TENTATIVE AGENDA
OCTOBER 8, 2025 6:00 P.M.
ARCHITECTURAL REVIEW BOARD

I. MEETING CALLED TO ORDER

II. ROLL CALL

III. APPROVAL OF MINUTES: SEPTEMBER 10, 2025

IV. REVIEW OF PLANS FOR A REAR ADDITION, DANIEL AND KELLY GARGAN, 715 LUCKYSTONE AVE.

V. REVIEW OF PLANS FOR A NEW HOME, MIKE AND KRISTEN VALENTI, 20 ELM AVE.

VI. REVIEW OF PLANS FOR A NEW HOME, JASON AND MICHELLE FRANK, 785 BISMARK AVE.

VII. REVIEW OF PLANS FOR A REAR ADDITION AND GARAGE, DANIEL AND KELLY GARGAN, 400 PARKLAND AVE.

VIII. MISCELLANEOUS

IX. ADJOURNMENT

Gabrielle Macaluso
Community Engagement Officer

UPDATED: 4:56 p.m., Oct. 3, 2025

MINUTES
ARCHITECTURAL REVIEW BOARD MEETING
September 10, 2025 – 6:05 p.m.

CALL TO ORDER

A meeting of the Architectural Review Board (ARB) of the City of Glendale was held on Wednesday, September 10, 2025. Chairman Fernhoff presided and called the meeting to order at 6:05 p.m.

ROLL CALL

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

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

AGENDA ITEM REMOVAL

The application for 400 Parkland Ave. was withdrawn by the applicant and postponed until next month's meeting of the ARB on Wednesday, October 8, 2025.

APPROVAL OF MINUTES

Mr. Voorhees moved to approve the minutes from the August 13, 2025 meeting. The motion was seconded by Mr. Weitekamp and unanimously carried.

REVIEW OF PLANS FOR REAR, SECOND FLOOR ADDITION – Emily and James Mcatee, 210 Parkland Ave.

Chairman Fernhoff introduced the project at 210 Parkland Ave. and invited the applicant to present the project. He reminded the ARB that the project's architect, Matt Shaver, presented the project to the ARB at the August 13th meeting as a preliminary review.

Mr. Falk asked Mr. Shaver to provide a brief explanation of the project since he missed the last meeting.

Mr. Shaver summarized the project, noting that the rear addition is being built above part of the structure as a second floor addition. Additionally, the screened-in porch will be removed and replaced with a conditioned office space. Mr. Shaver explained that since the additions are not adding to the footprint of the home and there's no changes to the landscaping, the ARB decided that he didn't have to submit civil or landscaping plans.

Mr. Falk and Mr. Weitekamp confirmed this would still be the case.

The ARB noted that one of the conditions noted at the last meeting was the need to limit the amount of exposed foundation wall.

Mr. Shaver noted that we would move the siding down and/or adjust the grading up to limit the exposed foundation wall height.

There was no public comment.

Mr. Moran moved to approve the applicant's project as proposed.

The motion was seconded by Mr. Emert. The motion passed with a vote of 7 "Aye", 0 "Nay," and 0 Absent. The votes was as follows:

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

REVIEW OF PLANS FOR TWO ONE-STORY ADDITIONS – Tony Timmerman, 417 Hill Dr.

Chairman Fernhoff introduced the project at 417 Hill Dr.

Mr. Johnson noted that the kitchen addition as shown on the plans is 7 inches over the side setback line, which is 7 feet. He requested that if the project is approved that the ARB make it a condition that the addition has to be taken by 7 inches on the south side so that it fits within the side setback.

The applicant/property owner's representative, Andrew Arnold, presented the plans for the project, which includes a one-story addition to the kitchen and a one-story bedroom addition. Mr. Arnold noted that the kitchen addition will be built where the existing patio is located.

Drainage
Mr. Falk asked how the downspouts will tie into the drainage retention system noted on the plans. He noted that the plans indicate that none of the runoff from the new roof area will go to the infiltration trench. He said that project can't depend on surface flow drainage toward the trench with the existing contours.

Mr. Falk noted that it doesn't have to a trench—it could be something different like a drywell. He explained that the plans need to be updated to show how the water will get to the trench. He clarified that the water retention infrastructure needs to be located 10 feet from the property line, but he doesn't advise placing it next to the foundation. He suggests relocating the trench or other infrastructure to the front yard since that's

the lowest grade on the property and then piping the downspout discharge to it.

Mr. Falk also clarified that the applicant should subtract the area of the existing patio from the additional impervious surface area.

Mr. Moran noted that the applicant can still use the infiltration approach to handling stormwater, but they need to make sure that the downspouts are draining into it.

Landscaping
Mr. Weitekamp had not major comments since no changes are proposed.

Mr. Fernhoff noted the partly dead tree in the front yard.

Architecture
Mr. Voorhees noted his appreciation for the minimalism and the size of the addition.

Mr. Arnold noted that the owner/applicant will be residing and reroofing the entire home. He brought samples of the siding, which the ARB approved.

Public Comment
There was no public comment.

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

- Shorten the kitchen addition on the southside to comply with the statutory 7-foot setback.
- Relocate the stormwater mitigation feature to work with the existing grades using one of the options discussed in the meeting.
- Reduce the mitigation area to subtract the area of concrete patio under the kitchen addition.

The motion was seconded by Mr. Falk. The motion passed with a vote of 7 "Aye", 0 "Nay," and 0 Absent. The votes was as follows:

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

MISCELLANEOUS

Mr. Emert asked if the City received revised plans from the applicant of 725 E. Essex Ave. to meet the conditions of approval placed by the ARB. Mr. Johnson said no, but he would check on the status. Mr. Emert requested that the revised elevations be sent out to all the members when they are received.

The ARB briefly discussed the project that was withdrawn and postponed for review until the October 8, 2025 meeting. They noted that they calculated a different floor area ratio (FAR) than what was submitted to the ARB in the original application.

ADJOURN

Mr. Falk motioned to adjourn the meeting. The motion was seconded by Mr. Moran and unanimously carried to adjourn the meeting at 7:01 p.m.

pd. w/check #5111 9/19/25

CITY OF Glendale

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

APPLICATION FOR ARCHITECTURAL REVIEW BOARD

APPLICATION DATE 09/08/2025 DATE OF ARB MEETING 10/08/25 ESTIMATED COST $150

PROJECT ADDRESS 715 Luckystone Ave GLENDALE, MO 63122

NAME OF PROPERTY OWNER Allyson Donovan PHONE NUMBER

CONTRACTOR (NAME) Warren Home Builders PHONE NUMBER 314-324-1597

CONTRACTOR ADDRESS 702 Luckystone Ave Glendale, MO 63122

ARCHITECT (NAME) Metheny Architects PHONE NUMBER 618-580-5863

ARCHITECT ADDRESS 338 S. Kirkwood Road, Ste. 107B Kirkwood, MO 63122

DETAILED DESCRIPTION OF WORK BEING PROPOSED: 675 SF of the existing house to be renovated. 310 SF addition to the basement, 310 SF addition to the first floor, 140 SF screened porch, and 210 SF open deck addition.

FLOOR AREA RATIO 28% (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.) 450 SQ. FT

TOTAL FLOOR AREA OF EXISTING STRUCTURE (SQ. FT.) 1342 SQ. FT

TOTAL SQ. FT. OF LOT 6327 SQ. FT WIDTH AND DEPTH OF LOT (FT.) 50.01' X 124.73'

HEIGHT OF STRUCTURE 35' NUMBER OF STORIES 2 1/2

ESTIMATED COMMENCE DATE October 9,2025 EST. COMPLETION DATE April 9,2026

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 (Arch D 24" x 36" 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.

N/A ☐ 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 ☐ 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.

☒ 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.

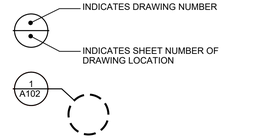
☒ 14. **Colored Illustration**. Provide a 3-dimensional rendering or a colored building elevation of the principal street façade. For additions, illustrate the most prominent façade whether side or rear.

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

SIGNATURE OF APPLICANT

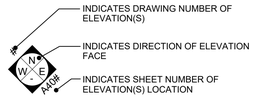
9/16/25
DATE

Drawing Symbols

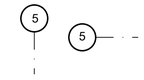


DETAIL/ SECTION REFERENCE

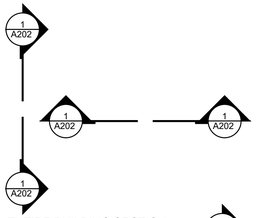
EXTERIOR ELEVATION REFERENCE



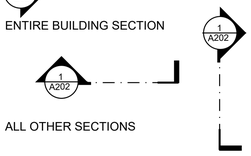
INTERIOR/ AREA ELEVATION(S) REFERENCE



STRUCTURAL/ BUILDING FACE GRID



ENTIRE BUILDING SECTION



ALL OTHER SECTIONS

MAIN ENTRY 105 — MAIN ENTRY: VAULTED CEILING

ROOM DESIGNATION

105.1

DOOR NUMBER

P# P#

PARTITION TYPES

110.A

WINDOW NUMBER

000

EQUIPMENT NUMBER

2

REVISION

# #

PLAN NOTE DEMOLITION NOTE

FIN. FLOOR 100'-0"

ELEVATION HEIGHT MARKERS

Abbreviations

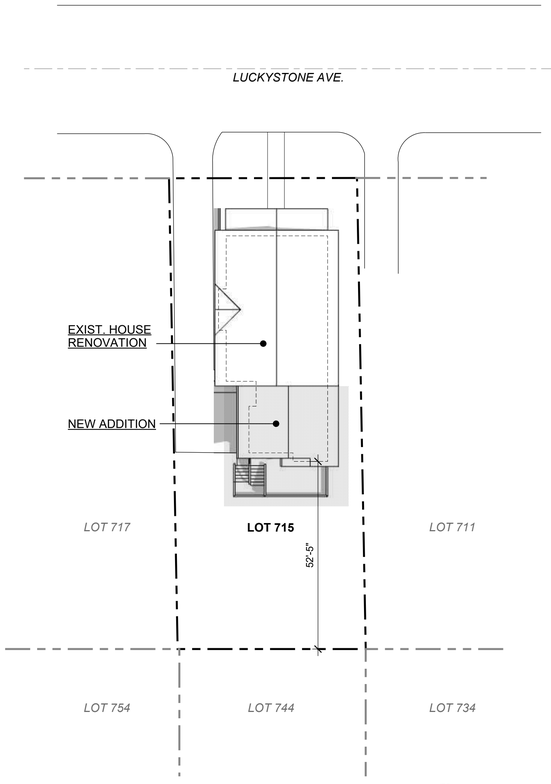
@	AT
&	AND
ABV.	ABOVE
A.C.	ASPHALTIC CONCRETE
AC	AIR CONDITIONING
ACT.	ABOVE COUNTERTOP
ACOUST.	ACOUSTICAL
ADDN'L.	ADDITIONAL
ADJ.	ADJACENT
AFF.	ABOVE FINISH FLOOR
AGG.	AGGREGATE
ALUM.	ALUMINUM
ALT.	ALTERNATE
ARCH.	ARCHITECTURAL
AVG.	AVERAGE
BD.	BOARD
BF.	BOTH FACES
BIC.	BUILT-IN CABINET
BLDG.	BUILDING
BLK.	BLOCK
BLK'G.	BLOCKING
BLW	BELOW
BP	BEAM POCKET
BRZ.	BRONZE
BTM.	BOTTOM
BTR.	BETTER
BTWN.	BETWEEN
BVL.	BEVELED
BW.	BOTH WAYS
CAB.	CABINET
CF	CUBIC FEET
CLG.	CEILING
CJ.	CONTROL JOINT
CLR.	CLEAR
CMU	CONCRETE MASONRY UNIT
CNTR.	COUNTER
C.O.	CLEAN OUT
COL.	COLUMN
COMP.	COMPOSITION
CONC.	CONCRETE
CONN.	CONNECTION
CONT.	CONTINUOUS
CONTR.	CONTRACTOR
C/S	CONCRETE/ STAINED
CT.	CERAMIC TILE
DBL.	DOUBLE
DET.	DETAIL
DEPT.	DEPARTMENT
D.F.	DOUGLAS FIR
DIA.	DIAMETER
DIM.	DIMENSION
DIV.	DIVISION
DN	DOWN
DW	DISHWASHER
DWG.	DRAWING
(E)	EXISITNG
EA.	EACH
EJ.	EXPANSION JOINT
ELECT.	ELECTRIC/ELECTRICAL
ELEV.	ELEVATION
EMER.	EMERGENCY
EN.	EDGE NAIL
EOP.	EDGE OF PAVEMENT
EOS.	EDGE OF SLAB
EQ.	EQUAL
EQUIP.	EQUIPMENT
EXT.	EXTERIOR
FA	FIRE ALARM
FACP	FIRE ALARM CONTROL PANEL
FAU	FORCED AIR UNIT
FD	FLOOR DRAIN
FFE	FINISHED FLOOR ELEVATION
FG	FIXED GLASS
FH	FIRE HYDRANT
FIN	FINISH
FLR	FLOOR
FND	FOUNDATION
GA	GAUGE
GALV	GALVANIZED
GC	GENERAL CONTRACTOR
GFI	GROUND FAULT INTERRUPTER
GI	GALVANIZED IRON
GL	GLASS
GLB	GLUED LAMINATED BEAM
GND	GROUND
GSM	GALVANIZED SHEET METAL
GYP	GYPSUM (WALL) BOARD
HB	HOSE BIB
HC	HOLLOW CORE / HANDICAP
HDWR	HARDWARE
HORIZ	HORIZONTAL
HM	HOLLOW METAL
HP	HIGH POINT
HT	HEIGHT
HTG	HEATING
HVAC	HEATING/VENTILATION/AIR CONDITIONING
HW	HOT WATER
ID	INSIDE DIAMETER
INCL	INCLUDED
INFO	INFORMATION
INSUL	INSULATION
INT	INTERIOR
INF	INFRARED
IRC	INTERNATIONAL RESIDENTIAL CODE
LAM	LAMINATE
LB	POUND
LF	LINEAL FOOT
LVL.	LAMINATED VENEER LUMBER

MAX.	MAXIMUM
MECH.	MECHANICAL
MFR.	MANUFACTURER
MH.	MAN HOLE
MIN.	MINIMUM
MIR.	MIRROR
MIR.	MIRROR
MISC.	MISCELLANEOUS
MICRO	MICROWAVE
MOD.	MODULE
MTL.	METAL
(N)	NEW
NEC	NATIONAL ELECTRIC CODE
NIC.	NOT IN CONTRACT
N/A	NOT APPLICABLE
NTS.	NOT TO SCALE
O/	OVER
O.C.	ON CENTER
O.D.	OUTSIDE DIAMETER
OFD.	OVERFLOW DRAIN
OH.	OVERHEAD
OPP.	OPPOSITE
PERF.	PERFORATED
PLAM.	PLASTIC LAMINATED
PLYWD	PLYWOOD
PNT.	PAINT
PP.	POWER POLE
PSF	POUNDS PER SQUARE FOOT
PT.	PRESSURE TREATED
PVC.	POLY VINYL CHLORIDE
PVMT.	PAVEMENT
PUE.	PUBLIC UTILITY EASEMENT
QT.	QUARRY TILE
QT.	QUARRY TILE
R.	RISER
RAD.	RADIUS
RD.	ROOF DRAIN
REC'D	RECESSED
REINF.	REINFORCING
REF.	REFRIGIERATOR
REQ'D	REQUIRED
RET.	RETAINING
REV.	REVISION
RM.	ROOM
RO.	ROUGH OPENING
SC.	SOLID CORE
S&V	STAIN AND VARNISH
SCHED.	SCHEDULE
SD	SOAP DISPENSER
SDR.	STORM DRAIN
SECT.	SECTION
SEZ	STREAM EASEMENT ZONE
SF	SQUARE FOOT/FEET
SHT.	SHEET
SHLVS.	SHELVES
SHWR.	SHOWER
SIM.	SIMILAR
SLR.	SEALER
SPECS.	SPECIFICATIONS
SQ.	SQUARE
S&P	SHELF & POLE
SAN.	SANITARY SEWER
S.S.D.	SEE STRUCTURAL DRAWINGS
S.S.	STAINLESS STEEL
STD.	STANDARD
STL.	STEEL
STOR.	STORAGE
STRUCT.	STRUCTURAL
SUSP.	SUSPENDED
S.W.	SHEARWALL
SYP	SOUTHERN YELLOW PINE
T.	TREAD
TC.	TRASH COMPACTOR
TEL.	TELEPHONE
TEMP.	TEMPERED
T&G	TONGUE & GROOVED
TV	TELEVISION
TYP.	TYPICAL
UBC	UNIFORM BUILDING CODE
UFC	UNIFORM FIRE CODE
UMC	UNIFORM MECHANICAL CODE
UNO	UNLESS NOTED OTHERWISE
UPN	UNIFORM PLUMBING CODE
VCT	VINYL COMPOSITION TILE
VENT.	VENTILATION
VERT.	VERTICAL
VIF.	VERIFY IN FIELD
VNR.	VENEER
W/	WITH
WC	WATER CLOSET
WD	WOOD
W	WASHER
WH	WATER HEATER
W/O	WITHOUT
WP.	WATER PROOF
YD.	YARD

House Addition & Renovation of:

Donovan Residence

715 Luckystone Ave., Glendale, MO 63122



1 SITE PLAN
1" = 20'-0"

Sheet Index

ARCHITECTURAL

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A2.0	DEMOLITION PLANS
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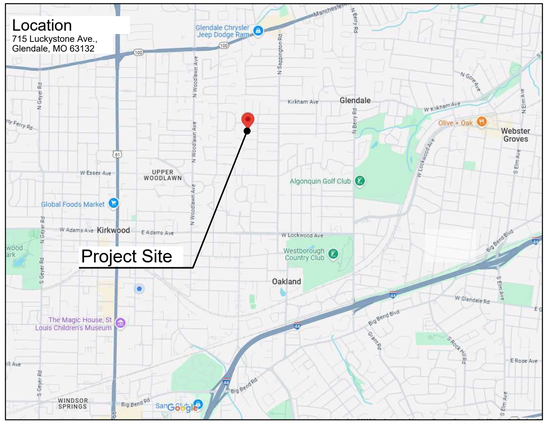
A3.2	DEISGN VIEWS
A4.1	ELECTRICAL PLANS
A5.1	SECTIONS AND DETAILS
A5.2	BASIC BRACING METHOD



Location Map

GENERAL ARCHITECTURAL NOTES

1. THE CONTRACTOR SHALL INSPECT THE SITE, STUDY EXISTING CONDITIONS, REVIEW DRAWINGS AND SPECIFICATIONS.
2. TAKE ALL MEASUREMENTS FOR THE WORK AND BE RESPONSIBLE FOR COMMUNICATING ANY DISCREPANCIES. COORDINATE THE WORK AND SHOP DRAWINGS WITH ALL OTHER TRADES AFFECTED AND MAKE ANY NECESSARY OFFSETS TO CONCEAL PIPING AND DUCTWORK, AND TO CLEAR EQUIPMENT, STRUCTURAL MEMBERS AND OTHER OBSTRUCTIONS.
3. PROTECT ALL WORK, MATERIALS AND EQUIPMENT. CAP OR PLUG TEMPORARY OPENINGS. DELIVER ALL WORK TO THE OWNER CLEAN AND IN GOOD CONDITION.
4. CUTTING SHALL BE DONE WITH CARE SO AS TO NOT DAMAGE EQUIPMENT, CONNECTIONS, CONTROLS, ETC.
5. DAMAGE CAUSED BY SUCH CUTTING OR ANY DEMOLITION OR CONSTRUCTION WORK SHALL BE REPLACED OR REPAIRED TO ORIGINAL CONDITION BY CONTRACTOR AT NO COST TO THE OWNER UNLESS UNFORESEEN EXISTING CONDITIONS ARE DISCOVERED AND OWNER/ ARCHITECT ARE NOTIFIED.
6. ALL MATERIALS AND EQUIPMENT SHALL BE NEW, OF THE BEST QUALITY AND FREE FROM DEFECTS, UNLESS NOTED OTHERWISE.
7. MANUFACTURER AND MODEL NUMBERS SPECIFIED ESTABLISH THE TYPE AND QUALITY REQUIRED.
8. ALL WORK SHALL COMPLY WITH APPLICABLE REGULATIONS, CODES, AND ORDINANCES.
9. THE CONTRACTOR SHALL PERFORM ALL TEST AS SPECIFIED OR AS NECESSARY TO DEMONSTRATE A COMPLETE AND SATISFACTORY INSTALLATION.
10. ALL ELECTRICAL WORK NECESSARY TO PROVIDE A COMPLETE INSTALLATION SHALL BE FURNISHED UNDER THIS CONTRACT.
12. THE CONTRACTOR SHALL BE RESPONSIBLE FOR ANY DAMAGE TO EXISTING MATERIALS RESULTING FROM WORK UNDER CONTRACT AND SHALL RESTORE SUCH TO ITS ORIGINAL CONDITION.
13. INTERIOR WALL DIMENSIONS ARE MEASURED FROM FACE OF STUDS. ALL BRICK DIMENSIONS ARE NOMINAL, NOT ACTUAL.
14. THE GARAGE SHALL BE TYPE 'X' FIRE CODE GYPSUM BOARD.
15. PROVIDE WOOD BLOCKING IN ALL WALLS TO RECIEVE WALL HUNG ACCESSORIES SUCH AS RAILINGS, MILLWORK, CASEWORK, COAT HOOKS AND DOOR STOPS, ETC.
16. CONTRACTOR SHALL VERIFY ALL DIMENSIONS AND QUANTITIES HEREIN.
17. HAUL ALL ITEMS THAT ARE NOT TO BE SALVAGED FROM JOB SITE, ADHERING TO ALL (IF ANY) RECYCLING REQUIREMENTS OF LOCAL JURISDICTIONS, LAWS, ETC.
18. OWNER HAS THE FIRST RIGHTS TO ANY DEMOLITION OR EXTRA MATERIAL FROM CONSTRUCTION.

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STATE OF MISSOURI
JON ERIC METHENY
NUMBER A-2006000019
ARCHITECT

December 31, 2026

CONSTRUCTION DOCUMENTS

PROJECT INFORMATION

AREA:		
EXIST. HOUSE		
BASEMENT	1,070 SF	
FIRST FLOOR	1,182 SF	
EXIST. RENOVATION	675 SF	
ADDITION		
BASEMENT	310 SF	
FIRST FLOOR	310 SF	
SCREENED PORCH	140 SF	
OPEN DECK	210 SF	

Donovan Residence, 715 Luckystone Ave., Glendale, MO 63122

June 5, 2025

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GENERAL NOTES

DIVISION 01: GENERAL REQUIREMENTS

THE NOTES CONTAINED HERE-IN ARE NOT PROJECT SPECIFIC, AND ARE INTENDED TO BE A GUIDE FOR MINIMUM CONSTRUCTION STANDARDS EXPECTED DURING THE CONSTRUCTION OF THIS PROJECT. CONSULT WITH METHENY ARCHITECTS IN THE EVENT ALTERNATE CONSTRUCTION METHODS ARE TO BE USED.

NOTIFY METHENY ARCHITECTS IN EVENT OF DISCREPANCIES, OMISSIONS, AND/OR CONFLICTS IN THE DRAWINGS OR SPECIFICATIONS. THE CONTRACTOR IS NOT AUTHORIZED TO SCALE THE DRAWINGS. ALL QUESTIONS IN REFERENCE TO THE CONTRACT DOCUMENTS, EXCLUDING THOSE REGARDING FINISH MATERIALS, SHALL BE IMMEDIATELY DIRECTED TO METHENY ARCHITECTS.

CONTRACTOR SHALL BE FAMILIAR WITH STANDARDS SET FORTH IN ALL THE APPLICABLE CODES AND ORDINANCES SET FORTH BY THE LOCAL JURISDICTION FOR RESIDENTIAL CONSTRUCTION.

SHOP DRAWINGS SHALL BE SUBMITTED TO THE ARCHITECT FOR WINDOWS AND EXTERIOR DOORS FOR REVIEW OF SCOPE, SIZE, AND DESIGN.

DIVISION 02: SITE WORK

SOILS ENGINEER TO VERIFY SOIL CONDITIONS AND BEARING CAPACITY. SOIL BEARING CAPACITY TO BE MINIMUM 1,500 PSF IRC2015, TABLE R401.4.1

DWELLINGS SERVED BY WELLS AND/OR ON-SITE SANITARY SEWAGE DISPOSAL SYSTEMS MUST HAVE THOSE FACILITIES APPROVED BY PUBLIC WORKS PLUMBING INSPECTION DIVISION. A LOCALLY REGISTERED CIVIL ENGINEER MUST CONDUCT A PERCOLATION TEST AND DESIGN A SEWAGE DISPOSAL SYSTEM FOR THE SITE.

FINISH GRADES AT THE BUILDING TO BE A MINIMUM OF 8" BELOW THE TOP OF THE FOUNDATION FOR WOOD FRAME OR WOOD FRAME WITH MASONRY VENEER, AND 6" BELOW FULL MASONRY WALLS. GRADES SHALL SLOPE AWAY FROM THE FOUNDATION A MINIMUM OF 1"/FOOT FOR A DISTANCE OF 8'-0", OR TO A SWALE.

CONCRETE PIERS AND TO BE 24" INTO VIRGIN SOIL AND A MINIMUM OF 30" BELOW GRADE.

EXCAVATION: FOLLOW OSHA RULES FOR EXCAVATIONS. STEP BACK EXCAVATIONS AS REQUIRED.

CONCRETE FOOTINGS TO REST A MINIMUM OF 30" BELOW FINISHED GRADE, AND ON VIRGIN SOIL.

DIVISION 03: CONCRETE

MINIMUM SPECIFIED STRENGTH OF CONCRETE, COMPRESSIVE AT 28 DAYS, PSI.

BASEMENT WALLS AND FOUNDATIONS: 3,000PSI BASEMENT SLABS AND INTERIOR SLABS ON GRADE EXCEPT GARAGE SLABS: 2,500PSI.

DRIVEWAYS, CURBS, WALKS, PATIOS, PORCHES, CARPORT SLABS, STEPS AND OTHER FLATWORK EXPOSED TO THE WEATHER, AND GARAGE FLOOR SLABS: 3,500PSI.

CONCRETE FOR ALL BASEMENT WALLS, FOUNDATION WALLS, PORCHES, WALKS, PATIOS, STEPS, AND DRIVEWAYS SHALL BE AIR-ENTRAINED.

1/2" DIAMETER ANCHOR BOLTS, PLACED A MAXIMUM OF 6'-0" ON CENTER, SET A MINIMUM OF 8" INTO CONCRETE REQUIRED FOR ALL ANCHORING OF SILL PLATES (PROVIDE STAINLESS STEEL BOLTS FOR TREATED SILL PLATES) AROUND ENTIRE FOUNDATION WITH NUTS AND 1-1/2" WASHERS PROVIDED. 2 BOLTS MINIMUM PER BOARD LENGTH. PROVIDE A CODE APPROVED SILL SEALER WITH APPROVED SHIM MATERIALS AND METHODS.

MINIMUM THICKNESS OF CONCRETE FLOOR SLABS: SUPPORTED DIRECTLY ON THE GROUND SHALL BE 3-1/2" U.N.O., SLABS TO BE USED FOR VEHICLE TRAFFIC SHALL BE A MINIMUM OF 4".

SLOPE EXTERIOR CONCRETE SLABS AT PORCHES AND PATIOS A MINIMUMOF 1/4" PER FOOT AWAY FROM THE BUILDING.

SLOPE GARAGE SLABS MINIMUM 1/8" PER FOOT TOWARD OVERHEAD DOORS.

AN APPROVED VAPOR BARRIER OF 6 MIL POLYETHYLENE WITH LAPPEDJOINTS OF A MINIMUM OF 6" SHALL BE PLACED BELOW CONCRETE FLOOR SLABS. IN CRAWL SPACE, TAPE UP WALL PRIOR TO INSTALLING FOUND. WALL INSUL. A MINIMUM 4" THICK DRAINAGE COURSE OF 1" TO 1-1/2" CLEAN CRUSHED LIMESTONE OR RIVER GRAVEL IS REQUIRED UNDER ALL SLABS, AND UNDER BASEMENT FLOOR SLABS IT SHALL PROVIDE CONTINUOUS DRAINAGE TO A SUMP.

PROVIDE AIR ENTRAINMENT IN ALL SLABS EXPOSED TO POSSIBLE FREEZING,INCLUDING BASEMENT SLABS.

REINFORCING STEEL IN FOOTINGS ONLY TO BE ASTM A-615, GRADE 40.

REMAINING STRUCTURAL CONCRETE REINFORCING STEEL TO BE ASTM A-615, GRADE 60. DEFORMED BARS SHALL CONFORM TO ASTM A-305. ALL REINFORCING STEEL SHALL BE INCONFORMANCE WITH THE LATEST EDITION OF THE ACI MANUAL OF STANDARD PRACTICE FOR REINFORCED CONCRETE STRUCTURES. LAP BARS AT LEAST 24 BAR DIAMETERS (18" MINIMUM).

PROVIDE CONCRETE COVER FOR REINFORCING STEEL AS FOLLOWS:FOOTINGS - 3", WALLS - 1-1/2", SLABS - 3/4", AND PIERS - 2". WELDED WIRE FABRIC SHALL CONFORM TO ASTM A-185, PLAIN FINISH. PROVIDE FIBERMESH ADDITIVE IN ALL SLABS.

PROVIDE (2) #5 BARS AROUND PERIMETER OF OPENINGS IN FOUNDATIONWALLS. EXTEND MINIMUM 24" BEYOND CORNERS.

DIVISION 04: MASONRY

CONTRACTOR TO TAKE DUE CARE IN INSTALLATION OF BRICK AND OTHER MASONRY COMPONENTS WITH REGARD TO WEATHER PROTECTION, MORTAR TYPE FOR WEATHER & TEMPERATURE CONDITIONS, ETC.

AT BRICK VENEER TO FRAME WALLS PROVIDE 22 GAGE GAVANIZED METAL MASONRY WALL TIES AT 16" o.c. VERTICAL, AND 24" o.c. HORIZONTAL. PROVIDE MINIMUM 1" AIR SPACE

AT BRICK VENEER TO CONCRETE WALLS WHERE BRICK COURSES WILL EXCEED 2 COURSES IN HEIGHT, PROVIDE DOVETAIL ANCHOR JOINTS AT 24" o.c. HORIZONTAL. DOVETAIL TIES SHALL BE PROVIDED AT 16" VERTICALLY, AND 24" o.c. HORIZONTALLY.

PROVIDE METAL OR POLY RESIN FLASHING AT THE BASE OF THE WALL IN A MANNER TO DIRECT WATER OUT AND AWAY FROM FRAME MEMBERS.

PROVIDE MINIMUM 3/16" WEEP HOLES AT THE BASE OF THE MASONRY VENEER AT MAXIMUM 32" o.c.

GROUT ALL MASONRY BELOW GRADE SOLID, PROVIDE FLASHING AT WALL ABOVE GROUT.

DIVISION 05: METALS

ALL STRUCTURAL STEEL SHALL CONFORM WITH THE LATEST EDITION OF THE AISC SPECIFICATIONS: SHALL BE ASTM STANDARD A-36, TUBES SHALL BE 46 KSI YIELD: HIGH STRENGTH NUTS, BOLTS, AND WASHERS SHALL CONFORM TO ASTM A-325: ANCHOR BOLTS SHALL CONFORM TO ASTM A-307.

WELDING ELECTRODES SHALL CONFORM TO AWS E-70. ALL WELDS SHALL CONFORM TO AWS D1.1 REQUIREMENTS. ALL WELDING SHALL CONFORM TO THE REQUIREMENTS OF THE AWS AND AISC SPECIFICATIONS, AND SHALL BE DONE BY CERTIFIED WELDERS.

ALL STEEL CLEANED IN ACCORDANCE WITH SSPC-SP3 AND PRIMED WITH TNEMEC COATINGS 1009 OR EQUAL, NOT LESS THAN 2-MIL DRY THICKNESS.

PROVIDE STEEL SHIMS AS REQUIRED TO SUPPORT STEEL BEAMS ON THE FOUNDATION, GROUT REMAINING VOIDS IN BEAM POCKET SPACE SOLID.

FIREPLACE DAMPERS AT FULL MASONRY, WOOD BURNING FIREPLACES TO BE 12 GAUGE CAST IRON.

ALL STEEL LINTELS SHALL BEAR AT LEAST 8" ON MASONRY OR CONCRETE UNLESS OTHERWISE NOTED ON PLANS. REFER TO PLANS FOR LINTEL SIZES AND/OR SCHEDULES

.

DIVISION 06: CARPENTRY

ALLOWABLE DESIGN VALUES FOR STRUCTURAL WOOD MEMBERS INCLUDING DESIGN STRESSES FOR FLOOR JOISTS AND ROOF RAFTERS SHALL BE AS SPECIFIED IN AF AND PA'S NDS. LUMBER SHALL BE S4S STOCK, THOROUGHLY SEASONED, MOISTURE CONTENT SHALL NOT EXCEED 19 PERCENT.

ALL FLOOR FRAMING SHALL BE DESIGNED TO SUPPORT THE FOLLOWING MINIMUMS:

• FLOOR AREAS OTHER THAN SLEEPING ROOMS:	LIVE LOAD 40 LB. PSF.
• SLEEPING ROOMS:	LIVE LOAD 30 LB. PSF.
• BALCONY (EXTERIOR) LESS THAN 100 SF:	LIVE LOAD 40 LB. PSF.
• DECKS:	LIVE LOAD 60 LB. PSF.

PROVIDE PRESERVATIVE TREATED LUMBER IN THE FOLLOWING LOCATIONS: ALL SILL PLATES, BLOCKING, PLATES, AND GROUNDS IN CONTACT WITH CONCRETE, MASONRY, OR EARTH.

RE-TREAT CUT ENDS OR HOLES DRILLED IN THE FIELD WITH PRESERVATIVE. TRUSSES TO COMPLY WITH TPI 1-2002.

TRUSSED ROOFS AND/OR FLOORS SHALL HAVE INDIVIDUAL TRUSS PLANS INDICATING SPACING AND ROOF PITCH FOR EACH SPAN UTILIZED. SHOW TRUSS FRAMING LAYOUT INCLUDING GIRDER LOCATIONS. TRUSSES SHALL BE DESIGNED AND SEALED BY A REGISTERED DESIGN PROFESSIONAL IN THE PROJECT'S STATE WITH REQUIRED LIVE AND DEAD LOAD DESIGN CRITERIA NOTED, REFERENCE TO THE SPECIFIED BUILDING CODE, NFPA , AND TPI 1-2002 AS THE DESIGN STANDARDS.

SPECIFY ALL LINTELS, BEAMS, BEARING WALLS, COLUMNS, TRUSS TO BEARING PLATE CONNECTIONS, TRUSS TO TRUSS CONNECTIONS, ETC. BASED UPON THE TRUSS LAYOUT PLAN. TRUSSES AND/ OR JOISTS TO BE ANCHORED WITH METAL HURRICANE TIES AS INDICATED BY THE DESIGN PROFESSIONAL, AND PER SPECIFIED BUILDING CODE.

CUTTING, NOTCHING, AND/OR BORING HOLES IN WOOD BEAMS, JOISTS, RAFTERS, OR STUDS SHALL NOT EXCEED THE LIMITATIONS NOTED IN THE PERTINENT SECTIONS OF THE SPECIFIED INTERNATIONAL RESIDENTIAL CODE, AND AS OUTLINED BY THE JOIST OR BEAM MANUFACTURER.

REINFORCEMENT OF STUDS SHALL BE DONE IN ACCORDANCE WITH THE PERTINENT SECTIONS OF THE SPECIFIED BUILDING CODE.

NAILING AND FASTENING OF FLOOR, ROOF/CEILING, WALL AND ROOF SHEATHING, AND GYPSUM CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE PERTINENT TABLES OF THE SPECIFIED BUILDING CODE.

NAILING OF BRACED WALL PANELS SHALL CONFORM WITH THE SPECIFIED BUILDING CODE. NAILING OF INTERIOR BRACED WALL LINES CONSTRUCTED WITH PLYWOOD TO BE IN CONFORMANCE WITH THE METHODS OUTLINED IN THE SPECIFIED BUILDING CODE.

ALL EXTERIOR WALL SHEATHING SHALL BE MINIMUM 1/2" O.S.B. OR PLYWOOD.

WOOD FLOOR JOIST BRIDGING: PROVIDE SAME AS JOIST, ONE ROW EACH SPAN OF JOIST. SEE TRUSS MANUFACTURER'S SPECIFICATIONS FOR FLOOR AND ROOF TRUSS BRIDGING REQUIREMENTS.

A MOISTURE PROTECTION OF WATER-RESISTANT SATURATED FELT BUILDING PAPER, MINIMUM OF 14PSF., OR APPROVED POLY BASED HOUSE WRAP IS REQUIRED OVER SHEATHING USED BEHIND MASONRY VENEERS.

ALL HEADERS, JOISTS AND STUDS SHALL BE MIN. #2 SOUTHERN YELLOW PINE.

ALL HEADERS SHALL BE MINIMUM (2) 2X10 U.N.O., INSULATE CENTER VOIDS.

ALL WOOD POSTS SHALL BE MINIMUM (2) 2x WALL THICKNESS, UNLESS OTHERWISE NOTED. SEE STRUCTURAL NOTES IN DRAWINGS

TOP AND BOTTOM OF ALL CONVENTIONAL, DOUBLE STUD, AND STAGGERED STUD FRAME WALLS TO BE FIREBLOCKED, AS WELL AS MID HEIGHT OF ALL STUD WALLS 9'-0" IN HEIGHT OR TALLER.

FIREBLOCKING REQUIRED AT ALL SOFFITS AND DROPPED CEILINGS, AND BETWEEN STAIRWAY STRINGERS AT THE TOP AND BOTTOM OF THE RUN.

CEILINGS SUSPENDED BELOW WOOD JOISTS OR ATTACHED DIRECTLY TO WOOD FLOOR TRUSSES SHALL BE DRAFTSTOPPED AT 1000 SQ. FT. INTERVALS AND PARALLEL TO MAIN FRAMING MEMBERS. ACCESS DOORS IN DRAFTSTOPS SHALL BE SELF CLOSING, AND OF APPROVED MATERIALS.

DIVISION 07: THERMAL AND MOISTURE PROTECTION

ALL ROOFING UNDERLAYMENT TO BE A MINIMUM OF TYPE 1 PER ASTM D226-97A. (NO. 15 ASPHALT FELT.), U.N.O. REQUIRED UNDER ALL ASPHALT ROOF SHINGLES.

PROVIDE ICE & WATER SHIELD (W.R. GRACE OR EQUAL) UNDER ALL ROOF VALLEYS PER PRODUCT RECOMMENDATIONS THAT WILL RECEIVE ASPHALT ROOFING.

ASPHALT SHINGLES SHALL NOT BE USED ON ROOFS WITH SLOPES LESS THAN 2:12

PROVIDE MINIMUM 2 LAYERS OF 15# ROOF FELT UNDER ALL METAL AND ASPHALT SHINGLE ROOFS WITH 3:12 PITCH OR LESS.

CORROSION-RESISTANT FLASHING IS REQUIRED AT ALL WALL AND ROOF INTERSECTIONS, CHANGES IN ROOF SLOPE OR DIRECTION, AROUND ALL ROOF OPENINGS, INTERSECTIONS WITH CHIMNEYS, INTERSECTION OF EXTERIOR WALLS AND PORCHES AND DECKS, ETC.

GUTTERS ARE REQUIRED ON ALL OVERHANGS PROJECTING LESS THAN 3'-0", AND DOWNSPOUTS ARE REQUIRED ON ALL ROOF AREAS, UNLESS NOTED OTHERWISE.

DOWNSPOUT DISCHARGE SHALL BE DIRECTED AWAY FROM THE FOUNDATION. SUMP PUMP DISCHARGE AND ROOF DRAINAGE SHALL BE PIPED TO A STORM DRAIN OR TO APPROVED WATER COURSE. DISCHARGING TO OR WITHIN 10 FEET OF A SIDEWALK, DRIVEWAY, STREET, OR IN A MANNER THAT WILL CREATE A NUISANCE TO ADJOINING PROPERTIES IS PROHIBITED.

PROVIDE A DRAIN TILE SYSTEM AROUND THE PERIMETER OF THE OUTSIDE OF THE FOUNDATION OR INSIDE THE FOUNDATION. AN APPROVED FILTER MEMBRANE SHALL BE PLACED AROUND THE DRAIN TILE. THE TILE SHALL BE PLACED ON A MINIMUM OF 2" OF GRAVEL AND HAVE A MINIMUM OF 6" OF GRAVEL COVER. DRAIN DISCHARGE SHALL BE BY GRAVITY TO A FLOOR SUMP. PROVIDE MINIMUM SUMP OF 15" IN DIAMETER X 18" DEEP WITH A FITTED COVER. SUMP DRAIN DISCHARGE SHALL BE BY GRAVITY TO DAYLIGHT OR A SUMP PUMP SHALL BE PROVIDED. A SUMP PUMP SHALL BE PROVIDED IF THE BASEMENT IS FINISHED OR PARTIALLY FINISHED, OR IF GROUND WATER IS PRESENT.

PROVIDE DRAIN TILE SYSTEM OUTSIDE OF THE FOUNDATION IF GROUND WATER IS PRESENT - PROVIDE DAMPPROOFING OF THE FLOOR SLAB OF 6-MIL POLYETHYLENE FILM BELOW THE SLAB, WITH JOINTS LAPPED AND SEALED. THE FOUNDATION SHALL BE DAMPPROOFED WITH A BITUMINOUS MATERIAL PERMITTED FOR WALL DAMPPROOFING OR ANY OF THE APPROVED WATERPROOFING METHODS.

BASEMENT WALLS AND FLOORS ARE TO BE TREATED TO PROVIDE RESISTANCE TO THE INFILTRATION OF WATER. IF GROUND WATER IS PRESENT - A WATER PROOFING MEMBRANE OF RUBBERIZED ASPHALT, BUTYLRUBBER, OR NEOPRENE WITH THE JOINTS LAPPED AND SEALED SHALL BE PROVIDED UNDER THE FLOOR SLAB. THE FOUNDATION IS TO BE WATERPROOFED WITH TWO PLY HOT-MOPPED FELTS, 6-MIL PVC, 40 MIL POLYMER MODIFIED ASPHALT, 6-MIL POLYETHYLENE, OR AND APPROVED WATERPROOFING SYSTEM APPLIED ACCORDING TO THE MANUFACTURER'S INSTRUCTIONS. JOINTS TO BE LAPPED AND SEALED. ALL JOINTS IN WALLS AND FLOORS TO BE WATERTIGHT.

BATT OR BLANKET INSULATION INCLUDING THE VAPOR BARRIER, BREATHER PAPER, OR OTHER COVERINGS SHALL NOT BE LEFT EXPOSED IN UNFINISHED BASEMENTS UNLESS THE MATERIAL HAS A FLAME SPREAD RATING OF 25 OR LESS AND A SMOKE DEVELOPMENT RATING OF 450 OR LESS.

DIVISION 07: THERMAL AND MOISTURE PROTECTION (CONT.)

IRC2015, 110.7: CLIMATE ZONE OF ST. LOUIS TERRITORY: 4A

MINIMUM "R" (RESISTANCE) VALUES REQUIRED:

• ROOF/CEILING w/ ATTIC	MIN. R-49- EXCEPTION: R-38 ALLOWED WHEN 100% OF THE INSUL. CAN REMAIN UNCOMPRESSED
• ROOF/CEILING w/OUT ATTIC	MIN. R-30- FOR UP TO 500 S.F. OR 20% OF THE CEILING AREA, WHICHEVER IS LESS
• WOOD FRAME WALL	R-20
• BAND (RIM) BOARD	R-20
• FLOOR *	R-19
• BASEMENT WALL**	R-10 (CONT. INSUL.), R-13 (FRAME CAVITY INSUL.)
• SLAB-ON-GRADE FLOOR***	R-10, 2FT.
• CRAWL SPACE WALL	R-10 (CONT. INSUL.), R-13 (FRAME CAVITY INSUL.)

* IF BASEMENT AREA BELOW IS UNFINISHED.

** IF FLOOR OVER UNFINISHED BASEMENT AREA IS INSULATED, BASEMENT FOUNDATION WALL DOES NOT REQUIRE INSULATION.

*** THE INSULATION SHALL BE LOCATED ALONG THE PERIMETER OF THE FOUNDATION WALL DOWNWARD FROM THE SLAB, AND HORIZONTALLY UNDER THE SLAB, FOR A MINIMUM OF 24".

DIVISION 08: DOORS AND WINDOWS

WINDOW U-VALUES SHALL BE DETERMINED IN ACCORDANCE WITH THE SPECIFIED BUILDING CODE AND NFRC 100, LABELED AND CERTIFIED BY THE MANUFACTURER, OR SHALL BE ASSIGNED U-VALUES LISTED IN THE CABO MEC TABLE 102.3A. MINIMUM DOUBLE GLAZING, THERMALLY BROKEN, IS REQUIRED FOR ALL DOORS AND WINDOWS. A COMPLETE WEATHERSTRIPPED DOOR SYSTEM IS REQUIRED FOR ALL EXTERIOR DOORS.

**ALL WINDOWS AND DOORS TO BE THERMAL BREAK TYPE.

DOORS BETWEEN GARAGE AND DWELLING TO BE MINIMUM 1-3/4" THICK SOLID CORE WOOD OR STEEL DOOR, OR 1-3/8" HONEYCOMB CORE STEEL DOOR. DOOR SILL TO BE A MINIMUM OF 4" ABOVE THE GARAGE FLOOR. PROVIDE SELF-CLOSING DEVICE ON ALL DOORS BETWEEN GARAGE AND DWELLING.

WINDOW WELLS PROVIDED AT LOWER LEVEL EGRESS WINDOWS ARE TO PROJECT MINIMUM 3'-0" FROM FACE OF WINDOW, AND HAVE A MINIMUM OF 9 SQUARE FEET OF AREA. WELLS EXCEEDING 44" IN DEPTH SHALL HAVE A PERMANENT LADDER OR BE PROVIDED WITH STEPS.

CONTRACTOR SHALL PROVIDE SHOP DRAWINGS AND/OR CUT SHEETS FOR WINDOWS AND DOORS, TO THE DESIGNER FOR REVIEW OF DESIGN INTENT.

GLAZING IN STORM DOORS, EXTERIOR OR INTERIOR DOORS, GUARDS AND RAILINGS, PATIO DOORS, SHOWER AND BATHTUB TO BE FULLY TEMPERED (SAFETY) GLASS.

GLAZING IN ANY PORTION OF A BUILDING ENCLOSING BATHTUBS, SHOWERS, HOT TUBS, ETC. INCLUDING ANY AND ALL EXTERIOR WINDOWS ADJACENT TO SHOWERS, TUBS, ETC. SHALL BE SAFETY GLAZING, TESTED AND LABELED IN ACCORDANCE WITH CPSC 16 CFR, PART 1201 STANDARD.

ANY GLAZING MATERIAL ADJACENT TO A DOOR, WITHIN 24" OR LESS MUST BE FULLY TEMPERED (SAFETY) GLASS.

FULLY TEMPERED GLASS IS REQUIRED FOR FIXED OR OPERABLE PANELS THAT MEET ALL OF THE FOLLOWING: INDIVIDUAL PANE GREATER THAN 9 SQ. FT., BOTTOM EDGE LESS THAN 18" ABOVE THE FLOOR, TOP EDGE MORE THAN 36" ABOVE FLOOR, AND WALKING SURFACE WITHIN 36" HORIZONTALLY.

SLOPED GLAZING AND SKYLIGHTS SHALL CONSIST OF: LAMINATED GLASS WITH 30-MIL POLYVINYL BUTYRAL INTERLAYER OR, APPROVED PLASTIC. FULLY TEMPERED GLASS MAY BE USED IF 16 SF OR LESS IN AREA, NOT OVER 12' ABOVE THE WALKING SURFACE, WITH GLASS THICKNESS OF 3/16" OR LESS.

PROVIDE SAFETY GLAZING ADJACENT TO STAIRWAYS, LANDINGS AND RAMPS WITHIN 36" HORIZONTALLY OF THE WALKING SURFACE AND LESS THAN 60" VERTICALLY ABOVE THE PLANE OF THE WALKING SURFACE. PROVIDE SAFETY GLAZING ADJACENT TO STAIRWAYS WITHIN 60" HORIZONTALLY OF THE BOTTOM TREAD IN ANY DIRECTION WHEN THE EXPOSED SURFACE OF THE GLASS IS LESS THAN 60" ABOVE THE TREAD NOSING.REFER TO SECTION 09 FINISHES FOR PAINTING OF BATHROOM WINDOWS.

DIVISION 09: FINISHES

INTERIOR FINISH MATERIALS SHALL NOT HAVE A FLAME SPREAD RATING EXCEEDING 200, OR A SMOKE DEVELOPMENT INDEX EXCEEDING 450.

DRYWALL INSTALLATION SHALL BE IN ACCORDANCE WITH THE SPECIFIED BUILDING CODE. FIRE RATED TYPES SHALL BE INSTALLED ACCORDING TO TEST ASSEMBLIES AS OUTLINED BY INDIVIDUAL TESTING AGENCY, AND/OR A SPECIFIED WITHIN THE DETAILS OF THESE DRAWINGS. ALL DRYWALL TO BE SCREW ATTACHED.

APPROVED WATER RESISTANT GYPSUM BACKER BOARD IS REQUIRED IN ALL BATHROOMS, AND ANY WALLS CONTAINING PLUMBING SUPPLY OR DRAIN LINES.

AT WOOD WINDOWS LOCATED IN SHOWER STALLS, AND BATHROOMS WITHOUT EXHAUSTS, PROVIDE 2 COATS OF OIL BASED PRIMER, CAULK, AND THEN PROVIDE 2 COATS FINISH PAINT AT FACE OF WINDOW INSIDE SHOWER OR BATHROOM.

SHOWERS AND BATHTUB/SHOWER ENCLOSURES SHALL HAVE WALLS CONSTRUCTED OF SMOOTH, NON-CORROSIVE, NONABSORBENT, AND WATERPROOF MATERIALS TO A HEIGHT OF NOT LESS THAN 6'-0" ABOVE THE ROOM FLOOR LEVEL.SHOWER FLOOR SURFACES TO BE SMOOTH, NONCORROSIVE, NONABSORBENT, AND WATERPROOF MATERIALS.

FIRE RATED CONSTRUCTION FOR ATTACHED GARAGE: PROVIDE 1 LAYER 1/2" THICK GYPSUM BOARD ON THE GARAGE SIDE OF SEPARATING WALL UP TO THE UNDERSIDE OF THE ROOF SHEATHING, OR UP TO THE GYPSUM BOARD GARAGE CEILING.

FIRE RATED CONSTRUCTION FOR BASEMENT GARAGE OR SECOND STORY ABOVE: PROVIDE (1) LAYER 5/8" THICK TYPE 'X' GYPSUM BOARD ON THE ENTIRE GARAGE CEILING, OR ON THE GARAGE CEILING BELOW THE HABITABLE SPACE ABOVE AND ON THE GARAGE SIDE OF THE SEPARATING WALL UP TO THE UNDERSIDE OF THE ROOF SHEATHING.

PROVIDE 1/2" DRYWALL AT THE UNDERSIDE OF ALL STAIR STRINGERS TO BE ENCLOSED FOR USE AS A STORAGE CLOSET OF ANY KIND.

DIVISION 10: SPECIALTIES

SMOKE DETECTORS: UL 217 COMPLIANT LISTED SMOKE DETECTORS SHALL BE LOCATED ON EACH FLOOR LEVEL IN THE VICINITY OF ALL BEDROOM ENTRANCE DOORS (WITHIN A MAXIMUM OF 10 FEET FROM EACH BEDROOM IN THE HALLWAY) AND WITHIN EACH BEDROOM. LOCATE BEDROOM HALLWAY DETECTORS UPSTREAM FROM RETURN AIR GRILLE WHERE APPLICABLE. FLOOR LEVELS THAT DO NOT CONTAIN BEDROOMS SHALL HAVE THE DETECTOR LOCATED AT THE CEILING NEAR THE STAIRWAY. IN SPLIT LEVEL RESIDENCES A SMOKE DETECTOR INSTALLED ON THE UPPER LEVEL SHALL SUFFICE FOR THE ADJACENT LOWER LEVEL PROVIDED THE LOWER LEVEL IS LESS THAN ONE FULL STORY BELOW THE UPPER LEVEL. IF THERE IS AN INTERVENING DOOR BETWEEN THE ADJACENT LEVELS A SMOKE DETECTOR SHALL BE INSTALLED ON BOTH LEVELS.

WHERE A ROOM REQUIRING A SMOKE DETECTOR IS VAULTED IN ANY FORMAT (SCISSOR, TRAY, COFFER, ETC.) THE DETECTOR SHALL BE LOCATED WITHIN 36" OF THE HIGH POINT OF THAT VAULT, OR LOCATED INSIDE THE HIGH POINT OF A TRAY, COFFERED, OR BEAMED CEILING.

DIVISION 10: SPECIALTIES (CONT.)

SMOKE DETECTORS SHALL BE INTERCONNECTED SO THAT ACTIVATION OF ONE ALARM WILL ACTIVATE ALL ALARMS THROUGHOUT THE DWELLING. THE SMOKE DETECTORS SHALL BE AC POWERED AND HAVE BATTERY BACKUP. THE INSTALLATION SHALL ALSO MEET NFPA 72.

ACCESS PANELS: A 16" X 24" MINIMUM ACCESS OPENING IS REQUIRED FOR CRAWL SPACES. A 22" X 30" MINIMUM ACCESS OPENING IS REQUIRED FOR ATTIC AREAS WHICH HAVE A CLEAR HEIGHT OF OVER 30". REFER TO M1305.1.3 FOR ACCESS SIZE WHEN AN APPLIANCE IS LOCATED IN THE ATTIC OR CRAWL SPACE.

STAIRWAYS AND EXIT PASSAGEWAYS: HANDRAILS (AND OTHER PROJECTIONS BELOW THE HANDRAIL) SHALL NOT PROJECT MORE THAN 4" INTO THE REQUIRED STAIRWAY WIDTH. HANDRAILS SHALL EITHER MEET A.) CIRCULAR CROSS SECTION WITH MINIMUM DIAMETER OF 1-1/4" BUT NOT MORE THAN 2", OR B.) OTHER APPROVED SHAPES HAVING A MAXIMUM ALLOWABLE HORIZONTAL WIDTH OF 2-1/4", MAXIMUM GRASPABLE PERIMETER DIMENSION OF 6-1/4", AND A MINIMUM 4" GRASPABLE PERIMETER DIMENSION.

GUARDS ALONG OPEN-SIDED STAIRS SHALL BE A MINIMUM OF 36" IN HEIGHT ABOVE THE LEADING EDGE OF THE TREAD AND MINIMUM OF 36" IN HEIGHT AT THE STAIR LANDINGS. MINIMUM 36" HIGH GUARDS SHALL BE PROVIDED ALONG BALCONIES, AREAWAYS, MEZZANINES AND OPEN-SIDED WALKING SURFACES WHERE THE DIFFERENCE IN FLOOR LEVELS IS MORE THAN 24". GUARDS ARE REQUIRED FOR OPEN SIDED FRONT PORCHES MORE THAN 30" ABOVE GRADE, UNLESS DIRECTLY ADJACENT TO THE WALKING SURFACE IS LANDSCAPED. OPEN GUARDS SHALL HAVE INTERMEDIATE VERTICAL BALUSTERS SPACED NO MORE THAN 4" APART (CLEAR DIMENSION). HORIZONTAL RAILS, RAILS PARALLEL TO A LINE FORMED BY THE LEADING EDGE OF THE STAIR TREAD NOSINGS, AND ORNAMENTAL PATTERNS THAT PROVIDE A LADDER EFFECT ARE PROHIBITED.

STAIR WINDERS MUST HAVE 9" MINIMUM TREAD DEPTH AT A POINT NOT MORE THAN 1'-0" FROM THE NARROW END AND BE AT LEAST 6" IN DEPTH AT THE NARROWEST DIMENSION.

FIREPLACES AND CHIMNEYS: PROVIDE MINIMUM 1'-0" CLEAR TO COMBUSTIBLES FROM MOUTH OF FIREPLACE TO ANY COMBUSTIBLE MATERIAL ABOVE (MANTELS, PICTURE MOLD TRIM, ETC.) PROVIDE MINIMUM 6" FROM MOUTH OF FIREPLACE TO ANY COMBUSTIBLES AT SIDES OF FIREPLACE MOUTH.

PROVIDE MINIMUM 1'-8" DEEP NON-COMBUSTIBLE HEARTH, WHETHER RAISED OR FLUSH AT MASONRY FIREPLACES, PROVIDE CAST IRON DAMPER AS OUTLINED IN METALS (DIVISION 5)

CHIMNEYS AND FLUES (METAL AND MASONRY) SHALL EXTEND ABOVE THE ROOF THAT THEY PENETRATE A MINIMUM OF 3'-0", CHIMNEY AND FLUE OUTLETS SHALL BE AT LEAST 2'-0" HIGHER THAN ANY PORTION OF THE BUILDING WITHIN 10'-0" HORIZONTALLY.

DIVISION 11: EQUIPMENT

FOR HVAC EQUIPMENT REQUIREMENTS, REFER TO HVAC (DIVISION 15) THIS SHEET. PRIOR TO PROJECT CLOSEOUT, CONTRACTOR SHALL EDUCATE HOMEOWNER IN ALL ASPECTS OF USE OF ANY AND ALL NEW APPLIANCES INSTALLED BY THE CONTRACTOR. CONTRACTOR SHALL REVIEW WITH CLIENT ALL WARRANTY INFORMATION, AND ALL EQUIPMENT MANUALS AS PROVIDED BY MANUFACTURER. CONTRACTOR SHALL ALSO LEAVE ALL MANUALS, WARRANTIES, AND ADDITIONAL EQUIPMENT DOCUMENTATION WITH CLIENT UPON PROJECT CLOSE.

DIVISION 12: FURNISHINGS

FURNISHINGS ARE NOT PROVIDED FOR IN THIS CONTRACT.

DIVISION 13: SPECIAL CONSTRUCTION

NO SPECIAL CONSTRUCTION IS KNOWN TO OCCUR IN THIS PROJECT.

DIVISION 14: CONVEYING SYSTEMS

N/A

DIVISION 15: MECHANICAL AND PLUMBING SYSTEMS

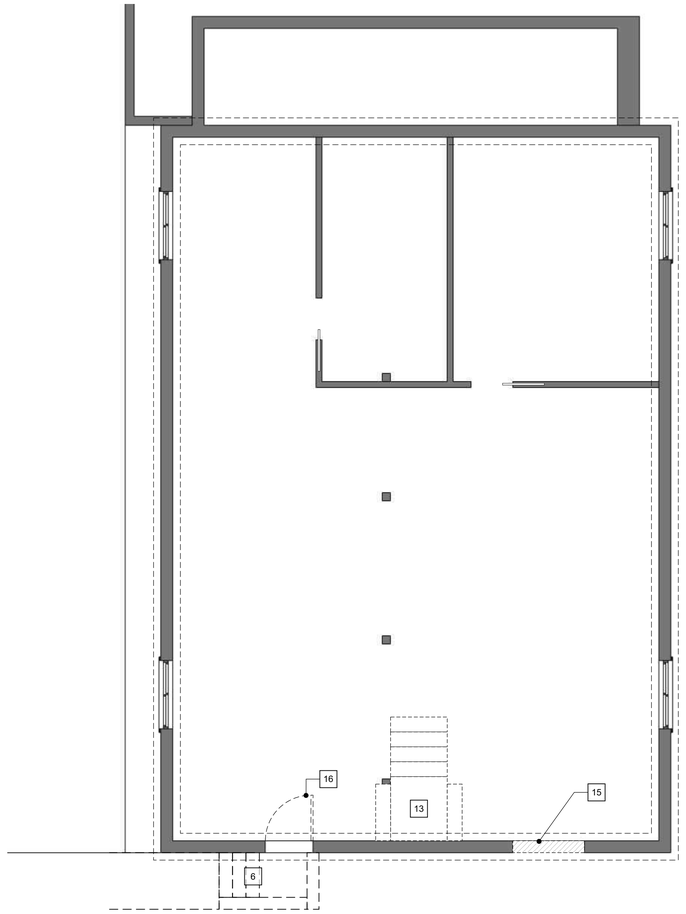
HVAC: EACH GAS APPLIANCE SHALL HAVE A GAS SHUTOFF VALVE AND GROUND JOINT UNION. A SEDIMENT TRAP IS REQUIRED AT EACH APPLIANCE OR GROUP OF APPLIANCES. GAS PIPING SHALL BE IDENTIFIED AT INTERVALS OF NO MORE THAN 25 FEET IN CONCEALED LOCATIONS, AND NOT MORE THAN 50 FEET IN EXPOSED LOCATIONS.

FUEL BURNING APPLIANCES (FURNACES AND WATER HEATERS) INSTALLED IN A PRIVATE GARAGE SHALL HAVE A CLEARANCE OF 18" MINIMUM (OR HIGHER WHERE REQUIRED BY THE MANUFACTURER) BETWEEN THE GARAGE FLOOR LEVEL AND THE COMBUSTION CHAMBER, AND BE PROTECTED FROM DAMAGE BY PIPE BOLLARDS OR OTHER APPROVED METHODS. SUSPENDED FUEL BURNING APPLIANCES LOCATED IN PRIVATE GARAGES SHALL BE INSTALLED WITH A MINIMUM OF 6'-0" CLEARANCE ABOVE THE FLOOR.

KITCHEN RANGE WITH HOOD: A 100 CFM FAN, (INTERMITTENT USE) OR A FAN CONTINUOUSLY EXHAUSTING 25 CFM SHALL BE INSTALLED. KITCHEN RANGE WITHOUT HOOD: NATURAL VENTILATION SHALL BE SUPPLIED THROUGH OPENABLE WINDOWS, WITH A MINIMUM VENT AREA OF 4 % OF THE FLOOR AREA BEING SERVED. ANY RANGE HOOD EXHAUST FAN THAT EXCEEDS 400 CFM MUST PROVIDE AUTOMATIC, INTERCONNECTED, TEMPERED MAKE UP AIR. INLINE HEATER MUST BE ABLE TO TAKE 2 DEGREE AIR AND HEAT IT TO 52 DEGREES. THE MAKE UP AIR MUST THEN BE DISCHARGED INTO RETURN AIR TRUNK LINE AS FAR AWAY FROM THE HEAT EXCHANGER AS POSSIBLE.

CLOTHES DRYERS SHALL BE INDEPENDENT OF ALL OTHER SYSTEMS, AND EXHAUST TO THE EXTERIOR.

RESIDENTIA



GENERAL DEMOLITION NOTES

1. VERIFY ALL EXISTING ELECTRICAL WORK AND PLUMBING BEFORE DEMOLITION.
2. VERIFY ALL EXISTING CEILING JOISTS TO ASSURE REMOVED WALL BELOW DO NOT SERVE AS A BEARING WALL.
3. SALVAGE ANY REMOVED WD. FLOORING TO PATCH AS REQUIRED.

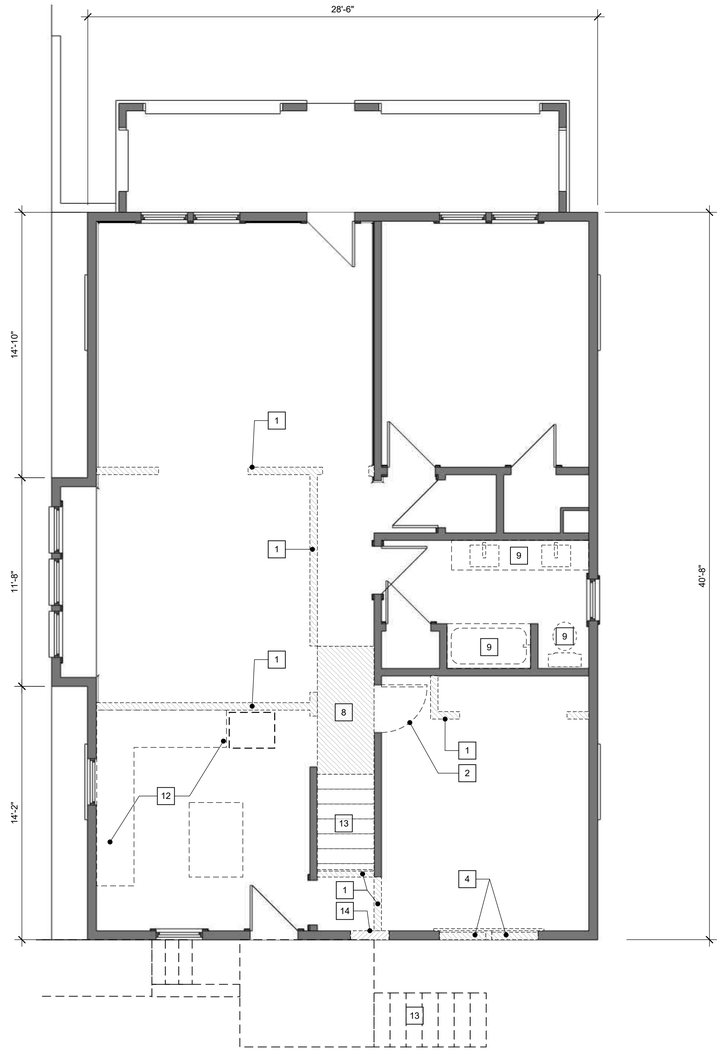
DEMOLITION NOTES

1. EXIST. WALL TO BE REOMVED- PROTECT EXIST. STRUCT. POST TO REMAIN
2. EXIST. DOOR AND WD. TRIM TO BE REMOVED. TRIM BELOW TO BE REMOVED TO HIDE NEW TRIM TRANSITION POINTS
3. EXTERIOR DOOR AND FRAME TO BE REMOVED
4. EXIST. EXTERIOR WINDOW TO BE REMOVED
5. EXIST. CONC. FOUNDATION WALL TO BE SAW CUT AND REMOVED
6. CONC. STEPS TO BE REMOVED
7. LANDSCAPE TIMBERS & SOIL TO BE REMOVED
8. FLOOR TO BE REMOVED FOR NEW STAIR OPENING
9. EXIST. PLUMBING FIXTURE TO BE REMOVED
10. EXIST. PLUMBING FIXTURE AND DRAIN PIPE TO REMAIN
11. EXTERIOR WALL TO BE REMOVED AND PREPARED FOR FINISH OPENING OR DOOR
12. ALL EXIST. KITCHEN APPLIANCE AND CABINETRY TO BE REMOVED. PROTECT ALL MECH. ELECT. & PLUMBING TO REMAIN
13. EXIST. WOOD STAIRS TO BE REMOVED
14. EXIST. EXTERIOR WALL STRUCTURE TO BE REMOVED
15. SAW CUT & REMOVE EXIST. FOUNDATION WALL AS REQ'D FOR SMOOTH TRANSITION OF NEW CONC. w/ EXIST.
16. EXTERIOR DOOR AND FRAME TO BE REMOVED. PREPARE WALL TO BE INFILLED

- PROTECT ALL EXIST. STRUCT. ELEMENTS DURING DEMOLITION
- USE APPROPRIATE MEANS TO HOLD STRUCT. IN PLACE UNTIL NEW BEAMS AND OTHER SUPPORT IS ESTABLISHED

1 FOUNDATION DEMOLITION PLAN

1/4" = 1'-0"



2 GROUND FLOOR DEMOLITION PLAN

1/4" = 1'-0"

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JON ERIC METHENY
NUMBER A-20060000019
ARCHITECT

December 31, 2026

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A2.0

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GENERAL BASEMENT NOTES

- VERIFY ALL ELECTRICAL OUTLETS (NOT SHOWN), SWITCHES AND LIGHT FIXTURE PLACEMENT w/ OWNERS

- ALL FLOOR OPENINGS AROUND VENTS, PIPES, DUCTS, CABLES AND WIRES TO BE SEALED w/ APPROVED FIRE TESTED NON-COMBUSTABLE CAULK IN ACCORDANCE w/ ASTM E136

- FILL ANY JOIST CAVITY DIRECTLY ABOVE ANY WALL THAT SEPARATES A FIN. & UNFIN. AREA SOLID w/ SECURELY RETAINED TIGHTLY COMPRESSED MINERAL WOOL OR DRYWALL TO CLOSE THE OPENING. USE FURRING STRIPS OR INSUL. STAY WIRES. MIN. WOOL TO BE CUT x2 SIZE OF OPENING.

- ALL EXTERIOR STUD WALLS TO BE 2X6 @ 16" O.C. LOWER LEVEL OF HOUSE

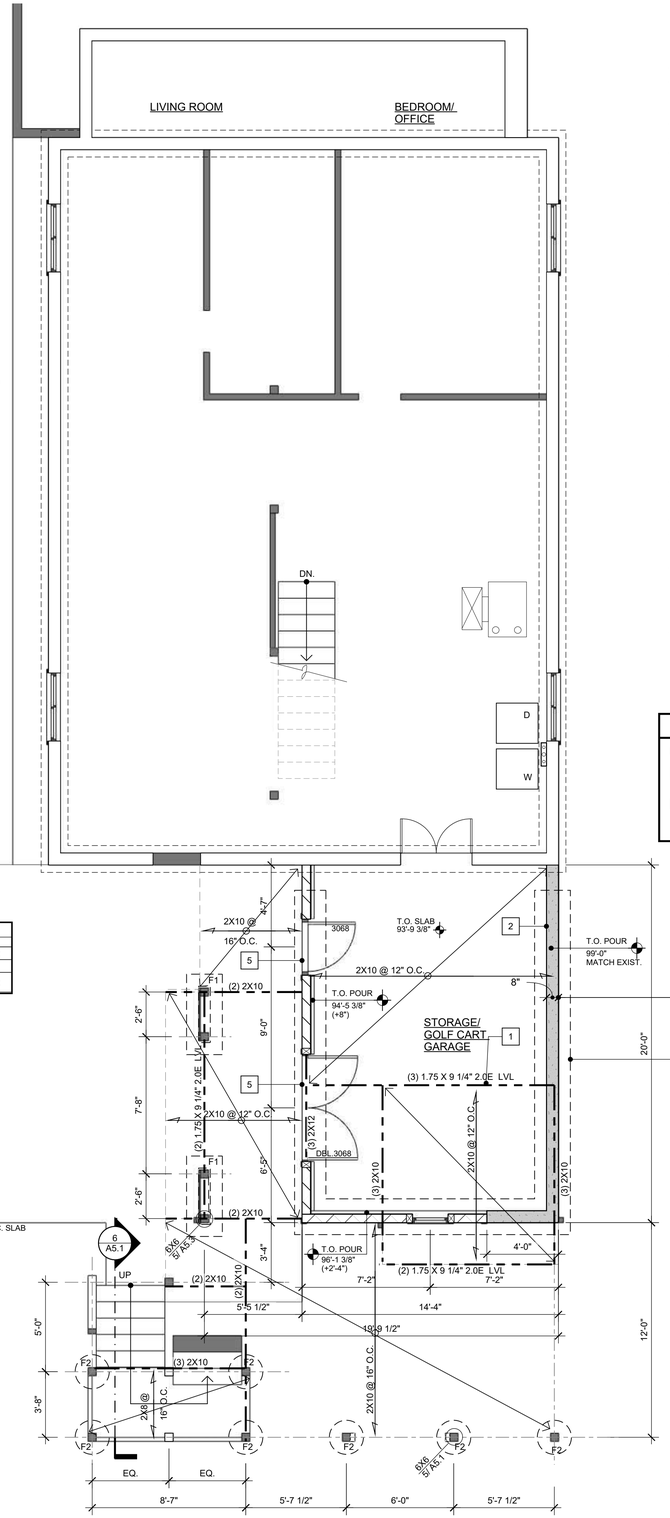
FOUNDATION NOTES

REVIEW GENERAL SPEC SHEET OF THIS DRAWING PACKAGE PRIOR TO BEGINNING WORK

1. HOUSE FOUNDATION: 8" THICK CONCRETE FOUNDATION WALL- POUR HT. PER PLAN
3. BEAM POCKET- GROUT FULL
4. HOUSE FOOTING: CONT. STRIP FOOTING, STEP AS REQUIRED - SEE PLAN FOR MORE INFORMATION
5. HOLD DOWN TOP OF FOUNDATION WALL @ DOOR TO RECEIVE CONCRETE SLAB
6. (2) #4 BARS @24" TOP, MID. & BOTT., 24" EW, TYP. @ ALL INTERSECTING WALLS
7. #4 BARS @ 24" O.C. DOWEL INTO FOUNDATION WALL AND 24" INTO CONCRETE SLAB. TYP. @ EXTERIOR PORCH SLABS AND GARAGE SLAB (ADJACENT TO BASEMENT FOUNDATION WALL)
8. CLASS 'B' UL APPROVED HVAC FLUE AS SHOWN (SIZED BY HVAC CONTRACTOR) @ GAS FURNACE AND WATER HEATER PROVIDE MINIMUM 2" CLEARANCE
9. MINIMUM OF (2) #5 BARS AROUND ALL WINDOW AND DOOR OPENINGS IN PLAIN CONCRETE WALLS. BARS SHALL EXTEND A MINIMUM OF 24" BEYOND THE CORNERS OF THE OPENINGS

- CONTRACTOR SHALL NOT BACKFILL UNTIL CONCRETE HAS CURED FOR A MINIMUM OF 7 DAYS
- BASEMENTS HAVING CONCRETE FOUNDATION WALLS WITH MORE THAN 20% EXPOSURE ABOVE FINISH GRADE SHALL BE INSULATED- SEE GENERAL SPECIFICATIONS

CONCRETE SPREAD FOOTING SCHEDULE		
MARK	FOOTING	REINFORCING
F1	24" X 8" X 48"	(5) #4 BOTTOM BARS (EA. WAY)
		w/8" STEM WALL
F2	10" DIA w/ 24" FT'G	(5) #4 BOTTOM BARS (EA. WAY)



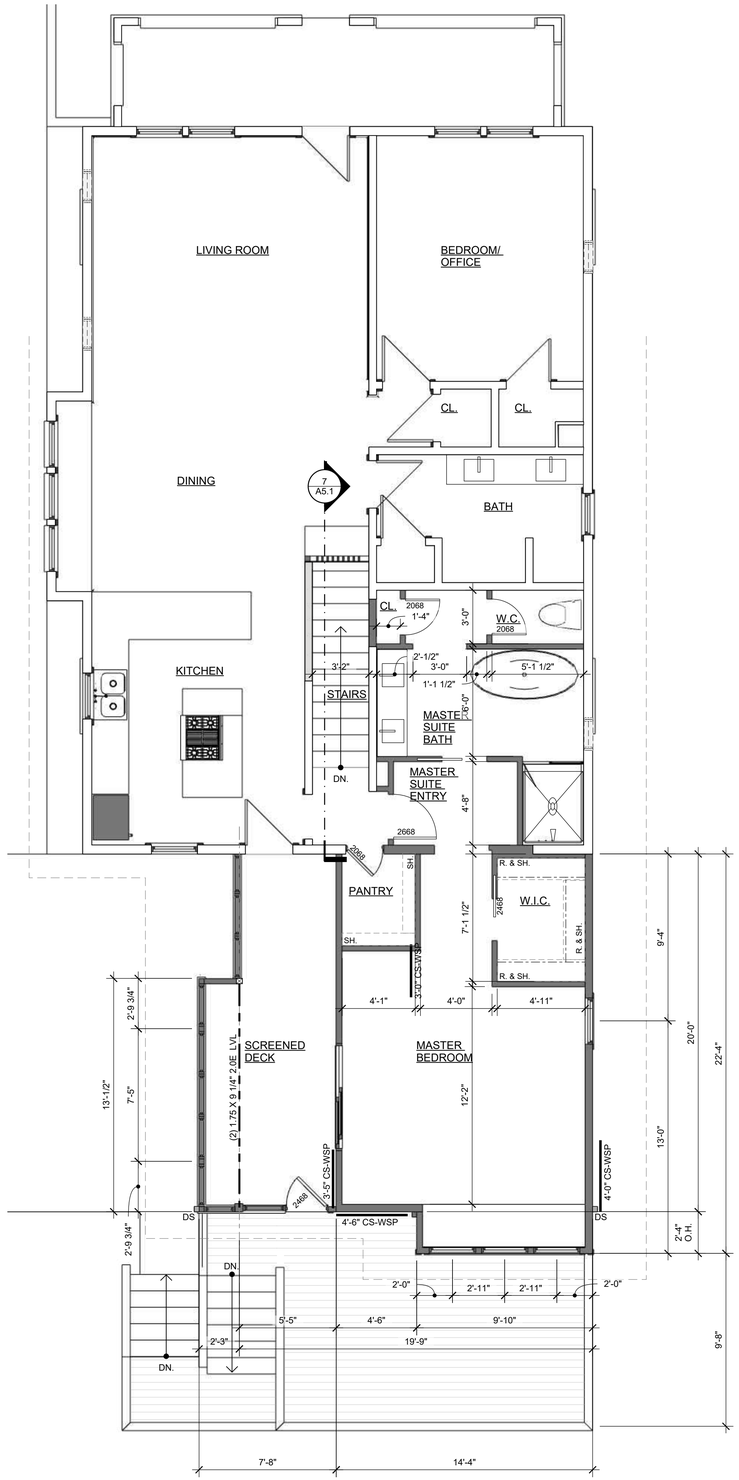
GENERAL NOTES

- SEE SHEET A1.1 FOR SPECIFICATIONS
- PRIOR TO CONSTRUCTION CONTRACTOR TO VERIFY w/ LOCAL FIRE DEPT./ INSPECTOR IF THEY HAVE MORE RESTRICTIVE SEPARATION REQUIREMENTS THAN THOSE LISTED HERE.
- ALL INTERIOR WALLS TO BE 2X4 STUDS, UNO.
- ALL WALLS THIS FLOOR TO BE 9'-1 1/8" U.N.O.
- ALL EXTERIOR STUD WALLS TO BE 2X4 @ 16" O.C. U.N.O.
- ALL JACK STUDS TO BE (2) 2X6 U.N.O.
- ALL INTERIOR LOAD BEARING WALLS TO BE 2X6 @16" O.C. OR 2X4 @ 12" O.C.(U.N.O.)
- PROVIDE SOLID WOOD BLOCKING THROUGH FLOOR AT ALL POSTS TO STRUCTURE BELOW
- ALL INSULATED RAFTERS/ TRUSSES TO HAVE CONTINUOUS VENT PANS THE LENGTH OF THE INSULATED SPACE, RE: DETAILS
- ALL FLOOR FRAMING PER FOUNDATION PLAN
- FLOOR CONSTRUCTION: 3/4" T&G PLYWOOD, GLUED & NAILED TO ENGINEERED JOISTS
- THE RIM BOARD "AIR SEAL" SHALL BE PROVIDED BY USING AN AIR-TIGHT SEAL (ATS) POLYURETHANE SPRAY FOAM TO COVER JOINTS
- SEE OTHER PLANS/ ELEVATIONS, DETAIL SHEETS & GENERAL NOTES FOR ADDITIONAL INFORMATION.
- PROVIDE 2X BLOCKING AS REQUIRED FOR DECORATIVE VENTS AND OTHER SIMILAR DESIGN DETAILS
- ALL INTERIOR DOORS TO BE 7'-0" HG

- PROVIDE 2" MIN. CLEARANCE TO COMBUSTABLES AT ALL GAS FLUES, TYP.
- GARAGE/ RESIDENCE SEPARATION WALL TO BE INSULATED MINIMUM R-15 (ST. LOUIS CO.)
- GARAGE ATTACHED: THE GARAGE SHALL BE SEPARATED FROM THE RESIDENCE BY 5/8" TYPE 'X' GYP. BD. APPLIED TO GARAGE SIDE.
- GROUND FLOOR CEILING / PLATE HT. 9'-0" U.N.O.
- ALL ROOF OVERHANGS TO BE PERFORATED ALUMINUM, RE: DETAILS
- ALL PLUMB'G FIXTURES & SURROUNDING FIN. BY OWNER
- TRUSS MNFR. TO VERIFY ALL ENGINEERED FLOOR BEAMS, JOIST SIZE & PROVIDE MNFR. APPROVED INSTALLATION DETAILS.
- MECHANICAL CONTRACTOR TO LOCATE CONDENSOR (UNO) AND FURNACE UNITS AS REQUIRED TO PROVIDE THE MOST EFFICIENT DESIGN. VERIFY ALL LOCATIONS w/ OWNER. ZONE SYSTEM AS FOLLOWS:
  1) M.I.L. SUITE
  2) EXIST. HOUSE w/ ADDITION
- PRE ENG. TRUSS MNFR. TO DESIGN ROOF TRUSS SYSTEM (IF APPLICABLE), GIRDER TRUSS, HIP AND VALLEY TRUSSES w/ ALL ASSOCIATED HANGERS AND FASTENERS.

PLAN LEGEND

- PATIAL HEIGHT WALL
- FORMED CONCRETE WALL
- NEW 2X WALL
- WINDOW ABOVE
- 2X6 LOAD BEARING WALL
- 2X6 PLUMBING WALL



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

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

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FLOOR PLANS

A2.1

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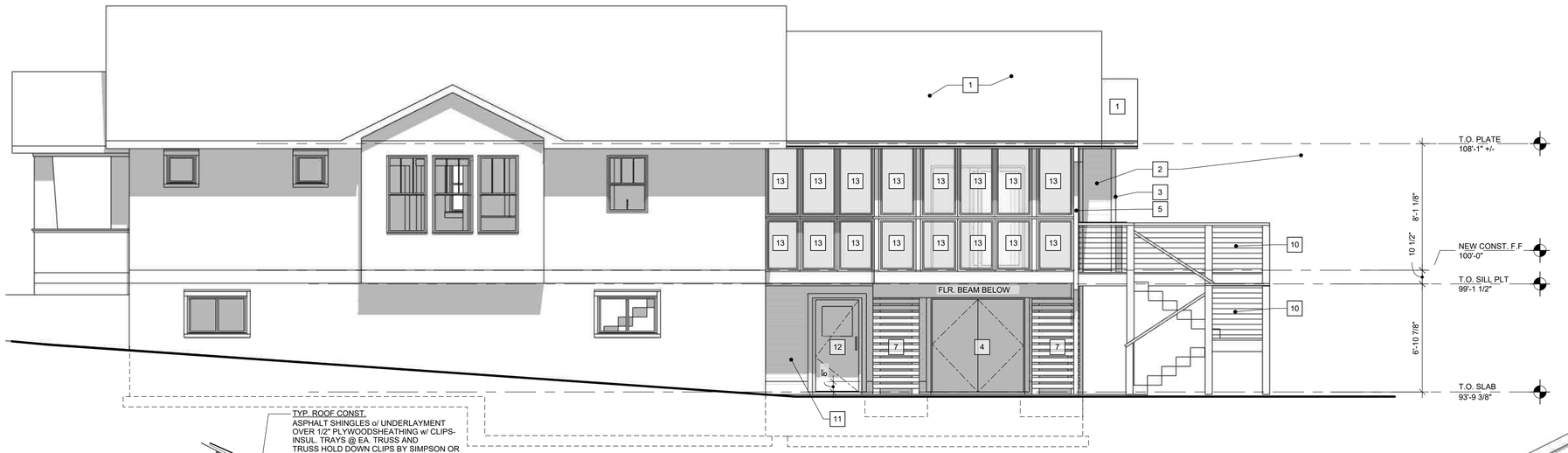
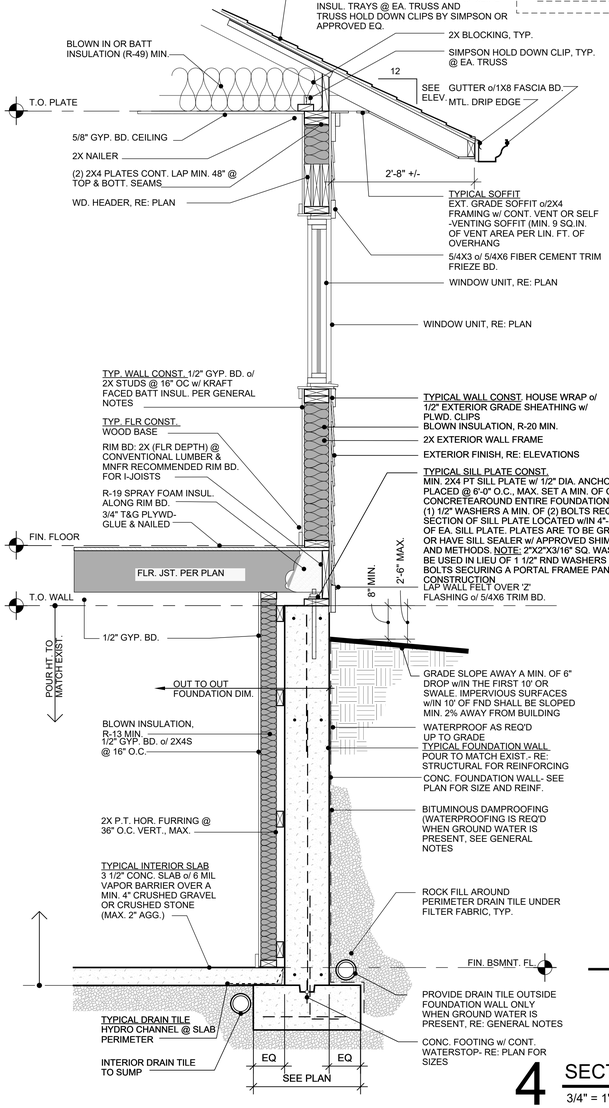


1 WEST ELEVATION

1/4" = 1'-0"



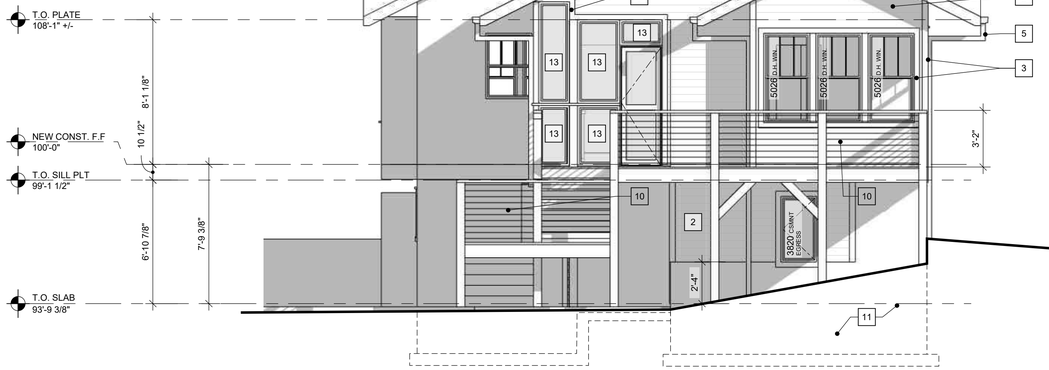
4 SECTION @ BASEMENT FOUNDATION

3/4" = 1'-0"

ELEVATION NOTES

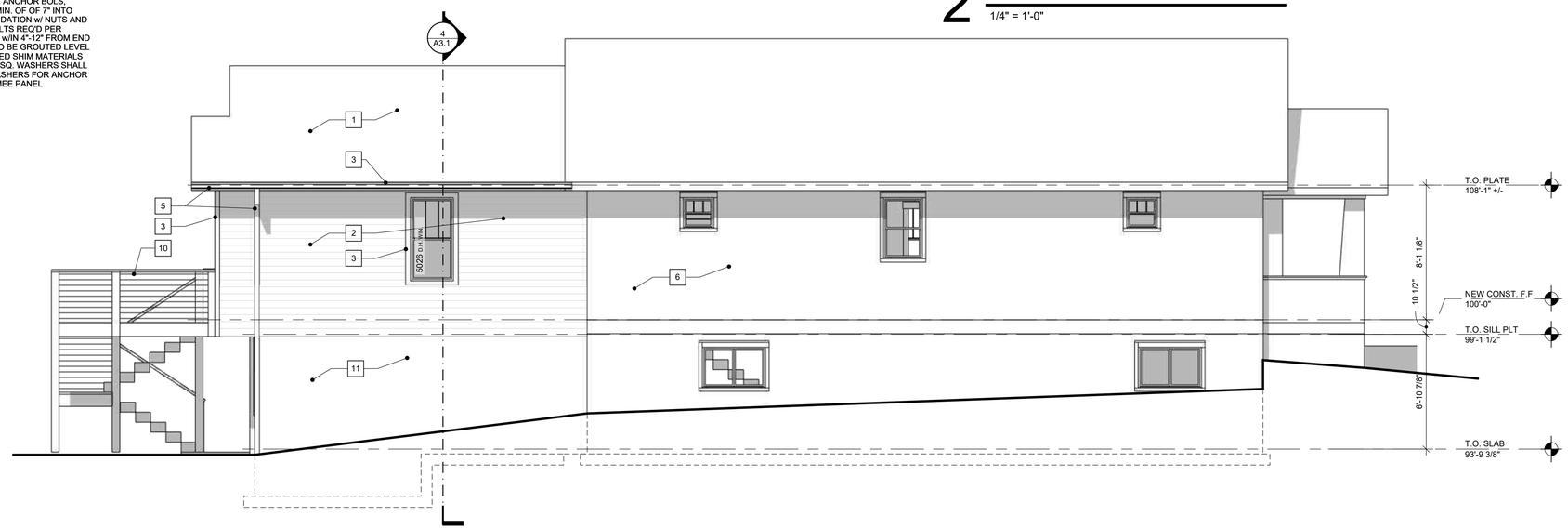
1. ARCHITECTURAL SERIES ASPHALT SHINGLES- MATCH EXIST.
2. FIBER CEMENT SIDING BOARD- JAMES HARDI SMOOTH PANEL w/ TIGHT BATTEN SPACING (OR APPORVED EQ.)
3. FIBER CEMENT FASCIA TRIM BD. w/ DRIP EDGE- PROFILE TO MATCH EXIST.
4. NEW DOUBLE DOORS FOR GOLF CART, RE: PLANS
5. MTL. GUTTER/ DOWNSPOUT- PRE-FINISHED TO MATCH MTL. ROOF
6. EXIST. STUCCO FIN.- PAINT (OPTIONAL)
7. WOOD SCREEN FENCE 1X4 w/ 1.5" GAP BETWEEN- STAIN FIN.
8. 3 1/2" STL. POSTS- SET INTO CORED HOLES OR CUT SURROUNDING MASONRY- PRIME & PAINT
9. FIBER CEMENT TRIM AROUND WINDOWS
10. WOOD RAILING w/ S.S. AIRPLANE WIRE RAILING SYSTEM @ 3 1/2" O.C., MAX.
11. EXPOSED CONCRETE- EXTENT ABOVE FIN. GRADE PER CONTRACTOR
12. NEW EXT. INSUL DOOR, RE: PLANS
13. CUSTOM WD. FRAMED SCREEN

- ARCHITECTURAL SERIES ASPHALT SHINGLE ROOF, UNO
- ALL ROOF SOFFITS TO BE FIBER CEMENT BD.- PAINT FIN.



2 SOUTH ELEVATION

1/4" = 1'-0"



3 EAST ELEVATION

1/4" = 1'-0"

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EXTERIOR ELEVATIONS
WALL SECTION

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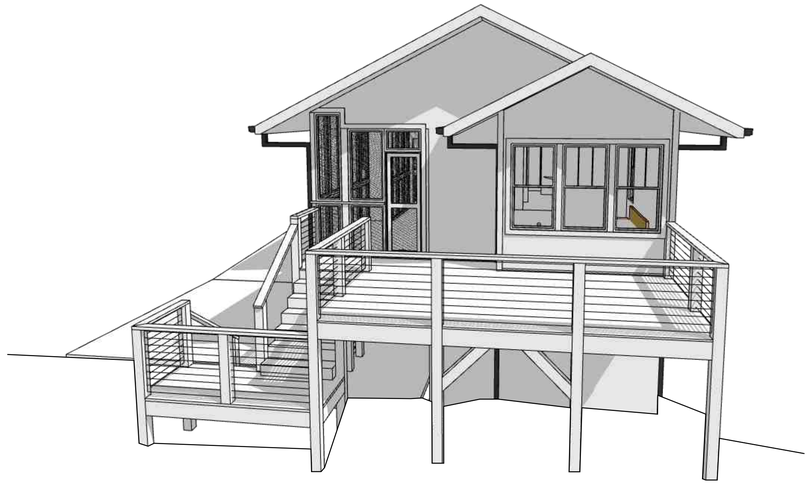
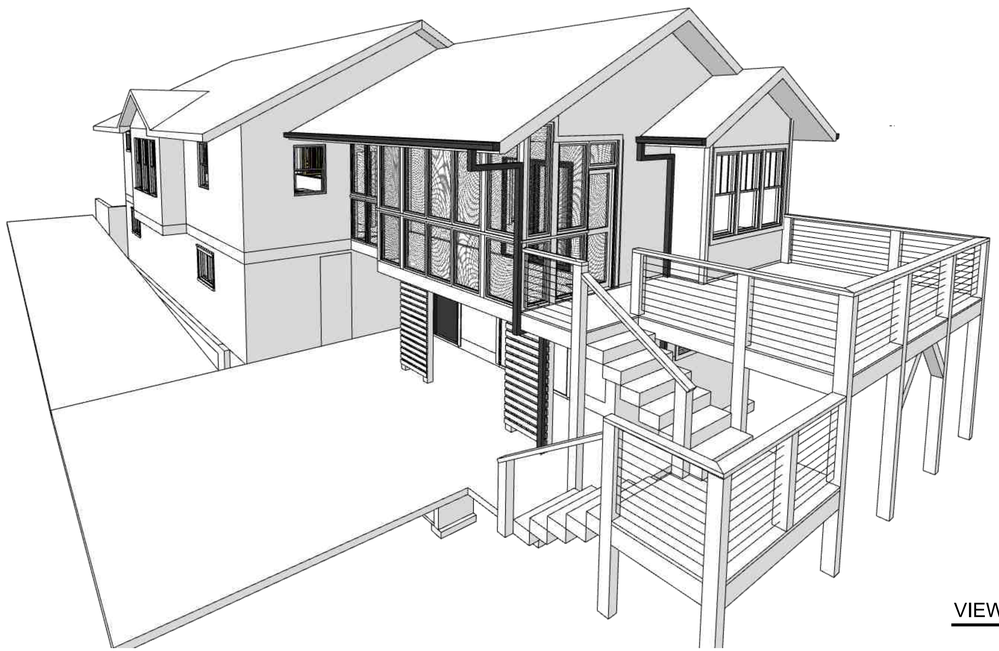
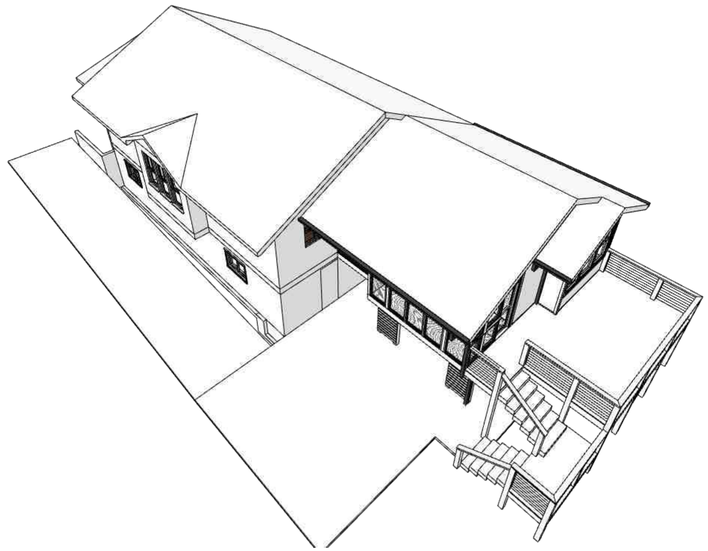


VIEWS





VIEWS

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Design Views

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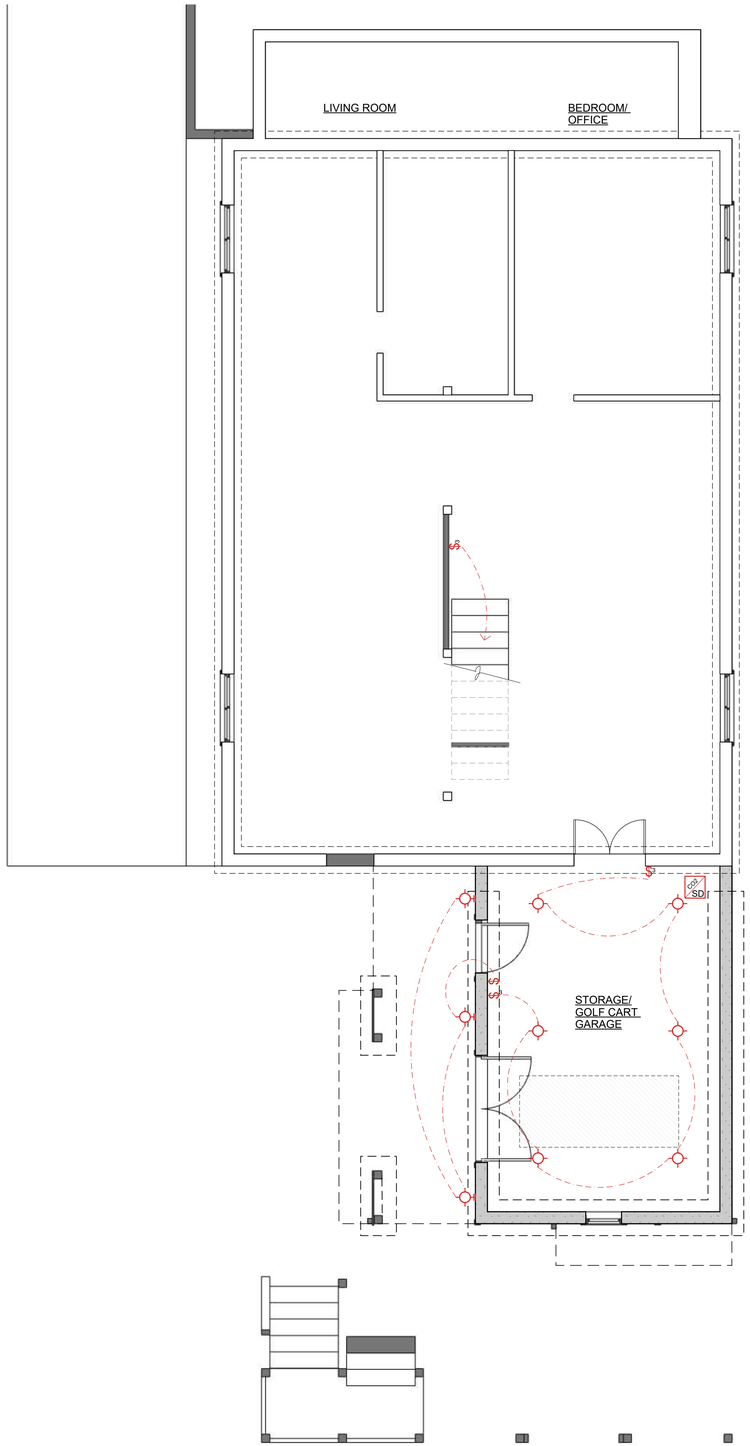


LIGHTING FIXTURES

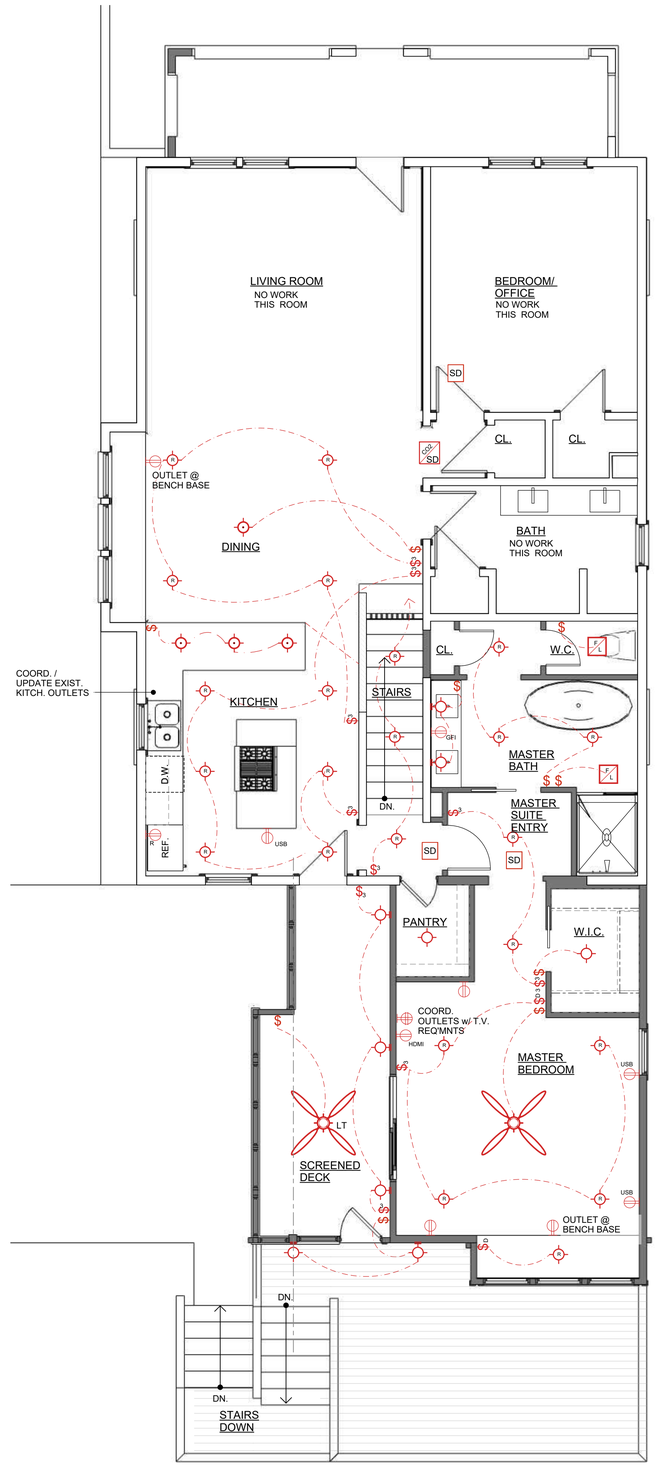
- RECESSED ADJUSTABLE LIGHT FIXTURE- SQUARE
- RECESSED LIGHT FIXTURE- SQUARE
- RECESSED LIGHT FIXTURE- ROUND
- ADJUSTABLE WALL WASH RECESSED LIGHT
- WALL MOUNTED LIGHT FIXTURE PER OWNER
- DECORATIVE PENDANT FIXTURE BY OWNER
- RECESSED EXHAUST FAN
- RECESSED EXHAUST FAN w/ LED LIGHT
- SURFACE MOUNTED FIXTURE PER OWNER
- LOW VOLTAGE PLANTER LED UPLIGHT
- LV — "AMERICAN LIGHTING" COB SERIES TAPE LIGHT STRIP
- DECORATIVE PENDANT LIGHT BY OWNER
- LT — CEILING FAN - LT INDICATES LIGHT WHERE SHOWN
- GDO — GARAGE DOOR OPENER
- SD — SMOKE DETECTOR
- CO/SD — COMBO CARBON MONIXIDE/ SMOKE DETECTOR PER IRC2015, R315

ALL EXHAUST FANS TO VENT TO EXTERIOR PER IMC2015, M501.1

ALL LIGHTING w/IN 3'-0" OF SHOWERS & BATHTUBS TO BE WET SERVICE PER IEC2015, E4003.9-10

ELECTRICAL LEGEND

- DUPLEX OUTLET
- QUADRAPLEX OUTLET
- CLG — CEILING DUPLEX OUTLET
- SPLIT WIRED DUPLEX OUTLET
- GFI — DUPLEX GROUND FAULT CIRCUIT INTERRUPTER
- S — SINGLE OUTLET & SWITCH
- WP — WEATHERPROOF OUTLET
- R — RANGE OUTLET
- 240V — 240v OUTLET
- USB — DUPLEX OUTLET w/ USB PORT
- HDMI — DUPLEX OUTLET w/ HDMI PORTS
- FLR — FLOOR MOUNTED OUTLET
- SD — SMOKE DETECTOR
- CO — CARBON MONIXIDE DETECTOR
- S/CO — COMBO-CARBON MONIXIDE/ SMOKE DETECTOR
- $ — SINGLE POLE SWITCH
- $D — SINGLE POLE DIMMABLE SWITCH
- $DR — DOOR ACTIVATED SWITCH
- $3 — 3 WAY ELECTRICAL SWITCH
- $3D — 3 WAY ELECTRICAL DIMMABLE SWITCH
- $4 — 4 WAY ELECTRICAL SWITCH
- $4D — 4 WAY ELECTRICAL DIMMABLE SWITCH
- $T — TIMER ELECTRICAL SWITCH



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

2 FIRST FLR ELECTRICAL PLAN
1/4" = 1'-0"

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ELECTRICAL PLANS

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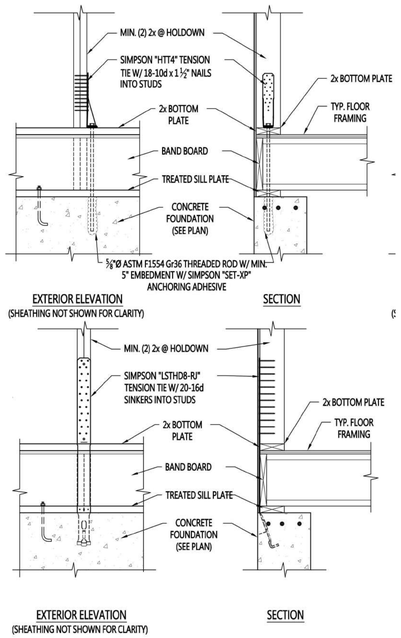
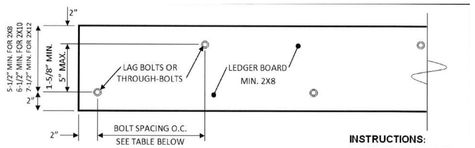


1 HOLD DOWN DETAIL
NTS



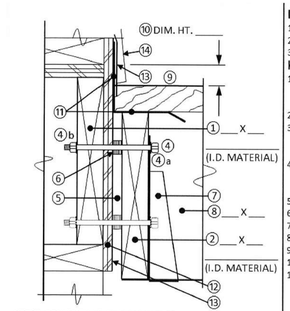
INSTRUCTIONS:
1. CHECK THE DRAWING BOX OF CONSTRUCTION PROPOSED.
2. FILL IN ANY BLANK LINES IN THE DRAWING CHECKED.
3. SEE TABLE FOR LEDGER BOLTS SPACING REQUIREMENTS

KEYED NOTES
A. DO NOT COMBINE DIFFERENT BOLT TYPES FOR LEDGER ATTACHMENT TO RIM JOIST
B. DRAWING ONLY SHOWS SPACING IS THE SAME FOR DIFFERENT BOLT TYPES OF SAME DIAMETER

NOTICE: DECK JOISTS MUST BE PARALLEL TO HOUSE FLOOR JOISTS AT LEDGER BOARD

DECK LEDGER TO HOUSE RIM JOIST - SPACING OF LEDGER FASTENERS

FASTENER & CONNECTION CONDITION	JOIST SPAN						
	≤6-ft.	≤8-ft.	≤10-ft.	≤12-ft.	≤14-ft.	≤16-ft.	≤18-ft.
	FASTENER ON-CENTER SPACING						
EXAMPLE 1 1/2" THROUGH BOLTS & 15/32" WSP SHEATHING	36"	36"	34"	29"	24"	21"	19"
EXAMPLE 2 1/2" LAG BOLTS & 15/32" WSP SHEATHING	30"	23"	18"	15"	13"	11"	10"
EXAMPLE 3 1/2" THROUGH BOLTS & 15/32" WSP SHEATHING & 1/2" STACKED WASHERS	36"	36"	29"	24"	21"	18"	16"



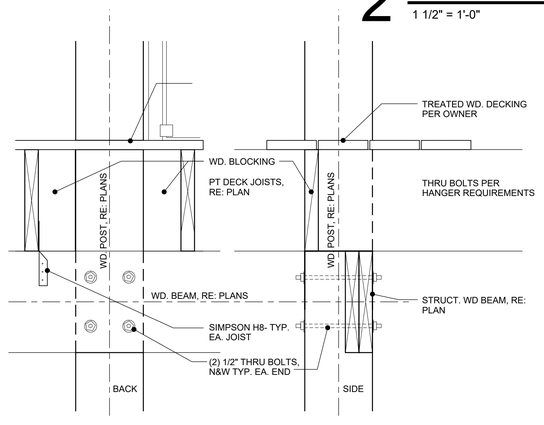
NOTICE: DECK JOISTS MUST BE PARALLEL TO HOUSE FLOOR JOISTS AT LEDGER BOARD

EX. 03_LEDGER-TO-RIM-JOIST

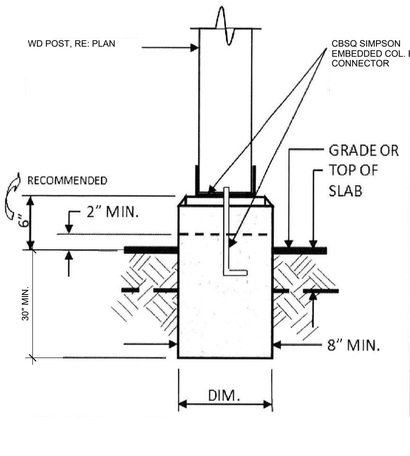
INSTRUCTIONS:
1. CHECK THE DRAWING BOX OF CONSTRUCTION PROPOSED.
2. FILL IN ANY BLANK LINES IN THE DRAWING CHECKED.
3. SEE TABLE FOR SPACING REQUIREMENTS OF LEDGER BOLTS

KEYED NOTES
1. HOUSE RIM JOIST, EITHER –
   a. MINIMUM (MIN.) 2X10 SOLID SAWN LUMBER, OR
   b. MIN. 1" THICK LAMINATED VENEER LUMBER (LVL)
2. DECK LEDGER - MINIMUM 2X8 SOLID SAWN LUMBER
3. 1/2" DIAMETER (DIA.) LAG BOLTS IN 2 ROWS STAGGERED WITH
   a. WASHER AT BOLT HEAD & -
   b. END TIP BEYOND INSIDE FACE OF HOUSE RIM JOIST
4. 1/2" DIA. THROUGH BOLTS IN 2 ROWS STAGGERED WITH
   a. WASHER AT BOLT HEAD & -
   b. WASHER & NUT SECURES BOLT END
5. 1/2" GAP MAXIMUM (MAX.)
6. 1/2"STACK OF WASHERS ON BOLTS IN GAP
7. APPROVED DECK JOIST HANGER
8. DECK JOIST – NOTE JOIST SIZE & ON-CENTER SPACING
9. DECKING
10. DIMENSION HOUSE FLOOR HEIGHT FROM DECK FLOOR
11. CORROSION-RESISTANT FLASHING –
    a. EXTEND UP UNDER FINISH SIDING & LAYER WITH WEATHER-RESISTANT MEMBRANE FOR POSITIVE DRAINAGE
    b. EXTEND BEYOND & OVER DECK JOIST HANGER
12. HOUSE EXTERIOR WOOD PANEL SHEATHING
13. HOUSE WEATHER-RESISTANT MEMBRANE OVER SHEATHING
14. HOUSE FINISH SIDING

2 LEDGER DETAILS
1 1/2" = 1'-0"



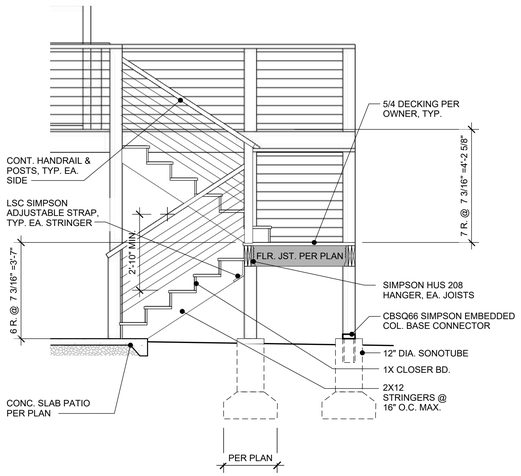
4 BEAM CONNECTION @ POST
1 1/2" = 1'-0"



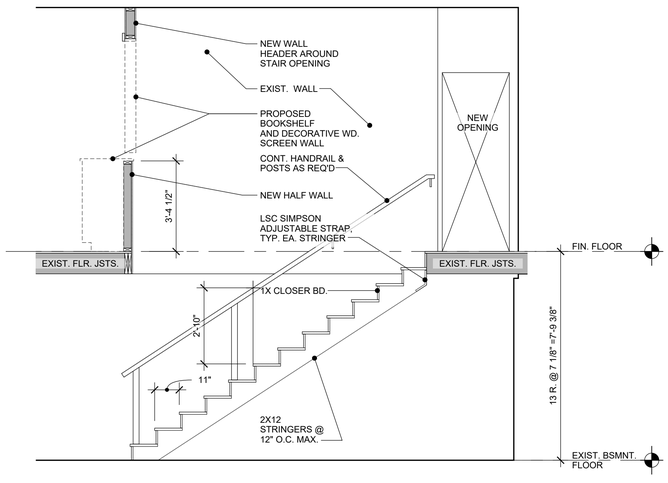
5 GEN'L COLUMN BASE DETAIL
1 1/2" = 1'-0"

INSTRUCTIONS:
1. CHECK THE DRAWING BOX PROPOSED FOR CONSTRUCTION.
2. FILL IN ANY BLANK LINES IN THE DRAWING CHECKED.

NOTES:
1. PROVIDE PIER SPACING & PIER FLARE DIAMETERS ON THE FOUNDATION AND/OR FRAMING PLAN *(B107.2.1)*.
2. PROVIDE WOOD POST SPECIES, GRADE, & SIZE MUST ON THE FOUNDATION AND/OR FRAMING PLAN *(B107.2.1)*.
3. WOOD FRAMING MEMBERS MUST BE TREATED OR NATURALLY DURABLE *(R317.1; R317.1.3)*.
4. SEE THE AMERICAN WOOD PROTECTION ASSOCIATION (AWPA) STANDARDS FOR PRESERVATIVE TREATMENT OF DECK POSTS *(R317.1)*:
   -ABOVE-GROUND CONSIDER 3B OR HIGHER PROTECTION.
   -GROUND-CONTACT – 4A OR HIGHER PROTECTION.
5. FIELD-CUTS & HOLES MUST BE TREATED IN THE FIELD *(R317.1.1)*.
6. WOOD POSTS EMBEDDED IN CONCRETE PIERS MUST BE PRESSURE-TREATED *(R317.1.2; R317.1.4)*.
7. CONNECTORS, FASTENERS & COMPONENTS LIKE WASHERS
8. & NUTS MUST BE ONE OF THE FOLLOWING *(R317.3)*:
   -HOT-DIPPED ZINC-COATED GALVANIZED STEEL;
   -STAINLESS STEEL;
   -SILICON BRONZE OR COPPER.
9. CONNECTION AT POST BASE MUST PROVIDE RESTRAINT AGAINST LATERAL DISPLACEMENT *(R507.8.1)*.



6 DECK STAIR SECTION
3/8" = 1'-0"



7 SECTION @ INTERIOR STAIR
3/8" = 1'-0"

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STATE OF MISSOURI
JON ERIC METHENY
NUMBER A-20060000019
ARCHITECT
December 31, 2026

Addition and Renovation for:
Donovan Residence
715 Luckystone Ave.
Glendale, MO 63122

Document Date:
June 5, 2025

Document Phase:
Construction Documents

rev. date:

SECTIONS AND DEAILS

A5.1

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STATE OF MISSOURI
JON ERIC METHENY
NUMBER A-20060000019
ARCHITECT

December 31, 2026

BASIC BRACING METHOD

1. EXTERIOR WALL SHEATHING: The building exterior walls shall be sheathed with 7/16" or thicker plywood or OSB wood structural panels. The wood structural panels shall be applied to all exterior walls, gable ends, and band boards. All vertical joints between panels shall be blocked. Horizontal joints in braced wall panels shall be blocked (SLCO Rev. Ord. R602.13.1).

2. BRACES WALL PANEL LOCATION: Exterior braced wall lines shall be determined in accordance with 2015-IRC Section R602.10.1, exclusive of 2015-IRC Section R602.10.1.3. Braced wall panels shall be located in every exterior braced wall line in accordance with the following criteria (SLCO Rev. Ord. R602.13.2):

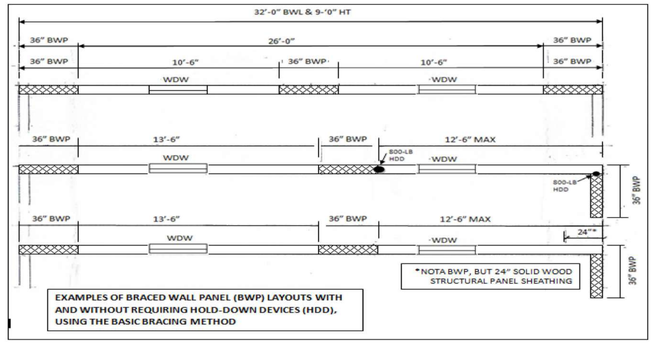
A. The outside edge of the first braced wall panel meeting the width established in Table R602.13.3 shall be a maximum of 12'-6" or less from each end of the the braced wall line shall be secured with a hold-down device securing the end stud to the foundation with a minimum uplift design value of 800-lbs.

EXCEPTION: The 800 pound hold-down device is not required when the braced wall panel is placed at the end of the braced wall line and there is a 24"-wide full height sheathed wall placed 90 degrees to the end of the braced wall line and panel.

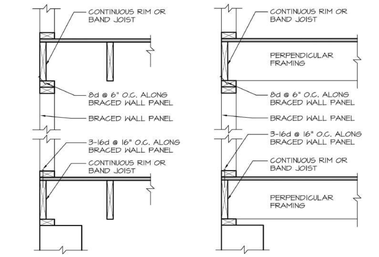
B. The centerline spacing of braced wall panels in a braced wall line may not exceed 25 '-0".

3. Provide braced wall panels on continuous foundations or other approved systems (R602.10.9).

4. Show braced wall panel locations on the floor plans or on the exterior elevations. Each bracedwall panel must meet the widths established in Table R602.13.3 below, without any openings or vertical or horizontal offsets to any panel:



EXAMPLES OF BRACED WALL PANEL (BWP) LAYOUTS WITH AND WITHOUT REQUIRING HOLD-DOWN DEVICES (HDD), USING THE BASIC BRACING METHOD



PARALLEL TO FLOOR / CEILING FRAMING — PERPENDICULAR TO FLOOR / CEILING FRAMING

8 FIGURE R602.10.6(1) BRACED WALL CONNECTION
SCALE: 1 1/2" = 1'-0"

R602.10.6.2 (Abbreviated) Connections to roof framing. Exterior braced wall panels shall be connected to roof framing as follows.
1. Parallel rafters or roof trusses shall be attached to the top plates of braced wall panels in accordance with Table R602.3(1).
2. For SDC A, B and C and wind speeds less than 100 miles per hour (45 m/s), where the distance from the top of the rafters or roof trusses and perpendicular top plates is 9 1/4 inches (235 mm) or less, the rafters or roof trusses shall be connected to the top plates of braced wall lines in accordance with Table R602.3(1) and blocking need not be installed. Where the distance from the top of the rafters and perpendicular top plates is between 9¼4 inches (235 mm) and 15¼4 inches (387 mm) the rafters shall be connected to the top plates of braced wall panels with blocking in accordance with Figure R602.10.6.2(1) and attached in accordance with Table R602.3(1). Where the distance from the top of the roof trusses and perpendicular top plates is between 9 1/4 inches (235 mm) and 15¼4 inches 387 mm) the roof trusses shall be connected to the top plates of braced wall panels with blocking in accordance with Table R602.3(1).

Lateral support for the rafters and ceiling joists shall be provided in accordance with Section R802.8. Lateral support for trusses shall be provided in accordance with Section R802.10.3. Ventilation shall be provided in accordance with Section R806.1.

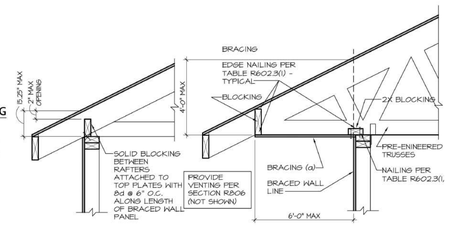
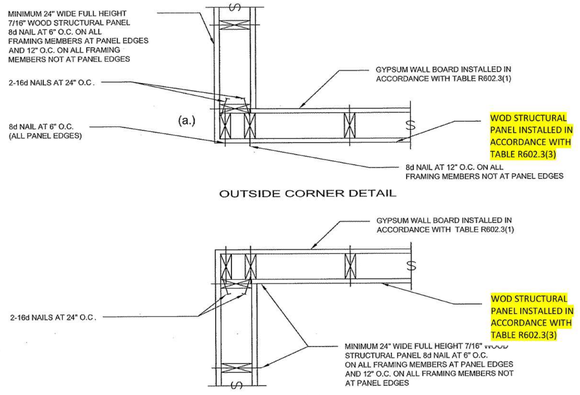


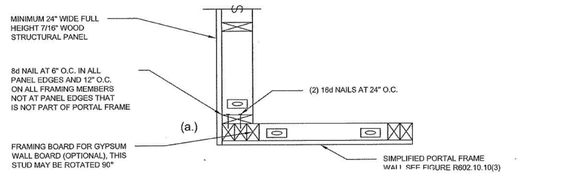
FIGURE R602.10.6.2(1) — FIGURE R602.10.6.2(2)

BRACED WALL PANEL CONNECTION TO PERPENDICULAR RAFTERS
4 SCALE: 1" = 1'-0"

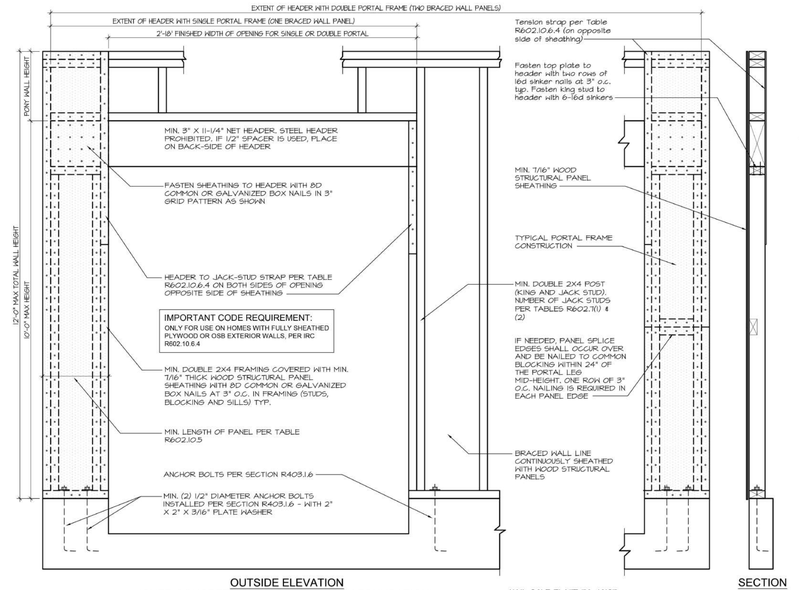


OUTSIDE CORNER DETAIL

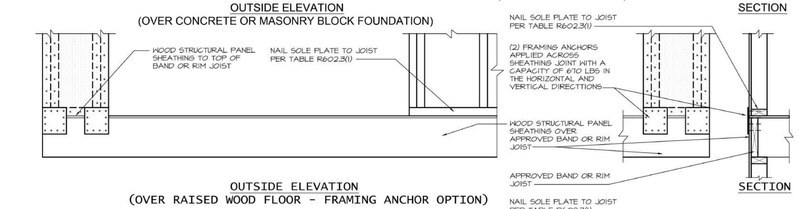
INSIDE CORNER DETAIL



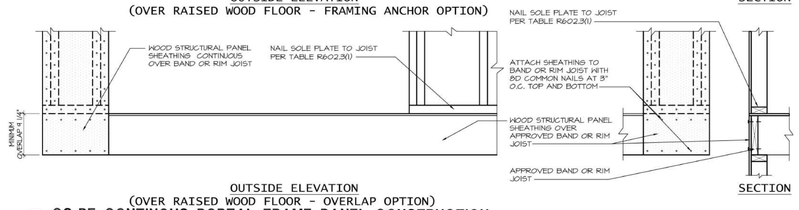
CORNER DETAIL
USED IN CONJUNCTION WITH BASIC PORTAL WALL



OUTSIDE ELEVATION
(OVER CONCRETE OR MASONRY BLOCK FOUNDATION)

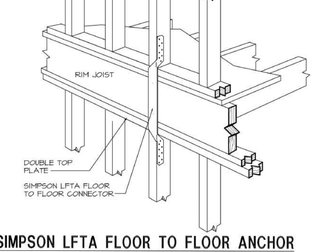


OUTSIDE ELEVATION
(OVER RAISED WOOD FLOOR - FRAMING ANCHOR OPTION)

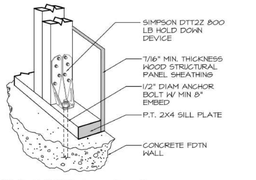


OUTSIDE ELEVATION
(OVER RAISED WOOD FLOOR - OVERLAP OPTION)

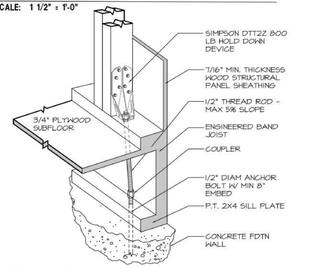
11 CS-PF CONTINOUS PORTAL FRAME PANEL CONSTRUCTION
SCALE: 3/4" = 1'-0"



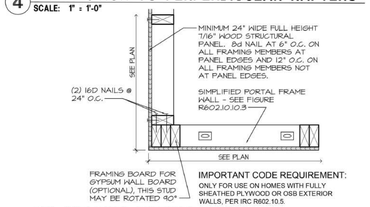
7 SIMPSON LFTA FLOOR TO FLOOR ANCHOR
SCALE: 1 1/2" = 1'-0"



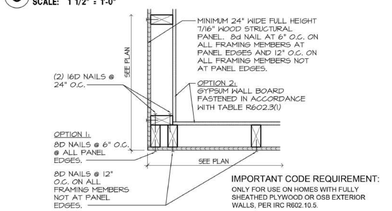
6 800 LB HOLD DOWN DEVICE @ GARAGE
SCALE: 1 1/2" = 1'-0"



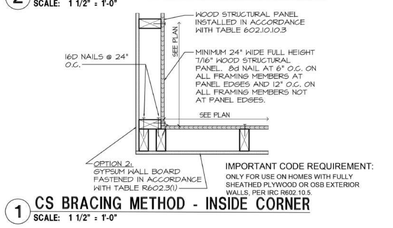
5 800 LB HOLD DOWN DEVICE @ FLOOR JOIST
SCALE: 1 1/2" = 1'-0"



CS BRACING METHOD USED IN CONJUCTION WITH PORTAL FRAME
3 SCALE: 1 1/2" = 1'-0"



CS BRACING METHOD - OUTSIDE CORNER
2 SCALE: 1 1/2" = 1'-0"



CS BRACING METHOD - INSIDE CORNER
1 SCALE: 1 1/2" = 1'-0"

Addition and Renovation for:

Donovan Residence

715 Luckystone Ave.
Glendale, MO 63122

Document Date:
June 5, 2025

Document Phase:
Construction Documents

rev. date:

Basic Bracing Method

A5.2

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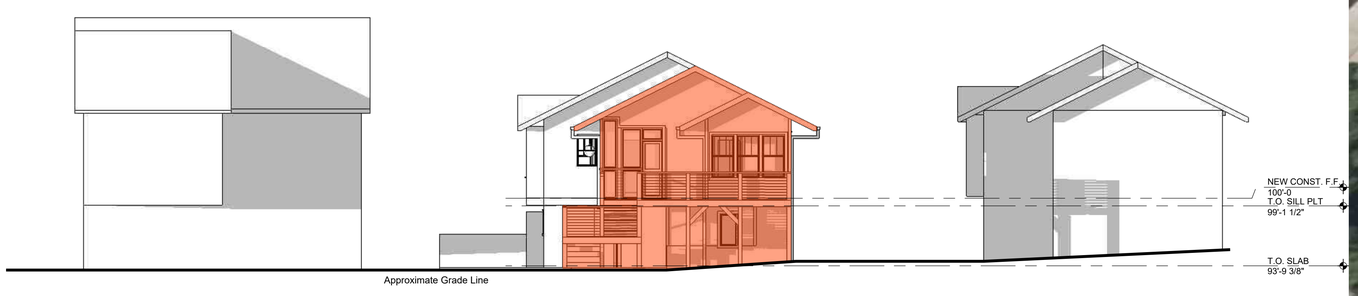
STATE OF MISSOURI
JON ERIC METHENY
NUMBER A-20060000019
ARCHITECT
December 31, 2026

House Addition for:

Donovan Residence

715 Luckystone Avenue
Glendale, MO 63122

FRONT OF HOUSE AERIAL VIEW



717 | 715 Luckystone Avenue | 711

BACK OF HOUSE ELEVATION

1/8" = 1'-0"

BACK OF HOUSE AERIAL VIEW

Document Date:
August 16, 2025

Design Views

A-P1

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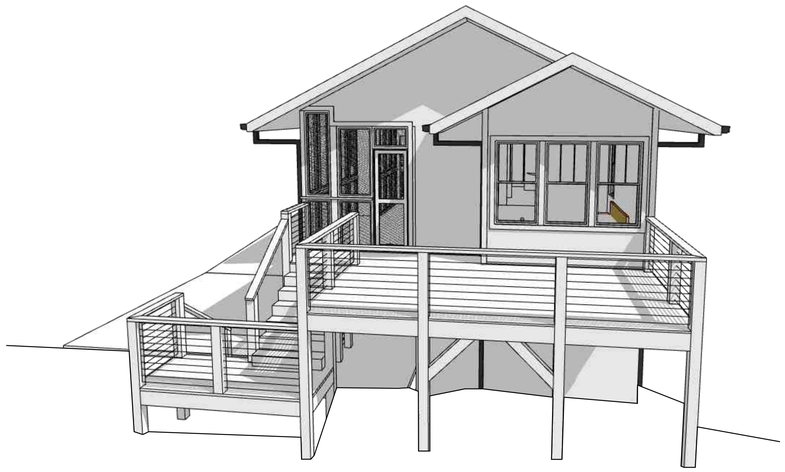
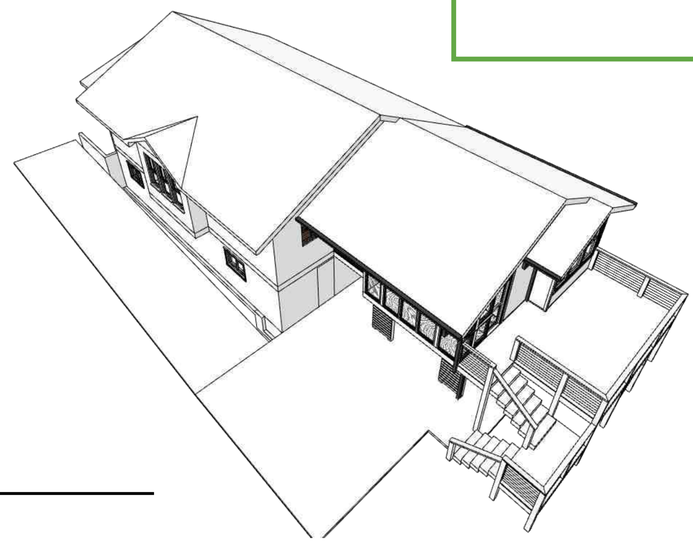


VIEWS



VIEWS

House Addition for:

Donovan Residence

715 Luckystone Avenue
Glendale, MO 63122

STATE OF MISSOURI
JON ERIC METHENY
NUMBER A-20060000019
ARCHITECT
December 31, 2026

Document Date:
August 16, 2025

Design Views

A-P2

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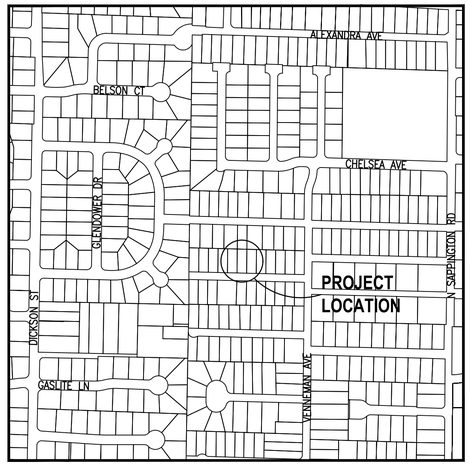
715 Luckystone Ave
Glendale, MO
Warren Home Builders
St. Louis, MO



UTILITIES

WATER	MISSOURI AMERICAN WATER CO	(866)-430-0820
SEWER	METROPOLITAN ST. LOUIS SEWER DISTRICT	(314)-768-6260
ELECTRIC	AMEREN UE	(314)-342-1000
GAS	SPIRE	(314)-621-6960
TELEPHONE	AT&T	(800)-288-2020
CABLE TV	SPECTRUM	(833)-780-1880
MO ONE-CALL		(800) DIG-RITE

ENGINEER / LAND SURVEYOR

THOUVENOT, WADE & MOERCHEN, INC.
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SWANSEA, ILLINOIS
62226
618.624.4488
mmaller@twm-inc.com

OWNER'S NAME

WARREN HOME BUILDERS
702 LUCKYSTONE AVE
ST. LOUIS, MISSOURI
63122
314.324.1597
Jwarr333@gmail.com

PROJECT CRITERIA

PRIOR TO COMMENCEMENT OF ANY WORK, OR ORDERING ANY MATERIALS, THE CONTRACTOR SHALL REVIEW ALL PLANS, SPECIFICATIONS, AND THE PROJECT SITE(S). THE CONTRACTOR SHALL BE RESPONSIBLE FOR NOTIFYING THE OWNER AND ENGINEER WHO PREPARED THE PLANS OF ANY DISCREPANCIES THAT MAY REQUIRE MODIFICATION TO THESE PLANS OR OF ANY FIELD CONFLICTS.

SHOULD IT APPEAR THAT THE WORK TO BE PERFORMED OR ANY MATTER RELATIVE THERETO IS NOT SUFFICIENTLY DETAILED OR EXPLAINED ON THE PLANS, THE CONTRACTOR SHALL CONTACT THE ENGINEER FOR SUCH FURTHER EXPLANATIONS AS MAY BE NECESSARY PRIOR TO COMMENCING WORK.

THESE PLANS AND SPECIFICATIONS ARE SUBJECT TO MODIFICATIONS DURING CONSTRUCTION WHEN CONDITIONS DEVELOP THAT WERE NOT APPARENT DURING THE DESIGN OF THE PLANS AND SPECIFICATIONS. ALL MODIFICATIONS MUST BE APPROVED BY ALL PERTINENT AGENCIES HAVING JURISDICTION OVER THIS PROJECT PRIOR TO CONSTRUCTION AN/OR IMPLEMENTATION OF PROPOSED CHANGES.

IN THE EVENT OF ANY DISCREPANCY BETWEEN ANY DRAWING OR ANY DRAWING AND SPECIFICATION AND FIGURES WRITTEN THEREON, THE CONTRACTOR SHALL NOTIFY ENGINEER FOR WRITTEN CLARIFICATION OF THE DISCREPANCY PRIOR TO COMMENCING THE WORK IN QUESTION. ONLY THOSE DIMENSIONS SHOWN ON THE DRAWINGS SHALL BE UTILIZED FOR DETERMINATION OF LOCATION AND SIZES OF PROPOSED IMPROVEMENTS. DO NOT SCALE DRAWINGS.

CONTRACTOR SAFETY RESPONSIBILITIES

THE CONTRACTOR AGREES THAT IN ACCORDANCE WITH GENERALLY ACCEPTED CONSTRUCTION PRACTICES, THE CONTRACTOR WILL BE REQUIRED TO ASSUME SOLE AND COMPLETE RESPONSIBILITY FOR PROJECT SITE(S) CONDITIONS DURING THE COURSE OF CONSTRUCTION OF THE PROJECT, INCLUDING SAFETY OF ALL PERSONS AND PROPERTY. THIS REQUIREMENT SHALL BE MADE TO APPLY CONTINUOUSLY AND SHALL NOT BE LIMITED TO NORMAL WORKING HOURS. THE CONTRACTOR FURTHER AGREES TO DEFEND, INDEMNIFY AND HOLD THE OWNER AND DESIGN PROFESSIONAL HARMLESS OF ANY AND ALL LIABILITY, REAL, OR ALLEGED IN CONNECTION WITH THE PERFORMANCE OF WORK ON THIS PROJECT.

TWM, INC. SHALL NOT BE RESPONSIBLE FOR OR HAVE CONTROL OVER CONSTRUCTION MEANS, METHODS, TECHNIQUES, SEQUENCES OR PROCEDURES IN CONNECTION WITH THE WORK.

CONTRACTOR SHALL BE SOLELY RESPONSIBLE FOR PROVIDING AND INSTALLING ANY AND ALL TRAFFIC BARRICADES, MARKERS, SIGNS, FLAGMEN, TRAFFIC POLICE, AND/OR OTHER FACILITIES AS MAY BE REQUIRED BY THE VARIOUS JURISDICTIONS HAVING AUTHORITY OVER THIS PROJECT TO PROTECT THE GENERAL PUBLIC. SIGNS AND PROTECTIVE DEVICES SHALL CONFORM TO THE MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES FOR STREETS AND HIGHWAYS. THE CONTRACTOR SHALL HAVE THE RESPONSIBILITY TO NOTIFY THE STATE AND LOCAL POLICE, EMERGENCY SERVICE AGENCIES, AMBULANCE SERVICES, AND FIRE DEPARTMENTS OF ANY PROPOSED TRAFFIC DIVERSIONS.

SITE ZONING -

R-2 SINGLE FAMILY RESIDENTIAL

SITE AREA CLASSIFICATIONS

LOT AREA: 0.14 ACRES

F.E.M.A. CLASSIFICATION

FLOOD PLAIN MAP 29189C0309K, DATED 02-04-2015, SHOWS THAT NO PORTION OF SAID PROPERTY IS WITHIN A FLOOD PLAIN ZONE.

UTILITIES

ANY RELOCATION OF PUBLIC OR PRIVATE UTILITIES SHALL BE UNDERTAKEN IN ACCORDANCE WITH ALL REQUIREMENTS OF THE UTILITY COMPANY AND WITH REGARD TO THE REQUIRED FEES, BONDS, PERMITS, AGREEMENTS, WORKING CONDITIONS, SAFETY CERTIFICATIONS, ETC. OF SAID COMPANY OR JURISDICTION. THE CONTRACTOR SHALL NOTIFY ALL UTILITY COMPANIES AND JURISDICTIONS A MINIMUM OF 48 HOURS PRIOR TO COMMENCEMENT OF WORK TO ALLOW THE UTILITIES TO MARK THEIR SYSTEMS OR TO ALLOW THE PERTINENT JURISDICTIONS TIME TO COORDINATE THEIR STAFF, MATERIALS, AND EQUIPMENT TO CONDUCT INSPECTION.

ALL UTILITIES INCLUDING BUT NOT LIMITED TO FIRE HYDRANTS, VALVE PIT COVERS, VALVE BOXES, METER VAULTS, CURB STOP BOXES, FIRE OR POLICE CALL BOXES, TRAFFIC CONTROL SIGNALS OR OTHER UTILITY'S APPURTENANCES SHALL BE UN-OBSTRUCTED AND ACCESSIBLE DURING THE CONSTRUCTION PERIOD.

THE CONTRACTOR SHALL BE HELD RESPONSIBLE FOR ANY AND ALL DAMAGE TO EXISTING OR INSTALLED UTILITIES OR STRUCTURES DURING CONSTRUCTION. THE CONTRACTOR SHALL CONTACT THE APPROPRIATE UTILITY OR JURISDICTION TO ENSURE APPROPRIATE REPAIR IS MADE IN ACCORDANCE WITH THE UTILITY OR JURISDICTIONS REQUIREMENTS. CONTRACTOR SHALL TAKE ALL PRECAUTIONS TO PROTECT EXISTING UTILITIES.

UTILITIES AND APPURTENANCES TO REMAIN IN THEIR PRESENT LOCATION SHALL BE ADJUSTED TO GRADE.

UTILITY DISCLAIMER

THE TYPE, SIZE, AND LOCATION OF UTILITIES AS DELINEATED ON THESE DRAWINGS AND/OR CIVIL ENGINEERING DESIGN DOCUMENTS HAVE BEEN PLOTTED BY REVIEW OF AVAILABLE "AS-BUILT" OR RECORD DRAWINGS, FIELD SURVEY OF ONE-CALL MARKED UTILITIES, OR FIELD SURVEY OF ABOVE-GROUND SURFACE UTILITY FEATURES. THE OWNER AND ENGINEER HAVE NOT UNDERTAKEN ANY EXPLORATORY INVESTIGATIONS TO CONFIRM OR VERIFY THE UTILITY LOCATION SHOWN ON THESE DOCUMENTS. THEREFORE, THE UTILITIES EXACT LOCATION, SIZE, TYPE, AND FUNCTION MUST BE CONSIDERED APPROXIMATE AND FIELD VERIFICATION OF UTILITIES BY THE CONTRACTOR MUST BE UNDERTAKEN.

THE OWNER AND ENGINEER FURTHER DO NOT WARRANT THAT ALL UTILITIES HAVE BEEN ILLUSTRATED ON THESE DOCUMENTS. THE CONTRACTOR IS SOLELY RESPONSIBLE FOR CONTACTING ONE-CALL AND ALL NON-MEMBER J.U.L.I.E. UTILITIES THAT MAY BE AFFECTED BY CONSTRUCTION ACTIVITIES FOR FIELD VERIFICATION OF ALL UTILITIES ON THE SITE PRIOR TO CONSTRUCTION. IF THE CONTRACTOR DETERMINES THAT A SUBSTANTIAL DISCREPANCY EXISTS BETWEEN FIELD VERIFIED UTILITIES AND THOSE PRESENTED ON THESE PLANS, THE CONTRACTOR SHALL IMMEDIATELY NOTIFY THE ENGINEER FOR CLARIFICATION AND PROJECT DIRECTION.

NOTICE TO CONTRACTOR NOTE

THIS PROJECT INCLUDES RELOCATION, ALTERATION, OR RECONSTRUCTION OF EXISTING MSD FACILITIES, IN ACCORDANCE WITH MSD RESOLUTION 3263, THE DISTRICT REQUIRES THE WAGE RATE TO BE AT LEAST EQUAL TO THE MISSOURI PREVAILING WAGE RATE AT THE TIME OF CONSTRUCTION START. AN AFFIDAVIT CERTIFYING THAT THE MISSOURI PREVAILING WAGE RATE AT THE TIME OF CONSTRUCTION START HAS BEEN PAID FOR ALL WORK RELATED TO RELOCATION, ALTERATION, OR RECONSTRUCTION OF EXISTING MSD FACILITIES IS REQUIRED PRIOR TO MSD CONSTRUCTION APPROVAL OF THIS PROJECT.

STORMWATER MANAGEMENT FUTURE DISTURBANCE NOTE

PROJECT DISTURBANCE = 0.02 ACRES
PROJECT RUNOFF DIFFERENTIAL = 0.04 CFS

ANY FUTURE LAND DISTURBANCE AND/OR INCREASE IN IMPERVIOUS AREA ON THIS SITE MAY REQUIRE ADDITIONAL STORMWATER MANAGEMENT PER MSD REGULATIONS IN PLACE AT THE TIME (INCLUDING TOTAL LAND DISTURBANCE AN/OR IMPERVIOUSNESS ADDED ON THIS PLAN).

GENERAL PROJECT SPECIFICATIONS

ALL WORK, INSTALLATION, PROCEDURES, MATERIALS, AND TESTING SHALL CONFORM TO THE FOLLOWING:

- MISSOURI DEPARTMENT OF TRANSPORTATION, MISSOURI STANDARD SPECIFICATIONS FOR HIGHWAY CONSTRUCTION, LATEST EDITION.
- MISSOURI DEPARTMENT OF TRANSPORTATION, MISSOURI STANDARD PLANS FOR HIGHWAY CONSTRUCTION, LATEST EDITION.
- METROPOLITAN ST. LOUIS SEWER DISTRICT'S STANDARD CONSTRUCTION SPECIFICATIONS FOR SEWERS AND DRAINAGE FACILITIES, LATEST EDITION.
- METROPOLITAN ST. LOUIS SEWER DISTRICT'S RULES AND REGULATIONS AND ENGINEERING DESIGN REQUIREMENTS FOR SANITARY SEWER AND STORMWATER DRAINAGE FACILITIES, LATEST EDITION.
- MISSOURI DEPARTMENT OF NATURAL RESOURCES, LAND DISTURBANCE GENERAL PERMIT FOR SOIL EROSION AND SEDIMENT CONTROL.
- FHWA - MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES
- MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES FOR STREETS AND HIGHWAYS (MUTCD), LATEST EDITION.
- ALL STATE, MUNICIPAL, AND LOCAL UNITS OF GOVERNMENT REGULATIONS HAVING JURISDICTION OVER THE PROJECT

TO THE EXTENT IN WHICH ANY INCONSISTENCIES, OR DISCREPANCIES EXIST BETWEEN THE LISTED SPECIFICATION, STANDARD, CODES, OR GUIDELINES BY GOVERNING BODIES AND/OR THESE PLANS AND SPECIFICATIONS, THE MOST STRINGENT SPECIFICATION AND/OR STANDARD SHALL BE BINDING AND APPLICABLE.

THE CONTRACTOR IS RESPONSIBLE FOR CONFORMING TO ALL MISSOURI DNR STORM WATER PERMIT REQUIREMENTS FOR A LAND DISTURBANCE PERMIT, AND THE STORM WATER POLLUTION PREVENTION PLAN FOR THE PROJECT SITE.

WHERE SECTION OR SUB-SECTION SURVEY MONUMENTS ARE ENCOUNTERED, THE CONTRACTOR SHALL PROTECT AND CAREFULLY PRESERVE ALL PROPERTY MARKERS AND MONUMENTS UNTIL THE OWNER AND AUTHORIZED SURVEYING AGENT HAVE WITNESSED OR OTHERWISE REFERENCED THEIR LOCATION.

ALL ABANDONED UNDERGROUND STRUCTURES ENCOUNTERED SHALL BE REMOVED TO SUFFICIENT DEPTH TO ENABLE THE PERTINENT UTILITIES TO BE CONSTRUCTED.

ALL ITEMS DESIGNATED FOR REMOVAL SHALL BE DISPOSED OF OFF-SITE BY THE CONTRACTOR IN COMPLIANCE WITH ALL CITY, STATE, AND FEDERAL ENVIRONMENTAL REGULATIONS. IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO REMOVE FROM THE SITE ANY AND ALL CONSTRUCTION MATERIALS AND DEBRIS RESULTING FROM THE CONSTRUCTION OPERATIONS.

ALL WORK, MATERIALS, AND INSTALLATION SHALL NOT BE DEEMED SATISFACTORY UNTIL SUCH TIME THAT APPROVAL IS OBTAINED FROM THE AGENCY HAVING JURISDICTION OVER THE PROJECT.

THE CONTRACTOR SHALL PROCEED AT HIS OWN RISK IN PERFORMING ANY WORK PRIOR TO VERIFYING OR RECEIVING ALL NECESSARY PERMITS.

TITLE / RIGHT-OF-WAY DISCLAIMER

TWM DOES NOT WARRANT THAT THESE DOCUMENTS CONTAIN COMPLETE INFORMATION REGARDING EASEMENTS, RESERVATIONS, RESTRICTIONS, RIGHT-OF-WAY BUILDING LINE SETBACKS AND OTHER ENCUMBRANCES. FOR COMPLETE INFORMATION, A CERTIFIED TITLE REPORT, OPINION, OR COMMITMENT FOR TITLE INSURANCE SHOULD BE OBTAINED AND THOROUGHLY REVIEWED.

NO.	DRAWING TITLE
C0.0	COVERSHEET
C1.0	EXISTING TOPOGRAPHY
C1.1	SITE DEMOLITION PLAN
C2.0	SITE PLAN
⚠ C2.1	GRADING AND EROSION CONTROL PLAN
C2.2	FLOW WELLS
C3.0	EXISTING AND PROPOSED DRAINAGE MAPS
C3.1	IMPERVIOUS AND PERVIOUS AREA COVERAGE
C3.2	FLOOR AREA RATIO
C3.3	AERIAL PHOTO PLAN AND NEIGHBORING PROPERTIES
C4.0	EROSION CONTROL DETAILS

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SWANSEA, ILLINOIS
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618.624.4488
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PROF. LICENSE	NUMBER
IL. PROF. DESIGN FIRM	184-001220
IL. PROF. ENGR. CORP.	62-035370
IL. PROF. STR. ENGR. CORP.	81-005202
IL. PROF. LAND SURV. CORP.	048-000029
KS. PROF. ENGR. FACILITY	E-3256
MO. PROF. ENGR. CORP.	001528
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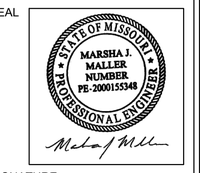
TN. PROF. ENGR. FIRM	8974

SEAL



SIGNATURE:
DATE SIGNED: 9/16/25
LICENSE EXPIRATION: 12/31/26

ISSUED FOR
DATE OF ISSUANCE

REV.	DATE	DESCRIPTION
1	9/26/25	CITY REVIEW

DRAWN BY:	LEM
DESIGNED BY:	AGE
CHECKED BY:	LEM
APPROVED BY:	MJM
PROJECT NO:	R251126.001

PROJECT:
715 LUCKYSTONE AVE
GLENDALE, MO

TITLE:
COVER SHEET

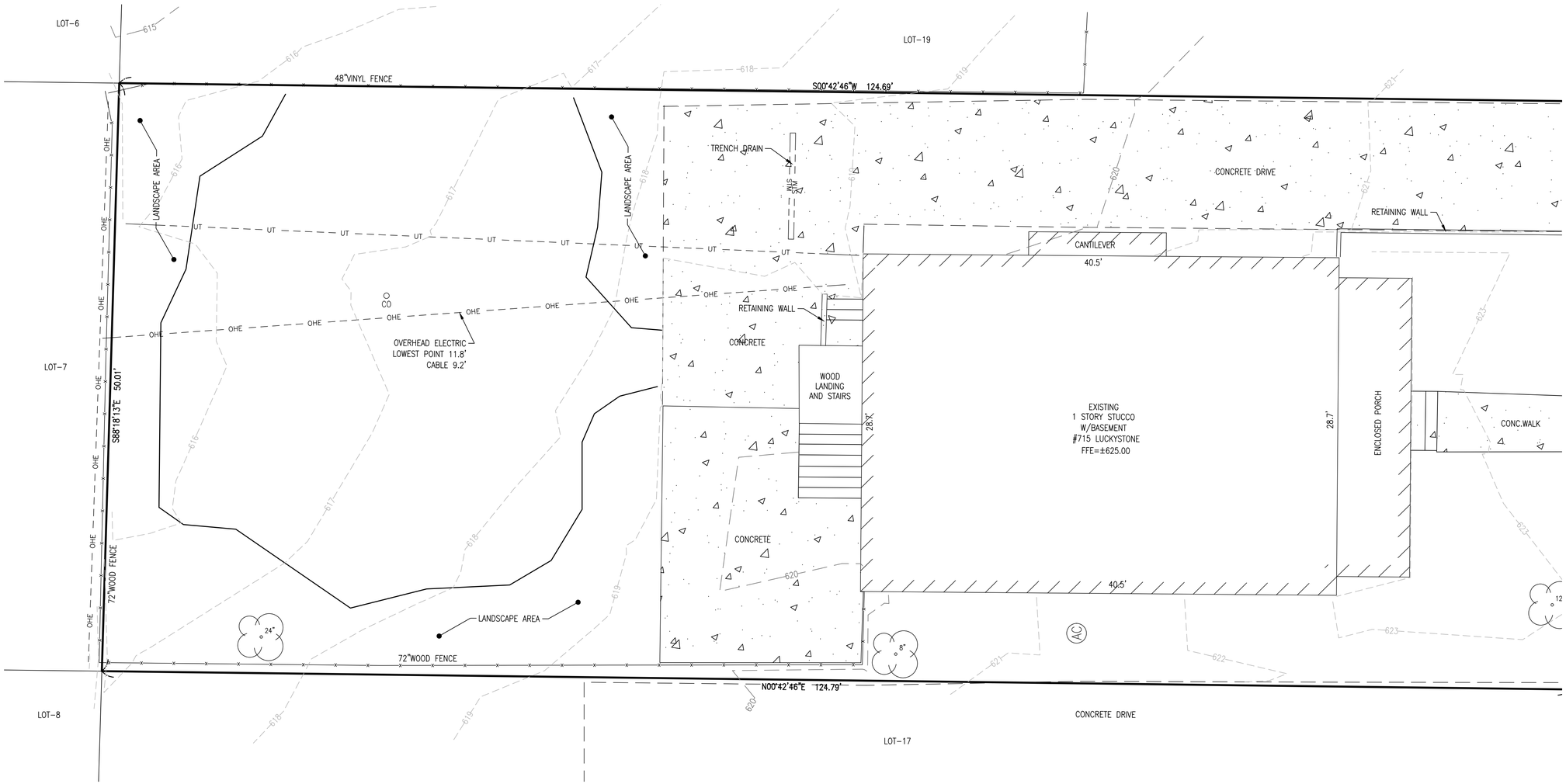
C0.0

P:\2025\251126.001\4 CADD – DWG\4.5 Sabot\251126-PLANS.dwg Plotted By: oetter

EXISTING LEGEND

- AC — ELECTRIC AC
- CO — SANITARY CLEANOUT
- DECIDUOUS TREE
- OHE — ELECTRIC OVER HEAD
- FENCE LINE
- UT — UNDER GROUND TELEPHONE
- LOT LINE
- EDGE OF PAVEMENT
- STM — STORM TRENCH DRAIN
- LANDSCAPING LIMITS
- EXISTING CONCRETE

GRAPHIC SCALE: 5' 0 5' 10'



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TN. PROF. ENGR. FIRM	8974

SEAL

STATE OF MISSOURI
MARSHA J. MALLER
NUMBER PE-2000155348
PROFESSIONAL ENGINEER

SIGNATURE:
DATE SIGNED: 9/16/25
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APPROVED BY:	MJM
PROJECT NO:	R251126.001

PROJECT:

715 LUCKYSTONE AVE
GLENDALE, MO

TITLE:

EXISTING
TOPOGRAPHY

C1.0

EXISTING LEGEND

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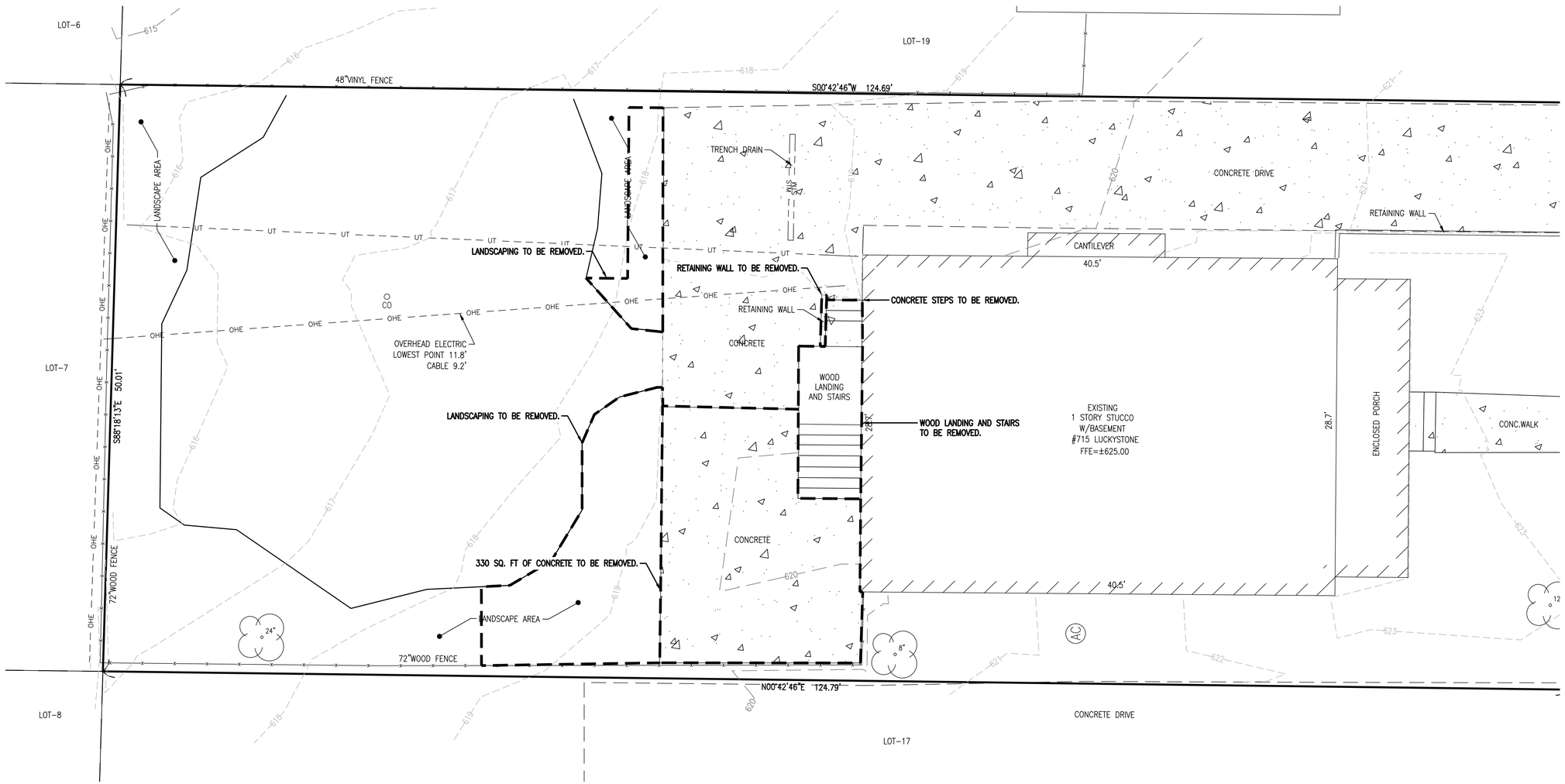
- LOT LINE
- EDGE OF PAVEMENT
- STM — STORM TRENCH DRAIN
- EXISTING CONCRETE
- DEMO LIMITS

5' 0 5' 10'
GRAPHIC SCALE



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APPROVED BY:	MJM
PROJECT NO:	R251126.001

PROJECT:
715 LUCKYSTONE AVE
GLENDALE, MO

TITLE:
SITE DEMOLITION PLAN

C1.1

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EXISTING LEGEND

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- CO — SANITARY CLEANOUT
- DECIDUOUS TREE
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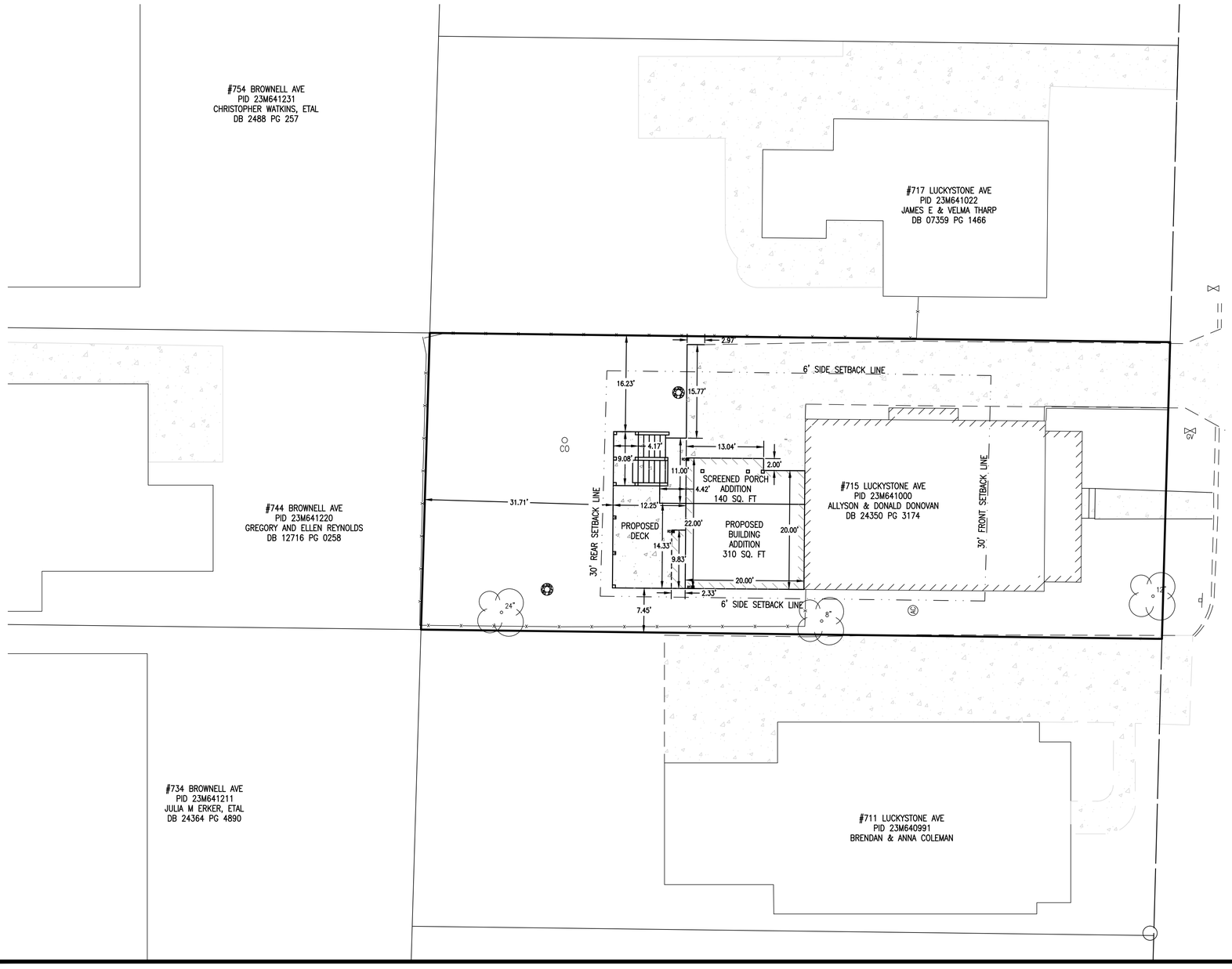
- FENCE LINE
- UT — UNDER GROUND TELEPHONE
- LOT LINE
- EDGE OF PAVEMENT
- STM — STORM TRENCH DRAIN
- EXISTING CONCRETE

PROPOSED LEGEND

- RD ■ — ROOF DRAINS
- FLOW WELLS
- EDGE OF PAVEMENT
- PROPOSED CONCRETE

NOTE: APPROXIMATELY 350 SQ FT. OF ROOF AREA WILL BE DIRECTED TO ONE OF THE TWO FLOW WELLS VIA ROOF DRAINS.

5' 0 5' 10'
GRAPHIC SCALE



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APPROVED BY:	MJM
PROJECT NO:	R251126.001

PROJECT:
715 LUCKYSTONE AVE
GLENDALE, MO

TITLE:
SITE PLAN

C2.0

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EXISTING LEGEND

- AC — ELECTRIC AC
- CO — SANITARY CLEANOUT
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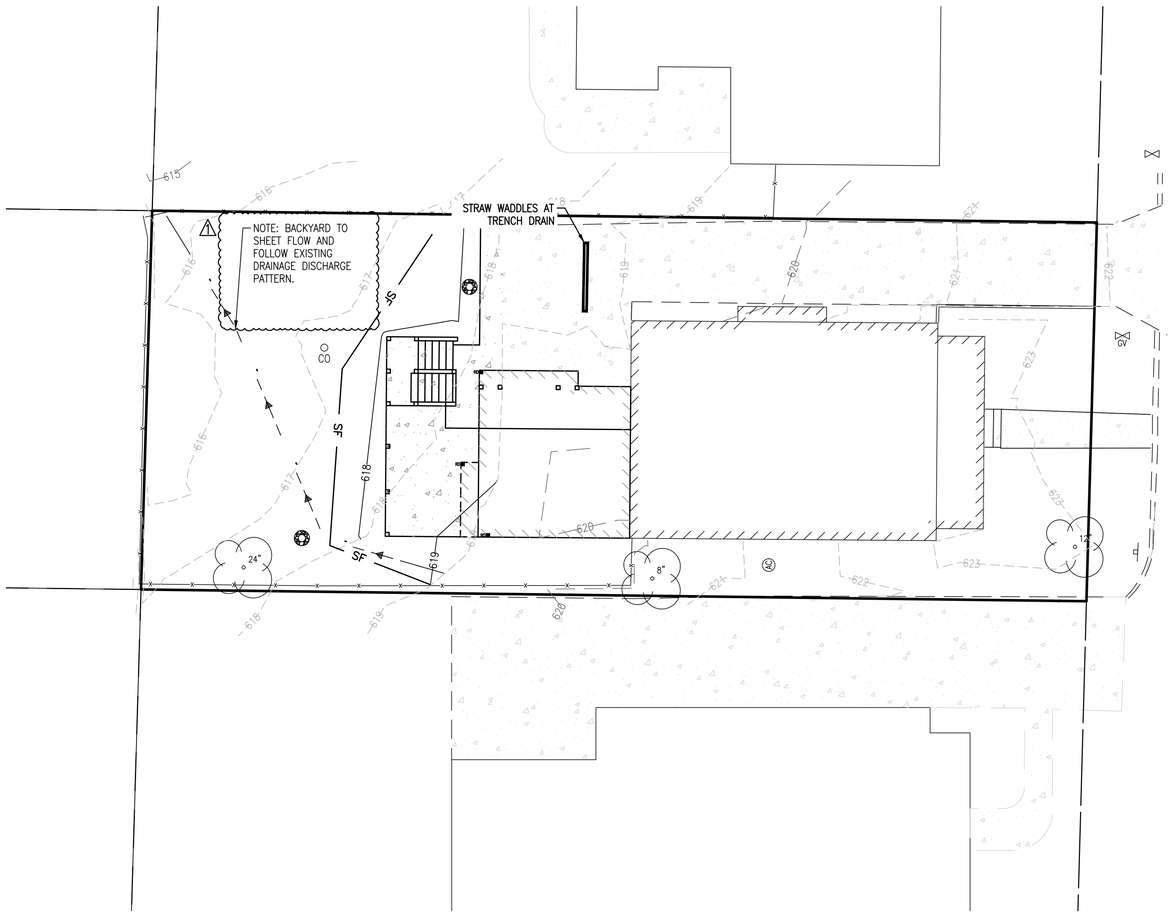
- OHE — ELECTRIC OVER HEAD
- X — FENCE LINE
- UT — UNDER GROUND TELEPHONE
- LOT LINE
- EDGE OF PAVEMENT
- STM — STORM TRENCH DRAIN
- EXISTING CONCRETE

PROPOSED LEGEND

- RD ■ — ROOF DRAINS
- EDGE OF PAVEMENT
- PROPOSED CONCRETE

10' 0 10' 20'
GRAPHIC SCALE



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CHECKED BY:	LEM
APPROVED BY:	MJM
PROJECT NO:	R251126.001

PROJECT:
715 LUCKYSTONE AVE
GLENDALE, MO

TITLE:
GRADING AND EROSION CONTROL PLAN

C2.1

P:\2025\251126.001\V4 CADD - DWG\V4.5 Subd\251126-PLANS.dwg Plotted By: oetter

EXISTING LEGEND

- AC — ELECTRIC AC
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- EDGE OF PAVEMENT
- STM — STORM TRENCH DRAIN
- EXISTING CONCRETE

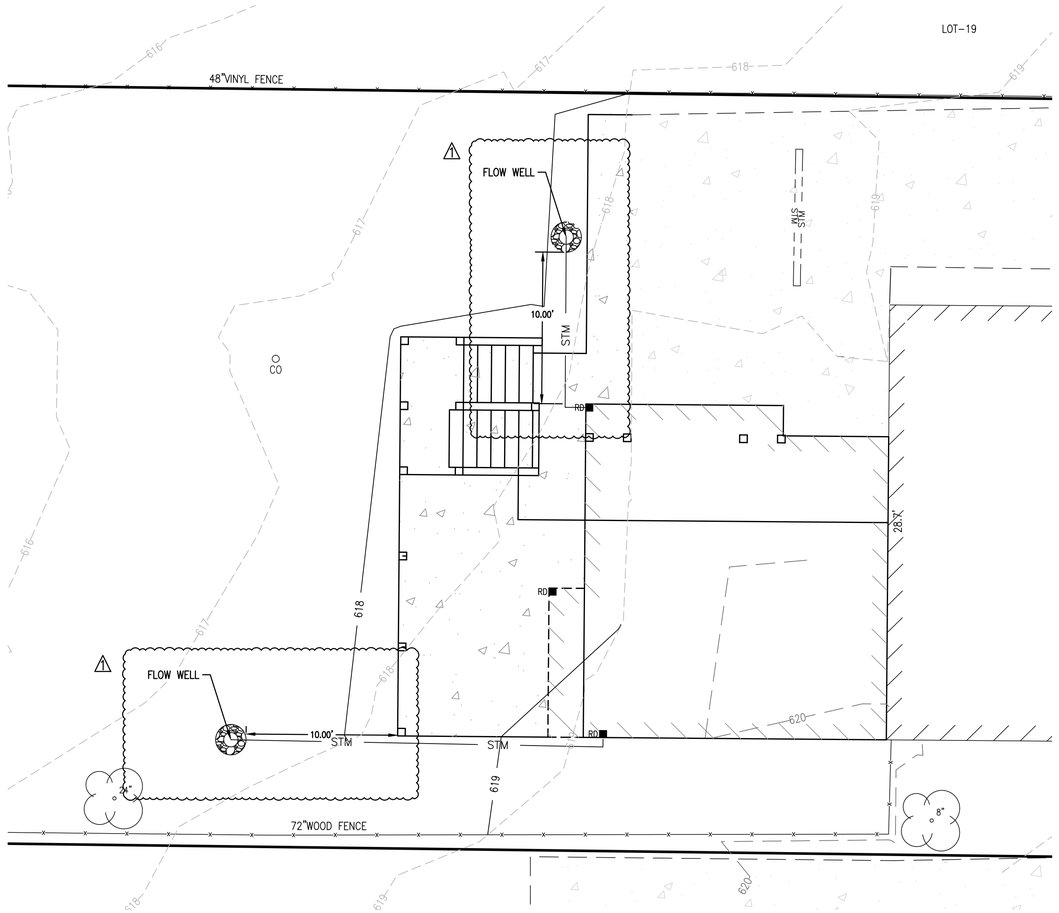
PROPOSED LEGEND

- RD ■ — ROOF DRAINS
- EDGE OF PAVEMENT
- PROPOSED CONCRETE

5' 0 5' 10'

GRAPHIC SCALE

NOTE: APPROXIMATELY 350 SQ FT. OF ROOF AREA WILL BE DIRECTED TO ONE OF THE TWO FLOW WELLS VIA ROOF DRAINS.



Area 1

Enter the Square Feet: (Ex. Roof): 351

Choose the Coefficient of Runoff: 1.0 (Concrete/Asphalt/Roof)

+ ADD AREA

Choose the 25 Year Rainfall: 2.25 (see rainfall map)

Enter the depth of the gravel backfill beneath the Flo-Well: (Dimension A): 2

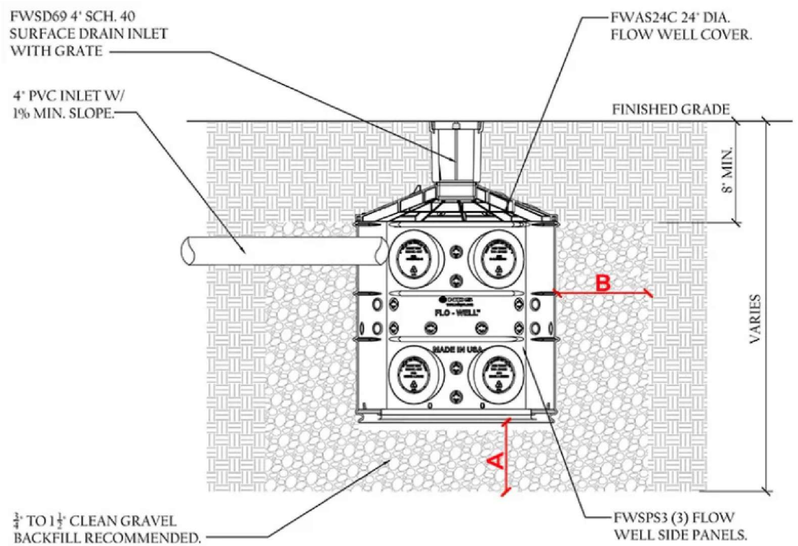
Enter the thickness of the gravel backfill around the Flo-Well: (Dimension B): 1

Results

Runoff
8.21 GPM
0.02 CFS
# of Flo-Wells Needed 2

Volume of water to be stored
246.30 Gallons
32.93 Cubic Feet

Amount of Gravel Needed
2.61 Cubic yards
70.47 Cubic feet



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APPROVED BY:	MJM
PROJECT NO:	R251126.001

PROJECT:
715 LUCKYSTONE AVE
GLENDALE, MO

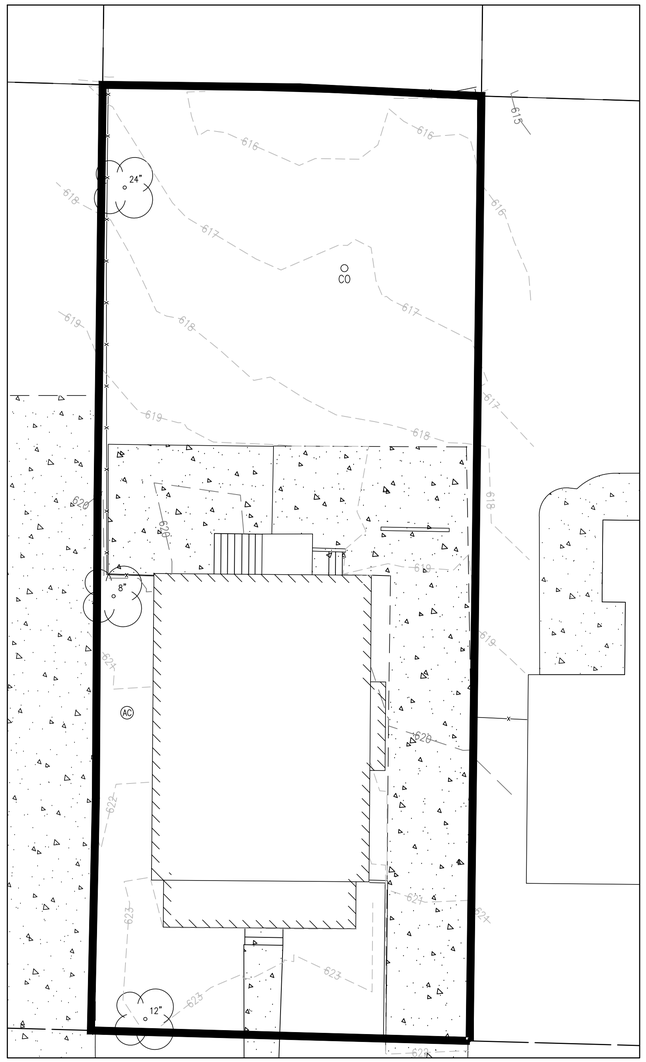
TITLE:
GRADING AND EROSION CONTROL PLAN

C2.2

P:\2025\251126.001\4 CADD - DWG\4.5 Sub\251126-PLANS.dwg Plotted By: oetter

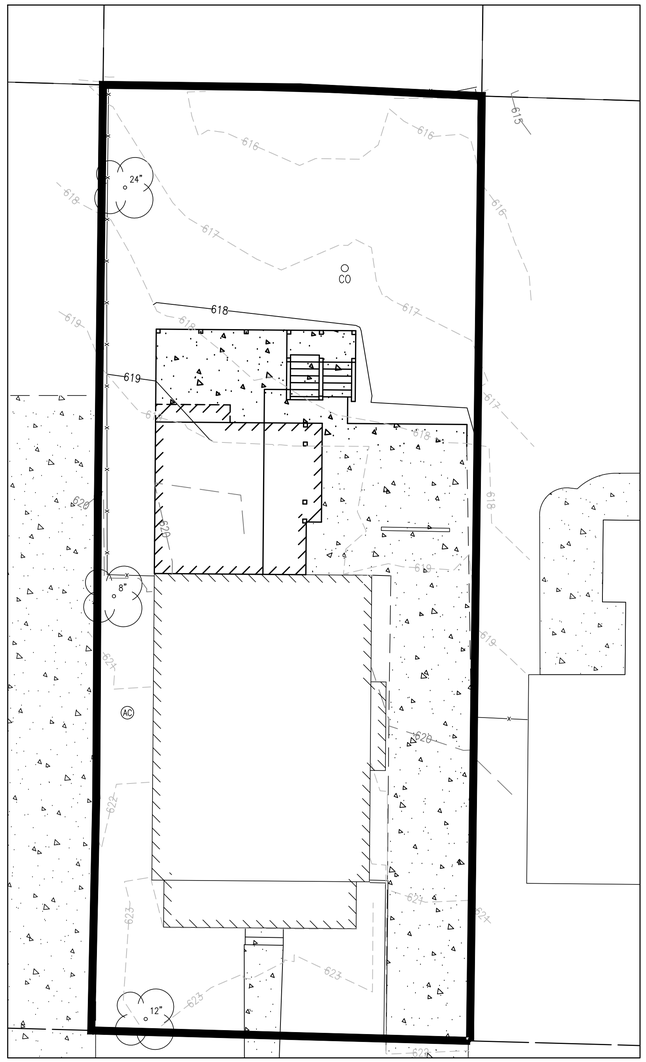
EXISTING DRAINAGE AREA MAP

AREA=0.14 ACRES



PROPOSED DRAINAGE AREA MAP

AREA=0.14 ACRES



10' 0 10' 20'

GRAPHIC SCALE

NOTE: DRAINAGE PATTERNS TO STAY THE SAME BETWEEN EXISTING AND PROPOSED,

TWM

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MISSOURI	ST. LOUIS COLUMBIA
TENNESSEE	NASHVILLE CHATTANOOGA ATHENS

THOUVENOT, WADE & MOERCHEN, INC.

SWANSEA
4940 OLD COLLINSVILLE ROAD
SWANSEA, ILLINOIS
62226
618.624.4488
WWW.TWM-INC.COM

PROF. LICENSE	NUMBER
IL. PROF. DESIGN FIRM	184-001220
IL. PROF. ENGR. CORP.	62-035370
IL. PROF. STR. ENGR. CORP.	81-005202
IL. PROF. LAND SURV. CORP.	048-000029
KS. PROF. ENGR. FACILITY	E-3256
MO. PROF. ENGR. CORP.	001528
MO. LAND SURVEYING CORP.	000346
TN. PROF. ENGR. FIRM	8974

SEAL

STATE OF MISSOURI
MARSHA J. MALLER
NUMBER PE-2000155348
PROFESSIONAL ENGINEER

SIGNATURE:
DATE SIGNED: 9/16/25
LICENSE EXPIRATION: 12/31/26

ISSUED FOR
DATE OF ISSUANCE

REV.	DATE	DESCRIPTION
1	9/26/25	CITY REVIEW

DRAWN BY:	LEM
DESIGNED BY:	AGE
CHECKED BY:	LEM
APPROVED BY:	MJM
PROJECT NO:	R251126.001

PROJECT:

715 LUCKYSTONE AVE
GLENDALE, MO

TITLE:

EXISTING AND PROPOSED DRAINAGE MAPS

C3.0

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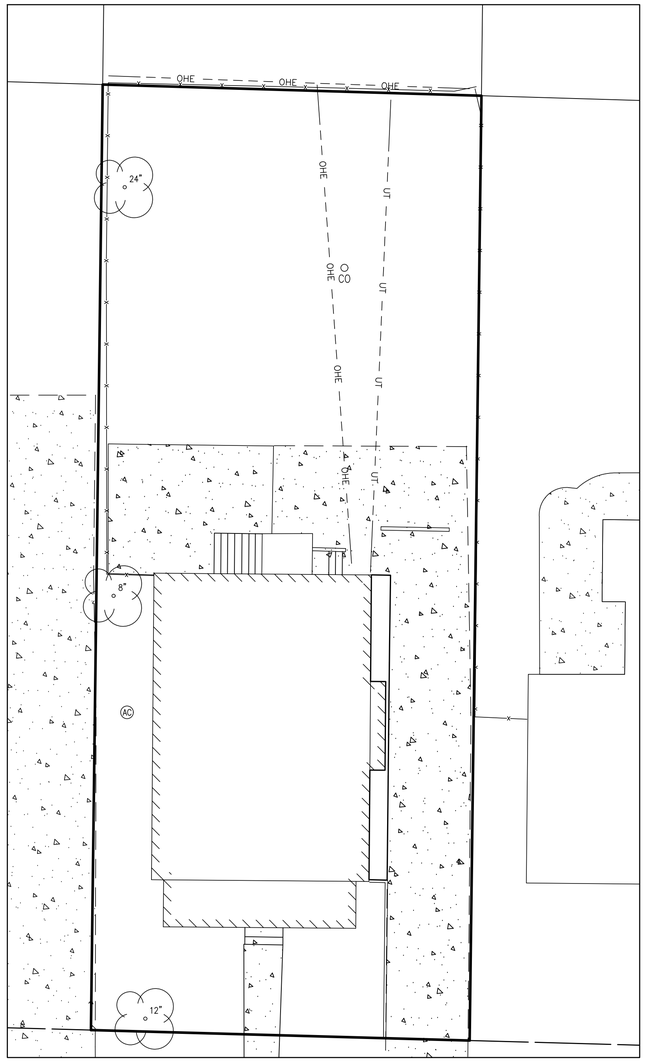
EXISTING PERVIOUS/IMPERVIOUS MAP AREA

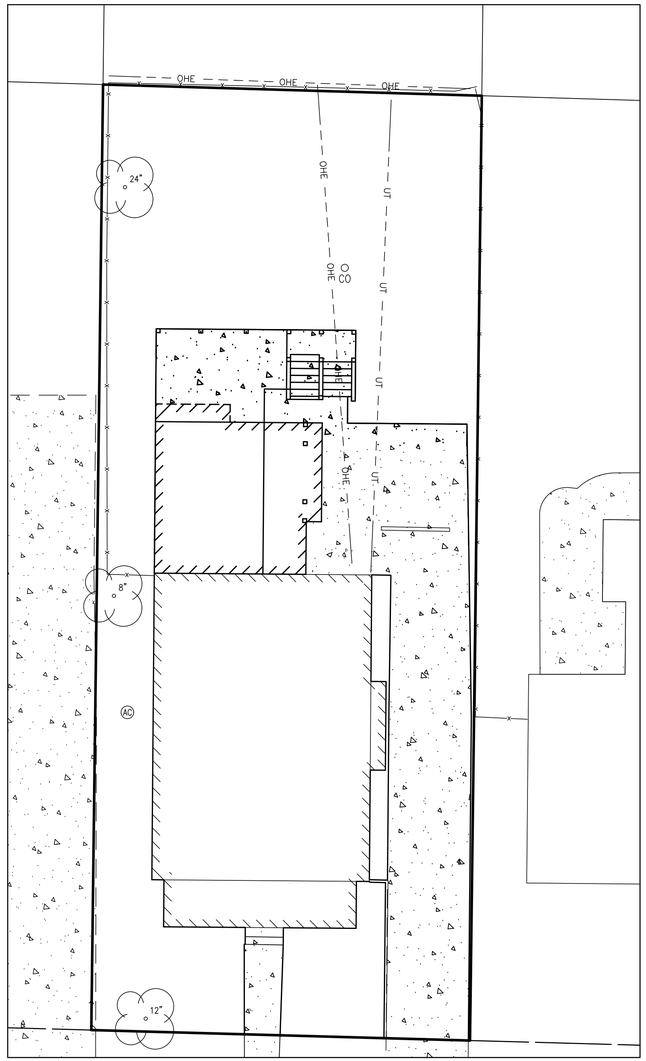


PERVIOUS AREA

IMPERVIOUS AREA

EXISTING PERVIOUS= 3365 SQ. FT
EXISTING IMPERVIOUS= 2871 SQ. FT
PERCENTAGE IMPERVIOUS= 46.03%
15-YEAR, 20-MIN P.I.=2.50

PROPOSED PERVIOUS/IMPERVIOUS MAP AREA



PERVIOUS AREA

IMPERVIOUS AREA

PROPOSED PERVIOUS= 3013 SQ. FT
PROPSED IMPERVIOUS= 3222 SQ. FT
PERCENTAGE IMPERVIOUS= 51.65%
15-YEAR, 20-MIN P.I.=2.61

10' 0 10' 20'
GRAPHIC SCALE

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PROJECT:

715 LUCKYSTONE AVE
GLENDALE, MO

TITLE:

IMPERVIOUS AND PERVIOUS AREA COVERAGE

C3.1

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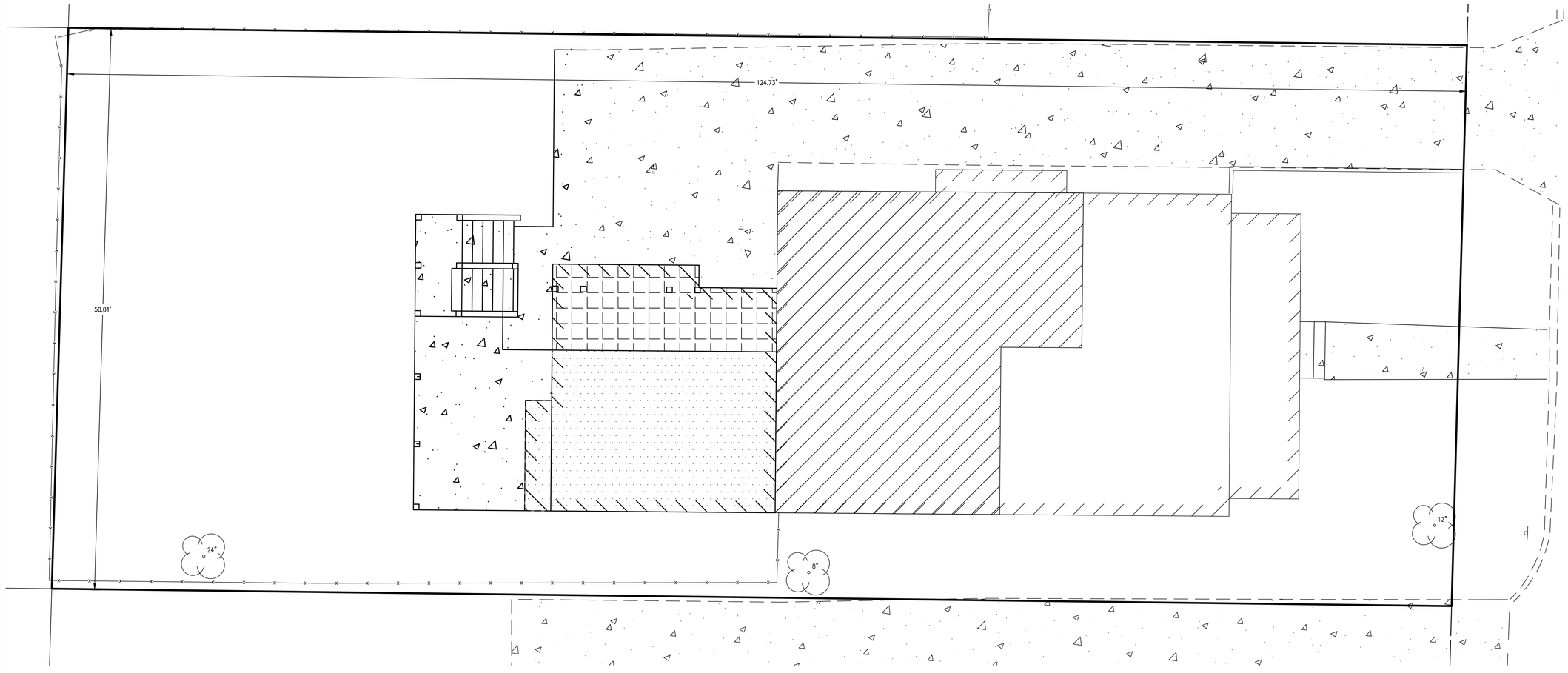

5' 0 5' 10'

GRAPHIC SCALE

LEGEND

FIRST FLOOR ADDITION= 310 SF

SCREENED PORCH ADDITION= 140 SF

FIRST FLOOR RENOVATION= 675 SF

FLOOR AREA RATIO= 28%
TOTAL FLOOR AREA OF EXISTING STRUCTURE= 1342 SQ. FT
TOTAL FLOOR AREA OF NEW CONSTRUCTION= 450 SQ. FT
TOTAL SQ. FT OF LOT= 6327 SQ. FT

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715 LUCKYSTONE AVE
GLENDALE, MO

TITLE:

FLOOR AREA RATIO

C3.2

P:\2025\251126.001\4 CADD - DWG\4.5 Subd\251126-PLANS.dwg Plotted By: oetter

10' 0 10' 20'

GRAPHIC SCALE

711 LUCKYSTONE AVE

715 LUCKYSTONE AVE

717 LUCKYSTONE AVE

TWM

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715 LUCKYSTONE AVE
GLENDALE, MO

TITLE:

AERIAL PHOTO PLAN
AND NEIGHBORING PROPERTIES

C3.3

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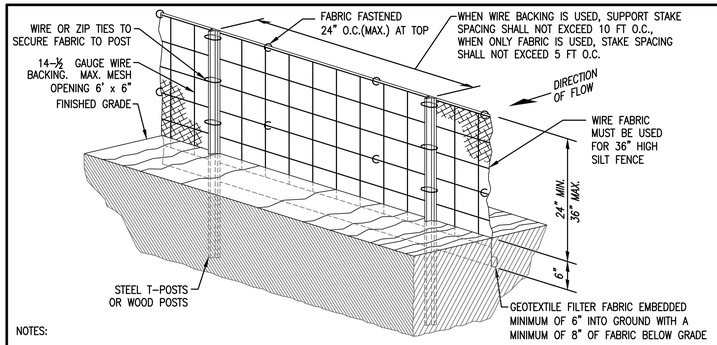
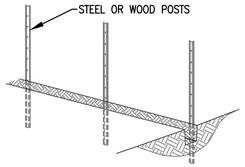


NOTES:

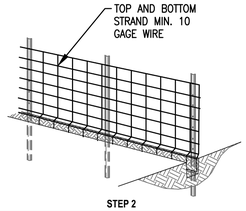
1. SILT FENCE SHALL BE CONSTRUCTED BEFORE UPSLOPE GROUND COVER IS REMOVED WHERE POSSIBLE, SILT FENCE SHALL BE PLACED ON THE FLATTEST AREA AVAILABLE. A RUN OF SILT FENCE SHOULD FOLLOW THE CONTOUR AS CLOSE AS POSSIBLE WITH THE ENDS TURNED UPSLOPE TO POND WATER BEHIND THE FENCE.
2. THE SILT FENCE SHOULD BE BURIED AT LEAST 6" DEEP AND HAVE A TOTAL OF 8" OF FABRIC BELOW THE GROUND. THIS CAN BE ACCOMPLISHED WITH A TRENCHER, CABLE LAYING MACHINE, SLICING MACHINE OR OTHER SUITABLE DEVICE WHICH WILL ENSURE AN ADEQUATELY UNIFORM TRENCH.
3. THE STAKES SHALL BE PLACED ON THE DOWN SLOPE SIDE OF THE GEOTEXTILE FABRIC. THE STAKES SHALL BE A MINIMUM OF 2" X 2" NOMINAL (1–1/2" X 1–1/2" ACTUAL) HARDWOOD STAKE OF SOUND QUALITY. WOOD POSTS SHALL BE A MINIMUM OF 6' IN HEIGHT. WIRE FABRIC SHALL BE FASTENED TO WOODEN POST WITH NOT LESS THAN #9 WIRE STAPLES 1–1/2' INCHES LONG. T–POSTS MAY BE SUBSTITUTED IF GROUND CONDITIONS REQUIRE. STEEL POSTS SHALL BE A MINIMUM OF 5' IN HEIGHT AND SHALL BE THE SELF FASTENER ANGLE STEEL TYPE.
4. WHERE TWO SILT FENCE SECTIONS ARE COMBINED INTO ONE RUN, THE END STAKES SHALL BE CONNECTED TOGETHER, NOT SIMPLY OVERLAPPED.
5. WIRE SHALL BE A MINIMUM OF 32 INCHES IN WIDTH AND SHALL BE 6" x 6".
6. FILTER FABRIC SHALL BE A MINIMUM OF 36" IN WIDTH. FABRIC THAT DETERIORATES TO SUCH EXTENT THAT ITS EFFECTIVENESS IS REDUCED SHALL BE REPLACED BY CONTRACTOR AT CONTRACTOR'S EXPENSE.
7. CONTRACTOR SHALL REVIEW SILT FENCE PERIODICALLY AND AFTER EACH RAINFALL OCCURRENCE. ANY NECESSARY REPAIRS OR CLEAN–UP TO MAINTAIN THE EFFECTIVENESS OF THE DEVICE SHOULD BE MADE IMMEDIATELY.
8. IF RUNOFF OVERTOPS THE SILT FENCE, FLOWS AROUND THE ENDS, OR IN ANY OTHER WAY BECOMES A CONCENTRATED FLOW, ONE OF THE FOLLOWING SHALL BE PERFORMED, AS APPROPRIATE 1) AN ADDITIONAL RUN OF SILT FENCE SHALL BE PLACED UPSTREAM, 2) THE LAYOUT OF THE FENCE SHALL BE CHANGED, 3) ACCUMULATED SEDIMENT SHALL BE REMOVED OR 4) OTHER PRACTICES SHOULD BE IMPLEMENTED.
9. TEMPORARY EROSION CONTROL MEASURES SHALL BE REMOVED BY THE CONTRACTOR ONCE STABILIZATION OR SUFFICIENT GROUND COVER IS ACHIEVED AS DIRECTED BY THE ENGINEER.

DRIVE STEEL POSTS 18" INTO THE GROUND @ 5' O.C. (w/WIRE BACK) OR 10' O.C. (w/o WIRE BACK) AND EXCAVATE A 6" x 6" TRENCH UPHILL ALONG THE LINE OF POSTS.



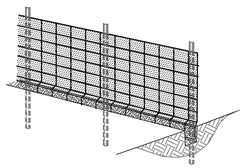
STEP 1

ATTACH WIRE FENCE TO POSTS AND EXTEND THE BOTTOM OF THE FENCE 6" INTO THE EXCAVATED TRENCH



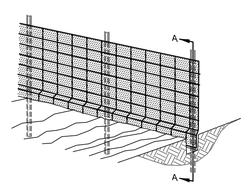
STEP 2

ATTACH THE FILTER FABRIC TO THE WIRE FENCE AND EXTEND THE BOTTOM OF THE FABRIC 8" MINIMUM INTO THE TRENCH



STEP 3

BACKFILL THE TRENCH AND COMPACT THE SOIL FIRMLY TO ANCHOR THE BOTTOM OF THE SILT FENCE. BURIED FABRIC SHOULD NOT BE VISIBLE.



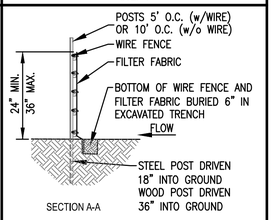
STEP 4

CRITERIA FOR USAGE:

1. MAXIMUM ALLOWABLE SLOPE LENGTHS CONTRIBUTING RUNOFF TO SILT FENCE SHALL BE AS FOLLOWS:

PER CENT SLOPE SPACING (FT.)	MAX.
25	50
20	75
15	125
10	175
< 10	200

2. MAX. DRAINAGE AREA FOR FLOW TO SILT FENCE SHALL NOT EXCEED 0.5 ACRES PER 100 FT. OF FENCE.



SILT FENCE

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CHECKED BY: LEM
APPROVED BY: MJM
PROJECT NO: R251126.001

PROJECT:

715 LUCKYSTONE AVE
GLENDALE, MO

TITLE:

EROSION CONTROL DETAILS

C4.0

P:\2025\251126.001\V CADD - DWG\14-5 Sabo\251126-PLANS.dwg Plotted By: oetter

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

APPLICATION FOR ARCHITECTURAL REVIEW BOARD

APPLICATION DATE 09/19/25 DATE OF ARB MEETING 10/08/25 ESTIMATED COST TBD

PROJECT ADDRESS 20 Elm Ave. GLENDALE, MO 63122

NAME OF PROPERTY OWNER Mike + Kristen Valenti (1st time of ARB) PHONE NUMBER 310-864-0732 (Mike V.)

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

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

ARCHITECT (NAME) Ann Begemann PHONE NUMBER 314-614-0686

ARCHITECT ADDRESS 3207 Charleston Blvd. Rockingham, VA 22801

DETAILED DESCRIPTION OF WORK BEING PROPOSED: New Single Family Residence

FLOOR AREA RATIO .299 (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.) 4585.8

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

TOTAL SQ. FT. OF LOT 15,300 WIDTH AND DEPTH OF LOT (FT.) 102' x 150'

HEIGHT OF STRUCTURE 32' 5⅛" NUMBER OF STORIES 2

ESTIMATED COMMENCE DATE November 1st, 2025 EST. COMPLETION DATE 12/01/26

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.

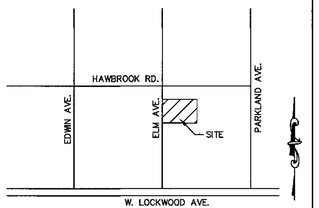
☐ 15. **Materials and Samples**. Applicants are required to bring physical samples of the building materials to the ARB meeting.

SIGNATURE OF APPLICANT

09/19/25

DATE

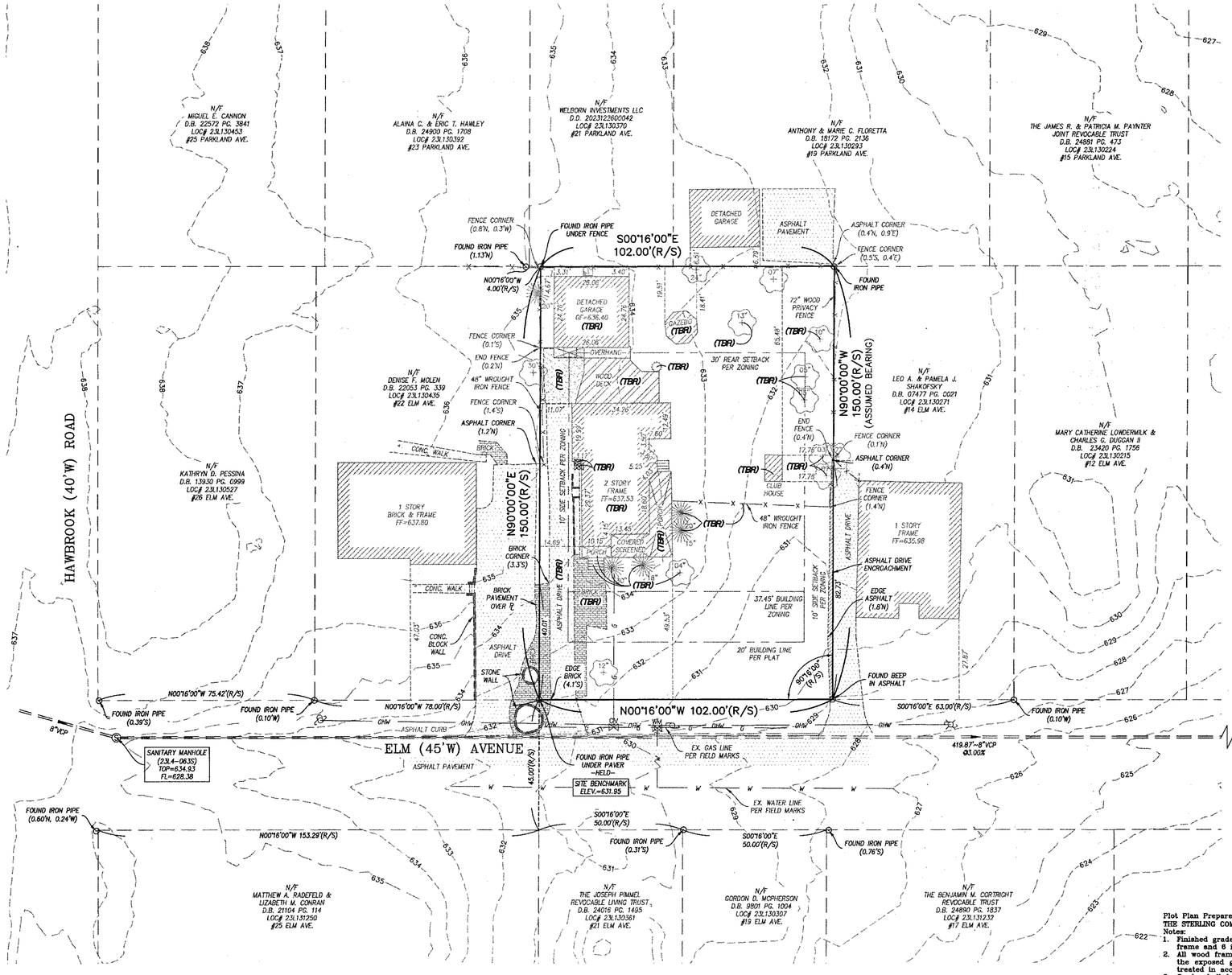
A TRACT OF LAND BEING PART OF LOT 5 IN BLOCK 2 OF "PARKLAND PLACE" (P.B. 1 PG. 144) LOCATED IN SECTION 6, TOWNSHIP 44 NORTH, RANGE 6 EAST, CITY OF GLENDALE, ST. LOUIS COUNTY, MISSOURI.



LOCATION MAP

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
- OE — 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



GRAPHIC SCALE

20 0 10 20 40 80

(IN FEET)
1 inch = 20 ft.

MISSOURI ONE CALL SYSTEM, INC. 1-800-344-7483 STOP! CALL BEFORE YOU DIG!

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

SITE INFO:

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

ZONING INFO:

"R-1" SINGLE FAMILY RESIDENTIAL DISTRICT
FRONT: 20' SETBACK PER PLAT
FRONT: AVERAGE OF ADJACENT HOMES (47.03'+27.87'=74.90'/2=37.45')
SIDE: 10' SETBACK
REAR: 30' SETBACK
HEIGHT: 35' OR 2 1/2 STORIES.
FLOOR AREA RATIO: 0.30
IMPERVIOUS AREA: 55%
FRONT YARD IMPERVIOUS AREA: 45%

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
RAD.	–	RADIAL
FF	–	FINISH FLOOR
TF	–	TOP FOUNDATION
BF	–	BASEMENT FLOOR
U/P	–	USE IN PLACE
TBR	–	TO BE REMOVED
DS	–	DOWNSPOUT
F/P	–	FIREPLACE
W/W	–	WINDOW WELL
APPRO.	–	APPROXIMATE

EXISTING UTILITIES NOTES

1. ALL DESTRUCTION OF EXISTING UTILITY TAPS SHALL BE IN ACCORDANCE WITH EACH UTILITY PROVIDER'S SPECIFICATIONS, INCLUDING FEDERAL, STATE, AND LOCAL REGULATIONS.
2. CONTRACTOR IS RESPONSIBLE TO CONTACT AND IDENTIFY ALL UTILITIES AND PERFORM WORK IN A SAFE AND RESPONSIBLE MANNER.
3. THE SERVICEABILITY OF ALL UTILITIES ARE THE RESPONSIBILITY OF THE CONTRACTOR / HOMEBUILDER. ANY AND ALL REQUIREMENTS FOR EXISTING OR PROPOSED FLOW RATES, FIRE PROTECTION, CONNECTION FEES OR REQUIRED STUDIES ARE NOT THE RESPONSIBILITY OF THE STERLING COMPANY.
4. THE STERLING COMPANY ASSUMES NO RESPONSIBILITY FOR CONTRACTOR'S WORK OR FOR ANY WORK NOT SPECIFICALLY MENTIONED.

Plot Plan Prepared by
THE STERLING COMPANY (314) 487-0440
Notes:
1. Finished grades at the building to be a minimum of 8 inches below top of foundation for wood frame and 6 inches below for wood frame with brick veneer.
2. All wood framing members that rest on top of the foundation 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 be noted to slope away from foundation a minimum of a 6 inch drop or min. 5% within the first 10 feet or to a swale.
4. Foundation footings shall be constructed so as to maintain a 2' 6" depth of earth cover or as required by local building codes.
5. This plot plan conforms to "GLENDALE CODE".
6. Elevation Examples: 714.0(E)=Existing Elevation, 714.0(P)=Proposed Elevation.

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.

THE STERLING COMPANY
MO. REG. 307-D

8-25-2025
JAMEY A. HENSON, P.L.S. – VICE PRESIDENT — DATE
MO. REG. L.S. #2007017983

STATE OF MISSOURI JAMEY A. HENSON NUMBER PLS-2007017983 PROFESSIONAL LAND SURVEYOR

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

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 R. & KRISTEN A. VALENTI ARE DESCRIBED AS THE OWNERS AS RECORDED IN DEED DOCUMENT 2025020300180 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.

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.

ISSUE	REMARKS/DATE
1	UPDATE HOUSE PLAN - 08/22/25
2	
3	

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

THE STERLING CO.
ENGINEERS & SURVEYORS
5055 New Baumgartner Road
St. Louis, Missouri 63129
Ph 314-487-0440 Fax 314-487-8944
www.sterling-eng-sur.com
Corporate Certificate of Authority #001348

#20 ELM AVENUE
GLENDALE, MISSOURI 63122

EXISITING CONDITIONS / DEMOLITION PLAN

The Professional Engineer's seal and signature affixed to this sheet applies only to the material and items shown on this sheet. All drawing, instruments or other documents not exhibiting this seal and signature shall not be considered prepared by this engineer, and the engineer expressly disclaims any and all responsibility for such plans, drawings or documents not exhibiting this seal and signature.

STATE OF MISSOURI HENRY H. HUYNH NUMBER PE-2022036627 PROFESSIONAL ENGINEER

Date: 08/25/2025
Henry H Huynh, PE
License # PE-2022036627
Professional Engineer

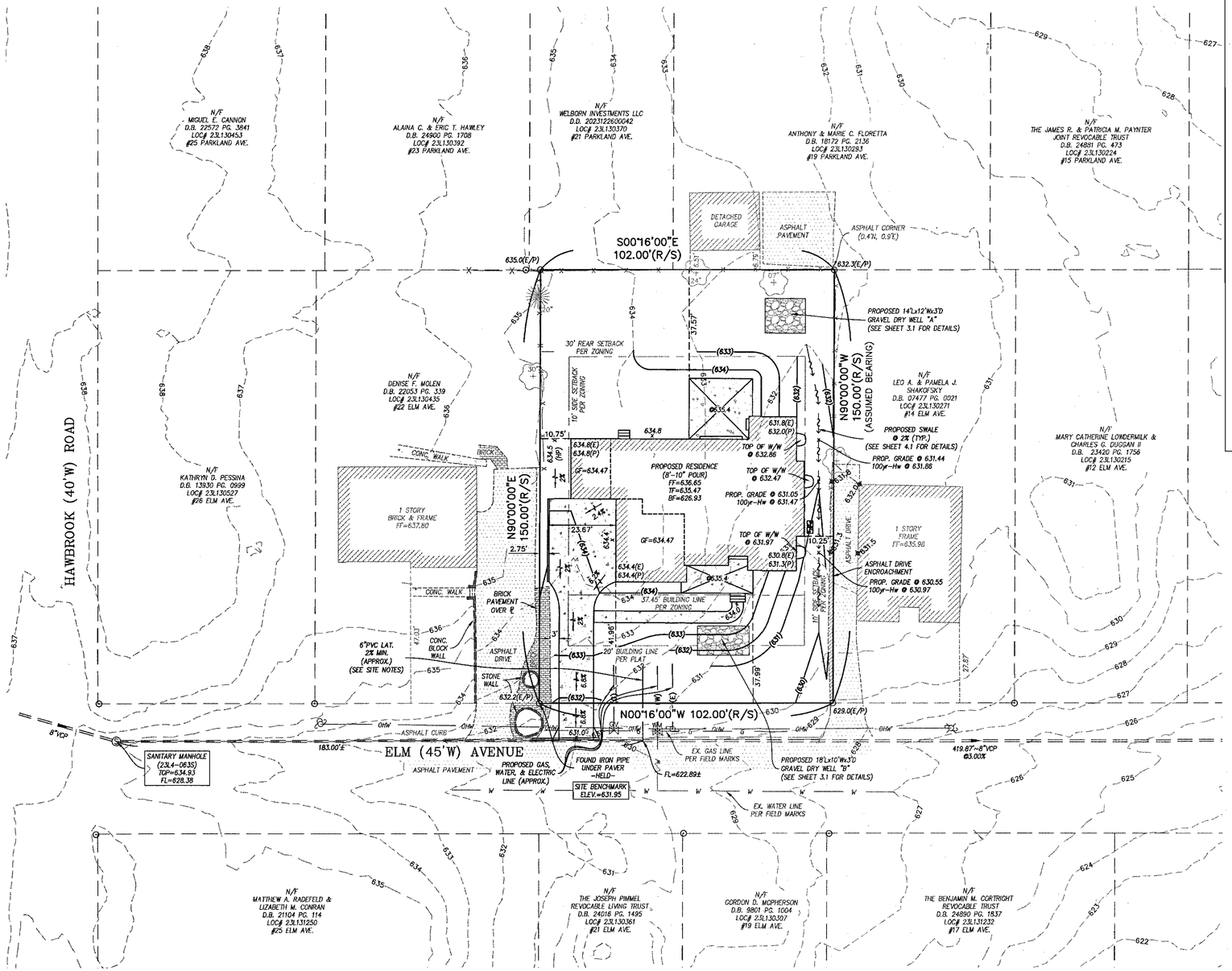
Job Number	24-12-325
Date	08/25/2025
Designed: HHH	Sheet 1.1
Drawn: HHH	
Checked: MSB	IMP

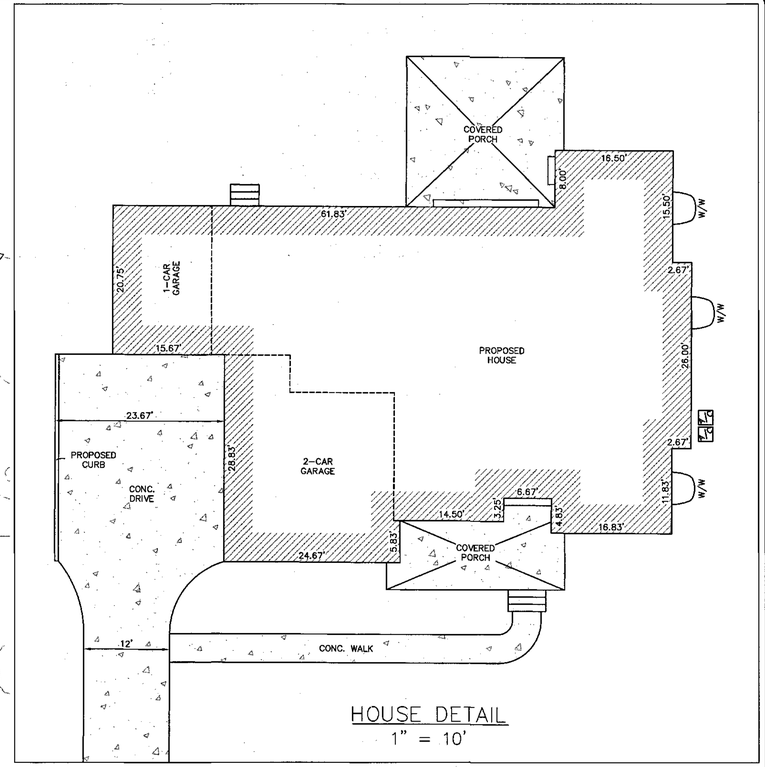
Drawing name: C:\Users\hhuynh\appdata\local\temp\AcPublish_18676\24122025 Site Plan.dwg Plotted on: Aug 25, 2025 - 10:37am Plotted by: hhuynh

GRAPHIC SCALE

20 0 10 20 40 80

(IN FEET)
1 inch = 20 ft.





HOUSE DETAIL
1" = 10'

F-A-R CALCULATIONS

LOT AREA	15,300 SQ.FT.
HOUSE FIRST FLOOR	2,514 SQ.FT.
HOUSE SECOND FLOOR	1,623 SQ.FT.
HOUSE TOTAL	4,137 SQ.FT.
ATTACHED GARAGE	902 SQ.FT.
ATTACHED GARAGE (50%)	451 SQ.FT.
TOTAL FLOOR AREA	4,588 SQ.FT.
FLOOR AREA RATIO	0.2998

MAXIMUM FAR IS 0.30.

PER ARCHITECTURAL PLAN

AVERAGE EXISTING GRADE CALCULATION:

634.8' + 631.8' + 630.8' + 634.4' = 2531.8'/4 = 632.95'
THE MAXIMUM HEIGHT OF THE HOUSE SHALL NOT EXCEED
632.95' + 35.00' = 667.95' PER THE CITY OF GLENDALE ZONING ORDINANCE

GREEN SPACE CALCULATIONS

LOT AREA = 15,300 S.F.
TOTAL IMPROVEMENTS = 5,955 S.F.
TOTAL PERVIOUS AREA = 9,345 S.F.

GREEN SPACE AREA = 61.08%

SITE NOTES:

1. CONTRACTOR TO DETERMINE WATER SERVICE CONNECTION.
2. CONTRACTOR TO VERIFY THE SEWER CONNECTION WILL HAVE POSITIVE FLOW TO THE MAIN PRIOR TO STARTING CONSTRUCTION.
3. HUNG PLUMBING SHALL BE REQUIRED IF THE SEWER CONNECTION CANNOT HAVE POSITIVE FLOW GRAVITATIONALLY. SEE FIGURE 3-1 AND STRAPPED PLUMBING NOTES ON THIS SHEET.
4. THE EXISTING SANITARY CONNECTION LOCATION IS ASSUMED AND SHALL BE VERIFIED BY THE CONTRACTOR FOR THE USABILITY OF THE CONNECTION.
5. THE SANITARY LATERAL CONNECTION OR THE SEWER EXTENSION PLAN SHALL BE REQUIRED IF THE EXISTING SANITARY CONNECTION LOCATION IS NOT FOUND.
6. THE UTILITY CONNECTION LOCATION AND COORDINATION SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR.

NOTES FOR SOIL SAMPLE AND SOIL INFILTRATION TESTS:

SOIL SAMPLE AND SOIL INFILTRATION TESTS ARE REQUIRED. THE STERLING COMPANY RECOMMENDS THE CONTRACTOR TO ENGAGE A GEOTECHNICAL ENGINEER TO VERIFY THE SITE SOIL CONDITION, SOIL INFILTRATION RATE AND GROUNDWATER TABLE (IF ENCOUNTERED) PRIOR TO CONSTRUCTION. IF GROUND WATER IS ENCOUNTERED DURING BASEMENT EXCAVATION, IT IS THE CONTRACTOR'S RESPONSIBILITY TO ENGAGE A GEOTECHNICAL ENGINEER TO PROPERLY ADDRESS THE CONDITION AND ABIDE BY THEIR RECOMMENDATIONS. IF GROUND WATER IS ENCOUNTERED DURING THE EXCAVATION FOR BMP CONSTRUCTION, IT IS THE CONTRACTOR'S RESPONSIBILITY TO ENGAGE A GEOTECHNICAL ENGINEER TO DETERMINE THE GROUNDWATER TABLE AND PROVIDE THE GROUNDWATER TABLE INFORMATION TO THE STERLING COMPANY TO REDESIGN THE STORM WATER BMPS AS APPROPRIATE BASED ON GEOTECHNICAL ENGINEER'S RECOMMENDATION. THE STERLING COMPANY ASSUMES NO RESPONSIBILITY FOR ANY ERRORS WITH THE SITE SOIL CONDITION AND GROUNDWATER TABLE.

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ISSUE	REMARKS/DATE
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#20 ELM AVENUE
GLENDALE, MISSOURI 63122

SITE / GRADING PLAN

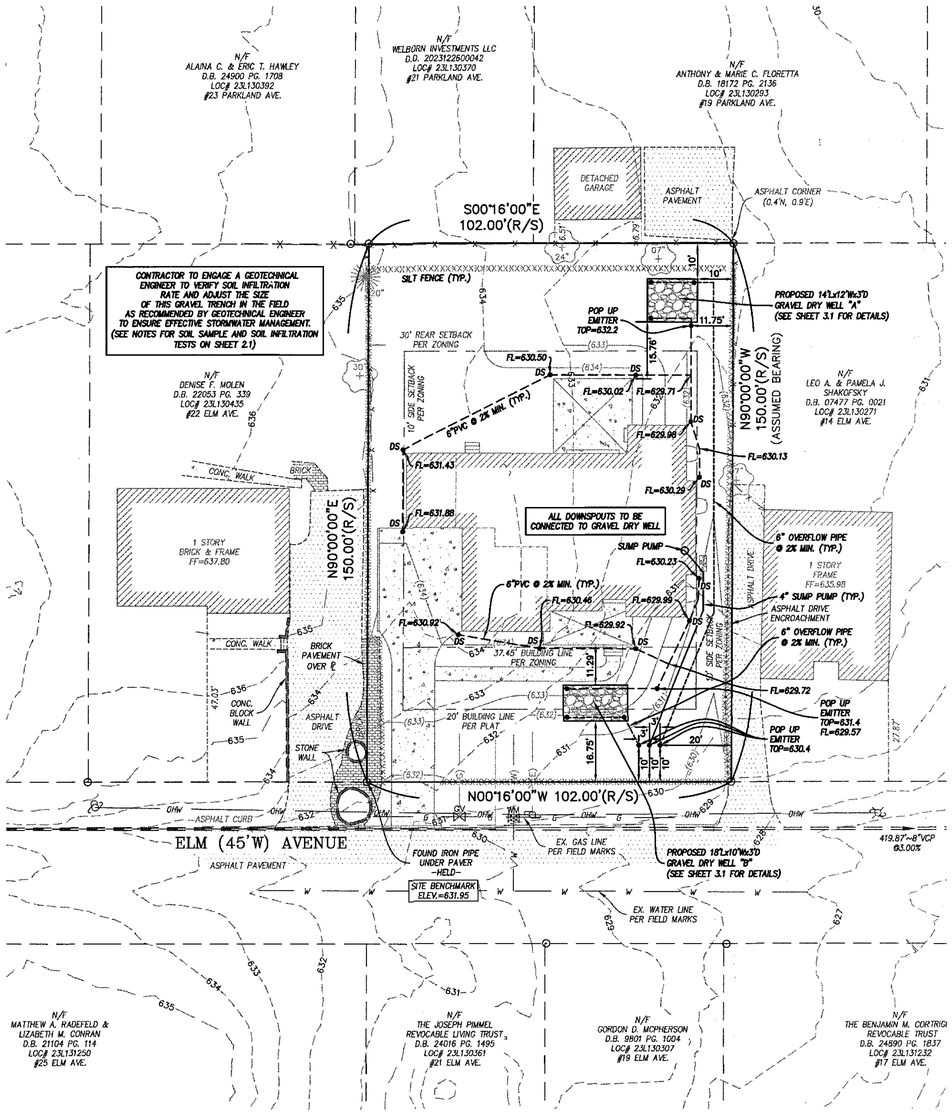
The Professional Engineer's seal and signature affixed to this sheet applies only to the material and data shown on this sheet. Any use of this material and data without exhibiting the seal and signature shall not be considered prepared by the engineer, and the engineer expressly disclaims any and all responsibility for such uses. Revisions or documents not exhibiting this seal and signature.

STATE OF MISSOURI
HENRY H. HUYNH
NUMBER PE-2022036627
PROFESSIONAL ENGINEER

Date: 08/25/2025
Henry H. Huynh, PE
License # PE-2022036627
Professional Engineer

Job Number	24-12-325
Date	08/25/2025
Designed: HHH	Sheet 2.1
Drawn: HHH	
Checked: MGB	IMP

Drawing name: C:\Users\thuynh\appdata\local\temp\AcPublish_16676\24123\25 Site Plan.dwg Plotted on: Aug 25, 2025 - 10:37am Plotted by: thuynh



GRAPHIC SCALE

(IN FEET)
1 inch = 20 ft.

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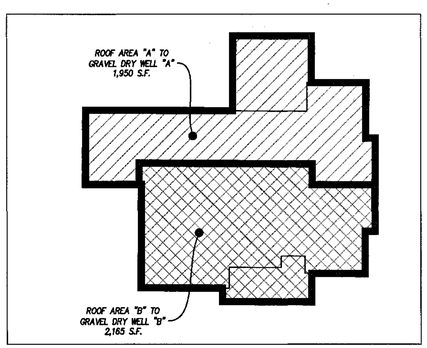
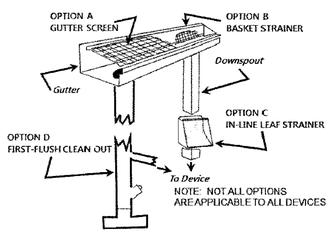
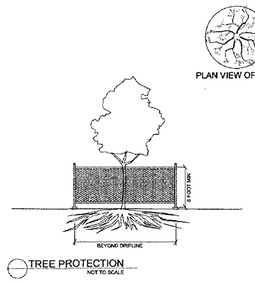


ROOF CONTRIBUTORY MAP
1" = 20'

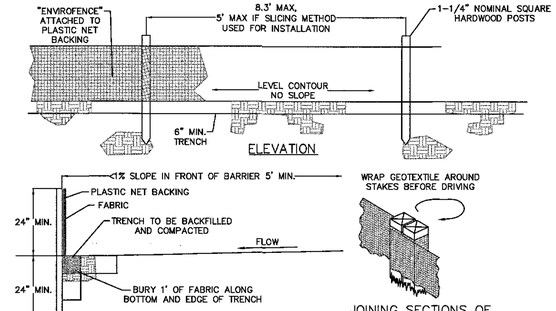
CIRCLE ONE OR MORE OPTIONS USED: Ⓐ B C D



PRETREATMENT OPTIONS DETAIL



ALL EXISTING TREES ARE TO REMAIN UNLESS NOTED OTHERWISE. TREE PROTECTION IS TO BE INSTALLED TO ENSURE THAT THE TREES REMAIN UNHARMED DURING CONSTRUCTION. THE TREE PROTECTION FENCE SHALL BE EITHER CHAIN LINK OR PLASTIC LINK PER CITY STANDARDS.



NOTE: IF FABRIC IS INSTALLED BY EQUIPMENT DESIGNED TO SLICE INTO THE GROUND, THE TRENCH IS NOT NEEDED.

SILT FENCE DETAIL

NOTES

1. THE GUTTERS SHALL CONNECT TO GRAVEL TRENCH UNLESS NOTED OTHERWISE.
2. THE PLACEMENT OF THE POP-UP EMITTERS TO BE DETERMINED IN THE FIELD. PLACEMENT SHALL ALLOW FOR STORM WATER TO BE ABSORBED PRIOR TO RUNOFF ONTO ADJACENT PROPERTY.
3. HE CONTRACTOR IS TO MAINTAIN THE SHEET FLOW FOR THE STORM WATER AND SHALL NOT CONCENTRATE RUNOFF ONTO ADJACENT PROPERTIES.
4. THE POINT OF STORMWATER DISCHARGE SHALL BE AT LEAST 10 FEET FROM ANY PROPERTY LINE.
5. DO NOT CONNECT WINDOW WELL DRAINS TO THE DOWNSPOUT PIPING.

STORM WATER DESIGN CALCULATIONS

TOTAL PROPOSED ROOF AREA "A" = 1,950 S.F. ≈ 0.045 Ac.

15 YEAR 20 MINUTE RUNOFF = 0.045 Ac. (3.54) = 0.159 CFS

THE REQUIRED VOLUME = 0.159 x 1200 = 190.80 C.F.

14'L x 12'W x 3'D GRAVEL INFILTRATION TRENCHES ARE PROPOSED TO PROVIDE THE ATTENUATION. ASSUMING 40% VOIDS IN THE GRAVEL 201.60 C.F. OF VOLUME IS PROVIDED

201.60 C.F. TOTAL VOLUME IS PROVIDED > 190.80 C.F. IS REQUIRED
(ALL DOWNSPOUTS FROM ROOF AREA "A" TO BE CONNECT TO GRAVEL TRENCH "A")

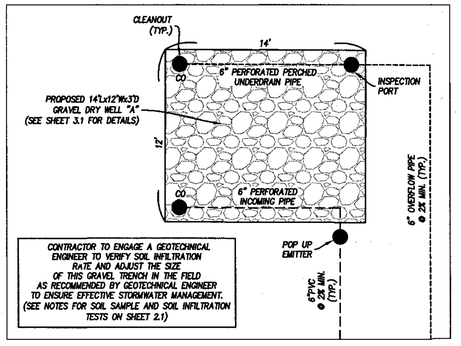
TOTAL PROPOSED ROOF AREA "B" = 2,165 S.F. ≈ 0.050 Ac.

15 YEAR 20 MINUTE RUNOFF = 0.050 Ac. (3.54) = 0.177 CFS

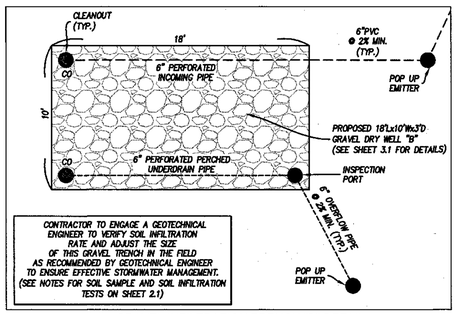
THE REQUIRED VOLUME = 0.177 x 1200 = 212.40 C.F.

18'L x 10'W x 3'D GRAVEL INFILTRATION TRENCHES ARE PROPOSED TO PROVIDE THE ATTENUATION. ASSUMING 40% VOIDS IN THE GRAVEL 216.00 C.F. OF VOLUME IS PROVIDED

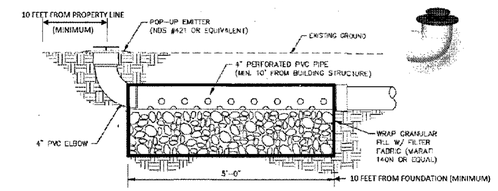
216.00 C.F. TOTAL VOLUME IS PROVIDED > 212.40 C.F. IS REQUIRED
(ALL DOWNSPOUTS FROM ROOF AREA "B" TO BE CONNECT TO GRAVEL TRENCH "B")



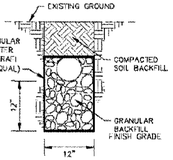
GRAVEL INFILTRATION TRENCH "A" DETAIL
1" = 5'



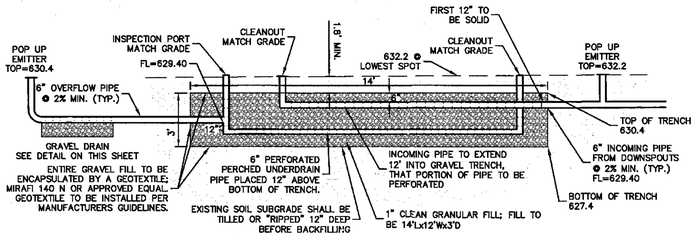
GRAVEL INFILTRATION TRENCH "B" DETAIL
1" = 5'



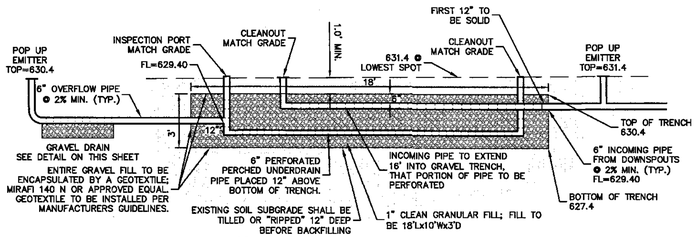
NOTES:
1. GRANULAR FILL SHALL BE 1" MIN. CLEAN DRAINAGE ROCK.
2. COMPACT SOIL MATERIAL UNDER LAWNS TO 85% MAXIMUM DENSITY AS DETERMINED BY THE MODIFIED PROCTOR COMPACTION TEST. (ASTM D 1557)
3. 4-INCH MINIMUM SORUS OR EQUIVALENT PERFORATED UNDERDRAIN OUTLET PIPE WRAPPED WITH FILTER SOCK



POP-UP EMITTER



GRAVEL INFILTRATION TRENCH "A" SECTION
N.T.S.



GRAVEL INFILTRATION TRENCH "B" SECTION
N.T.S.

1. ALL PIPES TO BE SDR-35 OR SCHEDULE 40 PVC OR EQUIVALENT.
2. MIRAFI 140 GEOSYNTHETIC LAP SPLICE MINIMUM LENGTH = 18 INCHES.
3. ALL PIPE TERMINATING INSIDE DRY WELL SHALL HAVE ENDS CAPPED.
4. PVC STANDPIPE
   A. REST STANDPIPE ON CONCRETE BLOCK OR PAD
   B. ANCHOR PIPE INTO ROCK
5. PERFORATED PIPE SHALL BE WRAPPED WITH POLYESTER FILTER SOCK.

ISSUE	REMARKS	DATE
1	UPDATE HOUSE PLAN	08/22/25
2		
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STORMWATER PLAN

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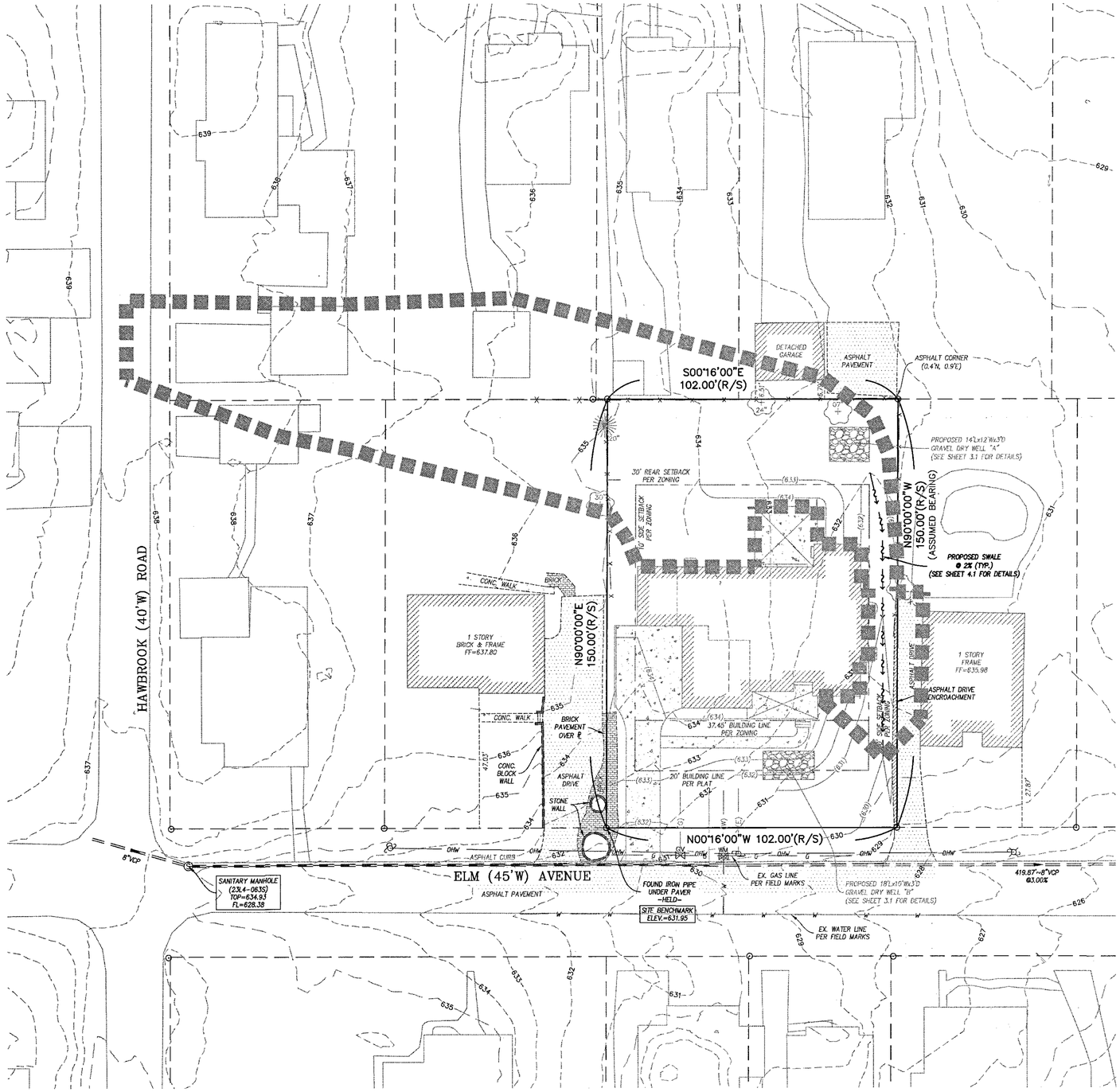
STATE OF MISSOURI HENRY H. HUYNH NUMBER PE-2002036627 PROFESSIONAL ENGINEER

Date: 08/25/2025
Henry H. Huynh, PE
License # PE-2002036627
Professional Engineer

Job Number	24-12-325
Date	08/25/2025
Designed: HHH	Sheet 3.1
Drawn: HHH	
Checked: MGB	IMP

Drawing name: C:\Users\huynh\appdata\local\temp\AcPublish_18676\24125 Site Plan.dwg Plotted on: Aug 25, 2025 - 10:37am Plotted by: huynh



GRAPHIC SCALE

20 0 10 20 40 80

(IN FEET)
1 inch = 20 ft.

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

Channel Report

Hydraflow Express Extension for Autodesk® Civil 3D® by Autodesk, Inc. Thursday, Aug 21 2025

SWALE CALC

Triangular

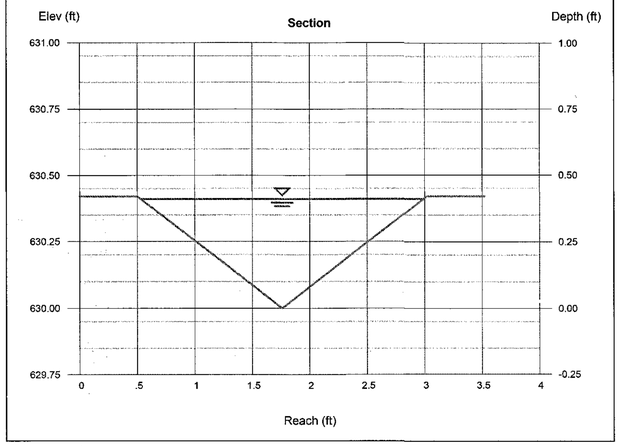
Side Slopes (z:1)	= 3.00, 3.00
Total Depth (ft)	= 0.42
Invert Elev (ft)	= 630.00
Slope (%)	= 2.00
N-Value	= 0.033

Calculations

Compute by:	Known Q
Known Q (cfs)	= 1.064

Highlighted

Depth (ft)	= 0.41
Q (cfs)	= 1.064
Area (sqft)	= 0.50
Velocity (ft/s)	= 2.11
Wetted Perim (ft)	= 2.59
Crit Depth, Yc (ft)	= 0.38
Top Width (ft)	= 2.46
EGL (ft)	= 0.48

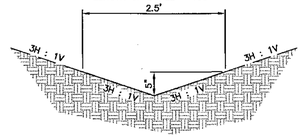


SWALE DRAINAGE AREA MAP

Total Drainage Area = 16,506 s.f. = 0.379 Ac.
Impervious Area = 3,450 s.f. = 0.079 Ac.
Pervious Area = 13,056 s.f. = 0.300 Ac.
*100 Year - 20 Minute Runoff = 0.079 Ac. (4.77) + 0.300 Ac. (2.29) = 1.064 cfs

*Based upon MSD 100 Year - 20 Minute PI Factors: 4.77 For Impervious Area & 2.29 For Pervious Area

100 YEAR – 20 MINUTE RUNOFF = 1.064 CFS
LONGITUDINAL SLOPE = 2%
LENGTH OF SWALE = 100'



SWALE DETAIL

N.T.S.

ISSUE	REMARKS/DATE
1	UPDATE HOUSE PLAN - 08/22/25
2	
3	

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

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5055 New Baumgartner Road
St. Louis, Missouri 63129
Ph 314-487-0440 Fax 314-487-8944
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Corporate Certificate of Authority #001348

#20 ELM AVENUE
GLENDALE, MISSOURI 63122

SWALE CALCULATIONS & DETAILS

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STATE OF MISSOURI
HENRY H. HUYNH
NUMBER PE-2022036627
PROFESSIONAL ENGINEER

Date: 08/25/2025
Henry H. Huynh, PE
License # PE-2022036627
Professional Engineer

Job Number	24-12-325
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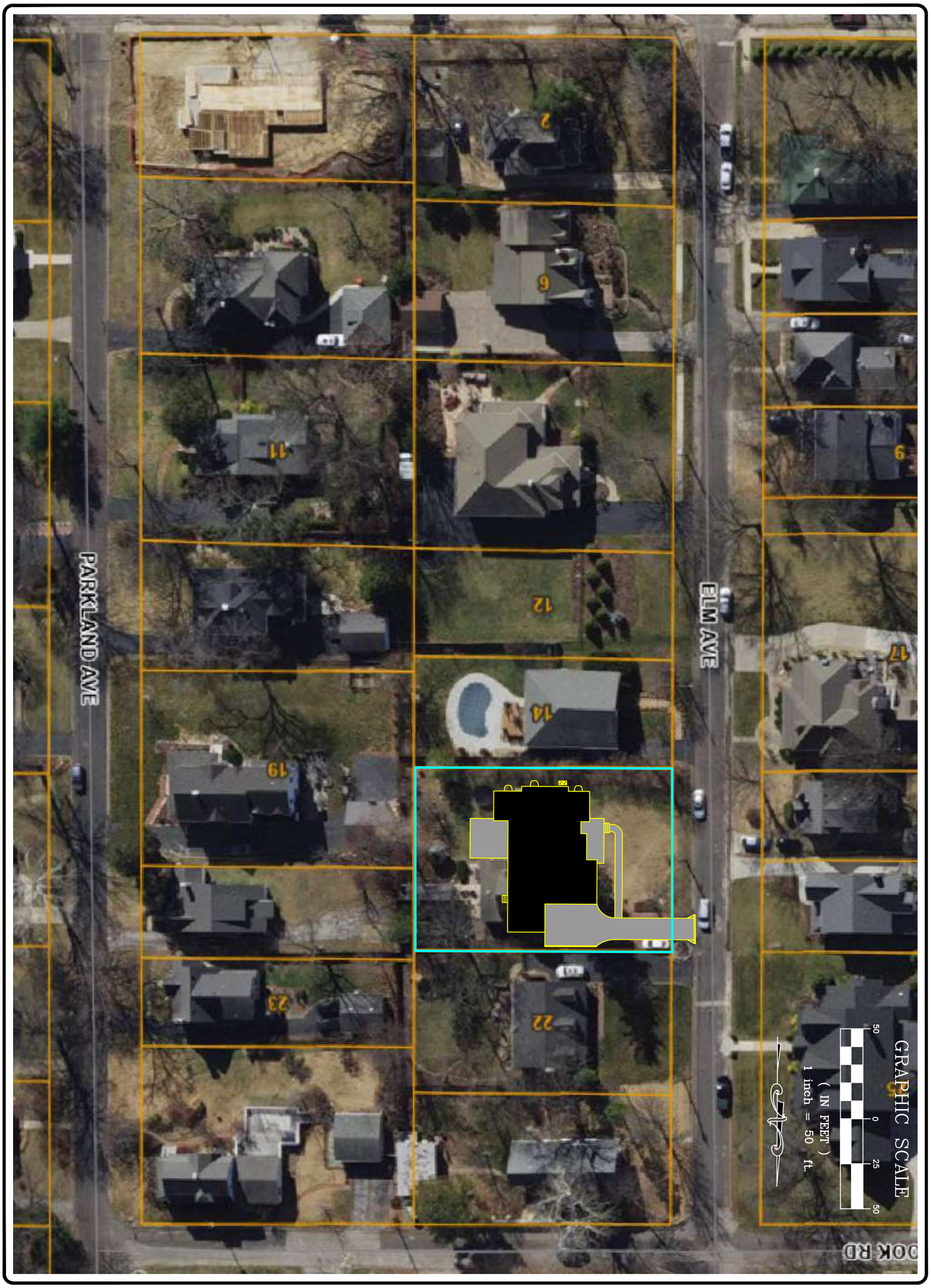
Drawing name: C:\Users\thuynh\appdata\local\temp\AcPublish_16676\24123\25 Site Plan.dwg Plotted on: Aug 25, 2025 - 10:37am Plotted by: thuynh



ISSUE NO.	PROJECT:	DRAWN:
24	*#20 ELM AVENUE*	Q.A.D.
12		DESIGNED:
325		CHECKED: H.H.H.
SHEET 1 OF 1	SHEET TITLE: Aerial Photo Plan	

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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
9/29/2025

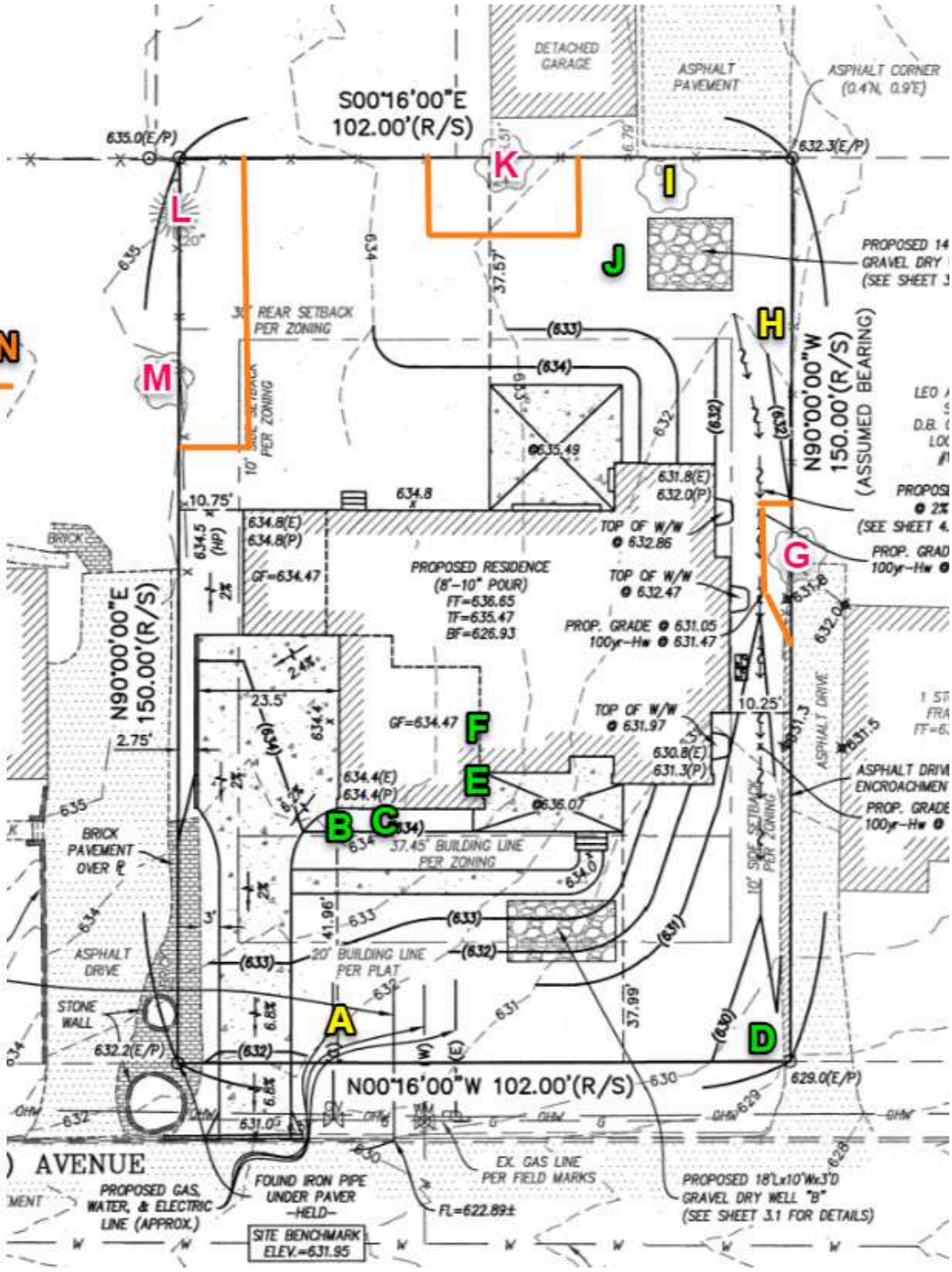
PROPERTY LOCATION: 20 Elm

NUMBER	TREE SPECIES	DBH	PRESERVE/ TBR	ADJOINING LOT	COMMENTS	CONDITION
A	eastern redbud	13"	TBR		dead leader, vines on trunk, cavity at branch union **CONDITION/ UTILITIES**	Poor
B	Norway spruce	24"	TBR		strong central leader, deadwood **FOUNDATION**	Good
C	Norway spruce	14"	TBR		large compartmentalized wound on trunk, vines on trunk, phototropic, deadwood **FOUNDATION**	Fair
D	red mulberry	9"	TBR		vines on trunk, epicormic growth **GRADING**	Fair
E	eastern redcedar	17"	TBR		multi-stemmed, included bark, deadwood, one-sided **FOUNDATION**	Fair
F	eastern redcedar	19"	TBR		co-dominant at 35', dead scaffold branches **FOUNDATION**	Good
G	hackberry	6"	PRESERVE	SHARED	co-dominant top, phototropic, wound on trunk, epicormic growth	Fair
H	hemlock	9"	TBR		vines on trunk, broken top, epicormic growth **CONDITION**	Poor
I	dogwood	6"	TBR		major branch dieback **CONDITION**	Poor
J	saucer magnolia	15"	TBR		removed leader, basal decay, sucker growth **STORMWATER DRY WELL**	Fair
K	baldcypress	20"	PRESERVE		one-sided, lean, minor deadwood	Good
L	shortleaf pine	16"	PRESERVE	SHARED	lean, minor deadwood	Good
M	hackberry	22"	PRESERVE	YES	exposed trunk flare, co-dominant at 25'	Good
1	replacement tree	2.5”	INSTALL		installed replacement tree	

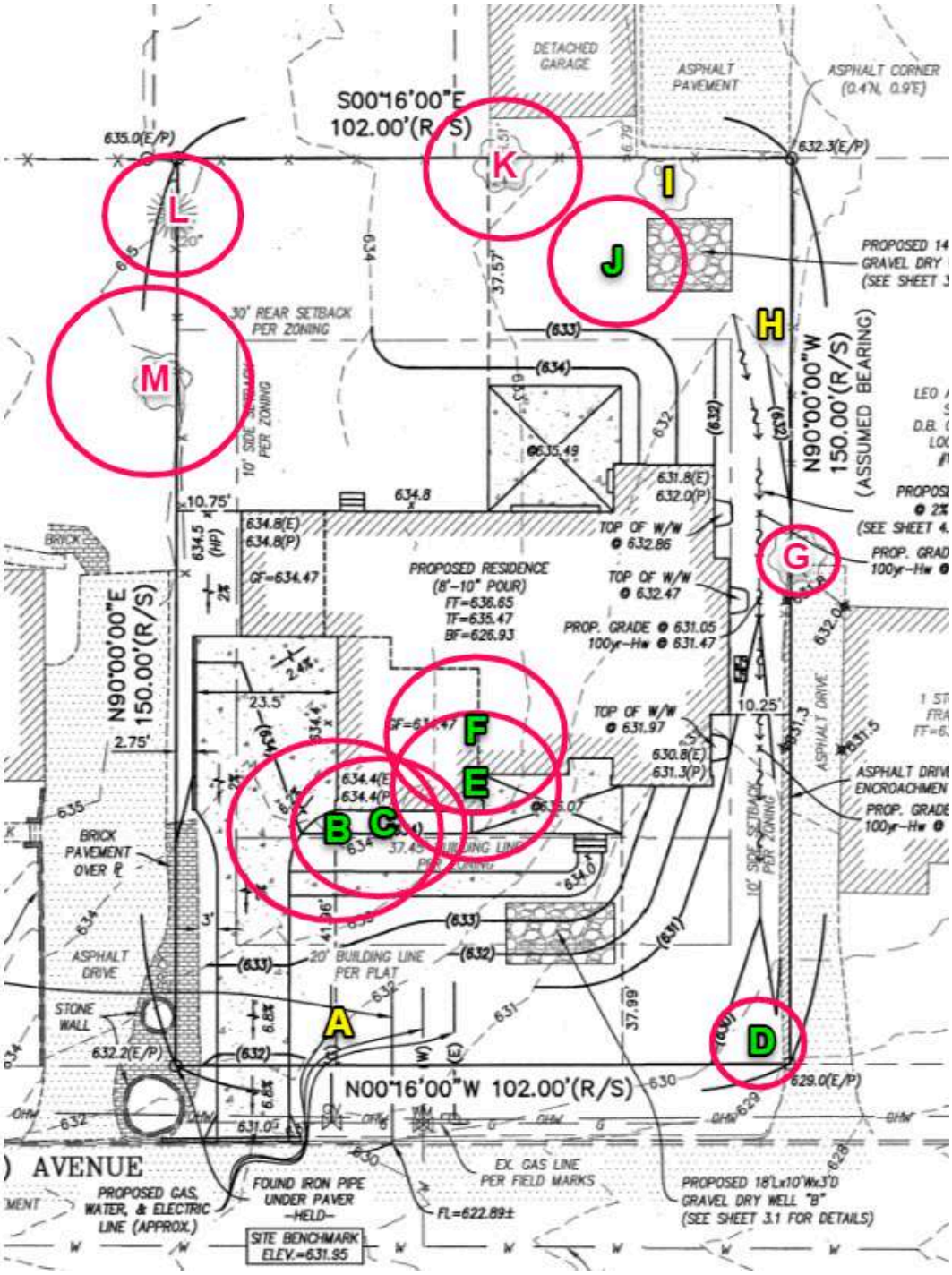
2	replacement tree	2.5”	INSTALL		installed replacement tree	
3	replacement tree	2.5”	INSTALL		installed replacement tree	
4	replacement tree	2.5”	INSTALL		installed replacement tree	
5	replacement tree	2.5”	INSTALL		installed replacement tree	
6	replacement tree	2.5”	INSTALL		installed replacement tree	
7	replacement tree	2.5”	INSTALL		installed replacement tree	
8	replacement tree	2.5”	INSTALL		installed replacement tree	
9	replacement tree	2.5”	INSTALL		installed replacement tree	
10	replacement tree	2.5”	INSTALL		installed replacement tree	

TOTAL TREES **(** @ or above 6” DBH **)**	TOTAL VIABLE TREES	TREES REMOVED	DEAD/DYING/ DISEASED REMOVE	VIABLE TREES REMOVED	# OF VIABLE INCHES REMOVED	# OF 2.5” CALIPER REPLACEMENT TREES REQUIRED (1 per 10” removed)	OR REPLACEMENT COST @ $120 PER CALIPER INCH
13	**10**	**9**	**3**	**6**	**98**	**10**	**$3,000**

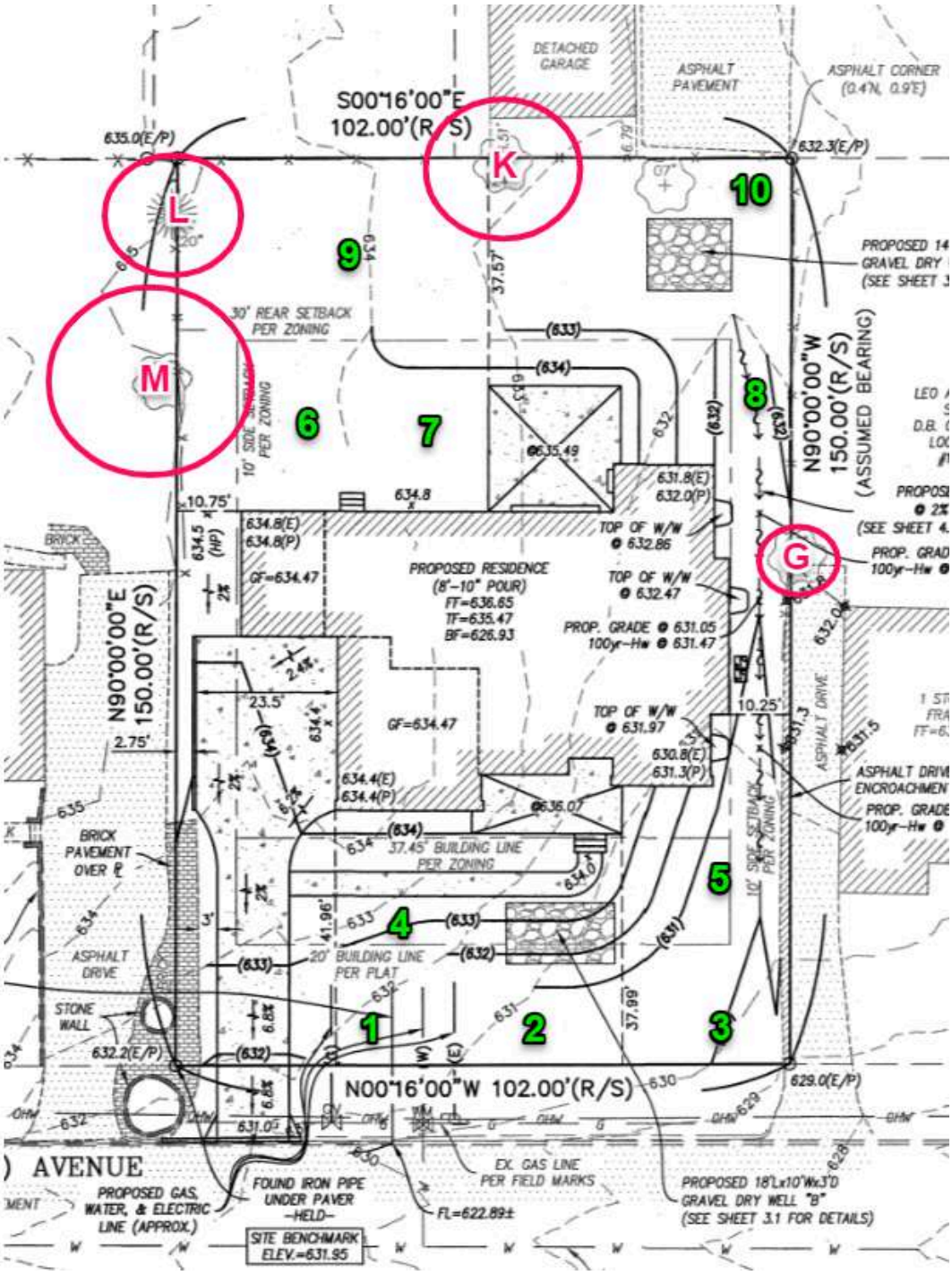
PRESERVE
TBR
POOR
CONDITION
TREE
PROTECTION
FENCE

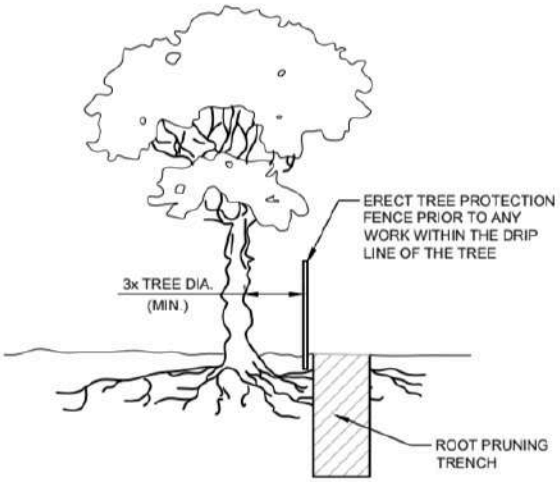


EXISTING CANOPY



PROPOSED CANOPY





NOTES:

1. ROOT PRUNING SHALL BE DONE WHENEVER THERE WILL BE GRADING, CUTTING OR COMPACTION DISTURBANCE UNDERNEATH THE DRIP LINE OF A TREE. PRIOR TO ANY WORK WITHIN DRIP LINE, THE CONTRACTOR SHALL ERECT A TREE PROTECTION FENCE AND CONTACT AN ISA CERTIFIED ARBORIST TO COORDINATE WORK. NO DISTURBANCE SHALL BE DONE WITHIN A DISTANCE OF 3X THE DIAMETER OF THE TREE, DUE TO STABILITY CONCERNS.
2. ROOT PRUNING SHALL BE DONE WITH A SHARP TOOL, IN SUCH A WAY THAT DOES NOT PULL ON THE ROOTS, BUT LEAVES SMOOTH CUTS. DO NOT TEAR ROOTS WITH EXCAVATION EQUIPMENT. IT IS PREFERABLE TO EXPOSE THE ROOTS PRIOR TO ROOT PRUNING. AFTER PRUNING, FILL THE AREA WITH QUALITY TOPSOIL AND WATER UNTIL THOROUGHLY SOAKED.
3. ONCE EXPOSED, ROOTS MUST BE COVERED WITHIN 8 HOURS. IF ROOTS WILL BE LEFT EXPOSED FOR LONGER THAN 8 HOURS, THEY MUST BE KEPT MOIST. ONE OPTION IS TO PUT MOIST BURLAP OVER THE EXPOSED ROOTS.

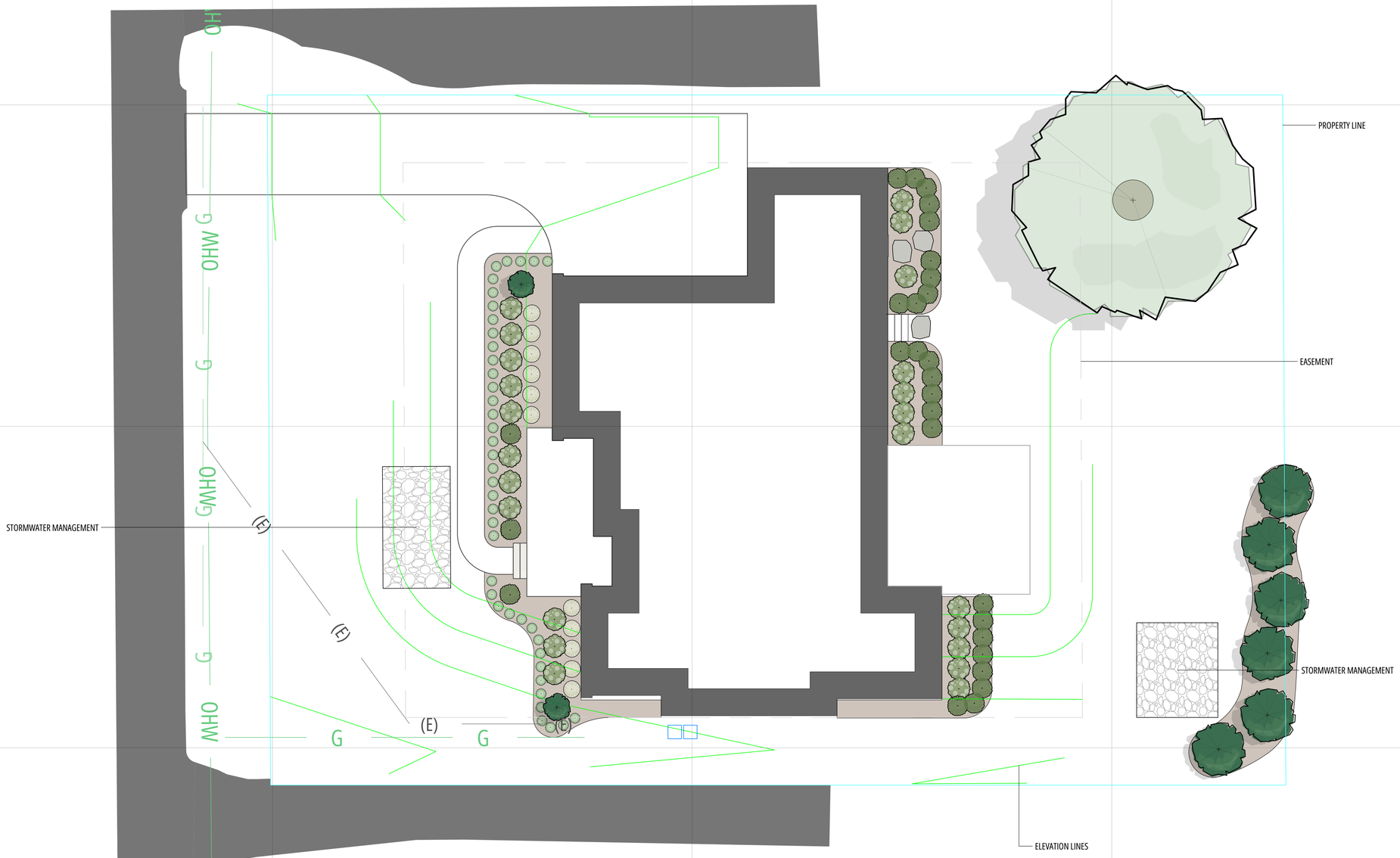
NOTES (CONT.):

4. ROOT PRUNING SHALL MEET OR EXCEED ANSI A300 OR APPROVED TREE CARE INDUSTRY STANDARDS.

DIGGING PROCESS

1. THE PRUNING TRENCH SHOULD BE CLEARED IN A WAY THAT EXPOSES THE ROOTS WHILE LEAVING THEM INTACT.
   1.1. USE HAND TOOLS OR AN AIR KNIFE II) DO NOT USE AN EXCAVATOR, AS THIS WILL PULL ON THE ROOTS AND POSSIBLY DAMAGE THE TRUNK III) IF A ROOT LARGER THAN 2" IS EXPOSED, LEAVE THIS ROOT INTACT AND CONTACT LANDSCAPE SERVICES
2. ONCE THE ROOTS ARE EXPOSED, USE A SHARP TOOL TO CLEANLY CUT ALL ROOTS WHICH ARE BETWEEN 1-2" DIAMETER. TO THE DEPTH OF THE PROPOSED DISTURBANCE
   2.1. APPROPRIATE TOOLS INCLUDE SHARP LOPPING SHEARS, HANDSAWS, A SHARPENED AXE, A ROOT PRUNER GRINDER, A RECIPROCATING SAW AND ANY OTHER SHARP TOOL WHICH LEAVES A CLEAN CUT
   2.2. YOU MAY NOT USE A CHAINSAW OR CHAIN TRENCHER TO MAKE THE FINAL CUTS
   2.3. ALL ROOTS SHALL BE LEFT WITH A CLEAN, SMOOTH ENDS AND NO RAGGED EDGES
3. POST PRUNING
   3.1. TREE ROOTS MUST BE KEPT MOIST. IF ROOTS ENDS WILL BE LEFT EXPOSED FOR MORE THAN 8 HOURS, COVER THE HOLE WITH MOIST BURLAP.
   3.2. FILL THE HOLE WITH HIGH QUALITY TOP SOIL, MULCH THE AREA WITH TRIPLE SHREDDED HARDWOOD TO A DEPTH OF 3", AND WATER WELL.

NO EXISTING TREES CURRENTLY ON SITE
NO EXISTING VEGETATION CURRENTLY ON SITE



1 CONCEPT PLAN
Scale: 1/8" = 1'-0"

N

0 10 20 30 40 50 ft

Frisella
NURSERY

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LANDSCAPE PREPARED FOR:
LEWIS HOMES
20 ELM
GLENDALE, MO

DESIGNER: LAUREN JARED

SHEET NAME:
CONCEPT PLAN

PROJECT DATE: 9.15.2025

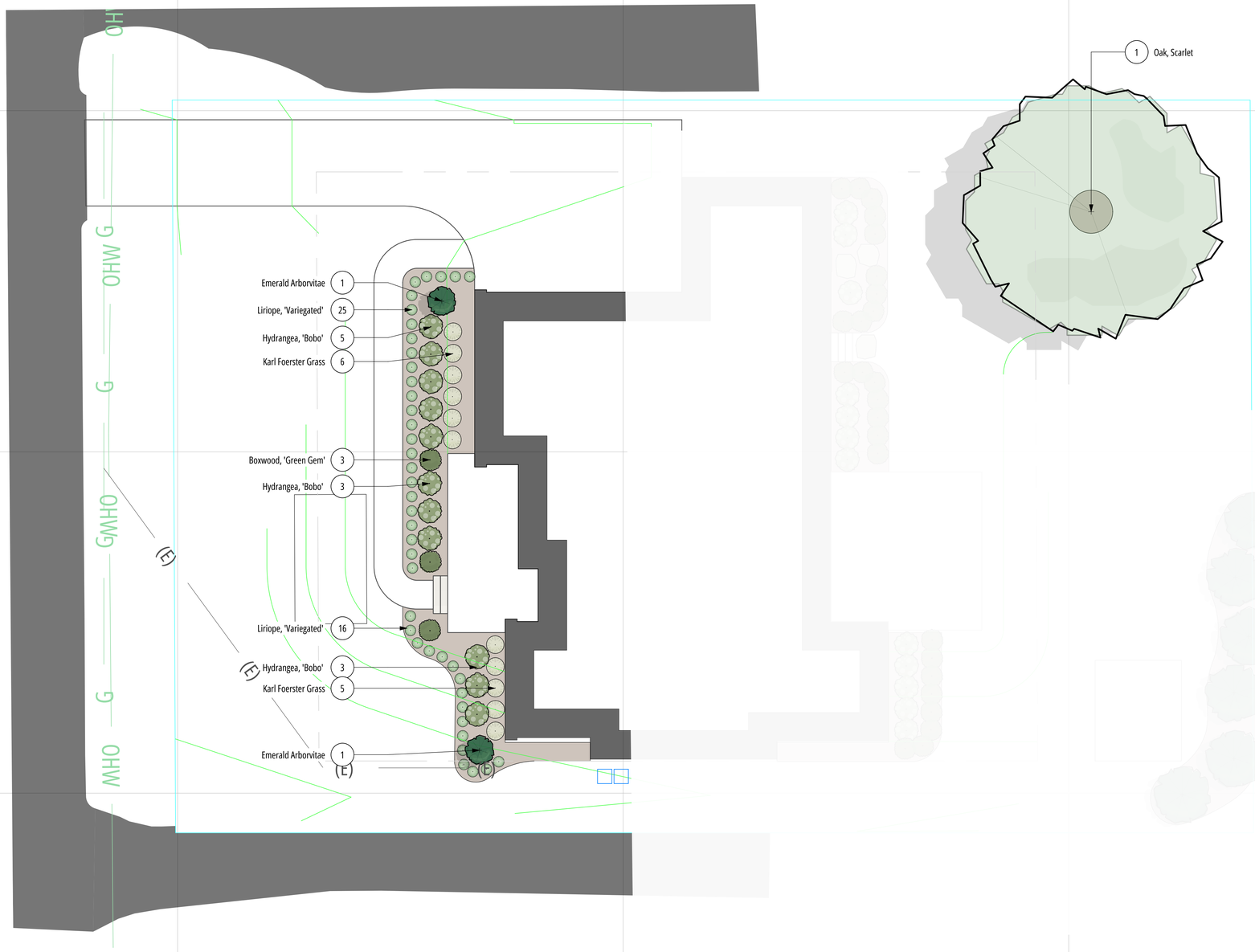
REVISION:

SHEET NO:
L-100

PROJECT NO:
DES123456

Plant List - Phase 1

ID	Qty	Botanical Name	Common Name	Scheduled Size
BbGg	3	Buxus 'Green Gem'	Boxwood, 'Green Gem'	18"
cakf	11	Calamagrostis × acutiflora 'Karl Foerster'	Karl Foerster Grass	#1
HpHb	11	Hydrangea paniculata 'Ilvobo'	Hydrangea, 'Bobo'	#5
LIMUVA	41	Liriope muscari 'Variegata'	Liriope, 'Variegated'	#1
QCOS	1	Quercus coccinea	Oak, Scarlet	2.5"
Untitled ID-1	2	Thuja occidentalis 'Emerald'	Emerald Arborvitae	8'



2 PHASE 1 CONCEPT
Scale: 1/8" = 1'-0"

N

0 10 20 30 40 50 ft

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LEWIS HOMES
20 ELM
GLENDALE, MO

DESIGNER: LAUREN JARED

SHEET NAME:
CONCEPT PLAN - PHASE 1

PROJECT DATE: 9.15.2025

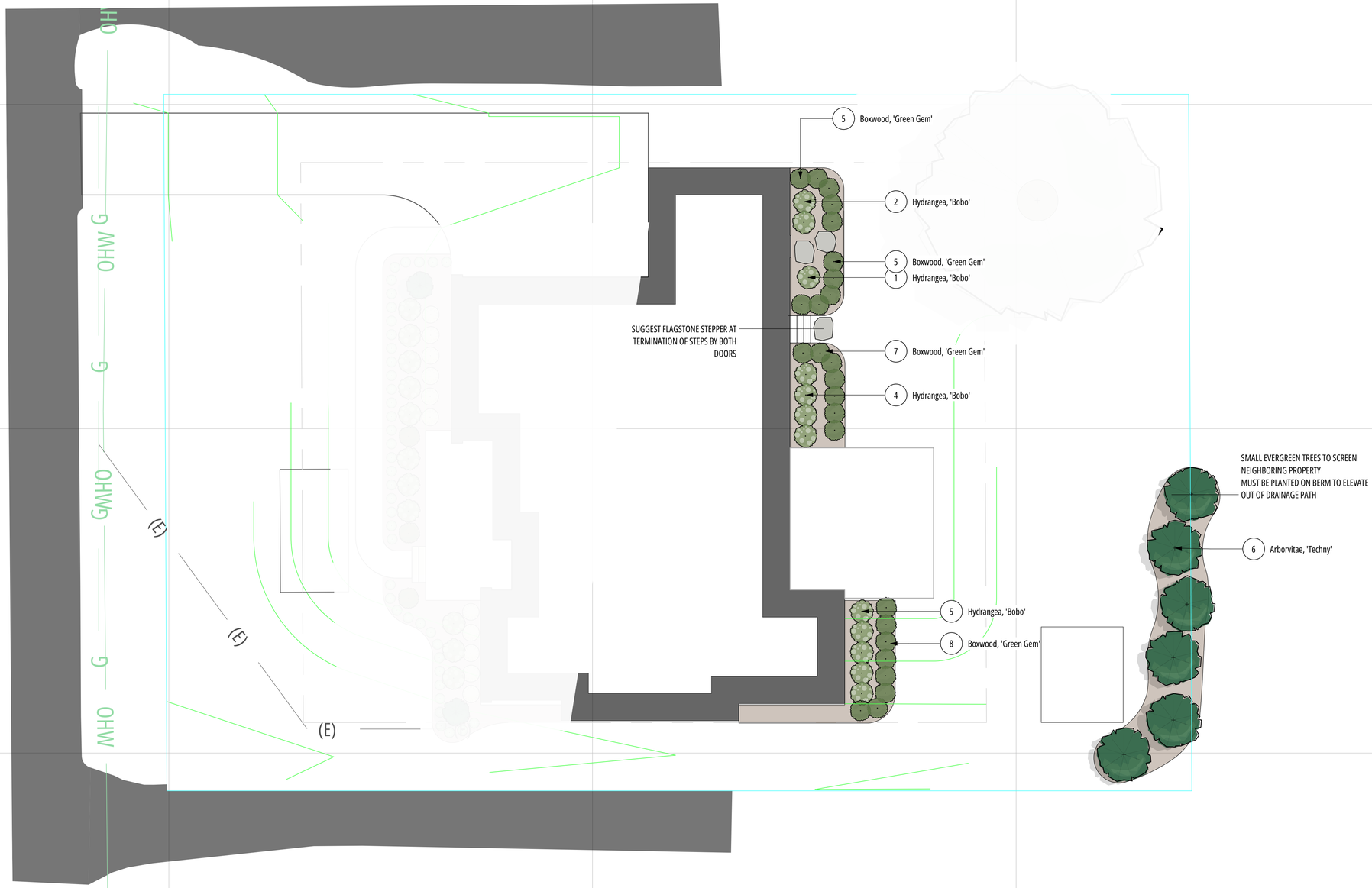
REVISION:

SHEET NO:
L-101

PROJECT NO:
DES123456

Plant List - ADDITIONAL PHASES

ID	Qty	Botanical Name	Common Name	Scheduled Size
BbGg	25	Buxus 'Green Gem'	Boxwood, 'Green Gem'	18"
HpHb	12	Hydrangea paniculata 'Ilvobo'	Hydrangea, 'Bobo'	#5
THOCTE	6	Thuja occidentalis 'Techny'	Arborvitae, 'Techny'	8'



3 PHASE 2 CONCEPT
Scale: 1/8" = 1'-0"

0 10 20 30 40 50 ft

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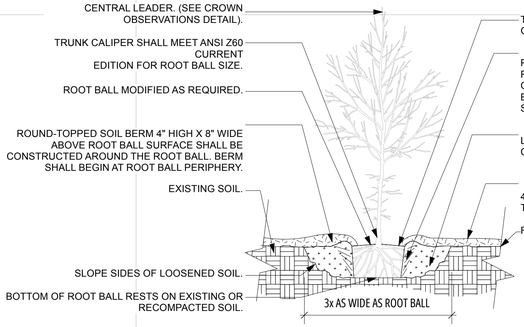
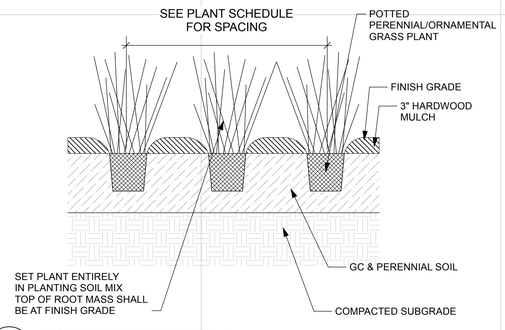
DESIGNER: LAUREN JARED
SHEET NAME: CONCEPT PLAN - PHASE 2
PROJECT DATE: 9.15.2025
REVISION:
SHEET NO: L-102
PROJECT NO: DES123456

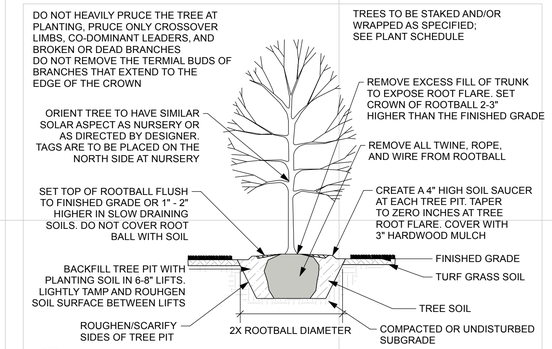


3 TREE WITH BERM (EXISTING SOIL NOT MODIFIED)
Scale: NOT TO SCALE

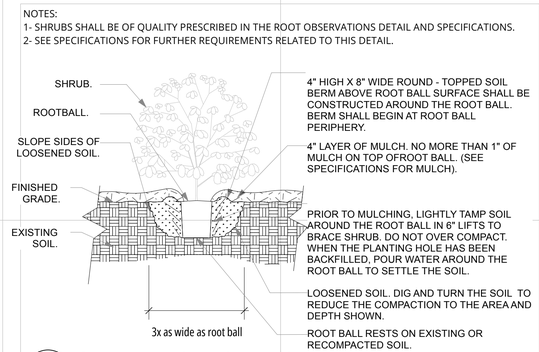
NOTES:
1- TREES SHALL BE OF QUALITY PRESCRIBED IN CROWN OBSERVATIONS AND ROOT OBSERVATIONS DETAILS AND SPECIFICATIONS.
2- SEE SPECIFICATIONS FOR FURTHER REQUIREMENTS RELATED TO THIS DETAIL.



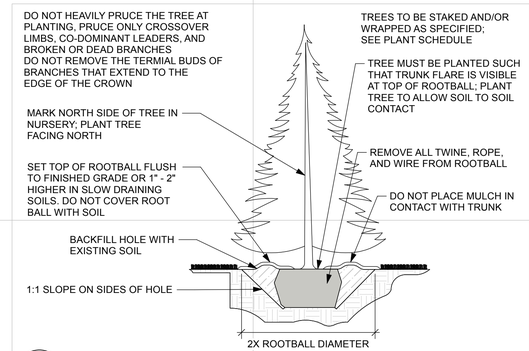
26 PERENNIAL & GRASS PLANTING
Scale: NOT TO SCALE



24 DECIDUOUS TREE PLANTING
Scale: NOT TO SCALE



7 SHRUB PLANTING UNMODIFIED SOIL
Scale: NOT TO SCALE



17 EVERGREEN TREE PLANTING
Scale: NOT TO SCALE

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LANDSCAPE PREPARED FOR:
LEWIS HOMES
20 ELM
GLENDALE, MO

DESIGNER: LAUREN JARED
SHEET NAME: NOTES
PROJECT DATE: 9.15.2025
REVISION:
SHEET NO: L-001
PROJECT NO: DES123456

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= 1050 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 2X6'S 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 R802.7 OF THE 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 60 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 Z97.1, OR APPROVED SHATTER RESISTANT PLASTIC MEETING THE WEATHERING REQUIREMENTS OF ANSI Z97.1.

2. SEE 'FIRE PROTECTION/LIFE 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 PROTECTION/LIFE 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 NOT CONSIDERED 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) 226- 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

ARB SET
8.21.25

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

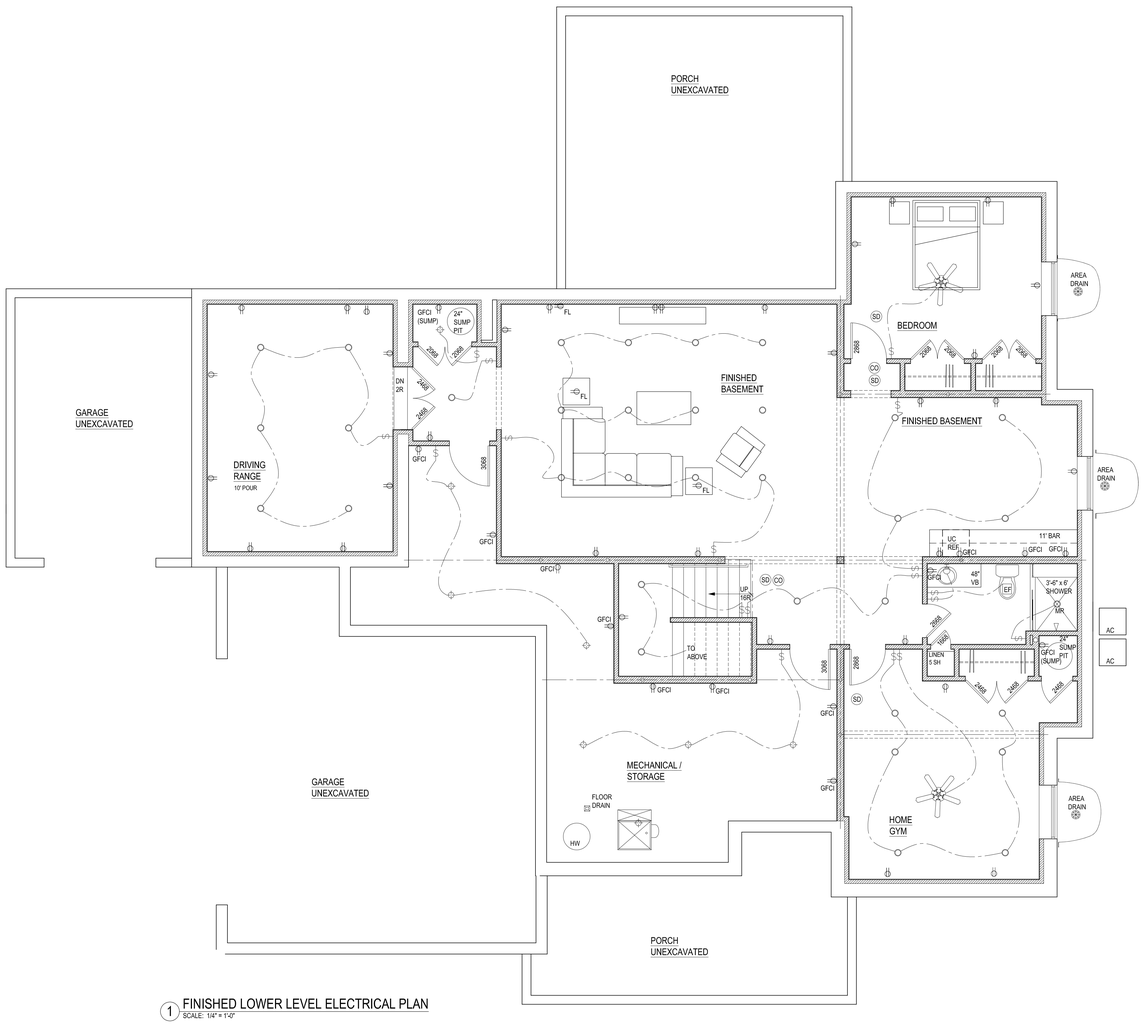
NEW HOME to be CONSTRUCTED
at 20 Elm Avenue
Glendale, MO 63122

LEWIS HOMES
335 Leffingwell Avenue
Suite 100
Kirkwood, MO 63122

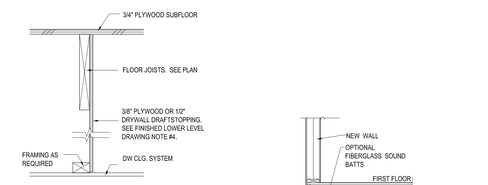
REV	DATE	ISSUE
	8.21.25	ARB SET

SHEET NUMBER

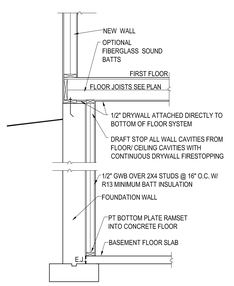
A0



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

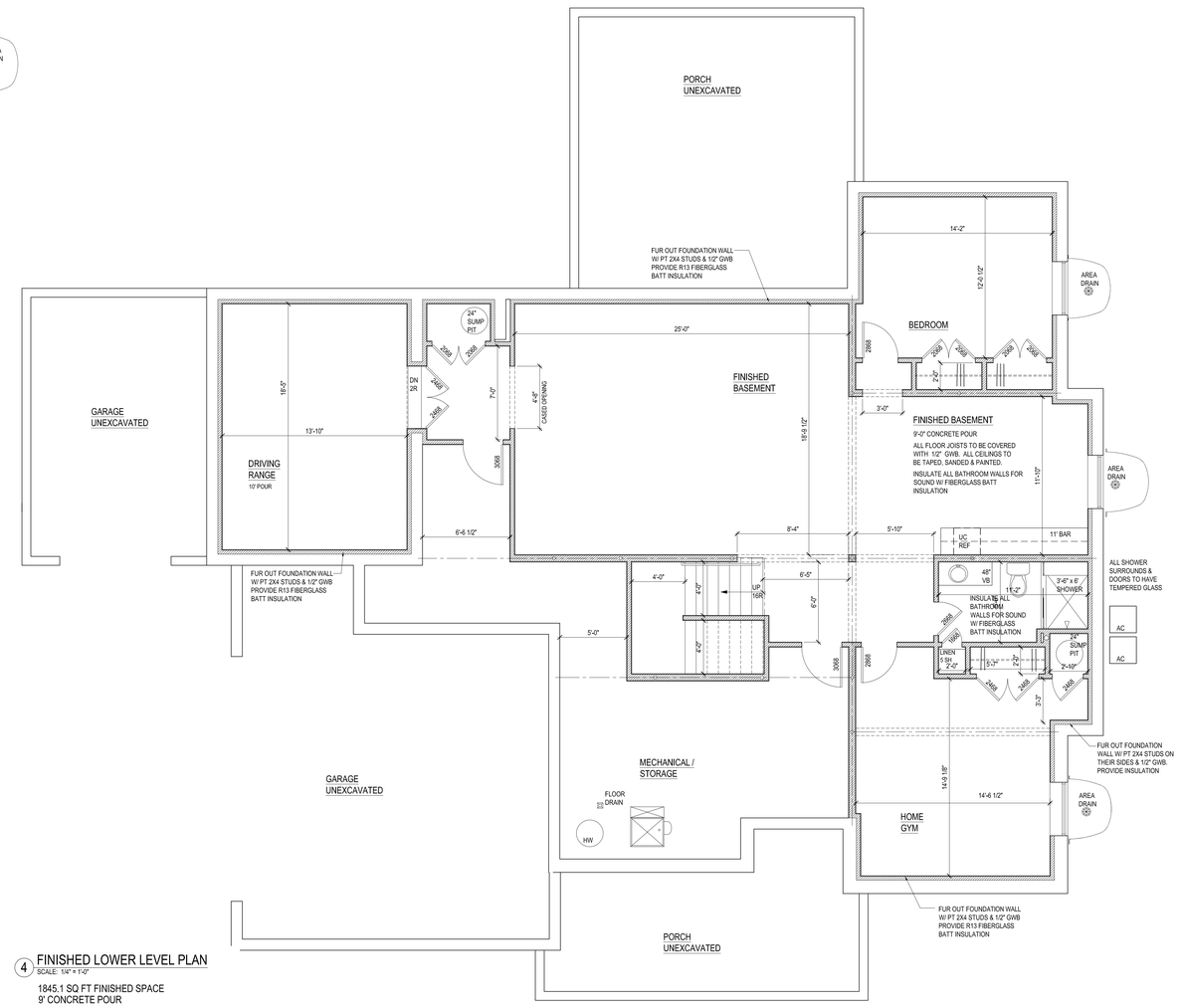
1. ALL INTERIOR WALLS TO BE 3 1/2 " (2X4 STUDS), UNLESS NOTED OTHERWISE (UNO). USE PRESSURE TREATED SILL PLATES.
2. DRAFTSTOPPING: CEILINGS SUSPENDED BELOW WOOD JOISTS OR ATTACHED DIRECTLY TO WOOD FLOOR TRUSSES SHALL BE DRAFT STOPPED AT MAXIMUM 1000 S.F. INTERVALS PARALLEL TO MAIN FRAMING MEMBERS.
3. 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
- 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.)
- 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

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"

1845.1 SQ FT FINISHED SPACE
9' CONCRETE POUR

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
	8.21.25	ARB SET

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 3/4", 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 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.

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."

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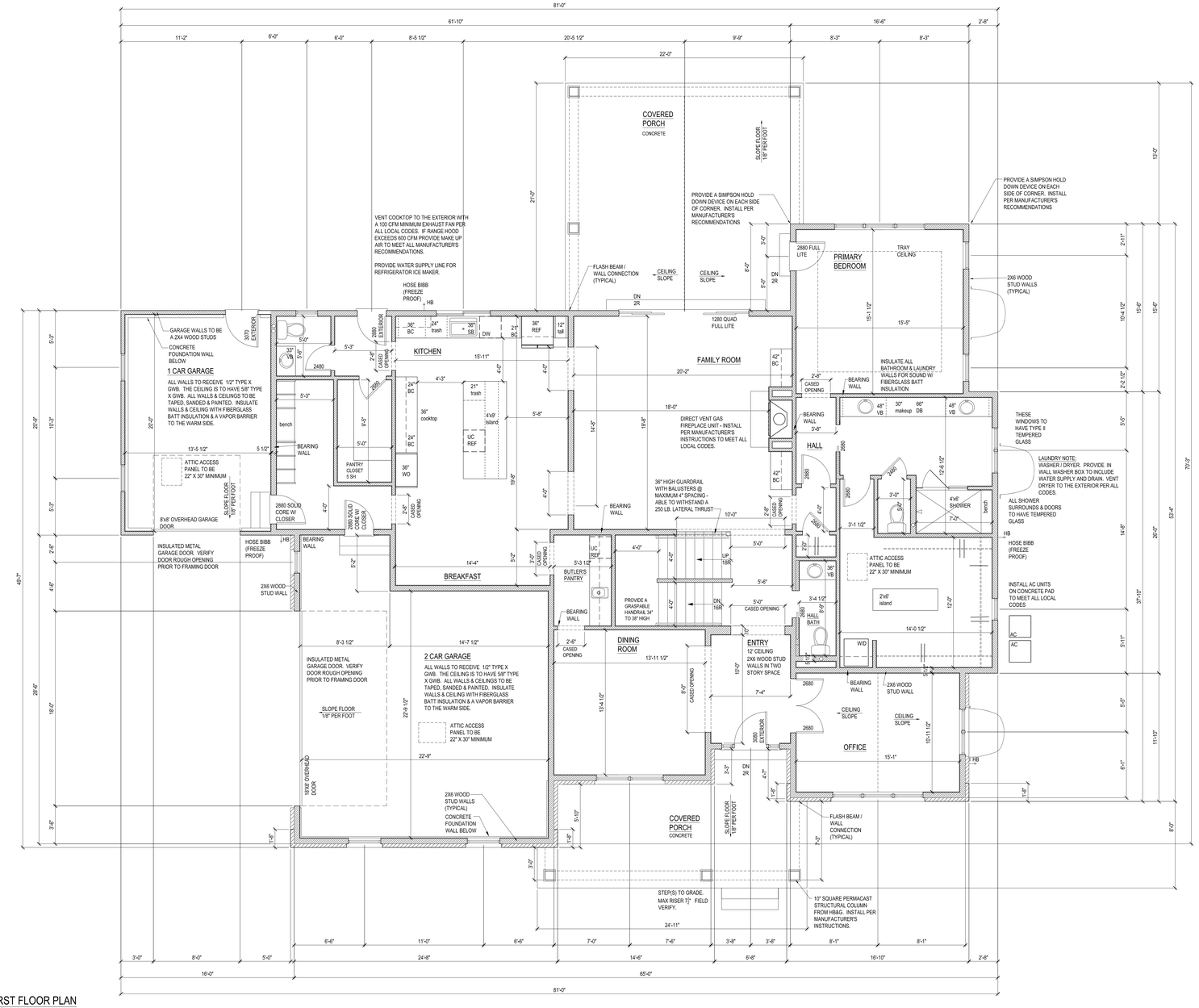

1 FIRST FLOOR PLAN
SCALE: 1/4" = 1'-0"
2514.4 SQ FT
10' FLOOR TO CEILING

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

NEW HOME to be CONSTRUCTED
at 20 Elm Avenue
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LEWIS HOMES
335 Leffingwell Avenue
Suite 100
Kirkwood, MO 63122

REV	DATE	ISSUE
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SHEET NUMBER

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.

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.

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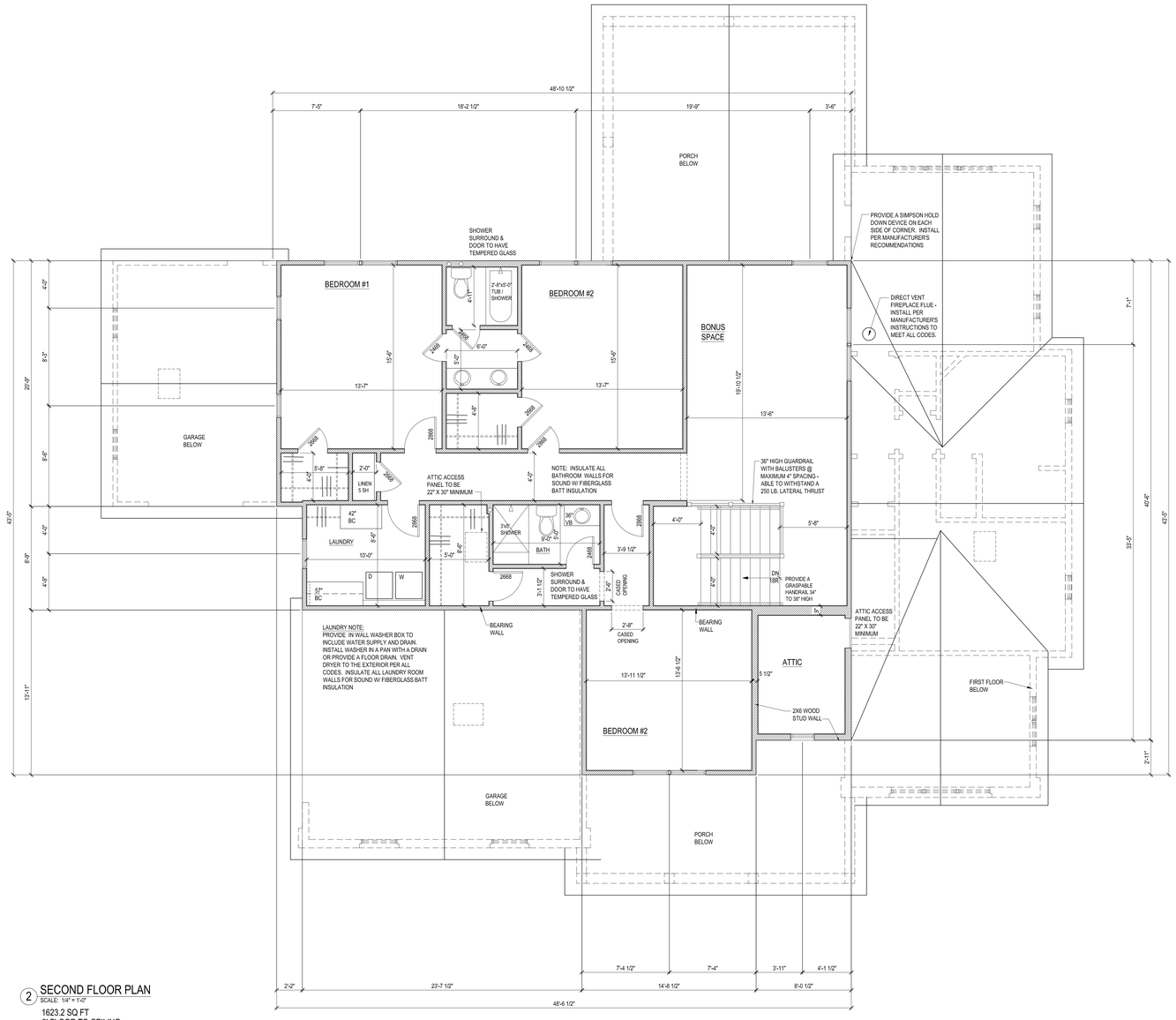

2 SECOND FLOOR PLAN
SCALE: 1/4" = 1'-0"
1623.2 SQ FT
9' FLOOR TO CEILING

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

NEW HOME to be CONSTRUCTED
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Glendale, MO 63122

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335 Leffingwell Avenue
Suite 100
Kirkwood, MO 63122

REV	DATE	ISSUE
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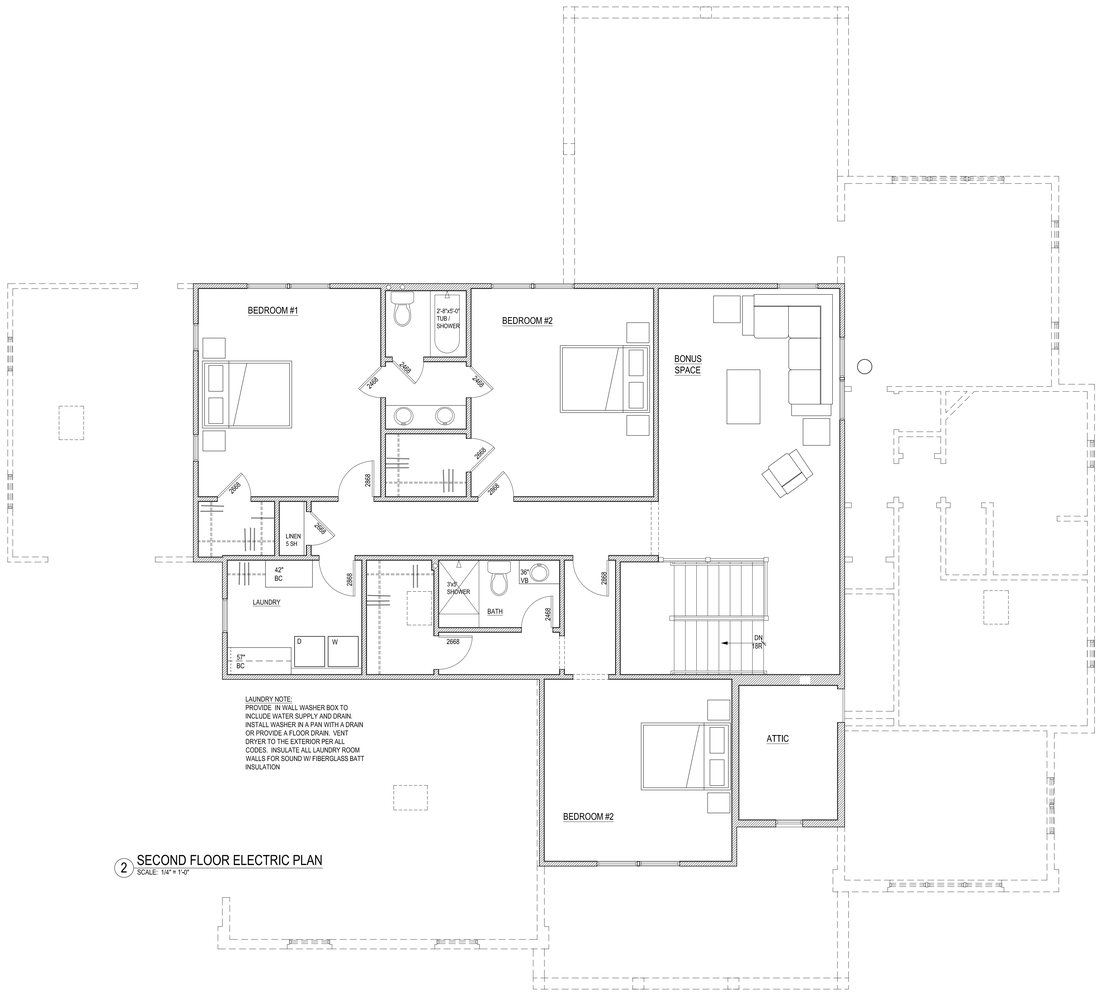
SHEET NUMBER

A4



2 SECOND FLOOR ELECTRIC PLAN
SCALE: 1/4" = 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.

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

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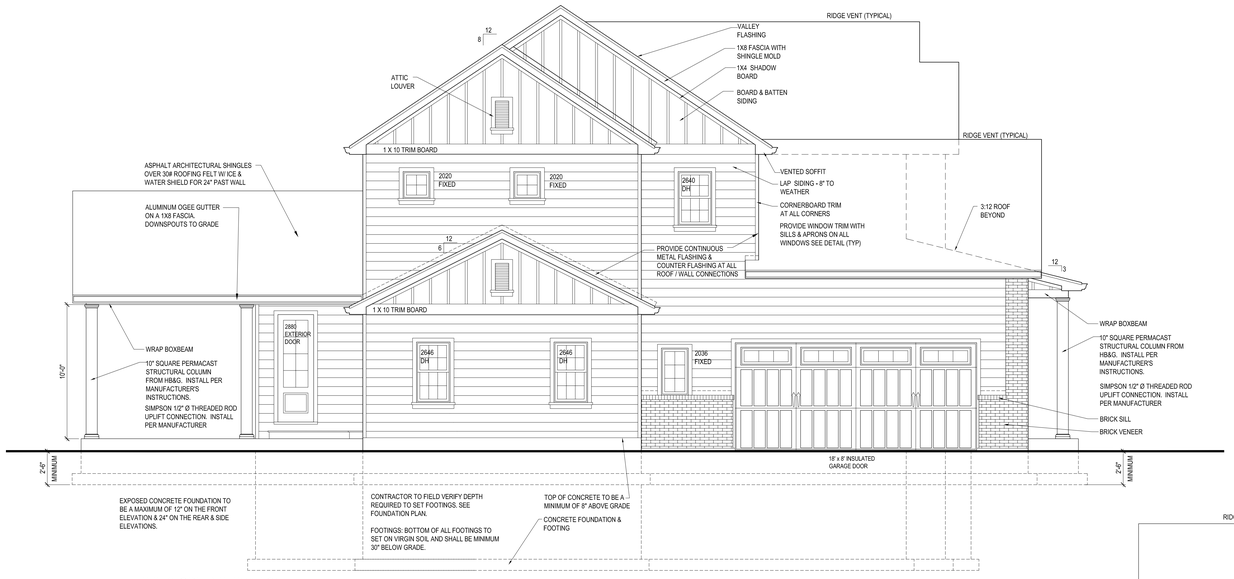
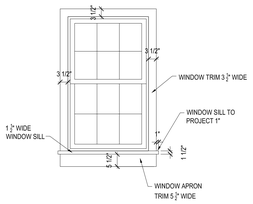
A6



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



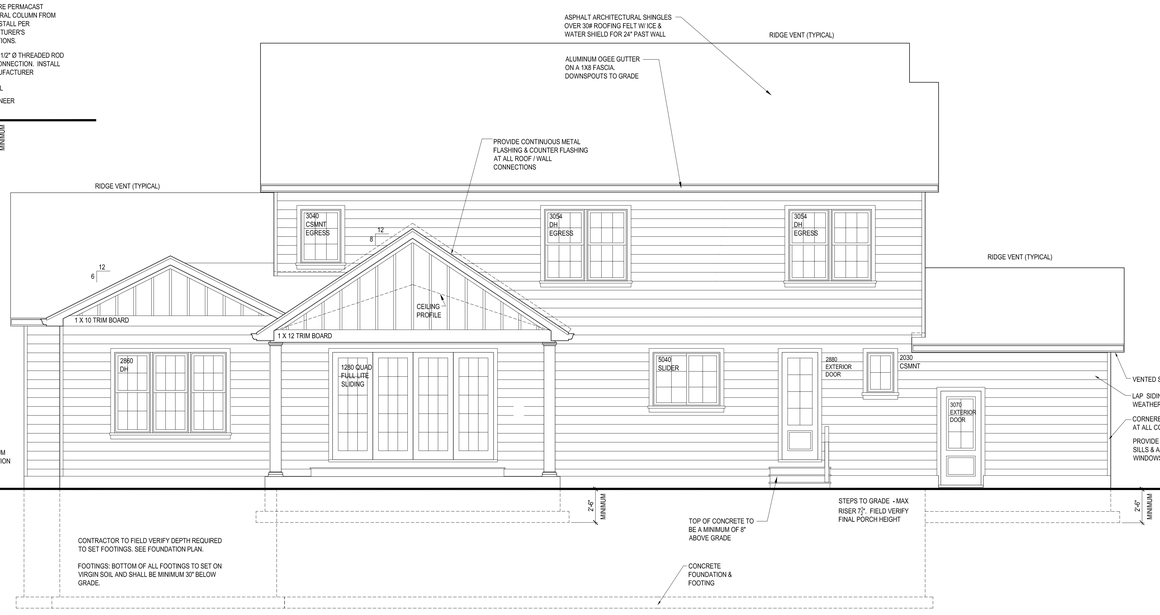
2 WINDOW TRIM DETAIL
SCALE: 1/2" = 1'-0"

WINDOW / DOOR TRIM REQUIREMENTS:

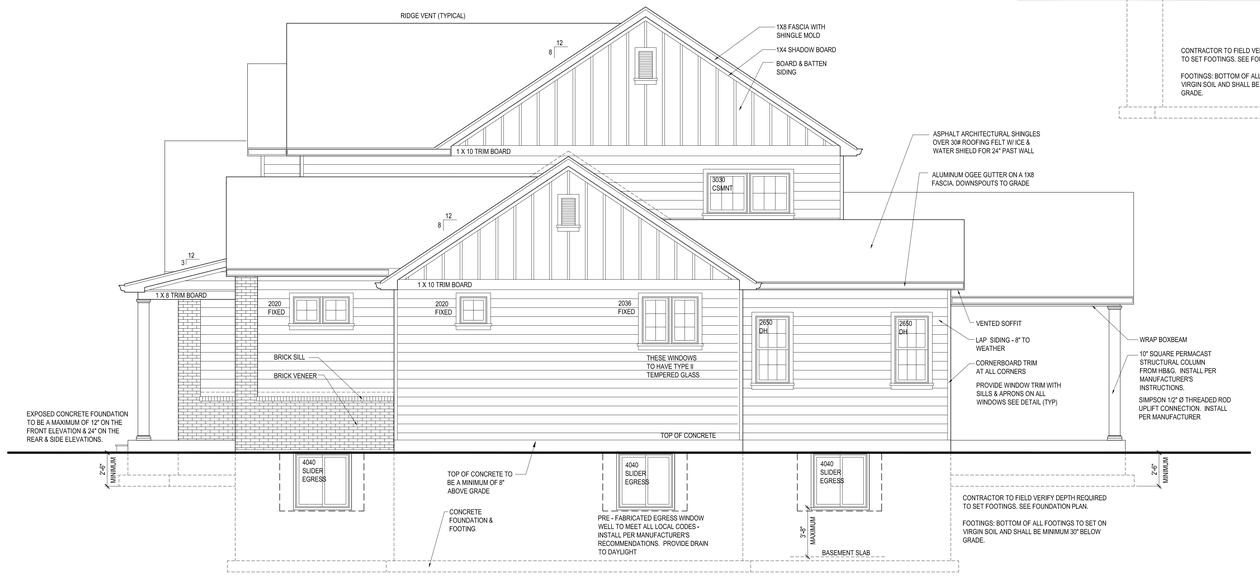
1. TRIM IS REQUIRED ON BOTH SIDES & ACROSS THE HEAD OF ALL WINDOWS & DOORS. THE TRIM SHALL BE A MINIMUM OF 3½" IN WIDTH.

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"

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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

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.

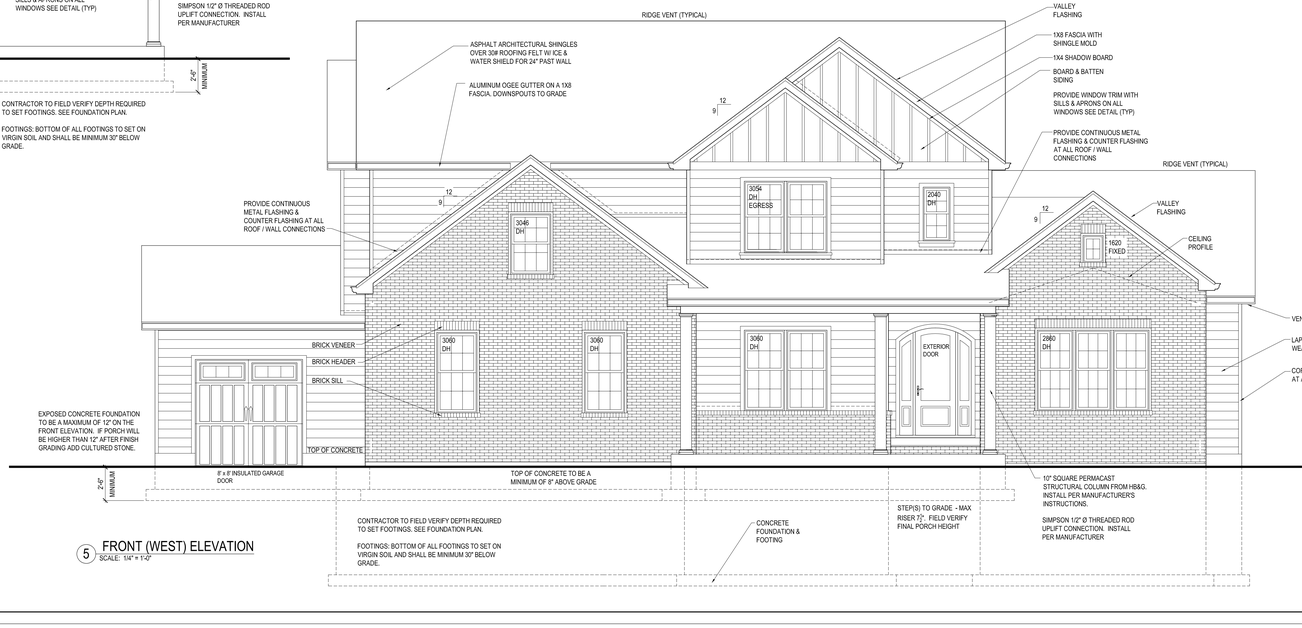
9. ALL FULL LITE DOORS & SIDELITES TO HAVE TEMPERED GLASS.

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
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A7

20 Elm Ave. – Adjoining Properties

14 Elm Ave.

22 Elm Ave.

Composite Street Elevation

22 Elm Ave.

20 Elm Ave.

14 Elm Ave.

20 Elm Ave.

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

APPLICATION FOR ARCHITECTURAL REVIEW BOARD

APPLICATION DATE 9/19/25 DATE OF ARB MEETING 10/8/25 ESTIMATED COST $900,000.00

PROJECT ADDRESS 785 Bismark Avenue GLENDALE, MO 63122

NAME OF PROPERTY OWNER Jason & Michelle Fank PHONE NUMBER (314) 808 - 1656

CONTRACTOR (NAME) NJL Custom Homes PHONE NUMBER (636) 222 - 2605

CONTRACTOR ADDRESS 556 Leffingwell Ave Kirkwood MO 63122

ARCHITECT (NAME) Tim Hollerbach Designs PHONE NUMBER (314) 578 - 9470

ARCHITECT ADDRESS 1548 Jeffco Blvd Arnold, MO 63010

DETAILED DESCRIPTION OF WORK BEING PROPOSED: New Construction Single Family Home

FLOOR AREA RATIO .20 (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.) 4,796

TOTAL FLOOR AREA OF EXISTING STRUCTURE (SQ. FT.) 0

TOTAL SQ. FT. OF LOT 25,984 WIDTH AND DEPTH OF LOT (FT.) 128 W & 203 D

HEIGHT OF STRUCTURE 34' 3 1/2" NUMBER OF STORIES 2

ESTIMATED COMMENCE DATE 11/17/25 EST. COMPLETION DATE 11/17/26

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.

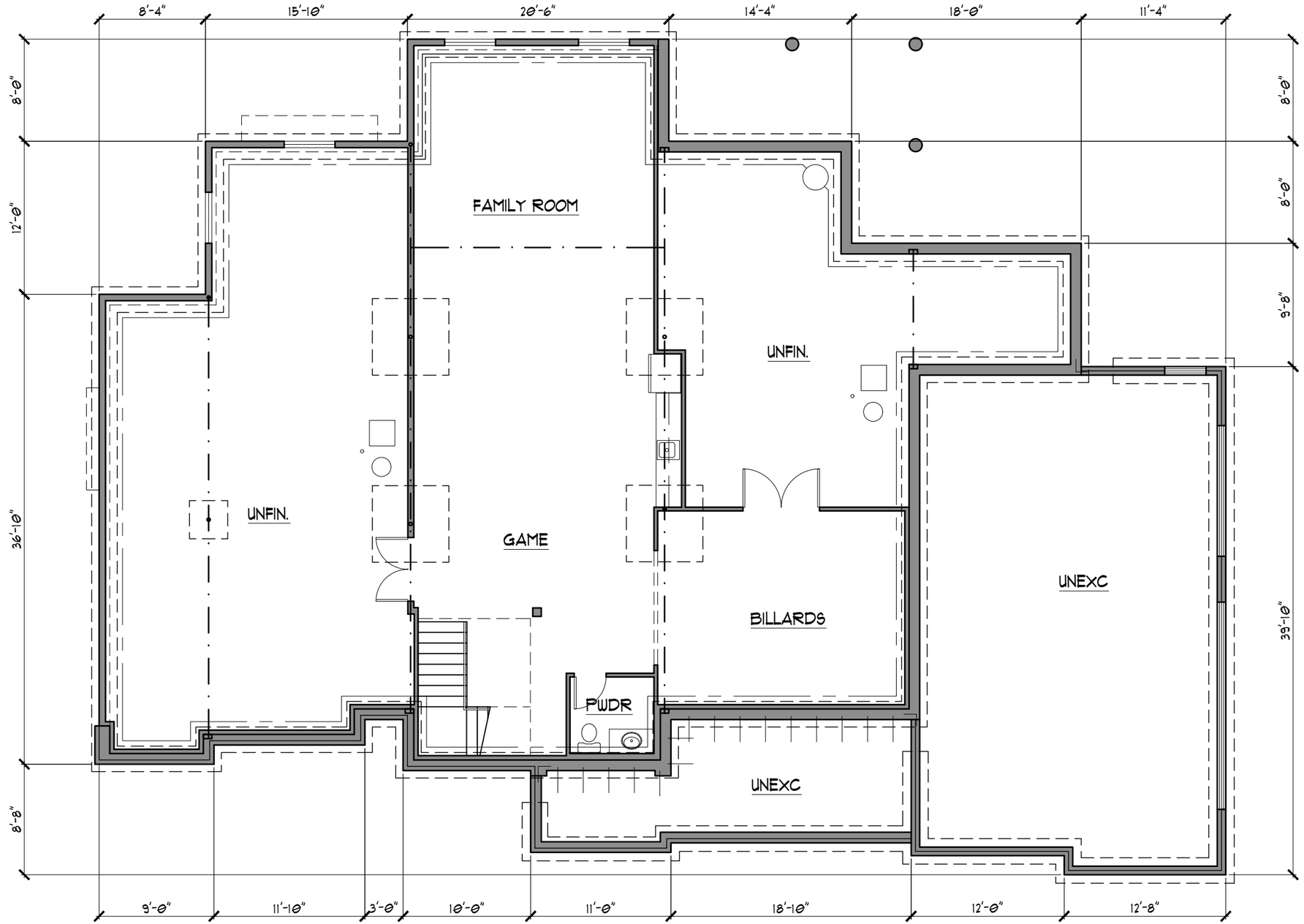
☑ 14. **Colored Illustration**. Provide a 3-dimensional rendering or a colored building elevation of the principal street façade. For additions, illustrate the most prominent façade whether side or rear.

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

Sara Olsen — 9/19/25

SIGNATURE OF APPLICANT — DATE

Sara Olsen, NJL Custom Homes Production Manager



785 BISMARK
GLENDALE, MO

LOWER LEVEL PLAN

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

NJL CUSTOM HOMES

TIM HOLLERBACH
DESIGNS
1548 JEFFCO BLVD
ARNOLD, MO 63010
314-578-9470
www.timhollerbachdesigns.com

NJL CUSTOM HOMES

785 BISMARK
GLENDALE, MO

MAIN LEVEL PLAN

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

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NJL CUSTOM HOMES

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SECOND LEVEL PLAN

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

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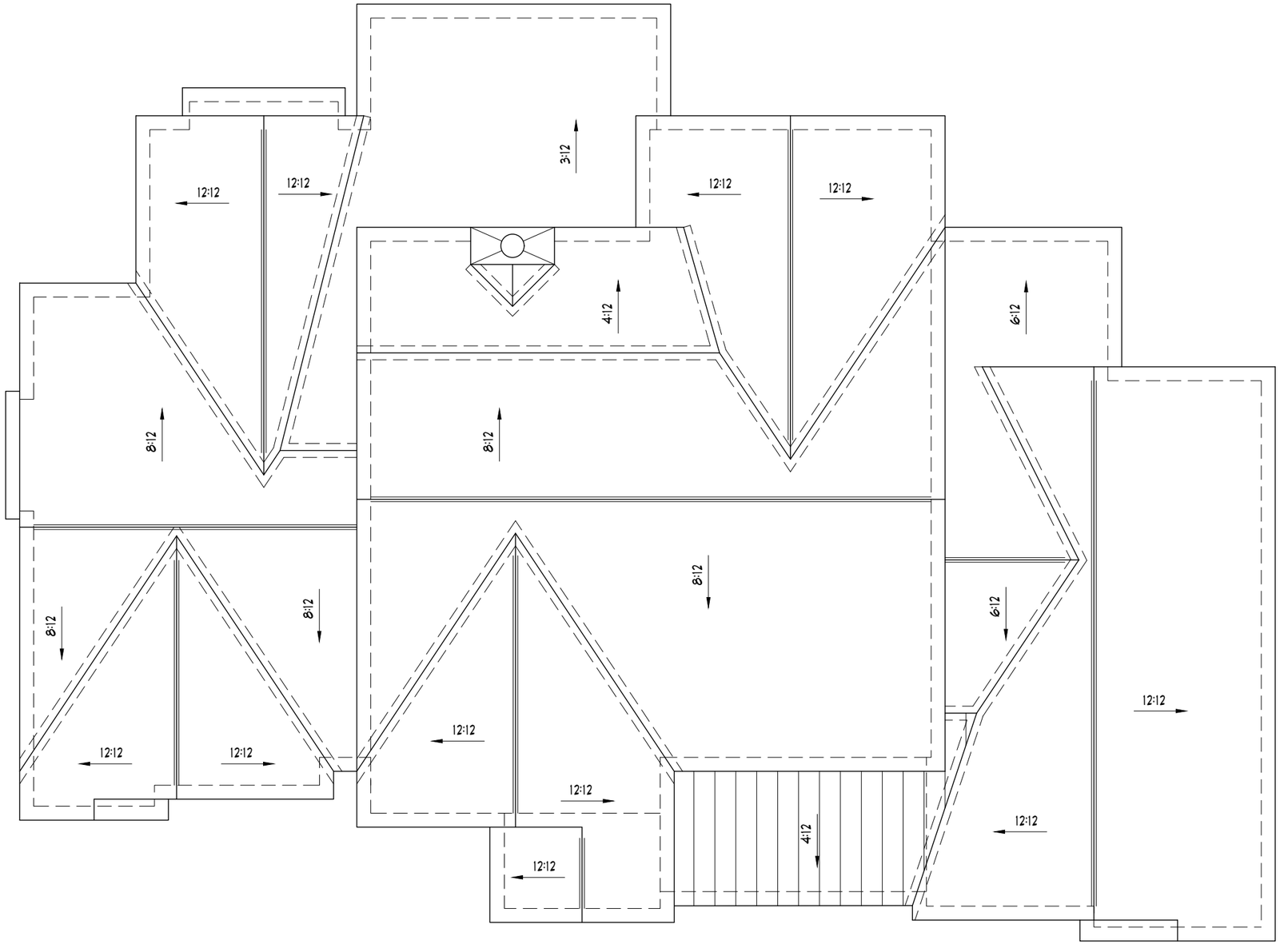

NJL CUSTOM HOMES

785 BISMARK
GLENDALE, MO

ROOF PLAN

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

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FRONT ELEVATION

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

NJL CUSTOM HOMES

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GLENDALE, MO

thd
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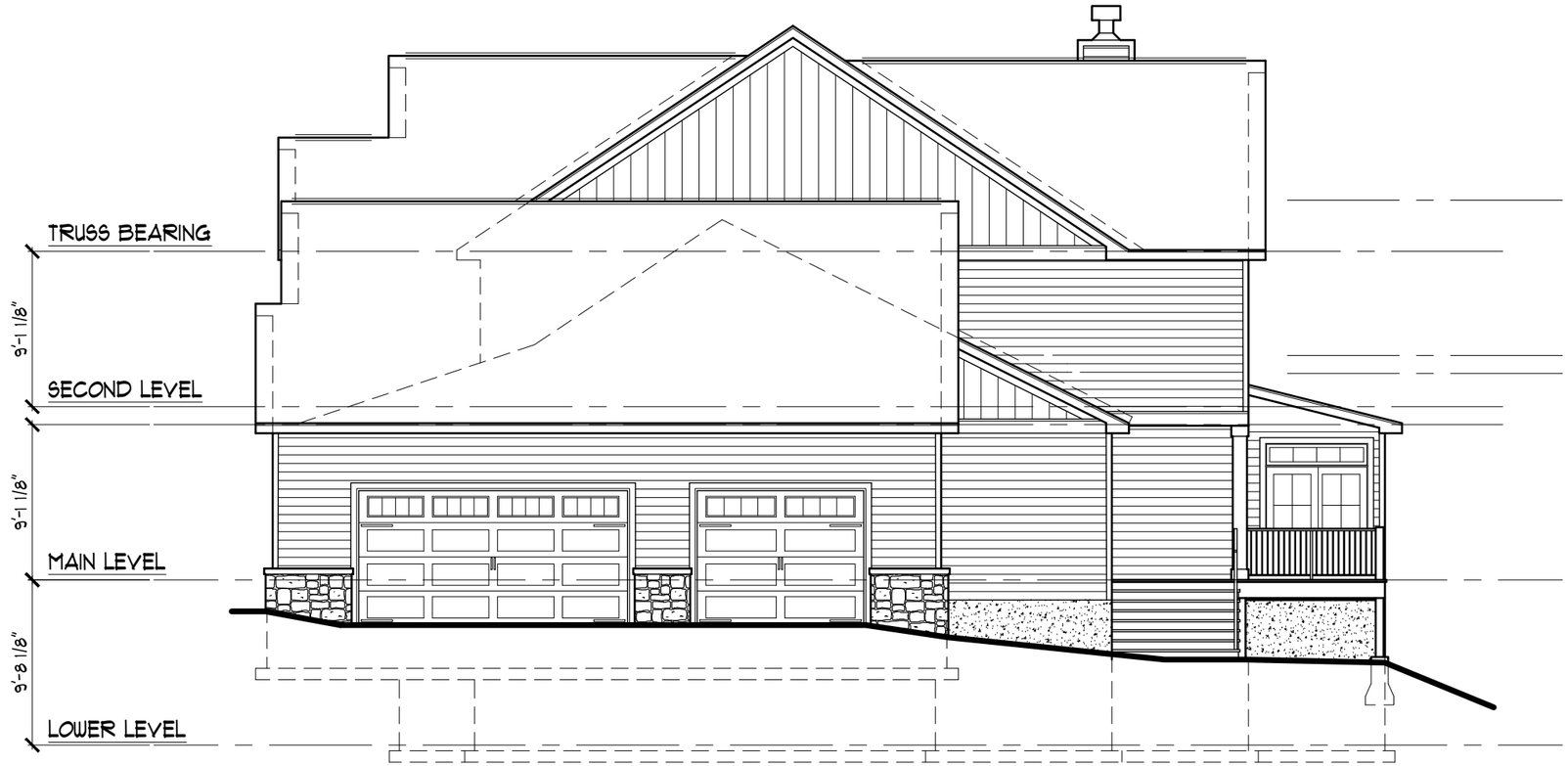

RIGHT SIDE ELEVATION

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

NJL CUSTOM HOMES

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GLENDALE, MO

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REAR ELEVATION

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

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LEFT SIDE ELEVATION

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

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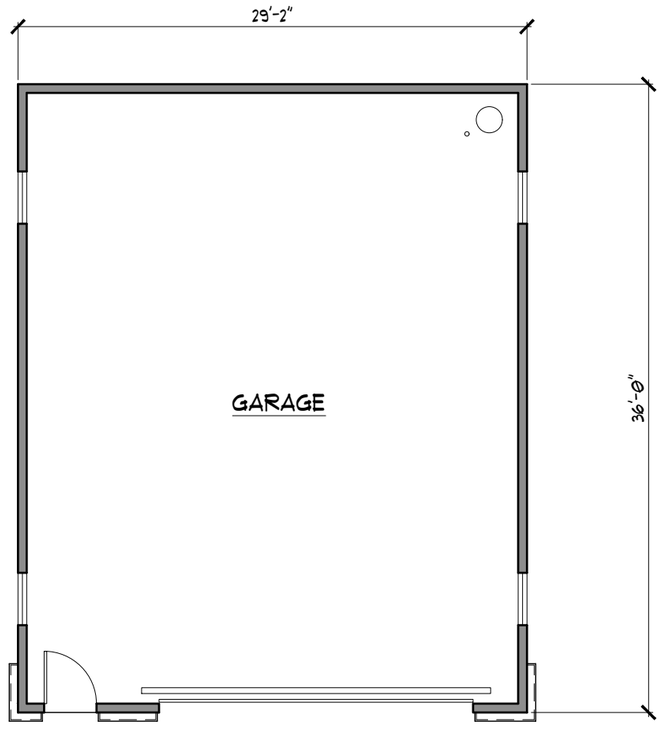

DETACHED GARAGE PLAN

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

NJL CUSTOM HOMES

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GLENDALE, MO

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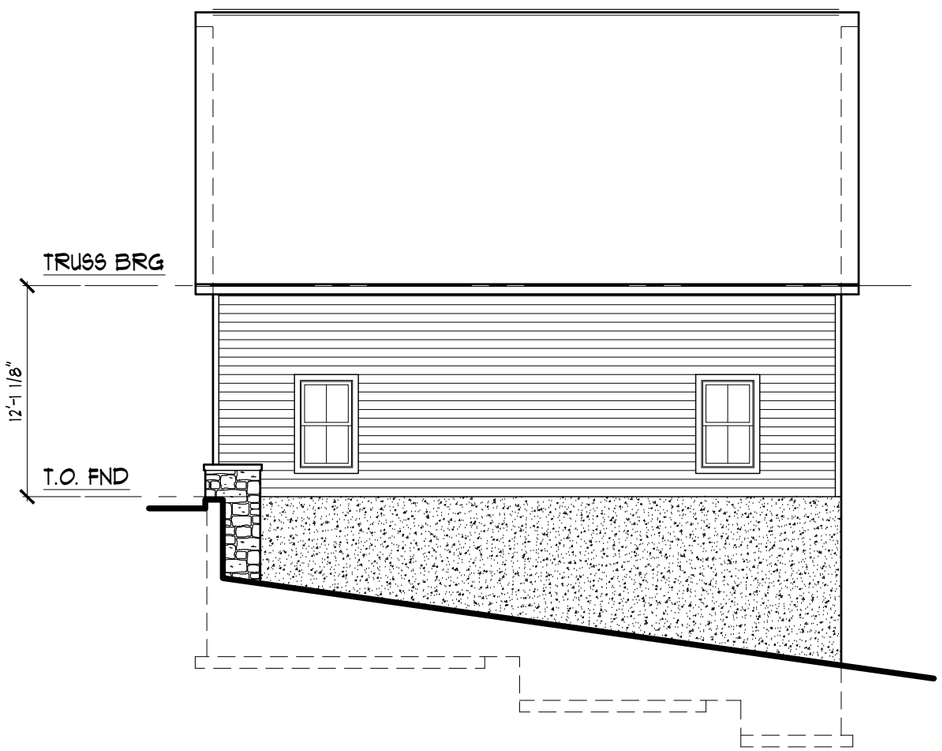
DETACHED GARAGE FRONT ELEV

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



DETACHED GARAGE RIGHT ELEV

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

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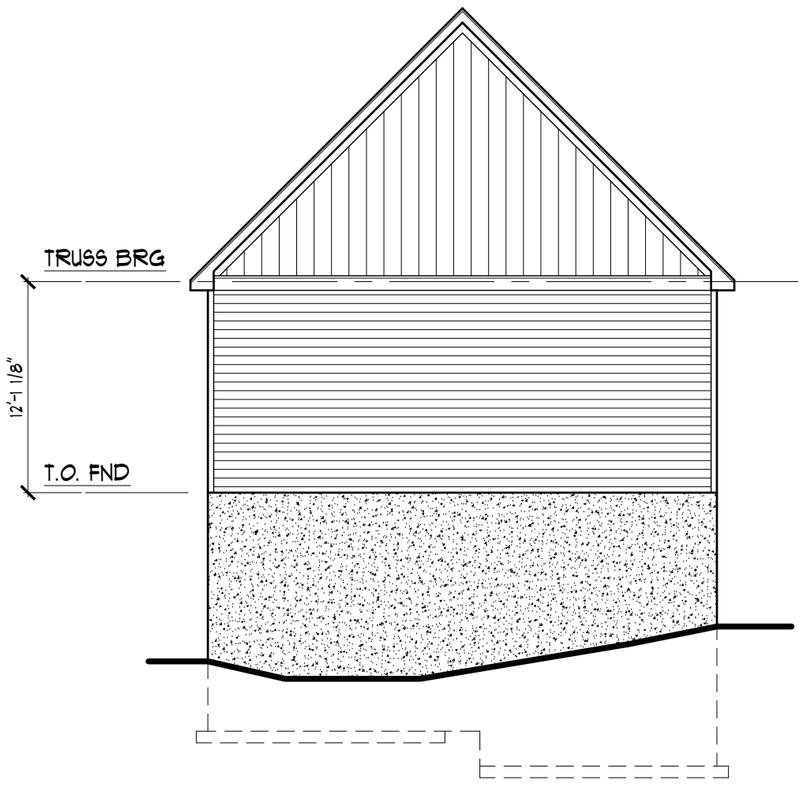
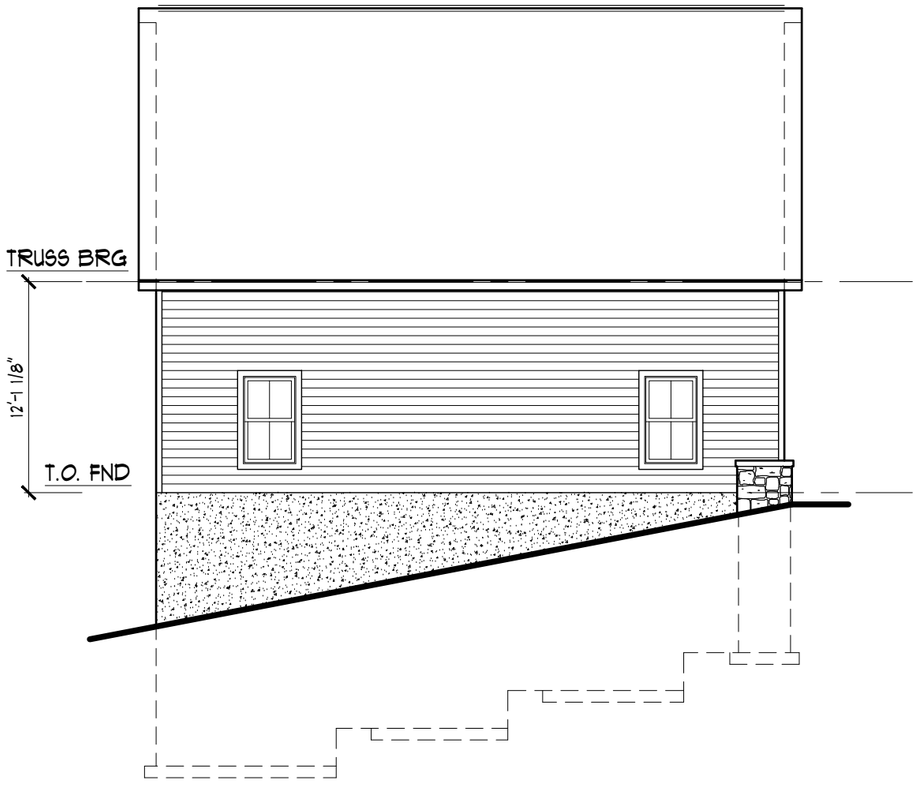


DETACHED GARAGE REAR ELEV

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



DETACHED GARAGE LEFT ELEV

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

NJL CUSTOM HOMES

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GRAPHIC SCALE

60 0 30 60

(IN FEET)
1 inch = 60 ft.

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.

DRAWN: H.H.H.
DESIGNED:
CHECKED:

PROJECT: #785 BISMARK AVENUE

SHEET TITLE: AERIAL PHOTO PLAN

NO. 25 03 063

ISSUE

SHEET 1 OF 1

Photo 1 –757 Bismark Ave

3 Homes down on the right side of the property

Photo 2 – 761 Bismark Ave

2 Homes down on the right side of the property

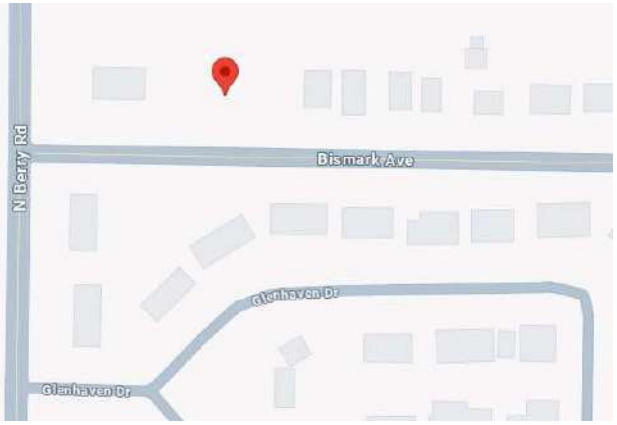
Photo 3 – 765 Bismark Ave

Home directly on the right side of the property

Photo 4 – Subject Property 785 Bismark Ave

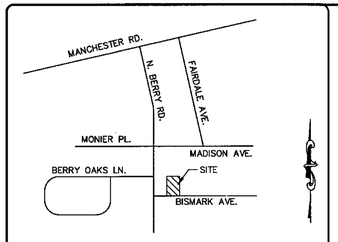
Photo 5 – 791 Bismark Ave

Home Directly next to the subject property on the left side, end of Bismark Avenue.



No homes across the street from the subject property, the street backs to the back of homes on Glenhaven Drive.

A TRACT OF LAND BEING ALL OF LOTS 197, 198, 199, 200 & PART OF VACATED ALLEY OF "ALGONQUIN VIEW" (P.B. 22 PG. 28) LOCATED IN SECTION 29, 30 & 32, TOWNSHIP 45 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:

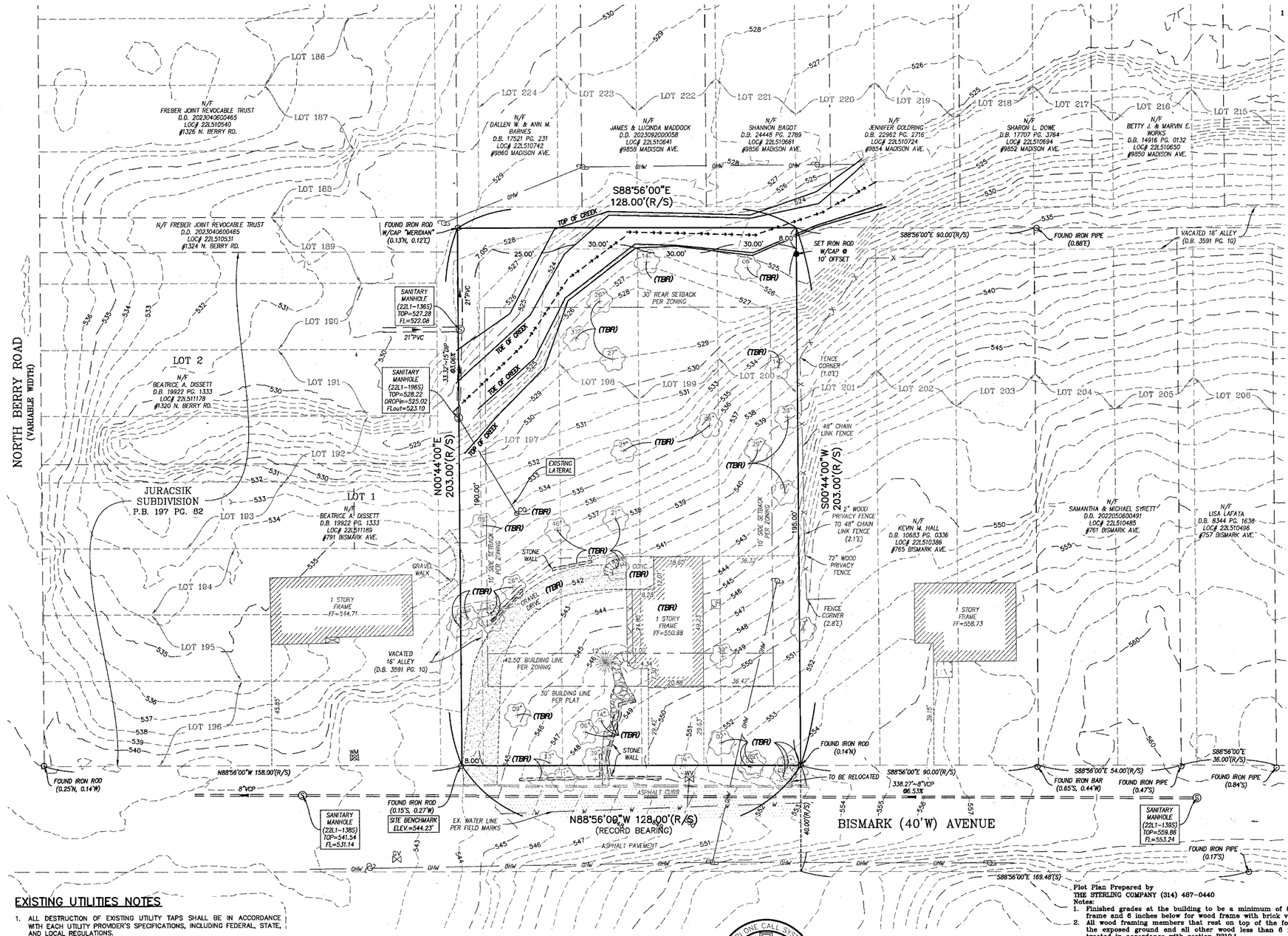
- TREE LINE
- STILT FENCE
- FENCE LINE
- UNDERGROUND CATV LINE
- UNDERGROUND ELECTRIC LINE
- UNDERGROUND WATER LINE
- UNDERGROUND TELEPHONE LINE
- UNDERGROUND GAS LINE
- OVERHEAD ELECTRIC
- OVERHEAD WIRE
- UNDERGROUND SEWER LINE
- BUILDING
- LIGHT STANDARD
- YARD LIGHT
- UTILITY POLE
- UTILITY POLE W/ 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 60

(IN FEET)
1 inch = 20 ft.



SITE INFO:

N/F FOUNDATION UP
D.D. 2023090800592
LOC.# 22L511255
#785 BISMARK AVE.
25,984 SQ. FT. OR 0.597 AC.±

ZONING INFO:

"R-1" SINGLE FAMILY RESIDENTIAL DISTRICT
FRONT: AVERAGE OF ADJACENT HOMES
(45.85'+39.15'=85.00'/2=42.50')
FRONT: 30' SETBACK PER PLAT
SIDE: 10' SETBACK
REAR: 30' SETBACK
HEIGHT: 35' OR 2 1/2 STORIES.

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
RAD.	–	RADIAL
FF	–	FINISH FLOOR
TF	–	TOP FOUNDATION
BF	–	BASEMENT FLOOR
UIP	–	USE IN PLACE
TBR	–	TO BE REMOVED
DS	–	DOWNSPOUT
F/P	–	FIREPLACE
W/W	–	WINDOW WELL
APPRO.	–	APPROXIMATE

EXISTING UTILITIES NOTES

1. ALL DESTRUCTION OF EXISTING UTILITY TAPS SHALL BE IN ACCORDANCE WITH EACH UTILITY PROVIDER'S SPECIFICATIONS, INCLUDING FEDERAL, STATE, AND LOCAL REGULATIONS.
2. CONTRACTOR IS RESPONSIBLE TO CONTACT AND IDENTIFY ALL UTILITIES AND PERFORM WORK IN A SAFE AND RESPONSIBLE MANNER.
3. THE SERVICEABILITY OF ALL UTILITIES ARE THE RESPONSIBILITY OF THE CONTRACTOR / HOMEBUILDER. ANY AND ALL REQUIREMENTS FOR EXISTING OR PROPOSED FLOW RATES, FIRE PROTECTION, CONNECTION FEES OR REQUIRED STUDIES ARE NOT THE RESPONSIBILITY OF THE STERLING COMPANY.
4. THE STERLING COMPANY ASSUMES NO RESPONSIBILITY FOR CONTRACTOR'S WORK OR FOR ANY WORK NOT SPECIFICALLY MENTIONED.

SITE BENCHMARK:

IRON ROD WITH CAP: 544.23' (NAVD88)
FOUND IRON ROD AT THE SOUTHWEST CORNER OF THE SUBJECT TRACT AS SHOWN HEREON.

BENCHMARK:

ST. LOUIS COUNTY BENCHMARK
BENCHMARK: 14351; ELEVATION: 564.24' (NAVD88)
"L" ON TOP CONCRETE RETAINING WALL AT SOUTH SIDE OF STEPS AT HOUSE #1364 BERRY ROAD; 20' EAST OF CENTERLINE OF BERRY ROAD.

SURVEYOR'S NOTES

1. THIS TRACT CONTAINS 25,984 SQUARE FEET OR 0.597 ACRES MORE OR LESS.
2. BASIS OF BEARING: THE BEARINGS ARE BASED ON THE RECORD PLAT OF "ALGONQUIN VIEW" AS RECORDED IN PLAT BOOK 22 PAGE 28 OF THE ST. LOUIS COUNTY, MISSOURI RECORDS.
3. SOURCE OF RECORD TITLE: FOUNDATION UP IS DESCRIBED AS THE OWNER AS RECORDED IN DEED DOCUMENT 2023090800502 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.

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

TITLE NOTES

A CURRENT TITLE COMMITMENT OF THE SUBJECT TRACT HAS NOT BEEN PROVIDED TO THE SURVEYOR. IT IS POSSIBLE THERE ARE EASEMENTS AND OTHER INSTRUMENTS OF RECORD THAT AFFECT THE SUBJECT TRACT THAT WOULD BE EXPOSED IN THE TITLE COMMITMENT REPORT AND ARE UNKNOWN TO THE SURVEYOR AT THE TIME OF SURVEY WAS EXECUTED AND THEREFORE NOT PLOTTED HEREON. THIS SURVEY DOES NOT CONSTITUTE A TITLE SEARCH BY THE SURVEYOR. BUILDING LINES OF THE SUBJECT TRACT ARE SHOWN PER PLAT BOOK 22 PAGE 28. ADDITIONAL BUILDING LINES ARE SHOWN FROM THE CURRENT ZONING CODE OF GLENDALE.

Plot Plan Prepared by
THE STERLING COMPANY (314) 487-0440
Notes:

1. **Finished grades at the building to be a minimum of 8 inches below top of foundation for wood frame and 6 inches below for wood frame with brick veneer.**
2. **All wood framing members that rest on top of the foundation located less than 6 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 be noted to slope away from foundation a minimum of a 6 inch drop or min. 5% within the first 10 feet or to a swale.**
4. **Foundation footings shall be constructed so as to maintain a 2' 6" depth of earth cover or as required by local building codes.**
5. **This plot plan conforms to "GLENDALE CODE".**
6. **Elevation Examples: 714.0(E)=Existing Elevation, 714.0(P)=Proposed Elevation.**

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.

THE STERLING COMPANY
MO. REG. 307-D

9-19-2025

JAMEY A. HENSON, P.L.S. – VICE PRESIDENT — DATE
MO. REG. L.S. #2007017963

STATE OF MISSOURI — JAMEY A. HENSON — NUMBER PLS-2007017963 — PROFESSIONAL LAND SURVEYOR

ISSUE	REMARKS/DATE
1	
2	
3	

NIL Custom Homes
#556 Leffingwell Ave.
Kirkwood, MO 63122
(314) 575-7481

THE STERLING CO.
ENGINEERS & SURVEYORS
5055 New Baumgartner Road
St. Louis, Missouri 63129
Ph 314-487-0440 Fax 314-487-8944
www.sterling-eng-sur.com
Corporate Certificate of Authority #001348

#785 BISMARK AVENUE
GLENDALE, MISSOURI 63122

EXISTING CONDITIONS / DEMOLITION PLAN

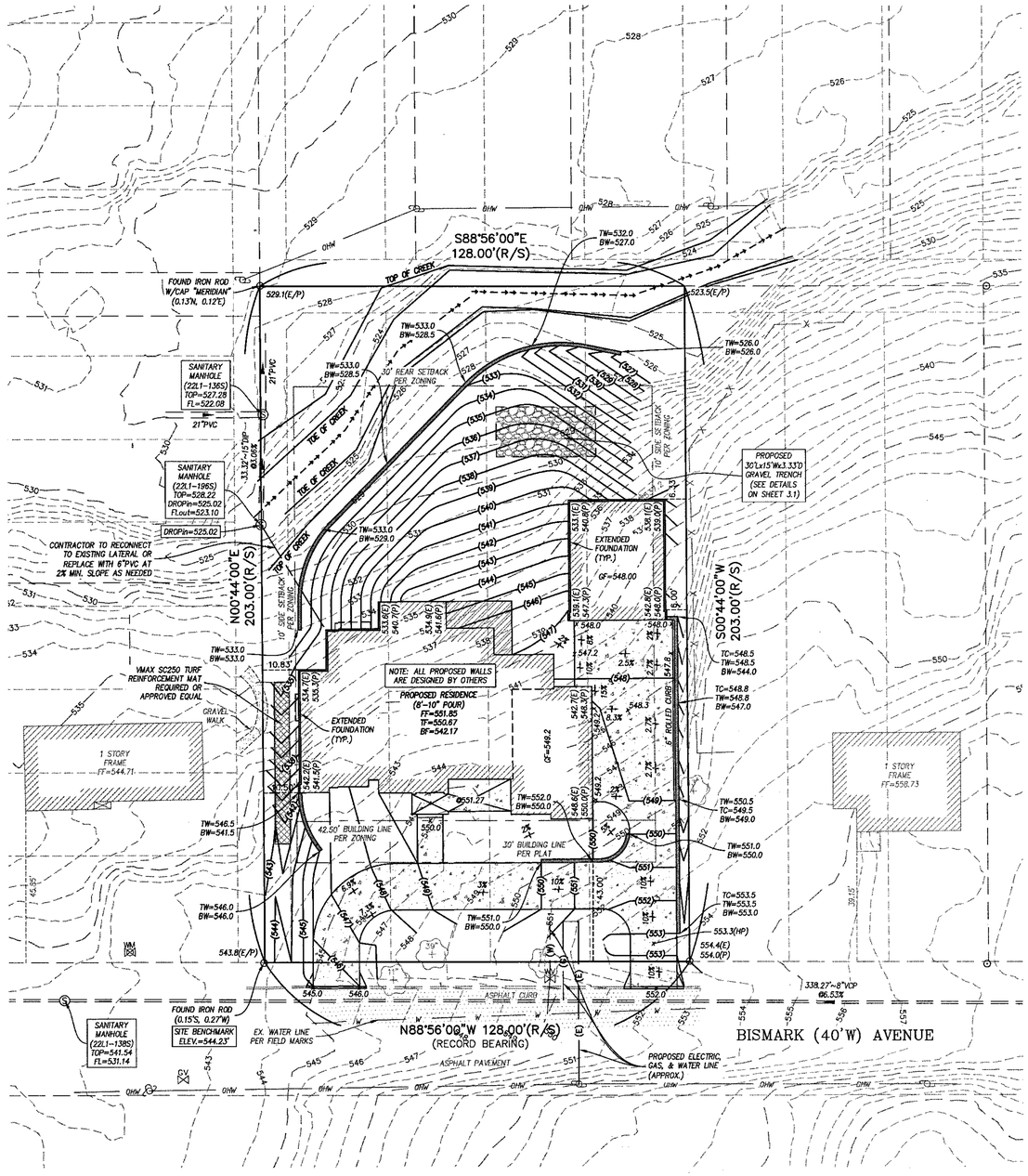
The Professional Engineer's seal and signature affixed to this sheet applies only to the material and items shown on this sheet. All drawing, instruments or other documents not exhibiting this seal and signature shall not be considered prepared by this professional. The undersigned expressly disclaims any responsibility for those documents or drawings or documents not exhibiting this seal and signature.

STATE OF MISSOURI — HENRY H. HUYNH — NUMBER PE-2022036627 — PROFESSIONAL ENGINEER

Date: 09/19/2025
Henry H. Huynh, PE
License # PE-2022036627
Professional Engineer

Job Number	25-03-063
Date	09/18/2025
Designed: HHH	Sheet 1.1
Drawn: HHH	
Checked: MGB	IMP

Drawing name: C:\Users\hhuynh\appdata\local\temp\AcPublish_24\2025\03 Site Plan.dwg Plotted on: Sep 19, 2025 - 12:10pm Plotted by: hhuynh



GRAPHIC SCALE

20 0 10 20 40 80

(IN FEET)
1 inch = 20 ft.

SITE NOTES:

1. PROPOSED WATER SERVICE CONNECTION: 1 1/4" TAP
2. CONTRACTOR TO VERIFY THE SEWER CONNECTION WILL HAVE POSITIVE FLOW TO THE MAIN PRIOR TO STARTING CONSTRUCTION.
3. THE UTILITY CONNECTION LOCATION AND COORDINATION SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR.
4. THE EXISTING SANITARY CONNECTION LOCATION IS ASSUMED AND SHALL BE VERIFIED BY THE CONTRACTOR FOR THE USABILITY OF THE CONNECTION.
5. ALL PROPOSED WALLS ARE DESIGNED BY OTHERS.

F-A-R CALCULATIONS

LOT AREA	25,984	SQ.FT.
HOUSE FIRST FLOOR	3,214	SQ.FT.
HOUSE SECOND FLOOR	1,582	SQ.FT.
HOUSE TOTAL	4,796	SQ.FT.
ATTACHED GARAGE	880	SQ.FT.
ATTACHED GARAGE (50%)	440	SQ.FT.
TOTAL FLOOR AREA	5,236	SQ.FT.
FLOOR AREA RATIO	0.20	

MAXIMUM FAR IS 0.30

PER ARCHITECTURAL PLAN

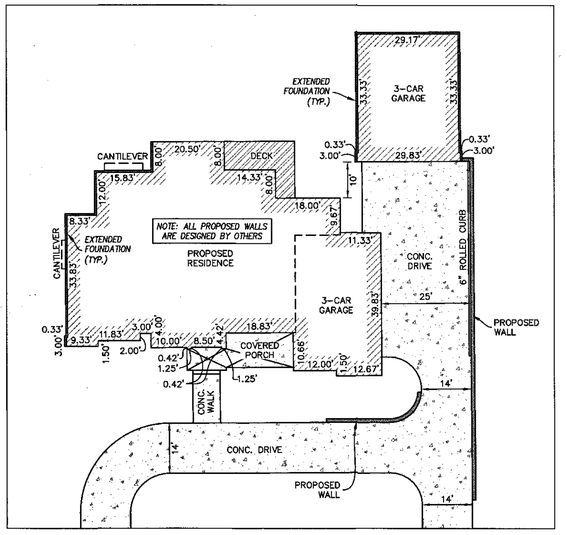
AVERAGE EXISTING GRADE CALCULATION:

542.2'+534.7'+533.6'+534.9'+542.7'+548.6'=3236.7'/6=539.45'
THE MAXIMUM HEIGHT OF THE HOUSE SHALL NOT EXCEED
539.45'+35.00'=574.45' PER THE CITY OF GLENDALE ZONING ORDINANCE

GREEN SPACE CALCULATIONS

LOT AREA = 25,984 S.F.
TOTAL IMPROVEMENTS = 9,209 S.F.
TOTAL PERVIOUS AREA = 16,775 S.F.

GREEN SPACE AREA = 64.56%



HOUSE DETAILS
1" = 20'

THE STERLING CO.
ENGINEERS & SURVEYORS
5055 New Baumgartner Road
St. Louis, Missouri 63129
Ph 314.487.0440 Fax 314.487.8944
www.sterling-eng-surveyors.com
Corporate Certificate of Authority #001348

ISSUE	REMARKS	DATE
1		
2		
3		

NIL Custom Homes
#556 Leffingwell Ave.
Kirkwood, MO 63122
(314) 575-7481

#785 BISMARK AVENUE
GLENDALE, MISSOURI 63122

SITE / GRADING PLAN

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

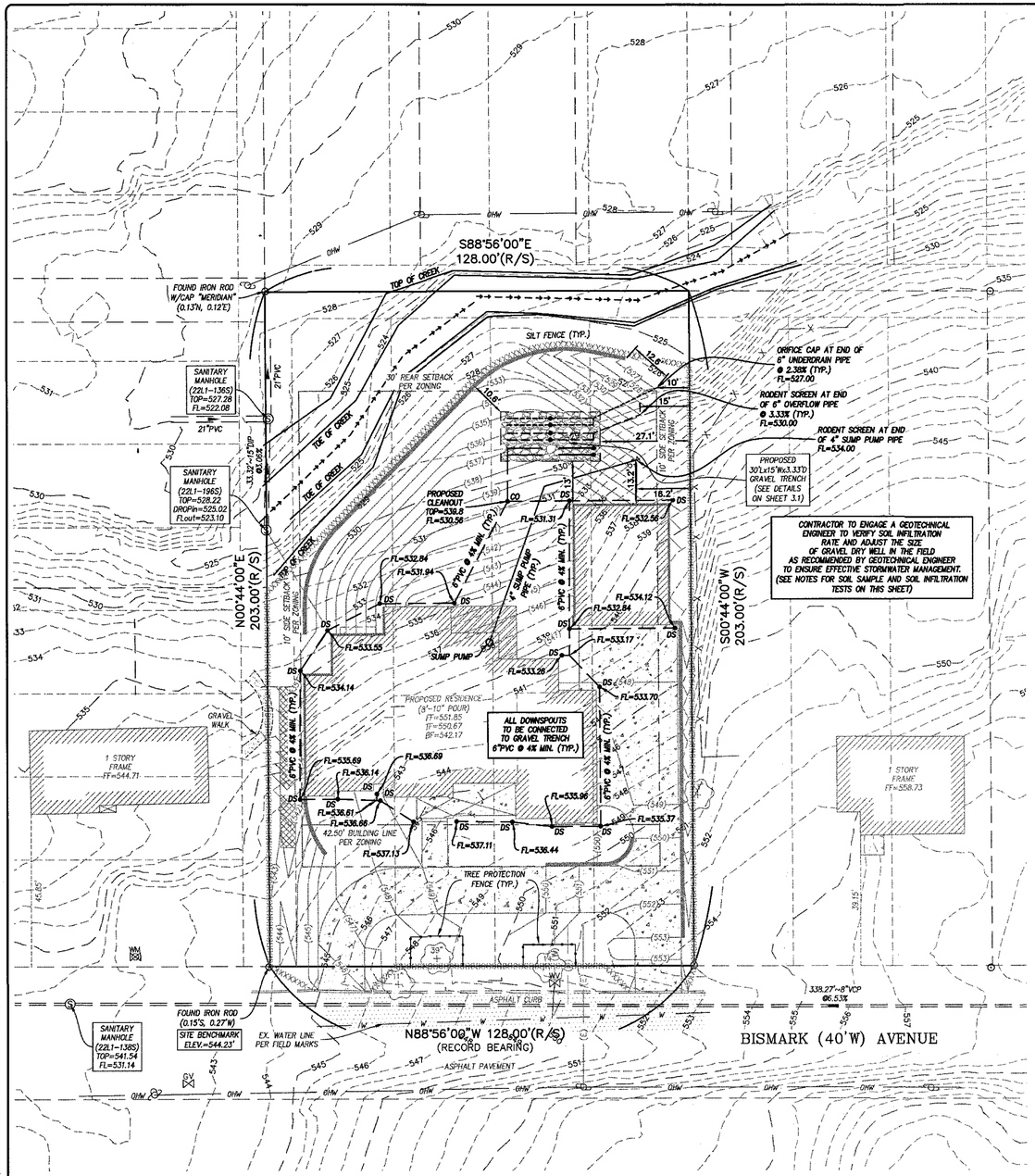
The Professional Engineer's seal and signature affixed to this sheet applies only to the material and items shown on this sheet. All drawings, instruments or other documents not exhibiting this seal and signature shall not be considered prepared by this engineer, and this engineer expressly disclaims any and all responsibility for such plans, Sheets or documents not exhibiting this seal and signature.

STATE OF MISSOURI · HENRY H. HUYNH · NUMBER 2006035627 · PROFESSIONAL ENGINEER

Date: 09/19/2025
Henry H. Huynh, PE
License # PE-2002035627
Professional Engineer

Job Number	25-03-063
Date	09/18/2025
Designed: HHH	Sheet 2.1
Drawn: HHH	
Checked: MGB	IMP

Drawing name: V:\25\25030\63 785 Bismark Ave\Drawings\Surveying\Plot Plan\25030063 Site Plan.dwg Plotted on: Sep 19, 2025 - 1:17pm Plotted by: hhuynh



GRAPHIC SCALE

20 0 10 20 40 80

(IN FEET)
1 inch = 20 ft.

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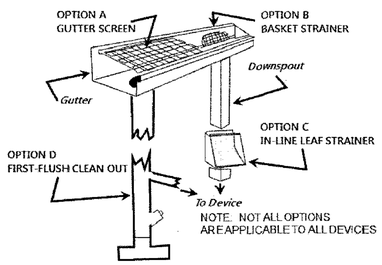
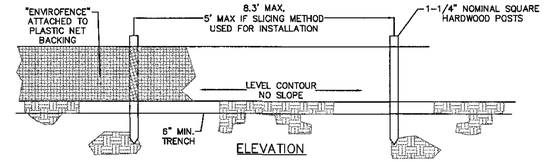
NOTES FOR SOIL SAMPLE AND SOIL INFILTRATION TESTS:

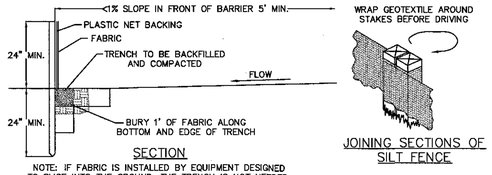
SOIL SAMPLE AND SOIL INFILTRATION TESTS ARE REQUIRED. THE STERLING COMPANY RECOMMENDS THE CONTRACTOR TO ENGAGE A GEOTECHNICAL ENGINEER TO VERIFY THE SITE SOIL CONDITION, SOIL INFILTRATION RATE AND GROUNDWATER TABLE (IF ENCOUNTERED) PRIOR TO CONSTRUCTION. IF GROUND WATER IS ENCOUNTERED DURING BASEMENT EXCAVATION, IT IS THE CONTRACTOR'S RESPONSIBILITY TO ENGAGE A GEOTECHNICAL ENGINEER TO PROPERLY ADDRESS THE CONDITION AND ABIDE BY THEIR RECOMMENDATIONS. IF GROUND WATER IS ENCOUNTERED DURING THE EXCAVATION FOR BMP CONSTRUCTION, IT IS THE CONTRACTOR'S RESPONSIBILITY TO ENGAGE A GEOTECHNICAL ENGINEER TO DETERMINE THE GROUNDWATER TABLE AND PROVIDE THE GROUNDWATER TABLE INFORMATION TO THE STERLING COMPANY TO REDESIGN THE STORM WATER BMPS AS APPROPRIATE BASED ON GEOTECHNICAL ENGINEER'S RECOMMENDATION. THE STERLING COMPANY ASSUMES NO RESPONSIBILITY FOR ANY ERRORS WITH THE SITE SOIL CONDITION AND GROUNDWATER TABLE.

CIRCLE ONE OR MORE OPTIONS USED: Ⓐ B C D



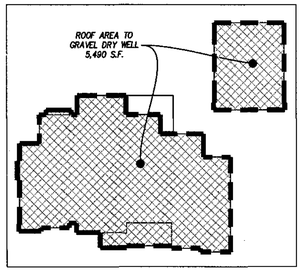
PRETREATMENT OPTIONS DETAIL





NOTE: IF FABRIC IS INSTALLED BY EQUIPMENT DESIGNED TO SLICE INTO THE GROUND, THE TRENCH IS NOT NEEDED.

SILT FENCE DETAIL



ROOF CONTRIBUTORY MAP
1" = 30'

NOTES

1. THE GUTTERS SHALL CONNECT TO GRAVEL TRENCH UNLESS NOTED OTHERWISE.
2. THE PLACEMENT OF THE POP-UP EMITTERS TO BE DETERMINED IN THE FIELD, PLACEMENT SHALL ALLOW FOR STORM WATER TO BE ABSORBED PRIOR TO RUNOFF ONTO ADJACENT PROPERTY.
3. HE CONTRACTOR IS TO MAINTAIN THE SHEET FLOW FOR THE STORM WATER AND SHALL NOT CONCENTRATE RUNOFF ONTO ADJACENT PROPERTIES.
4. THE POINT OF STORMWATER DISCHARGE SHALL BE AT LEAST 10 FEET FROM ANY PROPERTY LINE.
5. DO NOT CONNECT WINDOW WELL DRAINS TO THE DOWNSPOUT PIPING.

STORM WATER DESIGN CALCULATIONS

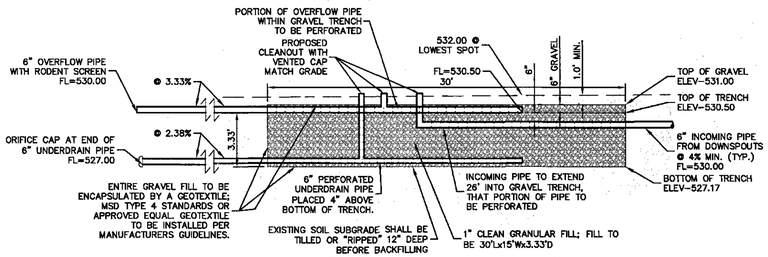
TOTAL PROPOSED ROOF AREA = 5,490 S.F. ≈ 0.126 Ac.

15 YEAR 20 MINUTE RUNOFF = 0.125 Ac. (3.54) = 0.446 CFS

THE REQUIRED VOLUME = 0.446 x 1200 = 535.20 C.F.

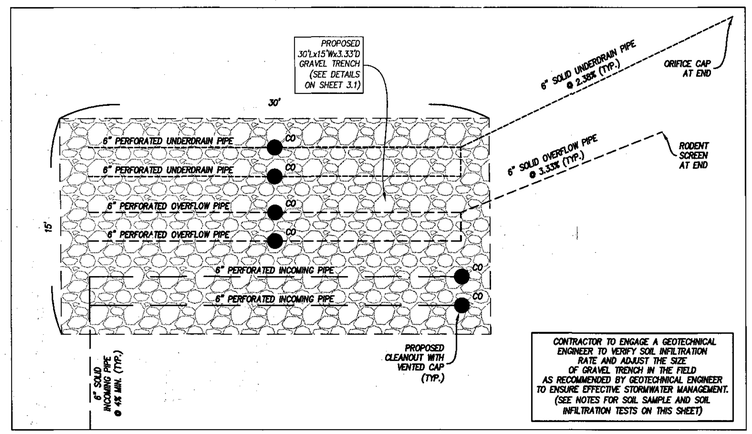
25'L x 18'W x 3.33'D GRAVEL INFILTRATION TRENCHES ARE PROPOSED TO PROVIDE THE ATTENUATION. ASSUMING 40% VOIDS IN THE GRAVEL 540.00 C.F. OF VOLUME IS PROVIDED

540.00 C.F. TOTAL VOLUME IS PROVIDED > 535.20 C.F. IS REQUIRED
(ALL DOWNSPOUTS FROM ROOF AREA TO BE CONNECT TO GRAVEL TRENCH)

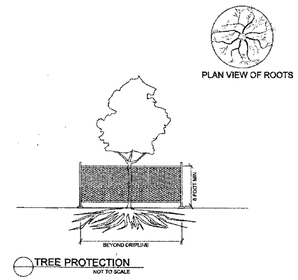


GRAVEL INFILTRATION TRENCH SECTION
N.T.S.

1. ALL PIPES TO BE SDR-35 OR SCHEDULE 40 PVC OR EQUIVALENT.
2. MSD TYPE 4 STANDARDS LAP SPLICE MINIMUM LENGTH = 18 INCHES.
3. ALL PIPE TERMINATING INSIDE GRAVEL TRENCH SHALL HAVE ENDS CAPPED.
4. PVC STANDPIPE
   A. REST STANDPIPE ON CONCRETE BLOCK OR PAD
   B. ANCHOR PIPE INTO ROCK
5. PERFORATED PIPE SHALL BE WRAPPED WITH POLYESTER FILTER SOCK.
6. LIMESTONE SHALL NOT BE USED IN GRAVEL INFILTRATION TRENCH



GRAVEL INFILTRATION TRENCH DETAIL
1" = 5'



ALL EXISTING TREES ARE TO REMAIN UNLESS NOTED OTHERWISE. TREE PROTECTION IS TO BE INSTALLED TO ENSURE THAT THE TREES REMAIN UNHARMED DURING CONSTRUCTION. THE TREE PROTECTION FENCE SHALL BE EITHER CHAIN LINK OR PLASTIC LINK PER CITY STANDARDS.

For WQv less than value below (cf)	4 holes of this diameter required
350	1/8"
800	3/16"
1500	1/4"
3300	3/8"
6000	1/2"
9075	5/8"

GRAVEL TRENCH OUTFALL ORIFICE

ISSUE	REMARKS/DATE
1	
2	
3	

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THE STERLING CO.
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Corporate Certificate of Authority #001348

#785 BISMARK AVENUE
GLENDALE, MISSOURI 63122

STORM WATER PLAN

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STATE OF MISSOURI HENRY H. HUYNH NUMBER PE-2022036627 PROFESSIONAL ENGINEER

Date: 09/19/2025
Henry H. Huynh, PE
License # PE-2022036627
Professional Engineer

Job Number	
25-03-063	
Date	
09/18/2025	
Designed: HHH	Sheet 3.1
Drawn: HHH	
Checked: MGB	IMP

Drawing name: C:\Users\hhuynh\appdata\local\temp\AcPublish_24420\2503063 Site Plan.dwg Plotted on: Sep 19, 2025 - 12:10pm Plotted by: hhuynh

NJL CUSTOM HOMES
785 BISMARK AVE

LANDSCAPE KEY

TREES
- (3) ARBORVITAE 'GREEN-GIANT'
- (2) RIVER BIRCH 'DURA-HEAT'
- (1) CRABAPPLE 'ROYAL RAINDROPS'
- (2) RED OAK
- (2) JUNIPER 'TAYLOR'
- (1) HYDRANGEA TREE 'QUICK-FIRE'
- (1) FLOWERING DOGWOOD TREE
- (3) REDBUD TREE 'EASTERN'

SHRUBS
- (9) BOXWOOD 'GREENVELVET'
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- (2) BLUE SPRUCE 'GLUBOSA LOW'
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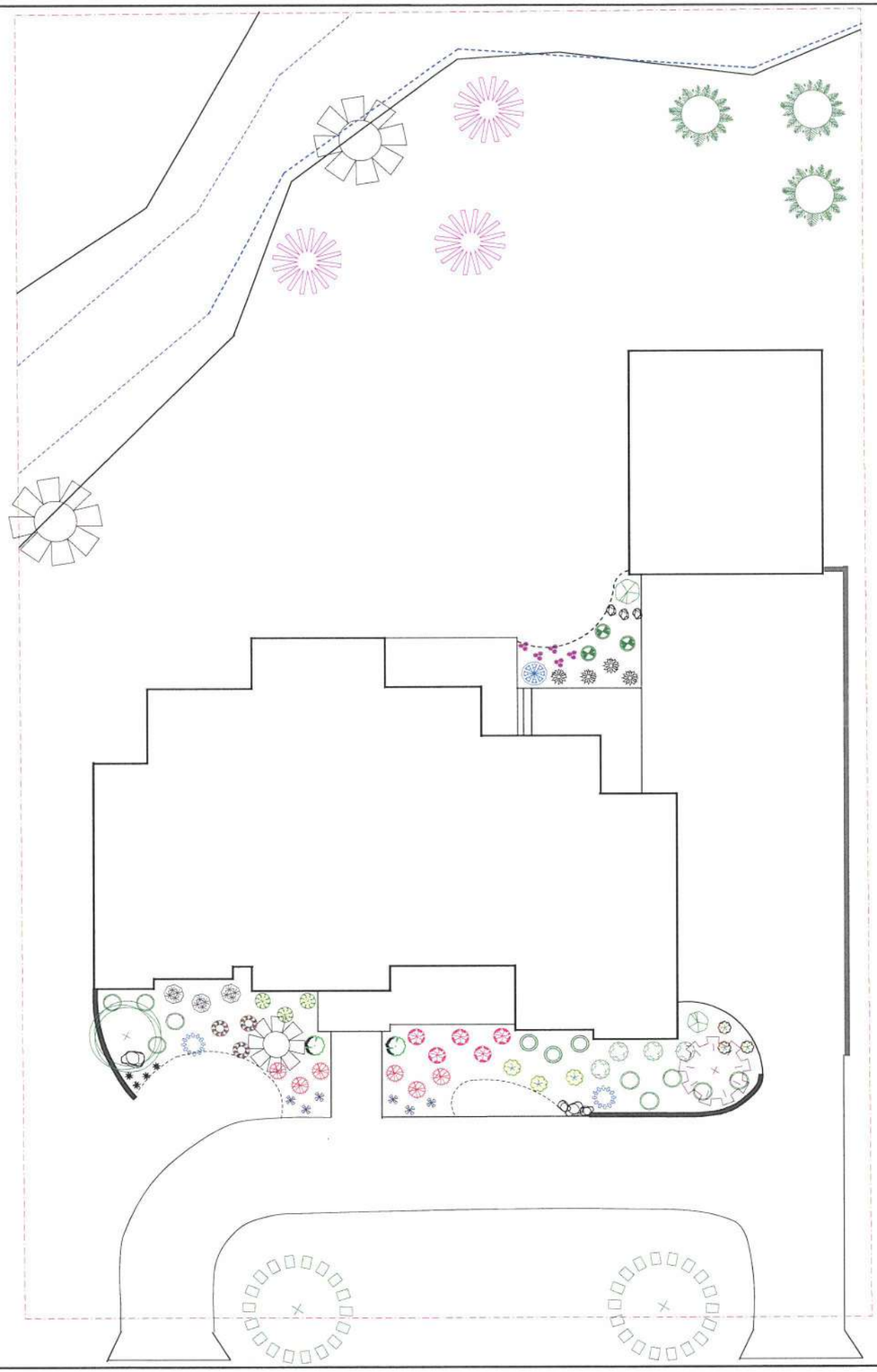
- (3) LILAC
- (3) HOLLY BUSH
- (4) HYDRANGEA 'ENDLESS'

PERENNIALS
- (2) CATMINT
- (3) CONEFLOWER
- (5) COREOPSIS
- (5) CORALBELL
- SEDUM (GROUNDCOVER)
- (6) ORNAMENTAL ONION

N



Mitchell
INC.
LAWN & LANDSCAPE
636-458-1000

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 SAVED. (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
7/22/2025

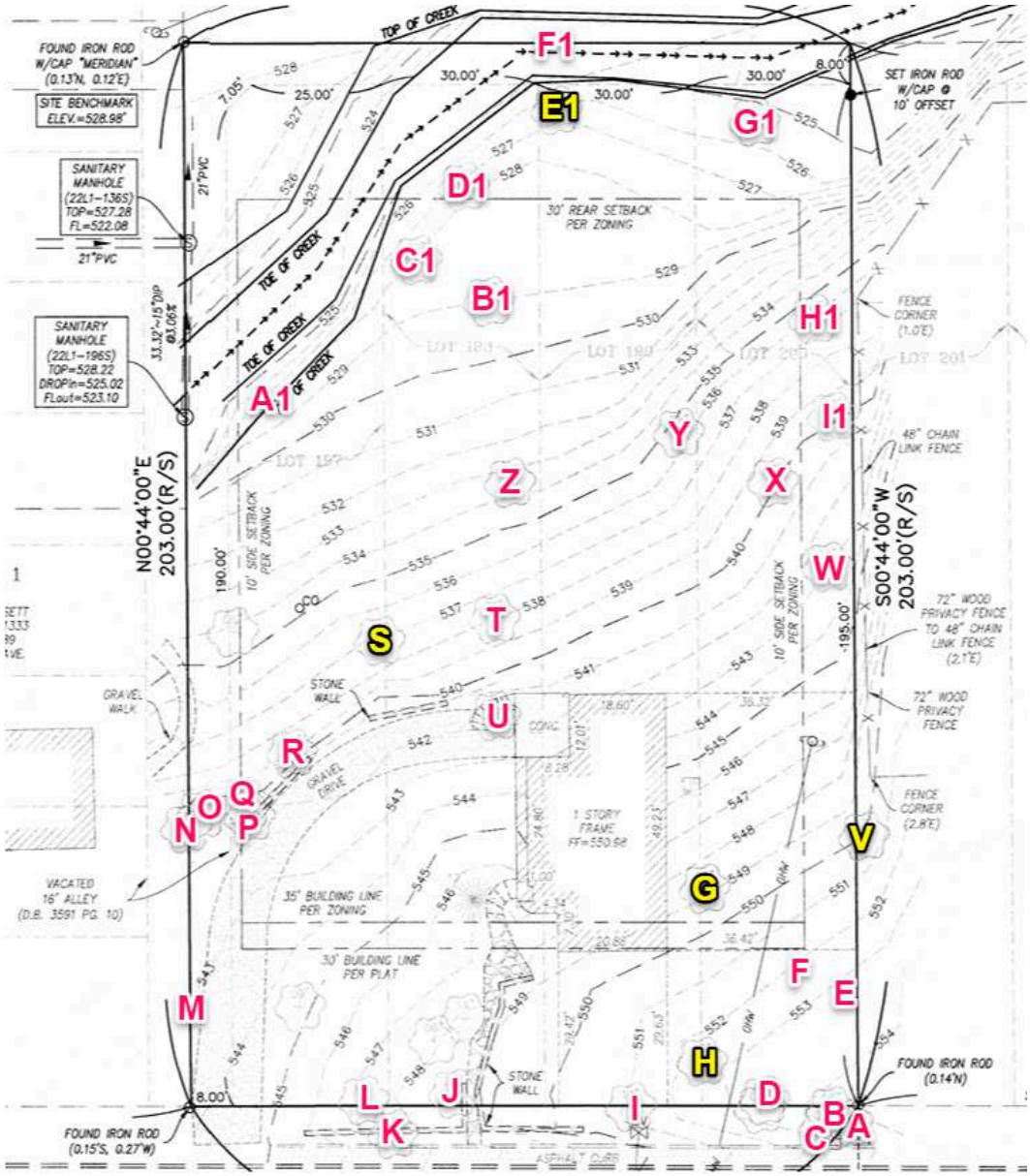
PROPERTY LOCATION: 785 Bismark

#	TREE SPECIES	DBH	PRESERVE/ TBR	ADJOINING LOT	COMMENTS	C	L	S
A	white oak	5"		CITY	phototropic, minor deadwood	75	40	87
B	white oak	5"		CITY	phototropic, minor deadwood	75	40	87
C	white oak	7"		CITY	co-dominant top, minor deadwood	75	40	87
D	American elm	8"			sucker growth, co-dominant at 12', epicormic growth, deadwood	65	40	35
E	American elm	12"			5"x4"x3", sucker growth, included bark, deadwood	59	40	35
F	American elm	8"			6"x2", epicormic growth, deadwood	58	40	35
G	white oak	36"			vines on trunk, compartmentalized wounds on trunk, branch dieback throughout	38	40	87
H	mimosa	7"			dead central leader	25	40	36
I	honey locust	14"		SHARED	shared with city, epicormic growth, one-sided, deadwood	59	40	62
J	shingle oak	26"			vines on trunk, co-dominant at 30', deadwood, exposed root collar	55	40	68
K	American elm	9"		CITY	heavy lean, phototropic, vines on trunk	56	40	35
L	mimosa	14"		SHARED	shared with city, Multi-stemmed, vines throughout, storm damaged leader	51	40	36
M	eastern redbud	6"		SHARED	lean, co-dominant at 8', minor deadwood	68	40	64
N	American elm	8"		SHARED	epicormic growth, lean, phototropic, deadwood	59	40	35
O	red mulberry	6"			heavy lean, epicormic growth, deadwood	57	40	19
P	American elm	10"			vines on trunk, co-dominant at 20', deadwood, phototropic	62	40	35
Q	black walnut	15"			lean, phototropic, minor deadwood	63	40	49
R	white oak	25"			vines on trunk, wound on trunk, co-dominant at 35', slight lean	69	40	87

S	white oak	44"			bifurcations at 30', improper pruning cuts, branch dieback, large deadwood	39	40	87
T	American elm	20"			vines on trunk, co-dominant at 30', minor deadwood	66	40	35
U	white oak	35"			basal wounds, storm damage, deadwood	67	40	87
V	American elm	14"		SHARED	branch dieback, exfoliating bark, dead leader	37	40	35
W	shagbark hickory	8"			strong central leader, minor deadwood	70	40	63
X	shingle oak	21"			compartmentalized basal wound, vines on trunk, deadwood	49	40	68
Y	American elm	6"			co-dominant at 12', minor epicormic growth	71	40	35
Z	shingle oak	19"			epicormic growth, vines, deadwood, phototropic	65	40	68
A1	shagbark hickory	17"			partial root washout, co-dominant top	72	40	63
B1	white oak	17"			phototropic, minor epicormic growth, minor deadwood	71	40	87
C1	American elm	32"			bifurcations at 4', compartmentalized wound on stem, managed vines, phototropic	67	40	35
D1	hackberry	23"			vines on trunk, partial root washout, deadwood	59	40	68
E1	dead	12"			dead	5	40	0
F1	hackberry	20"			co-dominant at 5', minor deadwood	72	40	68
G1	mockernut hickory	8"			lean, co-dominant at 6'	71	40	61
H1	white oak	12"			vines on trunk, phototropic, deadwood	66	40	87
I1	shingle oak	28"			compartmentalized basal wound, lean, vines on trunk	47	40	68

FOR ARB SUBMISSION

POOR CONDITION



NJL CUSTOM HOMES
785 BISMARK AVE

LANDSCAPE KEY

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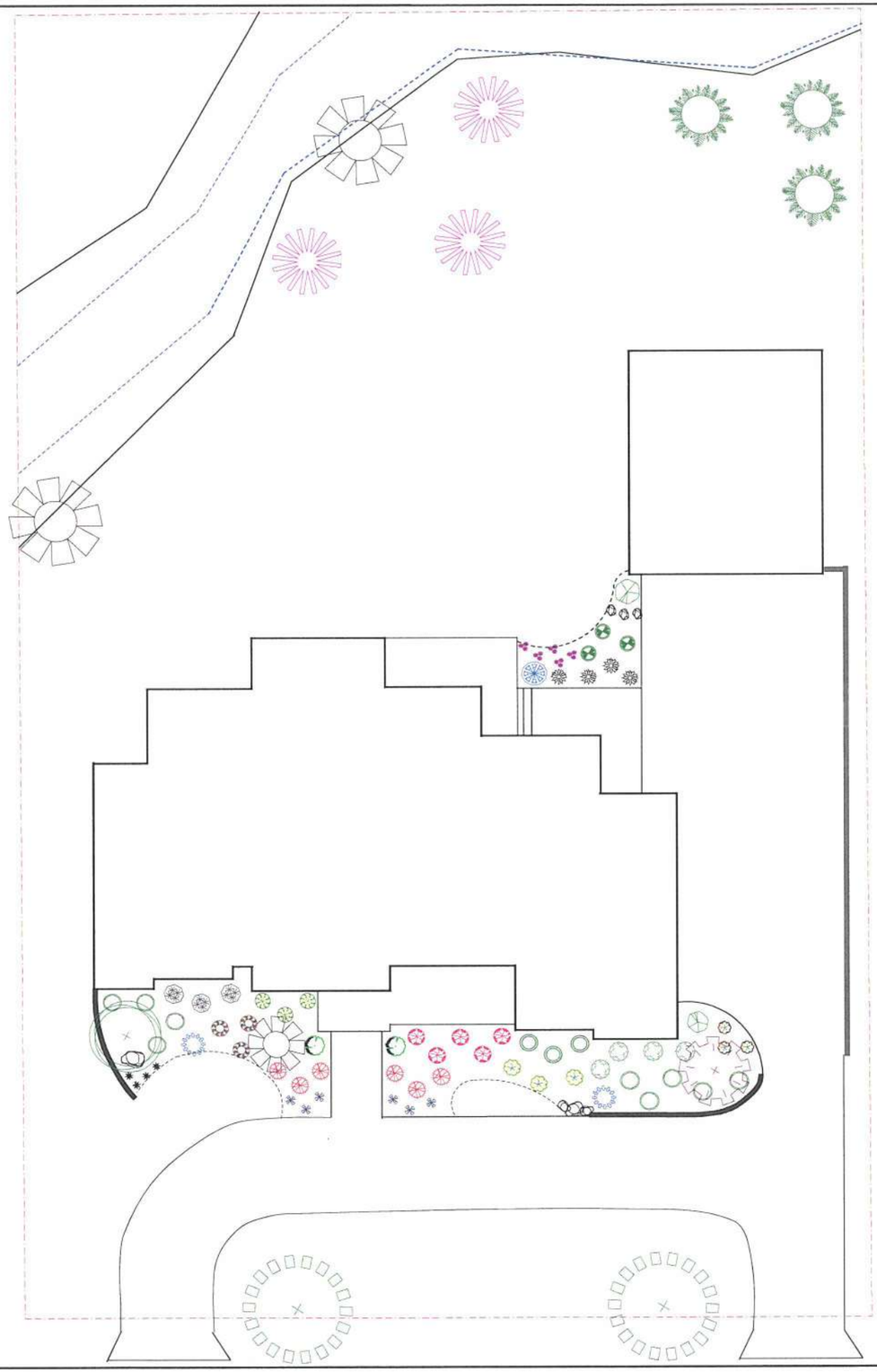

Mitchell
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LAWN & LANDSCAPE
636-458-1000

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

APPLICATION FOR ARCHITECTURAL REVIEW BOARD

APPLICATION DATE 09/19/2025 DATE OF ARB MEETING 10/08/2025 ESTIMATED COST TBD

PROJECT ADDRESS 400 Parkland Ave. GLENDALE, MO 63122

NAME OF PROPERTY OWNER Daniel & Kelly Gargan PHONE NUMBER _____

CONTRACTOR (NAME) Lewis Homes PHONE NUMBER 314-513-1914

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

ARCHITECT (NAME) Ann Begemann PHONE NUMBER 314-614-0686

ARCHITECT ADDRESS 3207 Charleston Ave., Rockingham, VA 22801

DETAILED DESCRIPTION OF WORK BEING PROPOSED: Rear addition and garage

FLOOR AREA RATIO 36.3% (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.) 1193.4

TOTAL FLOOR AREA OF EXISTING STRUCTURE (SQ. FT.) 2618.10

TOTAL SQ. FT. OF LOT 10,499 WIDTH AND DEPTH OF LOT (FT.) 119.25 x 98.68 x 100.0 x 97.25

HEIGHT OF STRUCTURE Rear add 14' 1" Garage add 13' 3.5" NUMBER OF STORIES 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 (Arch D 24" x 36" 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.

Kelly Gagn — 9.19.25

SIGNATURE OF APPLICANT — DATE

JAMES A. BECKEMEIER - MEMBER
BRYAN D. LEMOINE - MEMBER
E. SHABNAM NOURAIE - MEMBER
JOSHUA E. RICHARDSON - MEMBER
ANDREW M. BEEVER - MEMBER
CAROL T. SPARKS - MEMBER
MARK WEINHEIMER - COUNSEL
LOGAN K. WAGONER - COUNSEL

Beckemeier LeMoine Law

MELISSA R. NOLL - COUNSEL
JENNIFER DESCHAMPS - OF COUNSEL
COLLEEN SCHENK - OF COUNSEL
MADISON A. MCINTOSH - SR. ASSOCIATE
JACK FINK - ASSOCIATE
LUKE HER - ASSOCIATE
WILLIAM O'BRIEN - ASSOCIATE
JACOB MATTHEWS - ASSOCIATE

September 19, 2025

BY ELECTRONIC MAIL ONLY
Architectural Review Board
City of Glendale
Attn: Chairman Jeff Fernhoff
424 N. Sappington Road
Glendale, Missouri 63122-4763

RE: Architectural Review Application for 400 Parkland

Chairman Fernhoff and Members of the Board:

I appreciate your consideration of Daniel and Kelly Gargan's renovation and addition to their home located at 400 Parkland (the "Property"). The Gargans request an exception to the City of Glendale's Floor Area Ratio restrictions as part of their application to the Architectural Review Board ("ARB"). The Gargans submit the enclosed ARB application and seek to explain the rationale for an exception sought under the Floor Area Ratio standard specified in Section 400.140(E).

Section 400.0140(E) regulates the Floor Area Ratio (FAR) of all lots zoned "R-1," which encompasses the Property and states that "the floor area of residential dwellings shall not exceed a floor area ratio…of 0.30, except when an applicant can demonstrate that **the subject property presents unique circumstances and the applicant has presented extraordinary design measures to ensure neighborhood compatibility**" (emphasis added). Finally, Section 3 of the ARB Guidelines, p. 17, indicates that "**Maximum FAR is 30% or 3500 sq ft whichever is greater**" (emphasis added).

The Gargans are deeply committed to ensuring that the renovated structure on the Property remains well-suited to the neighborhood's context and scale. As such, they seek to preserve the neighborhood character that attracted them to Glendale ten years prior. They have avoided pursuing a completely new build and instead focused on a renovation plan that preserves the original design integrity of the structure. As part of their commitment, the Gargans invested significant time and money in working with Lewis Homes and architect Anne Begemann to painstakingly control lot coverage, floor area, and building height, all in the face of the unique characteristics of the Property.

The Property's unique circumstances relate to a double-frontage lot. In light of the fron yard designations on two sides, the Gargans do not have enough space to build a detached garage, as detaching the garage would have brought their FAR much closer to the Code limit.

Unlike most corner lots, the Gargan's lot is not 90-degrees. The resulting angles limit the orientation and expansion options of their structure on the lot. The Code, unfortunately, also does not account for the unique characteristics of a split-level structure, so the Property is essentially treated under the Code and ARB Guidelines as a twenty-foot-tall three-story home. The Code's failure to address the uniqueness of a mid-century modern split-level structure distorts the FAR calculations relative to the actual structure. For example, despite the Property's first floor being partially sub-grade, the FAR number is calculated as if the first floor were entirely above-grade.

The purpose behind a city's adherence to a standard FAR is to prevent the construction of tall and bulky structures that overtake a lot and destroy neighborhood continuity. When properly applied, the FAR is intended to maintain lower density and visual harmony of architecture and building size. With that goal in mind, the Gargans' builder and architect repurposed the tiny tuck-under garage with a low ceiling for additional living space. This allowed the architect to create a transition space to the new proposed garage that looked proportionally correct in relation to the multilevel living structure, with minimal building lines on a double-frontage lot. The architect even attempted to creatively step the face of the garage back to stay behind the tapered building line. The resulting design maintains the existing architecture, including the low roof line, while subtly enhancing the livability of the existing structure. In the rear of the structure, the design meticulously utilizes only small bump-outs that maintain the foundation walls of the structure. The Gargans purposely exercised restraint in the extent to which they expanded the structure's footprint.

The relevant FAR calculations are as follows:

	Existing conditions	Proposed additions
First Floor (foyer level)	540.7 sq ft	452.9 sq ft
Second Floor (main)	903.2 sq ft	185.9 sq ft
Third Floor (bedrooms)	972.1 sq ft	000.0 sq ft
Existing Garage	202.1 sq ft	202.1 sq ft (converted to living space)
Garage Addition	N/A	352.5 sq ft
Total	2618.1 sq ft	1193.4 sq ft
FAR with 10,499 sq ft lot	25.2%	36.3%

While the FAR calculation with the proposed renovations to the Property exceeds the 0.30 limit of 400.140(E), it does so by only 0.063. In addition, in light of the visual elevations contained in the Gargan's ARB application and the above analysis, it is evident that a split-level home deserves a nuanced FAR evaluation. Dan and Kelly Gargan indeed understand the City of Glendale's purpose in adhering to Code and ARB Design Guidelines to preserve the character of this great community they call home. That being said, the ARB Design Guidelines specifically

B

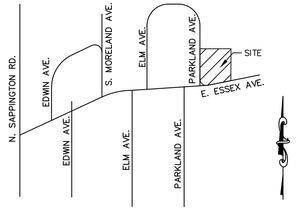
acknowledge in their Executive Summary that assessment of the context and scale of projects will necessarily "involve subjective judgments and objective measurements." I do hope that this letter conveys the extent of the Gargans' efforts to thoughtfully design a structure on their unique lot that will exist harmoniously with the surrounding neighborhood. Please do not hesitate to contact me at your convenience if you require any additional information or would like to discuss the matter further.

Sincerely,

Jennifer L. Deschamp, Esq.
jennifer@bl-stl.com

B

A TRACT OF LAND BEING LOT 16 OF "PARKLAND HILLS" (P.B. 79, PG. 9), LOCATED IN SECTION 31, TOWNSHIP 45 NORTH, RANGE 6 EAST, CITY OF GLENDALE, ST. LOUIS COUNTY, MISSOURI



LOCATION MAP

SITE INFO:

N/F THE DANIEL C. & KELLY L. GARGAN REVOCABLE LIVING TRUST
D.B. 23635 PG. 265
LOC.# 23L411453
#400 PARKLAND AVE.
10,499 SQ. FT. OR 0.241 AC.±

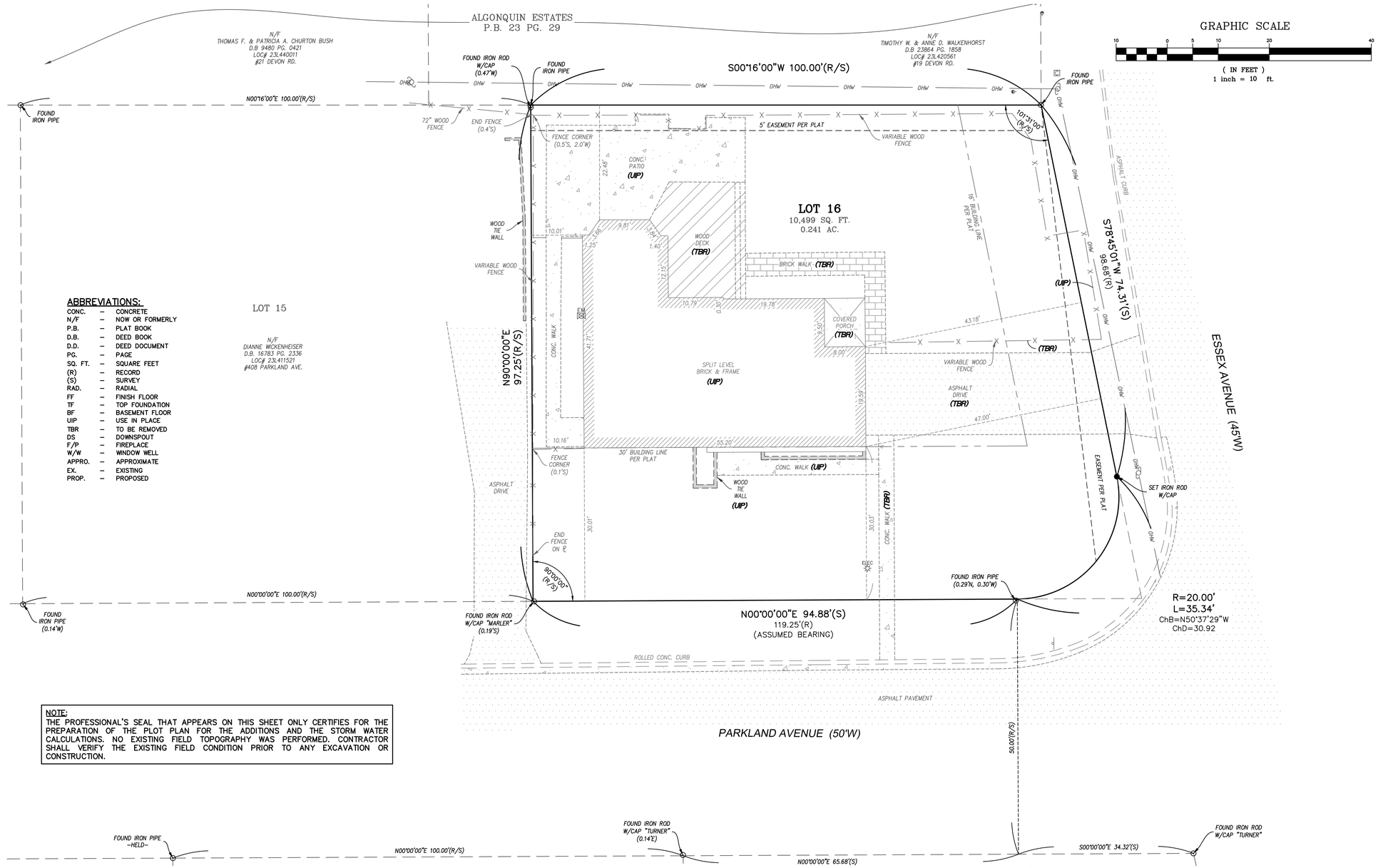
LEGEND:

- 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

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
RAD.	–	RADIAL
FF	–	FINISH FLOOR
TF	–	TOP FOUNDATION
BF	–	BASEMENT FLOOR
UIP	–	USE IN PLACE
TBR	–	TO BE REMOVED
DS	–	DOWNSPOUT
F/P	–	FIREPLACE
W/W	–	WINDOW WELL
APPRO.	–	APPROXIMATE
EX.	–	EXISTING
PROP.	–	PROPOSED



GRAPHIC SCALE
10 0 5 10 20 40
(IN FEET)
1 inch = 10 ft.

NOTE:
THE PROFESSIONAL'S SEAL THAT APPEARS ON THIS SHEET ONLY CERTIFIES FOR THE PREPARATION OF THE PLOT PLAN FOR THE ADDITIONS AND THE STORM WATER CALCULATIONS. NO EXISTING FIELD TOPOGRAPHY WAS PERFORMED. CONTRACTOR SHALL VERIFY THE EXISTING FIELD CONDITION PRIOR TO ANY EXCAVATION OR CONSTRUCTION.

SITE NOTES:

1. THIS TRACT CONTAINS 10,499 SQUARE FEET OR 0.241 ACRES MORE OR LESS.
2. BASIS OF BEARING: THE BEARINGS ARE ASSUMED.
3. SOURCE OF RECORD TITLE: THE DANIEL C. & KELLY L. GARGAN REVOCABLE LIVING TRUST IS DESCRIBED AS THE OWNER AS RECORDED IN DEED BOOK 23635 PAGE 265 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. NO EXISTING FIELD TOPOGRAPHY WAS PERFORMED BY THE STERLING COMPANY. THE STERLING COMPANY ASSUMES NO RESPONSIBILITY FOR ANY ERRORS WITH EXISTING FIELD TOPOGRAPHY.
6. CONTRACTOR SHALL VERIFY THE EXISTING FIELD CONDITION PRIOR TO ANY EXCAVATION OR CONSTRUCTION.
7. CONTRACTOR SHALL FIELD VERIFY ALL UTILITY LOCATIONS AND DEPTHS PRIOR TO ANY EXCAVATION OR CONSTRUCTION.
8. THE UTILITY CONNECTION LOCATION AND COORDINATION SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR.
9. **THIS PLAN IS ONLY FOR THE PREPARATION OF THE PLOT PLAN FOR THE ADDITIONS AND THE STORM WATER CALCULATIONS.**

MISSOURI ONE CALL SYSTEM, INC. 1-800-344-7483 STOP! CALL BEFORE YOU DIG!

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

ZONING INFO:

"R-1" SINGLE FAMILY RESIDENTIAL
FRONT SETBACK:
ON PARKLAND AVENUE: 30' PER P.B. 79, PG. 9
ON ESSEX AVENUE: 16' PER P.B. 79, PG.
REAR SETBACK: 30'
SIDE SETBACK: 10% OF THE WIDTH OF THE LOT = 10% x 113.3' = 11.33'
(THE WIDTH OF THE LOT MEASURED AT 30' FRONT SETBACK)
HEIGHT: 35' / 2 1/2 STORIES

TITLE NOTES

A CURRENT TITLE COMMITMENT OF THE SUBJECT TRACT HAS NOT BEEN PROVIDED TO THE SURVEYOR. IT IS POSSIBLE THERE ARE EASEMENTS AND OTHER INSTRUMENTS OF RECORD THAT AFFECT THE SUBJECT TRACT THAT WOULD BE EXPOSED IN THE TITLE COMMITMENT REPORT AND ARE UNKNOWN TO THE SURVEYOR AT THE TIME OF SURVEY WAS EXECUTED AND THEREFORE NOT PLOTTED HEREON. THIS SURVEY DOES NOT CONSTITUTE A TITLE SEARCH BY THE SURVEYOR. BUILDING LINES AND EASEMENTS OF THE SUBJECT TRACT ARE SHOWN PER PLAT BOOK 79 PAGE 9.

Plot Plan Prepared by
THE STERLING COMPANY (314) 487-0440
Notes:
1. **finished grades at the building to be a minimum of 8 inches below top of foundation for wood frame and 8 inches below for wood frame with brick veneer.**
2. **All wood framing members that rest on top of the foundation 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 be noted to slope away from foundation a minimum of a 6 inch drop or min. 5% within the first 10 feet or to a swale.**
4. **Foundation footings shall be constructed so as to maintain a 2' 6" depth of earth cover or as required by local building codes.**
5. **This plot plan conforms to "GLENDALE CODE".**
6. **Elevation Examples: 714.0(E)=Existing Elevation, 714.0(P)=Proposed Elevation.**

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.

THE STERLING COMPANY
MO. REG. 307-D

JAMEY A. HENSON, P.L.S. – VICE PRESIDENT **DATE**
MO. REG. L.S. #2007017963

ISSUE	REMARKS/DATE
1	
2	
3	

DANIEL C. & KELLY L. GARGAN
400 PARKLAND AVENUE
GLENDALE, MO 63122

THE STERLING CO.
ENGINEERS & SURVEYORS
5055 New Baumgartner Road
St. Louis, Missouri 63129
Ph 314-487-0440 Fax 314-487-8944
www.sterlingcompanystl.com
Corporate Certificate of Authority #001348

#400 PARKLAND AVENUE
GLENDALE, MISSOURI 63122

EXISTING CONDITIONS / DEMOLITION PLAN
PLOT PLAN FOR ADDITIONS

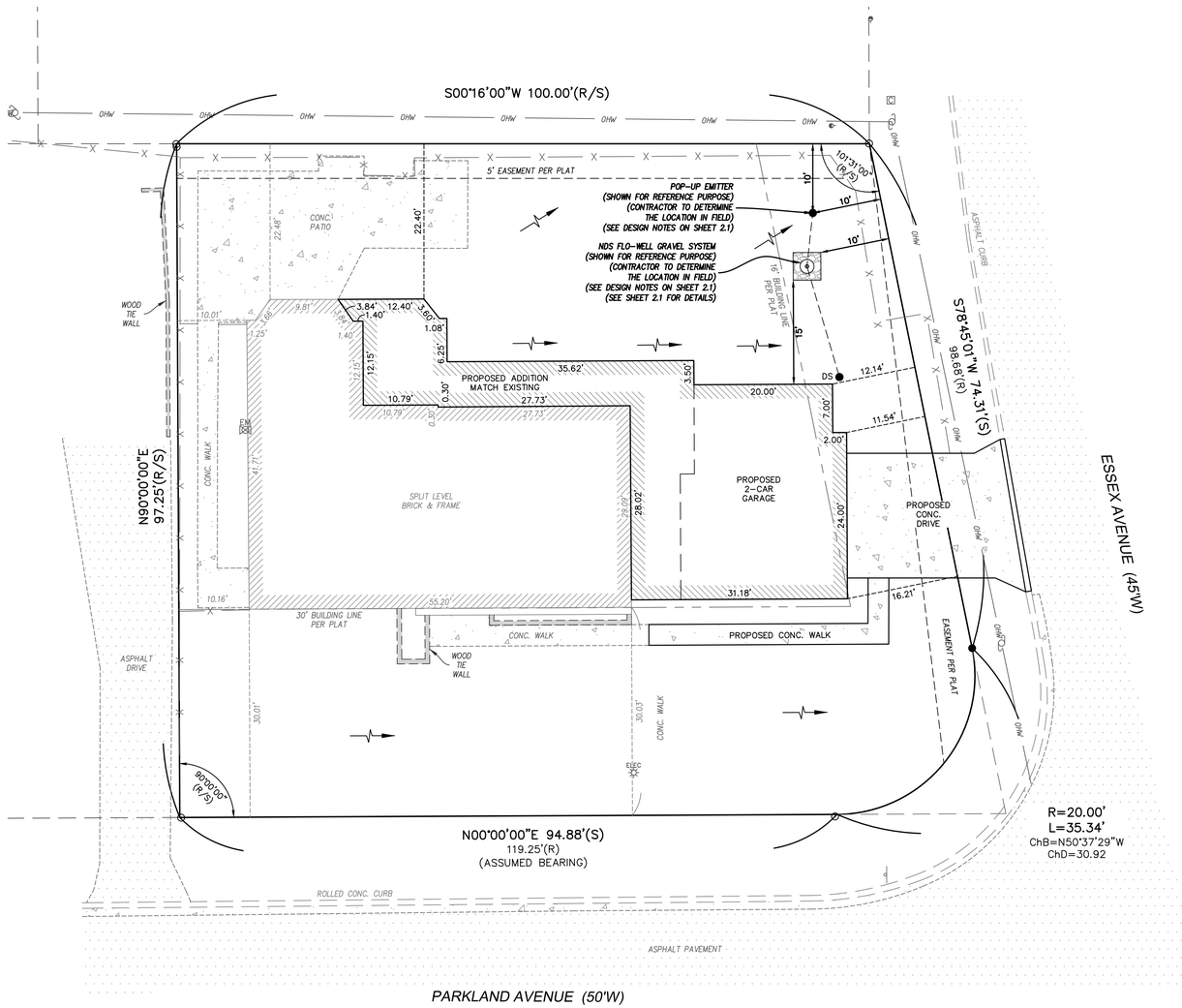
The Professional Engineer's seal and signature affixed to this sheet applies only to the material and items shown on this sheet. All drawing, instruments or other documents not bearing the seal and signature shall not be considered prepared by this engineer, and the engineer expressly disclaims any and all responsibility for such plans, drawings or documents not exhibiting this seal and signature.

NOT APPROVED FOR CONSTRUCTION! FOR REVIEW ONLY

Date:
Henry H. Huynh, PE
License # PE-2022036627
Professional Engineer

Job Number	24-09-215
Date	11/15/2024
Designed: HHH	Sheet 1.1
Drawn: HHH	
Checked: MGB	PP

Drawing name: V:\24\09215 400 Parkland Ave\Drawings\Surveying\Plot Plan\24092215 Plot Plan.dwg Plotted on: Nov 16, 2024 - 9:42am Plotted by: hhuynh



GRAPHIC SCALE

10 0 5 10 20 40

(IN FEET)

1 inch = 10 ft.

EXISTING IMPERVIOUS;

EX. HOUSE = 1,779 S.F.
EX. DRIVE = 734 S.F.
EX. WALK = 560S.F.
EX. PATIO = 649 S.F.
EX. PORCH = 76 S.F.
EX. DECK = 365 S.F.

TOTAL = 4,163 S.F. OR 39.65%

PROPOSED IMPERVIOUS;

EX. HOUSE = 1,854 S.F.
EX. WALK = 361 S.F.
EX. PATIO = 649 S.F.
PROP. ADDITION = 1,344 S.F.
PROP. DRIVE = 255 S.F.

TOTAL = 4,463 S.F. OR 42.51%

GREEN SPACE CALCULATIONS

LOT AREA = 10,499 S.F.
TOTAL IMPROVEMENTS = 4,463 S.F.
TOTAL PERVIOUS AREA = 6,036 S.F.

GREEN SPACE AREA = 57.49%

DIFFERENTIAL RUNOFF CALCULATIONS

PREDEVELOPED
IMPERVIOUS AREA 4,163 S.F. = 0.096 Ac. X 3.54 = 0.340 cfs
PERVIOUS AREA 6,336 S.F. = 0.145 Ac. X 1.70 = 0.247 cfs
0.241 Ac. 0.587 cfs

POSTDEVELOPED
IMPERVIOUS AREA 4,505 S.F. = 0.103 Ac. X 3.54 = 0.365 cfs
PERVIOUS AREA 5,994 S.F. = 0.138 Ac. X 1.70 = 0.235 cfs
0.241 Ac. 0.600 cfs

CONCLUSION FOR PROPOSED DEVELOPMENT

DIFFERENTIAL STORM WATER RUNOFF (BASED ON 15-YEAR 20-MINUTE STORM)
DIFFERENTIAL RUNOFF = PROPOSED RUNOFF - EXISTING RUNOFF
= 0.600 CFS - 0.587 CFS
= 0.013 CFS (INCREASE IN IMPERVIOUS AREA)

STORMWATER MANAGEMENT MEASURES REQUIRED

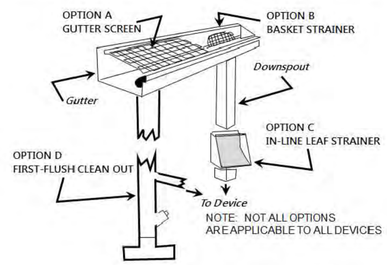
NDS FLO-WELL GRAVEL TRENCH

ROOF AREA = 225 SQ.FT. OR 0.005 AC.
15-YEAR 20-MINUTE RUNOFF = 0.005 AC. X 3.54 CFS/AC. = 0.018 CFS > 0.013 CFS (REQ.)
VOLUME TO BE ATTENUATED FOR = 0.018 X 1200 = 21.60 C.F.
ONE NDS FLO-WELL GRAVEL SYSTEM ARE PROPOSED TO PROVIDE THE ATTENUATION.
DEPTH OF THE GRAVEL BACKFILL BENEATH THE FLO-WELL: 1 FEET.
THE THICKNESS OF THE GRAVEL BACKFILL AROUND THE FLO-WELL: 1 FEET.
TOTAL VOLUME OF WATER TO BE STORED: 23.37 C.F. > 21.60 C.F. (REQ. FOR ROOF AREA)

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

NOTE:
THE PROFESSIONAL'S SEAL THAT APPEARS ON THIS SHEET ONLY CERTIFIES FOR THE PREPARATION OF THE PLOT PLAN FOR THE ADDITIONS AND THE STORM WATER CALCULATIONS. NO EXISTING FIELD TOPOGRAPHY WAS PERFORMED. CONTRACTOR SHALL VERIFY THE EXISTING FIELD CONDITION PRIOR TO ANY EXCAVATION OR CONSTRUCTION.

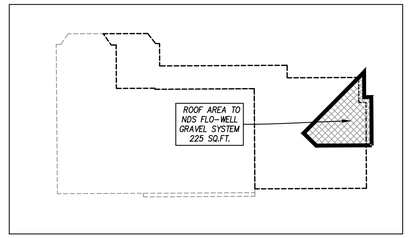
CIRCLE ONE OR MORE OPTIONS USED: A B © D



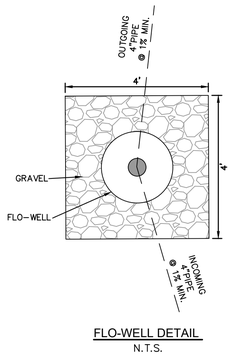
PRETREATMENT OPTIONS DETAIL

DESIGN NOTES:

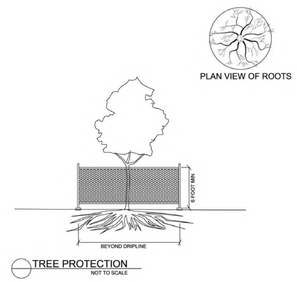
1. THE GUTTERS SHALL DISCHARGE TO POP-UP EMITTERS UNLESS NOTED OTHERWISE.
2. THE PLACEMENT OF THE POP-UP EMITTERS TO BE DETERMINED IN THE FIELD. THE PLACEMENT SHALL ALLOW FOR STORM WATER TO BE ABSORBED PRIOR TO RUNOFF ONTO ADJACENT PROPERTY.
3. THE PLACEMENT OF THE NDS FLO-WELL GRAVEL TRENCH TO BE DETERMINED IN THE FIELD. THE PLACEMENT SHALL ALLOW THE NDS FLO-WELL GRAVEL TRENCH TO BE ABLE TO DRAIN PROPERLY.
4. THE POINT OF STORMWATER DISCHARGE SHALL BE AT LEAST 10 FEET FROM ANY PROPERTY LINE.
5. THE CONTRACTOR IS TO MAINTAIN THE SHEET FLOW FOR THE STORM WATER AND SHALL NOT CONCENTRATE RUNOFF ONTO ADJACENT PROPERTIES.
6. DO NOT CONNECT WINDOW WELL DRAINS TO THE DOWNSPOUT PIPING.



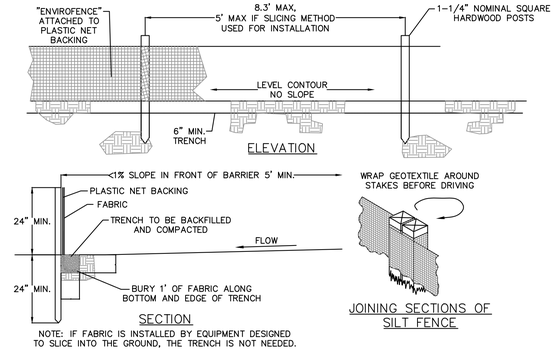
ROOF CONTRIBUTORY MAP
1" = 20'



FLO-WELL DETAIL
N.T.S.

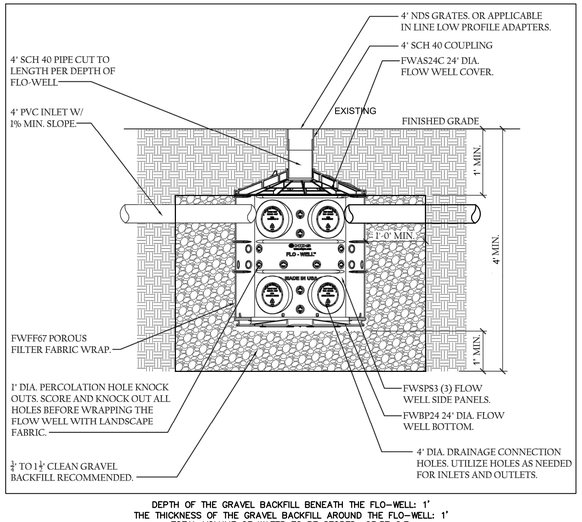


TREE PROTECTION
NOT TO SCALE



SILT FENCE DETAIL

NDS FLO-WELL GRAVEL INSTALLATION



DEPTH OF THE GRAVEL BACKFILL BENEATH THE FLO-WELL: 1'
THE THICKNESS OF THE GRAVEL BACKFILL AROUND THE FLO-WELL: 1'
TOTAL VOLUME OF WATER TO BE STORED: 23.37 C.F.
NOTE: FLO-WELL DRY WELL SHALL BE A MINIMUM OF 10 FEET FROM ANY STRUCTURE.
HTTPS://WWW.NDSPRO.COM/PRODUCTS/DRAINAGE/DRY-WELLS.HTML

1. CONTRACTOR TO DETERMINE THE LOCATION OF NDS FLO-WELL GRAVEL TRENCH IN FIELD AND TO ENSURE THAT NDS FLO-WELL GRAVEL TRENCH CAN DRAIN PROPERLY.
2. THE STERLING COMPANY ASSUMES NO RESPONSIBILITY FOR ANY ERRORS WITH THE LOCATION AND DRAINABILITY OF THE NDS FLO-WELL GRAVEL TRENCH.

ISSUE	REMARKS/DATE
1	
2	
3	

DANIEL C. & KELLY L. GARGAN
400 PARKLAND AVENUE
GLENDALE, MO 63122

THE STERLING CO.
ENGINEERS & SURVEYORS
5055 New Baumgartner Road
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www.sterling-co.com
Corporate Certificate of Authority #001348

#400 PARKLAND AVENUE
GLENDALE, MISSOURI 63122
PROPOSED CONDITIONS
PLOT PLAN FOR ADDITIONS

The Professional Engineer's seal and signature affixed to this sheet applies only to the material and items shown on this sheet. All drawing, instruments or other documents not exhibiting this seal and signature shall not be considered prepared by this engineer, and the engineer expressly disclaims any and all responsibility for such plans, drawings or documents not exhibiting this seal and signature.

NOT APPROVED FOR CONSTRUCTION! FOR REVIEW ONLY

Date:
Henry H. Huynh, PE
License # PE-2022036627
Professional Engineer

Job Number	24-09-215
Date	11/15/2024
Designed: HHH	Sheet 2.1
Drawn: HHH	
Checked: MGB	PP

Drawing name: V:\24\09\215 400 Parkland Ave\Drawings\Surveying\Plot Plan\240215 Plot Plan.dwg Plotted on : Nov 18, 2024 - 9:42am Plotted by: hhuynh

Sappington Rd
Edwin
Edwin Ave
E Essex Ave
E Essex Ave
E Essex Ave
Edwin Ave
Elm Ave
Elm Ave
Elm Ave
KGriggs Photography
985
712
705
700
412
703
408
949
402
996
289
277
948
934
920
265
299
293
298
287
296
281
282
269
280
267
274
263
268
257
40' 7"
30' 5"
28' 6"
40' 7"
59' 2"
23' 7"
26' 6"
54' 4"
48' 8"
61' 11"

S Moreland Ave
S Moreland Ave
E Essex Ave
E Essex Ave
E Essex Ave
E Essex Ave
Elm Ave
Elm Ave
Parkland Ave
Parkland Ave
Parkland Ave
Devon Rd
Devon Rd
Devon Rd
17
21
1025
409
401
410
407
400
401
400
19
17
298
294
290
286
299
293
298
293
36'
19' 6"
19'
33'
21'
15' 8"
18'
55'
21'
41'
29'

FRONTENAC FORESTRY

Install and maintain tree protection fence as indicated on preservation plan for all trees marked PRESERVE. 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 must meet all of the requirements set forth by the city of Glendale and 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

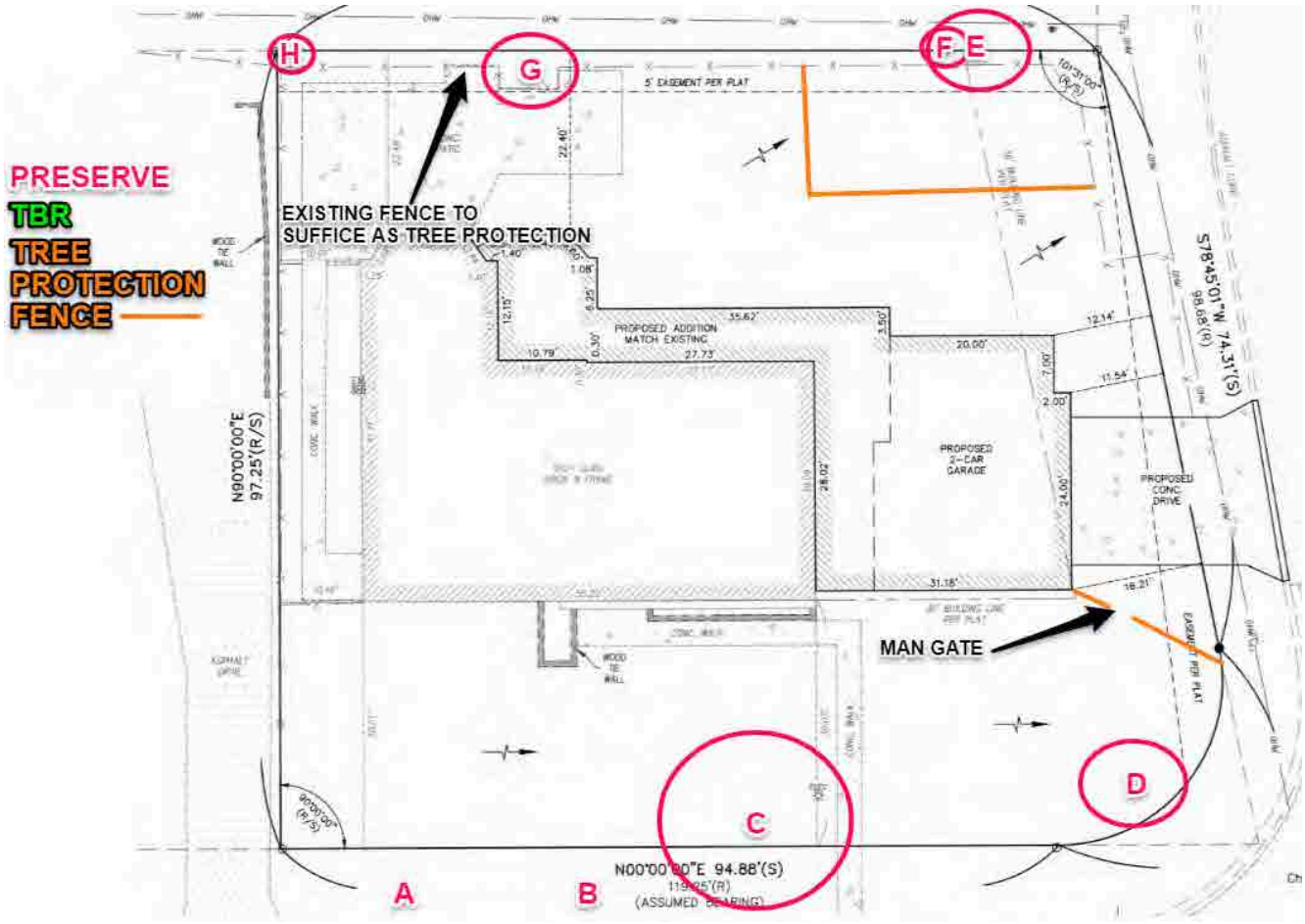
FrontenacForestry@gmail.com ~ 2460 Driftwood Ln. St. Louis, MO. 63146 ~ 314-496-2020

TREE STUDY
SITE PLAN REVIEW
11/14/2024

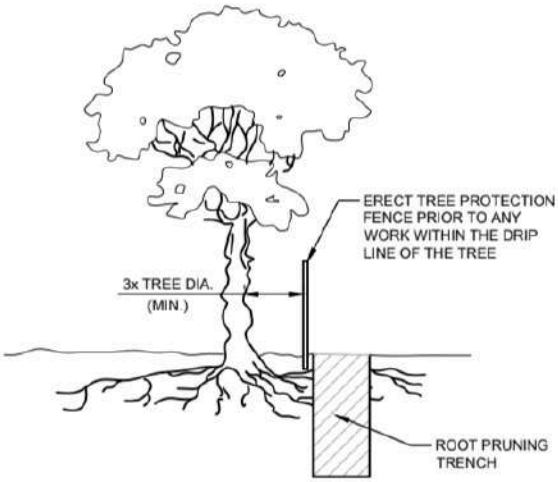
PROPERTY LOCATION: 400 Parkland

#	TREE SPECIES	DBH	PRESERVE/ TBR/ INSTALL	ADJOINING LOT	COMMENTS	VALUE	PHYS DET %	FUNC OBS %	EXT OBS %	TOTAL CANOPY SQ FT
A	sycamore	21"	PRESERVE	CITY	exposed root flare, compartmentalized wounds on trunk, strong central leader, deadwood	$2670	57	65	65	----
B	sycamore	26"	PRESERVE	CITY	girdling roots, epicormic growth, co-dominant at 30', deadwood	$4715	61	70	65	----
C	sweet gum	23"	PRESERVE		girdling root, phototropic, deadwood	$3215	62	65	60	935
D	willow	13"	PRESERVE		exposed surface roots, bifurcations at 7', compartmentalized wounds on trunk	$1355	70	70	65	299
E	hackberry	18"	PRESERVE	SHARED	co-dominant at 8', included bark, large vertical crack, involved with tree F	$2255	51	65	60	287
F	American elm	10"	PRESERVE	SHARED	strong central leader, epicormic growth, involved with tree E	$295	47	50	50	89
G	hackberry	12"	PRESERVE		exposed root flare, epicormic growth, deadwood	$910	60	70	60	254
H	hackberry	8"	PRESERVE	SHARED	co-dominant at 15', minor deadwood	$445	66	70	60	57

Additional Canopy Required **OR** **REPLACEMENT FEE**	No additional canopy required


PRESERVE
TBR
TREE
PROTECTION
FENCE
EXISTING FENCE TO
SUFFICE AS TREE PROTECTION
MAN GATE
PROPOSED ADDITION
MATCH EXISTING
PROPOSED
2-CAR
GARAGE
PROPOSED
CONC.
DRIVE
5' EASEMENT PER PLAT
N90°00'00"E
97.25'(R/S)
S78°45'01"W 74.31'(S)
98.68'(R)
N00°00'00"E 94.88'(S)
(ASSUMED BEARING)
A
B
C
D
E
F
G
H

Large = 1,000 sq ft	Medium = 700 Sq ft	Small = 350 sq ft
white oak species	eastern redbud	pawpaw
red oak species	river birch	flowering dogwood
London planetree	sassafras	American plum
sycamore	littleleaf linden	star magnolia
Amur corktree	blackgum	sweetbay magnolia
Japanese zelkova	red horschestnut	Higan cherry
ginkgo	paperbark maple	serviceberry
sugar maple	crimson maple	Japanese maple
black maple	American holly	amur maple
yellow birch	Scots pine	trident maple
American beech	balsam fir	hornbeam
baldcypress	eastern hemlock	mugo pine
tulip poplar	saucer magnolia	bristlecone pine
hackberry	shortleaf pine	blue atlas cedar
black walnut	Colorado spruce	hawthorn
pecan	weeping willow	red buckeye
Kentucky coffeetree	Ohio buckeye	
honeylocust	dawn redwood	
black locust	Douglas fir	
shagbark hickory		
American yellowwood		
southern magnolia		
eastern white pine		
Norway spruce		
American basswood		



NOTES:

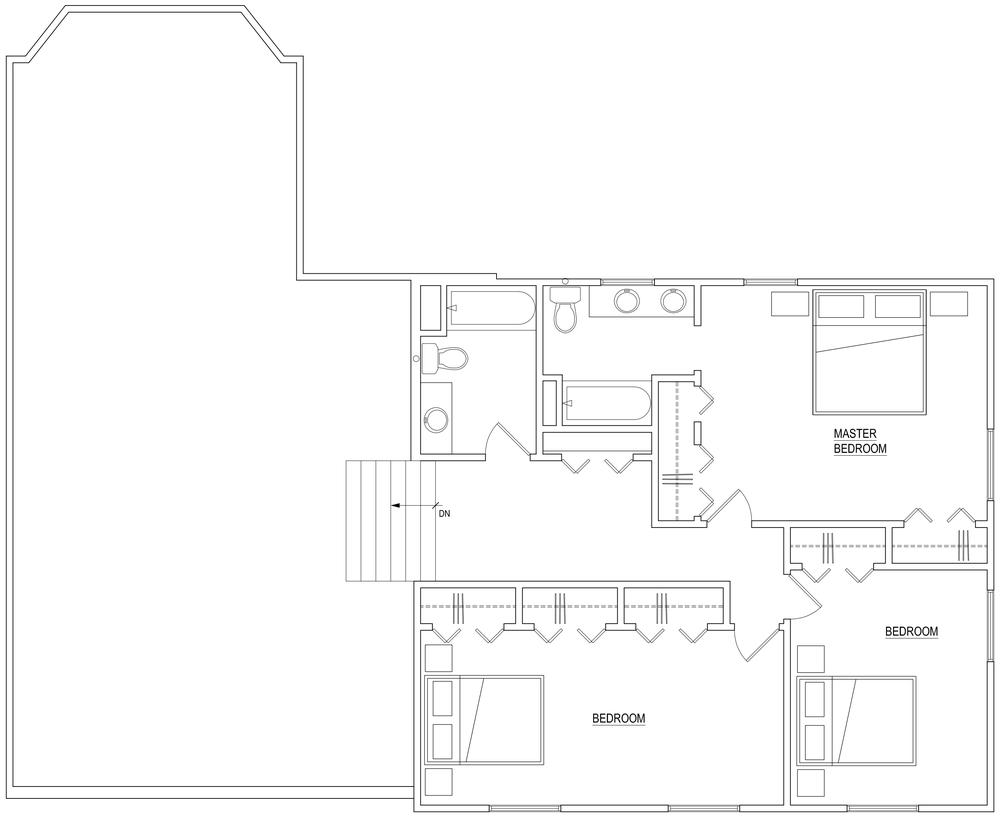
1. ROOT PRUNING SHALL BE DONE WHENEVER THERE WILL BE GRADING, CUTTING OR COMPACTION DISTURBANCE UNDERNEATH THE DRIP LINE OF A TREE. PRIOR TO ANY WORK WITHIN DRIP LINE, THE CONTRACTOR SHALL ERECT A TREE PROTECTION FENCE AND CONTACT AN ISA CERTIFIED ARBORIST TO COORDINATE WORK. NO DISTURBANCE SHALL BE DONE WITHIN A DISTANCE OF 3X THE DIAMETER OF THE TREE, DUE TO STABILITY CONCERNS.
2. ROOT PRUNING SHALL BE DONE WITH A SHARP TOOL, IN SUCH A WAY THAT DOES NOT PULL ON THE ROOTS, BUT LEAVES SMOOTH CUTS. DO NOT TEAR ROOTS WITH EXCAVATION EQUIPMENT. IT IS PREFERABLE TO EXPOSE THE ROOTS PRIOR TO ROOT PRUNING. AFTER PRUNING, FILL THE AREA WITH QUALITY TOPSOIL AND WATER UNTIL THOROUGHLY SOAKED.
3. ONCE EXPOSED, ROOTS MUST BE COVERED WITHIN 8 HOURS. IF ROOTS WILL BE LEFT EXPOSED FOR LONGER THAN 8 HOURS, THEY MUST BE KEPT MOIST. ONE OPTION IS TO PUT MOIST BURLAP OVER THE EXPOSED ROOTS.

NOTES (CONT.):

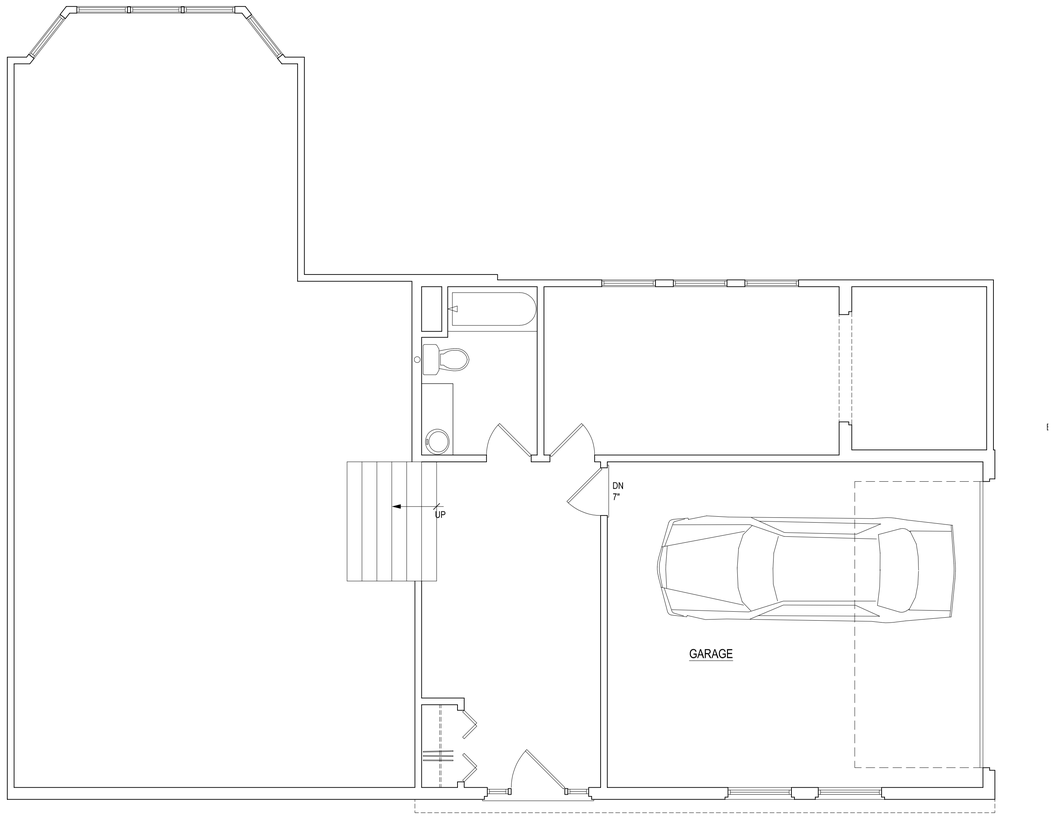
4. ROOT PRUNING SHALL MEET OR EXCEED ANSI A300 OR APPROVED TREE CARE INDUSTRY STANDARDS.

DIGGING PROCESS

1. THE PRUNING TRENCH SHOULD BE CLEARED IN A WAY THAT EXPOSES THE ROOTS WHILE LEAVING THEM INTACT.
   1.1. USE HAND TOOLS OR AN AIR KNIFE II) DO NOT USE AN EXCAVATOR, AS THIS WILL PULL ON THE ROOTS AND POSSIBLY DAMAGE THE TRUNK III) IF A ROOT LARGER THAN 2" IS EXPOSED, LEAVE THIS ROOT INTACT AND CONTACT LANDSCAPE SERVICES
2. ONCE THE ROOTS ARE EXPOSED, USE A SHARP TOOL TO CLEANLY CUT ALL ROOTS WHICH ARE BETWEEN 1-2" DIAMETER, TO THE DEPTH OF THE PROPOSED DISTURBANCE
   2.1. APPROPRIATE TOOLS INCLUDE SHARP LOPPING SHEARS, HANDSAWS, A SHARPENED AXE, A ROOT PRUNER GRINDER, A RECIPROCATING SAW AND ANY OTHER SHARP TOOL WHICH LEAVES A CLEAN CUT
   2.2. YOU MAY NOT USE A CHAINSAW OR CHAIN TRENCHER TO MAKE THE FINAL CUTS
   2.3. ALL ROOTS SHALL BE LEFT WITH A CLEAN, SMOOTH ENDS AND NO RAGGED EDGES
3. POST PRUNING
   3.1. TREE ROOTS MUST BE KEPT MOIST. IF ROOTS ENDS WILL BE LEFT EXPOSED FOR MORE THAN 8 HOURS, COVER THE HOLE WITH MOIST BURLAP.
   3.2. FILL THE HOLE WITH HIGH QUALITY TOP SOIL, MULCH THE AREA WITH TRIPLE SHREDDED HARDWOOD TO A DEPTH OF 3", AND WATER WELL.



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



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

SYMBOL LEGEND

- EXISTING WALL TO REMAIN
- NEW WALL CONSTRUCTION
- NEW DOOR
- EXISTING DOOR TO REMAIN

ARB SET
9.16.25

SEAL

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

RESIDENTIAL ADDITIONS
at 400 Parkland Avenue
Glendale, MO 63122

REV	DATE	ISSUE
	9.16.25	ARB SET

SHEET NUMBER

AEX

GENERAL FLOOR PLAN NOTES:

1. ALL DIMENSIONS ARE TO FACE OF STUD FOR NEW CONSTRUCTION AND TO FACE OF DRYWALL FOR EXISTING WALLS.

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

3. ALL FINISHES TO BE APPROVED BY OWNER.

4. ALL FIRST FLOOR CEILING HEIGHTS TO MATCH EXISTING UNLESS INDICATED OTHERWISE.

5. COORDINATE WITH OWNER FOR ALL CABINETS & COUNTERTOPS.

6. TOP OF ALL WINDOWS TO BE A MINIMUM OF 6'-10" ABOVE FINISHED FLOOR OR TO MATCH EXISTING.

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

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

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

10. FLOOR ELEVATIONS IN ADDITION SHALL MATCH & ALIGN W/ EXISTING FLOOR LEVELS.

11. ALL FINISH FLOORS PER OWNER.

12. ALL STEPS: MAX. RISER = 7 $\frac{3}{4}$", MIN. TREAD = 10" W/ 1" NOSING.

13. ALL SOFFITTS TO BE FIREBLOCKED IN ACCORDANCE WITH THE 2015 IRC.

14. ALL FURRED WALLS TO BE FIREBLOCKED VERTICALLY AT THE CEILING AND HORIZONTALLY EVERY 10' MAXIMUM IN ACCORDANCE WITH THE 2015 IRC.

15. 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 X10S UNLESS NOTED OTHERWISE.

4. PROVIDE DOUBLE FLOOR JOISTS UNDER ALL PARALLEL PARTITIONS.

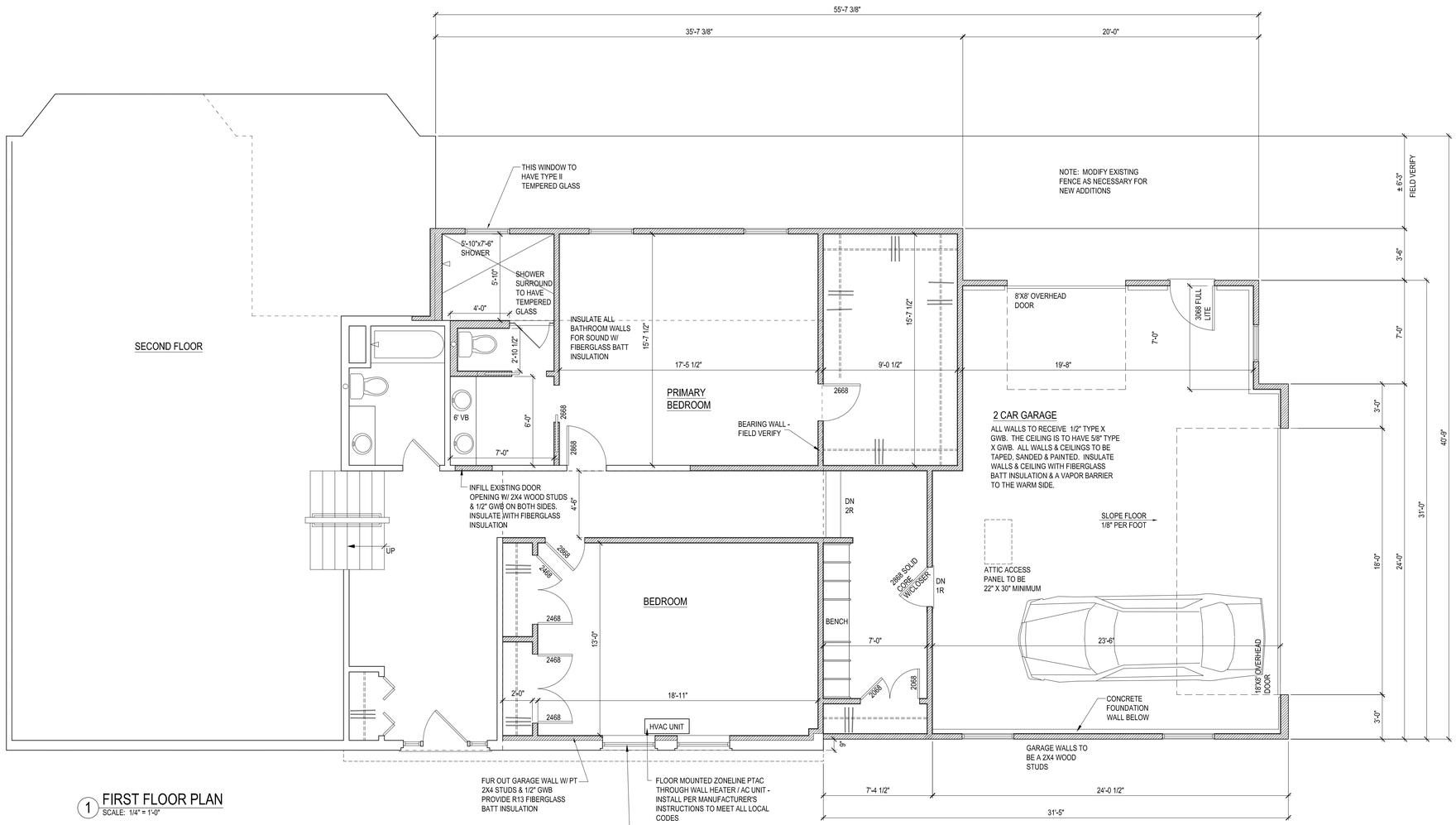
5. PROVIDE SOLID WOOD BLOCKING THROUGH FLOOR AT ALL POSTS ABOVE.

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

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 FURRED WALLS TO BE FIREBLOCKED VERTICALLY AT THE CEILING AND HORIZONTALLY EVERY 10' MAXIMUM TO BE INSTALLED IN ACCORDANCE WITH THE 2015 IRC.

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



SYMBOL LEGEND

- EXISTING WALL TO REMAIN
- NEW WALL CONSTRUCTION
- NEW DOOR
- EXISTING DOOR TO REMAIN

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

FLOOR TO CEILING TO MATCH EXISTING

SEAL

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	9.16.25	ARB SET

SHEET NUMBER

A2

GENERAL FLOOR PLAN NOTES:

1. ALL DIMENSIONS ARE TO FACE OF STUD FOR NEW CONSTRUCTION AND TO FACE OF DRYWALL FOR EXISTING WALLS.

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

3. ALL FINISHES TO BE APPROVED BY OWNER.

4. ALL FIRST FLOOR CEILING HEIGHTS TO MATCH EXISTING UNLESS INDICATED OTHERWISE.

5. COORDINATE WITH OWNER FOR ALL CABINETS & COUNTERTOPS.

6. TOP OF ALL WINDOWS TO BE A MINIMUM OF 6'-10" ABOVE FINISHED FLOOR OR TO MATCH EXISTING.

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

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

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

10. FLOOR ELEVATIONS IN ADDITION SHALL MATCH & ALIGN W/ EXISTING FLOOR LEVELS.

11. ALL FINISH FLOORS PER OWNER.

12. ALL STEPS: MAX. RISER = 7 $\frac{3}{4}$", MIN. TREAD = 10" W/ 1" NOSING.

13. ALL SOFFITTS TO BE FIREBLOCKED IN ACCORDANCE WITH THE 2015 IRC.

14. ALL FURRED WALLS TO BE FIREBLOCKED VERTICALLY AT THE CEILING AND HORIZONTALLY EVERY 10' MAXIMUM IN ACCORDANCE WITH THE 2015 IRC.

15. 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 X10S UNLESS NOTED OTHERWISE.

4. PROVIDE DOUBLE FLOOR JOISTS UNDER ALL PARALLEL PARTITIONS.

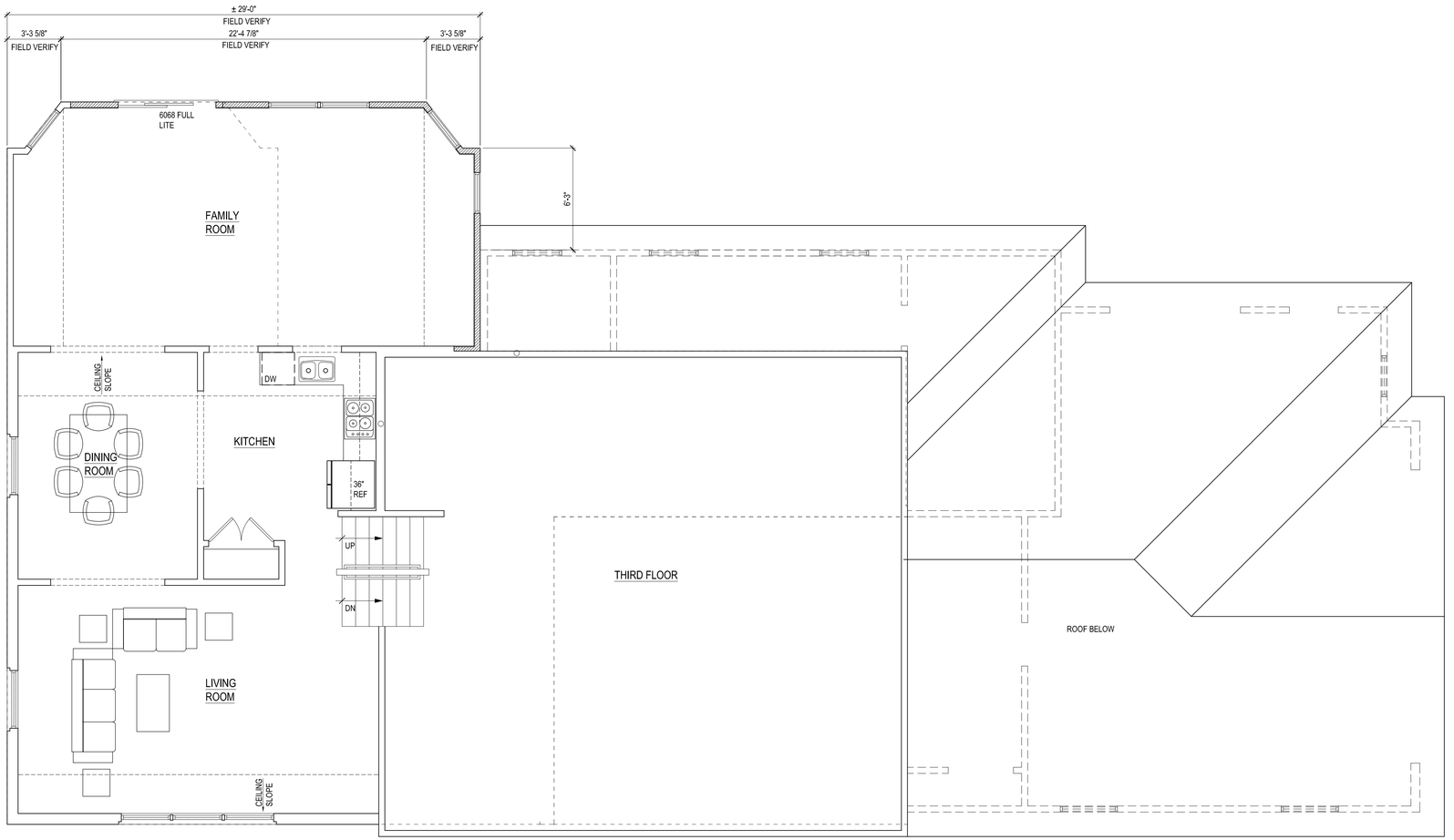
5. PROVIDE SOLID WOOD BLOCKING THROUGH FLOOR AT ALL POSTS ABOVE.

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

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 FURRED WALLS TO BE FIREBLOCKED VERTICALLY AT THE CEILING AND HORIZONTALLY EVERY 10' MAXIMUM TO BE INSTALLED IN ACCORDANCE WITH THE 2015 IRC.

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



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

FLOOR TO CEILING TO MATCH EXISTING

SYMBOL LEGEND

- EXISTING WALL TO REMAIN
- NEW WALL CONSTRUCTION
- NEW DOOR
- EXISTING DOOR TO REMAIN

SEAL

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RESIDENTIAL ADDITIONS
at 400 Parkland Avenue
Glendale, MO 63122

REV	DATE	ISSUE
	9.16.25	ARB SET

SHEET NUMBER

A3

GENERAL FLOOR PLAN NOTES:

1. ALL DIMENSIONS ARE TO FACE OF STUD FOR NEW CONSTRUCTION AND TO FACE OF DRYWALL FOR EXISTING WALLS.

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

3. ALL FINISHES TO BE APPROVED BY OWNER.

4. ALL FIRST FLOOR CEILING HEIGHTS TO MATCH EXISTING UNLESS INDICATED OTHERWISE.

5. COORDINATE WITH OWNER FOR ALL CABINETS & COUNTERTOPS.

6. TOP OF ALL WINDOWS TO BE A MINIMUM OF 6'-10" ABOVE FINISHED FLOOR OR TO MATCH EXISTING.

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

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

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

10. FLOOR ELEVATIONS IN ADDITION SHALL MATCH & ALIGN W/ EXISTING FLOOR LEVELS.

11. ALL FINISH FLOORS PER OWNER.

12. ALL STEPS: MAX. RISER = 7 $\frac{3}{4}$", MIN. TREAD = 10" W/ 1" NOSING.

13. ALL SOFFITTS TO BE FIREBLOCKED IN ACCORDANCE WITH THE 2015 IRC.

14. ALL FURRED WALLS TO BE FIREBLOCKED VERTICALLY AT THE CEILING AND HORIZONTALLY EVERY 10' MAXIMUM IN ACCORDANCE WITH THE 2015 IRC.

15. 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 X10S UNLESS NOTED OTHERWISE.

4. PROVIDE DOUBLE FLOOR JOISTS UNDER ALL PARALLEL PARTITIONS.

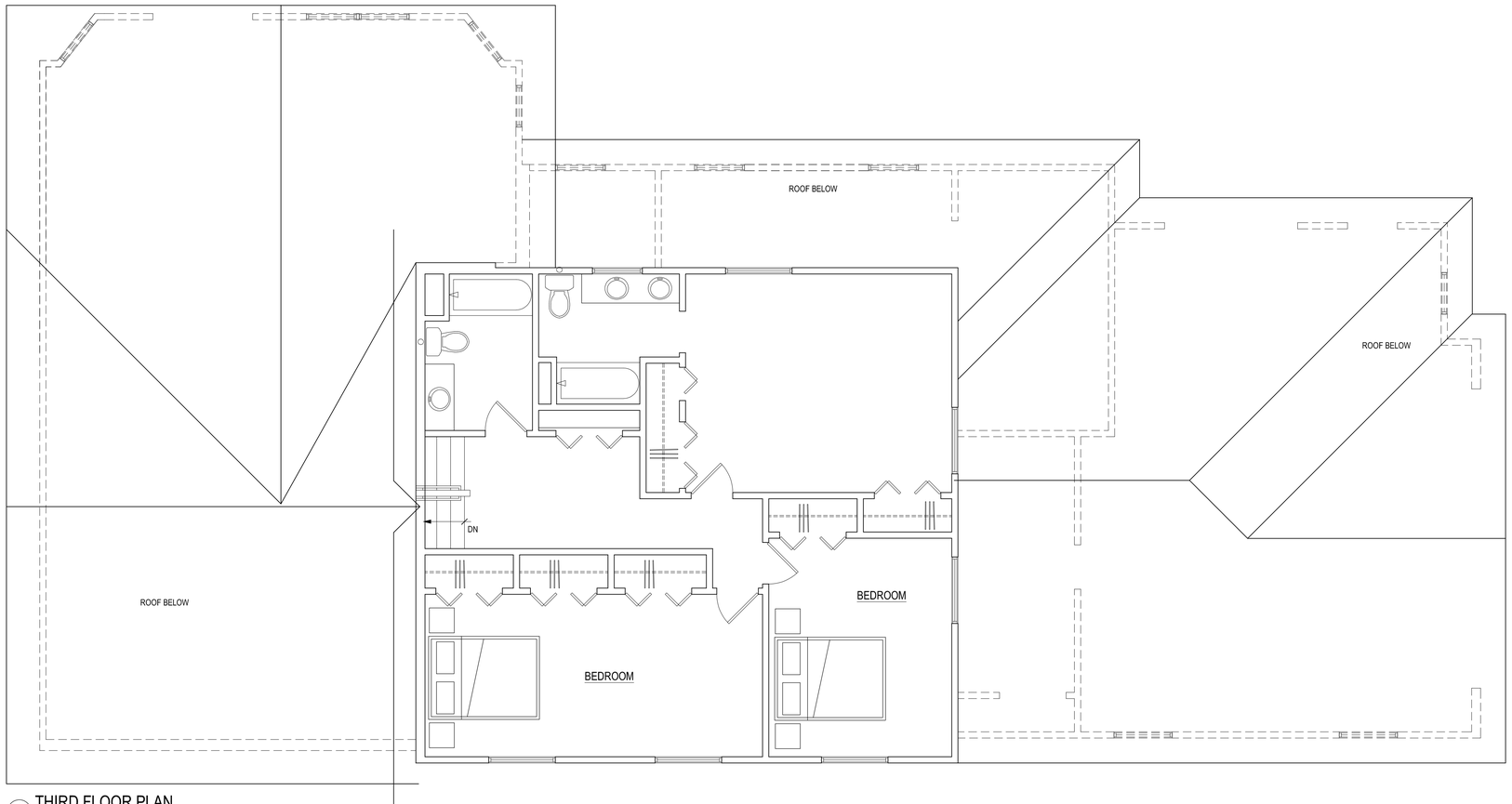
5. PROVIDE SOLID WOOD BLOCKING THROUGH FLOOR AT ALL POSTS ABOVE.

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

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 FURRED WALLS TO BE FIREBLOCKED VERTICALLY AT THE CEILING AND HORIZONTALLY EVERY 10' MAXIMUM TO BE INSTALLED IN ACCORDANCE WITH THE 2015 IRC.

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



1 THIRD FLOOR PLAN
SCALE: 1/4" = 1'-0"

FLOOR TO CEILING TO MATCH EXISTING

972.1 SQ FT TOTAL
NO ADDITION

SYMBOL LEGEND

- EXISTING WALL TO REMAIN
- NEW WALL CONSTRUCTION
- NEW DOOR
- EXISTING DOOR TO REMAIN

SEAL

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RESIDENTIAL ADDITIONS
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A4

GENERAL ELEVATION NOTES:

1. ROOF TO HAVE ASPHALT ARCHITECTURAL SHINGLES OVER 1/2" EXTERIOR GRADE 2009 IRC APPROVED SHEATHING & 15 LB. ROOFING FELT. ROOF SHINGLES TO MATCH EXISTING ROOF OR TO BE SELECTED BY OWNER.

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

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 LAP SIDING TO MATCH EXISTING. PROVIDE CORNER BOARDS & WINDOW TRIM TO MATCH EXISTING.

5. PROVIDE VENTED SOFFITS TO MATCH EXISTING.

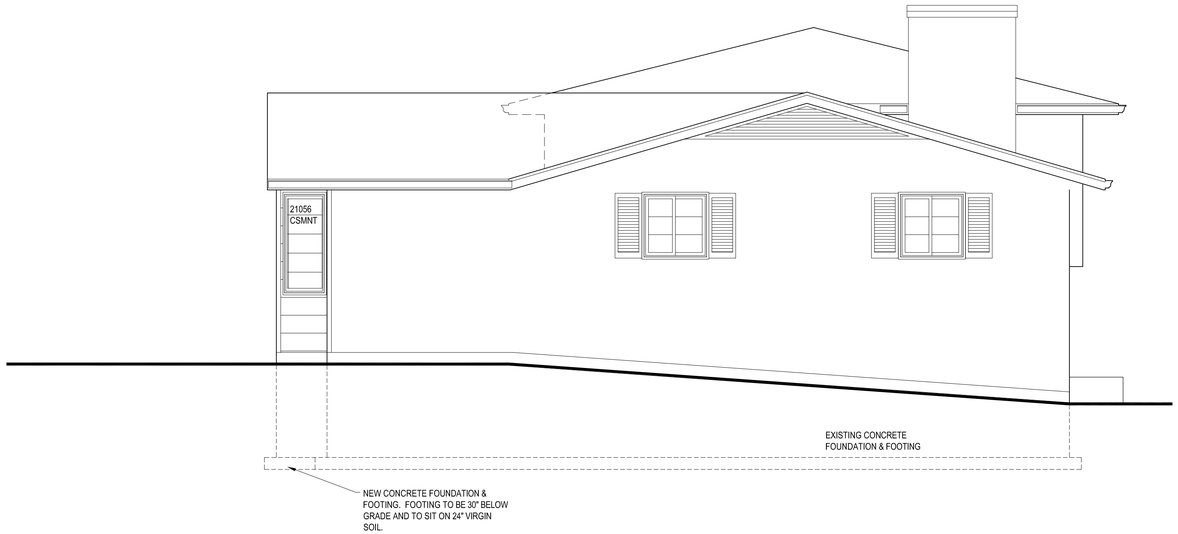
6. ROOF OVERHANGS AS INDICATED.

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

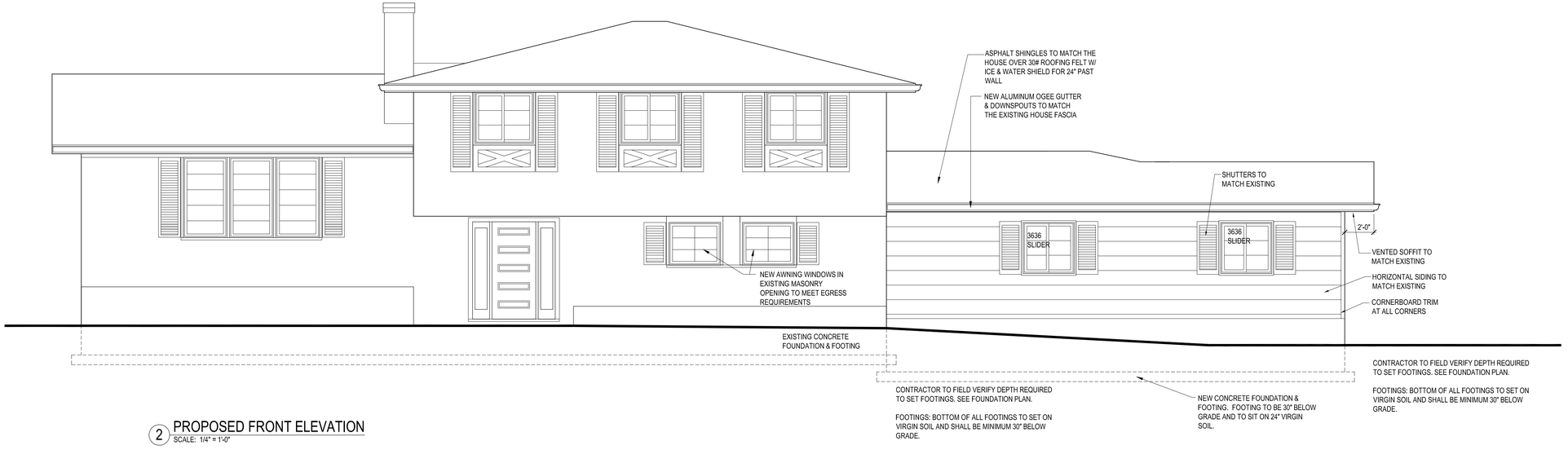
8. PROVIDE CONTINUOUS METAL FLASHING AT ALL ROOF TO WALL CONNECTIONS. USE COPPER STEP FLASHING AT ALL MASONRY WALLS. FLASH ALL VALLEYS W/ INTERLACING SHINGLES.

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

10. WINDOW HEAD HEIGHT TO BE 6'-10" A.F.F. MINIMUM OR MATCH EXISTING WINDOW HEAD HEIGHT.



1 PROPOSED NORTH ELEVATION
SCALE: 1/4" = 1'-0"



2 PROPOSED FRONT ELEVATION
SCALE: 1/4" = 1'-0"

SEAL

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RESIDENTIAL ADDITIONS
at 400 Parkland Avenue
Glendale, MO 63122

REV	DATE	ISSUE
	9.16.25	ARB SET

SHEET NUMBER

A5

GENERAL ELEVATION NOTES:

1. ROOF TO HAVE ASPHALT ARCHITECTURAL SHINGLES OVER 1/2" EXTERIOR GRADE 2009 IRC APPROVED SHEATHING & 15 LB. ROOFING FELT. ROOF SHINGLES TO MATCH EXISTING ROOF OR TO BE SELECTED BY OWNER.

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

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 LAP SIDING TO MATCH EXISTING. PROVIDE CORNER BOARDS & WINDOW TRIM TO MATCH EXISTING.

5. PROVIDE VENTED SOFFITS TO MATCH EXISTING.

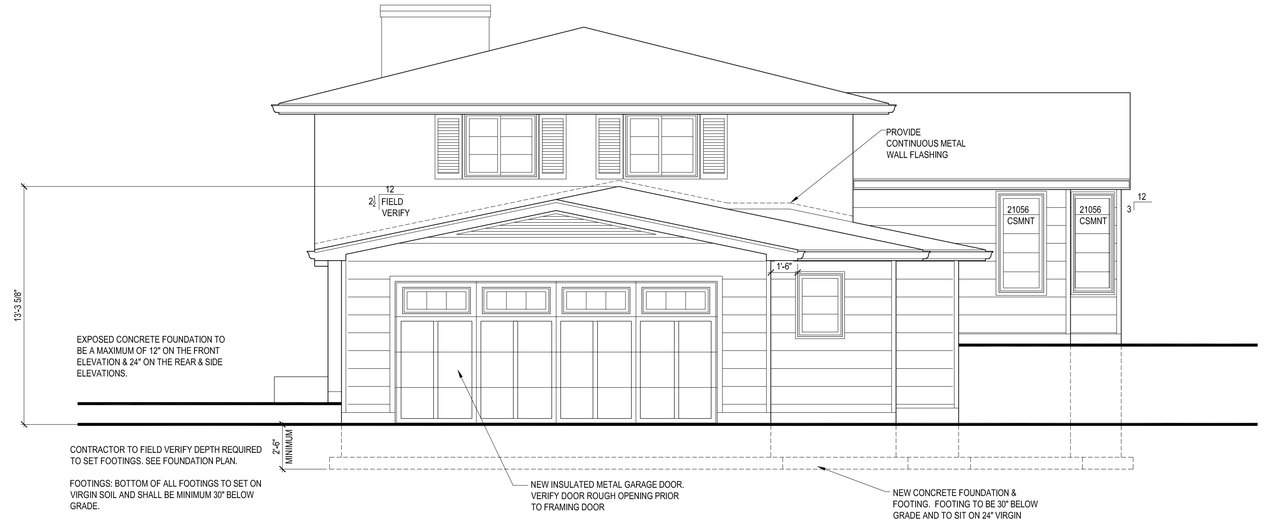
6. ROOF OVERHANGS AS INDICATED.

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

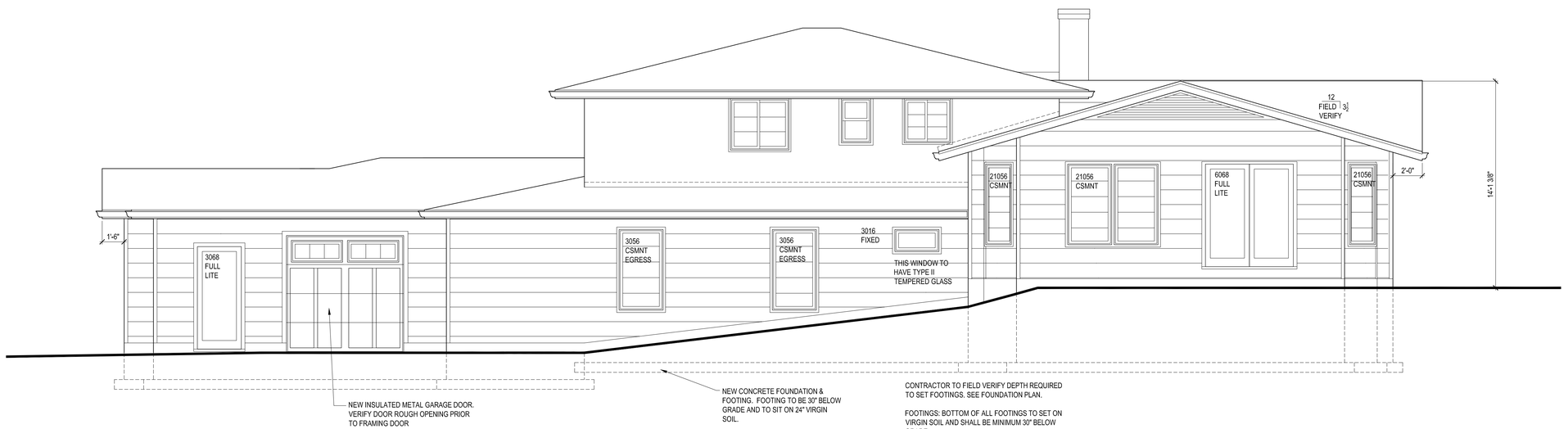
8. PROVIDE CONTINUOUS METAL FLASHING AT ALL ROOF TO WALL CONNECTIONS. USE COPPER STEP FLASHING AT ALL MASONRY WALLS. FLASH ALL VALLEYS W/ INTERLACING SHINGLES.

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

10. WINDOW HEAD HEIGHT TO BE 6'-10" A.F.F. MINIMUM OR MATCH EXISTING WINDOW HEAD HEIGHT.



1 PROPOSED DRIVEWAY ELEVATION
SCALE: 1/4" = 1'-0"



2 PROPOSED EAST ELEVATION
SCALE: 1/4" = 1'-0"

SEAL

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

RESIDENTIAL ADDITIONS
at 400 Parkland Avenue
Glendale, MO 63122

REV	DATE	ISSUE
	9.16.25	ARB SET

SHEET NUMBER

A6

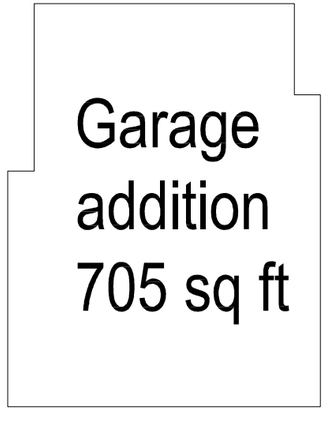
400 Parkland Ave

FLOOR AREA RATIO:

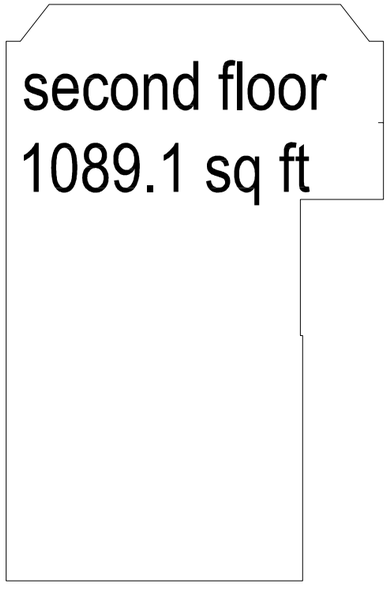
Lot Area	10,499 sq ft
Existing Conditions:	
House First Floor	540.7 sq ft
House Second Floor	903.2 sq ft
House Third Floor	972.1 sq ft
Existing Garage (50% of 404.2 sq ft)	202.1 sq ft
Existing House Total	2618.1 sq ft
Proposed Additions:	
First Floor	452.9 sq ft
Existing Garage Converted to Living Space	202.1 sq ft
Second Floor	185.9 sq ft
Third Floor	000.0 sq ft
Garage Addition (50% of 705 sq ft)	352.5 sq ft
Proposed Addition Total	1193.4 sq ft
Proposed House Floor Area	3811.5 sq ft
Floor area Ratio	.36 or 36.3%

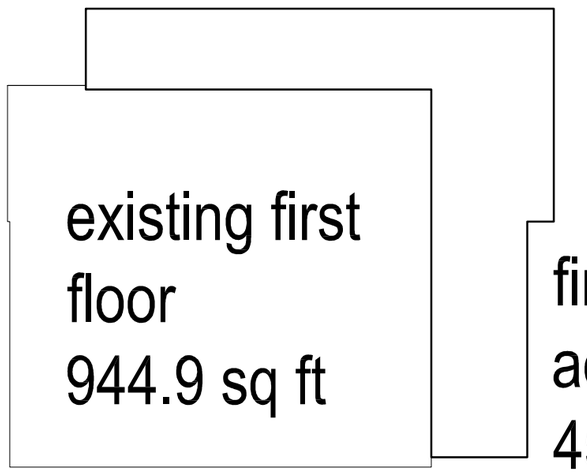
Maximum FAR is .3 or 30%

30% of 10,499 sq ft is 3149.7 sq ft

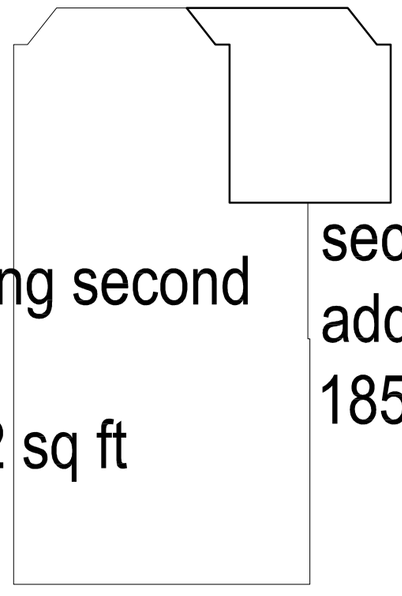


50% Garage
352.5 sq ft





first floor
addition
452.9 sq ft



second floor
addition
185.9 sq ft

400 Parkland Avenue

South side of East Monroe Avenue

400 Parkland Avenue

408 Parkland Avenue

412 Parkland Avenue

424 Parkland Avenue

423 Parkland Avenue

415 Parkland Avenue

407 Parkland Avenue

401 Parkland Avenue