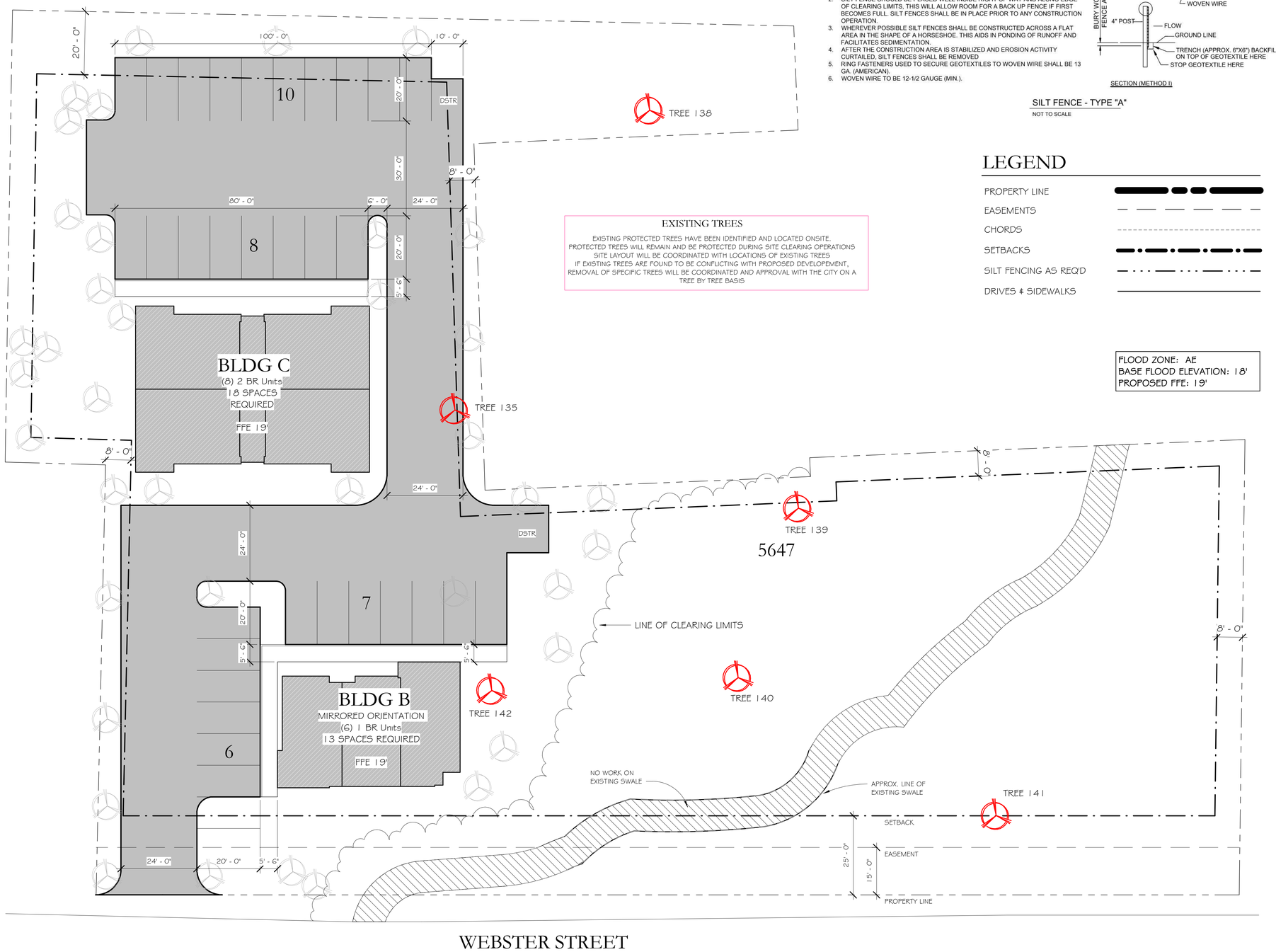
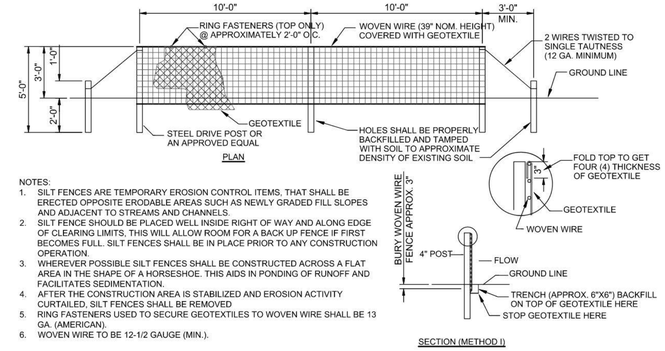


EXISTING TREES

EXISTING PROTECTED TREES HAVE BEEN IDENTIFIED AND LOCATED ONSITE.
PROTECTED TREES WILL REMAIN AND BE PROTECTED DURING SITE CLEARING OPERATIONS
SITE LAYOUT WILL BE COORDINATED WITH LOCATIONS OF EXISTING TREES
IF EXISTING TREES ARE FOUND TO BE CONFLICTING WITH PROPOSED DEVELOPEMENT,
REMOVAL OF SPECIFIC TREES WILL BE COORDINATED AND APPROVAL WITH THE CITY ON A
TREE BY TREE BASIS



NOTES:
1. SILT FENCES ARE TEMPORARY EROSION CONTROL ITEMS, THAT SHALL BE ERECTED OPPOSITE ERODABLE AREAS SUCH AS NEWLY GRADED FILL SLOPES AND ADJACENT TO STREAMS AND CHANNELS.
2. SILT FENCE SHOULD BE PLACED WELL INSIDE RIGHT OF WAY AND ALONG EDGE OF CLEARING LIMITS, THIS WILL ALLOW ROOM FOR A BACK UP FENCE IF FIRST BECOMES FULL. SILT FENCES SHALL BE IN PLACE PRIOR TO ANY CONSTRUCTION OPERATION.
3. WHEREVER POSSIBLE SILT FENCES SHALL BE CONSTRUCTED ACROSS A FLAT AREA IN THE SHAPE OF A HORSESHOE. THIS AIDS IN PONDING OF RUNOFF AND FACILITATES SEDIMENTATION.
4. AFTER THE CONSTRUCTION AREA IS STABILIZED AND EROSION ACTIVITY CURTAILED, SILT FENCES SHALL BE REMOVED
5. RING FASTENERS USED TO SECURE GEOTEXTILES TO WOVEN WIRE SHALL BE 13 GA. (AMERICAN).
6. WOVEN WIRE TO BE 12-1/2 GAUGE (MIN.).

SILT FENCE - TYPE "A"
NOT TO SCALE

LEGEND

PROPERTY LINE
EASEMENTS
CHORDS
SETBACKS
SILT FENCING AS REQ'D
DRIVES & SIDEWALKS

FLOOD ZONE: AE
BASE FLOOD ELEVATION: 18'
PROPOSED FFE: 19'

GENERAL SITE NOTES

1. CONTRACTOR SHALL VERIFY ALL PROPERTY LINES, DIMENSIONS, SETBACKS, AND EASEMENTS PRIOR TO CONSTRUCTION.
2. CONTRACTOR SHALL ADJUST THE FINAL BUILDING LOCATI(AS REQUIRED TO COMPLY WITH LOCAL CODES AND SITE CONDITIONS.
3. CONTRACTOR SHALL ESTABLISH SITE DRAINAGE PATTERN: AND OBTAIN LOCAL INSPECTOR APPROVAL PRIOR TO PLACEMENT OF FOUNDATION FORMS.
4. DRAINAGE DESIGN SHALL PREVENT CONCENTRATED OR EXCESSIVE RUNOFF ONTO ADJACENT PROPERTIES.
5. FINISHED FLOOR ELEVATION (FFE) SHALL BE A MINIMUM OF 8" ABOVE ADJACENT FINISHED GRADE. FINISHED GRADE AT 10' FROM THE BUILDING, OR AT THE MIDPOINT TO THE PROPERTY LINE (WHICHEVER IS LESS), SHALL BE A MINIMUM OF 18" BELOW THE FFE.
6. PROVIDE POSITIVE DRAINAGE ACROSS THE ENTIRE LOT WITH A MINIMUM SLOPE OF 1/8" PER FOOT, UNLESS NOTED OTHERWISE.
7. COORDINATE LOCATION, SIZE, AND CONFIGURATION OF DRIVEWAYS, SIDEWALKS, PATIOS, AND SIMILAR IMPROVEMENTS WITH THE OWNER. SIDEWALKS SHALL RECEIVE A BROOM FINISH.
8. PROVIDE A GRAVEL CONSTRUCTION ENTRANCE FROM PUBLIC ROADWAYS AND INSTALL EROSION CONTROL MEASURES, INCLUDING SILT FENCING, AS REQUIRED.
9. BUILDING B IS A MIRRORED VERSION OF BUILDING A. ALL DIMENSIONS, DETAILS, WALL TYPES, FINISHES AND STRUCTURAL SYSTEMS SHALL MATCH BUILDING A EXCEPT FOR MIRRORED & ROTATED ORIENTATION.
10. CITY OF BAY ST. LOUIS ZONING ORDINANCE 2017
    A. EXISTING LOT IS ZONED R-3, HIGH DENSITY MULTI-FAMILY RESIDENTIAL DISTRICT
    B. MIN LOT WIDTH: 60'
    C. MIN FRONT YARD SETBACK: 25'
    D. MIN SIDE YARD SETBACK: 8'
    E. MIN REAR YARD SETBACK: 20'
    F. MAX LOT COVERAGE: 45%
    G. MAX BUILDING HEIGHT: 35' (HEIGHTS MAY BE INCREASED BY THE DIFFERENCE B/T ACTUAL LOT ELEVS & BASE FLOOD ELEVATIONS REQ'D BY FEMA DFIRMS, PROVIDED THAT ALL BLDGS W/IN THE SFHA SHALL BE CONSTRUCTED IN ACCORDANCE W/ CURRENT FLOOD DAMAGE PREVENTION ORDINANCE OF THE CITY OF BAY ST. LOUIS)

AREA CALCULATIONS

BUILDING B - 3,892 SF H&C
HEATED & COOLED - 1,946 SF (PER FLOOR)
PORCHES - 375 SF
TOTAL UNDER ROOF - 2,400 SF (PER FLOOR)
TOTAL HEATED & COOLED - 3,892 SF

BUILDING C - 6,264 SF H&C
FIRST FLOOR HEATED & COOLED - 3,100 SF
SECOND FLOOR HEATED & COOLED - 3,164 SF
PORCHES - 640 SF
TOTAL UNDER ROOF - 3,970 SF (PER FLOOR)
TOTAL HEATED & COOLED - 6,264 SF

SITE - APPROX. 1.697 AC
GREEN SPACE - 0.921 AC (54.2%)
DEVELOPED AREA - 0.776 AC (45.8%)
ASPHALT PAVING - .524 AC (30.9%)
BUILDINGS - .201 AC (11.9%)
SIDEWALK PAVING - .051 AC (3.0%)

PARKING REQUIREMENTS

2 PARKING SPACES PER DWELLING UNIT PLUS 1 ADDN'L SPACE FOR EACH 8 SPACES FOR VISITORS
31 TOTAL PARKING SPACES REQ'D
31 PARKING SPACES PROVIDED

0' 8' 16' 32' 64'

studio R five ARCHITECTURE &CONSULTING
madison || mississippi
studioRfivearchitecture@gmail.com
studioRfive

PERMIT DRAWINGS

WEBSTER STREET DEVELOPMENT
BAY ST. LOUIS

PRELIMINARY NOT FOR CONSTRUCTION

3/18/2026

A PURCHASE OF studioRfive, PLLC PLANS GRANTS THE PURCHASER THE RIGHT TO USE SUCH DOCUMENTS TO CONSTRUCT A SINGLE HOME ON ONE LOT. THESE PLANS ARE PROTECTED BY THE FEDERAL COPYRIGHT ACT. PURCHASER ACKNOWLEDGES THAT ALL RIGHTS OF OWNERSHIP, TITLE, AND INTEREST IN THE COPYRIGHTS, PLANS, AND DERIVATES REMAIN WITH studioRfive, PLLC.

REVISIONS

NO.	DESCRIPTION	DATE

A1
SITE PLAN

FIELD VERIFY ALL CONDITIONS AND DIMENSION PRIOR TO CONSTRUCTION

1 / A1 SITE PLAN - ORTHO
1/16" = 1'-0"

3/18/2026