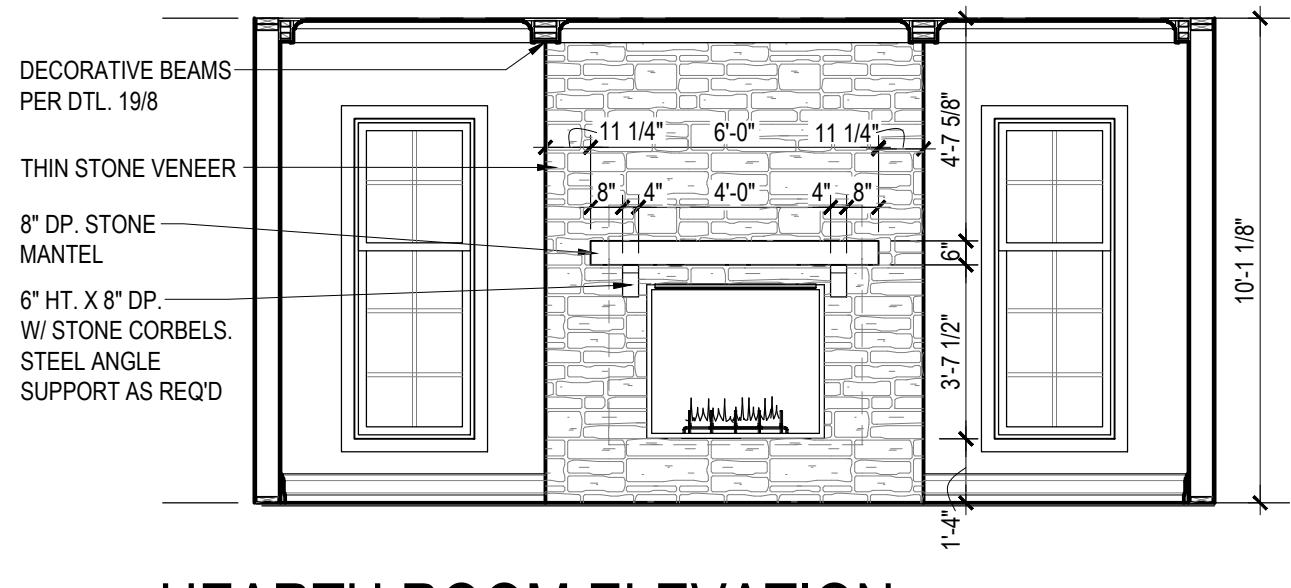
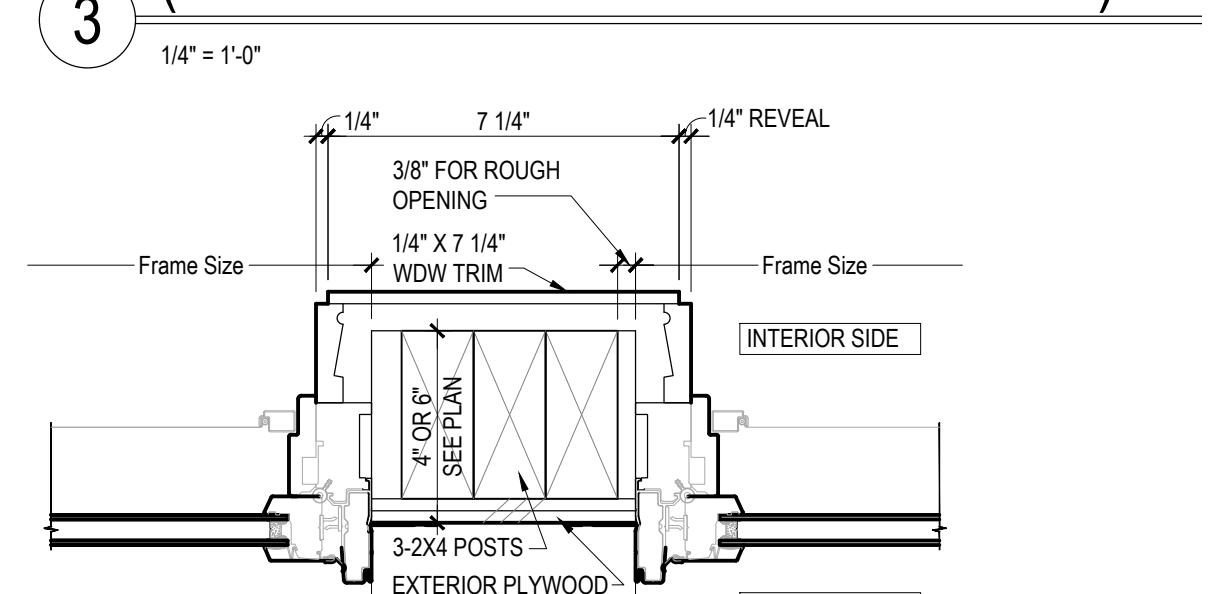


**LIVING ROOM ELEVATION**

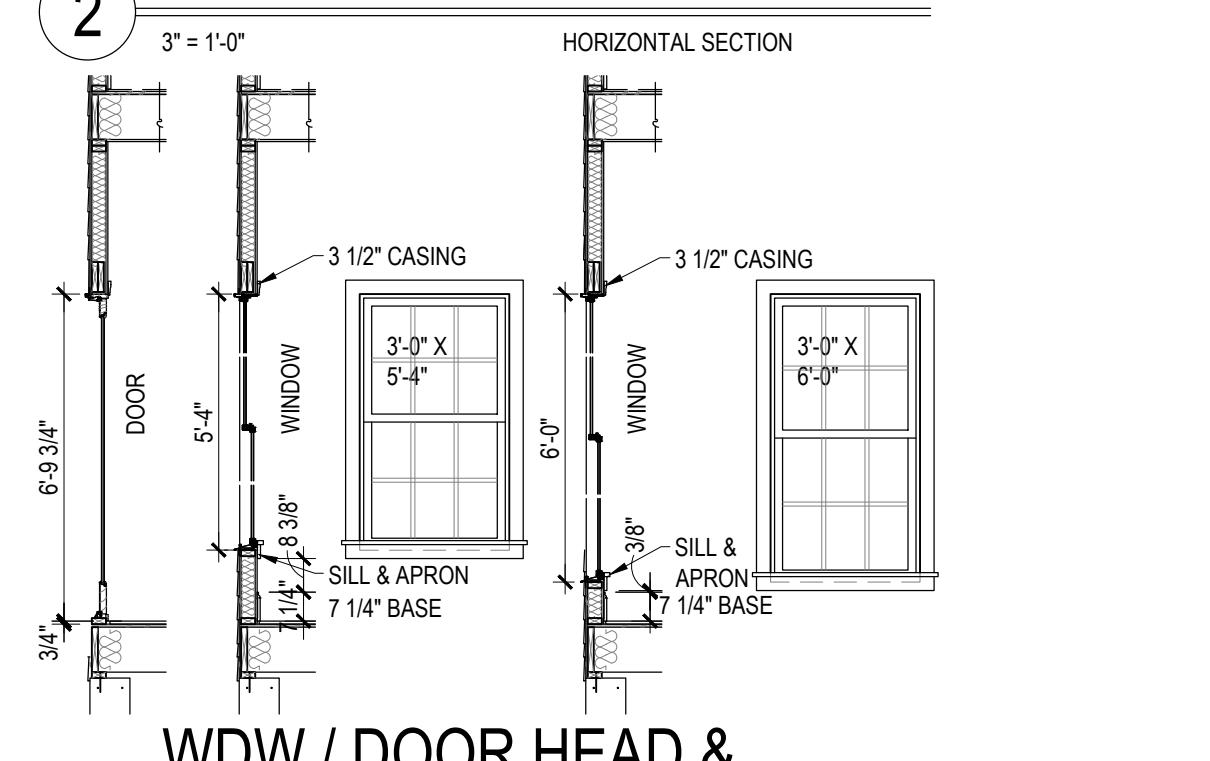


**HEARTH ROOM ELEVATION**

**ELEVATION DETAIL- ARCHED CEILING (BETWEEN FOYER AND LIVING RM.)**



**5 1/2" WDW MULL SECTION**



**WDW / DOOR HEAD & TRIM RELATIONSHIP DTL.**

**FLOOR PLAN DRAWING NOTES**

- ALL INTERIOR WALLS TO BE 3 1/2" (2X4 STUDS), UNLESS NOTED OTHERWISE (UNO).
- POST INDICATED SHALL BE MINIMUM 2X2 WALL THICKNESS, GLUED AND NAILED UNLESS NOTED OTHERWISE. EXCEPTION: POSTS CARRYING MINIMAL LOADS, LESS THAN 8'-0" IN HEIGHT AND NOT SUPPORTING HEADERS SPANNING 3'-0" OR LESS MAY CONSIST OF A SINGLE 2X4 OR 2X6.
- MIMIMUM HEADER SIZE 2X10'S GLUED AND NAILED.
- PREFAB DIRECT VENT GAS FIREPLACE: MODEL: SEE PLANS
- PROVIDE 2' MINIMUM CLEARANCE TO COMBUSTIBLES AT ALL GAS FLUES, TYPICAL.
- DOORS ATTACHED TO 1/2" DRYWALL ON GARAGE SIDE OF WALL UP TO 5/8" TYPE X DRYWALL CEILING.
- COOKTOP / RANGE W/ EXHAUST HOOD: PROVIDE GAS AND ELECTRIC HOOKUPS AS REQUIRED. IF EXHAUST EXCEEDS 600 CFM PROVIDE MAKE UP AIR. IF IN ST. LOUIS CITY, MECHANICAL DRAFTING DESIGN FOR REVIEW. ALL EXHAUST TO A VENTILATED EXTERIOR PER ALL LOCAL CODES.
- LAUNDRY: WASHER TO BE PLACED IN A FLOOR SAVER W/ DRAIN. PROVIDE IN-WALL WASHER OUTLET BOX AND RECESSED DRYER VENT BOX. DRYER TO VENT TO EXTERIOR.
- SEE ELECTRIC SHEET FOR DEVICE LOCATIONS.

**FIRST FLOOR PLAN**

**2**

NEW RESIDENCE AT:  
4 Homestead Acres  
Olivette, MO 63132

**Douglas Properties**

date: 8/20/25  
PODC SUBMISSION: 9/16/25  
49 W. LOCKWOOD AVE. #RM-302-ST. LOUIS, MO 63119  
PHONE: 314-624-0700 • FAX: 314-624-0702  
E-MAIL: KATIE@BARCHITECT.COM

**PRELIMINARY NOT FOR CONSTRUCTION**

# Douglas Properties

An architectural line drawing showing a cross-section of a building's foundation and a vertical wall. The foundation is depicted with horizontal lines, and the wall has vertical lines indicating its texture or material.

PCDC SUBMISSION:  
9/16/25

**JIM BULEJSKI  
ARCHITECTS**

45 W. LOCKWOOD AVE. ■ RM. 302 ■ ST. LOUIS, MO 63119  
PHONE: 314-962-6700 ■ FACSIMILE: 314-962-6702 ■  
E-MAIL: KATIE@JBARCHITECT.COM ■

©

4 Homestead Avenue  
Olivette, MO 63168

## SECOND FLOOR PLAN

# 3

## SECOND FLOOR PLAN

# DOOR PLAN DRAWING NOTES

- ALL INTERIOR WALLS TO BE 3 1/2" (2X4 STUDS), UNLESS NOTED OTHERWISE (UNO).  
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  
(1) CRIPPLE AND (1) FULL HT. UNBROKEN STUD UNLESS NOTED OTHERWISE.  
MINIMUM HEADER SIZE 2-2X10'S GLUED AND NAILED.

REFAB DIRECT VENT GAS FIREPLACE: MODEL: SEE PLANS  
PROVIDE 2" MINIMUM CLEARANCE TO COMBUSTIBLES AT ALL GAS FLUES, TYPICAL.  
GARAGE/HOUSE SEPARATION WALL TO BE INSULATED MINIMUM R-13.  
GARAGE-ATTACHED: 1/2" DRYWALL ON GARAGE SIDE OF WALL UP TO 5/8" TYPE X  
DRYWALL CEILING.

DOOKTOP / RANGE W/ EXHAUST HOOD. PROVIDE GAS AND/OR ELECTRIC HOOKUPS AS  
REQUIRED.. IF EXHAUST EXCEEDS 600 CFM PROVIDE MAKE UP AIR. IF IN ST. LOUIS  
COUNTY, MECHANICAL CONTRACTOR TO SUBMIT DESIGN FOR REVIEW. ALL EXHAUST TO  
BE VENTED TO EXTERIOR PER ALL LOCAL CODES.

LAUNDRY: WASHER TO BE PLACED IN A FLOOD SAVER W/ DRAIN. PROVIDE IN-WALL  
WASHER OUTLET BOX AND RECESSED DRYER VENT BOX. DRYER TO VENT TO EXTERIOR.  
SEE ELECTRIC SHEET FOR DEVICE LOCATIONS.

## STAIR ELEVATION

3/8" = 1'-0"

# 1 STAIR SECTION

34

This architectural cross-section diagram illustrates the interior of a house, focusing on the staircase and surrounding rooms. The diagram shows a staircase with a central support column. A man is standing on the stairs, providing a scale reference. The ceiling joists are labeled with dimensions: 2T @ 10" and EA. = 1' 8". The height of the ceiling is 9' 1 1/8". The width of the room above the stairs is 3' 5". The room below the stairs is labeled "OPEN TO FOYER". The room to the right is labeled "OPEN TO LIVING ROOM" and has a height of 9' 1 1/8" and a width of 7' 4". The overall width of the section is 10' 1 1/8". A note indicates "BEAM IN JOIST SPACE - SEE PLAN".

This architectural cross-section diagram illustrates a wall assembly. On the left, a vertical column of dashed lines represents a concrete wall. To its right is a vertical column of solid lines representing a steel stud wall. A staircase with a metal railing is positioned between these two walls. A vertical line with a bracket labeled 'DW' indicates the thickness of the drywall. An arrow labeled 'DRYWALL' points to the interior of the steel stud wall. The top of the diagram shows a horizontal steel joist supported by a central beam, with a bracket indicating its span.

This technical drawing illustrates a staircase and landing area across three levels: First Floor, Lower Landing, Upper Landing, Second Floor, and Living Room. The staircase features a central landing with a 34" high, graspable handrail and a 36" high, 3'0" wide guardrail. The stairs are supported by 3X12 stringers at 16" on center, with 2X12 joists at 16" on center. The treads are 5/4" thick with 1" nosing, and the risers are 2-10" high. The stairs are supported by metal straps over 3/4" plywood hangers. The first floor landing is 7'2" wide and 7 1/2" high, opening to a front hall. The upper landing is 8'0" wide and 4'11 1/2" high. The second floor landing is 3'8 1/2" wide and 3'5" high. The living room is 11'1 1/2" wide and 11'1 1/4" high. A handrail profile is shown as a 2 1/4" x 2 3/8" U-shaped section. A note specifies that the handrail must have a 2 1/4" maximum horizontal width and a 4" minimum graspable perimeter dimension. A note also states that all wood in contact with concrete must be pressure treated. The drawing also shows a floor system with drywall and a 6'8" minimum headroom clearance.

STAIR SECTION

2X KICK PLATE

6'-2" 5T @ 10" EA. = 4'-2" 3'-8 1/2"

TO BE PRESSURE TREATED

BASEMENT

Detailed description: This is a technical diagram of a staircase section. It shows a horizontal run of stairs with a total width of 6'-2". The stairs are supported by five treads, each 10" wide, resulting in a total run of 4'-2". The vertical height of the stairs is 3'-8 1/2". The stairs are labeled 'TO BE PRESSURE TREATED'. A '2X KICK PLATE' is indicated on the left side. The stairs lead down to a 'BASEMENT' level.

3'-8 1/2"

1'-6"

3'-8 1/2" TO WALL

SIMPSON A35 FRAMING ANGLE

2X12 STRINGERS IN FOREGROUND (LANDING TO SECOND FLOOR)

SIMPSON U26 HANGER

UPPER LANDING

1/2" X 5" A36 STEEL DOG LEG PLATE BETWEEN (2) 2X12 STAIR STRINGERS & (2) 2X12 BEAM AT LANDING

POST IN WALL

1/2" A307 THRU BOLTS (TYP.)

1/2" X 5" A36 STEEL DOG LEG PLATE BETWEEN (2) 2X12 BEAM AT LANDING - SEE DTL. 3/3

LOWER LAN

2"

SIMPSON A35 FRAMING ANGLE BEYOND

FRAMING AT UPPER DOG LEG STAIR STRINGER

4

3/4" = 1'-0"

# FRAMING AT SPUR DOG LEG STAIR STRINGER

This technical diagram illustrates the framing detail for a dog leg stair stringer. The diagram shows a side view of the stairs, with dimensions and various components labeled. Key dimensions include 3'-8 1/2" for the horizontal distance from the wall to the center of the stringer, 3'-7 3/4" for the height of the landing, and 5'-0" for the total height of the stairs. The diagram labels the following components and details:

- 1/2" X 5" A36 STEEL DOG LEG PLATE BETWEEN (2) 2X12 STAIR STRINGER (IN FOREGROUND) - SEE DTL. 4/3
- SIMPSON A35 FRAMING ANGLE
- 2X12 STRINGERS IN FOREGROUND (LANDING TO LANDING)
- SIMPSON U26 HANGER
- LOWER LANDING
- BUILD OUT FACE OF STRINGER TO ALIGN WITH TOP RISER
- 1/2" X 5" A36 STEEL DOG LEG PLATE BETWEEN (2) 2X12 STAIR STRINGERS & (2) 2X12 BEAM AT LANDING
- POST IN WALL
- 1/2" A307 THRU BOLTS (TYP.)
- FIRST FLOOR
- BEAM - SEE PLAN

**FRAMING AT LOWER DOG LEG STAIR STRINGER**

3

3/4" = 1'-0"



# FRAMING AT LOWER DOG LEG STAIR STRINGE



# SECOND FLOOR PLAN

---

1/4" = 1'-0"

## **DOOR PLAN DRAWING NOTES**

- ALL INTERIOR WALLS TO BE 3 1/2" (2X4 STUDS), UNLESS NOTED OTHERWISE (UNO).  
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  
(1) CRIPPLE AND (1) FULL HT. UNBROKEN STUD UNLESS NOTED OTHERWISE.  
MINIMUM HEADER SIZE 2-2X10'S GLUED AND NAILED.  
REFAB DIRECT VENT GAS FIREPLACE: MODEL: SEE PLANS  
PROVIDE 2" MINIMUM CLEARANCE TO COMBUSTIBLES AT ALL GAS FLUES, TYPICAL.  
GARAGE/HOUSE SEPARATION WALL TO BE INSULATED MINIMUM R-13.  
GARAGE-ATTACHED: 1/2" DRYWALL ON GARAGE SIDE OF WALL UP TO 5/8" TYPE X  
DRYWALL CEILING.  
HOKTOP / RANGE W/ EXHAUST HOOD. PROVIDE GAS AND/OR ELECTRIC HOOKUPS AS  
REQUIRED.. IF EXHAUST EXCEEDS 600 CFM PROVIDE MAKE UP AIR. IF IN ST. LOUIS  
COUNTY, MECHANICAL CONTRACTOR TO SUBMIT DESIGN FOR REVIEW. ALL EXHAUST TO  
BE VENTED TO EXTERIOR PER ALL LOCAL CODES.  
LAUNDRY: WASHER TO BE PLACED IN A FLOOD SAVER W/ DRAIN. PROVIDE IN-WALL  
WASHER OUTLET BOX AND RECESSED DRYER VENT BOX. DRYER TO VENT TO EXTERIOR.  
SEE ELECTRIC SHEET FOR DEVICE LOCATIONS.

## CH. NOTES

ND FLR. FURNACE SHALL BE SET IN OVERFLOW DRAIN PAN. PROVIDE SOUND BATT  
ND & IN FLOOR BELOW FURN. ROOM. INSTALL 1/2" HOMISOTE SOUND BRD. UNDER DW  
WEATHER STRIP DR FOR SOUND CONTROL. MECH. CONTRACTOR TO SUPPLY  
USTION AIR. (NO LOUVER)

GY CONSERVATION REQUIRED WITH COMBUSTION / VENTILATION OUTSIDE AIR:  
D, SELF-CLOSING WEATHERSTRIPPED DOOR  
INSULATION AT INTERIOR WALLS  
INSULATION AT FLOOR/CEILING  
PPED, INSULATED DUCTS  
PPED WALL PENETRATIONS

## FRONT ELEVATION

1/4" = 1'-0"

## LEFT SIDE ELEVATION

---

1/4" = 1'-0"

---

# PARTIAL FRONT ELEVATION

2 1/4" = 1'-0"

## ○ TYP. SHUTTER DTL.

1

## STYLIZATION DRAWING NOTES

**SLOPE GRADE AWAY FROM FOUNDATION MINIMUM 1"/FT. FOR A DISTANCE OF 8'-0" OR TO A SWALE.**

**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.**

**BRICK VENEER: ALL SOLDIER AND ROWLOCK HEADERS, SILLS AND TRIM TO PROJECT 3/4", UNLESS NOTED OTHERWISE.**

NOT USED

NOT USED

**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.**

NOT USED

GENERAL CONTRACTOR SHALL CONFIRM USE OF ALL TRIM ACCESSORIES AND MODEL NUMBERS WITH SUPPLIER BEFORE ORDERING.

WINDOW DESIGNATIONS ARE THOSE OF: JELD-WEN - BUILDERS ALUMINUM CLAD DOUBLE HUNG & CASEMENT WINDOWS

**D. EGRESS WINDOW REQUIREMENTS:**  
(COMPLY WITH IRC 2012 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 CLEAR

CONTRACTOR SHALL SUBMIT MFR'S DATA TO SHOW THAT EGRESS WINDOWS MEET THESE REQUIREMENTS WITH PERMIT DOCUMENTS.

**E. WINDOW OPENING REQUIREMENTS:**  
(COMPLY WITH IRC 2012 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

This technical drawing shows a partial front elevation of a house. The elevation includes a porch area with a central entrance. The entrance features a structural brick soldier arch. The windows are labeled with their dimensions: 2'-2" x 6'-8" and 3'-2" x 6'-8" COTTAGE TEMP. GL. The drawing also shows integral concrete steps with brick rowlock edging. A figure of a man is standing on the porch. The drawing includes various labels and dimensions:

- PORCH TOP PL.
- STRUCTURAL BRICK SOLDIER ARCH
- BRICK SOLDIER HEADER OVER TYP. STL ANGLE
- SLOPED METAL CAP C BEVELED 2X6 OVER 1X TRIM OVER 2X BLOCK (AT STONE) - SEE 3/4
- BOX BEAM - SEE PORCH SECTION
- WOOD SHUTTER - SEE DTL. 1/5 - ± WIDTH OF WDW
- BRICK ROWLOCK EDGING
- (2) 3'-0" X 8'-0" ARCH TOP ENTRY DOOR (SELECTED BY OWNER) - TEMP.GLASS
- INTEGRAL CONC. STEP W/ BRICK (ROWLOCK) EDGING (1" NOSING)
- 9'-1 1/8"
- FIRST FLOOR
- 2'-0" MAX
- 2

**SIDING SHALL BE:**  
"JAMES HARDIE" FIBER CEMENT BOARD SIDING AND TRIM. (TYP.).  
SMOOTH 6" EXPOSURE HARDIE PLANK LAP SIDING (TYP.).

**PREFINISHED COLOR PER OWNER OR PRIMED FOR FIELD PAINT. ALL TRIM TO BE PREFINISHED SAME AS SIDING.**

**TYP. STL. ANGLE:**  
3 1/2"X3 1/2"X 5/16" STL. ANGLE

**SHINGLE MLD. ON 1X8 RAKE BRD. (TYP.)**

**RECESSED BRICK ACCENT**

**5/4X6 SHADOW BOARD OVER BRICK ROWLOCK, TYP. @ RAKE (BRICK)**

**ROOF SWEEP**

**1'-8" HEEL TYPICAL U.N.O.**

**BRICK HEADER COURSE OVER STRETCHER COURSE, TYP. AT OVERHANG (BRICK)**

**BRICK SOLDIER HDR OVER TYP. STL. ANGLE - TYP. @ MASONRY OPNG'S**

**SLOPED BRICK ROWLOCK SILL, TYP.**

**BRICK ROWLOCK**

**BRICK VENEER, TYP.**

**MASONRY LEDGE - FIELD VERIFY**

**FINISH GRADES TO BE LESS THAN 3:1 SLOPE**

**ROOF SWEEP**

**TYP. SIDING**

**ARCHED 5/4X TRIM**

**5/4X2 TRIM**

**5/4X4 CORNER TRIM, TYP. @ FRONT DORMERS**

**2" SLOPED SILL**

**12**

**12**

**4 8**

**R14.4"**

**1'-6"**

**7-4"**

**R2.5"**

**12**

**5-0"**

**3 5**

**14" SQ. HB&G STRUCT. PERMACAST COLUMN W/ 1X10 PVC BASE**

**CONC. FDN. & FTG.**

**FRONT ELEVATION**

**ROOFING (12:12 PITCH TYP.)**

1/4" = 1' 0"

This detailed architectural cross-section diagram, labeled 3, illustrates the construction of a front porch section. The diagram spans from the ground level to the roof, showing various structural components and dimensions.

**Dimensions:**

- Vertical dimensions: 9'-1 1/8", 10'-1 1/8", 9'-1 1/8", 7'-0", 8", 1'-4", 2'-6" MIN. BELOW GRADE.
- Horizontal dimensions: 12, 5, 12, 8", 1'-4", 8" SQ. HB&G STRUCT. PERMACAST COLUMN W/ 1X6 PVC BASE - SET IN OF SEALANT & ANCHOR PER MFR. F LOAD BEARING & NON-LOAD BEARING COLUMNS (WHERE APPLIES, SEE P).

**Labels and Notes:**

- ATTIC:** SIMPSON H1 (TYP.)
- SECOND FLOOR:** SIMPSON H1 (TYP.)
- PORCH BRG. PL.:** 2 X 10 BLOCKING BETWEEN STUDS; 2X LEDGER BOARD W/ (1) 1 1/2" LAG BOLTS W/ WASHER @ 16" O.C., STAGGER TOP & BOT.
- FIRST FLOOR:** TYPICAL MASONRY WALL CONSTRUCTION; NOTE: ADD ACRYL 60 OR LATICRETE 85-10 (LIQUID LATEX) TO MORTAR FOR BED JOINTS OF ROWLOCK STEPS (PER MANUFACTURERS RECOMMENDATIONS); INTEGRAL CONC. STEP W/ BRICK ROWLOCK EDGING (1" NOSING) AT FRONT DOOR; SLOPE 1/8"/FT.
- ROOF:** 2X12 ROOF RAFTERS; ROOF SWEEP AS INDICATED (SEE ELEVATION); RADIUS ROOF RAFTER CUT FROM 2X12; METAL TRUSS HANGER; TRUSSES @ 24" O.C. @ PORCH W/ 9'-1 1/8" A.F.F. BRG. HT.; TYPICAL ROOF CONST.; SIMPSON H1 (TYP.)
- Exterior Porch Slab:** EXTERIOR PORCH SLAB: 4" CONCRETE SLAB WITH 6"X6" W1.4XW1.4 WWF OVER GRAVEL OR CRUSHED STONE; #4 BARS @ 24" O.C. DOWEL INTO FOUNDATION WALL AND BEND 24" INTO CONCRETE SLAB. TYPICAL AT EXTERIOR PORCH SLABS; PORCH BRACKET (HAUNCH) - SEE DTL. 4/1; TYPICAL FOUNDATION WALL; 8" CONCRETE FOUNDATION WALL W/ 2 #4 BARS T&B (PROVIDE 2 #4 MIDDLE BARS IF HT OF WALL OVER 6 FT.); 2 #4 BARS TOP & BOT.
- Other:** PREFINISHED GUTTER ON 1X8 FIBER CEMENT OR COMPOSITE FASCIA BOARD W/ 2X BACKER BOARD; TYPICAL SOFFIT; BED MOULD; CONCRETE SIDEWALK WHERE OCCURS (7 3/4" MAX. STEP).

**FRONT PORCH SECTION**

3

1/2" = 1'-0"

Architectural drawing of a vertical slat panel. The panel is 1'-10" wide, as indicated by a horizontal dimension line at the top. The panel is labeled "TYP. U.N.O." (Typical Unit Number). The panel features a grid of vertical and horizontal slats. A callout arrow points to the top horizontal slat, labeled "5/4X6 T&G VERTICAL SLATS (SEE ELEV.'S FOR # OF SLATS)". Another callout arrow points to the bottom horizontal slat, labeled "5/4X4 HORIZONTAL SLATS". The vertical slats are spaced evenly, and the horizontal slats are positioned at the top and bottom of the panel.

The diagram illustrates a metal shutter latch mechanism. It features a vertical rectangular frame with a horizontal slot at the top. A curved metal hook is inserted into this slot. A horizontal dimension line with arrows at both ends spans the width of the slot, labeled '4"'. A leader line points from the text 'METAL SHUTTER' to the hook. Another leader line points from the text 'LATCH TYPICAL @ ALL SHUTTERS' to the same hook. The entire assembly is mounted on a dark background.

SCALE 3/4" = 1'-0"

**EL ELEVATION DRAWING NOTES**

SLOPE GRADE AWAY FROM FOUNDATION MINIMUM 1"/FT. FOR A DISTANCE OF 8'-0" OR TO A SWALE.

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.

BRICK VENEER: ALL SOLDIER AND ROWLOCK HEADERS, SILLS AND TRIM TO PROJECT 3/4", UNLESS NOTED OTHERWISE.

NOT USED

NOT USED

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.

NOT USED

GENERAL CONTRACTOR SHALL CONFIRM USE OF ALL TRIM ACCESSORIES AND MODEL NUMBERS WITH SUPPLIER BEFORE ORDERING.

WINDOW DESIGNATIONS ARE THOSE OF: JELD-WEN - BUILDERS ALUMINUM CLAD DOUBLE HUNG & CASEMENT WINDOWS

9. EGRESS WINDOW REQUIREMENTS:  
(COMPLY WITH IRC 2012 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 CLEAR

CONTRACTOR SHALL SUBMIT MFR'S DATA TO SHOW THAT EGRESS WINDOWS MEET THESE REQUIREMENTS WITH PERMIT DOCUMENTS.

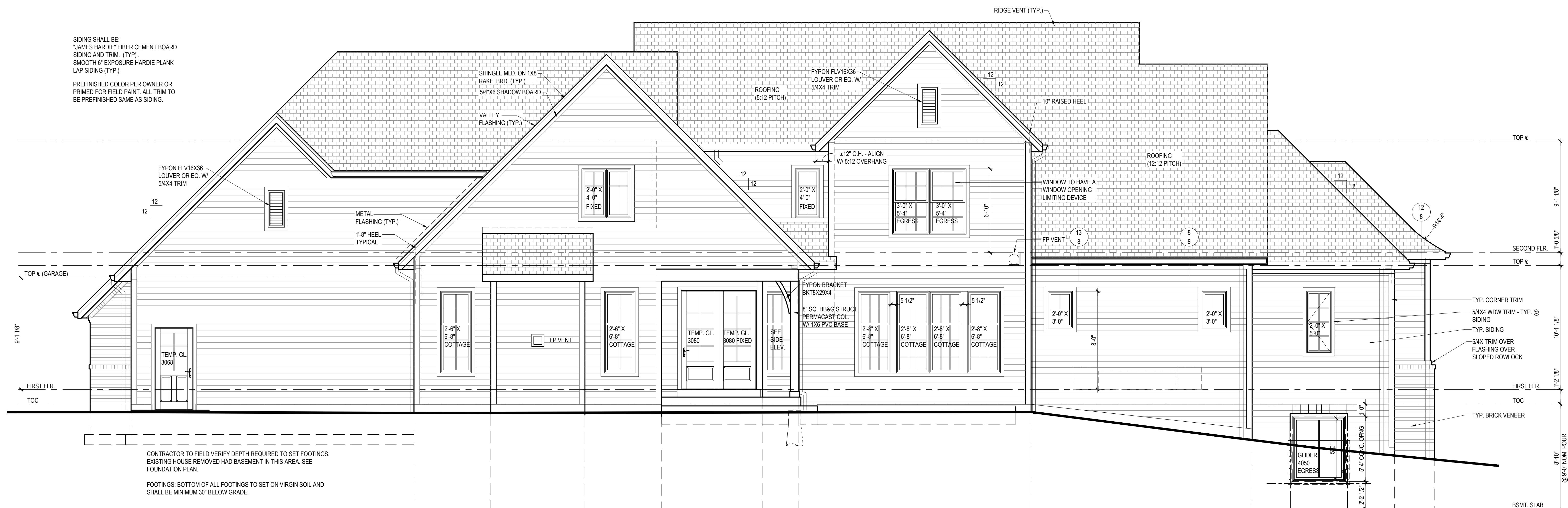
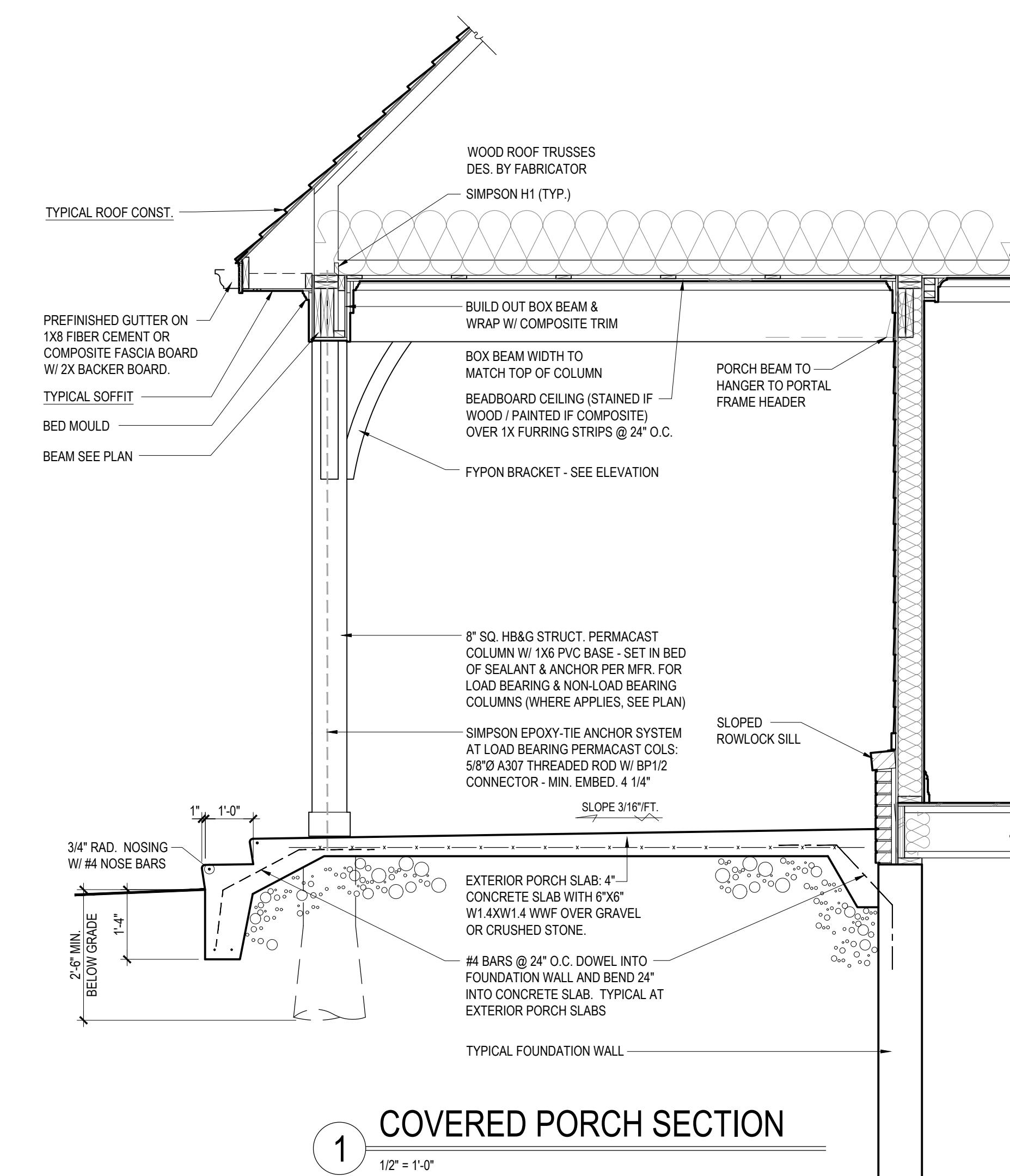
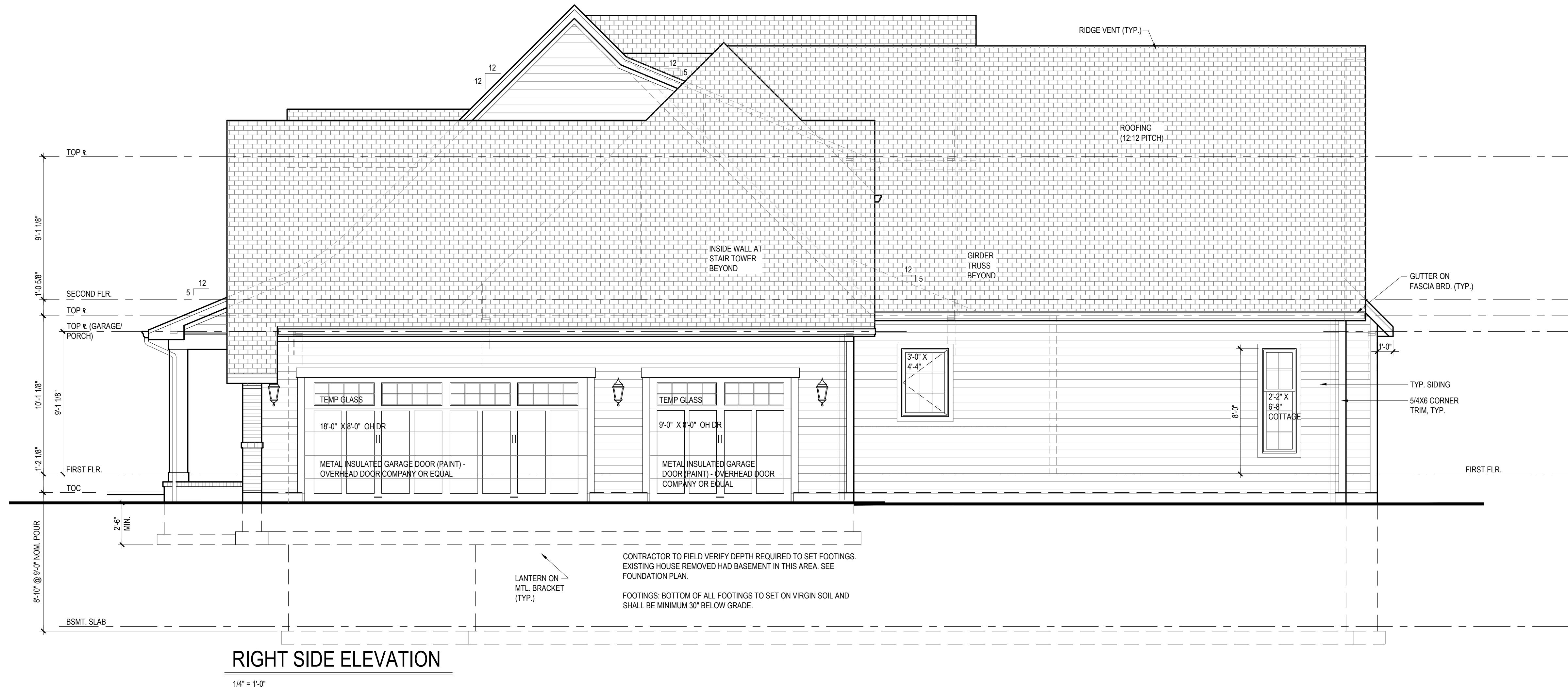
10. WINDOW OPENING REQUIREMENTS:  
(COMPLY WITH IRC 2012 SECTION R312)

- 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

# Douglas Properties

PRELIMINARY  
NOT FOR  
CONSTRUCTION

date: 8/20/25  
PODC SUBMISSION:  
9/16/25  
49 W. LOCKWOOD AVE. #RM-302 - ST. LOUIS, MO 63119  
PHONE: 314-624-0700 • FAX: 314-624-0702  
E-MAIL: KATIE@BARCHITECT.COM



**ELEVATION DRAWING NOTES**

- SLOP GRADE AWAY FROM FOUNDATION MINIMUM 1'FT. FOR A DISTANCE OF 8'-0" OR TO A PIER.
- 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.
- BROWNEER: ALL SOLDIER AND ROWLOCK HEADERS, SILLS AND TRIM TO PROJECT 3/4" UNLESS NOTED OTHERWISE.
- NOT USED
- NOT USED
- ROOF FLASHING: PROVIDE CORROSION-RESISTANT METAL FLASHING AT ALL ROOF VALLEYS, WALL AND ROOF INTERSECTION, PORES, DECKS, ETC. ROLLED ROOFING (100) LAYERS OF TYPE 1 UNDERLAYMENT MAY BE SUBSTITUTED FOR FLASHING AT THE ROOF VALLEY PROVIDED THE SHINGLES ARE INTERLACED.
- NOT USED
- GENERAL CONTRACTOR SHALL CONFIRM USE OF ALL TRIM ACCESSORIES AND MODEL NUMBER WITH SUPPLIER BEFORE ORDERING.
- WINDOWS DESIGNATIONS ARE THOSE OF JELD-WEN - BUILDERS ALUMINUM CLAD DOUBLE HUNG & CASEMENT WINDOWS.
- EGRESS WINDOW REQUIREMENTS:  
(COMPLY WITH IRC 2012 SECTION R310)
  - EGRESS WINDOW REQUIREMENTS
  - MIN. NET CLEAR OPENING @ 5.7 SF (5 SF ALLOWED AT GRADE FLOOR OPENINGS)
  - MIN. OPENING HEIGHT = 24" NET CLEAR
  - MIN. OPENING WIDTH = 20" NET CLEARCONTACT THE LOCAL INSPECTOR'S DATA TO SHOW THAT EGRESS WINDOWS MEET THESE REQUIREMENTS WITH PERMIT DOCUMENTS.
- WINDOW OPENING REQUIREMENTS:  
(COMPLY WITH IRC 2012 SECTION R312)
  - FOR WINDOWS WITH SILL LENGTH 12'4" ABOVE THE FLOOR AND MORE THAN 72" ABOVE GRADE, LIMIT SILL OPENINGS TO PROHIBIT PASSAGE OF 4" SPHERE
  - PROVIDE MECHANISM TO ALLOW FOR EMERGENCY ESCAPE

NEW RESIDENCE AT:  
4 Homestead Acres  
Olivette, MO 63132

## REAR AND RIGHT ELEVATIONS

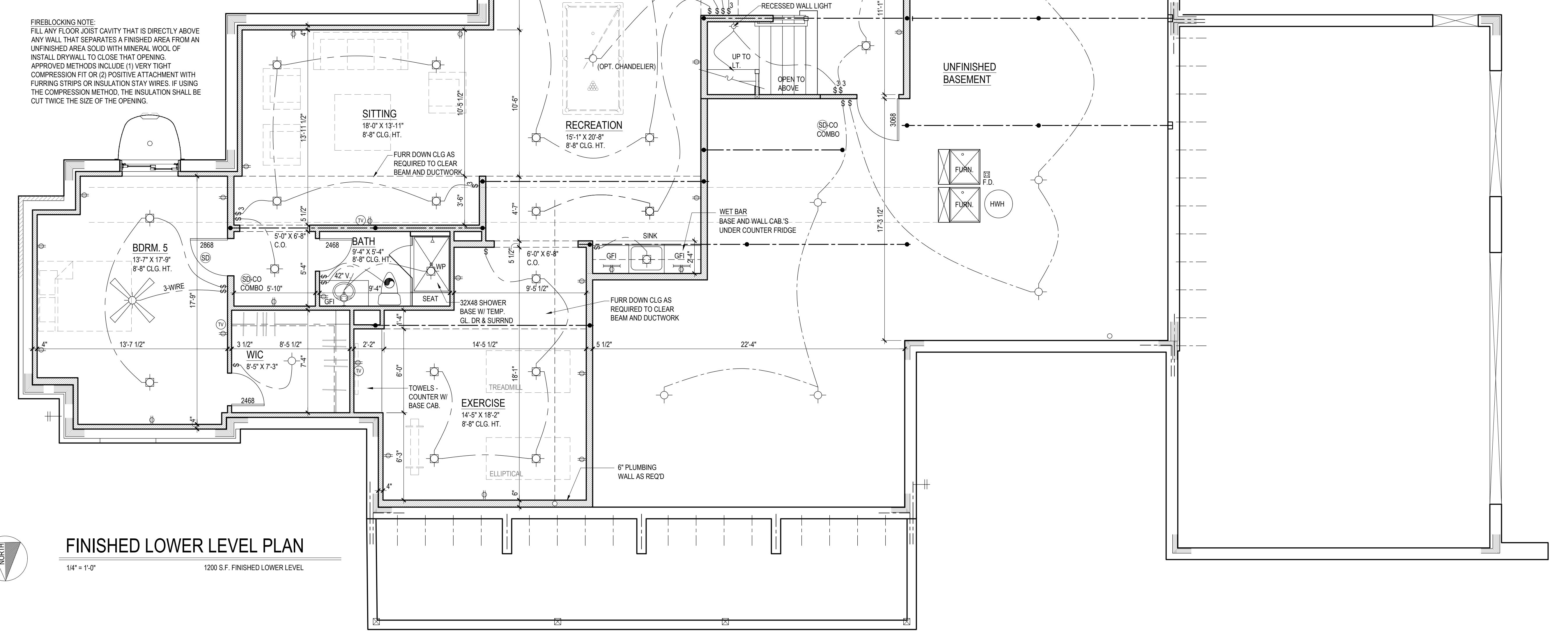
6

of 11

NOTE:  
HIGH CEILINGS ARE IMPORTANT TO THE  
OWNER. COORDINATE ALL SOFFITS &  
DUCTWORK ARRANGEMENTS WITH OWNER  
BEFORE INSTALLING.  
RUN DW 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

FIREBLOCKING NOTE:  
FILL ANY FLOOR JOIST CAVITY THAT IS DIRECTLY ABOVE  
AND ADJACENT TO AN UNFINISHED AREA WITH MINERAL WOOL  
OR INSTALL DRYWALL TO CLOSE THAT OPENING.  
APPROVED METHODS INCLUDE (1) VERY TIGHT  
COMPRESSION FIT OR (2) POSITION STAY WIRES. IF USING  
THE COMPRESSION METHOD, THE INSULATION SHALL BE  
CUT TWICE THE SIZE OF THE OPENING.



FINISHED LOWER LEVEL DRAWING NOTES

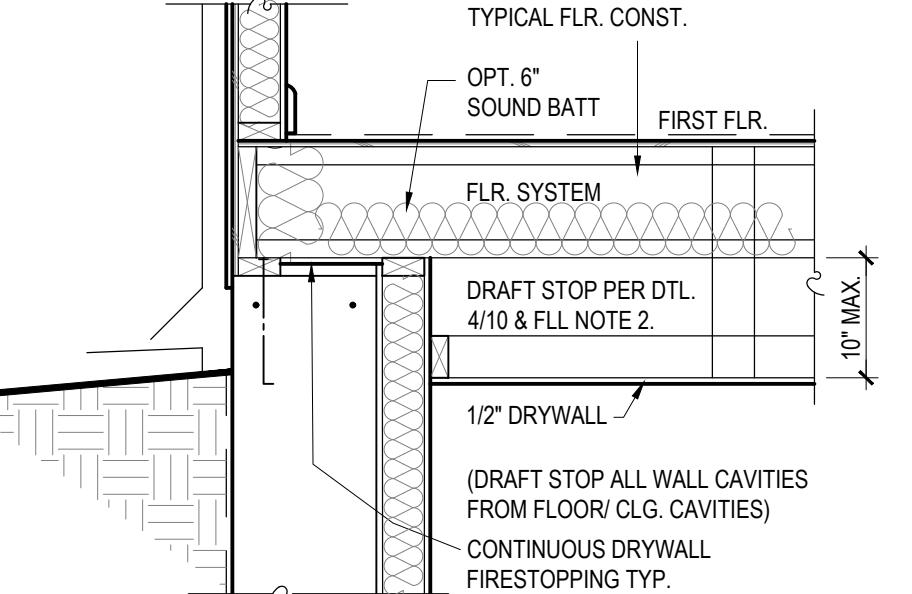
- ALL INTERIOR WALLS TO BE 3 1/2" (2X4 STUDS), UNLESS NOTED OTHERWISE (UNO). (OPTIONAL LIGHT GAGE STEEL STUDS)
- USE OF METAL SILL PLATES OR STEEL TRACKS
- DRAFT STOPPING: CEILINGS SUSPENDED BELOW WOOD JOISTS OR ATTACHED DIRECTLY TO WOOD FLOOR TRUSSES SHALL BE DRAFT STOPPED AT MAXIMUM 1000 S.F. INTERVALS PARALLEL TO MAIN FRAMING MEMBERS. SEE DETAIL THIS SHEET.
- DUCTWORK CAPACITY SHALL 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, PROVIDE ACCESS PANELS TO UTILITIES, CLEANOUTS ETC. IN FINISHED AREAS. VERIFY METHOD WITH OWNER.
- MANTAIN 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 GAS FACTOR SHALL BE DETERMINED BY THE SPACES VOLUME AND THE MAXIMUM 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:  
1. USING OUTSIDE AIR: PROVIDE 1 SQ. IN. PER 4,000 BTU/HR. IN HIGH AND LOW OPENINGS. MIN. OPENING SIZE 10 SQ. IN.  
2. USING OUTSIDE AIR: PROVIDE 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

4 DRAFTSTOPPING DTL.

1 1/2" = 1'-0"



3 BSMT. WALL SECTION - DROPPED CLG.

3/4" = 1'-0"

SEE TYP. WALL SECTIONS FOR ADDITIONAL INFORMATION

TYPICAL FLR. CONST.

OPT. 6" SOUND BATT

FIRST FLR.

FLR. SYSTEM

DRAFT STOP PER DTL.

4/10 & FLL NOTE 22

1/2" DRYWALL

(DRAFT STOP ALL WALL CAVITIES FROM FLOOR/CLG. CAVITIES)

CONTINUOUS DRYWALL FIRESTOPPING TYP.

BATT INSULATION (SEE GEN. NOTES)

2 BSMT. WALL SECTION

3/4" = 1'-0"

SEE TYP. WALL SECTIONS FOR ADDITIONAL INFORMATION

TYPICAL FLR. CONST.

OPT. 6" SOUND BATT

FIRST FLR.

FLR. SYSTEM

1/2" DRYWALL ATTACHED DIRECTLY TO BOTTOM OF FLR. SYSTEM

(DRAFT STOP ALL WALL CAVITIES FROM FLOOR/CLG. CAVITIES)

CONTINUOUS DRYWALL FIRESTOPPING TYP.

BATT INSULATION (SEE GEN. NOTES)

1 BSMT. WALL SECTION

3/4" = 1'-0"

SEE TYP. WALL SECTIONS FOR ADDITIONAL INFORMATION

R-13 BATT INSULATION (SEE GEN. NOTES)

P.T. 2X SILL PLATE

WOOD BASE

BSMT. SLAB

SEE TYP. WALL SECTIONS FOR ADDITIONAL INFORMATION

1/2" DRYWALL

(DRAFT STOP ALL WALL CAVITIES FROM FLOOR/CLG. CAVITIES)

CONTINUOUS DRYWALL FIRESTOPPING TYP.

BATT INSULATION (SEE GEN. NOTES)

FINISHED LOWER LEVEL PLAN

1/4" = 1'-0"

1200 S.F. FINISHED LOWER LEVEL

10

1/1