

FAMILY ROOM

UNFIN.

UNFIN.

GAME

BILLARDS

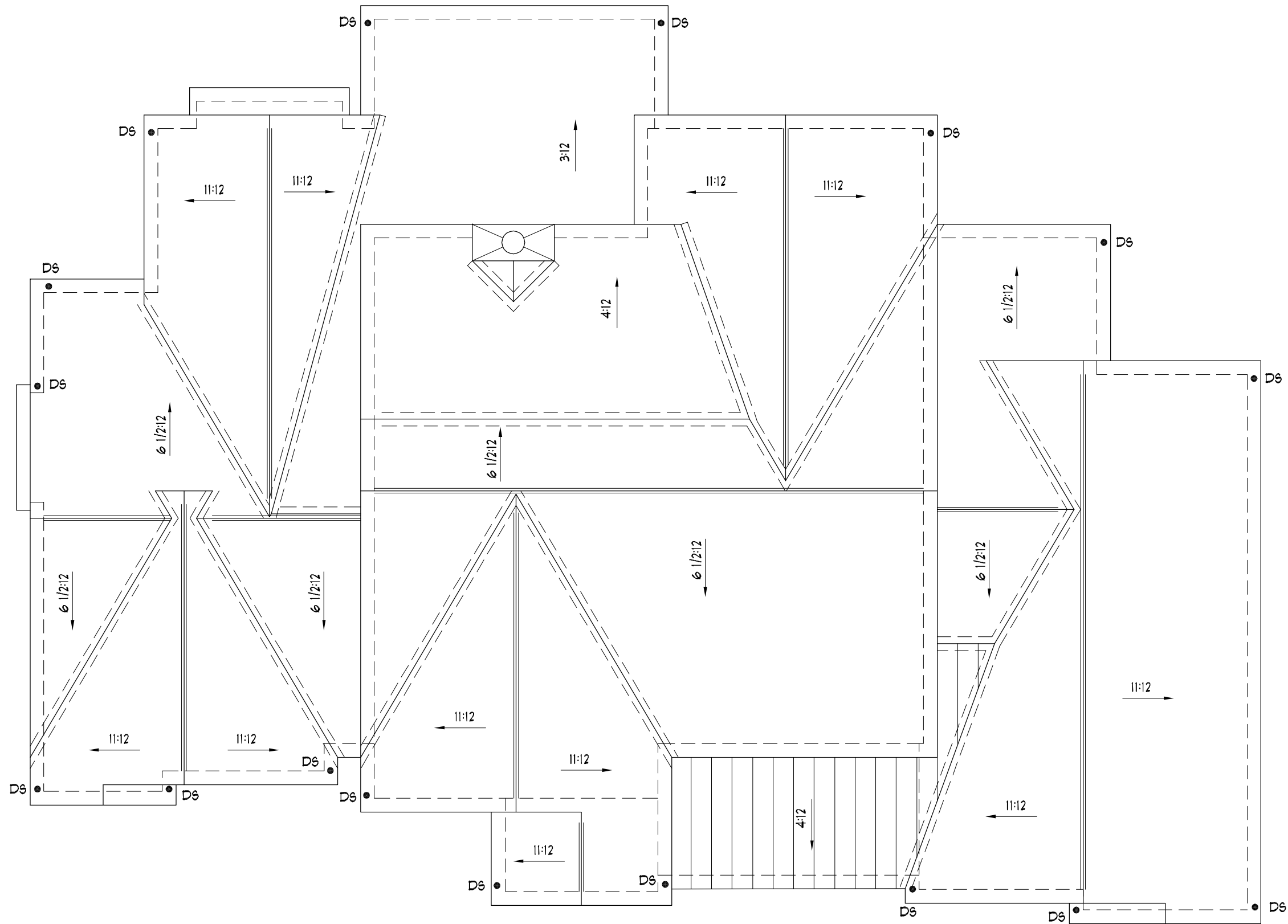
UNEXC

PWDR

UNEXC



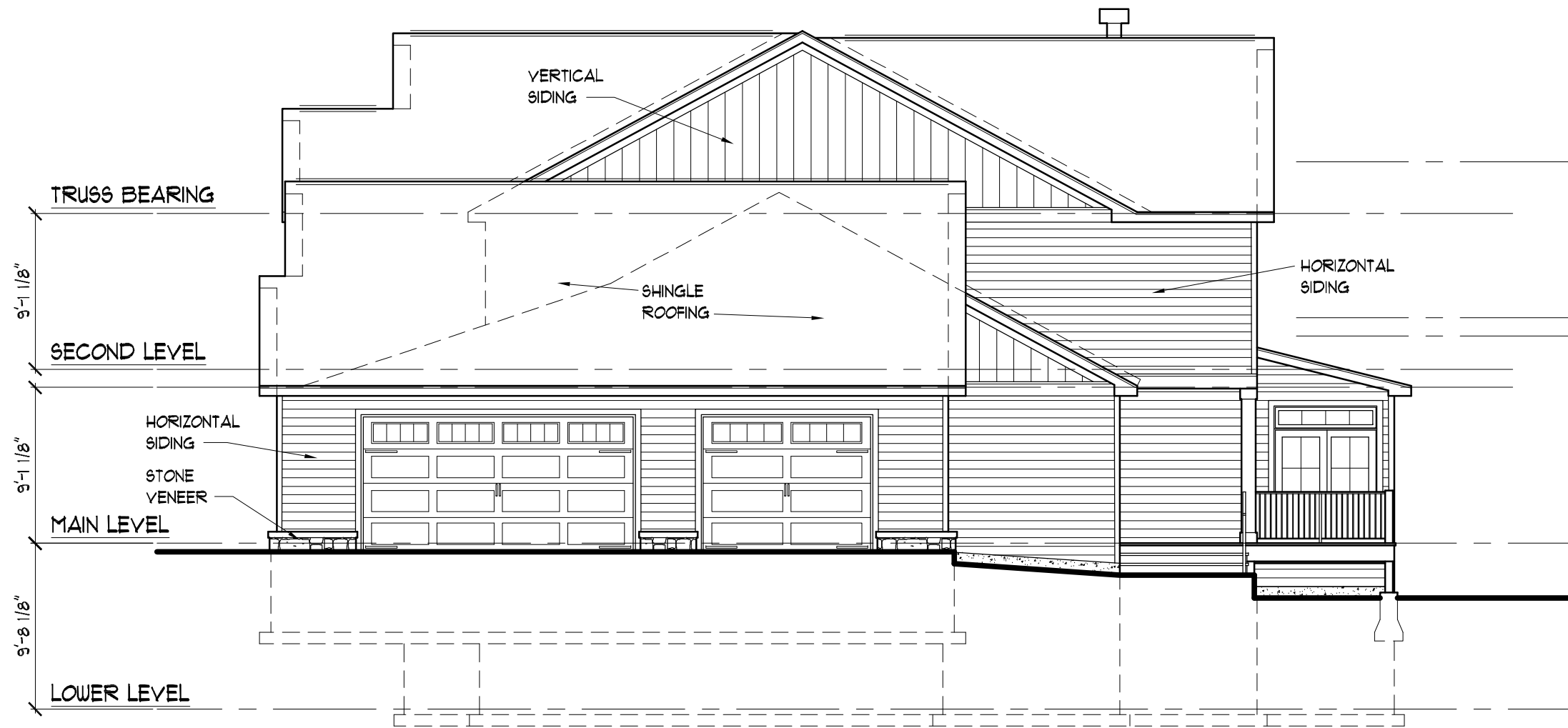






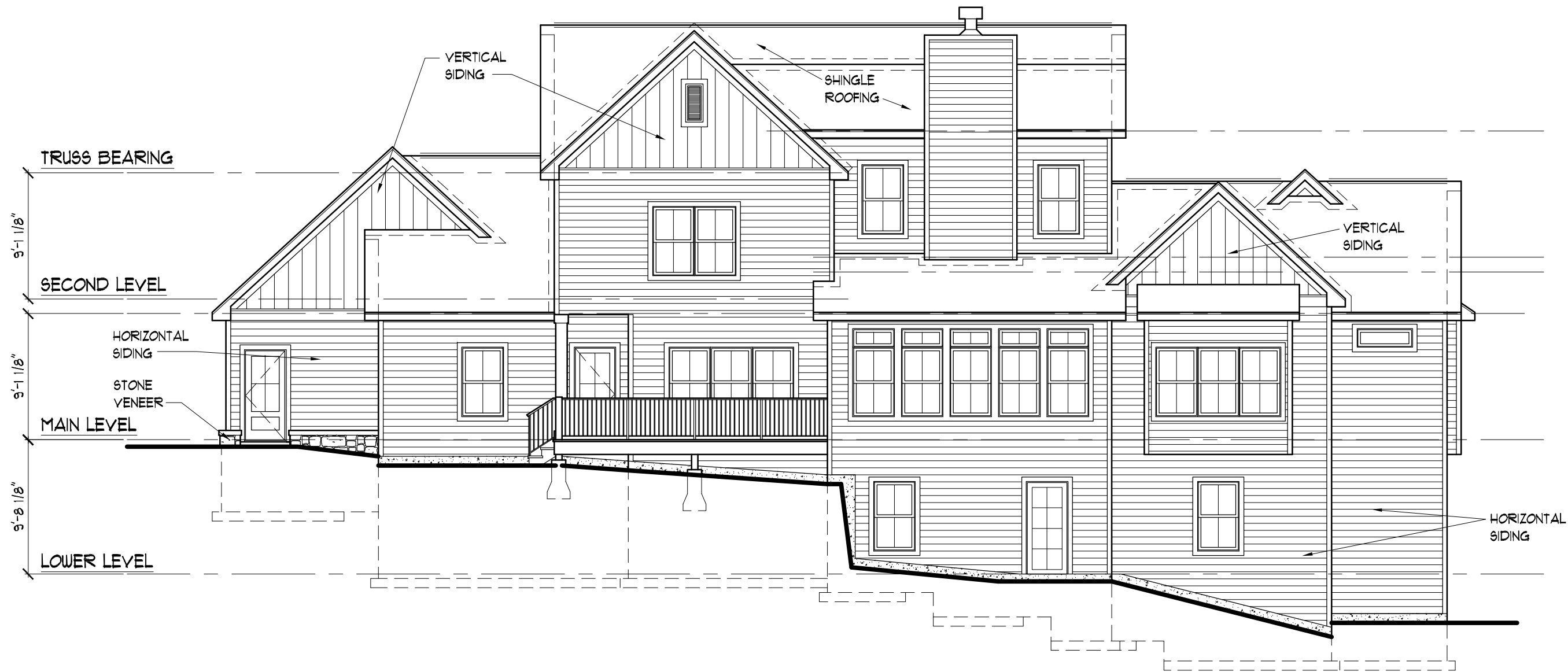
FRONT ELEVATION

SCALE: 1/8" = 1'-0"

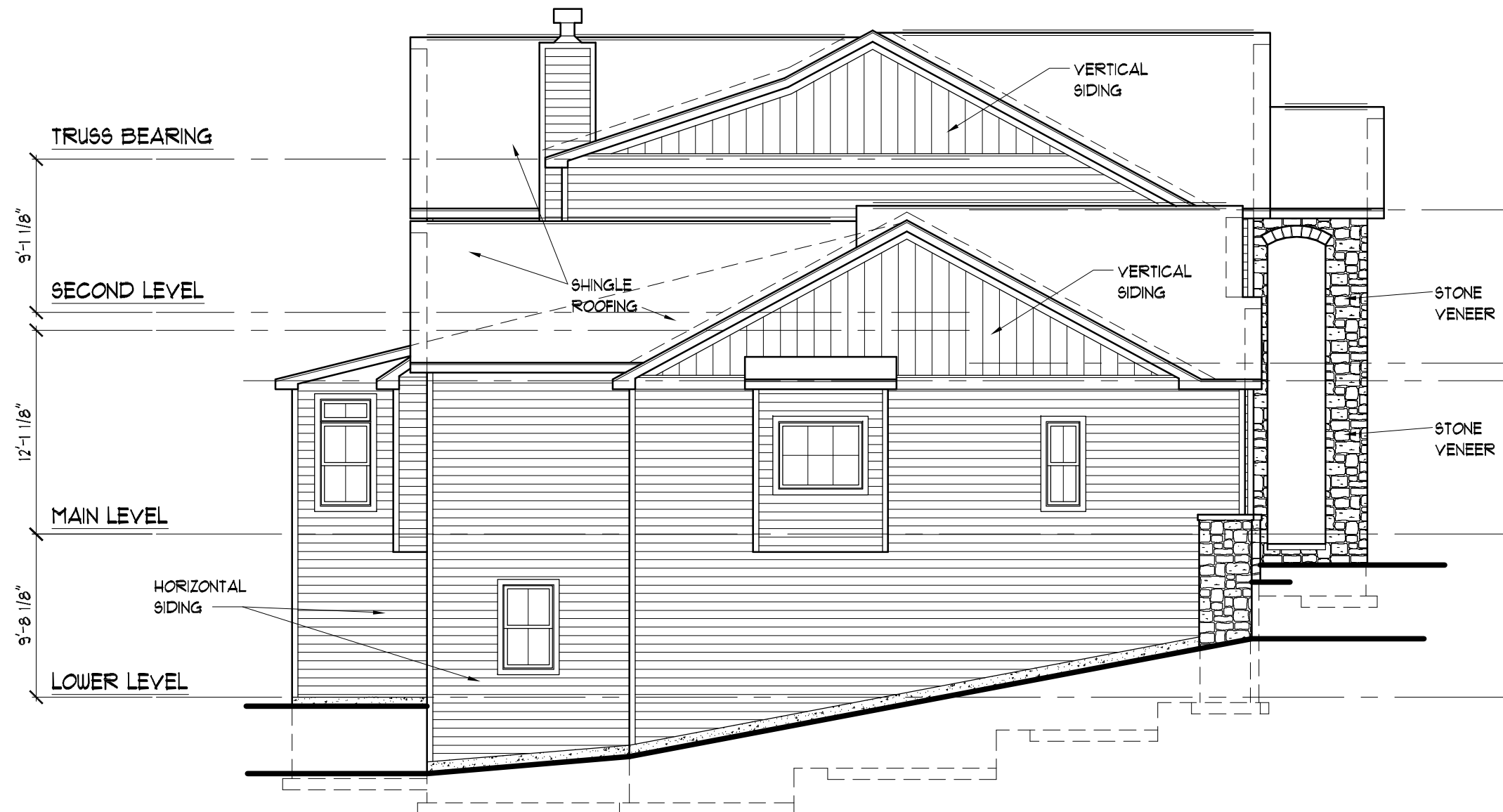


RIGHT SIDE ELEVATION

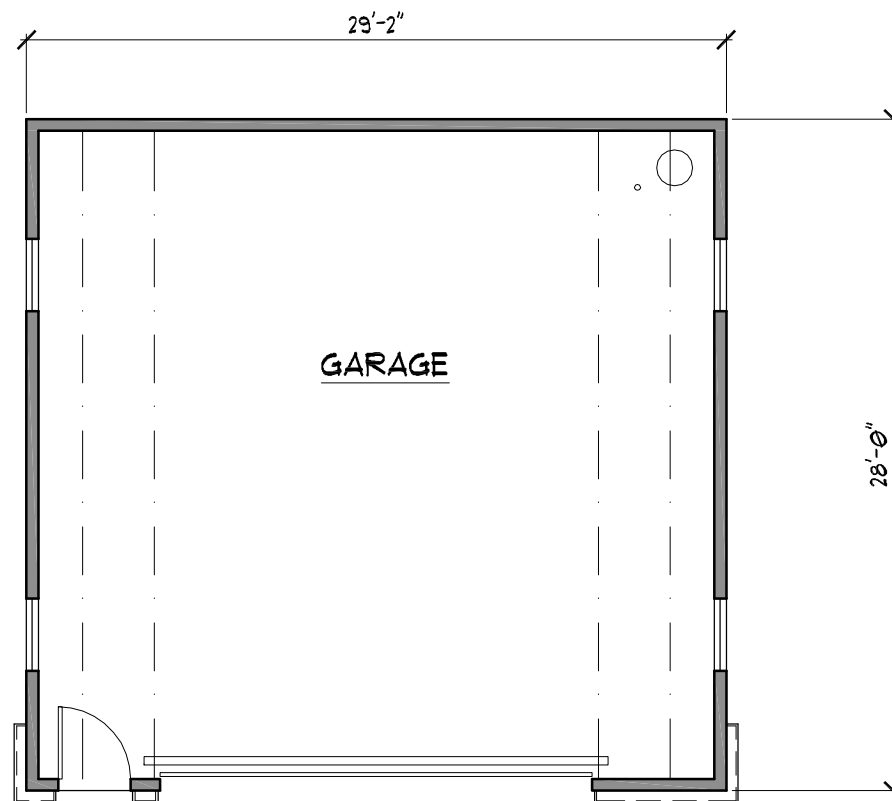
SCALE: 1/8" = 1'-0"



REAR ELEVATION
 SCALE: 1/8" = 1'-0"



LEFT SIDE ELEVATION
 SCALE: 1/8" = 1'-0"



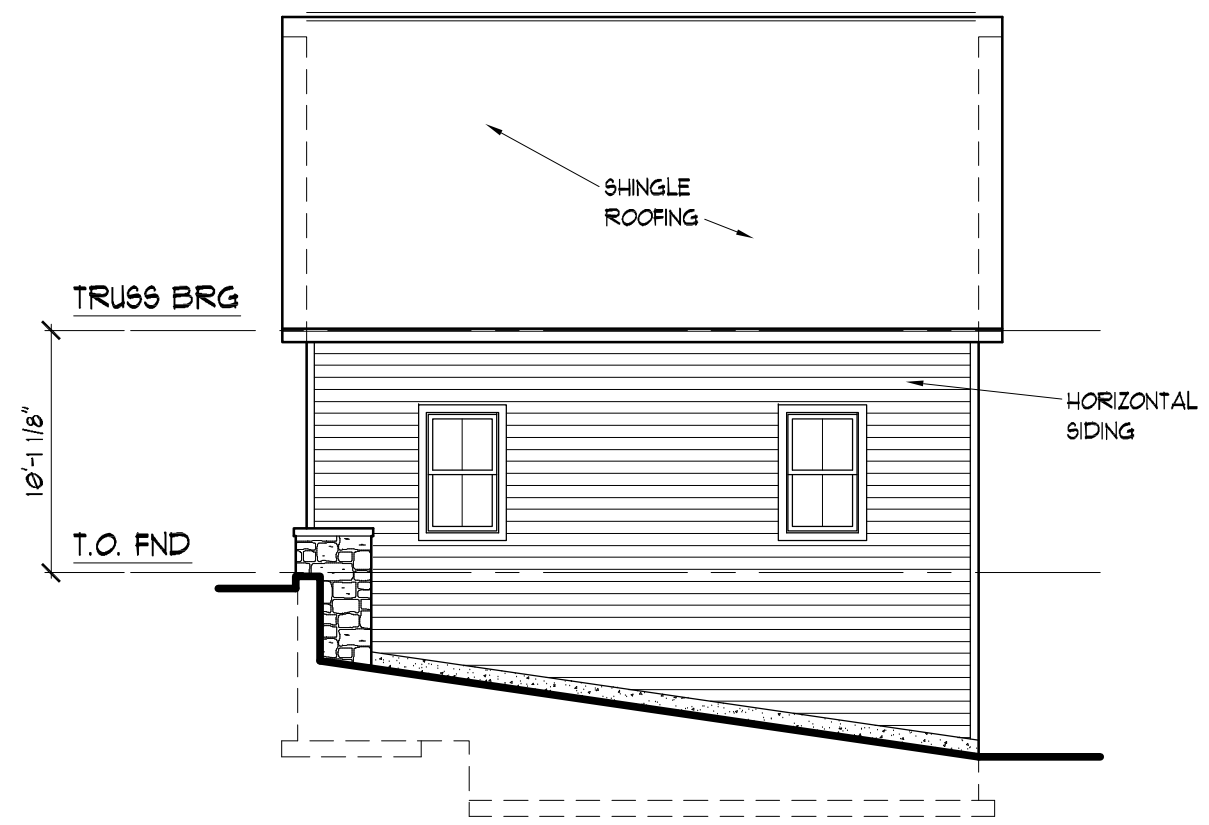
DETACHED GARAGE PLAN

SCALE: 1/8" = 1'-0"



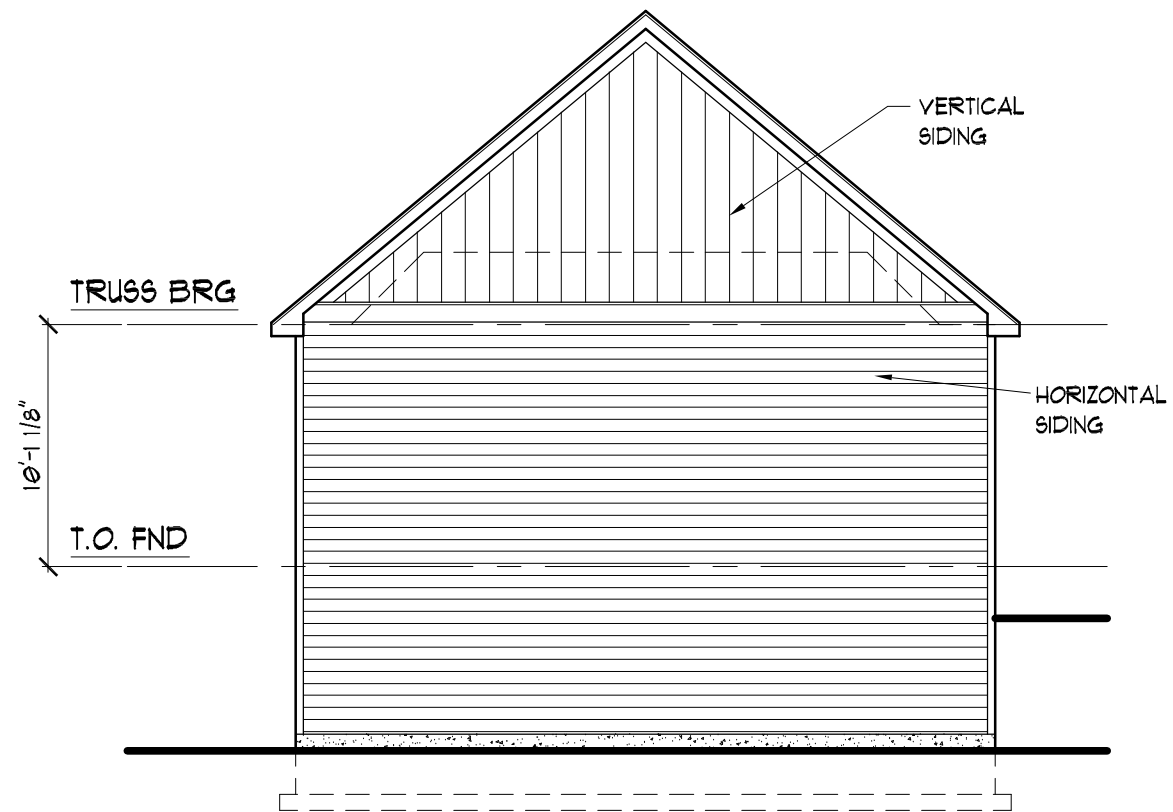
DETACHED GARAGE FRONT ELEV

SCALE: 1/8" = 1'-0"



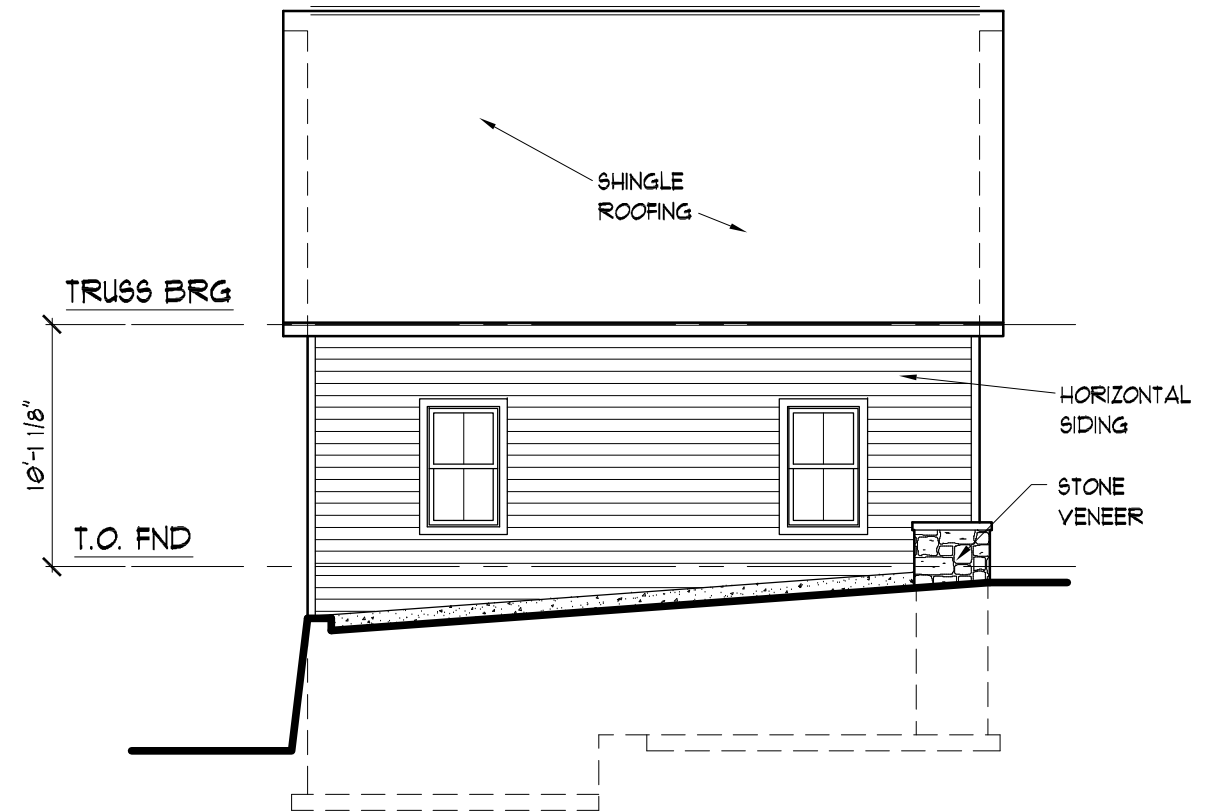
DETACHED GARAGE RIGHT ELEV

SCALE: 1/8" = 1'-0"



DETACHED GARAGE REAR ELEV

SCALE: 1/8" = 1'-0"



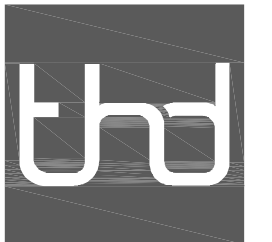
DETACHED GARAGE LEFT ELEV

SCALE: 1/8" = 1'-0"



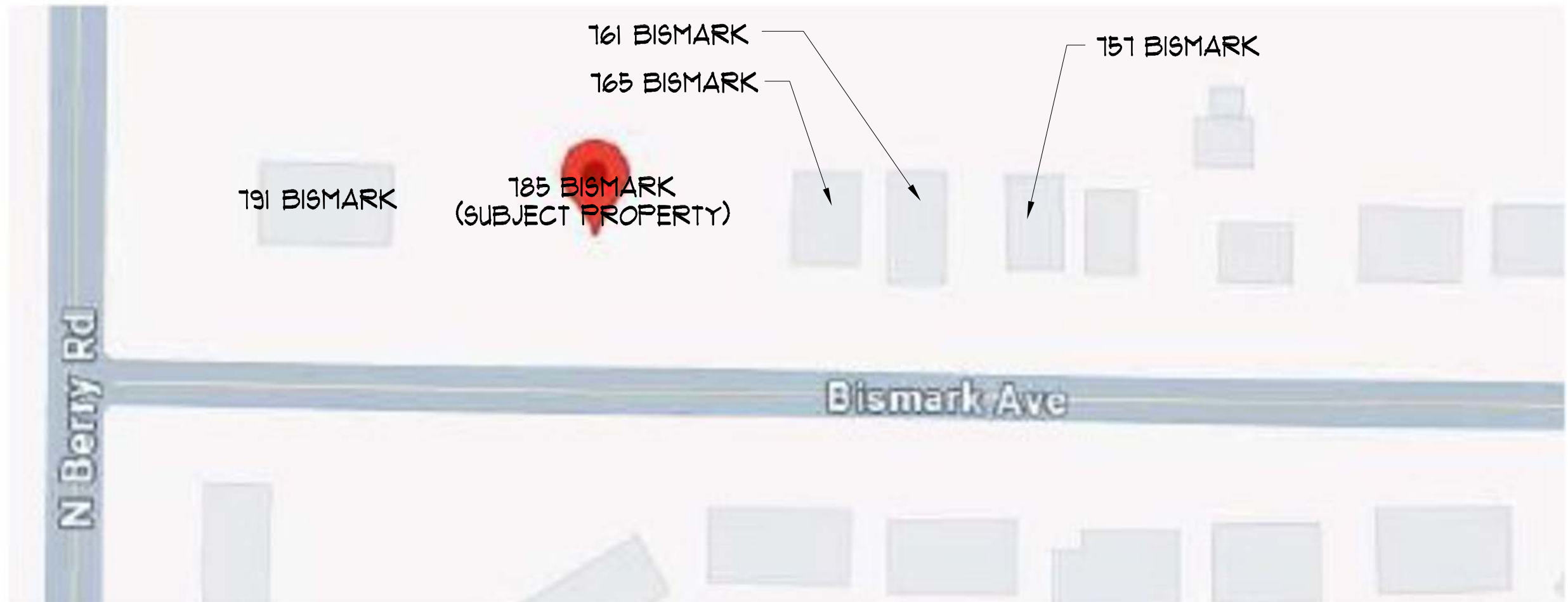
NJL
CUSTOM HOMES

785 BISMARCK
GLENDALE, MO



TIM HOLLERBACH
DESIGNS

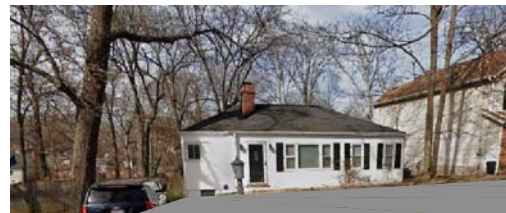
1548 JEFFCO BLVD
ARNOLD, MD 63010
314-578-8470
www.timhollerbachdesigns.com



791 BISMARK
544.14 FFE



785 BISMARK
(SUBJECT PROPERTY)
548.20 FFE



765 BISMARK
558.13 FFE



761 BISMARK

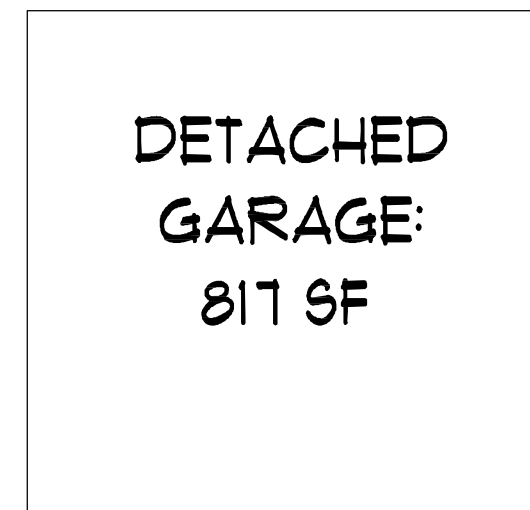
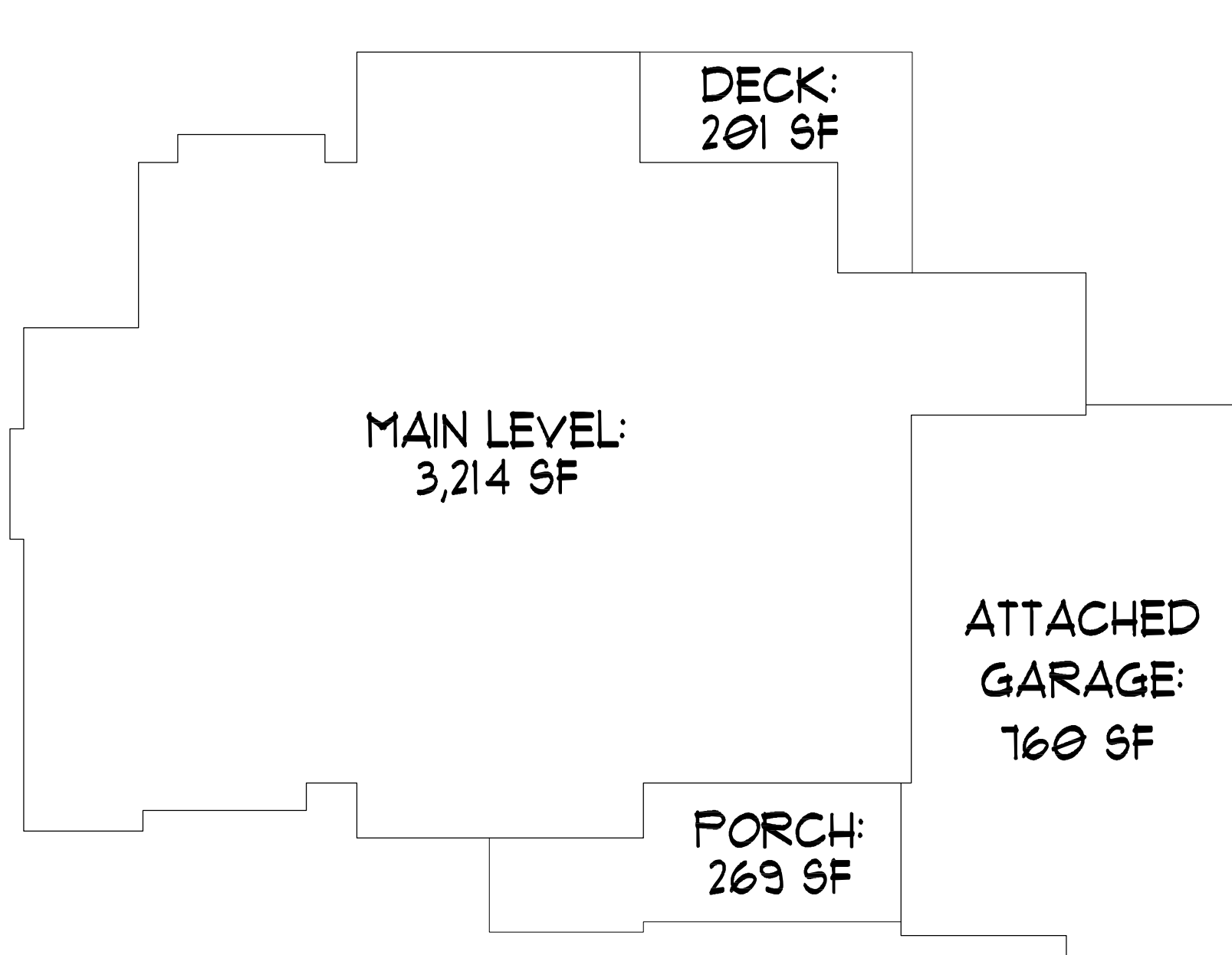


751 BISMARK

COMPOSITE STREET ELEVATION

SCALE: N.T.S.

785 BISMARK
GLENDALE, MO



FLOOR AREA RATIO:

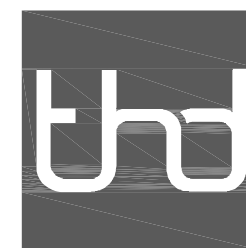
LOT AREA:	25,984 SF
HOUSE FIRST FLOOR:	3,214 SF
HOUSE SECOND FLOOR:	1,582 SF
HOUSE TOTAL:	4,796 SF
ATTACHED GARAGE:	760 SF (380 SF 50%)
TOTAL FLOOR AREA:	5,176 SF
FLOOR AREA RATIO:	20 %
MAXIMUM FAR IS 30%	

FAR EXHIBIT

SCALE: 3/16" = 1'-0"



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