



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. No. 15-23, Ord B17-23, August 21, 2023

APPLICATION DATE 3/13/2024 DATE OF ARB MEETING 4/10/2024 ESTIMATED COST \$175,000.00

PROJECT ADDRESS 967 Victoria Avenue GLENDALE, MO 63122

NAME OF PROPERTY OWNER Raymond Lange PHONE NUMBER 314-808-4502

CONTRACTOR (NAME) Ackerman Construction PHONE NUMBER 314-581-4488

CONTRACTOR ADDRESS PO Box 4484, Chesterfield MO 63006

ARCHITECT (NAME) Joseph Davidson (dadoworks) PHONE NUMBER 314-623-5195

ARCHITECT ADDRESS 3459 Arsenal St, St.Louis, MO 63118

DETAILED DESCRIPTION OF WORK BEING PROPOSED: Demolition of existing attached garage and breezeway. Construction of new attached garage (+/- 18' width) and new front porch (10' depth x +/-28' width), new siding, brick to remain.

FLOOR AREA RATIO 0.144 (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.) 1,212

TOTAL FLOOR AREA OF EXISTING STRUCTURE (SQ. FT.) 1,123

TOTAL FLOOR AREA (SQ. FT.)

TOTAL SQ. FT. OF LOT 8,370 WIDTH AND DEPTH OF LOT (FT.) 59.78' x 140'

HEIGHT OF STRUCTURE 17'-7" NUMBER OF STORIES one story attached garage & porch

ESTIMATED COMMENCE DATE 05/01/2024 EST. COMPLETION DATE 08/01/2024

Each application shall be accompanied with payment of a fee as follows:

Addition or Accessory Structure: \$150.00

New Home: \$200.00

Applications must also include 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.

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SIGNATURE OF APPLICANT

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DATE

## LANDSCAPE PLAN CHECKLIST

The Architectural Review Guidelines, adopted by Ord. 03-14, August 4, 2014, Ord. No. 15-23, Ord B17-23, August 21, 2023, require Applicants to submit a landscape plan. The following checklist sets forth what must generally be included in the Applicant's submission to fulfill the requirement to submit a landscape plan:

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



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## **ARCHITECTURAL REVIEW GUIDELINES**

*Adopted by Ord. 03-14, August 4, 2014, Ord. No. 15-23, Ord B17-23, August 21, 2023*

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### **BACKGROUND**

The City of Glendale has always prided itself in offering high quality housing opportunities to preserve architectural integrity of housing by assuring compatibility with existing neighborhood and to preserve green space. In order to assure that new construction meets high quality standards and is in general conformity with the style and design of surrounding structures, the Architectural Review Board considers all exterior aspects of a structure and its location.

In reviewing plans, the Architectural Review Board will consider several criteria including but not limited to

- the project's impact on the flow of water runoff from the property;
- context, style, scale and proportion (including floor area ratio);
- type, quality and color of materials;
- compatibility with the period and detail of neighborhood homes; and
- landscape plans.

Redevelopment of residential properties has accelerated dramatically in virtually all neighborhoods over the past several years. It is important to assure that the quality of construction remains at a high level.

### **APPLICATION REQUIREMENTS & ARCHITECTURAL GUIDELINES**

Applications for review by the Architectural Review Board shall include the following materials:

- detailed site plan accurately depicting existing conditions and the proposed project, including property boundaries, setbacks, existing and proposed impervious surface, and pre- and post-construction contours;
- calculation of the change between existing and proposed impervious surface and impact on stormwater runoff from the subject property;
- elevation drawing of each face of the structure(s) at 1/4" = 1' scale (one copy in color), including information on all exterior finish materials;
- color photographs of existing property and neighboring homes;
- floor plans (1/4" = 1' scale), with calculations of existing and proposed floor area ratio; and
- landscape plan, including location and size of existing and proposed trees.

Any application for construction of a new dwelling unit, a home addition of more than 1,000 sq. ft., a home addition of multiple stories or adding a second story, an accessory structure greater than 750 sq. ft., or an accessory structure of more than one story shall include plans sealed by a Missouri registered design professional. City staff reserves the right to reject as incomplete any application or plan that does not include required information, does not provide sufficient detail, or is improperly scaled.

## **I. FRONT ENTRY/FRONT YARD GARAGES**

Front entry/front yard garages have been a popular architectural feature in many communities for several years. However, preservation of, and respect for, existing architectural styles requires that such garages are consistent with the character of the surrounding area and that they do not result in a significant loss of green space.

### **A. Garages**

1. Front entry, basement level garages shall not be allowed unless conditions of the property dictate consideration.
2. The width of an attached garage with an entrance facing the front yard shall not exceed 35% of the overall width of the façade of the principal structure (inclusive of the garage), unless the applicant can demonstrate that extraordinary design measures have been taken to ensure neighborhood compatibility.
3. The front face of an attached garage shall not project more than 10 feet beyond the front face of the residential portion of the house.
4. Only one sidewall of the residential portion of the structure shall extend beyond the sidewall of the attached garage.
5. No more than two garage doors (single car width) may be installed facing any one street for new residential construction. Should the applicant deem three doors necessary, the applicant must demonstrate that all other possibilities have been examined and every attempt to mitigate the impact must be taken. Garage doors should be compatible with the structures.

### **B. Front Entry Doors**

The front entry door to a building should be located in such a manner as to face the front yard and street rather than face the side or rear yard. Where the lot size or other features necessitate a side facing primary entry, the applicant must demonstrate that such design is necessary and compatible with the adjacent neighborhood.

## **II. SITE WORK**

Landscaping and related provisions are an important consideration when reviewing new construction plans. It is increasingly important to preserve and enhance the trees, landscaping, and the topography already in existence.

### **A. Topography and drainage**

Every attempt shall be made to preserve the topography of the property. If the topography must be altered to accommodate construction, the plan must contain specific information regarding the proposed topography change and its impact on the flow of drainage. Storm water shall not be discharged from the subject property in a manner that negatively impacts adjoining properties.

Any application for construction of a new dwelling unit shall include a site plan with existing and proposed contours, pre- and post-development drainage calculations, and design measures to address storm water runoff prepared by a registered professional engineer.

### **B. Tree Preservation Plan**

The preservation of mature trees on lots is encouraged. The applicant shall be required to submit a plan showing trees and other significant plant material as they currently exist and how they will be preserved. The Architectural Review Board will approve the landscape plan, which maximizes landscaping on the site.

If preservation of all existing trees is not possible, a tree replacement plan on a one-to-one basis utilizing tree species similar to those displaced will be required. Any viable tree to be removed measuring greater than 1 foot caliper should be replaced on site. The overall measurement of all replacement trees must equal the same caliper as those removed.

Scrub trees, dead trees, or trees, which are diseased in excess of 50% will not be considered viable trees needing replacement but must appear on the landscape plan and be designated as scrub, dead, or diseased.

C. Impervious Coverage

In order to preserve green space, the Architectural Review Board shall consider the percentage of the total lot which may be covered by impervious material. Impervious materials shall include, but not be limited to, surfaces such as tile and shingled roof surfaces, compacted sand, lime rock, clay asphalt, concrete, driveways, retaining walls, stair wells, stairways, walkways, pools, decks and patios at grade level and other similar structures. Applicants are encouraged to consider using new water absorbing materials such as permeable pavement in place of impervious materials.

### III. LIMITATIONS OF SIZE OF STRUCTURES

A. In the R-1 Zoning District,

1. Every lot shall have an area of not less than ten thousand (10,000 square feet) and a minimum width of 80 feet; except that if a lot of record has less area than herein required, the lot may be used for a single-family dwelling.
2. Residential construction shall be within the building envelope of a lot as defined by the setback rules contained in Section 400.140 D of the R-1 Zoning District regulations.

B. In the R-2 Zoning District

1. Every lot shall have an area of not less than seven thousand five hundred (7,500) square feet, and a minimum width at the building line of sixty-five feet; except, that if any lot of record which has less area than herein required, that lot may be used for a single-family dwelling.
2. Residential construction shall be within the building envelope of a lot as defined by the setback rules contained in Section 400.190D of the R-2 Zoning District Regulations.

**The Architectural Review Guidelines are hereby amended to provide for a 0.30 floor area ratio (FAR) for all lots within the City. Section III.C of the Architectural Review Guidelines shall be amended to read as follows:**

- C. On all lots zoned R-1 or R-2, the floor area of residential dwellings shall not exceed a floor area ratio (FAR), as defined in Section 400.010 of the Zoning Regulations, of 0.30, except when an applicant can demonstrate that the subject property presents unique circumstances, and the applicant has taken extraordinary design measures to ensure neighborhood compatibility.

### IV. OTHER ARCHITECTURAL CONCERNS

The architectural details associated with a construction project are often a primary factor in defining the quality of that development and its compatibility with neighboring properties.

## **V. NEIGHBORHOOD CONCERNS**

### **A. Height/Density Relationships**

The primary concern of neighbors related to new construction is the height and density of the proposed structure compared to adjacent residences and the design of the development as it relates in style, size and context to the surrounding neighborhood. Each owner/architect is required to submit a colored *elevation* at a 1/4inch =1 foot scale depicting the proposed structure in a street view, accurately depicting the height, width, density and mass in relation to neighboring structures. The Architectural Review Board also reserves the right to request color perspectives or three-dimensional models, if needed, on a case-by-case basis.

The Architectural Review Board will consider the density of construction based on the construction size limitations using floor area ratio as described above and defined in Section 400.010 of the Zoning Code.

### **B. Exterior Facades**

Another primary concern of neighbors is the material used on the exterior facade of structures newly constructed. Materials used in an existing exterior of the highest standard possible. Each applicant is required to submit information indicating the finish materials that will be used on exterior facades of the proposed structure.

### **C. Architectural Features**

Finally, neighbors are concerned with the appropriateness of Architectural features in new buildings; the extent to which the building or structure would be harmonious with or congruous to the neighborhood. Toward that goal, applicant shall submit elevations and information on design elements proposed to harmonize proposed structure with neighborhood.

### **D. Project Compliance**

Construction of a project in a manner that does not comply with the Architectural Review Board order approving the application may result in issuance of a stop-work order, prosecution for violation of the City Code, refusal to issue a final occupancy permit and the holding of escrow funds paid to the City.

## **VI. MODIFICATIONS**

In instances where an applicant can demonstrate just cause in relation to matters of aesthetics, and not structural integrity, the Architectural Review Board shall have the authority to approve a modification.

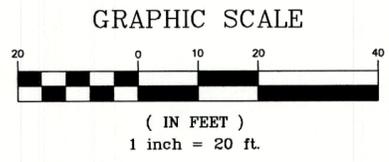
## **VII. NOTIFICATION OF ADJOINING PROPERTY OWNERS**

The property owners adjoining the residence in which an application for review has been submitted to the Architectural Review Board will be notified of said application, in the event, that they would like to comment to the Board on said application.

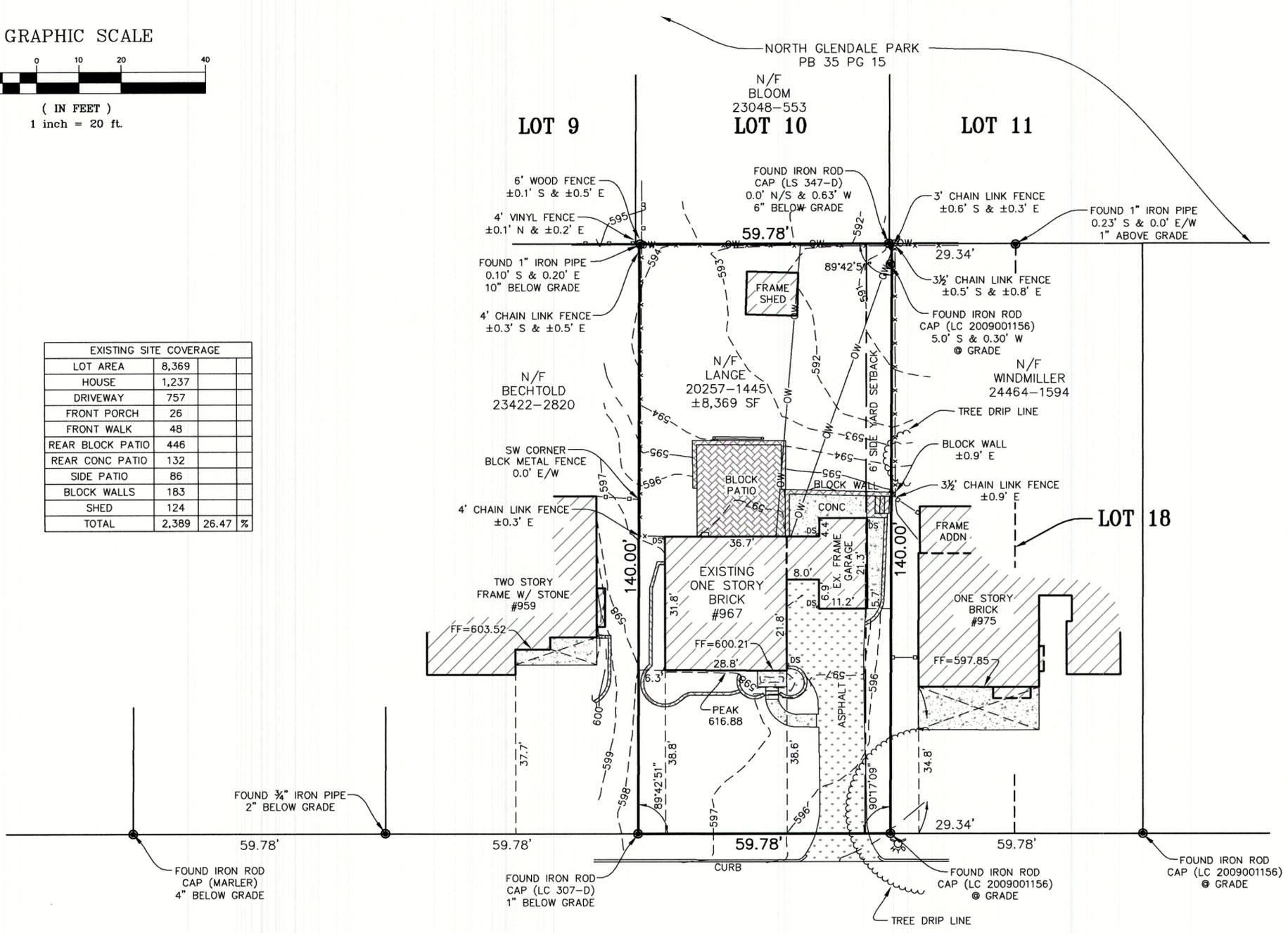
EXISTING PLOT PLAN  
"PROPERTY BOUNDARY & TOPOGRAPHIC SURVEY"

LEGEND OF SYMBOLS	
	UTILITY POLE
	LIGHT POST
	FIRE HYDRANT
	WATER VALVE
	WATER METER
	HANDICAPPED PARKING
	SATELLITE
	SIGN
	GAS METER
	GAS VALVE
	MANHOLE
	AREA INLET
	GAS LINE
	SEWER LINE
	OVERHEAD WIRE
	WATER LINE

VCP = VITRIFIED CLAY PIPE  
RCP = REINFORCED CONCRETE PIPE



EXISTING SITE COVERAGE		
LOT AREA	8,369	
HOUSE	1,237	
DRIVEWAY	757	
FRONT PORCH	26	
FRONT WALK	48	
REAR BLOCK PATIO	446	
REAR CONC PATIO	132	
SIDE PATIO	86	
BLOCK WALLS	183	
SHED	124	
TOTAL	2,389	26.47 %



PROJECT OWNER CONTACT:  
RAYMOND E. LANGE III  
967 VICTORIA AVENUE,  
GLENDALE, MISSOURI, 63122

Schedule B-II  
Item 6 Building lines, easements, conditions, restrictions, provisions, rights and powers of trustees, but omitting any covenant or restriction based on race, color, religion, sex, handicap, familial status, or national origin, according to instrument recorded in Book 2292, Page 486. Amended by instrument(s) recorded in Book 3011 Page 413. Contains no reversionary clause. **Documents do not create any new Building lines or easements.**

Item 7 Easement granted to Union Electric as recorded in Book 2897, Page 382 of the St. Louis County Records. **Easement affects Block 4 only.**

Property Description  
A tract of land in Block 3 of Marlborough Park, a subdivision in St. Louis County, Missouri, recorded in Plat Book 10 Page 68 of the St. Louis County Records, and described as: Beginning at a point in the North line of Victoria Avenue, distant 29.34 feet West of the West line of Lot 18, Block 3 of Marlborough Park; thence West along the North line of Victoria Avenue 59.78 feet; thence North and parallel with the West line of said Lot 18, Block 3, a distance of 140 feet; thence East along the dividing line of said Block 3 a distance of 59.78 feet to a point 29.34 feet West of the West line of said Lot 18 Block 3, a distance of 140 feet to the point of beginning.

Surveyors' Notes  
Benchmark - Elevations are based on GPS observations using the Missouri State Plane Coordinate System of 1983 - East Zone (2401), Grid North, NAVD 1988.

Source of Title: Stewart Title Guaranty Company commitment file no. 240214, dated August 7, 2009

This is to certify that we, Topos Surveying Corporation, at the request and for the exclusive use of **Trey Lange** have on the 19th day of February, 2024, executed a Property Boundary & Topographic Survey in accordance with the current Missouri Standards for Property Boundary Surveys as established by the Missouri Board for Architects, Professional Engineers, and Professional Land Surveyors and Landscape Architects, on a Tract of Land being described above and located in St. Louis County, Missouri, and that the results of said survey are represented upon this plot. The subject property is an URBAN property as defined in said Standards. The bearing reference system and easements unless referenced are taken from the record plat. This plat may not show current zoning setbacks. **This Property Boundary Survey is Non-Transferable.**

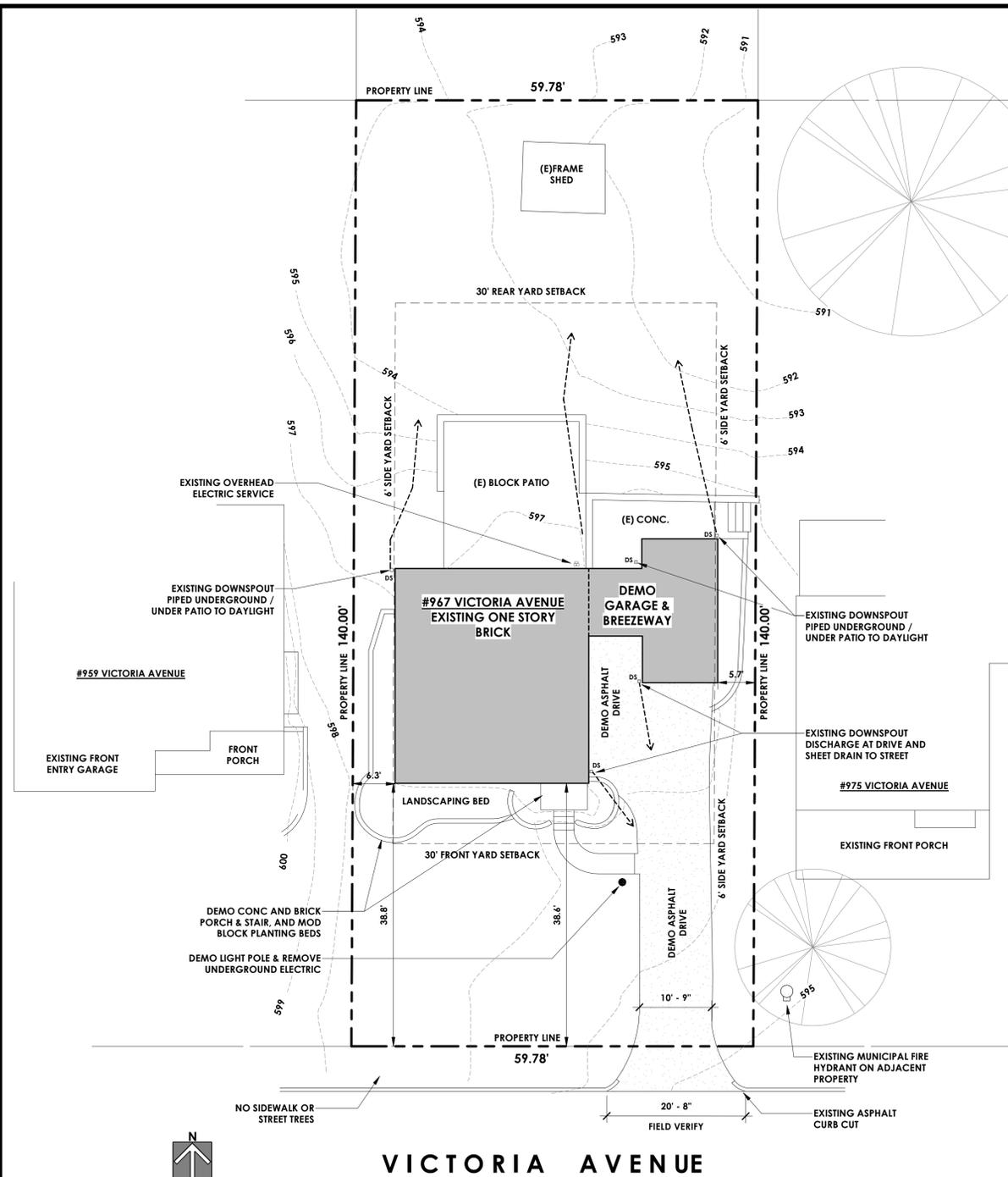
EXPIRES: DECEMBER 31, 2025

2/21/2024

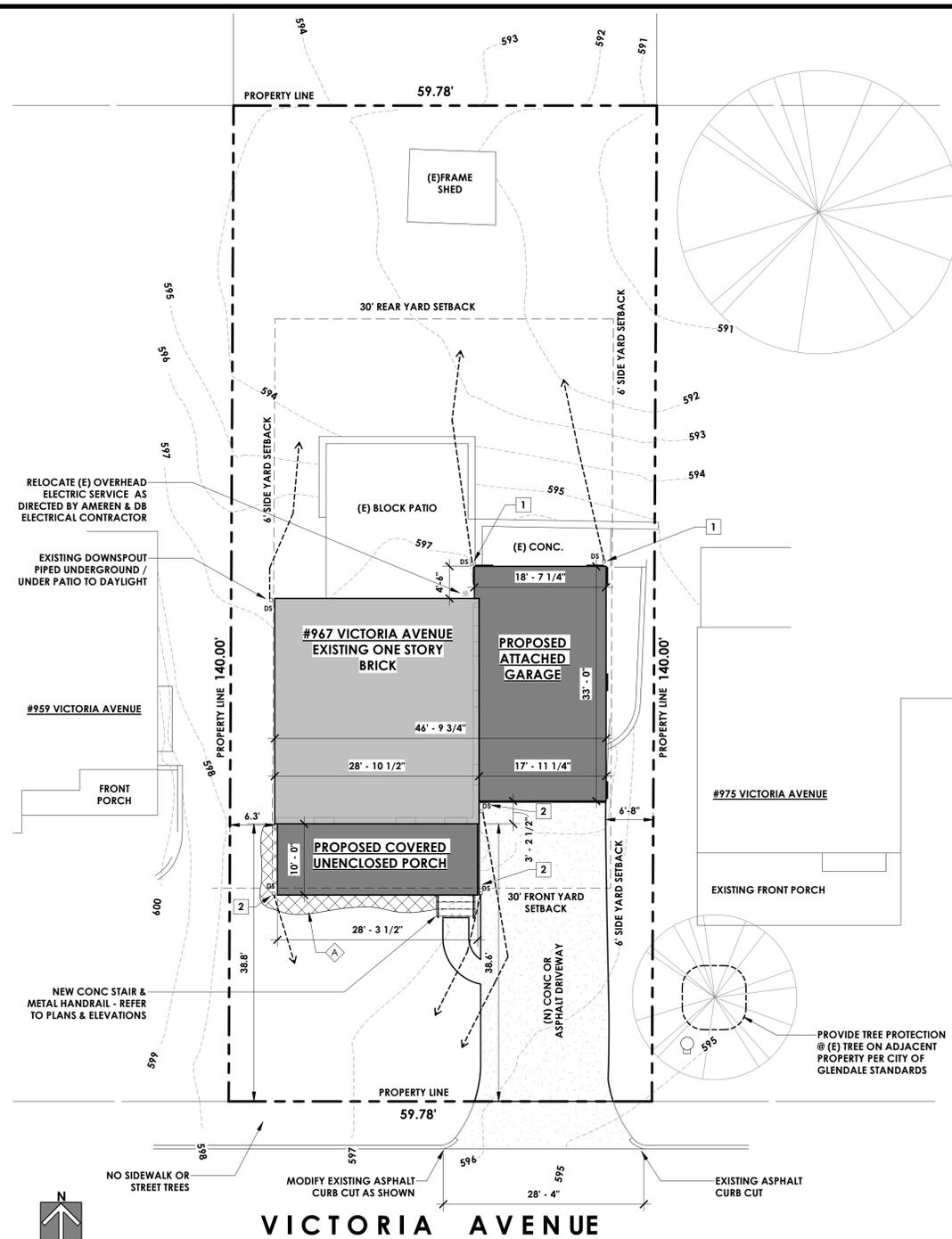
PHILLIP J. WURM  
MO. REGISTRATION NO. PLS - 2278

PROJECT NAME: PROPERTY BOUNDARY & TOPOGRAPHIC SURVEY	PROJECT ADDRESS: 967 VICTORIA AVENUE, GLENDALE ST. LOUIS COUNTY, MISSOURI, 63122								
TOPOS SURVEYING CORPORATION ORIGINAL CERTIFICATE NUMBER 000105									
<table border="1"> <thead> <tr> <th>No.</th> <th>Date</th> <th>By</th> <th>Description</th> </tr> </thead> <tbody> <tr> <td> </td> <td> </td> <td> </td> <td> </td> </tr> </tbody> </table>		No.	Date	By	Description				
No.	Date	By	Description						
<b>790 RUE ST. FRANCOIS FLORISSANT, MISSOURI 63031</b> Phone (314) 838-5806 Fax (314) 838-8141									
Drawn by: NLO	Checked by: PJW								
Sur. by: KS	Date: 02-21-2024								
Survey No. 0224-20									





**1** existing/demo site plan  
3/32" = 1'-0"



**2** proposed site plan  
3/32" = 1'-0"

**site plan/drainage key notes:**

- 1 NEW DOWNSPOUTS AT NORTH/REAR YARD SHALL BE HARD-PIPED UNDERGROUND AND UNDER PATIO TO DAYLIGHT IN REAR YARD (TO MIMIC EXISTING DOWNSPOUT TREATMENT. STORMWATER SHALL DISCHARGE NOT LESS THAN 10' FROM PROPERTY LINES.
- 2 NEW DOWNSPOUTS AT SOUTH/STREET FACING FACADE SHALL BE HARD-PIPED UNDERGROUND TO DAYLIGHT IN FRONT YARD, OR RETENTION BASIN W/ OVERFLOW POP-UP DRAIN. STORMWATER SHALL DISCHARGE NOT LESS THAN 10' FROM PROPERTY LINES

**STORMWATER MANAGEMENT & SITE DRAINAGE NOTES:**

1. NEW DOWNSPOUTS & DIRECTIONAL FLOW AS SHOWN. DOWNSPOUTS SHALL BE HARD-PIPED UNDERGROUND TO DAYLIGHT OR RETENTION BASIN W/ OVERFLOW POP-UP DRAIN.
2. STORMWATER SHALL DISCHARGE NOT LESS THAN 10' FROM PROPERTY LINES
3. NEW DRIVEWAY SHALL SHEET DRAIN TO STREET WITH REQUIRED MINIMUM SLOPE OF 1/8" PER FOOT.
4. EXACT STORMWATER PLAN T.B.D. PENDING PRELIMINARY MUNICIPAL ZONING APPROVAL

**FRONT ENTRY GARAGE NOTES:**

WIDTH OF ATTACHED GARAGE WITH FRONT-FACING ENTRANCE SHALL NOT EXCEED 35% OF OVERALL WIDTH OF PRIMARY STRUCTURE (INCLUSIVE OF GARAGE)

PROPOSED WIDTH OF PRIMARY STRUCTURE AND GARAGE = 46'-9 3/4"  
= 46'-9 3/4" X .35  
= 16'-4" MAX ALLOWABLE WIDTH OF FRONT FACING ATTACHED GARAGE

PROPOSED WIDTH OF GARAGE = 17'-11 1/4" (6'-8" FROM PROPERTY LINE)

SIGNIFICANT DESIGN MEASURES HAVE BEEN TAKEN TO ENSURE THAT THE PROPOSED FRONT ENTRY GARAGE WIDTH IS COMPATIBLE WITH THE NEIGHBORHOOD. THIS ORIGINAL SINGLE FAMILY HOME HAS BEEN RECENTLY SURROUNDED WITH NEW INFILL HOMES OF A SIZE AND SCALE THAT IS INCOMPATIBLE WITH THE ORIGINAL NEIGHBORHOOD.

WE FEEL THAT THE PROPOSED FRONT ENTRY GARAGE WIDTH IS COMPATIBLE WITH THE EVOLVING NEIGHBORHOOD AND SHIT FROM MODIST SINGLE FAMILY TO OVERSIZED SINGLE FAMILY WITH THREE CAR GARAGES SPANNING LOTS THAT HAVE BEEN CONSOLIDATED FOR WIDTHS OF 75', 80', 88', 100'

WE FEEL THAT THE STRICT APPLICATION OF THE ZONING CODE REGARDING FRONT ENTRY GARAGE WIDTH WOULD PRESENT A HARDSHIP TO THE 15+ YEAR HOMEOWNER TO RENOVATE AND EXPAND THEIR HOME, WITH PARTICULAR REFERENCE TO THE PROPERTIES DIRECTLY ACROSS THE STREET WITH 3 CAR GARAGES (WHILE NOT STREET FACING, STILL VERY APPARENT AND VISIBLE FROM THE STREET VIEW).

WE ASK THE BOARD TO KINDLY CONSIDER THE REASONS AND RATIONALE FOR THE IMPLEMENTATION OF SUCH CODES, THE MODESTY OF THIS HOMEOWNER'S PROPOSAL, AND CONSIDER THEIR ABILITY TO APPROVE A FRONT FACING GARAGE WIDTH THAT EXCEEDS WHAT IS ALLOWED BY CODE, BUT STILL MAINTAINS THE REQUIRED SIDE YARD SETBACK AND UPHOLDS AND IMPROVES THE ARCHITECTURE AND URBAN FABRIC OF THE ORIGINAL NEIGHBORHOOD.

FURTHERMORE, AT THE SOUTHWEST CORNER OF VICTORIA AND ALBERT, THERE IS A STREET FACING THREE CAR GARAGE ON A PRIMARY FACADE THAT DOES NOT APPEAR TO MEET CODE.

THE ARCHITECTURAL LANDSCAPE AND NEIGHBORHOOD AESTHETIC OF THIS BLOCK HAS BEEN SIGNIFICANTLY ALTERED IN RECENT TIMES, ALLOWING FOR LARGER HOMES OF A VASTLY DIFFERENT SCALE AND STYLE TO BE CONSTRUCTED, LIKELY TO THE BENEFIT OF DEVELOPERS AND HOME BUILDERS, AND SEEMINGLY IN CONTRAST TO THE IDEALS AND GOALS OF THE ARCHITECTURE REVIEW BOARD - WE FEEL IT IS JUST AND RIGHT TO APPROVE THE PROPOSAL FOR THE FRONT FACING GARAGE AND PORCH PRESENTED FOR THE PROPERTY AT 967 VICTORIA AVE.

WE THANK THE BOARD FOR THEIR TIME AND REVIEW.

**landscape key notes:**

- NEW MODULAR BLOCK LANDSCAPING BED TO BE INSTALLED AT SOUTH END OF NEW FRONT PORCH. EXACT SELECTION & SPECIES OF PLANTING TO BE DETERMINED - NITVE GRASSES OR SHUBBERY T.B.D. BY OWNER.

LOT SIZE: 8,370 SQ.FT.  
ZONING DISTRICT: 'R-2'

**EXISTING F.A.R.:**  
998 SQ.FT. 1ST FLOOR + BREEZEWAY  
0 SQ.FT. BASEMENT (EXCLUDED)  
125 SQ.FT. (225 SQ.FT. x 0.5) ATTACHED GARAGE  
= 1,123 SQ.FT.

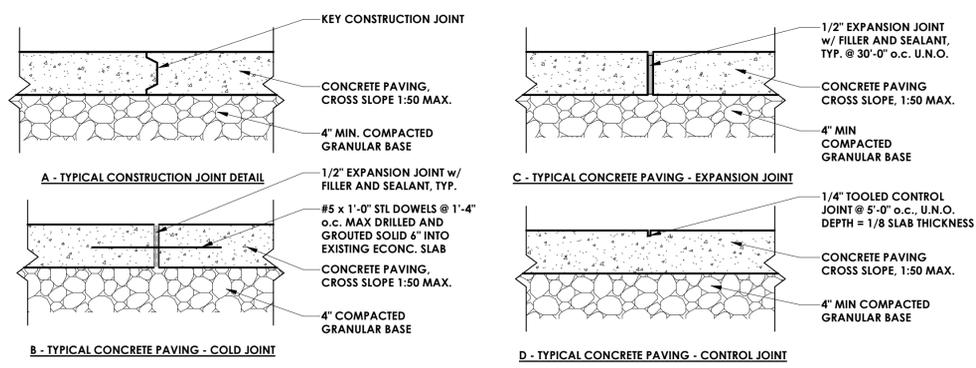
**PROPOSED F.A.R.:**  
914 SQ.FT. 1ST FLOOR (LESS BREEZEWAY)  
0 SQ.FT. BASEMENT (EXCLUDED)  
298 SQ.FT. (595 SQ.FT. x 0.5) ATTACHED GARAGE  
= 1,212 SQ.FT.

**EXISTING IMPERVIOUS AREA:**  
1,262 SQ.FT. BUILDING & PORCH  
715 SQ.FT. REAR & SIDE PATIO  
+ 807 SQ.FT. DRIVEWAY & WALK  
= 2,784 SQ.FT.

**PROPOSED IMPERVIOUS AREA:**  
1,793 SQ.FT. BUILDING & PORCH  
704 SQ.FT. REAR & SIDE PATIO  
+ 792 SQ.FT. DRIVEWAY & WALK  
= 3,289 SQ.FT.

NET INCREASE OF = 505 SQ.FT.

**LANDSCAPE PLAN NOTES:**  
NO EXISTING TREES ON-SITE  
NO NEW TREES OR PLANTINGS INCLUDED IN THIS SCOPE OF WORK, UNLESS AS DIRECTED BY GLENDALE ARB



TYPICAL CONCRETE PAVING DETAILS ON CIVIL

NOTES:  
1. WHEN WELDED WIRE FABRIC IS INDICATED FOR USE, INSTALL IN UPPER 1/3 OF PAVING THICKNESS

**3** concrete detail  
1 1/2" = 1'-0"

NOTE: SILTATION AND EROSION CONTROL MEASURES MUST BE PROVIDED TO PREVENT SILTATION/EROSION FROM LEAVING THE CONSTRUCTION SITE

**dado works**  
design architecture development other

3459 arsenal street | saint louis mo 63118  
314.776.7595 | fax: 314.776.644  
www.dadoworks.com | studio@dado.com  
dadoworks, llc | C.O. # 010005839  
stamp:

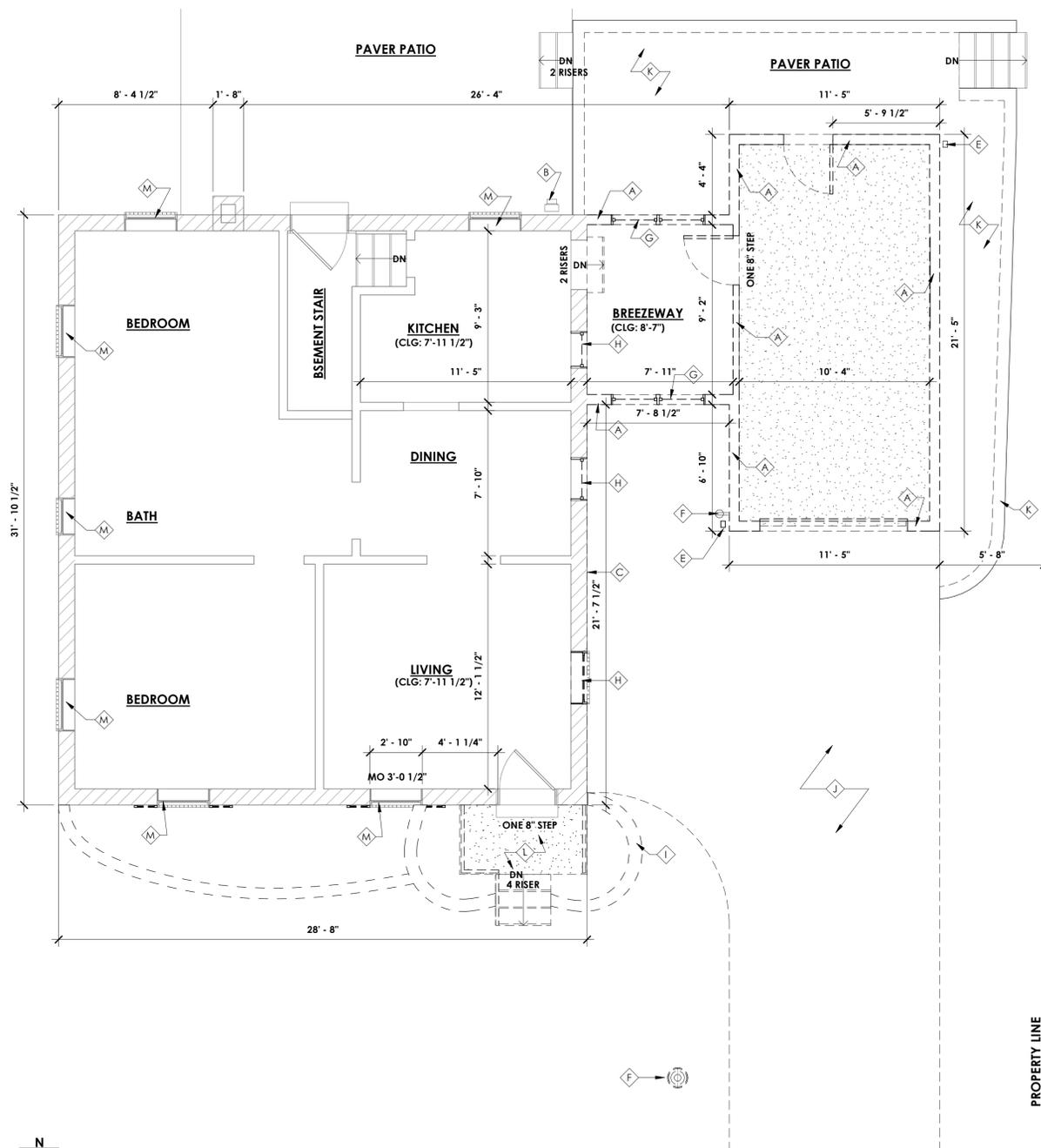
Document prepared by the architect are instruments of service for use solely with respect to this project. The architect shall retain all common law, statutory and other rights, including copyright. The owner shall not exceed by mutual agreement in writing.

Revisions  
▲  
▲  
▲  
▲

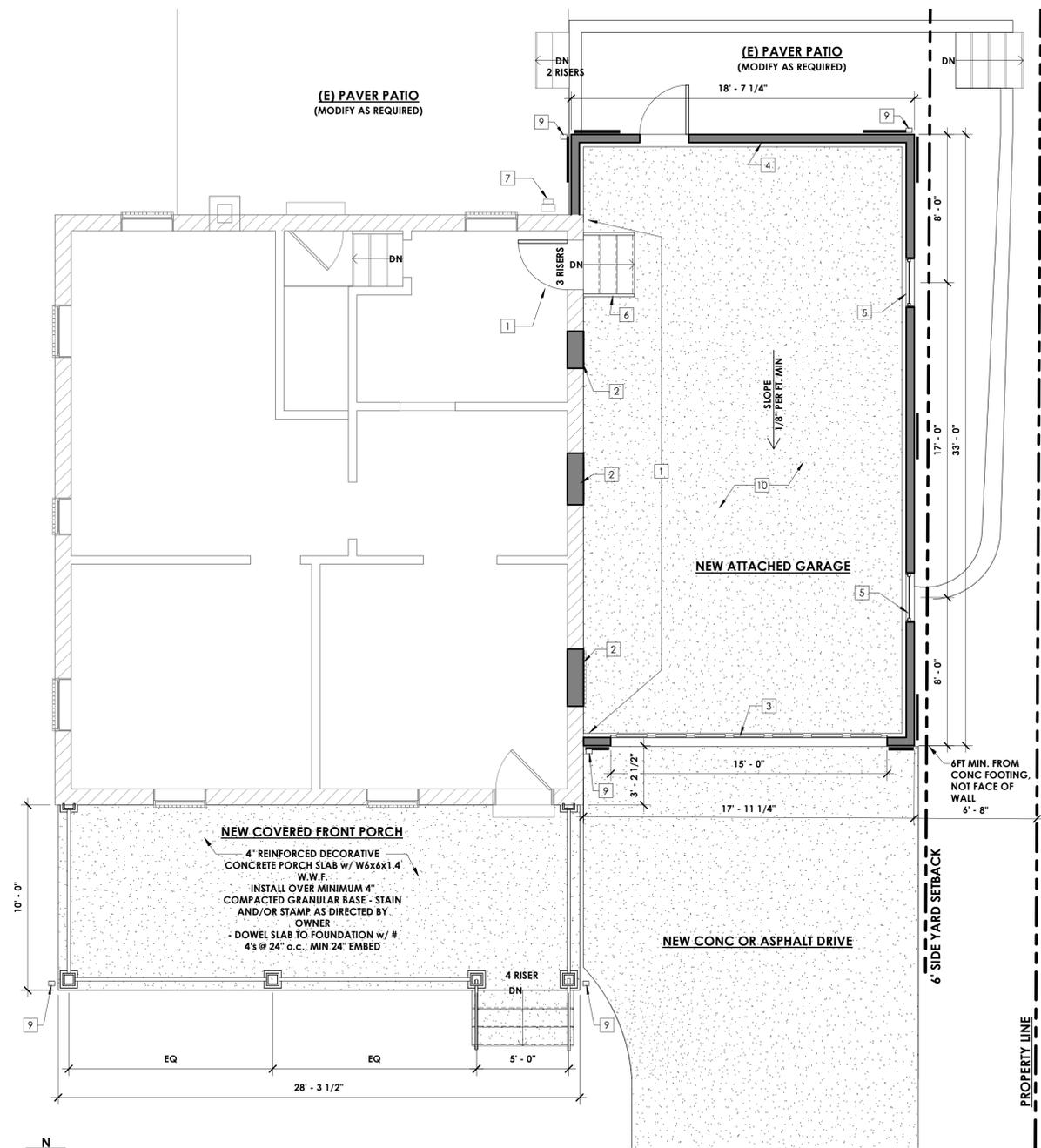
Job name: Large Residence  
Proposed Attached Garage  
Job address: 967 Victoria Place  
Glendale, MO 63122

John F. Davidson A-201701408  
Date: 3/19/2024  
drawn by JFD

© 2024 Dado Works



**1** existing/demo 1st floor plan  
1/4" = 1'-0"



**2** proposed 1st floor plan  
1/4" = 1'-0"

**demolition keynotes:**

TAG	NOTE
A	<varies>
B	EXISTING OVERHEAD ELECTRIC SERVICE TO BE TEMPORARILY RELOCATED DURING DEMOLITION - REFER TO A1.1 FOR MORE INFO
C	DEMO PORTIONS OF EXISTING FASCIA, SOFFIT, GUTTER AND ROOF OVERHANG FRAMING AS SHOWN TO ACCOMMODATE NEW ROOF LAYOUT - REFER TO A1.1
D	REMOVE EXISTING SHINGLES TO EXPOSE SHEATHING, AS REQUIRED FOR NEW ROOF LAYOUT - REFER TO A1.1
E	REMOVE DOWNSPOUT - PREP UNDERGROUND LEADER FOR RE-USE AS IS FEASIBLE
F	REMOVE OR RELOCATE EXISTING LAMP POST AND ELECTRICAL CONNECTION AT GARAGE - CAP JUNCTION BOXES AND PREP FOR RE-USE, AS IS FEASIBLE - REFER TO A1.1 FOR MORE INFO
G	REMOVE WINDOWS
H	REMOVE WINDOWS AND PREP MASONRY OPENING FOR INFILL - REFER TO A1.1
I	REMOVE & SALVAGE PORTIONS OF MOD BLOCK RETAINING WALL AS REQUIRED FOR NEW LAYOUT - REFER TO A1.1
J	REMOVE ASPHALT DRIVEWAY IN ITS ENTIRETY, EXISTING CURB CUT TO REMAIN.
K	EXISTING MODBLOCK RETAINING WALLS TO REMAIN, AS IS FEASIBLE. EXISTING CONCRETE SLAB/WALK TO REMAIN AS IS FEASIBLE. DEMO AND REMOVE AS REQUIRED FOR NEW FOOTINGS AND FOUNDATIONS - REFER TO A1.1
L	DEMO FRONT PORCH IN ITS ENTIRETY.
M	REMOVE EXISTING WINDOWS & PREP FOR REPLACEMENT WINDOW TO MATCH.

**general demolition notes:**

1. ALL BIDDING CONTRACTORS SHALL VISIT THE SITE, PRIOR TO SUBMITTING BIDS, IN ORDER TO DETERMINE THE SCOPE OF THE PROJECT.
2. DO NOT REMOVE ANY STRUCTURAL FRAMING ITEMS OR BEARING WALLS UNLESS SPECIFICALLY NOTED AND/OR DETAILED ON DRAWINGS. SHORE ANY BUILDING ELEMENTS AS REQUIRED TO MAINTAIN STABILITY OF STRUCTURE. CONTRACTOR SHALL NOTIFY ARCHITECT/STRUCTURAL ENGINEER BEFORE EXECUTING THE AFFECTED DEMOLITION WORK.
3. DISCREPANCIES BETWEEN THESE DRAWINGS AND ACTUAL FIELD CONDITIONS SHALL BE NOTED IMMEDIATELY AND BROUGHT TO THE ATTENTION OF THE ARCHITECT FOR CLARIFICATION.
4. COORDINATE WITH MECHANICAL, ELECTRICAL AND PLUMBING CONTRACTORS FOR ADDITIONAL INCIDENTAL ITEMS THAT MAY NOT BE SHOWN ON THE ARCHITECTURAL DEMOLITION PLAN.
5. ALL DEMOLITION DEBRIS SHALL BE REMOVED FROM SITE & DISPOSED OF IN ACCORDANCE WITH LOCAL LAWS, ORDINANCES AND STANDARDS.
6. PROTECT FROM DAMAGE ALL BUILDING ELEMENTS THAT ARE TO REMAIN.
7. CONTRACTOR TO PATCH & REPAIR ALL REMAINING FLOORS & WALLS OPENED OR DAMAGED DURING DEMOLITION PROCESS TO A LEVEL ACCEPTABLE TO RECEIVE NEW FINISHES. LEVEL OF ACCEPTANCE WILL BE AS DETERMINED BY ARCHITECT.
8. ALL DIMENSIONED REMOVALS ARE FOR BIDDING PURPOSES ONLY. CONTRACTOR SHALL COORDINATE REQUIRED DIMENSIONS W/ OTHER TRADES & CONTRACT DOCUMENTS.
9. CONTRACTOR SHALL CAREFULLY REMOVE, PROTECT & DELIVER TO DESIGNATED STORAGE AREA THOSE ITEMS OR OTHER MATERIAL SCHEDULED BY THE OWNER FOR REUSE AT A LATER DATE.
10. COORDINATE LOCATE & VERIFY THE SHUT-OFF OF ALL UTILITIES PRIOR TO DEMOLITION.
11. PATCH ALL ABANDONED FLOOR, ROOF & WALL PENETRATIONS W/ MATERIALS TO MATCH ADJACENT CONSTRUCTION.
12. LEAVE ENTIRE FACILITY BROOM CLEAN AT COMPLETION OF DEMOLITION WORK.
13. CONTRACTOR SHALL EMPLOY SILTRATION CONTROL AS REQUIRED TO PREVENT EROSION OF SOIL TO ADJACENT PROPERTIES.
14. THE PROJECT SITE MUST REMAIN SECURE AND LOCKABLE DURING THE DEMOLITION AND CONSTRUCTION PROCESS. THE CONTRACTOR MUST BUILD TEMPORARY BARRIERS WHERE NECESSARY TO ACHIEVE THIS REQUIREMENT.
15. COORDINATE THE REMOVAL OF ANY PORTION OF PUBLIC SIDEWALK WITH THE AUTHORITY HAVING JURISDICTION.
16. ALL FILLS AND BACKFILLS SHALL BE MADE OF SELECTED CLEAN FILL AND SHALL BE FREE OF BROKEN MASONRY, FROZEN EARTH, RUBBISH, ORGANIC MATERIAL AND DEBRIS.
17. CONTRACTOR SHALL KEEP EXISTING ADJACENT ROADWAYS AND SIDEWALKS CLEAN OF MUD AND DEBRIS AT ALL TIMES.
18. COORDINATE SANITARY AND STORM SEWER LATERAL WORK W/ MSD PRIOR TO WORK COMMENCEMENT.
19. CONTRACTOR SHALL TEMPORARILY CAP ALL EXISTING UTILITIES TO BE REUSED FOR NEW CONSTRUCTION. COORDINATE WITH NEW WORK SCOPE AND SUB CONTRACTORS TO BE ISSUED UNDER SEPARATE PERMIT.

**new construction keynotes:**

TAG	NOTE
1	DWELLING / GARAGE SEPARATION (PER R302.4): 1/2" GYP BRD CONTINUOUS APPLIED TO GARAGE SIDE FULL HEIGHT (INCLUDING AREA ABOVE TRUSS BOTTOM CHORD) - OR - EXISTING MASONRY WALL AS DWELLING/GARAGE SEPARATION, PROVIDE SOLID CORE WOOD OR SOLID-CORE STEEL DOOR (MIN 1-3/8") OR 20 MIN FIRE-RATED DOOR
2	INFILL EXISTING MASONRY OPENING (PREVIOUS WINDOW) W/ 2x4 WD STUDS @ 16" o.c. & 1/2" GYP BRD CONTINUOUS APPLIED TO GARAGE SIDE - REFER TO KEYNOTE 1 FOR DWELLING/GARAGE SEPARATION REQUIREMENTS
3	PROVIDE NEW 8' HT x 15' W INSULATED STEEL OVERHEAD DOOR - EXACT SPEC T.B.D. BY OWNER
4	NOT USED
5	NOT USED
6	NEW WOOD STAIR W/ PREFIN WOOD BULLNOSE TREADS & CLOSED RISERS FROM DWELLING DOWN TO GARAGE SLAB; RISER HT = 7-3/4", TREAD DEPTH = 10" PROVIDE TREAD 1" NOSING, NEW 1-1/2" DIAMETER HANDRAIL @ 34-36" ABOVE LINE OF NOSING CONTINUOUS FOR FULL LENGTH OF STAIR FLIGHT, REFER TO DETAILS & SPEC SECTION 6.14 FOR ADDITIONAL STAIR REQUIREMENTS
7	DESIGN-BUILD ELECTRICAL CONTRACTOR TO UPGRADE ELECTRICAL SERVICE, AS REQUIRED, BASED UPON FIELD INSPECTION OF EXISTING SERVICE SIZE AND PANEL. RELOCATE SERVICE FROM OVERHEAD TO UNDERGROUND, PROVIDE NEW SUBPANEL AS SHOWN ON PLAN, D/B ELECTRICAL CONTRACTOR
8	NEW FREEZE PROOF HOSE BIB @ 18" HT
9	PROVIDE PREFIN METAL DOWNSPOUT & LEADER - REFER TO ARCH SITE PLAN
10	NEW 4" THICK CONC SLAB W/ 6x6-W1.4xW1.4W.W.F. OVER 10MIL POLY V.B. & 4" MIN GRAN. FILL; PROVIDE ALLOWANCE FOR NEW EPOXY FLOOR COATING, EXACT SPEC AND REQUIREMENTS OF FLOOR COATINGS T.B.D. BY OWNER AND ARCHITECT

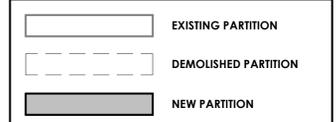
**general notes:**

1. ALL NEW INTERIOR DOORS SHALL BE PAINTED WOOD DOORS - EXACT STYLE AS DIRECTED BY OWNER - GC TO VERIFY OPENING SIZES.
2. PROVIDE NEW OR PATCH EXISTING GYPSUM BOARD WALLS AS REQUIRED FOR NEW APPEARANCE - PROVIDE LEVEL 4 GYPSUM BOARD FINISH - PAINT.
3. ALL NEW & EXISTING WALLS & CEILINGS TO BE PAINTED, UNLESS NOTED OTHERWISE.
4. PROVIDE NEW WOOD TRIM & BASEBOARD TO MATCH EXISTING, AS REQUIRED - PAINT.
5. PROVIDE NEW LIGHT FIXTURES AS SHOWN ON PLAN - EXACT SPECIFICATION BY OWNER.

**partition notes:**

1. ALL PARTITIONS ARE NON-LOAD-BEARING UNLESS NOTED OTHERWISE. NON-LOAD-BEARING PARTITIONS SHALL BE 2x4 WOOD STUDS @ 16" o.c. w/ 1/2" GYPSUM BOARD EACH SIDE.
2. PLUMBING PARTITIONS SHALL BE 2x6 WOOD STUDS @ 16" o.c. w/ 1/2" MOISTURE RESISTANT GYPSUM BOARD EACH SIDE.
3. PROVIDE MOISTURE RESISTANT GYPSUM WALL BOARD ON ALL WET AND DAMP LOCATIONS, USG AGUA TOUGH OR APPROVED EQUAL.
4. ALL GYPSUM BOARD TO RECEIVE PAINT TO BE FINISHED TO LEVEL 4 FINISH. REFER TO FINISH SCHEDULE.
5. PROVIDE CEMENT BOARD UNDERLAYMENT BEHIND ALL TILE AREAS.

**wall/partition legend:**



Revisions  
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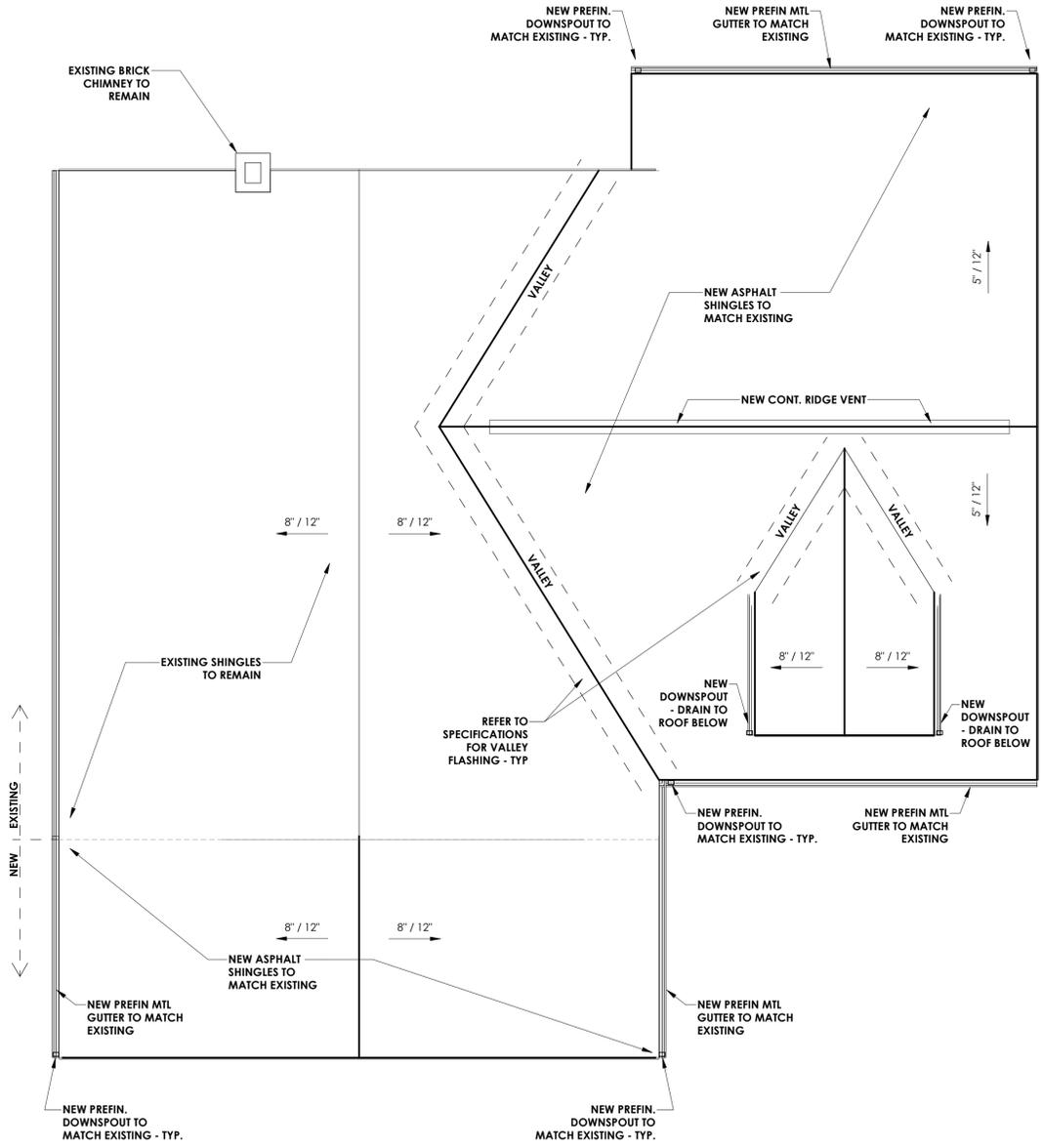
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 www.dadoworks.com | studio@dado.works.com  
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 dadoworks, llc stamp:

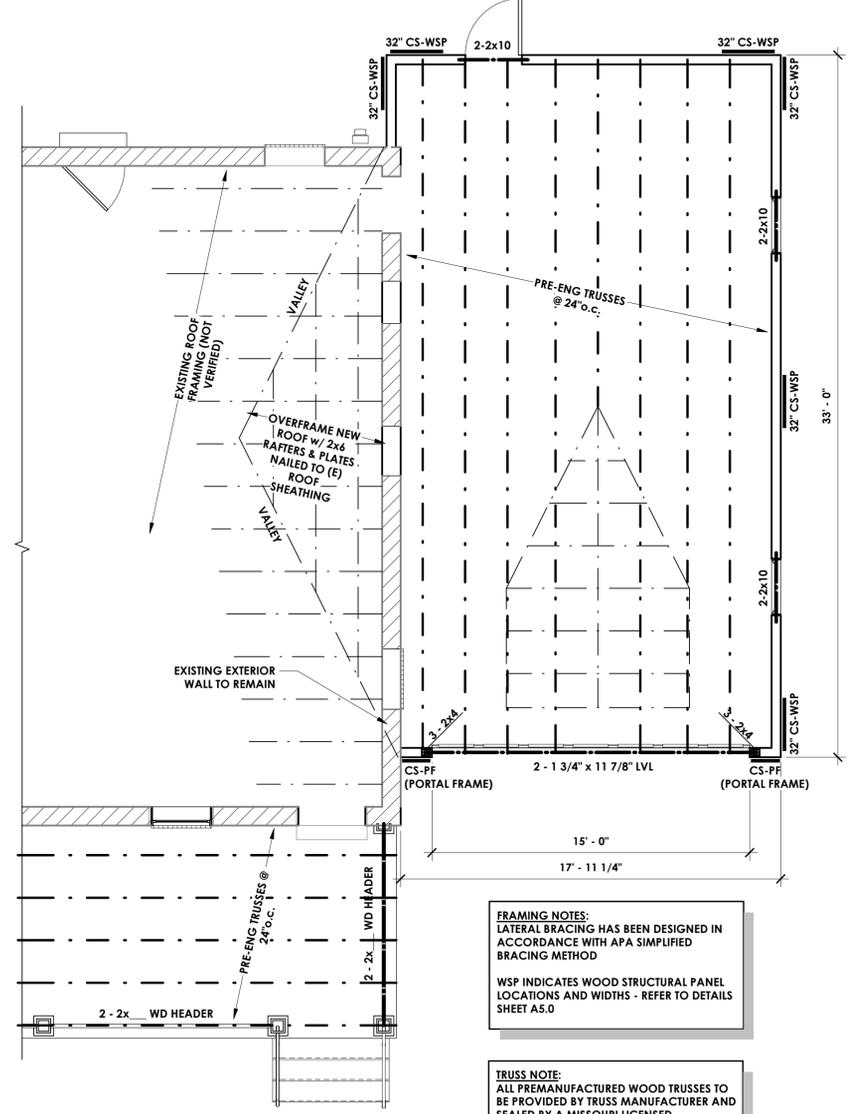
**PRELIMINARY FOR CONSTRUCTION**

Job name: Large Residence  
 Proposed Attached Garage  
 Job address: 967 Victoria Place  
 Glendale, MO 63122

Arch f. davidson A-2017014080  
 Date: 2030  
 date: 3/19/2024  
 drawn by JFD



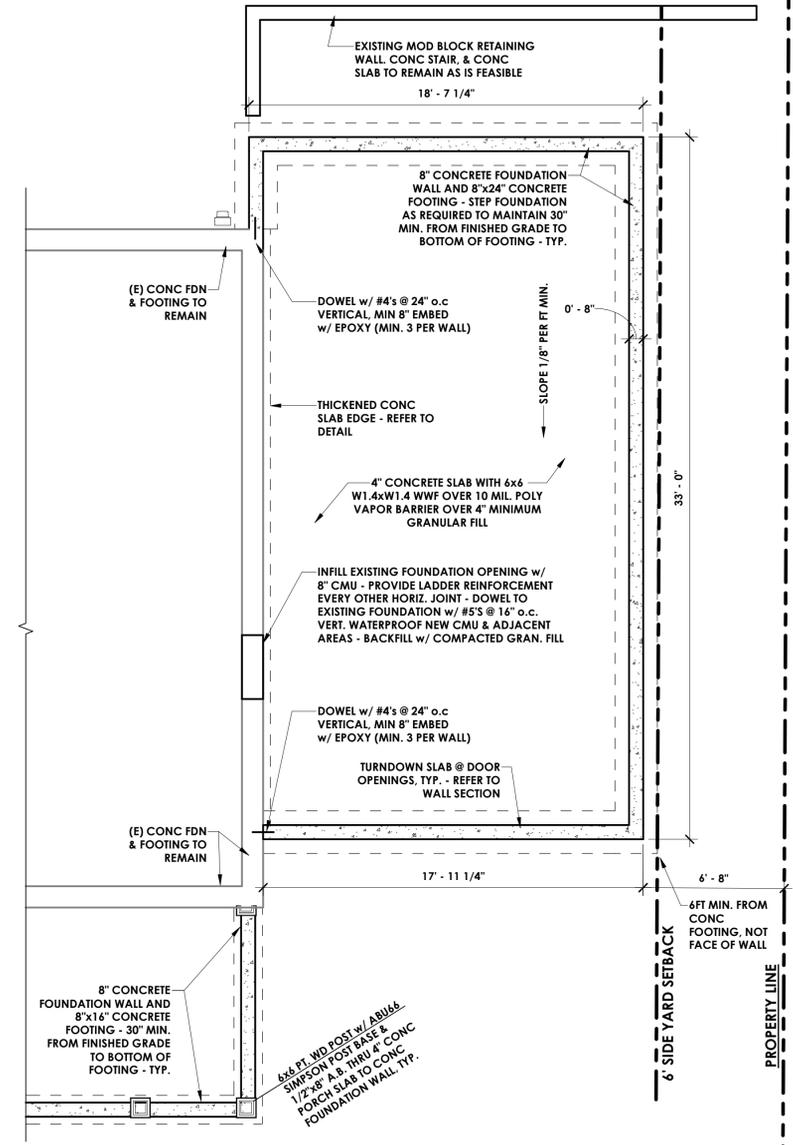
**1 proposed roof plan**  
1/4" = 1'-0"



**2 proposed roof framing plan**  
1/4" = 1'-0"

**FRAMING NOTES:**  
LATERAL BRACING HAS BEEN DESIGNED IN ACCORDANCE WITH A SIMPLIFIED BRACING METHOD  
WSP INDICATES WOOD STRUCTURAL PANEL LOCATIONS AND WIDTHS - REFER TO DETAILS SHEET A5.0

**TRUSS NOTE:**  
ALL PREMANUFACTURED WOOD TRUSSES TO BE PROVIDED BY TRUSS MANUFACTURER AND SEALED BY A MISSOURI LICENSED STRUCTURAL ENGINEER.



**3 proposed foundation plan**  
1/4" = 1'-0"

1. TRUSS REQUIREMENTS: TRUSS SUPPLIER TO PROVIDE SHOP DRAWINGS, PRODUCT DATA FOR ALL TRUSS COMPONENTS, STRESS DIAGRAMS (WHICH HAVE BEEN SIGNED AND SEALED BY A STRUCTURAL ENGINEER LICENSED TO PRACTICE STRUCTURAL ENGINEERING IN MISSOURI) AND A TRUSS LAYOUT PLAN SHOWING ALL TRUSS LOCATIONS, HANGERS, CONNECTORS, SPACING, PITCH GIRDERS AND CROSS BRACING.

- Revisions
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  - △
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**PRELIMINARY**  
**FOR CONSTRUCTION**

Job name  
**Lange Residence**  
Proposed Attached Garage  
Job address  
967 Victoria Place  
Glendale, MO 63122

drawn by JFD

date 3/19/2024

date 3/19/2024

date 3/19/2024

date 3/19/2024



**1** existing south elevation

3/16" = 1'-0"



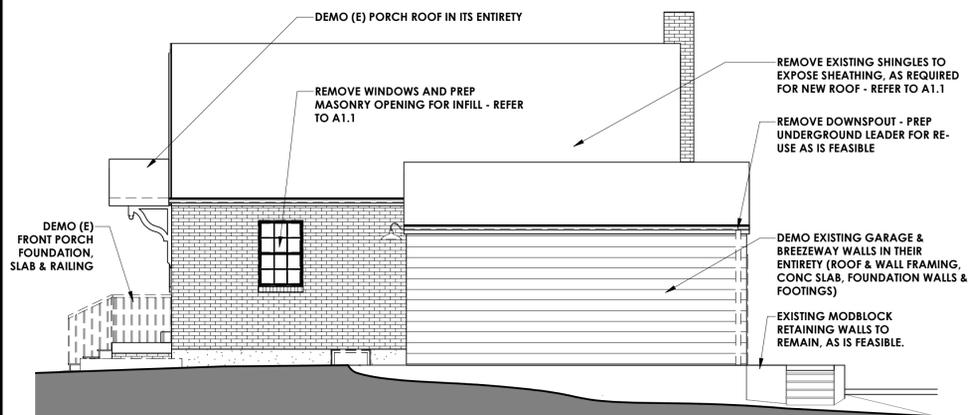
**5** proposed south elevation

3/16" = 1'-0"



**8** proposed south elevation w/ color selections

3/16" = 1'-0"



**2** existing east elevation

3/16" = 1'-0"



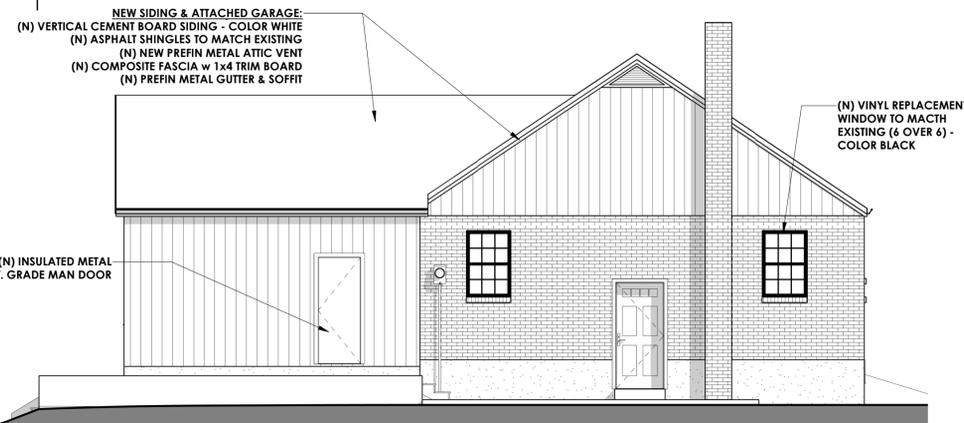
**6** proposed east elevation

3/16" = 1'-0"



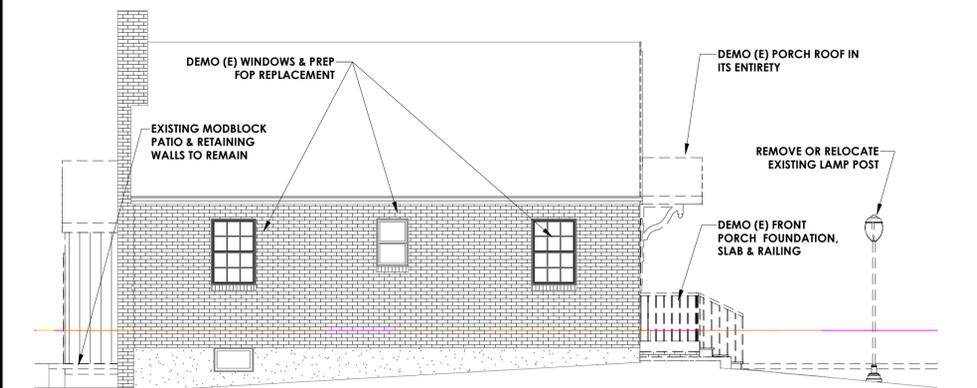
**3** existing north elevation

3/16" = 1'-0"



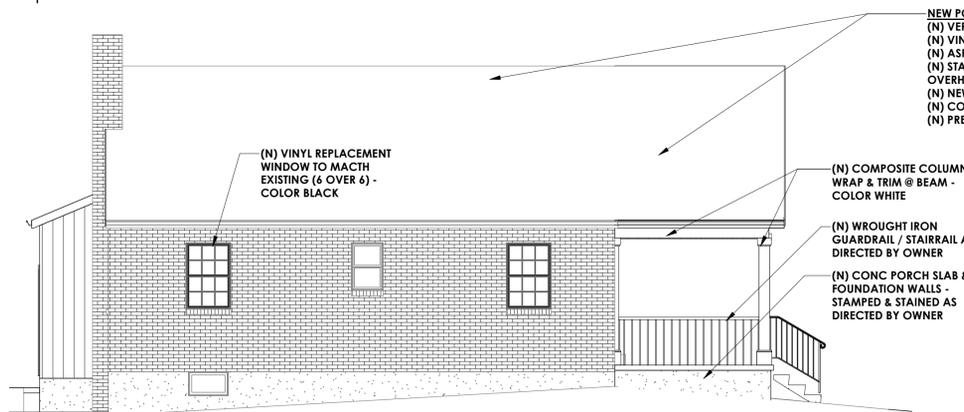
**7** proposed north elevation

3/16" = 1'-0"



**4** existing west elevation

3/16" = 1'-0"



**9** existing west elevation

NOTE: ALL NEW WINDOW & DOOR GLAZING SHALL HAVE A U-FACTOR OF 0.35 OR LESS, PER TABLE N1102.1.2 OF THE IRC LISTED ON THE COVERSHEET.

Revisions

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Joseph f. davidson A-2017014080  
No. 2030  
date 3/19/2024  
drawn by JFD

job name  
**Large Residence**  
Proposed Attached Garage  
job address  
967 Victoria Place  
Glendale, MO 63122



959 Victoria

967 Victoria

975 Victoria



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