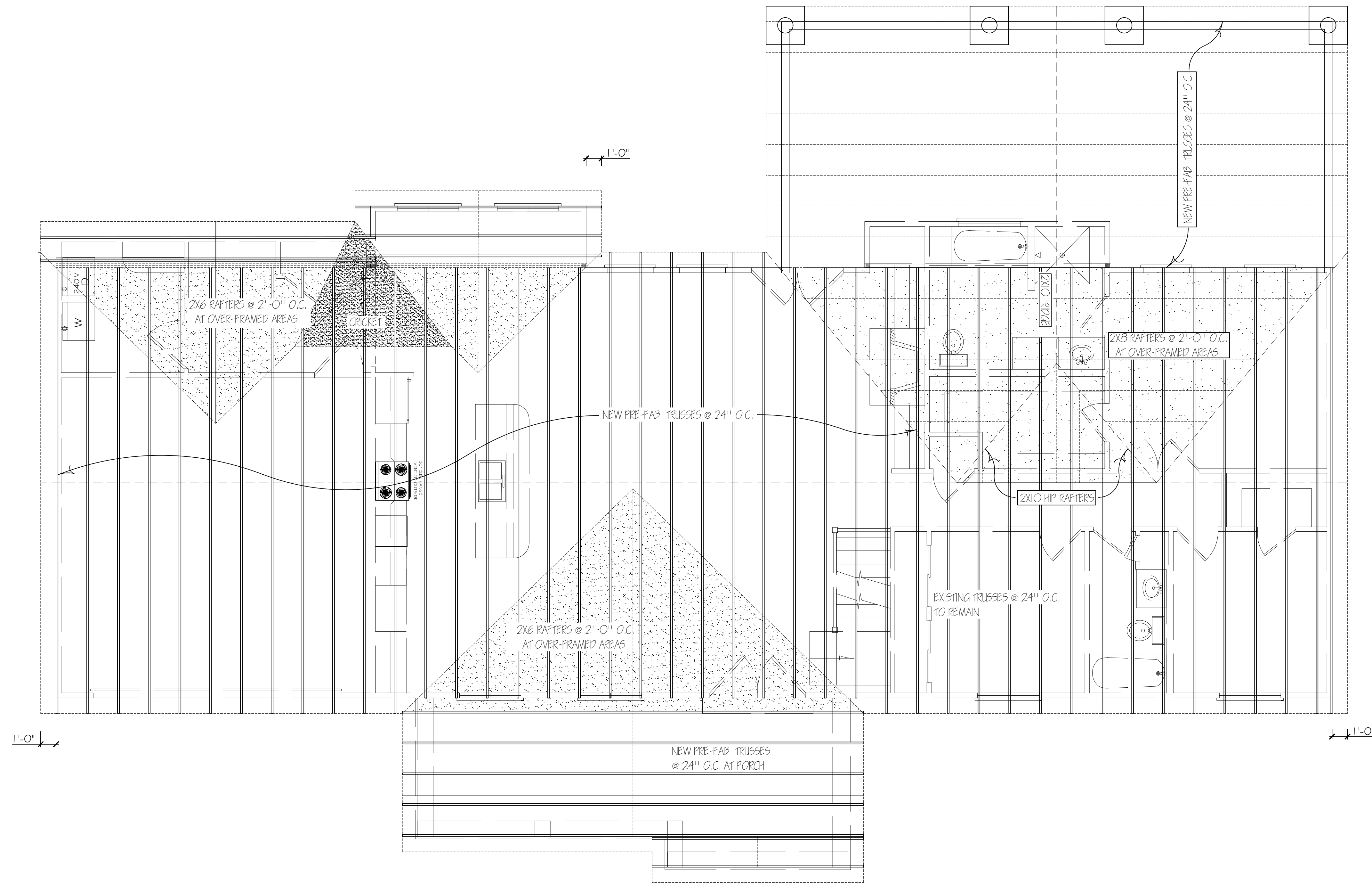
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TRUSS & RAFTER PLAN

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

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