

GARAGE FTG. IN RELATION TO BASEMENT FOOTING

1
1/4" = 1'-0"

FOUNDATION DRAWING NOTES

- BASEMENT SLAB: 3-1/2" CONCRETE SLAB OVER 6 MIL. VAPOR BARRIER (LAP JOINTS MIN. 6" AND SEAL) OVER MIN. 4" GRAVEL OR CRUSHED STONE (SLOPE TO FLOOR DRAIN).
- GARAGE SLAB: 4" CONCRETE SLAB WITH 6"X6" W/14XW14 WWF OVER 6 MIL. VAPOR BARRIER (LAP JOINTS MIN. 6" AND SEAL) OVER MIN. 4" GRAVEL OR CRUSHED STONE (SLOPE TO GARAGE DOOR MINIMUM 4" U.N.O.).
- EXTERIOR PORCH/PATIO SLABS: 4" CONCRETE SLAB WITH 6"X6" W/14XW14 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.
- (2) #4 BARS TOP, MIDDLE, AND BOTTOM, 24" EA. WAY, TYP. AT ALL INTERSECTING WALLS.
- #4 BARS AT 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).
- HOLD DOWN TOP OF FOUNDATION WALL AT DOOR TO RECEIVE CONCRETE SLAB.
- FOOTINGS AND PIERS: BOTTOM OF FOOTINGS TO BE MINIMUM 30" BELOW GRADE. PIERS TO EXTEND MIN. 24" INTO SOLID, UNDISTURBED SOIL, AND MIN. 30" BELOW GRADE.
- 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.
- CLASS "B" U.L. APPROVED HVAC FLUE (SIZED BY HVAC CONTRACTOR) AT GAS FURNACE AND WATER HEATER. PROVIDE MINIMUM 2" CLEARANCE.
- ELECTRICAL PANEL: (200 AMP. MINIMUM / 600 AMP. MAXIMUM) TO BE SIZED AND LOCATED BY ELECTRICAL CONTRACTOR.
- STEEL COLUMN SHALL BE SCHEDULE 40, SIZED PER PLAN. ALL COLUMNS SHALL HAVE A CAP AND BASE. ADJUSTABLE COLUMNS PERMITTED UNLESS NOTED TO BE FIXED.
- 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.
- CONTRACTOR SHALL NOT BACKFILL UNTIL CONCRETE FOUNDATION HAS CURED FOR A MINIMUM OF 7 DAYS. INSTALL BRACES @ 12'-0" O.C. AND/OR WITHIN 12'-0" OF FOUNDATION WALL CORNERS. DO NOT BACKFILL UNTIL COMPLETION OF FIRST FLOOR FRAMING. DO NOT REMOVE TEMPORARY BRACING UNTIL COMPLETION OF BACKFILLING.
- UNFINISHED BASEMENTS SHALL BE INSULATED TO MIN. R-10. SEE GENERAL NOTES AND DETAILS.

UNEXCAVATED
SEE NOTE 2
CONTRACTOR TO FIELD VERIFY DEPTH REQUIRED TO SET FOOTINGS.
FOOTINGS: BOTTOM OF ALL FOOTINGS TO SET ON VIRGIN SOIL AND SHALL BE MINIMUM 30" BELOW GRADE.

UNFINISHED BASEMENT
SEE NOTE 1
-LSL FLOOR JOISTS IN UNFINISHED AREAS - COORDINATE W/ FLL PLAN - SEE FLL (SHT. 10) FOR ELECTRIC INFORMATION
NOTE: ALL WOOD IN CONTACT WITH CONCRETE TO BE PRESSURE TREATED

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-D	48"X48"X12"D. CONCRETE PAD W/ #4 BARS @ 8" O.C. EACH WAY

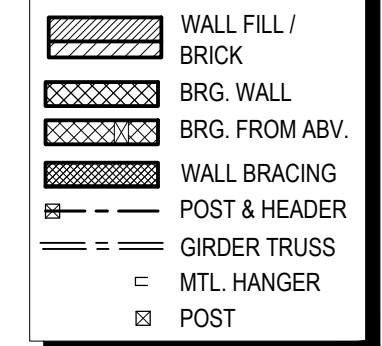
ELECTRIC FOUNDATION PLAN

1/4" = 1'-0"

LIST OF SHEETS

- FOUNDATION PLAN
- FIRST FLOOR PLAN
- SECOND FLOOR PLAN & STAIR SECTION
- ROOF PLAN
- FRONT AND LEFT ELEVATION
- REAR AND RIGHT SIDE ELEVATION
- ELECTRIC PLANS
- SECTIONS & DETAILS
- WALL BRACING & DETAILS
- OPTIONAL FLL
- GENERAL NOTES

LEGEND



BUILDING CODE INFORMATION:

- CREVE COEUR, MISSOURI
 BUILDING: 2015 INTERNATIONAL RESIDENTIAL (BUILDING) CODE
 ENERGY: 2015 INTERNATIONAL ENERGY CONSERVATION CODE
 PLUMBING: 2015 UNIFORM PLUMBING CODE
 MECHANICAL: 2015 INTERNATIONAL MECHANICAL CODE
 ELECTRICAL: 2014 NATIONAL ELECTRIC CODE
 OTHER: 2015 INTERNATIONAL PROPERTY MAINTENANCE CODE
 2015 INTERNATIONAL SWIMMING POOL AND SPA CODE



date: 11/27/2023
revised:

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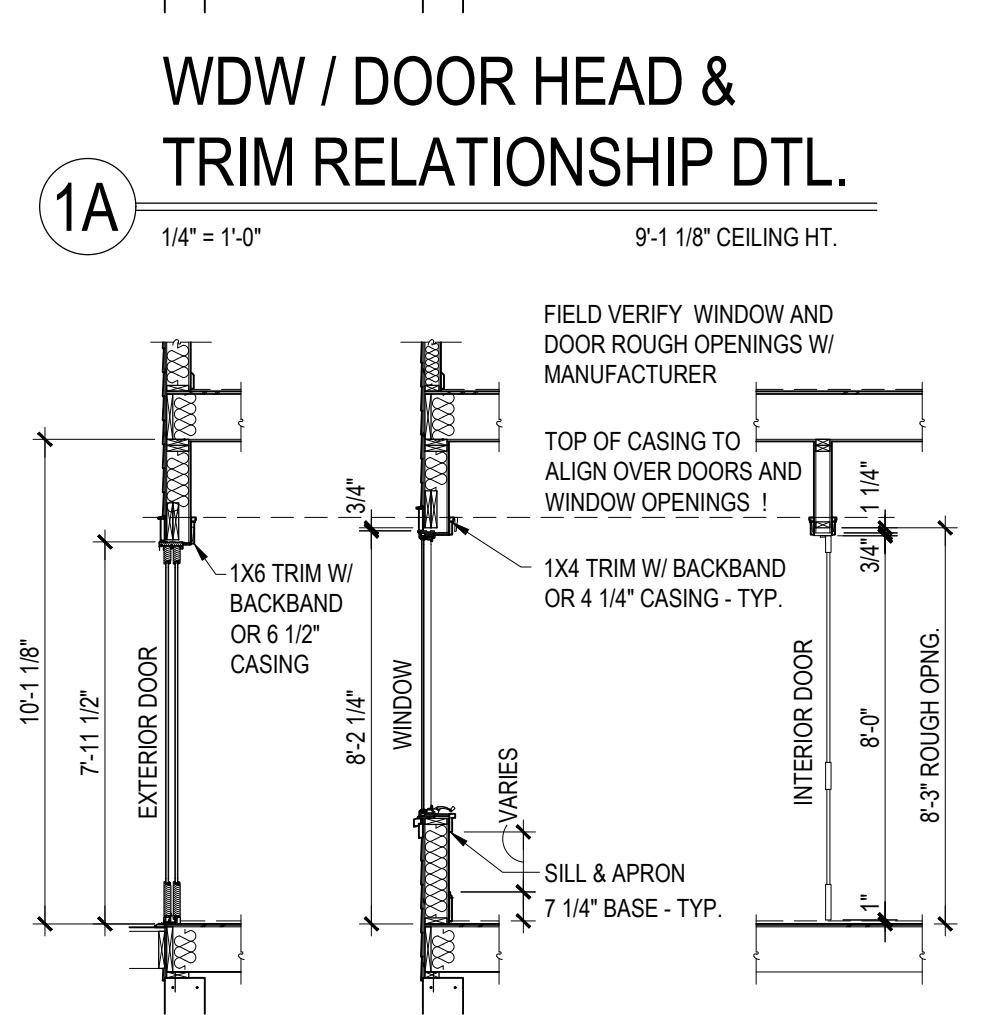
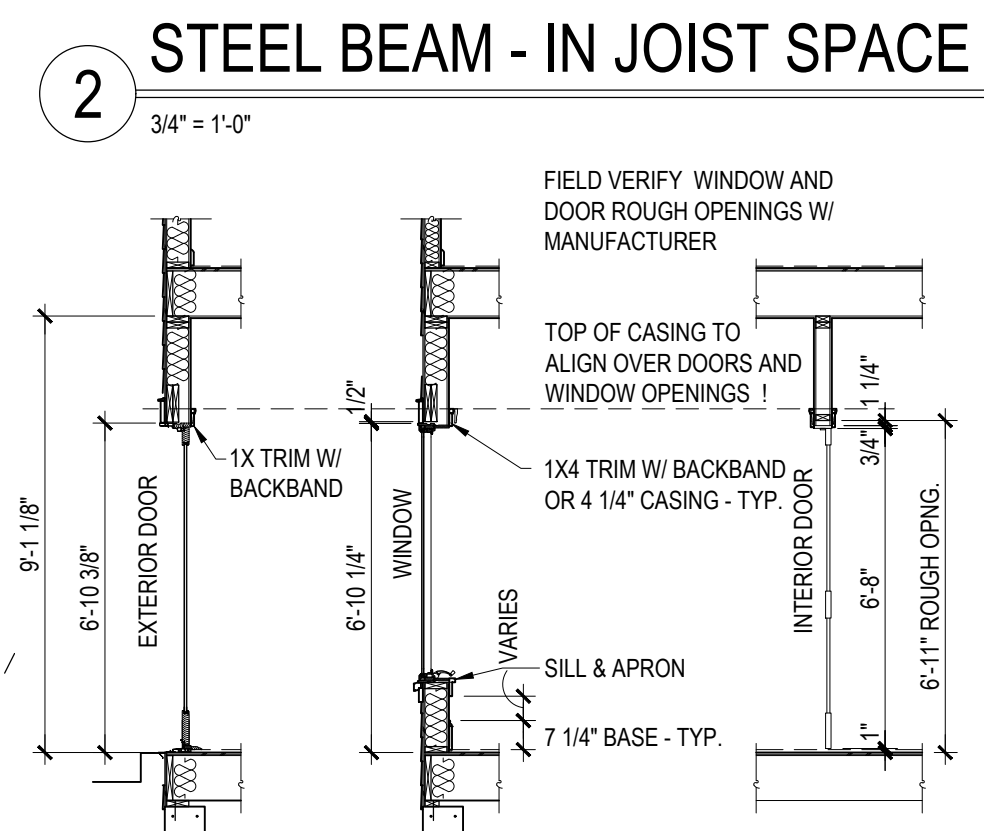
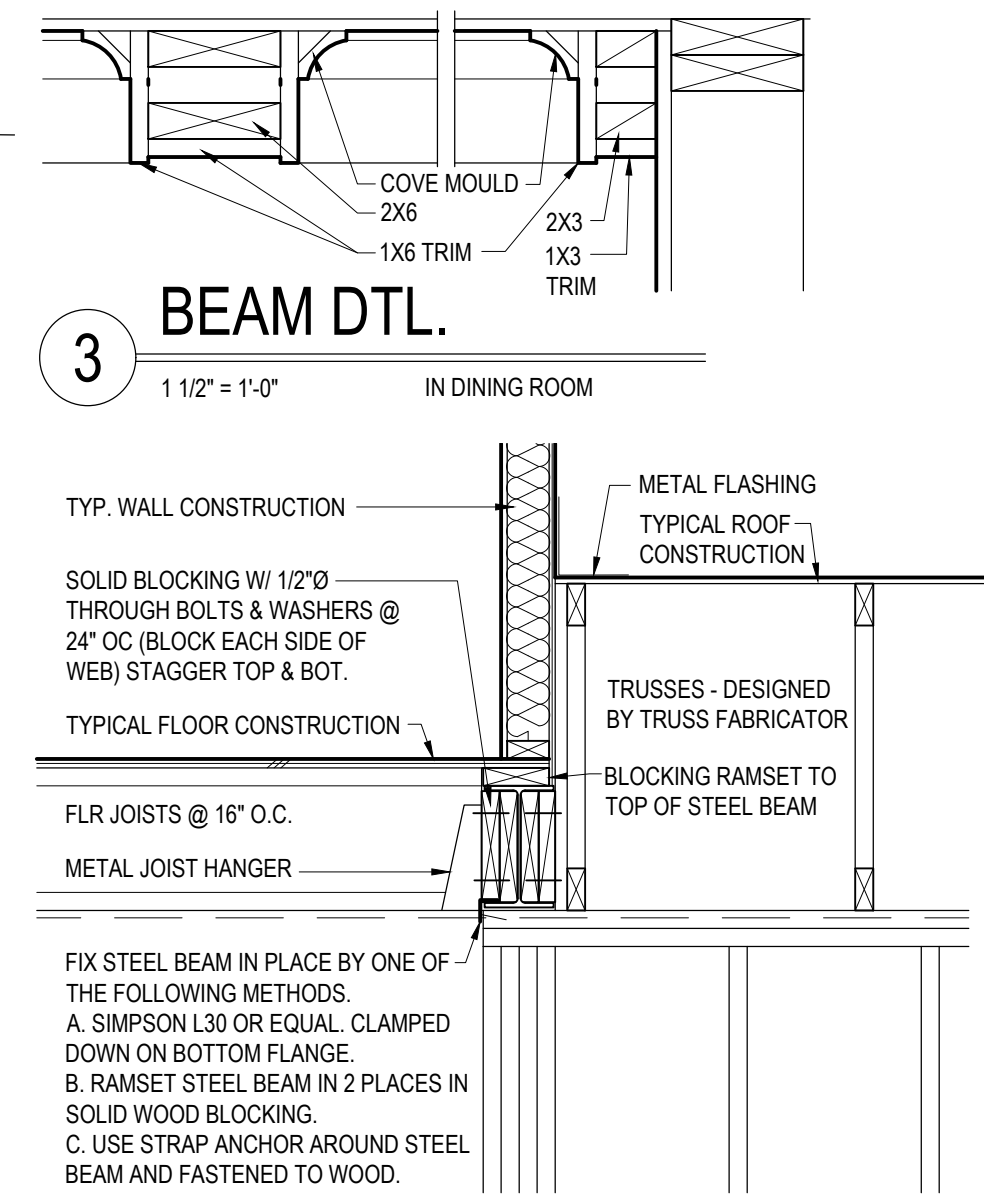
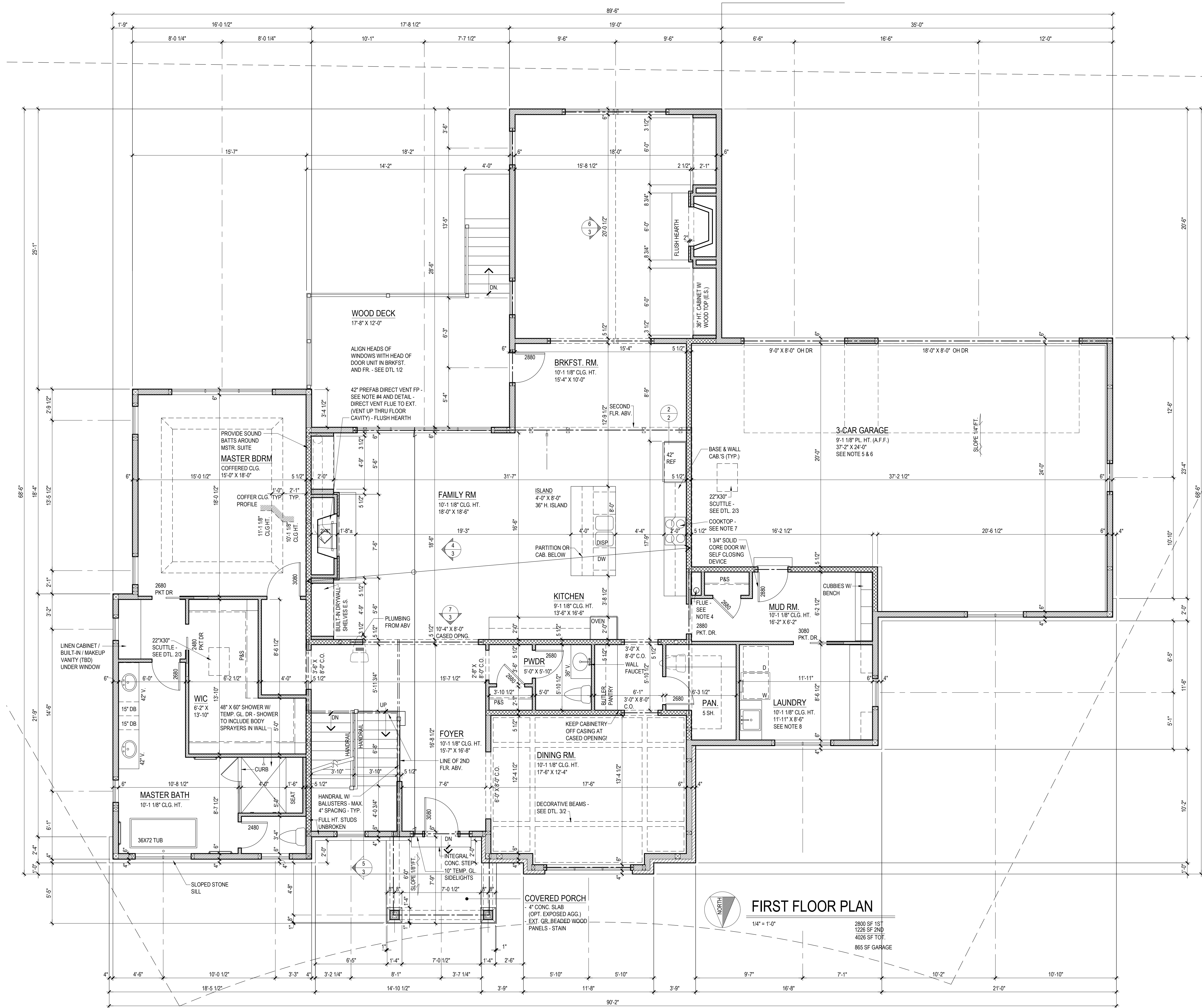
Douglas Properties

NEW RESIDENCE AT:

**600 Sarawood Ln.
Creve Coeur, MO 63141**

FOUNDATION PLAN

sheet: **1** of 11



- 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 CRIPPLE AND (1) FULL HT. UNBROKEN STUD UNLESS NOTED OTHERWISE. MINIMUM HEADER SIZE (2) 2X10'S GLUED AND NAILED.
 3. FIREPLACE: HEATILATOR CALIBER CD4236 (35" VIEWING AREA) OR CD4842 (42" 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. PROVIDE 2" MINIMUM CLEARANCE TO COMBUSTIBLES AT ALL GAS FLUES, TYPICAL.
 5. GARAGE/HOUSE SEPARATION WALL TO BE INSULATED MINIMUM R-13.
 6. GARAGE-ATTACHED: 1/2" DRYWALL ON GARAGE SIDE OF GARAGE/HOUSE SEPARATION WALL UP TO 5'8" TYPE X DRYWALL CEILING.
 7. COOKTOP WITH EXHAUST HOOD. PROVIDE GAS AND/OR ELECTRIC HOOKUPS AS REQUIRED. IF EXHAUST EXCEEDS 400 C.F.M. (ST. LOUIS COUNTY: 600 C.F.M.), 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.
 8. 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.
 9. INTERIOR DOOR TRIM: 4 1/4" CASING WITH 3 3/4" PLINTHS. PROVIDE MIN. 5 1/2" (7" PREFERRED) FROM PERPENDICULAR FRAME WALL TO FINISH DOOR OPENING, TYP. UNO
 10. SEE ELECTRIC SHEET FOR DEVICE LOCATIONS.

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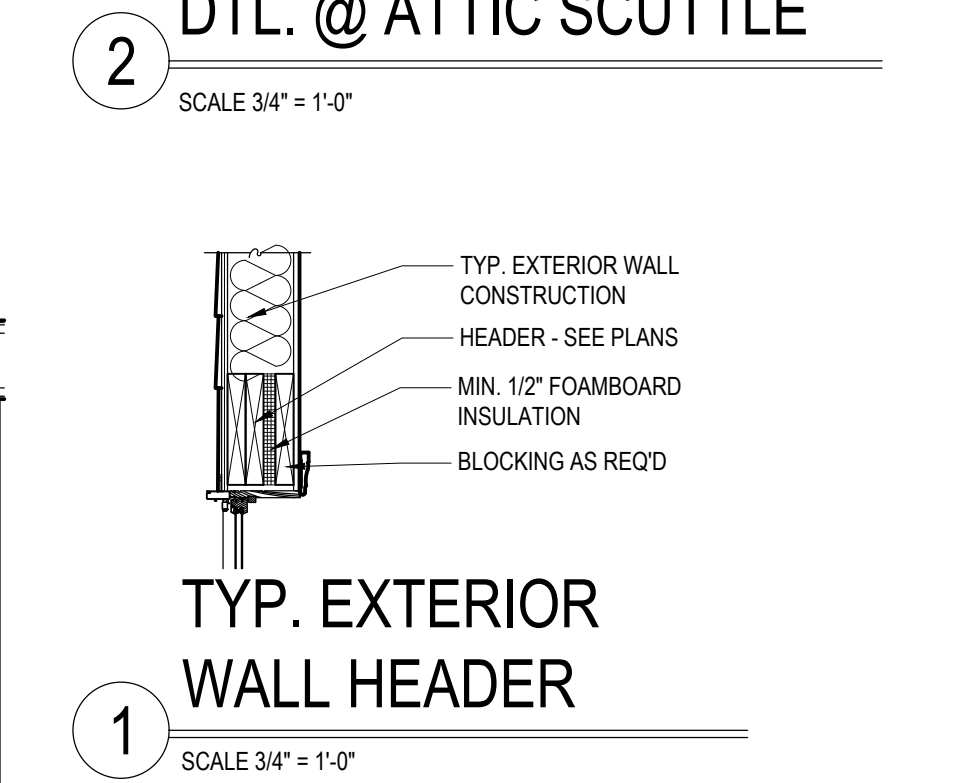
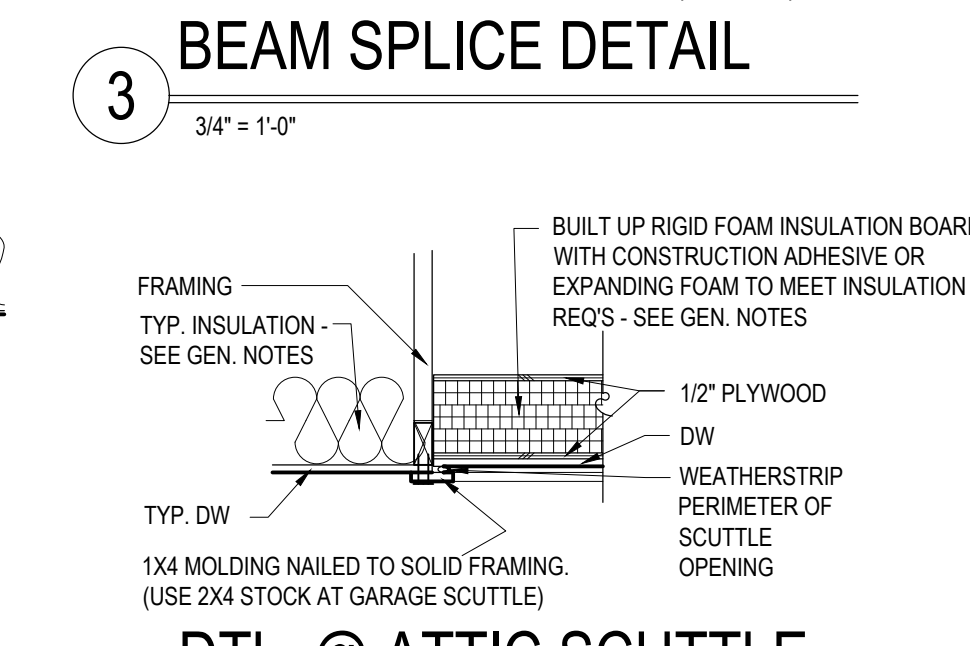
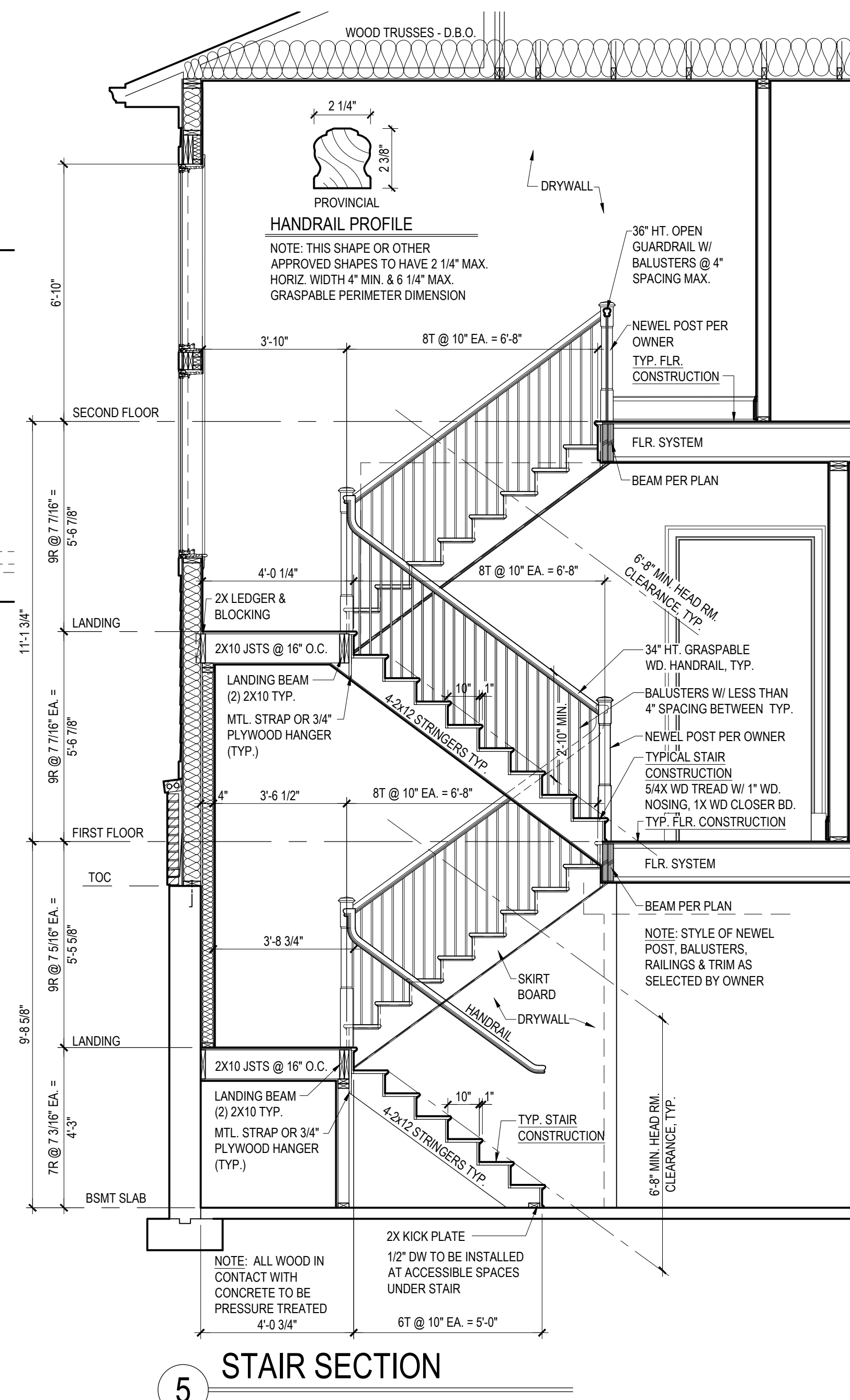
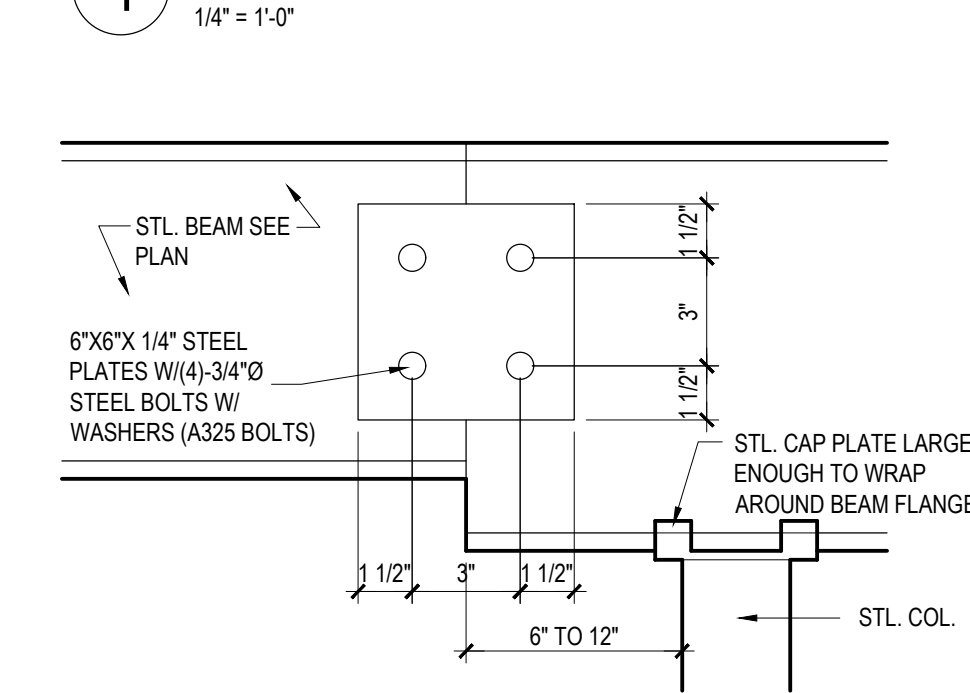
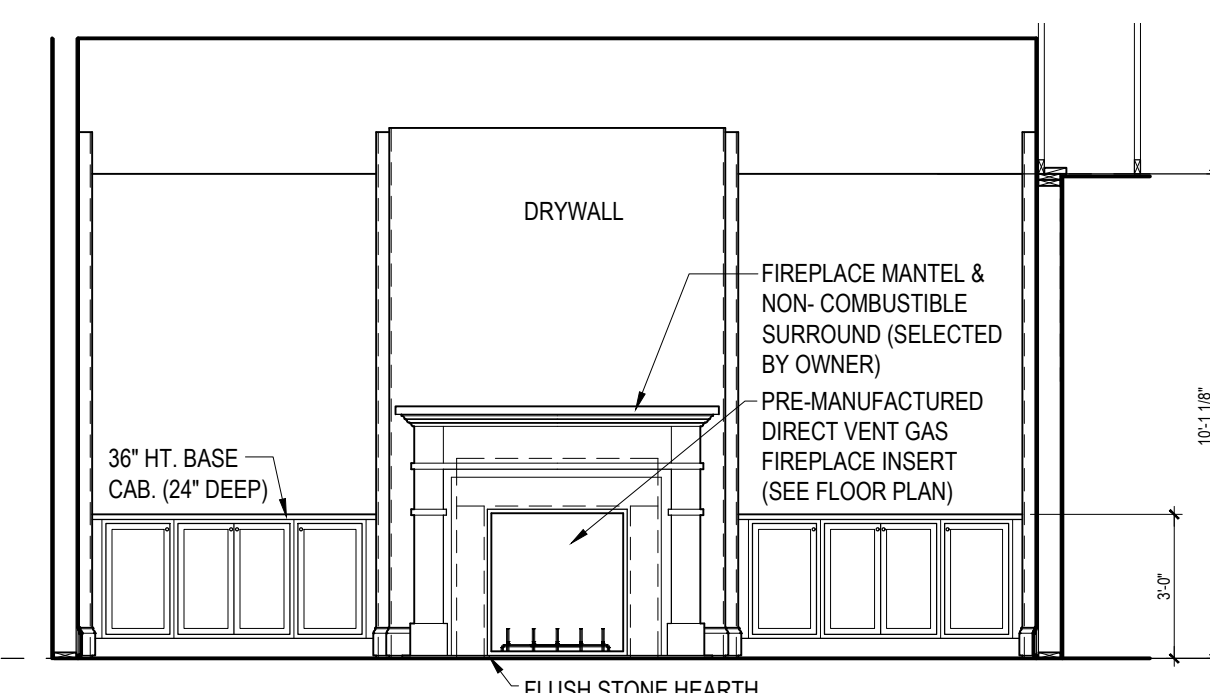
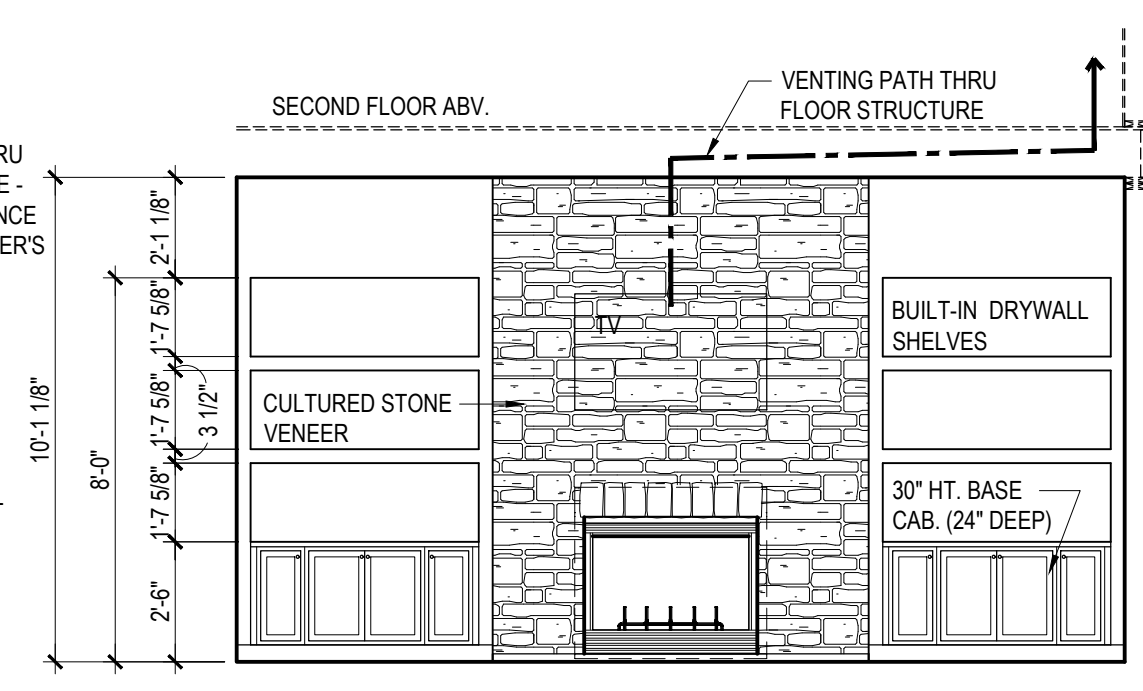
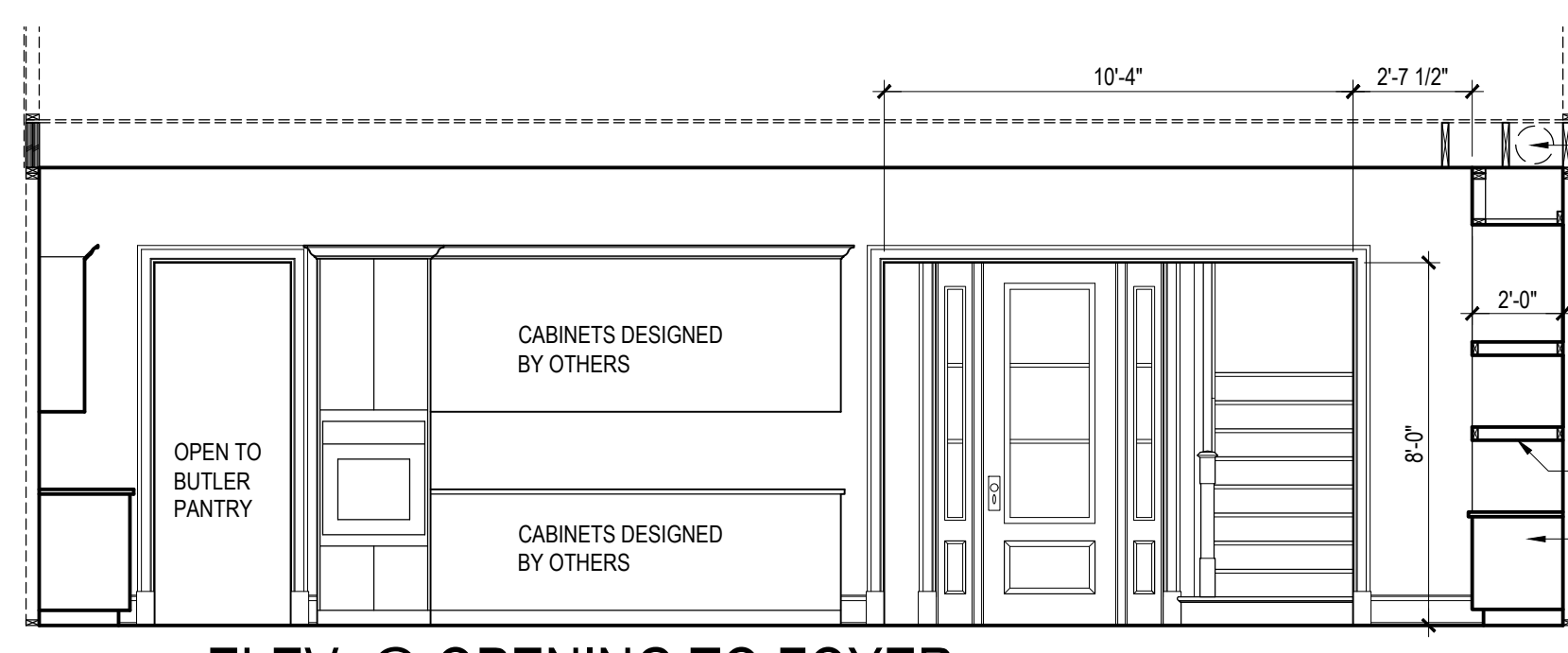
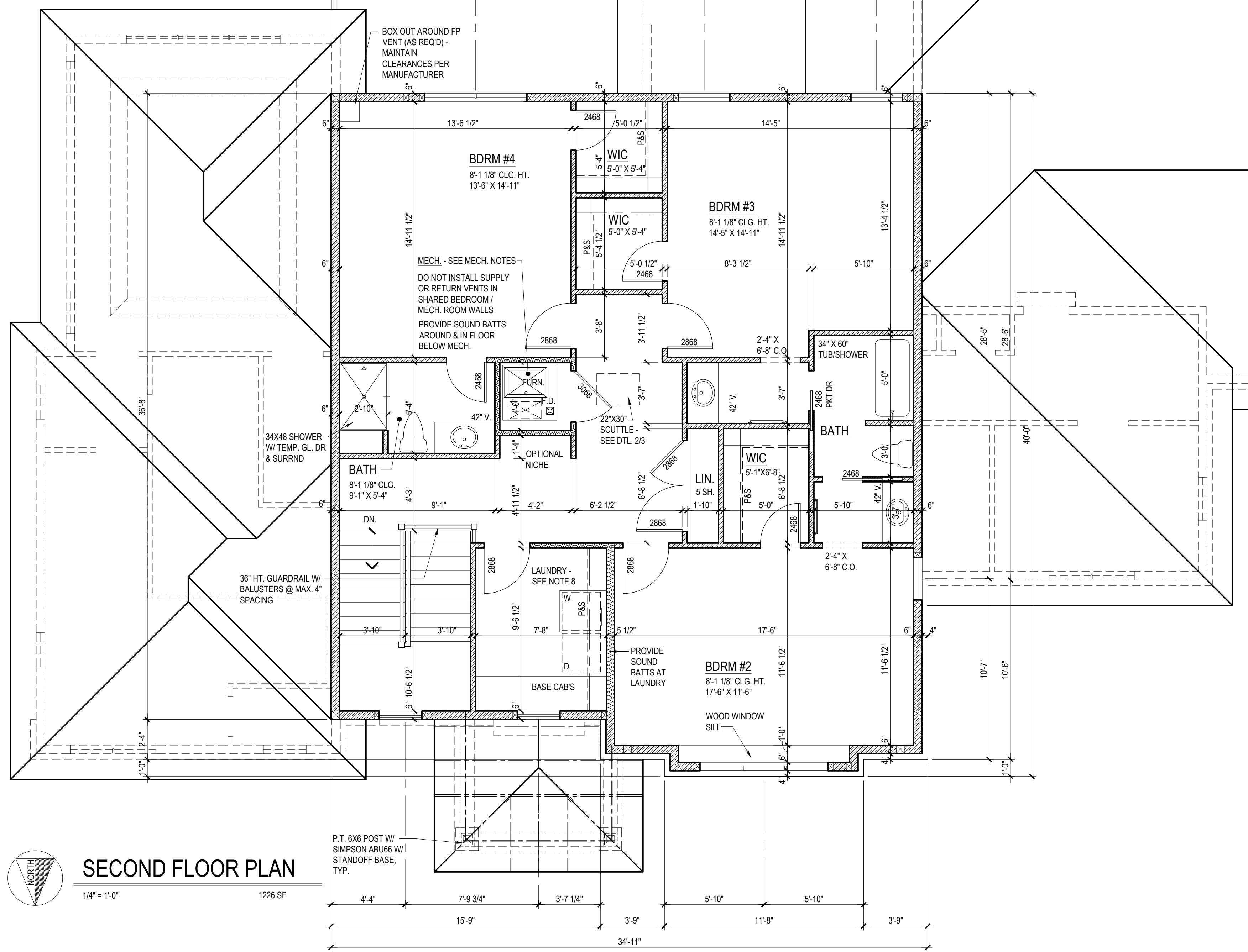
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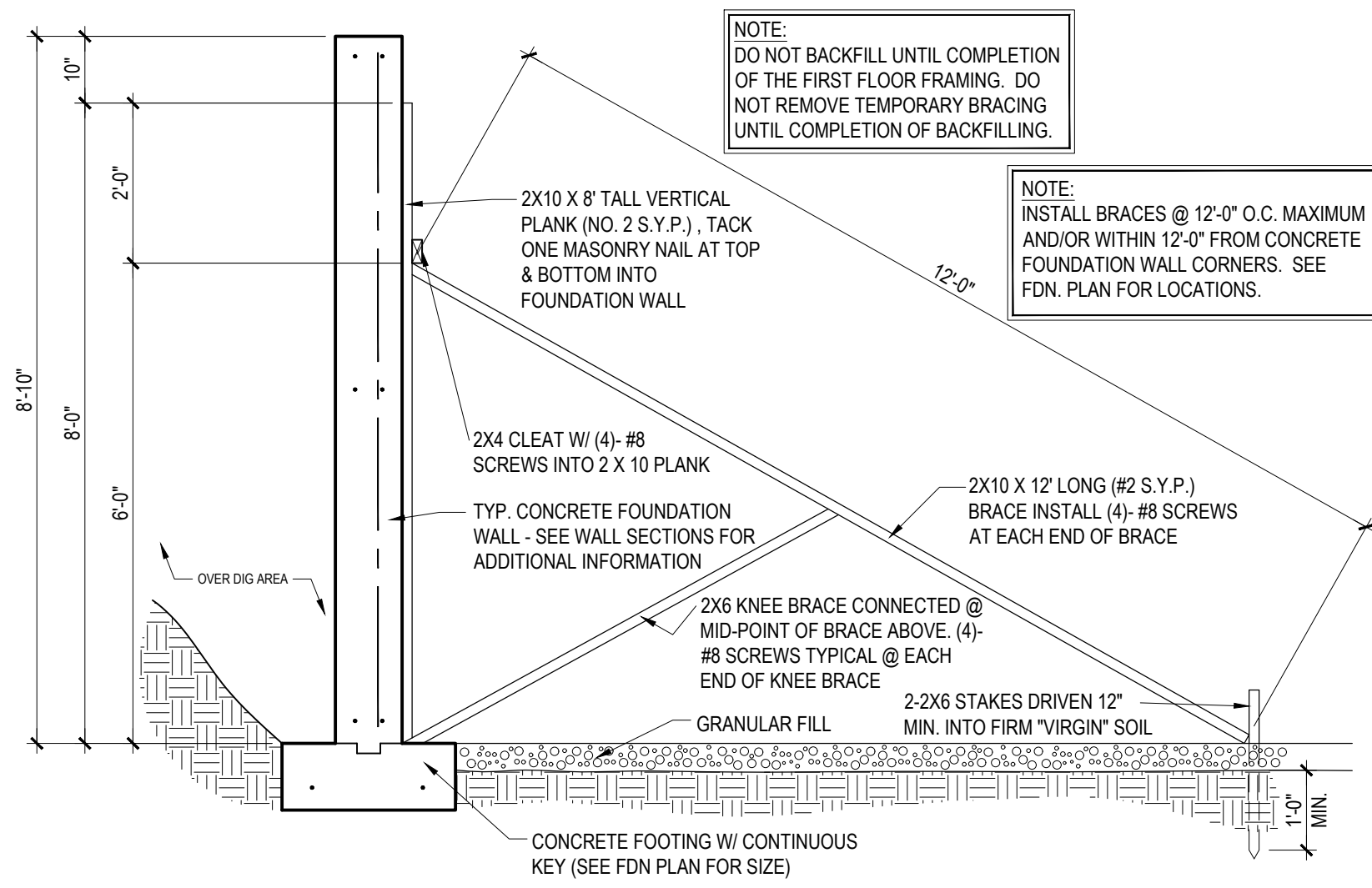
FIRST FLOOR PLAN

sheet: **2** of 11



- FLOOR PLAN DRAWING NOTES**
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 - 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 FURNACE ROOM. INSTALL 1/2" HOMESITE SOUND BOARD UNDER DW AND WEATHER STRIP DOOR FOR SOUND CONTROL. MECHANICAL CONTRACTOR TO SUPPLY COMBUSTION AIR (NO LOUVER) MECHANICAL CONTRACTOR TO DESIGN MECHANICAL SYSTEM SUCH THAT THERE ARE NO 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

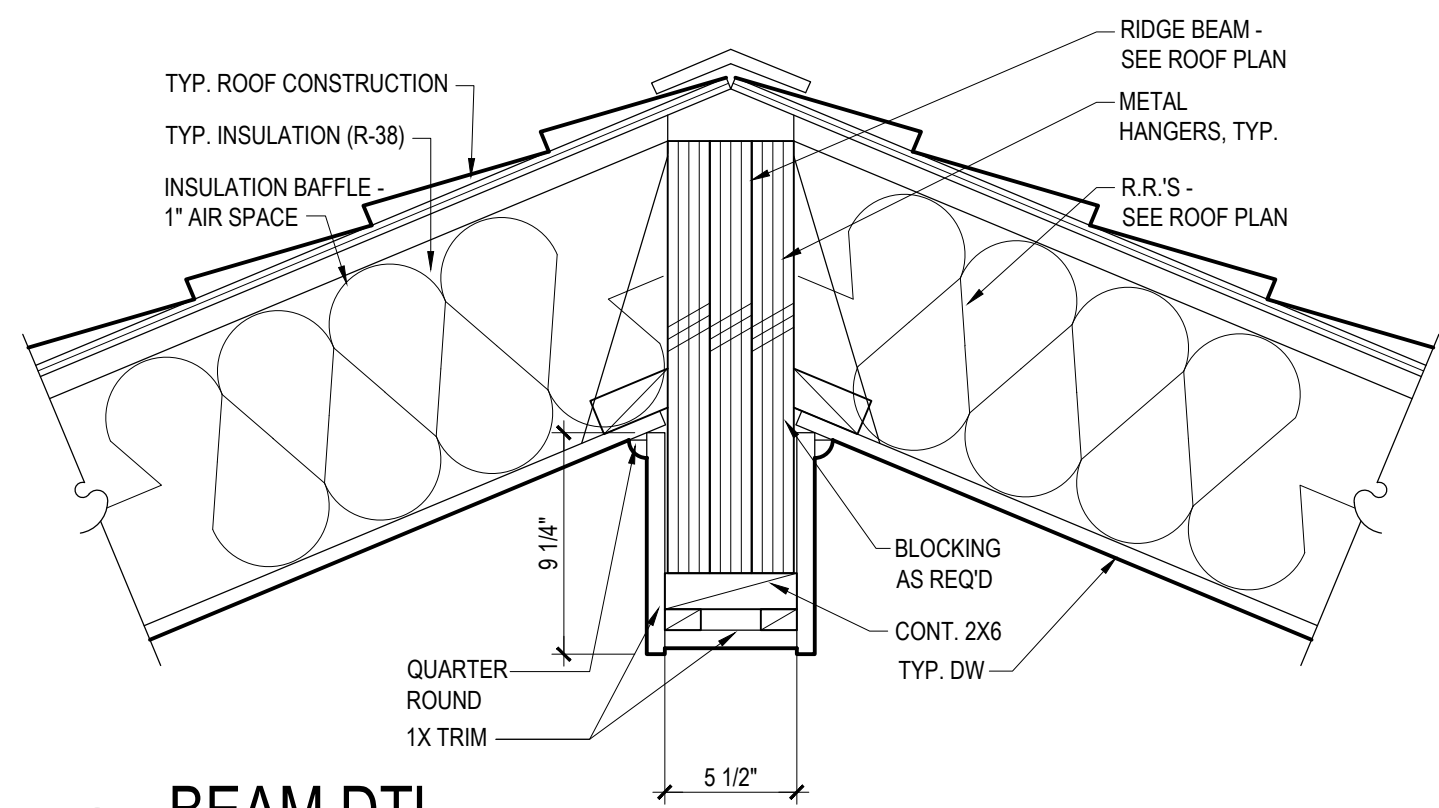


NOTE:
DO NOT BACKFILL UNTIL COMPLETION OF THE FIRST FLOOR FRAMING. DO NOT REMOVE TEMPORARY BRACING UNTIL COMPLETION OF BACKFILLING.

NOTE:
INSTALL BRACES @ 12'-0" O.C. MAXIMUM AND/OR WITHIN 12'-0" FROM CONCRETE FOUNDATION WALL CORNERS. SEE FDN. PLAN FOR LOCATIONS.

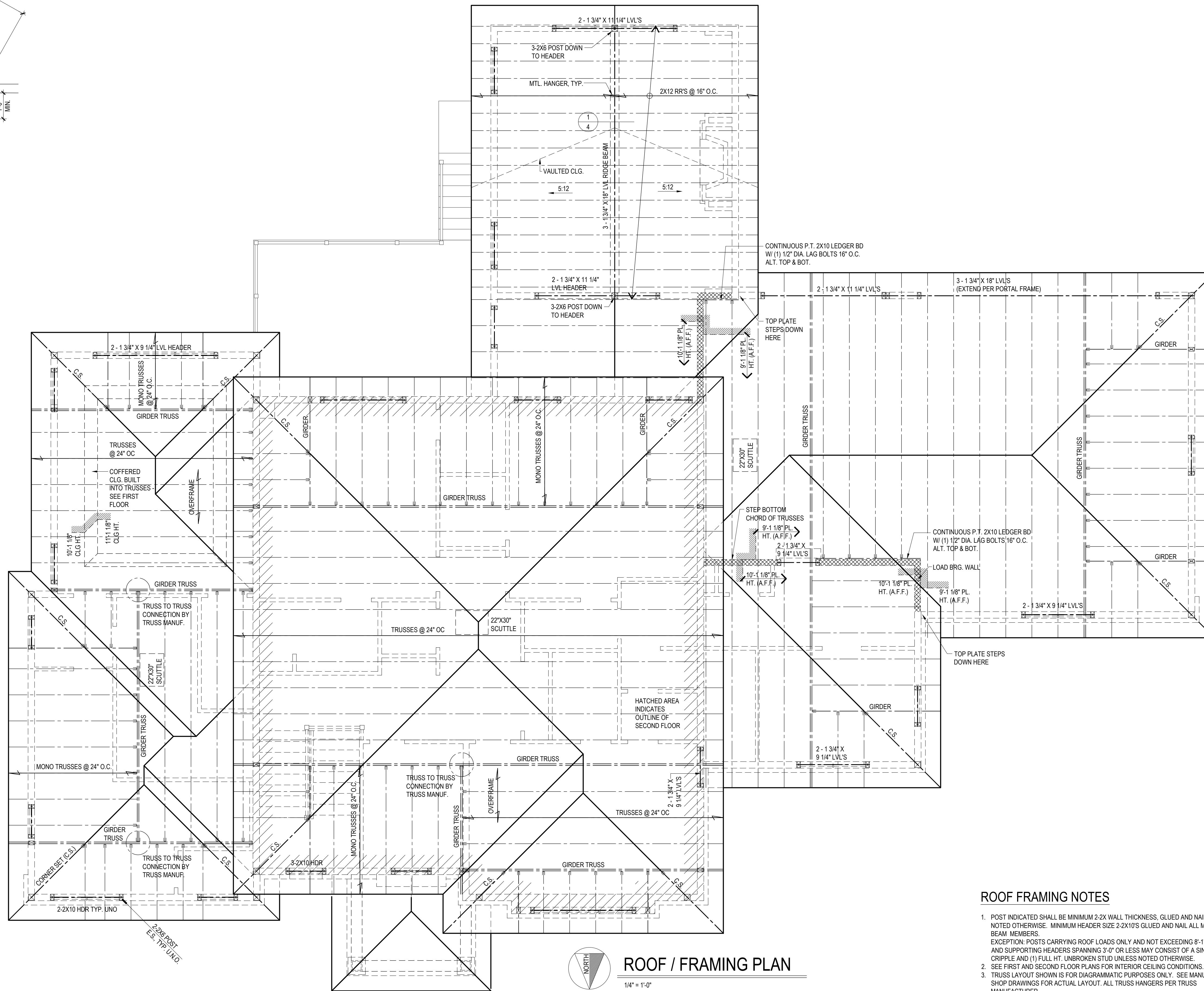
TEMPORARY FOUNDATION WALL BRACING

2
1/2" = 1'-0"



BEAM DTL.

1
1 1/2" = 1'-0" IN HEARTH ROOM

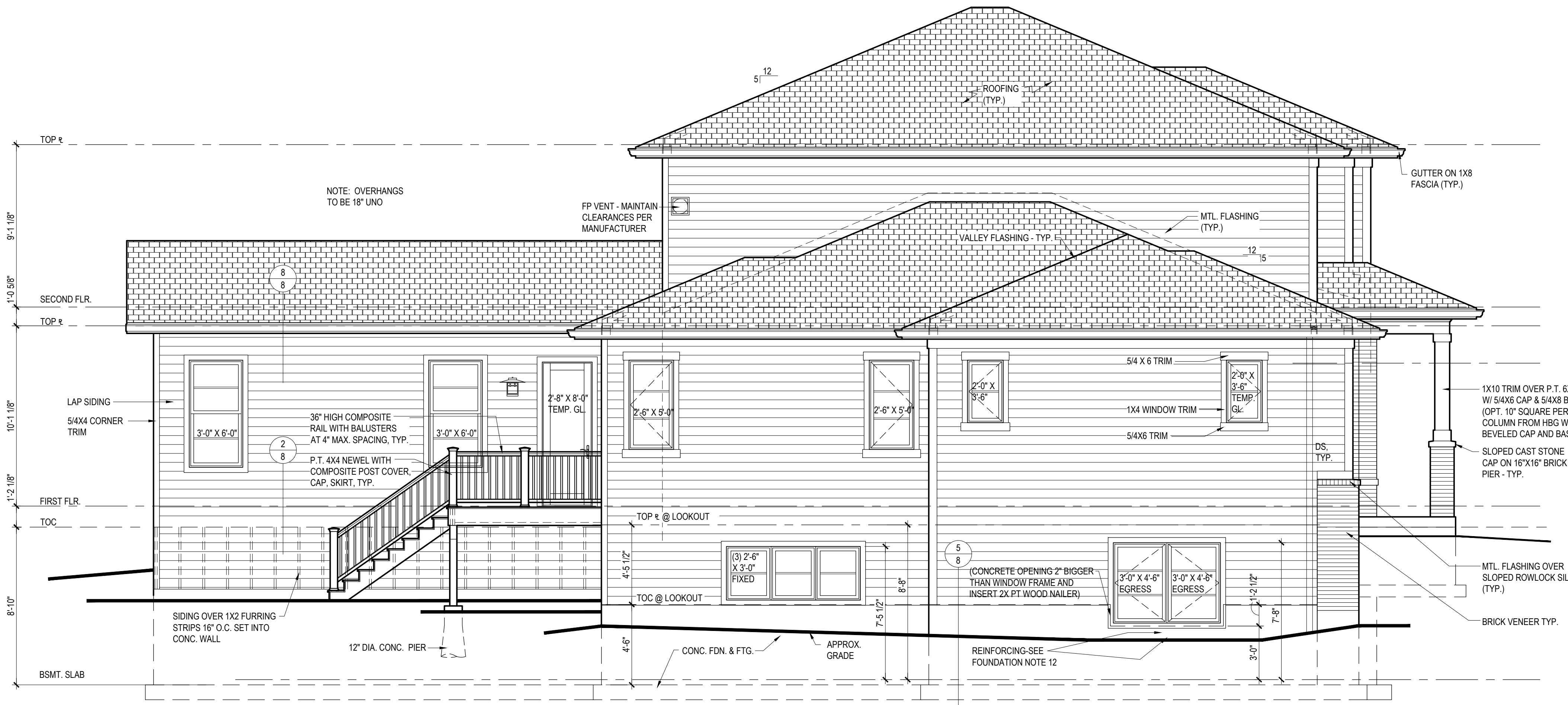


ROOF / FRAMING PLAN

1/4" = 1'-0"

ROOF FRAMING NOTES

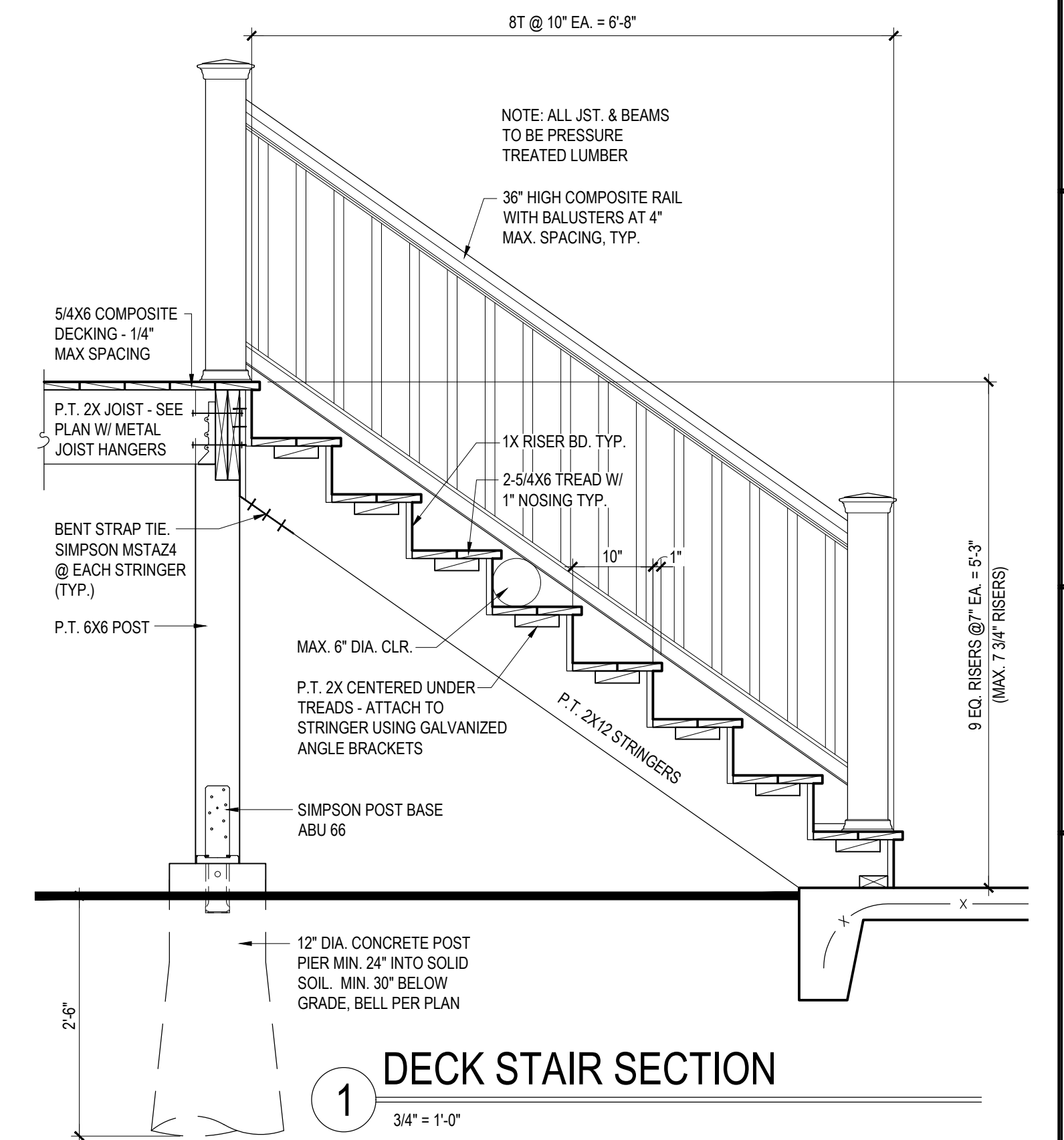
- POST INDICATED SHALL BE MINIMUM 2-2X WALL THICKNESS, GLUED AND NAILED UNLESS NOTED OTHERWISE. MINIMUM HEADER SIZE 2-2X10'S GLUED AND NAIL ALL MULTIPLE BEAM MEMBERS. EXCEPTION: POSTS CARRYING ROOF LOADS ONLY AND NOT EXCEEDING 8'-1" IN HEIGHT AND SUPPORTING HEADERS SPANNING 3'-0" OR LESS MAY CONSIST 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 MANUFACTURERS SHOP DRAWINGS FOR ACTUAL LAYOUT. ALL TRUSS HANGERS PER TRUSS MANUFACTURER.
- TRUSSES TO HAVE 6" HEEL HEIGHT UNLESS NOTED OTHERWISE.



LEFT SIDE ELEVATION

CONTRACTOR TO FIELD VERIFY DEPTH REQUIRED TO SET FOOTINGS. SEE FOUNDATION PLAN.
 FOOTINGS: BOTTOM OF ALL FOOTINGS TO SET ON VIRGIN SOIL AND SHALL BE MINIMUM 30" BELOW GRADE.

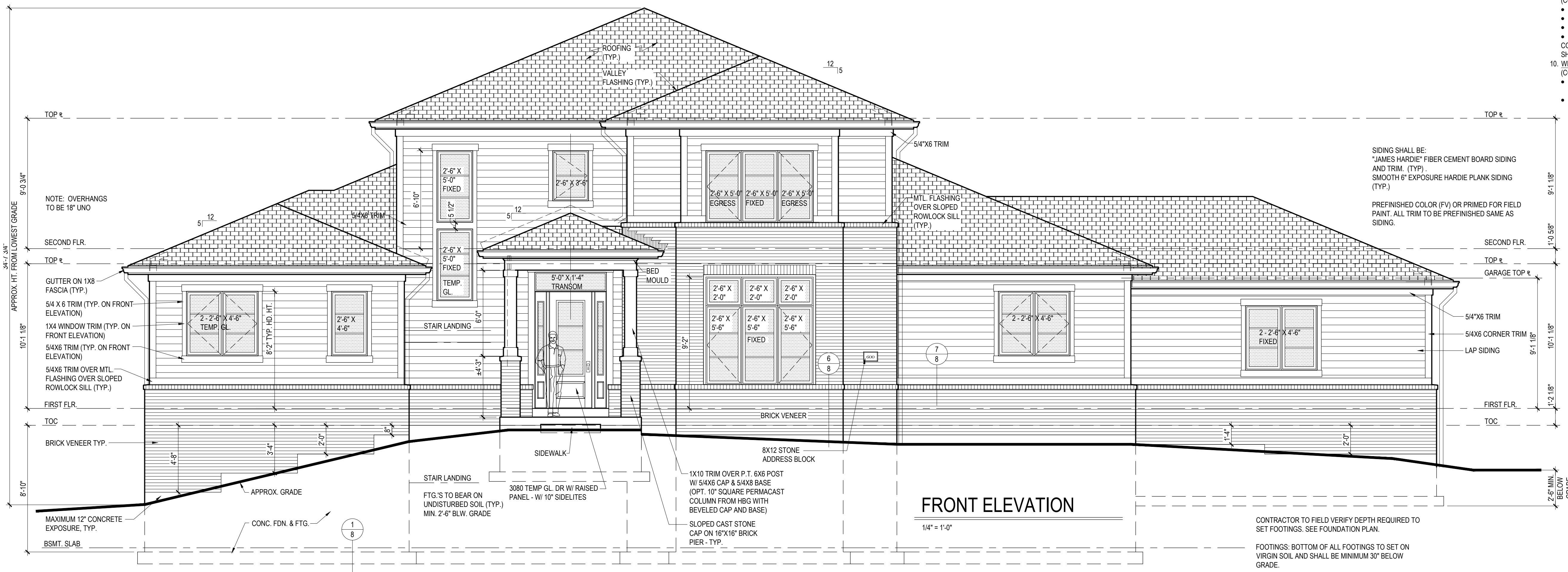
1/4" = 1'-0"



DECK STAIR SECTION

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.
- STONE VENEER: ALL HEADERS, SILLS, AND TRIM TO PROJECT 3/4", UNLESS NOTED OTHERWISE.
- ROOF FLASHING: PROVIDE CORROSION-RESISTANT METAL FLASHING AT ALL ROOF VALLEYS, WALL AND CHIMNEY INTERSECTIONS, PORCHES, DECKS, ETC. ROLLED ROOFING OR (2) LAYERS OF TYPE "I" UNDERLAYMENT MAY BE SUBSTITUTED FOR FLASHING AT THE ROOF VALLEY PROVIDED THE SHINGLES ARE INTERLACED.
- GENERAL CONTRACTOR SHALL CONFIRM USE OF ALL TRIM ACCESSORIES AND MODEL NUMBERS WITH SUPPLIER BEFORE ORDERING.
- WINDOW SIZES ARE GENERIC. WINDOW TYPE: ANDERSEN 100 SERIES WINDOWS - VERIFY WINDOW COLOR W/ OWNER.
- EGRESS WINDOW REQUIREMENTS: (COMPLY WITH IRC 2015 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 CLEAR
 CONTRACTOR SHALL SUBMIT MANUFACTURER'S DATA WITH PERMIT DOCUMENTS TO SHOW THAT EGRESS WINDOWS MEET THESE REQUIREMENTS.
- WINDOW OPENING REQUIREMENTS: (COMPLY WITH IRC 2015 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.



FRONT ELEVATION

CONTRACTOR TO FIELD VERIFY DEPTH REQUIRED TO SET FOOTINGS. SEE FOUNDATION PLAN.
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1/4" = 1'-0"

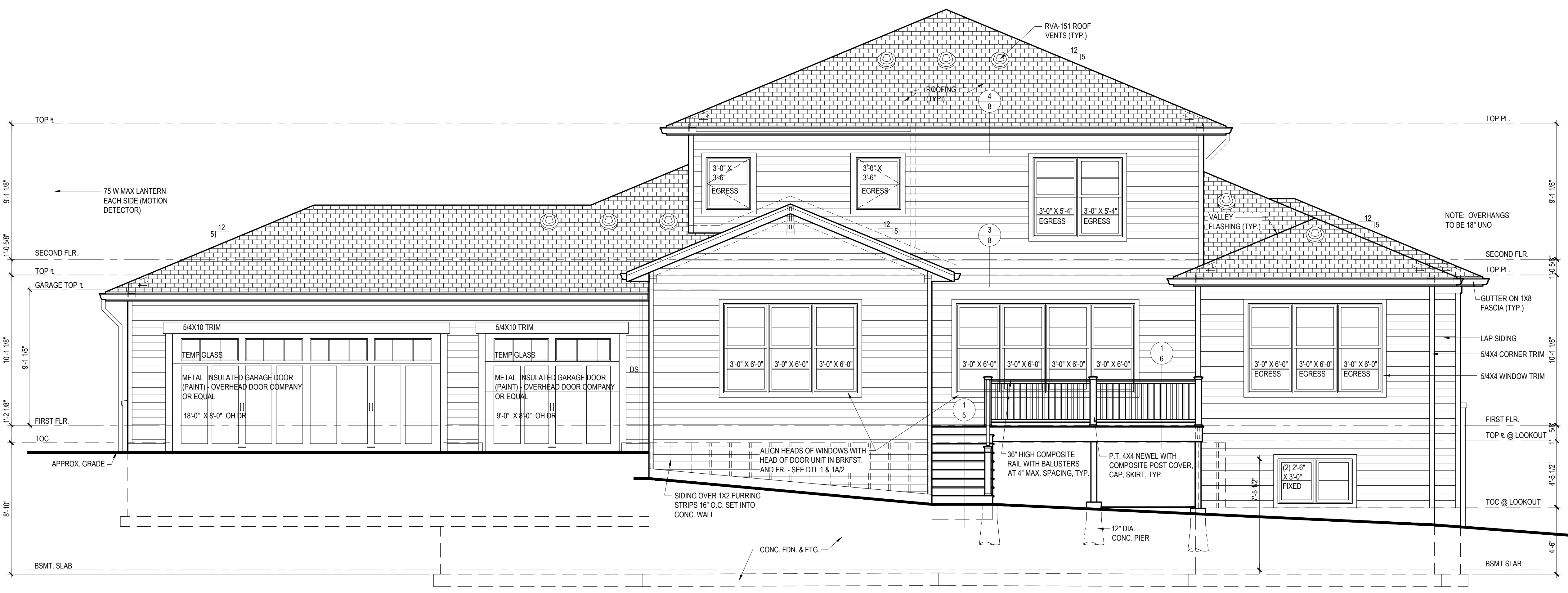
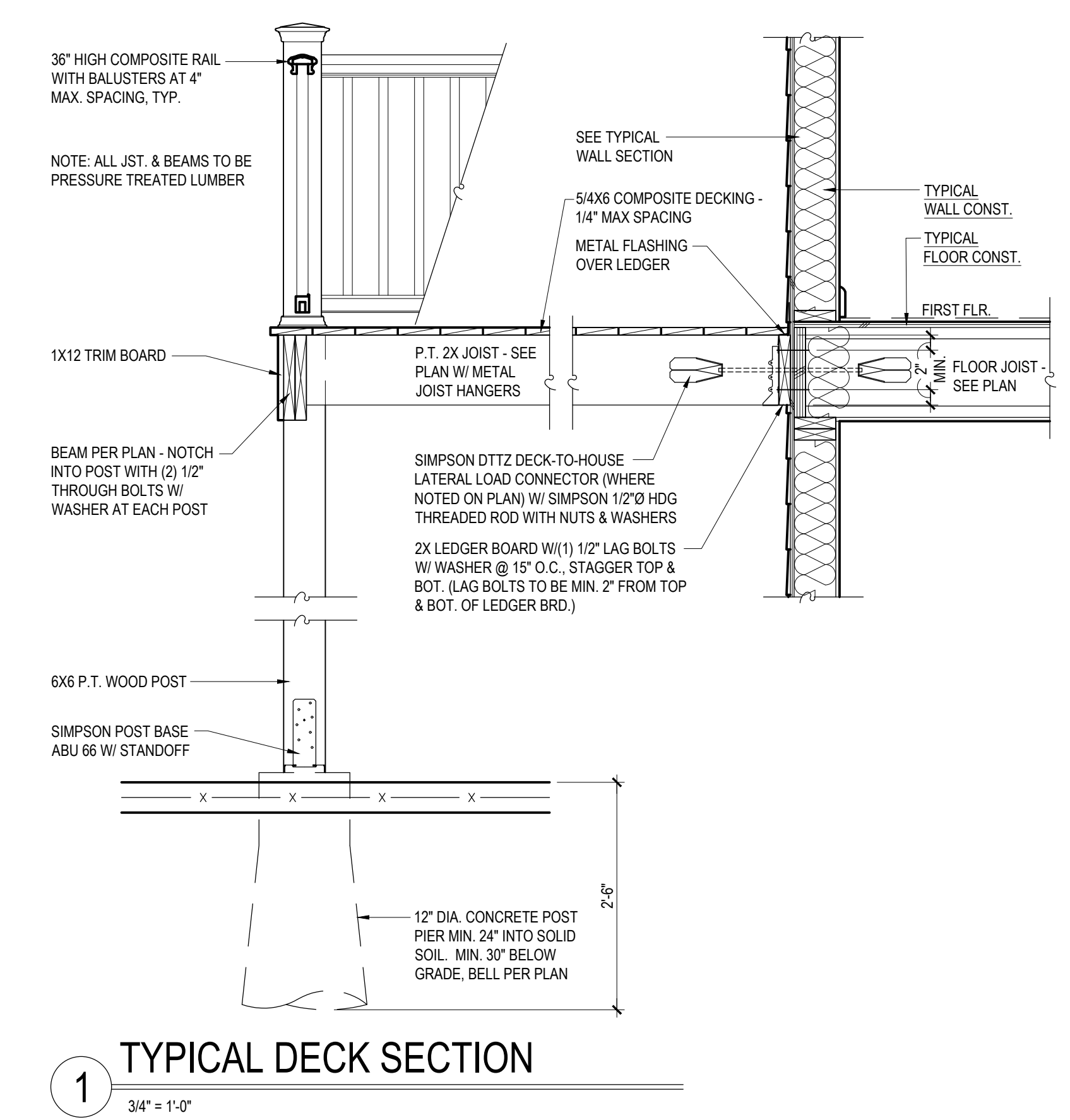
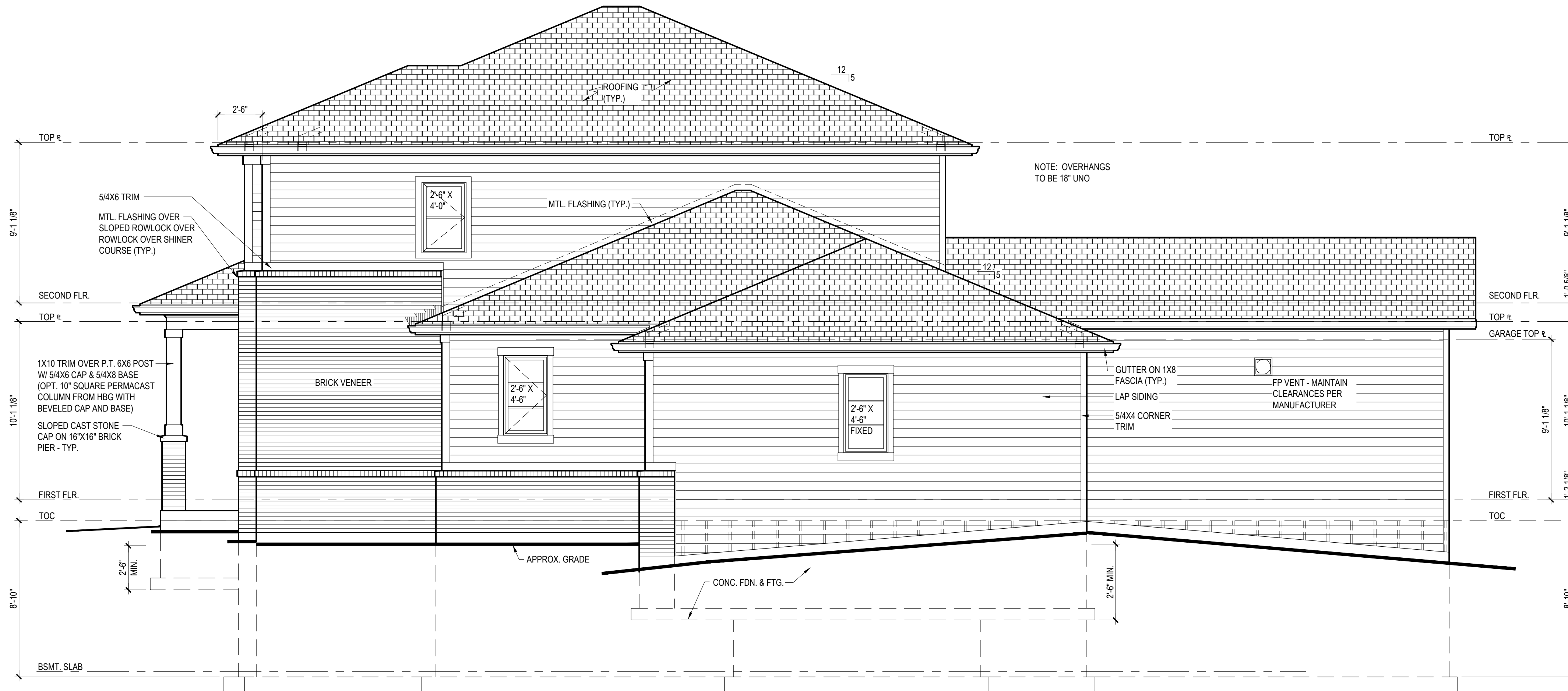
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FRONT AND LEFT ELEVATIONS

sheet: **5** of 11



- ### ELEVATION DRAWING NOTES
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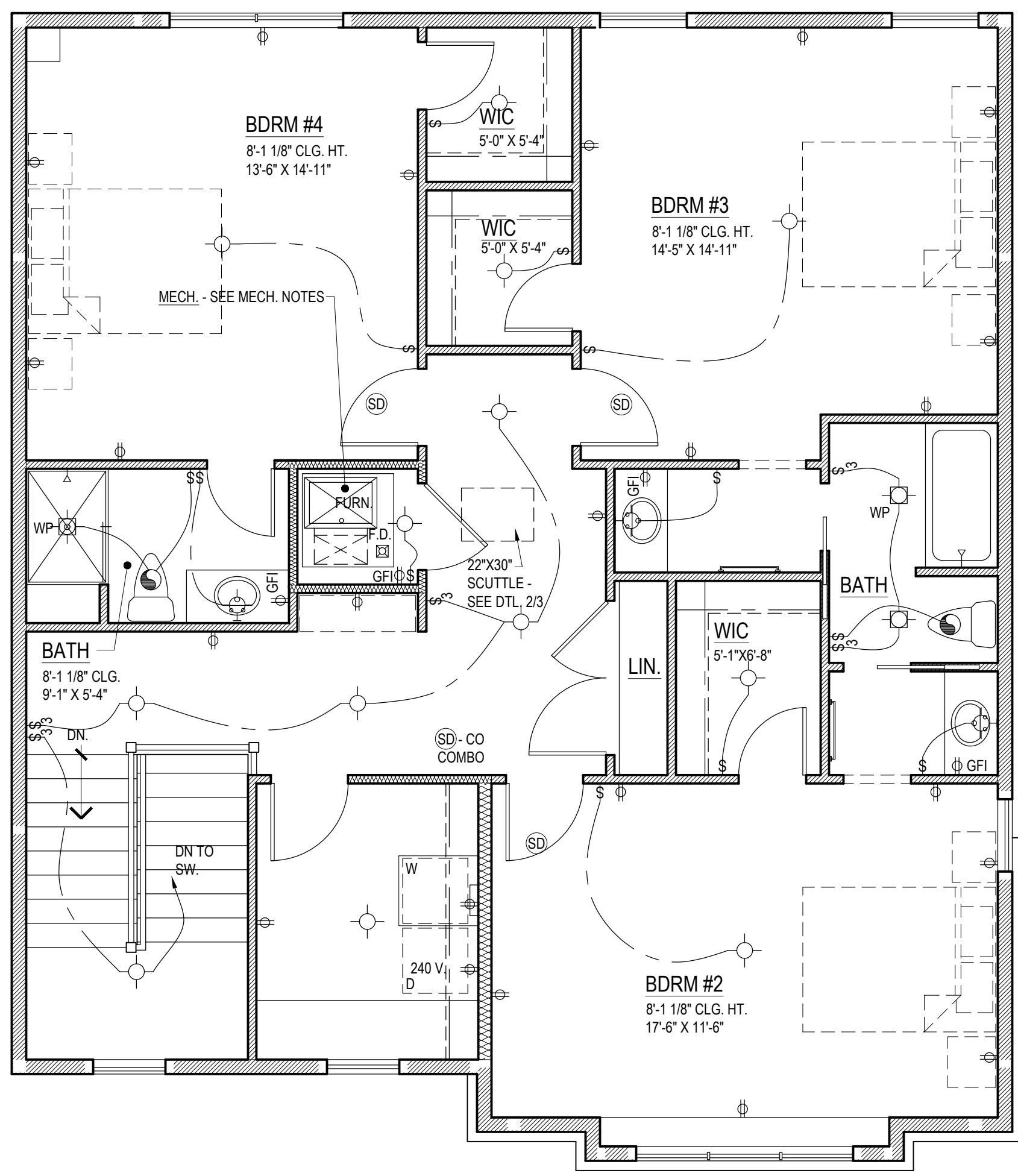
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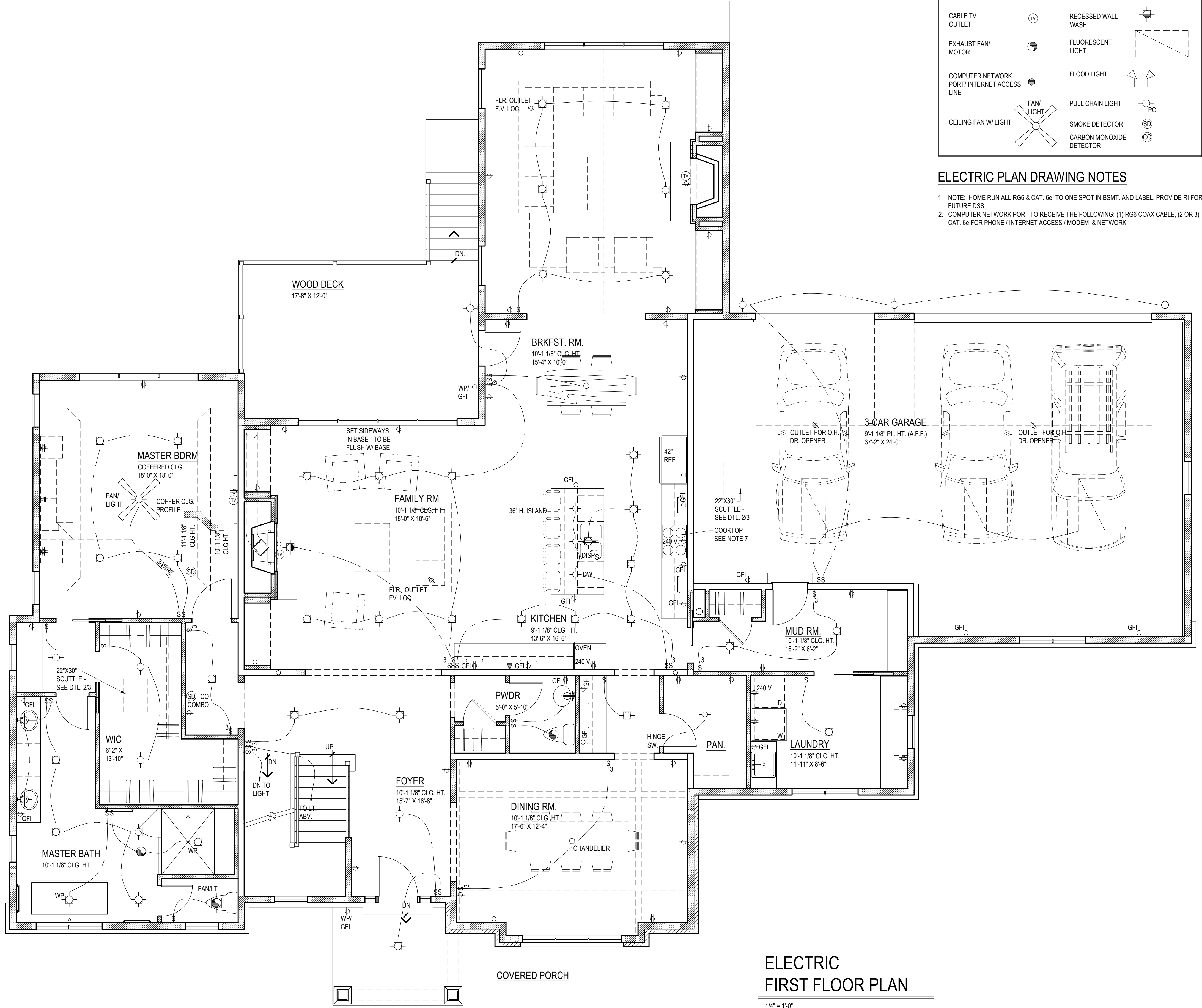
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REAR AND RIGHT ELEVATIONS

sheet: 6 of 11



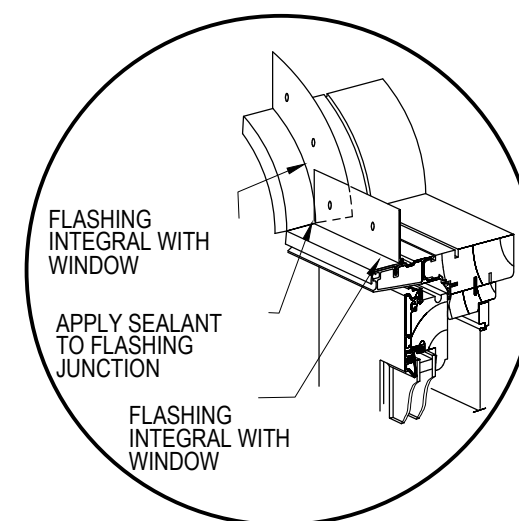
ELECTRIC SECOND FLOOR PLAN
1/4" = 1'-0"



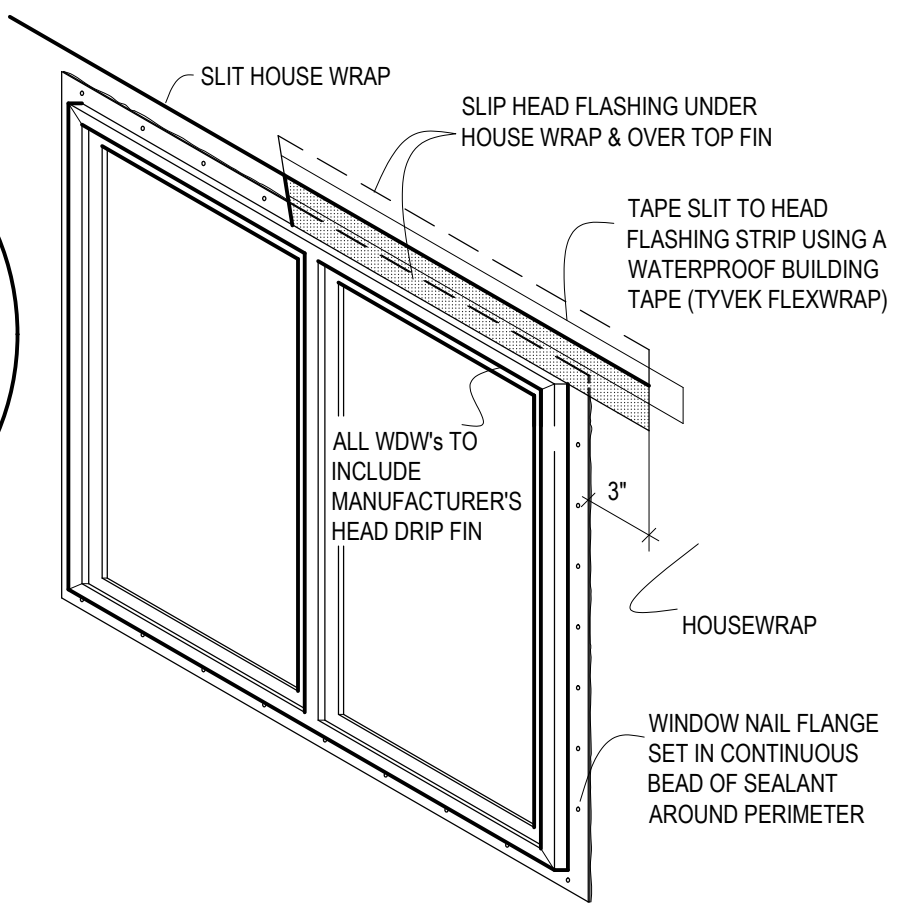
ELECTRIC FIRST FLOOR PLAN
1/4" = 1'-0"

ELECTRICAL SYMBOLS		
DUPLEX OUTLET	⊕	UNDER CAB. INCANDESCENT
WATER PROOF (WP)	⊕ WP	CLICK STRIP
GROUND FAULT INTERRUPTER (GFI)	⊕ GFI	BRACKET MOUNT
FOURPLEX	⊕	CEILING MOUNT
SPECIALTY OUTLET	⊕ 240 V.	RECESSED CAN LIGHT
PHONE	⊕	RECESSED WALL WASH
SWITCH	⊕	FLUORESCENT LIGHT
DIMMER (D)	⊕ D	FLOOD LIGHT
CABLE TV OUTLET	⊕	PULL CHAIN LIGHT
EXHAUST FAN/MOTOR	⊕	SMOKE DETECTOR
COMPUTER NETWORK PORT/INTERNET ACCESS LINE	⊕	CARBON MONOXIDE DETECTOR
CEILING FAN W/ LIGHT	⊕	

- ELECTRIC PLAN DRAWING NOTES**
- NOTE: HOME RUN ALL RG6 & CAT. 6e TO ONE SPOT IN BSMT. AND LABEL. PROVIDE RI FOR FUTURE DSS
 - COMPUTER NETWORK PORT TO RECEIVE THE FOLLOWING: (1) RG6 COAX CABLE, (2 OR 3) CAT. 6e FOR PHONE / INTERNET ACCESS / MODEM & NETWORK



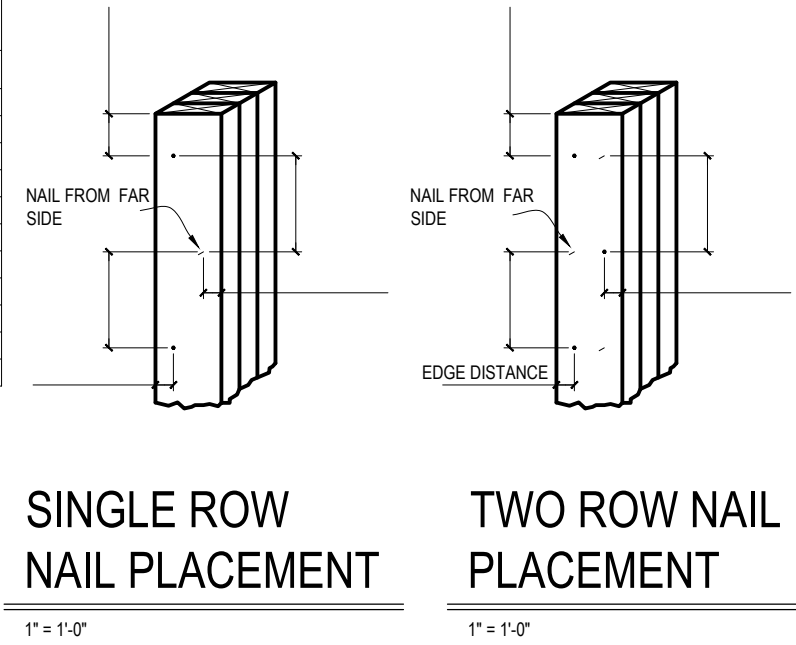
IN LIEU OF THE ABOVE DETAIL, MAKE AN "1" CUT IN THE HOUSE WRAP-FOLD THE SIDES IN, AND SLIP THE TOP FLANGE OF THE WINDOW BEHIND THE HOUSE WRAP AT THE HEAD.



12 TYPICAL WINDOW HEAD FLASHING

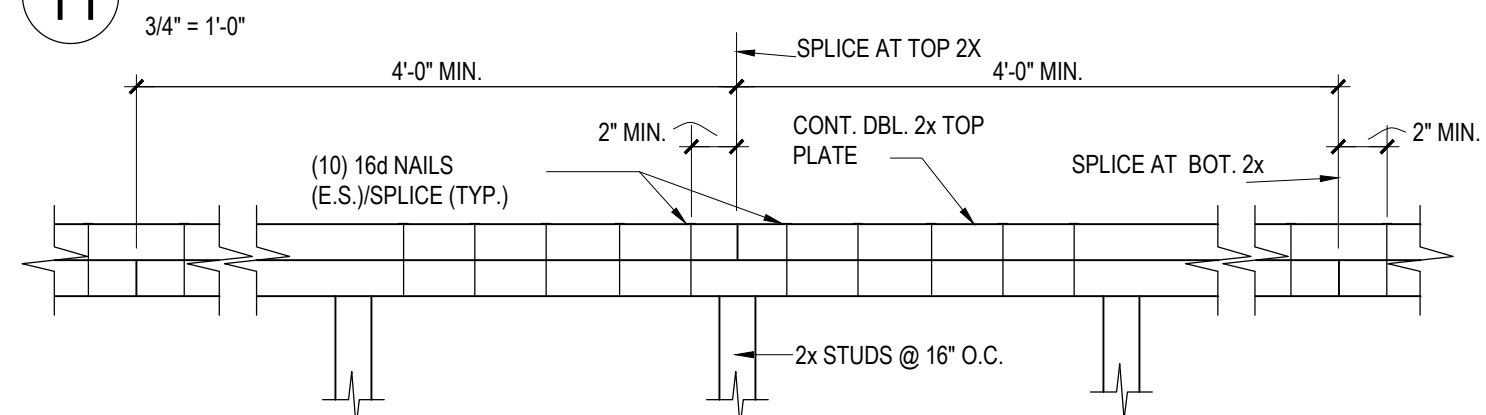
NOT TO SCALE

COLUMN SIZE	NAILS	ROWS (EA. SIDE)	SPACING	EDGE DISTANCE	END DISTANCE
(2) 2x4	10d	1	8"	1"	2 1/2"
(3) 2x4	30d	1	8"	1"	3 1/2"
(4) 2x4	60d	1	8"	1 1/4"	4 1/2"
(2) 2x6	10d	2	8"	1 1/2"	2 1/2"
(3) 2x6	30d	2	8"	1 1/2"	3 1/2"
(4) 2x6	60d	2	8"	1 1/2"	4 1/2"
(2) 2x8	10d	2	8"	2"	2 1/2"
(3) 2x8	30d	2	8"	2"	3 1/2"
(4) 2x8	60d	2	8"	2"	4 1/2"

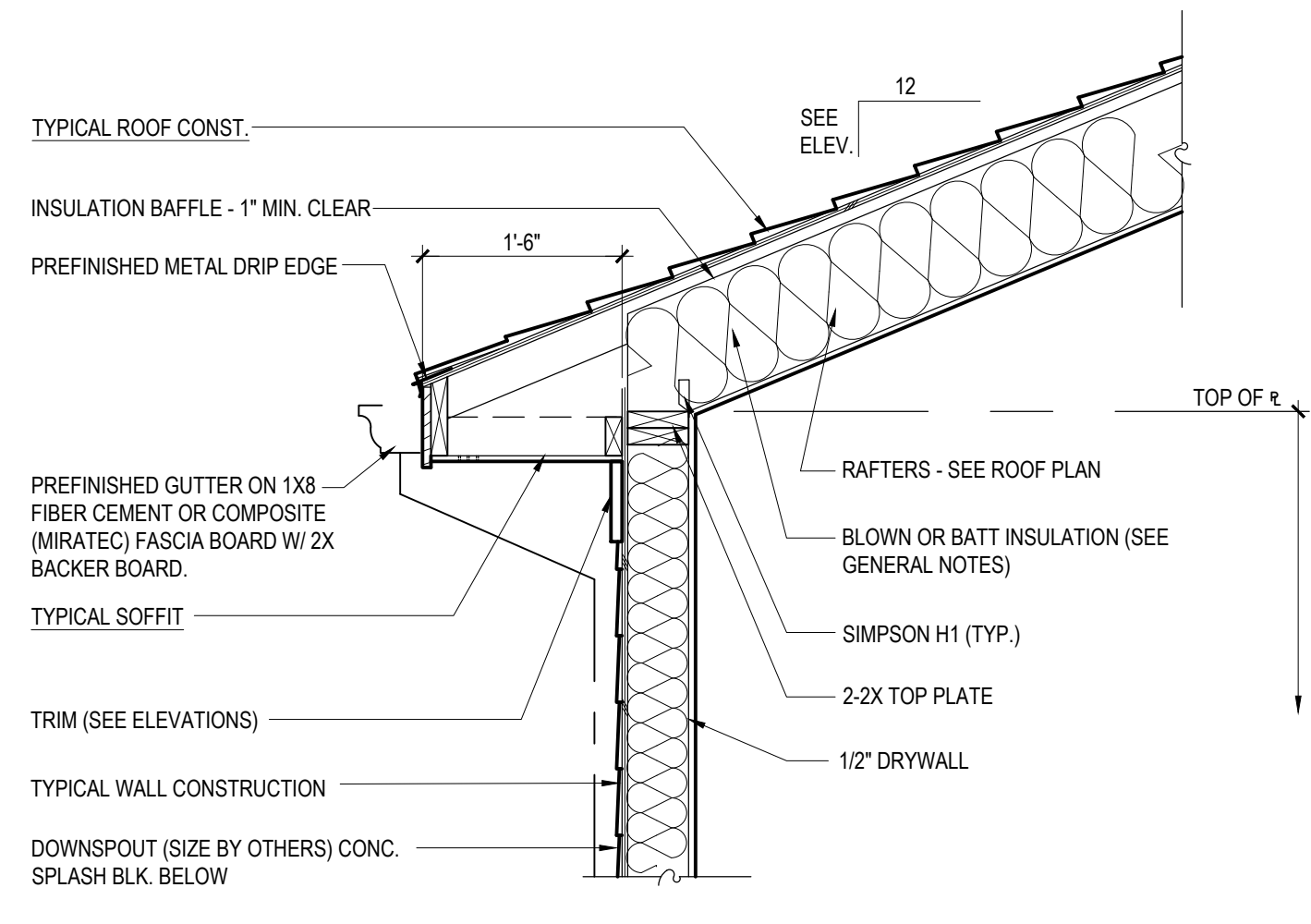
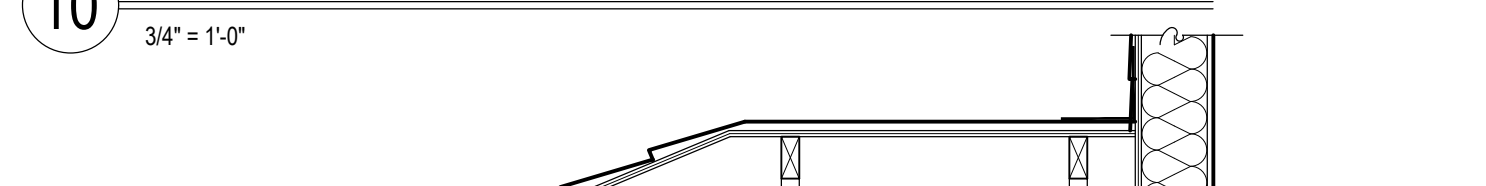


SINGLE ROW NAIL PLACEMENT
TWO ROW NAIL PLACEMENT

11 PREFAB FIREPLACE SECTION

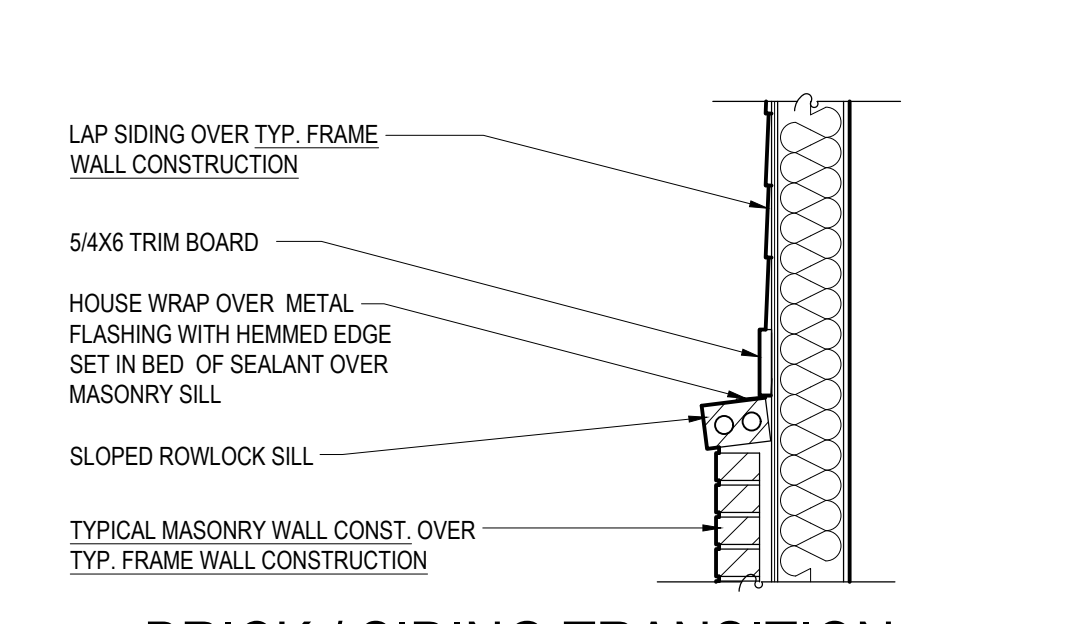


10 TYP. DBL. TOP PLATE SPLICE DETAIL



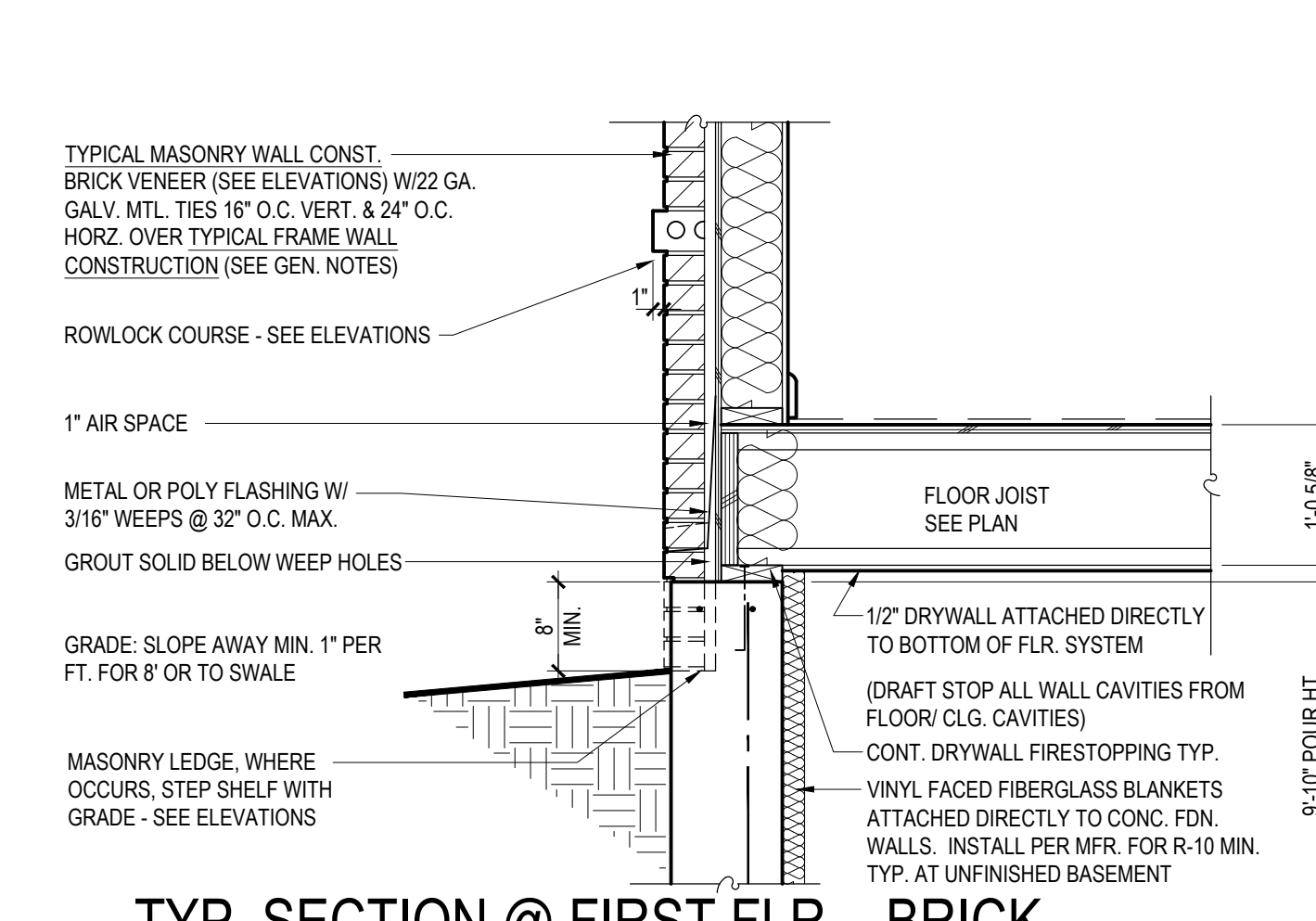
8 SECTION @ HEARTH ROOM ROOF

SCALE 3/4" = 1'-0"



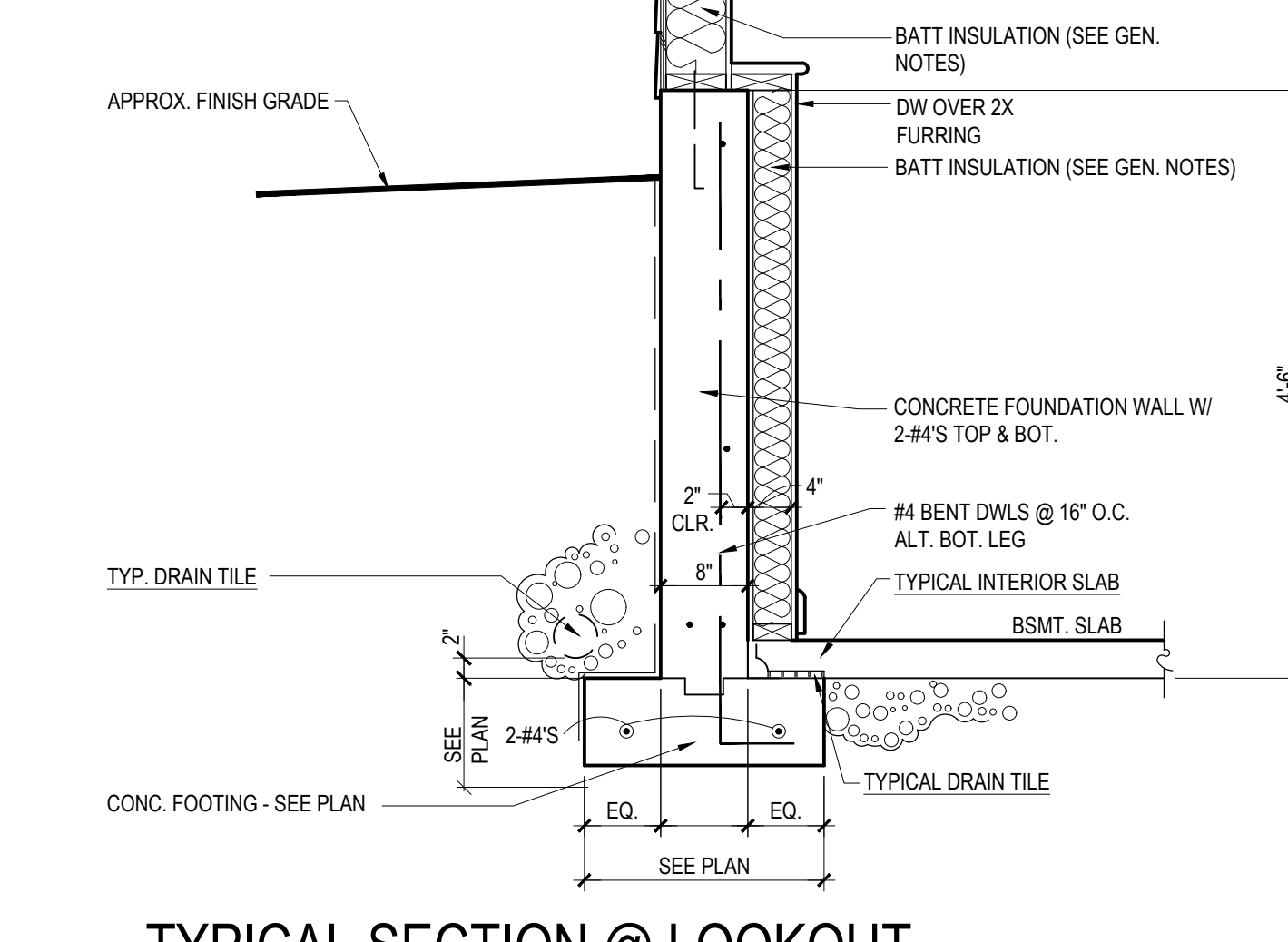
7 BRICK / SIDING TRANSITION

SCALE 3/4" = 1'-0"



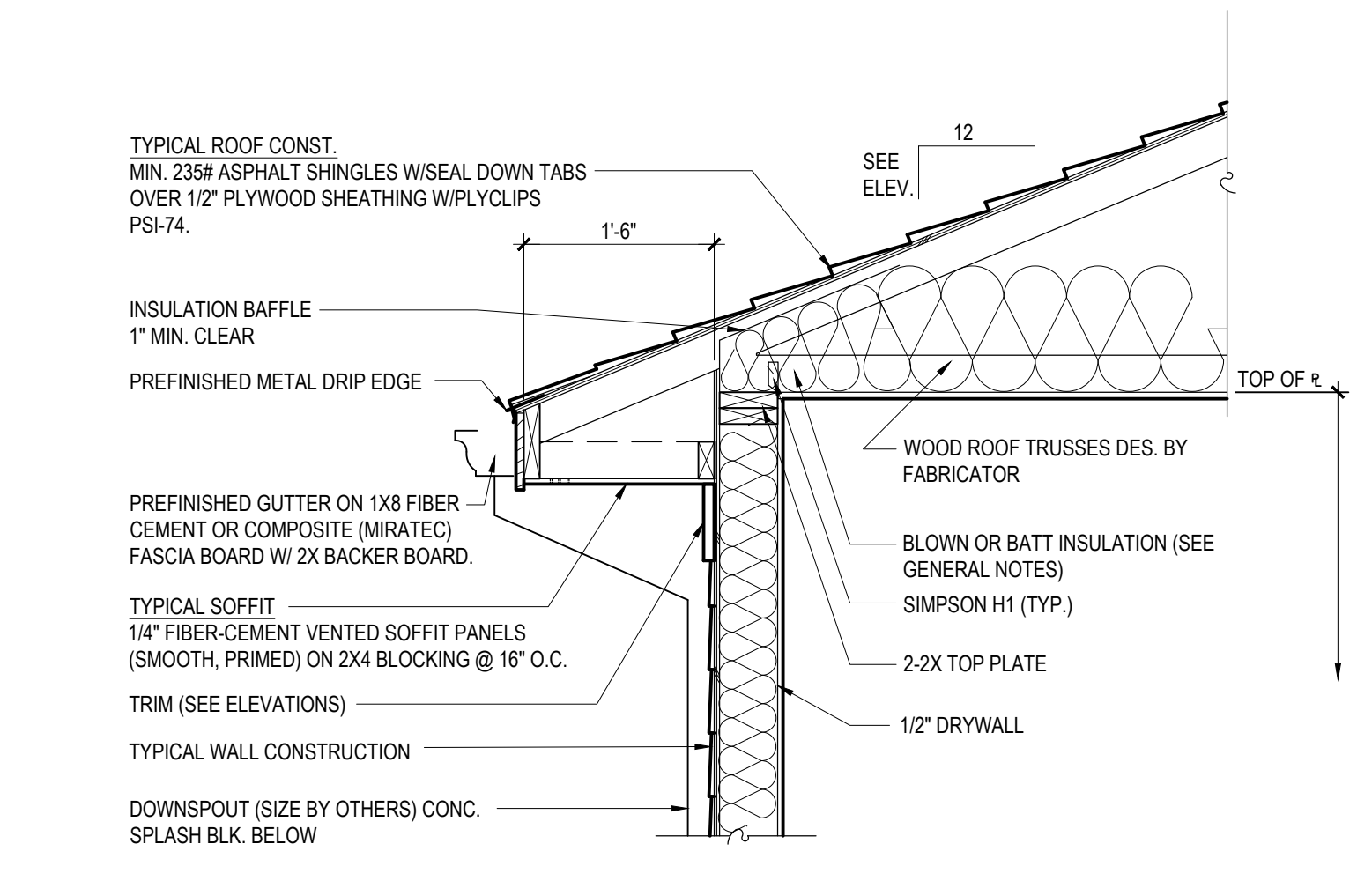
6 TYP. SECTION @ FIRST FLR. - BRICK

SCALE 3/4" = 1'-0"



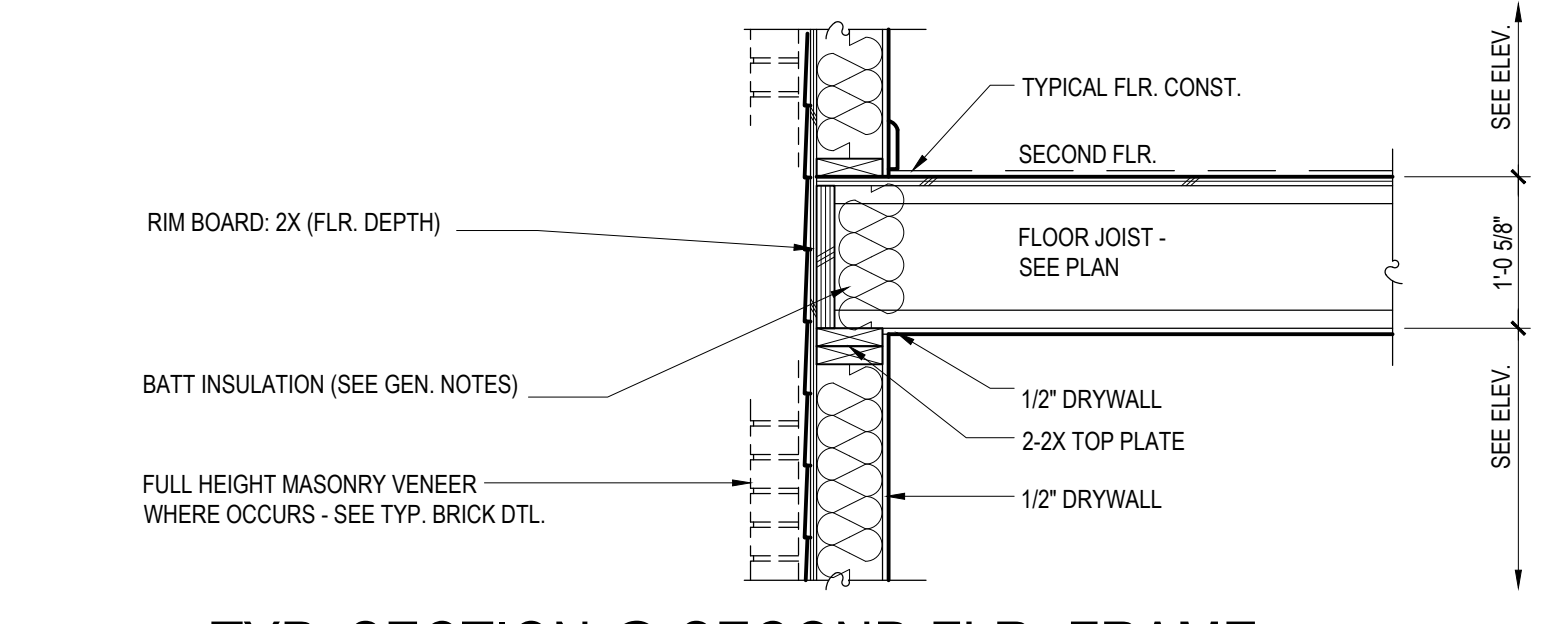
5 TYPICAL SECTION @ LOOKOUT

SCALE 3/4" = 1'-0"



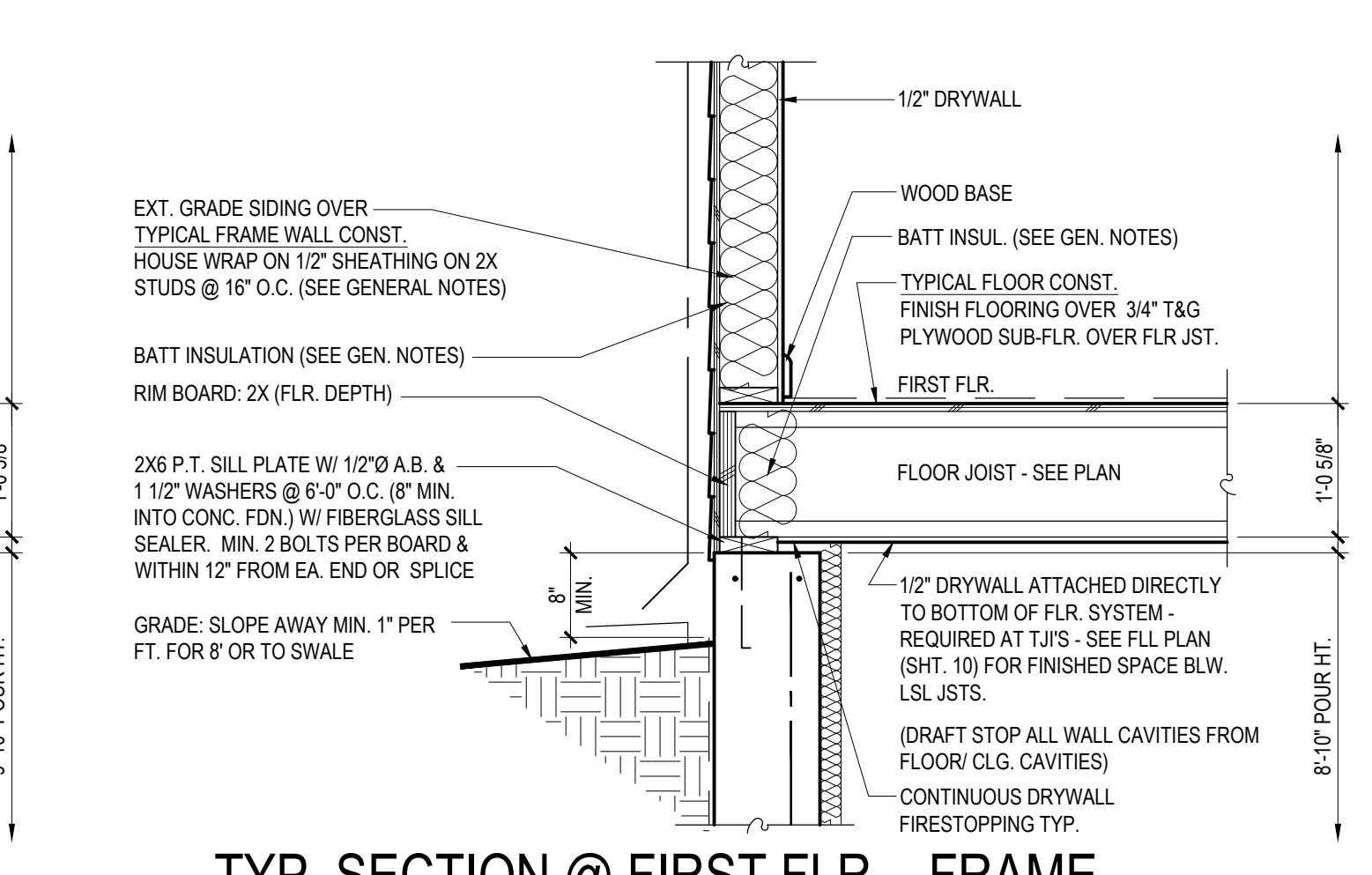
4 TYPICAL SECTION @ ROOF - FRAME

SCALE 3/4" = 1'-0"



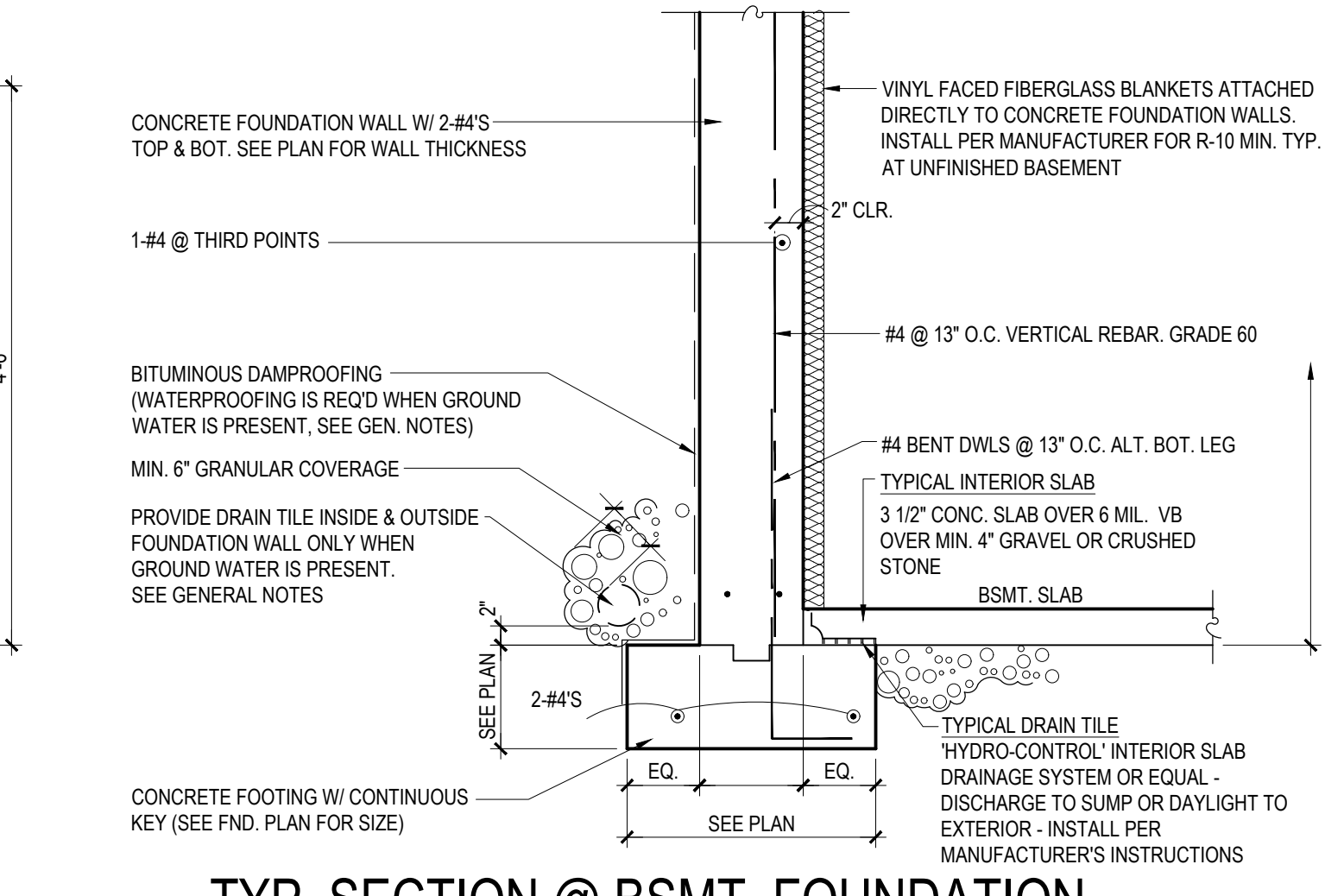
3 TYP. SECTION @ SECOND FLR.-FRAME

SCALE 3/4" = 1'-0"



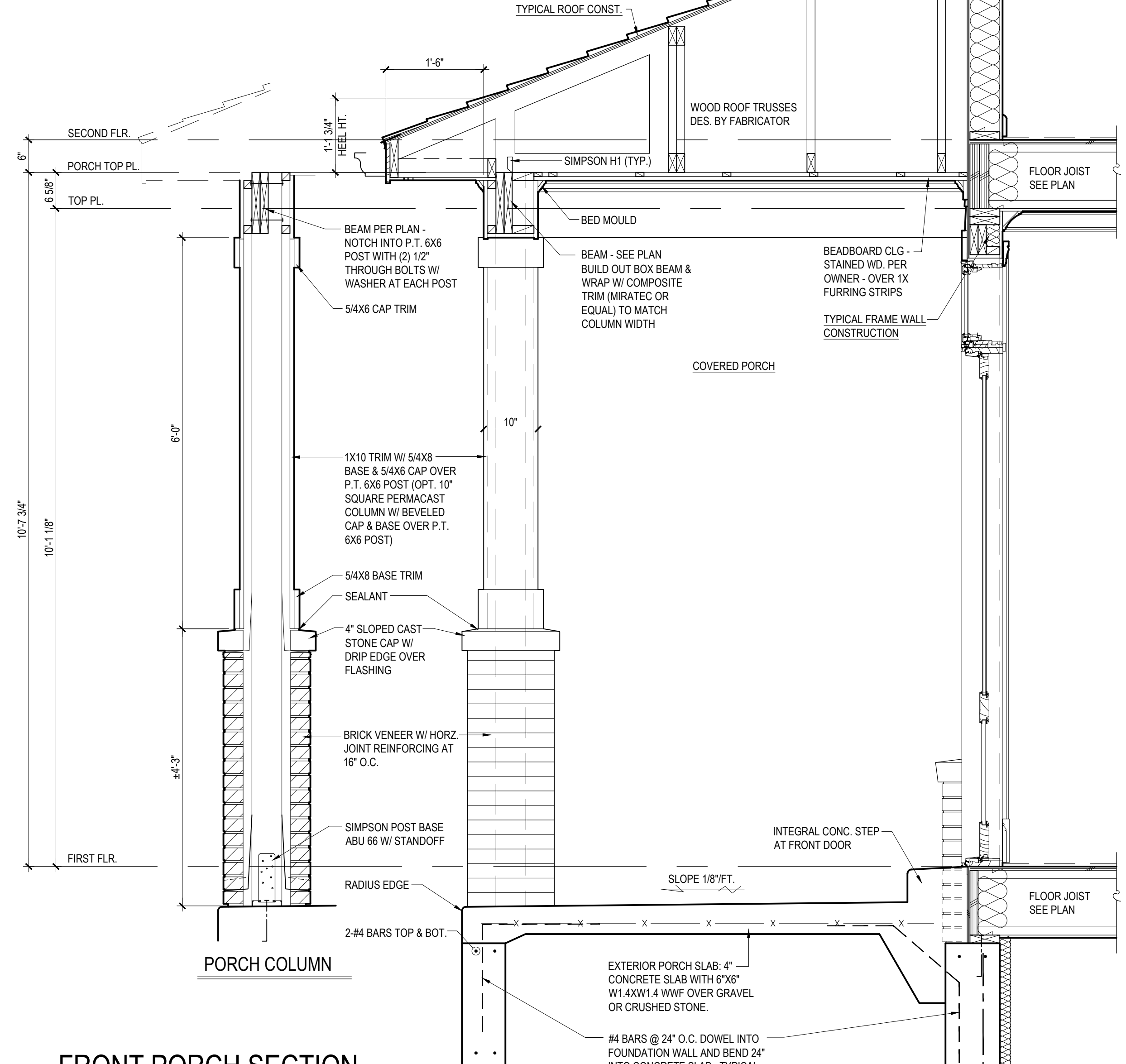
2 TYP. SECTION @ FIRST FLR. - FRAME

SCALE 3/4" = 1'-0"



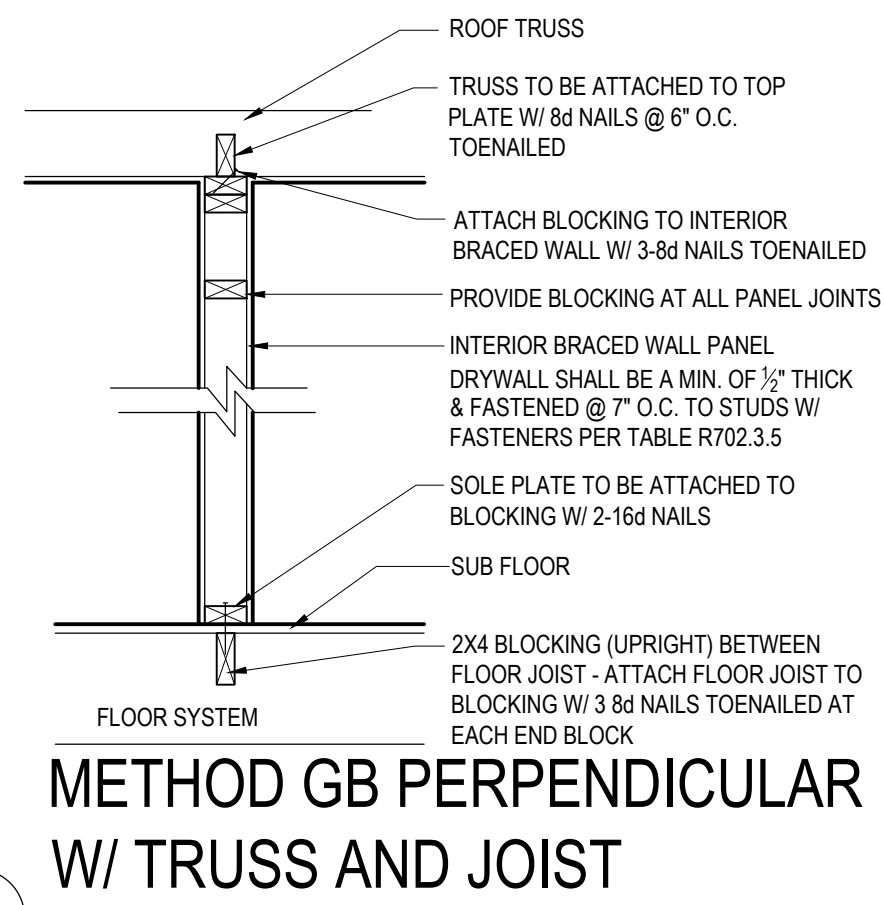
1 TYP. SECTION @ BSMT. FOUNDATION

SCALE 3/4" = 1'-0"

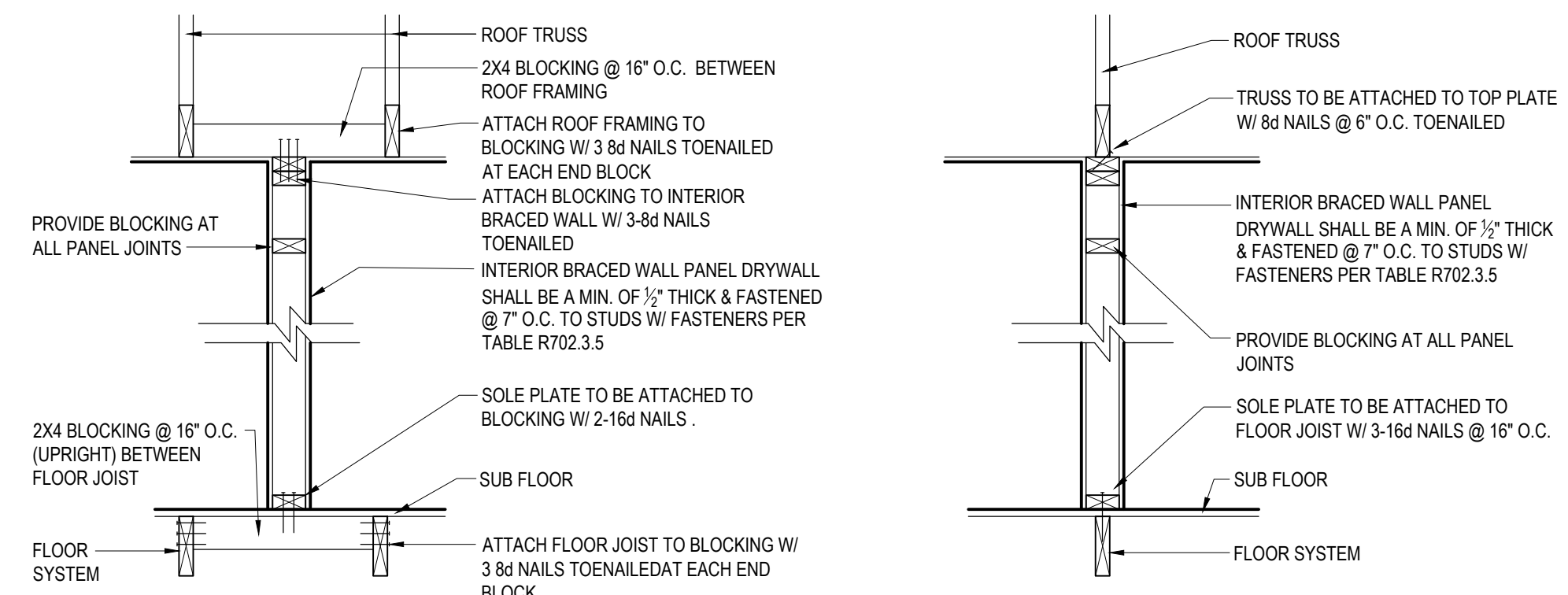


9 FRONT PORCH SECTION

SCALE 3/4" = 1'-0"

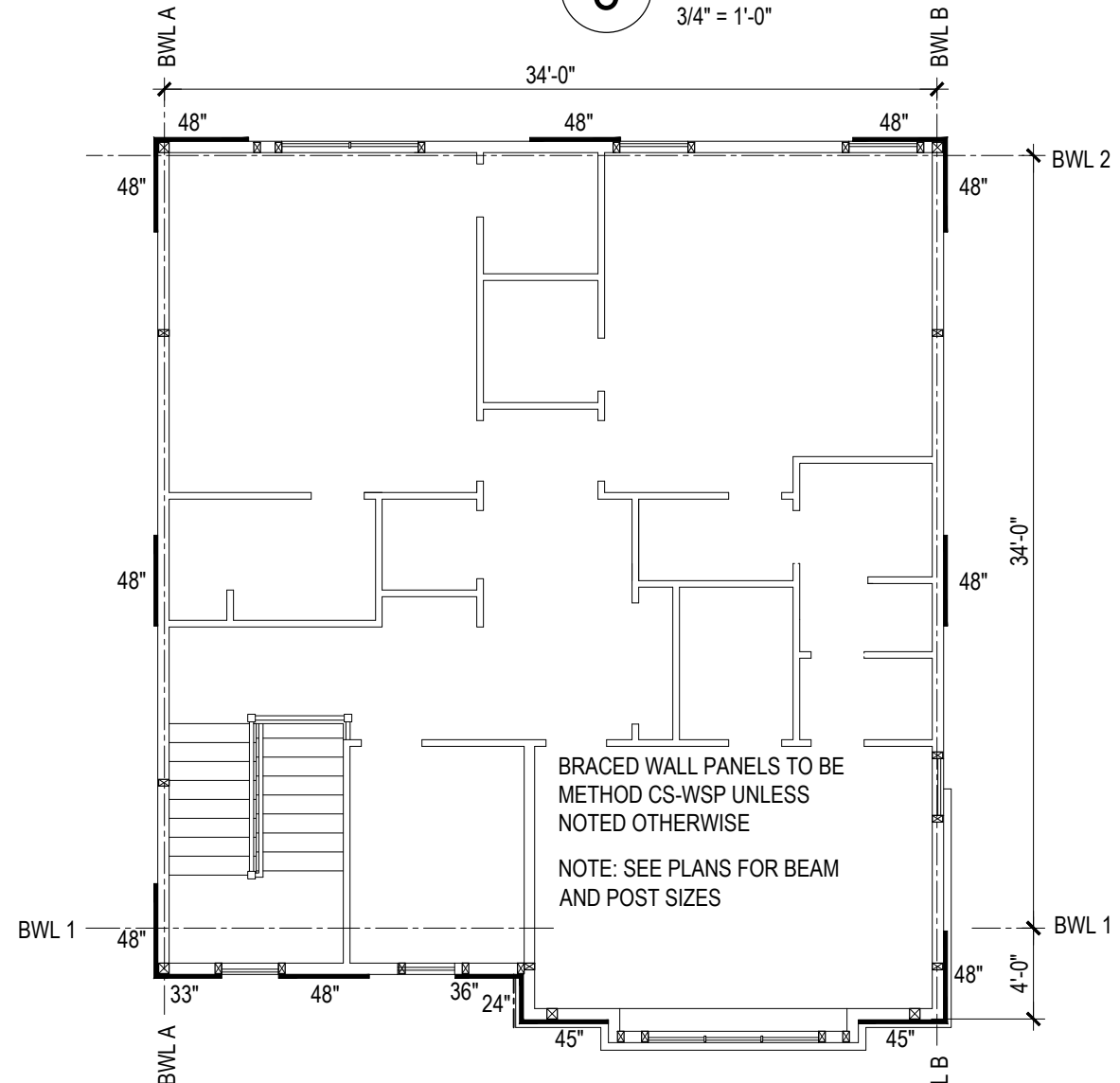


8
3/4" = 1'-0"



6
3/4" = 1'-0"

7
3/4" = 1'-0"



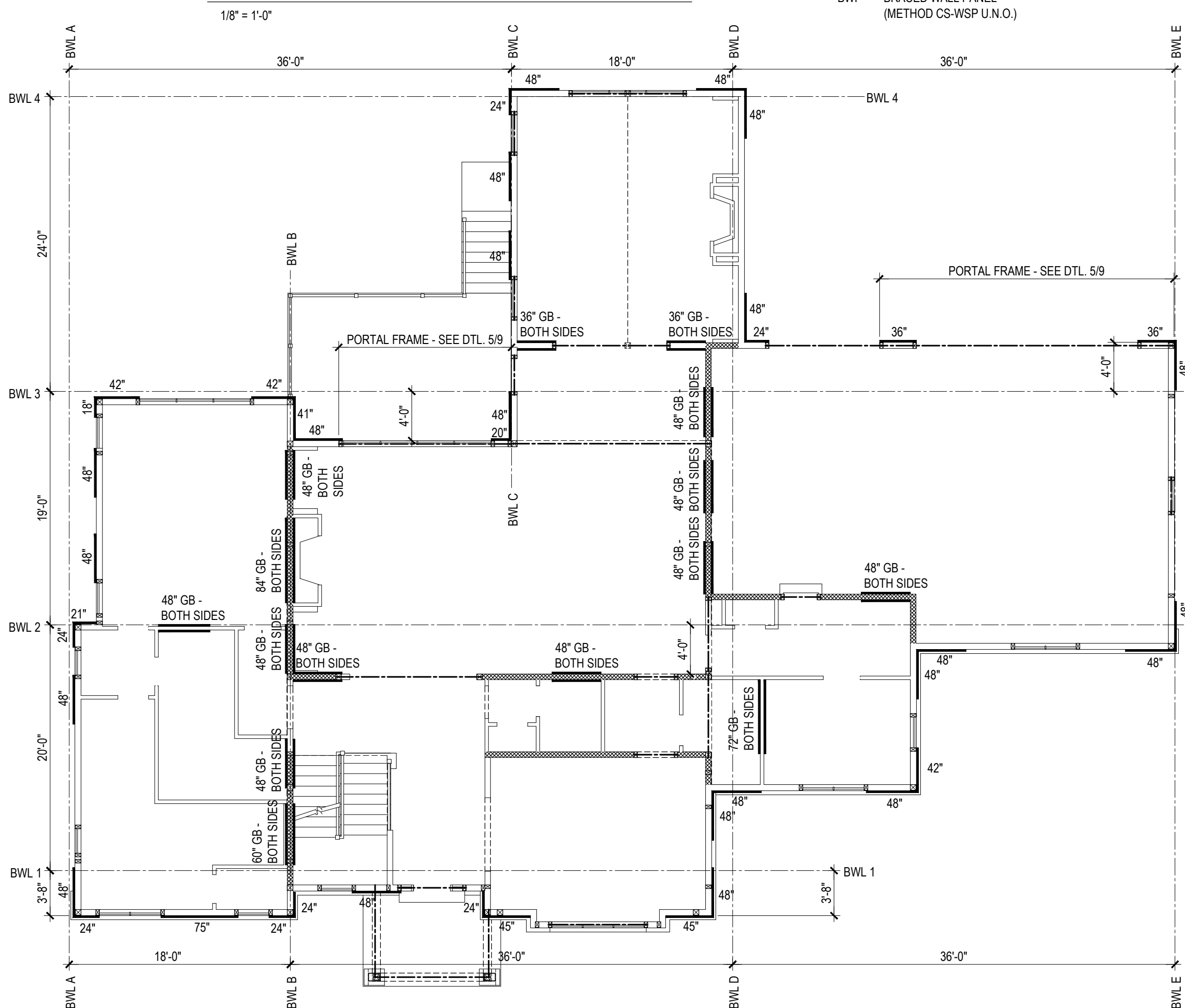
SECOND FLOOR BRACING PLAN

800# HOLD DOWN DEVICE: FIRST FLOOR: POUR IN PLACE; SIMPSON LSTH8 / LSTH8RJ - INSTALL DURING FOUNDATION POUR - EMBED IN CONCRETE FOUNDATION. RETROFIT: SIMPSON HTT4 - INSTALL USING SIMPSON ACRYLIC TIE ADHESIVE (SET-PT) & 5/8" Ø A36 TREATED RODS (OR EQUAL) U.N.O. - 5/8" Ø BOLTS SHALL BE EMBEDDED MIN. 6".

SECOND FLOOR: MST36 - INSTALL PER MANUFACTURER'S INSTRUCTIONS - CENTER STRAP ON FLOOR DIAPHRAGM - FASTEN TO STUD PACK ABOVE AND BELOW.

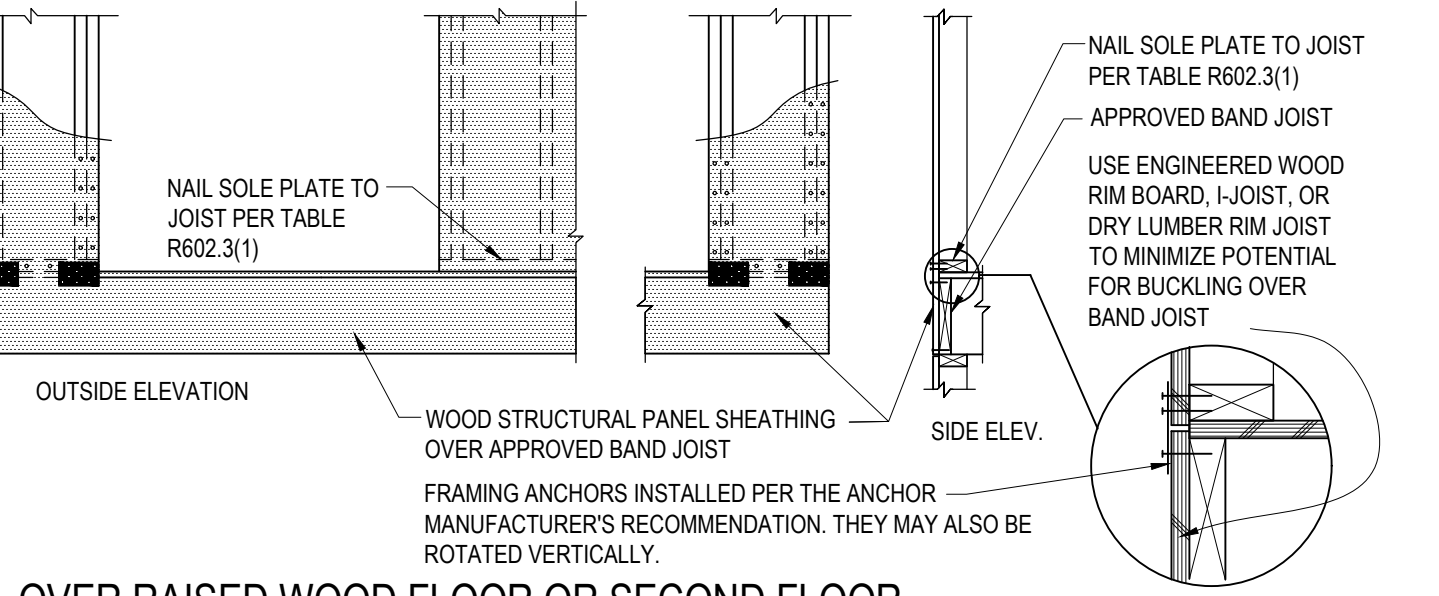
GENERAL NOTES:
1. PER IRC 2015 SECTION R 602.10 WALL BRACING CATEGORY: C
2. WALL BRACING METHOD: CS-WSP PORTAL FRAME METHOD: CS-PF
3. SEE BRACING DETAILS THIS SHEET
4. SEE PLANS FOR STRUCTURE

LEGEND:
BWL BRACED WALL LINE
BWP BRACED WALL PANEL (METHOD CS-WSP U.N.O.)

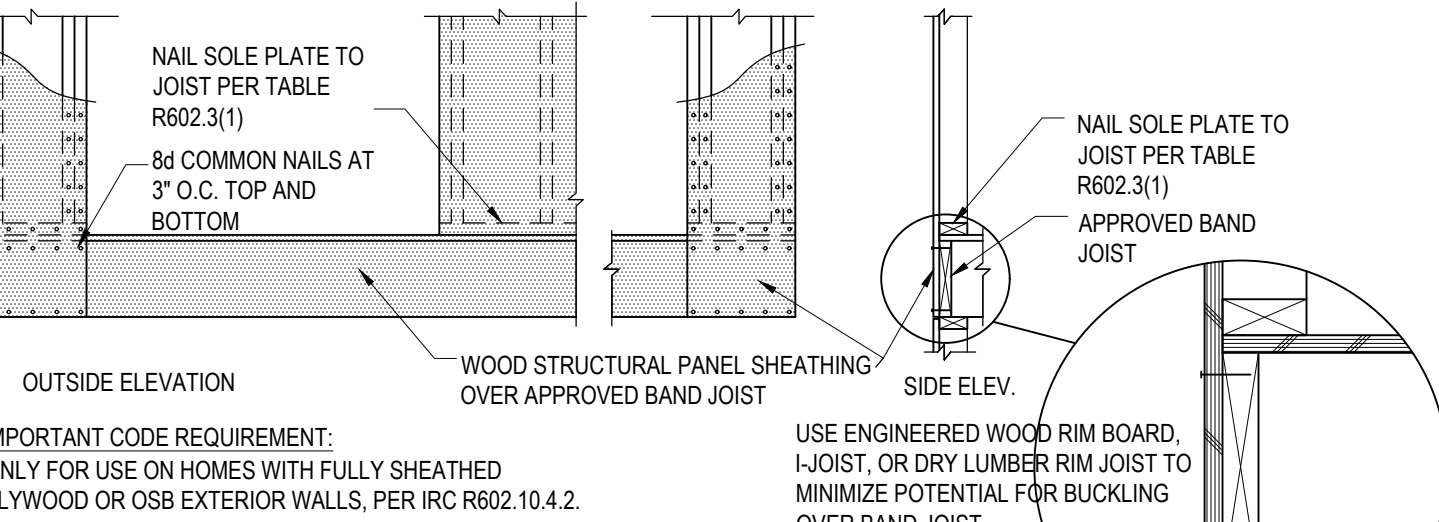


FIRST FLOOR BRACING PLAN

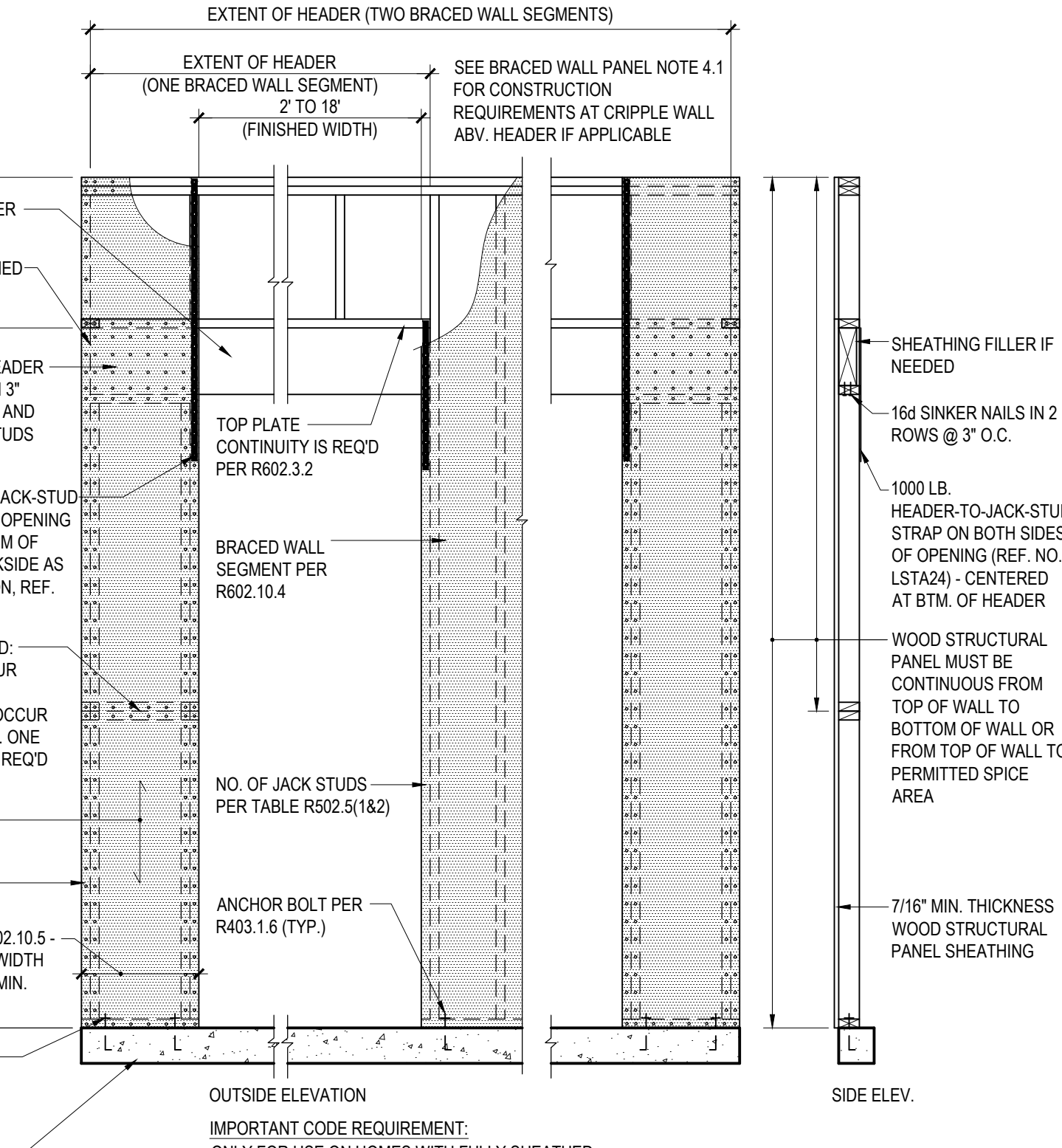
1/8" = 1'-0"



OVER RAISED WOOD FLOOR OR SECOND FLOOR - FRAMING ANCHOR OPTION (DETAIL 3 OF 3)



OVER RAISED WOOD FLOOR OR SECOND FLOOR - STRUCTURAL PANEL OVERLAP OPTION (DETAIL 2 OF 3)



OVER CONCRETE OR MASONRY FOUNDATION (DETAIL 1 OF 3)

5
1/2" = 1'-0"

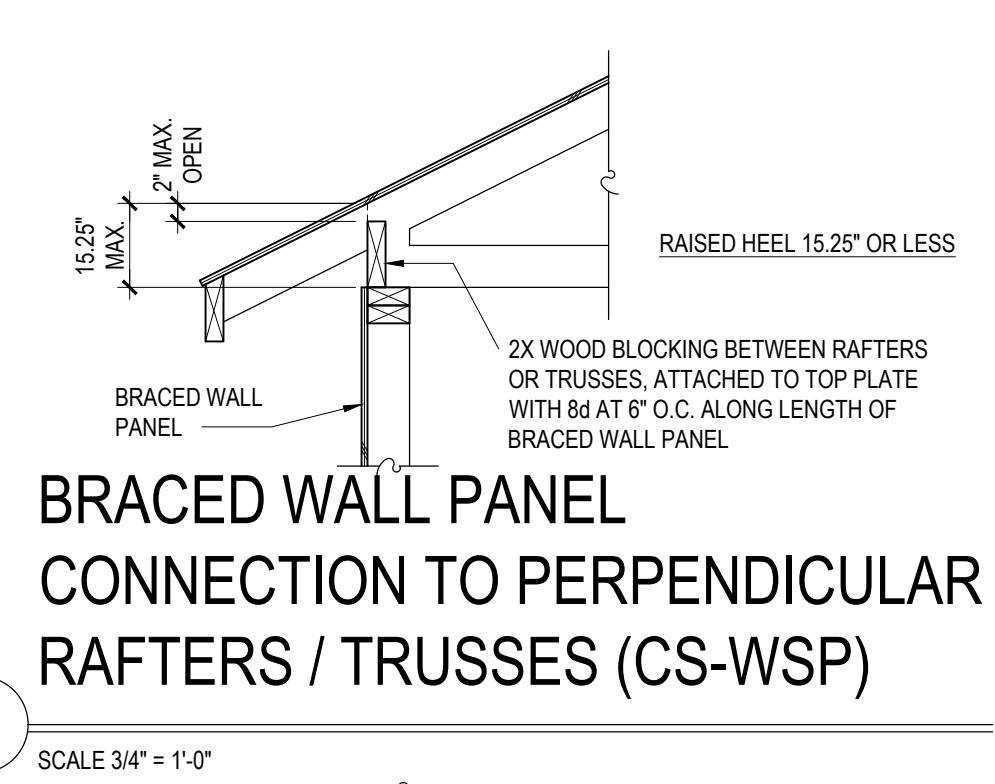
BRACED WALL PANEL NOTES

- NEW CONSTRUCTION TO BE BRACED USING CONTINUOUS SHEATHING AS PRESCRIBED IN IRC 2015 R602.10.3. CONTINUOUS SHEATHING METHODS REQUIRE STRUCTURAL PANEL SHEATHING TO BE USED ON ALL SHEATHABLE SURFACES ON ONE SIDE OF A BRACED WALL LINE INCLUDING AREAS ABOVE AND BELOW OPENINGS AND GABLE END WALLS. BRACED WALL PANELS SHALL BE CONSTRUCTED WITH ONE OF THE METHODS IN TABLE R602.10.4.1.
- BRACED WALL PANELS ALONG A BRACED WALL LINE WITH CONTINUOUS SHEATHING SHALL BE FULL-HEIGHT WITH A LENGTH BASED ON THE ADJACENT CLEAR OPENING HEIGHT IN ACCORDANCE WITH TABLE R602.10.4.2 AND FIGURE R602.10.4.2.
- BRACED WALL PANELS SHALL BE LOCATED AT EACH END OF A BRACED WALL LINE WITH CONTINUOUS SHEATHING AND AT LEAST EVERY 25 FEET ON CENTER. A MINIMUM 24-INCH WOOD STRUCTURAL PANEL CORNER RETURN SHALL BE PROVIDED AT BOTH ENDS OF A BRACED WALL LINE WITH CONTINUOUS SHEATHING IN ACCORDANCE WITH FIG. R602.10.4.4(1) AND FIG. R602.10.4.4(2). SEE DETAILS 19 AND 29. IN LIEU OF THE CORNER RETURN, A HOLD-DOWN DEVICE WITH A MINIMUM UPLIFT DESIGN VALUE OF 800 POUNDS SHALL BE FASTENED TO THE COTED JOIST AND TO THE FOUNDATION OR FRAMING BELOW IN ACCORDANCE WITH FIG. R602.10.4.4.3).
- METHOD CS-WSP: EXTERIOR WALLS INDICATED AS BWP-METHOD CS-WSP TO HAVE WOOD STRUCTURAL PANELS TO CONFORM TO DOC PS 1 OR DOC PS 2. ALL PANELS SHALL BE IDENTIFIED BY A GRADE MARK OR CERTIFICATE OF INSPECTION ISSUED BY AN APPROVED AGENCY. THE MAXIMUM ALLOWABLE SPANS FOR WOOD STRUCTURAL PANEL WALL SHEATHING SHALL NOT EXCEED THE VALUES IN TABLE R602.3(3). WOOD STRUCTURAL PANEL WALL SHEATHING SHALL BE ATTACHED TO FRAMING IN ACCORDANCE WITH TABLE R602.3(1) OR TABLE R602.3(3). WOOD STRUCTURAL PANELS MARKED EXPOSURE 1 OR EXTERIOR ARE CONSIDERED WATER-REPELLENT SHEATHING UNDER 2009 IRC. THE MINIMUM THICKNESS FOR SHEATHING IS 3/8\"/>

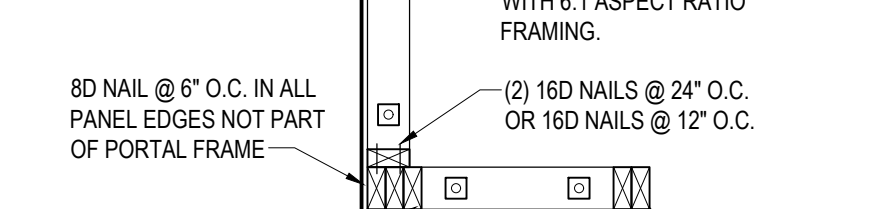
BRACED WALL LINE (BWL)	BWL SPACING	STORY LOCATION	METHOD CS-WSP	ADJUSTMENT FACTORS PER TABLE R602.10.3(2)							TOTAL REQ'D	TOTAL PROVIDED	NOTES
				ITEM 1	ITEM 2	ITEM 3	ITEM 4	ITEM 5	ITEM 6	ITEM 7			
BWL-1	34'-0"	2 OF 2	5'-1"	1.00	0.91	0.90	1.00	N/A	N/A	N/A	4'-2"	17'-3"	EAVE TO RIDGE: 8'-6"
BWL-2	34'-0"	2 OF 2	5'-1"	1.00	0.91	0.90	1.00	N/A	N/A	N/A	4'-2"	12'-0"	EAVE TO RIDGE: 8'-6"
BWL-A	34'-0"	2 OF 2	5'-1"	1.00	0.91	0.90	1.00	N/A	N/A	N/A	4'-2"	12'-0"	EAVE TO RIDGE: 8'-6"
BWL-B	34'-0"	2 OF 2	5'-1"	1.00	0.91	0.90	1.00	N/A	N/A	N/A	4'-2"	12'-0"	EAVE TO RIDGE: 8'-6"

BRACED WALL LINE (BWL)	BWL SPACING	STORY LOCATION	METHOD CS-WSP	ADJUSTMENT FACTORS PER TABLE R602.10.3(1)							TOTAL REQ'D	TOTAL PROVIDED	NOTES
				ITEM 1	ITEM 2	ITEM 3	ITEM 4	ITEM 5	ITEM 6	ITEM 7			
BWL-1	20'-0"	1 OF 2	6'-6"	1.00	0.94	1.00	1.45	N/A	N/A	N/A	8'-10"	17'-9"	MIX OF CS-WSP & GB
BWL-2	20'-0"	1 OF 2	12'-6"	1.00	0.94	1.00	1.45	N/A	N/A	N/A	17'-0"	24'-0"	MIX OF CS-WSP & GB
BWL-3	24'-0"	1 OF 2	12'-6"	1.00	0.94	1.00	1.45	N/A	N/A	N/A	17'-0"	29'-4"	MIX OF CS-WSP & GB
BWL-4	24'-0"	1 OF 1	3'-11"	1.00	0.70	1.00	1.45	N/A	N/A	N/A	4'-0"	8'-0"	MIX OF CS-WSP & GB
BWL-A	36'-0"	1 OF 1	5'-5"	1.00	0.88	1.00	1.60	N/A	N/A	N/A	7'-7"	16'-0"	MIX OF CS-WSP & GB
BWL-B	36'-0"	1 OF 2	2'-14"	1.00	0.94	1.00	1.60	N/A	N/A	0.7	22'-5"	27'-5"	MIX OF CS-WSP & GB
BWL-C	36'-0"	1 OF 1	5'-5"	1.00	0.70	1.00	1.60	N/A	N/A	N/A	6'-1"	12'-0"	MIX OF CS-WSP & GB
BWL-D	36'-0"	1 OF 2	2'-14"	1.00	0.94	1.00	1.60	N/A	N/A	N/A	32'-0"	34'-0"	MIX OF CS-WSP & GB
BWL-E	36'-0"	1 OF 1	5'-5"	1.00	0.88	0.95	1.60	N/A	N/A	N/A	7'-3"	8'-0"	MIX OF CS-WSP & GB

BRACING CALCULATIONS FOOTNOTES:
CS-PF PANELS CONTRIBUTE 1.5 X ACTUAL LENGTH PER R602.10.3.4
METHOD GB BWP LENGTH: SINGLE SIDED = 1/2 LENGTH; DOUBLE SIDED = LENGTH

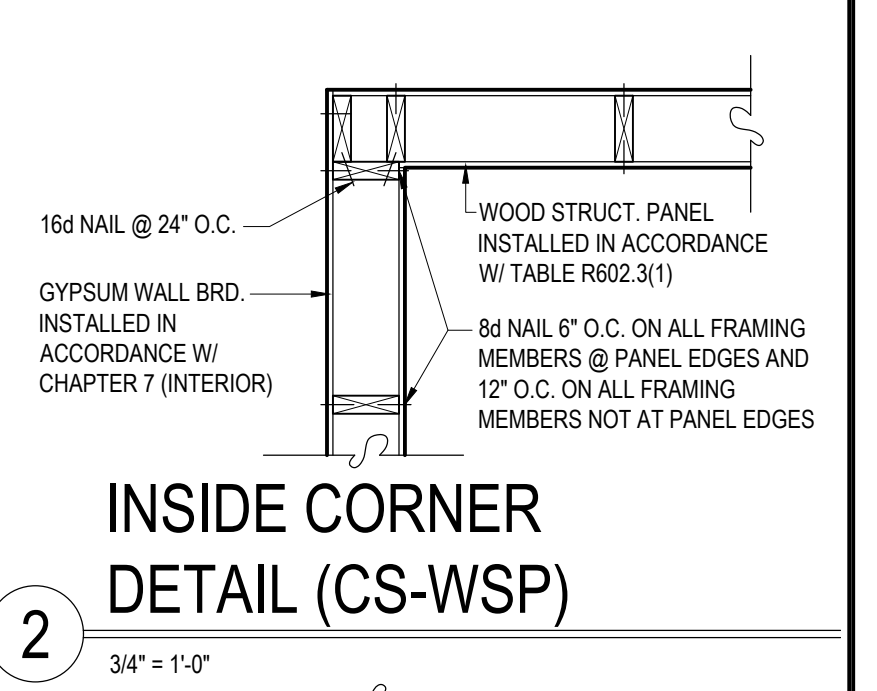


BRACED WALL PANEL CONNECTION TO PERPENDICULAR RAFTERS / TRUSSES (CS-WSP)



CORNER DETAIL AT BRACED WALL (CS-WSP)

3
3/4" = 1'-0"



INSIDE CORNER DETAIL (CS-WSP)



OUTSIDE CORNER DETAIL (CS-WSP)

1
3/4" = 1'-0"

date: 11/27/2023
revised:

JIM BULEUSKI ARCHITECTS

345 MARSHALL AVE • SUITE 100 • ST. LOUIS, MO 63119
PHONE: 314-662-6700 • FACSIMILE: 314-662-6702
EMAIL: JIM@JBRCHITECT.COM

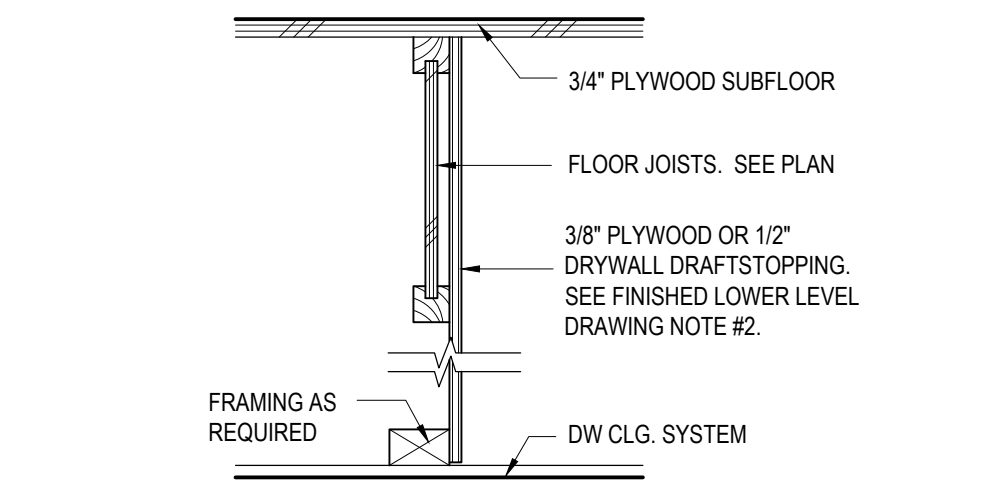
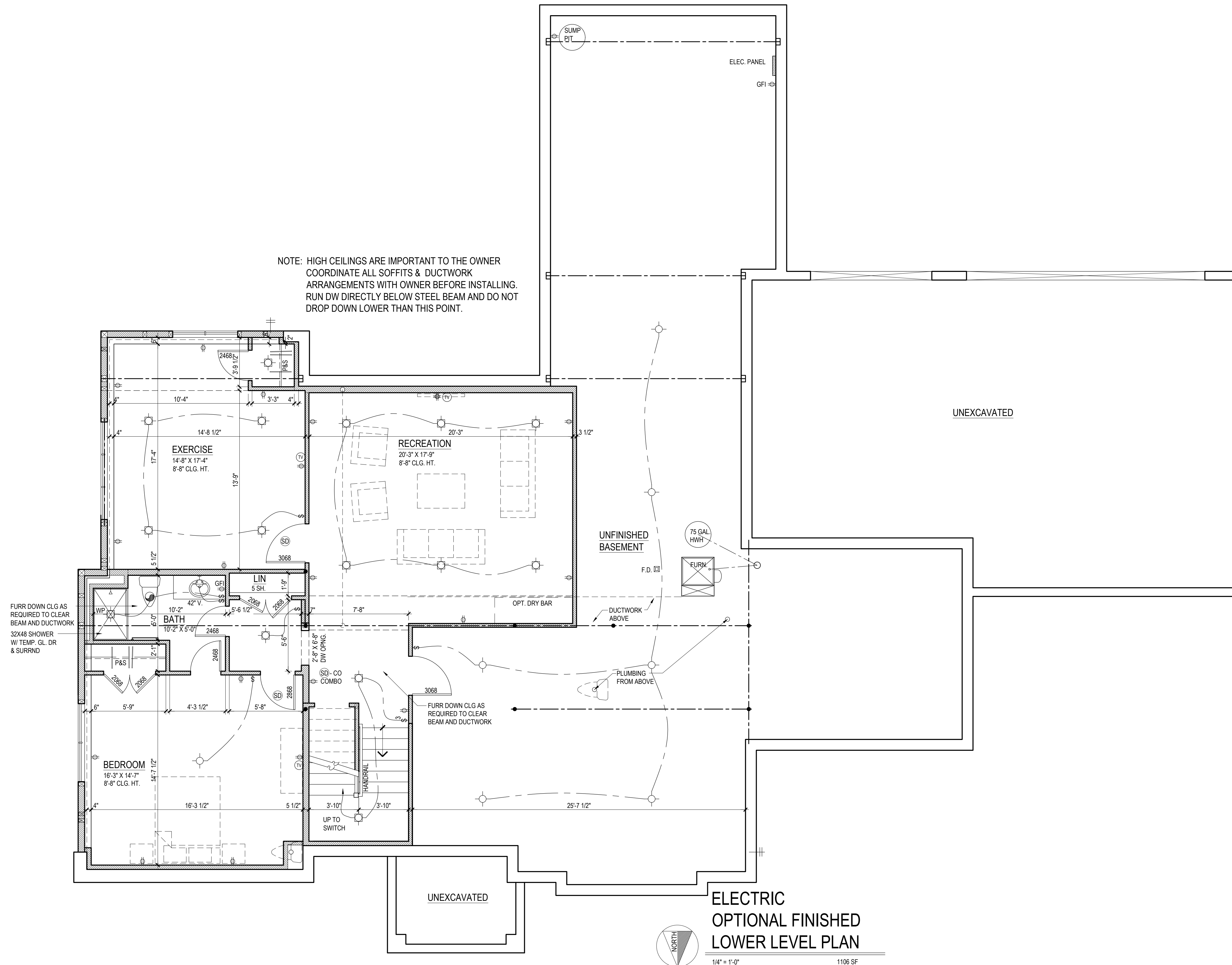
NEW RESIDENCE AT:

Douglas Properties

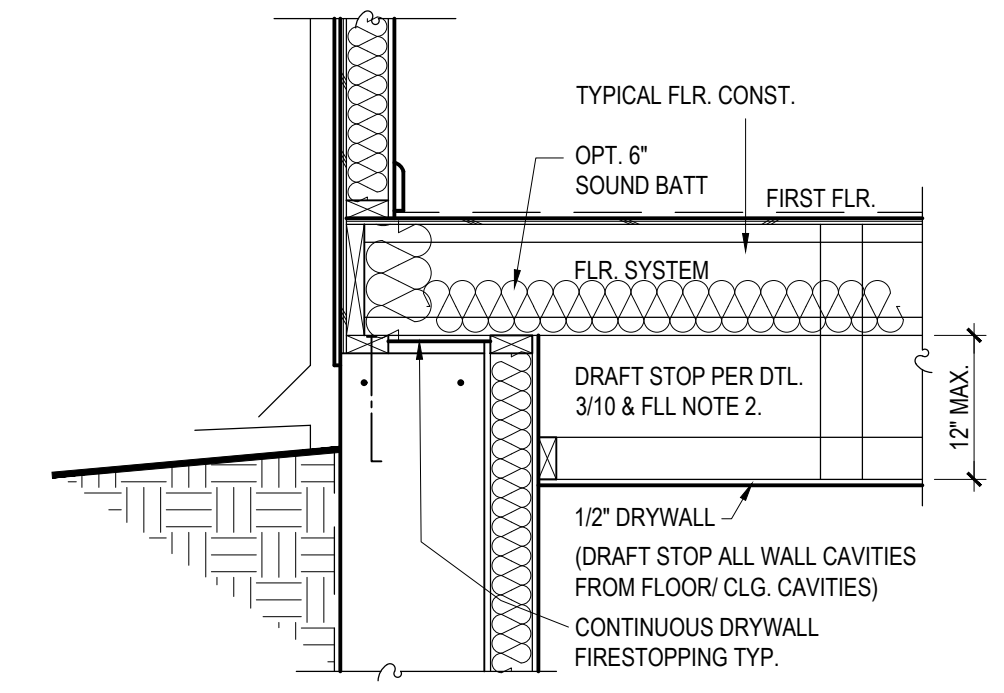
600 Sarawood Ln.
Creve Coeur, MO 63141

WALL BRACING

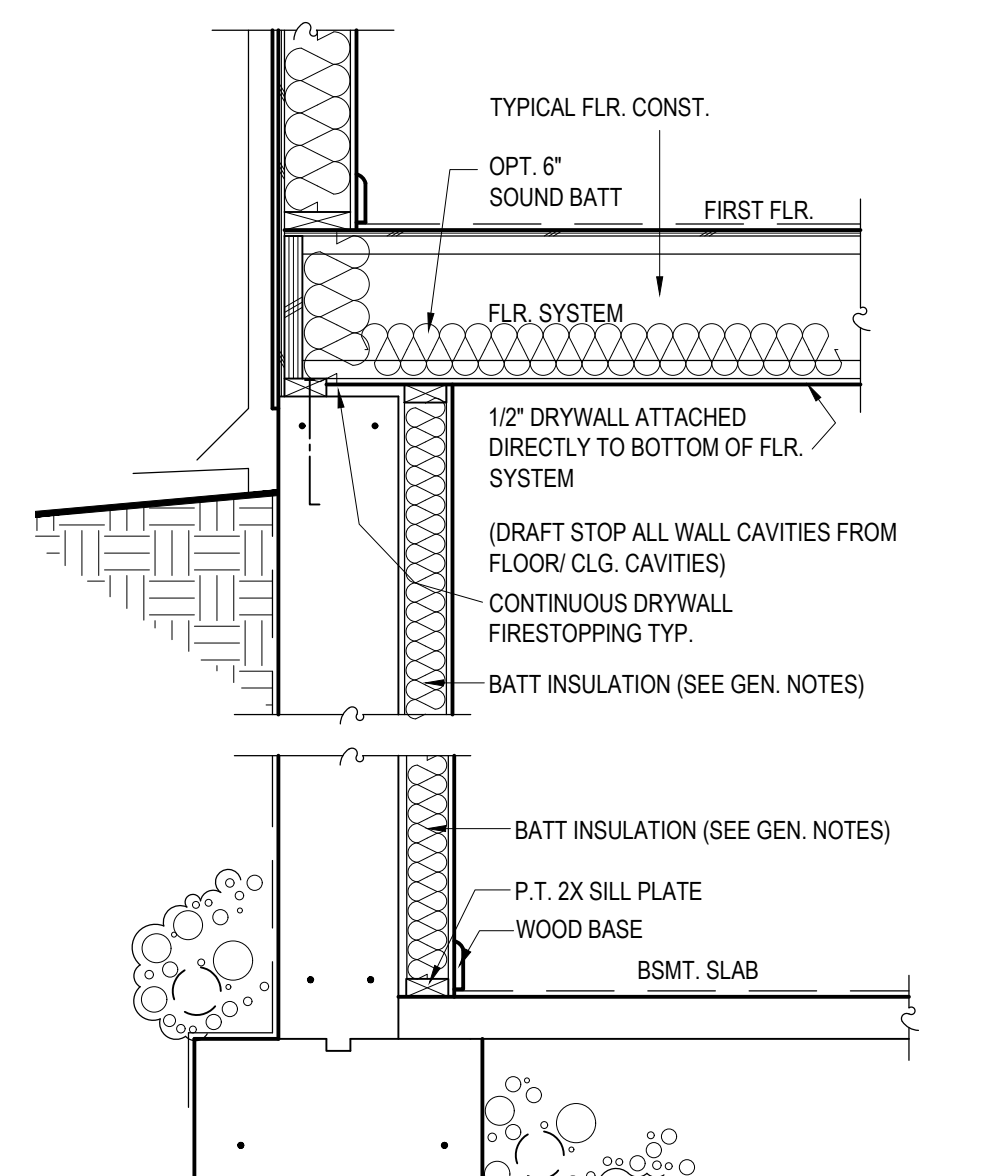
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3 DRAFTSTOPPING DTL.
1 1/2" = 1'-0"



**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). USE PRESSURE TREATED SILL PLATES OR STEEL TRACKS.
- 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)

VENTILATION: UNFINISHED BASEMENTS AND UTILITY ROOMS REQUIRE VENTILATION IN THE AMOUNT OF .05 CFM/SQ.FT. OF AREA. NATURAL VENTILATION (NET OPERABLE AREA) MAY BE SUBSTITUTED AT THE RATIO OF 1% OF THE FLOOR AREA SERVED.

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

