



Jim Bulejski Architects
9644 OLD BONHOMME



WUNNEBERG'S PAGE 24 GRID S18

GENERAL NOTES

"All utilities shall be located underground."

"The General Contractor must be on file with the Missouri One Call System 1-800-344-7483."

"Safety notice to Contractor: In accordance with generally accepted construction practices, the Contractor shall be solely and completely responsible for conditions of the job site, including safety of all persons and property during performance of the work. This requirement will apply continuously and not be limited to normal working hours."

"The Subdivision Improvement Plans approved by the City of Olivette does not allow the removal or construction of any sanitary or storm sewer lines without the prior approval or consent of MSD."

"EXCAVATIONS IN THE PUBLIC RIGHT-OF-WAY WILL REQUIRE AN EXCAVATION PERMIT FROM THE CITY OF OLIVETTE."

The general contractor shall flag all sanitary and storm sewer structures with a 2 X 4 painted orange and marked to read "Storm Sewer Structure or Sanitary Sewer Structure Do Not Bury".

All private sewers are under MSD and the City of Olivette's inspection. The sewer contractor must notify both agencies for inspections.

All sanitary sewer, storm water drainage systems shall be designed and constructed in accordance with Metropolitan St. Louis Sewer District Construction Specifications for Sewer and Drainage Facilities, Dated 2009.

For sewer pipe (storm, sanitary and combined) with a design grade less than one percent (1%), verification of the pipe grade will be required for each installed reach of sewer, prior to any surface restoration or installation of any surface improvements. The contractor's field supervisor will be required to provide daily documentation verifying that the as-built pipe grade meets the design grade through the submitted sign cut sheets to the Metropolitan St. Louis Sewer District Inspector and the City of Olivette Construction Inspector, upon request.

Field surveyed verification must be made under the direction of a licensed land surveyor or registered engineer. The contractor will be required to remove and replace any sewer reach having an as-built grade which is flatter than the design grade by more than 0.1%. Sewers with grade greater than the design slope may be left in place provided no other sewer grade is reduced by the variance in the as-built grade.

The City of Olivette & MSD also reserves the right to require the contractor to remove and replace any sewer at any time prior to construction approval for which the as-built grade does not comply with the grade tolerance stated in the above paragraph.

The sewer contractor shall be responsible for any costs associated with the field verification of the sewer grade, or removal and replacement of the sewer pipe or associated appurtenances.

Contractor is to locate the existing sanitary sewer lateral and plug according to Metropolitan St. Louis Sewer District Specifications. A new sanitary lateral shall be provided from the existing MSD manhole if the manhole is not damaged.

The contractor shall be responsible for the razing and removal of the existing structures, including foundations, related utilities, paving, underground facilities, and any other existing improvements.

Contractor is to remove and dispose of, off site, all debris, rubbish and other materials resulting from demolition operations.

The contractor will be held solely responsible and shall take all precautions necessary to avoid damage to adjacent properties during all phases of this subdivision improvement plan.

Disposal of material on-site will only be allowed as directed by the owner and geotechnical engineer and approved by the City of Olivette Public Works Department.

Contractor shall coordinate the disconnection, sealing and/or removal of utilities with the respective utility company.

Proposed utility connections shown are approximate and are subject to field changes by the contractor. The contractor is responsible for obtaining all necessary permits for the connections shown.

All excavations, grading, or filling shall have a finished grade not to exceed a 3:1 slope (33 percent). Steeper grades may be approved by the Designated Official if the excavation is through rock or the excavation or the fills adequately protected (a designed head wall or toe wall may be required).

Retaining walls that exceed a height of four (4) feet shall require the construction of safety guards as identified in the appropriate section(s) of the adopted BOCA Codes and must be approved by the City Building Department. Permanent safety guards will be constructed in accordance with the appropriate section(s) of the adopted BOCA Codes.

All finished grades (areas not to be disturbed by future improvement) in excess of 20 percent slopes (5:1) shall be mulched and tacked at the rate of 100 pounds per 1,000 square feet when seeded.

Provisions shall be made to accommodate the increased runoff caused by changed soil and surface conditions during and after grading. Unvegetated open channels shall be designed so that gradients result in velocities of 2 fps (feet per second) or less. Open channels with velocities more than 2 fps and less than 5 fps shall be established in permanent vegetation by use of commercial erosion control blankets or lined with rock riprap or concrete or other suitable materials as approved by the Designated Official. Detention basins, diversions, or other appropriate structures shall be constructed to prevent velocities above 5 fps.

The adjoining ground to the development site (lot) shall be provided with protection from accelerated and increased surface water, silt from erosion, and any other consequences of erosion. Run-off water from developed areas above the area to be developed shall be directed to diversions, detention basins, concrete gutters and/or underground outlet systems. Sufficiently anchored straw bales may be temporarily substituted for the Designated Official.

All public roads must be kept clear of mud and debris at all times. Failure to do so will be cause for the City of Olivette to suspend work.

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Include straw bales with the erosion control fence during the grading activity.

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Grade shall slope away from foundation a minimum of 1" per foot for a distance of 8 feet

All disturbed areas shall be sodded after final grading.

No additional landscaping is proposed by this plan.

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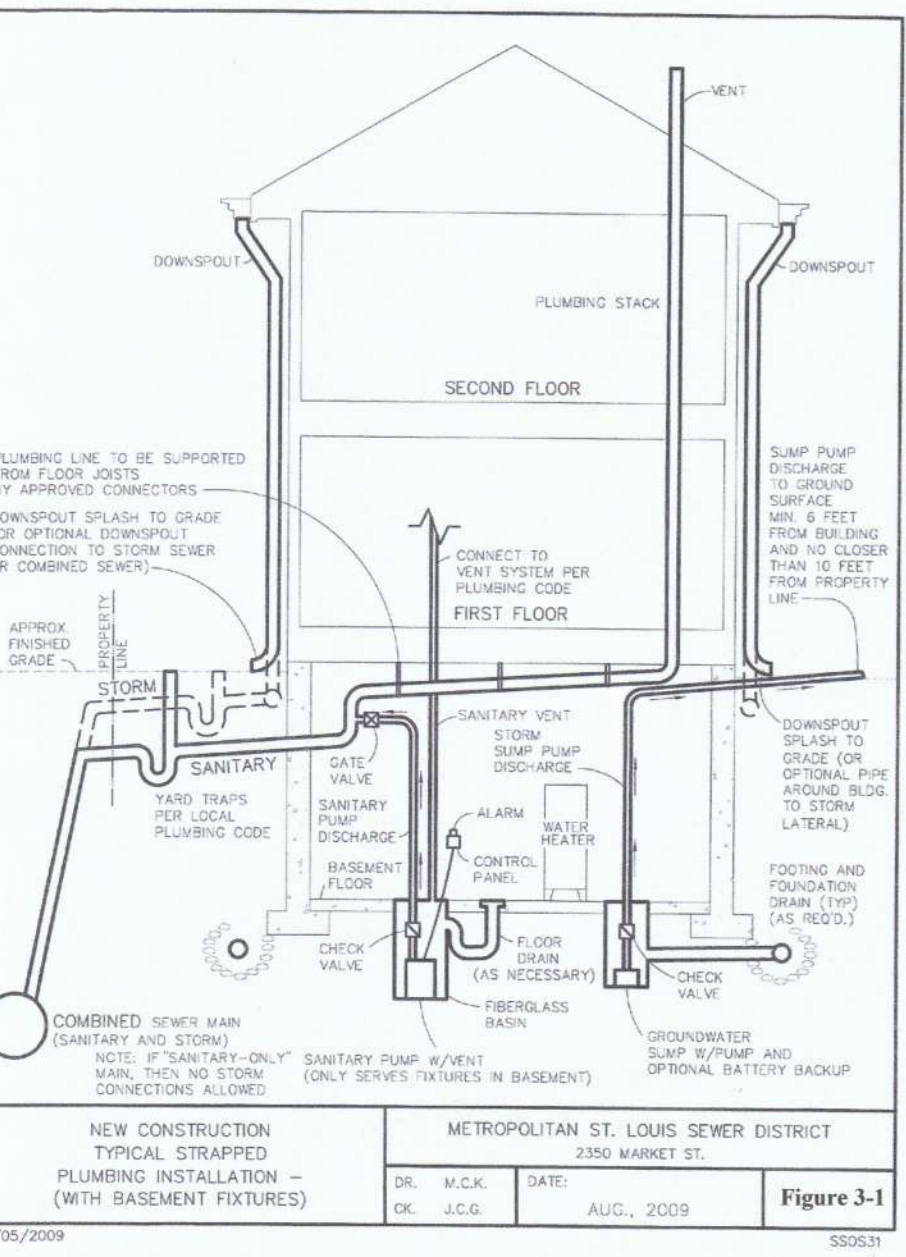
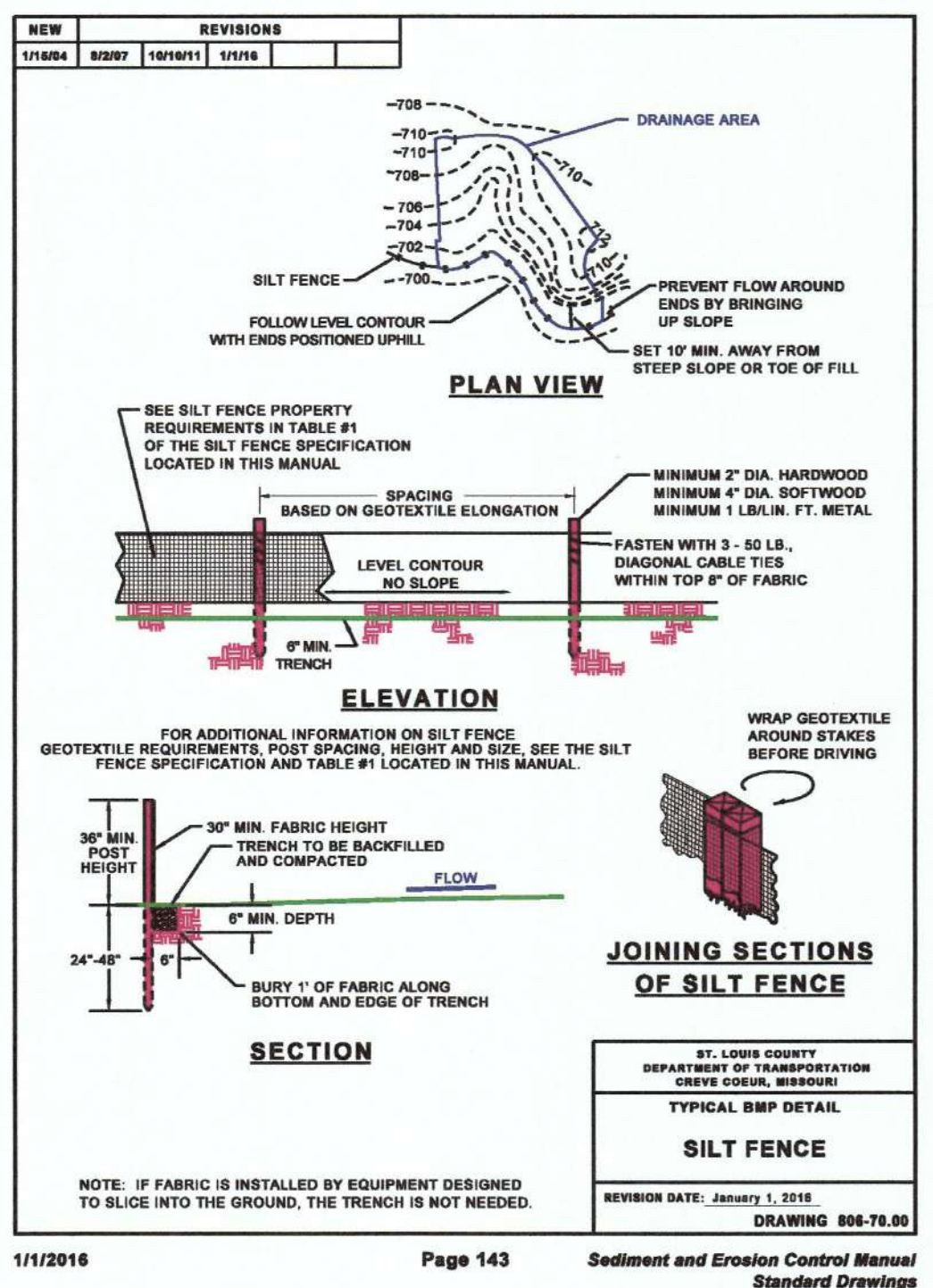
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STORMWATER MANAGEMENT FUTURE NOTE:

AREA OF LAND DISTURBANCE = 13,415 SF = 0.31 AC

PROJECT RUNOFF DIFFERENTIAL = -0.10 CFS

ANY FUTURE LAND DISTURBANCE AND/OR INCREASE IN IMPERVIOUS AREA ON THIS SITE MAY REQUIRE ADDITIONAL STORMWATER MANAGEMENT PER MSD REGULATIONS IN PLACE AT THAT TIME (INCLUDING TOTAL LAND DISTURBANCE AND/OR IMPERVIOUSNESS ADDED IN THIS PLAN)

EXISTING IMPERVIOUS COVERAGE - LOT

TOTAL LOT AREA	26,519 SF
HOUSE / GARAGE	1,936 SF
DRIVE / WALK / PATIO	5,352 SF
TOTAL IMPERVIOUS AREA	7,288 SF
IMPERVIOUS COVERAGE	27.5 %

PROPOSED IMPERVIOUS COVERAGE - LOT

TOTAL LOT AREA	26,519 SF
HOUSE / COVERED PORCHES	3,082 SF
DRIVE / WALK / PATIO	1,778 SF
TOTAL IMPERVIOUS AREA	4,860 SF
IMPERVIOUS COVERAGE	18.3 %
"SR" ALLOWED COVERAGE	20.0 %

NOTE: THE EXISTING SITE DRAINAGE IS AS FOLLOWS:

THE SITE DRAINS TO THE SOUTH TOWARD 9 STONEYSIDE

THE EXISTING HOUSE DRAINS EVENLY TO BOTH THE FRONT AND REAR YARDS. THE EXISTING DOWNSPOUTS DISCHARGE AT GRADE.

THE PROPOSED CONSTRUCTION AND GRADING WILL NOT ALTER THE ON SITE DRAINAGE PATTERNS AND IS AS FOLLOWS:

THE PROPOSED HOUSE WILL DRAIN EVENLY TO BOTH THE FRONT AND REAR YARDS. THE PROPOSED DOWNSPOUTS WILL DISCHARGE TO A DRY WELL.

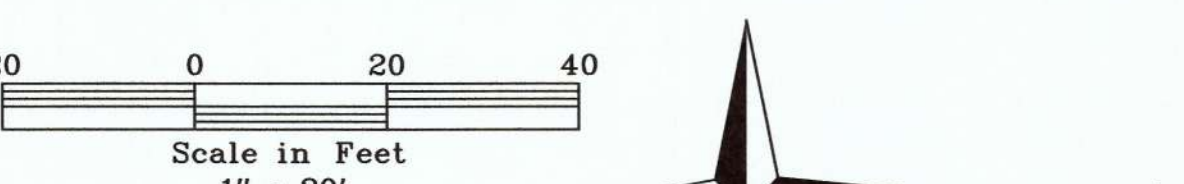
THE SITE WILL DRAIN TO THE SOUTH TOWARD 9 STONEYSIDE

THERE IS AN OVERALL DECREASE IN RUNOFF FROM THIS PROPOSED PLAN BEFORE THE MITIGATION BMP IS CALCULATED. THE BMP PROVIDES FOR AN ADDITIONAL DECREASE IN RUNOFF.

MUNICIPAL DETENTION CALCULATIONS

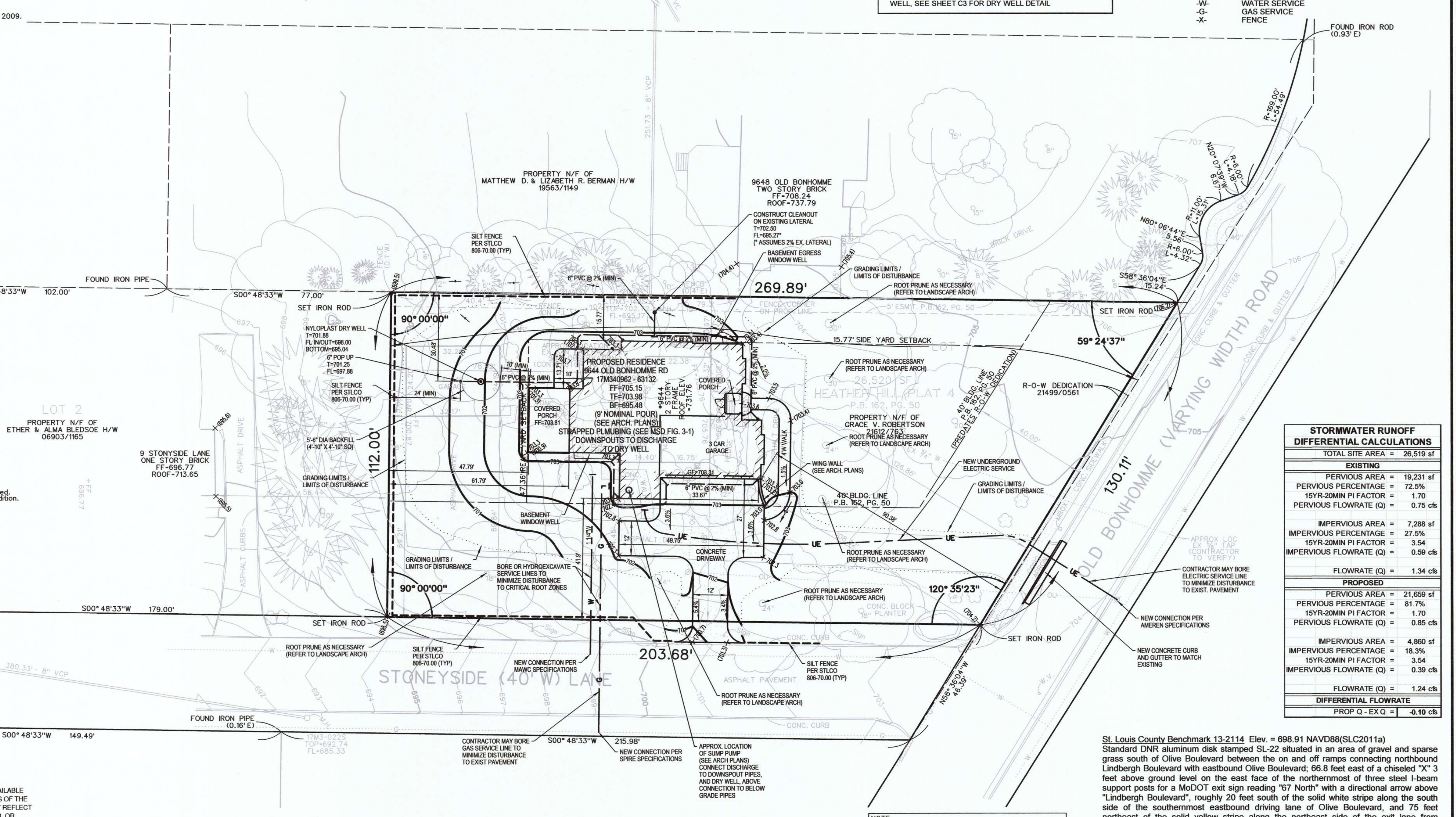
PROPOSED HOUSE COVERAGE = 3,082 SF
15 YEAR-20 MINUTE RUNOFF = 0.07 AC * 3.54 = 0.25 CFS
15 YEAR-20 MINUTE VOLUME = 0.25 CFS * 20 * 60 = 300 CF
300 CF REQUIRED <= 312.67 CF TOTAL DESIGN VOLUME
EXCESS TRIBUTARY FLOWS TO BYPASS THROUGH DRY WELL, SEE SHEET C3 FOR DRY WELL DETAIL.

A TRACT OF LAND BEING
PART OF LOT 1 OF HEATHER HILL PLAT 4
IN THE SOUTH 1/2 OF SECTION 6
TOWNSHIP 45 NORTH - RANGE 6 EAST
CITY OF OLIVETTE, ST. LOUIS COUNTY, MISSOURI
ZONED: SR - SINGLE FAMILY RESIDENTIAL



LEGEND

A.I.	AREA INLET
B.F.	ELEVATION OF BASEMENT FLOOR
B.W.	FINISHED GRADE AT BOTTOM OF WALL
E.M.	ELECTRIC METER
F.F.	ELEVATION OF FIRST FLOOR
F.H.	FIRE HYDRANT
G.I.	GRATE INLET
M.H.	MANHOLE
N.F.	NOW OR FORMALLY
R.C.P.	REINFORCED CONCRETE PIPE
U.P.	UTILITY POLE
+ (0.00) 0	SPOT GRADE ELEVATION - EXISTING
+ (0.00) 0	SPOT GRADE ELEVATION - PROPOSED
T.B.R.	TO BE REMOVED AND REPLACED
T.B.R.R.	WATER VALVE
V.C.P.	VERTICAL CLAY PIPE
W.V.	WATER VALVE
T.F.	ELEVATION AT TOP OF FOUNDATION
T.U.P.	FINISHED GRADE AT TOP OF WALL
U.E.	UNDERGROUND UTILITIES
U.W.	UNDERGROUND ELECTRIC
W.S.	WATER SERVICE
G.S.	GAS SERVICE
FENCE	FENCE



STORMWATER RUNOFF DIFFERENTIAL CALCULATIONS

TOTAL SITE AREA =	26,519 sf
EXISTING	
PERVIOUS AREA =	19,231 sf
PERVIOUS PERCENTAGE =	72.5%
15YR-20MIN PI FACTOR =	1.70
PERVIOUS FLOWRATE (Q) =	0.75 cfs
IMPERVIOUS AREA =	7,288 sf
IMPERVIOUS PERCENTAGE =	27.5%
15YR-20MIN PI FACTOR =	3.54
IMPERVIOUS FLOWRATE (Q) =	0.59 cfs
FLOWRATE (Q) =	1.34 cfs
PROPOSED	
PERVIOUS AREA =	21,659 sf
PERVIOUS PERCENTAGE =	81.7%
15YR-20MIN PI FACTOR =	1.70
PERVIOUS FLOWRATE (Q) =	0.85 cfs
IMPERVIOUS AREA =	4,860 sf
IMPERVIOUS PERCENTAGE =	18.3%
15YR-20MIN PI FACTOR =	3.54
IMPERVIOUS FLOWRATE (Q) =	0.39 cfs
FLOWRATE (Q) =	1.24 cfs
DIFFERENTIAL FLOWRATE	
PROP Q - EX Q =	-0.10 cfs

NOTE: CONTRACTOR SHALL BE RESPONSIBLE TO MAINTAIN ALL SILTATION CONTROL DEVICES DURING CONSTRUCTION PERIOD. (ADDITIONAL SILTATION CONTROL DEVICES MAY BE REQUIRED AS DIRECTED BY THE CITY OF OLIVETTE)

St. Louis County Benchmark 13-2114 Elev. = 698.91 NAVD88(SLC2011a)

Standard DNR aluminum disk stamped SL-22 situated in an area of gravel and sparse grass south of Olive Boulevard between the on and off ramps connecting northbound Lindbergh Boulevard with eastbound Olive Boulevard; 66.8 feet east of a chiseled "X" 3 feet above ground level on the east face of the northernmost of three steel I-beam support posts for a ModOT exit sign reading "87 North" with a directional arrow above "Lindbergh Boulevard", roughly 20 feet south of the solid white stripe along the south side of the southernmost eastbound driving lane of Olive Boulevard, and 75 feet northeast of the solid yellow stripe along the northeast side of the exit lane from eastbound Olive Boulevard to northbound Lindbergh Boulevard.

Site Benchmark - Elev. 687.17

Top of iron pipe found near the Southeast corner of 9 Stonyside Lane or Lot 2 Heather Hill Plat 4.

MSD BASEMAP 17M3 MSD RECORD # XXMSD-000XX



THE UNDERGROUND UTILITIES SHOWN HEREIN WERE PLOTTED FROM AVAILABLE INFORMATION AND FIELD MARKINGS PROVIDED BY THE MEMBER UTILITIES OF THE MISSOURI ONE CALL SYSTEM (1-800-DIG-RITE), AND DO NOT NECESSARILY REFLECT THE ACTUAL EXISTENCE, NONEXISTENCE, SIZE, TYPE, CAPACITY, NUMBER, OR LOCATION OF THESE OR OTHER UTILITIES, NOR THE ABILITY TO SERVE THE EXISTING OR INTENDED USES OF THIS OR ADJACENT SITES. THE GENERAL CONTRACTOR SHALL BE RESPONSIBLE FOR VERIFYING THE ACTUAL LOCATION OF ALL UNDERGROUND UTILITIES IN THE FIELD, SHOWN OR NOT SHOWN, PRIOR TO ANY GRADING, EXCAVATION, OR CONSTRUCTION OF IMPROVEMENTS. THESE PROVISIONS SHALL IN NO WAY ABSOLVE ANY PARTY FROM COMPLYING WITH THE UNDERGROUND FACILITY SAFETY AND DAMAGE PREVENTION ACT, CHAPTER 319, RSMO.

DOUGLAS PROPERTIES

ENGINEERS

LAND PLANNING

LAND SURVEYING

TRANSPORTATION

INCORPORATED

10349 Indian Head Indl. Blvd.
St. Louis, Missouri 63132
314.426.9212 Main
(314) 280-2041
douglasspro@gmail.com
Authority #203

TIMOTHY MEYER
Professional Engineer
MO E-24665

9644 OLD BONHOMME RD

OLIVETTE, MO 63132

SITE & GRADING PLAN

Design By: BW

Drawn By: BW

Checked By: TJM

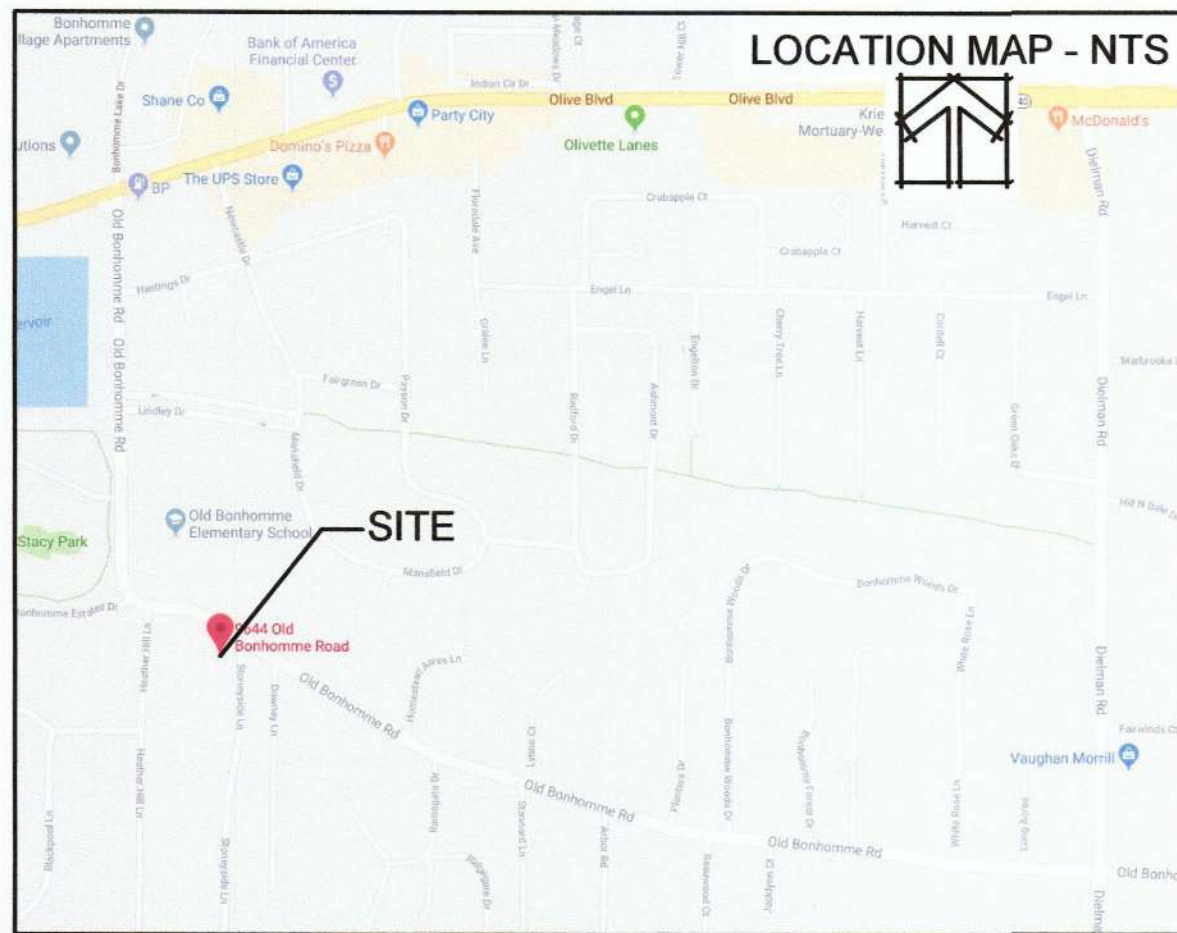
Base Map No. 17M3

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Project # 21874-0

3/11/19

C1



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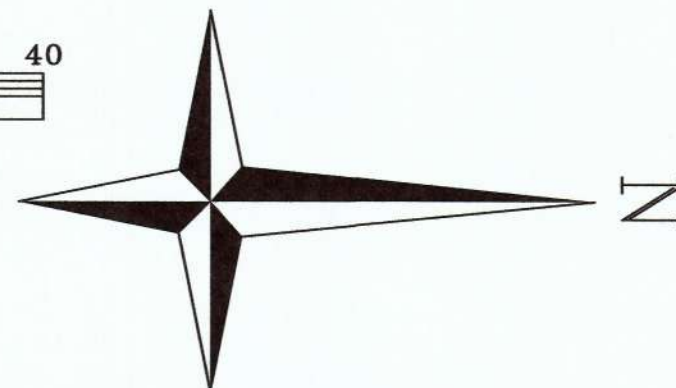
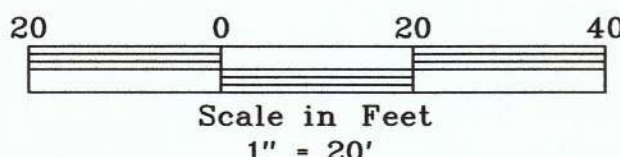
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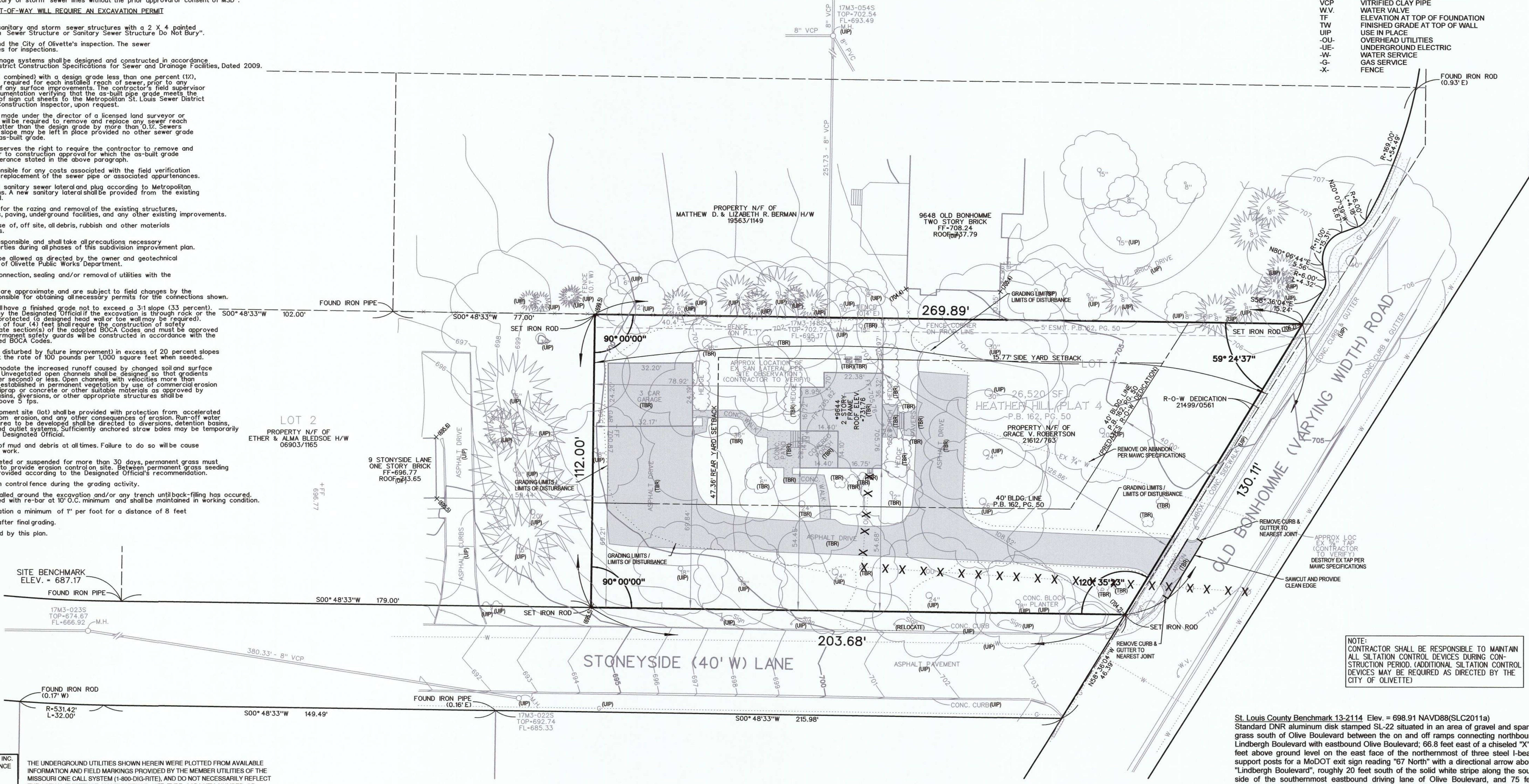
AREA OF EXISTING IMPROVEMENTS TO BE REMOVED

ALL DEMOLITION AND/OR ABANDONMENTS TO BE PER THE CITY OF OLIVETTE, ST LOUIS COUNTY, AND THE METROPOLITAN ST LOUIS SEWER DISTRICT STANDARD SPECIFICATIONS



LEGEND

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BF	ELEVATION OF BASEMENT FLOOR
BW	FINISHED GRADE AT BOTTOM OF WALL
E.M.	ELECTRIC METER
FF	ELEVATION OF FIRST FLOOR
F.H.	FIRE HYDRANT
G.I.	GRATE INLET
M.H.	MANHOLE
NF	NOW OR FORMALLY
RCP	REINFORCED CONCRETE PIPE
U.P.	UTILITY POLE
+ (000.0)	SPOT GRADE ELEVATION - EXISTING
+ (000.0)	SPOT GRADE ELEVATION - PROPOSED
TBR	TO BE REMOVED
TBR&R	TO BE REMOVED AND REPLACED
VCP	VITRIFIED CLAY PIPE
W.V.	WATER VALVE
TF	ELEVATION AT TOP OF FOUNDATION
UIP	FINISHED GRADE AT TOP OF WALL
-OU-	USE IN PLACE
-UE-	OVERHEAD UTILITIES
-W-	UNDERGROUND ELECTRIC
-G-	WATER SERVICE
-X-	GAS SERVICE
-X-	FENCE



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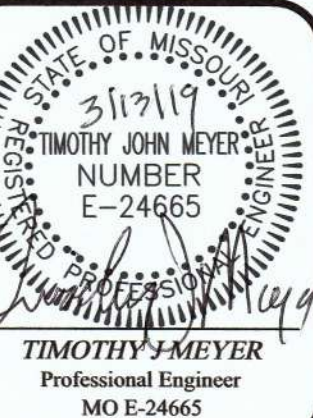


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ENGINEERS
LAND PLANNING
LAND SURVEYING
TRANSPORTATION
STORMWATER MANAGEMENT

VOLZ
INCORPORATED

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St. Louis, Missouri 63132
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Authority #203



EXISTING CONDITIONS & DEMOLITION PLAN

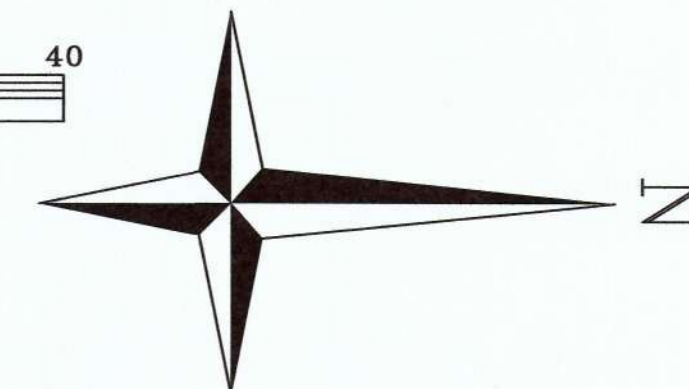
9644 OLD BONHOMME RD

OLIVETTE, MO 63132

Base Map No. 17M3	Design By: BW
MSD RECORD # XXMSD-000XX	Drawn By: BW
Project # 21874-0	Checked By: TJM

3/11/19
C2

Scale in Feet
1" = 20'



A.I.	AREA INLET
B.F.	ELEVATION OF BASEMENT FLOOR
B.W.	FINISHED GRADE AT BOTTOM OF WALL
E.M.	ELECTRIC METER
F.H.	ELEVATION OF FIRST FLOOR
G.I.	FIRE HYDRANT
G.I.	GRATE INLET
M.H.	MANHOLE
N.F.	NOW OR FORMALLY
R.C.P.	REINFORCED CONCRETE PIPE
U.P.	UTILITY POLE
+ (000.0)	SPOT GRADE ELEVATION - EXISTING
+000.0	SPOT GRADE ELEVATION - PROPOSED
TBR	TO BE REMOVED
TO BE RBR	TO BE REMOVED AND REPLACED
V.C.P.	VITRIFIED CLAY PIPE
W.V.	WATER VALVE
TF	ELEVATION AT TOP OF FOUNDATION
TW	FINISHED GRADE AT TOP OF WALL
USE IN PLACE	
-OU-	OVERHEAD UTILITIES
-JE-	UNDERGROUND ELECTRIC
-W-	WATER SERVICE
-G-	GAS SERVICE
REMOVE	

CALCULATED DRY WELL CAPACITY:
 24" NYLOPLAST BASIN (4x1'R) = 94 GAL = 12.56cf
 21" GRAVEL BASE X 6.5' RADIUS @ 40% VOID = 92.87cf
 5.5' GRAVEL BACKFILL X 4'D @ 40% VOID = 207.24cf
 TOTAL DRY WELL MITIGATION CAPACITY = 312.67cf

NOTE:
• MUST BE INSTALLED 10" (MIN.) AWAY FROM STRUCTURE OR FOUNDATION.
• REFERENCE NYLOPLAST.COM FOR INDIVIDUAL COMPONENTS

NYLOPLAST DRY WELL

Nyloplast

3130 VERONA AVE
BUFORD, GA 30518
PHN (770) 932-2443
FAX (770) 932-2490
www.myloplast-us.com

VARIES 1" (SEE PLAN)

NDS POLYOLEFIN POP-UP DRAINAGE EMITTER WITH U.V. INHIBITOR.

NDS 1/4 BEND SEWER DRAIN ELBOW.

COMPACTED TOPSOIL

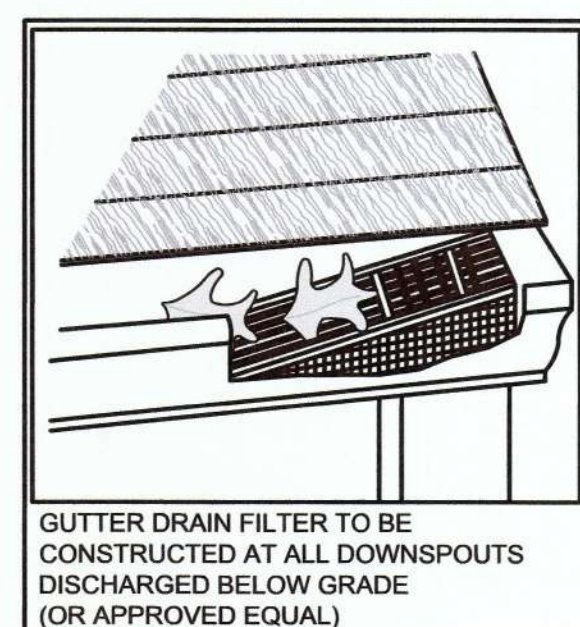
3/8" LEACH HOLE

SEWER & DRAIN PIPE

3/4" CLEAN STONE DRY WELL (15" x 15" x 30"D)



TYPICAL POP-UP DRAINAGE EMITTER



GUTTER DRAIN FILTER TO BE
CONSTRUCTED AT ALL DOWNSPOUTS
DISCHARGED BELOW GRADE
(OR APPROVED EQUAL)



DOWNSPOUT CONNECTION
TO UNDERGROUND PIPES
W/ OVERFLOW
(OR APPROVED EQUAL)



VOLZ
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TIMOTHY J MEYER
Professional Engineer
MO E-24665

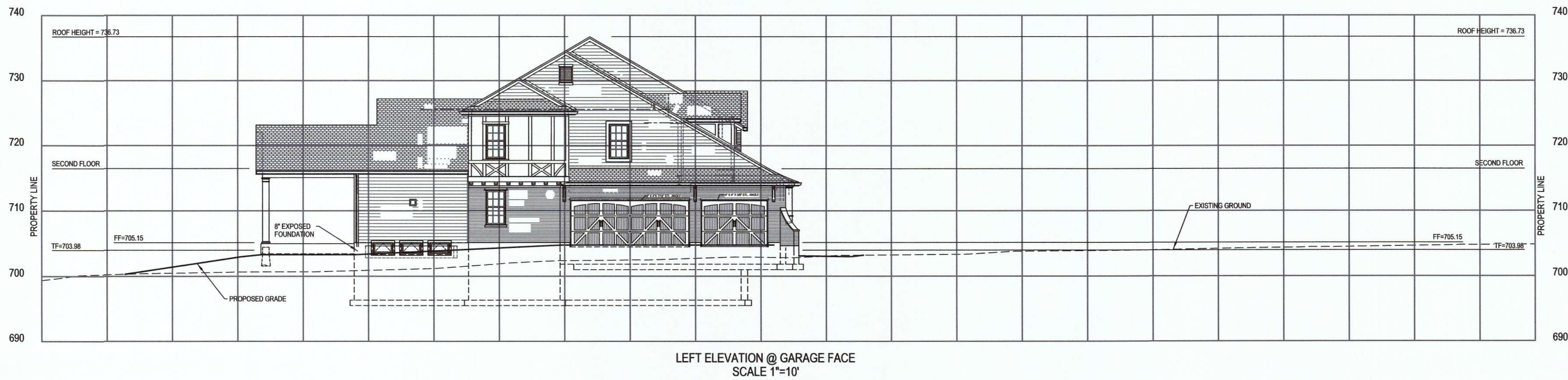
9644 OLD BONHOMME RD
OLIVETTE, MO 63132

STORMWATER MANAGEMENT PLAN

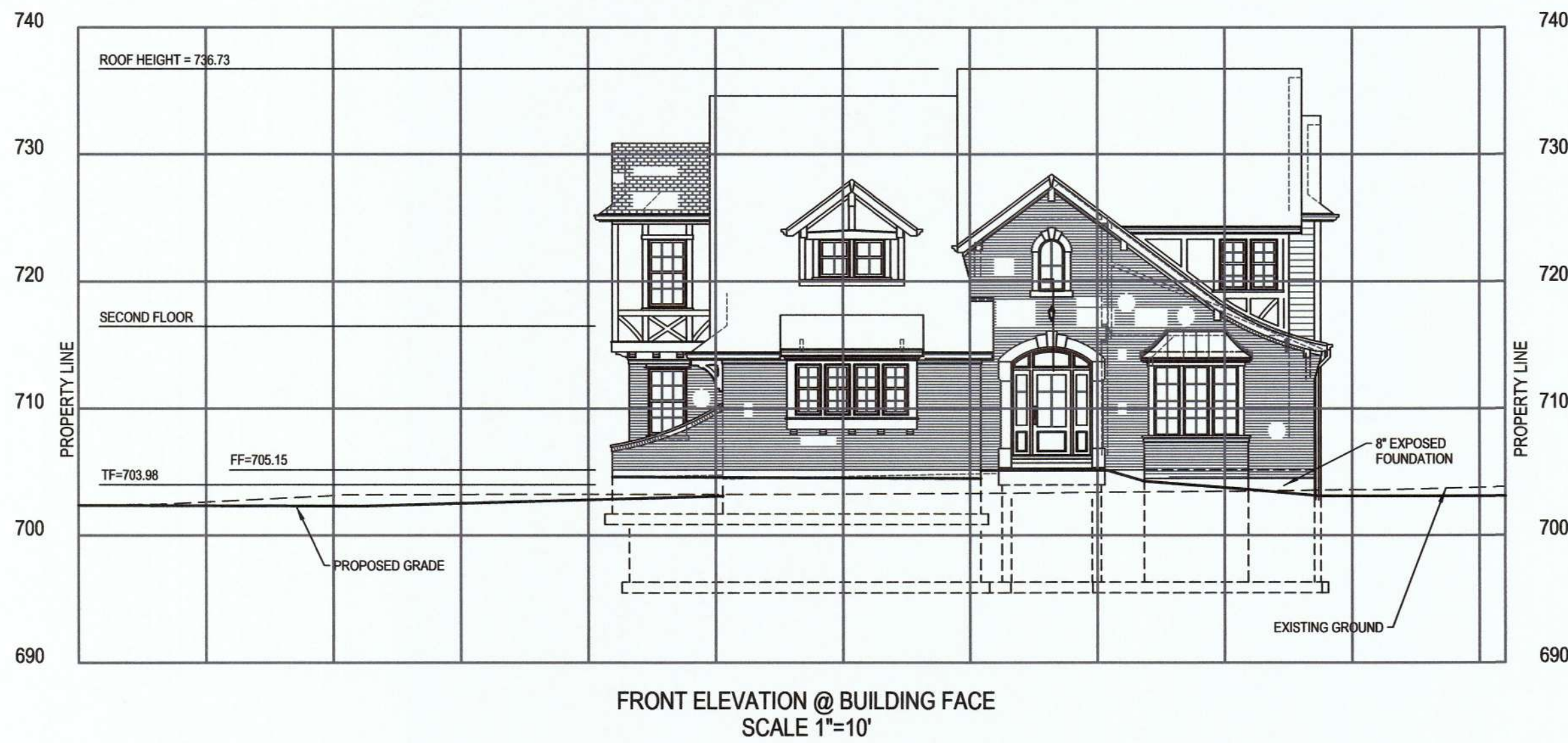
Case Map No. 17M3	Design By: EWV
ORD # XXMSD-00XXX	Drawn By: EWV
Project # 21874-0	Checked By: T.M

3-17-1
C3

H:\CAD\21800-21899\21874\21874.dgn 1 C4 Site Sections 3/11/2019 12:45:11 PM Plotted by: ewl/mr Plot Scale: 10.000000 1/4" = 1'-0" Plot Driver: Canon EP7800.pcplg Pen Table: VarsB Plot Full: 1



LEFT ELEVATION @ GARAGE FACE
SCALE 1"=10'



FRONT ELEVATION @ BUILDING FACE
SCALE 1"=10'

DISCLAIMER: THE BUILDING ELEVATIONS CONTAINED WITHIN THE SHOWN SITE SECTIONS WERE PROVIDED BY JIM BULEJSKI ARCHITECTS ON 2-15-19. THE HERETO SIGNED PROFESSIONAL ENGINEER HEREBY DENIES ANY RESPONSIBILITY FOR THE ARCHITECTURAL BUILDING ELEVATIONS AND THE INFORMATION CONTAINED WITHIN SAID ELEVATIONS.

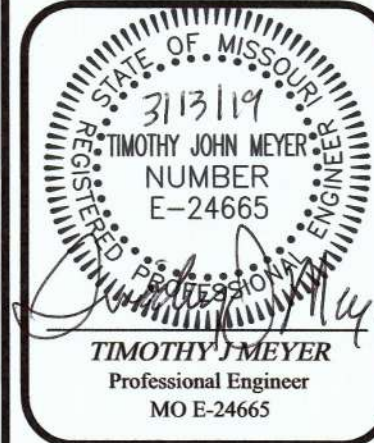
MSD BASEMAP 17M3 MSD RECORD # XXMSD-000XX

SITE SECTIONS

Base Map No. 17M3	Design By: EIW
MSD RECORD # XXMSD-000XX	Drawn By: EIW
Project # 21874-0	Checked By: TJM

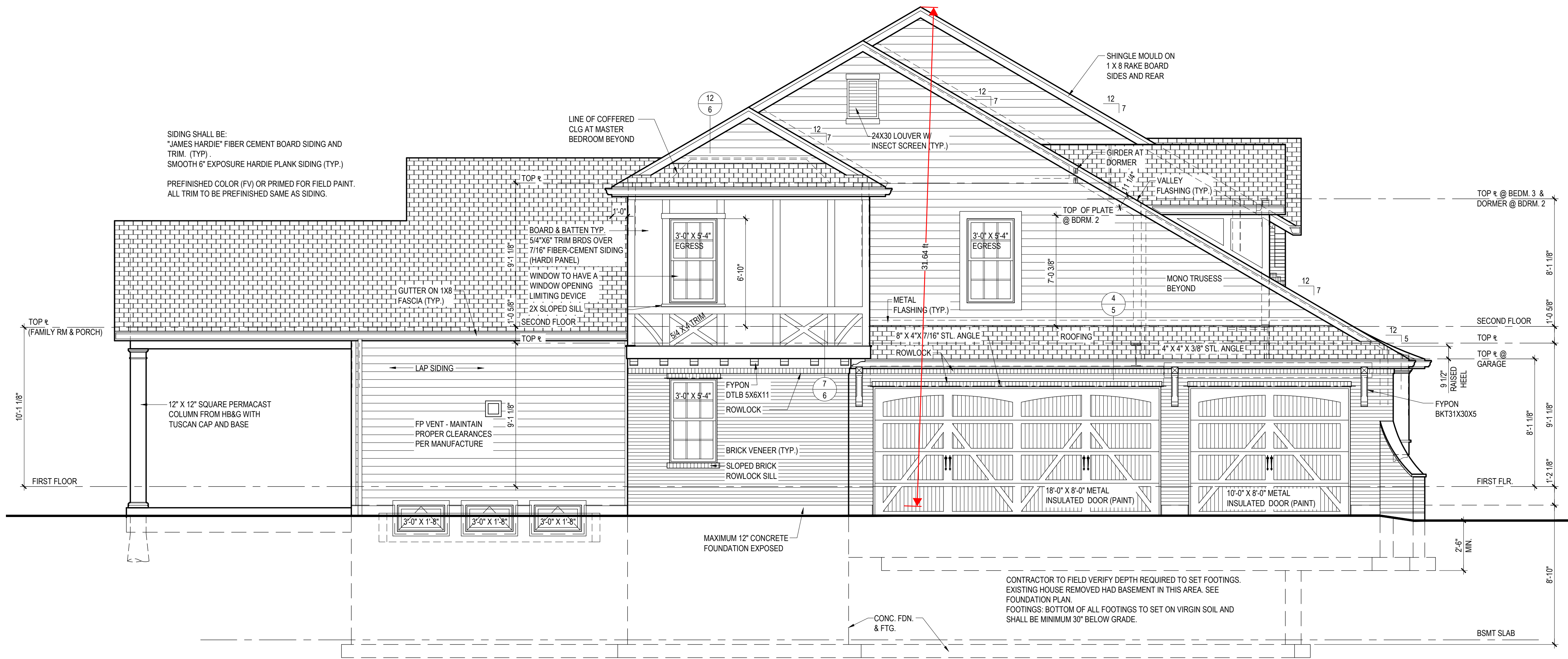
3/11/19
C4

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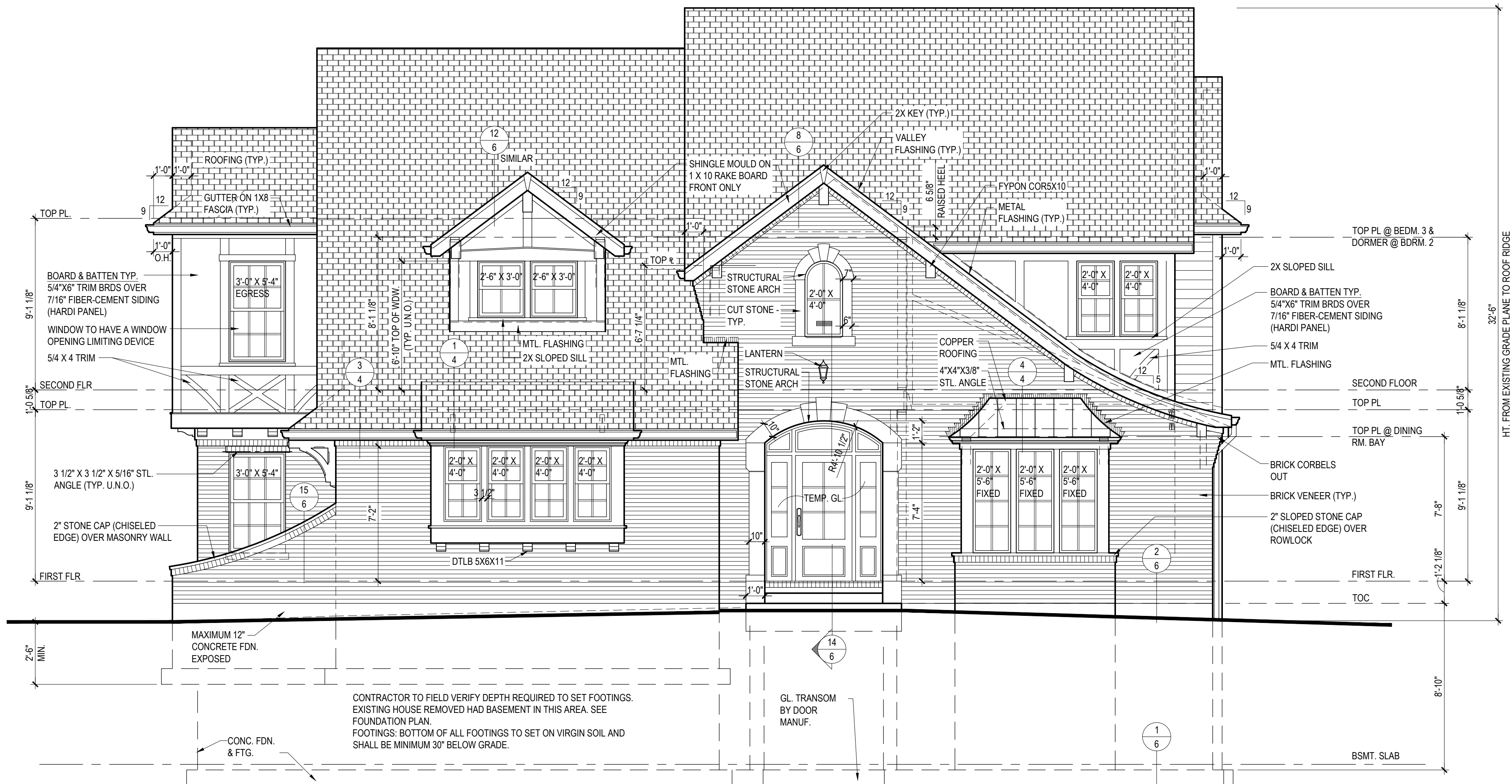


LEFT SIDE ELEVATION

1/4" = 1'-0"

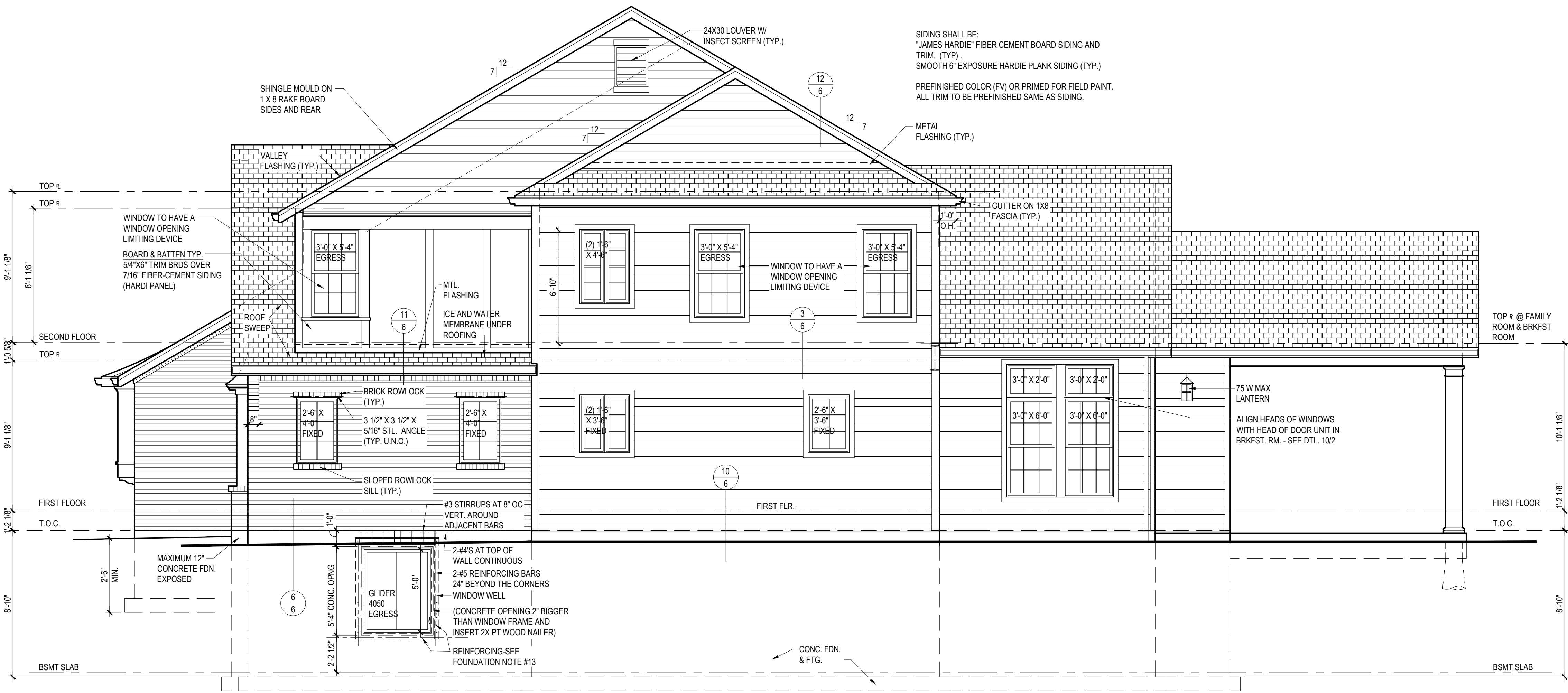
ELEVATION DRAWING NOTES

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. 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 TWO (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 (SEAL ALL JOINTS) INSULATION BETWEEN FLOOR JOIST TO MINIMUM R-19 AND VENT JOIST CAVITIES.
8. GENERAL CONTRACTOR SHALL CONFIRM USE OF ALL TRIM ACCESSORIES AND MODEL NUMBERS WITH SUPPLIER BEFORE ORDERING.
8. WINDOW SIZES ARE GENERIC. WINDOW TYPE: ALUMINUM CLAD EXTERIOR, WOOD INTERIOR, INTERIOR: PRIMED / STAINED, EXTERIOR: BLACK / WHITE / .
9. 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.
10. 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



FRONT ELEVATION

1/4" = 1'-0"

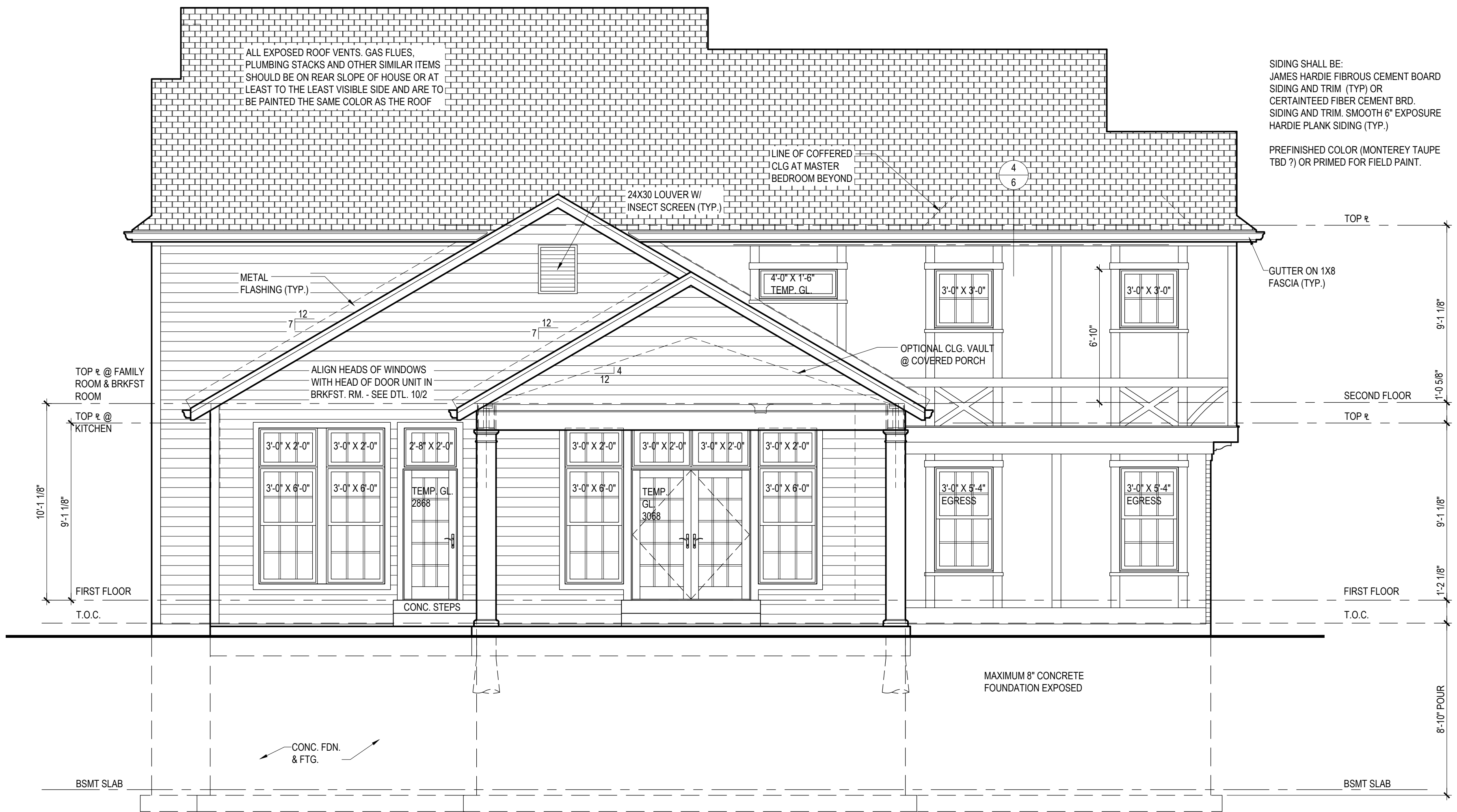


RIGHT SIDE ELEVATION

1/4" = 1'-0"

ELEVATION DRAWING NOTES

- SLOPE GRADE AWAY FROM FOUNDATION MINIMUM 1" FT. FOR A DISTANCE OF 8'-0" OR TO A SWALE.
- FOOTINGS & 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.
- 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.
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 - PROVIDE MECHANISM TO ALLOW FOR EMERGENCY ESCAPE



REAR ELEVATION

1/4" = 1'-0"

date:
PCDC SUBMITTAL: 2/19/19
TRUSTEES: 3/5/19
STAFF COMMENTS: 3/14/19

JIM BULEJSKI
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Douglas
Properties

NEW RESIDENCE AT:

9644 Old Bonhomme
Olivette, MO 63132

REAR AND RIGHT ELEVATIONS

sheet:
6

of 11



BASEMENT SLAB: 3-1/2" CONCRETE SLAB OVER 6 MIL. VB (LAP JOINTS MIN. 6" AND SEAL) OVER MIN. 4" GRAVEL OR CRUSHEDSTONE. (SLOPE TO FLOOR DRAIN).

GARAGE SLAB: 4" CONCRETE SLAB WITH 6"X6" 1X14XW1.4" GRAVEL OR CRUSHEDSTONE. (SLOPE TO GARAGE DOOR DRAIN 4" MIN.)

EXTERIOR PORCH SLABS: 4" CONCRETE SLAB WITH 6"X6" 1X14XW1.4" GRAVEL OVER MIN. 4" GRAVEL OR CRUSHEDSTONE. 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 2" AW. TYPICAL AT ALL INTERSECTING WALLS.

#4 BARS @ 24" O.C. DOWEL INTO FOUNDATION WALL AND BEND 24" INTO CONCRETE SLAB. DOWEL AT EXTERIOR PORCH SLABS AND GARAGE SLAB ADJACENT TO BASEMENT FOUNDATION WALL.

HOLD DOWN TOP OF FOUNDATION WALL @ DOOR TO RECEIVE CONCRETE SLAB.

FOOTINGS & PIERS: BOTTOM OF FOOTINGS TO BE MINIMUM 30" BELOW GRADE. PIERS TO EXTEND MIN. 24" INTO SOIL, UNDISTURBED SOIL AND MIN. 30" BELOW GRADE.

RAWPLASTE: 20 MIL. REINFORCED POLY VB OVER MIN. 2" GRAVEL OR CRUSHEDSTONE OVER MIN. 4" GRAVEL AND MIN. 6" AND MIN. 8" GRAVEL.

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.

DISCHARGE TO WITHIN 10' OF A SIDEWALK, DRIVEWAY, STREET, PROPERTY LINE OR TO A DRAINAGE NUISANCE AVOIDANCE SYSTEM. NO PROPERTIES IS PROHIBITED.

CLASS "B" UNLOADED HVAC FLUE (SIZED BY HVAC CONTRACTOR) @ GAS FURNACE AND HWHP. PROVIDE MINIMUM 2" CLEARANCE.

ELECTRICAL PANEL: 200 AMP. MINIMUM / 600 AMP. MAXIMUM) TO BE SIZED AND LOCATED BY ELECTRICAL CONTRACTOR.

STEEL COLLUMNS SHALL BE SCHEDULE 40 SIZED PER PLAN. ALL COLLUMNS SHALL HAVE A BASE AND BASE. ADJUSTABLE COLLUMNS PERMITTED UNLESS NOTED TO BE FIXED.

MINIMUM OF (2) #5 REINFORCING BARS SHALL BE PROVIDE 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.

UNFINISHED BASEMENTS SHALL BE INSULATED TO MIN. R-10. SEE GENERAL NOTES & DETAILS.

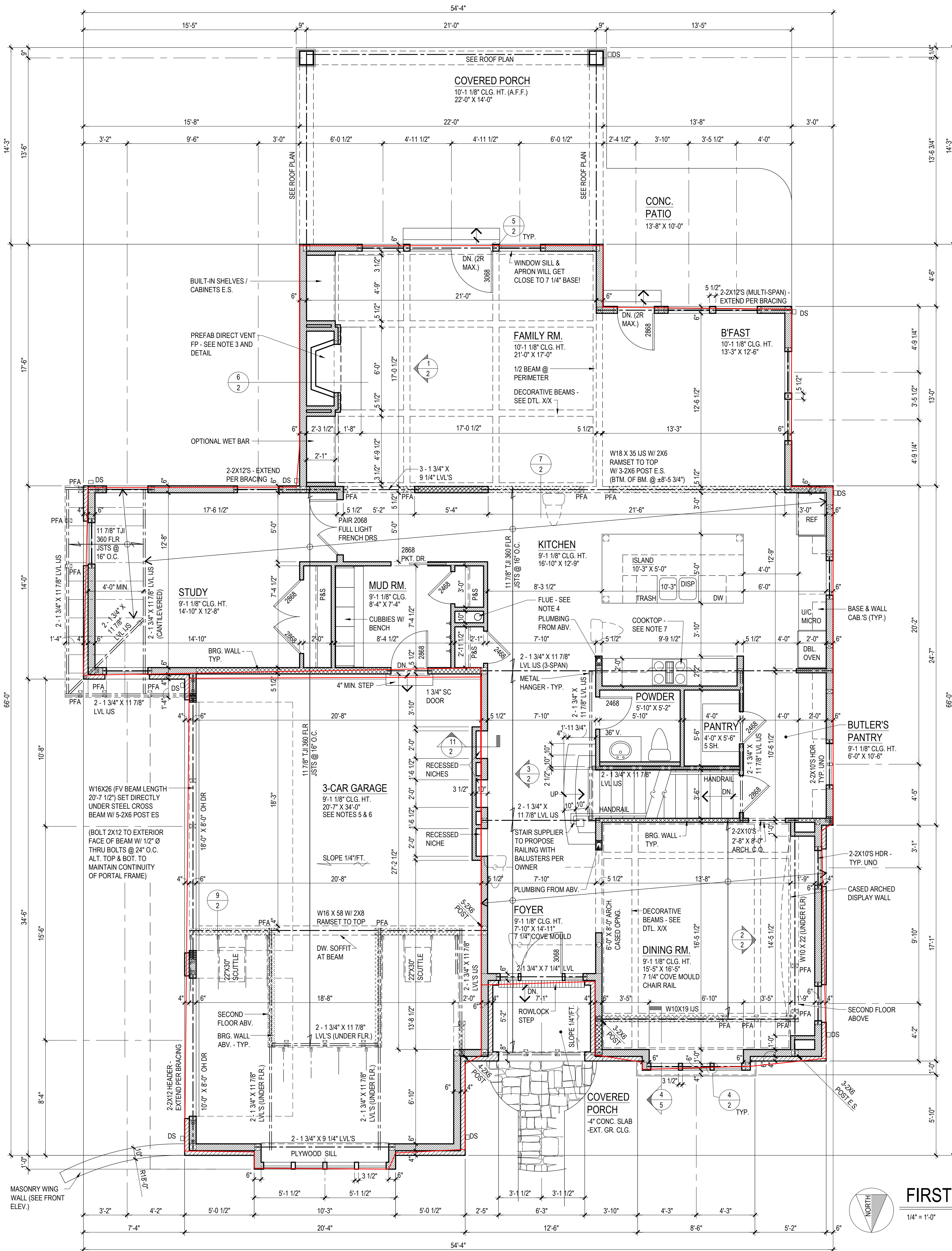
1. FOUNDATION PLAN AND STAIR SECTION
2. FIRST FLOOR PLAN
3. SECOND FLOOR PLAN
4. ROOF PLAN
5. FRONT AND LEFT ELEVATION
6. REAR AND RIGHT SIDE ELEVATION
7. OPTIONAL FILL
8. ELECTRIC PLANS
9. SECTIONS & DETAILS
10. BRACING PLANS & DETAILS
11. GENERAL NOTES

LEGEND

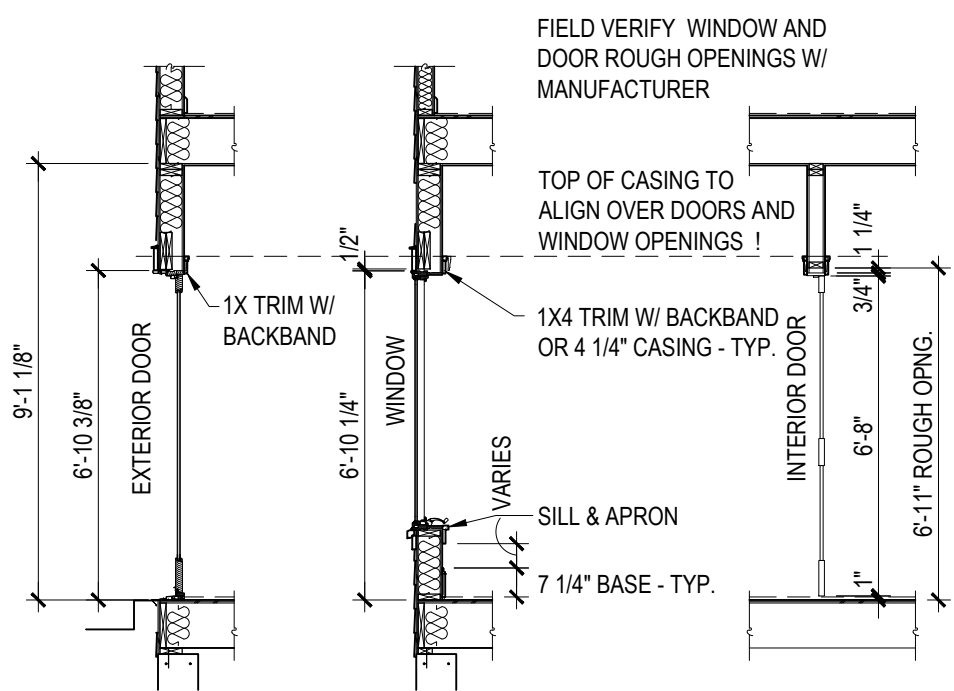
	WALL FILL / BRICK
	BRG. WALL
	BRG. FROM ABV.
	WALL BRACING
	POST & HEADER
	GIRDER TRUSS
	MTL. HANGER
	POST

OLIVETTE, MISSOURI	
BUILDING:	2015 INTERNATIONAL RESIDENTIAL (BUILDING) CODE
PLUMBING:	2009 UNIFORM PLUMBING CODE
MECHANICAL:	2009 INTERNATIONAL MECHANICAL CODE
ELECTRICAL:	2008 NATIONAL ELECTRIC CODE

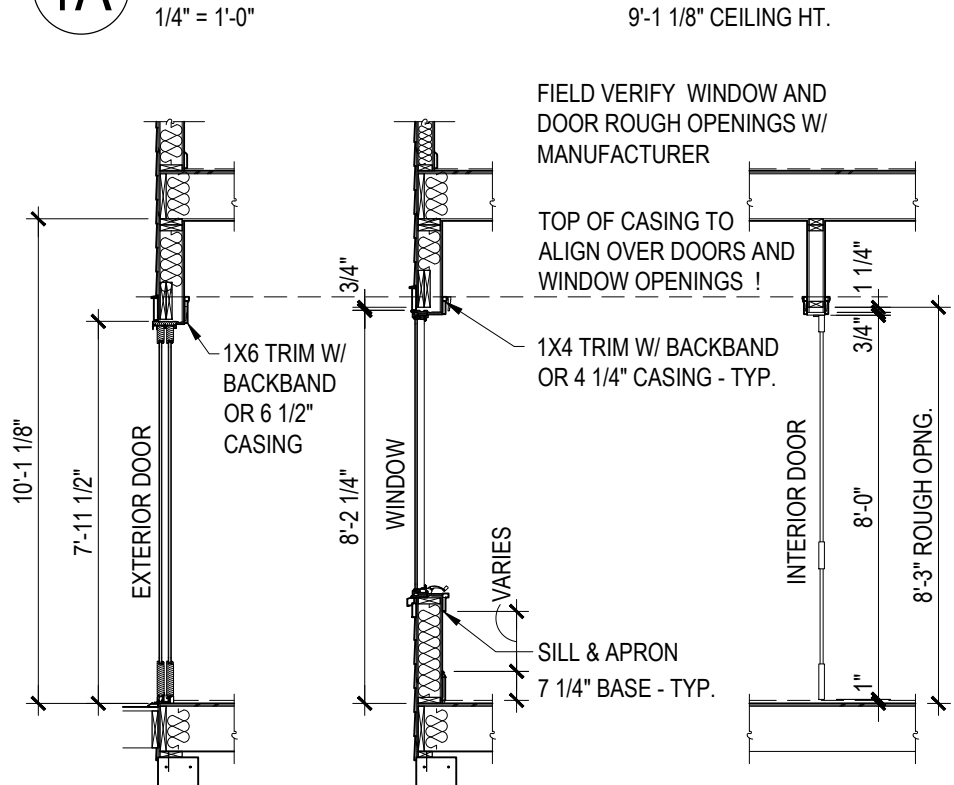




FIRST FLOOR PLAN



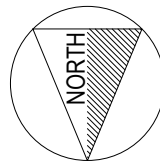
WDW / DOOR HEAD & TRIM RELATIONSHIP DTL.



WDW / DOOR HEAD & TRIM RELATIONSHIP DTL.

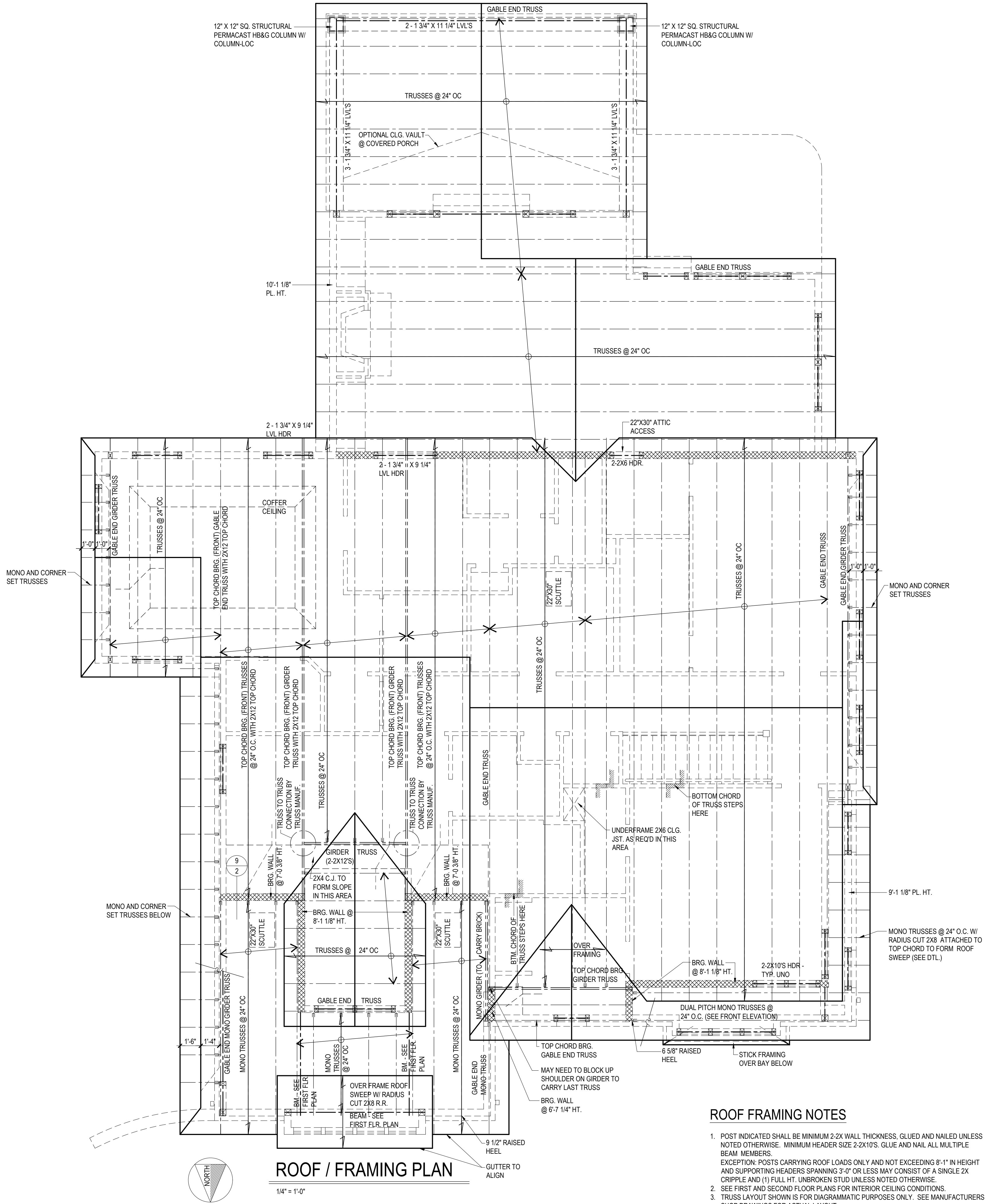
FLOOR PLAN DRAWING NOTES

- ALL INTERIOR WALLS TO BE 3 1/2" (2X4 STUDS), UNLESS NOTED OTHERWISE (UNO). ALL DIMENSIONS ARE TO FACE OF STUD FOR INTERIOR AND FACE OF SHEATHING FOR EXTERIOR WALLS (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 2X CRIPPLE AND (1) FULL HT. UNBROKEN STUD UNLESS NOTED OTHERWISE. MINIMUM HEADER SIZE 2-2X10'S GLUED AND NAILED.
- FIREPLACE: HEATILATOR CALIBER CD4842 (42" VIEWING AREA) DIRECT VENT GAS PRE-FAB FIREPLACE. OR OTHER AS SELECTED BY OWNER - SEE SECTION. SURROUND, MANTLE AND HEARTH TO BE SELECTED BY OWNER. COORD. WMFR. FOR MIN. ROUGH-IN DIMENSIONS, HEARTH WIDTH & EXTENSION, VERIFY.
- PROVIDE 2" MINIMUM CLEARANCE TO COMBUSTIBLES AT ALL GAS FLUES, TYPICAL.
- GARAGE/HOUSE SEPARATION WALL TO BE INSULATED MINIMUM R-13.
- GARAGE-ATTACHED - STORY ABOVE: 5/8" TYPE X DRYWALL ON GARAGE SIDE OF HOUSE WALL UP TO 5/8" TYPE X DRYWALL CEILING. ALL BEARING WALLS, BEAMS & COLUMNS SUPPORTING THE FLOOR/CEILING ASSEMBLY TO HAVE MIN. 5/8" TYPE X DRYWALL.
- COOKTOP / RANGE W/ EXHAUST HOOD. PROVIDE GAS AND/OR ELECTRIC HOOKUPS AS REQUIRED. IF EXHAUST EXCEEDS 400 CFM PROVIDE WITH AUTOMATIC, HEATED MAKE UP AIR. THE SYSTEM SHALL BE CAPABLE OF TAKING 2 DEGREE OUTSIDE AIR AND HEATING IT TO 52 DEGREES BEFORE DISCHARGING IT INTO THE RETURN AIR PLENUM. 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.


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

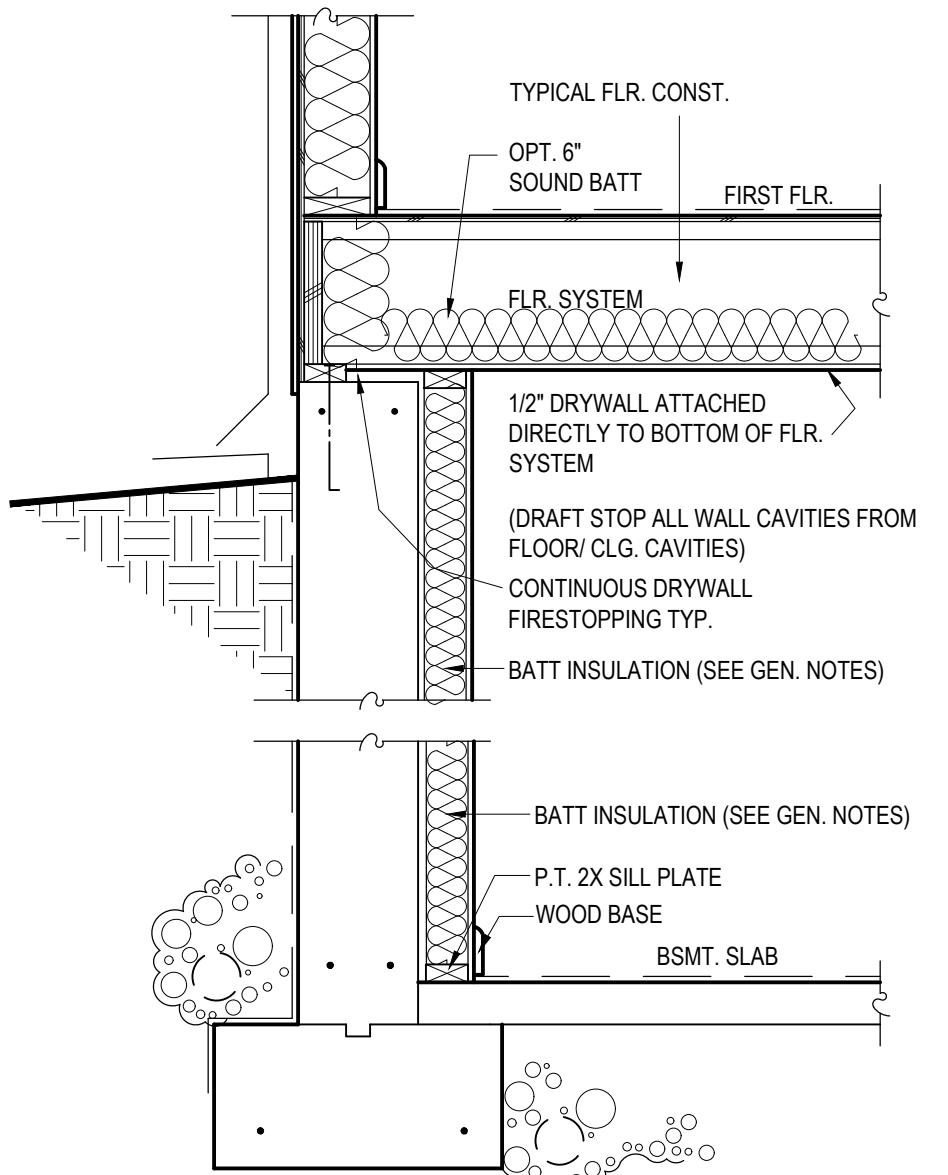
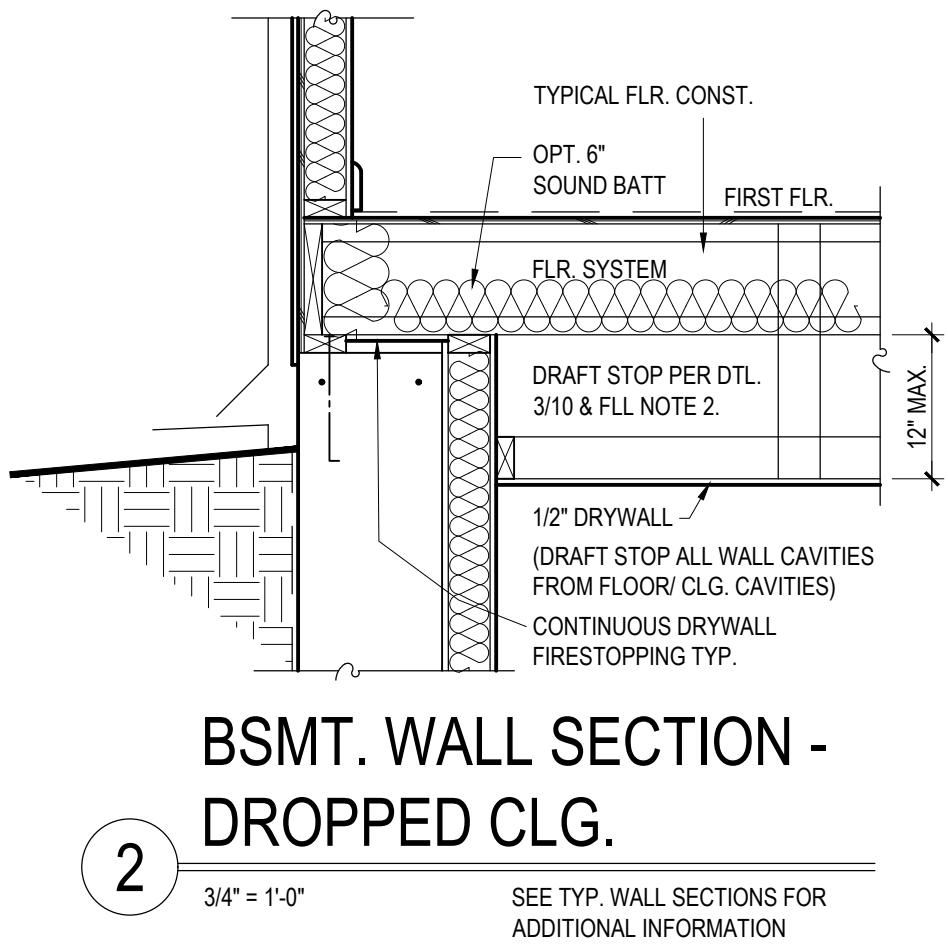
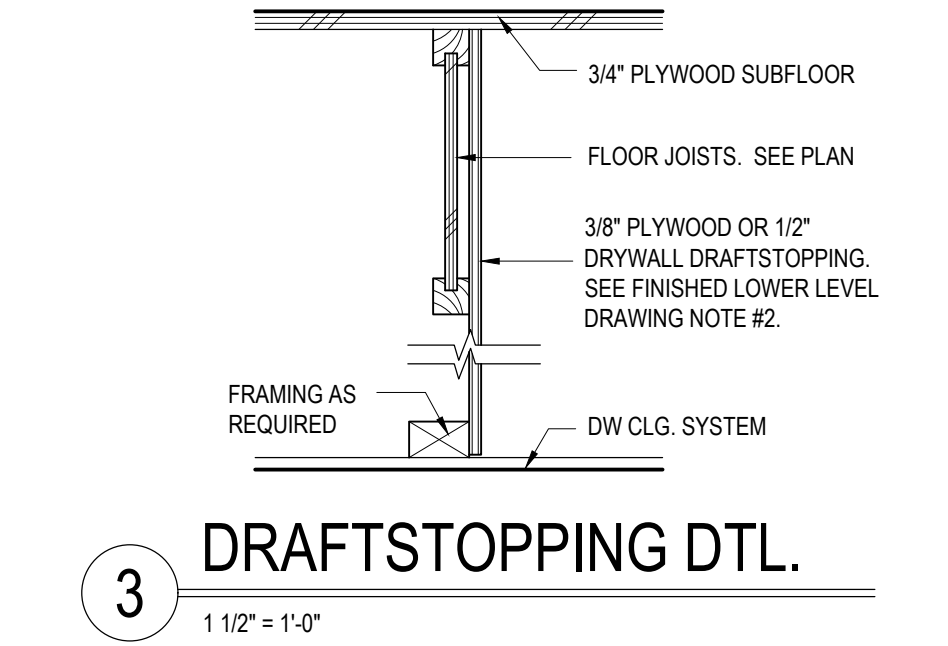
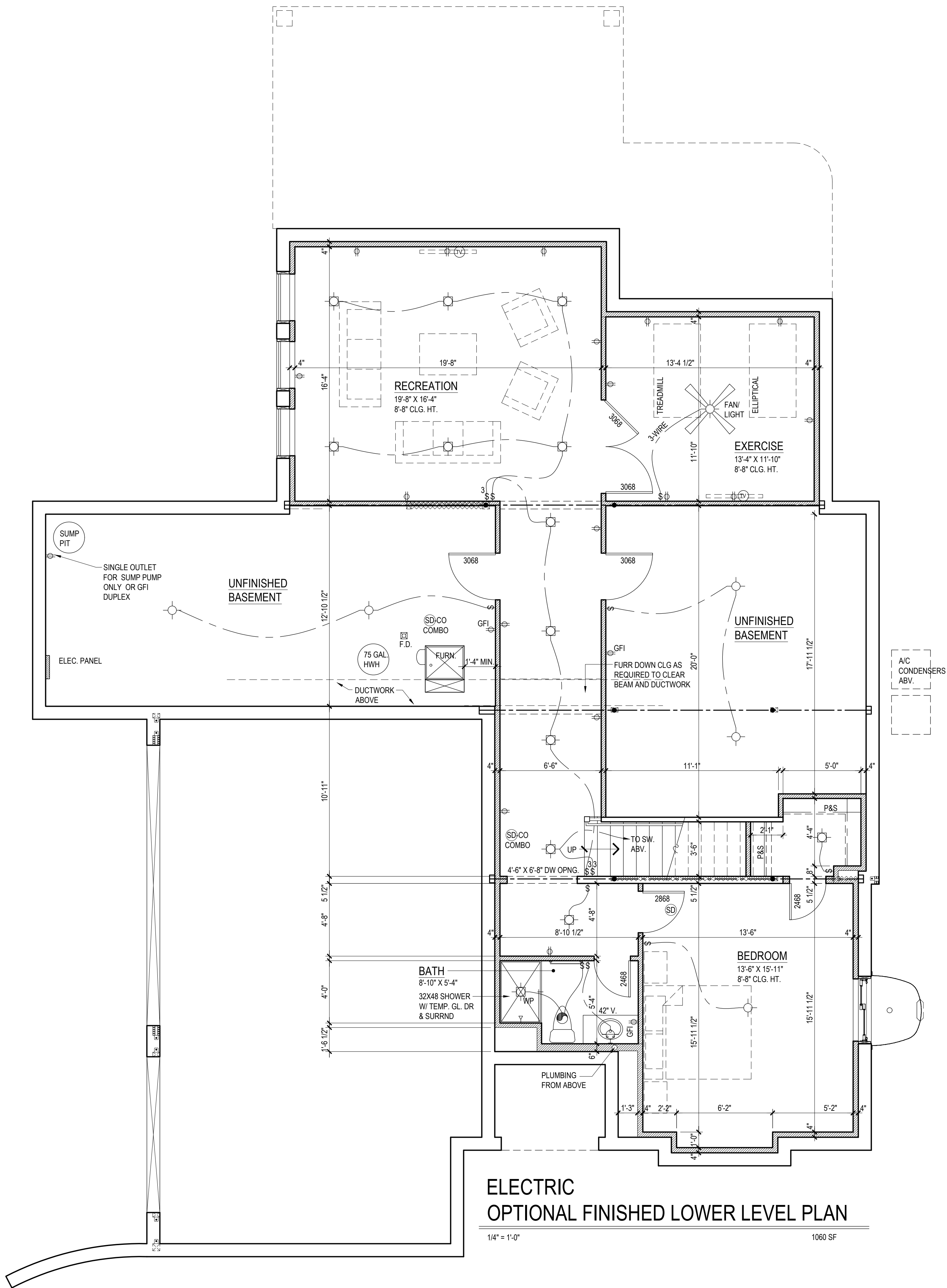
1885 SF

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



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 MANUFACTURERS SHOP DRAWINGS FOR ACTUAL LAYOUT.



- 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