



**TENTATIVE AGENDA
OCTOBER 9, 2024 6:30 PM.
ARCHITECTURAL REVIEW BOARD**

The Architectural Review Board will convene at the City of Glendale Auditorium which will be open to the public.

- I. MEETING CALLED TO ORDER
- II. ROLL CALL
- III. APPROVAL OF MINUTES: SEPTEMBER 11, 2024
- IV. REVIEW OF PLANS FOR A COVERED PATIO ADDITION
MARK AND ELLEN FESLER, 7 EDWIN AVE.
- V. REVIEW OF PRELIMINARY PLANS FOR A TWO-STORY ADDITION
ALEX AND CLAIRE AUBEL, 120 TREVILLIAN AVE
- VI. MISCELLANEOUS
- VII. ADJOURNMENT

Frank Johnson
City Administrator/City Clerk

POSTED: 5:00 PM, OCTOBER 4, 2024



**MINUTES
ARCHITECTURAL REVIEW BOARD
WEDNESDAY, SEPTEMBER 11, 2024- 6:00 P.M.**

CHAIRMAN JEFFREY FERNHOFF
JOHN FALK
MIKE MORAN
REED VOORHEES
BRAD WEITEKAMP
JON EMERT
LAURA SWITZER

CITY ATTORNEY, ANDREW BRAMMAN
CITY ADMINISTRATOR, FRANK JOHNSON

MEETING CALLED TO ORDER

The meeting was called to order by Mr. Voorhees at 6:00 p.m.

ROLL CALL

Present: Chairman Fernhoff, Mr. Moran, Mr. Voorhees, Mr. Emert,
Mr. Falk, Mr. Weitekamp, Ms. Switzer

APPROVAL OF MINUTES FROM JUNE 12, 2024.

Mr. Voorhees asked if there were any additions or corrections to the minutes from the June 12, 2024. There being some, he asked for a motion. Mr. Moran motioned approval of the amended minutes. Mr. Weitekamp seconded the motion, which was unanimously approved.

REVIEW OF PLANS FOR A NEW SINGLE-FAMILY HOME
825 ALEXANDRA AVE., FM DSIGN BUILD

Present: Matt Moore, Architect
Andrew and Annie Kennedy, Buyers

Mr. Falk noted that the square footage for the lawn area was missing from the existing area table on the drainage area map. The ARB then discussed the rear flo-well indicated on the plans and the discharge location for the overflow pipe. Mr. Weitekamp expressed concern that the rear yard slopes down to a low spot in the adjacent property and that any overflow water from the flo-well could potentially pool there. Mr. Moran suggested that the pipe be redirected to discharge directly to the north of the flow-well, to which Mr. Falk agreed.

Mr. Weitekamp asked the applicant if they would be willing to consider adding a carriage strip to the driveway, extending from the sidewalk in the front yard to the rear of the building. Mr. Moore stated that it shouldn't be a problem.

The ARB then discussed the tree study and landscape plan for the property. It was noted that the quantities do not match what is shown on the landscape plan, and the applicant was asked to correct this. The applicant was also asked to correct where the building footprint is incorrect on the existing conditions survey of the tree plan. Mr. Weitekamp asked the applicant if they were

aware of how tight the space is between the proposed house and the garage. Mr. Moore acknowledged that there was limited room to maneuver a vehicle and stated that they considered several different options for configuring the driveway and garage, each of which had its drawbacks.

Mr. Emert noted that the proportions on the garage seemed off in that there was too much space between the top of the door and the roof. Mr. Moore agreed that it was likely not correct and that he would make adjustments. Mr. Voorhees asked if there were any FAR calculations included in the plans. It was noted that the calculations were included in the application only and they exactly equaled the max allowed. Mr. Moran told the applicant the ARB would like to see the calculations shown on the plans along with a proof of measure.

Lastly, the ARB discussed the architectural style of the house. Mr. Voorhees stated that the white color on the second story volume created a stark contrast with the darker colors on the other forms, particularly on the west elevation. He requested that the applicant consider changing the color to something with less contrast, preferably grey.

Mr. Fernhoff asked if there were any individuals from the public who wished to speak. There were none.

Mr. Moran motioned for approval with the following conditions:

- The overflow pipe for the Flo-Well in the rear yard is redirected to discharge directly to the north.
- A pervious carriage strip with a subsurface drain tied to the roof piping is added to the driveway from the front yard sidewalk to the rear building line.
- The correct plant quantities are listed on the landscape plan.
- The background for the existing canopy exhibit is corrected to match the current design.
- A FAR diagram and calculation are provided on the plans.
- A gray siding color with less contrast is selected for the second story volume.
- The height of the garage roof eave is reduced.
- The missing lawn area square footage is added to the table on sheet C2.

Mr. Falk seconded the motion which was unanimously approved with a voice vote.

ARB GUIDELINE REVISIONS

The Board reviewed the latest revisions to the draft ARB Guidelines and proposed several additional edits. Mr. Johnson stated that he would make the changes as discussed and share an updated version with the Board with the goal of bringing the guidelines up for approval by the Board of Aldermen in October.

MISCELLANEOUS

None

ADJOURNMENT

Mr. Moran moved adjournment of the meeting; Mr. Falk seconded the motion, which was unanimously approved.

These minutes approved/amended as submitted this ____ day of _____, 2024.

Frank Johnson, City Administrator



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

APPLICATION FOR ARCHITECTURAL REVIEW BOARD

Adopted by Ord. 03-14, August 4, 2014, Ord. 15-23, August 21, 2023

APPLICATION DATE 9/19/24 DATE OF ARB MEETING 10/9/24 ESTIMATED COST

PROJECT ADDRESS 7 Edwin Avenue GLENDALE, MO 63122

NAME OF PROPERTY OWNER Mark & Ellen Foster PHONE NUMBER 314-604-9084

CONTRACTOR (NAME) Dave Molner PHONE NUMBER 314-249-9493

CONTRACTOR ADDRESS 3781 Baulle Ct., Florissant, MO 63034

ARCHITECT (NAME) Thomas Alan Group PHONE NUMBER 314-913-4106

ARCHITECT ADDRESS 23 N. Gore Ave., Webster Groves, MO 63119

DETAILED DESCRIPTION OF WORK BEING PROPOSED: Outdoor Rm w/ Kitchen & Fireplace & Finished Basement

FLOOR AREA RATIO NA (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). (See page 6 for more details.)

TOTAL FLOOR AREA OF NEW CONSTRUCTION (SQ. FT.) 986

TOTAL FLOOR AREA OF EXISTING STRUCTURE (SQ. FT.) 2300

TOTAL FLOOR AREA (SQ. FT.)

TOTAL SQ. FT. OF LOT 15,870 WIDTH AND DEPTH OF LOT (FT.) 99 x 160

HEIGHT OF STRUCTURE chimney 29'-9" NUMBER OF STORIES 1

ESTIMATED COMMENCE DATE EST. COMPLETION DATE

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):

(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.



SIGNATURE OF APPLICANT

9-19-24

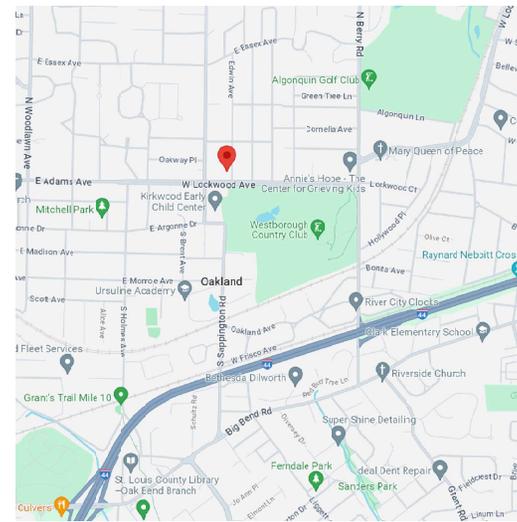
DATE

PROJECT CONSULTANTS	PROJECT INFORMATION
ARCHITECT THOMAS ALAN GROUP 23 NORTH GORE AVENUE SUITE 303 WEBSTER GROVES, MO 63119 CHRIS PIKE: (314) 913-4106 CPIKE@TAG-STL.COM	APPLICABLE BUILDING CODES: CONSTRUCTION TYPE: TYPE VB (5B) UNPROTECTED, UNSPRINKLERED OCCUPANCY: SINGLE FAMILY DWELLING
GENERAL CONTRACTOR MOLNER HOMES 3781 BAVILLE COURT FLORISSANT, MISSOURI 63034 DAVE MOLNER 314-249-6493 DAVEMOLNER@MOLNERHOMES.COM	
STRUCTURAL CONSULTANT	
CIVIL CONSULTANT	
POOL CONTRACTOR POOL TRON 5712 FEE FEE ROAD HAZEL WOOD, MO 63042 DENNIS SANSONE (314) 575-5720 SALES@POOLTRON.COM	
SHEET TITLE INDEX	

ABBREVIATIONS							
ABV.	-ABOVE	DR.	-DOOR	IJS	-IN JOIST SPACE	SA	-SUPPLY AIR
A.F.F.	-ABOVE FINISHED FLOOR	D.S.	-DOWNSPOUT	INSUL.	-INSULATION	STRUCT.	-STRUCTURAL
AHU	-AIR HANDLING UNIT	DTL.	-DIESEL	LB.	-LBRASS BOARD	STL.	-STEEL
ALUM.	-ALUMINUM	DW	-DRYWALL	ITS	-IN TRUSS SPACE	S.D.	-SMOKE DETECTOR
ALT.	-ALTERNATE	DW, OPVIG.	-DRYWALL OPENING	JST.	-JOIST	S.F.	-SQUARE FEET
ASPH.	-ASPHALT	EA.	-EACH	K.S.	-KNEE SPACE	SGI	-TYPE I SAFETY GLAZING
BM.	-BENCHMARK	E.L.F.S.	-EXTERIOR INSULATION FINISH	L.V.L.	-LAMINATED VENEER LUMBER	SG-II	-TYPE II SAFETY GLAZING
BP.	-BEAM POCKET	E.S.	-ELEVATION	LIN.	-LINEN	SH.	-SHELF/SHELVES
BRG.	-BEARING	EJ	-EXPANSION JOINT	LNDRY	-LAUNDRY	SHT.	-SHEET
BRK.	-BRICK	ELEC.	-ELECTRIC/ELECTRICAL	LT.	-LIGHT	SHWR.	-SHOWER
BRKT.	-BRACKET	ELEV.	-ELEVATION	MAS.	-MASONRY	SL	-SLIDING
BRD.	-BOARD	EQ.	-EQUIPMENT	MATL.	-MATERIAL	SPECS.	-SPECIFICATIONS
BLK.	-BLOCK	EQUIP.	-EQUIPMENT	MAX.	-MAXIMUM	SVX.	-SWITCH
BOT.	-BOTTOM	ES.	-EACH SIDE	MECH.	-MECHANICAL	T.J.I.	-TRUSS JOIST INCORPORATED
CAB.	-CABINET	EXIST.	-EXISTING	MIL.	-MINIMUM	TOS	-TOP OF SLAB
C.J.	-CONTROL JOINT/CEILING JOISTS	EXT.	-EXTERIOR	MISC.	-MISCELLANEOUS	T&G	-TONGUE AND GROOVE
CLG.	-CEILING	EXH.	-EXHAUST	M.O.	-MASONRY OPENING	TEMP.	-TEMPERED
CMU	-CONCRETE MASONRY UNIT	FD	-FLOOR DRAIN	MTL.	-METAL	T.B.R.	-TO BE REMOVED
CSMU	-CALCIUM SILICATE MASONRY UNIT	F.J.	-FLOOR JOISTS	N/A	-NOT APPLICABLE	TV	-TELEVISION
UNIT		FLR.	-FLOOR	N.I.C.	-NOT IN CONTRACT	TYP.	-TYPICAL
C.O.	-CASED OPENING	FND.	-FOUNDATION	N.T.S.	-NOT TO SCALE	T.O.C.	-TOP OF CONCRETE
CONC.	-CONCRETE	F.P.	-FIREPLACE	O/	-OVER	T.O.P.	-TOP OF PLATE
CONT.	-CONTINUOUS	PPHB	-FREEZE-PROOF HOSE BIBS	O.C.	-ON CENTER	U.C.	-UNDER CABINET
CONST.	-CONSTRUCTION	FTS.	-FOOTING	OPT.	-OPTICAL	UGR	-UNDER COUNTER REFRIGERATOR
C.S.	-CORNER SET	FURN.	-FURNACE	O.H.	-OVERHEAD OVERHANG	ULL	-UNDERWRITER'S LABORATORY
CORR.	-CORRIDOR	F.V.	-FIELD VERIFY	PFA	-POST FROM ABOVE	U.N.O.	-UNLESS NOTED OTHERWISE
CPT.	-CARPET	GA.	-GAGE	P/	-PLATE	W	-WASHER
CT	-CERAMIC TILE	GEN.	-GENERAL	PKT.	-POCKET	WI	-WITH
D	-DRYER	GFI	-GROUND FAULT INTERRUPTOR	PR.	-PAIR	W.I.C.	-WALK-IN CLOSET
D.B.	-DRAWER BASE	GL.	-GLASS	PRE-FAB	-PREFABRICATED	WD.	-WOOD
DBL.	-DOUBLE	G&N	-GLUE AND NAIL	P&S	-POLE AND SHELF	W/DW	-WINDOW
DBO	-DESIGNED BY OTHERS	GR.	-GRADE	P&S.L.	-PARALLEL STRAND LUMBER	W/O	-WITHOUT
DEFS.	-DIRECT EXTERIOR FINISHING	GRAN.	-GRAVEL FILL	P.T.	-PRESSURE TREATED	V.	-VANITY
SYSTEM		H.C.	-HANDICAP ACCESSIBLE	R.R.	-ROOF RAFTER	V.B.	-VAPOR BARRIER
DFS.	-DECORATIVE INTERIOR FINISHING	HDR.	-HEADER	R.H.	-RAISED HEEL	WP	-WATERPROOF
SYST.		HR.	-HOUR HANDRAIL	RA	-RETURN AIR	WWF	-WELDED WIRE FABRIC
EM.	-EMERGENCY	HRWD.	-HARDWOOD	REF.	-REFRIGERATOR		
DISP.	-DISPOSAL	HT	-HEIGHT	REQD.	-REQUIRED		
DN.	-DOWN	HWH	-HOT WATER HEATER	RV	-ROOF VENT		

A NEW OUTDOOR ROOM AND FINISHED BASEMENT FOR: THE FESLER RESIDENCE

THOMAS ALAN GROUP ARCHITECTURE | DESIGN | INTERIORS



PROJECT VICINITY MAP

NO SCALE

THOMAS ALAN GROUP

THE ARCHITECT HAS BEEN DESIGNATED AS THE LEAD ARCHITECT FOR THE PROJECT AND IS RESPONSIBLE FOR THE DESIGN AND CONSTRUCTION OF THE PROJECT. THE ARCHITECT'S LIABILITY IS LIMITED TO THE DESIGN AND CONSTRUCTION OF THE PROJECT AND DOES NOT EXTEND TO THE CONTRACTOR'S NEGLIGENCE OR TO THE CONTRACTOR'S FAILURE TO OBTAIN NECESSARY PERMITS OR TO THE CONTRACTOR'S FAILURE TO OBTAIN NECESSARY INSURANCE.

PROJECT: 1701 N. GORE AVE. 63119
 EXPIRATION DATE: 12/31/2025

No.	Description	Date
08-09-24	Design	

An Outdoor Room and Finished Basement for:
The Fesler Residence
 7 Edwin Avenue
 Glendale, Missouri 63122

THOMAS ALAN GROUP
 ARCHITECTURE | DESIGN | INTERIORS
 23 North Gore Avenue • Suite 303
 Webster Groves, MO 63119
 (314) 301-5976 • ThomasAlanGroup.com

COVER SHEET

Sheet Number:
COVER SHEET

GENERAL NOTES (CONT.)

- DIVISION B - MECHANICAL HVAC (CONT.)**
- M16.1 MECHANICAL GAS APPLIANCES LOCATED IN SPACES WHERE THE VOLUME IS LESS THAN 50 CUBIC FEET PER 1000 BTU/HR NET RATING SHALL HAVE COMBUSTION AND DUCTWORK INSTALLED IN ACCORDANCE WITH THE FOLLOWING:
- 1) GAS INTAKE AIR PROVIDE 1.5 L OF FREE AREA PER 1000 BTU/HR IN EACH OPENING. OPENINGS SHALL NOT BE LESS THAN 100 SQ INCHES OF FREE AREA. ONE OPENING SHALL BE PROVIDED WITHIN 1' OF THE CEILING AND ONE WITHIN 1' OF THE FLOOR. NO COMMON DUCTS PERMITTED. COMBUSTION AIR MAY NOT BE OBTAINED FROM BATHROOMS.
 - 2) GAS EXHAUST AIR ONE OPENING SHALL BE PROVIDED WITHIN 1' OF THE CEILING WITH A NET FREE AREA OF 1.50 SQUARE INCHES TOTAL. NET RATING OF ALL APPLIANCES LOCATED IN THE ENCLOSURE SHALL BE IDENTIFIED BY THE ARCHITECT. FLOOR OR TOP OF THE PLUMBING SHALL VERIFY WITH OWNER. IF ADDITIONAL COMBUSTION AIR IS REQUIRED 1/2" GALV. CLEARANCE PROVIDED THE FOLLOWING:
- M16.2 PRIMARY CLEARANCE FOR COMBUSTIBLES IS 18" UNLESS THE LISTED MANUFACTURER'S INSTALLATION INSTRUCTIONS ALLOW AN ALTERNATE CLEARANCE DIMENSION. 30" OF CLEARANCE IS REQUIRED AT THE FRONT OF THE APPLIANCE FOR SERVICE.
- M16.3 EACH GAS APPLIANCE SHALL HAVE AN ACCESSIBLE SHUTOFF VALVE SEPARATE FROM THE APPLIANCE IN THE SAME ROOM AND WITHIN 4' OF APPLIANCE, AND SHALL BE INSTALLED UPSTREAM FROM GROUND JOINT UNDER A SEDIMENT TRAP IS REQUIRED AT EACH APPLIANCE OR GROUP OF APPLIANCES. GAS PIPING SHALL BE IDENTIFIED AT INTERVALS OF NO MORE THAN 5 FT EXCEPT ON BLACK STEEL PIPE.
- M16.4 GAS APPLIANCES EXHAUSTED THROUGH ROOF OR THROUGH BATHROOM OR A STORAGE CLOSET.
- A) THE APPLIANCE IS DIRECT VENT UNIT OBTAINING COMBUSTION AIR FROM THE OUTDOORS.
 - B) INSTALLED IN A CLOSET (SEE NOTES) FOR APPLIANCES. THE CLOSET DOOR IS SOLID SELF-CLOSING AND WEATHERSTRIPPED, AND COMBUSTION AIR IS PROVIDED FROM OUTDOORS.
- M16.5 GAS EXHAUST DUCTS SHALL BE INDEPENDENT OF ALL OTHER SYSTEMS AND EXHAUST TO THE EXTERIOR THROUGH ROOFTOP 4" MIN. DIAMETER DUCT. THE MAXIMUM DEVELOPED LENGTH OF THE DUCT SHALL BE 30' (OBTAINED BY ADDING 9' FOR EACH 90 DEGREE BEND AND 1/2' FOR EACH 45 DEGREE BEND TO THE LENGTH OF THE STRAIGHT RUN). EXCEPTION: THE MAXIMUM DEVELOPED LENGTH MAY BE EXTENDED TO 30' IF CLEARLY LABELED CLEANOUTS ARE PROVIDED WITHIN 1' OF THE 90 DEGREE ELBOW AT EVERY ELBOW THEREAFTER AND AT LEAST 1' OF DEVELOPED LENGTH THEREAFTER.
- M16.6 PERMANENT MARKING MUST IDENTIFY EACH CLEANOUT LOCATION AND BE PROVIDED AT THE DRYER EXHAUST CONNECTION TO NOTIFY OCCUPANTS OF THE PERIODIC CLEANING AND INSPECTION REQUIREMENTS.
- M16.7 RESIDENTIAL BATHROOM AND TOILET ROOMS SHALL EXHAUST FROM WITHIN TO THE EXTERIOR. IT IS PERMISSIBLE TO DISCHARGE EXHAUST TO AN ATTIC GABLE VENT OR VENTILATED SOFFIT.
- EXCEPTION: HALF-BATHS WITHOUT A TUB OR SHOWER MAY SUBSTITUTE A MINIMUM 3 SQUARE FT. GLAZING AREA WINDOW ONE-HALF OF WHICH MUST BE OPERABLE.
- M16.8 KITCHEN EXHAUST: KITCHEN RANGES SHALL HAVE A LISTED HOOD OR DOWNDRAFT EXHAUSTED TO THE EXTERIOR WITH A ROOM-FAN (INTERMITTENT USE) OR A 20 CFM FAN (CONTINUOUS USE). ALTERNATELY A LISTED AND LABELED RECIRCULATING DUCTLESS RANGE HOOD INSTALLED IN ACCORDANCE WITH MANUFACTURER'S INSTALLATION INSTRUCTIONS (IF EQUIPPED WITH THE FILTRATION SYSTEM FOR GREASE REMOVING AND ODOR CONTROL) IS NOT REQUIRED TO DISCHARGE OUTDOORS.
- M16.9 MAKEUP AIR SHALL BE PROVIDED DURING THE OPERATION OF KITCHEN EXHAUST SYSTEMS IN EXCESS OF 400 CFM EXHAUST FLOW. THE AMOUNT OF MAKEUP AIR SHALL BE APPROXIMATELY EQUAL TO THE AMOUNT OF EXHAUST AIR. MAKEUP AIR SHALL BE PROVIDED BY GRAVITY OR MECHANICAL MEANS OR BOTH. THE EXHAUST AND MAKEUP AIR SYSTEMS SHALL BE AUTOMATICALLY CONTROLLED TO ENSURE MAKEUP AIR IS PROVIDED WHILE THE EXHAUST SYSTEM IS IN OPERATION.
- M16.10 HOUSEHOLD COOKING APPLIANCES SHALL BE LISTED AND LABELED AND SHALL BE INSTALLED IN ACCORDANCE WITH THE MANUFACTURER'S INSTALLATION INSTRUCTIONS. AN ANTI-TIP DEVICE SHALL BE INSTALLED IF REQUIRED BY THE MANUFACTURER'S INSTALLATION INSTRUCTIONS.
- DIVISION B - ELECTRICAL**
- M17.1 WORK SHALL COMPLY OF ALL SERVICES TYPICALLY KNOWN AS "TERMINOLOGY", AND SHALL INCLUDE THE FURNISHING OF CONNECTION COORDINATES AS REQUIRED. MATERIALS LABOR EQUIPMENT AND TOOLS TO PROVIDE A COMPLETE AND OPERABLE SYSTEM OF ELECTRIC POWER AND LIGHTING.
- M17.2 ALL WORK TO BE INSTALLED IN ACCORDANCE WITH THE 2008 NATIONAL ELECTRIC CODE (NEC) AND WITH ALL LOCAL CODES, RULES AND ORDINANCES. ALL MATERIALS TO BE USED SHALL BE APPROVED BY THE UNDERWRITING LABORATORIES.
- M17.3 WIRING FROM PANEL TO HOUSE SHALL BE COPPER.
- M17.4 RECESSED LIGHT FIXTURES TO BE TYPE "IC" AT INSTALLED CEILING/ATTIC SPACES PER 2008 NEC 100.10(A).
- M17.5 ELECTRIC PANELS TO BE CIRCUIT BREAKER TYPE AND SHALL NOT BE INSTALLED IN BATHROOMS OR CLOSET CLOSETS. LIGHTING IS REQUIRED IN THE VICINITY OF THE ELECTRICAL PANEL. A MINIMUM OF 6" DEEP AND 30" WIDE CLEARANCE IS REQUIRED IN FRONT OF THE ELECTRICAL PANEL. MINIMUM 6'-6" CLEARANCE IS REQUIRED. COUNTERS AND CABINETS CAN NOT BE INSTALLED UNDER THE ELECTRICAL PANEL.
- M17.6 RECESSED RECEPTACLE OUTLETS FOR RANGES AND CLOTHES DRYERS MUST BE A 3-POLE WITH GROUND TYPE. IF THE UNDERCABINET VENTILATION IS USED AS THE GROUNDING ELECTRODE, THE CONNECTION MUST BE MADE TO THE PIPE WITHIN 3 FEET OF THE POINT OF ENTRANCE TO THE BUILDING. A SUPPLEMENTAL GROUNDING ELECTRODE SHALL BE PROVIDED AS DESCRIBED IN 250.50(A) OR 250.52.
- M17.7 SMOKE DETECTORS SHALL BE INTERCONNECTED, AC PRIMARY POWERED, WITH BATTERY BACKUP. INSTALLATION SHALL MEET NFPA 72 LOCATE AS FOLLOWS:
- A) ONE AT EACH LEVEL, INCLUDING BATHROOMS BUT NOT INCLUDING ORNAMENTAL SPACES AND UNHABITABLE ATTICS.
 - B) IN ALL BEDROOMS.
 - C) IN THE VICINITY OF EACH BEDROOM ENTRANCE. LOCATE BEDROOM HALLWAY DETECTOR UPSTREAM FROM OR NEAR RETURN AIR GRILLE.
 - D) IN ANY ROOM WITH A VAULTED CEILING WHERE A PERSON WOULD HAVE TO TRAVEL THROUGH THAT ROOM TO EXIT A BEDROOM. ROOMS WITH VAULTED CEILING SHALL HAVE SMOKE DETECTORS LOCATED WITHIN 3 FEET REARWARD HORIZONTALLY FROM THE RIDGE. SMOKE DETECTORS LOCATED IN ROOMS WITH COPPERED OR SIMILAR CEILING SHALL BE LOCATED AT THE HIGHEST PORTION OF THE CEILING.
- M17.8 A CARBON MONOXIDE ALARM IS REQUIRED OUTSIDE OF SLEEPING AREAS IN THE IMMEDIATE VICINITY OF THE SLEEPING AREAS IN THE DWELLING UNIT CONTAINING A BUILT-IN APPLIANCE OR HAS AN ATTACHED OR BUILT-IN GARAGE. THE CARBON MONOXIDE DETECTOR SHALL COMPLY WITH UL2004-2008.
- M17.9 AT LEAST ONE LIGHTING DEVICE IS REQUIRED IN EACH ATTIC, ORNAMENTAL SPACE, BATHROOM, OR UTILITY ROOM THAT IS USED FOR STORAGE OR CONTAINS HEATING, AIR CONDITIONING, OR OTHER EQUIPMENT REQUIRING SERVICING. LOCATE LIGHT SWITCH AT POINT OF ENTRY.
- M17.10 INTERIOR STAIRWAYS TO BE PROVIDED WITH MINIMUM 1' FOOTCANDLE MEASURED AT EVERY TREAD NOSING. INTERIOR STAIRWAYS SHALL HAVE ILLUMINATED LIGHTING CONTROLS AT EACH FLOOR LEVEL.
- M17.11 EXTERIOR STAIRWAYS SHALL BE PROVIDED WITH ARTIFICIAL LIGHT SOURCE LOCATED AT THE TOP LANDING OF THE STAIRWAY. EXTERIOR STAIRS PROVIDING ACCESS TO A BASEMENT FROM THE OUTDOOR GRADE LEVEL SHALL BE PROVIDED WITH ARTIFICIAL LIGHT SOURCE AT THE BOTTOM LANDING OF THE STAIRWAY AND SHALL HAVE LIGHTING CONTROLLED BY ONE OF THE FOLLOWING METHODS:
- 1) CONTROLS INSIDE THE DWELLING OR
 - 2) AUTOMATICALLY, OR
 - 3) CONTINUALLY OPERATED.
- M17.12 GROUND FAULT CIRCUIT INTERRUPTION (GFI) PROTECTION SHALL BE PROVIDED FOR ALL 125 VOLT, SINGLE PHASE 20 AND 30 AMPERE RECEPTABLES INSTALLED IN THE FOLLOWING LOCATIONS:
- 1) BATHROOMS.
 - 2) GARAGES UNFINISHED PORTIONS OF ACCESSORY BUILDING AT OR BELOW GRADE LEVEL.
- EXCEPTION:
- A) CEILING MOUNTED RECEPTACLE FOR GARAGE DOOR OPERATOR.
 - B) A SINGLE OR A COMPLEX RECEPTACLE FOR THE APPLIANCES LOCATED IN A DEDICATED SPACE FOR NORMAL USE.
 - 3) OUTDOORS INCLUDING INSIDE SCREEN ENCLOSURES!
 - 4) UNFINISHED BASEMENT AREAS AND ORNAMENTAL SPACES EXCEPT FOR LAUNDRY CIRCUIT AND SINGLE RECEPTACLE DEDICATED TO WASH TUBS.
 - 5) RECEPTABLES INTENDED TO SERVE KITCHEN COUNTER TOPS (SHALL BE SUPPLIED BY AT LEAST TWO DIFFERENT 20 AMP CIRCUITS). RECEPTABLES MAY NOT BE INSTALLED FACE-UP IN COUNTERS.
 - 6) RECEPTABLES INTENDED TO SERVE SET BAR COUNTER TOP SURFACES LOCATED WITHIN 4'-0" OF THE OUTSIDE EDGE OF THE SET BAR RACK.
 - 7) BALCONIES, DECKS, AND PORCHES.
 - 8) LESS THAN 2'-0" FROM AN AIR CONDITIONING CONDENSING UNIT.
- M17.13 LIGHTING IN CLOSET CLOSETS MUST HAVE ENCLOSED LAMPS AND MAINTAIN 1" MINIMUM CLEARANCE FOR INCANDESCENT FIXTURES AND 4" MINIMUM CLEARANCE AT FLOURESCENT AND RECESSED FIXTURES. PENDANT FIXTURES ARE PROHIBITED IN CLOSETS.
- M17.14 RECESSED, ATTACHMENT, HANGING FIXTURES, TRACK LIGHTING, AND CEILING FANS SHALL NOT BE INSTALLED WITHIN 3 FEET HORIZONTALLY OF A BATHTUB MEASURED FROM THE OUTSIDE EDGE OF THE TUB AND 8 FEET VERTICALLY FROM THE TOP OF THE TUB RIM. RECEPTABLES SHALL NOT BE INSTALLED WITHIN A BATHROOM OR SHOWER SPACE.
- M17.15 ORNAMENTAL LIGHTING AND LIGHTING PROTECTION SHALL BE PROVIDED FOR ALL CIRCUITS SUPPLYING POWER TO 20 VOLT 2 AND 30 AMPERE RECEPTABLE OUTLETS INSTALLED IN BEDROOMS, SUNROOMS, KITCHENS, FAMILY ROOMS, CLOSETS, HALLWAYS, LAUNDRY AREAS, DINING ROOMS, LIVING ROOMS, PAVILIONS, LIBRARIES, GOLF RECREATION ROOMS AND SIMILAR ROOMS. IN CASES WHERE THE BRANCH CIRCUIT OUTLETS LISTED ABOVE ALSO REQUIRE GFCI PROTECTION, THEY MUST BE PROTECTED BY BOTH GFCI AND ARC FALLY PROTECTION.
- M17.16 INSTALL CARBON MONOXIDE DETECTORS WITHIN 3 FEET OF THE OUTSIDE OF ALL BEDROOM DOORS. CARBON MONOXIDE DETECTORS SHALL COMPLY WITH UL 2004-2008.
- M17.17 INSTALL AT LEAST ONE COMMUNICATION OUTLET WITHIN DWELLING AND CABLED TO THE SERVICE PROVIDER DEMARCATION POINT.
- M17.18 INTERFERENCE TERMINAL SHALL BE PROVIDED FOR GROUNDING COMMUNICATION SYSTEMS (CABLE TV + SATELLITE DISH).

FINISHED LOWER LEVEL DRAWING NOTES

1. ALL INTERIOR WALLS TO BE 3/2" (2X4 STUDS) UNLESS NOTED OTHERWISE (UNO).
 2. SEE FOUNDATION PLAN FOR ADDITIONAL INFORMATION.
 3. NOT USED.
 4. DRAFTSTOPPING, CEILING SUSPENDED BELOW WOOD JOISTS OR ATTACHED DIRECTLY TO WOOD FLOOR TRUSSES SHALL BE DRAFT STOPPED AT MAXIMUM 1000 SF. INTERVALS PARALLEL TO MAIN FRAMING MEMBERS. SEE DETAIL THIS SHEET.
 5. CEILING HEIGHTS TO BE DETERMINED BY EXTENT OF DUCTWORK, STEEL BEAMS, ETC. (1'-0" MIN. CEILING HEIGHT).
- EXCEPTIONS:
- A. BEAMS AND GIRDERS (DECORATIVE OR STRUCTURAL) SPACED NOT LESS THAN 4 FEET ON CENTER MAY PROJECT A MAXIMUM OF 6" BELOW THE 1'-0" REQUIRED CEILING HEIGHT.
 - B. CEILING IN BASEMENTS WITHOUT HABITABLE SPACES MAY PROJECT TO OTHER OBSTRUCTIONS MAY PROJECT WITHIN 6'-4" OF THE FINISHED FLOOR. CEILINGING REQUIRED AROUND VENT, PIPE AND DUCT PENETRATIONS OF CEILING AND FLOORS AND AT HORIZONTAL INTERVALS (NOT EXCEEDING 10'-0") WHEN A FRAMED WALL IS SET AWAY FROM THE FOUNDATION WALL.
6. FIREBLOCKING REQUIRED AROUND VENT, PIPE AND DUCT PENETRATIONS OF CEILING AND FLOORS AND AT HORIZONTAL INTERVALS (NOT EXCEEDING 10'-0") WHEN A FRAMED WALL IS SET AWAY FROM THE FOUNDATION WALL.
 7. PROVIDE ACCESS PANELS TO UTILITIES IN FINISHED AREAS.
 8. ADJUST LOCATIONS OF RECESSED LIGHT FIXTURES IF REQUIRED FOR FRAMING MEMBERS, DUCTWORK, ETC. REVIEW ALTERNATE LOCATIONS WITH OWNER/BUILDER.
- EXCEPTION: GUARDS ON A STAIR SERVING AN UNFINISHED BASEMENT WHERE THE PLAN DIMENSIONS OF THE FLOOR OPENING FOR THE STAIR IS EQUAL TO OR LESS THAN THE STAIR PLAN DIMENSIONS.

ST. LOUIS COUNTY, MO NOTES

- M17.1 MAX 8' POUR IT WITH 1" THICK WALL (SEE DETAILS)
- M17.2 MAX 8' POUR IT WITH 1" THICK WALL 2'-3" BARS HORIZ. TOP MIDDLE (BOU)
- M17.3 ADD THE FOLLOWING: A SEDIMENT TRAP IS REQUIRED DOWNSTREAM AT THE APPLIANCE AND/OR VALVE AT EACH APPLIANCE.
- M17.4 ADD THE FOLLOWING: MAXIMUM 100 AMP ELECTRICAL SERVICE. 600 AMP ELECTRICAL SERVICE AND ABOVE REQUIRES LINE DIAGRAMS OF ELECTRICAL SERVICE PANELS.
- M17.5 ADD THE FOLLOWING: GUARDS SHALL NOT HAVE AN ORNAMENTAL PATTERN THAT WOULD PROVIDE A LADDER EFFECT.
- EXCEPTION: GUARDS ON A STAIR SERVING AN UNFINISHED BASEMENT WHERE THE PLAN DIMENSIONS OF THE FLOOR OPENING FOR THE STAIR IS EQUAL TO OR LESS THAN THE STAIR PLAN DIMENSIONS.

SYMBOLS LEGEND

	UD. STUDS/MASONRY
	PLANT LEDGE
	MTL. STUDS
	SOUND BATT INSULATION

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NOT FOR CONSTRUCTION

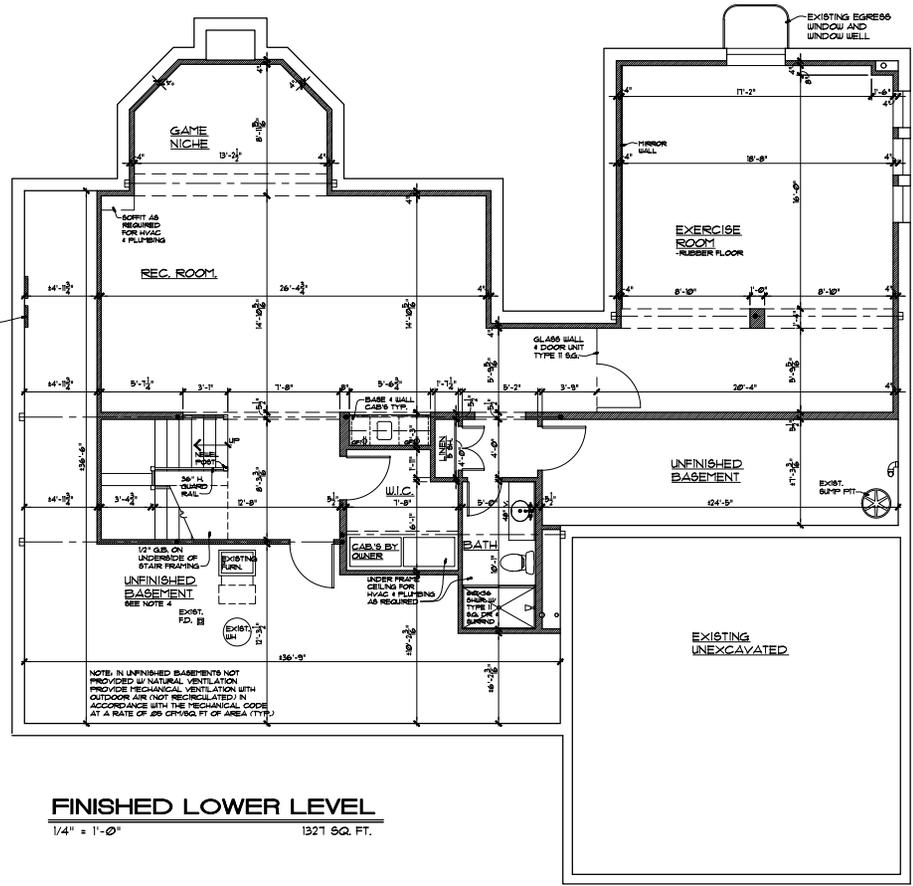
Date	Description
08-09-24	Design

An Outdoor Room and Finished Basement for:
The Fesler Residence
 7 Edwin Avenue
 Glendale, Missouri 63122

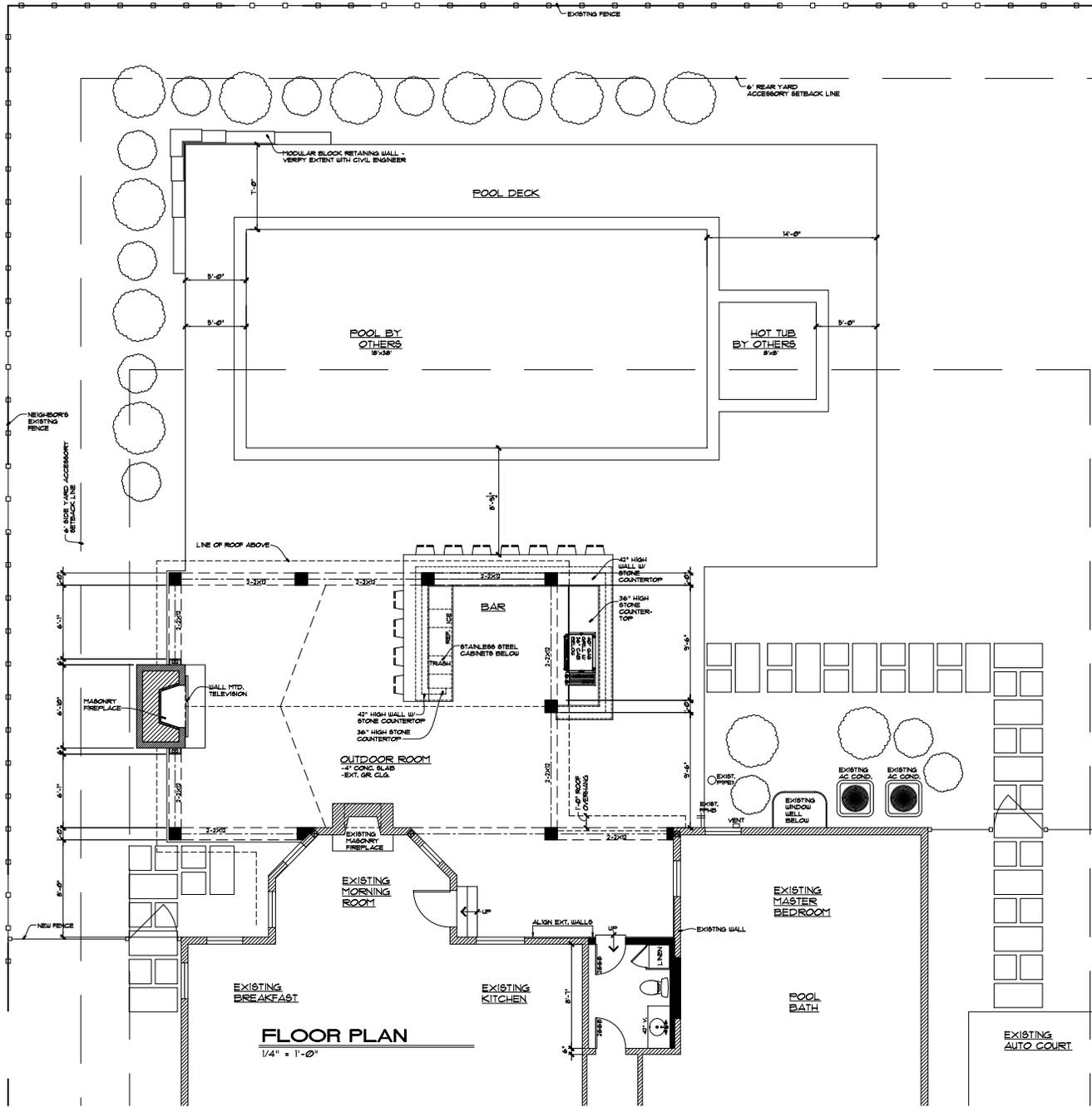
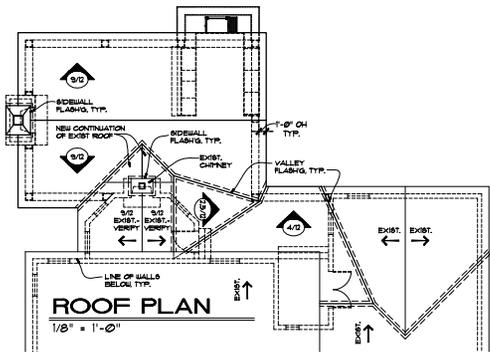
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GENERAL NOTES CONT. AND FINISHED LOWER LEVEL

Sheet Number:
A2



FINISHED LOWER LEVEL
 1/4" = 1'-0"
 1321 SQ. FT.



ADDITION AND REMODELING SITE NOTES

- UTILITIES: CONTRACTOR SHALL BE RESPONSIBLE FOR VERIFYING THE EXACT LOCATION OF ALL UNDERGROUND UTILITIES, EITHER SHOWN OR NOT SHOWN ON THESE PLANS. PRIOR TO ANY GRADING AND/OR EXCAVATION, CONTRACTOR SHALL BE RESPONSIBLE TO RELOCATE, SERVICE AND REPAIR DAMAGED UTILITIES, AT NO ADDITIONAL COST TO THE OWNER.
- ELECTRICAL SERVICE: CONTRACTOR SHALL VERIFY LOCATION OF EXISTING ELECTRICAL SERVICE AND RELOCATE AS REQUIRED BY NEW CONSTRUCTION. MAINTAIN ELECTRICAL SERVICE TO HOUSE THROUGHOUT CONSTRUCTION.
- DISABLE: MAINTAIN CONTINUITY OF EXISTING DRAIN TILE SYSTEM TO SUMP OR DAYLIGHT PER SPECIFICATION. INSTALL NEW DRAIN TILE AROUND NEW CONSTRUCTION PER SECTIONS.
- EROSION AND SEDIMENT CONTROL: CONTRACTOR SHALL PROVIDE PROTECTION AT ALL ADJACENT PROPERTIES AND PUBLIC RIGHT-OF-WAYS. CONTROL SHALL INCLUDE STRAW BALES OR OTHER METHODS THAT MAY BE REQUIRED BY LOCAL AUTHORITIES.
- TRENCH BACKFILL: ALL TRENCHES BENEATH ASPHALT OR CONCRETE PAVING SHALL BE BACKFILL WITH CRUSHED GRANULAR FILL MATERIAL.
- SITE DATA: PROVIDED BY OTHERS.
- DISCLAIMER: THE ARCHITECT DISCLAIMS ANY RESPONSIBILITY FOR ALL BOUNDARY, TOPOGRAPHIC SITE RESTRICTIONS, EASEMENTS, BENCHMARKS, LEGAL DESCRIPTION, OR OTHER DOCUMENTS PREPARED BY THE ENGINEERS.
- ADDITION STAKEOUT: THE ADDITION SHALL BE STAKED OUT ON THE LOT BY A LICENSED SURVEYOR TO ASSURE COMPLIANCE WITH ALL SITE RESTRICTIONS EXISTING EASEMENTS, LOCAL AND SUBDIVISION SET BACK ORDINANCE, INDENTURES, AND EXISTING PROPERTY LINES.
- VERIFY ELEVATIONS (TOPO) AND LOCATION OF ADDITIONS WITH THE OWNER BEFORE PROCEEDING WITH THE WORK.
- SITE CLEANING: TREES AND BRUSH WHERE REQUIRED TO BE REMOVED OR INTERFERE WITH NEW CONSTRUCTION SHALL BE TAKEN DOWN, STUMPS REMOVED, AND HAILED AWAY.
- PROTECT ALL TREES TO REMAIN. COORDINATE ALL TREE MODIFICATIONS WITH OWNER. TREES TO REMAIN SHALL HAVE ROOTS PRUNED BY OWNERS INDICATIONS CONTRACTOR. GENERAL CONTRACTOR SHALL FENCE OFF AREA (USING TEMPORARY ORANGE FENCING OR EQUAL) AROUND TREES THAT ARE ADJACENT TO CONSTRUCTION. THE INTENT IS TO AVOID DRYING OR STORING HEAVY EQUIPMENT ON THE TREE ROOT SYSTEM.
- COORDINATE LOCATION FOR STOCKPILING OF TOPSOIL WITH OWNER.

OUTDOOR KITCHEN/GRILL AREA

- ONLY NONCOMBUSTIBLE MATERIALS SHALL BE USED AND INSTALLED AT OUTSIDE KITCHEN/GRILL AREAS, INCLUDING WALLS SURROUNDED BY MASONRY.
- CONTRACTOR TO VERIFY DIMENSIONS AND INSTALLATION REQUIREMENTS PROVIDED BY MANUFACTURER.
- CONTRACTOR TO VERIFY THAT ALL GRILLS, BURNERS, ETC. ARE APPROVED FOR INSTALLATION AS ILLUSTRATED BEFORE INSTALLING. NOTIFY ARCHITECT OF ANY DISCREPANCIES.
- EXHAUST HOOD, IF REQUIRED (COVERED GRILL AREA) SHALL BE STAINLESS STEEL OR COPPER WITH METAL FLUE EXTENDING THROUGH THE ROOF WITH TERMINATION PER MANUFACTURER. INSTALL PER LOCAL AND NATIONAL CODE REQUIREMENTS AND PER MANUFACTURER RECOMMENDATIONS. MAINTAIN AND COMPLY WITH ALL CLEARANCES AND SAFETY REQUIREMENTS.
- CONTRACTOR TO VERIFY THAT THE PRODUCTION OF REFRIGERATION APPLIANCES, OR OTHER EQUIPMENT, MEET MINIMUM CLEARANCES TO COMBUSTIBLE APPLIANCES. ADJUST LOCATION AS REQUIRED TO PREVENT HEAT DAMAGE.
- CONTRACTOR TO VERIFY THAT ALL APPLIANCES ARE APPROVED FOR LOCATION AS ILLUSTRATED AND FOR OUTDOOR USE.

FIRST FLOOR DRAWING NOTES

- ALL INTERIOR WALLS TO BE 3/4" (2X4 STUDS), UNLESS NOTED OTHERWISE (UNO).
- SEE OTHER PLANS/ELEVATIONS, DETAIL SHEET, AND GENERAL NOTES FOR ADDITIONAL INFORMATION.
- PROVIDE 2" MINIMUM CLEARANCE TO COMBUSTIBLES AT ALL GAS FLUES.

THOMAS ALAN GROUP

THE SERVICES OF THOMAS ALAN GROUP ARE LIMITED TO THE DESIGN AND CONSTRUCTION OF THE PROJECT DESCRIBED HEREIN. THE ARCHITECT ASSUMES NO LIABILITY FOR ANY DAMAGE TO PERSONS OR PROPERTY, INCLUDING NEIGHBORS, ARISING FROM THE USE OF THESE PLANS.

NOT FOR CONSTRUCTION

CONTRACTOR: THOMAS ALAN GROUP
NO. 12-000000
EXPIRATION DATE: 12/31/2025

No.	Description	Date
1	Design	08-09-24

An Outdoor Room and Finished Basement for:
The Fesler Residence
7 Edwin Avenue
Glendale, Missouri 63122

THOMAS ALAN GROUP
ARCHITECTURE | DESIGN | INTERIORS
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Weaber Groves, MO 63119
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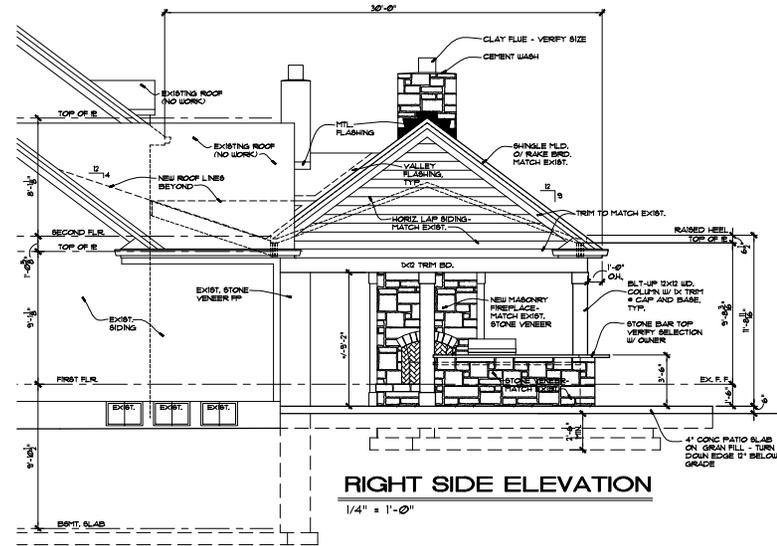
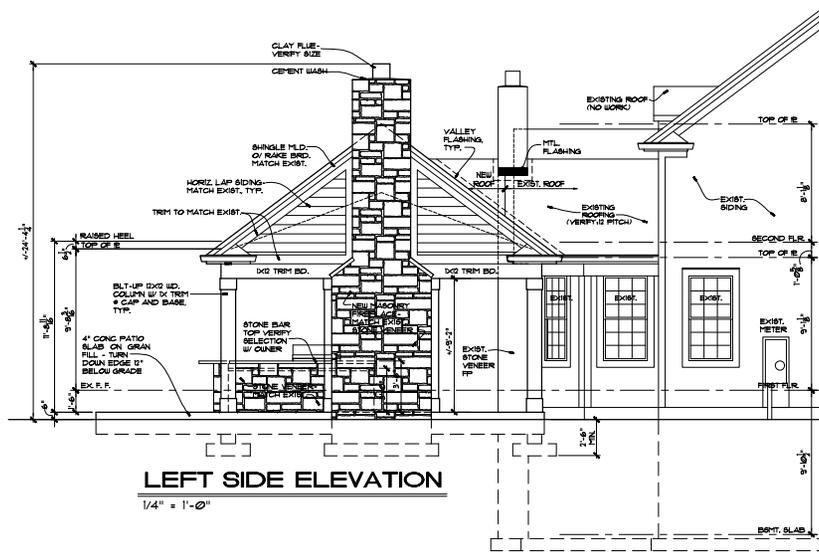
FIRST FLOOR PLAN

Sheet Number:
A4

No.	Description
1	Design

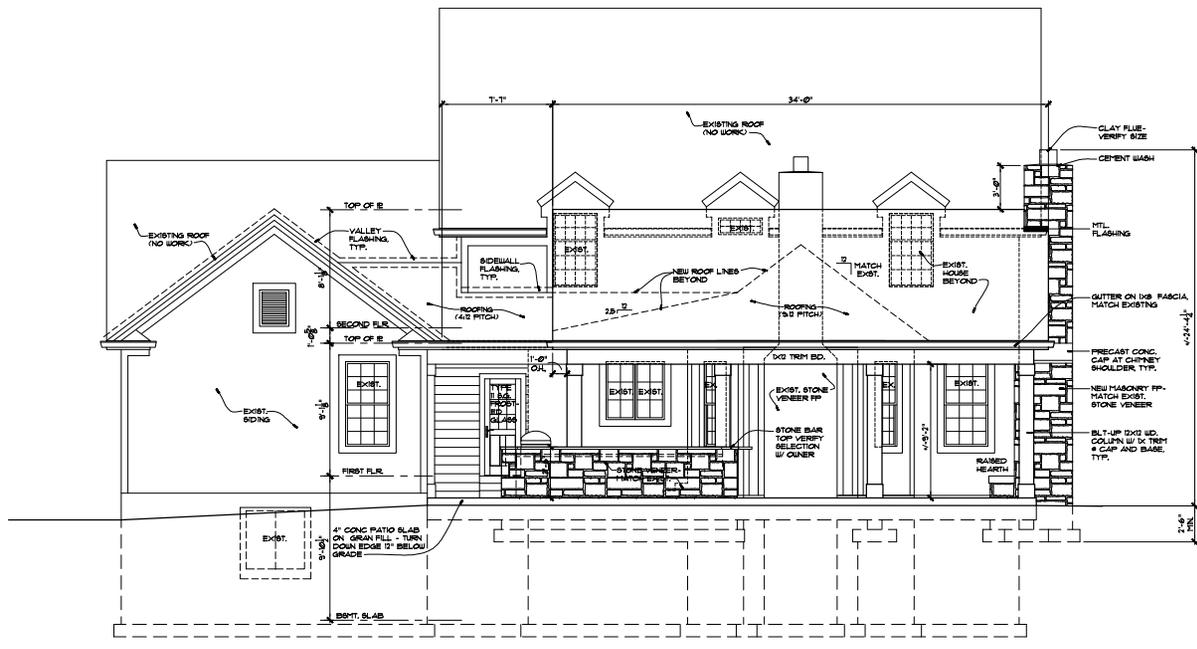
An Outdoor Room and Finished Basement for:
The Fesler Residence
 7 Edwin Avenue
 Glendale, Missouri 63122

NOT FOR CONSTRUCTION



ELEVATION DRAWING NOTES

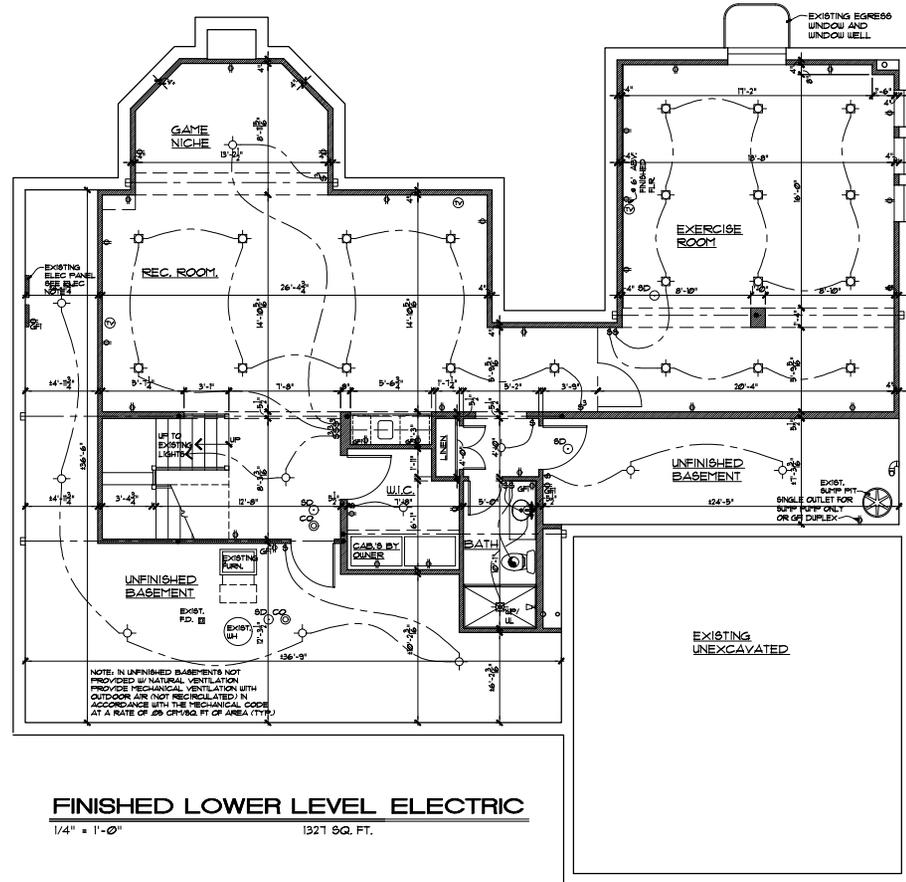
- GRADE: SLOPE AWAY FROM FOUNDATION A MINIMUM OF 6" DROP WITHIN THE FIRST 10' OR TO A SWALE.
- FOOTINGS: FINISHES SHALL EXTEND A MINIMUM OF 2'-6" BELOW FINISHED GRADE AND BEAR ON UNDISTURBED SOIL OR PREPARED FILL.
- MASONRY: VENEERS: ALL SOLDIER AND ROLL-LOCK HEADERS, SILL & TRIM TO PROJECT 1/4", UNLESS NOTED OTHERWISE.
- CHIMNEY HEIGHT: SHALL EXTEND ABOVE ROOF MIN. 3'-0" AT POINT OF PENETRATION AND 2'-0" HIGHER THAN ANY PORTION OF THE BUILDING WITHIN 10' HORIZONTALLY.
- ROOF FLASHINGS: PROVIDE CORROSION-RESISTANT METAL FLASHING AT ALL ROOF VALLEYS, WALL AND CHIMNEY INTERSECTIONS, PORCHES, DECKS, ETC. OPEN VALLEYS: LINING TO BE CORROSION RESISTANT METAL FLASHING A MIN. OF 24" WIDE. CLOSED VALLEYS: MIN. ONE PLY OF SMOOTH ROLL ROOFING (TYPE II OR III) A TRIMMIT OF 36" WIDE.
- GENERAL CONTRACTOR SHALL CONFIRM USE OF ALL TRIM ACCESSORIES AND MODEL NUMBERS WITH SUPPLIER BEFORE ORDERING.



ELECTRICAL NOTES

1. ELECTRICAL PANEL (200 AMP. MINIMUM) TO BE SIZED AND LOCATED BY ELECTRICAL CONTRACTOR.
2. TELEPHONE, INTERCOM SYSTEMS, DOORBELLS, SATELLITE, DATA PORTS, CABLING, AND ETC. TO BE LOCATED AND SPECIFIED BY OWNER.
3. ADJUST LOCATIONS OF RECESSED LIGHT FIXTURES IF REQUIRED, FOR FRAMING MEMBERS, DUCTWORK, ETC. REVIEW ALTERNATE LOCATIONS WITH OWNER/BUILDER.

ELECTRICAL SYMBOLS	
DUPLEX OUTLET	UNDER CAB. INCANDESCENT
WATER PROOF (WP) GROUND FAULT INTERRUPTER (GFI)	CLOCK STRIP
FOURPLEX	BRACKET MOUNT
SPECIALTY OUTLET	CEILING MOUNT
PHONE	RECESSED CAN LIGHT
SWITCH	RECESSED WALL WASH
DIMMER (D)	FLUORESCENT LIGHT
CABLE TV OUTLET	FLOOD LIGHT
EXHAUST FAN/MOTOR	FULL CHAIN LIGHT
COMPUTER NETWORK PORT/INTERNET ACCESS LINE	SMOKE DETECTOR
CEILING FAN w/ LIGHT	CARBON MONOXIDE DETECTOR (CO)

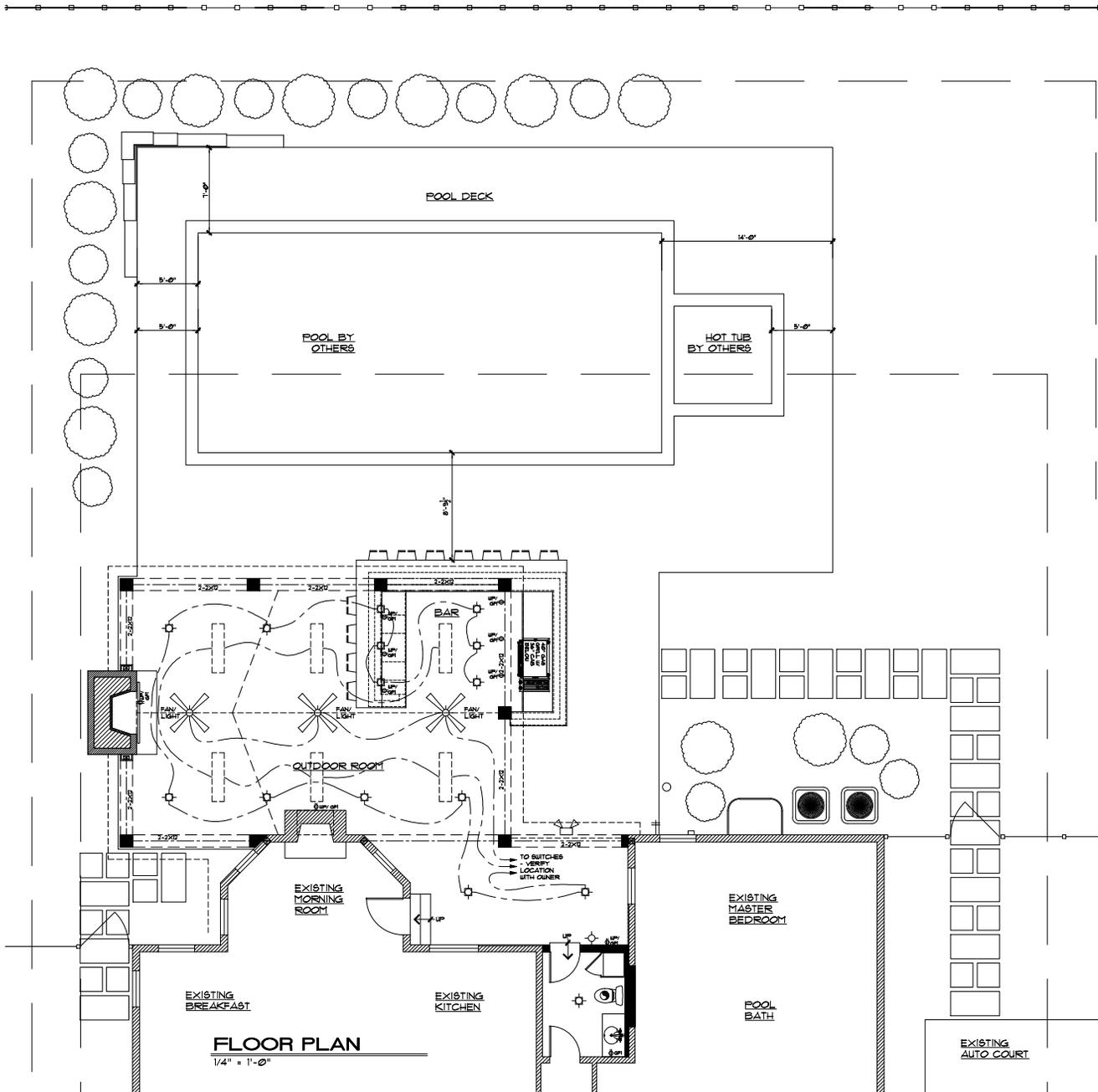


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CONTRACT: 1-201-10000-0000	
NOT FOR CONSTRUCTION	
CHRISTOPHER THOMAS PIRE NO. 221-122000 EXPIRATION DATE: 12/31/2025	
THE PRESENTING ENGINEER'S SEAL SHALL BE PLACED ON THESE PLANS. THE ENGINEER'S SEAL SHALL BE PLACED ON THESE PLANS. THE ENGINEER'S SEAL SHALL BE PLACED ON THESE PLANS. THE ENGINEER'S SEAL SHALL BE PLACED ON THESE PLANS.	
No.	Date
	08-09-24
Description	Design
An Outdoor Room and Finished Basement for: The Fesler Residence 7 Edwin Avenue Glendale, Missouri 63122	
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FINISHED LOWER LEVEL ELECTRIC PLAN	
Sheet Number: A6	

ELECTRICAL NOTES

1. ELECTRICAL PANEL (200 AMP. MINIMUM) TO BE SIZED AND LOCATED BY ELECTRICAL CONTRACTOR.
2. TELEPHONE, INTERCOM SYSTEMS, DOORBELLS, SATELLITE DATA PORTS, CABLING AND ETC. TO BE LOCATED AND SPECIFIED BY OWNER.
3. ADJUST LOCATIONS OF RECESSED LIGHT FIXTURES IF REQUIRED FOR FRAMING MEMBERS, DUCTWORK, ETC. REVIEW ALTERNATE LOCATIONS WITH OWNER/BUILDER.

ELECTRICAL SYMBOLS	
DUPLEX OUTLET	UNDER CAB. INCANDESCENT
WATER PROOF (WP)	CLICK STRIP
GROUND FAULT INTERRUPTER (GFI)	BRACKET MOUNT
FOURPLEX	CEILING MOUNT
SPECIALTY OUTLET	RECESSED CAN LIGHT
PHONE	RECESSED WALL WASH
SWITCH DIMMER (D)	FLUORESCENT LIGHT
CABLE TV OUTLET	FLOOD LIGHT
EXHAUST FAN/MOTOR	PULL CHAIN LIGHT
COMPUTER NETWORK PORT/ INTERNET ACCESS LINE	SMOKE DETECTOR
CEILING FAN W/ LIGHT	CARBON MONOXIDE DETECTOR (CO)



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NOT FOR CONSTRUCTION	
ARCHITECT: THOMAS ALAN GROUP PROJECT NO: 2011-00000 CONTRACT DATE: 12/21/2010	
THE ARCHITECT'S RESPONSIBILITY IS LIMITED TO THE DESIGN OF THE BUILDING AND ITS SYSTEMS. THE ARCHITECT DOES NOT GUARANTEE THE ACCURACY OF THE INFORMATION PROVIDED BY OTHERS. THE ARCHITECT IS NOT RESPONSIBLE FOR THE DESIGN OF ANY SYSTEMS OR EQUIPMENT NOT SPECIFICALLY IDENTIFIED IN THESE PLANS.	
No.	Date
	08-09-24
Description	Design
An Outdoor Room and Finished Basement for: The Fesler Residence 7 Edwin Avenue Glendale, Missouri 63122	
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FIRST FLOOR PLAN	
ELECTRIC PLAN	
Sheet Number: A7	

THOMAS
ALAN
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CHRISTOPHER THOMAS PIRE
AIA 221-128886
EXPIRATION DATE: 12/31/2025

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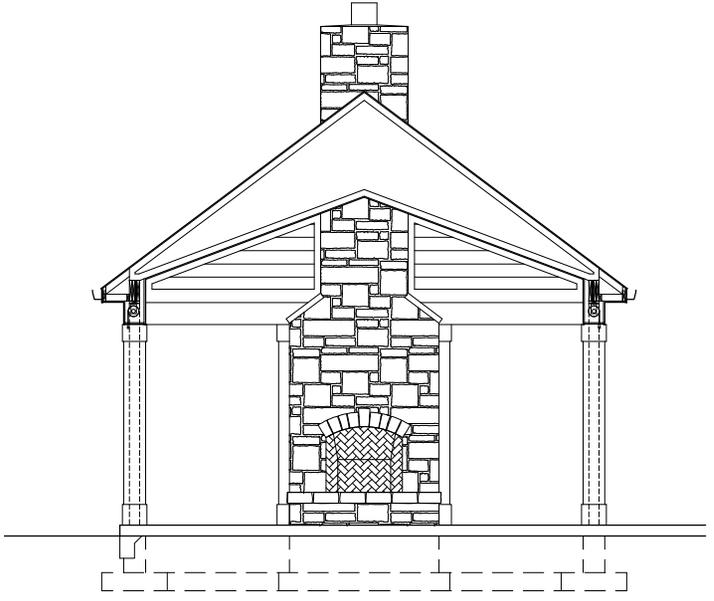
No.	Description	Date
	Design	08-08-24

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**SECTIONS AND
DETAILS**

Sheet Number:
A8



INTERIOR ELEVATION

1/4" = 1'-0"

PROJECT CONSULTANTS	PROJECT INFORMATION
ARCHITECT THOMAS ALAN GROUP 23 NORTH GORE AVENUE SUITE 303 WEBSTER GROVES, MO 63119 CHRIS PIKE PHONE: 314-613-4106 CPKPE@TAG-STL.COM	APPLICABLE BUILDING CODES: INTERNATIONAL RESIDENTIAL CODE (20015) INTERNATIONAL MECHANICAL CODE (20015) UNIFORM PLUMBING CODE (2015) NATIONAL ELECTRIC CODE (2014) CITY OF GLENDALE AND ORDINANCES CONSTRUCTION TYPE: TYPE VB (58) UNPROTECTED, UNSPRINKLERED OCCUPANCY: SINGLE FAMILY DWELLING
GENERAL CONTRACTOR MOLNER HOMES 3781 BAYVILLE COURT FLORISSANT, MISSOURI 63034 DAVE MOLNER PHONE: 314-249-9493 DAVEMOLNER@MOLNERHOMES.COM	
STRUCTURAL CONSULTANT DREAM RUNNERS, LTD. 43 CAMROSE GREEN MARYVILLE, ILLINOIS 62062 PHONE: 618-450-0417 FAX: 618-298-7822 WEB: WWW.DREAMRUNNERS-LTD.COM	
CIVIL CONSULTANT WILSON CIVIL DESIGN P.O. BOX 308 MARYVILLE, MO 62062 PHONE: 636-532-1033 WILSON@WILSONCIVILDESIGN.COM	
LANDSCAPE CONSULTANT BAXTER GARDENS 17259 WILDHORSE CREEK ROAD CHESTERFIELD, MO 63005 PHONE: 636-532-1033 WEB: WWW.BAXTERGARDENS.COM	

SHEET TITLE INDEX

COVER SHEET WITH COLOR RENDERING	
C0	CIVIL COVER SHEET
C1	PROPOSED SITE PLAN
C2	STORMWATER CONTROL PLAN
C3	BOUNDARY RETRACEMENT & TOPO SURVEY
L1	LANDSCAPE DEVELOPMENT PLAN
L2	LANDSCAPE DETAILS AND PHOTOS
A1	FINISHED LOWER LEVEL
A2	OUTDOOR ROOM FDN, PLAN AND EXISTING AND NEIGHBORING PROPERTY PHOTOS
A3	OUTDOOR ROOM FIRST FLOOR AND ROOF PLANS
A4	OUTDOOR ROOM ELEVATIONS

ABBREVIATIONS

ABV.	-ABOVE	DR.	-DOOR	IJS	-IN JOIST SPACE	SA	-SUPPLY AIR
A.F.F.	-ABOVE FINISHED FLOOR	D.S.	-DOWNSPOUT	INSUL.	-INSULATION	STRUCT.	-STRUCTURAL
ANU	-AIR HANDLING UNIT	DTL.	-DETAIL	LB	-LOADING BOARD	STL.	-STEEL
ALUM.	-ALUMINUM	DW	-DRYWALL	ITS	-IN TRUSS SPACE	S.D.	-SMOKE DETECTOR
ALT.	-ALTERNATE	DW, OPNG.	-DRYWALL OPENING	JST.	-JOIST	S.F.	-SQUARE FEET
ASPH.	-ASPHALT	EA.	-EACH	K.S.	-KNEE SPACE	SG4	-TYPE I SAFETY GLAZING
BL.	-BEAM	E.I.F.S.	-EXTERIOR INSULATION FINISH	L.V.L.	-LAMINATED VENEER LUMBER	SG4H	-TYPE II SAFETY GLAZING
BP.	-BEAM POCKET	SYSTEM		LN.	-LINEN	SH.	-SHELF/FISHELVES
BRG.	-BEARING	EJ	-EXPANSION JOINT	LNDRY	-LAUNDRY	SHT.	-SHEET
BRK.	-BRICK	ELEC.	-ELECTRICAL/ELECTRICAL	LT.	-LIGHT	SHWR.	-SHOWER
BRKT.	-BRACKET	ELEV.	-ELEVATION	MAS.	-MASONRY	SL.	-SLIDING
BRD.	-BOARD	EQU.	-EQUIPMENT	MATL.	-MATERIAL	SPECS.	-SPECIFICATIONS
BLK.	-BLOCK	EQUIP.	-EQUIPMENT	MAX.	-MAXIMUM	SW.	-SWITCH
BOT.	-BOTTOM	ES.	-EACH SIDE	MECH.	-MECHANICAL	T.J.I.	-TRUSS JOIST INCORPORATED
C.A.B.	-CABINET	EXST.	-EXISTING	MBL.	-MINIMUM	TOS	-TOP OF SLAB
C.I.	-CONTROL JOINT/CEILING JOISTS	EXH.	-EXHAUST	MISC.	-MISCELLANEOUS	TGG	-TONGUE AND GROOVE
CLG.	-CEILING	EXH.	-EXHAUST	M.O.	-MASONRY OPENING	TEMP.	-TEMPERED
CMU	-CONCRETE MASONRY UNIT	FD	-FLOOR DRAIN	MTL.	-METAL	T.S.R.	-TO BE REMOVED
CSMU	-CALCIUM SILICATE MASONRY	F.J.	-FLOOR JOISTS	N/A	-NOT APPLICABLE	TV	-TELEVISION
UNIT		F.LR.	-FLOOR	N.I.C.	-NOT IN CONTRACT	TYP.	-TYPICAL
C.O.	-CASED OPENING	FND.	-FOUNDATION	N.T.S.	-NOT TO SCALE	T.O.C.	-TOP OF CONCRETE
CONC.	-CONCRETE	F.P.	-FIREPLACE	O/C.	-OVER	T.O.P.	-TOP OF PLATE
CONT.	-CONTINUOUS	FFHB	-FREEZE-PROOF HOSE BIBB	O.C.	-ON CENTER	U.C.	-UNDER CABINET
CONSTR.	-CONSTRUCTION	FTG.	-FOOTING	OPT.	-OPTIONAL	UCR	-UNDER COUNTER REFRIGERATOR
C.S.	-CORNER SET	FURN.	-FURNACE	O.H.	-OVERHEAD OVERHANG	U.L.	-UNDERWRITER'S LABORATORY
CORR.	-CORRIDOR	F.V.	-FIELD VERIFY	PFA	-POST FROM ABOVE	UNQ.	-UNLESS NOTED OTHERWISE
CPT.	-CARPET	GA.	-GAGE	PL	-PLATE	W	-WASHER
CT	-CELRAMIC TILE	GENL.	-GENERAL	PKT.	-POCKET	WI	-WITH
D	-DRYER	GFI	-GROUND FAULT INTERRUPTOR	PR	-PUP	W.I.C.	-WALK-IN CLOSET
D.B.	-DRAWER BASE	GL.	-GLASS	PRE-FAB	-PREFABRICATED	WD.	-WOOD
DBL.	-DOUBLE	GMN	-GLUE AND NAIL	PS	-POLE AND SHELF	WDW	-WINDOW
DBO	-DESIGNED BY OTHERS	GR.	-GRADE	P.S.L.	-PARALLEL STRAND LUMBER	W/O	-WITHOUT
DEFS.	-DIRECT EXTERIOR FINISHING	GRN.	-GRAVEL/RLL	P.T.	-PRESSURE TREATED	V	-VANTITY
SYSTEM		H.C.	-HANDICAP ACCESSIBLE	R.R.	-ROOF RAFTER	V.B.	-VAPOR BARRIER
DIFS.	-DECORATIVE INTERIOR FINISHING	HDR.	-HEADER	R.H.	-RAISED HEEL	WP	-WATERPROOF
SYST.		HR.	-HOUR HANDRAIL	RA	-RETURN AIR	WWF	-WELDED WIRE FABRIC
DM.	-DIMENSION	HRWD.	-HARDWOOD	REF.	-REFRIGERATOR		
DSP	-DISPOCAL	HT.	-HEIGHT	REQD.	-REQUIRED		
DL	-DOWN	HWH	-HOT WATER HEATER	RV	-ROOF VENT		

A NEW OUTDOOR ROOM AND FINISHED BASEMENT FOR: THE FESLER RESIDENCE



THOMAS ALAN GROUP ARCHITECTURE | DESIGN | INTERIORS



PROJECT VICINITY MAP

NO SCALE

THOMAS ALAN GROUP

CREATED: 1/20/2024
DATE: 09/19/24

NOT FOR CONSTRUCTION

CREATED: 1/20/2024
DATE: 09/19/24

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COVER SHEET

Sheet Number:
COVER SHEET

FINISHED LOWER LEVEL DRAWING NOTES

1. ALL INTERIOR WALLS TO BE 3"x4" (2"x4 STUDS) UNLESS NOTED OTHERWISE (UNO).
 2. SEE FOUNDATION PLAN FOR ADDITIONAL INFORMATION.
 3. NOT USED.
 4. DRAFTSTOPPING, CEILINGING SUSPENDED BELOW WOOD JOISTS OR ATTACHED DIRECTLY TO WOOD FLOOR TRUSSES SHALL BE DRAFT STOPPED AT MAXIMUM 1/2" @ 5' INTERVALS PARALLEL TO MAIN FRAMING MEMBERS. SEE DETAIL THIS SHEET.
 5. CEILING HEIGHTS TO BE DETERMINED BY EXTENT OF DUCTWORK, STEEL BEAMS, ETC. (1'-0" MIN. CEILING HEIGHT)
- EXCEPTIONS:
- A. BEAMS AND GIRDERS (DECORATIVE OR STRUCTURAL) SPACED NOT LESS THAN 4 FEET ON CENTER MAY PROJECT A MAXIMUM OF 6" BELOW THE T-0" REQUIRED CEILING HEIGHT.
 - B. CEILING IN BASEMENTS WITHOUT HABITABLE SPACES MAY PROJECT TO WITHIN 6'-0" OF THE FINISHED FLOOR, AND BEAMS, GIRDERS, DUCTS OR OTHER OBSTRUCTIONS MAY PROJECT WITHIN 6'-4" OF THE FINISHED FLOOR.
6. FIREBLOCKING REQUIRED AROUND VENT, PIPE AND DUCT PENETRATIONS OF CEILING AND FLOORS AND AT HORIZONTAL INTERVALS (NOT EXCEEDING 10'-0") WHEN A FRAMED WALL IS SET AWAY FROM THE FOUNDATION WALL.
 7. PROVIDE ACCESS PANELS TO UTILITIES IN FINISHED AREAS.
 8. ADJUST LOCATIONS OF RECESSED LIGHT FIXTURES IF REQUIRED FOR FRAMING MEMBERS, DUCTWORK, ETC. REVIEW ALTERNATE LOCATIONS WITH OWNER/BUILDER.

SYMBOLS LEGEND

	UD. STUDS/MASONRY
	PLANT LEDGE
	MTL. STUDS
	SOUND BATT INSULATION

THOMAS ALAN GROUP

1200 N. GORE AVENUE • SUITE 303
WEBSTER GROVES, MISSOURI 63119
(314) 301-2575 • ThomasAlanGroup.com

NOT FOR CONSTRUCTION

OWNER: THOMAS FRES
NO. 231-22369
EXPIRATION DATE: 12/31/2025

THE PRESENTER HEREBY CERTIFIES THAT THIS SET OF DRAWINGS IS THE PROPERTY OF THOMAS ALAN GROUP AND IS TO BE USED ONLY FOR THE PROJECT AND SITE SPECIFICALLY IDENTIFIED HEREON. ANY REUSE OR REPRODUCTION OF THESE DRAWINGS WITHOUT THE WRITTEN PERMISSION OF THOMAS ALAN GROUP IS STRICTLY PROHIBITED.

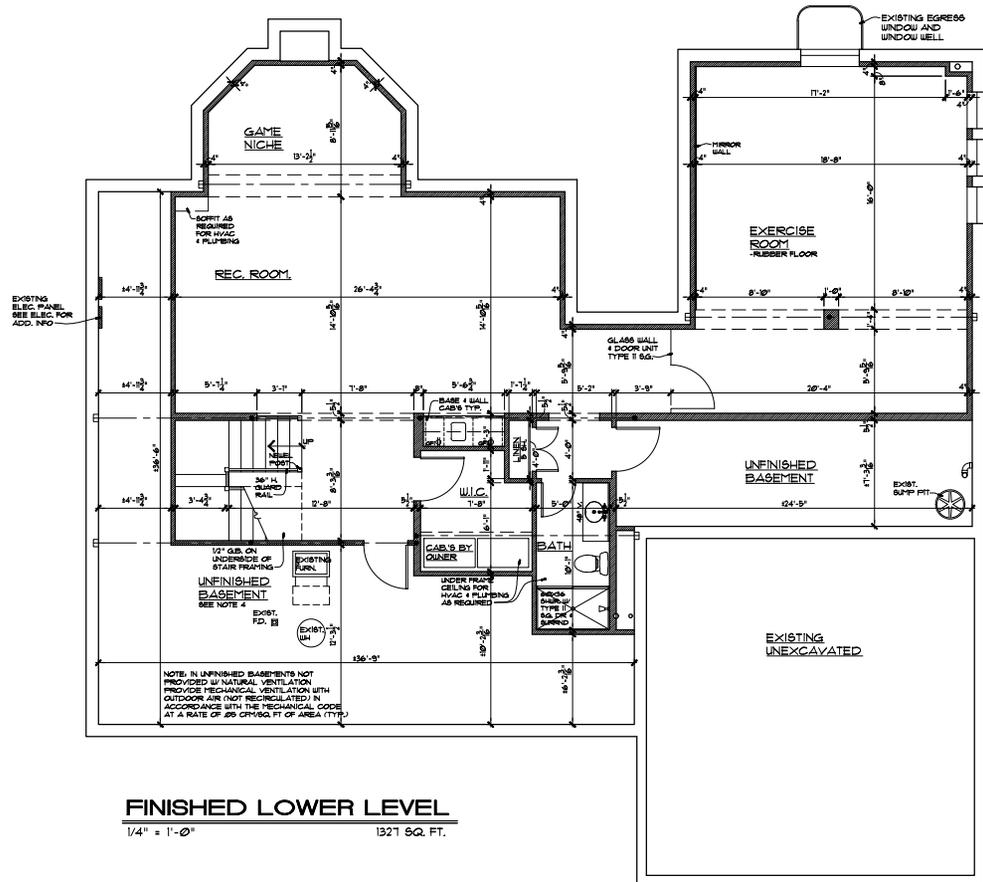
No.	Description	Date
ARB Submission	09-19-24	

An Outdoor Room and Finished Basement for:
The Fesler Residence
7 Edwin Avenue
Glendale, Missouri 63122

THOMAS ALAN GROUP
ARCHITECTURE | DESIGN | INTERIORS
23 North Gore Avenue • Suite 303
Webster Groves, MO 63119
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FINISHED LOWER LEVEL

Sheet Number:
A1



FINISHED LOWER LEVEL
1/4" = 1'-0"
1321 SQ. FT.



BACKYARD LOOKING SW



BACKYARD LOOKING NW



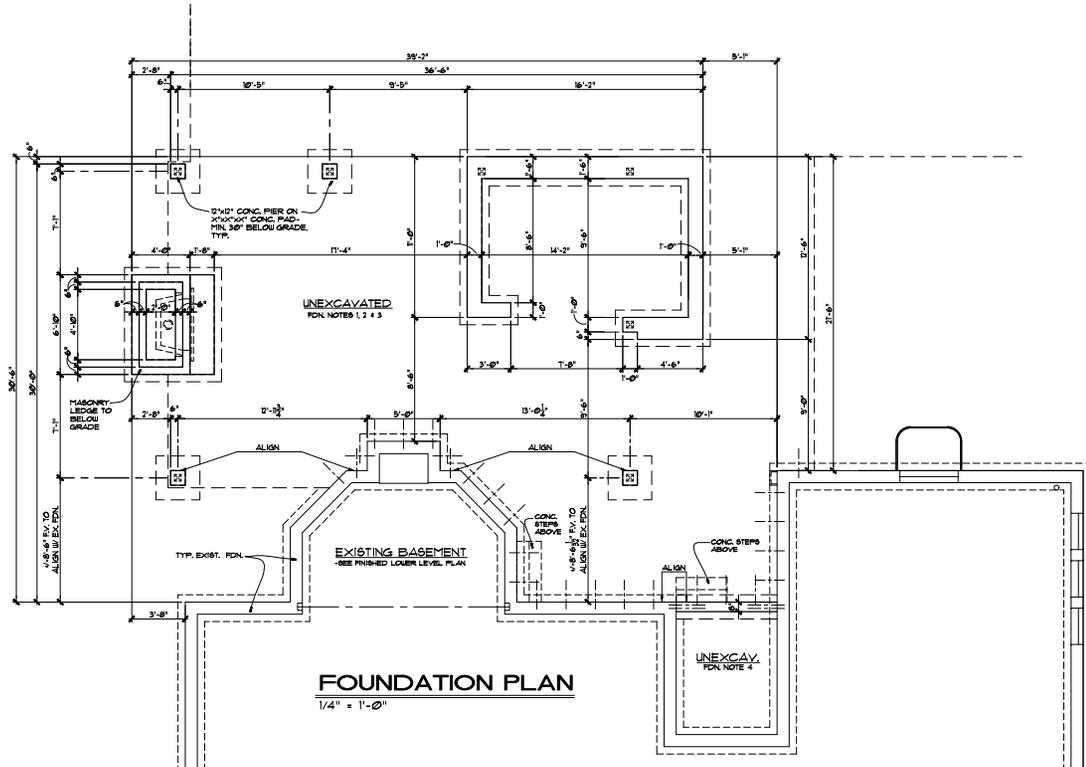
NEIGHBOR TO THE SOUTH



NEIGHBOR TO THE NORTH

FOUNDATION DRAWING NOTES

1. **BASE FOUNDATION AND FIG. 12" THICK CONCRETE FDN WALL TYP. W.O. (SEE STRUCTURAL SHEETS FOR ADD. INFO. & FOOTING SIZE).**
2. **OUTDOOR FIREPLACE FOUNDATION AND FIG. 12" THICK CONCRETE FOUNDATION WALL (SEE STRUCTURAL SHEETS FOR ADD. INFO. & FOOTING SIZE).**
3. **EXTERIOR PATIO SLAB: 4" CONCRETE SLAB OVER MIN. 4" GRAVEL OR CRUSHED STONE. SLOPE AWAY FROM FOUNDATION WITH EDGES TURNED DOWN BELOW GRADE MINIMUM 12" OR TO TOP OF FOUNDATION WALL.**
4. **GRILL SPACE FOUNDATION: 8" THICK CONCRETE FOUNDATION WALL (SEE STRUCTURAL SHEETS FOR ADD. INFO. & FOOTING SIZE). TYPICAL, UNLESS NOTED OTHERWISE.**



THOMAS ALAN GROUP

NOT FOR CONSTRUCTION

CHRISTOPHER THOMAS PIRE
NO. 201-228888
EXPIRATION DATE: 12/31/2025

THE PRESENTING ENGINEER'S SEAL AND SIGNATURE ARE REQUIRED FOR ALL PROJECTS. THE SEAL AND SIGNATURE OF THE REGISTERED PROFESSIONAL ENGINEER ARE REQUIRED FOR ALL PROJECTS. THE SEAL AND SIGNATURE OF THE REGISTERED PROFESSIONAL ARCHITECT ARE REQUIRED FOR ALL PROJECTS.

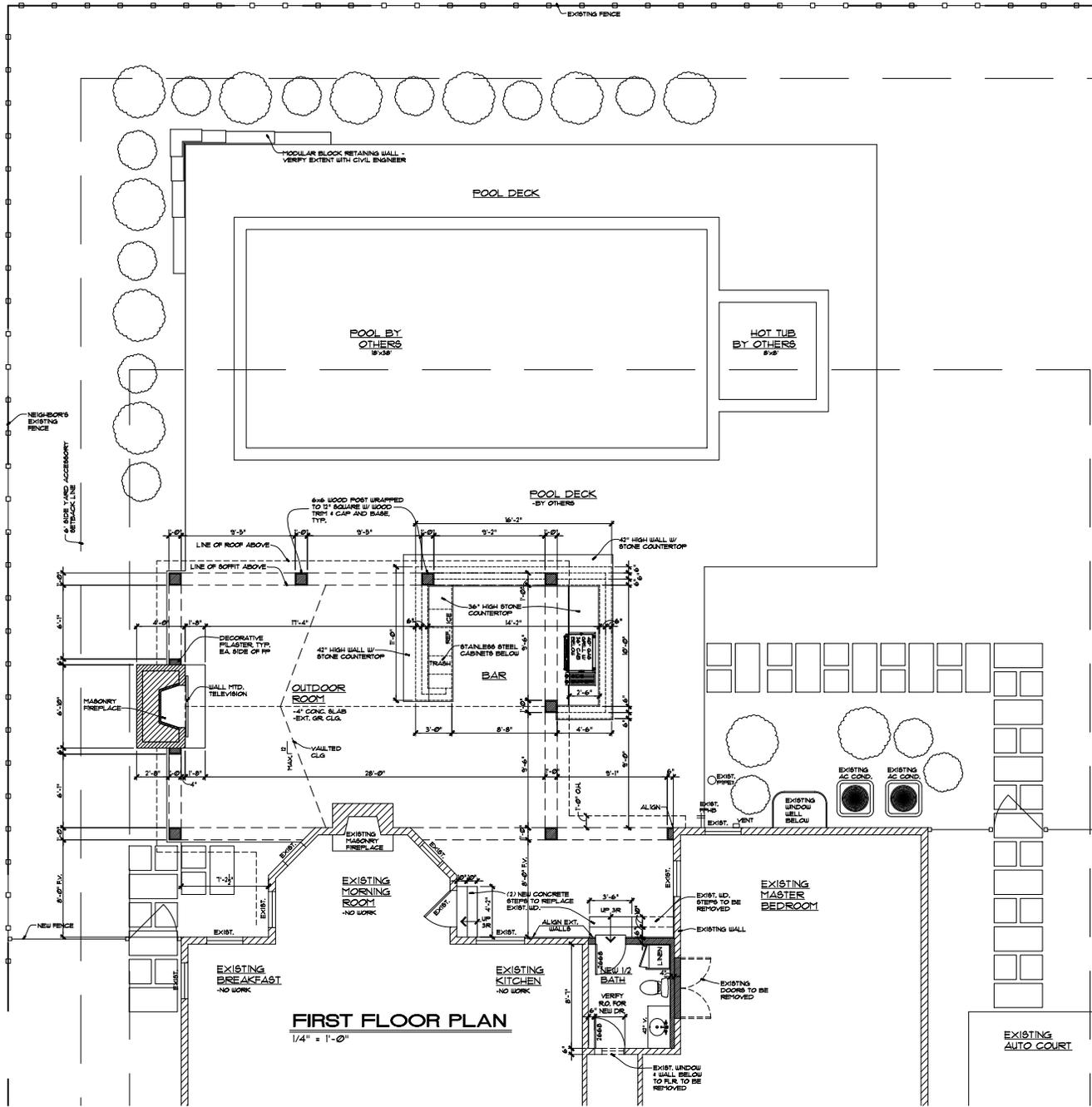
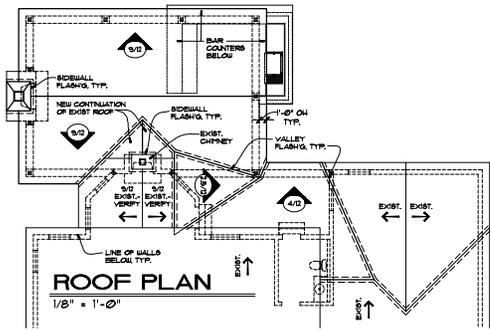
No.	Description	Date
ARB Submission	08-19-24	

An Outdoor Room and Finished Basement for:
The Fesler Residence
7 Edwin Avenue
Glendale, Missouri 63122

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OUTDOOR ROOM
FOUNDATION
PLAN AND
PHOTOS

Sheet Number:
A2



ADDITION AND REMODELING SITE NOTES

- UTILITIES: CONTRACTOR SHALL BE RESPONSIBLE FOR VERIFYING THE EXACT LOCATION OF ALL UNDERGROUND UTILITIES, EITHER SHOWN OR NOT SHOWN ON THESE PLANS. PRIOR TO ANY GRADING AND/OR EXCAVATION, CONTRACTOR SHALL BE RESPONSIBLE TO RESOLVE SERVICE AND REPAIR DAMAGED UTILITIES, AT NO ADDITIONAL COST TO THE OWNER.
- ELECTRICAL SERVICE: CONTRACTOR SHALL VERIFY LOCATION OF EXISTING ELECTRICAL SERVICE AND RELOCATE AS REQUIRED BY NEW CONSTRUCTION. MAINTAIN ELECTRICAL SERVICE TO HOUSE THROUGHOUT CONSTRUCTION.
- DISABLE: MAINTAIN CONTINUITY OF EXISTING DRAIN TILE SYSTEM TO SUMP OR DAYLIGHT PER SPECIFICATION. INSTALL NEW DRAIN TILE AROUND NEW CONSTRUCTION PER SECTIONS.
- EROSION AND EROSION CONTROL: CONTRACTOR SHALL PROVIDE PROTECTION AT ALL ADJACENT PROPERTIES AND PUBLIC RIGHT-OF-WAYS. CONTROL SHALL INCLUDE STRAW BALES OR OTHER METHODS THAT MAY BE REQUIRED BY LOCAL AUTHORITIES.
- TRENCH BACKFILL: ALL TRENCHES BENEATH ASPHALT OR CONCRETE PAVING SHALL BE BACKFILL WITH CRUSHED GRANULAR FILL MATERIAL.
- SITE DATA: PROVIDED BY OTHERS.
- DISCLAIMER: THE ARCHITECT DISCLAIMS ANY RESPONSIBILITY FOR ALL BOUNDARY, TOPOGRAPHIC SITE RESTRICTIONS, EASEMENTS, BENCHMARKS, LEGAL DESCRIPTION, OR OTHER DOCUMENTS PREPARED BY THE ENGINEERS.
- ADDITION STAKEOUT: THE ADDITION SHALL BE STAKED OUT ON THE LOT BY A LICENSED SURVEYOR TO ASSURE COMPLIANCE WITH ALL SITE RESTRICTIONS EXISTING EASEMENTS, LOCAL AND SUBDIVISION SET BACK ORDINANCE, EASEMENTS, AND EXISTING PROPERTY LINES.
- VERIFY ELEVATIONS (TPO) AND LOCATION OF ADDITIONS WITH THE OWNER BEFORE PROCEEDING WITH THE WORK.
- SITE CLEANING: TREES AND BRUSH (WHERE REQUIRED) TO BE REMOVED OR INTERFERE WITH NEW CONSTRUCTION SHALL BE TAKEN DOWN STUMPS REMOVED, AND HAILED AWAY.
- PROTECT ALL TREES TO REMAIN. COORDINATE ALL TREE MODIFICATIONS WITH OWNER. TREES TO BE REMOVED SHALL HAVE ROOTS PRUNED BY OWNER AND INDICATE CONTRACTOR. GENERAL CONTRACTOR SHALL FENCE OFF AREA (USING TEMPORARY ORANGE FENCING OR EQUAL) AROUND TREES THAT ARE ADJACENT TO CONSTRUCTION. THE INTENT IS TO AVOID DRIVING OR STORING HEAVY EQUIPMENT ON THE TREE ROOT SYSTEM.
- COORDINATE LOCATION FOR STOCKPILING OF TOPSOIL WITH OWNER.

OUTDOOR KITCHEN/GRILL AREA

- ONLY NONCOMBUSTIBLE MATERIALS SHALL BE USED AND INSTALLED AT OUTSIDE KITCHEN/GRILL AREAS, INCLUDING WALLS SURROUNDED BY MASONRY.
- CONTRACTOR TO VERIFY DIMENSIONS AND INSTALLATION REQUIREMENTS PROVIDED BY MANUFACTURER.
- CONTRACTOR TO VERIFY THAT ALL GRILLS, BURNERS, ETC. ARE APPROVED FOR INSTALLATION AS ILLUSTRATED BEFORE INSTALLING. NOTIFY ARCHITECT OF ANY DISCREPANCIES.
- EXHAUST HOOD IS REQUIRED (COVERED GRILL AREA) SHALL BE STAINLESS STEEL OR COPPER WITH METAL FLUE EXTENDING THROUGH THE ROOF WITH TERMINATION PER MANUFACTURER. INSTALL PER LOCAL AND NATIONAL CODE REQUIREMENTS AND PER MANUFACTURER RECOMMENDATIONS. MAINTAIN AND COMPLY WITH ALL CLEARANCE AND SAFETY REQUIREMENTS.
- CONTRACTOR TO VERIFY THAT THE PROTECTION OF REFRIGERATION APPLIANCES, OR OTHER EQUIPMENT, MEET MINIMUM CLEARANCES TO COMBUSTIBLE APPLIANCES. ADJUST LOCATION AS REQUIRED TO PREVENT HEAT DAMAGE.
- CONTRACTOR TO VERIFY THAT ALL APPLIANCES ARE APPROVED FOR LOCATION AS ILLUSTRATED AND FOR OUTDOOR USE.

FIRST FLOOR DRAWING NOTES

- ALL INTERIOR WALLS TO BE 3/4" (2X4 STUDS), UNLESS NOTED OTHERWISE (UNO).
- SEE OTHER PLANS/ELEVATIONS, DETAIL SHEET, AND GENERAL NOTES FOR ADDITIONAL INFORMATION.
- PROVIDE 2" MINIMUM CLEARANCE TO COMBUSTIBLES AT ALL GAS FLUES.

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 Webster Groves, MO 63119
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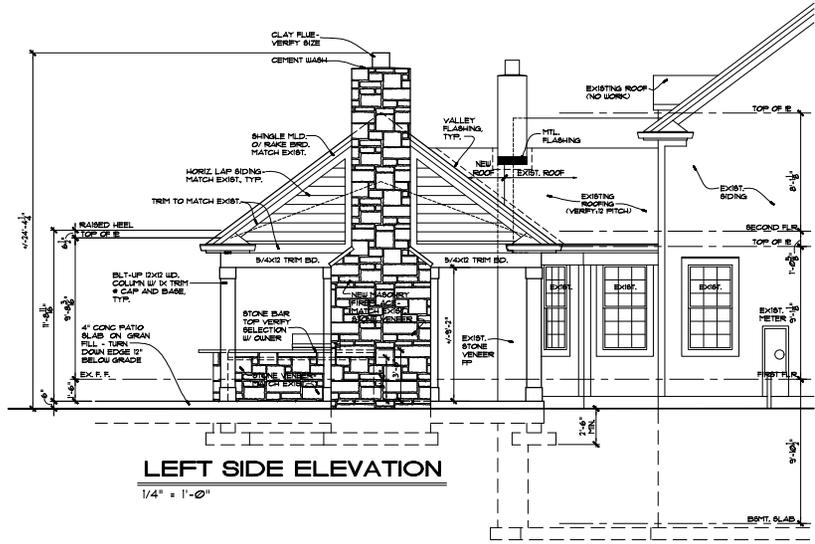
NOT FOR CONSTRUCTION

PROJECT: THE FESLER RESIDENCE
 DATE: 09-19-24
 DESCRIPTION: ARB SUBMISSION

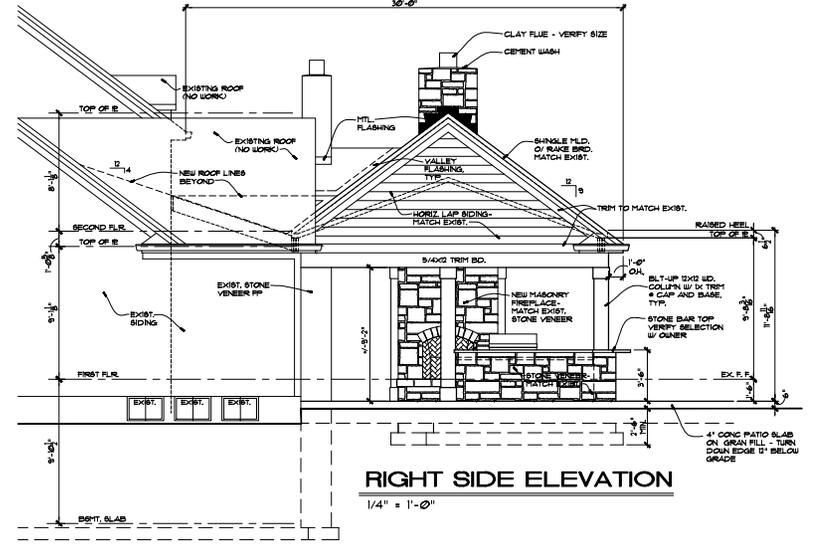
OUTDOOR ROOM AND Finished Basement for:
The Fesler Residence
 7 Edwin Avenue
 Glendale, Missouri 63122

OUTDOOR ROOM FIRST FLOOR AND ROOF PLANS

Sheet Number:
A3



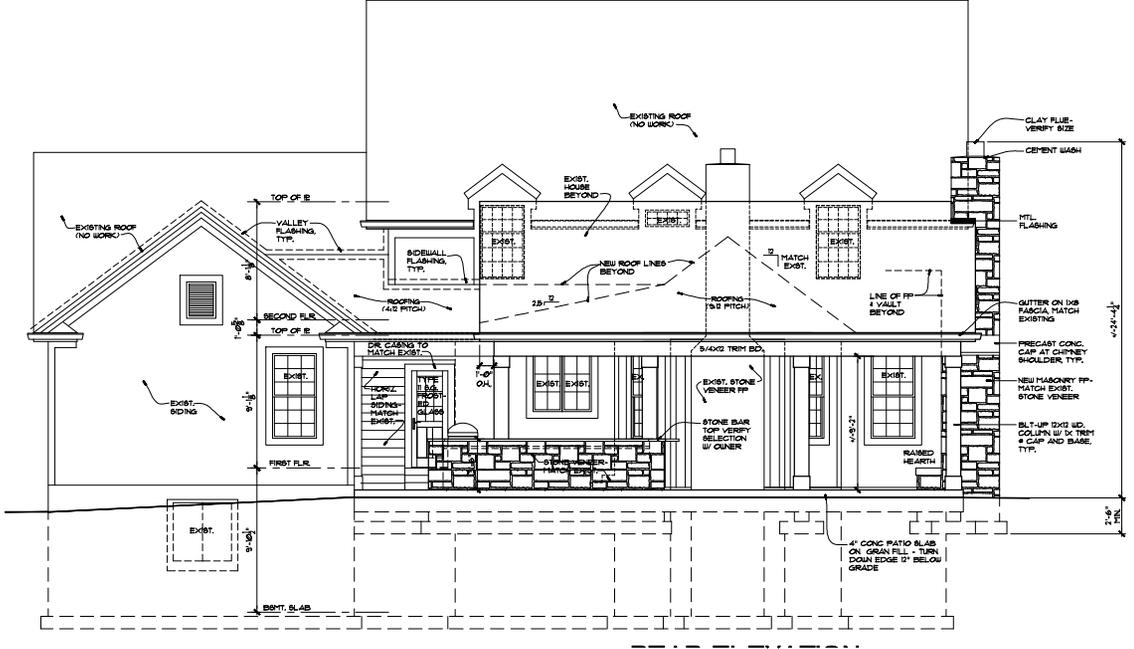
LEFT SIDE ELEVATION
1/4" = 1'-0"



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

ELEVATION DRAWING NOTES

- GRADE: SLOPE AWAY FROM FOUNDATION A MINIMUM OF 6" DROP WITHIN THE FIRST 10' OR TO A SWALE.
- FOOTINGS & PIERES: SHALL EXTEND A MINIMUM OF 2'-6" BELOW FINISHED GRADE AND BEAR ON UNDISTURBED SOIL OR PREPARED FILL.
- MASONRY VENEERS: ALL SOLDIER AND ROWLOCK HEADERS, SILLS AND TRIM TO PROJECT 3/4", UNLESS NOTED OTHERWISE.
- CHIMNEY HEIGHT: SHALL EXTEND ABOVE ROOF MIN 3'-0" AT POINT OF PENETRATION AND 2'-0" HIGHER THAN ANY PORTION OF THE BUILDING WITHIN 10' HORIZONTALLY.
- ROOF FLASHING: PROVIDE CORROSION-RESISTANT METAL FLASHING AT ALL ROOF VALLEYS, WALL AND CHIMNEY INTERSECTIONS, PORCHES, DECKS, ETC. OPEN VALLEYS: LINING TO BE CORROSION RESISTANT METAL FLASHING A MIN. OF 24" WIDE. CLOSED VALLEYS: MIN ONE PLY OF SMOOTH ROLL ROOFING (TYPE II OR III) A MINIMUM OF 36" WIDE.
- GENERAL CONTRACTOR SHALL CONFIRM USE OF ALL TRIM ACCESSORIES AND MODEL NUMBERS WITH SUPPLIER BEFORE ORDERING.



THOMAS ALAN GROUP

THE OFFICE OF THE ARCHITECT HAS REVIEWED THIS SET OF DRAWINGS FOR CONFORMANCE WITH THE MISSOURI BUILDING CODE AND THE MISSOURI MECHANICAL AND ELECTRICAL CODES. THE ARCHITECT'S REVIEW IS LIMITED TO THE TECHNICAL ASPECTS OF THE DRAWINGS AND DOES NOT CONSTITUTE A GUARANTEE OF THE ACCURACY OR COMPLETENESS OF THE INFORMATION PROVIDED HEREON.

OWNER: THOMAS PRE
NO. 2011-0306
EXPIRATION DATE: 10/27/2025

THE ARCHITECT'S REVIEW IS LIMITED TO THE TECHNICAL ASPECTS OF THE DRAWINGS AND DOES NOT CONSTITUTE A GUARANTEE OF THE ACCURACY OR COMPLETENESS OF THE INFORMATION PROVIDED HEREON.

No.	Description	Date
ARB Submission	08-19-24	

An Outdoor Room and Finished Basement for:
The Fesler Residence
7 Edwin Avenue
Glendale, Missouri 63122

THOMAS ALAN GROUP
ARCHITECTURE | DESIGN | INTERIORS
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Weaster Groves, MO 63119
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OUTDOOR ROOM ELEVATIONS

Sheet Number:
A4

NOT FOR CONSTRUCTION

PROJECT INFORMATION

OWNER:
MARK AND ELLEN FESLER
7 EDWIN AVENUE
GLENDALE, MO 63122

ARCHITECT:
THOMAS ALAN GROUP
23 N GORE AVENUE #303
WEBSTER GROVES, MO 63119

SITE INFORMATION:
LOC #23L130095
7 EDWIN AVENUE
GLENDALE, MO 63122
FEMA ZONE: X (OUTSIDE 100-YR)
MAP#29189C0309K EFF. 2/4/15

SURVEYOR:
ALTEA LAND SURVEYORS
3906 OLD HWY 94 S SUITE 600
ST CHARLES, MO 63304

CIVIL ENGINEERING PLANS

FOR

7 EDWIN AVENUE

GLENDALE, MO 63122

ZONING INFORMATION

ZONING: R-2 SINGLE-FAMILY RESIDENCE DISTRICT

FRONT YARD SETBACK: 30' MIN

SIDE YARD SETBACK: 7' MIN

REAR YARD SETBACK: 30' MIN

ACCESSORY STRUCTURE SETBACK: 6' MIN FROM REAR AND SIDE PROPERTY LINES

DRAWING INDEX

C0.0 COVER SHEET
C1.0 PROPOSED SITE PLAN
C2.0 STORMWATER CONTROL PLAN
SHEET 1 OF 1 SURVEY

SITE BENCHMARK

AREA INLET
ELEV=614.30

PARCEL SIZE

15,870 SF (0.36 AC)



LOCATION MAP (NTS)



P.O. BOX 308
MARYVILLE, MO 62062
P: (314) 750-1987
E: WILSON@WILSONCIVILDESIGN.COM

NO.	DATE	REV.
PROJECT NO.		
DRAWN	CHECKED	
WDW	WDW	
DATE	9/12/2024	

SHEET **C0.0**

UTILITIES NOTE

UNDERGROUND FACILITIES, STRUCTURES AND UTILITIES HAVE BEEN PLOTTED FROM AVAILABLE SURVEYS AND RECORDS, AND THEREFORE THEIR LOCATIONS MUST BE CONSIDERED APPROXIMATE ONLY. IT IS POSSIBLE THERE MAY BE OTHERS, THE EXISTENCE OF WHICH IS NOT KNOWN OR SHOWN.



Know what's below.
811 before you dig.

ENGINEER'S CERTIFICATE

THIS IS TO CERTIFY THAT WILSON CIVIL DESIGN AT THE REQUEST OF AND FOR THE EXCLUSIVE USE OF MARK AND ELLEN FELSER HAS PREPARED THIS SHEET FROM RECORD SOURCES AND ACTUAL FIELD SURVEY.

Wilson D. Waggoner 9/13/2024

WILSON D. WAGGONER, P.E. 2013019128
IN THE STATE OF MISSOURI
EXPIRES 12-31-2025



STORMWATER CONTROL PLAN - 7 EDWIN AVENUE

GLENDALE MO 63122

IMPERVIOUS AREA CALCULATIONS

EXISTING IMPERVIOUS AREAS	
HOUSE	2,862 SF
FRONT PORCH	514 SF
CONCRETE PAVEMENT	2,123 SF
TOTAL = 5,499 SF	

EXISTING PERVIOUS AREAS	
LAWN/LANDSCAPING	10,371 SF

PROPOSED IMPERVIOUS AREAS	
HOUSE	2,862 SF
FRONT PORCH	514 SF
COVERED OUTDOOR ROOM	821 SF
CONCRETE PAVEMENTS	3,130 SF
SWIMMING POOL	756 SF
TOTAL = 8,083 SF	

PROPOSED PERVIOUS AREAS	
LAWN/LANDSCAPING	7,787 SF

EX IMPERVIOUS/LOT COVERAGE= 34.7%
 PR IMPERVIOUS/LOT COVERAGE= 50.9%
 DIFFERENTIAL IMPERVIOUS AREA= 2,584 SF

FLOW RATE CALCULATIONS PER ST. LOUIS MSD REQUIREMENTS (15YR, 20MIN DESIGN STORM)

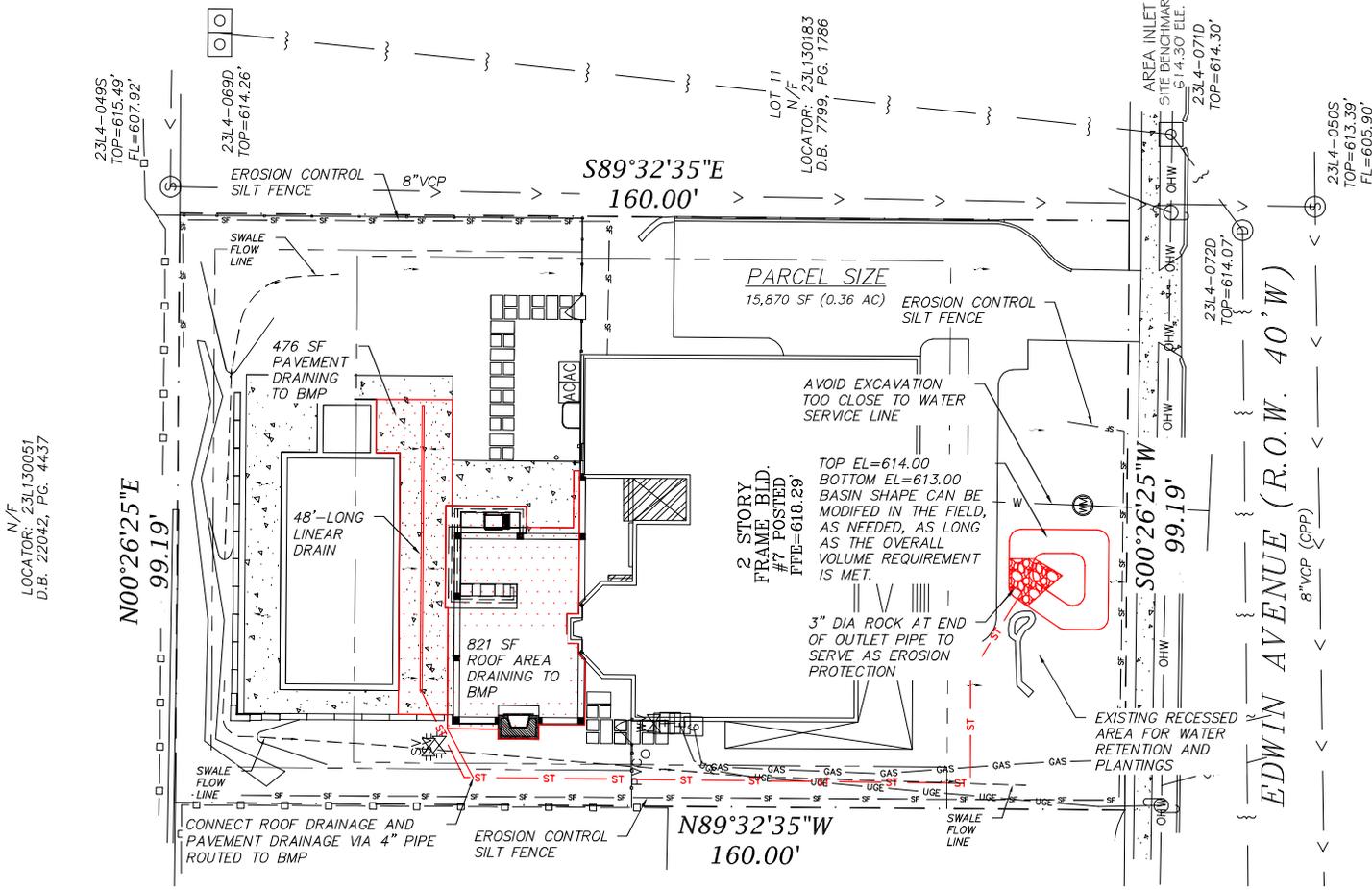
DIFFERENTIAL FLOW RATE
 $Q_{pre} = 1.70 * 10,371 / 43,560 + 3.54 * 5,499 / 43,560 = 0.85$ CFS
 $Q_{post} = 1.70 * 7,787 / 43,560 + 3.54 * 8,083 / 43,560 = 0.96$ CFS
 $Q_{diff} = 0.11$ CFS

REQUIRED MITIGATION VOLUME
 $VOL = 0.11 \text{ CFS} * 20 \text{ MINS} * 60 \text{ SEC} / \text{MIN} = 132$ CF

CONTRIBUTING FLOW RATE:
 $Q = 3.54 * (1,297) / 43,560 = 0.11$ CFS

CONTRIBUTING VOLUME:
 $V = 0.11 \text{ CFS} * 20 \text{ MINS} * 60 \text{ SEC} / \text{MIN} = 132$ CF

STORMWATER BASIN
 VOLUME REQ'D=132 CF
 BOTTOM CONTOUR=50 SF
 TOP CONTOUR=220 SF
 DEPTH OF BASIN=1'
 VOLUME OF BASIN=135 SF
 VOLUME PROVIDED>VOLUME REQUIRED



ENGINEER'S CERTIFICATE

THIS IS TO CERTIFY THAT WILSON CIVIL DESIGN AT THE REQUEST OF AND FOR THE EXCLUSIVE USE OF MARK AND ELLEN FELSER HAS PREPARED THIS SHEET FROM RECORD SOURCES AND ACTUAL FIELD SURVEY.

Wilson D. Waggoner 9/13/2024

WILSON D. WAGGONER, P.E. 2013019128
 IN THE STATE OF MISSOURI
 EXPIRES 12-31-2025



UTILITIES NOTE

UNDERGROUND FACILITIES, STRUCTURES AND UTILITIES HAVE BEEN PLOTTED FROM AVAILABLE SURVEYS AND RECORDS, AND THEREFORE THEIR LOCATIONS MUST BE CONSIDERED APPROXIMATE ONLY. IT IS POSSIBLE THERE MAY BE OTHERS, THE EXISTENCE OF WHICH IS NOT KNOWN OR SHOWN.



**Know what's below.
811 before you dig.**



P.O. BOX 308
 MARYVILLE, MO 62062
 P: (314) 750-1987
 E: WILSON@WILSONCIVILDESIGN.COM

NO.	DATE	REV.

PROJECT NO. _____
 DRAWN *WDW* CHECKED *WDW*
 DATE 9/12/2024

SHEET **C2.0**

BOUNDARY RETRACEMENT AND TOPOGRAPHIC SURVEY

7 EDWIN AVENUE

PART OF LOT 12 OF ELSA PLACE
PLAT BOOK 9, PAGE 33
ST. LOUIS COUNTY, MISSOURI

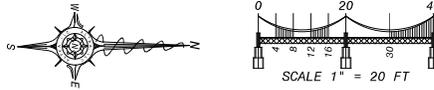
MISSOURI ONE CALL		TICKET NO. 242254121	REQUEST DATE: 8/12/24
DATE	UTILITY	COMPANY	RESPONSE
8/15/24	ELECTRIC	AMEREN MISSOURI ELECTRIC	MARKED
	FO	EVERSTREAM SOLUTIONS	CLEAR / NO CONFLICT
	FO, TEL, TV	ATT DISTRIBUTION	CLEAR / NO CONFLICT
	WATER	MISSOURI AMERICAN WATER CO	MARKED
	TEL	MCI	CLEAR / NO CONFLICT
	GAS	SPRE MO EAST	MARKED
	SEWER	MSD	MARKED

SURVEYOR'S NOTES

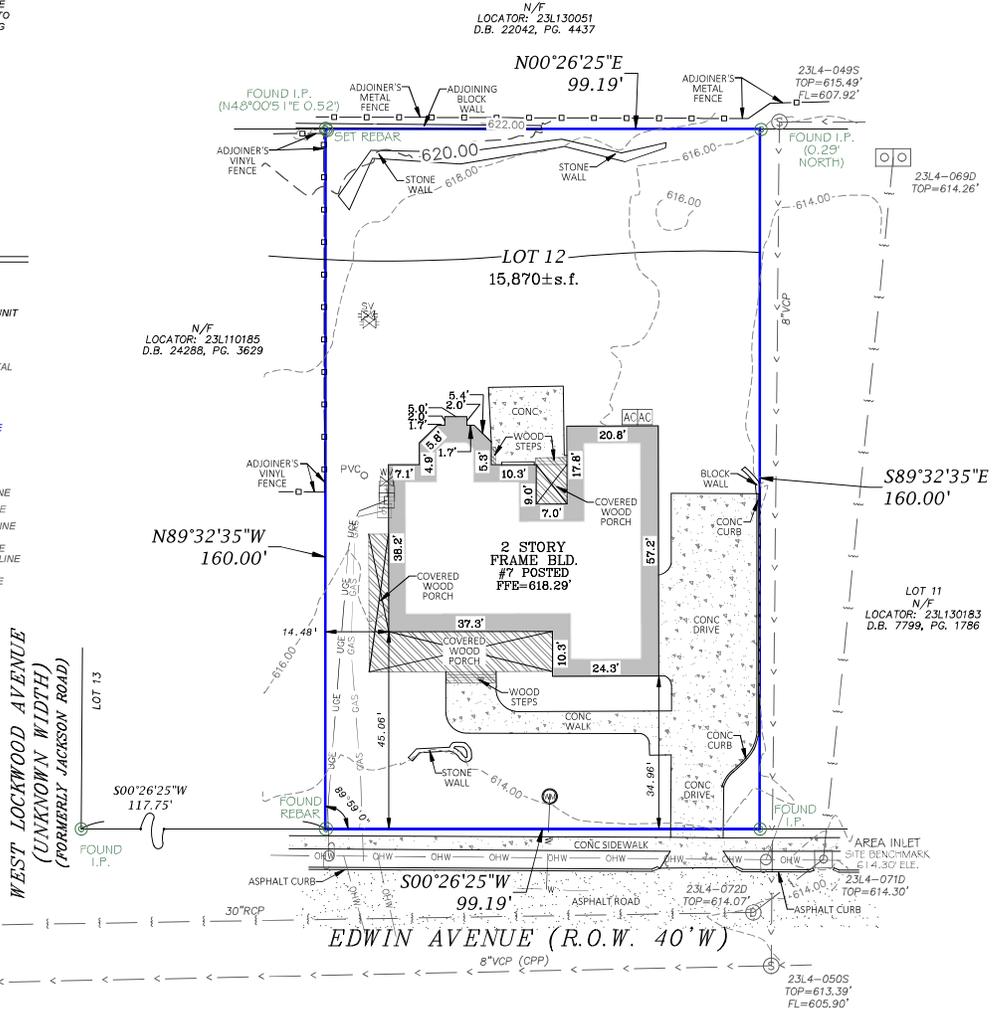
- CONTOURS DEPICTED HEREON ARE DISPLAYED IN TWO (2) FOOT INTERVALS.
- SITE BENCHMARK: ELEVATION = 614.30. AREA INLET NEAR THE NORTHEAST CORNER OF THE SITE.
- ANY UTILITIES AS SHOWN ON THIS DRAWING WERE DEVELOPED FROM ABOVE GROUND OBSERVATIONS ONLY. THIS COMPANY HAS MADE NO ATTEMPT TO EXCAVATE OR GO BELOW SURFACE TO LOCATE UTILITIES AND DOES NOT EXTEND OR IMPLY A GUARANTY OR WARRANTY AS TO THE EXACT LOCATION OF OR COMPLETE INVENTORY OF UTILITIES IN THIS AREA. IT SHALL BE THE CONTRACTOR'S RESPONSIBILITY TO VERIFY THE LOCATION AND DEPTH OF ALL UTILITIES (WHETHER SHOWN OR NOT) PRIOR TO EXCAVATION OR CONSTRUCTION AND TO PROTECT SAID UTILITIES FROM DAMAGE.
- BASIS OF BEARINGS ARE DERIVED FROM TIES TO MISSOURI STATE PLANE COORDINATES USING GPS OBSERVATIONS REFERENCED TO MDDOT VRS NETWORK ON AUGUST 16, 2024 WITH THE FOLLOWING PARAMETERS:

ZONE: MISSOURI EAST 2401
HORIZONTAL DATUM: NAD83
VRS BASE STATION PRS143356476177 (CORS-ID MOSI)
N(Y) = 302843.569 (METERS)
E(X) = 253367.387 (METERS)
COMBINED FACTOR = 0.99993347
VERTICAL DATUM: NAVD83 (GEOID12B)

- THE SUBJECT TRACT CONTAINS 0.36 ACRES MORE OR LESS (15,870 SQUARE FEET MORE OR LESS).



LEGEND	
	SANITARY MANHOLE
	AREA INLET
	PVC PIPE CAP
	STORM MANHOLE
	DOUBLE AREA INLET
	SPRINKLER VALVE
	WATER METER
	WATER VALVE
	CHAIN FENCE
	EASEMENT LINE
	SETBACK LINE
	PARCEL LINE
	U.S. SURVEY SECTION LINE
	CENTERLINE
	SANITARY SEWER
	OVERHEAD WIRE
	UNDERGROUND ELECTRIC LINE
	WATER LINE
	CABLE BOX
	ELECTRIC METER
	AIR CONDITIONING UNIT
	UTILITY POLE
	TELEPHONE BOX
	TELEPHONE PEDESTAL
	GAS METER
	BOUNDARY LINE
	WOOD/VINYL FENCE
	METAL FENCE
	WIRE FENCE
	BUILDING FOOTPRINT
	10' CONTOUR LINE
	2' CONTOUR LINE
	NATURAL GAS LINE
	UNDERGROUND GAS LINE
	TELEPHONE LINE
	STORM SEWER LINE
	CABLE
	TELEVISION LINE



CONTROLLING CORNERS USED:
I.P. - NORTHWEST CORNER LOT 6.
I.P. - NORTHEAST CORNER LOT 7.

TITLE NOTES
FOR THE SOURCE OF PROPERTY DESCRIPTION, EASEMENTS, DEDICATIONS AND EXCEPTIONS, ALTEA, LLC, EXCLUSIVELY USED THE TITLE DOCUMENTS PROVIDED BY ALLIANT NATIONAL TITLE INSURANCE CO. FILE NUMBER 517319, DATED AUGUST 28, 2014.

MONUMENTATION	
	FOUND/SET SEMI-PERMANENT MONUMENT
	FOUND/SET PERMANENT MONUMENT
	FOUND/SET CROSS
	FOUND/SET ANCHOR
	FOUND/SET NOTCH
	FOUND/SET ARROW
	SET STAKE
	SITE BENCHMARK

SHEET IDENTIFICATION
BOUNDARY & TOPO

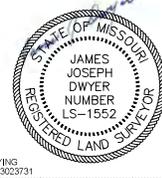
SURVEYOR'S STATEMENT
AT THE REQUEST OF ELLEN FESLER, ALTEA, LLC, HAS DURING THE MONTH OF AUGUST, 2024, EXECUTED A BOUNDARY RETRACEMENT & TOPOGRAPHIC SURVEY OF PART OF LOT 12 OF ELSA PLACE, ACCORDING TO THE PLAT THEREOF RECORDED IN PLAT BOOK 9, PAGE 33 OF THE ST. LOUIS COUNTY, MISSOURI, RECORDS, TOGETHER WITH THE LOCATION OF OBSERVED IMPROVEMENTS THEREON, AND THAT THE RESULTS OF SAID SURVEY ARE IN MY PROFESSIONAL OPINION, CORRECTLY INDICATED ON THE ABOVE PLAT. THIS SURVEY WAS EXECUTED IN ACCORDANCE WITH THE CURRENT MISSOURI STANDARDS FOR PROPERTY BOUNDARY SURVEYS FOR URBAN CLASS PROPERTY. BUILDING SETBACK INFORMATION DEPICTED HEREON IS FROM THE RECORD PLAT OR CITY BLOCK MAP (IF APPLICABLE). PLANNING AND ZONING RESTRICTIONS WERE NOT OBTAINED OR ADDRESSED AS A PART OF THIS SURVEY. DECLARATION IS MADE TO THE ORIGINAL PURCHASER OF THIS SURVEY ONLY AND IS NOT TRANSFERABLE. UTILITY LOCATES WERE NOT REQUESTED AND NO UTILITIES OR SEWERS WERE LOCATED IN CONJUNCTION WITH THIS SURVEY. THE OPINION OF THE ORIGIN OF THE FENCES SHOWN HEREON IS FROM EVIDENCE OBSERVED DURING THE COURSE OF THIS SURVEY, AND MAY INCLUDE: FENCE CONSTRUCTION, OCCUPANT TESTIMONY, OR OTHER AVAILABLE INFORMATION. NO GUARANTEE IS MADE OR CERTAINTY GIVEN AS TO THE ORIGIN OR OWNERSHIP OF FENCES. THIS BOUNDARY SURVEY IS NON-TRANSFERABLE. DUE TO EACH MUNICIPALITY HAVING DIFFERENT ZONING SETBACK REQUIREMENTS, OVERHANGS SHOWN ON THIS SURVEY MAY BE IN VIOLATIONS THAT THE SURVEYOR IS NOT AWARE OF AND MAKES NO WARRANTIES TO THIS EFFECT.

AS AGENT OF ALTEA, LLC
DATE: 8-23-2024

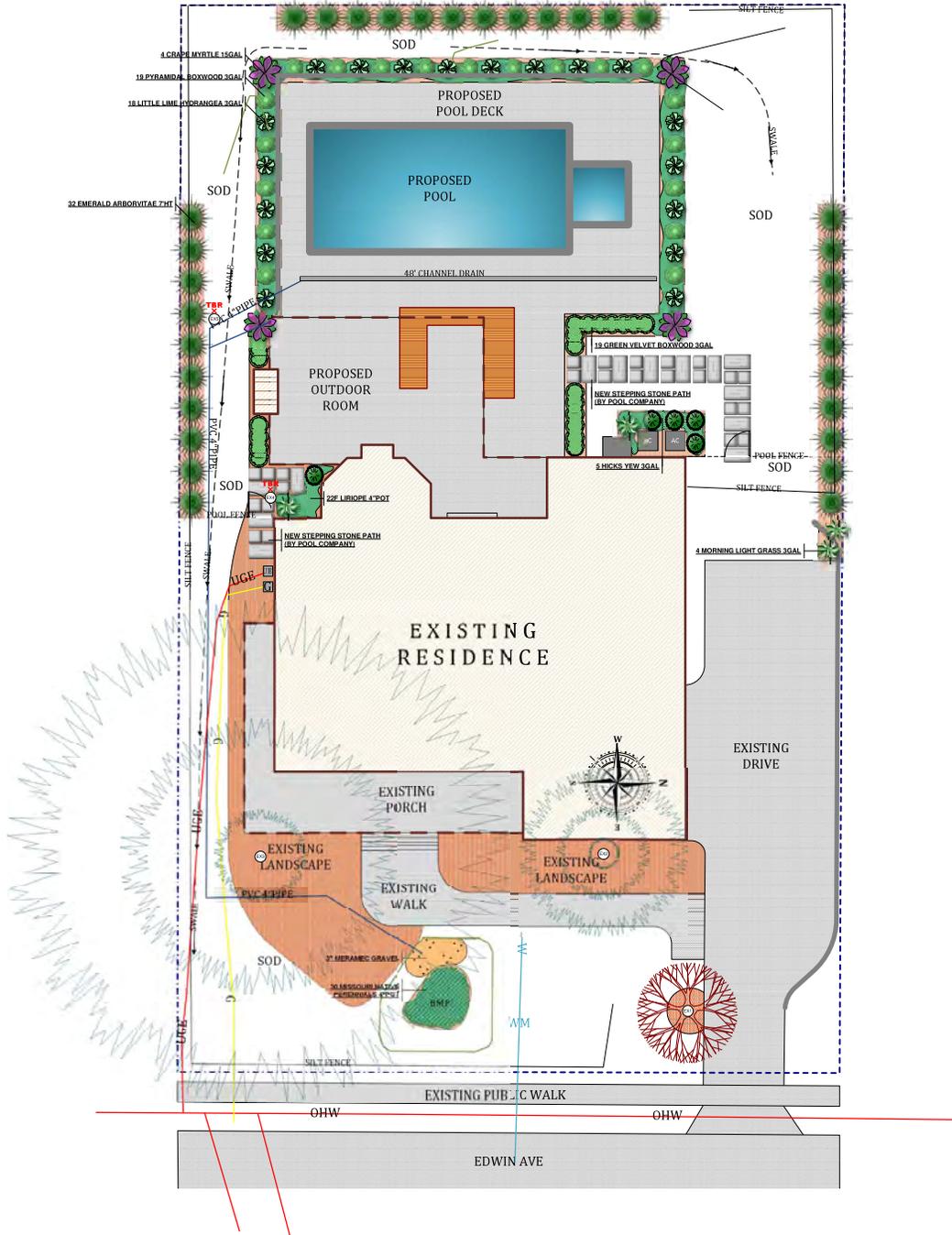
ABBREVIATIONS
I.P.=IRON PIPE I.R.=IRON ROD (S)=SURVEYED (R)=RECORD NR=NON-RADIAL P.B.=PLAT BOOK PG.=PAGE D.B.=DEED BOOK NW=NOW OR FORMERLY CL=CENTERLINE S.F.=SQUARE FEET CONC=CONCRETE R.O.W.=RIGHT-OF-WAY B.M.=BENCH MARK ESMT=EASEMENT ELE=ELEVATION BLD=BUILDING FFE=FINISHED FLOOR ELE FL=FLOWLINE

PROJECT NUMBER	24-1865-O-T
FIELD CREW	SJL
SURVEYED:	8/16/2024
DRAFTER:	LD/SY
DRAFTED:	8/17/2024
REVIEWER:	BLH
REVIEWED:	8/21/2024

ALTEA, LLC
PROFESSIONAL LAND SURVEYING
CERTIFICATE OF AUTHORITY: 2013023731



ALTEA, LLC
Consulting Land Surveyors
3906 S. OLD HWY 94, SUITE 600
ST. CHARLES, MO 63304
PHONE: (636) 477-6000
FAX: (636) 898-0950
WWW.ALTEA.LLC.COM
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SCALE: 1/8" = 1' 0"



L1

LANDSCAPE DEVELOPMENT PLAN FOR
MARK & ELLEN FESLER
 7 Edwin Avenue
 Saint Louis (Glendale), MO 63122
 markfesler@gmail.com

THE PROFESSIONALS
 "Where Quality is Foremost"

BAXTER GARDENS
Chesterfield

17259 Willow Creek Road (636) 552-1033 #102 (636) 532-1258
 Chesterfield, MO 63005 www.baxtergardens.com

DESIGNED BY: **Bill Weishaar, Jr.**
 ORIGINAL DATE: September 16TH, 2024
 REVISION DATE:
 GRAPHIC ART: CST / WHW

EXISTING TREE SCHEDULE

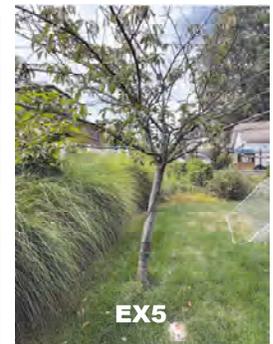
ID Number	Scientific Name	Common Name	Tree Type	Caliper (inches)	Condition	TPO in Demand	Impacted	Street Tree	Comments
EX1	<i>Prunus pennsylvanica</i>	Japanese Cherry	deciduous	8	good	retain	S		
EX2	<i>Magnolia virginiana</i>	Sweetbay Magnolia	evergreen	10	good	retain	S		
EX3	<i>Pinus strobus</i>	White Pine	evergreen	20	good	retain	S		
EX4	<i>Buxus americana</i>	American Boxwood	deciduous	8	good	retain	S		
EX5	<i>Buxus sempervirens</i>	European Boxwood	deciduous	8	good	retain	S		

PROPOSED DECIDUOUS/EVERGREEN TREE SCHEDULE

QUANTITY	BOTANICAL NAME	COMMON NAME	TREE TYPE	SIZE (INCHES)	TOTAL CALIPER REPLACEMENT	STREET TREE	COMMENTS
10	<i>Thuja occidentalis 'Emerald Green'</i>	Emerald Arborvitae	Deciduous Evergreen	20"	80"		

SHRUBS & PERENNIALS LEGEND

COMMON NAME	BOTANICAL NAME
Morning Light Grass	<i>Miscanthus sinensis 'Morning Light'</i>
Liriope	<i>Liriope muscari</i>
Hicks Yew	<i>Taxus x media 'Hicksii'</i>
Green Velvet Boxwood	<i>Buxus 'Green Velvet'</i>
Limelight Hydrangea	<i>Hydrangea paniculata 'Limelight'</i>
Pyramid Boxwood	<i>Buxus sempervirens 'Appalachian Pyramid'</i>
Crape Myrtle	<i>Lagerstroemia indica</i>



L2

LANDSCAPE DEVELOPMENT PLAN FOR
MARK & ELLEN FESLER
 7 Edwin Avenue
 Saint Louis (Glendale), MO 63122
 markfesler@gmail.com

THE PROFESSIONALS
 "Where Quality is Foremost"

BAXTER GARDENS
Chesterfield

17259 Wildhorse Creek Road
 Chesterfield, MO 63005
 636.632.1033 FAX: 636.552.2259
 www.baxtergardens.com

DESIGNED BY: **Bill Weishaar, Jr.**
 ORIGINAL DATE: September 17, 2024
 REVISION DATE:
 GRAPHIC ART: CST

Preliminary Review for 120 Trevillian Ave.



114 TREVILLIAN (NEIGHBOR TO THE EAST)



130 TREVILLIAN (NEIGHBOR TO THE WEST)



121 TREVILLIAN (NEIGHBOR ACROSS THE STREET)
EXISTING NEIGHBORHOOD CONTEXT



REAR FACADE



REAR FACADE



WEST FACADE



EAST FACADE

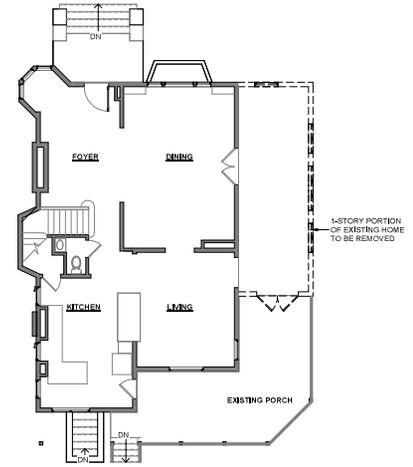


FRONT FACADE

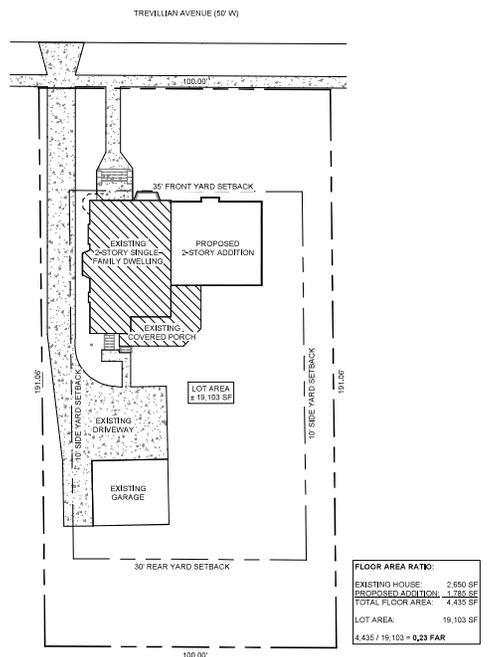


FRONT FACADE

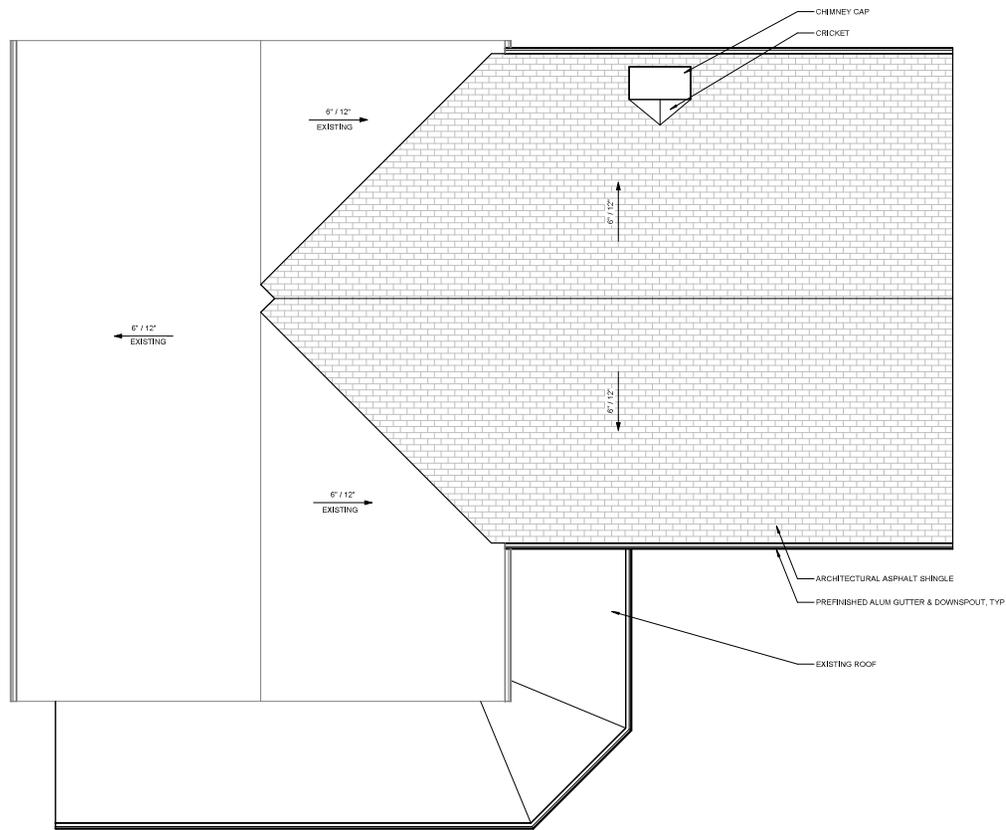
EXISTING CONDITIONS



2 DEMOLITION 1ST FLOOR PLAN
1/8" = 1'-0"



1 SITE PLAN
1" = 20'-0"



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





REAR



FRONT



SIDE



FRONT

PROPOSED MASSING / EXTERIOR

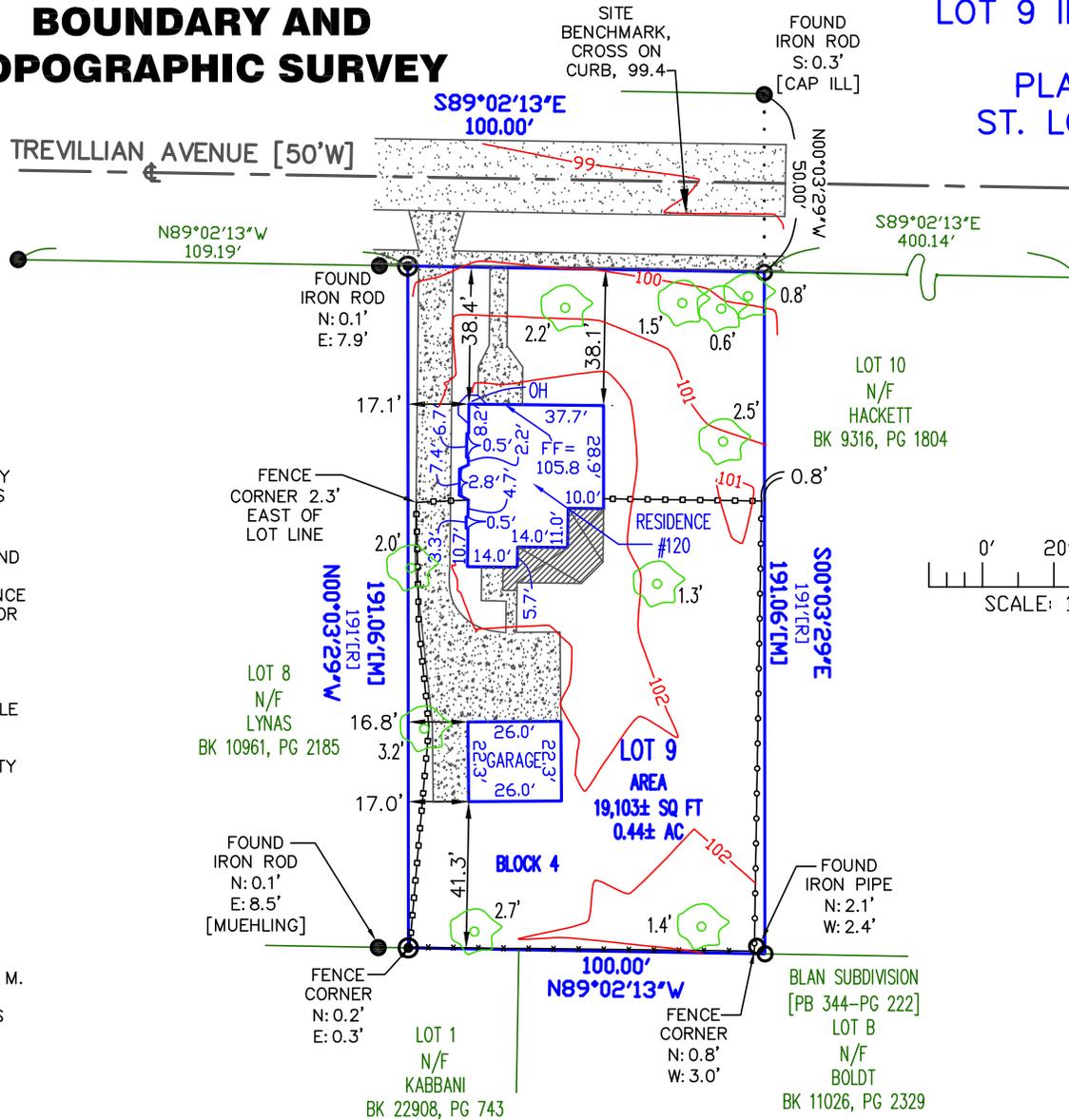


JARED MINNICK
LAND SURVEYOR
PLS-2007017968

7/2/24

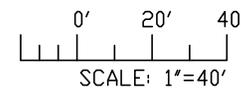
BOUNDARY AND TOPOGRAPHIC SURVEY

LOT 9 IN BLOCK 4 OF GLENDALE TERRACE
PLAT BOOK 9 PAGE 35,
ST. LOUIS COUNTY RECORDS



NOTES:
 - THIS BOUNDARY AND TOPOGRAPHIC SURVEY WAS PERFORMED AT THE REQUEST OF AND IS CERTIFIED TO TRUE TITLE/CHICAGO TITLE INSURANCE COMPANY/CLAIRE & ALEXANDER AUBEL DURING THE MONTH OF JULY, 2024 AND IS NON TRANSFERABLE.
 - THIS SURVEY WAS EXECUTED IN ACCORDANCE WITH THE CURRENT MISSOURI STANDARDS FOR PROPERTY BOUNDARY SURVEYS, CLASS OF SURVEY: URBAN PROPERTY, BOUNDARY LOCATIONS HAVE BEEN ESTABLISHED USING EVIDENCE FOUND AND SHOWN ON THIS PLAT.
 - THIS SURVEY DOES NOT CONSTITUTE A TITLE SEARCH BY SURVEYOR. ALL INFORMATION REGARDING RECORD EASEMENTS, AND OTHER DOCUMENTS WHICH MIGHT AFFECT THE QUALITY OF TITLE TO TRACT AS SHOWN HEREON WAS GAINED FROM TITLE COMMITMENT NUMBER CL194008 PREPARED BY CHICAGO TITLE INSURANCE COMPANY DATED NOVEMBER 6, 2019. ANY ADDITIONAL EASEMENTS AND/OR EXCEPTIONS REPORTED IN SCHEDULE B - SECTION 2 OF THE ABOVE REFERENCED COMMITMENT SHOWN OR NOTED ON THIS SURVEY: NONE.
 - SUBJECT PROPERTY NOW OR FORMERLY OWNED BY: AUBEL, CLAIRE M. & ALEXANDER M. BK 23836 PG 64
 - BASIS OF BEARING: ASSUMED, LOT ANGLES ADOPTED FROM RECORD PLAT AND FOUND MONUMENTS AS SHOWN.

LEGEND	
	CONC
	WOOD
	ASPH
	FOUND IRON ROD [2009001156]
	FOUND IRON PIPE
	FOUND IRON ROD
	CHAIN LINK
	IRON FENCE
	WIRE FENCE
	TREE X.X' DIA.
[M]	=MEASURED
[R]	=RECORD



MINNICK SURVEYING, LLC
 LC-2009001156

3520 HAMPTON AVE.
 ST. LOUIS, MO 63139
 (314) 721-9500
 MINNICKSURVEYING.COM

PROJECT: 120 TREVILLIAN AVENUE,
 GLENDALE, ST. LOUIS COUNTY, MO
 JOB NUMBER: 7663-A
 DRAWN BY: LGH
 DATE PREPARED: 7/2/24