



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

APPLICATION FOR ARCHITECTURAL REVIEW BOARD

APPLICATION DATE 2.24.23 DATE OF ARB MEETING March ESTIMATED COST 500000

PROJECT ADDRESS 993 Gleabrook GLENDALE, MO 63122

NAME OF PROPERTY OWNER Korus Properties LLC PHONE NUMBER 314.277.5251

CONTRACTOR (NAME) Same PHONE NUMBER

CONTRACTOR ADDRESS 310 E. Glendale Rd Webster Groves Mo 63119

ARCHITECT (NAME) Phil Wilson PHONE NUMBER 314.814.4332

ARCHITECT ADDRESS 1276 Riverside St Louis MO 63026

DETAILED DESCRIPTION OF WORK BEING PROPOSED: New single family construction

FLOOR AREA RATIO 34.9 (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.) 2812

TOTAL FLOOR AREA OF EXISTING STRUCTURE (SQ. FT.) 1573

TOTAL SQ. FT. OF LOT 8039 WIDTH AND DEPTH OF LOT (FT.) 60.67 x 132.5

HEIGHT OF STRUCTURE 27'10" NUMBER OF STORIES 2

ESTIMATED COMMENCE DATE April 2023 EST. COMPLETION DATE September 2023

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 7 copies of the following items collated into individual packets along with a Flash Drive containing the same information. 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):



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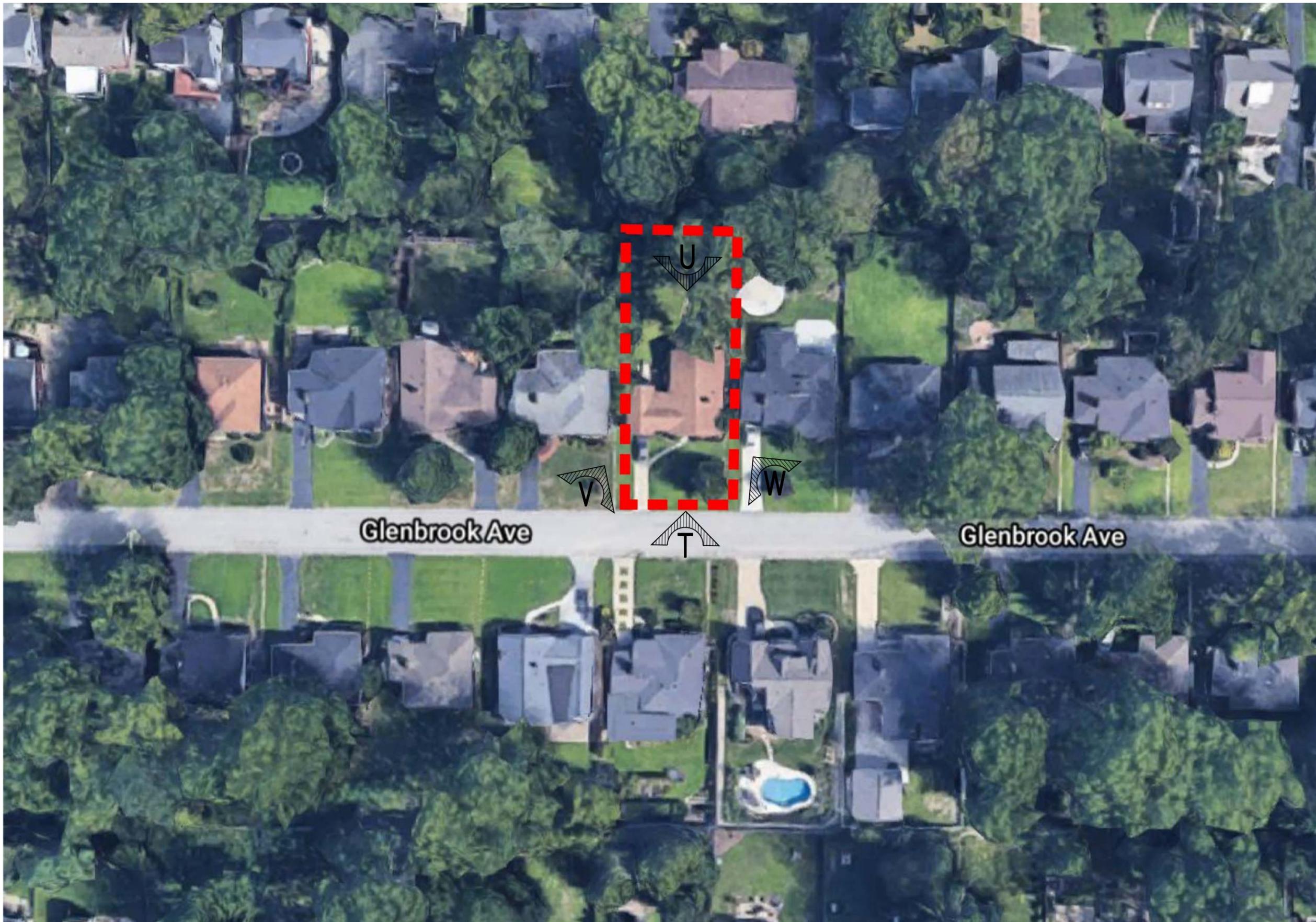
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Glenbrook Ave

Glenbrook Ave

Korus Properties, LLC
2517 Louis Avenue
Brentwood, Missouri 63144
attn: Roger Bettlach
314.277.5251

PHIL
WILSON
CONSULTING

1276 RIVERSIDE DRIVE
FENTON, MO 63026
pw63026@gmail.com 314.814.6332



AERIAL PHOTO
NOT TO SCALE

A New Residence at:
993 Glenbrook Avenue
Glendale, Missouri 63122

24FEB2023



E 985 GLENBROOK AVENUE
NEXT DOOR TO THE WEST



F 993 GLENBROOK AVENUE
SUBJECT PROPERTY (TO BE REMOVED)



G 1001 GLENBROOK AVENUE
NEXT DOOR TO THE EAST



H 1009 GLENBROOK AVENUE
TWO PROPERTIES TO THE EAST



D 911 GLENBROOK AVENUE
TWO PROPERTIES TO THE WEST



B BIRDSEYE PHOTO LOOKING NORTH
NOT TO SCALE



J 1017 GLENBROOK AVENUE
THREE PROPERTIES TO THE EAST



C 969 GLENBROOK AVENUE
THREE PROPERTIES TO THE WEST

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N 986 GLENBROOK AVENUE
ACROSS THE STREET and ONE PROPERTY TO THE WEST



P 994 GLENBROOK AVENUE
PROPERTY DIRECTLY ACROSS THE STREET



Q 1002 GLENBROOK AVENUE
ACROSS THE STREET and ONE PROPERTY TO THE EAST



R 1010 GLENBROOK AVENUE
ACROSS THE STREET and TWO PROPERTIES TO THE EAST



M 978 GLENBROOK AVENUE
ACROSS THE STREET and TWO PROPERTIES TO THE WEST



K BIRDSEYE PHOTO LOOKING SOUTH
NOT TO SCALE



S 1018 GLENBROOK AVENUE
ACROSS THE STREET and THREE PROPERTIES TO THE EAST



L 970 GLENBROOK AVENUE
ACROSS THE STREET and THREE PROPERTIES TO THE WEST

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T 993 GLENBROOK AVENUE
EXISTING FRONT (SOUTH) ELEVATION (TO BE REMOVED)



U 993 GLENBROOK AVENUE
EXISTING REAR (NORTH) ELEVATION (TO BE REMOVED)



V 993 GLENBROOK AVENUE
EXISTING LEFT SIDE (WEST) ELEVATION (TO BE REMOVED)



W 993 GLENBROOK AVENUE
EXISTING RIGHT SIDE (EAST) ELEVATION (TO BE REMOVED)

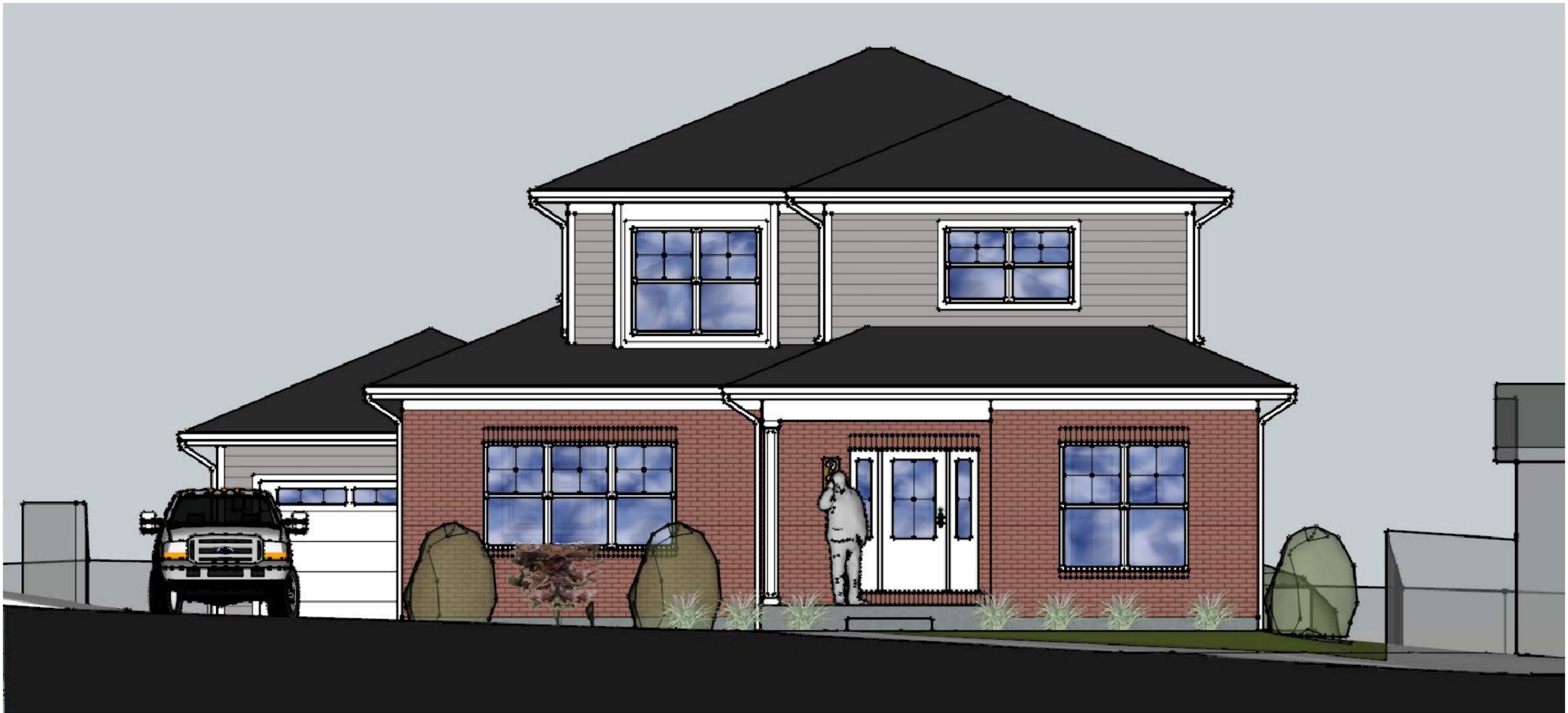
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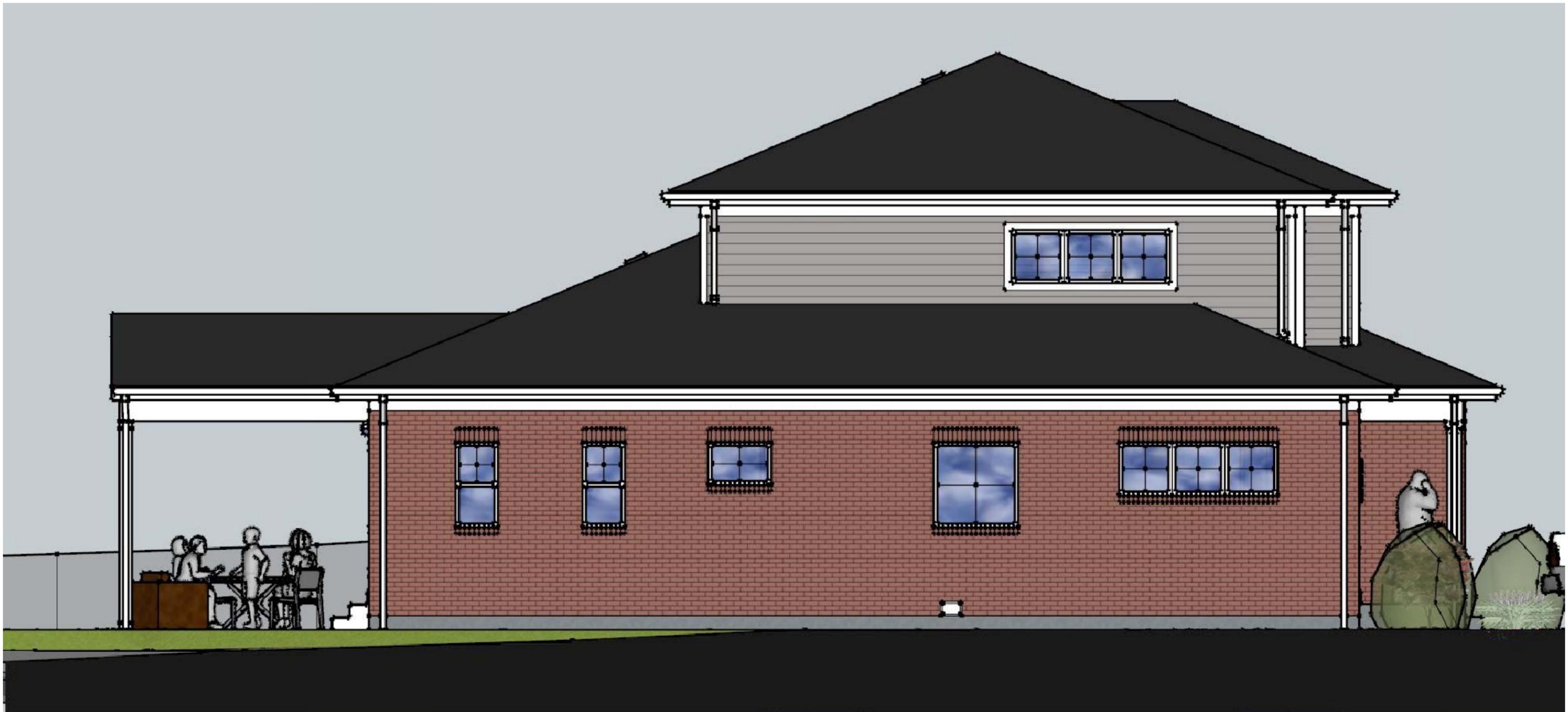
⊗ COLOR RENDERING of FRONT (SOUTH) ELEVATION

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COLOR RENDERING of LEFT SIDE (WEST) ELEVATION

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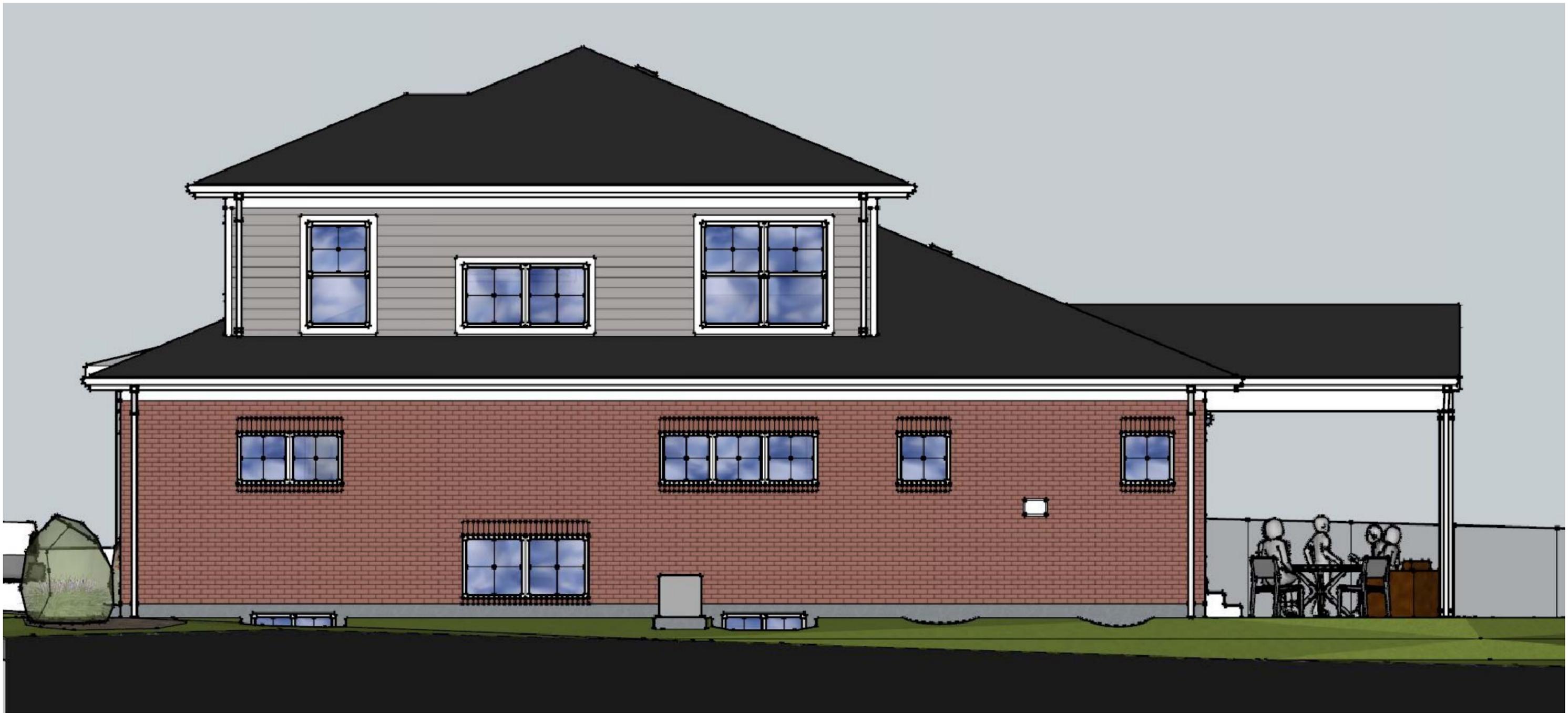
⑦ COLOR RENDERING of REAR (NORTH) ELEVATION

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AA COLOR RENDERING of RIGHT SIDE (EAST) ELEVATION

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BB LOW VIEW at FRONT LEFT (SOUTH WEST)



CC LOW VIEW at FRONT RIGHT (SOUTH EAST)



DD LOW VIEW at REAR LEFT (NORTH WEST)



EE LOW VIEW at REAR RIGHT (NORTH EAST)

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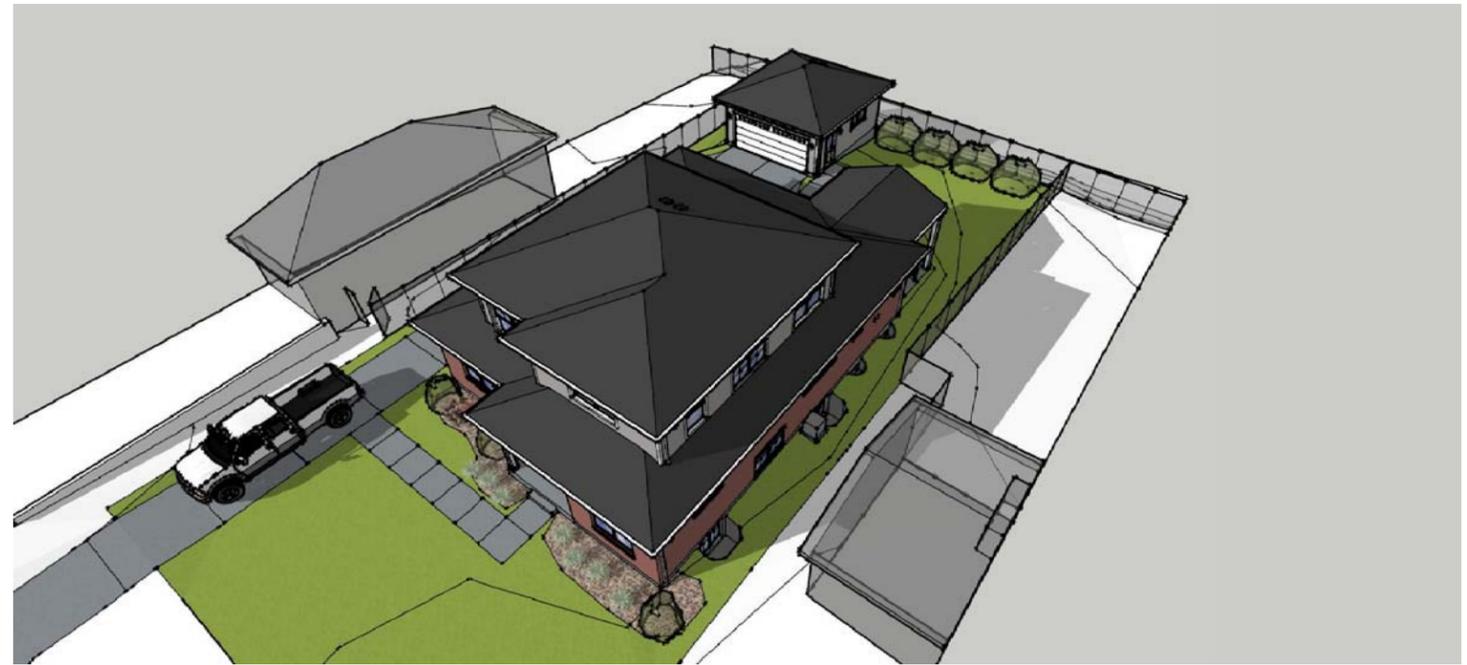


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FF HIGH VIEW at FRONT LEFT (SOUTH WEST)



GG HIGH VIEW at FRONT RIGHT (SOUTH EAST)



HH HIGH VIEW at REAR LEFT (NORTH WEST)



JJ HIGH VIEW at REAR RIGHT (NORTH EAST)

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KK CLOSE VIEW at PORCH LEFT (SOUTH WEST)



LL CLOSE VIEW at PORCH RIGHT (SOUTH EAST)



MM CLOSE VIEW at PATIO LEFT (NORTH WEST)



NN CLOSE VIEW at PATIO RIGHT (NORTH EAST)

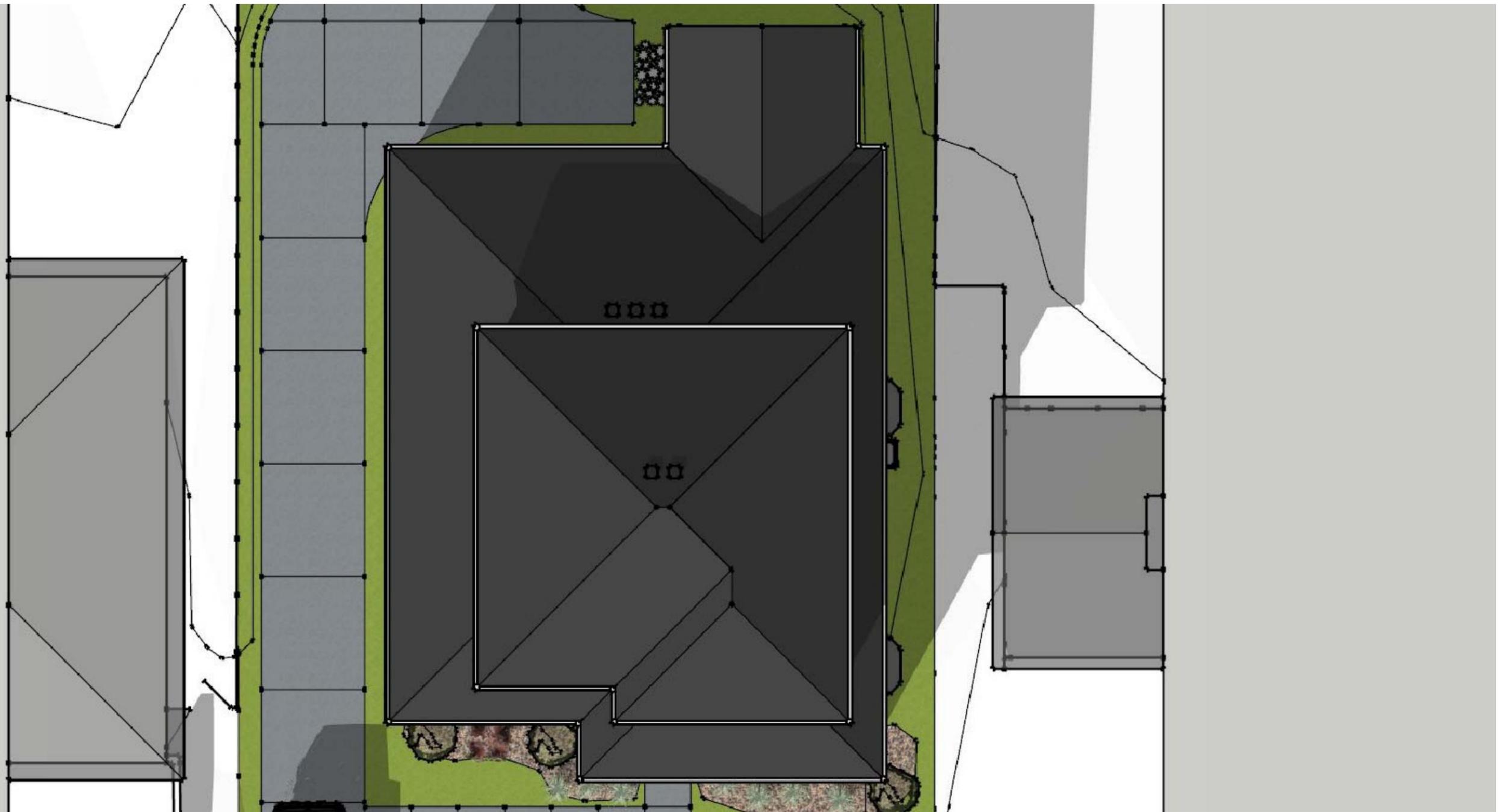
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PP COLOR RENDERING of PLAN VIEW

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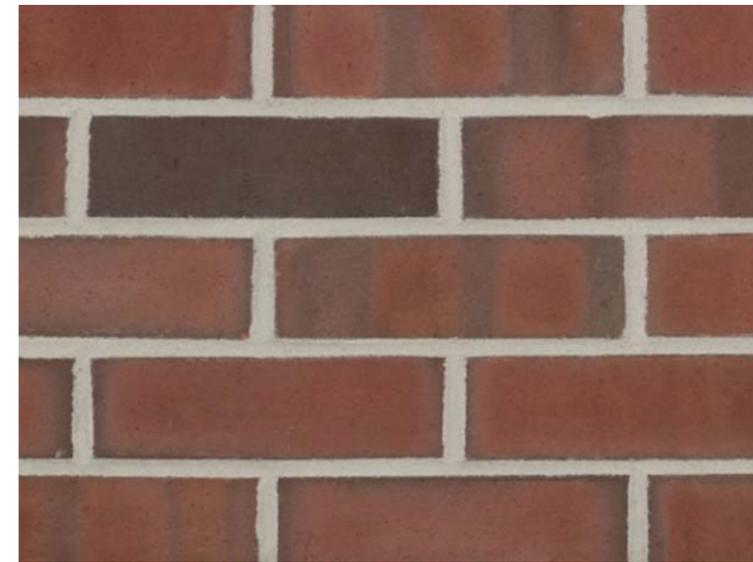
ROOFING

CERTAINTED "LANDMARK PRO"
ASPHALT SHINGLES
COLOR = "MOIRE BLACK"



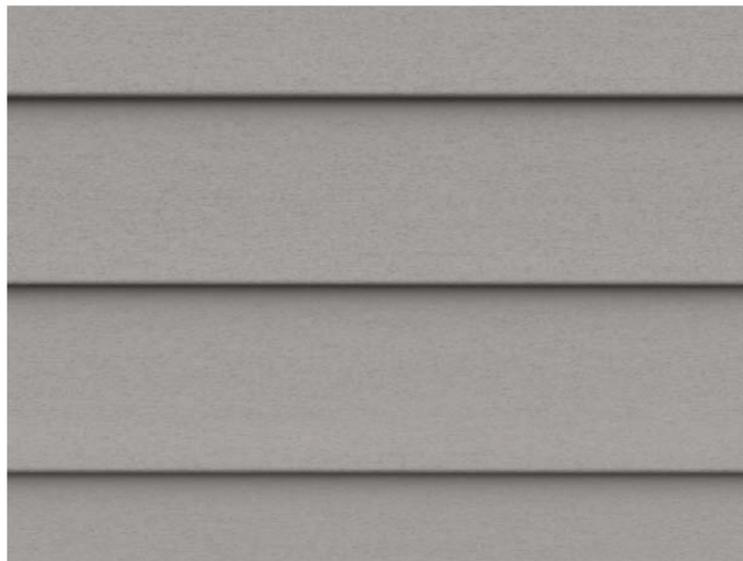
MISC. TRIM

JAMES HARDIE "HARDITRIM"
SMOOTH TRIM
COLOR = "ARCTIC WHITE"



FACE BRICK

COMMON 7⁵/₈" x 3⁵/₈" x 2¹/₄" UNIT
STANDARD RUNNING BOND
GENERAL SHALE "OLD BRICK
ORIGINALS", STYLE = "SCHOOLHOUSE"



LAP SIDING

ROYAL BUILDING PRODUCTS
"WOODLAND" VINYL LAP w/ 6" EXP.
COLOR = "HARVARD SLATE"



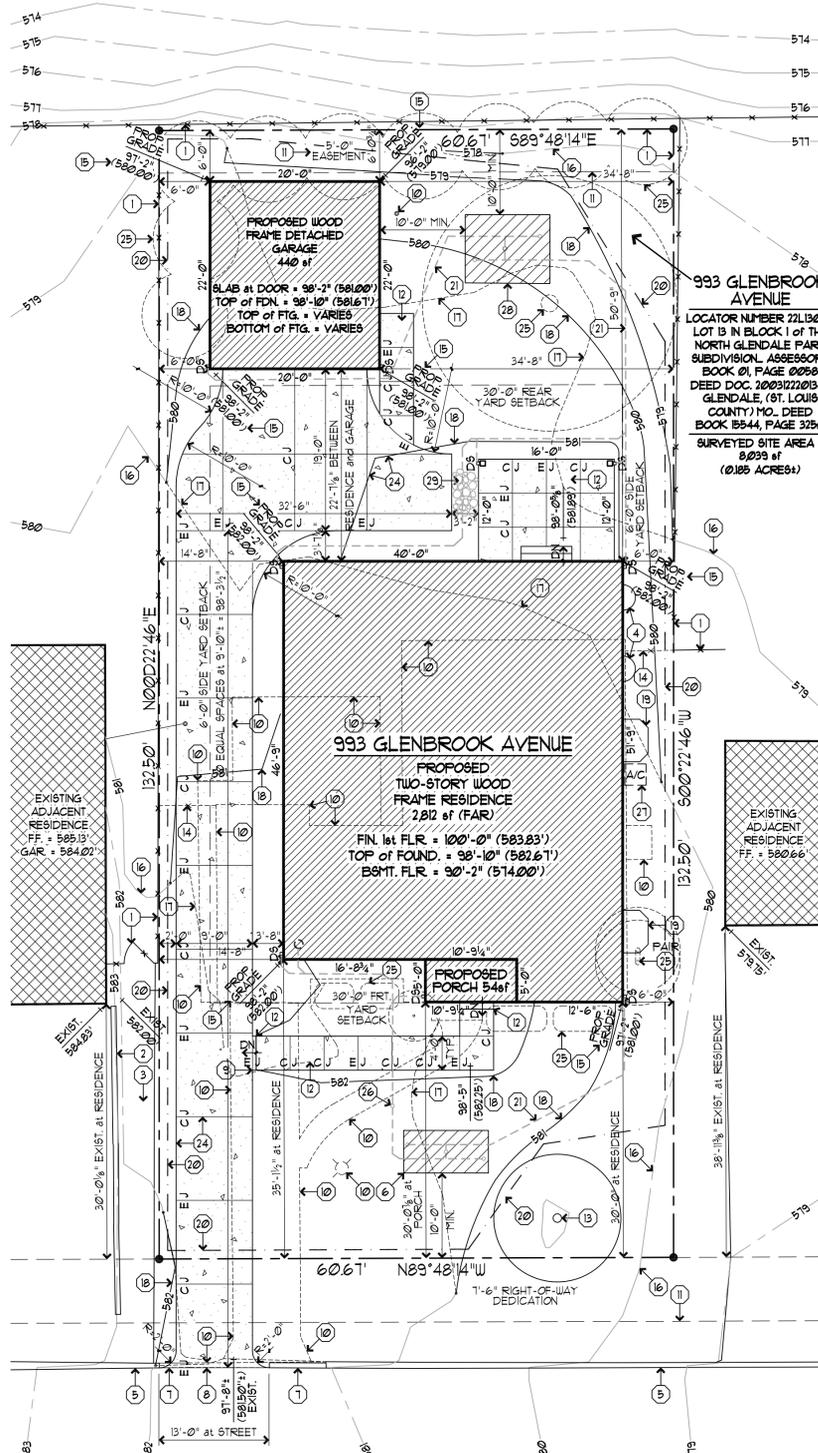
INFILL PANEL

JAMES HARDIE "HARDIPANEL"
SMOOTH PANEL
COLOR = "HARVARD SLATE"



WOOD CEILING

1x6 STANDARD PINE
TONGUE and GROOVE
STAIN = EXTERIOR GRADE 'CLEAR'



GLENBROOK AVENUE

1 SITE PLAN
SCALE: 1"=10'-0"

PROJECT DATA:

ZONING: GLENDALE, MISSOURI SINGLE FAMILY 'R2' ZONING
 GOVERNING CODE: 2015 INTERNATIONAL BUILDING CODE
 2015 INTERNATIONAL RESIDENTIAL CODE
 2014 NATIONAL ELECTRICAL CODE
 2015 INTERNATIONAL MECHANICAL CODE
 2015 UNIFORM PLUMBING CODE
 1999 BOCA FIRE CODE
 SETBACKS: 30'-0" FRONT YARD, 6'-0" SIDE YARDS and 30'-0" REAR YARD

SHEET INDEX:

- A1 SITE PLAN, PROJECT DATA and GENERAL NOTES
- A11 SITE DEMOLITION, UTILITY, IMPERVIOUS COVERAGE and LANDSCAPE PLANS
- A2 BASEMENT / FOUNDATION PLAN and FIRST FLOOR PLAN
- A3 SECOND FLOOR PLAN and ROOF PLAN
- A4 FRONT and RIGHT SIDE EXTERIOR ELEVATIONS
- A5 REAR and LEFT SIDE EXTERIOR ELEVATIONS
- A6 TYPICAL WALL, GARAGE, PORCH and REAR WALL SECTIONS
- A7 STAIR SECTION
- A8 DETACHED GARAGE PLANS and ELEVATIONS
- A9 REFLECTED CEILING and ELECTRICAL PLANS (BASEMENT, FIRST and SECOND)
- A10 BRACE WALL PLANS, ELEVATIONS and DETAILS
- A11 TRUSS SCHEMATICS
- A12 COMPOSITED FRONT ELEVATION and CONTEXT PHOTO

PROPOSED SITE DATA:

LOT AREA: 8,039 sf
 PROPOSED FLOOR AREA RATIO (FAR):
 MAIN FLOOR AREA: 1,933 sf
 UPPER FLOOR AREA: 879 sf
 TOTAL: 2,812 sf
 2,812 sf (COVERAGE) / 8,039 sf (LOT) = 34% COMPLIANT at 35%
 PROPOSED SITE COVERAGE:
 BUILDING FOOTPRINT: 1,933 sf
 GARAGE FOOTPRINT: 440 sf
 TOTAL: 2,373 sf
 2,373 sf (COVERAGE) / 8,039 sf (LOT) = 29%

KEYED SITE PLAN NOTES:

- 1 EXISTING PERIMETER WOOD FENCING (TO REMAIN)
- 2 EXISTING LANDSCAPE BLOCK RETAINING WALL (TO REMAIN)
- 3 EXISTING STAMPED CONCRETE WALKWAY ON ADJACENT PROPERTY (PROTECT DURING CONSTRUCTION)
- 4 ALUMINUM WINDOW WELLS AS REQUIRED BY GRADE
- 5 APPROXIMATE EXISTING LINE OF STREET (TO REMAIN)
- 6 PROPOSED 10'-0" x 5'-0" x 3'-0" d. STONE PIT BMP
- 7 EXISTING CURB and AFFRON TO BE REMOVED and FILLED w/ CURB and STREET EDGE TO MATCH EXIST. (VERIFY TO BE IN ACCORDANCE w/ CITY STREET DEPARTMENT STANDARDS)
- 8 VERIFY LEVEL TRANSITION TO EXISTING STREET IN ACCORDANCE ACCORDANCE w/ STREET DEPARTMENT STANDARDS (REPLACE and/or REPAIR EXIST. CURB and INTEGRATE INTO AFFRON)
- 9 PROVIDE LEVEL TRANSITION FROM PROPOSED CONCRETE SIDEWALK TO CONCRETE DRIVEWAY
- 10 EXISTING BUILDING, WALK or UTILITY ELEMENTS TO BE REMOVED
- 11 LINE of EXIST. EASEMENT or RIGHT-OF-WAY
- 12 CONCRETE SLAB PATIO, SIDEWALK or STEPS at GRADE ON COMPACTED GRAVEL FILL
- 13 EXISTING TREE TO REMAIN (PROTECT DURING CONSTRUCTION). MAINTAIN EXISTING GRADE at BASE of TREE
- 14 EXISTING FENCING TO BE REMOVED
- 15 VERIFY ALL FOOTING, FOUNDATION and STEM WALL HEIGHTS w/ ACTUAL GRADE CONDITIONS IN FIELD
- 16 APPROXIMATE EXISTING GRADES TO REMAIN (VERIFY IN FIELD)
- 17 EXISTING GRADES TO BE ADJUSTED
- 18 PROPOSED GRADES MODIFIED BY REGRADING and CONST. PROCESS
- 19 EGRESS COMPLIANT WINDOW WELL w/ 3'-0" PROJECTION BY CODE
- 20 GENERAL AREA of DISTURBANCE (PROVIDE SILT FENCE PER CITY OF GLENDALE STANDARDS)
- 21 DISCHARGE SUMP PUMP and DOWNSPOUTS INDICATED UNDERGROUND TO STONE PIT BMP MITIGATION IN FRONT YARD NO CLOSER THAN 10'-0" FROM PROPERTY LINE or BUILDING and DISCHARGE ON SUBJECT PROPERTY SO AS NOT TO CREATE A NUISANCE and PER ORDINANCE
- 24 4% CONCRETE DRIVEWAY ON 4% COMPACTED GRAVEL FILL (WHEREVER DRIVEWAY REPLACEMENT IS NECESSARY)
- 25 EXISTING TREE, PLANTS or SHRUBBERY TO BE REMOVED AS REQUIRED FOR GRADING and CONSTRUCTION
- 26 PROPOSED CLEAN OUT w/ GRATED TOP
- 27 CONDENSER UNIT
- 28 PROPOSED 6'-0" x 4'-0" x 3'-0" d. STONE PIT BMP
- 29 STONE PAVERS at GRADE

GENERAL NOTES:

PROVIDE FULL 15# ROOFING FELTS
 ALL SHEATHING SHALL BE APPROVED BY GOVERNING CODE and NAILED AS REQUIRED and AS PER SAME GOVERNING CODE (USE 1/4" ZIP SYSTEM SHEATHING ATTACHED PER MANUFACTURER INSTRUCTIONS)
 MATERIAL FOR OVERHANGS, SOFFITS, ETC., SHALL BE APPROVED EXTERIOR GRADE MATERIALS
 FIRE RATED DRYWALL ASSEMBLIES SHALL BE INSTALLED IN ACCORDANCE w/ SPECIFICATIONS of APPROVED TESTING ASSEMBLY and AS PER GYPSUM ASSOCIATION RECOMMENDATIONS AS TO SPACING of STUDS, FASTENERS, THICKNESSES, ETC.
 SEAL IN APPROVED "ENERGY STAR" MANNER THE FOLLOWING TYPES of JOINTS and EXTERIOR CONDITIONS: JOINTS at WINDOW and DOOR FRAMES, BETWEEN WALL CAVITY, WINDOWS and DOOR FRAMES, BETWEEN WALL PANELS, BETWEEN WALL and FOUNDATION, BETWEEN WALL and ROOF, at PENETRATIONS of WALLS, FLOORS and ROOFS INCLUDING UTILITY SERVICE ENTRANCES and at ANY PENETRATION IN THE EXTERIOR ENVELOPE
 AIR LEAKAGE RATE (AS TESTED BY AN INDEPENDANT THIRD PARTY) MAY NOT EXCEED (3) THREE AIR CHANGES PER HOUR (ALL AS PER IRC 2015 N102.4 and N102.4.12)
 AIR TIGHTENING PACKAGE: PROVIDE CONTINUOUSLY SEALED INFILTRATION BARRIER FOR ALL FRAME CONSTRUCTION TO INCLUDE (BUT NOT LIMITED TO) ELECTRICAL OUTLET PLUGS, SILL SEALER, FOAMED-IN-PLACE WINDOWS ETC. (FILTRATION PERFORMANCE MUST BE LESS THAN 6 ACH50)
 WEATHERSTRIP ALL EXTERIOR WINDOWS and DOORS. PROVIDE CAULKING at ALL EXTERIOR WINDOWS and DOORS, and ALL OTHER OPENINGS IN EXTERIOR BUILDING ENVELOPE
 OVERHANGS SHALL HAVE (2) TWO LAYERS 15# FELTS EXTENDING 2'-0" INSIDE OF WALL
 FINISH GRADE TO BE 8" MINIMUM BELOW TOP of FOUNDATION and SLOPE 1/2" / 12" AWAY FOR MINIMUM of 10'-0". ALL AREAS ARE TO SLOPE TO LOWER ELEVATIONS or DRAINAGE STRUCTURE ON SITE. CONTAIN ALL DIVERTED GRADE WATERFLOW ON SUBJECT PROPERTY
 FIRESTOP SOFFITS and DROP CEILINGS
 FIRESTOP TOP and BOTTOM of ALL STUD WALLS
 INTERIOR FINISH FLAME SPREAD MAXIMUM = 200
 BATHTUB, SHOWER and ALL AREAS w/ TILE INSTALL MUST HAVE DUROCK BACKER BOARD
 RUN ALL DOWNSPOUTS and SUMP PUMP DISCHARGE THRU EXTENSIONS AWAY FROM FOUNDATION TO OUTLET at DRAINAGE STRUCTURE ON SITE
 SMOKE DETECTORS TO BE A.C. POWERED, UL APPROVED, INTERCONNECTED and INSTALLED PER NFPA 72-01 and FUNCTION ON BACKUP BATTERY
 DROPPED CEILINGS BELOW JOISTS or ON TRUSSES TO BE DRAFTSTOPPED at 500# INTERVALS and PARALLEL TO FRAMING MEMBERS. A 22"x30" MINIMUM ACCESS OPENING REQUIRED FOR ATTIC AREAS WHICH HAVE A CLEAR HEIGHT of 30". ACCESS DOORS IN DRAFTSTOPPING SHALL BE SELF-CLOSING and of APPROVED MATERIALS
 FOOTINGS, FOUNDATION, GARAGE and ALL EXTERIOR CONCRETE TO HAVE AIR ENTRAINMENT of 6% (at 1/2" 5/8" S&C and BE of a COMPRESSIVE STRENGTH of 3,500psi. BASEMENT SLAB TO HAVE A COMPRESSIVE STRENGTH of 2,500psi (ALL at 28 DAY MINIMUM)
 SIDEWALL GAS VENTS ARE TO BE CONSTRUCTED, EXTEND and BE INSTALLED IN ACCORDANCE w/ THEIR U.L. (UNDERWRITERS LABORATORY) LISTING (and PER APPLICABLE CODE)
 PROVIDE DOUBLE COMPOSITE FLOOR JOISTS at PARALLEL PARTITIONS
 PROVIDE DOUBLE STUD JAMBS and DOUBLE 2x10 HEADERS at ALL WINDOW OPENINGS
 WOOD STRENGTH TO BE F-1350psi MINIMUM
 ALL TRUSSES TO BE DESIGNED BY MANUFACTURER and BE SUBMITTED FOR REVIEW UNDER SEPARATE COVER (TRUSS SPECIFICATIONS and DESIGN DOCUMENTS TO BE ON SITE FOR ALL FRAMING INSPECTIONS)
 ALL WINDOW SIZES ARE SHOWN GENERALLY and ARE TO BE BY AN OWNER-APPROVED MANUFACTURER. (ACTUAL WINDOW SIZE and CONFIGURATION MAY VARY BASED ON MANUFACTURER CHOSEN WINDOWS ARE TO BE HIGH PERFORMANCE LOW E+ DOUBLE GLAZED, ENERGY STAR CERTIFIED w/ A MINIMUM U-VALUE of 0.40 (PER 2015 IRC TABLE R402.1.2) and ONE WINDOW IN EACH SECOND FLOOR BEDROOM TO HAVE A MIN NET CLEAR OPENING of 5.7sf A MIN NET CLEAR OPENING HEIGHT of 24" and A MIN NET CLEAR OPENING WIDTH of 20". CONTRACTOR TO VERIFY ALL FRAMING and OPENING CONDITIONS PRIOR TO ORDER
 ALL EXTERIOR DOORS ARE TO BE SOLID WOOD, 6'-8" HIGH UNLESS NOTED OTHERWISE
 ALL INTERIOR DOORS ARE TO BE 6'-8" HIGH UNLESS NOTED OTHERWISE. (SEE PLAN FOR FIRST FLOOR DOORS THAT ARE 8'-0")
 PROVIDE 6mil POLY VAPOR BARRIER at BASE
 ALL FOOTINGS ARE TO BE 2'-6" MINIMUM DEPTH BELOW FINISH GRADE and TO UNDISTURBED SOIL
 ALL DIMENSIONS ARE TAKEN FROM FACE-OF-WOOD STUD, OUTSIDE FACE of INSULATION/SHEATHING, FACE-OF-FOUNDATION or TO CENTERLINE of WINDOW UNIT UNLESS NOTED AS OTHERWISE
 FIRST FLOOR FRAMING at UNFINISHED BASEMENT TO BE TJI 1/4" x 11/8" TIMBERSTRAND 135E L6L FLOOR JOISTS at 16" o.c.
 ALL OTHER FLOOR FRAMING at FINISHED AREAS TO BE TJI 11/8" 560# I-JOISTS w/ RIM BOARD, HANGERS, NAILING PATTERN, BRACING and STIFFENERS PER MANUFACTURER and CODE REQUIREMENTS (w/ DOUBLED JOISTS at PARALLEL PARTITIONS). SEE FLOOR PLANS FOR JOIST SPACING
 ALL HEADERS, DOUBLED JOISTS, FRAMED OPENINGS and MicroLAM BEAMS ARE TO HAVE SOLID TRIPLE 2x POST BEARING at EACH END AS REQUIRED (SOLID BLOCKING CONTINUOUS FOR BEARING TO BEAM or FOUNDATION BELOW)
 ALL POURED CONCRETE FOUNDATION WALLS SHALL BE 8" or 10". (SEE FLOOR PLANS FOR EXTENT of EACH)
 FINAL FURNACE, AIR CONDITIONER and WATER HEATER SIZE and LOCATIONS TO BE DETERMINED BY CONTRACTOR and BE SUBMITTED UNDER SEPARATE COVER w/ MINIMUM PERFORMANCE SPECIFICATIONS of:
 IF GAS HEATING: MIN 90 AFUE
 IF HEAT PUMP: MIN 14.5 SEER / 12 EER / 8.5 HSPF
 AIR CONDITIONER: MIN SEER 13.0
 WATER HEATER: IF GAS 0.61 EF, IF ELECTRIC 0.93 EF
 WATER HEATER STORAGE TANK: MINIMUM R-10 INSULATION
 PROVIDE CODE APPROVED THERMOSTATS
 ALL EXTERIOR WALLS ARE 5/8" or 1 1/2" (MAINTENANCE-FREE VINYL SIDING, 1/2" ZIP SYSTEM R-SHEATHING PANEL w/ INTEGRAL SHEATHING and 1/2" GYPSUM BOARD and VAPOR BARRIER w/ R-6.6 INSULATION RATING, 2x4 or 2x6 (AS INDICATED ON PLAN)
 DRIVEWAY and SIDEWALK DESIGN and MATERIAL SELECTION IS BY OWNER / CONTRACTOR
 * ■ GRAPHIC ELEMENT INDICATES (3) 2x4 POST UNLESS OTHERWISE NOTED ON FLOOR PLANS. PROVIDE SOLID BLOCKING BELOW ALL POSTS TO FOUNDATION or SUPPORT STEEL
 NAILING SCHEDULE FOR BUILT-UP COLUMNS:
 THREE (3) 2x4 LAMINATIONS w/ ONE (1) ROW of STAG 30d COMMON WIRE NAILS (D=0.201", L=4 1/2")
 THREE (3) 2x6 LAMINATIONS w/ TWO (2) ROWS of 30d COMMON WIRE NAILS (D=0.201", L=4 1/2") ALL NAILS PENETRATE at LEAST 1/4" of THE THICKNESS of THE LAST LAMINATION
 PROVIDE SOLID BLOCKING BELOW ALL POSTS TO FOUNDATION or JOISTS
 EXTERIOR OUTLETS and OUTLETS IN BASEMENT, GARAGE, KITCHEN and BATHROOMS TO BE GFI PROTECTED
 ALL BEDROOM OUTLETS TO BE AFCI (ARC FAULT CIRCUIT INTERRUPT)
 PROVIDE SIMPSON STRONG-TIE "HURRICANE CLIPS" at EACH TRUSS CONNECTION (or OWNER and CODE-APPROVED EQUAL)
 A CARBON MONOXIDE ALARM TO BE INSTALLED ON EACH LEVEL and OUTSIDE of SLEEPING AREAS, IN THE IMMEDIATE VICINITY of SLEEPING AREAS and COMPLY w/ UL2034-2008

PROVIDE A MINIMUM of (2) 5# REINFORCING BARS AROUND ALL OPENINGS in FOUNDATION WALL (EXTEND BARS A MINIMUM of 24" BEYOND CORNERS of THE OPENINGS)
 ASSURE THAT ALL LVL MicroLAMs TOP BEAR ON CONTINUOUS 2x POSTS AS INDICATED ON PLANS and ARE NOT JUST JOIST HANGERED TO SIDEWALL or POST
 TYPICAL WOOD FRAME WALL COMPOSITION TO BE R-13 + 5 (PER 2015 IRC TABLE N102.11 (R402.1.2)) FOR CLIMATE ZONE '4' AS FOLLOWS:
 CAVITY INSULATION: 3 1/2" HIGH DENSITY FIBERGLASS BATT R-13 AS PER DETAIL
 VINYL SIDING (HOLLOW BACK) R-0.61
 1/2" ZIP SYSTEM R-SHEATHING PANEL R-6.60
 1/2" GYPSUM WALL BOARD R-0.45
 CONTINUOUS INSULATION: AGGREGATE R-1.66 COMPLIANT



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 FENTON, MO 63026
 pw63026@gmail.com 314.814.6332

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 SOLE PROPRIETERSHIP
 MO # A-5529

Korus Properties, LLC
 2517 Louis Avenue
 Brentwood, Missouri 63144
 attn: Roger Battlach
 314.277.5251

A New Residence at:
993 Glenbrook Avenue
Glendale, Missouri 63122

PROJECT NO: 202121

ORIGINAL DATE

PRELIMINARY
 NOT FOR
 CONSTRUCTION

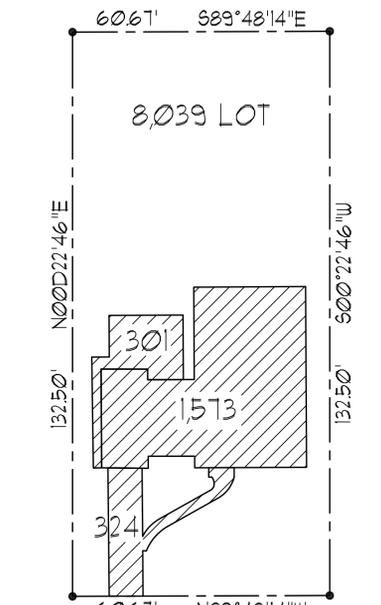
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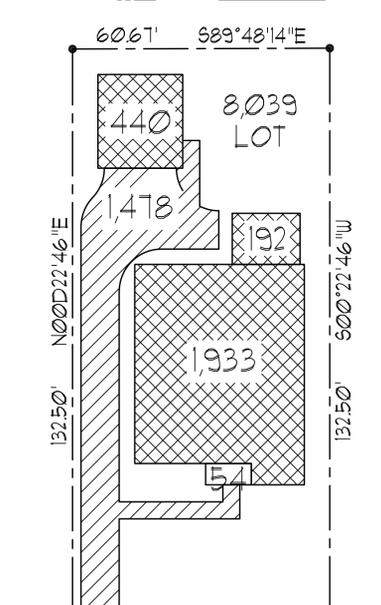
SCALE: 1"=10'-0"

SITE PLAN,
 PROJECT DATA and
 GENERAL NOTES

A1



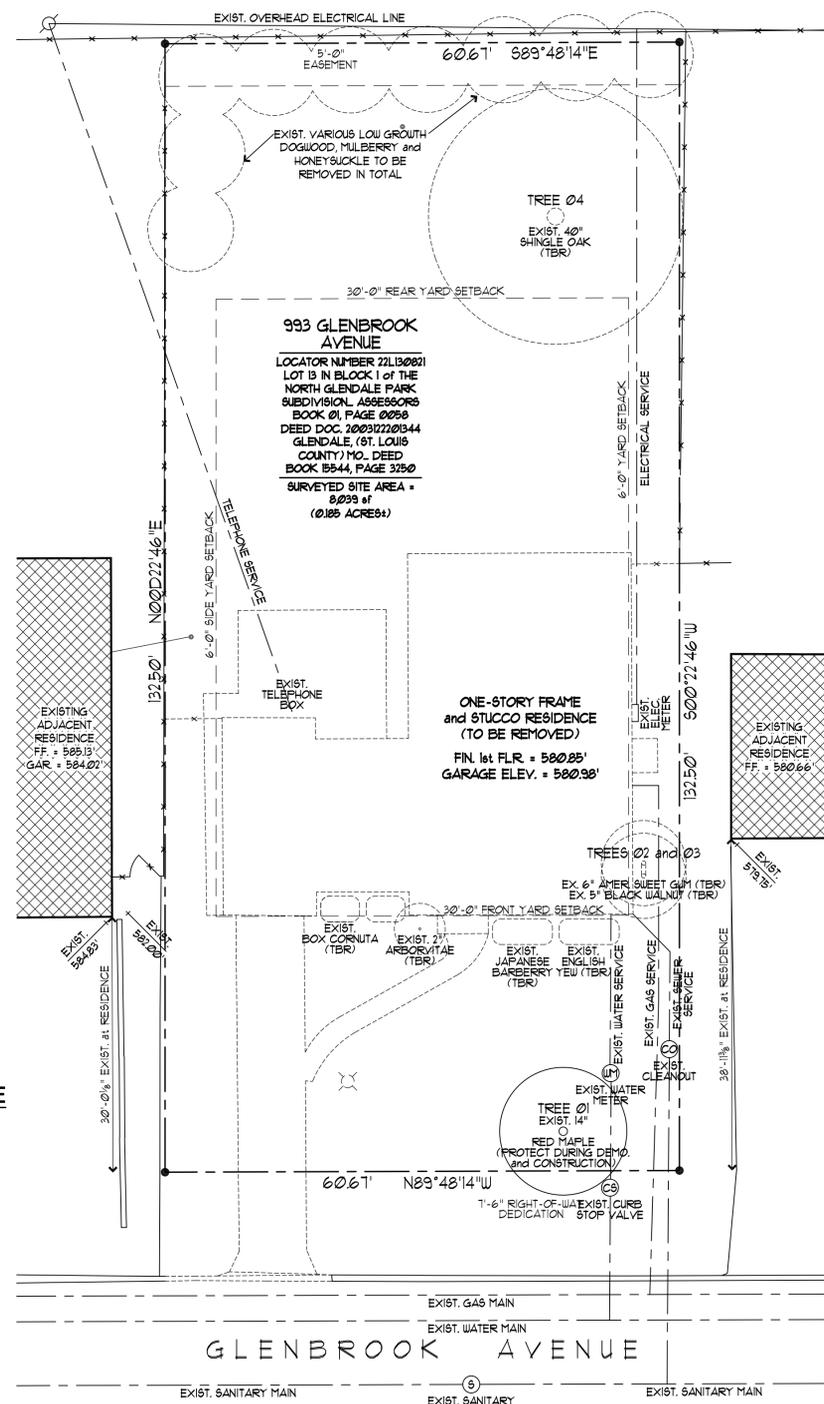
1 EXISTING LOT COVERAGE
SCALE: 1"=20'-0"



2 PROPOSED LOT COVERAGE
SCALE: 1"=20'-0"

IMPERVIOUS CALCULATION:

LOT AREA:	8,039 sf
EXISTING TOTAL IMPERVIOUS GROUND:	
EXISTING BUILDING FOOTPRINT (INCLUDING GARAGE)	1573 sf
EXISTING FRONT PORCH, WALK and DRIVEWAY	324 sf
EXISTING REAR PATIO and WALK at SIDE of GARAGE	301 sf
TOTAL	2,198 sf
PROPOSED IMPERVIOUS COVERAGE	
BUILDING FOOTPRINT	1,933 sf
DETACHED GARAGE FOOTPRINT	440 sf
UNENCLOSED FRONT PORCH	54 sf
COVERED REAR PORCH/PATIO	192 sf
GARAGE APRON, WALK and DRIVEWAY	1,478 sf
TOTAL	4,097 sf
4,097 sf (COVERAGE) / 8,039 sf (LOT)	= 51%
PROPOSED vs EXISTING	4,097 sf - 2,198 sf = 1,899 sf
PROPOSED RESIDENCE IMPERVIOUS IS 1,899 sf MORE COVERAGE THAN EXISTING, THEREFORE STORMWATER MITIGATION IS REQUIRED	



3 EXISTING and DEMOLITION PLAN
SCALE: 1"=10'-0"

EXISTING TREE SCHEDULE:

TREE 01	14" CAL. RED MAPLE	<i>acer rubrum</i>	FRONT YARD TREE IS TO REMAIN UNDISTURBED and BE PROTECTED DURING DEMOLITION and CONSTRUCTION BY MIN. 4'-0" FENCING TO DRIP EDGE (SEE NOTES BELOW)
TREE 02	6" CAL. AMERICAN SWEET GUM	<i>liquidambar styraciflua</i>	SOUTH EAST FRONT CORNER SIDE YARD TREE TO BE REMOVED (SEE NOTES BELOW)
TREE 02	5" CAL. BLACK WALNUT	<i>Juglans nigra</i>	SOUTH EAST FRONT CORNER SIDE YARD TREE TO BE REMOVED (SEE NOTES BELOW)
TREE 04	40" CAL. SHINGLE OAK	<i>quercus bicolor</i>	REAR YARD TREE IS TO BE REMOVED (SEE NOTES BELOW)

LANDSCAPE DESIGN NARRATIVE:

THE EXIST. FRONT YARD HAS A COLLECTION of SHRUBBED CARNITA, ARBORVITAE, JAPANESE BARBERRY and ENGLISH TO BE REMOVED and REPLACED w/ (1) LIRIOPE TO BE SPREAD ACROSS THE FRONT of THE PROPOSED RESIDENCE SET IN CEDAR BARK MULCH. THE REMAINDER of THE YARD DISTURBED BY DEMOLITION or CONSTRUCTION (FRONT and REAR) IS TO BE SEEDED TURF GRASS.

THE EXISTING 14" CALIFOR RED MAPLE IN THE FRONT YARD IS TO REMAIN and BE PROTECTED DURING DEMOLITION and CONSTRUCTION BY MIN. 4'-0" FENCING TO DRIP EDGE.

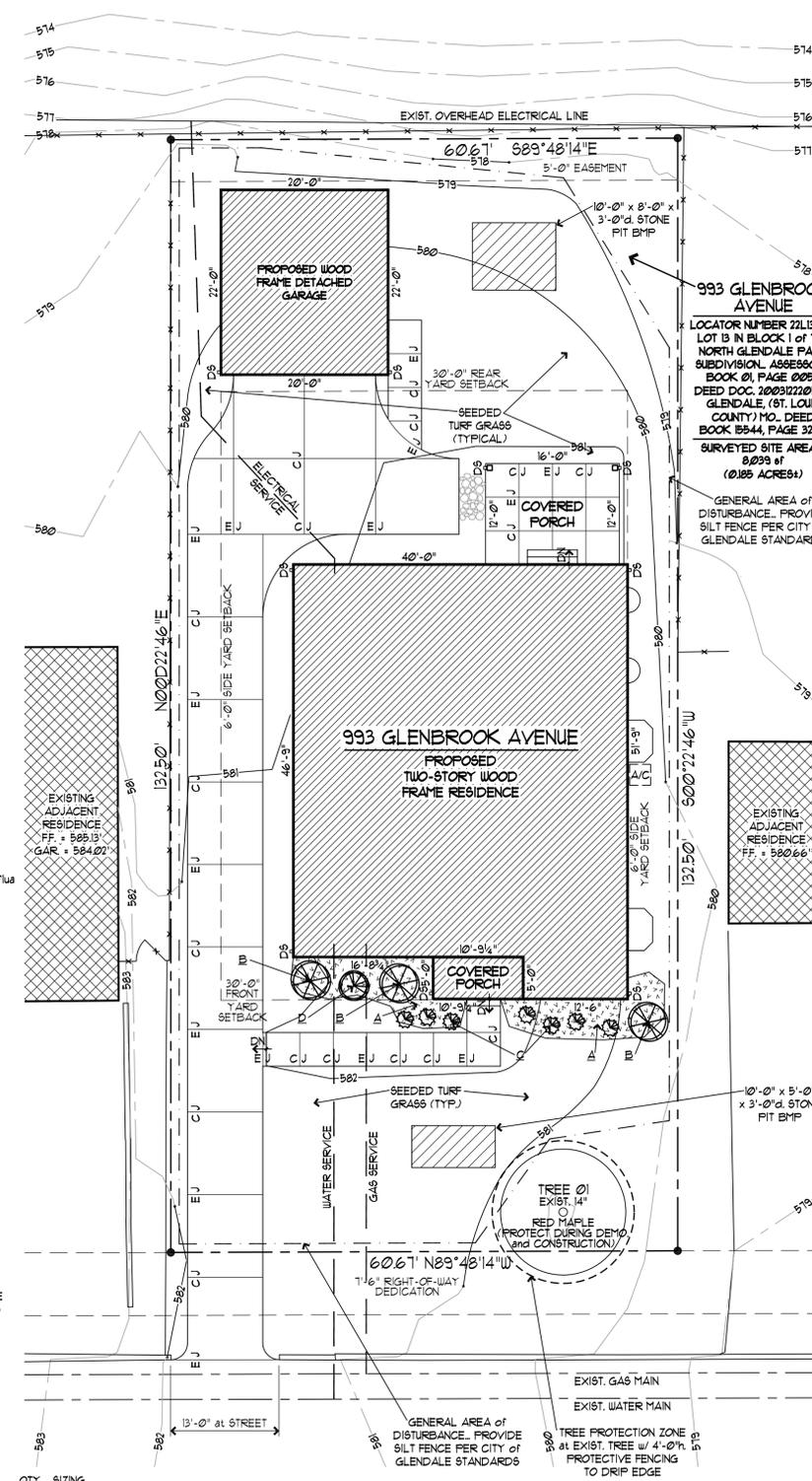
THE TWO EXISTING (TWINNED) TREES (6" CALIFOR AMERICAN SWEET GUM, and 5" CALIFOR BLACK WALNUT) GROWING AGAINST THE FRONT FACE of THE EXISTING FOUNDATION ARE WITHIN the EXCAVATION ZONE and CANNOT BE SAVED. THEY ARE TO BE REPLACED w/ THREE CONICAL BOXWOODS SPREAD ACROSS THE FRONT of THE PROPOSED RESIDENCE.

THE EXISTING 40" SHINGLE OAK ON THE EAST SIDE of THE REAR YARD HAS BEEN NOTED BY NEIGHBORS AS A NUISANCE and of POTENTIAL DANGER, and IS TO BE REMOVED.

REMAINING EXISTING VEGETATION ALONG WEST and NORTH SIDES of REAR FENCE LINES ARE TO BE REMOVED and REPLACED w/ SEEDED TURF GRASS.

PLANTING KEY:

CLASSIFICATION	CLASSIFICATION	QTY.	SIZING
A CEDAR BARK MULCH	(FINELY GROUND)	-	272sf
B CONICAL BOXWOOD	buxus x 'green mountain'	3	1 CONT. EA.
C LIRIOPE	<i>Liriope spicata</i>	1	1 GAL.
D DWARF JAPANESE MAPLE	<i>acer palmatum dissectum 'red dragon'</i>	1	2" CALIPER



4 LANDSCAPE and UTILITY PLAN
SCALE: 1"=10'-0"



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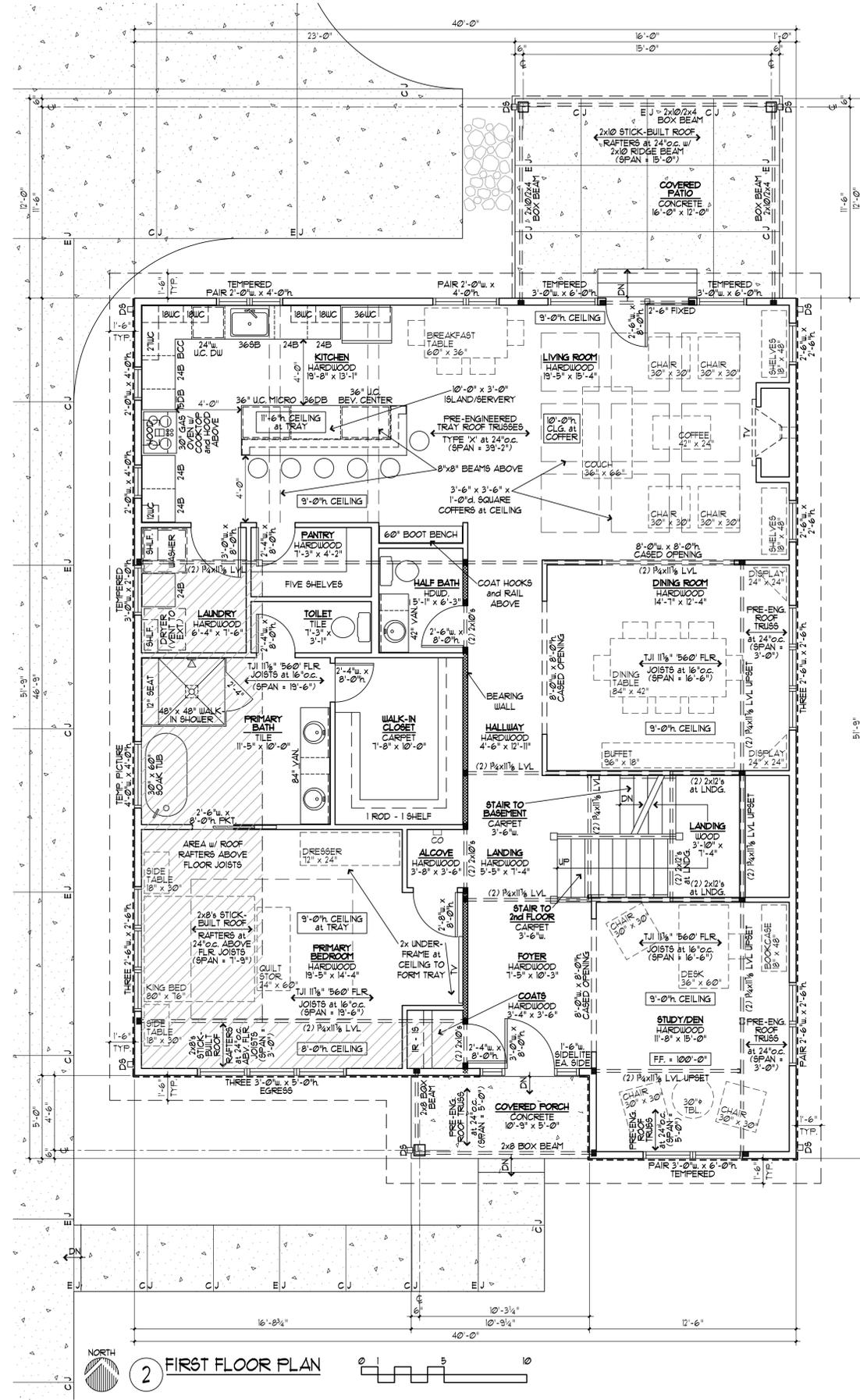
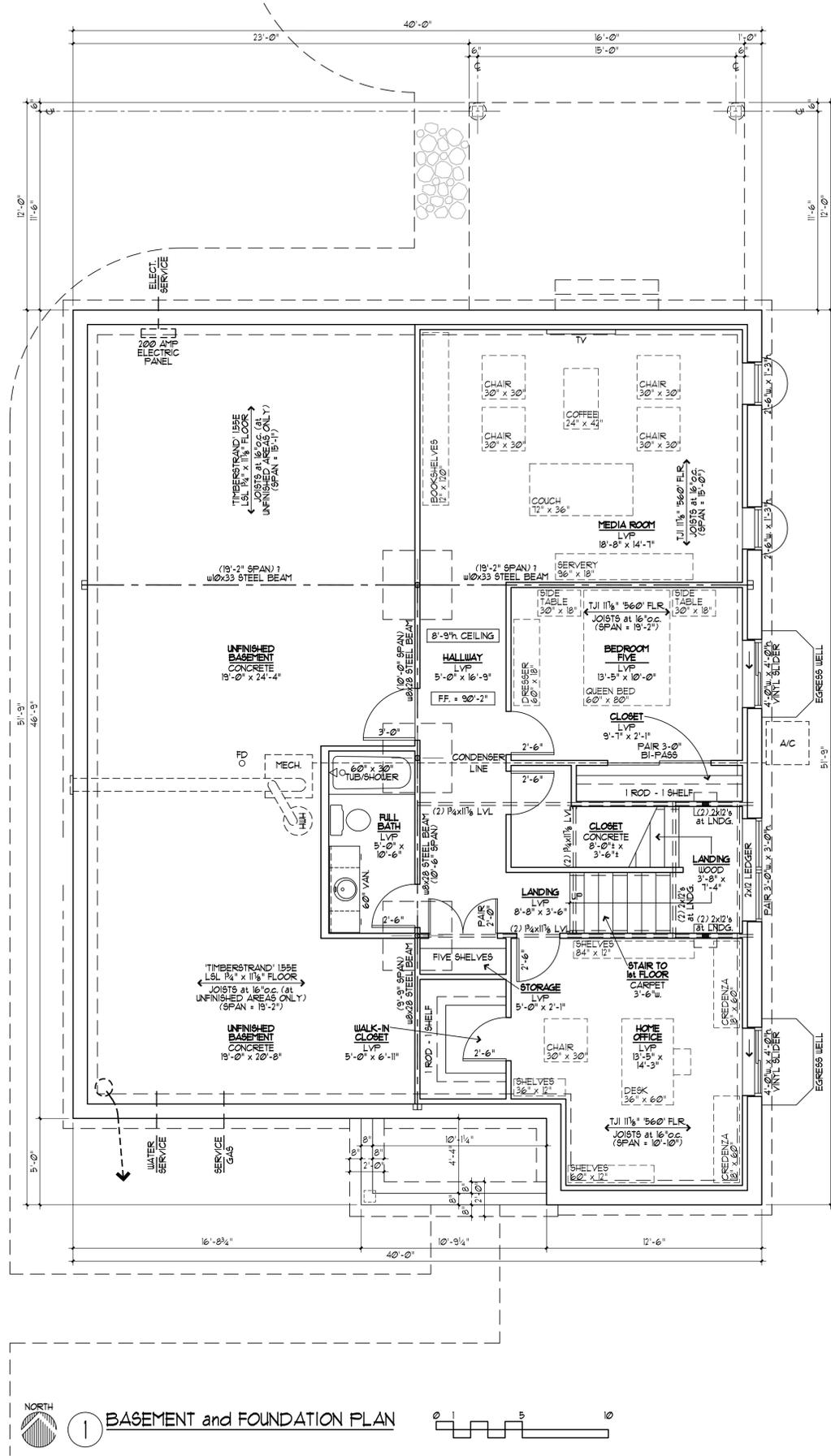
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SITE DEMO, UTILITY,
IMPERV. COVERAGE
and LANDSCAPE

A1.1



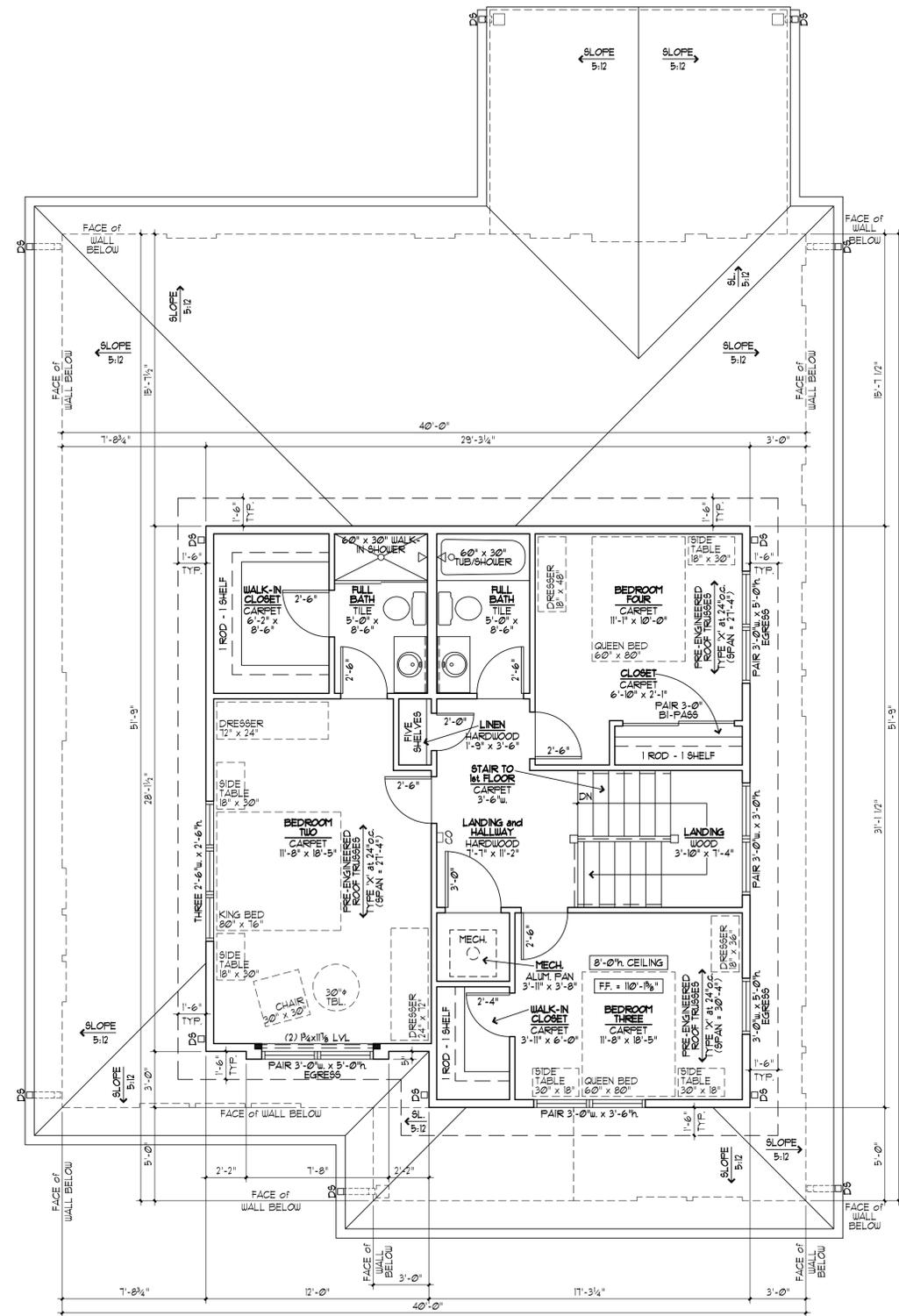
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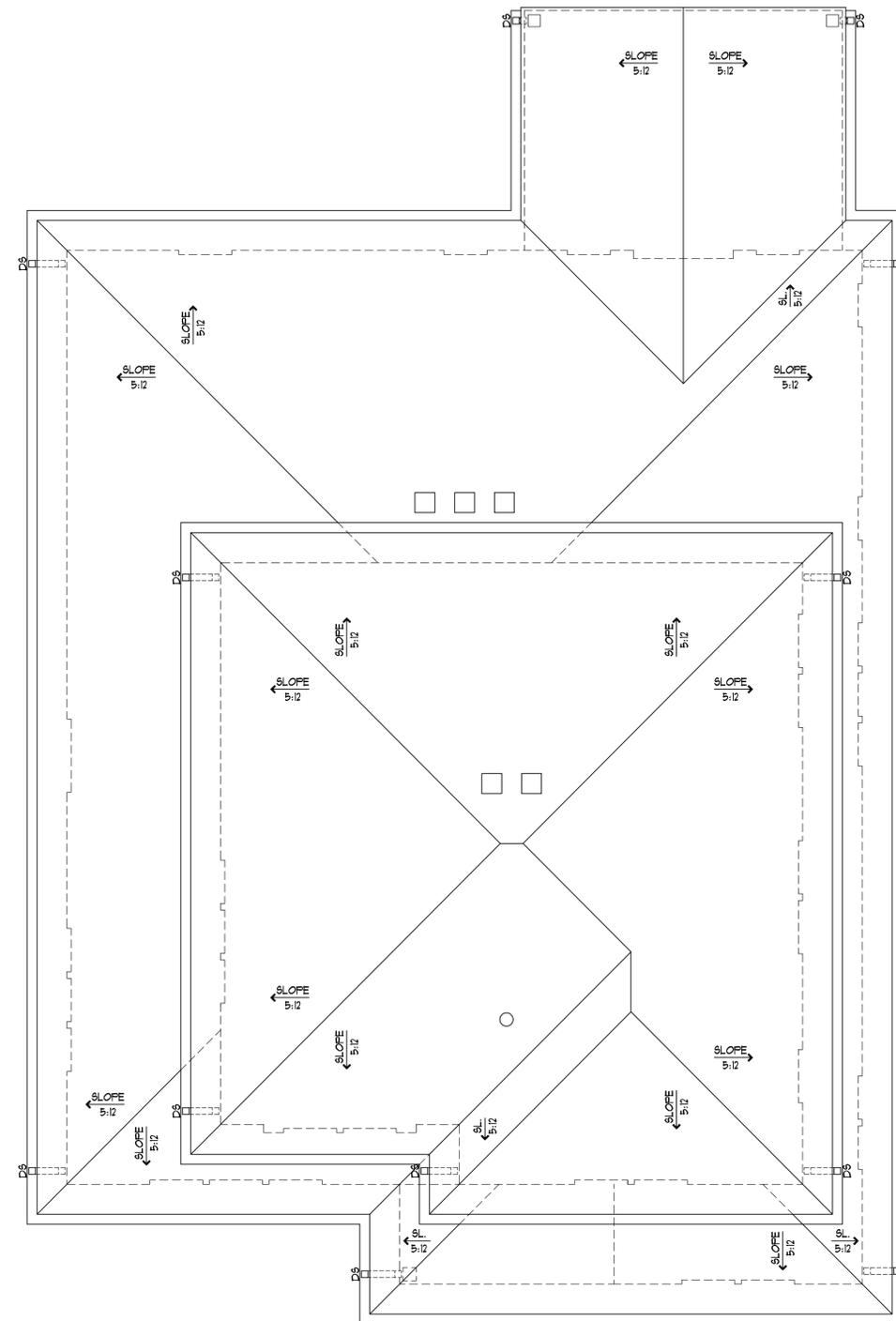
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NORTH
 1 SECOND FLOOR PLAN
 0 1 5 10



NORTH
 2 ROOF PLAN
 0 1 5 10

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

SECOND FLOOR
 and ROOF PLAN

A3

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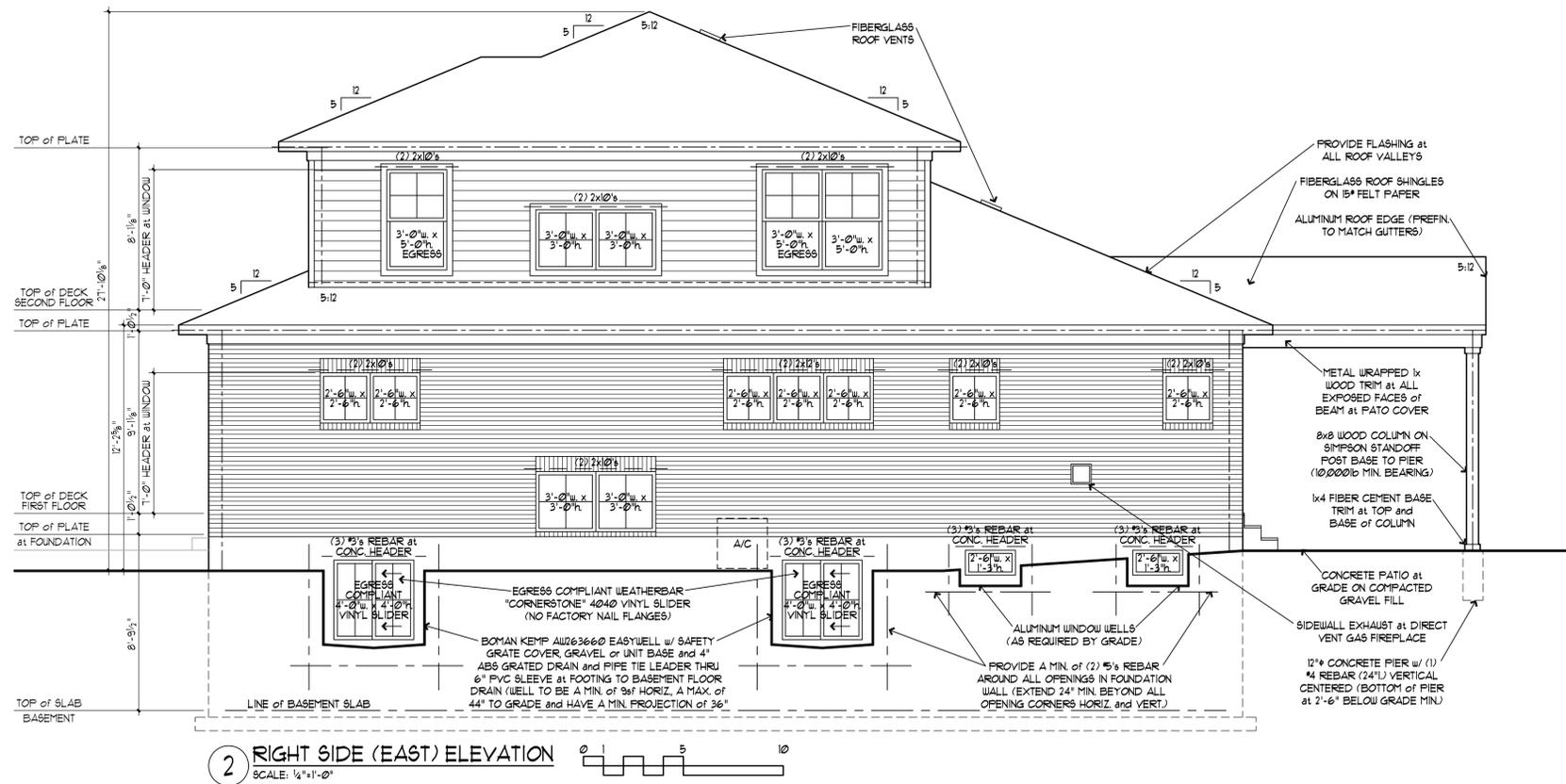
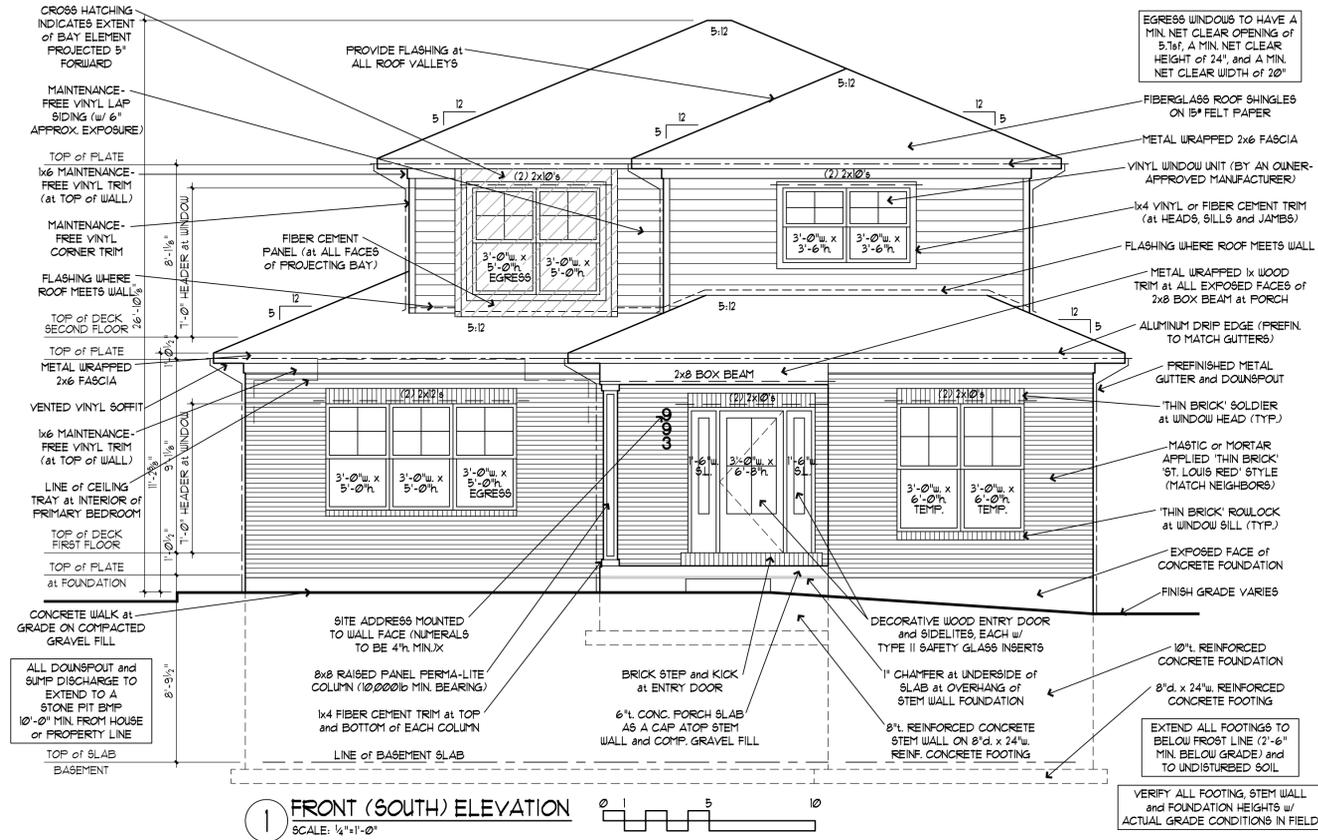
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SCALE: 1/4"=1'-0"

FRONT and RIGHT
SIDE EXT. ELEV'S.

A4



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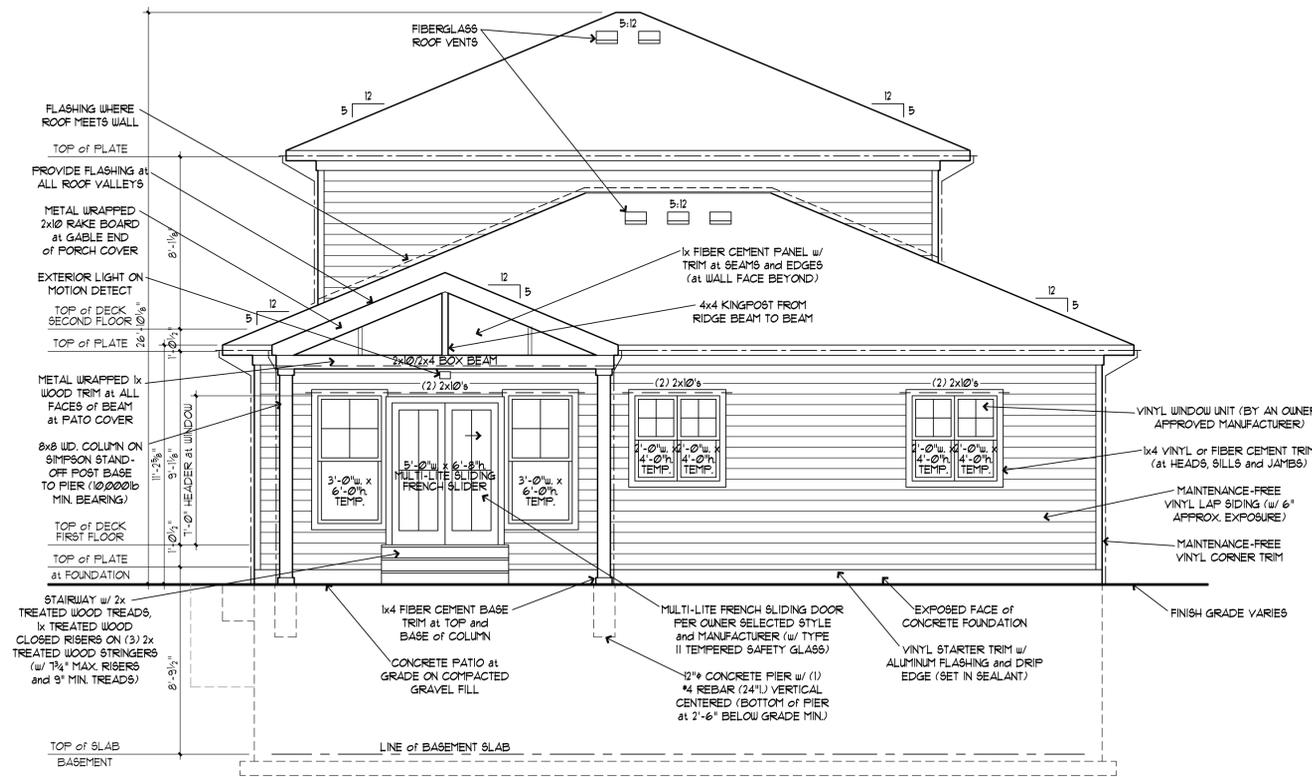
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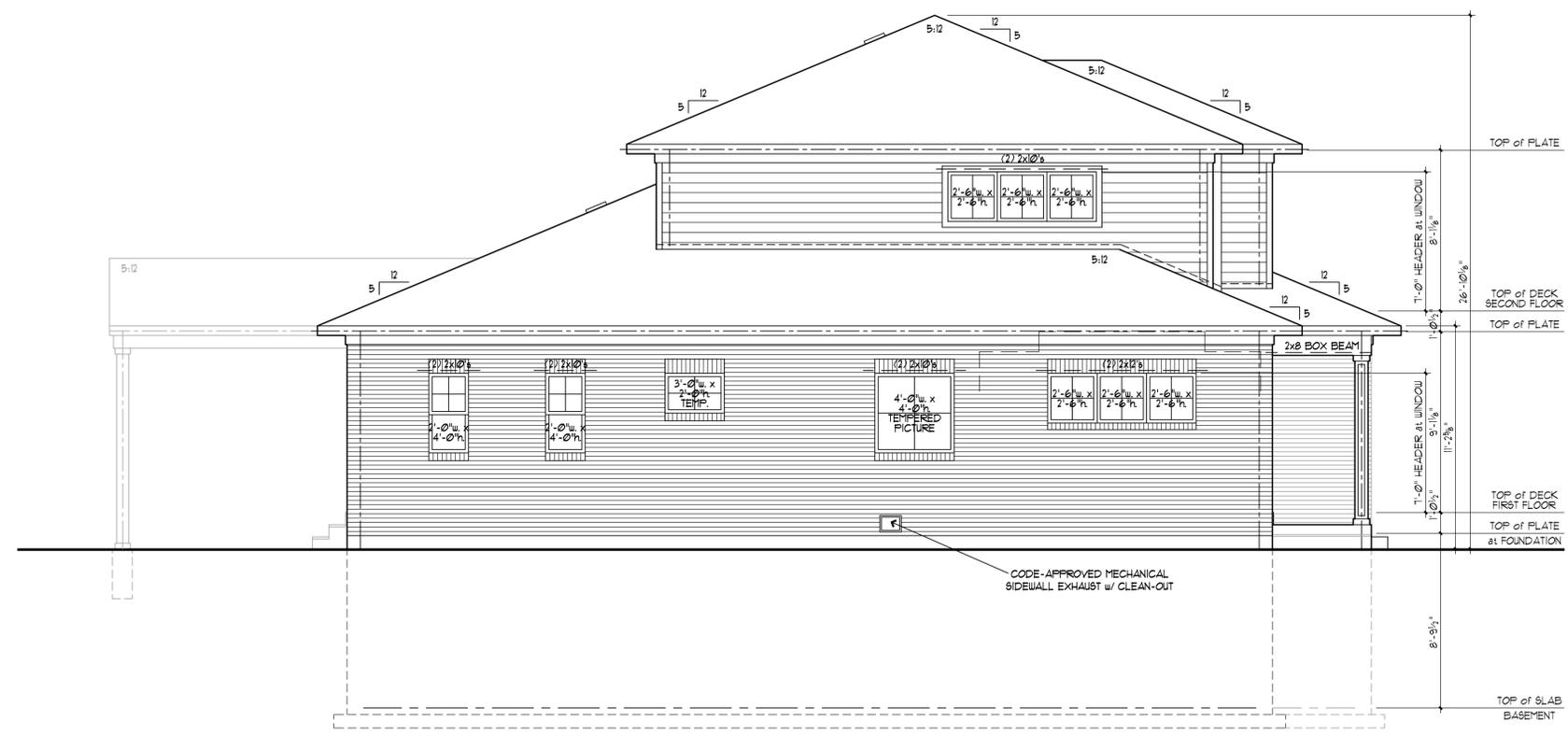
SCALE: 1/4"=1'-0"

REAR and LEFT
SIDE EXT. ELEV'S.

A5



1 REAR (NORTH) ELEVATION
SCALE: 1/4"=1'-0"



2 LEFT SIDE (WEST) ELEVATION
SCALE: 1/4"=1'-0"

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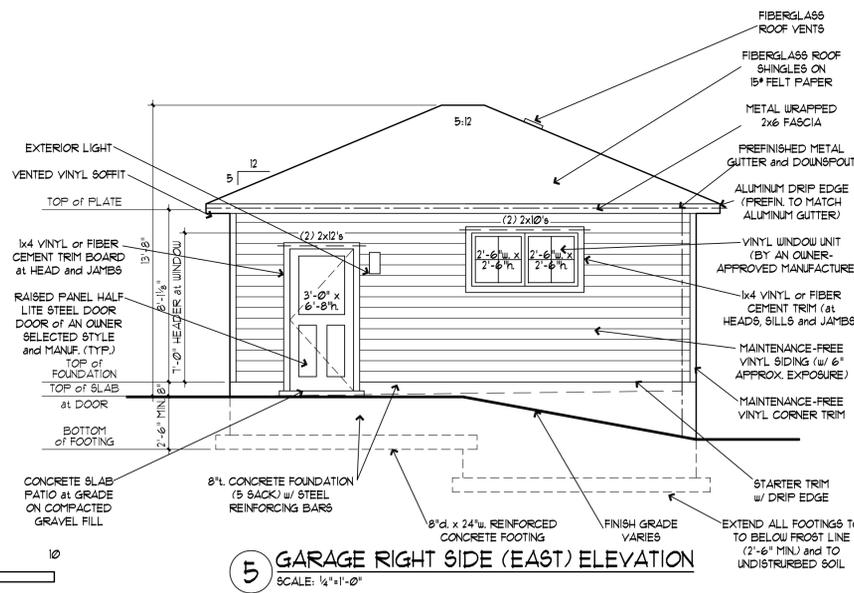
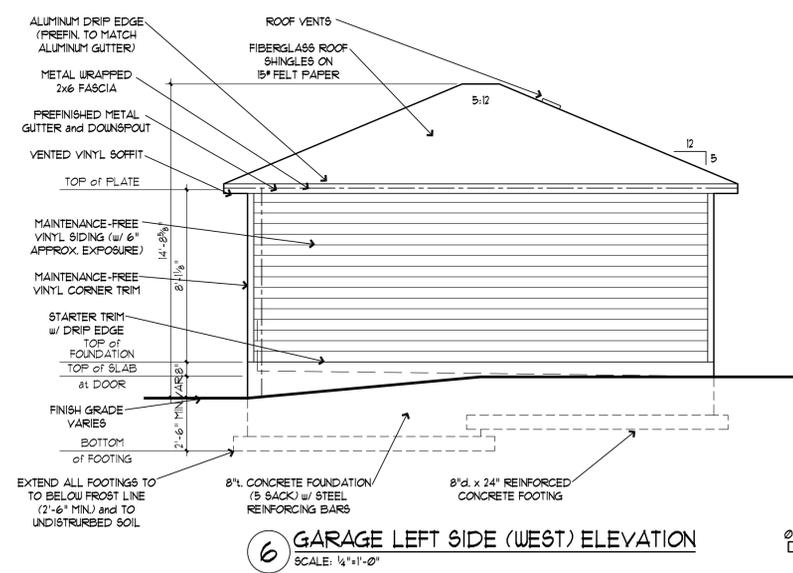
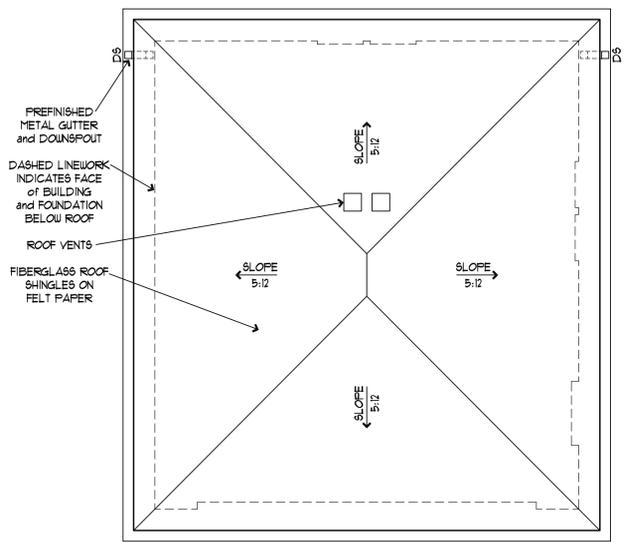
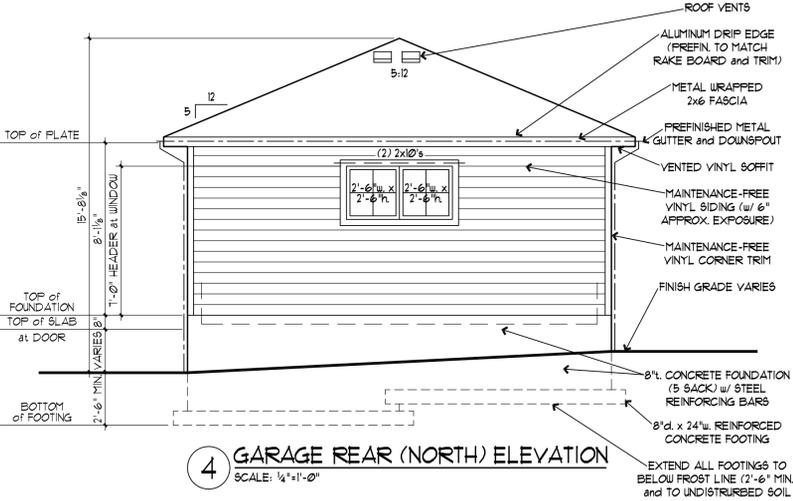
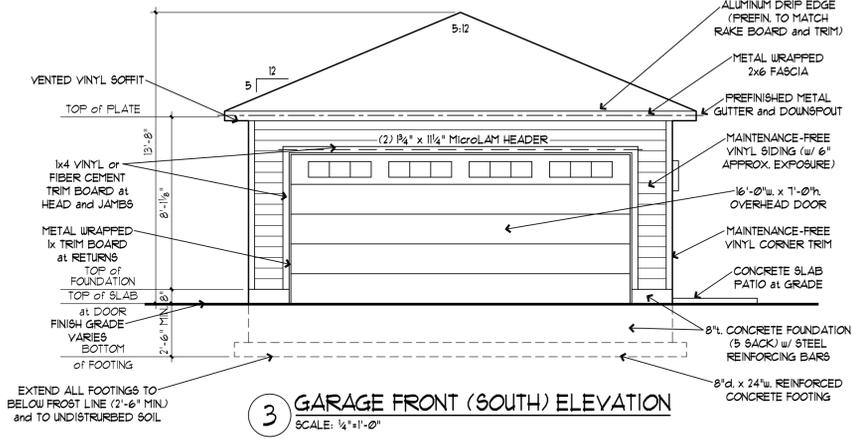
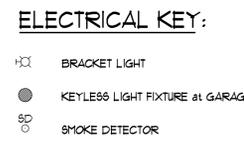
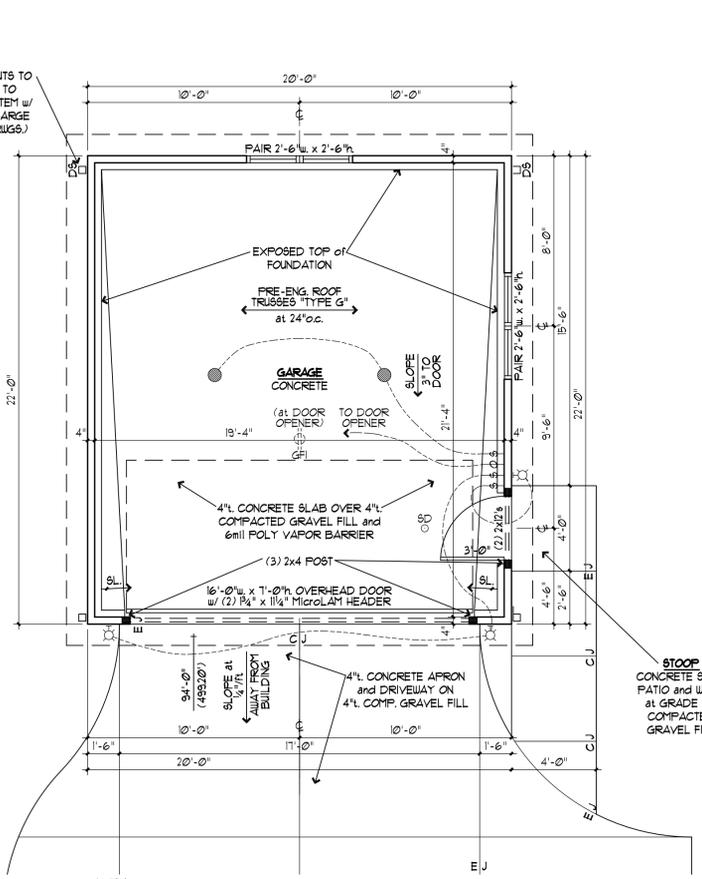
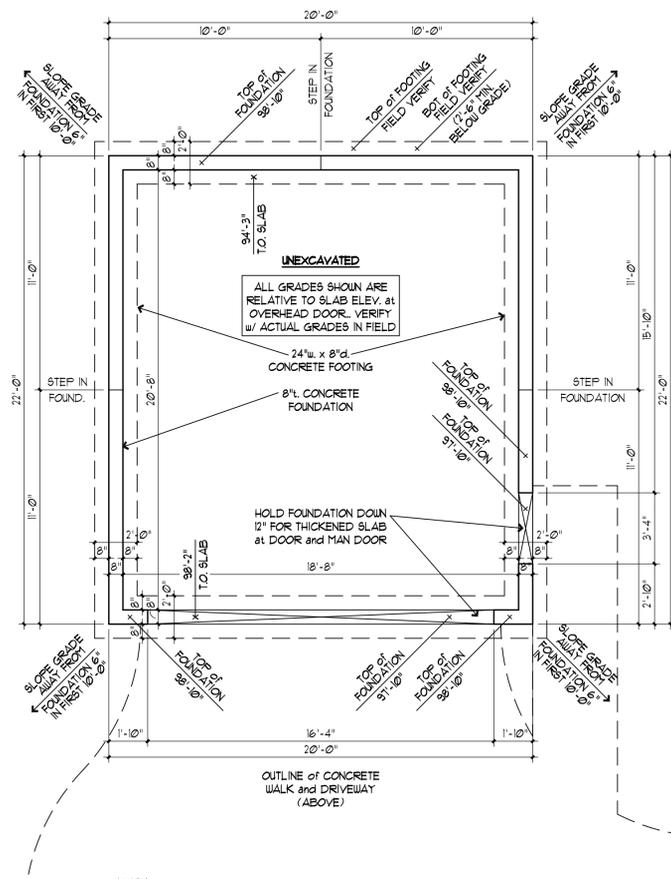
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SCALE: 1/4"=1'-0"

GARAGE PLANS and
EXTERIOR ELEV's.

A8





1 EXISTING PHOTOGRAPHED FRONT (SOUTH) ELEVATION
SCALE: 1/4"=1'-0"



2 EXISTING MEASURED FRONT (SOUTH) ELEVATION
SCALE: 1/4"=1'-0"



3 PROPOSED FRONT (SOUTH) ELEVATION
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COMPOSITE PHOTO
and CONTEXT STUDY