



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 5/13/2024 DATE OF ARB MEETING 6/12/2024 ESTIMATED COST \$280,000

PROJECT ADDRESS 449 Elm Ave GLENDALE, MO 63122

NAME OF PROPERTY OWNER Tamsin Mascetti PHONE NUMBER 314-540-5753

CONTRACTOR (NAME) Triumph Construction, Brian Collins PHONE NUMBER 314-920-0769

CONTRACTOR ADDRESS P.O. Box 515; Chesterfield, MO 63006-0515

ARCHITECT (NAME) FORNEY Plus Architecture, LLC PHONE NUMBER 314-394-2242

ARCHITECT ADDRESS 2200 West Port Plaza Dr, Suite 315; St. Louis, MO 63146

DETAILED DESCRIPTION OF WORK BEING PROPOSED: Add second floor above existing garage and add on to rear of house between garage and main body of home

FLOOR AREA RATIO 27% (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.) 864

TOTAL FLOOR AREA OF EXISTING STRUCTURE (SQ. FT.) 2,951

TOTAL FLOOR AREA (SQ. FT.)

TOTAL SQ. FT. OF LOT 15,491 WIDTH AND DEPTH OF LOT (FT.) Irregular

HEIGHT OF STRUCTURE 21' at front NUMBER OF STORIES 2

ESTIMATED COMMENCE DATE June 2024 EST. COMPLETION DATE June 2025

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.
N/A
No
landscape
work
- 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

5/17/2024
DATE

Addition/Renovation for Mascetti Residence

449 Elm Ave, Glendale, MO 63122

CIVIL ENGINEER:

WILSON CIVIL DESIGN

Address: 12 Wolf Creek Dr
Svensen, IL 62228
Phone: 618-971-9270

Contact: Wilson Waggoner
Email: wilson@wilsoncivildesign.com

STRUCTURAL ENGINEER:

AL-IMAN Group, LLC

Address: 2318 Woodson Road, #140007
St. Louis, MO 63114
Phone: 314-739-0515

Contact: Dr Mohamed AL Harash
Email: info@al-imangroup.com

ARCHITECT:

FORNEY+ architecture, LLC

Address: 2200 West Port Plaza Drive, Suite 315
St. Louis, MO 63146
Phone: 314-394-2242

Contact: Jane Ann FORNEY
Email: janeann@FORNEYPLUS.com
Original Certificate/License: 2012034752



APPLICABLE CODE INFORMATION

Building Codes
2015 International Residential Code
2015 International Mechanical Code
2015 Uniform Plumbing Code
2014 National Electrical Code

Site Zoning
Zoning Category: R-1
Lot Area: 10,000 S.F. min. / 15,491 s.f. actual
Max. Height: 2-1/2 stories, 35'-0" / 2-1/2 stories, 25'-10" actual

Actual Area:

	Existing	Added	Total
Lower level	1434 s.f.	69 s.f.	1503 s.f.
1st	1517 s.f.	69 s.f.	1586 s.f.
2nd	0	726 s.f.	726 s.f.
Total (Conditioned Area)			3,815 s.f.

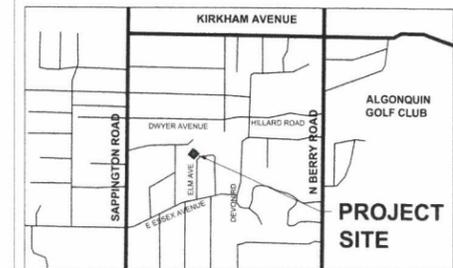
Garage (actual) 726 s.f.

Floor Area Ratio (FAR)
Allowable (30% of lot area) 4,347
Actual:
Conditioned Area 3,815
Garage (50% for attached) 363
Total Floor Area 4,178 s.f.
FAR 27%

DRAWING LIST

SHEET NAME	SHEET NUMBER
GENERAL	
COVER SHEET	A0.0
SITE PLAN	A0.2
CIVIL	
PROPOSED SITE PLAN	C1.0
ARCHITECTURAL	
LOWER LEVEL DEMOLITION PLAN	A1.0
FIRST FLOOR DEMOLITION PLAN	A1.1
ROOF DEMOLITION PLAN	A1.2
LOWER LEVEL PLAN	A2.0
FIRST FLOOR PLAN	A2.1
SECOND FLOOR PLAN	A2.2
ROOF PLAN	A2.3
ELEVATIONS- FRONT & LEFT	A4.0
ELEVATIONS- REAR & RIGHT	A4.1
3D EXTERIOR VIEWS	A4.2

LOCATION MAP



ISSUE:

ARB SET: 5-24-24

441 ELM AVE



FRONT

449 ELM AVE



FRONT

453 ELM AVE



FRONT



REAR



REAR



REAR

Date	Description	Revision
5/24/2024	ARB SET	

PROFESSIONAL OF RECORD

FORNEY+ PLUS
Architecture, LLC
2200 West Port Plaza Drive, Suite 315
St. Louis, MO 63146
314-394-2242
janeann@FORNEYPLUS.com

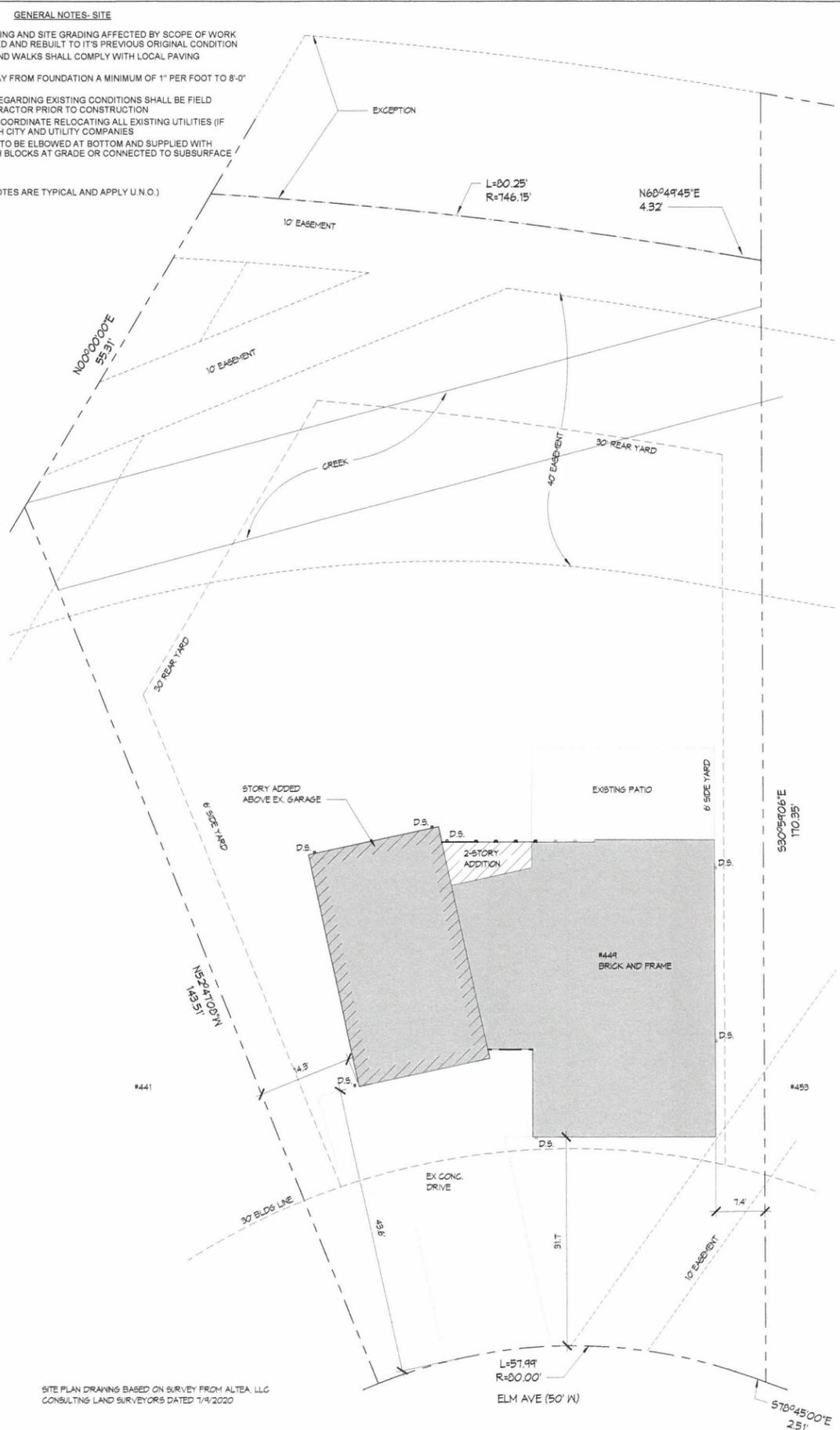
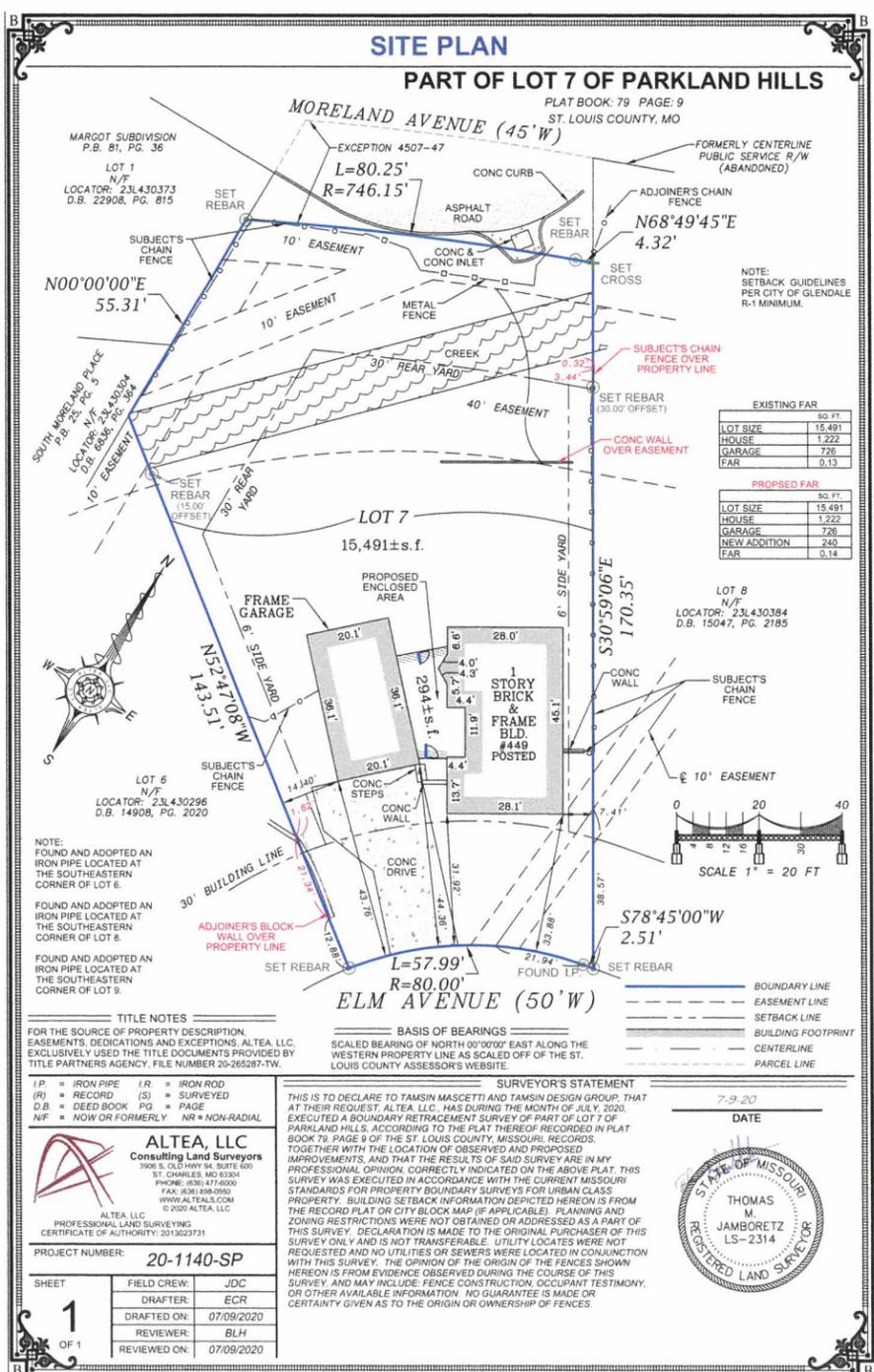
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Addition/Renovation for
Mascetti Residence

ATTENTION BUILDING OFFICIAL:
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COVER SHEET
A0.0
2402

- GENERAL NOTES- SITE
- A. ALL ADJACENT PAVING AND SITE GRADING AFFECTED BY SCOPE OF WORK SHALL BE REPLACED AND REBUILT TO ITS PREVIOUS ORIGINAL CONDITION
 - B. ALL NEW DRIVES AND WALKS SHALL COMPLY WITH LOCAL PAVING STANDARDS
 - C. SLOPE GRADE AWAY FROM FOUNDATION A MINIMUM OF 1" PER FOOT TO 8'-0" OR TO SWALE
 - D. ALL DIMENSIONS REGARDING EXISTING CONDITIONS SHALL BE FIELD VERIFIED BY CONTRACTOR PRIOR TO CONSTRUCTION
 - E. CONTRACTOR TO COORDINATE RELOCATING ALL EXISTING UTILITIES (IF NECESSARY) WITH CITY AND UTILITY COMPANIES
 - F. ALL DOWNSPOUTS TO BE ELBOWED AT BOTTOM AND SUPPLIED WITH CONCRETE SPLASH BLOCKS AT GRADE OR CONNECTED TO SUBSURFACE DRAINAGE.
- (ALL THE ABOVE NOTES ARE TYPICAL AND APPLY U.N.O.)



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FORNEY PLUS
L.L.C.

FORNEY + architecture, llc
2200 West Port Plaza Drive, Suite 315
St. Louis, MO 63148
314-994-2242

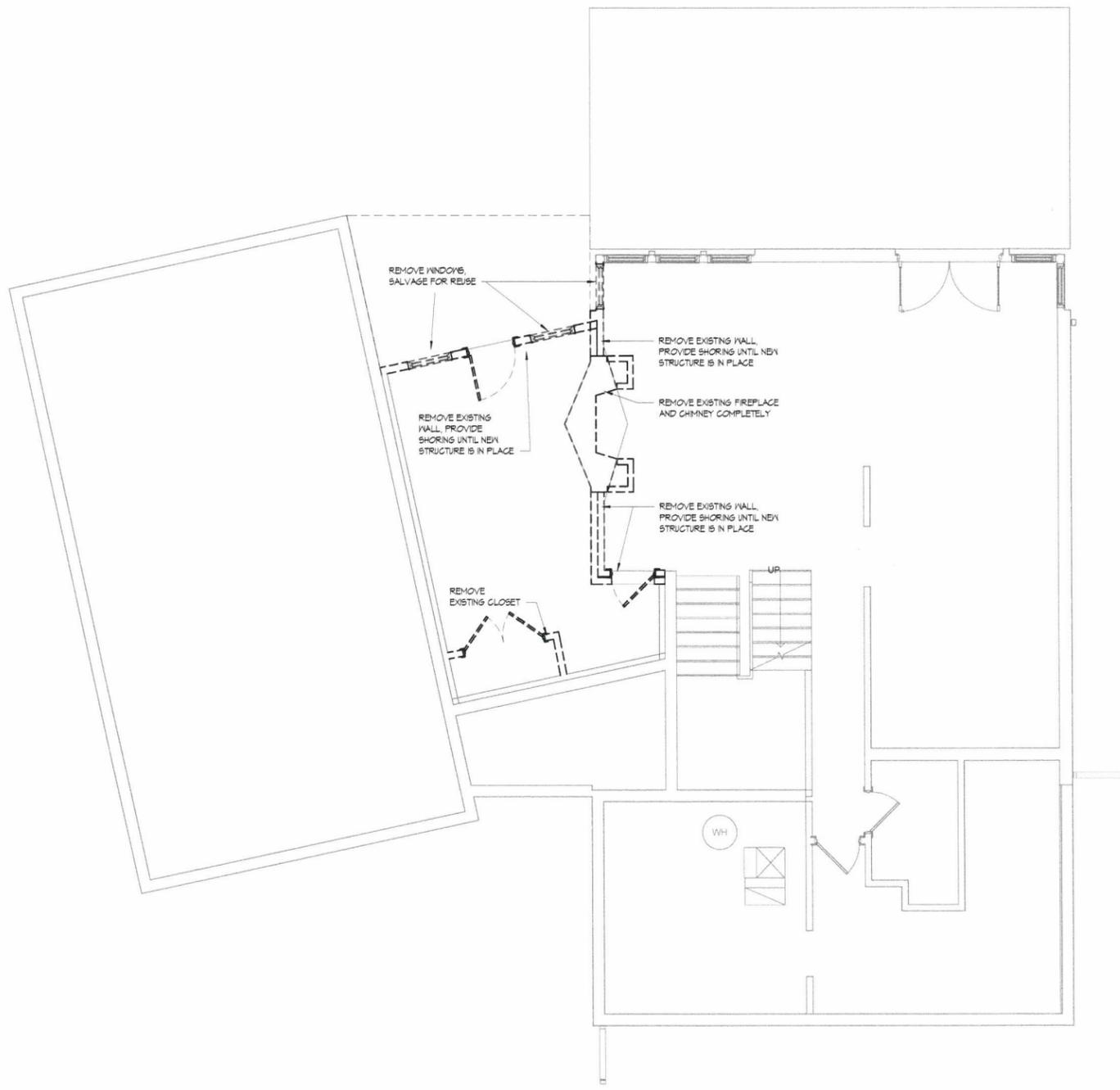
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1 LOWER LEVEL DEMOLITION PLAN
1/4" = 1'-0"

GENERAL NOTES- DEMOLITION

- A PRIOR TO BEGINNING THE WORK, THE CONTRACTOR SHALL REVIEW ALL DRAWINGS, RESTRICTIONS AND SITE CONDITIONS INCLUDING EXISTING DIMENSIONS AND HEIGHTS AT THE SITE AND NOTIFY THE ARCHITECT OF ANY DRAWING INCONSISTENCIES OR QUESTIONS.
 - B CONTRACTOR SHALL ENSURE THAT ALL SURROUNDING AREAS NOT DESIGNATED FOR DEMOLITION SHALL BE PROTECTED FROM DUST AND DEBRIS CAUSED DURING DEMOLITION OPERATIONS.
 - C THE ARCHITECT AND OWNER SHALL BE NOTIFIED OF ANY UNUSUAL CONDITIONS UNCOVERED DURING DEMOLITION THAT WERE NOT PROVIDED FOR AND MAY IMPEDE THE PROCESS OF DEMOLITION. BE PARTICULARLY AWARE OF ANY LIVE SERVICE, PHONES, WATER, ELECTRICAL, ETC.
 - D THE ARCHITECT AND THE ARCHITECT CONSULTANTS SHALL HAVE NO RESPONSIBILITY FOR THE DISCOVERY, PRESENCE, HANDLING, REMOVAL OR DISPOSAL OF OR EXPOSURE OF PERSONS TO HAZARDOUS MATERIALS IN ANY FORM AT THE PROJECT SITE, INCLUDING, BUT NOT LIMITED TO BLACK MOLD, ASBESTOS, ASBESTOS PRODUCTS, LEAD PAINT, POLYCHLORINATED BIPHENYL (PCB) OR OTHER TOXIC SUBSTANCES. THE CONTRACTOR SHALL REMOVE ANY HAZARDOUS MATERIALS.
 - E REFER TO THE ENGINEERS DRAWINGS FOR ANY ADDITIONAL DEMOLITION WORK.
 - F REMOVE ITEMS SHOWN 'DASHED' ON THE PLANS, COMPLETELY.
 - G ALL EXISTING CONCRETE FOUNDATION WALLS AND FOOTINGS SHALL REMAIN, UNLESS NOTED OTHERWISE.
 - H ALL SERVICES IN PARTITIONS TO BE REMOVED, I.E. ELECTRICAL OUTLETS, SWITCHES, PHONE JACKS, ETC. SHALL BE REMOVED ALONG WITH PARTITIONS, AND WIRES SHALL BE KILLED AND REMOVED TO A POINT SO AS NOT TO INTERFERE WITH NEW CONSTRUCTION.
 - I REPAIR DEMOLITION PERFORMED IN EXCESS OF THAT REQUIRED. RETURN STRUCTURES AND SURFACES TO REMAIN TO CONDITION EXISTING PRIOR TO COMMENCEMENT OF SELECTIVE DEMOLITION WORK. REPAIR ADJACENT CONSTRUCTION OR SURFACES SOILED OR DAMAGED BY SELECTIVE DEMOLITION WORK.
 - J SEE OWNER FOR POSSIBLE TEMPORARY PARTITION REQUIREMENTS.
 - K REMOVE DEBRIS, RUBBISH AND OTHER DEMOLITION MATERIALS FROM THE PROJECT SITE. TRANSPORT AND LEGALLY DISPOSE OF MATERIALS OFF SITE. IF HAZARDOUS MATERIALS ARE ENCOUNTERED COMPLY WITH ALL FEDERAL, STATE AND LOCAL REGULATIONS, LAWS AND ORDINANCES CONCERNING REMOVAL, HANDLING AND PROTECTION AGAINST EXPOSURE OR ENVIRONMENTAL POLLUTION. BURNING OF REMOVED MATERIALS IS NOT PERMITTED ON PROJECT SITE.
 - L UPON COMPLETION OF DEMOLITION WORK, REMOVE TOOLS, EQUIPMENT AND PROTECTIONS AND LEAVE INTERIOR AREAS BROOM CLEAN.
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 Architecture
 LLC
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 forney@forneyplus.com

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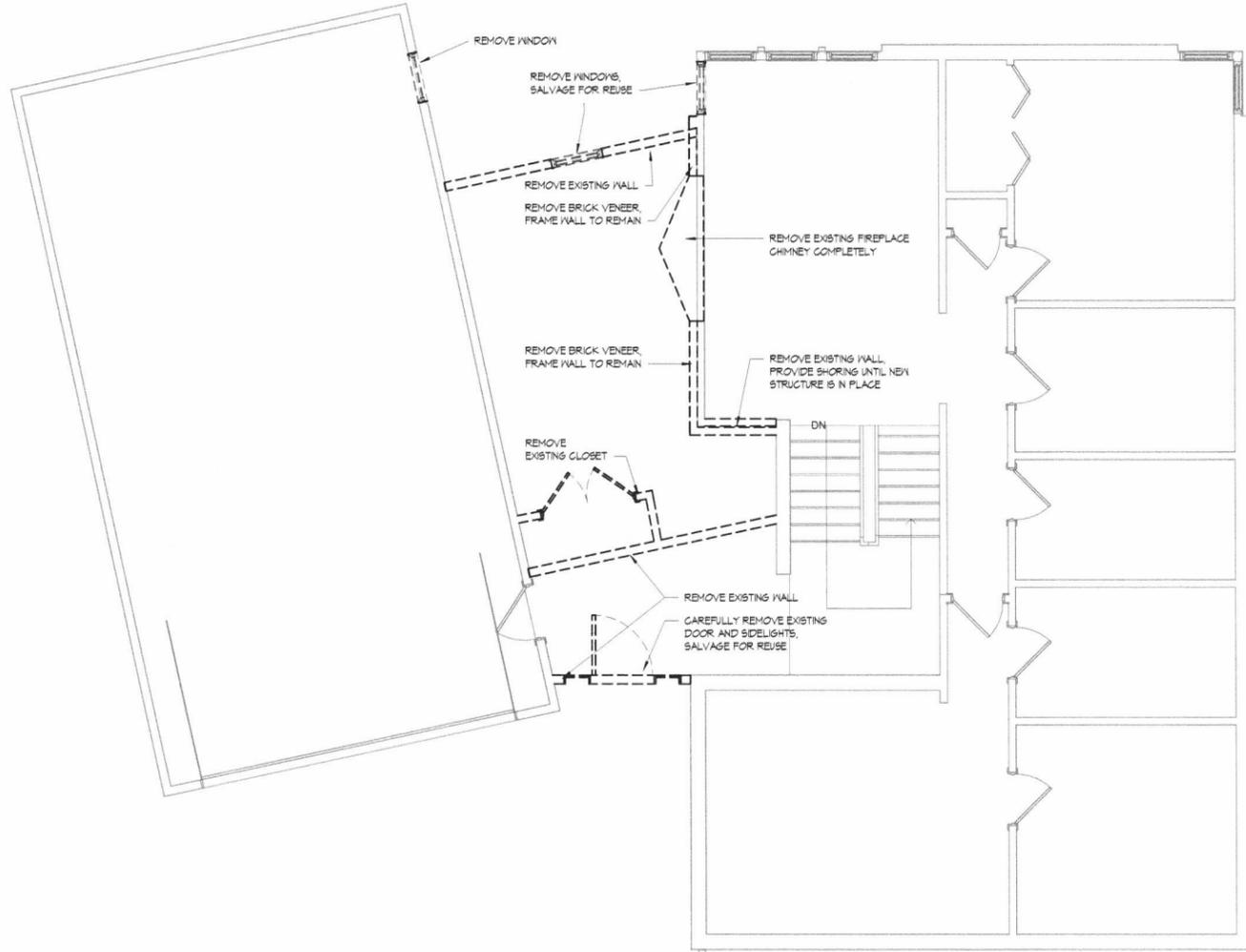
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LOWER LEVEL DEMOLITION PLAN

A1.0

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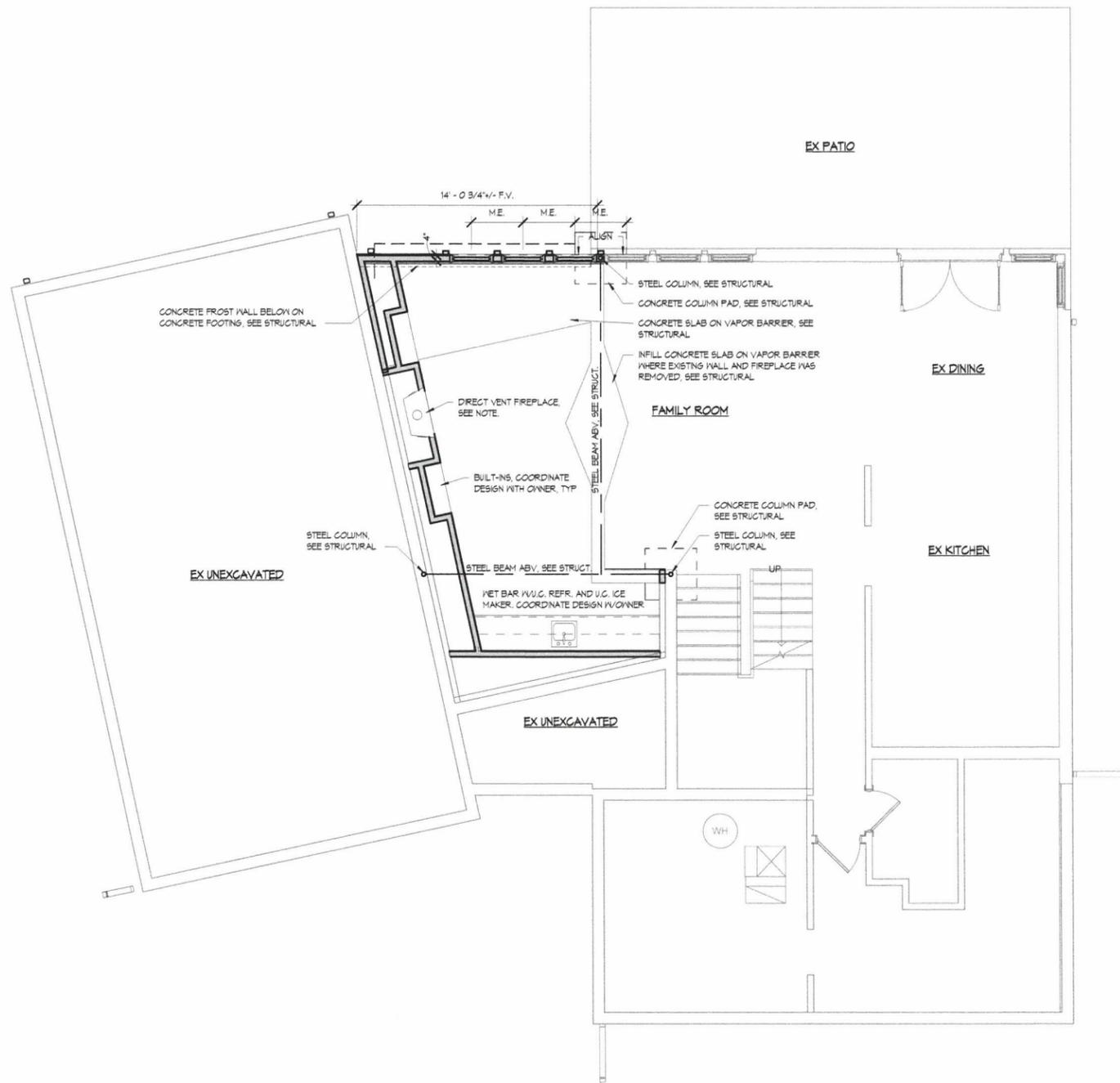
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FIRST FLOOR DEMOLITION PLAN

A1.1



GENERAL NOTES- FLOOR PLAN

- A CONTRACTOR TO VERIFY AND COORDINATE BEFORE CONSTRUCTION ALL WINDOW AND DOOR CENTERLINE DIMENSIONS ON DRAWINGS WITH MANUFACTURER'S ROUGH OPENING DIMENSIONS. CONTRACTOR IS RESPONSIBLE FOR VERIFYING ALL CLEARANCES OF ADJACENT MATERIALS WITH ROUGH OPENINGS AND INSTALLATION REQUIREMENTS, AND NOTIFY ARCHITECT OF ANY CONFLICTS. SEE ELEVATION SHEETS FOR WINDOW AND DOOR HEADER HEIGHTS
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- C SEE STRUCTURAL DRAWINGS FOR ADDITIONAL INFORMATION
- D UNLESS NOTED OTHERWISE (U.N.O.), ALL DIMENSIONS INDICATED ARE FROM:
 - FACE OF ROUGH STUD FRAMING
 - FACE OF SHEATHING
 - FACE OF CONCRETE
 - FACE OF SHEATHING TO BACK SIDE OF FASCIA BOARD @ ROOF OVERHANG
- E ALL LUMBER IN DIRECT CONTACT W/ CONC. OR BRICK SHALL BE PRESSURE TREATED & MARKED
- F ALL MATERIALS EXPOSED TO EXTERIOR SHALL BE I.R.C. APPROVED EXTERIOR GRADE MATERIALS
- G SEE ELECTRICAL PLANS (A3.0 SERIES) FOR ADDITIONAL INFORMATION
- H G.C. IS RESPONSIBLE FOR ALL PRELIMINARY DIMENSIONS REGARDING PLAN & ELEVATION LAYOUT - FIELD VERIFY ALL EXISTING CONDITIONS & WALL LOCATIONS PRIOR TO CONSTRUCTION
- I PROPOSED CONSTRUCTION SHALL ALIGN FLUSH WITH EXISTING CONSTRUCTION WHERE VISUALLY SHOWN TO ALIGN
- J PATCH EXISTING PLASTER OR DRYWALL AS REQUIRED DUE TO DEMOLITION AND NEW CONSTRUCTION
- K ALL INTERIOR FRAMED WALLS ARE 3-1/2" (2x4 STUDS), EXTERIOR FRAMED WALLS ARE 4" (2x4 STUDS + 1/2" SHEATHING) UNLESS DIMENSIONED OR NOTED OTHERWISE
- L DOOR DESIGNATIONS ARE IN FEET AND INCHES
 (IE: (2)2080 = (2) 2'-0" X 8'-0"; 30ME = 3'-0" X MATCH EXISTING HEIGHT).
 ALL INTERIOR DOORS ARE 1-3/8"x6'-8" TALL U.N.O.
- NOTE: GENERAL CONTRACTOR TO FIELD VERIFY ALL EXISTING DOOR & CASED OPENING SIZES PRIOR TO DEMOLITION. SEE DOOR SCHEDULE FOR ADDITIONAL INFORMATION.
- M PROVIDE MOISTURE RESISTANT GYPSUM BOARD AT ALL WALLS ON WHICH PLUMBING FIXTURES ARE LOCATED
- N PROVIDE CEMENT BACKERBOARD BEHIND TILED WALLS AT TUB AND SHOWER ENCLOSURES
- O INSULATE ALL INTERIOR WALLS AROUND BATHS AND MECHANICAL AREAS, AND JOIST SPACE BETWEEN FLOORS, FOR SOUND ATTENUATION
- P FIREBLOCKING: MINERAL WOOL OR 1/2" GYP. BOARD SHALL BE INSTALLED IN THE CAVITY OF FLOOR JOISTS THAT OCCUR DIRECTLY ABOVE ANY WALL THAT SEPARATES A FINISHED AREA FROM AN UNFINISHED AREA. F.V. 2X FIRE-BLOCKING AT MID-POINT ON ALL WALLS OVER 8'-0" HIGH. 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
- Q DRAFTSTOPPING: CEILINGS SUSPENDED BELOW WOOD JOISTS OR ATTACHED DIRECTLY TO OPEN WEB FLOOR TRUSSES SHALL BE DRAFT-STOPPED AT A MAXIMUM OF 1000 SQ. FT. INTERVALS PARALLEL TO MAIN FRAMING MEMBERS
- R CEILINGS: 1/2" (OR 5/8") GYP. BOARD APPLIED TO BOTTOM OF WOOD JOISTS WITH LOWER AREAS AS REQUIRED FOR STRUCTURAL AND MECHANICAL ITEMS. TYPICAL (SEE PLANS FOR ADDITIONAL HEIGHT INFORMATION)
- S FRAMING CARPENTER TO REVIEW AND COORDINATE ALL LIGHT FIXTURE LOCATIONS PRIOR TO BEGINNING CONSTRUCTION TO AVOID FRAMING INTERFERENCES IF POSSIBLE
- T MECHANICAL CONTRACTOR TO REVIEW AND COORDINATE ALL LIGHT FIXTURE LOCATIONS WITH PROPOSED DUCTWORK AND CHASES TO AVOID INTERFERENCES WITH LIGHTING DESIGN IF POSSIBLE. REVIEW ALTERNATE LOCATIONS WITH OWNER/BUILDER-OR ARCHITECT
- U FINISHED FLOORING AS SELECTED BY OWNER
- V ALL CLOTHES CLOSETS TO BE DESIGNED BY OTHERS (OR AS SELECTED BY OWNER), INCLUDE ONE VINYL-COATED SHELF AND ROD AS BASE BID, U.N.O.
- W ALL LINEN CLOSETS & PANTRY TO BE DESIGNED BY OTHERS (OR AS SELECTED BY OWNER), INCLUDE 5 VINYL-COATED SHELVES AS BASE BID, U.N.O.
- X ALL BATH TUBS WITH SHOWER FIXTURES (EXCEPT MASTER BATH TUB), AND SHOWER ENCLOSURES TO HAVE SHOWER CURTAIN ROD AS BASE BID (U.N.O.) OR AS SELECTED BY OWNER
- Y PROVIDE WALL MIRRORS OVER ALL VANITY TOPS. WIDTH OF MIRROR TO EQUAL VANITY TOP LENGTH AND MIRROR HEIGHT TO BE 42" AS BASE BID-OR AS SELECTED BY OWNER
- ZA CEILING SHAPES AND HEIGHTS: REFER TO ELECTRICAL SHEETS (A3.X SERIES) FOR CEILING PROFILES AND HEIGHTS THAT DIFFER FROM THOSE BASED UPON THE STANDARD PLATE HEIGHT.
- ZB GARAGE ATTACHED WITH STORY ABOVE - PROVIDE MINIMUM 1/2" GYPSUM BOARD ON ALL GARAGE WALLS. PROVIDE MINIMUM 5/8" TYPE "X" GYPSUM BOARD ON GARAGE CEILING
- ZC INSULATE FLOOR BETWEEN GARAGE AND SPACE ABOVE R-19 MINIMUM DIRECT VENT FIREPLACE - HEAT N GLO SLIMLINE 5X, INSTALL PER MANUFACTURER'S SPECS AND DETAILS

(ALL GENERAL NOTES ARE TYPICAL AND APPLY UNLESS NOTED OTHERWISE)

Date	Description	Date	Revision
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STATE OF MISSOURI
 ARCHITECT
 REGISTERED
 16-24-2024

FORNEY + architecture, llc
 2200 West Port Plaza Drive, Suite 315
 St. Louis, MO 63122
 314-354-2242
 forney@forneyplus.com

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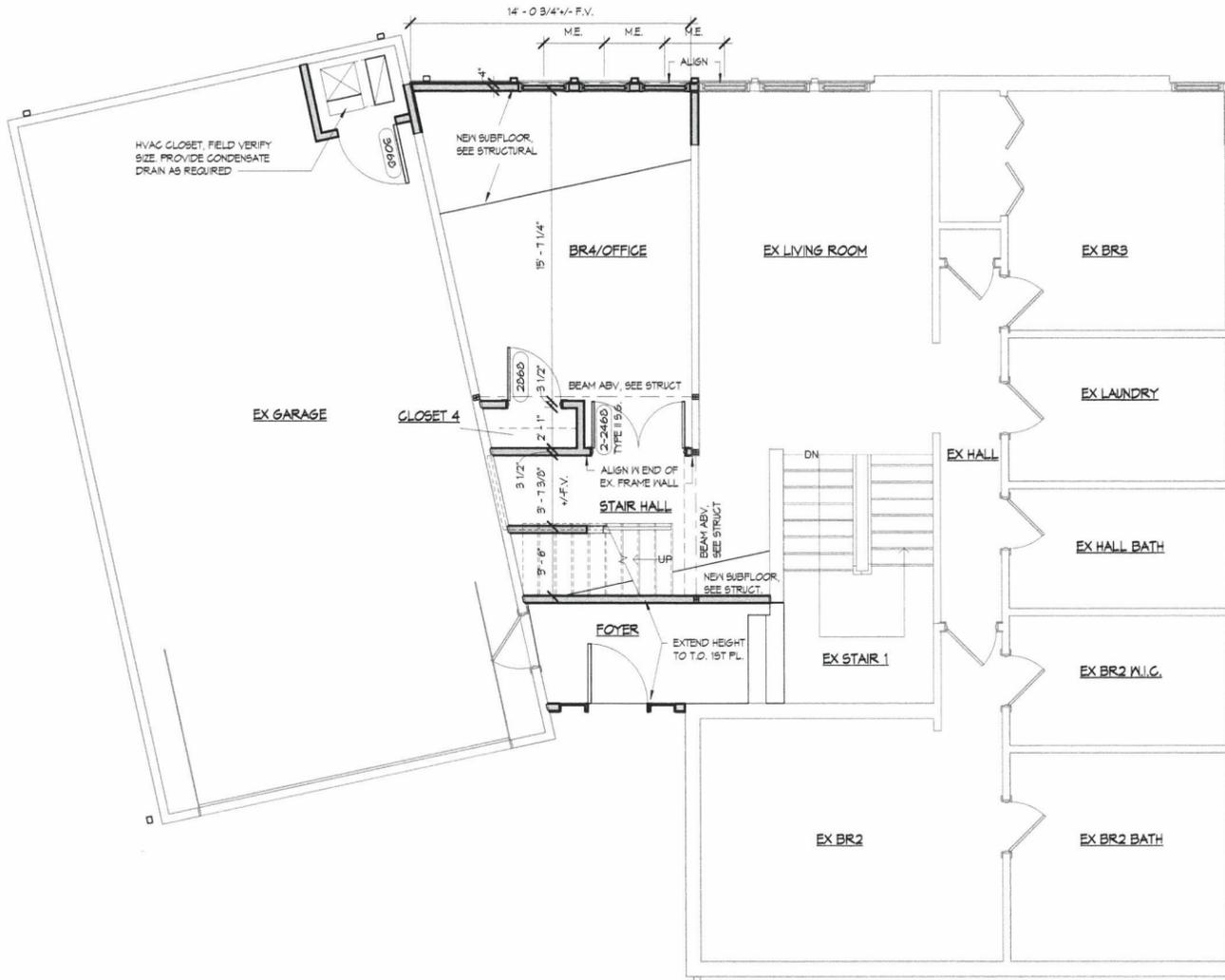
LOWER LEVEL PLAN

A2.0

Checker 2402

1 LOWER LEVEL PROPOSED PLAN
 1/4" = 1'-0"

5/13/2024 2:21:52 PM



1 FIRST FLOOR PROPOSED PLAN
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- O INSULATE ALL INTERIOR WALLS AROUND BATHS AND MECHANICAL AREAS, AND JOIST SPACE BETWEEN FLOORS, FOR SOUND ATTENUATION
- P FIREBLOCKING: MINERAL WOOL OR 1/2" GYP. BOARD SHALL BE INSTALLED IN THE CAVITY OF FLOOR JOISTS THAT OCCUR DIRECTLY ABOVE ANY WALL THAT SEPARATES A FINISHED AREA FROM AN UNFINISHED AREA. F.V. 2X FIRE-BLOCKING AT MID-POINT ON ALL WALLS OVER 8'-0" HIGH. 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
- Q DRAFTSTOPPINGS: CEILINGS SUSPENDED BELOW WOOD JOISTS OR ATTACHED DIRECTLY TO OPEN WEB FLOOR TRUSSES SHALL BE DRAFT-STOPPED AT A MAXIMUM OF 1000 SQ. FT. INTERVALS PARALLEL TO MAIN FRAMING MEMBERS
- R CEILINGS: 1/2" (OR 5/8") GYP. BOARD APPLIED TO BOTTOM OF WOOD JOISTS WITH LOWER AREAS AS REQUIRED FOR STRUCTURAL AND MECHANICAL ITEMS, TYPICAL (SEE PLANS FOR ADDITIONAL HEIGHT INFORMATION)
- S FRAMING CARPENTER TO REVIEW AND COORDINATE ALL LIGHT FIXTURE LOCATIONS PRIOR TO BEGINNING CONSTRUCTION TO AVOID FRAMING INTERFERENCES IF POSSIBLE
- T MECHANICAL CONTRACTOR TO REVIEW AND COORDINATE ALL LIGHT FIXTURE LOCATIONS WITH PROPOSED DUCTWORK AND CHASES TO AVOID INTERFERENCES WITH LIGHTING DESIGN IF POSSIBLE. REVIEW ALTERNATE LOCATIONS WITH OWNER/BUILDER/OR ARCHITECT
- U FINISHED FLOORING AS SELECTED BY OWNER
- V ALL CLOTHES CLOSETS TO BE DESIGNED BY OTHERS (OR AS SELECTED BY OWNER), INCLUDE ONE VINYL-COATED SHELF AND ROD AS BASE BID, U.N.O.
- W ALL LINEN CLOSETS & PANTRY TO BE DESIGNED BY OTHERS (OR AS SELECTED BY OWNER), INCLUDE 5 VINYL-COATED SHELVES AS BASE BID, U.N.O.
- X ALL BATH TUBS WITH SHOWER FIXTURES (EXCEPT MASTER BATH TUB), AND SHOWER ENCLOSURES TO HAVE SHOWER CURTAIN ROD AS BASE BID (U.N.O.) OR AS SELECTED BY OWNER
- Y PROVIDE WALL MIRRORS OVER ALL VANITY TOPS. WIDTH OF MIRROR TO EQUAL VANITY TOP LENGTH AND MIRROR HEIGHT TO BE 42" AS BASE BID-OR AS SELECTED BY OWNER
- ZA CEILING SHAPES AND HEIGHTS: REFER TO ELECTRICAL SHEETS (A3.X SERIES) FOR CEILING PROFILES AND HEIGHTS THAT DIFFER FROM THOSE BASED UPON THE STANDARD PLATE HEIGHT.
- ZB GARAGE ATTACHED WITH STORY ABOVE - PROVIDE MINIMUM 1/2" GYPSUM BOARD ON ALL GARAGE WALLS. PROVIDE MINIMUM 5/8" TYPE 'X' GYPSUM BOARD ON GARAGE CEILING
- ZC INSULATE FLOOR BETWEEN GARAGE AND SPACE ABOVE R-19 MINIMUM DIRECT VENT FIREPLACE - HEAT N GLO SLIMLINE 5X, INSTALL PER MANUFACTURER'S SPECS AND DETAILS

(ALL GENERAL NOTES ARE TYPICAL AND APPLY UNLESS NOTED OTHERWISE)

Date	Description
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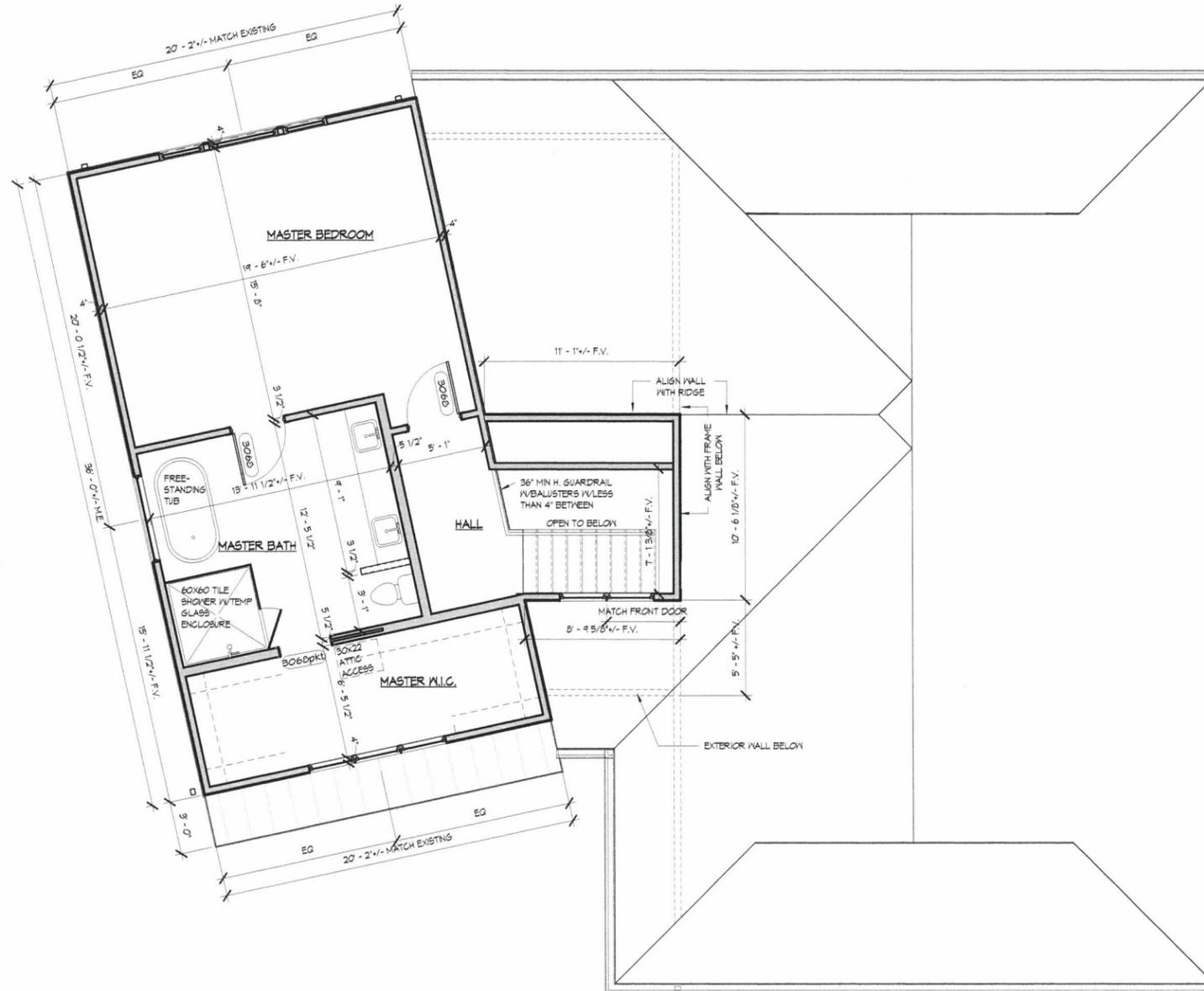
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Addition/Renovation for
Mascetti Residence
449 Elm Ave, Glendale, MO 63122

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1 SECOND FLOOR PROPOSED PLAN
1/4" = 1'-0"

GENERAL NOTES- FLOOR PLAN

- A CONTRACTOR TO VERIFY AND COORDINATE BEFORE CONSTRUCTION ALL WINDOW AND DOOR CENTERLINE DIMENSIONS ON DRAWINGS WITH MANUFACTURER'S ROUGH OPENING DIMENSIONS. CONTRACTOR IS RESPONSIBLE FOR VERIFYING ALL CLEARANCES OF ADJACENT MATERIALS WITH ROUGH OPENINGS AND INSTALLATION REQUIREMENTS, AND NOTIFY ARCHITECT OF ANY CONFLICTS. SEE ELEVATION SHEETS FOR WINDOW AND DOOR HEADER HEIGHTS
- B CONTRACTOR TO COORDINATE MECHANICAL, ELECTRICAL, AND PLUMBING WITH APPROPRIATE DESIGN/BUILD SUB-CONTRACTOR
- C SEE STRUCTURAL DRAWINGS FOR ADDITIONAL INFORMATION
- D UNLESS NOTED OTHERWISE (U.N.O.), ALL DIMENSIONS INDICATED ARE FROM:
- FACE OF ROUGH STUD FRAMING
- FACE OF SHEATHING
- FACE OF CONCRETE
- FACE OF SHEATHING TO BACK SIDE OF FASCIA BOARD @ ROOF OVERHANG
- E ALL LUMBER IN DIRECT CONTACT W/ CONC. OR BRICK SHALL BE PRESSURE TREATED & MARKED
- F ALL MATERIALS EXPOSED TO EXTERIOR SHALL BE I.R.C. APPROVED EXTERIOR GRADE MATERIALS
- G SEE ELECTRICAL PLANS (A3.0 SERIES) FOR ADDITIONAL INFORMATION
- H G.C. IS RESPONSIBLE FOR ALL PRELIMINARY DIMENSIONS REGARDING PLAN & ELEVATION LAYOUT - FIELD VERIFY ALL EXISTING CONDITIONS & WALL LOCATIONS PRIOR TO CONSTRUCTION
- I PROPOSED CONSTRUCTION SHALL ALIGN FLUSH WITH EXISTING CONSTRUCTION WHERE VISUALLY SHOWN TO ALIGN
- J PATCH EXISTING PLASTER OR DRYWALL AS REQUIRED DUE TO DEMOLITION AND NEW CONSTRUCTION
- K ALL INTERIOR FRAMED WALLS ARE 3-1/2" (2x4 STUDS), EXTERIOR FRAMED WALLS ARE 4" (2x4 STUDS + 1/2" SHEATHING) UNLESS DIMENSIONED OR NOTED OTHERWISE
- L DOOR DESIGNATIONS ARE IN FEET AND INCHES
(IE: (2)2080 = (2) 2'-0" X 8'-0"; 30ME = 3'-0" X MATCH EXISTING HEIGHT). ALL INTERIOR DOORS ARE 1-3/8"x6'-8" TALL U.N.O.
- NOTE: GENERAL CONTRACTOR TO FIELD VERIFY ALL EXISTING DOOR & CASED OPENING SIZES PRIOR TO DEMOLITION. SEE DOOR SCHEDULE FOR ADDITIONAL INFORMATION.
- M PROVIDE MOISTURE RESISTANT GYPSUM BOARD AT ALL WALLS ON WHICH PLUMBING FIXTURES ARE LOCATED
- N PROVIDE CEMENT BACKERBOARD BEHIND TILED WALLS AT TUB AND SHOWER ENCLOSURES
- O INSULATE ALL INTERIOR WALLS AROUND BATHS AND MECHANICAL AREAS, AND JOIST SPACE BETWEEN FLOORS, FOR SOUND ATTENUATION
- P FIREBLOCKING: MINERAL WOOL OR 1/2" GYP. BOARD SHALL BE INSTALLED IN THE CAVITY OF FLOOR JOISTS THAT OCCUR DIRECTLY ABOVE ANY WALL THAT SEPARATES A FINISHED AREA FROM AN UNFINISHED AREA. F.V. 2X FIRE-BLOCKING AT MID-POINT ON ALL WALLS OVER 8'-0" HIGH. 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
- Q DRAFTSTOPPING: CEILINGS SUSPENDED BELOW WOOD JOISTS OR ATTACHED DIRECTLY TO OPEN WEB FLOOR TRUSSES SHALL BE DRAFT-STOPPED AT A MAXIMUM OF 1000 SQ. FT. INTERVALS PARALLEL TO MAIN FRAMING MEMBERS
- R CEILINGS: 1/2" (OR 5/8") GYP. BOARD APPLIED TO BOTTOM OF WOOD JOISTS WITH LOWER AREAS AS REQUIRED FOR STRUCTURAL AND MECHANICAL ITEMS. TYPICAL (SEE PLANS FOR ADDITIONAL HEIGHT INFORMATION)
- S FRAMING CARPENTER TO REVIEW AND COORDINATE ALL LIGHT FIXTURE LOCATIONS PRIOR TO BEGINNING CONSTRUCTION TO AVOID FRAMING INTERFERENCES IF POSSIBLE
- T MECHANICAL CONTRACTOR TO REVIEW AND COORDINATE ALL LIGHT FIXTURE LOCATIONS WITH PROPOSED DUCTWORK AND CHASES TO AVOID INTERFERENCES WITH LIGHTING DESIGN IF POSSIBLE. REVIEW ALTERNATE LOCATIONS WITH OWNER/BUILDER/ARCHITECT
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- ZB GARAGE ATTACHED WITH STORY ABOVE - PROVIDE MINIMUM 1/2" GYPSUM BOARD ON ALL GARAGE WALLS. PROVIDE MINIMUM 5/8" TYPE "X" GYPSUM BOARD ON GARAGE CEILING
- ZC INSULATE FLOOR BETWEEN GARAGE AND SPACE ABOVE R-19 MINIMUM DIRECT VENT FIREPLACE - HEAT N.G.L.O. SULLINE 5X, INSTALL PER MANUFACTURER'S SPECS AND DETAILS

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Date	Description	Date	Revision
5/24/2024	ARB SET		



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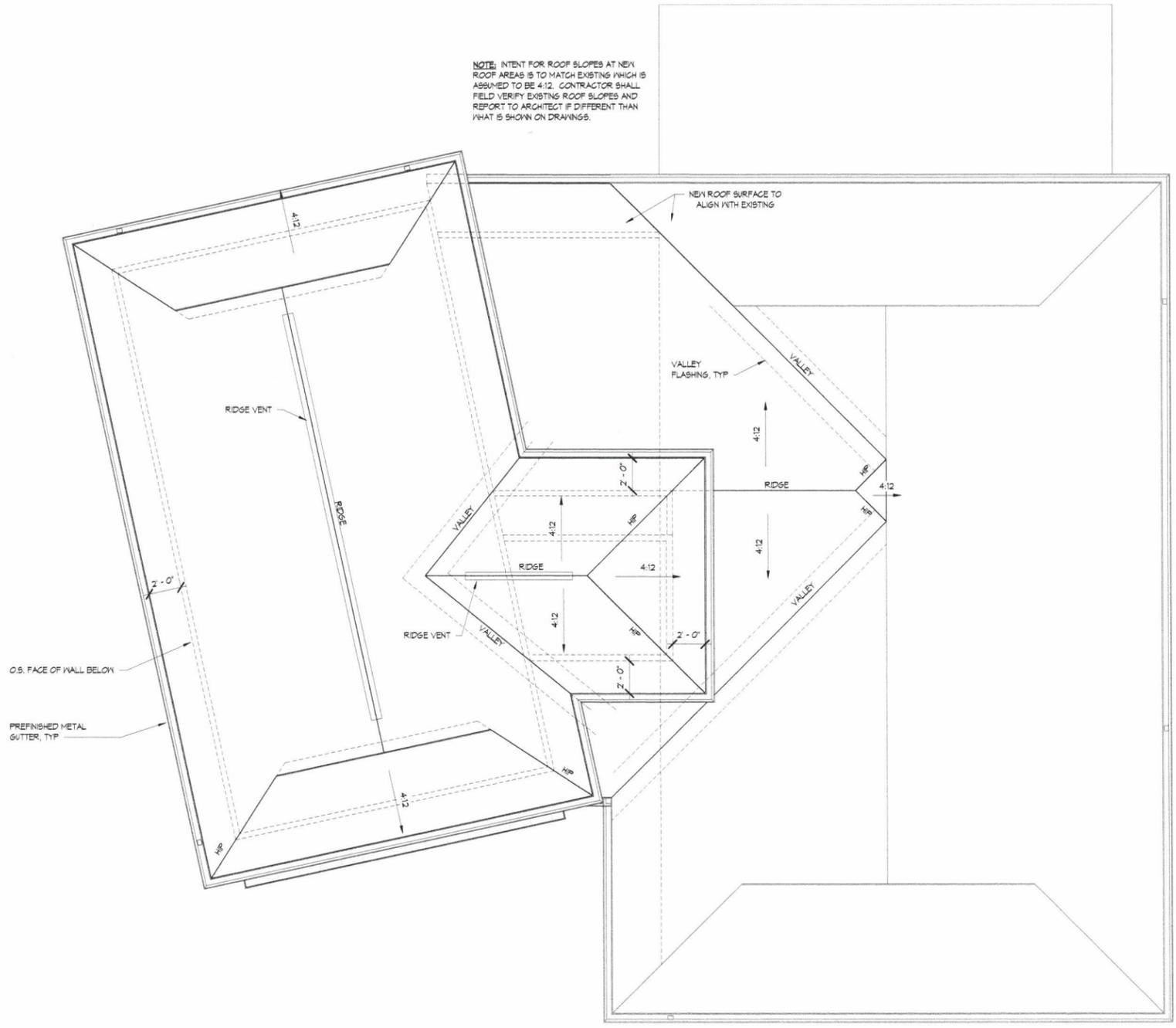
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Addition/Renovation for
Mascetti Residence
449 Elm Ave, Glendale, MO 63122

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SECOND FLOOR PLAN

A2.2



NOTE: INTENT FOR ROOF SLOPES AT NEW ROOF AREAS IS TO MATCH EXISTING WHICH IS ASSUMED TO BE 4:12. CONTRACTOR SHALL FIELD VERIFY EXISTING ROOF SLOPES AND REPORT TO ARCHITECT IF DIFFERENT THAN WHAT IS SHOWN ON DRAWINGS.

GENERAL NOTES- ROOF PLAN

- A CONTRACTOR TO VERIFY AND COORDINATE BEFORE CONSTRUCTION ALL WINDOW AND DOOR CENTERLINE DIMENSIONS ON DRAWINGS WITH MANUFACTURER'S ROUGH OPENING DIMENSIONS. CONTRACTOR IS RESPONSIBLE FOR VERIFYING ALL CLEARANCES OF ADJACENT MATERIALS WITH ROUGH OPENINGS AND INSTALLATION REQUIREMENTS, AND NOTIFY ARCHITECT OF ANY CONFLICTS. SEE ELEVATION SHEETS FOR WINDOW AND DOOR HEADER HEIGHTS, INCLUDING DORMER INFORMATION.
 - B CONTRACTOR TO COORDINATE MECHANICAL, ELECTRICAL, AND PLUMBING WITH APPROPRIATE DESIGN/BUILD SUB-CONTRACTOR
 - C SEE STRUCTURAL DRAWINGS FOR ADDITIONAL INFORMATION
 - D UNLESS NOTED OTHERWISE (U.N.O.), ALL DIMENSIONS INDICATED ARE FROM:
 - FACE OF ROUGH STUD FRAMING
 - FACE OF SHEATHING
 - FACE OF CONCRETE
 - FACE OF SHEATHING TO BACK OF FASCIA BOARD @ ROOF OVERHANG
 - E ALL LUMBER IN DIRECT CONTACT W/ CONC., OR MASONRY SHALL BE PRESSURE TREATED & MARKED
 - F ALL MATERIALS EXPOSED TO EXTERIOR SHALL BE I.R.C. APPROVED EXTERIOR GRADE MATERIALS
 - G SEE ELECTRICAL PLANS (A3.0 SERIES) FOR ADDITIONAL INFORMATION REGARDING CEILING DESIGN CONFIGURATIONS (PROFILES AND SPECIAL HEIGHTS)
 - H G.C. IS RESPONSIBLE FOR ALL PRELIMINARY DIMENSIONS REGARDING PLAN & ELEVATION LAYOUT - F.V. ALL EXISTING CONDITIONS & WALL LOCATIONS PRIOR TO CONSTRUCTION
 - I PROPOSED CONSTRUCTION SHALL ALIGN FLUSH WITH EXISTING CONSTRUCTION WHERE VISUALLY SHOWN TO ALIGN
 - J PATCH OR REPAIR EXISTING ROOF, FLASHING, GUTTERS & IOR SURROUNDING MATERIALS AS REQUIRED DUE TO DEMOLITION AND NEW CONSTRUCTION
 - K PROVIDE ROOF VENTILATION PER CODE
 - L PROVIDE FLASHING AT ALL ROOF PENETRATIONS
 - M LOCATIONS OF DOWNSPOUTS & SIZE OF GUTTER TO BE DESIGNED BY OTHERS
 - N ALL DOWNSPOUTS TO BE ELBOWED AT BOTTOM AND SUPPLIED WITH CONCRETE SPLASH BLOCKS AT GRADE, OR BE TIED INTO SUB-SURFACE DRAINAGE SYSTEM
 - O GUTTERED OVERHANGS - SEE PLANS FOR DIMENSIONS OF OVERHANGS FROM FACE OF SHEATHING TO THE BACK SIDE OF FINISHED FASCIA BOARD. TYPICAL U.N.O. DESIGN INTENT IS TO MATCH EXISTING CONDITIONS
 - Q PROVIDE 2 LAYERS TYPE "I" ICE DAM MIN. 24" IN FROM INTERIOR FACE OF STUD TO EAVE AT ALL EDGES. PROVIDE 2 LAYERS TYPE "I" ICE DAM OVER ENTIRE ROOF WHERE SLOPE IS LESS THAN 4:12
 - R VALLEY FLASHING - INSTALL VALLEY FLASHING IN ACCORDANCE WITH MANUFACTURER'S INSTALLATION INSTRUCTIONS BEFORE APPLYING SHINGLES.
 OPEN VALLEY LININGS TO TO EITHER:
 - MIN. 24" WIDE CORROSION-RESISTANT CODE-APPROVED METAL, OR
 - 2-PLIES OF MINERAL SURFACE ROLL ROOFING, COMPLYING WITH ASTM D 3805 OR ASTM D 6380 CLASS M. SHALL BE PERMITTED. THE BOTTOM LAYER SHALL BE 18" AND THE TOP LAYER A MINIMUM OF 36" WIDE.
 FOR CLOSED VALLEYS (VALLEY COVERED WITH SHINGLES), VALLEY LINING TO BE:
 - 1-PLY OF SMOOTH ROLL ROOFING COMPLYING WITH ASTM D 6380, OR
 - 2-PLYS OF SMOOTH ROLL ROOFING COMPLYING WITH ASTM D 226 TYPE I, ASTM D 4869 TYPE I OR ASTM D 6757 AND AT LEAST 36", OR
 - VALLEY LINING AS DESCRIBED IN "OPEN VALLEY LININGS" ABOVE SHALL BE PERMITTED.
 SELF-ADHERING POLYMER MODIFIED BITUMEN UNDERLAYMENT COMPLYING WITH ASTM D 1970 SHALL BE PERMITTED IN LIEU OF THE LINING MATERIAL.
- (ALL GENERAL NOTES ARE TYPICAL AND APPLY UNLESS NOTED OTHERWISE)

Date	Description	No.	Revision	Date
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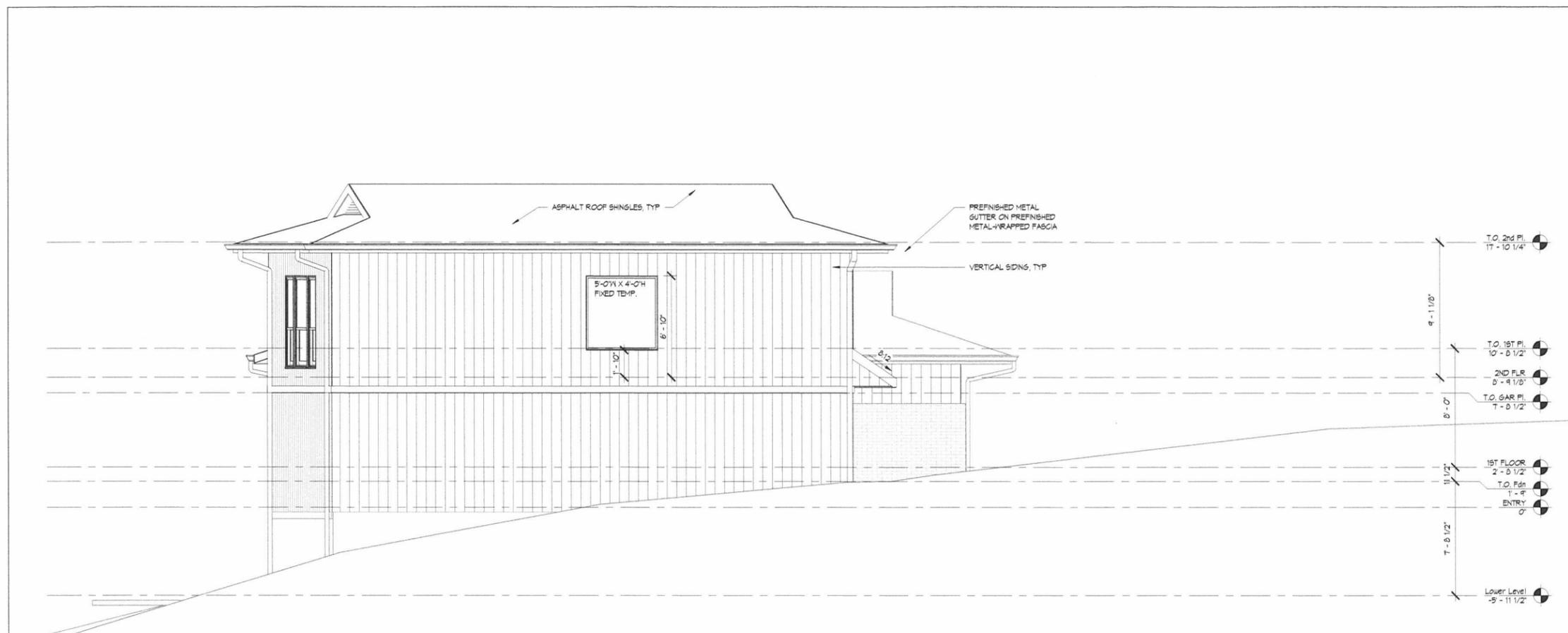
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Addition/Renovation for
Mascetti Residence
 449 Elm Ave, Glendale, MO 63122

ATTENTION BUILDING OFFICIAL:
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1 ROOF PLAN
 1/4" = 1'-0"



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



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

GENERAL NOTES-ELEVATION

- A SLOPE GRADE AWAY FROM FOUNDATION A MINIMUM OF 1" PER FOOT FOR A DISTANCE OF 8'-0" TO A SWALE.
 - B FOOTING & PIERS: BOTTOM OF ALL FOOTINGS TO SET ON UNDISTURBED SOIL. PIERS TO EXTEND A MINIMUM OF 24" INTO UNDISTURBED SOIL. BOTH SHALL BE A MINIMUM OF 30" BELOW GRADE.
 - C CHIMNEY HEIGHT: SHALL EXTEND ABOVE ROOF A MINIMUM OF 3'-0" AT THE POINT OF PENETRATION AND 2'-0" HIGHER THAN ANY PORTION OF THE BUILDING WITHIN 10' HORIZONTALLY.
 - D ROOF FLASHING: PROVIDE CORROSION-RESISTANT METAL FLASHING AT ALL ROOF VALLEYS, WALL, AND CHIMNEY INTERSECTIONS, PORCHES, DECK, ETC. ROLLED ROOFING OR TWO (2) LAYERS OF TYPE I UNDERLAYMENT MAY BE SUBSTITUTED FOR FLASHING AT THE ROOF VALLEY PROVIDED THE SHINGLES ARE INTERLACED.
 - G BASEMENT HAVING CONCRETE FOUNDATION WALLS WITH MORE THAN 20% EXPOSURE ABOVE FINISHED GRADE SHALL BE INSULATED. SEE GENERAL NOTES.
 - H GENERAL CONTRACTOR SHALL CONFIRM USE OF ALL TRIM ACCESSORIES AND MODEL NUMBERS WITH SUPPLIER BEFORE ORDERING.
 - I EXTERIOR WINDOW ARE:
ANDERSON 100 SERIES
COLOR: MATCH EXISTING (WHITE) INTERIOR AND EXTERIOR
*INSULATED GLASS WITH SIMULATED DIVIDED LITES.
 - J PROVIDE SCREENS AT ALL WINDOWS AND DOORS - CONFIRM W/ OWNER
 - K PROVIDE 3/4" BLOCKING UNDER DOORS TO ALLOW FOR HARDWOOD FLOOR OR TILE THICKNESS IF REQUIRED PER INSTALLATION MANUAL.
 - L BOTTOM OF ALL WINDOW HEADERS TO BE SET AT TO MATCH EXISTING ON LOWER LEVEL AND FIRST FLOOR AND AS NOTED ON ELEVATIONS
 - M ALL DOWNSPOUTS TO BE ELBOWED AT BOTTOM AND SUPPLIED WITH CONCRETE SPLASH BLOCKS AT GRADE OR CONNECTED TO SUBSURFACE DRAINAGE.
 - N ALL ROOF TRUSSES ARE BASED ON A 2x TOP CHORD AND 2 POINT BEARING UNLESS NOTED OTHERWISE. RAISED HEELS ARE CALCULATED FROM TOP PLATE TO THE TOP OF THE TOP CHORD AT FACE OF FRAMING CONTRACTOR TO FIELD VERIFY RAISED HEELS TO ALIGN WITH EXISTING ROOF OVERHANGS.
 - O BRICK VENEER: ALL SOLDIER AND ROWLOCK HEADERS, SILLS, AND TRIM TO MATCH EXISTING UNLESS NOTED OTHERWISE.
 - P DECK DOORS: SECURELY BARRICADE DOORS TO DECK UNTIL DECK IS BUILT AND APPROVED.
 - Q WINDOW/SILLS, WHERE THE LOWEST PART OF THE CLEAR OPENING OF THE WINDOW IS LESS THAN 24" ABOVE THE FINISHED FLOOR AND WHERE THE WINDOW IS LOCATED MORE THAN 72" ABOVE THE FINISHED GRADE OR SURFACE BELOW, THE WINDOW SHOULD BE PROVIDED WITH A WINDOW OPENING CONTROL DEVICE PER SECTION R612.4.2
 - R ADDRESS NUMBERS: PROVIDE APPROVED ADDRESS NUMBERS, BUILDING NUMBERS, OR APPROVED BUILDING IDENTIFICATION PLACED IN A POSITION THAT IS PLAINLY LEGIBLE AND VISIBLE FROM THE STREET OR ROAD FRONTING THE PROPERTY PER SECTION R319.1
- ALL THE ABOVE NOTES ARE TYPICAL AND APPLY UNLESS NOTED OTHERWISE

EXTERIOR COLOR SELECTIONS

1. ROOFING: MATCH EXISTING ARCHITECTURAL ASPHALT SHINGLES
COLOR: MATCH EXISTING, (CERTAINTED LANDMARK PEWTER)
 2. SIDING: MATCH EXISTING VINYL VERTICAL SIDING
COLOR: MATCH EXISTING (WHITE)
 3. BRICK VENEER: MATCH EXISTING SIZE, TEXTURE, AND COURSING
COLOR: MATCH EXISTING (PAINTED WHITE)
 4. FASCIA, RAKE, CORNER, SKIRT & MISC. FLAT TRIM: MATCH EX.
METAL-WRAPPED
COLOR: MATCH EXISTING (WHITE)
 5. LOUVER(S): MATCH EXISTING
COLOR: MATCH EXISTING (WHITE)
 6. GUTTER(S) & DOWNSPOUT(S): MATCH EX PREFINISHED METAL
COLOR: MATCH EXISTING (WHITE)
- GENERAL CONTRACTOR TO COORDINATE AND VERIFY FINAL SELECTIONS WITH OWNER

Date	Description	Date
5/24/2024	ARB SET	
	Revision	
	No.	

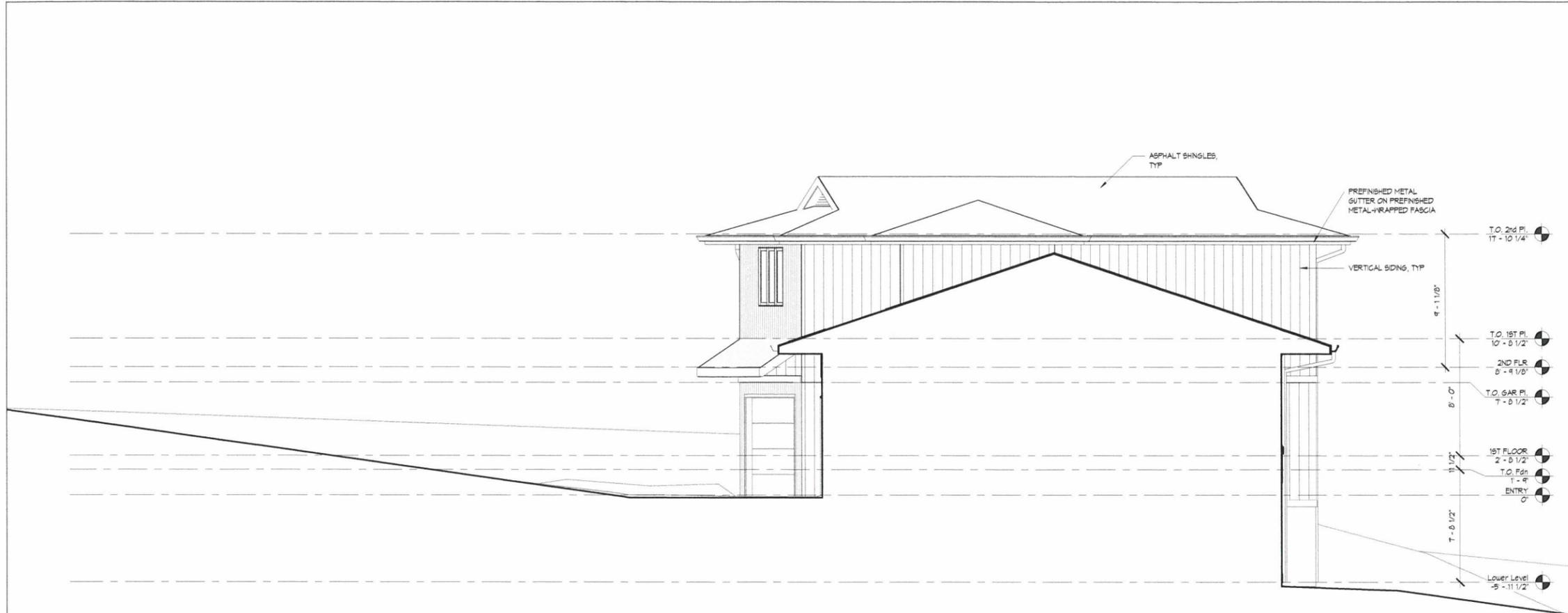
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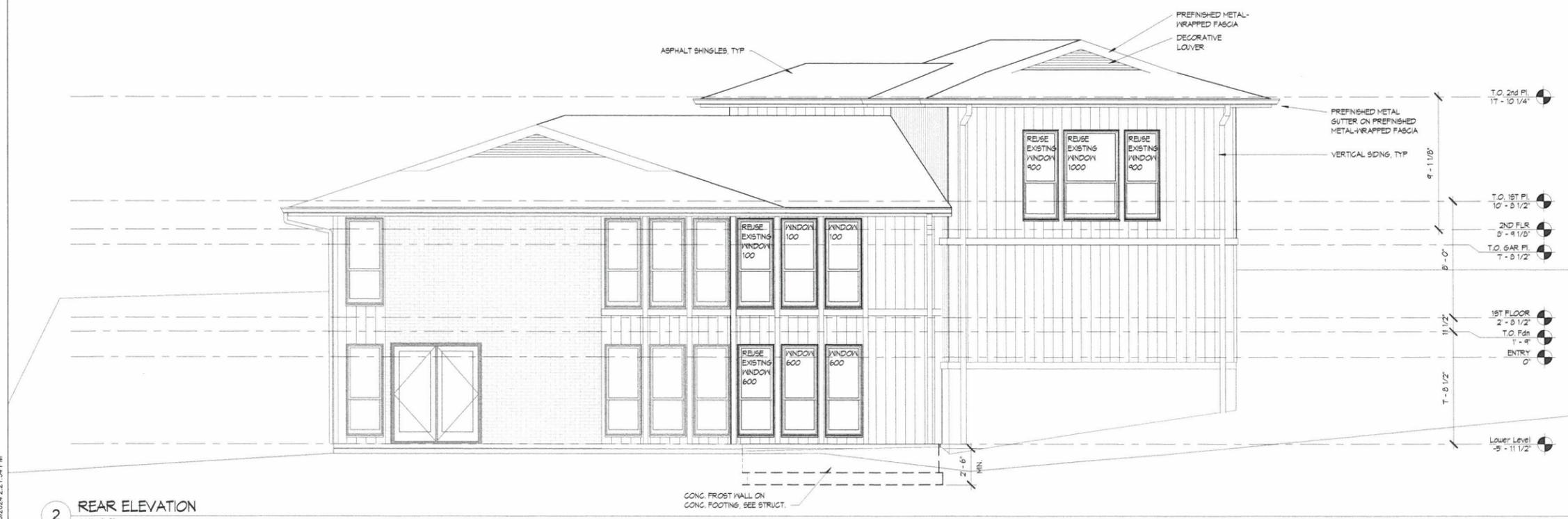
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Addition/Renovation for
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1 RIGHT ELEVATION
1/4" = 1'-0"



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

GENERAL NOTES- ELEVATION

A SLOPE GRADE AWAY FROM FOUNDATION A MINIMUM OF 1" PER FOOT FOR A DISTANCE OF 8'-0" TO A SWALE.

B FOOTING & PIERS: BOTTOM OF ALL FOOTINGS TO SET ON UNDISTURBED SOIL. PIERS TO EXTEND A MINIMUM OF 24" INTO UNDISTURBED SOIL. BOTH SHALL BE A MINIMUM OF 30" BELOW GRADE.

C CHIMNEY HEIGHT: SHALL EXTEND ABOVE ROOF A MINIMUM OF 3'-0" AT THE POINT OF PENETRATION AND 2'-0" HIGHER THAN ANY PORTION OF THE BUILDING WITHIN 10' HORIZONTALLY.

D ROOF FLASHING: PROVIDE CORROSION-RESISTANT METAL FLASHING AT ALL ROOF VALLEYS, WALL, AND CHIMNEY INTERSECTIONS, PORCHES, DECKS, ETC. ROLLED ROOFING OR TWO (2) LAYERS OF TYPE I UNDERLAYMENT MAY BE SUBSTITUTED FOR FLASHING AT THE ROOF VALLEY PROVIDED THE SHINGLES ARE INTERLACED.

G BASEMENT HAVING CONCRETE FOUNDATION WALLS WITH MORE THAN 20% EXPOSURE ABOVE FINISHED GRADE SHALL BE INSULATED. SEE GENERAL NOTES.

H GENERAL CONTRACTOR SHALL CONFIRM USE OF ALL TRIM ACCESSORIES AND MODEL NUMBERS WITH SUPPLIER BEFORE ORDERING.

I EXTERIOR WINDOW ARE:
ANDERSON 100 SERIES
COLOR: MATCH EXISTING (WHITE) INTERIOR AND EXTERIOR
*INSULATED GLASS WITH SIMULATED DIVIDED LITES.

PROVIDE SCREENS AT ALL WINDOWS AND DOORS - CONFIRM W/ OWNER

J PROVIDE 3/4" BLOCKING UNDER DOORS TO ALLOW FOR HARDWOOD FLOOR OR TILE THICKNESS IF REQUIRED PER INSTALLATION MANUAL.

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COLOR: MATCH EXISTING (WHITE)
 5. LOUVER(S): MATCH EXISTING
COLOR: MATCH EXISTING (WHITE)
 7. GUTTER(S) & DOWNSPOUT(S): MATCH EX. PREFINISHED METAL
COLOR: MATCH EXISTING (WHITE)
- GENERAL CONTRACTOR TO COORDINATE AND VERIFY FINAL SELECTIONS WITH OWNER

Date: 5/27/2024
Description: ARE SET

No.	Revision	Date

STATE OF MISSOURI
JUNE 15, 1920
REGISTERED PROFESSIONAL ARCHITECT
5-24-2024

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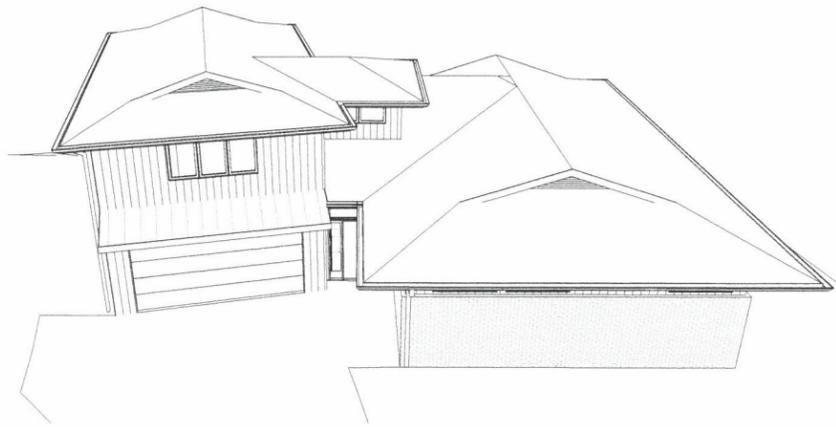
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ELEVATIONS: REAR & RIGHT

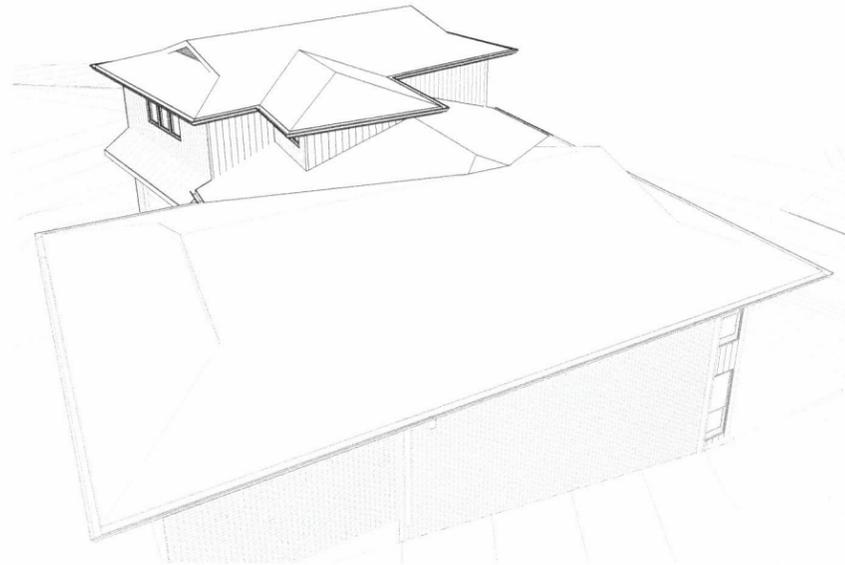
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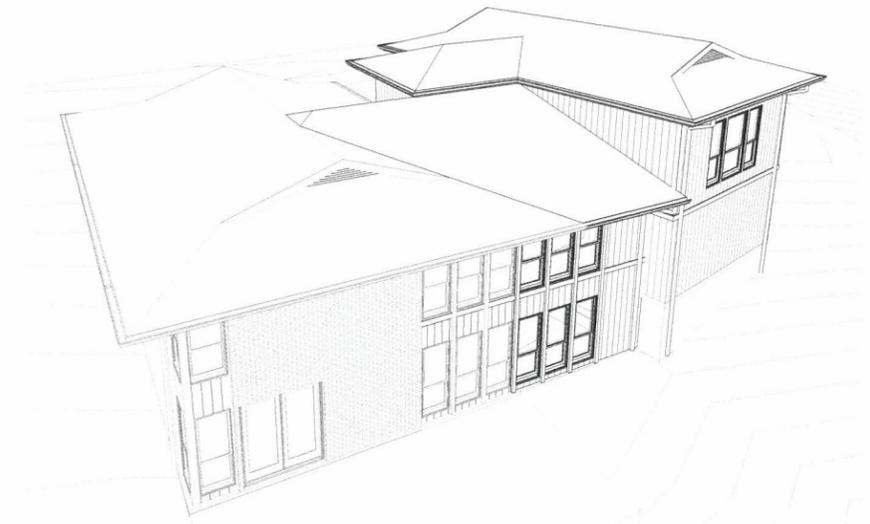
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10 3D VIEW AERIAL 1



8 3D VIEW AERIAL 2



4 3D VIEW AERIAL 3



3 3D VIEW - REAR 2



2 3D VIEW - REAR 1



1 3D VIEW - FRONT

5/13/2024 2:21:57 PM

Description	Date
ARB SET	5/27/2024
Revision	Date
No.	



PROFESSIONAL OF RECORD

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Addition/Renovation for
Mascetti Residence
 449 Elm Ave, Glendale, MO 63122

ATTENTION BUILDING OFFICIAL:
 The signature and seal of the architect are required before these drawings may be submitted for building permit or construction.

3D EXTERIOR VIEWS