



Kirkwood Landmarks Commission

Application for Certificate of Appropriateness

Please submit the application with supporting documentation by the first Wednesday of the month to the Building Department. Failure to supply sufficient information may result in the application being denied or postponed. It is recommended that you or your representative be present at the Landmarks Commission meeting on the second Wednesday of the month at 6:30 p.m. in City Hall.

1. Property Address 226 E. ARLOWE

2. Property Status
- Local Landmark Designation
 - National Register of Historic Places
 - Within a Historic District

3. Name of Applicant Rhonda Loggia / Jonathan Rankin (owners)
 Mailing Address 205 Chesterfield Ind. Blvd. Chesterfield MO
 City/State Chesterfield MO Zip Code 63005
 Office Phone () Cell Phone (636) 448-8817
 Home Phone () E-Mail rloggia@aol.com

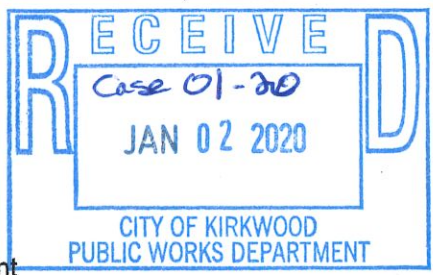
4. Relationship of Applicant to Property
- Owner
 - Contractor
 - Architect
 - Lawyer
 - Other - Please specify _____

5. Existing Building Use Single family home

6. Proposed Building Use Same

7. Proposed Change to
- Primary Structure
 - Accessory Structure
 - Landscape Element

8. Nature of Proposed Change
- Demolition
 - Addition
 - Alteration to Exterior
 - New Construction
 - Other - Please Specify _____
 - Window Configuration
 - Sign Erection or Placement
 - Fence
 - Landscape or Hardscape Element



9. Description of Proposed Improvements small addition in rear patio cover, deleting / adding windows on sides rear of home, New detached garage

10. **Accompanying Documentation (8 copies each)**

- Site Plan
- Elevations
- Floor/Building Plans
- Other – Please Specify _____
- Structural Report for Demolitions
- Landscape Plan
- Photos

11. **Existing Materials/Construction**

- Wood Frame
- Brick
- Stone
- Block
- Stucco
- Other wood lap siding / wood shingles

12. **Proposed Materials/Construction**

- Wood Frame
- Brick
- Stone
- Block
- Stucco
- Other same for house alterations

13. **If materials differ from existing, explain reasons**

vinyl for garage (same style)
cost

14. **Material samples should be available for review at Commission meeting (preferable) or on site.**

Site Location of Materials _____

I understand the work will not begin until the Landmarks Commission completes its review of this application.

Signature Rhonda Loggia Date 1-1-2020

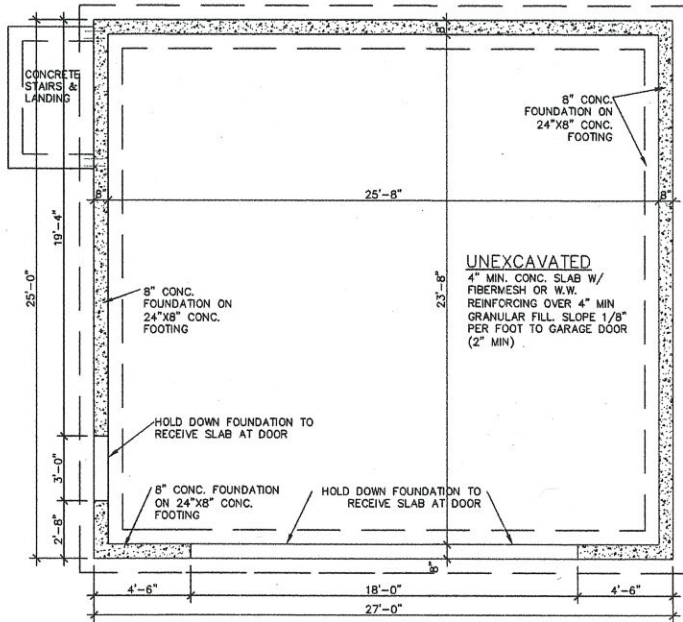
Please print name RHONDA LOGGIA

COMMISSION ACTION Approved Approved with Conditions Disapproved

Signature _____ Date _____

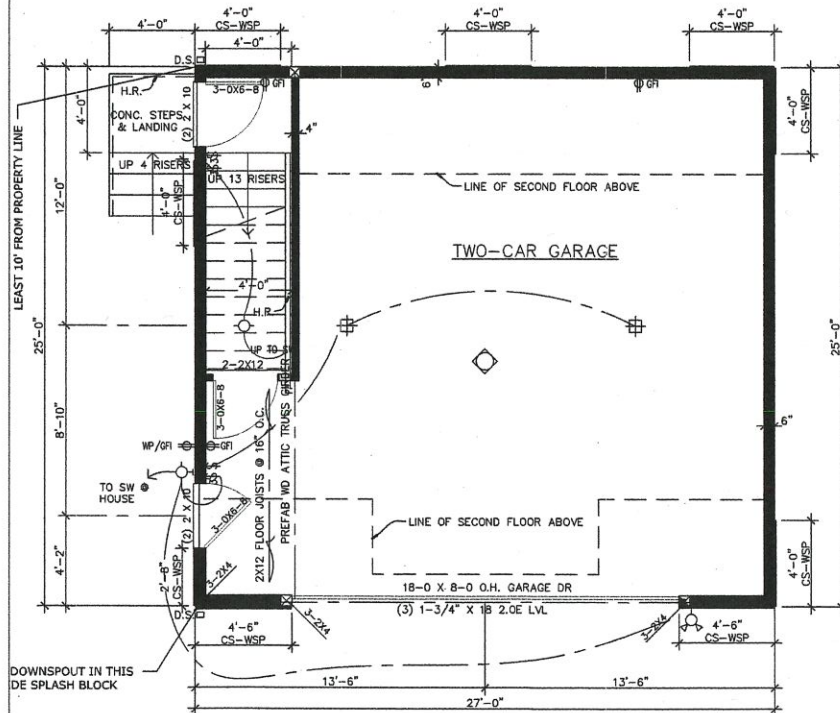
Conditions _____

Comments/Recommendations _____



FOUNDATION PLAN

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



FIRST FLOOR GARAGE PLAN. 675 SF.

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

GENERAL NOTES

- DROPPED CEILINGS BELOW WOOD JOISTS OR ATTACHED DIRECTLY TO WOOD FLOOR TRUSSES SHALL BE DRAFT STOPPED AT 1000 S.F. INTERVALS AND PARALLEL TO FRAMING MEMBERS. A 22" X 30" MINIMUM ACCESS OPENING IS REQUIRED FOR ATTIC AREAS WHICH HAVE A CLEAR HEIGHT OF AT LEAST 30". ACCESS DOORS IN DRAFT STOPPING SHALL BE SELF-CLOSING AND OF APPROVED MATERIALS.
- SOFFITS AND DROPPED CEILINGS SHALL BE FIRESTOPPED.
- DRYWALL INSTALLATIONS SHALL BE IN ACCORDANCE WITH THE GYPSUM ASSOC. RECOMMENDED PRACTICES AS TO THICKNESS, NAILING, AND TAPING ON CORRECT STUD SPACING.
- GARAGE CEILING TO HAVE 5/8" TYPE "X" DRYWALL.
- FIRE RATED DRYWALL ASSEMBLIES SHALL BE INSTALLED IN ACCORDANCE WITH SPECIFICATIONS OF APPROVED TEST ASSEMBLY.
- SPACES BEHIND WOOD STUDS AND FOUNDATION WALL MUST BE FIRE BLOCKED FROM BOTTOM PLATE TO TOP PLATE EVERY 10 FT. OF WALL LENGTH. THE GAP BETWEEN THE TOP PLATE (WHETHER METAL OR WOOD) AND BOTTOM FLOOR OF JOIST MUST BE FIRE BLOCKED.
- CAULKING AND SEALANTS: EXTERIOR JOINTS AROUND WINDOWS AND DOOR FRAMES, BETWEEN WALL CAVITIES AND WINDOW OR DOOR FRAMES, BETWEEN WALL AND ROOF, BETWEEN WALL PANELS AT ROOFS AND ALL OTHER OPENINGS IN THE EXTERIOR ENVELOPE SHALL BE SEALED IN AN APPROVED MANNER.
- INSULATION: CONTRACTOR SHALL STUFF FIBERGLASS BATT INSULATION SOLIDLY AROUND WINDOWS AND DOORS SO THAT NO AIR FLOWS IN AROUND WINDOWS AND DOORS. FILL VOIDS COMPLETELY AND INCLUDE FACING IF NECESSARY TO HOLD BATTS IN PLACE. ALL CORNERS AND HEADERS IN FRAMING SHALL BE COMPLETELY FILLED WITH INSULATION.
- R-38 MIN. INSULATION REQUIRED AT CEILINGS. R-20 AT EXTERIOR WALLS.
- VAPOR RETARDER SHALL BE STAPLED TO INTERIOR OF ALL EXTERIOR WALLS, AND FASTENED CLOSELY TO FLOOR. SEAL WITH DUCT TAPE OR TREMCO ACOUSTICAL SEALANT. LAPPED AREAS OF VAPOR RETARDER SHEETS.
- MOISTURE BARRIER (14LB. FELT OR EQUIVALENT) REQUIRED ON SHEATHING BEHIND EXTERIOR WALL VENEER.
- EXTERIOR RECEPTACLES TO BE WEATHER-PROOF AND GFCI.
- ALL READILY ACCESSIBLE GARAGE RECEPTACLES TO BE GFCI.
- ALL MAN DOORS TO HAVE EXTERIOR LIGHTS WITH INTERIOR SWITCHES.
- MANUFACTURED MATERIALS AND EQUIPMENT SHALL BE INSTALLED, CONNECTED OR ERECTED AS PER MANUFACTURERS RECOMMENDATIONS, UNLESS SPECIFIED DIFFERENTLY IN THE CONTRACT DOCUMENTS.
- CONTRACTOR SHALL INSTALL SPLASH BLOCKS AT ALL NEW DOWNSPOUT LOCATIONS.
- GARAGE ATTIC TO HAVE 2" X 2" VENTS ON OPPOSITE ENDS OF GARAGE TO PROVIDE CROSS VENTILATION.

GENERAL NOTES CONCRETE & FOUNDATION

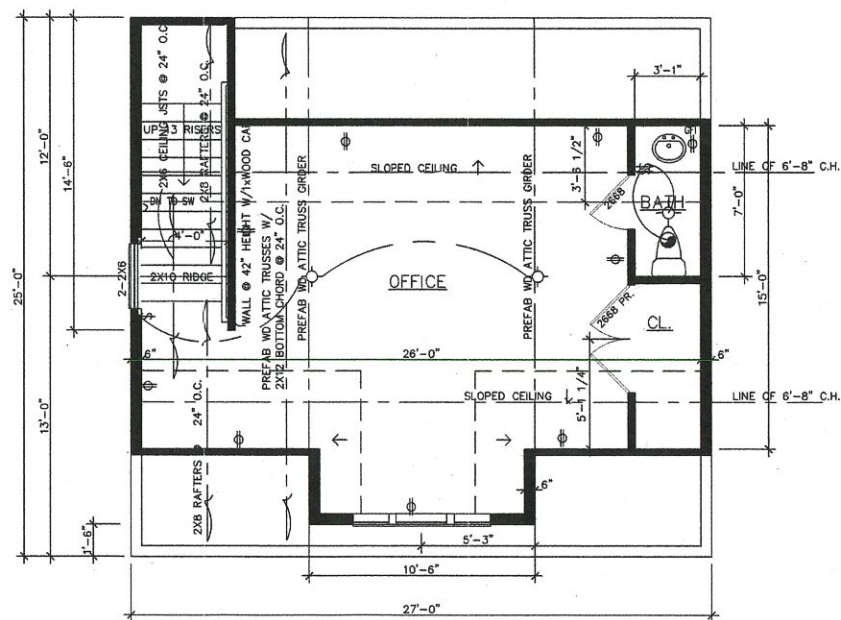
- POLY VAPOR BARRIER - 6 MIL POLY VAPOR BARRIER IS REQUIRED UNDER BASEMENT SLABS WITH JOINTS LAPPED A MIN. OF 6".
- GARAGE FLOOR TO SLOPE A MINIMUM OF 1/8" PER FOOT TOWARD GARAGE DOORS.
- SOILS WITH HIGH CLAY CONTENT CAN HAVE HIGH SHRINKAGE CAPABILITY. THE ARCHITECT, DESIGNER, AND OR BUILDER ARE NOT RESPONSIBLE FOR DAMAGE DUE TO SOIL SHRINKAGE AND EXPANSION INCLUDING CRACKING AND SETTLING. OWNER CAN AT THEIR EXPENSE HIRE A SOILS ENGINEER TO EXAMINE THIS SITE AND CONTRACT FOR ADDITIONAL ENGINEERING PRIOR TO START OF CONSTRUCTION.

BRACING NOTES:

- USE THE SIMPLIFIED BRACING METHOD AS DEFINED BY THE ST. LOUIS COUNTY DEPARTMENT OF PUBLIC WORKS (SEE ATTACHED DOCUMENT)
- THE ENTIRE STRUCTURE IS TO BE SHEATHED WITH WOOD STRUCTURAL PANELS
- THE EXTERIOR WALL CORNERS SHALL BE CONSTRUCTED IN ACCORDANCE WITH DETAILS IN FIGURE R602.10.10.4 (SEE ATTACHED)

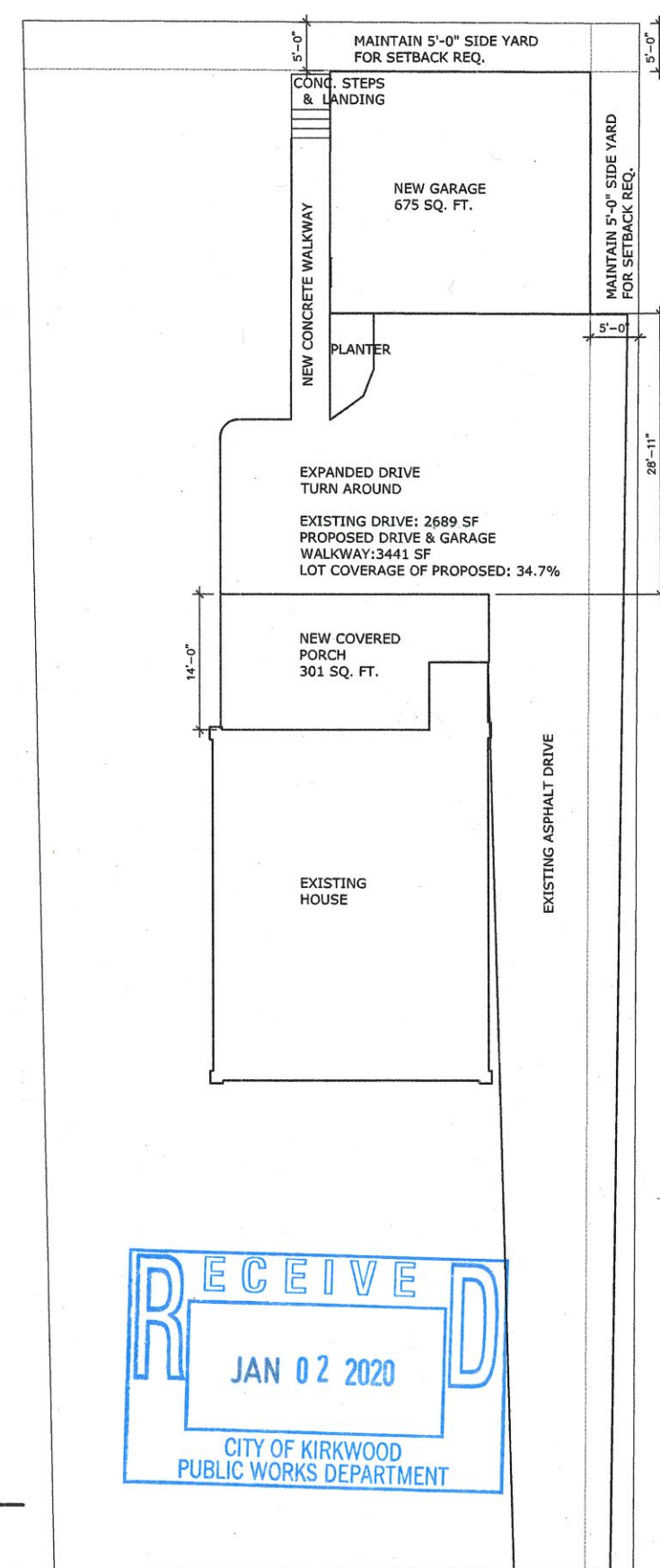
LIGHTING AND ELECTRICAL SYMBOLS

- ⊕ SURFACE MOUNTED FLUORESCENT CEILING LIGHT FIXTURE
- ⊕ GROUND FAULT INTERRUPTED DUPLEX OUTLET
- ⊕ GROUND FAULT INTERRUPTED DUPLEX OUTLET - WEATHER PROOF
- ⊕ SINGLE SWITCH
- ⊕ WALL MOUNTED EXTERIOR LIGHT FIXTURE
- ⊕ AUTOMATIC TIME DELAY LIGHT COMBINATION WITH GARAGE DOOR MOTOR-DRIVE
- ⊕ WALL MOUNTED EXTERIOR FLOOD LIGHT



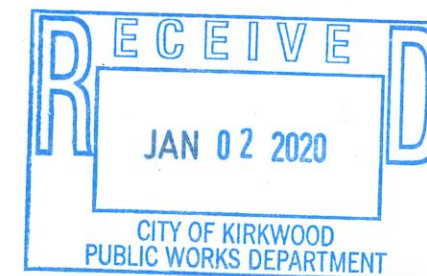
SECOND FLOOR. 438 SF.

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



SITE PLAN

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



RHONDA LOGGIA, ARCHITECT PH. 636-448-8817
 KATTIE CASEBOLT, ARCHITECT PH. 603-369-9494
 205 CHESTERFIELD IND. BLVD.
 CHESTERFIELD, MO 63005
 PH: 636-448-8817



NEW GARAGE FOR:
 JONATHAN & ALLIE RANKIN
 226 E. ARGONNE
 KIRKWOOD, MO 63122

DATE: NOV. 21, 2019
 DRAWN BY:
 RHONDA LOGGIA
 CHECKED BY:
 KATTIE CASEBOLT
 REVISIONS:

SHEET NUMBER:
 A-5
 GARAGE

JONATHAN & ALLIE RANKIN
HOME RENOVATION & NEW GARAGE
 226 E. ARGONNE
 KIRKWOOD, MO 63122

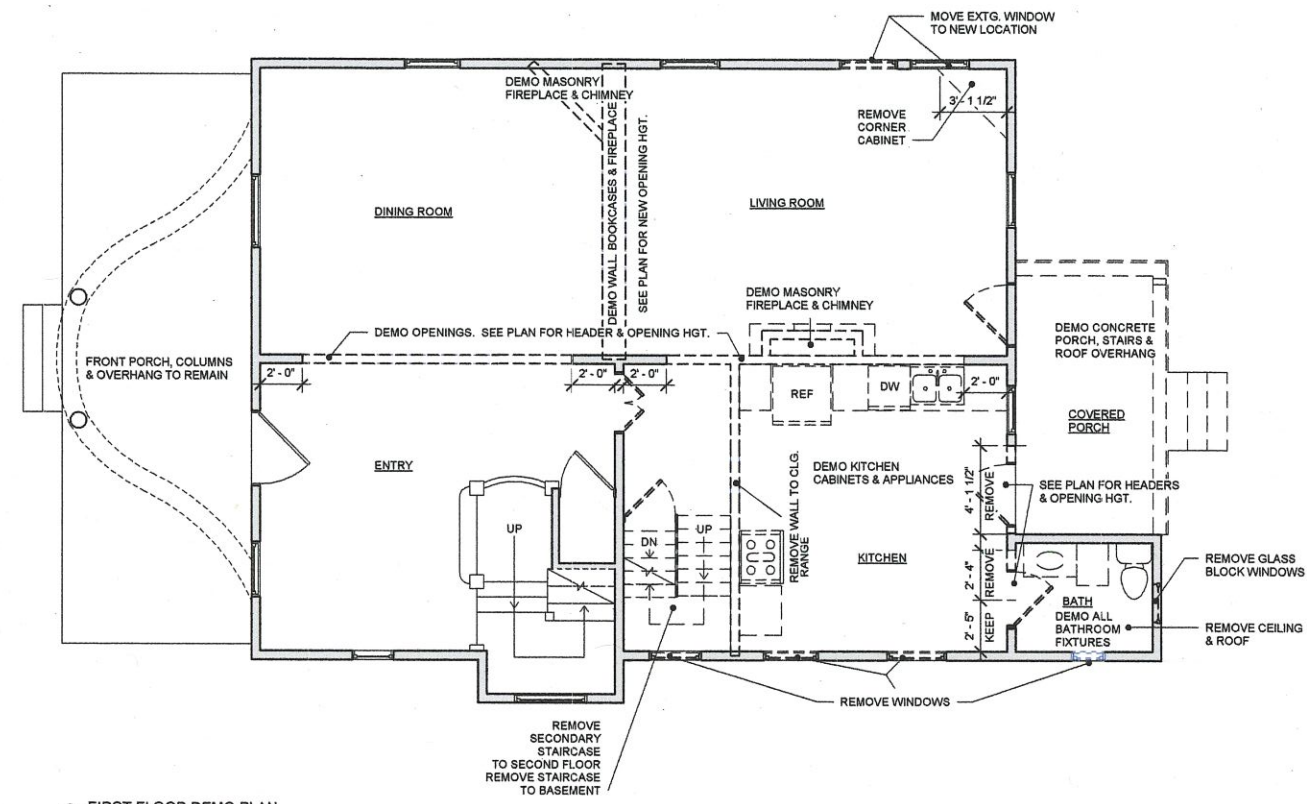
REVISIONS:

205 CHESTERFIELD IND. BLVD.
 CHESTERFIELD, MO 63005
 636-448-9817
 RHONDA LOGGIA, ARCHITECT
 KATTIE CASEBOLT, ARCHITECT

DESIGN
 RE
 ARCHITECTURE GROUP

JONATHAN & ALLIE RANKIN
HOME RENOVATION
 226 E. ARGONNE
 KIRKWOOD, MO 63122

Date 12/27/19
 Drawn by RL
 Checked by KC
A1
 Scale 1/4" = 1'-0"



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

GEN. NOTES:

- DO NOT SCALE DRAWINGS
- GEN. CONTRACTOR SHALL VERIFY ALL DIM. BEFORE ORDERING CABINETS, MATERIALS, ETC.
- CONTRACTOR SHALL BE RESPONSIBLE FOR ALL TEMPORARY BRACING METHODS WHILE REMOVING WALL SECTIONS
- ANY DROPPED CEILINGS SHALL BE FIRESTOPPED
- DRYWALL INSTALLATIONS SHALL BE IN ACCORDANCE WITH THE GYPSUM ASSOC. RECOMMENDED PRACTICES AS TO THICKNESS, NAILING, AND TAPING ON CORRECT STUD SPACING.
- WATER RESISTANT GYPSUM BACKER BOARD IS REQ. IN ALL BATHTUB AREAS, SHOWER AREAS AND ALL WALLS WITH PLUMBING PENETRATIONS.
- TILE INSTALLED IN WET AREAS SHALL BE INSTALLED OVER A CEMENT BACKER BOARD SUBSTRATE. APPROVED FASTENERS SHALL BE USED.
- ALL REPLACEMENT WINDOWS TO BE DUAL PANE LOW E GLASS AND SHALL MEET U FACTOR 0.35 AND SOLAR HEAT GAIN COEFFICIENT 0.40 (TABLE N1102.1.1) AND BE INSTALLED PER MANUFACTURERS RECOMMENDATIONS.
- BATHROOMS REQ. 50 CFM MIN. EXHAUST FROM VENT TO EXTERIOR UNLESS AN OPERABLE WINDOW IS PRESENT.
- CLOTHES DRYERS SHALL BE INDEPENDENT OF ALL OTHER SYSTEMS AND EXHAUST SHALL BE TO EXTERIOR. DRYER DUCT SHALL BE METAL WITH SMOOTH INTERIOR AND CANNOT EXCEED 25' IN TOTAL LENGTH FROM DRYER LOCATION TO OUTLET TERMINAL.
- THE ANNULAR SPACE AROUND ANY NEW OR EXISTING VENTS, PIPES, CONDUITS, WIRES OR CABLES THAT PENETRATE THE FLOOR OR THE BOTTOM OR TOP PLATE OF A FRAMED WALL SHALL BE PROPERLY FIREBLOCKED WITH APPROVED NONCOMBUSTIBLE MATERIALS.
- WINDOW OPENING CONTROL DEVICES SHALL BE PROVIDED WHERE WINDOW SILLS ARE LESS THAN 24" ABOVE THE FINISHED FLOOR AND GREATER THAN 72" ABOVE THE FINISHED GRADE OR OTHER SURFACE BELOW ON THE EXTERIOR OF THE BUILDING. THE OPERABLE WINDOW CONTROL DEVICE SHALL COMPLY WITH ASTM F 2090. THE WINDOW CONTROL DEVICE SHALL, AFTER OPERATION TO RELEASE, ALLOW THE WINDOW TO FULLY OPEN AND SHALL NOT REDUCE THE NET CLEAR OPENING AREA OF THE WINDOW UNIT TO BE LESS THAN THE AREA REQ. BY SECTION R310.2.1.

MISC. SYMBOLS & ABBREVIATIONS:

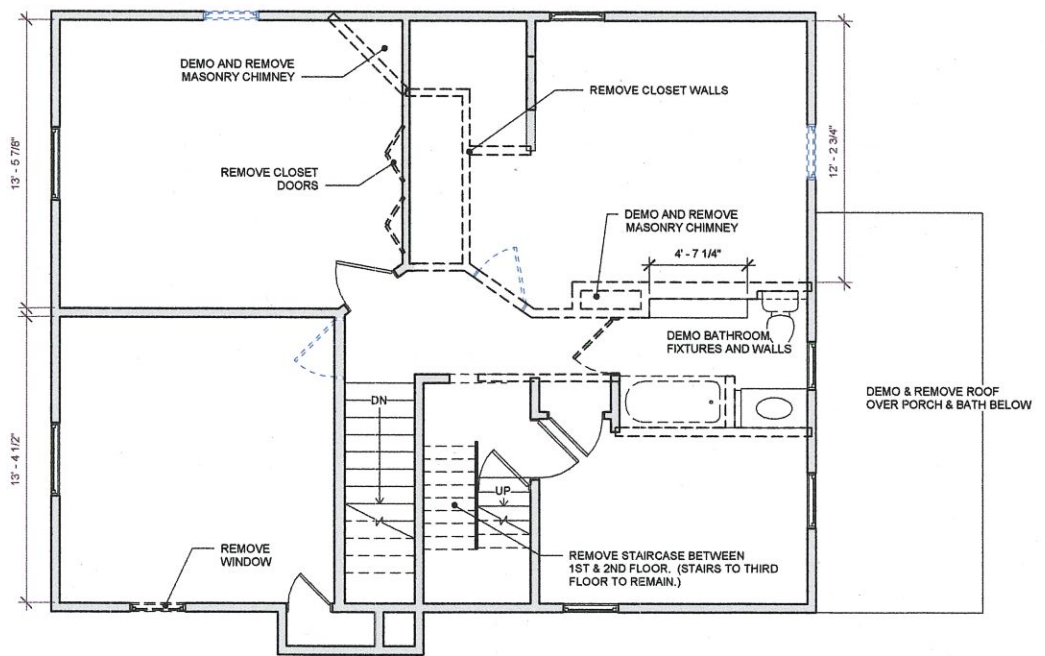
- CW COLD WATER
- EA EACH
- EXT. EXTERIOR
- EXTG. EXISTING
- REQ. REQUIRED
- V.I.F. VERIFY IN FIELD

WALL KEY FOR SHEETS:

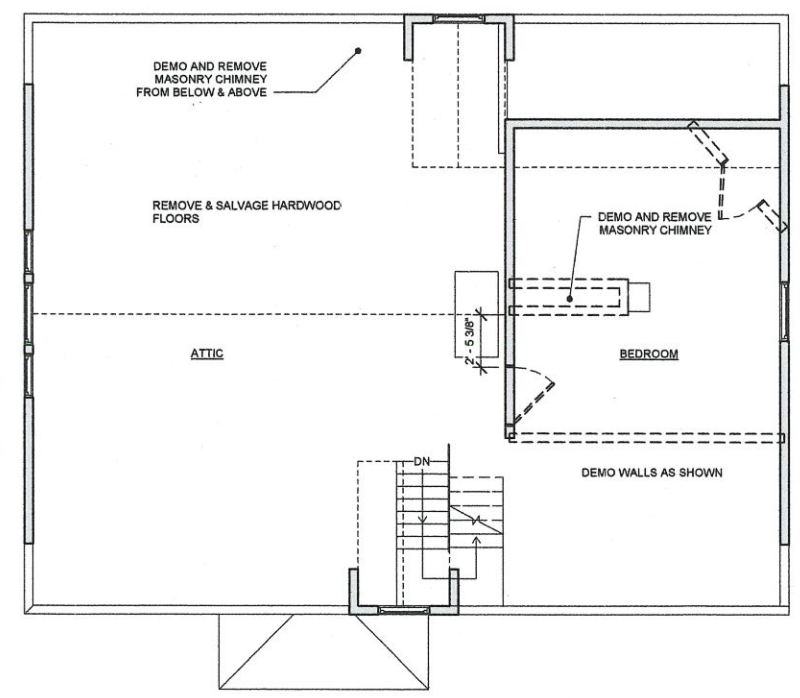
- REMOVE WALL/DEMO
- NEW WALL
- EXISTING WALL

ELEC. NOTES:

- ALL ELECTRICAL SHALL BE TO CODE. A LICENSED ELECTRICIAN SHALL OBTAIN A PERMIT AND INSPECTIONS FOR THE ELECTRICAL WORK.
- SMOKE DETECTORS SHALL BE LISTED WIRELESS ALARMS PER 2015 IRC 314.4 AND INTERCONNECTED SO THAT ALL UNITS GO OFF SIMULTANEOUSLY. A SMOKE DETECTOR IS REQUIRED TO BE INSTALLED IN THE BASEMENT LEVEL AND ACCESSIBLE ATTIC.
- SMOKE DETECTORS ARE RQD IN ALL BEDROOMS AND WITHIN 10' OF EXTERIOR SIDE OF ALL BEDROOM DOORS.
- IF HOUSE HAS A FUEL FIRED FURNACE CARBON MONOXIDE DETECTORS ARE REQ. OUTSIDE OF EACH SLEEPING AREA IN THE IMMEDIATE VICINITY OF THE BEDROOMS.
- ALL KITCHEN RECEPTACLES USED TO SERVE COUNTER TOP SURFACES MUST BE GFI.
- EXTERIOR RECEPTACLES TO BE WEATHER PROOF AND GFCI.
- ALL MAN DOORS TO HAVE EXTERIOR LIGHTS WITH INTERIOR SWITCHES
- ALL BATHROOM RECEPTACLES TO BE GFCI
- EACH GAS APPLIANCE SHALL HAVE A GROUND JOINT UNION AND ACCESSIBLE GAS SHUTOFF VALVE WITHIN 6' OF, AND IN THE SAME ROOM AS THE APPLIANCE.
- ARC FAULT CIRCUIT PROTECTION ALONG WITH TAMPER RESISTANT RECEPTACLES IS REQUIRED.



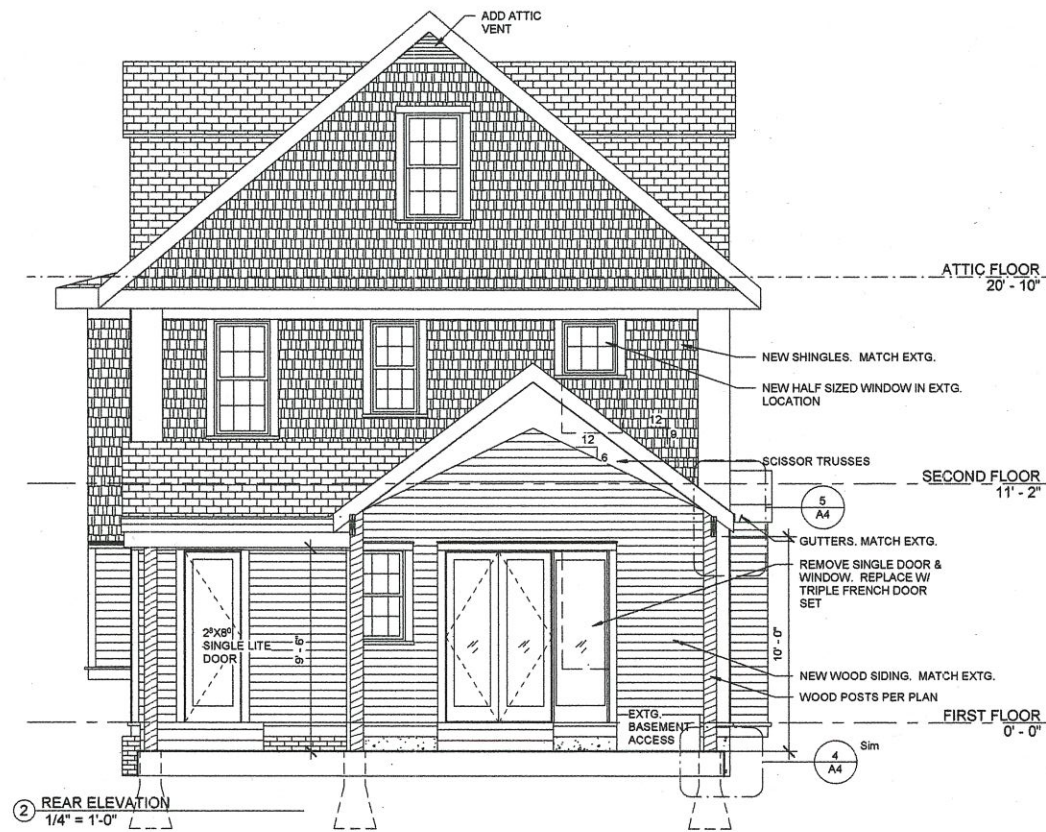
2 SECOND FLOOR DEMO PLAN
 1/4" = 1'-0"



3 ATTIC DEMO PLAN
 1/4" = 1'-0"



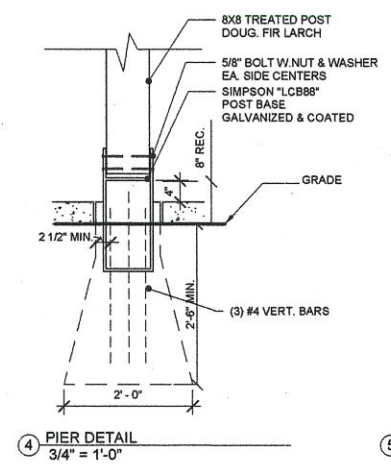
1 WEST ELEVATION
1/4" = 1'-0"



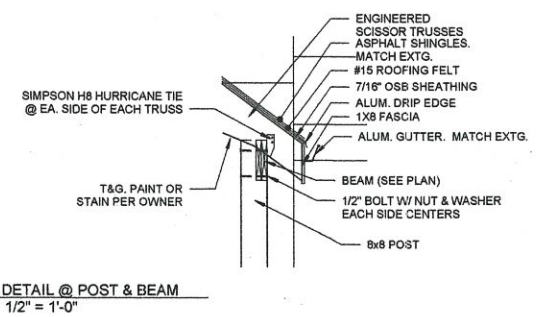
2 REAR ELEVATION
1/4" = 1'-0"



3 EAST ELEVATION
1/4" = 1'-0"



4 PIER DETAIL
3/4" = 1'-0"



5 DETAIL @ POST & BEAM
1/2" = 1'-0"

REVISIONS:

205 CHESTERFIELD IND. BLVD.
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KATTIE CASEBOLT, ARCHITECT

REDDESIGN
ARCHITECTURE GROUP

JONATHAN & ALLIE RANKIN
HOME RENOVATION
228 E. ARGONNE
KIRKWOOD, MO 63122

Date 12/23/2019
Drawn by RL
Checked by KC
A4
Scale As indicated



FRONT OF HOUSE (NORTH)



REAR OF HOUSE (SOUTH)



RIGHT SIDE OF HOUSE (WEST)



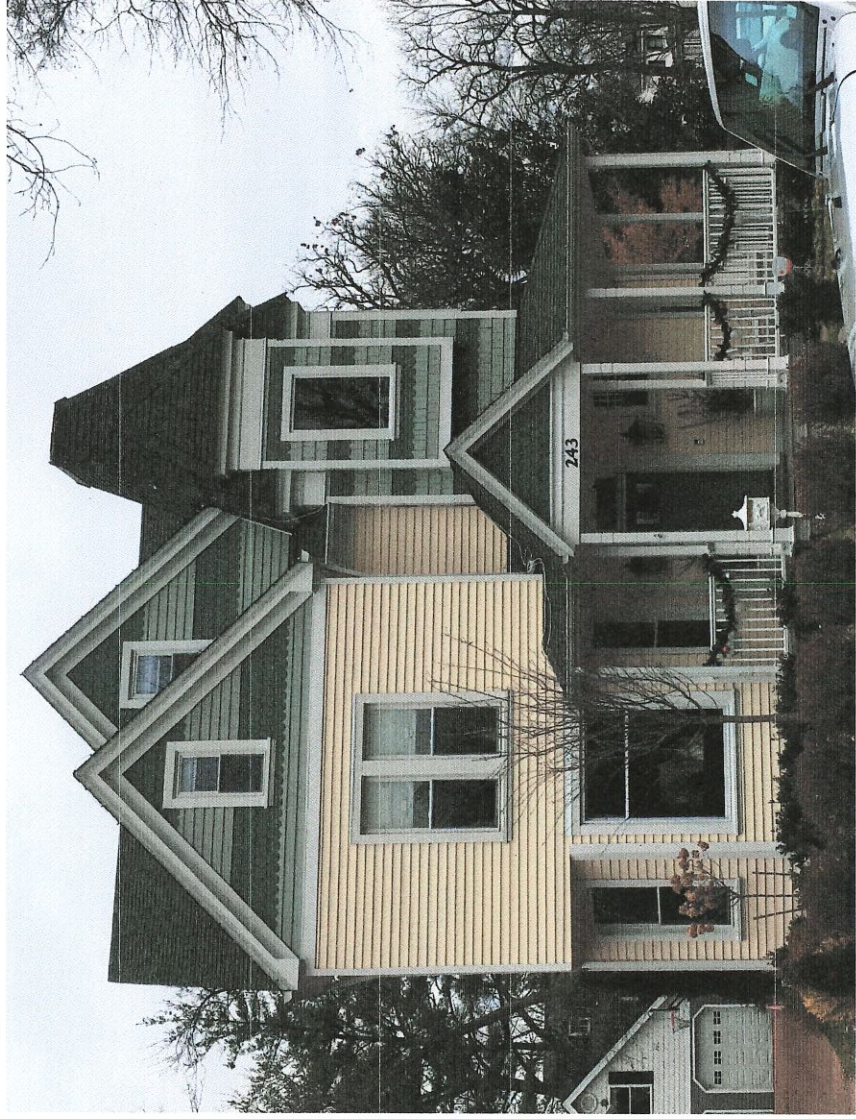
LEFT SIDE OF HOUSE (EAST)

PHOTOS OF EXISTING HOME AT 226 E. ARGONNE

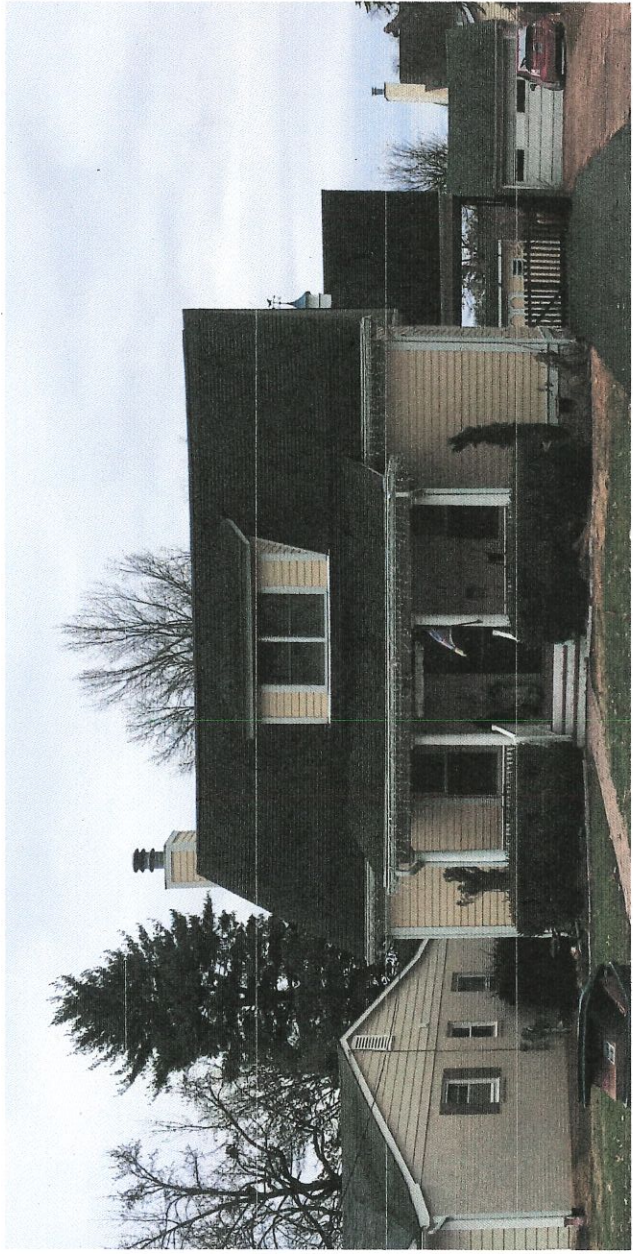


PHOTOS OF HOMES ON THE 200 BLOCK OF EAST ARGONNE





PHOTOS OF HOMES ON THE 200 BLOCK OF EAST ARGONNE



PHOTOS OF HOMES ON THE 200 BLOCK OF EAST ARGONNE