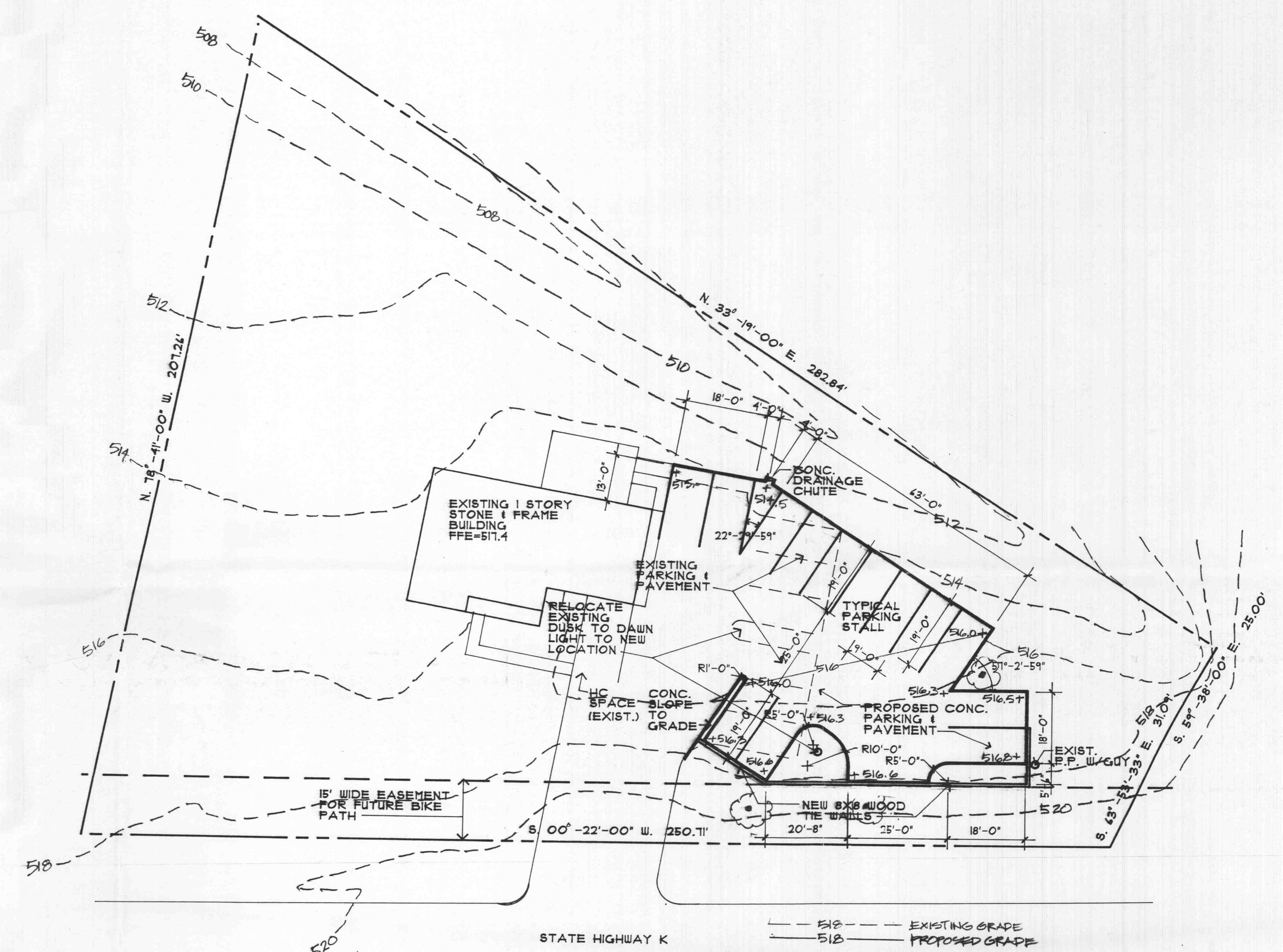


NOTES

- 1. OWNER/DEVELOPER  
JOHN K. SILBERBERG, D.D.S.  
2885 HIGHWAY K  
O'FALLON, MISSOURI 63344  
(314)272-4482
- 2. ZONING  
C1 - RESTRICTED BUSINESS DISTRICT  
SETBACKS:  
FRONT: 25 FEET  
SIDE: REQUIRED ONLY WHEN ADJACENT TO RESIDENTIAL; RESIDENTIAL SIDE YARD SETBACKS APPLY.  
REAR: 25 FEET
- 3. PARKING CALCS.  
REQUIRED FOR 1 DENTIST/2 EMPLOYEES  
4 SPACES/DENTIST X 1 = 4  
2 SPACES/3 EMPLOYEES = 2  
TOTAL SPACES REQUIRED = 6  
REQUIRED PER GROSS PUBLIC AREA  
1 SPACE PER 190 SF PUBLIC AREA  
1091 SF / 190 = 5.71 + 4 SPACES  
CURRENT SPACES PROVIDED:  
13 SPACES PLUS 1 HANDICAPPED SPACE  
PROPOSED PARKING:  
13 SPACES PLUS 1 HANDICAPPED SPACE  
COVERS UP TO:  
1 DENTIST / 15 EMPLOYEES  
2 DENTISTS / 4 EMPLOYEES
- 4. HYDRAULIC CALCS.  
TRACT AREA: 0.714 ACRES +/-  
EXISTING IMPERVIOUS AREA: .14 ACRES  
PROPOSED IMPERVIOUS AREA: .193 AC.  
.193 / .714 = 25.0% (30% O.K.)  
RUNOFF FACTORS:  
COMMERCIAL PROPERTY: 4.75  
UNDEVELOPED GROUND: 2.31  
DIFFERENTIAL RUNOFF: 2.44 CFS  
INCREASED RUNOFF:  
2.44 X 0.199 = 0.49 CFS (1.00 CFS O.K.)  
PER SECTION 405.240 C.I.B. STORM WATER DETENTION IS NOT REQUIRED FOR THIS SITE.

**APPROVED**  
Contingent upon the following:  
- replace or relocate any existing trees.  
- keep the street trees outside of the bike path easement or as close to the edge as possible.  
9/24/96  
Cullen Kramme



**REVISED PARKING PLAN**  
1" = 20'-0"

GENERAL NOTES

GOVERNING BUILDING CODES: 1993 BOCA NATIONAL BUILDING, MECHANICAL, PLUMBING, FIRE PROTECTION CODES AND THE 1993 NATIONAL ELECTRIC CODE.  
CONTRACTOR SHALL NOTIFY ARCHITECT OF ANY DISCREPANCIES IN DIMENSIONS, DETAILING OR OTHER ITEMS AS INDICATED ON THE PLANS OR SPECIFIED PRIOR TO PROCEEDING WITH WORK RELATING TO SAID ITEMS.  
CONCRETE MIX DESIGNS SHALL MEET THE FOLLOWING REQUIREMENTS:

	INTERIOR SLABS	FOOTINGS	EXTERIOR SLABS
MINIMUM COMPRESSIVE STRENGTH	3000 PSI	3000 PSI	3500 PSI
MAXIMUM WATER/CEMENT RATIO	.24	.24	.21
MAXIMUM SLOPE	4"	4"	4"
AIR ENTRAINMENT	NONE	45 +/- 5	45 +/- 5

PLY ASH SHALL NOT BE USED IN CONCRETE. CONCRETE COVERAGE OF REINFORCEMENT SHALL BE NOT LESS THAN THE FOLLOWING MINIMUM CLEAR DISTANCES UNLESS NOTED OTHERWISE ON THE DRAWINGS:  
CAST AGAINST BARTH: 3"  
FORMED CONCRETE EXPOSED TO EARTH OR WEATHER: 2"  
NOT EXPOSED TO EARTH OR WEATHER: 1" (SLABS)  
ALL FOUNDATIONS SHALL BE SQUARE AND LEVEL.  
ALL FOOTINGS SHALL BEAR ON ROCK OR UNDISTURBED SOIL.  
ALL STRUCTURAL WOOD FRAMING SHALL BE NO. 2 SOUTHERN PINE S/MOISTURE CONTENT OF 15% OR LESS (WOLMANIZED PRESSURE TREATED FOR EXT. EXPOSURE).  
MINIMUM MODULUS OF ELASTICITY: 1,500,000 PSI. MIN. BENDING STRESS IN 2000 PSI.  
ALL DECKING, BALUSTERS & RAILS SHALL BE SMOOTH MILLED CEDAR.  
CONTRACTOR SHALL NOTIFY, VERIFY AND LOCATE ALL UTILITIES PRIOR TO CONSTRUCTION AND CONNECTION OF SERVICES.  
ALL CONSTRUCTION AND MATERIALS SHALL CONFORM TO THE CITY OF O'FALLON STANDARDS.

SILBERBERG DENTAL OFFICE

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MIDWEST DESIGN GROUP

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PROJECT SCOPE

THIS PROJECT CONSISTS OF THE CONSTRUCTION OF ADDITIONAL PARKING FOR AN EXISTING DENTAL FACILITY.  
PER TREE PRESERVATION ORDINANCE §1687, ANY TREES THAT ARE REMOVED FOR THE ADDITIONAL PARKING AREA WILL BE REPLACED/RELOCATED AS CLOSE AS POSSIBLE TO THEIR ORIGINAL LOCATION.  
THE EXISTING DUSK TO DAWN LIGHT POLE TO BE RELOCATED AS INDICATED ON THE REVISED PARKING PLAN.  
SITE INFORMATION, GRADES AND DETAILS FROM SILBERBERG DENTISTRY SITE PLAN BY LANDMARK SURVEYING DATED 11/21/95 AND REVISED 12/18/95 SHALL BE INCLUDED AND INCORPORATED INTO THIS PROJECT SUBMITTAL.

JOB NO:	96-02	SHEET	
DATE:	9/16/96		
DESIGNED BY:	CCJ		
DRAWN BY:	CCJ		
CHECKED BY:	CCJ		

**\$PI**

1 OF 1