



APPLICATION FOR ARCHITECTURAL REVIEW BOARD

APPLICATION DATE 10/27/23 DATE OF ARB MEETING 11/8/23 ESTIMATED COST \$250,000

PROJECT ADDRESS 1020 NOLAN DR. GLENDALE, MO 63122

NAME OF PROPERTY OWNER SEAN & MEGAN MILLER PHONE NUMBER 314-902-4961

CONTRACTOR (NAME) DANGOS BUILDERS *Tim* PHONE NUMBER 314-894-9494

CONTRACTOR ADDRESS 11133 LINDBERGH BUSINESS CT., ST. LOUIS MO *314 220 5844*

ARCHITECT (NAME) WILL WRIGHT PHONE NUMBER 314-691-7267

ARCHITECT ADDRESS 6752 WALSH ST., ST. LOUIS MO *Tim @ Dango Builders .com*

DETAILED DESCRIPTION OF WORK BEING PROPOSED: THREE STORY REAR ADDITION PLUS REMODEL KITCHEN BEDROOMS AND BATHS

FLOOR AREA RATIO .34 (FAR = Floor area divided by total area of lot. Floor area includes all areas provided with heat and/or air conditioning. All living space with ceiling heights of sixteen (16) feet or greater shall be counted at 200%. Attached garages shall be counted at 50%. Exclude any finished or unfinished basement, a detached garage, and any unenclosed porch).

TOTAL FLOOR AREA OF NEW CONSTRUCTION (SQ. FT.) 800

TOTAL FLOOR AREA OF EXISTING STRUCTURE (SQ. FT.) 1735

TOTAL SQ. FT. OF LOT 7460 WIDTH AND DEPTH OF LOT (FT.) 57.4X130

HEIGHT OF STRUCTURE 30' NUMBER OF STORIES 2

ESTIMATED COMMENCE DATE 1/1/24 EST. COMPLETION DATE 9/1/24

Each application shall be accompanied with payment of a fee as follows:
Addition or Accessory Structure: \$150.00
New Home: \$200.00

Applications must also include 10 copies of the following items collated into individual packets. Packets not collated may be accepted for scheduling purposes, but will be returned to applicants for collation and are due no later than 12:00 p.m. one week prior to the scheduled ARB meeting. (Please check each item included):

LANDSCAPE PLAN CHECKLIST

The Architectural Review Guidelines, adopted by Ordinance 3-14, August 4, 2014, require Applicants to submit a landscape plan. The following checklist sets forth what must generally be included in the Applicant's submission to fulfill the requirement to submit a landscape plan:

1. Project title listing project name, owner name and name of firm or individual preparing the plan.
2. Scaled base plan using current information from the site development plan depicting existing and proposed grades, and showing final arrangements of all buildings and structures.
3. Location of all lot lines, building setbacks, and easements as depicted on the overall site plan.
4. North arrow.
5. Graphic and Written Scale.
6. Graphic legend depicting existing vegetation and proposed conditions.
7. Location of all improvements such as walks, patios, driveways, and walls shown on the site development plan.
8. Location of all existing and proposed utilities and sewers.
9. Location of all proposed sediment control devices.
10. Graphic depiction of all existing trees including location, types and caliper inch as measured at a Diameter Breast Height (DBH) of 4.5 feet above grade.
11. Graphic depiction of the accurate drip line canopy of all existing trees showing the extent of the critical root zone.
12. Clear designation and tabulation of all existing trees to be saved or preserved, removed or impacted.
13. Proposed tree protection and preservation measures for all saved and impacted trees depicted on plan.
14. Graphic depiction and plant schedule of all proposed trees to be planted including location, species and caliper inch as measured at a DBH of 4.5 feet above grade.
15. Graphic depiction and plant schedule of all proposed landscape plantings, shrubs, lawn areas and groundcovers.
16. Graphic depiction indicating limits of ground disturbance and all associated areas of lawn to be seeded or sodded upon project completion.

Joanne Carr

From: Will Wright <willwrightarchitect@outlook.com>
Sent: Friday, October 13, 2023 12:18 PM
To: Joanne Carr
Cc: Tim Dangos
Subject: RE: 1020 Nolan Drive

CAUTION: This email originated from outside your organization. Exercise caution when opening attachments or clicking links, especially from unknown senders.

Joanne,

I am the Architect who prepared the submittal and it appears to me that all of the review comments are adequately addressed on the drawings. Contours are indicated at 2' intervals which is common practice when minimal grade change occurs across a project work area. The setback measurements are indicated on the site drawing. Grade measurements are indicated as finish grade changes on the building elevations. There is no requirement for this item listed in the application form or defined in the ordinances so I will need some guidance as to what grade measurements is referring to if the drawings are still deficient. The piping and drainage pit, if referring to stormwater, is indicated on the stormwater/landscape site. The Owners survey does not locate utilities and other than the overhead electrical service which remain as is there are no services impacted by the design. For caliper and species of trees the application lists to indicate proposed work and since this project does not remove any there is none proposed. Other than the utilities issue all of the items you mention are addressed in the submittal as is and if this comes up during the Board Meeting the Contractor should be able to address any concerns. Tim is copied on this email so I will let him contact you if needed.

Sent from [Mail](#) for Window.

From: [Tim Dangos](#)
Sent: Friday, October 13, 2023 10:21 AM
To: [Will Wright](#)
Subject: FW: 1020 Nolan Drive

Joanne just sent this to me.

From: Joanne Carr <jcarr@glendalemo.org>
Sent: Friday, October 13, 2023 10:13 AM
To: Tim Dangos <tim@dangosbuilders.com>
Subject: 1020 Nolan Drive

Hi Tim,

Following review of the submission for the upcoming ARB meeting in November, we will need the following information:

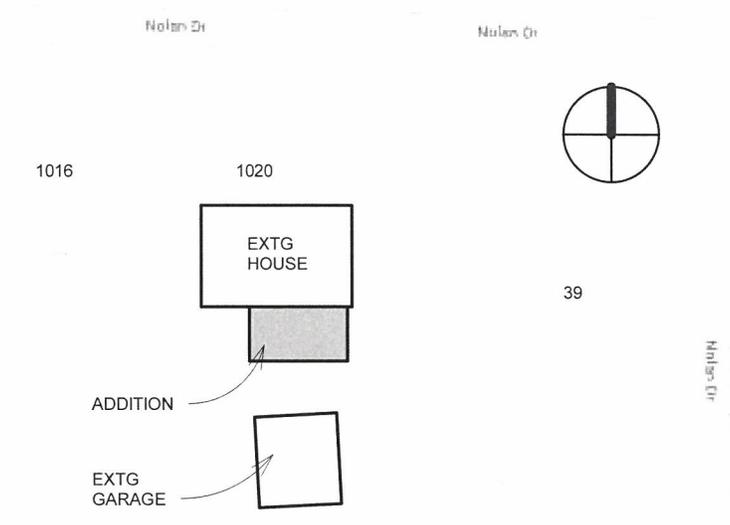
Engineered Site plan to include 1' contours, grade measurements for the three story addition, all setback measurements, location of piping and drainage pit, and location of utilities;
Include caliper and species of trees on site (even though construction will not be close).

Thank you,

Joanne Carr



1020



Addition & Remodel

1020 Nolan Dr., Glendale MO

A1

For: Sean & Megan Miller
WillWrightArchitect

Sole Proprietor AR 004690

9/21/23

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 6752 Walsh St., St. Louis MO 63109 WillWrightArchitect@outlook.com 314.691.7267



1016



Addition & Remodel

39

1020 Nolan Dr., Glendale MO

A2

For: Sean & Megan Miller
WillWrightArchitect

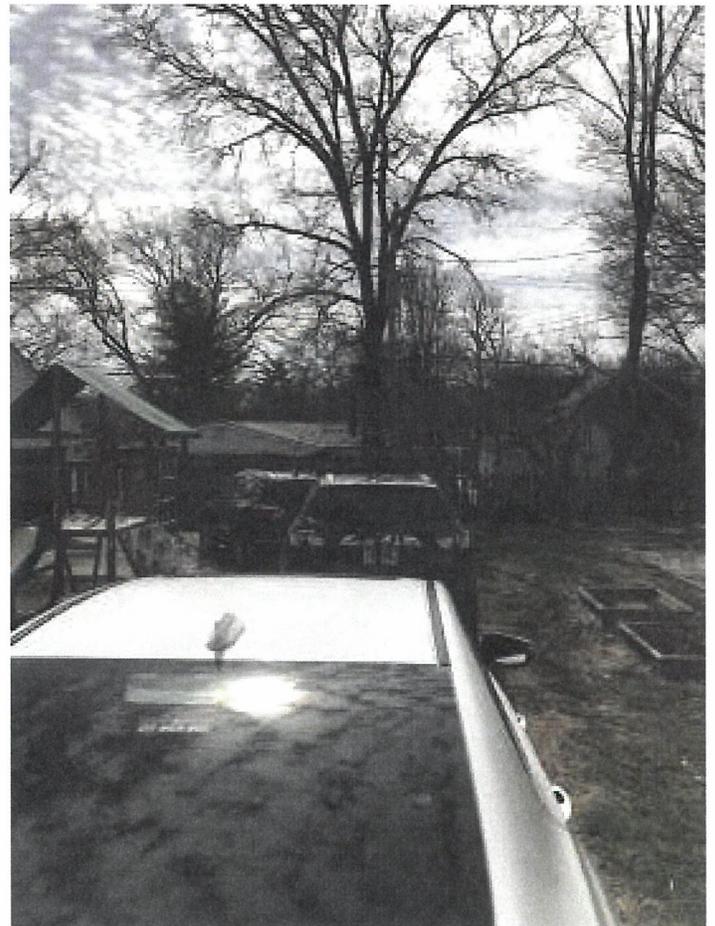
Sole Proprietor AR 004690

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REAR YARD AND NEIGHBORS



Addition & Remodel

1020 Nolan Dr., Glendale MO

A3

For: Sean & Megan Miller
WillWrightArchitect

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1

COLOR ELEVATION

Addition & Remodel

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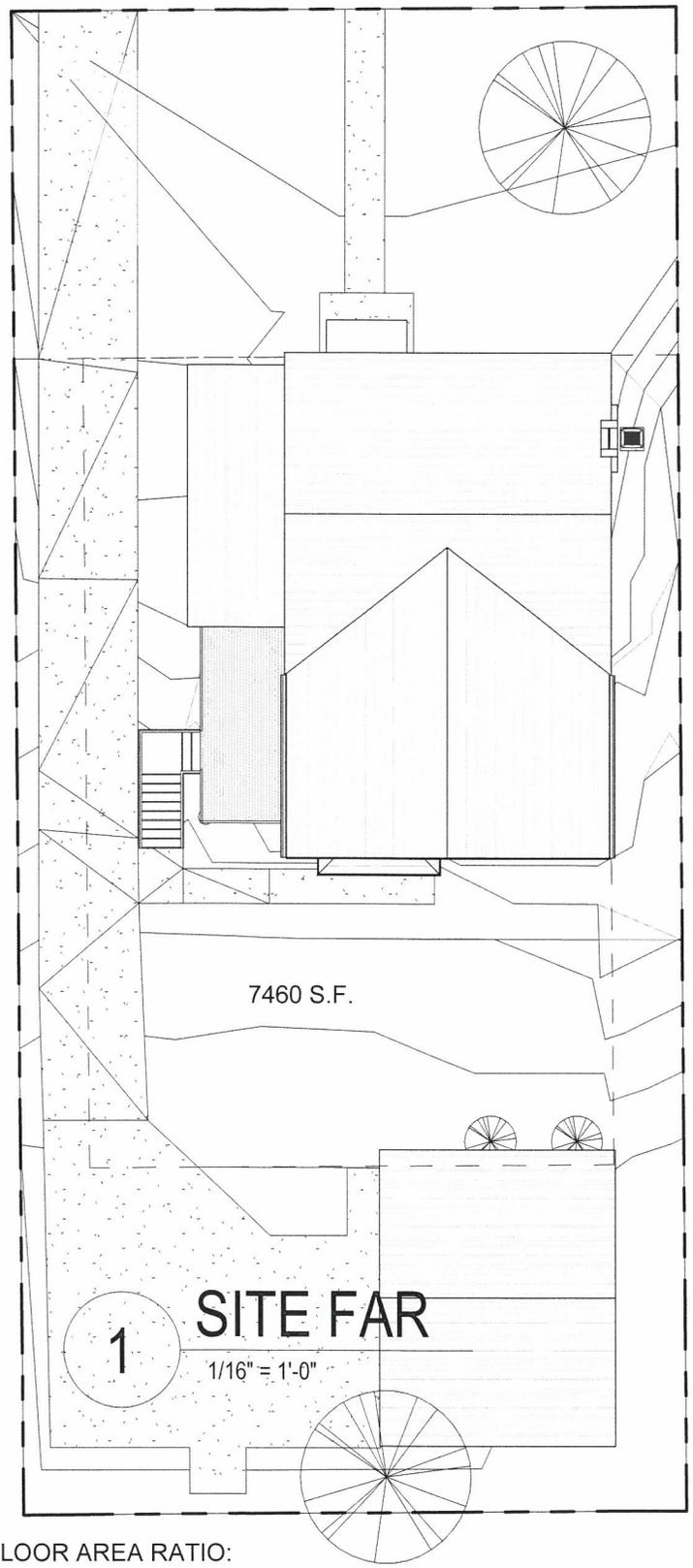
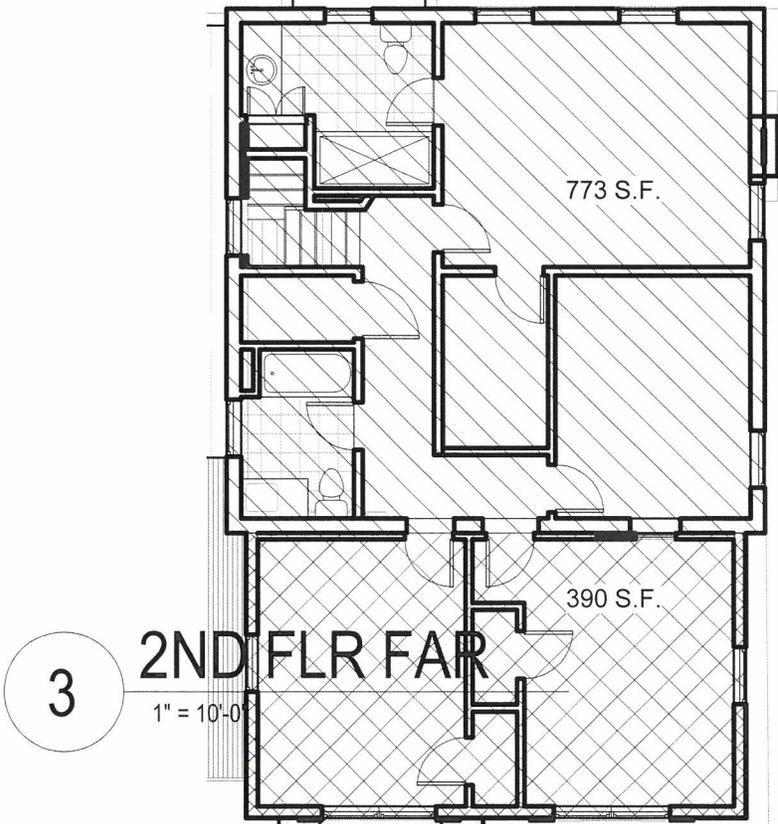
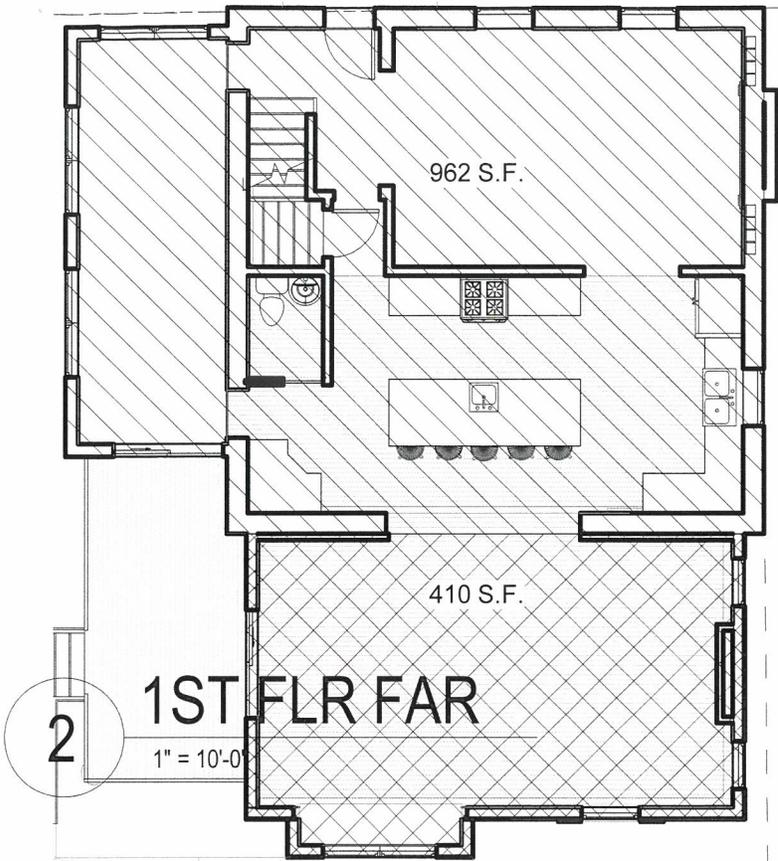
A4

For: Sean & Megan Miller
WillWrightArchitect

Sole Proprietor AR 004690

9/21/23

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FLOOR AREA RATIO:

7460 S.F. X 0.35 = 2611 ALLOWED
 1372 (1ST FLR) + 1163 (2ND FLR) = 2535 S.F. PROPOSED
 (LOWER LEVEL QUALIFIES AS BASEMENT AND IS NOT INCLUDED IN FAR CALCULATION)
 2535 / 7460 = .34

Addition & Remodel

1020 Nolan Dr., Glendale MO

A5

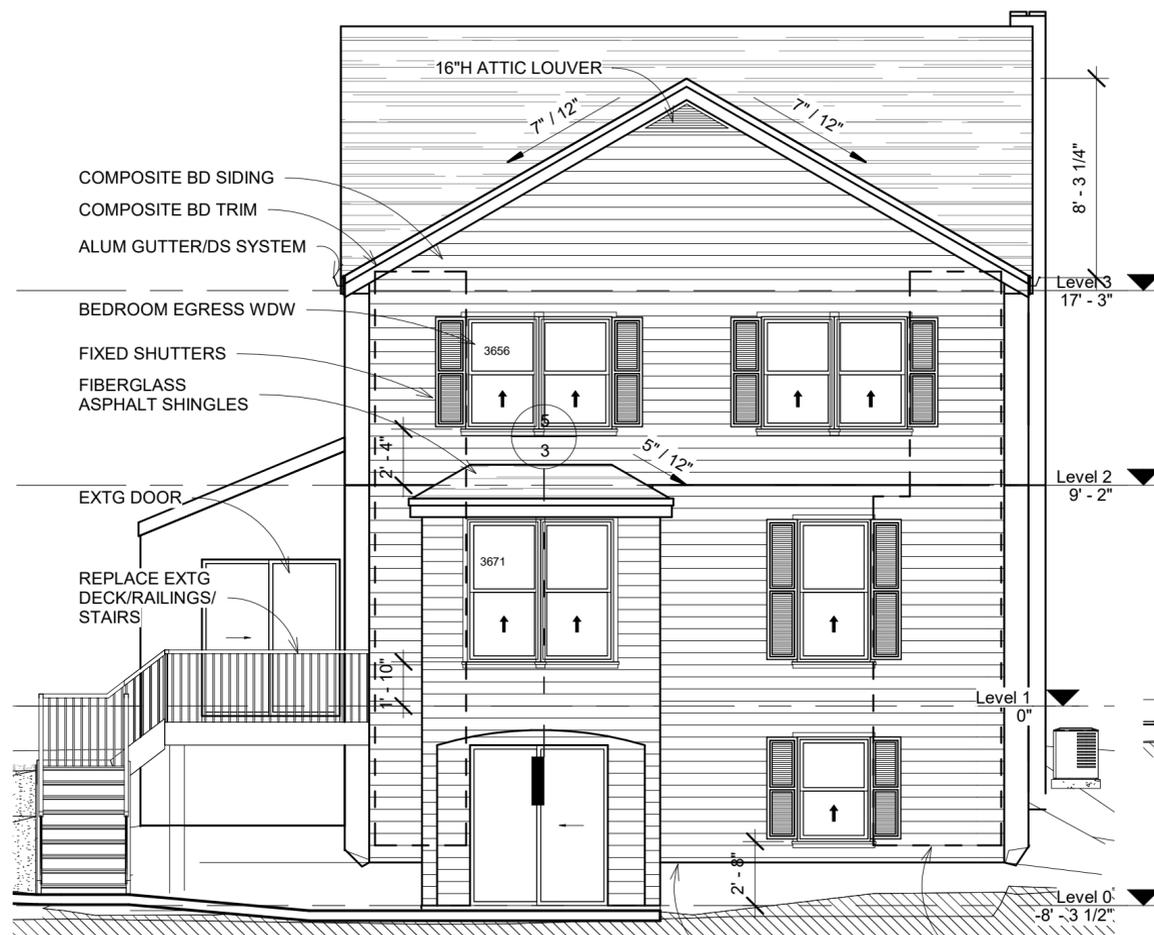
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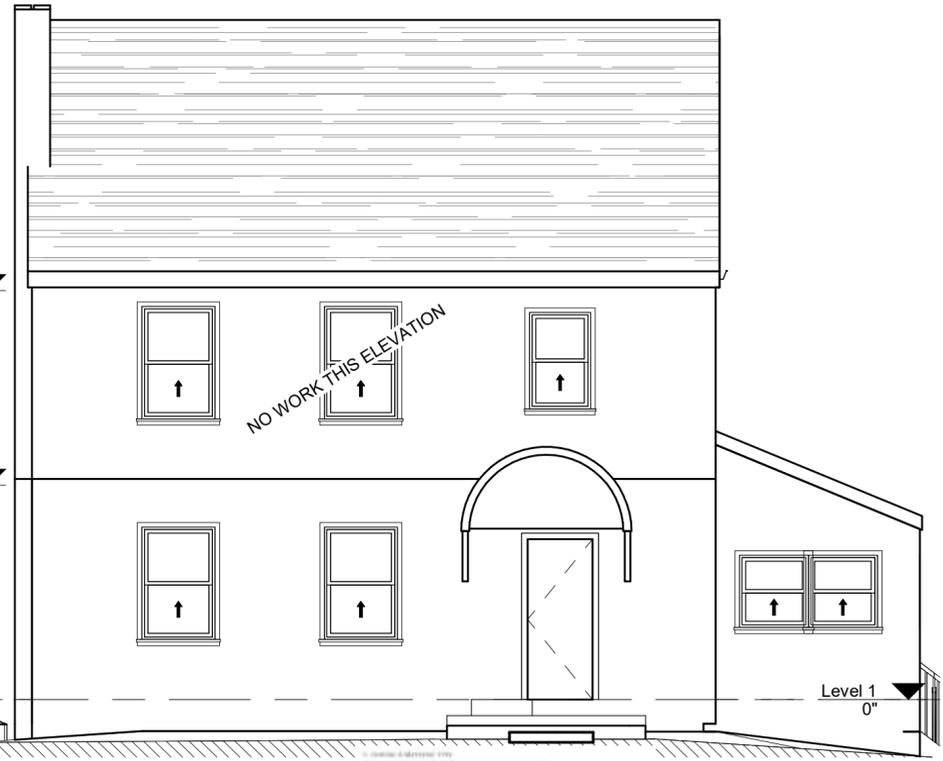
6752 Walsh St., St. Louis MO 63109 WillWrightArchitect@outlook.com 314.691.7267



2 SOUTH
3/16" = 1'-0"

INDICATES GRADE AT FACE OF WALL

NOTE: INDICATES BRACED WALL PANEL EXTENT NAIL 8d 6" O.C. PERIMETER/12" O.C. FIELD BLKG ALL HORIZ JOINTS



5 NORTH
3/16" = 1'-0"

JELD-WEN WINDOW EGRESS & OPNG CALCULATOR

Single-Fang Side Load - Top Shores

SELECT INPUT TYPE:

1. Existing Window

2. New Window

3. Existing Door

4. New Door

5. Existing Stair

6. New Stair

7. Existing Deck

8. New Deck

9. Existing Ramp

10. New Ramp

11. Existing Walkway

12. New Walkway

13. Existing Staircase

14. New Staircase

15. Existing Landing

16. New Landing

17. Existing Platform

18. New Platform

19. Existing Balcony

20. New Balcony

21. Existing Terrace

22. New Terrace

23. Existing Deck

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27. Existing Walkway

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689. Existing Platform

690. New Platform

691. Existing Balcony

692. New Balcony

693. Existing Terrace

694. New Terrace

695. Existing Deck

696. New Deck

697. Existing Ramp

698. New Ramp

699. Existing Walkway

700. New Walkway

701. Existing Staircase

702. New Staircase

703. Existing Landing

704. New Landing

705. Existing Platform

706. New Platform

707. Existing Balcony

708. New Balcony

709. Existing Terrace

710. New Terrace

711. Existing Deck

712. New Deck

713. Existing Ramp

714. New Ramp

715. Existing Walkway

716. New Walkway

717. Existing Staircase

718. New Staircase

719. Existing Landing

720. New Landing

721. Existing Platform

722. New Platform

723. Existing Balcony

724. New Balcony

725. Existing Terrace

726. New Terrace

727. Existing Deck

728. New Deck

729. Existing Ramp

730. New Ramp

731. Existing Walkway

732. New Walkway

733. Existing Staircase

734. New Staircase

735. Existing Landing

736. New Landing

737. Existing Platform

738. New Platform

739. Existing Balcony

740. New Balcony

741. Existing Terrace

742. New Terrace

743. Existing Deck

744. New Deck

745. Existing Ramp

746. New Ramp

747. Existing Walkway

748. New Walkway

749. Existing Staircase

750. New Staircase

751. Existing Landing

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765. Existing Staircase

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791. Existing Deck

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797. Existing Staircase

798. New Staircase

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805. Existing Terrace

806. New Terrace

807. Existing Deck

808. New Deck

809. Existing Ramp

810. New Ramp

811. Existing Walkway

812. New Walkway

813. Existing Staircase

814. New Staircase

815. Existing Landing

816. New Landing

817. Existing Platform

818. New Platform

819. Existing Balcony

820. New Balcony

821. Existing Terrace

822. New Terrace

823. Existing Deck

824. New Deck

825. Existing Ramp

826. New Ramp

827. Existing Walkway

828. New Walkway

829. Existing Staircase

830. New Staircase

831. Existing Landing

832. New Landing

833. Existing Platform

834. New Platform

835. Existing Balcony

836. New Balcony

837. Existing Terrace

838. New Terrace

839. Existing Deck

840. New Deck

841. Existing Ramp

842. New Ramp

843. Existing Walkway

844. New Walkway

845. Existing Staircase

846. New Staircase

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903. Existing Deck

904. New Deck

905. Existing Ramp

906. New Ramp

907. Existing Walkway

908. New Walkway

909. Existing Staircase

910. New Staircase

911. Existing Landing

912. New Landing

913. Existing Platform

914. New Platform

915. Existing Balcony

916. New Balcony

917. Existing Terrace

918. New Terrace

919. Existing Deck

920. New Deck

921. Existing Ramp

922. New Ramp

923. Existing Walkway

924. New Walkway

925. Existing Staircase

926. New Staircase

927. Existing Landing

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929. Existing Platform

930. New Platform

931. Existing Balcony

932. New Balcony

933. Existing Terrace

934. New Terrace

935. Existing Deck

936. New Deck

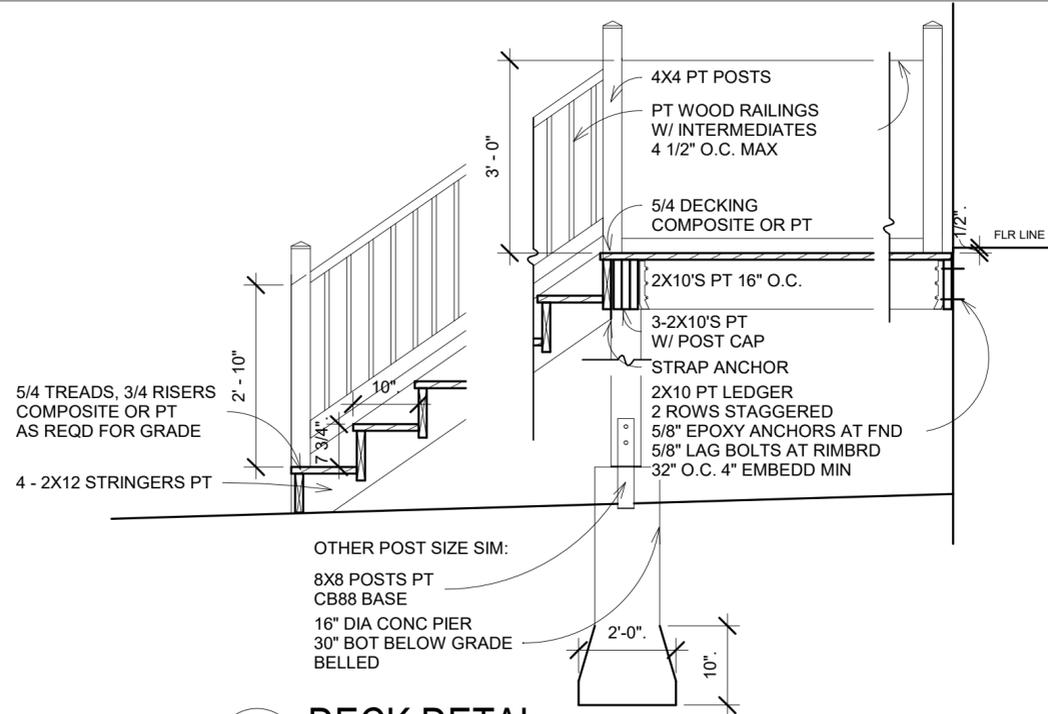
937. Existing Ramp

938. New Ramp

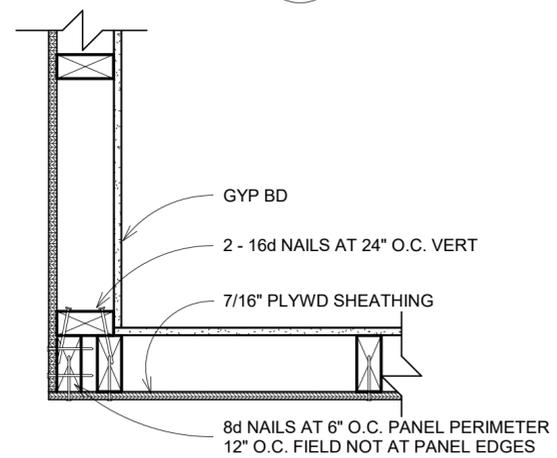
939. Existing Walkway

940. New Walkway

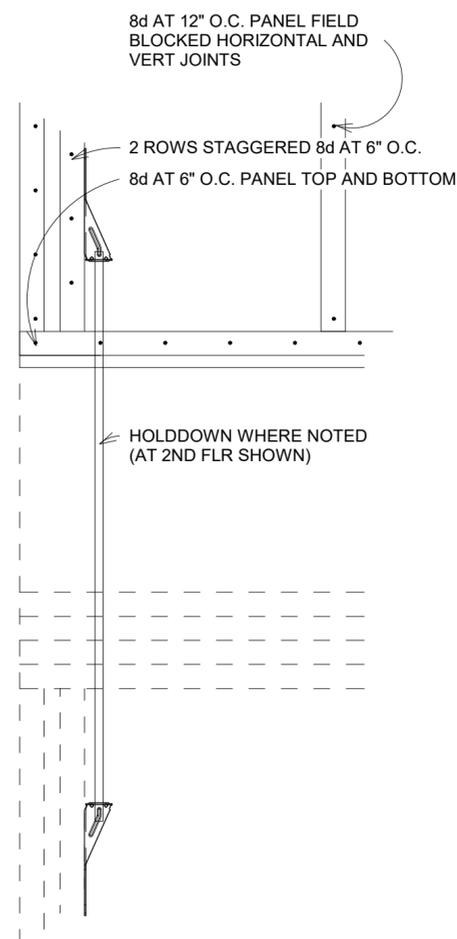
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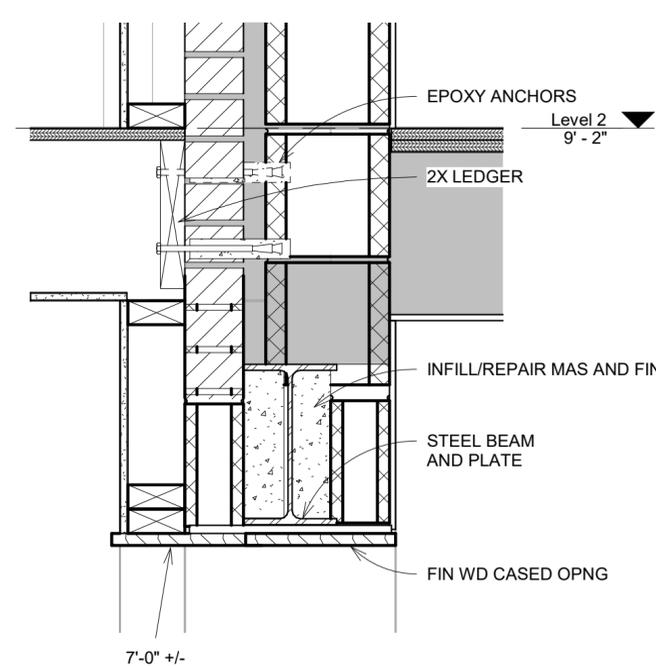
1 DECK DETAIL
1/2" = 1'-0"



3 BRACED WALL PANEL
1 1/2" = 1'-0"



2 BMA
1 1/2" = 1'-0"



LOADS:

- LIVE LOAD: ROOF 20 PSF, FLOOR 40 PSF
- DEAD LOAD: ROOF 15 PSF, FLOOR 12 PSF
- WIND SPEED 115 MPH
- LATERAL EARTH PRESSURE 60 PCF
- GROUND SNOW LOAD 20 PSF

FOUNDATIONS:

- NET ALLOWABLE SOIL BEARING CAPACITY: ISOLATED COLUMN FOOTINGS 1500 PSF
- SITE PREPARATION: PREPARE SUBGRADE FOR FOUNDATION CONSTRUCTION IN ACCORDANCE WITH PROJECT SPECIFICATIONS. PLACE FOUNDATIONS ON PREPARED SUBGRADE FREE OF STANDING WATER OR FROZEN MATERIALS. GEOTECHNICAL ENGINEER TO VERIFY SOIL BEARING CAPACITY AND SUITABILITY BEFORE PLACING CONCRETE.

CONCRETE:

- THE AMERICAN CONCRETE INSTITUTE PUBLICATIONS "SPECIFICATIONS FOR STRUCTURAL CONCRETE FOR BUILDINGS," ACI 301-84, SHALL GOVERN ALL CONCRETE WORK UNLESS SHOWN OR SPECIFIED OTHERWISE.
- STRENGTH: CONCRETE SHALL ATTAIN A MINIMUM 28 DAY COMPRESSIVE STRENGTH OF 3000 PSI UNLESS NOTED OTHERWISE.
- CURING: CURE CONCRETE IN ACCORDANCE WITH ACI 301 FOR FIVE (5) DAYS IMMEDIATELY FOLLOWING PLACEMENT.
- CONSTRUCTION JOINTS: ALL JOINTS SHALL BE KEYS. JOINTS SHALL BE CLEAN AND FREE OF LAITANCE AT TIME OF CONCRETE PLACEMENT. VERTICAL JOINTS SHALL BE THOROUGHLY WETTED AND COATED WITH NEAT CEMENT IMMEDIATELY BEFORE CONCRETE PLACEMENT. WHEN CONSTRUCTION JOINTS OTHER THAN THOSE SHOWN ON THE DRAWINGS ARE REQUIRED, EXTEND REINFORCING CONTINUOUSLY THROUGH THE JOINT AND ADD ADEQUATE SHEAR TRANSFER REINFORCEMENT.
- EMBEDDED ITEMS: REVIEW ALL DRAWINGS FOR EMBEDDED ITEMS. SECURELY FASTEN IN PLACE ANCHOR BOLTS, DOWELS AND OTHER SIMILAR ITEMS BEFORE PLACING CONCRETE. PIPES OTHER THAN ELECTRICAL CONDUITS SHALL NOT BE EMBEDDED IN STRUCTURAL CONCRETE EXCEPT WHERE SPECIFICALLY APPROVED.
- ADMIXTURES: USE OF ADMIXTURES OTHER THAN THOSE FOR AIR ENTRAINMENT SHALL BE APPROVED BY THE ENGINEER.

WOOD FRAMING:

- MINIMUM DESIGN VALUES IN POUNDS PER SQUARE INCH:
- STRUCTURAL FRAMING LUMBER (SOUTHERN PINE #2)
- 2x12 Fb=975 Ft=550 Fv=90 Fc||=1450 Fc^=565 E=1.6 X 106
- 2x10 Fb=1050 Ft=575 Fv=90 Fc||=1500 Fc^=565 E=1.6 X 106
- 2x8 Fb=1200 Ft=650 Fv=90 Fc||=1550 Fc^=565 E=1.6 X 106
- 2x6 Fb=1250 Ft=750 Fv=90 Fc||=1600 Fc^=565 E=1.6 X 106
- STUDS (SPRUCE-PINE-FIR)
- 2x4 Fb=675 Ft=325 Fv=70 Fc||=875 Fc^=425 E=1.2 X 106
- POST (WESTERN CEDARS GRADE NO. 2)
- 6x6 Fb=550 Ft=350 Fv=70 Fc||=425 Fc^=550 E=0.8 X 106
- TIMBER CONNECTIONS ON DRAWINGS ARE NOTED USING THE NOMENCLATURE FOR "STRONG-TIE" CONNECTORS MANUFACTURED BY SIMPSON STRONG-TIE COMPANY, INC. USE SIMPSON OR APPROVED EQUAL INSTALLED PER MANUFACTURER'S RECOMMENDATIONS.
- ALL BEARING WALLS SHALL HAVE MINIMUM 2 X 4 STUDS WITH 2 X 4 TOP AND BOTTOM PLATES.
- DOUBLE JOISTS UNDER PARTITIONS PARALLEL TO FRAMING.
- SUPPORT BEAMS, JOISTS, AND HEADERS BY DIRECT BEARING OR JOIST HANGERS. TOE NAILING AND END NAILING ARE NOT PERMITTED.
- SHEATHING: SHALL BE APA GRADE-TRADEMARKED.
- INSTALL SHEATHING PER MANUFACTURER'S INSTRUCTIONS WITH LONG PANEL DIMENSION ACROSS SUPPORTS AND CONTINUOUS OVER TWO OR MORE SPANS.
- CONSTRUCTION ADHESIVE FOR USE WITH SHEATHING SHALL CONFORM TO APA SPECIFICATION AFG-01.
- PROVIDE PANEL CLIPS FOR ROOF SHEATHING.

NAILING SCHEDULE:

CONNECTION	NAILING
JOIST TO SILL OR GIRDER, TOE NAIL	3-8d
BRIDGING TO JOIST, TOE NAIL EACH END	2-8d
STUD TO SOLE PLATE	4-8d OR 2-16d
SOLE PLATE TO JOIST OR BLOCKING, FACE NAIL	16d AT 16" O.C.
TOP PLATE TO STUD, END NAIL	2-16d
DOUBLED STUDS, FACE NAIL	16d AT 24" O.C.
DOUBLED TOP PLATES, FACE NAIL	16d AT 16" O.C.
CONTINUOUS HEADER TO STUD, TOE NAIL	4-8d
TRUSSES TO PLATE, TOE NAIL	3-8d
BUILT-UP CORNER STUDS	16d AT 24" O.C.
CONTINUOUS HEADER, TWO PIECES	16d AT 16" O.C.
LVL MULTI-PLY BEAMS	ALONG EACH EDGE 2 ROWS 10d AT 12" O.C. ALONG EACH EDGE

WOOD TRUSSES (WHERE USED):

- MAXIMUM TRUSS SPACING IS 24" ON CENTER.
- LUMBER TO BE NO. 2 KD S.Y.P. OR BETTER FOR CHORD MEMBERS.
- SUBMIT STRUCTURAL CALCULATIONS, SHOP DRAWINGS AND ERECTION PLANS FOR REVIEW BY THE STRUCTURAL ENGINEER. CALCULATIONS SHALL BE SEALED AND SIGNED ACROSS THE SEAL IN BLUE INK BY A REGISTERED ENGINEER.
- DESIGN TRUSSES AND METAL CONNECTOR PLATES IN ACCORDANCE WITH THE TRUSS PLATE INSTITUTE PUBLICATION "DESIGN SPECIFICATION FOR METAL PLATE CONNECTED WOOD TRUSSES," LATEST EDITION.
- PROVIDE ALL PERMANENT TRUSS BRACING INDICATED ON DRAWINGS OR SPECIFIED BY TRUSS MANUFACTURER. IN ADDITION, PROVIDE TEMPORARY BRACING AS INDICATED IN THE TRUSS PLATE INSTITUTE BOOKLET "BRACING WOOD TRUSSES: COMMENTARY AND RECOMMENDATIONS", BCSI-B6.
- USE 2 X WOOD FRAMING AS REQUIRED TO FORM ROOF HIP AND VALLEYS NOT FRAMED WITH TRUSSES.
- ROOF FRAMING SHOWN IS ONLY SUGGESTED. CHANGES TO SIMPLIFY FRAMING ARE ENCOURAGED IF PROFILES ARE MAINTAINED. ANY CHANGES ARE SUBJECT TO ARCHITECT AND ENGINEER APPROVAL.
- PROVIDE CONNECTION TO RESIST 200# UPLIFT AT EACH ROOF TRUSS BEARING POINT.

SAFETY:

- CONTRACTOR SHALL BE RESPONSIBLE FOR THE SAFETY OF THE BUILDING DURING CONSTRUCTION AND SHALL PROVIDE ADEQUATE SHORING, BRACING AND GUYS IN ACCORDANCE WITH ALL NATIONAL, STATE AND LOCAL SAFETY ORDINANCES. ANY DEVIATION MUST BE APPROVED PRIOR TO ERECTION.
- ALL ERECTION PROCEDURES SHALL CONFORM TO OSHA STANDARDS. ANY DEVIATION MUST BE APPROVED BY OSHA PRIOR TO ERECTION.
- CONTRACTOR SHALL BE SOLELY RESPONSIBLE FOR ALL EXCAVATION PROCEDURES INCLUDING LAGGING, AND SHORING AND SHALL PROVIDE ADEQUATE PROTECTION FOR ADJACENT PROPERTY, STRUCTURES, STREETS AND UTILITIES IN ACCORDANCE WITH ALL NATIONAL, STATE AND LOCAL SAFETY ORDINANCES.
- CONTRACTOR SHALL PROVIDE, ERECT AND MAINTAIN ALL SAFEGUARDS REQUIRED BY NATIONAL, STATE AND LOCAL ORDINANCES FOR PROTECTION OF THE WORKERS AND THE PUBLIC.

GENERAL:

- MATERIALS AND WORKMANSHIP SHALL CONFORM TO THE CONTRACT DOCUMENTS.
- CONTRACTOR SHALL BE RESPONSIBLE FOR COORDINATING THE WORK OF ALL TRADES AND SHALL CHECK ALL DIMENSIONS. ALL DISCREPANCIES SHALL BE CALLED TO THE ATTENTION OF THE ARCHITECT AND BE RESOLVED BEFORE PROCEEDING WITH THE WORK.
- SHOP DRAWINGS REQUIRED BY THE SPECIFICATIONS OR THESE GENERAL NOTES SHALL BE SUBMITTED TO THE ARCHITECT FOR REVIEW PRIOR TO FABRICATION.
- DRAWINGS INDICATE GENERAL AND TYPICAL DETAILS OF CONSTRUCTION WHERE CONDITIONS ARE NOT SPECIFICALLY INDICATED BUT ARE OF SIMILAR CHARACTER TO DETAILS SHOWN. SIMILAR DETAILS OF CONSTRUCTION SHALL BE USED SUBJECT TO REVIEW BY THE ARCHITECT.
- CONSULT ARCHITECTURAL, MECHANICAL AND ELECTRICAL DRAWINGS FOR VERIFICATION OF THE LOCATION AND DIMENSIONS OF INSERTS, OPENINGS, SLEEVES AND OTHER ITEMS TO BE EMBEDDED IN CONCRETE OR OTHERWISE INCORPORATED IN STRUCTURAL WORK.
- ALL INFORMATION SHOWN ON THE DRAWINGS RELATIVE TO EXISTING CONDITIONS IS GIVEN AS THE BEST PRESENT KNOWLEDGE, BUT WITHOUT GUARANTEE OF ACCURACY. WHERE ACTUAL CONDITIONS CONFLICT WITH THE DRAWINGS, THEY SHALL BE REPORTED TO THE ARCHITECT SO THAT THE PROPER REVISIONS CAN BE MADE. CONSTRUCTION DETAILS SHALL NOT BE MODIFIED WITHOUT WRITTEN APPROVAL FROM THE ARCHITECT.

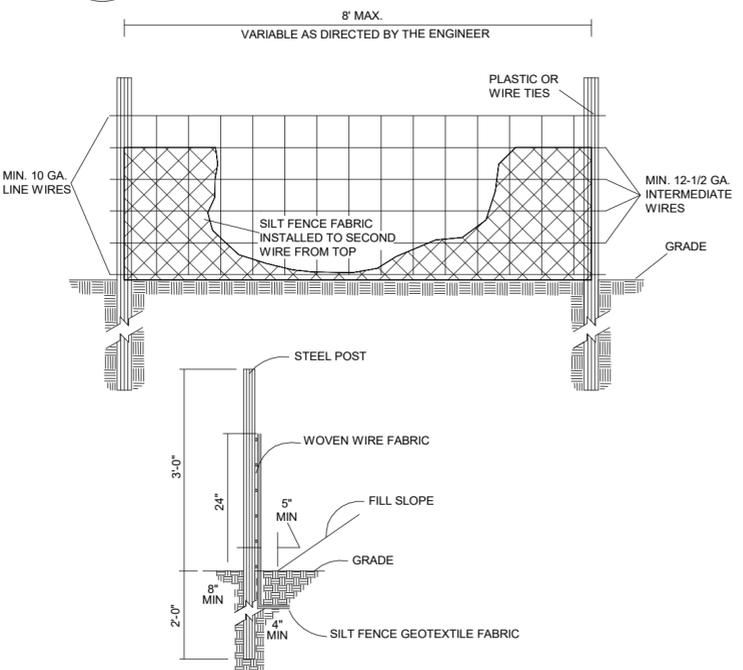
Addition & Remodel
 1020 Nolan Dr., Glendale MO
 For: Sean & Megan Miller

WillwrightArchitect
 AR 004609
 Sole Proprietor
 Design Planning Code Review
 WillwrightArchitect@outlook.com 314.691.7207
 6752 Walsh St., St. Louis MO 63109



6 LEAFGUARD DETAILS

12" = 1'-0"



- NOTES:
1. FLOW SHALL NOT RUN PARALLEL WITH THE FENCE.
 2. END OF SILT FENCE NEEDS TO BE TURNED UPHILL.

3 SILT FENCE

12" = 1'-0"

SITE INFILTRATION RATE= TBD IN/HR

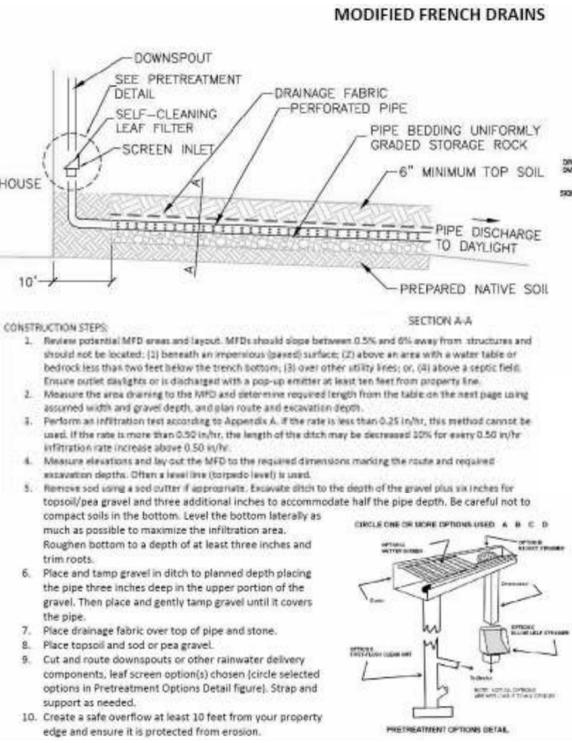
- IS BMP SUITABLE FOR SITE? YES NO TBD
- CAN BMP SIZE BE REDUCED? YES NO

Rooftop Area (square feet)	Depth of Gravel From Top of Pipe (inches)			
	18	24	30	36
100	7	5	4	4
500	35	25	20	20
1000	70	55	45	35
2000	140	110	90	75
3000	210	160	130	110
4000	280	215	175	150
5000	345	270	220	185

MEASURE CONTRIBUTING DRAINAGE AREA AND READ AREA FOR GIVEN MEDIA DEPTH.

CONTRIBUTING DRAINAGE AREA= 424 SQ FT
DEPTH OF STONE MEDIA= 24 INCHES
WIDTH OF TRENCH= 18 INCHES
LENGTH OF MFD= 25 FT

1. INSPECT GUTTERS AND DOWNSPOUTS, REMOVE ACCUMULATED LEAVES AND DEBRIS. CLEAN LEAF REMOVAL SYSTEM(S).
2. IF APPLICABLE, INSPECT PRETREATMENT DEVICES FOR SEDIMENT ACCUMULATION. REMOVE ACCUMULATED TRASH AND DEBRIS.
3. INSPECT MFD FOLLOWING A LARGE RAINFALL EVENT TO ENSURE OVERFLOW IS OPERATING AND FLOW IS NOT CAUSING PROBLEMS.



4 MOD FRENCH DRAIN

12" = 1'-0"

EROSION CONTROL NOTES:

ALL EROSION AND SEDIMENT CONTROL STRUCTURES TO BE INSPECTED EACH WORKING DAY AND MAINTAINED IN GOOD WORKING ORDER.

GROUND VEGETATION OUTSIDE THE IMMEDIATE BUILDING AREA TO BE PRESERVED DURING THE BUILDING PHASE.

EROSION AND SEDIMENT CONTROL MEASURES TO BE INSTALLED PRIOR TO COMMENCEMENT OF MAJOR EARTHWORK.

ANY STOCKPILES TO BE COVERED WITH AN IMPERVIOUS SHEET.

COORDINATE THE MAIN CUT FOR FOUNDATIONS DURING DRY WEATHER PERIODS AND ALL TRENCHING BACKFILLED.

DOWNSPOUTS ARE TO BE CONNECTED TO THE PERMANENT STORMWATER SYSTEM AS SOON AS PRACTICAL.

FLOOR AREA RATIO:

7460 S.F. X 0.35 = 2611 ALLOWED
1371.43 (1ST FLR) + 1163.16 (2ND FLR) = 2534.59 S.F. PROPOSED

DIFFERENTIAL RUNOFF:

LOT AREA:
7460 S.F. X 25% = 1865 S.F.

NET INCREASE IN IMPERVIOUS AREA:
3947 S.F. - 3689 S.F. = 258 S.F.

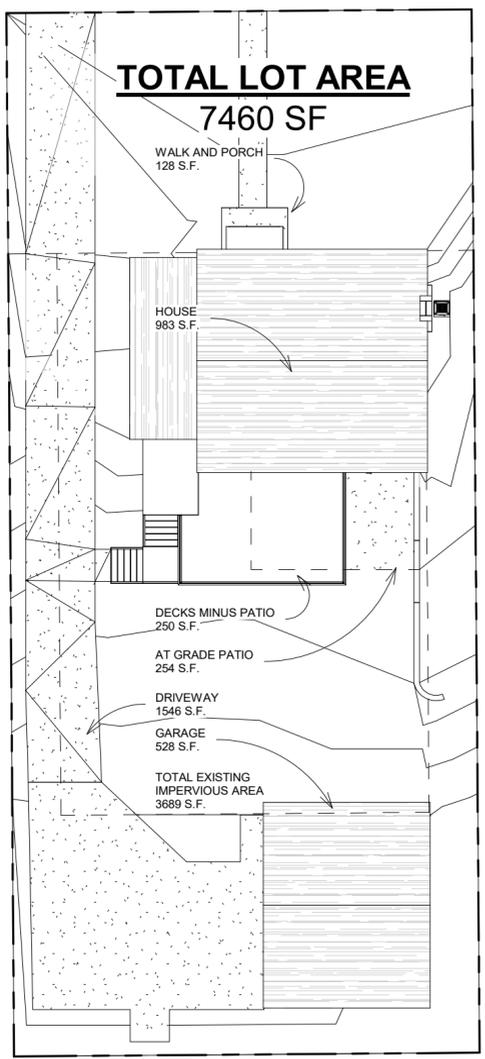
CONTRIBUTING DRAINAGE AREA:
3948 S.F. - 1865 S.F. = 2083 S.F.

NET INCREASE AT 258 S.F. IS LESS THAN CONTRIBUTING DRAINAGE AREA AT 2083 S.F.

SOLUTION:
DIVERT ROOF CAPTURED AREA SHOWN TO FRENCH DRAIN SYSTEM ADJACENT TO GROUND DISTURBED BY CONSTRUCTION AS SHOWN ON STORMWATER SITE DRAWING.

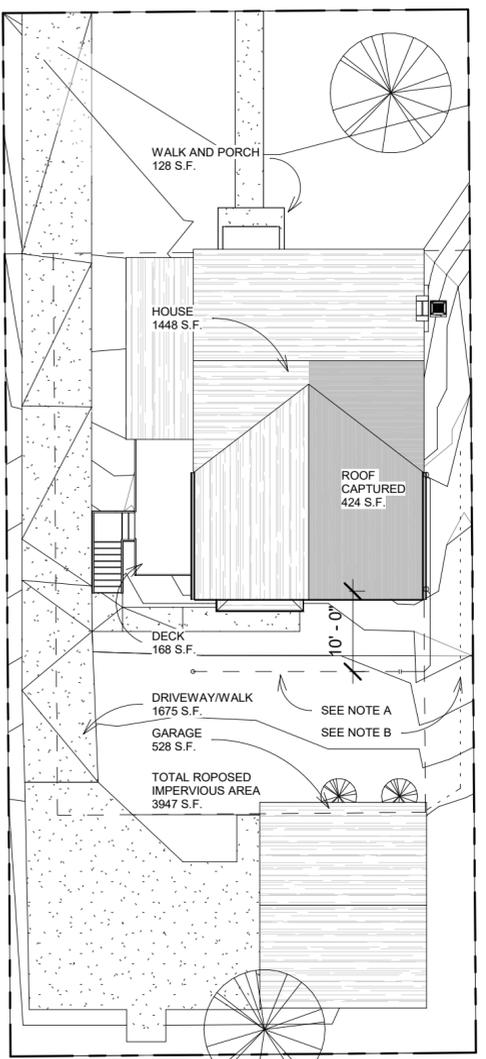
NOTE A:
PROVIDE 25' LONG 6" DIAMETER PERFORATED PIPE WITH POP-UP EMITTER SET IN 24" DEEP BY 18" WIDE GRAVEL FILL FRENCH DRAIN WITH 6" EARTH COVER AND 6" SOLID PIPE ROUTED TO ROOF DRAIN LEAF GUARD SYSTEM.

NOTE B:
PROVIDE SOIL EROSION BARRIERSILT FENCE ALONG ADJACENT PROPERTIES AS SHOWN ON STORMWATER SITE DRAWING.



1 EXISTING SITE

1/16" = 1'-0"



2 STORMWATER SITE

1/16" = 1'-0"

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