Internal Memorandum

To: **Architectural Review Board**

From: **Frank Johnson, City Administrator/City Clerk**

Subject: **August 13, 2025, Architectural Review Board Meeting**

Date: **August 7, 2025**

The Architectural Review Board will meet on Wednesday, August 13, 2025 at City Hall immediately following the conclusion of the Plan Commission meeting at 6 p.m. The agenda includes approval of minutes, two applications for new homes, and one application for an addition. Following is a summary of these items:

APPROVAL OF MINUTES

The minutes of the July 9, 2025 meeting are in your packet for your review.

REVIEW OF PLANS FOR A NEW HOME, TOM AND MERILEE CURRAN, 725 E. ESSEX AVE.

Property Owner:	Tom and Merilee Curran
Architect:	Lauren Strutman Architects, 16676 Old Chesterfield Rd., Chesterfield, MO 63017
Lot Dimensions:	The lot is approximately 90’ wide and 145.25’ deep. Total square footage is calculated to be approximately 13,161.
Zoning District:	R-2, Single Family Dwelling.
Minimum Setbacks:	As a Lot of Record: Front yard-subdivision building line may prevail; Rear yard 30’; Side yard 7’.
Maximum Height:	35’ or 2 ½ stories.
Work Description:	Construction of a new 1.5-story home.

FAR and Setback Requirements
Section 400.190(E) of the zoning code establishes a maximum floor area of 0.30 applicable to the subject property, which has a total lot area of approximately 13,161 SQF. The applicant’s submittal represents a total floor area of 3,945 and a FAR of 0.2997. The FAR calculations are included on the first sheet of the architectural plans.

Drainage
Submitted site plan shows contours and provides site coverage with an increase in impervious coverage from 4,823 SQF to 7,079 SQF. The proposed impervious lot coverage is 53.8 percent, compared to the maximum allowable of 55.5 percent. To stay within this limit, the applicant is proposing to use permeable pavers for the rear portion of the driveway/parking pad. Details on the permeable paver construction are included on sheet C4. Runoff calculations were included. The applicant proposes to pipe the runoff from the roof and the rear parking pad to a drywell in the front yard.

Landscaping
The applicant submitted a detailed landscaping plan, which incorporates a schedule of existing and proposed trees. The landscaping plan appears to use calculations for tree replacement using an ordinance from a different city.

Architectural and Exterior Materials
Plans call for the existing home to be torn down and a new one-and-a-half story home constructed. Proposed materials include a stone veneer siding on the first floor and fiber cement shingle siding on the second story.

REVIEW OF REVISED PLANS FOR ATTACHED COVERED PORCH ADDITION AND DETACHED CARPORT AND STORAGE SHED, PATRICK HOLLERAN, 112 ELVE AVE.

Property Owner:	Patrick Holleran
Architect:	Brice Zickuhr, HDA Architects, 4565 McRee Ave., St. Louis, MO 63110
Lot Dimensions:	The lot is approximately 50’ wide and 145’ deep. Total square footage is calculated to be approximately 7,250.
Zoning District:	R-1, Single Family Dwelling.
Minimum Setbacks:	As a Lot of Record: Front yard-subdivision building line may prevail; Rear yard 30’; Side yard 6’; accessory structures 6’ for rear and side.
Maximum Height:	35’ or 2 ½ stories.
Work Description:	Construction of a covered porch addition, carport and storage shed in rear yard of existing home.

ARB Comments from July 9, 2025, Meeting
The ARB requested that the applicant address the following comments:

- The survey is illegible, so contours should appear on the new site plan.
- Clarify that there is a French drain collecting the 367 square feet of pervious paving base course drain.
- All existing and new or modified draining apparatus and locations should be noted on drawings (ex. Drywells, conveyance pipes, drains, etc.).
- Mitigate the .03 CFS.
- Check route of drainage line where it passes the tree in the front yard, and modify as needed to avoid damaging tree.
- Drawings do not agree from A to C; all drawings need to agree.

- Tree removal is not clear—All trees slated for removal should be noted on drawings and not included on new site plan. New or replacement trees should be accurately noted on new site plan and not located on the property line.
- Provide photos of existing house.
- Plans should note that the shed's siding finish will match existing house.
- Please provide material samples when resubmitting, so the ARB can see finish stain colors, siding color and material, metal facia color.
- Have civil engineers provide a cross section of pervious paving and detail the base course thickness.

Drainage
Submitted site plan shows contours and provides site coverage with an increase in impervious coverage from 3,286 SQF to 3,623 SQF. The applicant is proposing to include 835 square feet of pervious pavement. The proposed impervious lot coverage is 50.0 percent, compared to the maximum allowable of 55 percent. The applicant has provided a more detailed set of civil plans to address the previous comments. Two French drains are proposed to collect the water from the pervious pavers and the downspouts from the new roof areas. A drywell is proposed in the rear of the lot, with additional piping out to the front yard and daylighting toward Elm Ave. Runoff calculations were included.

Landscaping
No arborist report was included with the application, but there is now a site plan that more clearly identifies the trees to be removed and the trees to remain. The applicant did include a landscape plan, which proposes planting 13 Emerald Green Arborvitaes, four on the north property line, two on the east property line and seven on the south property line.

Architectural and Exterior Materials
Plans call for three structures: an awning attached to the rear of the residence that covers a portion of the patio, a partially enclosed carport, and a small utility shed. The plans also call for a putting green, but no details are provided. The elevations identify a metal roofing system for the patio cover and carport, wood slats for screening on the carport, and engineered wood siding for the utility shed. The utility shed also uses the same metal roofing system.

REVIEW OF PRELIMINARY PLANS FOR A NEW HOME, LEWIS HOMES, 20 EM AVE.

Property Owner:	Michael and Kathleen Bannes
Contractor:	Lewis Homes, 335 Leffingwell Ave., Suite 100, Kirkwood, MO 63122
Lot Dimensions:	The lot is approximately 102' wide and 150' deep. Total square footage is calculated to be approximately 15,300.
Zoning District:	R-1, Single Family Dwelling.
Minimum Setbacks:	As a Lot of Record: Front yard-subdivision building line may prevail (estimated to be 37.4'); Rear yard 30'; Side yard approximately 10'
Maximum Height:	35' or 2 ½ stories.
Work Description:	Construction of a new 2-story home.

FAR and Setback Requirements
Section 400.140(E) of the zoning code establishes a maximum floor area of 0.30 applicable to the subject property, which has a total lot area of approximately 15,300 SQF. The applicant's submittal represents a total floor area of 4,585.8 and a FAR of 0.299. The FAR calculations are included as a separate sheet.

Drainage
The applicant did not include any grading or drainage plans as part of their preliminary application.

Landscaping
The applicant submitted a basic landscaping plan for the planting beds in front of the house. No tree study was provided as part of their preliminary application.

Architectural and Exterior Materials
Plans call for demolition of the existing home and construction of a new two-story residence. Proposed materials include a lap and board and batten siding, brick veneers on the west (front) elevation and architectural asphalt shingles for the roof.

REVIEW OF PRELIMINARY PLANS FOR FIRST AND SECOND STORY ADDITIONS, EMILY AND JAMES MCATEE, 210 PARKLAND AVE.

Property Owner:	Emily and James Mcatee
Architect:	Matt Shaver, Shaver Architecture, 10700 Leebur Dr., St. Louis, MO 63128
Lot Dimensions:	The lot is approximately 100' wide and 145' deep. Total square footage is calculated to be approximately 14,500.
Zoning District:	R-1, Single Family Dwelling.
Minimum Setbacks:	As a Lot of Record: Front yard-subdivision building line may prevail; Rear yard 30'; Side yard 10'
Maximum Height:	35' or 2 ½ stories.
Work Description:	Construction of first and second story additions.

FAR and Setback Requirements
Section 400.140(E) of the zoning code establishes a maximum floor area of 0.30 applicable to the subject property, which has a total lot area of approximately 14,500 SQF. The applicant's submittal represents a total floor area of 3,826 and a FAR of 0.254. The FAR calculations are included as part of the site plan.

Drainage
The applicant did not include any grading or drainage plans as part of their preliminary application. They did provide a basic site plan and an area coverage plan, which shows a proposed impervious surface area of 6,288, or 43.3 percent.

Landscaping
The applicant submitted a basic landscaping plan for the planting beds in front of the house. No tree study was provided as part of their preliminary application.

Architectural and Exterior Materials
Plans call for the construction of a first and second story addition on the rear of the existing residence. Proposed materials include fiber cement lab siding to match the existing home lap and architectural asphalt shingles for the roofing.

TENTATIVE AGENDA
AUGUST 13, 2025 6:00 P.M.
ARCHITECTURAL REVIEW BOARD

I. MEETING CALLED TO ORDER

II. ROLL CALL

III. APPROVAL OF MINUTES: JULY 9, 2025

IV. REVIEW OF PLANS FOR A NEW HOME, TOM AND MERILEE CURRAN, 725 E. ESSEX AVE.

V. REVIEW OF REVISED PLANS FOR ATTACHED COVERED PORCH ADDITION AND DETACHED CARPORT AND STORAGE SHED, PATRICK HOLLERAN, 112 ELM AVE.

VI. REVIEW OF PRELIMINARY PLANS FOR A NEW HOME, LEWIS HOMES, 20 ELM AVE.

VII. REVIEW OF PRELIMINARY PLANS FOR FIRST AND SECOND STORY ADDITIONS, EMILY AND JAMES MCATEE, 210 PARKLAND AVE.

VIII. MISCELLANEOUS

IX. ADJOURNMENT

Gabrielle Macaluso
Community Engagement Officer

POSTED: 2:50 p.m., August 8, 2025

MINUTES
ARCHITECTURAL REVIEW BOARD MEETING
July 9, 2025 – 6:03 p.m.

CALL TO ORDER

A meeting of the Architectural Review Board (ARB) of the City of Glendale was held on Wednesday, July 9, 2025. Chairman Fernhoff presided and called the meeting to order at 6:03 p.m.

ROLL CALL

Members Present	Members Absent
Chairman Fernhoff	Jon Emert
Mike Moran	Brad Weitekamp
Reed Voorhees	
Laura Switzer	
John Falk	

Also present were Gabby Macaluso, Community Engagement Officer; Allie Sievers, City Attorney.

APPROVAL OF MINUTES

Mr. Voorhees moved to approve the minutes from the May 14, 2025 meeting with two changes, which include:

- Changing "could" to "should": in the discussion of 406 Venneman Ave.'s foundation wall exterior treatment
- Correcting instances in which he is referred to as Mr. Reed instead of Mr. Voorhees.

The motion was seconded by Ms. Switzer and unanimously carried.

REVIEW OF PLANS FOR ATTACHED COVERED PORCH ADDITION AND DETACHED CARPORT AND STORAGE SHED – Patrick Holleran, 112 Elm Ave.

Chairman Fernhoff introduced the project at 112 Elm Ave. and invited the applicant to present the project.

Patrick Holleran, the property owner, presented the project with contractor Carlos Bucio. They explained that the old garage will be removed and replaced with a two-car carport. They also intend to add a storage shed and an attached covered porch.

Site and Drainage

Mr. Falk noted that the survey is difficult to read and hard to see spot elevations. He would like to see contours on the site plan to understand where the water is draining to. He needs to evaluate where all the water is flowing, especially given the driveway in the back. He noted that the ARB doesn't want water going onto the neighbors' property.

Mr. Holleran explained that he's using permeable pavement. Mr. Falk and Mr. Moran noted that the permeable pavement needs to be clearly labeled on drawings. They also noted that contours should be included on page A1.4, and expressed that the plans would benefit from having the spot elevations noted at the corners of the pavements, so they can

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see how the ground is sloping and how the water will flow over the pavement. They would also like to see product data for the pervious paving, especially how it's graded for absorption.

Additionally, Mr. Moran stated that the applicant needs to make sure that any surface water is making its way through the side yards and to the street. He explained that will be based on the spot elevations, which will help determine if there's any pitches in the ground that would make a good location for a swale.

Mr. Falk noted that there's a French drain shown on page A1.4. He's assuming that the drainage plan on page A1.4, there's a French drain shown. He said he's assuming this is for the pervious paver area, but he noticed that there's not a French drain located on other pervious paver areas. Mr. Falk recommends adding that to the other pervious pavement areas.

Mr. Falk asked if the proposed putting green is going to be made of synthetic material and if so, how was it going to drain. Mr. Bucio explained that the water would drain into an existing drywell located near the back of the home, which will stay. Mr. Falk asked that it be added to the survey since it's an existing drainage feature on the site.

The ARB asked for clarification on the drawings to show all existing drainage features and all new drainage features, pipe, and other elements. All features should be labeled and any improvements such as upsizing the pipe should be noted. Additionally, Mr. Falk would like the drawing to note that the existing Flo-well will be inspected to ensure it's working properly.

Mr. Falk and Mr. Moran stressed that all differential increases of stormwater runoff need to be mitigated. They suggested that there may be room front yard to put another Flo-well to slow down the water as it discharges onto Elm Ave.

Mr. Falk raised concern about the big tree in the front yard should a Flo-well be placed near it. The applicant says the tree is not that big and the roots would not be impacted if the Flo-well were placed there. The ARB advised the applicant to check route of drainage line where it passes the tree in the front yard and modify as needed to avoid damaging tree.

Mr. Voorhees asked for clarification regarding the tree located on the back of property that is slated for removal. He requested information on the type and size of the tree.

Mr. Falk requested bigger size plans in their next submittal.

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Mr. Voorhee's asked for clarification regarding the removal of existing tree near the driveway. Mr. Holleran clarified that the tree is located near the driveway.

The ARB members requested that resubmitted plans include clear labels for trees and shrubs that will be removed, proposed new trees and shrubs, existing drainage features, proposed drainage features, and an removal or modification of draining features or infrastructure.

Landscaping
Mr. Moran noted that the plans show that there are plantings on the property line and instructed that these should be moved off the line and into the subject property's yard. The applicant said that this was an error in the drawings and that it would be updated.

The ARB noted that the landscape plan needs to show the complete plantings that are proposed. They reiterated that all removed and proposed trees, regardless of size, be included in the plans and clearly labeled.

Mr. Moran noted that the drawings show the driveway abutting the property line to the north and trees being planted on the property line. The ARB stressed that trees should not be planted on the property line and requested that the revisions accurately show the landscaping. If the applicant decides to use tree grates, they need to show them on the drawings.

Architectural
Mr. Falk asked the applicant to include photos of the existing house and proposed material information when they resubmit their plans. He wants to assess how the shed and carport relate to the existing architecture home in terms architectural style, materials used, and color.

Mr. Moran asked if the timber and wooden ceiling in the carport would be finished clear natural, stained or painted. The applicant specified that the it would be finished clear natural.

Mr. Moran asked if there will be lighting in the carport. The applicant said no.

Mr. Voorhees stated that he likes the design of the carport and appreciates that it's a carport, not a garage.

The applicant says that he will provide color elevations for the shed, so the ARB has a better idea of what it will look like.

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Ms. Switzer asked what color the fascia on the garage would be. The applicant explained that it would be black to match the gutters. She also inquired about the decorative corbel board in the kitchen area and the applicant explained that it is a concrete material designed to look like wood.

Mr. Falk asked about the material being used for the permeable pavement. The applicant provided a sample of the proposed paving stone and they discussed using the stones in either black or burgundy to form the perimeter to match the color scheme of the house.

Mr. Falk asked the applicant to have a civil engineering firm such as Grimes to do a cross section of how much aggregate is going to be under the pavers. This will determine how thick the aggregate is and how well it will absorb water.

Mr. Voorhees inquired about the materials that will be used to build the shed. The applicant explained that it be made of a hardy board-like material. The applicant also noted that the color of the metal roof will be a matte black.

Chairman Fernhoff asked for public comment.

While no one spoke at the meeting, board members acknowledged an email received from Willliam Corrington, the rear neighbor living at 117 Parkland Ave. Mr. Corrington's email expressed concerns about the project's potential impact on stormwater and his property. He stressed that he didn't want to impede Mr. Holleran's property improvement plans, but he is worried about the water his property takes on from surrounding properties including 112 Elm Ave. He illustrated this water issue through four attached photos.

Mr. Holleran stated that he installed drainage infrastructure that has addressed this issue. Mr. Moran stated that the neighbor is presenting these issues as though they are current and that the ARB must take the comment into consideration. They hope that through these improvements proposed as part of the project, the stormwater issues will be addressed.

Summary and Highlights of the Additional Information Needed
Site and Drainage

- The survey is illegible, so contours should appear on the new site plan.
- Clarify that there is a French drain collecting the 367 square feet of pervious paving base course drain.

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- All existing and new or modified draining apparatus and locations should be noted on drawings (ex. Drywells, conveyance pipes, drains, etc.).
- Mitigate the .03 CFS.
- Check route of drainage line where it passes the tree in the front yard, and modify as needed to avoid damaging tree.
- Drawings do not agree from A to C; all drawings need to agree.
- Tree removal is not clear—All trees slated for removal should be noted on drawings and not included on new site plan. New or replacement trees should be accurately noted on new site plan and not located on the property line.
- Provide photos of existing house.

Architectural

- Plans should note that the shed's siding finish will match existing house.
- Please provide material samples when resubmitting, so the ARB can see finish stain colors, siding color and material, metal facia color.
- Have civil engineers provide a cross section of pervious paving and detail the base course thickness.

Mr. Moran moved to postpone a vote on the applicant's project design for 112 Elm Ave. due to a need to provide more information and have all drawings agree.

The motion was seconded by Mr. Falk . The motion passed with a vote of 5 "Aye", 0 "Nay," and 2 Absent. The votes was as follows:

Chairman Fernhoff	"Aye"
Reed Vorhees	"Aye"
John Falk	"Aye"
Mike Moran	"Aye"
Laura Switzer	"Aye"
Jon Emert	Absent
Brad Weitekamp	Absent

REVIEW OF PLANS FOR REAR ADDITION – Karen Lynch, 5 Berry Wood Dr.

Chairman Fernhoff introduced the project at 5 Berry Wood Drive. and invited the applicant to present the project.

Ms. Lynch, the owner of 5 Berry Wood Drive, and her architect, Tracy Collins who attended the meeting virtually, presented the plans, which entail the construction of a rear addition.

Chairman Fernhoff noted that this addition has been reviewed several times over the years. He explained that a concerned neighbor, Cari Lynch, had reached out to the City asking about the project's history.

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Ms. Lynch first requested a variance for the side yard setback from the Board of Adjustment in 2010 to make way for an addition. The appeal was denied, and she appealed again in 2023. This second appeal was approved. He noted that the side yard setback variance is noted on the site plan.

Site and Drainage
Mr. Falk noted that he likes the inclusion of a drywell in the plan, but he needs to see some additional details including the overflow location and the piping size and location. He also stated that the plan notes that the new downspouts will the routed to the drywell, but the pipes and their sizes aren't labeled clearly.

Mr. Moran and Mr. Falk requested that the following information be provided:

- Calculation of water flow to determine if the drywell can handle the three new downspouts intended to discharge into it.
- Pipe size and location labels for downspout lines, overflow pipe, etc.
- Overflow location
- Product information/specifications for the drywell.

Mr. Moran and Mr. Voorhees noted that the Floor Area Ratio (FAR) should be calculated using the gross area, not the net area.

Landscaping
The ARB noted that no trees or landscaping are being removed.

Architectural
Mr. Moran explained that the variance issue and the neighbor's objection to it is not under the purview of the ARB; however, design is under their purview. Mr. Moran feels that the design would be improved by shifting the addition two feet or 30 inches to the east away from the property line." This would provide them with the same functional plan and allow for design benefits such as breaking up the west façade so it's less monolithic, the massing is more controlled, and the transition between new and old building materials would be less noticeable. This would also fit the project within their original setbacks.

The ARB members who are also architects—Mr. Moran, Mr. Voorhees, and Ms. Switzer—all agree that an offset between the existing house and the new addition would enhance the design by breaking up the massing of the long brick wall and make for a less noticeable transition of the new and old brick, which may be hard to color match.

Mr. Voorhees noted that the double doors going outside on the north elevation have an awkward roof arrangement—the slope coming down

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and the gable look unresolved. Mr. Moran noted that this roof section is small, but it's backed up by a big roof area. He likes it as a design feature, but he thinks that this collector spot will take on a lot of water and the homeowners will want to install a downspout to avoid water splashing on the ground and collecting around the foundation.

Mr. Moran suggested a narrower door opening to provide extra wall space on either side of the opening that would provide room for a downspout to exist without covering up the trim or part of a window.

Mr. Moran discussed some of the interior design benefits of shifting the addition toward the center of the site including aligning the partition wall with the east wall of the stairs.

Ms. Collins noted that they would be open to a small offset of the west façade to make the transition smoother. She explained that they have worked with the design a lot and shifting the design east would limit the size of the bedroom, which is something they don't want to do.

Mr. Moran said he would shift the whole design, adjusting the west and east wall so their total square footage of the addition would stay nearly the same.

Ms. Lynch and her contractor state that shifting the west façade would create an odd wall line in the bedroom. In looking at the plans, it was determined that the drawing did not adequately show the bathroom size and location of the existing wall. She noted that if the west facade is shifted in, it will create an odd corner with not enough wall space for a bed with a dresser. The homeowner noted that they will update the drawings to accurately reflect the wall's location.

Ms. Lynch noted that she thought the ARB review is supposed to be focused on exterior design, not interior. Mr. Voorhees noted that he's only looking at the interior to say that the interior design can stay the same while shifting everything over to accommodate the west façade offset as part of the exterior design.

The board members reiterated their concerns about the long brick wall on the west side. They commended the investment in the use of brick, but still felt there should be a break in the massing with an offset or clear story windows. This would be especially beneficial to the neighbor, so they don't have to look at a solid brick wall.

Mr. Falk notes that if the homeowner decides to add a downspout on the back of the property near the door, it should be piped to the Flo-well.

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The ARB requests that the gutters and downspouts be added to the drawings.

Chairman Fernhoff asked for public comment.

Cari Iken at 7 Berry Wood Drive said that she opposed the variance at the 2010 Board of Adjustment meeting. She stated that she did not know about the variance request or Board of Adjustment public meeting in 2023. If she had, she would have opposed the variance at the meeting. She explained that the brick wall will come up right against her property line and impede her view from her family room. She asked about softening the brick wall through tree plantings.

City Attorney Allie Sievers noted that the City did comply with public notice requirements in 2023.

Chairman Fernhoff noted that he walks every property that comes before the ARB for project review, and he did note that the view from Ms. Iken's family room will be impeded by the wall.

Ms. Lynch said she intended to plant trees as space allows.

The ARB clarified that the offset for the brick wall is out of architecture interest of breaking up the massing and transitioning the new and old materials, not to satisfy the neighbor's visual preference.

Ms. Lynch asked that if the new brick's color doesn't match the old brick, can she paint the house.

Mr. Moran noted that he can't tell her not to paint her house, but as an architect, he would advise against ever painting brick.

Mr. Moran moved to approve the applicant's project with the following conditions.

- Submit a full civil design of the drywell and it's details, showing the location of the overflow relief of the drywell and the size of the pipes conveying water to the structure.
- Page A1.1 should be corrected so that that the FAR area figures match the site calculations using the gross areas.
- The design should be revised to step the west face of the addition back from the existing building corner in order to break down the scale of the long west elevation.
- If the plans as they are presented in this application are incorrect as to the location of the existing northwest building corner, the plans should be amended to show the actual location.

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The motion was seconded by Mr. Voorhees . The motion passed with a vote of 4 “Aye”, 1 “Nay,” and 2 Absent. The votes was as follows:

Chairman Fernhoff	“Aye”
Reed Vorhees	“Aye”
John Falk	“Nay”
Mike Moran	“Aye”
Laura Switzer	“Aye”
Jon Emert	Absent
Brad Weitekamp	Absent

Mr. Falk asked Ms. Sievers if an applicant can appeal an approval with conditions from the ARB to the Board of Aldermen. Ms. Sievers stated that an aggrieved applicant may appeal to the Board of Aldermen within 15 days of the decision.

Ms. Lynch said they would take the conditions provided and the appeal process into consideration.

REVIEW OF PLANS FOR BASEMENT & FIRST FLOOR ADDITION– Carrie Durst, 774 Brownell Ave.

Chairman Fernhoff introduced the project at 774 Brownell Ave. and invited the applicant to present the project.

Daniel Stauder, the architect of 774 Brownell Ave., presented the plans, which entail the construction of a basement and first floor addition.

Site and Drainage

Mr. Falk noted that the proposed stormwater plan is good, but they need to submit civil plans with contours. He also needs to see the location of the new downspouts, where they are being piped to, and how they’re being piped. Additionally, they need to provide a cross section of the BMP and drywell details.

Mr. Moran asked where the southeast corner downspout for the new addition will drain to. Mr. Stauder noted that the new roof water runoff will be piped to the BMP.

Mr. Moran asked the applicant to calculate the roof area and water flow to make sure it’s not too much water going to one downspout. If too much, the plan needs to be updated to show additional downspout or alternative approach to adequately handle the water.

Landscaping

Mr. Voorhees noted that the 20-foot-wide driveway is too wide. The ARB guidelines limit the size to 18 feet. The applicant says the width will be reduced by two feet from the west side of the property. Mr. Falk recommended adding a curb or swale on the west side of the driveway to direct water to the street.

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Mr. Moran asked the applicant to consider using pervious pavers on the boarders of the driveway to make up for the fact that so much of the yard is being taken up by the driveway.

Architecture
The ARB asked about the material used to construct the vinyl pergola. Mr. Stauder noted that it's hollow vinyl sections.

Mr. Falk suggested making the pergola sit taller by either building a taller pergola or placing it on a concrete pad because there's not enough headroom for taller people.

Ms. Switzer confirmed that horizontal siding will be installed.

Chairman Fernhoff asked for public comment.

James Fowler asked if the driveway would be smaller than the driveway shown in the plans. The ARB confirmed that the size would be reduced to 18 feet wide and shifted over from the neighbor to the west.

Mr. Voorhees confirmed that the basement stairs will be removed. Mr. Stauder confirmed the removal and noted that he's adding an egress window to the basement for safe exit.

Mr. Moran moved to approve the applicant's project with the following conditions.

- Provide the drywell design and details with calculations including a table of areas as illustrated in the design guidelines.
- Reduce the driveway to 18 feet wide (narrowing the pavement on the west edge).
- Raise the pergola elevation relative to the adjacent exterior bedroom door, which appears to be higher than the pergola structure.
- Provide finished contour grades.

The motion was seconded by Mr. Falk. The motion passed with a vote of 5 "Aye", 0 "Nay," and 2 Absent. The vote was as follows:

Chairman Fernhoff	"Aye"
Reed Vorhees	"Aye"
John Falk	"Aye"
Mike Moran	"Aye"
Laura Switzer	"Aye"
Jon Emert	Absent
Brad Weitekamp	Absent

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MISCELLANEOUS – Procedure for Appointing a New Chairman for ARB	The ARB members determined that they would like to appoint a new chairman each year at a same time that coordinates with when the mayor appointments/reappointments members to terms on city boards and commissions.
ADJOURN	Mr. Moran motioned to adjourn the meeting. The motion was seconded by Ms. Switzer and unanimously carried to adjourn the meeting at 8:26 p.m.

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

APPLICATION FOR ARCHITECTURAL REVIEW BOARD

APPLICATION DATE 7/25/2025 DATE OF ARB MEETING 8/13/2025 ESTIMATED COST TBD

PROJECT ADDRESS 725 EAST ESSEX AVE GLENDALE, MO 63122

NAME OF PROPERTY OWNER TOM & MERILEE CURRAN PHONE NUMBER 314 704 6255

CONTRACTOR (NAME) KEN DEBRECHT PHONE NUMBER 314 504 4250

CONTRACTOR ADDRESS 701 LAUREL OAK DRIVE ST LOUIS MO 63131

ARCHITECT (NAME) LAUREN STRUTMAN ARCHITECTS PHONE NUMBER 636 778 7015

ARCHITECT ADDRESS 16676 OLD CHESTERFIELD ROAD CHESTERFIELD MO 63017

DETAILED DESCRIPTION OF WORK BEING PROPOSED: NEW RESIDENCE, AND AN EXISTING DETACHED GARAGE WILL RECIEVE NEW SIDING & A NEW PORCH

FLOOR AREA RATIO 29.97% (FAR = Gross Floor Area divided by total area of lot. Gross Floor Area includes all areas provided with heat and/or air conditioning. Includes all conditioned half stories with ceiling heights of more than 5 feet. All living space with ceiling heights of sixteen (16) feet or greater shall be counted at 200%. Attached garages shall be counted at 50%. Exclude any finished or unfinished basement, a detached garage, and any unenclosed porch).

TOTAL FLOOR AREA OF NEW CONSTRUCTION (SQ. FT.) 3945

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

TOTAL SQ. FT. OF LOT 13,161 WIDTH AND DEPTH OF LOT (FT.) 90 X 146.25

HEIGHT OF STRUCTURE 30'-10 3/4" NUMBER OF STORIES 1 1/2

ESTIMATED COMMENCE DATE TBD EST. COMPLETION DATE TBD

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

Addition or Accessory Structure:	**$150.00**
New Home:	**$200.00**

(SEE REVERSE SIDE FOR APPLICATION CHECKLIST)

Applications must include 7 copies of all the following items (11x17 size paper is acceptable). Electronic PDF copies must also be submitted, either by email to permits@glendalemo.org or on a USB Flash Drive. Packets are due no later than 5:00 p.m. 20 days prior to the scheduled ARB meeting. Please check each item included. The complete ARB Guidelines may be viewed on the City's website.

Applications for additions to existing homes must include the following content unless specific requirements are shown by the applicant to be not applicable to the proposed project and are modified or waived by the City Administrator.

☑ 1. **Existing Conditions Site Survey**. Show all site conditions, paved areas, trees and landscaping, and servicing utilities on the subject property. Note the first-floor elevation of existing buildings. 1" = 20" minimum scale.

☑ 2. **Site Demolition Plan**. This may be incorporated into the Existing Conditions Plan, if the drawing is presented legibly. 1" = 20" minimum scale.

☑ 3. **Proposed Site Plan -- Geometrics.** 1" = 10' minimum scale. Show all:

- Site improvements, existing-to-remain and proposed. Include buildings, walls, retaining walls, patios, pavement, walks and ground-based equipment. Provide key setting out dimensions. Dimension proposed buildings and structures to the property line. Label materials for paving/walks.
- Adjacent neighbor properties to each side and rear of the subject property. Include the full site for side adjoining parcels. Show rear adjoining parcels to the extent of building facades on the rear neighbor's lot. Adjoining property geometrics do not need to be surveyed and can be created using St. Louis County GIS data or online mapping tools.
- Property boundaries, setbacks, easements, and right-of-way lines.
- Proposed site servicing utility lines and physical utility items.
- Existing and proposed trees

☑ 4. **Proposed Site Plan – Grading and Drainage**. May be presented as a separate plan or combined with above, provided that geometrics graphics are used as background. 1" = 10' minimum scale. Show all:

- Existing and proposed contours with 1' contour interval.
- Downspout locations serving roof areas of the proposed buildings. Show how downspout drainage flow is collected and piped/conveyed to discharge points. Include over-land drainage discharge patterns, drainage swales, detention basins, and flow direction. Coordinate with the architectural plans and elevations.
- Drainage detention structures and their overflow discharge points. Show all piping into drainage detention structures.
- Erosion control measures and tree protection barriers.
- Drainage differential discharge calculations showing the engineered basis of pre- and post-development stormwater flow off of the site. No development shall result in an increase of stormwater discharge volume from the site.

☑ 5. **Architectural Floor Plan**. 1/4" = 1' minimum scale. Show all levels, including finished/ unfinished basements and detached structures. Fully dimension and indicate functions for all rooms. Include a roof plan accurately showing geometry, slopes, gutters and downspouts and coordinate with Site Grading and Drainage Plan. Limit size reductions to not more than 50%.
COMBINED W/FAR PLAN

☑ 6. **Pervious and Impervious Area Coverage Plan**. Illustrate all impervious improvements and diagram the impervious areas in comparison to pervious areas. Indicate types of site area coverage by shading and/or patterns with a legend of materials. Measure and show in a schedule areas of each type of coverage. Provide calculations of pervious and impervious areas and the ratio of impervious coverage.

☑ 7. **Landscape Plan**. 1/8" = 1' minimum scale. Use the Site Geometric Plan as background. The landscape planting plan should include:

- Current information from the site development plan, including existing/proposed grades and all buildings/structures.
- Location of all lot lines, building setbacks, and easements as depicted on the site development plan.
- Graphic legend depicting existing vegetation and proposed conditions.
- Location of all improvements (walks, patios, driveways, retaining walls, etc.)
- Location of all existing and proposed utilities and sewers.
- Graphic depiction of all existing trees, including location, types and caliper inch.
- Graphic depiction of the accurate drip line canopy showing the critical root zone.
- Tabulation of all existing trees to be saved, removed or impacted.
- Graphic depiction, plant schedule and planting details of all proposed trees, landscape plantings, shrubs, lawn areas, and groundcovers. Botanical and common names should be listed on plans.
- Graphic depiction indicating limits of ground disturbance and all associated areas of lawn to be seeded or sodded upon project completion.

☑ 8. **Arborist Report**. The arborist report should include Tree Protection Plan (TPP) with the following information:

- Project title or name, owner name, and firm name or individual who prepared the plan.
- Scaled based plan using the site development plan depicting line of disturbance, existing/ proposed grades, location of all improvements, existing/proposed utilities and sewers.
- Graphic depiction of all existing trees to remain and to be removed including location, types and Diameter Breast Height (DBH) size of 6" or greater.
- Graphic depiction of the accurate drip line canopy showing the extent of the Critical Root Zones and Structural Root Zones.
- Graphic depiction of proposed Tree Protection Zones and tree protection fencing.
- Identification of any areas of invasive plants recommended for removal.
- Tree Report Summary with the common and scientific name of the tree and the DBH at 4.5' above grade; comments on the vitality, structure and form of the tree; tree number (to correspond with the TPP); assessment of value/significance and recommended action to be taken; and reason for proposing removal or trimming of the tree.

☑ 9. **FAR Illustration Plan**. 1/8" = 1' minimum scale. Present a diagrammatic illustration of the plan areas as measured in CAD-based takeoff or as calculated by dimensions. Note the measured or calculated area of each floor plan level, show the boundary of each measured area graphically, and indicate how each area is assessed for FAR. Account for all floor areas and classify (i.e. conditioned space, enclosed porches, attached or detached garage, two-story living space, etc.).

☑ 10. **Color Photos of Adjoining Properties**. Color photos of existing and neighboring properties. Include rear yard and neighboring rear yards.

☑ 11. **Aerial Photo Plan**. Submit an illustration compositing the proposed development with buildings shaded black and pavements shaded grey, superimposed to scale onto an aerial photo image showing the project Street in its entirety.

☑ 12. **Composite Street Elevation**. ¼" = 1' minimum scale. Provide a colored elevation of the street façade superimposed on a photographic montage showing the adjoining neighbors to each side of the property. The exhibit must accurately depict the proposed design and the first-floor level in relation to the neighboring houses.

☑ 13. **Building Elevations**. Minimum ¼" = 1' scale. Reduced size exhibits limited to not more than 50 percent. Provide building elevations of all principal facades and detached structures with building materials noted. Accurately show the line of grade, as defined in the ARB guidelines, and coordinate with the Grading Plan. Note basements as a Story Below Grade or a Building Story, and show the roof height on each elevation, as defined in the ARB guidelines.

☑ 14. **Colored Illustration**. Provide a 3-dimensional rendering or a colored building elevation of the principal street façade. For additions, illustrate the most prominent façade whether side or rear.

☑ 15. **Materials and Samples**. Applicants are required to bring physical samples of the building materials to the ARB meeting.

Lauren Stth — 7/25/2025

SIGNATURE OF APPLICANT — DATE

90.00'

ASSUMED
EXISTING DETACHED
GARAGE 30'X28'

30' SETBACK

POOL
20'X40'

ASSUMED
30' DEEP
TURNAROUND

146.25'

7' SETBACK

7' SETBACK

146.25'

NEW RESIDENCE
70' WIDE X 43' DEEP
3010 SQ. FT. MAIN LEVEL
938 SQ. FT. UPPER LEVEL
3948 SQ. FT. TOTAL

30' SETBACK

9' WIDE
DRIVE

3' WIDE
WALK

PROPOSED RESIDENCE

TOTAL LOT SIZE	13,162.5 SQ. FT.
ALLOWABLE LOT COVERAGE AT 55%	7,239 SQ. FT.
HOUSE	3,010 SQ. FT.
DETACHED GARAGE	840 SQ. FT.
FRONT WALK	96 SQ. FT.
DRIVE & TURNAROUND	1,856 SQ. FT.
POOL 20'X40'	800 SQ. FT.
TOTAL	6,602 SQ. FT.
TOTAL COVERAGE	50.16 %

DISCLAMER:
SKETCH SHOWN IS APPROXIMATE, AND NOT BASED ON COMPLETE INFORAMATION OR BLOCK STUDY. THIS SKETCH SHALL NOT BE USED TO DECIDE WEATHER TO BUY THIS PROPERTY

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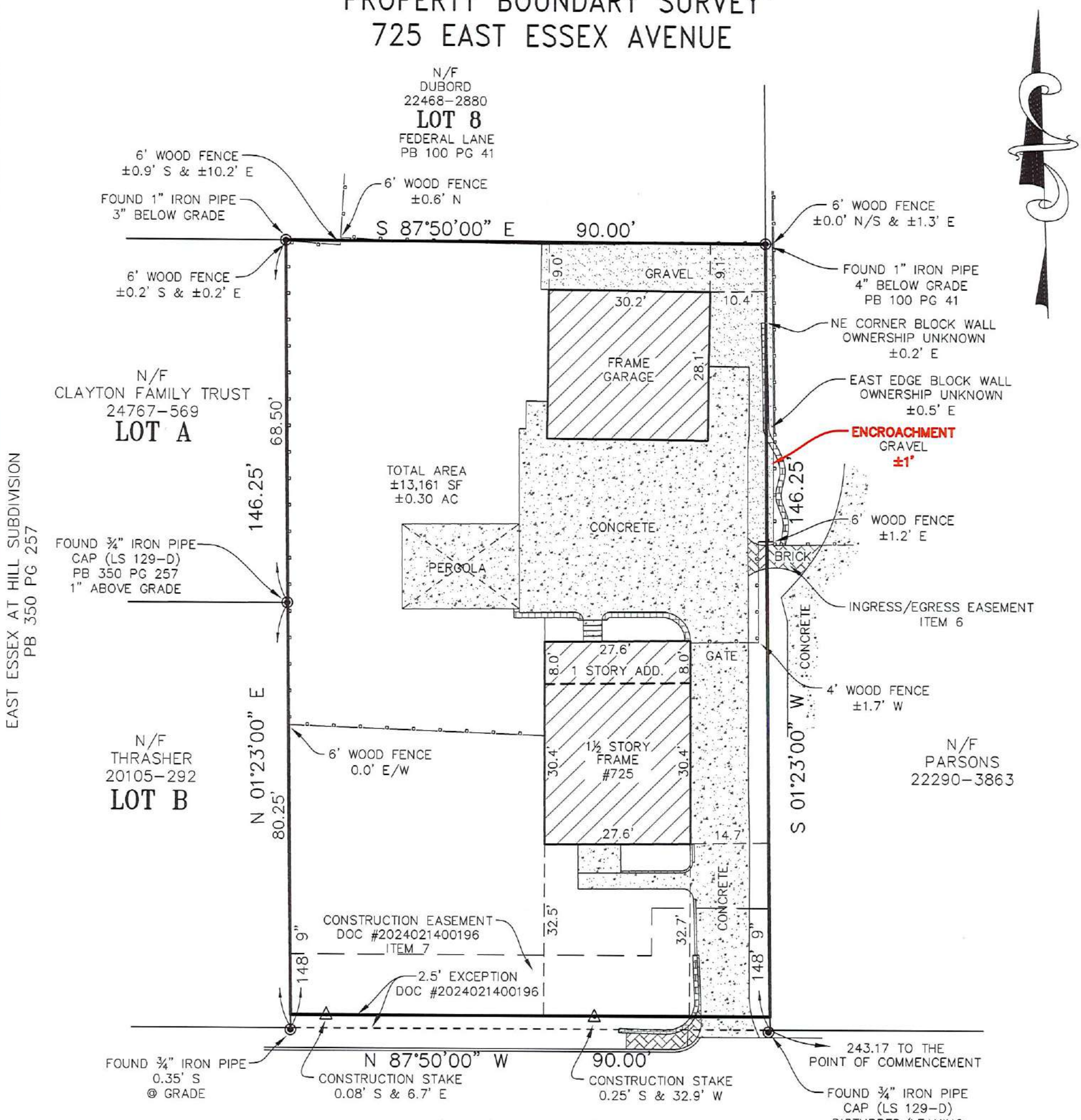
90.00'

E. ESSEX AVE.

PRELIMINARY SITE PLAN

SCALE: 1" = 10'-0"

"PROPERTY BOUNDARY SURVEY"
725 EAST ESSEX AVENUE



EXPIRES: DECEMBER 31, 2025

3/31/2025

STATE OF MISSOURI
PHILLIP JOSEPH WURM
NUMBER PLS-2278
PROFESSIONAL LAND SURVEYOR

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

TOPOS SURVEYING CORP

Source of Title: Title Partners Agency, LLC Informational Report file no. 25–343481–CD, dated March 26, 2025

Property Description:
Part of Lot 11 of the Subdivision in Partition of Bernard Henry Venneman's Estate in the Southwest 1/4 of Section 31, Township 45 North, Range 6 East in the County of St. Louis, Missouri, and described as: Beginning at a point in the North line of Essex Avenue, said point bears North 87 degrees 50 minutes West a distance of 243.17 feet from the intersection of the North line of Essex Avenue and the West line of Public Service Company Right of Way; thence North 87 degrees 50 minutes West along the North line of Essex Avenue, 90 feet to a point; thence North 1 degree 23 minutes East 148 feet 9 inches to a point; thence South 87 degrees 50 minutes East 90 feet to a point and thence South 1 degree 23 minutes West 148 feet 9 inches to the point of beginning. EXCEPTING THEREFROM that part conveyed for Right of Way to the City of Glendale by General Warranty Deed recorded February 14, 2024 as Document No. 2024021400196.

Matters Found of Record

Item 6 Appurtenant Easement for the use, ingress, egress, maintenance and repair of brick pavers according to instrument recorded in Book 22290 Page 3848. **Applies as shown hereon along the East property line.**

Item 7 Temporary Construction Easement granted to the City of Glendale according to instrument recorded as Document No. 2024021400196. **Applies as shown hereon along the South property line.**

This is to certify that we, Topos Surveying Corporation, at the request and for the exclusive use of Title Partners Agency, LLC and Megan Rowe have on the 28th day of March, 2025, executed a Property Boundary 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 hereon and located in St. Louis County, Missouri Records, and that the results of said survey are represented upon this plat. 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.**

PROJECT NAME:	PROJECT ADDRESS:	TOPOS SURVEYING CORP. ORIGINAL CERTIFICATE NUMBER 000105
PROPERTY BOUNDARY SURVEY	725 EAST ESSEX AVENUE, KIRKWOOD ST. LOUIS COUNTY, MISSOURI, 63122	

790 RUE ST. FRANCOIS
FLORISSANT, MISSOURI 63031
Phone (314) 838–5806
Fax (314) 838–8141

Revision: _____

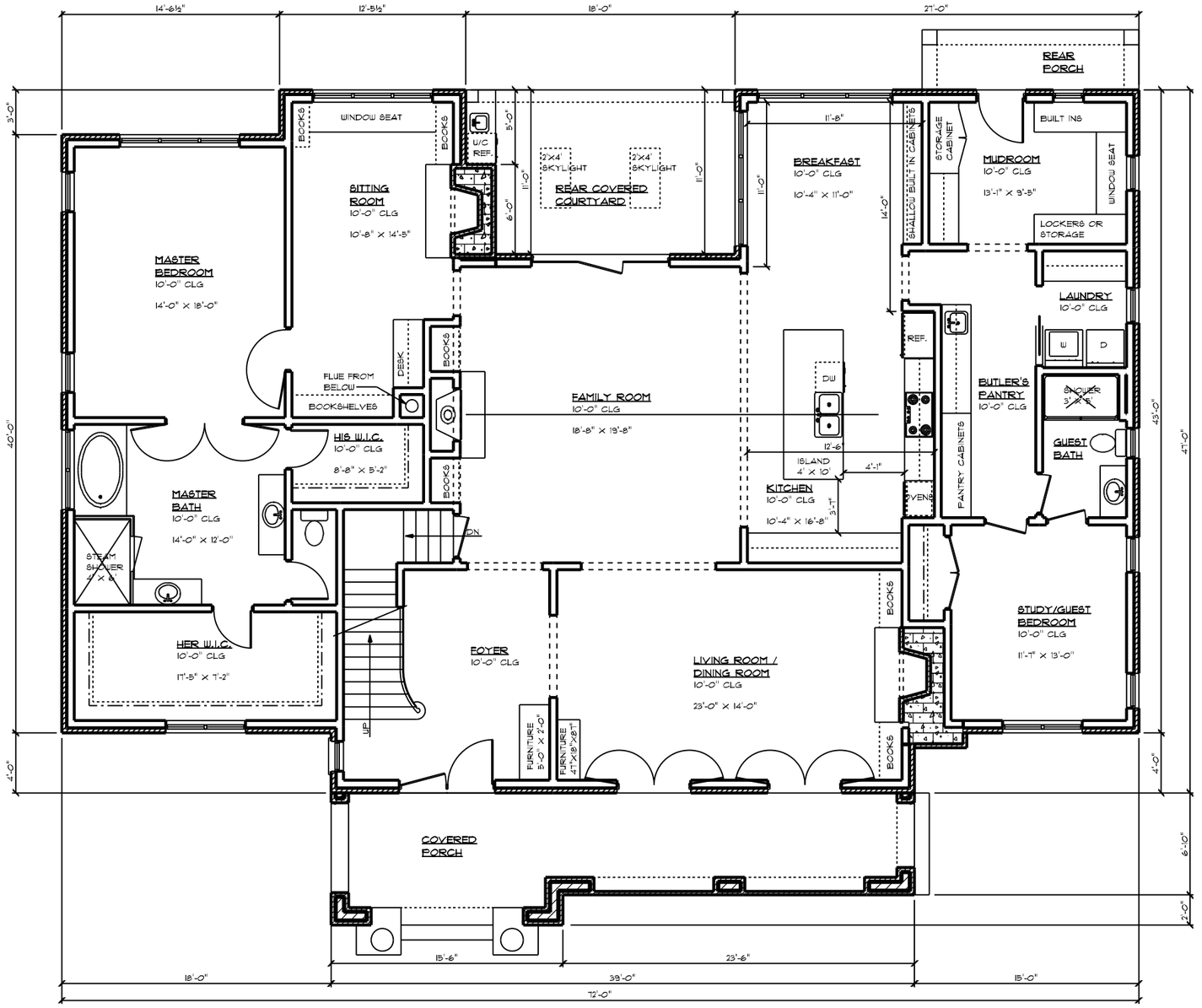
DATE: 03/31/2025

1 INCH

Scale: 1" = 20'

Sur. by: PD | Drawn by: NLO

Survey No. 0325–53



MAIN LEVEL FLOOR PLAN

SCALE: 1/4" = 1'-0" +/- 3,022 SQ. FT.

NEW RESIDENCE

FLOOR AREA RATIO (FAR)

3948 SQ. FT. ALLOWED

3022 SQ. FT. MAIN LEVEL

923 SQ. FT. UPPER LEVEL

3945 SQ. FT. TOTAL

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LAUREN STRUTMAN
- ARCHITECT -
MO # A-5288

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PRELIMINARY DRAWINGS
ONLY - NOT FOR
CONSTRUCTION

NEW RESIDENCE AT:
125 E. ESSEX AVE.
GLENDALE, MO 63122

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LAUREN STRUTMAN ARCHITECTS, P.C.
MISSOURI STATE CERTIFICATE OF AUTHORITY • A-2000146511-D

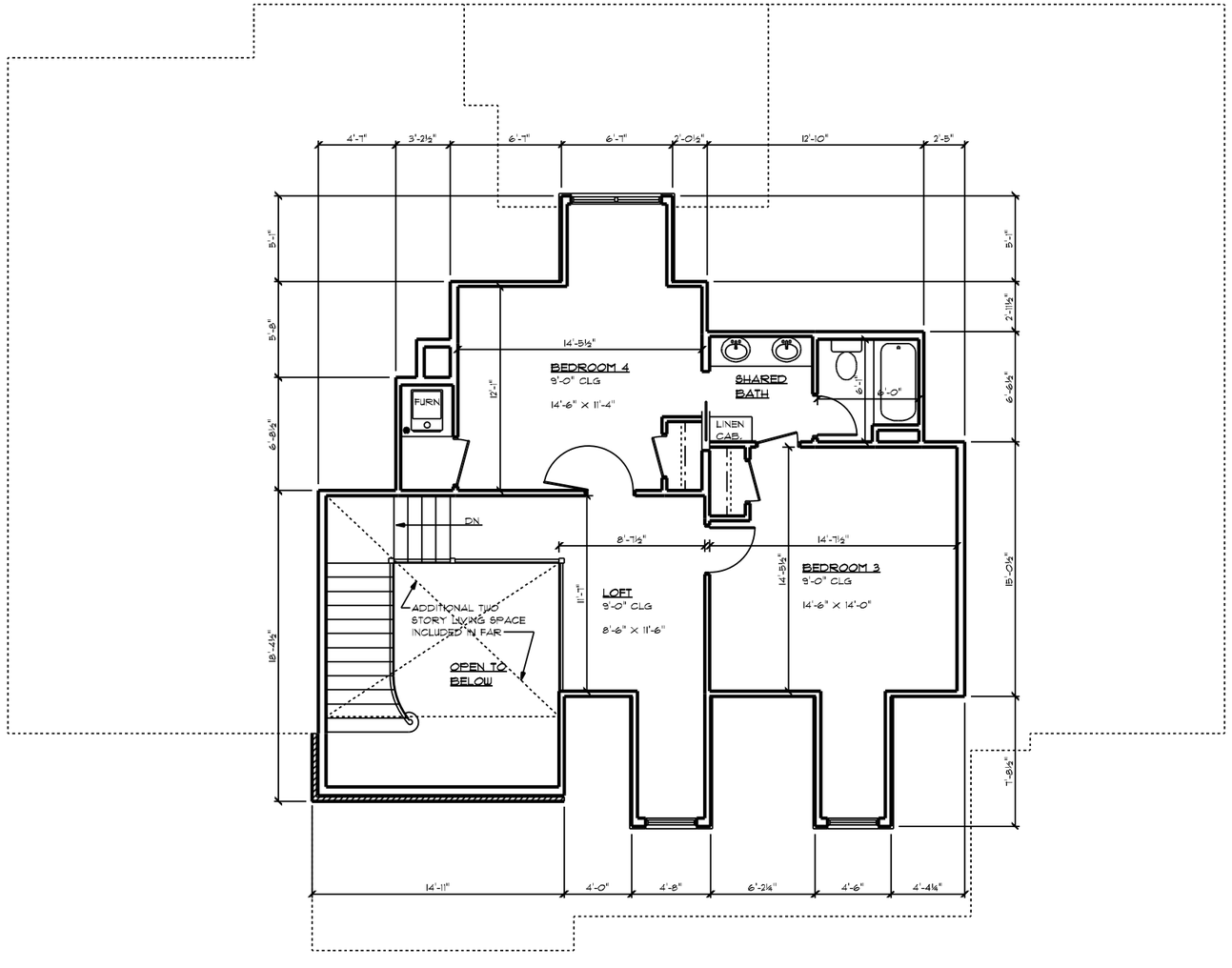
REVISIONS

DRAWN BY: R.E.W.

JOB NO.

DATE: 7/24/2025

SHEET:



UPPER LEVEL FLOOR PLAN

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

+/- 760 SQ. FT. (LIVING AREA)
+/- 923 SQ. FT. (FAR)

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DRAWN BY: R.E.W.

JOB NO.:

DATE: 7/24/2025

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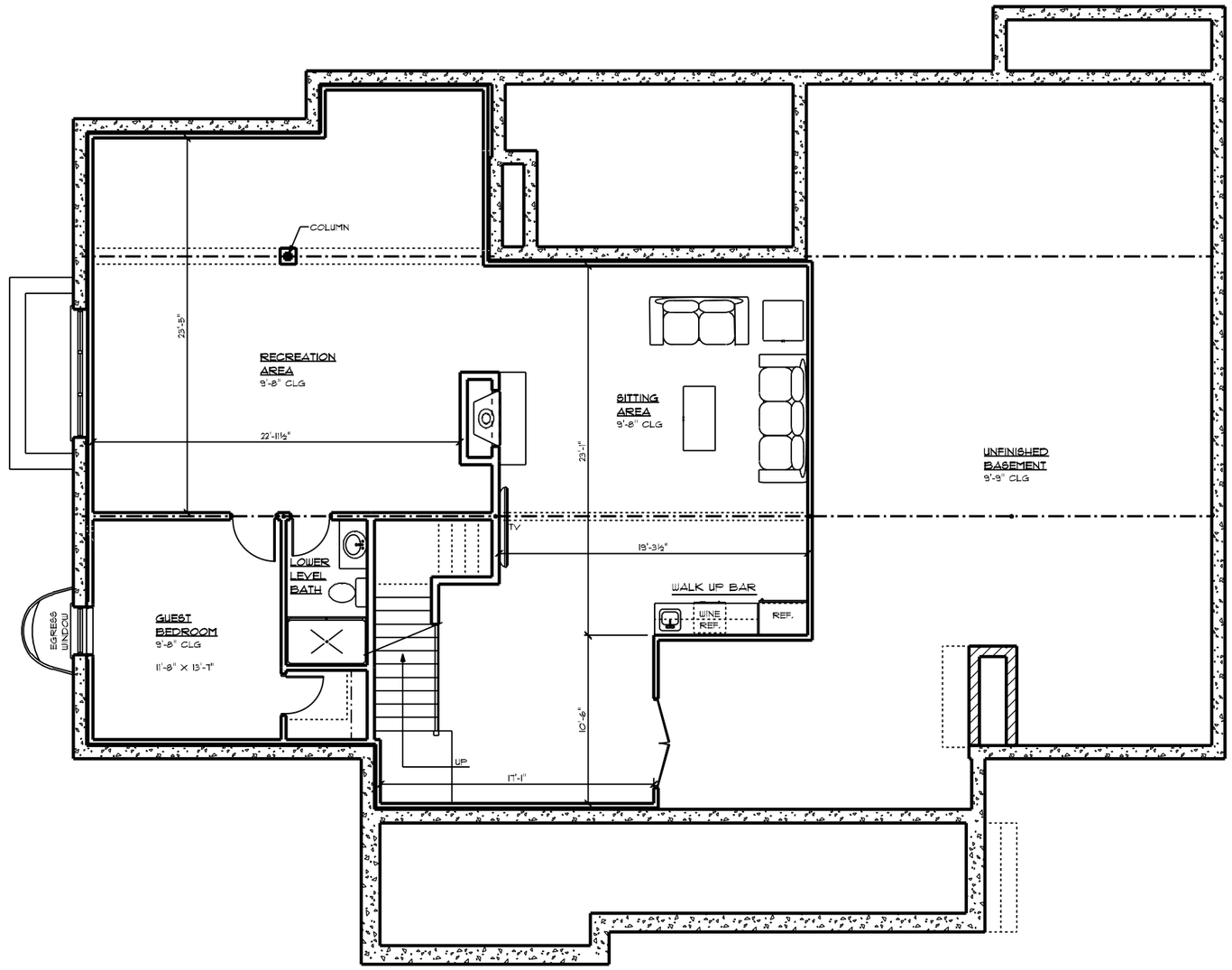

LOWER LEVEL FLOOR PLAN

SCALE: 1/4" = 1'-0" +/- 1,555 SQ. FT.

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DATE: 7/24/2025

SHEET:

ROOF PLAN

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

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PHOTOGRAPHY OF PROPOSED AND ADJACENT PROPERTIES

701 E. ESSEX AVE.

725 E. ESSEX AVE.

735 E. ESSEX AVE.

701 E. ESSEX AVE.

725 E. ESSEX AVE.
TO BE REMOVED

735 E. ESSEX AVE.

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JOB NO.
DATE: 7/24/2025
SHEET:

Hill Dr
Venneman Ave
416
409
407
410
401
701
735
E Essex Ave
E Essex Ave
E Essex Ave
E Essex Ave
E Essex Ave
398
760
780
798
800
802
390
Google

LEFT ELEVATION

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

FRONT ELEVATION

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

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DRAWN BY: R.E.W.

JOB NO.

DATE: 1/24/2025

SHEET:

REAR ELEVATION

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

RIGHT ELEVATION

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

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REVISIONS

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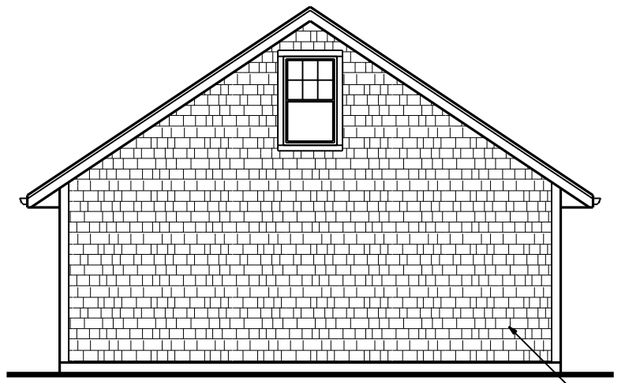
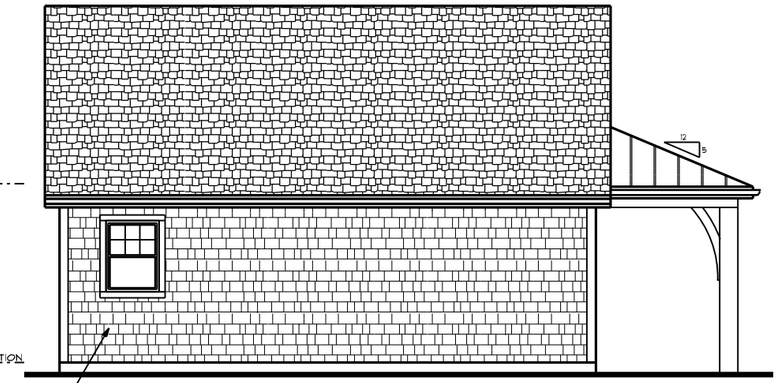
JOB NO.

DATE: 7/24/2025

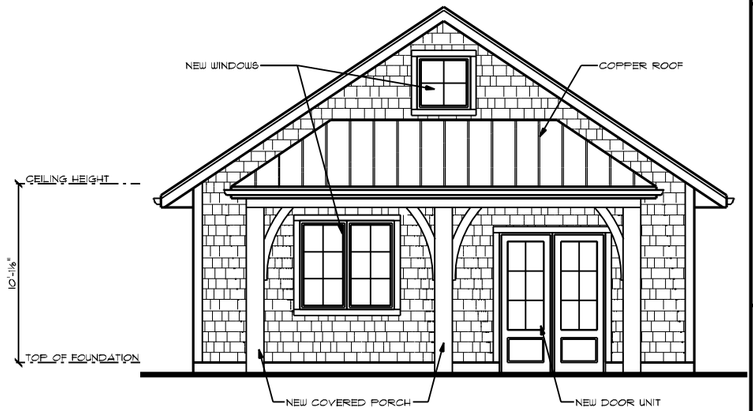
SHEET:



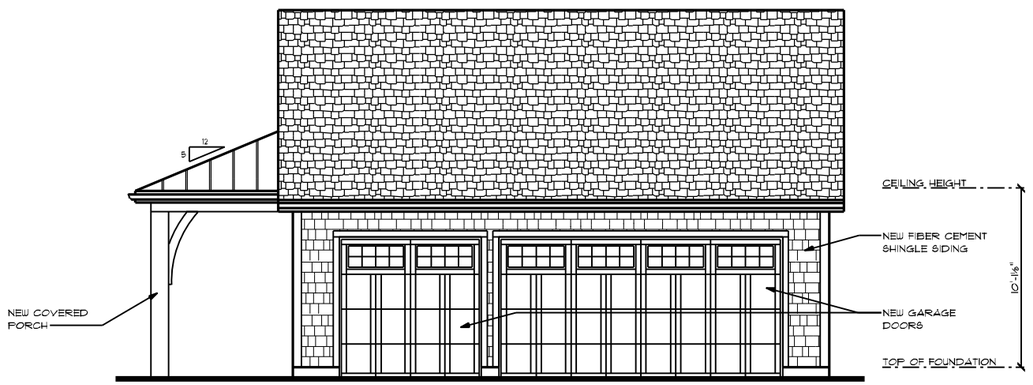
DETACHED GARAGE RIGHT ELEVATION
SCALE: 1/4" = 1'-0"



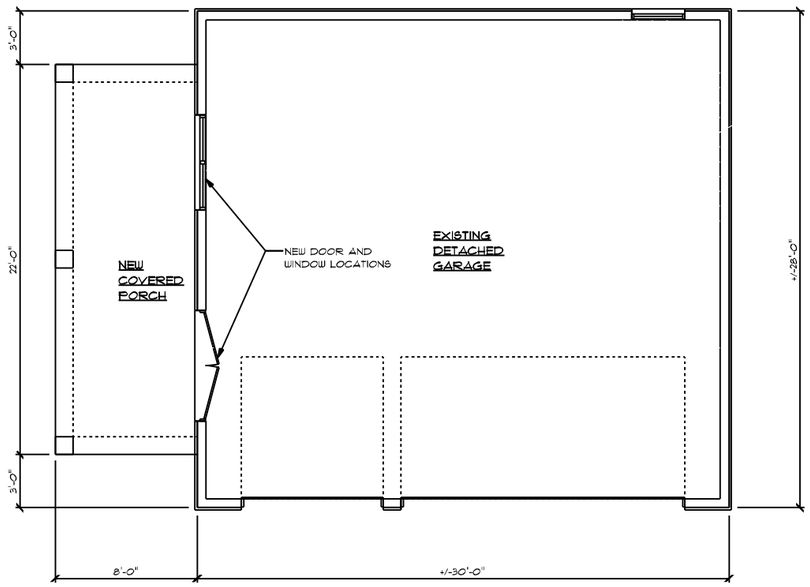
DETACHED GARAGE REAR ELEVATION
SCALE: 1/4" = 1'-0"



DETACHED GARAGE LEFT ELEVATION
SCALE: 1/4" = 1'-0"



DETACHED GARAGE FRONT ELEVATION
SCALE: 1/4" = 1'-0"



DETACHED GARAGE PLAN
SCALE: 1/4" = 1'-0"

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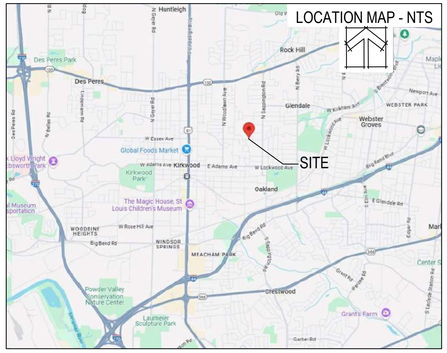
DRAWN BY: R.E.W.
JOB NO.
DATE: 7/24/2025
SHEET:

FRONT ELEVATION

FULL SIZED DRAWING PRINTS ON 24"X36"



GENERAL NOTES

1. ALL DISTURBED AREAS SHALL BE RESTORED AS SOON AS PRACTICAL.
2. CONTRACTOR TO INSTALL EROSION CONTROL BMPS PRIOR TO THE START OF CONSTRUCTION
3. CONTRACTOR TO KEEP ALL STREETS AND SIDEWALKS CLEAN OF DEBRIS AND SILT
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14. BOUNDARY PERFORMED BY TOPOS SURVEYING CORP DURING MARCH 2025
15. TOPOGRAPHIC SURVEY PERFORMED BY VOLZ INC DURING MAY 2025

DIFFERENTIAL RUNOFF MITIGATION CALCULATIONS

15 YR-20 MIN DIFFERENTIAL RUNOFF = 0.09 CFS
20 MIN DIFFERENTIAL VOLUME = 0.09 x 20 x 60 = 108 CF

DRY WELL TRIBUTARY RUNOFF = 0.34 CFS
20 MIN TRIBUTARY VOLUME = 0.34 x 20 x 60 = 408 CF

0.09 CFS REQUIRED </= 0.34 CFS TRIBUTARY
108 CF REQUIRED </= 412.50 CF TOTAL DESIGN VOLUME
EXCESS TRIBUTARY FLOWS TO BYPASS THROUGH DRY WELL, SEE SHEET C5 FOR DRY WELL DETAIL

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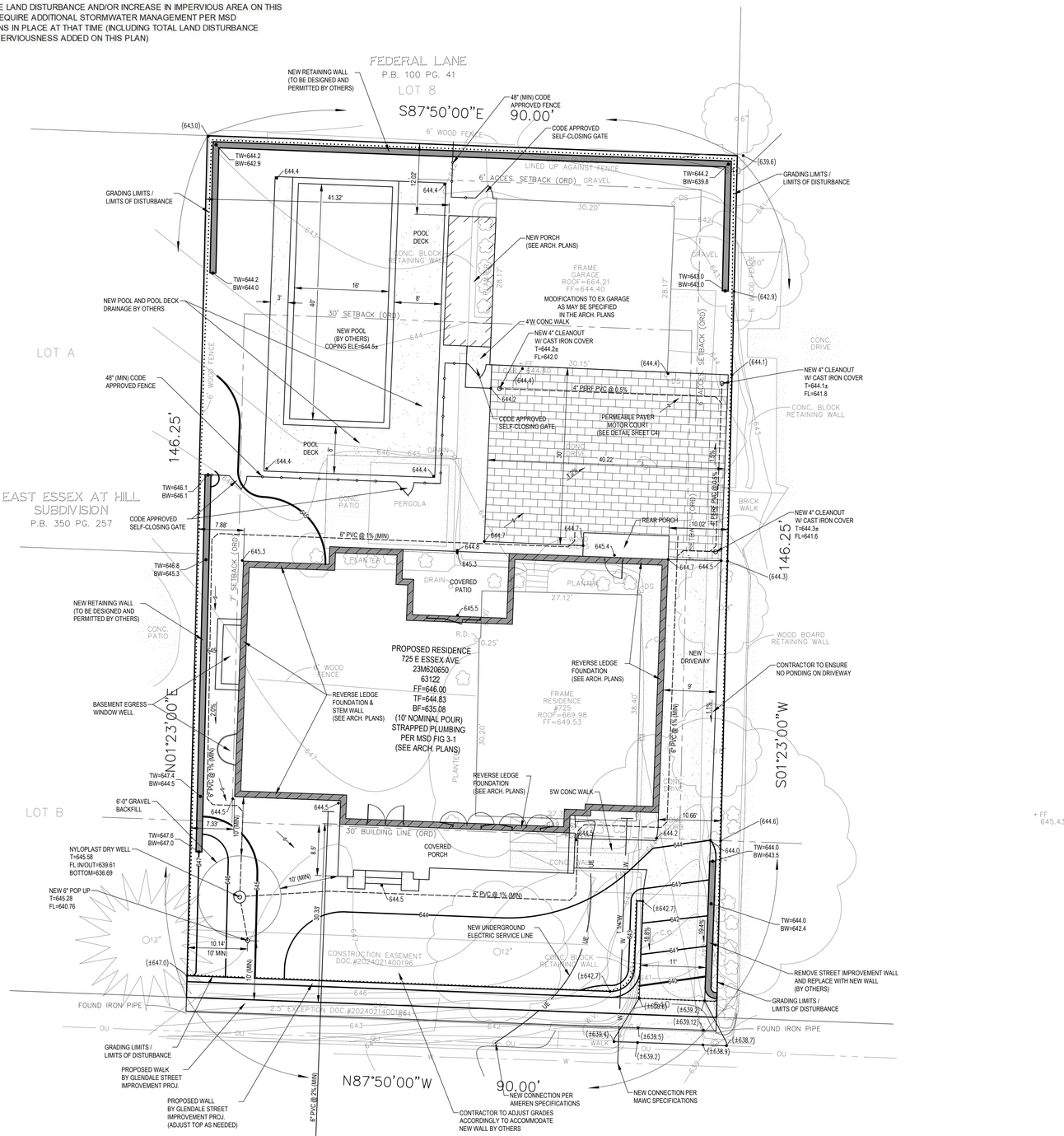

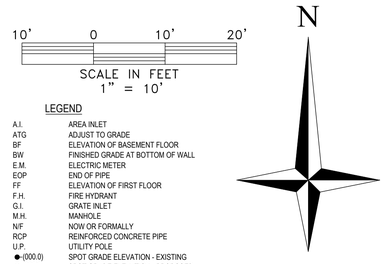

LEGEND

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BF	ELEVATION OF BASEMENT FLOOR
BW	FINISHED GRADE AT BOTTOM OF WALL
E.M.	ELECTRIC METER
EOP	END OF PIPE
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W.V.	WATER VALVE
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TW	FINISHED GRADE AT TOP OF WALL
UIP	USE IN PLACE
-OU-	OVERHEAD UTILITIES
-UE-	UNDERGROUND ELECTRIC
-W-	WATER SERVICE
-G-	GAS SERVICE
-X-	FENCE
	NEW CONC OR ASPH PAVEMENT
	NEW PERMEABLE PAVERS
	NEW RETAINING WALL
	NEW STRUCTURE

EXISTING IMPERVIOUS COVERAGE - LOT

TOTAL LOT AREA	13,161 SF
HOUSE / GARAGE / PERGOLA	2,076 SF
DRIVE / WALK / PATIO	2,747 SF
TOTAL IMPERVIOUS AREA	4,823 SF
IMPERVIOUS COVERAGE	36.6 %

PROPOSED IMPERVIOUS COVERAGE - LOT

TOTAL LOT AREA	13,161 SF
HOUSE / COVERED PORCHS	4,629 SF
DRIVE / WALK / PATIO / POOL	2,450 SF
TOTAL IMPERVIOUS AREA	7,079 SF
IMPERVIOUS COVERAGE	53.8 %
"DIST R-2" ALLOWED COVERAGE	55.0 %

PROPOSED IMPERVIOUS COVERAGE - FRONT YARD

TOTAL YARD AREA	2,700 SF
DRIVE / WALK / PATIO	651 SF
TOTAL IMPERVIOUS AREA	651 SF
IMPERVIOUS COVERAGE	24.1 %
"DIST R-2" ALLOWED COVERAGE	45.0 %

STORMWATER RUNOFF DIFFERENTIAL CALCULATIONS

TOTAL SITE AREA =	13,161 sf
EXISTING	
PERVIOUS AREA =	8,338 sf
PERVIOUS PERCENTAGE =	63.4%
15YR-20MIN PI FACTOR =	1.70
PERVIOUS FLOWRATE (Q) =	0.33 cfs
IMPERVIOUS AREA =	4,823 sf
IMPERVIOUS PERCENTAGE =	36.6%
15YR-20MIN PI FACTOR =	3.54
IMPERVIOUS FLOWRATE (Q) =	0.39 cfs
FLOWRATE (Q) =	0.72 cfs
PROPOSED	
PERVIOUS AREA =	6,082 sf
PERVIOUS PERCENTAGE =	46.2%
15YR-20MIN PI FACTOR =	1.70
PERVIOUS FLOWRATE (Q) =	0.24 cfs
IMPERVIOUS AREA =	7,079 sf
IMPERVIOUS PERCENTAGE =	53.8%
15YR-20MIN PI FACTOR =	3.54
IMPERVIOUS FLOWRATE (Q) =	0.58 cfs
FLOWRATE (Q) =	0.81 cfs
DIFFERENTIAL FLOWRATE	
PROP Q - EX Q =	**0.09** cfs

Vertical control was established using Trimble R8s GPS equipment and the MoDOT GPS RTK Network. Vertical control is reported in NAVD 88 using Geoid 18.

Site Benchmark - Elevation 644.57, Top of iron pipe found near the Southwest corner of 725 E. Essex Ave.

MSD BASEMAP 23M2 MSD RECORD # XXMSD-00XXX

CALL MISSOURI ONE CALL SYSTEMS INC. TWO FULL DAYS IN ADVANCE OF STARTING WORK

MISSOURI ONE-CALL 1-800-344-7483

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STATE OF MISSOURI
TIMOTHY JOHN MEYER
NUMBER E-24665
PROFESSIONAL ENGINEER
7/24/25
TIMOTHY J MEYER
Professional Engineer
MO E-24665

CURRAN RESIDENCE
725 E ESSEX AVE
GLENDALE, MO 63122

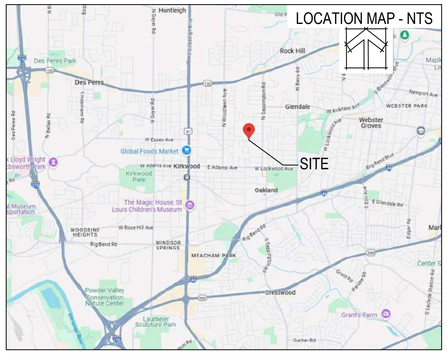
SITE & GRADING PLAN

Base Map No.: 23M2 | Designed By: EW
MSD Record # XXMSD-00XXX | Drawn By: EW
Project # 23630-0 | Checked By: TJM

7-24-25
C1

H:\CAD\23600-23699\23630\23630 Master Dwg - C1 Site 7/24/2025 9:29:02 AM Plotted by ewiehmeier

FULL SIZED DRAWING PRINTS ON 24"X36"



GENERAL NOTES

1. ALL DISTURBED AREAS SHALL BE RESTORED AS SOON AS PRACTICAL.
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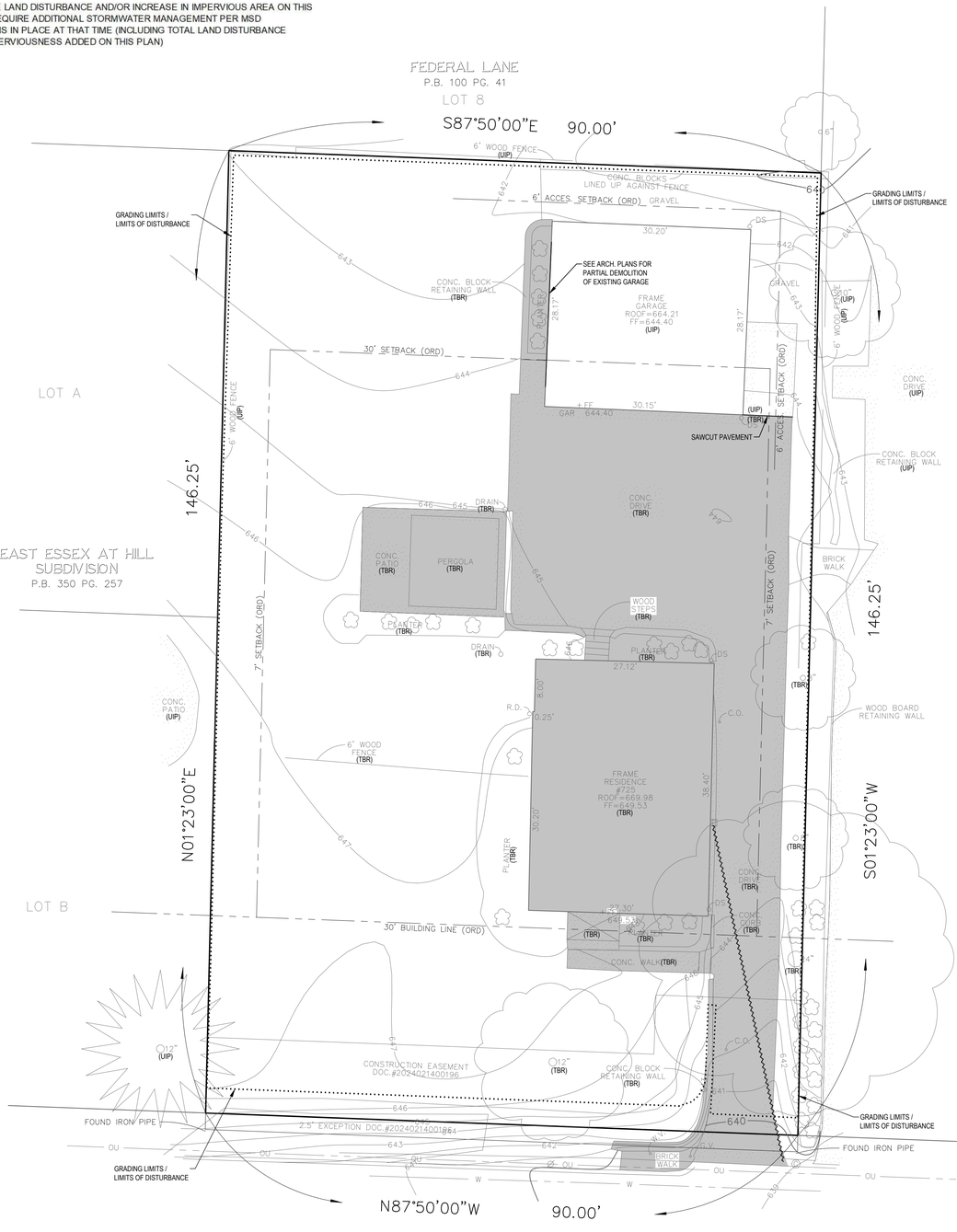

10' 0 10' 20'
SCALE IN FEET
1" = 10'

N

LEGEND

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TO BE REMOVED

AREA OF EXISTING IMPROVEMENTS TO BE REMOVED

ALL DEMOLITION AND/OR ABANDONMENTS TO BE PER THE CITY OF GLENDALE, ST LOUIS COUNTY, AND THE METROPOLITAN ST LOUIS SEWER DISTRICT STANDARD SPECIFICATIONS

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MSD BASEMAP 23M2 MSD RECORD # XXMSD-00XXX

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tomjcurran@icloud.com

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314.426.5222 Main 314.426.1250 Fax
www.volzinc.com
Authority #203

STATE OF MISSOURI
TIMOTHY JOHN MEYER
NUMBER E-24665
7/24/25
TIMOTHY J MEYER
Professional Engineer
MO E-24665

CURRAN RESIDENCE
725 E ESSEX AVE
GLENDALE, MO 63122

EXISTING CONDITIONS & DEMOLITION PLAN

Base Map No.: 23M2
MSD Record # XXMSD-00XXX
Project # 23630-0

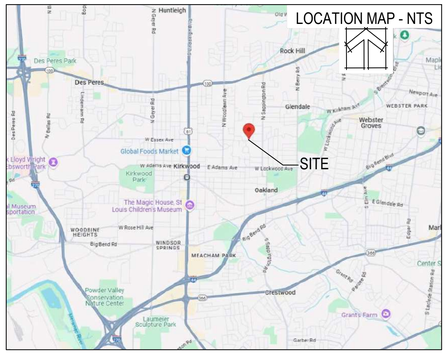
Designed By: EWV
Drawn By: EWV
Checked By: TJM

7-24-25

C2

H:\CAD\2630-23699\2630\2630 Master.dwg, C2 Demo 7/24/2025 9:29:08 AM Plotted by mmeimer

FULL SIZED DRAWING PRINTS ON 24"X36"



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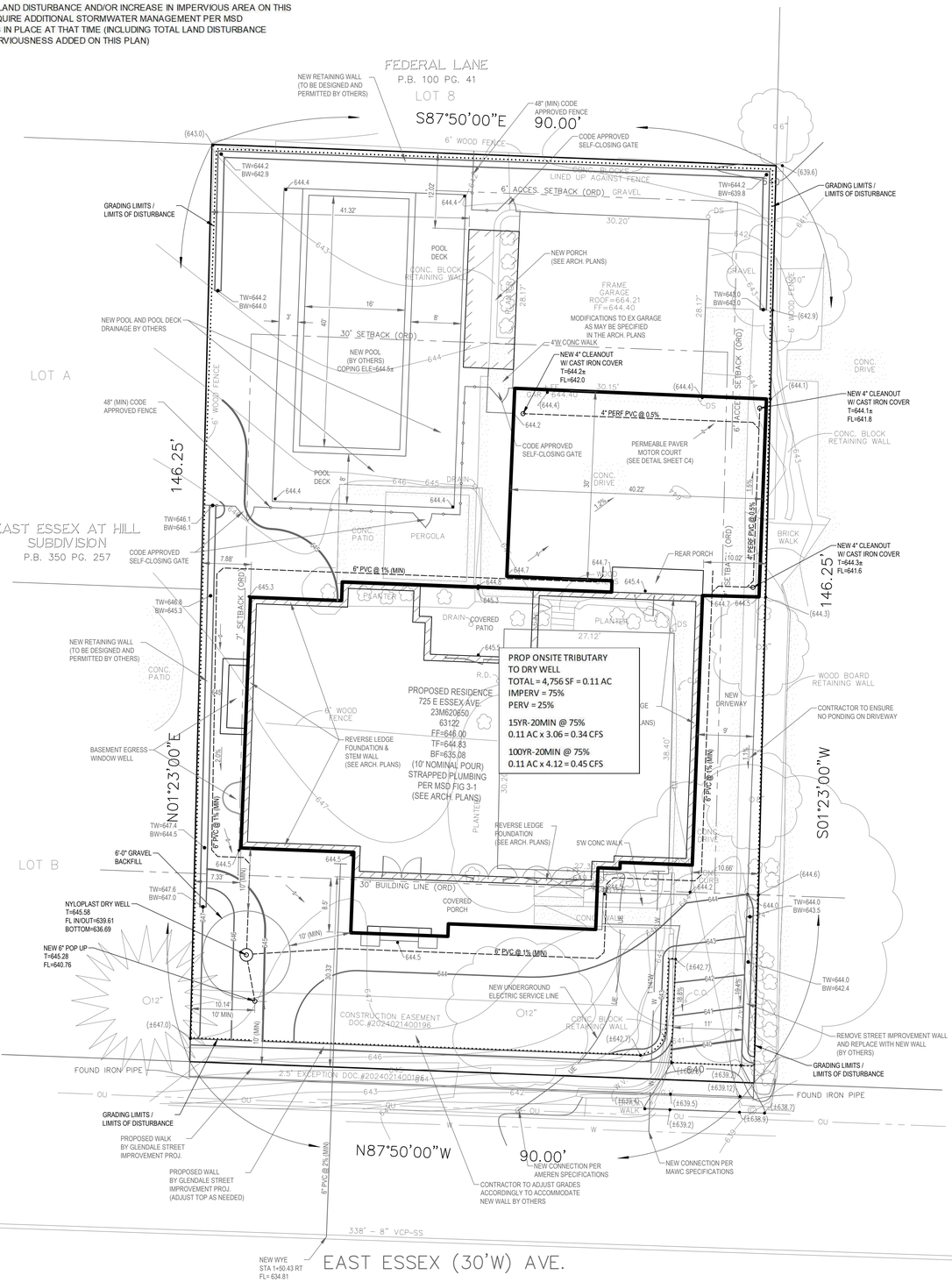

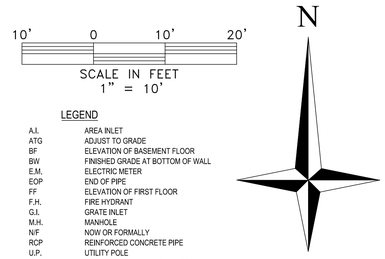

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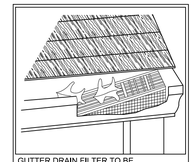
STORMWATER MANAGEMENT PLAN

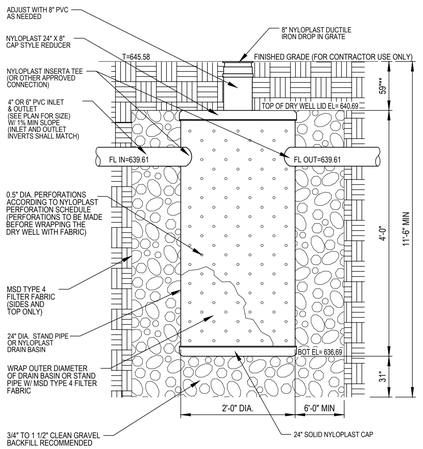
Base Map No.: 23M2
MSD Record # XXMSD-00XXX
Project # 23630-0
Designed By: EWV
Drawn By: EWV
Checked By: TJM
7-24-25
C3

H:\CAD\23600-23699\23630\23630 Master.dwg - C3 SWM 7/24/2025 9:29:13 AM Plotted by ewvietmeier

FULL SIZED DRAWING PRINTS ON 24"X36"



GUTTER DRAIN FILTER TO BE CONSTRUCTED AT ALL DOWNSPOUTS DISCHARGED BELOW GRADE (OR APPROVED EQUAL)



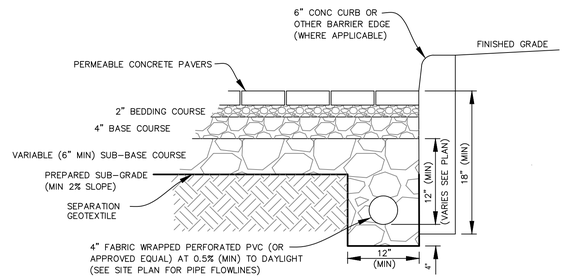
CALCULATED DRY WELL CAPACITY:
24" NYLOPLAST STANDPIPE (4'x1'R) = 94 GAL = 12.56cf
31" GRAVEL BASE X 7.0' RADIUS @ 40% VOID = 158.78cf
6.0' GRAVEL BACKFILL X 4'D @ 40% VOID = 241.15cf
TOTAL DRY WELL MITIGATION CAPACITY = 412.50cf

NOTE:
- MUST BE INSTALLED 10' (MIN.) AWAY FROM STRUCTURE OR FOUNDATION.
- REFERENCE NYLOPLAST .COM FOR INDIVIDUAL COMPONENTS
- ** CONTRACTOR TO FIELD ADJUST COVER DEPTH AS REQUIRED TO MAINTAIN MINIMUM 9" COVER OVER STANDPIPE AND CAP.

NYLOPLAST DRY WELL

Nyloplast
3130 VERONA AVE
BUFORD, GA 30518
PHN (770) 932-2443
FAX (770) 932-2490
www.nyloplast-us.com

TRAFFIC RATED APPLICATIONS SHALL INCLUDE AN 18" X 18" CONCRETE COLLAR AROUND DROP IN GRATE AT FINISHED GRADE



PERMEABLE CONCRETE DETAIL

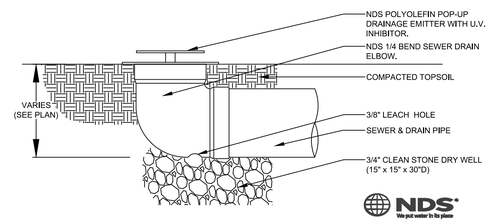
N.T.S.

NOTE:
SEE SPECIFICATIONS FOR INSTALLATION METHODS, AGGREGATE SIZES AND COMPACTION RATES.

BEDDING COURSE – ASTM D448 – No. 8 (3/8")

BASE COURSE – ASTM D448 – No. 57 (1" – 1 1/2")

SUB-BASE COURSE – ASTM D448 – No. 2 (2 1/2" – 1 1/2")



TYPICAL POP-UP DRAINAGE EMITTER

SEWER & DRAIN PIPE

NDS
We put water to its place
TECHNICAL SERVICES
1-888-NDS-4716
technicalinfo@ndspro.com

N. T. S.

MSD BASEMAP 23M2 MSD RECORD # XXMSD-00XXX

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CONST. CONSULTING
10849 Indian Head Ind'l. Blvd.
St. Louis, Missouri 63132
314.426.0222 Metro 314.890.1250 Fax
www.volzinc.com
Authority #203

STATE OF MISSOURI
7/24/25
TIMOTHY JOHN MEYER
NUMBER E-24665
REGISTERED PROFESSIONAL ENGINEER
TIMOTHY J MEYER
Professional Engineer
MO E-24665

CURRAN RESIDENCE
725 E ESSEX AVE
GLENDALE, MO 63122

CONSTRUCTION DETAILS

Base Map No.: 23M2 | Designed By: EWV
MSD Record # XXMSD-00XXX | Drawn By: EWV
Project # 23630-0 | Checked By: TJM

7-24-25
C4

H:\CAD\2630-23899\2630\2630 Master dwg, C4 Details 7/24/2025 9:29:17 AM Plotted by ewvermeer

SCALE: 1/8" = 1' 0"

0 8 20 40

N W E S

L1

LANDSCAPE DEVELOPMENT PLAN FOR
CURRAN RESIDENCE
725 EAST ESSEX
GLENDALE MO,
314-704-6255
TOMPCURRAN@ICLOUD.COM

THE PROFESSIONALS
"Where Quality is Foremost"
BAXTER GARDENS
Chesterfield
17259 Wildhorse Creek Road
Chesterfield, MO 63005
(636) 532-1055 FAX (636) 532-1258
www.baxtergardens.com

DESIGNED BY: Bill Weishaar
ORIGINAL DATE: July 23, 2025
REVISION DATE:
GRAPHIC ART: JDF

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725 EAST ESSEX DRIVE TREE SURVEY

EXISTING TREE SCHEDULE

	Species Info				Measurements						Preservation Info						
ID Number	Botanical Name	Common Name	Type	Condition	Caliper or DBH (inches)	Observed Drip Line Radius (feet)	Critical Root Zone Radius (feet)	Structural Root Zone Radius (feet)	Canopy Coverage (feet^2)	Adjusted Canopy Coverage (feet^2)	TBR or Remain	Impacted	Street Tree	Invasive	Contributing Tree	Landmark Tree	Comments
1		BLUE SPRUCE	evergreen	good	12	25	25	7	1,963	1,963	remain				X		
2	ILEX AQUIPERNYI	DRAGON LADY HOLLY	evergreen	good	4	22.5	22.5	3	1,590	1,590	remain				X		
3	HYDRANGEA PANICULATA	HYDRANGREA TREE	deciduous	good	3		3.75	2	44	44	remain				X		
4	QUERCUS PALUSTRIS	PINOAK	deciduous	good	12		15	7	707	707	tbr				X		
5	QUERCUS IMBRICARIA	SHINGLE OAK	deciduous	good	24		30	10	2,827	3,534	tbr					X	
6	CORNUS	DOGWOOD	deciduous	good	8		10	5	314	314	tbr				X		
7	MORUS	MULBERRY	evergreen	good	8		10	5	314	314	tbr				X		
8	JUGLANS NIGRA	BLACK WALNUT	deciduous	good	10		12.5	6	491	491	remain				X		

PROPOSED TREE SCHEDULE

Qty	Botanical Name	Common Name	Tree Group	Caliper (inches)	Canopy Coverage (feet^2)	Total Replacement	Street Tree	Native	Invasive	Comments
2	QUERCUS BICOLOR	SWAMP WHITE OAK	deciduous - large	3	750	1500		X		
2	ILEX AQUIPERNYI	DRAGON LADY HOLLY	evergreen - large	3	500	1000				
2	BETULA NIGRA	RIVER BIRCH	deciduous - large	6	750	1500		X		
1	CIRCIS CANADENSIS 'FOREST PANSY'	FOREST PANSY REDBUD	deciduous - ornamental	2	250	250		X		

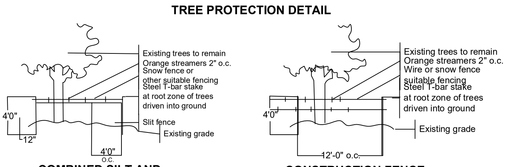
NEW ORDINANCE TOTALS

Category	Street Trees	Site Trees	
		Deciduous	Evergreen
Number of Trees	0	7	
		5	2
- Native	0	5	
% Native	-	71.4%	
Caliper Inches	0	-	
		-	-
Canopy Coverage (feet^2)	0	4,250	
		3,250	1,000
Replacement Required			
Number of Trees	0	-	
Caliper Inches	-	-	
Canopy Coverage (feet^2)	-	3,667	
- Site Area (feet^2)	-	11,828	
- Zoning District	-	R-3	
- Min. Canopy Coverage %	-	31	
Surplus/Deficiency			
Number of Trees Above (+) or Below (-) the Requirement	0	-	-
Caliper Inches Above (+) or Below (-) the Requirement	-	-	
Canopy Coverage (feet^2) Above (+) or Below (-) the Requirement	-	4,672	
Compensation Due to City Forestry Fund ($)	-	$0.00	

SYMBOL LEGEND

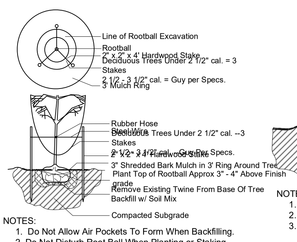
SYMBOL	MEANING
OHE	OVERHEAD ELECTRIC
UE	UNDERGROUND ELECTRIC
578	EXISTING GRADES
578	PROPOSED GRADES
W	WATER LINE
	STORM SEWER PIPE
G	GAS LINE
SAN	SANITARY LINE
	EASEMENT / BUILDING / SETBACK LINE
	PROPERTY LINE
	CLEAN OUT
	FENCE ENCLOSURE
	EXISTING FENCE
EXISTING TREE	EXISTING TREE CRITICIAL ROOT ZONE
	TREE PROTECTION FENCING
	STRUCTURAL ROOT ZONE

TREE PROTECTION DETAIL



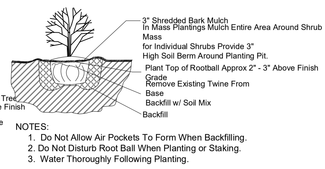
COMBINED SILT AND TREE PROTECTION FENCE

CONSTRUCTION FENCE FOR TREE PROTECTION



NOTES:
1. Do Not Allow Air Pockets To Form When Backfilling.
2. Do Not Disturb Root Ball When Planting or Staking.
3. Water Thoroughly Following Planting.

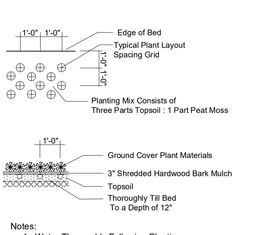
TREE PLANTING AND STAKING
Not To Scale



NOTES:
1. Do Not Allow Air Pockets To Form When Backfilling.
2. Do Not Disturb Root Ball When Planting or Staking.
3. Water Thoroughly Following Planting.

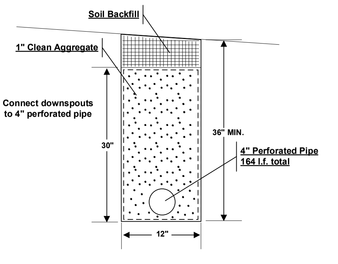
SHRUB PLANTING
Not To Scale

Note:
1. All tree protection measures shall be installed prior to the commencement of demolition, excavation, construction or site work.
2. A pre-construction meeting shall be held on site to review the installed protective measures with operators, construction supervisors, contractors, representatives, and the city representative (if required by the City).
3. Development impact shall not enter the Structural Root Zone (SRZ) of trees to be preserved. If this is not avoidable, the tree may have to be removed and tree replacement requirements will be applied.
4. Tree protection fencing shall be installed along the edge of the Tree Protection Zone (TPZ) of each preserved and impacted tree within the disturbed areas. Trees that share a TPZ can be fenced together in a cluster. Tree protection fencing shall be installed along hardscape edges that will remain intact. No more than 25 percent of the TPZ can be impacted.
5. The contractor on the site shall stake clearing limits in order to facilitate location for trenching and fencing installation for tree protection.
6. The sequence of tree preservation measures if required shall be as follows:
   - Tree protection fencing installed to establish the TPZ.
   - Root pruning trenching.
   - Tree pruning and chemical treatment.
   - Aeration to critical root zone.
7. Tree protection fencing shall be repaired and maintained by the contractor for the duration of construction and approved by the City. No alteration shall occur without the prior approval by the City.
8. Access to the TPZ by construction equipment, materials or individuals, that may cause harm to protected trees will not be allowed. Only limited access, if necessary, shall be permitted with the prior approval of the City.
9. All designated aeration zones shall be protected with temporary fencing until final grading.
10. Removal of trees, shrubs, or undergrowth from protected areas shall only be performed when necessary and must be done with hand tools only.
11. Utility locations should be planned for areas outside of the Tree Protection Zone (TPZ). Utilities that must cross through the TPZ of trees due to site constraints and utility design requirements must be approved by the City and will be directional bored. No open trenches are allowed. Tree protection fencing must be maintained on both sides of the boring alignment.
12. Attachment of any construction signs, fencing, etc. to any tree is strictly prohibited. Construction fence footings or support locations are required to be shown on the plan. Position post locations to span the TPZ. Upon construction completion, all temporary barriers, fencing, debris, etc. shall be removed from the site by contractor.



Notes:
1. Water Thoroughly Following Planting.

GROUNDCOVER PLANTING
Not To Scale



4" Downspout Drain System

L2

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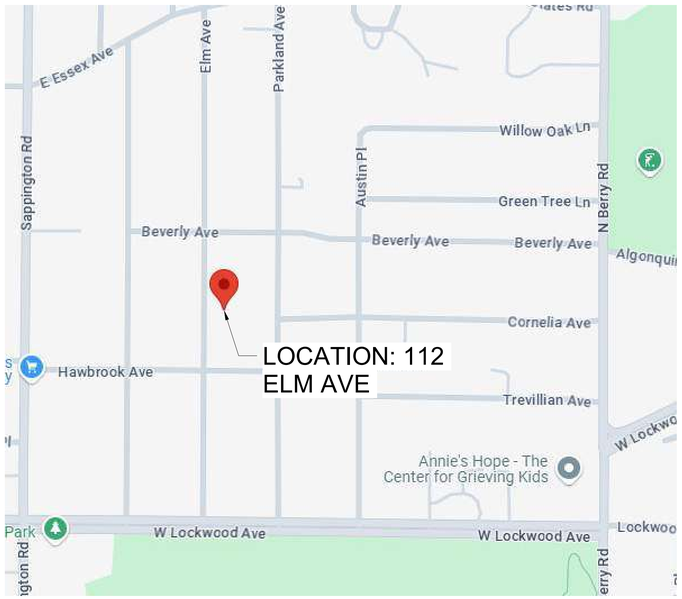
SHEET INDEX	
Sheet Number	Sheet Name

A 1.0	DEMOLITION SITE PLAN
A 1.1	PROPOSED ARCHITECTURAL SITE PLAN
A 1.2	ATTACHED PATIO COVER
A 1.3	DETACHED CARPORT
A 1.4	UTILITY SHED
~~A 1.5~~	~~DRAINAGE PLANS~~
A 1.6	LANDSCAPE PLANS
A 1.7	EXISTING SITE PHOTOS
A 1.8	RENDERINGS
C1.0	CIVIL CALCULATIONS
C100	SURVEY



1 VICINITY MAP
SCALE: NTS

SUBDIVISION: BONITA PARK
MUNI WARD: GLENDALE 1
MUNI CODE: 026

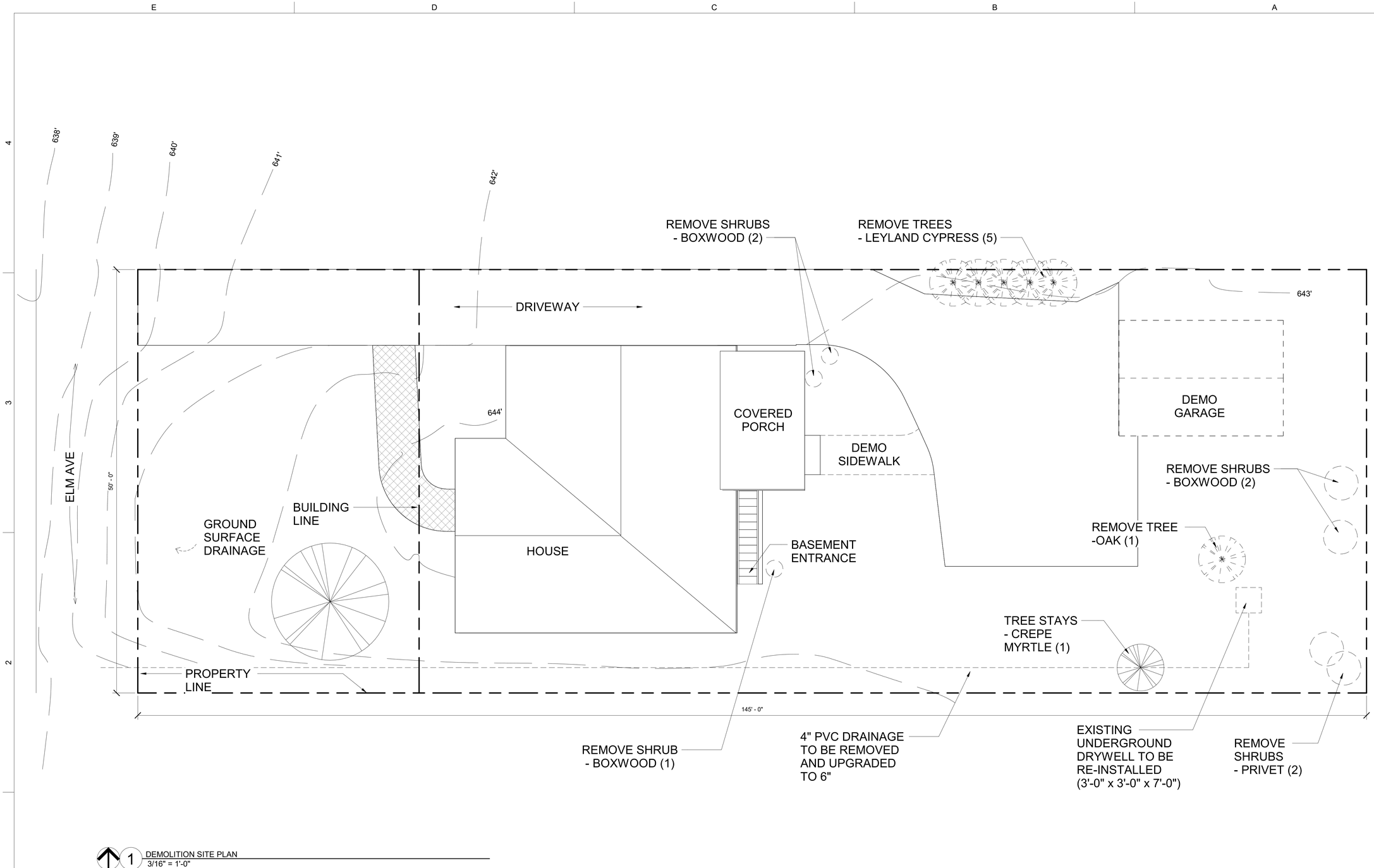
BACKYARD PROPOSAL PERMIT SET

112 ELM AVE, ST. LOUIS, MO 63122

The following sheets contain the permit plans for the backyard proposal at 112 Elm Ave. (Refer to the sheet index for specific project location).

The proposal includes: The demolition of the existing shed, sidewalk, and landscape elements. Additional drainage and the re-instillation of existing drywell. The addition of an attached patio cover with a new metal roof extending over the existing patio. The addition of a new landscape design including a putting green. The construction of a freestanding carport and utility shed.

HDA



1 DEMOLITION SITE PLAN
3/16" = 1'-0"

HDA
4565 McRee Avenue, Suite 100
St. Louis, MO 63110
(314) 726-2500

BACKYARD PROPOSAL
PERMIT SET
112 ELM AVE, ST. LOUIS, MO 63122

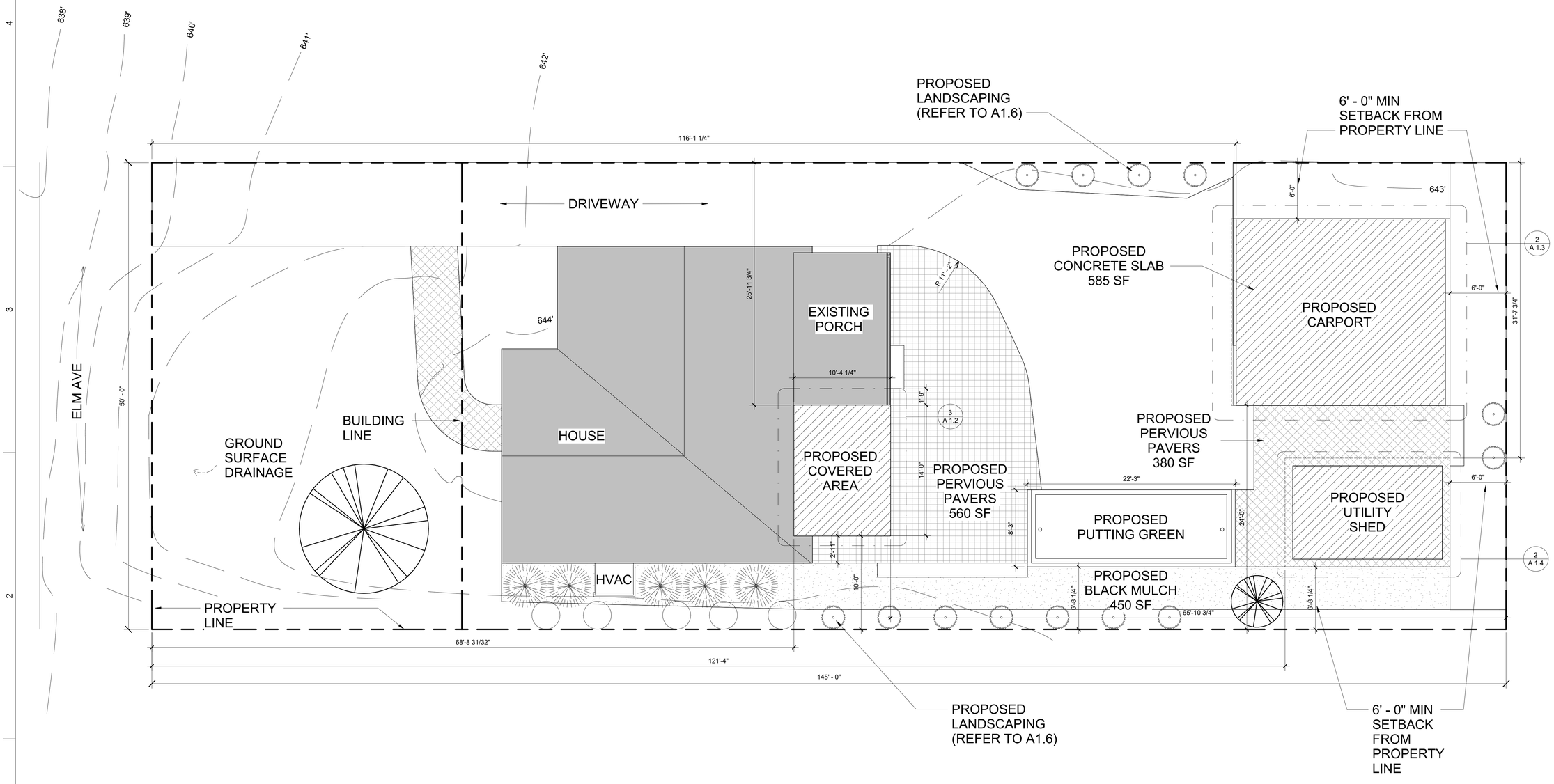
#	DATE	DESCRIPTION

PROFESSIONAL RECORD

Project Number: XX.XXX
Date: 07.24.2025
Status: SUBMITTAL

DEMOLITION SITE PLAN

A 1.0



1 PROPOSED ARCHITECTURE SITE PLAN
3/16" = 1'-0"

REFER TO C100 FOR CIVIL INFORMATION

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BACKYARD PROPOSAL
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#	DATE	DESCRIPTION

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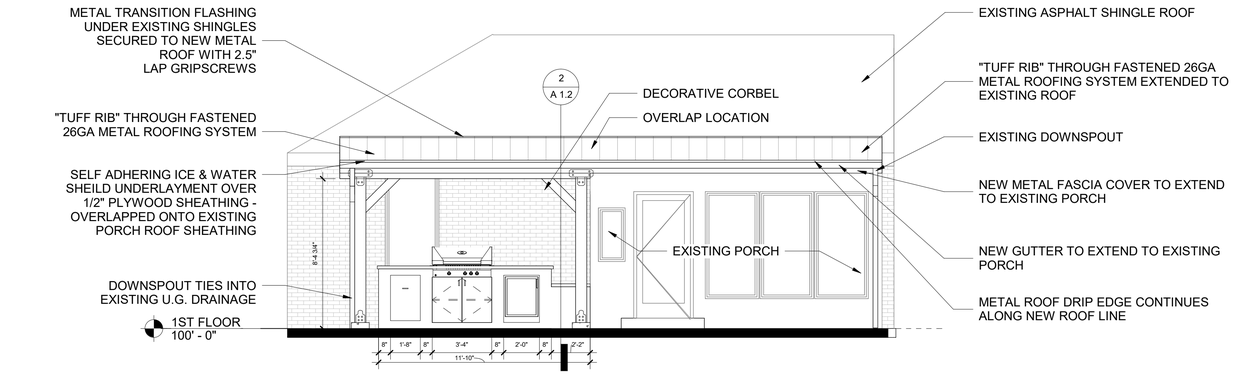
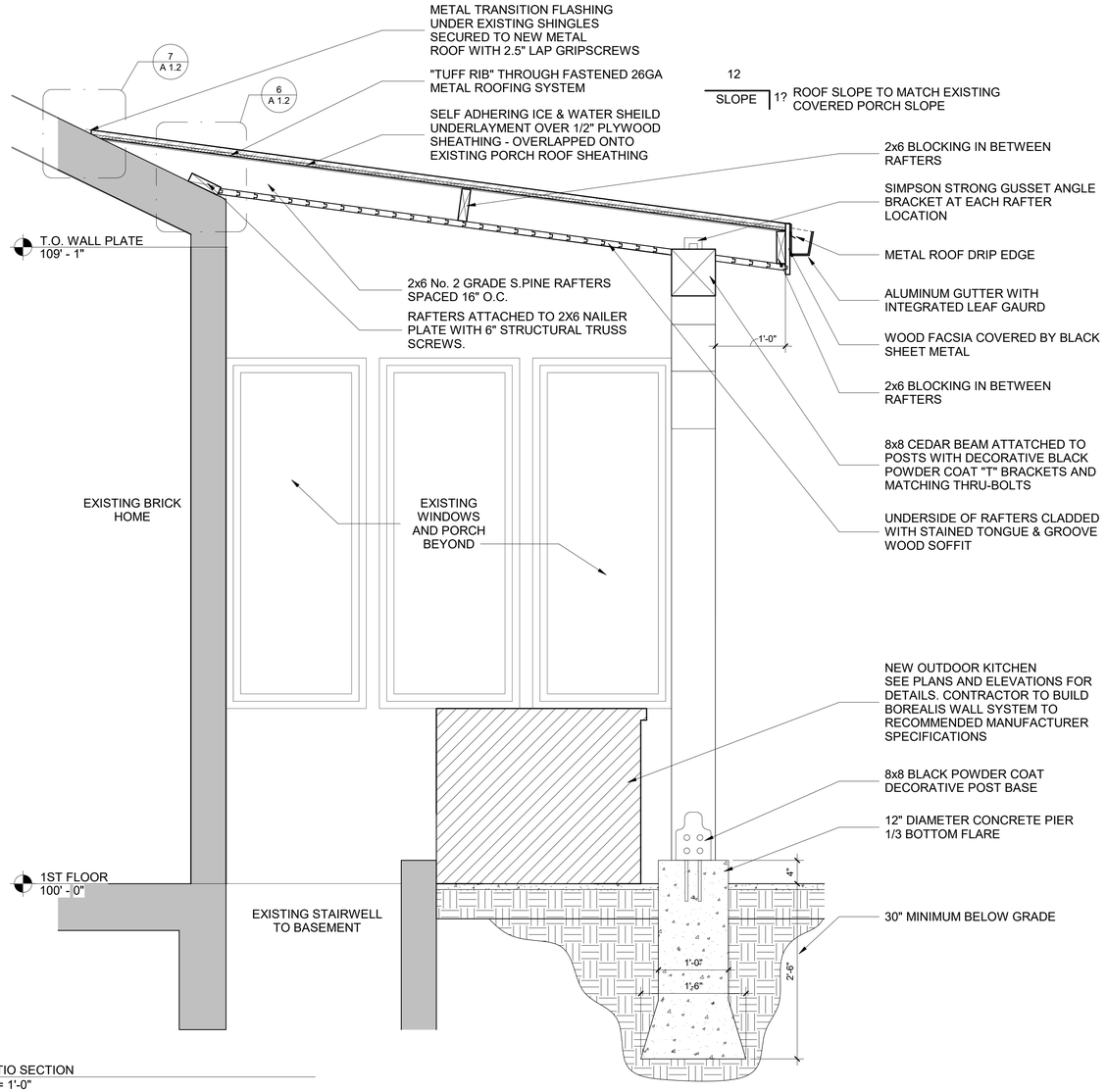
Status: **SUBMITTAL**

PROPOSED ARCHITECTURAL SITE PLAN

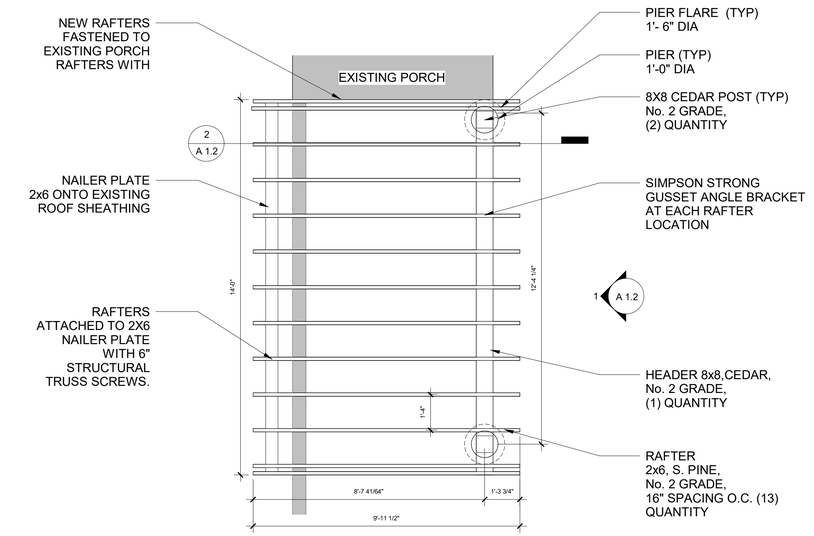
A 1.1



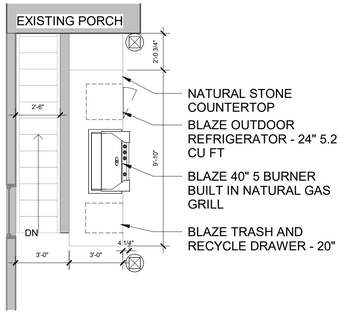
1 ATTACHED PATIO ELEVATION
1/4" = 1'-0"



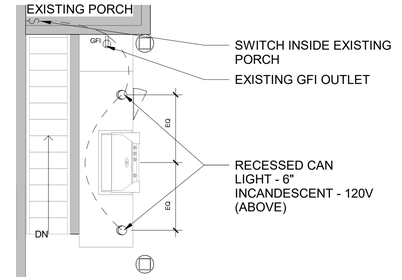
2 PATIO SECTION
1" = 1'-0"



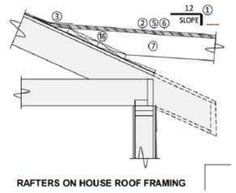
3 ROOF FRAMING AND FOUNDATION PLAN
3/8" = 1'-0"



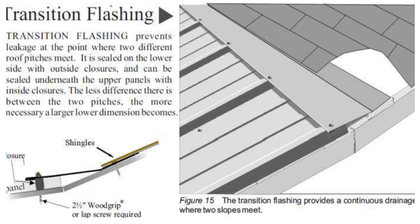
4 KITCHEN PLAN
1/4" = 1'-0"



5 ELECTRICAL PLAN
1/4" = 1'-0"



6 DETAIL
NOT TO SCALE



7 DETAIL
NOT TO SCALE

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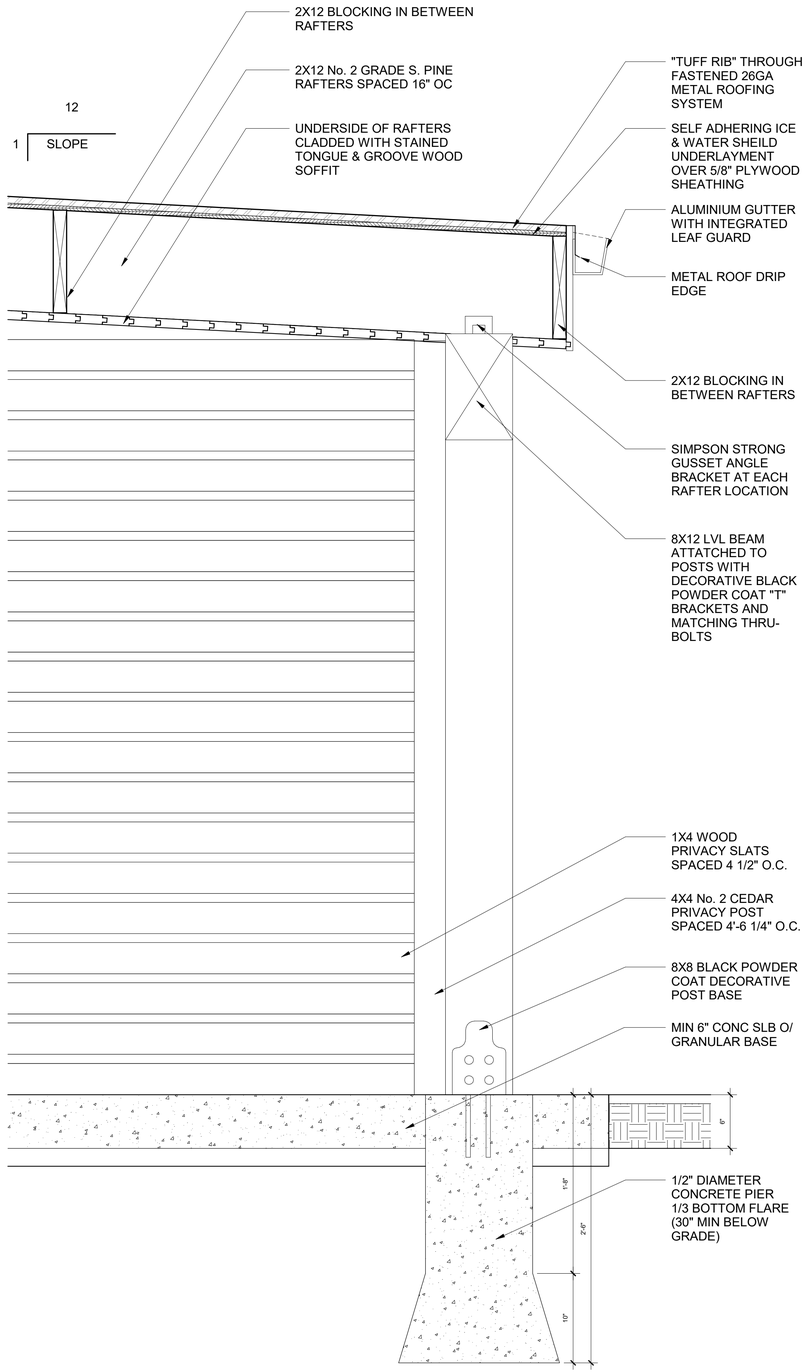
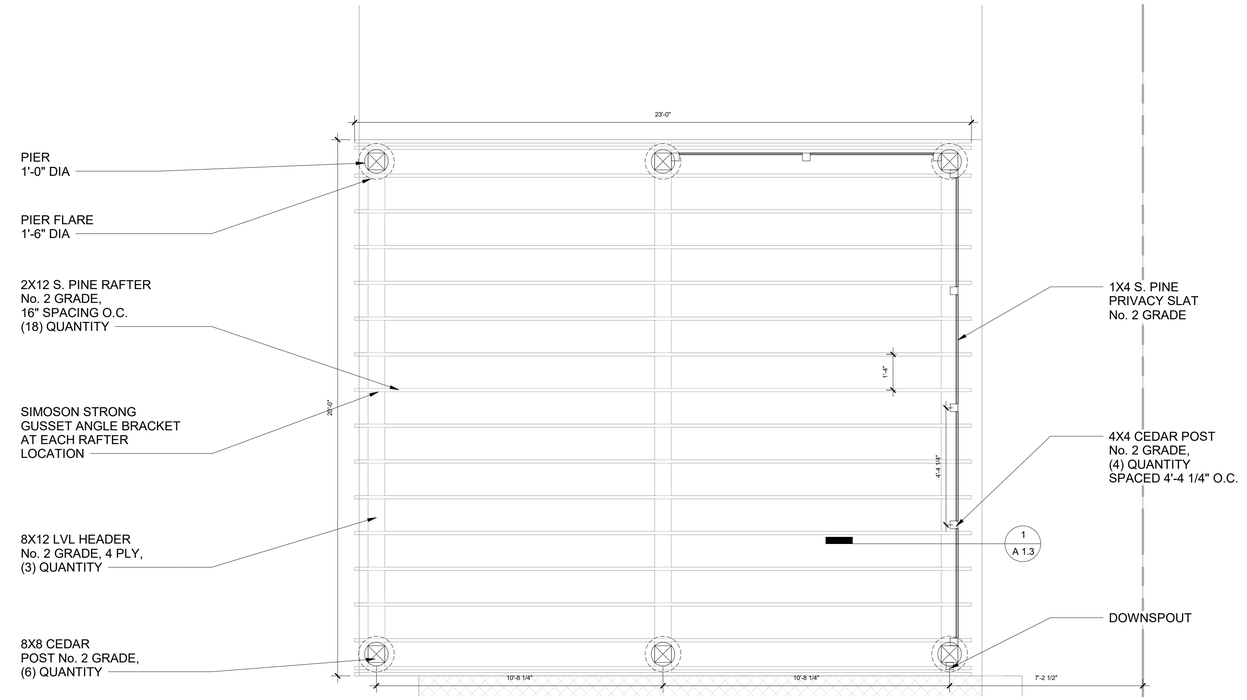
ATTACHED PATIO COVER

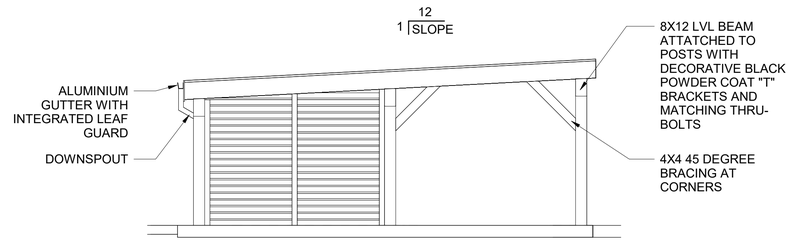
A 1.2



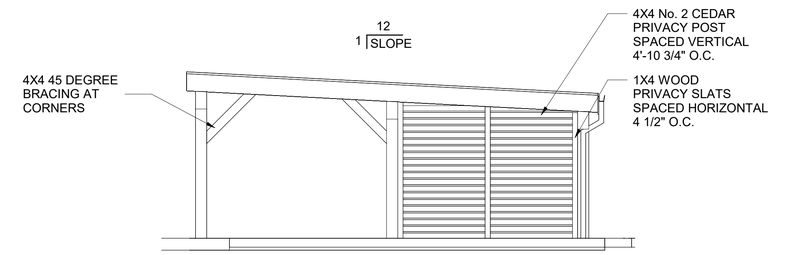
1 CARPORT SECTION
1 1/2" = 1'-0"



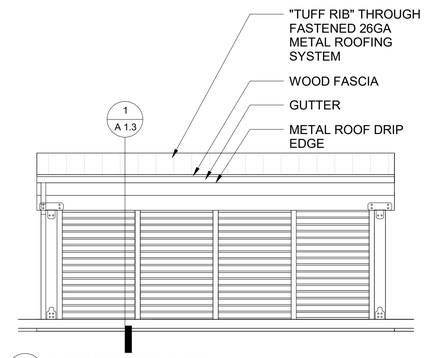
2 FOUNDATION AND FRAMING PLAN
3/8" = 1'-0"



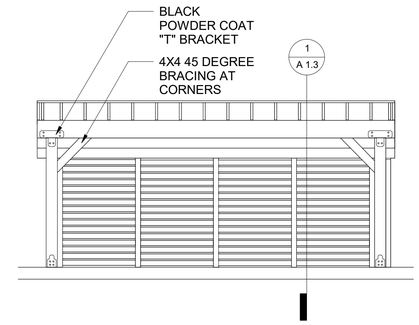
3 CARPORT NORTH ELEVATION
1/4" = 1'-0"



5 CARPORT SOUTH ELEVATION
1/4" = 1'-0"



4 CARPORT EAST ELEVATION
1/4" = 1'-0"



6 CARPORT WEST ELEVATION
1/4" = 1'-0"

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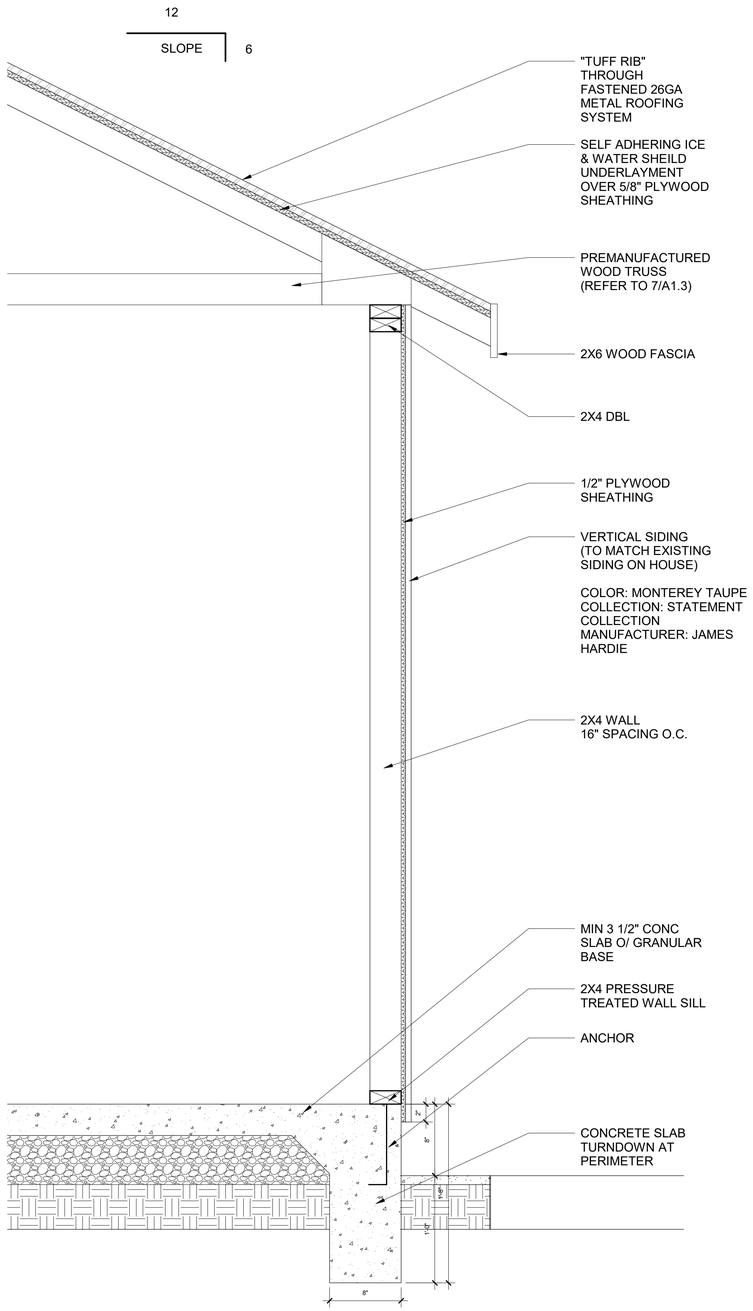
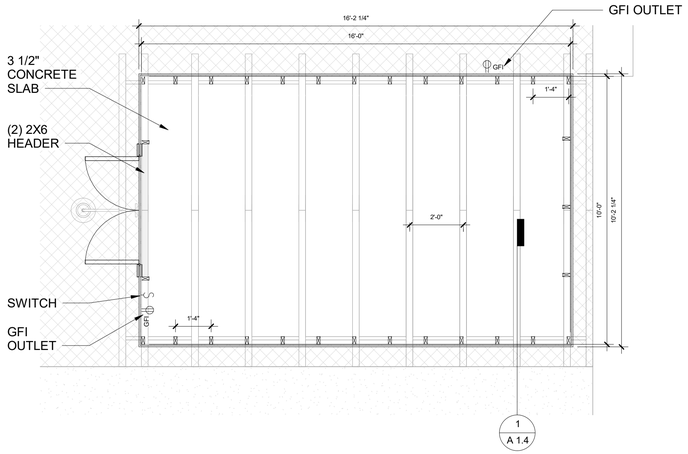
DETACHED CARPORT

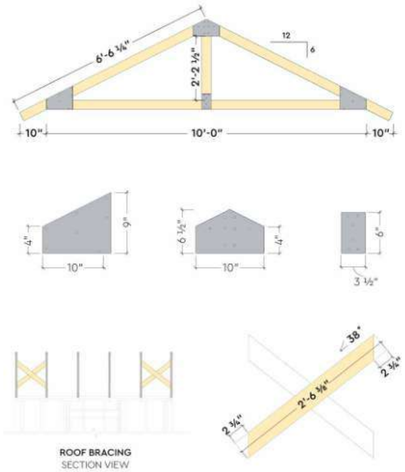
A 1.3



1 UTILITY SHED SECTION
1 1/2" = 1'-0"



2 FOUNDATION AND FRAMING PLAN
3/8" = 1'-0"



3 TRUSS DESIGN
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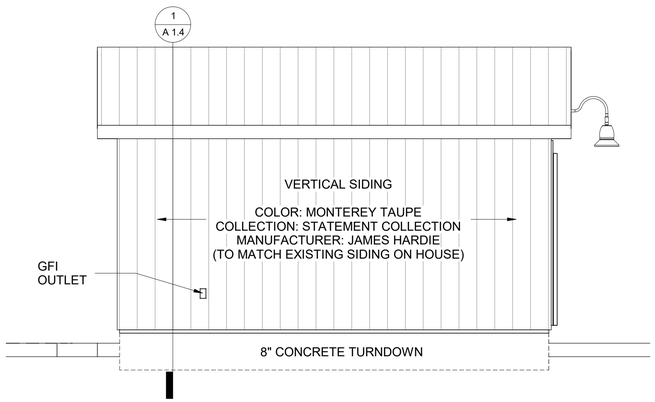
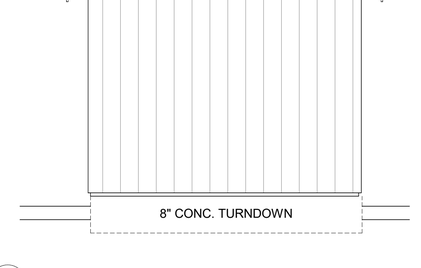
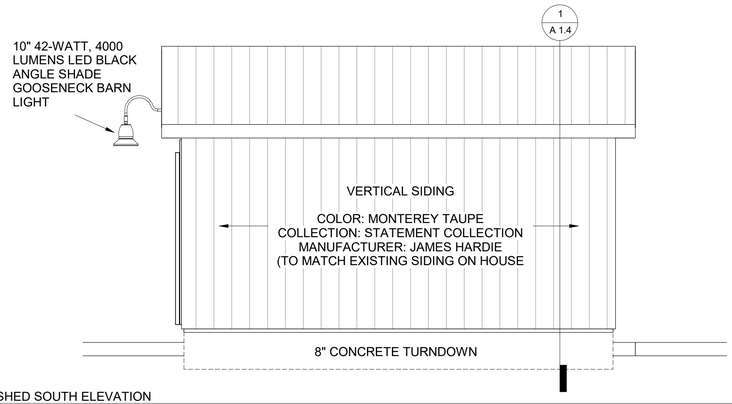


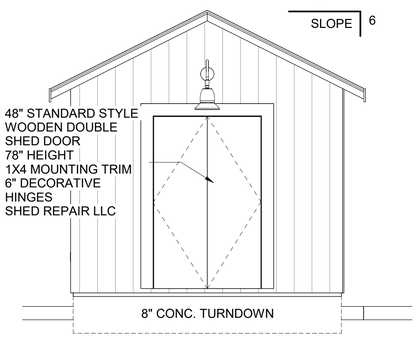
4 SHED NORTH ELEVATION
3/8" = 1'-0"



5 SHED EAST ELEVATION
3/8" = 1'-0"



6 SHED SOUTH ELEVATION
3/8" = 1'-0"



7 SHED WEST ELEVATION
3/8" = 1'-0"

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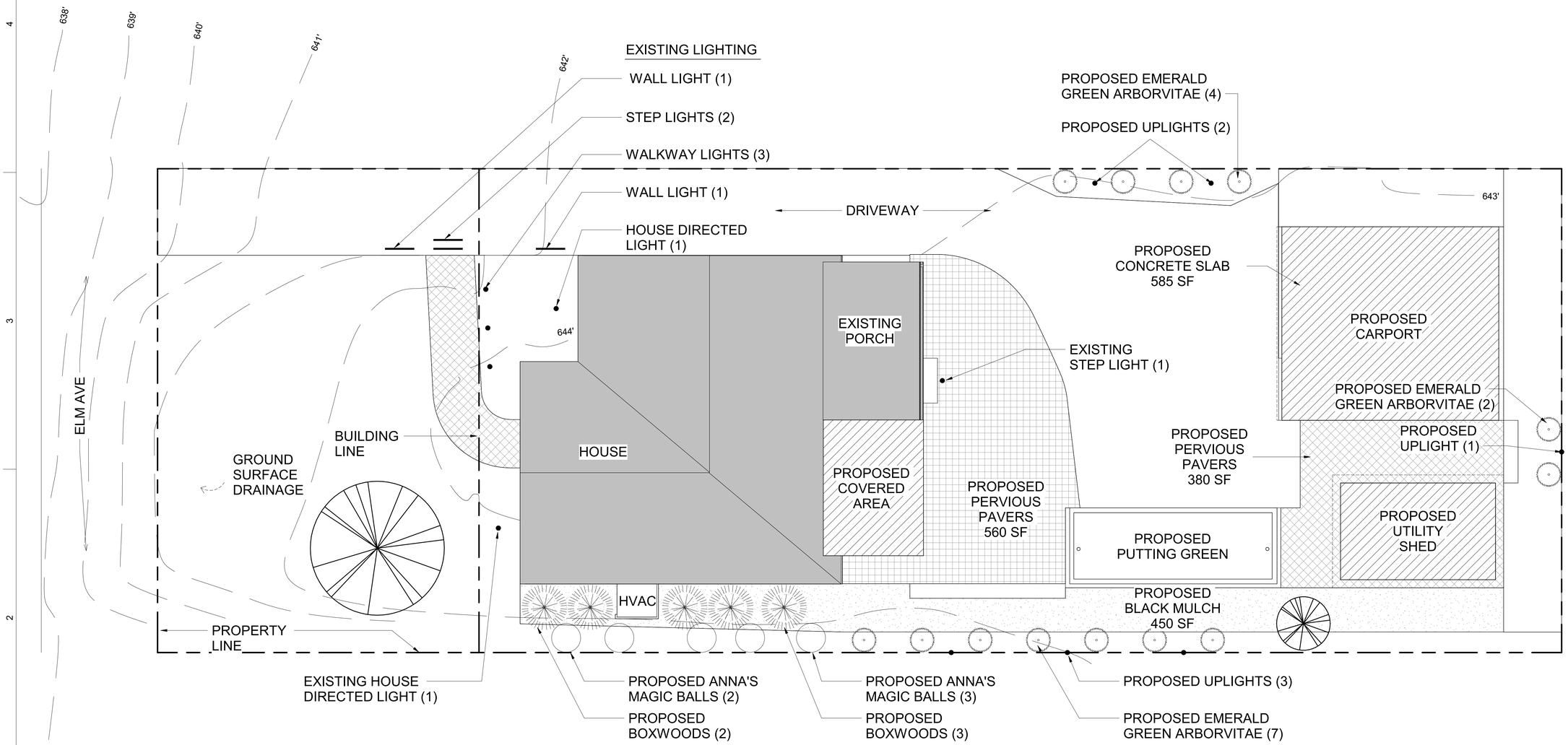
UTILITY SHED

A 1.4



1 LANDSCAPE PLAN
3/16" = 1'-0"

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Project Number: XX.XXX
Date: 07.24.2025
Status: SUBMITTAL

LANDSCAPE PLANS

A 1.6

EAST ELEVATION OF EXISTING HOUSE

VIEW OF EXISTING DRIVEWAY BEHIND HOUSE

SOUTH PROPERTY LINE

NEIGHBORING FENCE ON THE SOUTH SIDE OF THE PROPERTY

SOUTHEAST CORNER OF PROPERTY

NORTH PROPERTY LINE

HDA

4565 McRee Avenue, Suite 100
St. Louis, MO 63110
(314) 726-2500

BACKYARD PROPOSAL
PERMIT SET
112 ELM AVE, ST. LOUIS, MO 63122

#	DATE	DESCRIPTION

PROFESSIONAL RECORD

Project Number:	**XX.XXX**
Date:	**07.24.2025**
Status:	**SUBMITTAL**

EXISTING SITE PHOTOS

A 1.7

EAST ELEVATION PERSPECTIVE

VIEW OF KITCHEN AND ATTATCHED PATIO

VIEW OF DETACHED CARPORT AND SHED

CLOSE UP PERSPECTIVE OF SHED

HDA

4565 McRee Avenue, Suite 100
St. Louis, MO 63110
(314) 726-2500

BACKYARD PROPOSAL
PERMIT SET
112 ELM AVE, ST. LOUIS, MO 63122

#	DATE	DESCRIPTION

PROFESSIONAL RECORD

Project Number:	**XX.XXX**
Date:	**07.24.2025**
Status:	**SUBMITTAL**

RENDERINGS

A 1.8

COVERAGE CALCULATIONS				
Description	**Proposed (s.f.)**	**Percentage**	**Existing (s.f.)**	**Percentage**
Existing Building	1,172		1,172	
Demo'd Building	0		241	
Proposed Building	753		0	
Building Total	1,925	26.6%	1,413	19.5%
Existing Pavement	1,584		1,584	
Demo'd Pavement	0		119	
Proposed Pavement	0		0	
Proposed Pervious Pavement	835		0	
Pavment Total	2,419	33.4%	1,703	23.5%
Existing Sidewalk	114		114	
Demo'd Sidewalk	0		56	
Proposed Sidewalk	0		0	
Sidewalk Total	114	1.6%	170	2.3%
Impervious Total	3,623	50.0%	3,286	45.3%
Pervious Pavers Total	835	11.5%	0	0.0%
Greenspace	2,792	38.5%	3,964	54.7%
Overall Area	7,250	100.0%	7,250	100.0%

DIFFERENTIAL CALCS(ENTIRE SITE)							
PROPOSED	ACRES	PI FACTOR	Q (CFS)	EXISTING	ACRES	PI FACTOR	Q (CFS)
Roof	0.04	4.20	0.19		0.03	4.20	0.14
Roof (disconnected)	0.00	3.54	0.00		0.00	3.54	0.00
Pavement	0.04	3.54	0.14		0.04	3.54	0.15
Pervious Pavement	0.02	1.70	0.03		0.00	1.70	0.00
Grass	0.07	1.70	0.11		0.09	1.70	0.15
Total Q (cfs)			0.47				0.44
total Area	0.17				0.17		
Impervious Area	0.08	CN=98			0.08	CN=98	
Pervious Area	0.08	CN=80			0.09	CN=80	
Differential Runoff		89		0.03		88	

Note: Runoff Reduction Is Not Accounted For In CN Calc

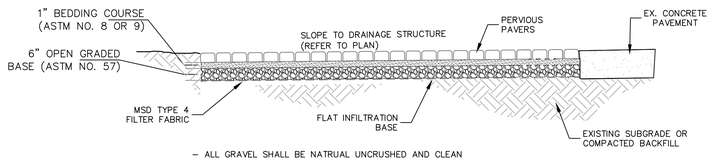
PERTINENT DATA

PROPERTY OWNER	HOLLERN PATRICK ET AL J/T 112 ELM AVENUE ST. LOUIS, MO 63122
ZONING	R1–SINGLE FAMILY
PROP ZONING	R1–SINGLE FAMILY
LOC. NO.	23L130820
SITE AREA	0.16 AC (7,250 SQ. FT.)
PROP. USE	RESIDENTIAL
WATER SHED	RIVER DES PERES
WATER DISTRICT	MISSOURI AMERICAN
FIRE DISTRICT	GLENDALE
SCHOOL DISTRICT	KIRKWOOD
SEWER DISTRICT	MSD
FLOOR AREA RATIO (FAR)	0.27

STORMWATER STORAGE CALCULATIONS

- STORMWATER DIFFERENTIAL = 0.03 CFS
  15YR–20MIN STORM = 20 MIN * 60 SEC * 0.03 CFS = 36 CF
- COLLECTION VOLUME REQUIRED
  = 36 CF * 7.48 gal/CF = 269.28 gal
- STORAGE PROVIDED BY
  MODIFIED FRENCH DRAINS
- STORAGE QUANTITIES
  – MODIFIED FRENCH DRAIN
  STORAGE PER LINEAR FOOT = 2' * 2' * 40% VOIDS = 1.60 CF/LF
  22.5 LF * 1.60 CF/LF = 36 CF
  36 CF*7.48 gal/CF = 269.38 gal
- TOTAL STORAGE
  269.38 gal

TOTAL STORAGE
269.38 gal = 269.38 gal

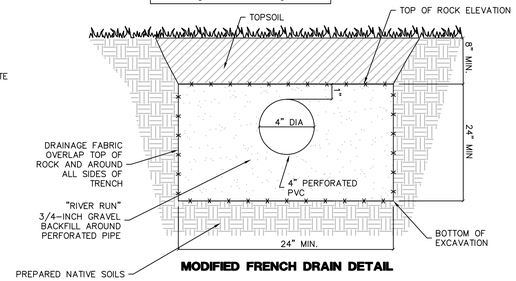


– ALL GRAVEL SHALL BE NATRUAL UNCRUSHED AND CLEAN

PERMEABLE PAVEMENT SECTION VIEW

1 C1.0 PERVIOUS PAVERS DETAIL

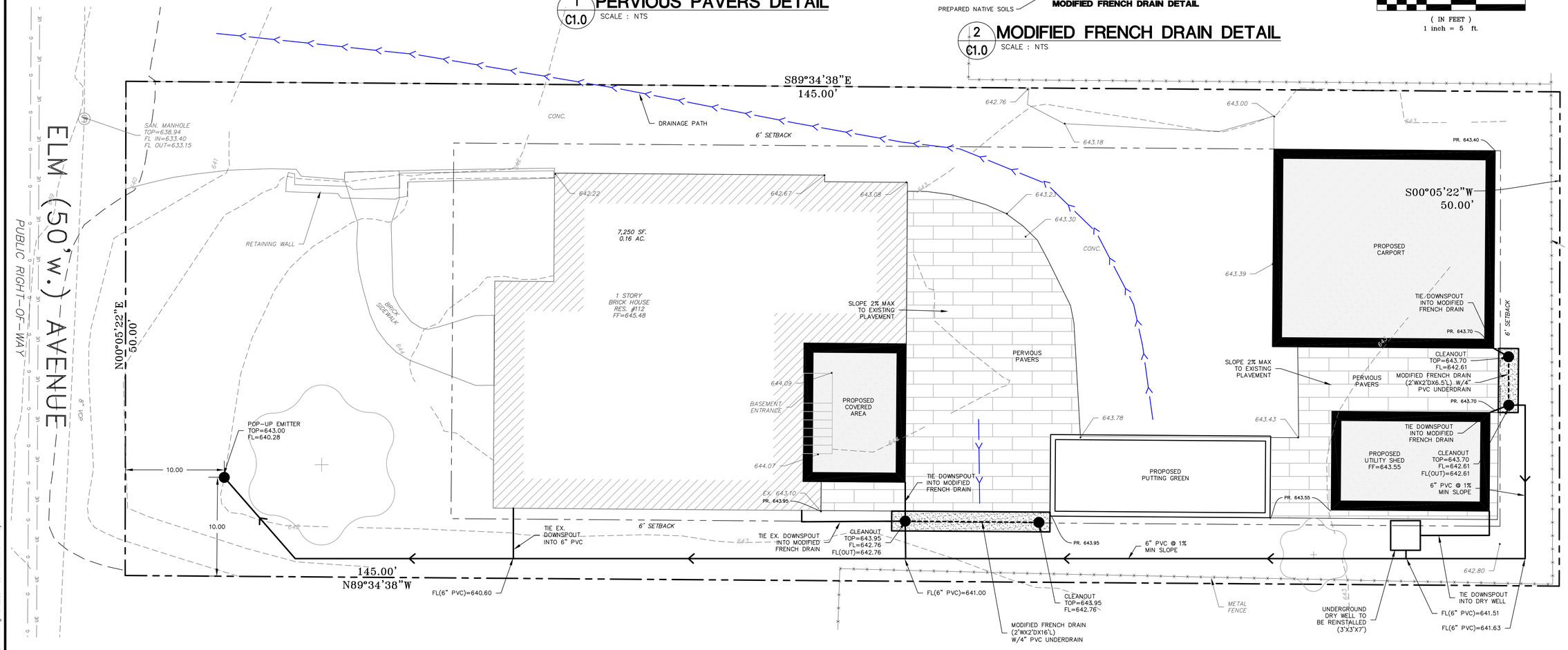
SCALE : NTS



MODIFIED FRENCH DRAIN DETAIL

2 C1.0 MODIFIED FRENCH DRAIN DETAIL

SCALE : NTS



PROPOSED SITE PLAN (PROPOSED LANDSCAPE REMOVED FOR CLARITY)

PREPARED FOR:
HDA
CONTACT: PAT HOLLERAN
4565 McREE AVE, SUITE 100
ST. LOUIS, MO 63110
PH: (314) 780–1204

M.S.D. BASE MAP 23L
LOC. NO. 23L130820
ZIP CODE 63122

LEONARD J. MEERS NUMBER E-28288 STATE OF MISSOURI PROFESSIONAL ENGINEER
7/24/25
LEONARD J. MEERS
PROFESSIONAL ENGINEER
E-28288

GRIMES CONSULTING, INC.
12300 OLD TESSON RD.
SUITE 300D
ST. LOUIS, MO 63128
PH: (314) 849-6100
FAX (314) 849-6010
www.grimesconsulting.com
PE COA# E-1470-D
PLS COA# LS-343-D

DATE | REMARKS | REV. NO.

IMPROVEMENT PLAN FOR
112 ELM AVE.
ST. LOUIS, MO 63122

SHEET TITLE
SITE PLAN

JOB NUMBER:	100
DRAWN BY:	JRB
DATE:	06/17/25
CHECKED BY:	JLW
DATE:	06/17/25
SHEET:	C1.0

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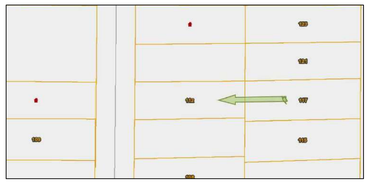
J:\01\130112 Elm Ave, Webster Groves MO\112 Elm Site.dwg 7/24/2025 11:38 AM Jacob Brockmeyer

LOCATION MAP (NTS):



BENCHMARK:

The horizontal and vertical location data shown on this survey are based upon positional solutions derived from Real-Time Kinematic (RTK) Global Positioning System (GPS) observations processed by the Missouri Department of Transportation's (MoDot) Continuously Operating Reference Stations (CORS) GNSS/GPS VRS network. The bearings shown are derived from coordinates based on Missouri State Plane Coordinate System (East Zone) NAD 83. The vertical datum is based upon NAVD 88.

SITE INFO:
PATRICK HOLLERAN
DATED APRIL 20, 2021
D.B. 21200 PG. 1304
LOC# 23L130820
#112 ELM AVENUE
7,250 SQ. FT. / 0.16 AC. +/-

ZONING INFO:
R-1 SINGLE FAMILY RESIDENTIAL
FRONT: 35' SETBACK
REAR: 30'
SIDE: 10% OF LOT WIDTH (NO LESS THAN 6')
HEIGHT: 35' / 2 ½ STORIES

THE NORTH HALF OF LOT 4 IN BLOCK 5 OF "BONITA PARK SECTION 6" CITY OF GLENDALE ST. LOUIS COUNTY, MISSOURI

PROPERTY DESCRIPTION PER TITLE COMMITMENT:

Property Description per Deed:
The North ½ of Lot 4 in Block 5 of BONITA PARK, according to the plat thereof recorded in Plat Book 7 Page 34 of the St. Louis County Records.

Schedule B – Section II Notes: None

SURVEYOR'S NOTES:

Source of Bearing System Used – Benchmark Used: The horizontal and vertical location data shown on this survey are based upon positional solutions derived from Real-Time Kinematic (RTK) Global Positioning System (GPS) observations processed by the Missouri Department of Transportation's (MoDot) Continuously Operating Reference Stations (CORS) GNSS/GPS VRS network. The bearings shown are derived from coordinates based on Missouri State Plane Coordinate System (East Zone) NAD 83. The vertical datum is based upon NAVD 88.

Source of Title Information: A title insurance commitment was not furnished to the surveyor; therefore there may be easements, covenants and restrictions affecting subject property that are not shown on this survey.

Source of Record Information: Special Warranty Deed recorded in Book 21200 Page 1304 of the St. Louis County, Missouri Records.

PLOT PLAN PREPARED BY:

WEIHE ENGINEERS (314) 343-2211
NOTES:
1. FINISHED GRADES AT THE BUILDING SHALL BE A MINIMUM OF 6-INCHES BELOW TOP OF FOUNDATION FOR WOOD FRAME AND 4-INCHES BELOW FOR WOOD FRAME WITH BRICK VENEER.
2. ALL WOOD FRAMING MEMBERS THAT REST ON TOP OF THE FOUNDATION THAT ARE LOCATED LESS THAN 8-INCHES ABOVE THE EXPOSED GROUND, AND ALL OTHER WOOD LESS THAN 6-INCHES FROM THE GROUND, SHALL BE PRESSURE-TREATED IN ACCORDANCE WITH SECTION R319.1.
3. GRADE SHALL SLOPE AWAY FROM THE FOUNDATION BY 6-INCHES (DROP) OVER 10-FEET (HORIZONTAL), OR TO A SWALE.
4. FOUNDATION FOOTINGS SHALL BE CONSTRUCTED TO MAINTAIN MINIMUM 30-INCH DEPTH OF EARTH COVER, OR AS REQUIRED BY LOCAL BUILDING CODES.
5. ELEVATIONS ARE SHOWN (FOR EXAMPLE) AS:
   - 615.00 = EXISTING ELEVATION
   - 627.26 = PROPOSED ELEVATION

NOTE: THIS IS NOT A SURVEY AND DOES NOT MEET THE "MISSOURI STANDARDS FOR PROPERTY BOUNDARY SURVEYS" IN EFFECT AS OF THE DATE OF THIS PLOT PLAN.

MASSMANN SURVEYORS (A WEIHE ENGINEERS COMPANY)

MO REG. 2019038947

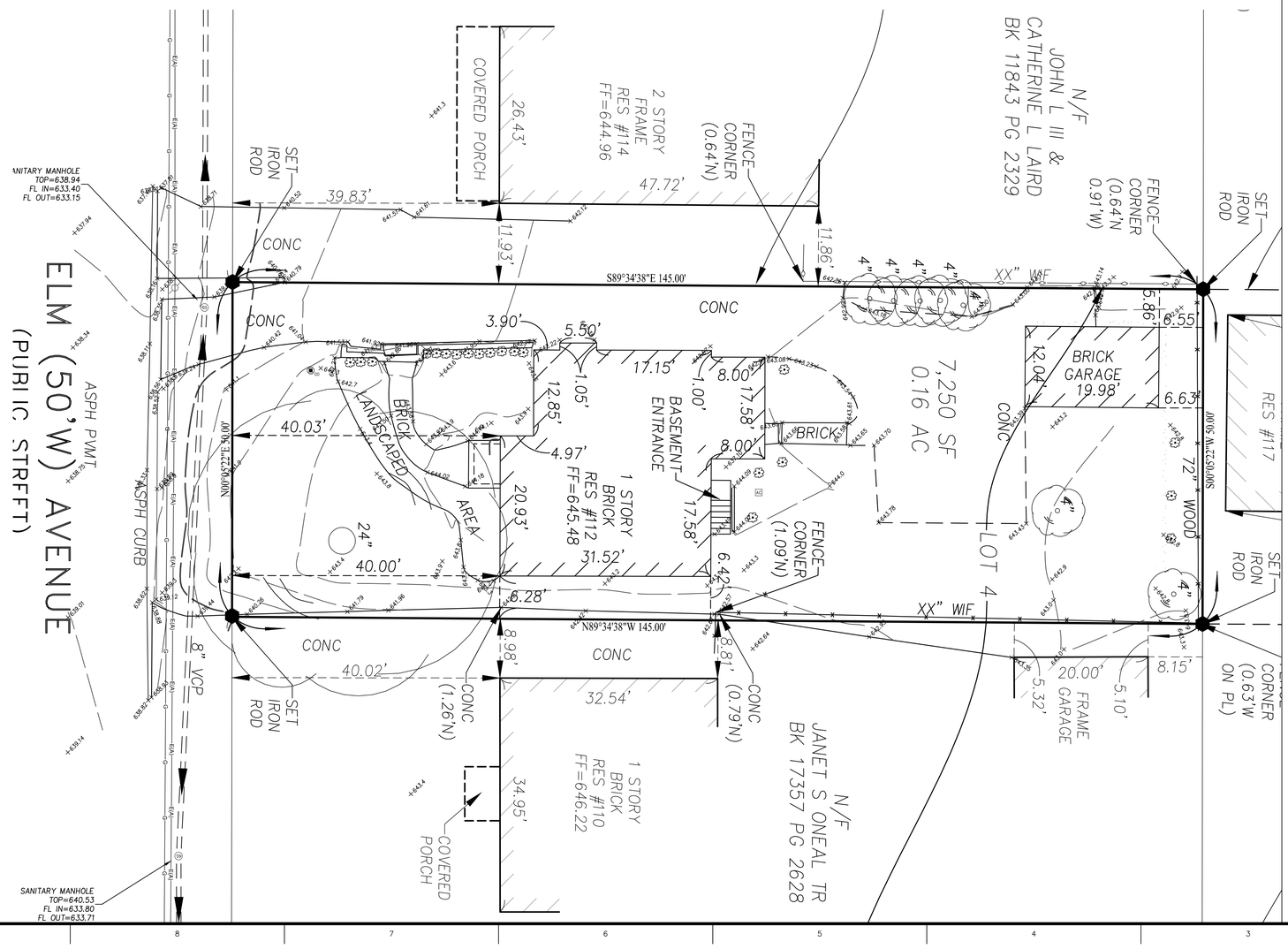
PLS INFO

EXISTING IMPERVIOUS:

HOUSE = 1,129 S.F.
SIDE DRIVE = 2,028 S.F.
GARAGE = 240 S.F.
BASEMENT ENTRANCE = 25 S.F.
FRONT PORCH = 24 S.F.
REAR BRICK WALK = 37 S.F.
FRONT WALK = 99 S.F.
TOTAL = 3,582 S.F.

ABBREVIATIONS:

N	NORTH
S	SOUTH
E	EAST
W	WEST
SF	SQUARE FEET
AC	ACRES
BK	BOOK
PG	PLAT BOOK
PG	PAGE
RES	RESIDENCE
#	NUMBER
ASPH	ASPHALT
CONC	CONCRETE
PVMT	PAVEMENT
FF	FINISHED FLOOR
PVC	POLYVINYL CHLORIDE
VCP	VITRIFIED CLAY PIPE



LEGEND:

- TREE W/ SIZE
- POWER POLE
- ELECTRIC METER
- WATER METER
- CLEAN OUT
- YARD DRAIN
- GATE POST
- AC AIR CONDITIONER
- E(A) OVERHEAD UTILITY LINE
- G GAS LINE
- C UNDERGROUD COMMUNICATIONS
- SANITARY SEWER
- STORM SEWER
- W WATER LINE
- CHAIN LINK FENCE
- PLASTIC FENCE
- SF TREE LINE
- SILT FENCE

UTILITIES NOTE:

UTILITIES WERE TAKEN FROM AVAILABLE MAPS AND FIELD OBSERVED MARKINGS AT TIME OF FIELD VISIT. LOCATIONS ARE APPROXIMATE AND SHOULD BE FIELD VERIFIED PRIOR TO ANY CONSTRUCTION.

EXISTING UTILITIES NOTES:

1. DESTRUCTION OF EXISTING UTILITY TAPS SHALL BE IN ACCORDANCE WITH EACH UTILITY PROVIDER'S SPECIFICATIONS, INCLUDING FEDERAL, STATE, AND LOCAL REGULATIONS.
2. THE CONTRACTOR IS RESPONSIBLE FOR CONTACTING AND IDENTIFYING ALL UTILITIES AND PERFORMING WORK IN A SAFE AND RESPONSIBLE MANNER.
3. THE SERVICEABILITY OF ALL UTILITIES IS THE RESPONSIBILITY OF THE CONTRACTOR / HOMEBUILDER. WEIHE ENGINEERS ARE NOT RESPONSIBLE FOR ANY REQUIREMENTS ASSOCIATED WITH EXISTING OR PROPOSED UTILITY STUDIES, USE RATES, FIRE PROTECTION, CONNECTION FEES, OR ANY OTHER WORK NOT SPECIFICALLY MENTIONED HEREIN.

N W E S

SCALE: 1" = 20'
0 5 10 20

811 Know what's below. Call before you dig.
Within Missouri Call 811 or 800-DIG-RITE
24 Hours a Day, 7 Days a Week.
PER MISSOURI STATE LAW IT IS AGAINST THE LAW TO EXCAVATE WITHOUT NOTIFYING THE UNDERGROUND LOCATION SERVICE THREE (3) WORKING DAYS BEFORE COMMENCING WORK.

14528 S. Outer 40 Road
Suite 444
Chesterfield, Missouri 63017
weihe.net
314 | 343 - 2211
800 | 452 - 6408
ALLAN H. WEIHE, P.E., L.S. - FOUNDER

WEIHE ENGINEERS
Land Surveying | Civil Engineering
Landscape Architecture
Build with confidence.™

PROJECT NO: W21.0158
DWG NAME: W21.0158-C100 existing
DESIGNED BY: DPD
DRAWN BY: SMB
CHECKED BY: DPD
DATE: 04.20.2021

BY	DATE	REVISIONS AND ISSUES

STATE OF MISSOURI
DAVID P. DOBKOWSKI
NUMBER E-22828
PROFESSIONAL ENGINEER

DAVID P. DOBKOWSKI
E-22828 1/04/2021
COA 2016034881

PREPARED FOR:
RESIDENTIAL SITE PLAN
112 ELM AVENUE
EXISITING CONDITIONS PLAN

SHEET NO.
C100

PROJECT NO.
W21.0158

LOCATION: G:\2021\W21.0158 STL\Engineering\design\conset\W21.0158-C100 existing.dwg
LAST SAVED: April 01, 2021 - 3:35pm
DATE/TIME: April 01, 2021 - 3:35pm
PLOTTED BY: ddenb

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

APPLICATION FOR ARCHITECTURAL REVIEW BOARD

APPLICATION DATE 07/25/25 DATE OF ARB MEETING 08/13/25 ESTIMATED COST _____

PROJECT ADDRESS 20 Elm Avenue GLENDALE, MO 63122

NAME OF PROPERTY OWNER Lewis Homes PHONE NUMBER _____

CONTRACTOR (NAME) Lewis Homes PHONE NUMBER 314-226-3194

CONTRACTOR ADDRESS 335 Leffingwell Ave. Ste.100 Kirkwood, MO 63122

ARCHITECT (NAME) Am Begemann PHONE NUMBER 314-614-0860

ARCHITECT ADDRESS 3207 Charleston Blvd. Rockingham, VA 22801

DETAILED DESCRIPTION OF WORK BEING PROPOSED: New Single Family Residence

---

FLOOR AREA RATIO 4585.8sqft (FAR = Gross Floor Area divided by total area of lot. Gross Floor Area includes all areas provided with heat and/or air conditioning. Includes all conditioned half stories with ceiling heights of more than 5 feet. All living space with ceiling heights of sixteen (16) feet or greater shall be counted at 200%. Attached garages shall be counted at 50%. Exclude any finished or unfinished basement, a detached garage, and any unenclosed porch).

TOTAL FLOOR AREA OF NEW CONSTRUCTION (SQ. FT.) 5982.3

TOTAL FLOOR AREA OF EXISTING STRUCTURE (SQ. FT.) 1919

TOTAL SQ. FT. OF LOT 15,300 WIDTH AND DEPTH OF LOT (FT.) _____

HEIGHT OF STRUCTURE 33' 4 1/2" NUMBER OF STORIES 2

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**

(SEE REVERSE SIDE FOR APPLICATION CHECKLIST)

Applications must include 7 copies of all the following items (11x17 size paper is acceptable). Electronic PDF copies must also be submitted, either by email to permits@glendalemo.org or on a USB Flash Drive. Packets are due no later than 5:00 p.m. 20 days prior to the scheduled ARB meeting. Please check each item included. The complete ARB Guidelines may be viewed on the City's website.

Applications for additions to existing homes must include the following content unless specific requirements are shown by the applicant to be not applicable to the proposed project and are modified or waived by the City Administrator.

☐ 1. **Existing Conditions Site Survey**. Show all site conditions, paved areas, trees and landscaping, and servicing utilities on the subject property. Note the first-floor elevation of existing buildings. 1" = 20" minimum scale.

☐ 2. **Site Demolition Plan**. This may be incorporated into the Existing Conditions Plan, if the drawing is presented legibly. 1" = 20" minimum scale.

☐ 3. **Proposed Site Plan -- Geometrics.** 1" = 10' minimum scale. Show all:

- Site improvements, existing-to-remain and proposed. Include buildings, walls, retaining walls, patios, pavement, walks and ground-based equipment. Provide key setting out dimensions. Dimension proposed buildings and structures to the property line. Label materials for paving/walks.
- Adjacent neighbor properties to each side and rear of the subject property. Include the full site for side adjoining parcels. Show rear adjoining parcels to the extent of building facades on the rear neighbor's lot. Adjoining property geometrics do not need to be surveyed and can be created using St. Louis County GIS data or online mapping tools.
- Property boundaries, setbacks, easements, and right-of-way lines.
- Proposed site servicing utility lines and physical utility items.
- Existing and proposed trees

☐ 4. **Proposed Site Plan – Grading and Drainage**. May be presented as a separate plan or combined with above, provided that geometrics graphics are used as background. 1" = 10' minimum scale. Show all:

- Existing and proposed contours with 1' contour interval.
- Downspout locations serving roof areas of the proposed buildings. Show how downspout drainage flow is collected and piped/conveyed to discharge points. Include over-land drainage discharge patterns, drainage swales, detention basins, and flow direction. Coordinate with the architectural plans and elevations.
- Drainage detention structures and their overflow discharge points. Show all piping into drainage detention structures.
- Erosion control measures and tree protection barriers.
- Drainage differential discharge calculations showing the engineered basis of pre- and post-development stormwater flow off of the site. No development shall result in an increase of stormwater discharge volume from the site.

☐ 5. **Architectural Floor Plan**. 1/4" = 1' minimum scale. Show all levels, including finished/ unfinished basements and detached structures. Fully dimension and indicate functions for all rooms. Include a roof plan accurately showing geometry, slopes, gutters and downspouts and coordinate with Site Grading and Drainage Plan. Limit size reductions to not more than 50%.

☐ 6. **Pervious and Impervious Area Coverage Plan**. Illustrate all impervious improvements and diagram the impervious areas in comparison to pervious areas. Indicate types of site area coverage by shading and/or patterns with a legend of materials. Measure and show in a schedule areas of each type of coverage. Provide calculations of pervious and impervious areas and the ratio of impervious coverage.

☐ 7. **Landscape Plan**. 1/8" = 1' minimum scale. Use the Site Geometric Plan as background. The landscape planting plan should include:

- Current information from the site development plan, including existing/proposed grades and all buildings/structures.
- Location of all lot lines, building setbacks, and easements as depicted on the site development plan.
- Graphic legend depicting existing vegetation and proposed conditions.
- Location of all improvements (walks, patios, driveways, retaining walls, etc.)
- Location of all existing and proposed utilities and sewers.
- Graphic depiction of all existing trees, including location, types and caliper inch.
- Graphic depiction of the accurate drip line canopy showing the critical root zone.
- Tabulation of all existing trees to be saved, removed or impacted.
- Graphic depiction, plant schedule and planting details of all proposed trees, landscape plantings, shrubs, lawn areas, and groundcovers. Botanical and common names should be listed on plans.
- Graphic depiction indicating limits of ground disturbance and all associated areas of lawn to be seeded or sodded upon project completion.

☐ 8. **Arborist Report**. The arborist report should include Tree Protection Plan (TPP) with the following information:

- Project title or name, owner name, and firm name or individual who prepared the plan.
- Scaled based plan using the site development plan depicting line of disturbance, existing/ proposed grades, location of all improvements, existing/proposed utilities and sewers.
- Graphic depiction of all existing trees to remain and to be removed including location, types and Diameter Breast Height (DBH) size of 6" or greater.
- Graphic depiction of the accurate drip line canopy showing the extent of the Critical Root Zones and Structural Root Zones.
- Graphic depiction of proposed Tree Protection Zones and tree protection fencing.
- Identification of any areas of invasive plants recommended for removal.
- Tree Report Summary with the common and scientific name of the tree and the DBH at 4.5' above grade; comments on the vitality, structure and form of the tree; tree number (to correspond with the TPP); assessment of value/significance and recommended action to be taken; and reason for proposing removal or trimming of the tree.

☐ 9. **FAR Illustration Plan**. 1/8" = 1' minimum scale. Present a diagrammatic illustration of the plan areas as measured in CAD-based takeoff or as calculated by dimensions. Note the measured or calculated area of each floor plan level, show the boundary of each measured area graphically, and indicate how each area is assessed for FAR. Account for all floor areas and classify (i.e. conditioned space, enclosed porches, attached or detached garage, two-story living space, etc.).

☐ 10. **Color Photos of Adjoining Properties**. Color photos of existing and neighboring properties. Include rear yard and neighboring rear yards.

☐ 11. **Aerial Photo Plan**. Submit an illustration compositing the proposed development with buildings shaded black and pavements shaded grey, superimposed to scale onto an aerial photo image showing the project Street in its entirety.

☐ 12. **Composite Street Elevation**. ¼" = 1' minimum scale. Provide a colored elevation of the street façade superimposed on a photographic montage showing the adjoining neighbors to each side of the property. The exhibit must accurately depict the proposed design and the first-floor level in relation to the neighboring houses.

☐ 13. **Building Elevations**. Minimum ¼" = 1' scale. Reduced size exhibits limited to not more than 50 percent. Provide building elevations of all principal facades and detached structures with building materials noted. Accurately show the line of grade, as defined in the ARB guidelines, and coordinate with the Grading Plan. Note basements as a Story Below Grade or a Building Story, and show the roof height on each elevation, as defined in the ARB guidelines.

☐ 14. **Colored Illustration**. Provide a 3-dimensional rendering or a colored building elevation of the principal street façade. For additions, illustrate the most prominent façade whether side or rear.

☐ 15. **Materials and Samples**. Applicants are required to bring physical samples of the building materials to the ARB meeting.

_____ _____

SIGNATURE OF APPLICANT DATE

GENERAL SPECIFICATIONS

SITE

1. BACK FILL SHALL BE FREE OF DEBRIS AND LARGE ROCKS, INSTALLED IN 8" LIFTS AND EACH LIFT COMPACTED TO FILL ALL VOIDS. SLOPE GRADE AWAY FROM BUILDING AT 1 INCH PER FOR MINIMUM FOR A DISTANCE OF 6'-0" MINIMUM OR TO A SWALE.

CONCRETE

1. FOOTINGS ARE DESIGNED ON THE BASIS OF AN ASSUMED ALLOWABLE SOIL BEARING PRESSURE OF 1500 P.S.F. AND A FLUID PRESSURE OF 45 PCF, DOWN BELOW BEARING ELEVATIONS INDICATED AND AS REQUIRED TO REACH SOIL WHICH PROVIDES ADEQUATE BEARING CAPACITY.

2. MINIMUM COMPRESSIVE STRENGTH OF CONCRETE USED FOR STRUCTURAL PURPOSES SHALL BE 3000 P.S.I. @ EXTERIOR EXPOSED/UNEXPOSED BASEMENT WALLS AND 2500 FOR EXTERIOR SLABS AND GARAGE SLABS. PROVIDE AIR ENTRAINMENT IN ALL SLABS EXPOSED TO POSSIBLE FREEZING INCLUDING BASEMENT SLABS. ALL OTHER CONCRETE SHALL HAVE A MINIMUM COMPRESSIVE STRENGTH OF 2500 P.S.I.

3. ALL VOIDS UNDER BASEMENT, GARAGE, PORCH, OR EXTERIOR STAIR CONCRETE SLABS SHALL BE FILLED WITH GRANULAR FILL.

4. MINIMUM OF (2) #5 REBARS AROUND ALL WINDOW AND DOOR OPENINGS IN PLAIN CONCRETE FOUNDATION AND BASEMENT WALLS. BAR SHALL EXTEND A MINIMUM OF 24" BEYOND THE CORNERS OF THE OPENINGS.

METALS

1. REINFORCING STEEL:
   FOUNDATION WALL-GRADE 50 YIELD STRENGTH
   SLAB FLOORS AND WALKS: 6X6 #10 WWM.

2. 1/2" DIAMETER ANCHOR BOLTS TO BE PLACED AT A MAXIMUM OF 4'-0" O.C. SET 8" MIN. INTO CONCRETE REQUIRED FOR ANCHORING OF SILL PLATES AROUND ENTIRE FOUNDATION WITH NUTS AND 1-1/2" WASHERS PROVIDED. MINIMUM 2 BOLTS PER SECTION OF PLATE REGARDLESS OF LENGTH. SILL PLATES TO BE GROUTED LEVEL.

WOOD FRAMING

1. EXTERIOR WALLS, INTERIOR BEARING WALL, AND TRUSS BRACING TO BE #2 GRADE SOUTHERN YELLOW PINE 2X4'S (U.N.O.) OR E = 1,600,000 P.S.I. Fc = 525 P.S.I. OR BETTER (19% MAX. M.C.)

2. FRAMING LUMBER SHALL BE #2 SPF OR BETTER HAVING AN ALLOWABLE BENDING STRESS OF 1050 MIN. P.S.I. FOR ALL 2X10 MEMBERS AND 950 MIN. P.S.I. FOR ALL 2X12 MEMBERS, WITH MODULUS OF ELASTICITY OF 1,600,000. FLOOR JOISTS, WOOD LINTELS, WOOD BEAMS, ALL HEADERS, AND STAIR TREADS (NOSED). ALL STRUCTURAL WOOD MEMBRANES SHALL BE "DENSE SELECT" STRUCTURAL MIN. 1560 FIBER STRESS.

3. ALL SOUTHERN YELLOW PINE STRUCTURAL NUMBER 2 WOOD COLUMNS INDICATED ON THE PLANS SHALL MEET THE FOLLOWING SPECIFICATIONS:
* 2X4 SPF STRUCTURAL NUMBER 2
* FB= 1500 PSIFC 11 = 1650 PSIE = 1.6 10 6 PSI

4. ALL HEADERS SHALL BE 2-2X10'S FB= 1500 PSI; NUMBER 2 GRADE SOUTHERN YELLOW PINE UNLESS OTHERWISE NOTED. ALL INTERIOR PARTITIONS SHALL BE 2X4 STUDS AT 16" O.C., ALL PLUMBING PARTITIONS TO BE 2X6S AT 16" O.C. UNLESS OTHERWISE NOTED.

5. CUTTING, NOTCHING AND/ OR BORING HOLES IN WOOD BEAMS, JOISTS, RAFTERS, OR STUDS SHALL NOT EXCEED THE LIMITATIONS SET FOR IN SECTIONS 2308.9.10, 2308.9.11, R502.8, R802.8, AND 1802.7 OF THIS 2015 IRC CODE.

6. ALL LUMBER FRAMING MUST BE NAILED INTO PLACE ACCORDING TO THE MOST DEMANDING REQUIREMENTS OF THE FOLLOWING STANDARDS. THE NATIONAL FOREST PRODUCT'S MANUAL FOR HOUSE FRAMING, THE NAILING SCHEDULE IN ACCORDANCE WITH TABLE R602.3(1) OF 2015 IRC, AND, IF INCLUDED, PER THE STRUCTURAL GENERAL NOTES. PLYWOOD SUB FLOORING, EXTERIOR PLYWOOD SIDING AND ROOF SHEATHING SHALL ALSO BE NAILED IN ACCORDANCE WITH SCHEDULE.

7. 3/8" OR 1/2" PLYWOOD SHEATHING A.P.A. RATED 24/0 EXPOSURE #1 ON ALL ROOFS. (IF 3/8" IS USED, BLOCK EDGES OR USE CLIPS.) 3/4" T&G PLYWOOD SHEATHING A.P.A. RATED 48/24 EXPOSURE #1 NAIL TO FLOOR JOIST. SEE STRUCTURAL FRAMING ON PLANS TO DETERMINE IF GLUING OF PLYWOOD SUB FLOOR TO FLOOR JOIST IS REQUIRED.

8. ALL EXPOSED MATERIALS FOR SOFFITS AND OVERHANGS, ETC. SHALL BE APPROVED EXTERIOR GRADE MATERIALS WITH 3/8" MINIMUM OF 1/2" PLYWOOD SHEATHING C.D., C.C., OR A.C. EXTERIOR WATERPROOFED TYPE OR INTERIOR TYPE BONDED WITH EXTERIOR GLUE ON ALL EXPOSED OVERHANGS, EAVES, ETC. EXTERIOR WALL SHEATHING TO BE IRC APPROVED. EXTERIOR TYPE MATERIAL TO BE USED ON PORCH SOFFITS.

9. MINIMUM (3) 2X4 STUDS UNDER ALL MULTIPLE 2X BEAMS, MICRO-LAMS AND GIRDER TRUSSES, UNLESS NOTED OTHERWISE.

10. PROVIDE 2X4 BLOCKING OVER STEEL BEAMS BETWEEN PERPENDICULAR JOISTS OR PROVIDE CONTINUOUS 1X4 ON BOTH SIDES OF BEAMS TO BOTTOM OF PERPENDICULAR JOISTS.

11. PROVIDE CONTINUOUS MID-POINT BRACING/BLOCKING ATTACHED TO EACH STUD AT ALL EXTERIOR FRAME WALLS AND INTERIOR FRAME BEARING WALLS DURING THE CONSTRUCTION PROCESS. AFTER SHEATHING AND/OR DRYWALL ARE INSTALLED ON BOTH SIDES OF THESE TYPE WALLS THIS BRACING/BLOCKING CAN BE REMOVED.

12. EXTERIOR CORNER BRACING IS REQUIRED. IF 1X4 OR STEEL TEE IS USED IN LIEU OF BOCA / IRC APPROVED SHEATHING THE FOLLOWING APPLIES: WOOD LET-IN BRACING WHICH CONSISTS OF NOT LESS THAN ONE (1) PIECE OF ONE (1) BY FOUR (4) INCH CONTINUOUS DIAGONAL BRACE LET INTO THE STUDS, SOLE AND CAP PLATES. DIAGONAL BRACE SHALL BE SECURED WITH NOT LESS THAN TWO (2) 8d COMMON NAILS AT EACH INTERSECTING POINT. OPTION: INSTALL A TEE SHAPED STRAP THAT IS INSTALLED INTO A 1/2" DEEP KERF CUT INTO STUDS AT A 45 DEGREE ANGLE BEGINNING AT THE UPPER CORNER OF THE WALL. WHERE NECESSARY THIS STRAP MAY BEGIN A MAXIMUM OF 32" AWAY FROM THE CORNER OR MAY BE INSTALLED AT 90 DEGREES IN ORDER TO AVOID A WALL OPENING.

14. PROVIDE FIREBLOCKING AT TOP AND BOTTOM OF ALL WALL FURRING.

15. TOP AND BOTTOM OF ALL CONVENTIONAL, DOUBLE STUD, AND STAGGERED STUD FRAME WALLS TO BE FIREBLOCKED.

16. DROPPED CEILINGS AND SOFFITS BELOW WOOD JOISTS OR ATTACHED DIRECTLY TO WOOD FLOOR TRUSSES SHALL BE DRAFTSTOPPED AT 500 SQ. FT. INTERVALS AND PARALLEL TO FRAMING MEMBERS. A 22" X 30" MINIMUM ACCESS OPENING IS REQUIRED FOR ATTIC AREAS WHICH HAVE A CLEAR HEIGHT OF AT LEAST 30". WHEN ACCESS DOORS IN DRAFTSTOPPING ARE PROVIDED THEY SHALL BE SELF CLOSING AND OF APPROVED MATERIALS.

17. PROVIDE FIREBLOCKING AT ALL INTERCONNECTIONS BETWEEN VERTICAL AND HORIZONTAL SPACES SUCH AS OCCUR AT SOFFITS OVER CABINETS, DROP CEILINGS, COVE CEILINGS AND SIMILAR LOCATIONS.

18. ALL REQUIRED UNDERLAYMENT TO BE A MINIMUM OF TYPE 1 PERASTM D226.

AIR & MOISTURE PROTECTION

1. CAULKING AND SEALANT: EXTERIOR JOINTS AROUND WINDOWS AND DOOR FRAMES, BETWEEN WALL CAVITIES AND WINDOW OR DOOR FRAMES, BETWEEN WALL AND FOUNDATION, BETWEEN WALL AND ROOF, BETWEEN WALL PANELS, AT PENETRATIONS OR UTILITY SERVICES THROUGH WALLS, FLOORS, AND ROOFS, AND ALL OTHER OPENINGS IN THE EXTERIOR ENVELOPE SHALL BE SEALED IN AN APPROVED MANNER.

2. AIR INFILTRATION RATE FOR WINDOWS SHALL NOT EXCEED 0.5 CFM PER FOOT OF SASH CRACK. DOORS SHALL NOT EXCEED 0.5 CFM PER SQ. FT. OF DOORAREA.

3. APPROVED CORROSION-RESISTIVE FLASHING SHALL BE PROVIDED AT TOP AND SIDES OF ALL EXTERIOR WINDOW AND DOOR OPENINGS IN SUCH MANNER AS TO BE LEAK PROOF, EXCEPT FLASHING IS NOT REQUIRED WHEN AN IRC APPROVED WATER-RESISTANT SHEATHING IS USED AND APPROVED WATER RESISTANT CAULKING IS USED AT THE TOP AND SIDES OF WALL WINDOW AND DOOR OPENINGS IN SUCH A MANNER TO BE LEAKPROOF.

4. IF EXPOSED CONCRETE FOUNDATION WALL ABOVE FINISHED OUTSIDE GRADE/GROUND BECOMES GREATER THAN 20% OF THE TOTAL FOUNDATION WALL AREA, THEN THE PORTION OF CONCRETE FOUNDATION WALL GREATER THAN THE ALLOWED 20% IS REQUIRED TO BE INSULATED WITH R-5 MINIMUM INSULATION. TOTAL FOUNDATION WALL AREA IS COMPUTED BY MULTIPLYING THE BASEMENT WALL HEIGHT OF ALL BASEMENT WALLS (INCLUDING INSULATED EXTERIOR FRAME WALLS AT WALKOUT BASEMENTS, CONCRETE FOUNDATION WALLS COMMON TO BOTH BASEMENT AND ATTACHED FIRST FLOOR GARAGES, AND ALL EXTERIOR BASEMENT WALLS) TIMES THE PERIMETER LENGTH OF ALL THESE WALLS.

6. INSULATION: BATT FIBERGLASS INSULATION OR EQUAL W/ VAPOR BARRIER TO THE WARM SIDE:

   EXTERIOR WALLS: R-13 3" THICK OR R-19 6" THICK
   CEILING: R-30 9" THICK
   FLOOR: R-19 6" THICK

WHILE FIBERGLASS BATT IS THE INDUSTRY STANDARD, IT IS BECOMING APPARENT THAT BLOWN CELLULOSE PROVIDES SUPERIOR PERFORMANCE AND IS MORE ENVIRONMENTALLY SENSITIVE; ITS USE SHOULD BE CONSIDERED.

GLASS & GLAZING

1. GLAZING IN STORM DOORS, EXTERIOR OR INTERIOR DOORS, GUARDS, AND RAILING, PATIO DOORS AND SHOWER AND BATHTUB ENCLOSURES (CONSISTING OF GLAZED WALLS, PANELS, AND DOORS) MUST BE TEMPERED OR LAMINATED SAFETY GLASS MEETING CPSC16 CFR; 1201, FIRE RATED WIRED GLASS MEETING ANSI 297.1, OR APPROVED SHATTER RESISTANT PLASTIC MEETING THE WEATHERING REQUIREMENTS OF ANSI 297.1.

2. SEE 'FIRE PROTECTIONLIFE SAFETY' FOR EGRESS WINDOWS.

GYPSUM BOARD

1. DRYWALL INSTALLATION SHALL BE IN ACCORDANCE WITH TABLE R702.3.5 OF 2003 IRC OR TABLE 2503.3 OF 1999 BOCA AND IN CONFORMANCE WITH THE GYPSUM ASSOCIATION RECOMMENDED PRACTICE FOR THICKNESS, NAILING AND TAPING ON CORRECT STUD SPACING SUPERSEDED BY LOCAL CODE REQUIREMENTS. ALL FIRE RATED DRYWALL ASSEMBLIES SHALL BE INSTALLED IN ACCORDANCE WITH SPECIFICATIONS OF THE APPROVED TEST ASSEMBLY.

2. WATER RESISTANT GYPSUM BOARD MEETING ASTM C630 REQUIRED IN BATHTUB/SHOWER AREAS & AT ALL PLUMBING PENETRATIONS.

FIRE PROTECTIONLIFE SAFETY

1. ALL FIRE RATED DRYWALL ASSEMBLIES SHALL BE INSTALLED PER SPECIFICATIONS OF THE APPROVED TEST ASSEMBLY.

2. EXPOSED INSULATION SHALL HAVE A FLAME SPREAD RATING NOT GREATER THAN 25 AND SMOKE DEVELOPED RATING OF 450 OR LESS.

3. SMOKE DETECTORS TO BE A.C. POWERED W/ BATTERY BACK-UP, U.L. APPROVED AND INSTALLED PER NFPA 72-96 (INTERCONNECT ALL DETECTORS). SMOKE DETECTORS SHALL BE LOCATED ON EACH FLOOR IN THE VICINITY OF ALL BEDROOM ENTRANCE DOORS (BEDROOM HALLWAY) AND WITHIN EACH BEDROOM. LOCATE BEDROOM HALLWAY DETECTORS UPSTREAM FROM OR NEAR RETURN AIR GRILLS. FLOOR LEVELS WITHOUT BEDROOMS SHALL HAVE THE DETECTOR LOCATED AT THE CEILING NEAR THE STAIRWAY.

4. ALL MEANS OF EGRESS DOORS SHALL BE READILY OPENABLE FROM THE SIDE FROM WHICH EGRESS IS TO BE MADE WITHOUT THE USE OF A KEY OR SPECIAL KNOWLEDGE OR EFFORT.

EXCEPTION: KEY OPERATION SHALL BE PERMITTED FROM A DWELLING UNIT PROVIDED THAT THE KEY CANNOT BE REMOVED FROM THE LOCK WHEN THE DOOR IS LOCKED FROM THE SIDE FROM WHICH EGRESS IS TO BE MADE.

5. INTERIOR FINISH MATERIALS SHALL NOT HAVE A FLAME SPREAD RATING EXCEEDING 200.

VENTILATION

1. ATTIC VENTILATION AREA IS TO BE AT LEAST 1/150 OF THE AREA SERVED. TWO REMOTE VENTS REQUIRED FOR EACH (MINIMUM). WHERE RIDGE OR GABLE VENTS ARE USED, HALF OF THE REQUIRED VENTILATION AREA IS TO BE PROVIDED BY RIDGE OR GABLE VENTS AND THE OTHER HALF TO BE PROVIDED BY EAVE OR CORNICE VENTS. EXCEPTION: THE REQUIRED VENTILATION AREAMAY BE REDUCED TO 1/300 IF THE GABLE OR RIDGE VENTS ARE LOCATED IN THE UPPER ONE THIRD OF THE ATTIC OR ENCLOSED RAFTER SPACE.

2. ENCLOSED ATTIC, RAFTER AND CRAWL SPACE AREAS MAY BE VENTILATED BY A MECHANICAL EXHAUST AND SUPPLY AIR SYSTEM OF .02 CFM/SQ. FT. OF HORIZONTAL AREA. THE VENTILATION SYSTEMS SHALL OPERATE WHEN THE RELATIVE HUMIDITY EXCEEDS 60% IN THE SPACE.

ATTICS

1. PROVIDE ALL OF THE FOLLOWING (A, B, AND C) WHERE ATTIC TRUSSES WITH A WEB CONFIGURATION ALLOW A RECTANGULAR SPACE OF 42" VERTICALLY X 24" HORIZONTALLY BETWEEN THE WEBS AND BOTTOM CHORD.
   a. ATTICS WITH DRYWALL CEILINGS BELOW THAT ARE ACCESSED ONLY BY A 22" X 30" SCUTTLE OPENING OR LARGER ARE EXCLUDED FROM THIS STAIRWAY.
   b. WARNING SIGNS ATTACHED TO THE TRUSSES ON EACH SIDE OF THE 22" X 30" SCUTTLE OPENING AT LEAST 36" ABOVE THE BOTTOM CHORD AND WITHIN 18" OF THE EDGE OF THE OPENING. THE SIGNS SHALL BE CONSTRUCTED OF METAL OR OTHER APPROVED DURABLE MATERIALS SUITABLE FOR THE LOCATION AND BE A MINIMUM OF 45 SQ. INCHES IN AREA WITH 3/4" MINIMUM HIGH LETTERS ON A CONTRASTING BACKGROUND THAT READS "WARNING-TRUSSES NOT DESIGNED FOR ATTIC STORAGE".
   c. ATTIC AREAS OVER GARAGE AREAS WITH DRYWALL CEILINGS SHALL ALSO BE PROVIDED WITH WARNING SIGNS AS DESCRIBED IN ITEM "B" ABOVE AND A HORIZONTAL RAILING ATTACHED TO THE TRUSSES ON EACH SIDE OF THE 22" X 30" SCUTTLE OPENING AT LEAST 24" AND NOT MORE THAN 36" ABOVE THE BOTTOM CHORD. THE RAILING IS INTENDED TO BE AN OBSTRUCTION TO EASY ACCESS FOR STORAGE AND SHALL BE CONSTRUCTED OF EITHER 1X4's, 2X4's OR 3/8" X 6" PLYWOOD. IT MAY BE SHOP OR FIELD APPLIED.

ELECTRIC

1. ALL EXTERIOR STAIRWAYS SERVING THE DWELLING SHALL HAVE LIGHTING CONTROLLED BY ONE OF THE FOLLOWING METHODS:
   a. CONTROLS INSIDE THE DWELLING.
   b. AUTOMATICALLY ACTIVATED WITH A MANUAL OVERRIDE.

2. U.L. APPROVED NONMETALLIC ELECTRICAL OUTLET AND SWITCH BOXES MAY BE USED IN FIRE RATED WALLS. (U.L. BOX CLASSIFICATION TO MATCH FIRE RATED WALL DESIGN ASSEMBLY AND TO BE INSTALLED PER CLASSIFICATION SPEC.) BOX, SIZES, SPACING, AND INSTALLATION TO MEET THE REQUIREMENTS FOR METALLIC BOXES AS LISTED BELOW (MINIMUM) UNLESS NONMETALLIC BOX CLASSIFICATION SPEC. REQUIRED MORE RESTRICTIVE REQUIREMENTS.

3. IN FIRE RATED GYPSUM WALLS NOT EXCEEDING 2 HR. RATING, SINGLE AND DOUBLE GANG U.L. APPROVED METALLIC ELECTRICAL OUTLET AND SWITCH BOXES WITH METALLIC OR NONMETALLIC COVER PLATES MAY BE USED. THE SURFACE AREA OF INDIVIDUAL BOXES SHALL NOT EXCEED 16 SQ. IN. AND THE AGGREGATE SURFACE AREA OF BOXES SHALL NOT EXCEED 100 SQ. IN. PER 100 SQ. FT. OF WALL AREA. BOXES LOCATED ON OPPOSITE SIDES OF WALL SHALL BE SEPARATED BY A HORIZONTAL DISTANCE OF 24 IN. GYPSUM BOARD SHALL BE CUT WITH NO MORE THAN A 1/8" CLEARANCE AROUND BOX.

4. ALUMINUM WIRING IS PROHIBITED FROM THE LOAD SIDE OF SERVICE EQUIPMENT TO ANY OUTLETS.

GENERAL CONDITIONS:

1. ALL CONTRACTORS SHALL OBSERVE ALL REGULATIONS IMPOSED BY THE APPROPRIATE GOVERNING BODIES, AND ALL WORK SHALL COMPLY WITH THE REQUIREMENTS OF THE BUILDING CODES, ACCIDENT AND FIRE PREVENTION REGULATIONS. ALL MATERIALS, EQUIPMENT, WORKMANSHIP, WORKING CONDITIONS, AND CONSTRUCTION METHODS SHALL COMPLY WITH THE LATEST APPLICABLE SECTIONS OF LOCAL, MUNICIPAL, CITY, STATE & FEDERAL CODES, ORDINANCES, & STANDARDS.

2. THE CONTRACTOR SHALL VERIFY ALL DIMENSIONS & CONDITIONS PRIOR TO STARTING ANY CONSTRUCTION AND SHALL NOTIFY THE ARCHITECT OF ANY DISCREPANCIES OR INCONSISTENCIES AT THE BUILDING SITE.

3. THE CONTRACTOR SHALL CONSTRUCT ALL NEW WORK IN A NEAT & APPROVED MANNER.

4. THE CONTRACTOR SHALL ESTABLISH AND VERIFY ALL OPENINGS & INSERTS FOR MECHANICAL AND ELECTRICAL WORK AS REQUIRED FOR THEIR INSTALLATION AND PER DRAWINGS (IF APPLICABLE).

5. THE CONTRACTOR SHALL PROVIDE ALL NECESSARY TEMPORARY BRACING, SHORING, GUYING, OR OTHER MEANS TO AVOID EXCESSIVE STRESSES AND TO HOLD STRUCTURAL ELEMENTS IN PLACE.

6. THE CONTRACTOR SHALL BE RESPONSIBLE FOR SAFETY AND SECURITY IN & AROUND THE JOB SITE DURING CONSTRUCTION.

7. THE CONTRACTOR SHALL SUBMIT / FILE FOR, PAY & SECURE ALL APPROVALS, BUILDING PERMITS, FIRE PERMITS, TEST, AND CERTIFICATES OF COMPLIANCE & OCCUPANCY.

8. THE DIMENSIONS ON THESE DRAWINGS IN ALL CASES SUPERSEDE SCALE. CONTRACTOR IS NOT TO SCALE DRAWINGS.

9. THE CONTRACTOR SHALL BE RESPONSIBLE FOR RUBBISH SWEPT UP & REMOVED. UPON COMPLETION OF WORK, THE CONTRACTOR SHALL LEAVE WORK IN A FINISHED CONDITION.

10. IT WILL BE THE DUTY OF THE CONTRACTORS TO COMMUNICATE IMMEDIATELY WITH EACH OTHER IN ORDER TO SCHEDULE WORK, STORAGE AREAS, ETC. IN AN APPROVED MANNER AND WITHIN THE TIME SPECIFIED.

11. THE CONTRACTOR SHALL BE RESPONSIBLE FOR DAMAGE TO OWNER'S OR OTHER'S PROPERTY DONE BY HIMHER OR INDIVIDUALS IN THE CONTRACTOR'S EMPLOY, OR THROUGH NEGLIGENCE.

12. THE CONTRACTOR SHALL VERIFY THE LOCATION OF ALL EXPOSED AND CONCEALED UTILITIES BEFORE CONSTRUCTION BEGINS.

13. ALL ARCHITECTURAL DRAWINGS ARE IN CONFIDENCE AND DISSEMINATION MAY NOT BE MADE WITHOUT PRIOR WRITTEN CONSENT OF THE ARCHITECT. ALL COMMON LAW RIGHTS OF COPYRIGHTS AND OTHERWISE ARE HEREBY SPECIFICALLY RESERVED.

14. IF THE CONTRACTOR DOES NOT CLEARLY UNDERSTAND THE PLANS, HE SHOULD OBTAIN THE ARCHITECT'S WRITTEN EXPLANATION PRIOR TO BIDDING. THE CONTRACTOR WILL BE HELD RIGIDLY TO INTERPRETATIONS OF THE ARCHITECT.

15. MINOR DETAILS NOT USUALLY SHOWN OR SPECIFIED, BUT TYPICAL FOR STANDARD CONSTRUCTION OF ANY OF THE WORK, SHALL BE INCLUDED IN THIS CONTRACT DOCUMENT SET AS THOUGH IT WERE SHOWN IN THE DOCUMENTS.

NEW TWO STORY HOME TO BE BUILT AT 20 ELM AVENUE GLENDALE, MO 63122

PROJECT DATA:

PROJECT NAME:	NEW HOME 20 ELM AVENUE GLENDALE, MO 63122
BUILDER:	LEWIS HOMES 335 LEFFINGWELL AVENUE SUITE 100 KIRKWOOD, MO 63122 (314) 225- 3194
ARCHITECT:	ANN BEGEMANN ARCHITECT 3207 CHARLESTON BLVD. ROCKINGHAM, VA 22801 (314) 614-0686

APPLICABLE CODES:

BUILDING:	2015	INTERNATIONAL RESIDENTIAL CODE
GENERAL:	2015	IPMC PROPERTY MAINTENANCE CODE
ELECTRICAL:	2015	INTERNATIONAL ELECTRIC CODE
PLUMBING:	2015	INTERNATIONAL PLUMBING CODE
MECHANICAL:	2015	INTERNATIONAL MECHANICAL CODE
GAS:	2015	FUEL GAS CODE

DESIGN:

FLOOR LOADING:	
ROOMS OTHER THAN SLEEPING ROOMS	40 LB LIVE LOAD
SLEEPING ROOMS	30 LB LIVE LOAD 25 LB DEAD LOAD
ROOF LOADING:	25 LB LIVE LOAD 15 LB DEAD LOAD

CLIMATIC AND GEOGRAPHICAL DESIGN CRITERIA

GROUND SNOW LOAD	WIND SPEED (MPH)	SEISMIC DESIGN CATEGORY	SUBJECT TO DAMAGE FROM: WEATHERING	FROST LINE DEPTH	TERMITE		WINTER DESIGN TEMP.	ICE BARRIER UNDERLAYMENT REQUIRED	FLOOD HAZARDS	AIR FREEZING INDEX	MEAN ANNUAL TEMP
20 PSF	115 MPH	C	SEVERE	30"	MOD. TO HEAVY		2° F	NO	02/04/15	1500 DAYS	54° F

Proposed Front Elevation
20 Elm Avenue

PRICING SET
7.10.25

Ann Begemann, ARCHITECT
begemann_ann@sbcglobal.net
(314) 614-0686

NEW HOME to be CONSTRUCTED
at 20 Elm Avenue
Glendale, MO 63122

LEWIS HOMES
335 Leffingwell Avenue
Suite 100
Kirkwood, MO 63122

REV	DATE	ISSUE
	7.10.25	PRICING SET

SHEET NUMBER

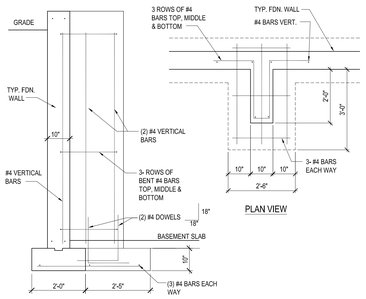
A0

FOUNDATION GENERAL NOTES:

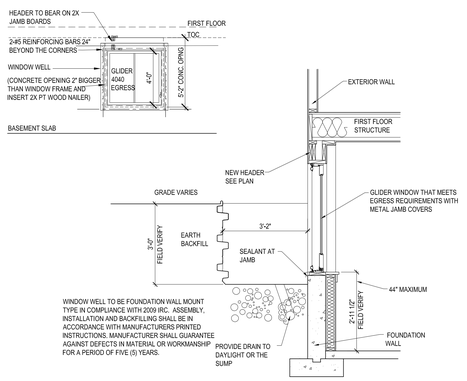
1. 10" CONTINUOUS CONCRETE WALL TO BE KEYED INTO A 10" X 24" CONTINUOUS SPREAD CONCRETE FOOTING.
2. BASEMENT SLAB: 3-1/2" CONCRETE SLAB WITH 6"X6" W1.4XW1.4 WWF OVER 6 MIL. VAPOR BARRIER (LAP JOINTS MIN. 6" AND SEAL) OVER MIN. 4" GRAVEL OR CRUSHED STONE. (SLOPE TO FLOOR DRAIN).
3. GARAGE SLAB: 4" CONCRETE SLAB WITH 6"X6" W1.4XW1.4 WWF OVER MIN. 4" GRAVEL OR CRUSHED STONE. (SLOPE TO GARAGE DOOR MINIMUM 4" UNO.)
4. FOOTINGS & PIERS: BOTTOM OF FOOTINGS TO BE MINIMUM 30" BELOW GRADE. PIERS TO EXTEND MIN. 24" INTO SOLID, UNDISTURBED SOIL AND MIN. 30" BELOW GRADE.
5. DRAINAGE SYSTEM SHALL DISCHARGE BY GRAVITY TO DAYLIGHT OR BE CONNECTED TO AN APPROVED SUMP (MIN. 24" IN DIAMETER OR 20 INCHES SQUARE AND SHALL EXTEND MIN. 24 INCHES BELOW THE BOTTOM OF THE BASEMENT FLOOR. SUMP SHALL HAVE A FITTED COVER.). PROVIDE PUMP IF BASEMENT IS FINISHED OR GROUNDWATER IS PRESENT. DISCHARGING TO OR WITHIN 10' OF A SIDEWALK, DRIVEWAY, STREET, PROPERTY LINE OR TO CREATE A NUISANCE TO ADJOINING PROPERTIES IS PROHIBITED.
6. DOUBLE FLOOR JOISTS AROUND STAIR OPENINGS AND UNDER PARALLEL PARTITIONS. IF THE PARTITION RUNS FOR LESS THAN 1/2 THE SPAN OF THE JOIST, DOUBLE JOISTS ARE NOT REQUIRED.
7. STEEL COLUMNS SHALL BE SCHEDULE - 40 SIZED PER PLAN. ALL COLUMNS SHALL HAVE A CAP AND BASE.
8. CONTRACTOR SHALL NOT BACKFILL UNTIL CONCRETE FOUNDATION HAS CURED FOR A MINIMUM OF 7 DAYS.
9. ALL BEAM POCKETS TO HAVE 4" MIN. BEARING AND TO BE GROUTED SOLID AROUND BEAM.

GENERAL CONCRETE NOTES:

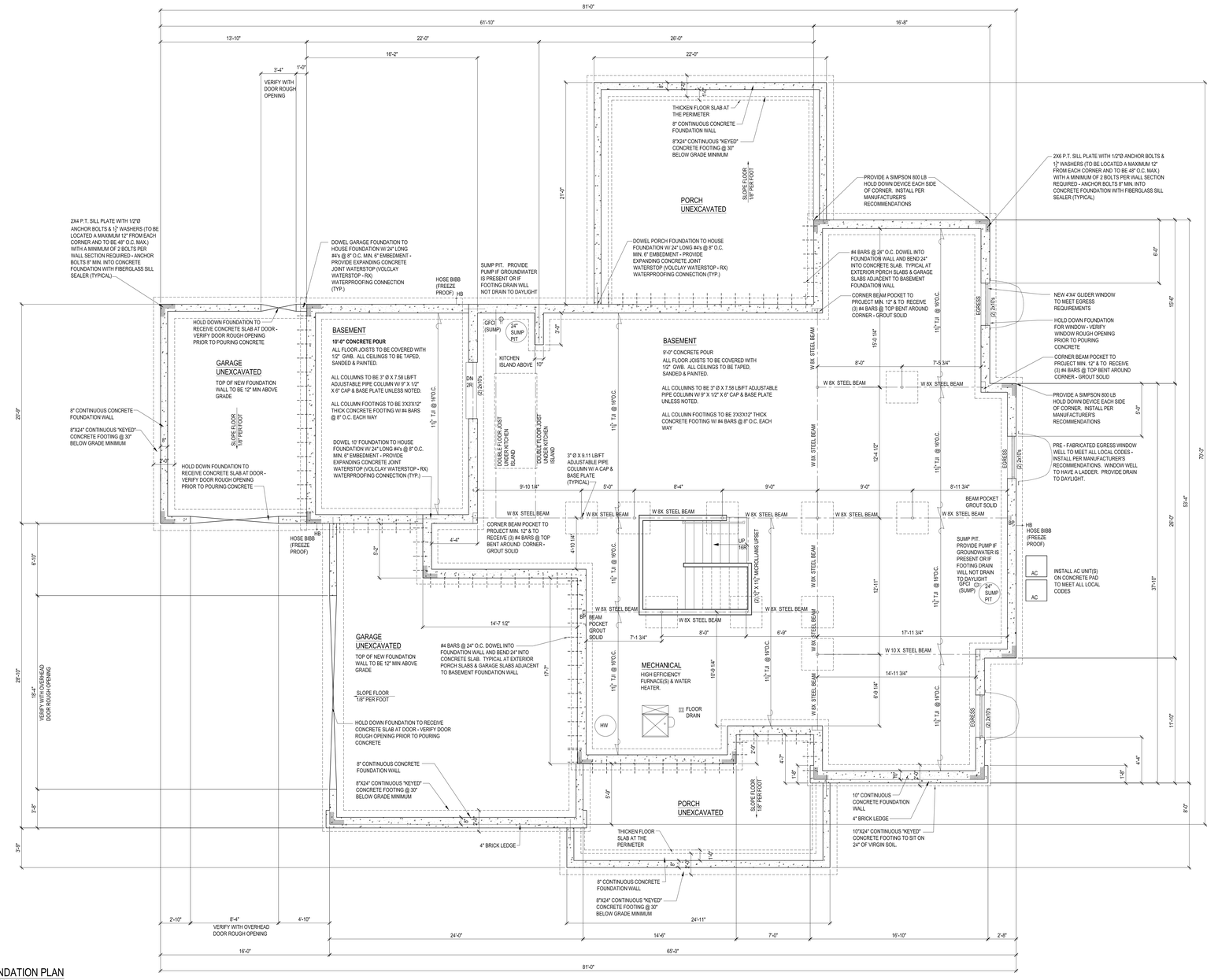
1. FOUNDATION CONCRETE SHALL HAVE A MINIMUM COMPRESSIVE STRENGTH OF 3000 PSI AT 28 DAYS W/ 3-5% AIR ENTRAINMENT.
2. REINFORCING STEEL TO BE ASTM A615, GRADE 50.
3. WELDED WIRE FABRIC TO BE ASTM A185, LAP FABRIC 6" MINIMUM.
4. REINFORCING SHALL BE CONTINUOUS WHEREVER POSSIBLE. SPLICES AND LAPS SHALL CONFORM TO ACI 318-89 REQUIREMENTS.
5. DOWELS IN FOOTINGS, WALLS, AND DRILLED PIERS MUST BE POSITIONED BEFORE PLACING CONCRETE. PUSHING DOWELS INTO FRESHLY PLACED CONCRETE IS NOT ACCEPTABLE. DOWELS TO BE #4 BARS @ 8" O.C. MIN. 6" EMBEDMENT.
6. PROVIDE THE FOLLOWING ADDITIONAL REINFORCING UNLESS OTHERWISE CALLED FOR ON STRUCTURAL PLANS.
   A. (2) #4 BARS EACH SIDE OF OPENINGS 1-0" OR LARGER IN SLABS OR WALLS.
   B. 2'-0" X 2'-0" CORNER BARS IN OUTER FACE OF ALL WALLS TO MATCH SIZE AND SPACING OF HORIZONTAL REINFORCING BARS IN WALLS.
7. MINIMUM CONCRETE COVER, UNLESS OTHERWISE NOTED.
   A. UNFORMED CONCRETE SURFACE IN CONTACT WITH EARTH 3".
   B. FORMED SURFACE EXPOSED TO GROUND OR WEATHER 2".
   C. FORMED SURFACES NOT EXPOSED TO GROUND OR WEATHER.
      I. WALLS, SLABS 1".
      II. BEAMS, COLUMNS 1-1/2".
8. ALL ABUTTING CONCRETE MEMBERS SHALL BE DOWELED TOGETHER UNLESS POURED MONOLITHICALLY. DOWELS SHALL BE EQUAL IN SIZE AND SPACING TO THE BARS IN THE ADJACENT WALLS.
9. MINIMUM OF (2)-#5 REINFORCING BARS SHALL BE PROVIDE AROUND ALL WINDOW AND DOOR OPENINGS IN PLAIN CONCRETE FOUNDATION AND BASEMENT WALLS. BARS SHALL EXTEND A MINIMUM OF 24" BEYOND THE CORNERS OF THE OPENINGS.
10. CONCRETE FOUNDATION HEIGHT LIMITS: MAX. 7'-10" POUR HEIGHT WITH 8" THICK WALL. MAX. 8'-10" POUR HEIGHT WITH 10" THICK WALL AND 22"X10" FOOTING. MAINTAIN EXTERIOR DIMENSIONS ON FOUNDATION PLAN.



1 WALL BUTRESS DETAIL
SCALE: 1/2" = 1'-0"



2 BASEMENT EGRESS WINDOW DETAIL
SCALE: 1/2" = 1'-0"



3 FOUNDATION PLAN
SCALE: 1/4" = 1'-0"
9' CONCRETE POUR

Ann Begemann, ARCHITECT
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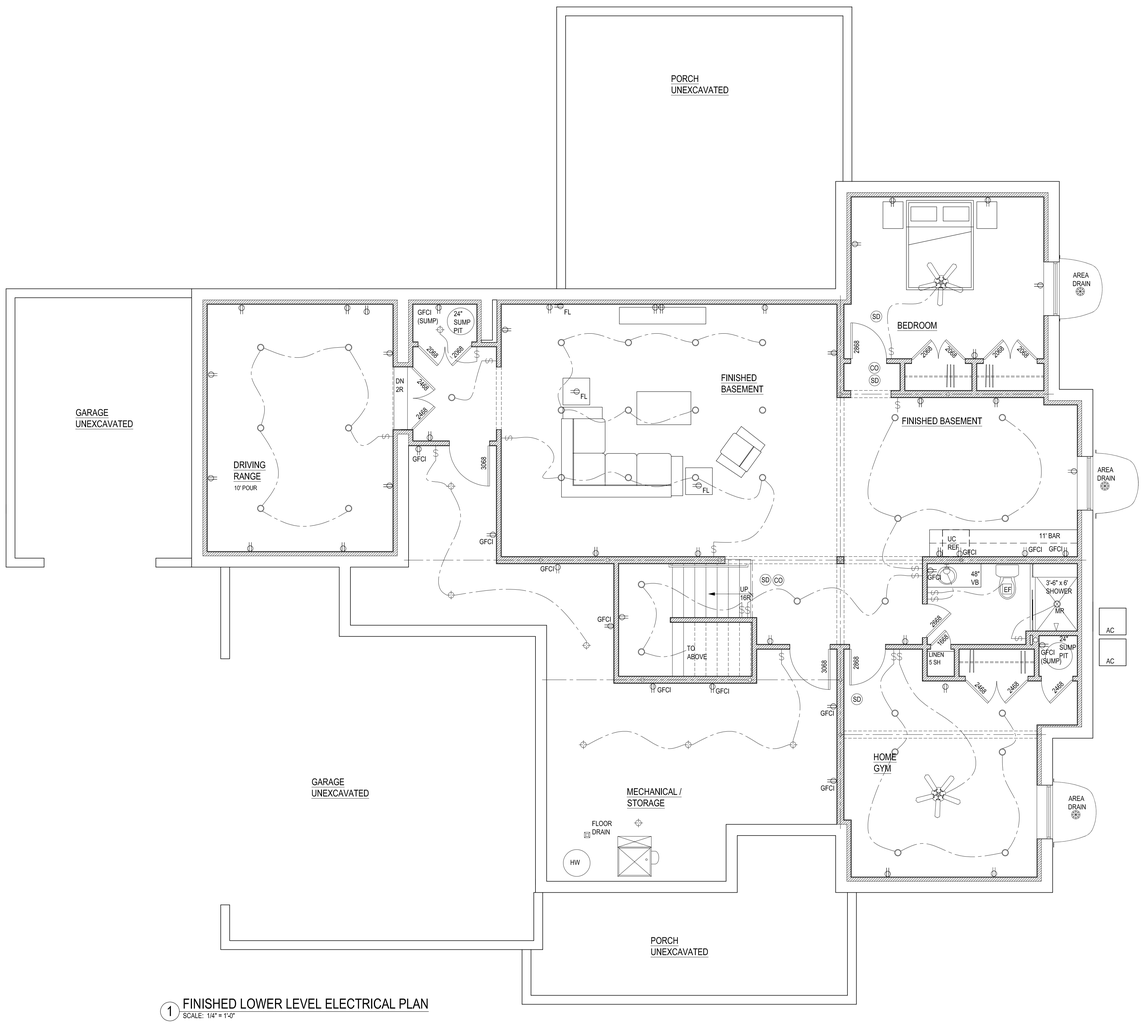
NEW HOME to be CONSTRUCTED
at 20 Elm Avenue
Glendale, MO 63122

LEWIS HOMES
335 Leffingwell Avenue
Suite 100
Kirkwood, MO 63122

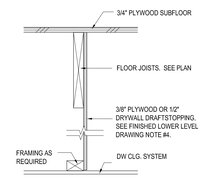
REV	DATE	ISSUE
	7.10.25	PRICING SET

SHEET NUMBER

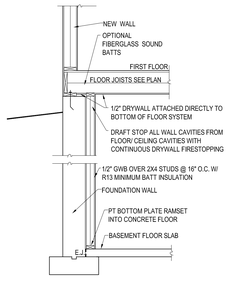
A1



1 FINISHED LOWER LEVEL ELECTRICAL PLAN
SCALE: 1/4" = 1'-0"



2 BASEMENT CEILING DETAIL
SCALE: 1 1/2" = 1'-0"



3 BASEMENT WALL FURRING DETAIL
SCALE: 1/2" = 1'-0"

MEP NOTES:

1. ALL HEATING & COOLING SYSTEMS TO BE PROVIDED AS A DESIGN/ BUILD ARRANGEMENT BY MEP CONTRACTOR.
2. ELECTRICAL PANEL: (200 AMP, MINIMUM / 600 AMP. MAXIMUM) TO BE SIZED AND LOCATED BY ELECTRICAL CONTRACTOR.
4. OWNER TO APPROVE OF ALL LIGHTING, SWITCH & ELECTRIC FIXTURE LOCATIONS PRIOR TO INSTALLATION.
5. HVAC CONTRACTOR TO SUPPLY ALL HEAT LOSS CALCULATIONS AS REQUIRED.
6. INSTALL ALL PLUMBING WASTE LINES SO THAT THEY FALL TO THE SEWER OUTLET TO MEET ALL LOCAL CODES.
7. PROVIDE STEREO NETWORKING PER OWNER. CONTRACTOR TO CONFIRM ALL AUDIO-VISUAL EQUIPMENT (STEREO SYSTEMS, NETWORKING CABLES, ETC.) WITH OWNER.
8. CONFIRM SWITCH / OUTLET COLORS WITH OWNER PRIOR TO INSTALLATION.
9. INSTALL WATER SUPPLY AND DRAIN LINE TO SINKS, DISHWASHERS & REFRIGERATORS AND ALL BATHROOM FIXTURES.
10. VENT EXHAUST FANS TO EXTERIOR PER ALL LOCAL CODES.
11. COOKTOP VENT TO BE VENTED TO THE EXTERIOR TO MEET ALL CODES. IF SELECTED COOKTOP VENT IS MORE THAN 600 CFM PROVIDE MAKE UP AIR ACCORDING TO MANUFACTURER'S RECOMMENDATIONS TO MEET ALL CODES.
12. LAUNDRY: WASHER TO BE PLACED IN A "FLOOD SAVER" PAN W/ DRAIN. PROVIDE IN-WALL WASHER OUTLET BOX. DRYER TO VENT TO EXTERIOR.
13. ALL MECHANICAL, ELECTRICAL AND PLUMBING SHALL BE CONCEALED BEHIND FINISHED WALL SURFACES, TYPICAL. INSTALL DRYWALL FURRING AS REQUIRED TO CONCEAL ALL PIPES, DUCTS ETC.

FINISHED LOWER LEVEL NOTES

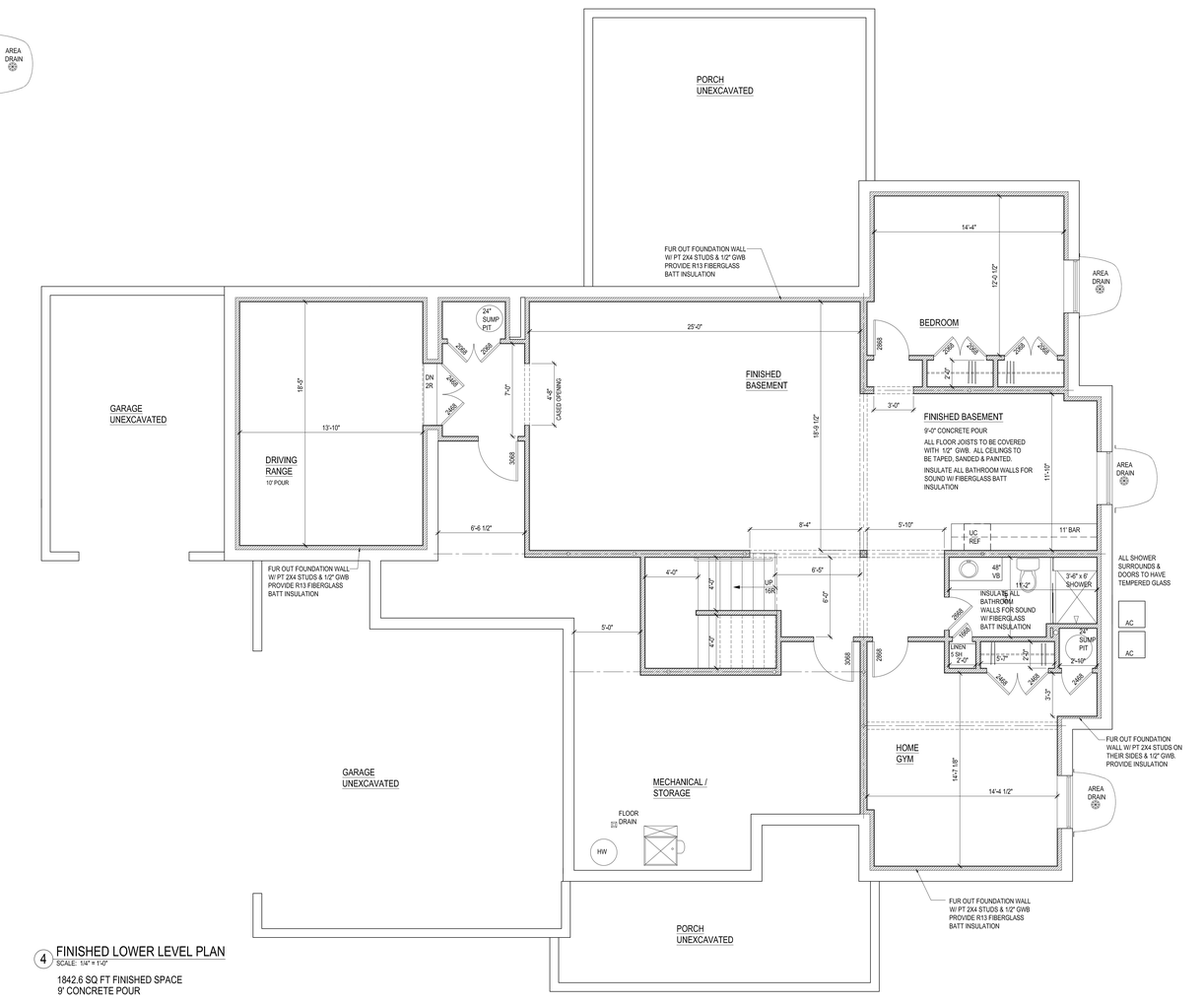
1. ALL INTERIOR WALLS TO BE 3 1/2 " (2X4 STUDS), UNLESS NOTED OTHERWISE (UNO). USE PRESSURE TREATED SILL PLATES.
2. DRAFTSTOPPING: CEILINGS SUSPENDED BELOW WOOD JOISTS OR ATTACHED DIRECTLY TO WOOD FLOOR TRUSSES SHALL BE DRAFT STOPPED AT MAXIMUM 1000 S.F. INTERVALS PARALLEL TO MAIN FRAMING MEMBERS.
3. CEILING HEIGHTS TO BE DETERMINED BY EXTENT OF DUCTWORK, STEEL BEAMS, ETC. (7'-0" MIN. CEILING HEIGHT). FURR DOWN CEILING, IF REQUIRED, TO CLEAR BEAMS, DUCTWORK, WIRES, PIPES, ETC., UNLESS NOTED OTHERWISE. SET ALL CEILINGS AS HIGH AS POSSIBLE. PROVIDE ACCESS PANELS TO UTILITIES, CLEANOUTS ETC. IN FINISHED AREAS. VERIFY METHOD WITH OWNER.
4. MAINTAIN REQUIRED CLEARANCES AROUND FURNACES, WATER HEATERS AND OTHER EQUIPMENT.
5. VENT BATHROOM EXHAUST FAN TO EXTERIOR.
6. ADJUST LOCATIONS OF RECESSED LIGHT FIXTURES IF REQUIRED FOR FRAMING MEMBERS, DUCTWORK, ETC. REVIEW ALTERNATE LOCATIONS WITH OWNER.
7. INSULATE ALL HOT WATER PIPING.

SYMBOL LEGEND:

- SD — INTERCONNECTED U.L. LISTED SMOKE DETECTOR CONNECTED TO BUILDING POWER SERVICE WITH BACKUP BATTERY POWER
- CO — U.L. LISTED CARBON MONOXIDE DETECTOR CONNECTED TO BUILDING POWER SERVICE WITH BACKUP BATTERY POWER
- EF — EXHAUST FAN; VENT TO EXTERIOR. (50 CFM MIN.)
- RECESSED CAN LIGHT IC RATED
- EX — RECESSED CAN LIGHT IC & UL RATED FOR EXTERIOR USE
- CEILING-MOUNTED LIGHT / PENDANT LIGHT AS NOTED
- PC — CEILING-MOUNTED LIGHT CONTROLLED BY PULL CHAIN
- WALL-MOUNTED LIGHT - FOR EXTERIOR & BATHROOM INSTALLATIONS. FIXTURE TO BE UL-RATED FOR DAMP ENVIRONMENTS
- S — SINGLE POLE SWITCH LOCATION (48" A.F.F. OR 8" ABOVE COUNTER- U.N.O.)
- 3 — THREE WAY LIGHT SWITCH
- D — SINGLE POLE DIMMER SWITCH LOCATION (48" A.F.F. OR 8" ABOVE COUNTER- U.N.O.)
- 110 VOLT DUPLEX RECEPTACLE (12" A.F.F. OR 8" ABOVE. COUNTER - U.N.O.)
- GFCI — GROUND FAULT CURRENT INTERRUPTER PROTECTED ELECTRIC. OUTLET (12" A.F.F. OR 8" ABOVE. COUNTER - U.N.O.)
- WP — WATER PROOF 100 VOLT DUPLEX RECEPTACLE
- 220 VOLT RECEPTACLE (12" A.F.F.- U.N.O.)
- GAS SUPPLY
- TELEPHONE OUTLET (12" A.F.F. OR 8" ABOVE COUNTER - U. N. O.)
- TV — CABLE TV
- UNDER CABINET LIGHT FIXTURE - OPTIONAL
- FLOOD LIGHT - FUNCTION PER OWNER
- CEILING FAN INSTALLED ON APPROPRIATE JUNCTION BOX
- CEILING-MOUNTED FLUORESCENT LIGHT FIXTURE

ELECTRICAL NOTES:

1. PROVIDE HARDWIRED, UL LISTED SMOKE DETECTORS INSIDE AND OUTSIDE OF ALL BEDROOMS AND ON EACH FLOOR LEVEL (INCLUDING THE BASEMENT). THE DETECTORS MUST HAVE BATTERY BACKUP AND BE WIRED TOGETHER SO AN ALARM WILL SOUND ALL DETECTORS THROUGHOUT THE DWELLING.
2. PROVIDE AN APPROVED CARBON MONOXIDE ALARM TO BE INSTALLED OUTSIDE OF EACH SEPARATE SLEEPING AREA IN THE IMMEDIATE VICINITY OF THE BEDROOM.
3. ALL BATH EXHAUST FANS (50 CFM MINIMUM) MUST VENT TO THE EXTERIOR.
4. ALL BEDROOM OUTLETS TO BE AFCI PROTECTED.



4 FINISHED LOWER LEVEL PLAN
SCALE: 1/4" = 1'-0"

1842.6 SQ FT FINISHED SPACE
9' CONCRETE POUR

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REV	DATE	ISSUE
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SHEET NUMBER

A2

GENERAL FLOOR PLAN NOTES:

1. ALL DIMENSIONS ARE TO FACE OF STUD FOR INTERIOR WALLS AND TO FACE OF SHEATHING FOR EXTERIOR WALLS.

2. CONTRACTOR TO FIELD VERIFY ALL MEASUREMENTS. NOTIFY ARCHITECT OF ANY DISCREPANCIES.

3. ALL FINISHES TO BE APPROVED BY OWNER.

4. COORDINATE WITH OWNER FOR ALL CABINETS & COUNTERTOPS.

5. TOP OF ALL WINDOWS TO BE 6'-8" MINIMUM ABOVE FINISHED FLOOR. 7'-0" AT FIRST FLOOR 9' CEILINGS.

6. LOCATE DOORS 6" FROM ADJACENT PERPENDICULAR WALL AT HINGE UNLESS OTHERWISE SHOWN.

7. INSULATE ALL LAUNDRY & BATHROOM WALLS WITH FIBERGLASS BATT INSULATION FOR SOUND.

8. ALL PANTRY CLOSETS TO HAVE 5 SHELVES W/ FINISHED EDGES.

9. ALL EXHAUST FANS TO BE VENTED TO EXTERIOR PER ALL LOCAL CODES.

10. CONTRACTOR TO VERIFY AND COORDINATE BEFORE CONSTRUCTION WITH ALL DOOR & WINDOW CENTER LINE DIMENSIONS WITH DOOR & WINDOW MANUFACTURER'S ROUGH OPENING DIMENSIONS.

11. ALL INTERIOR PARTITIONS TO BE 2x4 WOOD STUDS @ 16" O.C. WITH 1/2" GWB BOTH SIDES UNLESS NOTED OTHERWISE. ALL FIRST FLOOR EXTERIOR WALLS TO BE 2x4 WOOD STUDS @ 16" O.C. WITH 1/2" GWB ON INTERIOR & 1/2" SHEATHING ON EXTERIOR UNLESS NOTED OTHERWISE. ALL SECOND FLOOR EXTERIOR WALLS TO BE 2x4 WOOD STUDS @ 16" O.C. WITH 1/2" GWB ON INTERIOR & 1/2" SHEATHING ON EXTERIOR UNLESS NOTED OTHERWISE.

12. ALL DOORS TO BE 6'-8" HIGH UNLESS NOTED OTHERWISE.

13. IF APPLICABLE : GARAGE / HOUSE WALL TO HAVE 1/2" DRYWALL ON GARAGE SIDE OF WALL UP TO THE UNDERSIDE OF THE ROOF SHEATHING. GARAGE / HOUSE WALL TO HAVE R-13 INSULATION.

14. ALL FINISH FLOORS PER OWNER.

15. ALL STEPS: MAX. RISER = 7 ¾", MIN. TREAD = 10" W/ 1" NOSING.

16. ALL SOFFITS TO BE FIREBLOCKED IN ACCORDANCE WITH THE 2009 IRC.

17. ALL FURRED WALLS TO BE FIREBLOCKED VERTICALLY AT THE CEILING AND HORIZONTALLY EVERY 10' MAXIMUM IN ACCORDANCE WITH THE 2009 IRC.

18. ALL BATHTUB & SHOWER SURROUNDS W/ GLASS DOORS TO HAVE TEMPERED GLASS.

19. WATER RESISTANT GYPSUM WALL BOARD OR DUROCK CEMENT BOARD OR EQUIVALENT TO BE INSTALLED IN ALL WET LOCATIONS, INCLUDING BUT NOT LIMITED TO ALL AREAS OF PLUMBING PENETRATIONS, SHOWER WALLS AND OTHER WET AREAS.

20. INTERIOR PAINTING SCOPE: PAINT ALL ROOM WALLS AND CEILING AND INTERIOR MILLWORK. PRIOR TO PAINTING, PATCH ALL CRACKS, HOLES, ETC. FOR UNIFORM FINAL APPEARANCE. LIGHTLY SAND ALL WOODWORK AND DOORS PRIOR TO PAINTING. PAINT ALL EXPOSED STEEL ANGLES AND COLUMNS.

21. ALL EXTERIOR FULL LITE DOORS TO HAVE TEMPERED GLASS.

GENERAL FRAMING NOTES:

1. FLOOR CONSTRUCTION: 3/4" T.&G. PLYWOOD SUBFLOOR GLUED AND SCREWED TO FLOOR JOISTS.

2. ALL FLOOR FRAMING TO BE SPACED AS SHOWN ON PLAN.

3. BEAMS AND HEADERS: (2) 2 X10'S UNLESS NOTED OTHERWISE. POST INDICATED SHALL BE MINIMUM 2-2X WALL THICKNESS, GLUED AND NAILED UNLESS NOTED OTHERWISE

4. PROVIDE DOUBLE FLOOR JOISTS UNDER ALL PARALLEL PARTITIONS.

5. PROVIDE SOLID WOOD BLOCKING THROUGH FLOOR AT ALL POSTS ABOVE.

6. ALL INTERIOR WALLS TO BE 2X4'S @ 16" O.C. UNLESS NOTED OTHERWISE. ALL FIRST FLOOR EXTERIOR WALLS TO BE 2X4'S @ 16" O.C. UNLESS NOTED OTHERWISE. ALL SECOND FLOOR EXTERIOR WALLS TO BE 2X4'S @ 16" O.C.

7. ALL PLUMBING WALLS TO BE 2X6'S @ 16" O.C. UNLESS NOTED OTHERWISE. PROVIDE FIBERGLASS BATT INSULATION FOR SOUND.

7. ALL SOFFITS AND DROPPED CEILINGS TO BE FIRESTOPPED. ALL FRAME WALLS TO BE FIRESTOPPED @ 8'-0" MAX. ALL FIREBLOCKING TO BE INSTALLED IN ACCORDANCE WITH THE 2009 IRC.

8. ALL LEDGER BOARDS TO BE PRESSURE TREATED AND BOLTED TO HOUSE W/ 1/2" x 5" GALVANIZED EXPANSION BOLTS W/ WASHERS @ 16" O.C. STAGGERED.

9. ALL FURRED WALLS TO BE FIREBLOCKED VERTICALLY AT THE CEILING AND HORIZONTALLY EVERY 10' MAXIMUM TO BE INSTALLED IN ACCORDANCE WITH THE 2009 IRC.

10. ALL EXTERIOR SHEATHING TO BE 1/2" PLYWOOD OR OSB BOARD.

GENERAL MASONRY NOTES:

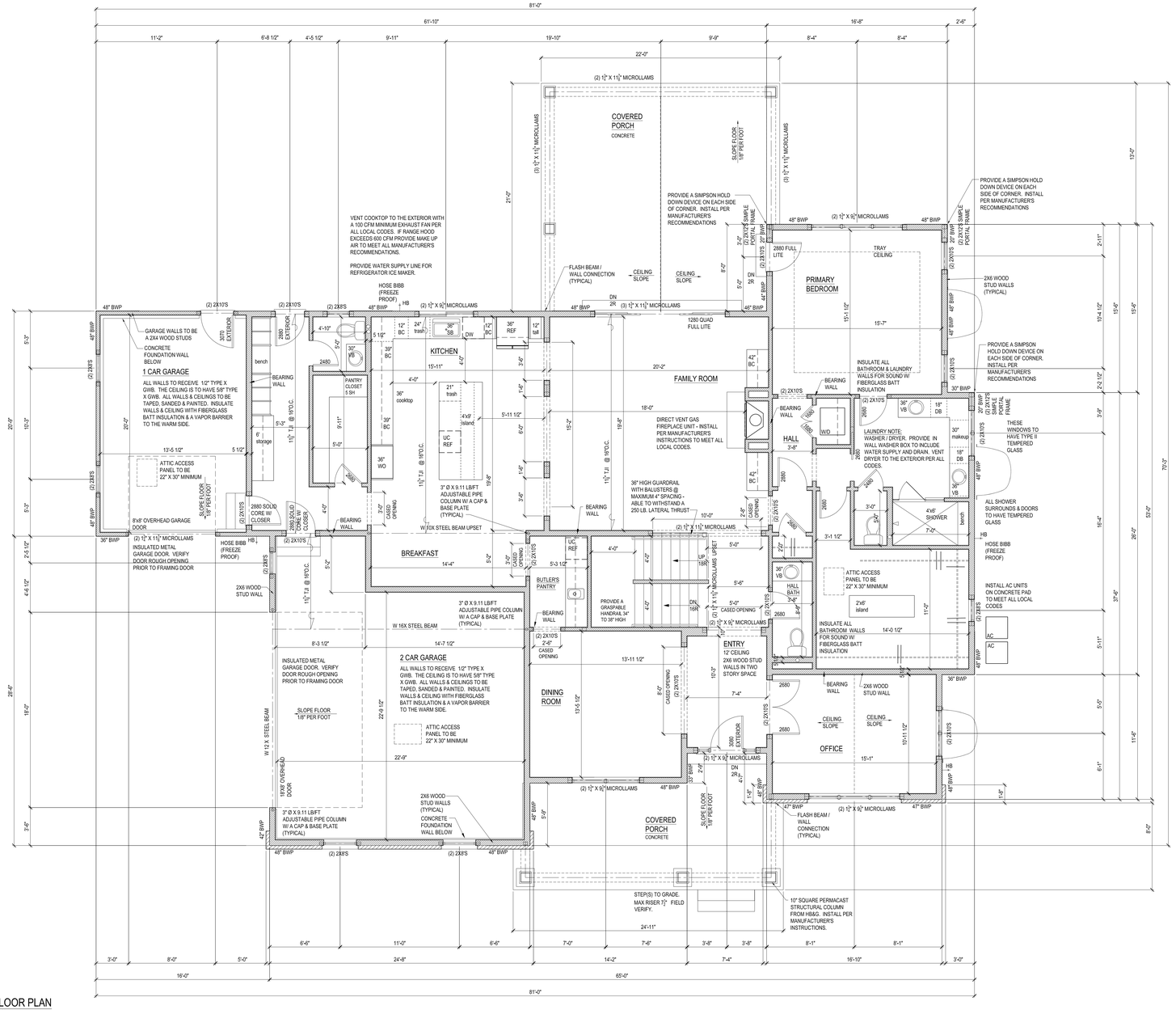
BRICK VENEER: MATCH EXISTING TEXTURE AND BRICK . STANDARD MORTAR COLORS.
GENERAL MASONRY: 1" MIN. AIR SPACE BETWEEN VENEER AND SHEATHING. BRICK VENEER SHALL BE ANCHORED TO THE SUPPORTING WALL WITH CORROSION RESISTANT CORRUGATED SHEET METAL WALL TIES WITH MIN. 22 GAGE BY 7/8" TIES PLACED NOT MORE THAN 24" ON CENTER HORIZONTALLY AND VERTICALLY AND SHALL SUPPORT NO MORE THAN 2.67 SQUARE FEET OF WALL AREA. MORTAR: ASTM C 270

PROTECTION AND CLEANING: PROTECT ALL MASONRY MATERIALS BEFORE, DURING, AND AFTER INSTALLATION FROM ALL DELETERIOUS CONDITIONS, INCLUDING FREEZING MOISTURE, RAPID DRYING, AND ABSORPTION OF DIRT. DRY-BRUSH MASONRY WORK AT END OF EACH DAYS WORK. AFTER MORTAR IS THOROUGHLY SET AND CURED CLEAN MASONRY. AS DESCRIBED IN "BIA TECHNICAL NOTES NO. 20 REVISED."

REINFORCED MORTAR: ADD ACRYL 60 OR LATICRETE 85-10 (LIQUID LATEX) TO MORTAR FOR BED JOINTS OF ROWLOCK WALL CAPS, WINDOW SILLS, AND OTHER EXTERIOR HORIZONTAL MASONRY SURFACES (PER MANUFACTURERS RECOMMENDATIONS).

LINTEL SCHEDULE:

3'-0"	L1	L 3½ x 3½ x 5/16 STEEL LINTEL
6'-0"	L2	L 4 x 3½ x 5/16 STEEL LINTEL
9'-0"	L3	L 5 x 3½ x 5/16 STEEL LINTEL
	L4	ARCHED BRICK LINTEL



1 FIRST FLOOR PLAN
SCALE: 1/4" = 1'-0"
2509.5 SQ FT
10' FLOOR TO CEILING

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A3

GENERAL FLOOR PLAN NOTES:

1. ALL DIMENSIONS ARE TO FACE OF STUD FOR INTERIOR WALLS AND TO FACE OF SHEATHING FOR EXTERIOR WALLS.

2. CONTRACTOR TO FIELD VERIFY ALL MEASUREMENTS. NOTIFY ARCHITECT OF ANY DISCREPANCIES.

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5. TOP OF ALL WINDOWS TO BE 6'-8" MINIMUM ABOVE FINISHED FLOOR. 7'-0" AT FIRST FLOOR 9' CEILINGS.

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7. INSULATE ALL LAUNDRY & BATHROOM WALLS WITH FIBERGLASS BATT INSULATION FOR SOUND.

8. ALL PANTRY CLOSETS TO HAVE 5 SHELVES W/ FINISHED EDGES.

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14. ALL FINISH FLOORS PER OWNER.

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2. ALL FLOOR FRAMING TO BE SPACED AS SHOWN ON PLAN.

3. BEAMS AND HEADERS: (2) 2 X10S UNLESS NOTED OTHERWISE. POST INDICATED SHALL BE MINIMUM 2-2X WALL THICKNESS, GLUED AND NAILED UNLESS NOTED OTHERWISE

4. PROVIDE DOUBLE FLOOR JOISTS UNDER ALL PARALLEL PARTITIONS.

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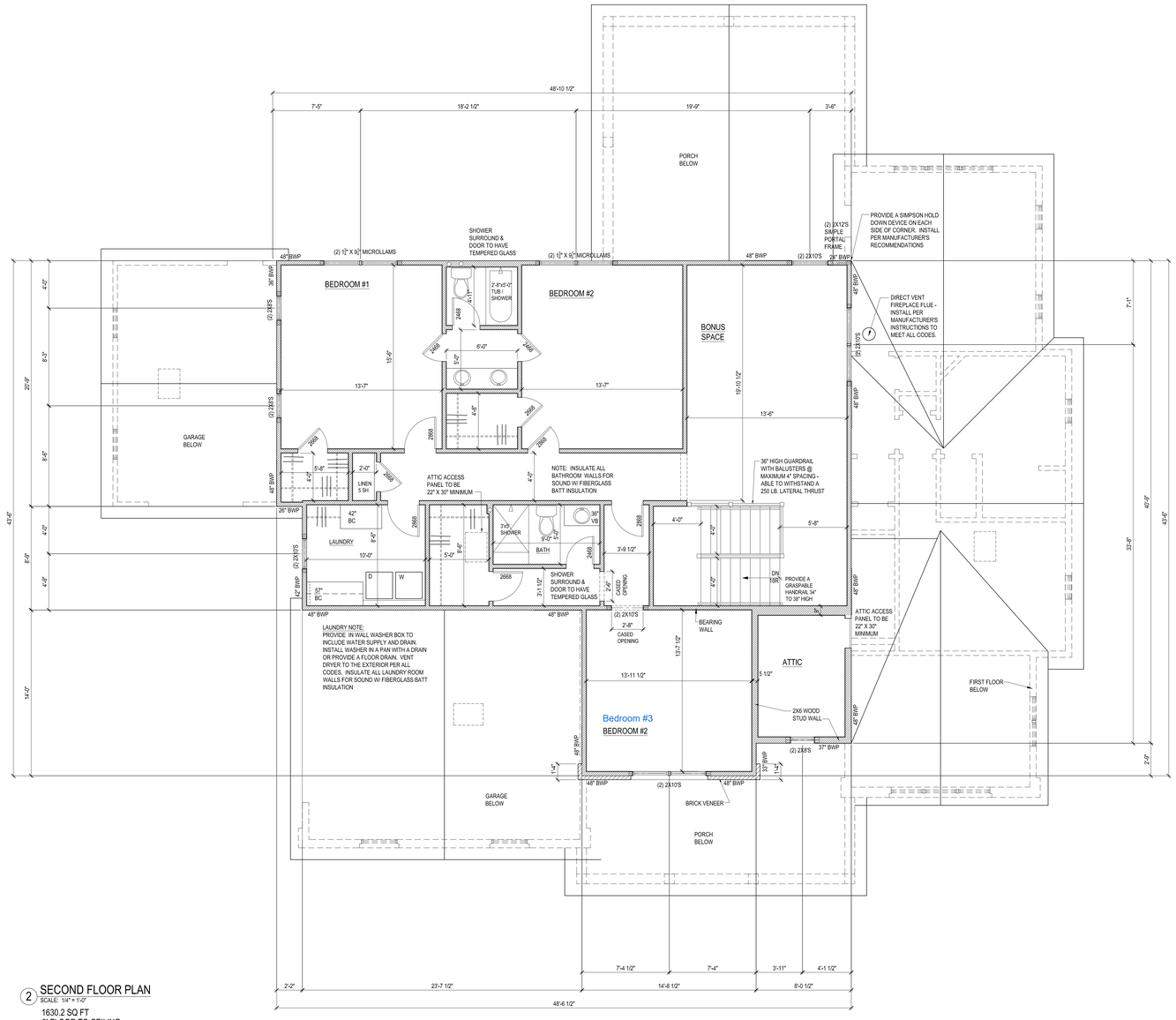
LINTEL SCHEDULE:

3'-0"	L1	L 3½ x 3½ x 5/16 STEEL LINTEL
6'-0"	L2	L 4 x 3½ x 5/16 STEEL LINTEL
9'-0"	L3	L 5 x 3½ x 5/16 STEEL LINTEL
	L4	ARCHED BRICK LINTEL



2 SECOND FLOOR PLAN
SCALE: 1/4" = 1'-0"
1630.2 SQ FT
9' FLOOR TO CEILING

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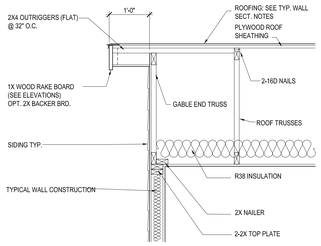


1 GABLE DETAIL
SCALE: 3/4" = 1'-0"

ROOF GENERAL NOTES:

1. ROOF STRUCTURE TO BE PRE-MANUFACTURED WOOD TRUSSES DESIGNED BY TRUSS MANUFACTURER. IF NECESSARY MODIFY TRUSS STANDS AS REQUIRED TO ALIGN FASCIA BOARDS. TRUSS LAYOUT SHOWN IS FOR DIAGRAMMATIC PURPOSES ONLY. SEE MANUFACTURER'S SHOP DRAWINGS FOR ACTUAL LAYOUT.

2. TRUSSES ARE DRAWN WITH AN 8" RAISED HEEL FOR INSULATION.

3. POST INDICATED SHALL BE MINIMUM 2-2X WALL THICKNESS, GLUED AND NAILED UNLESS NOTED OTHERWISE. MINIMUM HEADER SIZE (2) 2X10'S GLUE & NAIL ALL MULTIPLE BEAM MEMBERS. EXCEPTION: POSTS CARRYING ROOF LOADS ONLY AND NOT EXCEEDING 8'-1" IN HEIGHT AND SUPPORTING HEADERS SPANNING 3-0" OR LESS MAY CONSIST OF A SINGLE 2X CRIPPLE AND (1) FULL HEIGHT UNBROKEN STUD UNLESS NOTED OTHERWISE.

4. ALL ROOF OVERHANGS AS INDICATED.

5. PROVIDE VENTED VINYL SOFFIT MATERIAL ON ALL SOFFITS & RIDGE VENTS ON ALL RIDGES.

6. ALL VALLEYS TO BE FLASHED W/ INTERLACED SHINGLES. PROVIDE CONTINUOUS METAL FLASHING AT ALL ROOF TO WALL CONNECTIONS. FLASH ALL VALLEYS W/ INTERLACING SHINGLES. ROLLED ROOFING OR TWO (2) LAYERS OF TYPE 1 UNDERLAYMENT MAY BE SUBSTITUTED FOR FLASHING AT THE ROOF VALLEY PROVIDED THE SHINGLES ARE INTERLACED.

7. PROVIDE CONTINUOUS ALUMINUM OGEE GUTTERS & DOWNSPOUTS. DOWNSPOUTS TO DISCHARGE @ GRADE.

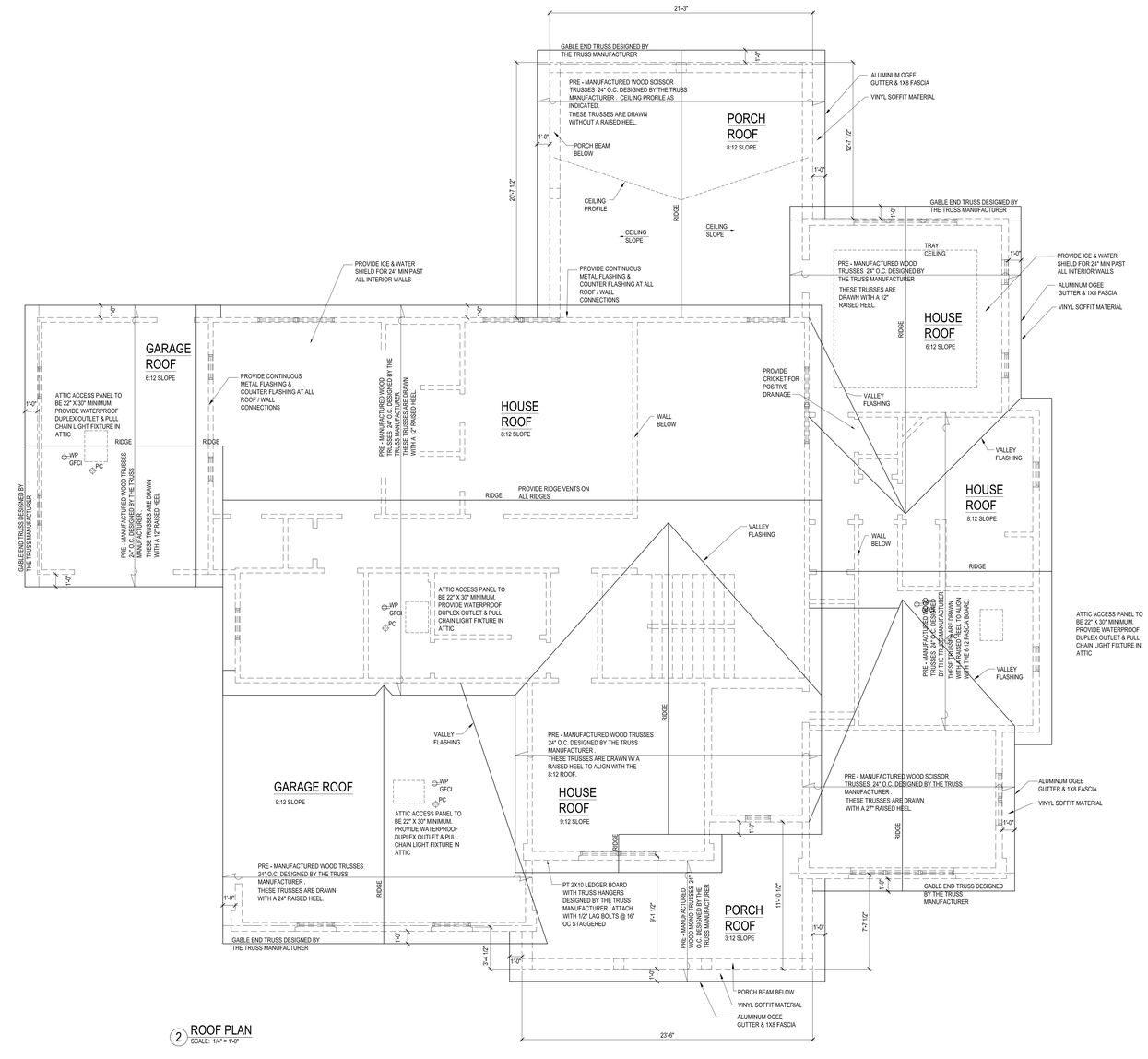
8. PROVIDE ICE & WATER SHIELD UNDER THE ROOFING FOR THE FIRST 24" PAST THE INTERIOR OF THE EXTERIOR WALL.

9. PROVIDE CONTINUOUS METAL DRIP EDGE AT ALL EAVES & RAKES.

10. ROOF TO BE ARCHITECTURAL ASPHALT SHINGLES - OWNER TO APPROVE SHINGLE & COLOR.

11. AT ALL ROOF OVERFRAMING INSTALL A 2X SLEEPER BOARD (LARGER THAN OVERFRAMING MEMBER) UNDER PROPOSED OVERFRAMING RAFTER AND OVER ROOF TRUSS.

12. ALL RAFTER / TRUSS CONNECTIONS TO TOP PLATE TO HAVE A SIMPSON HURRICANE TIE.



2 ROOF PLAN
SCALE: 1/4" = 1'-0"

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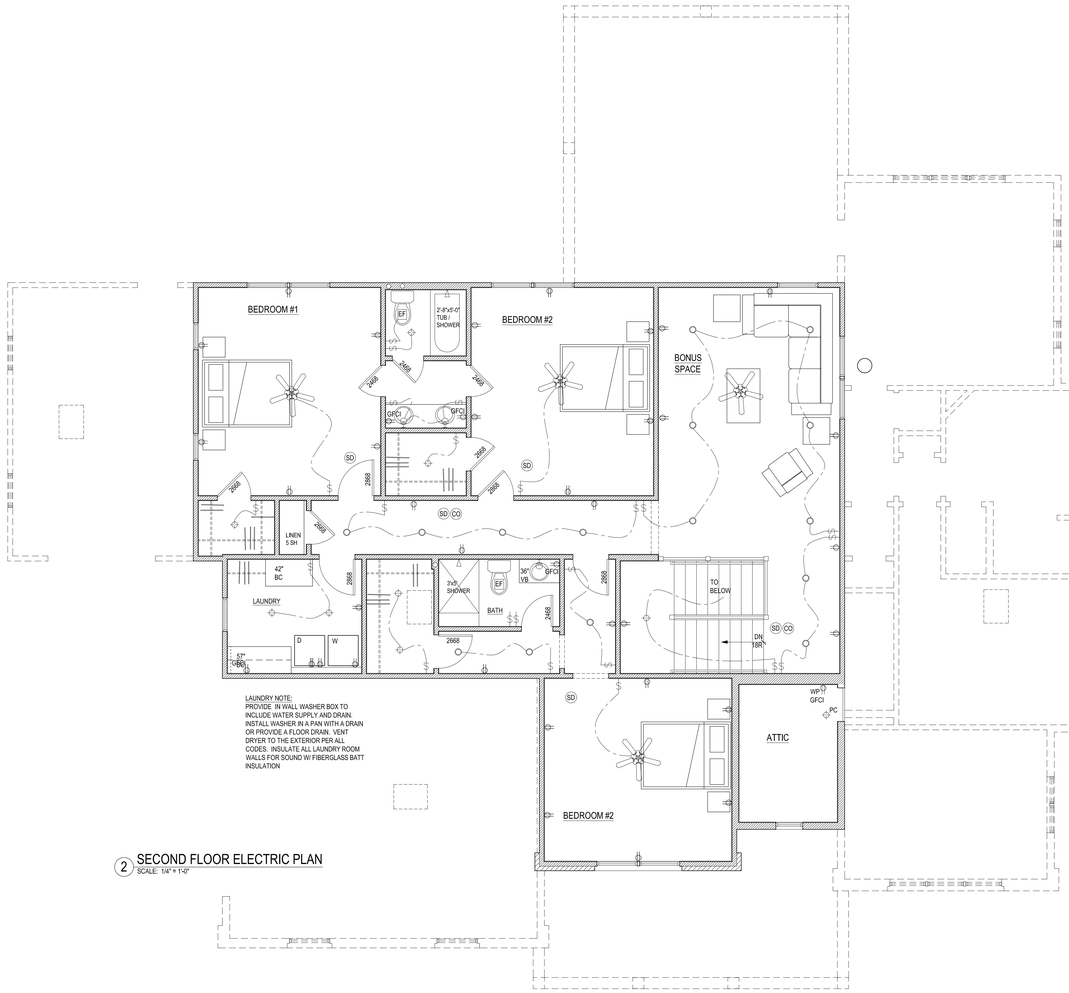

2 SECOND FLOOR ELECTRIC PLAN
SCALE: 1/4" = 1'-0"

SYMBOL LEGEND:

- (SD) INTERCONNECTED U.L. LISTED SMOKE DETECTOR CONNECTED TO BUILDING POWER SERVICE WITH BACKUP BATTERY POWER
- (CO) U.L. LISTED CARBON MONOXIDE DETECTOR CONNECTED TO BUILDING POWER SERVICE WITH BACKUP BATTERY POWER
- EF EXHAUST FAN; VENT TO EXTERIOR. (50 CFM MIN.)
- RECESSED CAN LIGHT IC RATED
- EX RECESSED CAN LIGHT IC & UL RATED FOR EXTERIOR USE
- CEILING-MOUNTED LIGHT / PENDANT LIGHT AS NOTED
- PC CEILING-MOUNTED LIGHT CONTROLLED BY PULL CHAIN
- WALL-MOUNTED LIGHT - FOR EXTERIOR & BATHROOM INSTALLATIONS. FIXTURE TO BE UL-RATED FOR DAMP ENVIRONMENTS
- SINGLE POLE SWITCH LOCATION (48" A.F.F. OR 8" ABOVE COUNTER- U.N.O.)
- THREE WAY LIGHT SWITCH
- D SINGLE POLE DIMMER SWITCH LOCATION (48" A.F.F. OR 8" ABOVE COUNTER- U.N.O.)
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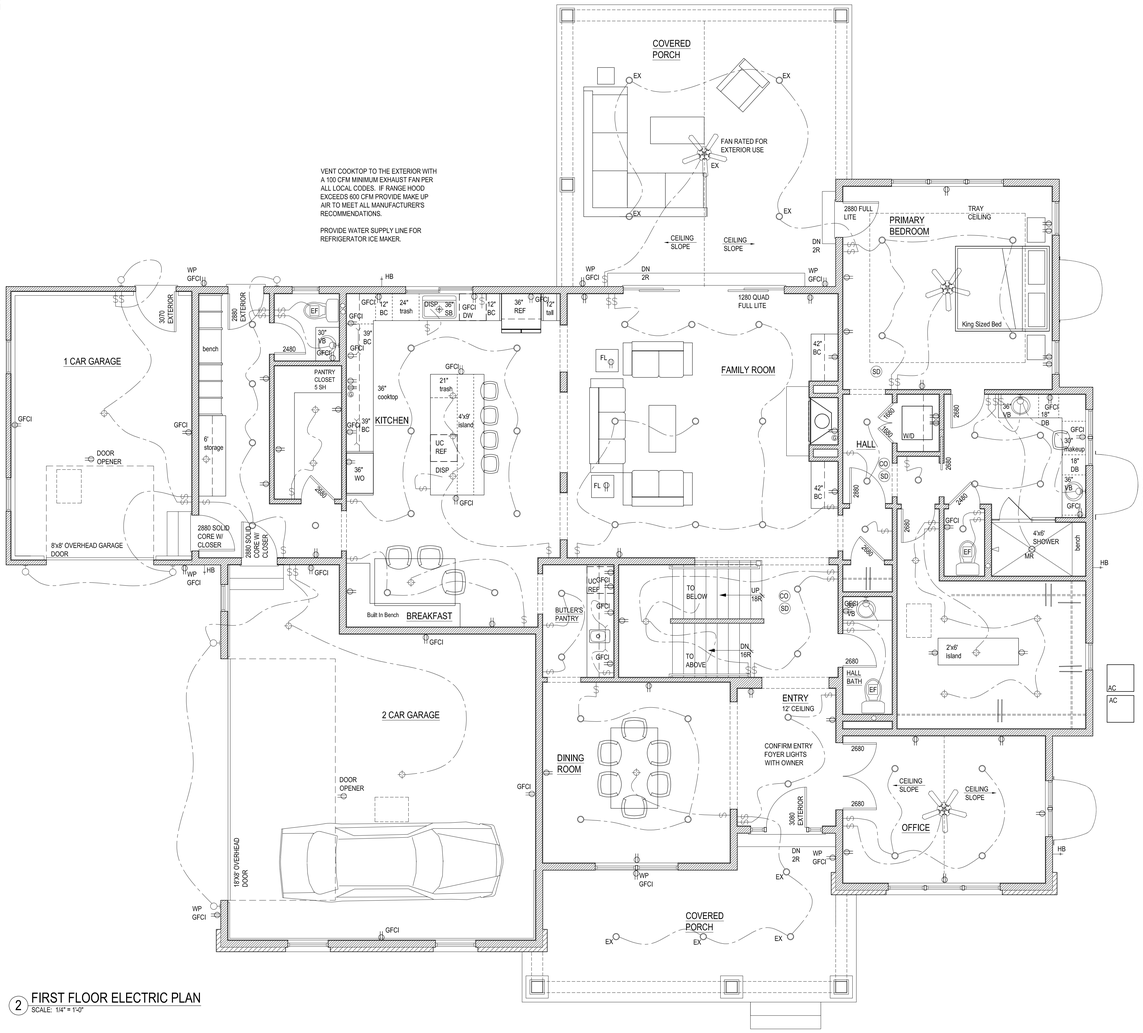
- GFCI GROUND FAULT CURRENT INTERRUPTER PROTECTED ELECTRIC. OUTLET (12" A.F.F. OR 8" ABOVE, COUNTER - U.N.O.)
- WP WATER PROOF 100 VOLT DUPLEX RECEPTACLE
- 220 VOLT RECEPTACLE (12" A.F.F.- U.N.O.)
- G GAS SUPPLY
- T TELEPHONE OUTLET (12" A.F.F. OR 8" ABOVE COUNTER - U. N. O.)
- C CABLE TV
- UNDER CABINET LIGHT FIXTURE - OPTIONAL
- FLOOD LIGHT - FUNCTION PER OWNER
- CEILING FAN INSTALLED ON APPROPRIATE JUNCTION BOX
- CEILING-MOUNTED FLUORESCENT LIGHT FIXTURE

MEP NOTES:

1. ALL HEATING & COOLING SYSTEMS TO BE PROVIDED AS A DESIGN/ BUILD ARRANGEMENT BY MEP CONTRACTOR.
2. ELECTRICAL PANEL: (200 AMP. MINIMUM / 600 AMP. MAXIMUM) TO BE SIZED AND LOCATED BY ELECTRICAL CONTRACTOR.
4. OWNER TO APPROVE OF ALL LIGHTING, SWITCH & ELECTRIC FIXTURE LOCATIONS PRIOR TO INSTALLATION.
5. HVAC CONTRACTOR TO SUPPLY ALL HEAT LOSS CALCULATIONS AS REQUIRED.
6. INSTALL ALL PLUMBING WASTE LINES SO THAT THEY FALL TO THE SEWER OUTLET TO MEET ALL LOCAL CODES.
7. PROVIDE STEREO NETWORKING PER OWNER. CONTRACTOR TO CONFIRM ALL AUDIO-VISUAL EQUIPMENT (STEREO SYSTEMS, NETWORKING CABLES, ETC.) WITH OWNER.
8. CONFIRM SWITCH / OUTLET COLORS WITH OWNER PRIOR TO INSTALLATION.
9. INSTALL WATER SUPPLY AND DRAIN LINE TO SINKS, DISHWASHERS & REFRIGERATORS AND ALL BATHROOM FIXTURES.
10. VENT EXHAUST FANS TO EXTERIOR PER ALL LOCAL CODES.
11. COOKTOP VENT TO BE VENTED TO THE EXTERIOR TO MEET ALL CODES. IF SELECTED COOKTOP VENT IS MORE THAN 600 CFM PROVIDE MAKE UP AIR ACCORDING TO MANUFACTURER'S RECOMMENDATIONS TO MEET ALL CODES.
12. LAUNDRY: WASHER TO BE PLACED IN A "FLOOD SAVER" PAN W/ DRAIN. PROVIDE IN-WALL WASHER OUTLET BOX. DRYER TO VENT TO EXTERIOR.
13. ALL MECHANICAL, ELECTRICAL AND PLUMBING SHALL BE CONCEALED BEHIND FINISHED WALL SURFACES, TYPICAL. INSTALL DRYWALL FURRING AS REQUIRED TO CONCEAL ALL PIPES, DUCTS ETC.

ELECTRICAL NOTES:

1. PROVIDE HARDWIRED, UL LISTED SMOKE DETECTORS INSIDE AND OUTSIDE OF ALL BEDROOMS AND ON EACH FLOOR LEVEL (INCLUDING THE BASEMENT). THE DETECTORS MUST HAVE BATTERY BACKUP AND BE WIRED TOGETHER SO AN ALARM WILL SOUND ALL DETECTORS THROUGHOUT THE DWELLING.
2. PROVIDE AN APPROVED CARBON MONOXIDE ALARM TO BE INSTALLED OUTSIDE OF EACH SEPARATE SLEEPING AREA IN THE IMMEDIATE VICINITY OF THE BEDROOM.
3. ALL BATH EXHAUST FANS (50 CFM MINIMUM) MUST VENT TO THE EXTERIOR.
4. ALL BEDROOM OUTLETS TO BE AFCI PROTECTED.



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

Ann Begemann, ARCHITECT
begemann_ann@sbcglobal.net
(314) 614-0686

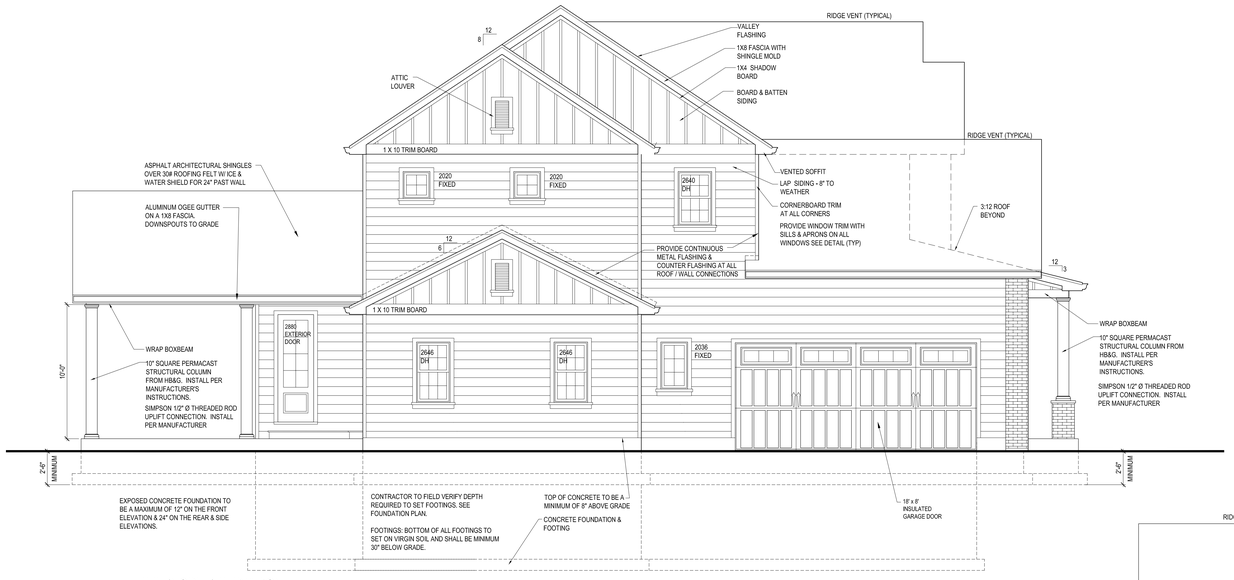
NEW HOME to be CONSTRUCTED
at 20 Elm Avenue
Glendale, MO 63122

LEWIS HOMES
335 Lefflingwell Avenue
Suite 100
Kirkwood, MO 63122

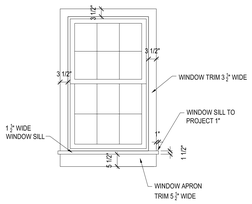
REV	DATE	ISSUE
	7.10.25	PRICING SET

SHEET NUMBER

A6



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



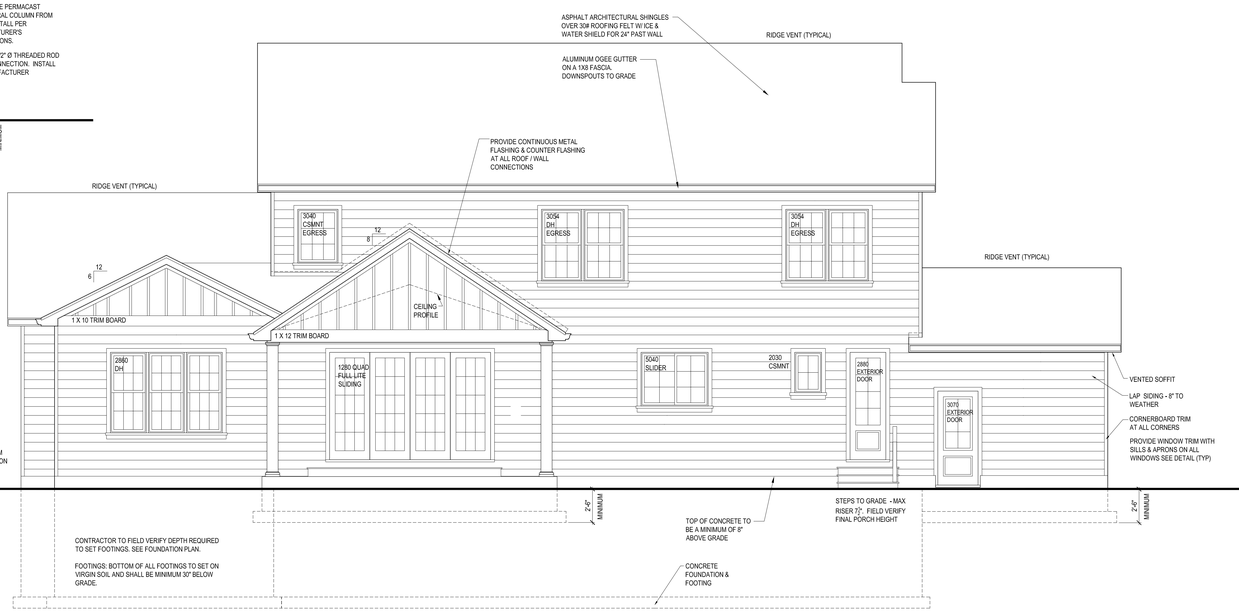
2 WINDOW TRIM DETAIL
SCALE: 1/2" = 1'-0"

WINDOW / DOOR TRIM REQUIREMENTS:

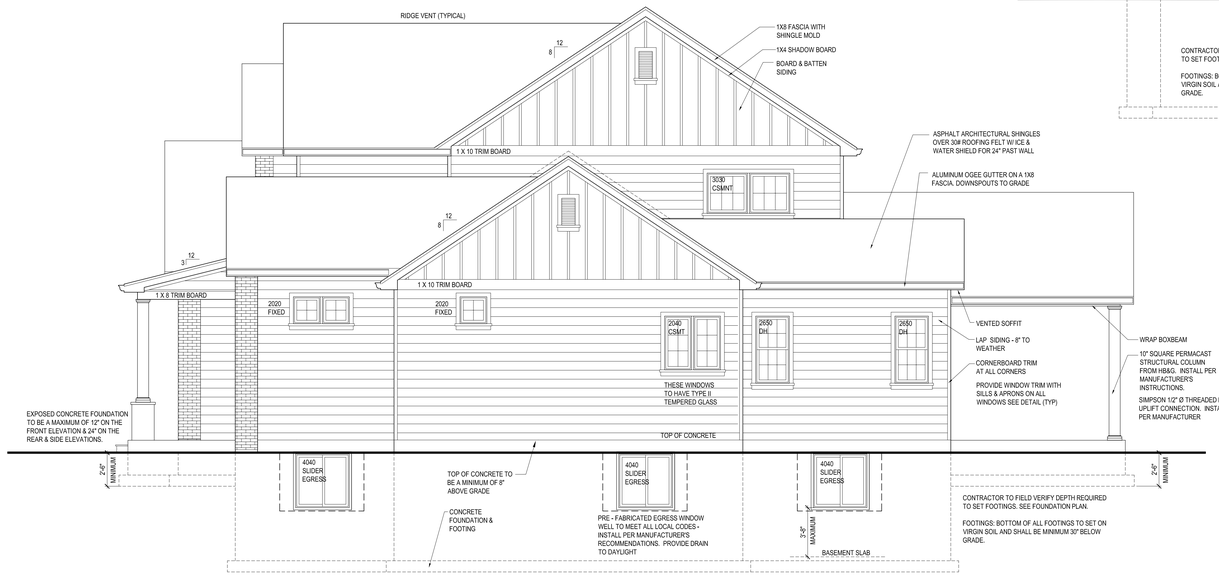
1. TRIM IS REQUIRED ON BOTH SIDES & ACROSS THE HEAD OF ALL WINDOWS & DOORS. THE TRIM SHALL BE A MINIMUM OF 3½" IN WIDTH.

2. ALL WINDOWS TO HAVE A SILL THAT IS A MINIMUM OF 1½" IN THICKNESS AND SHALL PROJECT OUT BEYOND THE CASING TRIM BY 1".

3. ALL WINDOWS TO HAVE AN APRON TRIM THAT IS 5½" IN WIDTH THAT EXTENDS THE WIDTH OF THE WINDOW TRIM.



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



4 RIGHT (SOUTH) ELEVATION
SCALE: 1/4" = 1'-0"

GENERAL MASONRY NOTES:

BRICK VENEER: MATCH EXISTING TEXTURE AND BRICK. STANDARD MORTAR COLORS. GENERAL MASONRY: 1" MIN. AIR SPACE BETWEEN VENEER AND SHEATHING. BRICK VENEER SHALL BE ANCHORED TO THE SUPPORTING WALL WITH CORROSION RESISTANT CORRUGATED SHEET METAL WALL TIES WITH MIN. 22 GAGE BY 7/8" TIES PLACED NOT MORE THAN 24" ON CENTER HORIZONTALLY AND VERTICALLY AND SHALL SUPPORT NO MORE THAN 2.67 SQUARE FEET OF WALL AREA. MORTAR: ASTM C 270

PROTECTION AND CLEANING: PROTECT ALL MASONRY MATERIALS BEFORE, DURING, AND AFTER INSTALLATION FROM ALL DELETERIOUS CONDITIONS, INCLUDING FREEZING MOISTURE, RAPID DRYING, AND ABSORPTION OF DIRT. DRY-BRUSH MASONRY WORK AT END OF EACH DAYS WORK. AFTER MORTAR IS THOROUGHLY SET AND CURED CLEAN MASONRY. AS DESCRIBED IN "BIA TECHNICAL NOTES NO. 20 REVISED."

REINFORCED MORTAR: ADD ACRYL 60 OR LATICRETE 85-10 (LIQUID LATEX) TO MORTAR FOR BED JOINTS OF ROWLOCK WALL CAPS, WINDOW SILLS, AND OTHER EXTERIOR HORIZONTAL MASONRY SURFACES (PER MANUFACTURERS RECOMMENDATIONS).

LINTEL SCHEDULE:

3'-0"	L1	L 3½ x 3½ x 5/16 STEEL LINTEL
6'-0"	L2	L 4 x 3½ x 5/16 STEEL LINTEL
9'-0"	L3	L 5 x 3½ x 5/16 STEEL LINTEL
	L4	ARCHED BRICK LINTEL

GENERAL ELEVATION NOTES:

1. ROOF TO HAVE ARCHITECTURAL ASPHALT SHINGLES OVER 1/2" EXTERIOR GRADE 2009 IRC APPROVED SHEATHING & 15 LB. ROOFING FELT.

2. ALL GUTTERS TO BE ALUMINUM OGEE GUTTERS ON A 1 x 8 FASCIA BOARD W/ DOWNSPOUTS. DOWNSPOUTS TO DISCHARGE @ GRADE.

3. ALL WINDOWS TO HAVE LOW 'E' INSULATED GLASS. OPERABLE WINDOWS TO HAVE REMOVABLE SCREENS. WINDOW SIZES ARE IN FOOT INCHES (EXAMPLE: A 3050 IS A 3'-0" x 5'-0" WINDOW).

4. PROVIDE HORIZONTAL LAP SIDING. PROVIDE CORNER BOARDS & WINDOW TRIM PER DETAIL.

5. PROVIDE VENTED SOFFITS.

6. ROOF OVERHANGS AS INDICATED.

7. VERIFY ALL ROUGH OPENINGS OF ALL SELECTED WINDOWS & DOORS PRIOR TO FRAMING WALLS.

8. PROVIDE CONTINUOUS METAL FLASHING AT ALL ROOF TO WALL CONNECTIONS. FLASH ALL VALLEYS W/ INTERLACING SHINGLES. ROLLED ROOFING OR TWO (2) LAYERS OF TYPE 1 UNDERLAYMENT MAY BE SUBSTITUTED FOR FLASHING AT THE ROOF VALLEY PROVIDED THE SHINGLES ARE INTERLACED.

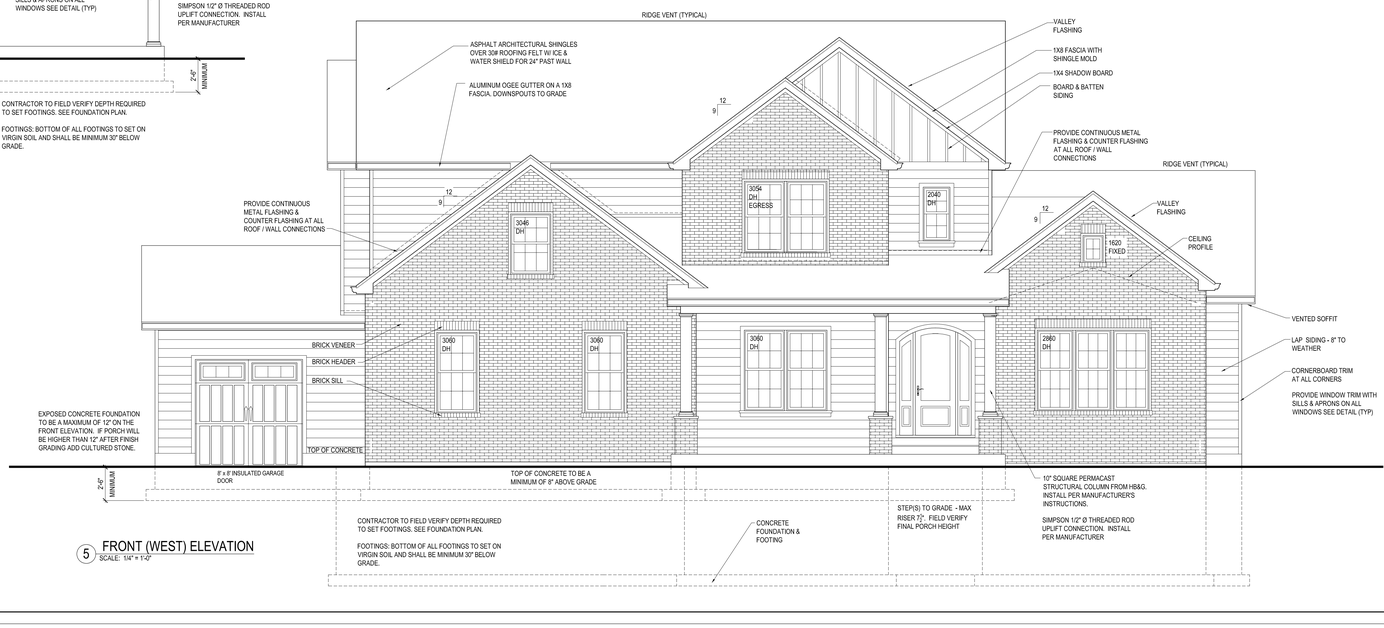
9. ALL FULL LITE DOORS & SIDELITES TO HAVE TEMPERED GLASS.

10. WINDOW HEAD HEIGHT TO BE 6'-8" A.F.F. MINIMUM .

11. SLOPE GRADE AWAY FROM FOUNDATION MINIMUM 1"/FT. FOR A DISTANCE OF 8'-0" OR TO A SWALE.

12. FOOTINGS & PIERS: BOTTOM OF ALL FOOTINGS TO SET ON VIRGIN SOIL. PIERS TO EXTEND MINIMUM 24" INTO SOLID VIRGIN SOIL. BOTH SHALL BE MINIMUM 30" BELOW GRADE.

13. MAXIMUM CONCRETE FOUNDATION EXPOSURE ON ALL ELEVATIONS TO BE 12" ON THE FRONT AND 24" ON THE SIDES AND REAR ELEVATIONS.



5 FRONT (WEST) ELEVATION
SCALE: 1/4" = 1'-0"

Ann Begemann, ARCHITECT
begemann_ann@sbcglobal.net
(314) 614-0686

NEW HOME to be CONSTRUCTED
at 20 Elm Avenue
Glendale, MO 63122

LEWIS HOMES
335 Leffingwell Avenue
Suite 100
Kirkwood, MO 63122

REV	DATE	ISSUE
	7.10.25	PRICING SET

SHEET NUMBER

A7

20 Elm Ave

FLOOR AREA RATIO:

Lot Area	15,300 sq ft
House First Floor	2509.5 sq ft
House Second Floor	1630.2 sq ft
House Total	4139.7 sq ft
Attached Garages (50%)	446.1 sq ft
Total Floor Area	4585.8 sq ft
Floor area Ratio	.299 or 30%

Maximum FAR is .3 or 30%

30% of 15,300 sq ft is 4590 sq ft

garage
287 sq ft

50% garage
143.5 sq ft

1st floor
2509.5 sq ft

2nd floor
1630.2 sq ft

garage
605.2 sq ft

porch
251.9 sq ft

FAR
4585.8 sq ft

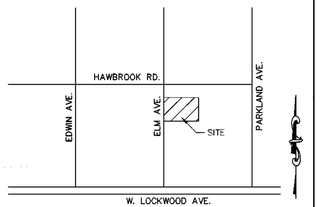
4.2 sq ft under

50% garage
302.6 sq ft

House FAR
4139.7

Garage FAR
446.1

A TRACT OF LAND BEING PART OF LOT 5 IN BLOCK 2 OF "PARKLAND PLACE" (P.B. 1 PG. 144) LOCATED IN SECTION 6, TOWNSHIP 44 NORTH, RANGE 6 EAST, CITY OF GLENDALE, ST. LOUIS COUNTY, MISSOURI.



LOCATION MAP

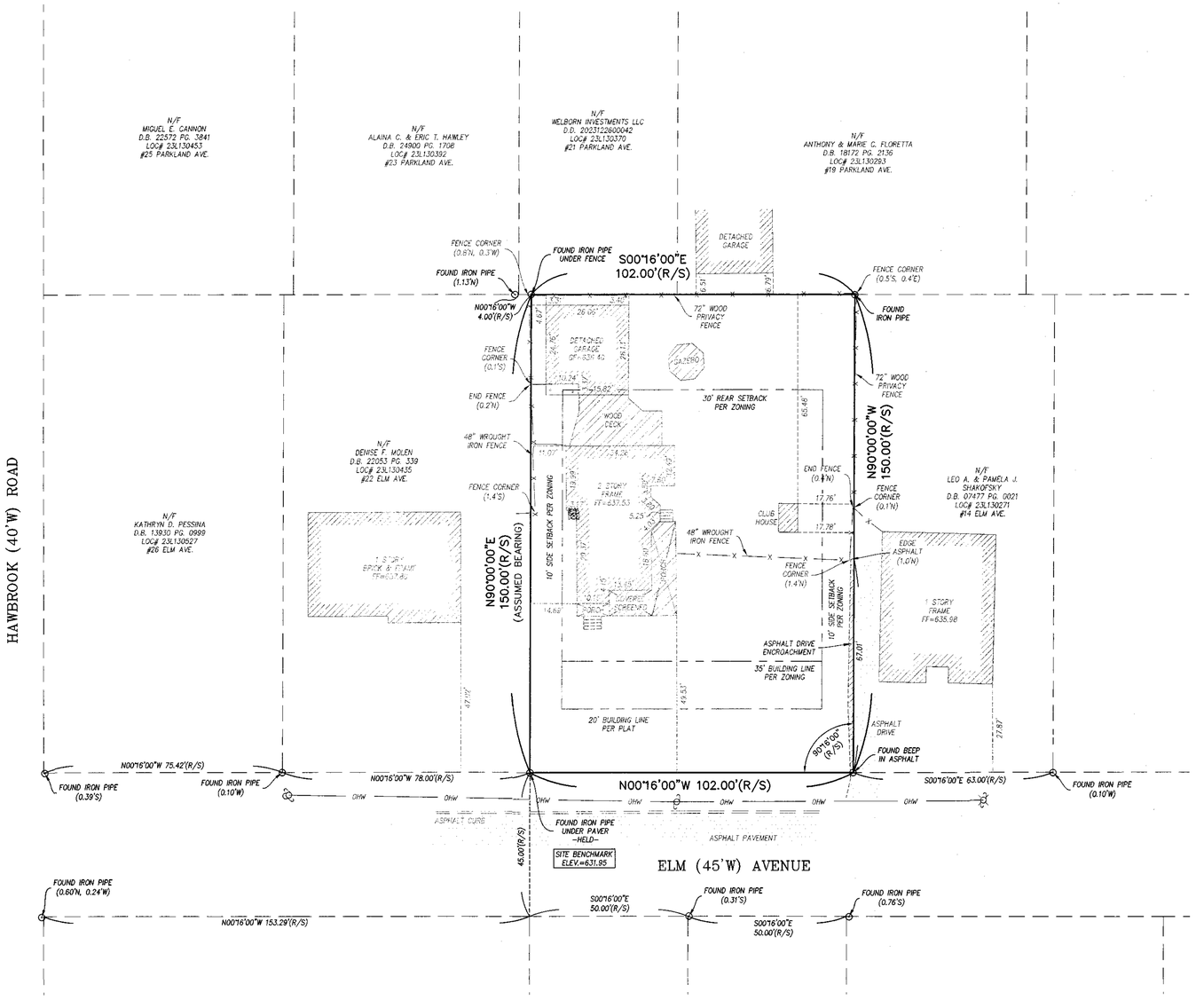
ABBREVIATIONS:

CONC.	–	CONCRETE
N/F	–	NOW OR FORMERLY
P.B.	–	PLAT BOOK
D.B.	–	DEED BOOK
D.D	–	DEED DOCUMENT
PG.	–	PAGE
SQ. FT.	–	SQUARE FEET
(R)	–	RECORD
(S)	–	SURVEY
FF	–	FINISH FLOOR
TF	–	TOP FOUNDATION
BF	–	BASEMENT FLOOR

LEGEND:

- TREE LINE
- STILT FENCE
- FENCE LINE
- C — UNDERGROUND CATV LINE
- E — UNDERGROUND ELECTRIC LINE
- W — UNDERGROUND WATER LINE
- T — UNDERGROUND TELEPHONE LINE
- G — UNDERGROUND GAS LINE
- OHE — OVERHEAD ELECTRIC
- OHW — OVERHEAD WIRE
- UNDERGROUND SEWER LINE
- BUILDING
- LIGHT STANDARD
- YARD LIGHT
- UTILITY POLE
- UTILITY POLE W/ LIGHT
- UTILITY POLE W/ TRANSFORMER
- GUY WIRE
- TRAFFIC SIGNAL
- WATER SPIGOT
- ELECTRIC METER
- WATER METER
- GAS METER
- WATER VALVE
- GAS VALVE
- GAS DRIP
- ELECTRIC BOX
- CABLE TV BOX
- TELEPHONE BOX
- TELEPHONE MANHOLE
- ELECTRIC MANHOLE
- STREET/ROAD SIGN
- MISC. POLE/POST
- PARCEL TIE (SAME OWNER)
- FIRE HYDRANT
- UTILITY MANHOLE
- MAIL BOX
- A/C UNIT
- SANITARY MANHOLE
- SANITARY CLEANOUT
- STORM MANHOLE
- CURB INLET / AREA INLET
- GRATE MANHOLE
- GRATE INLET
- BUSH/SHRUB
- TREE
- SURFACE FLOW
- SURFACE FLOW WITH SLOPE
- DENOTES PERMANENT MONUMENT TO BE PLACED UPON COMPLETION OF GRADING AND ROADWAY IMPROVEMENTS 5/8"x24" REBAR WITH METAL CAP STAMPED LS 307-D.
- DENOTES SEMI-PERMANENT MONUMENT TO BE SET
- FOUND IRON PIPE
- CONC. MON./ STONE
- CROSS
- CROSS WITH ANCHOR
- CONC. PAVEMENT
- ASPHALT PAVEMENT
- BRICK PAVERS
- GRAVEL

THE UNDERGROUND UTILITIES SHOWN HEREON WERE PLOTTED FROM AVAILABLE INFORMATION AND DO NOT NECESSARILY REFLECT THE ACTUAL EXISTENCE, NONEXISTENCE, SIZE, TYPE, NUMBER OR LOCATION OF THESE OR OTHER UTILITIES. THE GENERAL CONTRACTOR SHALL BE RESPONSIBLE FOR VERIFYING THE ACTUAL LOCATION OF ALL UNDERGROUND UTILITIES, SHOWN OR NOT SHOWN, AND SAID UTILITIES SHALL BE LOCATED IN THE FIELD PRIOR TO ANY GRADING, EXCAVATION OR CONSTRUCTION OF IMPROVEMENTS. THESE PROVISIONS SHALL IN NO WAY ABSOLVE ANY PARTY FROM COMPLYING WITH THE UNDERGROUND FACILITY SAFETY AND DAMAGE PREVENTION ACT, CHAPTER 319, RSMo



GRAPHIC SCALE

20 0 10 20 40 80

(IN FEET)
1 inch = 20 ft.

CALL BEFORE YOU DIG!
1-800-DIG-RITE

SITE INFO:
N/F MICHAEL F. & KATHLEEN M. BANNES
D.B. 12750 PG. 0213
LOC.# 23L130334
#20 ELM AVE.
15,300 SQ. FT. OR 0.351 AC.±

ZONING INFO:
"R-1" SINGLE FAMILY RESIDENTIAL DISTRICT
FRONT: 35' SETBACK PER ZONING
FRONT: 20' SETBACK PER PLAT
SIDE: 10' SETBACK
REAR: 30' SETBACK
HEIGHT: 35' OR 2 1/2 STORIES.

SITE BENCHMARK:
IRON PIPE: 631.95' (NAVD88)
FOUND IRON PIPE AT THE NORTHWEST CORNER OF THE SUBJECT TRACT AS SHOWN HEREON.

BENCHMARK:
ST. LOUIS COUNTY BENCHMARK
BENCHMARK: 19573; ELEVATION: 577.95' (NAVD88)
CUT "L" ON THE NORTHWEST OR WESTERNMOST CORNER OF THE 6.5'X2' RAISED CONCRETE BASE FOR METAL TRAFFIC SIGNAL CONTROL BOX SITUATED IN A GRASSY AREA SOUTHEAST OF THE INTERSECTION OF SOUTH ELM AVENUE WITH THE OFF RAMP FROM WESTBOUND INTERSTATE 44; ROUGHLY 16 FEET EAST OF THE BACK OF A 6 FOOT WIDE WALK ALONG THE EAST SIDE OF SOUTH ELM AVENUE, AND 23 FEET SOUTH OF THE BACK OF CURB ALONG THE SOUTH SIDE OF THE OFF RAMP FROM INTERSTATE 44.

SURVEYOR'S NOTES

1. THIS TRACT CONTAINS 15,300 SQUARE FEET OR 0.351 ACRES MORE OR LESS.
2. BASIS OF BEARING: THE BEARINGS ARE ASSUMED.
3. SOURCE OF RECORD TITLE: MICHAEL F. & KATHLEEN M. BANNES ARE DESCRIBED AS THE OWNERS AS RECORDED IN DEED BOOK 12750 PAGE 213 OF THE ST. LOUIS COUNTY, MISSOURI RECORDS.
4. THE PROFESSIONAL WHOSE SEAL AND SIGNATURE APPEARS BELOW ASSUMES RESPONSIBILITY ONLY FOR WHAT APPEARS ON THIS PAGE AND DISCLAIMS (PURSUANT TO SECTION 327.411 RSMO) ANY RESPONSIBILITY FOR PLANS, SPECIFICATIONS, ESTIMATES, REPORTS OR OTHER DOCUMENTS OR INSTRUMENTS NOT SEALED BY THE UNDERSIGNED RELATING TO OR INTENDED TO BE USED FOR ANY PART OR PARTS OF THE PROJECT FOR WHICH THIS PAGE REFERS.
5. SOME IMPROVEMENTS AREN'T SHOWN DUE TO SNOW COVERING ENTIRE SITE AT THE TIME OF SURVEYING.

TITLE NOTES

FOR EASEMENTS, THE STERLING COMPANY HAS USED EXCLUSIVELY A TITLE COMMITMENT BY SECURITY TITLE, A DIV. OF FIDELITY NATIONAL TITLE COMPANY, LLC. AN AGENT FOR FIDELITY NATIONAL TITLE INSURANCE COMPANY, WITH COMMITMENT NUMBER SEC2409483 HAVING AN EFFECTIVE DATE OF DECEMBER 3, 2024 AT 08:00 AM. THE NOTES REGARDING SCHEDULE B, SECTION II OF ABOVE COMMITMENT ARE AS FOLLOWS:

ITEM 1-6, 8-10: GENERAL EXCEPTIONS WITH NO COMMENTS BY SURVEYORS.

ITEM 7: BUILDING LINES, RESTRICTIONS, UTILITY, DRAINAGE, STORM SEWER, SANITARY SEWER, AND WATERLINE EASEMENTS SHOWN ON THE PLAT RECORDED IN PLAT BOOK 1 PAGE 144. AFFECTS THE SUBJECT TRACT AS SHOWN HEREON.

SURVEYOR'S CERTIFICATION:

THIS IS TO CERTIFY TO THE MICHAEL VALENTI, KRISTEN VALENTI, MICHAEL F. BANNES, KATHLEEN M. BANNES, SECURITY TITLE, A DIV. OF FIDELITY NATIONAL TITLE COMPANY, LLC, FIDELITY NATIONAL TITLE INSURANCE COMPANY, LENDER WITH A CONTRACTUAL OBLIGATION UNDER A LOAN AGREEMENT WITH THE PROPOSED INSURED FOR AN OWNER'S POLICY, ITS SUCCESSORS AND/OR ASSIGNS AS THEIR RESPECTIVE INTERESTS MAY APPEAR THAT THE STERLING COMPANY HAS, DURING THE MONTH OF JANUARY 2025 PERFORMED A BOUNDARY & IMPROVEMENT SURVEY ON A TRACT OF LAND BEING PART OF LOT 5 IN BLOCK 2 OF "PARKLAND PLACE" (P.B. 1 PG. 144) LOCATED IN SECTION 6, TOWNSHIP 44 NORTH, RANGE 6 EAST, CITY OF GLENDALE, ST. LOUIS COUNTY, MISSOURI. THE RESULTS OF SAID SURVEY ARE AS SHOWN HEREON AND THIS SURVEY MEETS MISSOURI STANDARDS FOR PROPERTY BOUNDARY SURVEYS, AS AN URBAN CLASS PROPERTY, AS SET FORTH BY THE MISSOURI BOARD FOR ARCHITECTS, PROFESSIONAL ENGINEERS AND LAND SURVEYORS (2 CSR 90-60 AND 20 CSR 2030-16 EFFECTIVE AS OF THE DATE OF THIS SURVEY).

THE STERLING COMPANY
MO. REG. 307-D

STATE OF MISSOURI
GLENN S. MAZURANIC
LS-2610
PROFESSIONAL LAND SURVEYOR

01/14/2025

GLENN S. MAZURANIC
MO. REG. P.L.S. # 2610

ISSUE	REMARKS/DATE
1	ORIGINAL ISSUE
2	

PREPARED FOR:
Lewis Homes LLC
335 Leffingwell Ave Suite 100
Kirkwood, MO 63122
(314) 513-1914

PREPARED BY:
THE STERLING CO.
ENGINEERS & SURVEYORS
5055 NEW BAUMGARTNER ROAD
ST. LOUIS, MISSOURI 63129
(314)-487-0440
E-Mail: Sterling@sterling-eng-sur.com
CORP. CERT. OF AUTHORITY: #001348

PROJECT: *#20 ELM AVENUE*

SHEET TITLE: BOUNDARY & IMPROVEMENT SURVEY

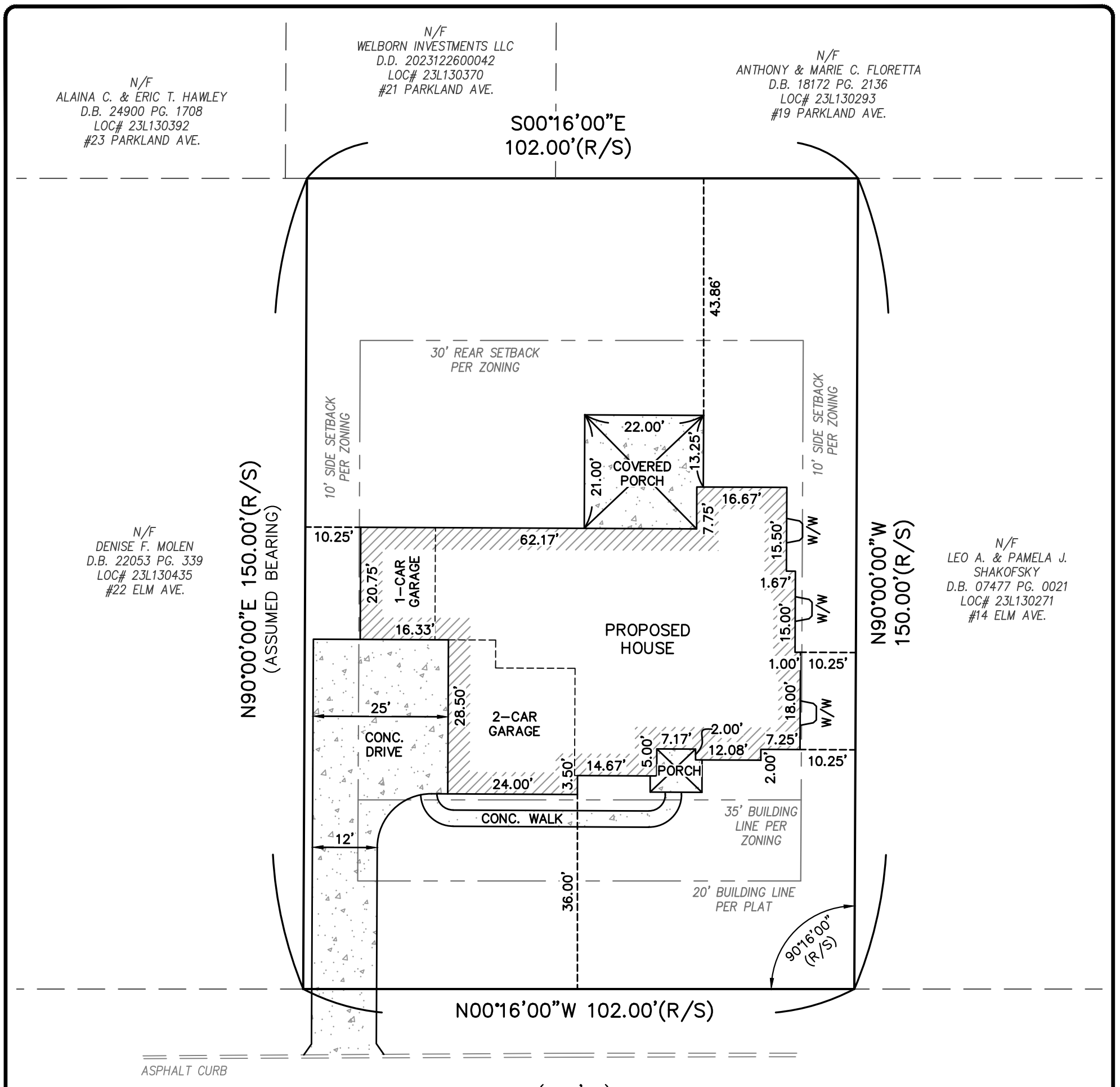
DRAWN:	DESIGNED:	CHECKED:
Q.A.D.		J.E.W.

NO.		
24	12	325
M.S.D. P#		SHEET 1 OF 1

DIGITAL FILE LOCATION
SERVER-V:\STERLING\2
K:\Dr\
ENTER DWG\W3_NAME.DWG

BASE MAP 23L

Drawing name: V:\2412325 20 Elm Ave\Drawings\Surveying\Body\2412325 Boundary.dwg Plotted on: Jan 14, 2025 - 9:06am Plotted by: qdao



SITE INFO:

N/F MICHAEL R. & KRISTEN A. VALENTI
D.B. 2025020300180
LOC.# 23L130334
#20 ELM AVE.
15,300 SQ. FT. OR 0.351 AC.±

ZONING INFO:

"R-1" SINGLE FAMILY RESIDENTIAL DISTRICT
FRONT: 35' SETBACK PER ZONING
FRONT: 20' SETBACK PER PLAT
SIDE: 10' SETBACK
REAR: 30' SETBACK
HEIGHT: 35' OR 2 1/2 STORIES.

GRAPHIC SCALE

20 0 10 20

(IN FEET)
1 inch = 20 ft.

ISSUE	NO.
	24
	12
SHEET 1 OF 1	325

PROJECT:

#20 ELM AVENUE

SHEET TITLE:
HOUSE FIT

DRAWN: Q.A.D.
DESIGNED:
CHECKED: J.E.W.

THE STERLING CO.
ENGINEERS & SURVEYORS
5055 New Baumgartner Road
St. Louis, Missouri 63129
(314)-487-0440 FAX 487-8944
www.sterling-eng-sur.com

M.S.D.

FRONTENAC FORESTRY

Install and maintain tree protection fence as indicated on preservation plan for all trees marked SAVE.
Silt protection shall be installed in a trenchless manner if introduced within the critical root zone of any tree to be PRESERVED. (I.E. woodchips, wattles, and hay bales)

I hereby certify that I have viewed the premises and provided this professional opinion regarding the survivability of significant trees on this site and abutting the site. Attached is a site plan illustrating the recommended location of tree protection fencing. This fence is to remain erect throughout the construction project . All tree inspections were performed from the ground and are limited in scope. Tree and utility locations are approximate and locations of utilities are subject to change.

Nick Wibbenmeyer
I.S.A. Certified Arborist
MW 6357A

CERTIFIED ARBORIST ISA

FrontenacForestry@gmail.com ~ 2460 Driftwood Ln. St. Louis, MO. 63146 ~ 314-496-2020

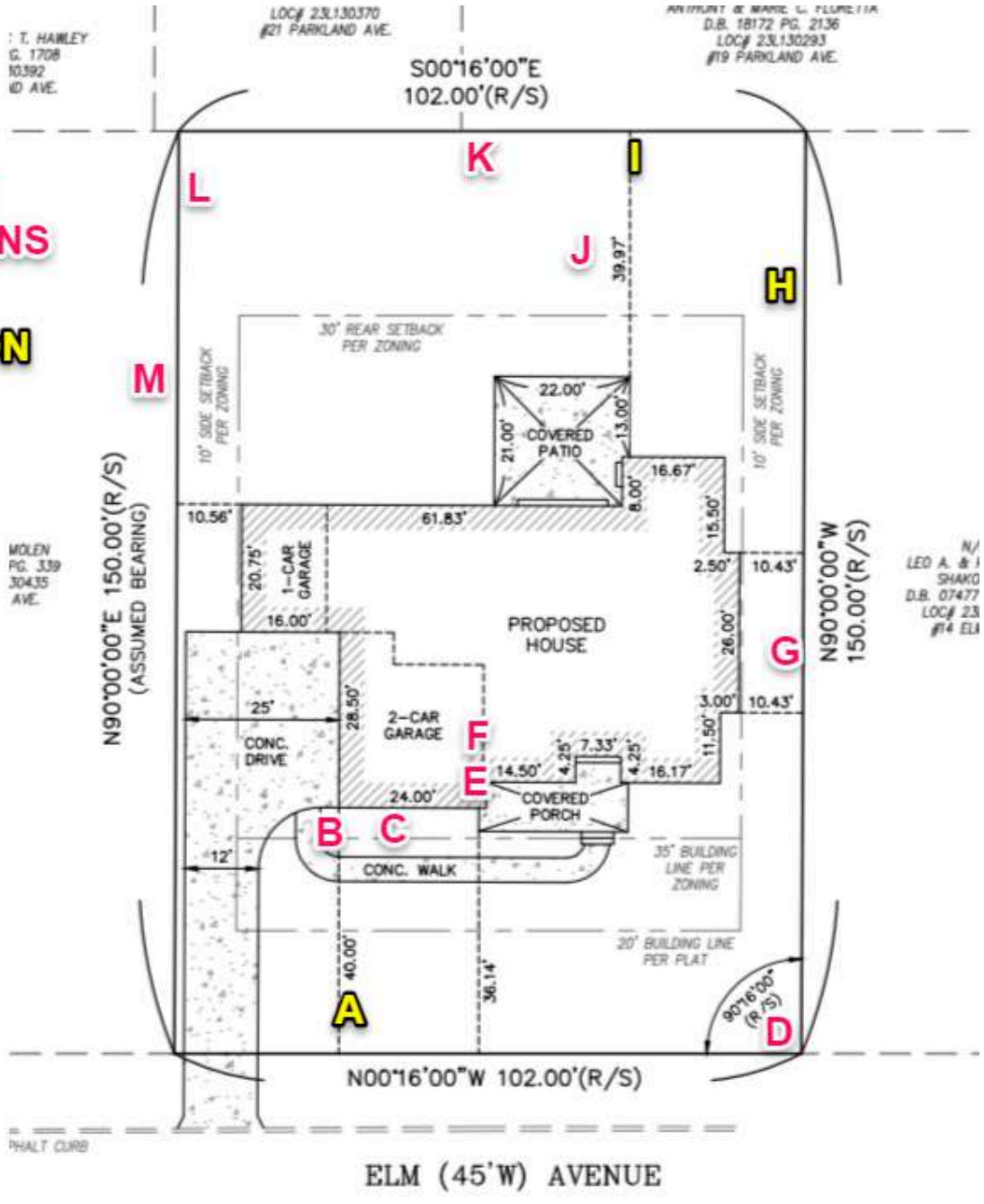
TREE STUDY
SITE PLAN REVIEW
7/24/2025

PROPERTY LOCATION: 20 Elm

NUMBER	TREE SPECIES	DBH	ADJOINING LOT	COMMENTS	CONDITION
A	eastern redbud	13"		dead leader, vines on trunk, cavity at branch union	Poor
B	Norway spruce	24"		strong central leader, deadwood	Good
C	Norway spruce	14"		large compartmentalized wound on trunk, vines on trunk, phototropic, deadwood	Fair
D	red mulberry	9"		vines on trunk, epicormic growth	Fair
E	eastern redcedar	17"		Multi-stemmed, included bark, deadwood, one-sided	Fair
F	eastern redcedar	19"		co-dominant at 35', dead scaffold branches	Good
G	hackberry	6"		co-dominant top, phototropic, wound on trunk, epicormic growth	Fair
H	hemlock	9"		vines on trunk, broken top, epicormic growth	Poor
I	dogwood	6"		Major branch dieback	Poor
J	saucer magnolia	15"		removed leader, basal decay, sucker growth	Fair
K	baldcypress	20"		one-sided, lean, minor deadwood	Good
L	shortleaf pine	16"		lean, minor deadwood	Good
M	hackberry	22"	YES	exposed trunk flare, co-dominant at 25'	Good

EXISTING CONDITIONS

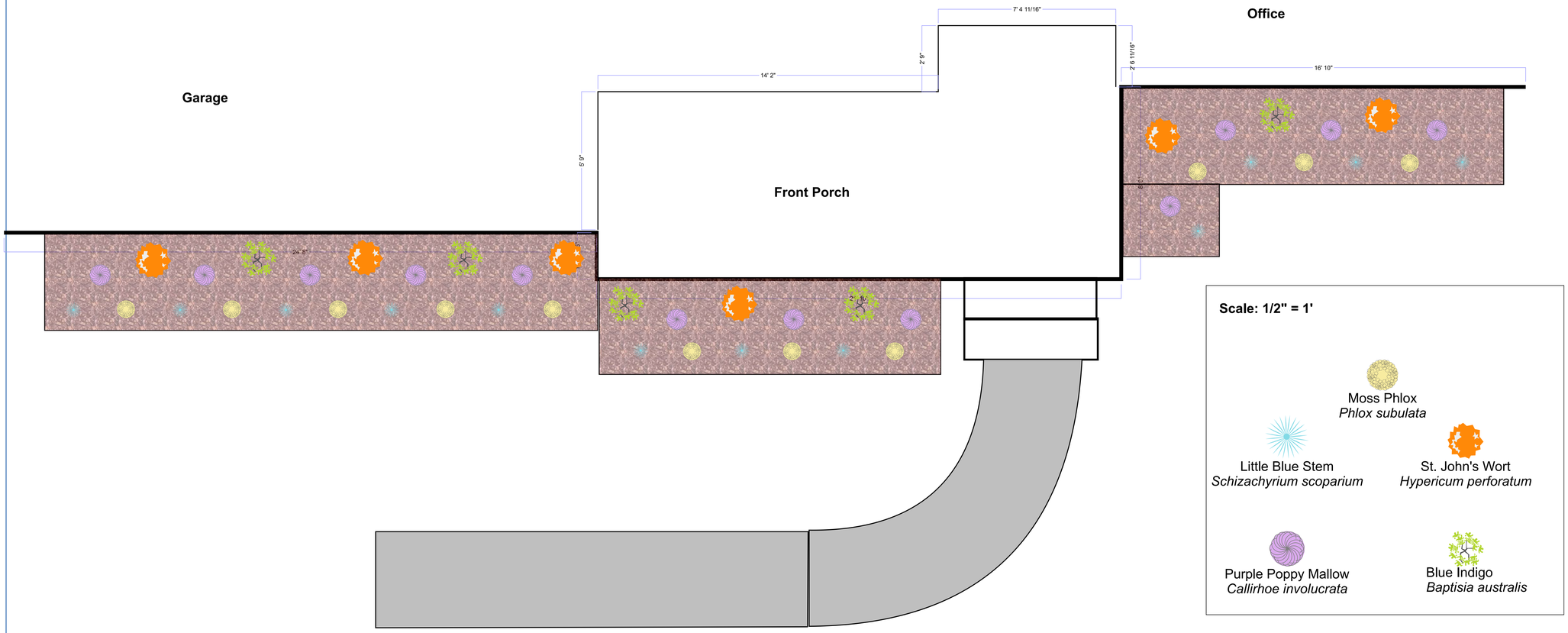
POOR CONDITION



20 Elm Ave.

20 Elm – Detached Garage

20 Elm Ave. - Neighboring Properties



Site: 9910 Administration Sq.	Drawing: 801506	Project: 0000416	Drawn: Name	Notes:	Acme Builders Corp 1234 Oak Road Yocktown, NY 10598
Title: 1st Floor Office Remodel	Scale: 1/4":1'0"	Date: 01/30/2017	Rev: A		

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

APPLICATION FOR ARCHITECTURAL REVIEW BOARD

APPLICATION DATE 7/24/25 DATE OF ARB MEETING 8/13/25 ESTIMATED COST _____

PROJECT ADDRESS 210 Parkland GLENDALE, MO 63122

NAME OF PROPERTY OWNER Emily & James Mcatee PHONE NUMBER 314-808-3417

CONTRACTOR (NAME) Campbell House & Home PHONE NUMBER 618-978-0145

CONTRACTOR ADDRESS 3023 Watson Rd, St. Louis MO 63139

ARCHITECT (NAME) Matt Shaver, Shaver Architecture PHONE NUMBER 314-435-8614

ARCHITECT ADDRESS 10700 Leebur Dr., St. Louis, MO 63128

DETAILED DESCRIPTION OF WORK BEING PROPOSED: Screened porch demolition, 1-story office addition, and 2nd floor addition on the back of the house.

FLOOR AREA RATIO 25.4% (FAR = Gross Floor Area divided by total area of lot. Gross Floor Area includes all areas provided with heat and/or air conditioning. Includes all conditioned half stories with ceiling heights of more than 5 feet. All living space with ceiling heights of sixteen (16) feet or greater shall be counted at 200%. Attached garages shall be counted at 50%. Exclude any finished or unfinished basement, a detached garage, and any unenclosed porch).

TOTAL FLOOR AREA OF NEW CONSTRUCTION (SQ. FT.) 594

TOTAL FLOOR AREA OF EXISTING STRUCTURE (SQ. FT.) 3232

TOTAL SQ. FT. OF LOT 14,500 WIDTH AND DEPTH OF LOT (FT.) 100'x145'

HEIGHT OF STRUCTURE 31' (EXISTING) NUMBER OF STORIES 2

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**

(SEE REVERSE SIDE FOR APPLICATION CHECKLIST)

Applications must include 7 copies of all the following items (11x17 size paper is acceptable). Electronic PDF copies must also be submitted, either by email to permits@glendalemo.org or on a USB Flash Drive. Packets are due no later than 5:00 p.m. 20 days prior to the scheduled ARB meeting. Please check each item included. The complete ARB Guidelines may be viewed on the City's website.

Applications for additions to existing homes must include the following content unless specific requirements are shown by the applicant to be not applicable to the proposed project and are modified or waived by the City Administrator.

☑ 1. **Existing Conditions Site Survey**. Show all site conditions, paved areas, trees and landscaping, and servicing utilities on the subject property. Note the first-floor elevation of existing buildings. 1" = 20" minimum scale.

☑ 2. **Site Demolition Plan**. This may be incorporated into the Existing Conditions Plan, if the drawing is presented legibly. 1" = 20" minimum scale.

☑ 3. **Proposed Site Plan -- Geometrics.** 1" = 10' minimum scale. Show all:

- Site improvements, existing-to-remain and proposed. Include buildings, walls, retaining walls, patios, pavement, walks and ground-based equipment. Provide key setting out dimensions. Dimension proposed buildings and structures to the property line. Label materials for paving/walks.
- Adjacent neighbor properties to each side and rear of the subject property. Include the full site for side adjoining parcels. Show rear adjoining parcels to the extent of building facades on the rear neighbor's lot. Adjoining property geometrics do not need to be surveyed and can be created using St. Louis County GIS data or online mapping tools.
- Property boundaries, setbacks, easements, and right-of-way lines.
- Proposed site servicing utility lines and physical utility items.
- Existing and proposed trees

☐ 4. **Proposed Site Plan – Grading and Drainage**. May be presented as a separate plan or combined with above, provided that geometrics graphics are used as background. 1" = 10' minimum scale. Show all:

N/A -- No anticipated changes to grading or drainage.

- Existing and proposed contours with 1' contour interval.
- Downspout locations serving roof areas of the proposed buildings. Show how downspout drainage flow is collected and piped/conveyed to discharge points. Include over-land drainage discharge patterns, drainage swales, detention basins, and flow direction. Coordinate with the architectural plans and elevations.
- Drainage detention structures and their overflow discharge points. Show all piping into drainage detention structures.
- Erosion control measures and tree protection barriers.
- Drainage differential discharge calculations showing the engineered basis of pre- and post-development stormwater flow off of the site. No development shall result in an increase of stormwater discharge volume from the site.

☑ 5. **Architectural Floor Plan**. 1/4" = 1' minimum scale. Show all levels, including finished/ unfinished basements and detached structures. Fully dimension and indicate functions for all rooms. Include a roof plan accurately showing geometry, slopes, gutters and downspouts and coordinate with Site Grading and Drainage Plan. Limit size reductions to not more than 50%.

☑ N/A -- no changes proposed

6. **Pervious and Impervious Area Coverage Plan**. Illustrate all impervious improvements and diagram the impervious areas in comparison to pervious areas. Indicate types of site area coverage by shading and/or patterns with a legend of materials. Measure and show in a schedule areas of each type of coverage. Provide calculations of pervious and impervious areas and the ratio of impervious coverage.

☐ N/A -- no changes proposed

7. **Landscape Plan**. 1/8" = 1' minimum scale. Use the Site Geometric Plan as background. The landscape planting plan should include:

- Current information from the site development plan, including existing/proposed grades and all buildings/structures.
- Location of all lot lines, building setbacks, and easements as depicted on the site development plan.
- Graphic legend depicting existing vegetation and proposed conditions.
- Location of all improvements (walks, patios, driveways, retaining walls, etc.)
- Location of all existing and proposed utilities and sewers.
- Graphic depiction of all existing trees, including location, types and caliper inch.
- Graphic depiction of the accurate drip line canopy showing the critical root zone.
- Tabulation of all existing trees to be saved, removed or impacted.
- Graphic depiction, plant schedule and planting details of all proposed trees, landscape plantings, shrubs, lawn areas, and groundcovers. Botanical and common names should be listed on plans.
- Graphic depiction indicating limits of ground disturbance and all associated areas of lawn to be seeded or sodded upon project completion.

☐ N/A -- no changes proposed

8. **Arborist Report**. The arborist report should include Tree Protection Plan (TPP) with the following information:

- Project title or name, owner name, and firm name or individual who prepared the plan.
- Scaled based plan using the site development plan depicting line of disturbance, existing/ proposed grades, location of all improvements, existing/proposed utilities and sewers.
- Graphic depiction of all existing trees to remain and to be removed including location, types and Diameter Breast Height (DBH) size of 6" or greater.
- Graphic depiction of the accurate drip line canopy showing the extent of the Critical Root Zones and Structural Root Zones.
- Graphic depiction of proposed Tree Protection Zones and tree protection fencing.
- Identification of any areas of invasive plants recommended for removal.
- Tree Report Summary with the common and scientific name of the tree and the DBH at 4.5' above grade; comments on the vitality, structure and form of the tree; tree number (to correspond with the TPP); assessment of value/significance and recommended action to be taken; and reason for proposing removal or trimming of the tree.

☑ 9. **FAR Illustration Plan**. 1/8" = 1' minimum scale. Present a diagrammatic illustration of the plan areas as measured in CAD-based takeoff or as calculated by dimensions. Note the measured or calculated area of each floor plan level, show the boundary of each measured area graphically, and indicate how each area is assessed for FAR. Account for all floor areas and classify (i.e. conditioned space, enclosed porches, attached or detached garage, two-story living space, etc.).

☑ 10. **Color Photos of Adjoining Properties**. Color photos of existing and neighboring properties. Include rear yard and neighboring rear yards.

☐ 11. **Aerial Photo Plan**. Submit an illustration compositing the proposed development with buildings shaded black and pavements shaded grey, superimposed to scale onto an aerial photo image showing the project Street in its entirety.

☐ 12. **Composite Street Elevation**. ¼" = 1' minimum scale. Provide a colored elevation of the street façade superimposed on a photographic montage showing the adjoining neighbors to each side of the property. The exhibit must accurately depict the proposed design and the first-floor level in relation to the neighboring houses.

☑ 13. **Building Elevations**. Minimum ¼" = 1' scale. Reduced size exhibits limited to not more than 50 percent. Provide building elevations of all principal facades and detached structures with building materials noted. Accurately show the line of grade, as defined in the ARB guidelines, and coordinate with the Grading Plan. Note basements as a Story Below Grade or a Building Story, and show the roof height on each elevation, as defined in the ARB guidelines.

☐ 14. **Colored Illustration**. Provide a 3-dimensional rendering or a colored building elevation of the principal street façade. For additions, illustrate the most prominent façade whether side or rear.

☐ 15. **Materials and Samples**. Applicants are required to bring physical samples of the building materials to the ARB meeting.

SIGNATURE OF APPLICANT

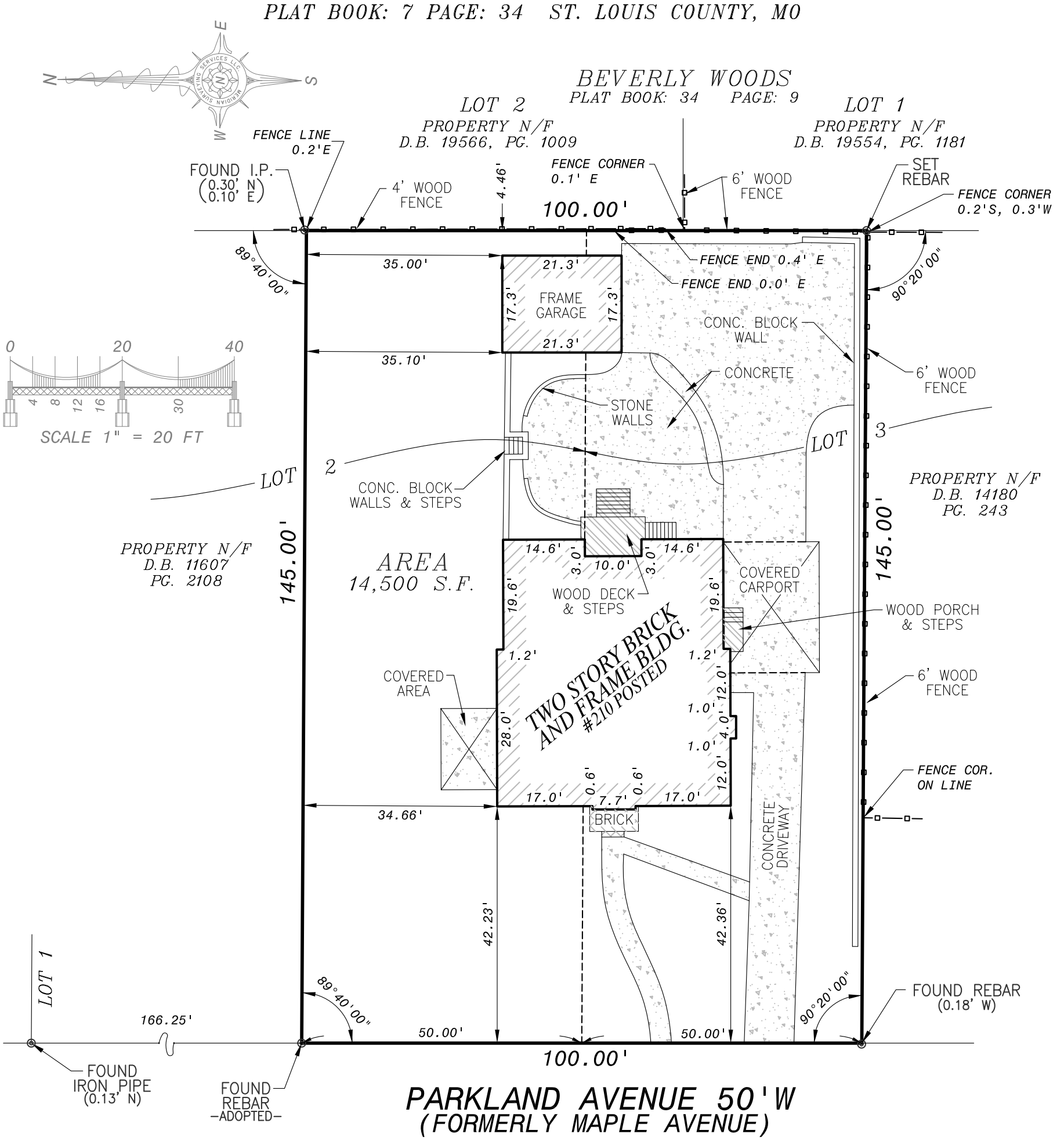
7/24/2025

DATE

BOUNDARY AND IMPROVEMENT SURVEY

THE SOUTH 50' OF LOT 2 AND THE NORTH 50' OF LOT 3, IN BLOCK 8 OF BONITA PARK

PLAT BOOK: 7 PAGE: 34 ST. LOUIS COUNTY, MO



PARKLAND AVENUE 50'W
(FORMERLY MAPLE AVENUE)

SOURCE OF RECORD DESCRIPTION:

FIDELITY NATIONAL TITLE INSURANCE COMPANY
CTC FILE NO.: 18305938/REV 1
COMMITMENT DATE: 02/06/2018 AT 08:00 AM

SCHEDULE B SECTION II SPECIAL EXCEPTIONS:

NONE.

GENERAL NOTES:

I.P. = IRON PIPE I.R. = IRON ROD
(R) = RECORD (S) = SURVEYED (NR) = NON-RADIAL

BASIS OF BEARING OR ANGLES:

BONITA PARK
PLAT BOOK: 7 PAGE: 34

SURVEYOR'S STATEMENT:

THIS IS TO CERTIFY TO JAMES AND EMILY MCATEE, WELLS FARGO BANK AND CONTINENTAL TITLE COMPANY, THAT AT THEIR REQUEST, MERIDIAN SURVEYING SERVICES LLC., HAS DURING THE MONTH OF MARCH, 2018, EXECUTED A RESURVEY OF PART OF LOT(S) 2 AND 3 IN BLOCK 8 OF BONITA PARK, A SUBDIVISION ACCORDING TO THE PLAT THEREOF RECORDED IN PLAT BOOK 7, PAGE 34 OF THE ST. LOUIS COUNTY, MISSOURI RECORDS, TOGETHER WITH THE LOCATION OF IMPROVEMENTS THEREON, IMPROVEMENT OWNERSHIP IS BASED OFF OF FIELD OBSERVATIONS THAT HAVE NOT BEEN VERIFIED WITH PROPERTY OWNER(S), THE FENCE OWNERSHIP IS NOT IDENTIFIED, FENCE HEIGHTS INDICATED ARE APPROXIMATE, UNLESS OTHERWISE INDICATED, FENCES INTERSECTING PROPERTY LINE(S) ARE CONNECTIVE IN NATURE, AND THAT THE RESULTS OF SAID RESURVEY ARE SHOWN ON THE ABOVE PLAT. THIS RESURVEY WAS EXECUTED IN ACCORDANCE WITH THE CURRENT MISSOURI STANDARDS FOR PROPERTY BOUNDARY SURVEYS FOR AN URBAN CLASS PROPERTY. PRIOR TO ANY CONSTRUCTION, THE ZONING AUTHORITY SHOULD BE CONSULTED TO VERIFY CURRENT RESTRICTIONS. CERTIFICATION IS MADE TO THE ORIGINAL PURCHASER OF THIS SURVEY AND THOSE NOTED ABOVE. IT IS NOT TRANSFERABLE TO ADDITIONAL INSTITUTES, AGENCIES, PARTIES, OR SUBSEQUENT OWNERS.

DATE: 03/13/2018

Meridian Surveying Services LLC (agent)

STATE OF MISSOURI
LEE C. FERRENBACH III
NUMBER PLS-2310
PROFESSIONAL LAND SURVEYOR

(agent) Lee C Ferrenbach III
General Manager

MERIDIAN LAND SURVEYING
21 POINT WEST BLVD
ST. CHARLES, MO 63301
PHONE: 636-939-2900 FAX: 636-946-9099
WWW.MERIDIANLANDSURVEYING.COM

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CORPORATE LICENSE NO. 2010021844

DRAFTER:	REVIEWED BY:	FIELD CREW:
AJ	LCF	KLN/AJS
DATE:	DRAWING NO:	PROJECT NO:
06/13/2018	01	63357

COVERAGE INFORMATION:

PAVEMENT = 3,864 SF
BUILDING (GARAGE & HOUSE) = 2,425 SF
TOTAL IMPERVIOUS = 6,289 SF

LOT AREA: 14,500 SF

COVERAGE = 6,289 / 14,500 = 43.3%
(55% MAX COVERAGE ALLOWED)

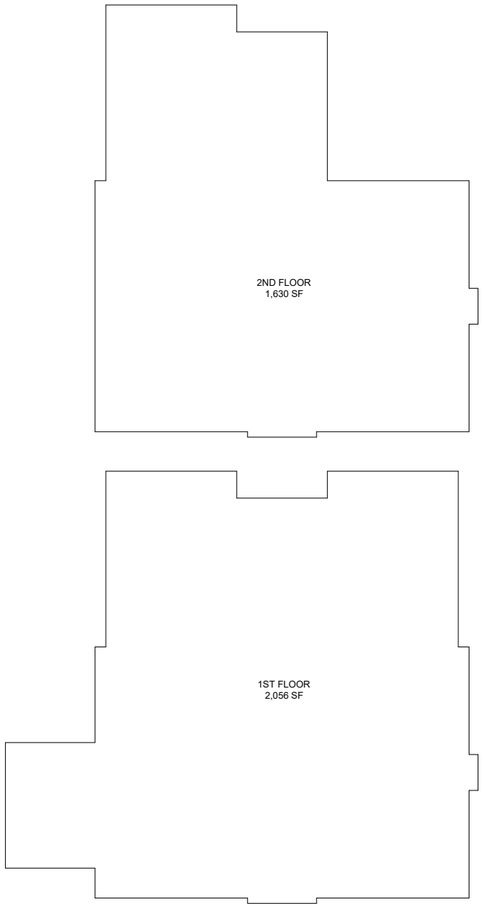
NOTE: NO CHANGE IN IMPERVIOUS COVERAGE IS PROPOSED.

DOWNSPOUT NOTES:
1. EXISTING DOWNSPOUTS CURRENTLY CONNECTED TO PIPING BELOW GRADE.
2. PROPOSED DOWNSPOUTS TO UTILIZE EXISTING TERMINATION / CONNECTION POINTS.

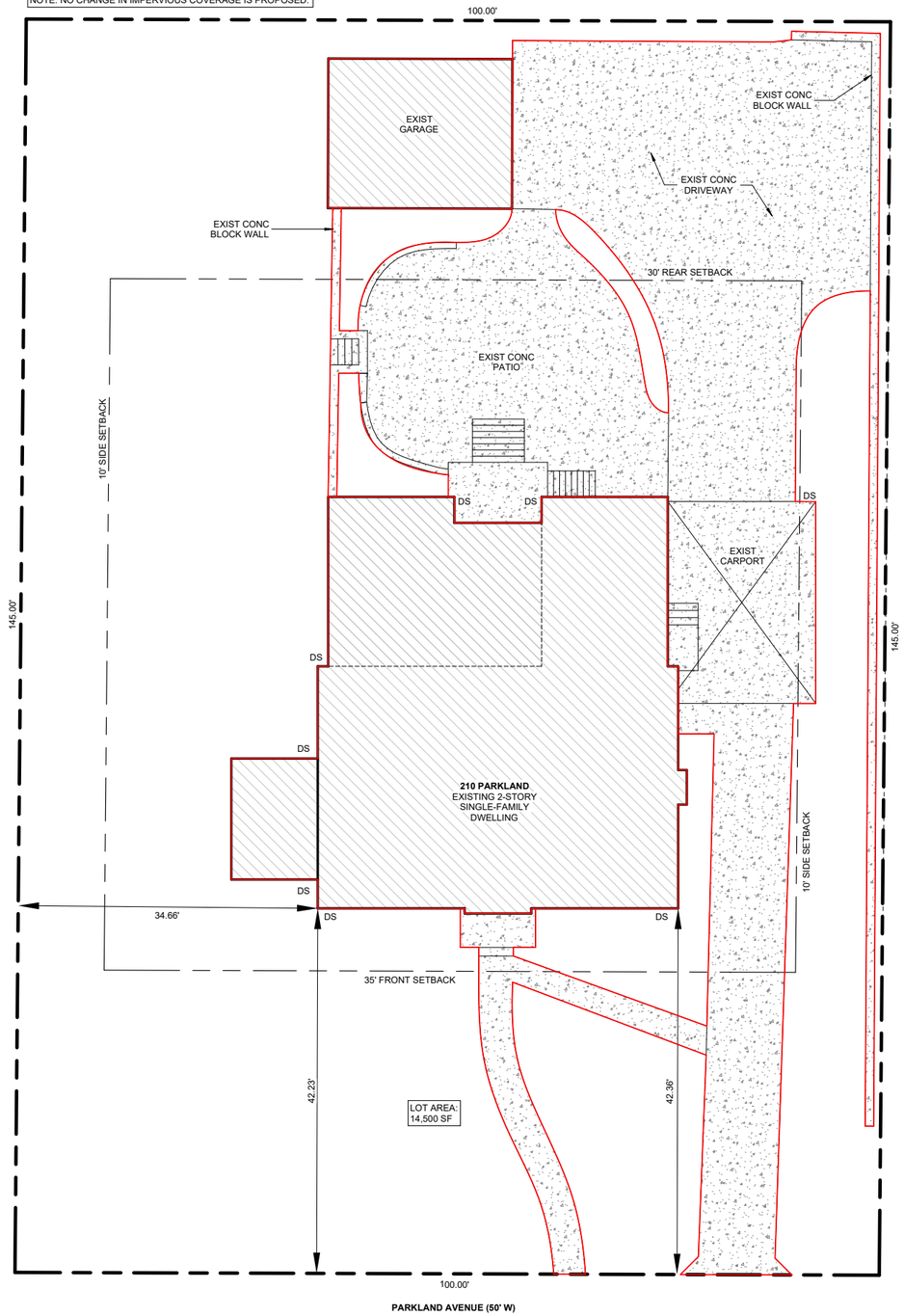
FAR CALCULATION:

LOT AREA	14,500 SF
1ST FLOOR	2,056 SF
2ND FLOOR	1,630 SF
TOTAL FLOOR AREA	3,686 SF
FLOOR AREA RATIO	25.4%

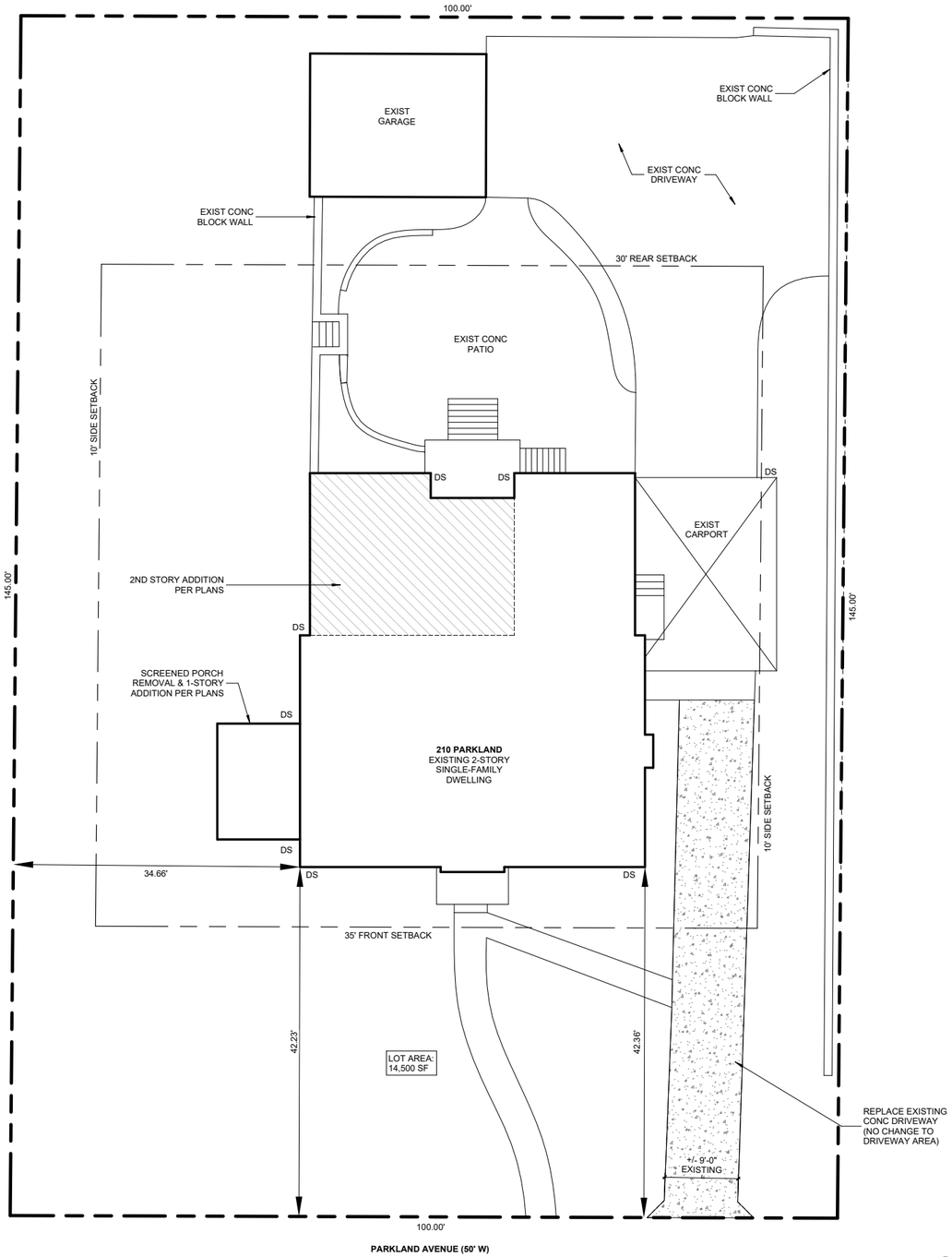
(MAX ALLOWED FAR IS 30%)



3 FLOOR AREA RATIO (FAR) ILLUSTRATION
1/8" = 1'-0"



2 AREA COVERAGE PLAN
1/8" = 1'-0"



1 SITE PLAN
1/8" = 1'-0"

210 PARKLAND AVE
07/24/2025

SHAVER ARCHITECTURE

NEIGHBOR TO THE NORTH

NEIGHBOR TO THE SOUTH

REAR YARD

REAR FACADE

REAR FACADE

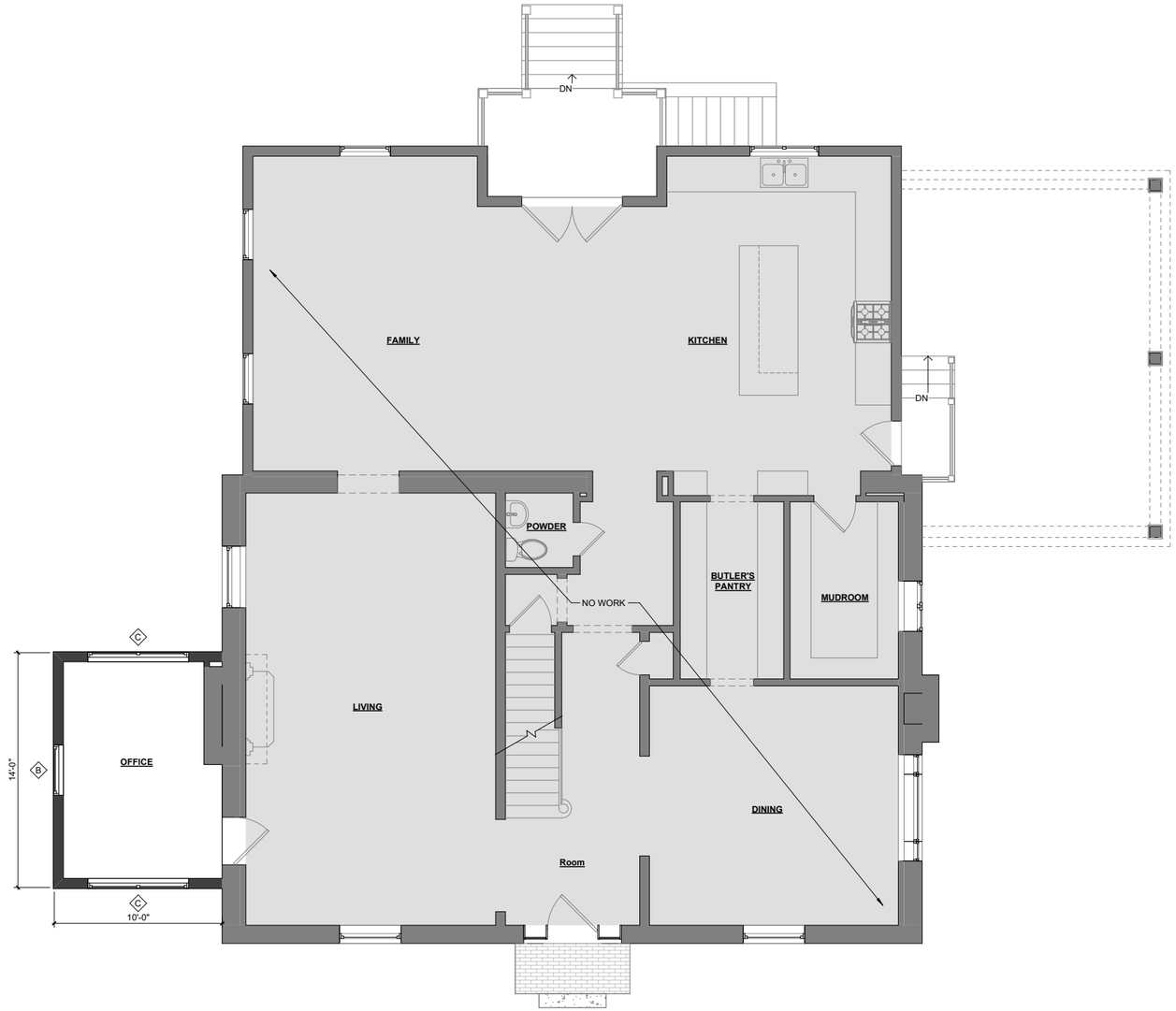
NORTH FACADE

SIDE/REAR YARD LOOKING TOWARD STREET

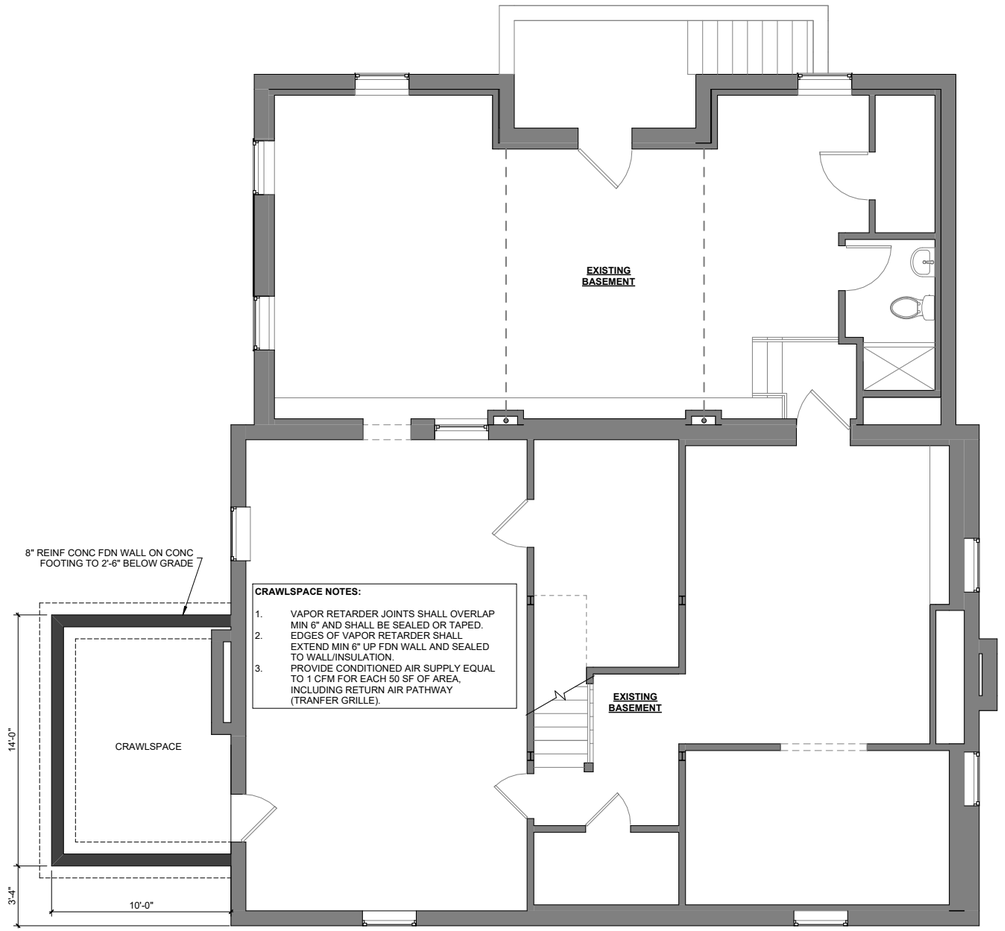
NORTH FACADE / SIDE YARD

FRONT FACADE

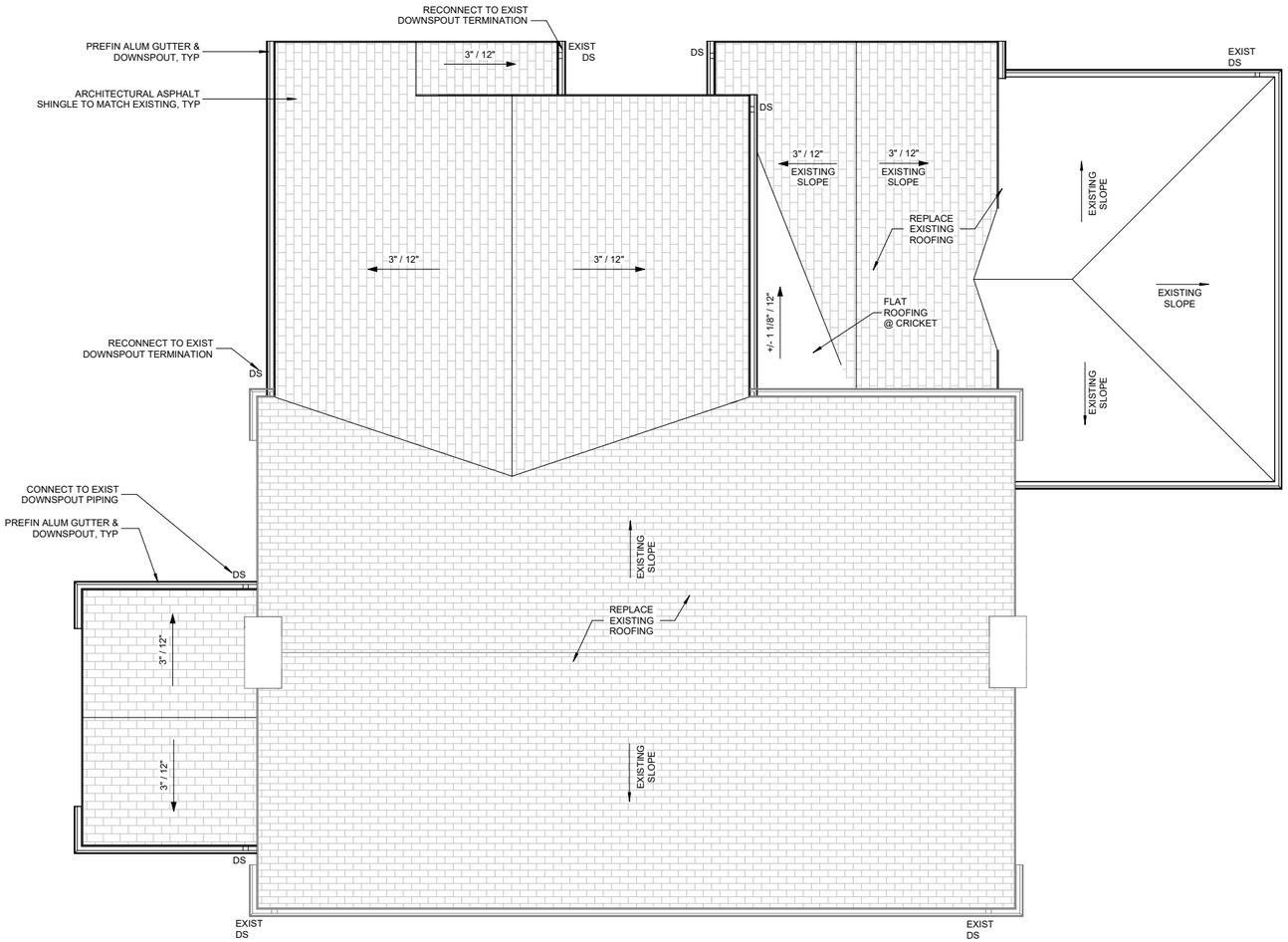
FRONT / SOUTH FACADE



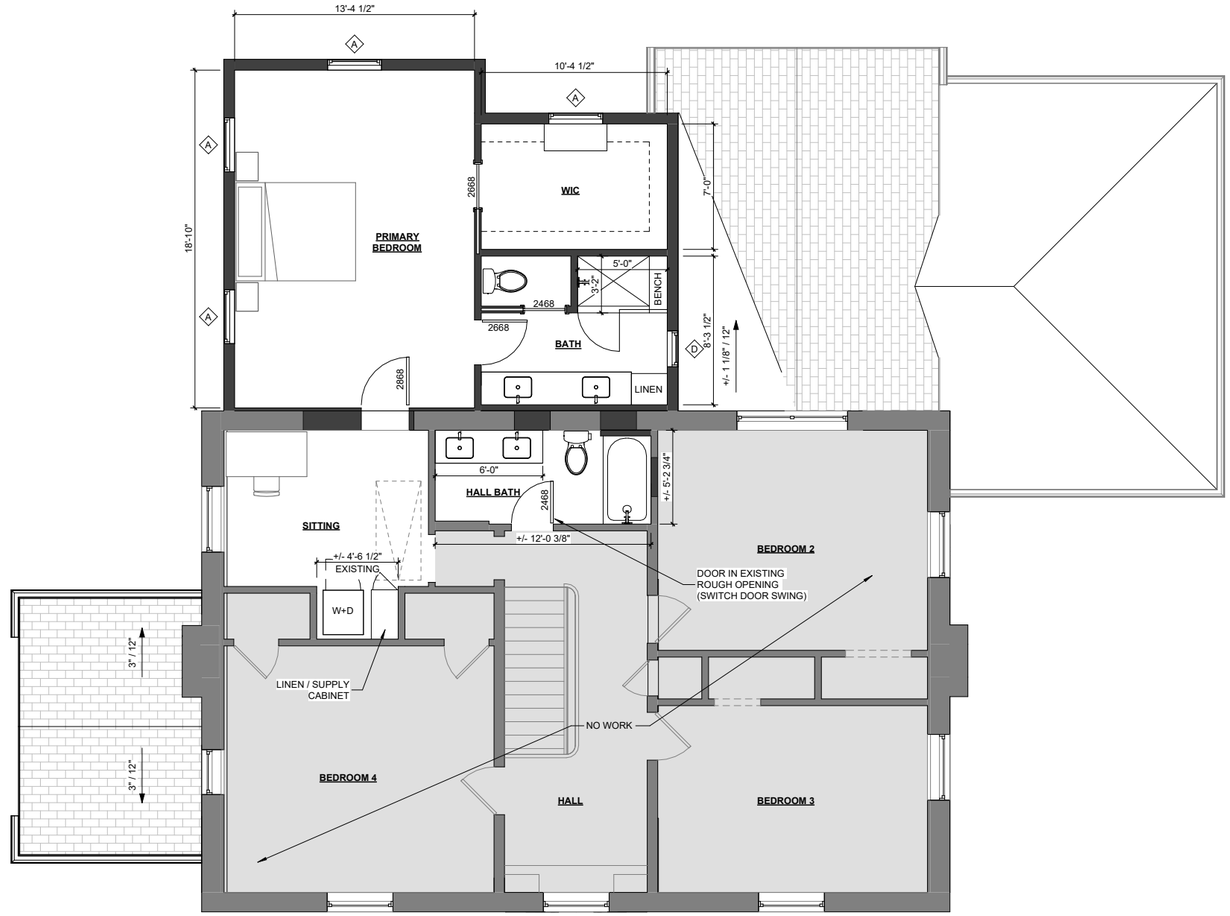
2 1ST FLOOR PLAN
1/4" = 1'-0"



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



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



1 2ND FLOOR PLAN
1/4" = 1'-0"

210 PARKLAND AVE
07/24/2025

SHAVER ARCHITECTURE

WINDOW SCHEDULE					
MARK	WIDTH	HEIGHT	TYPE	FRAME MATERIAL	COMMENTS
A	3'-0"	5'-0"	DOUBLE HUNG	VINYL	
B	3'-0"	5'-6"	DOUBLE HUNG	VINYL	
C	6'-0"	5'-6"	DOUBLE HUNG - DOUBLE	VINYL	
D	2'-0"	4'-6"	DOUBLE HUNG	VINYL	

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

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

WINDOW SCHEDULE					
MARK	WIDTH	HEIGHT	TYPE	FRAME MATERIAL	COMMENTS
A	3'-0"	5'-0"	DOUBLE HUNG	VINYL	
B	3'-0"	5'-6"	DOUBLE HUNG	VINYL	
C	6'-0"	5'-6"	DOUBLE HUNG - DOUBLE	VINYL	
D	2'-0"	4'-6"	DOUBLE HUNG	VINYL	

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

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