

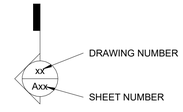
852 Queen Anne

ABBREVIATIONS

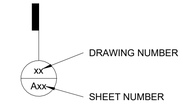
#	Pound OR Number
&	And
@	At
ACT	Acoustic Ceiling Tile
AD	Area Drain
AFF	Above Finished Floor
ALUM	Aluminum
ANOD	Anodized
BSMT	Basement
BYND	Beyond
BO	Bottom Of
BOT	Bottom
CIP	Cast In Place
CHNL	Channel
CJ	Control Joint
CLG	Ceiling
CLR	Clear
CMU	Concrete Masonry Unit
COL	Column
COMPR	Compressible
CONC	Concrete
CONT	Continuous
CPT	Carpet
CSMT	Casement Window
CT	Ceramic Tile
CTYD	Courtyard
DBL	Double
DEMO	Demolish or Demolition
DIA	Diameter
DIM	Dimension
DIMS	Dimensions
DN	Down
DR	Door
DWG	Drawing
EA	Each
EJ	Expansion Joint
EL	Elevation
ELEC	Electrical
ELEV	Elevator or Elevation
EPDM	Ethylene Propylene Diene M-Class (Roofing)
EQ	Equal
EXIST	Existing
EXP JT	Expansion Joint
EXT	Exterior
FD	Floor Drain or Fire Department
FEC	Fire Extinguisher Cabinet
FIXT	Fixture
FLR	Floor
FM	Filled Metal
FO	Face Of
FND	Foundation
FRSTD	Frosted Glazing
GA	Gauge
GALV	Galvanized
GWB	Gypsum Wall Board
HC	Hollow Core
HI	High
HM	Hollow Metal
HP	High Point
HR	Hour
HVAC	Heating, Ventilating, And Air Conditioning
IRGWB	Impact Resistant Gypsum Wall Board
ILO	In Lieu Of
INSUL	Insulated or Insulation
INT	Interior
LO	Low
MAX	Maximum
MO	Masonry Opening
MECH	Mechanical
MEMBR	Membrane
MIN	Minimum
MRGW	Moisture-Resistant Gypsum Wall Board
MTL	Metal
NIC	Not In Contract
NO	Number
NOM	Nominal
OC	On Center
OH	Opposite Hand
OZ	Ounce
PCC	Pre-Cast Concrete
PLUMB	Plumbing
PLYD	Plywood
PT	Pressure Treated
PNT	Paint or Painted
PVC	Polyvinyl Chloride
RBR	Rubber
RCP	Reflected Ceiling Plan
RD	Roof Drain
REQD	Required
RM	Room
SHTG	Sheathing
SIM	Similar
SPEC	Specified OR Specification
SPK	Sprinkler or Speaker
SS	Stainless Steel
STC	Sound Transmission Coefficient
STL	Steel
STRUCT	Structure or Structural
T&G	Tongue And Groove
TELE	Telephone
TLT	Toilet
TMP	Tempered Glazing
TO	Top Of
TOC	Top Of Concrete
TOS	Top Of Steel
TPD	Toilet Paper Dispenser
T/D	Telephone/Data
TYP	Typical
UNO	Unless Noted Otherwise
U/S	Underside
VIF	Verify In Field
VP	Vision Panel
W/	With
WD	Wood

SYMBOLS LEGEND

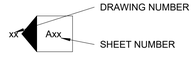
SECTION CALLOUT



DETAIL CALLOUT



ELEVATION CALLOUT



REVISION



PLAN DETAIL OR ENLARGED PLAN



NORTH ARROW



BUILDING AREAS

Basement	195 SF
Basement Finished	855 SF
	1,050 SF
Level 1	1,050 SF
Garage	570 SF
	1,625 SF
Level 2	995 SF
	995 SF

FAR CALCULATIONS

	Actual Area	Calculated Area
Level 2	1050 sf	1050 sf
Level 1	1050 sf	1050 sf
Detached Garage	570 sf	sf
Total Building Area		2,100 sf

	Actual Lot Area	Zoned Lot Minimum Area
	6,796 sf	7,500 sf
FAR	30%	30%
Allowable Building Area	2,039 sf	2,250 sf

BUILDING AREA IS LESS THAN ALLOWABLE PER ZONED MINIMUM LOT AREA BY 150SF.
IT IS GREATER THAN ACTUAL LOT AREA BY 61SF.

STRUCTURAL SPECIFICATIONS

SOIL	2000 PSF BEARING CAPACITY
LUMBER AT BEAMS AND HEADERS	SOUTHERN PINE #1
WALL TOP PLATES AND BEARING PLATES ON STEEL	DOUGLAS FIR- LARCH
WALL FRAMING	SPF #1 AND #2
LVL	Fb= 2600 (ft-lbs), E2.0E
PSL	Fb= 2900 (ft-lbs), E2.0E
STEEL BEAM	A36
STEEL REINFORCING IN CONCRETE	Fy = 60KSI
CONCRETE AT FOOTING AND FOUNDATION	3,000 PSI

INSULATION AND FENESTRATION REQUIREMENTS (CLIMATE ZONE 4)

FENESTRATION U-FACTOR	SKYLIGHT U-FACTOR	GLAZED FENESTRATION SHGC (NOTE 2)	CEILING R- VALUE	WOOD FRAME WALL R- VALUE	FLOOR R-VALUE	BASEMENT WALL R-VALUE	SLAB R-VALUE AND DEPTH	CRAWLSPACE WALL R-VALUE
0.35	0.55	0.40	49	20 OR 13+5 (NOTE 1)	19	10/13	10, 2 FT	10/13

1. 10/13 MEANS R-10 CONTINUOUS INSULATION ON THE INTERIOR OR THE EXTERIOR OF THE HOME OR R-13 CAVITY INSULATION AT THE INTERIOR OF THE BASEMENT WALL.
2. SHGC- SOLAR HEAT GAIN COEFFICIENT.

GEN - DESIGN SPECS		WIND DESIGN					CLIMATE			
ROOF SNOW LOAD	SEISMIC DESIGN CATEGORY	WIND SPEED	TOPOGRAPHICAL EFFECTS	WEATHERING	FROST LINE DEPTH	TERMITE DAMAGE RISK	AIR FREEZING INDEX	WINTER DESIGN TEMP	MEAN ANNUAL TEMP	CLIMATE ZONE
20PSF	C	115MPH	NONE	SEVERE	30"	MOD TO HEAVY	1500 D	2F	54F	4C

DIVISION 1 - GENERAL NOTES

Review of Drawings and Site
Contractor shall carefully review drawings and specifications, visit the site (to verify topography, identify site restrictions and verify existing conditions.) and that his/her bid include all items to complete the work. Prior to beginning the work, please notify the Architect of any discrepancies or errors discovered in the documents. Do not scale drawings. Follow written dimensions only. Only written interpretations or documented changes from the architect are binding, oral instruction are non-binding.

Codes & Permits:
All work shall be done in accordance with all applicable codes, ordinances, state and federal codes. Notify architect immediately of any inconsistencies. Contractor shall bear correction cost if he knowingly performs any work contrary to regulations. Building and fire district permit approval must be obtained before starting the Work.

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Indemnities:
The contractor shall indemnify, protect and defend and save and hold harmless the Owner and Architect from and against any and all claims, demands, liability and costs, including attorney's fee, arising from injury to persons during the life of the project.

Notification in Event of Liability or Damage:
In the event of the happening of anything, liability for which is herein assumed by either the contractor or the owner or the architect. The contractors agree to notify the architect and owner in writing which notice shall forthwith give the details as to happening.

Substitutions:
Materials or products that are listed with trade names are there to establish minimum standards and not intended to limit competition during bidding. Base bid shall include products specified unless the Architect or Owner approve the substitution. Contractor shall include cost difference in the submittal and takes responsibility in coordinating the Substitution with adjacent and relevant areas in the project. Contractor shall strictly adhere to manufacturers installation instructions.

Guarantees:
General contractor shall provide owner with post construction walk through at approximately eleven months after construction is complete to review the work performed in this contract. The contractor shall, include in the contract, provisions to correct "within reason" and defects (settlement, shrinkage, door or window adjustments needed) in the work which may appear within 12 months after the date of Final Payment to the contractor or within such longer period of time as may be prescribed by law. The contractor shall not be responsible for general maintenance or to compensate for homeowner neglect. The contractor and his subcontractor's warrant that all materials and equipment shall be new, unless otherwise specified, and that work shall be of good quality and free of defects. In addition, the contractor shall assume full responsibility for any damage to the building and its contents caused by defects or improper installation of equipment or materials. Provide owner with receipts and warranty information of all items that carry a manufacturer's warranty.

Acceptance of previous work:
Commencement of work by any trade indicates acceptance of previous work by others to be suitable for proper application of subcontractor's work unless the owner is given a written notice of damaged or defective workmanship and the possible effects upon the succeeding work. It is the responsibility of each sub contractor to notify the general contractor and architect of any problem before beginning construction.
Hazardous materials:
The architect and the architect's employees and consultants shall have no responsibility for the discovery, presence, handling, removal, disposal of, or exposure of persons to hazardous materials in any form at the project site including but not limited to asbestos, asbestos products, polychlorinated biphenyl PCB or other toxic substances.

General contractors responsibility includes and is not limited to the following:
Verify and coordinate all openings and inserts for mechanical, plumbing and electrical work as required for their installation and per drawing. Provide all necessary temporary bracing, shoring, guying, or other means to avoid excessive stresses and to hold structural elements in place. Sha'll be responsible for damage to the owners or other's property done by him or individuals in the contractors employment, or through negligence.

SHEET INDEX - ARB

Number	Name
A0.0	PROJECT COVER
A0.01	STREET VIEW
A1.1	BASEMENT AND FOUNDATION PLAN
A2	FLOOR PLANS
A4	ROOF PLAN
A6	EXTERIOR ELEVATIONS
A7	EXTERIOR ELEVATIONS

CODE BLOCK

BUILDING CODES			JURISDICTION
BUILDING	2015	INTERNATIONAL RESIDENTIAL BUILDING CODE	SAINT LOUIS COUNTY
ENERGY	2015	INTERNATIONAL ENERGY CONSERVATION CODE	SAINT LOUIS COUNTY
MECHANICAL	2015	INTERNATIONAL MECHANICAL CODE	SAINT LOUIS COUNTY
PLUMBING	2015	UNIFORM PLUMBING CODE	SAINT LOUIS COUNTY
ELECTRICAL	2014	NATIONAL ELECTRICAL CODE	SAINT LOUIS COUNTY
ZONING DISTRICT			
R-2			
FIRE DISTRICT			
GLENDALE FD			

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MISSOURI ARCHITECT COA : A-2025039771

owner: Vitaly Homes
Vitaly Tyulyaev

project: 852 Queen Anne
Single Family Residence

Project number 25101
Date 10/06/2026

No.	Description	Date

MISSOURI ARCHITECT :
PAVEL P. IVANCHUK
LIC# A-2015008757

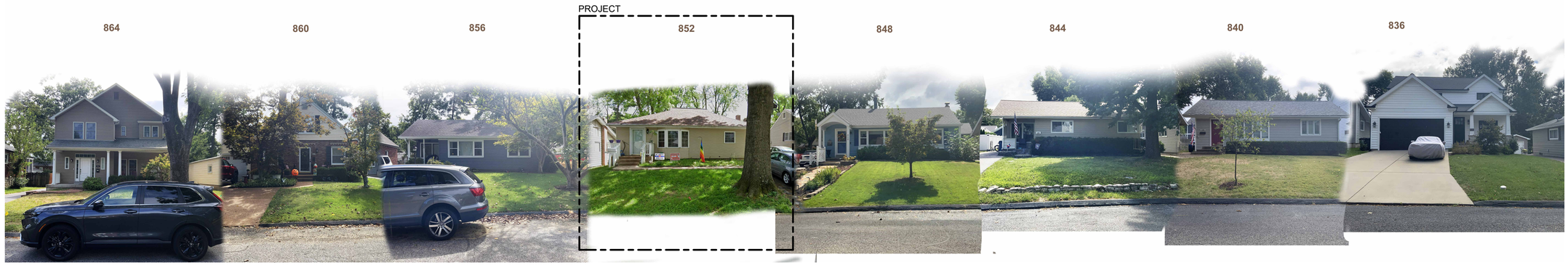


A0.0

PROJECT COVER

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EXISTING STREET VIEW



PROPOSED STREET VIEW

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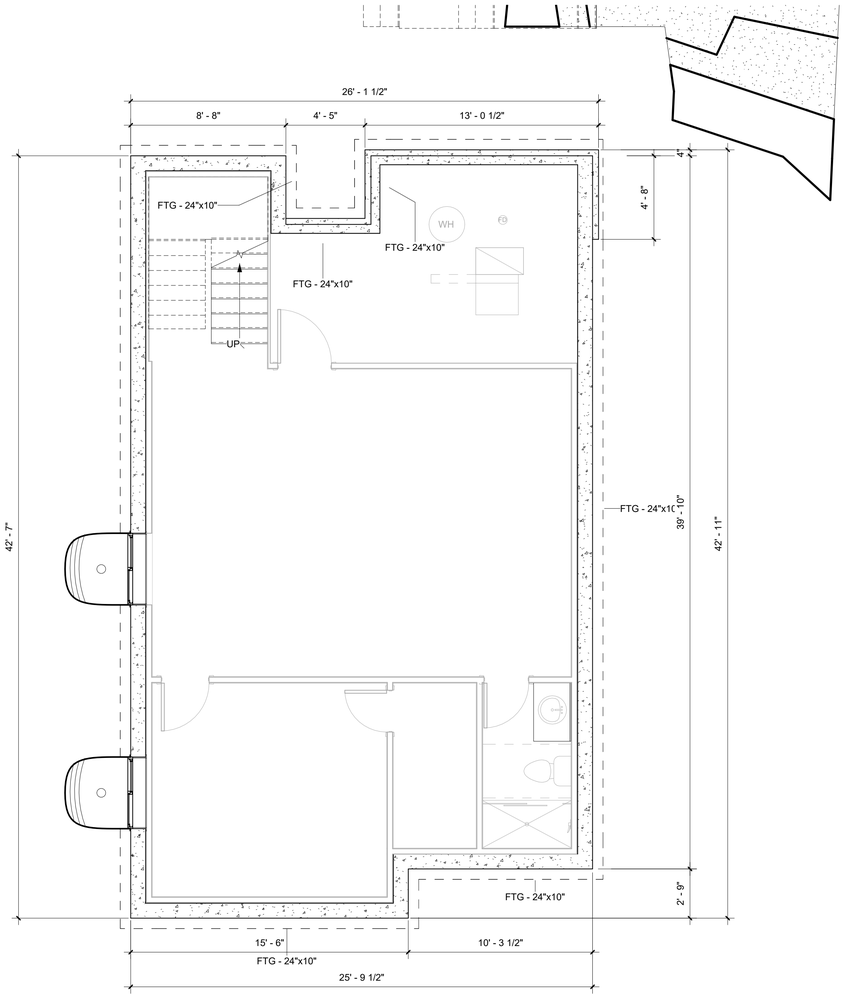
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A0.01

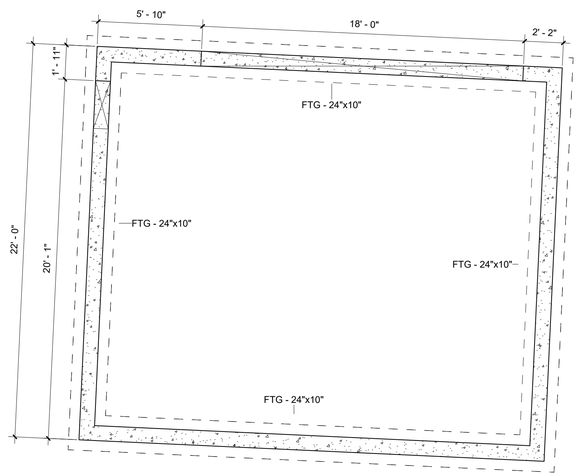
STREET VIEW

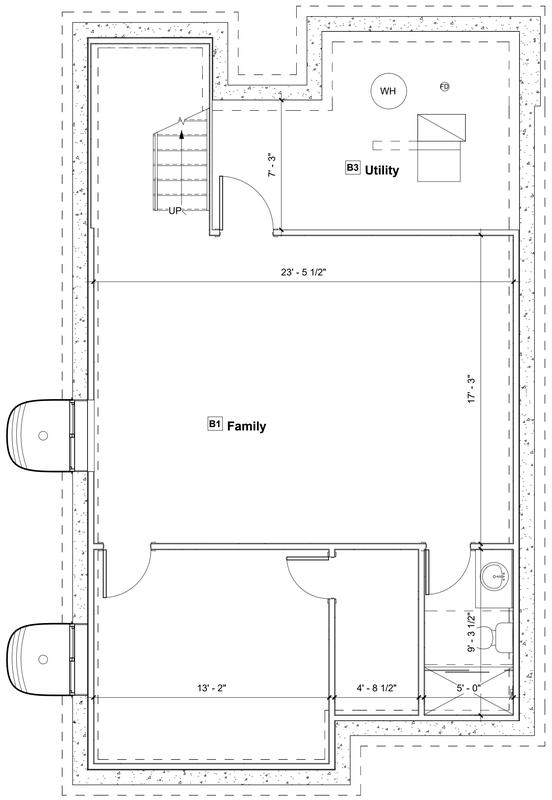
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2 FOUNDATION PLAN - BASEMENT
1/4" = 1'-0"





3 FLOOR PLAN - BASEMENT
1/4" = 1'-0"

PLAN LEGEND

- BEARING WALL
- WALL BELOW
- BEARING WALL ABOVE
- STRUCTURAL WOOD/ENG WOOD MEMBER ABOVE
- STRUCTURAL STEEL MEMBER ABOVE
- TRUSS
- HANGER
- BEARING POINT

FOUNDATION PLAN GENERAL NOTES

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

2. CONTRACTOR SHALL NOT BACKFILL UNTIL CONCRETE FOUNDATION HAS CURED FOR A MINIMUM OF 7 DAYS AND SUBFLOOR IS IN PLACE.

3. I- JOIST FLOOR SYSTEM DESIGNATIONS ARE THOSE OF: TJI TRUSS JOIST. COMPLY WITH MANUFACTURERS DETAILS INCLUDING BUT NOTLIMITED TO BEARING, BLOCKING, RIM BOARDS, BRACING AND METAL HANGERS ETC. INCLUDING BLOCKING BETWEEN JOIST AT BEARING WALLS OVER STEEL BEAMS PER MANUFACTURER.

4. ANY WOOD THAT COMES IN CONTACT WITH CONCRETE, SHALL BE PRESSURE TREATED.

KEYNOTES

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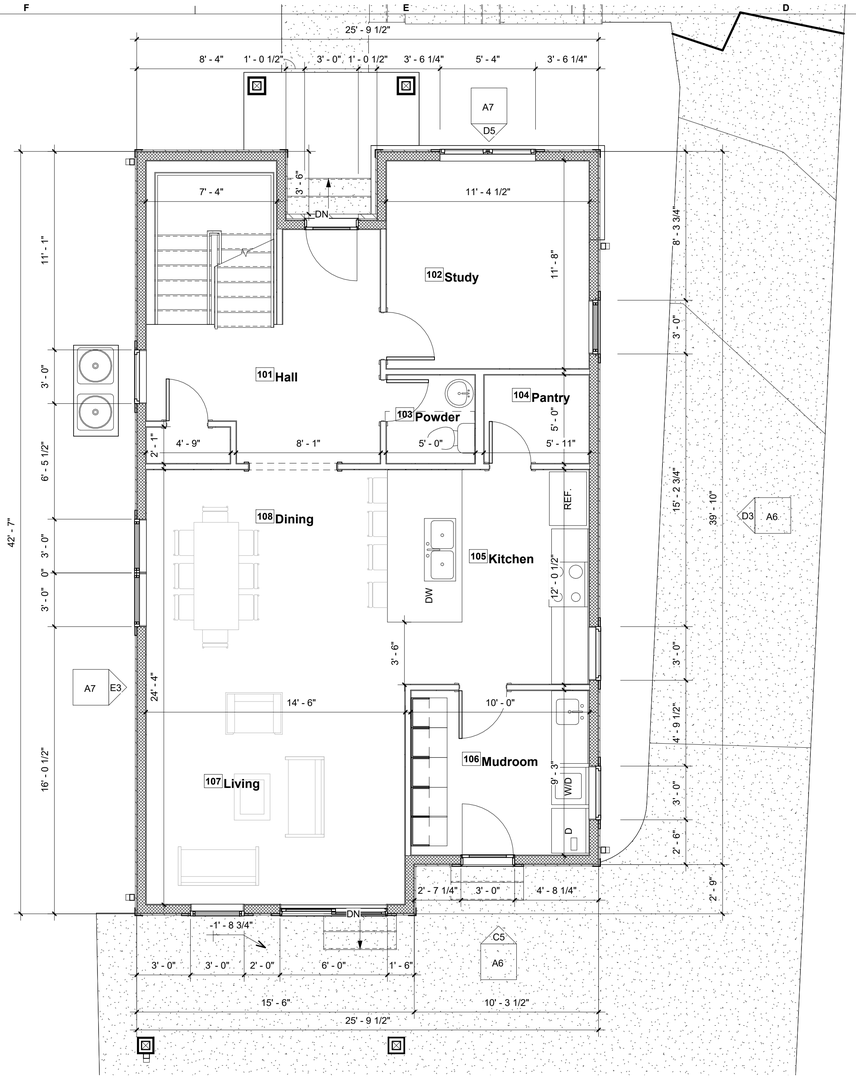
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A1.1

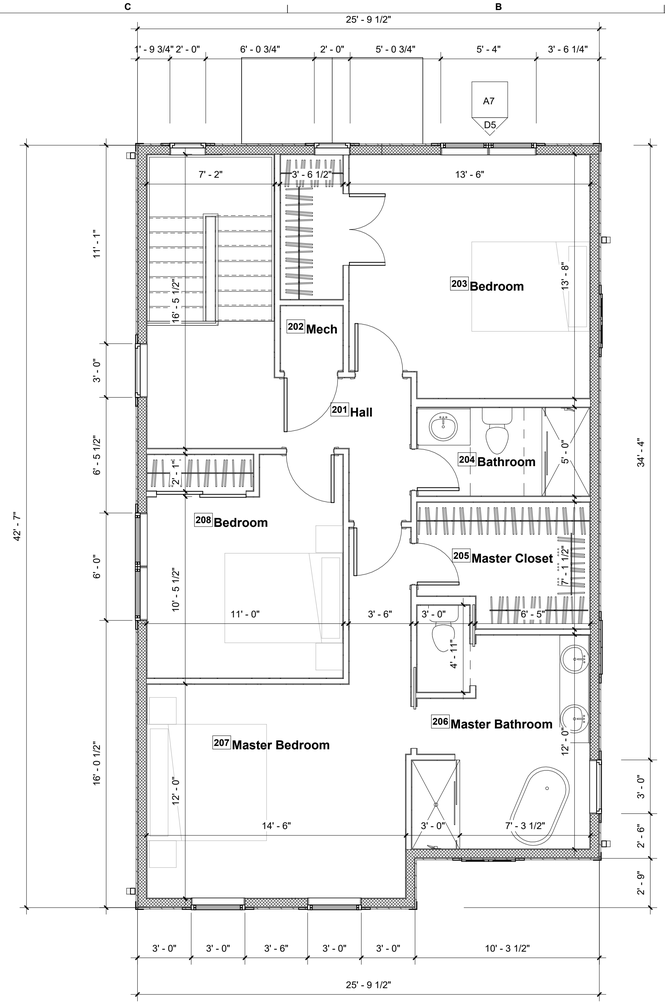
BASEMENT AND FOUNDATION PLAN

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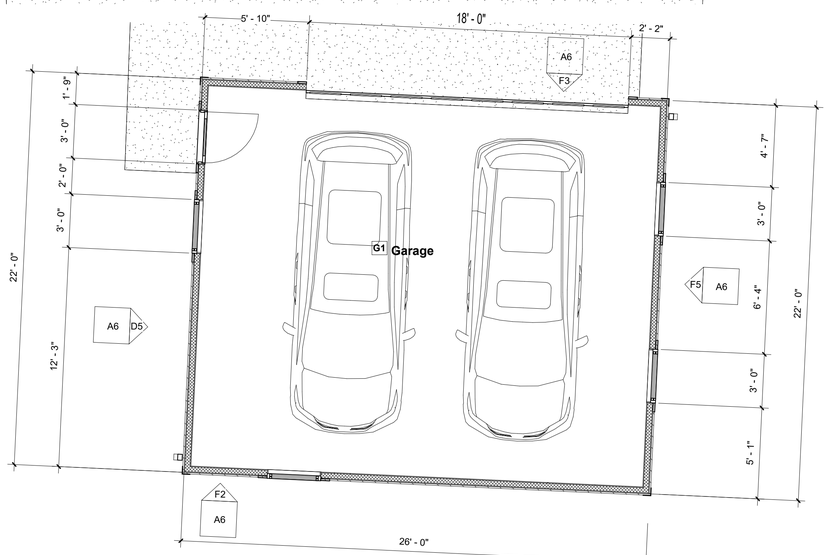
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1 FLOOR PLAN - FIRST FLOOR
1/4" = 1'-0"



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



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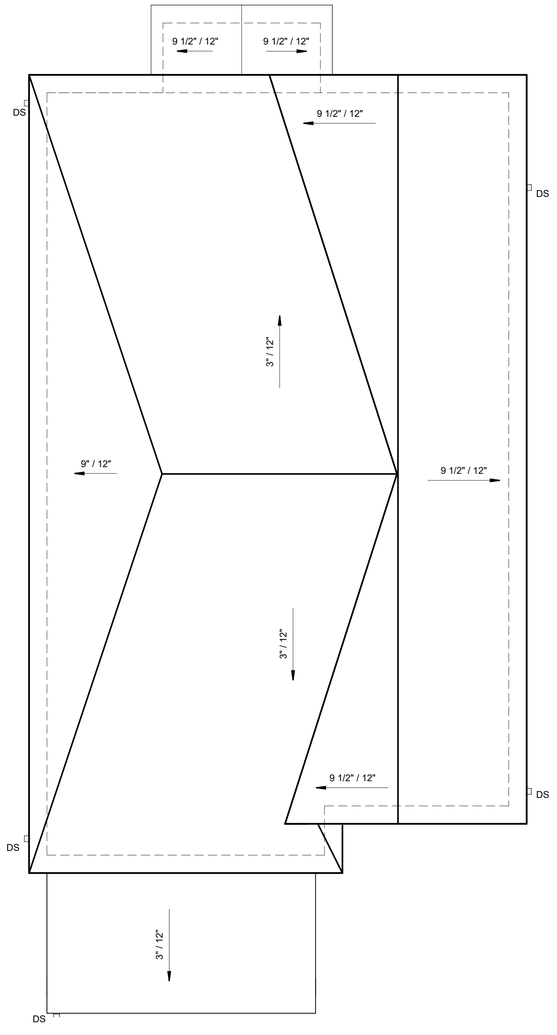
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A2

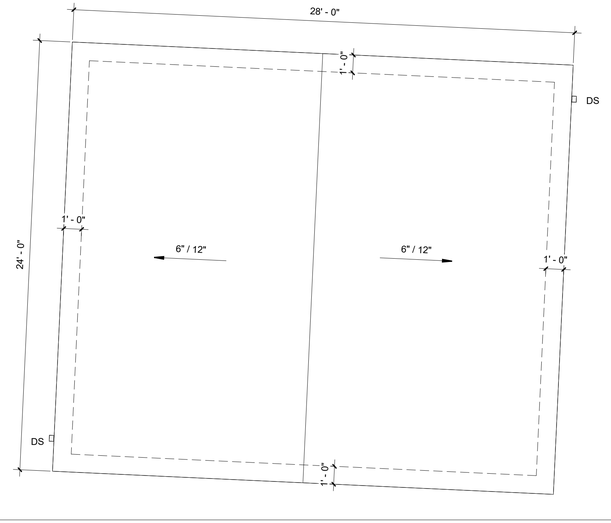
FLOOR PLANS

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F5 ROOF PLAN
1/4" = 1'-0"



ROOF PLAN GENERAL NOTES

TRUSS LAYOUT SHOWN IS FOR DIAGRAMMATIC PURPOSES ONLY. SEE MANUFACTURERS SHOP DRAWINGS FOR ACTUAL LAYOUT.

ALL PLUMBING VENTS TO BE LOCATED AT THE REAR. REFER TO SPECIFICATIONS FOR ADDITIONAL INFORMATION.

PROVIDE VENTING AT THE SOFFIT AND ROOF AT QUANTITIES NOTED ON PLANS.

PROVIDE PERMANENT TRUSS BRACING PER BCSI-B3 AT LOCATIONS IDENTIFIED BY TRUSS DESIGN DOCUMENTS.

BRACE GABLE END ACCORDING TO DETAIL ON THIS SHEET

PLAN LEGEND

- BEARING WALL
- WALL BELOW
- BEARING WALL ABOVE
- STRUCTURAL WOOD/ENG WOOD MEMBER ABOVE
- STRUCTURAL STEEL MEMBER ABOVE
- TRUSS
- HANGER
- BEARING POINT

KEYNOTES

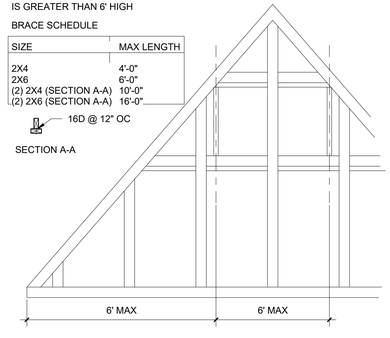
NOTE: ** ONLY REQUIRED IF GABLE IS GREATER THAN 6' HIGH

BRACE SCHEDULE

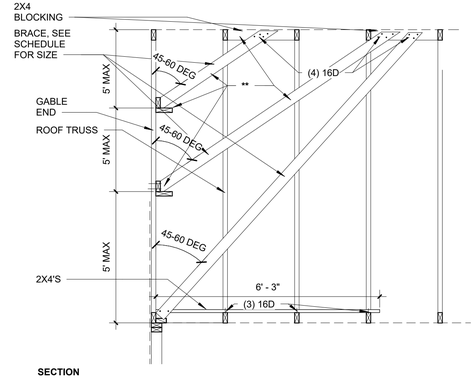
SIZE	MAX LENGTH
2X4	4'-0"
2X6	6'-0"
(2) 2X4 (SECTION A-A)	10'-0"
(2) 2X6 (SECTION A-A)	16'-0"

16D @ 12" OC

SECTION A-A



ELEVATION



SECTION

B5 GABLE END BRACING
1/2" = 1'-0"

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A4

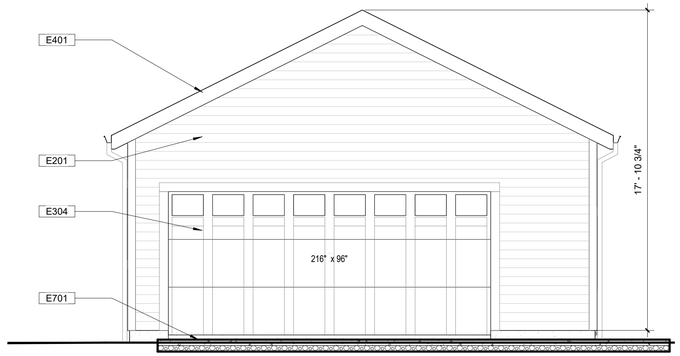
ROOF PLAN

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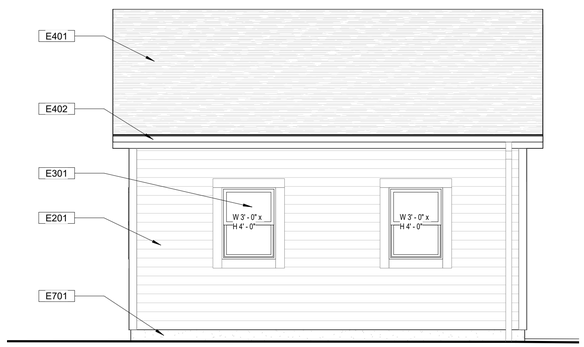
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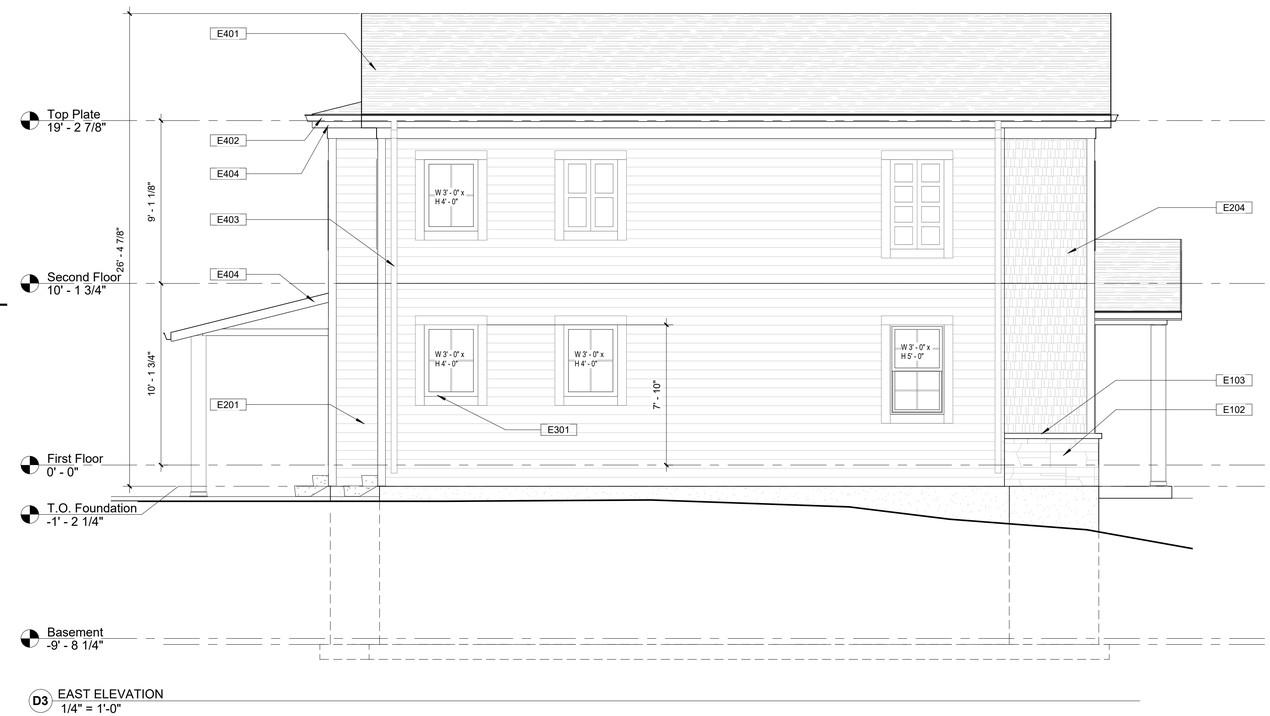
F2 GARAGE - SOUTH ELEVATION
1/4" = 1'-0"



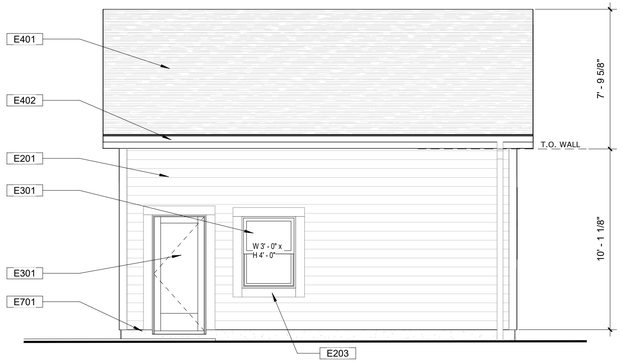
F3 GARAGE - NORTH ELEVATION
1/4" = 1'-0"



F5 GARAGE - EAST ELEVATION
1/4" = 1'-0"



D3 EAST ELEVATION
1/4" = 1'-0"



D5 GARAGE - WEST ELEVATION
1/4" = 1'-0"



C5 SOUTH ELEVATION
1/4" = 1'-0"

ELEVATION GENERAL NOTES

1. SLOPE GRADE AWAY FROM FOUNDATION MINIMUM 1/8" : 12" FOR A DISTANCE OF 8' 0" OR TO A SWALE.

2. FOOTINGS & PIERS: BOTTOM OF ALL FOOTINGS TO BE SET ON VIRGIN SOIL. TOP OF FOOTING SHALL BE A MINIMUM OF 30" BELOW GRADE. PIERS TO EXTEND MINIMUM 24" INTO SOLID VIRGIN SOIL

3. BRICK VENEER: ALL SOLDIER AND ROWLOCK HEADERS, SILLS AND TRIM TO PROJECT 1/2". UNLESS NOTED OTHERWISE.

5. ROOF FLASHING: PROVIDE CORROSION-RESISTANT METAL FLASHING AT ALL ROOF VALLEYS, WALL AND CHIMNEY INTERSECTIONS, PORCHES, DECKS, ETC.

7. GENERAL CONTRACTOR SHALL CONFIRM USE AND TYPE OF ALL TRIM ACCESSORIES WITH SUPPLIER BEFORE ORDERING.

KEYNOTES

E102	STONE: NATURAL INDIANA LIMESTONE
E103	LIMESTONE BAND, 3" HIGH WITH BEVELED EDGE AND DRIP EDGE.
E201	SIDING: LP FIBERCEMENT SIDING , 6" EXPOSURE.
E203	FIBER CEMENT TRIM - LP'S 540 SERIES REVERSIBLE TRIM. SMOOTH SIDE VISIBLE. 1X6.
E204	LP COMPOSITE SHAKE SIDING. CEDAR FINISH.
E251	COMPOSITE SHUTTERS.
E301	WINDOWS AND DOORS: BASIS OF DESIGN IS "100 SERIES" DOUBLE HUNG, CASEMENT, AWNING WINDOWS AND HINGED PATIO DOORS BY ANDERSEN WITH LOW-E4 GLASS. OR AS SELECTED BY OWNER MFR'S. EXTERIOR COLOR (BLACK)
E304	GARAGE DOORS: OVERHEAD INSULATED METAL GARAGE DOORS, TRADITIONAL STYLE, WITH TEMPERED GLASS. AMARR LINCOLN SHOWN.
E401	ROOFING: COMPOSITE I ASPHALT ARCHITECTURAL SHINGLES AS SELECTED BY OWNER. PROVIDE METAL FLASHING AT VALLEYS AND SIDEWALLS. (SEE GENERAL NOTES)
E402	GUTTERS: PREFINISHED ALUMINUM, STYLE 'E' ACCORDING TO SMACNA 2007 STANDARD.
E403	DOWNSPOUTS: PREÅ·FINISHED ALUMINUM SMOOTH. TERMINATE DOWNSPOUT AT GRADE WITH SPLASHBLOCK-OR-PROVIDE BOOT.
E404	ALUMINUM FASCIA.
E701	CONCRETE FOUNDATION.
E702	CONCRETE STOOP. PROVIDE METAL FLASHING AT WALL.

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MISSOURI ARCHITECT COA : A-2025039771

owner: Vitaly Homes
Vitaly Tyulyaev

project:
852 Queen Anne
Single Family Residence

Project number 25101
Date 10/06/2026

No.	Description	Date

MISSOURI ARCHITECT :
PAVEL P. IVANCHUK
LIC# A-2015008757

STATE OF MISSOURI
PAVEL P. IVANCHUK
NUMBER A-2015008757
ARCHITECT

A6

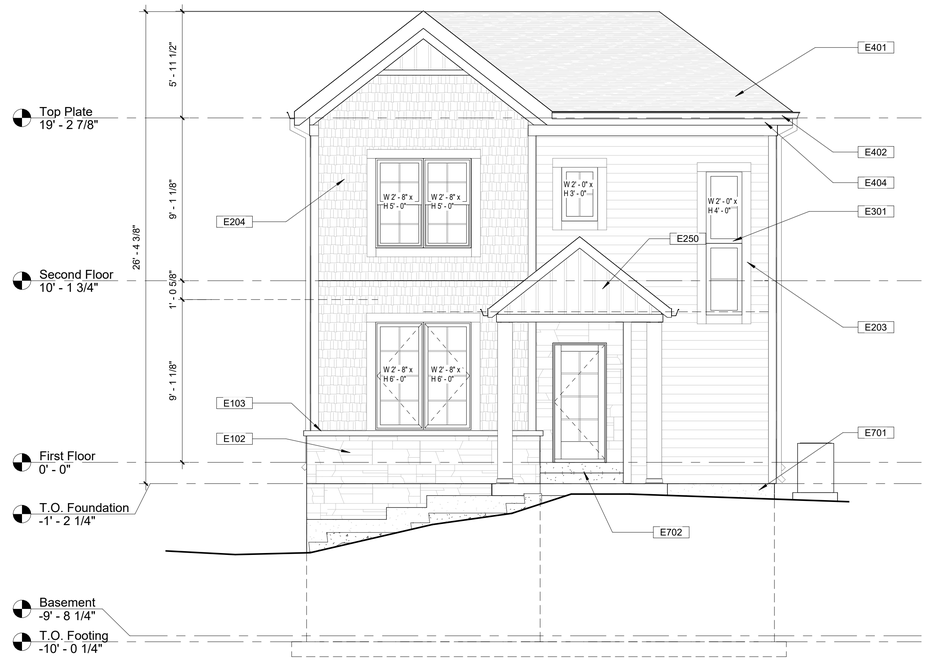
EXTERIOR ELEVATIONS

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E3 WEST ELEVATION
1/4" = 1'-0"



D5 NORTH ELEVATION
1/4" = 1'-0"

ELEVATION GENERAL NOTES

1. SLOPE GRADE AWAY FROM FOUNDATION MINIMUM 1/8" : 12" FOR A DISTANCE OF 8'-0" OR TO A SWALE.

2. FOOTINGS & PIERS: BOTTOM OF ALL FOOTINGS TO BE SET ON VIRGIN SOIL. TOP OF FOOTING SHALL BE A MINIMUM OF 30" BELOW GRADE. PIERS TO EXTEND MINIMUM 24" INTO SOLID VIRGIN SOIL

3. BRICK VENEER: ALL SOLDIER AND ROWLOCK HEADERS, SILLS AND TRIM TO PROJECT 1/2". UNLESS NOTED OTHERWISE.

5. ROOF FLASHING: PROVIDE CORROSION-RESISTANT METAL FLASHING AT ALL ROOF VALLEYS, WALL AND CHIMNEY INTERSECTIONS, PORCHES, DECKS, ETC.

7. GENERAL CONTRACTOR SHALL CONFIRM USE AND TYPE OF ALL TRIM ACCESSORIES WITH SUPPLIER BEFORE ORDERING.

KEYNOTES

E102	STONE: NATURAL INDIANA LIMESTONE
E103	LIMESTONE BAND, 3" HIGH WITH BEVELED EDGE AND DRIP EDGE.
E201	SIDING: LP FIBERCEMENT SIDING , 6" EXPOSURE.
E203	FIBER CEMENT TRIM - LP'S 540 SERIES REVERSIBLE TRIM. SMOOTH SIDE VISIBLE. 1X6.
E204	LP COMPOSITE SHAKE SIDING. CEDAR FINISH.
E250	LP COMPOSITE BOARD AND BATTEN SIDING. 1X2 BOARDS @ 16" OC. CEDAR FINISH.
E301	WINDOWS AND DOORS: BASIS OF DESIGN IS "100 SERIES" DOUBLE HUNG, CASEMENT, AWNING WINDOWS AND HINGED PATIO DOORS BY ANDERSEN WITH LOW-E4 GLASS. OR AS SELECTED BY OWNER MFR'S. EXTERIOR COLOR (BLACK)
E401	ROOFING: COMPOSITE I ASPHALT ARCHITECTURAL SHINGLES AS SELECTED BY OWNER. PROVIDE METAL FLASHING AT VALLEYS AND SIDEWALLS. (SEE GENERAL NOTES)
E402	GUTTERS: PREFINISHED ALUMINUM, STYLE 'E' ACCORDING TO SMACNA 2007 STANDARD.
E403	DOWNSPOUTS: PREÂ-FINISHED ALUMINUM SMOOTH. TERMINATE DOWNSPOUT AT GRADE WITH SPLASHBLOCK-OR-PROVIDE BOOT.
E404	ALUMINUM FASCIA.
E502	AC CONDENSER UNITS ON CONCRETE PAD.
E701	CONCRETE FOUNDATION.
E702	CONCRETE STOOP. PROVIDE METAL FLASHING AT WALL.

osnova architecture
101 S BRENT AVE
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