



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

May 19, 2022

4:00 PM

City Council Chamber

I. CALL TO ORDER

Mr. Glen Wilen (Chair)
Mr. James Kostelc
Mr. Robert Mooney
Mr. Martin Satz
Mr. Arnold Mayersohn (Alternate)
Ms. Dana Connon (Alternate)

Mr. Carl Lumley, City Attorney
Mr. Jason Jaggi, AICP, Director of Community Development
Ms. Bethany L. Moore, City Planner
Ms. Megan Waller, Administrative Supervisor/Recording Secretary

Pursuant to Section 610.022 RSMO, the Board of Adjustment 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 confidential or privileged communications with the City Attorney as provided under Section 610.021(1)RSMO or other matters as permitted by Chapter 610.

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.

II. ADDITIONS TO-ACCEPTANCE OF THE AGENDA

III. APPROVAL OF MINUTES

1. April 21, 2022 Board of Adjustment Draft Meeting Minutes

IV. NEW BUSINESS

1. Application #22-602: Variance Request for the Corner Property at 602 Rue De Fleur Drive to Allow a New Single-Family Residence to Encroach 19 Feet, 7 Inches into the Required 50 Foot Front Yard Setback Along Rue De Fleur Drive and 16 Feet, 6 Inches into the Required 50 Foot Front Yard Setback Along Mason Manor Road

Alex Bartelsmeyer, of McKelvey Homes, LLC, has submitted an application for two front yard setback variances for a corner lot at 602 Rue de Fleur Drive in the "A" Single Family Residential Zoning District in order to build a new single-family residence. The proposed new single-family residence would be built approximately 19 feet, 7 inches into the required 50-foot front yard setback on the west side of the property bounded by Rue de Fleur Drive and approximately 16 feet, 6 inches into the required 50-foot front yard setback on the south side of the property bounded by Mason Manor Road. Section 405.250 of the Zoning Code establishes the required setbacks for all permitted uses in the "A" district.

V. OTHER BUSINESS

VI. ADJOURNMENT

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

April 21, 2022

4:00 PM

City Council Chamber

I. CALL TO ORDER

Robert Mooney	Board Member (Absent)
Martin Satz	Board Member (Absent)
Glenn Wilen	Chair
James Kostelc	Board Member
Arnold Mayersohn	Board Member
Dana Cannon	Board Member

The following staff were also present:

Stephanie Karr	Assistant City Attorney
Jason Jaggi	Director of Community Development
Bethany Moore	City Planner
Megan Waller	Administrative Supervisor/Recording Secretary

II. ADDITIONS TO-ACCEPTANCE OF THE AGENDA

Mr. Wilen made a motion to accept the agenda. Mr. Mayersohn Seconded. All in Favor

III. APPROVAL OF MINUTES

1. February 17, 2022 Board of Adjustment Draft Meeting Minutes

Mr. Mayersohn made a motion to approve the February 17th, 2022 minutes. Mr. Kostelc seconded. All in favor.

IV. NEW BUSINESS

1. Variance Request for the Property at 12334 Oak Hollow Drive to Allow for the Replacement of the Deck that Encroaches 15 Feet from the Rear-Yard Where the Required Rear Yard Setback is 30 Feet

Becky Johnson, property owner, has submitted an application for a new deck, to replace the existing deck that will be torn down at 12334 Oak Hollow Drive, to encroach into the rear yard 15 feet from the rear property line. Section 405.610(D)(1) states that 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.

Those speaking to the request were sworn in.

Ms. Becky Johnson, property owner at 12334 Oak Hollow Drive, presented photos of the deck attached to her home as it has stood since the home was built in 1984.

Ms. Johnson explained that she would like to keep the same footprint and design of the deck, but replace the wood deck with composite materials.

Attachment: 2022-04-21 Board of Adjustment DRAFT Minutes (April 21, 2022 Board of Adjustment DRAFT Meeting Minutes)

Mr. Kostelc stated that the photos show some repairs have already been made to the existing deck. He asked if the deck is currently in need of repair. Ms. Johnson stated that portions of the deck are rotting and that she would like to replace the wood with materials that require less maintenance.

Mr. Mayersohn asked if the footprint of the deck is changing. Ms. Johnson confirmed that the deck footprint will stay the same with different materials.

Bethany Moore, City Planner, stated that the applicant is requesting a variance for the deck in the rear yard setback. She explained that the property is part of Country Forest subdivision which is zoned B-RDD.

Ms. Moore stated that unless otherwise noted on the subdivision plat, the standards fall back to the underlying B zoning district per section 405.450. She explained that the original plat from 1972 shows a 20ft front yard setback, but does not indicate a reduced side or rear yard setback.

Ms. Moore stated that the B zoning district has a rear yard setback of 30ft and side yard setback of 15ft or 15 percent. She also stated that this is the fifth variance request in the Country Forest subdivision in the past three years because the reduced rear and side yard setbacks are not noted on the plat.

Ms. Moore stated that the plat approved in 1972 had reduced lot sizes to allow for large common areas. She explained that the home was built just over the 30ft setback at 26ft from the rear property line and the deck is 15ft from the rear property line.

Ms. Moore stated that the applicant is asking for approval of a variance to rebuild the deck with new materials in the same location and size as the current deck.

Ms. Moore stated that the house and lot are not unique in size or configuration to the subdivision, and that many of the houses were built in the same way. However; the lack of documentation of the setbacks on the plat has resulted in a number of non-conforming homes and requires any alteration to existing decks in the rear yard setbacks to need a variance.

Ms. Moore stated that the lack of documentation on the plat does create a hardship for property owners in Country Forest subdivision that other homes in B zoning do not face.

Ms. Moore explained that the granting of the variance does not adversely affect adjacent property owners or residents as the footprint of the deck will stay the same.

Ms. Moore stated that the strictness of the required rear yard setback would almost completely eliminate Ms. Johnson's ability to build a deck at all since the house sits in the setback.

Ms. Moore explained that the variance requested will not adversely affect the community.

Ms. Moore explained that granting the variance will not violate the general spirit or intent of the Chapter.

Ms. Moore stated that the variance would not result in diversion of additional storm water that would affect adjacent property owners.

Mr. Wilen opened the floor to public comment.

Ms. Stephanie Karr, Assistant City Attorney, entered the exhibits into the record.

RESULT:	APPROVED [UNANIMOUS]
MOVER:	Glenn Wilen, Chair
SECONDER:	James Kostelc
AYES:	Wilen, Kostelc, Mayersohn, Connon
ABSENT:	Mooney, Satz

Mr. Wilen moved that the staff prepare findings of fact and conclusions of law consistent with the Board's approval. Seconded by Mayersohn. All in favor.

2. **22-863: Variance Request for the Property at 863 Deaver Lane to Allow a New Single-Family Residence to Encroach 18 Feet into the Required 30 Foot Rear-Yard Setback**

Apollo Carey, attorney, on behalf of David and Ahn Le, property owners, has submitted an application for a rear-setback variance request of 18 feet in order to build a new single-family residence at 863 Deaver Lane in the "C"-Single Family Residential Zoning District. The proposed new single-family residence would be built 18 feet into the required 30-foot rear yard setback, resulting in a 12-foot setback from the south property line. Section 405.270.E.4.e. of the Zoning Code requires a minimum 30-foot setback for all permitted uses in the "C" Single Family Residential District. Section 405.630.B. Yard Regulations defines the rear yard for a corner lot as the property line opposite to the front yard line with the lesser street frontage.

Those speaking to the request were sworn in.

Mr. Apollo Carey, Attorney for the property owner at 863 Deaver Lane, stated that he is a real estate attorney with Lewis Rice LLC and a Creve Coeur resident. He gave the board some of his real estate and law background.

Mr. Carey stated that the client is asking for a 15ft variance from the 30ft setback in the rear yard. He stated that the reason for the variance request is because the shape and size of the lot is slightly different than that of other lots on the same street which makes building difficult.

Mr. Carey stated that the variance will not negatively affect adjacent neighbors. He explained that other homes in the neighborhood do not meet the setback requirements and that these homes are close together.

Mr. Carey stated that the applicant's hardship is having to build a home much smaller than other new homes being built in the neighborhood to meet the setback requirements. He stated that the other option would be to turn the home to have access on Olive and that this would create a hardship due to traffic.

Mr. Carey stated that the variance will not negatively affect the public.

Mr. Carey stated that the variance will not violate the spirit of the ordinance as it should raise property values. He explained that there are only 8 lots zoned single family residential along the Olive corridor, and that this lot is shaped completely different than the others.

Mr. Carey stated that this variance would not change the diversion of stormwater. He stated that there is nothing on the proposed site plan drawings that would affect the diversion of stormwater.

Mr. Phillip Gomez, Architect for the applicant, presented a map of the neighborhood taken by the County. He stated that keeping the 30ft setback will make this house almost 50ft from the neighboring

house. He stated that most of the other houses do not comply with the current setbacks and that the left side of the property should be considered the side yard, not the rear yard.

Mr. Mayersohn asked the footprint and size of the home that was demolished and the square footage of the proposed home. Mr. Gomez stated the proposed home is 4057sqft and 22% lot coverage.

Mr. Wilen asked where the proposed house will be vs the home at 851 Deaver. Mr. Gomez stated the proposed house would be set back 45ft from the street, which is the same as the neighboring house. Mr. Gomez also stated that the proposed house would be approximately 35ft from the neighboring house.

Mr. Kostelc stated that Olive Blvd is a very commercial area, and wondered if the applicant is going to have a home business. Mr. Carey stated that the applicant does not plan to use the property for business purposes, and that the lot is currently zoned residential. Mr. Wilen stated that the zoning of the property is not a consideration of the Board of Adjustment.

Ms. Bethany Moore, City Planner, presented that the property has frontage along Olive Blvd and Deaver Ln causing the property to have two front yard setbacks of 45ft, one side yard setback of 12ft or 15%, and one rear yard setback 30ft.

Mr. Wilen asked the zoning of the lot across the street. Ms. Moore explained they are the same.

Ms. Moore stated that property is 18,312sqft and is zoned C-Single Family. She presented the site plan outlining the buildable area within the required setbacks. Ms. Moore presented that the proposed house will encroach 18ft into the required setback. She explained that the proposed plan is for 2 side yard setbacks and 2 front yard setbacks with no rear yard setback.

Ms. Moore explained that the previous structure has already been demolished, and the proposed project does not show elevations at this time. Mr. Wilen asked for clarification of the proposed square footage of the home. Ms. Moore stated that it is not final.

Mr. Mayersohn asked if the garage could be moved closer to Olive Blvd. Ms. Moore stated that this is outside the buildable area.

Ms. Moore presented photos of the house next door. She also presented a GIS image of the other lots on Deaver Ln. She explained that there are 5 other corner lots along the Olive corridor. Ms. Moore stated that the applicant is seeking a variance of 18ft within the required 30ft rear yard setback.

Mr. Jaggi stated that he would like to clarify that the request is for an 18ft variance resulting in a 12ft rear setback.

Ms. Moore stated that the property in question is in the C zoning district and that the lot size and shape is not unusual for this district. She explained that there are 5 other corner lots similar in size to the lot in question. Due to the shape of the lot, there will be a larger space between residences, but this is not unusual in this neighborhood for corner lots.

Ms. Moore stated that the owner did not have say in the size and shape of the lot; However, other compliant options that would not require a variance were presented to the applicant and architect by the City. These suggestions were rejected. Mr. Jaggi presented an email between the architect and staff stating that there are other options, but it is the applicants desire, not hardship of the property to build the home as presented.

Ms. Moore stated that no impact to the community is anticipated.

Ms. Moore stated that granting the variance desired would violate section 405.630 Yard Regulations because this would eliminate the backyard setback when there are other alternative options for placement of the house. She stated that this would appear to violate the spirit and intent of the board as the subject property is not uniquely shaped nor is there a hardship as a result of the strictness of the zoning code.

Ms. Moore stated that the variance would not result in diversion of additional storm water that would affect adjacent neighbors.

Mr. Wilen asked if the property to the west at 10910 Olive Blvd is accessible only by Olive Blvd and if staff have heard from the property owner. Ms. Moore stated she has not heard from the property owner. Mr. Jaggi explained that the lot is vacant. Mr. Mayersohn asked about the property near the credit union. Mr. Jaggi explained that this vacant lot is owned by the credit union.

Mr. Michael Giuliani, property owner at 843 Deaver Ln, stated that he knew the previous property owner and that the front of the house and driveway was accessible from Deaver Ln. He stated that the neighboring homeowners are against the property being zoned commercial, and there is a strong desire to see a single-family residence built on the lot.

Mr. Neil Breitweiser, property owner at 847 Deaver Ln, stated that the entire subdivision has restrictions that prohibit any business within the subdivision.

Mr. Jaggi reminded the board that the request is for a setback variance. It is not considering how the land will be used or suggesting that the zoning be changed to commercial.

Mr. Wilen asked if the applicant has a response.

Mr. Carey stated that the size of the home is on the site plan. Mr. Jaggi clarified that the total area proposed on the site plan is 4057sqft.

Mr. Gomez stated that they do not believe this is an average size lot, as they lose square footage by having two front yard setbacks.

Ms. Karr entered the exhibits into the record.

RESULT:	APPROVED [UNANIMOUS]
MOVER:	Glenn Wilen, Chair
SECONDER:	James Kostelc, Board Member
AYES:	Wilen, Kostelc, Mayersohn, Connon
ABSENT:	Mooney, Satz

Mr. Wilen moved that the staff prepare findings of fact and conclusions of law consistent with the Board's approval. Seconded by Mayersohn. All in favor.

V. OTHER BUSINESS

Mr. Jaggi informed the board that an application has been submitted for the meeting in May.

VI. ADJOURNMENT

The meeting adjourned at 5:33 PM.



city of CREVE COEUR

300 North New Ballas Road • Creve Coeur, Missouri 63141

(314) 432-6000 • Fax (314) 872-2539

APPLICATION TO THE BOARD OF ADJUSTMENT

#22-602: VARIANCE REQUEST FOR THE CORNER PROPERTY AT 602 RUE DE FLEUR DRIVE TO ALLOW A NEW SINGLE-FAMILY RESIDENCE TO ENCROACH 19 FEET, 7 INCHES INTO THE REQUIRED 50 FOOT FRONT YARD SETBACK ALONG RUE DE FLEUR DRIVE AND 16 FEET, 6 INCHES INTO THE REQUIRED 50 FOOT FRONT YARD SETBACK ALONG MASON MANOR ROAD

FOR THE MEETING OF: Thursday, May 19, 2022

SUBJECT PROPERTY LOCATION: 602 Rue de Fleur Drive, Zoned "A" Single Family Residential District.

REQUEST: Alex Bartlesmeyer, of McKelvey Homes, LLC, has submitted an application for two front yard setback variances for a corner lot at 602 Rue de Fleur Drive in the "A" Single Family Residential Zoning District in order to build a new single-family residence. The proposed new single-family residence would be built approximately 19 feet, 7 inches into the required 50-foot front yard setback on the west side of the property bounded by Rue de Fleur Drive and approximately 16 feet, 6 inches into the required 50-foot front yard setback on the south side of the property bounded by Mason Manor Road. Section 405.250 of the Zoning Code establishes the required setbacks for all permitted uses in the "A" district.

ADDITIONAL INFORMATION: The subject property is a corner lot located where Mason Manor Road meets Rue de Fleur Drive. Per Section 405.630 (B), any corner lot shall have front yard equivalent setbacks along all street frontages. The property was developed in 1969 as part of Maison Manor Subdivision Plat 1 as a "Planned Environment Unit Procedure" in unincorporated St. Louis County. The City of Creve Coeur incorporated the majority of the development as a "A-Residential Designed Development" Zoning District but the subject property and the property adjacent at 610 Rue de Fleur Drive were incorporated into the "A" Zoning District.

Key Issues:

- Impact to neighborhood
- Property versus owner hardship

Zoning Code References

- Section 405.250: "A" Single-Family Residential
- Section 405.630: Yard Regulations
- Section 405.1040: Board of Adjustment
- Section 405.1110 Variances and Appeals

OWNER: Wallace and Maxine Cohen
602 Rue de Fleur Drive
Creve Coeur, MO 63141

APPLICANTS: Alex Bartlesmeyer
McKelvey Homes, LLC
218 Chesterfield Towne Centre
Chesterfield, MO 63005



REPORT PREPARED BY: Bethany L. Moore, City Planner
DATE: 5/11/2022
ATTACHMENTS: Applicant's Materials submitted

BASIS FOR APPEAL AND STATED HARDSHIP

The subject property is a corner lot located where Mason Manor Drive meets Rue de Fleur Drive. Per Section 405.630 (B), any corner lot shall have front yard equivalent setbacks along all street frontages. As this property is zoned "A" Single-Family Residential two front yard setbacks of 50 feet apply to the property lines along Mason Manor Drive and Rue de Fleur Drive. The applicant has submitted a request to encroach 19 feet, 7 inches into the required front yard setback along Rue de Fleur Drive and to encroach 16 feet, 6 inches into the required front yard setback along Mason Manor Drive in order to build a new single-family residence. The new single-family residence will not encroach into the required side and rear yard setbacks. The existing residence, which was developed with the approval of the plat in 1969, has suffered a severe house fire and will be demolished.

The subject property was platted in St. Louis County as part of a Planned Environmental Unit Procedure for the Maison Manor subdivision in 1969. The approved plat, Maison Manor Plat 1, shows the subject property as Lot 60 with two front yard setbacks of 20 feet but with no side or rear yard setback information. When the subject property and surrounding properties were incorporated into the City of Creve Coeur in the 1990s the majority of the lots on the Maison Manor subdivision plat were incorporated into the "A" Residential Designed Development" zoning district. A lesser amount were assigned to the "D" Single Family Residential District, but only two lots from this subdivision development, including the subject property were zoned "A" Single Family Residential. The "RDD" procedure allows for permissive, voluntary and alternate zoning procedures in the "A", "B", "C" and "D" single-family residential and "AR" attached residential zoning districts in order to permit greater flexibility in the size and configuration of lots without altering the allowable residential density in these districts and to provide thereby for desirable and proper common open space, tree cover, recreation areas, parks or scenic vistas and the preservation of the natural beauty of the City. Creve Coeur's "RDD" procedures are comparable to St. Louis County's PEU procedures. Each RDD is subject to their own individual setbacks per the approved plat.



Figure 1: City's GIS Image of 602 Rue de Fleur Drive and Maison Manor subdivision development.

Commented [JJ1]: Redo map to show the "D" zone properties to the north.

Staff has not been able to determine why these two lots were not included in the “A-RDD” zoning district. The minimum lot area for lots in the “A” zoning district is 43,560 square feet while the subject property is 15,134 square feet, making the subject lot roughly one-third of the minimum lot size. Once the required front yard setbacks of 50 feet are applied to the subject property the resulting buildable area is smaller than the existing residence or the surrounding existing residences on the lots platted as the Maison Manor subdivision. The applicant is claiming hardship of the property due to the size of the lot, the required setbacks for the “A” zoning district and the resultant size of the buildable area.

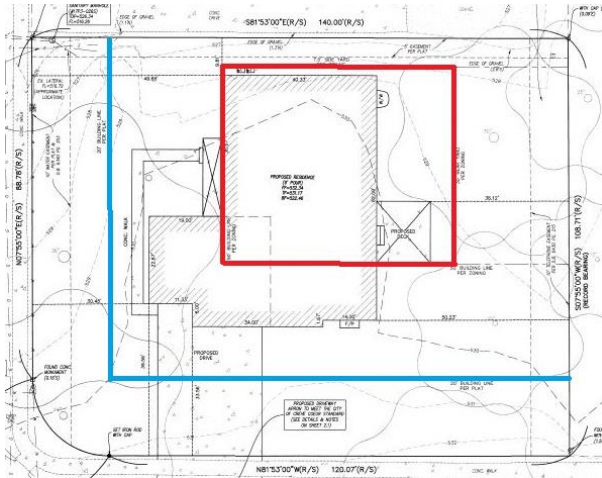


Figure 2: Close-up of the proposed site plan. Buildable area per “A” district setbacks in red and 20-foot setbacks on plat in blue.

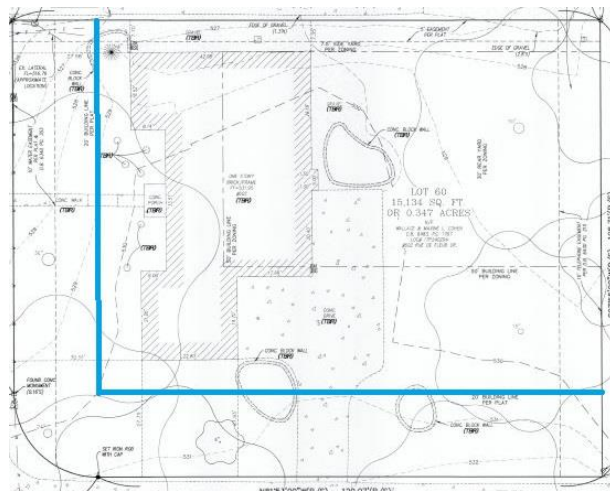


Figure 3: Close-up of the survey showing the previous structure. 20-foot setbacks on plat in blue.

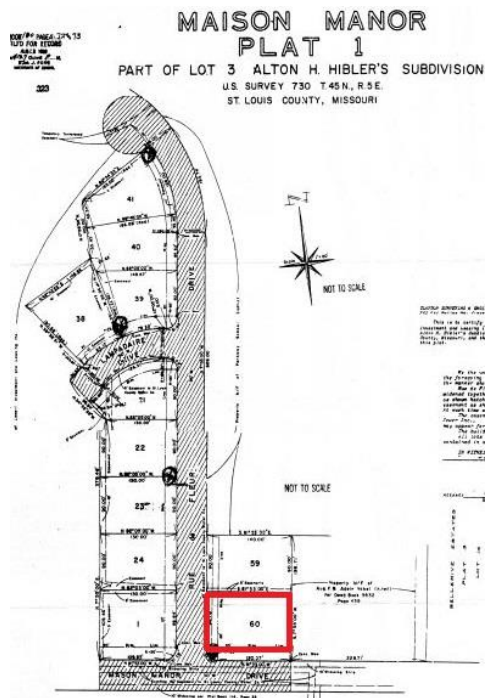


Figure 4: Plat 1 of the Maison Manor Planned Environmental Unit development showing 20-foot front yard setbacks. 602 Rue de Fleur Drive shown as Lot 60 outlined in red.

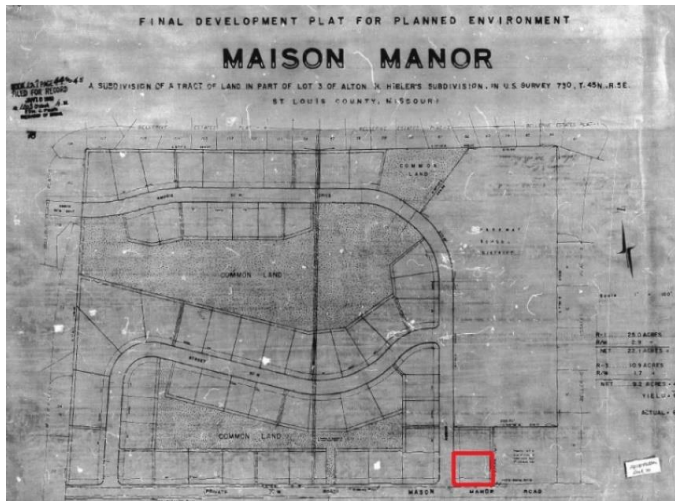


Figure 5: Final plat for the Maison Manor Planned Environmental Unit development. 602 Rue de Fleur Drive outlined in red.

LAND USE AND ZONING OF SURROUNDING PROPERTIES

The adjacent zoning and land uses are as follows:

DIRECTION	USE	ZONED	SEPARATED BY
North	Single-Family Residence	A-Single Family Residential	N/A
South	Single-Family Residence	A-Single Family Residential	Mason Manor Road
East	Single-Family Residence	A-Single Family Residential	N/A
West	Single-Family Residence	A-Residential Designed Development	Rue de Fleur Drive

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 was developed in St. Louis County according to the Planned Environmental Unit procedures when it was approved in 1969. The subject property was subsequently incorporated into the City of Creve Coeur in the 1990s and rezoned into one of the City's currently existing zoning districts, "A." The majority of the lots that were developed alongside the subject property were incorporated and rezoned to "A-RDD" as the development of the Maison Manor subdivision most closely matches the requirements for the City of Creve Coeur's Residential Designed Development. A Residential Designed Development includes specific setbacks per the approved plat for the development that take into account the reduced size of the lots in order to maintain the open common ground. The subject property is one of only two of the small lots in the Maison Manor subdivision plat that were zoned "A" instead of "A-RDD."

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

Neither the owner nor the applicant had any say in the zoning of the subject property or the size of the lot. When the City of Creve Coeur incorporated the subject property and the surrounding lots of the Maison Manor subdivision it appears that Lot 60, 602 Rue de Fleur Drive, and Lot 59, 610 Rue de Fleur Drive, were left out of the "A-RDD" zoning district, for reasons unknown. The required setbacks for the "A" zoning district on a lot roughly 1/3 the size of the minimum lot size creates a buildable area that would not allow for the existing fire damaged residence to be built to the same size today that it was built to in 1970 or a residence that is comparable in size and setback to the surrounding existing residences that were built around the same time as part of the same development. The applicant is requesting the two front yard variances in order to build a new residence inside the buildable area approved on the plat in 1969 with two front yard setbacks of 20 feet. Under the requirements of the "A" zoning district front yard setbacks, the owner would be limited to a buildable area that is much smaller than the buildable area for a corner property with two front yard setbacks at the minimum lot size in the "A" zoning district.

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

Given that the request is for a variance to encroach 19 feet, 7 inches into the required 50-foot front yard setback bounded by Rue de Fleur Drive and 16 feet, 6 inches into the required 50-foot front yard setback bounded by Mason Manor Road leaving roughly 30 feet and 33 feet respectively, well within the 20 foot setback on the plat, and the fact that the surrounding existing residences were built in accordance with the platted 20 foot setback, the granting of the variance request would not adversely affect the adjacent property owners. The granting of the variance request would allow the new single-family residence to be built to the same standards that applied to the previous residence and the surrounded residences of the Maison Manor subdivision.

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;

The question before the Board, under this criterion, is whether enforcing the requirements of the “A” zoning district on a lot 1/3 the size of the minimum lot with two front yard setbacks, causes severe practical difficulty or extreme hardship to the property owner. The strict application of the required front yard setbacks of 50 feet would not eliminate the owner’s ability to build any residence but it would completely eliminate the owner’s ability to build a new residence that is comparable to the existing residence or those around it in terms of size and setback. Under the requirements of the “A” zoning district front yard setbacks, the owner would be limited to a buildable area that is much smaller than the buildable area for a corner property with two front yard setbacks at the minimum lot size in the “A” zoning district.

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 unfavorably 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.

Granting the two front yard setback variances of 19 feet, 7 inches and 16 feet, 6 inches to allow the single-family residence to be built well within the buildable area for the lot as it was platted according to the 20-foot front yard setbacks would not appear to violate the general spirit and intent of the Zoning Code as the subject property appears to have been erroneously assigned to the “A” zoning district at the time of its incorporation into the City of Creve Coeur after it was developed. The purpose and intent of the Zoning Ordinance is to ensure that the zoning regulations protect a broad range of property interests and owners. Altering the Zoning Ordinance as it applies to lots roughly 1/3 the minimum size of lots in the “A” zoning district when the lots were designed as part of a development with smaller setbacks would not appear to violate the larger purpose and intent of the Zoning Ordinance. The general spirit and intent of Section 405.250 is to regulate the location of permitted uses on the property and maintain minimum distances between permitted uses and surrounding property lines. Granting the variances requested would allow the single-family residence to be built to a similar size, scale and setback as the surrounding existing houses that were developed together under the same reduced setback procedures.

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's 15,134 square footage is exceptionally smaller than the minimum lot size required for the "A" zoning district at 43,560 square feet. The subject property was developed as part of a planned subdivision under St. Louis County's Planned Environmental Unit procedure which allows these types of developments to have certain exceptions from the regulations of other zoning districts. Maison Manor was developed with smaller lots in observance of open common space and platted with setbacks that took into account the lots smaller size. In the case of the subject property and all other Maison Manor lots, the setbacks were platted as 20 feet for front yard setbacks which allowed the existing houses on these lots to be built in their current size. When the Maison Manor development was incorporated into the City of Creve Coeur, the city's zoning districts were applied to existing developed lots. Lot 60 and Lot 59, according to Plat 1 of Maison Manor, were zoned "A" while the majority of the other lots were zoned "A-RDD." "A-RDD" zoning districts designate lots as having reduced setbacks in order to accommodate the smaller lots in observance of the common areas. The "A" zoning district does not take into account the smaller lot size or reduced setbacks with which the subject property was developed. The strict application of the front yard setbacks of 50 feet on the subject property given its size and development history would create a hardship of the property in a manner that is dissimilar to the majority of the other lots developed as part of Maison Manor and dissimilar to other lots in the "A" district that were not developed in the same way.

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

The City's stormwater regulations, under Chapter 425, require on-site mitigation to capture any proposed increase in runoff. The permitting process requires the submittal of a 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 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 variances to the front yard setbacks on a corner lot would be:

“I move to approve a variance allowing for a new single-family residence at 602 Rue de Fleur Drive to encroach 19 feet, 7 inches into the front yard setback on the west side of the property bounded by Rue de Fleur Drive and 16 feet, 6 inches into the required front yard setback on the south side of the property bounded by Mason Manor Road where the required front yard setback is 50 feet for the “A” Single-Family Residential Zoning District, based upon a positive finding that:

1. The variance requested arises from 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 setbacks will cause severe practical difficulty and extreme hardship for the property owner represented in the application;
5. The proposed single-family residence 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 lot size and development history of the subject property, 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 the 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 602 Rue de Fleur Drive based upon the testimony received and the deliberations of the Board on this application, as decided on May 19, 2022.”

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



Attachment: 602 Rue de Fleur BOA Staff Report 5.19.22 (602 Rue De Fleur Drive)

APPENDIX 4: SITE PHOTOGRAPHS

Photo Dates: 5/10/2022



Description:
Existing fire
damaged
residence at
602 Rue de
Fleur.



Description:
View from
Mason
Manor Road
of existing
fire damaged
residence at
602 Rue de
Fleur Drive.



Description:
602 and 610
Rue de Fleur
Drive with
similar
setbacks.



Description:
Consistent
setbacks
along Rue de
Fleur Drive
opposite of
subject
property.

city
of

CREVE COEUR

File # 22-607

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):
<u>Alex Bartelsmeyer</u>	_____
Name	Name
<u>McKelvey Homes LLC</u>	_____
Company (If Applicable)	Company (If Applicable)
<u>218 Chesterfield Towne Centre</u>	_____
Address	Address
<u>Chesterfield, MO 63005</u>	_____
Address	Address
Telephone # <u>314-640-0171</u>	Telephone # _____
Fax # _____	Fax # _____
Email: <u>abartelsmeyer@mcKelveyhomes.com</u>	Email: _____

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

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

Alex Bartelsmeyer

Applicant's Signature

Applicant's Representative's Signature

4/15/2022

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

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):

We are Requesting a Variance to the Front Yard
Setback/Building Line from 50' to 20'

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

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

The subject lot is roughly 1/3 acre which
is much smaller than the 1 acre minimum
spelled out in the Zoning Ordinance.

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

Directly across the street is an A-RDD overlay district.
The House/Lots were all build/developed at the same
time as the subject lot. They are also of the same size
and layouts as the subject lot.

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

The subject lot is more in line with the lots in the
A-RDD overlay district than the A Zoning District it is currently
zoned for. We are asking that the subject lot
be treated the same as the lots within the A-RDD
overlay district.

- Current uses and structures on the property:

Residential / Single Family

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

Because the lot does not meet the minimum lot size for District A, the buildable area of the lot is drastically reduced even compared to the surrounding lots.

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?

If the variance is not approved, the buildable area of the lot will be drastically reduced which in turn reduced the possible size of the house. If required to build to existing setbacks, the house would be drastically smaller than the surrounding properties.

5. Assuming the variance is approved, describe the potential effects or impacts on neighboring properties: will have little to no impact on neighboring properties

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?

No increase or updates needed for utilities or City & Emergency services.

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:

No Additional Traffic will be created.

8. Assuming the variance is approved, describe any additional street access or parking that will be needed: No additional street access or parking will be needed.

9. Zoning district in which the property is located: A - Single Family Residential

10. Size of the lot (total square feet or acres): 15,131 sq. ft. (0.347 Acres)

11. Please provide any other information in support of this request (on a separate sheet if needed): We are proposing to place the new house at the same setback as the existing house to keep in line with the established neighborhood. This would place the new house at roughly 30' from the property line.

NOTES:

- ALL WORK SHALL COMPLY WITH APPLICABLE LOCAL, STATE, COUNTY AND FEDERAL CODES, ORDINANCES, LAWS, REGULATIONS AND PROTECTIVE COVENANTS GOVERNING THE SITE OF WORK.
- ALL TRADES SHALL FURNISH ALL LABOR, EQUIPMENT, MATERIALS, AND PERFORM ALL WORK NECESSARY, INDICATED, REASONABLY INFERRED OR REQUIRED BY ANY CODE WITH JURISDICTION TO COMPLETE THEIR SCOPE OF WORK.
- ON SITE VERIFICATION OF ALL DIMENSIONS AND CONDITIONS SHALL BE THE RESPONSIBILITY OF THE SUB-CONTRACTORS. NOTED DIMENSIONS TAKE PRECEDENT OVER SCALE. EACH SUB-CONTRACTOR SHALL REPORT TO THE SITE SUPERINTENDENT ANY DISCREPANCY OR OTHER QUESTIONS PERTAINING TO THE WORKING DRAWINGS AND/OR SPECIFICATIONS AS DETAILED IN CONSTRUCTION AGREEMENT.
- ALL ALTERNATES AND FINISHES ARE AT THE OPTION OF THE OWNER AND SHALL BE CONSTRUCTED IN ADDITION TO OR IN LIEU OF THE TYPICAL CONDITION AS PER THE SPECIFIC JOB SITE SELECTIONS AND ADDENDUM AVAILABLE THROUGH THE SITE SUPERINTENDENT.
- EACH SUB-CONTRACTOR SHALL BE RESPONSIBLE FOR ALL WORK AS OUTLINED IN THE SCOPES OF WORK AND SPECIFICATIONS AVAILABLE AT THE BUILDER'S OFFICE AS INDICATED IN THE TITLE BLOCK.

ABBREVIATIONS

A	AMP	EA	EACH	MATL	MATERIAL
AB	ANCHOR BOLT	E.E.	EACH END	MAX	MAXIMUM
ABV	ABOVE	E.E.	ELECTRIC(AL)	M BA	MASTER BATH
A/C	AIR CONDITIONING	ELEV	ELEVATION	M BD	MASTER BEDROOM
ACT	ACTUAL	EM	ELECTRIC METER	MC	MEDICINE CABINET
ADD'L	ADDITIONAL	ENT	ENTRY	MECH	MECHANICAL
ADH	ADHESIVE	EQ	EQUAL	MH	MANHOLE
ADJ	ADJUSTABLE	EST	ESTIMATE	MFR	MANUFACTURE(R)
AGG	AGGREGATE	EXH	EXHAUST	MIN	MINIMUM
AFF	ABOVE FINISH FLOOR	EXP	EXPOSED, EXPANSION, EXPOSURE	MIR	MIRROR
ALT	ALTERNATE	EXST	EXISTING	MISC	MISCELLANEOUS
ARCH	ARCHITECT(URAL)	EXT	EXTERIOR	MO	MOLDING, MOULDING
ASPH	ASPHALT	FAM	FAMILY	mm	MILLIMETER
AST	ASTRAGAL	FBO	FURNISHED BY OTHERS	MO	MASONRY OPENING
AUTO	AUTOMATIC	FBR	FIBER	MOD	MODULAR
AWN	AWNING	FC	FIRE CODE	MTD	MOUNT(ED)(ING)
B	BASE (CABINET)	FD	FLOOR DRAIN	MTL	METAL
BA	BATH	FDN	FOUNDATION	MULL	MULLION
BAT	BATTERY	F.G.T.	FLOOR GIRDER TRUSS	NIC	NOT IN CONTRACT
BD	BOARD	FIN	FINISH	NO.	NUMBER, #
B/W	BETWEEN	F, FL	FILLER (CABINET)	NOM	NOMINAL
BF	BIFOLD	FLASH	FLASHING	NTS	NOT TO SCALE
BP	BI-PASS	FLR	FLOOR(ING)	OA	OVERALL
BLDG	BITUMINOUS	FLOR	FLOOR	OC	ON CENTER
BLK	BLOCK	FMB	FLOOR MATERIAL BREAK	OH	OVERHEAD
BLKG	BLOCKING	FO	FLOOR OUTLET	OHD	OVERHEAD DOOR
BM	BEAM	FOY	FOYER	OPT	OPTION(AL)
BOT	BOTTOM	FP	FIREPLACE	OPP	OPPOSITE
BR	BEDROOM	FR	FIRE RATED	OSB	ORIENTED STRAND BOARD
BRG	BEARING	FPHB	FROST PROOF HOSE BIBB	PAR	PARALLEL
BRK	BREAKFAST	FRPL	FIREPLACE	PC	PULL CHAIN
BSMT	BASEMENT	FTG	FOOTING	PDR	POWDER ROOM
BVL	BEVELED	FT	FOOT/FEET	PED	PEDESTAL
BWL	BRACED WALL LINE	FUR	FUR(ED)(ING)	PERI	PERIMETER
BWP	BRACED WALL PANEL	FURN	FURNACE	PF	PORTAL FRAME
CAB	CABINET	FX	FIXED	PFH	PORTAL FRAME w/HOLDDOWN
CARP	CARPENTER	G	GALLON	PKT	POCKET (DOOR)
CD	COMPUTER DATA	GA	Gauge	PL	PLATE
CEM.CMT	CEMENT	GAR	GARAGE	PLAS	PLASTER
CER	CERAMIC	GB	GYPSPUM BOARD	PLYMD	PLYWOOD
CFM	CUBIC FT PER MINUTE	GC	GENERAL CONTRACT(OR)	PNL	PANEL
CI	CAST IRON	GFI	GROUND FAULT CIRCUIT INTERRUPTER	PNT	PAINT(ED)
CR	CIRCLE	GI	GALVANIZED IRON	PT	PRESSURE TREATED
CJ	CONTROL JOINT	GL BLK	GLASS BLOCK	PREFAB	PREFABRICATE(D)
CL	CENTERLINE	GR	GREAT ROOM, GRADE	PSF	POUNDS PER SQUARE FOOT
CLG	CEILING	GRAN	GRANULAR	PSI	POUNDS PER SQUARE INCH
CLK	CAULK(ING)	GYP	GYPSPUM	PSL	PARALLEL STRAND LUMBER
CLR	CLEAR(ANCE)	GWB	GYPSPUM WALLBOARD	PTN	PARTITION
CMT	CEMENT	HB	HOSE BIBB	PV	PAVE(D)(ING)
CMU	CONCRETE MASONRY UNIT	HC	HOLLOW CORE, HANDICAPPED	PVB	POLY VAPOR BARRIER
COL	COLUMN	HDW	HARDWARE	PVC	POLYVINYL CHLORIDE
COMB	COMBINATION	HD	HEAT DETECTOR	PVMT	PAVEMENT
COMP	COMPOSITE	HR	HEADER	QT	QUARRY TILE
CONC	CONCRETE	HM	HOLLOW METAL	R	RADIUS, RISER OR ROD
CONSTR	CONSTRUCTION	HOR	HORIZONTAL	RA	RETURN AIR
CONT	CONTINUOUS	HR	HOUR	RD	ROOF DRAIN
CONTR	CONTRACTOR	HS	HARD SURFACE	REC	RECREATION, RECESSED
OPT	CARPET	HTR	HEIGHT	REQ'd	REQUIRED
CRS	COURSE(S)	HTR	HEATER	REF	REFERENCE, REFRIGERATOR
CSMT	CONTINUOUSLY SHEATHED	HVAC	HEATING/VENTILATING/AIR COND	REINFC	REINFORC(ED)(ING)
CT	CERAMIC TILE	ID	INSIDE DIAMETER	REQ'd	REQUIRED
CU FT	CUBIC FOOT	Io	IN LIEU OF	RES	RESILIENT
CU YD	CUBIC YARD	INSUL	INSULAT(ED)(ION)	REV	REVISION(S), REVISED
D	DRYER	INT	INTERIOR	RFG	ROOFING
DB	DOUBLE	JT	JOINT	RI	ROUGH-IN
DBL	DOUBLE	J	JOIST	RUB	REINFORCED JUNCTION BOX
DED	DEDICATED	J&J	JACK & JILL	RL	RAILING
DET	DETAIL	KIT	KITCHEN	RM	ROOM
DH	DOUBLE HUNG	LAM	LAMINATED	RO	ROUGH OPENING
DIA	DIAMETER	LAUN	LAUNDRY	ROW	RIGHT OF WAY
DIM	DIMENSION	LAV	LAVATORY	SC	SOLID CORE
DIN	DINING	LIV	LIVING	SCHD	SCHEDULE
DISP	DISPOSAL	LBS	POUNDS	SD	SMOKE DETECTOR
DL	DEAD LOAD	LL	LIVE LOAD	SECT	SECTION
DN	DOWN	LNTL	LAMINATED STRAND LUMBER	SER	SERVICE
DR	DOOR	LSL	LIGHT, LAUNDRY TUB	SF	SQUARE FOOT (FEET)
DS	DOWNSPOUT	LVL	LAMINATED VENEER LUMBER	SGD	SLIDING GLASS DOOR
DW	DISH WASHER	LVR	LOUVER	SH	SHELF, SHELVING OR SINGLE HUNG
DWG	DRAWING	MAS	MASONRY	SH&R	SHELF & ROD
				SHT	SHEET

SHTG	SHEATHING	SH	SHELF, SHELVING OR SINGLE HUNG
SIM	SIMILAR	SHT	SHEET
SL	SLIDER		
SPKR	SPEAKER		
SPEC	SPECIFICATIONS		
SQ	SQUARE		
SQ IN	SQUARE INCHES		
SQ FT	SQUARE FEET (FOOT)		
SST	STAINLESS STEEL		
STD	STANDARD		
STL	STEEL		
STO(R)	STORAGE		
STRUCT	STRUCTURAL		
SUSP	SUSPENDED		
T&G	TONGUE AND GROOVED		
TB	TOWEL BAR		
TEL	TELEPHONE		
TEMP	TEMPERED		
THK	THICK(NESS)		
THR	THRESHOLD		
TOC	TOP OF CONCRETE		
TOF	TOP OF FOUNDATION		
TPH	TOILET PAPER HOLDER		
TR	TRUSS		
TRAN	TRANSOM		
TRD	TREAD		
TPL	TRIPLE		
TV	TELEVISION		
TYP	TYPICAL		
UTIL	UTILITY		
UNF	UNFINISHED		
UNO	UNLESS NOTED OTHERWISE		
VSF	VERIFY IN FIELD		
V	VOLT		
VOL	VOLUME		
VB	VAPOR BARRIER		
VERT	VERTICAL		
VIN	VINYL		
VP	VAPOR PROOF		
VT	VINYL TILE		
W	WALL (CABINET)		
W	WASHER		
WIN	WINDOW		
W/O	WITHOUT		
WC	WATER CLOSET		
WD	WOOD		
WDW	WINDOW		
WF	WIDE FLANGE		
WH	WATER HEATER		
WI	WROUGHT IRON		
WSC	WALK IN CLOSET		
WO	WALK-OUT		
WP	WATER PROOF		
WS	WATER SOFTENER		
WSCOT	WAINSCOT		
WSP	WOOD STRUCTURAL PANEL		
WWF	WELDED WIRE FABRIC		
WWM	WELDED WIRE MESH		

SYMBOL LEGEND

	EARTH		ICE BARRIER
	SAND OR GROUT		SECTION KEY
	BRICK		SHEET NUMBER
	CONCRETE		DETAIL NUMBER
	DIMENSIONAL LUMBER		SHEET NUMBER
	BLOCKING		ELEVATION NUMBER
	GRANULAR FILL		SHEET NUMBER
	BATT INSULATION		
	RIGID INSULATION		
	BEARING WALL		
	DROPPED CEILING OR SOFFIT		
	DENOTES APA NARROW WALL PORTAL DETAIL LOCATION AND LENGTH - SEE 1/SD.1		

BUILDING CODES:

Locally adopted codes, additions, amendments & ordinances always govern.

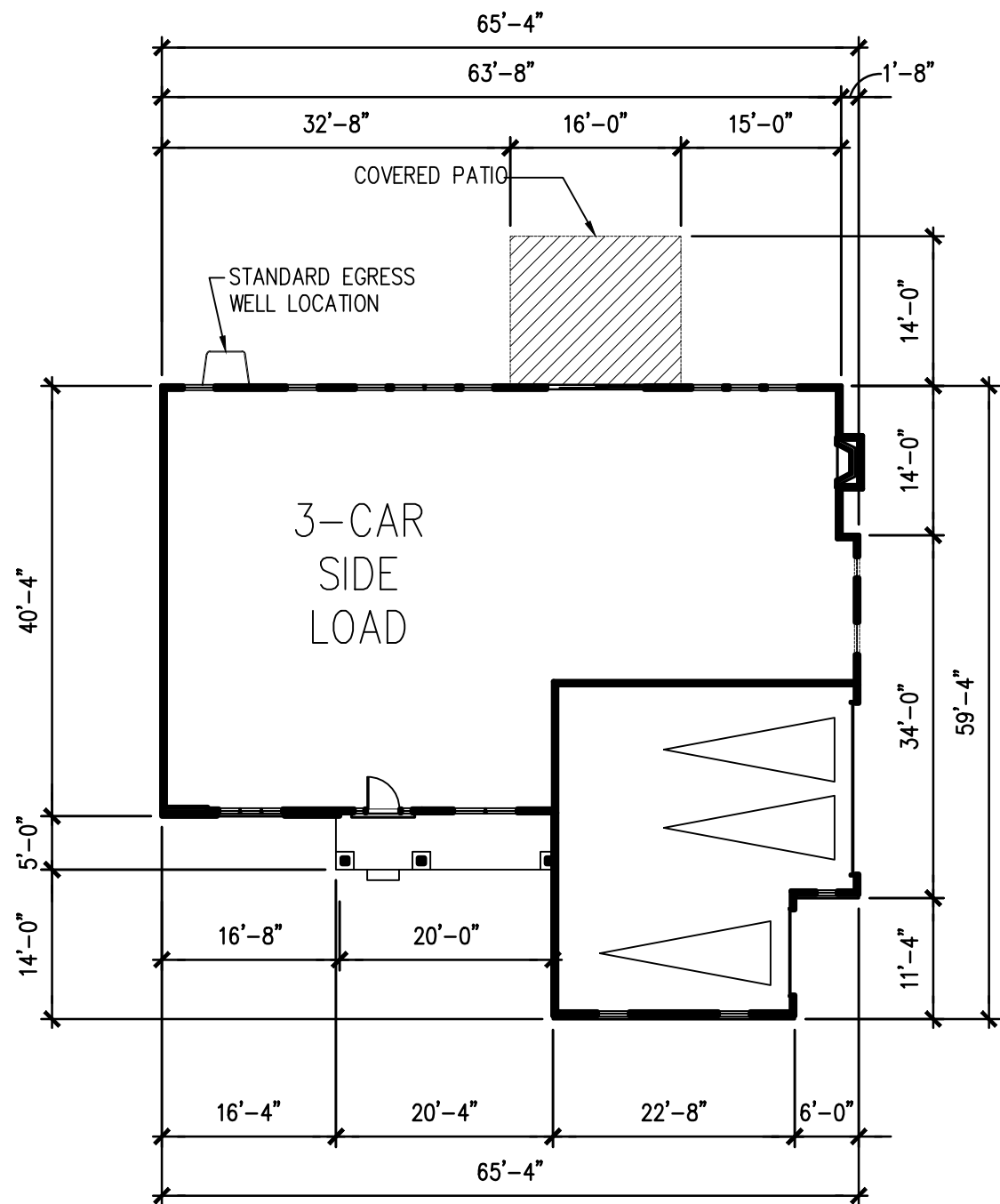
BALLWIN
DARDENNE PRAIRIE
DES PERES
FRONTENAC
LAKE ST. LOUIS
MANCHESTER
O'FALLON, MO
ST. CHARLES CITY
ST. CHARLES COUNTY
ST. LOUIS CITY
ST. LOUIS COUNTY
ST. PAUL
ST. PETERS
WENTZVILLE

2015 IRC
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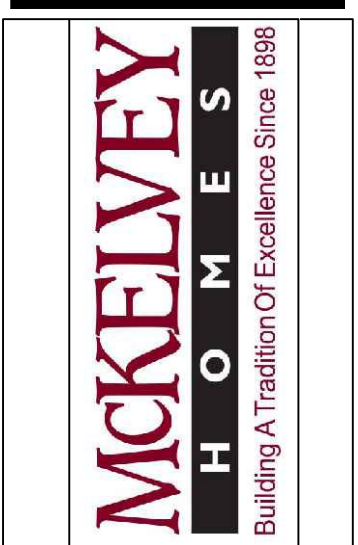
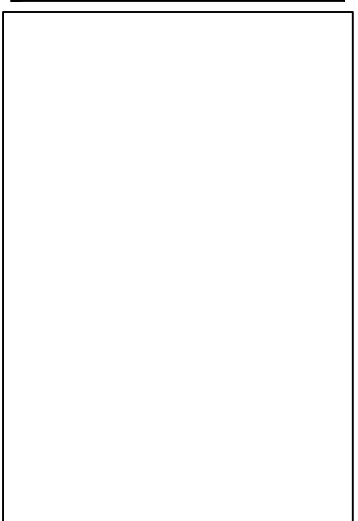
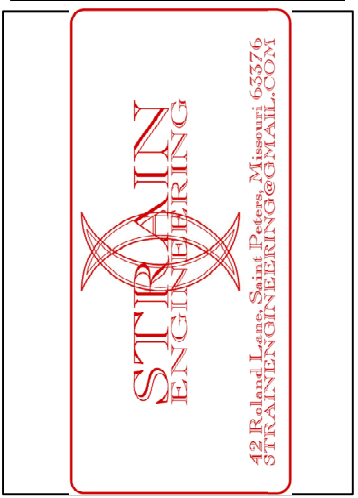
DESIGN LOAD USED:

ROOF (LIVE) – 20 PSF; (DEAD) – 10 PSF
FLOOR (LIVE) – 40 PSF; (DEAD) – 10 PSF
(15 PSF UNDER POTENTIAL TILED AREAS – FOYERS, KITCHENS, BATHS)
DECK (LIVE) – 40 PSF; (DEAD) – 5 PSF
BALCONY (LIVE) – 60 PSF; (DEAD) – 5 PSF
GROUND SNOW LOAD – 20 PSF
BASIC WIND SPEED – 115 MPH (3 SEC. GUST)
WIND EXPOSURE – C
SEISMIC GROUP I. SEISMIC DESIGN CATEGORY C.
SITE CLASS D

AREA SCHEDULE			
FIRST FLOOR	2260	BASEMENT	2078
SECOND FLOOR	1555		
TOTAL LIVING AREA	3815		
3 CAR GARAGE side load	817		



HOUSE FOOTPRINT



COVER SHEET

602 Rue De Fleur Dr
Creve Coeur, MO 63141
Muirfield – 1 1/2 Story – 4 BR

project # 100112

revisions:	
date:	drawn by:
-	-
-	-
-	-
-	-
-	-
designed by:	
drawn by:	AB
checked by:	AB
date:	04/11/22

sheet:

1.1

GENERAL NOTES:

1. DIVISION 01 – GENERAL REQUIREMENTS

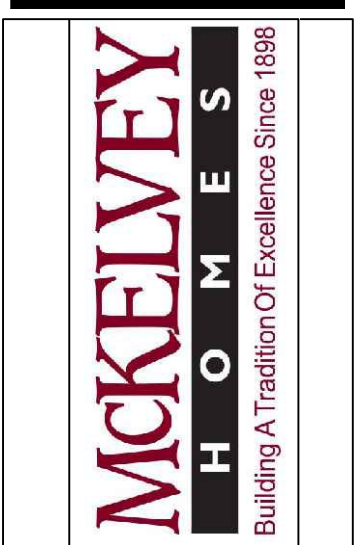
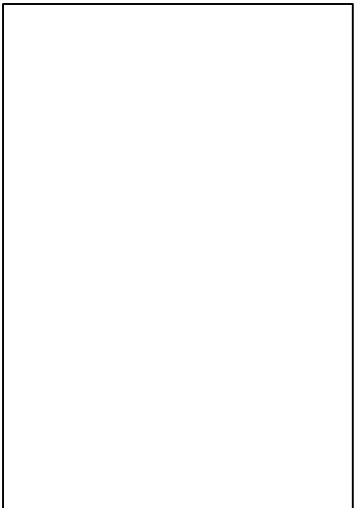
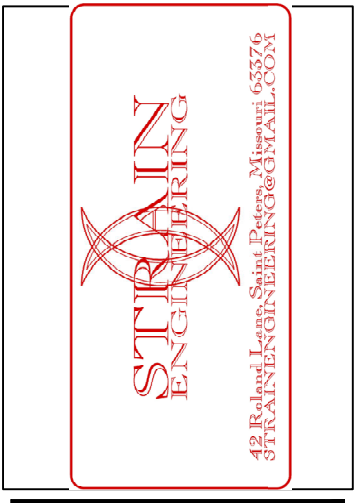
- 1.1. Do not scale drawings. Follow written dimensions only. Contractor shall check and verify all written dimensions
- 1.2. In the event the plans and/or specifications fairly imply but do not precisely specify any items which are necessary to complete premises, the same shall be supplied by the contractor and/or subcontractor responsible for this work. In the compliance with the above intent, the contractor shall assume all responsibility for discrepancies, errors and omissions that take place in the drawings, specifications or both.

2. DIVISION 02 – SITEWORK

- 2.1. All grades slope min. 6" in the first 10'-0" or to a swale.
- 2.2. Finished grades to be 6" minimum below top of foundation and must slope away 6" i n the first 10'-0" or to swale. All areas to be sloped to lower elevations or drainage structures on or near site.
- 2.3. Termitte treatment is required.

3. DIVISION 03 – CONCRETE

- 3.1. All footings are designed on the basis of an assumed 1500 lb. sq. ft. net allowable soil bearing pressure. All concrete footings and piers to be 2'-0" into solid soil. Extend below elevation shown only as required to obtain adequate bearing in undisturbed soil. It shall be the General Contractor's responsibility to confirm soil bearing pressure.
- 3.2. Backfill shall be free of debris and large rocks, installed in lifts and each lift compacted to fill all voids. Downspouts shall direct water away from the foundation so as to prevent soil erosion. Withhold back fill until first floor is into place.
- 3.3. COMPRESSION STRENGTH: Minimum compressive strength of concrete are as follows:
Interior slabs and basement slabs, shall be 3000 psi. at 28 days.
Basement walls and foundation walls shall be 3500 psi at 28 days.
Porches, walks, patios, steps, garage slabs, and driveways slabs shall be 4000 psi at 28 days.
- 3.4. All concrete to be air-entrained per IRC 2015. (5% min. – 7% max.)
- 3.5. All concrete piers to be 2'-0" into solid soil and a min. 2'-6" below grade and shall require an extra inspection.
- 3.6. Anchor bolts: 1/2" anchor bolts, placed a maximum of 6'-0" on center, set minim um of 8" into concrete required for anchoring of sill plates (2x4 min) around entire foundation with 1 1/2" washers and nuts (min. 2 bolts per plate). Sill plate to be grouted level or have sill sealer with approved shim materials and methods.
- 3.7. BASEMENT: 3 1/2"minimum thickness of concrete slab. Provide a 6 mil polyethylene vapor barrier below slab in membrane lapped 6" and sealed over a 4" base course of crushed stone or gravel containing not more than 10% of material that passes a #4 sieve. Floor base to be placed to provide continuous drainage to a sump or daylighted.
- 3.8. Provide drain tile or perforated pipe around perimeter of the *outside (only when ground water is present) and inside of the foundation (as detailed) under slab. Drain discharge shall be by gravity to daylight or be connected to a basement floor sump. An approved filter membrane shall be placed over the top of the joints/pipe perforations. The tile/pipe shall be placed on 2' minimum gravel or crushed stone and have 6" minimum cover.
- 3.9. Provide sump 18" in diameter x 24" deep with a fitted cover connected to the foundation drain pipe unless gravity discharge. A sump pump shall be provided pump discharge into an approved disposal system. Sump pump discharge shall be piped to approved water course. Discharging to or within 10' of a sidewalk, driveway, street or to cause a nuisance to adjoining properties is prohibited.
- 3.10. Foundation walls shall be waterproofed with two ply hop-mapped felts, 6 mil P.V.C., 40-mil polymer modified asphalt, or 6-mil polyethylene. Joints to be lapped and sealed per manufacturer's installation instruction. Waterproofing shall be applied from the bottom of the wall to at least 12" above the water table elevation. The remainder of the wall to be dampproofed.
- 3.11. All joints in walls and floors shall be water tight.
- 3.12. If ground water is present this will require an Engineered Design for the foundations exposed to Hydrostatic pressure.
4. DIVISION 04 – MASONRY
- 4.1. The Maximum limitation of fly ash, other pozzolans, conforming to ASTM C 618, is 25% Slag Conforming to ASTM C 989 is 50 % Silica fume, Conforming to ASTM C 1240, is 10%. Total of fly ash or other pozzolans, slag and silica fume, is 50% *. Total of fly ash or other pozzolans, and silica fume, is 35%*.
*Fly ash or other pozzolans and silica fume shall constitute no more than 25 and 10 percent respectively, of the total weight of the cementitious materials.
5. DIVISION 5 – STEEL
6. DIVISION 06 – WOOD COMPOSITES
- 6.1. All exposed materials for porches, soffits, overhangs, etc, to be approved exterior grade materials.
- 6.2. All treated lumber called out on all plans shall be MCA (Micronized Copper Azole) Treated Lumber. Use only approved fasteners, bolts, washer and hangers that are stainless steel or hot dipped galvanized
- 6.3. Short walls on each side of garage walls must be tied to the adjoining wall above the garage door. An acceptable method is to cut the OSB in on "L" shape with the "L" extending over the door.
- 6.4. T.J.I.'s or joist cannot be notched more than 40% in width for bearing members or 60% on non bearing.
- 6.5. STRUCTURAL FRAMING AND SHEATHING:
- 6.5.1. All framing lumber to be at least #2 Grade Spruce-Pine-Fir (or better). Fb= 1000 psi unless otherwise noted.
- 6.5.2. Use 3 (8d) or 2 (16d) nails per joist to plate. Joist to be nailed together o/beam with 3 (16d) nails.
- 6.5.3. Nailing and fastening of all framing lumber, roof/ceiling, wall and roof sheathing and gypsum construction shall be nailed i n accordance with the nailing schedule in IRC 2015.
- 6.5.4. Cutting, notching, and/or boring holes on wood beams, joist, rafters, or studs shall not exceed the limitations noted in ICC 2015. Reinforcement of studs shall be done in accordance with IRC 2015
- 6.5.5. Block solid between floor joist over steel beam.
- 6.5.6. All floor framing shall be designed to support the following minimums:
Floor areas other than sleeping rooms L.L. 40 lb. per sq. ft.
Sleeping rooms L.L. 30 lb. per sq. ft.
Balcony (exterior) less than 100 sq. ft. L.L. 60 lb. per sq. ft.
Deck L.L. 40 lb. per sq. ft.
- 6.6. TRUSS DESIGN: All roof framing shall be designed to support the following minimums:
Top chord of trusses or roof rafters L.L. 20 lb. per sq. ft.
Ceiling joists D.L. 10 lb. per sq. ft.
- Exceptions:
D.L. plus L.L. 20 lb. per sq. ft. required for those portions of the attic with a clear height between the joist and rafter of 42" or more.
D.L. may be reduced to 5 lb. per sq. ft. where either condition applies:
• Clear height between the joist and rafter is not over 30".
• Clear height between the joist and rafter of greater than 30" does not occur for more than 12" horizontally.
- Bottom chord of trusses D.L. 10lb. per sq. ft.
Note: Applicable only to the following situations:
• Attic trusses with a web configuration that will not permit a rectangular space of 42" vertically x 24" horizontally between the webs and bottom chord provided all of the following occur:
• Attics with drywall ceilings below that are accessed only by a 22" x 30" scuttle opening without a pull-down stairway.
• Warning signs attached to the trusses on each side of the scuttle opening should be at least 36" above the bottom chord and within 18" of the edge of the opening. The sign shall be constructed of metal or other approved durable materials suitable for the location and be a minimum of 40 sq. inches in area with 3/4" minimum high letters on a contrasting background that reads, "WARNING – TRUSSES NOT DESIGNED FOR ATTIC STORAGE".
• Attic areas over garage areas with drywall ceilings shall also be provided with a horizontal railing attached to the trusses on each side of the opening at least 24" and not more than 36" above the bottom chord. The railing is intended to be an obstruction to easy access for storage and shall be constructed of either 1x4's, 2x4's or 3/8" x 6" plywood. It may be shop or field applied.
- Exceptions:
D.L. plus L.L. 20 lb. per sq. st. to be applied when the attic truss has a web configuration that will allow a rectangular space of 42" vertically x 24" horizontally between chord, provided either A plus B or C occur:
(A) The attic area i s accessible by a permanent stairway or pull-down stairway, and (B) The pitch of the bottom chord is less than 2:12 or
(C) Garage without drywall ceiling
D.L. may be reduced to 5 lbs. Per sq. ft. or the actual dead load where either or both of the following conditions apply:
A. Clear height between the bottom chord and any other member of the truss does not exceed 30"
B. Clear height between the bottom chord and any other member of the truss exceeds 30" for not more than 12" horizontally.
Where trusses or rafters are spaced 24" o. c. roof panel sheathing shall be a minimum of 1/2" thick without edge support or a minimum of 3/8" thick with edge support. Edge support shall be tongue and groove edges, panel edge clips (at mid-point between each support) or 2X lumber blocking.
7. DIVISION 07 – THERMAL & MOISTURE PROTECTION
- 7.1. Caulking and sealants: Exterior joints around windows and door frames, between wall cavities or door frames, between wall and foundation, between wall and roof, between wall panels, at penetrations or utility service through walls, floors and roofs, and all other openings in the exterior envelope shall be sealed in an approved manner.
- 7.2. "R" value of insulating materials. "U" values of the windows, door and skylights must be specified. (R- values indicated must be obtained by only the insulation material used, not by the total system).
- Roof / Ceiling Min. R-38
Wood Frame Wall & Band Boards Min. R-13
Floor over Unheated Crawl Space Min. R-19
Basement Foundation Wall Min. R-8
- For unfinished basements the basement foundation wall insulation shall extend down to the basement floor slab or to a minimum of 24" below outside finished grade is above the floor slab elevation.
EXCEPTION: Up to a maximum of 20% of the total basement wall area may be exposed above the outside finished grade / ground level as uninsulated concrete foundation walls. The foundation wall area above the outside grade / ground that may be uninsulated is determined be the formula 20 times the basement wall height of all walls (including insulated exterior frame walls for walk-out basements and walls common to both basement and attached garages) times the perimeter of these basement walls.
- Slab-on-grade floors: Min. R-4.2 (unheated slab)
Min. R-4.2 (heated slab)
- NOTE: The insulation shall be along the perimeter of the foundation wall downward from the slab a minimum distance of 24" or horizontally under the slab for a minimum of 24".
- 7.3. An ice shield is required under shingles / roofing of 2 layers of Type 1 underlayment cemented together or of an approved waterproofing membrane extending from the edge of the eave to at least 24" measured horizontally inside the exterior wall line where a) the roof slope is greater than or equal to 4:12 and the eave overhang is less than 12" measured horizontally from the sheathing to the outside face of the gutter board, or where b) the roof slope is less than 4:12 and greater than or equal to 2:12. Local jurisdiction requirements may vary. Confirm with AHJ.
- 7.4. Ice & Water shield to be provided in all roof valleys.
8. DIVISION 08 – DOORS & WINDOWS
- 8.1. Flashing: Corrosion Resistant Flashing is required at the top and sides of all exterior window and door openings and at the intersecting of chimneys or other masonry construction and frame walls. Exception: Not required where approved water resistant sheathing and caulking is used at the top and sides so as to be leakproof.
- 8.2. Air infiltration rate for windows shall not exceed 0.5 cfm per foot of sash track. Doors shall not exceed 0.5 cfm per sq. foot of door area. Doors and windows shall not exceed maximum " U" value of .32.
- 8.3. WINDOWS:In dwelling units where the opening of an operable window is located more than 72" above the finished grade or surface below, the lowest part of the clear opening of the window shall be a minimum of 24" above the finished floor of the room in which the window is located. Operable sections of windows shall not permit openings that allow passage of a 4" diameter sphere where such openings are located within 24" of the finished floor.
- 8.3.1. All windows to be vinyl with " Low E Glass" and screens. Color to be selected by buyer.
- 8.3.2. At least one window in each bedroom needs to meet the following criteria:
-20" minimum clear opening width.
-24" minimum clear opening height.
-44" maximum height to bottom of clear opening.
-On grade windows – 5.0 clear square feet open area.
-Off grade windows – 5.7 clear square feet open area.
- 8.4. All Door Locks must have thumb-turns on inside or if keyed the lock mechanism must prevent key removal when locked from the inside.
- 8.4. Skylights shall be double glazed and not exceed 1 % of the roof area. EXCEPTION: May be increased to 1.8 % of the roof area with min R-38 roof/ceiling insulation. Mechanical ducts located in unheated crawl and attic spaces shall be insulated to a minimum of R-6.5.
- 8.5. SAFETY GLAZING-The following shall be considered specific hazardous locations requiring safely glazing materials:
8.5.1. Glazing in swinging doors except jalousies (see Section R308).
8.5.2. Glazing in fixed and sliding panels of sliding door assemblies and panels in sliding and bi fold closet door assemblies.
8.5.3. Glazing in storm doors.
8.5.4. Glazing in unframed swinging doors.
8.5.5. Glazing in doors and enclosures for hot tubs, whirlpools, saunas, steam rooms, bathtubs and showers. Glazing in any portion of a building wall enclosing these compartments where the bottom exposed edge of the glazing is less than 60 inches (1524 mm) above a standing surface.
8.5.6. Glazing in an individual fixed or operable panel adjacent to a door where the nearest exposed edge of the glazing is within a 24 inch (610mm) arc of either vertical edge of the door in a closed position and where the bottom exposed edge of the glazing is less than 60 inches (1524mm) above walking surface.
Exceptions:
Panels where there is an intervening wall or other permanent barrier between the door and glazing.
Where access through the door is to a closet or storage area 3 feet (914mm) or less in depth. Glazing in this application shall comply with Section 2406.3, Item 7.
Glazing in walls perpendicular to the plane of the door i n a closed position, other than the wall towards which the door swings when opened, in one-and two family dwellings or within units in Group R-2.
8.5.7. Glazing in a an individual fixed or operable panel, other than i n those locations described in preceding Items 5 and 6, which meets all of the following conditions:
8.5.7.1. Exposed area of an individual pane greater than 9 square feet (0. 84 m2);
8.5.7.2. Exposed bottom edge less 18 inches (457 mm) above the floor.
8.5.7.3. Exposed top edge greater than 36 inches (914mm) above the floor; and
8.5.7.4. One or more walking surface(s) within 36 inches (914mm) horizontally of the plane of the glazing.
Exceptions:Safety glazing for Item 7.5.7 is not required for the following installations:
-A protective bar 1 1/2 inches (38mm) or more in height, capable of withstanding a horizontal load of 50 pounds pif (730 N/m) without contacting the glass, is installed 34 inches to 38 inches (864mm to 965mm) above the floor.
-The outboard pane in insulating glass units or multiple glazing where the bottom exposed edge of the glass is 25 feet (7620 mm) or more above any grade, roof, walking surface or other horizontal or sloped (within 45 degrees of horizontal) (0.78 rad) surface adjacent to the glass exterior.
8.5.8. Glazing in guards and railings, including structural baluster panels and nonstructural in-fill panels, regardless of area or height above a walking surface.
8.5.9. Glazing in walls and fences enclosing indoor and outdoor swimming pools, hot tubs and spas where all of the following conditions are present;
(1)The bottom edge of the glazing on the pool or spa side is less than 60 inches (1524mm) above a walking surface on the pool or spa side of the glazing; and
(2) The Glazing is within 60 inches (1524mm) horizontally of the water's edge of a swimming pool or spa
8.5.10. Glazing adjacent to stairways, landings and ramps within 36 inches (914mm) horizontally of a walking surface; when the exposed surface of the glass is less than 60 inches (1524mm) above the plane of the adjacent walking surface.
- 8.9.11. Glazing adjacent to stairways within 60 inches (1524mm) horizontally of the bottom tread of a stairway in any direction when the exposed surface of the glass is less than 60 inches (1524mm) above the nose of the tread.
Exception: Safely glazing for Item 10 or 11 is not required for the following installations where;
(1)The side of a stairway, landing or ramp which has a guardrail or handrail, including balusters or in-fill panels, complying with the provisions of sections 1012 and 1607.7; and
(2)The plane of the glass is greater than 18 inches (457mm) from the railing. (See 2009 International Building Code-Section R 308 for more information)
- 8.10. SLOPED GLAZING AND SKYLIGHTS: Multiple light installations – each light or layer shall consist of any one of the following materials:
(A) laminated glass with 30 mil . polyvinyl butyral interlayer or;
(B) wired glass, or;
(C) approved plastic, or;
(D) heat strengthened glass, or:fully-tempered glass
Screens shall be installed below multiple lights which contain heat strengthened glass, fully tempered glass and wired glass as the bottom layer. Screens shall be not more than 4" below the glass, not less than 12 gage, not larger than 1" x 1" mesh, and shall be designed to support the weight of the glass.
9. DIVISION 09 – FINISHES
- 9.1. DRYWALL:
9.1.1. Drywall installations to be in accordance with the Gypsum Associations recommended practices as to thickness, nailing and taping on correct stud spacing. Firestop adequately. All fire rated drywall assemblies shall be installed in accordance with specifications of the approved test assembly.
9.1.2. Provide fireblocking at interconnections between concealed vertical and horizontal spaces such as occur at soffits, drop ceilings and cover ceilings. Section R302.11
9.1.3. Water resistant gypsum backer board shall be used in bathtub and shower compartments.
- 9.2. Maximum flame spread rating on all interior finish materials is limited to 200 or less. Exposed insulation shall have a flame spread rating not greater than 25 and smoke developed rating of 450 or less.
- 9.3. Steel column protection. All surfaces (inside and outside) of steel columns shall be given a shop coat of rust-inhibitive paint, except for corrosion-resistant steel and steel treated with coatings to provide corrosion resistance, as per code.
22. DIVISION 22 – PLUMBING
- 22.1. Plumbing work shall consist of all services typically known as "Design/Build" and shall include the furnishing of construction documents as required, materials, labor, equipment, and tools required to install a complete and operable system of plumbing supply, drain, and vent. All work shall comply with the Municipality's adopted governing code and other local ordinances.
23. DIVISION 23 – HEATING, VENTILATING, & AIR CONDITIONING (HVAC)
- 23.1. Contractor shall furnish heating layout and specifications.
- 23.2. Energy Conservation: Thermostats shall be capable of being set from 55 degrees F to 75 degrees F for heating only, and from 70 degrees F to 85 degrees F for cooling only. If the thermostat is used for heating and cooling it shall be capable of being set from 55 degrees F to 85 degrees F and shall be capable of operating the systems heating and cooling sequence. It shall be adjustable to provide a temperature range of 10 degrees F between full heating and full cooling except in independent systems. At least one thermostat shall be provided for each separate HVAC system. For required ventilation air for residential uses see 2015 MECHANICAL SECTIONS.
- 23.3. GAS SYSTEMS:
23.3.1. Gas vents and fireplace flues must extend 3' high at its roof exit point. The flue/vent must also be 2' higher than any portion of the roof within 10' U.L. Listed vents m ay be installed in accordance with their own listing.
23.3.2. Each gas appliance shall have a gas shutoff valve and ground joint union. A sediment trap is required at each appliance or group of appliances.
23.3.3. Gas piping shall be identified at intervals of no more than 25 feet in concealed locations and not more than 50 feet in exposed locations.
23.3.4. Every gas outlet shall have an individual shutoff valve.
23.3.5. No Gas Log Lighters are permitted in fireplaces.
- 23.4. EXHAUST SYSTEMS:
23.4.1. Residential bath rooms without windows for natural ventilation shall exhaust 50 CFM minimum to the exterior. It is NOT permissible to discharge exhaust to the attic.
23.4.2. Kitchen Range Hoods: A 100 CFM fan (intermittent use) or a fan continuously exhausting 25 CFM shall be installed and vented to the exterior..
23.5. Attic and enclosed rafter space ventilation (net free) area is to be at least 1/150 of the area served.
23.5.1. Two remote vents required for each (minimum) . Where ridge or gable vents are used. 1/2 of the area to be provided by ridge or gable vents and 1/2 by eave or cornice vents
EXCEPTION: Required ventilation area may be reduced to 1/300 where the vapor retarder is provided on the conditioned side of the insulation, or if the gable or ridge vents are located in the upper 1/3 of the attic.
- 23.6. Minimum clearance from combustibles is 18", unless the listed manufacturers installation instructions allow an alternate clearance dimension. A minimum of 18" of clearance is required at the front of the appliance for service
28. DIVISION 26 – ELECTRICAL
- 28.1. All branch circuits that supply 125 – volt, single phase, 15 – and 20 – ampere outlets installed in dwelling unit bedrooms shall be protected by an arc-fault circuit interrupter listed to provide protection of the entire branch circuit.
- 28.2. Counter top receptacles in Kitchen shall be wired to at least 2 different circuits. 220v. 3 pole receptacles at all kitchen stoves and dryers.
- 28.3. At least one receptacle in Balconies, Decks & Porches. Ceiling mounted receptacle for garage door opener
- 28.4. A single or a duplex receptacle for the appliance located in a dedicated space for normal use.
- 28.5. All electrical outlets to be A.F.I.'s unless noted otherwise
- 28.6. LIGHTING IN CLOTHES CLOSET:
28.6.1. The use of incandescent fixtures with open or partially enclosed lamps and the use of pendant fixtures are prohibited.
28.6.2. Fixtures may be located only where there are the following minimum clearances to the nearest point of storage space.
-surface mounted incandescent fixtures – 12" minimum.
-surface mounted fluorescent fixtures and recessed fixtures – 6" minimum.
- 28.7. Circuit breaker panels shall not be installed in bathrooms or clothes closets. Lighting is required in the vicinity of the electrical panel.
- 28.8. Electrical panels in new construction shall not be installed in areas less than 6 1/2" headroom. A minimum of 3' clearance is required in front of electrical panels.
- 28.8.1. Interior stairways to be provided with a minimum of 10 footcandles measured at every tread nosing
- 28.8.2. Interior stairways shall have illuminated lighting controls at each floor level.
- 28.8.3. All exterior stairways serving the dwelling to have a minimum of 1 footcandle measured on the tread runs.
- 28.9. All exterior stairways serving the d welling shall have lighting controlled by one of the following methods:
28.9.1. Controls inside of dwelling; or,
28.9.2. Automatically activated with a manual override; or,
28.9.3. Continuously operated.
- 28.10. Receptacles are required to be installed in the following areas:
28.10.1. In all habitable rooms except bathrooms so that no space along a wall is more than 6'-0" from a receptacle.
All wall spaces 2'-0" wide or greater require receptacles. Fixed panels of glass doors, fixed room dividers such as free standing bar-type counters or railings shall be included in the 6'-0" measurement.
- 28.11. LIGHTING FIXTURES ABOVE BATHTUBS:Hanging fixtures, track lighting and ceiling fans shall not be installed within 3'-0" horizontally of a bathtub, measured from the outside edge of the tub and 8'-0" vertically from the top of the tub rim. Receptacles shall not be installed within a bathtub or shower space.
- 28.12. GROUNDING:If the underground metal water pipe is used as the grounding electrode, the connection must be made to the pipe within 5' of the point of entrance to the building. A supplemental grounding electrode shall be provided as specified in NEC 250-50 or 250-53. Intersystem bonding terminal shall be provided for grounding communication systems (cable tv & satellite dishes)
- 28.13. SMOKE DETECTORS:
28.13.1. When more than one detector is required within the dwelling unit the detectors shall be interconnected so that an alarm will sound throughout the dwelling unit. The smoke detectors shall be AC powered and have battery backup should the AC power be interrupted. The installation shall also meet NFPA 72-07.
28.13.2. A carbon Monoxide alarm is required outside of sleeping areas, in the immediate vicinity of the sleeping areas, if the dwelling unit contains a fuel fired appliance or has an attached or basement garage. The carbon monoxide detector shall comply with UL2034-2008.
- 28.14. 15 or 20 amp receptacle required within 25'-0" of the A/C unit.



GENERAL NOTES

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Creve Coeur, MO 63141

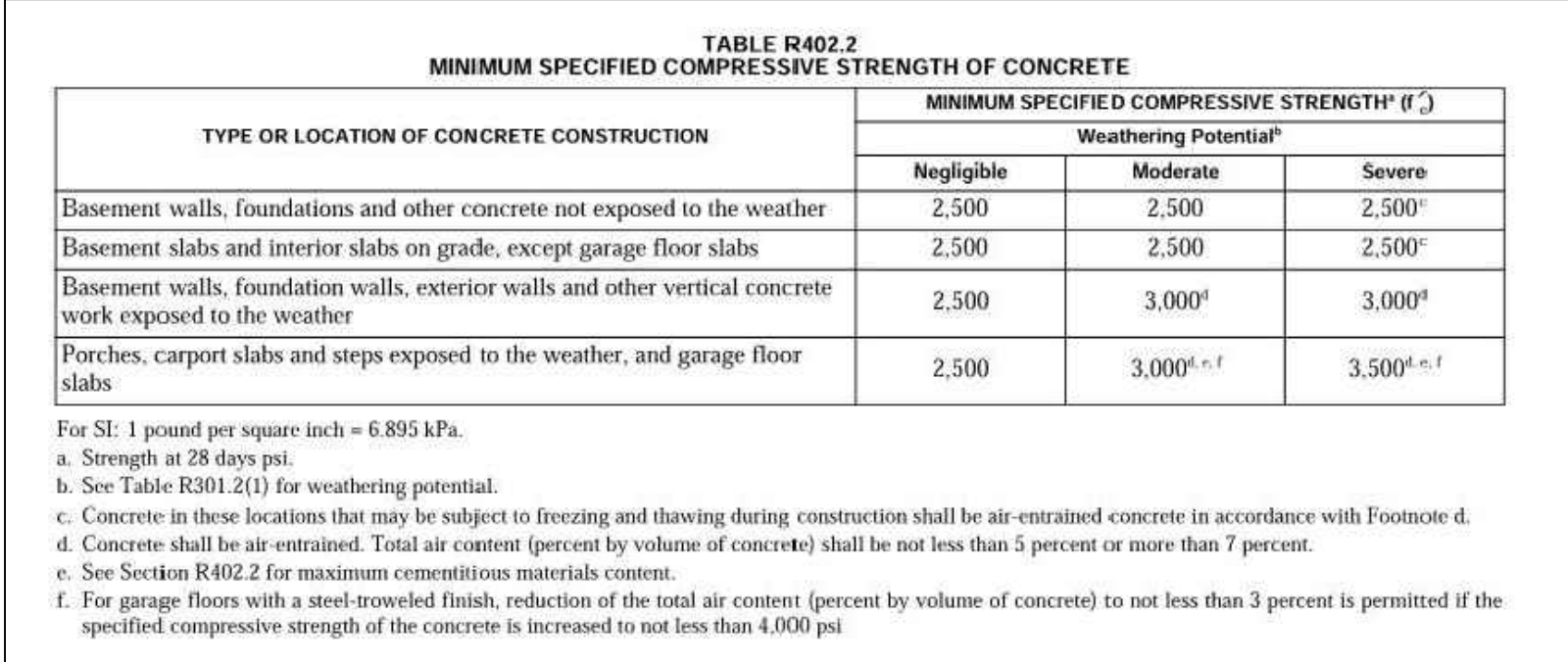
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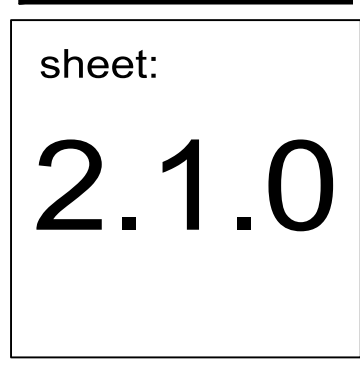
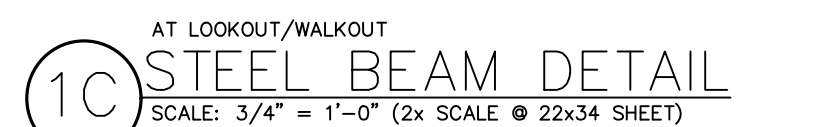
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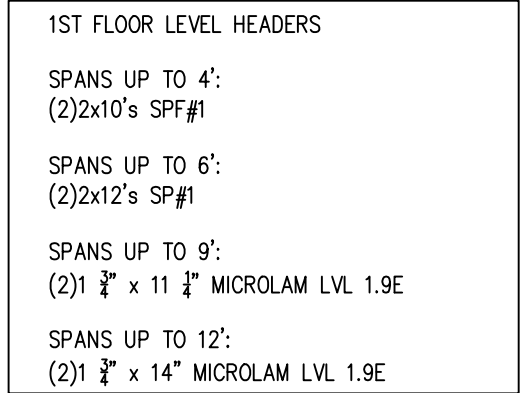
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1. ALL UNDIMENSIONED PARTITIONS ($\frac{1}{2}$ ") ARE 3 1/2" ROUGH.
2. ALL INTERIOR DIMENSIONS ARE TAKEN TO THE FACE OF ROUGH FRAMING. ALL EXTERIOR DIMENSIONS ARE TO FACE OF SHEATHING, UNLESS OTHERWISE NOTED. ALL ANGLED PARTITIONS ARE 45 DEGREES, UNLESS OTHERWISE NOTED.
3. CEILING HEIGHTS SHOWN ARE NOMINAL (UNO). ALL WALLS ARE FRAMED USING STANDARD STUD JOISTS LENGTH WITH SINGLE BOTTOM PLATE & DOUBLE TOP PLATE. ACTUAL WALL HEIGHTS ARE AS FOLLOWS:
-8'CLG = 8'-1 1/8"
-9'CLG = 9'-1 1/8"
-10'CLG = 10'-1 1/8"
4. ALL CONCENTRATED LOADS SHALL BE TRANSFERRED TO FOUNDATION VIA BEAMS, POSTS AND/OR SOLID BLOCKING.
5. ALL EXTERIOR DIMENSIONS ARE TO FACE OF SHEATHING, UNLESS OTHERWISE NOTED.
6. ALL DIMENSION WINDOW SHALL BE SPF #2 OR BETTER, UNLESS OTHERWISE NOTED, BUT IN NO CASE SHALL Fb BE LESS THAN 1,100 PSI. WOOD POSTS SUPPORTING STEEL BEAMS SHALL BE SPF #2 OR BETTER, UNLESS OTHERWISE NOTED.
7. BEARING AND NON BEARING STUD WALLS SHALL BE 2X4 @ 16" O.C., UNLESS OTHERWISE NOTED. SEE - DET 28/D/5 FOR STUD NOTCHING RESTRICTIONS.
8. DOOR, WINDOW AND OPENING HEADERS SHALL BE (2)2x10'S SYP #1 (Fb=1,500 PSI MIN) UNLESS OTHERWISE NOTED. ALL HEADERS TO BE DROPPED, UNLESS OTHERWISE NOTED. NUMBER OF JACKS AND KING POSTS SHALL BE PER 2015 IRC TABLE R603.7(1) AND R603.7(2) MINIMUM, UNLESS OTHERWISE NOTED.
9. POSTS AT HEADERS IN 2x4 OR 2x6 WALLS SHALL BE 1 JACK STUD - 1 KING STUD AT EACH END UNLESS OTHERWISE NOTED. PROVIDE MIN (2) STUDS UNDER EACH END OF ALL FLUSH BEAMS AND GORDER TRUSSES UNLESS OTHERWISE NOTED. NUMBER OF STUDS SHALL BE INCREASED TO PROVIDE BEARING FOR FULL WIDTH OF ALL BEAMS AND GORDER TRUSSES WHERE WIDTH OF SAND BEAD OR GT EXCEEDS 3". AS SUCH LOADS TO BE TRANSFERRED DOWN TO FOUNDATION VIA POSTS OF EQUAL SIZE AND/OR SOLID BLOCKING UNLESS OTHERWISE NOTED.
10. ALL ROOF TRUSSES TO BEAR ON EXTERIOR WALLS AND/OR GIRDER TRUSSES, UNLESS OTHERWISE NOTED.
11. TRUSS MFG. TO SIZE MEMBERS, FASTENERS, HANGERS & SET SPACING FOR ALL TRUSSES.
12. PROVIDE FIRESTOPPING EVERY 9'-1 1/8" VERTICALLY IN WALLS > 9'-1 1/8".
13. ALL HANDRAIL BALLUSTERS TO BE SPACED SUCH THAT A 4" SPHERE CANNOT PASS BETWEEN BALLUSTERS. GUARDRAILS SHALL NOT HAVE AN ORNAMENTAL PATTERN PROVIDING A LADDER EFFECT.
14. PROVIDE BACKING FOR STAIR SKIRT BOARD AT LANDING. PROVIDE BACKING FOR HANDRAILS AND HANDRAIL BRACKETS. PROVIDE BLOODING AT NEWEL POST UNDER FLOOR BETWEEN JOISTS.
15. ALL HANDRAILS TO BE MIN 36" ABV TREAD AND TERMINATE IN A NEWEL POST OR RETURN TO WALL. HANDRAILS SHALL BE CONTINUOUS THE FULL LENGTH OF THE STAIRS.
16. ALL GUARDRAILS TO BE MIN 36" ABV TREAD INCLUDING RAILS AT OPEN SIDES OF STAIRS - PROVIDE WOOD CAPS.
17. ALL HANDRAILS & GUARDRAILS TO MEET CURRENT BUILDING CODE REQUIREMENTS.
18. MIN CLEAR HEAD HEIGHT AT STAIRS = 6'-8".
19. WINDOW SUPPLIER TO VERIFY AT LEAST ONE WINDOW IN ALL BEDROOMS TO HAVE A CLEAR EGRESS OPENING OF 5.7 SQ. FT. WITH MIN. DIMENSION OF 24" IN HEIGHT AND 20" IN WIDTH; SILL HEIGHT NOT GREATER THAN 44" ABOVE FLOOR.
20. BOTTOM OF WINDOW HEADERS AT 8 FT 1ST FLOOR = 7'-0 3/8", AT 9 FT 1ST FLOOR = 8'-0 3/8", AT 2ND FLOOR = 7'-0 3/8".
21. ALL INTERIOR PREHUNG DOORS TO HAVE A TYPICAL R.O. HEADER HEIGHT OF 8'-0 1/2". ADD 2" R.O. ON WIDTH FOR ALL DOORS.
22. ALL ELECTRICAL AND MECHANICAL EQUIPMENT ARE SUBJECT TO RELOCATION DUE TO FIELD CONDITIONS; CONTRACTOR TO VERIFY.
23. WARDROBE CLOSETS TO HAVE CONTINUOUS SLIDE VINYL COATED WIRE SHELVING. PANTRIES AND LINENS TO HAVE TIGHT MESH VINYL COATED WIRE SHELVING.
24. ALL DRYERS TO BE VENTED TO EXTERIOR THROUGH A RECESSED DRYER VENT BOX.
25. FOR ADDITIONAL INFO SEE DETAILS

 DENOTES POINT LOAD

 DENOTES BEARING WALL

 DENOTES PORTAL FRAME WITH HOLD-DOWNS, DETAIL LOCATION AND LENGTH (MIN) - SEE 1/SD.1 AND 9/SD.3

 DENOTES DROPPED CEILING OR SOFFIT

 DENOTES EXTERIOR BRACED WALL PANEL LOCATION, INCLUDES CS-WSP, WSP, AND PHH - SEE DET 3/SD.1 FOR REQUIREMENTS. BRACED WALL LINES (BWL-#) ARE ALSO NOTED ON THE PLANS.

 DENOTES INTERIOR BRACED WALL PANEL LOCATION AND LENGTH (MIN) - SEE DET 4/SD.1. GYPSUM BOARD UNLESS OTHERWISE NOTED

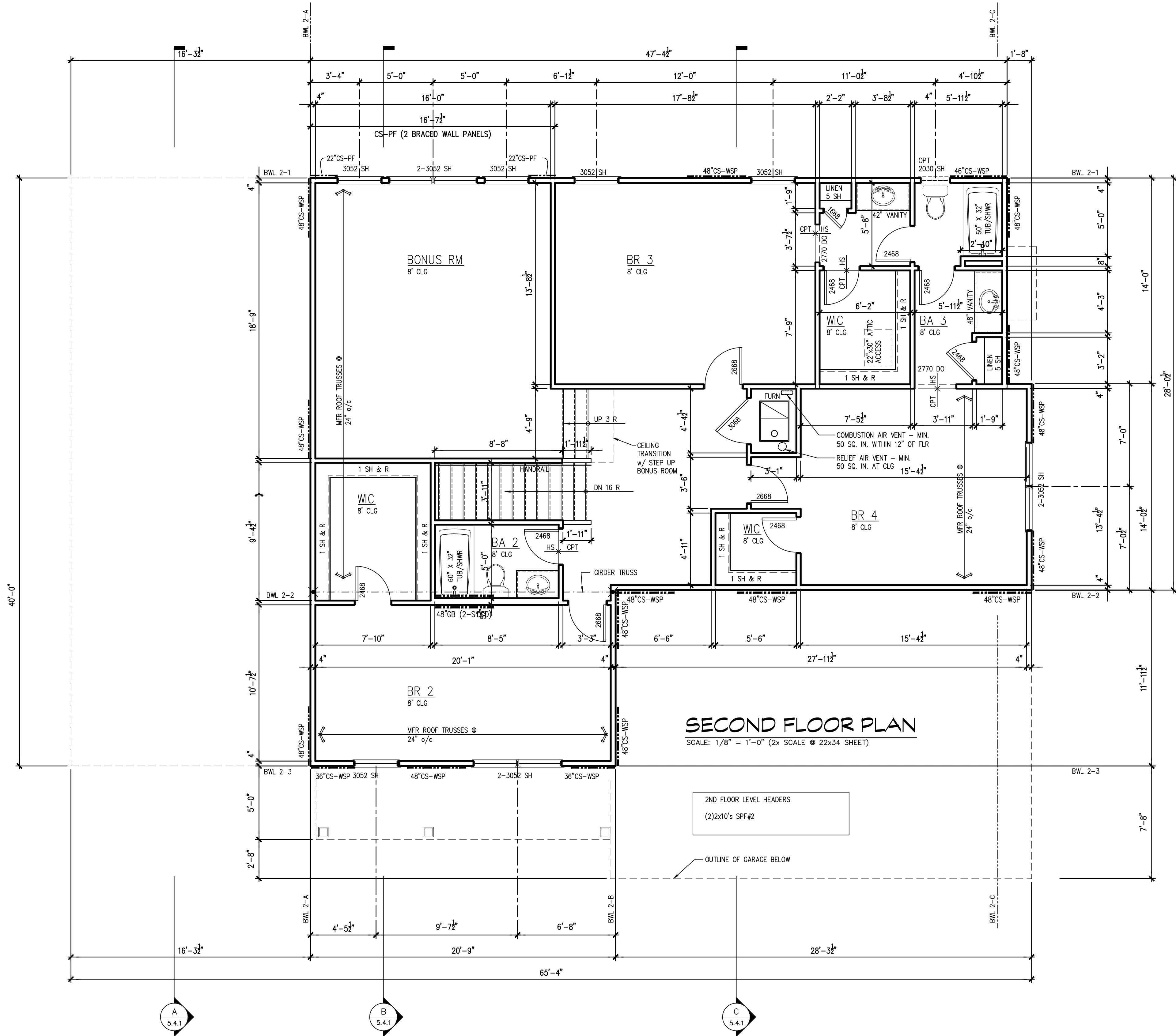
 INDICATES 800 LB HOLD-DOWN FOR EXTERIOR BRACED WALLS AND 3,500 LB HOLD-DOWNS FOR PORTAL FRAMES - SEE DETAIL 12/SD.3



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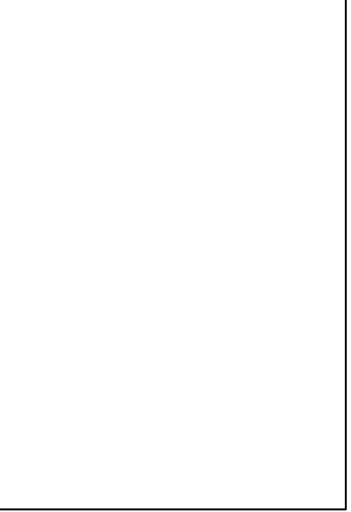
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- FLOOR PLAN NOTES
- ALL UNDIMENSIONED PARTITIONS ($\dashv$) ARE 3 1/2" ROUGH.
 - ALL INTERIOR DIMENSIONS ARE TAKEN TO THE FACE OF ROUGH FRAMING. ALL EXTERIOR DIMENSIONS ARE TO FACE OF SHEATHING, UNLESS OTHERWISE NOTED. ALL ANGLED PARTITIONS ARE 45 DEGREES, UNLESS OTHERWISE NOTED.
 - CEILING HEIGHTS SHOWN ARE NOMINAL (LINO). ALL WALLS ARE FRAMED USING STANDARD STUD LENGTHS WITH SINGLE BOTTOM PLATE & DOUBLE TOP PLATE. ACTUAL WALL HEIGHTS ARE AS FOLLOWS:
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-9'CLG = 9'-1 1/8"
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 - ALL DIMENSION LUMBER SHALL BE SPF #2 OR BETTER, UNLESS OTHERWISE NOTED, BUT IN NO CASE SHALL Fb BE LESS THAN 1,100 PSI. WOOD POSTS SUPPORTING STEEL BEAMS SHALL BE SPF #2 OR BETTER, UNLESS OTHERWISE NOTED.
 - BEARING AND NON BEARING STUD WALLS SHALL BE 2X4 @ 16" O.C., UNLESS OTHERWISE NOTED. SEE - DET 28/D.5 FOR STUD NOTCHING RESTRICTIONS.
 - DOOR, WINDOW AND OPENING HEADERS SHALL BE (2)2x10'S SYP #1 (Fb=1,500 PSI MIN) UNLESS OTHERWISE NOTED, ALL HEADERS TO BE DROPPED, UNLESS OTHERWISE NOTED. NUMBER OF JACKS AND KING POSTS SHALL BE PER 2015 IRC TABLES R603.7(1) AND R603.7(2) MINIMUM, UNLESS OTHERWISE NOTED.
 - POSTS AT HEADERS IN 2x4 OR 2x6 WALLS SHALL BE 1 JACK STUD - 1 KING STUD AT EACH END UNLESS OTHERWISE NOTED. PROVIDE MIN (2) STUDS UNDER EACH END OF ALL FLUSH BEAMS AND GRIDER TRUSSES UNLESS OTHERWISE NOTED. NUMBER OF STUDS SHALL BE INCREASED TO PROVIDE BEARING FOR FULL WIDTH OF ALL BEAMS AND GRIDER TRUSSES WHERE WIDTH OF SAID BEAM OR GT EXCEEDS 3". ALL SUCH LOADS TO BE TRANSFERRED DOWN TO FOUNDATION VIA POSTS OF EQUAL SIZE AND/OR SOLID BLOCKING UNLESS OTHERWISE NOTED.
 - ALL ROOF TRUSSES TO BEAR ON EXTERIOR WALLS AND/OR GRIDER TRUSSES, UNLESS OTHERWISE NOTED.
 - TRUSS MFG. TO SIZE MEMBERS, FASTENERS, HANGERS & SET SPACING FOR ALL TRUSSES.
 - PROVIDE FIRESTOPPING EVERY 9'-1 1/8" VERTICALLY IN WALLS > 9'-1 1/8".
 - ALL HANDRAIL BALLUSTERS TO BE SPACED SUCH THAT A 4" SPHERE CANNOT PASS BETWEEN BALLUSTERS. GUARDRAILS SHALL NOT HAVE AN ORNAMENTAL PATTERN PROVIDING A LADDER EFFECT.
 - PROVIDE BACKING FOR STAIR SKIRT BOARDS AT LANDING. PROVIDE BACKING FOR HANDRAILS AND HANDRAIL BRACKETS. PROVIDE BLOCKING AT NEWEL POST UNDER FLOOR BETWEEN JOISTS.
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 - ALL GUARDRAILS TO BE MIN 36" ABV TREAD INCLUDING RAILS AT OPEN SIDES OF STAIRS - PROVIDE WOOD CAPS.
 - ALL HANDRAILS & GUARDRAILS TO MEET CURRENT BUILDING CODE REQUIREMENTS.
 - MIN CLEAR HEAD HEIGHT AT STAIRS = 6'-8".
 - WINDOW SUPPLIER TO VERIFY AT LEAST ONE WINDOW IN ALL BEDROOMS TO HAVE A CLEAR EGRESS OPENING OF 5.7 SQ. FT. WITH MIN. DIMENSION OF 24" IN HEIGHT AND 20" IN WIDTH; SILL HEIGHT NOT GREATER THAN 44" ABOVE FLOOR.
 - BOTTOM OF WINDOW HEADERS AT 8 FT 1ST FLOOR = 7'-0 3/8", AT 9 FT 1ST FLOOR = 6'-0 3/8", AT 2ND FLOOR = 7'-0 3/8".
 - ALL INTERIOR PREHUNG DOORS TO HAVE A TYPICAL R.O. HEADER HEIGHT OF 6'-10 1/2". ADD 2" R.O. ON WIDTH FOR ALL DOORS.
 - ALL ELECTRICAL AND MECHANICAL EQUIPMENT ARE SUBJECT TO RELOCATION DUE TO FIELD CONDITIONS; CONTRACTOR TO VERIFY.
 - WARDROBE CLOSETS TO HAVE CONTINUOUS SLIDE VINYL COATED WIRE SHELVING. PANTRIES AND LINENS TO HAVE TIGHT MESH VINYL COATED WIRE SHELVING.
 - ALL DRYERS TO BE VENTED TO EXTERIOR THROUGH A RECESSED DRYER VENT BOX.
 - FOR ADDITIONAL INFO SEE DETAILS

- LEGEND
- DENOTES POINT LOAD
 - DENOTES BEARING WALL
 - DENOTES PORTAL FRAME WITH HOLD-DOWNS, DETAIL LOCATION AND LENGTH (MIN) - SEE 1/SD.1 AND 9/SD.3
 - DENOTES DROPPED CEILING OR SOFFIT
 - DENOTES EXTERIOR BRACED WALL PANEL LOCATION, INCLUDES CS-WSP, WSP, AND PFH - SEE DET 3/SD.1 FOR REQUIREMENTS. BRACED WALL LINES (BWL-#) ARE ALSO NOTED ON THE PLANS.
 - DENOTES INTERIOR BRACED WALL PANEL LOCATION AND LENGTH (MIN) - SEE DET 4/SD.1. GYPSUM BOARD UNLESS OTHERWISE NOTED
 - INDICATES 800 LB HOLD-DOWN FOR EXTERIOR BRACED WALLS AND 3,500 LB HOLD-DOWNS FOR PORTAL FRAMES - SEE DETAIL 12/SD.3



SECOND FLOOR PLAN

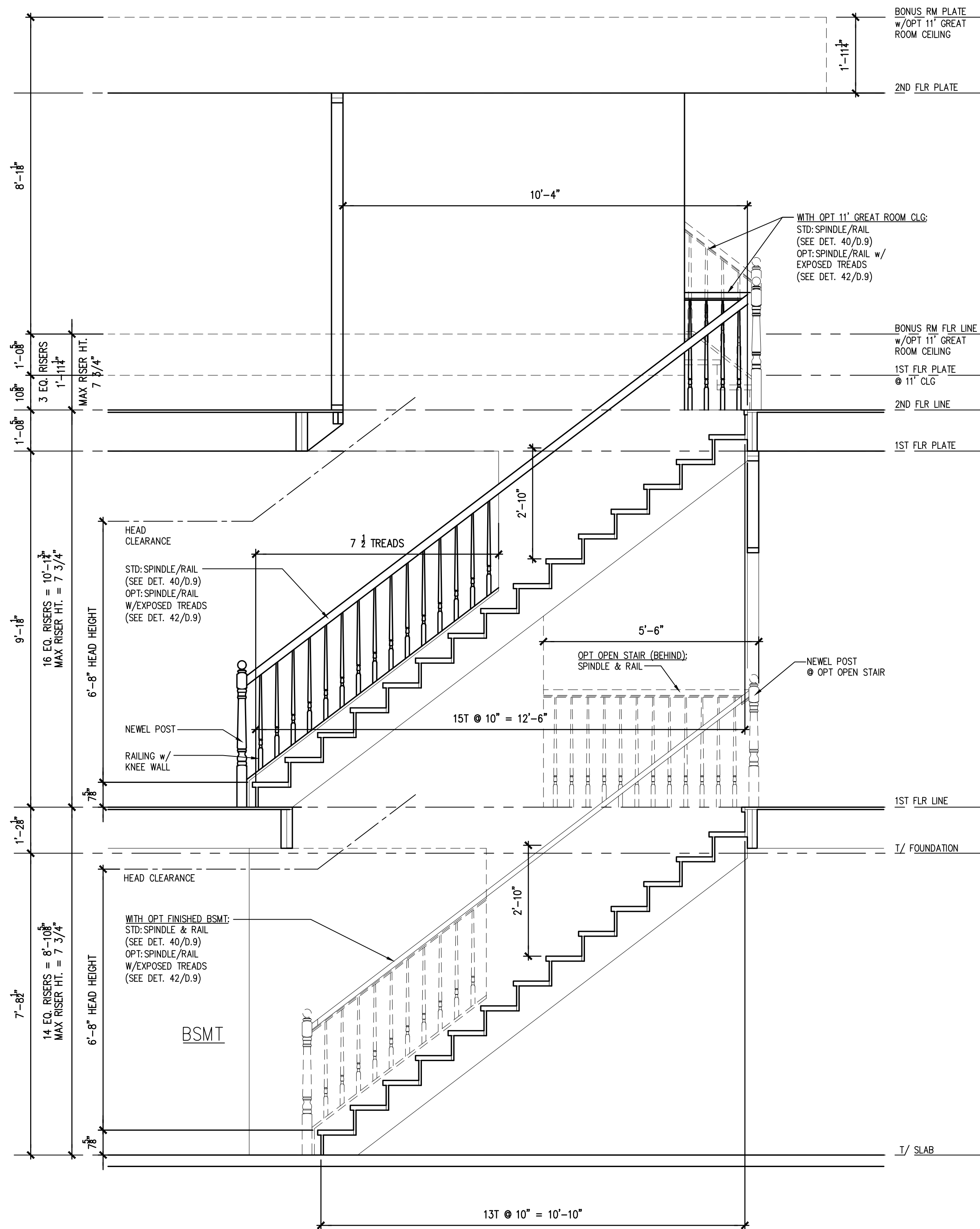
602 Rue De Fleur Dr
Creve Coeur, MO 63141
Muirfield - 1 1/2 Story - 4 BR

project # 100112

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checked by:	AB
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STANDARD 8 FT BASEMENT
STAIR SECTION — E
SCALE: 1/4" = 1'-0" (2x SCALE @ 22x34 SHEET)

project # 100112

Building A Tradition Of Excellence Since 1898



4.1

ATTIC VENT SCHEDULE			
ROOF LOC.		1ST/2ND	GAR/POR
ATTIC AREA (SQ. FT.)		652/1535	592/100
TOTAL VENT AREA REQ'D (SQ. IN.)		313/737	284/96
RIDGE (50%) (SQ. IN.)	REQ*	157/368	142/-
	ACT**	162/378	144/-
SOFFIT (50%) (SQ. IN.)	REQ*	157/368	142/96
	ACT***	162/378	144/96 min

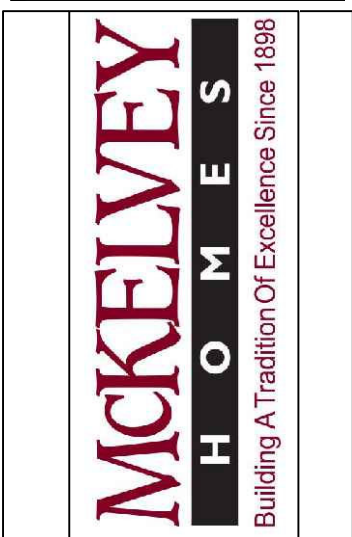
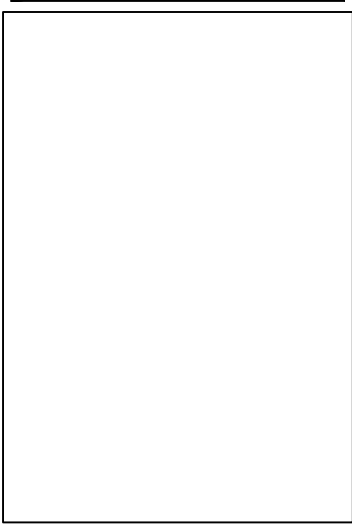
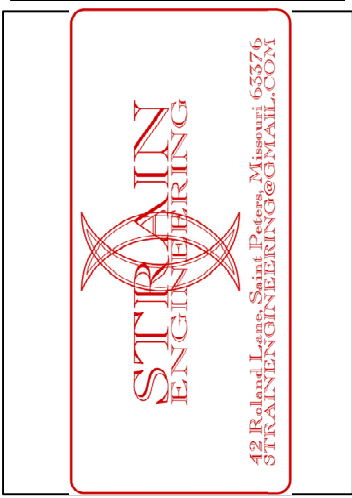
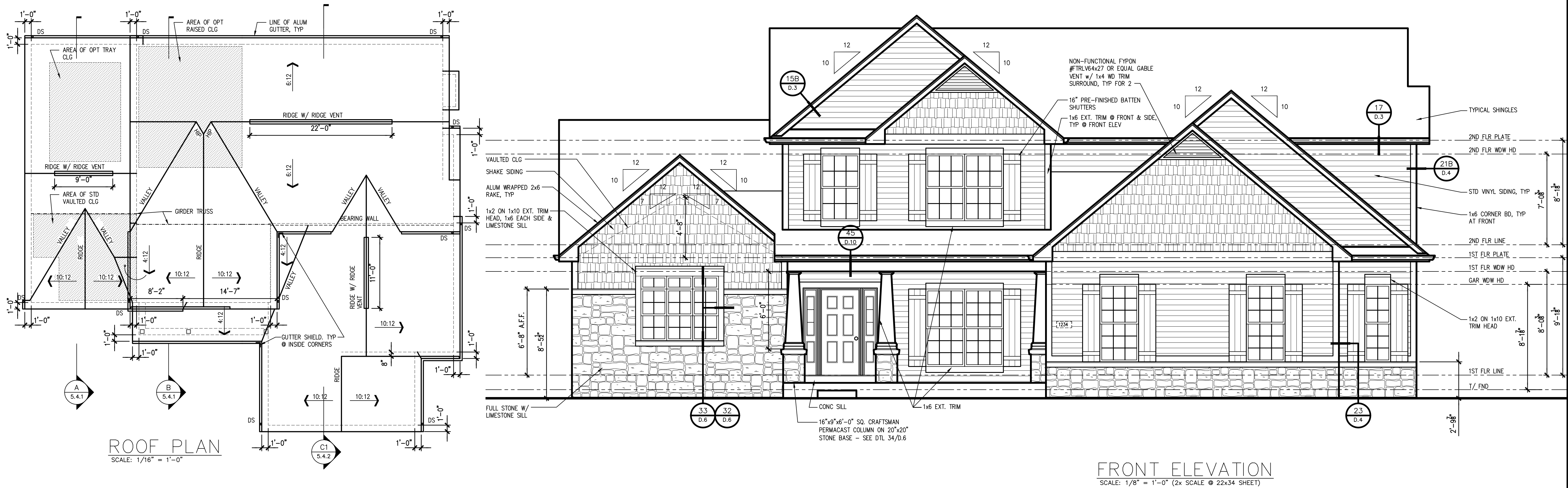
* REQUIRED NET FREE VENTED AREAS ARE CALCULATED BY MULTIPLYING THE ACTUAL ATTIC AREA (SQ. FT.) IN COLUMN 1 BY 75% AND MULTIPLYING BY 144 SQ. IN./SQ. FT. THEN 50% OF TOTAL NET FREE VENTED AREA IS REQUIRED AT THE RIDGE (HIGH) AND 50% IS REQUIRED AT THE SOFFIT (LOW). PERFORATED SOFFIT VENTING TO BE EQUALLY DISTRIBUTED THROUGHOUT PERIMETER.

** ACTUAL NET FREE VENTED AREAS ARE CALCULATED BY MULTIPLYING THE NUMBER OF ROOF VENTS, SOFFIT VENTS OR ACTUAL LINEAL SOFFIT (FT) BY THE MANUFACTURERS STATED ACTUAL VENTED NET FREE AREA. TYPICALLY 18.0 SQ. IN./LINEAL FT. FOR RIDGE VENTS.

*** SOFFIT INSTALLER TO PROVIDE SUFFICIENT VENTING PER CODE

ELEVATION NOTES

1. PROVIDE DRIP CAPS OR FLASHING AT ALL WINDOWS AND DOORS & FLASHING AT INTERSECTION OF WALL AND ROOF PLANES.
2. ALL ROOF SADDLES TO BE OSB SHEATHED w/ ICE & WATER SHIELD AND SHINGLES.
3. STANDARD SIDING TO BE HORIZONTAL VINYL DOUBLE 4"
4. ACCENT SIDING TO BE BOARD & BATTEN VINYL VERTICAL, OR VINYL SHAKES AS INDICATED ON DRAWINGS.
5. STANDARD WINDOW TRIM AT FRONT ELEVATIONS TO BE 1x6 COMPOSITE TRIM, UNLESS OTHERWISE NOTED.
6. STANDARD CORNER POSTS TO BE 3 3/4" VINYL CORNERS, UNLESS OTHERWISE NOTED (SEE DETAIL 21/D.4).
7. ALL TRIM (i.e. PAINTED WOOD, ALUM, OR WOOD COMPOSITE MATERIAL, VINYL CORNERS, VINYL LINEAL TRIM, COLUMNS, PORCH RAILS, EAVES, SOFFITS AND RAKES) TO MATCH IN COLOR.
8. PROVIDE SPLASH BLOCKS AT ALL DOWNSPOUTS DISCHARGING AT GRADE.
9. SLOPE GRADE AWAY FROM HOUSE AT MIN 1"/FT FOR A DISTANCE OF 8'-0" OR TO A SWALE.
10. SEE SHEET D.7 FOR WINDOW FLASHING DETAILS.
11. SEE SHEET D.8 FOR DOOR FLASHING DETAILS.
12. SEE DETAIL 31/D.6 FOR J-CHANNEL WINDOW FLASHING DETAIL.
13. FOR ADDITIONAL INFO SEE DETAILS.



EXTERIOR ELEVATIONS "G"
SECTIONS & ROOF PLAN
602 Rue De Fleur Dr
Creve Coeur, MO 63141
Muirfield - 1 1/2 Story - 4 BR

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1. ELECTRICAL CONTRACTOR TO PROVIDE REQUIRED DIRECT HOOK-UPS/CUTOFFS.
2. HVAC CONTRACTOR TO VERIFY THERMOSTAT LOCATIONS.
3. ALL ELECTRICAL AND MECHANICAL EQUIPMENT (I.E. FURNACES, A/C UNITS, ELECTRICAL PANELS, SANITARY SUMP PUMPS, DRAIN TILE SUMP AND WATER HEATERS) ARE SUBJECT TO RELOCATION DUE TO FIELD CONDITIONS.
4. ALL SMOKE DETECTORS TO BE 110 V w/ BATTERY BACKUP, WIRED IN SERIES, INTERCONNECTED TO ALL OTHERS, MAX 15'-0" FROM ALL EXISTING DOORS; MIN 1 SMOKE DETECTOR PER FLOOR; MIN 1 SMOKE DETECTOR PER SLEEPING ROOM.
5. PROVIDE AND INSTALL LOGICALLY CERTIFIED SMOKE DETECTORS AS REQUIRED BY NATIONAL FIRE PROTECTION ASSOCIATION (NFPA) AND MEETING THE REQUIREMENTS OF ALL GOVERNING CODES.
6. PROVIDE AND INSTALL GROUND FAULT AND ARC FAULT (THROUGHOUT) CIRCUIT INTERRUPTERS (GFI & AFCI) AS REQ BY THE NATIONAL ELECTRICAL CODE AND MEETING THE REQUIREMENTS OF ALL GOVERNING CODES.
7. REFERENCE FOUNDATION PLAN SHEET SERIES 2 FOR ELECTRICAL WORK IN BASEMENT LEVEL.

ELECTRICAL DEVICES		ABOVE FINISHED FLOOR
SWITCHES AND WALL OUTLETS		48" TO C.L.
OVER COULTERS		
REMAINING SWITCHES		48" TO C.L.
WALL OUTLETS		12" TO C.L.
BATH VANITY BRACKET OUTLET		80" TO C.L.
(1" ABOVE TOP OF MIRROR)		
WATER SOFTENER AND SUMP OUTLETS		48" TO C.L.
TELEPHONE OUTLETS		12" TO C.L.
TELEVISION OUTLETS		12" TO C.L.
EXTERIOR OUTLETS		12" TO C.L.
GARAGE GFI'S		48" TO C.L.
(ABOVE GARAGE FLOOR)		
BASEMENT WALL OUTLETS		48" TO C.L.
FRONT DOOR COACH LIGHT		65" TO C.L.
GARAGE COACH LIGHT	72"	TO TOP OF BOX
(ABOVE GARAGE FLOOR)		
DINING AND BREAKFAST	64"	TO BOTTOM OF FIXTURE
FIXTURE HEIGHT		
COVER AND STAIRWAY	102"	TO BOTTOM OF FIXTURE
FIXTURE HEIGHT		
THERMOSTAT		54" TO C.L.
DOOR BELL CHIMES		84" TO C.L.
DOOR BELL BUTTON	ALIGN W/	DOOR HANDLE
KITCHEN WOOD PAN "WHIP"		66" TO C.L.
KITCHEN WALL HUNG		76" TO C.L.
MICROWAVE RECEPTACLE		
KITCHEN DISHWASHER "WHIP"		UNDER SINK
KITCHEN REFERENCE		44" TO C.L.
KITCHEN REFRIGERATOR		45" TO C.L.
WASHER/DRYER OUTLET		36" TO C.L.
C.L. = FROM FINISHED FLOOR TO CENTER LINE		
VF = FIELD IN VERIFY		

ELECTRICAL LAYOUT
 FIRST FLOOR
602 Rue De Fleur Dr
 Creve Coeur, MO 63141
 Muirfield — 1 1/2 Story — 4 BR
 project # 100112

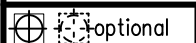
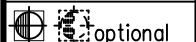
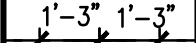
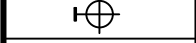
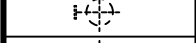
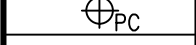
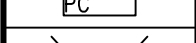
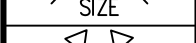
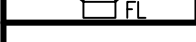
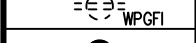
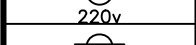
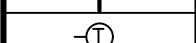
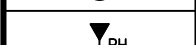
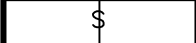
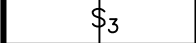
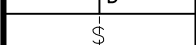
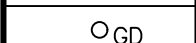
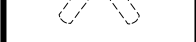
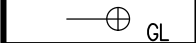
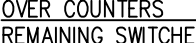
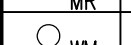
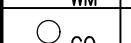
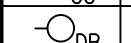
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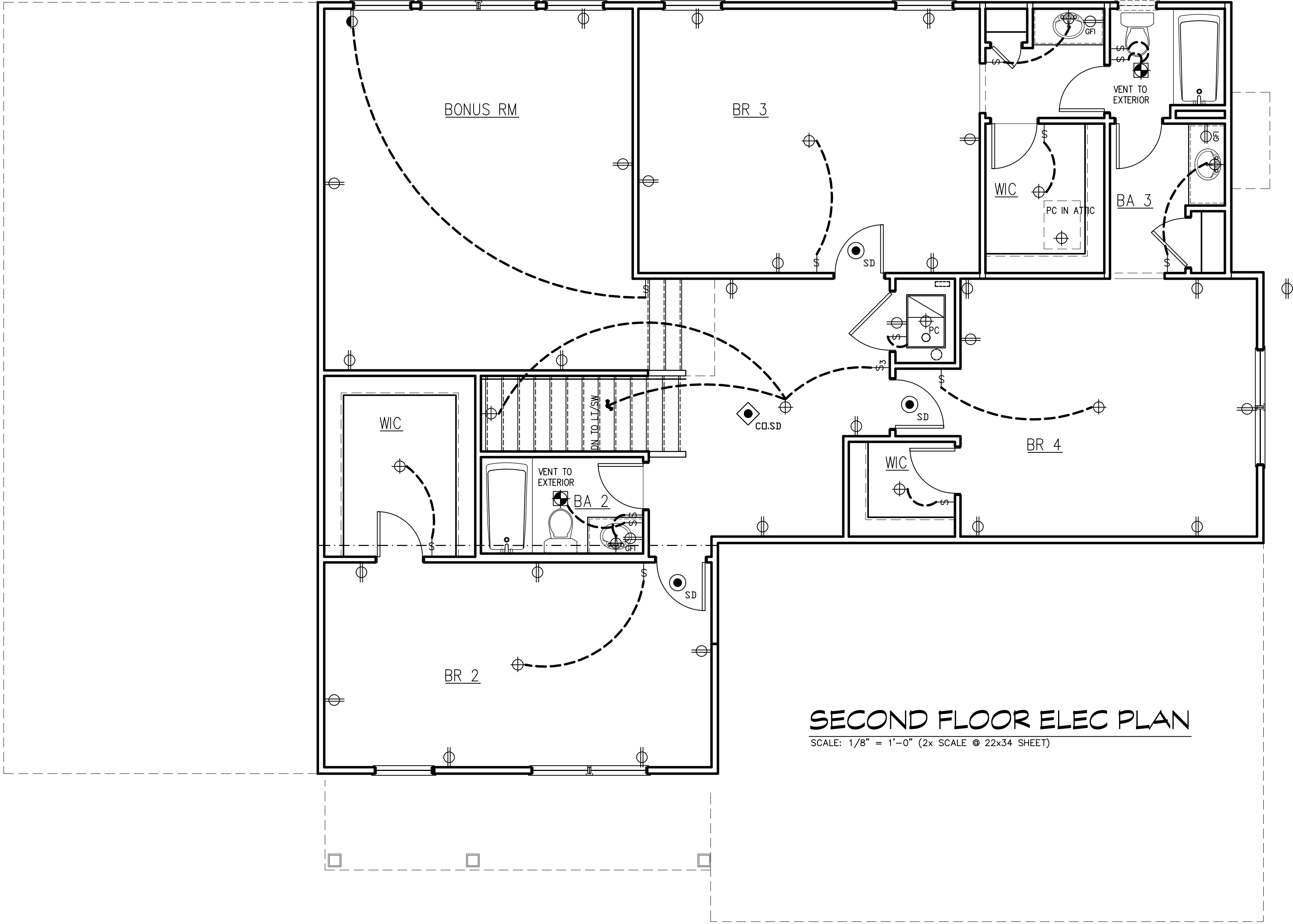


ELECTRICAL PLAN NOTES

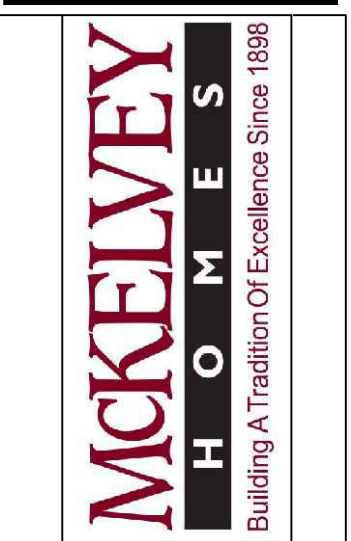
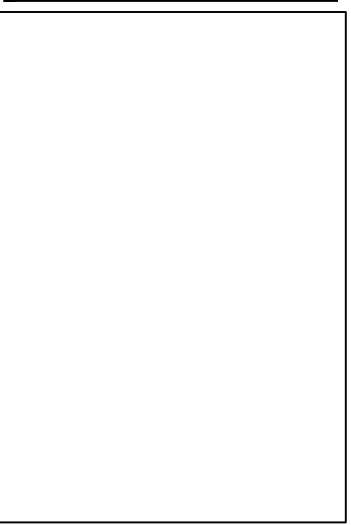
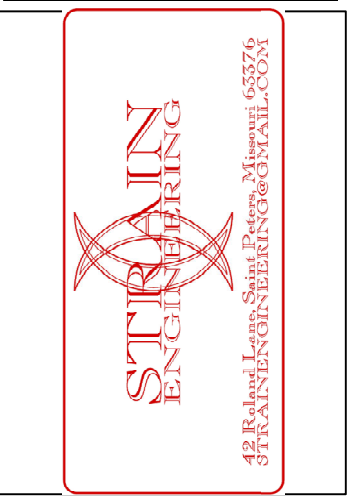
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2. HVAC CONTRACTOR TO VERIFY THERMOSTAT LOCATIONS.
3. ALL ELECTRICAL AND MECHANICAL EQUIPMENT (I.E. FURNACES, A/C UNITS, ELECTRICAL PANELS, SANITARY SUMP PITS, DRAIN TILE SUMP AND WATER HEATERS) ARE SUBJECT TO RELOCATION DUE TO FIELD CONDITIONS.
4. ALL SMOKE DETECTORS TO BE 110 V w/ BATTERY BACKUP, WIRED IN SERIES, INTERCONNECTED TO ALL OTHERS, MAX 15'-0" FROM ALL BEDROOM DOORS, MIN 1 SMOKE DETECTOR PER FLOOR, MIN 1 SMOKE DETECTOR PER SLEEPING ROOM.
5. PROVIDE AND INSTALL LOCALLY CERTIFIED SMOKE DETECTORS AS REQUIRED BY NATIONAL FIRE PROTECTION ASSOCIATION (NFPA) AND MEETING THE REQUIREMENTS OF ALL GOVERNING CODES.
6. PROVIDE AND INSTALL GROUND FAULT AND ARC FAULT THROUGHOUT CIRCUIT INTERRUPTERS (GFI & AFCI) AS REQ BY THE NATIONAL ELECTRICAL CODE AND MEETING THE REQUIREMENTS OF ALL GOVERNING CODES.
7. REFERENCE FOUNDATION PLAN SHEET SERIES 2 FOR ELECTRICAL WORK IN BASEMENT LEVEL.

ELECTRICAL SYMBOL KEY	
LIGHT FIXTURES	
	RECESSED CAN LIGHT
	RECESSED CAN - EYEBALL
	CEILING SURFACE MOUNT LIGHT
	OPT PENDENT LIGHT
	2-12" RODS @ 8' CLG
	3-12" RODS @ 9' CLG
	WALL SURFACE MOUNT LIGHT
	OPT WALL SURFACE MOUNT LIGHT
	LIGHT w/PULL CHAIN SWITCH
	WALL SCONCE
	FLUORESCENT LIGHT w/ PULL CHAIN SWITCH
	UNDER CABINET LIGHTING
	FLOOD LIGHTS
OUTLETS	
	DUPLEX OUTLET
	GROUND FAULT CIRCUIT INTERRUPTER
	WATER PROOF/ GROUND FAULT CIRCUIT INTERRUPTER
	OPT WATER PROOF/ GROUND FAULT CIRCUIT INTERRUPTER
	SWITCHED DUPLEX OUTLET
	RANGE/DRYER 220V OUTLET
	UNDER-COUNTER OR CONCEALED OUTLETS
	GARAGE DOOR OUTLET
	FLOOR DUPLEX OUTLET
	CATV (TELEVISION) JACK
	THERMOSTAT
	TELEPHONE JACK
SWITCHES	
	SINGLE POLE SWITCH
	THREE-WAY SWITCH
	FOUR-WAY SWITCH
	DIMMER SWITCH
	OPT SWITCH
MISC. FIXTURES	
	EXHAUST FAN
	EXHAUST FAN/LIGHT
	SMOKE DETECTOR-110 V w/ BAT BACKUP INTERCONNECTED
	STD SMOKE DETECTOR INTERCONNECTED w/CARBON MONOXIDE DETECTOR
	ELECTRICAL PANEL
	ELECTRICAL DISCONNECT
	ELECTRICAL METER
	GAS METER
	GARBAGE DISPOSAL
	OPT CEILING FAN/LIGHT
	GAS LINE
	FROST PROOF HOSE BIB
	METER READER
	WATER METER
	CLEAN OUT
	DOORBELL
	DOORBELL CHIMES
	JUNCTION BOX

ELECTRICAL DEVICES		ABOVE FINISHED FLOOR
SWITCHES AND WALL OUTLETS OVER COUNTERS	48"	TO C.L.
REMAINING SWITCHES	48"	TO C.L.
WALL OUTLETS	12"	TO C.L.
BATH VANITY BRACKET OUTLET (1" ABOVE TOP OF MIRROR)	80"	TO C.L.
WATER SOFTENER AND SUMP OUTLETS	48"	TO C.L.
TELEPHONE OUTLETS	12"	TO C.L.
TELEVISION OUTLETS	12"	TO C.L.
EXTERIOR OUTLETS	12"	TO C.L.
GARAGE GFI'S	48"	TO C.L.
(ABOVE GARAGE FLOOR)	48"	TO C.L.
BASEMENT WALL OUTLETS	65"	TO C.L.
FRONT DOOR COACH LIGHT	72"	TO TOP OF BOX
GARAGE COACH LIGHT	64"	TO BOTTOM OF FIXTURE
DINING AND BREAKFAST FIXTURE HEIGHT	102"	TO BOTTOM OF FIXTURE
FOYER AND STAIRWAY FIXTURE HEIGHT	54"	TO C.L.
THERMOSTAT	84"	TO C.L.
DOOR BELL CHIMES	66"	TO C.L.
DOOR BELL BUTTON	76"	TO C.L.
KITCHEN HOOD FAN "WHIP"	UNDER SINK	
KITCHEN WALL HUNG MICROWAVE RECEPTACLE	24"	TO C.L.
KITCHEN DISHWASHER "WHIP"	48"	TO C.L.
KITCHEN REFRIGERATOR	36"	TO C.L.
WASHER/DRYER OUTLET		
C.L.= FROM FINISHED FLOOR TO CENTER LINE		
VIF = FIELD IN VERIFY		



SECOND FLOOR ELEC PLAN
SCALE: 1/8" = 1'-0" (2x SCALE @ 22x34 SHEET)



ELECTRICAL LAYOUT
SECOND FLOOR

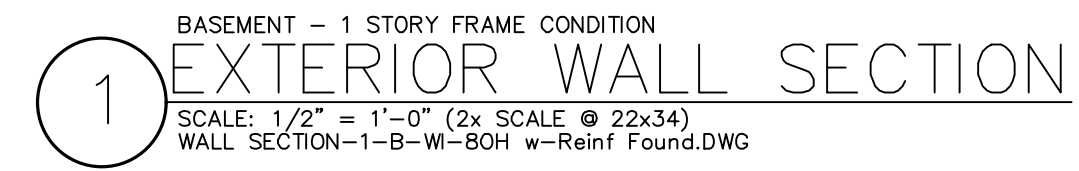
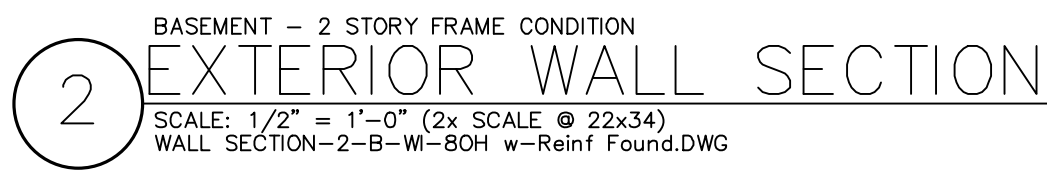
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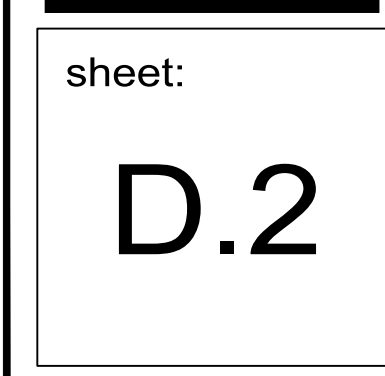
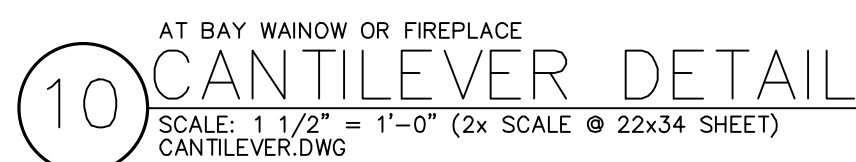
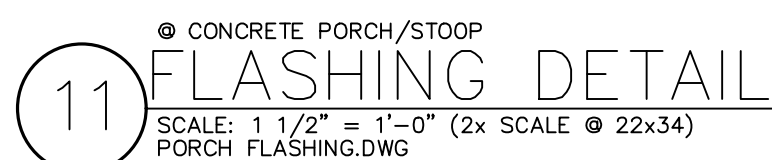
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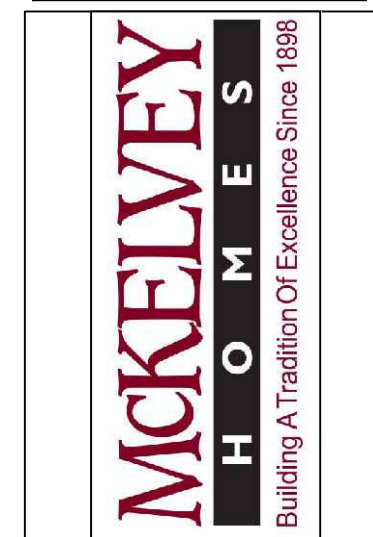
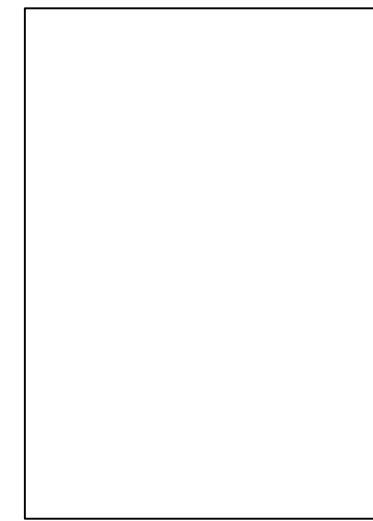
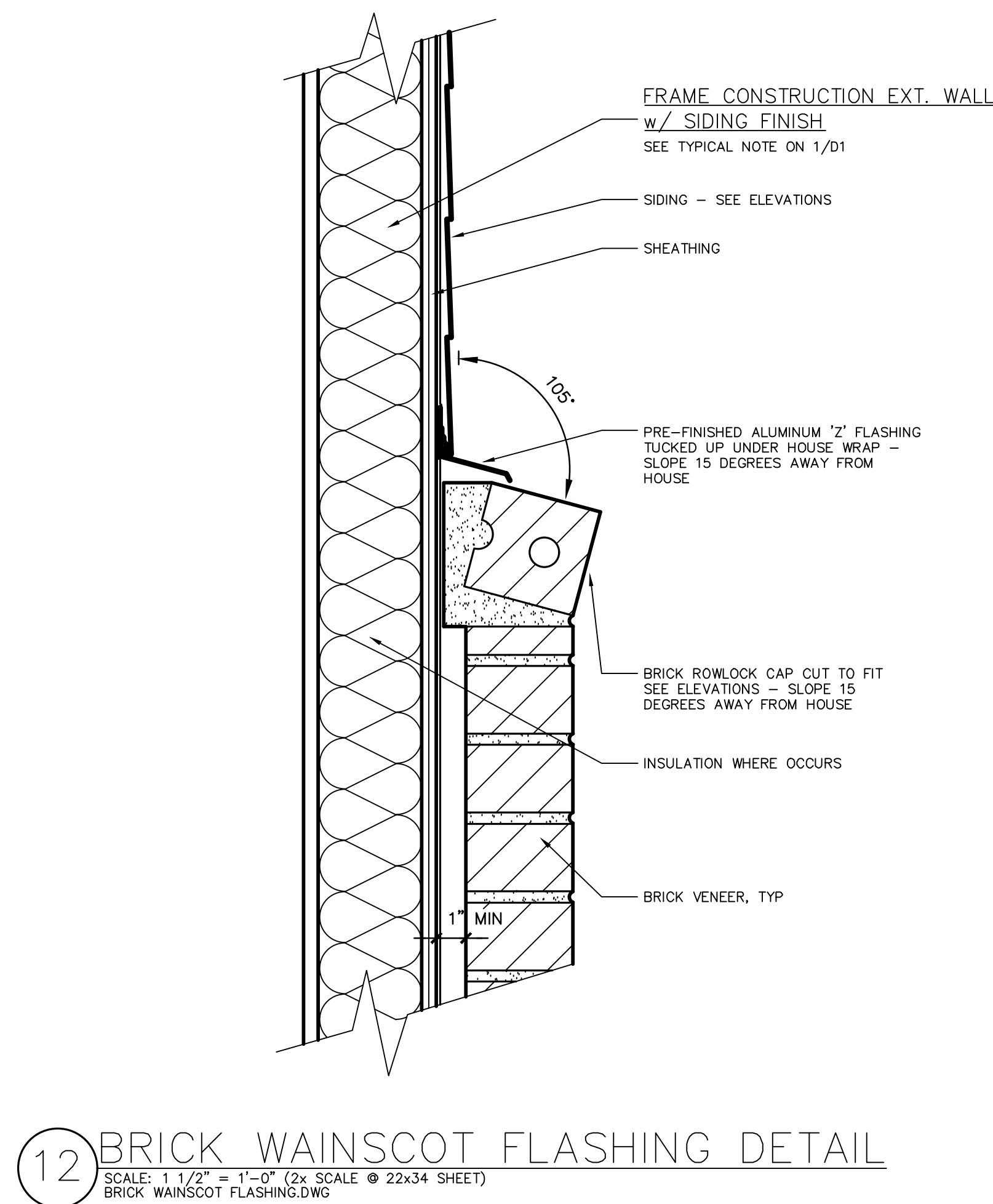
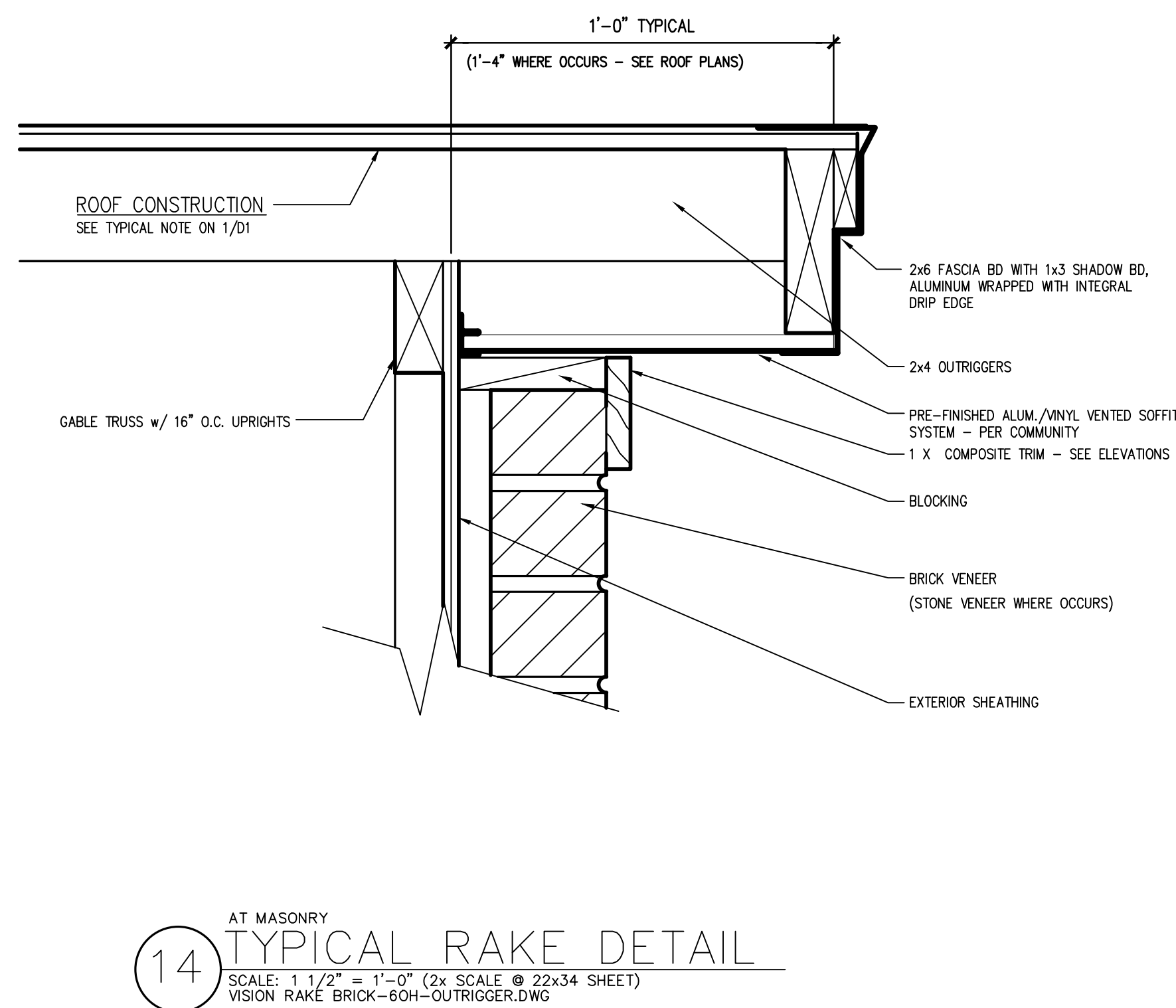
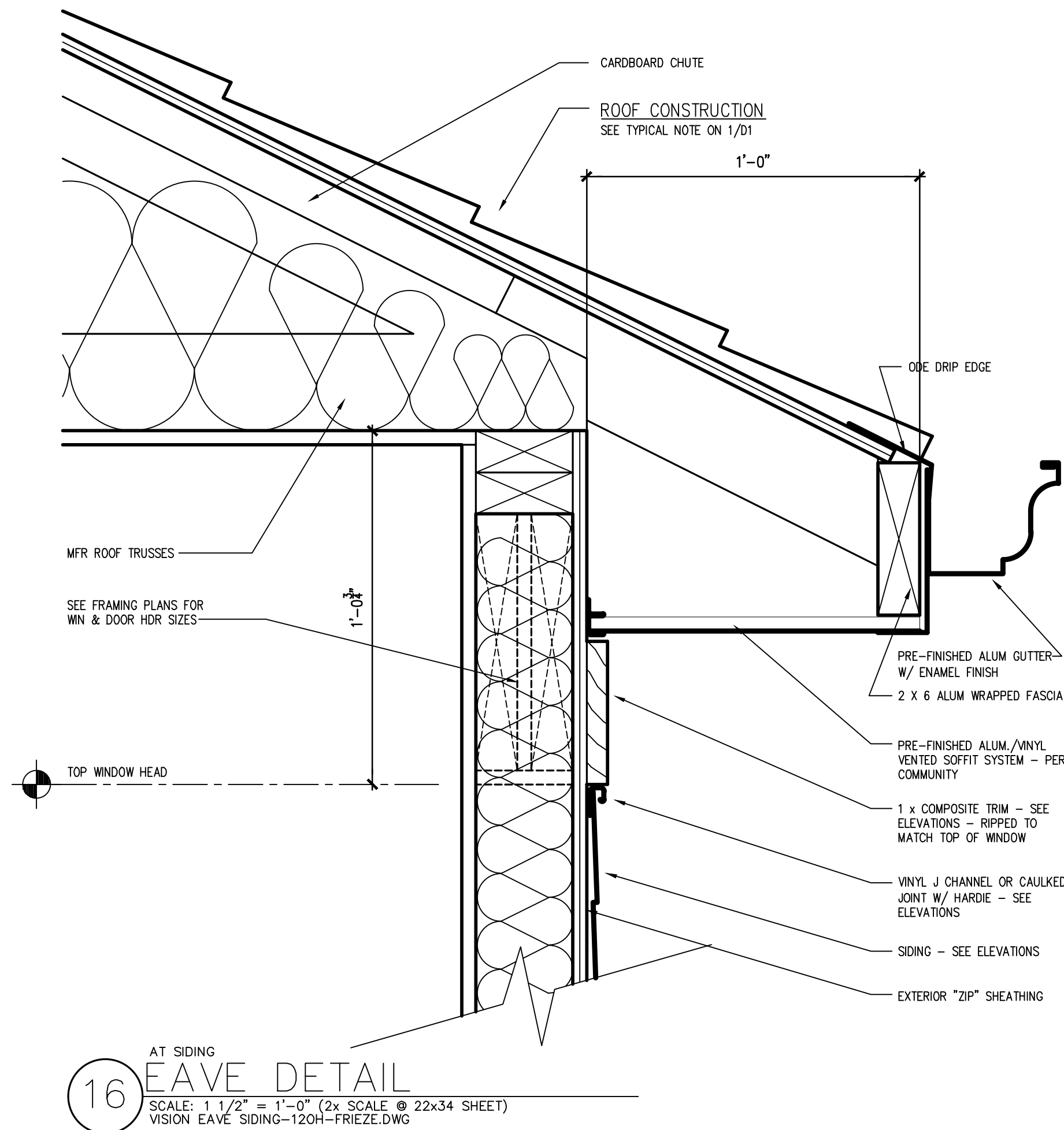
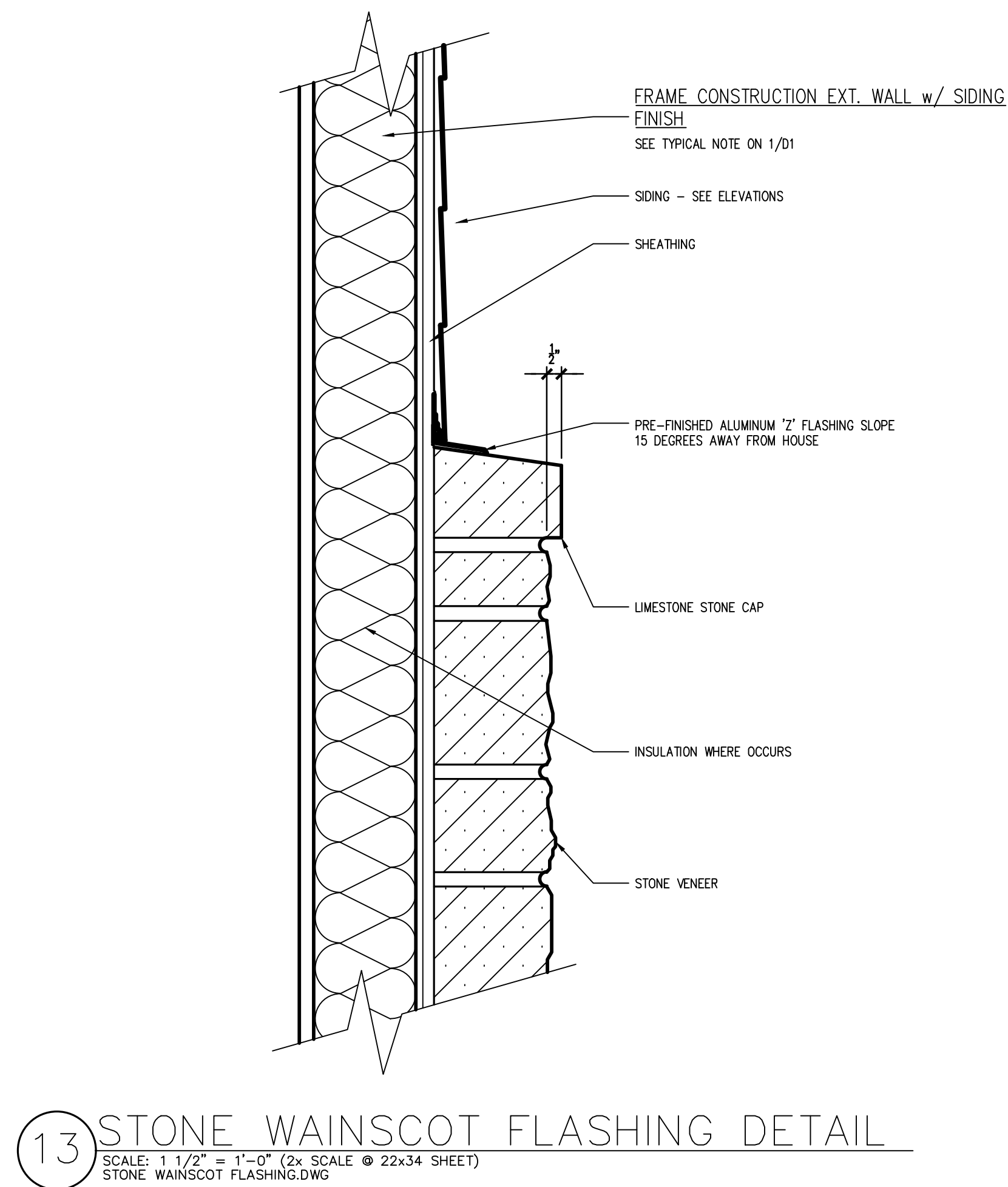
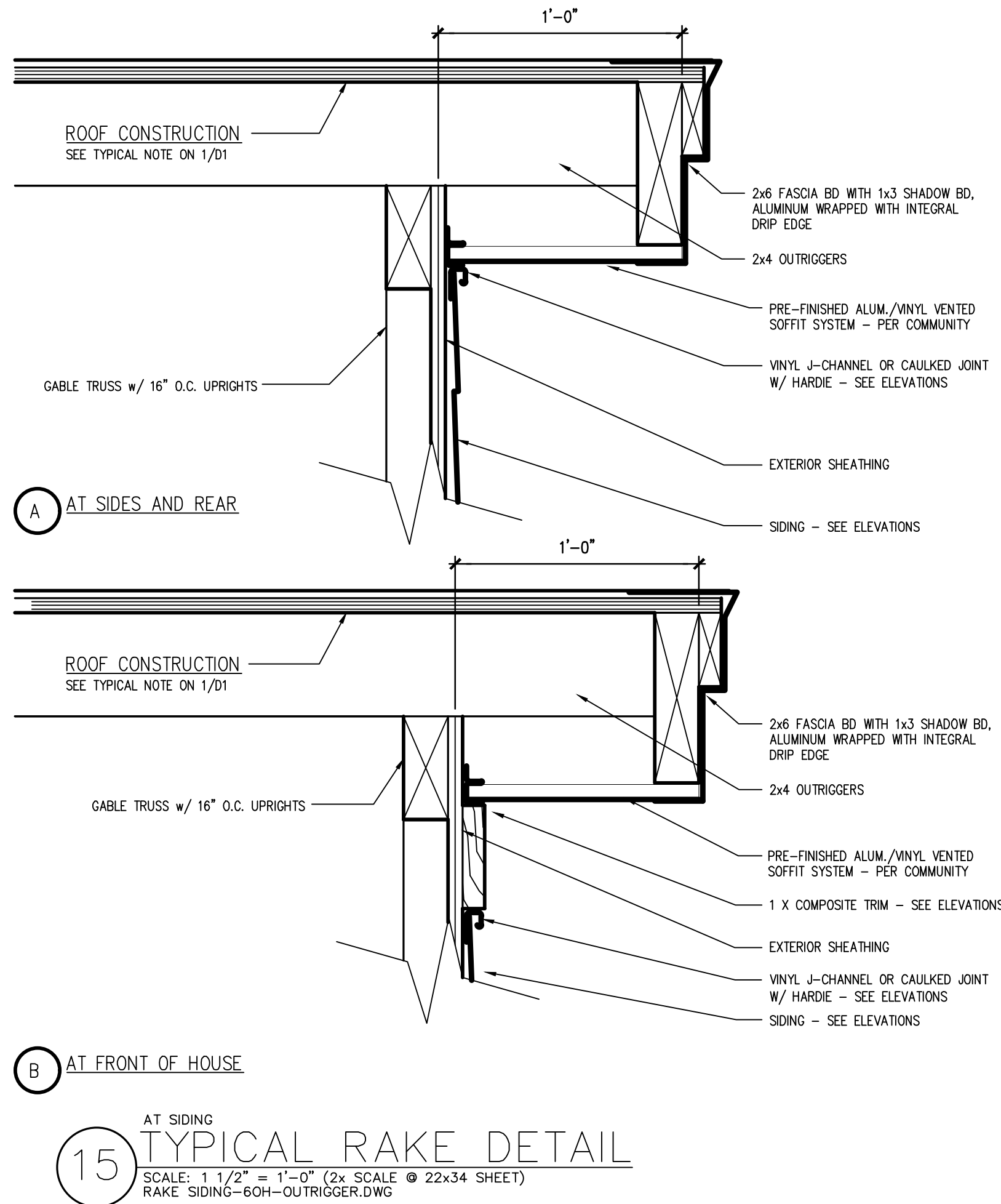
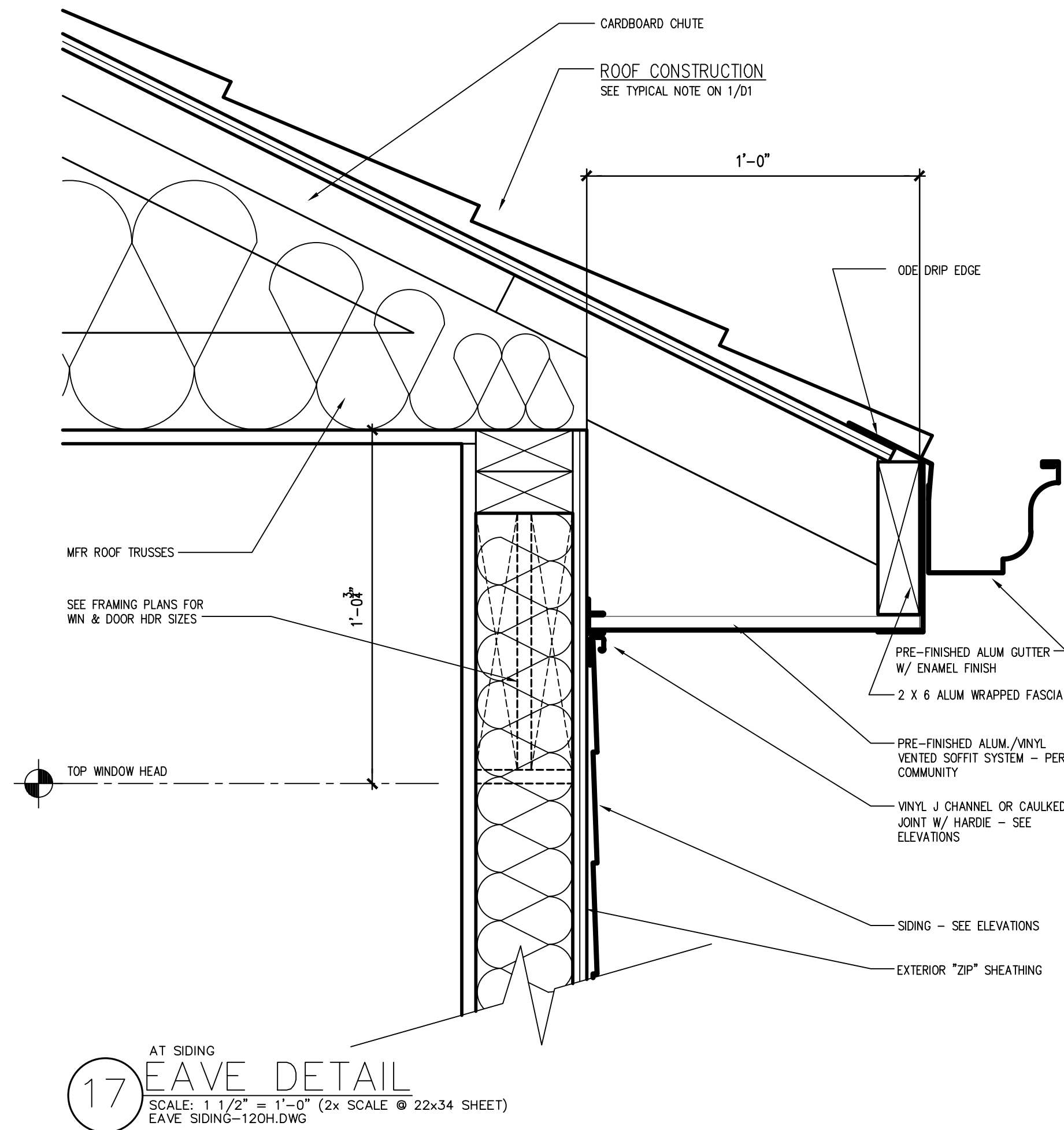
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DETAILS

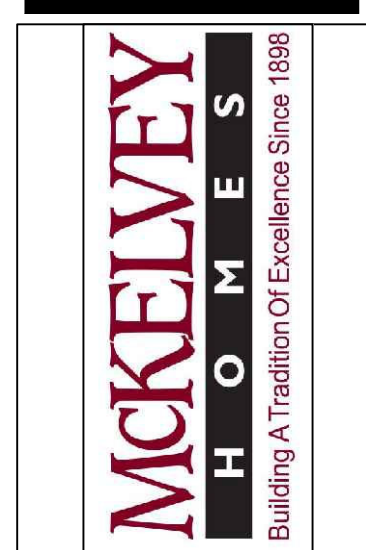
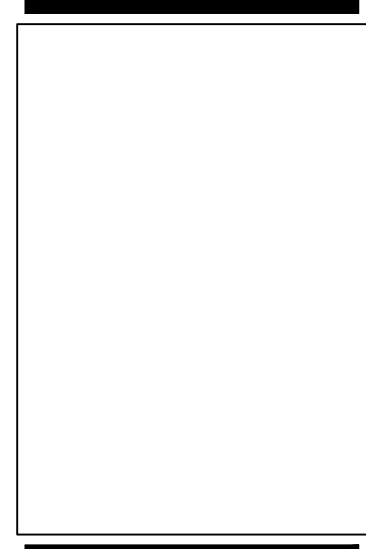
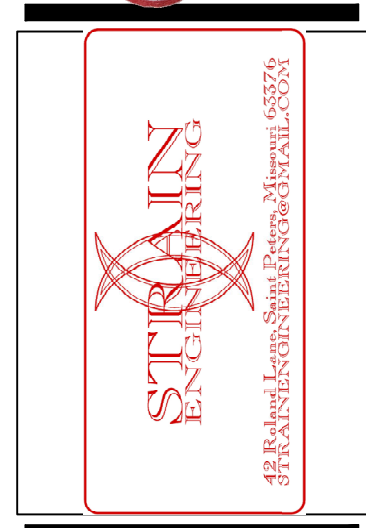
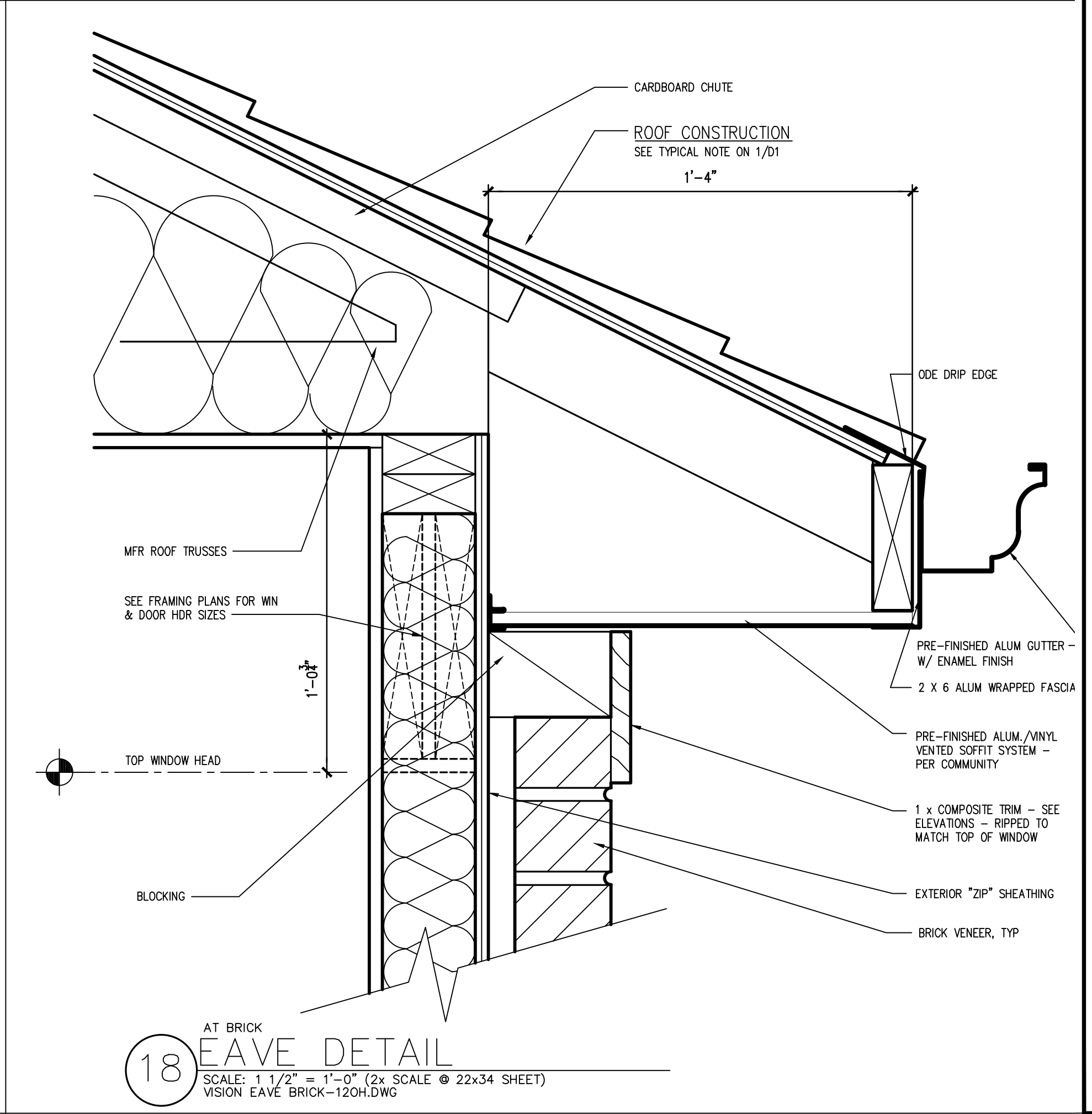
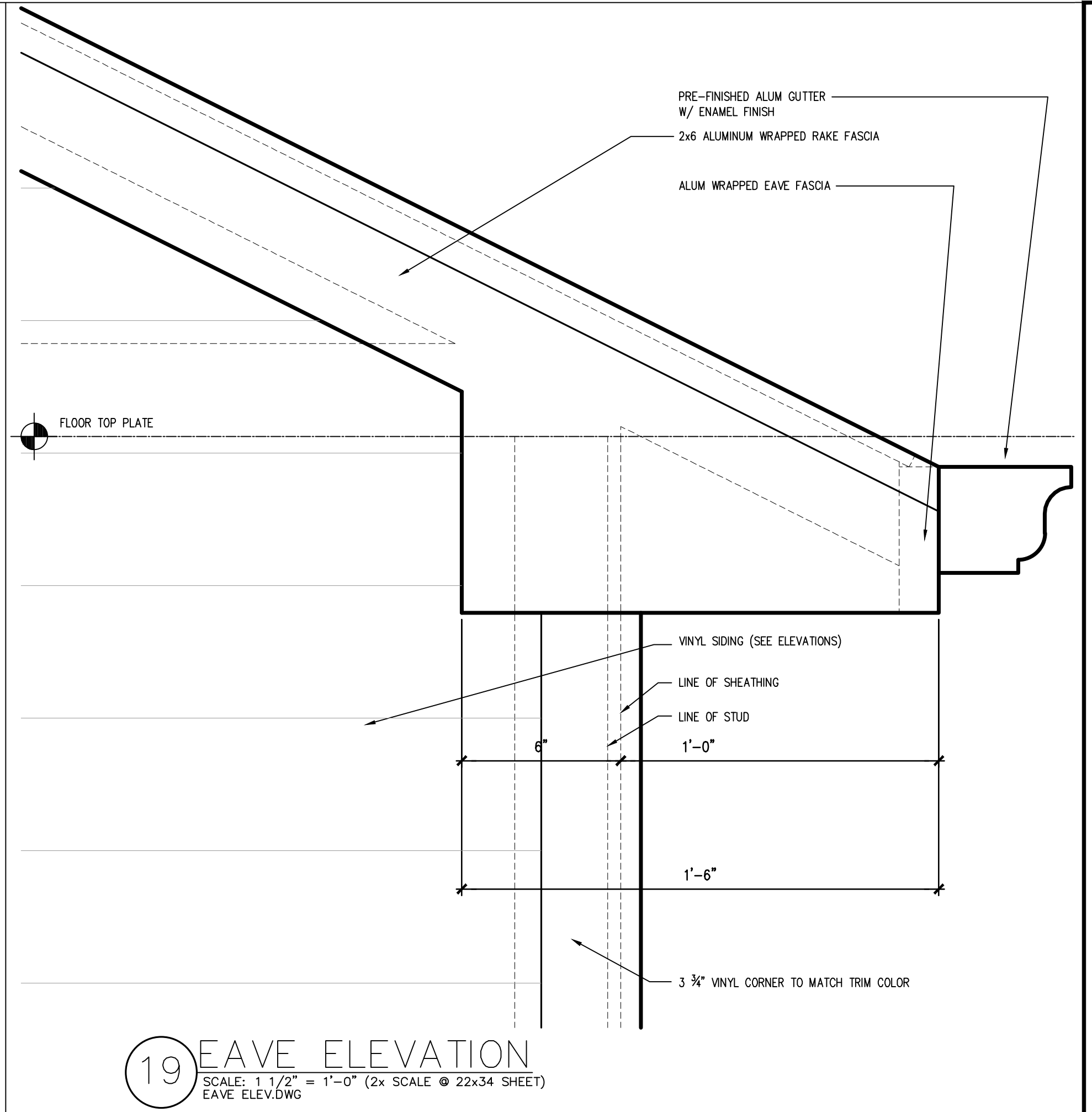
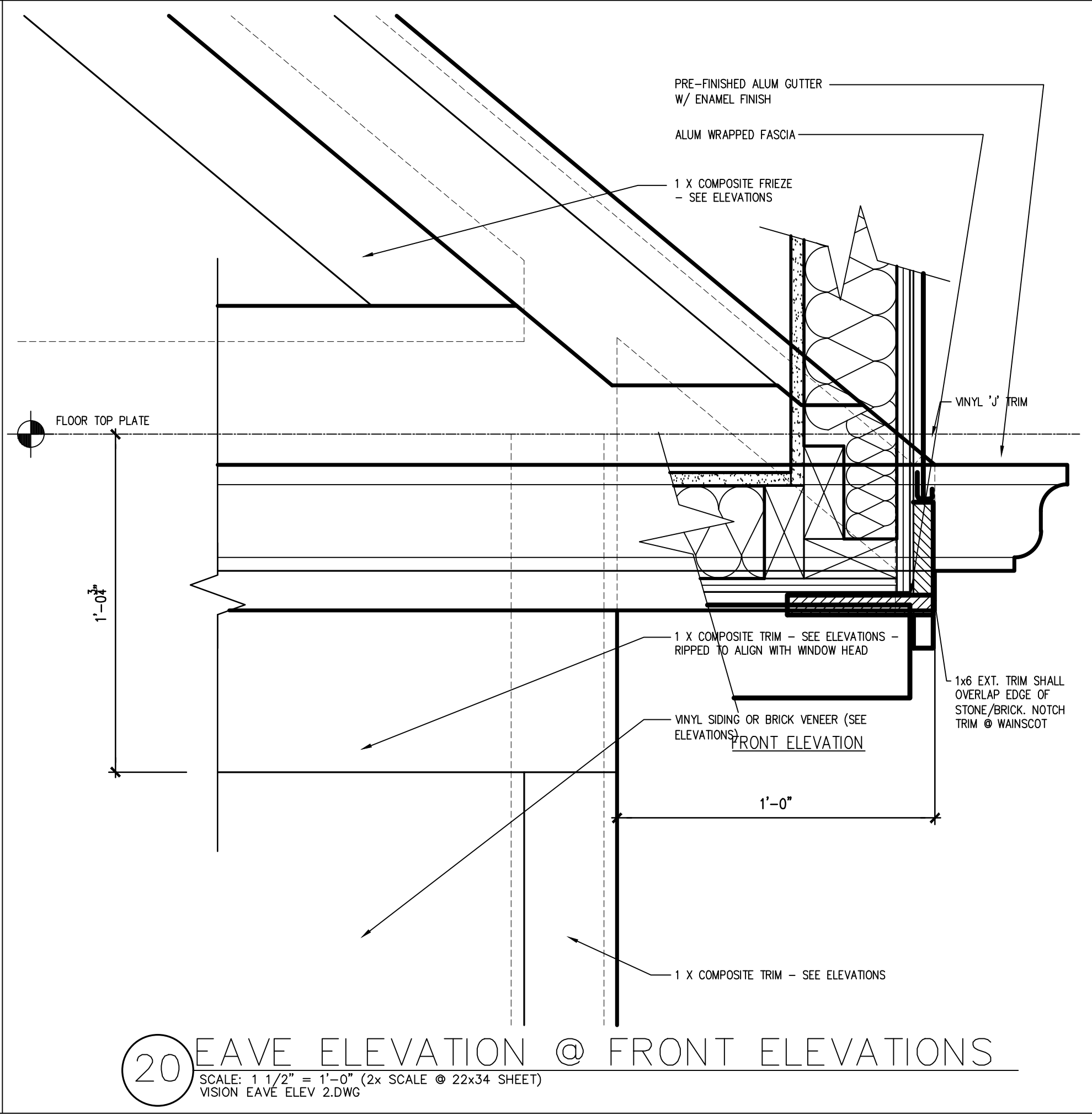
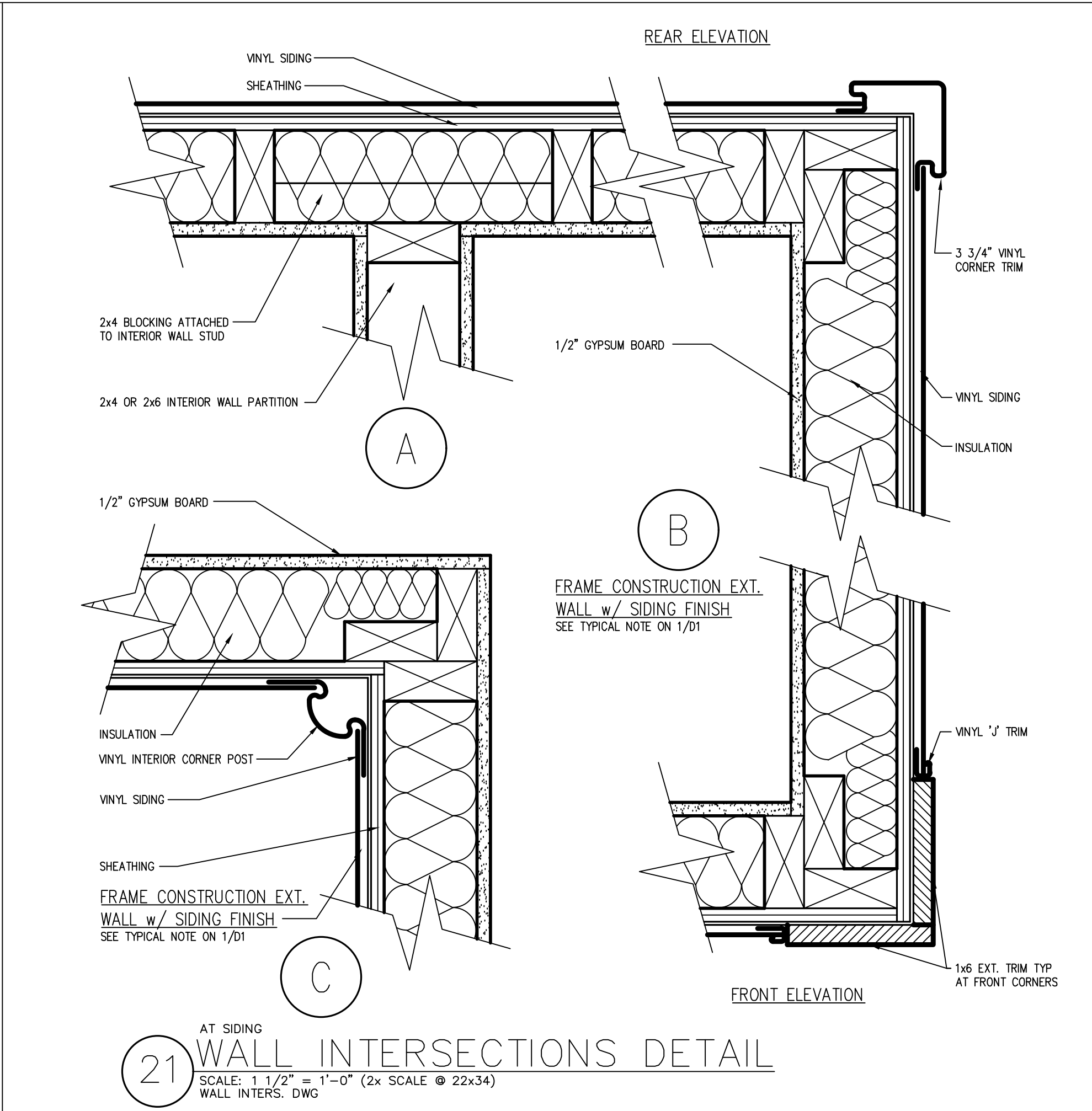
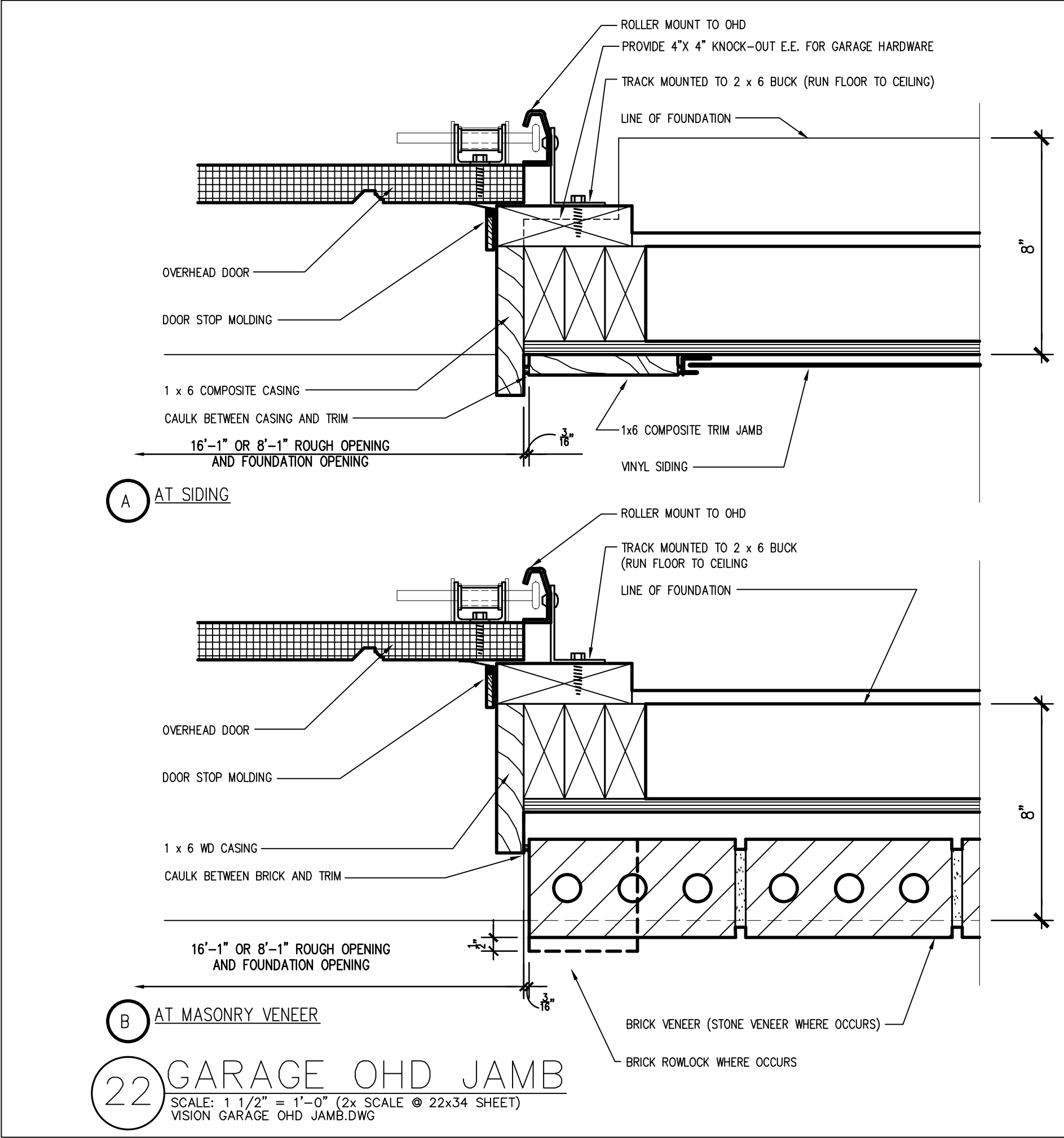
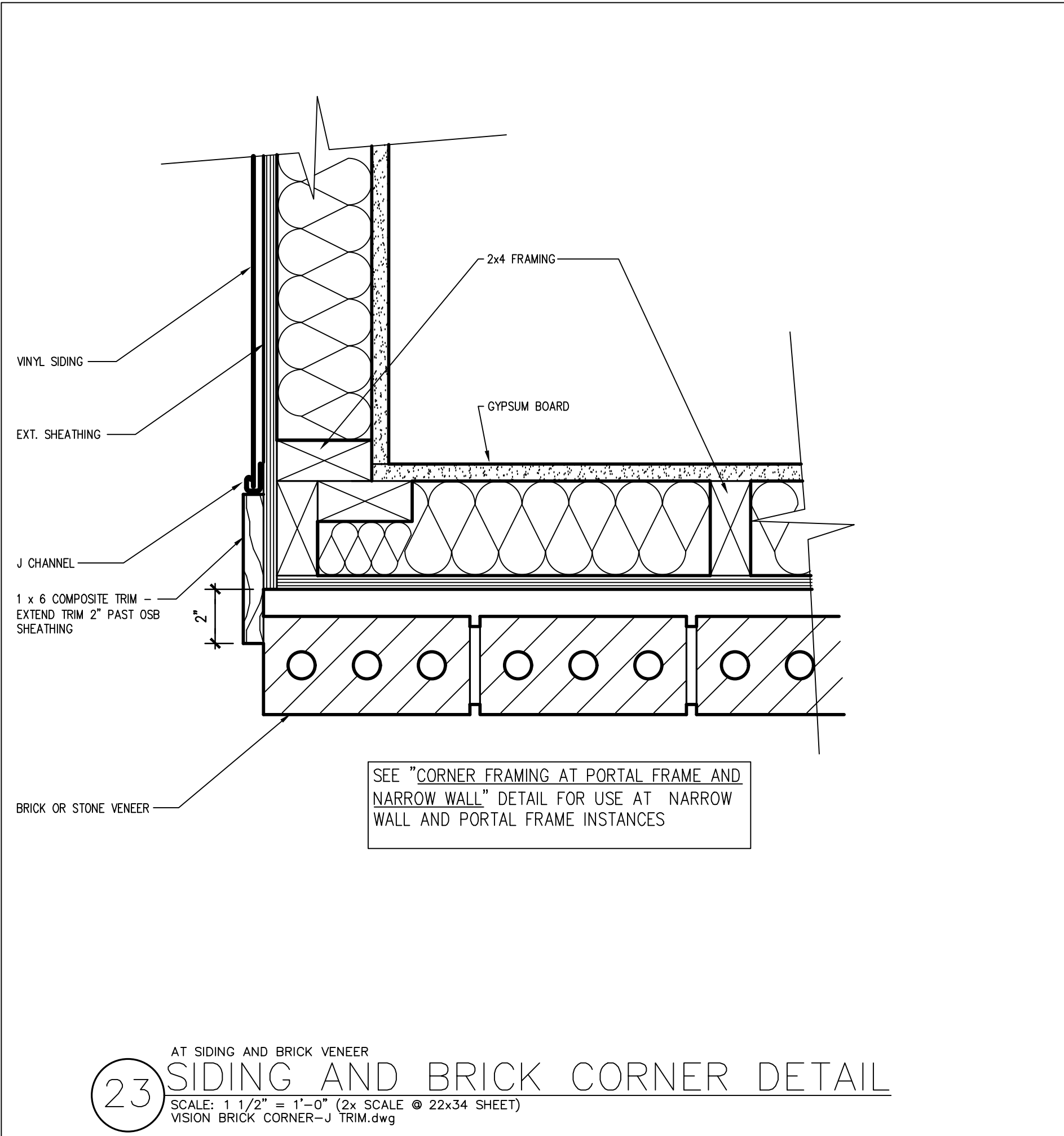
602 Rue De Fleur Dr
Creve Coeur, MO 63141
Muirfield - 1 1/2 Story - 4 BR

project # 100112

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DETAILS

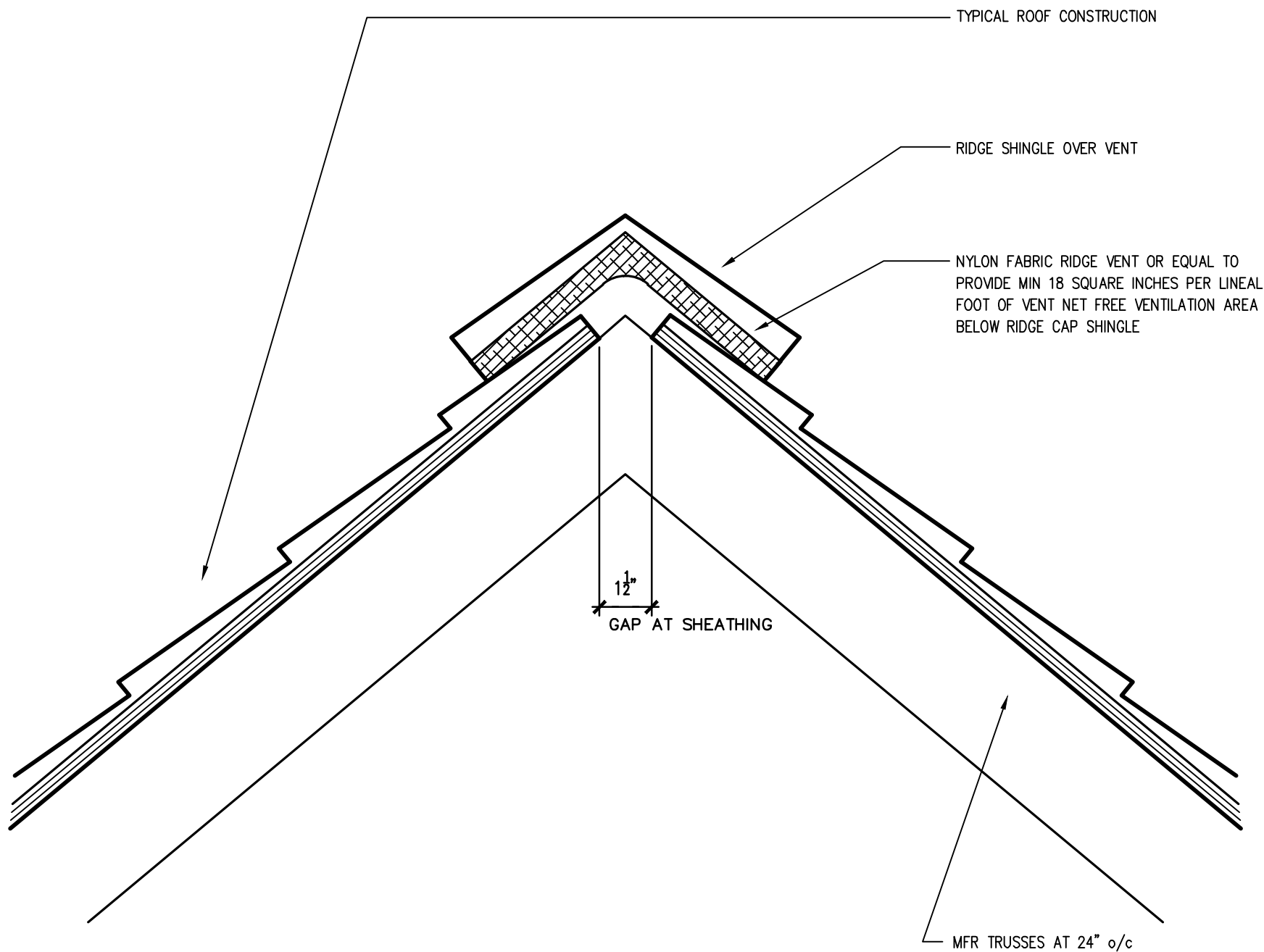
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project # 100112

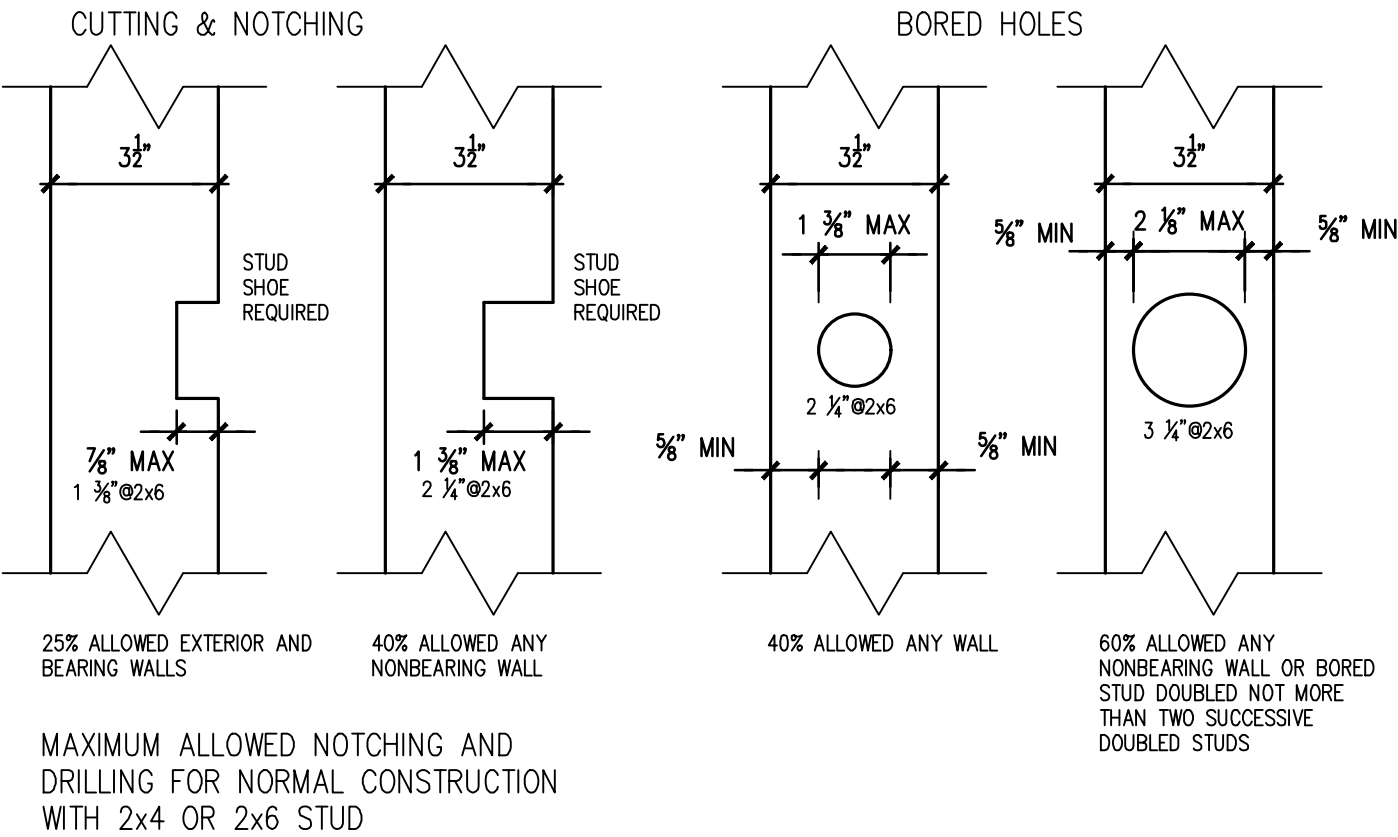
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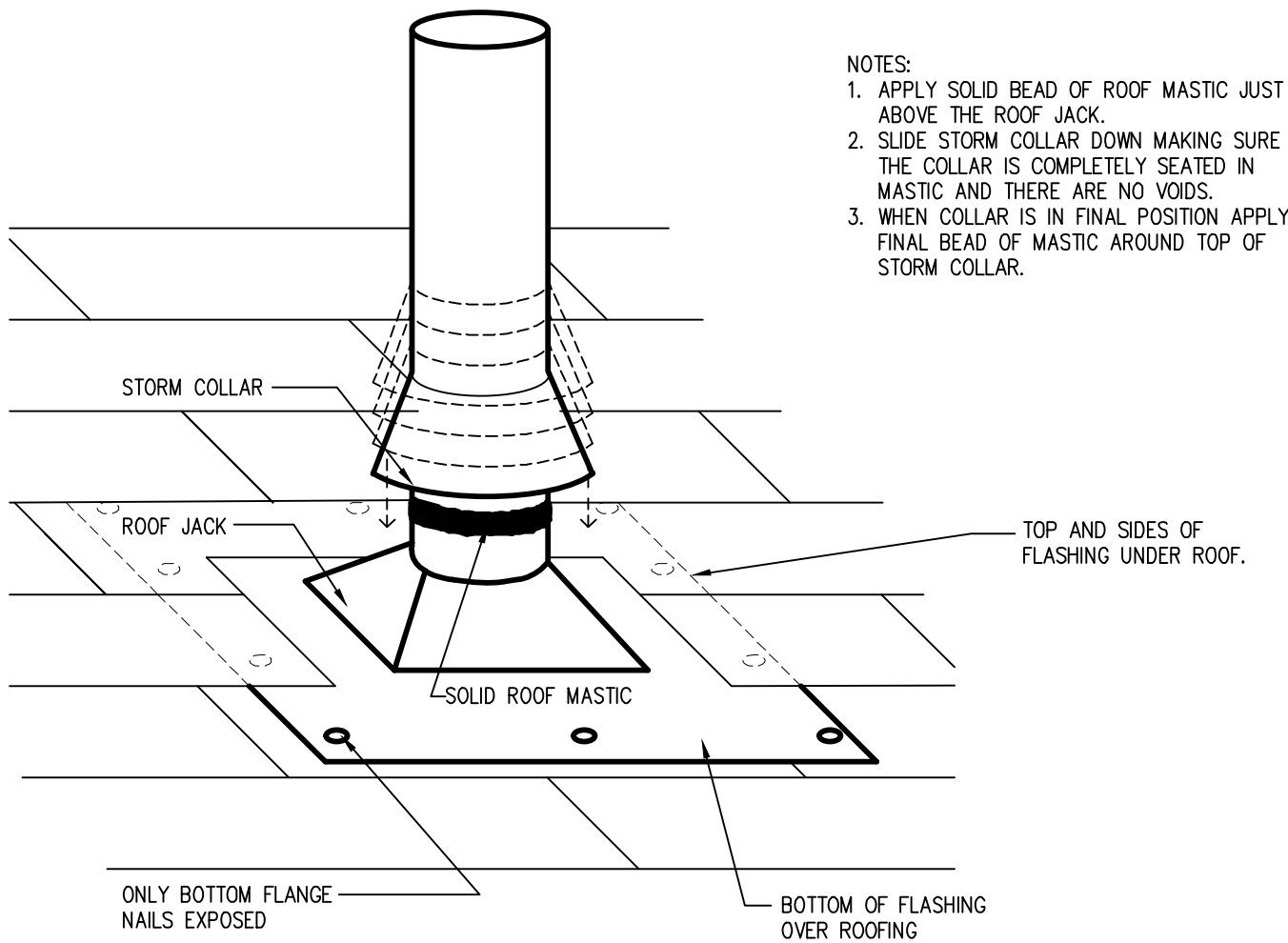
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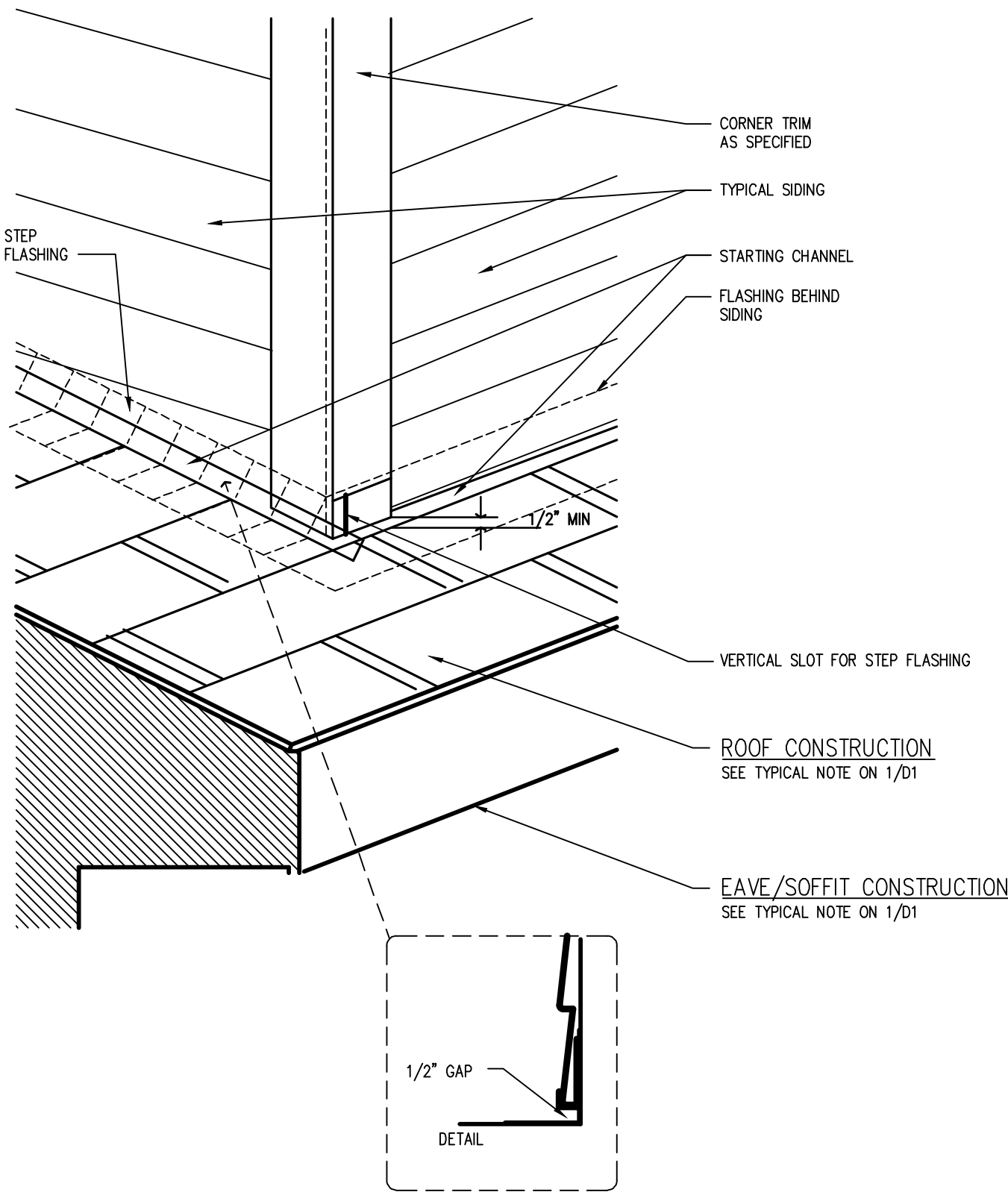
25 ROOF VENT
SCALE: 1 1/2" = 1'-0" (2x SCALE @ 22x34 SHEET)
ROOF VENT.DWG



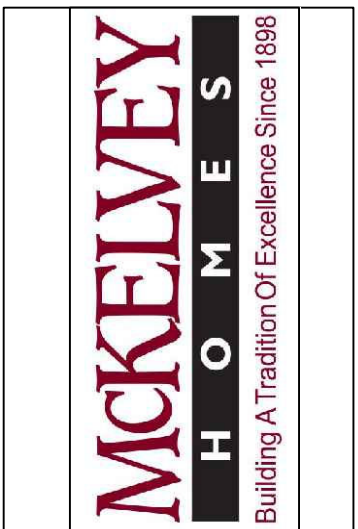
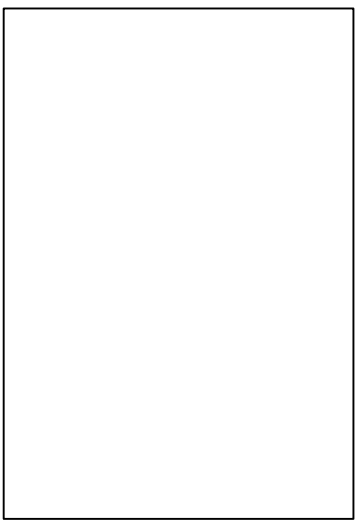
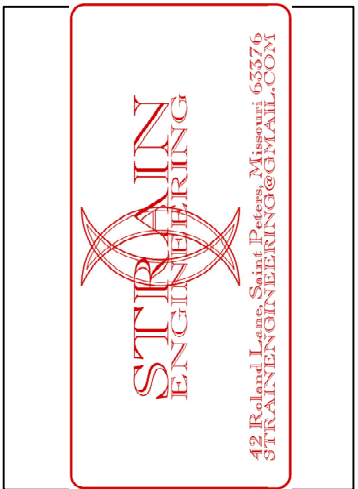
28 STUD NOTCHING DETAIL
SCALE: 1 1/2" = 1'-0" (2x SCALE @ 22x34 SHEET)
STUD NOTCH 2.DWG



26 ROOF PENETRATION DETAIL
SCALE: NOT TO SCALE x 1
ROOF PENS.DWG



24 SIDING TO ROOF FLASHING DETAIL
SCALE: NOT TO SCALE (1/2" = 1'-0")
ROOF FLASHING. DWG



DETAILS

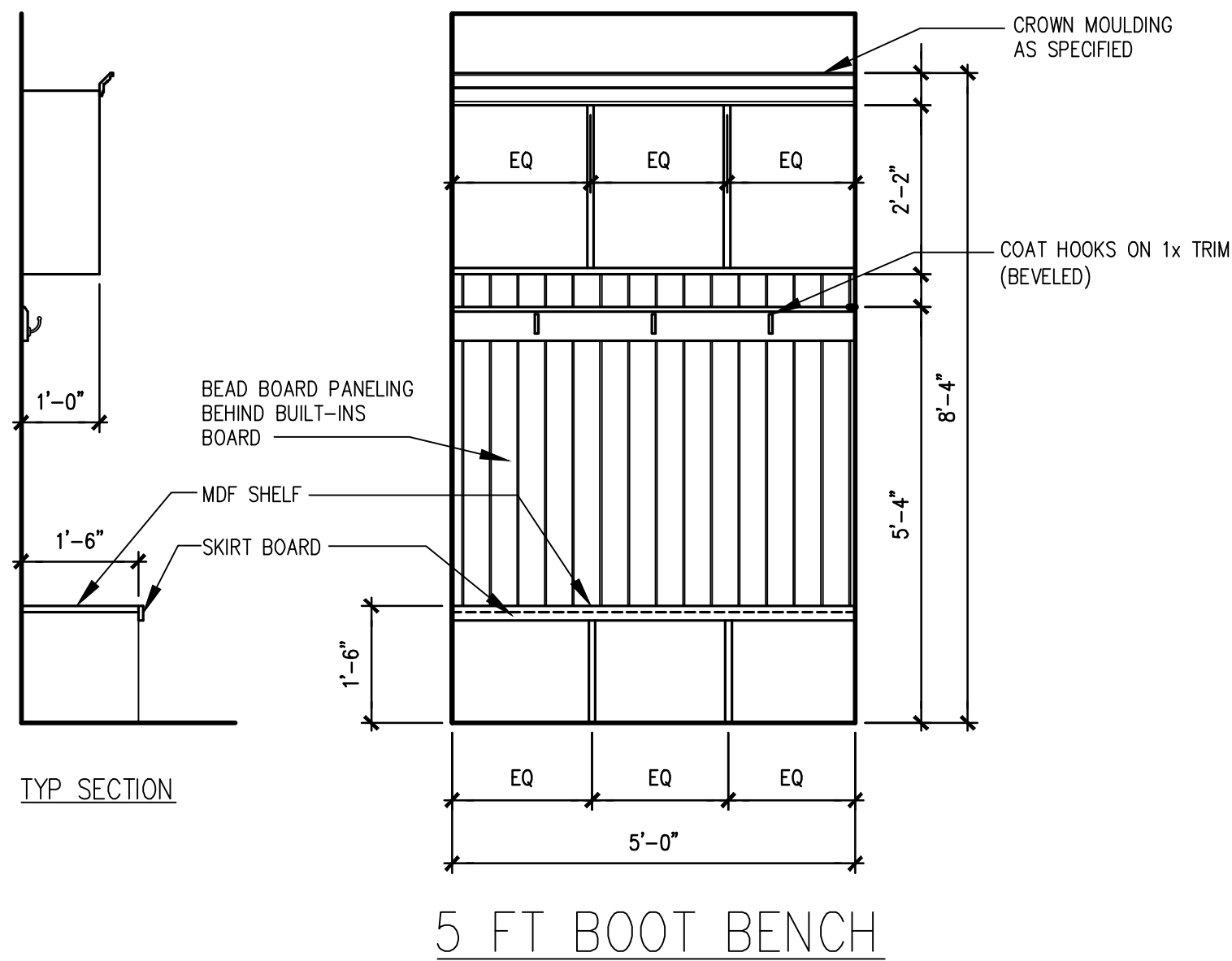
602 Rue De Fleur Dr
Creve Coeur, MO 63141
Muirfield — 1 1/2 Story — 4 BR

project # 100112

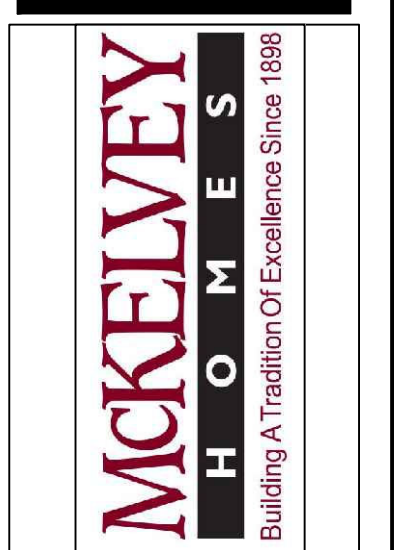
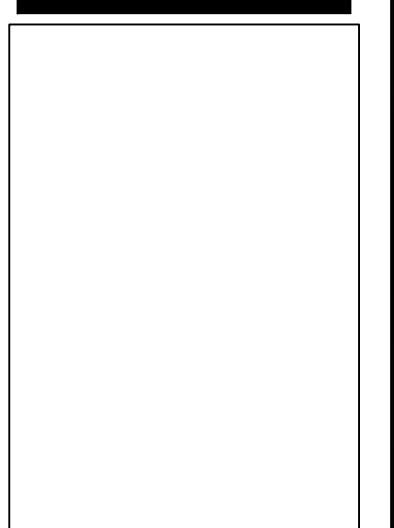
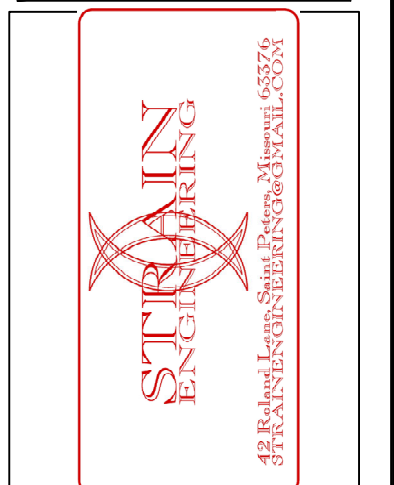
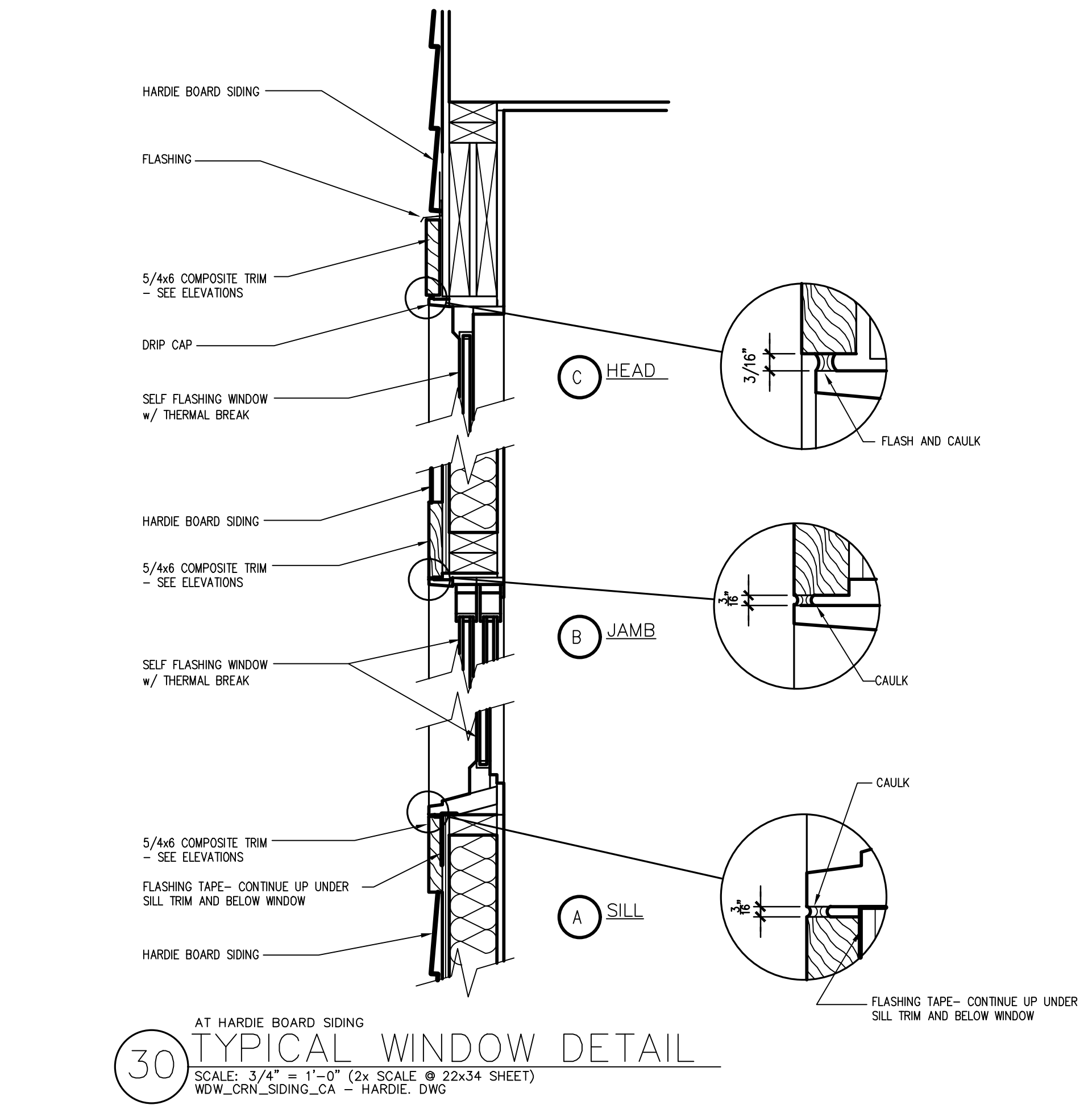
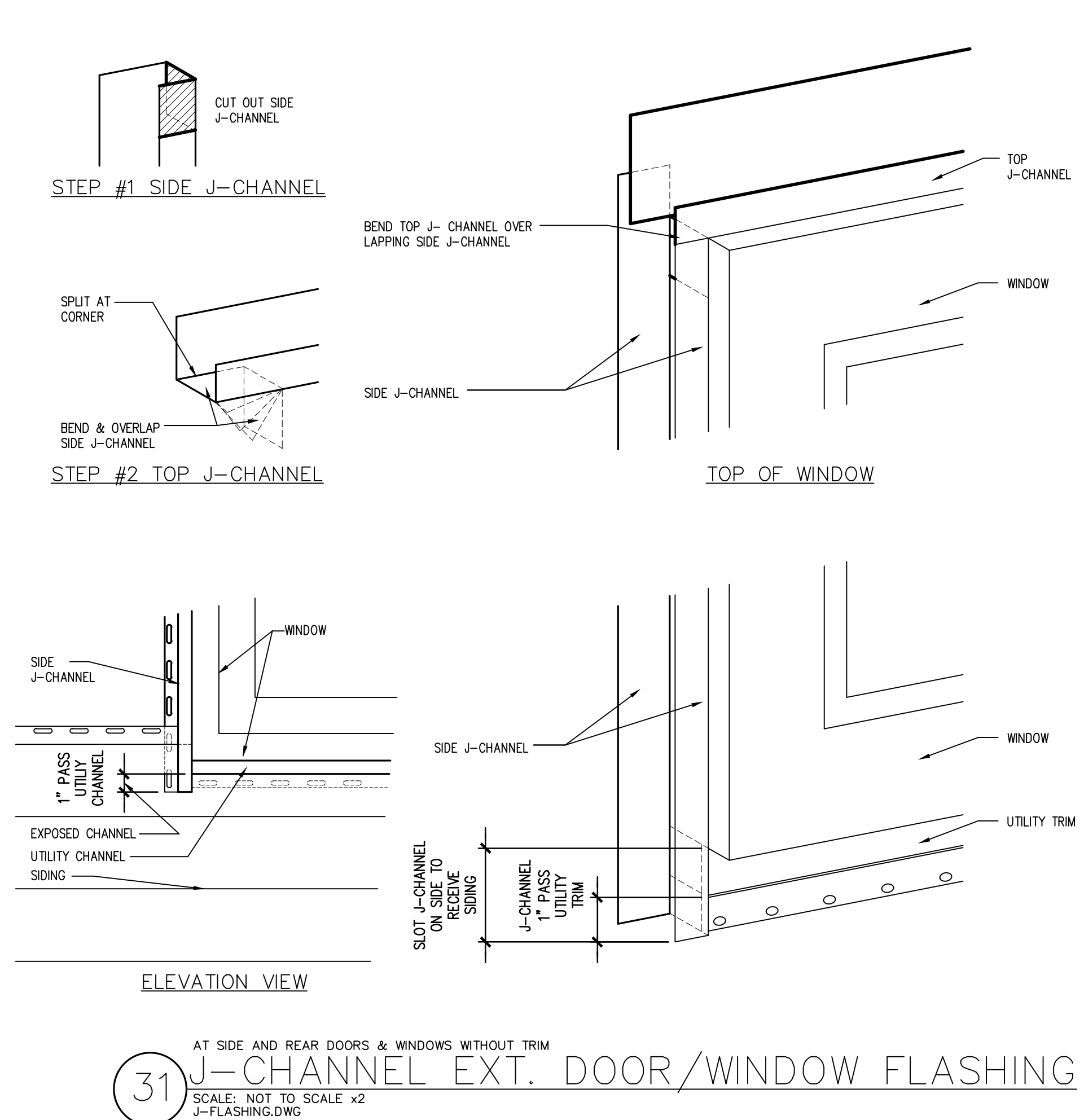
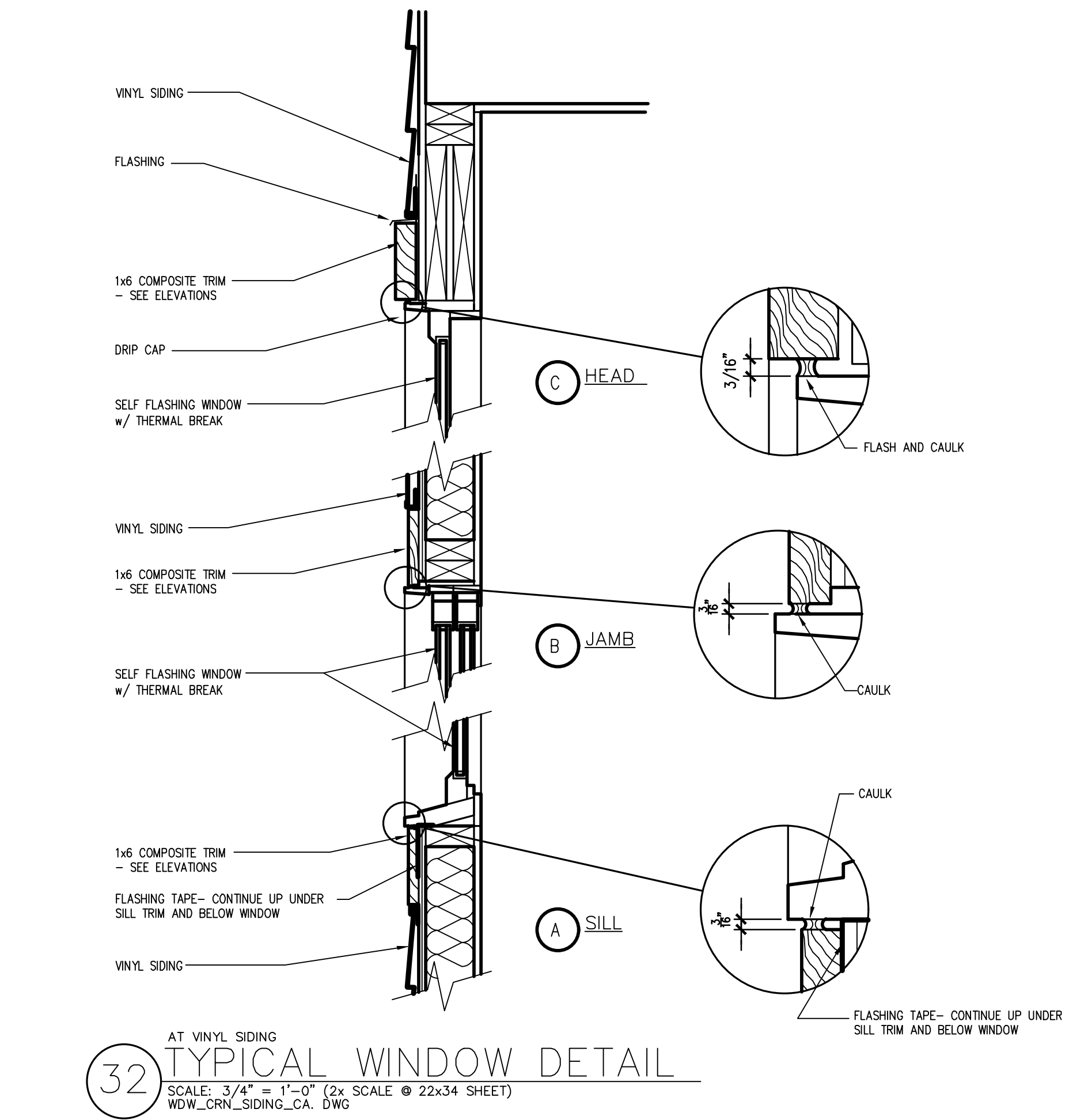
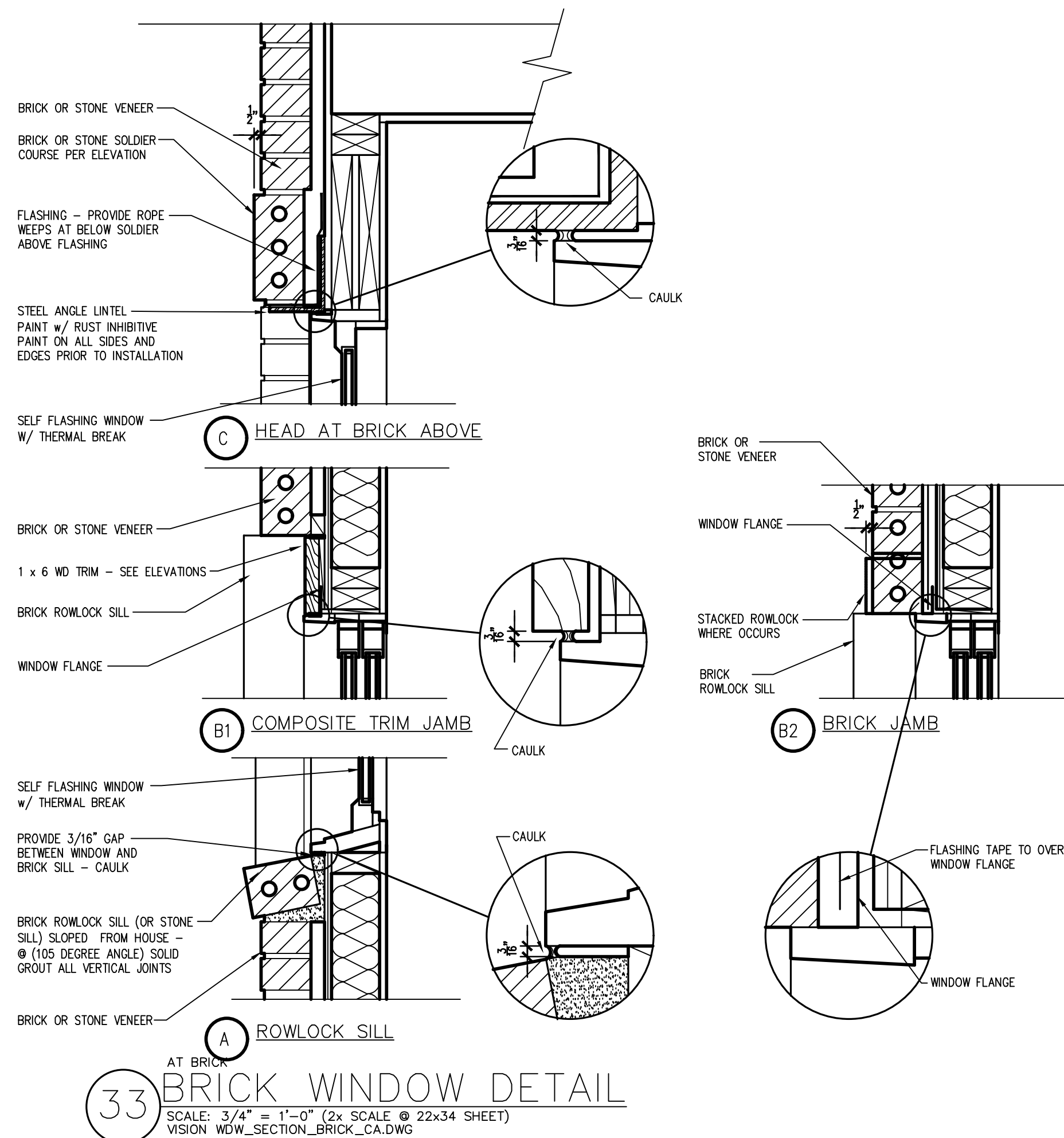
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34 BOOT BENCH DETAILS
SCALE: 1/4" = 1'-0" (2x SCALE @ 22x34)
BOOT_BENCH.DWG



DETAILS

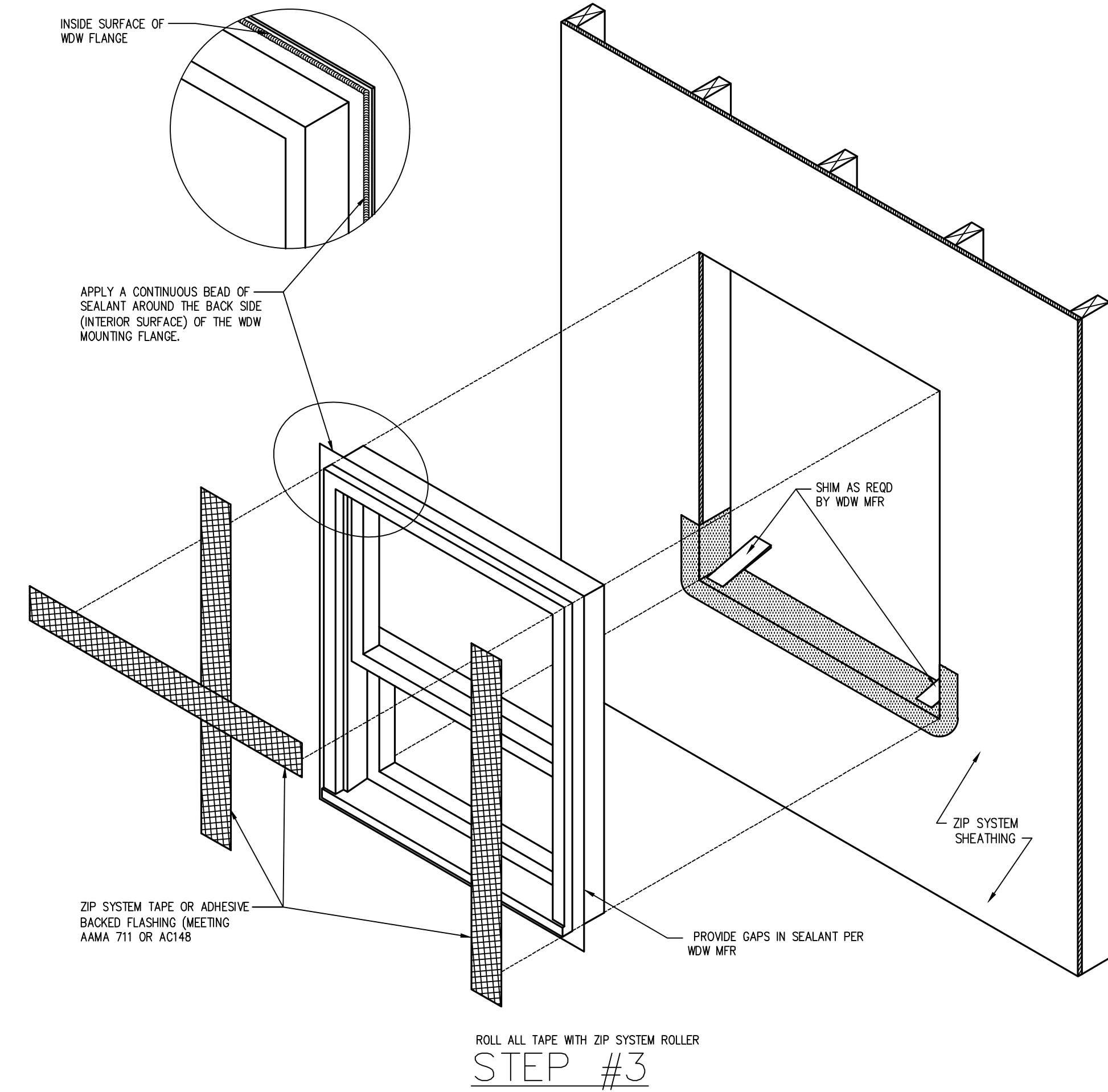
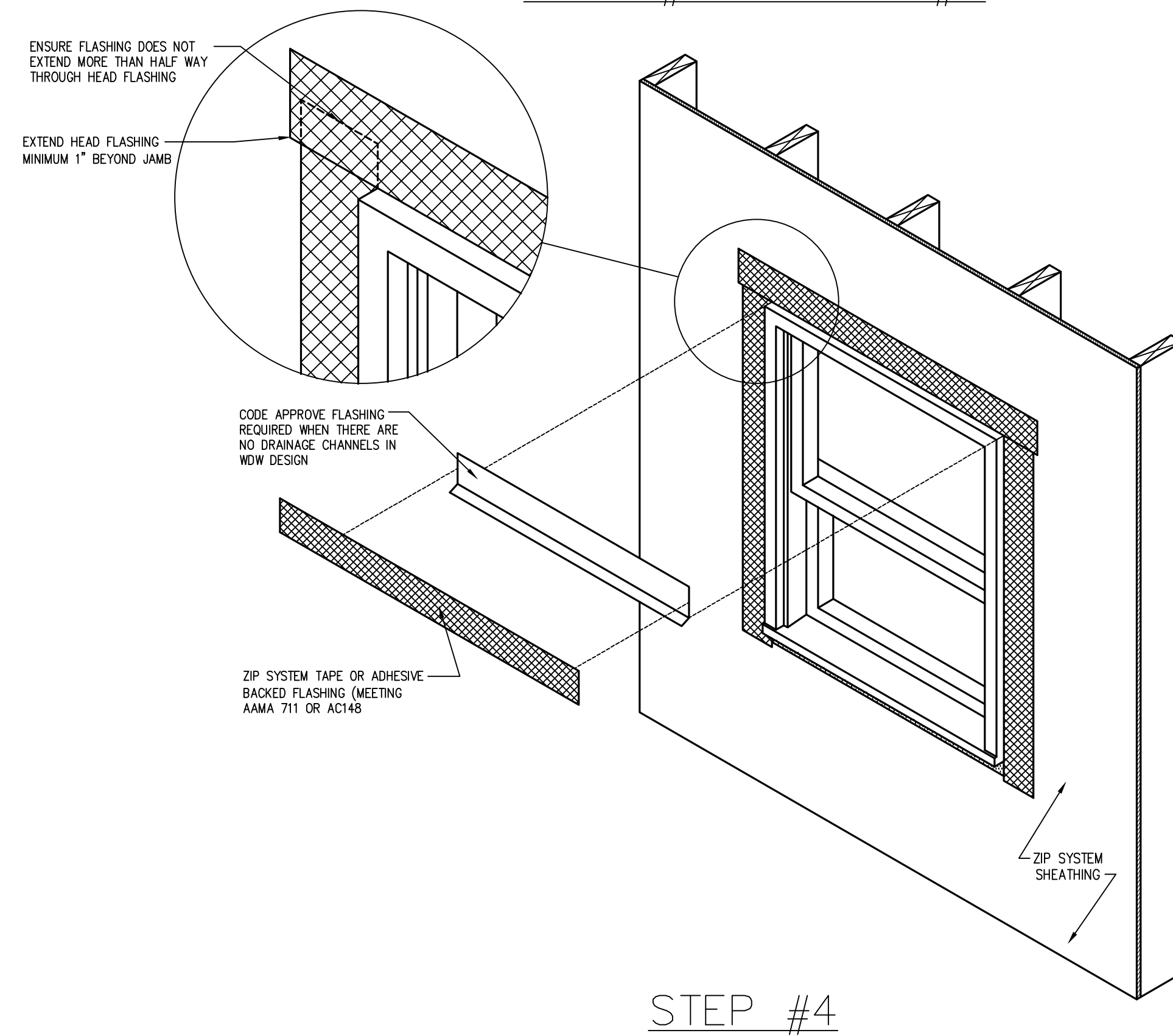
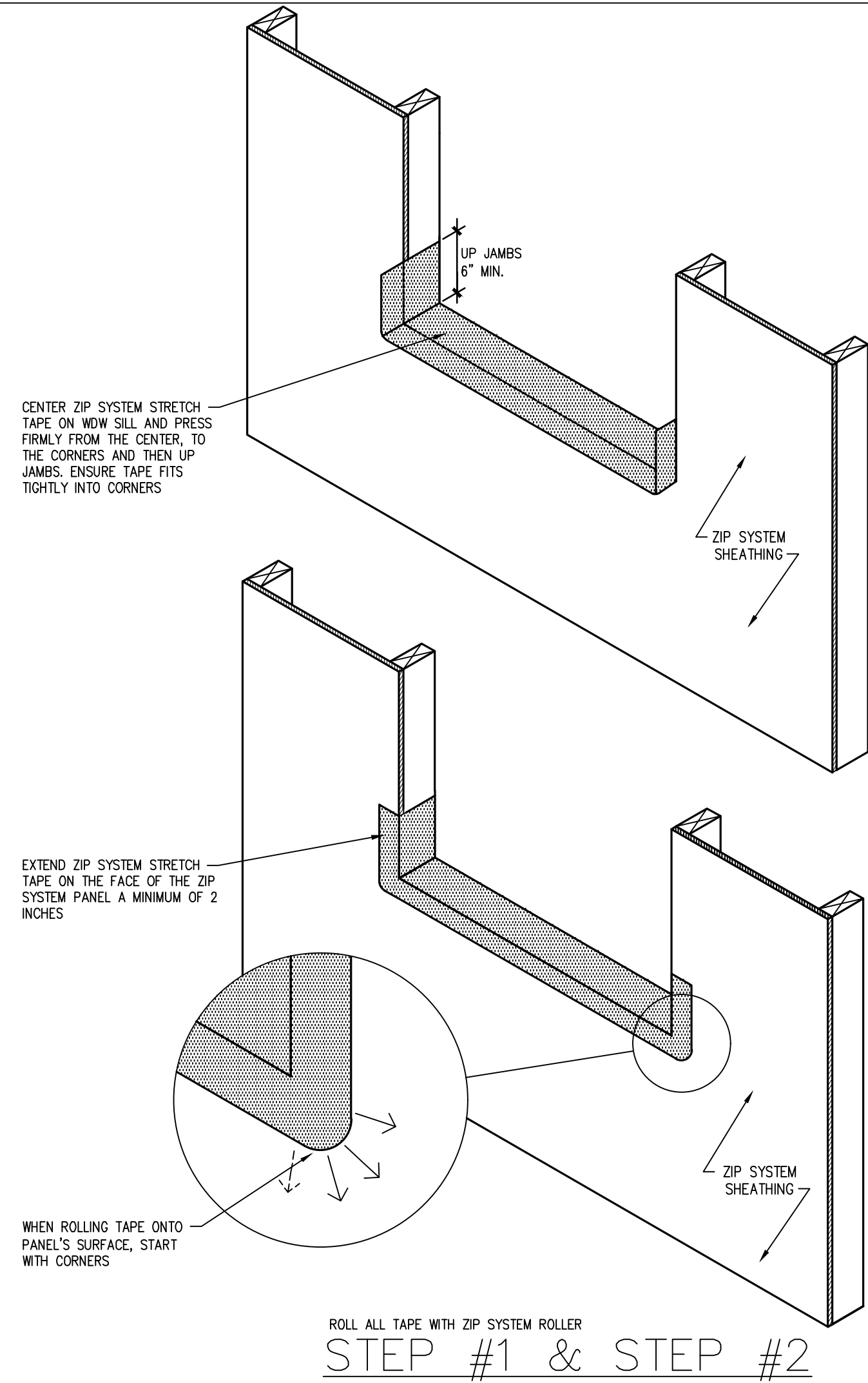
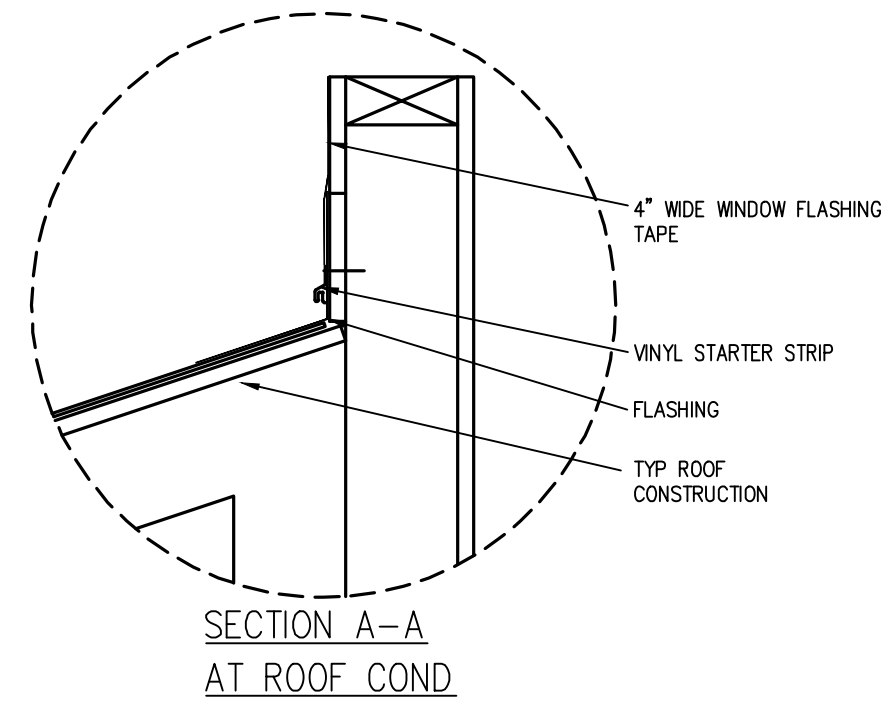
602 Rue De Fleur Dr
Creve Coeur, MO 63141
Muirfield - 1 1/2 Story - 4 BR

project # 100112

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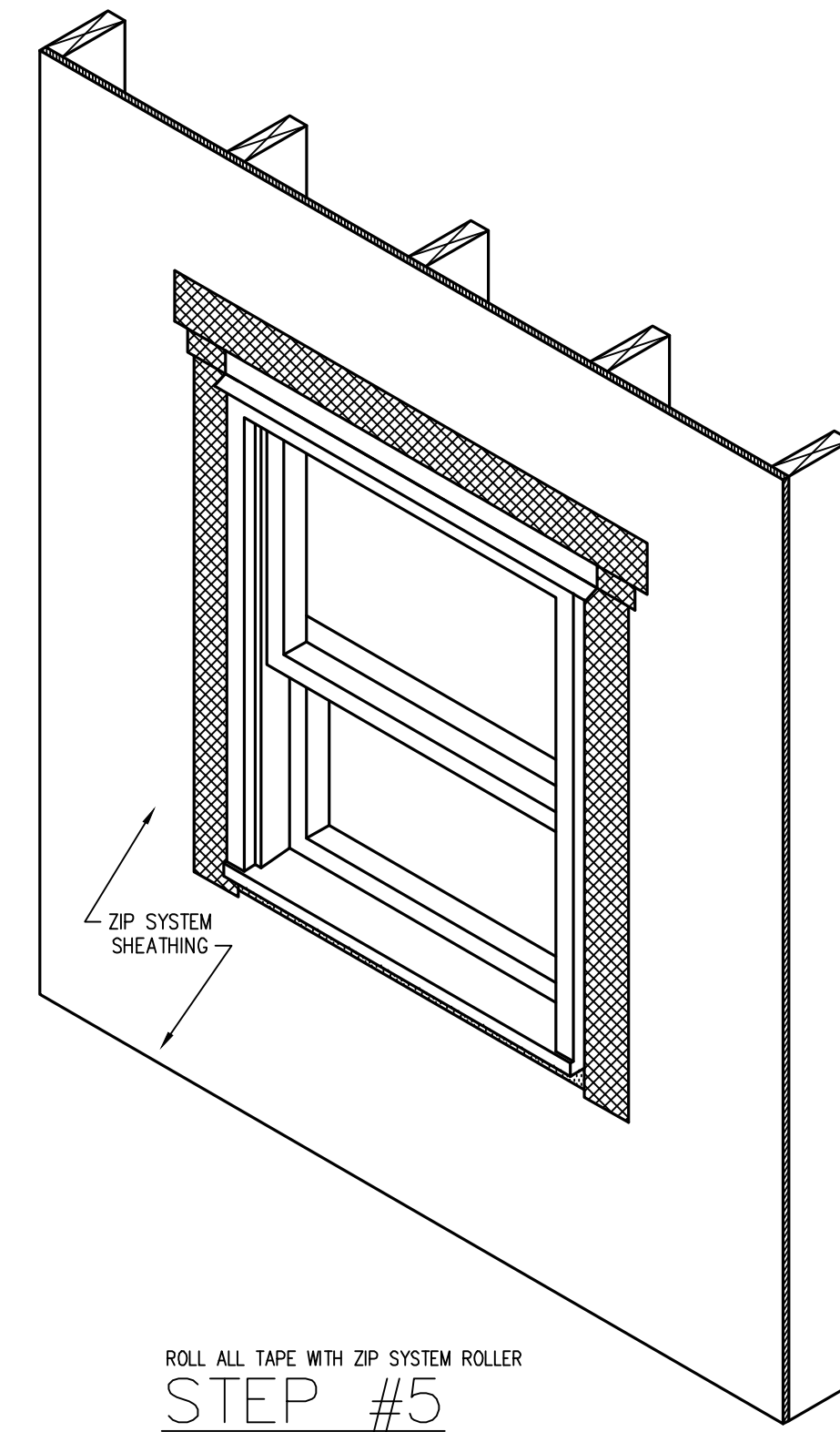
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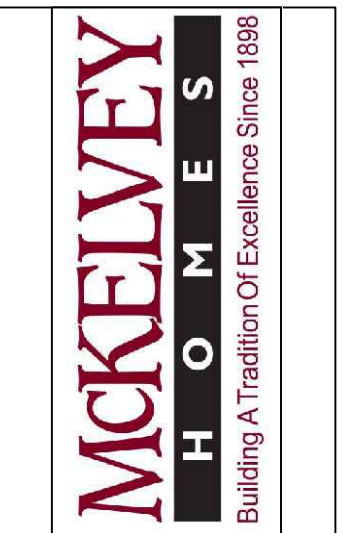
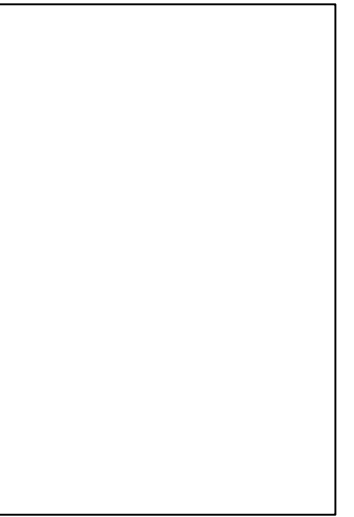
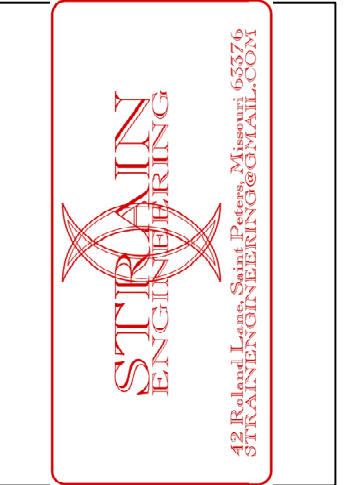
FROM THE INTERIOR INSTALL LOW PRESSURE FOAM BETWEEN WDW AND ROUGH OPENING

NOTE: WHEN APPLYING A SEALANT TO ZIP SYSTEM TAPE, USE A BUTYL, 100% SILICONE OR POLYURETHANE BASED SEALANT.



36 WINDOW FLASHING DETAIL

SCALE: 1/2" = 1'-0"
WDW FLASHING 2.DWG



DETAILS

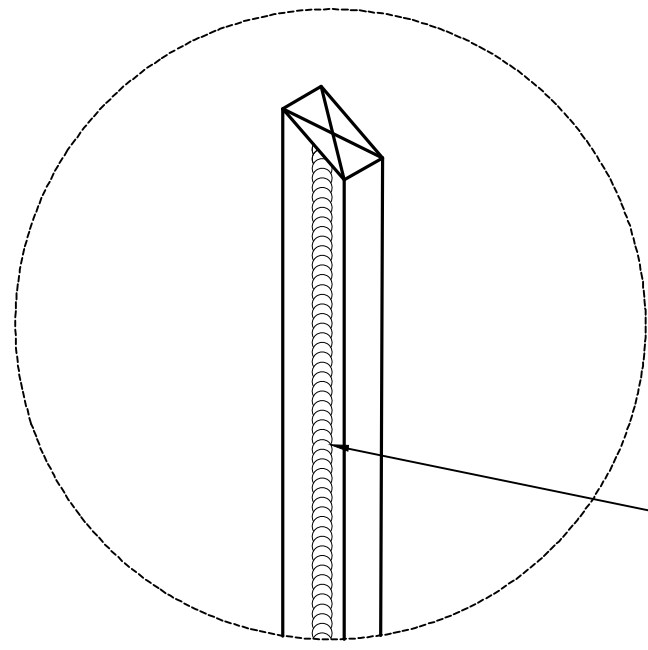
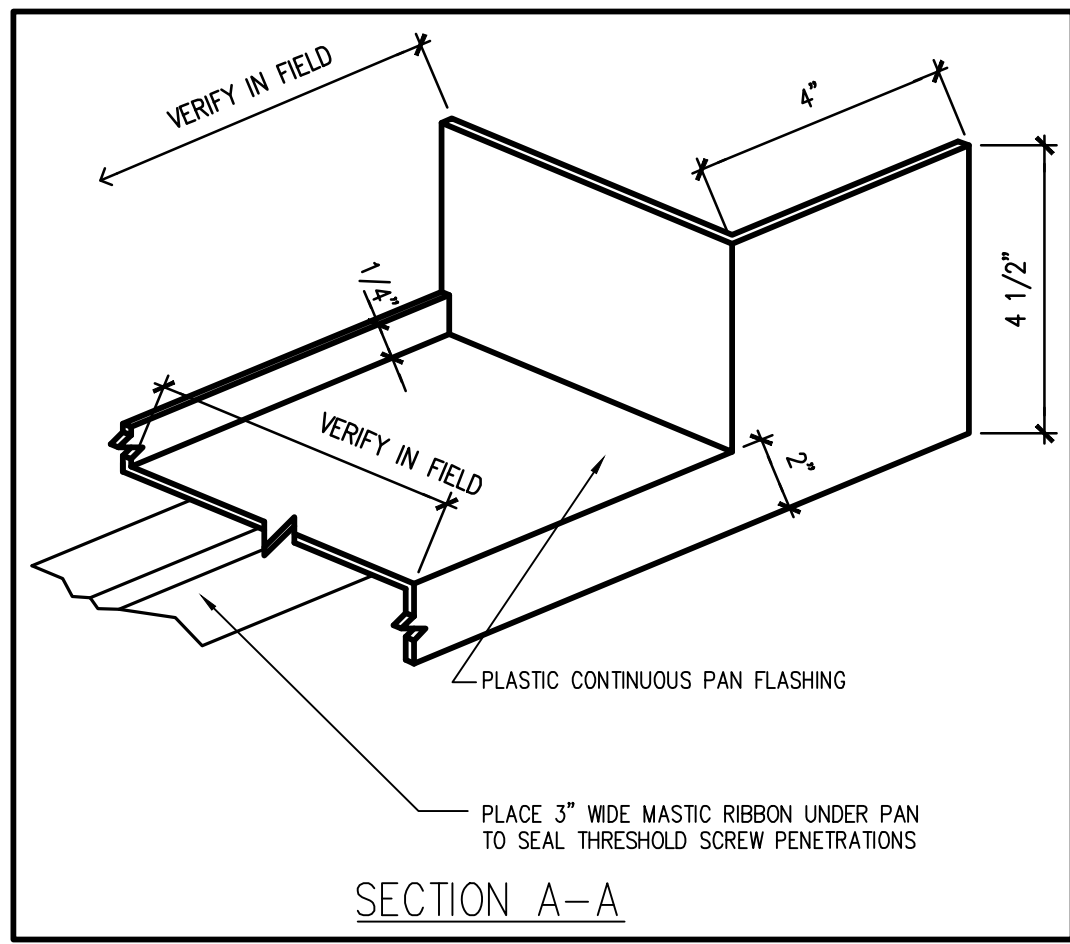
602 Rue De Fleur Dr
Creve Coeur, MO 63141
Muirfield — 1 1/2 Story — 4 BR

project # 100112

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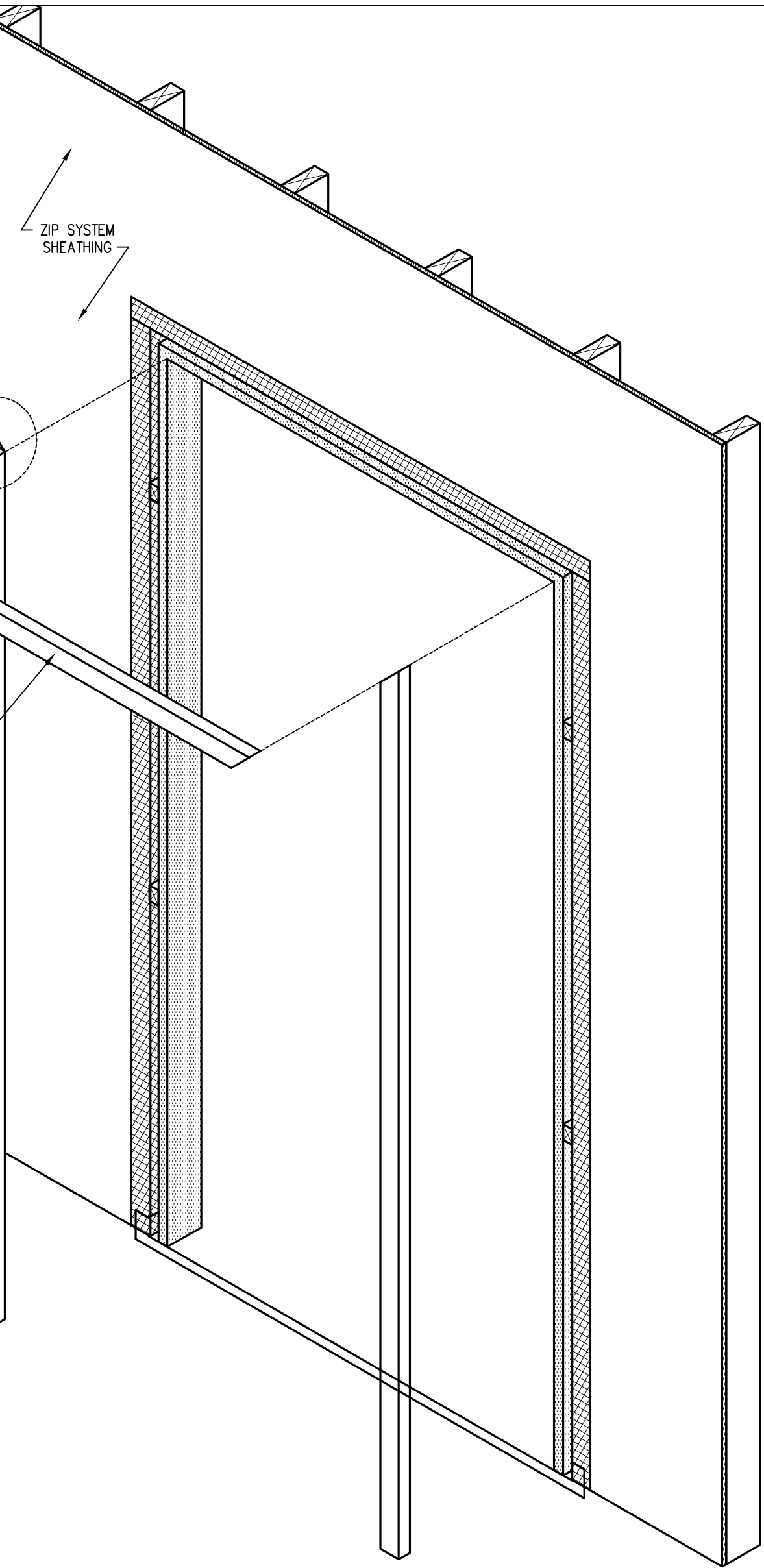
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APPLY SEALANT TO THE BACK SIDE OF THE DOOR MOLDING. USE A BUTYL, 100% SILICONE OR POLYURETHANE BASED SEALANT.

INSTALL DOOR MOLDING/TRIM



STEP #3

INSTALL CODE APPROVED HEAD FLASHING.

ZIP SYSTEM TAPE OR ADHESIVE BACKED FLASHING (MEETING AAMA 711 OR AC148). USE ZIP SYSTEM ROLLER TO ROLL ALL TAPE.

FROM THE INTERIOR, INSTALL LOW PRESSURE POLYURETHANE FOAM BETWEEN DOOR AND ROUGH OPENING. IF GAP IS TOO NARROW USE A COMPATIBLE CAULK SEALANT.

STEP #4

INSTALL DOOR FRAME PER DOOR MANUFACTURER

INSTALL 6-INCH ZIP SYSTEM TAPE @ JAMBS, THEN HEAD. USE ZIP SYSTEM ROLLER TO ROLL ALL TAPE.

FIRST INSTALL PAN FLASHING

STEP #1 & STEP #2

37 DOOR FLASHING DETAIL
SCALE: 1/2" = 1'-0"
DOOR FLASHING X.DWG

DETAILS

602 Rue De Fleur Dr
Creve Coeur, MO 63141
Muirfield – 1 1/2 Story – 4 BR

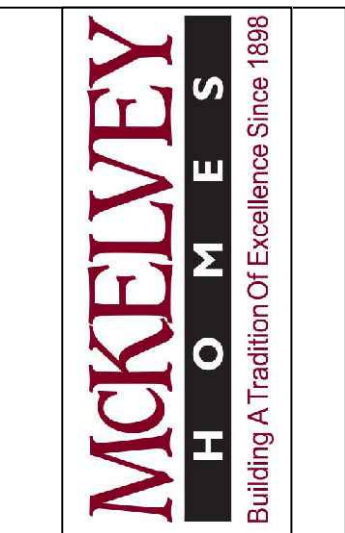
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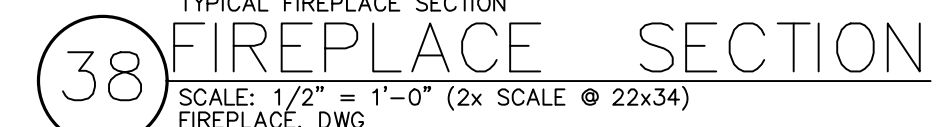
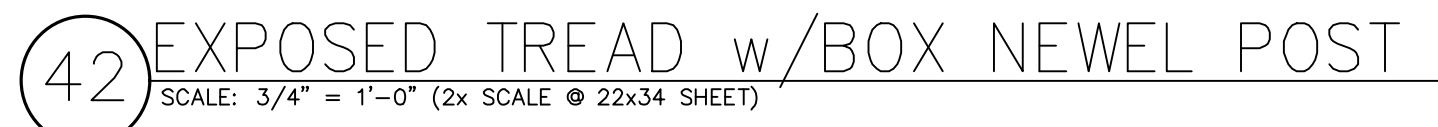
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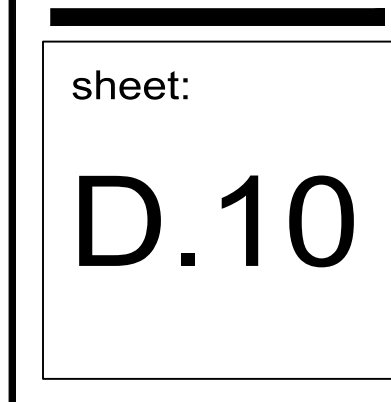
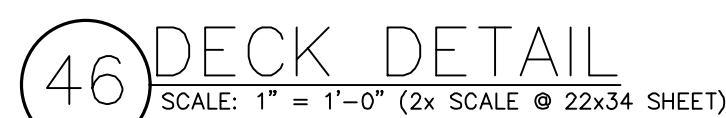
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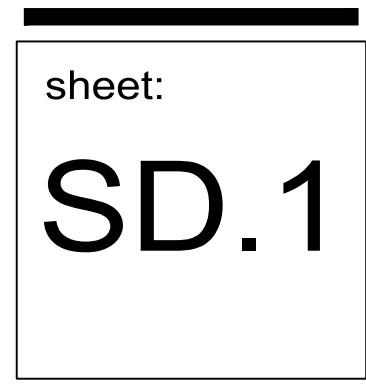
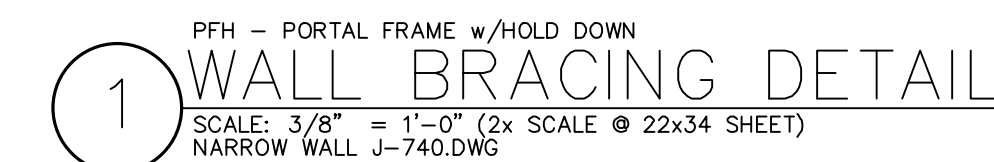
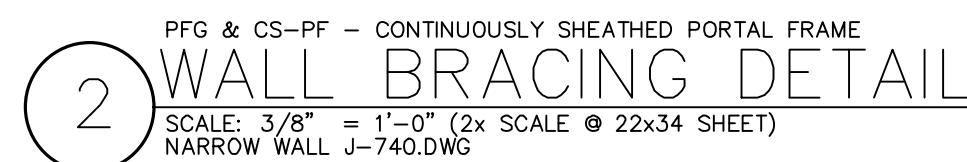
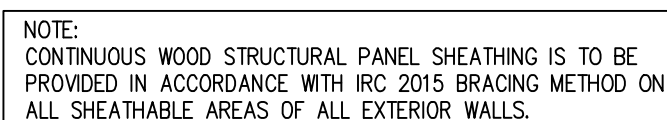
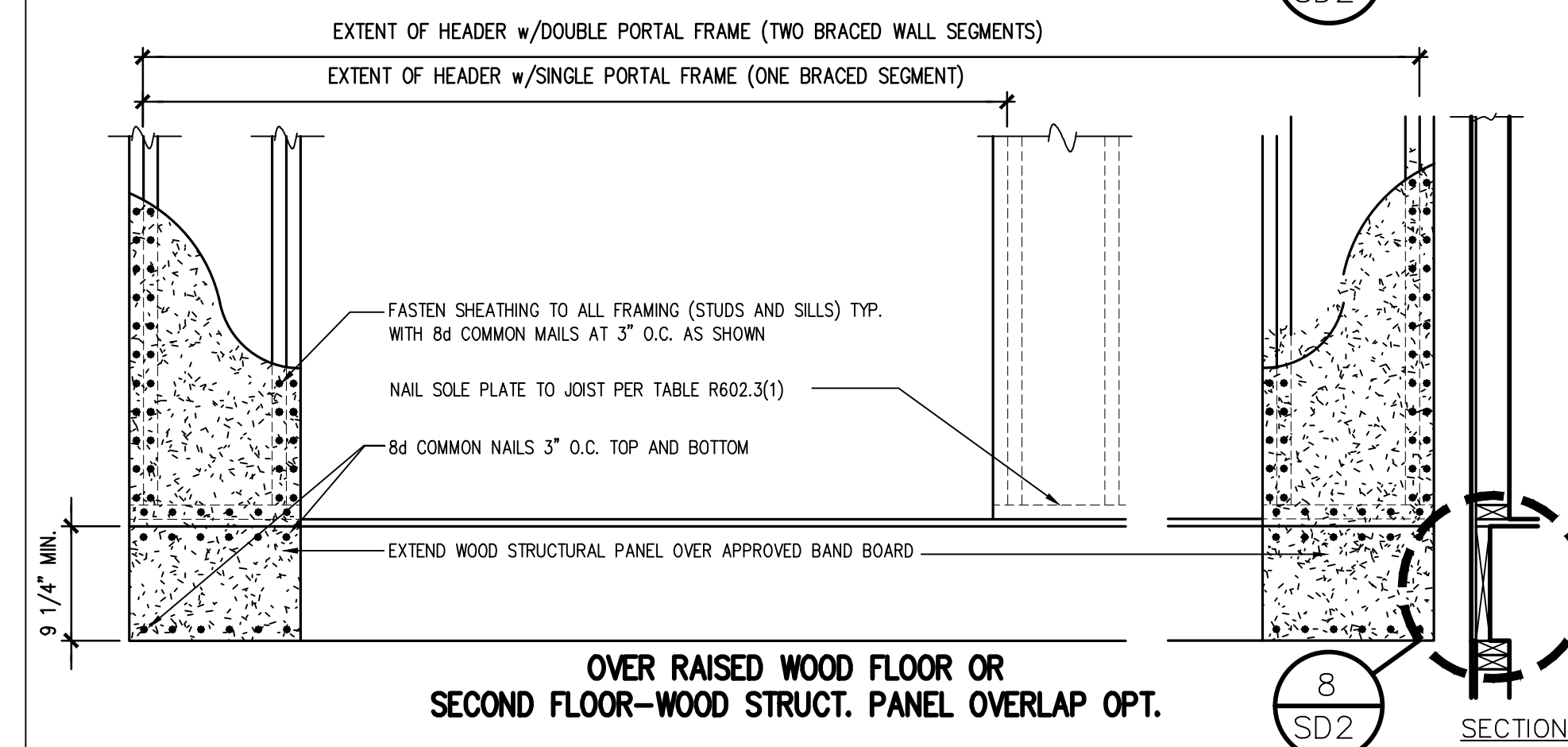
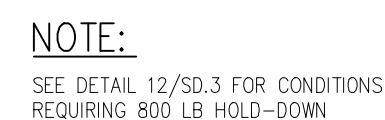
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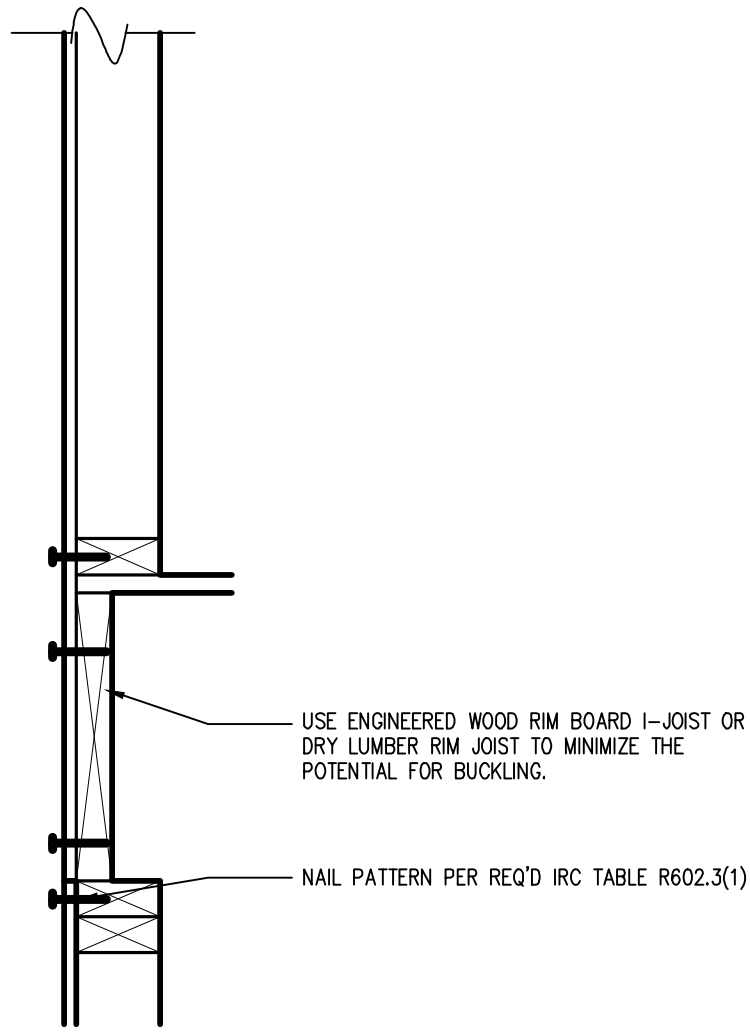
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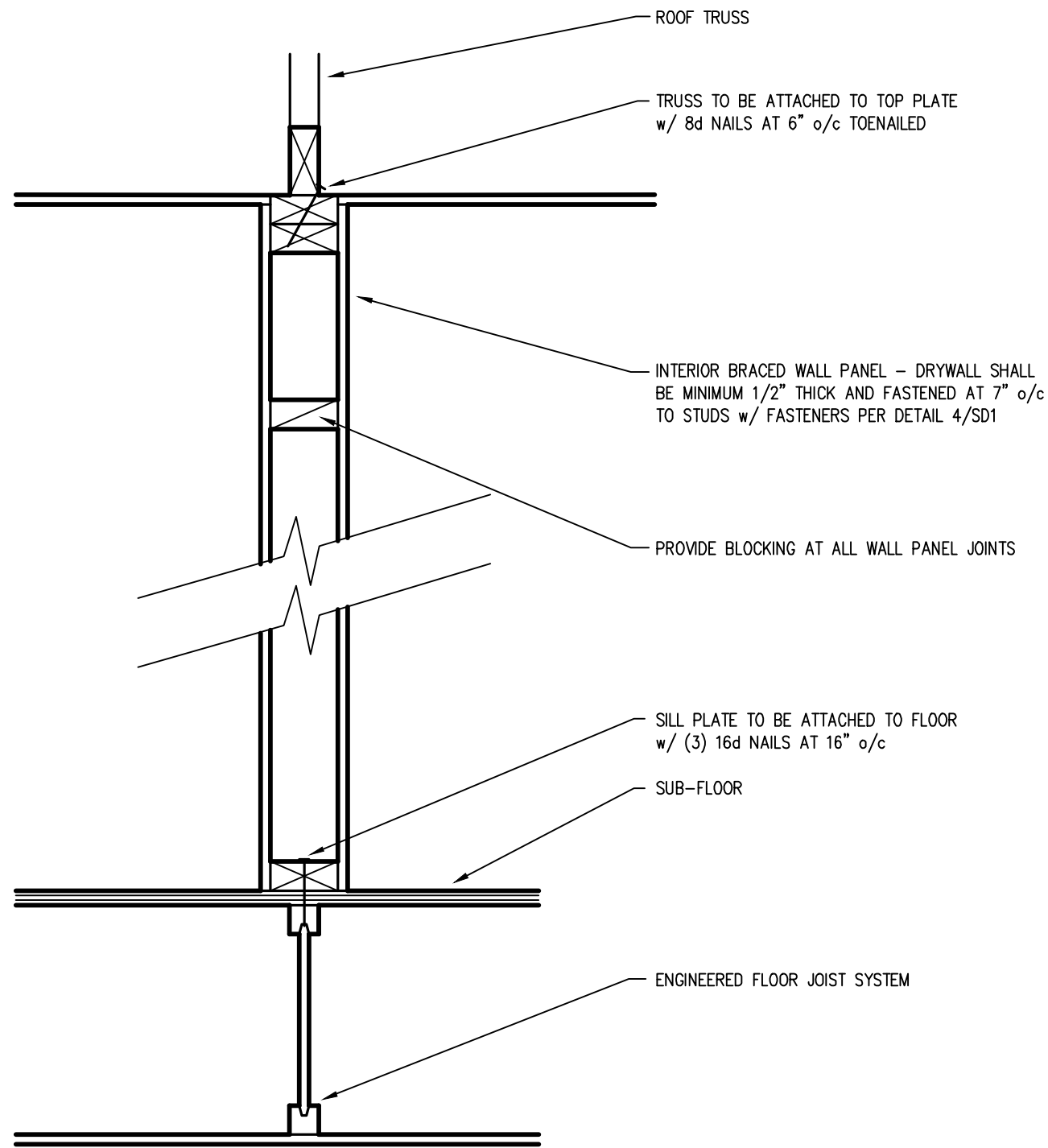




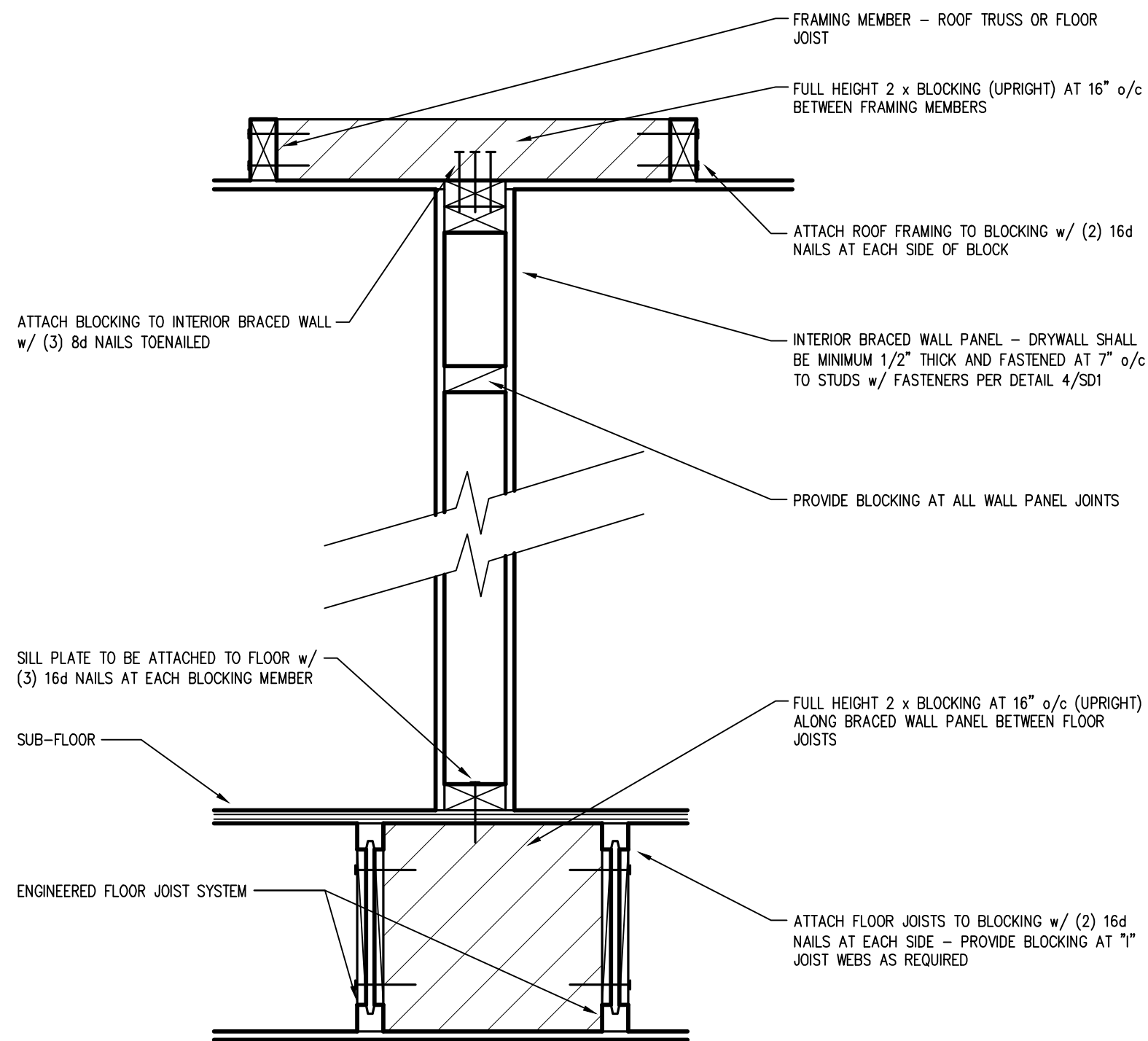




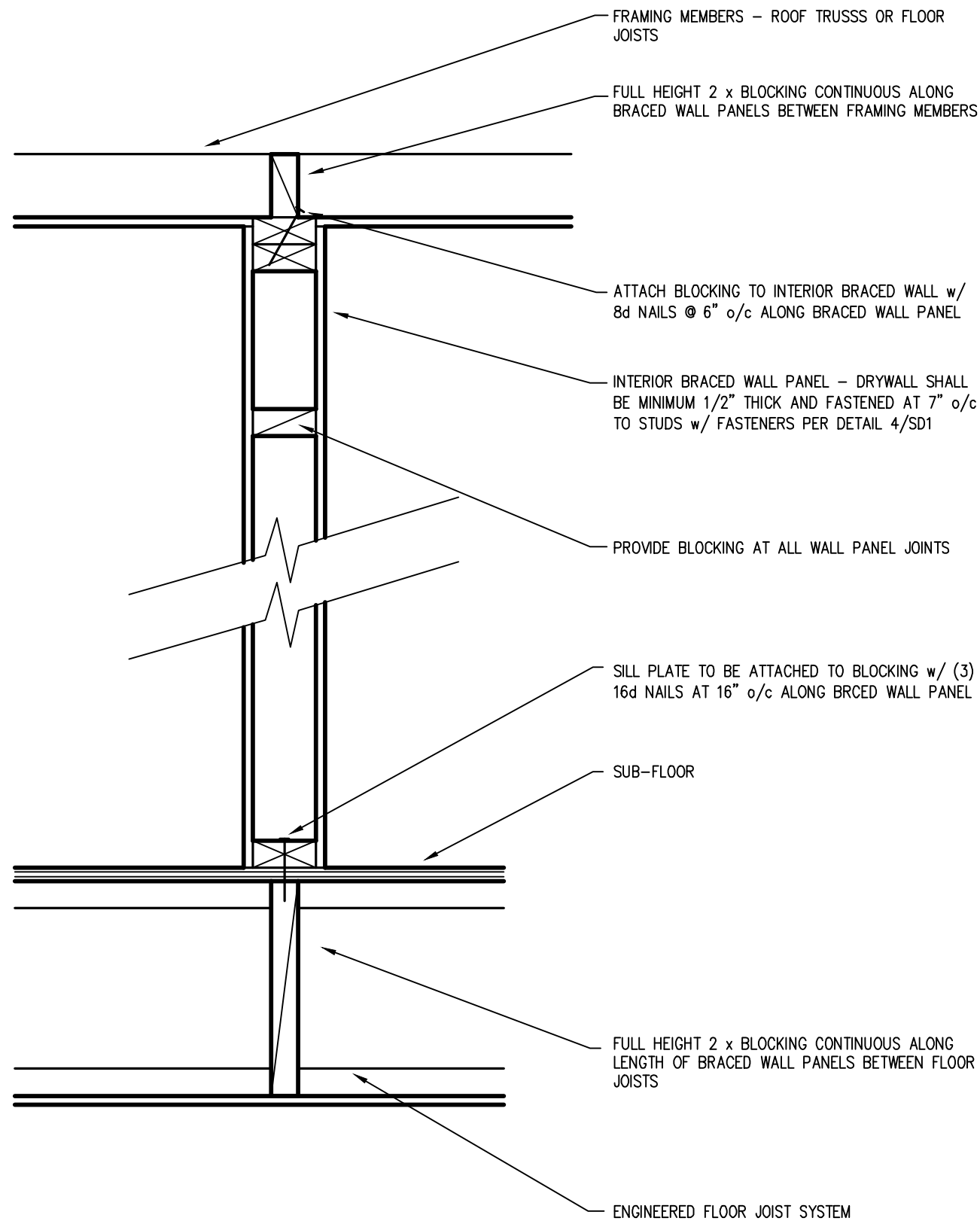
9 NARROW WALL FASTENING
SCALE: 3/4" = 1'-0" (2x SCALE @ 22x34 SHEET)
NARROW WALL FASTENING



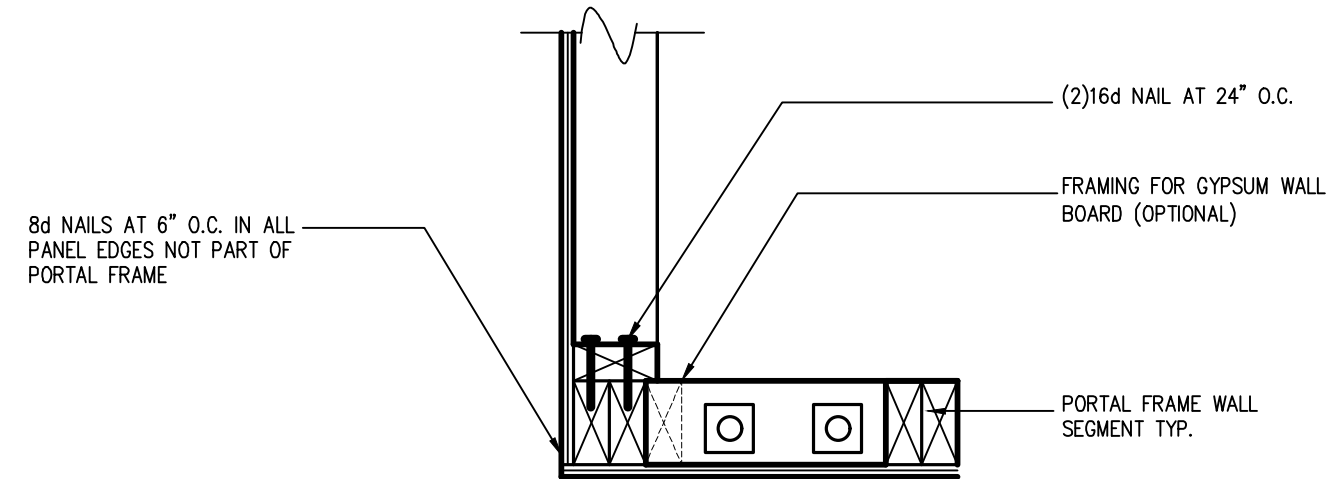
7 w/ FRAMING MEMBER DIRECTLY ABOVE OR BELOW
INTERIOR BRACED WALL
SCALE: 3/4" = 1'-0"
INT BRACED WALL FRAMING AB BLW. DWG



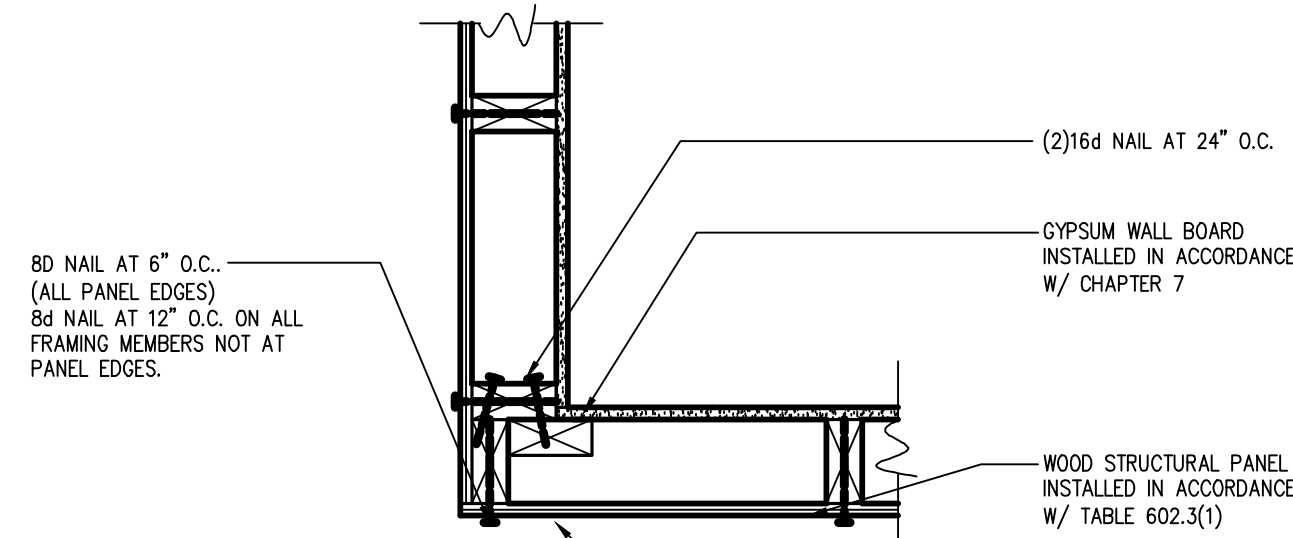
8 w/o FRAMING MEMBER DIRECTLY ABOVE OR BELOW
INTERIOR BRACED WALL
SCALE: 3/4" = 1'-0"
INT BRACED WALL NO FRAMING AB BLW. DWG



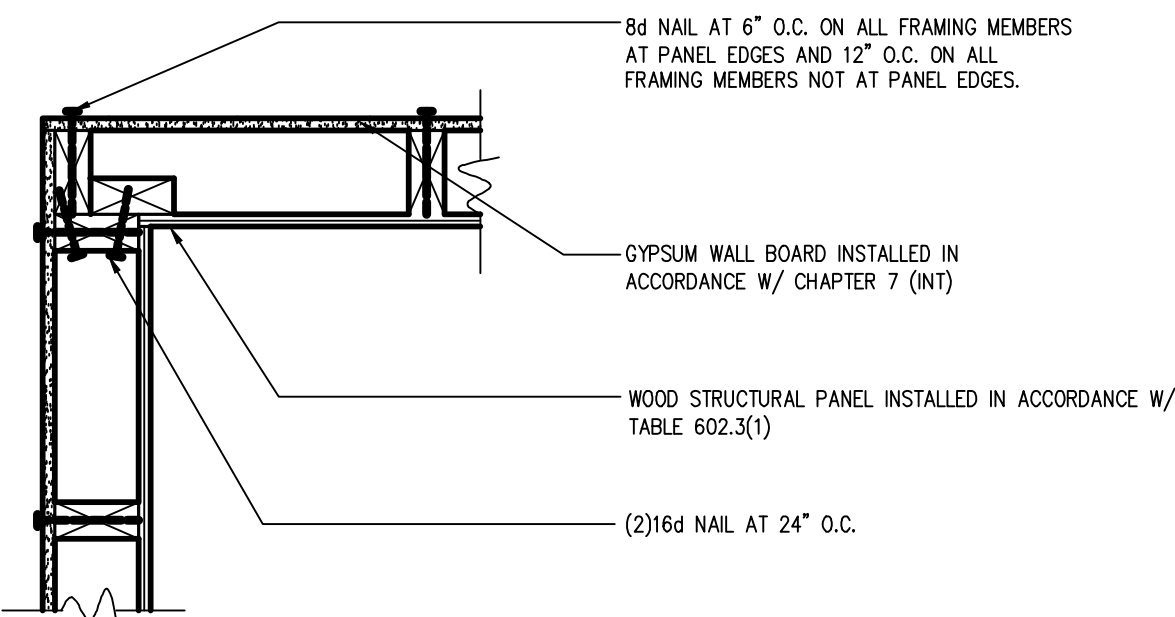
6 PERPENDICULAR TO FRAMING MEMBER ABOVE OR BELOW
INTERIOR BRACED WALL
SCALE: 3/4" = 1'-0"
INT BRACED WALL PERP TO FRAMING. DWG



PLAN VIEW AT CORNER DETAIL OVER CONC. FOUNDATION-AT PORTAL FRAME



PLAN VIEW AT OUTSIDE CORNER DETAIL



PLAN VIEW AT INSIDE CORNER DETAIL

NOTE:
THE END STUD ON THE ABOVE DTLs MAY BE SHIFTED 7/16"
TO ALLOW THE STUD FACE TO BE ALIGNED W/ THE
SHEATHING.
DETAILS ABOVE TYPICAL AT ALL EXTERIOR CORNERS OF
HOUSE

5 CORNER FRAMING
SCALE: 3/4" = 1'-0" (2x SCALE @ 22x34 SHEET)
CORNER FRAMING



STRUCTURAL DETAILS

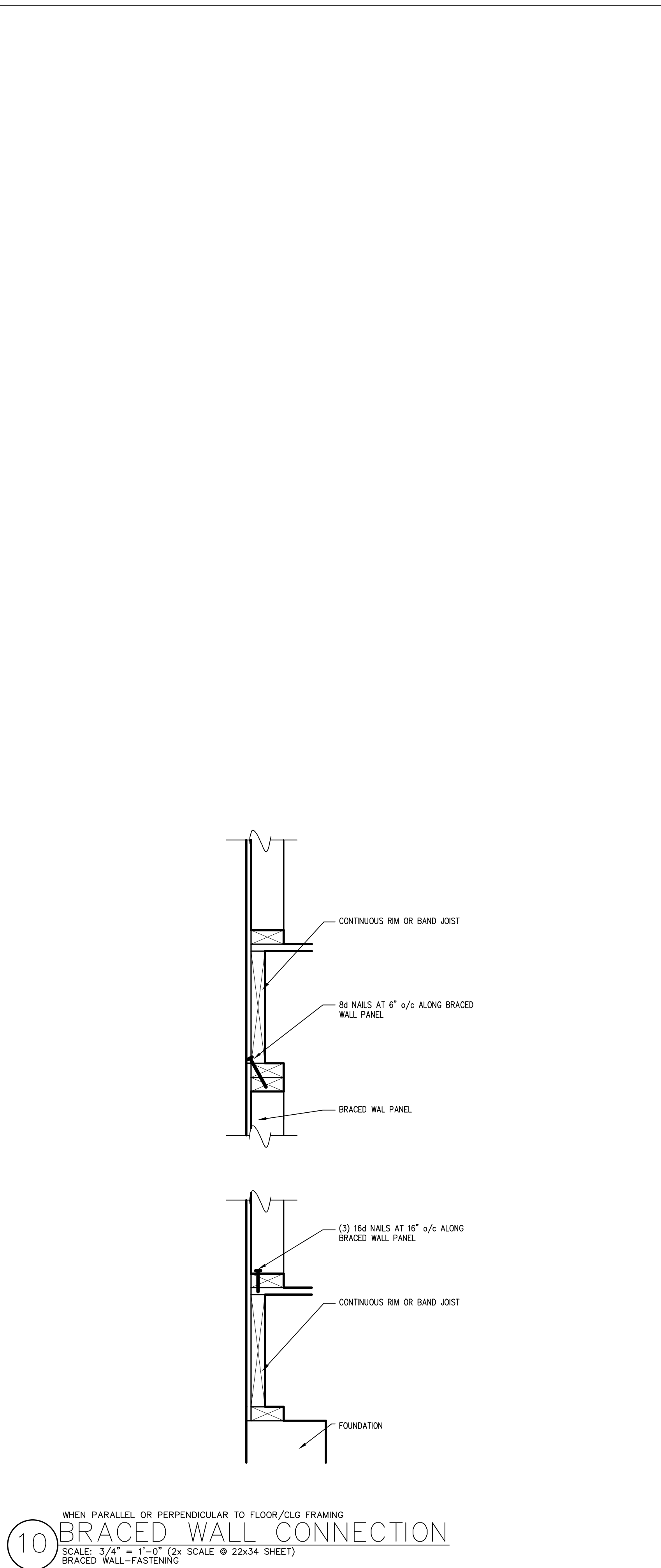
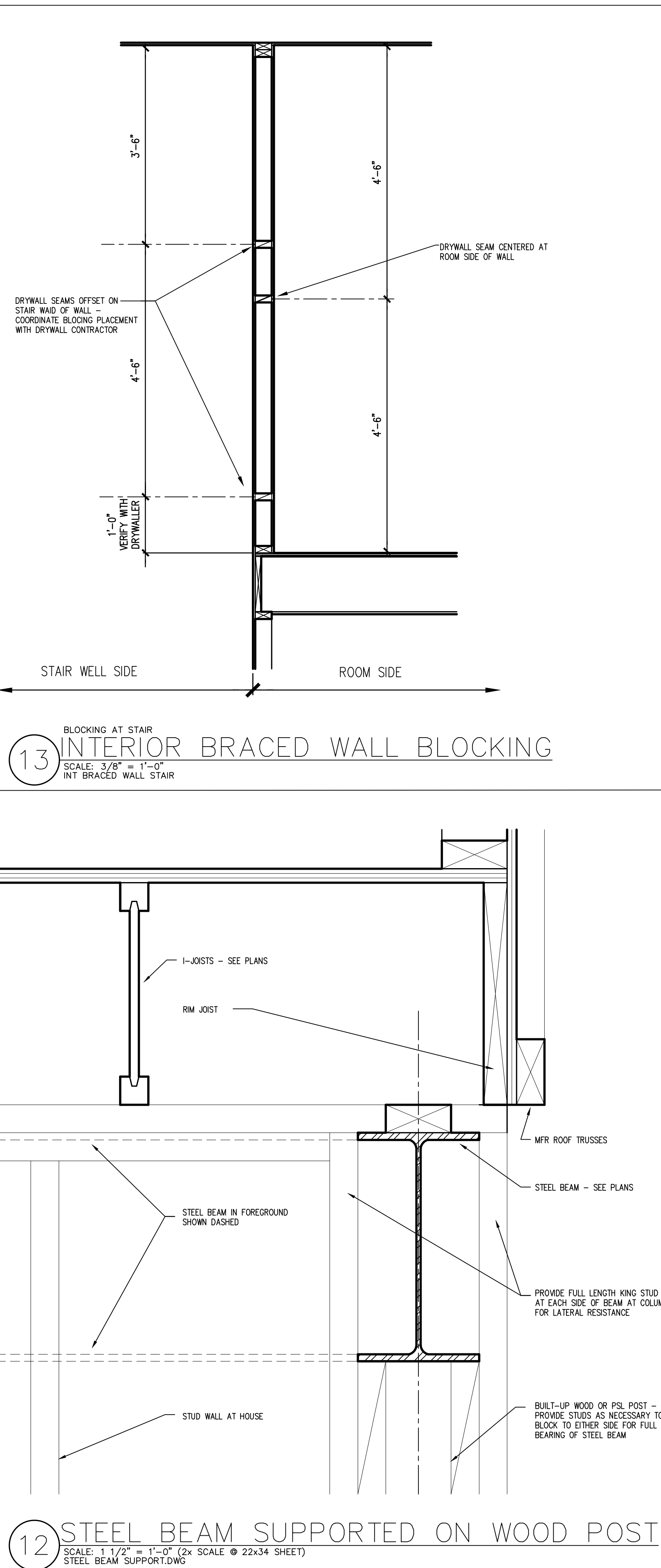
602 Rue De Fleur Dr
Creve Coeur, MO 63141
Muirfield - 1 1/2 Story - 4 BR

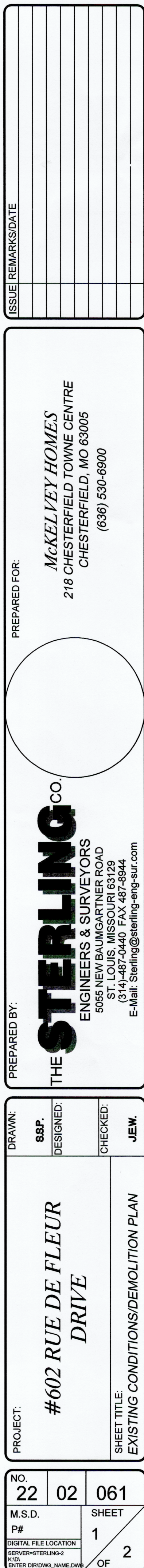
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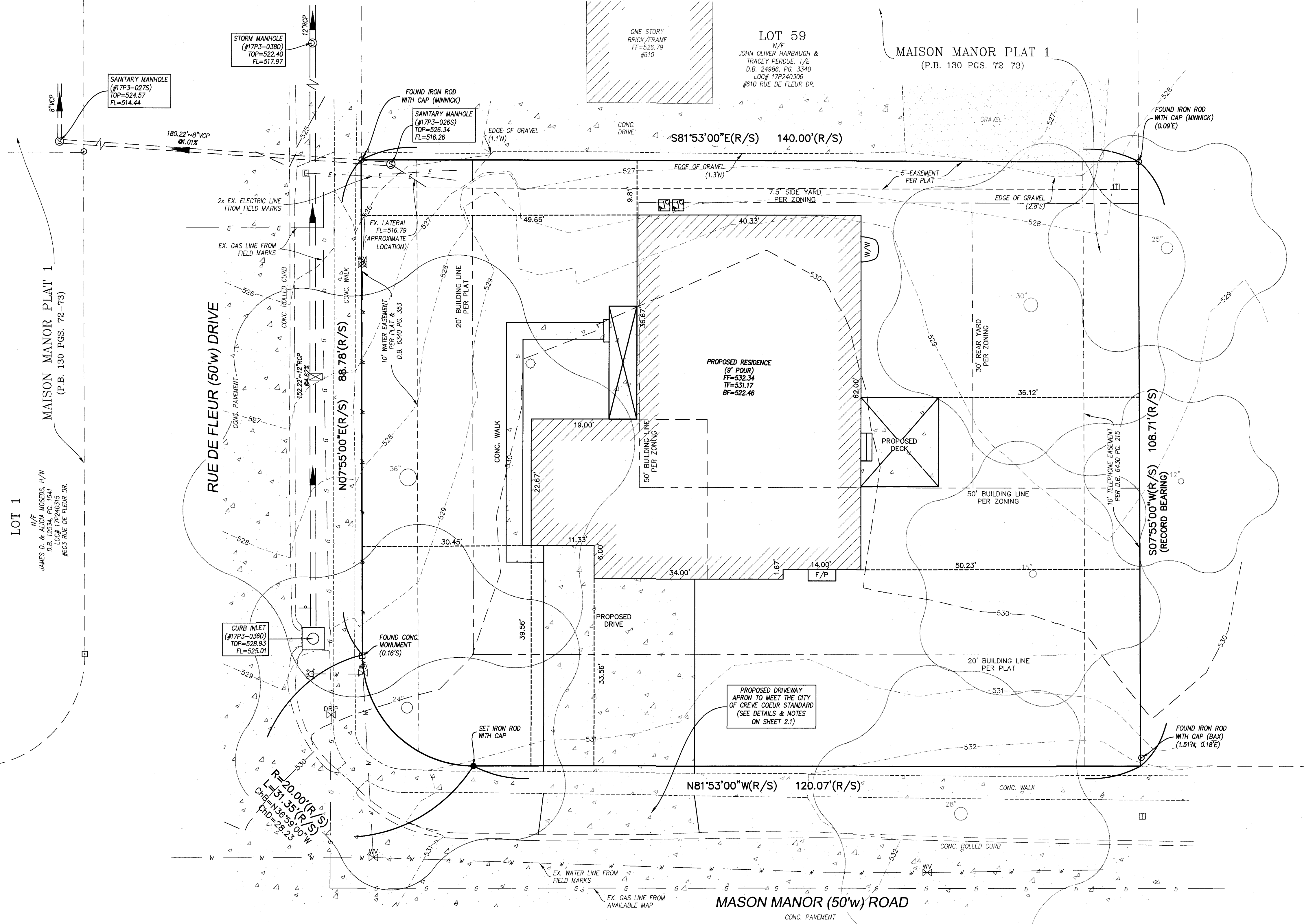
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THE UNDERGROUND UTILITIES SHOWN HEREON WERE PLOTTED FROM AVAILABLE INFORMATION AND DO NOT NECESSARILY REFLECT THE ACTUAL EXISTENCE, NONEXISTENCE, SIZE, TYPE, NUMBER OR LOCATION OF THESE OR OTHER UTILITIES. THE GENERAL CONTRACTOR SHALL BE RESPONSIBLE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



PROPOSED CONDITIONS

PROPOSED HOUSE = 3,088 SQ.FT.
PROPOSED PORCH = 102 SQ.FT.
PROPOSED DRIVE = 966 SQ.FT.
PROPOSED WALK = 188 SQ.FT.
PROPOSED DECK = 224 SQ.FT.

TOTAL = 4,568 SQ.FT.

LOT = 15,134 SQ.FT.
SITE COVERAGE = 30.18%
PROPOSED GRASS AREA = 10,566 SQ.FT.

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

Notes:

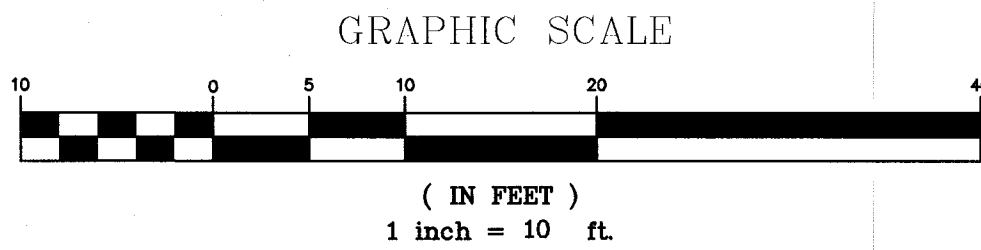
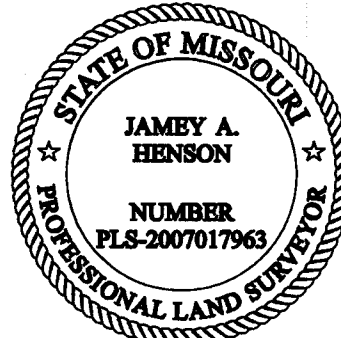
1. Finished grades at the building to be a minimum of 6 inches below top of foundation for wood frame and 4 inches below for wood frame with brick veneer.
2. All wood framing members that rest on top of the foundation located less than 8 inches above the exposed ground and all other wood less than 6 inches from the ground shall be pressure treated in accordance with Section R319.1.
3. Grade shall be noted to slope away from foundation a minimum of a 6 inch drop within the first 10 feet or to a swale.
4. Foundation footings shall be constructed so as to maintain a 2' 6" depth of earth cover or as required by local building codes.
5. This plot plan conforms to "CREVE COEUR CODES".
6. Elevation Examples: 714.0(E)=Existing Elevation, 714.0(P)=Proposed Elevation.

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

THE STERLING COMPANY
MO. REG. L.S. #2007017963

JAMIE A. HENSON, P.L.S.
MO. REG. L.S. #2007017963

DATE



PROJECT: #602 RUE DE FLEUR DRIVE

SHEET TITLE: SITE PLAN

DRAWN: SSP

DESIGNED: JEW

CHECKED: JEW

DATE: 5-6-2022

NO. 22 02 061

M.S.D. SHEET

P# 2

OF 2

DIGITAL FILE LOCATION
SERVER\STERLING\2
ENTER DRAWING_NAME.DWG

ISSUE REMARKS/DATE

PREPARED FOR: MCKELVEY HOMES

218 CHESTERFIELD TOWNE CENTRE

CHESTERFIELD, MO 63005

(636) 530-6900

Attachment: Applicant's Materials (602 Rue De Fleur Drive)

4.1.b

Packet Pg. 48

Maison Manor Subdivision

April 26, 2022

12909 Lampadire Drive
Creve Coeur, MO 63141

To Whom it May Concern:

The Trustees and homeowners of Maison Manor Subdivision are writing to support the variance for modified building set back requested for 602 Rue de Fleur for a new home to be built by McKelvey Homes. We believe a 50 foot set back, per zoning, would alter the look of the neighborhood as none of the houses in our subdivision meet this zoning requirement.

Sincerely,



Andy Speller
Trustee – Maison Manor Subdivision

Attachment: Applicant's Materials (602 Rue De Fleur Drive)