



# 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 7:00 p.m. in City Hall.

1. Property Address 219 Orrick Ln.

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

3. Name of Applicant Ellie Cade Custom Homes  
Mailing Address 12990 Manchester Rd.  
City/State Des Peres, MO Zip Code 63131  
Office Phone ( ) Cell Phone (314) 562-0012  
Home Phone ( ) E-Mail mark@elliecade.com

4. Relationship of Applicant to Property  Owner  Contractor  Architect  Attorney  
 Other - Please specify \_\_\_\_\_

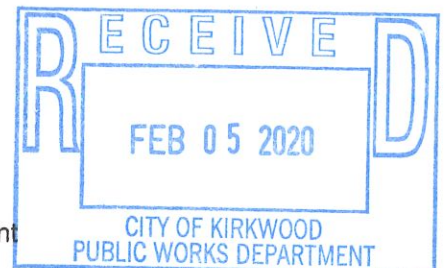
5. Existing Building Use Single Family Residence

6. Proposed Building Use Single Family Residence

7. Proposed Change to  Primary Structure  Accessory Structure  Landscape Element

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

9. Description of Proposed Improvements Build new single family home.



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 Vinyl siding

12. **Proposed Materials/Construction**       Wood Frame     Brick     Stone     Block  
 Stucco       Other Hard siding

13. **If materials differ from existing, explain reasons** Improve quality and neighborhood appeal.

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

Site Location of Materials @ Meeting

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

Signature Mark Potthast      Date 2/3/2020

Please print name Mark Potthast

**COMMISSION ACTION**     Approved     Approved with Conditions     Disapproved

Signature \_\_\_\_\_ Date \_\_\_\_\_

Conditions \_\_\_\_\_

Comments/Recommendations \_\_\_\_\_



- Variegated Liriope
- Red Oak
- Japanese Holly
- Hydrangea
- Japanese Cherry

**Landscape Plan**  
219 Orrick Ln.









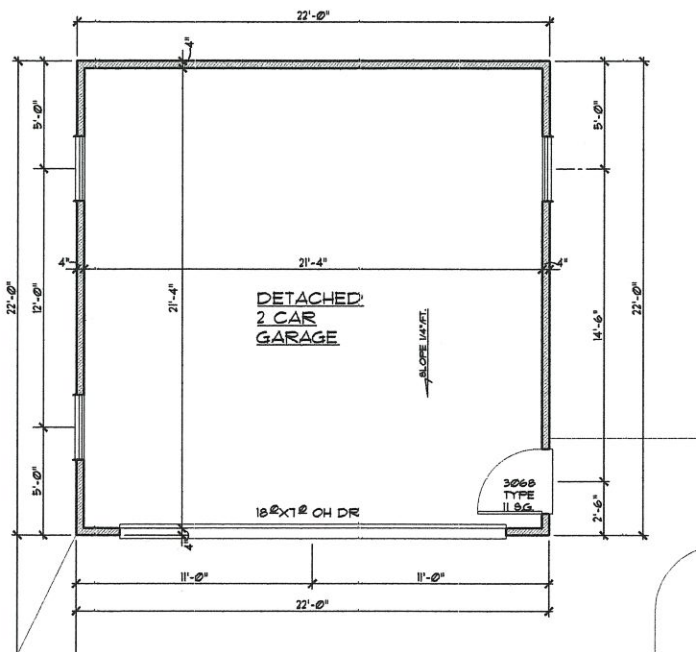








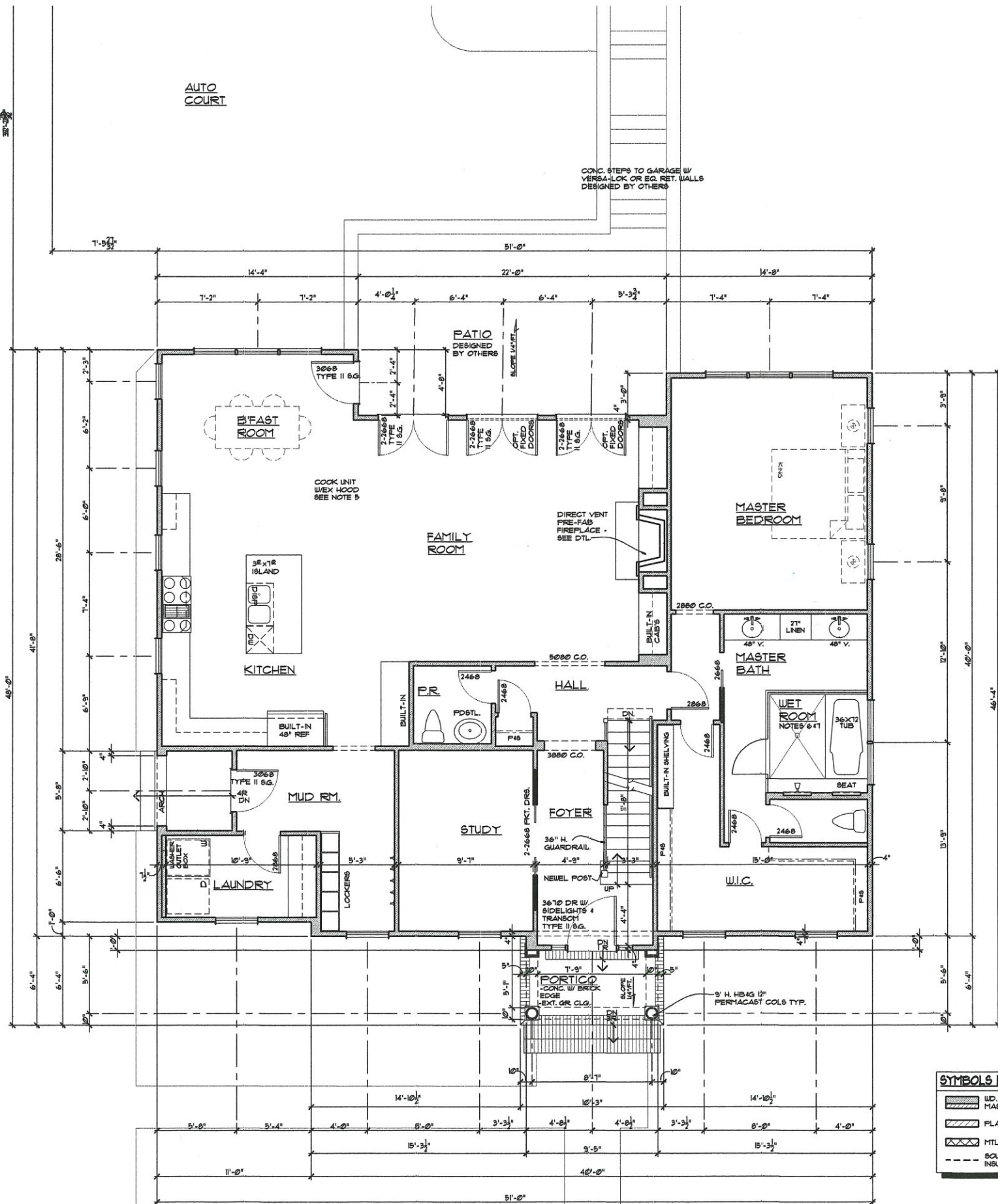
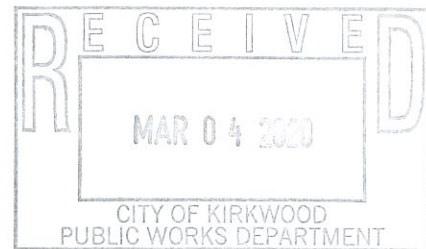




**GARAGE PLAN**  
 1/4" = 1'-0"  
 484 SQUARE FEET

**FIRST FLOOR DRAWING NOTES**

1. ALL INTERIOR WALLS TO BE 3/4" (2X4 STUDS), UNLESS NOTED OTHERWISE (UNO).
2. SEE OTHER PLANS/ELEVATIONS, DETAIL SHEET, AND GENERAL NOTES FOR ADDITIONAL INFORMATION.
3. PREFAB ZERO CLEARANCE FIREPLACE, MODEL: CD4236. MANUF. HEATILATOR OR APPROVED EQUAL. PROVIDE OUTSIDE AIR KIT.
4. PROVIDE 2" MINIMUM CLEARANCE TO COMBUSTIBLES AT ALL GAS FLUES, TYPICAL.
5. 30" RANGE W/ OVEN & EXHAUST HOOD, MECH. CONTRACTOR TO VERIFY CFM FOR ADEQUATE AIR INTAKE. ALSO SEE GENERAL NOTES.
6. WET ROOM WALLS: TILE OVER THINSET OVER WATERPROOF MEMBRANE - OVERLAP & SEAL ALL JOINTS.
7. WET ROOM FLOOR: TILE OVER THINSET (SLOPED TO DRAIN) OVER WATERPROOF MEMBRANE - OVERLAP & SEAL ALL JOINTS.



**FIRST FLOOR PLAN**  
 1/4" = 1'-0"  
 1984 S.F. • F.F.  
 3344 TOTAL S.F.

**SYMBOLS & LEGEND**

	UD. STUDS/ MASONRY
	PLANT LEDGE
	MTL. STUDS
	SOUND BATT INSULATION

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 MO# 2011033886  
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No.	Description	Date
1	Municipal Review	3/4/20

A New Residence for:  
**ELLIE CADE CUSTOM HOMES**  
 219 ORRICK LANE  
 KIRKWOOD, MO

**THOMAS ALAN GROUP**  
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**FIRST FLOOR PLAN**

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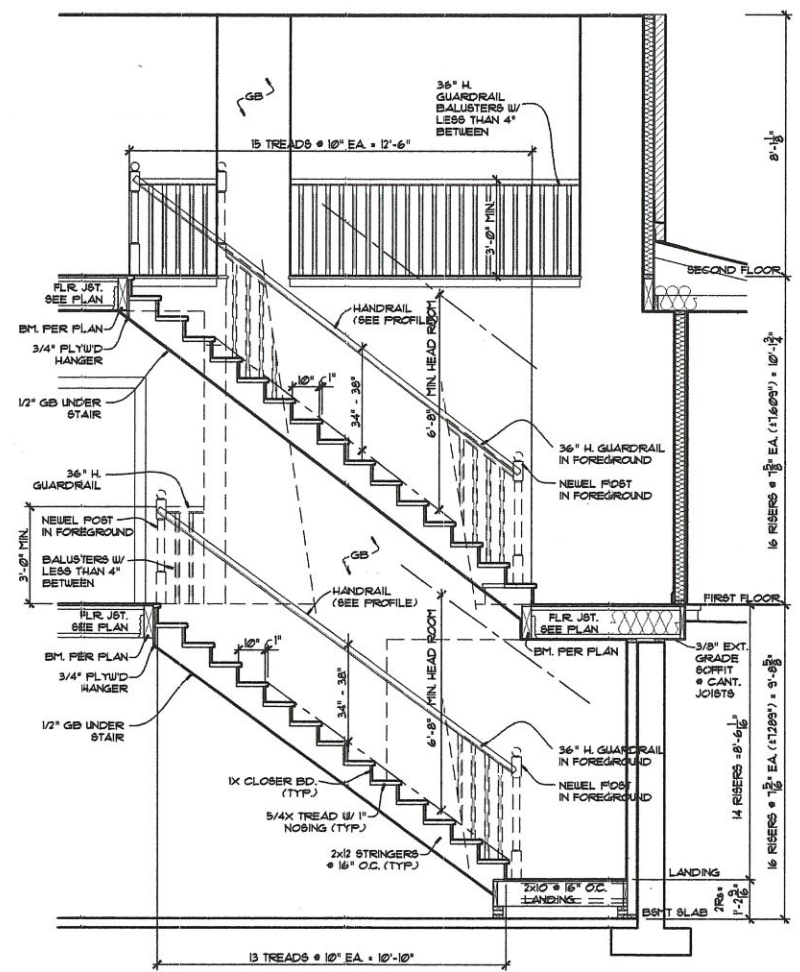
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**SECOND FLOOR  
PLAN &  
STAIR SECTION**

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**SECOND FLOOR DRAWING NOTES**

- ALL INTERIOR WALLS TO BE 3/4" (2X4 STUDS), UNLESS NOTED OTHERWISE (UNO).
- SEE OTHER PLANS/ELEVATIONS, DETAIL SHEET, AND GENERAL NOTES FOR ADDITIONAL INFORMATION.
- SECOND FLR. FURNACE SHALL BE SET IN OVERFLOW DRAIN PAN. PROVIDE SOUND BATT'S AROUND MECH. RM. INSTALL 1/2" HOMISOTE SOUND BRD. UNDER DW AND WEATHER STRIP DR FOR SOUND CONTROL. MECH. CONTR. TO SUPPLY COMBUSTION AIR (NO LOUVER).
- PROVIDE 2" MINIMUM CLEARANCE TO COMBUSTIBLES AT ALL GAS FLUES, TYPICAL.



**1 STAIR SECTION**  
3/8" = 1'-0"

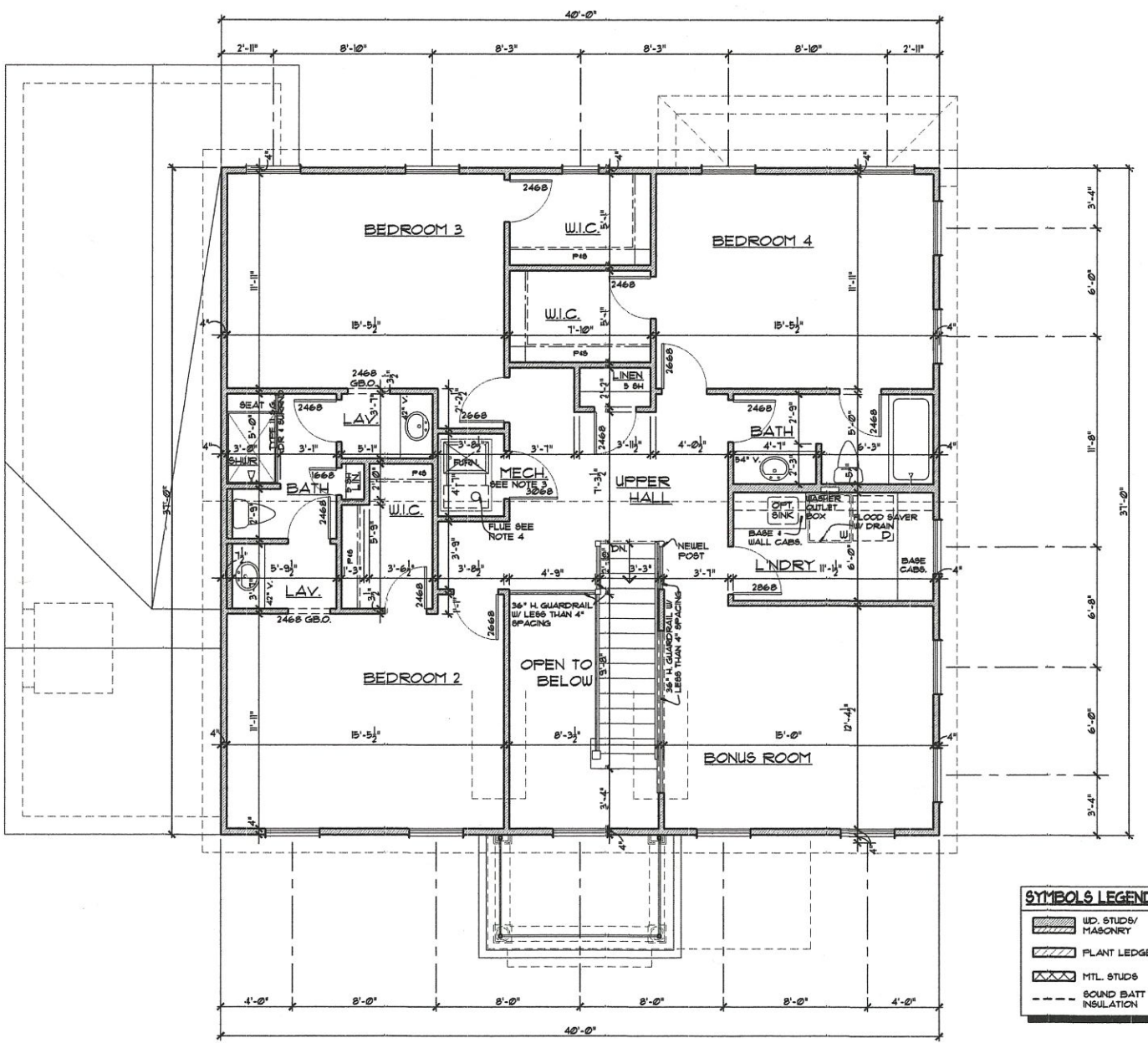
**STAIR SECTION NOTES**

- RISERS MUST BE SOLID OR HAVE A TOE BOARD OR OTHER APPROVED GUARD METHOD WHICH LIMITS THE RISER OPENING TO LESS THAN 4". OPEN RISERS WITHOUT A TOE BOARD OR OTHER APPROVED GUARD ARE PROHIBITED. EXCEPTION: THE OPENING BETWEEN ADJACENT TREADS IS NOT LIMITED ON STAIRS WITH A TOTAL RISE OF 30" OR LESS.
- OPEN GUARDS SHALL HAVE INTERMEDIATE VERTICAL BALUSTERS SPACED LESS THAN 4" APART. EXCEPTION: OPENINGS ON THE SIDE(S) OF A STAIR SHALL HAVE BALUSTERS SPACED LESS THAN 4 3/8" APART.
- MAXIMUM VERTICAL RISE BETWEEN LANDINGS SHALL BE NO LARGER THAN 14 1/2".



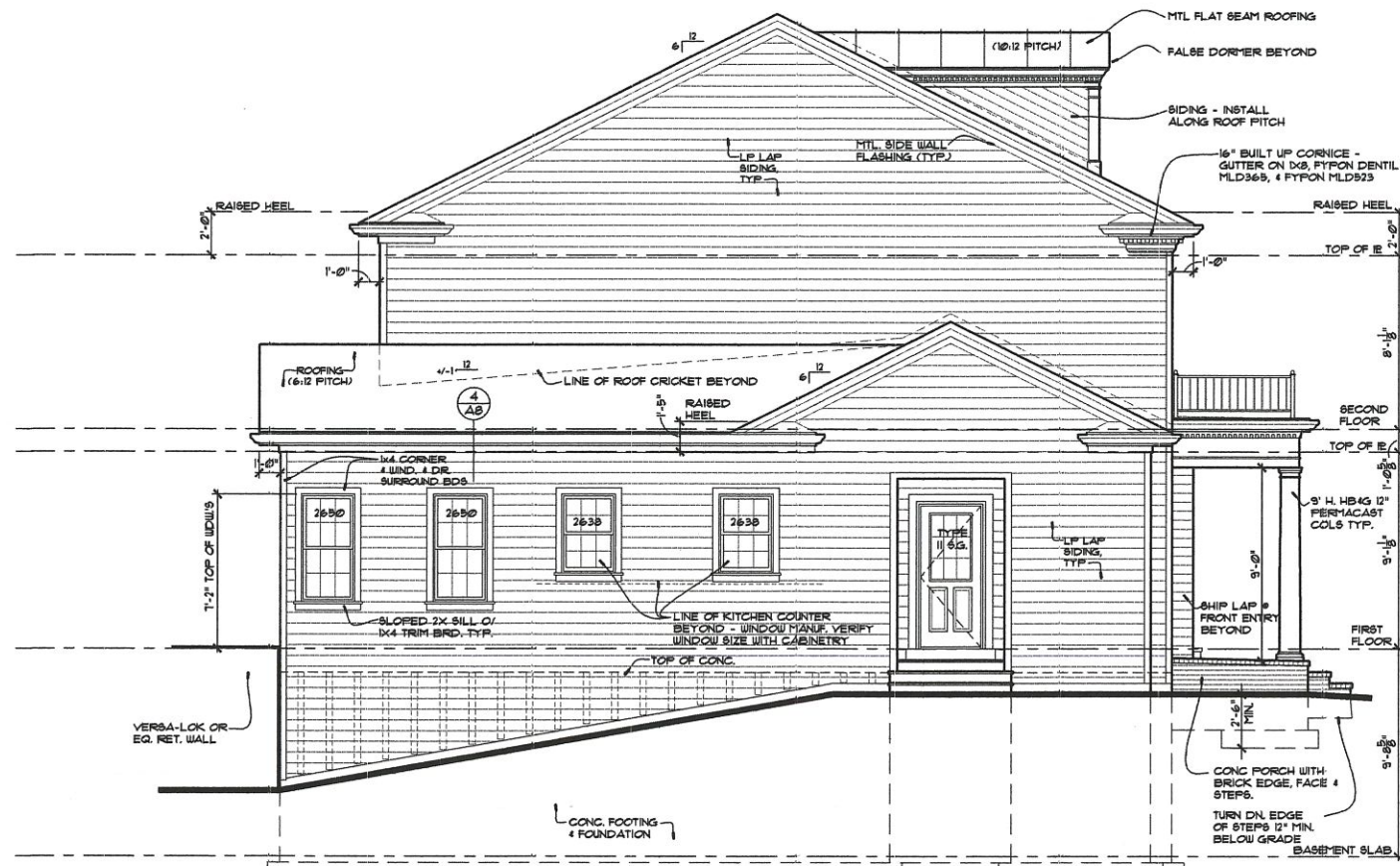
**HANDRAIL PROFILE**

NOTE: THIS SHAPE OR OTHER APPROVED SHAPES TO HAVE 2 1/4" MAX. HORIZ. WIDTH 4" MIN. I & 1/4" MAX. GRASPABLE PERIMETER DIMENSION. A GRASPABLE PERIMETER EXCEEDING 6/8" SHALL COMPLY WITH SECTION R311.13

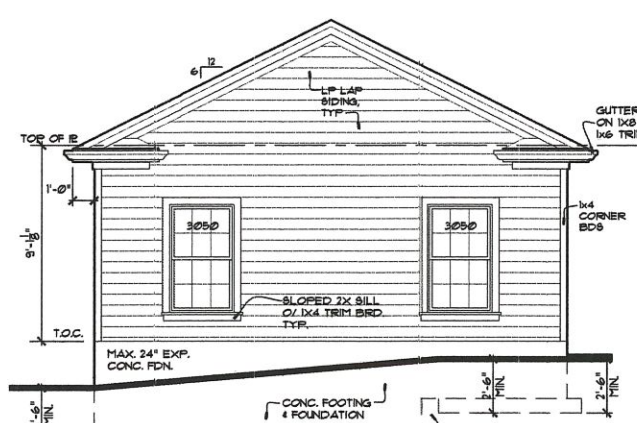


**SECOND FLOOR PLAN**  
1/4" = 1'-0"

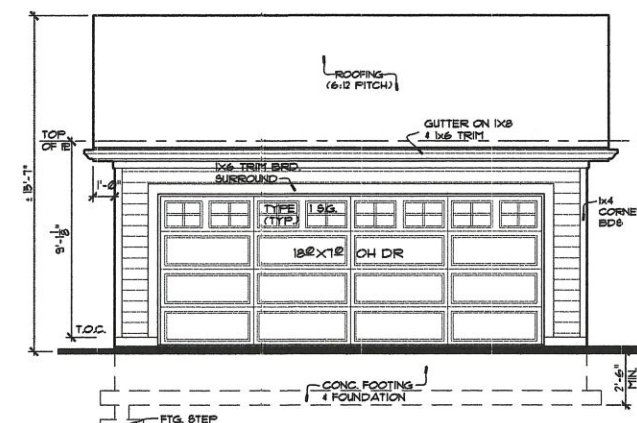




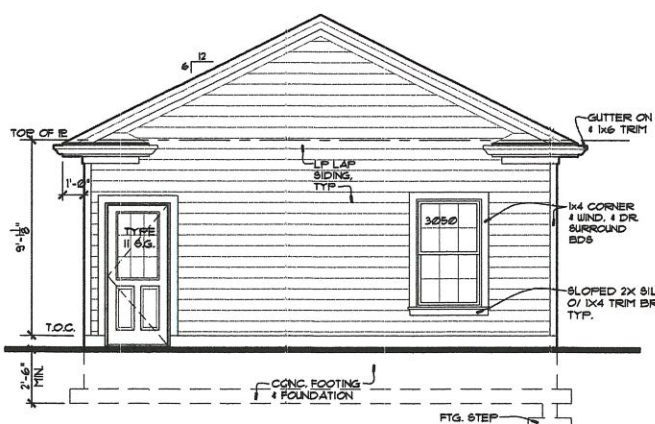
**LEFT SIDE ELEVATION**  
1/4" = 1'-0"



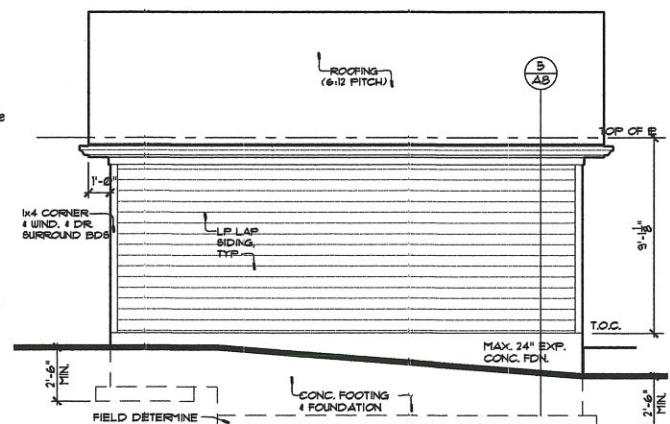
**GARAGE LEFT ELEVATION**  
1/4" = 1'-0"



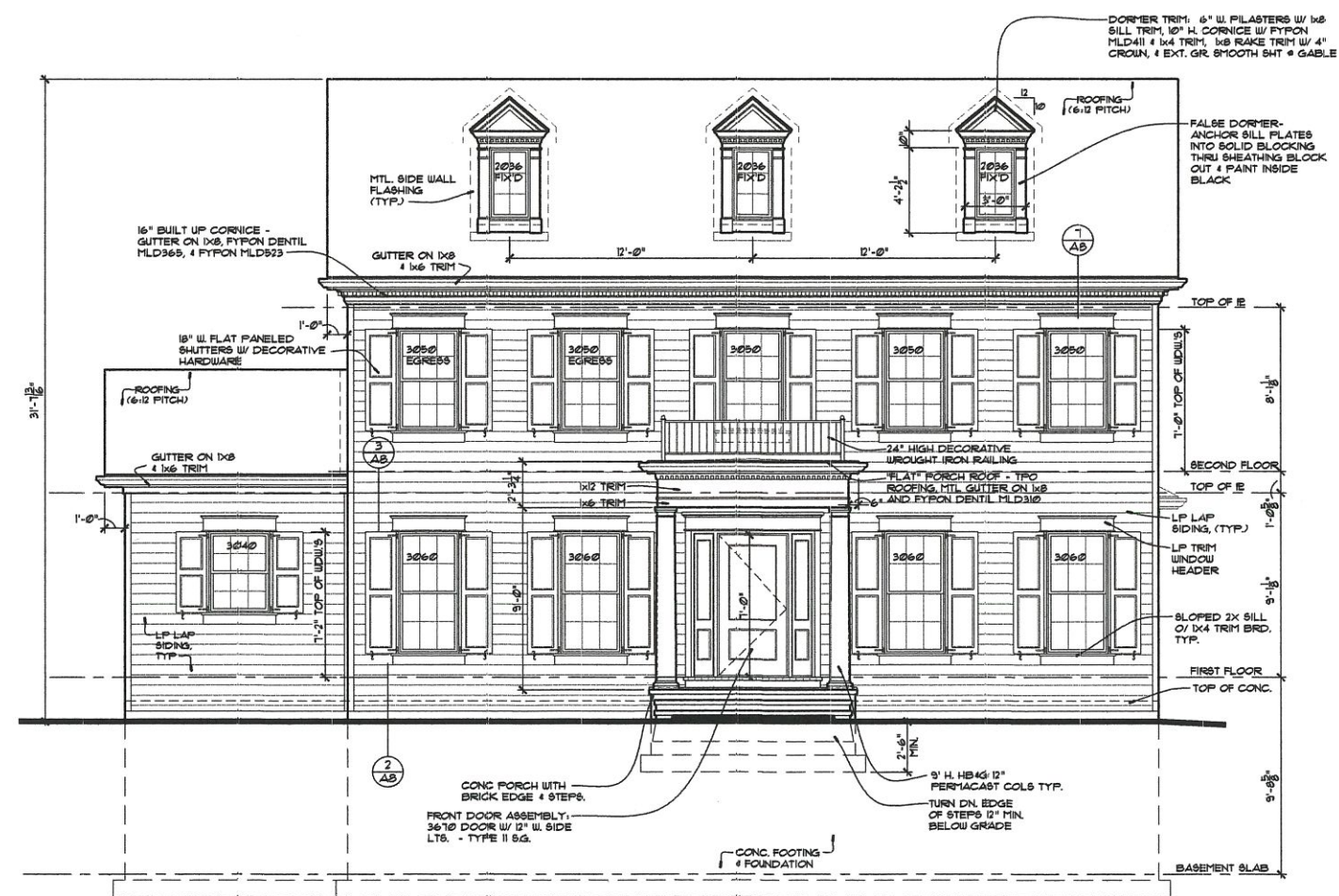
**GARAGE FRONT ELEVATION**  
1/4" = 1'-0"



**GARAGE RIGHT ELEVATION**  
1/4" = 1'-0"



**GARAGE REAR ELEVATION**  
1/4" = 1'-0"



**FRONT ELEVATION**  
1/4" = 1'-0"

**ELEVATION DRAWING NOTES**

1. GRADE: SLOPE AWAY FROM FOUNDATION A MINIMUM OF 6" DROP WITHIN THE FIRST 10' OR TO A SWALE.
2. FOOTINGS & PIERS: SHALL EXTEND A MINIMUM OF 2'-6" BELOW FINISHED GRADE AND BEAR ON UNDISTURBED SOIL OR PREPARED FILL.
3. MASONRY VENEER: ALL SOLDIER AND ROWLOCK HEADERS, SILLS AND TRIM TO PROJECT 1/2", UNLESS NOTED OTHERWISE.
4. CHIMNEY HEIGHT: SHALL EXTEND ABOVE ROOF MIN. 3'-0" AT POINT OF PENETRATION AND 2'-0" HIGHER THAN ANY PORTION OF THE BUILDING WITHIN 10' HORIZONTALLY.
5. DECK DOORS: PROVIDE GUARDRAIL ASSEMBLY OUTSIDE (2X4 TOP & BOTTOM RAIL W/ 2X2 BALUSTERS SPACED LESS THAN 4" APART; 36" MIN. HEIGHT ABV. FINISH FLR.) UNTIL DECK IS BUILT AND APPROVED.
6. ROOF FLASHING: PROVIDE CORROSION-RESISTANT METAL FLASHING AT ALL ROOF VALLEYS, WALL AND CHIMNEY INTERSECTIONS, PORCHES, DECKS, ETC. OPEN VALLEYS: LINING TO BE CORROSION RESISTANT METAL FLASHING A MIN. OF 24" WIDE. CLOSED VALLEYS: MIN. ONE PLY OF SMOOTH ROLL ROOFING (TYPE II OR III) A MINIMUM OF 36" WIDE.

7. CANTILEVERS: PROVIDE EXTERIOR GRADE SOFFIT (SEAL ALL JOINTS) INSULATION BETWEEN FLOOR JOIST TO MINIMUM R-19 AND VENT JOIST CAVITIES. BASEMENT HAVING CONC. FOUNDATION WALLS WITH MORE THAN 20% EXPOSURE ABOVE FINISHED GRADE SHALL BE INSULATED. SEE GENERAL NOTES.
8. GENERAL CONTRACTOR SHALL CONFIRM USE OF ALL TRIM ACCESSORIES AND MODEL NUMBERS WITH SUPPLIER BEFORE ORDERING.
9. WINDOW SILLS, WHERE THE LOWEST PART OF THE CLEAR OPENING OF THE WINDOW IS LESS THAN 24" ABOVE THE FINISHED FLOOR AND WHERE THE WINDOW IS LOCATED MORE THAN 12" ABOVE THE FINISHED GRADE OR OUTSIDE SURFACE BELOW. THE WINDOW SHOULD BE PROVIDED WITH A WINDOW OPENING CONTROL DEVICE PER SECTION R612.4.2 OF THE 2021B IRC.
10. ADDRESS NUMBERS: PROVIDE APPROVED ADDRESS NUMBERS, BUILDING NUMBERS, OR APPROVED BUILDING IDENTIFICATION PLACED IN A POSITION THAT IS PLAINLY LEGIBLE AND VISIBLE FROM THE STREET OR ROAD FRONTING THE PROPERTY PER SECTION R319.1.

**THOMAS ALAN GROUP**

CHRISTOPHER THOMAS PIKE  
MO# 2011033866  
EXPIRATION DATE: 12/31/21

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**FRONT & LEFT-SIDE & GARAGE ELEVATIONS**

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3/4/20	Municipal Review

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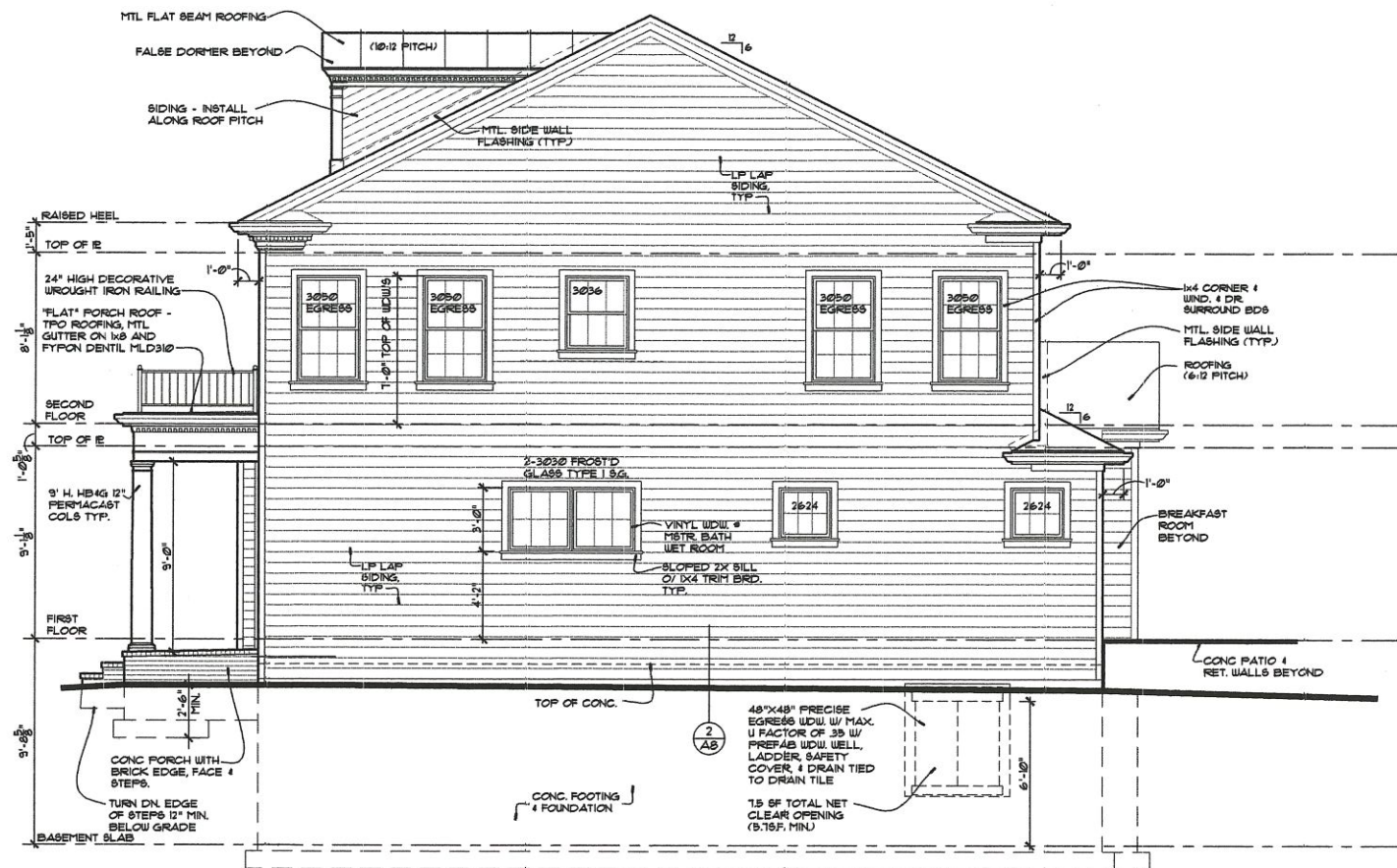
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REAR & RT. SIDE  
ELEVATIONS

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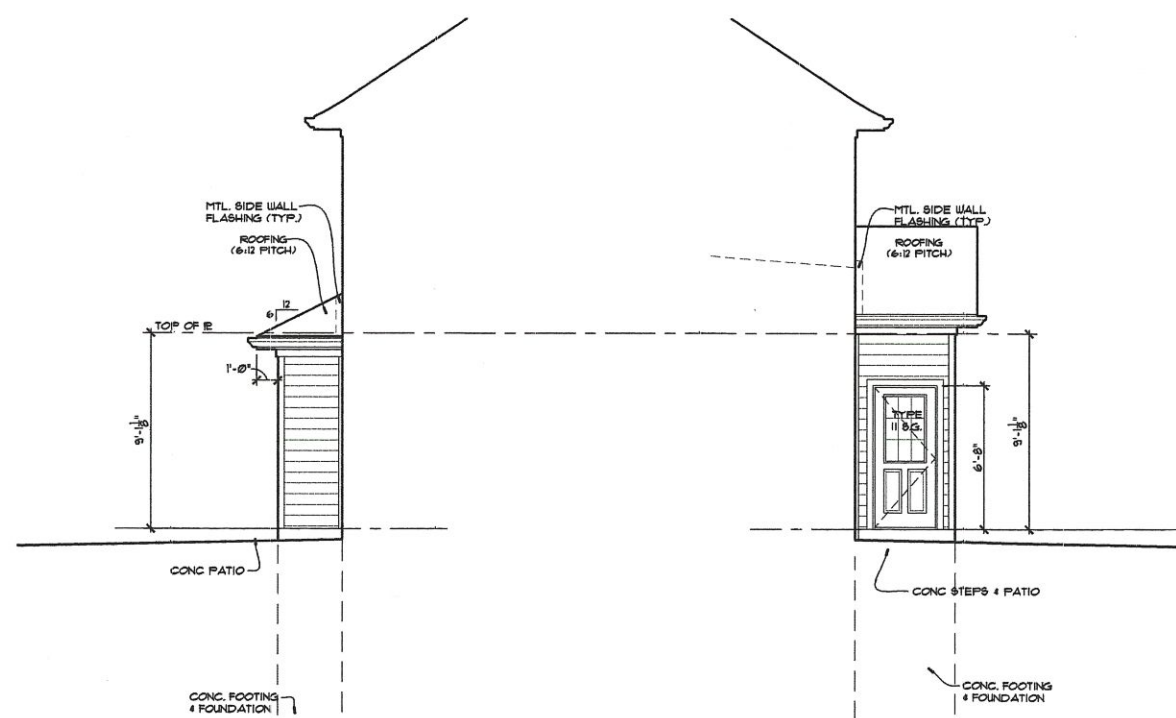


**RIGHT SIDE ELEVATION**

1/4" = 1'-0"

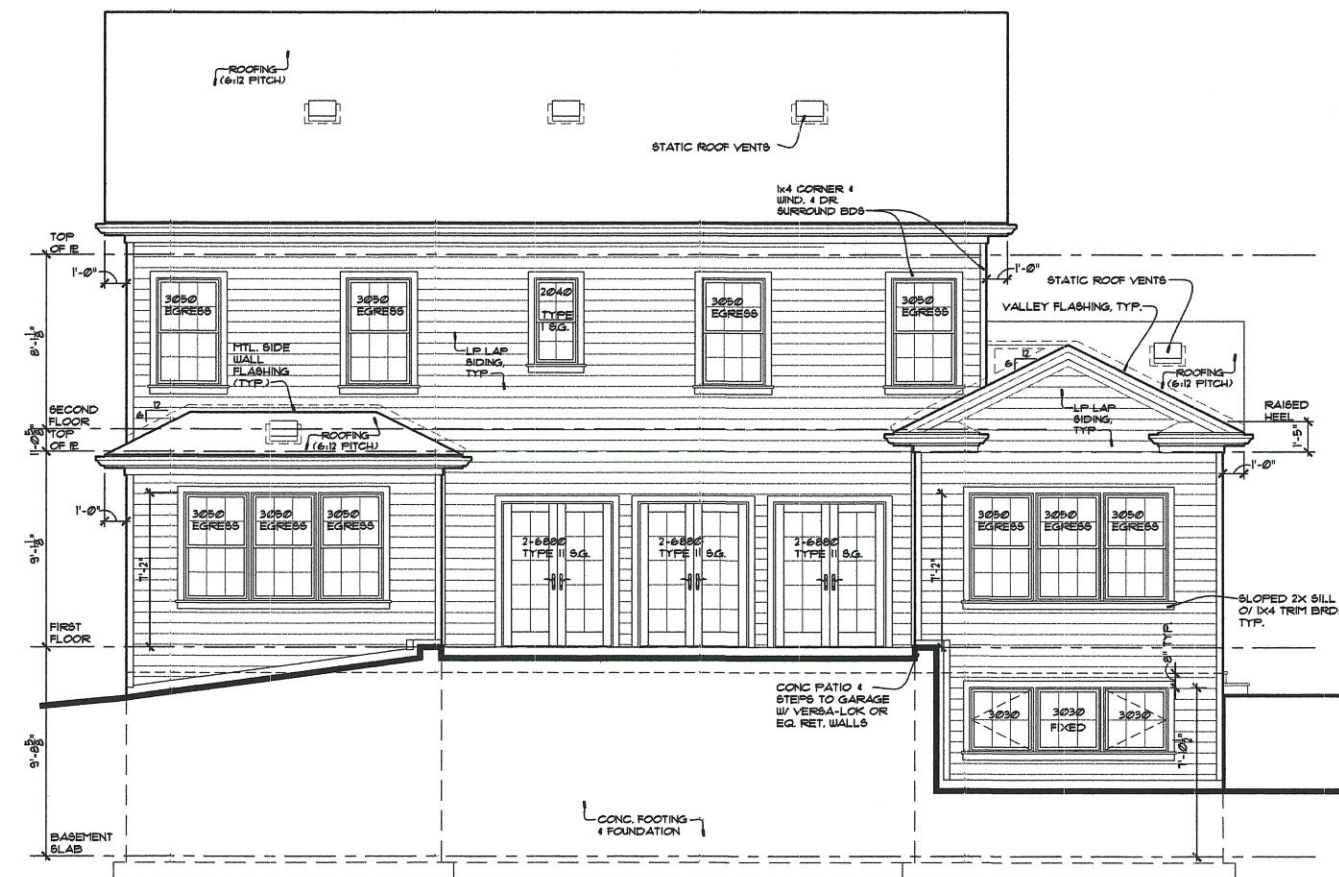
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**PARTIAL ELEVATIONS @ REAR PATIO**

1/4" = 1'-0"



**REAR ELEVATION**

1/4" = 1'-0"