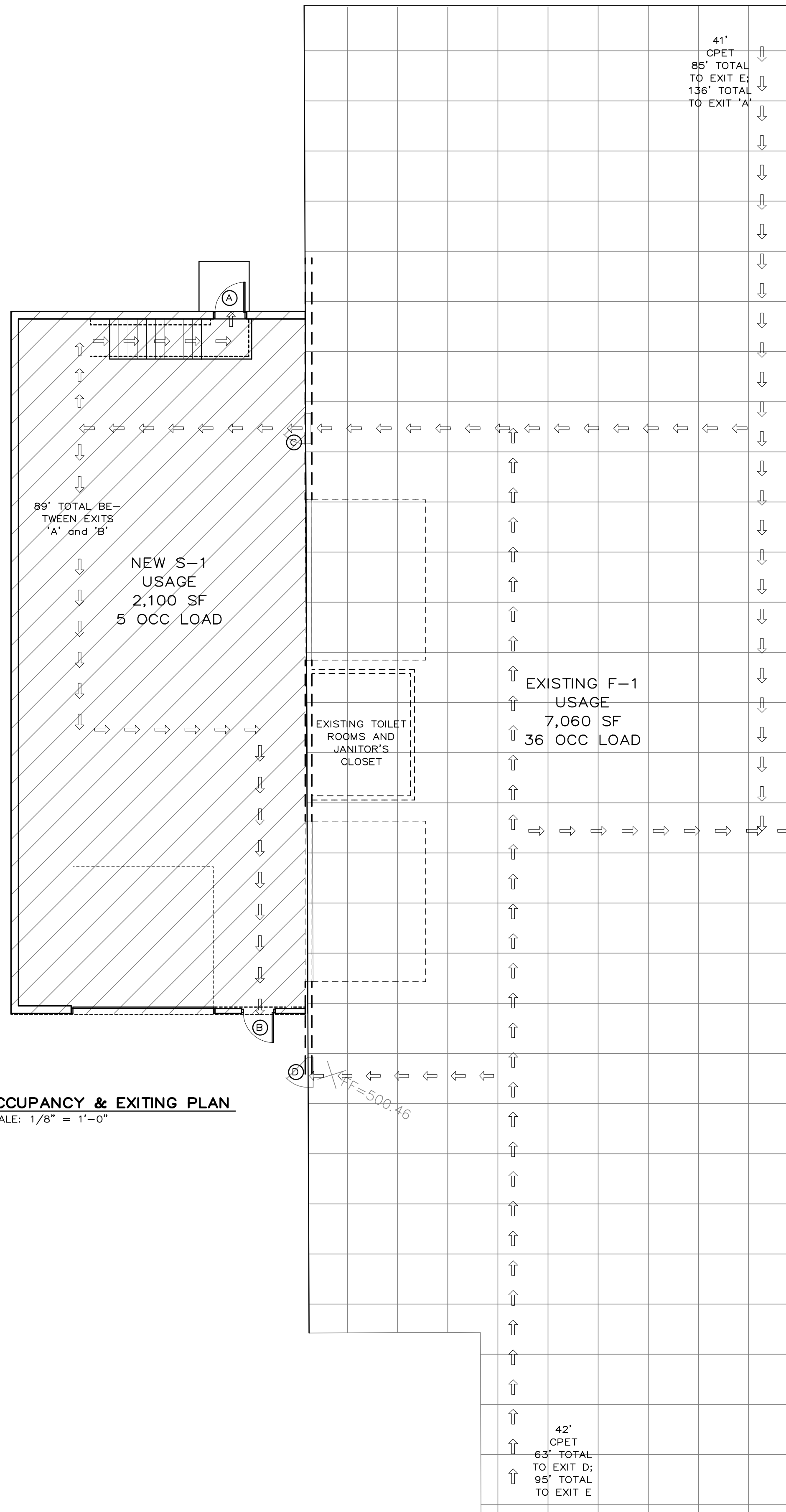


PROPOSED ADDITION FOR: CA CAW PROPERTIES LLC JEFFERSON COUNTY, MISSOURI

DRAWINGS:

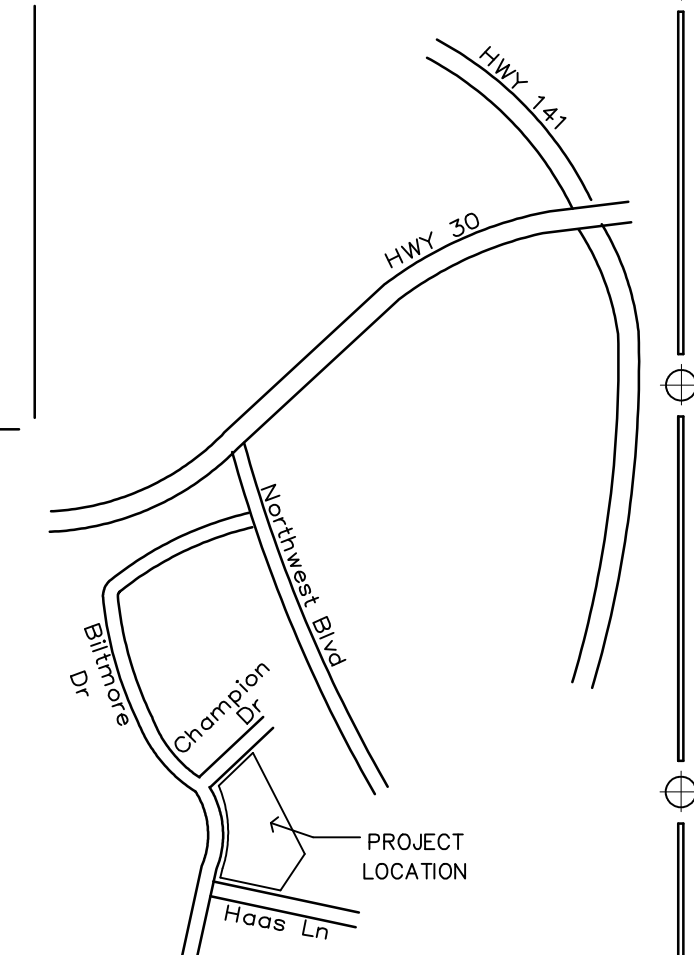
- C-1 COVER, GENERAL & CODE INFORMATION, OCCUPANCY & EXITING PLAN
- A-1 FLOOR, CEILING & ROOF PLANS
- A-2 SECTIONS, EXTERIOR ELEVATIONS, STAIR DETAIL, INTERIOR ELEVATIONS
- A-3 ELECTRICAL LAYOUT
- STRUCTURAL PLANS
- S1.0 GENERAL NOTES
- S1.1 TYPICAL DETAILS
- S1.2 TYPICAL DETAILS
- S2.0 FOUNDATION PLAN & DETAILS
- S2.1 ROOF PLAN & DETAILS
- CIVIL/SITE PLANS
- C.1 TITLE SHEET & GENERAL INFO
- C.2 DEMOLITION PLAN
- C.3 OVERALL SITE PLAN
- C.4 SITE & GRADING PLAN
- C.5 DRAINAGE AREA MAP

OCCUPANCY & EXITING PLAN
 SCALE: 1/8" = 1'-0"



- IBC 2009 CODE DATA:**
- 1) CHAPTER 3 USE & OCCUPANCY CLASSIFICATION
 MIXED USAGE:
 F-1 FACTORY-MODERATE HAZARD
 7,060 SF EXISTING; NO CHANGE PROPOSED.
 15,000 SF MAX ALLOWED (TABLE 503): 47% AND
 S-1 STORAGE-MODERATE HAZARD
 2,100 SF PROPOSED ADDITION
 17,500 SF MAX ALLOWED (TABLE 503): 12%
 TOTAL NEW BUILDING AREA: 9,160 SF;
 59% OF MAX ALLOWED COMBINED USAGE
 - 2) TABLE 508.2.5: NO INCIDENTAL ACCESSORY OCCUPANCIES REQUIRING SEPARATION
 - 3) CONSTRUCTION TYPE PER TABLE 601: II-B CONCRETE FLOORS AND STEM WALLS; STEEL STRUCTURE, EXTERIOR SHEATHING AND ROOFING. NO FIRE PROTECTION OF STRUCTURAL ELEMENTS.
 - 4) 717 FIREBLOCKING AND DRAFTSTOPPING AT FLOORS, ATTICS OR OTHER CONCEALED SPACES; NO CONCEALED SPACES SO NONE REQUIRED.
 - 5) 903 AUTOMATIC SPRINKLER SYSTEM NOT REQUIRED:
 NEW S-1 AREA - 903.2.9 NO CONDITIONS APPLY
 - 6) SECTION 906. PORTABLE FIRE EXTINGUISHERS
 PROVIDE NUMBER AND IN LOCATIONS DIRECTED BY LOCAL FIRE INSPECTING AUTHORITY.
 - 7) 907 FIRE ALARM SYSTEMS
 F USAGE 907.2.4 NO CONDITIONS APPLY
 NO S USAGE REQUIREMENTS
 - 8) TABLE 1004.1.1 OCCUPANT LOAD CALCULATION
 7,060 F-1 SF / 200 SF PER OCCUPANT = 36 OCCUPANTS (EX'G)
 2,100 S-1 SF / 500 SF PER OCCUPANT = 5 OCCUPANTS (PROPOSED)
 TOTAL BUILDING OCCUPANT LOAD = 41
 - 9) 1008.1.7 THRESHOLDS SHALL NOT EXCEED ONE HALF INCHES HIGH
 - 10) 1008.1.9.2 HARDWARE HEIGHT DOOR HANDLES, PULLS, LATCHES, LOCKS AND OTHER OPERATING DEVICES SHALL BE INSTALLED 34 INCHES MINIMUM AND 48 INCHES MAXIMUM ABOVE THE FINISHED FLOOR. LOCKS USED ONLY FOR SECURITY PURPOSES AND NOT USED FOR NORMAL OPERATION ARE PERMITTED AT ANY HEIGHT
 - 11) 1008.1.10 PANIC HARDWARE NOT REQUIRED
 - 12) 1012 HANDRAILS INSTALL AT 36 ABOVE NOSE OF STAIR BELOW.
 HANDRAILS SHALL BE CONTINUOUS, NOT INTERRUPTED BY NEWEL POSTS OR OTHER OBSTRUCTIONS. CLEARANCE BETWEEN HANDRAIL AND WALL OR ANY OTHER OBSTRUCTION SHALL BE MINIMUM 1-1/2.
 - 13) 1013 GUARDS PROVIDE MINIMUM 42 HIGH AT OPEN WALKING SURFACE (SIDE OF NEW STAIR).
 - 14) 1014.3 MAX COMMON PATH OF EGRESS TRAVEL:
 75' IN F-1 USE AREA
 100' S-1 USE AREA - OCC LOAD IS NOT MORE THAN 30 (1014.3.2)
 - 15) TABLE 1016.1 EXIT ACCESS TRAVEL DISTANCE: 200' IN UNSPRINKLERED F-1 OR S-1 USAGE.
 - 16) TABLE 1604.5 OCCUPANCY CLASSIFICATION: II
 - 17) FIGURE 1608.2 GROUND SNOW LOAD: 20 PSF
 - 18) SECTION 1609 BASIC WIND LOADS: 90 MPH
 - 19) FIRE DEPARTMENT:
 FIRE MARSHAL JOE LAPLANT
 SALINE VALLEY FIRE PROTECTION DISTRICT
 1771 SPRINGDALE BLVD.
 FENTON, MO 63028
 P. (636)343-9300
 - 20) PERMIT ISSUER:
 DEPT OF CODE ENFORCEMENT
 JEFFERSON COUNTY (MO) BUILDING DEPT.
 PO BOX 100
 HILLSBORO, MO 63050-0100
 (636) 797-5310
 - 21) UTILITIES:
 MISSOURI NATURAL GAS
 AMEREN-MISSOURI ELECTRIC
 AT&T TELEPHONE

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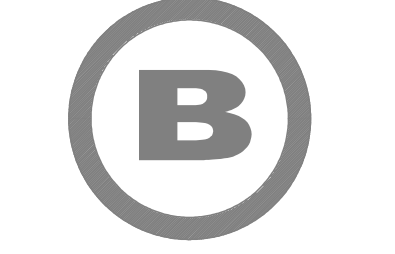
LOCATOR MAP
 NOT TO SCALE

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 PLAN STATUS



Steven J. Bacon
 Architect
 MO Lic: #007402



BACON COMMERCIAL DESIGN LLC
 ARCHITECTURAL Design & Consulting

po box 605
 crystal city
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 (636) 933-0007
 corporate authority certificate #: 2006007290

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 OWNER

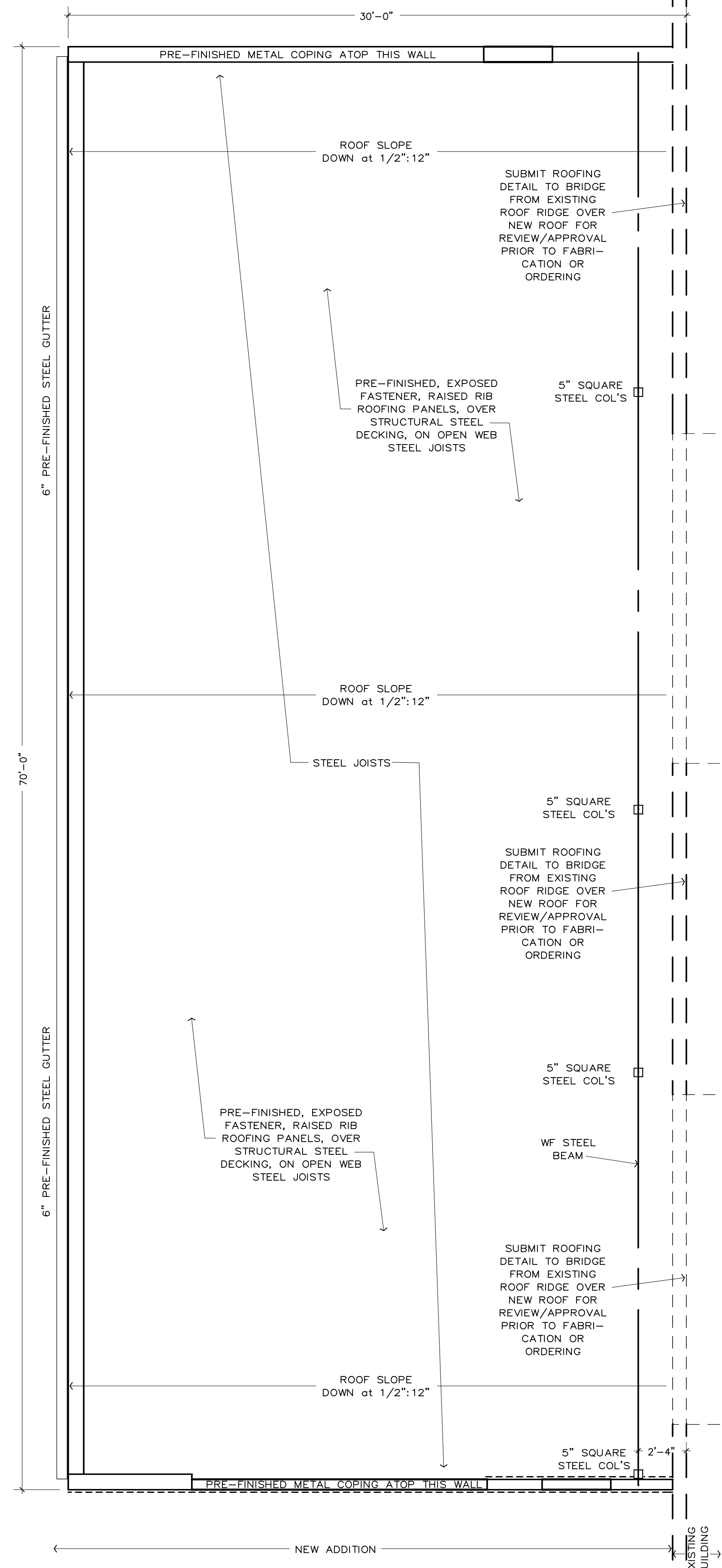
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 Fenton, Missouri

COMMISSION
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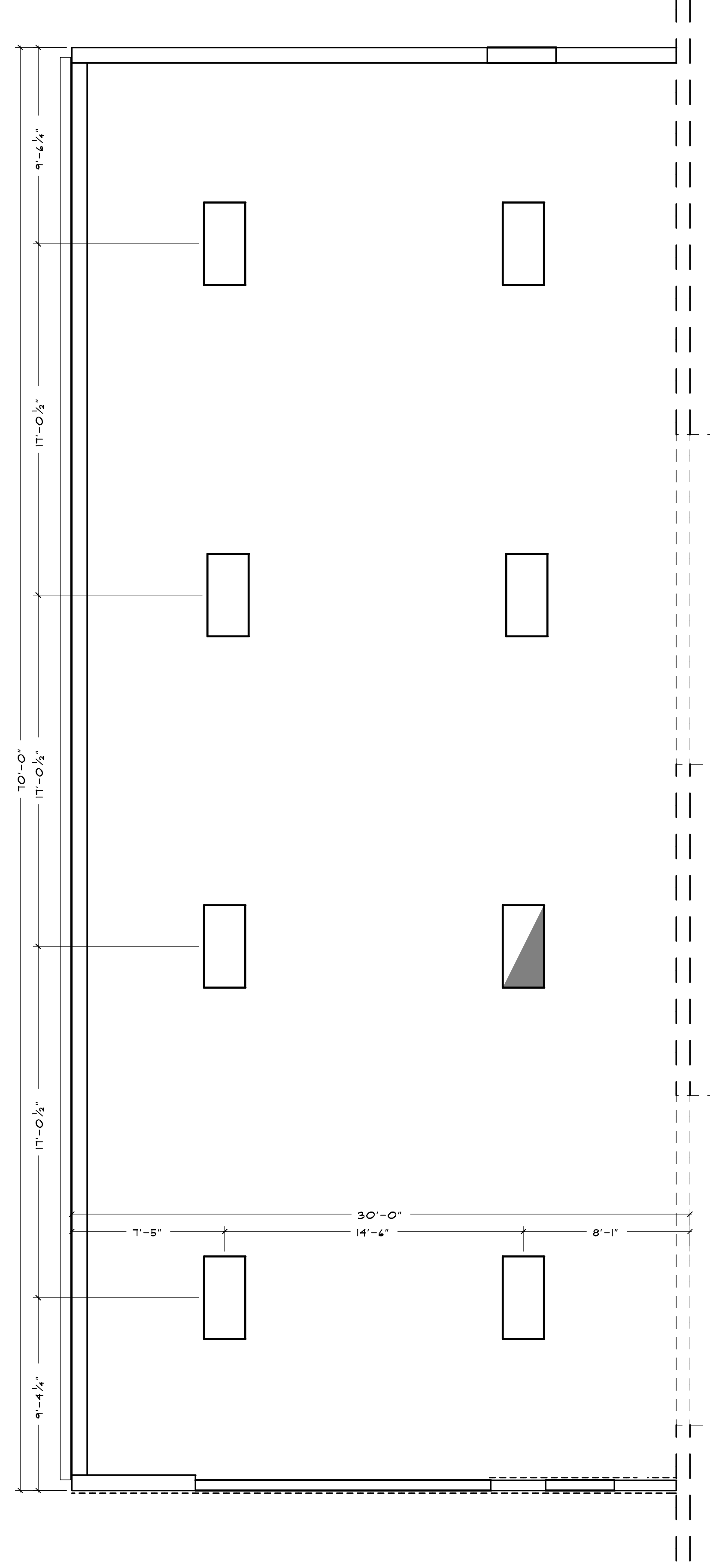
BLD'G CODE(S)

COVER SHEET
 OCCUPANCY & EXITING PLAN

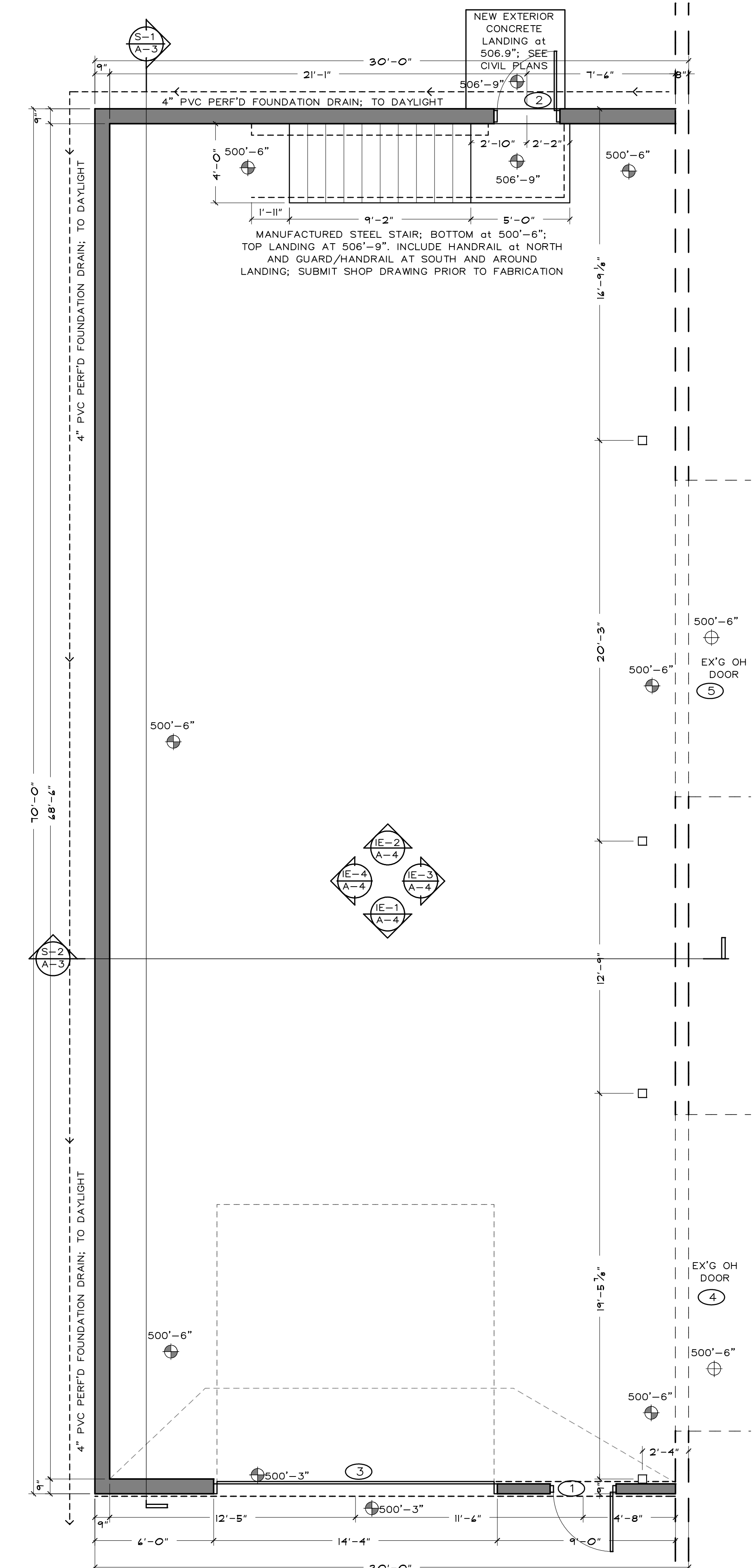
SHEET TITLE
 SHEET NUMBER
C-1
 OF 1



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



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



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

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SHEET NOTES:

- 500.5' + EXISTING ELEVATION
- 500.5' - NEW ELEVATION

DOOR SCHEDULE:

MK	SIZE	TYPE	SEALS	CLOSER	NOTES
1	3'-0" x 6'-8"	HOLLOW METAL DOOR & FRAME IN STEEL FRAMED WALL	THRESHOLD & WEATHERSTRIPPING	CLOSER	FIELD PAINT DOOR & FRAME
2	3'-0" x 6'-8"	HOLLOW METAL DOOR & FRAME IN STEEL FRAMED WALL	THRESHOLD & WEATHERSTRIPPING	CLOSER	FIELD PAINT DOOR & FRAME
3	14'-0" x 14'-0"	SECTIONAL OVERHEAD DOOR	SEE SPECIFICATIONS		
4		EXISTING OVERHEAD SECTIONAL DOOR; NO CHANGE			
5		EXISTING OVERHEAD SECTIONAL DOOR; NO CHANGE			

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mj**b**
CHECKED BY
sj**b**
ISSUED: 5/5/2017
Printed: 5/5/2017

FOR PERMIT APPLICATION

FOR CONSTRUCTION WITH APPROVED PERMITS

PLAN STATUS

STEVEN J. BACON
ARCHITECT
MO Lic: #007402

BACON COMMERCIAL DESIGN LLC
ARCHITECTURAL Design & Consulting
po box 605
crystal city
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(636) 933-0007
corporate authority
certificate #: 2006007290

CA CAW PROPERTIES LLC
Robert & Cynthia Berner
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Kirkwood MO 63122
(636) 343-0341
OWNER

Addition to
686 Biltmore
Fenton, Missouri

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NATIONAL ELECTRICAL CODE 2008

BLD'G CODE(S)
CEILING PLAN
FLOOR PLAN
ROOF PLAN

SHEET TITLE
SHEET NUMBER
A-1
OF 3

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Steven J. Bacon
 Architect
 MO Lic: #007402

B

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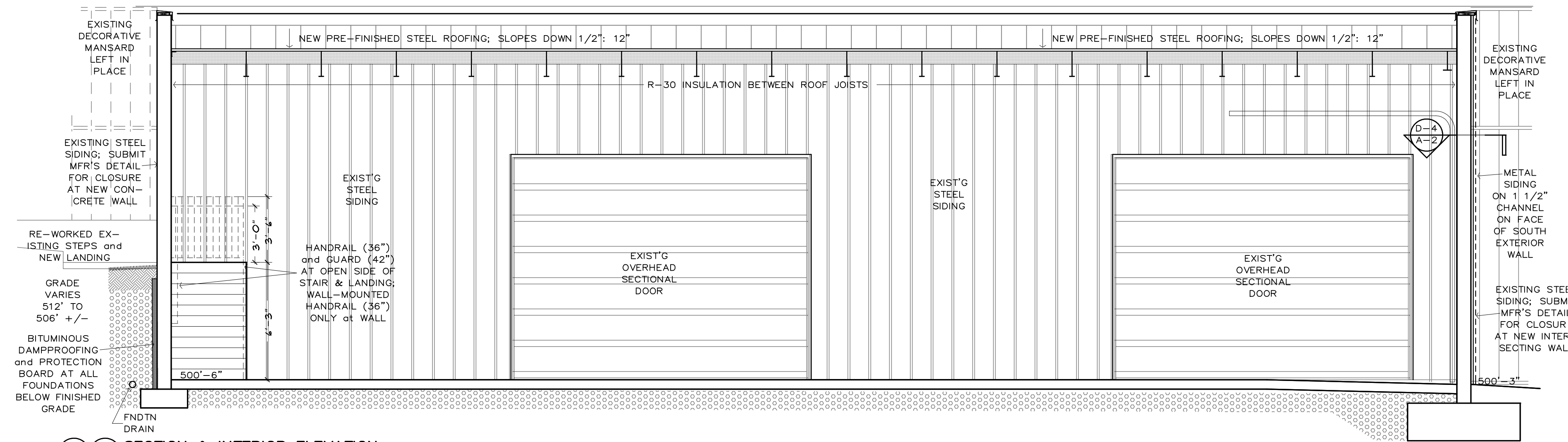
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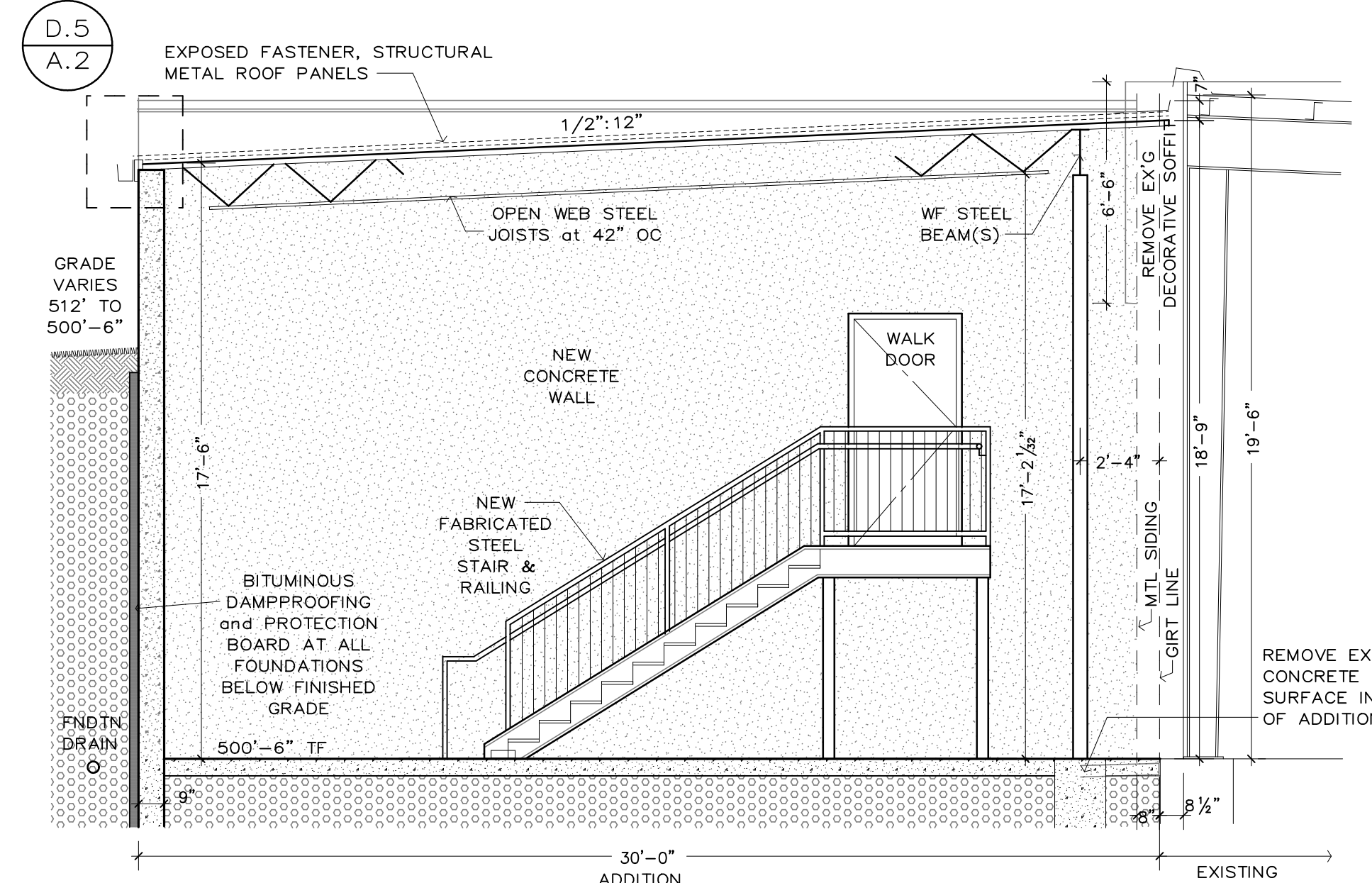
BLD'G CODE(S)

FT'G/FND PLAN
ROOF/FRAMING PLAN
 SHEET TITLE

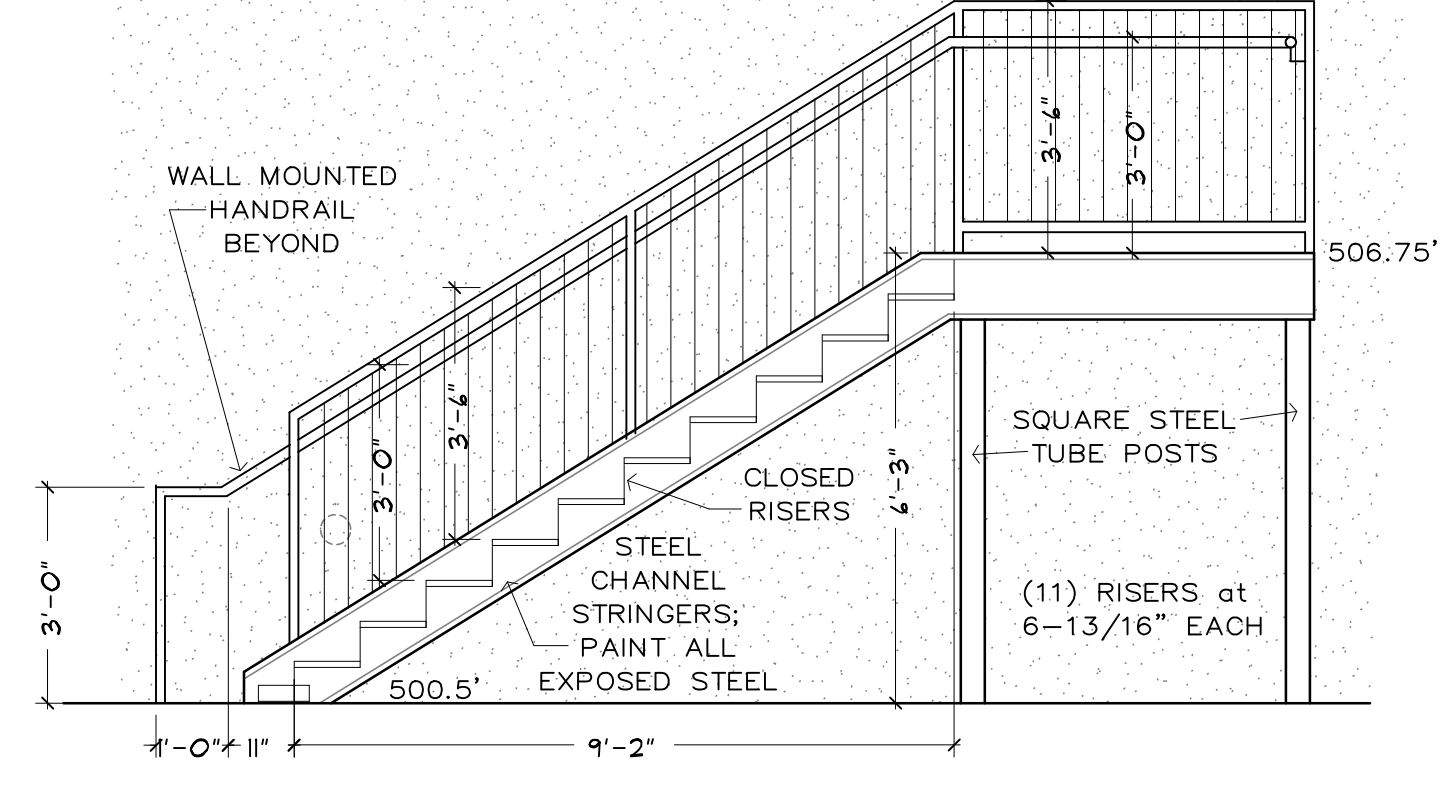
SHEET NUMBER
A-2
 OF 3



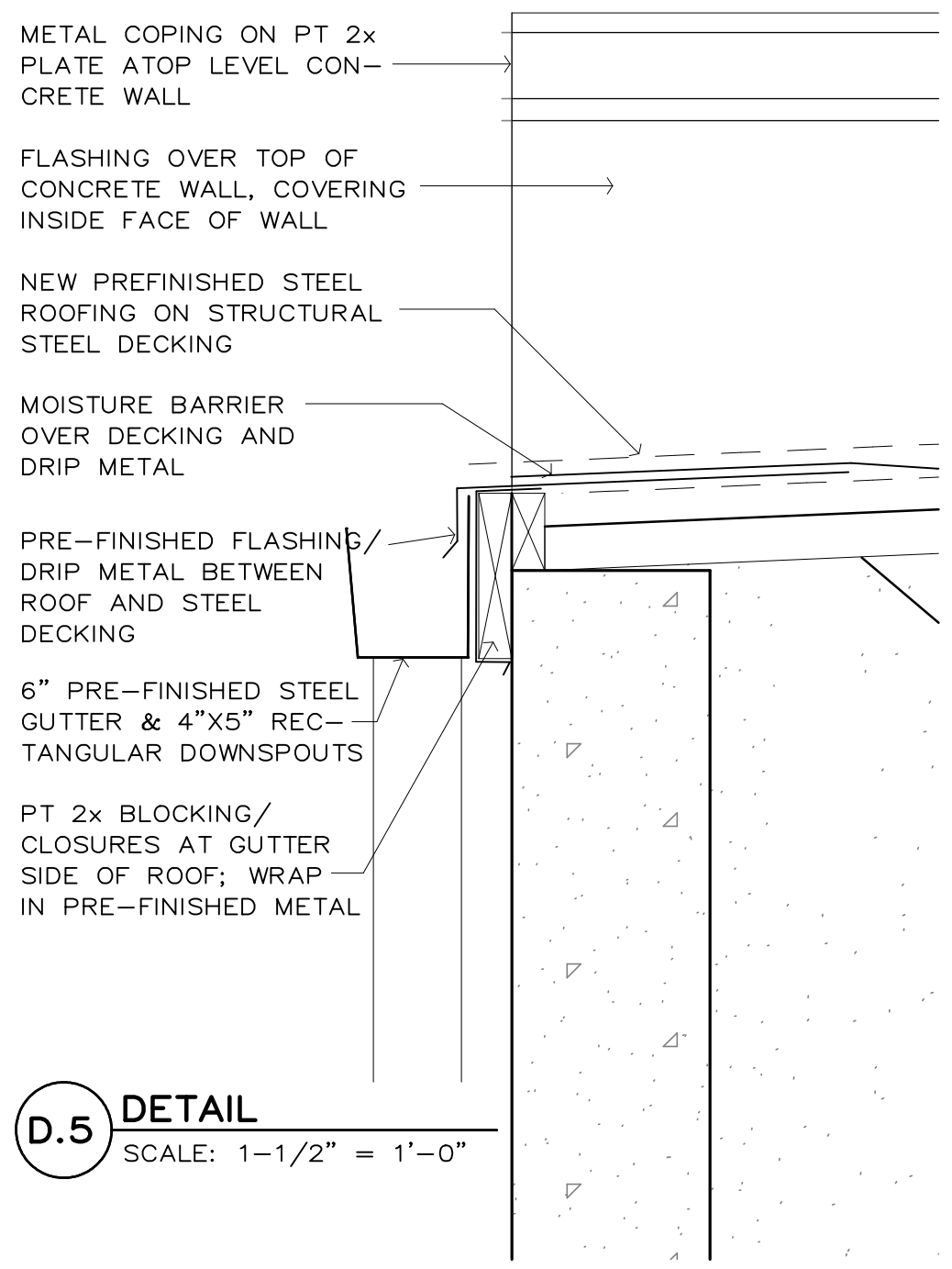
S-1 SECTION & INTERIOR ELEVATION
 SCALE: 1/4" = 1'-0"



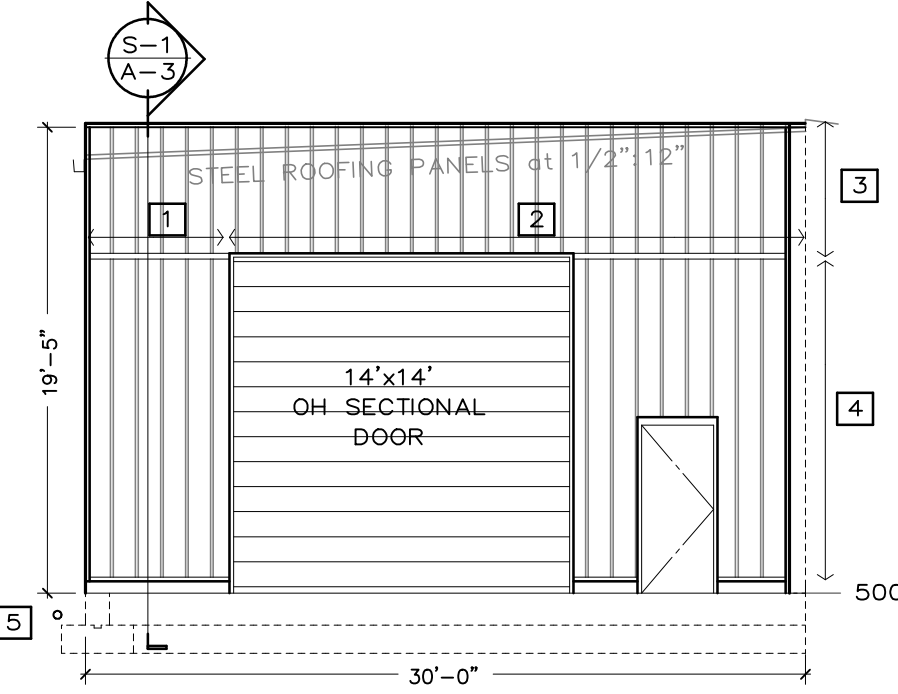
S-2 BUILDING CROSS SECTION
 SCALE: 1/4" = 1'-0"



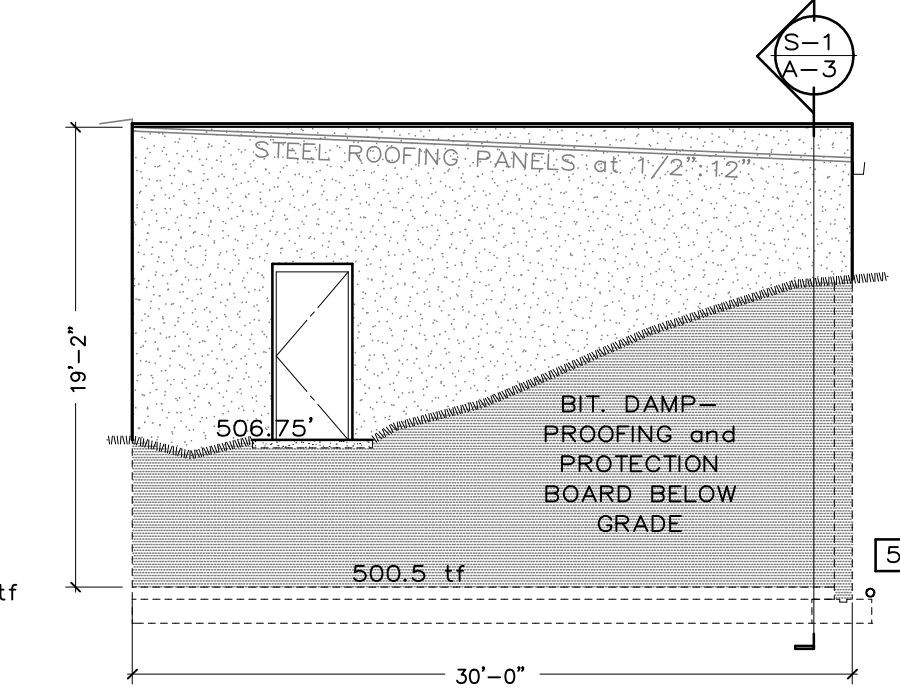
D. STAIR DETAIL
 SCALE: 3/8" = 1'-0"



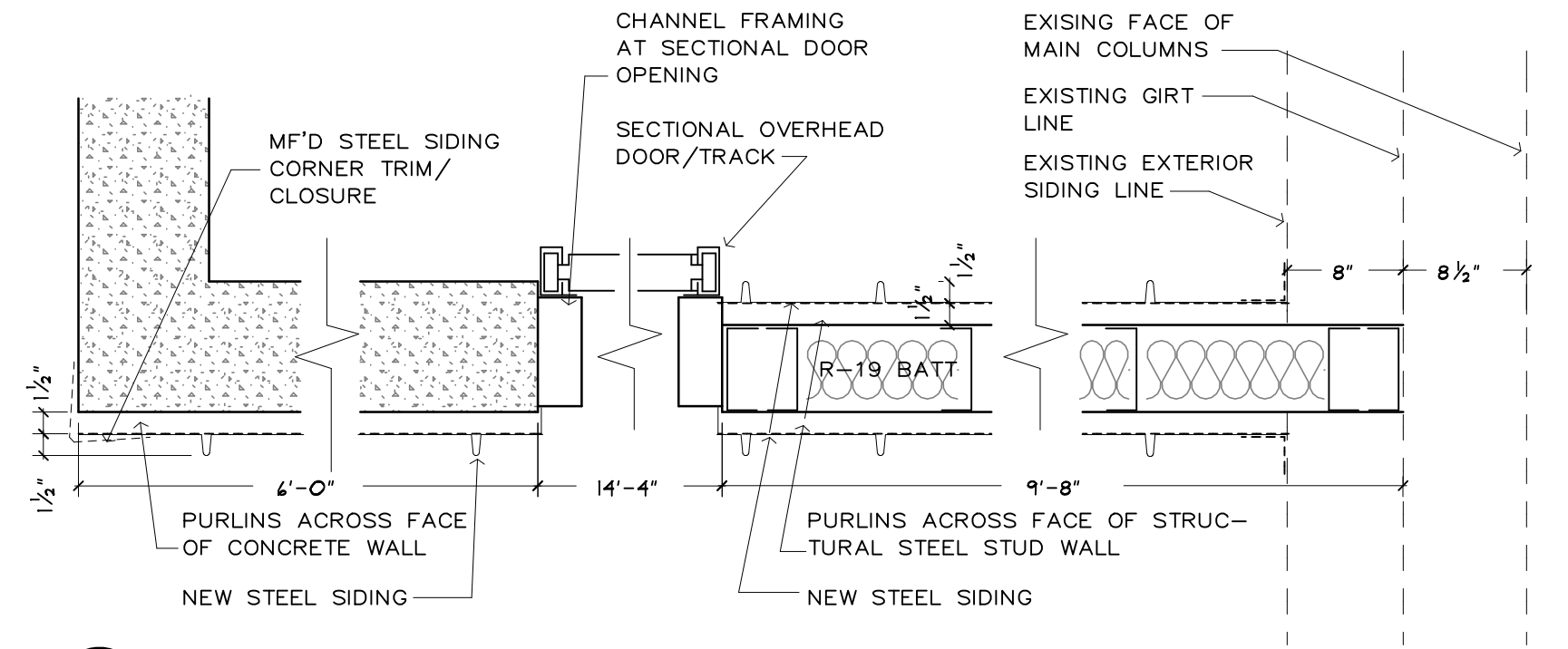
D.5 DETAIL
 SCALE: 1-1/2" = 1'-0"



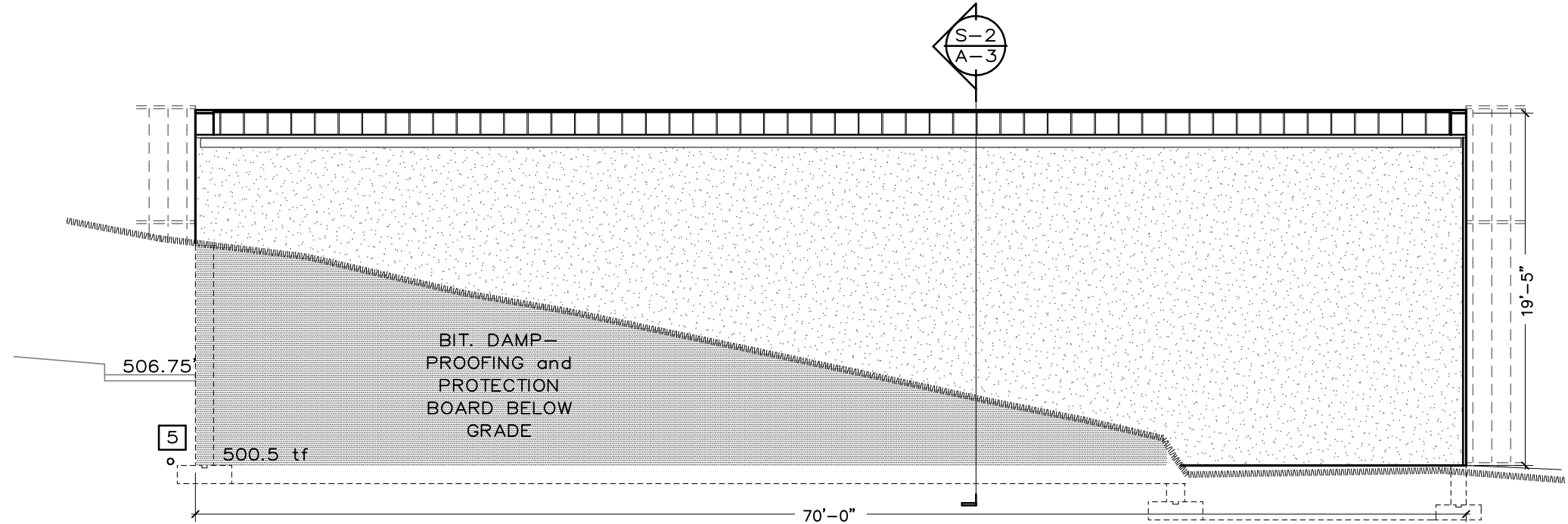
SOUTH ELEVATION
 SCALE: 1/8" = 1'-0"



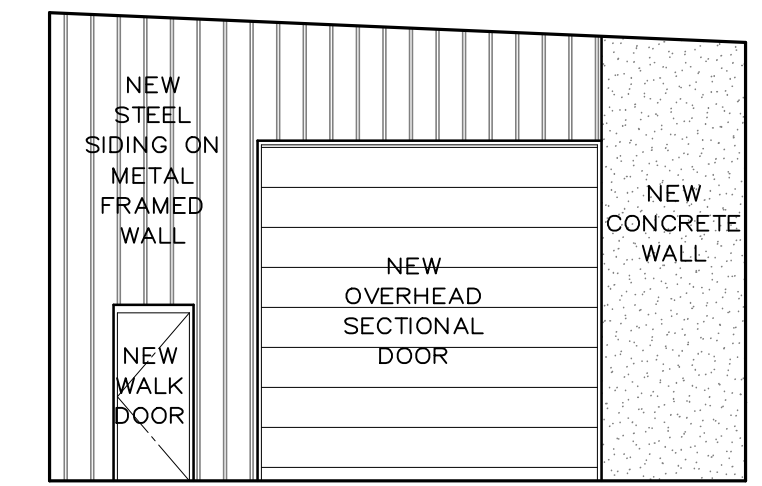
NORTH ELEVATION
 SCALE: 1/8" = 1'-0"



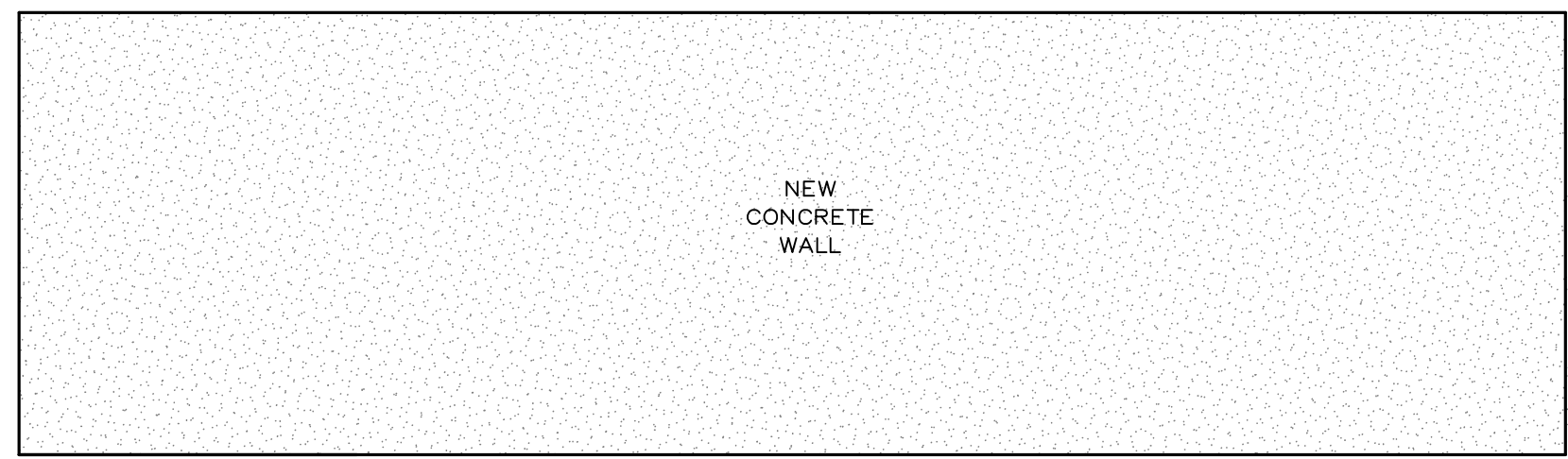
D.4 DETAIL-NEW SOUTH WALL
 SCALE: 1" = 1'-0"



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



E-1 INTERIOR ELEVATION
 SCALE: 1/8" = 1'-0"



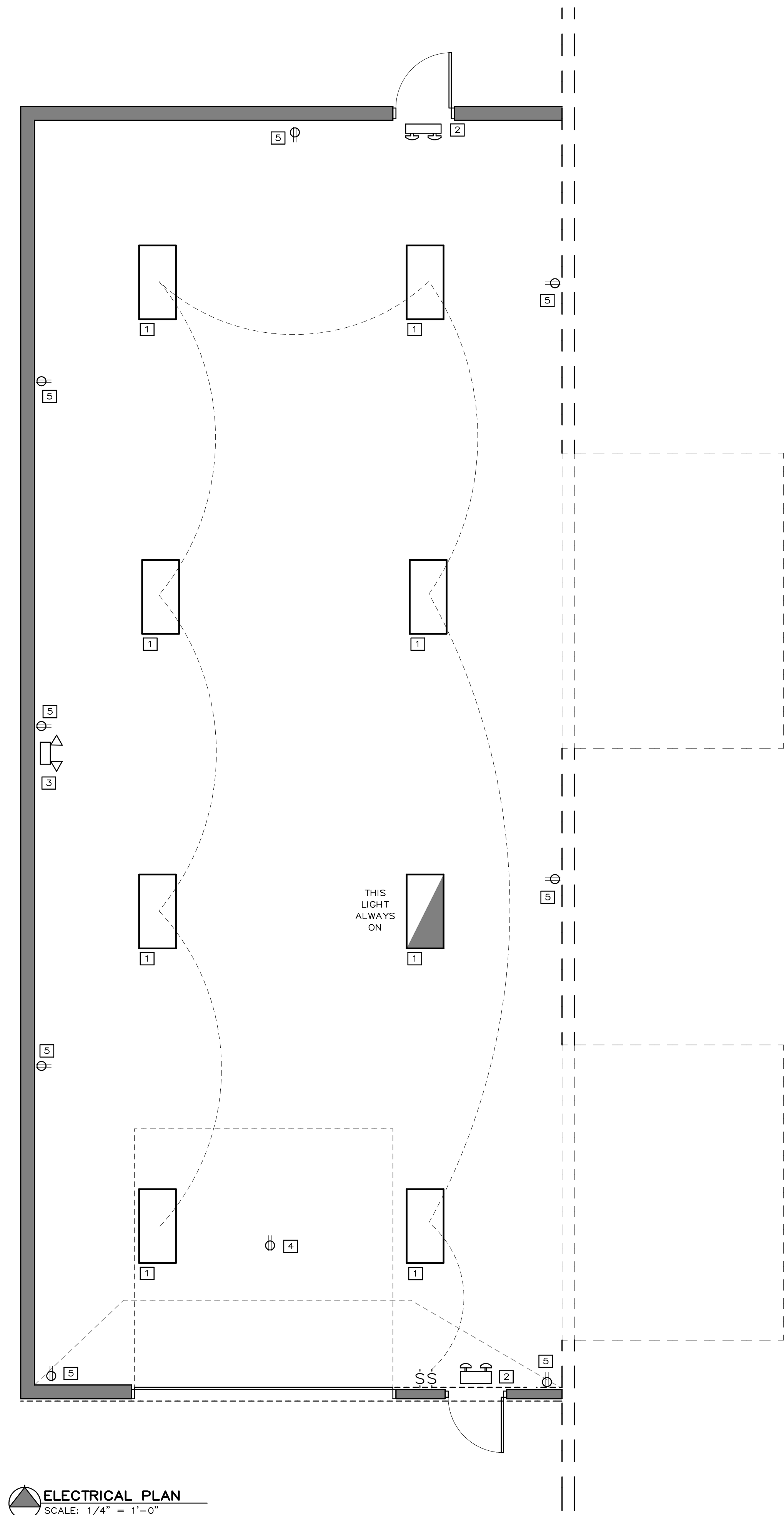
E-2 INTERIOR ELEVATION
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 - RENDER ALL PENETRATIONS THROUGH BUILDING'S EXTERIOR ENCLOSURE WEATHER TIGHT.
 - PAINT ALL ROOF AND/OR WALL PENETRATIONS TO MATCH (AS CLOSELY AS IS PRACTICAL) THE ADJACENT ROOF OR WALL MATERIAL.
 - COMMENCING INSTALLATION OF ANY ITEM, EQUIPMENT OR SYSTEM INDICATES ACCEPTANCE OF ANY PRE-EXISTING CONDITION UPON WHICH THE SUBSEQUENT CONSTRUCTION IS DEPENDENT OR ATTACHED TO OR SUPPORTED ON. FOR EXAMPLE, BEGINNING FLOORING INSTALLATION REPRESENTS ACCEPTANCE OF THE SUB FLOOR CONSTRUCTION.
 - ALL WORK SHALL CONFORM TO APPLICABLE CODES
 - IN ALL MATTERS RELATING TO INTERPRETATION AND/OR ENFORCEMENT OF THE APPLICABLE CODES, DESIGNATED JEFFERSON COUNTY PERSONNEL SHALL BE CONSIDERED THE AUTHORITY HAVING JURISDICTION.

SHEET NOTES:

- THREE-LAMP, T-5 HO FLUORESCENT LAMPS; CHAIN HUNG FROM ROOF STRUCTURE
 - COMBINATION EMERGENCY LIGHT/EXIT SIGN WITH 90-MINUTE BATTERY BACKUP
 - EMERGENCY LIGHT WITH 90-MINUTE BATTERY BACKUP
 - CONVENIENCE DUPLEX ELECTRICAL OUTLET MOUNTED AT ROOF STRUCTURE OVERHEAD FOR SECTIONAL DOOR MOTOR
 - CONVENIENCE DUPLEX OUTLET; 18" 18" FINISHED FLOOR
- 1) ALL ELECTRICAL WORK TO BE PERFORMED BY LICENSED CONTRACTOR. SUBMIT INFORMATION AND DETAILS TO ARCHITECT/OWNER PRIOR TO BEGINNING WORK.
- 2) ALL NEW WIRING TO BE IN CONDUIT.
- 3) ALL NEW ELECTRICAL DEVICES TO BE FED FROM EXISTING ELECTRICAL SERVICE/PANELS.



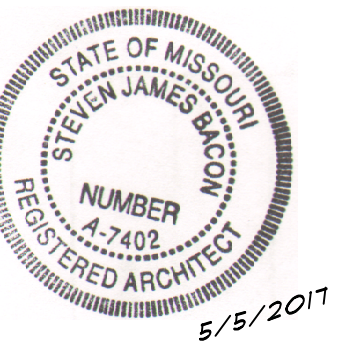
ELECTRICAL PLAN
 SCALE: 1/4" = 1'-0"

COMMISSION NUMBER
16-121
 DRAWN BY
 mjb
 CHECKED BY
 sjb
 ISSUED: 5/5/2017
 Printed: 5/5/2017

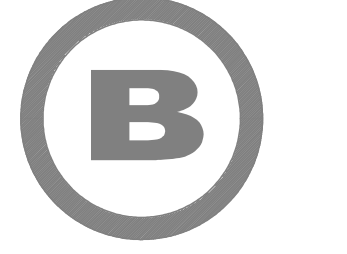
FOR PERMIT APPLICATION

FOR CONSTRUCTION WITH APPROVED PERMITS

PLAN STATUS



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 Robert & Cynthia Berner
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OWNER

Addition to 686 Biltmore Fenton, Missouri

COMMISSION

INTERNATIONAL CODE COUNCIL:
 IBC 2009
 INT'L FIRE CODE 2009
 INT'L MECH'L CODE 2009
 INT'L ENERGY CODE 2009
 INT'L PLUMB'G CODE 2009
 NATIONAL ELECTRICAL CODE 2008

BLD'G CODE(S)

ELECTRICAL PLAN

DETAILS

SHEET TITLE

SHEET NUMBER

A-3

OF 3