

PROPOSED NEW REAR ADDITION AT:
242 EDWIN AVE
 GLENDALE, MISSOURI



CITY OF GLENDALE
 ARCHITECTURAL REVIEW BOARD



LOCATION MAP
 NOT TO SCALE

FLOOR AREA RATIO	
TOTAL FLOOR AREA EXISTING -	1,271 SQ FT
TOTAL FLOOR AREA PROPOSED -	1,302 SQ FT
TOTAL NEW FLOOR AREA -	2,573 SQ FT
TOTAL LOT SQUARE FOOTAGE -	7,500 SQ FT
FAR =	34.3%

ARCHITECT: PAUL DEAN HUNSICKER
 CIVIL ENGINEER: CIVIL DESIGN, INC
 BUILDER: COMPASS DESIGN BUILD

TABLE OF CONTENTS	
1.	COVER PAGE
2.	FLOOR PLANS
3.	EXTERIOR ELEVATIONS
4.	COLOR RENDERING W/ MATERIALS
5.	SITE PLAN
6.	LANDSCAPE PLAN
7.	SUBJECT PROPERTY PHOTOS
8.	NEIGHBOR PROPERTY PHOTOS

--

NO.	DESCRIPTION	BY	DATE

SHEET TITLE:

PROJECT DESCRIPTION:
Wendell Residence
 242 Edwin Ave
 Glendale, MO 63122

COMPASS
 DESIGN | BUILD L.L.C.
 636-728-9477 pete@compass-sll.com

DATE:
 9/1/2023

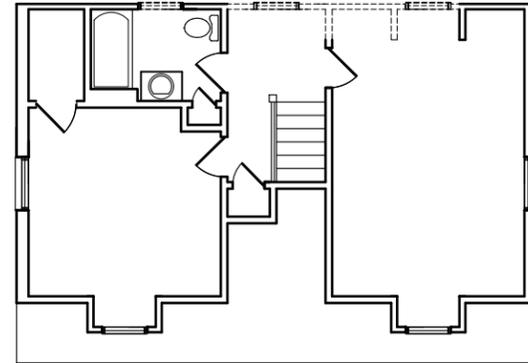
SCALE:

SHEET:

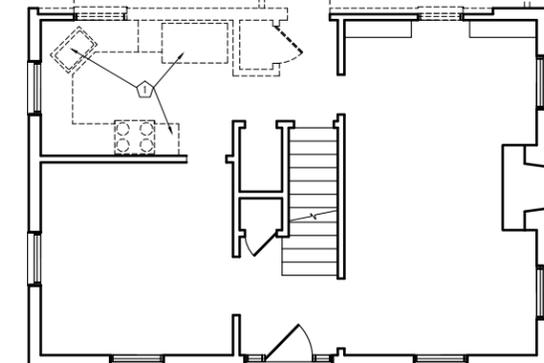
KEYED NOTES:

1. REMOVE APPLIANCES AND CABINETS AND RELOCATE CABINETS TO NEW PANTRY - VERIFY SALVAGED ITEMS W/ OWNER.
2. UNDER COUNTER MICROWAVE DRAWER.
3. ISLAND W/ FLUSH SERVING BAR - BACK TO BACK BASE CABINET BELOW.
4. WALL OVEN W/ MICROWAVE - VERIFY CONFIG. W/ OWNER.
5. GAS RANGE / OVEN W/ DIRECT VENT HOOD TO EXTERIOR.
6. EXISTING WINDOW TO REMAIN.
7. SINK W/ GARBAGE DISPOSAL AT ORIGINAL LOCATION.
8. EXISTING STAIR TO REMAIN - NO CHANGE.
9. WALL CABINETS ABOVE.
10. SPACE SAVER - 2" DIAM STANDPIPE, HOT / COLD HOSE BID - VENT DRYER DIRECTLY TO EXTERIOR - PROPER INSTALL W/ MAX. FREEZE PREVENTION AT EXTERIOR WALL AND MAINTAIN R13 MIN R-VALUE.
11. REMOVE BEARING WALL TO EXTENT OF NEW MATCHING OPENING AND HEADER.
12. 6'-0" X 3'-6" SHOWER PAN W/ TEMP. GL ENCLOSURE.
13. INSTALL DRYWALL SOFFIT AROUND NEW TRUNKLINE TO NEW ZONED FURNACE.
14. EXISTING ROOF TO REMAIN.
15. CANTILEVERED FIREPLACE ABOVE - INSTALL R13 MIN. INSUL - TYPICAL.
16. EXISTING FLOORING TO REMAIN - CONTINUE HARDWOOD INTO NEW FINISHED SPACE.
17. REMOVE WALL AT NEW MATCHING DRYWALL OPENING.
18. REMOVE ENTIRE DECK.
19. NEW 3" CONC. SLAB - SLOPE AWAY FROM HOUSE - TYPICAL.
20. DRYWALL WRAPPED 5TL BM.
21. BEAM POCKET - SET. BM. ON SHIM AND GROUT SOLID.
22. 8" THICK CONC. FOUNDATION W/ 2# 4 REBAR TOP AND BOTTOM - HT. TO MATCH EXISTING FOUNDATION - ON 24" X 8" CONC. FOOTING W/ 2# 4 REBAR 2'-6" MIN. BELOW FINISH GRADE W/ 2# 4 REBAR.
23. 1" RISER FROM FINISH SLAB TO NEW CONC. PATIO.
24. MATCHING OPENING.
25. 2 X 4 STUDS AT 16" O.C. ON TREATED GILL PLATE - TYPICAL - SEE DETAIL 2 SHEET 4.
26. VOID.
27. BELOW COUNTER REFRIGERATOR.
28. SINK W/ MICROWAVE ABOVE.
29. HIGH EFFICIENCY ZONED GAS FURNACE.
30. 2'-8" X 5'-0" SHOWER PAN W/ TEMP. GL ENCLOSURE.
31. 6 X 6 TREATED POST W/ COMPOSITE WRAP - TYPICAL.
32. LINE OF VAULT CEILING.
33. SLOPED CEILING AT EYEBROW DORMER ABOVE - SEE LEFT ELEVATION SHEET 2.

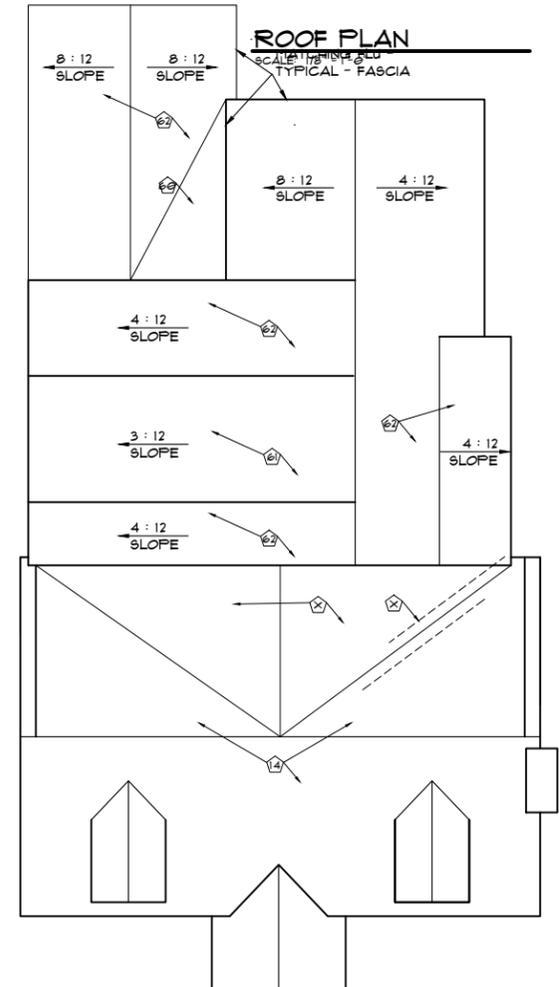
34. FOUNDATION OPENING.
35. 3'-6" HIGH X 8" THICK CONC. FOUNDATION W/ 2 # 4 REBAR TOP AND BOTTOM ON 24" X 8" CONC. FOOTING W/ 2 # 4 REBAR.
36. 3'-6" HIGH LANDSCAPE RETAINING WALL AND STEPS.
37. CONC. PATIO 8" BELOW TOP OF FOUNDATION.
38. EXISTING CONC. FOUNDATION TO REMAIN - NO CHANGE.
39. CANTILEVERED FLOOR ABOVE AT PRIMARY BATH - FRAME DOWN TO ALLOW FOR INSULATION BELOW PLUMBING - SEE DETAIL 1 SHEET 4.
40. NEW MATCHING OPENING AT PREVIOUS BEARING WALL.
41. FRAME IN PREVIOUS WINDOW OPENING.
42. 36" WIDE PREFAB GAS FIREPLACE W/ THIN CUT NATURAL STONE VENEER AT FIREPLACE FACADE AND HEARTH - INSTALL FIREPLACE W/ MANUF. SPECS. - SEE DETAIL 4 SHEET 4.
43. WATERLINE AT ICEMAKER AT REFRIGERATOR.
44. BASE CABINETS W/ GLASS FRONT WALL CABINETS ABOVE.
45. BEVERAGE REFRIGERATOR.
46. REPURPOSED CABINETS FROM PREVIOUS KITCHEN - VERIFY CONFIGURATION W/ OWNER.
47. NEW OPEN PANTRY SHELVE.
48. WIDENED MATCHING OPENING.
49. CANTILEVERED FLOOR ABOVE - INSTALL R13 MIN. BATT INSULATION AND COVER W/ EXTERIOR GRADE SHEATHING - TYPICAL.
50. LINE OF FINISHED BOX BM. ABOVE TO MATCH WIDTH OF FINISHED POST - TYPICAL.
51. PEDESTAL TUB.
52. 3'-0" HIGH COMPOSITE GRASPABLE RAILING W/ BALUSTERS AT 4" MAX. CLEAR BETWEEN BY TAAMKO 'MARQUEE' OR EQUAL CODE COMPLIANCE CCR-0134 - VERIFY MANUF. W/ OWNER.
53. VANITY W/ DOUBLE DRAUER BASE.
54. COMPOSITE PLANK DECKING - MANUF. TAAMKO 'EVERGREEN' OR EQUAL 100 LBS PER S.F. LIVE LOAD RATING OR EQUAL - VERIFY MANUF. W/ OWNER.
55. EXISTING TO REMAIN - NO CHANGE.
56. 1" MAX. RISER W/ 11" TREAD W/ 1" FINISH NOSING RAISED FLOOR HEIGHT - SEE DETAIL X SHEET X.
57. VOID.
58. CANTILEVERED STAIR LANDING ABOVE.
59. THIN CUT NATURAL STONE FIREPLACE AND 18" HIGH HEARTH.
60. MATCHING ARCHITECTURAL SHINGLE ROOFING OVER 1 LAYER 15# FELT UNDERLAYMENT.
61. MATCHING ARCHITECTURAL SHINGLE ROOFING OVER 2 LAYERS 15# FELT UNDERLAYMENT.
62. ALIGN EXTERIOR WALL (AND FOUNDATION) W/ EXTERIOR WALL AT EXISTING SECOND FLOOR DORMER.
63. BUCKOUT FOUNDATION AT DOOR OPENING.



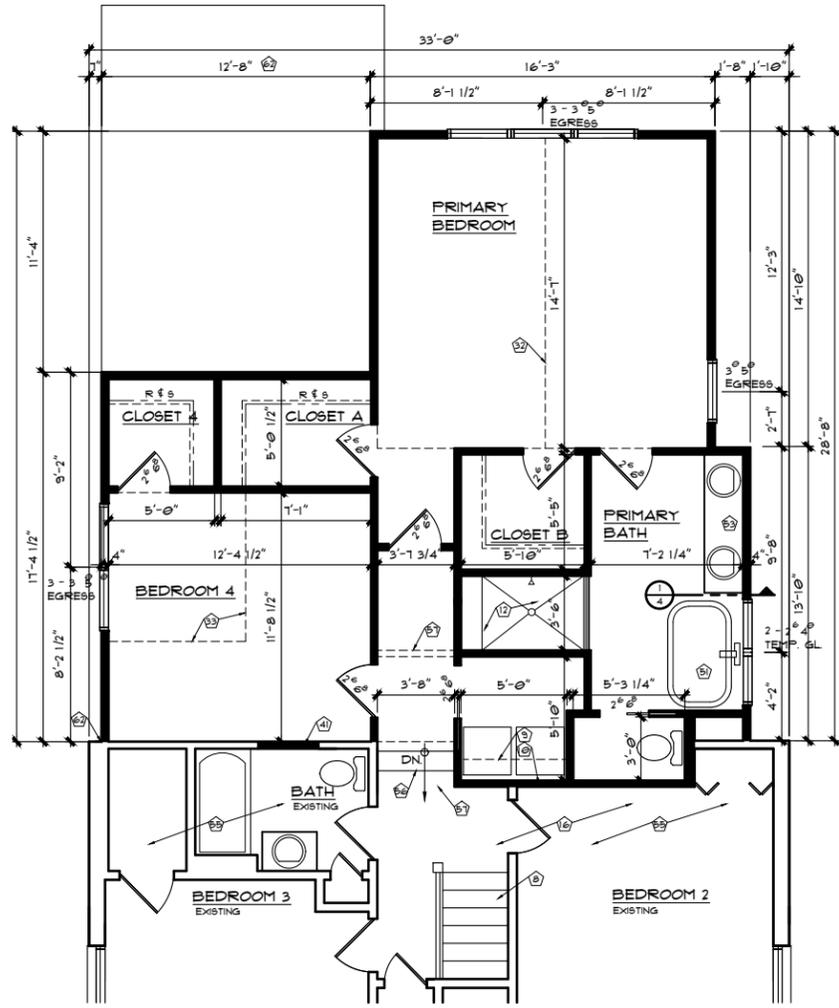
FIRST FLOOR DEMOLITION PLAN
SCALE: 3/16" = 1'-0"



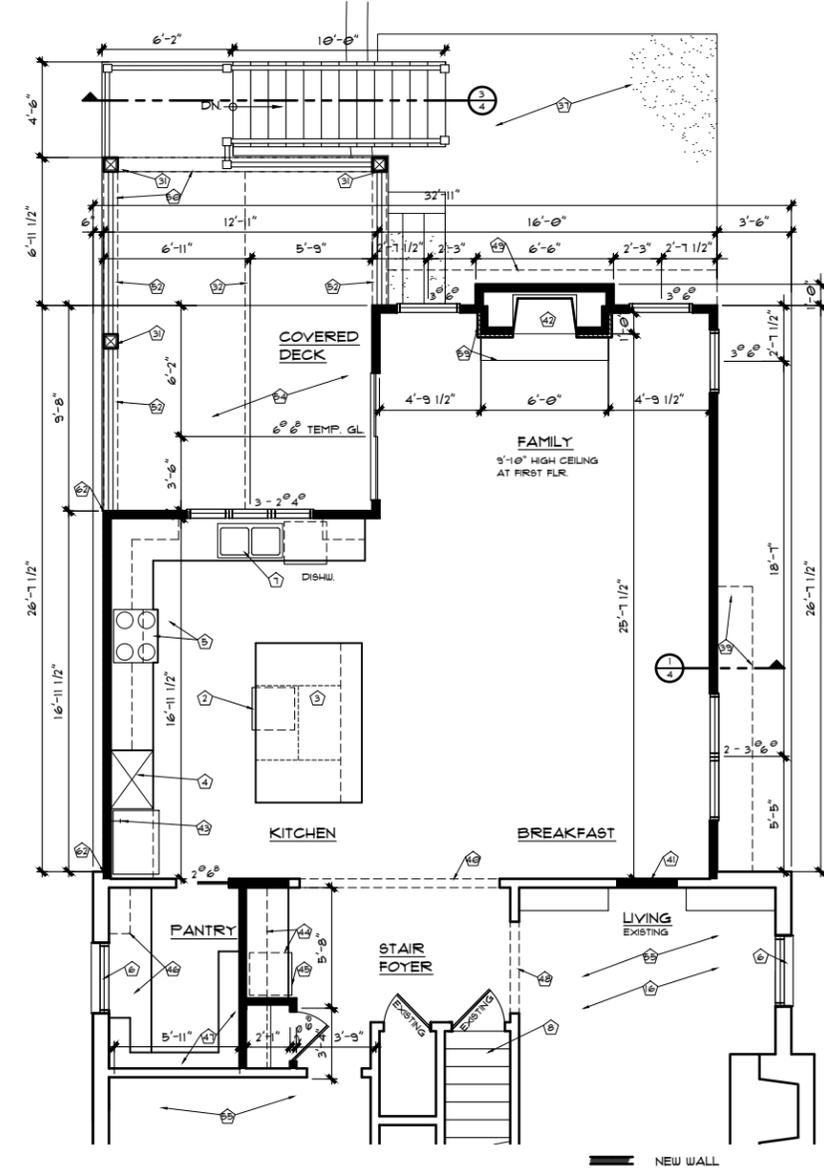
FIRST FLOOR DEMOLITION PLAN
SCALE: 3/16" = 1'-0"



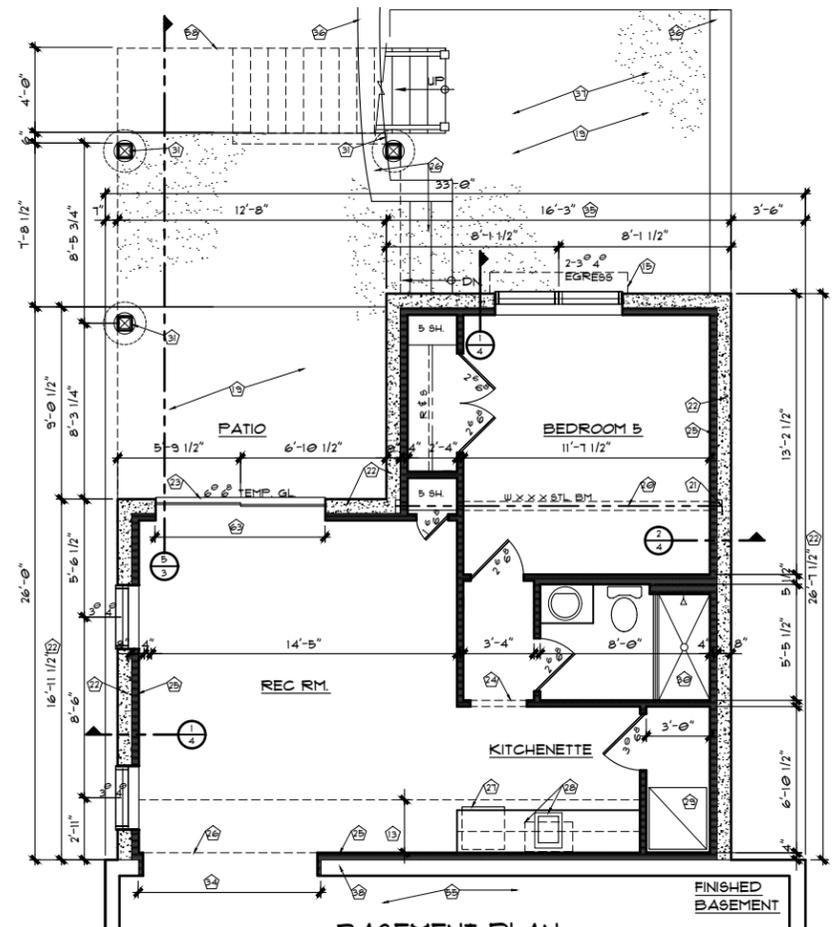
ROOF PLAN
SCALE: 1/8" = 1'-0"
TYPICAL - FASCIA



SECOND FLOOR PLAN
SCALE: 1/4" = 1'-0"



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



BASEMENT PLAN
SCALE: 1/4" = 1'-0"



LEGACY DESIGN GROUP
220 West Argonne Avenue suite R Kirkwood, Missouri 63122
314-486-1846 legacydesigngroup@gmail.com

This drawing and the details on it are the sole property of Legacy Design Group and may be used for this specific project only. It shall not be loaned, copied or reproduced, in whole or in part, or for any other purpose or project without the written consent of Legacy Design Group.
The Professional Architect seal affixed to this sheet applies only to the material and items shown on this sheet. All drawings, instruments of other documents not exhibiting this seal shall not be considered prepared by the architect, and this architect expressly disclaims any and all responsibility for such plans, drawings or documents not exhibiting this seal.

Architect of Record:
Paul Dean Hunsicker Architect, Inc.
1016 Clark Drive
Fenton, Mo. 63826
636-343-6277
CERTIFICATE # 201-3007016

PROPOSED ROOM ADDITION AT:
242 EDWIN AVENUE
GLENDALE, MISSOURI 63122

A1
SHEET 1 OF 2
DATE 07/01/23
REVISION



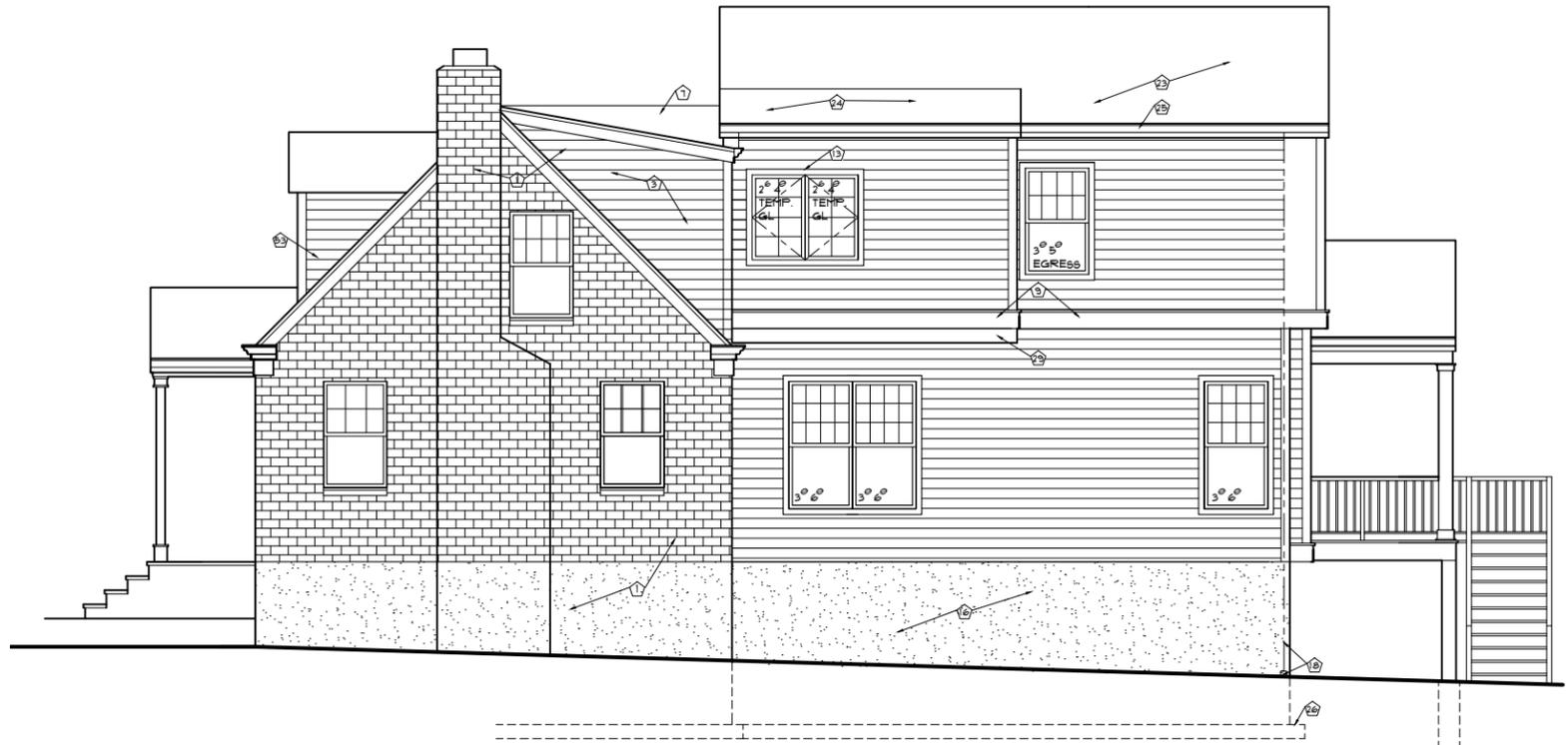
LEGACY DESIGN GROUP
 220 West Argonne Avenue suite R Kirkwood, Missouri 63122
 314-486-1846 legacydesigngroup@gmail.com

This drawing and the details on it are the sole property of Legacy Design Group and may be used for this specific project only. It shall not be copied, reproduced, in whole or in part, or for any other purpose or project without the written consent of Legacy Design Group.
 The Professional Architect seal affixed to this sheet applies only to the material and items shown on this sheet. All drawings, instruments of other documents not exhibiting this seal shall not be considered prepared by the architect, and this architect expressly disclaims any and all responsibility for such plans, drawings or documents not exhibiting this seal.

Architect of Record:
 Paul Dean Hunsicker Architect, Inc.
 1018 Clark Drive
 Fenton, Mo. 63026
 636-343-8527
 CERTIFICATE # 2019007016

PROPOSED ROOM ADDITION AT:
242 EDWIN AVENUE
 GLENDALE, MISSOURI 63312

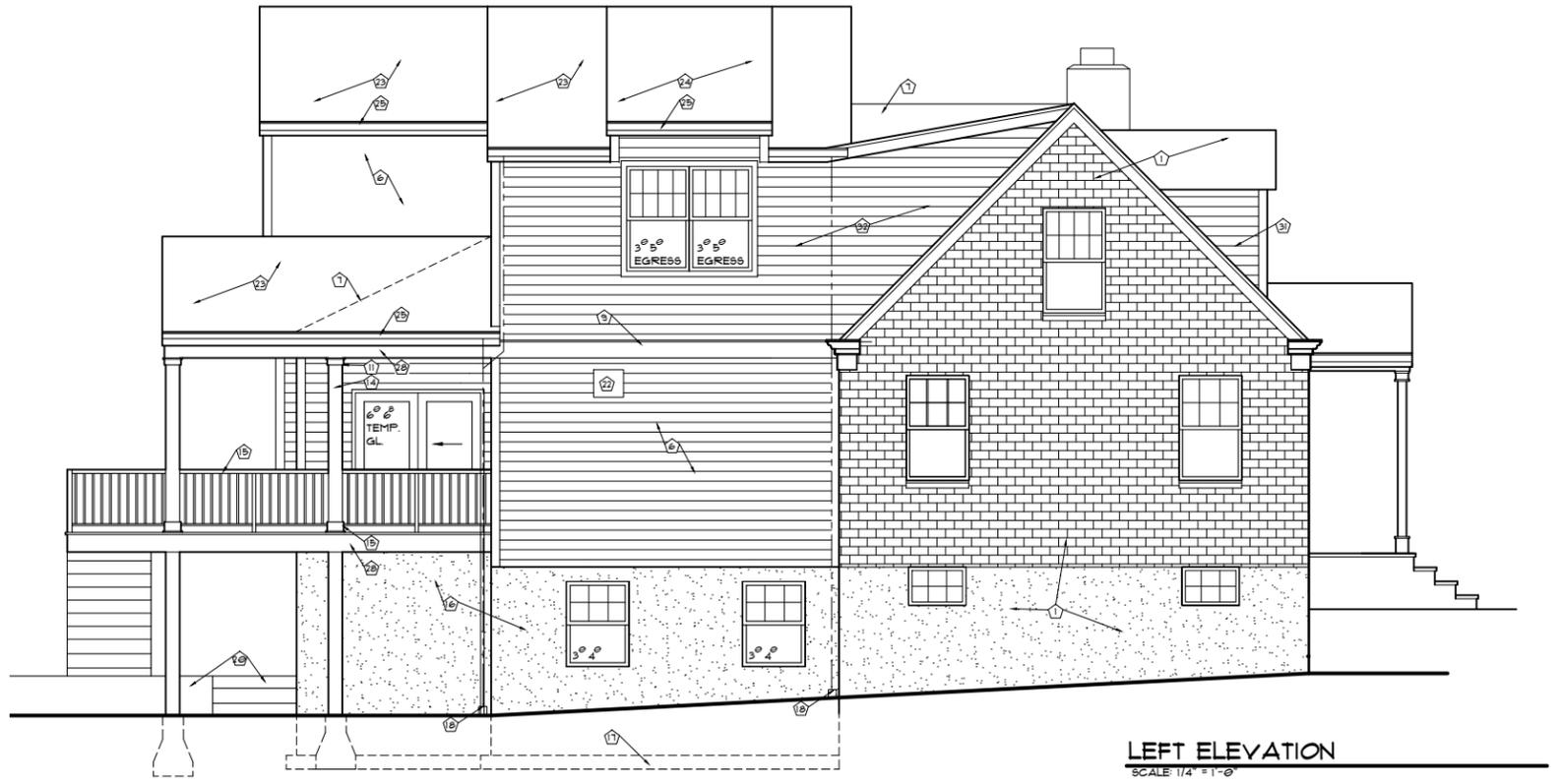
A2
 SHEET 2 OF 2
 DATE 07/01/23
 REVISION



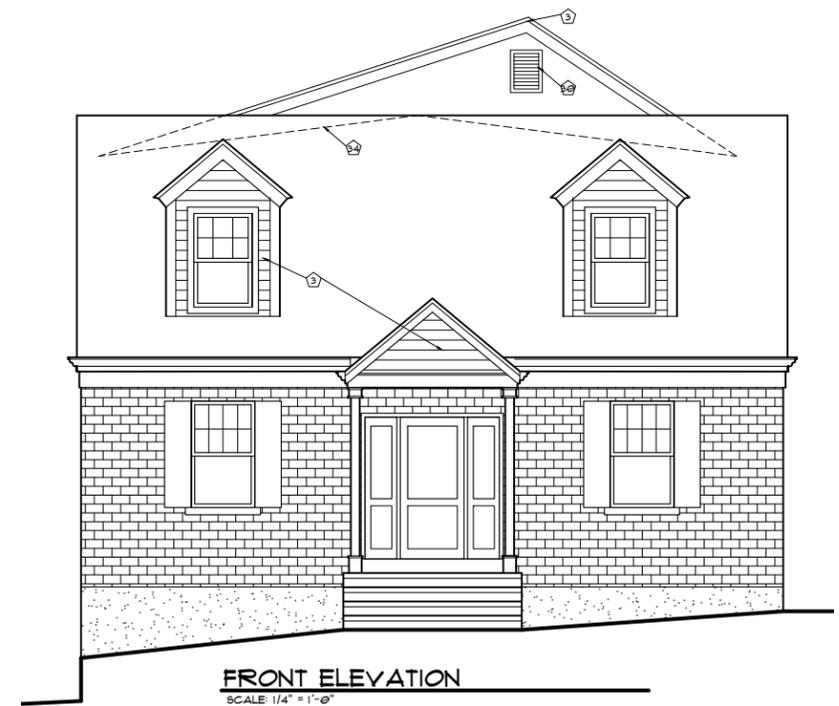
RIGHT ELEVATION
 SCALE 1/4" = 1'-0"



REAR ELEVATION
 SCALE 1/4" = 1'-0"



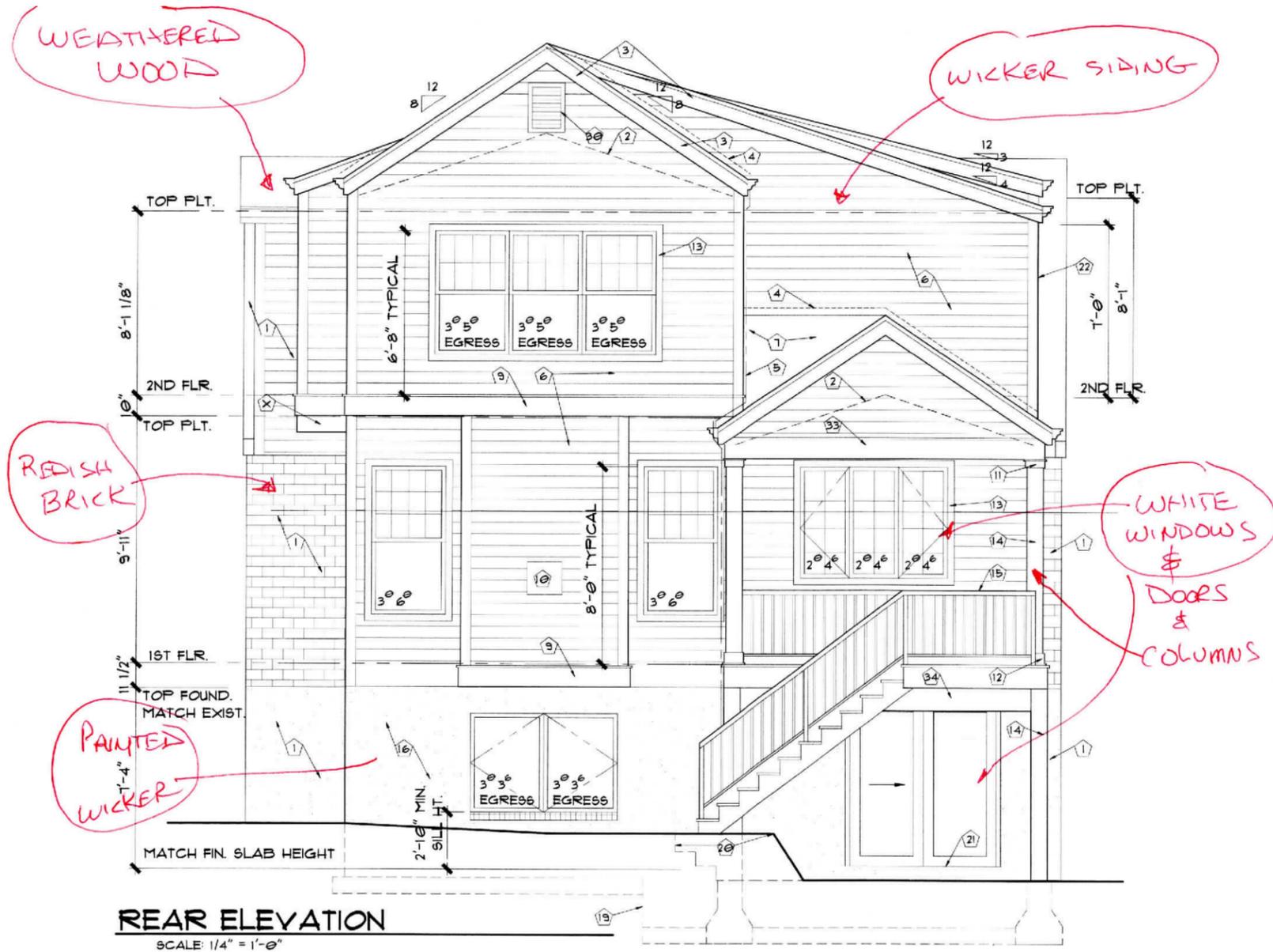
LEFT ELEVATION
 SCALE 1/4" = 1'-0"



FRONT ELEVATION
 SCALE 1/4" = 1'-0"

- KEYED NOTES:**
- EXISTING TO REMAIN.
 - VAULT CEILING BEYOND.
 - MATCHING 2 X FLUSH FASCIA W/ ALUM. WRAP - TYPICAL
 - NON CORROSIVE FLASHING.
 - DOWNSPOUT TO GUTTER BELOW.
 - COMPOSITE LAP SIDING - TYPICAL.
 - ROOF CRICKET - SEE ROOF PLAN SHEET 1.
 - FLUSH EAVE FASCIA - TYPICAL.
 - 1 X CAP OVER 1 X 10 COMPOSITE TRIM.
 - THRU WALL CLASS 'A' VENT - INSTALL PER MANUF. SPECS.
 - 1 X PEDIMENT W/ 1 X 4 TRIM AT POST CAP - TYPICAL.
 - 1 X 6 COMPOSITE BASE TRIM AND 1 X TRIM AT BOTTOM.
 - 1 X 4 COMPOSITE TRIM AT ALL WINDOWS AND DOORS.
 - 6 X 6 TREATED POST W/ COMPOSITE WRAP - TYPICAL.
 - 3'-0" HIGH COMPOSITE GRASPABLE RAILING W/ BALUSTERS AT 4" MAX. CLEAR BETWEEN BY TAAMKO 'MARQUEE' OR EQUAL CODE COMPLIANCE CORR-0134 - VERIFY MANUF. W/ OWNER.
 - FULL HEIGHT CONC. FOUNDATION - EXTERIOR FINISH TO MATCH EXISTING ADJACENT FOUNDATION.
 - NEW FOOTING / SLAB HEIGHT TO MATCH EXISTING - TYPICAL.
 - DOWNSPOUT TO UNDERGROUND DRAINAGE.
 - JOG FOUNDATION TO MAINTAIN 2'-6" MIN. BELOW FINISH GRADE.
 - 3'-0" HIGH LANDSCAPE RETAINING WALL - LOCATE
 - STEPS TO ALLOW FOR 6'-8" MIN. HEAD CLEARANCE. PROVIDE 1" RISER AT NEW SLAB TO CONC. PATIO.
 - THRU WALL VENT AT COOKTOP HOOD.
 - 35 YEAR FIBERGLASS SHINGLE ROOFING OVER 1 LAYER FELT UNDERLAYMENT.
 - 35 YEAR FIBERGLASS SHINGLE ROOFING OVER 2 LAYERS FELT UNDERLAYMENT.
 - MATCHING ALUM. GUTTER AND FLUSH 2 X FASCIA W/ ALUM. WRAP - TYPICAL.
 - CONC. FOOTING BEYOND - SLAB AND FOOTING HEIGHT TO MATCH EXISTING.
 - JOG FOUNDATION TO MAINTAIN 2'-6" MIN. BELOW FINISH GRADE - TYPICAL.
 - FINISH COMPOSITE SKIRT BD. AT DECK M- TYPICAL.
 - FRAME DOWN CANTILEVER JOISTS TO ALLOW FOR PROPER INSULATION A-Y-T PLUMBING - SEE DETAIL X SHEET X.
 - 1'-6" X 2'-0" LOUVERED VENT W/ SCREEN.
 - REMOVE VINYL SIDING AND REPLACE W/ COMPOSITE LAP SIDING OVER HOUSE WRAP - TYPICAL.
 - ALIGN NEW EXTERIOR WALL (AND FOUNDATION) W/ EXISTING WALL BEYOND.
 - 1 X 10 COMPOSITE TRIM W/ 1 X CAP AT BOX BM.
 - NEW ROOF CRICKET BEYOND.

PROPOSED NEW REAR ADDITION AT:
242 EDWIN AVE
 GLENDALE, MISSOURI



EXTERIOR MATERIALS

SIDING / SOFFITS / FASCIA - VINYL
 ROYAL BUILDING PRODUCTS - "WICKER"

GUTTERS / DOWNSPOUTS - PREFINISHED ALUM - "WICKER"

WINDOWS - SILVERLINE - "WHITE"

MASONRY - EXISTING RED BRICK - MATCH EXISTING

ROOF - ASPHALT ARCHITECTURAL SHINGLE
 CERTAINTED LANDMARK - "WEATHERED WOOD"

NOTE - THIS PAGE TO BE REPLACED TUESDAY WITH COLOR RENDERING OF REAR ELEVATION

NO.	DESCRIPTION	BY	DATE

SHEET TITLE:

PROJECT DESCRIPTION:
Wendell Residence
 242 Edwin Ave
 Glendale, MO 63122

COMPASS
 DESIGN | BUILD | L.L.C.
 636-728-9477 pete@compass-sil.com

DATE:
 9/1/2023

SCALE:

SHEET:

242 EDWIN AVENUE

A TRACT OF LAND IN LOT 15 OF DICKSON PLACE,
PLAT BOOK 17, PAGE 66,
ST. LOUIS COUNTY, MISSOURI

LEGEND:

- ST — ST — STORM SEWER
- SS — SS — SANITARY SEWER
- W — W — WATER LINE
- G — G — UNDERGROUND GAS LINE
- UT — UT — UT — UNDERGROUND TELEPHONE/DATA
- X — X — FENCE (X' TALL)
- CO CLEANOUT
- ME MATCH EXISTING
- DS DOWNSPOUT

ZONING

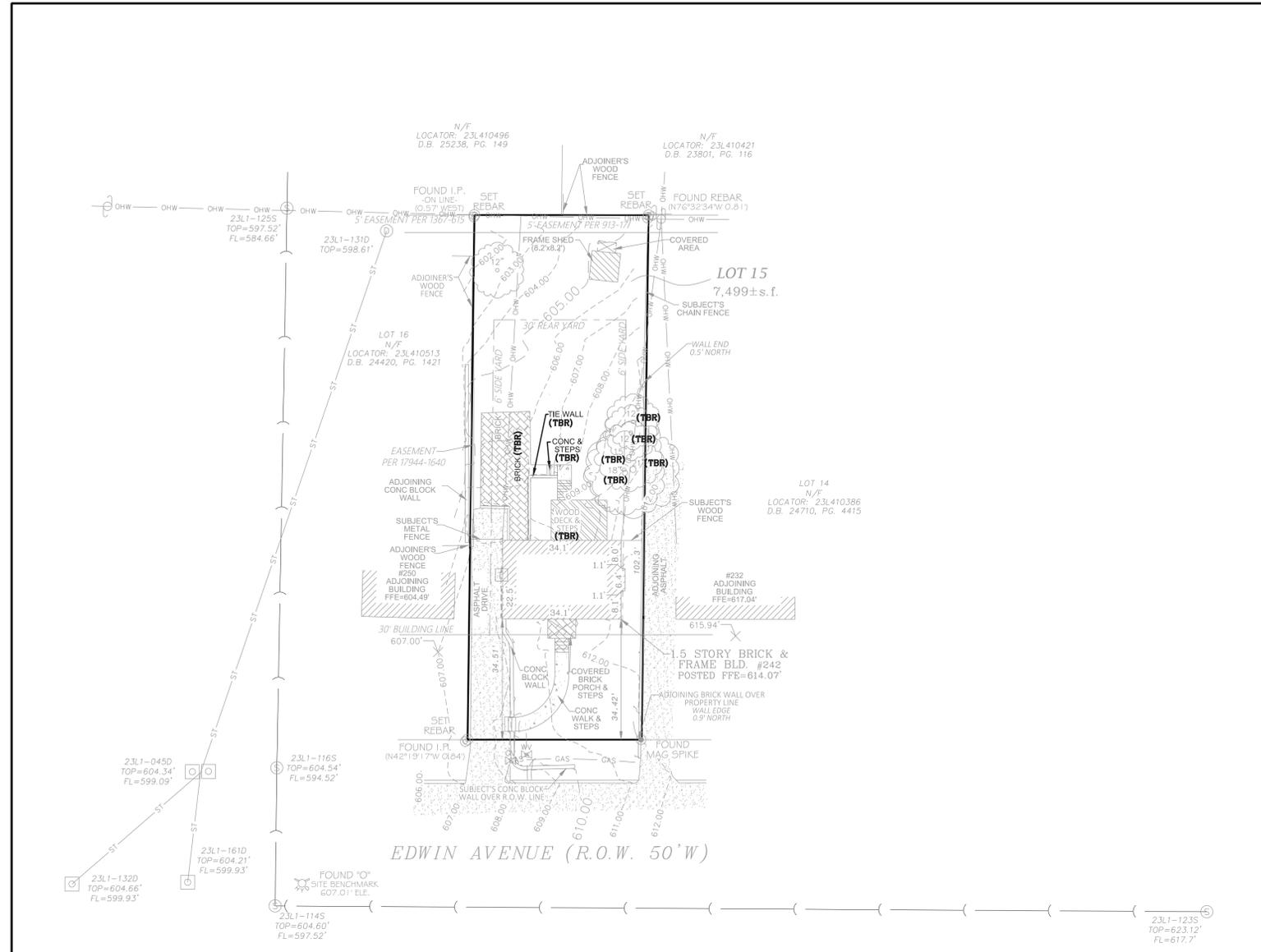
EXISTING/PROPOSED: R-1 SINGLE FAMILY DWELLING

SETBACKS

FRONT: MIN 35' (25' FOR AN UNENCLOSED FRONT PORCH)
SIDE: 6' (10% OF THE WIDTH OF THE LOT, BUT NO LESS THAN 6')
REAR: 30'

LOT SIZE

TOTAL LOT: 7,499 SF
TO BE DISTURBED: 2,500 SF
GRASS: 4,542 SF
PAVEMENT: 1,441 SF
BUILDING: 1,516 SF
GREEN SPACE: 60.57%
MAX. COVERAGE: 45%
PROP. COVERAGE: 39.43%



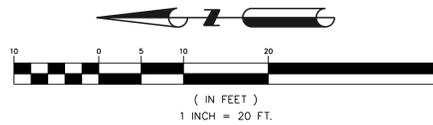
DIFFERENTIAL RUNOFF CALCULATIONS (15-YEAR, 20-MINUTE STORM):
(CALCULATIONS BELOW ARE FOR DISTURBED AREA ONLY)

EXISTING	AREA(SF)	ACRES	MSD PI	CFS
ROOF	901	0.02	3.54	0.07
PVMT.	1,373	0.03	3.54	0.11
GRAVEL	0	0.00	2.58	0.00
GREEN	5,225	0.12	1.7	0.20
TOTALS	7,499	0.17	N/A	0.39

PROPOSED	AREA (SF)	ACRES	MSD PI	CFS
ROOF	1,516	0.03	3.54	0.12
PVMT.	1,441	0.03	3.54	0.12
GRAVEL	0	0.00	2.58	0.00
GREEN	4,542	0.10	1.7	0.18
TOTALS	7,499	0.17	N/A	0.42

TOTAL CHANGE IN CFS FOR PROPERTY = 0.03 CFS

THE DISTURBED AREA FOR THIS PROPERTY IS 0.06 ACRES



RYAN MEEKS
CIVIL ENGINEER
MO# PE-2011015775

DATE: 07/26/2023

CDI #: R6233

DESIGNED BY: RDM

DRAWN BY: RDM

CHECKED BY: JEF

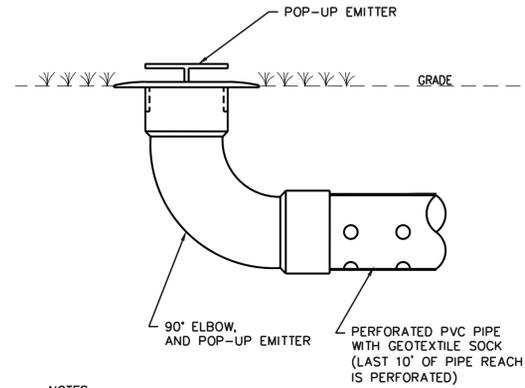
REV. NO.	DATE	REMARKS

CIVIL ENGINEER:
5270 Oakland Avenue
St. Louis, MO 63110
314.683.5570

CDI
CIVIL DESIGN, INC.
WBE DBE
Missouri State Certificate
of Authority #202006804

**NEW RESIDENCE AT
242 EDWIN AVE**
242 EDWIN AVE.
GLENDALE, MO 63122

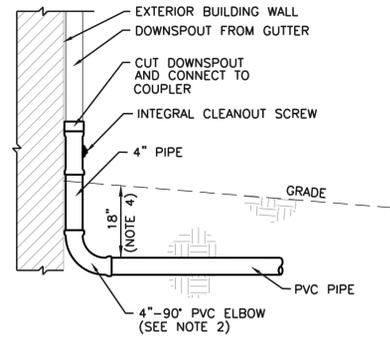
SHEET TITLE
DEMO
SHEET NO.
1.0



NOTES:

- DO NOT INSTALL PERFORATED PIPE WITHIN 10' OF ANY BUILDING/FOUNDATION.

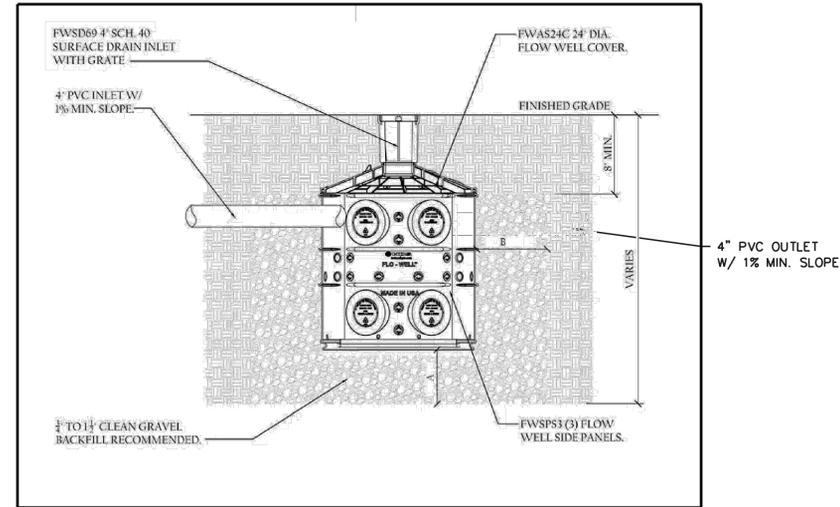
A POP-UP EMITTER
NOT TO SCALE



NOTES:

- CAP EXISTING BELOW GRADE CONNECTION (IF EXISTING).
- IF 90° ELBOW CONFLICTS WITH BUILDING FOOTING, CONSTRUCT ELBOW AT TOP OF FOOTING AND SLOPE AT MAXIMUM GRADE TO 18" BELOW GRADE.
- REMOVE/REPLACE/ADD DOWNSPOUT STRAPS AS NECESSARY TO SECURE PIPING IN PLACE.
- USE 18" COVER WHERE SITE CONDITIONS WILL ALLOW POSITIVE DRAINAGE.
- OWNER'S REPRESENTATIVE TO SELECT COLOR, TYPE, AND STYLE OF DOWNSPOUT AND APPURTENANCES.

B PIPED DOWNSPOUT
NOT TO SCALE



DRY WELL/FLO-WELL SYSTEM WITH 1 UNIT

GROUND ELEVATION = 606.38
 FLOWLINE OF 4" PVC INLET = 605.21
 A = 2'
 B = 1.5'

Flo-well System			
DIFFERENTIAL RUNOFF =	0.029 CFS		
STORMWATER MITIGATION REQUIRED =	100% OF DIFFERENTIAL		
VOLUME REQUIRED =	60 SEC/MIN x 20 MIN x 0.38 CFS =	34.62039 CF	
# OF FLO-WELL UNITS =	1	= 6.28 x # OF UNITS =	6 CF
ROCK PIT DIMS =	4 FT DEEP		
	5 FT LONG		
	5 FT WIDE		
ROCK PIT VOLUME =	100 CF	- 6	= 94 CF
VOID STORAGE =	40%		
TOTAL STORAGE =	43.49 CF		

RYAN MEEKS
 CIVIL ENGINEER
 MO# PE-2011015775

DATE: 07/26/2023

CDI #: R6233

DESIGNED BY: RDM

DRAWN BY: RDM

CHECKED BY: JEF

REV. NO.	DATE	REMARKS

CIVIL ENGINEER:

 CIVIL DESIGN, INC.
 WBE / DBE
 Missouri State Certificate
 of Authority #202006804

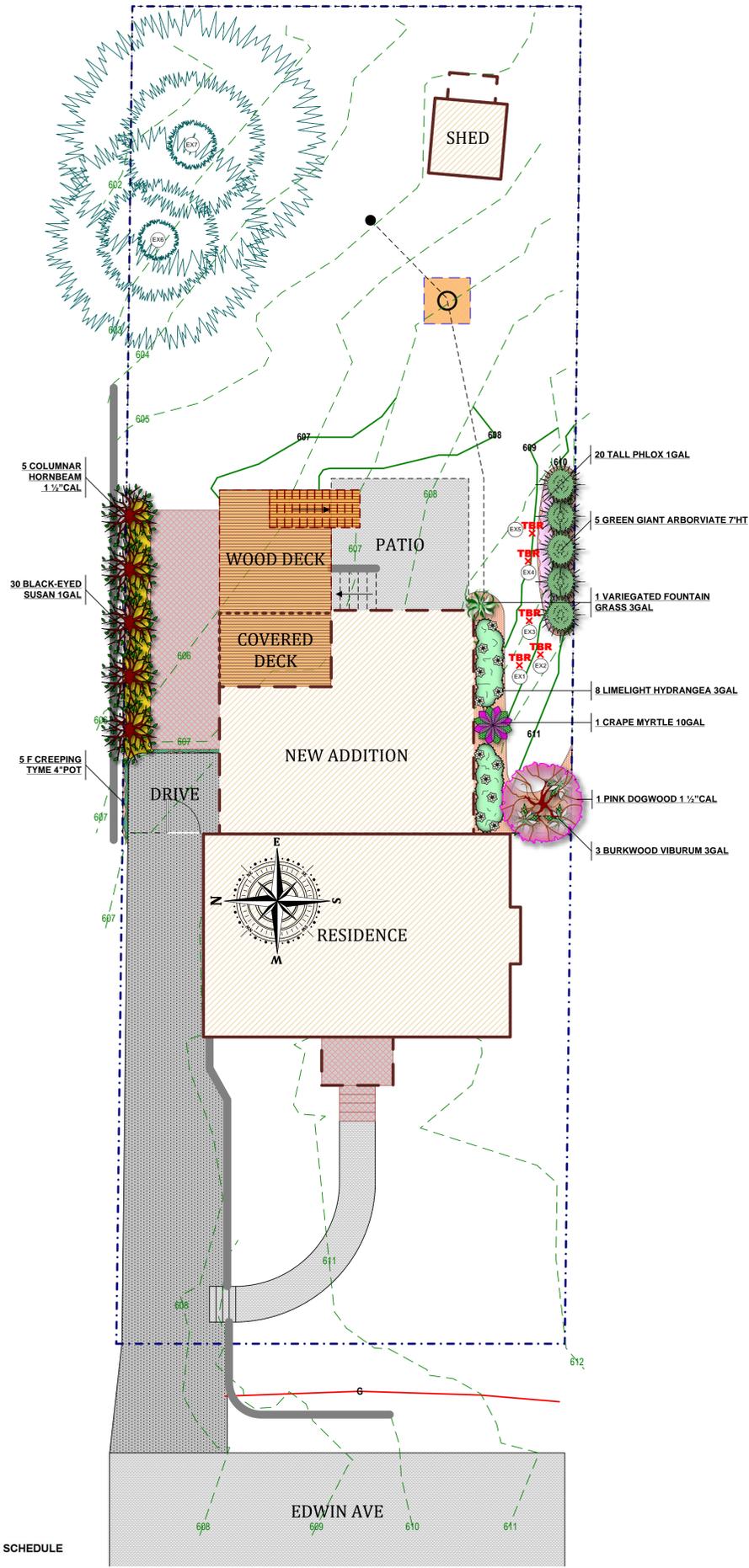
**NEW RESIDENCE AT
 242 EDWIN AVE**
 242 EDWIN AVE.
 GLENDALE, MO 63122

SHEET TITLE

BMP PLAN

SHEET NO.

3.0

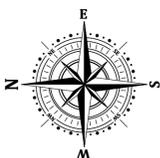


EXISTING TREE SCHEDULE

ID Number	Scientific Name	Common Name	Tree Type	Caliper (inches)	Condition	TBR or Remain	Impacted	Street Tree	Comments
EX1	<i>Ailanthus altissima</i>	Tree of Heaven	deciduous	18	good	tbr			Improvement footprint
EX2	<i>Ailanthus altissima</i>	Tree of Heaven	deciduous	21	good	tbr			Improvement footprint
EX3	<i>Morus alba</i>	White Mulberry	deciduous	15	good	tbr			Improvement footprint
EX4	<i>Morus alba</i>	White Mulberry	deciduous	12	good	tbr			Improvement footprint
EX5	<i>Morus alba</i>	White Mulberry	deciduous	12	good	tbr			Improvement footprint
EX6	<i>Picea pungens</i>	Blue Spruce	evergreen	10	good	remain	X		
EX7	<i>Picea abies</i>	Norway Spruce	evergreen	12	good	remain	X		



SCALE: 1/8" = 1' 0"



L1

LANDSCAPE DEVELOPMENT PLAN FOR
ANDREW & EMILY WENDELL
 242 Edwin Avenue
 Saint Louis, MO 63122
 andrewawendell@gmail.com emilymariewendell@gmail.com

THE PROFESSIONALS
 "Where Quality is Foremost"

BAXTER GARDENS
Chesterfield

17259 Wildhorse Creek Road (636) 532-1033 FAX (636) 532-1258
 Chesterfield, MO 63005 www.baxtergardens.com

DESIGNED BY: **Bill Weishaar, Jr.**
 ORIGINAL DATE: AUGUST 11, 2023
 REVISION DATE:
 GRAPHIC ART: CST / WHW

SUBJECT PROPERTY
 242 Edwin
 Existing Photos



LEFT SIDE



FRONT



REAR



RIGHT SIDE

NO.	DESCRIPTION	BY	DATE

SHEET TITLE:

PROJECT DESCRIPTION:
Wendell Residence
 242 Edwin Ave
 Glendale, MO 63122

COMPASS
 DESIGN | BUILD | L.L.C.
 636-728-9477 pete@compass-sll.com

DATE:
 9/1/2023

SCALE:

SHEET:



424 N. Sappington Road Glendale, Missouri 63122 (314) 965-3600 fax (314) 965-4772

APPLICATION FOR ARCHITECTURAL REVIEW BOARD

APPLICATION DATE 9/1/2023 DATE OF ARB MEETING 9/13/2023 ESTIMATED COST \$350,000

PROJECT ADDRESS 242 Edwin Ave GLENDALE, MO 63122

NAME OF PROPERTY OWNER Andrew Wendell PHONE NUMBER 314-409-8989

CONTRACTOR (NAME) Compass Design Build PHONE NUMBER 636-236-2536

CONTRACTOR ADDRESS 2464 Taylor Rd - #319, Wildwood, MO 63040

ARCHITECT (NAME) Paul Dean Hunsicker PHONE NUMBER 636-343-6527

ARCHITECT ADDRESS 1016 Clark Dr, Fenton, MO 63026

DETAILED DESCRIPTION OF WORK BEING PROPOSED: Two story addition at rear of home with full unfinished basement below.

FLOOR AREA RATIO 34.3% (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.) 1,302

TOTAL FLOOR AREA OF EXISTING STRUCTURE (SQ. FT.) 1,271

TOTAL SQ. FT. OF LOT 7,500 WIDTH AND DEPTH OF LOT (FT.) 50 x 150

HEIGHT OF STRUCTURE 29' NUMBER OF STORIES 2

ESTIMATED COMMENCE DATE 12/1/2023 EST. COMPLETION DATE 4/1/2024

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):

(CHECKLIST ON REVERSE SIDE)

- 1. Existing and Proposed plot plan. Existing and finished or proposed contours to include property boundaries, setbacks and existing structures, and calculated FAR. The City reserves the right to request CAD files or any other information that may be needed to verify that FAR, setbacks, and other measurements are within required limits.
- 2. The location of the current and proposed impervious coverage (must include before and after lot drainage calculations).
- 3. The location of all downspouts and drainage pipes indicating where runoff will be taken. Differential runoff should be captured by a storm water system.
- 4. Proposed landscaping plan. Please see attached Landscape Plan Checklist for further detail. Trees in the public right-of-way must be protected with a fence, frame, or box if they are proximity of any excavation or construction. This “tree protection zone” must be indicated on the plans.
- 5. Floor plans to scale for all proposed structures.
- 6. Color photos of existing property and neighboring properties. For rear additions, include photos of rear yard and neighboring rear yards.
- 7. Provide building elevation of each face of structure to scale. For additions include full elevations of existing structures. Include a color elevation of at least one side of structure.
- 8. Provide information on type of materials that will be used on exterior façade of proposed structure. Provide at least one colored elevation to scale.

Peter Utrecht

9/1/2023

SIGNATURE OF APPLICANT

DATE