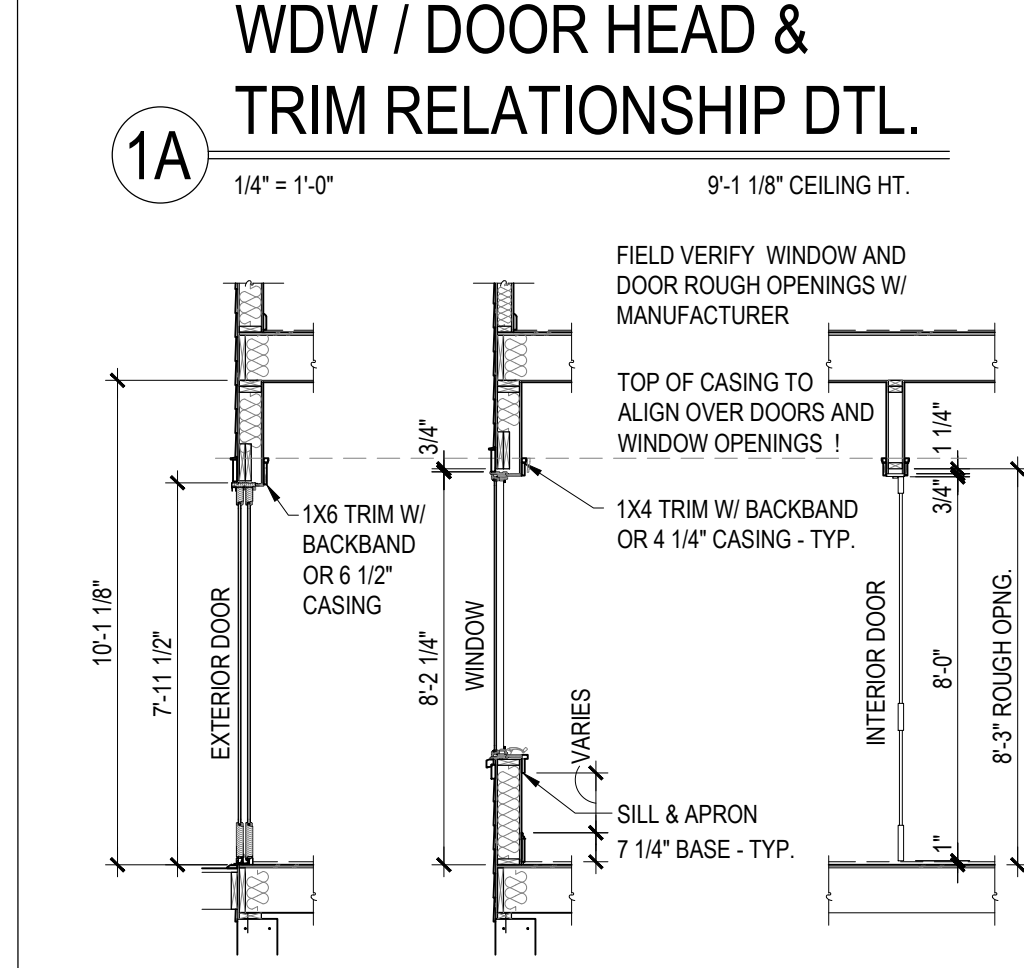
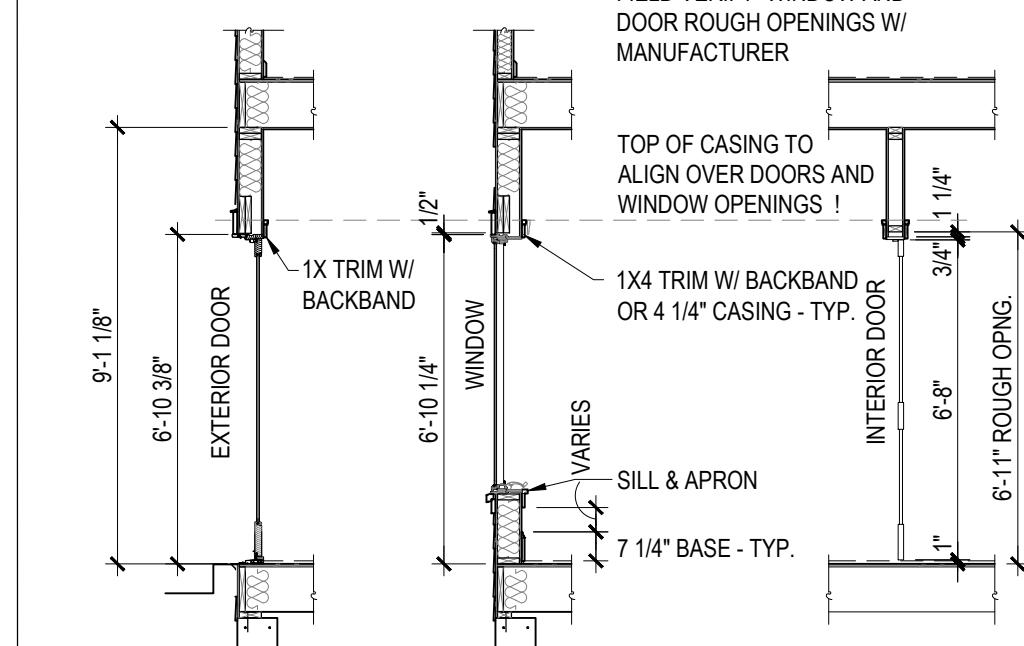
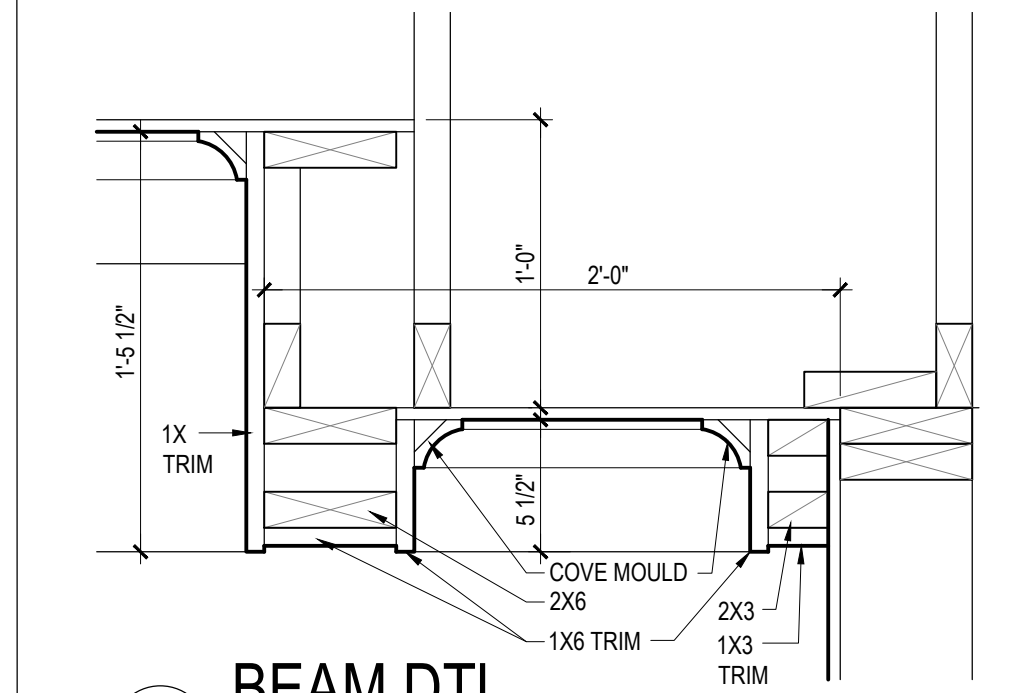
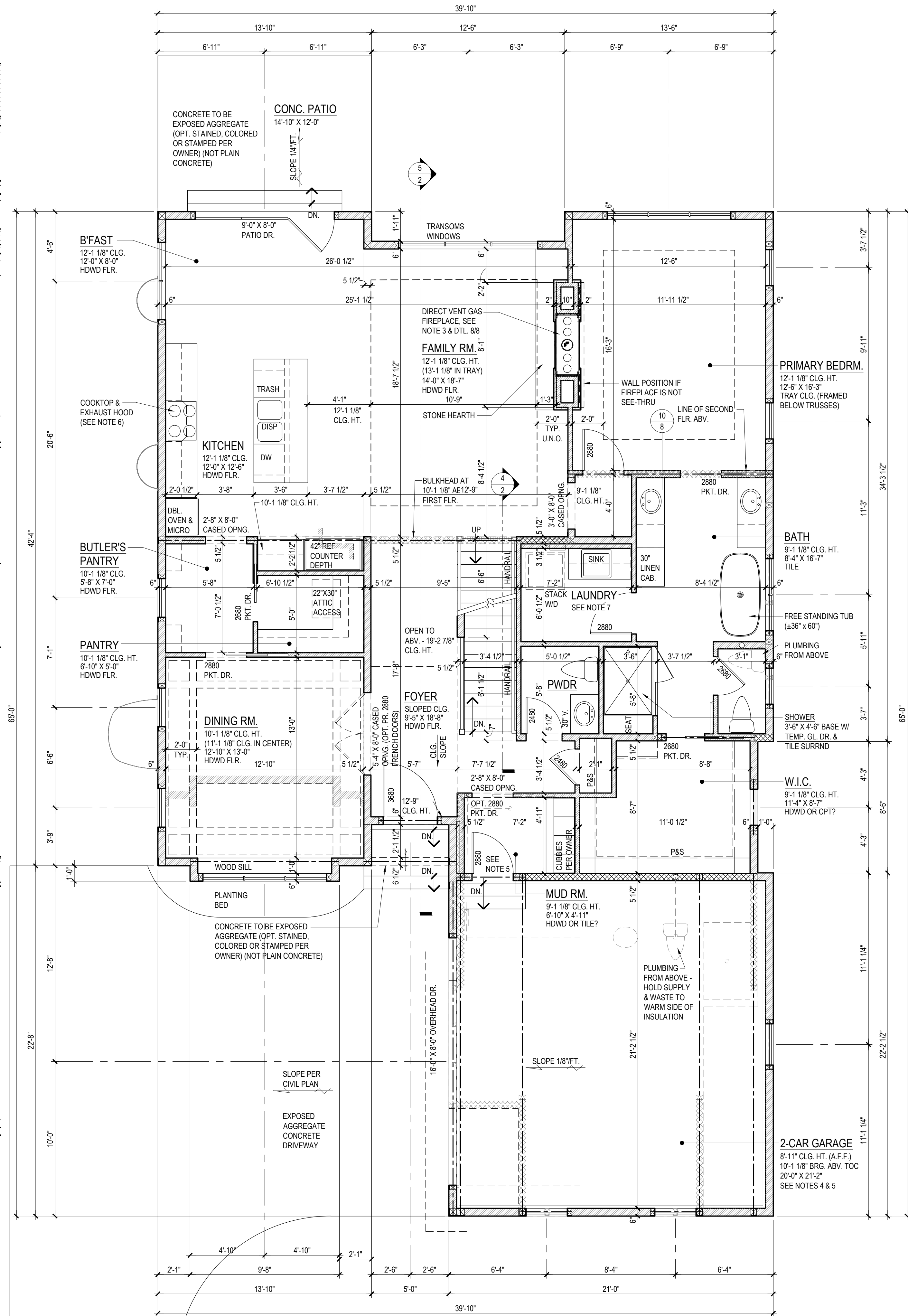
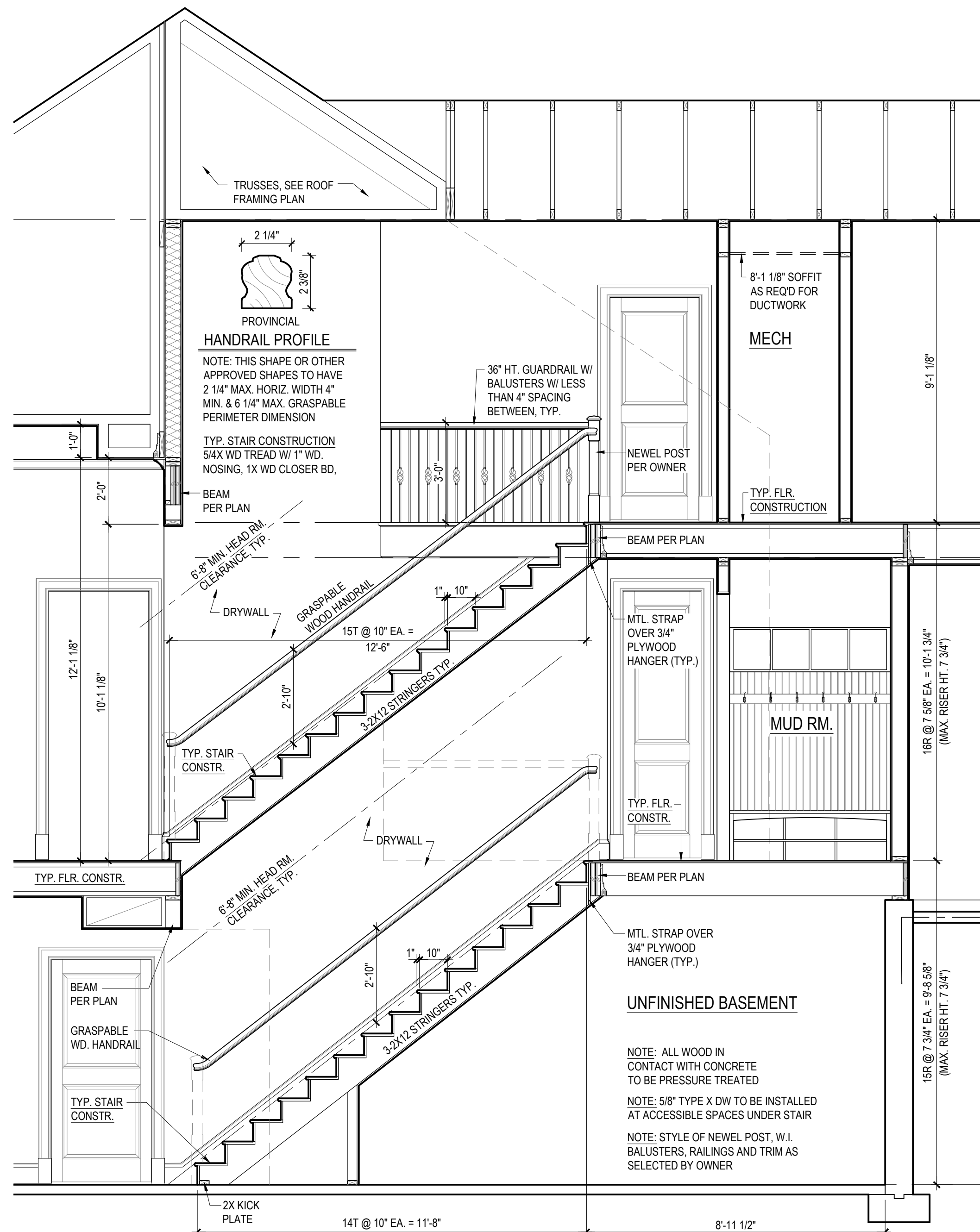
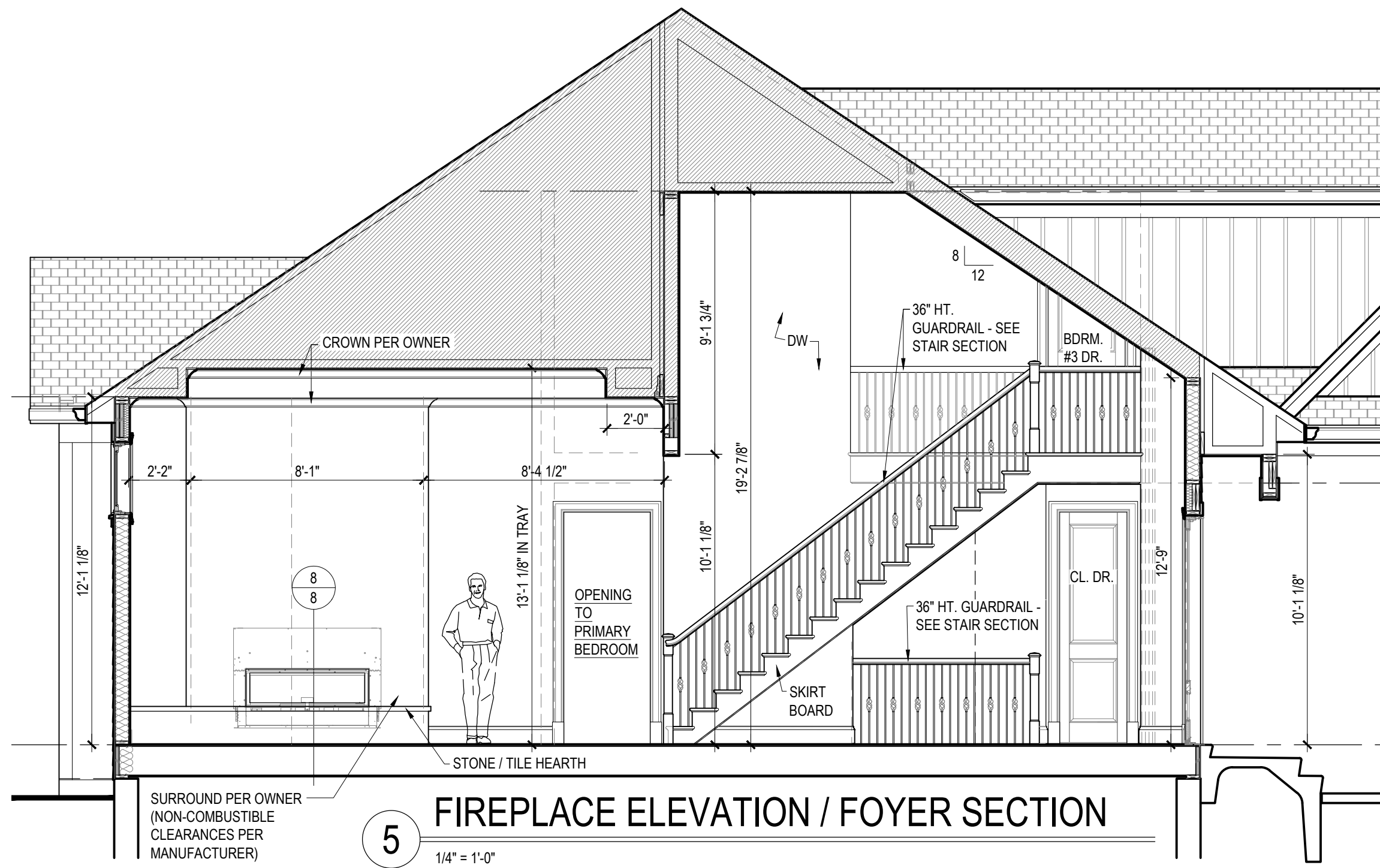
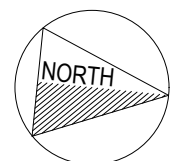
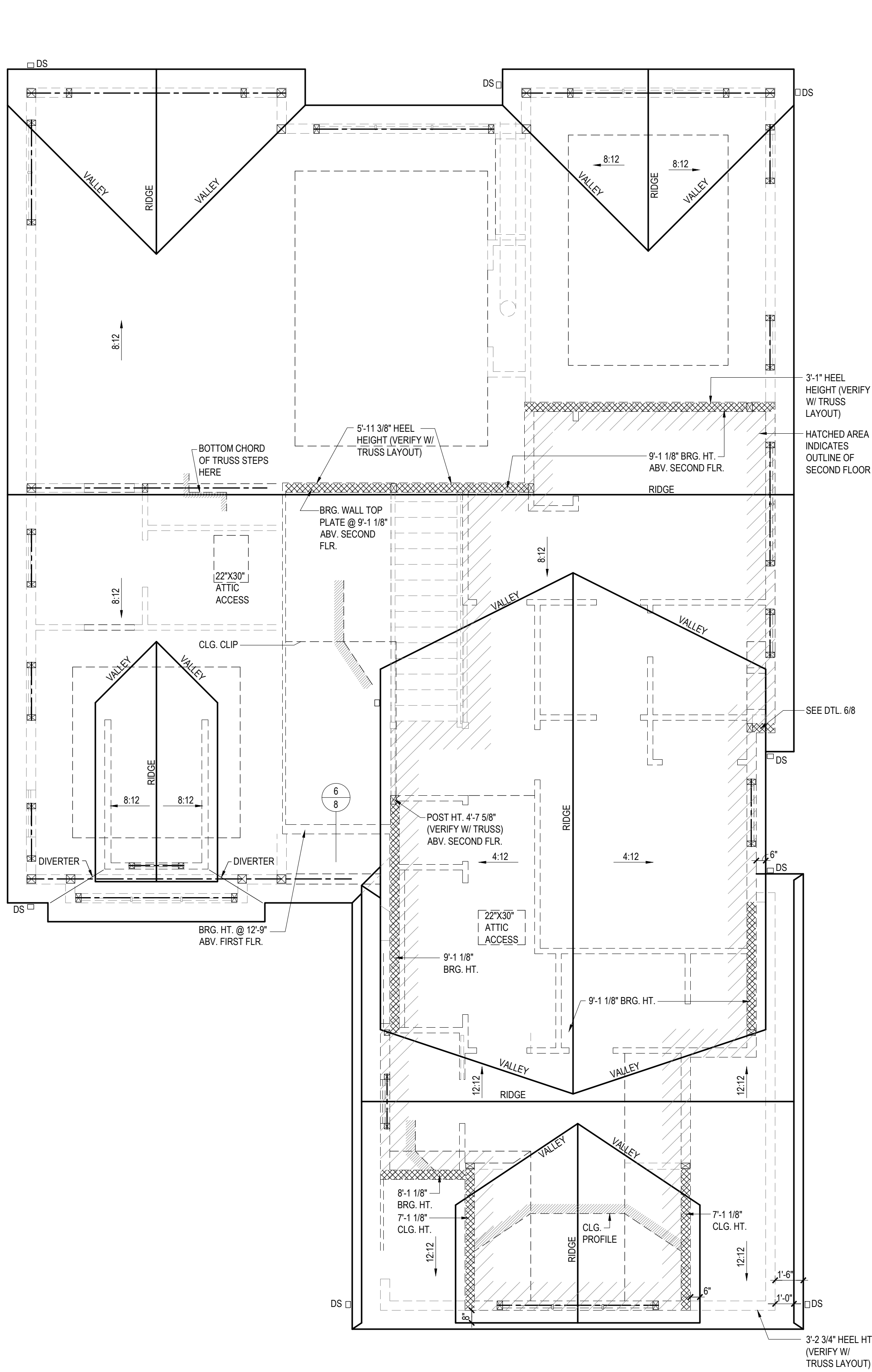


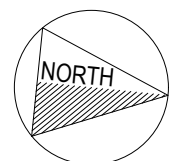
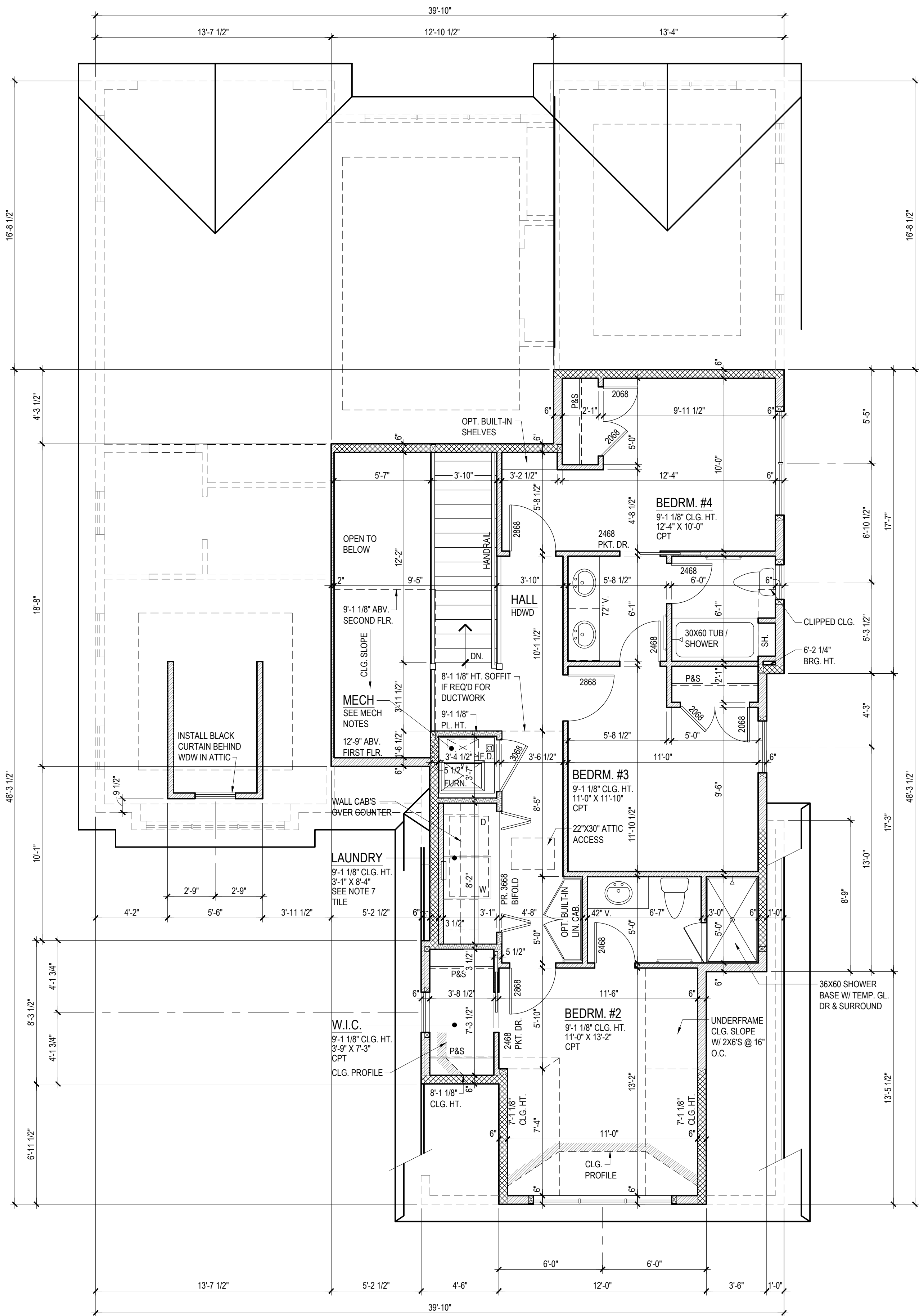
FLOOR PLAN DRAWING NOTES

1. ALL INTERIOR WALLS TO BE 3 1/2" (2X4 STUDS), UNLESS NOTED OTHERWISE (U.N.O.). ALL INTERIOR DIMENSIONS ARE TO FACE OF STUD. ALL EXTERIOR DIMENSIONS ARE TO FACE OF SHEATHING (U.N.O.).
2. POST INDICATED SHALL BE MINIMUM (2) 2X WALL THICKNESS, GLUED AND NAILED, UNLESS NOTED OTHERWISE. EXCEPTION: POSTS CARRYING MINIMAL LOADS, LESS THAN 8'-0" IN HEIGHT AND SUPPORTING HEADERS SPANNING 3'-0" OR LESS MAY CONSIST OF A SINGLE 2X CORPSE AND (1) FULL HT. UNBROKEN STUD. UNLESS NOTED OTHERWISE, MINIMUM HEADER SIZE (2) 2X10'S GLUED AND NAILED.
3. FIREPLACE: HEATILATOR GRAVE4836ST (36" VIEWING AREA) OR CRAVE6048ST (48" VIEWING AREA) DIRECT VENT GAS PRE-FABRICATED FIREPLACE OR AS SELECTED BY OWNER (SEE SECTION). SURROUND, MANTLE, AND HEARTH TO BE SELECTED BY OWNER. COORD. WITH MFR. FOR MIN. ROUGH-IN DIMENSIONS, HEARTH WIDTH, AND EXTENSION.
4. GARAGEHOUSE SEPARATION WALL TO BE INSULATED MINIMUM R-13.
5. GARAGE SEPARATION (ATTACHED W/ STORY ABOVE): 5/8" TYPE X DRYWALL ON GARAGE SIDE OF GARAGEHOUSE SEPARATION WALL UP TO 5/8" TYPE X DRYWALL CEILING. ALL BEARING WALLS, BEAMS, AND COLUMNS SUPPORTING THE FLOOR/CEILING ASSEMBLY TO HAVE MIN. 5/8" TYPE X DRYWALL. DOOR FROM GARAGE INTO HOUSE TO BE 1 3/4" THK. SOLID CORE DOOR (20 MIN.) WITH SELF-CLOSING DEVICE.
6. COOKTOP/RANGE WITH EXHAUST HOOD. PROVIDE GAS AND/OR ELECTRIC HOOKUPS AS REQUIRED. IF GAS PROVIDE GAS SHUTOFF IN ADJACENT CABINET. ALL EXHAUST TO BE VENTED TO EXTERIOR PER ALL LOCAL CODES. EXHAUST HOOD SYSTEMS CAPABLE OF EXHAUSTING IN EXCESS OF 600 CUBIC FEET PER MINUTE (0.19 M 3/S) SHALL BE PROVIDED WITH MAKEUP AIR AT A RATE APPROXIMATELY EQUAL TO THE EXHAUST AIR RATE. SUCH MAKEUP AIR SYSTEMS SHALL BE EQUIPPED WITH A MEANS OF CLOSURE AND SHALL BE AUTOMATICALLY CONTROLLED TO START AND OPERATE SIMULTANEOUSLY WITH THE EXHAUST SYSTEM.
7. LAUNDRY: WASHER TO BE PLACED IN A FLOOD SAVER WITH DRAIN. PROVIDE IN-WALL WASHER OUTLET BOX AND RECESSED DRYER VENT BOX. DRYER TO VENT TO EXTERIOR.
8. SEE ELECTRICAL SCHEDULE FOR DEVICE LOCATIONS.



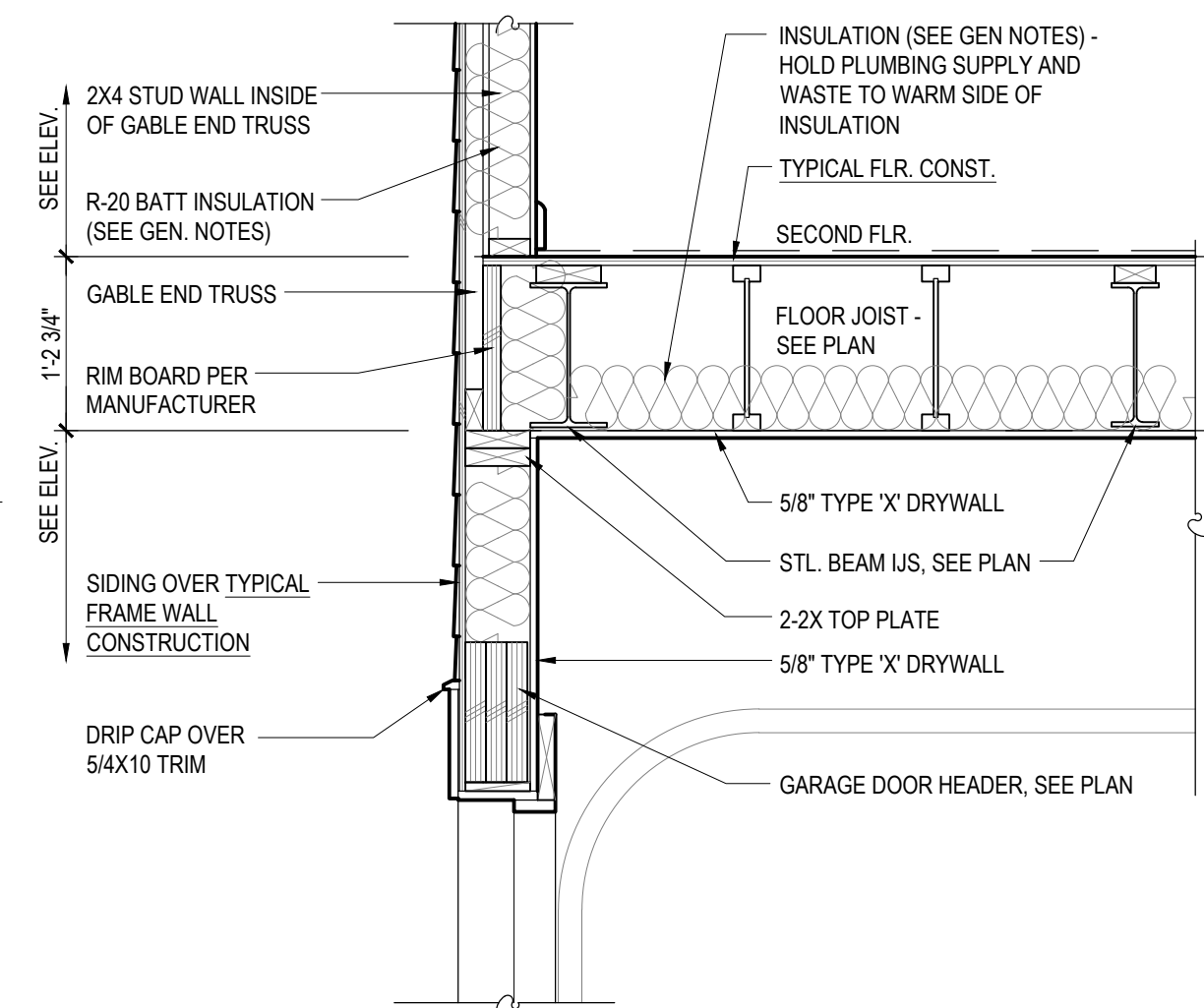
ROOF / FRAMING PLAN

1/4" = 1'-0"



SECOND FLOOR PLAN

1/4" = 1'-0"



SECTION @ SECOND FLR. - GARAGE DOOR HDR

SCALE 3/4" = 1'-0"

ROOF FRAMING NOTES

- POST INDICATED SHALL BE MINIMUM (2) 2X WALL THICKNESS, GLUED AND NAILED, UNLESS NOTED OTHERWISE. MINIMUM HEADER SIZE (2) 2X10'S. GLUE AND NAIL ALL MULTIPLE BEAM MEMBERS. EXCEPTION: POSTS CARRYING ROOF LOADS ONLY AND NOT EXCEEDING 8'-1" IN HEIGHT AND SUPPORTING HEADERS SPANNING 3'-0" OR LESS MAY CONSIST OF A SINGLE 2X CRIPPLE AND (1) FULL HT. UNBROKEN STUD UNLESS NOTED OTHERWISE.
- SEE FIRST AND SECOND FLOOR PLANS FOR INTERIOR CEILING CONDITIONS.
- TRUSS LAYOUT SHOWN IS FOR DIAGRAMMATIC PURPOSES ONLY. SEE MANUFACTURER'S SHOP DRAWINGS FOR ACTUAL LAYOUT.

FLOOR PLAN DRAWING NOTES

- ALL INTERIOR WALLS TO BE 3 1/2" (2X4 STUDS), UNLESS NOTED OTHERWISE (U.N.O.). ALL INTERIOR DIMENSIONS ARE TO FACE OF STUD. ALL EXTERIOR DIMENSIONS ARE TO FACE OF SHEATHING (U.N.O.).
- POST INDICATED SHALL BE MINIMUM (2) 2X WALL THICKNESS, GLUED AND NAILED, UNLESS NOTED OTHERWISE. EXCEPTION: POSTS CARRYING MINIMAL LOADS, LESS THAN 8'-0" IN HEIGHT AND SUPPORTING HEADERS SPANNING 3'-0" OR LESS MAY CONSIST OF A SINGLE 2X CRIPPLE AND (1) FULL HT. UNBROKEN STUD UNLESS NOTED OTHERWISE. MINIMUM HEADER SIZE (2) 2X10'S GLUED AND NAILED.
- FIREPLACE: HEATILATOR CRAVE4836ST (36" VIEWING AREA) OR CRAVE6048ST (48" VIEWING AREA) DIRECT VENT GAS PRE-FABRICATED FIREPLACE OR AS SELECTED BY OWNER (SEE SECTION). SURROUND, MANTLE, AND HEARTH TO BE SELECTED BY OWNER. COORD. WITH MFR. FOR MIN. ROUGH-IN DIMENSIONS, HEARTH WIDTH, AND EXTENSION.
- GARAGE/HOUSE SEPARATION WALL TO BE INSULATED MINIMUM R-13.
- GARAGE SEPARATION (ATTACHED W/ STORY ABOVE): 5/8" TYPE X DRYWALL ON GARAGE SIDE OF GARAGE/HOUSE SEPARATION WALL UP TO 5/8" TYPE X DRYWALL CEILING. ALL BEARING WALLS, BEAMS, AND COLUMNS SUPPORTING THE FLOOR/CEILING ASSEMBLY TO HAVE MIN. 5/8" TYPE X DRYWALL. DOOR FROM GARAGE INTO HOUSE TO BE 1 3/4" THK. SOLID CORE DOOR (20 MIN.) WITH SELF-CLOSING DEVICE.
- COOKTOP/RANGE WITH EXHAUST HOOD. PROVIDE GAS AND/OR ELECTRIC HOOKUPS AS REQUIRED. IF GAS PROVIDE GAS SHUTOFF IN ADJACENT CABINET. ALL EXHAUST TO BE VENTED TO EXTERIOR PER ALL LOCAL CODES. EXHAUST HOOD SYSTEMS CAPABLE OF EXHAUSTING IN EXCESS OF 600 CUBIC FEET PER MINUTE (0.19 M 3/S) SHALL BE PROVIDED WITH MAKEUP AIR AT A RATE APPROXIMATELY EQUAL TO THE EXHAUST AIR RATE. SUCH MAKEUP AIR SYSTEMS SHALL BE EQUIPPED WITH A MEANS OF CLOSURE AND SHALL BE AUTOMATICALLY CONTROLLED TO START AND OPERATE SIMULTANEOUSLY WITH THE EXHAUST SYSTEM.
- LAUNDRY: WASHER TO BE PLACED IN A FLOOD SAVER WITH DRAIN. PROVIDE IN-WALL WASHER OUTLET BOX AND RECESSED DRYER VENT BOX. DRYER TO VENT TO EXTERIOR.
- SEE ELECTRIC SHEET FOR DEVICE LOCATIONS.

MECH. NOTES

- SECOND FLOOR FURNACE SHALL BE SET IN OVERFLOW DRAIN PAN.
- PROVIDE SOUND BATTS AROUND AND IN FLOOR BELOW FURN. RM.
- INSTALL 1/2" HOMESITE SOUND BOARD UNDER DRYWALL AND WEATHER STRIP DOOR FOR SOUND CONTROL.
- MECHANICAL CONTRACTOR TO SUPPLY COMBUSTION AIR. (NO LOUVER)
- DO NOT INSTALL SUPPLY OR RETURN VENTS IN SHARED BEDROOM / MECHANICAL ROOM WALLS

ENERGY CONSERVATION REQUIRED WITH COMBUSTION / VENTILATION OUTSIDE AIR:
- SOLID, SELF-CLOSING WEATHERSTRIPPED DOOR
- R-13 INSULATION AT INTERIOR WALLS
- R-19 INSULATION AT FLOOR/CEILING
- WRAPPED, INSULATED DUCTS
- STOPPED WALL PENETRATIONS

date:
7/10/2026
7/24/2026
ARB: 8/27/2026
ARB: 9/10/2026

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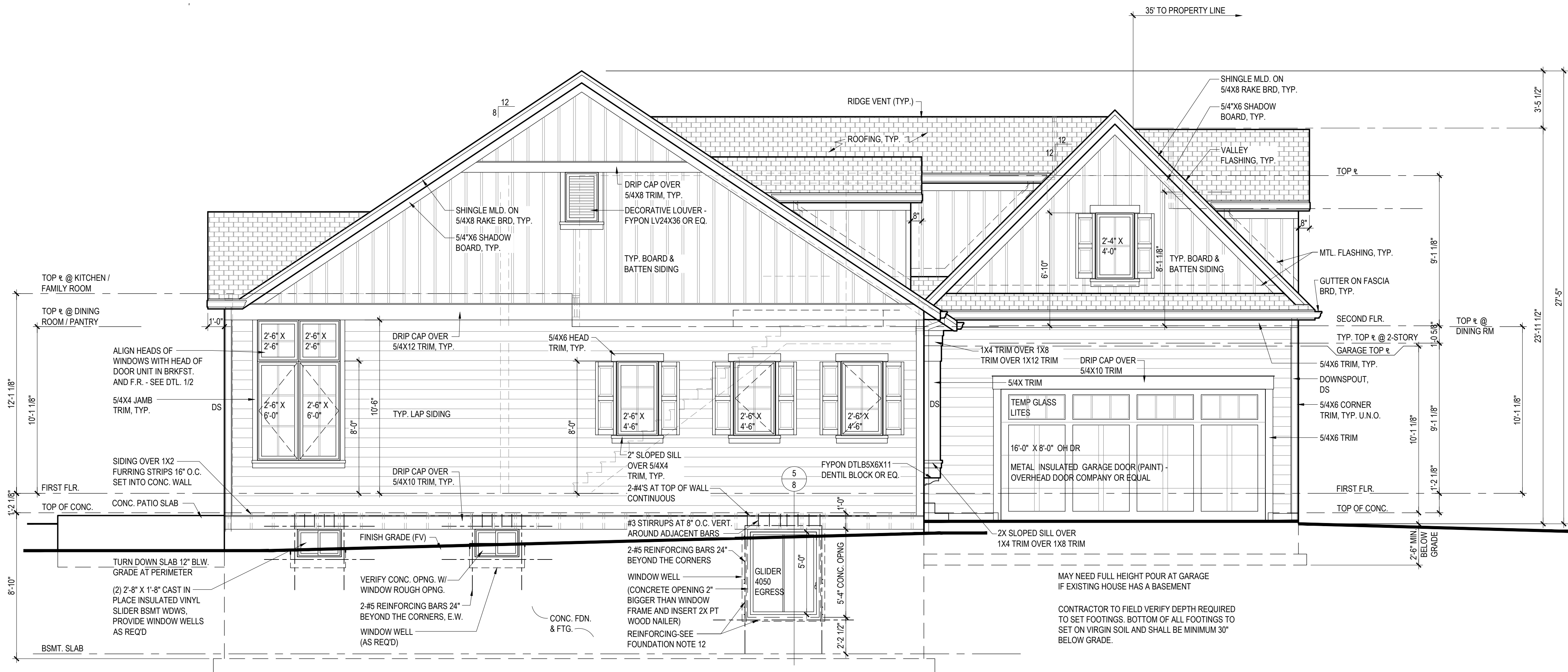
PRELIMINARY
NOT FOR
CONSTRUCTION

Douglas
Properties

NEW RESIDENCE AT:
23 Midpark Lane
Ladue, MO 63124

SECOND FLOOR PLAN
ROOF / FRAMING PLAN

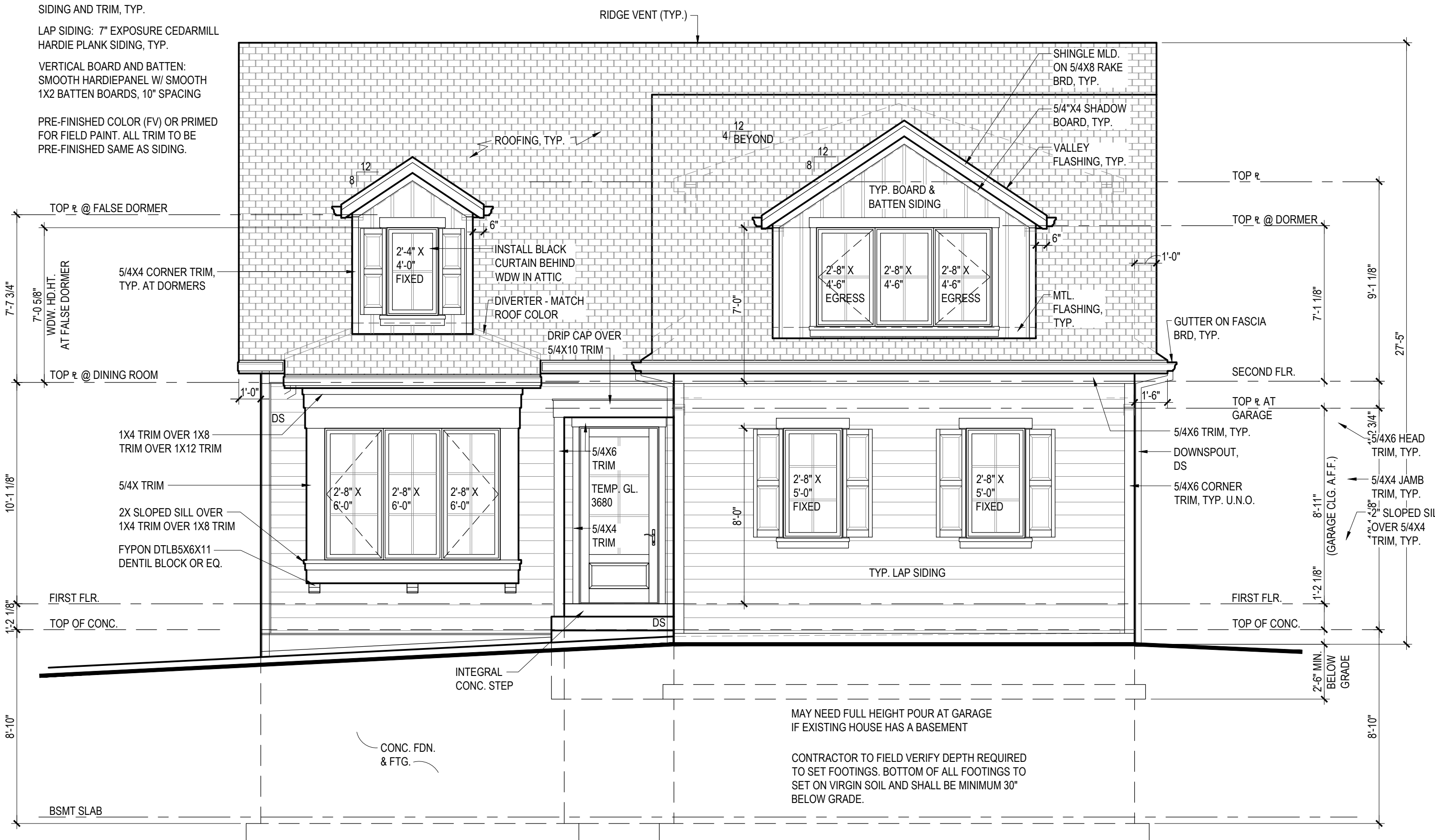
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LEFT SIDE ELEVATION

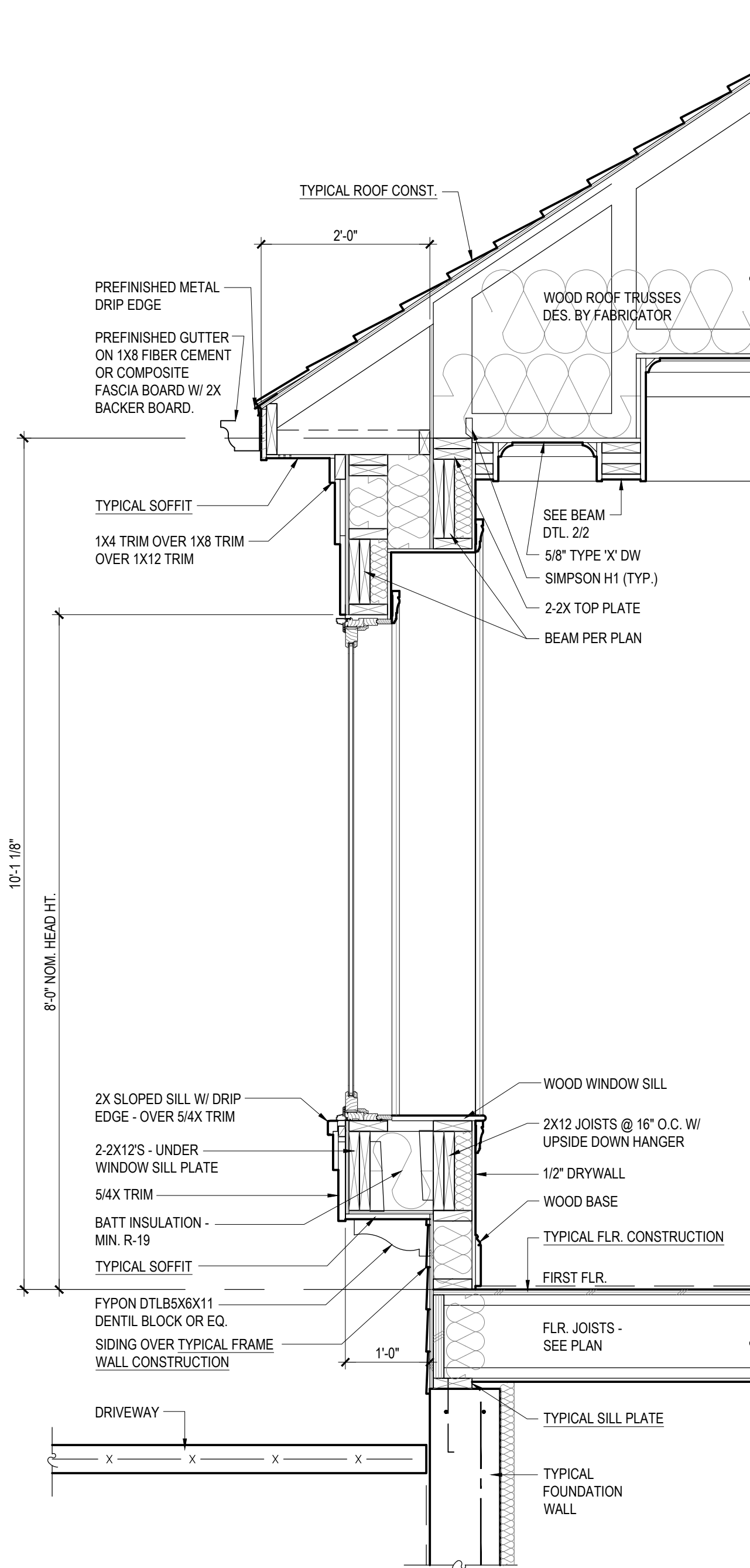
1/4" = 1'-0"

SIDING SHALL BE:
"JAMES HARDIE" FIBER CEMENT BOARD
SIDING AND TRIM, TYP.
LAP SIDING: 7" EXPOSURE CEDARMILL
HARDIE PLANK SIDING, TYP.
VERTICAL BOARD AND BATTEN:
SMOOTH HARDIEPANEL W/ SMOOTH
1X2 BATTEN BOARDS, 10" SPACING
PRE-FINISHED COLOR (FV) OR PRIMED
FOR FIELD PAINT. ALL TRIM TO BE
PRE-FINISHED SAME AS SIDING.



FRONT ELEVATION

1/4" = 1'-0"



SECTION @ BOX BAY

1 3/4" = 1'-0"

ELEVATION DRAWING NOTES

- SLOPE GRADE AWAY FROM FOUNDATION MINIMUM 1"FT. FOR A DISTANCE OF 8'-0" OR TO A SWALE.
- FOOTINGS AND PIERS: BOTTOM OF ALL FOOTINGS TO SET ON SOLID, UNDISTURBED SOIL. PIERS TO EXTEND MINIMUM 24" INTO SOLID, UNDISTURBED SOIL. BOTH SHALL BE MINIMUM 30" BELOW GRADE.
- BRICK VENEER: ALL SOLDIER AND ROWLOCK HEADERS, SILLS, AND TRIM TO PROJECT 3/4", UNLESS NOTED OTHERWISE.
- CHIMNEY HEIGHT: SHALL EXTEND ABOVE ROOF MIN. 3'-0" AT POINT OF PENETRATION AND 2'-0" HIGHER THAN ANY PORTION OF THE BUILDING WITHIN 10' HORIZONTALLY.
- DECK DOORS: SECURELY BARRICADE DOOR UNTIL DECK IS BUILT AND APPROVED.
- ROOF FLASHING: PROVIDE CORROSION-RESISTANT METAL FLASHING AT ALL ROOF VALLEYS, WALL AND CHIMNEY INTERSECTIONS, PORCHES, DECK, ETC. ROLLED ROOFING OR (2) LAYERS OF TYPE 1 UNDERLAYMENT MAY BE SUBSTITUTED FOR FLASHING AT THE ROOF VALLEY PROVIDED THE SHINGLES ARE INTERLACED.
- CANTILEVERS: PROVIDE EXTERIOR GRADE SOFFIT (SEAL ALL JOINTS). INSULATE BETWEEN FLOOR JOISTS TO MINIMUM R-19.
- GENERAL CONTRACTOR SHALL CONFIRM USE OF ALL TRIM ACCESSORIES AND MODEL NUMBERS WITH SUPPLIER BEFORE ORDERING.
- WINDOW SIZES ARE GENERIC. WINDOW TYPE: ALUMINUM CLAD EXTERIOR, WOOD INTERIOR. INTERIOR: PRIMED. EXTERIOR: BRONZE.
- EGRESS WINDOW REQUIREMENTS:
(COMPLY WITH IRC 2021 SECTION R310)
 - 44" MAX. SILL HT. A.F.F. AT BASEMENT WINDOWS
 - MIN. NET CLEAR OPENING OF 5.7 S.F. (5 S.F. ALLOWED AT GRADE FLOOR OPENINGS)
 - MIN. OPENING HEIGHT = 24" NET CLEAR
 - MIN. OPENING WIDTH = 20" NET CLEARCONTRACTOR SHALL SUBMIT MANUFACTURER'S DATA WITH PERMIT DOCUMENTS TO SHOW THAT EGRESS WINDOWS MEET THESE REQUIREMENTS.
- WINDOW OPENING REQUIREMENTS:
(COMPLY WITH IRC 2021 SECTION R312)
 - FOR WINDOWS WITH SILLS LESS THAN 24" ABOVE THE FLOOR AND MORE THAN 72" ABOVE GRADE, LIMIT WINDOW OPENINGS TO PROHIBIT PASSAGE OF 4" SPHERE.
 - PROVIDE MECHANISM TO ALLOW FOR EMERGENCY ESCAPE.

date:

7/10/2026
7/24/2026

ARB: 8/27/2026
ARB: 9/10/2026

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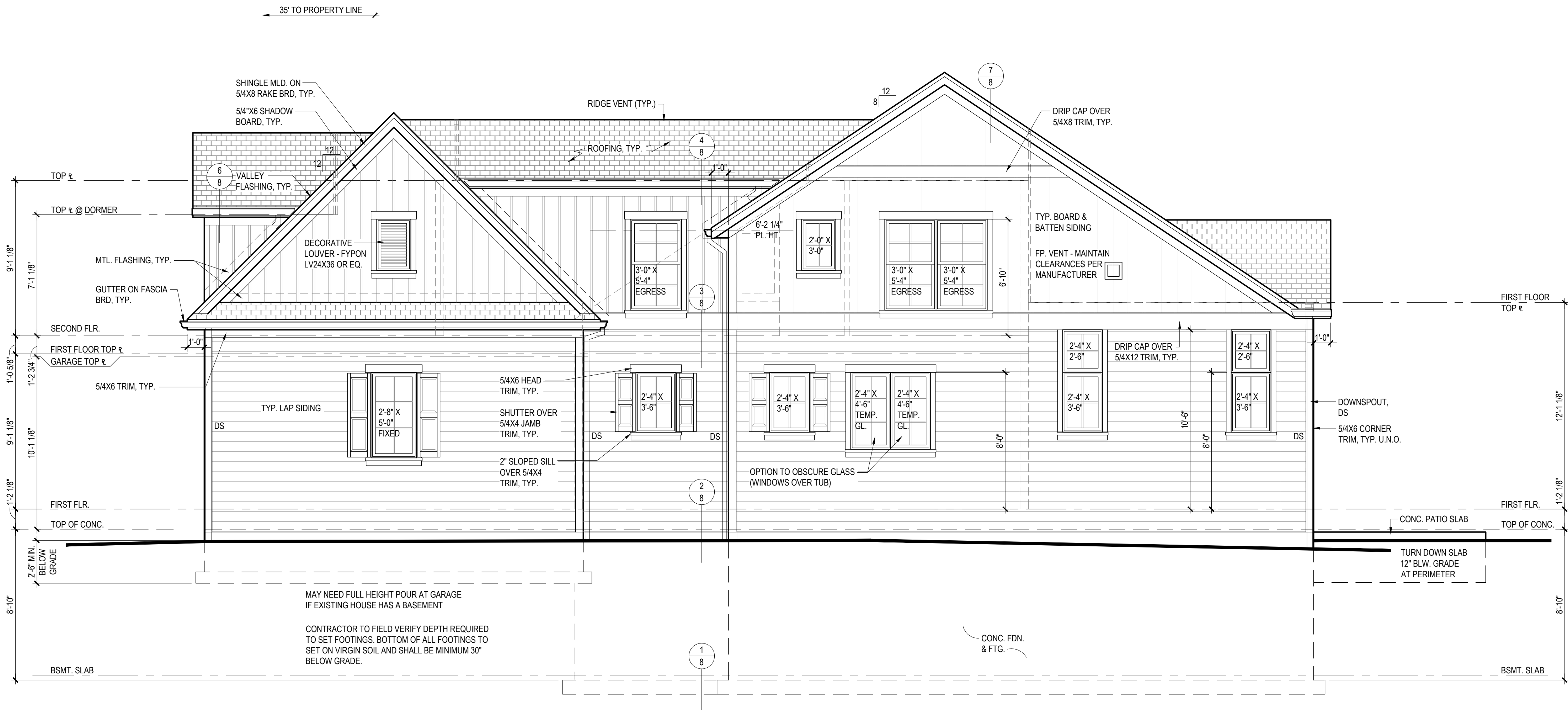
NEW RESIDENCE AT:

23 Midpark Lane
Ladue, MO 63124

FRONT AND LEFT ELEVATIONS

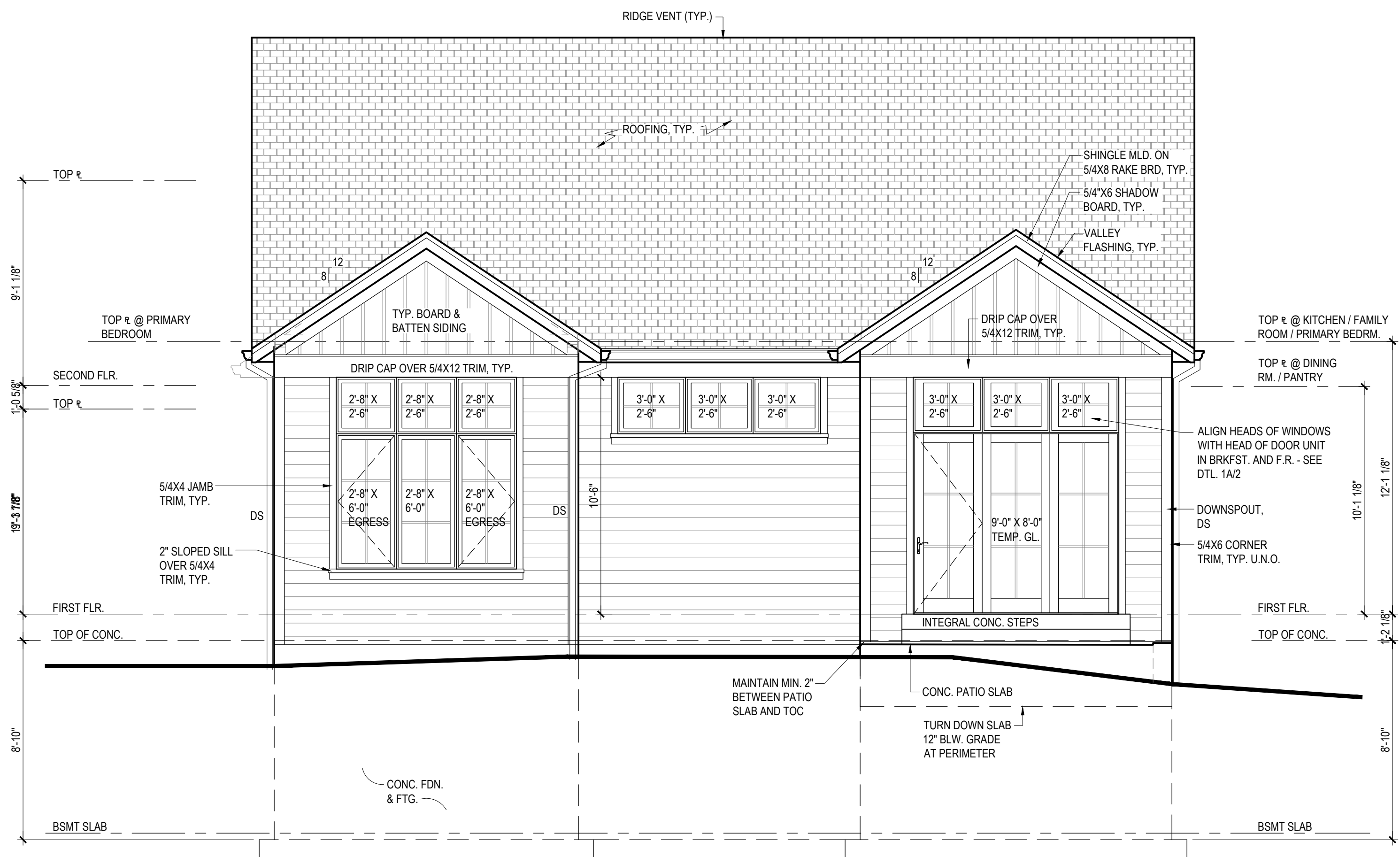
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RIGHT SIDE ELEVATION

1/4" = 1'-0"



REAR ELEVATION

1/4" = 1'-0"

ELEVATION DRAWING NOTES

1. SLOPE GRADE AWAY FROM FOUNDATION MINIMUM 1"FT. FOR A DISTANCE OF 8'-0" OR TO A SWALE.
2. FOOTINGS AND PIERS: BOTTOM OF ALL FOOTINGS TO SET ON SOLID, UNDISTURBED SOIL. PIERS TO EXTEND MINIMUM 24" INTO SOLID, UNDISTURBED SOIL. BOTH SHALL BE MINIMUM 30" BELOW GRADE.
3. BRICK VENEER: ALL SOLDIER AND ROWLOCK HEADERS, SILLS, AND TRIM TO PROJECT 3/4", UNLESS NOTED OTHERWISE.
4. CHIMNEY HEIGHT: SHALL EXTEND ABOVE ROOF MIN. 3'-0" AT POINT OF PENETRATION AND 2'-0" HIGHER THAN ANY PORTION OF THE BUILDING WITHIN 10' HORIZONTALLY.
5. DECK DOORS: SECURELY BARRICADE DOOR UNTIL DECK IS BUILT AND APPROVED.
6. ROOF FLASHING: PROVIDE CORROSION-RESISTANT METAL FLASHING AT ALL ROOF VALLEYS, WALL AND CHIMNEY INTERSECTIONS, PORCHES, DECK, ETC. ROLLED ROOFING OR (2) LAYERS OF TYPE 1 UNDERLAYMENT MAY BE SUBSTITUTED FOR FLASHING AT THE ROOF VALLEY PROVIDED THE SHINGLES ARE INTERLACED.
7. CANTILEVERS: PROVIDE EXTERIOR GRADE SOFFIT WITH PERMIT DOCUMENTS TO SHOW THAT EGRESS WINDOWS MEET THESE REQUIREMENTS.
8. GENERAL CONTRACTOR SHALL CONFIRM USE OF ALL TRIM ACCESSORIES AND MODEL NUMBERS WITH SUPPLIER BEFORE ORDERING.
9. WINDOW SIZES ARE GENERIC. WINDOW TYPE: ALUMINUM CLAD EXTERIOR, WOOD INTERIOR. INTERIOR: PRIMED. EXTERIOR: BRONZE.
10. EGRESS WINDOW REQUIREMENTS:
(COMPLY WITH IRC 2021 SECTION R310)
 - 44" MAX. SILL HT. A.F.F. AT BASEMENT WINDOWS
 - MIN. NET CLEAR OPENING OF 5.7 S.F. (5 S.F. ALLOWED AT GRADE FLOOR OPENINGS)
 - MIN. OPENING HEIGHT = 24" NET CLEAR
 - MIN. OPENING WIDTH = 20" NET CLEARCONTRACTOR SHALL SUBMIT MANUFACTURER'S DATA WITH PERMIT DOCUMENTS TO SHOW THAT EGRESS WINDOWS MEET THESE REQUIREMENTS.
11. WINDOW OPENING REQUIREMENTS:
(COMPLY WITH IRC 2021 SECTION R312)
 - FOR WINDOWS WITH SILLS LESS THAN 24" ABOVE THE FLOOR AND MORE THAN 72" ABOVE GRADE, LIMIT WINDOW OPENINGS TO PROHIBIT PASSAGE OF 4" SPHERE.
 - PROVIDE MECHANISM TO ALLOW FOR EMERGENCY ESCAPE.

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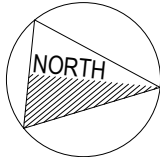
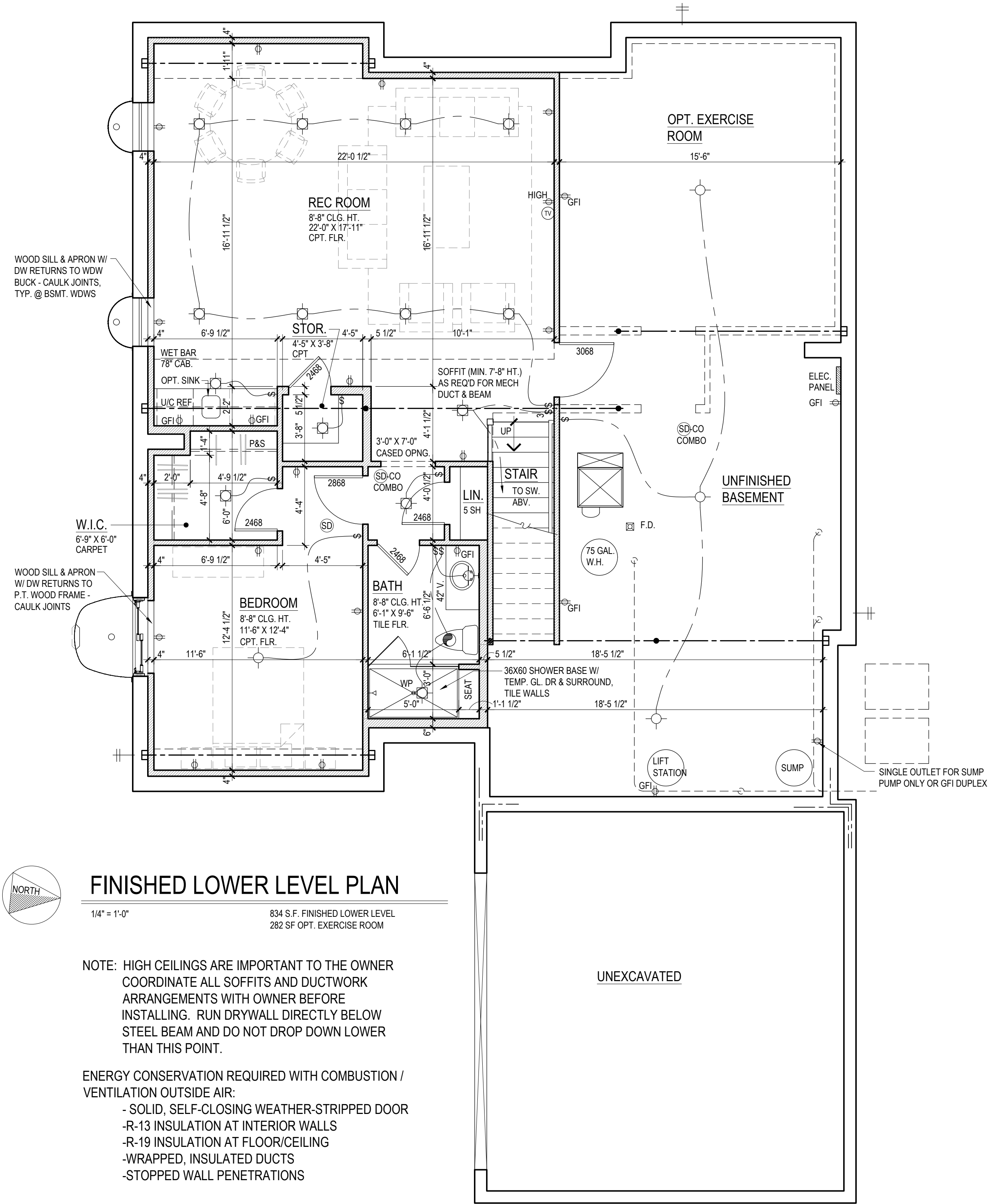
Douglas
Properties

NEW RESIDENCE AT:

23 Midpark Lane
Ladue, MO 63124

REAR AND RIGHT ELEVATIONS

sheet:
5
of 10

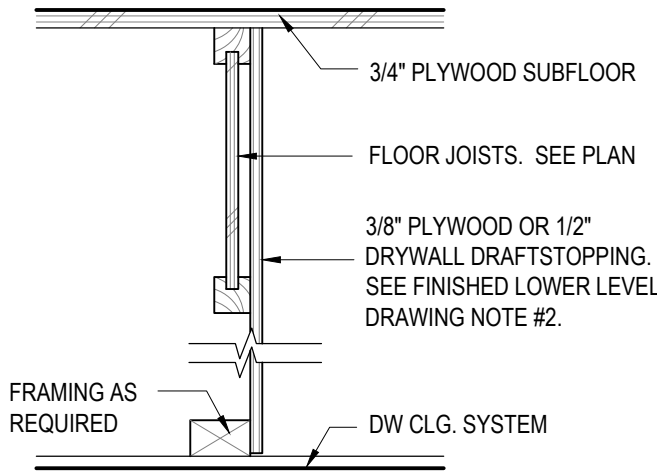


FINISHED LOWER LEVEL PLAN

1/4" = 1'-0"
834 S.F. FINISHED LOWER LEVEL
282 SF OPT. EXERCISE ROOM

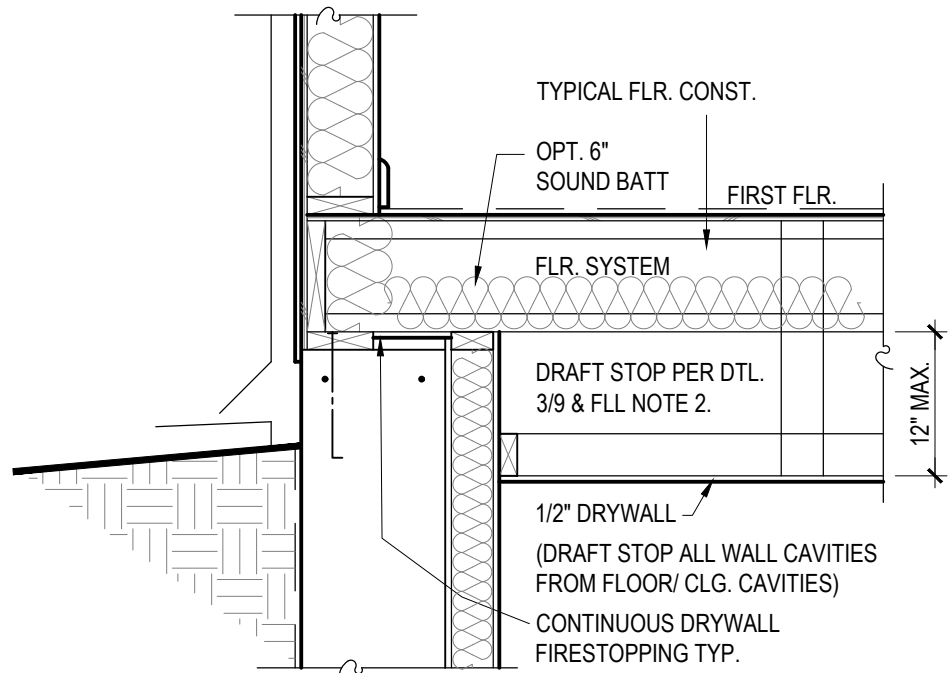
NOTE: HIGH CEILINGS ARE IMPORTANT TO THE OWNER
COORDINATE ALL SOFFITS AND DUCTWORK
ARRANGEMENTS WITH OWNER BEFORE
INSTALLING. RUN DRYWALL DIRECTLY BELOW
STEEL BEAM AND DO NOT DROP DOWN LOWER
THAN THIS POINT.

ENERGY CONSERVATION REQUIRED WITH COMBUSTION /
VENTILATION OUTSIDE AIR:
- SOLID, SELF-CLOSING WEATHER-STRIPPED DOOR
- R-13 INSULATION AT INTERIOR WALLS
- R-19 INSULATION AT FLOOR/CEILING
- WRAPPED, INSULATED DUCTS
- STOPPED WALL PENETRATIONS



DRAFTSTOPPING DTL.

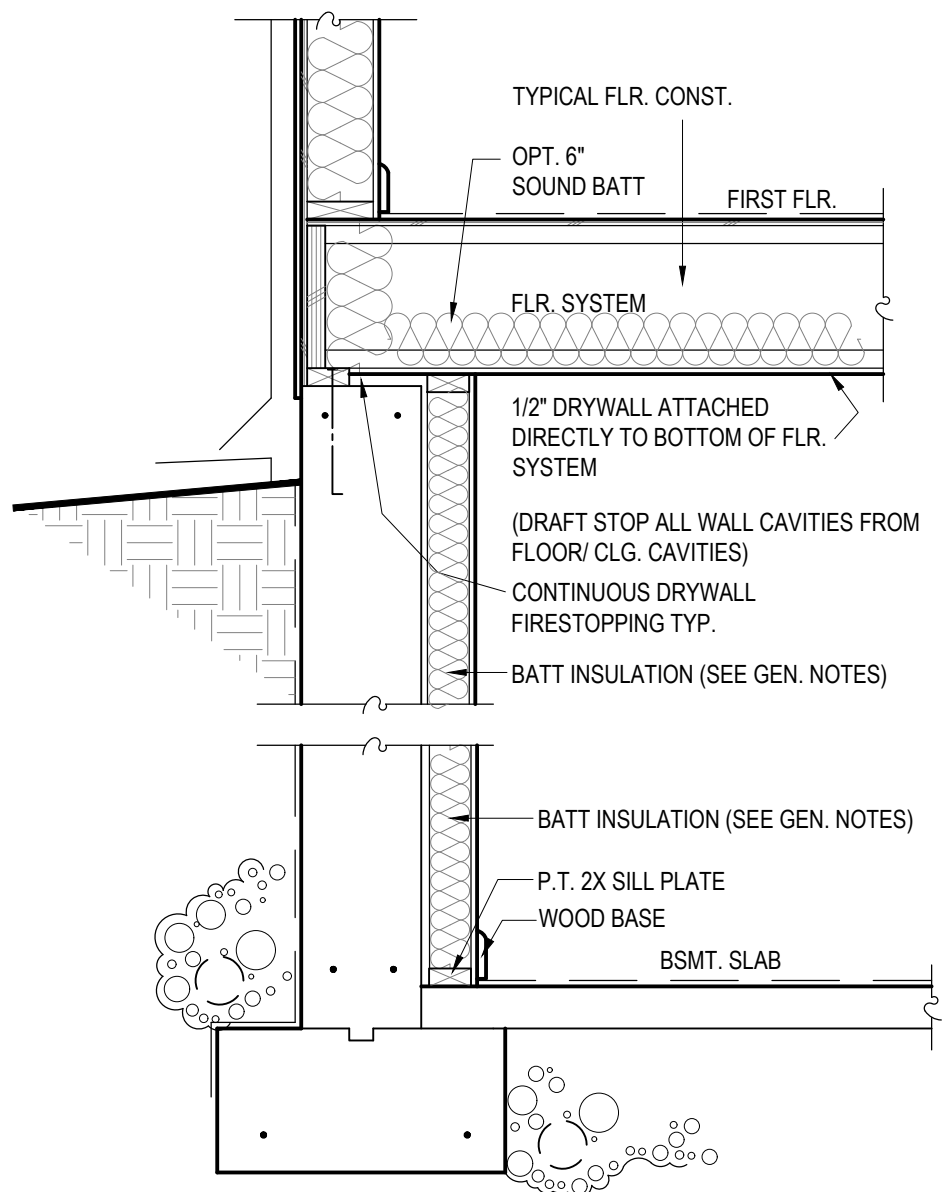
1 1/2" = 1'-0"



BSMT. WALL SECTION - DROPPED CLG.

3/4" = 1'-0"

SEE TYP. WALL SECTIONS FOR
ADDITIONAL INFORMATION



BSMT. WALL SECTION

3/4" = 1'-0"

SEE TYP. WALL SECTIONS FOR
ADDITIONAL INFORMATION

FINISHED LOWER LEVEL PLAN

- ALL INTERIOR WALLS TO BE 3 1/2" (2X4 STUDS) UNLESS NOTED OTHERWISE (OPTIONAL LIGHT GAUGE STEEL STUDS).
- DRAFT-STOPPING: CEILINGS SUSPENDED BELOW WOOD JOISTS OR ATTACHED DIRECTLY TO WOOD FLOOR TRUSSES SHALL BE DRAFT-STOPPED AT MAXIMUM 1000 S.F. INTERVALS PARALLEL TO MAIN FRAMING MEMBERS. SEE DETAIL THIS SHEET.
- CEILING HEIGHTS TO BE DETERMINED BY EXTENT OF DUCTWORK, STEEL BEAMS, ETC. (7'-0" MIN. CEILING HEIGHT).
- FURR DOWN CEILING, IF REQUIRED, TO CLEAR BEAMS, DUCTWORK, WIRES, PIPES, ETC., UNLESS NOTED OTHERWISE.
- SET ALL CEILING AS HIGH AS POSSIBLE. PROVIDE ACCESS PANELS TO UTILITIES, CLEANOUTS, ETC. IN FINISHED AREAS. VERIFY METHOD WITH OWNER.
- MAINTAIN REQUIRED CLEARANCES AROUND FURNACES AND WATER HEATERS.
- VENT BATHROOM EXHAUST FAN TO EXTERIOR.
- ADJUST LOCATIONS OF RECESSED LIGHT FIXTURES, IF REQUIRED, FOR FRAMING MEMBERS, DUCTWORK, ETC. REVIEW ALTERNATE LOCATIONS WITH OWNER.

MECHANICAL: GAS APPLIANCES LOCATED IN SPACES WHERE THE VOLUME IS LESS THAN 50 CUBIC FEET PER 1,000 BTU/HR. INPUT RATING SHALL HAVE COMBUSTION AIR PROVIDED. MECHANICAL CONTRACTOR SHALL CALCULATE, SPECIFY, AND COORDINATE WITH G.C. ALL ADDITIONAL COMBUSTION AIR AS REQUIRED BY THE MECHANICAL CODE AND LOCAL JURISDICTIONS. LOUVERED DOORS SHALL BE PERMITTED BY THE ARCHITECT IF CALLED OUT ON THE PLANS (VERIFY WITH OWNER). IF ADDITIONAL COMBUSTION AIR IS REQUIRED, MECHANICAL CONTRACTOR SHALL PROVIDE THE FOLLOWING:
USING INSIDE AIR: PROVIDE 1 SQ. IN. PER 1000BTU/HR. IN HIGH AND LOW OPENINGS (MIN. OPENING SIZE 100 SQ. IN.).
USING OUTSIDE AIR: PROVIDE 1 SQ. IN. PER 4,000 BTU/HR. (1 SQ. IN. PER 2,000 BTU/HR. IF DUCTED HORIZONTAL OPENING).

ENERGY CONSERVATION REQUIRED WITH COMBUSTION/VENTILATION OUTSIDE AIR:
- SOLID, SELF-CLOSING WEATHER-STRIPPED DOOR
- R-13 INSULATION AT INTERIOR WALLS
- R-19 INSULATION AT FLOOR/CEILING
- WRAPPED, INSULATED DUCTS
- STOPPED WALL PENETRATIONS

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NEW RESIDENCE AT:
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Ladue, MO 63124

FINISHED LOWER LEVEL PLAN

sheet:

6

of 10