

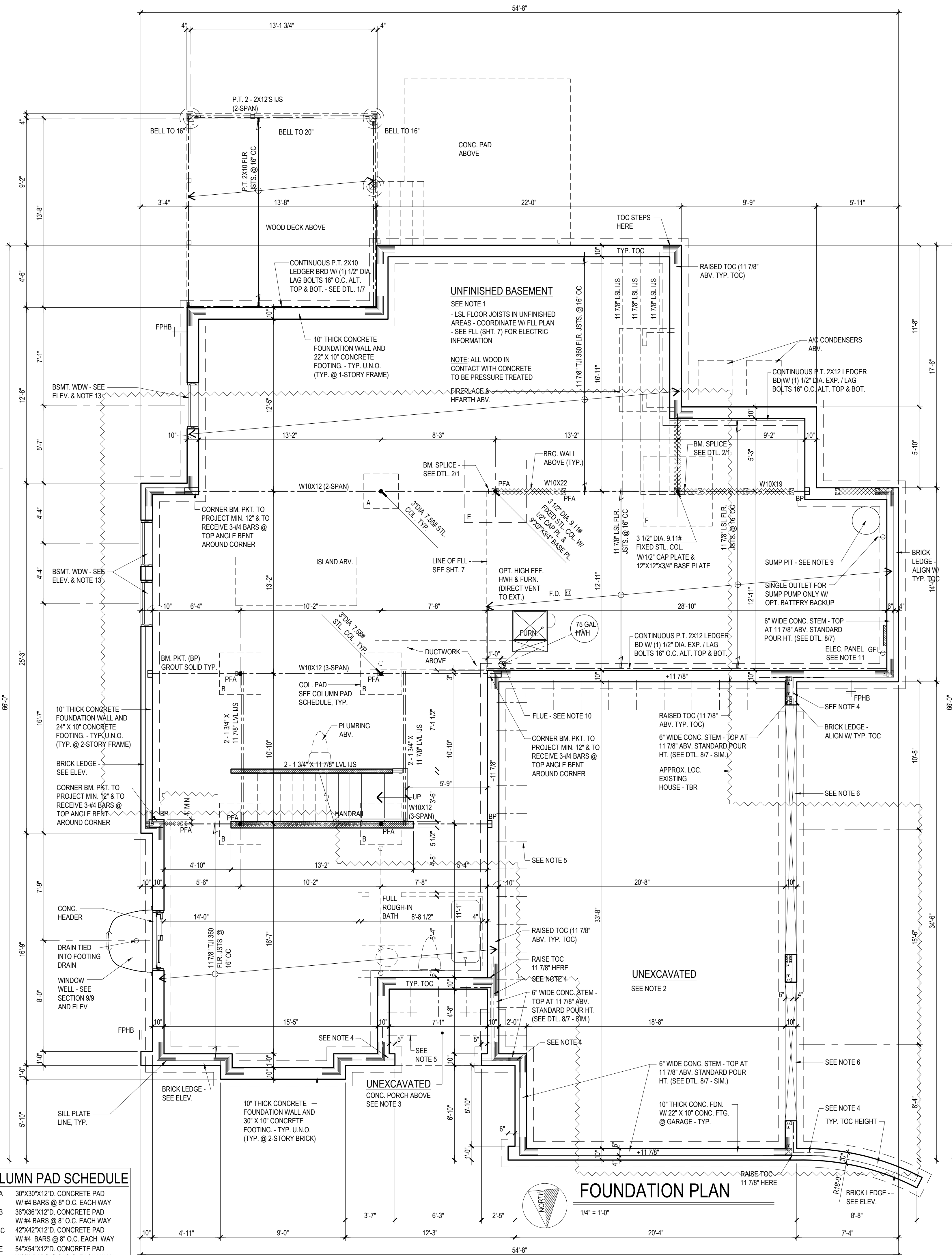
3 STAIR SECTION

3/8" = 1'-0"



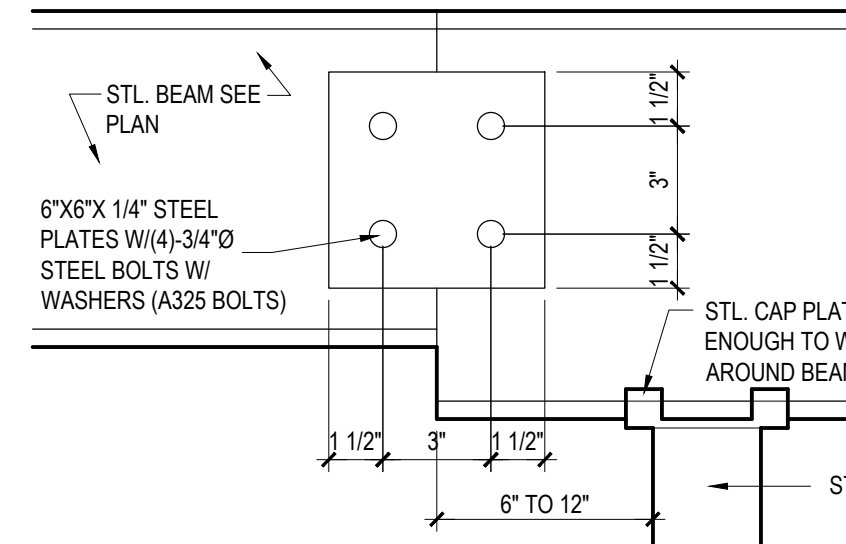
COLUMN PAD SCHEDULE

FTG-A	30"x30"x12"D. CONCRETE PAD W/ #4 BARS @ 8" O.C. EACH WAY
FTG-B	36"x36"x12"D. CONCRETE PAD W/ #4 BARS @ 8" O.C. EACH WAY
FTG-C	42"x42"x12"D. CONCRETE PAD W/ #4 BARS @ 8" O.C. EACH WAY
FTG-E	54"x54"x12"D. CONCRETE PAD W/ #4 BARS @ 8" O.C. EACH WAY
FTG-F	60"x60"x12"D. CONCRETE PAD W/ #4 BARS @ 8" O.C. EACH WAY



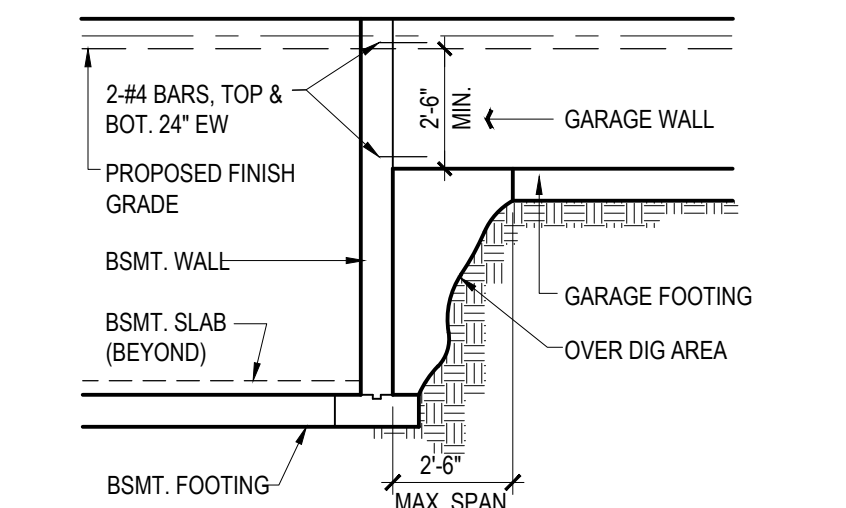
FOUNDATION PLAN

1/4" = 1'-0"



2 BEAM SPLICE DETAIL

3/4" = 1'-0"



1 GARAGE FTG. IN RELATION TO BASEMENT FOOTING

1/4" = 1'-0"

FOUNDATION DRAWING NOTES

1. BASEMENT SLAB: 3-1/2" CONCRETE SLAB OVER 6 MIL. VB (LAP JOINTS MIN. 6" AND SEAL) OVER MIN. 4" GRAVEL OR CRUSHED STONE. (SLOPE TO FLOOR DRAIN).
2. GARAGE SLAB: 4" CONCRETE SLAB WITH 6"x6" W14XW14 WWF OVER 6 MIL. VB (LAP JOINTS MIN. 6" AND SEAL OVER MIN. 4" GRAVEL OR CRUSHED STONE. (SLOPE TO GARAGE DOOR MINIMUM 4" UNO.)
3. EXTERIOR PORCH SLABS: 4" CONCRETE SLAB WITH 6"x6" W14XW14 WWF OVER MIN. 4" GRAVEL OR CRUSHED STONE. SLOPE AWAY FROM FOUNDATION WITH EDGES TURNED DOWN BELOW GRADE MINIMUM 1/2" OR TO TOP OF FOUNDATION WALL.
4. (2) #4 BARS TOP, MIDDLE AND BOTTOM, 24" EW. TYPICAL AT ALL INTERSECTING WALLS.
5. #4 BARS @ 24" O.C. DOWEL INTO FOUNDATION WALL AND BEND 24" INTO CONCRETE SLAB. TYPICAL AT EXTERIOR PORCH SLABS AND GARAGE SLAB (ADJACENT TO BASEMENT FOUNDATION WALL).
6. HOLD DOWN TOP OF FOUNDATION WALL @ DOOR TO RECEIVE CONCRETE SLAB.
7. FOOTINGS & PIERS: BOTTOM OF FOOTINGS TO BE MINIMUM 30" BELOW GRADE. PIERS TO EXTEND MIN. 24" INTO SOLID, UNDISTURBED SOIL AND MIN. 30" BELOW GRADE.
8. CRAWLSPACE: 20 MIL. REINFORCED POLY VB OVER MIN. 2" GRAVEL OR CRUSHED STONE (LAP JOINTS MIN. 6" AND SEAL).
9. DRAINAGE SYSTEM SHALL DISCHARGE BY GRAVITY TO DAYLIGHT OR BE CONNECTED TO AN APPROVED SUMP (MIN. 24" IN DIAMETER OR 20 INCHES SQUARE AND SHALL EXTEND MIN. 24 INCHES BELOW THE BOTTOM OF THE BASEMENT FLOOR. SUMP SHALL HAVE A FITTED COVER.) PROVIDE PUMP IF DRAINAGE SYSTEM IS CONNECTED TO SUMP PIT. DISCHARGING TO OR WITHIN 10' OF A SIDEWALK, DRIVEWAY, STREET, PROPERTY LINE OR TO CREATE A NUISANCE TO ADJOINING PROPERTIES IS PROHIBITED.
10. CLASS "B" UL APPROVED HVAC FLUE (SIZED BY HVAC CONTRACTOR) @ GAS FURNACE AND HHW. PROVIDE MINIMUM 2" CLEARANCE.
11. ELECTRICAL PANEL: 200 AMP. MINIMUM / 600 AMP. MAXIMUM) TO BE SIZED AND LOCATED BY ELECTRICAL CONTRACTOR.
12. STEEL COLUMNS SHALL BE SCHEDULE-40 SIZED PER PLAN. ALL COLUMNS SHALL HAVE A CAP AND BASE. ADJUSTABLE COLUMNS PERMITTED UNLESS NOTED TO BE FIXED.
13. MINIMUM OF (2) #5 REINFORCING BARS SHALL BE PROVIDED AROUND ALL WINDOW AND DOOR OPENINGS IN PLAIN CONCRETE FOUNDATION AND BASEMENT WALLS. BARS SHALL EXTEND A MINIMUM OF 24" BEYOND THE CORNERS OF THE OPENINGS.
14. CONTRACTOR SHALL NOT BACKFILL UNTIL CONCRETE FOUNDATION HAS CURED FOR A MINIMUM OF 7 DAYS.
15. UNFINISHED BASEMENTS SHALL BE INSULATED TO MIN. R-10. SEE GENERAL NOTES & DETAILS.

LIST OF SHEETS

1. FOUNDATION PLAN AND STAIR SECT.
2. FIRST FLOOR PLAN
3. SECOND FLOOR PLAN
4. ROOF PLAN
5. FRONT AND LEFT SIDE ELEVATION
6. REAR AND RIGHT SIDE ELEVATION
7. OPTIONAL FLL
8. ELECTRIC PLANS
9. SECTIONS & DETAILS
10. BRACING PLANS & DETAILS
11. GENERAL NOTES

LEGEND

	WALL FILL / BRICK
	BRG. WALL
	BRG. FROM ABV.
	WALL BRACING
	POST & HEADER
	GIRDER TRUSS
	MTL. HANGER
	POST

BUILDING CODE INFORMATION:

RICHMOND HEIGHTS, MISSOURI	2018 INTERNATIONAL RESIDENTIAL CODE
BUILDING:	2018 INTERNATIONAL PLUMBING CODE
PLUMBING:	2015 NATIONAL MECHANICAL CODE
MECHANICAL:	2014 NATIONAL ELECTRIC CODE (NFPA 70)
ELECTRICAL:	2018 INTERNATIONAL FIRE CODE
FIRE:	2018 INTERNATIONAL PROPERTY MAINTENANCE CODE
OTHER:	2009 INTERNATIONAL FUEL GAS CODE
	2018 INTERNATIONAL ENERGY CONSERVATION CODE

date: 1/30/23



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Douglas Properties

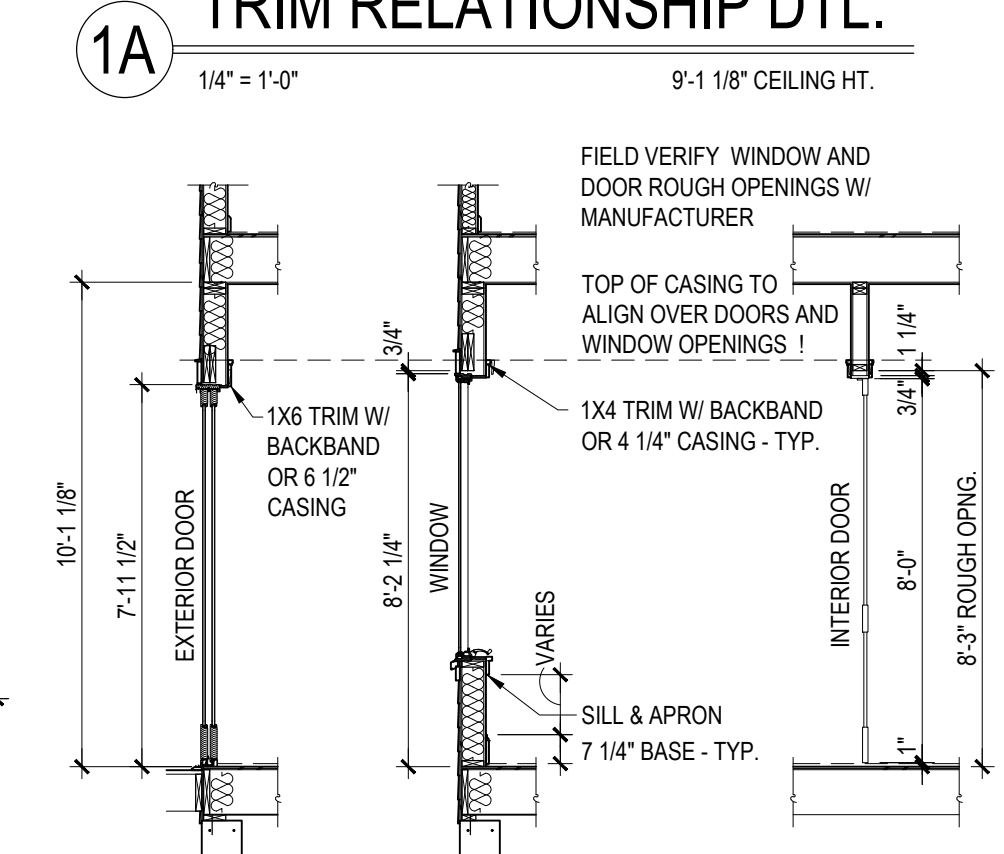
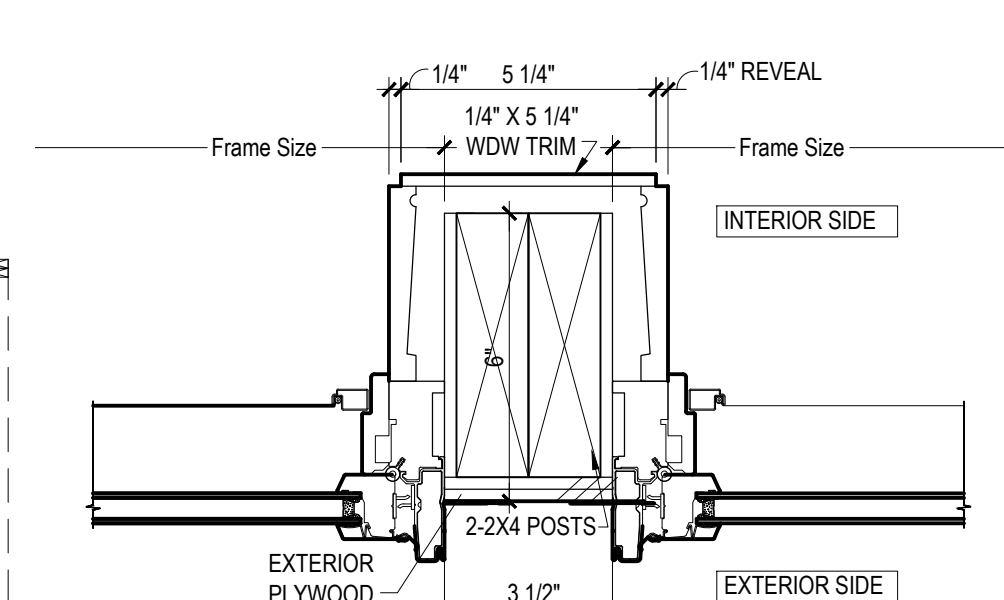
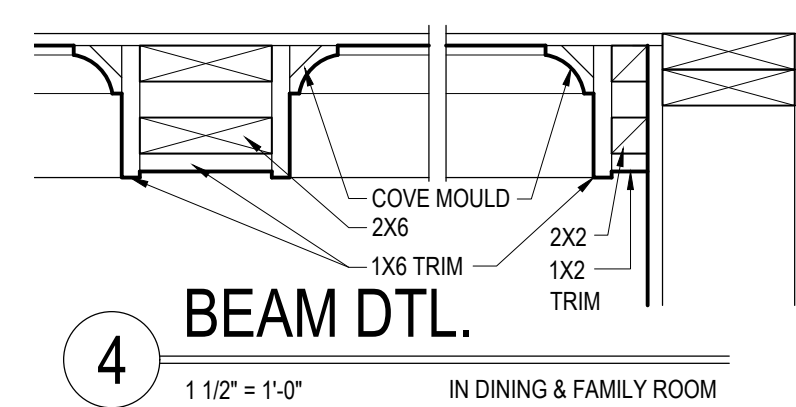
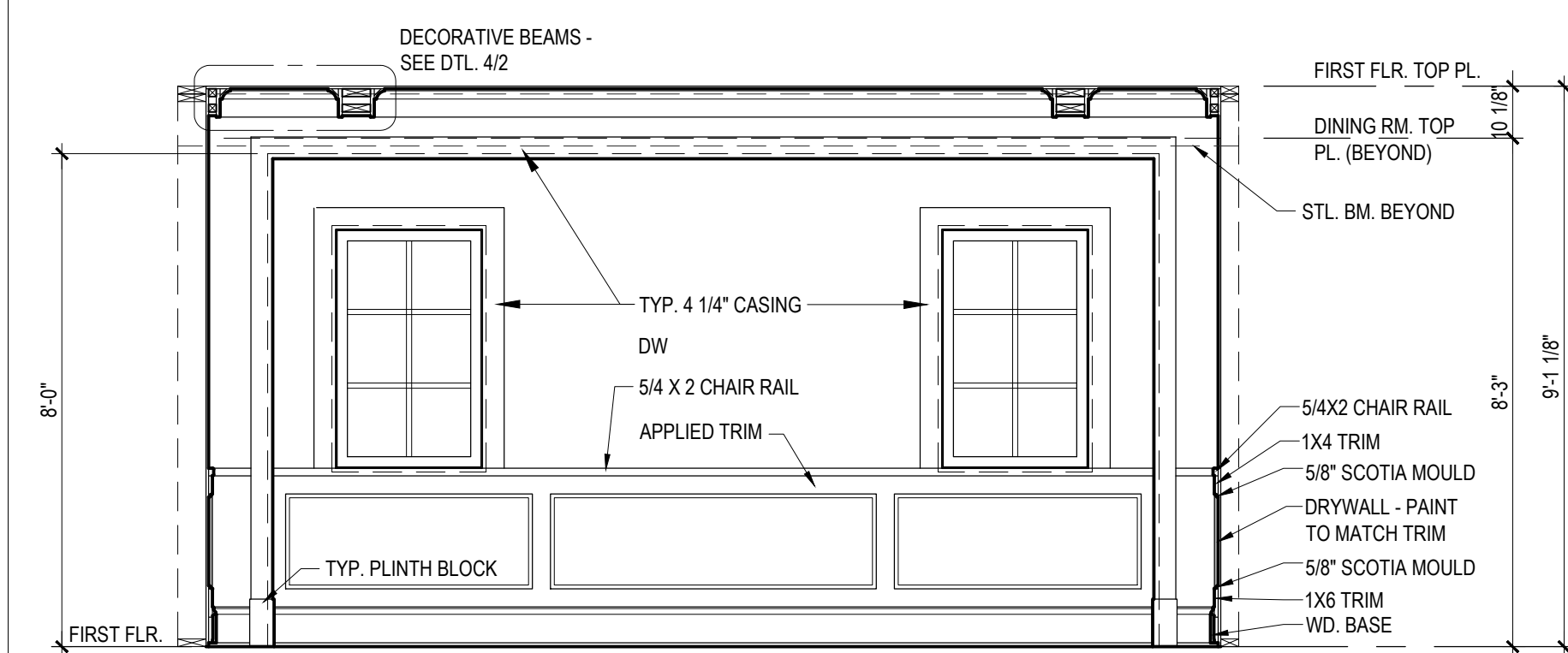
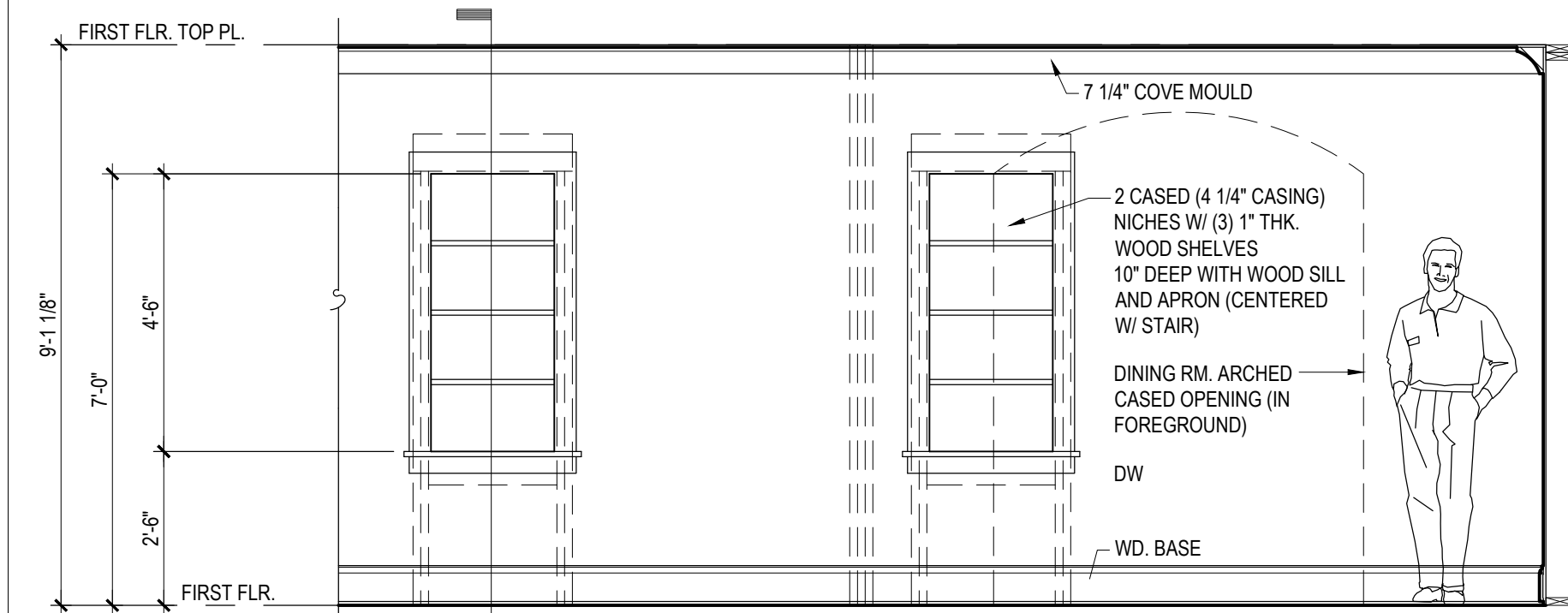
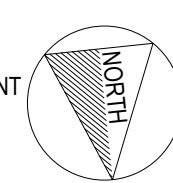
NEW RESIDENCE AT:
9734 Mansfield Dr.
Olivette, MO 63132

FOUNDATION PLAN

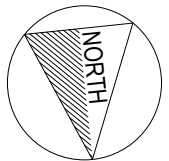
sheet:

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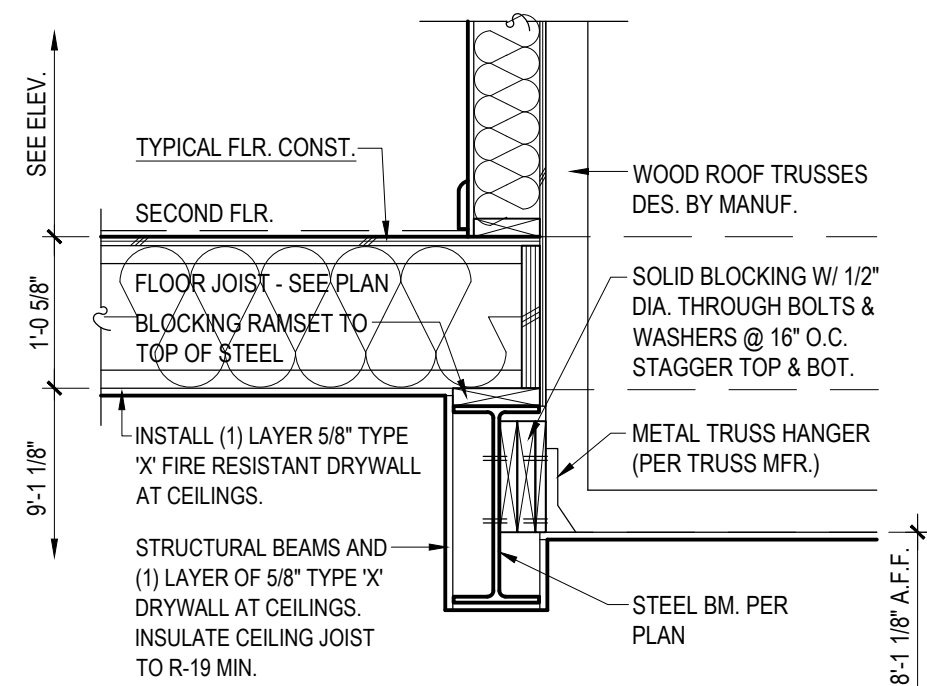
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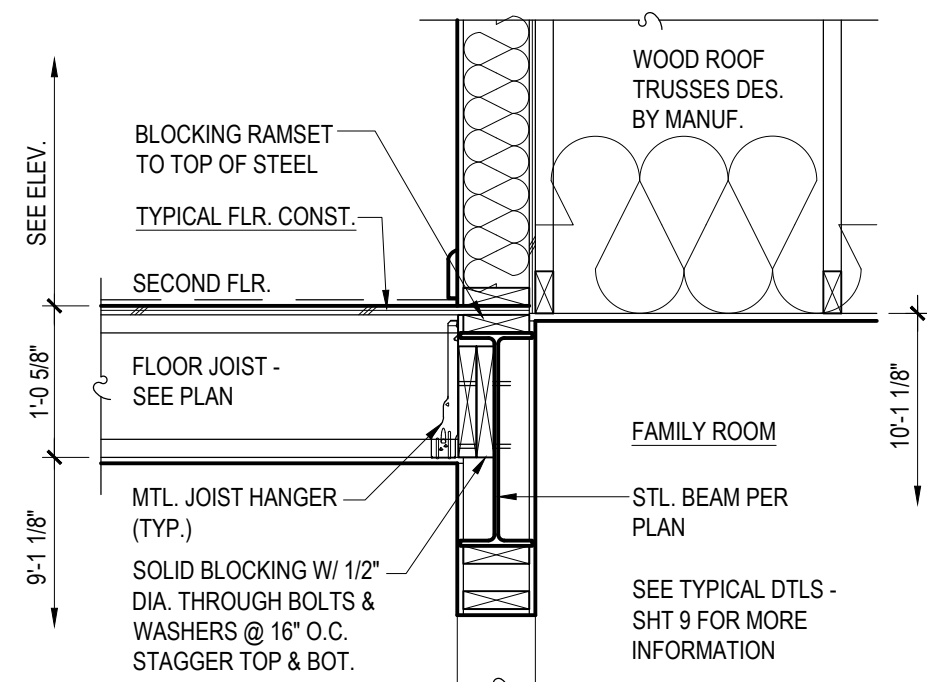
- ### FLOOR PLAN DRAWING NOTES


$$1/4" = 1'-0"$$

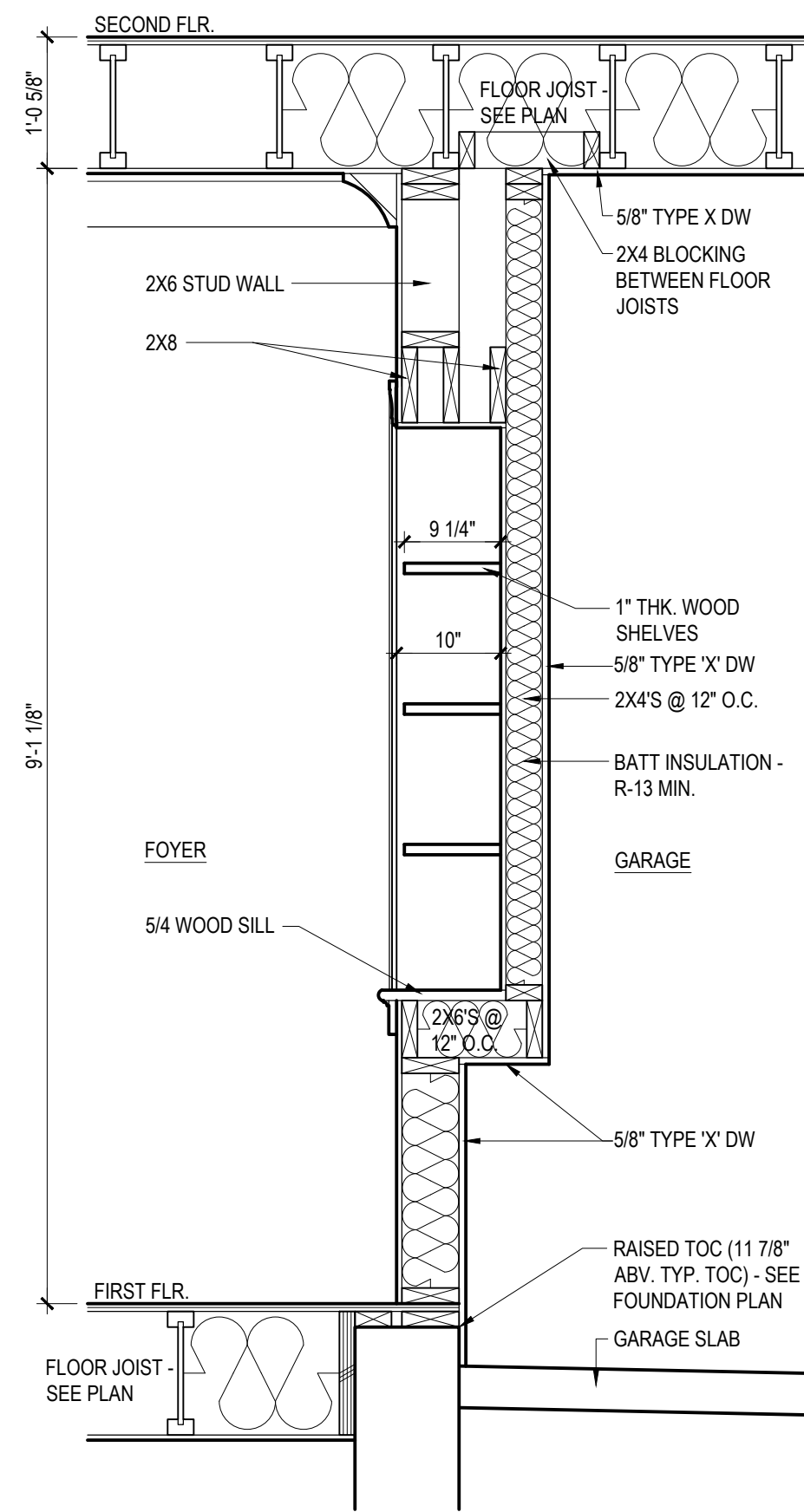
- SOLID, SELF-CLOSING WEATHERSTRIPPED DOOR
- R-13 INSULATION AT INTERIOR WALLS
- R-19 INSULATION AT FLOOR/CEILING
- WRAPPED, INSULATED DUCTS
- STOPPED WALL PENETRATIONS



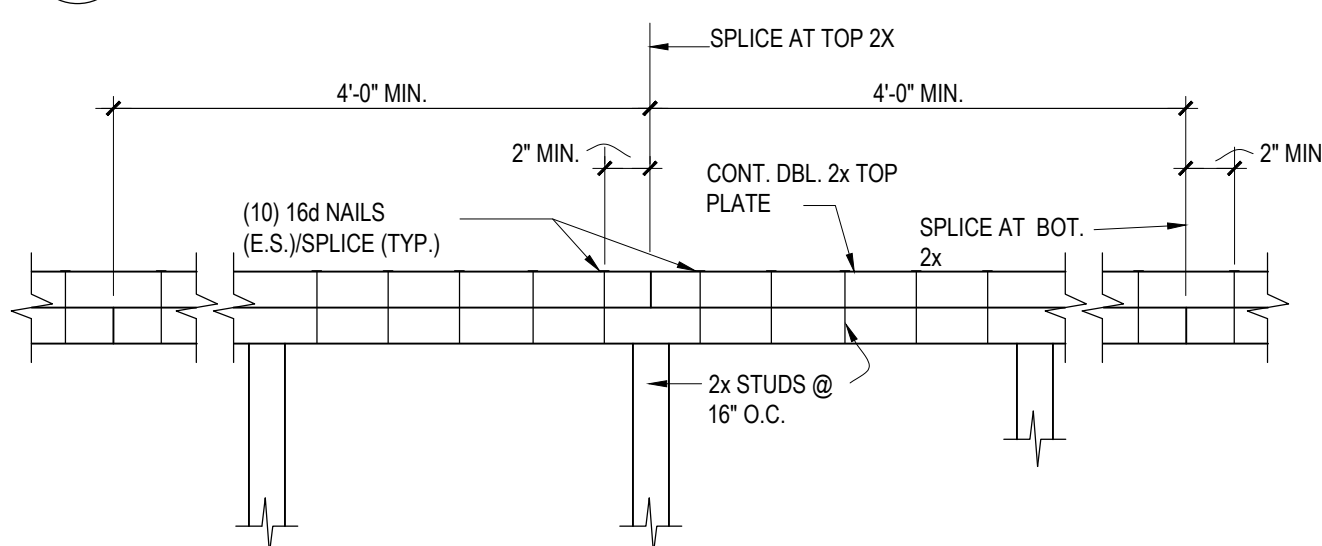
STEEL BEAM AT GARAGE



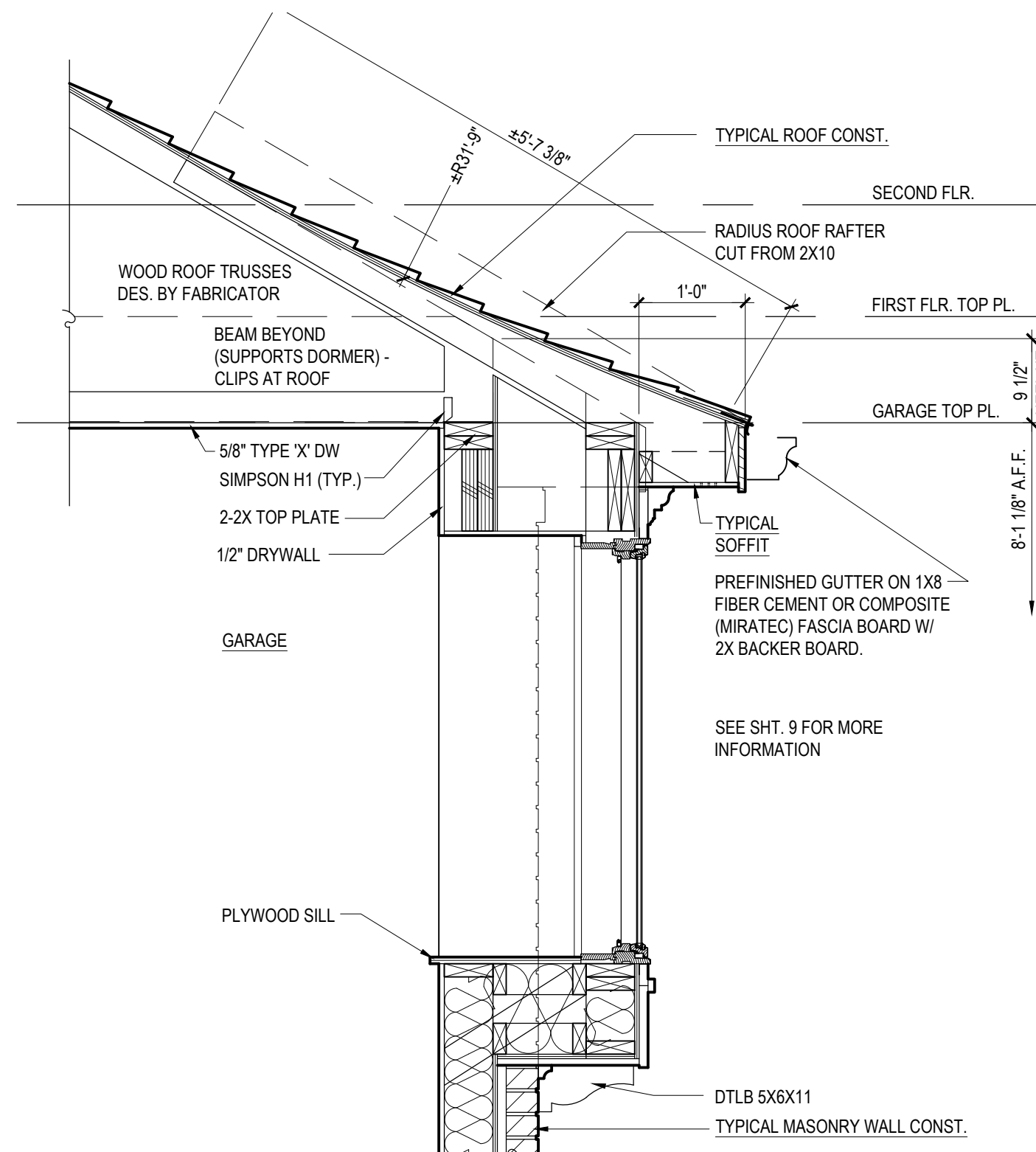
STEEL BEAM IN JST. SPACE



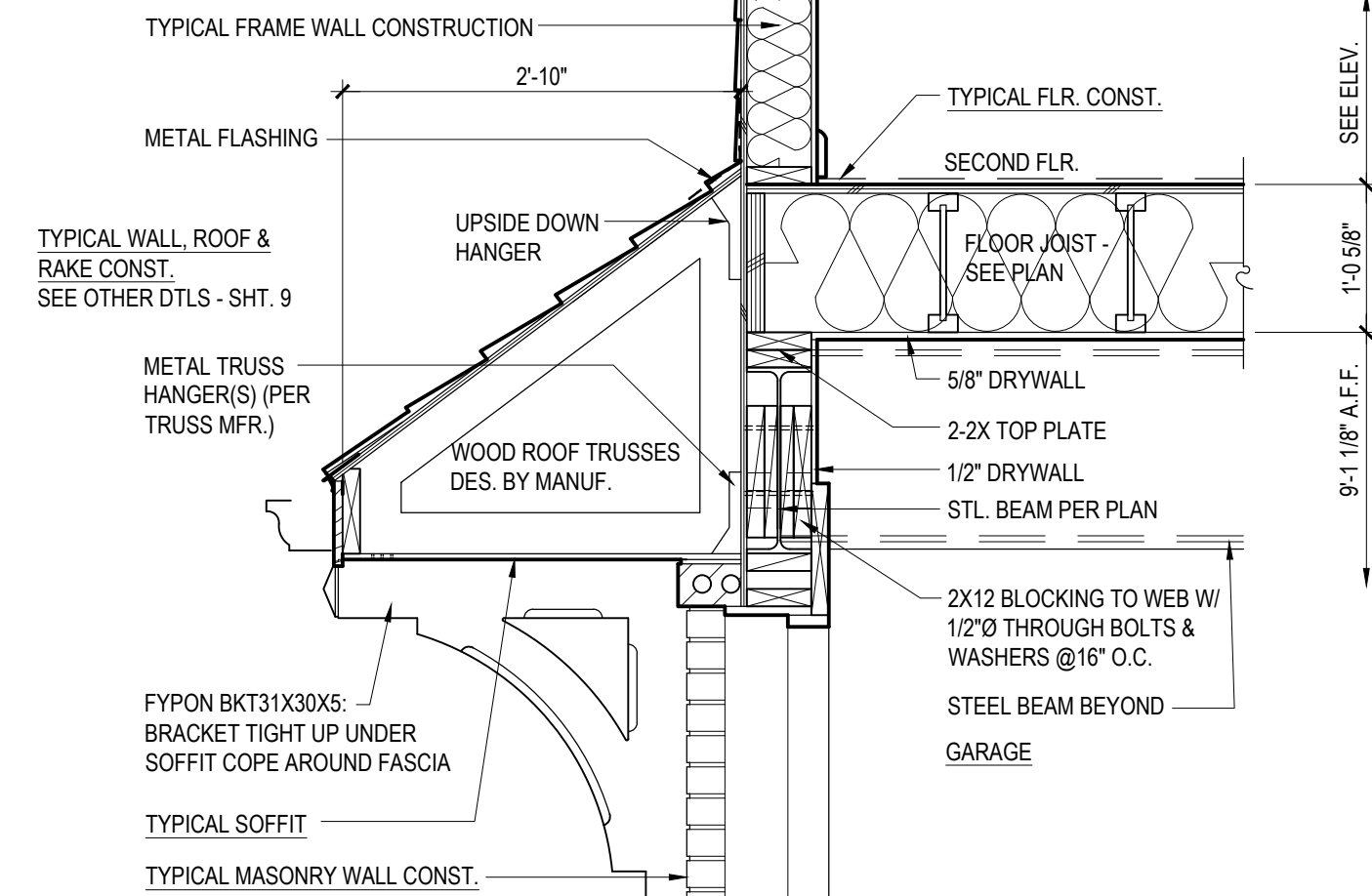
SECTION @ FOYER NICHE



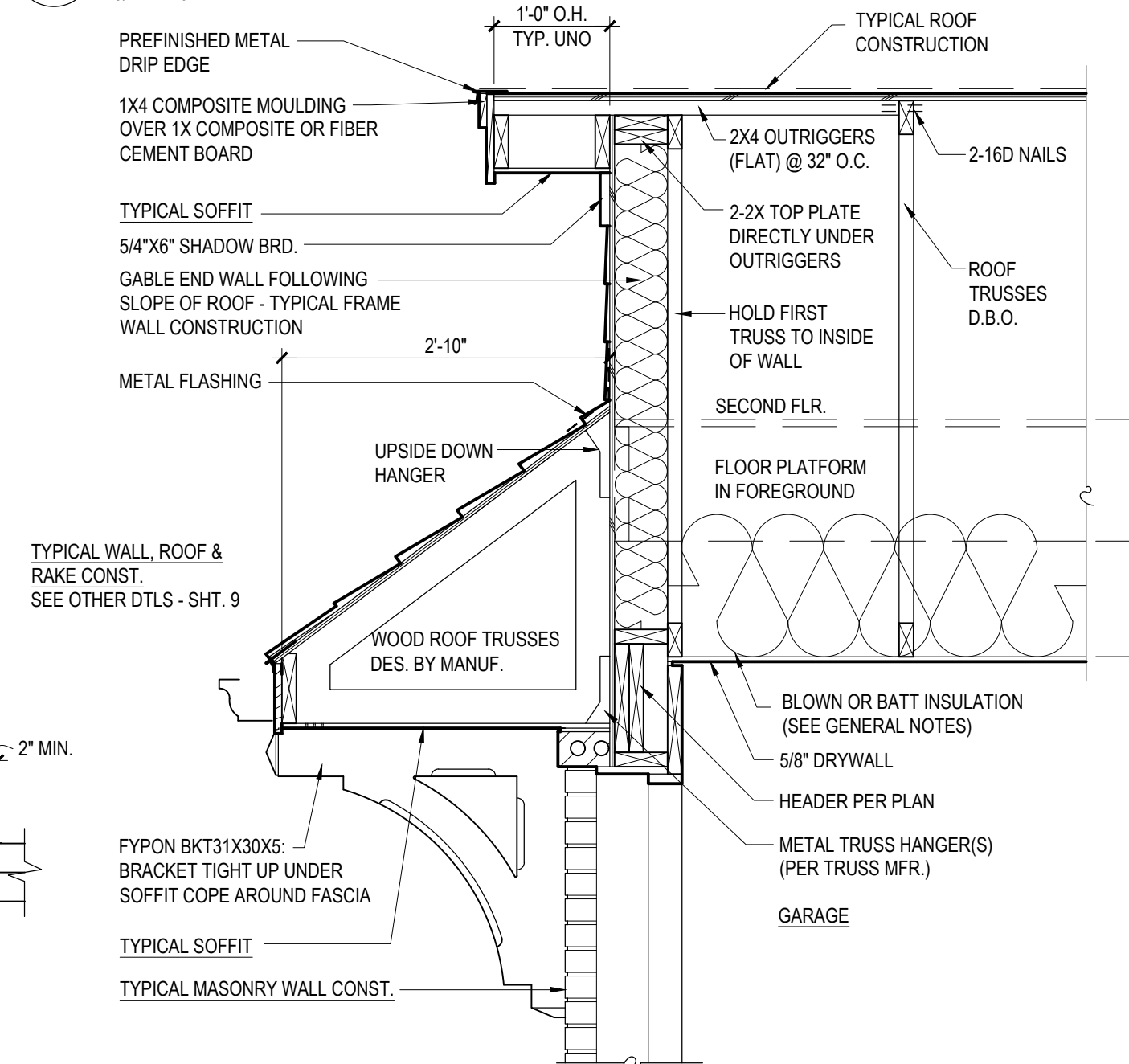
TYP. DBL. TOP PLATE SPICE DETAIL



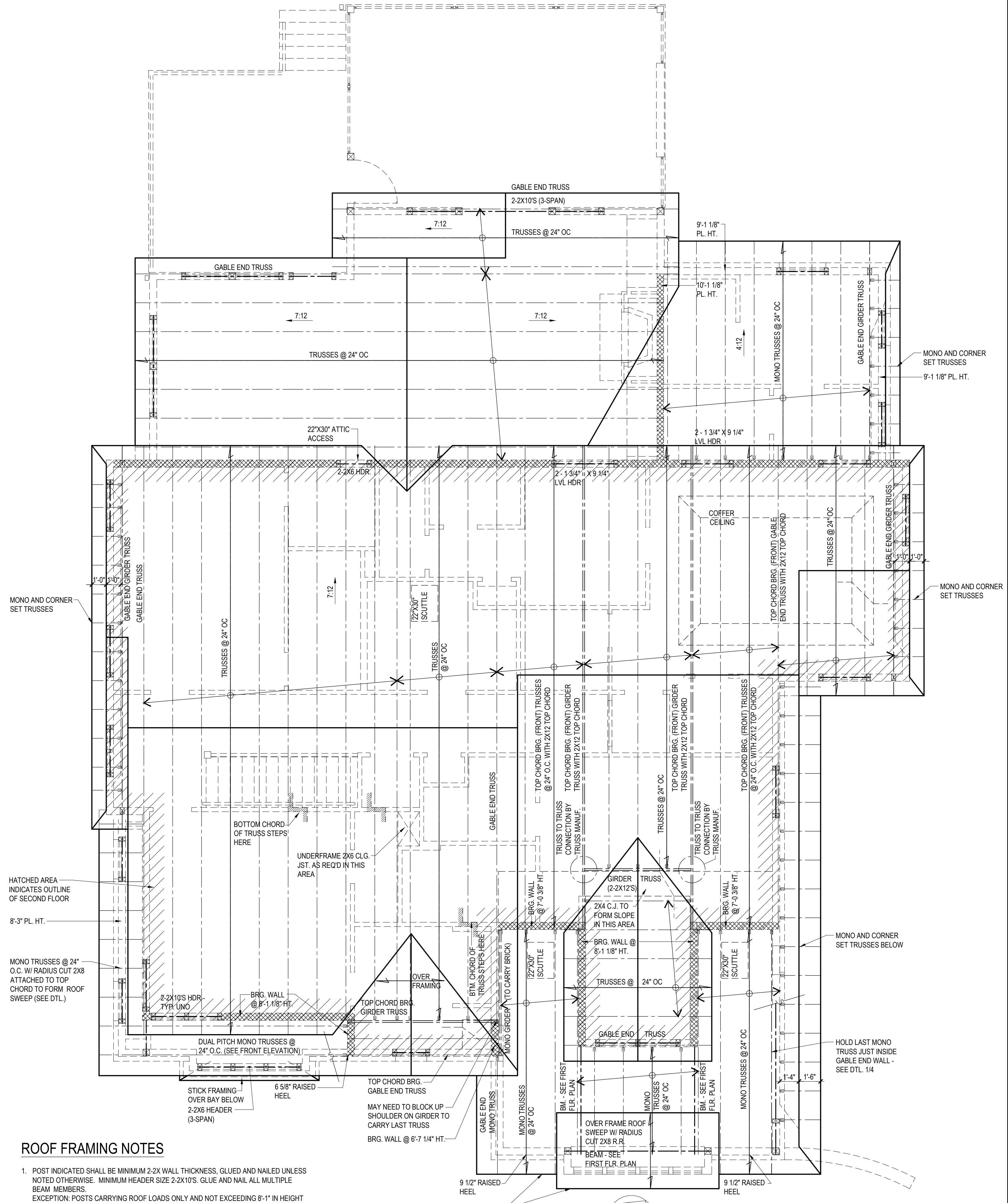
SECTION @ GARAGE BAY



SECTION @ GARAGE BRACKETS - STL. HEADER

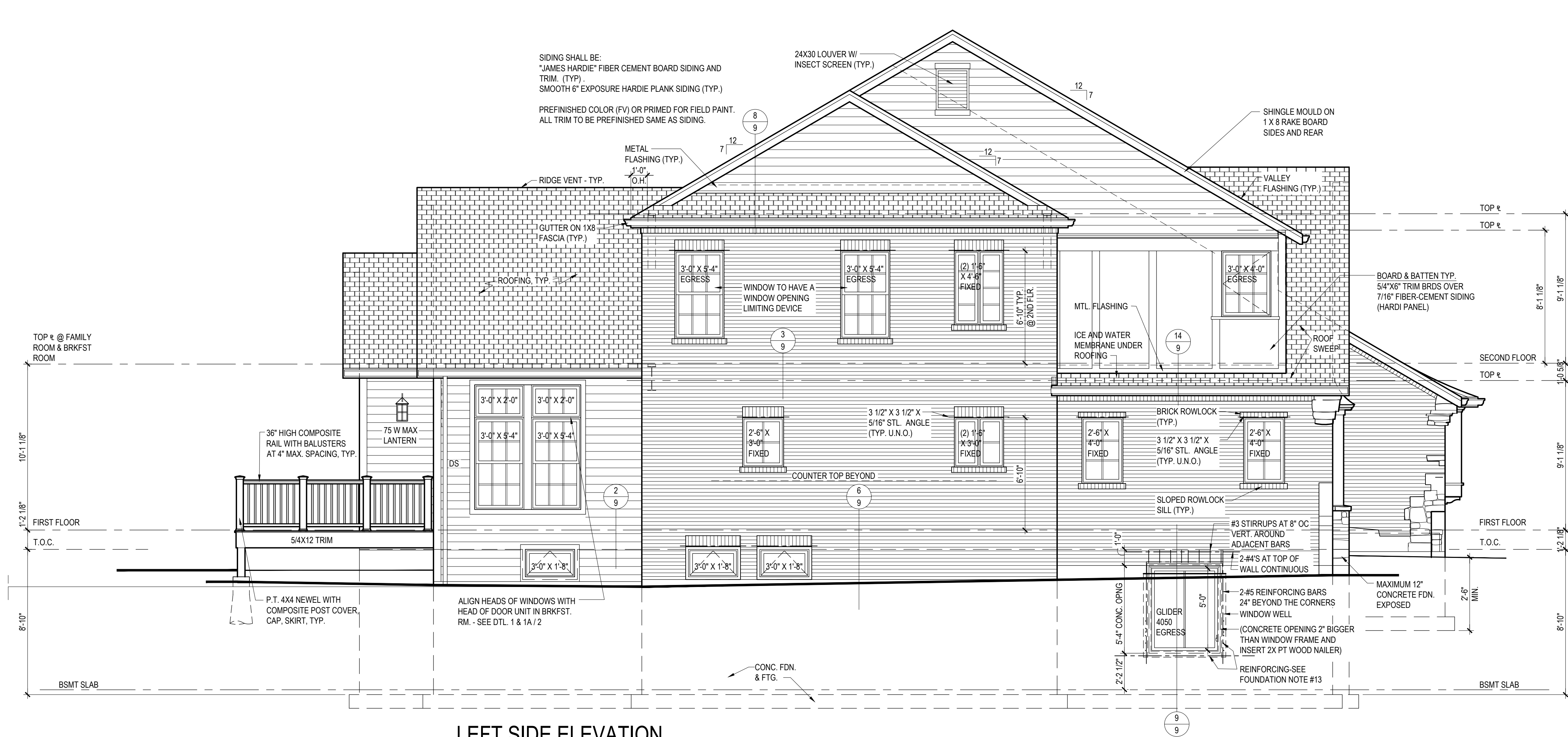


SECTION @ GARAGE BRACKETS - WD. HEADER



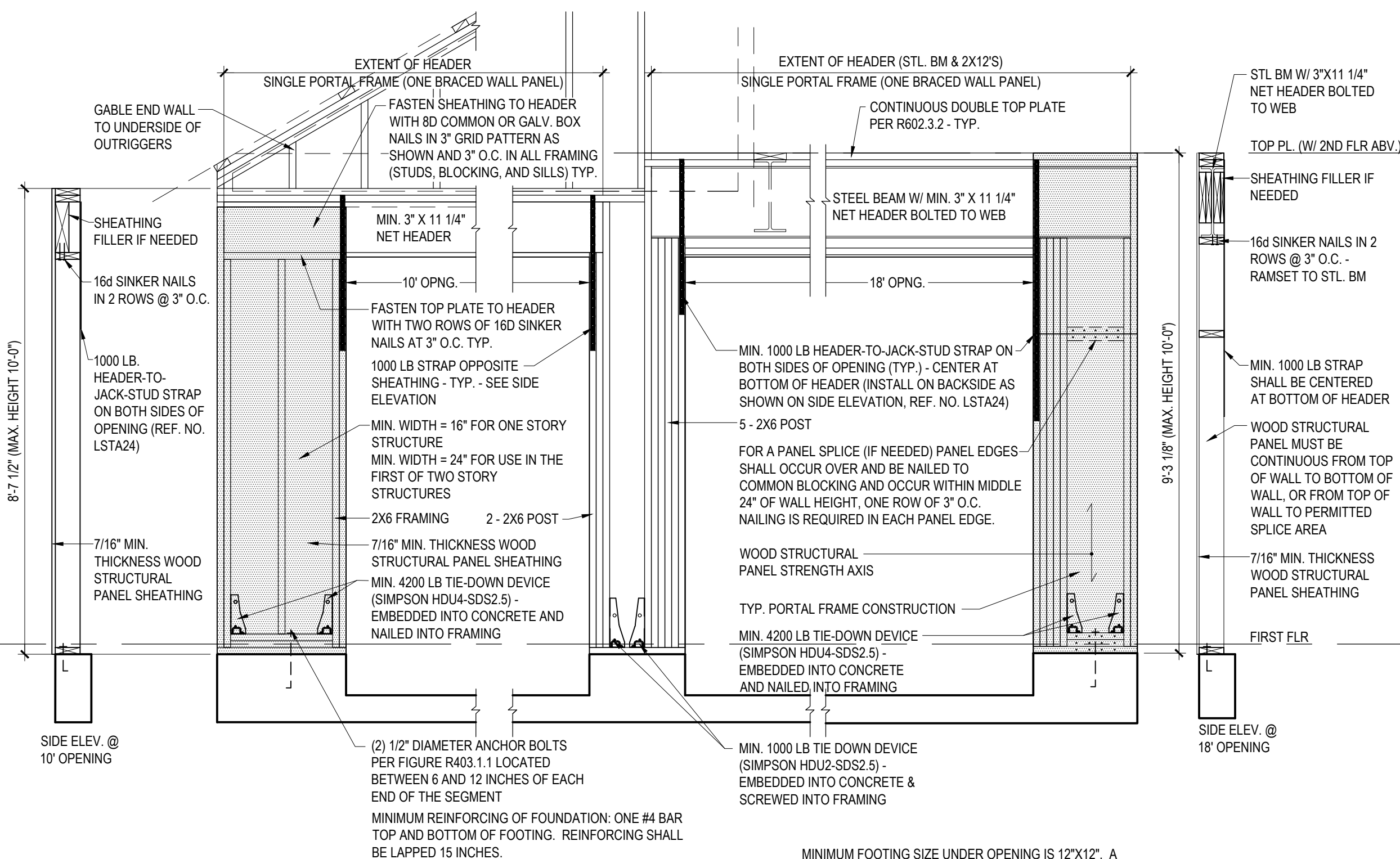
ROOF FRAMING NOTES

1. 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.
2. SEE FIRST AND SECOND FLOOR PLANS FOR INTERIOR CEILING CONDITIONS.
3. TRUSS LAYOUT SHOWN IS FOR DIAGRAMMATIC PURPOSES ONLY. SEE MANUFACTURERS SHOP DRAWINGS FOR ACTUAL LAYOUT.



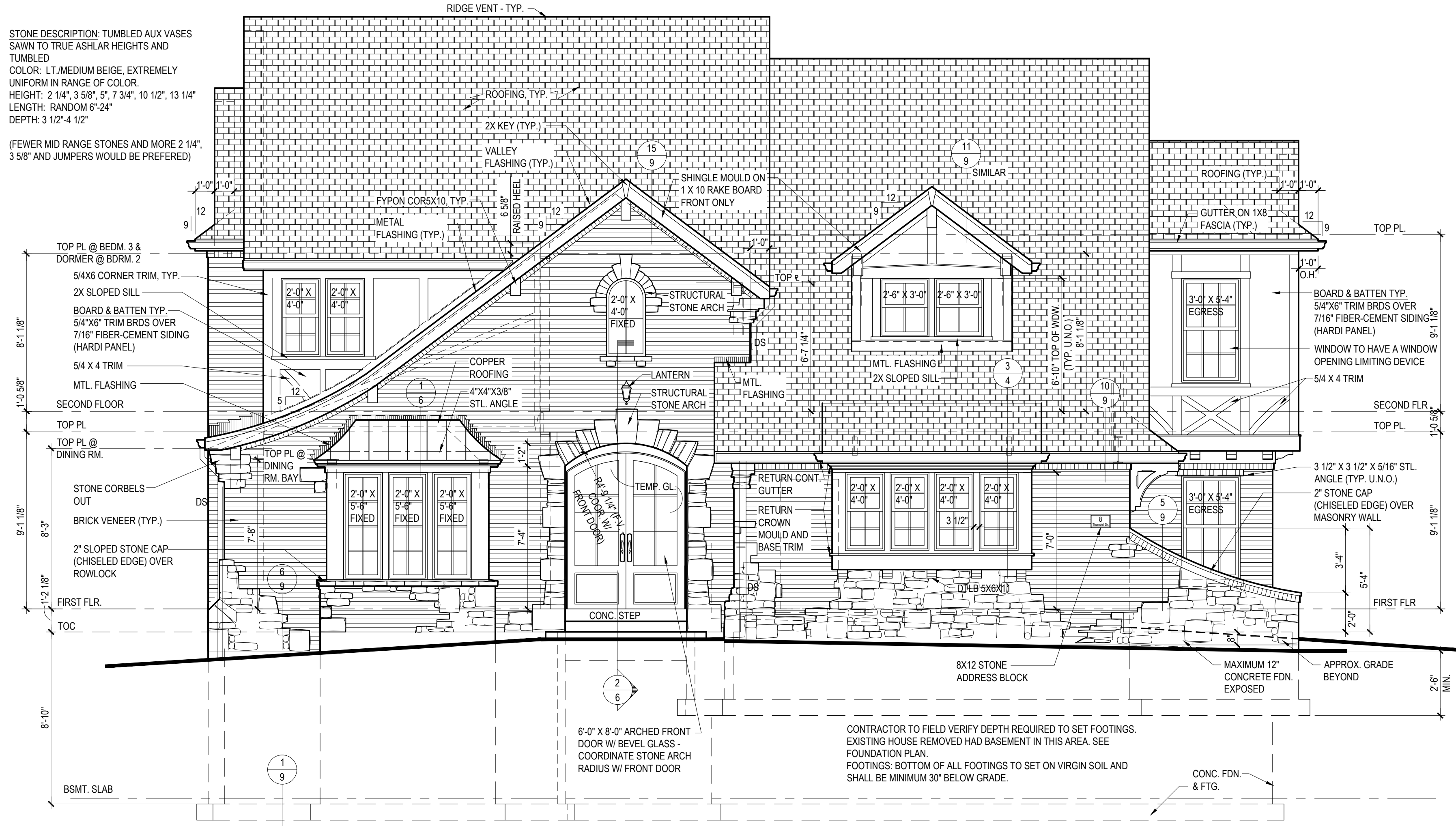
LEFT SIDE ELEVATION

1/4" = 1'-0"



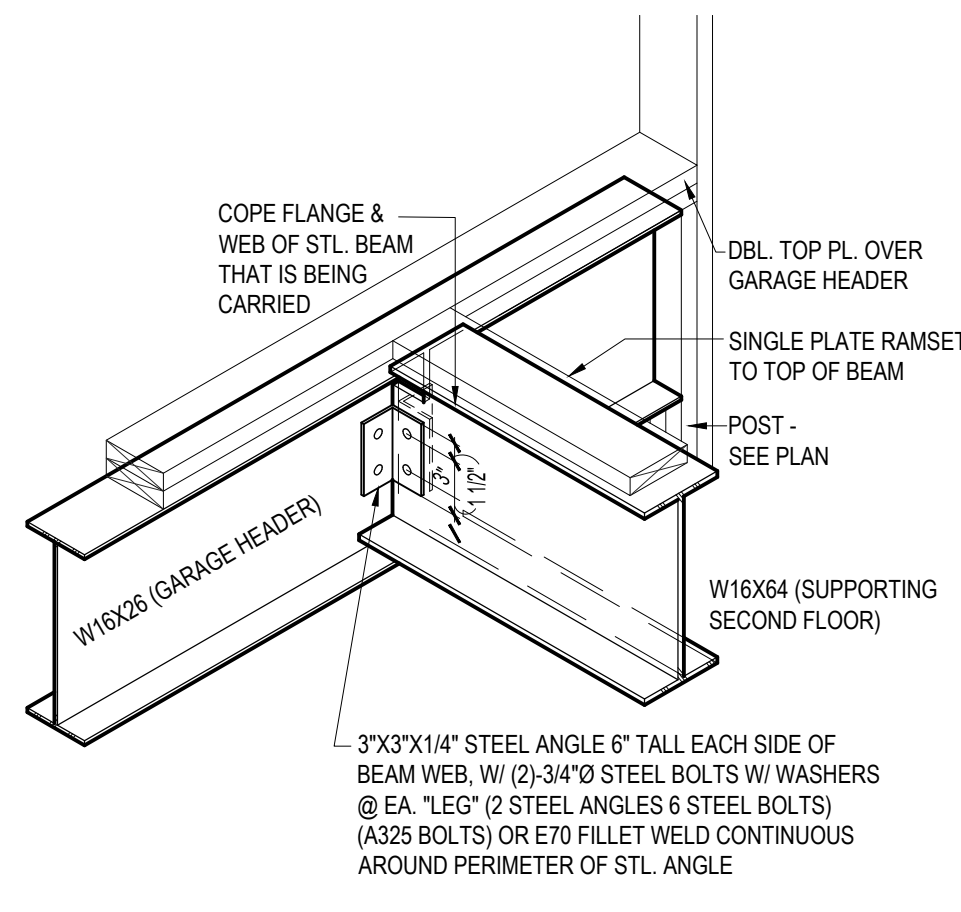
1 PORTAL FRAMES @ GARAGE

1/2" = 1'-0"



FRONT ELEVATION

1/4" = 1'-0"



2 BEAM CONNECTION DTL

3/4" = 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 & PIERS: BOTTOM OF ALL FOOTINGS TO SET ON VIRGIN SOIL. PIERS TO EXTEND MINIMUM 24" INTO SOLID VIRGIN 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. ROOF FLASHING: PROVIDE CORROSION - RESISTANT METAL FLASHING AT ALL ROOF VALLEYS, WALL AND CHIMNEY INTERSECTIONS, PORCHES, DECKS, ETC. ROLLED ROOFING OR TWO (2) LAYERS OF TYPE 1 UNDERLAYMENT MAY BE SUBSTITUTED FOR FLASHING AT THE ROOF VALLEY PROVIDED THE SHINGLES ARE INTERLACED.
5. CANTILEVERS: PROVIDE EXTERIOR GRADE SOFFIT (SEAL ALL JOINTS) INSULATION BETWEEN FLOOR JOIST TO MINIMUM R-19 AND VENT JOIST CAVITIES.
6. GENERAL CONTRACTOR SHALL CONFIRM USE OF ALL TRIM ACCESSORIES AND MODEL NUMBERS WITH SUPPLIER BEFORE ORDERING.
7. WINDOW SIZES ARE GENERIC. WINDOW TYPE: ALUMINUM CLAD EXTERIOR, WOOD INTERIOR. INTERIOR: PRIMED / STAINED. EXTERIOR: BLACK / WHITE / .
8. EGRESS WINDOW REQUIREMENTS: (COMPLY WITH IRC 2015 SECTION R310)
 - 44" MAX SILL HT AFF AT BASEMENT WINDOWS
 - MIN. NET CLEAR OPENING OF 5.7 SF (5 SF ALLOWED AT GRADE FLOOR OPENINGS)
 - MIN. OPENING HEIGHT = 24" NET CLEAR
 - MIN. OPENING WIDTH = 20" NET CLEARCONTRACTOR SHALL SUBMIT MFR'S DATA TO SHOW THAT EGRESS WINDOWS MEET THESE REQUIREMENTS WITH PERMIT DOCUMENTS.
9. WINDOW OPENING REQUIREMENTS: (COMPLY WITH IRC 2015 SECTION R312)
 - FOR WINDOWS WITH SILL 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: 1/30/23
DESIGN: 1/30/23



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NEW RESIDENCE AT:

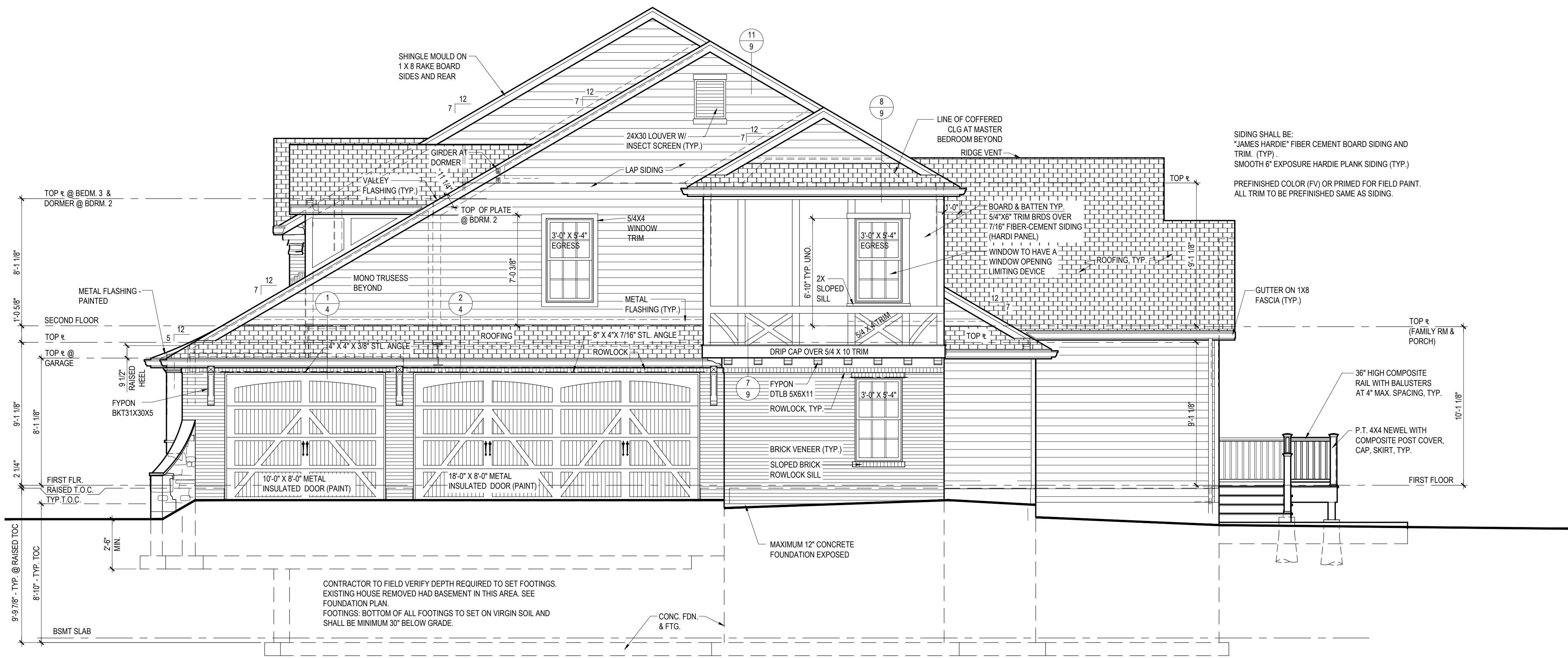
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FRONT AND LEFT ELEVATIONS

sheet:

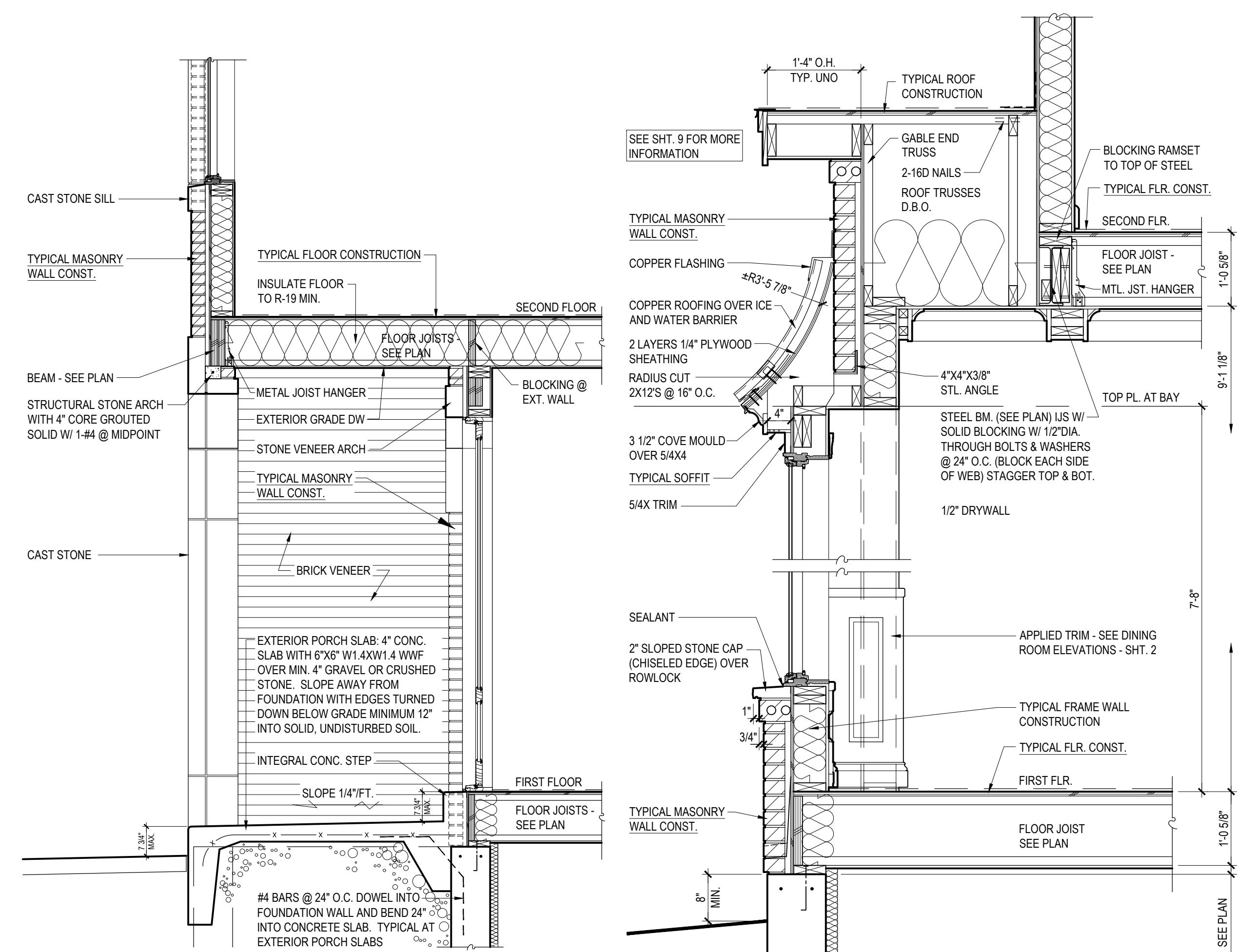
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RIGHT SIDE ELEVATION

1/4" = 1'-0"

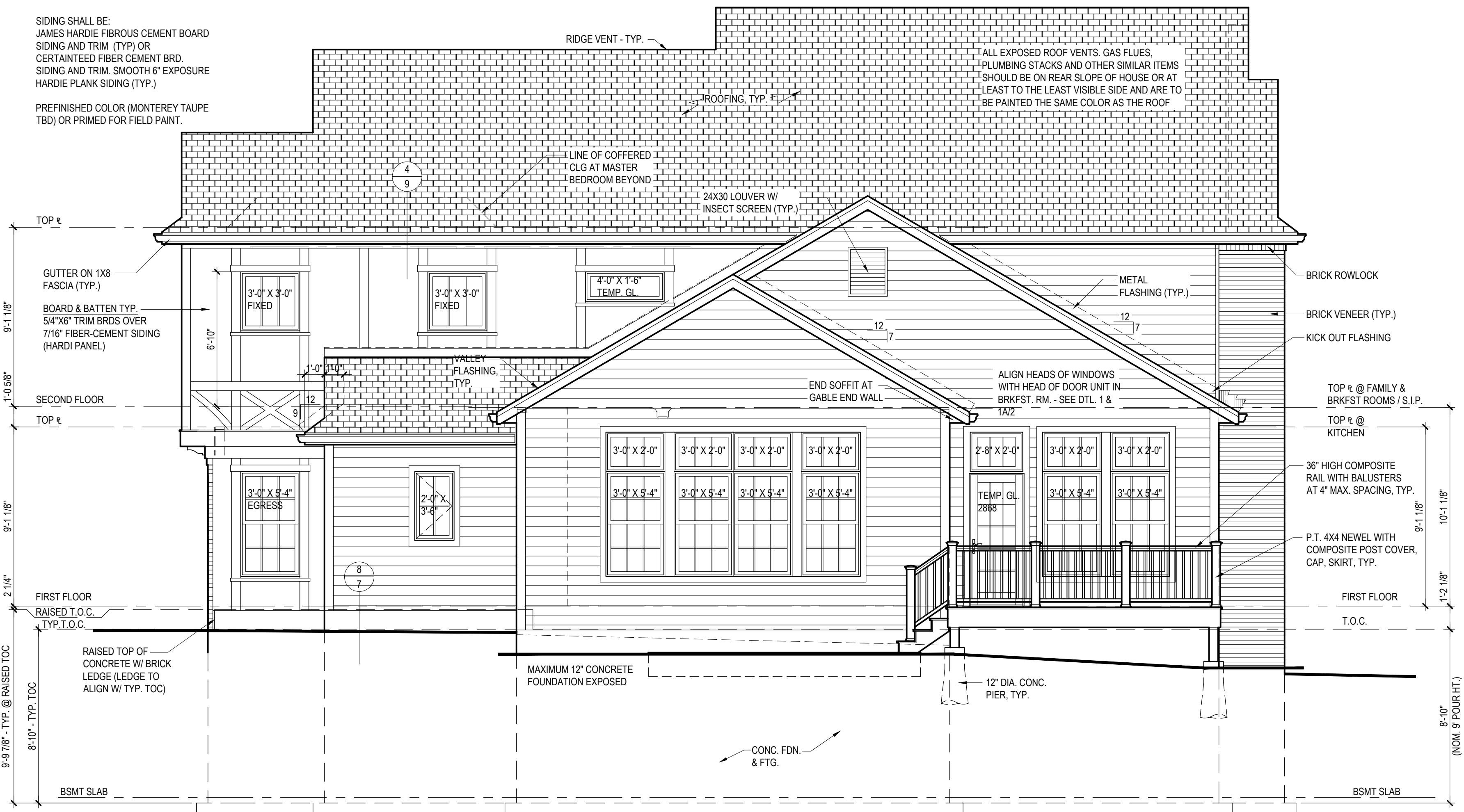


FRONT PORCH SECTION

1/2" = 1'-0"

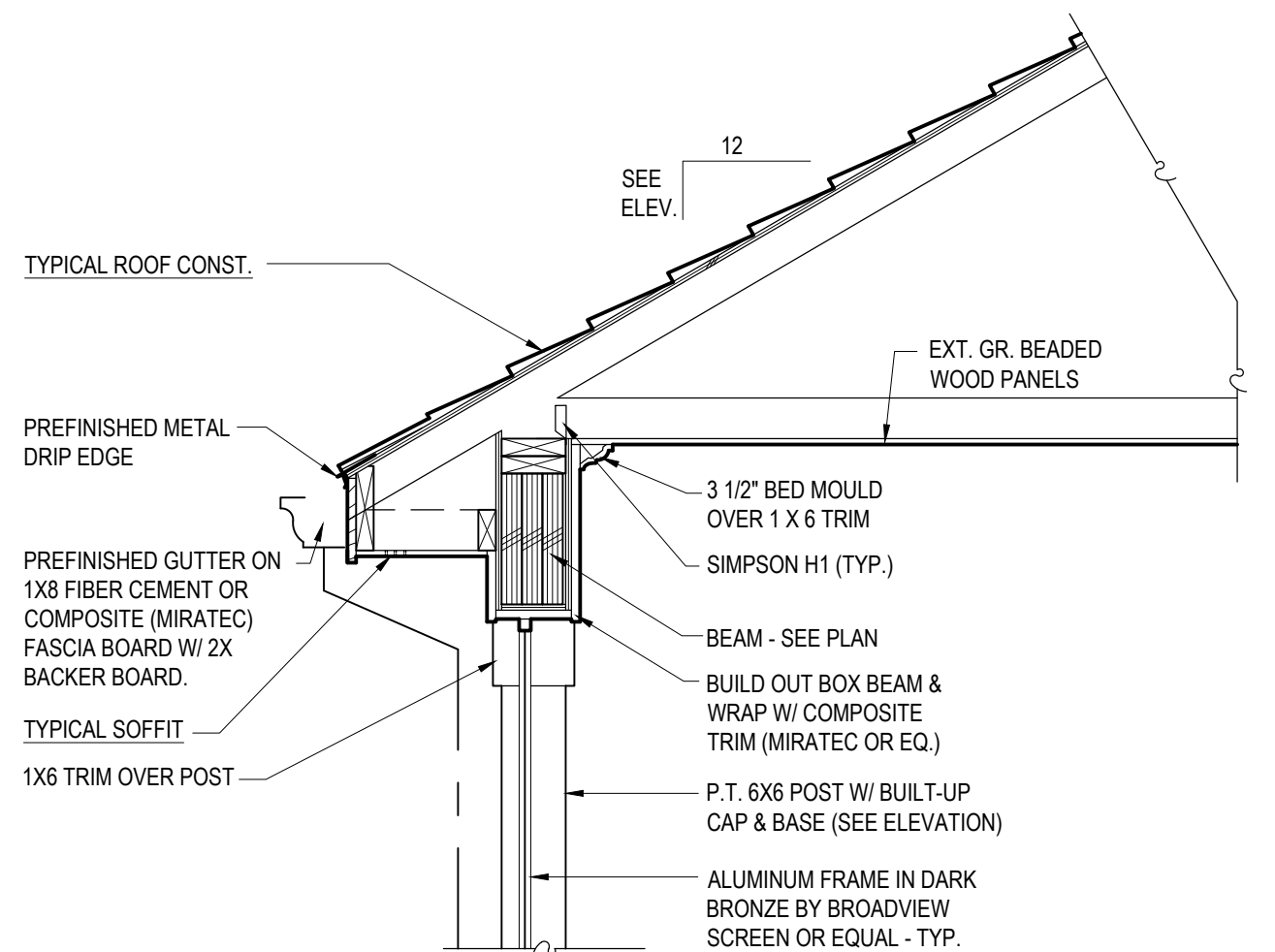
SECTION @ DINING RM. BAY

SCALE 3/4" = 1'-0"



REAR ELEVATION

1/4" = 1'-0"

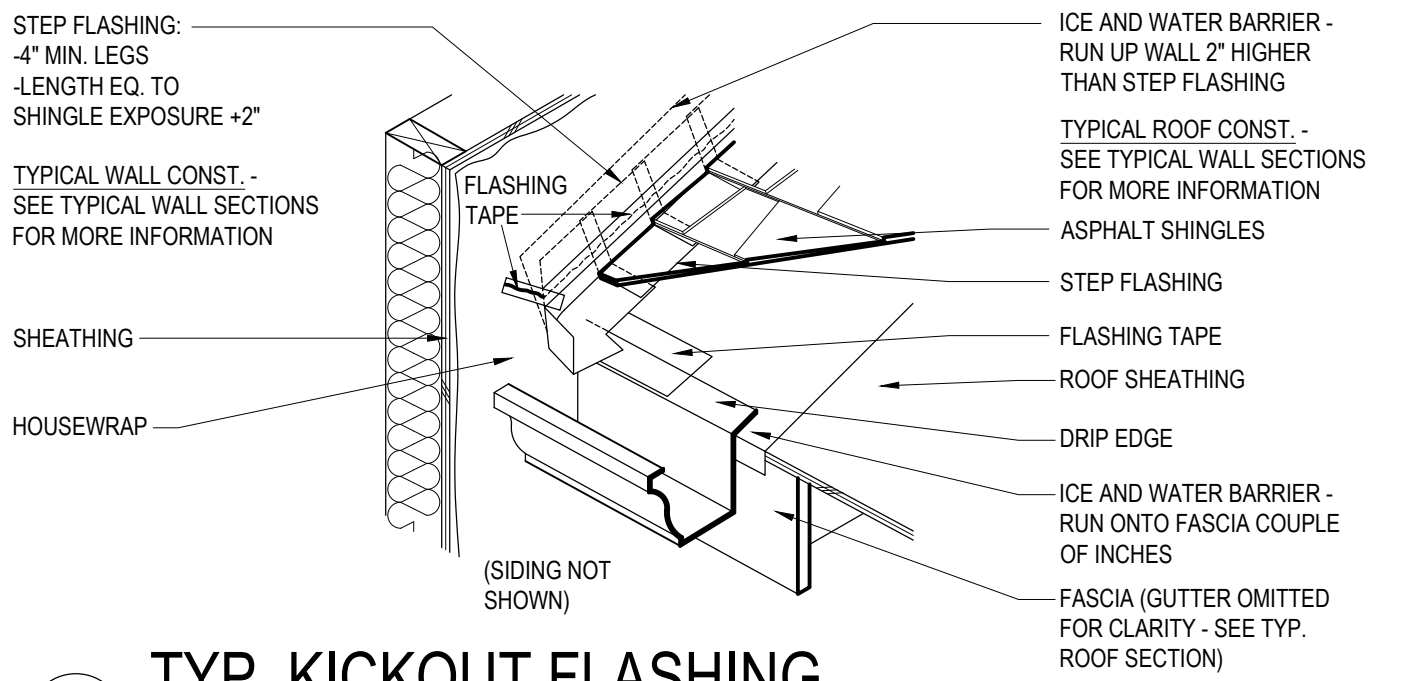


SECTION @ COVERED PORCH

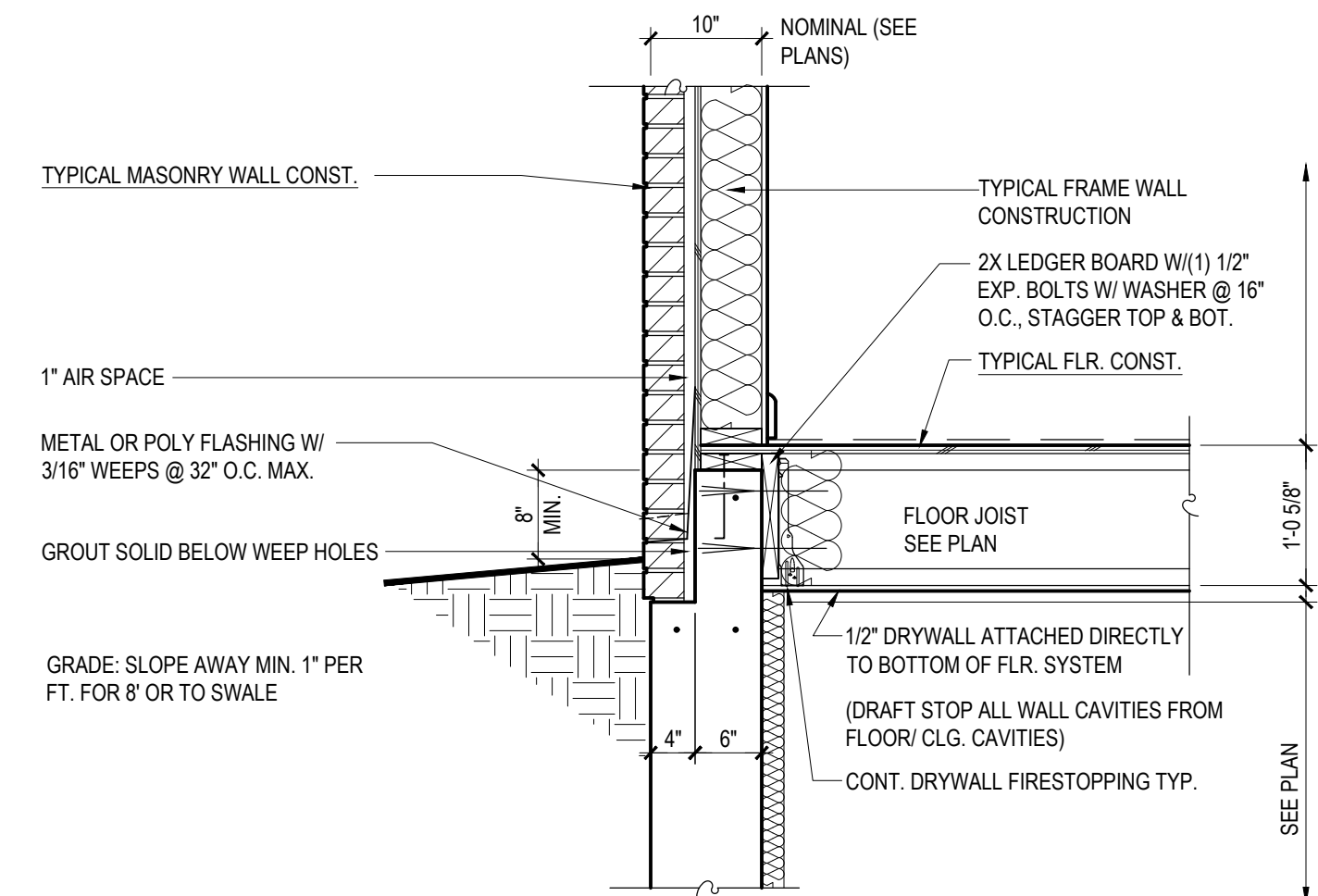
3/4" = 1'-0"

ELEVATION DRAWING NOTES

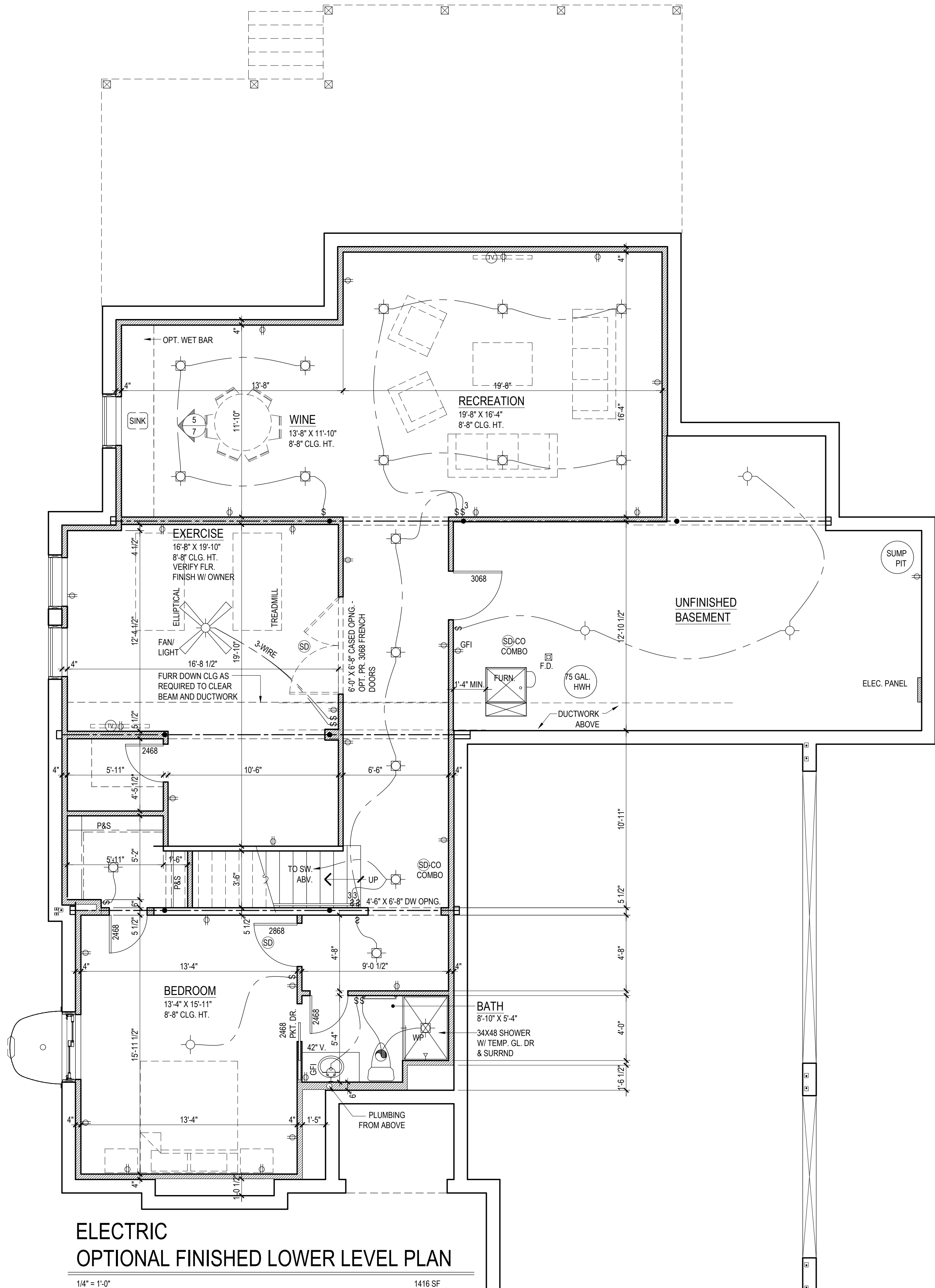
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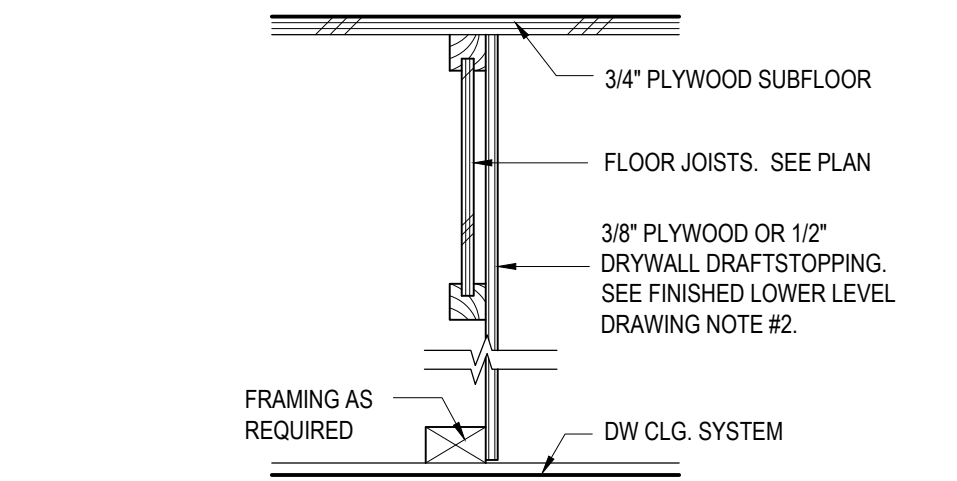
9 TYP. KICKOUT FLASHING
1" = 1'-0"



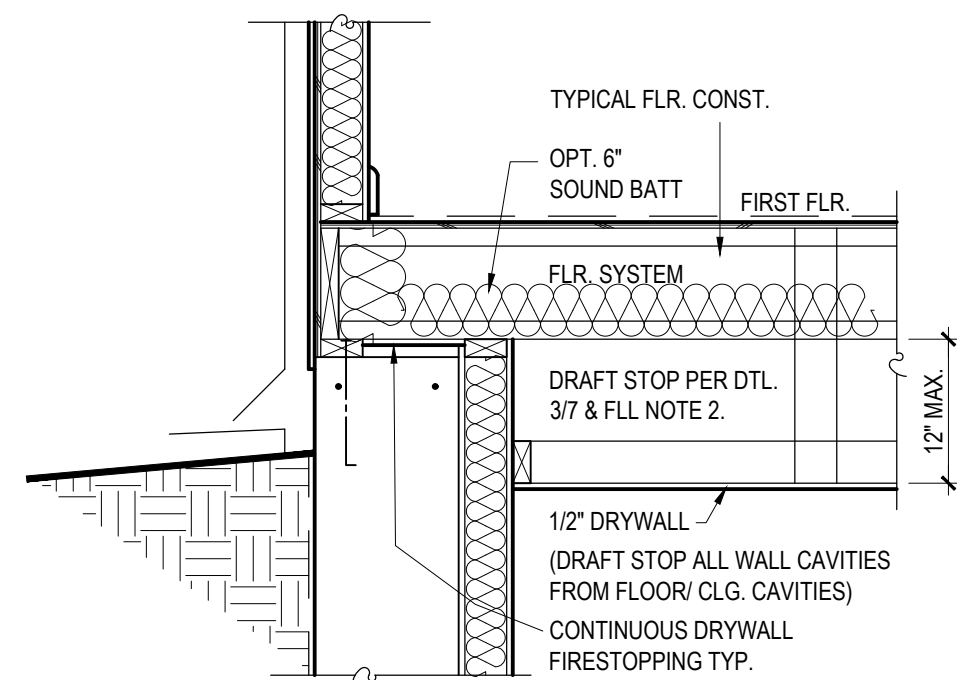
8 TYP. SECTION @ RAISED T.O.C. - BRICK
SCALE 3/4" = 1'-0"



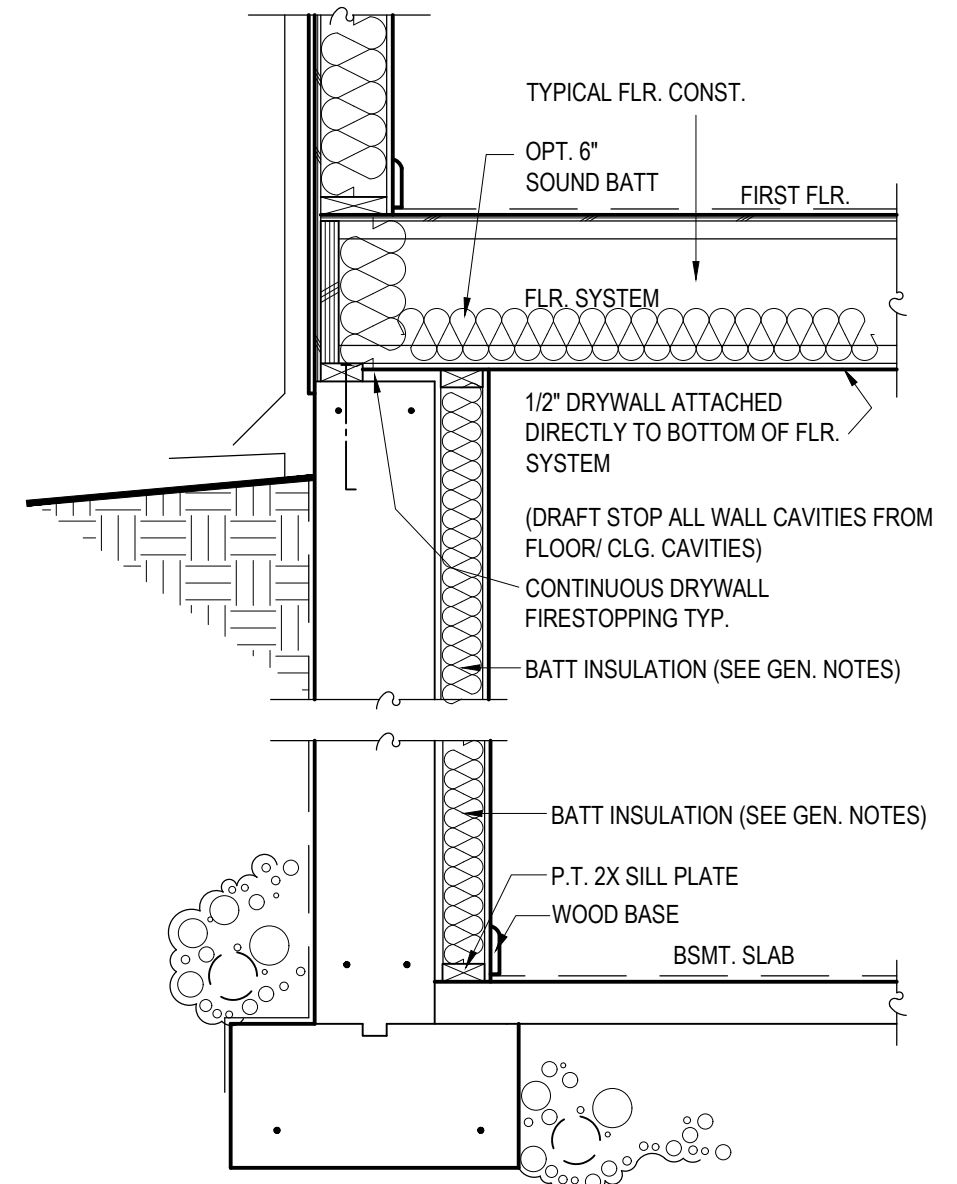
ELECTRIC
OPTIONAL FINISHED LOWER LEVEL PLAN
1/4" = 1'-0" 1416 SF



3 DRAFTSTOPPING DTL.
1 1/2" = 1'-0"



2 BSMT. WALL SECTION - DROPPED CLG.
3/4" = 1'-0" SEE TYP. WALL SECTIONS FOR ADDITIONAL INFORMATION



1 BSMT. WALL SECTION
3/4" = 1'-0" SEE TYP. WALL SECTIONS FOR ADDITIONAL INFORMATION

FINISHED LOWER LEVEL DRAWING NOTES

- ALL INTERIOR WALLS TO BE 3 1/2" (2X4 STUDS), UNLESS NOTED OTHERWISE (UNO). (OPTIONAL LIGHT GAGE STEEL STUDS)
- DRAFTSTOPPING: 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 NOTE 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 GC 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 MC 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 WEATHERSTRIPPED DOOR
- R-13 INSULATION AT INTERIOR WALLS
- R-19 INSULATION AT FLOOR/CEILING
- WRAPPED, INSULATED DUCTS
- STOPPED WALL PENETRATIONS