TENTATIVE AGENDA
JANUARY 8, 2025 7 P.M.
ARCHITECTURAL REVIEW BOARD

The Architectural Review Board will convene at the City of Glendale Auditorium which will be open to the public.

I. MEETING CALLED TO ORDER

II. ROLL CALL

III. APPROVAL OF MINUTES: DECEMBER 11, 2024

IV. REVIEW OF PLANS FOR A SINGLE-FAMILY HOME
SCOTT DUNAVANT, 1240 SAPPINGTON RD.

V. REVIEW OF PLANS FOR A TWO-STORY ADDITION
MATT AND ELIZABETH SATTERLY, 740 HAWBROOK RD.

VI. MISCELLANEOUS

VII. ADJOURNMENT

_____
Gabrielle Macaluso
Deputy City Clerk

POSTED: 4:30 PM, JANUARY 3, 2025

MINUTES
ARCHITECTURAL REVIEW BOARD MEETING
DECEMBER 11, 2024 –6:00 p.m.

CALL TO ORDER

A meeting of the Architectural Review Board (ARB) of the City of Glendale was held on Wednesday, December 11, 2024. Reed Voorhees presided and called the meeting to order at 6:00 p.m.

ROLL CALL

Members Present	Members Absent
Mike Moran	Chairman Fernhoff
John Falk	Laura Switzer
Reed Voorhees	
Brad Weitekamp	
Jon Emert	

Also present were Frank Johnson, City Administrator; Allie Sievers, City Attorney; and Gabby Macaluso, Deputy City Clerk

APPROVAL OF MINUTES

Mr. Falk moved to approve the minutes from the November 13, 2024 meeting. The motion was seconded by Mr. Emert and unanimously carried.

REVIEW OF PLANS FOR TWO-STORY ADDITION– Alex and Claire Aubel, 120 Trevillian Ave.

The proposed project at 120 Trevillian Ave. was reintroduced, and Mr. Johnson reminded the members that the project had gone before the ARB for a preliminary review at the October 9, 2024 meeting. He noted that there were some issues regarding the drainage and architecture that the ARB requested additional information for. The Aubel's architect, Matt Shaver of Shaver Architecture, and Alex Aubel attended the meeting with Mr. Shaver presenting the project.

The ARB found that most of the drainage and architecture issues identified at the October meeting had been addressed. There were a few additional matters where more information was requested. These include:

- Show flowell popup as running straight north with the discharge point kept away from the critical root zone of the tree.
- Check that the flowell volume and rock calculation/amount is accurate. Plans/calculations indicate a lot of rock.
- Redo roof area calculations of impervious surface as it seems inaccurate. Clarify or justify the 0.95 factor in the stormwater calculations.
- Double check the roof area; the proposed seems inaccurate with "214.48" too low for area of addition shown

- Add tree protection zones to the landscape plan, revise the plan to remove trees that are marked as “to be removed” (TBR) in the demo/tree plans.
- Note dead trees C and D as TBR on demo/tree plan.

Mr. Moran made a motion to approve the plans for a two-story addition at 120 Trevillian Ave. with these additional conditions being met and verified by Mr. Johnson. The motion was seconded by Mr. Falk and unanimously approved.

REVIEW OF PLANS FOR ATTACHED GARAGE & TWO-STORY ADDITION– Christian Roberts, 66 Frederick Ln.

The proposed project at 66 Frederick Ln. was introduced. Mr. Roberts and his architect, Max Bemberg, attended the meeting with Mr. Bemberg presenting the project.

The ARB expressed concerns regarding the proposed design of home’s addition, particularly its fit with the neighborhood and resemblance to a commercial or multi-family property. They requested numerous clarifications and additional pieces of information including:

- Submit complete civil plans with 1’ contours, all downspouts and drainage noted, and a plan for holding stormwater runoff
- Site plan should show utilities and adjacent houses (including roof lines).
- Provide for a swale on the north side of new driveway.
- Indicate grade of driveway
- Submit updated landscape plan with planting schedule and tree protection fencing.
- Flowell popup should be placed closer to home to allow more ground to soak up water before it leaves the property.
- Consider changes to the composition of the front facade to address concerns over commercial/multifamily feel.

Mr. Moran made a motion to postpone voting on the project until the requested information outlined above is provided to the ARB. The motion was seconded by Mr. Emert and unanimously approved.

REVIEW OF PLANS FOR TWO-STORY ADDITION– Tamsin Mascetti, 449 Elm Ave.

The proposed project at 449 Elm Ave. was reintroduced, and Mr. Johnson reminded the members that the same property with a different plan had gone before the ARB for review at the June 2024 meeting. The applicant submitted a substantially revised design that requires another review. Tamsin Mascetti is the property owner and designer for the project.

Ms. Mascetti presented the project. She noted that the new materials will match existing materials and that no trees would be impacted by the addition.

The ARB noted no concerns with the design of the addition, but did express some concern about the flowell discharge. They advised Ms. Mascetti to verify the civil design of the flowell. They suggested that the flowell be moved to the west around the retaining wall or integrated into the existing pipe design so that it doesn't pond against the top of the wall.

Mr. Moran made a motion to approve the application with the condition that civil design be verified for the location of the flowell, so it can be determined if the flowell should be moved westward or if discharge should be routed to existing stormwater infrastructure. The motion was seconded by Mr. Falk and unanimously approved.

ADJOURN

Mr. Moran motioned to adjourn the meeting. The motion was seconded by Mr. Weitekamp and unanimously carried to adjourn the meeting at 7:19 p.m.

CITY OF Glendale
424 N. Sappington Road Glendale, Missouri 63122 (314) 965-3600 fax (314) 965-4772

APPLICATION FOR ARCHITECTURAL REVIEW BOARD

APPLICATION DATE 12-15-24 DATE OF ARB MEETING 1-8-24 ESTIMATED COST $800,000.00

PROJECT ADDRESS 1240 North Sappington GLENDALE, MO 63122

NAME OF PROPERTY OWNER DH2020 LLC PHONE NUMBER 314-616-5705

CONTRACTOR (NAME) Scott Dunavant PHONE NUMBER 314-616-5905

CONTRACTOR ADDRESS 1326 Marlann Dr. Des Peres MO 63131

ARCHITECT (NAME) Paul Dean Hunsicker PHONE NUMBER 314-971-0637

ARCHITECT ADDRESS 9501 Watson Rd #311 St. Louis MO 63126

DETAILED DESCRIPTION OF WORK BEING PROPOSED: Single family home/New construction

FLOOR AREA RATIO 10.5 (FAR = Gross Floor Area divided by total area of lot. Gross Floor Area includes all areas provided with heat and/or air conditioning. Includes all conditioned half stories with ceiling heights of more than 5 feet. All living space with ceiling heights of sixteen (16) feet or greater shall be counted at 200%. Attached garages shall be counted at 50%. Exclude any finished or unfinished basement, a detached garage, and any unenclosed porch).

TOTAL FLOOR AREA OF NEW CONSTRUCTION (SQ. FT.) 4155 sf

TOTAL FLOOR AREA OF EXISTING STRUCTURE (SQ. FT.) 1148 SF

TOTAL SQ. FT. OF LOT 39,316 sf WIDTH AND DEPTH OF LOT (FT.) 120 x 327.68

HEIGHT OF STRUCTURE 28' NUMBER OF STORIES 2

ESTIMATED COMMENCE DATE March 2025 EST. COMPLETION DATE 2026

Each application shall be accompanied with payment of a fee as follows:

Addition or Accessory Structure:	**$150.00**
New Home:	**$200.00**

(SEE REVERSE SIDE FOR APPLICATION CHECKLIST)

Applications must include 7 copies of all the following items (11x17 size paper is acceptable). Electronic PDF copies must also be submitted, either by email to permits@glendalemo.org or on a USB Flash Drive. Packets are due no later than 5:00 p.m. 20 days prior to the scheduled ARB meeting. Please check each item included. The complete ARB Guidelines may be viewed on the City's website.

Applications for additions to existing homes must include the following content unless specific requirements are shown by the applicant to be not applicable to the proposed project and are modified or waived by the City Administrator.

☑ 1. **Existing Conditions Site Survey**. Show all site conditions, paved areas, trees and landscaping, and servicing utilities on the subject property. Note the first-floor elevation of existing buildings. 1" = 20" minimum scale.

☑ 2. **Site Demolition Plan**. This may be incorporated into the Existing Conditions Plan, if the drawing is presented legibly. 1" = 20" minimum scale.

☑ 3. **Proposed Site Plan -- Geometrics.** 1" = 10' minimum scale. Show all:

- Site improvements, existing-to-remain and proposed. Include buildings, walls, retaining walls, patios, pavement, walks and ground-based equipment. Provide key setting out dimensions. Dimension proposed buildings and structures to the property line. Label materials for paving/walks.
- Adjacent neighbor properties to each side and rear of the subject property. Include the full site for side adjoining parcels. Show rear adjoining parcels to the extent of building facades on the rear neighbor's lot. Adjoining property geometrics do not need to be surveyed and can be created using St. Louis County GIS data or online mapping tools.
- Property boundaries, setbacks, easements, and right-of-way lines.
- Proposed site servicing utility lines and physical utility items.
- Existing and proposed trees

☑ 4. **Proposed Site Plan – Grading and Drainage**. May be presented as a separate plan or combined with above, provided that geometrics graphics are used as background. 1" = 10' minimum scale. Show all:

- Existing and proposed contours with 1' contour interval.
- Downspout locations serving roof areas of the proposed buildings. Show how downspout drainage flow is collected and piped/conveyed to discharge points. Include over-land drainage discharge patterns, drainage swales, detention basins, and flow direction. Coordinate with the architectural plans and elevations.
- Drainage detention structures and their overflow discharge points. Show all piping into drainage detention structures.
- Erosion control measures and tree protection barriers.
- Drainage differential discharge calculations showing the engineered basis of pre- and post-development stormwater flow off of the site. No development shall result in an increase of stormwater discharge volume from the site.

☑ 5. **Architectural Floor Plan**. 1/4" = 1' minimum scale. Show all levels, including finished/ unfinished basements and detached structures. Fully dimension and indicate functions for all rooms. Include a roof plan accurately showing geometry, slopes, gutters and downspouts and coordinate with Site Grading and Drainage Plan. Limit size reductions to not more than 50%.

☑ 6. **Pervious and Impervious Area Coverage Plan**. Illustrate all impervious improvements and diagram the impervious areas in comparison to pervious areas. Indicate types of site area coverage by shading and/or patterns with a legend of materials. Measure and show in a schedule areas of each type of coverage. Provide calculations of pervious and impervious areas and the ratio of impervious coverage.

☑ 7. **Landscape Plan**. 1/8" = 1' minimum scale. Use the Site Geometric Plan as background. The landscape planting plan should include:

- Current information from the site development plan, including existing/proposed grades and all buildings/structures.
- Location of all lot lines, building setbacks, and easements as depicted on the site development plan.
- Graphic legend depicting existing vegetation and proposed conditions.
- Location of all improvements (walks, patios, driveways, retaining walls, etc.)
- Location of all existing and proposed utilities and sewers.
- Graphic depiction of all existing trees, including location, types and caliper inch.
- Graphic depiction of the accurate drip line canopy showing the critical root zone.
- Tabulation of all existing trees to be saved, removed or impacted.
- Graphic depiction, plant schedule and planting details of all proposed trees, landscape plantings, shrubs, lawn areas, and groundcovers. Botanical and common names should be listed on plans.
- Graphic depiction indicating limits of ground disturbance and all associated areas of lawn to be seeded or sodded upon project completion.

☑ 8. **Arborist Report**. The arborist report should include Tree Protection Plan (TPP) with the following information:

- Project title or name, owner name, and firm name or individual who prepared the plan.
- Scaled based plan using the site development plan depicting line of disturbance, existing/ proposed grades, location of all improvements, existing/proposed utilities and sewers.
- Graphic depiction of all existing trees to remain and to be removed including location, types and Diameter Breast Height (DBH) size of 6" or greater.
- Graphic depiction of the accurate drip line canopy showing the extent of the Critical Root Zones and Structural Root Zones.
- Graphic depiction of proposed Tree Protection Zones and tree protection fencing.
- Identification of any areas of invasive plants recommended for removal.
- Tree Report Summary with the common and scientific name of the tree and the DBH at 4.5' above grade; comments on the vitality, structure and form of the tree; tree number (to correspond with the TPP); assessment of value/significance and recommended action to be taken; and reason for proposing removal or trimming of the tree.

☑ 9. **FAR Illustration Plan**. 1/8" = 1' minimum scale. Present a diagrammatic illustration of the plan areas as measured in CAD-based takeoff or as calculated by dimensions. Note the measured or calculated area of each floor plan level, show the boundary of each measured area graphically, and indicate how each area is assessed for FAR. Account for all floor areas and classify (i.e. conditioned space, enclosed porches, attached or detached garage, two-story living space, etc.).

☑ 10. **Color Photos of Adjoining Properties**. Color photos of existing and neighboring properties. Include rear yard and neighboring rear yards.

☑ 11. **Aerial Photo Plan**. Submit an illustration compositing the proposed development with buildings shaded black and pavements shaded grey, superimposed to scale onto an aerial photo image showing the project Street in its entirety.

☑ 12. **Composite Street Elevation**. ¼" = 1' minimum scale. Provide a colored elevation of the street façade superimposed on a photographic montage showing the adjoining neighbors to each side of the property. The exhibit must accurately depict the proposed design and the first-floor level in relation to the neighboring houses.

☑ 13. **Building Elevations**. Minimum ¼" = 1' scale. Reduced size exhibits limited to not more than 50 percent. Provide building elevations of all principal facades and detached structures with building materials noted. Accurately show the line of grade, as defined in the ARB guidelines, and coordinate with the Grading Plan. Note basements as a Story Below Grade or a Building Story, and show the roof height on each elevation, as defined in the ARB guidelines.

☑ 14. **Colored Illustration**. Provide a 3-dimensional rendering or a colored building elevation of the principal street façade. For additions, illustrate the most prominent façade whether side or rear.

☑ 15. **Materials and Samples**. Applicants are required to bring physical samples of the building materials to the ARB meeting.

SIGNATURE OF APPLICANT

12-19-24

DATE

FRONTENAC FORESTRY

Install and maintain tree protection fence as indicated on preservation plan for all trees marked SAVE.
Silt protection shall be installed in a trenchless manner if introduced within the critical root zone of any tree to be SAVED. (I.E. woodchips, wattles, and hay bales)

I hereby certify that I have viewed the premises and provided this professional opinion regarding the survivability of significant trees on this site and abutting the site. Attached is a site plan illustrating the recommended location of tree protection fencing. This fence is to remain erect throughout the construction project . All tree inspections were performed from the ground and are limited in scope. Tree and utility locations are approximate and locations of utilities are subject to change.

Nick Wibbenmeyer
I.S.A. Certified Arborist
MW 6357A

CERTIFIED ARBORIST ISA

FrontenacForestry@gmail.com ~ 2460 Driftwood Ln., St. Louis MO. 63146 ~ 314-496-2020

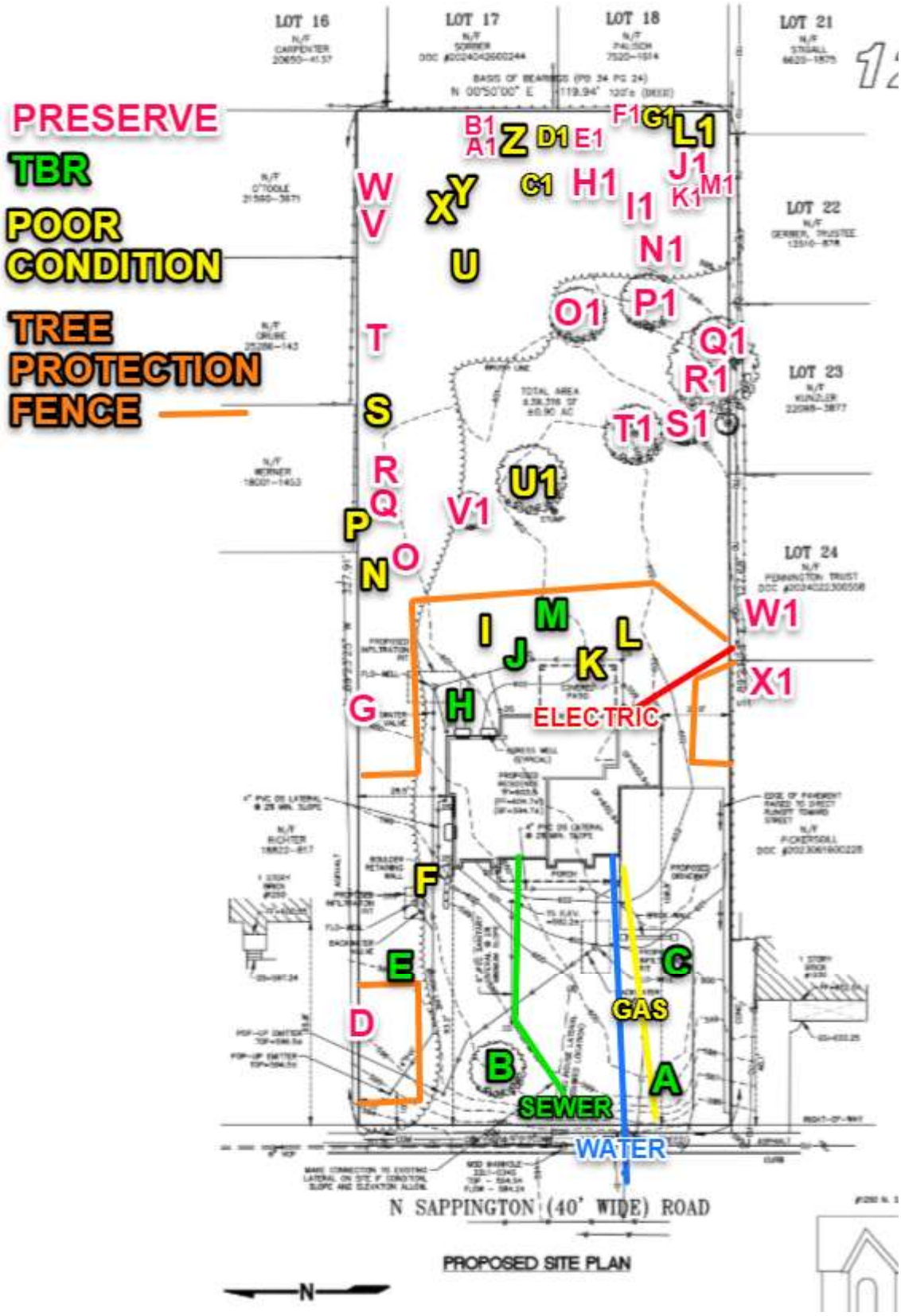
TREE STUDY
SITE PLAN REVIEW
12/11/2024

PROPERTY LOCATION: 1240 Sappington

#	TREE SPECIES	DBH	PRESERVE/ TBR	ADJOINING LOT	COMMENTS	C	L	S
A	blue spruce	20"	TBR		exposed root flare, strong central leader, dead scaffold branches, gummosing wounds on trunk **DRIVEWAY**	56	40	75
B	saucer magnolia	5x6"	TBR		girdling root, multi-stemmed, included bark, minor deadwood **UTILITIES**	59	40	61
C	black locust	18"	TBR		irregular trunk taper, removed leader, epicormic growth, co-dominant at 6', storm damage, deadwood **DRIVEWAY**	49	40	35
D	hackberry	14"	PRESERVE	SHARED	exposed root flare, co-dominant at 10', included bark, minor deadwood	64	40	68
E	black cherry	6"	TBR		compartmentalized wound on trunk, epicormic growth, co-dominant at 10', minor deadwood **ACCESS**	63	40	46
F	silver maple	38"	TBR		girdling roots, large basal wound, vines on trunk epicormic growth, storm damage, branch dieback **CONDITION/ FOUNDATION**	39	40	27
G	red mulberry	19"	PRESERVE	SHARED	vines in crown, co-dominant at 5', included bark, epicormic growth, deadwood	46	40	19
H	catalpa	36"	TBR		exposed root flare, compartmentalized wounds on trunk, epicormic growth, storm damage, deadwood **FOUNDATION**	56	40	38
I	black locust	17"	TBR		lean, epicormic growth, woodpecker holes at main union, major deadwood, fruiting bodies present **CONDITION/PATIO**	39	40	35
J	white pine	20"	TBR		exposed root flare, gummosing wounds on trunk, strong central leader, minor deadwood **PATIO**	65	40	62
K	catalpa	37"	TBR		exposed root flare, removed leader hollow trunk, HAZARD **PATIO/HAZARD**	39	40	38

L	catalpa	29"	TBR		exposed root flare, large basal wound, storm damage, compartmentalized wounds throughout, deadwood **CONDITION/PATIO**	39	40	38
M	red mulberry	21"	TBR		girdling roots, lean, exfoliating bark, epicormic growth, lean, wetwood, deadwood **PATIO**	43	40	19
N	silver maple	17"	KEEP		exposed root flare, heavy lean, major epicormic growth, branch dieback	39	40	27
O	American elm	6"	PRESERVE		exposed root flare, included bark deadwood	51	40	35
P	dead	7"	KEEP	SHARED	DEAD	5	40	0
Q	silver maple	38"	PRESERVE		co-dominant at 7', compartmentalized wounds on trunk, epicormic growth, deadwood	59	40	27
R	American elm	6"	PRESERVE		strong central leader, deadwood	54	40	35
S	silver maple	36"	KEEP		vines throughout, storm damage, epicormic growth, improper pruning cuts, deadwood	30	40	27
T	American elm	10"	PRESERVE		slight lean, epicormic growth, storm damage	46	40	35
U	dead	11"	KEEP		DEAD	5	40	0
V	silver maple	22"	PRESERVE		exposed root flare, storm damaged leader, deadwood	45	40	27
W	silver maple	39"	PRESERVE		exposed root flare, co-dominant at 8', included bark, deadwood	59	40	27
X	catalpa	24"	KEEP		vertical crack on trunk, major storm damage, major deadwood, vines throughout, large hanging branch	20	40	38
Y	red mulberry	13"	KEEP		heavy lean, epicormic growth, vines in crown, wetwood, deadwood	39	40	19
Z	red mulberry	9"	KEEP		co-dominant at 12', major storm damage, major deadwood, vines in crown	35	40	19
A1	American elm	11"	PRESERVE		lean, phototropic, deadwood	48	40	35
B1	American elm	14"	PRESERVE		multi-stemmed, included bark, vines on trunk, utility pruned, deadwood	46	40	35
C1	red mulberry	11"	KEEP		irregular trunk taper, gaping basal wound, included bark, major deadwood, vines in crown	39	40	19
D1	hackberry	6"	KEEP		epicormic growth, unfavorable structure, branch dieback, deadwood	39	40	68

E1	American elm	7"	PRESERVE		exposed root flare, co-dominant at 12', deadwood, vines in crown	45	40	35
F1	black walnut	22"	PRESERVE		vines throughout, epicormic growth, utility pruned, deadwood	43	40	49
G1	catalpa	8"	KEEP		vines throughout, deadwood	39	40	38
H1	red mulberry	11"	PRESERVE		co-dominant at 5', lean, wetwood, included bark, vines, deadwood	46	40	19
I1	catalpa	12"	PRESERVE		involved with concrete pad, lean, co-dominant at 8', deadwood	49	40	38
J1	black walnut	20"	PRESERVE		co-dominant at 30', storm damage, deadwood, epicormic growth	52	40	49
K1	American elm	10"	PRESERVE		co-dominant at 8', vines in crown, minor deadwood	53	40	35
L1	dead	2x14"	KEEP		DEAD	5	40	0
M1	hackberry	8"	PRESERVE		co-dominant at 10', involved with dead tree, included bark, utility pruned, involved with service line	44	40	68
N1	hackberry	6"	PRESERVE		compartmentalized wound on trunk, co-dominant at 6', vines in crown, deadwood	51	40	68
O1	silver maple	22"	PRESERVE		co-dominant at 5', vines on trunk, epicormic growth, deadwood	54	40	27
P1	silver maple	22"	PRESERVE		exposed root flare, lean, co-dominant at 12', deadwood	54	40	27
Q1	black walnut	15"	PRESERVE		9"x6", multi-stemmed, involved with service lines, minor deadwood	55	40	49
R1	catalpa	30"	PRESERVE		20"x10", multi-stemmed, girdling roots, utility pruned, deadwood	59	40	38
S1	red mulberry	10"	PRESERVE		girdling roots, co-dominant at 6', included bark, deadwood	57	40	19
T1	black cherry	21"	PRESERVE		compartmentalized wounds on trunk, co-dominant at 20', deadwood	55	40	46
U1	ash	25"	KEEP		major storm damage, fruiting bodies present, major basal decay, deadwood	39	40	35
V1	shingle oak	15"	PRESERVE		co-dominant at 20', phototropic, minor deadwood	71	40	68
W1	white pine	20"	PRESERVE	YES	strong central leader, dead scaffold branches	59	40	62
X1	pin oak	34"	PRESERVE	YES	co-dominant at 25', dead scaffold branches, involved with service wire, deadwood	59	40	84


PRESERVE
TBR
POOR CONDITION
TREE PROTECTION FENCE
LOT 16
LOT 17
LOT 18
LOT 21
LOT 22
LOT 23
LOT 24
B1
A1
Z
D1
E1
F1
G1
L1
J1
K1
M1
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ELECTRIC
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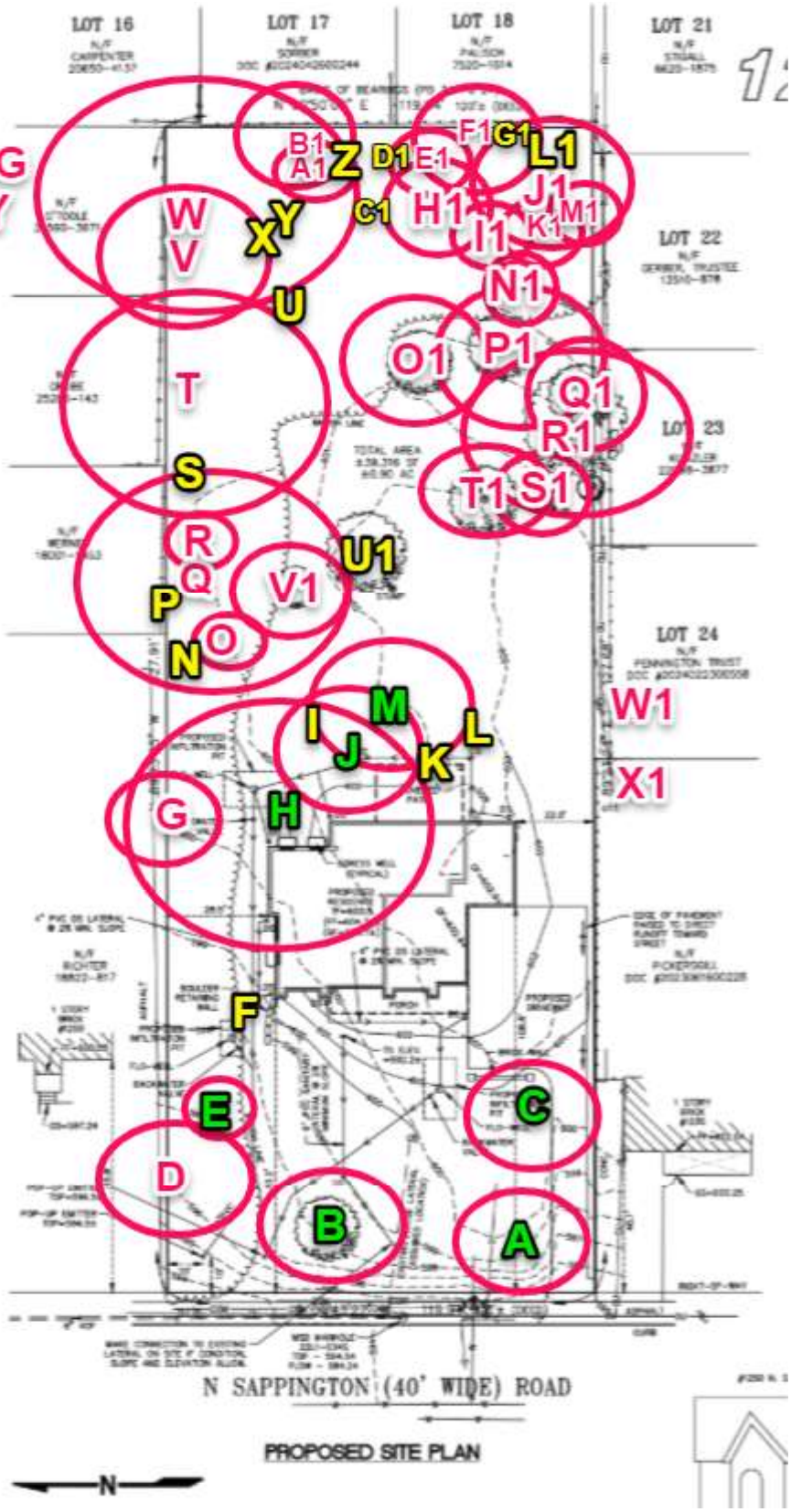
SEWER
WATER
N SAPPINGTON (40' WIDE) ROAD
PROPOSED SITE PLAN
N


EXISTING CANOPY
LOT 16
LOT 17
LOT 18
LOT 21
LOT 22
LOT 23
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B1
A1
Z
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F1
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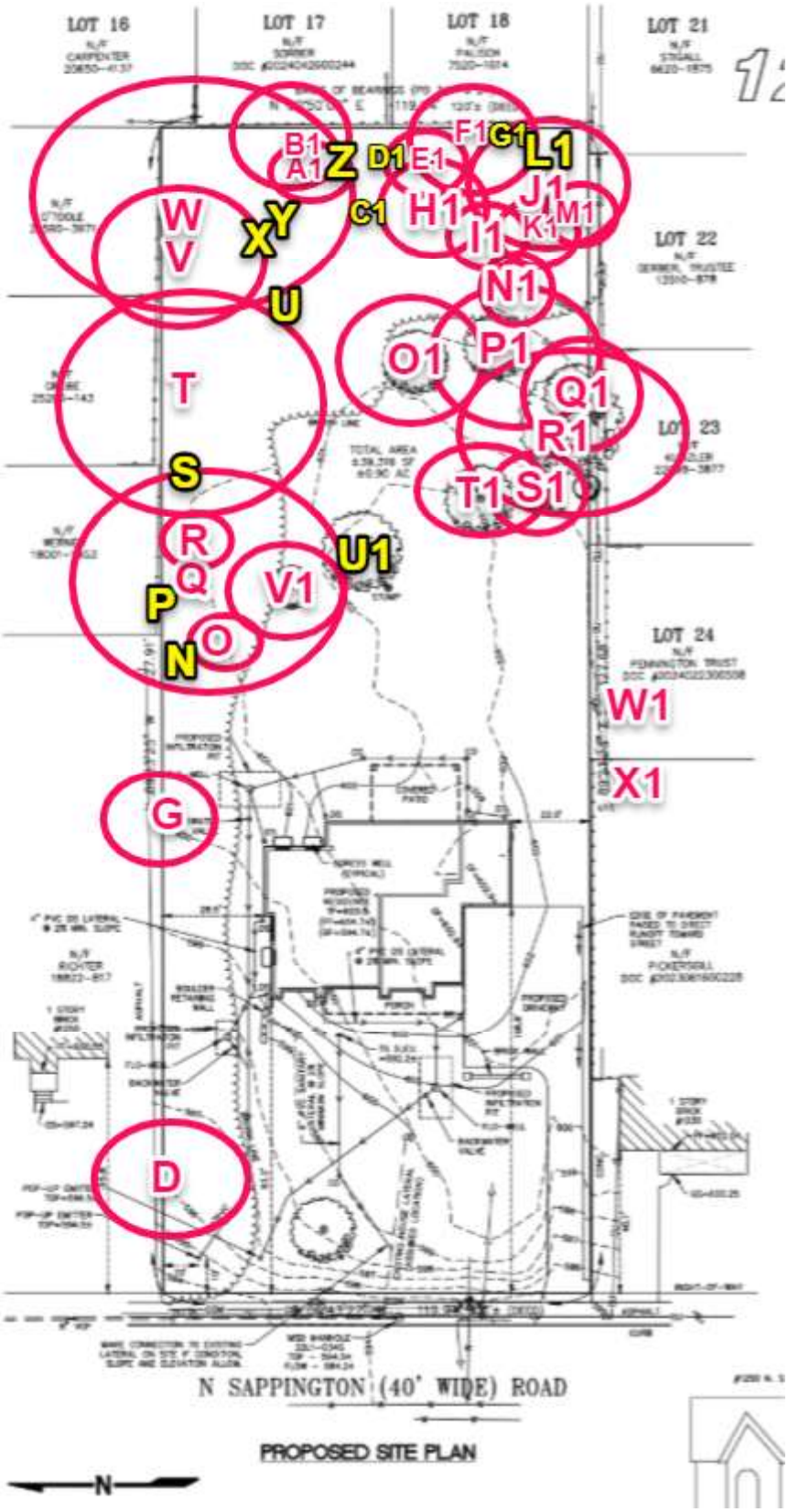
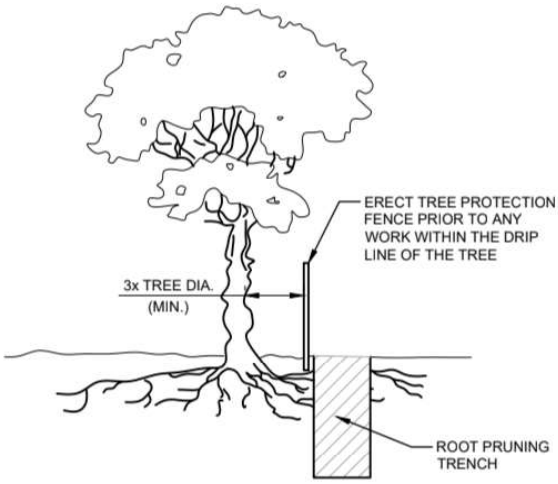
A
N SAPPINGTON (40' WIDE) ROAD
PROPOSED SITE PLAN
N

PROPOSED CANOPY





NOTES:

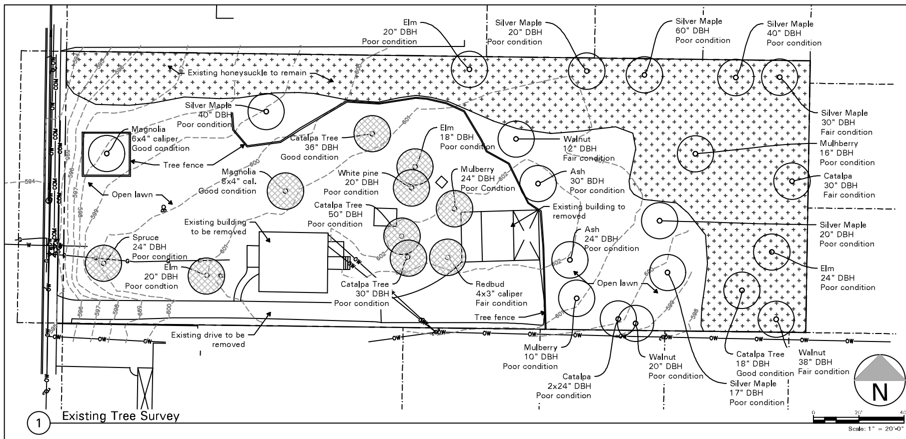
1. ROOT PRUNING SHALL BE DONE WHENEVER THERE WILL BE GRADING, CUTTING OR COMPACTION DISTURBANCE UNDERNEATH THE DRIP LINE OF A TREE. PRIOR TO ANY WORK WITHIN DRIP LINE, THE CONTRACTOR SHALL ERECT A TREE PROTECTION FENCE AND CONTACT AN ISA CERTIFIED ARBORIST TO COORDINATE WORK. NO DISTURBANCE SHALL BE DONE WITHIN A DISTANCE OF 3X THE DIAMETER OF THE TREE, DUE TO STABILITY CONCERNS.
2. ROOT PRUNING SHALL BE DONE WITH A SHARP TOOL, IN SUCH A WAY THAT DOES NOT PULL ON THE ROOTS, BUT LEAVES SMOOTH CUTS. DO NOT TEAR ROOTS WITH EXCAVATION EQUIPMENT. IT IS PREFERABLE TO EXPOSE THE ROOTS PRIOR TO ROOT PRUNING. AFTER PRUNING, FILL THE AREA WITH QUALITY TOPSOIL AND WATER UNTIL THOROUGHLY SOAKED.
3. ONCE EXPOSED, ROOTS MUST BE COVERED WITHIN 8 HOURS. IF ROOTS WILL BE LEFT EXPOSED FOR LONGER THAN 8 HOURS, THEY MUST BE KEPT MOIST. ONE OPTION IS TO PUT MOIST BURLAP OVER THE EXPOSED ROOTS.

NOTES (CONT.):

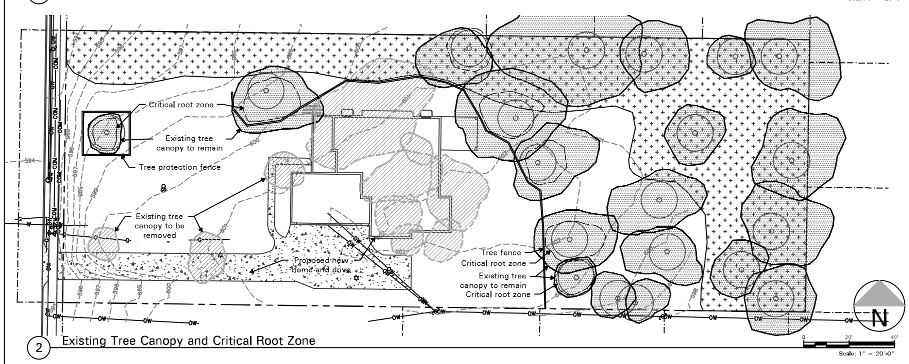
4. ROOT PRUNING SHALL MEET OR EXCEED ANSI A300 OR APPROVED TREE CARE INDUSTRY STANDARDS.

DIGGING PROCESS

1. THE PRUNING TRENCH SHOULD BE CLEARED IN A WAY THAT EXPOSES THE ROOTS WHILE LEAVING THEM INTACT.
   1.1. USE HAND TOOLS OR AN AIR KNIFE II) DO NOT USE AN EXCAVATOR, AS THIS WILL PULL ON THE ROOTS AND POSSIBLY DAMAGE THE TRUNK III) IF A ROOT LARGER THAN 2" IS EXPOSED, LEAVE THIS ROOT INTACT AND CONTACT LANDSCAPE SERVICES
2. ONCE THE ROOTS ARE EXPOSED, USE A SHARP TOOL TO CLEANLY CUT ALL ROOTS WHICH ARE BETWEEN 1-2" DIAMETER, TO THE DEPTH OF THE PROPOSED DISTURBANCE
   2.1. APPROPRIATE TOOLS INCLUDE SHARP LOPPING SHEARS, HANDSAWS, A SHARPENED AXE, A ROOT PRUNER GRINDER, A RECIPROCATING SAW AND ANY OTHER SHARP TOOL WHICH LEAVES A CLEAN CUT
   2.2. YOU MAY NOT USE A CHAINSAW OR CHAIN TRENCHER TO MAKE THE FINAL CUTS
   2.3. ALL ROOTS SHALL BE LEFT WITH A CLEAN, SMOOTH ENDS AND NO RAGGED EDGES
3. POST PRUNING
   3.1. TREE ROOTS MUST BE KEPT MOIST. IF ROOTS ENDS WILL BE LEFT EXPOSED FOR MORE THAN 8 HOURS, COVER THE HOLE WITH MOIST BURLAP.
   3.2. FILL THE HOLE WITH HIGH QUALITY TOP SOIL, MULCH THE AREA WITH TRIPLE SHREDDED HARDWOOD TO A DEPTH OF 3", AND WATER WELL.



1 Existing Tree Survey



2 Existing Tree Canopy and Critical Root Zone

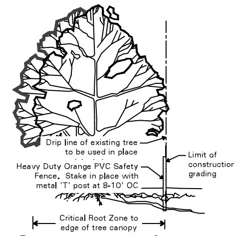
LEGEND:

Symbol	Description
	Existing tree to remain
	Existing tree to be removed
	Existing tree canopy to remain
	Existing tree canopy to be removed
	Existing critical root zone @ trees to remain adjoining construction area
	Existing shrubs to remain

Existing tree observation note:

Existing site is a +/- 39,316 sq. ft. residential property at 1240 N. Sappington Road, Glendale, MO. Property includes a small home and out building.

Existing tree and vegetation observed on October 15 and 17, 2024. Trees found to be in fair to poor condition with a few exceptions being in good condition. Existing trees are in neglected condition with storm damage. Majority of trees within the brush area appear to naturally occurring while trees within yards areas appear to be planted over the life of the existing lot.



A Tree Protection Detail with Fence

APPLICATION SPECIFIC NOTES:

1) A "Pre meeting" shall be held on site by the general contractor will include operators, construction supervisors, owner representative and architect. Meeting shall be held to to discuss tree protection methods and limits.
2) Clearing limits shall be staked by general contractor prior to on site meeting, see Civil plan for limit of grading
3) No clearing or grading shall begin where root pruning and tree preservation measures have not been completed.
4) The sequence of tree treatment and preservation measures shall be:
   a) Stake limit of grading
   b) Install tree protection fence
5) General contractor shall be responsible to insure that no equipment and materials are stored with areas of protected trees. General contractor shall be responsible to repair and/ or replace trees damaged due to his/ her negligence. Owner and his/ her representatives shall judge the assessment of tree replacement or repair.

DERMODY & ASSOCIATES
Uisce beatha
LANDSCAPE ARCHITECTS
ph# 314.205.8871
Missouri Certificate of Authority
2009020208

New Home
1240 N. Sappington Rd.
Glendale, MO 63122

Dunavant Enterprises, LLC
1326 Marlann Drive
Des Peres, MO 63131

Revisions:

No.	Description	Date:

10/17/24

STATE OF MISSOURI
Edward M. Dermody
NUMBER LA-2001006236
LANDSCAPE ARCHITECT

Edward M. Dermody
Landscape Architect
LA-2001006236

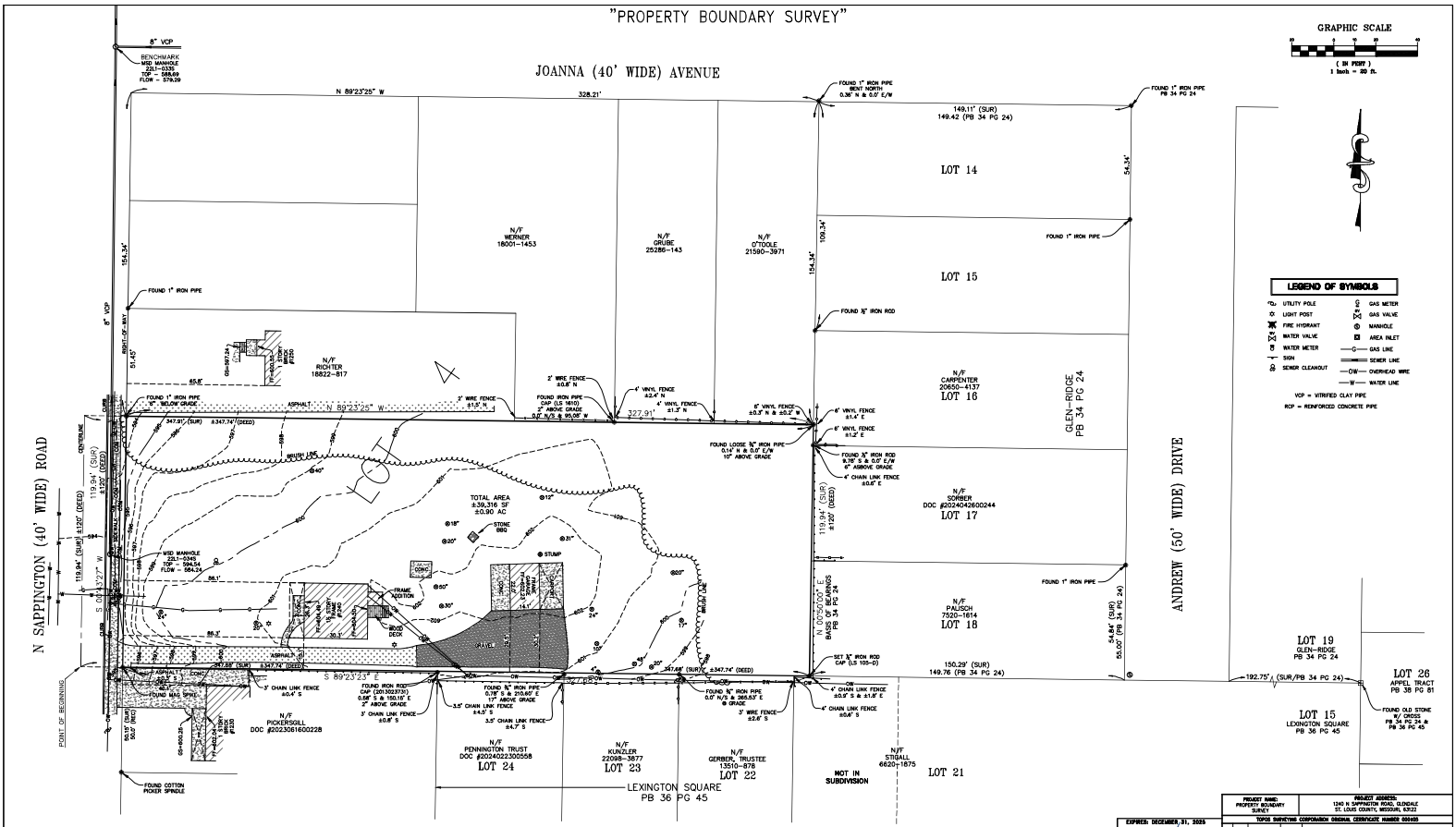
Issue Date: 10/17/2024
Drawn by: EMD
Checked by: EMD

Sheet Title
Existing Tree Study

Project Number: 635.004

L1.0

"PROPERTY BOUNDARY SURVEY"



Benchmark:
Metropolitan St. Louis County Sewer District manhole at the intersection of N. Sappington Road and Joanna Avenue, having a top elevation of 588.69.

Utility Note:
The location of existing underground facilities, structures and utilities have been plotted from available surveys and records and do not necessarily reflect the actual existence, nonexistence, size, type, number or location, therefore these locations must be considered approximate and there may be others, the existence of which is presently not known. The contractor is responsible for verifying the actual location of all utilities, shown or not shown, and said utilities shall be located in the field prior to any project construction.

Property Descriptions
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Source of Title: Westcor Land Title Insurance Company commitment file no. 7778764, dated August 28, 2024.

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This is to certify that we, Topos Surveying Corporation, at the request and for the exclusive use of Investors Title Company and 3922220, LLC have on the 10th day of September, 2024, executed a Property Boundary Survey in accordance with the current Missouri Standards for Property Boundary Surveys as established by the Missouri Board for Architects, Professional Engineers, and Professional Land Surveyors and Landscape Architects, on a Tract of Land being described above and located in St. Louis County, Missouri, and that the results of said survey are represented upon this plat. The subject property is an URBAN property as defined in said Standards. The bearing reference system and easements unless referenced are taken from the record plat. This plat may not show current zoning setbacks. This Property Boundary Survey is Non-Transferable.

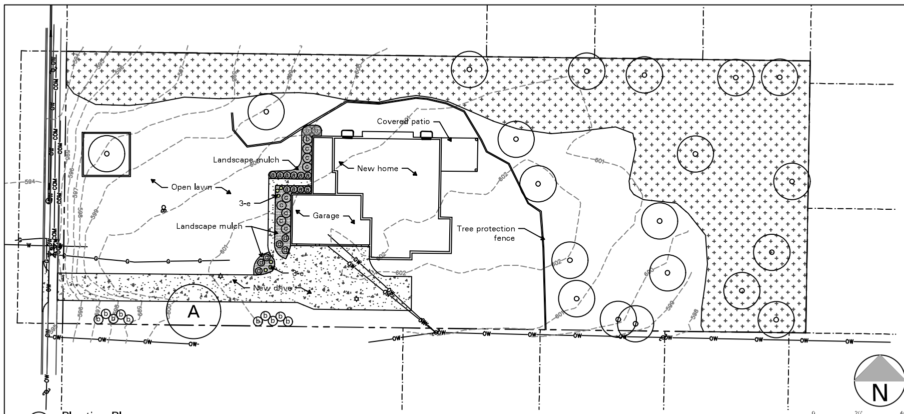
EXPIRES: DECEMBER 31, 2025
10/10/2024
PHILLIP A. MURM
MO. REGISTRATION NO. PLS - 2278

PROJECT NAME: PROPERTY BOUNDARY SURVEY	PROJECT ADDRESS: 1240 N SAPPINGTON ROAD, GLENDALE ST. LOUIS COUNTY, MISSOURI, 63122
TOPOS SURVEYING CORPORATION REGIONAL CERTIFICATE NUMBER 000485	

Revisions			
No.	Date	By	Description
1	10-10-24	MLO	ADDED UTILITIES AND TOPOGRAPHY

790 RUE ST. FRANCOIS
FLORISSANT, MISSOURI 63031
Phone (314) 838-5806
Fax (314) 838-5141

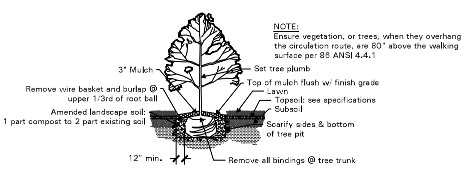
Drawn by: MLO	Checked by: PAM
Sur. by: VF	Date: 09-11-2024
Survey No. 0824-50	



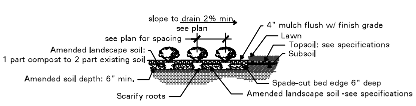
1 Planting Plan

Landscape Schedule				
Key	Qty.	Common Name	Botanical Name	Size
A	1	Sugar Maple	Acer saccharum 'Legacy'	2.5" Cal.
a	10	Boxwood	Buxus sinica var. insularis 'Franklin's Gem'	18-24"
b	13	Saybrook Juniper	J. × pfitzeriana 'Gold Lace'	18-24"
c	8	Hydrangea	Hydrangea paniculata 'Limelight'	18-24"
d	6	Spirea	Spiraea japonica 'Double Play Big Bang'	18-24"
e	6	Daylily	Hemerocallis 'Rainbow Rhythm' Nosferatu	1 Gal.
tbd		+/- Sq. Ft. Fescue Lawn		
3,300		+/- Sq. Ft. Double Ground Bark Mulch		

NOTE:
Ensure vegetation, or trees, when they overhang the circulation route, are 80" above the walking surface per 86 ANSI 4.4.1



SHADE TREE PLANTING DETAIL



SECTION

SHRUB/ PERENNIAL/ ANNUAL PLANTING DETAIL

GENERAL NOTES:

1. Landscape quantities shown for reference and bid comparison only, contractor to furnish and install plant quantities shown on plan. Notify Owner/ Landscape Architect of any discrepancies.
2. CONTRACTOR SHALL WATER ALL LANDSCAPE PLANTINGS FOR ONE (1) YEAR AFTER INITIAL ACCEPTANCE -SEE SPECIFICATIONS.
3. SOD SHALL BE WATERED AND MAINTAINED FOR NINETY (90) DAYS AFTER INITIAL ACCEPTANCE -SEE SPECIFICATIONS.
4. Contractor to review and field verify existing and proposed conditions prior to
5. Contractor to coordinate and cooperate with other trades.
6. Contractor to adjust plantings as field directed by owner and or as unforeseen field conditions require. All field changes to be documented and provided to owner prior to initial acceptance.
7. No trees shall be planted within ten (10) foot of private or public utilities unless approved by owner.
8. Proposed plant material to be approved by owner/ landscape architect -see specifications.
9. Contractor is responsible for installing all plant material, sod, topsoil and mulch as shown on plan and in specifications.
10. Plan(s) do not constitute contractor means and methods. Job site safety and project coordination is responsibility of contractor(s).
11. See all specifications for full requirements.

DERMODY & ASSOCIATES
-
Uisce beatha
LANDSCAPE ARCHITECTS
ph# 314.205.8871
Missouri Certificate of Authority
2009020208

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Edward M. Dermody
NUMBER LA-2001006236
LANDSCAPE ARCHITECT

Edward M. Dermody
Landscape Architect
LA-2001006236

Issue Date: 10/17/2024
Drawn by: EMD
Checked by: EMD

Sheet Title
Planting Plan

Project Number: 635.004

L1.1

FRONT ELEVATION

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

REAR ELEVATION

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

LEGACY DESIGN GROUP
300 Geyer Road suite 123 Sunset Hills, Missouri 63123
314-486-1846 legacydesigngroup@gmail.com

Architect of Record:
Paul Dean Hunsicker Architect, Inc.
1016 Clark Drive
Fenton, Mo. 63026
636-343-6527
CERTIFICATE # 2013007016

NOTE: STRUCTURAL SIZING AND DOCUMENTATION BY OTHERS

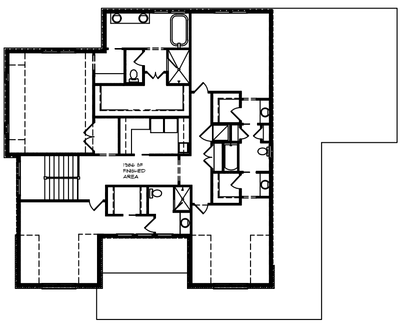
NEW RESIDENCE AT :
1240 SAPPINGTON ROAD
GLENDALE, MISSOURI 63122

A5

SHEET 5 OF 6

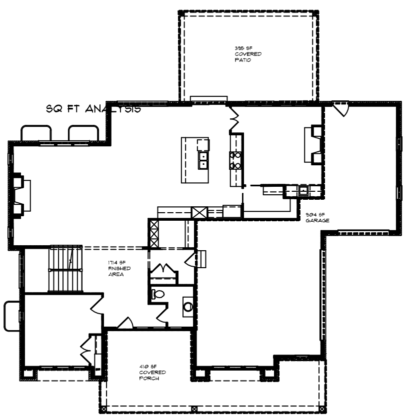
DATE 12 / 16 / 24

REVISION



SECOND FLOOR PLAN

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



FIRST FLOOR PLAN

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

FLOOR AREA RATIO - SF:

HOUSE	1ST FLR	1714
	2ND FLR	1986
GARAGE	(904/2)	452
TOTAL		4152

4152 TOTAL FLOOR AREA / 39316 LOT SIZE = 11% FLOOR AREA RATIO (30% ALLOWED)

RIGHT ELEVATION

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

LEFT ELEVATION

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

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NEW RESIDENCE AT :
1240 SAPPINGTON ROAD
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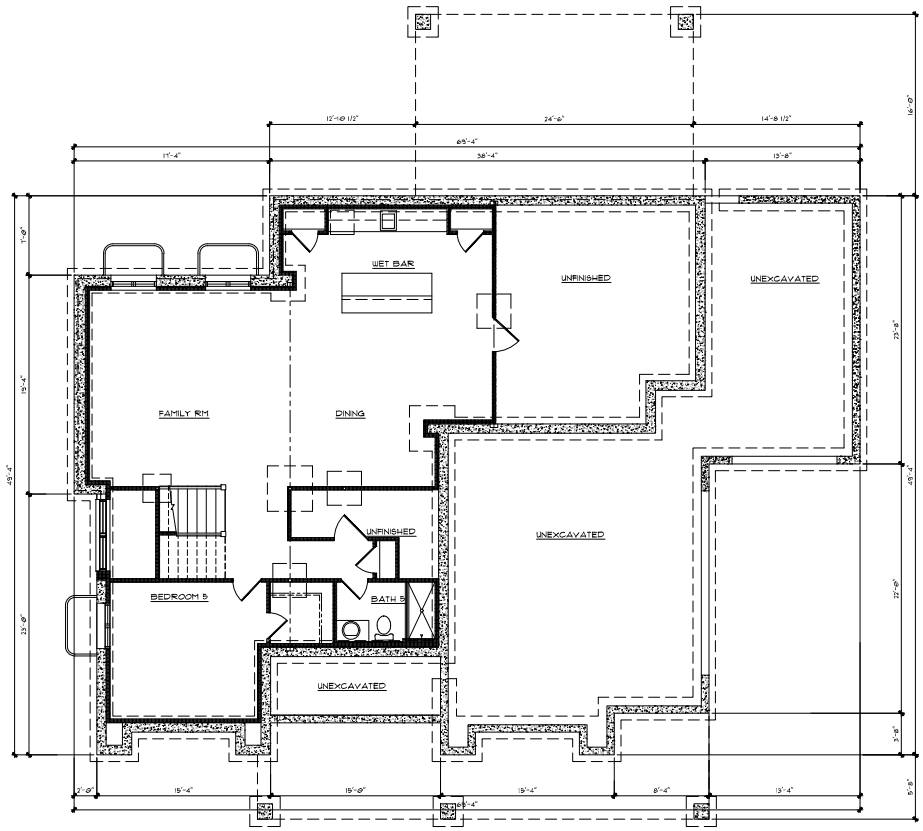
A6

SHEET 6 OF 6

DATE 12 / 16/ 24

REVISION



BASEMENT PLAN

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

1162 SQ FT FINISHED SPACE

LEGACY DESIGN GROUP
300 Geyer Road suite 125 Sunset Hills, Missouri 63123
314-486-1846 legacydesigngroup@gmail.com

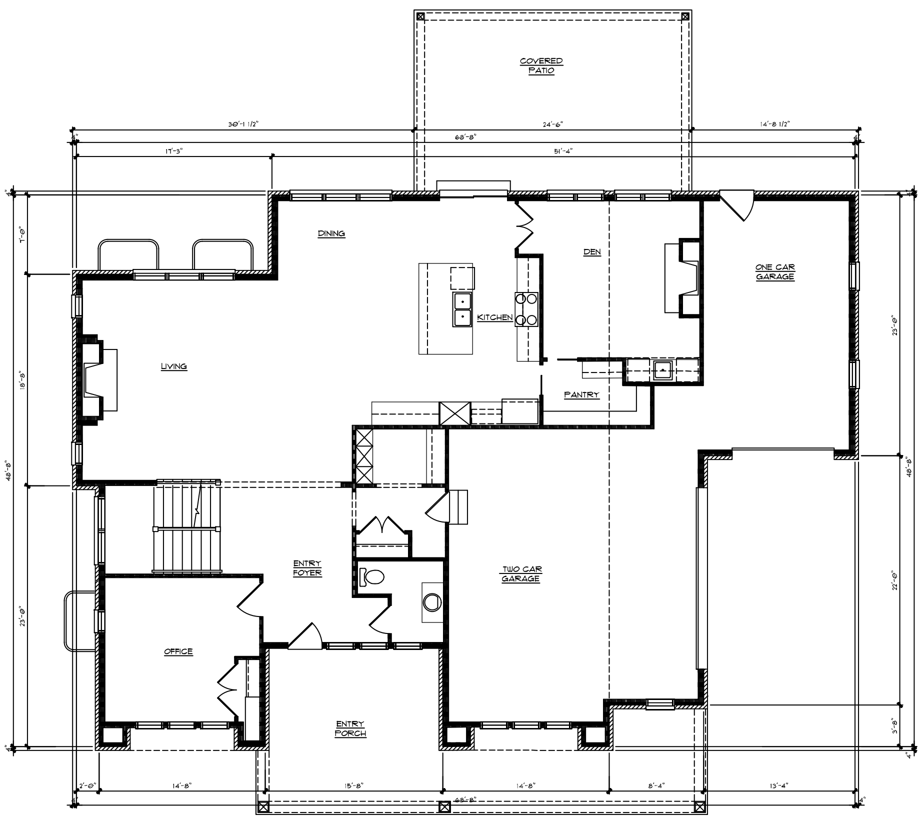
NEW RESIDENCE AT :
1240 SAPPINGTON ROAD
GLENDALE, MISSOURI 63122

A1

SHEET 1 OF 1

DATE 12/16/24

REVISION



FIRST FLOOR PLAN

3700 TOTAL

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

1714 SQ FT

LEGACY DESIGN GROUP
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NEW RESIDENCE AT :
1240 SAPPINGTON ROAD
GLENDALE, MISSOURI 63122

A2

SHEET 2 OF 6

DATE 12 / 16 / 24

REVISION

SECOND FLOOR PLAN

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

1986 SQ FT

LEGACY DESIGN GROUP
300 Geyer Road suite 123 Sunset Hills, Missouri 63123
314-486-1846 legacydesigngroup@gmail.com

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Paul Dean Hunsicker Architect, Inc.
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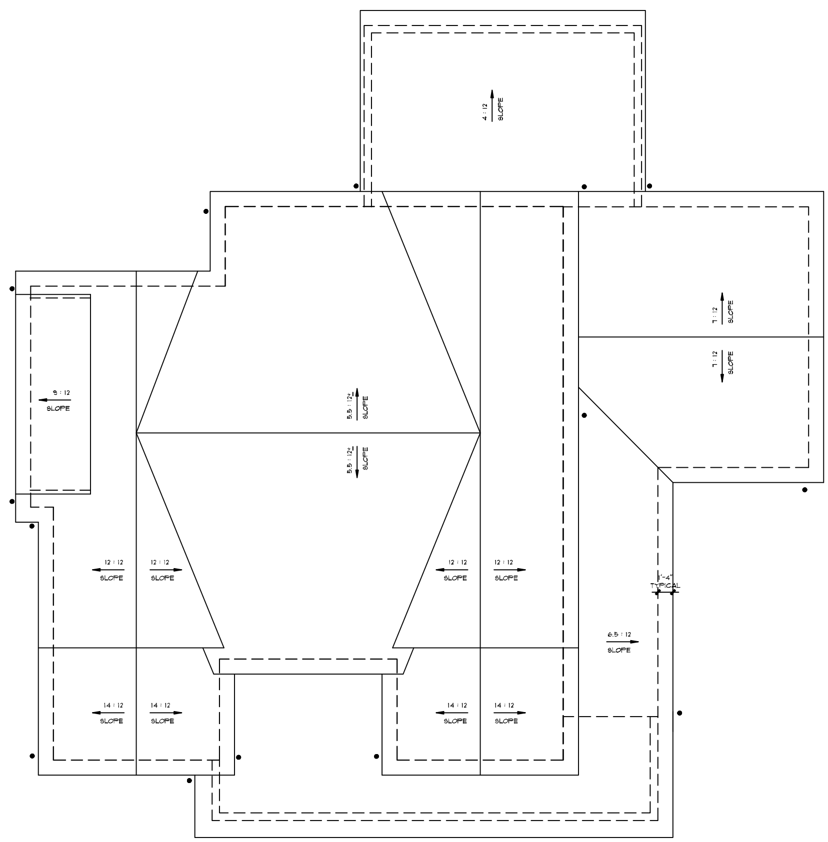
NEW RESIDENCE AT :
1240 SAPPINGTON ROAD
GLENDALE, MISSOURI 63122

A3

SHEET 3 OF 6

DATE 12 / 16 / 24

REVISION



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

LEGACY DESIGN GROUP
300 Geyer Road suite 123 Sunset Hills, Missouri 63123
314-486-1846 legacydesigngroup@gmail.com

Architect of Record:
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1240 SAPPINGTON ROAD
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A3
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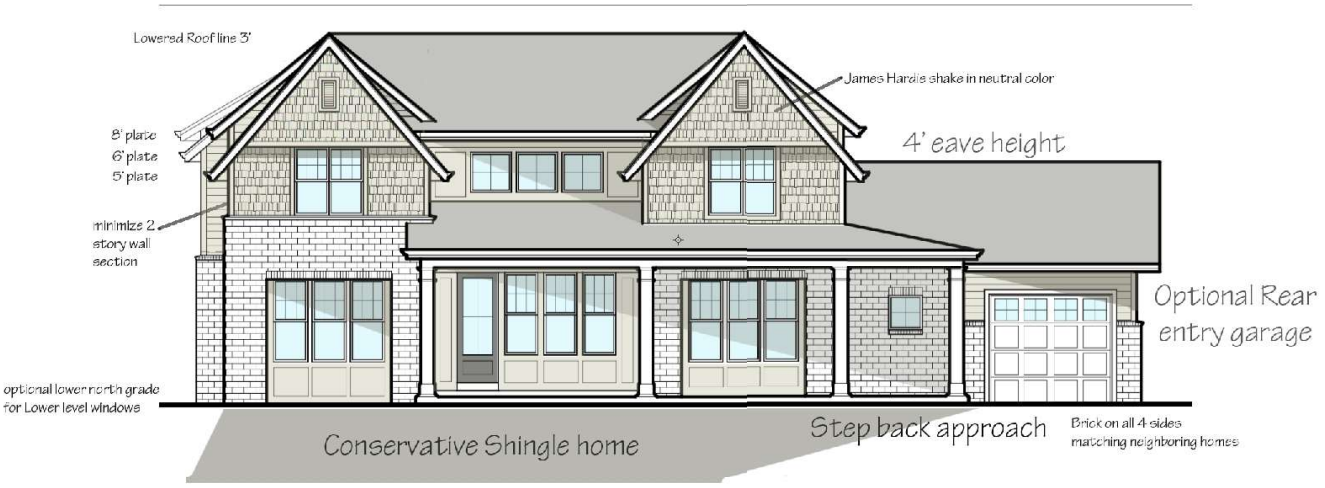
REVISION



Legacy Design Group
9051 Watson Road #311
St. Louis MO 63126
314-486-1846
Legacydesigngroup@gmail.com

Builder:
Dunavant Homes
DH2020 LLC
PO Box 1249
Sunrise Beach MO 65079

Proposed Single Family Home
1240 N. SAPPINGTON
GLENDALE MO 63122

Architecture
Features
Front
Elevation

Specification Schedule

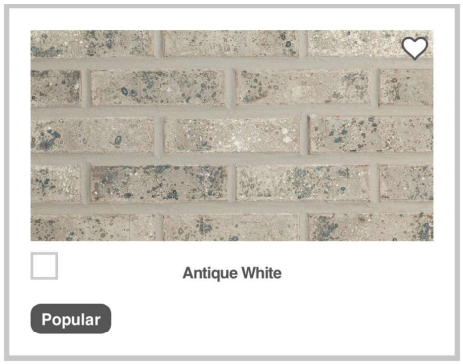
Architect	Paul Dean Hunsicker
Lot Area	39,316 SF
Floor Area	4155sf
Floor Area %	9.46%
Green Space %	Project= 85.7%, 55% max
Distance from Street	83.2' house
Side set backs	North or LH=28', South or RH = 22'
Lot Width	120'
Height of Building	28' front
Roof Material and Color	Architectural Asphalt Shingle Gray
Material %	Front at 44% Brick, Sides at 40% Brick, Rear at 18% Brick
Siding type Color	James Hardie Artic White
Stone or Brick	Brick Tan
Window Type	Anderson 400 Aluminum Clad White Exterior Double hung & Fixed Casements

Legacy Design Group
9051 Watson Road #311
St. Louis MO 63126
314-486-1846
Legacydesigngroup@gmail.com

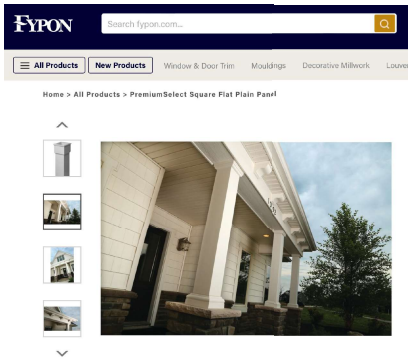
Builder:
Scott Dunavant
DH2020 LLC
PO Box 1249
Sunrise Beach MO 63131

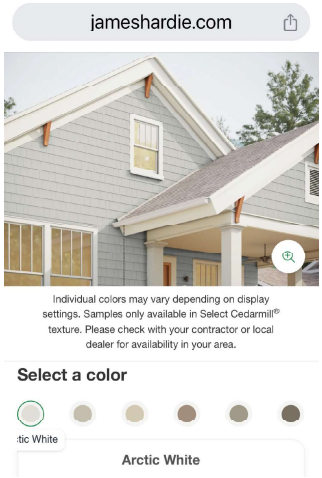
Proposed Single Family Home
1609 Topping
Town and Country MO 63131

Specification Schedule



RENEWAL by ANDERSEN
FULL SERVICE WINDOW & DOOR REPLACEMENT





Dover White Siding Color
Artic White Trim Color

Legacy Design Group
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St. Louis MO 63126
314-486-1846
Legacydesigngroup@gmail.com

Builder:
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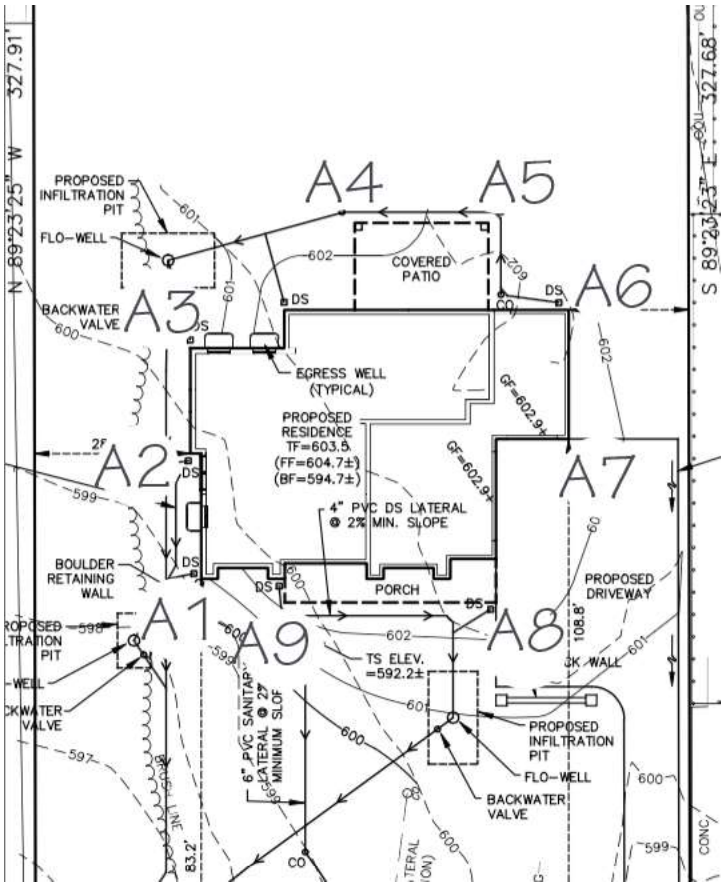
PO Box 1249
Sunrise Beach MO 65079

Proposed Single Family Home
1240 N. SAPPINGTON
GLENDALE MO 63122

Architecture
Materials



GRADE PLANE SECTION 400.010

A1 GRADE 599 =30’
A2 GRADE 599 = 30’
A3 GRADE 601.5 = 27.5
A4 GRADE 602 = 27
A6 GRADE 602 = 27’
A8 GRADE 602 = 27’

AVERAGE HEIGHT = 28’

Legacy Design Group
9051 Watson Road #311
St. Louis MO 63126
314-486-1846
Legacydesigngroup@gmail.com

Builder:
Dunavant Homes
DH2020 LLC
PO Box 1249
Sunrise Beach MO 65079

Proposed Single Family Home
1240 N. SAPPINGTON
GLENDALE MO 63122

GRADE PLANE

Legacy Design Group
9051 Watson Road #311
St. Louis MO 63126
314-486-1846
Legacydesigngroup@gmail.com

Builder:
Dunavant Homes
DH2020 LLC
PO Box 1249
Sunrise Beach MO 65079

Proposed Single Family Home
1240 N. SAPPINGTON
GLENDALE MO 63122

3D AERIAL

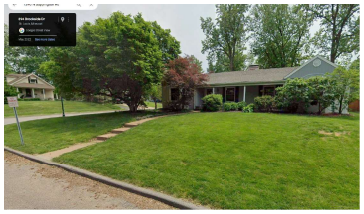
BUILDING HEIGHT		Proposed Single Family Home **1240 N. SAPPINGTON** GLENDALE MO 63122		Builder: Dunavant Homes DH2020 LLC PO Box 1249 Sunrise Beach MO 65079	**Legacy Design Group** 9051 Watson Road #311 St. Louis MO 63126 314-486-1846 Legacydesigngroup@gmail.com

Adjacent Properties

Proposed House

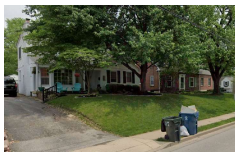
1250 N. Sappington

894
Brookside



1230 N. Sappington

1220 N. Sappington
&
1210 N. Sappington



1240 N. Sappington
Existing home

Legacy Design Group
9051 Watson Road #311
St. Louis MO 63126
314-486-1846
Legacydesigngroup@gmail.com

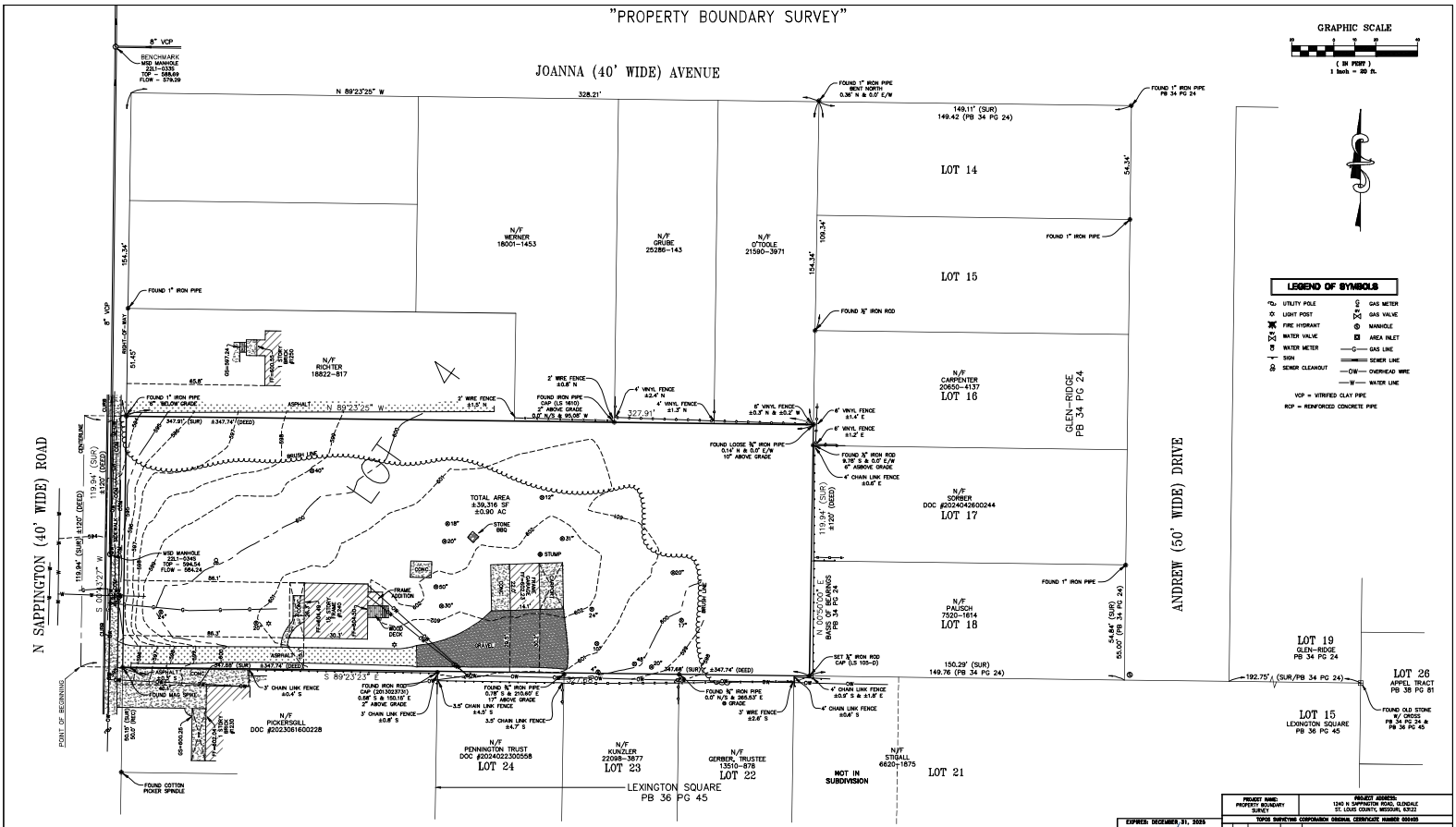
Builder:
Scott Dunavant
DH2020 LLC
PO Box 1249
Sunrise Beach MO 63131

Paul Dean
Hunsicker
Architect
1016 Clark Drive
Fenton MO 63026

Proposed Single Family Home
1240 N. Sappington
Glendale MO 63131

Adjacent
Properties
Schedule

"PROPERTY BOUNDARY SURVEY"



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EXPIRES: DECEMBER 31, 2025
10/10/2024
PHILLIP A. MURM
MO. REGISTRATION NO. PLS - 2278

PROJECT NAME: PROPERTY BOUNDARY SURVEY	PROJECT ADDRESS: 1240 N SAPPINGTON ROAD, GLENDALE ST. LOUIS COUNTY, MISSOURI, 63122
TOPOS SURVEYING CORPORATION REGIONAL CERTIFICATE NUMBER 000485	

Revisions			
No.	Date	By	Description
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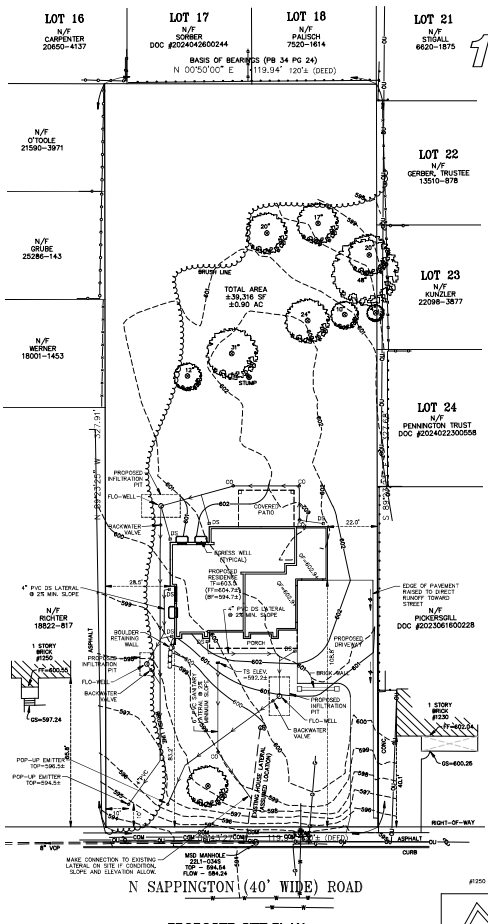
790 RUE ST. FRANCOIS
FLORISSANT, MISSOURI 63031
Phone (314) 838-5806
Fax (314) 838-5141

Drawn by: MLO	Checked by: PAM
Sur. by: VF	Date: 09-11-2024
Survey No. 0824-50	

PROPOSED RESIDENCE

1240 N. SAPPINGTON ROAD

CITY OF GLENDALE, ST. LOUIS COUNTY, MISSOURI

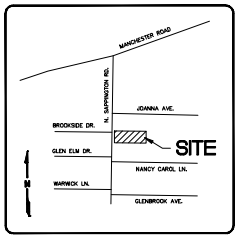


PROPOSED SITE PLAN

N

0 10 20 40

1 inch = 20 ft.



LOCATION MAP

N.T.S.

IMPERVIOUS LOT COVERAGE CALCULATIONS

	AREA (S.F.)	ACRES	PERCENTAGE
TOTAL LOT	39,316	0.903	
EXISTING IMPERVIOUS AREA	3,535	0.081	9.0%
PROPOSED IMPERVIOUS AREA	5,636	0.129	14.3% (55% MAX.)
CHANGE	+1,788	+0.041	+46.6%
WITHIN 30' FRONT YARD SETBACK			
EXISTING IMPERVIOUS AREA	283	0.006	7.3%
PROPOSED IMPERVIOUS AREA	311	0.007	8.6% (45% MAX.)
CHANGE	+28	+0.001	+18.2%

LEGEND

DESCRIPTION	SYMBOL
EXISTING MAJOR CONTOUR	--500--
EXISTING MINOR CONTOUR	--502--
PROPOSED MAJOR CONTOUR	504
PROPOSED MINOR CONTOUR	502
PROPOSED SPOT ELEVATION	+502.00
EXISTING SANITARY SEWER	--S--
EXISTING STORM SEWER	--D--
PROPOSED SANITARY SEWER	
PROPOSED STORM SEWER	
EXISTING WATERLINE	W
EXISTING FIRE HYDRANT	
EXISTING GAS LINE	G
EXISTING OVERHEAD UTILITY	OU
USE IN PLACE	(U.I.P.)
ADJUST TO GRADE	(A.T.G.)
TO BE REMOVED	(T.B.R.)
TO BE REMOVED AND REPLACED	(T.B.R.&R.)
TO BE REMOVED AND RELOCATED	(T.B.R.&REL.)

FF = FINISHED FLOOR ELEVATION
TF = TOP OF FOUNDATION
BF = BASEMENT FLOOR ELEVATION
GF = GARAGE FLOOR ELEVATION
CO = CLEAN OUT
DS = DOWNSPOUT

P-500.0 = PROPOSED GRADE
E-500.0 = EXISTING GRADE

TW = FINISHED GRADE AT TOP OF WALL
BW = FINISHED GRADE AT BOTTOM OF WALL

PROJECT DATA

LOCATOR NO. : 22L410022
ADDRESS : 1240 N. SAPPINGTON ROAD GLENDALE, MO 63122
OWNER : DUNAVANT ENTERPRISES LLC
AREA OF TRACT : 39,316 S.F. (0.9024 AC.)
PRESENT ZONING : "R-2"
SCHOOL DISTRICT : KIRKWOOD
FIRE DISTRICT : GLENDALE
WATERSHED(S) : RIVER DES PERES
FIRM PANEL : 29189C0307K
UTILITIES : MISSOURI-AMERICAN WATER CO.
: MSD - ST. LOUIS SEWER DIST.
: SPIRE GAS COMPANY
: AT&T TELEPHONE COMPANY
: AMEREN UE

YARD REQUIREMENTS

FRONT: 30'
REAR: 30'
SIDE: 7'

GENERAL NOTES

1. BOUNDARY & TOPOGRAPHIC INFORMATION BY TOPOS SURVEYING.
2. GRADING AND STORMWATER DRAINAGE TO CONFORM TO THE STANDARDS OF THE CITY OF GLENDALE, MSD, AND MoDNR.
3. SLOPES SHALL NOT EXCEED 3 HORIZONTAL TO 1 VERTICAL.
4. SANITARY SEWERS TO MEET THE CITY OF GLENDALE AND M.S.D. STANDARDS ON SITE.
5. ALL UTILITY SERVICES SHALL BE UNDERGROUND.
6. UTILITY INFORMATION PER SURVEY PROVIDED AND AVAILABLE RECORDS.
7. ALL PROPOSED IMPROVEMENTS SHALL BE CONSTRUCTED TO THE CITY OF GLENDALE STANDARDS.
8. THE FINISHED GRADE LEVEL AT THE BUILDING TO BE MINIMUM OF 6" BELOW TOP OF FOUNDATION FOR MASONRY AND 8" FOR FRAME AND BRICK VENEER.
9. THE GROUND IMMEDIATELY ADJACENT TO THE FOUNDATION SHALL BE SLOPED AWAY FROM THE BUILDING AT A SLOPE OF NOT LESS THAN ONE UNIT VERTICAL IN 12 UNITS HORIZONTAL (1:12) FOR A MINIMUM DISTANCE OF 6 FEET MEASURED PERPENDICULAR TO THE FACE OF THE WALL.
10. ALL GRADING SHALL CONFORM TO THE APPROVED GRADING PLAN.
11. FOUNDATION FOOTINGS SHALL BE CONSTRUCTED SO AS TO MAINTAIN A 2'6" DEPTH OF EARTH COVER OR AS REQUIRED BY THE LOCAL BUILDING CODES.
12. BUILDING DIMENSIONS ARE TO BE VERIFIED WITH ARCHITECT PRIOR TO EXCAVATION OR CONSTRUCTION.
13. THIS IS NOT A SURVEY AND DOES NOT MEET THE "MISSOURI MINIMUM STANDARDS FOR BOUNDARY SURVEYS.
14. ALL SEWER CONSTRUCTION AND MATERIALS SHALL BE IN ACCORDANCE WITH THE METROPOLITAN ST. LOUIS SEWER DISTRICT STANDARD CONSTRUCTION SPECIFICATIONS FOR SEWER AND DRAINAGE FACILITIES, 2009.

NOTICE TO CONTRACTOR

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BEFORE YOU DIG – DRILL – BLAST
1-800-344-7483
(TOLL FREE)
MISSOURI ONE CALL SYSTEM, INC.

STREET ELEVATION

1 inch = 10 ft.
(Horiz. & Vert.)

Dunavant Enterprises LLC
9909 Manchester Road
St. Louis, MO 63122

Vance Engineering, Inc.
10537 Lackland Road
St. Louis, MO 63114
Ph: 314.427.1600

VANCE ENGINEERING, INC.
MISSOURI STATE CERTIFICATE OF AUTHORITY NO. 2005022224

1240 N. SAPPINGTON ROAD

SITE PLAN

PRELIMINARY

12/09/2024
MICHAEL CLAY VANCE
PROFESSIONAL ENGINEER
MISSOURI LIC NO E-29616

REVISED

24124

12/09/24

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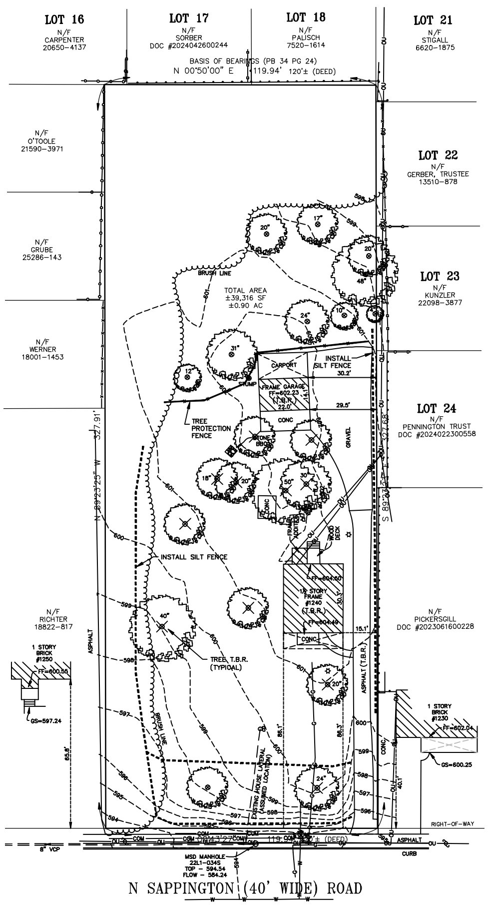
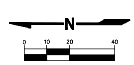
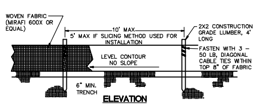


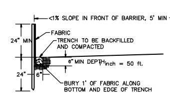
EXISTING CONDITIONS / DEMO PLAN





ELEVATION

NOTES:
1. SEE PLAN FOR INITIAL INSTALLATION LOCATION.
2. INSTALL SILT FENCE PRIOR TO DISTURBANCE OF NATURAL VEGETATION AND AT APPROPRIATE INTERVALS DURING CONSTRUCTION OF FILL SLOPES.
3. INSPECT & MAINTAIN FENCE AFTER EVERY RAINSTORM OR MINIMUM 2 WEEK INTERVALS DURING DRY PERIODS.
4. SILT IS TO BE REMOVED WHEN DEPTH ALONG THE FENCE REACHES 12" OR 1/2 THE FENCE HEIGHT.
5. REPAIR / REPLACE TORN OR CLOGGED FABRIC, LOOSE FABRIC, BROKEN POSTS, ETC. TO MAINTAIN INTERGRITY OF SILT FENCE THOUGHOUT CONSTRUCTION.
6. STABILIZE ANY AREAS SUSCEPTIBLE TO UNDERMINING AS SOON AS THEY ARE NOTICED.
7. EXTEND/ADD FENCE AS NECESSARY TO MAINTAIN/PROVIDE ADEQUATE PROTECTION.
8. UPON ESTABLISHMENT OF ADEQUATE VEGETATION, REMOVE FENCE, REGRADE AND VEGETATE TRENCH AREA.



SECTION

NOTE: IF FABRIC IS INSTALLED BY EQUIPMENT DESIGNED TO SLICE INTO THE GROUND, THE TRENCH IS NOT NEEDED

MAXIMUM SPACING ALONG SLOPES

3:1 SLOPES	30' FENCE TO FENCE
3:1 TO 10:1 SLOPES	50' FENCE TO FENCE
SLOPES <10%	100' FENCE TO FENCE

SILT FENCE DETAIL

N.T.S.

NOTICE TO CONTRACTOR

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Vance Engineering, Inc.
10537 Lackland Road
St. Louis, MO 63114
P: 314.427.1800

VANCE ENGINEERING, INC.
MISSOURI STATE CERTIFICATE OF AUTHORITY NO. 2003022194

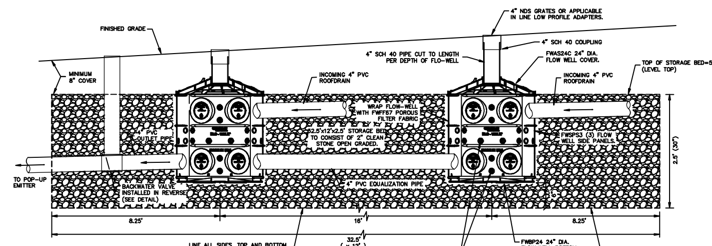
1240 N. SAPPINGTON ROAD

SITE PLAN

PRELIMINARY
12/16/2024
MICHAEL CLAY VANCE
PROFESSIONAL ENGINEER
MISSOURI LIC NO E-25616

REVISED

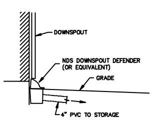
24124
12/09/24
2 / 3



INFILTRATION PIT with NDS FLO-WELL

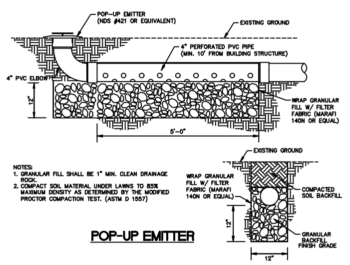
SECTION VIEW (1" = 1')

NOTE:
CONTRACTOR SHALL REFER TO AND FOLLOW THE INSTALLATION PROCEDURES PROVIDED IN THE MANUFACTURERS INSTALLATION GUIDE.



DOWNSPOUT DETAIL

TYPICAL FOR EACH DOWNSPOUT THAT IS PIPED TO INFILTRATION PIT



NOTES:
1. GRANULAR FILL SHALL BE 1" MIN. CLEAN DRAINAGE ROCK.
2. COMPACT SOIL MATERIAL UNDER LAWNS TO 85% MAXIMUM DENSITY AS DETERMINED BY THE MODIFIED PROCTOR COMPACTION TEST. (ASTM D 1557)

POP-UP EMITTER

BACKWATER VALVES

SPEARS

Quick View Backwater Valves with Extension Kit to Premade Lengths

Socket Valve with complete Extension Assembly in precut lengths.

Valve x Extension Size[1]	Socket Valve With Extension	Valve x Extension Size[1]	Socket Valve With Extension	Pressure Rating
2 x 12HT	S275P-120	4 x 12HT	S475P-120	43 psi (100 feet of head)
2 x 16HT	S273P-160	4 x 16HT	S473P-160	
2 x 20HT	S275P-200	4 x 20HT	S475P-200	
2 x 24HT	S275P-240	4 x 24HT	S475P-240	
2 x 36HT	S275P-360	4 x 36HT	S475P-360	
2 x 48HT	S275P-480	4 x 48HT	S475P-480	
3 x 12HT	S375P-120	6 x 12HT	S675P-120	
3 x 16HT	S373P-160	6 x 16HT	S673P-160	
3 x 20HT	S375P-200	6 x 20HT	S675P-200	
3 x 24HT	S375P-240	6 x 24HT	S675P-240	
3 x 36HT	S375P-360	6 x 36HT	S675P-360	
3 x 48HT	S375P-480	6 x 48HT	S675P-480	

1 - Size designates nominal valve size x extension height (HT-top of valve to top of extension, inches).

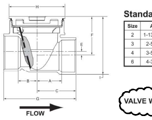
Quick View Service Access Extension Kit Only In Premade Lengths (valve not included)

Extension Assembly in precut lengths. Use exiting valve top Access Plug.

Size[1]	Premade Extension	Size[1]	Premade Extension	Pressure Rating
2 x 12HT	SAEK-020-120	4 x 12HT	SAEK-040-120	43 psi (100 feet of head)
2 x 16HT	SAEK-020-160	4 x 16HT	SAEK-040-160	
2 x 20HT	SAEK-020-200	4 x 20HT	SAEK-040-200	
2 x 24HT	SAEK-020-240	4 x 24HT	SAEK-040-240	
2 x 36HT	SAEK-020-360	4 x 36HT	SAEK-040-360	
2 x 48HT	SAEK-020-480	4 x 48HT	SAEK-040-480	
3 x 12HT	SAEK-030-120	6 x 12HT	SAEK-060-120	
3 x 16HT	SAEK-030-160	6 x 16HT	SAEK-060-160	
3 x 20HT	SAEK-030-200	6 x 20HT	SAEK-060-200	
3 x 24HT	SAEK-030-240	6 x 24HT	SAEK-060-240	
3 x 36HT	SAEK-030-360	6 x 36HT	SAEK-060-360	
3 x 48HT	SAEK-030-480	6 x 48HT	SAEK-060-480	

1 - Size designates nominal valve size x extension height (HT-top of valve to top of extension, inches). All extension kits can be cut shorter in the field for custom fits.

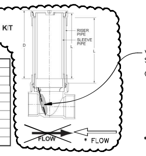
STANDARD VALVE



Standard Valve Dimensions (Inches)

Size	A	B	C	E	F	G	H	I
2	1-13/16	1-3/4	2-5/8	5/16	3-1/4	5-9/32	4-3/16	4-9/16
3	2-5/8	2	4-3/16	13/32	4-1/8	7-3/4	6	6-1/8
4	3-5/8	3-3/4	5-7/16	23/32	5-7/16	10-15/16	8-1/4	7-15/16
6	4-3/4	4-5/8	7-3/4	13/16	7-3/16	15-3/8	11-1/4	10-13/16

VALVE WITH EXTENSION KIT



Valve with Extension Kit Dimensions (Inches)

HEIGHT-D	Valve Size 2	Valve Size 3	Valve Size 4	Valve Size 6
	L	L	L	L
12	10-3/4	10-7/8	10-1/4	10-1/4
16	14-3/4	14-7/8	14-1/4	14-1/4
20	18-3/4	18-7/8	18-1/4	18-1/4
24	22-3/4	22-7/8	22-1/4	22-1/4
36	34-3/4	34-7/8	34-1/4	34-1/4
48	46-3/4	46-7/8	46-1/4	46-1/4

D = Top of plug Standard Valve to top of plug with Extension

Note: Riser Pipe & Sleeve Pipe are the same length.

VALVE TO FUNCTION AS OUTFALL ORIFICE.
SEE OUTFALL ORIFICE NOTE.

OUTFALL ORIFICE NOTE:

HOLES TO BE DRILLED IN THE FLAPPER VALVE TO SERVE AS THE OUTFALL ORIFICE. FLAPPER VALVE TO HAVE FOUR (4) 1/2" DIA. HOLES DRILLED EVENLY SPACED. REMOVE ANY RUBBER FROM THE FLAPPER AROUND WHERE THE HOLES ARE DRILLED. BACKWATER VALVE NOT TO BE INSTALLED UNTIL AFTER FIRST RAINFALL AFTER STORAGE BASIN HAS BEEN CONSTRUCTED.

* INSTALL IN REVERSE DIRECTION FROM MANUFACTURER'S DETAIL

STORM WATER CALCULATIONS

THE ENTIRETY OF THE STORMWATER RUNOFF FROM THE ROOF OF THE PROPOSED BUILDING WILL NEED TO BE CAPTURED.

THE PROPOSED STORMWATER MITIGATION METHOD PROPOSED: INFILTRATION PIT

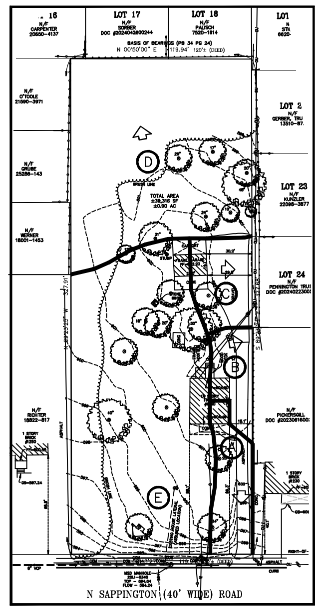
ROOF AREA = 3,450 S.F.

RESULTING RUNOFF:
3,450 S.F. x 4.20 CFS/ACRE / 43,560 = 0.33 CFS

RUNOFF VOLUME:
0.33 CFS x 60 S/MIN x 20 MIN = 396 C.F. (REQUIRED)

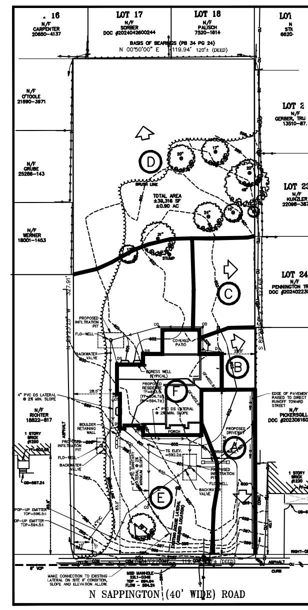
VOLUME OF PROPOSED INFILTRATION PIT:
32.5' x 12' x 2.5' x 40% VOIDS = 390 C.F.
PLUS TWO 50 GAL FLO-WELLS x 60% = 8 C.F.

TOTAL STORAGE VOLUME PROVIDED = 398 C.F.



EXISTING DRAINAGE

1 inch = 30 ft.



PROPOSED DRAINAGE

1 inch = 30 ft.

N

1 inch = 30 ft.

EXISTING CONDITIONS			
SUBAREA	IMPERVIOUS	PERVIOUS	Q (C.F.S.)
A	937	1,426	0.13
B	828	827	0.10
C	1,155	1,185	0.14
D	0	15,011	0.59
E	918	17,029	0.74

PROPOSED CONDITIONS			
SUBAREA	IMPERVIOUS	PERVIOUS	Q (C.F.S.)
A	2,065	1,127	0.21
B	0	1,091	0.04
C	0	2,498	0.10
D	0	15,011	0.59
E	111	13,963	0.55

'F' = 3,450 S.F. (ROOF AREA COLLECTED IN INFILTRATION PIT)

NOTICE TO CONTRACTOR

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MISSOURI ONE CALL SYSTEM, INC.

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St. Louis, MO 63122

Vance Engineering, Inc.
10537 Lackland Road
St. Louis, MO 63114
P: 314.427.1800

VANCE ENGINEERING, INC.
MISSOURI STATE CERTIFICATE OF AUTHORITY NO. 2003022184

1240 N. SAPPINGTON ROAD

SITE PLAN

PRELIMINARY

12/16/2024
MICHAEL CLAY VANCE
PROFESSIONAL ENGINEER
MISSOURI LIC NO E-25616

REVISED

24124

12/09/24

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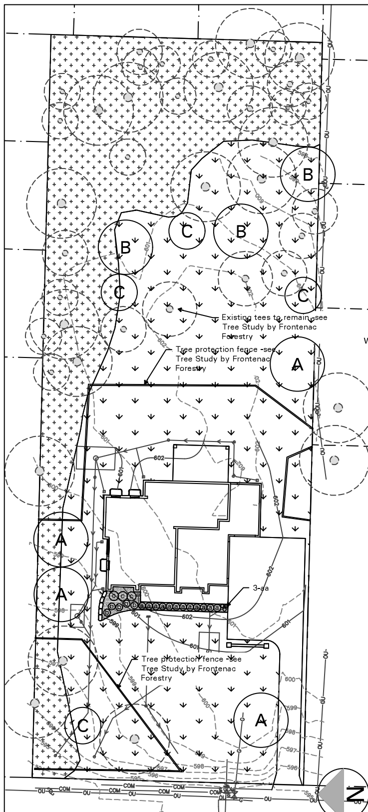
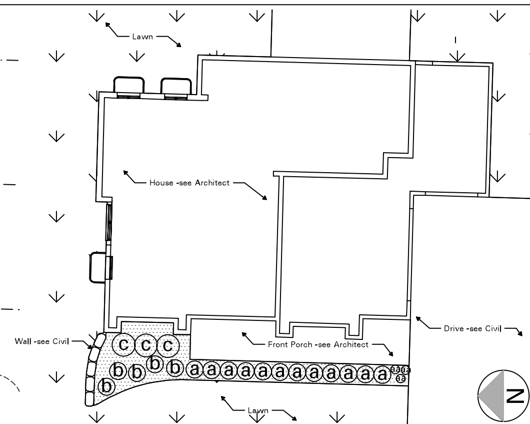
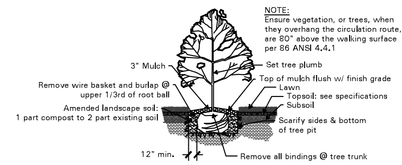


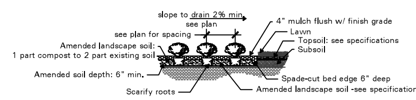
1 Planting Plan



2 Planting Plan Detail



SHADE TREE PLANTING DETAIL



SHRUB/ PERENNIAL/ ANNUAL PLANTING DETAIL

Landscape Schedule				
Key	Qty.	Common Name	Botanical Name	Size
A	4	Sugar Maple	Acer saccharum	2.5 Cal.
B	3	White Oak	Quercus alba	2.5 Cal.
D	4	Redbud	Cercis canadensis	2.5 Cal.
a	12	Boxwood	Buxus sinica var. insularis 'Franklin's Gem'	18-24"
b	5	Spirea	Spiraea japonica 'Double Play Big Bang'	18-24"
c	3	Hydrangea	Hydrangea paniculata 'Limelight'	18-24"
aa	3	Daylily	Hemerocallis 'Rainbow Rhythm'	1 Gal.
21,000		+/- Sq. Ft. Lawn		
310		+/- Sq. Ft. Double Ground Bark Mulch		

LEGEND:

Symbol	Description
	Existing tree -see Tree Study by Frontenac Forestry
	Existing vegetation to remain
C	Proposed tree -see schedule this sheet
	Proposed landscape bed mulch -see schedule this sheet
	Lawn area

EXISTING TREE NOTE:

Existing trees and vegetation documented by Frontenac Forestry. Tree Survey provided as separate document and includes tree condition, root zones, tree canopies, and tree protection measures.

Trees to be removed and required tree mitigation calculated by Frontenac Forestry to include:
21 Trees to be removed.
16 Trees dead/ dying/ diseased.
5 Viable trees to be mitigated.
115 total caliper inch to be mitigated.

TREE MITIGATION NOTE:

115 total caliper inch to be mitigated ÷ 10 inches = 11.5 New trees required.

GENERAL NOTES:

1. Landscape quantities shown for reference and bid comparison only, contractor to furnish and install plant quantities shown on plan. Notify Owner/ Landscape Architect of any discrepancies.
2. CONTRACTOR SHALL WATER ALL LANDSCAPE PLANTINGS FOR ONE (1) YEAR AFTER INITIAL ACCEPTANCE -SEE SPECIFICATIONS.
3. Contractor to review and field verify existing and proposed conditions prior to
4. Contractor to coordinate and cooperate with other trades.
5. Contractor to adjust plantings as field directed by owner and or as unforeseen field conditions require.
6. No trees shall be planted within ten (10) foot of private or public utilities unless approved by owner.
7. Contractor is responsible for installing all plant material, sod, topsoil and mulch as shown on plan and in specifications.
8. Plan(s) do not constitute contractor means and methods. Job site safety and project coordination is responsibility of contractor(s).

DERMODY & ASSOCIATES
Uisce beatha
LANDSCAPE ARCHITECTS
ph# 314.205.8871
Missouri Certificate of Authority # 2009020208

Civil Engineer:
Vance Engineering, Inc
10537 Lackland Rd.
St. Louis, MO 63114

New Home
1240 N. Sappington Rd.
Glendale, MO 63122

Dunavant Enterprises, LLC
1326 Marlann Drive
Des Peres, MO 63131

Revisions:		
No.	Description	Date:

12/19/24

STATE OF MISSOURI Edward M. Dermody NUMBER LA-2001006236 LANDSCAPE ARCHITECT

Edward M. Dermody
Landscape Architect
LA-2001006236

Issue Date: December 19, 2024
Drawn by: EMD
Checked by: EMD

Sheet Title
Planting Plan

Project Number: 635.004

L1.0

pd. on 12/20/24 gm

CITY OF Glendale

424 N. Sappington Road Glendale, Missouri 63122 (314) 965-3600 fax (314) 965-4772

APPLICATION FOR ARCHITECTURAL REVIEW BOARD

APPLICATION DATE 12/20/2024 DATE OF ARB MEETING 1/8/2025 ESTIMATED COST $350,800

PROJECT ADDRESS 740 Hawbrook Rd. GLENDALE, MO 63122

NAME OF PROPERTY OWNER Matt & Elizabeth Satterly PHONE NUMBER 502.541.8597

CONTRACTOR (NAME) Roeser Home Remodeling (Gordon Ward) PHONE NUMBER 314-822-0839

CONTRACTOR ADDRESS 301 Sante Ave. Kirkwood, MO 63122

ARCHITECT (NAME) Scott Volding Architecture PHONE NUMBER 314.909.7280

ARCHITECT ADDRESS 908 Mindy Lane

DETAILED DESCRIPTION OF WORK BEING PROPOSED: Small 2nd floor addition over existing 1st floor room.

FLOOR AREA RATIO 0.22 (FAR = Gross Floor Area divided by total area of lot. Gross Floor Area includes all areas provided with heat and/or air conditioning. Includes all conditioned half stories with ceiling heights of more than 5 feet. All living space with ceiling heights of sixteen (16) feet or greater shall be counted at 200%. Attached garages shall be counted at 50%. Exclude any finished or unfinished basement, a detached garage, and any unenclosed porch).

TOTAL FLOOR AREA OF NEW CONSTRUCTION (SQ. FT.) 139

TOTAL FLOOR AREA OF EXISTING STRUCTURE (SQ. FT.) 1,534

TOTAL SQ. FT. OF LOT 14,374 WIDTH AND DEPTH OF LOT (FT.) 80x180

HEIGHT OF STRUCTURE 24ft NUMBER OF STORIES 2

ESTIMATED COMMENCE DATE Spring 2025 EST. COMPLETION DATE Summer 2025

Each application shall be accompanied with payment of a fee as follows:

Addition or Accessory Structure:	**$150.00**
New Home:	**$200.00**

(SEE REVERSE SIDE FOR APPLICATION CHECKLIST)

Applications must include 7 copies of all the following items (11x17 size paper is acceptable). Electronic PDF copies must also be submitted, either by email to permits@glendalemo.org or on a USB Flash Drive. Packets are due no later than 5:00 p.m. 20 days prior to the scheduled ARB meeting. Please check each item included. The complete ARB Guidelines may be viewed on the City's website.

Applications for additions to existing homes must include the following content unless specific requirements are shown by the applicant to be not applicable to the proposed project and are modified or waived by the City Administrator.

☒ 1. **Existing Conditions Site Survey**. Show all site conditions, paved areas, trees and landscaping, and servicing utilities on the subject property. Note the first-floor elevation of existing buildings. 1" = 20" minimum scale.

☒ 2. **Site Demolition Plan**. This may be incorporated into the Existing Conditions Plan, if the drawing is presented legibly. 1" = 20" minimum scale.

☒ 3. **Proposed Site Plan -- Geometrics.** 1" = 10' minimum scale. Show all:

- Site improvements, existing-to-remain and proposed. Include buildings, walls, retaining walls, patios, pavement, walks and ground-based equipment. Provide key setting out dimensions. Dimension proposed buildings and structures to the property line. Label materials for paving/walks.
- Adjacent neighbor properties to each side and rear of the subject property. Include the full site for side adjoining parcels. Show rear adjoining parcels to the extent of building facades on the rear neighbor's lot. Adjoining property geometrics do not need to be surveyed and can be created using St. Louis County GIS data or online mapping tools.
- Property boundaries, setbacks, easements, and right-of-way lines.
- Proposed site servicing utility lines and physical utility items.
- Existing and proposed trees

☐ 4. **Proposed Site Plan – Grading and Drainage**. May be presented as a separate plan or combined with above, provided that geometrics graphics are used as background. 1" = 10' minimum scale. Show all:

N/A

NO WORK ON 1ST FLOOR OR FOUNDATION.

- Existing and proposed contours with 1' contour interval.
- Downspout locations serving roof areas of the proposed buildings. Show how downspout drainage flow is collected and piped/conveyed to discharge points. Include over-land drainage discharge patterns, drainage swales, detention basins, and flow direction. Coordinate with the architectural plans and elevations.
- Drainage detention structures and their overflow discharge points. Show all piping into drainage detention structures.
- Erosion control measures and tree protection barriers.
- Drainage differential discharge calculations showing the engineered basis of pre- and post-development stormwater flow off of the site. No development shall result in an increase of stormwater discharge volume from the site.

☒ 5. **Architectural Floor Plan**. 1/4" = 1' minimum scale. Show all levels, including finished/ unfinished basements and detached structures. Fully dimension and indicate functions for all rooms. Include a roof plan accurately showing geometry, slopes, gutters and downspouts and coordinate with Site Grading and Drainage Plan. Limit size reductions to not more than 50%.

☐ N/A NO CHANGE 6. **Pervious and Impervious Area Coverage Plan**. Illustrate all impervious improvements and diagram the impervious areas in comparison to pervious areas. Indicate types of site area coverage by shading and/or patterns with a legend of materials. Measure and show in a schedule areas of each type of coverage. Provide calculations of pervious and impervious areas and the ratio of impervious coverage.

☐ N/A NO WORK ON GRADE LEVEL 7. **Landscape Plan**. 1/8" = 1' minimum scale. Use the Site Geometric Plan as background. The landscape planting plan should include:

- Current information from the site development plan, including existing/proposed grades and all buildings/structures.
- Location of all lot lines, building setbacks, and easements as depicted on the site development plan.
- Graphic legend depicting existing vegetation and proposed conditions.
- Location of all improvements (walks, patios, driveways, retaining walls, etc.)
- Location of all existing and proposed utilities and sewers.
- Graphic depiction of all existing trees, including location, types and caliper inch.
- Graphic depiction of the accurate drip line canopy showing the critical root zone.
- Tabulation of all existing trees to be saved, removed or impacted.
- Graphic depiction, plant schedule and planting details of all proposed trees, landscape plantings, shrubs, lawn areas, and groundcovers. Botanical and common names should be listed on plans.
- Graphic depiction indicating limits of ground disturbance and all associated areas of lawn to be seeded or sodded upon project completion.

☐ N/A TREES WILL NOT BE NEAR CONSTRUCTION TRAFFIC 8. **Arborist Report**. The arborist report should include Tree Protection Plan (TPP) with the following information:

- Project title or name, owner name, and firm name or individual who prepared the plan.
- Scaled based plan using the site development plan depicting line of disturbance, existing/ proposed grades, location of all improvements, existing/proposed utilities and sewers.
- Graphic depiction of all existing trees to remain and to be removed including location, types and Diameter Breast Height (DBH) size of 6" or greater.
- Graphic depiction of the accurate drip line canopy showing the extent of the Critical Root Zones and Structural Root Zones.
- Graphic depiction of proposed Tree Protection Zones and tree protection fencing.
- Identification of any areas of invasive plants recommended for removal.
- Tree Report Summary with the common and scientific name of the tree and the DBH at 4.5' above grade; comments on the vitality, structure and form of the tree; tree number (to correspond with the TPP); assessment of value/significance and recommended action to be taken; and reason for proposing removal or trimming of the tree.

☒ 9. **FAR Illustration Plan**. 1/8" = 1' minimum scale. Present a diagrammatic illustration of the plan areas as measured in CAD-based takeoff or as calculated by dimensions. Note the measured or calculated area of each floor plan level, show the boundary of each measured area graphically, and indicate how each area is assessed for FAR. Account for all floor areas and classify (i.e. conditioned space, enclosed porches, attached or detached garage, two-story living space, etc.).

☒ 10. **Color Photos of Adjoining Properties**. Color photos of existing and neighboring properties. Include rear yard and neighboring rear yards.

☒ 11. **Aerial Photo Plan**. Submit an illustration compositing the proposed development with buildings shaded black and pavements shaded grey, superimposed to scale onto an aerial photo image showing the project Street in its entirety.

N/A ☐ 12. **Composite Street Elevation**. ¼" = 1' minimum scale. Provide a colored elevation of the street façade superimposed on a photographic montage showing the adjoining neighbors to each side of the property. The exhibit must accurately depict the proposed design and the first-floor level in relation to the neighboring houses.

PROJECT IN REAR OF PROPERTY

☒ 13. **Building Elevations**. Minimum ¼" = 1' scale. Reduced size exhibits limited to not more than 50 percent. Provide building elevations of all principal facades and detached structures with building materials noted. Accurately show the line of grade, as defined in the ARB guidelines, and coordinate with the Grading Plan. Note basements as a Story Below Grade or a Building Story, and show the roof height on each elevation, as defined in the ARB guidelines.

☒ 14. **Colored Illustration**. Provide a 3-dimensional rendering or a colored building elevation of the principal street façade. For additions, illustrate the most prominent façade whether side or rear.

☒ 15. **Materials and Samples**. Applicants are required to bring physical samples of the building materials to the ARB meeting.

SIGNATURE OF APPLICANT

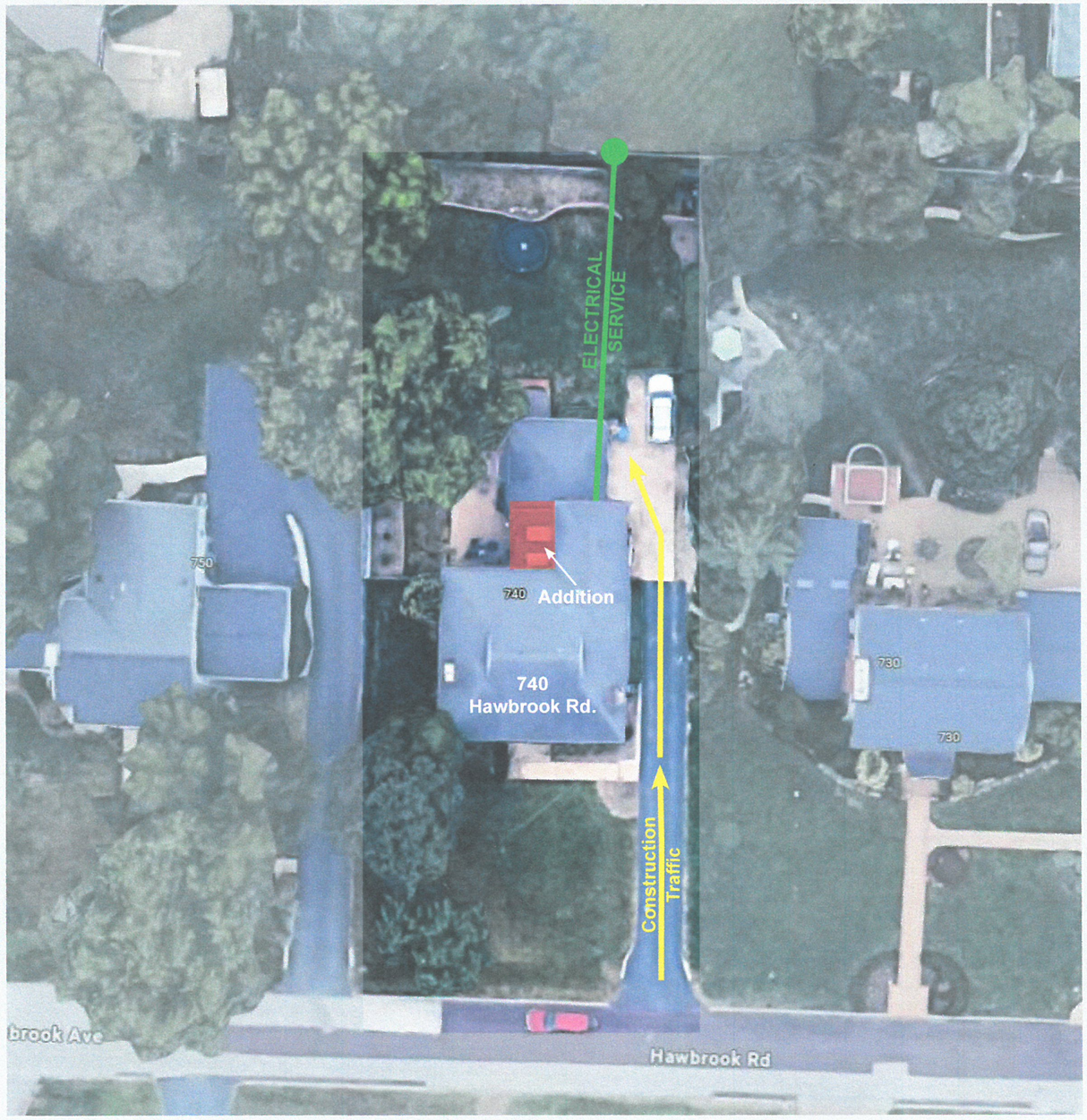
12/20/2024
DATE

ROESER
HOME REMODELING

740 Hawbrook Rd.

2nd Floor addtion over existing 1st floor room

(*Footprint of existing 1st floor to remain as-is)*



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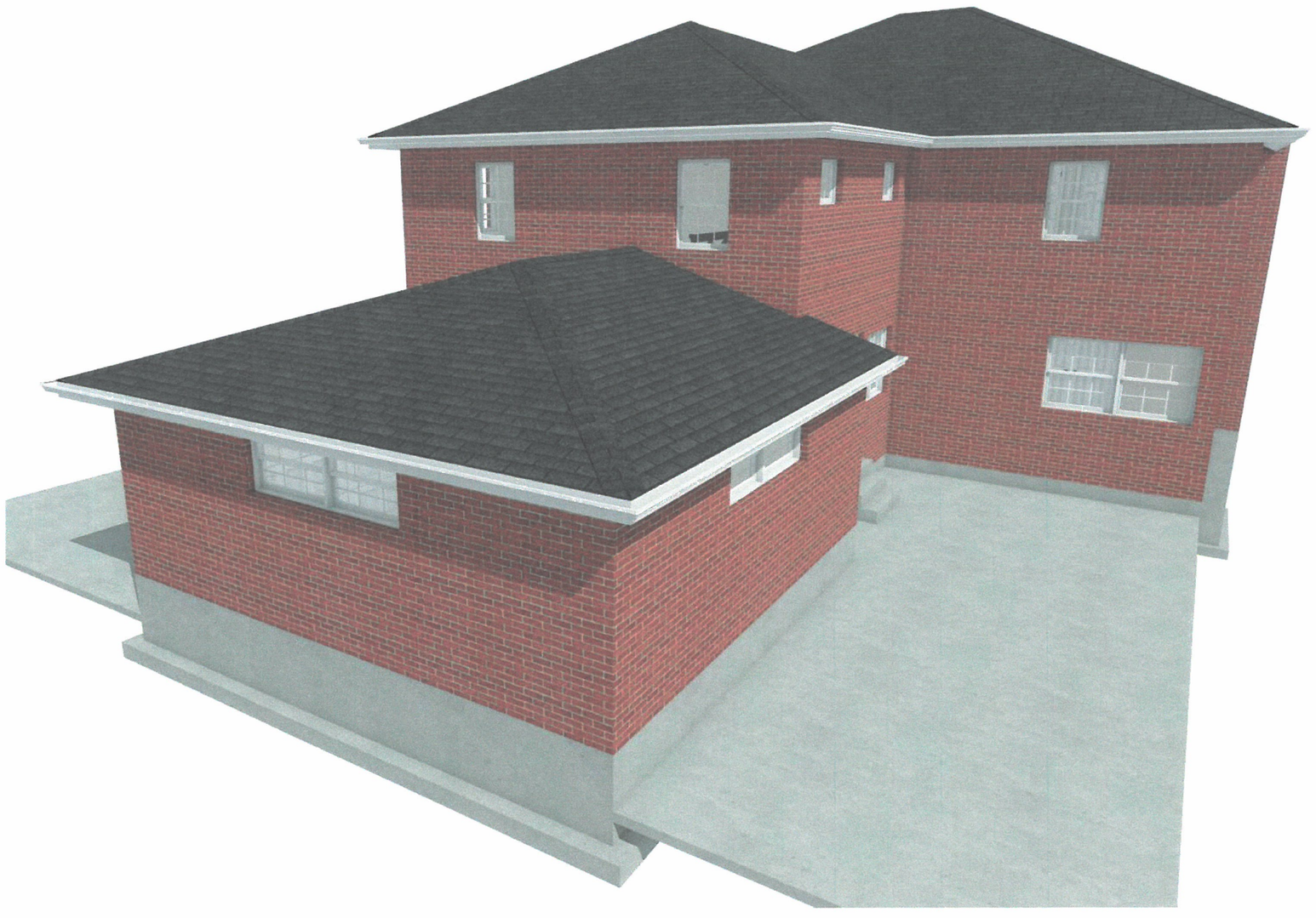


GENERAL

DO NOT SCALE DRAWINGS. FOLLOW WRITTEN DIMENSIONS ONLY.

CONTRACTOR TO VERIFY ALL DIMENSIONS PRIOR TO CONSTRUCTION.

ALL DIMENSIONS SHOWN ARE TO FACE of ROUGH STUD or CMU, UNLESS OTHERWISE NOTED.

PRIOR TO COMMENCEMENT of WORK, THE GENERAL CONTRACTOR SHALL REVIEW ALL CONSTRUCTION DOCUMENTS, SITE CONDITIONS, and RESTRICTIONS at THE JOB SITE. CONTRACTOR SHALL NOTIFY ARCHITECT of ANY SITE CONDITIONS, DOCUMENT ERRORS, or OTHER INCONSISTENCIES WHICH WILL EFFECT PROJECT.

CONTRACTOR SHALL COMPLY w/ ALL BUILDING REQUIREMENTS AS SET BY 2015 INTERNATIONAL RESIDENTIAL CODE and APPLICABLE LOCAL BUILDING CODES.

SITE WORK

EXISTING UTILITIES LOCATE BY HAND EXCAVATION and PROVIDE PROTECTION FROM DAMAGE.

ALL GRADES ON PLAN ARE ASSUMED. CONTRACTOR TO MAKE AN ON SITE LOT INSPECTION and CHECK ALL GRADES and MAKE NECESSARY ADJUSTMENTS.

FINISHED GRADES at BUILDING TO BE A MINIMUM of 6" BELOW TOP of FOUNDATION FOR MASONRY WALLS and 8" BELOW FOR FRAME of BRICK VENEER.

FINISH GRADE TO SLOPE AWAY FROM BUILDING FOUNDATION MINIMUM ½" PER FOOT FOR A DISTANCE of at LEAST 10'-0" FROM STRUCTURE and OFF PROPERTY BY APPROVED MEANS.

NO DOWNSPOUTS or DRAIN TILE SHALL BE CONNECTED TO SANITARY SEWERS.

ALL DOWNSPOUTS SHALL BE CONNECTED TO UNDERGROUND DRAIN TILE.

STRUCTURAL FRAMING

SAWN LUMBER FOR ROOF JOISTS, FLOOR JOISTS and LOAD BEARING STUDS SHALL BE NO. 1 SOUTHERN PINE, USED at 19% MAXIMUM MOISTURE CONTENT, and MEET THE FOLLOWING MINIMUM STRESS REQUIREMENTS:

Fb (SINGLE MEMBER USE)	1,000 PSI
Fb (REPETITIVE MEMBERS)	1,150 PSI
Ft (PARALLEL TO GRAIN)	650 PSI
Fv	175 PSI
Fc (PERPENDICULAR TO GRAIN)	565 PSI
Fc (PARALLEL TO GRAIN)	1,400 PSI
E (MODULUS OF ELASTICITY)	1,600,000 PSI

LUMBER SHALL, IN ADDITION TO COMPLYING w/ GOVERNING CODES, COMPLY w/:

1. "PRODUCT USE MANUAL" of THE WESTERN WOOD PRODUCTS ASSOCIATION FOR SELECTION and USE of PRODUCTS INCLUDED IN THAT MANUAL.
2. "PLYWOOD SPECIFICATION and GRADE GUIDE" of THE AMERICAN PLYWOOD ASSOCIATION.
3. "STANDARD SPECIFICATIONS FOR GRADES of CALIFORNIA REDWOOD LUMBER" of THE REDWOOD INSPECTION BUREAU of REDWOOD, WHEN USED.
4. AMERICAN WOOD PRESERVERS ASSOCIATION STANDARDS and RECOMMENDATIONS FOR FIRE-RETARDANT and PRESERVATIVE PRESSURE TREATED LUMBER and PLYWOOD.
   A. ALL WOOD INDICATED AS "PRESSURE TREATED" or "TREATED" SHALL BE PRESERVATIVE PRESSURE TREATED.
   B. ALL WOOD INDICATED AS "FIRE-RETARDANT" SHALL BE FIRE RETARDANT PRESSURE TREATED.
5. WESTERN RED CEDAR LUMBER ASSOCIATION STANDARDS and RECOMMENDATIONS FOR CEDAR, WHEN USED.

ALL FRAMING LUMBER MUST BE NAILED INTO PLACE ACCORDING TO THE NAILING SCHEDULE IN THE 2015 IRC BUILDING CODE. PLYWOOD SUBFLOORING, EXTERIOR PLYWOOD, SIDING and ROOF SHEETING SHALL BE NAILED IN ACCORDANCE w/ THE LATEST 2015 IRC CODE NAILING SCHEDULE. (SEE CURRENT APPLICABLE 2015 IRC CODE APPENDIX)

ALL ROOF FRAMING SHALL BE DESIGNED TO SUPPORT THE FOLLOWING MINIMUMS:

TOP CHORD or ROOF RAFTERS	L.L. 20 LB. PER SQ. FT.
BOTTOM CHORD or CEILING JOISTS	D.L. 10 LB. PER SQ. FT.

ALL WOOD PLATED BEARING ON CONCRETE or MASONRY SHALL BE PRESSURE TREATED. AT EXTERIOR WALLS, INSTALL PLATES OVER FOAM SILL SEALER.

FLOOR and ROOF RAFTERS, LINTELS and ROOF TRUSS BEARINGS SHALL OCCUR DIRECTLY at WALL STUD LOCATIONS.

ALL BEARING POSTS SHALL RUN (or BE BLOCKED) CONTINUOUSLY FROM POINT of BEARING TO TOP of FOUNDATION.

ALL BEARING PARTITIONS SHALL HAVE DOUBLE TOP PLATE and ONE ROW of BRIDGING IN HEIGHT.

EXTERIOR WALLS TO BE A MINIMUM 2x4 at 16" ON CENTER or 2x6 at 24" ON CENTER.

ALL HEADERS TO BE (2) 2x10s (1,300Fs) at ALL EXTERIOR WALLS or INTERIOR LOAD BEARING PARTITIONS, UNLESS OTHERWISE NOTED.

ALL HEADERS and BEAMS SHALL BE FREE FROM SPLITS, CHECKS and SHAKES.

INSTALL JOIST and BEAM HANGERS CAPABLE of SUPPORTING THE MAXIMUM ALLOWABLE LOAD of JOIST or BEAM BEING SUPPORTED.

ALL ROUGH STEEL HARDWARE ITEMS (I.E. JOISTS HANGERS, ETC.) SHALL COMPLY w/ ASTM A1 or ASTM A36. USE GALVANIZED at EXTERIOR LOCATIONS.

DOUBLE VERTICAL STUDS at ENDS of ALL PARTITIONS.

DROPPED CEILINGS BELOW WOOD JOISTS or ATTACHED DIRECTLY TO WOOD FLOOR TRUSSES SHALL BE DRAFT-STOPPED at 3,000 SQ. FT. INTERVALS and PARALLEL TO FRAMING MEMBERS. A 22" x 30" MINIMUM ACCESS OPENING IS REQUIRED FOR ATTIC SPACES HAVING A CLEAR HEIGHT of 30" or MORE. ACCESS DOORS IN DRAFTSTOPPING AREAS SHALL BE SELF-CLOSING and of APPROPRIATE MATERIALS.

PROVIDE "MICRO-LAM" GLU-LAMINATED VENEER LUMBER BEAMS ("MANUFACTURED BY TRUS JOIST CORPORATION or EQUAL) of THE DIMENSIONS and NUMBER INDICATED ON THE DRAWINGS. UNLESS OTHERWISE NOTED, FASTEN MULTIPLE BEAMS TOGETHER IN STRICT ACCORDANCE w/ MANUFACTURERS RECOMMENDATIONS. CHECK w/ LOCAL TRUSS MANUFACTURER FOR AVAILABILITY.

1. ALLOWABLE STRESSES:
   A. MODULUS of ELASTICITY 2,000,000 PSI
   B. FLEXURAL (12" DEPTH) 2,600 PSI HEADERS and BEAMS
   C. HORIZONTAL SHEAR 285 PSI
   D. BEARING 300 PSI

JOIST SPANS OVER 16'-0" SHALL HAVE at LEAST TWO ROWS of BRIDGING. (8'-0" MAXIMUM)

ALL INTERIOR PARTITIONS TO BE 2x4 STUDS at 16" ON CENTER (1,300 Fs) UNLESS OTHERWISE NOTED.

WOOD SPECIES:

A. BEAMS and POSTS
   ¶ DOUGLAS FIR-LARCH
   ALLOWABLE FLEXURAL STRESS (Fb) 1,200 PSI
   MODULUS of ELASTICITY (E) 1,600,000 PSI

WOOD SPECIES: (CONTINUED)

B. RAFTERS
   ¶ SOUTHERN PINE
   ALLOWABLE FLEXURAL STRESS (Fb) 1,000 PSI
   MODULUS of ELASTICITY (E) 1,600,000 PSI

BEAMS and HEADERS SHALL BE (2) TWO 2x10's UNLESS NOTED OTHERWISE

WOOD SPECIES:

¶ SOUTHERN PINE: 2x6, 2x8, 2x10 and 2x12 FRAMING MEMBERS
¶ SPRUCE PINE FIR: 2x4 and 2x6 STUDS
¶ DOUGLAS FIR-SOUTH: 6x6 or 8x8 POSTS

LAMINATED VENEER LUMBER (LVL):
ALLOWABLE FLEXURAL STRESS (Fb) 2,600 PSI FOR HEADERS and BEAMS
MODULUS of ELASTICITY (E) 2,000,000 PSI
MUST HAVE VALID EVALUATION REPORT FROM APPROVED THIRD PARTY EVALUATION AGENCY, SUCH AS ICC-ES

POSTS:

(2) TWO 2x4's or (2) TWO 2x6's UNLESS NOTED OTHERWISE
(3) THREE 2x's TO BE INTERPRETED AS (2) TWO 2x 'CRIPPLES', GLUED and NAILED, PLUS A MINIMUM (1) ONE FULL-HEIGHT UNBROKEN STUD.
(4) FOUR 2x's TO BE INTERPRETED AS (2) TWO 2x 'CRIPPLES', GLUED and NAILED, PLUS A MINIMUM (2) TWO FULL-HEIGHT UNBROKEN STUDS.
ALL POSTS TO BE BLOCKED SOLID TO TOP of STRUCTURE BELOW.

USE SIMPSON or SIMILAR METAL FRAMING ANCHORS and CONNECTORS AS NOTED and AS REQUIRED FOR WOOD-TO-WOOD, WOOD-TO-CONCRETE and WOOD-TO-MASONRY CONNECTIONS. CONNECTORS SHALL BE HOT-DIP GALVANIZED STEEL or STRUCTURAL CAPACITY. INSTALL PER MANUFACTURERS SPECIFICATIONS.

EXTERIOR STUD WALL CONSTRUCTION: 7/16" PLYWOOD or O.S.B. SHEATHING, FASTENED TO 2x4 or 2x6 STUDS at 16"o.c. w/ 8d NAILS at 6"o.c. at PANEL EDGES and 12"o.c. at INTERMEDIATE SUPPORTS UNLESS NOTED OTHERWISE.

FLOOR CONSTRUCTION: 3/4" TONGUE and GROOVE PLYWOOD, GLUED and FASTENED TO 2x FLOOR JOISTS w/ 8d NAILS at 6"o.c. at PANEL EDGES and 12"o.c. at INTERMEDIATE SUPPORTS.

ALL FLOOR FRAMING TO BE SPACED at 16"o.c. MAX, UNLESS NOTED OTHERWISE.

WOOD TRUSSES (DESIGNED BY TRUSS FABRICATOR)

WOOD TRUSSES SHALL BE of SAWN LUMBER w/ A 2" NOMINAL THICKNESS.

TRUSS MEMBER DESIGN SHALL CONSIDER UNBALANCED LIVE LOAD w/ FULL DEAD LOAD, AS WELL AS FULL DEAD and LIVE LOAD.

ROOF TRUSSES SHALL BE DESIGNED FOR A MINIMUM UNIFORM SUPERIMPOSED DEAD LOAD of 10 PSF ON THE BOTTOM CHORD, UNLESS OTHERWISE NOTED.

FABRICATOR SHALL PROVIDE TRUSS DIAGONALS, BEARING POINTS SHALL OCCUR at INTERSECTIONS of DIAGONALS and CHORDS.

ATTACH ROOF RAFTERS and ROOF TRUSSES at THEIR BEARING POINTS TO WALL FRAMING w/ "HURRICANE CLIPS", SIMILAR TO SIMPSON H-2 CLIPS, or NAILED TO THE TOP PLATE of THE WALL w/ (3) 16d NAILS, TOE NAILED WITHOUT SPLITTING THE ENDS of THE TRUSS.

TRUSS NOTES

TRUSSES SHALL COMPLY w/ ANSI/AWC NDS and ANSI/TPI 1

ALL ROOF FRAMING SHALL BE DESIGNED TO SUPPORT THE FOLLOWING MINIMUMS:

TOP CHORD or ROOF RAFTERS	D.L.	10 lb/sq. ft.
TOP CHORD or ROOF RAFTERS	L.L.	20 lb/sq. ft.
BOTTOM CHORD or CEILING JOISTS	D.L.	10 lb/sq. ft.
BOTTOM CHORD of ATTIC TRUSSES	L.L.	40 lb/sq. ft.
BOTTOM CHORD at STORAGE AREAS	L.L.	20 lb/sq. ft.

(TO BE APPLIED WHEN THE TRUSS HAS A WEB CONFIGURATION THAT ALLOWS A RECTANGULAR SPACE of 24" HORIZONTAL x 42" VERTICAL BETWEEN THE WEBS and BOTTOM CHORD)

ALL TRUSSES TO BE FASTENED TO 2x TOP PLATE w/ SIMPSON HURRICANE TIES

ALL GIRDER TRUSSES TO BE MINIMUM 2 PLY CONSTRUCTION

EXCEPTION: THE BOTTOM CHORD 2015 L.L. DESIGN CRITERIA MAY BE OMITTED FOR HOUSE and/or GARAGE ATTIC ACCESSIBLE ONLY THROUGH A 22"x30" ATTIC ACCESS OPENING IN THE DRYWALLED CEILING, w/ NO PULL DOWN STAIRS, and COMPLYING WITH:

A.) GARAGE AREAS: WARNING SIGNAGE (EACH SIDE) PLUS BARRIER OBSTRUCTION EACH SIDE of ATTIC ACCESS
B.) HOUSE (HABITABLE) AREA: WARNING SIGNAGE (EACH SIDE)

WARNING SIGN:

THE SIGN SHALL BE METAL and BE A MIN. SIZE of 40 sq. in. w/ ¾" MIN. HIGH LETTERS ON A CONTRASTING BACKGROUND THAT READS "WARNING" - TRUSSES NOT DESIGNED FOR ATTIC STORAGE". THE SIGN SHALL BE FASTENED TO A TRUSS WEB MIN. 36" ABOVE THE BOTTOM CHORD and WITHIN 18" of THE EDGE of THE OPENING. A SIGN IS REQUIRED ON BOTH SIDES of THE ATTIC ACCESS

TRUSS DIMENSIONS and SIZES ARE THE RESPONSIBILITY of THE GENERAL CONTRACTOR and THE TRUSS MANUFACTURER. DRAWINGS PROVIDED BY THE TRUSS MANUFACTURER SHALL BE REVIEWED BY THE GENERAL CONTRACTOR BEFORE ORDERING TRUSSES

ALL TRUSS CONNECTORS SHALL BE SIZED BY THE TRUSS MANUFACTURER

ALL TRUSSES SHOWN SHALL BE END-BEARING UNLESS NOTED OTHERWISE

NOTE: OVERFRAMED AREAS SHALL BE CONSTRUCTED w/ 2x6's at 16"o.c., BLOCKED SOLID TO TRUSSES BELOW at SPANS OVER 8'-0" (TYPICAL)

TRUSS MANUFACTURER TO COORDINATE w/ ENGINEER-of-RECORD SHOULD TRUSS LAYOUT DIFFER FROM PROPOSED LAYOUT

ANY ALTERATIONS TO THE PROPOSED LAYOUT or GIRDER TRUSS LOCATIONS SHALL BE APPROVED BY THE ENGINEER-of-RECORD BEFORE COMMENCING CONSTRUCTION

CONSTRUCTION

BRACE ALL WALLS DURING CONSTRUCTION TO PREVENT DAMAGE FROM EARTH, WIND, WATER PRESSURE and CONSTRUCTION LOADS UNTIL ALL SUPPORTING WALLS and/or SLABS or ROOF CONSTRUCTION ARE IN PLACE and HAVE ATTAINED DESIGN STRENGTH and ARE READY TO RESIST LOADS.

ALL EXTERIOR WALLS SHALL BE SHEATHED w/ 7/16" or THICKER WOOD STRUCTURAL PANELS (PLYWOOD or OSB). ALL VERTICAL JOINTS BETWEEN PANELS SHALL BE BLOCKED.

FIRE STOP ALL STUD WALLS at 8'-0" VERTICALLY and at 4'-0" ABOVE FLOORS IN STUD WALLS.

ALL DROP SOFFITS and CEILINGS SHALL BE FIRESTOPPED.

METAL FLASHING SHALL BE INSTALLED at ALL ROOF INTERSECTIONS and ROOF-WALL INTERSECTIONS.

METAL VALLEY FLASHING or INTERLACED SHINGLES SHALL BE PROVIDED at ALL ROOF INTERSECTIONS.

CORROSION - RESISTANT FLASHING IS REQUIRED at THE TOP and SIDES of ALL EXTERIOR WINDOW and DOOR OPENINGS and at THE INTERSECTION of CHIMNEYS or OTHER MASONRY CONSTRUCTION and FRAME WALLS. EXCEPTION: NOT REQUIRED WHERE APPROVED WATER RESISTANT SHEATHING and CAULKING IS USED at THE TOP and SIDES SO AS TO BE LEAKPROOF.

ALL IRON SHEET METAL FLASHING SHALL BE HOT-DIP GALVANIZED COMPLYING w/ ASTM A93.

ROOF SHEATHING TO BE ⅝" CDX PLYWOOD DECKING.

PROVIDE METAL DRIP EDGE at ALL EAVES.

INSTALL 36" WIDE (MINIMUM) WATERPROOFING MEMBRANE ("BITUTHENE" or APPROVED EQUAL) CONTINUOUS OVER ROOF SHEATHING at ALL EAVES and VALLEYS.

CAULKING and SEALANTS, EXTERIOR JOINTS AROUND WINDOWS and DOOR FRAMES, BETWEEN WALL CAVITIES and WINDOW or DOOR FRAMES, BETWEEN WALL and FOUNDATION, BETWEEN WALL and ROOF, BETWEEN WALL PANELS, at PENETRATION of UTILITY SERVICES THROUGH WALLS, FLOORS and ROOFS, and ALL OTHER OPENINGS IN THE EXTERIOR ENVELOPE SHALL BE SEALED IN AN APPROVED MANNER.

PROVIDE GUTTERS and DOWNSPOUTS AS SELECTED BY BUILDER. DOWNSPOUT and SPLASH LOCATIONS SHALL BE DETERMINED BY CONTRACTOR (and APPROVED BY BUILDER) SO AS TO PROVIDE POSITIVE ROOF and SITE DRAINAGE.

ATTIC VENT AREA SHALL BE 1/3 OF 1% of ATTIC FLOOR AREA w/ INSECT SCREEN.

ALL BEDROOMS TO HAVE at LEAST ONE EGRESS WINDOW 3'-6" OR LESS OFF FINISH FLOOR.

BATH EXHAUST FAN (MINIMUM 50 CFM), ALL COOKING UNITS (I.E. RANGE HOOD, MICROWAVE, ETC.), and DRYER SHALL BE VENTED TO EXTERIOR.

HVAC and HOT WATER HEATER TO BE VENTED TO EXTERIOR IF GAS OPERATED.

BRICK VENEER and MASONRY WALLS REQUIRE NON-CORROSIVE METAL WALL TIES (MINIMUM 22 GA.) at 16" ON CENTER VERTICALLY and 31" ON CENTER HORIZONTALLY (MAXIMUM).

BRICK VENEER WALLS REQUIRE 20 MIL (MINIMUM) POLYETHYLENE FLASHING or APPROVED EQUAL at BRICK SILL at FOUNDATION w/ WEEP HOLES at 31" ON CENTER MAXIMUM.

METAL TIES SHALL BE PROVIDED AROUND ALL WALL OPENINGS GREATER THAN 16" IN EITHER DIMENSION. METAL TIES AROUND THE PERIMETER SHALL BE SPACED NOT MORE THAN 3'-0" ON CENTER and PLACED WITHIN 12 INCHES of THE WALL OPENING.

BRICK VENEER SHALL BE SEPARATED FROM SHEATHING BY A MINIMUM AIR SPACE of 1 INCH and A MAXIMUM of 4.5 INCHES.

WINDOWLESS BATHROOMS REQUIRE EXHAUST FROM VENT TO EXTERIOR or ATTIC. (50 CFM MINIMUM).

GLASS IN PATIO DOORS, SHOWER DOORS and PANELS, TUB ENCLOSURES and FIXED GLASS PANELS NEXT TO DOORS OVER 6 SQ. FT. IN AREA and WITHIN 18" of FINISH FLOOR SHALL BE 3/16" TEMPERED GLASS or APPROVED SHATTER RESISTANT PLASTIC.

ROOF CONSTRUCTION TO BE ⅜"L. PLYWOOD w/ METAL CLIPS OVER TRUSSES or 2x FRAMING w/ 8d NAILS at 6"o.c. at PANEL EDGES and 12"o.c. at INTERMEDIATE SUPPORTS

ALL TRUSSES and / or RAFTERS TO BE FASTENED TO 2x TOP PLATE w/ SIMPSON HURRICANE CLIPS

FINISHES

ALL EXPOSED MATERIAL FOR PORCHES, SOFFITS and OVERHANGS SHALL BE APPROVED EXTERIOR MATERIALS.

GYPSUM WALLBOARD, UNLESS OTHERWISE NOTED, SHALL BE PROVIDED AS FOLLOWS:

1. EXTERIOR WALLS:
   A. TYPICAL (1) LAYER ½" REGULAR WALLBOARD TO INTERIOR FACE.
2. INTERIOR PARTITIONS (1) LAYER ½" REGULAR WALLBOARD EACH SIDE.
3. CEILING:
   A. (1) LAYER ⅝" REGULAR WALLBOARD WHEN SUPPORTING MEMBERS ARE GREATER THAN 16" ON CENTER
   B. (1) LAYER ½" REGULAR WALLBOARD WHEN SUPPORTING MEMBERS ARE 16" ON CENTER or LESS.
4. BATHS: WATER-RESISTANT WALLBOARD at ALL WALLS and CEILINGS SURROUNDING TUBS and SHOWERS and AS REQUIRED BY GOVERNING CODES.
5. PROVIDE 4 MIL (MINIMUM) VAPOR BARRIER NAILED ON INTERIOR SIDE of STUDS at EXTERIOR WALLS.

ALL FIRE RATED WALLBOARD ASSEMBLIES SHALL BE INSTALLED PER SPECIFICATIONS of THE APPROVED TEST ASSEMBLY.

WALLBOARD INSTALLATION SHALL BE IN ACCORDANCE w/ GYPSUM ASSOCIATIONS RECOMMENDED PRACTICES AS TO THICKNESS, NAILING and TAPING ON CORRECT STUD SPACING.

INTERIOR FINISH MATERIALS SHALL NOT HAVE A FLAME SPREAD RATING EXCEEDING 200.

HEATING, ELECTRICAL, PLUMBING

PLUMBING, MECHANICAL and ELECTRICAL INFORMATION and LAYOUTS SHOWN ON DRAWINGS ARE ONLY SCHEMATIC IN DESIGN, and SHALL BE REVIEWED BY CONTRACTORS, SUPPLIERS and BUILDING OFFICALS FOR COMPLIANCE w/ GOVERNING CODES and GOOD COMMON CONSTRUCTION PRACTICES. THE ARCHITECT SHALL BE NOTIFIED of ANY DISCREPANCIES.

PLUMBING, MECHANICAL and ELECTRICAL EQUIPMENT and FIXTURES SHALL BE SPECIFIED BY BUILDER and/or OWNER.

DESIGN and INSTALLATION of PLUMBING, MECHANICAL and ELECTRICAL EQUIPMENT SHALL BE THE RESPONSIBILITY of THE APPROPRIATE LICENSED CONTRACTORS.

HEATING, VENTILATION and AIR CONDITIONING SHALL BE DESIGNED and INSTALLED IN STRICT ACCORDANCE w/ THE LATEST EDITION of THE ASHRAE GUIDE, THE CONSTRUCTION STANDARDS of SMACNA, and ALL STATE, COUNTY and LOCAL CODES.

ALL HVAC EQUIPMENT and DUCTWORK SHALL COMPLY w/ THE LATEST INTERNATIONAL MECHANICAL CODE.

GAS FURNACE FLUES SHALL BE METAL ASBESTOS CLASS "B" w/ UL APPROVED METAL CAP and CLEAN OUT.

GAS VENTS TO EXTEND A MINIMUM of 3'-0" ABOVE THE ROOF and at LEAST 2'-0" HIGHER THAN ANY PART of THE BUILDING WITHIN 10'-0". EXCEPTION: UL LISTED VENTS MAY BE INSTALLED ACCORDING TO THEIR LISTING.

ALL HVAC EQUIPMENT SHALL BE INDIVIDUALLY SWITCHED.

ALL ELECTRICAL WORK SHALL BE IN ACCORDANCE w/ LOCAL ORDINANCES and w/ THE CURRENT APPLICABLE NATIONAL ELECTRICAL CODE. NOTHING ON THESE DRAWINGS SHALL BE INTERPRETED TO CONFLICT w/ ANY CITY or STATE LAW, REGULATION, CODE, ORDINANCE or RULING of FIRE UNDERWRITER'S REQUIREMENTS APPLICABLE TO THIS CLASS of WORK.

THE ELECTRICAL CONTRACTOR SHALL BE RESPONSIBLE FOR THE FINAL SIZING of ALL FEEDERS, CONDUIT, FUSES, CIRCUIT BREAKERS, ETC. IN ACCORDANCE w/ N.E.C.

ALL ELECTRICAL EQUIPMENT SHALL BE UL APPROVED.

ALL WIRING TO BE COPPER.

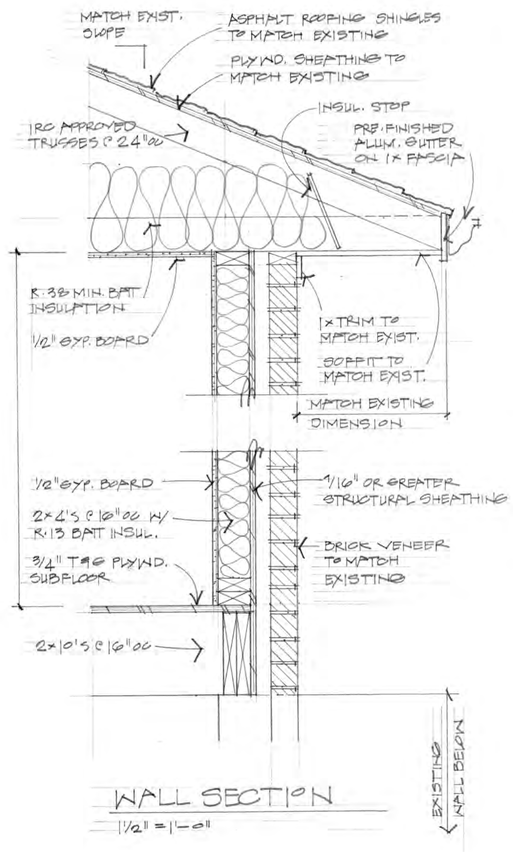
PROVIDE and INSTALL GROUND-FAULT CIRCUIT INTERRUPTERS (GFI) AS REQUIRED BY THE NATIONAL ELECTRIC CODE (N.E.C.) and MEETING THE REQUIREMENTS of ALL GOVERNING CODES. ALL OUTDOOR, BATH and GARAGE WALL RECEPTACLES SHALL BE PROVIDED w/ GROUND-FAULT CIRCUIT PROTECTION.

EXPOSED EXTERIOR and UNDERGROUND WIRING SHALL BE INSTALLED IN HEAVY WALLED GALVANIZED CONDUIT (EXCEPT AS PROVIDED BY LOCAL UTILITY).

FLOOR DRAIN REQUIRED FOR HOT WATER HEATER SHALL BE WITHIN 15 FEET and IN THE SAME ROOM.

SMOKE DETECTORS. AN A.C. POWERED UL LISTED SMOKE DETECTOR SHALL BE LOCATED ON EACH FLOOR LEVEL IN THE VICINITY of ALL BEDROOM ENTRANCE DOORS. FLOOR LEVELS THAT DO NOT CONTAIN BEDROOMS SHALL HAVE THE DETECTOR LOCATED at THE CEILING NEAR THE STAIRWAY. IN SPLIT-LEVEL RESIDENCES A SMOKE DETECTOR INSTALLED ON THE UPPER LEVEL SHALL SUFFICE FOR THE ADJACENT LOWER LEVEL PROVIDED THE LOWER LEVEL IS LESS THAN ONE FULL STORY BELOW THE UPPER LEVEL. IF THERE IS AN INTERVENING DOOR BETWEEN THE ADJACENT LEVELS, A SMOKE DETECTOR SHALL BE INSTALLED ON BOTH LEVELS. DETECTORS SHALL BE INSTALLED PER LOCAL CODE REQUIREMENTS and HAVE A UL APPROVAL RATING.

Project:
Proposed Addition and Remodel to:
740 Hawbrook Avenue
Glendale, Missouri 63122



WALL SECTION
1½" = 1'-0"

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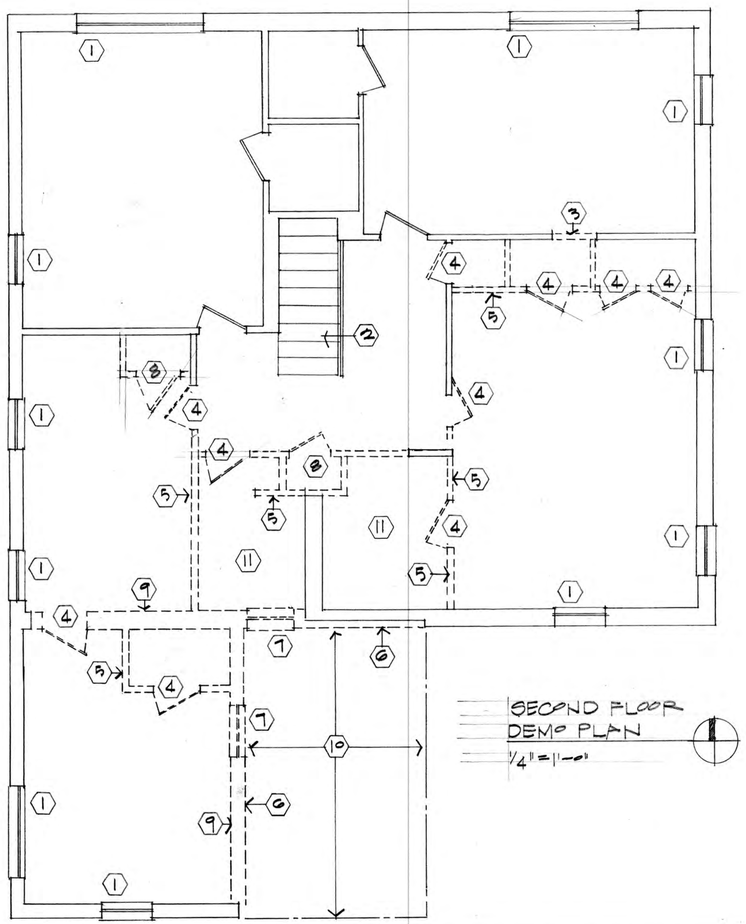
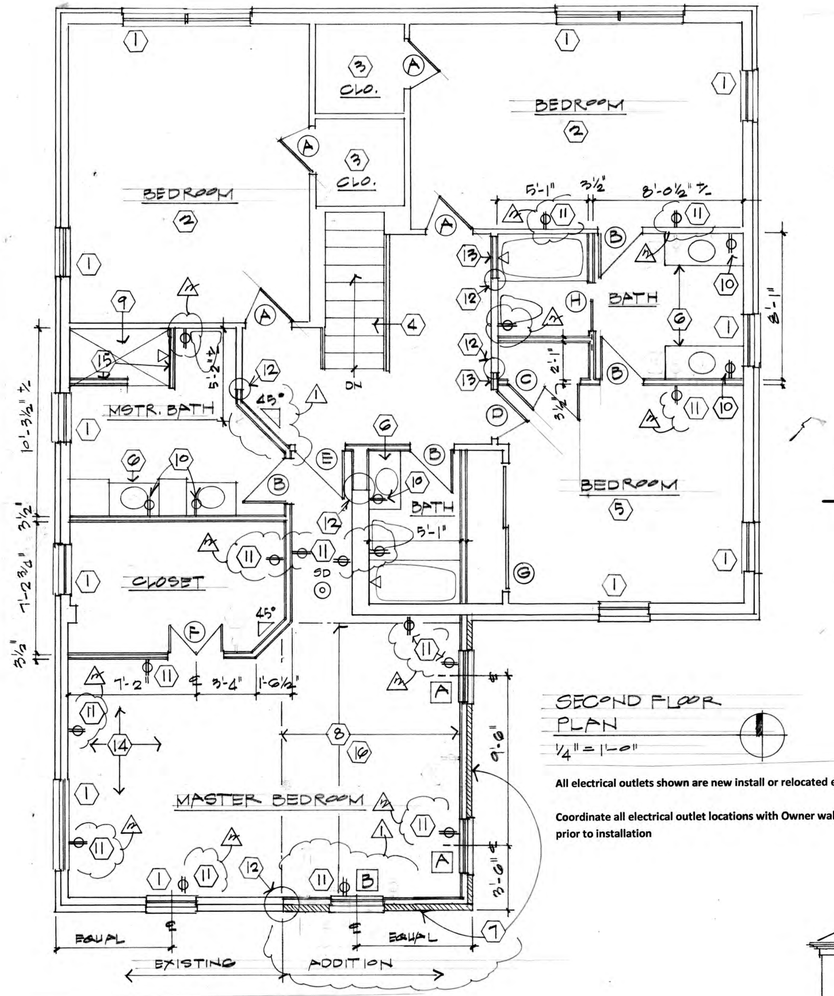


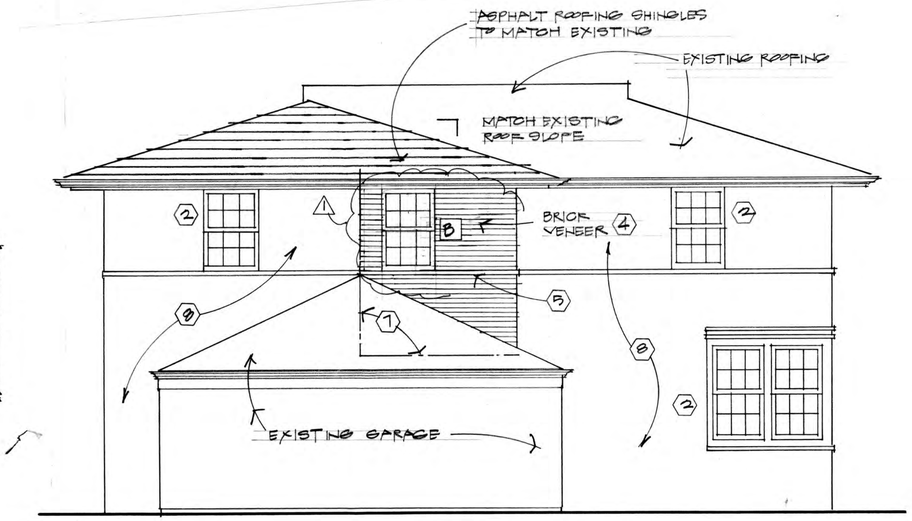
SECOND FLOOR
DEMO PLAN
1/4" = 1'-0"



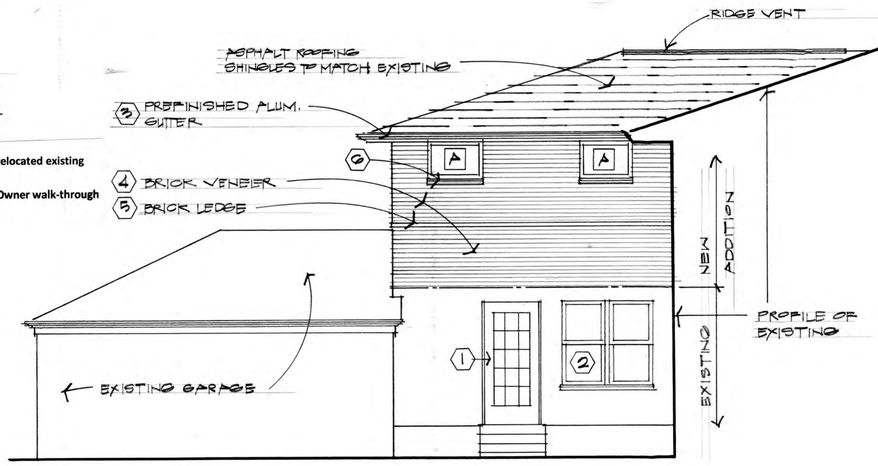
SECOND FLOOR
PLAN
1/4" = 1'-0"

All electrical outlets shown are new install or relocated existing

Coordinate all electrical outlet locations with Owner walk-through prior to installation



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



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

DEMOLITION PLAN KEYED NOTES

1. Existing window to remain
2. Existing Stairs to First Floor
3. Remove section of existing wall for new door install. Refer to Second Floor Plan.
4. Remove existing door and frame
5. Remove existing partition. Cap or redirect utilities as required.
6. Remove existing brick veneer this wall and reuse on new addition. Coordinate with Contractor.
7. Remove existing window
8. Remove existing closet in total
9. Remove section of existing exterior wall shown dashed in total. Cap or redirect utilities as required.
10. Remove existing roof structure over First Floor room below. Prep for new Second Floor addition.
11. Remove all existing fixtures, cabinets, accessories, etc. in existing Bathroom.

WINDOW SCHEDULE

- **A** 3'-0" wide x 2'-0" tall awning window
- **B** 2'-9" wide x 4'-0" tall double hung (this window to match existing window to the West. Field verify.)

Coordinate window finish with Owner.

DOOR SCHEDULE

- **A** Existing door to remain
- **B** 2'-4" wide x 6'-8" tall door with privacy lockset
- **C** (2) 2'-0" wide x 6'-8" tall doors with passage lockset
- **D** 2'-6" wide x 6'-8" tall door with privacy lockset
- **E** 2'-8" wide x 6'-8" tall door with privacy lockset
- **F** (2) 1'-6" wide x 6'-8" tall doors with passage lockset
- **G** 7'-0" wide x 6'-8" tall bi-pass closet doors
- **H** 2'-6" wide x 6'-8" tall door pocket door

Coordinate door and hardware style and finish with Owner.

SECOND FLOOR PLAN KEYED NOTES

1. Existing window to remain
2. Existing lighting and electrical this room to remain. No new work proposed.
3. Existing closet to remain.
4. Existing Stairs to First Floor
5. Existing lighting and electrical this room to remain. Provide new outlet as shown.
6. Single bowl vanity. Refer to Cabinet Designer layout and specs.
7. Brick veneer. Reuse existing brick from Demolition.
8. Area of proposed addition. Addition to sit atop and align with existing First Floor room footprint below.
9. Appr. 5'-6" x 3'-6" shower with bench
10. GFI outlet at 44" aff
11. AFCI outlet
12. Align new construction with existing as shown.
13. New construction to match existing at location of removed door
14. Existing room. Existing electrical outlets this area to remain. Provide new outlet as shown.
15. New walls at shower to be 2 x 4's at 16" oc with tile backer board on shower side and ½" gyp. board on Bathroom side.
16. Match existing floor finish

EXTERIOR ELEVATION KEYED NOTES

1. Existing door to remain
2. Existing window to remain
3. Prefinished aluminum gutters to match existing. Contractor to coordinate downspout locations with Owner.
4. Reused brick veneer for demolition of existing walls
5. Brick ledge to match existing.
6. Brick rowlock to match existing
7. Outline of lower section of addition beyond
8. Existing brick veneer

Scott Volding – Architect
License MO #A-004859

Date: 10.1.24

Revisions:
1. 11.25.24

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Sheet: **A1**

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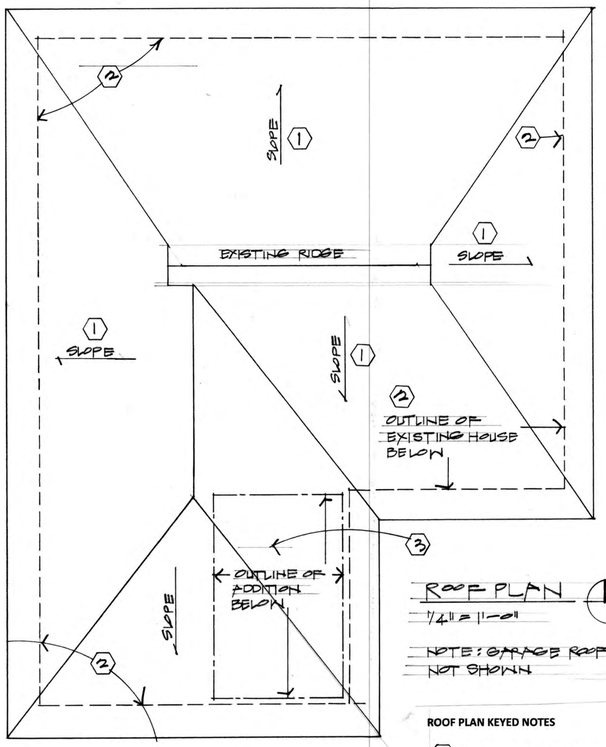
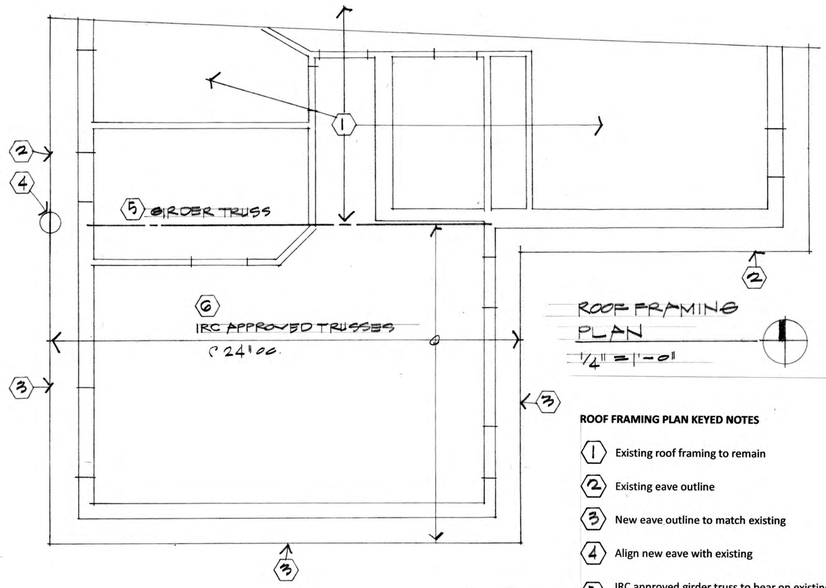


ROOF PLAN
1/4" = 1'-0"

NOTE: GARAGE ROOF NOT SHOWN

ROOF PLAN KEYED NOTES

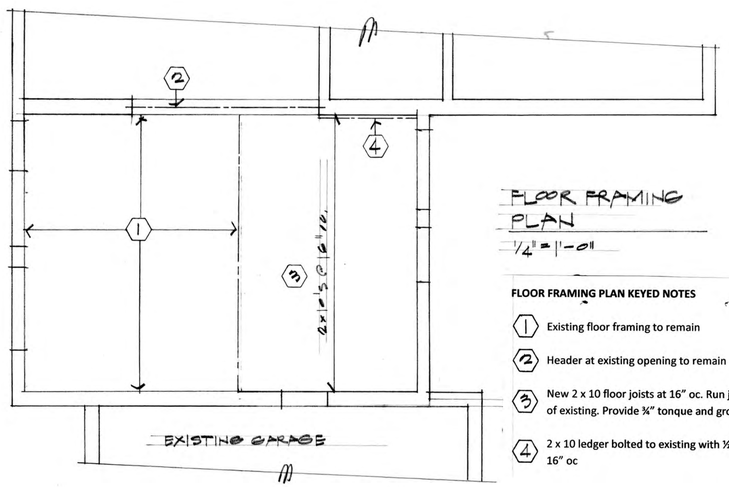
1. Existing roof structure to remain
2. Outline of existing house below
3. Dashed line indicates area of Second Floor addition.



ROOF FRAMING PLAN
1/4" = 1'-0"

ROOF FRAMING PLAN KEYED NOTES

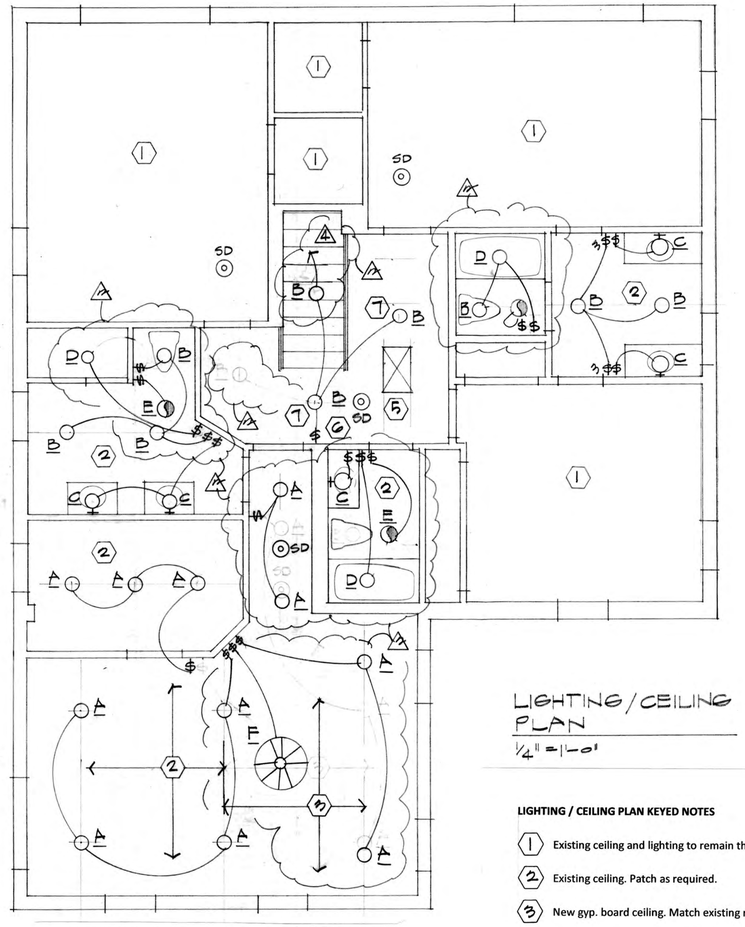
1. Existing roof framing to remain
2. Existing eave outline
3. New eave outline to match existing
4. Align new eave with existing
5. IRC approved girder truss to bear on existing load bearing walls. Provide solid 2x support post at each bearing end
6. New IRC approved trusses to have a hipped roof profile to match existing roof pitch / slope. Field verify.



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

FLOOR FRAMING PLAN KEYED NOTES

1. Existing floor framing to remain
2. Header at existing opening to remain
3. New 2 x 10 floor joists at 16" oc. Run joists in direction of existing. Provide ¾" tonque and groove subfloor. Glue and nail.
4. 2 x 10 ledger bolted to existing with ½" dia. bolts at 16" oc



LIGHTING / CEILING PLAN
1/4" = 1'-0"

Coordinate all light fixture locations with Owner walk-through prior to installation

LIGHTING / CEILING PLAN KEYED NOTES

1. Existing ceiling and lighting to remain this area
2. Existing ceiling. Patch as required.
3. New gyp. board ceiling. Match existing roof height.
4. Switch light to switch at bottom of stairs
5. Provide 22 inch x 30 inch attic access panel
6. Re-use existing switch
7. Relocate existing recessed can light fixture. Final location to be decided.

FIXTURE SCHEDULE

A	4" x 4" recessed LED
B	5" x 5" recessed LED
C	Decorative wall mount
D	Wet location recessed
E	Exhaust fan
F	Ceiling fan

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Revisions:
A 11.25.24

Project:

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