

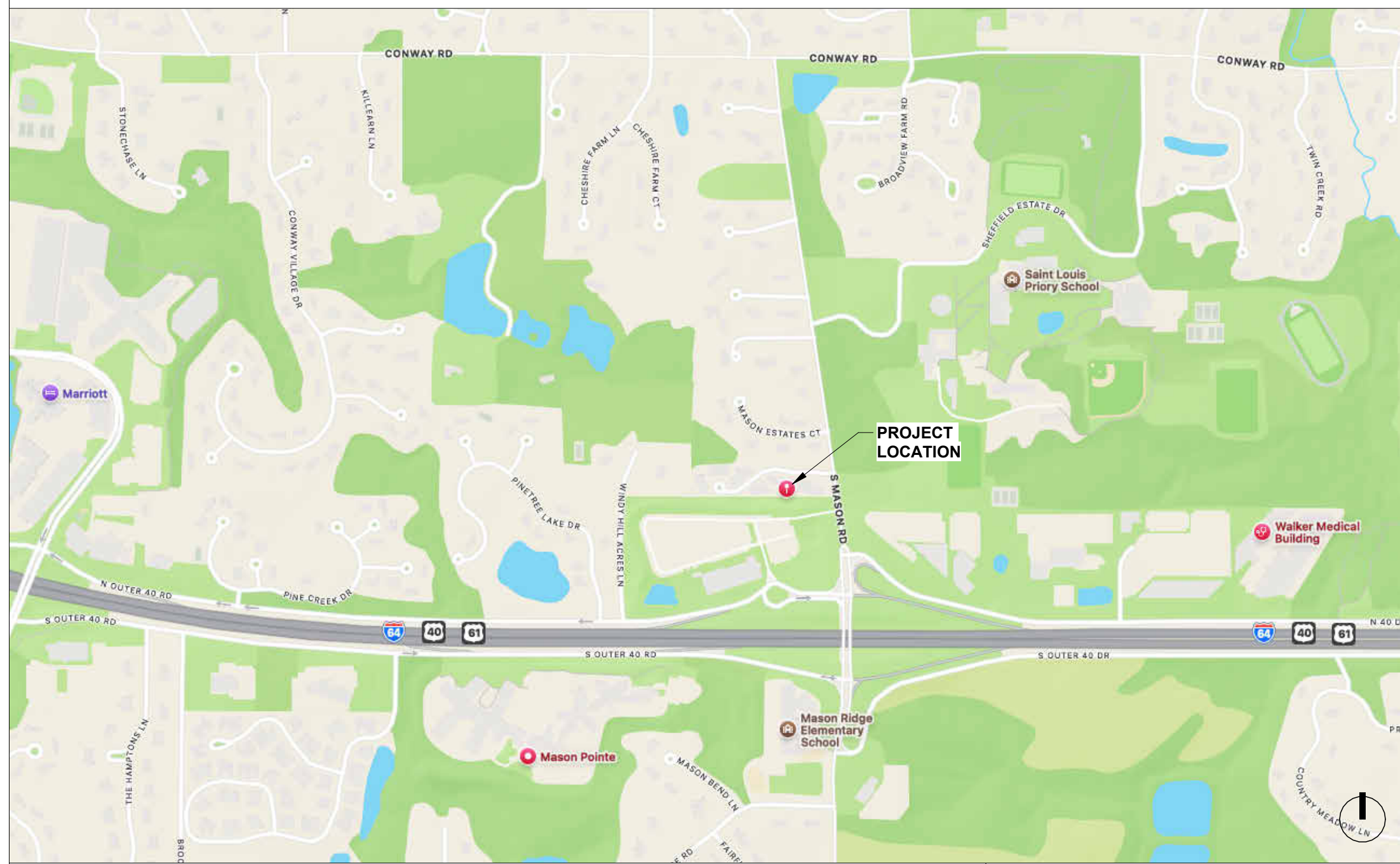
PITTENGER RESIDENCE

13016 PEMBROOKE VALLEY CT
ST. LOUIS, MO 63141

PERMIT SET

06/18/2026

VICINITY MAP



PROJECT DATA

GOVERNING BUILDING CODES, AS AMENDED:
2018 INTERNATIONAL RESIDENTIAL CODE
2018 INTERNATIONAL EXISTING BUILDING CODE
2018 INTERNATIONAL ENERGY CONSERVATION CODE
2018 INTERNATIONAL FUEL GAS CODE
2018 INTERNATIONAL PROPERTY MAINTENANCE CODE
2018 INTERNATIONAL MECHANICAL CODE
2014 NATIONAL ELECTRICAL CODE (STL COUNTY)
2015 UNIFORM PLUMBING CODE (STL COUNTY)

BUILDING AREA:
EXISTING: 3,177 SF (COUNTY RECORDS)

SCOPE OF WORK

THE PROJECT INCLUDES INTERIOR RENOVATIONS AND SOME WINDOW REPLACEMENTS AT THE EXISTING 1ST FLOOR OF THE DWELLING

PROJECT DIRECTORY

OWNER: BRAD & CARRIE PITTENGER PHONE: E-MAIL:	ARCHITECT: SHAVER ARCHITECTURE, LLC CONTACT: MATTHEW SHAVER PHONE: 314-435-8614 E-MAIL: MSHAVER@SHAVERARCHITECTURE.COM
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SHEET INDEX

SHEET NO.	SHEET NAME	REVISION	DATE
1 - GENERAL			
G001	COVER		
G002	SYMBOLS AND ABBREVIATIONS		
2 - DEMOLITION			
D201	DEMOLITION PLANS		
3 - ARCHITECTURAL			
A201	FRAMING PLANS		
A202	FLOOR PLANS		
A701	ELECTRICAL / LIGHTING PLANS		

CONTRACTOR:

MDG RENOVATIONS

CONTACT:
MARILYN VOLLET

PHONE:
314-974-4604

E-MAIL:
MVOLLET@MDGRENOVATIONS.COM

GENERAL REQUIREMENTS

1. THE GENERAL CONTRACTOR IS TO REVIEW ALL PLANS, ELEVATIONS, NOTES, DETAILS, BUILDING CODES AND RESTRICTIONS, AND JOB SITE CONDITIONS. ALL WORK SHALL BE DONE IN ACCORDANCE WITH ALL APPLICABLE LOCAL, STATE AND FEDERAL CODES.
2. THE CONTRACTOR SHALL VERIFY ALL DIMENSIONS AND SITE CONDITIONS PRIOR TO STARTING ANY CONSTRUCTION AND SHALL NOTIFY THE ARCHITECT OF ANY ERRORS OR INCONSISTENCIES BEFORE PROCEEDING WITH THE WORK.
3. CHANGES TO THIS WORK ARE ONLY AUTHORIZED IF IN WRITING FROM THE ARCHITECT.
4. THIS JOB IS CONSIDERED "DESIGN/ BUILD" FOR MECHANICAL, ELECTRICAL, PLUMBING, WORKS. DESIGN / BUILD CONTRACTORS TO PREPARE AND SUBMIT SEPARATE MEP PERMIT DRAWING PER LOCAL CODE BEFORE COMMENCING WORK.
5. THE DIMENSIONS ON THESE DRAWINGS SUPERCEDE SCALE. CONTRACTOR IS NOT TO SCALE THE DRAWINGS.
6. THE CONTRACTOR SHALL VERIFY THE LOCATION OF UTILITIES PRIOR TO CONSTRUCTION.
7. ALL ARCHITECTURAL DRAWINGS ARE IN CONFIDENCE AND DISSEMINATION MAY NOT BE MADE WITHOUT PRIOR WRITTEN CONSENT OF THE ARCHITECT. ALL COMMON LAW RIGHTS OF COPYRIGHTS AND OTHERWISE ARE HEREBY SPECIFICALLY RESERVED
8. IF THE CONTRACTOR DOES NOT UNDERSTAND THE PLANS, HE SHOULD OBTAIN THE ARCHITECT'S WRITTEN EXPLANATION PRIOR TO BIDDING. THE CONTRACTOR SHALL BE HELD RIGIDLY TO INTERPRETATIONS OF THE ARCHITECT.



\\Mac\Home\Documents\Projects\2026 Projects\26-014_13016 Pembroke Valley Ctl\13016 Pembroke.vnt 6/18/2026 8:12:37 PM

ABBREVIATIONS

&	AND	MANUF(S)	MANUFACTURE (S)
@	AT	MAT	MATERIAL
#	CENTERLINE	MAX	MAXIMUM
P	POUND OR NUMBER	MECH	MECHANICAL
A/C	PLATE	MEMB	MEMBER
AB	AIR CONDITIONING	MEZZ	MEZZANINE
ABV	ANCHOR BOLT	MFR	MANUFACTURE (D) (R)
ACT	ABOVE	MIN	MINIMUM
AD	ACOUSTICAL TILE	MISC	MISCELLANEOUS
ADH	AREA DRAIN	MO	MASONRY OPENING
ADJ	ADHESIVE	MR	MOISTURE RESISTANT
AFF	ADJACENT/ADJUSTABLE	MTD	MOUNTED
AGG	ABOVE FINISHED FLOOR	MTL	METAL
ALT	AGGREGATE	MULL	MULLION
ALUM	ALTERNATE	NW	MICROWAVE
ANOD	ALUMINUM	N	NORTH
APPROX	ANODIZED	NA	NOT APPLICABLE
ARCH	APPROXIMATE	NIC	NOT IN CONTRACT
BD	ARCHITECTURAL	NO	NUMBER
BLDG	BOARD	NOM	NOMINAL
BLK(G)	BUILDING	NSF	NET SQUARE FEET
BO	BLOCK (ING)	NTS	NOT TO SCALE
BM	BY OWNER	O TO O	OUT TO OUT
BOT	BEAM	OA	OVERALL
BRG	BOTTOM	OC	ON CENTER (S)
BSMT	BEARING	OD	OUTSIDE DIAMETER
BRK	BASEMENT	OFCl	OWNER FURNISHED, CONCT. INSTALLED
BUR	BRICK	OFOI	OWNER FURNISHED, OWNER INSTALLED
CAB	BUILT-UP ROOF	ODIA	OUTSIDE DIAMETER
CF	CABINET	OD	OVERFLOW DRAIN
CG	CEMENT FIBER	OH	OVERHEAD
CIP	CORNER GUARD	OPG	OPENING
CJ	CAST-IN-PLACE CONCRETE	OPP	OPPOSITE
CL	CONTROL JOINT	PL	PLATE
CLG	CENTER LINE	PAVE	PAVED/PAVEMENT
CLOS	CEILING	PERP	PERPENDICULAR
CLR	CLOSET	PLAM	PLASTIC LAMINATE
CMU	CLEARANCE/CLEAR	PLUMB	PLUMBING
CO	CONCRETE MASONRY UNIT	PLWD	PLYWOOD
COL	CLEAN OUT	PNL	PANEL
CONC	COLUMN	POL	POLISH (ED)
CONC	CONCRETE	PAIR	PAIR
CONST	CONSTRUCTION	PREFAB	PREFAB
CONT	CONTINUOUS OR CONTINUE	PREFIN	PREFINISHED
COORD	COORDINATE	PROJ	PROJECT
CORR	CORRIDOR	PSF	POUNDS/SQUARE FOOT
CPT	CARPET	PSI	POUNDS/SQUARE INCH
CT	CERAMIC TILE	PT	PRESSURE TREATED
DBL	DOUBLE	PTD	PAINTED
DEMO	DEMOLISH (ED)	PVC	POLYVINYL CHLORIDE
DEPT	DEPARTMENT	QTY	QUANTITY
DIAG	DIAGONAL	QUAD	QUADRUPLE
DIA	DIAMETER	QUINT	QUINTUPLE
DIM	DIMENSION	R	RISER
DN	DOWN	RA	RETURN AIR
DS	DOWNSPOUT	RAD	RADIUS
DTL(S)	DETAIL(S)	RC	RESILIENT CHANNEL
DW	DISHWASHER	RCP	REFLECTED CEILING PLAN
DWG	DRAWING	RD	ROOF DRAIN
E	EAST	RE:	REFER TO
EA	EACH	REF	REFERENCE
EF	EXHAUST FAN	REFR	REFRIGERATOR
EIFS	EXTERIOR INSULATION AND FINISH SYSTEM	REINF	REINFORCE(ED), (ING)
EJ	EXPANSION JOINT	REQ	REQUIRED
EL	ELEVATION ABOVE DATUM	REV	REVISION(S), REVISED
ELEC	ELECTRIC (AL)	RH	RIGHT HAND
ELEV	BUILDING ELEVATION/ELEVATOR	RM	ROOM
EMER	EMERGENCY	RO	ROUGH OPENING
ENGR	ENGINEER	S	SOUTH
EP	ELECTRICAL PANEL	SA	SUPPLY AIR
EQ	EQUAL	SBI	SOUND BATT INSULATION
EQUIP	EQUIPMENT	SC	SOLID CORE
EXIST	EXISTING	SECT	SECTION
EXP	EXPOSED/EXPANSION	SF	SQUARE FOOT (FEET)
EXT	EXTERIOR	SHT	SHEET
FD	FLOOR DRAIN	SHTG	SHEATHING
FDN	FOUNDATION	SHWR	SHOWER
FEC	FIRE EXTINGUISHER CABINET	SIM	SIMILAR
FF	FINISHED FLOOR	SK	SINK
FFE	FINISHED FLOOR ELEVATION	SPEC	SPECIFICATION (S)
FIN	FINISH (ED)	SPKLR	SPRINKLER
FIXT	FIXTURE	SQ	SQUARE
FJ	FINGER JOINT	SS	STAINLESS STEEL
FLUOR	FLUORESCENT	STD	STANDARD
FO	FACE OF	STL	STEEL
FR	FIRE RESISTIVE (RETARDANT)	STOR	STORAGE
FTG	FOOTING	STRUCT	STRUCTURAL
FRT	FIRE RESISTIVE (RETARDANT)	SYM	SYMMETRY (CAL)
FT	FOOT	T&G	TONGUE AND GROOVE
FURN	FURNITURE	TBD	TO BE DETERMINED
FURR	FURRED (ING)	TEL	TELEPHONE
FV	FIELD VERIFY	THK	THICK
GA	GAUGE	THRU	THROUGH
GALV	GALVANIZED	TO	TOP OF
GC	GENERAL CONTRACTOR	TOC	TOP OF CONCRETE
GMU	GLASS MASONRY UNIT	TOP	TOP OF PARAPET
GSF	GROSS SQUARE FEET	TOS	TOP OF STEEL
GSB	GYP SUM WALL BOARD	TOW	TOP OF WALL
H	HIGH	TREAD	TREAD
HB	HOSE BIBB	TS	(STRUCTURAL) TUBE STEEL
HC	HANDICAPPED/HOLLOW CORE	TV	(TELEVISION)
HDR	HEADER	TYP	TYPICAL
HDWD	HARDWOOD	UL	UNDERWRITERS LABORATORIES
HDWR	HARDWARE	UNFIN	UNFINISHED
HM	HOLLOW METAL	UNO	UNLESS NOTED OTHERWISE
HORIZ	HORIZONTAL	UTIL	UTILITIES
HP	HIGH POINT	VB	VAPOR RETARDER (BARRIER)
HR	HOUR	VCB	VINYL COVE BASE
HT	HEIGHT	VCT	VINYL COMPOSITION TILE
HVAC	HEATING/VENTILATION/AIR CONDITION	VENT	VENTILATION
HWH	HOT WATER HEATER	VERT	VERTICAL
ID	INTERIOR DIAMETER	VEST	VESTIBULE
IN	INCHES	VIF	VERIFY IN FIELD
INCL	INCLUDE (D), (ING)	VTR	VENT THRU ROOF
INFO	INFORMATION	W	WIDE FLANGE
INSUL	INSULATE (D), (ION)	W/	WITH
INT	INTERMEDIATE/INTERIOR	W/D	WASHER/DRYER
JAN	JANITOR	WH	WATER HEATER
JBOX	JUNCTION BOX	WP	WATER PROOFING
JST	JOIST	W/O	WITHOUT
JT	JOINT	WC	WATER CLOSET
KD	KNOCK DOWN	WD	WOOD
KIT	KITCHEN	WR	WATER RESISTANT
KPL	KICKPLATE	WRB	WEATHER RESISTANT BARRIER
L	LENGTH	WT	WEIGHT
LAM	LAMINATE (D)	WWF	WELDED WIRE FABRIC
LAV	LAVATORY	YD	YARD
LB	POUND		
LF	LINEAR FEET		
LH	LEFT HAND		
LP	LOW POINT		
LOC	LOCATION		
LR	LIVING ROOM		
LSL	LAMINATED STRAND LUMBER		
LT	LIGHT		
LVP	LUXURY VINYL PLANK		
LVT	LUXURY VINYL TILE		

PATTERNS

PLAN / SECTION INDICATIONS



NO WORK ZONE

ELEVATION INDICATIONS



STONE



BRICK/CONCRETE BLOCK



FINISHED WOOD



GLASS



PLASTER/STUCCO/EIFS

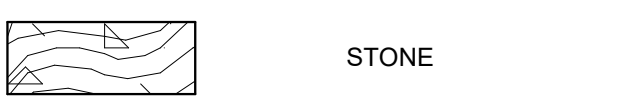
SECTION INDICATIONS



SAND OR GROUT



EARTH OR NATURAL GROUND



POROUS FILL (GRAVEL)



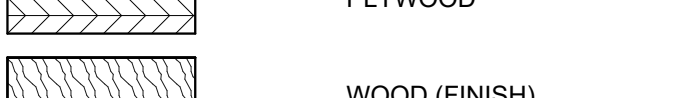
STONE



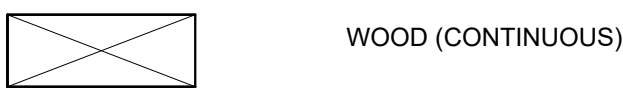
CONCRETE



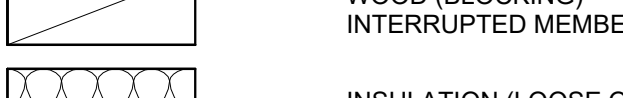
BRICK



CONCRETE MASONRY UNIT



METAL



PLYWOOD



WOOD (FINISH)



WOOD (CONTINUOUS)



WOOD (BLOCKING)
INTERRUPTED MEMBER



INSULATION (LOOSE OR BATT)



INSULATION (RIGID)



GLASS (LARGE SCALE)



GYPSUM BOARD



ACOUSTICAL TILE



CARPET



EIFS



2X6 WALL

GENERAL LINE TYPES

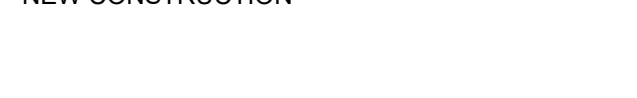
TYPICAL LINES



EXISTING CONDITION



DEMOLITION

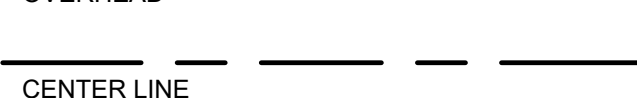


NEW CONSTRUCTION

SPECIAL LINES



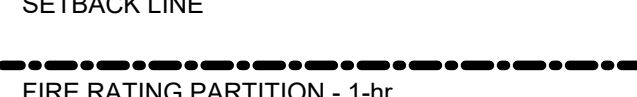
HIDDEN



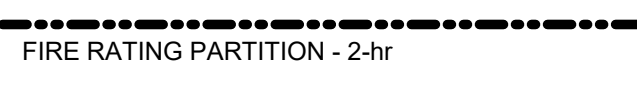
OVERHEAD



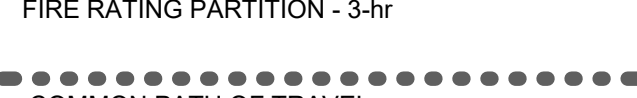
CENTER LINE



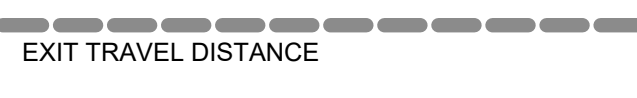
PROPERT LINE



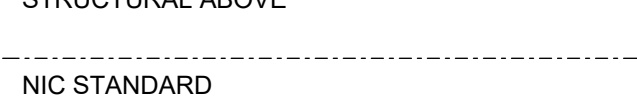
SETBACK LINE



FIRE RATING PARTITION - 1-hr



FIRE RATING PARTITION - 2-hr



FIRE RATING PARTITION - 3-hr



COMMON PATH OF TRAVEL



EXIT TRAVEL DISTANCE



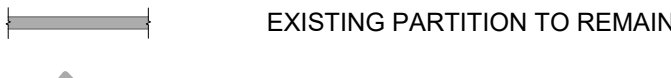
STRUCTURAL ABOVE



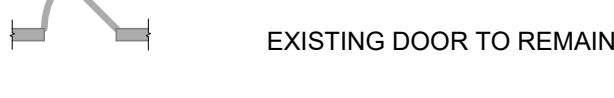
NIC STANDARD

SYMBOLS

EXISTING CONDITION



EXISTING PARTITION TO REMAIN

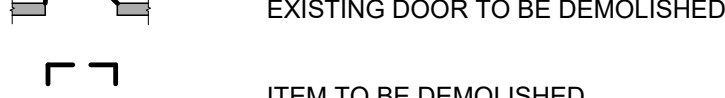


EXISTING DOOR TO REMAIN

DEMOLITION



EXISTING PARTITION TO BE
DEMOLISHED

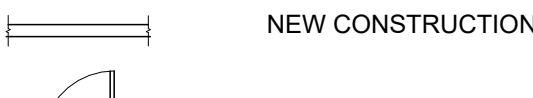


EXISTING DOOR TO BE DEMOLISHED



ITEM TO BE DEMOLISHED

NEW CONSTRUCTION

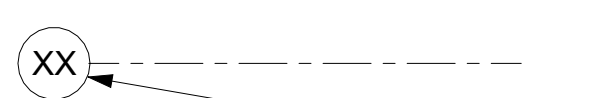


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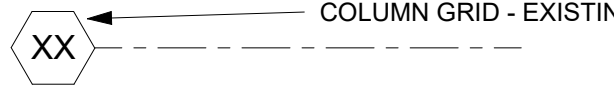


NEW DOOR AND DOOR NUMBER

FLOOR PLANS



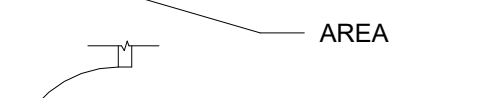
COLUMN GRID - NEW



COLUMN GRID - EXISTING



ROOM NAME



ROOM NUMBER



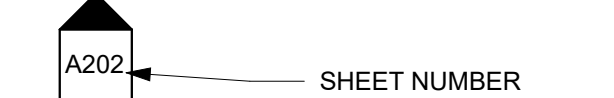
AREA



DOOR NUMBER



ALIGN WITH ESTABLISHED
SURFACES



REVISION REFERENCES

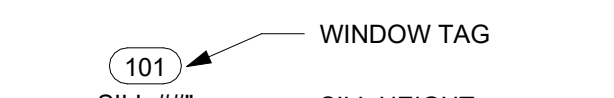


VIEW NUMBER ON SHEET



SHEET NUMBER

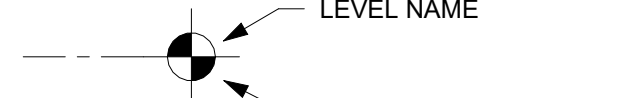
ELEVATIONS



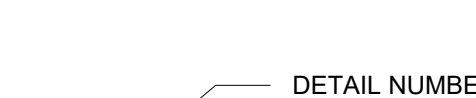
WINDOW TAG



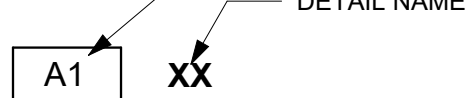
SILL HEIGHT



ROOF SLOPE (ELEVATION)



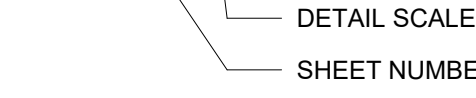
LEVEL NAME



LEVEL HEIGHT



DETAIL NUMBER



DETAIL NAME



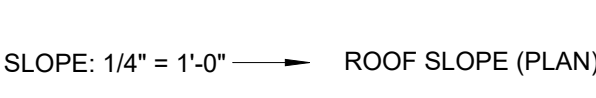
1/X=1'-0"



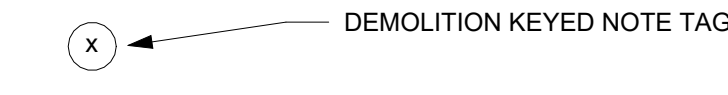
SHEET NUMBER



SITE ORIENTATION (NORTH)



ROOF SLOPE (PLAN)



DEMOLITION KEYED NOTE TAG



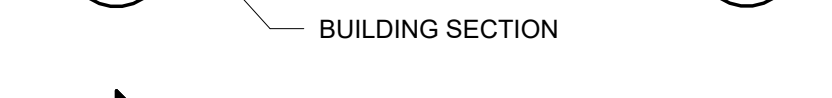
NEW WORK KEYED NOTE TAG



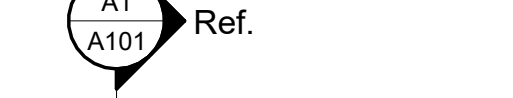
CEILING MATERIAL



CEILING HEIGHT OFF THE FLOOR



BUILDING SECTION



WALL SECTION



DETAIL



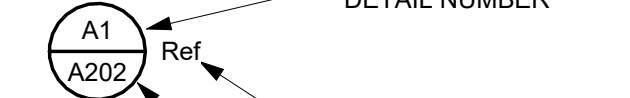
DETAIL NUMBER



DESCRIPTION OF SIMILAR OR OPPOSITE



SHEET WHERE SHOWN



AREA TO BE DETAILED

SHAVER ARCHITECTURE

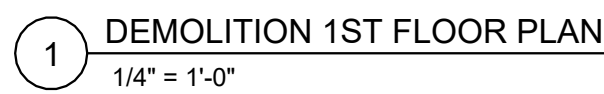
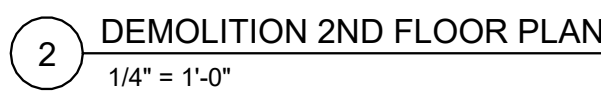
10700 LEEBUR DRIVE
SAINT LOUIS, MO 63128
P: 314-435-8614
WWW.SHAVERARCHITECTURE.COM
MO CERT. OF AUTH: A-2020021376

PROJECT ADDRESS:

13016 PEMBROOKE
VALLEY CT
ST. LOUIS, MO 63141

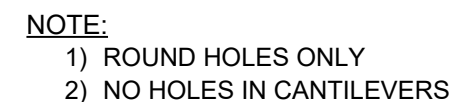
CLIENT:

BRAD & CARRIE
PITTENGER



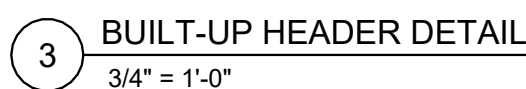
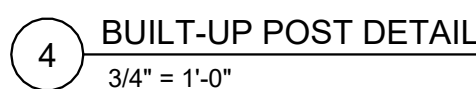
- | <u>DEMOLITION KEYNOTES</u> | |
|-----------------------------------|--|
| D1 | REMOVE EXIST LOAD-BEARING WALL (OR PORTION OF). PROVIDE TEMP SHORING AS REQ. SEE FRAMING PLANS FOR PROPOSED HEADER/BEAM INFORMATION. |
| D2 | REMOVE EXIST FLOOR. PREP FOR REPLACEMENT. |
| D3 | CUT BACK EXIST WINDOW JOISTS, SUBFLOOR AND FLOORING AT EXIST ELEVATED 2ND AND 3RD FLOOR LANDING. CUT BACK TO WALL BELOW. |
| D4 | REMOVE EXIST CABINETRY, PLUMBING FIXTURES, COUNTERTOPS, ETC, SHOWN DASHED, TYP. |
| D5 | REMOVE EXIST BALUSTRADE. PREP FOR REPLACEMENT. |
| D6 | REMOVE EXIST FURRED CEILING. |

ACTUAL SHEET SIZE: 24" X 36"



HEADER OR BEAM DEPTH	MAX. ROUND HOLE SIZE
4 3/8"	1"
5 1/2"	1 3/4"
7 1/4" - 20"	2"

5 ALLOWABLE HOLES IN LVL OR PSL MEMBERS



1. ALL POSTS SHALL BE A MIN 2 - 2X WALL THICKNESS UNO.
2. HEADERS TO BE #1 SO PINE. UNO.
3. ALL DIMENSIONS TO PROPOSED WALLS SHOWN TO FACE OF STUD FRAMING.
4. ALL DIMENSIONS TO EXISTING WALLS OR ELEMENTS SHOWN TO FINISHED / EXISTING FACE. UNO.
5. ALL INT PARTITIONS TO BE 2X4 WOOD STUDS AT 16" OC WITH 1/2" GWB. UNO.
6. DOORS TO BE INSTALLED WITH JAMB 4 1/2" FROM WALL. UNO.

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ST. LOUIS, MO 6314

CLIENT:

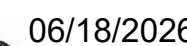
BRAD & CARRIE
PITTENGER

CONSULTANTS:

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SEAL:



MATTHEW J. SHAVER
MO #2014041027

REVISIONS:

[illegible]

PROJECT STATUS:	PERMIT SET
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PROJECT NUMBER: 26-014

DATE: 06/18/2020

DRAWN BY: MJS

SHEET NAME:

FRAMING PLANS

SHEET NUMBER

A201

ACTUAL SHEET SIZE: 24" X 36"

2ND FLOOR PLAN
1/4" = 1'-0"

1 1ST FLOOR PLAN
1/4" = 1'-0"

- FLOOR PLAN GENERAL NOTES:**
1. ALL POSTS SHALL BE A MIN 2 - 2X WALL THICKNESS UNO.
 2. HEADERS TO BE #1 SO PINE, UNO.
 3. ALL DIMENSIONS TO PROPOSED WALLS SHOWN TO FACE OF STUD FRAMING.
 4. ALL DIMENSIONS TO EXISTING WALLS OR ELEMENTS SHOWN TO FINISHED / EXISTING FACE, UNO.
 5. ALL INT PARTITIONS TO BE 2X4 WOOD STUDS AT 16" OC WITH 1/2" GWB, UNO.
 6. DOORS TO BE INSTALLED WITH JAMB 4 1/2" FROM WALL, UNO.

KEYNOTES	
1	REPLACE EXIST BALUSTRADE W/ 2'-10" H ORNAMENTAL IRON GUARDRAIL W/ GRASPABLE TOP RAIL AND BALUSTERS @ 4" OC.
2	OPENING IN LOAD-BEARING WALL. PROVIDE TEMP SHORING AS REQ.
3	INFILL WALL AT EXISTING OPENING. 2X W/ STUDS TO MATCH EXIST @ 16" OC W/ 1/2" GWB EACH SIDE.
4	REMOVE 2X FRAMED WALL AS REQ TO CONCEAL SIDE OF CABINetry AND ACCOMMODATE W/ D CASING. COORD W/ CABINET SHOP DRAWINGS.
5	REPLACE EXIST WINDOW W/ WINDOW OF EQUAL SIZE TO FIT IN EXISTING OPENING. SEE WINDOW SHOP DRAWINGS FOR SIZES AND INFO. PROVIDE TEMPERED GLASS @ BATHROOM WINDOW.
6	REPLACE EXTERIOR DOOR PER SHOP DRAWING.
7	CABINetry AND COUNTER TOP PER CABINET SHOP DRAWINGS AND INTERIOR DESIGN DRAWINGS.
8	DOOR AT GARAGE TO BE MIN 1 3/8" TH SOLID WOOD, STEEL, OR 20-MIN FIRE RATED, EQUIPPED W/ SELF-CLOSING DEVICE.
9	EXISTING 1/2" GWB AT GARAGE WALLS AND CEILING.
10	PROVIDE STEP AT PROPOSED GARAGE DOOR, 11" TREAD AND MAX 7 3/4" RISERS.
11	REPLACE HARDIE PLAT SIDING AND TRIM BOARDS AS REQ AFTER DOOR INSTALLATION.
12	MAINTAIN EXISTING 1-HOUR RATED FIRE SEPARATION. ANY GWB WORK TO BE REPAIRED TO ITS ORIGINAL STATE.

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REVISIONS:

[illegible]

PROJECT STATUS: PERMIT SET

PROJECT NUMBER: 26-014

DATE: 06/18/2026

DRAWN BY: MJS

SHEET NAME:

FLOOR PLANS

SHEET NUMBER

A202

ACTUAL SHEET SIZE: 24" X 36"



-  CEILING FAN
PROVIDE COMBO FAN & LIGHT WALL SWITCH

ACTUAL SHEET SIZE: 24" X 36"