



Board of Adjustment
Meeting Agenda
City of Creve Coeur Government Center
300 North New Ballas Rd

January 21, 2021

4:00 PM

City Council Chamber

As a precautionary measure to help prevent exposure and spread of COVID-19, the Board of Adjustment meeting scheduled for Thursday, January 21, 2021, at 4:00 p.m. will be livestreamed online.

The Council Chambers will be closed to the public; however, citizens are encouraged to participate and submit public comments in the following ways:

1. **Video Livestream** — Watch a live video broadcast of the Board of Adjustment Meeting here: <https://us02web.zoom.us/j/87183845894>. The public will be required to provide a name and email address to enter the meeting. The email address will not be saved or used to contact you. Citizens will have the opportunity to make public comments live during the meeting using the video livestream program (**How to Participate in Online Public Meetings**).
2. **Teleconference** — Call in to the meeting by dialing 1-312-626-6799/// Webinar ID: webinar ID: 871 8384 5894.
3. **Email** — Public comment may also be emailed to the City no later than 3:00 p.m. on Thursday, January 21, 2021. Submit public comments to Whitney Kelly, City Planner, at wkelly@crevecoeurmo.gov.
4. **Live Audio** — Listen to a live audio broadcast of the Planning and Zoning Commission meeting by visiting the **Agendas & Minutes** page and clicking on the "Audio" link at the start of the meeting (audio only).

Reports, documents, plans, and related materials are available for examination at the Creve Coeur Government Center, 300 North New Ballas Road, prior to the meeting.

Special disabled service may be arranged by contacting the Office of the City Administrator in advance.

I. CALL TO ORDER

Glenn Wilen (Chair)
Bob Mooney
DP Villacis
Jim Kostelc
Marty Satz

Mr. Carl Lumley, City Attorney
Mr. Jason Jaggi, AICP, Director of Community Development
Ms. Whitney Kelly, AICP, City Planner
Ms. Jessica Stutte, Planning Assistant/Recording Secretary

II. ADDITIONS TO-ACCEPTANCE OF THE AGENDA

III. APPROVAL OF MINUTES

1. December 17, 2020 Board of Adjustment Draft Meeting Minutes

IV. NEW BUSINESS**1. Variance Request for the Property at 2 Chaminade Drive to Allow for a 40 Foot Building Setback Rather Than the Required 50 Foot Setback for the A Single-Family District**

Ken DeBrecht, of DeBrecht Homes, has submitted an application for a variance to allow a new home to be built on the pre-existing, nonconforming lot at the platted building line of 40 feet to be consistent with the existing homes within Chaminade Park neighborhood, for the property addressed as 2 Chaminade Drive, Creve Coeur, MO 63141. Section 405.250(E)(4)(a) of the A Single Family Residential Zoning District requires a minimum front yard of 50 feet. Section 405.230(A)(1)(d) for Existing Lots of Record states that structures may be built on lots of record that have been made non-conforming by this Chapter to size, area or width; provided, however, that such structures shall conform to setbacks and other regulations not involving area or width of lot.

2. Variance Request for the Property at 432 Graeser Road to Allow for a Covered Rear Yard Deck at 15 Feet Rather Than the Required 30 Foot Rear Yard Setback for the B Single Family District

Haresh and Parneeta Bhatia, homeowners of 432 Graeser Road, Creve Coeur, MO 63141, have submitted an application to allow for a new covered deck within the rear yard setback, where the existing home and lot is pre-existing, non-conforming, and was built 15 feet from the rear yard. Section 405.260(E)(4)(e) of the B Single Family Residential Zoning District requires a minimum rear yard of 30 feet. The proposed deck will maintain the existing building setback. Section 405.610.D, Nonconformities within Setback Lines, of the City of Creve Coeur Zoning Ordinance states that no such alterations to non-conforming structures are allowed.

V. OTHER BUSINESS**VI. ADJOURNMENT**

Pursuant to Section 610.022 RSMO, the Planning and Zoning Commission could, at any time during the meeting, vote to close the public meeting and move to closed session to discuss matters relating to litigation, legal actions and/or communications from the City Attorney as provided under Section 610.021(1) RSMo. and/or personnel matters under Section 610.021(13) RSMo. and/or employee matters under Section 610.021(3) RSMo. and/or real estate matters under Section 610.021(2) or other matters as permitted by Chapter 610.

Posted: _____
Jason W. Jaggi
Director of Community Development



Board of Adjustment
Meeting Draft Minutes
City of Creve Coeur Government Center
300 North New Ballas Rd

December 17, 2020

4:00 PM

City Council Chamber

I. CALL TO ORDER

Alexandra Gada	Board Member	(Absent)
Robert Mooney	Board Member	(Remote)
Martin Satz	Board Member	(Remote)
Glenn Wilen	Chair	(Remote)
James Kostelc	Board Member	(Remote)
DP Villacis	Vice-Chair	(Absent)

The following staff were also present: attending remotely Carl Lumley, City Attorney; Jason Jaggi, Director of Community Development; Whitney Kelly, City Planner; and, Jessica Stutte, Planning Assistant/Recording Secretary; and, Chris Tumbarello, IT Coordinator.

II. ADDITIONS TO-ACCEPTANCE OF THE AGENDA

Mr. Kostelc made a motion to approve the agenda, Mr. Mooney seconded. All in favor.

III. APPROVAL OF MINUTES**1. November 19, 2020 Board of Adjustment Draft Meeting Minutes**

All were in favor of the draft meeting minute approval.

IV. NEW BUSINESS

1. Variance Request for the Property at 3 Benwood Lane to Allow for a Swimming Pool and Associated Patio Area 4 Feet from the North Property Line, Where Section 405.460 Accessory Uses and Structures Requires that Such Structures Are a Minimum of 15 Feet from the Property Line

Wilson Waggoner, of Sherrill Associates, Inc. on behalf of Joseph and Kimberly Cacciabando, the homeowners at 3 Benwood Lane, Creve Coeur, MO, 63141, has submitted an application for a variance to allow for a swimming pool to be located closer to the property line than allowed by code. Section 405.460(B)(6) Accessory Uses and Structures of the City of Creve Coeur Zoning Ordinance requires that swimming pools and other similar facilities, are to be setback at least 15 feet from any lot line. The proposed placement of the pool would be at 7.1 feet from the side property line, and the patio at 4 feet from the side property line.

Those speaking to the request were sworn in.

Mr. Wilson Waggoner, civil engineer of Sherril Associates, Inc, on behalf of his clients said he was requesting a variance. He said the surrounding area had at least 20 pools. He showed a site configuration of the proposed pool area. He said the lot has two front yards and access for the garage limits where the pool could go.

Mr. Waggoner went over the zoning requirements for a pool, the deck and setback requirements. He said that there would be pool equipment as well to consider.

Attachment: BOA 12.17.2020 Draft Minutes (December 17, 2020 Board of Adjustment Draft Meeting Minutes)

He showed the proposed site plan.

Mr. Wilen asked where the water would drain.

Mr. Waggoner showed where there was a deck drain that led to a sediment drain and a dry well unit.

Mr. Kostelc asked if the drain could or would take on the pool water when drained.

Mr. Waggoner said it could and that the draining would have to occur slowly.

Mr. Mooney asked where the current runoff water flowed.

Mr. Cacciabando said is drained into the yard and then towards Morwood.

Mr. Mooney asked if it would be chlorine or salt water.

Mr. Cacciabando said it would be salt.

Mr. Wilen asked about the material of the fence and the location.

Mr. and Mrs. Cacciabando said the fence would be cedar and it would surround the pool.

There was some discussion about height of the fence.

Mr. Waggoner said the pool deck would be the same level as the patio. He said the pool deck, pool setback and pool equipment are closer than the 10-foot minimum requirement. He said the property is burdened by the change in zoning requirements as it was developed in 1962.

Mr. Wilen asked about the number of the pools and the size of the lots they were on. He asked if they were in compliance.

Ms. Kelly said they were in compliance.

Mr. Jaggi said the applicant did a good job of explaining the request. Mr. Jaggi said they had worked with the applicant on alternatives for the pool placement. He said pools are a common amenity in Creve Coeur. He went over the zoning regulations for corner lots.

Mr. Jaggi went over the pre-existing conditions. He said any reasonable size pool would require some variance. He said the desire for a pool is creating the need for a variance. He said the visual impact would be low. He went over other criteria for variances.

Ms. Kelly wanted to clarify the minimum pool barrier was 4ft.

Mr. Lumley entered the exhibits into the record and the public hearing was closed.

Mr. Wilen made a motion to approve the request. Mr. Satz seconded.

Mr. Kostelc asked whether any adjacent neighbors had submitted and concerns.

Ms. Kelly indicated none had indicated concern beyond the one comment in the packet.

Ms. Stutte called for the vote. All voted nay.

Mr. Wilen made a motion to prepare the findings of facts and conclusions of law. All in favor.

RESULT:	DISAPPROVED [0 TO 4]
MOVER:	Glenn Wilen, Chair
SECONDER:	Martin Satz, Board Member
NAYS:	Mooney, Satz, Wilen, Kostelc
ABSENT:	Gada, Villacis

V. OTHER BUSINESS

None

VI. ADJOURNMENT

Mr. Wilen made a motion to adjourn. All in favor. Meeting closed at 5:00pm.



300 North New Ballas Road • Creve Coeur, Missouri 63141
(314) 432-6000 • Fax (314) 872-2539 • Relay MO 1-800-735-2966
www.creve-coeur.org

**APPLICATION TO THE BOARD OF ADJUSTMENT
VARIANCE REQUEST FOR THE PROPERTY AT 2 CHAMINADE DRIVE TO
ALLOW FOR A 40 FOOT BUILDING SETBACK RATHER THAN THE
REQUIRED 50 FOOT SETBACK FOR THE SINGLE-FAMILY DISTRICT
FOR THE MEETING OF: Thursday, January 21, 2021**

SUBJECT PROPERTY LOCATION: 2 Chaminade Drive, zoned A Single-Family Residential District.

REQUEST: Ken DeBrecht, of DeBrecht Homes, has submitted an application for a variance to allow a new home to be built on the pre-existing, nonconforming lot at the platted building line of 40 feet to be consistent with the existing homes within Chaminade Park neighborhood, for the property addressed as 2 Chaminade Drive, Creve Coeur, MO 63141. Section 405.250(E)(4)(a) of the A Single-Family Residential Zoning District requires a minimum front yard of 50 feet. Section 405.230(A)(1)(d) for Existing Lots of Record states that structures may be built on lots of record that have been made non-conforming by this Chapter to size, area or width; provided, however, that such structures shall conform to setbacks and other regulations not involving area or width of lot.

ADDITIONAL INFORMATION: Chaminade Park subdivision was originally platted in 1940, prior to the incorporation of the City and any zoning regulations, with a front yard setback of 40 feet. The subdivision was subsequently zoned A Single Family Residential, and the properties were made legally pre-existing, non-conforming. The subject property is 21,153 sq. ft. where the A minimum lot size is 1 acre, with a front yard setback of 50 feet, side yard setback of 15 feet or 15% whichever is less, and a rear yard setback of 30 feet.

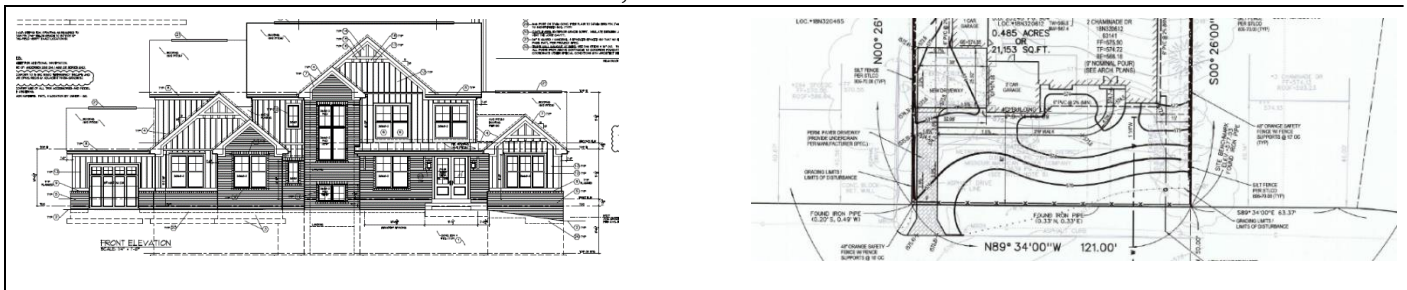
Key Issues:

- Degree of variance
- Impact to neighborhood
- Property versus owner hardship

Zoning Code References

- Section 405.250: A Single-Family Residential District
- Section 405.630 Yard Regulations
- Section 405.610: Non-conformities
- Section 405.1040: Board of Adjustment
- Section 405.1110: Variances and Appeals

APPLICANT/ PROPERTY OWNER: Ken DeBrecht
DeBrecht Homes
701 Laurel Oak
Frontenac, MO 63131



REPORT PREPARED BY: Whitney Kelly, AICP, City Planner

DATE: 1/11/2021

ATTACHMENTS: Applicant's Materials submitted December 14, 2020
Public Comment

BASIS FOR APPEAL AND STATED HARDSHIP

The Applicants are seeking a variance from the Front Yard setback to allow a new home to be built on the platted 40-foot setback of the Chaminade Park Subdivision, instead of the 50-foot setback of the A Single-Family District. The subject property is 21,153 sq. ft. or 0.485 acres, where the A minimum lot size is 1 acre (43,560 square feet), with a front yard setback of 50 feet, side yard setback of 15 feet or 15% whichever is less, and a rear yard setback of 30 feet. The property is 121 feet along Chaminade Drive, thus the side-yard setback is 15 feet. The A District requires a minimum lot width and depth of 150 feet, where this property has a lot depth of 174.75 ft. to the east and 174.89 feet to the west. The proposal includes placing the proposed two-story home 40 feet from the front property line, in order to maintain a consistent frontage with the rest of the neighborhood. The prior home was built at the 40-foot setback but has since been torn down. The proposal maintains the side yard at 15 feet and 30 feet rear yard setback, with the home at approximately 68 feet from the rear property line. Section 405.630(A)(1) of Yard Regulations provides that the structural overhangs, such as cornices, awnings, eaves, gutters or other similar structural overhangs at least seven (7) feet above grade may extend up to five (5) feet into any required yard.

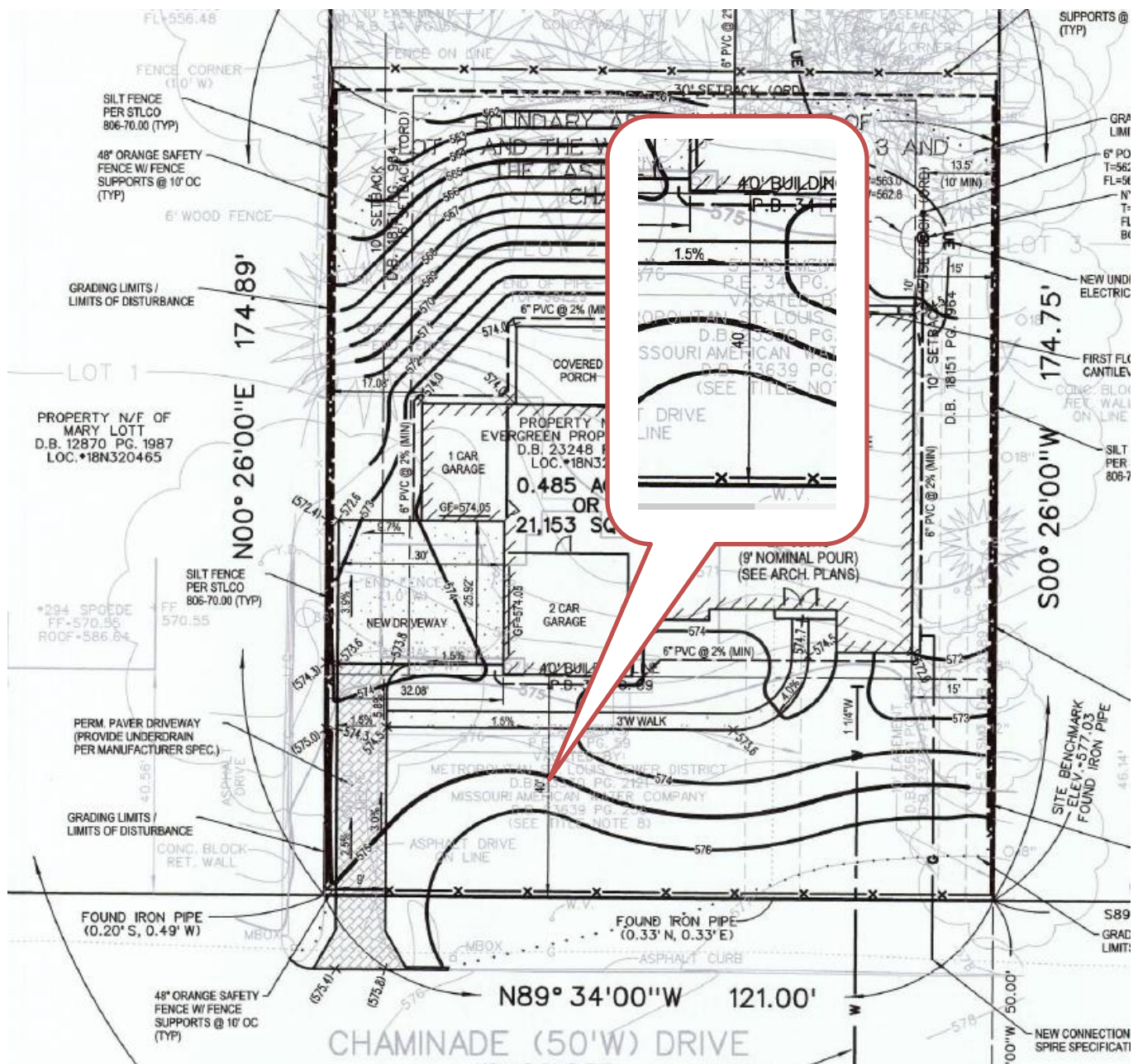


Figure 1: Close-up of the proposed site plan



In addition, Section 405.230(A)(1)(d) *Existing lots of record* states that structures may be built on lots of record that were made non-conforming by this Chapter as to size, area or width; provided however, that such structures shall conform to setbacks and other regulations not involving area or width of lot. Section 405.610(E) Non-Conformities within Setback Lines further states that:

Section 405.610 Non-Conformities

D. Non-Conformities Within Setback Lines. In addition to the provisions of Section 405.240 regulating setbacks, the following regulations shall apply to those non-conformities located within prescribed setback lines from the rights-of-way of public or approved private streets and highways.

- 1. Projection of existing structures into required setbacks. No structure shall be constructed, reconstructed or structurally altered in such a manner as to project into the area prescribed as a setback from a public or approved private street or as established by this Chapter.*

LAND USE AND ZONING OF SURROUNDING PROPERTIES

The adjacent zoning and land uses are as follows:

DIRECTION	USE	ZONED	SEPARATED BY
North	Residence	A Single Family Residential	NA
South	Residence	A Single Family Residential	Chaminade Dr.
East	Residence	A Single Family Residential	NA
West	Residence	A Single Family Residential	NA

STAFF ANALYSIS

Performing an analysis of a variance appeal primarily requires a six-part examination of the facts, as required by Section 405.1100, *Criteria for Variances, Generally*, of the Zoning Ordinance. To wit:

- 1. The variance requested arises from a condition which is unique to the property in question and which is not ordinarily found in the same zoning district;**

This subdivision was originally developed prior to incorporation of the City of Creve Coeur and imposition of City zoning regulations. It was subsequently zoned “A” Single Family Residential that requires a minimum lot size of one acre and a minimum front yard for permitted uses of 50 feet. This resulted in the property having a non-conforming lot size and setbacks inconsistent with the existing neighborhood. As indicated above, the pre-existing home has since been torn down. As indicated in the Applicant’s materials, the non-conforming lot size does not exclusively prevent the development of a new home within the setbacks. The Applicant has indicated that doing so would move the project as proposed over the site coverage of 25%. However, the home could be redesigned to meet with the requirements. Nonetheless, the Subdivision is unique with respect to zoning in that many of the lots are pre-existing non-conforming, thus resulting in a reduced buildable area. For this particular lot, the area is just under half of the requirement of the zoning district with the lot widths being less than the district standards. The lot depth does exceed the standard of 150 ft. at 175.75 feet. At least one house that has been torn down and rebuilt has done so within the existing setbacks across the street at 41 Chaminade Drive. Other lots which are smaller within in the same subdivision have received a variance to allow maintaining the existing setback at 66, 68 & 69 Notre Dame Drive.

- 2. The variance requested is because of a unique hardship not created by the applicant nor the owner of the property;**

The non-conformity of the lot width, depth, and area are the result of the actions of the City of Creve Coeur which placed the property into the A district.

3. The granting of the variance shall not adversely affect adjacent property owners or residents;

Whether or not the allowance of a home to encroach into the setback represents an adverse impact upon adjacent property owners or residents is fairly debatable. Placing the home at the platted 40-foot line would not appear to adversely affect adjacent property owners as those throughout the block are currently at the proposed setback.

4. The strict application of the provisions of the Zoning Ordinance from which a variance is requested, will cause severe practical difficulty or extreme hardship for the property owner represented in the application;

No evidence has been submitted that suggests that the property is so adversely affected by the zoning district regulations that they will cause an extreme hardship. There are some practical difficulties with the limitations of this property given its dimensions that do not conform to the district in which it is zoned. As stated previously, the Applicant seeks to maintain the development standards of the original front yard setback when this subdivision was constructed which has largely been maintained.

5. The variance desired will not adversely affect the public health, safety, order, convenience, or general welfare of the community, and

Nothing in the request will affect the public health, safety, order, convenience, or general welfare of the community.

6. Granting the variance desired will not violate the general spirit and intent of this Chapter.

Certainly, the City has enjoyed the benefits of significant private investments in the existing housing stock; much of it made possible by the large lots that afford most houses plenty of “room to grow.” In many prior applications, the root of the problem is that the house does not have “room to grow” because either the lot is non-conforming for size and/or the house was built to a standard that does not conform with City’s current zoning. While the lot is non-conforming in size, and there appear to be some modifications to the design that could be made to conform with the zoning regulations, the Applicant’s request is to match the precedent for the front yard setback which has already been established for the neighborhood. With this exception, no additional variance requests are being made that might suggest an overbuilding of the site which would not be within the spirit of the zoning ordinance. Further, the zoning ordinance establishes setbacks for consistency of building development and it could be viewed that this objective would be met based upon this request. The City’s Comprehensive Plan, Creve Coeur 2030, also speaks to this issue and recommends a consistent setback should be maintained along the street frontages (page 71).

Additional Criteria for Non-Use Variances

In addition to the above, Section 405.1110.E. *Criteria for Area Variances*, states that an applicant for an area variance must meet the following criteria:

- 1. By reason of exceptional narrowness, shallowness or shape of the specific piece of property, or where by reason of exceptional topographical conditions or other extraordinary or exceptional circumstances that the strict application of the terms of the zoning regulations actually create a hardship to the property in a manner dissimilar to that of other similarly situated property in the zoning district in which it is located.**

The lot area of the subject property is just under one half (48.56% of an acre) of the district regulations regarding lot size. The desire to have a consistent frontage along the street is a positive goal of the City and serves as the basis for establishing setback regulations within the zoning ordinance. As mentioned previously within this report, other variances have been granted within the Chaminade Park subdivision for similar reasons.

2. Granting the variance would not result in the diversion of additional stormwater that would adversely affect adjacent property.

The lot was originally and appropriately graded to accommodate a home and it is anticipated that the proposed new home design would not alter the water flow patterns off the site. The City's stormwater regulations, under Chapter 425, require on-site mitigation to capture the proposed increase in runoff. The permitting process requires the submittal of stormwater management plan to be reviewed in greater detail as part of the construction permit process to ensure the effects on neighboring properties are minimized.

ACTION

Following its deliberation, the Board of Adjustment may vote to in favor or against a motion to approve the request. Pursuant to Section 405.1110 of the Zoning Code, approval of a variance requires written findings of fact supporting the specified variance criteria. In order to make the vote on the application clear, an affirmative motion should be made and members can vote to approve or disapprove that motion. An example motion for the requested variance to the front-yard setback would be:

"I move to approve a variance to allow for a 40-foot front-yard setback for the property addressed as 2 Chaminade Drive, where the required setback in the A Single-family Residential District is 50 feet, based upon a positive finding that:

1. The variance requested arises from a condition which is unique to the property in question and which is not ordinarily found elsewhere in the same zoning district;
2. The variance requested is because of a unique hardship not created by the Applicant nor the owner of the property;
3. The granting of the variance will not adversely affect adjacent property owners or residents;
4. The strict application of the front-yard setback will cause severe practical difficulty and extreme hardship for the property owner represented in the application;
5. The proposed addition will not adversely affect the public health, safety, order, convenience or general welfare of the community;
6. Granting the setback variances will not violate the general spirit and intent of this Chapter;
7. By reason of the change of setbacks after construction, the strict application of the setback requirements actually creates a hardship to the property in a manner dissimilar to that of other similarly situated property in the zoning district; and,
8. Granting the variance will not result in the diversion of additional stormwater that would adversely affect adjacent property."

If the Board wishes to modify the application or add specific conditions of approval, they should do so by separate motion, prior to voting on the overall approval for each variance.

After the Board reaches a final decision regarding the request, a follow-up motion directing Staff to prepare and authorizing the Chair to execute the Findings of Fact and Conclusions of Law should be made. An example of such motion is:

"I move to direct Staff to prepare and authorize the Chair of the Board of Adjustment to execute Findings of Fact and Conclusions of Law regarding the variance requested for 2 Chaminade Drive based upon the testimony received and the deliberations of the Board on this application, as decided on January 21, 2021."

APPENDIX 1: COMPREHENSIVE PLAN

Included and attached by reference. See body of report for specific excerpts.

APPENDIX 2: ZONING CODE

Included and attached by reference. See body of report for specific excerpts.

APPENDIX 3: AERIAL PHOTO



City Limits

Parcels

January 4, 2021



Prepared By HORNE



city
of

CREVE COEUR

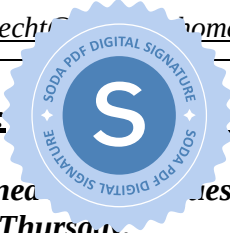
4.1.b

File # _____

300 North New Ballas Road • Creve Coeur, Missouri 63141
(314) 872-2500/872-2501 • Fax (314) 872-2505 • Relay MO 1-800-735-2966
www.creve-coeur.org

BOARD OF ADJUSTMENT APPLICATION NON-USE VARIANCE

Applicant:	Applicant's Representative (if applicable):
Name Ken DeBrecht	Name
Company (If Applicable) DeBrecht Homes	Company (If Applicable)
Address 701 Laurel Oak	Address
Address Frontenac, Mo 63131	Address
Telephone # 314-504-4250	Telephone # _____
Fax # _____	Fax # _____
Email: kdebrecht@debrehthomes.com	Email: _____

APPLICANT:  Engineer _____ Contractor _____ Agent _____ Owner ☒

The undersigned requests to be placed on the Agenda for the Board of Adjustment meeting at 4:00 P.M. on Thursday, _____, 20__.

Ken DeBrecht

2020.12.14 16:39:36 -05'00

Applicant's Signature

Applicant's Representative's Signature

Date

Date

Submittal Checklist

- Two (2) checks, \$50.00 filing fee & \$250.00 non-refundable escrow
- Four (4) sets of signed and sealed plans
(Folded to a size no larger than 11"x14") for the improvements necessary for the proposed use
- Written Justification
- Electronic copy of all submitted documents

Jason Jaggi, AICP, Director of Community Development
Whitney Kelly, AICP, City Planner
Jessica Stutte, Administrative Assistant (872-2501)

Updated 12/2020

Attachment: 2 Chaminade Dr BOA Application Non-Use Variance 20201202 (2 Chaminade Dr Front-Yard Variance)

INSTRUCTIONS: Complete all of the following sections to the best of your ability. Provide additional materials as needed such as supplemental pages, diagrams, plans, or photographs. Please consult with Planning Division staff (314-872-2501) if you have any questions.

1. I request a variance so that the following may be built or installed on the property (attach building plans, landscape plans, surveys, etc. showing before and after conditions on the property):

Previously submitted plans are attached as part of this application submittal including the existing conditions and proposed site plan.

2. In support of my request, I offer the following:

- Unique physical characteristics of the property (creek, steep slope, lot shape, etc.):

The existing building line of the existing houses found along the north and northeast side of Chaminade Dr all conform to the platted 40' building line.

- Unique non-physical characteristics of the property (location, access, history, etc.):

The existing building line of the existing houses found along the north and northeast side of Chaminade Rd all conform to the platted 40' building line.

- Any other differences between the Subject Property and other properties in the surrounding area which would warrant different treatment of the Subject Property:

No other differences than those stated above.

- Current uses and structures on the property:

The current use of this property is a single-family residence utilizing the same 40' building line being requested for the proposed structure.

3. Explain why the zoning laws unfairly burden the property compared to the other properties around it:

The current zoning for this property establishes a building line significantly further from the right-of-way than the other homes along the north and northeast side of Chaminade Dr thereby impacting not only the curb appeal of the property but also the overall streetscape of Chaminade Dr

4. Do you believe the problems described above hurt the market value of the property compared to similar properties in the area and, if so, what can you offer as evidence that this is true?

A noticeably different setback of the subject property could very well negatively impact the value of this home by the simple matter of the view from the front windows including portions of the neighboring structures that otherwise would not be if the prevailing building line is observed.

5. Assuming the variance is approved, describe the potential effects or impacts on neighboring properties:

Approval of the variance will provide a more homogenized look to the overall streetscape with the surrounding properties. No negative impacts are anticipated at this time.

6. Assuming the variance is approved, describe any utilities or City and emergency services that will have to be added to or upgraded as a result?

As this property was already the site of a single-family residence, no additional utilities or City services will be required. Private utility connections such as electric and water may be upgraded as needed. Further coordination between the respective utility companies and the contractors is needed.

7. Assuming the variance is approved, describe how much additional traffic will be created on the property and in the surrounding area as a result:

As the property was already the site of a single-family residence, no additional traffic will be generated after construction has been completed.

8. Assuming the variance is approved, describe any additional street access or parking that will be needed:

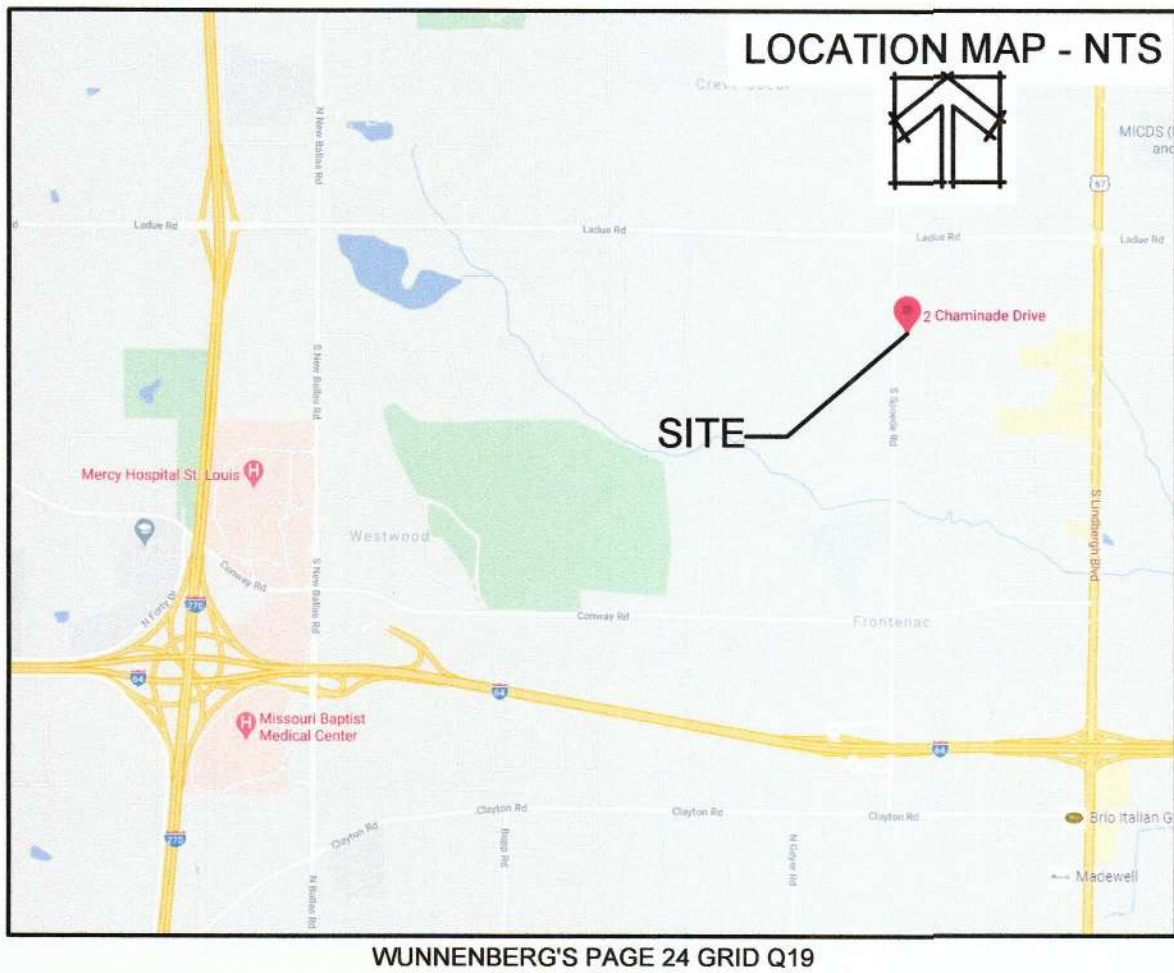
As this property was already the site of a single-family residence, no additional street access is required other than the proposed improved driveway. No additional parking will be required as the use of the property is planned to remain as existing.

9. Zoning district in which the property is located: A

10. Size of the lot (total square feet or acres): 21,153 sf or 0.485 Ac

11. Please provide any other information in support of this request (on a separate sheet if needed):

Compliance with a 50' building line will require additional driveway pavement that will cause the project to exceed the maximum allowable 25% site impervious coverage. Solutions involve an undesirable use of pavers in locations that would otherwise increase the needed rate of maintenance and/or removal and replacement of individual, or groups of, pavers or a reduction in the footprint of the proposed house thereby reducing the value of the project.



STORMWATER RUNOFF DIFFERENTIAL CALCULATIONS	
TOTAL SITE AREA	= 21,153 sf
EXISTING	
PERVIOUS AREA	= 17,810 sf
PERVIOUS PERCENTAGE	= 84.2%
15YR-20MIN PI FACTOR	= 1.70
PERVIOUS FLOWRATE (Q)	= 0.70 cfs
PROPOSED	
PERVIOUS AREA	= 15,882 sf
PERVIOUS PERCENTAGE	= 75.1%
15YR-20MIN PI FACTOR	= 1.70
PERVIOUS FLOWRATE (Q)	= 0.62 cfs
DIFFERENTIAL FLOWRATE	
PROP Q - EX Q	= 0.08 cfs

EXISTING IMPERVIOUS COVERAGE - LOT	
TOTAL LOT AREA	21,153 SF
HOUSE / GARAGE	1,370 SF
DRIVE / WALK / PATIO	1,973 SF
TOTAL IMPERVIOUS AREA	3,343 SF
IMPERVIOUS COVERAGE	15.8 %

PROPOSED IMPERVIOUS COVERAGE - LOT	
TOTAL LOT AREA	21,153 SF
HOUSE / COVERED PORCHS	4,039 SF
DRIVE / WALK / PORCH	1,041 SF
PERM. PAVERS 383 SF @ 50%	192 SF
TOTAL IMPERVIOUS AREA	5,272 SF
IMPERVIOUS COVERAGE	24.9 %
"DIST A" ALLOWED COVERAGE	25.0 %

STORMWATER MANAGEMENT FUTURE NOTE:

AREA OF LAND DISTURBANCE = 17,388 SF = 0.40 AC

PROJECT RUNOFF DIFFERENTIAL = 0.08 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 THAT TIME (INCLUDING TOTAL LAND DISTURBANCE AND/OR IMPERVIOUSNESS ADDED ON THIS PLAN)

DIFFERENTIAL RUNOFF MITIGATION CALCULATIONS

15 YR-20 MIN DIFFERENTIAL RUNOFF = 0.08 CFS

20 MIN DIFFERENTIAL VOLUME = 0.08 x 20 x 60 = 96 CF

DRY WELL TRIBUTARY RUNOFF = 0.32 CFS

20 MIN TRIBUTARY VOLUME = 0.32 x 20 x 60 = 384 CF

0.08 CFS REQUIRED <= 0.32 CFS TRIBUTARY

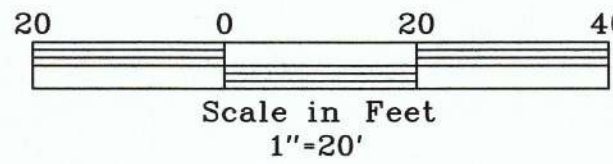
96 CF REQUIRED <= 108.02 CF TOTAL DESIGN VOLUME

EXCESS TRIBUTARY FLOWS TO BYPASS THROUGH DRY WELL, SEE SHEET C5 FOR DRY WELL DETAIL

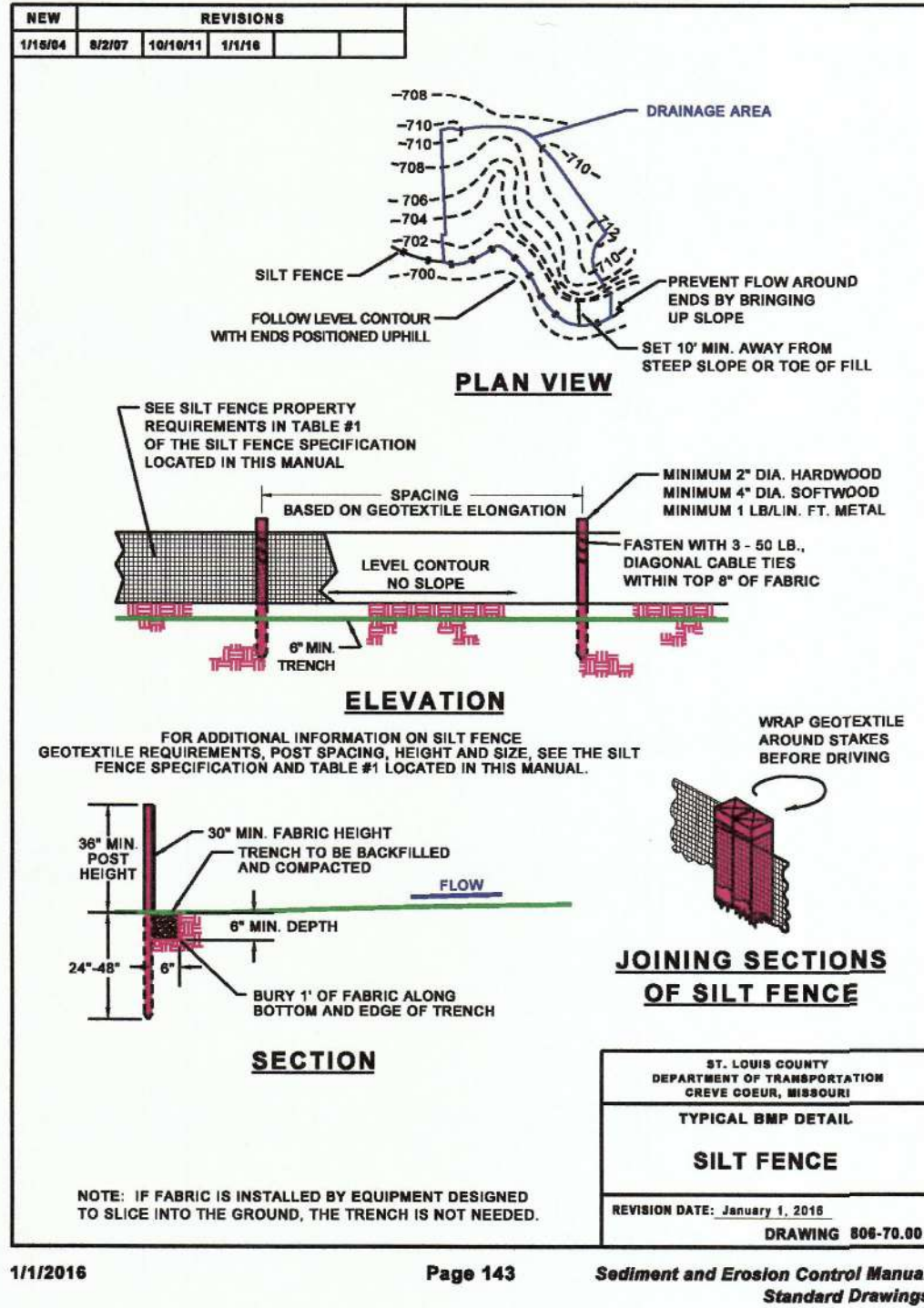
A TRACT OF LAND BEING
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LOT 2 AND THE WEST 40 FEET OF LOT 3 AND
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IN SECTION 12, TOWNSHIP 45 NORTH - RANGE 5 EAST
ST. LOUIS COUNTY, MISSOURI

LEGEND

A.I. AREA INLET
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UIP USE IN PLACE
-OJ- OVERHEAD UTILITIES
-UE- UNDERGROUND ELECTRIC
-W- WATER SERVICE
-G- GAS SERVICE
-X- FENCE



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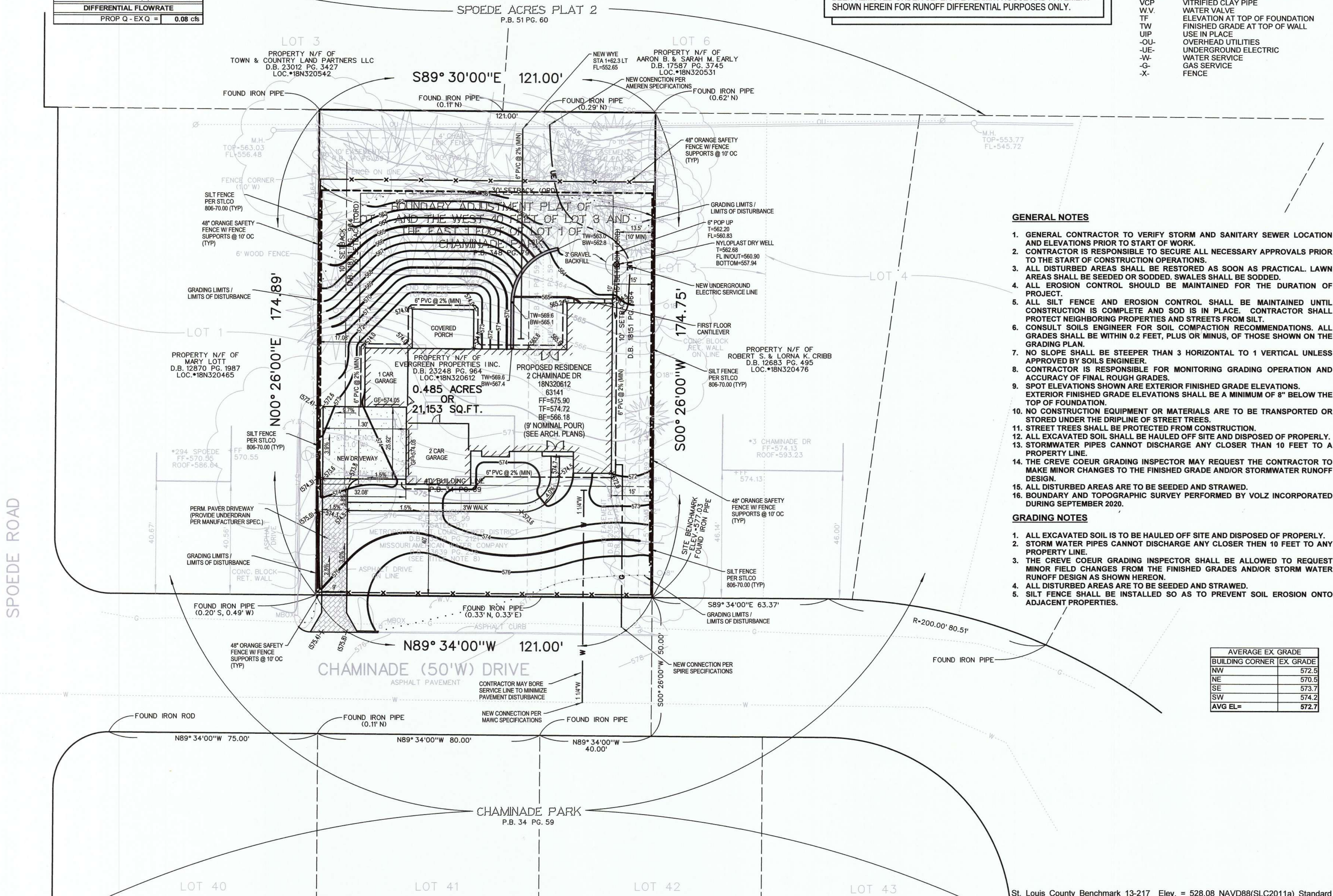
THIS PLOT PLAN HAS BEEN PREPARED AND IS TO BE USED FOR THE SOLE PURPOSE OF OBTAINING A BUILDING PERMIT PURSUANT TO COUNTY AND/OR CITY ORDINANCES, AND SHALL NOT BE USED TO DETERMINE FIRE RATINGS OR FOR ANY OTHER PURPOSE. THIS PLOT PLAN IS NOT A SURVEY, AND DOES NOT PURPORT TO BE A COMPLETE OR ACCURATE DEPICTION OF ALL EASEMENTS, SETBACKS AND OTHER RESTRICTIONS THAT MAY AFFECT THIS PROPERTY. ALL INFORMATION CONCERNING PROPOSED IMPROVEMENTS AND THEIR LOCATION HAS BEEN SUPPLIED BY THIRD PARTIES AND VOLZ, INC. HAS RELIED ON AND MAKES NO WARRANTIES, GUARANTEES OR REPRESENTATIONS CONCERNING THE ACCURACY OF SUCH INFORMATION, DIMENSIONS AND PROPERTY LINE TIES ARE TO THE FOUNDATION UNLESS OTHERWISE NOTED. EXISTING GRADES ARE TAKEN FROM OBSERVED TOPOGRAPHIC DATA AND MAY NOT FULLY REPRESENT ACTUAL FIELD CONDITIONS. PROPOSED GRADES WERE DEVELOPED FOR THIS IMPROVEMENT PLAN AND MAY NEED TO BE ADJUSTED TO MEET ACTUAL FIELD CONDITIONS. DRAINAGE, DRIVE GRADES AND THE DETERMINATION OF THE ELEVATION OF THE TOP OF FOUNDATION ARE THE RESPONSIBILITY OF THE CONTRACTOR, AND THE CONTRACTOR MUST VERIFY ALL GRADES, UTILITIES AND SEWERS THAT MAY INFLUENCE THE IMPROVEMENT OF THE SITE. VOLZ, INC. MAKES NO WARRANTIES, GUARANTEES OR REPRESENTATIONS AS TO SOIL CONDITIONS OR STABILITY OR THAT ADDITIONAL GRADING OR WALLS WILL NOT BE REQUIRED. THIS PLOT PLAN IS INTENDED AND PREPARED FOR THE EXCLUSIVE USE BY VOLZ, INC.'S CLIENT, AND IS NOT INTENDED TO BE USED OR RELIED UPON BY ANY OTHER PARTY.

ERIC J. KIRBY
PROFESSIONAL LAND SURVEYOR
MO. P.L.S. #2005000074



MISSOURI ONE-CALL 1-800-344-7483

THE UNDERGROUND UTILITIES SHOWN HEREIN WERE PLOTTED FROM AVAILABLE INFORMATION AND FIELD MARKINGS PROVIDED BY THE MEMBER UTILITIES OF THE MISSOURI ONE CALL SYSTEM (1-800-DIG-RITE), AND DO NOT NECESSARILY REFLECT THE ACTUAL EXISTENCE, NONEXISTENCE, SIZE, TYPE, CAPACITY, NUMBER, OR LOCATION OF THESE OR OTHER UTILITIES, NOR THE ABILITY TO SERVE THE EXISTING OR INTENDED USES OF THIS OR ADJACENT SITES. THE GENERAL CONTRACTOR SHALL BE RESPONSIBLE FOR VERIFYING THE ACTUAL LOCATION OF ALL UNDERGROUND UTILITIES IN THE FIELD, SHOWN OR NOT SHOWN, 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.



GENERAL NOTES

- GENERAL CONTRACTOR TO VERIFY STORM AND SANITARY SEWER LOCATION AND ELEVATIONS PRIOR TO START OF WORK.
- CONTRACTOR IS RESPONSIBLE TO SECURE ALL NECESSARY APPROVALS PRIOR TO THE START OF CONSTRUCTION OPERATIONS.
- ALL DISTURBED AREAS SHALL BE RESTORED AS SOON AS PRACTICAL. LAWN AREAS SHALL BE SEEDED OR SODDED. SWALES SHALL BE SODDED.
- ALL EROSION CONTROL SHOULD BE MAINTAINED FOR THE DURATION OF PROJECT.
- ALL SILT FENCE AND EROSION CONTROL SHALL BE MAINTAINED UNTIL CONSTRUCTION IS COMPLETE AND SOD IS IN PLACE. CONTRACTOR SHALL PROTECT NEIGHBORING PROPERTIES AND STREETS FROM SILT.
- CONSULT SOILS ENGINEER FOR SOIL COMPACTION RECOMMENDATIONS. ALL GRADES SHALL BE WITHIN 0.2 FEET, PLUS OR MINUS, OF THOSE SHOWN ON THE GRADING PLAN.
- NO SLOPE SHALL BE STEEPER THAN 3 HORIZONTAL TO 1 VERTICAL UNLESS APPROVED BY SOILS ENGINEER.
- CONTRACTOR IS RESPONSIBLE FOR MONITORING GRADING OPERATION AND ACCURACY OF FINAL ROUGH GRADES.
- SPOT ELEVATIONS SHOWN ARE EXTERIOR FINISHED GRADE ELEVATIONS. EXTERIOR FINISHED GRADE ELEVATIONS SHALL BE A MINIMUM OF 8" BELOW THE TOP OF FOUNDATION.
- NO CONSTRUCTION EQUIPMENT OR MATERIALS ARE TO BE TRANSPORTED OR STORED UNDER THE DRILLPIPE OF STREET TREES.
- STREET TREES SHALL BE PROTECTED FROM CONSTRUCTION.
- ALL EXCAVATED SOIL SHALL BE HAULED OFF SITE AND DISPOSED OF PROPERLY.
- STORMWATER PIPES CANNOT DISCHARGE ANY CLOSER THAN 10 FEET TO A PROPERTY LINE.
- THE CREVE COEUR GRADING INSPECTOR MAY REQUEST THE CONTRACTOR TO MAKE MINOR CHANGES TO THE FINISHED GRADE AND/OR STORMWATER RUNOFF DESIGN.
- ALL DISTURBED AREAS ARE TO BE SEEDED AND STRAWED.
- BOUNDARY AND TOPOGRAPHIC SURVEY PERFORMED BY VOLZ INCORPORATED DURING SEPTEMBER 2020.

GRADING NOTES

- ALL EXCAVATED SOIL IS TO BE HAULED OFF SITE AND DISPOSED OF PROPERLY.
- STORM WATER PIPES CANNOT DISCHARGE ANY CLOSER THAN 10 FEET TO ANY PROPERTY LINE.
- THE CREVE COEUR GRADING INSPECTOR SHALL BE ALLOWED TO REQUEST MINOR FIELD CHANGES FROM THE FINISHED GRADES AND/OR STORM WATER RUNOFF DESIGN AS SHOWN HEREON.
- ALL DISTURBED AREAS ARE TO BE SEEDED AND STRAWED.
- SILT FENCE SHALL BE INSTALLED SO AS TO PREVENT SOIL EROSION ONTO ADJACENT PROPERTIES.

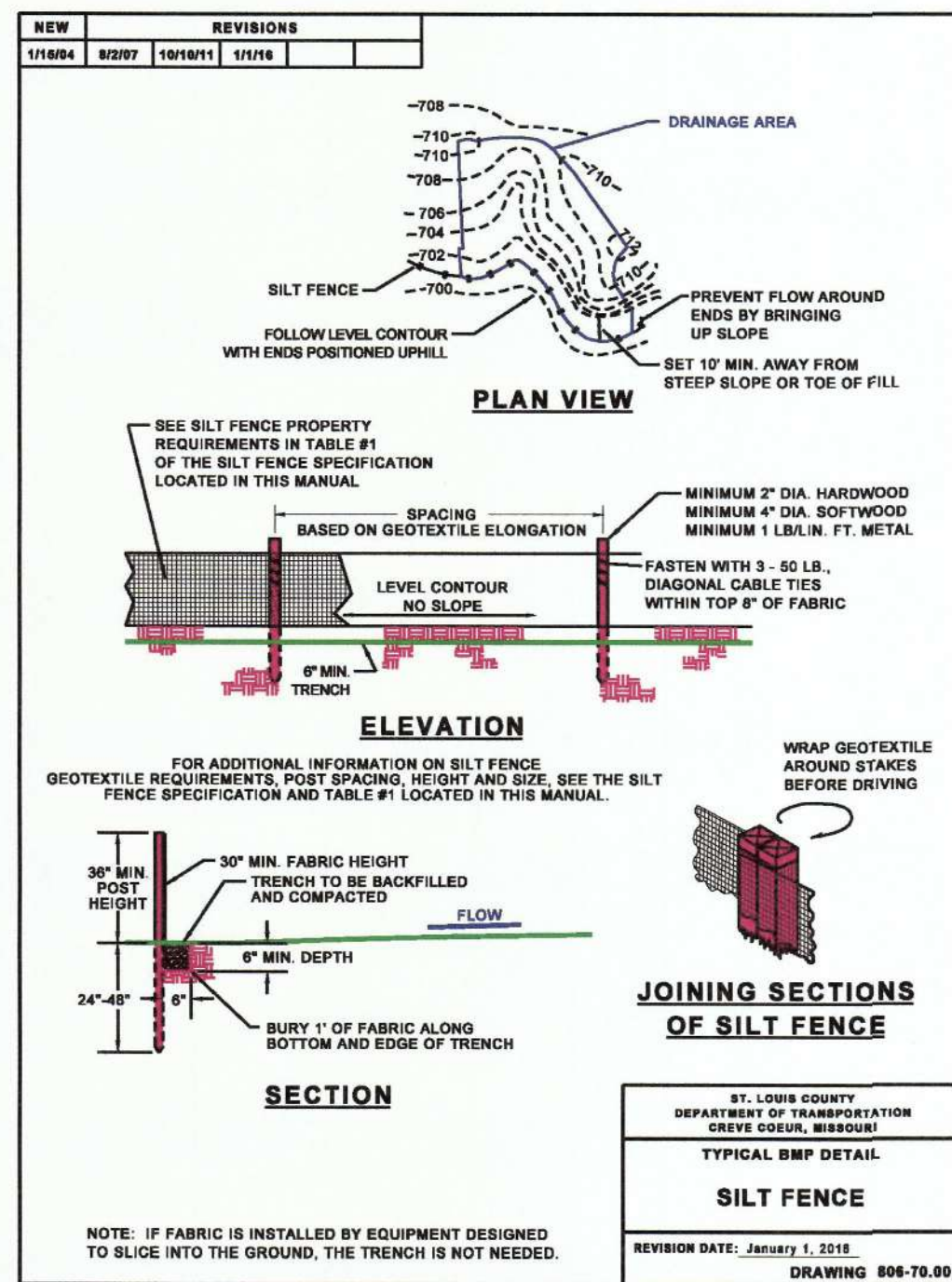
AVERAGE EX. GRADE	
BUILDING CORNER EX GRADE	
NW	572.9
NE	570.9
SE	573.7
SW	574.2
AVG EL	572.7

SITE & GRADING PLAN

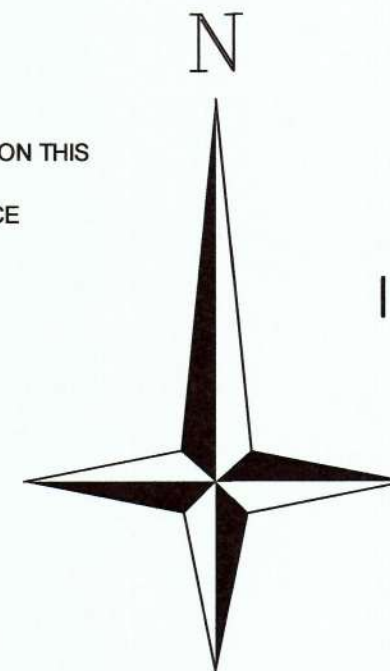
Design By: ENW
Drawn By: ENW
Checked By: TJM

Base Map No. 18N3
MSD Record # XXMSD-000XX
Project # 22324-0

Packet Pg. 17



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



20 0 20 4

Scale in Feet
1"=20'

- | | |
|-----------|----------------------------------|
| A.I. | AREA INLET |
| BF | ELEVATION OF BASEMENT FLOOR |
| BW | FINISHED GRADE AT BOTTOM OF WALL |
| E.M. | ELECTRIC METER |
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| U.P. | UTILITY POLE |
| + (000.0) | SPOT GRADE ELEVATION - EXISTING |
| +000.0 | SPOT GRADE ELEVATION - PROPOSED |
| BE | TO BE |
| TRBR& | TO BE REMOVED AND REPLACED |
| VCP | VITRIFIED CLAY PIPE |
| WV | WATER VALVE |
| TF | ELEVATION AT TOP OF FOUNDATION |
| FINSHGR | FINISHED GRADE AT TOP OF WALL |
| UI | USE IN PLACE |
| -OU- | OVERHEAD UTILITIES |
| -UE- | UNDERGROUND ELECTRIC |
| -W- | WATER SERVICE |
| -G- | GAS SERVICE |
| -X- | FENCE |

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12. ALL EXCAVATED SOIL SHALL BE HAULED OFF SITE AND DISPOSED OF PROPERLY.
13. STORMWATER PIPES CANNOT DISCHARGE ANY CLOSER THAN 10 FEET TO A PROPERTY LINE.
14. THE CITY OF SEUR GRADING INSPECTOR MAY REQUEST THE CONTRACTOR TO MAKE MINOR CHANGES TO THE FINISHED GRADE AND/OR STORMWATER RUNOFF DESIGN.
15. ALL DISTURBED AREAS ARE TO BE SEEDED AND STRAWED.
16. AERIAL PHOTOGRAPHIC SURVEY PERFORMED BY VOLZ INCORPORATED DURING SEPTEMBER 2020.

AVERAGE EX. GRADE	
BUILDING CORNER	EX. GRADE
NW	572.9
NE	570.9
SE	573.9
SW	574.9
AVG EL=	572.9

~~XXXX~~ TO BE REMOVED

 AREA OF EXISTING IMPROVEMENTS
TO BE REMOVED

ALL DEMOLITION AND/OR ABANDONMENTS
TO BE PER CREVE COEUR, ST LOUIS
COUNTY, AND THE METROPOLITAN ST LOUIS
SEWER DISTRICT STANDARD SPECIFICATIONS

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



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St. Louis County Benchmark 13-217 Elev. = 528.08 NAVD88(SLC2011a) Standard DNR aluminum disk stamped SL-47. Station is on the surface in a grassy median area west of southbound Lindergh and within a turnaround loop accessed by turning left off of northbound Lindergh at approximately 0.9 miles north of Manchester Road. SL-47 is roughly 47 feet west of the centerline of southbound Lindergh Boulevard, 25 feet northwest of a power pole in the southern part of the grassy median, and 122 feet south of a street light post near the northeast corner of the grassy median.

Site Benchmark - Elevation 577.03, Top of Iron pipe found near the Southeast corner of 2 Chaminade Drive.

MSD BASEMAP 18N3 MSD RECORD # XXMSD-00XXX

EXISTING CONDITIONS & DEMOLITION PLAN

Case Map No. 18N3	Design By: EWW
Record # XXMSP-00XXX	Drawn By: EWW
Project # 23234-0	Checked By: TJM

12-2-20
C2

2 CHAMINADE DR

CREVE COEUR, MO 63141

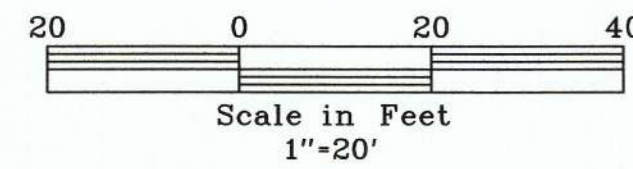
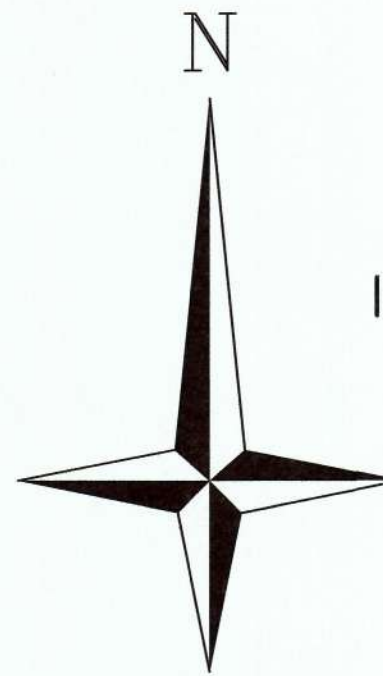
STATE OF MISSOURI
12-8-20
TIMOTHY JOHN MEYER
NUMBER
E-24665
REGISTERED PROFESSIONAL ENGINEER
TIMOTHY J MEYER
Professional Engineer
MO E-24665

VOLZ **incorporated**
10849 Indian Head Ind'l. Blvd.
St. Louis, Missouri 63132
314.426.6212 Main
314.890.1250 Fax
www.volzinc.com
Authority #203

DEBRECHT HOMES
701 LAUREL OAK
FRONTENAC, MO 63131
(314) 504-4250
debrecht@debrechthomes.com

EXISTING IMPERVIOUS COVERAGE - LOT	
TOTAL LOT AREA	21,153 SF
HOUSE / GARAGE	1,370 SF
DRIVE / WALK / PATIO	1,973 SF
TOTAL IMPERVIOUS AREA	3,343 SF
IMPERVIOUS COVERAGE	15.8 %

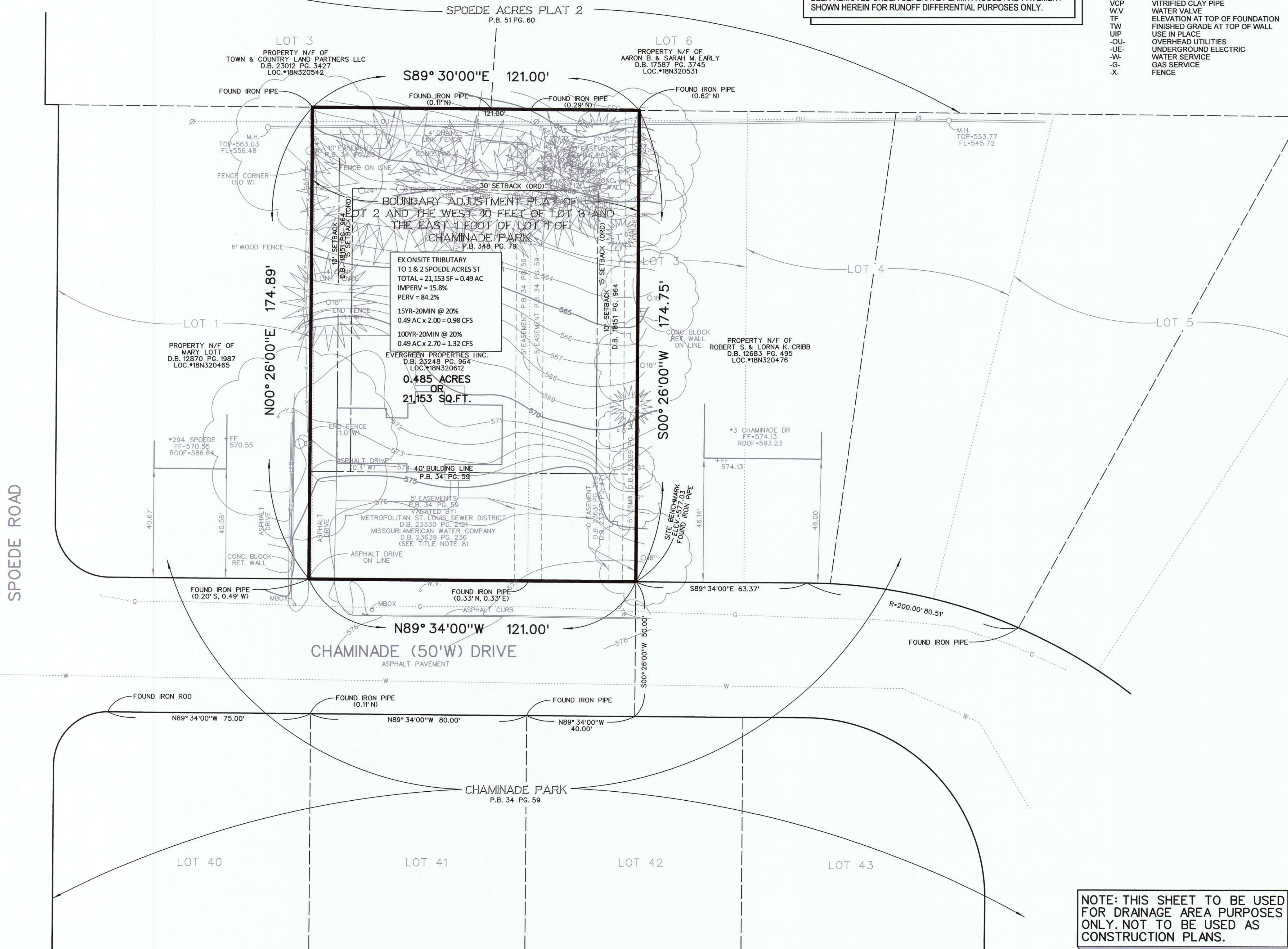
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IN SECTION 12, TOWNSHIP 45 NORTH - RANGE 5 EAST
ST. LOUIS COUNTY, MISSOURI



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UIP	USE IN PLACE
-OU-	OVERHEAD UTILITIES
-UE-	UNDERGROUND ELECTRIC
-W-	WATER SERVICE
-G-	GAS SERVICE
-X-	FENCE



NOTE: THIS SHEET TO BE USED FOR DRAINAGE AREA PURPOSES ONLY. NOT TO BE USED AS CONSTRUCTION PLANS.

MSD BASEMAP 18N3 MSD RECORD # XXMSD-000XX

EXISTING DRAINAGE AREA MAP

Base Map No. 18N3	Design By: EIW
MSD Record # XXMSD-000XX	Drawn By: EIW
Project # 22324-0	Checked By: TJM

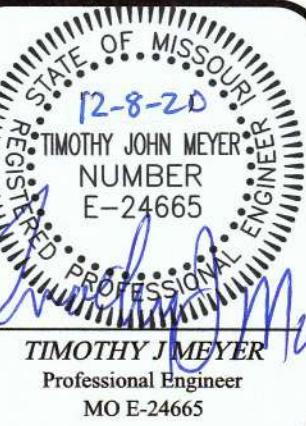
12-2-20
C3

2 CHAMINADE DR

CREVE COEUR, MO 63141

VOLZ Incorporated

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Authority #203



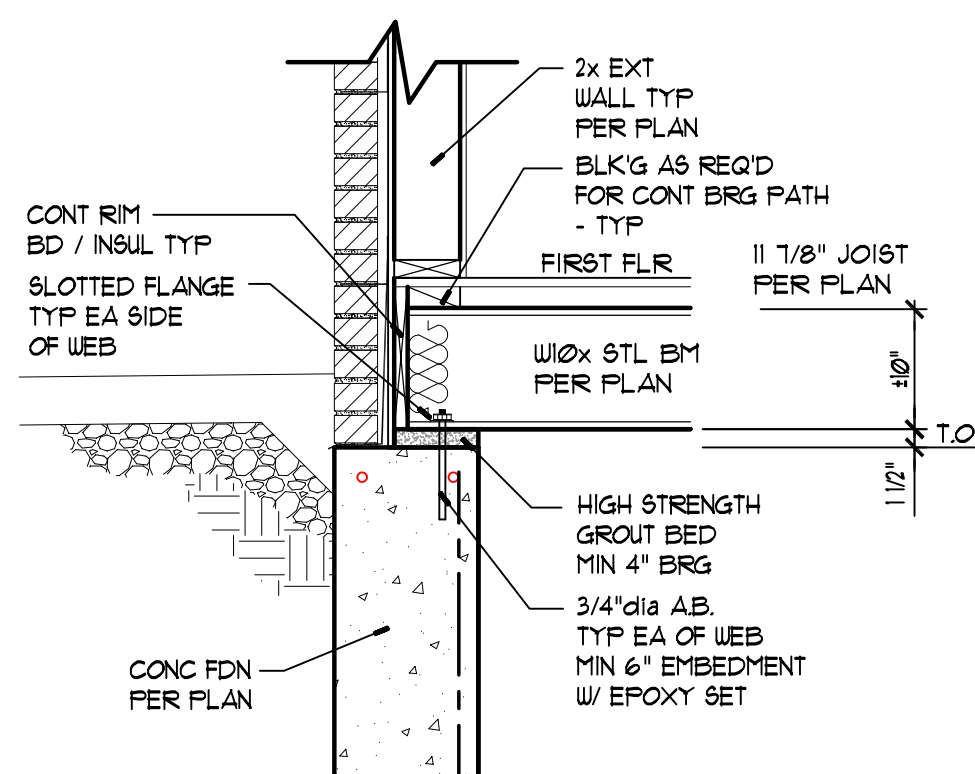
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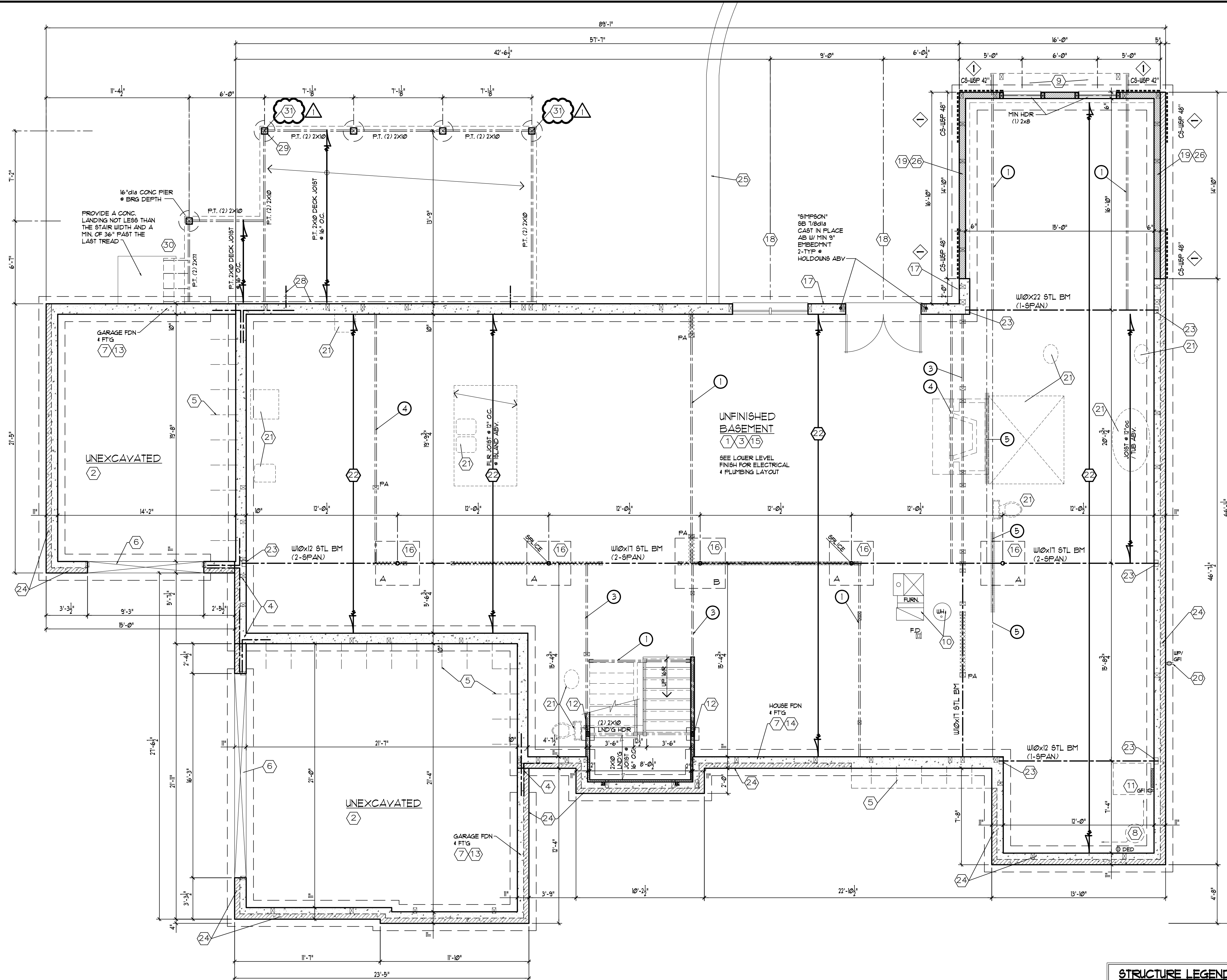
FOUNDATION KEY NOTES

- CONCRETE FOUNDATION HEIGHT LIMITS: MAX. 8'-10" FOUR HEIGHT WITH 10" THICK WALL AND 24"x10" FOOTING. MAINTAIN EXTERIOR DIMENSIONS ON FOUNDATION PLAN. SEE GENERAL NOTE SHT. FOR IRC VERT. BAR REQ.
- CONTRACTOR SHALL NOT BACKFILL UNTIL CONCRETE FOUNDATION HAS CURED FOR A MINIMUM OF 7 DAYS.
- ALL METAL FASTENERS, HANGERS, ANCHORS, BOLTS ETC. IN CONTACT W/ TREATED LUMBER TO BE STAINLESS STEEL OR TRIPLE DIPPED GALV.
- FIELD-CUT ENDS, NOTCHES AND DRILLED HOLES OF PRESERVATIVE-TREATED WOOD SHALL BE RETREATED IN THE FIELD IN ACCORDANCE WITH AUPA M4.
- TJI FLR JOISTS MUST MEET THE FOLLOWING CRITERIA:
JOIST SUPPLIER TO VERIFY PRO RATING & CONFIRM SIZES & SPCS FOR ALL ENGINEERED WOOD FLOOR FRAMING FOR OWNER / GC APPROVAL.
- NOTE: FINAL M.E.P. EQUIPMENT LOCATION PER DESIGNER - SUPPLIER.

- BASEMENT SLAB: 3 1/2" CONCRETE SLAB OVER 6 MIL. VB (LAP JOINTS MIN. 6" AND SEAL) OVER MIN. 4" GRAVEL OR CRUSHED STONE. (SLOPE TO FLOOR DRAIN).
- GARAGE SLAB: 4" CONC. SLAB WITH 6"x6" W/4X10.4 W/ OVER MIN. 4" GRAVEL OR CRUSHED STONE. (SLOPE TO GARAGE DR MINIMUM 4" UNO.) KEY FND. WALLS TO RECEIVE SLAB- MATCH SLAB SLOPE.
- BASEMENTS HAVING CONC. FOUNDATION WALLS SHALL BE INSULATED W/ MIN R-10 FASTEN BLANKETS OR R-13 CAVITY. FLAME SPREAD > 25 / SMOKE DEVEL P > 450 FT NAILER AS REQ'D PER MFG SPEC.
- (2) #5 BARS TOP AND BOTTOM, 24" EUI. TYPICAL AT ALL INTERSECTING WALLS.
- #4 BARS @ 24" O.C. RUN 24" INTO CONCRETE SLAB AND EPOXY DRILL INTO FDN. TYPICAL AT EXTERIOR PORCH AND GARAGE SLABS ADJACENT TO FOUNDATION WALL. # BSHNT.
- HOLD DOWN TOP OF FOUNDATION WALL. # DOOR TO RECEIVE CONCRETE SLAB.
- FOOTINGS & PIERS: BOTTOM OF FOOTINGS TO BE MINIMUM 30" BELOW GRADE TO UNDISTURBED SOIL. PIERS TO EXTEND MIN. 24" INTO SOLID, UNDISTURBED SOIL AND MIN. 30" BELOW GRADE.
- PROVIDE 18" DIAMETER X 24" DEEP SUMP HOLE (VERIFY SIZE) WITH FITTED COVER IF FOUNDATION DRAIN PIPE CANNOT BE DAYLIGHTED. PROVIDE PUMP IF BASEMENT IS FINISHED OR GROUNDWATER IS PRESENT, DISCHARGING TO OR WITHIN 10' OF A SIDEWALK, DRIVEWAY, STREET, PROPERTY LINE OR TO CREATE A NUISANCE TO ADJOINING PROPERTIES IS PROHIBITED. PROVIDE SINGLE OUTLET FOR SUMP PUMP ONLY OR GFI DUPLEX (VERIFY SIZE).
- CANTILEVERS: EXTERIOR GRADE SOFFIT. INSULATE BETWEEN JOIST TO MIN. R-13 AND VENT THE JOIST CAVITY.
- HIGH EFFICIENCY FURNACE & WATER HEATER.
- ELECTRICAL PANEL: MIN 200 / MAX 600 (PER EACH PANELBOARD). SERVICE / CABINET(S) TO BE SIZED & LOCATED BY ELECTRICAL CONTRACTOR AND OR DESIGNER. PROVIDE ADJACENT GFI RECEPTACLE & MAIN SERVICE. A REBAR CONNECTOR SHALL BE PROVIDED FOR USE AS A GROUNDING CONNECTOR. LOCATION PER ELECTRICIAN / GC.
- (3) 2X4 POST ON 12"x12"x12" THK. PAD.
- GARAGE FOUNDATION: 10"/11" THICK CONCRETE FROST WALL AND 20"x8" CONCRETE FOOTING MIN 30" BLW GRADE / TO VIRGIN SOIL. TYPICAL UNLESS NOTED OTHERWISE.
- HOUSE FOUNDATION: 10"/11" THK CONCRETE FOUNDATION WALL(S) W/ MASONRY LEDGE WHERE INDICATED & 24"x10" CONCRETE FTG PER GN & DETS. TYPICAL UNLESS NOTED OTHERWISE.
- MIN 1-LAYER 1/2" DU / GYP REQ'D BLW 1-JOIST. FASTEN TO BOTTOM OF FRAMING MEMBERS TYP THROUGHOUT W/ DRAFTSTOPPING PER 1000 SQ FT (MAX). ALT. FIRE RESISTANT CLG MATL. VERIFY W/ PROJECT SPEC.
- STEEL COLUMNS: 3 1/2"x4" 155#FT (216#/STD) STL. COL. (FIXED AND ADJUSTABLE) W/ CAP APPROPRIATE FOR BEAM SIZE. BASE PLATE SHALL BE FIXED IN PLACE VIA CONC. SLAB. GC TO V.I.F. HT REQ'S W/ COL. PAD ELEVATION.
- EMBEDDED TREATED SLEEPER STRIPS & FOUNDATION WALL FOR SIDING APPLICATION TO GRADE. SPACING AND FASTENER REQUIREMENTS PER MFG INSTALLATION REQ'S.
- MINIMUM OF (2) #6 REINFORCING BARS AROUND ALL WINDOW AND DOOR OPENINGS IN FLAIN CONCRETE FOUNDATION AND BASEMENT WALLS. BARS SHALL EXTEND A MINIMUM OF 24" BEYOND THE CORNERS OF THE OPENINGS.
- FRAME WALL WALKOUT AT BSHNT. USE 2X6 STUDS @ 16" O.C. MAINTAIN CONTINUITY OF ALL POSTS FROM ABOVE CONTINUOUS TO CONCRETE FOUNDATION BELOW. COORDINATE OTHER SPECIAL CONDITIONS WITH ARCHITECT BEFORE PROCEEDING.
- W/ / GFI LOCATED WITHIN 25' OF EXT AC CONDENSER (FIELD VERIFY LOC. W/ MECH - ELEC CONTRACTORS).
- PLUMBING ABV - COORDINATE SUPPLY, DROPS, DRAINS AND STACKS AS REQ'D W/ PERMITTING CONTRACTOR.
- 1-JOIST FLOOR SYSTEM DESIGNATIONS ARE THOSE OF:
TJI TRUSS JOIST (TJI100) TJI 360 FLR JOISTS #16 GFI UNO. AND SHALL COMPLY WITH MANUFACTURER'S DETAILS INCLUDING BUT NOT LIMITED TO BEARING, BLOCKING, RIM BOARDS, BRACING AND METAL HANGERS ETC. INCLUDING BLOCKING BETWEEN JOIST AT BEARING WALLS OVER STEEL BEAMS PER MFG INSTALL REQ'S.
- BEAM POCKET W/ MIN. 4" BEARING. GROUT SOLID & LEVEL W/ NON-SHRINK GROUT.
- 5" WIDE FDN CHASE TO BLW GRADE FOR MASONRY. FASTEN WITH DOVE TAIL ANCHORS # DEPTHS EXCEEDING 24".
- LANDSCAPING/ RETAINING. VERIFY EXTERIOR REQ'S W/ FINISHED GRADES & DESIGN / CONTRACTOR. RETAINING LOCATIONS BASED ON FINAL LANDSCAPING PLAN. SEPARATE PERMIT REQ'D PER LOCAL ORDINANCE.
- FOUNDATION AT WALKOUT / LOOKOUT: 10"/11" THICK CONC FDN WALL AND 24"x10" CONC FOOTING SEE GN TABLE R404.12(8) FOR MIN VERT REINF REQ'S.
- MIN (1) LAYER 1/2" TYPE "X" GYP BD OR EQ REQ'D TYP # UNDERSIDE OF BASEMENT STAIRS (OPEN, STORAGE OR OTHERWISE) - VERIFY.
- 2X10 LEDGER BD. W/ 1/2" DIA ANCHOR BOLTS 26" O.C. STAGGERED. ALT MECH FASTENERS PER MFG SPEC. PROVIDE MIN (2) 1500# CAPACITY DECK TENSION TIE (SIMPSON DTT2Z OR EQUAL). (1) TO BE WITHIN 24" OF EA END OF DECK. (4) 150# STRESS DESIGN SIMPSON DTT2Z OR MITEK ADTT-TZ OR EQUAL. (PER JOIST POSITION).
- 6x6 POST ON 12" DIA CONC. PIER FLAIR TO 24" DIA BRG MIN. 2'-6" BELOW GRADE MIN. TO UNDISTURBED SOIL. (TYP)
- MIN (4) PT 2X12 STRINGER W/ "SIMPSON" LSC HANGER.
- LATERAL DECK BRACING METHOD: "SIMPSON" MPB66Z CAST-IN-PLACE POST BASE TYP EA CORNER POST / CONC PIER (NON-REINFORCED).



DETAIL @ STEEL FLR BM
SCALE: 3/4" = 1'-0"



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

LEGEND

- BRG. WALL FROM ABV.
- INTERIOR BRACED WALL ABOVE
- POST & HEADER
- POST FROM ABOVE
- POST LOAD ABOVE
- HOLD DOWN

COLUMN PAD SCHEDULE

- FTG-A** 42"x42"x12" CONCRETE PAD W/ (6) #4 EA WAY @ BOT
- FTG-B** 48"x48"x12" CONCRETE PAD W/ (6) #4 EA WAY @ BOT

STRUCTURE LEGEND - FDN

- (1) 1-3/4"x11-7/8" 155E TIMBERSTRAND
- (2) 1-3/4"x11-7/8" 20E MICROLAM
- (3) 1-3/4"x11-7/8" 20E MICROLAM
- (4) 1-3/4"x11-7/8" 20E MICROLAM
- INT BUP ABV MIN (1) JOIST BLW (PER TRUSS MFG NAILING SPEC) alt: (1) 155E TIMBERSTRAND
- FASTEN MULTI-PLY MEMBERS PER MFG SPECIFICATIONS

Attachment: 2 Chaminade Dr 12-9-2020 Permit Rev (2 Chaminade Dr Front-Yard Variance)

SHEET CONTENTS:

DRAWN BY: JLB	CKD BY: LRB
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Packet Pg. 22



scale: $3/8" = 1'-0"$

R302.12 / R502.12 CEILING MAT'L TO BE
1/2" DRYWALL APPLIED TO BOT.
OF JOIST - TRUSS W/ DROPS AS REQ'D
FOR STRUCTURAL - MECHANICAL ITEMS
PROVIDE DRAFTSTOPPING AS REQ'D
(MAX 1000 sq ft of EQUAL SPACES)



- ALL INTERIOR WALLS TO BE 3½" (2X4 STUDS), UNLESS NOTED OTHERWISE (UNO).
- ALL FINISHED CEILINGS TO HAVE SOUNDPROOF INSULATION

- ① WP / GFI LOCATED WITHIN 25' OF EXT AC CONDENSER (FIELD VERIFY LOC. W/ MECH - ELEC CONTRACTORS)
- ② SUMP FIT PER PLAN WITH FITTED COVER AND PUMP WITH DISCHARGE TO THE EXTERIOR OF RESIDENCE.
- ③ 34"-36" GUARD / HANDRAIL W/ BALUSTERS SPACED SO THAT NO SPHERE 4 3/8" dia OR GREATER MAY PASS. TYP EA SIDE
- ④ BAR / CASCINETS (OPT SINK) PER MAT'L SPEC
- ⑤ 32X60 TUB/SHOWER
- ⑥ PLUMBING ABV - COORDINATE SUPPLY, DROPS, DRAINS AND STACKS AS REQ'D W/ PERMITTING CONTRACTOR

- 7 ELECTRICAL PANEL MIN 100 * MAX 6000 (PER EACH PANEL BOARD) SERVICE / CABLES TO BE SIZED & LOCATED BY ELECTRICAL CONTRACTOR AND/OR DESIGNER. PROVIDE ADJACENT #1 RECEPTACLE * MAIN SERVICE. A REBAR CONNECTOR SHALL BE PROVIDED FOR USE AS A GROUNDING CONNECTOR. LOCATION PER ELECTRICIAN / GC.
- 8 1026 SPACES ABOVE ELECTRICAL EQUIPMENT PROVIDE MIN 36" DP X 6" - 6 1/4" X MIN 20" (MIN EQUIP WIDTH) CORKING PER ELECTRICAL CONTRACTOR. (SEE BOARD/S). 2424 (4" DP) LOCATION IN OR ON PREMISES. OVERCURRENT PROTECTION DEVICE SHALL NOT BE LOCATED.
- 9 1-LAYER 1/2" DU / GYP REG'D BLU 1-JOIST. FASTEN TO BOTTOM OF FRAMING MEMBERS TYP THROUGHOUT W/ DRAFTSTOPPING PER 1000 SQ FT (MAX). ALT FIRE RESISTANT CLG MATL. VERIFY W/ PROJECT SPEC. BASEMENTS HAVING CONC FOUNDATION WALLS SHALL BE INSULATED W/ MIN 8" EPS BLANKETS OR 8.5 CLV. FLAME SPREAD > 75 / SMOKE DEVELOP > 450 FT NAILER AS REQ'D PER MFG SPEC.

- 10 MIN (1) LAYER 1/2" TYPE "X" GYP BD or EQ REQ'D TYPE *
UNSIDE OF ASSEMBLY STAIRS (OPEN, STORAGE OR
OTHERWISE) * VERIFY
- 11 PERIMETER FNS BATTLEMENT WALLS SHALL BE INSULATED WITH
MIN R-13 INF. R-14 FIRESTOPPED AT MAX 10' HORIZ
INTERVALS PER DETAIL
- 12 LANDSCAPING/RETAINING VERIFY EXTERIOR REQ'S W/
FINISHED GRADES & DESIGN / CONTRACTOR. RETAINING
LOCATIONS BASED ON FINAL LANDSCAPING PLAN. SEPARATE
PERMIT REQ'D PER LOCAL ORDINANCE.

R302.11 FIREBLOCKING MATERIALS
EXCEPT AS PROVIDED IN SECTION R302.11, ITEM 4,
FIREBLOCKING SHALL CONSIST OF THE FOLLOWING MATLS:

1. TWO-INCH (51 MM) NOMINAL LUMBER
2. TWO THICKNESSES OF 1-INCH (25.4 MM) NOMINAL LUMBER
WITH BROKEN LAP JOINTS.

3. ONE THICKNESS OF 23/32-INCH (183 MM) WOOD STRUCTURAL PANELS WITH JOINTS BACKED BY 23/32-INCH (183 MM) WOOD STRUCTURAL PANELS.
4. ONE THICKNESS OF 1/4-INCH (12.7 MM) PARTICLEBOARD WITH JOINTS BACKED BY 3/4-INCH (19.1 MM) PARTICLEBOARD.
5. ONE-HALF-INCH (12.7 MM) GYPSUM BOARD.
6. ONE-QUARTER-INCH (6.4 MM) CEMENT-BASED MILLBOARD.
7. BATTS OR BLANKETS OF MINERAL WOOL OR GLASS FIBER OR OTHER APPROVED MATERIALS INSTALLED IN SUCH A MANNER AS TO MEET REQUIREMENTS OF ASTM E 119.
8. CELLULOSE INSULATION INSTALLED AS TESTED IN ACCORDANCE WITH ASTM E 119 OR UL 263, FOR THE SPECIFIC APPLICATION.

§3021.11. BATTS OR BLANKETS OF MINERAL OR GLASS FIBER BATTs OR BLANKETS OF MINERAL OR GLASS FIBER OR OTHER APPROVED NONRIGID MATERIALS SHALL BE PERMITTED FOR COMPLIANCE WITH THE 10-FIT (3048 MM) HORIZONTAL FIREBLOCKING IN WALLS CONSTRUCTED USING PARALLEL JOINS OF STUDS OR STAGGERED STUDS.

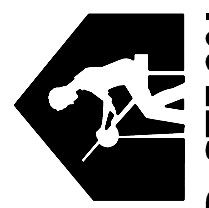
§3021.12. UNFACED, FIRE-RATED BATT INSULATION USED AS FIREBLOCKING SHALL FILL THE ENTIRE CROSS SECTION OF THE WALL CAVITY TO A MINIMUM HEIGHT OF 16 INCHES (406 MM) MEASURED VERTICALLY. WHEN PIPING, CONDUIT OR SIMILAR OBSTRUCTIONS ARE ENCOUNTERED, THE INSULATION SHALL BE PACKED TIGHTLY AROUND THE OBSTRUCTION.

§3021.13. LOOSE-FILL INSULATION MATERIAL.

LOOSE-FILL INSULATION MATERIAL SHALL NOT BE USED AS A FIREBLOCK UNLESS SPECIFICALLY TESTED IN THE FORM AND MANNER INTENDED FOR USE TO DEMONSTRATE ITS ABILITY TO REMAIN IN PLACE AND TO RETARD THE SPREAD OF FIRE AND HOT GASES.

§3021.12. FIREBLOCKING INTEGRITY.

THE INTEGRITY OF ALL FIREBLOCKS SHALL BE MAINTAINED.



DL DESIGN

10135 MANCHESTER RD, STE 201
WARSON WOODS, MO 63122
314.462.9001

DeBRECHT HOMES

701 LAUREL OAK DR
ST. LOUIS, MO 63131

SHEET CONTENTS:

FIRST FLOOR PLAN

#2 CHAMINADE DRIVE
CREVE COEUR, MO 63141

DRAWN BY: JLB

CKD BY: LRB

DATE: 10/21/2020

JOB NO. 20042

REVISIONS:

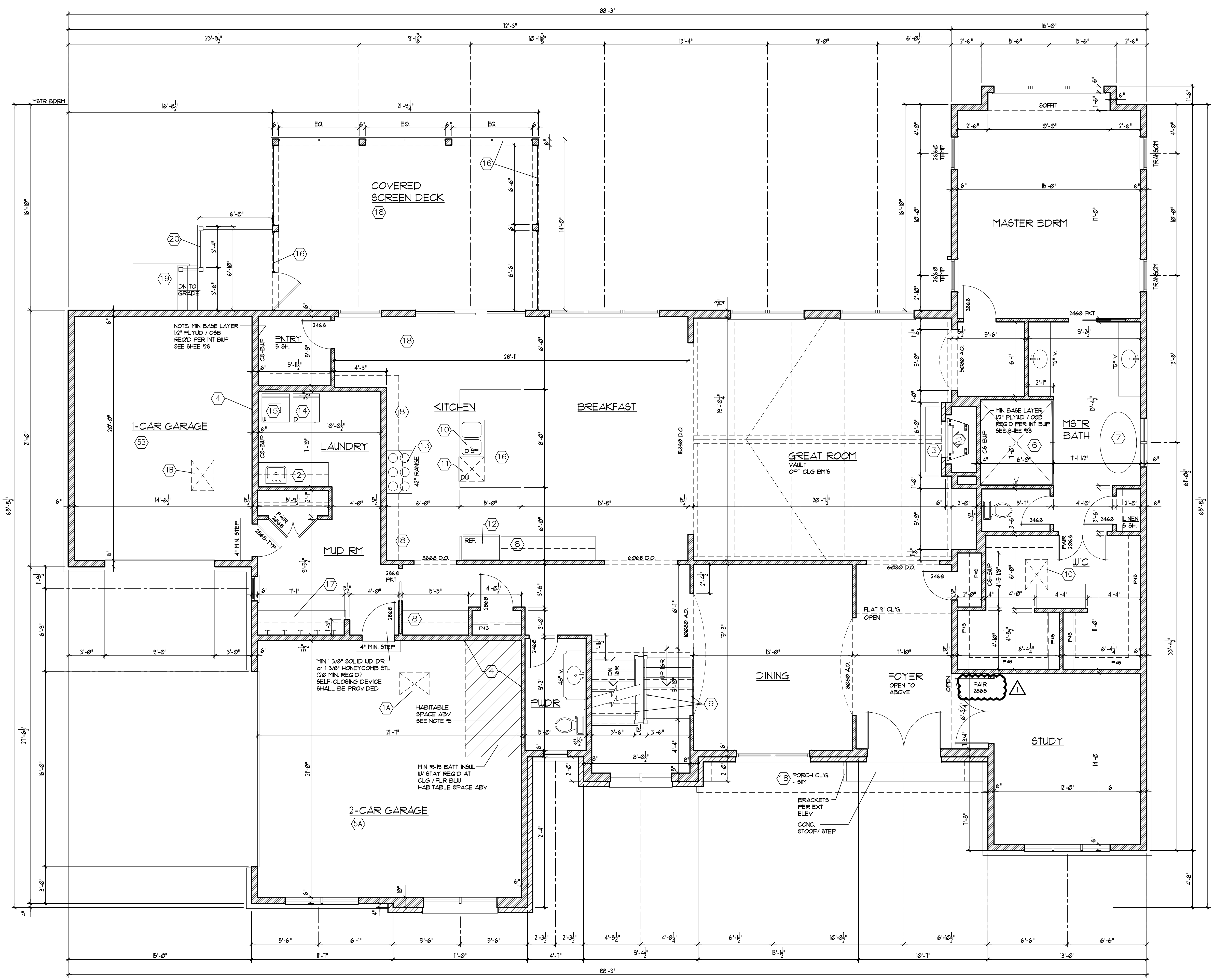
12.09.2020-CC PERMIT

SHEET NUMBER

2

OF 16

Attachment: 2 ChaminaDE Dr 12-9-2020 Permit Rev (2 ChaminaDE Dr Front-Yard Variance)



FIRST FLOOR PLAN - 9'
SCALE: 1/4" = 1'-0" 2,858 SQ. FT.

FIRST FLOOR KEY NOTES

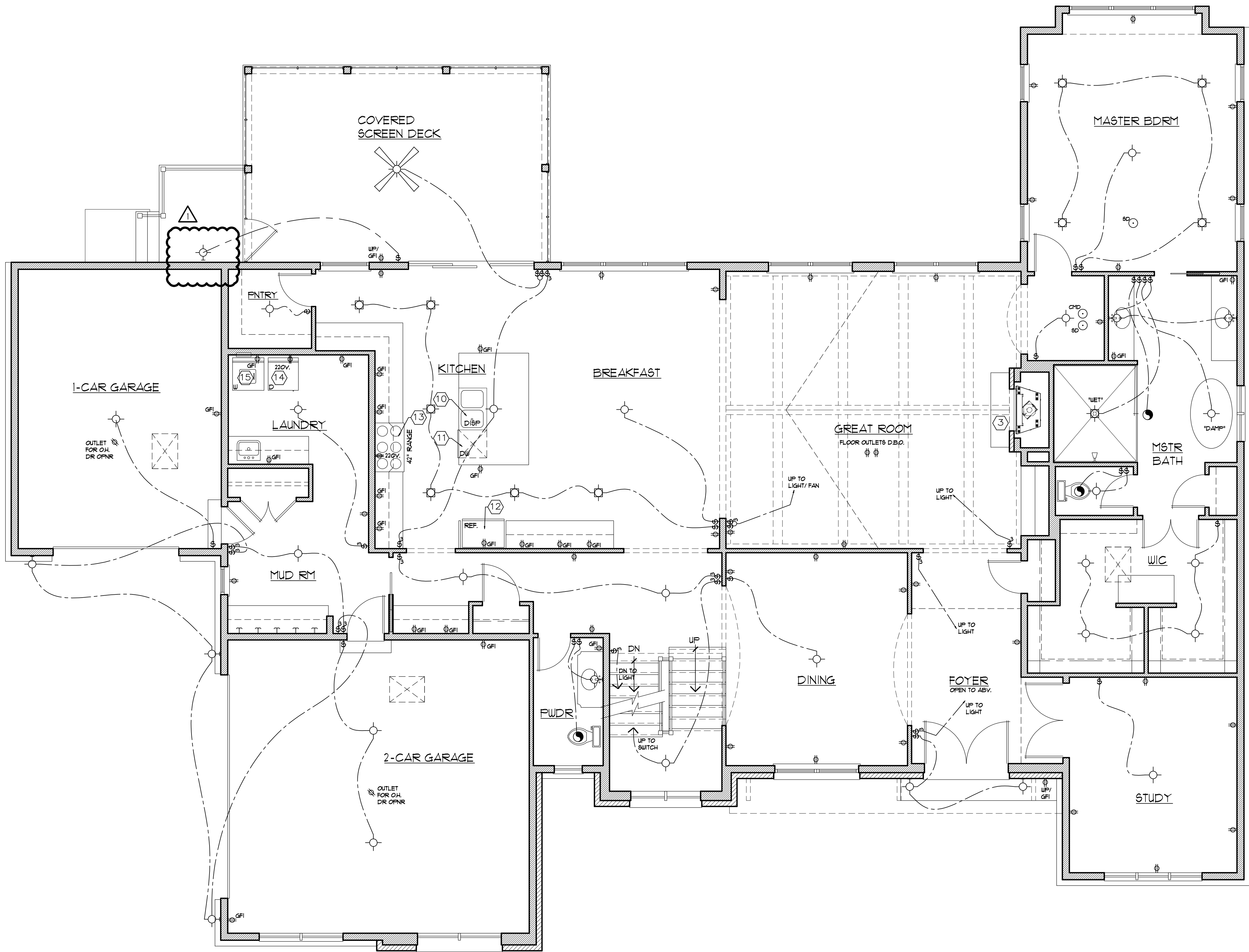
- 22" x 30" ATTIC ACCESS TRIMMED W/ 2x4 LEDGERS. PANEL TO HAVE MIN 1-LAYER 5/8" TYPE I X" DU
- 22" x 30" ATTIC ACCESS TRIMMED W/ 2x4 LEDGERS. PANEL TO HAVE MIN 1-LAYER 1/2" TYPE I X" DU
- 22" x 30" ATTIC ACCESS W/ INSUL AND AIR SEAL PER SHEET DTL-2.
- BASE AND WALL CABINETS W/ COUNTERTOP & SINK
- 36" PREFAB FIREPLACE MANUF. HEATILATOR OR APPROVED EQUAL.
- GARAGE/HOUSE SEPARATION WALL TO BE INSULATED MIN R-20.
- GARAGE-ATTACHED / HABITABLE SPACE ABV. (1) 1/2" TYPE I X" DU ON GARAGE SIDE OF HOUSE / GARAGE WALL UP TO (1) LAYER 5/8" TYPE I X" DU TYP * ENTIRE GARAGE CEILING MIN (1) LAYER 5/8" DRYWALL AT ALL REMAINING SUPPORTING STRUCTURE(S).
- GARAGE-ATTACHED: (1) 1/2" TYPE I X" DU ON GARAGE SIDE OF HOUSE / GARAGE WALL UP TO (1) LAYER 1/2" TYPE I X" DU TYP * ENTIRE GARAGE CEILING.
- 12"x24" SHOWER W/ TEMP GL DR & SIND
- 60"x36" FREESTANDING TUB
- BASE AND WALL CABINETS W/ COUNTERTOP
- 36"H. RAILING W/ SPINDLS LESS THAN 4" BTUN.
- SINK (PER PROJECT SELECTION) W/ GARBAGE DISPOSAL
- 24" CLEAR SPACE FOR DISH WASHER
- REFRIGERATOR/ FREEZER SPACE FOR W/ WATER LINE FOR ICE MAKER
- 42" RANGE W/ EXHAUST FAN TO EXT. MECH CONTRACTOR TO VERIFY SPEC CRY PER MFG REQ'S IF DEVICE EXCEEDS 400 CFM, MAKE UP AIR SHALL BE REQ'D. (SEE KEYNOTE #3 ON SHEET #1E FOR AUTOMATIC, INTERCONNECTED AND HEATED MAKE UP AIR NOTES.)
- DRYER SPACE W/ VENT TO EXT. (STD. 220V/ OPT. GAS)
- WASHER SPACE W/ HOT & COLD, AND HI DRAIN.
- 5'-0" X 8'-0" ISLAND
- BENCH/ COATS/ HOOKS/ SHELF
- EXT. GRADE PORCH CLG & FLR / DECK FINISH MATERIAL PER PROJECT SELECTIONS.
- STEPS TO GRADE - VIF - MIN 10" TREAD / MAX 1 3/4" RISER GUARD EA SIDE W/ MATL PER PROJECT SELECTIONS. MIN (1) GRASPABLE HANDRAIL REQ'D W/ (4) or MORE RISER
- 36" H. GUARD / HANDRAIL. 4 SPINDLES SPACED SO THAT NO SPHERE 4"dia OR GREATER MAY PASS. MATL PER PROJECT SPEC
- SCREEN PANELS BY "BROADVIEW SCREEN" OR EQ. GUARD REQ'D WHERE ADJACENT GRADE EXCEEDS 30" OFFSET. VIF W/ FIN TOPOGRAPHY.

FIRST FLOOR GENERAL NOTES:

- ALL NON-BEARING INTERIOR WALLS TO BE 3/2" (2x4 STUDS) UNLESS NOTED OTHERWISE (UNO).
- ALL FINISH MATERIAL(S) SELECTIONS, SPECIFICATIONS AND CONFIGURATIONS SHALL BE CONFIRMED BY OWNER & GC. PRIOR TO INSTALLATION - TYPICAL UNO.
- WINDOW DESIGNATIONS ARE THOSE OF: ANDERSEN 200 SERIES UNO.
- ALL INTERIOR WALLS TO BE 3/2" (2x4 STUDS) UNLESS NOTED OTHERWISE (UNO).
- ANY WINDOW WHOSE OPENING IS MORE THAN 6'-0" ABOVE THE FINISH GRADE OR SURFACE BELOW AND LESS THAN 24" ABOVE FLOOR, SHALL REQUIRE A FALL PREVENTION DEVICE (3' 4" & SELF RESETTING) PER 2015 IRC SECTION 503.2 AND SHALL CONFORM TO ASTM F 10090.
- AIR BARRIER / CEILING SHALL BE MIN 1/2" DRYWALL W/ TAPE & MUD. PENETRATION SEALING SHALL MEET OR EXCEED REQUIRED ELEMENTS PER 15 IRC TABLE N102.4.1

CREVE COEUR
PLAN REVIEW NOTES: 2015 IRC

- THE FOUNDATION SHALL ONLY BE BACKFILLED TO A HEIGHT OF 4'-0" AFTER THE CONCRETE CURING 7 DAYS MIN. THE CONCRETE CURING & BACKFILL HEIGHT SHALL BE VERIFIED BY AN APPROVED SPECIAL INSPECTOR AND DOCUMENTED. THE DOCUMENT SHALL BE PROVIDED TO THE BUILDING DEPT. TO CONTINUE PROCESS OF INSPECTIONS.
- STORM WATER PIPES CANNOT DISCHARGE CLOSER THAN 10 FEET TO A PROPERTY LINE
- CREVE COEUR GRADING INSPECTOR SHALL BE ALLOWED TO REQUEST MINOR REVISIONS TO FINISH GRADE AND/OR STORM WATER RUNOFF DESIGN.
- DRIVE WAY APRON TO BE 6" THICK CONCRETE OVER 4" COMPACTED AGGREGATE. DRIVEWAY MATERIAL TO COMPLY W/ PLANNING & ZONING REQUIREMENTS- DECORATIVE PAVING, STAMPED AND COLORED CONCRETE OR EXPOSED AGGREGATE ARE ACCEPTABLE
- ALL DISTURBED AREAS TO BE SEEDED AND COVERED WITH STRAW.
- TERMITE PROTECTION WILL BE CHEMICAL DOW "SENTRICON"
- ALL UTILITIES SERVING THE NEW HOUSE ARE TO BE PLACED UNDERGROUND
- GAS PIPE SHALL NOT ENTER HOUSE BELOW GRADE
- INSTALL MID HEIGHT BLOCKING AT HOUSE / GARAGE SEPARATION WALLS
- FIRE BLOCK JOIST CAVITY ABV. WALLS THAT SEPARATE FINISHED AND UNFINISHED AREAS WITH MINERAL WOOL TO FILL JOIST CAVITY
- PROVIDE 1/2" GYPSUM BOARD ON THE UNDERSIDE OF ENGINEERED FLOOR JOISTS IN BASEMENT. EDGES TO BE FIREBLOCKED.
- MIN 1 LAYER 1/2" TYPE I X" GYF BD or EQ REQ'D TYP * UNDERSIDE OF BASEMENT STAIRS (OPEN STORAGE OR OTHERWISE)
- ENERGY EFFICIENCY IS PER 2015 IRC CHAPTER 11. ALL VALUES BASED ON ZONE 4A.
- PER 2015 IRC CHAPTER 11 - N102.4.1, AN ENERGY CONSERVATION CERTIFICATE SHALL BE POSTED IDENTIFYING PREDOMINANT R-VALUES, U-FACTORS AND DESIGN CRITERIA FOR BUILDING SYSTEMS AND COMPONENTS AND EFFICIENCY RATING FOR INSTALLED EQUIPMENT. PLACE CERTIFICATE ON or ADJACENT TO MAIN ELECTRICAL PANEL.
- UNFINISHED BASEMENT AREAS WILL HAVE R-10 BLANKET TYPE INSULATION ON THE WALLS
- ALL DUCT WORK TO BE SEALED W/ MASTIC, TAPE, GASKET or OTHER APPRVD PER N102.32 / M1601.41 AND PRESSURE TESTED AS REQ'D PER LOCAL CODE
- ALL DUCTWORK IN ATTIC SPACE TO BE WRAPPED W/ MIN R-5 APPROVED BLANKET.
- PER 15 IRC N102.4 AIR LEAKAGE (MANDATORY) SHALL BE DEMONSTRATED TO COMPLY BY EITHER:
N102.4.1 BUILDING THERMAL ENVELOPE INSTALLATION VIA VISUAL INSPECTION BY THIRD PARTY AND OR
N102.4.12 ASTM E 110 or ASTM E 1821 (BLOWER DOOR METHOD) WITH WRITTEN RESULTS REPORT PROVIDED TO CODE OFFICIAL.
- BATHROOM FANS TO VENT TO EXTERIOR (TYP. ALL EXH. AND VENT FANS)
- SHOWER / TUB TILED SET AREA WALL BACKER TO CONFORM WITH R102.4.2 (CEMENTIOUS BACKER or EQ.) AND PER MATERIAL CHOICE WITH ASTM 1288, C 1375, C 1178 OR C1718. INSTALL PER MFG SPECS
- STRUCTURE TO HAVE AT LEAST 1 PROGRAMMABLE THERMOSTAT.
- INSTALL RED, TAMPER RESISTANT SAFETY CAPS ON REFRIGERANT LINES TO OUTSIDE CONDENSER.
- MIN 4" TALL STREET ADDRESS NUMBERS TO BE VISIBLE FROM THE STREET
- HOSE BIBBS ARE TO BE FREEZE-PROOF (OR SHALL INCLUDE A MAIN SHUT OFF VALVE WITH DRAIN IN THE BASEMENT SPACE) WITH BACKFLOW PREVENTION / ANTI SYPHON. MIN (1) OUTSIDE BIBB REQ'D PER DUELLING. LOCATION PER OWNER-GC.
- PROVIDE WEATHER RESISTANT COVERING OVER EXTERIOR INSULATED LINES AND SPECIFIC MECHANICAL COMPONENTS.
- CONTRACTOR TO VERIFY CORRECT AIR BARRIER & INSULATION INSTALLATION PER TABLE N102.4.1. SEE TABLE LOCATED AT SHEET #4.
- ALL DOORS & WINDOWS LOCATED WITHIN A POOL ENCLOSURE TO HAVE A POOL CODE ALARM SYSTEM. THE ALARM SHALL BE LISTED & LABELED AS A WATER HAZARD ENTRANCE ALARM IN ACCORD W/ UL 2011. WINDOWS W/ SILL HEIGHT GREATER THAN 48" AFF. OR ARE EQUIPPED W/ A WINDOW OPENING LIMITING DEVICE (ASTM F2090) INSTALLED DO NOT NEED TO BE ALARMED.



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

ELECTRICAL SYMBOLS			
DUPLEX OUTLET		UNDER CAB. INCANDESCENT	
WATER PROOF (WP)		BRACKET MOUNT	
GROUND FAULT INTERRUPTER (GFI)			
FOURPLEX		CEILING MOUNT	
SPECIALTY OUTLET			
PHONE		RECESSED CAN LIGHT	
SWITCH		RECESSED WALL WASH	
DIMMER (D)			
CABLE TV OUTLET		FLUORESCENT LIGHT	
TOILET / BATH EXHAUST		FLOOD LIGHT	
50 CFM INTERMITTENT OR 20 CFM CONTINUOUS			
COMPUTER NETWORK PORT/ INTERNET ACCESS LINE		FULL CHAIN LIGHT	
CEILING FAN W/ LIGHT		CARBON MONOXIDE DETECTOR	
	FAN/ LIGHT		
		SMOKE DETECTOR	

- ELECTRIC GENERAL NOTES:
- ALL RECESSED CAN LIGHTING TO BE ON DIMMER SWITCHES- UNO.
 - ELECTRICIAN TO SUPPLY OUTLETS AT ALL TRAY CEILING\$ FOR ROPE LIGHTING
 - ELECTRICIAN TO SUPPLY ELECTRIC NEED\$ FOR CLIENT'S ELECTRIC BLIND\$/\$HUTTERS
- 90% OF LIGHT BULB\$ IN PERMANENT LOCATIONS TO BE HIGH EFFICACY PER N104.1
- THERMOSTAT TO BE PROGRAMMABLE
- ALL LIGHT SWITCHES TO BE WITHIN EASY REACH, AND MOUNTED AT 48" MAX. HEIGHT FROM FINISHED FLOOR TO CENTER OF SWITCH.
- ALL ELECTRICAL WALL OUTLETS TO BE GROUNDED TYPE AND MOUNTED AT 15" HEIGHT FROM FINISHED FLOOR TO CENTER OF OUTLET.

- ELECTRICAL KEY NOTES
- ③- 36" PREFAB FIREPLACE MANUF. HEATILATOR OR APPROVED EQUAL.
- ⑩- SINK (PER PROJECT SELECTION) W/ GARBAGE DISPOSAL
- ⑪- 24" CLEAR SPACE FOR DISH WASHER
- ⑫- REFRIGERATOR/ FREEZER SPACE FOR W/ WATER LINE FOR ICE MAKER.
- ⑬- 42" RANGE W/ EXHAUST FAN TO EXT. MECH CONTRACTOR TO VERIFY SPEC CFM PER MFG REQ'S. IF DEVICE EXCEED\$ 400 CFM, MAKE UP AIR SHALL BE REQ'D.
- * KITCHEN EXHAUST HOOD SYSTEM\$ CAPABLE OF EXCEEDING 400 CUBIC FEET PER MINUTE OR 15 CFM PER 100 SQUARE FEET OF FINISHED FLOOR AREA THAT IS OPEN (WITHOUT DOORS) TO THE KITCHEN AREA, WHICHEVER IS GREATER, SHALL BE PROVIDED WITH MAKEUP AIR. THE MAKEUP AIR SYSTEM SHALL SUPPLY TEMPERED (HEATED TO 50 DEGREES FAHRENHEIT BY AN IN LINE DUCT HEATER) OUTSIDE AIR AT A RATE EQUAL TO THE EXHAUST AIR MINUS 400CFM, AND BE EQUIPPED WITH A MEANS OF CLOSURE AND SHALL BE ELECTRICALLY INTERLOCKED WITH THE KITCHEN EXHAUST FAN TO OPERATE WHENEVER THE KITCHEN EXHAUST FAN IS OPERATING. EXCEPTION\$ PER LOCAL ORDINANCE.
- ⑭- DRYER SPACE W/ VENT TO EXT. (STD. 220V/ OPT. GAS).
- ⑮- WASHER SPACE W/ HOT & COLD, AND HI DRAIN.

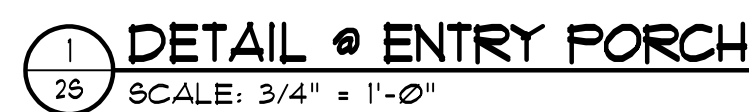
SHEET CONTENTS:

FIRST FLOOR STRUCTURAL

#2 CHAMINADE DRIVE
CREVE COEUR, MO 63141

DRAWN BY: JLB	CKD BY: LRB
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Packet Pg. 25



2 EXTERIOR BRACED WALL PANEL:

EXTERIOR WALL BRACED WALL PANELS (BW/P) TO BE OF TYPE CONTINUOUS SHEATHING WOOD STRUCTURAL PANEL (CS-WSP) UNO.

- CS-WSP BWP TO BE APPLIED AT FULL HEIGHT TO EXTERIOR WALLS, GABLE ENDS AND NO BOARDS.
- CS-WSP BWP TO MEET LENGTH REQUIREMENTS FOR BRACED WALL PANELS AS INDICATED IN 2015 IRC TABLE *R602.10(3)* AND *R602.10(5)*.
- CS-WSP BWP OF LENGTH REQUIRED PER 2015 IRC TABLE *R602.10(3)* TO BE PROVIDED WITHIN 10" FROM EA END OF EACH BRACED WALL LINE. THE DISTANCE BETWEEN ADJACENT EDGES OF BRACED WALL PANELS SHALL NOT BE GREATER THAN 20'-0".
- VERTICAL JOINTS IN CS-WSP BWP TO BE ATTACHED TO COMMON STUD.
- HORIZONTAL JOINTS IN CS-WSP BWP TO BE ATTACHED TO COMMON 1/2" MINIMUM BLOCKING.
- CS-WSP PANELS TO BE FASTENED WITH 8d COMMON NAILS @ 6" OC AT PANEL EDGES AND 12" OC SPACING AT INTERMEDIATE (FIELD) SUPPORTS. 2015 IRC TABLE *R602.3(3)*

2 INTERIOR BRACED WALL PANEL:

- INTERIOR WALL BRACED WALL PANELS TO BE OF INTERMITTENT BRACING METHOD TYPE GYPSUM BOARD (GB).
- GB BWP TO MEET LENGTH REQUIREMENTS FOR BRACED WALL PANELS AS INDICATED IN 2015 IRC TABLE *R602.10(4)* AND TABLE *R602.10(5)*. AS MINIMUM APPLICATION OF 12" MIN GYPSUM BOARD TO BOTH SIDES OF A WALL (MIN 48") AT ACTUAL CONTRIBUTING LENGTH. WHEN 12" MIN GYPSUM BOARD IS APPLIED TO ONE SIDE ONLY (MIN 48") AT 03 X ACTUAL CONTRIBUTING LENGTH, GB PANELS TO BE FASTENED AT 4" OC TYP ALL PANEL EDGES, INCLUDING TOP & BOT FLATES, AND FIELD ALL WORK JOINTS BLOCKING, ADJUSTMENT FACTOR = 0.10 PER TABLE *R602.10(3)(2)* #1.
- FASTENERS NAILS OR SCREWS: EXTERIOR GB PER *R602.3(3)*, INTERIOR GB PER TABLE *R102.3.5*.
- INTERIOR BWP TO BE ATTACHED TO FLOOR/CEILING FRAMING ABOVE AND BELOW WHEN FRAMING IS PERPENDICULAR TO BRACED WALL, PROVIDE MEMBER HEIGHT PERPENDICULAR FRAMING AT 16" OC. FRAMING TO BE PERPENDICULAR TO BWP. PROVIDE ADDITIONAL PARALLEL FRAMING MEMBER OR FULL MEMBER HEIGHT PERPENDICULAR BLOCKING AT 16" OC BETWEEN FRAMING MEMBERS. BRACED WALL PANEL TOP PLATE TO BE ATTACHED WITH 8d NAILS AT 6" OC OR WITH (3) 8d NAILS AT EACH PERPENDICULAR BLOCKING MEMBER. BRACED WALL PANEL BOTTOM PLATE TO BE ATTACHED WITH 3-16d NAILS AT 16" OC PARALLEL MEMBER BLU OR AT EACH PERPENDICULAR BLOCKING MEMBER BLU @ 16" OC.

2 PORTAL FRAMING:

- PORTAL FRAMING TO BE OF CONTINUOUSLY SHEATHED PORTAL FRAME (CS-PF) (IRC FIGURE *R602.10(6-4)*) OR PORTAL FRAM WITH HOLD-DOWN (PFH) TYPE (IRC FIGURE *R602.10(6-2)*) ADJACENT TO UNDOORS AND DOORS OF PORTAL FRAME AT GARAGE (PFG) TYPE (IRC FIGURE *R602.10(6-3)*) ADJACENT TO GARAGE DOOR OPENINGS. A MINIMUM NET HEADER OF 3"x1 1/4" (7-2x12) SHALL BE REQUIRED UNLESS NOTED OTHERWISE.

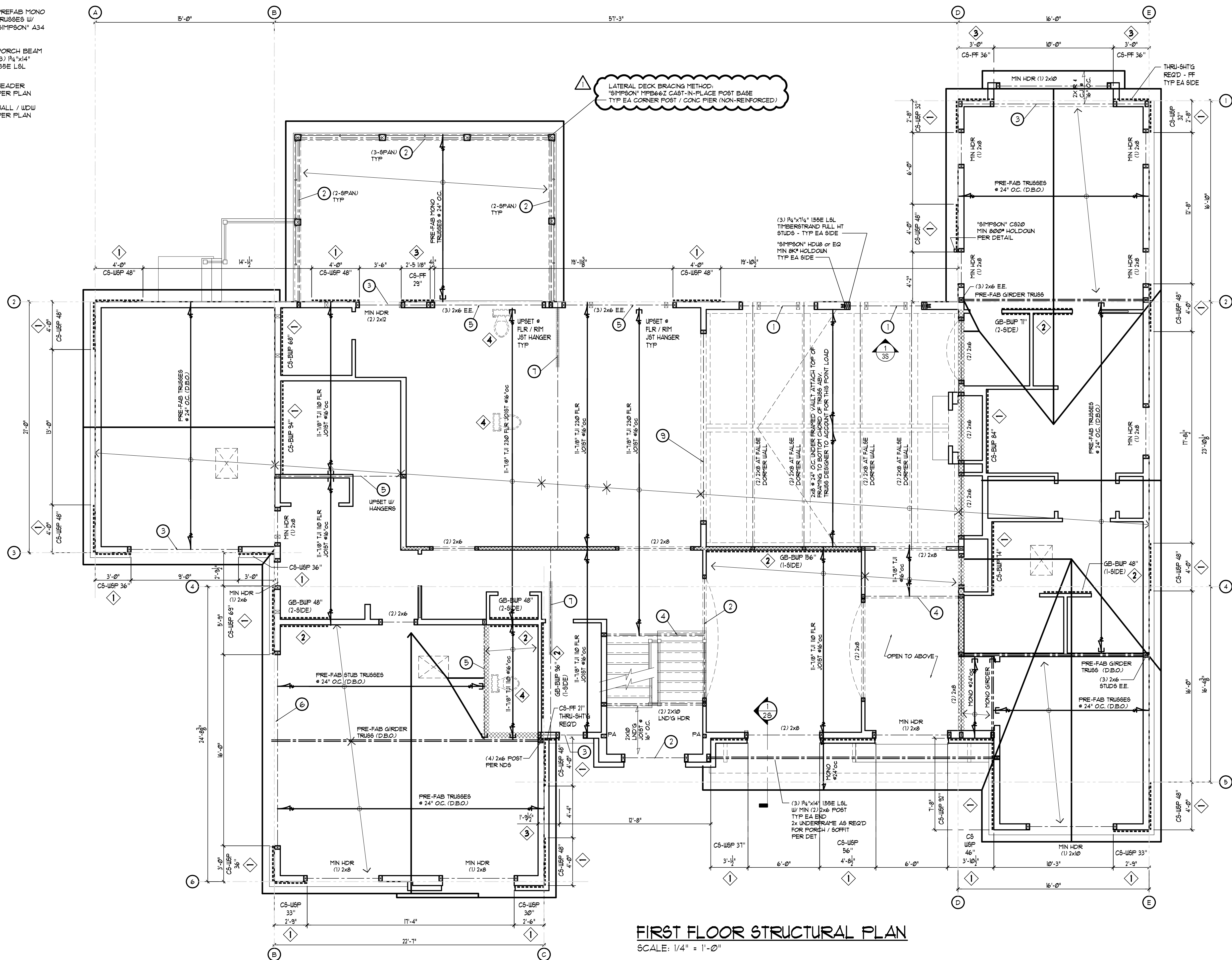
4 PLUMBING FROM ABV.

1. ALL EXTERIOR HEADERS SHALL BE 8" BY 11" WITH MIN (1) RULL HT. (1) JACK STUDS @ EACH END (E/NO. POST PER PLAN + REQ'D MIN BRACING/CLIP J/ STUDS (MIN 5" BY 8" OR EQ.) TP FLR HT STUD 5" BY 8" TABLE REQ'D 1/2". SINGLE MEMBER HEADERS AS NOTED, INSUL REQ'D PER SHEET
2. ALL EXTERIOR WALLS TO BE SHEATHED WITH 1/2" OR THICKER OSB OR PLD. BRACED WALL REQUIREMENTS ARE THOSE OF 1015 IRC SECTION REQ'D 102.10. DESIGN CRITERIA ARE AS FOLLOWS PER LOCAL ORDINANCE:
 - * WIND SPEED: 15 MPH
 - * EXPOSURE CATEGORY: B
 - * SEISMIC DESIGN CATEGORY: C
3. ALL EXTERIOR WALL LINE BRACING SHALL NOT EXCEED 6'-0" PER 5 IRC TABLE REQ'D 102.10(3)1. BRACING REQUIREMENTS ARE BASED ON WIND SPEED.
4. JOIST FLOOR SYSTEM DESIGNATIONS ARE THOSE OF: TJ TRUSS JOIST.
5. **1015** FLOOR JOIST REQ'D 102.10.10.10.20. SYSTEM CONNECTIONS DETAILS INCLUDING BUT NOT LIMITED TO: BRACING, BLOCKING, RIB BOARDS, BRACING AND METAL HANDS ETC. 1. INCLUDING BLOCKING BETWEEN JOIST AT BEARING WALLS OVER STEEL BEAM'S PER FIG. SPEC. 1. TJ FLR JOIST MUST MEET THE FOLLOWING CRITERIA:
 - * SUPPLIER TO PROVIDE PER RATING 4 CONFORM 1/2" 1" SPEC FOR ALL ENGINEERED WOOD FLOOR FRAMING FOR OWNER / GC APPROVAL.

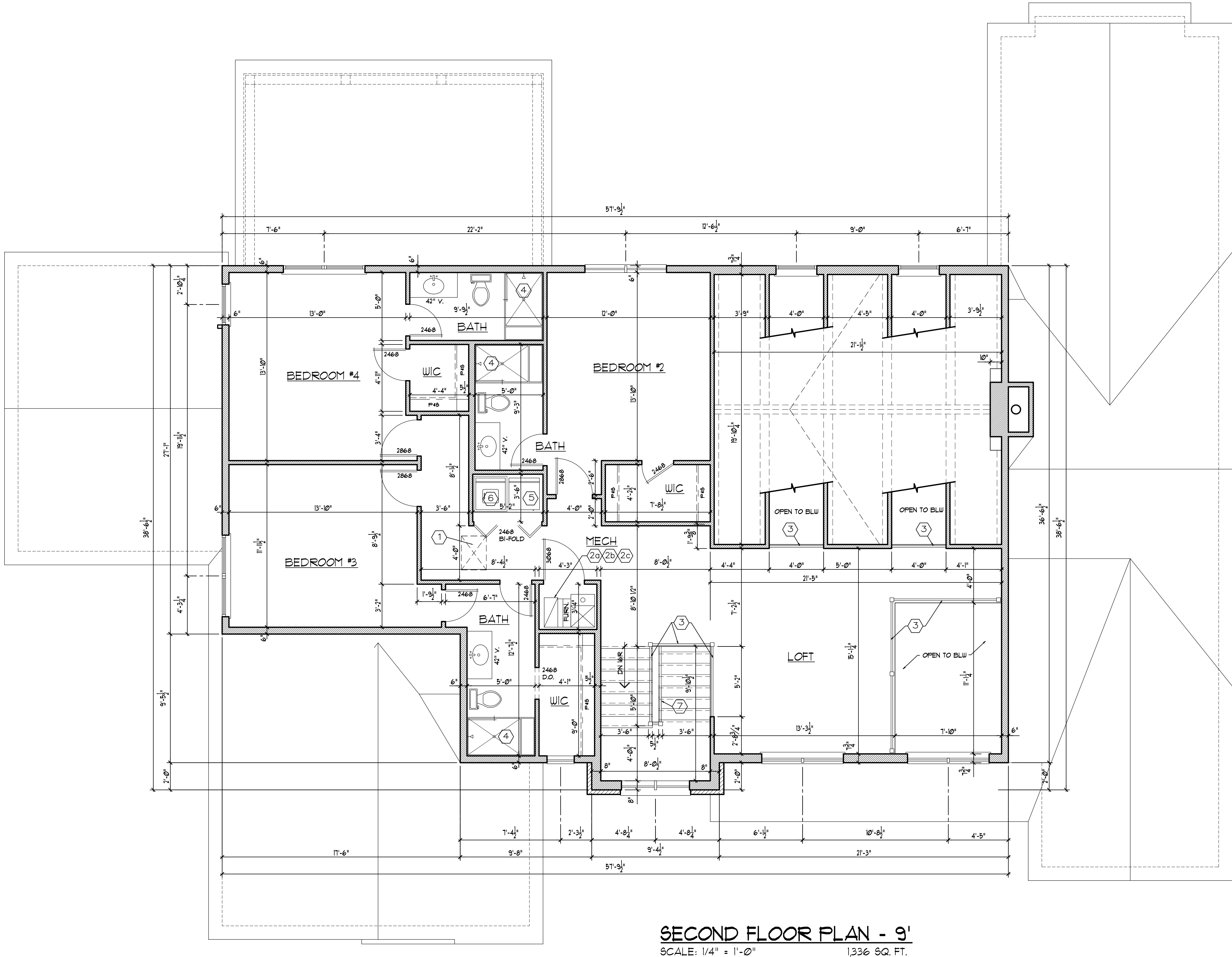
- ① (3) 2x8 SO FINE #1 or EQ
- ② (2) 2x10 SO FINE #1 or EQ
- ③ (2) 2x12 SO FINE #1 or EQ
- ④ (1) 1 3/4" x 11 7/8" 155E TIMBERSTRAND
- ⑤ (2) 1 3/4" x 11 7/8" 155E TIMBERSTRAND
- ⑥ (2) 1 3/4" x 16" 20E MICROLAM
- ⑦ INT BWP ABV MIN (1) JOIST BLW
FOR TRUSS MFG NAILING SPEC)
alt: (1) 155E TIMBERSTRAND
- * FASTEN MULTI-PLY MEMBERS PER
MFG SPECIFICATIONS

HATCH LEGEND

	BRG. WALL
	BRG. WALL FROM ABV.
	INT BRACED WALL
	ROOF OVERFRAME
	POST & HEADER
	POST FROM ABV.
PA	POST LOAD ABOVE
HD	HOLD DOWN
E.E.	EACH END
I/JO	IN PLANE OF JOIST



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



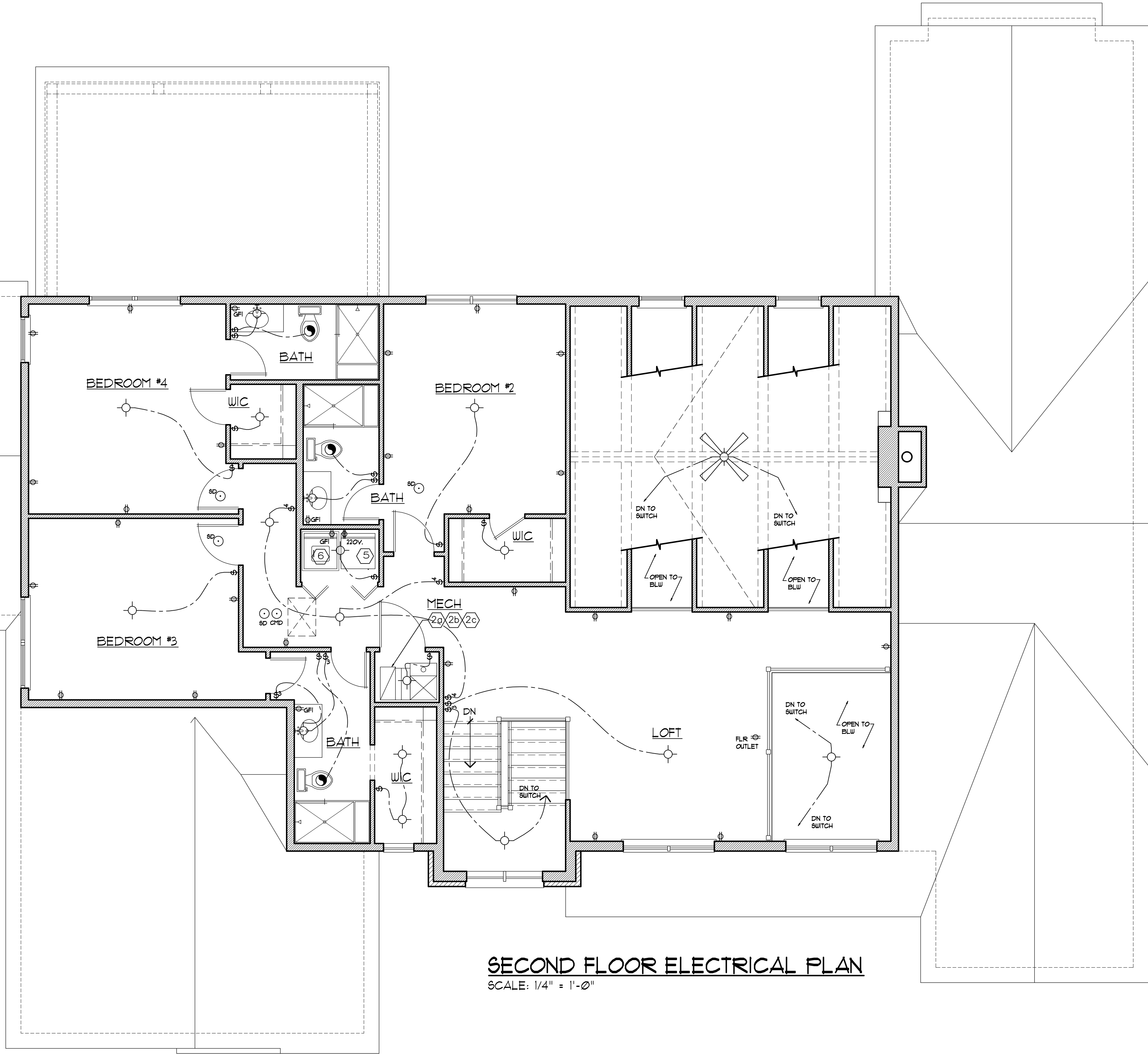
SECOND FLOOR PLAN - 9'
SCALE: 1/4" = 1'-0"
1,336 SQ. FT.

SECOND FLOOR KEY NOTES

- 1-22" x 30" ATTIC ACCESS W/ INSUL AND AIR SEAL PER DTL-2.
- 2a-93% HIGH EFFICIENT FURNACE PER M.E.P. DESIGNER / SUPPLIER. UNIT TO BE SET IN OVERFLOW PAN W/ DRAIN. ENERGY EFFICIENCY PER IS IRC CH 11. ALL VALUES BASED ON ZONE 4A. ALL DUCTWORK (N103.1) IN ATTIC SPACE SHALL BE SEALED W/ MIN R-8 APPRD INSUL BLANKET. G.C. SHALL COORDINATE SPATIAL / CLEARANCE REQ'S W/ HVAC SPEC AND TRUSS MFG DESIGNER / SUPPLIER.
- 2b-DUCT TESTING AND REPORTING SHALL BE CONDUCTED PER IS IRC N103.3.3 AND N103.3.4 AND OR PER LOCAL ORDINANCE.
- 2c-MECH ROOM (90%ARUE) DOOR SHALL BE EXT GRADE & FULLY GASKETED. ALL CEILING PENETRATIONS SHALL BE SEALED SO AS TO MEET TABLE N102.4.1.
- 3-36" H GUARD (34"-36" H HANDRAIL) & BALUSTERS SPACED SO THAT NO SPHERE 4" DIA OR GREATER MAY PASS.
- 4-34X48 SHOWER W/ TEMP. GL. DR & SURROUND W/ SEAT.
- 5-DRYER SPACE W/ VENT TO EXT. (STD. 220V/1 OFT. GAS).
- 6-WASHER SPACE W/ HOT & COLD, AND HI DRAIN. (METAL SAFE PAN W/ DRAIN UNDER WASHER).
- 7-CONTINUOUS GRASPABLE HANDRAIL / GUARD.

SECOND FLOOR GENERAL NOTES:

- ALL NON-BEARING INTERIOR WALLS TO BE 3/2" (2X4 STUDS), UNLESS NOTED OTHERWISE (UNO).
- ALL FINISH MATERIAL(S) SELECTIONS, SPECIFICATIONS AND CONFIGURATIONS SHALL BE CONFIRMED BY OWNER & G.C. PRIOR TO INSTALLATION - TYPICAL U.O.N.
- WINDOW DESIGNATIONS ARE THOSE OF: ANDERSEN 200 SERIES UNO.
- ALL INTERIOR WALLS TO BE 3/2" (2X4 STUDS), UNLESS NOTED OTHERWISE (UNO).
- ANY WINDOW WHOSE OPENING IS MORE THAN 6'-0" ABOVE THE FINISH GRADE OR SURFACE BELOW AND LESS THAN 24" ABOVE FLOOR, SHALL REQUIRE A FALL PREVENTION DEVICE (> 4" & SELF-RESETTING) PER 2015 IRC SECTION R312.2 AND SHALL CONFORM TO ASTM F 2090.
- AIR BARRIER / CEILING SHALL BE MIN 1/2" DRYWALL W/ TAPE & MUD. PENETRATION SEALING SHALL MEET OR EXCEED REQUIRED ELEMENTS PER IS IRC TABLE N102.4.1.



ELECTRICAL SYMBOLS

DUPLEX OUTLET	UP/GFI	UNDER CAB. INCANDESCENT	
WATER PROOF (WP) GROUND FAULT INTERRUPTER (GFI)		BRACKET MOUNT	
FOURPLEX		CEILING MOUNT	
SPECIALTY OUTLET	220 V.	RECESSED CAN LIGHT	
PHONE		RECESSED WALL WASH	
SWITCH		FLUORESCENT LIGHT	
DIMMER (D)		FLOOD LIGHT	
CABLE TV OUTLET		FULL CHAIN LIGHT	
TOILET / BATH EXHAUST 50 CFM INTERMITTENT OR 20 CFM CONTINUOUS		CARBON MONOXIDE DETECTOR	
COMPUTER NETWORK PORT/ INTERNET ACCESS LINE		SMOKE DETECTOR	
CEILING FAN W/ LIGHT	FAN/ LIGHT		

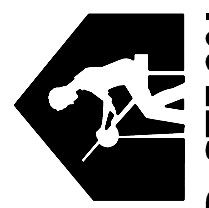
ELECTRIC GENERAL NOTES:

- ALL RECESSED CAN LIGHTING TO BE ON DIMMER SWITCHES- UNO.
- ELECTRICIAN TO SUPPLY OUTLETS AT ALL TRAY CEILING\$ FOR ROPE LIGHTING
- ELECTRICIAN TO SUPPLY ELECTRIC NEED\$ FOR CLIENT'S ELECTRIC BLIND\$/\$HUTTERS

- 50% OF LIGHT BULBS IN PERMANENT LOCATIONS TO BE HIGH EFFICACY PER N102.41
- THERMOSTAT TO BE PROGRAMMABLE
- ALL LIGHT SWITCHES TO BE WITHIN EASY REACH, AND MOUNTED AT 48" MAX. HEIGHT FROM FINISHED FLOOR TO CENTER OF SWITCH.
- ALL ELECTRICAL WALL OUTLETS TO BE GROUNDED TYPE AND MOUNTED AT 15" HEIGHT FROM FINISHED FLOOR TO CENTER OF OUTLET.

ELECTRICAL KEY NOTES

- 2a) -93% HIGH EFFICIENT FURNACE PER M.E.P. DESIGNER / SUPPLIER UNIT TO BE BE SET IN OVERFLOW PAN W/ DRAIN. ENERGY EFFICIENCY PER IS IRC CH 11, ALL VALUES BASED ON ZONE 4A. ALL DUCTWORK (N103.1) IN ATTIC SPACE SHALL BE SEALED W/ MIN R-8 AFFRD INSUL BLANKET. G.C. SHALL COORDINATE SPATIAL / CLEARANCE REQ'S W/ HVAC SPEC AND TRUSS MFG DESIGNER / SUPPLIER.
- 2b) -DUCT TESTING AND REPORTING SHALL BE CONDUCTED PER IS IRC N103.3.3 AND N103.3.4 AND OR PER LOCAL ORDINACE
- 2c) -MECH ROOM (90% ARIE) DOOR SHALL BE EXT GRADE 4 FULLY GASKETED. ALL CEILING PENETRATIONS SHALL BE SEALED SO AS TO MEET TABLE N102.4.11
- 5) -DRYER SPACE W/ VENT TO EXT. (STD. 220V/ OPT. GAS).
- 6) -WASHER SPACE W/ HOT 4 COLD, AND HI DRAIN. (METAL SAFE PAN W/ DRAIN UNDER WASHER)



DL DESIGN

10135 MANCHESTER RD, STE 201
WARSON WOODS, MO 63122
314.462.9001

DeBRECHT HOMES

701 LAUREL OAK DR
ST. LOUIS, MO 63131

SHEET CONTENTS:

FRONT & REAR ELEVATIONS

#2 CHAMINADE DRIVE
CREVE COEUR, MO 63141

DATE:	10/21/2020	JOB NO.	20042
REVISIONS:	12/03/2020-CC PERMIT		
DRAWN BY:	JLB	CKD BY:	LRB

SHEET NUMBER

4

OF 16

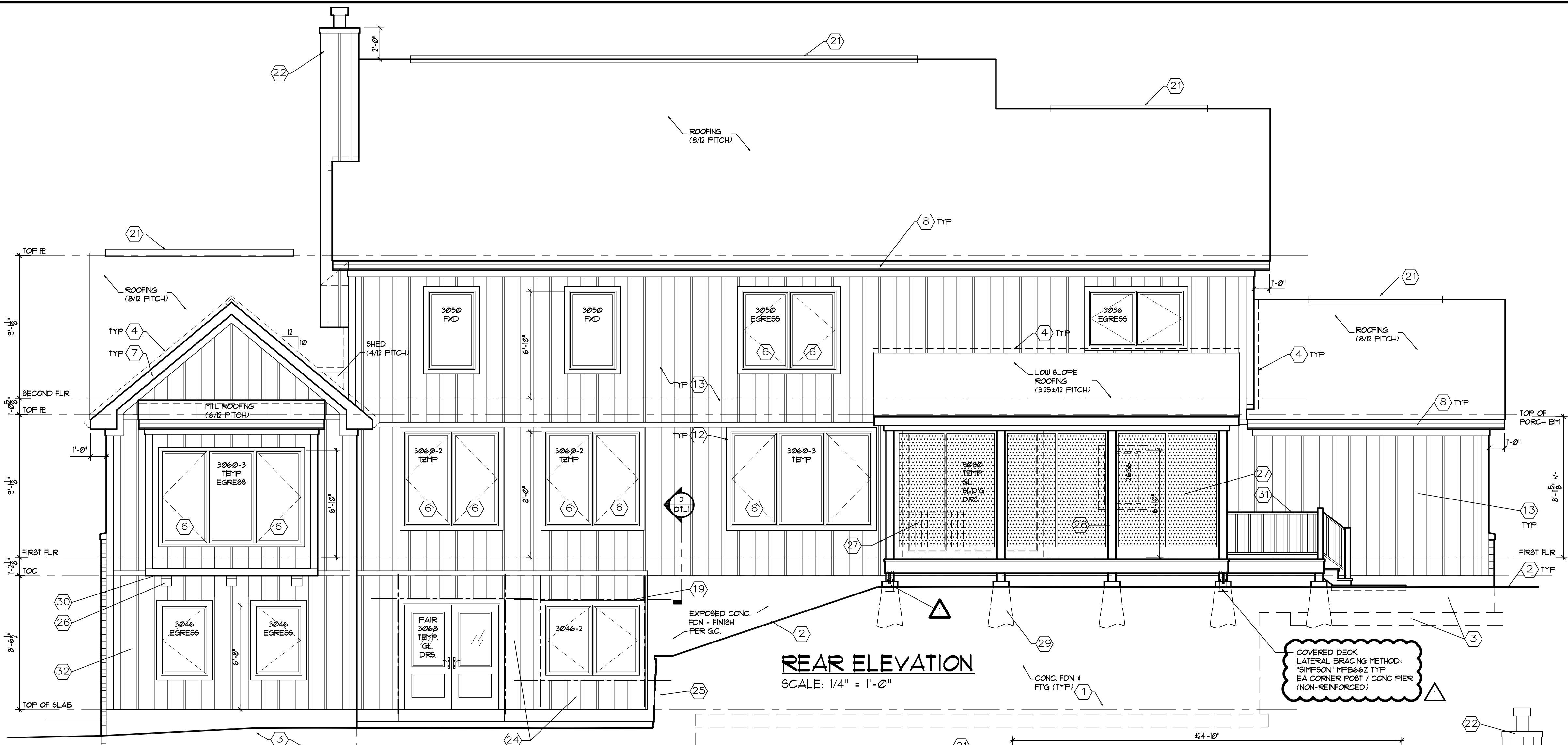
Attachment: 2 ChaminaDE Dr 12-9-2020 Permit Rev (2 ChaminaDE Dr Front-Yard Variance)

ELEVATION KEY NOTES

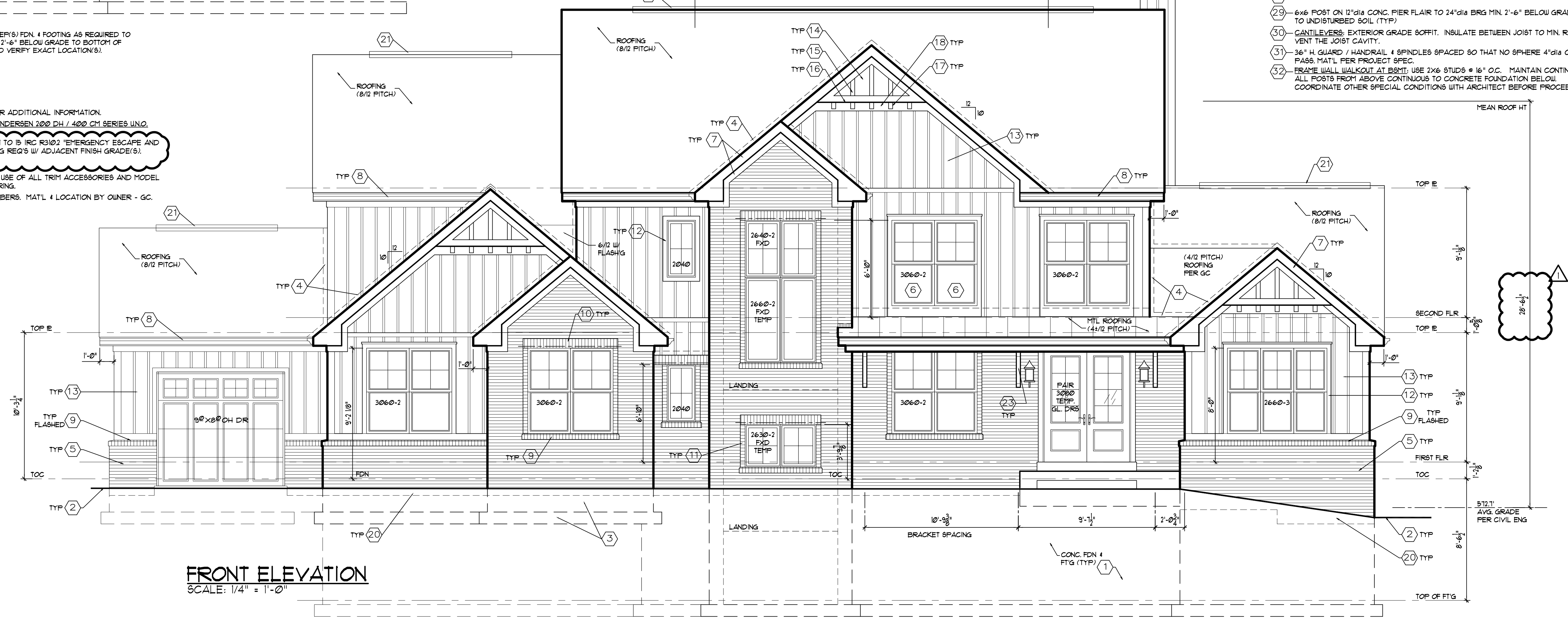
- 1- FOOTINGS & PIERS: BOTTOM OF ALL FOOTINGS TO SET ON VIRGIN SOIL. PIERS TO EXTEND MINIMUM 24" INTO SOLID VIRGIN SOIL. BOTH SHALL BE MINIMUM 30" BELOW GRADE.
- 2- FINISHED GRADE (F.V.): SLOPE GRADE AWAY FROM FOUNDATION MINIMUM 1"/FT. FOR A DISTANCE OF 8'-0" OR TO A SWALE.
- 3- FROST WALL: BOTTOM OF ALL FOOTINGS TO SET ON VIRGIN SOIL & BE MINIMUM 30" BELOW GRADE.
- 4- FLASHING: 15 IRC R303.21 - PROVIDE CORROSION - RESISTANT METAL FLASHING AT ALL WALL & CHIMNEY INTERSECTIONS, PORCHES, DECKS, SIDING (OR TRIM) - MASONRY TRANSITIONS, ETC. EAVE / GUTTER TO WALL: KICK-OUT DIVERTER W/ FLASHING BY "DRYFLEKT" OR EQ. ASBESTOS SHINGLES: UNDERLAYMENT & FASTENING PER 2015 IRC R305.2. OPEN ROOF VALLEY: MIN 24" W/ MAT'L PER 2015 IRC R305.2.2.1(X2), AND OR LOCAL AMENDMENTS. ROOF CLOSED VALLEY: LINING SHALL BE (1) 36" W/ SMOOTH ASPHALT ROLLED ROOFING ASTM D 6380 OR SELF-ADHERING POLYMER MODIFIED BITUMEN UNDERLAYMENT ASTM D 1878.
- 5- BRICK & STONE VENEER: ALL SOLDIER AND ROULOCK HEADERS, SILLS AND TRIM TO PROJECT 3/4", UNLESS NOTED OTHERWISE.
- 6- ANY WINDOW WHOSE OPENING IS MORE THAN 6'-0" ABOVE THE FINISH GRADE OR SURFACE BELOW AND LESS THAN 24" ABOVE FLOOR, SHALL REQUIRE A FALL PREVENTION DEVICE (> 4" & SELF-RESETTING) PER 2015 IRC SECTION R312.2 AND SHALL CONFORM TO ASTM F 2090.
- 7- 1X8 RAKE BRD. O/ 5/4X SHADOW BRD. (PER ELEVATION) (TYP.)
- 8- MTL. GUTTER & DRAIN SPOUTS (LOCATED BY OTHERS) ON 1/2 FASCIA BRD W/ 5/4X6 SHADOW TRIM (TYP.)
- 9- SLOPED BRICK ROULOCK SILL (TYP.)
- 10- BRICK SOLDIER O/ L3 1/2 X3 1/2 X1/4" (TYP. UNO.)
- 11- STACKED ROULOCK BRICK
- 12- 1X4 "MIRATEC" TRIM SURROUND (TYP.)
- 13- "HARDIE" PANEL SIDING W/ 3/4 BATTEN & MIRATEC 5/4X6 CORNER BRD'S. (TYP.)
- 14- FIBER CEMENT PANEL SIDING & CORNER TRIM - MATERIAL & FINISH PER PROJECT SELECTION. SIDING SHALL COMPLY WITH ASTM C1186, TYPE A MIN GRADE II or EQ. ALL JOINTS SHALL BE PROTECTED WITH CAULK, BATTENS OR FLASHING.
- 15- "MIRATEC" PANEL OR EQUAL - PROJECTED GABLE FACE
- 16- 1X4 TRIM BRD'S - PROJECTED GABLE FACE (TYP.)
- 17- PROJECT 92.5" WIDE GABLE DETAIL 8" FROM FACE OF MAIN GABLE
- 18- 4X6 BRACKET, 6" DEEP
- 19- 5/4X10 TRIM BOARD
- 20- WDW'S 8" MIN. FROM T.O.C. W/ (2) #5 BARS AROUND OPNG. 24" PAST
- 21- 5" WIDE FDN CHASE TO BLW GRADE FOR MASONRY. FASTEN WITH DOVE TAIL ANCHORS - DEPTHS EXCEEDING 24"
- 22- RIDGE VENT - MIN 13.5 SQ.IN. NFVA/LF - TYPICAL.
- 23- CHIMNEY HEIGHT: SHALL EXTEND ABOVE ROOF MIN. 3'-0" AT POINT OF PENETRATION AND 2'-0" HIGHER THAN ANY PORTION OF THE BUILDING WITHIN 10' HORIZONTALLY.
- 24- 4X BRACKET (TYP.)
- 25- EMBEDDED TREATED SLEEPER STRIPS - FOUNDATION WALL FOR SIDING APPLICATION TO GRADE. SPACING AND FASTENER REQUIREMENTS PER MFG INSTALLATION REQ'S.
- 26- LANDSCAPING/ RETAINING: VERIFY EXTERIOR REQ'S W/ FINISHED GRADES & DESIGN / CONTRACTOR. RETAINING LOCATIONS BASED ON FINAL LANDSCAPING PLAN. SEPARATE PERMIT REQ'D PER LOCAL ORDINANCE.
- 27- (3) 8X8 BRACKET, 12" DEEP
- 28- SCREEN PANELS BY "BROADVIEW SCREEN" OR EQ. GUARD REQ'D WHERE ADJACENT GRADE EXCEEDS 30" OFFSET. V/F W/ R/S TOPOGRAPHY.
- 29- 6X6 POST ON 12" DIA CONG. PIER FLAIR TO 24" DIA BRG MIN. 2'-6" BELOW GRADE / TO UNDISTURBED SOIL (TYP.)
- 30- CANTILEVERS: EXTERIOR GRADE SOFFIT. INSULATE BETWEEN JOIST TO MIN. R-19 AND VENT THE JOIST VENTILATION.
- 31- 36" H. GUARD / HANDRAIL & SPINDLES SPACED SO THAT NO SPHERE 4" DIA OR GREATER MAY PASS. MAT'L PER PROJECT SPEC.
- 32- FRAME WALL WALKOUT AT BRKT: USE 2X6 STUDS @ 16" O.C. MAINTAIN CONTINUITY OF ALL FLOORS FROM ABOVE CONTINUOUS TO CONCRETE FOUNDATION BELOW. COORDINATE OTHER SPECIAL CONDITIONS WITH ARCHITECT BEFORE PROCEEDING.

ELEVATION GENERAL NOTES:

- SEE BASE PLANS AND DETAIL SHEET FOR ADDITIONAL INFORMATION.
- WINDOW DESIGNATIONS ARE THOSE OF: ANDERSEN 200 CH / 400 CH SERIES UNO.
- "EGRESS" WINDOW UNITS SHALL CONFORM TO 15 IRC R310.2 "EMERGENCY ESCAPE AND RESCUE OPENINGS". VERIFY CLEAR OPNG REQ'S W/ ADJACENT FINISH GRADE(S). SEE GN FOR ADDITIONAL INFO.
- GENERAL CONTRACTOR SHALL CONFIRM USE OF ALL TRIM ACCESSORIES AND MODEL NUMBERS WITH SUPPLIER BEFORE ORDERING.
- BUILDING ADDRESS - MIN 4" BLACK NUMBERS. MAT'L & LOCATION BY OWNER - GC. PER LOCAL ORDINANCE.



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



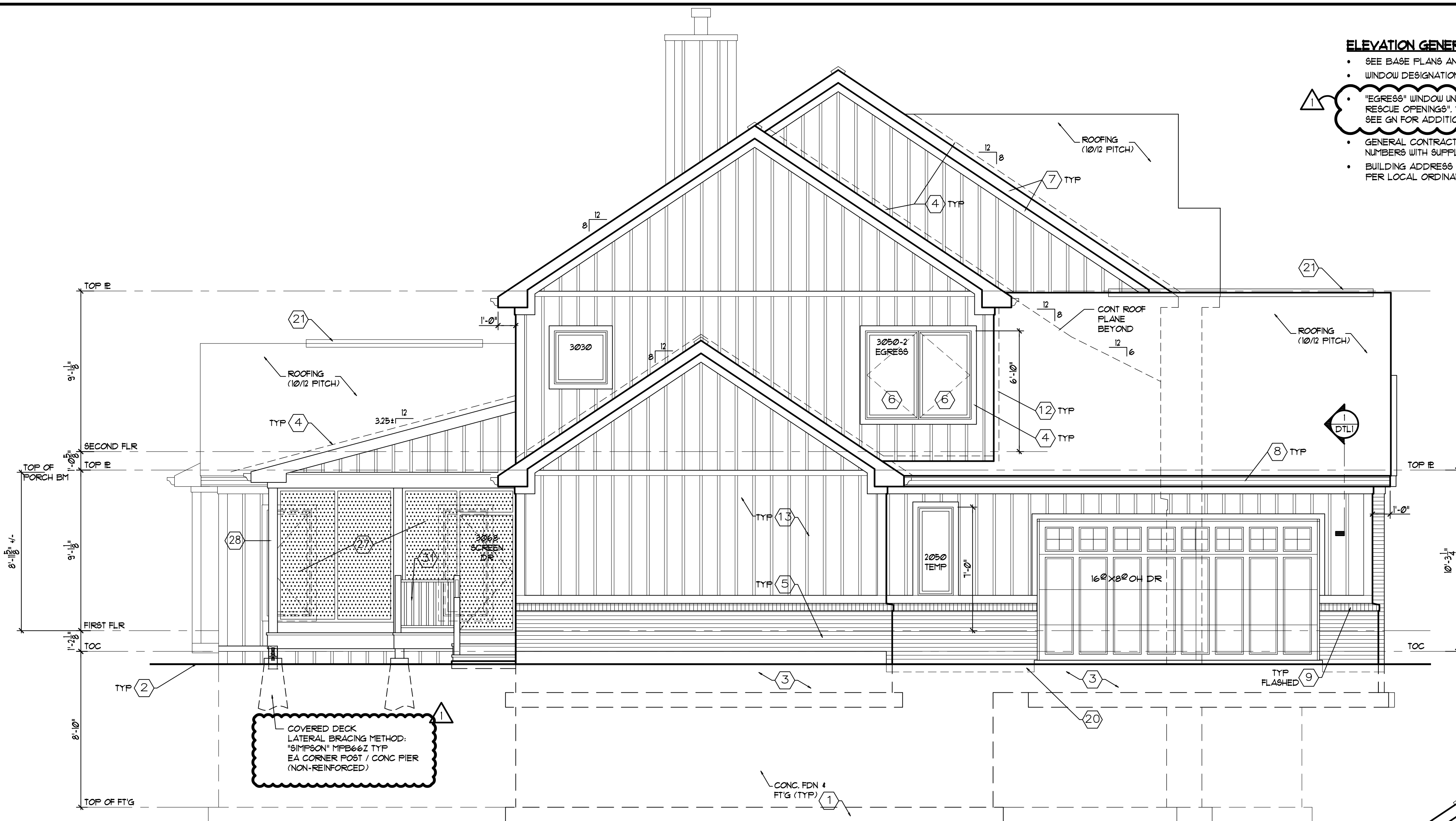
FRONT ELEVATION
SCALE: 1/4" = 1'-0"

ELEVATION GENERAL NOTES:

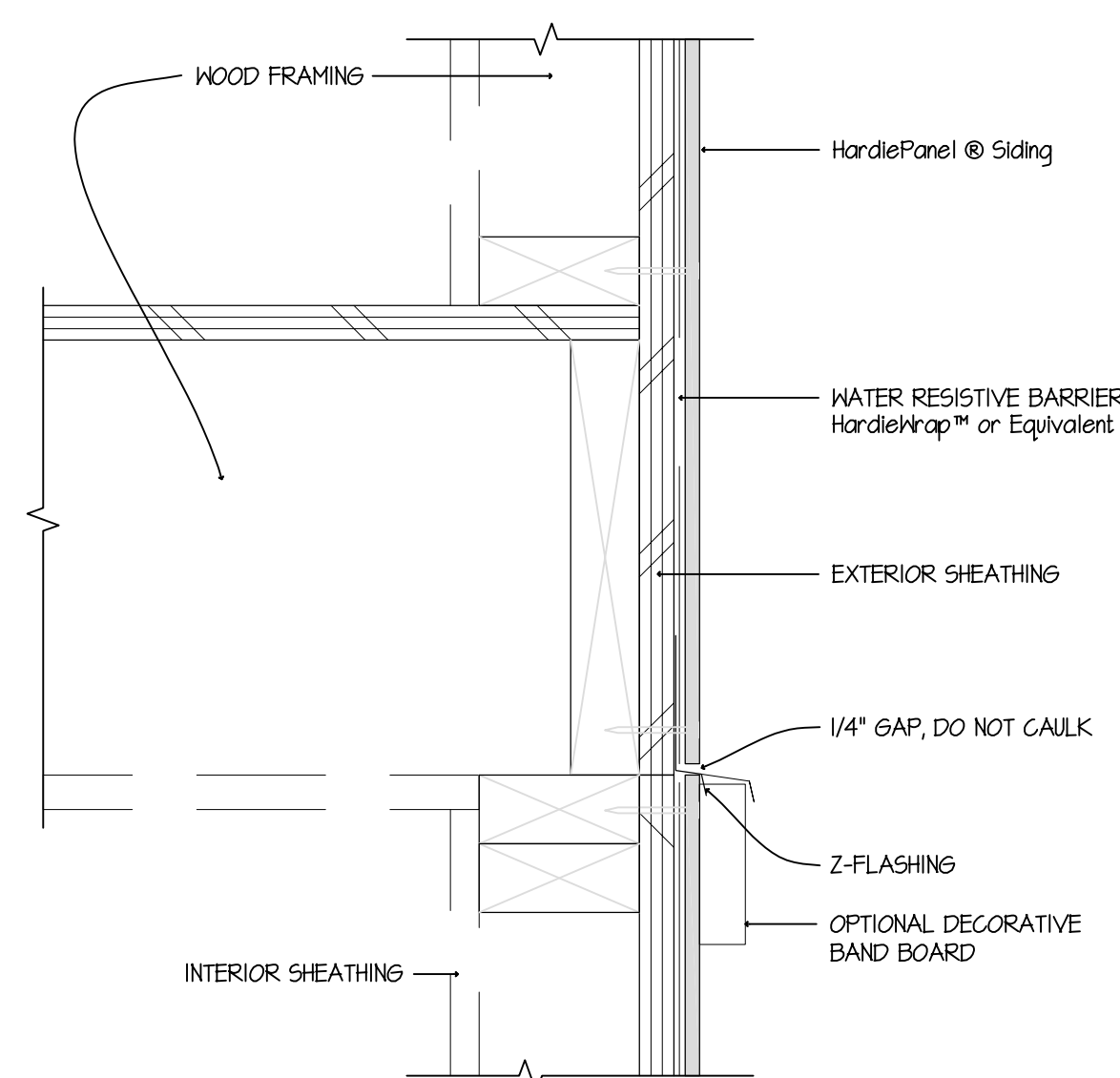
- SEE BASE PLANS AND DETAIL SHEET FOR ADDITIONAL INFORMATION.
- WINDOW DESIGNATIONS ARE THOSE OF: ANDERSEN 200 DH / 400 CH SERIES UNO.
- EGRESS WINDOW UNITS SHALL CONFORM TO 15 IRC R3102 "EMERGENCY ESCAPE AND RESCUE OPENINGS". VERIFY CLEAR OPENING REQ'S W/ ADJACENT FINISH GRADE(S). SEE GN FOR ADDITIONAL INFO.
- GENERAL CONTRACTOR SHALL COMPLY WITH USE OF ALL TRIM ACCESSORIES AND MODEL NUMBERS WITH SUPPLIER BEFORE ORDERING.
- BUILDING ADDRESS - MIN 4" BLACK NUMBERS. MAT'L & LOCATION BY OWNER - GC. PER LOCAL ORDINANCE.

ELEVATION KEY NOTES

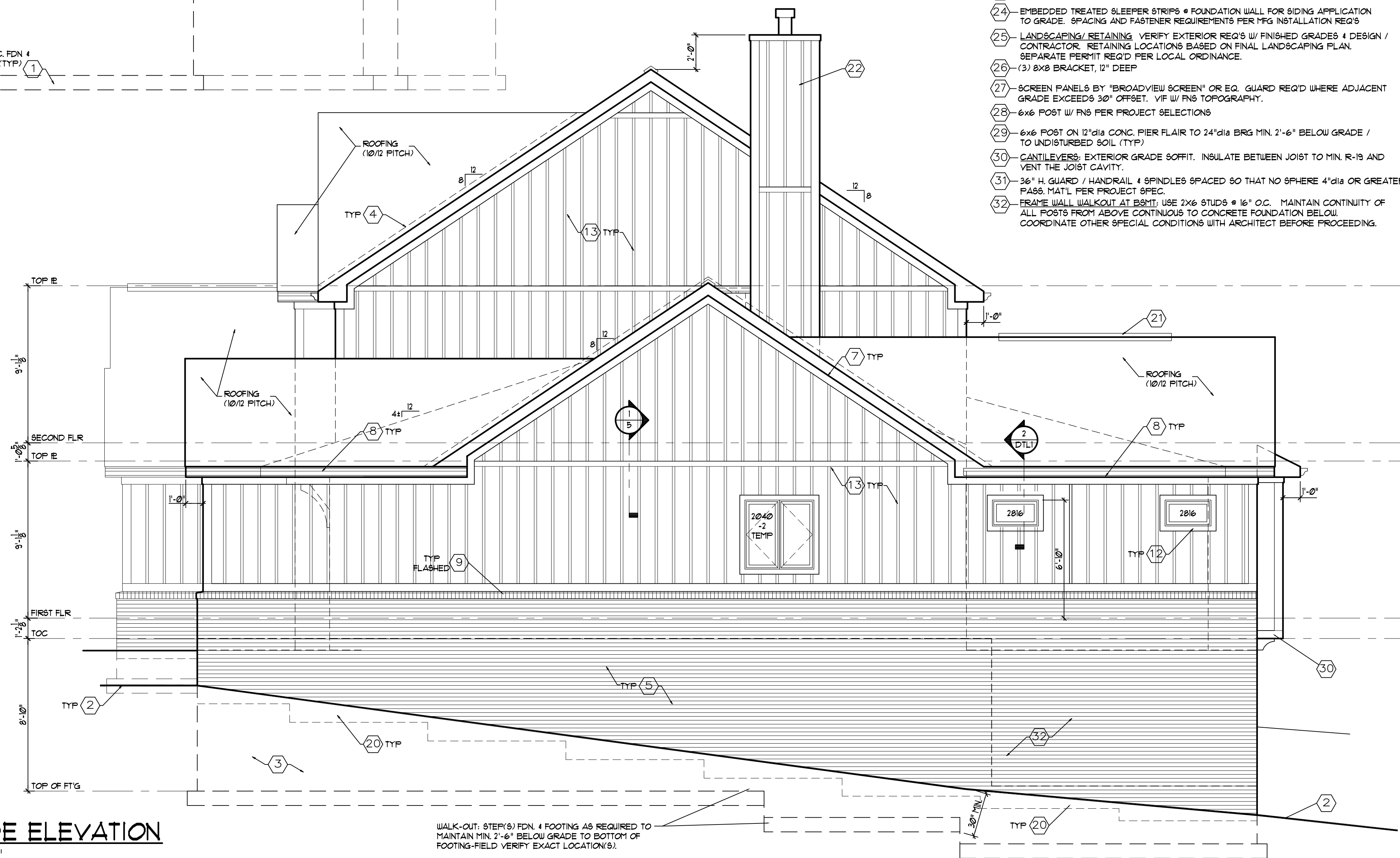
- FOOTINGS & PIERS: BOTTOM OF ALL FOOTINGS TO SET ON VIRGIN SOIL. PIERS TO EXTEND MINIMUM 24" INTO SOLID VIRGIN SOIL. BOTH SHALL BE MINIMUM 30" BELOW GRADE.
- FINISHED GRADE (F.V.)-SLOPE GRADE AWAY FROM FOUNDATION MINIMUM 1"/FT. FOR A DISTANCE OF 8'-0" OR TO A SWALE.
- FROST WALL: BOTTOM OF ALL FOOTINGS TO SET ON VIRGIN SOIL. & BE MINIMUM 30" BELOW GRADE.
- FLASHING: 15 IRC R303.21 - PROVIDE CORROSION - RESISTANT METAL FLASHING AT ALL WALL & CHIMNEY INTERSECTIONS, PORCHES, DECKS, SIDING (OR TRIM) - MASONRY TRANSITIONS, ETC.
EAVE / GUTTER TO WALL: KICK-OUT DIVERTER W/ FLASHING BY "DRYFLEKT" OR EQ. ASPHALT SHINGLES UNDERLAPMENT & FASTENING PER 2015 IRC R309.2
OPEN ROOF VALLEY: LIN 24" MAT'L PER 2015 IRC R309.2.2(1)(2), AND OR LOCAL AMENDMENTS.
ROOF CLOSED VALLEY: LINING SHALL BE (1) 36" W/ SMOOTH ASPHALT ROLLED ROOFING ASTM D 6380 OR SELF-ADHERING POLYMER MODIFIED BITUMEN UNDERLAYMENT ASTM D 1910.
- BRICK & STONE VENEER: ALL SOLDIER AND ROULOCK HEADERS, SILLS AND TRIM TO PROJECT 3/4" UNLESS NOTED OTHERWISE.
- ANY WINDOW WHOSE OPENING IS MORE THAN 6'-0" ABOVE THE FINISH GRADE OR SURFACE BELOW AND LESS THAN 24" ABOVE FLOOR, SHALL REQUIRE A FALL PREVENTION DEVICE (> 4" & SELF-RESETTING) PER 2015 IRC SECTION R312.2 AND SHALL CONFORM TO ASTM F 2090.
- 1X8 RAKE BRD. O/ 5/4X SHADOW BRD. (PER ELEVATION) (TYP.)
- MTL. GUTTER & DRAIN SPOUTS (LOCATED BY OTHERS) ON 1X8 FASCIA BD W/ 5/4X6 SHADOW TRIM (TYP.)
- SLOPED BRICK ROULOCK SILL (TYP.)
- BRICK SOLDIER O/ L3/2x3/2x1/4" (TYP UNO.)
- STACKED ROULOCK BRICK
- 1X4 "MIRATEC" TRIM SURROUND (TYP.)
- "HARDIE" PANEL SIDING W/ 3/4 BATTEN & MIRATEC 5/4X6 CORNER BD'S. (TYP.)
- FIBER CEMENT PANEL SIDING & CORNER TRIM - MATERIAL & FINISH PER PROJECT SELECTIONS. SIDING SHALL COMPLY WITH ASTM C1186, TYPE A, MIN GRADE II OR EQ. ALL JOINTS SHALL BE PROTECTED WITH CAULK, BATTENS OR FLASHING.
- "MIRATEC" PANEL OR EQUAL - PROJECTED GABLE FACE
- 1X4 TRIM BD'S - PROJECTED GABLE FACE (TYP.)
- PROJECT 92.5" WIDE GABLE DETAIL 8" FROM FACE OF MAIN GABLE
- 4X6 BRACKET, 6" DEEP
- 5/4X 10 TRIM BOARD
- WOW/S 8" MIN. FROM T.O.C. W/ (2) #5 BARS AROUND OPENING 24" PAST
- 5" WIDE FDN CHASE TO BLW GRADE FOR MASONRY. FASTEN WITH DOVE TAIL ANCHORS - DEPTHS EXCEEDING 24"
- RIDGE VENT - MIN 13.5 SQ.IN. NFVA/LF - TYPICAL.
- CHIMNEY HEIGHT: SHALL EXTEND ABOVE ROOF MIN. 3'-0" AT POINT OF PENETRATION AND 2'-0" HIGHER THAN ANY PORTION OF THE BUILDING WITHIN 10' HORIZONTALLY.
- 4X BRACKET (TYP.)
- EMBEDDED TREATED SLEEPER STRIPS - FOUNDATION WALL FOR SIDING APPLICATION TO GRADE. SPACING AND FASTENER REQUIREMENTS PER MFG INSTALLATION REQ'S
- LANDSCAPING/ RETAINING: VERIFY EXTERIOR REQ'S W/ FINISHED GRADES & DESIGN / CONTRACTOR. RETAINING LOCATIONS BASED ON FINAL LANDSCAPING PLAN. SEPARATE PERMIT REQ'D PER LOCAL ORDINANCE.
- (3) 8X8 BRACKET, 12" DEEP
- SCREEN PANELS BY "BROADVIEW SCREEN" OR EQ. GUARD REQ'D WHERE ADJACENT GRADE EXCEEDS 30" OFFSET. VIF W/ FNS TOPOGRAPHY.
- 6X6 POST W/ FNS PER PROJECT SELECTIONS
- 6X6 POST ON 12" DIA CONC. PIER FLAIR TO 24" DIA BRG MIN 2'-6" BELOW GRADE / TO UNDISTURBED SOIL (TYP.)
- CANTILEVERS: EXTERIOR GRADE SOFFIT. INSULATE BETWEEN JOIST TO MIN. R-19 AND VENT THE JOIST CAVITY.
- 36" H. GUARD / HANDRAIL & SPINDLES SPACED SO THAT NO SPHERE 4" DIA OR GREATER MAY PASS. MAT'L PER PROJECT SPEC.
- FRAME WALL WALKOUT AT BATH: USE 2X6 STUDS @ 16" O.C. MAINTAIN CONTINUITY OF ALL POSTS FROM ABOVE CONTINUOUS TO CONCRETE FOUNDATION BELOW. COORDINATE OTHER SPECIAL CONDITIONS WITH ARCHITECT BEFORE PROCEEDING.

**LEFT SIDE ELEVATION**

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

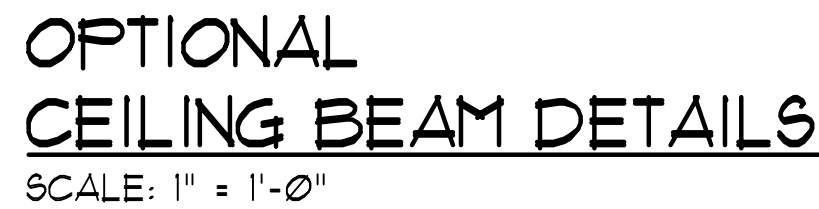
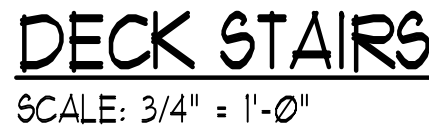
**5 HORIZONTAL LAP FLASHING DETAIL**

SCALE: 3/4" = 1'-0"
For specifications and complete installation instructions refer to appropriate documentation at www.JamesHardie.com
HardiePanel® Siding Details
• Wood Framing
• OSB or Plywood Sheathing
• Shown with Siding Nails into Framing

**RIGHT SIDE ELEVATION**

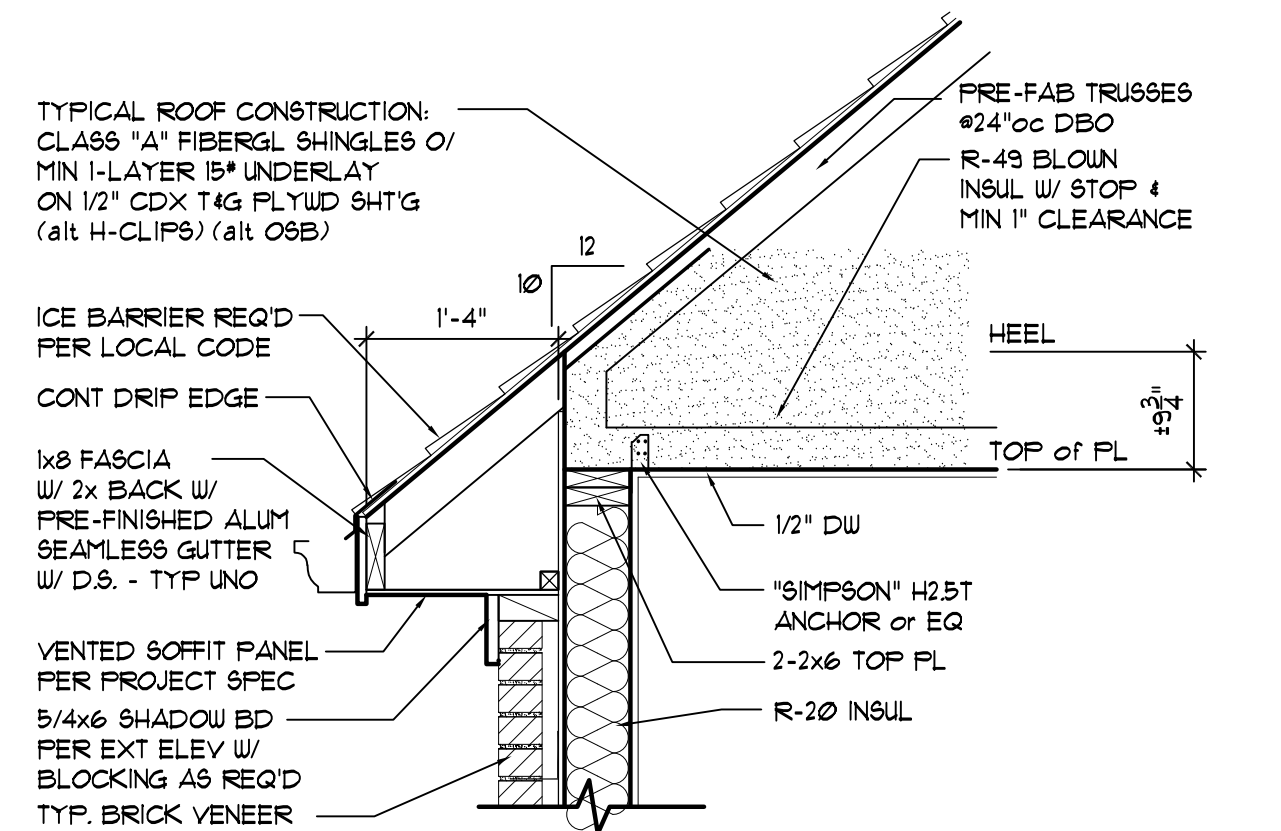
SCALE: 1/4" = 1'-0"

WALK-OUT: STEP(S) FDN. & FOOTING AS REQUIRED TO MAINTAIN MIN. 2'-6" BELOW GRADE TO BOTTOM OF FOOTING-FIELD VERIFY EXACT LOCATION(S).



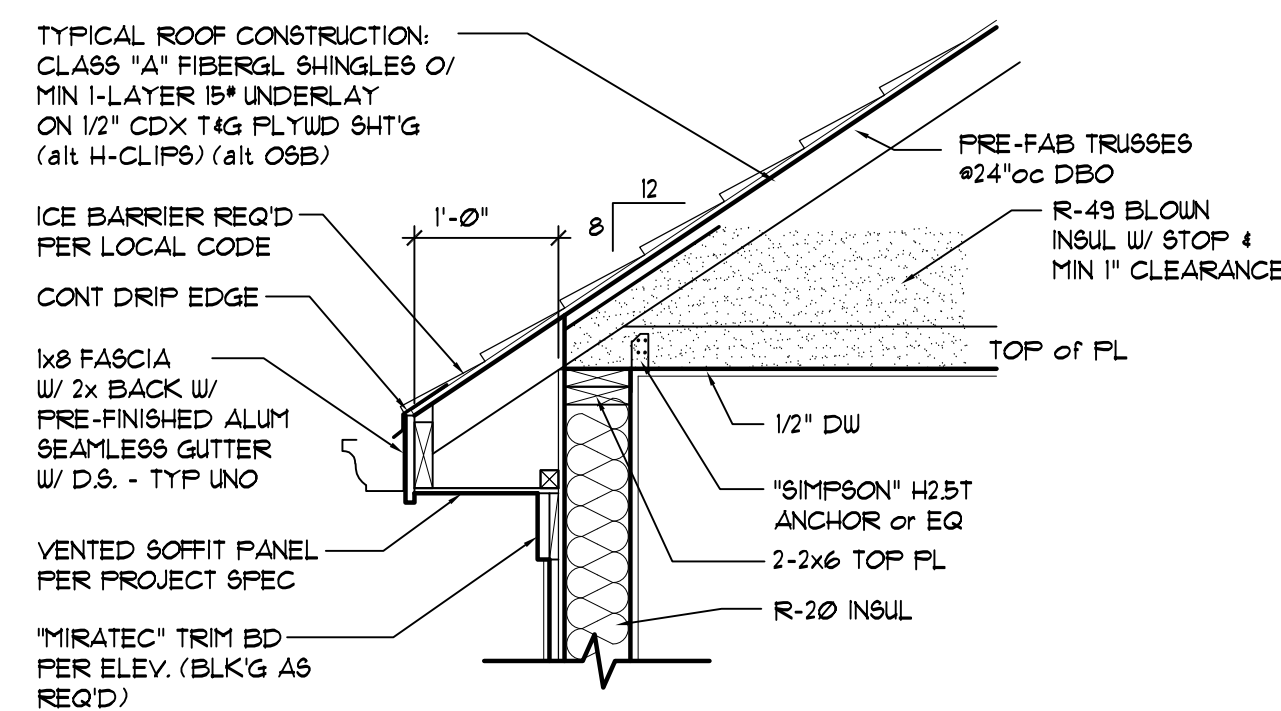
- DECK GENERAL NOTES:**
- FOOTINGS & PIERS: BOTTOM OF ALL FOOTINGS AND PADS TO SET ON VIRGIN SOIL OR APPROVED COMPACTED FILL - 1500 PSF MIN. SOIL AT A DEPTH OF 30" MINIMUM BELOW FINISHED GRADE - TOPOGRAPHY.
 - COMPRESSIVE STRENGTH OF CONCRETE PIERS:
 - AT 28 DAYS SHALL BE MINIMUM 3000 PSI.
 - B.I.R.C. RS013 PLASTIC COMPOSITE DECK BOARDS, STAIR TREADS/GUARDS, OR HANDRAILS SHALL COMPLY WITH THE REQUIREMENTS OF ASTM D 1033 AND THE REQUIREMENTS OF SECTION RS013. INSTALLATION OF MATERIAL(S) SHALL CONFORM TO MAXIMUM ALLOWABLE SPAN(S) AND SPACINGS DETERMINED IN ACCORDANCE WITH ASTM D 1033 AND OR SAID MANUFACTURER'S INSTALLATION REQUIREMENTS.
- TREATED LUMBER REQUIREMENTS:**
- ALL SCREWS, BOLTS, WASHERS, NUTS, NAILS AND CONNECTORS FOR USE IN CONJUNCTION WITH PRESERVATIVE TREATED MATERIALS ACC. TO AC OR AZCA DESIGNATIONS SHALL MEET MIN MANUFACTURER'S REQUIREMENTS AND BE OF HOT-DIPPED ZINC-COATED GALVANIZED STEEL, STAINLESS STEEL, SILICON BRONZE, OR COPPER HOT-DIPPED GALVANIZED.
 - FASTENERS SHALL MEET THE REQUIREMENTS OF ASTM A 153, CLASS D FOR FASTENERS 3/8" DIAMETER AND SMALLER OR CLASS C FOR FASTENERS WITH DIAMETERS OVER 3/8". STAINLESS STEEL DRIVEN FASTENERS SHALL BE IN ACCORDANCE WITH THE MATERIAL REQUIREMENTS OF ASTM 1661.
 - CARBON-STEEL, ALUMINUM OR ELECTROPLATED GALVANIZED METAL PRODUCTS SHALL NOT BE USED IN DIRECT CONTACT WITH PRESERVATIVE TREATED WOOD.
- GENERAL CONTRACTOR SHALL CONFIRM:**
- ALL FINISH MATERIAL(S) SELECTIONS, SPECIFICATIONS AND CONFIGURATIONS
 - SHALL BE CONFIRMED BY QUINCY 4 G.C. PRIOR TO INSTALLATION - TYPICAL UON.
 - CABINETRY SELECTIONS, SPECIFICATIONS AND CONFIGURATIONS.
 - APPLIANCE INSTALLATION AND CLEARANCE REQUIREMENTS PER HGS SPEC.
 - GAS AND ELECTRICAL REQUIREMENTS FOR APPLIANCES AND PER GRILL STATION LOCATIONS.





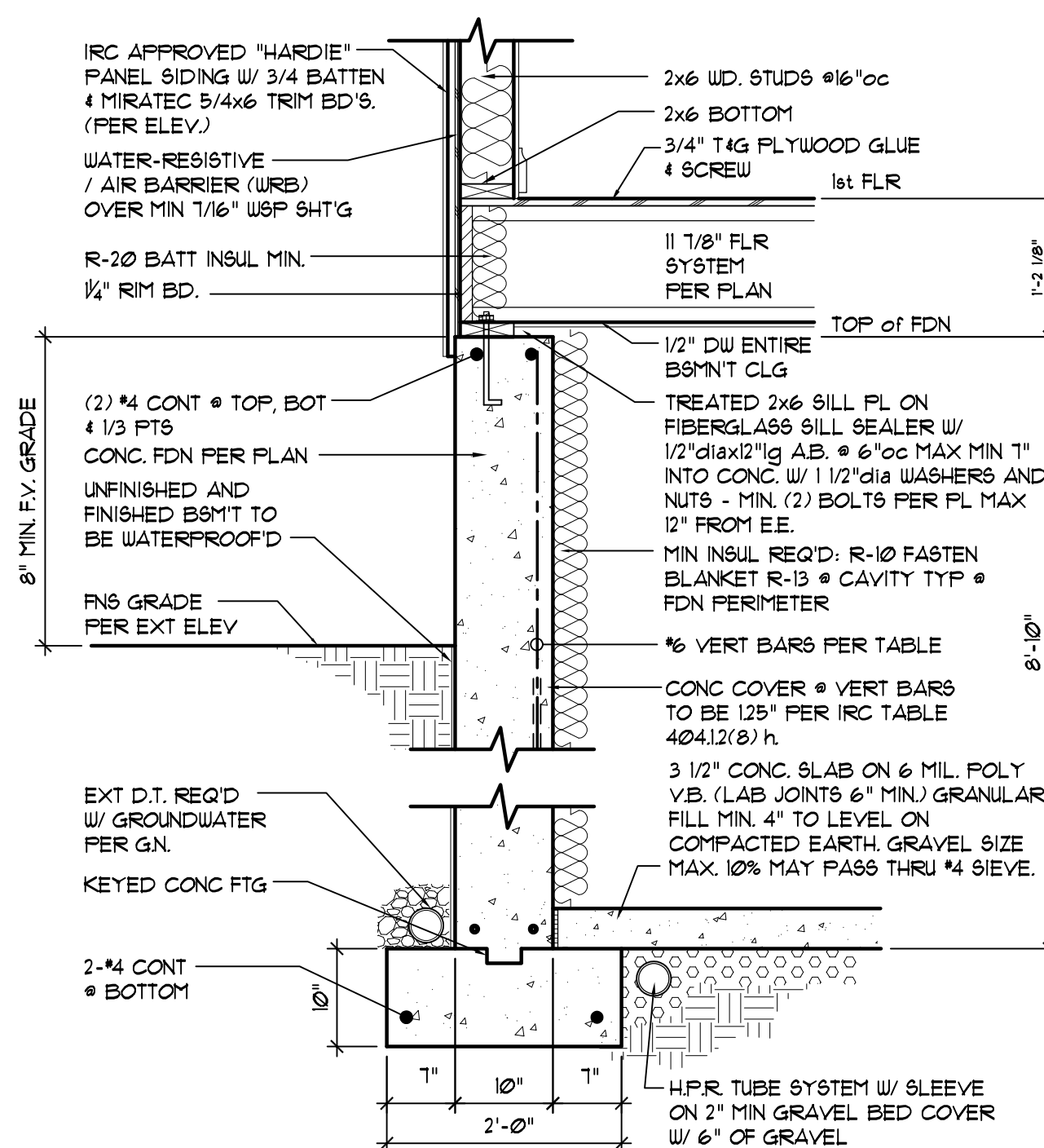
SECTION @ EAVE

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



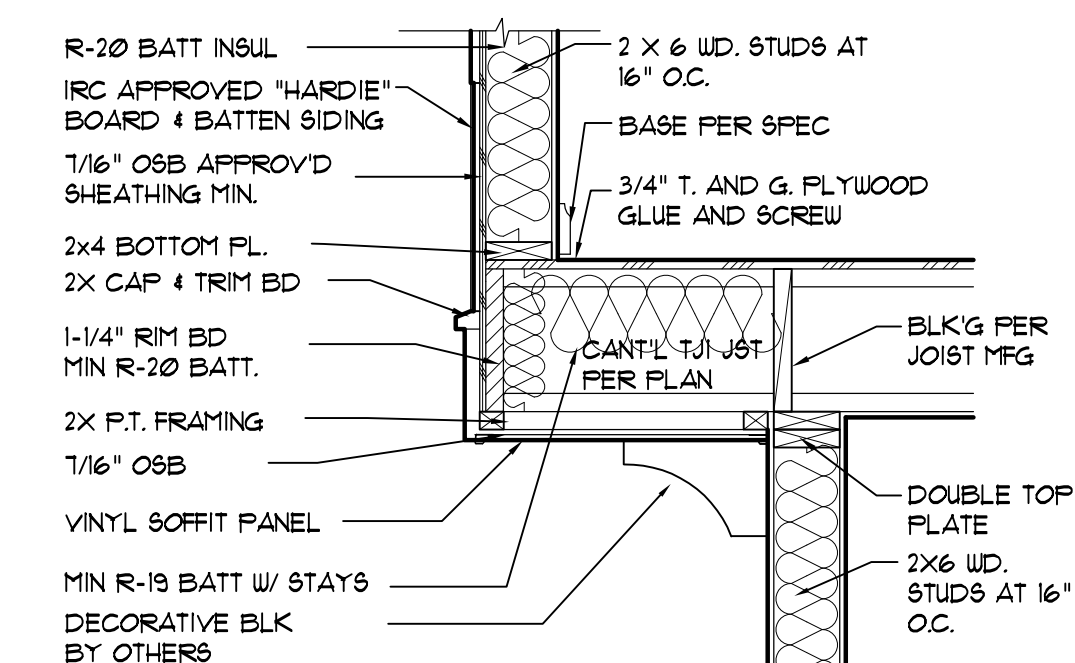
SECTION @ EAVE

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



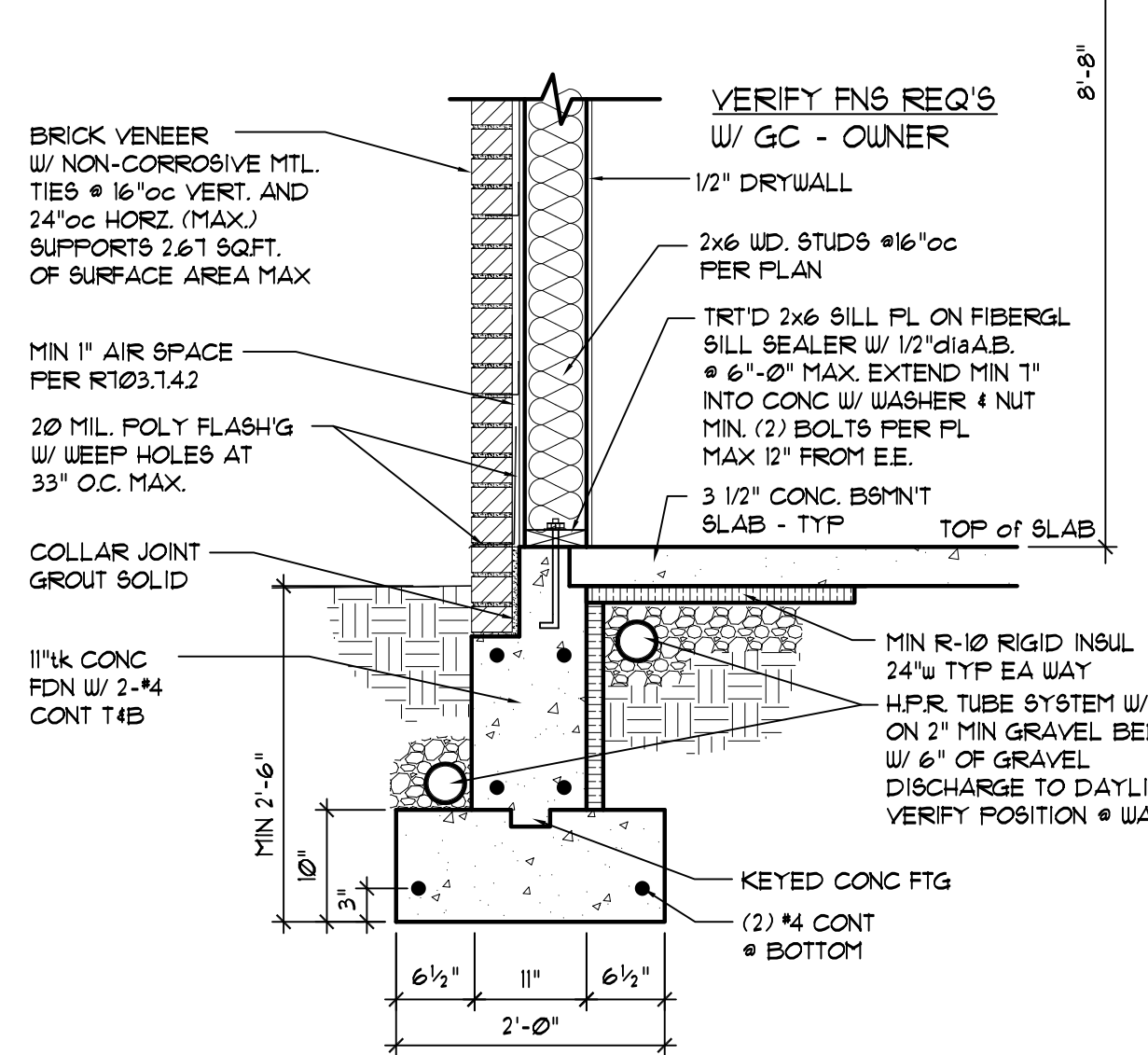
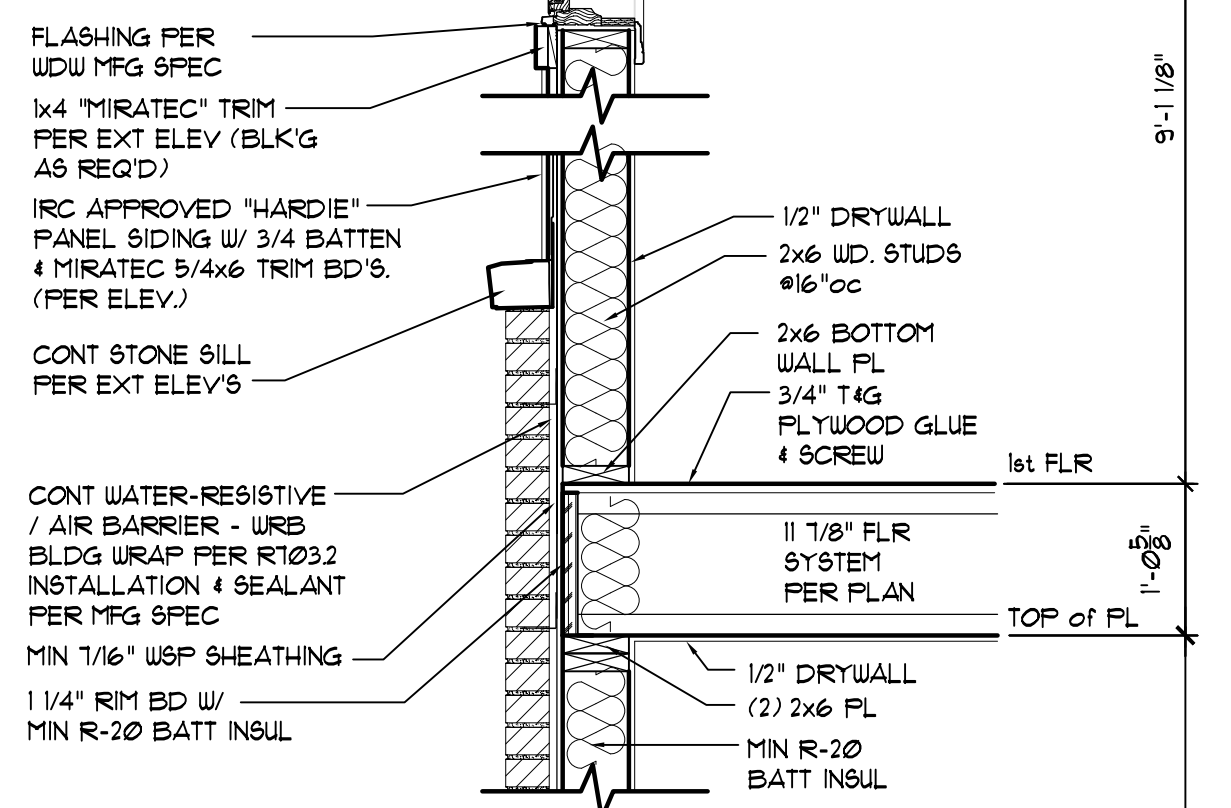
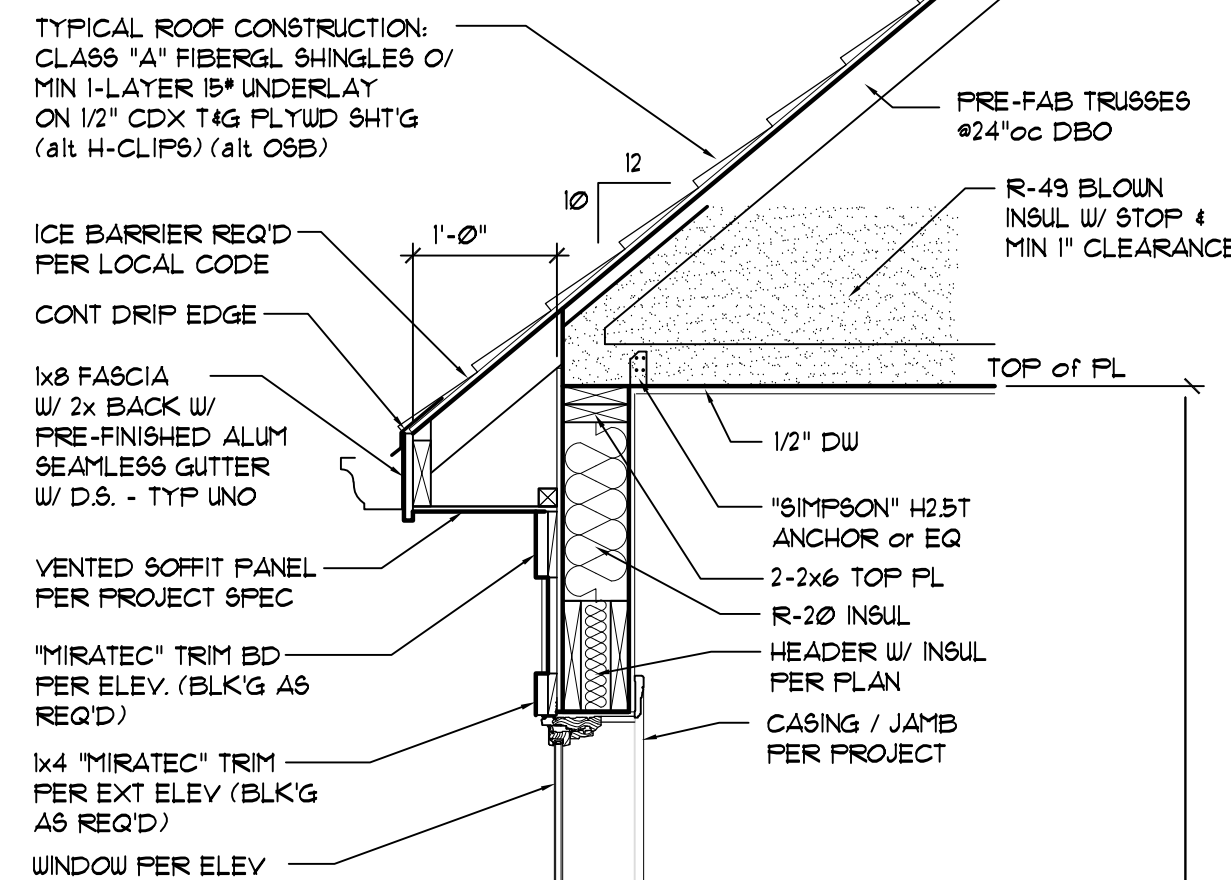
SECTION @ FIRST FLOOR

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



DETAIL @ CANT'L

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



SECTION @ WALK-OUT

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

PARTIAL R404.12(8) TABLE FOR REINFORCED FLAT CONC. FDN WALLS		
MAX WALL HT.	MAX UNBAL'D FILL HEIGHT	MIN. VERT REINFORCEMENT ASSUMED: 9C, MH, ML-CL AND INORGANIC CL 60 SOILS
6	6	NR
9'-0" @ 10'411"tk FULL HT BSM'NT	7	#5 AT 31" O.C.
	8	#6 AT 33" O.C.
	9	#6 AT 30" O.C.

FOUNDATION CONTRACTOR SHALL PROVIDE A REBAR CONNECTOR (LOCATION T.B.D.) SUITABLE FOR: GROUNDING ELECTRODES 2014 NEC 250.52

- CONCRETE-ENCASED ELECTRODE SHALL CONSIST OF AT LEAST 20% OF BARE OR ZINC GALVANIZED OR OTHER ELECTRICALLY CONDUCTIVE COATED STEEL REINFORCING BARS OR RODS OF NOT LESS THAN 1/2in IN DIAMETER, INSTALLED IN ONE CONTINUOUS 20 FT LENGTH, OR IF IN MULTIPLE PIECES CONNECTED TOGETHER BY THE USUAL STEEL TIE WIRES, EXOTHERMIC WELDING, WELDING, OR OTHER EFFECTIVE MEANS TO CREATE A 20ft, OR GREATER LENGTH;
- METALLIC COMPONENTS SHALL BE ENCASED BY AT LEAST 2in OF CONCRETE AND SHALL BE LOCATED HORIZONTALLY WITHIN THAT PORTION OF A CONCRETE FOUNDATION OR FOOTING THAT IS IN DIRECT CONTACT WITH THE EARTH OR WITHIN VERTICAL FOUNDATIONS OR STRUCTURAL COMPONENTS OR MEMBERS THAT ARE IN DIRECT CONTACT WITH THE EARTH. IF MULTIPLE CONCRETE-ENCASED ELECTRODES ARE PRESENT AT A BUILDING OR STRUCTURE, IT SHALL BE PERMISSIBLE TO BOND ONLY ONE INTO THE GROUNDING ELECTRODE SYSTEM.

LOW SLOPE 2-4/12
TYPICAL ROOF CONSTRUCTION:
CLASS "A" FIBERGL SHINGLES O/ MIN 1-LAYER 15" UNDERLAY
ON 1/2" CDX T&G FLYUD SHT'G
(alt H-CLIPS) (alt OSB)

ICE BARRIER
REQ'D CONT TYP • LOUSET HORIZ ROOF LINES:
MIN 2-LAYERS UNDERLAY CEMENTED TOGETHER
ALT: SELF-ADHERING MB-689
TO A POINT EXTENDING 4 MIN 24" (HORIZ)
INSIDE EXT WALL LINE
> 8/16 REQ'D 4 MIN 36" WIDTH FROM EAVE EDGE

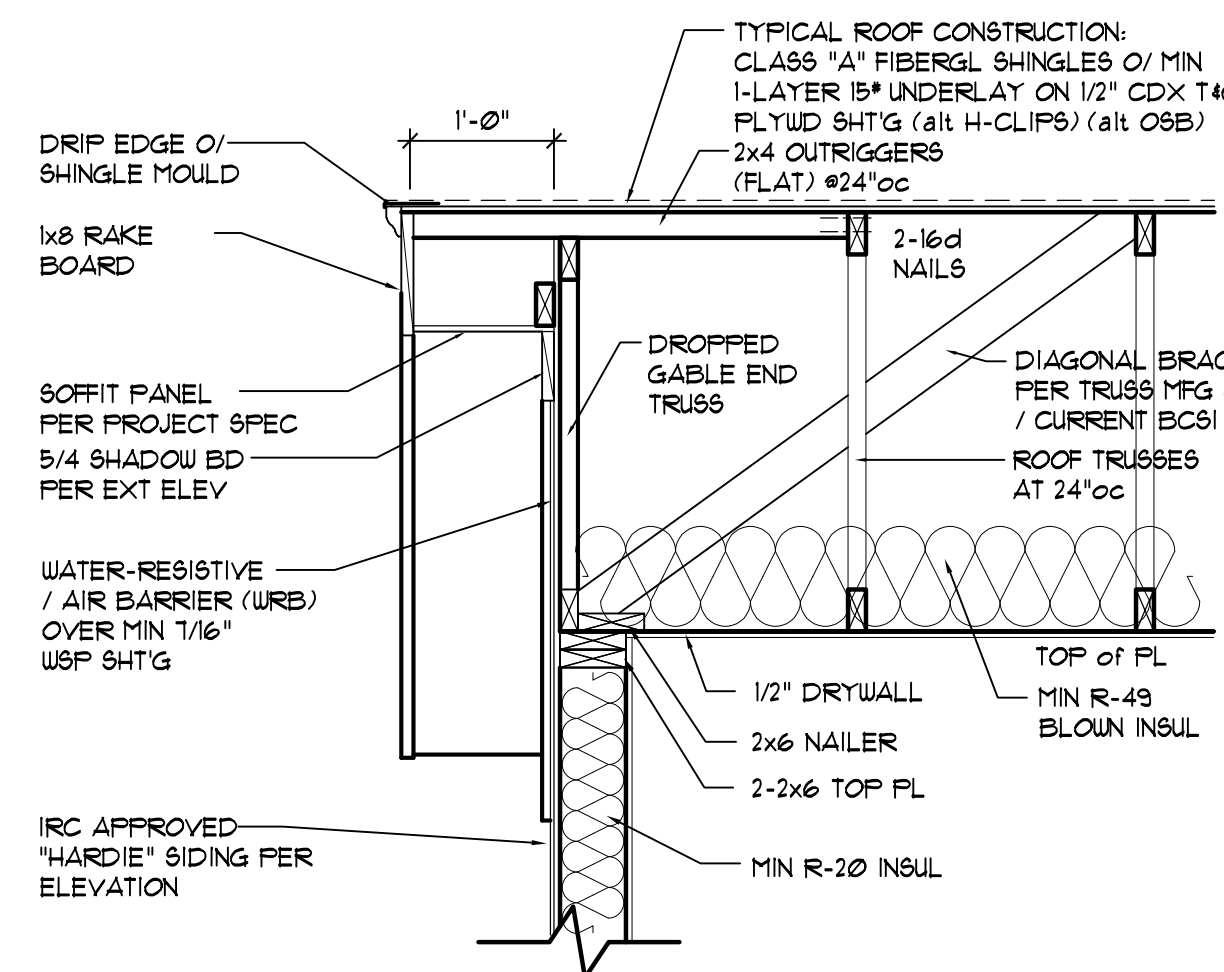
NOTE: ALL EXTERIOR WALLS TO BE SHEATHED
IN MIN 1/4" OSB UOOD STRUCTURAL PANEL
OR EQ (TABLE R602.3(3))
2015 IRC - CONTINUOUS SHEATHING METHOD

TYPICAL ROOF CONSTRUCTION > 4/12:
MIN 5/8" CLASS "A" FIBERGL SHINGLES
OVER MIN 1-LAYER 15" UNDERLAY OR EQ
O/ 1/2" CDX FLYUD W/ H-CLIPS alt: T&G

SEE GENERAL NOTES FOR
ADDITIONAL INSUL REQUIREMENTS

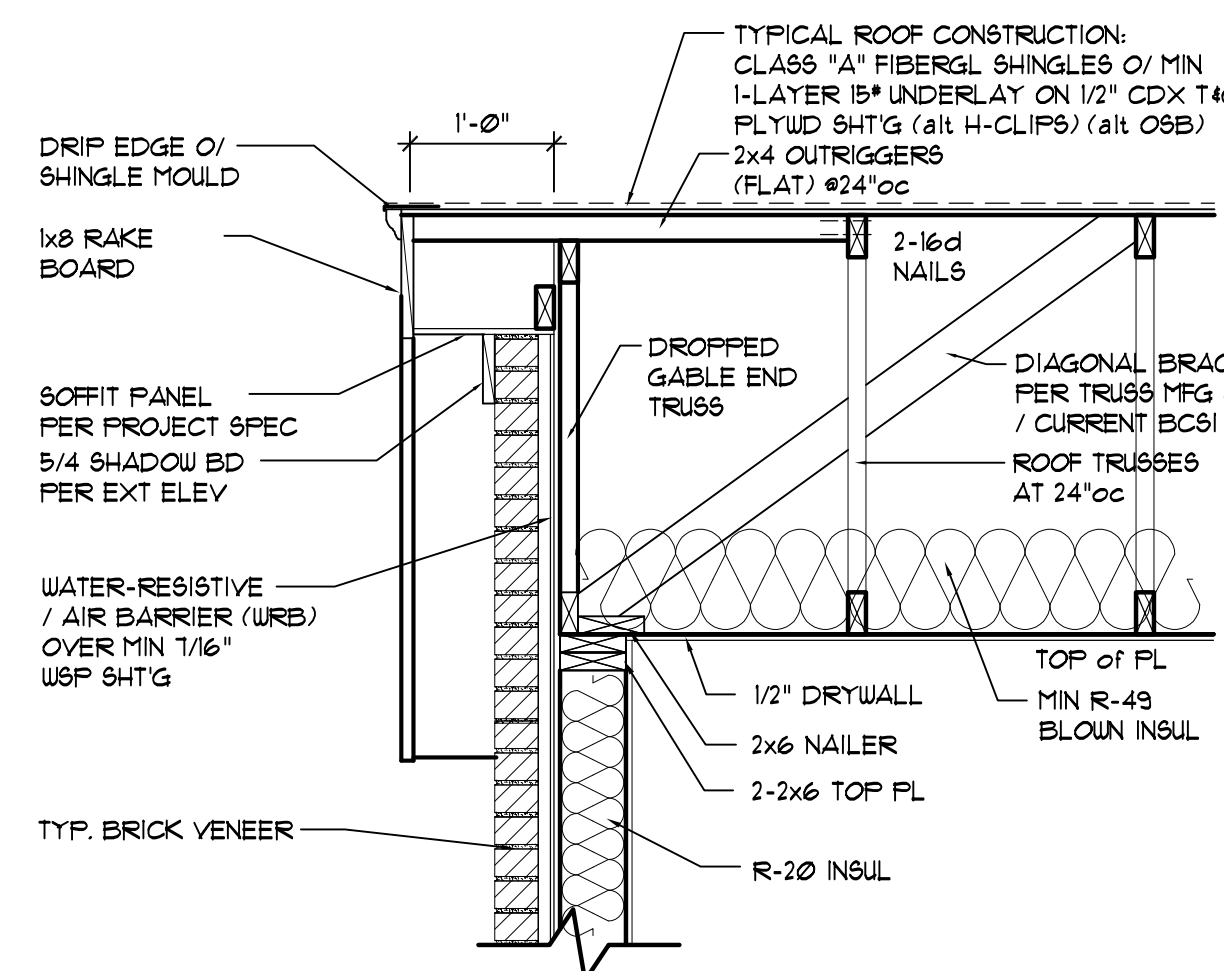
SEE ELEVATIONS FOR ADDITIONAL
INFO ON TRUSS STANDS, CORNICE
TRIM DETAILS, ETC.

NOTE: ALL INDICATED TRUSS
HEELS AND STANDS ARE
APPROXIMATE FINAL DESIGN PER
TRUSS MFG VERIFIED THROUGH
ARCHITECT.



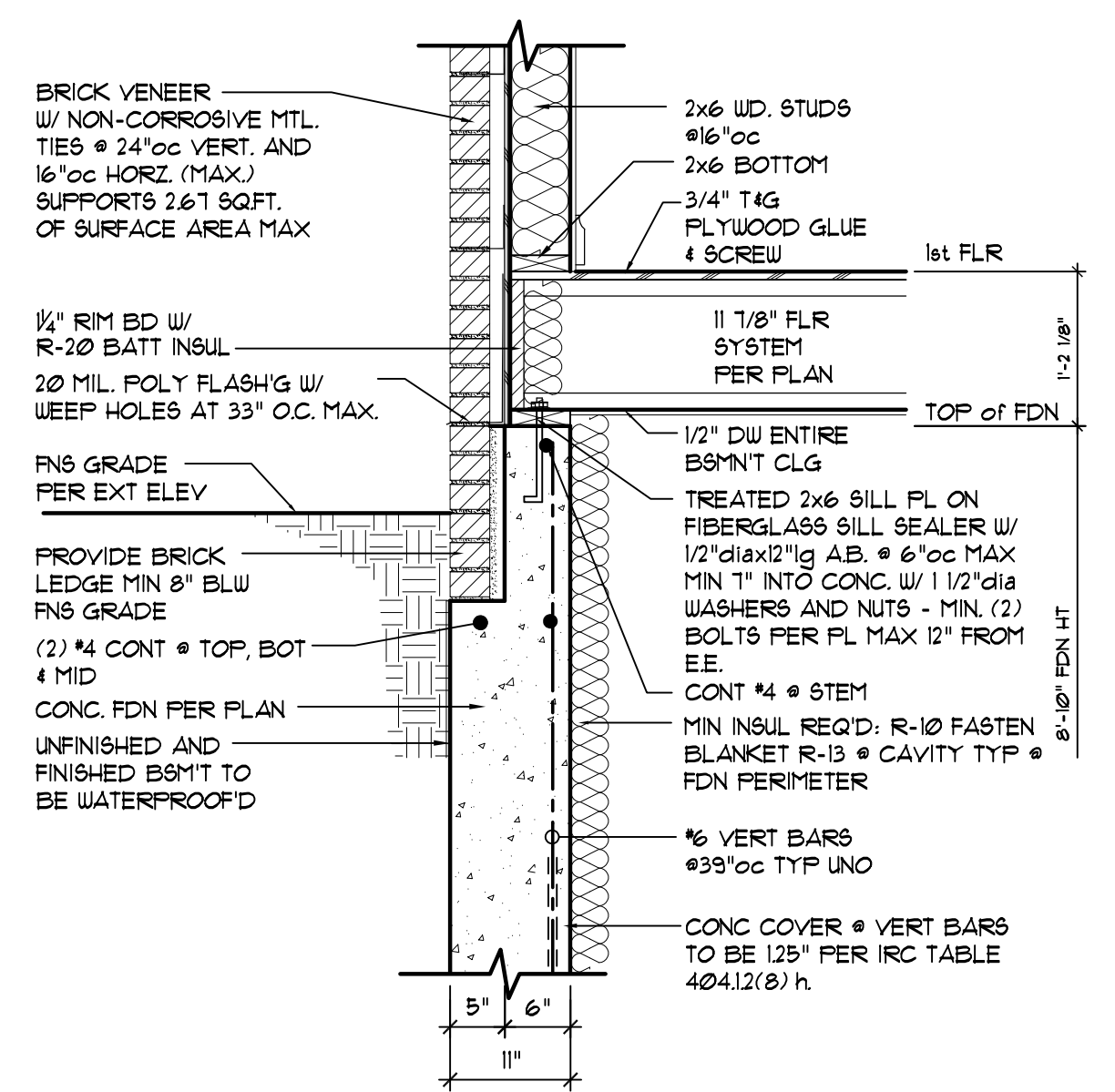
SECTION @ GABLE END

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



SECTION @ GABLE END

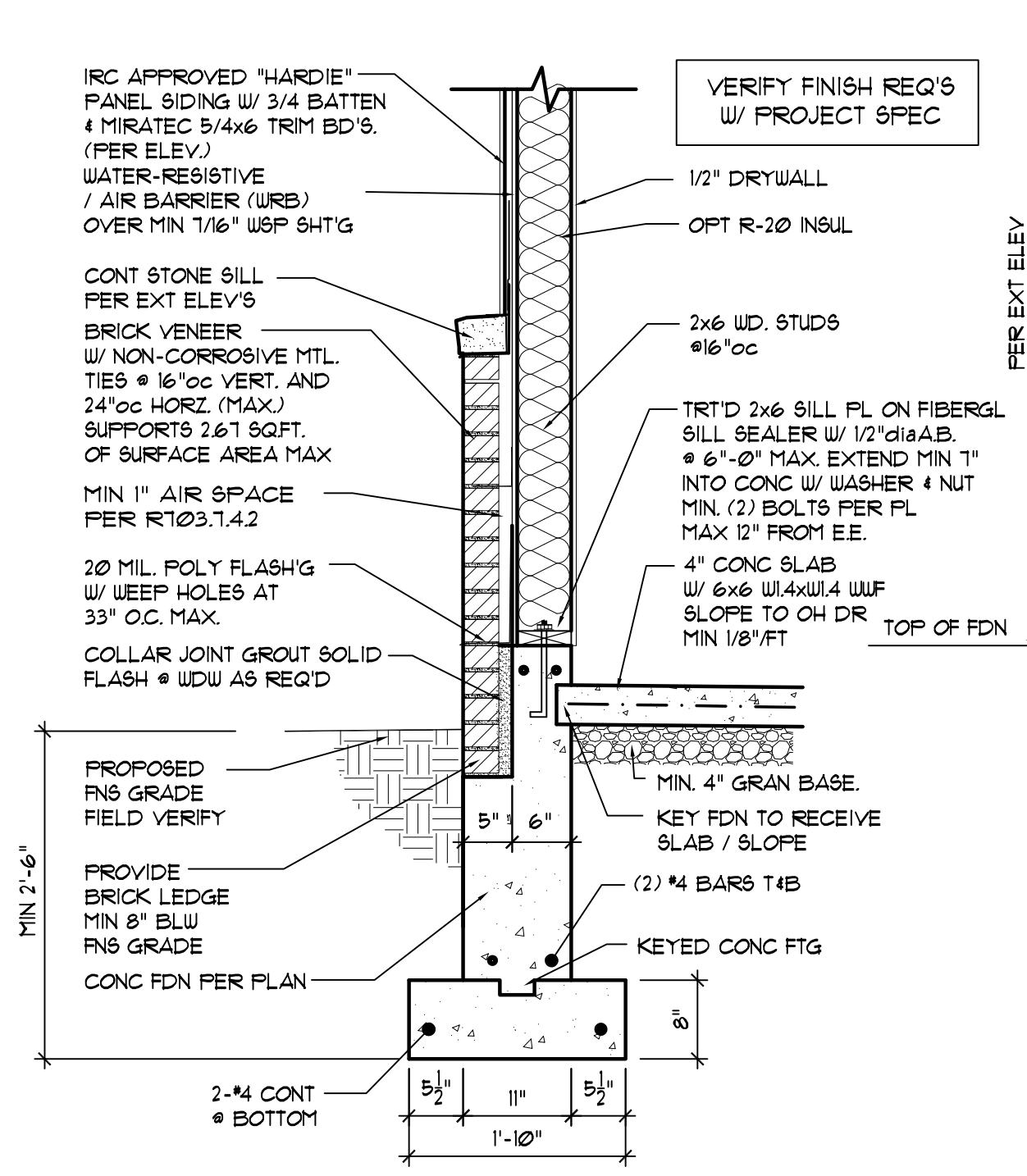
SCALE: 3/4" = 1'-0"



SECTION @ FIRST FLOOR

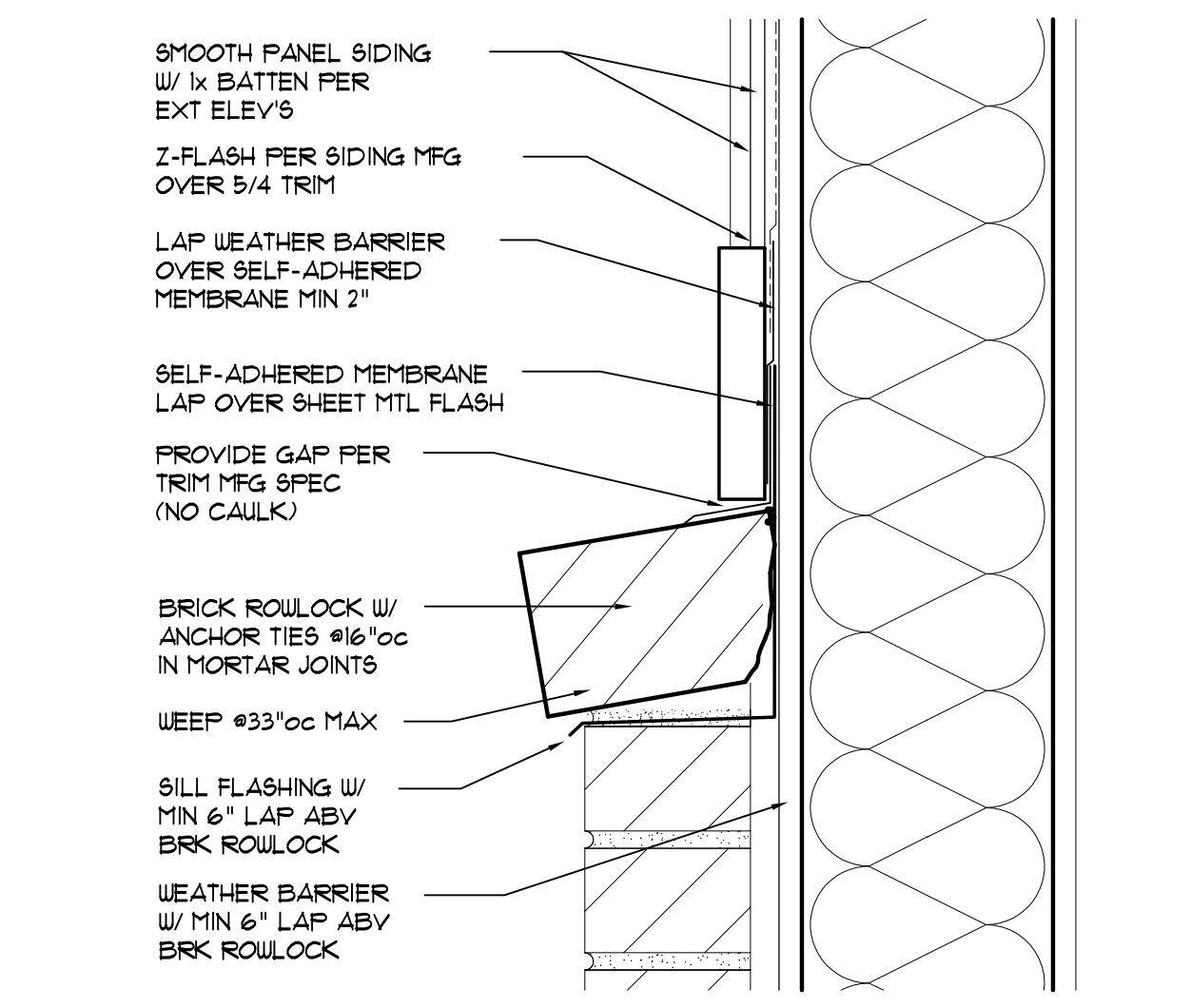
SCALE: 3/4" = 1'-0"

PER N1102.4 AIR LEAKAGE:
THE BUILDING THERMAL ENVELOPE SHALL BE CONSTRUCTED TO LIMIT AIR LEAKAGE IN ACCORDANCE WITH THE REQUIREMENTS OF SECTIONS R1102.4.1 THROUGH R1102.4.4. SEALING METHODS AND INSTALLATION SHALL COMPLY WITH TABLE N1102.4.1 AND IN ACCORDANCE WITH MANUFACTURERS INSTRUCTIONS. ALL BREAKS OR JOINTS IN THE AIR BARRIER SYSTEM SHALL BE SEALED OR CAULKED ACCORDINGLY. WHERE REQUIRED BY LOCAL ORDINANCE, AN APPROVED THIRD PARTY SHALL BE ENGAGED TO PERFORM SUCH TESTING AS TO COMPLY WITH N1102.4.2.



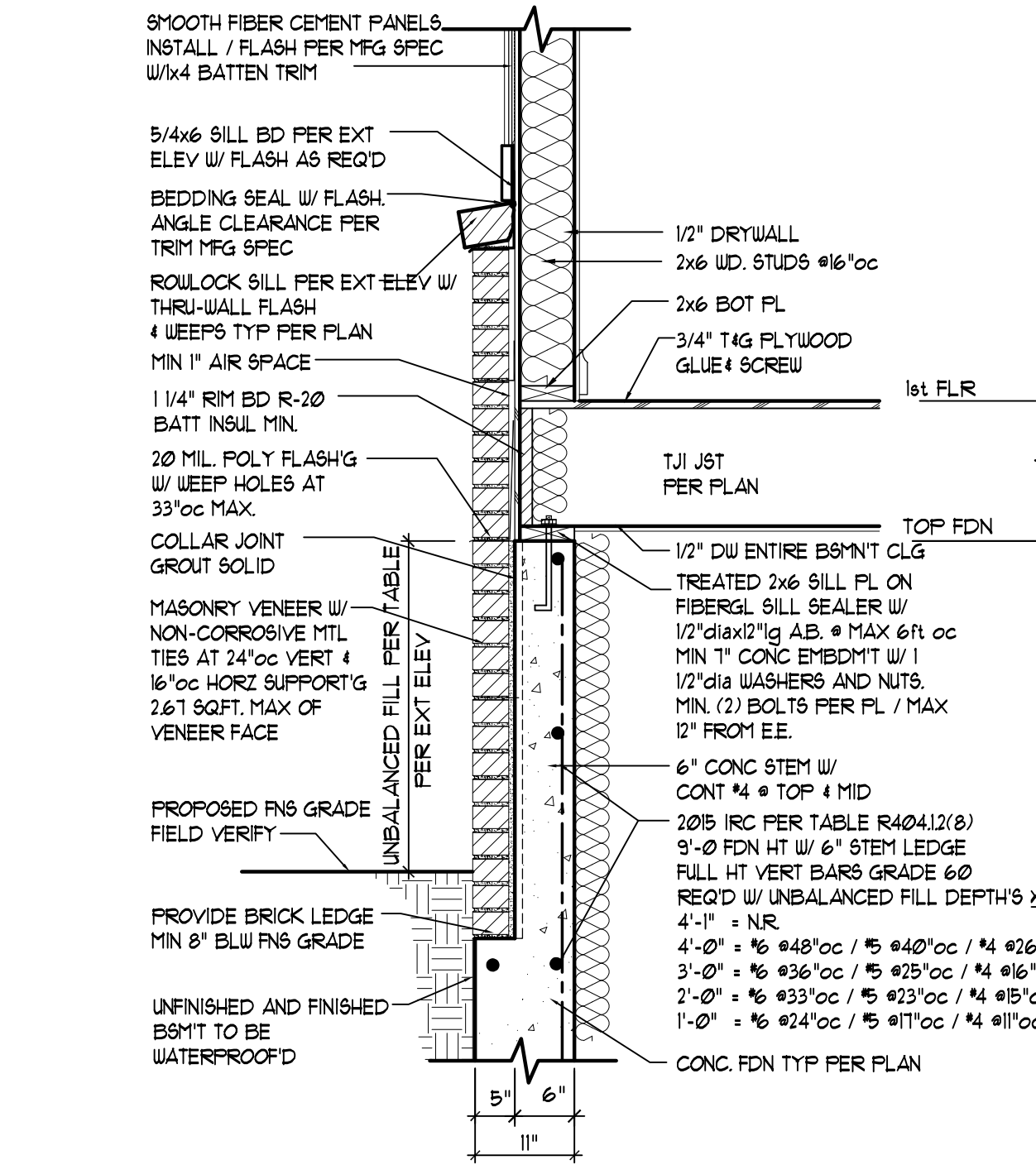
SECTION @ GARAGE

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



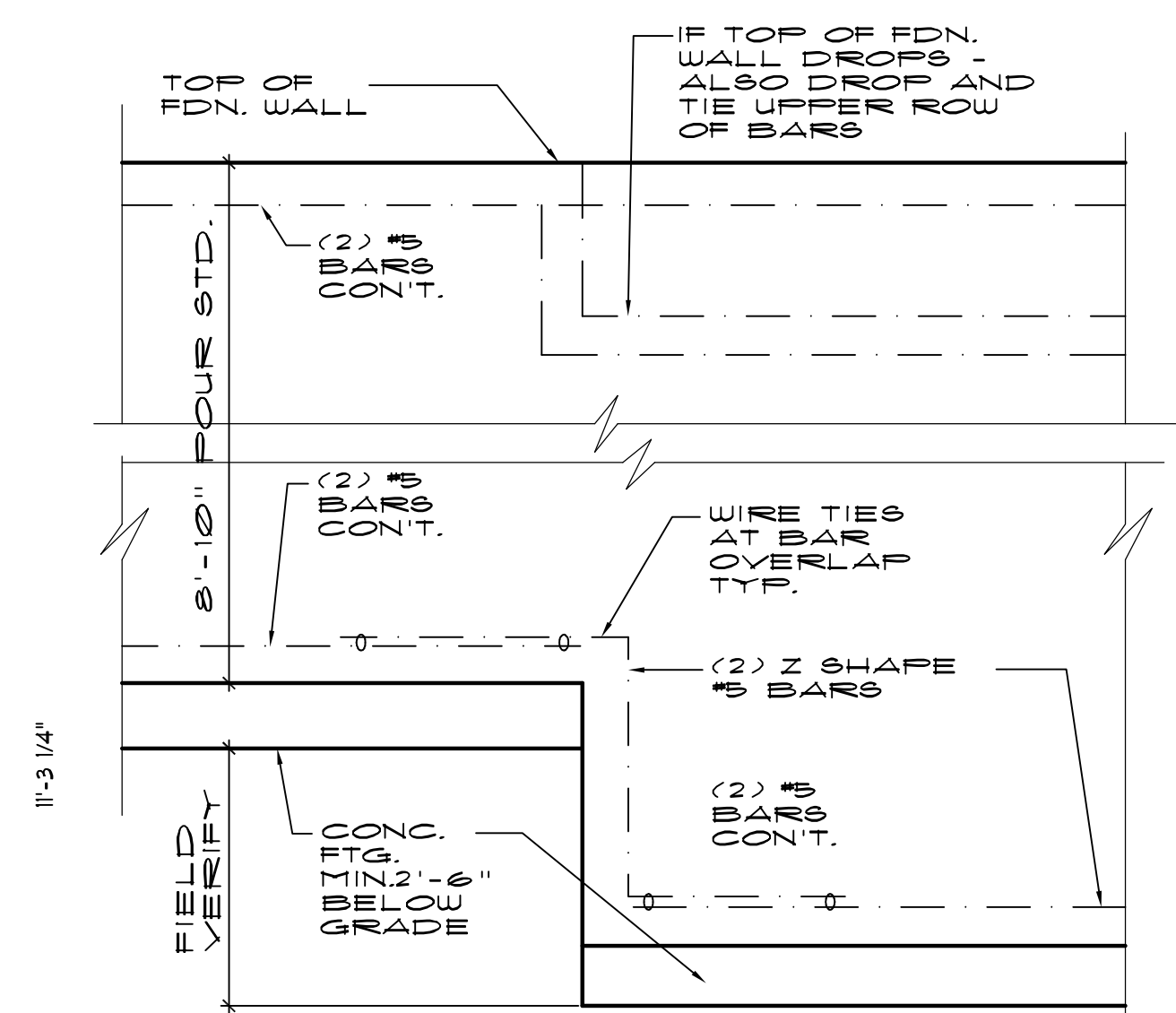
DETAIL @ SILL

SCALE: 3" = 1'-0"

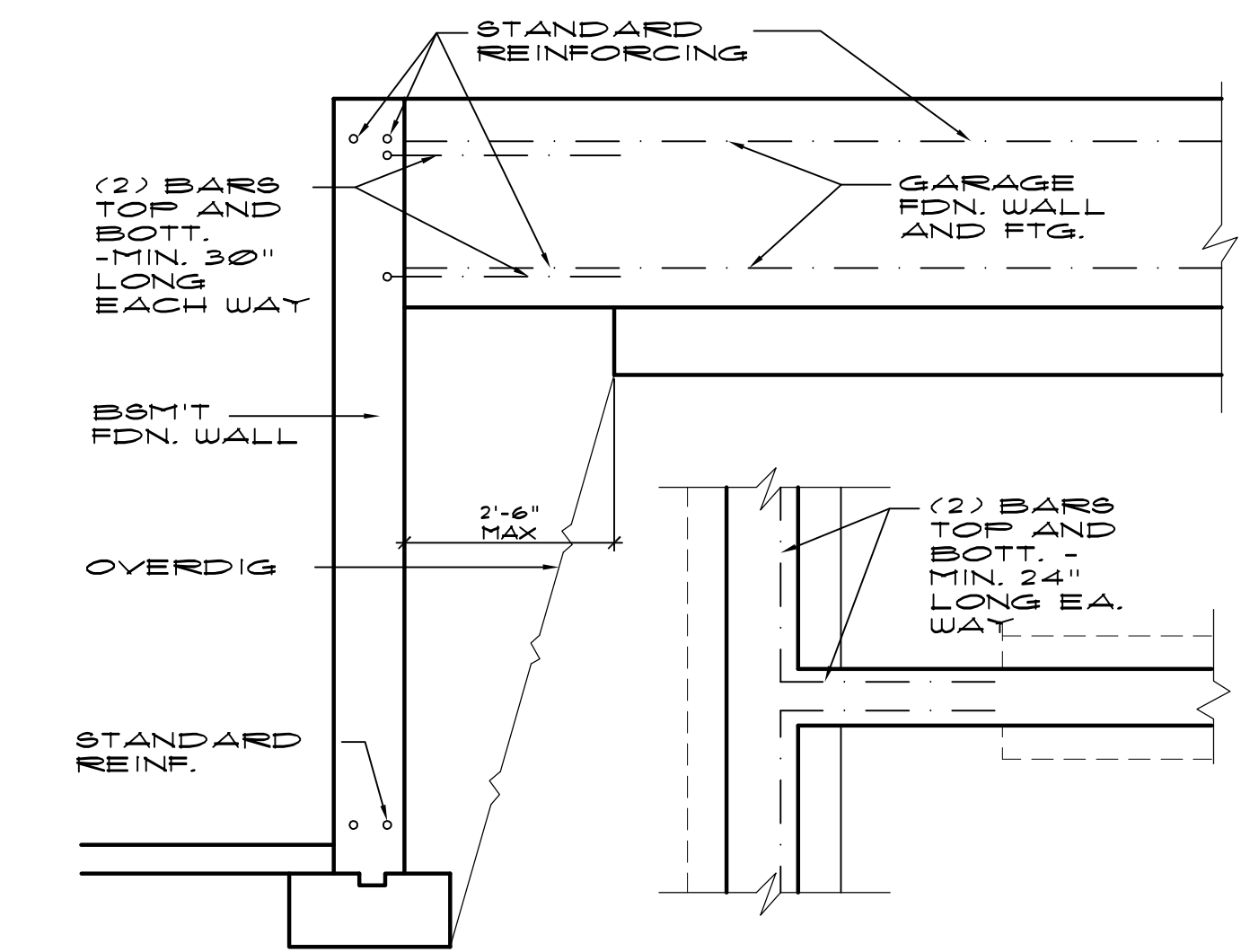


EXTENDED LEDGE DETAIL

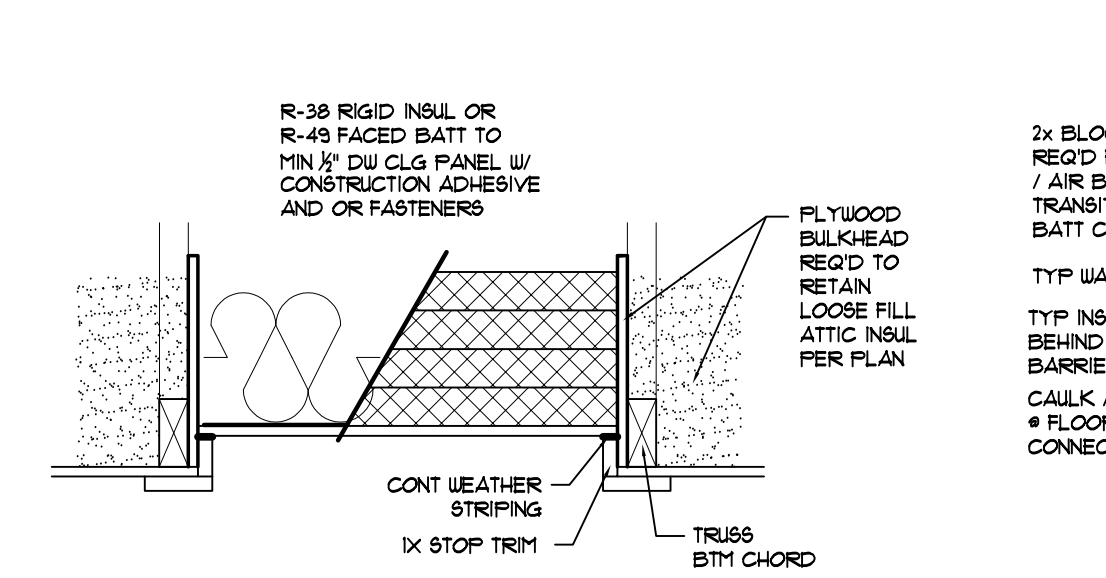
SCALE: 3/4" = 1'-0"



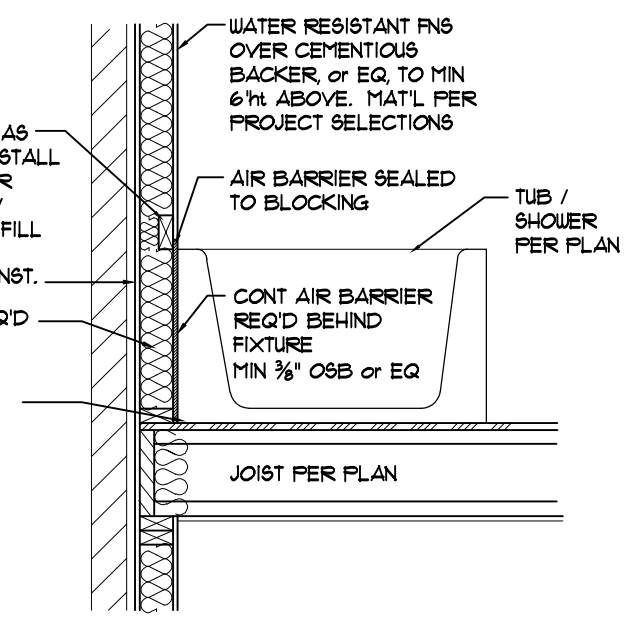
FDN. WALL DROP FOOTING
NOTE: 10" TH. FDN. WALL @ 8'-10" FOUR SEE IRC TABLE 404.1.2(8)
SCALE: 1" = 1'-0"



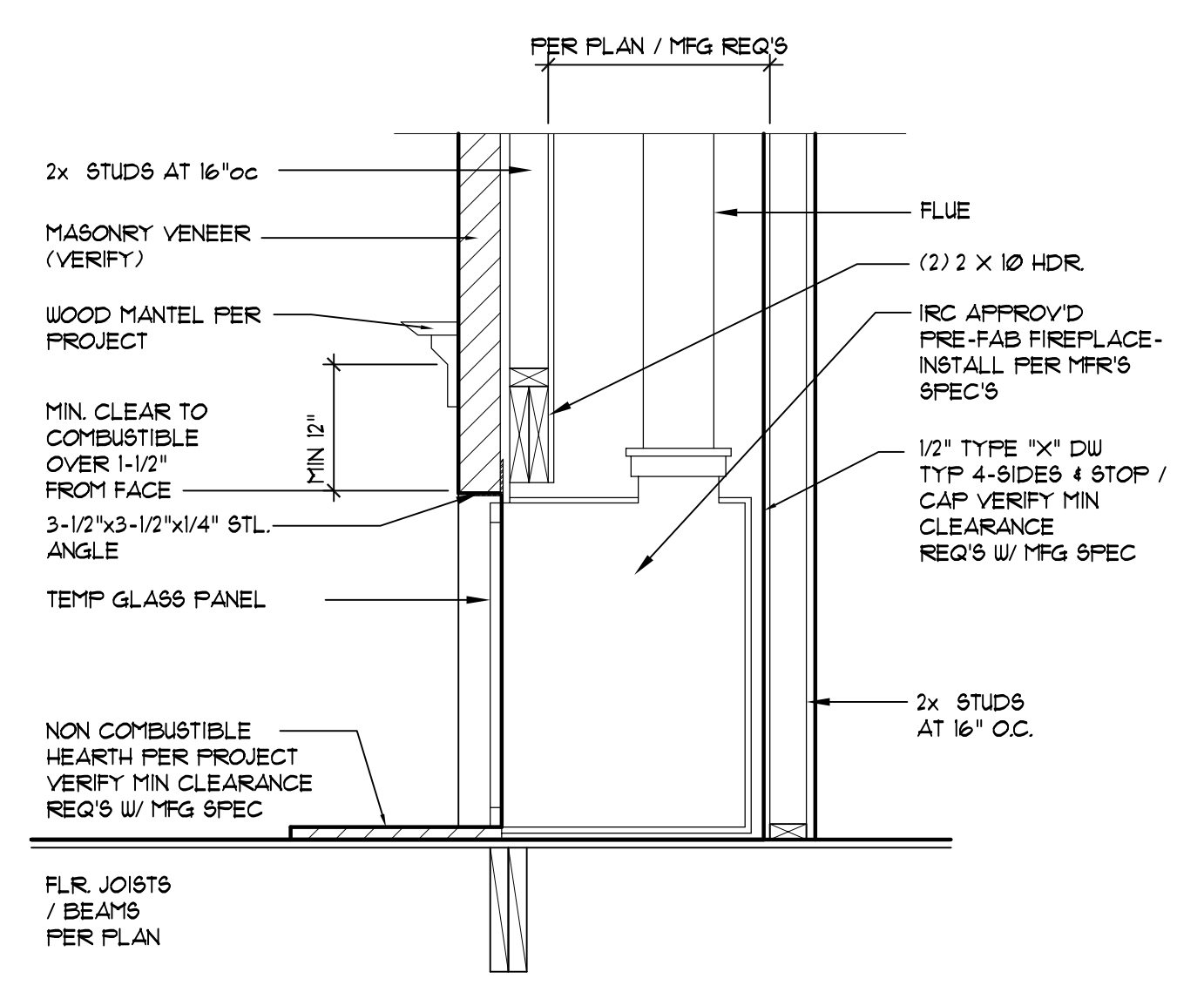
SECTION PLAN FDN. WALL BRIDGE
SCALE: 1" = 1'-0"
FROM SHORT TO TALL FOURS



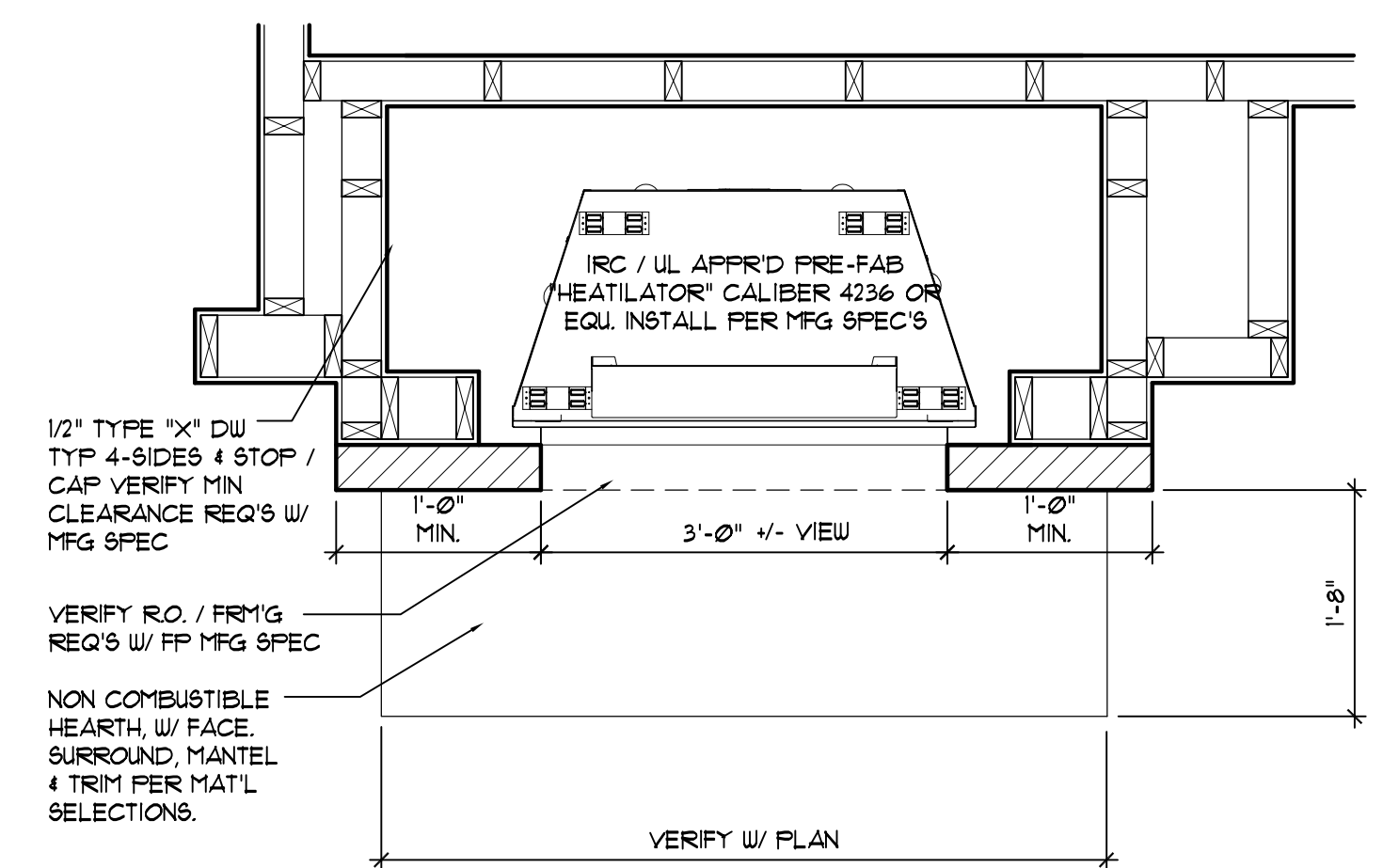
CONDITIONED SPACE ATTIC ACCESS DETAIL
SCALE: N.T.S.



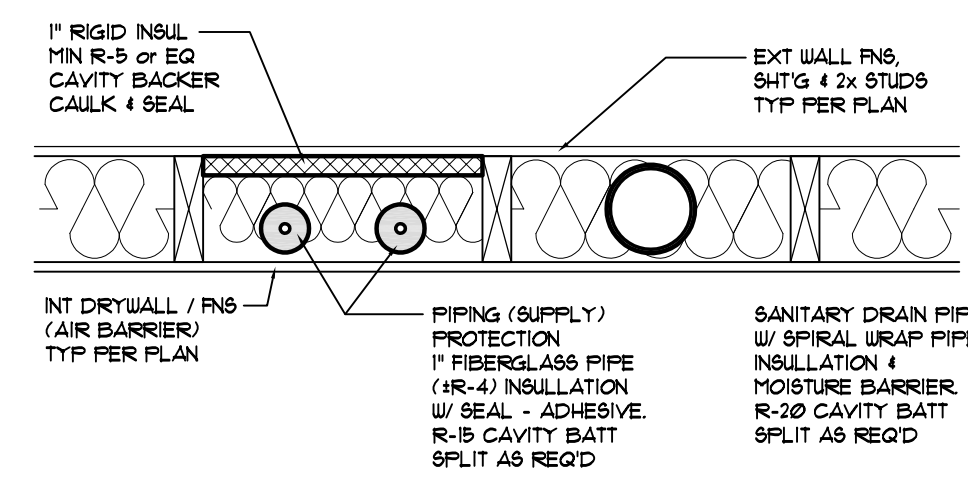
FIXTURE @ EXT. WALL
SCALE: N.T.S.



FIREPLACE SECTION
PRE-FAB
SCALE: 3/4" = 1'-0"



FIREPLACE PLAN
PRE-FAB
SCALE: 3/4" = 1'-0"



PIPING @ EXT. WALL
SCALE: N.T.S.

15 IRC P2603.5 / 15 UPC 312.6 FREEZING PROTECTION. NO WATER, SOIL OR WASTE PIPE SHALL BE INSTALLED OR PERMITTED OUTSIDE OF A BUILDING, IN ATTICS OR CRAWL SPACES, OR IN AN EXTERIOR WALL UNLESS, WHERE NECESSARY, ADEQUATE PROVISION IS MADE TO PROTECT SUCH PIPE FROM FREEZING.

COMB. AIR MASONRY AND PREFAB FIREPLACES
FACTORY-BUILT OR MASONRY FIREPLACES
GAS FIREPLACES, GAS LOGS, AND GAS ROOM HEATERS INSTALLED PER CHAPTER 24, COMB. AIR PER SECTION G2401

FACTORY-BUILT OR MASONRY FIREPLACES SHALL BE EQUIPPED WITH COMB. AIR TO ASSURE PROPER FUEL COMBUSTION. THE AIR DUCT FOR COMB. INTAKE AND INTERIOR AIR OUTLET TO BE INSTALLED PER MFG FOR BOTH MASONRY AND PREFAB. THE CROSS SECTIONAL AREA IS A MIN. 6 SQ. INCHES BUT NOT MORE THAN 55 SQ. INCHES U.O.N. IN STALLATION INSTRUCTIONS. THE EXTERIOR INTAKE TO BE COVERED WITH A CORROSION RESISTANT SCREEN OF 1/4" MESH MAY DRAW AIR FROM A PROPERLY VENTED ATTIC OR CRAWLSPACE. THE INTERIOR OUTLET MAY BE LOCATED AT THE BACK OR SIDES OF THE FIREPLACE CHAMBER OR WITH IN 24" OF FIREBOX ON OR NEAR THE FLOOR. THE INTERIOR AIR OUTLET SHALL BE CLOSABLE AND DESIGNED TO STOP BURNING MATERIAL FROM DROPPING INTO A CONCEALED COMBUSTIBLE SPACE. EXTERIOR AIR INTAKES SHALL BE INSTALLED BELOW THE LEVEL OF THE BASE OF THE FIREBOX WHEN THE INTERIOR AIR INLET IS INSTALLED INSIDE THE FIREPLACE CHAMBER.

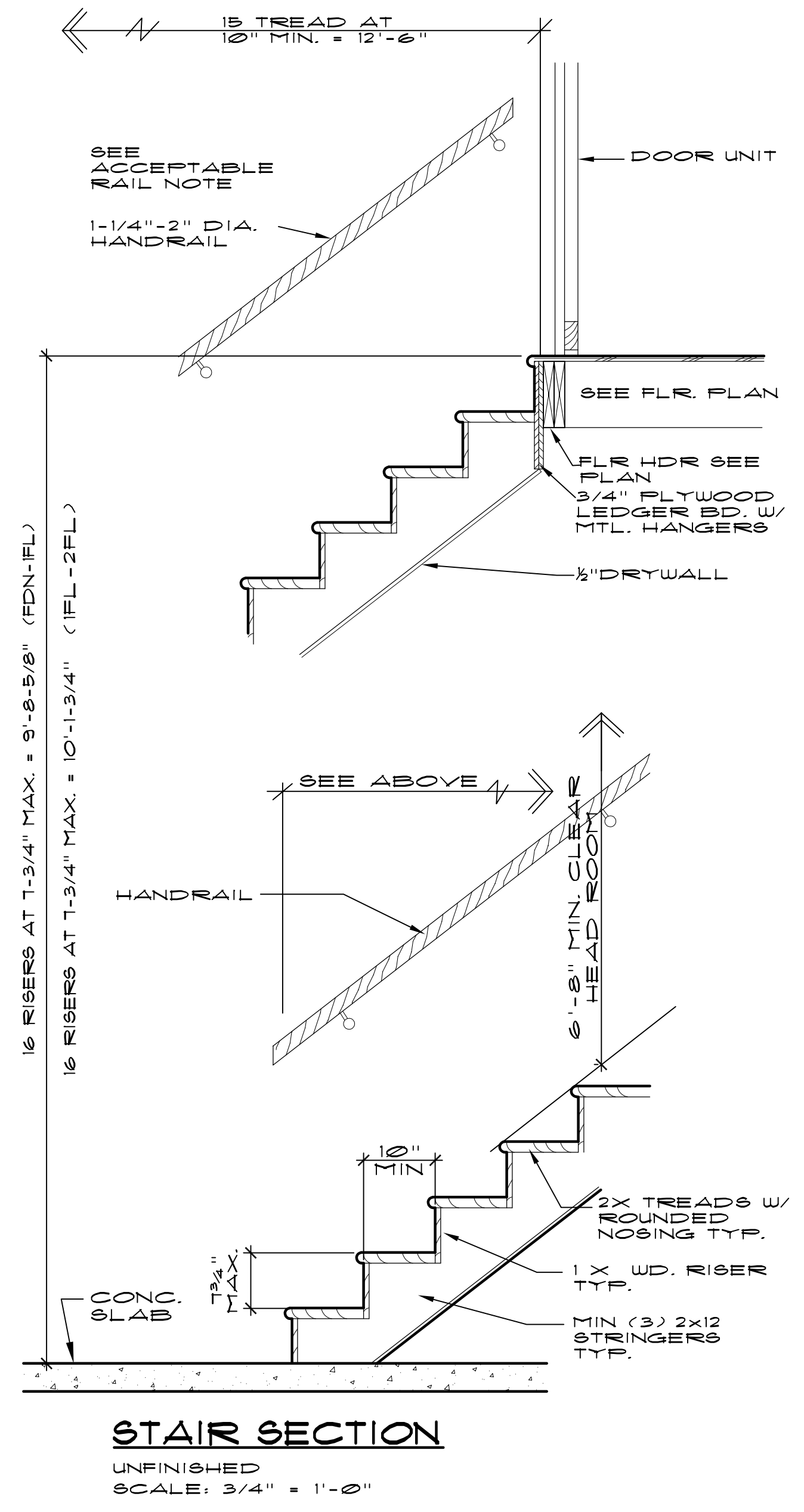
FIRESTOP IS REQUIRED AT ALL CEILING LINES AND ATTIC SPACES BY USE OF 1/2" TYPE "X" DRYWALL, 3/4" PLYWOOD OR 22 GA. SHEET METAL.

ALL SPECIFICATION NOT SHOWN IN SECTIONS TO BE 2009 IRC R1001-R1003

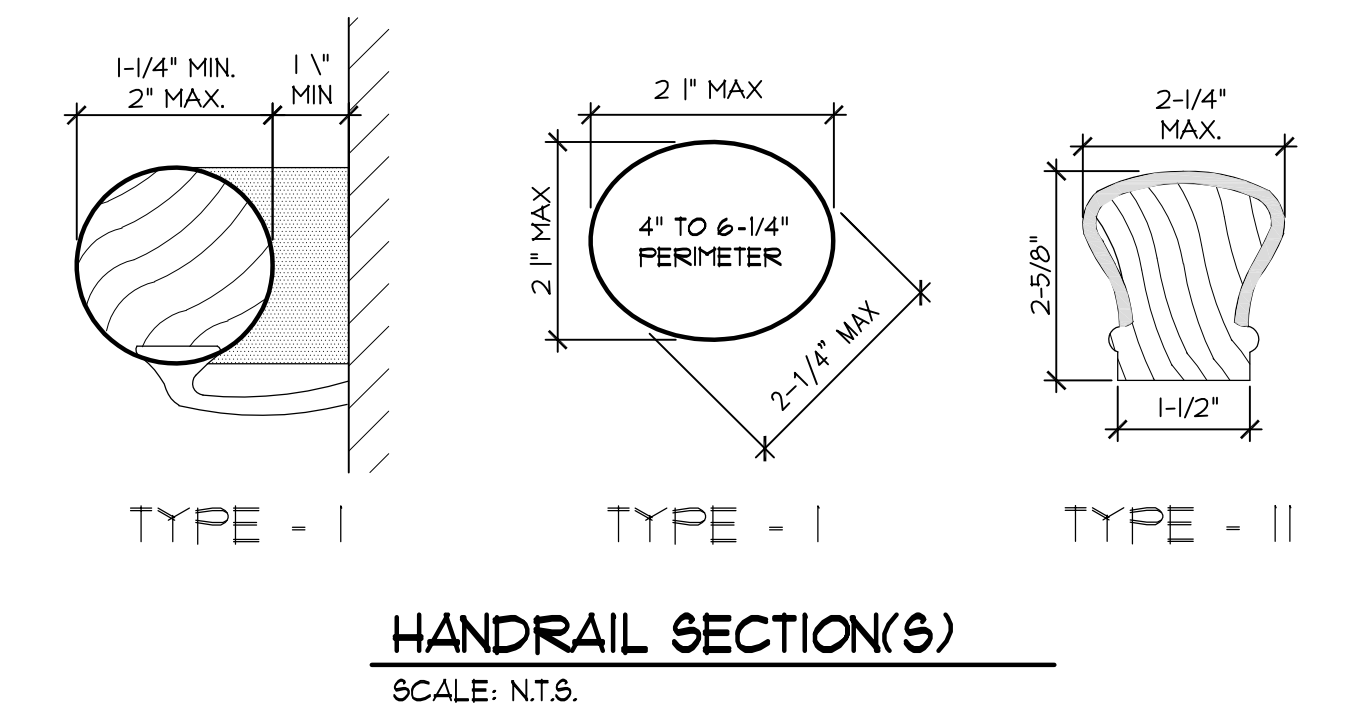
FACTORY BUILT CHIMNEYS MUST BE LISTED PER UL103

PRE-FAB FIREPLACE MAKE
HEATILATOR OR EQU.

PRE-FAB FIREPLACE MODEL
CALIBER 4236 OR EQU.



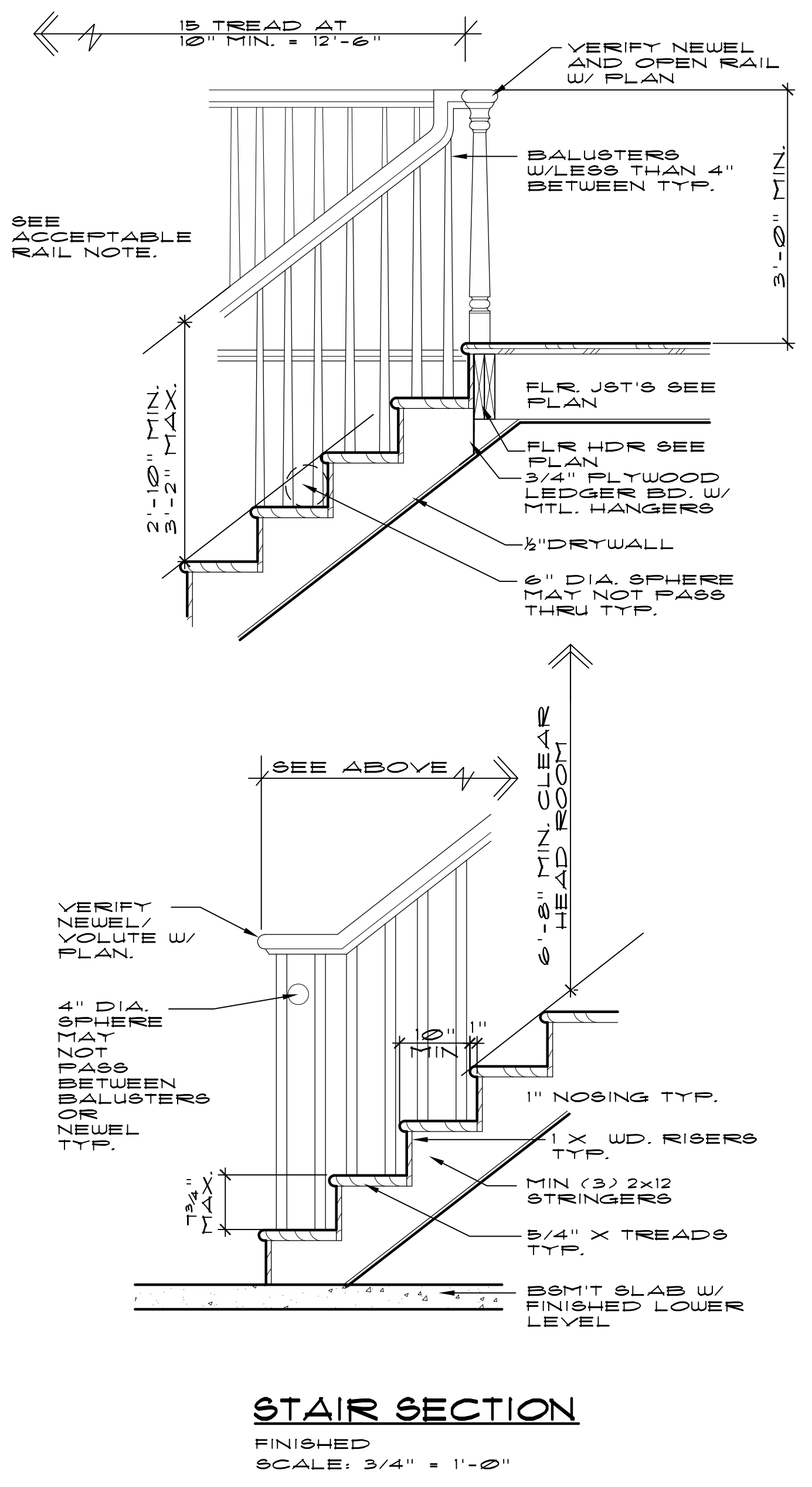
STAIR SECTION UNFINISHED
SCALE: 3/4" = 1'-0"



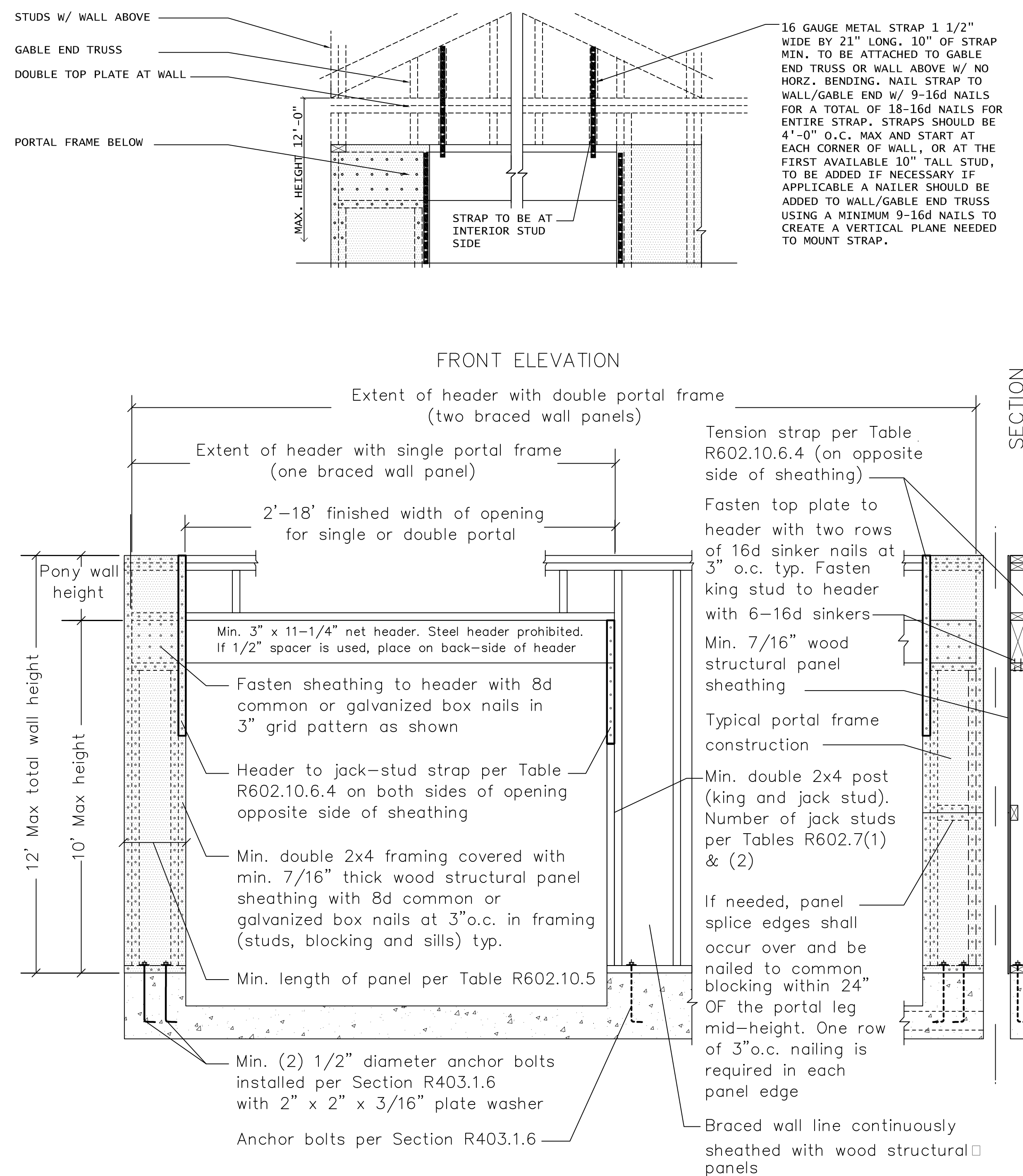
NOTE: PER 311.2 THE REQUIRED CONTINUOUS HANDRAIL MUST TERMINATE AT A NEWEL OR RETURN TO THE WALL / SAFETY TERMINAL.

ACCEPTABLE RAIL PROFILES
TYPE I HANDRAILS SHALL MEET EITHER:
A) CIRCULAR CROSS SECTION WITH MINIMUM DIAMETER OF 1-1/4" BUT NOT MORE THAN 2".
B) NON-CIRCULAR PERIMETER DIMENSION 4" ≥ 6 1/4" WITH A CROSS SECTION NOT MORE THAN 2 1/4".

TYPE II HANDRAILS SHALL MEET:
A) PERIMETER SURFACE < 6 1/4" SHALL PROVIDE A GRASPABLE FINGER RECESS AREA ON BOTH SIDES OF THE PROFILE. BEGINNING NOT MORE THAN 3/4" FROM THE TALLEST PORTION WITH A MIN DEPTH OF 5/16" WITHIN 1/8" OF THE WIDEST PORTION OF THE PROFILE. THIS REQUIRED DEPTH SHALL CONTINUE FOR NOT LESS THAN 3/8" TO A LEVEL THAT IS NOT LESS THAN 1 3/4" BLW THE TALLEST PORTION OF THE PROFILE.
B) THE WIDTH OF THE HANDRAIL ABOVE THE RECESS SHALL BE NOT LESS THAN 1 1/4" AND NOT MORE THAN 2 3/4".

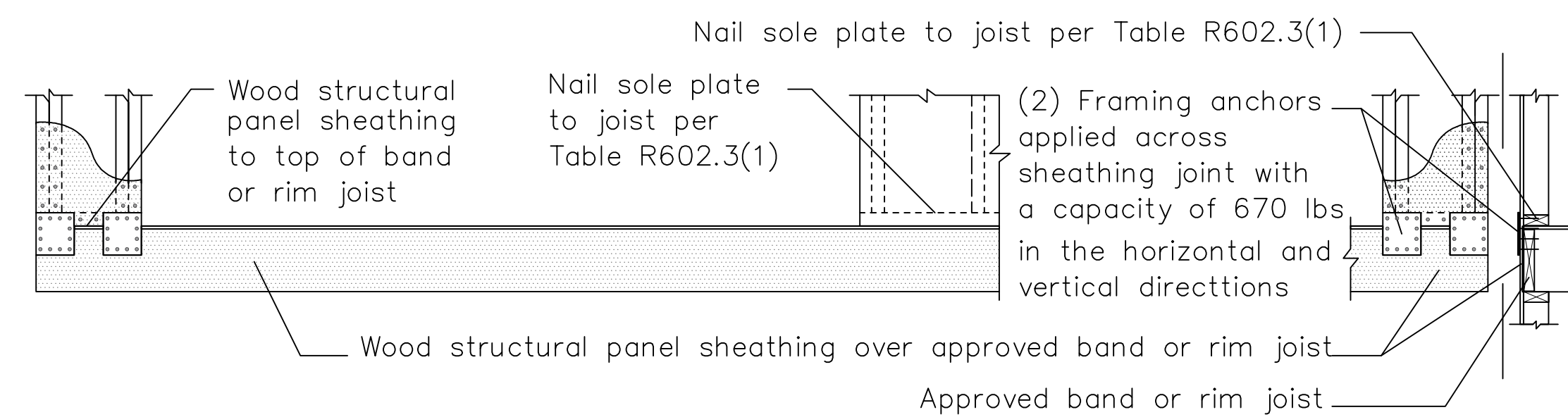


STAIR SECTION FINISHED
SCALE: 3/4" = 1'-0"



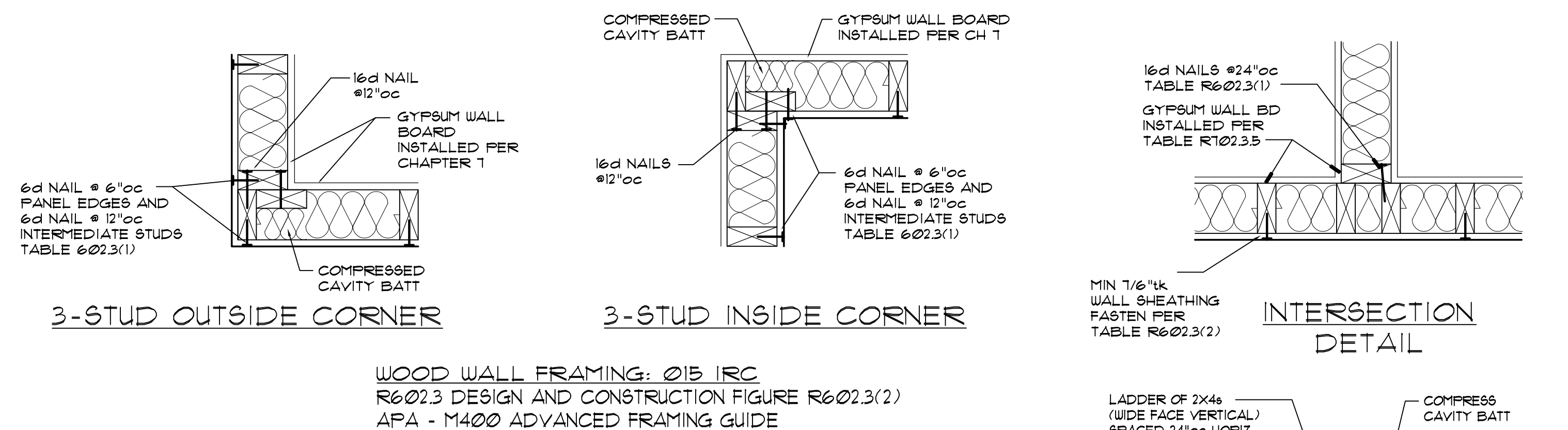
CS-PF OVER CONCRETE OR MASONRY BLOCK FOUNDATION

2015 IRC METHOD CS-PF / FIGURE R602.10.6.4

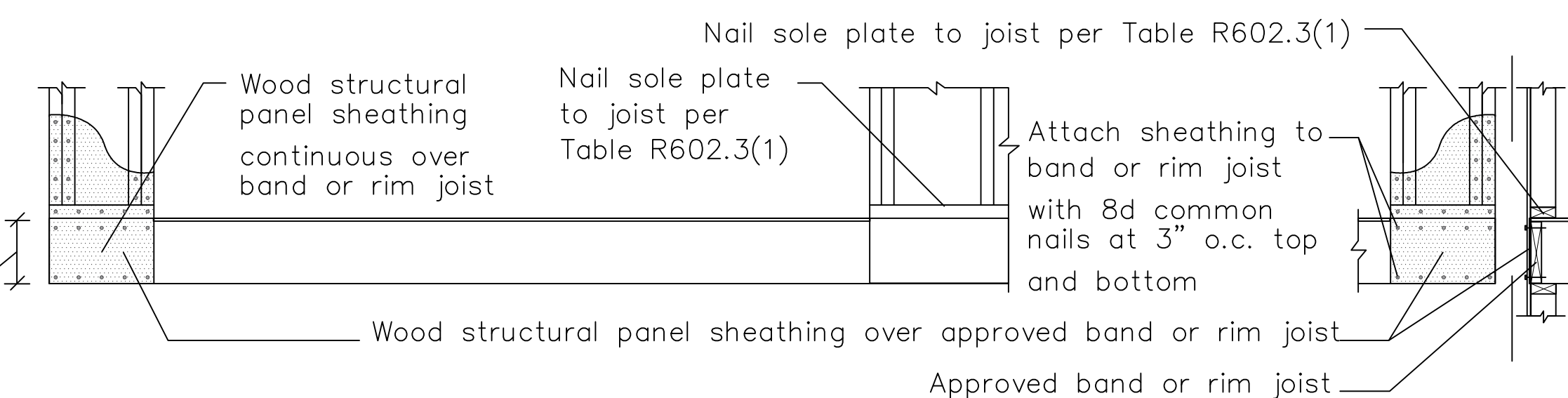
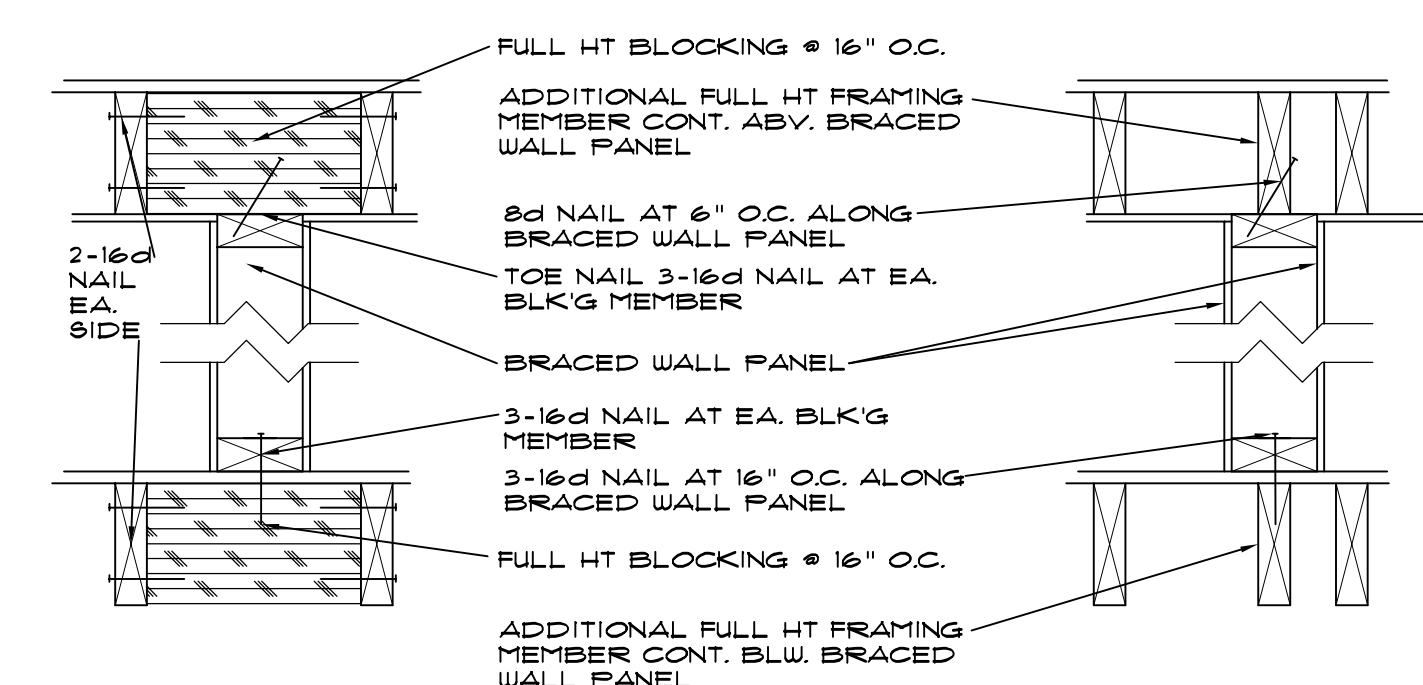
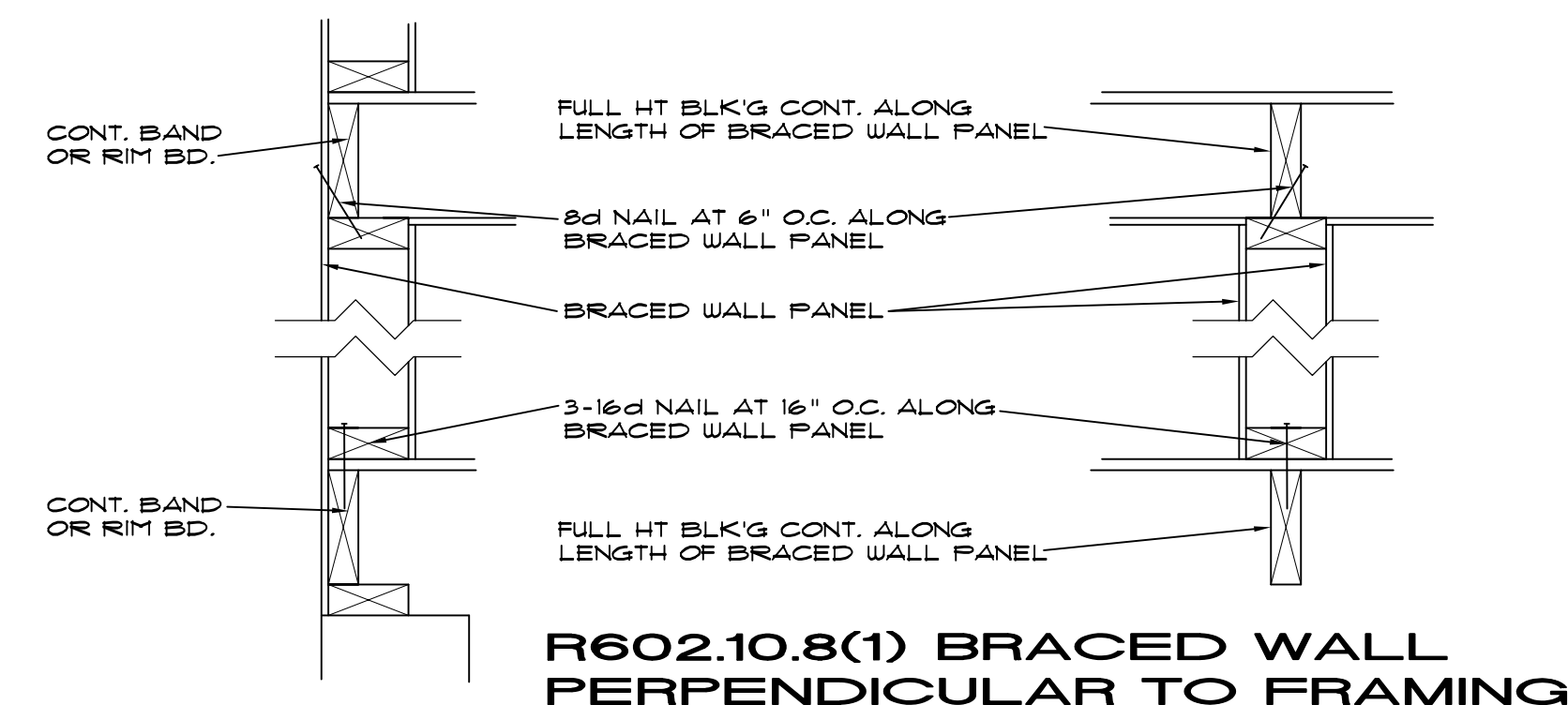
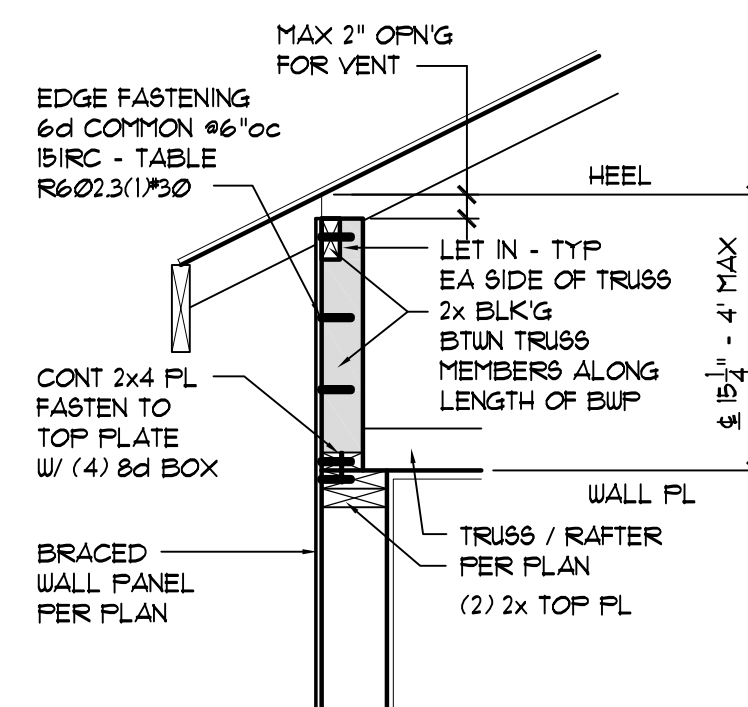
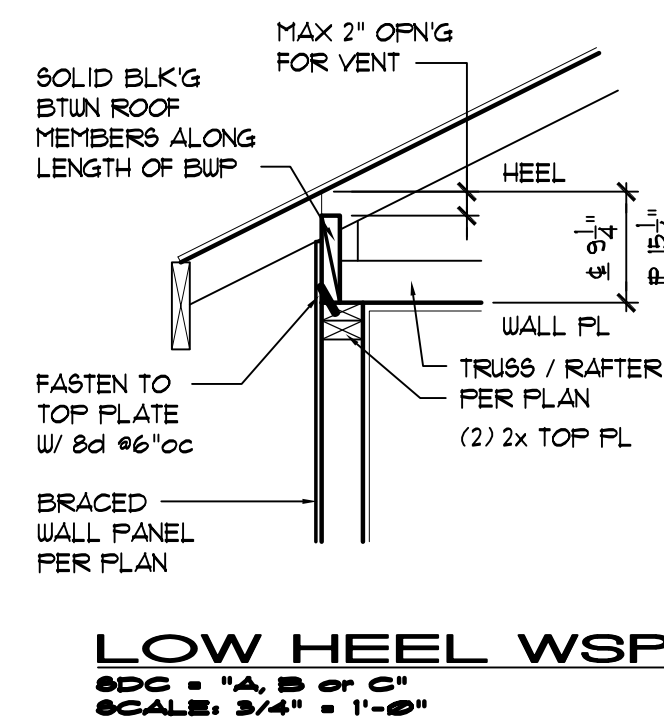
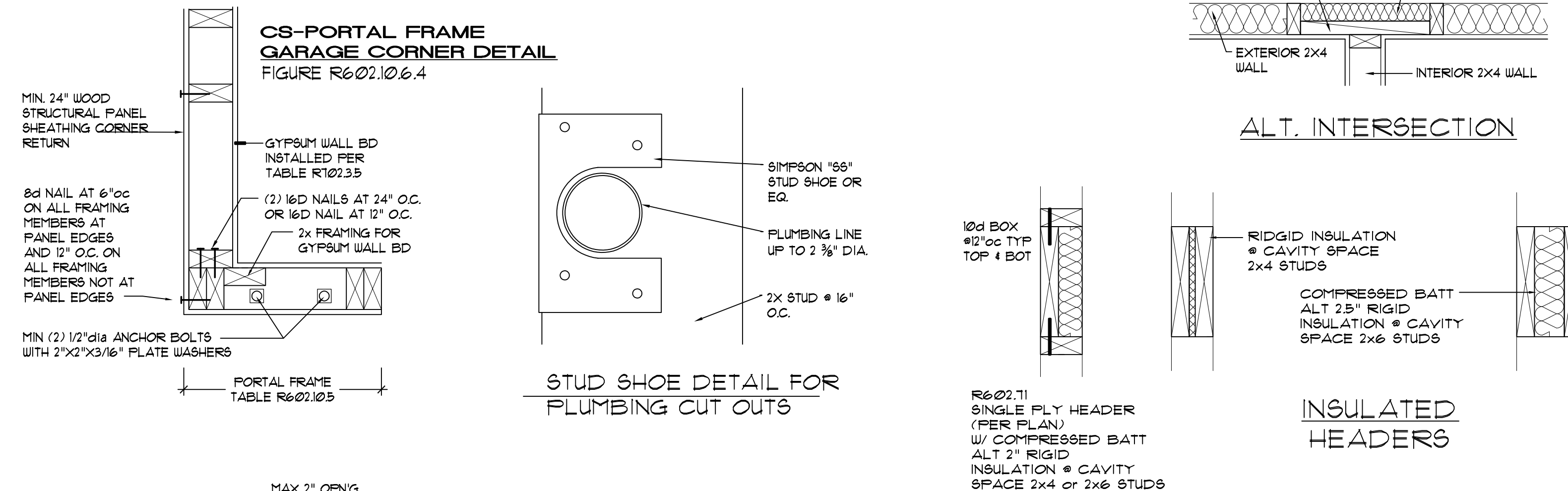


CS-PF OVER RAISED WOOD FLOOR – FRAMING ANCHOR OPTION

(When portal sheathing does not lap over band or rim joist)



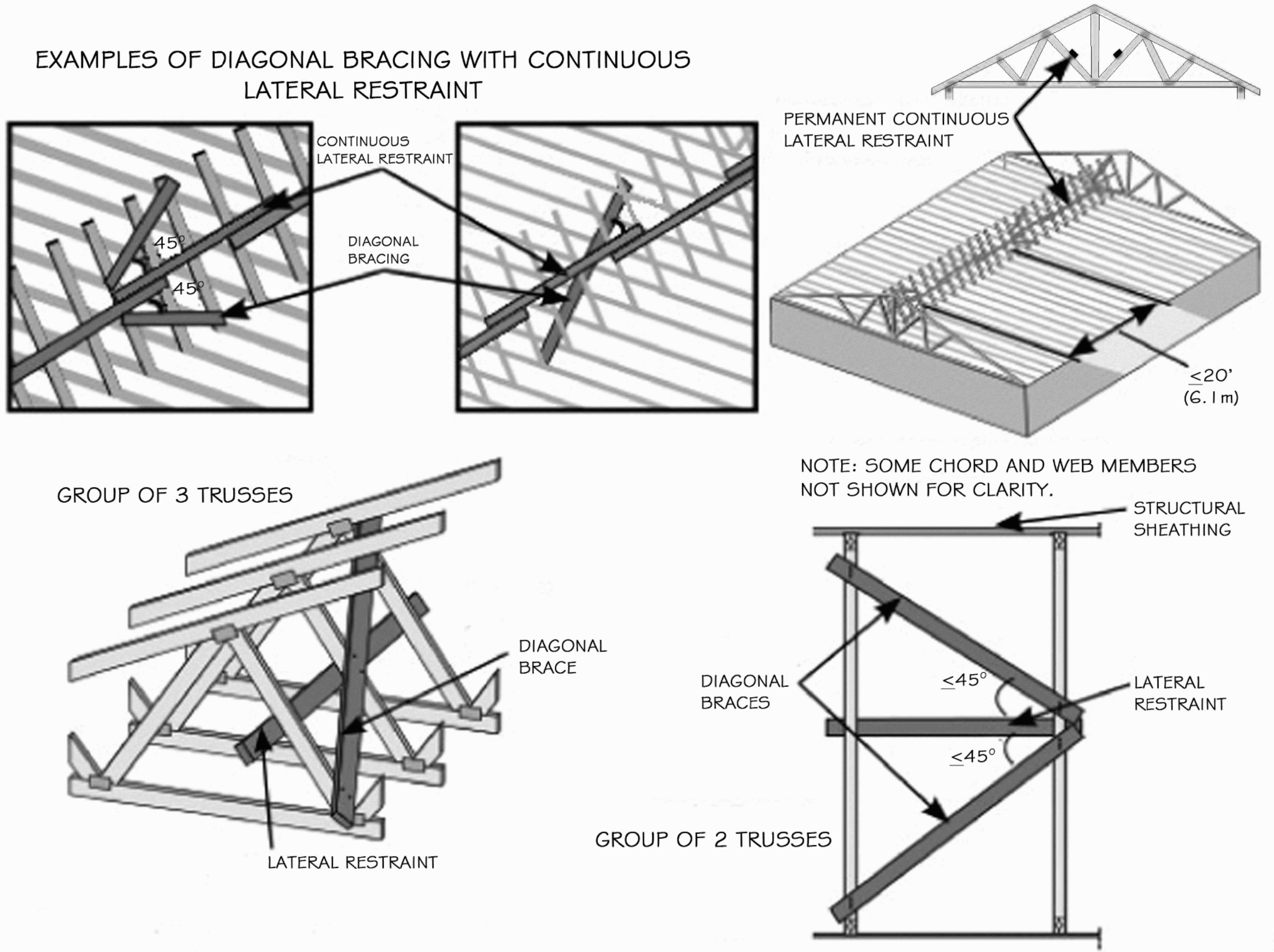
WOOD WALL FRAMING: 015 IRC
R602.3 DESIGN AND CONSTRUCTION FIGURE R602.3(2)
APA - M400 ADVANCED FRAMING GUIDE



CS-PF OVER RAISED WOOD FLOOR – OVERLAP OPTION

(When portal sheathing laps over band or rim joist)

EXAMPLES OF DIAGONAL BRACING WITH CONTINUOUS LATERAL RESTRAINT



PERMANENT BRACING FOR THE WEB MEMBER PLANE

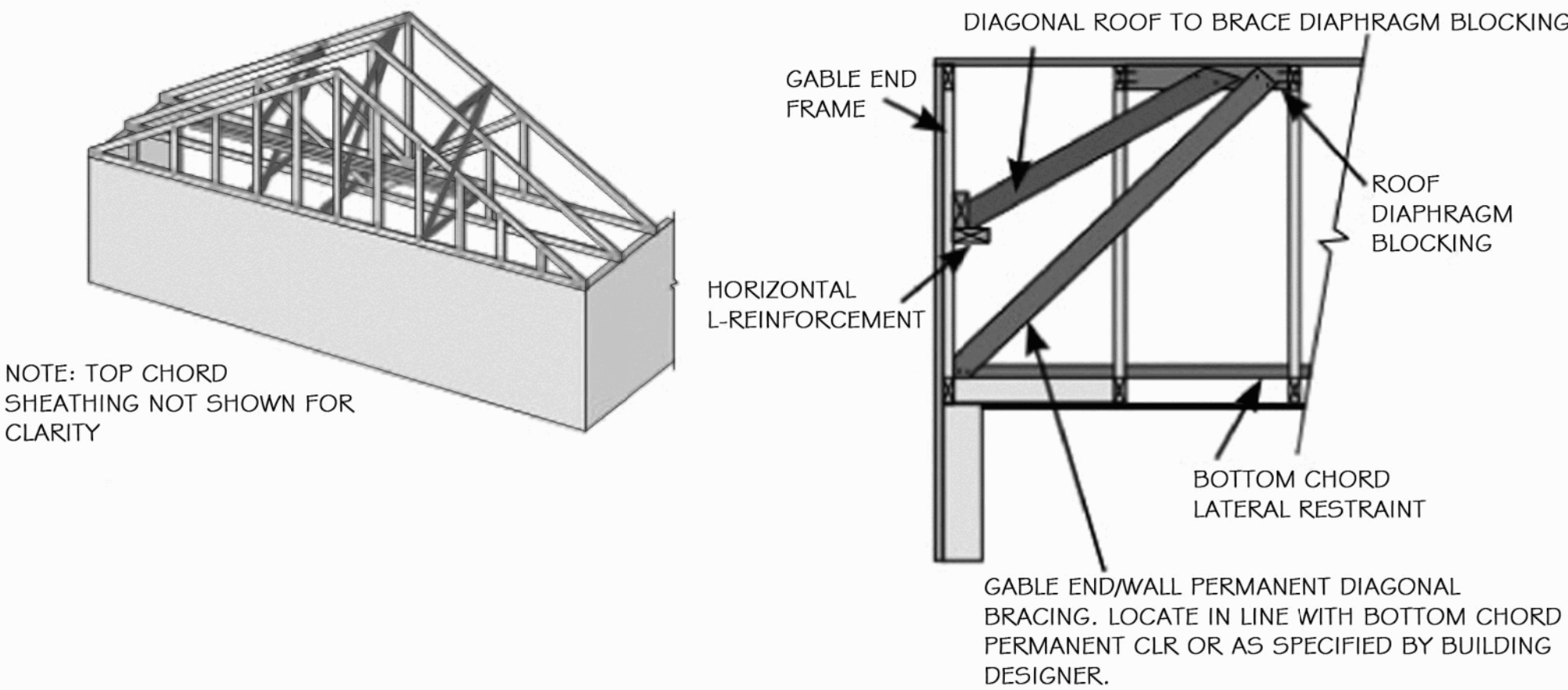
WEB MEMBER PERMANENT BRACING COLLECTS AND TRANSFERS BUCKLING RESTRAINT FORCES AND/OR LATERAL LOADS FROM WIND AND SEISMIC FORCES. THE SAME BRACING CAN OFTEN BE USED FOR BOTH FUNCTIONS.

INDIVIDUAL WEB MEMBER PERMANENT RESTRAINT & BRACING.

- CHECK THE TDD (TRUSS DESIGN DRAWING) TO DETERMINE WHICH WEB MEMBERS (IF ANY) REQUIRE RESTRAINT TO RESIST BUCKLING.
- RESTRAIN & BRACE WITH CONTINUOUS LATERAL RESTRAINT AND DIAGONAL BRACING.

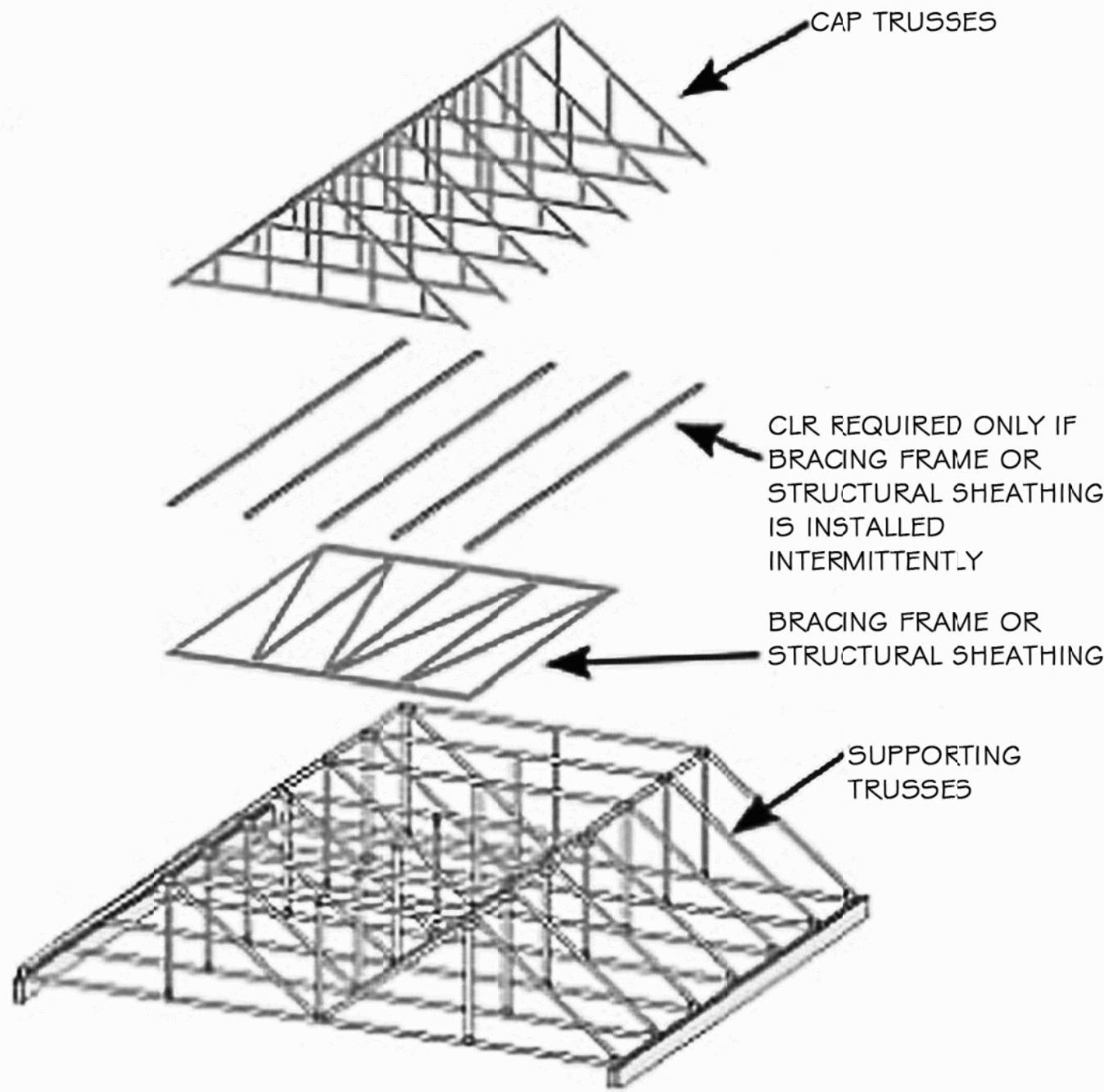
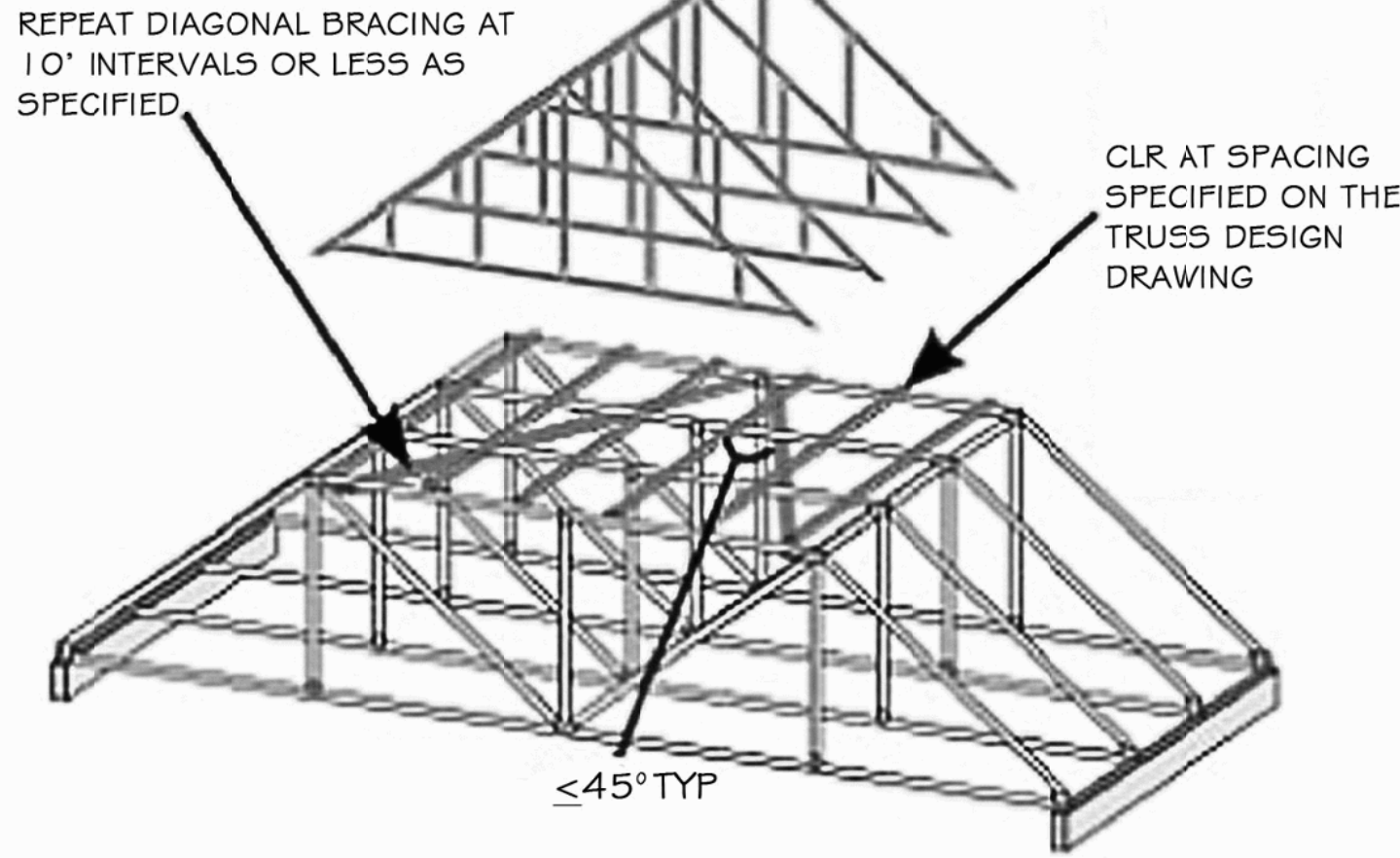
CONTINUOUS LATERAL RESTRAINT (CLR) & DIAGONAL BRACING

- ATTACH THE CLR AT THE LOCATIONS SHOWN ON THE TDD.
- INSTALL THE DIAGONAL BRACING AT APPROXIMATELY 45° TO THE CLR AND EXTEND FROM THE TOP CHORD TO THE BOTTOM CHORD, ATTACHING TO EACH WEB THAT IT CROSSES. REPEAT EVERY 20' OR LESS. PLEASE THOROUGHLY CHECK ALL CONSTRUCTION DOCUMENTS AS CLOSER SPACING MAY BE REQUIRED.
- LATERAL RESTRAINT AND DIAGONAL BRACING CAN ALSO BE USED WITH SMALL GROUPS OF TRUSSES (i.e., THREE OR LESS). ATTACH THE LATERAL RESTRAINT & DIAGONAL BRACE TO EACH WEB MEMBER THAT THEY CROSS.



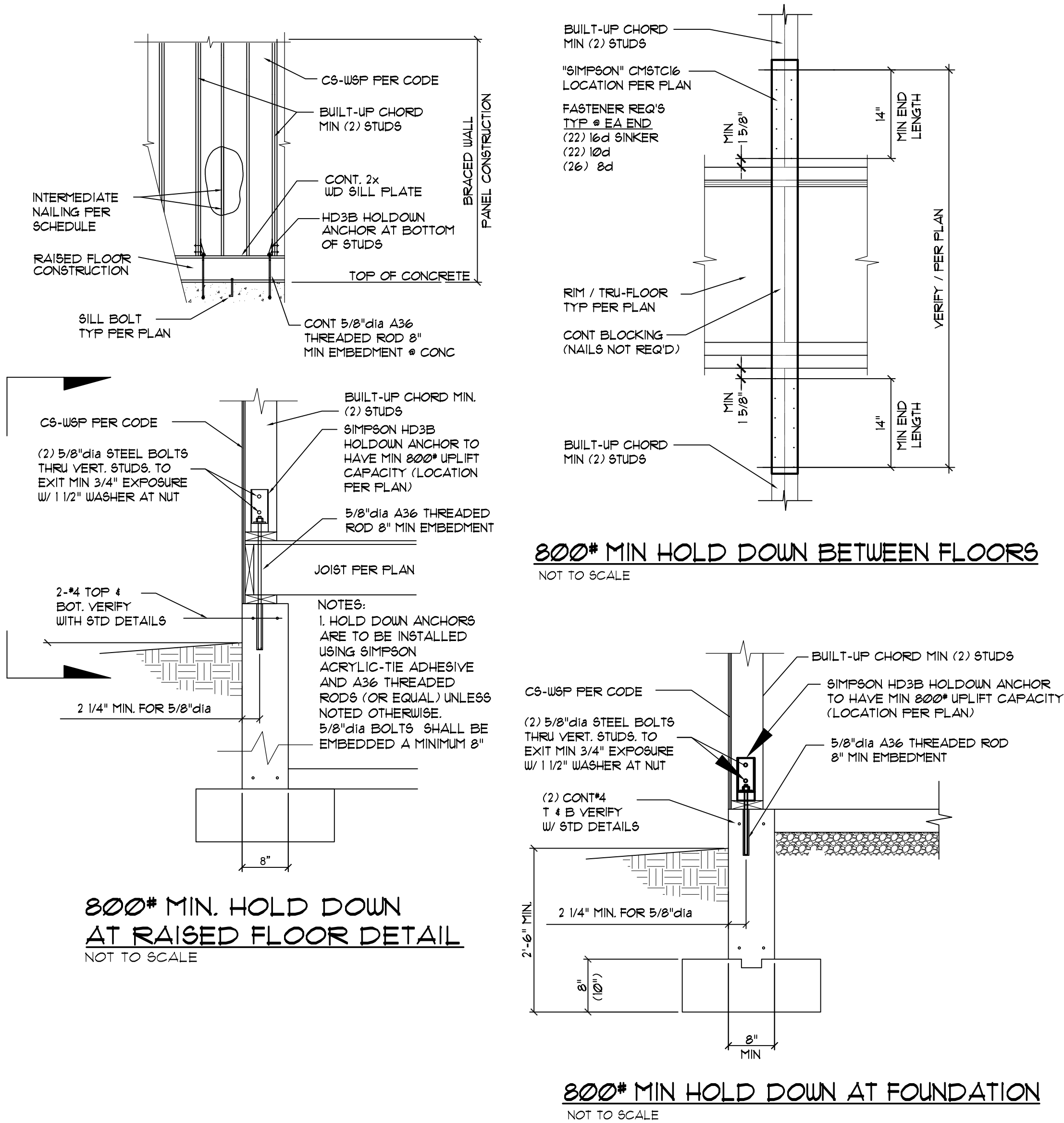
WEB MEMBER PLANE PERMANENT BUILDING STABILITY BRACING TO TRANSFER WIND & SEISMIC FORCES.

- THE WEB MEMBER RESTRAINT OR REINFORCEMENT SPECIFIED ON A TDD IS REQUIRED TO RESIST BUCKLING DUE TO AXIAL FORCES CAUSED BY THE IN-PLAIN LOADS APPLIED TO THE TRUSS. ADDITIONAL RESTRAINT AND BRACING IS TYPICALLY REQUIRED TO TRANSFER LATERAL FORCES DUE TO WIND AND/OR SEISMIC. THIS RESTRAINT AND BRACING IS TYPICALLY SPECIFIED BY THE BUILDING DESIGNER.
- SOME TRUSS DESIGNERS PROVIDE GENERAL DESIGN TABLES AND DETAILS TO ASSIST THE BUILDING DESIGNER IN DETERMINING THE BRACING REQUIRED TO TRANSFER LATERAL LOADS DUE TO WIND AND/OR SEISMIC FORCE FROM THE GABLE END FRAME INTO THE ROOF AND/OR CEILING DIAPHRAGM.



PERMANENT RESTRAINT/ BRACING FOR THE TOP CHORD IN A PIGGYBACK ASSEMBLY.

- PROVIDE RESTRAINT AND BRACING BY:
 - USING ROWS OF 2X4 STRESS-GRADED LUMBER CLR AND DIAGONAL BRACING, OR
 - CONNECTING THE CLR INTO THE ROOF DIAPHRAGM, OR
 - ADDING STRUCTURAL SHEATHING OR BRACING FRAMES, OR
 - SOME OTHER EQUIVALENT MEANS.
- REFER TO THE TDD FOR THE MAXIMUM ASSUMED SPACING FOR ATTACHING THE LATERAL RESTRAINT TO THE TOP CHORD OF THE SUPPORTING TRUSS.
- THE TDD PROVIDES THE ASSUMED THICKNESS OF THE RESTRAINT AND MINIMUM CONNECTION REQUIREMENTS BETWEEN THE CAP AND THE SUPPORTING TRUSS OR RESTRAINT.
- IF DIAGONAL BRACING IS USED TO RESTRAIN THE CLR(S), REPEAT AT 10' INTERVALS OR AS SPECIFIED. PLEASE THOROUGHLY CHECK ALL CONSTRUCTION DOCUMENTS AS CLOSER SPACING MAY BE REQUIRED.



ENERGY EFFICIENCY

TABLE N1102.4.1.1 (402.4.1.1) AIR BARRIER AND INSULATION INSTALLATION		
COMPONENT	AIR BARRIER CRITERIA	INSULATION INSTALLATION CRITERIA
General requirements	A continuous air barrier shall be installed in the building envelope. The exterior thermal envelope contains a continuous air barrier. Breaks or joints in the air barrier shall be sealed.	Air permeable insulation shall not be used as a sealing material.
Ceiling/attic	The air barrier in any dropped ceiling/soffit shall be aligned with the insulation and any gaps in the air barrier sealed. Access openings, drop down stairs or knee wall doors to unconditioned attic spaces shall be sealed.	The insulation in any dropped ceiling/soffit shall be aligned with the air barrier.
Walls	The junction of the foundation and sill plate shall be sealed. The junction of the top plate and the top of exterior walls shall be sealed. Knee walls shall be sealed.	Cavities within corners and headers of frame walls shall be insulated by completely filling the cavity with a material having a thermal resistance of R-3 per inch minimum. Exterior thermal envelope insulation for framed walls shall be installed in substantial contact and continuous alignment with the air barrier.
Windows, skylights and doors	The space between window/door jams and framing, and skylights and framing shall be sealed.	
Rim joists	Rim joists shall include the air barrier.	Rim joists shall be insulated.
Floors (including above garage and cantilevered floors)	The air barrier shall be installed at any exposed edge of insulation.	Floor framing cavity insulation shall be installed to maintain permanent contact with the underside of subfloor decking, or floor framing cavity insulation shall be permitted to be in contact with the top side of sheathing, or continuous insulation installed on the underside of floor framing; and extends from the bottom to the top of all perimeter floor framing members.
Crawl space walls	Exposed earth in unvented crawl spaces shall be covered with a Class I vapor retarder with overlapping joints taped.	Where provided instead of floor insulation, insulation shall be permanently attached to the crawl space walls.
Shafts, penetrations	Duct shafts, utility penetrations, and flue shafts opening to exterior or unconditioned space shall be sealed.	
Narrow cavities		Batts in narrow cavities shall be cut to fit, or narrow cavities shall be filled by insulation that on installation readily conforms to the available cavity space.
Garage separation	Air sealing shall be provided between the garage and conditioned spaces.	
Recessed lighting	Recessed light fixtures installed in the building thermal envelope shall be sealed to the drywall.	Recessed light fixtures installed in the building thermal envelope shall be air tight and IC rated.
Plumbing and wiring		Batt insulation shall be cut neatly to fit around wiring and plumbing in exterior walls, or insulation that on installation readily conforms to available space shall extend behind piping and wiring.
Shower/tub on exterior wall	The air barrier installed at exterior walls adjacent to showers and tubs shall separate them from the showers and tubs.	Exterior walls adjacent to showers and tubs shall be insulated.
Electrical/phone box on exterior walls	The air barrier shall be installed behind electrical or communication boxes or air-sealed boxes shall be installed.	
HVAC register boots	HVAC register boots that penetrate building thermal envelope shall be sealed to the subfloor or drywall.	
Concealed sprinklers	When required to be sealed, concealed fire sprinklers shall only be sealed in a manner that is recommended by the manufacturer. Caulking or other adhesive sealants shall not be used to fill voids between fire sprinkler cover plates and walls or ceilings.	

a. In addition, inspection of log walls shall be in accordance with the provisions of ICC 400.



Whitney Kelly <wkelly@crevecoeurmo.gov>

#2 Chaminade Dr.

Judy Meador <judy@sbmon.com>
To: wkelly@crevecoeurmo.gov

Thu, Jan 7, 2021 at 5:16 PM

I have no problem with allowing the 40 foot setback rather than the 50 foot required.

Judy Meador

[123 South Spoeede Road](#)

314-567-1232

314-650-6057 (cell)

Attachment: Public Comment (2 Chaminade Dr Front-Yard Variance)



**APPLICATION TO THE BOARD OF ADJUSTMENT
VARIANCE REQUEST FOR THE PROPERTY AT 432 GRAESER ROAD TO
ALLOW FOR A COVERED REAR YARD DECK AT 15 FEET RATHER THAN
THE REQUIRED 30 FOOT REAR YEAR SETBACK
FOR THE B SINGLE FAMILY DISTRICT**

FOR THE MEETING OF: Thursday, January 21, 2021

SUBJECT PROPERTY LOCATION: 432 Graeser Road, zoned B Single Family Residential District

REQUEST: Haresh and Parneeta Bhatia, homeowners of 432 Graeser Road, Creve Coeur, MO 63141, have submitted an application to allow for a new covered deck within the rear yard setback, where the existing home and lot are pre-existing, non-conforming, and home was built 15 feet from the rear yard. Section 405.260(E)(4)(e) of the B Single Family Residential Zoning District requires a minimum rear yard of 30 feet. The proposed deck will maintain the existing building setback. Section 405.610.D, Nonconformities within Setback Lines, of the City of Creve Coeur Zoning Ordinance states that no such alterations to non-conforming structures are allowed.

ADDITIONAL INFORMATION: The subject property is a pre-existing non-conforming flag lot that has a lot width of 30 Feet along Graeser Road, where the minimum lot width required is 100 feet. The property then extends 163.88 feet to where it widens to a width of 201.67 feet. The existing home was built in 1986 diagonally on the lot with the southwest corner 15.64 feet from the rear lot line. The property owners would like add a new covered deck to the rear of the home, within the non-conforming setback that will be 15.29 feet from the rear property line.

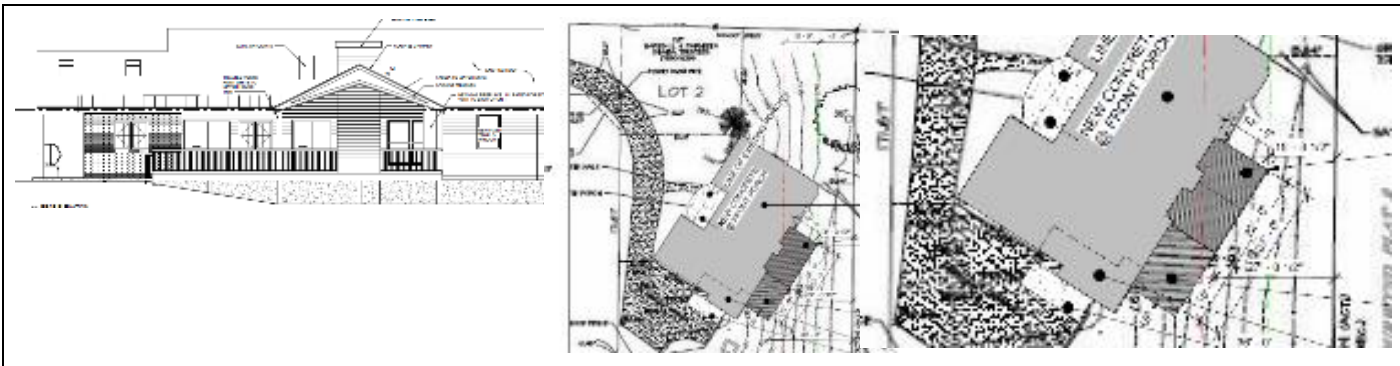
Key Issues:

- Degree of variance
- Impact to neighborhood
- Property versus owner hardship

Zoning Code References

- Section 405.250: A Single-Family Residential District
- Section 405.630 Yard Regulations
- Section 405.610: Non-conformities
- Section 405.1040: Board of Adjustment
- Section 405.1110: Variances and Appeals

APPLICANT/ PROPERTY OWNER: Haresh and Parneeta Bhatia
432 Graeser Road
Creve Coeur, MO 63141



REPORT PREPARED BY: Whitney Kelly, AICP, City Planner

DATE: 1/11/2021

ATTACHMENTS: Applicant's Materials submitted December 15, 2020
Public Comment

The Applicants are seeking a variance from the rear yard setback to allow a new covered patio to be built on the existing home. The existing home was built in 1986 on a non-conforming flag lot, approximately 15.64 feet from the rear yard setback. Section 405.260(E)(4)(e) of the B Single Family Residential Zoning District requires a minimum rear yard of 30 feet. The proposal includes a 14' by 22' covered patio, with a 15-foot uncovered deck area to the rear of the home, with a new gas fireplace. Due to the configuration of the home on the lot, the proposed deck would largely maintain the existing setback of the home at 15.29 feet from the rear property line.



Figure 1: Close-up of the proposed site plan. The red line indicates the 30 foot rear yard setback and the green line is the existing 15 foot setback.

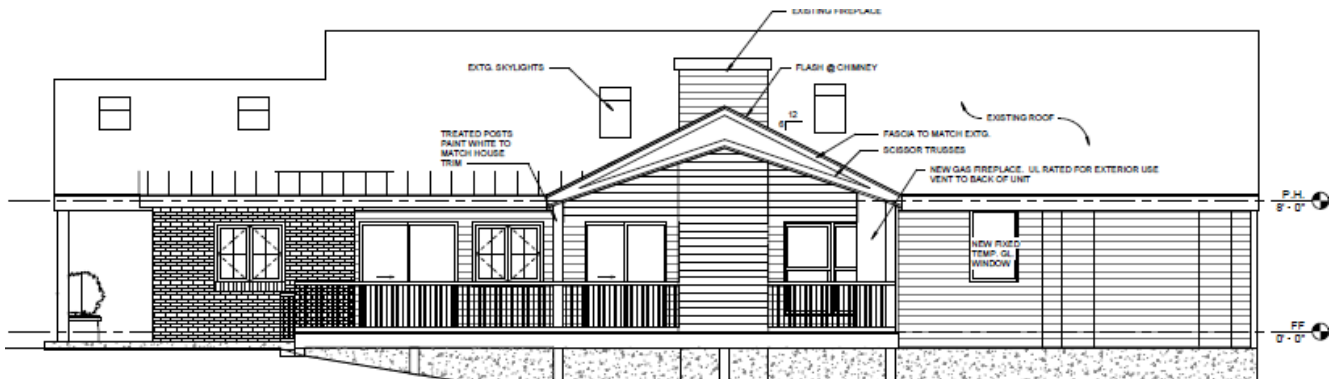


Figure 2: Proposed rear elevation

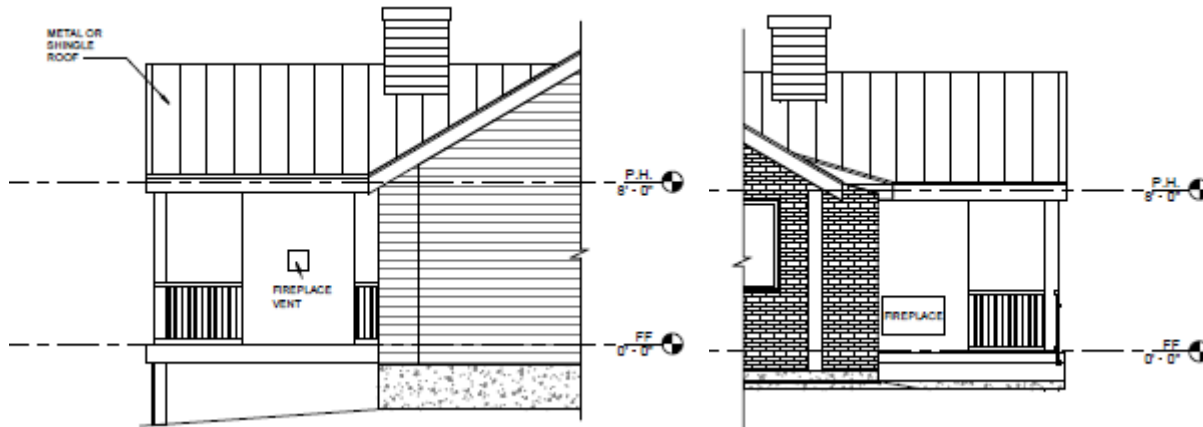


Figure 3: Proposed North Elevation (on the left) and South Elevation (on the right) of the Deck Addition

Any structural modification to non-conforming structures requires a variance, per Section 405.610B.2 *Repair, alterations*. Any such structure described in Subsection (B)(1) above may be maintained, repaired or remodeled; provided however, that no such maintenance, repair or remodeling shall either create any additional non-conformity or increase the degree of existing non-conformity of all or any part of such structure.

Further, Section 405.610. D. *Non-Conformities Within Setback Lines*, states that:

In addition to the provisions of Section 405.240 regulating setbacks, the following regulations shall apply to those non-conformities located within prescribed setback lines from the rights-of-way of public or approved private streets and highways.

1. *Projection of existing structures into required setbacks. No structure shall be constructed, reconstructed or structurally altered in such a manner as to project into the area prescribed as a setback from a public or approved private street or as established by this Chapter.*

LAND USE AND ZONING OF SURROUNDING PROPERTIES

The adjacent zoning and land uses are as follows:

DIRECTION	USE	ZONED	SEPARATED BY
North	Residence	B Single Family Residential	NA
South	Residence	B Single Family Residential	NA
East	Residence	B Single Family Residential	NA
West	Residence	B Single Family Residential	Partially Graeser Road

STAFF ANALYSIS

Performing an analysis of a variance appeal primarily requires a six-part examination of the facts, as required by Section 405.1100, *Criteria for Variances, Generally*, of the Zoning Ordinance. To wit:

1. **The variance requested arises from a condition which is unique to the property in question and which is not ordinarily found in the same zoning district;**

The subject property is a pre-existing, non-conforming lot. The front yard is defined under Section 405.120 as the length of the property line of any lot along any street it borders. Therefore, the rear property line is the opposite of the front yard. The existing home was built in 1986 diagonally on the lot with the southwest corner 15.64 feet from the rear lot line, where the rear yard setback is 30 feet. This property is unusual in that

such flag lots are no longer allowed, and in having a rear yard setback line located on the residence, which is not ordinarily found in the same zoning district.

2. The variance requested is because of a unique hardship not created by the applicant nor the owner of the property;

The non-conformity of the lot and the placement of the home were in no way created by the applicant. It is, however, their decision to modify the house and increase the degree of the non-conformity within the setback. However, they are maintaining the existing building setback, and it is likely that any individuals looking to upgrade a house under these circumstances would require a variance to proceed.

3. The granting of the variance shall not adversely affect adjacent property owners or residents;

Whether or not the allowance of a home to encroach into the setback represents an adverse impact upon adjacent property owners or residents is fairly debatable. The proposed improvements do not bring the house significantly closer to the north property line (15.64 feet versus 15.29 but they do increase the structure within the non-conforming setback area to the east. However, it is unlikely that the average viewer will perceive a negative impact due to the existing orientation of the home, and the unusual lot configuration. Whether or not this enlargement represents an adverse impact upon adjacent property owners or residents is fairly debatable.

4. The strict application of the provisions of the Zoning Ordinance from which a variance is requested, will cause severe practical difficulty or extreme hardship for the property owner represented in the application;

It is fairly debatable if maintaining the existing home would represent severe practical difficulty or extreme hardship given that they would still have the ability to make interior modifications, and some limited structural expansion without a variance and non-structural changes to any part of the exterior of the home. The question before the Board, under this criterion, is whether or not the inability to fully exercise the design of the proposed covered deck represents an extreme hardship. The Applicants are maintaining the existing setback, and any structural modifications to the home would likely require a variance.

5. The variance desired will not adversely affect the public health, safety, order, convenience, or general welfare of the community, and

Nothing in the request will affect the public health, safety, order, convenience, or general welfare of the community.

6. Granting the variance desired will not violate the general spirit and intent of this Chapter.

Certainly, the City has enjoyed the benefits of significant private investments in the existing housing stock; much of it made possible by the large lots that afford most houses plenty of "room to grow." In many prior applications, the root of the problem is that the house does not have "room to grow" because either the lot is non-conforming for size and/or the house was built to a standard that does not conform with City's current zoning. In fact, it is probable that the particular section of the ordinance under scrutiny here (Section 405.610) was created to force the eventual remediation or removal of structures that do not have this room to grow. On the other hand, it is not in the City's best interest to impose restrictions that ultimately lead to unattractive or inefficient building design as this diminishes the attractiveness of the neighborhoods to the real estate market. In other words, if a complete replacement of the house is not foreseeable, then the next closest action to the spirit and intent of the Zoning Code is to allow changes that improve the house such as in these circumstances, even if they do not improve a non-conforming site condition (rear yard setback in this case).

Additional Criteria for Non-Use Variances

In addition to the above, Section 405.1110.E. *Criteria for Area Variances*, states that an applicant for an area variance must meet the following criteria:

- 1. By reason of exceptional narrowness, shallowness or shape of the specific piece of property, or where by reason of exceptional topographical conditions or other extraordinary or exceptional circumstances that the strict application of the terms of the zoning regulations actually create a**

hardship to the property in a manner dissimilar to that of other similarly situated property in the zoning district in which it is located.

The subject property is unique as the irregular shape and the placement of the existing home on the site exceed the rear yard setback which limits the ability of the owners to fully improve the structure as proposed. The angle of house on the lot does not allow for a rear deck off of the main living space without the need for a variance.

2. Granting the variance would not result in the diversion of additional stormwater that would adversely affect adjacent property.

The lot was originally and appropriately graded to accommodate a home. The City's stormwater regulations, under Chapter 425, require on-site mitigation to capture the proposed increase in runoff. The permitting process requires the submittal of stormwater management plan to be reviewed in greater detail as part of the construction permit process to ensure the effects on neighboring properties are minimized.

ACTION

Following its deliberation, the Board of Adjustment may vote to in favor or against a motion to approve the request. Pursuant to Section 405.1110 of the Zoning Code, approval of a variance requires written findings of fact supporting the specified variance criteria. In order to make the vote on the application clear, an affirmative motion should be made and members can vote to approve or disapprove that motion. An example motion for the requested variance to the front-yard setback would be:

"I move to approve a variance as requested to allow for a covered deck within the rear-yard setback for the property addressed as 432 Graeser Road, where the required rear yard setback in the B Single-family Residential District is 30 feet, based upon a positive finding that:

1. The variance requested arises from a condition which is unique to the property in question and which is not ordinarily found elsewhere in the same zoning district;
2. The variance requested is because of a unique hardship not created by the Applicant nor the owner of the property;
3. The granting of the variance will not adversely affect adjacent property owners or residents;
4. The strict application of the front-yard setback will cause severe practical difficulty and extreme hardship for the property owner represented in the application;
5. The proposed addition will not adversely affect the public health, safety, order, convenience or general welfare of the community;
6. Granting the setback variances will not violate the general spirit and intent of this Chapter;
7. By reason of the change of setbacks after construction, the strict application of the setback requirements actually creates a hardship to the property in a manner dissimilar to that of other similarly situated property in the zoning district; and,
8. Granting the variance will not result in the diversion of additional stormwater that would adversely affect adjacent property."

If the Board wishes to modify the application or add specific conditions of approval, they should do so by separate motion, prior to voting on the overall approval for each variance.

After the Board reaches a final decision regarding the request, a follow-up motion directing Staff to prepare and authorizing the Chair to execute the Findings of Fact and Conclusions of Law should be made. An example of such motion is:

"I move to direct Staff to prepare and authorize the Chair of the Board of Adjustment to execute Findings of Fact and Conclusions of Law regarding the variance requested for 432 Graeser Road based upon the testimony received and the deliberations of the Board on this application, as decided on January 21, 2021."

APPENDIX 1: COMPREHENSIVE PLAN

Included and attached by reference. See body of report for specific excerpts.

APPENDIX 2: ZONING CODE

Included and attached by reference. See body of report for specific excerpts.

APPENDIX 3: AERIAL PHOTO



City Limits

Parcels

January 4, 2021



Prepared By

HORNER SHIFRIN

city
of**CREVE COEUR**

File # _____

300 North New Ballas Road • Creve Coeur, Missouri 63141
 (314) 872-2500/872-2501 • Fax (314) 872-2505 • Relay MO 1-800-735-2966
 www.creve-coeur.org

BOARD OF ADJUSTMENT APPLICATION
NON-USE VARIANCE

Applicant:	Applicant's Representative (if applicable):
Haresh & Parneeta Bhatia	
Name	Name
Company (If Applicable)	Company (If Applicable)
432 Graeser	
Address	Address
Creve Coeur, Missouri 63141	
Address	Address
Telephone # 314-814-0806	Telephone #
Fax #	Fax #
Email: vrbbhatias@gmail.com	Email:

APPLICANT: Architect _____ Engineer _____ Contractor _____ Agent _____ Owner **X**

The undersigned hereby requests to be placed on the Agenda for the Board of Adjustment meeting at 4:00 P.M. on Thursday, JANUARY 21, 20 21.

Applicant's Signature

Applicant's Representative's Signature

12/09/2020

Date

Date

Submittal Checklist

- Two (2) checks, \$50.00 filing fee & \$250.00 non-refundable escrow
- Four (4) sets of signed and sealed plans (Folded to a size no larger than 11"x14") for the improvements necessary for the proposed use
- Written Justification
- Electronic copy of all submitted documents

Jason Jaggi, AICP, Director of Community Development
 Whitney Kelly, AICP, City Planner
 Jessica Stutte, Administrative Assistant (872-2501)

Updated 12/2020

Attachment: B of Adjust application and docs. 12-9-2020. 432 Graeser (432 Graeser Road Rear Yard Variance)

INSTRUCTIONS: Complete all of the following sections to the best of your ability. Provide additional materials as needed such as supplemental pages, diagrams, plans, or photographs. Please consult with Planning Division staff (314-872-2501) if you have any questions.

1. I request a variance so that the following may be built or installed on the property (attach building plans, landscape plans, surveys, etc. showing before and after conditions on the property):
 1. 22x14 covered deck off of the main living area .
 2. 14 square feet of a 15x12 uncovered deck and steps (the majority of this uncovered deck falls within the existing setback) on rear of house.
(The house is built 15' off of the rear property line. We are requesting that the deck also be allowed to be built within 15' of the rear property line.)
2. In support of my request, I offer the following:
 - Unique physical characteristics of the property (creek, steep slope, lot shape, etc.):
This lot is a flag lot and the house is rotated on the lot. The grade of the rear yard outside of the family room doesn't allow for enjoyment of the back yard without a deck. Until now the outdoor living space has been located next to the driveway which is not ideal for entertaining and is not accessible from the main living space.
There is a full line of trees that exist between our back yard neighbors. These evergreen trees were planted and are maintained by homeowner. See photos of back yard, these photos were taken on Dec. 8, 2020 and the trees are still full and green.
 - Unique non-physical characteristics of the property (location, access, history, etc.):
We have lived in this home since 2004 and would like to stay here but would like to create a connection from the main living space to an outdoor space (covered deck) that would provide extended living space that would be conducive to entertaining. Up until now we have hung out next to the driveway on a small concrete pad.
 - Any other differences between the Subject Property and other properties in the surrounding area which would warrant different treatment of the Subject Property:
The flag lot and the angle that the house was placed on the property does not allow for a proper deck in the back of the house. House is already built at 15' from the rear property boundary line. We are requesting that the deck be allowed to also be 15' from the rear property boundary line.
 - Current uses and structures on the property:
Single family one-story home with 2-car garage.

3. Explain why the zoning laws unfairly burden the property compared to the other properties around it:
 Angle of house on the lot does not allow for a rear deck off of the main living space within the current setback.
4. Do you believe the problems described above hurt the market value of the property compared to similar properties in the area and, if so, what can you offer as evidence that this is true?
 Yes, I believe that at this time home is more important than ever and being able to have a functional outdoor space that is connected to the main living area to entertain family and friends is of utmost importance in a re-sale environment.
5. Assuming the variance is approved, describe the potential effects or impacts on neighboring properties:
 Minimal to none. There is a large buffer of evergreen trees between this house and the one behind it.
6. Assuming the variance is approved, describe any utilities or City and emergency services that will have to be added to or upgraded as a result?
 none
7. Assuming the variance is approved, describe how much additional traffic will be created on the property and in the surrounding area as a result:
 none

8. Assuming the variance is approved, describe any additional street access or parking that will be needed:

none

9. Zoning district in which the property is located: B

10. Size of the lot (total square feet or acres): .57 acres or 24,829 SF

11. Please provide any other information in support of this request (on a separate sheet if needed):

GRANT'S SUBDIVISION

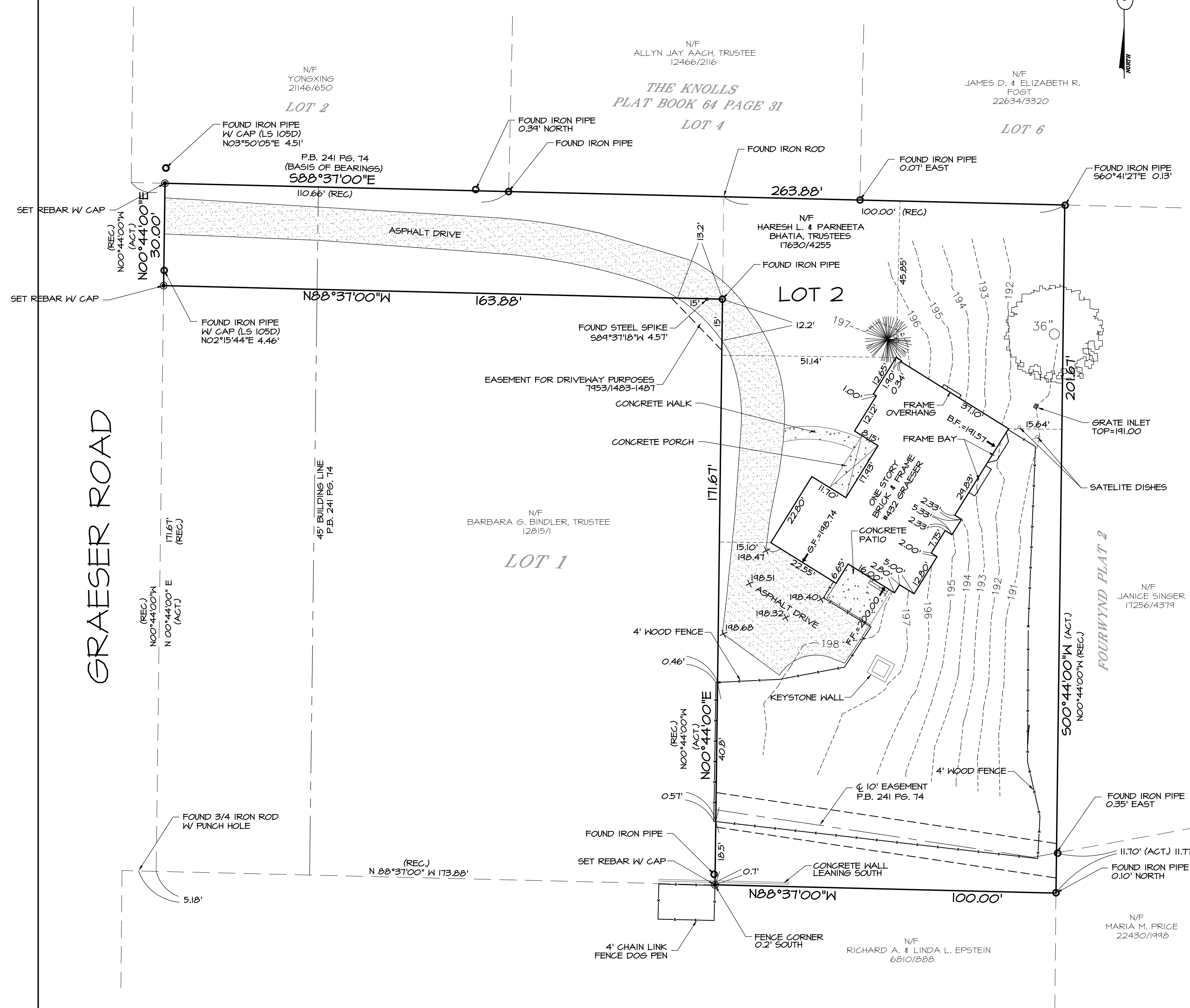
PLAT BOOK 241 PAGE 74

GRAPHIC SCALE



(IN FEET)
1 inch = 20 ft.

N
0
0
E



AT THE REQUEST OF HARESH BHATIA, DURING THE MONTH OF OCTOBER, 2017, SURVEYING SOLUTIONS, LLC HAS COMPLETED A PARTIAL TOPOGRAPHIC SURVEY ON LOT 2 OF GRANT'S SUBDIVISION AS RECORDED IN PLAT BOOK 241 PAGE 74, ST. LOUIS COUNTY RECORDS. THE RESULTS OF SAID TOPOGRAPHIC SURVEY ARE SHOWN HEREON; AN ELEVATION OF 200.00 WAS ASSUMED ON THE FINISH FLOOR OF THE EXISTING RESIDENCE.

SURVEYING SOLUTIONS, LLD DID NOT PERFORM A BOUNDARY SURVEY ON THIS PROPERTY. ALL BOUNDARY SURVEY INFORMATION SHOWN IS PER A SURVEY COMPLETED BY SITE DEVELOPMENT ENGINEERING, INC. IN FEBRUARY OF 2004.

SURVEYING SOLUTIONS, LLC

MICHAEL A. SCHUKNECHT, P.L.S.
MISSOURI CERT. NO. L.S. 2303

SURVEYING SOLUTIONS, LLC

L-2008031329
1346 MONTEVALE COURT
FENTON, MISSOURI 63026
PHONE: 636-305-9607

GRANT'S SUBDIVISION LOT 2

DATE : 10/11/17

JOB NO. : 2017-0079

DRAWN BY : MAS

CHECKED BY :

SCALE : 1" = 20'

PARTIAL TOPOGRAPHIC SURVEY

REV. :

SHEET :

1 OF 1

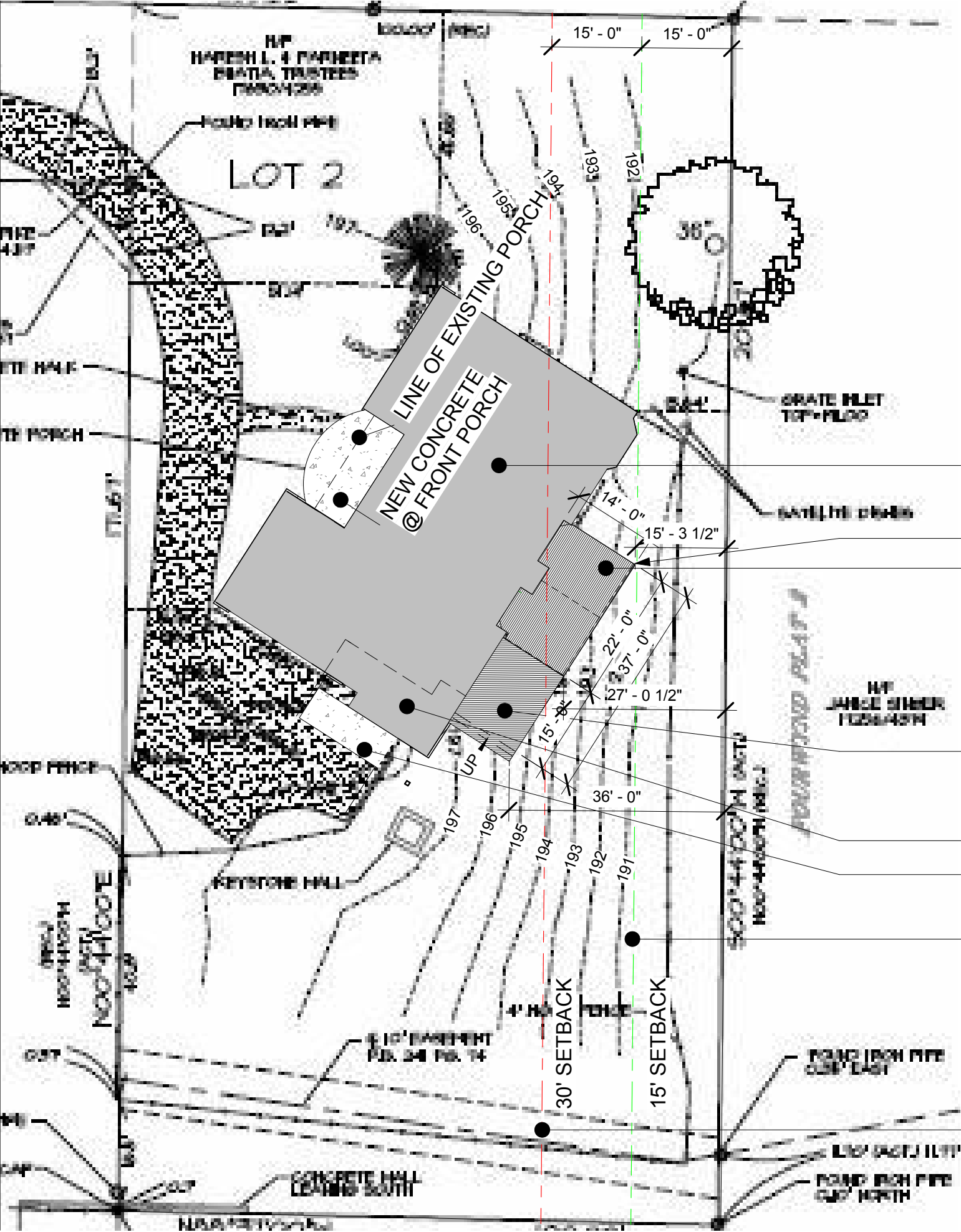
LOT COVERAGE PROPOSED:

EXISTING HOUSE	2606.00 SF
EXISTING DRIVEWAY	3705.00
FUTURE ADDITION	187.55
PROPOSED DECK	492.00
FUTURE ADDITIONAL CONCRETE AT WALKWAY	92.44
FUTURE ADDITIONAL CONCRETE @ FRONT PORCH	87.00
TOTAL COVERAGE	7170.00 SF

LOT COVERAGE ALLOWABLE:

.57 ACRES = 24829 SF X .35 = 8690.15 SF

PROPOSED DECK LOCATION ON PARTIAL SITE PLAN



15' REQUESTED SETBACK LINE
30' SETBACK LINE

- EXISTING HOUSE
- FFE @ DECK 199'-11"
- POTENTIAL COVERED DECK 22x14 WITH GAS FIREPLACE
- POTENTIAL UNCOVERED DECK 15x12
- FUTURE PROPOSED ADDITION
- FUTURE WALKWAY
- 15' REQUESTED SETBACK
- 30' EXISTING SETBACK

REVISIONS:

REDESIGN
ARCHITECTURE GROUP
205 CHESTERFIELD IND. BLVD.
CHESTERFIELD, MO 63005
636-448-8817
RHONDA LOGGIA, ARCHITECT
KATTIE CASEBOLT, ARCHITECT



HARESH & PARNEETA BHATIA
EXPANDED KITCHEN AND LAUNDRY ROOM
432 GRAESER RD.
CREVE COEUR, MO 63141

DATE:
12-9-2020

DRAWN BY:

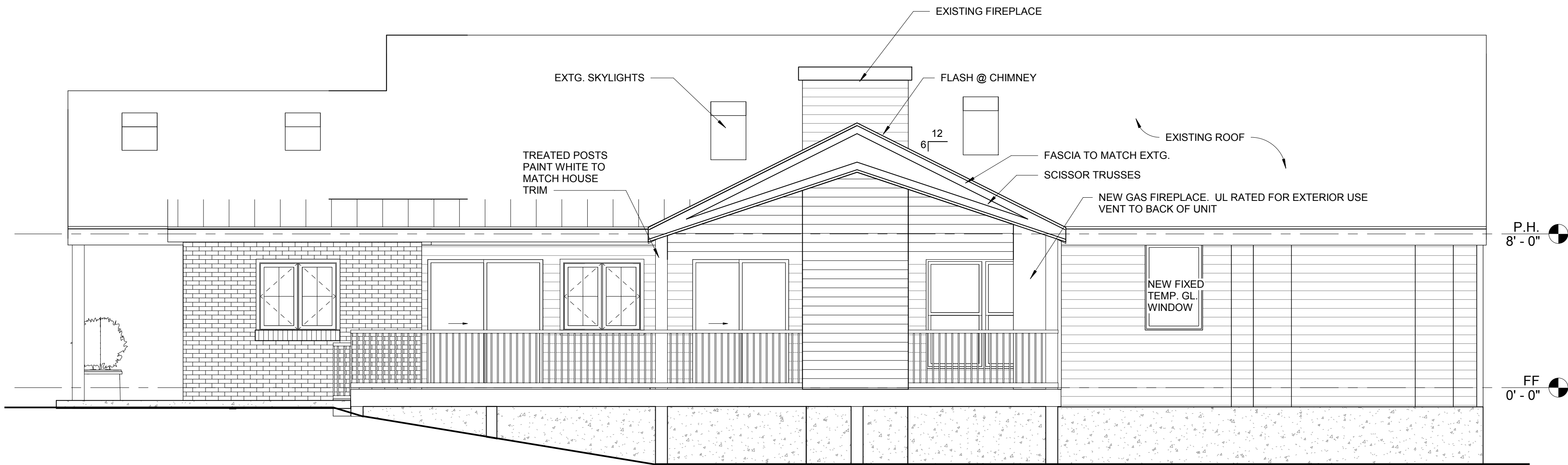
A-0

View of back yard, side yard, and driveway
from standing at Southwest corner of house.



← Standing here

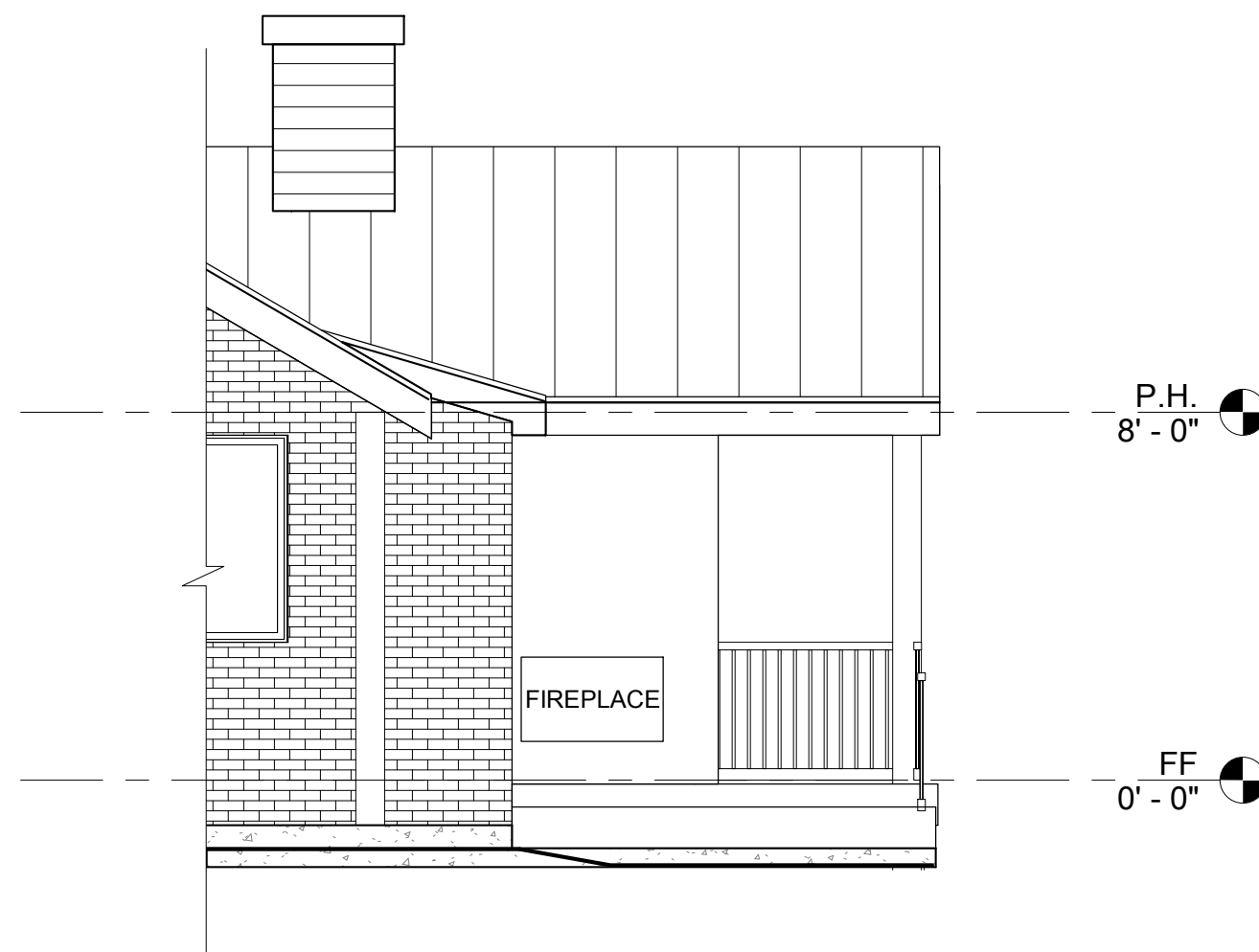




② REAR ELEVATION
1/4" = 1'-0"



① NORTH ELEVATION
1/4" = 1'-0"



③ SOUTH ELEVATION
1/4" = 1'-0"

REVISIONS:

205 CHESTERFIELD IND. BLVD.
CHESTERFIELD, MO 63005
636-448-8817
RHONDA LOGGIA, ARCHITECT
KATTIE CASEBOLT, ARCHITECT

REDESIGN
ARCHITECTURE GROUP



HARESH & PARNEETA BHATIA

EXPANDED KITCHEN AND LAUNDRY ROOM

432 GRAESER RD.
CREVE COEUR, MO 63141

Date 12-2-2020
Drawn by RL
Checked by KC

A-5

Scale 1/4" = 1'-0"



Whitney Kelly <wkelly@crevecoeurmo.gov>

432 Graeser Dr

1 message

Frank Payne <paynefl@gmail.com>
To: wkelly@crevecoeurmo.gov

Fri, Jan 8, 2021 at 3:07 PM

Dear Ms Kelly

I wanted to give my 2 cents worth on the addition of a deck on the rear of the house built on this flag lot. I think it is wrong to chip away at the integrity of the neighborhood by continuing to allow these houses to be built on flag lots.

Much like the one on 561 Graeser being built now, this seems to be just a money grab by the local government and a few developers with no concern for the homes around them. With that being said it is also wrong to punish the buyers of these homes and tell them that because the houses were wedged in they cannot enjoy the outdoors around them.

I say why stop now? let them build the deck.

Of course, I am not directly behind them and would defer to what the owners of 465 Fourwynd would prefer.

Thanks for your time
Stay Healthy

Frank Payne
425 Fourwynd Dr

Attachment: Public Comment (432 Graeser Road Rear Yard Variance)