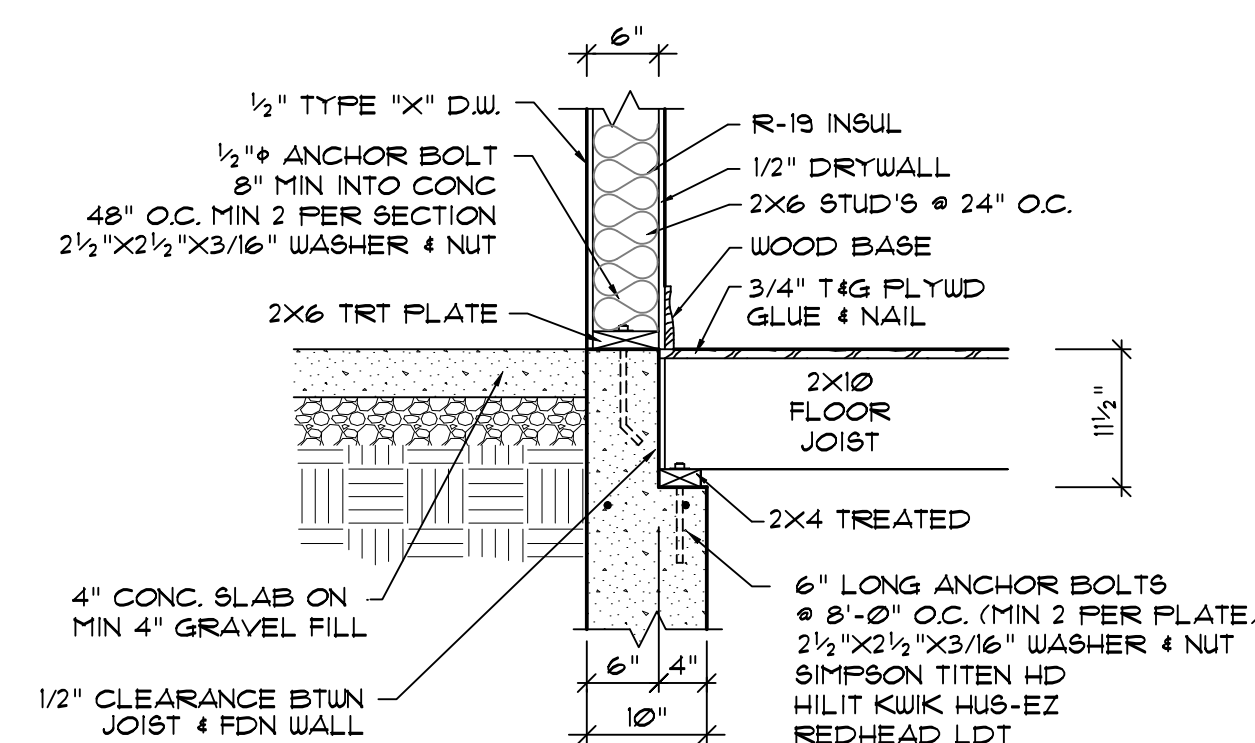




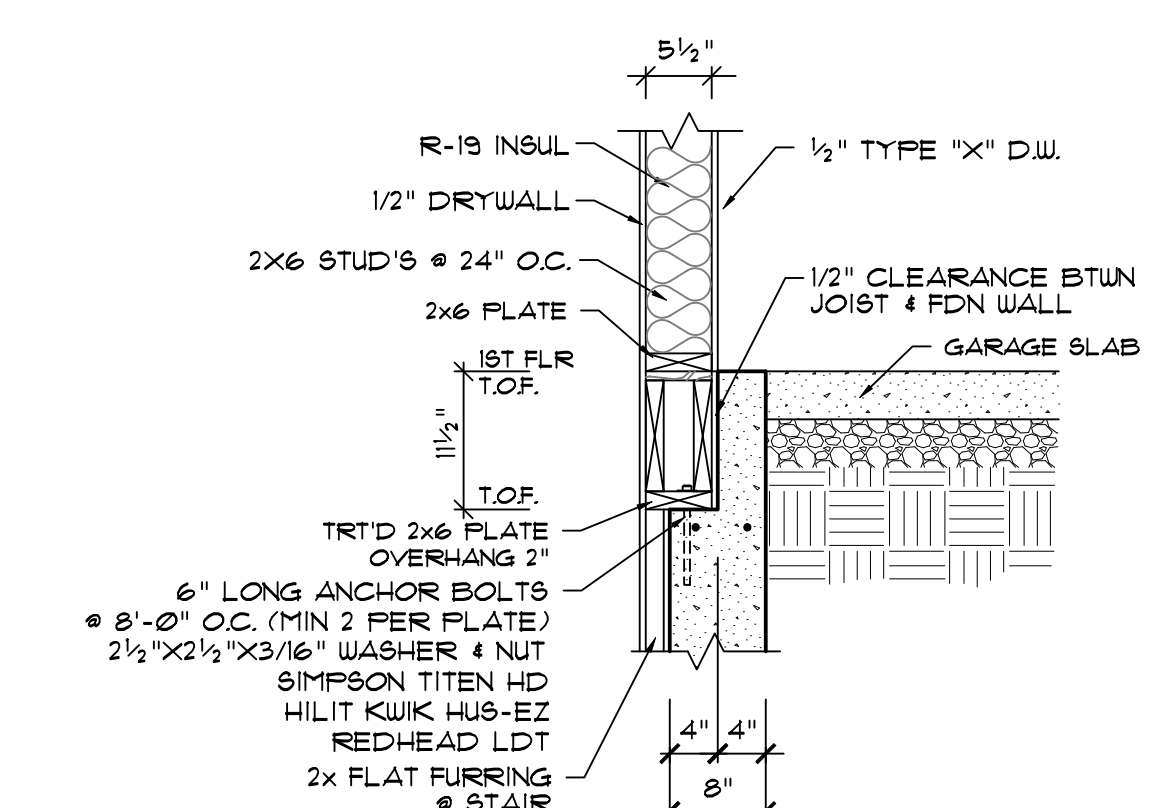
LIST OF DRAWINGS

- | | |
|-------------|---|
| CO-1 | COVER SHEET
WALL SECTIONS / DETAILS |
| GN-1 | GENERAL NOTES |
| A-1 | FOUNDATION / BASEMENT PLAN |
| A-2 | FIRST FLOOR PLAN |
| A-3 | SECOND FLOOR PLAN |
| A-4 | SECOND FLOOR FRAMING /
FIRST FLOOR ROOF FRAMING PLAN |
| A-5 | SECOND FLOOR ROOF FRAMING |
| A-6 | EXTERIOR ELEVATIONS |
| A-7 | EXTERIOR ELEVATIONS |
| A-8 | WALL BRACING DETAILS |
| E-1 | FIRST FLOOR ELECTRIC PLAN |
| E-2 | SECOND FLOOR ELECTRIC PLAN |

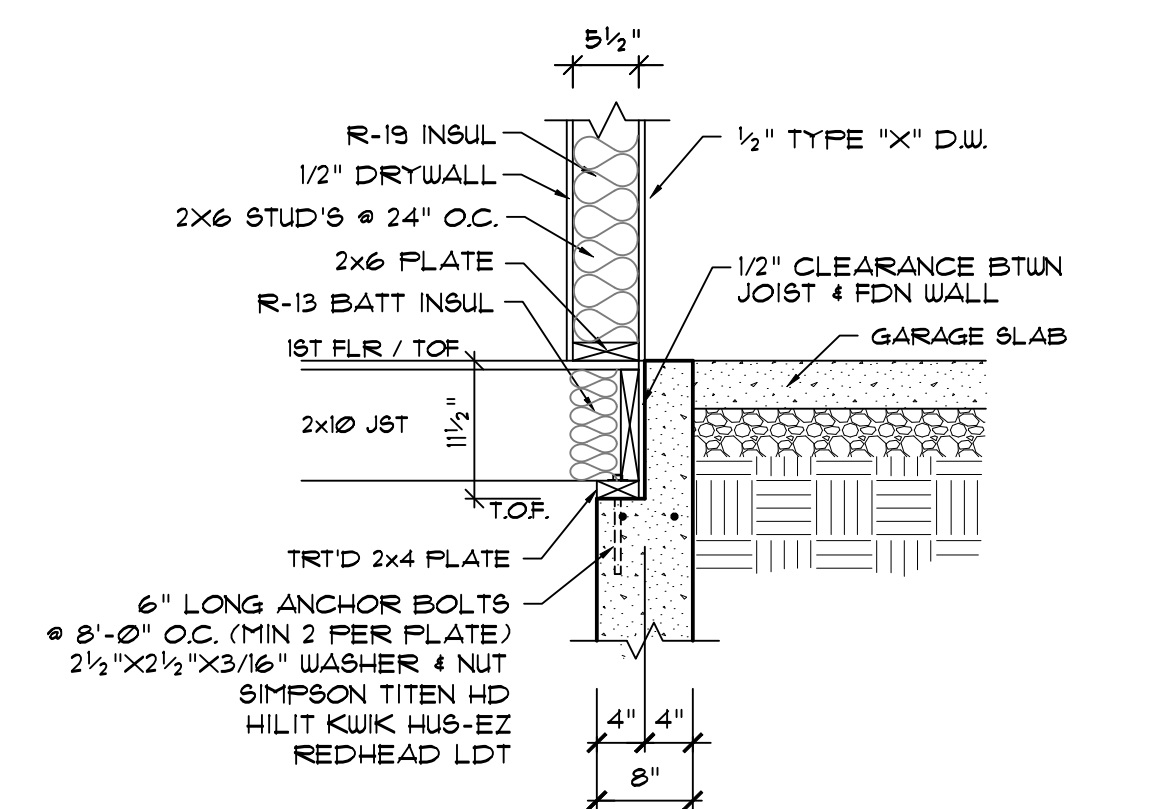
ABBREVIATIONS

[illegible]

FDN WALL SECTION @ PORCH

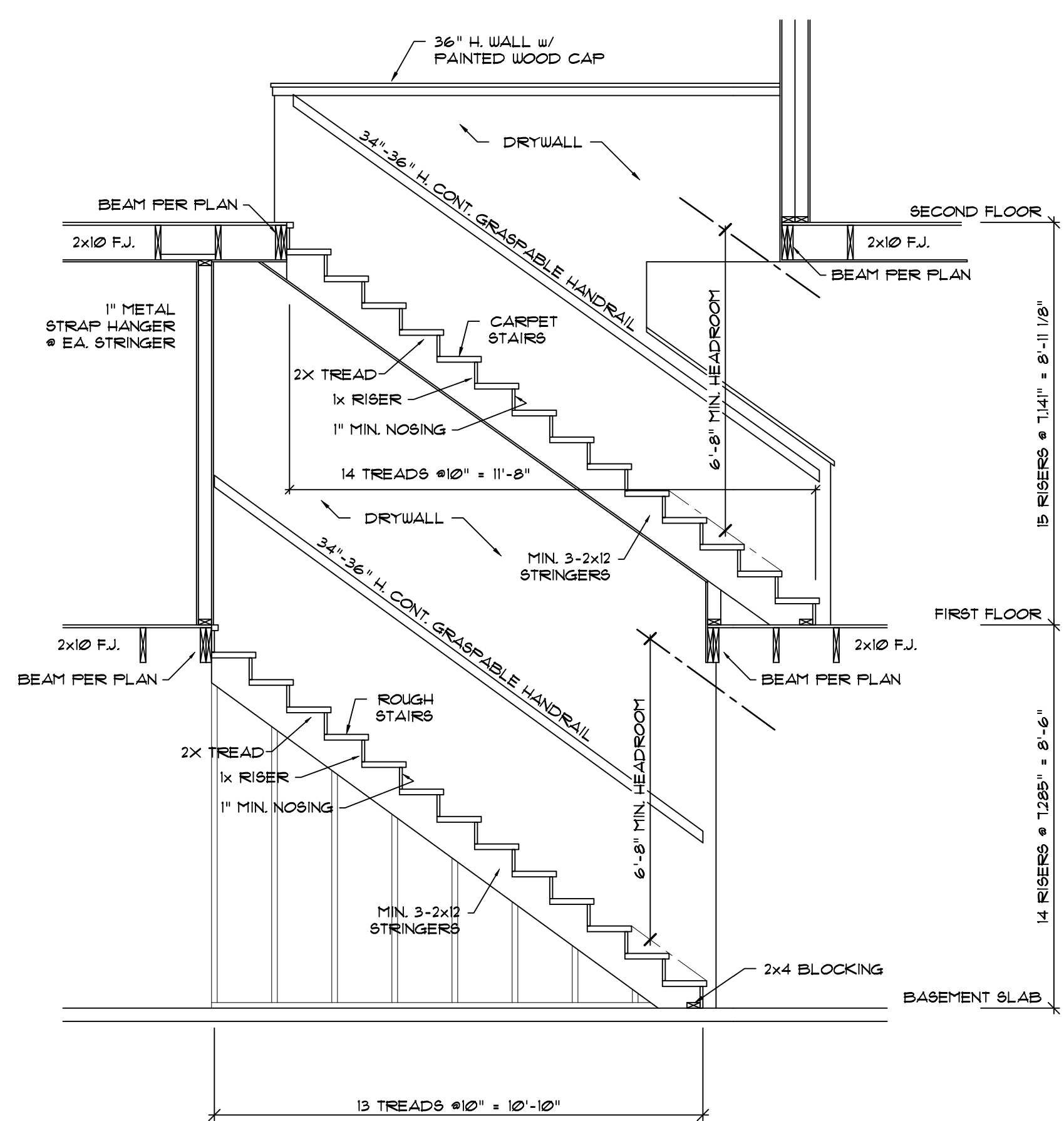
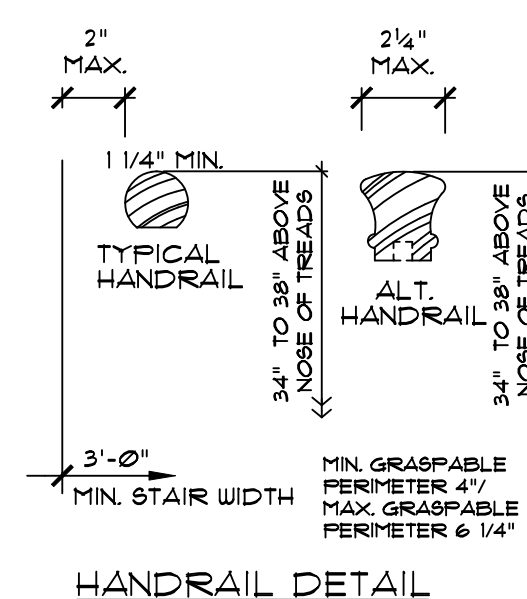


2 FDN WALL SECTION @ STAIRS
CO-1 3/4" = 1'-0"

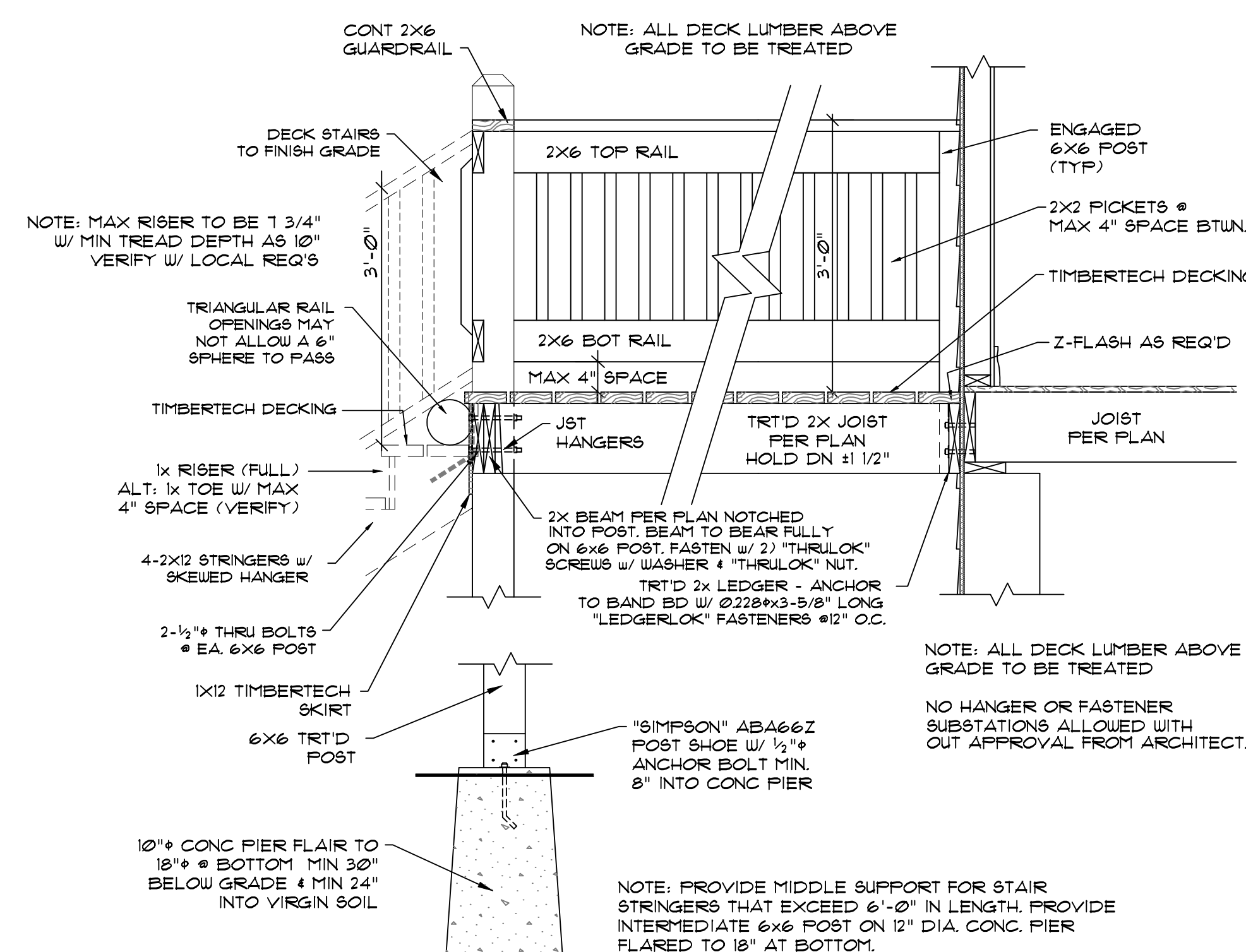


FDN WALL SECTION @ GARAGE

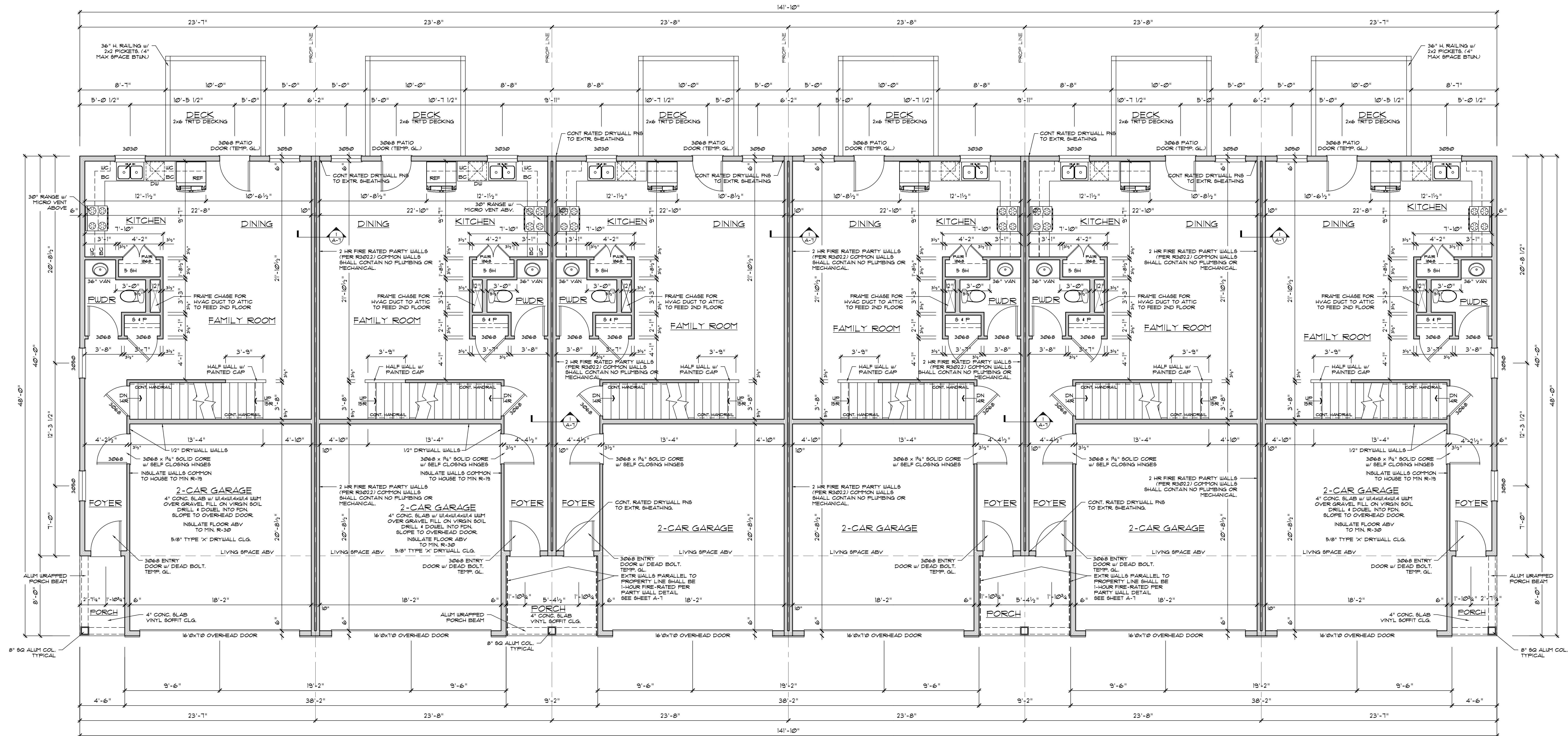
- STAIR NOTES:**
- (1) HANDRAILS SHALL MEET EITHER OF THE FOLLOWING:
(A) CIRCULAR CROSS SECTION WITH A MINIMUM DIAMETER OF 1 1/4" BUT NOT MORE THAN 2".
(B) OTHER APPROVED SHAPE HAVING A MAXIMUM ALLOWABLE HORIZONTAL WIDTH OF 2 1/4" MAXIMUM GRASPABLE PERIMETER DIMENSION OF 6 1/4", AND/OR MINIMUM 4" GRASPABLE PERIMETER DIMENSION.
 - (2) HORIZONTAL RAILS SHALL BE PARALLEL TO STAIR TREADS, AND ORNAMENTAL PATTERNS THAT PROVIDE A LADDER EFFECT ARE PROHIBITED.
 - (3) HANDRAIL ENDS SHALL RETURN TO A WALL OR NEWEL.



STAIR SECTION



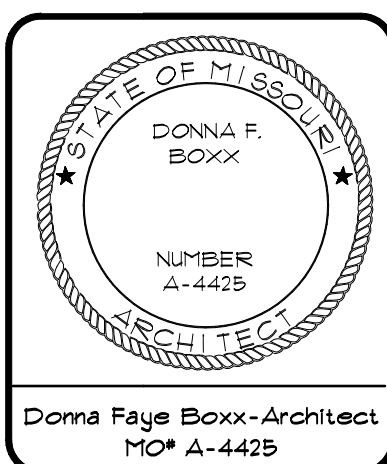
DECK DETAIL



FIRST FLOOR PLAN

698 SF each unit

1/4" = 1'-0"



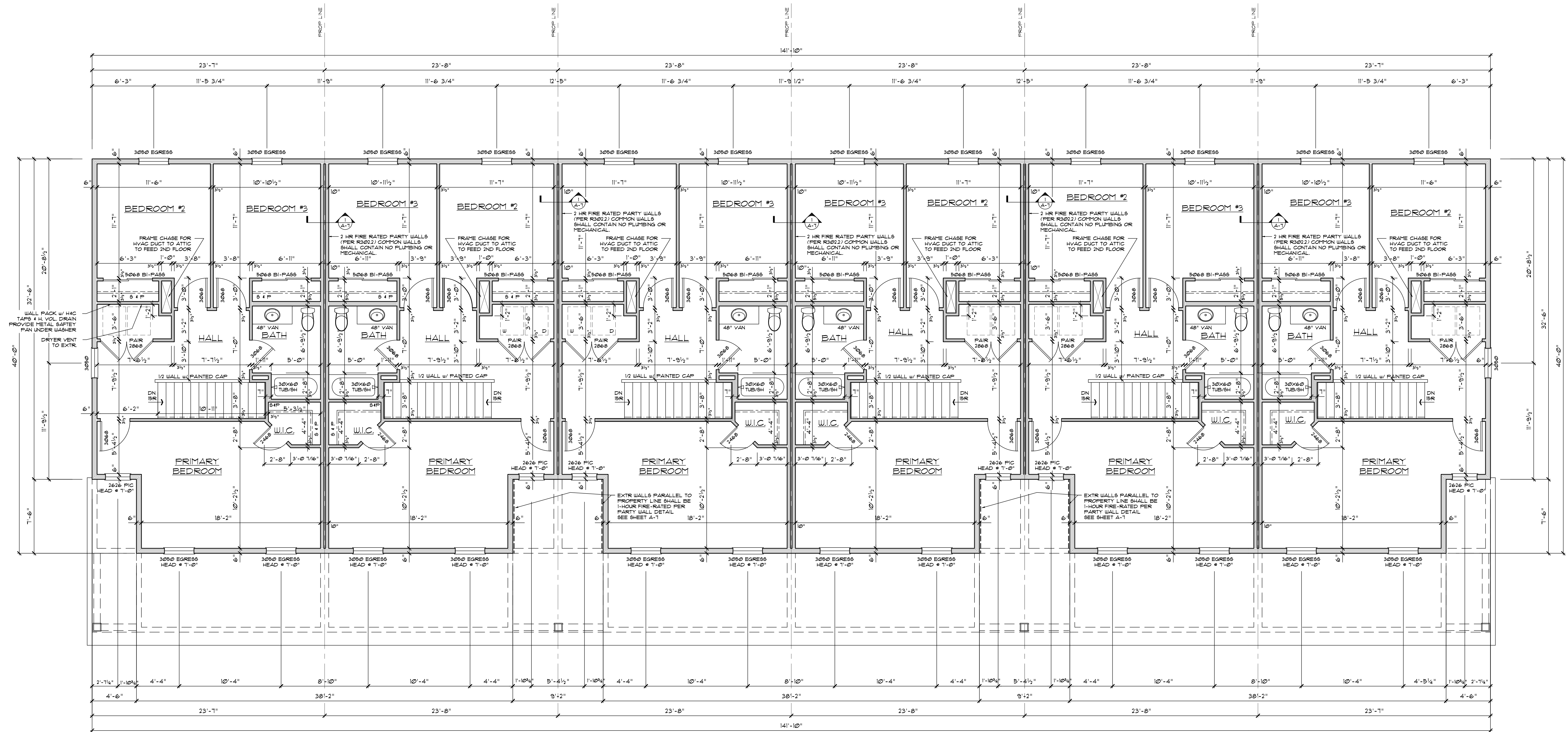
DONNA F. BOXX, Architect, P.C.
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PROPOSED NEW TOWNHOMES FOR:
Habitat for Humanity
2041 TRADE CENTER DRIVE
ST. PETERS, MISSOURI 63376
of St. Charles County

FIRST FLOOR PLAN
HAVEN POINT
WENTZVILLE, MISSOURI 63385

DATE:	2-21-2024	JOB:	2022-95
REV:			
REV:			
REV:			
SHEET			

A-2
2 OF 8 SHEETS



SECOND FLOOR PLAN

873 SF each unit

1/4" = 1'-0"

SECOND FLOOR PLAN

HAVEN POINT
WENTZVILLE, MISSOURI 63385

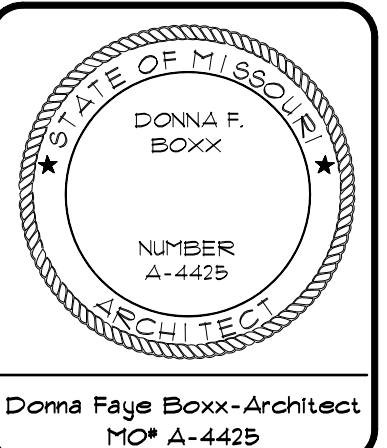
PROPOSED NEW TOWNHOMES FOR:

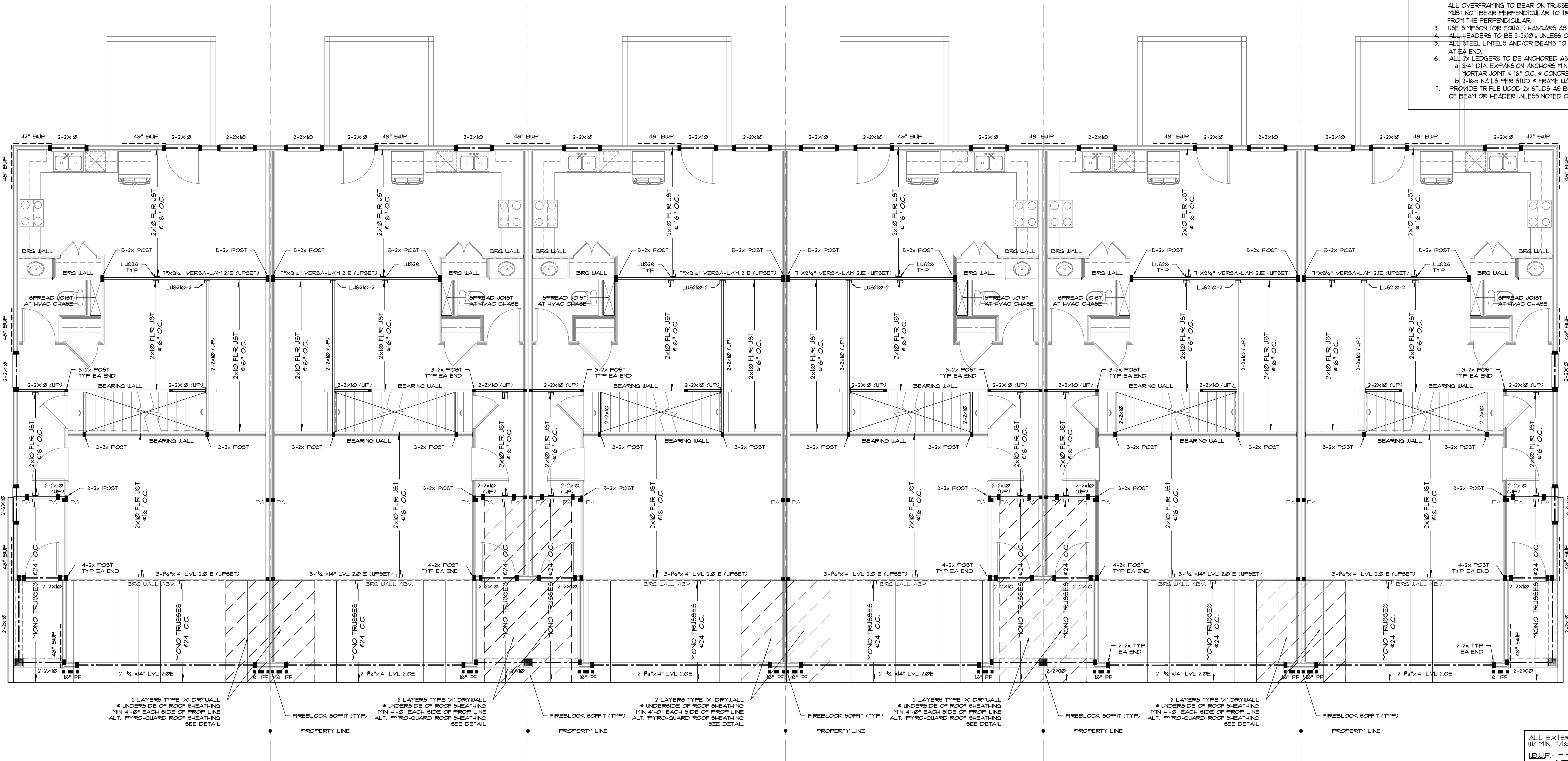


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FIRST FLOOR ROOF FRAMING

/ SECOND FLOOR FRAMING PLAN

1/4" = 1'-0"

FRAMING & ROOF FRAMING NOTES

- ALL TRUSSES TO BE DESIGNED BY OTHERS.
- SHADED AREAS INDICATE OVERFRAMING. ALL OVERFRAMING AT ROOF SYSTEM TO BE AS FOLLOWS:
 - MINIMUM 2x6's @ 24" O.C. (MAX) WITH MAXIMUM SPAN OF 9'-6"
 - 2x8's @ 24" O.C. (MAX) WITH MAXIMUM SPAN OF 12'-6"
 - 2x10's @ 24" O.C. (MAX) WITH MAXIMUM SPAN OF 17'-6"
- ALL OVERFRAMING TO BEAR ON TRUSSES OR RAFTERS BELOW. STUB WALLS MUST NOT BEAR PERPENDICULAR TO TRUSS OR RAFTER, BUT BEAR AT AN ANGLE FROM THE PERPENDICULAR.
- USE SIMPSON (OR EQUAL) HANGARS AS INDICATED ON PLANS.
- ALL HEADERS TO BE 2-2x10's UNLESS OTHERWISE NOTED.
- ALL STEEL LINTELS AND/OR BEAMS TO HAVE A MINIMUM BEARING OF 8' AT EA END.
- ALL 2x LEDGERS TO BE ANCHORED AS FOLLOWS:
 - 3/4" DIA. EXPANSION ANCHORS MINIMUM 5" EMBEDMENT INTO MORTAR JOINT @ 16" O.C. @ CONCRETE OR SOLID MASONRY WALLS.
 - 2-16d NAILS PER STUD @ FRAME WALLS.
- PROVIDE TRIPLE WOOD 2x STUDS AS BUILT UP COLUMNS AT EA END OF BEAM OR HEADER UNLESS NOTED OTHERWISE.

ALL EXTERIOR WALLS ARE FULLY SHEATHED W/ MIN. 7/16" WD. STRUCTURAL PANEL SHEATHING
 (B.W.F.)
 INTERIOR BRACED WALL PANEL PER METHOD GB (GYPSUM BOARD)
 (B.W.P.)
 BRACED WALL PANEL, INSTALLED ACCORDING TO 2021 I.R.C. R602 (WOOD STRUCTURAL PANEL SHEATHING)
 P.F. (PORTAL FRAME) ===
 SEE DETAILS ON SHEET A-8

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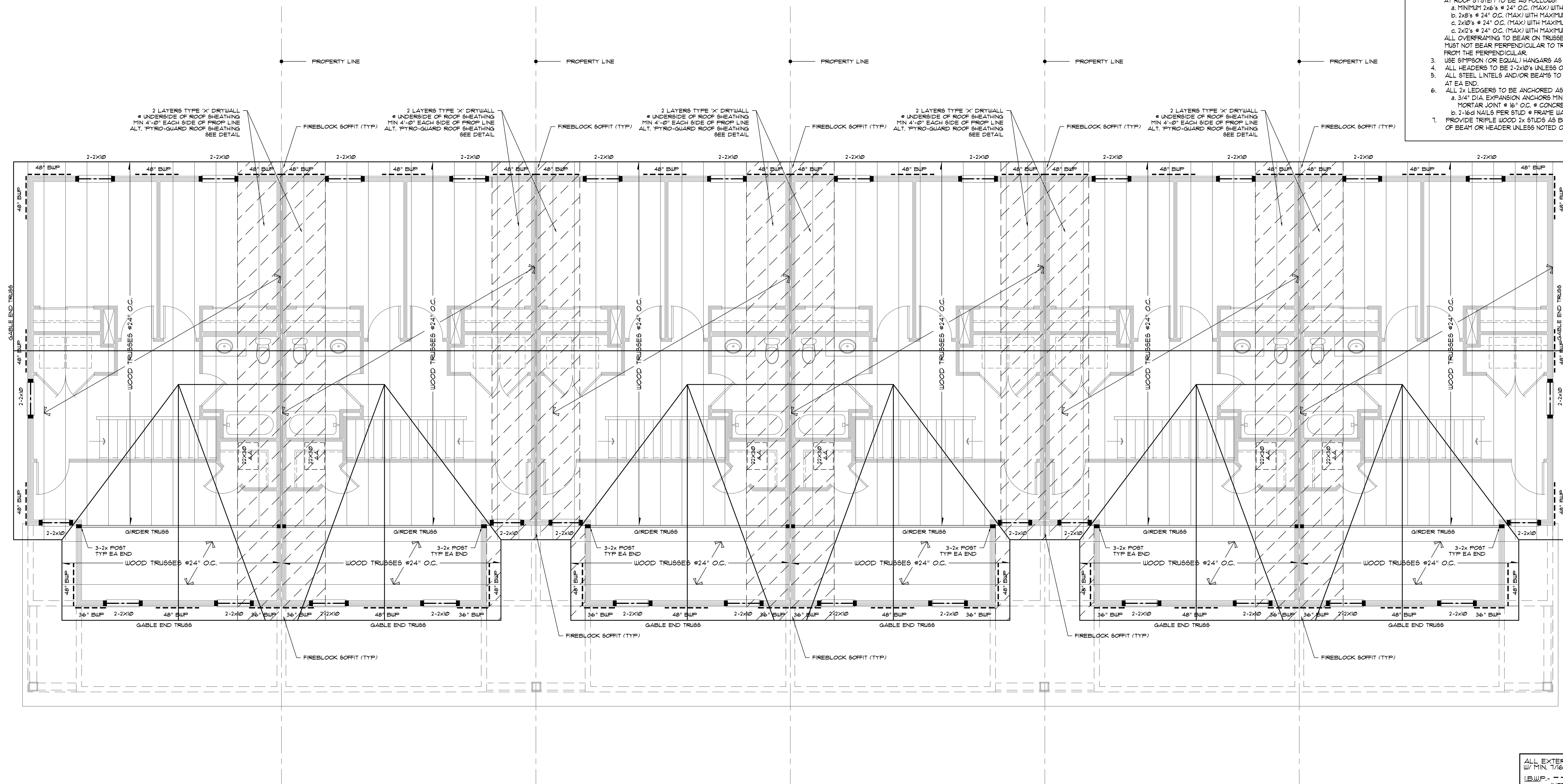
FIRST FLOOR ROOF FRAMING /
 SECOND FLOOR FRAMING PLAN
HAVEN POINT
 WENTZVILLE, MISSOURI 63385

DATE: 2-21-2024 JOB: 2022-95
 REV: _____
 REV: _____
 SHEET: _____
A-4
 4 OF 8 SHEETS

FRAMING & ROOF FRAMING NOTES

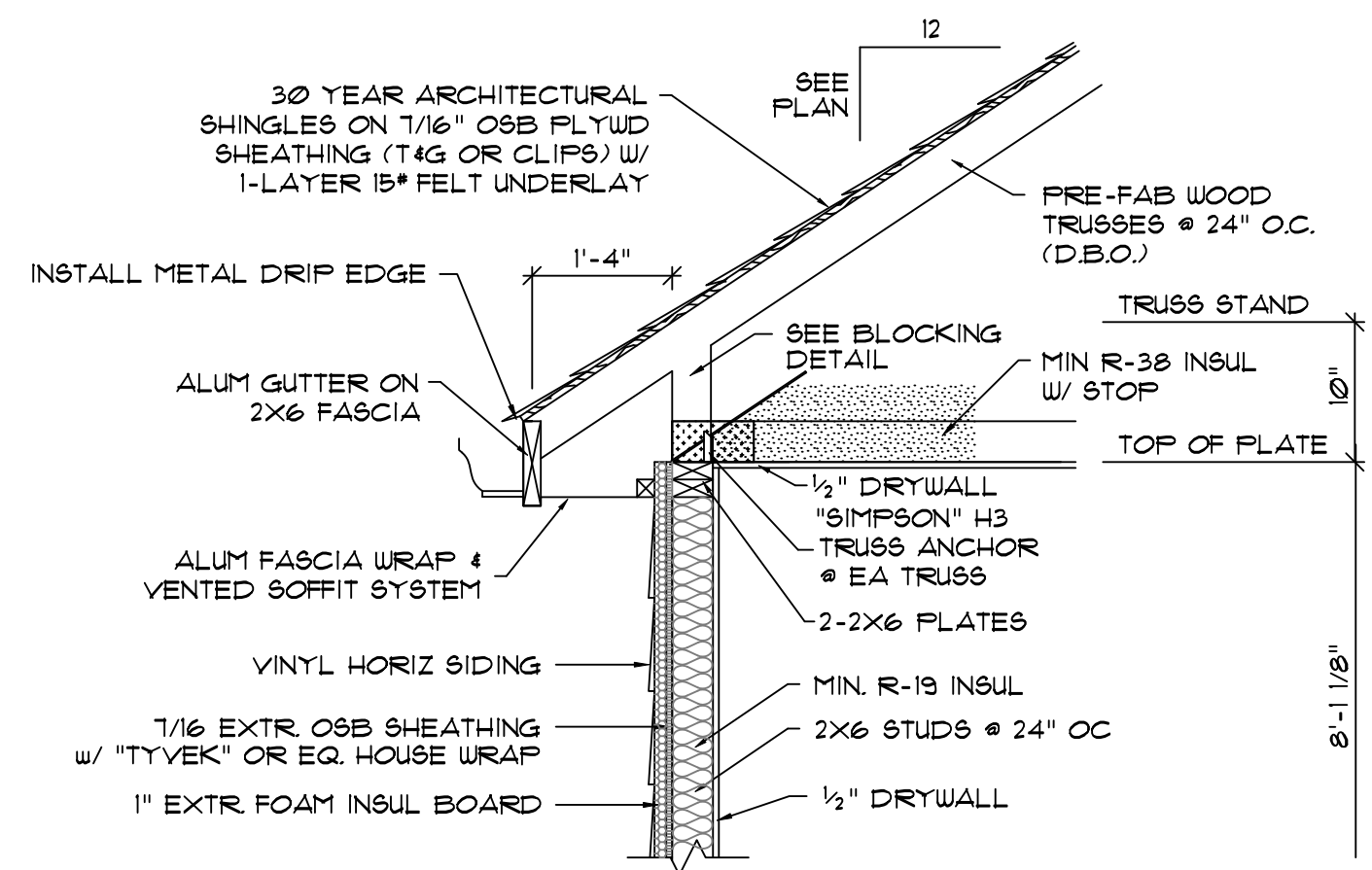
- ALL TRUSSES TO BE DESIGNED BY OTHERS.
- SHADED AREAS INDICATE OVERFRAMING. ALL OVERFRAMING AT ROOF SYSTEM TO BE AS FOLLOWS:
 - MINIMUM 2x6's @ 24" O.C. (MAX) WITH MAXIMUM SPAN OF 9'-6"
 - 2x8's @ 24" O.C. (MAX) WITH MAXIMUM SPAN OF 12'-6"
 - 2x10's @ 24" O.C. (MAX) WITH MAXIMUM SPAN OF 17'-6"
 - 2x12's @ 24" O.C. (MAX) WITH MAXIMUM SPAN OF 17'-6"ALL OVERFRAMING TO BEAR ON TRUSSES OR RAFTERS BELOW. STUD WALLS MUST NOT BEAR PERPENDICULAR TO TRUSS OR RAFTER, BUT BEAR AT AN ANGLE FROM THE PERPENDICULAR.
- USE SIMPSON (OR EQUAL) HANGARS AS INDICATED ON PLANS.
- ALL HEADERS TO BE 2-2x10's UNLESS OTHERWISE NOTED.
- ALL STEEL LINTELS AND/OR BEAMS TO HAVE A MINIMUM BEARING OF 8" AT EA END.
- ALL 2x LEDGERS TO BE ANCHORED AS FOLLOWS:
 - 3/4" DIA. EXPANSION ANCHORS MINIMUM 5" EMBEDMENT INTO MORTAR JOINT @ 16" O.C. @ CONCRETE OR SOLID MASONRY WALLS.
 - 2-16d NAILS PER STUD @ FRAME WALLS.PROVIDE TRIPLE WOOD 2x STUDS AS BUILT UP COLUMNS AT EA END OF BEAM OR HEADER UNLESS NOTED OTHERWISE.

ALL EXTERIOR WALLS ARE FULLY SHEATHED W/ MIN. 7/16" WD. STRUCTURAL PANEL SHEATHING
B.W.F. -
INTERIOR BRACED WALL PANEL PER METHOD GB (GYPSUM BOARD)
B.W.P. - - - - -
BRACED WALL PANEL, INSTALLED ACCORDING TO 2021 I.R.C. R602 (WOOD STRUCTURAL PANEL SHEATHING)
P.F. (PORTAL FRAME) |||||
SEE DETAILS ON SHEET A-8



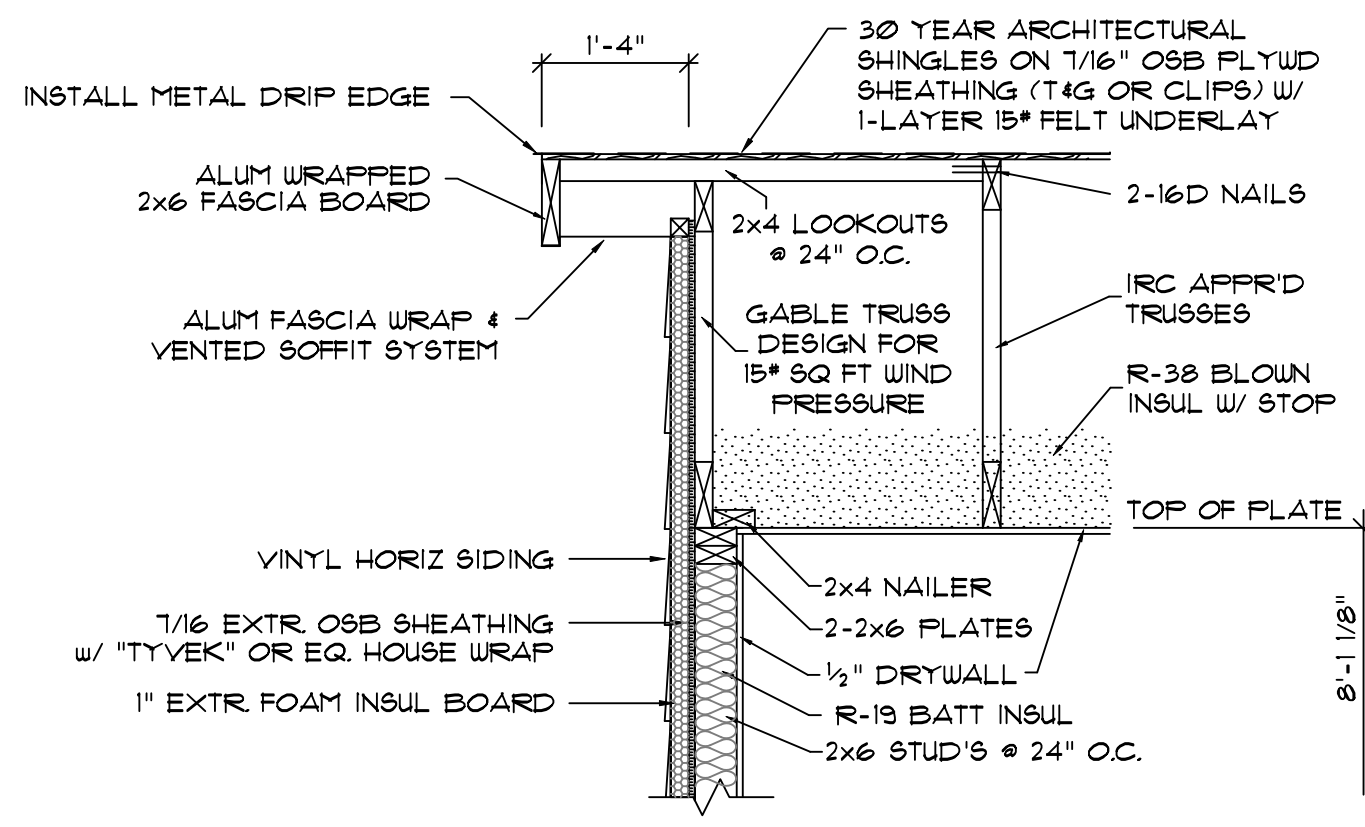
SECOND FLOOR ROOF FRAMING PLAN

1/4" = 1'-0"



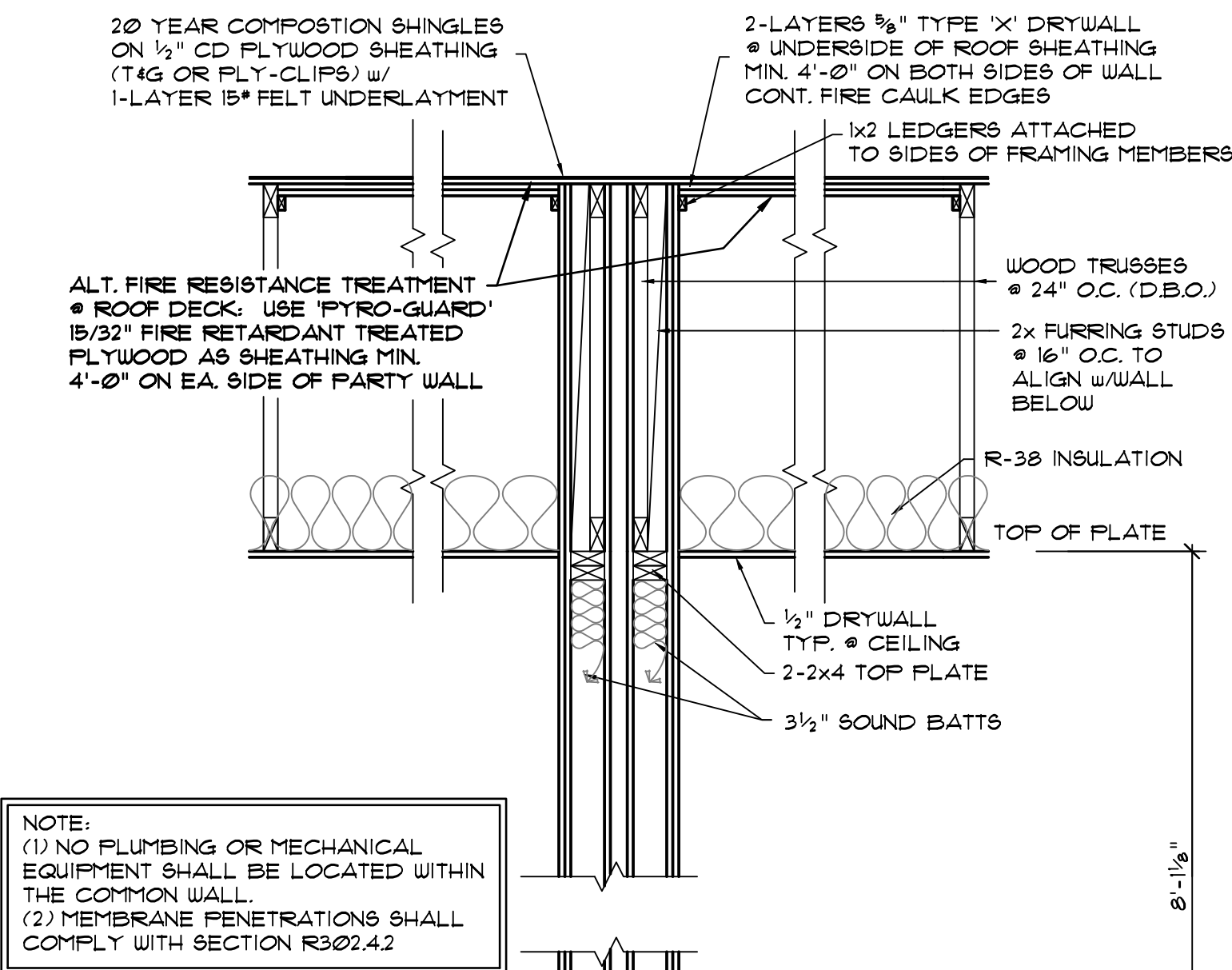
TYPICAL EAVE SECTION

3/4" = 1'-0"

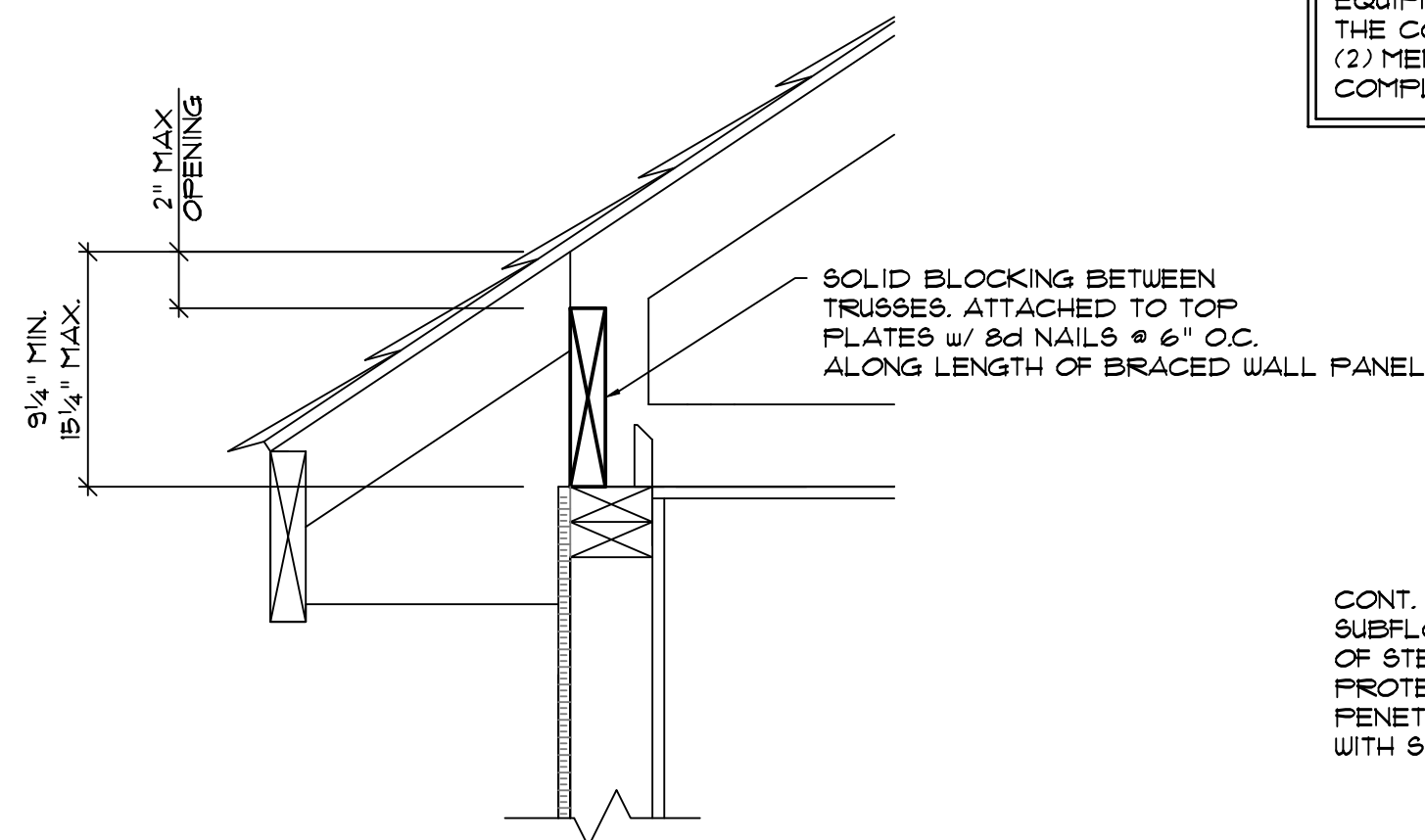


GABLE END SECTION

3/4" = 1'-0"



NOTE:
(1) NO PLUMBING OR MECHANICAL EQUIPMENT SHALL BE LOCATED WITHIN THE COMMON WALL.
(2) MEMBRANE PENETRATIONS SHALL COMPLY WITH SECTION R302.4.2

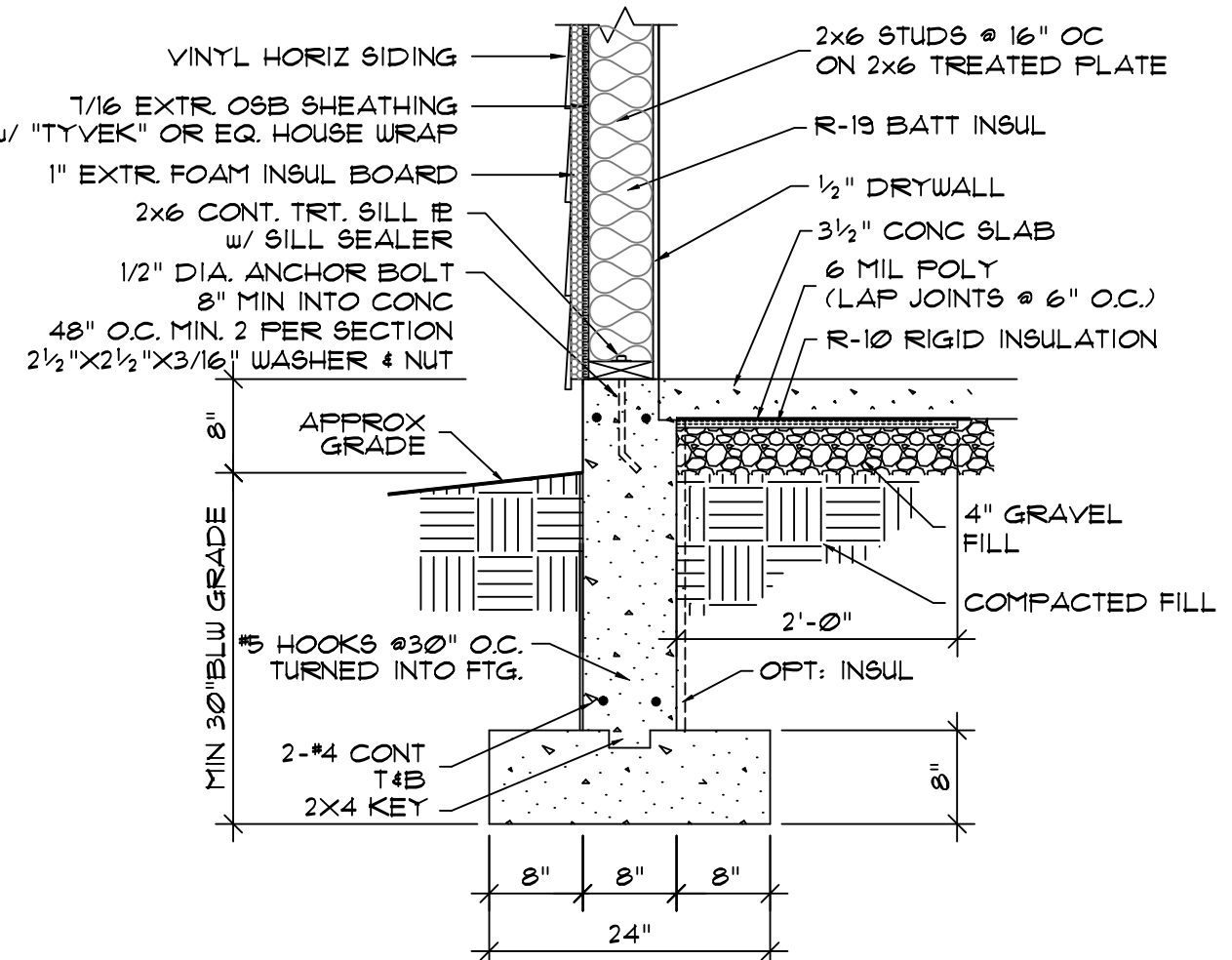


BRACED WALL PANEL CONNECTION TO PERPENDICULAR TRUSSES

1 1/2" = 1'-0"

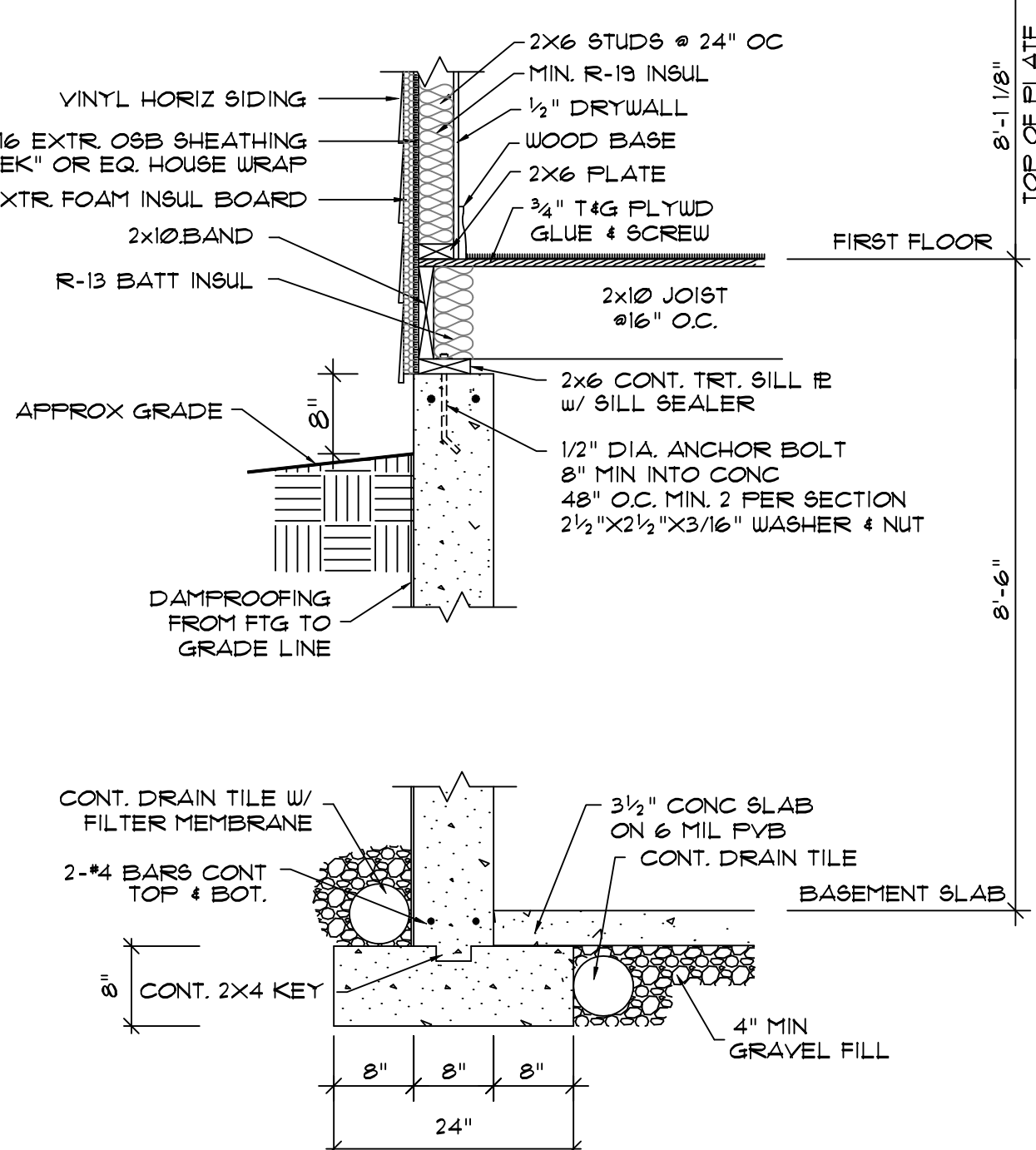
SECTION AT GARAGE FOUNDATION

3/4" = 1'-0"



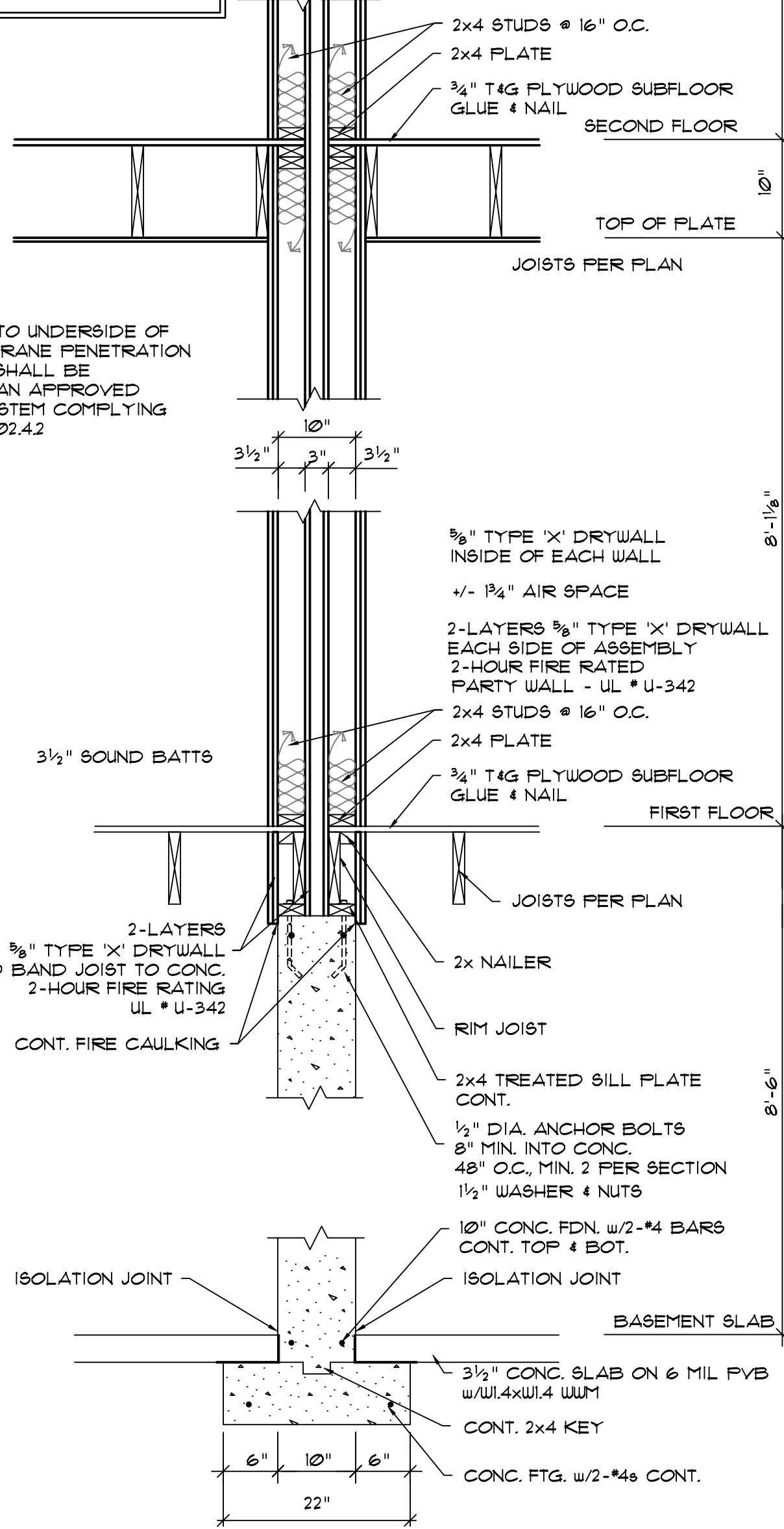
SECTION AT WALK-OUT FOUNDATION

3/4" = 1'-0"



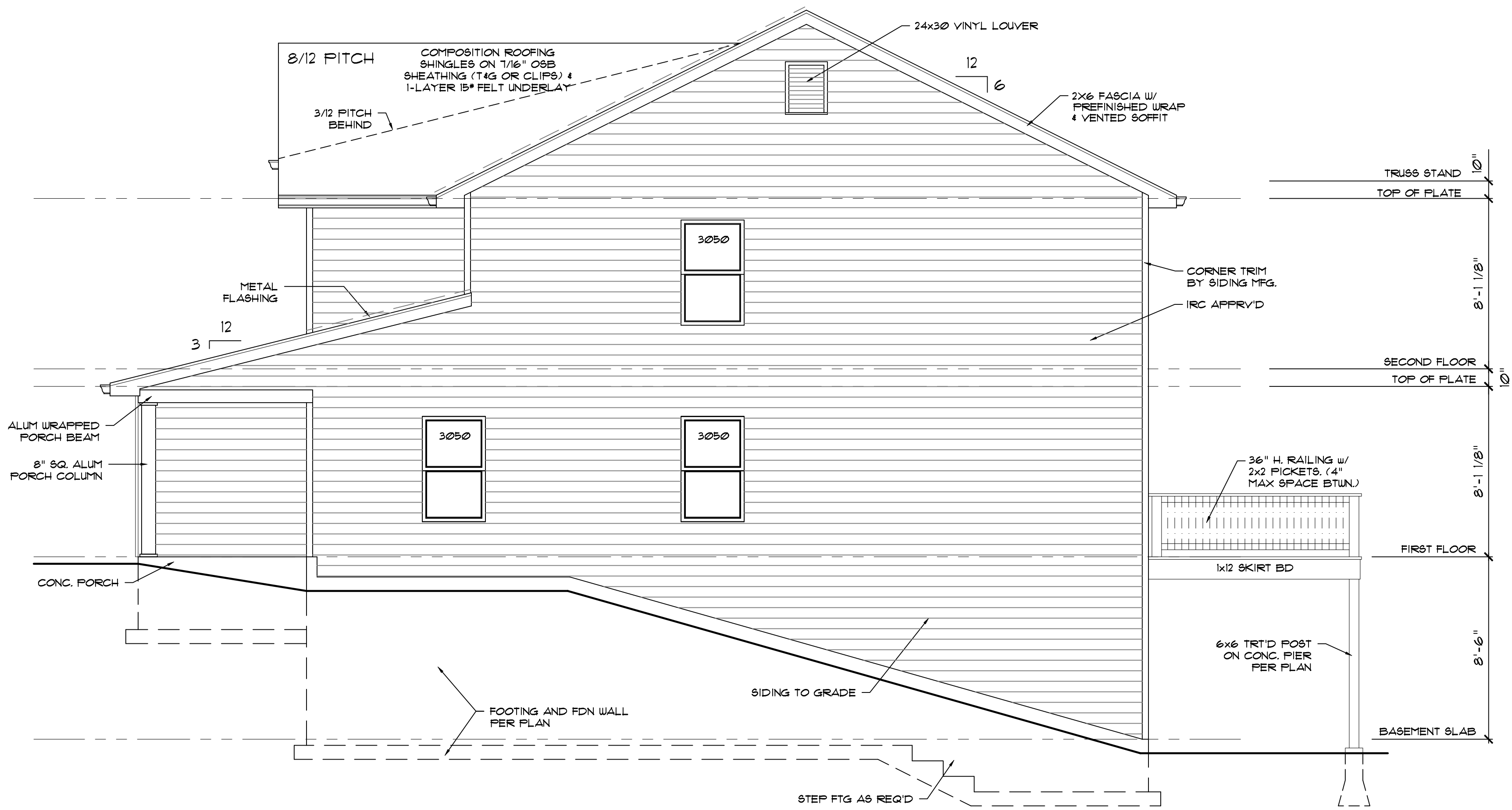
BASMENT WALL SECTION

3/4" = 1'-0"



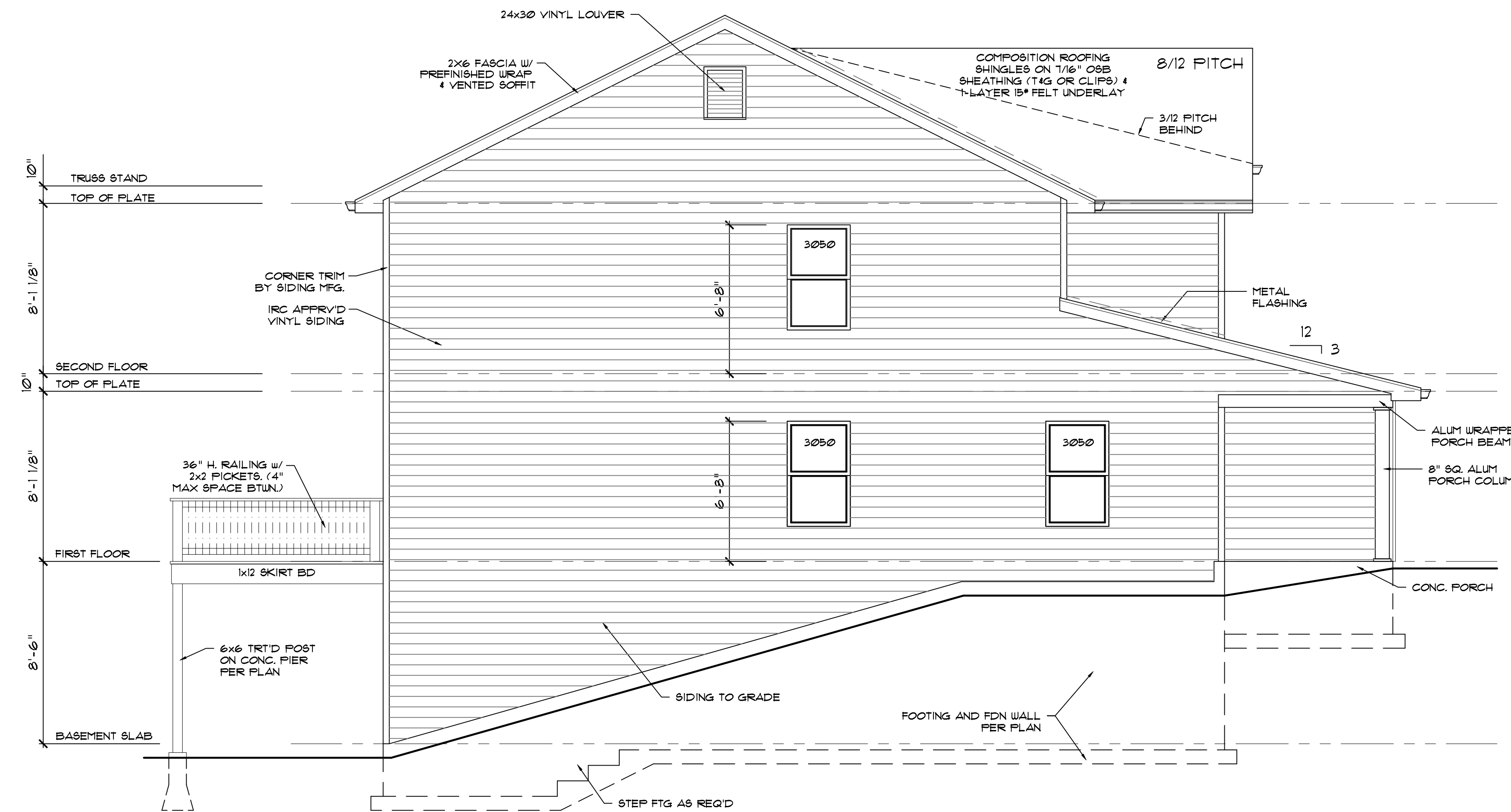
1 TYP. PARTY WALL SECTION

3/4" = 1'-0"



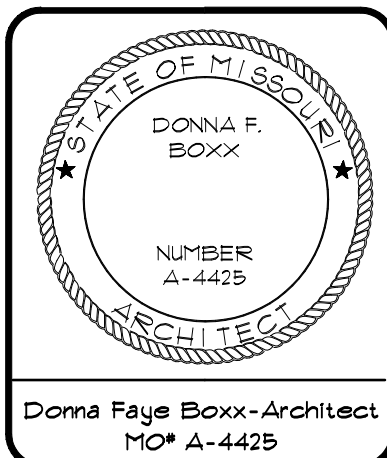
RIGHT SIDE ELEVATION

1/4" = 1'-0"



LEFT SIDE ELEVATION

1/4" = 1'-0"



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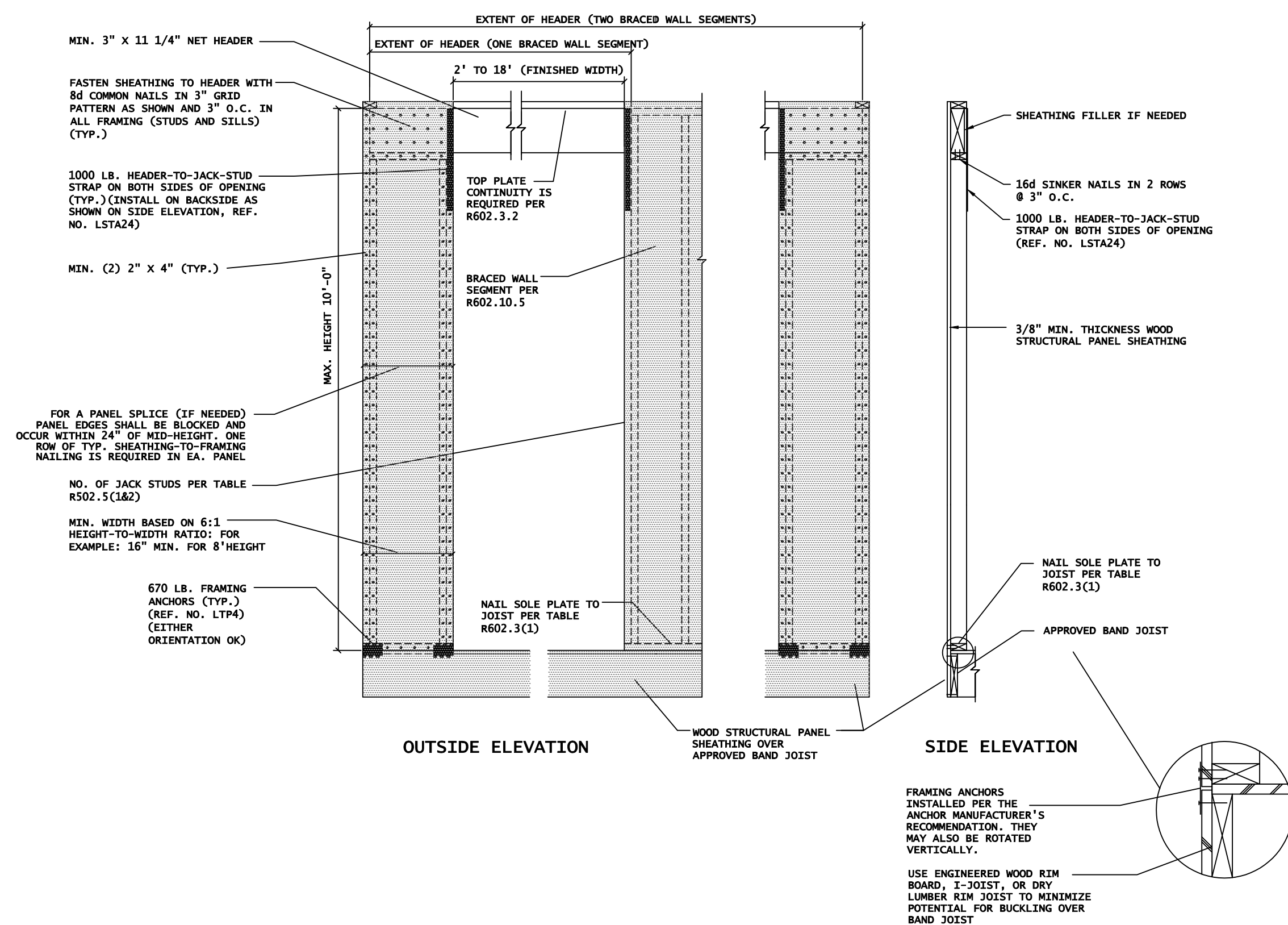
EXTERIOR ELEVATIONS

HAVEN POINT
WENTZVILLE, MISSOURI 63385

DATE:	2-21-2024	JOB:	2022-95
REV:			
REV:			
SHEET			

A-7

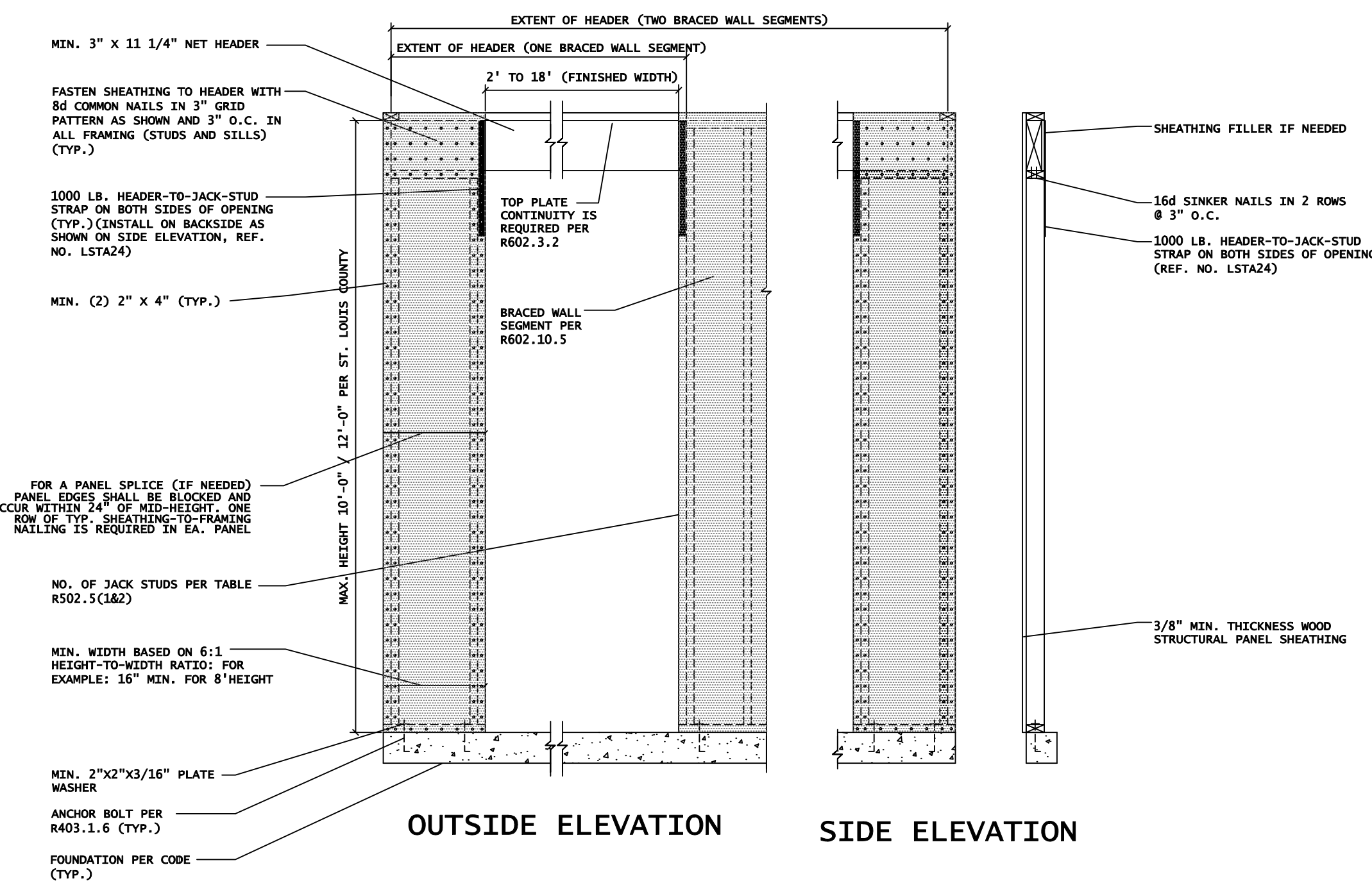
7 OF 8 SHEETS



1
A-B

PORTAL FRAME
FRAMING ANCHOR OPTION @ RAISED FLR.
WITHOUT HOLD-DOWNS

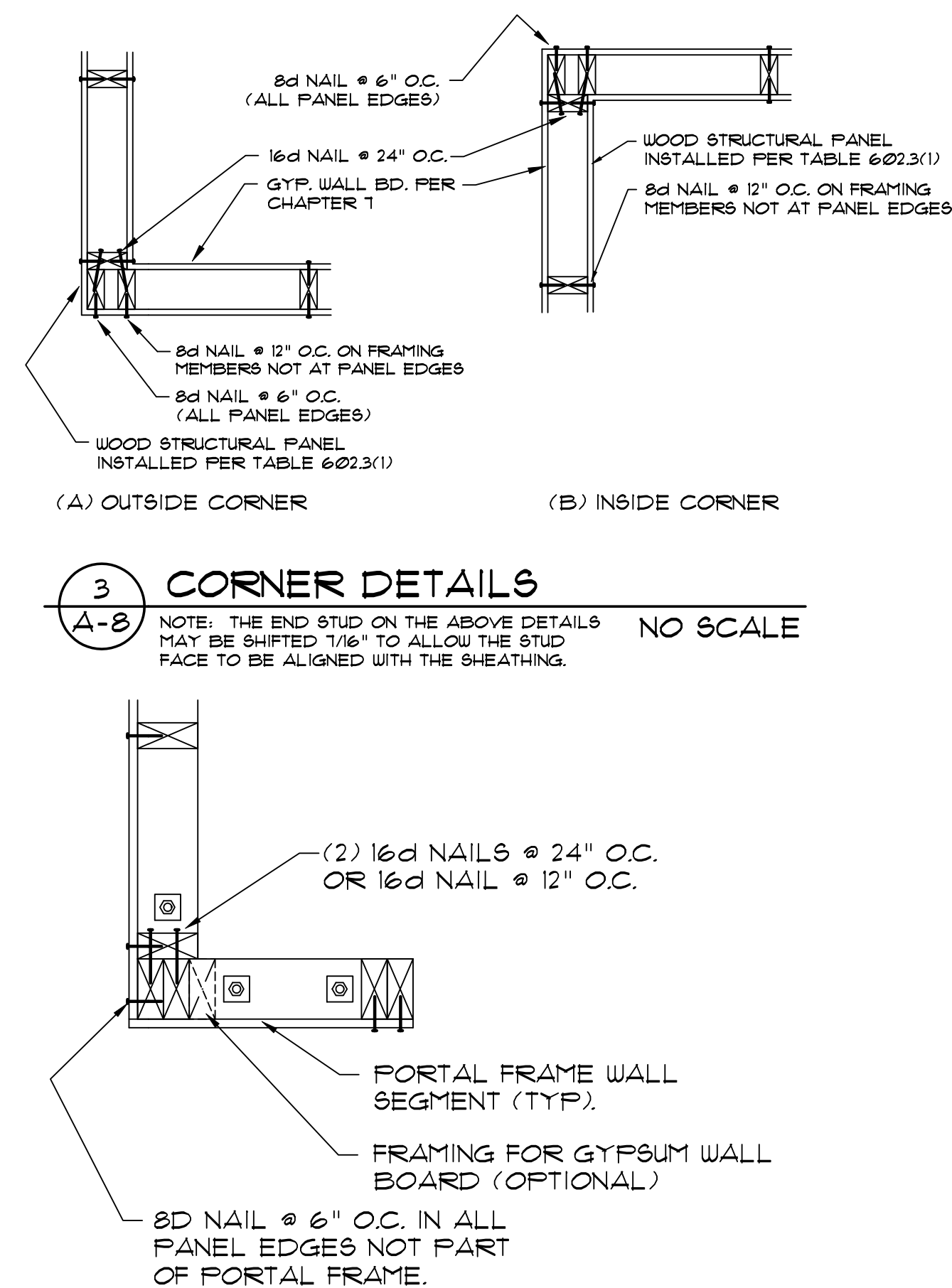
NO SCALE



2
A-B

PORTAL FRAME
WITHOUT HOLD-DOWNS

NO SCALE

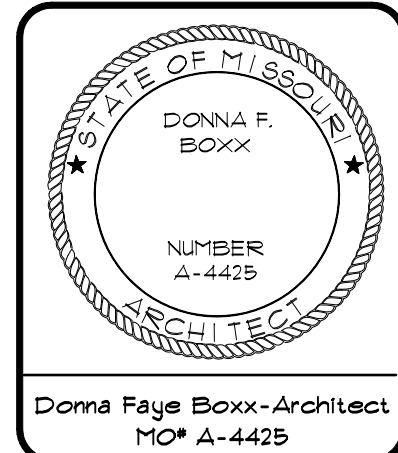


CORNER DETAIL USED IN CONJUNCTION w/ 6:1 ASPECT RATIO FRAME

4
A-B

CORNER DETAILS @ PORTAL FRAMES

NO SCALE



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PROPOSED NEW TOWNHOMES FOR:

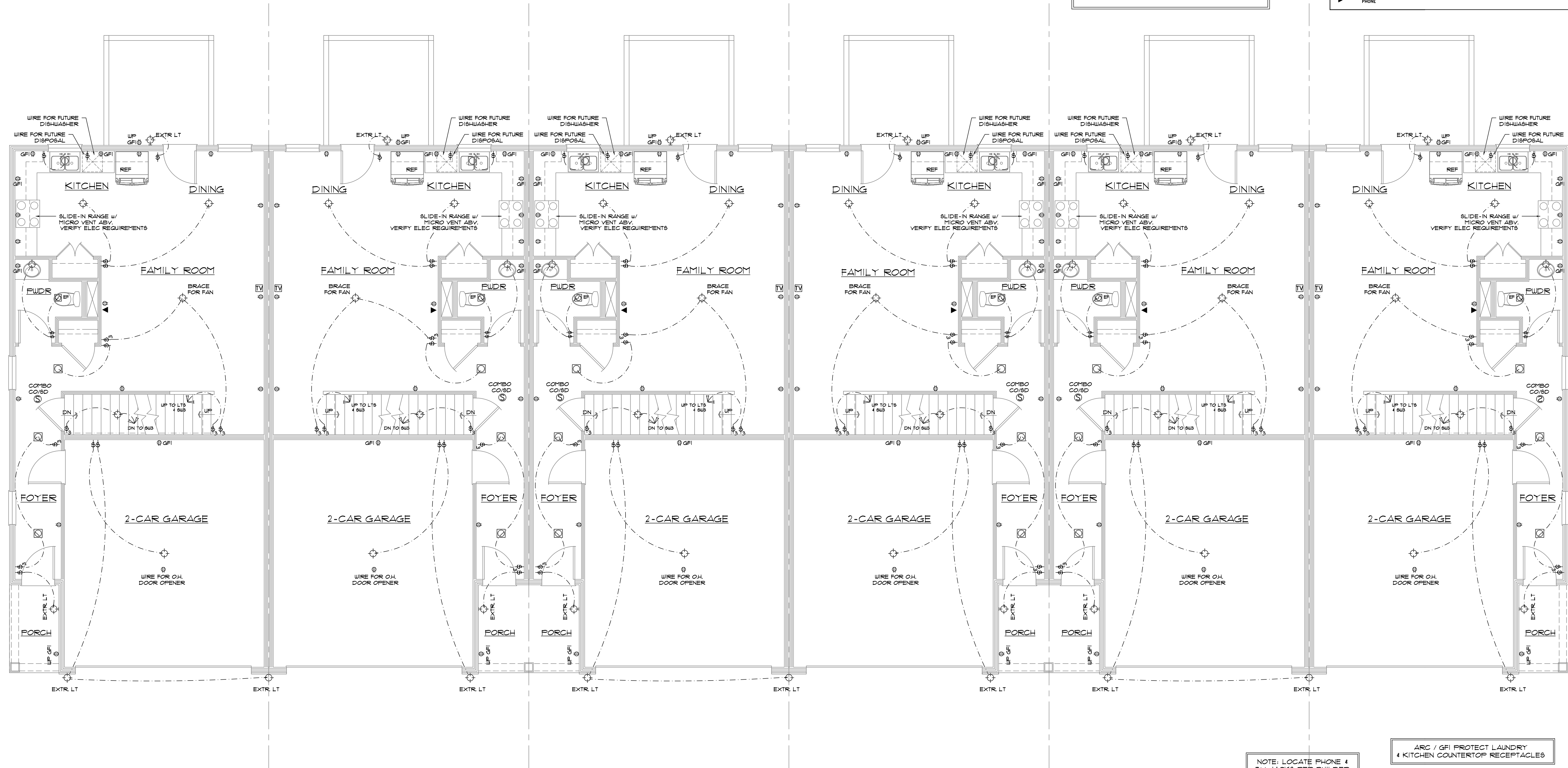
2041 TRADE CENTER DRIVE
ST. PETERS, MISSOURI 63376



WALL BRACING DETAILS

HAVEN POINT
WENTZVILLE, MISSOURI 63385

DATE:	2-21-2024	JOB:	2022-95
REV:			
REV:			
SHEET			
A-8			
8	OF	8	SHEETS



NOTE: INSTALL UL LISTED SMOKE DETECTORS ON EACH LEVEL AS INDICATED ON THE DRAWINGS. SMOKE DETECTORS SHALL BE AC POWERED WITH BATTERY BACK-UP. ALL SMOKE DETECTORS SHALL BE WIRED IN SUCH A MANNER THAT THE ACTUATION OF ONE ALARM WILL ACTUATE ALL OF THE ALARMS IN THE DWELLING. PROVIDE A CARBON MONOXIDE DETECTOR OUTSIDE 4 IN THE IMMEDIATE VICINITY OF THE SLEEPING AREAS. IF THE DWELLING CONTAINS A FUEL FIRED APPLIANCE OR HAS AN ATTACHED OR BASEMENT GARAGE, 120V POWERED w/ BATTERY BACK-UP 4 INTERCONNECTED w/ SMOKE DETECTORS.

ELECTRICAL SYMBOL LEGEND	
⊕	DUPLEX RECEPTACLE
⊕ 220 V.	220 V. SPECIAL PURPOSE RECEPTACLE
⊕ WP	DUPLEX WATERPROOF RECEPT.
⊕ GFI	DUPLEX GROUND FAULT RECEPT.
⊕	DUPLEX FLOOR RECEPT.
⊕	SMOKE DETECTOR
⊕	CARBON MONOXIDE DETECTOR
⊕	TWO WAY SWITCH
⊕	THREE WAY SWITCH
⊕	PHONE
⊕	TV / CABLE
⊕	DISPOSAL
⊕	EXHAUST FAN
⊕	INCAND. SURFACE MTD. LIGHT FIXTURE
⊕	INCAND. BRACKET LIGHT FIXTURE
⊕	INCAND. RECESSED LIGHT FIXTURE
⊕	PULL CHAIN LIGHT FIXTURE
⊕	FAN

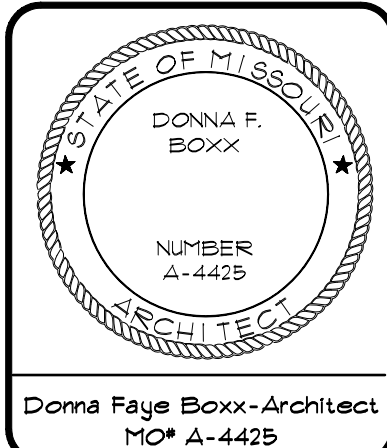
NOTE: LOCATE PHONE 4 T.V. JACKS PER BUILDER

ARC / GFI PROTECT LAUNDRY 4 KITCHEN COUNTERTOP RECEPTACLES

ALL ARC FAULT BRACH CIRCUITS TO MEET NEC 2014

FIRST FLOOR ELECTRIC PLAN

1/4" = 1'-0"

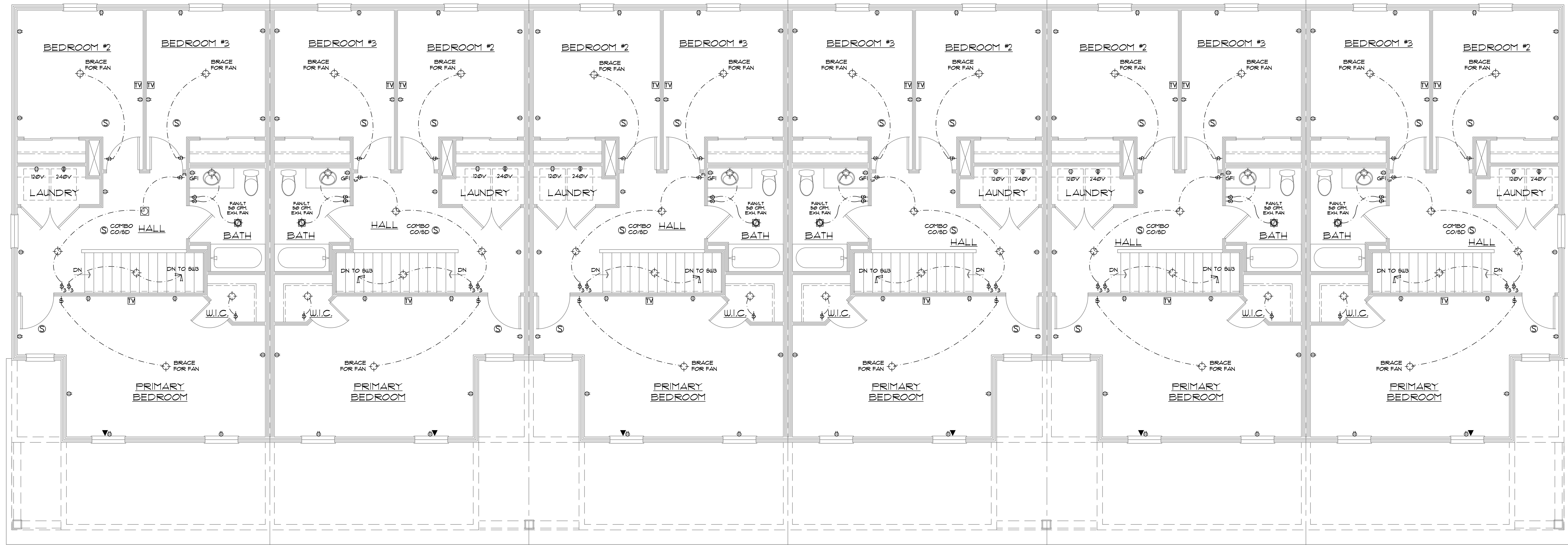


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of St. Charles County
2041 TRADE CENTER DRIVE
ST. PETERS, MISSOURI 63376

FIRST FLOOR ELECTRIC PLAN
HAVEN POINT
WENTZVILLE, MISSOURI 63385

DATE	2-21-2024	JOB	2022-95
REV.			
REV.			
SHEET			
E-1			
1 OF 2 SHEETS			



NOTE: INSTALL UL LISTED SMOKE DETECTORS ON EACH LEVEL AS INDICATED ON THE DRAWINGS. SMOKE DETECTORS SHALL BE AC POWERED WITH BATTERY BACK-UP. ALL SMOKE DETECTORS SHALL BE WIRED IN SUCH A MANNER THAT THE ACTIVATION OF ONE ALARM WILL ACTIVATE ALL OF THE ALARMS IN THE DWELLING. PROVIDE A CARBON MONOXIDE DETECTOR 4 IN THE IMMEDIATE VICINITY OF THE SLEEPING AREAS. IF THE DWELLING CONTAINS A FUEL FIRED APPLIANCE OR HAS AN ATTACHED OR BASEMENT GARAGE, 120V POWERED w/ BATTERY BACK-UP 4 INTERCONNECTED w/ SMOKE DETECTORS.

ELECTRICAL SYMBOL LEGEND			
⊕	DUPLEX RECEPTACLE	TV	TV / CABLE
⊕ 220 V.	220 V. SPECIAL PURPOSE RECEPTACLE	⊕	DISPOSAL
⊕ WP	DUPLEX WATERPROOF RECEPT.	⊕	EXHAUST FAN
⊕ GFI	DUPLEX GROUND FAULT RECEPT.	⊕	INCAND. SURFACE MTD. LIGHT FIXTURE
⊕	DUPLEX FLOOR RECEPT.	⊕	INCAND. BRACKET LIGHT FIXTURE
⊕	SMOKE DETECTOR	⊕	INCAND. RECESSED LIGHT FIXTURE
⊕	CARBON MONOXIDE DETECTOR	⊕	PULL CHAIN LIGHT FIXTURE
⊕	TWO WAY SWITCH	⊕	FAN
⊕	THREE WAY SWITCH		
⊕	PHONE		

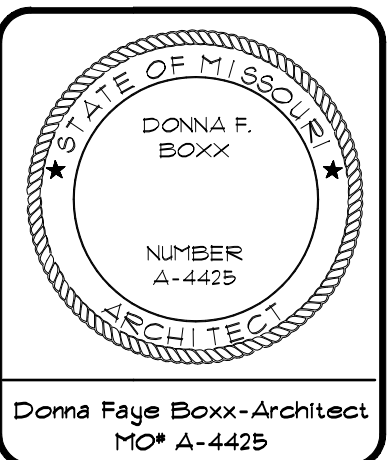
NOTE: LOCATE PHONE 4
T.V. JACKS PER BUILDER

ARC / GFI PROTECT LAUNDRY
4 KITCHEN COUNTERTOP RECEPTACLES

ALL ARC FAULT BRACH CIRCUITS TO
TO MEET NEC 2014

SECOND FLOOR ELECTRIC PLAN

1/4" = 1'-0"



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of St. Charles County

SECOND FLOOR ELECTRIC PLAN
HAVEN POINT
WENTZVILLE, MISSOURI 63385

DATE: 2-21-2024 JOB: 2022-95
REV: _____
REV: _____
REV: _____
SHEET
E-2
2 OF 2 SHEETS