The Gall Family
9625 Ladue Road
Ladue, Missouri 63124

June 4, 2022

Zoning Board of Adjustment
Attn: Board Chair
c/o the Building Department
Ladue City Hall
Saint Louis, Missouri 63124

RE: 9625 Ladue Road

Board Members:

We write in response to the letter of denial dated June 2, 2022 addressed to us from the City of Ladue Building Department. According to that letter, an application for building remodel to our residence was denied on the basis of a violations of Municipal Code Section 110-72, (a), (b) (the "***Ordinance***"), which states:

Sec. 110-72. – Same – Consideration.

(a) Promptly after an application for submission to the architectural review board and all the supporting data itemized above have been filed in good order in the office of the building department, the same shall be placed on an upcoming agenda of the architectural review board, in accordance with the policy of the building department and the project will be evaluated subject to conformity to the architectural guidelines of the City of Ladue concerning appearance and design.

(b) In making any determination hereunder with respect to conformity of the proposed structure to the standards set out in this subsection (a), the board may consider its massing and scale in relation to the size of the lot on which the structure is to be situated and to the size of the other structures in the surrounding neighborhood.

We have completed the formalities, including this letter and the payment of $250.00, to appeal the denial and to seek a variance from the above-described ordinance. Copies of the site plan and elevations are included. We acknowledge that we are responsible for paying the cost for any transcripts ordered from the reporting service. We look forward to meeting with you to discuss the matter at your next regularly-scheduled meeting on July 5, 2022. The bases of our variances requested are describes in the remainder of this letter.

<u>History of the Property and our Ownership</u>

Our property, now known as 9625 Ladue Road, was previously known as the Woodlands designed by architects Helmuth and Helmuth around 1925. Over the years the City has approved several additions and renovations to this property.

A few of the notable changes are:

(i) An addition that was made to the west elevation of the main house.
(ii) An extensive change (in the early 2000's) moving the homes front entrance from the North side of the home to the South side. This included adding a front patio to the south side front entrance and building several additional aesthetic walls on the south and north entry's around the courtyard.

Over the last several years the property has been on and off the market at various price levels due to the extensive amount of remediation and maintenance that is required. In approximately 2020 the property was purchased and that owner proceeded forward with extensive design plans to build a family estate. It is our understanding that it was the home owner's intention to expand and renovate the existing main home for their son's family and build another approximate 10,000 SF home on the northeast corner of the property for himself. We were informed in April of 2021 that the current owner was no longer willing to pursue the existing home expansion and renovation due to excessive need of repairs and construction costs.

When we first had the opportunity to view the property we fell in love with the overall grounds and natural habitat. It reminded our family of being out in the country and we were hopeful that we could make this a property our forever home. We put the property under contract in April of 2021.

As a design build general contractor for over 23 years, I have had the opportunity to work on billions of dollars of construction across the country, including multiple projects built from the same time period as this home. I have a deep understanding of how extensive and challenging a home renovation from this time period would be for any person. It is because of my knowledge of working on several 100 year old buildings, I know a renovation and expansion to this existing structure will have more unknowns, be more expensive and overall more challenging than tearing down the current home and building a new home. It has become evident over the last year that there is extensive water damage, moisture remediation required and other past damages due to lack of maintenance not being kept up. All these items would need to be addressed to help bring this home back to a livable condition. Hence why our family has not been able to move into this property over the last year. Please understand our family has still elected to pay for multiple repairs to help insure the property does not further deteriorate while we have been going thru the design process. Despite the overall financial and construction challenges of working to bring this house back to its grander it would be my desire to keep this home.

Our family is divided on whether we keep the current home or build new on the acreage because of the multiple issues we encountered over the last year. Due to my appreciation of the current home and my wife's understanding of my knowledge and belief that I can modify this home she is willing to support me to take on this massive undertaking. Despite her desire to demolish the existing main home and build a new home.

Over the last year, our family has gone thru multiple design rounds in order to develop a home that incorporates the changes in lifestyle that have evolved over the years since this home was originally built and last modified. This home has been continually evolving to support its new owner's lifestyles and changes in the current culture.

The Project

As shown on the site plan, floor plans and accompanying elevations, the intention is to remediate and construct an expansion and renovation of the home so that it can become adapted to our lifestyle. We

have tried to work with the ARB by making some modifications to our initial design intent drawings to help work thru the overall process.

Practical difficulty of the ARB denial

We made our best efforts to meet with the ARB at three (3) separate ARB meetings and one (1) special meeting to discuss and work thru multiple requested changes. At this time the ARB's opinion in items 1 (a-e) and 2 (a i and ii) are the only open items that we are requesting to appeal.

In regard to items 1 and 2, it should be noted that this home has already had multiple large modification where the City has approved that previous owners' adaption of the home to their lifestyle and taste. We are asking to have the same consideration.

1)
   a. Based upon our knowledge of the challenges in procuring and installing a brick that will match the rest of the structure, the extensive cost of getting the brick to match and our desire to reflect a different image of the home we would appreciate if you would grant us this appeal.

   b. Painting of any home is stated on the Ladue City website is outside of the ARB jurisdiction.

2)
   a. An addition that was made to the west elevation of the main house, changing the roof line.

   b. An extensive change (in the early 2000's) moving the homes front entrance from the North side of the home to the South side. This included adding a front patio to the south side front entrance and building several additional aesthetic walls on the south and north entry's around the courtyard.

   c. The ARB has recently changed its opinion to allow us to remove the religious stone statue above the front door. The void then in the niche will leave the front entry looking incomplete and provide a place for birds and other animals to potentially habitat above the front door.

Impact

Due to the large lot size and the current location of the home on the property we do not believe our desired changes will have any significant negative impact upon our neighbors or the community. In order to provide perspective, there is approximately 5 acres of land between our house and Ladue Road. The home is surrounded by a fence and woods on all sides of the property and is approximately 400 linear feet from Ladue Road.

Conclusion

For all the reasons cited above: the unique nature of our property, and lack of updates supporting changing lifestyles, and the negligible impact on the City and neighbors; we appreciate the Board's support of our request and look forward to discussing the matter with you further on July5.

We will be working to find additional information to support the multiple changes that have been done since the original construction.

June 06, 2022

Julie and Russell Gall
9625 Ladue Road
Ladue, MO 63124

Gall Residence

Ladue, Missouri

Julie and Russell;

The Board Members refer to the current design of the house as European Heritage Architecture lets assume we are discussing the architecture of the 19th century. From that era there is a style that is the basis of the current design of the house a Contemporary Interpretation of the Regency Style, the house's exterior palette of white painted brick/limestone, simplified ornamentation, black steel windows, and extensive decorative ironwork render the house in a rich monochrome design.

On this special site, the suburban flavor of the street frontage gives way to a more country-like experience. Sophisticated. Well-mannered. Youthful. Serene. The words I would use to describe the new architectural style of Julie and Russell Gall's Ladue Home. They didn't come with any preconceived ideas about style, both had a sensitivity too fitting within the historic eclecticism of the neighborhood, but they also wanted to express their own personalities.
The crisp not too formal and with clean, classic lines architecturally, the concept translates into a relaxed composition typical of the Regency Style with light-colored brick walls, a slate tile roof, and a straightforward window fenestration. Oversize windowpanes and steel doors infuse a more modern feel. While respectful of scale with simple devices and surrounds. A vision inspired by their desire for a welcoming, family-oriented way of life, and asked us to ensure the house didn't look — or feel — like a large house even though it would be one.

Sincerely,
peth Architects

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Principal

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GENERAL NOTES

1. DIVISION 1 - GENERAL REQUIREMENTS

1.1. The following drawings and notes are based on the *2021 International Residential Code*. The contractor shall be fully responsible to complete all work in accordance with all applicable local, state, and federal codes, ordinances, and in accordance with industry standards. Compliance with these notes and drawings does not necessarily cover all restrictions required. Building and fire district permit approval must be obtained before construction starts.

1.2. Industry standards: applicable standards of construction industry have same force and effect on performance of the work as if copied directly into contract documents or bound and published therewith. Standards referenced in contract documents or in governing regulation have precedence over non-referenced standard, insofar as different standards may contain overlapping or conflicting requirements. Comply with standards in effect as of date of contract documents, unless otherwise indicated.

1.3. Manufacturer's recommendations: all building materials, products and finishes shall be installed per the manufacturer's written recommendations and installation instructions including all rough-in, surface preparation, installation accessories, flashing, fasteners and sealants for a complete and weather-tight (where applies) installation.

1.4. Abbreviations and symbols: abbreviations: where abbreviations or acronyms are used in contract documents, they mean the well-recognized name of entity in building construction industry: refer uncertainties to architect before proceeding, or consult "enoyclopedia of associations" by gale research co.

1.5. Contractor shall be responsible to coordinate all aspects of the work, including but not limited to work by contractor's own forces, subcontractors, suppliers, design-build contractors (mechanical, electrical, plumbing, etc.), and/or others. Contractor shall provide supervision on site whenever work is performed on site by contractor's own forces, subcontractors and suppliers, design-build contractor's, and/or others.

1.6. Prior to beginning the work, promptly notify the architect of any discrepancies or errors discovered in these documents. Do not scale drawings. Follow written dimensions only. Only written interpretations or documented changes from the architect are binding. Architect will not be responsible for oral instruction. Contractor shall visit the site and be familiar with all conditions affecting the work.

1.7. Cutting and patching: accomplish cutting and patching as required to accommodate proposed construction and as specified herein.

1.7.1. Cutting: each subcontractor shall be responsible for any cutting required for pipes, conduit or ducts if sleeves or openings are not properly provided. Under no circumstances shall any structural members or load bearing walls be cut without first obtaining written permission from the architect. All cutting and patching shall be done at the expense of the subcontractor requiring the cutting.

1.7.2. Patching: patching of the opening shall comply with the following provisions: on concrete surfaces: the respective subcontractor shall patch the opening with concrete finished smooth and matching with the adjacent surface: final painting shall be done by the contractor. On drywall surfaces: the respective subcontractor shall patch with filler compound: final painting shall be done by the contractor.

1.8. Copyright: these plans are the sole and absolute property of the creator. Any use, copying or reproducing of these plans without the express written consent of creator is illegal.

2. DIVISION 2 - SITE CONSTRUCTION

2.1. Flood plain: basement floor elevation must be above 100 year flood plain. Low sill must be minimum 2 feet above flood plain elevation.

2.2. Soil bearing capacity: general contractor shall be responsible for soil testing and/or coordination with soils report supplied by others. Bearing capacity of soil is assumed at 1500 psf (for structural design purposes) pending soils report provided by general contractor at the time of permit application.

2.3. Finish grades: at building to be min. 8" below top of foundation at frame or frame with brick veneer and 6" min. Below full masonry walls. Slope grade away from building min. 1" per foot for a distance of 8'-0", or to a swale.

2.4. Selective demolition: (As Applies)

2.4.1. Demolition requires selective removal and off-site disposal of items and materials, as indicated on drawings and as required to accommodate the proposed construction.

2.4.2. Prior to beginning the work, the general contractor shall review all elevations, restrictions and site conditions, including existing dimensions and heights at the job site and notify the architect of any drawing errors or inconsistencies.

2.4.3. Construct temporary insulated solid dust-proof partitions where required to separate areas where noisy or extensive dirt or dust operations are performed. Equip partitions with dust-proof doors and security locks if required. Remove protections at completion of work. Pending receipt of directive from owner's representative remove debris, rubbish and other materials resulting from demolition operations from building site. Transport and legally dispose of materials off site.

2.4.4. If hazardous materials are encountered during demolition operations, comply with applicable regulations, laws and ordinances concerning removal, handling and protection against exposure or environmental pollution. Burning of removed materials is not permitted on project site.

2.4.5. All services in partitions, floor & ceiling, and attic spaces, i.e. electrical outlets, switches, phone jacks, mech. Supply ducts, mech. Return air ducts, ext. Shall be removed along with partitions. Removal of interior finish ceiling is required to install new walls.

2.4.6. Upon completion of demolition work, remove tools, equipment and demolished materials from site. Remove protections and leave interior areas broom clean. Repair demolition performed in excess of that required. Return structures and surfaces to remain to condition existing prior to commencement of selective demolition work. Repair adjacent construction or surfaces soiled or damaged by selective demolition work.

2.4.7. Shoring: General contractor to be responsible for shoring & bracing existing structure & building elements to remain prior to commencement of demolition until permanent structure is in place.

3. DIVISION 3 - CONCRETE (See Structural General Notes)

4. DIVISION 4 - MASONRY

4.1. Brick/stone veneer: 1" min. air space between veneer and sheathing. Provide corrosion-resistant corrugated sheet metal wall ties, minimum 22 ga. X 7/8" wide at 16" o.c. horizontally, and at 24" o.c. vertically, fastened with 8d common nails. No one tie shall support more than 2.67 square feet of wall area. If water-resistant sheathing is not used under veneer provide min. 14# asphalt saturated building felt (or approved equal), full height over sheathing, under veneer. Provide flashing and weeps (3/16") at max. 24" oc. Over all wall openings and at foundations, typical.

4.2. Mortar: shall comply with ASTM C 270.

4.3 Masonry fireplaces: shall be installed according to details on plans. Flue shall be sized by masonry contractor (based on figure R1001.1 of the 2021 International Residential Code), who shall warranty that the fireplace draws properly. Combustible trim and mantels attached to the fireplace face shall be a minimum of 6" from the opening. Combustible material above and projecting more than 1-1/2" from a fireplace face shall have a minimum clearance of 12" above fireplace opening. Air space clearances to combustibles from the exterior surface of the fireplace wall shall be minimum 4" and fro smoke chamber walls and chimneys shall be minimum 2". Chimneys located outside the exterior walls that pass through a soffit or cornice, shall have 1" minimum air space clearance. Masonry fireplace walls to minimum thickness of 8" masonry including 2" fire brick. All clay tile flues shall also be surrounded with a minimum of 4" of solid masonry.

5. DIVISION 5 - METALS (See Structural General Notes)

6. DIVISION 6 - WOOD AND PLASTICS (Also See Structural General Notes)

6.1. Fireblocking: In combustible construction,required in concealed spaces of stud walls & partitions, including furred spaces and parallel rows of studs or staggered studs, vertically at the ceiling & floor levels and horizontally at intervals not exceeding 10 feet. Fireblocking required at all interconnections between concealed vertical and horizontal spaces such as soffits, dropped ceilings and cove ceilings. Fireblocking required between stair stringers at top and bottom of run, and around all penetrations at ceiling and floor levels.

6.2. Draftstopping: In combustible construction, required where there is a usable space both above and below the concealed space of a floor/ceiling assembly, draftstops shall be installed so that the areas of the concealed space does not exceed 1,000 sq. ft. Draftstopping shall divide the concealed space into approximately equal areas. Draftstopping shall be provided in floor/ceiling assemblies where the ceiling is suspended under the floor framing & where the floor framing is constructed of truss-type open web or perforated members.

6.3. Attic Access: Provide a minimum rough-framed opening of 22"x30" in all attic areas which have a clear height of at least 30". Provide weather stripping and R-38 batt insulation at attic side of panel.

6.4. Deck doors: securely barricade doors until deck is built and approved, typical.

6.5. Coordinate with cabinetry layout by supplier. Cabinet supplier to field measure area of work after rough framing to assure exact fit of cabinets and free operation of all doors and drawers. Scribe cabinets to wall as required.

6.6. Handrails: shall not project more than 4 1/2" into required stairway width. Handrails at straight run stairs to be continuous. Allowable diameter of interior staircase handrail is 2" maximum and 1 1/4" minimum unless otherwise specified. Handrail ends shall be returned or shall terminate into newel posts or safety terminals.

6.7. Guards: shall be located along open-sided walking surfaces, including stairs, ramps and landings, that are located more than 30" measured vertically to the floor or grade below at any point within 36" horizontally to the edge of the open side. Provide min. 36" height guards measured vertically above the adjacent walking surface, adjacent fixed seating or the line connecting the leading edges of the treads. Required guards shall not have openings from the walking surface to the required guard height which allow passage of a sphere 4" in diameter.

7. DIVISION 7 - THERMAL AND MOISTURE PROTECTION

7.1. Groundwater: an evaluation of the soil for the presence or absence of ground water is required prior to the pouring of concrete. If groundwater is present provide drain tile inside and outside of foundation and waterproof with an approved "waterproofing" system from the top of the footing to the finished grade. Joints to be lapped and sealed per manufacturers installation instructions. All joints in wall and floors to be water tight.

7.2. Roofing

7.2.1. Asphalt shingles: shall not be installed on roof slopes below (2:12). (Verify with manufacturer)

7.2.2. Underlayment: a single layer of underlayment is required. Min type 1, per ASTM D226-95 (commonly called 15# asphalt felt). When the roof slope is less than 4:12 and greater than 2:12 (2) layers are required.

7.2.3. Flashing: provide corrosion-resistant metal flashing with j-turn edge at all wall and roof intersections, changes in roof slope or direction, around all roof openings, intersections with chimneys, intersection with exterior walls and porches and, decks, etc. The water resistive wall barrier shall lap over the sidewall flashing. Wall flashing shall be installed to divert the water away from where the eave of a sloped roof intersects a vertical sidewall. Rolled roofing or two (2) layers of type 1 underlayment may be substituted for flashing at the roof valley provided the shingles are interlaced. Underlayment substituted for valley flashing shall be installed to extend at least 18" beyond roof valley or hip from either direction.

7.2.4. Ice and water shield: an ice shield is required under shingles/roofing of 2 layers of type 1 underlayment cemented together or an approved waterproofing membrane extending from the edge of the eave to at least 24" inside the exterior wall line.

7.2.5. Asphalt roll roofing: installed on roofs of less than 3:12 slope, apply parallel to the eaves. It shall not be installed on roof slopes below 1:12. Minimum roof slope 1!4:12 with approved low-slope roof covering materials.

7.3 Roof Drip Edge: provide a prefinished aluminum drip edge at eaves and gables of shingle roofs. Drip edges shall be fastened to the roof sheathing.

7.4. Guttering system: all gutters and downspouts to be sized by others and located per drawings, and to be installed per "SMACNA" recommendations. Any downspout locations indicated on plans or building elevations take precedence. Installer to coordinate any issues with plan/elevation locations shown prior to installation. Downspouts shall discharge to "splash blocks" directed away from foundation, or to underground drain system, which is connected to storm sewer, or "day-lighted". Coordinate work with civil drawings.

7.5. Caulking and sealants: exterior joints around windows and door frames, between wall and penetrations for utility service through walls, floors and roof and all other openings in the exterior envelope shall be sealed in an approved manner. Weatherstripping is required on all exterior windows and doors. Corrosion-resistant flashing is required at the top and sides of all exterior doors and windows and at the intersection of all masonry and frame construction. Sill seal is required at foundation.

7.6. Light and ventilation

7.6.1. Glass area in habitable rooms shall not be less than 8% of floor area served. One-half of this area must be available for unobstructed ventilation with screens included.

7.6.2. Attic ventilation the free ventilation area shall be 1/150 of the areas of vented space. Where ridge or gable vents are used, half of the area to be provided by ridge or gable vents and half by eave or soffit vents. Exception: the minimum net free ventilation area may be reduced to 1/300 if at least 50% and not more than 80% of the required ventilating area is provided by ventilators located in the upper one-third of the attic.
Unfinished basements and utility rooms require ventilation in the amount of .05 cfm/sq. ft. of area. Natural ventilation may be substituted at the ratio of 1% of the floor area served.

7.7. Vapor retarder: are required on the warm side of all exterior frame elements. Vapor retarder shall be integral with kraft-faced batts meeting astm-96. (polyethylene vapor barriers should not be used in ceiling or walls.) Install 6-mil poly vapor barrier under concrete slab. Use large sheets of material, thus eliminating most joints.

8. DIVISION 8 - DOORS AND WINDOWS

8.1. Windows: all bedrooms must have one window for emergency escape meeting the following:

8.1.1. Maximum height to bottom of clear window opening - 44", minimum clear width - 20", minimum clear height - 24", minimum clear opening area 5.7 sq. ft. Exception: grade floor windows where the sill is less than 6 ft. above grade, may have a minimum net clear opening of 5 sq. ft.

8.1.2. The emergency escape window shall be operable from the inside without the use of special knowledge, tool, or extra force, beyond that required for normal operation.

8.1.3. Window wells serving a basement emergency escape and rescue shall be a minimum of 9 sq. ft. In horizontal area with a minimum horizontal projection and width of 36". The window well shall also be large enough to allow the emergency escape and rescue to be fully opened. Window wells with a vertical depth greater than 44" shall have a permanent ladder or steps. The ladder, if applicable shall be at least 12" wide, project a minimum of 3" from the wall and have rungs spaced not more than 18" on center vertically for the full vertical depth of the window well. A 36" high guard with no openings greater than 4" is required to separate a path, drive, walking surface within 24" of the high side of a window well greater than 48" in vertical depth. Window wells adjacent to a patio slab or deck shall be protected with this guardrail if the vertical depth of the well exceeds 30". Window wells shall be placed in locations that do not require a guard completely around the well. Window wells in excess of 48" in depth require structural calculations to verify the structure can retain soil of this height. Exception: window wells that have an ICC-ES research report addressing the structural adequacy of the walls.

8.2. Tempered glazing: required at: (shall be type II glazing)

8.2.1. Glazing in all doors, guards and railings, shower/bathtub enclosures.
8.2.2. Glazing in any portion of a wall adjacent to bathtubs, showers, hot tubs, etc., which is located less than 60" above a standing surface.
8.2.3. Any glazing material adjacent to a door if the nearest vertical edge of the glazing material within a 24" arc of either vertical edge of a door in a closed position and if the bottom edge of the glazing material is less than 60" above the floor.

8.2.4. Glazing in windows meeting all of the following:
8.2.4.1. when an individual pane is greater than 9 sq. Ft.
8.2.4.2. the bottom edge of the glazing is less than 18" above the floor
8.2.4.3. the top edge of the glazing is more than 36" above floor
8.2.4.4. one or more walking surfaces are within 36" horizontally of the glazing

8.3. Door locks: with thumb turns on inside are permitted. All means of egress doors shall be readily operable from the side which egress is to be made without the use of a key or special knowledge or effort.

9. DIVISION 9 - FINISHES

9.1. Wall and ceiling finishes shall have a flame spread index of not greater than 200 and a smoke-developed index of not greater than 450.

9.2. Drywall: drywall installation must be in accordance with the gypsum association recommended practices for thickness, fastening and taping on correct stud spacing. Fire rated drywall assemblies shall be installed in accordance with approved test assemblies. Drywall to be fastened in accordance with table R702.3.5 of the 2021 International Residential Code. Provide water-resistant gypsum board in bath tub and shower areas. Fiber-cement, fiber-mat reinforced cementitious backer units, glass mat gypsum backers or fiber-reinforced gypsum backers shall be used as backers for wall tile in tub and shower areas and wall panels in shower areas.

9.3. Interior finish materials shall not have a flame spread rating exceeding 200. Batt insulation including the vapor retarder, shall not be left exposed in basements unless the material has a flame spread rating of 25 or less and a smoke development rating of 450 or less. Foam plastic insulation shall be separated from the interior of the building by half inch gypsum wallboard.

9.4. Selection of Finishes: unless indicated otherwise, finishes shall be selected by owner.

10. DIVISION 10 - SPECIALTIES

10.1. Prefab fireplace units: contractor is responsible to coordinate all aspects of installation of fireplace unit in accordance with manufacturer, supplier, and code requirements, including document submittal to governing authority where applicable. Architect's drawing for design intent only. Final design per fireplace unit installer, including but not limited to flue configuration.

10.2. Prefab fireplace unit installation: note that framing carpenters and general contractors shall carefully review prefab fireplace unit installation instructions before framing enclosure for fireplace, and before installing unit. Comply carefully with all manufacturers' instructions, local fire department requirements and clearances. Fireblock around all chimneys with non-combustible fireblocks at all ceiling and floor levels. Factory built chimneys and fireplaces shall be fireblocked in accordance with UL 103 and UL 127. Do not alter or modify the fireplace or its components under any circumstance. Any modification or alteration of the fireplace system, including, but not limited to the fireplace unit, chimney components and accessories, may void the warranty, listings and approvals of the system and can result in an unsafe and potentially dangerous installation.

10.3. All wood burning fireplaces shall have tight fitting flue dampers and outdoor combustion air.

11. DIVISION 11 - EQUIPMENT (not used)

12. DIVISION 12 - FURNISHINGS (not used)

13. DIVISION 13 - SPECIAL CONSTRUCTION (not used)

14. DIVISION 14 - CONVEYING SYSTEMS (not used)

15. DIVISION 15 - MECHANICAL

15.1. PLUMBING

15.1.1. 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 to install a complete and operable system of plumbing and sewer. Install per the *2021 International Plumbing Code* and all local ordinances.

15.1.2. Service lines serving single family dwellings shall meet the following minimum requirements:

15.1.3. The minimum size water service pipe shall be 1" min. The size of water service mains, branch mains and risers shall be determined according to water supply demand, available water pressure and friction loss caused by the water meter and developed length of pipe, including equivalent length of fittings. The size of each water distribution system shall be determined according to the procedure outlined in this section or by other design methods conforming to acceptable engineering practice and approved by the administrative authority.

15.1.4. Coordinate with plumber's specifications and calculations to determine the required water service pipe size.

15.1.5. Lead free solder is required on all copper water supply piping.

15.1.6. Basement area way drains and foundation drainage systems may not be connected to a sanitary sewer.

15.1.7. Water service pipe and building sewer are to be a minimum of 10'-0" apart, horizontally.

15.1.8. Hose bibbs are to be freeze-proof or shall include, a main shut off valve (with drain) in the basement space.

15.1.9. Shower and bath tub enclosures shall have walls and floors constructed of smooth, non-corrosive, nonabsorbent and waterproof materials. Installation at walls shall not be less than 6'-0" above the room floor level.

15.1.10. Window areaway drains less than 10 sq. Ft. In area shall be served by a 2" pipe drained to daylight or a sump pit served by an approved pump installation. Window areaway drains 10 sq. Ft. or greater but less than 100 sq. Ft. In area shall be served by a 3" pipe drained in the same manor. Areaways greater than 100 sq. Ft. Require the drain to be sized in accordance with table 11-2 of the plumbing code. The presence of a cover over the areaway does not negate the need for a drain.

15.1.11. Provide expansion tank for water heaters greater than 30 gallons.

15.2. H.V.A.C.

15.2.1. Work shall consist of all services typically known as design/build, and shall include the furnishing of construction documents, specifications and all materials, labor, equipment, and tools required to provide a complete and operable system of heating, ventilating, and air conditioning. All "HVAC" equipment and ductwork to comply per the *2021 International Mechanical Code*, all local ordinances, and to be installed per SMACNA recommendations.

15.2.2. HVAC plans shall include furnace location, type (fan assisted induced draft or natural draft), flue size, duct layout and diffuser locations. A section detail shall be provided showing all gas appliances, flue sizes, connectors, lengths, heights, and clearance dimensions. Underground ductwork shall conform to ASTM D1784 and D2412.

15.2.3. Thermostats used for heating and cooling shall be capable of being set from 55 F to 85 F, and shall be capable of operating the systems heating and cooling sequences. At least one thermostat shall be provided for each separate HVAC system/zone. Provide at least one programmable thermostat per dwelling.

15.2.4. Approved vent systems for all appliances shall be installed per manufacturer's installation instructions.

15.2.5. Flue shall extend above the roof that they penetrate a minimum of three feet from roof surface. Flue outlets shall be two feet higher than any portion of the building within 10' horizontally. Provide 2" minimum clearance to combustibles at all gas flues.

15.2.6. Combustion air: if air available for combustion for the gas appliances is reduced to less than 50 cubic feet per 1,000 BTU input rating of all appliances in the space, combustion and dilution air shall be by provided by:

15.2.6.1. Louver doors
15.2.6.2. Using inside air: Provide 1 sq. in. of free area per 1,000 btu/hr. Opening shall not be less than 100 sq.in. One opening w/in 12" of ceiling & one opening within 12" of the floor in the walls adjacent to the space. Combustion air may not be obtained from bedrooms.
15.2.6.3. Using outside air: Provide one opening within 12" of the ceiling w/a net free area of 1 sq.in per 300 btu/hr total input rating of all appliances located in the enclosure.

15.2.7. Minimum clearance for combustibles is 18", unless the listed manufacturers installation instructions allow an alternate clearance dimension. 30" of clearance is required at the front of the appliance for service. Vibration isolators shall be installed between mechanical equipment and metal ducts. Vibration isolators shall be fabricated from approved materials and shall not exceed 10" in length.

15.2.8. Each gas appliance shall have a gas shutoff valve (accessible, in the same room and within 6' of appliance) and a ground joint union. A sediment trap is required at each appliance or group of appliances. Gas piping shall be identified at intervals of no more than 5 ft except on black iron pipe.

15.2.9. Exhaust fans: bathroom fans shall exhaust 50 cfm min to the exterior. Discharge is acceptable at gable vents, roof vents, eave and soffit vents, provided the exhaust duct is fastened directly to such vents and backup of condensation is prevented. Clothes dryers shall be independent of all other systems, and exhaust to the exterior. Kitchen range hoods shall exhaust 400 cfm min to the exterior. Down-draft cook units to be vented to the exterior per manufacturers requirements.

15.2.9.1. Makeup air shall be provided during the operation of kitchen exhaust systems of 600 cfm or greater exhaust flow. The amount of makeup air shall be approximately equal to the amount of exhaust air. Makeup air shall be provided by gravity or mechanical means or both. For mechanical makeup air system, the exhaust and makeup air systems shall be electrically interlocked to ensure makeup air is provided whenever the exhaust system is in operation.

15.2.10. Clothes dryer exhaust: clothes dryer exhaust shall be independent of all other systems and exhaust to the exterior through a smooth, 4" min. Diameter duct. Indicate the duct run and termination on the plans. The maximum development length of the duct shall be 35' (obtained by adding 5' for each 90° bend and 2.5' for each 45° bend to the length of the straight runs).

15.2.11. Exception: the maximum developed length may be extended to 55' if clearly labeled cleanouts are provided within 12" of the 2nd elbow, at every elbow thereafter, and at least every 15' of development length thereafter. Permanent signage must identify each cleanout location and be provided at the dryer exhaust connection to inform occupants of the periodic cleaning and inspection requirements.

16. DIVISION 16 - ELECTRICAL

16.1. Work shall consist of all services typically know as design, and shall include the furnishing of construction documents as required, materials, labor, equipment and tools to provide a complete and operable system of electric, power and lighting.

16.2. All work to be installed in accordance per the *2021 National Electrical Code* (NFPA 70), and with all local codes, rules and ordinances. All materials to be used shall be approved by (U.L.) Underwriters Laboratories.

16.3. All wiring from panel to house shall be copper.

16.4. All recessed can lights housings and trims shall be air-tight and I.C. rated, at insulated ceiling/attic spaces.

16.5. Panel board to be circuit breaker type and shall not be installed in bathrooms or clothes closets. Lighting is required in the vicinity of the electrical panel. A minimum of 36" clearance is required in front of the electrical panels and minimum 6'-8" headroom is required.

16.6. Grounding: Receptacle outlets for ranges and clothes dryers must be a 3-pole with ground type. All (3) of the following electrodes permitted for grounding shall be provided as specified per section 250.52 of the NEC.

16.6.1. Metal underground water pipe. The connection must be made to the pipe within 5 feet of the point of entrance to the house.
16.6.2. Concrete encased electrode. The connection must be made to the horizontal re-bar in the footing.
16.6.3. Rod & Pipe electrode. Shall not be less than 8'-0" in length and shall consist of approved materials and sizes as indicated.

16.7. Smoke Detectors: Interconnected, AC primary powered, with battery backup. Installation shall meet NFPA-72-96. Locate as follows:

16.7.1. One at each level including basement, in all bedrooms and in the vicinity of each bedroom entrance. Locate bedroom hallway detector upstream from or near return air grille.
16.7.2. In any room with a vaulted ceiling where a person would have to travel through that room to exit a bedroom. Rooms with vaulted ceilings shall have smoke detectors located within 3 feet measured horizontally from the ridge. Smoke detectors located in rooms with coffered or similar ceilings shall be located at the highest portion of that ceiling.

16.8. At least one lighting device is required in each attic, crawlspace, basement or utility room that is used for storage or contains heating, air conditioning, or other equipment requiring servicing. Locate light switch at point of entry.

16.9. Interior stairways to be provided with minimum 10 footcandles measured at every tread nosing. Interior stairways shall have illuminated lighting controls at each floor level. All exterior stairways shall have lighting controlled by controls inside the dwelling or automatically activated by manual override or continuously operated.

16.10. Kitchen and dining area counter top receptacles shall be supplied by at least two different circuits. All receptacles shall be GFI. Receptacles may not be installed face up in counters. All receptacles intended to serve counter top surfaces shall be GFI.

16.11. Lighting in clothes closets must have enclosed lamps and maintain 12" minimum clearance for incandescent fixtures and 6" minimum clearance at fluorescent and recessed fixtures. Pendant fixtures are prohibited in closets.

16.12. Fixtures at bathtubs: Hanging fixtures, track lighting, and ceiling fans shall not be installed within 3 feet horizontally of a bathtub, measured from the outside edge of the tub, and 8 feet vertically from the top of the tub rim. Receptacles shall not be installed within a bathtub or shower space.

16.13. Arc-fault circuit interrupter protection: All branch circuits that supply dwelling unit bathrooms, office and reading areas shall be protected by an arc-fault circuit interrupter(s).

16.14. Provide intersystem bonding terminal for grounding communications systems.

17. SUPPLEMENTAL ENERGY EFFICIENCY REQUIREMENTS

17.1. Comply with Chapter 11 of the *2021 International Residential Code* with sections N1101.2 through N1105 extracted from the *2021 International Energy Conservation Code.*

17.2. Provide the following minimum "R" values (obtained by insulation material used only, not the total system.):

17.2.1. Roof/Ceiling: Min. R-49
17.2.2. Frame Wall: Min. R-20 or R-13(cavity insulation) + R-5(continuous insulation)
17.2.3. Floor over unheated crawlspace or garage: Min. R-10(continuous insulation)/R-13(cavity insulation)
17.2.4. Rim Board: Min. R-13
17.2.5. Basement walls: Min. R10(continuous insulation)/R-13(cavity insulation)

Note: Installing R-38 over 100 percent of the ceiling area requiring insulation shall be deemed to satisfy the requirement for R-49 insulation wherever the full height of uncompressed R-38 insulation extends over the wall top plate at the eaves.

Note: Continuous insulation on the interior or exterior of the foundation. Cavity insulation at the stud wall at interior of the foundation. Walls associated with conditioned basements shall be insulated from the top of the basement wall down to 10 feet below grade or to the basement floor, whichever is less. Walls associated with unconditioned basements shall meet this requirement unless the floor overhead is insulated in accordance with Section N1102.1.2 and N1102.2.8.

17.2.6. Slab-on-grade floors: Min. R-10

Note: R-5 shall be added to the required slab edge R-values for heated slabs. Insulation depth shall be the depth of the footing or 2 feet, whichever is less in Zones 1 through 3 for heated slabs.

17.2.7 Crawlspace walls: Min. R-10(continuous insulation)/R-13(cavity insulation)

Note: Continuous insulation on the interior or exterior of the foundation. Cavity insulation at the stud wall at interior of the foundation. As an alternative to insulating floor over crawlspace, when non-vented, wall insulation shall be permanently fastened to the wall and extend downward from the floor to the finished grade level and then vertically and/or horizontally for at least an additional 2 feet.

GROUND SNOW LOAD	WIND DESIGN		SEISMIC DESIGN CATEGORY	SUBJECT TO DAMAGE FROM				WINTER DESIGN TEMP.	ICE SHIELD UNDER-LAYMENT REQUIRED
	SPEED (MPH)	TOPOGRAPHIC EFFECTS		WEATHERING	FROST LINE DEPTH	TERMITE	DECAY		
20 PSF	90	NO	C	SEVERE	30 INCHES	SLIGHT TO MODERATE	SLIGHT TO MODERATE	2 DEG. F	YES

FLOOD HAZARD	AIR FREEZING INDEX	MEAN ANNUAL TEMP.	CLIMATE ZONE	FENESTRATION U-FACTOR	SKYLIGHT U-FACTOR
SEE CHAPTER 420 OF CODE	1,500 DAYS	54 DEG. F	4A	.35	.55

DRAWING LIST

General
G0.0 Cover Sheet

Architectural
A0.0 Survey
A0.1 Architectural Site Plan & Photos
A1.0 Demolition Plans
A2.2 First Floor Plan
A2.3 Second Floor Plan
A2.5 Roof Plan
A3.0 Elevations
A3.1 Elevations
A3.2 Exterior Materials & Photos
A4.0 Perspectives

NOT FOR CONSTRUCTION

9625 Ladue Rd. Renovation

9625 Ladue Road
St. Louis, MO 63124

ARCHITECTURAL REVIEW BOARD SUBMITTAL
4-21-2022

NO TRUSTEE SIGNAURES APPLICABLE (NONE) OR INDENTURES

ARB RESUBMITTAL 5-12-2022

CODE SUMMARY

ZONING DATA:

ZONING DISTRICT: B RESIDENTIAL

SETBACKS: FRONT YARD- 50'
SIDE YARD- 50'
REAR YARD- 50'

LOT AREA: 348,870 SQ. FT.

CODES SYNOPSIS:

APPLICABLE CODES:

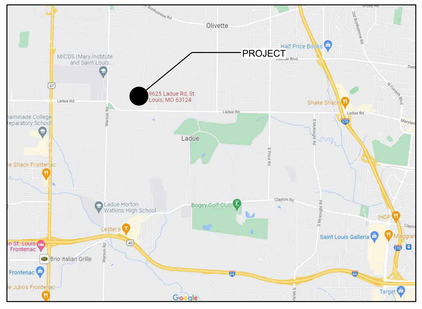
RESIDENTIAL CODE:	2021 IRC
FIRE CODE:	2021 IFC
MECHANICAL CODE:	2021 IMC
ELECTRICAL CODE:	2021 NEC
PLUMBING CODE:	2021 UPC

NOTE:

VERIFY WITH OWNER OR INTERIOR DESIGNER ALL FINISH AND PRODUCT SELECTION INFORMATION, INCLUDING, BUT NOT LIMITED TO: PAINT/STAIN COLORS, FLOOR FINISHES, FLOOR FINISH TRANSITIONS, TRIM PROFILES, CABINETRY DESIGN, COUNTERTOPS, MIRRORS, SHOWER ENCLOSURES, CLOSET SYSTEMS, WALL TILE, BATH ACCESSORIES, LIGHT FIXTURES, PLUMBING FIXTURES, WINDOW COVERINGS/TREATMENTS, DOORS, DOOR HARDWARE, AND APPLIANCES.

FIELD VERIFY ALL DIMENSIONS PRIOR TO CONSTRUCTION.	COORDINATE MECHANICAL, ELECTRICAL AND PLUMBING WITH APPROPRIATE DESIGN/BUILD SUB-CONTRACTORS

LOCATION MAP



N

9625 Ladue Rd. Renovation
9625 Ladue Road
St. Louis, MO 63124

No.	Issue	Date
1	REVISION 1	5/10/22

Cover Sheet

Job number	22-1
Date	4/14/22
Drawn by	RD
Checked by	RD

Sheet No:
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BOUNDARY AND IMPROVEMENT SURVEY

9625 LADUE ROAD

ALL OF PARCEL A AND PART OF LOT 2 OF THE SUBDIVISION OF PARCEL B OF
JOSEPH L WERNER TRACT, PLAT BOOK 95, PAGE 53
PART OF SECTION 7 OF TOWNSHIP 45 NORTH, RANGE 6 EAST
CITY OF LADUE, ST. LOUIS COUNTY, MISSOURI

LOCATION MAP

BASIS OF BEARING

MISSOURI STATE PLANE
GRID NORTH FROM GPS
TIES TO MODOT GLOBAL
NAVIGATION SATELLITE
REAL-TIME NETWORK

(IN FEET)
1 inch = 30 ft.

LEGEND

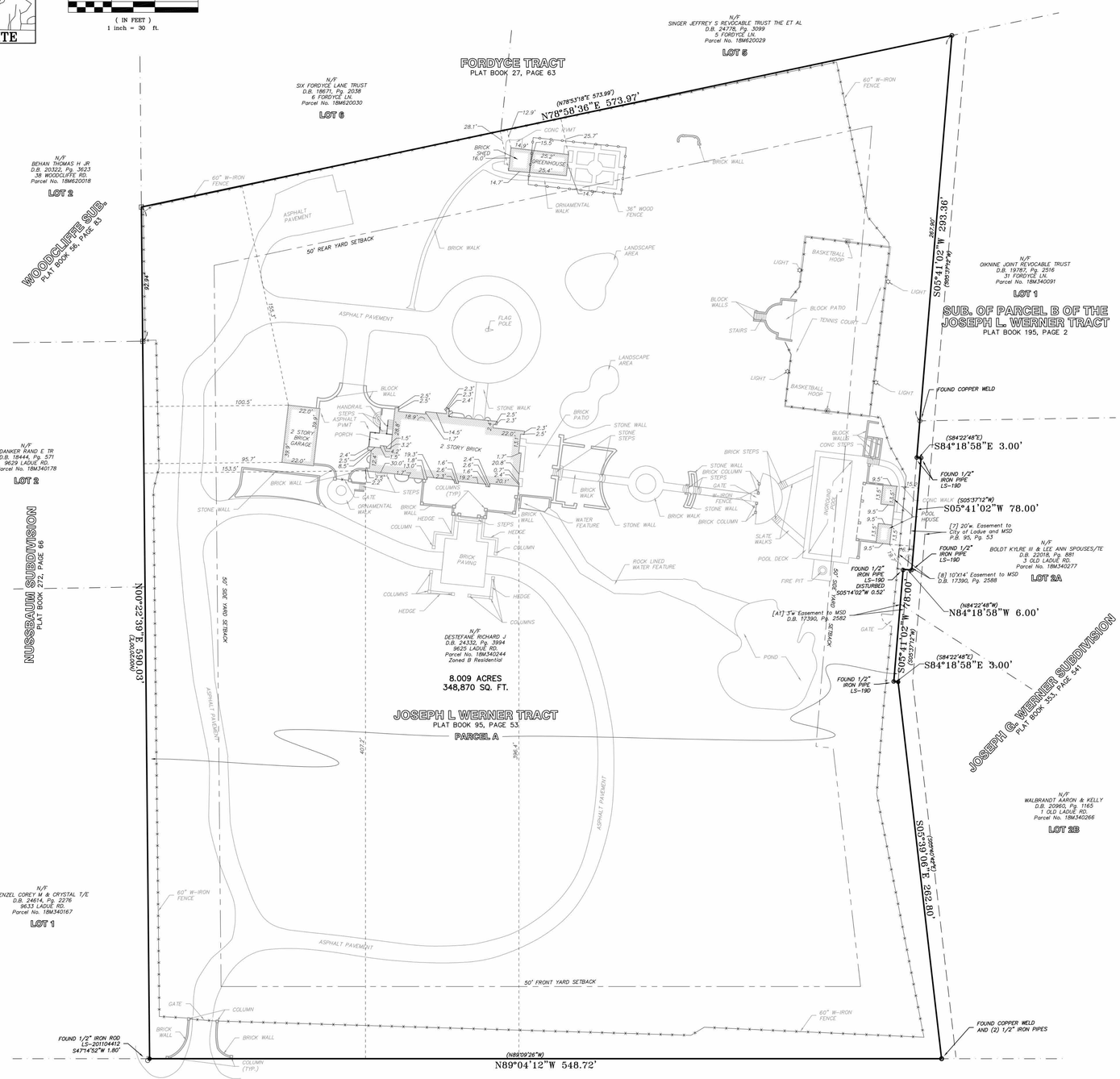
- UTILITY POLE
- GUY WIRE
- LIGHT POLE
- TRAFFIC SIGNAL BOX
- TRAFFIC LIGHT
- ELECTRIC BOX
- ELECTRIC SERVICE
- ELECTRIC MANHOLE
- ELECTRIC METER
- ELECTRIC VAULT
- GENERATOR
- TELEPHONE BOX
- TELEPHONE MANHOLE
- TELEPHONE VAULT
- TELEPHONE UG MARKER
- FIBEROPTIC UG MARKER
- FIRE HYDRANT
- FIRE DEPT CONNECTION
- WATER METER
- WATER MANHOLE
- WATER VALVE
- WATER VAULT
- SPRINKLER VALVE
- SPRINKLER
- DRINKING FOUNTAIN
- YARD FAUCET
- WATER UG MARKER
- GAS METER
- GAS VALVE
- GAS DRIP
- GAS UG MARKER
- STREET SIGN
- BOLLARD OR POST
- YARD DRAIN
- CLEANOUT
- TERMINUS UNKNOWN
- STORM DRAIN W/GRATE INLET
- STORM DRAIN W/AREA INLET
- STORM DRAIN W/MANHOLE
- STORM DRAIN W/GRATE MANHOLE
- SANITARY SEWER W/MANHOLE
- TRENCH DRAIN
- OVERHEAD ELECTRIC LINE
- UNDERGROUND ELECTRIC LINE
- UNDERGROUND TELEPHONE LINE
- WATER LINE
- GAS LINE
- FENCE: CHAIN LINK OR WIRE
- FENCE: WOOD CONSTRUCTION

ABBREVIATIONS

N/F	NOW OR FORMERLY
D.B.	DEED BOOK
P.B.	PLAT BOOK
Pg.	PAGE
(TYP.)	TYPICAL
P.O.B.	POINT OF BEGINNING
CONC.	CONCRETE
RCP	REINFORCED CONCRETE PIPE
VCP	VITRIFIED CLAY PIPE
C-LINK	CHAIN LINK
W-IRON	WROUGHT IRON
PCZ	PER CURRENT ZONING

LEGEND

- FOUND 1/2" IRON PIPE UNLESS OTHERWISE NOTED
- FOUND 1/2" IRON ROD UNLESS OTHERWISE NOTED
- FOUND CUT CROSS
- FOUND COTTON PICKER SPINDLE
- FOUND RAILROAD SPIKE
- FOUND CONCRETE MONUMENT
- FOUND STONE
- FOUND R.O.W. MARKER
- FOUND AXLE
- SET 1/2" IRON ROD UNLESS OTHERWISE NOTED



PREPARED FOR:
RUSSELL GALL
CONTACT: RUSSELL GALL
9625 LADUE ROAD
LADUE, MO 63124
EMAIL: RGALL@ARCO1.COM

J:\3651\3651\Drawings\Survey\3651_BNDNMP.dwg\6/2021 2:51 PM\Cory Spence

SURVEYORS NOTES

--- General Notes ---

The location of easements, building setback lines, right-of-ways, as well as other reservations, restrictions, and dedications described in the exceptions of the referenced title insurance commitment that encroach upon or abut the tract as described in the surveyors certificate are shown hereon. Surveyor makes no determination of any further encumbrance or restriction to said tract other than the determination of location. Additional information shown hereon, not described in the title exceptions, were supplied by the client or were discovered while researching the public record for information pertaining to the delineation of the property boundary, Surveyor makes no claim that each and every encumbrance to said tract is shown hereon.

The zoning information shown hereon is specific to the current conditions of the surveyed tract, and was obtained from the City of Ladue zoning code. If any change to the existing conditions and/or use of the property is considered, please consult the City of Ladue zoning ordinance for additional information.

--- Title Notes ---

The following exceptions were reported in Schedule B – Section 2 of a title insurance commitment no. CL211490, Revision #1, by True Title Company, LLC, agent for Old Republic National Title Insurance Company, 30 North Brentwood Blvd., St. Louis, Missouri 63105. Dated April 19, 2021, and have been deemed by this surveyor to be pertinent to and/or reportable on this survey.

7. Building lines, easements, covenants, conditions, and rights and powers of Trustees, including the power to levy assessments and architectural controls, which are set forth in plats recorded in Plat Book 95 Page 93 and Plat Book 195 Page 2 of the St. Louis County Records.

   NOTE: SURVEYOR BELIEVES PLAT REFERENCED TO BE PLAT BOOK 95, PAGE 53. SAID EASEMENT RECORDED IN PLAT BOOK 95, PAGE 53 IS SHOWN HEREON.

   NOTE: SAID PLAT BOOK 195, PAGE 2, DOES NOT CONTAIN ANY ADDITIONAL INFORMATION THAT CAN GRAPHICALLY BE SHOWN HEREON.

8. Easement granted to The Metropolitan St. Louis Sewer District recorded in Book 17390 Page 2588 of the St. Louis County Records.

   NOTE: SAID EASEMENT IS SHOWN HEREON.

9. Easement granted to William H. Armstrong, Jr. and Eugenie L. Armstrong, his wife recorded in Book 7249 Page 1749 of the St. Louis County Records.

   NOTE: SAID EASEMENT IS AMBIGUOUS IN DESCRIPTION AND THEREFORE CANNOT GRAPHICALLY BE SHOWN HEREON.

   NOTE: SAID EASEMENT ALLOWS FOR THE OWNER OF LOT 1 TO CONNECT TO A "SIX INCH SANITARY SEWER PIPE" LOCATED ON LOT 2 OF THE SUBDIVISION OF PARCEL B OF THE JOSEPH L. WERNER TRACT, PLAT BOOK 195, PAGE 2. PART OF SAID LOT 2 IS A PART OF THE SURVEYED TRACT.

--- Additional Easements ---

A1. 3 FOOT WIDE EASEMENT TO MSD THAT ABUTS THE SURVEYED TRACT AS RECORDED IN DEED BOOK 17390, PAGE 2582, IS SHOWN HEREON.

--- Record Legal Description From Referenced Title Commitment ---

A tract of land being Parcel A and part of Lot 2 of the Subdivision of Parcel B of Joseph L. Werner Tract in Section 7, Township 45 North, Range 6 East, as recorded in Plat Book 95 Page 53 and Plat Book 195 Page 2 respectively, of the St. Louis County, Missouri Recorder's Office and is more particularly described as follows: Beginning at an iron pipe at the intersection of the Southeast corner of Parcel A and the North line of Ladue Road (60 feet wide); thence along Ladue Road, North 89 degrees 09 minutes 26 seconds West, 548.72 feet to an old axle at the Southwest corner of said Parcel A; thence leaving said Ladue Road, North 00 degrees 20 minutes East, 590.03 feet to an old stone at the Northwest corner of Parcel A, said stone being on the South line of the Fordyce tract a subdivision recorded in Plat Book 27 Page 63 of the St. Louis County Recorder's Office; thence along the North line of Parcel A and the South line of said Fordyce tract, North 78 degrees 53 minutes 18 seconds East, 573.99 feet to an iron pipe at the Northeast corner of Parcel A, said corner also being the Northwest corner of Lot 1 of the Subdivision of Parcel B of the Werner tract as recorded in Plat Book 195 Page 2 of the St. Louis County Recorder's Office; thence along the East line of Parcel A, South 05 degrees 37 minutes 12 seconds West, 293.36 feet to a point on the West line of Lot 2 of said Subdivision of Parcel B of the Werner tract; thence South 84 degrees 22 minutes 48 seconds East, 3 feet to a point; thence South 05 degrees 37 minutes 12 seconds West, and parallel to the West line of Parcel A, 78 feet to a point; thence North 84 degrees 22 minutes 48 seconds West, 6 feet to a point; thence South 05 degrees 37 minutes 12 seconds West and parallel to the West line of said Lot 2 and the East line of said Parcel A, 78 feet to a point; thence South 84 degrees 22 minutes 48 seconds East, 3 feet to an iron pipe on the West line of Lot 2 and the East line of Parcel A; thence South 05 degrees 40 minutes 42 seconds East, 262.80 feet at the point of beginning.

--- Surveyor's Certification ---

To Russell Gall and Julie Gall; True Title Company; Old Republic National Title Insurance Company:

This is to certify to the best of my belief, knowledge, and ability that Grimes Consulting, Inc., at the request of Russell Gall, during the month of May, 2021, prepared a boundary survey with improvements located, based on field information obtained from field personnel under my direction of a tract of land being part of Section 7, Township 45 North, Range 6 East, City of Ladue, St. Louis County, Missouri.

I declare that under my supervision and to the best of my professional judgment that this survey and the results shown hereon are made in accordance with the current Standards For Property Boundary Surveys for Urban Class Property as set forth by the Missouri Department Of Agriculture, Land Survey Program, and rules promulgated by The Missouri Board For Architects, Professional Engineers, and Professional Land Surveyors and Professional Landscape Architects effective June 30, 2017.

IN WITNESS WHEREOF, we hereunto set our firm name at our office in St. Louis County, Missouri this 04 day of June, 2021.

GRIMES CONSULTING, INC. LS-343-D

By R. Cory Spence
R. CORY SPENCE, PLS- 2015017842
MISSOURI PROFESSIONAL LAND SURVEYOR

STATE OF MISSOURI R. CORY SPENCE NUMBER PLS-2015017842 PROFESSIONAL LAND SURVEYOR

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FAX (314) 849-6010
www.grimesconsulting.com
PE COA# E-1470-D
PLS COA# LS-343-D

REV NO.	REMARKS	DATE
	Title commitment provided.	06/04/21

9625 LADUE ROAD
LADUE, MO 63124

SHEET TITLE
BOUNDARY AND IMPROVEMENT SURVEY

No.	Issue	Date

JOB NUMBER: 3651
DRAWN BY: BDN
DATE: 5/18/21
CHECKED BY: RCS
DATE: 5/18/21
SHEET:
1 of 1

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NOT FOR CONSTRUCTION

9625 Ladue Rd. Renovation
9625 Ladue Road
St. Louis, MO 63124

Survey

Job number	22-1
Date	4/14/22
Drawn by	RD
Checked by	RD

Sheet No:
A0.0

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EXISTING BACK OF HOUSE - NORTH

EXISTING SIDE OF HOUSE - WEST

EXISTING SIDE OF HOUSE - EAST

SQUARE FOOTAGES BREAKDOWN

- OVERALL PROPERTY SQFT - 348,870 SQFT
- EXPOSED GREEN SPACE - 301,930 SQFT
- EXISTING BUILDINGS - 13,787 SQFT
- EXISTING PAVING - 24,479 SQFT
- ADDED PAVING - 5,594 SQFT
- ADDITION COVERAGE - 3,080 SQFT

TOTAL GREEN SPACE IS 86.5% OF PROPERTY

TOTAL PAVED/BUILDING SPACE IS 13.5% OF PROPERTY

ADDITION INTERIOR SQUARE FOOTAGES

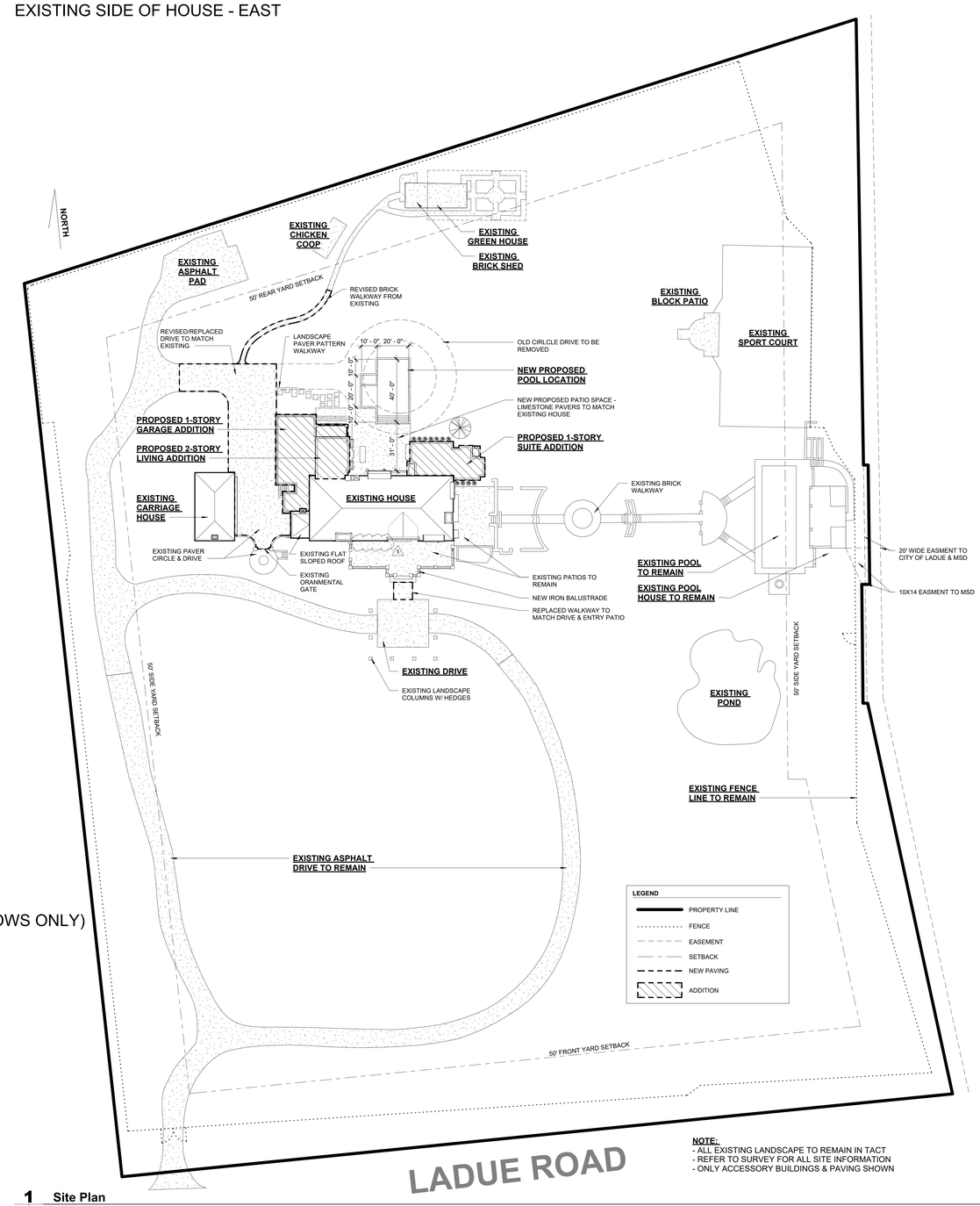
OWNER'S SUITE ADDITION (1 STORY) - 1,023 SQFT
GARAGE ADDITION (1 STORY) - 1,084 SQFT
MUDROOM/LIVING/GYM (2 STORY)
- 1ST FLOOR - 754 SQFT
- 2ND FLOOR - 507 SQ FT

TOTAL - 2,284 SQFT (LESS GARAGE ADDITION)

EXISTING FRONT OF HOUSE - SOUTH

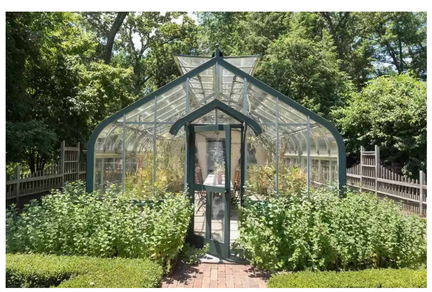
EXISTING AUTO COURT - LOOKING SOUTH

EXISTING CARRIAGE HOUSE TO REMAIN - SOUTH (PAINT & WINDOWS ONLY)

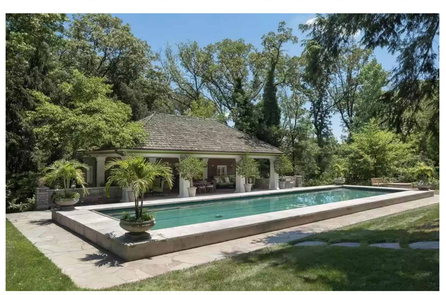


NOTE:
- ALL EXISTING LANDSCAPE TO REMAIN IN TACT
- REFER TO SURVEY FOR ALL SITE INFORMATION
- ONLY ACCESSORY BUILDINGS & PAVING SHOWN

1 Site Plan
A0.1 1" = 30'-0"



EXISTING GREEN HOUSE TO REMAIN



EXISTING POOL HOUSE TO REMAIN

NOT FOR CONSTRUCTION

9625 Ladue Rd. Renovation

9625 Ladue Road
St. Louis, MO 63124

No.	Issue	Date
1	Revision 1	5/10/22

Architectural Site Plan & Photos

Job number	22-1
Date	4/14/22
Drawn by	RD
Checked by	RD

Sheet No:
A0.1

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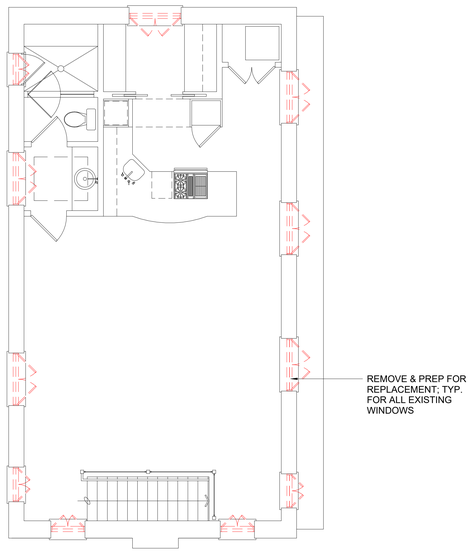
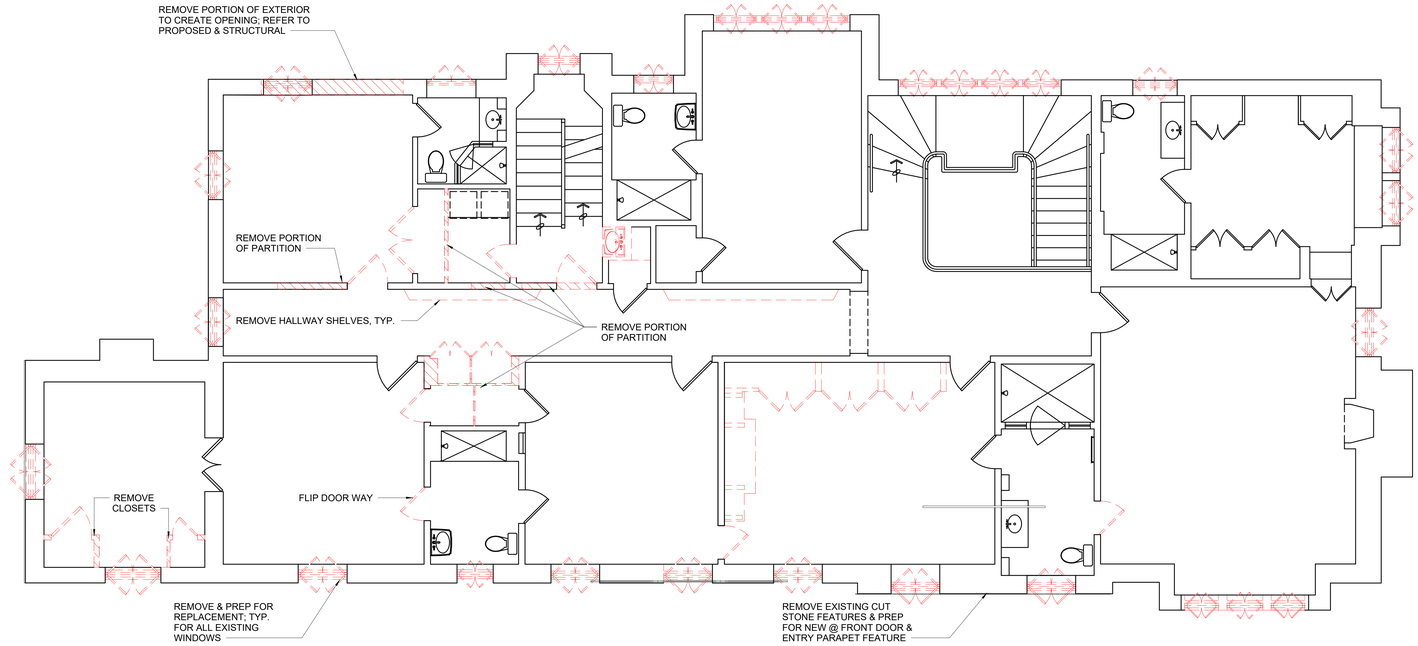
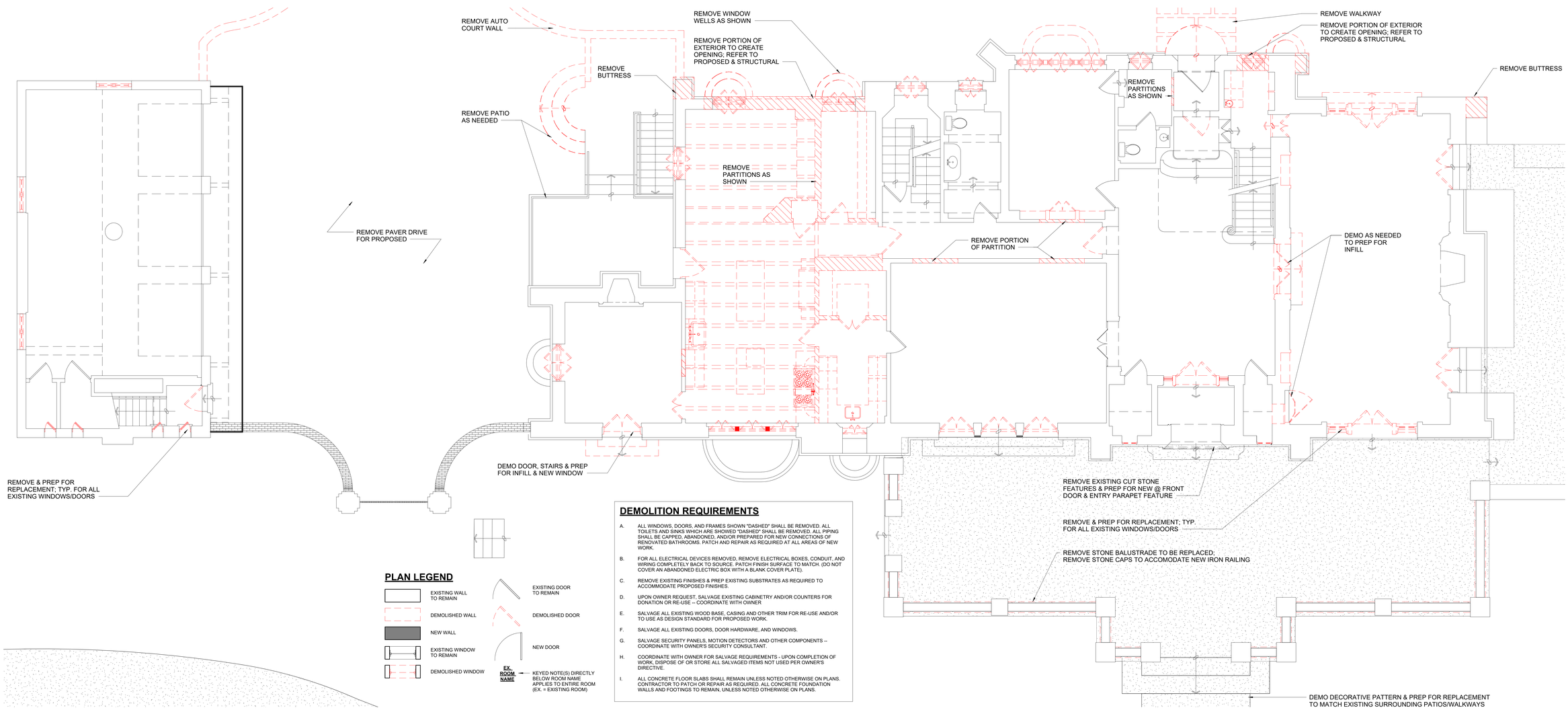




2 **Second Floor Demolition Plan**
A1.0 1/4" = 1'-0"



PLAN LEGEND

- EXISTING WALL TO REMAIN
- DEMOLISHED WALL
- NEW WALL
- EXISTING WINDOW TO REMAIN
- DEMOLISHED WINDOW
- EXISTING DOOR TO REMAIN
- DEMOLISHED DOOR
- NEW DOOR
- EX. ROOM NAME — KEYED NOTE(S) DIRECTLY BELOW ROOM NAME APPLIES TO ENTIRE ROOM (EX. = EXISTING ROOM)

DEMOLITION REQUIREMENTS

A. ALL WINDOWS, DOORS, AND FRAMES SHOWN "DASHED" SHALL BE REMOVED. ALL TOILETS AND SINKS WHICH ARE SHOWED "DASHED", SHALL BE REMOVED. ALL PIPING SHALL BE CAPPED, ABANDONED, AND/OR PREPARED FOR NEW CONNECTIONS OF RENOVATED BATHROOMS. PATCH AND REPAIR AS REQUIRED AT ALL AREAS OF NEW WORK.

B. FOR ALL ELECTRICAL DEVICES REMOVED, REMOVE ELECTRICAL BOXES, CONDUIT, AND WIRING COMPLETELY BACK TO SOURCE. PATCH FINISH SURFACE TO MATCH. (DO NOT COVER AN ABANDONED ELECTRIC BOX WITH A BLANK COVER PLATE).

C. REMOVE EXISTING FINISHES & PREP EXISTING SUBSTRATES AS REQUIRED TO ACCOMMODATE PROPOSED FINISHES.

D. UPON OWNER REQUEST, SALVAGE EXISTING CABINETRY AND/OR COUNTERS FOR DONATION OR RE-USE -- COORDINATE WITH OWNER

E. SALVAGE ALL EXISTING WOOD BASE, CASING AND OTHER TRIM FOR RE-USE AND/OR TO USE AS DESIGN STANDARD FOR PROPOSED WORK.

F. SALVAGE ALL EXISTING DOORS, DOOR HARDWARE, AND WINDOWS.

G. SALVAGE SECURITY PANELS, MOTION DETECTORS AND OTHER COMPONENTS -- COORDINATE WITH OWNER'S SECURITY CONSULTANT.

H. COORDINATE WITH OWNER FOR SALVAGE REQUIREMENTS - UPON COMPLETION OF WORK, DISPOSE OF OR STORE ALL SALVAGED ITEMS NOT USED PER OWNER'S DIRECTIVE.

I. ALL CONCRETE FLOOR SLABS SHALL REMAIN UNLESS NOTED OTHERWISE ON PLANS. CONTRACTOR TO PATCH OR REPAIR AS REQUIRED. ALL CONCRETE FOUNDATION WALLS AND FOOTINGS TO REMAIN, UNLESS NOTED OTHERWISE ON PLANS.

01 **First Floor Demolition Plan**
A1.0 1/4" = 1'-0"

NOT FOR CONSTRUCTION

9625 Ladue Rd. Renovation

9625 Ladue Road
St. Louis, MO 63124

No.	Issue	Date

Demolition Plans

Job number	22-1
Date	4/14/22
Drawn by	RD
Checked by	RD

Sheet No:
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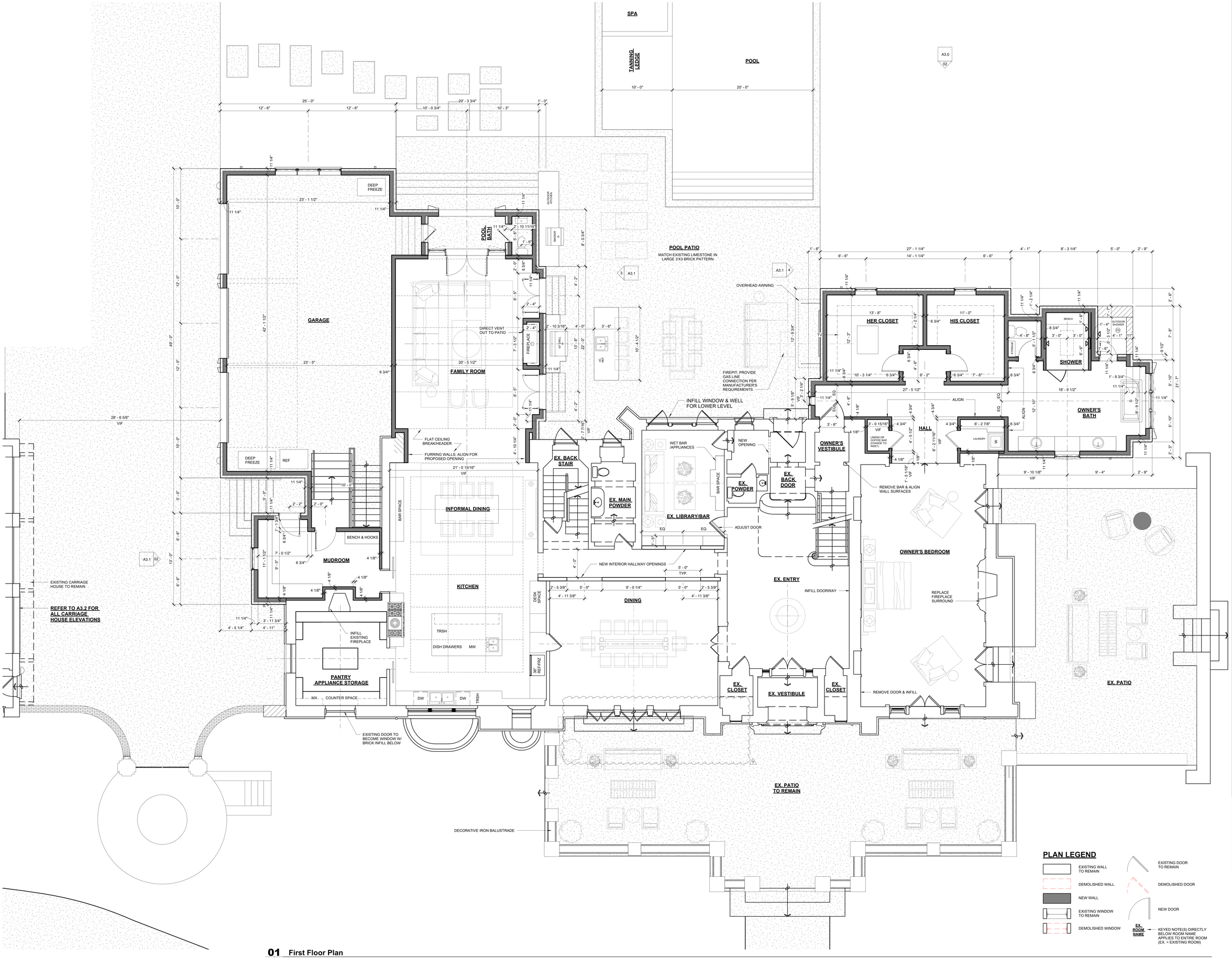
NOT FOR CONSTRUCTION



01 First Floor Plan
A2.2 1/4" = 1'-0"

9625 Ladue Rd. Renovation

9625 Ladue Road
St. Louis, MO 63124

No.	Issue	Date
1	Revision 1	5/10/22

First Floor Plan

Job number	22-1
Date	4/14/22
Drawn by	RD
Checked by	RD

Sheet No:
A2.2

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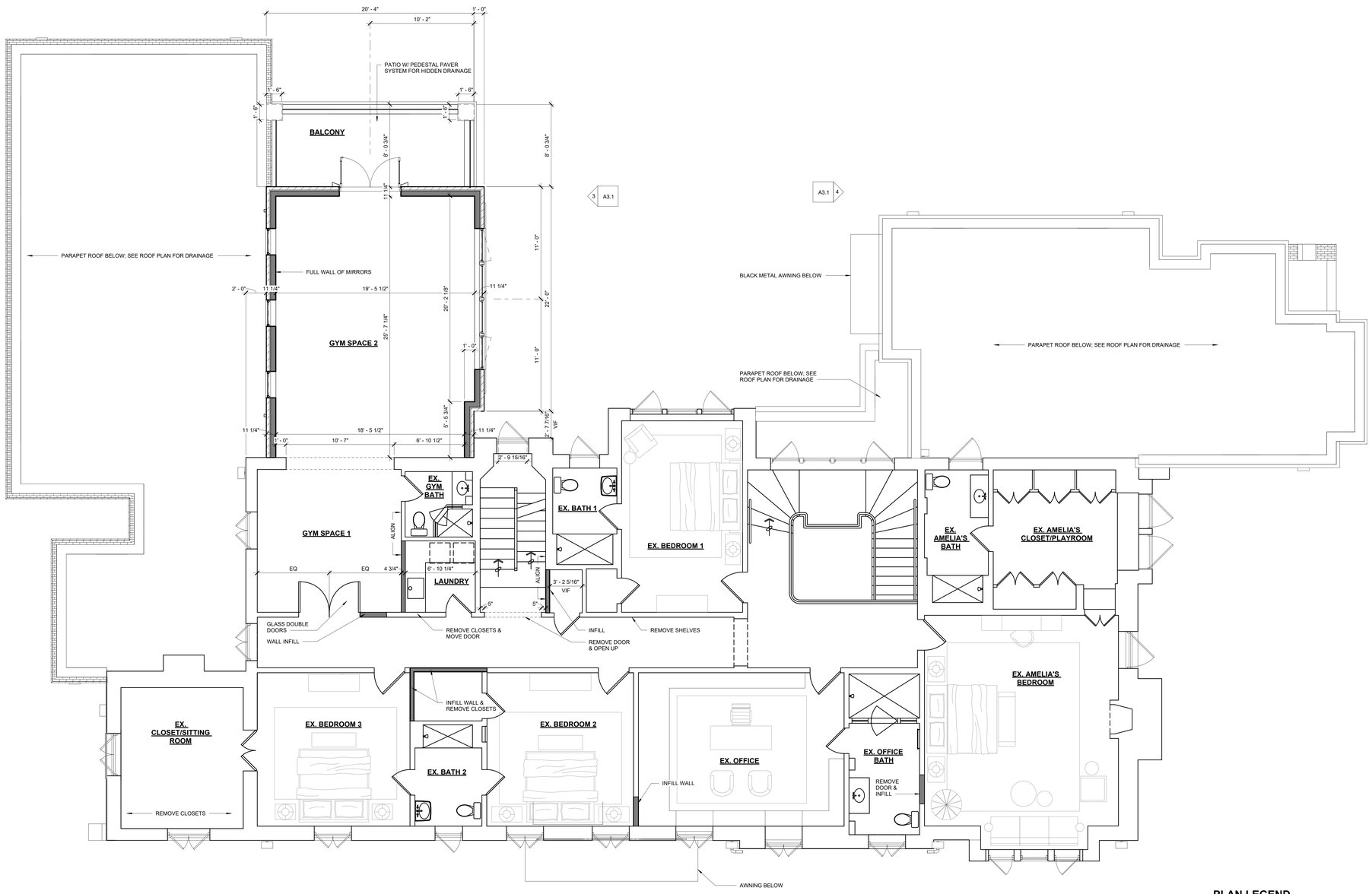

PLAN LEGEND

- EXISTING WALL TO REMAIN
- DEMOLISHED WALL
- NEW WALL
- EXISTING WINDOW TO REMAIN
- DEMOLISHED WINDOW
- EXISTING DOOR TO REMAIN
- DEMOLISHED DOOR
- NEW DOOR
- EX. ROOM NAME — KEYED NOTE(S) DIRECTLY BELOW ROOM NAME APPLIES TO ENTIRE ROOM (EX. = EXISTING ROOM)

01 Second Floor Plan
A2.3 1/4" = 1'-0"

9625 Ladue Rd. Renovation

9625 Ladue Road
St. Louis, MO 63124

No.	Issue	Date

Second Floor Plan

Job number	22-1
Date	4/14/22
Drawn by	RD
Checked by	RD

Sheet No:
A2.3

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EXTERIOR NOTES:

- ALL WINDOWS TO BE REPLACED ON EXISTING HOME.
- ALL BRICK TO BE WHITE WASHED.
- ALL GUTTERS TO BE COPPER & MATCH EXISTING.
- ALL WINDOWS & DOORS TO BE BLACK ALUMINUM CLAD.

General Notes- Elevations

A. KEYNOTES ARE TYPICAL- REFER TO KEYED AREAS FOR SIMILAR CONDITIONS ON ENTIRE ELEVATION IF APPLICABLE.

B. REFER TO FLOOR PLANS FOR MORE INFORMATION.

C. xxxxx WINDOW DESIGNATIONS WITH ALUMINUM CLAD EXTERIORS AND UNFINISHED WOOD INTERIORS, READY FOR PAINT. PROVIDE TEMPERED GLASS WHERE REQUIRED BY CODE.

D. BOTTOM OF ALL FOOTINGS AND PIERS SHALL BE A MINIMUM OF 30" BELOW GRADE AND SET ON SOLID, UNDISTURBED SOIL. PIERS SHALL EXTEND A MIN. OF 24" INTO SOLID, UNDISTURBED SOIL.

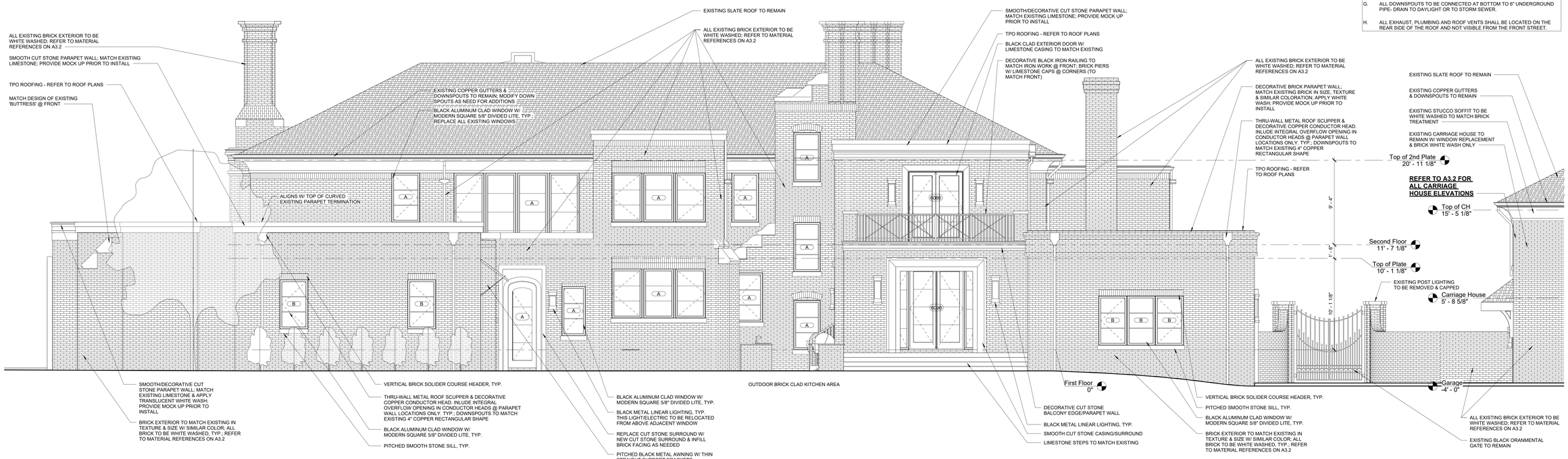
E. PROVIDE METAL FLASHING TYPICAL AT ALL ROOF & WALL INTERSECTIONS.

F. PROVIDE CERTAINTEED "WINTERGUARD" ICE AND WATER SHIELD AT ALL ROOF VALLEYS, EAVES, AND RAKES.

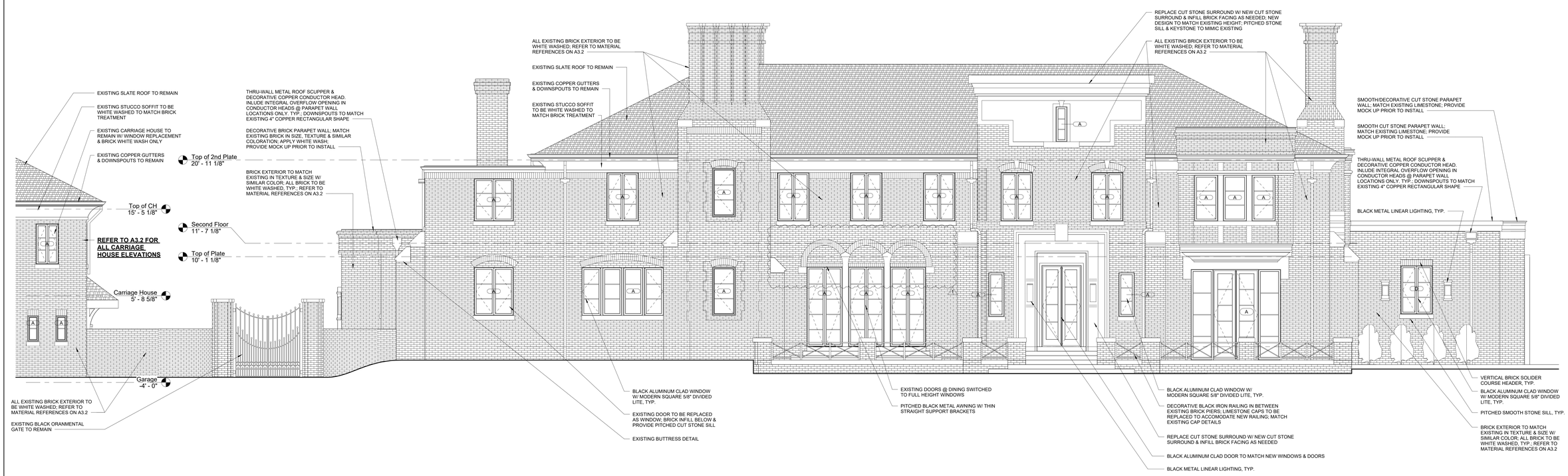
G. ALL DOWNSPOUTS TO BE CONNECTED AT BOTTOM TO 6" UNDERGROUND PIPE- DRAIN TO DAYLIGHT OR TO STORM SEWER.

H. ALL EXHAUST, PLUMBING AND ROOF VENTS SHALL BE LOCATED ON THE REAR SIDE OF THE ROOF AND NOT VISIBLE FROM THE FRONT STREET.

NOT FOR CONSTRUCTION



02 North
A3.0 1/4" = 1'-0"



01 South
A3.0 1/4" = 1'-0"

NOTE: ALL EXISTING BRICK DETAILS TO REMAIN INTACT ON EXISTING HOME. LOWER DECORATIVE BRICK BAND/SOLDIER COURSING TO REPLICATE @ NEW ADDITION. REFER TO A3.2

9625 Ladue Rd. Renovation

9625 Ladue Road
St. Louis, MO 63124

No.	Issue	Date
1	Revision 1	5/10/22

Elevations

Job number	22-1
Date	4/14/22
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Sheet No:
A3.0

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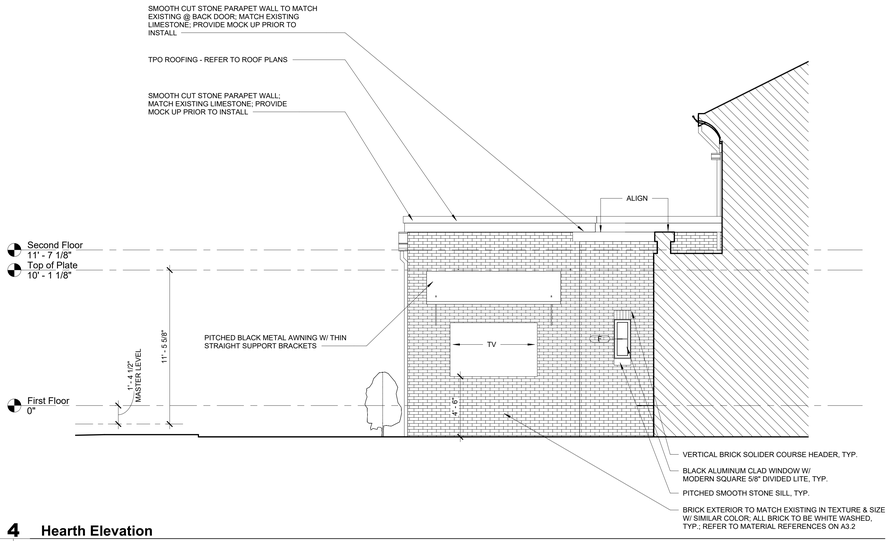
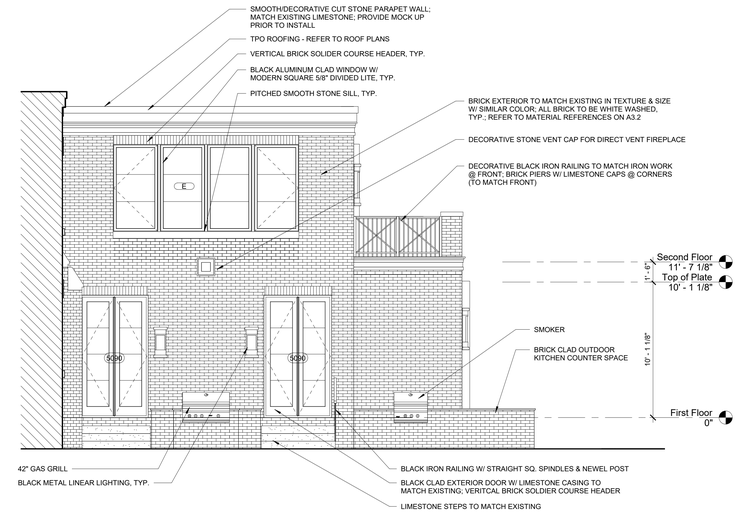


4 **Hearth Elevation**
A3.1 1/4" = 1'-0"



3 **Grill Elevation**
A3.1 1/4" = 1'-0"

EXTERIOR NOTES:

- ALL WINDOWS TO BE REPLACED ON EXISTING HOME.
- ALL BRICK TO BE WHITE WASHED.
- ALL GUTTERS TO BE COPPER & MATCH EXISTING.
- ALL WINDOWS & DOORS TO BE BLACK ALUMINUM CLAD.

General Notes- Elevations

A. KEYNOTES ARE TYPICAL- REFER TO KEYED AREAS FOR SIMILAR CONDITIONS ON ENTIRE ELEVATION IF APPLICABLE.

B. REFER TO FLOOR PLANS FOR MORE INFORMATION.

C. xxxxx WINDOW DESIGNATIONS WITH ALUMINUM CLAD EXTERIORS AND UNFINISHED WOOD INTERIORS, READY FOR PAINT. PROVIDE TEMPERED GLASS WHERE REQUIRED BY CODE.

D. BOTTOM OF ALL FOOTINGS AND PIERS SHALL BE A MINIMUM OF 30" BELOW GRADE AND SET ON SOLID, UNDISTURBED SOIL. PIERS SHALL EXTEND A MIN. OF 24" INTO SOLID, UNDISTURBED SOIL.

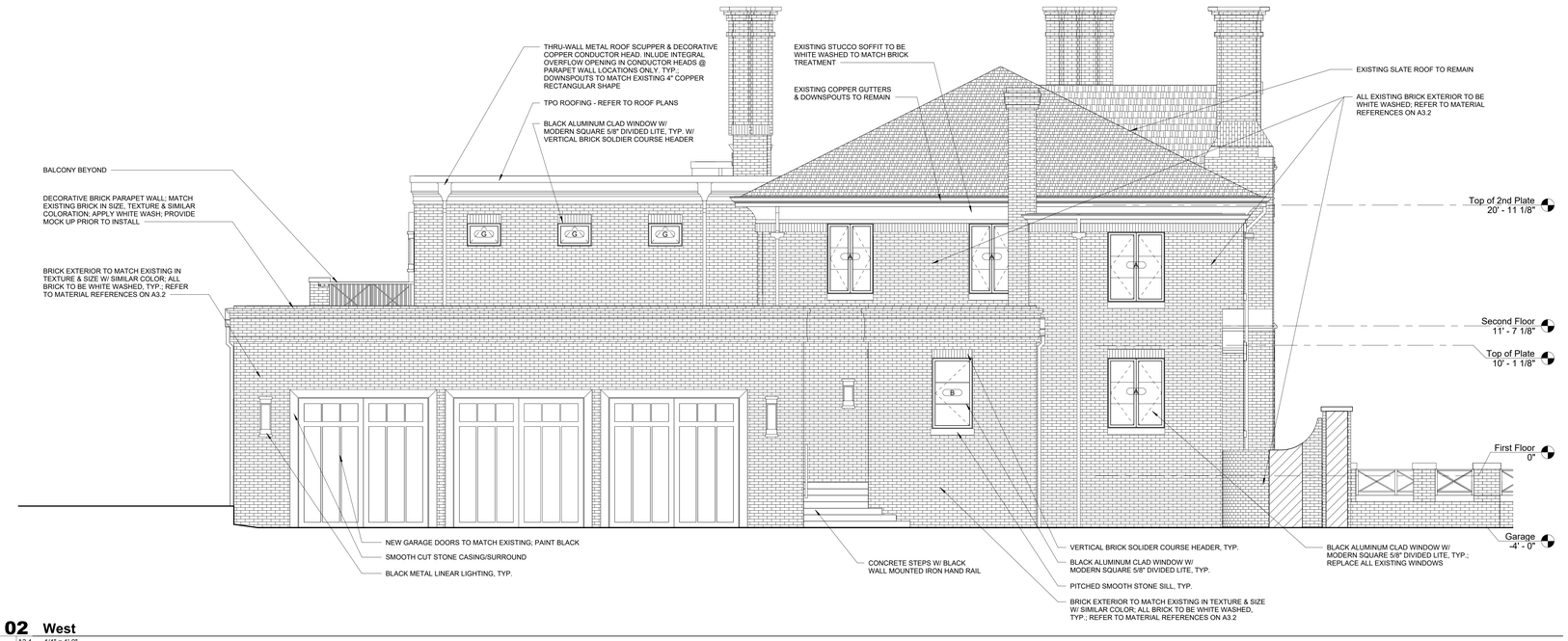
E. PROVIDE METAL FLASHING TYPICAL AT ALL ROOF & WALL INTERSECTIONS.

F. PROVIDE CERTAINTEED "WINTERGUARD" ICE AND WATER SHIELD AT ALL ROOF VALLEYS, EAVES, AND RAKES.

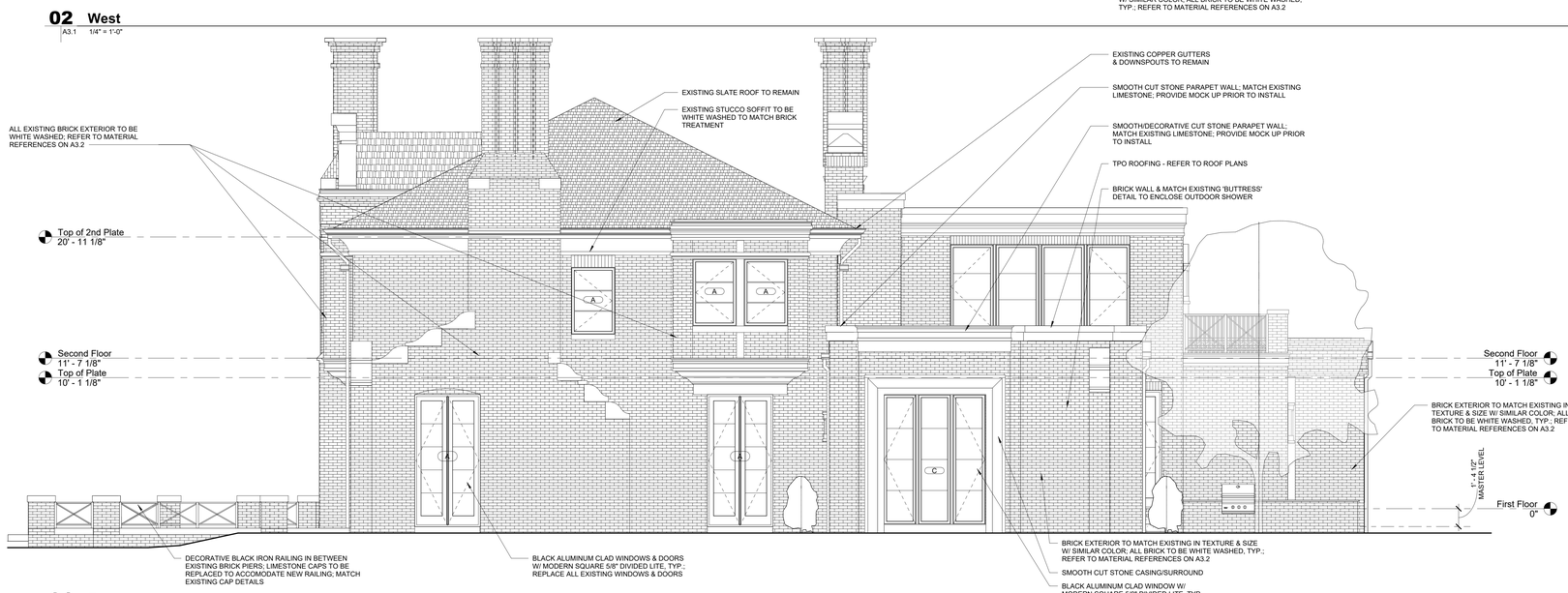
G. ALL DOWNSPOUTS TO BE CONNECTED AT BOTTOM TO 6" UNDERGROUND PIPE- DRAIN TO DAYLIGHT OR TO STORM SEWER.

H. ALL EXHAUST, PLUMBING AND ROOF VENTS SHALL BE LOCATED ON THE REAR SIDE OF THE ROOF AND NOT VISIBLE FROM THE FRONT STREET.

NOT FOR CONSTRUCTION



02 **West**
A3.1 1/4" = 1'-0"



01 **East**
A3.1 1/4" = 1'-0"

NOTE: ALL EXISTING BRICK DETAILS TO REMAIN INTACT ON EXISTING HOME. LOWER DECORATIVE BRICK BAND/SOLDIER COURSING TO REPLICATE @ NEW ADDITION. REFER TO A3.2

9625 Ladue Rd. Renovation

9625 Ladue Road
St. Louis, MO 63124

No.	Issue	Date
1	Revision 1	5/10/22

Elevations

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SOUTH ELEVATION - SOUTHWEST CORNER FRONT

EAST ELEVATION - PARAPET REFERENCES

SOUTH ELEVATION - FRONT ENTRY

NORTH ELEVATION - BACK DOOR

NORTH ELEVATION - OWNER'S SUITE ADDITION OUTLINE (1-STORY) & LIVING ADDITION OUTLINE (2-STORY)

NORTH ELEVATION - LIVING ADDITION OUTLINE (2-STORY) & GARAGE ADDITION (1-STORY)

WHITE WASHED BRICK (NEW & EXISTING)

WINDOW/DOOR COLOR - BLACK

CUT LIMESTONE - PARAPETS/STEPS/PAVERS

COPPER - CONDUCTOR HEADS/SCUPPER OUTLETS @ B.O.H.

GARAGE DOORS - BLACK

EXTERIOR MATERIALS:

REFER TO MATERIAL PHOTO REFERENCES.

CUT STONE BANDS/WALL CAPS/WINDOW & DOOR SURROUNDS
COLOR: INDIANA LIMESTONE
FINISH: HONED
MFR: U.S.STONE INDUSTRIES
SUPPLIER: MASONMADE STONE DESIGN + SUPPLY.
CONTACT: STEELE CRISSMAN 314-575-0182

STAIR TREADS AND PAVERS
COLOR: INDIANA LIMESTONE
FINISH: NATURAL CLEFT TOP
MFR: U.S.STONE INDUSTRIES
SUPPLIER: MASONMADE STONE DESIGN + SUPPLY.
CONTACT: STEELE CRISSMAN 314-575-0182

BRICK COLOR
COLOR: MATCH EXISTING (SIMILAR IN BASE COLOR - ALL TO BE WHITE WASHED)
PATTERN: MATCH EXISTING FLEMISH BOND & MOLDED WAINSCOTING/SOLDIER COURSING
PRODUCT: MATCH SIZE & TEXTURE OF EXISTING
MFR: TO BE DETERMINED

MORTAR COLOR
COLOR: NATURAL; VERIFY ON SITE W/ EXISTING (TO MATCH)
MFR: FLAMINGO BRIXMENT

TPO ROOF
COLOR: GREY
MFR: TO BE DETERMINED

METAL AWNING ROOF AT DESIGNATED AREAS
COLOR: BLACK TO MATCH WINDOW/DOOR MANUFACTURER
MFR: TO BE DETERMINED

GUTTERS/DOWNSPROUTS/CUSTOM CONDUCTOR HEADS
COLOR: COPPER TO MATCH EXISTING; BACK OF HOUSE CONDUCTORS (PHOTO)
MFR: TO BE DETERMINED

EXTERIOR CUSTOM WINDOWS AND FRENCH DOOR FRAMES
MATERIAL: ALUMINUM CLAD EXTERIOR W/ WOOD INTERIOR
COLOR: BLACK; VERIFY COLOR W/ WINDOW/DOOR MANUFACTURER
MFR: TO BE DETERMINED. ANDERSON OR EQUAL

EXTERIOR CUSTOM FULL-LITE FRONT ENTRY DOOR
MATERIAL: ALUMINUM CLAD, MATCH WINDOW/DOOR STYLE
COLOR: BLACK; VERIFY COLOR W/ WINDOW/DOOR MANUFACTURER
MFR: TO BE DETERMINED. ANDERSON OR EQUAL

EXTERIOR CUSTOM DECORATIVE METAL GUARD/STAIR RAILS
MATERIAL: STEEL OR IRON
COLOR: PAINT BLACK; VERIFY COLOR W/ WINDOW MANUFACTURER
MFR: BY OTHERS TO BE DETERMINED

PROVIDE ON SITE MOCKUP FOR OWNER & DESIGNER APPROVAL PRIOR TO ORDERING.

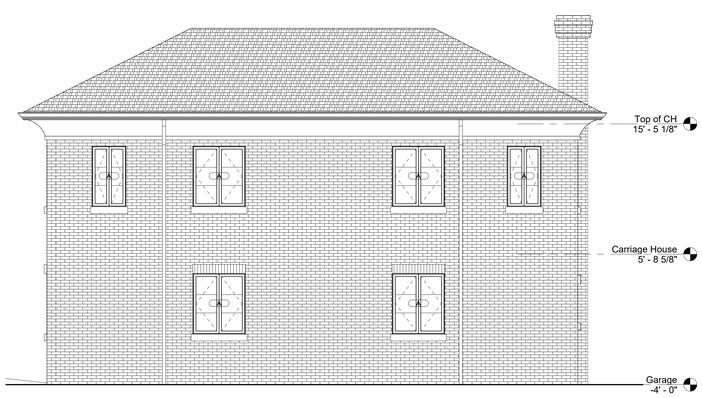
Window Notes:

1. PROVIDE TEMPERED GLASS WHERE REQUIRED PER 2021 IRC.
2. WINDOW FLASHING SHALL BE INSTALLED PER MANUFACTURER'S INSTALLATION INSTRUCTIONS & RECOMMENDATIONS.
3. BASEMENT & BEDROOM EGRESS WINDOW REQUIREMENTS PER 2006 IRC SECTION 310 - EMERGENCY ESCAPE AND RESCUE OPENINGS: 1) SILL HEIGHT OF NOT MORE THAN 44 INCHES ABOVE FINISH FLOOR. 2) MINIMUM NET CLEAR OPENING OF 5.7 SQUARE FEET. 3) MINIMUM NET CLEAR OPENING HEIGHT OF 24 INCHES AND 4) MINIMUM NET CLEAR OPENING WIDTH OF 20 INCHES.
4. BASEMENT EGRESS WINDOW WELL REQUIREMENTS PER 2006 IRC SECTION R310.2 - WINDOW WELLS: 1) MINIMUM HORIZONTAL AREA OF WINDOW WELL SHALL BE 9 SQUARE FEET. 2) MINIMUM HORIZONTAL PROJECTION AND WIDTH OF 36 INCHES. 3) WINDOW WELLS WITH VERTICAL DEPTH GREATER THAN 44 INCHES SHALL BE EQUIPPED WITH A PERMANENTLY AFFIXED LADDER OR STEPS USABLE WITH THE WINDOW IN THE FULLY OPEN POSITION. AND 4) LADDERS OR RUNGS SHALL HAVE AN INSIDE WIDTH OF AT LEAST 12 INCHES. SHALL PROJECT AT LEAST 3 INCHES FROM THE WALL AND SHALL BE SPACED NOT MORE THAN 18 INCHES ON CENTER VERTICALLY FOR THE FULL HEIGHT OF THE WINDOW WELL.

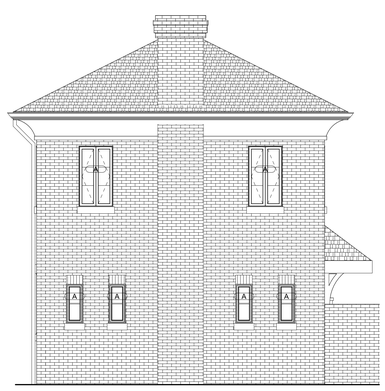
Window Schedule

Type Mark	Count	Description	Finish	Comments
A	58	<varies>	BLACK CLAD	PROVIDE LITES AS DEPICTED; MATCH EXISTING OPENINGS - ALL TO BE REPLACED.
B	6	MATCH SINGLE UNIT @ KITCHEN (FRONT ELEVATION); CASEMENT	BLACK CLAD	PROVIDE LITES AS DEPICTED.
C	1	3 MULLED - 30X120; CASEMENT & MIDDLE STATIONARY	BLACK CLAD	PROVIDE LITES AS DEPICTED.
D	1	MATCH DOUBLE UNIT @ 2ND FLOOR FRONT ELEVATION; CASEMENT	BLACK CLAD	PROVIDE LITES AS DEPICTED.
E	1	4 MULLED - 39X78; CASEMENT & MIDDLE 2 STATIONARY	BLACK CLAD	PROVIDE LITES AS DEPICTED.
F	1	MATCH SINGLE UNIT @ CARRIAGE HOUSE (FRONT ELEVATION); CASEMENT	BLACK CLAD	PROVIDE LITES AS DEPICTED; MATCH EXISTING OPENINGS
G	3	20X32 AWNING	BLACK CLAD	

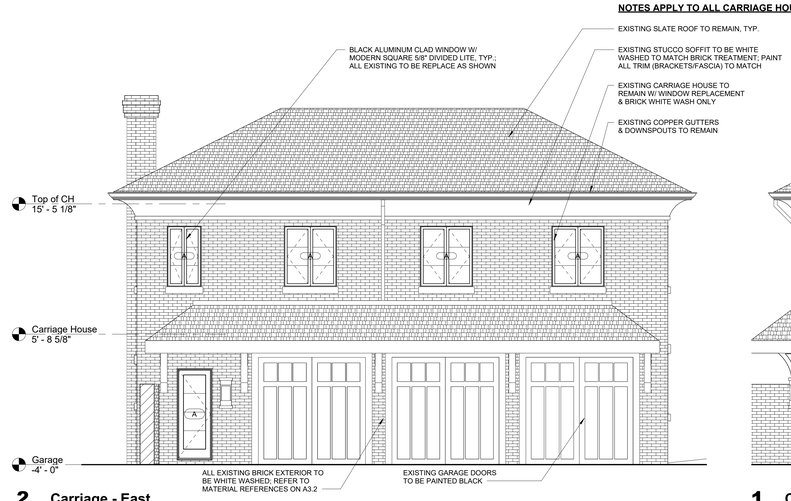
NOTES APPLY TO ALL CARRIAGE HOUSE ELEVATIONS



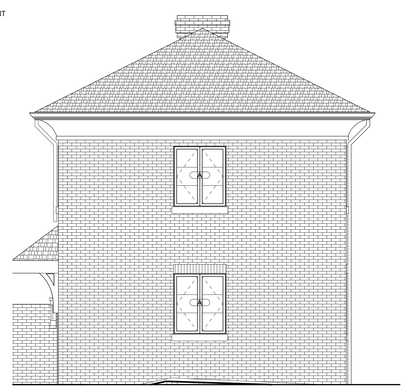
4 Carriage - West
A3.2 1/4" = 1'-0"



3 Carriage - South
A3.2 1/4" = 1'-0"



2 Carriage - East
A3.2 1/4" = 1'-0"



1 Carriage - North
A3.2 1/4" = 1'-0"

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9625 Ladue Rd. Renovation

9625 Ladue Road
St. Louis, MO 63124

No.	Issue	Date
1	Revision 1	5/10/22

Exterior Materials & Photos

Job number	22-1
Date	4/14/22
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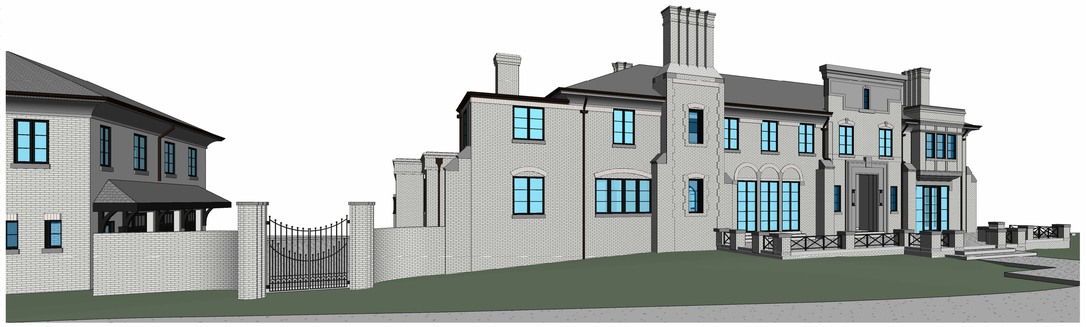
5 Back - Looking West
A4.0

4 Back - Looking East
A4.0

3 Back
A4.0



2 Front - Looking East
A4.0

1 Front
A4.0

9625 Ladue Rd. Renovation

9625 Ladue Road
St. Louis, MO 63124

No.	Issue	Date
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Perspectives

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Sheet No:
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