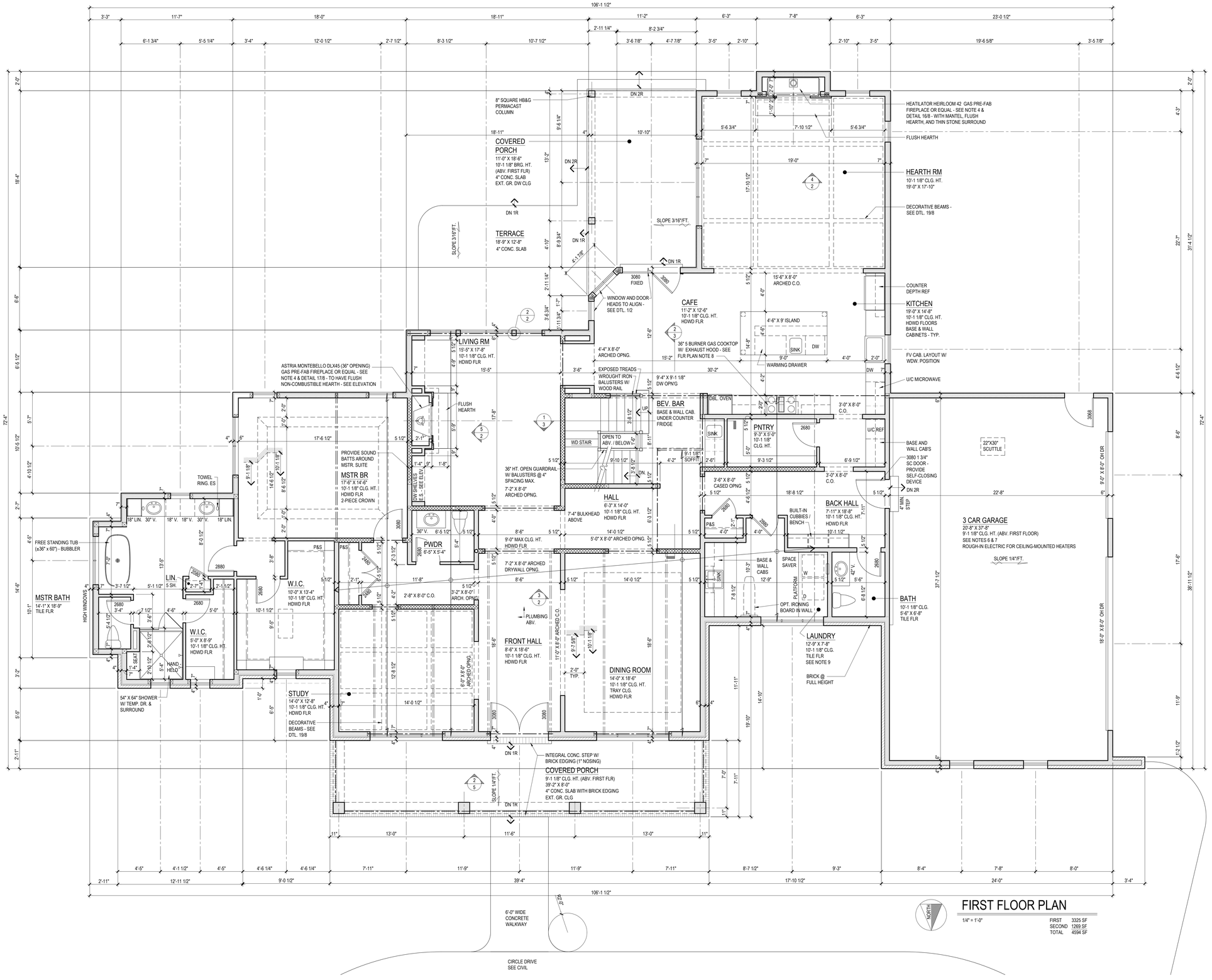
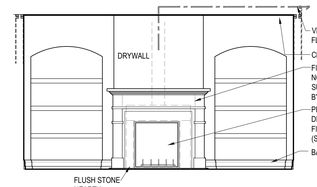


FIRST FLOOR PLAN

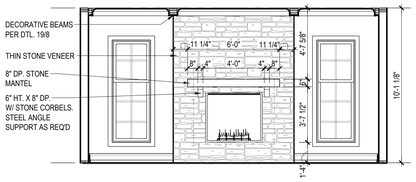
1/4" = 1'-0"

FIRST	3325 SF
SECOND	1269 SF
TOTAL	4594 SF



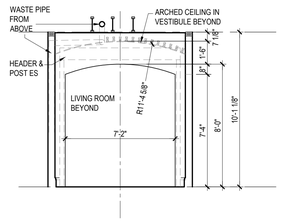
5 LIVING ROOM ELEVATION

1/4" = 1'-0"



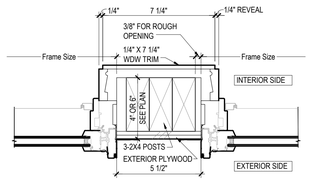
4 HEARTH ROOM ELEVATION

1/4" = 1'-0"



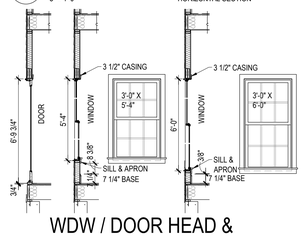
ELEVATION DETAIL- ARCHED CEILING (BETWEEN FOYER AND LIVING RM.)

3 1/4" = 1'-0"



2 5 1/2" WDW MULL SECTION

3" = 1'-0"



WDW / DOOR HEAD & TRIM RELATIONSHIP DTL.

1 1/4" = 1'-0"

FLOOR PLAN DRAWING NOTES

1. ALL INTERIOR WALLS TO BE 3 1/2" (2X4 STUDS), UNLESS NOTED OTHERWISE (UNO).
2. POST INDICATED SHALL BE MINIMUM 2-2X WALL THICKNESS, GLUED AND NAILED UNLESS NOTED OTHERWISE. EXCEPTION: POSTS CARRING 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.
3. MINIMUM HEADER SIZE 2-2X10'S GLUED AND NAILED.
4. PREFAB DIRECT VENT GAS FIREPLACE: MODEL: SEE PLANS
5. PROVIDE 2" MINIMUM CLEARANCE TO COMBUSTIBLES AT ALL GAS FLUES, TYPICAL.
6. GARAGE/HOUSE SEPARATION WALL TO BE INSULATED MINIMUM R-13.
7. GARAGE-ATTACHED: 1/2" DRYWALL ON GARAGE SIDE OF WALL UP TO 5/8" TYPE X DRYWALL CEILING.
8. COOKTOP / 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.
9. 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.
10. SEE ELECTRIC SHEET FOR DEVICE LOCATIONS.

date: 8/20/25
PCDC SUBMISSION: 9/16/25

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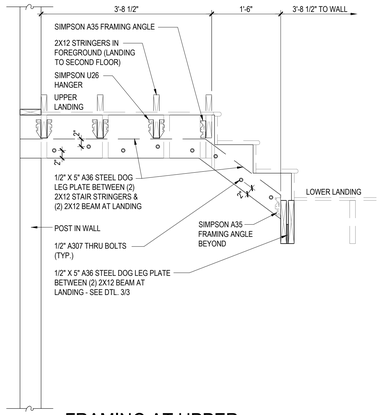
PRELIMINARY NOT FOR CONSTRUCTION

Douglas Properties

NEW RESIDENCE AT:
4 Homestead Acres
Olivette, MO 63132

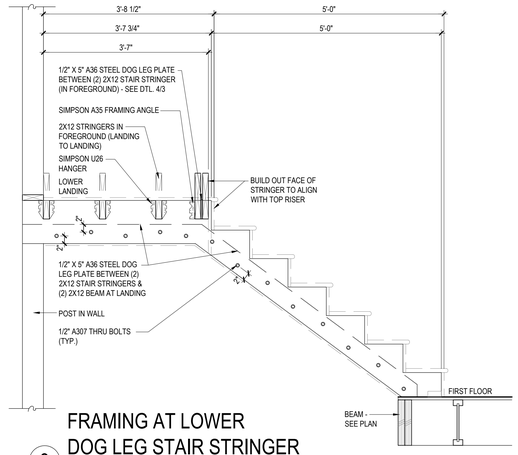
FIRST FLOOR PLAN

sheet: 2 of 11



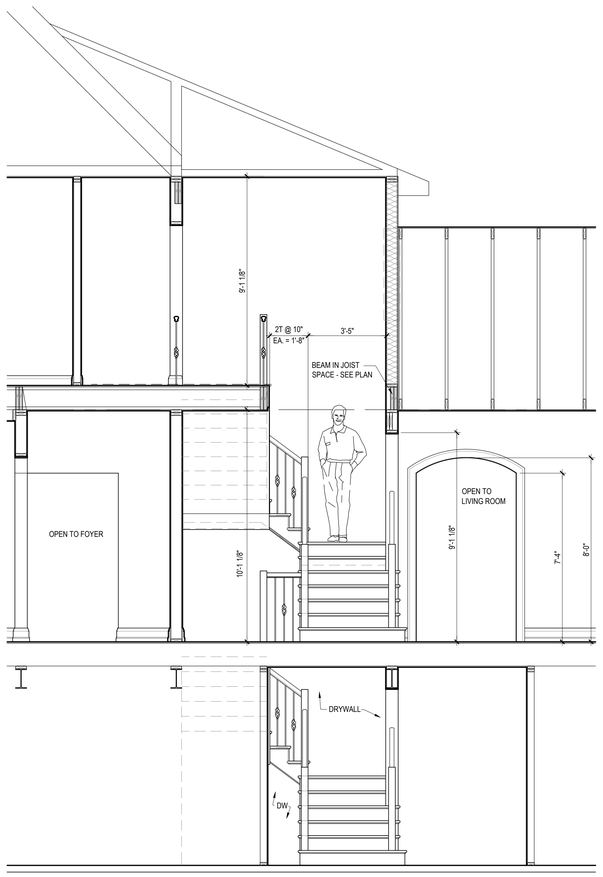
FRAMING AT UPPER DOG LEG STAIR STRINGER

4 3/4" = 1'-0"



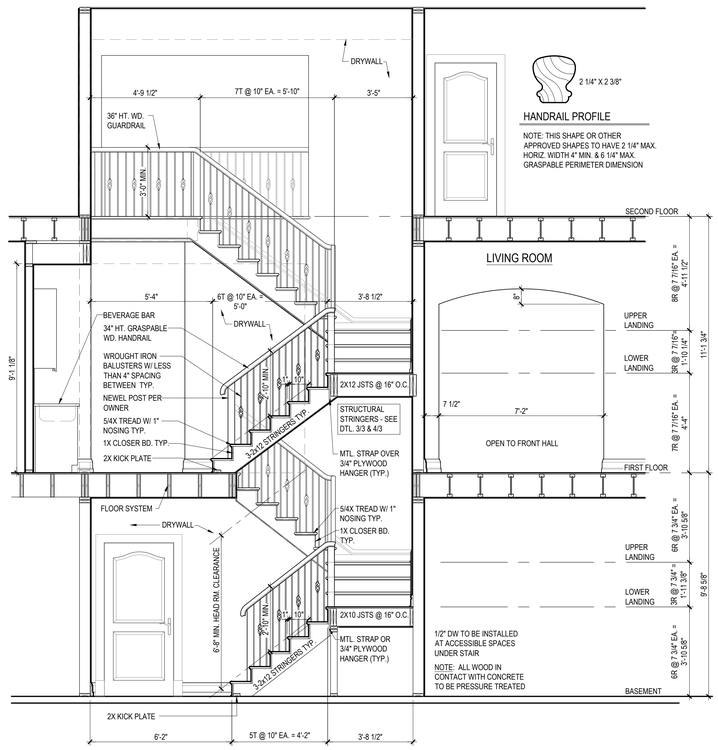
FRAMING AT LOWER DOG LEG STAIR STRINGER

3 3/4" = 1'-0"



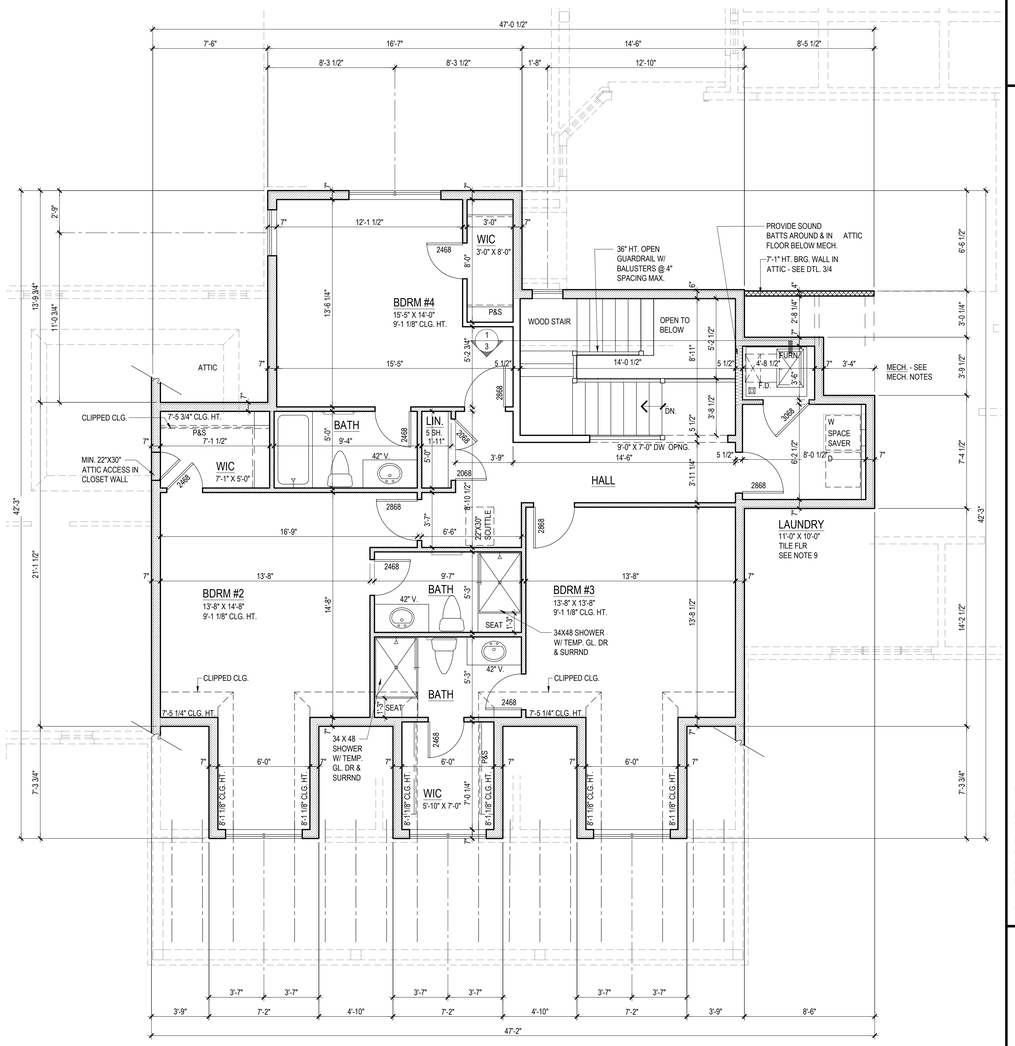
STAIR ELEVATION

2 3/8" = 1'-0"



STAIR SECTION

1 3/8" = 1'-0"



NORTH

SECOND FLOOR PLAN

1/4" = 1'-0"

FLOOR PLAN DRAWING NOTES

1. ALL INTERIOR WALLS TO BE 3 1/2" (2X4 STUDS), UNLESS NOTED OTHERWISE (UNO).
2. POST INDICATED SHALL BE MINIMUM 2-2X WALL THICKNESS, GLUED AND NAILED UNLESS NOTED OTHERWISE. EXCEPTION: POSTS CARRING 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.
3. MINIMUM HEADER SIZE 2-2X10'S GLUED AND NAILED.
4. PREFAB DIRECT VENT GAS FIREPLACE: MODEL: SEE PLANS
5. PROVIDE 2" MINIMUM CLEARANCE TO COMBUSTIBLES AT ALL GAS FLUES, TYPICAL.
6. GARAGE/HOUSE SEPARATION WALL TO BE INSULATED MINIMUM R-13.
7. GARAGE-ATTACHED: 1/2" DRYWALL ON GARAGE SIDE OF WALL UP TO 5/8" TYPE X DRYWALL CEILING.
8. COOKTOP / 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.
9. 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.
10. SEE ELECTRIC SHEET FOR DEVICE LOCATIONS.

MECH. NOTES

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

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: 8/20/25
PCDC SUBMISSION: 9/16/25

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Douglas Properties

NEW RESIDENCE AT:
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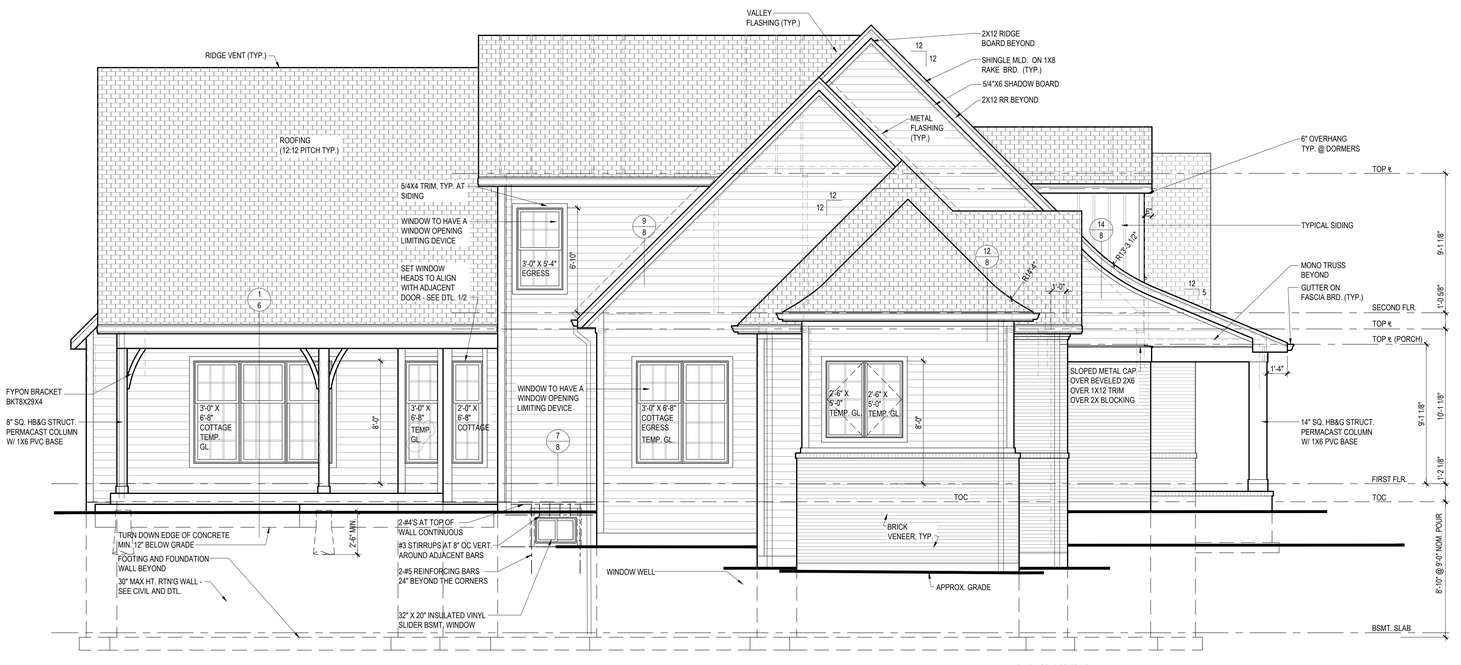
Olivette, MO 63132

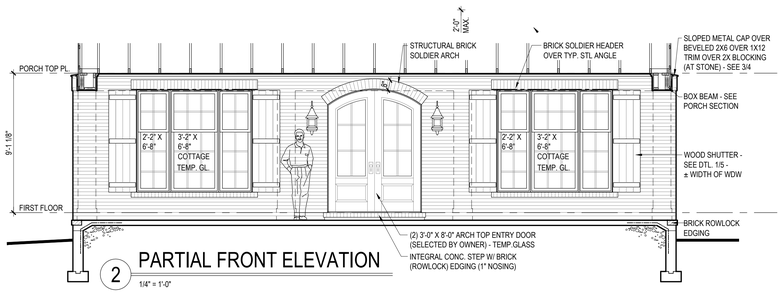
SECOND FLOOR PLAN

sheet: 3 of 11



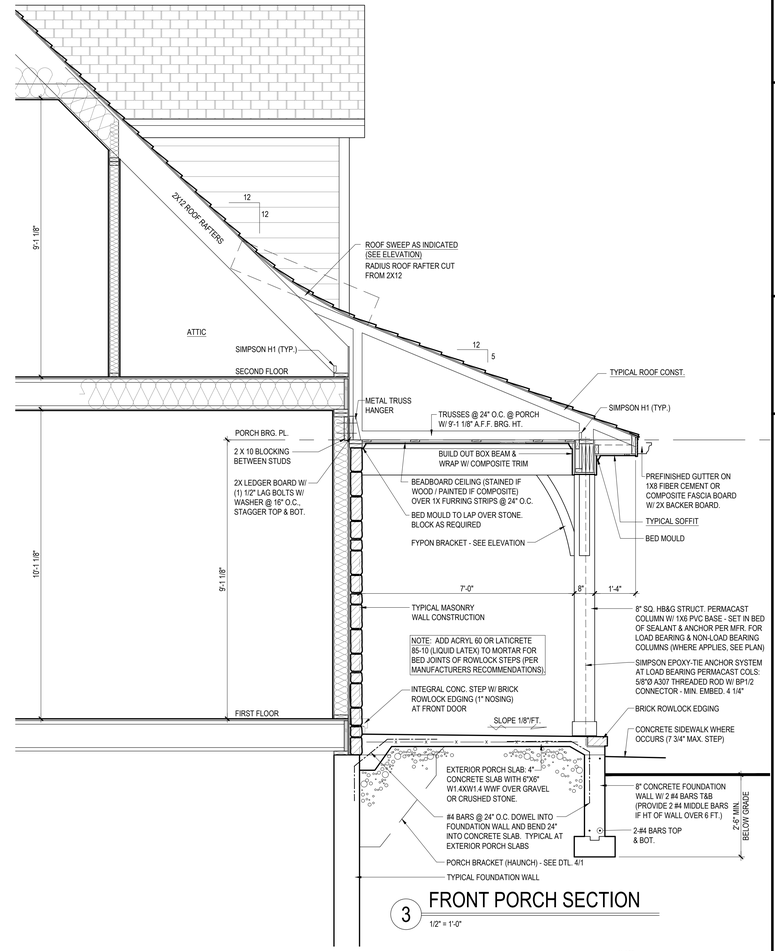
LEFT SIDE ELEVATION

1/4" = 1'-0"



2 PARTIAL FRONT ELEVATION

1/4" = 1'-0"

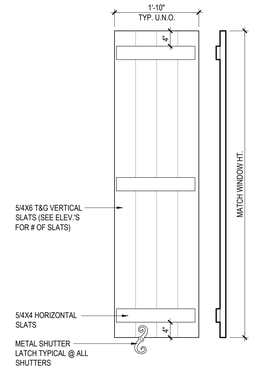


3 FRONT PORCH SECTION

1/2" = 1'-0"

FRONT ELEVATION

1/4" = 1'-0"



1 TYP. SHUTTER DTL.

SCALE 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. NOT USED
5. NOT USED
6. 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.
7. NOT USED
8. GENERAL CONTRACTOR SHALL CONFIRM USE OF ALL TRIM ACCESSORIES AND MODEL NUMBERS WITH SUPPLIER BEFORE ORDERING.
9. WINDOW DESIGNATIONS ARE THOSE OF: JELD-WEN - BUILDERS ALUMINUM CLAD DOUBLE HUNG & CASEMENT WINDOWS
10. 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.
11. 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

date: 8/20/25
PCDC SUBMISSION: 9/16/25

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Douglas Properties

NEW RESIDENCE AT:
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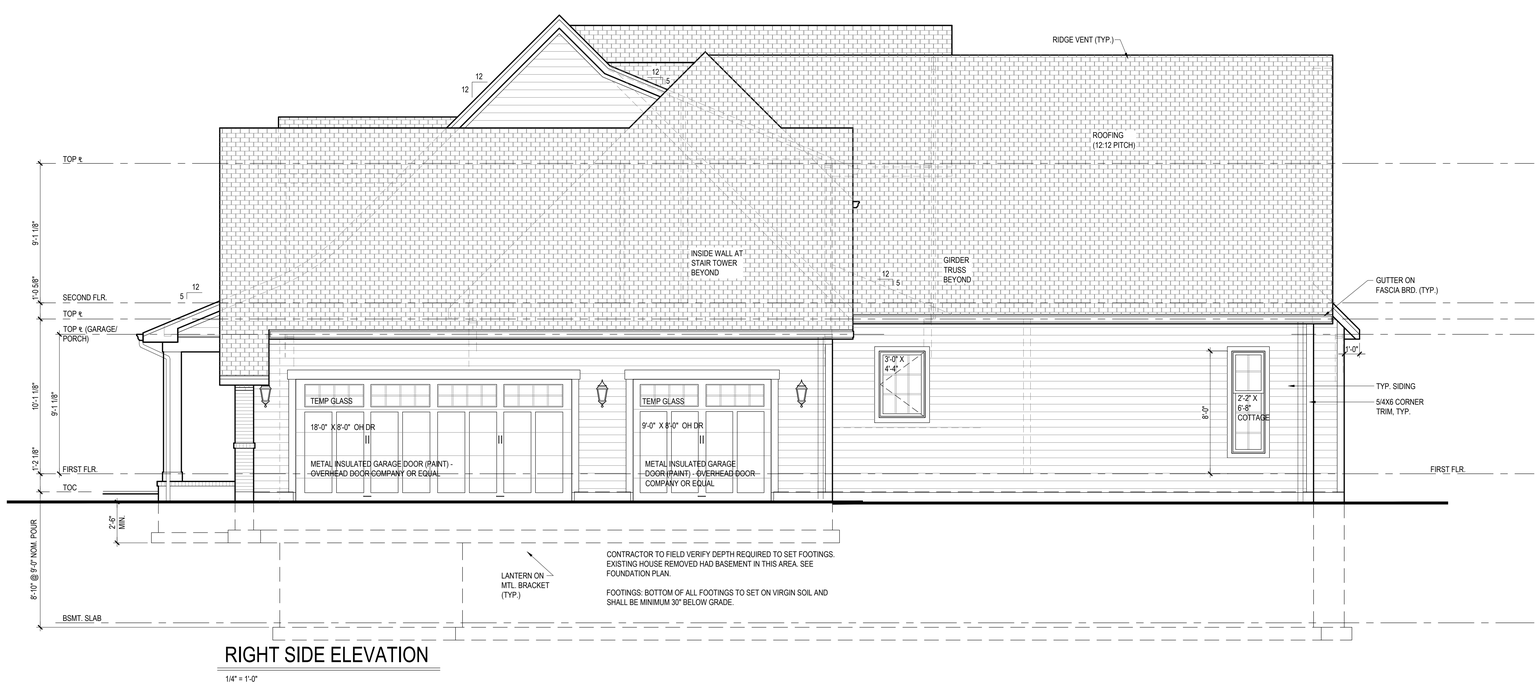
Olivette, MO 63132

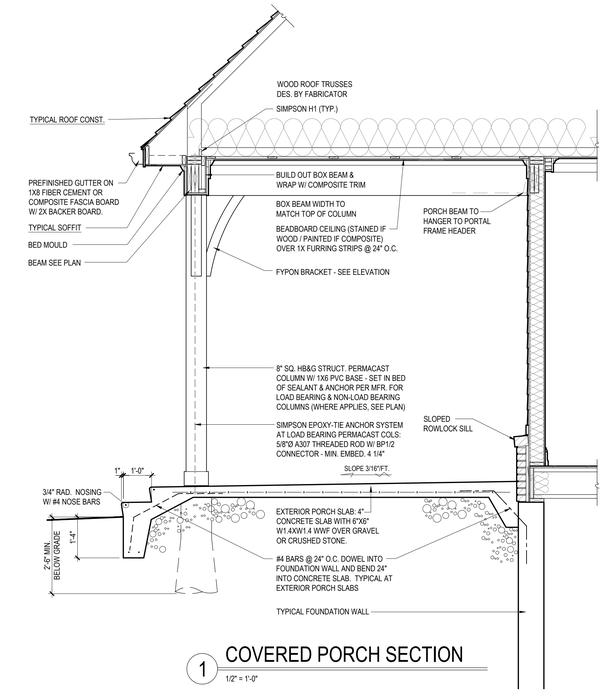
FRONT AND LEFT ELEVATIONS

sheet: 5 of 11



RIGHT SIDE ELEVATION

1/4" = 1'-0"



1 COVERED PORCH SECTION

1/2" = 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 & 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. NOT USED
5. NOT USED
6. 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.
7. NOT USED
8. GENERAL CONTRACTOR SHALL CONFIRM USE OF ALL TRIM ACCESSORIES AND MODEL NUMBERS WITH SUPPLIER BEFORE ORDERING.
9. WINDOW DESIGNATIONS ARE THOSE OF: JELD-WEN - BUILDERS ALUMINUM CLAD DOUBLE HUNG & CASEMENT WINDOWS
10. 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
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    CONTRACTOR SHALL SUBMIT MFR'S DATA TO SHOW THAT EGRESS WINDOWS MEET THESE REQUIREMENTS WITH PERMIT DOCUMENTS.
11. 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

date: 8/20/25
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PRELIMINARY NOT FOR CONSTRUCTION

Douglas Properties

NEW RESIDENCE AT:
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Olivette, MO 63132

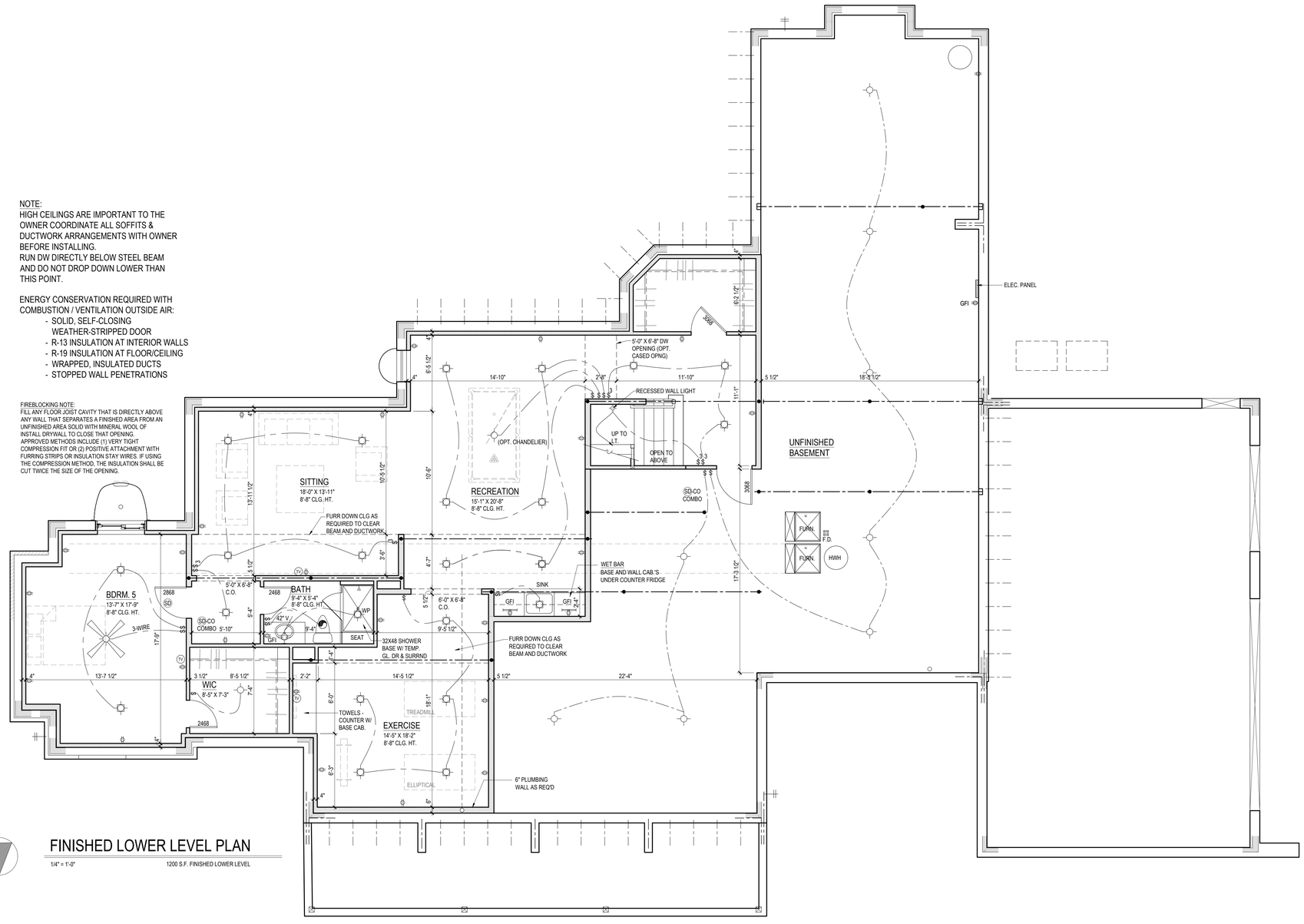
REAR AND RIGHT ELEVATIONS

sheet: 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.

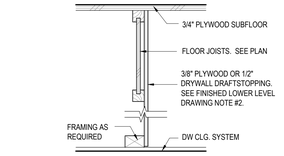
ENERGY CONSERVATION REQUIRED WITH COMBUSTION / VENTILATION OUTSIDE AIR:
- SOLID, SELF-CLOSING WEATHER-STRIPPED DOOR
- R-13 INSULATION AT INTERIOR WALLS
- R-19 INSULATION AT FLOOR/CEILING
- WRAPPED, INSULATED DUCTS
- STOPPED WALL PENETRATIONS

FIREBLOCKING NOTE:
FILL ANY FLOOR JOIST CAVITY THAT IS DIRECTLY ABOVE ANY WALL THAT SEPARATES A FINISHED AREA FROM AN UNFINISHED AREA SOLID WITH MINERAL WOOL OF INSTALL DRYWALL TO CLOSE THAT OPENING. APPROVED METHODS INCLUDE (1) VERY TIGHT COMPRESSION FIT OR (2) POSITIVE ATTACHMENT WITH FURRING STRIPS OR INSULATION STAY WIRES. IF USING THE COMPRESSION METHOD, THE INSULATION SHALL BE CUT TWICE THE SIZE OF THE OPENING.

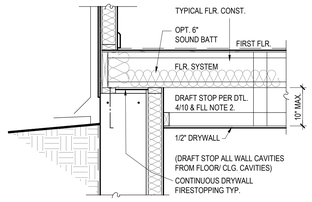


FINISHED LOWER LEVEL PLAN

1/4" = 1'-0" 1200 S.F. FINISHED LOWER LEVEL

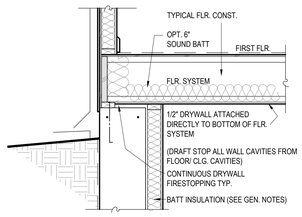


4 DRAFTSTOPPING DTL.
1 1/2" = 1'-0"



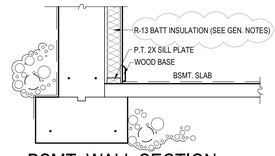
3 BSMT. WALL SECTION - DROPPED CLG.
3/4" = 1'-0"

SEE TYP. WALL SECTIONS FOR ADDITIONAL INFORMATION



2 BSMT. WALL SECTION
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

1. ALL INTERIOR WALLS TO BE 3 1/2 " (2X4 STUDS), UNLESS NOTED OTHERWISE (UNO). (OPTIONAL LIGHT GAGE STEEL STUDS) USE PRESSURE TREATED SILL PLATES OR STEEL TRACKS.
2. 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.
3. CEILING HEIGHTS TO BE DETERMINED BY EXTENT OF DUCTWORK, STEEL BEAMS, ETC. (7'-0" MIN. CEILING HEIGHT)
4. FURR DOWN CEILING, IF REQUIRED, TO CLEAR BEAMS, DUCTWORK, WIRES, PIPES, ETC., UNLESS NOTE OTHERWISE.
5. SET ALL CEILING AS HIGH AS POSSIBLE. PROVIDE ACCESS PANELS TO UTILITIES, CLEANOUTS ETC. IN FINISHED AREAS. VERIFY METHOD WITH OWNER.
6. MAINTAIN REQUIRED CLEARANCES AROUND FURNACES AND WATER HEATERS.
7. VENT BATHROOM EXHAUST FAN TO EXTERIOR.
8. 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 JURIDICTIONS. 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

date: 8/20/25
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Douglas Properties

NEW RESIDENCE AT:
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FINISHED LOWER LEVEL PLAN

sheet: 10 of 11