



10 Armstrong



APPLICATION FOR ARCHITECTURAL REVIEW BOARD

APPLICATION DATE 10.31.22 DATE OF ARB MEETING 11.9.22 ESTIMATED COST 1.2 MIL
 PROJECT ADDRESS 10 Armstrong Dr GLENDALE, MO 63122
 NAME OF PROPERTY OWNER John & Brookie Moore PHONE NUMBER 1-314-471-1132
 CONTRACTOR (NAME) Wise Works PHONE NUMBER 1-314-393-5848
 CONTRACTOR ADDRESS 2236 Barnbridge Rd St Louis Mo 63131
 ARCHITECT (NAME) William D. Cover, Architect LLC PHONE NUMBER 314-374-6767
 ARCHITECT ADDRESS 2464 Taylor Rd #246 Wildwood, Mo 63040
 DETAILED DESCRIPTION OF WORK BEING PROPOSED: New Residence

FLOOR AREA RATIO 26.9 % (FAR = Floor area divided by total area of lot. Floor area includes all areas provided with heat and/or air conditioning. 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.) 3,105
 TOTAL FLOOR AREA OF EXISTING STRUCTURE (SQ. FT.) N.A.
 TOTAL SQ. FT. OF LOT 13,000 WIDTH AND DEPTH OF LOT (FT.) 100 X 130
 HEIGHT OF STRUCTURE 33 FT NUMBER OF STORIES 1.5
 ESTIMATED COMMENCE DATE 1.1.23 EST. COMPLETION DATE 1.1.24

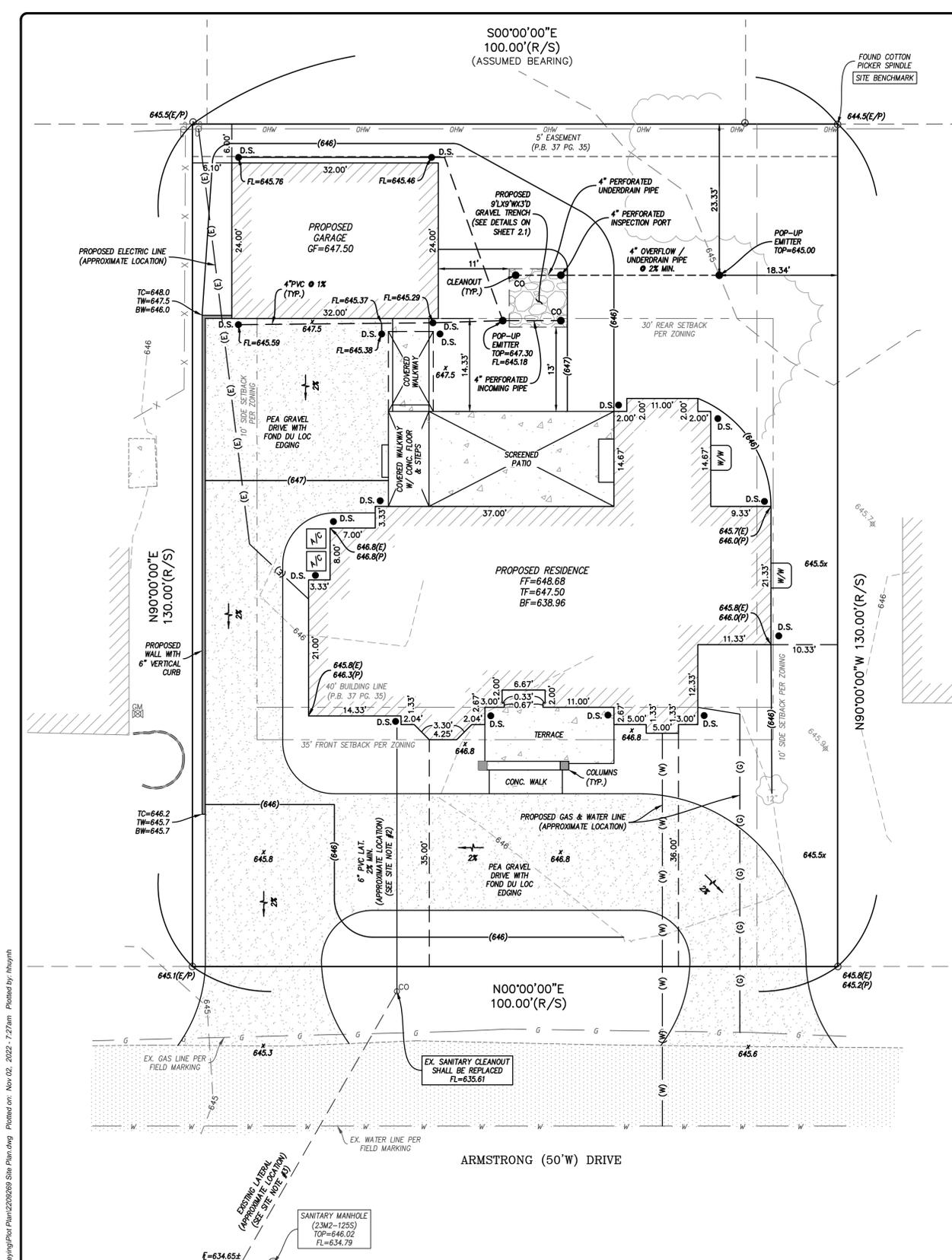
Each application shall be accompanied with payment of a fee as follows:
 Addition or Accessory Structure: \$150.00
 New Home: \$200.00

Applications must also include 10 copies of the following items collated into individual packets. Packets not collated may be accepted for scheduling purposes, but will be returned to applicants for collation and are due no later than 12:00 p.m. one week prior to the scheduled ARB meeting. (Please check each item included):

(CHECKLIST ON REVERSE SIDE)

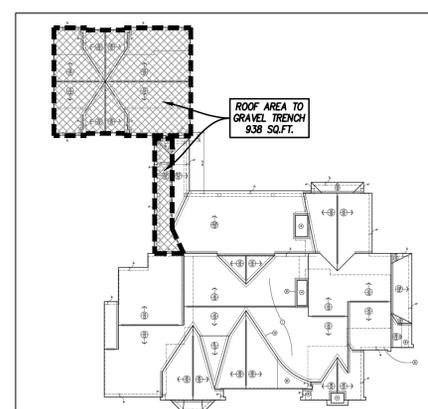
- 1. Existing and Proposed plot plan. Existing and finished or proposed contours to include property boundaries, setbacks and existing structures, and calculated FAR. The City reserves the right to request CAD files or any other information that may be needed to verify that FAR, setbacks, and other measurements are within required limits.
- 2. The location of the current and proposed impervious coverage (must include before and after lot drainage calculations).
- 3. The location of all downspouts and drainage pipes indicating where runoff will be taken. Differential runoff should be captured by a storm water system.
- 4. Proposed landscaping plan. Please see attached Landscape Plan Checklist for further detail. Trees in the public right-of-way must be protected with a fence, frame, or box if they are proximity of any excavation or construction. This "tree protection zone" must be indicated on the plans.
- 5. Floor plans to scale for all proposed structures.
- 6. Color photos of existing property and neighboring properties. For rear additions, include photos of rear yard and neighboring rear yards.
- 7. Provide building elevation of each face of structure to scale. For additions include full elevations of existing structures. Include a color elevation of at least one side of structure.
- 8. Provide information on type of materials that will be used on exterior façade of proposed structure. Provide at least one colored elevation to scale.

 10.31.22
 SIGNATURE OF APPLICANT DATE



DESIGN NOTES:

- PROPOSED WATER SERVICE CONNECTION: 1 1/4" TAP CONTRACTOR TO VERIFY THE SEWER CONNECTION WILL HAVE POSITIVE FLOW TO THE MAIN PRIOR TO STARTING CONSTRUCTION.
- THE EXISTING SANITARY CONNECTION LOCATION IS ASSUMED AND SHALL BE VERIFIED BY THE CONTRACTOR FOR THE USABILITY OF THE CONNECTION.
- THE UTILITY CONNECTION LOCATION AND COORDINATION SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR.
- THE CURRENT PROPOSED HOUSE LOCATION THAT IS OVER THE 40' RECORD BUILDING LINE HAS BEEN CONFIRMED BY THE CITY OF GLENDALE PER CLIENT.
- THE GUTTERS SHALL DISCHARGE TO POP-UP EMITTERS UNLESS NOTED OTHERWISE.
- THE PLACEMENT OF THE POP-UP EMITTERS TO BE DETERMINED IN THE FIELD. PLACEMENT SHALL ALLOW FOR STORM WATER TO BE ABSORBED PRIOR TO RUNOFF ONTO ADJACENT PROPERTY.
- THE CONTRACTOR IS TO MAINTAIN THE SHEET FLOW FOR THE STORM WATER AND SHALL NOT CONCENTRATE RUNOFF ONTO ADJACENT PROPERTIES.
- THE POINT OF STORMWATER DISCHARGE SHALL BE AT LEAST 10 FEET FROM ANY PROPERTY LINE.



DIFFERENTIAL RUNOFF CALCULATIONS

Category	Area (SF)	Runoff (CFS)
PREDEVELOPED IMPERVIOUS AREA	5,555 SF	0.127 Ac. X 3.54 = 0.450 cfs
PERVIOUS AREA	7,445 SF	0.171 Ac. X 1.70 = 0.291 cfs
TOTAL		0.741 cfs
POSTDEVELOPED IMPERVIOUS AREA	7,258 SF	0.166 Ac. X 3.54 = 0.588 cfs
PERVIOUS AREA	5,742 SF	0.132 Ac. X 1.70 = 0.224 cfs
TOTAL		0.812 cfs

CONCLUSION FOR PROPOSED DEVELOPMENT

DIFFERENTIAL STORM WATER RUNOFF (BASED ON 15-YEAR 20-MINUTE STORM)

DIFFERENTIAL RUNOFF = PROPOSED RUNOFF - EXISTING RUNOFF

= 0.812 CFS - 0.741 CFS

= 0.071 CFS (INCREASE IN IMPERVIOUS AREA)

REQUIRED VOLUME TO BE ATTENUATED FOR = 0.071 x 1200 = 85.20 C.F.

STORM WATER DESIGN CALCULATIONS

PROPOSED ROOF AREA TO GRAVEL TRENCH = 938 SF ≈ 0.022 Ac.

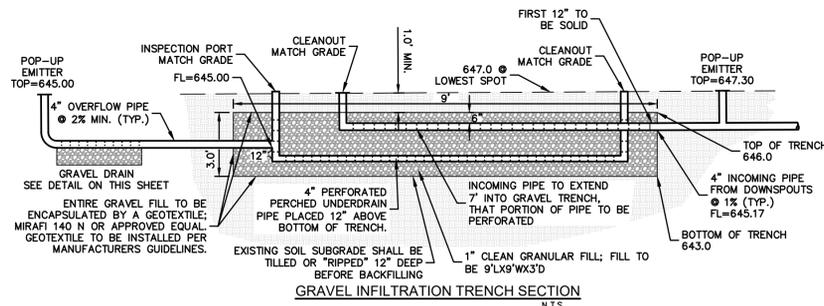
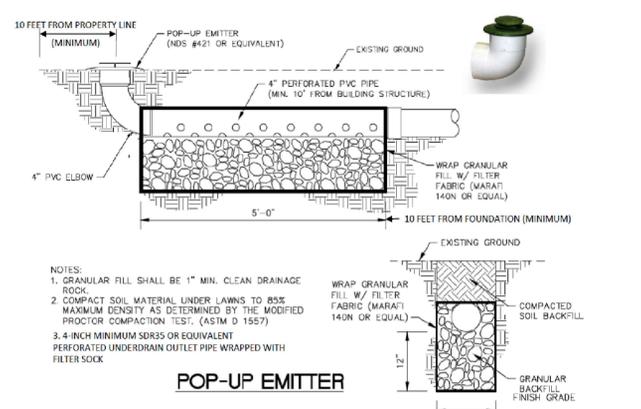
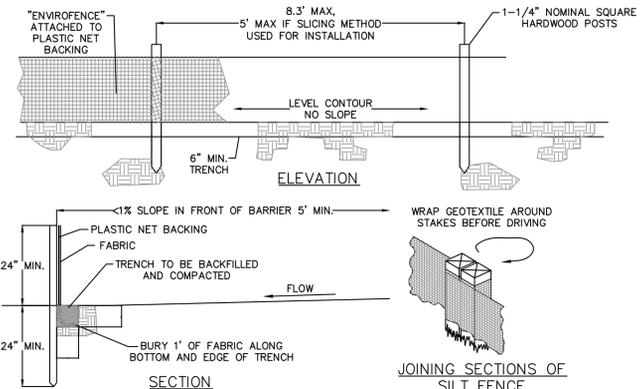
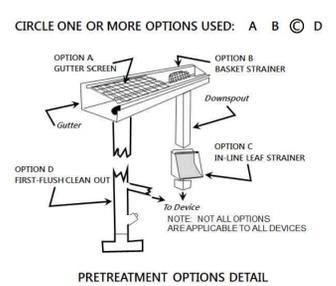
15 YEAR 20 MINUTE RUNOFF = 0.022 Ac. (3.54) = 0.078 CFS < 0.071 CFS (REQ.)

THE REQUIRED VOLUME = 0.078 x 1200 = 93.60 C.F. > 85.20 C.F. (REQ.)

9'x9'x3'D GRAVEL INFILTRATION TRENCH IS PROPOSED TO PROVIDE THE ATTENUATION. ASSUMING 40% VOIDS IN THE GRAVEL 97.20 C.F. OF VOLUME IS PROVIDED.

97.20 C.F. TOTAL VOLUME IS PROVIDED > 93.60 C.F. IS REQUIRED

(SEE PLAN AND ROOF CONTRIBUTORY AREA FOR DOWNSPOUTS TO BE CONNECTED TO GRAVEL TRENCH)



F-A-R CALCULATIONS

Category	Area (SQ.FT.)
LOT AREA	13,000 SQ.FT.
HOUSE FIRST FLOOR	2,385 SQ.FT.
HOUSE SECOND FLOOR	720 SQ.FT.
HOUSE TOTAL	3,105 SQ.FT.
ATTACHED GARAGE	0 SQ.FT.
ATTACHED GARAGE (50%)	0 SQ.FT.
TOTAL FLOOR AREA	3,105 SQ.FT.
FLOOR AREA RATIO	0.24
MAXIMUM FAR IS 0.30 OR 3,500 SQ.FT. (10,000 SQ.FT. < LOT AREA < 20,000 SQ.FT.)	

GREEN SPACE CALCULATIONS

Category	Area (SQ.FT.)
HOUSE	2,386 SQ.FT.
GRAVEL DRIVE	3,263 SQ.FT.
WALK, COVERED WALKWAY, & STEPS	220 SQ.FT.
SCREENED PATIO	420 SQ.FT.
TERRACE	201 SQ.FT.
DETACHED GARAGE	768 SQ.FT.
TOTAL IMPROVEMENTS	7,258 SQ.FT.
LOT AREA	13,000 SQ.FT.
GREEN SPACE AREA = 44.17%	

ACCESSORY BUILDING REAR YARD SITE COVERAGE

TOTAL REAR YARD AREA	= 3,000 SQ.FT.
GARAGE	= 768 SQ.FT.
768 SQ.FT. / 3,000 SQ.FT. = 25.6% < 30%	

ISSUE REMARKS/DATE

1	City Comments - 11/01/22
2	
3	

John Moore Jr.
& Brooks Moore
10 Armstrong Drive
St. Louis, MO 63122

THE **STERLING** CO.
ENGINEERS & SURVEYORS

5055 New Baumgartner Road
St. Louis, Missouri 63120
Ph 314-487-0440 Fax 314-487-8944
www.sterling-eng-survey.com
Corporate Certificate of Authority #001948

#10 ARMSTRONG DRIVE
GLENDALE, MISSOURI 63122

SITE / GRADING / STORM PLAN

NOT APPROVED FOR CONSTRUCTION! FOR REVIEW ONLY

Date: Michael G. Boering, PE
License # E238643
Professional Engineer
Vice President

Job Number: 22-09-269
Date: 11/02/2022
Designed: HHH Sheet
Drawn: HHH 2.1
Checked: MGB IMP

Drawing name: V:\2020\269 10 Armstrong Dr\Drawings\Surveying\Site Plan.dwg Plotted on: Nov 02, 2022 - 7:27am Plotted by: thuyth

S00°00'00"E
100.00'(R/S) FOUND IRON PIPE
(ASSUMED BEARING) (0.18'E)

FOUND PICKER
SITE BEN

PIPE
2'E)

ICE
7'W)

ELECTRIC LINE
(SITE LOCATION)

TC=648.0
TW=647.5
BW=648.0

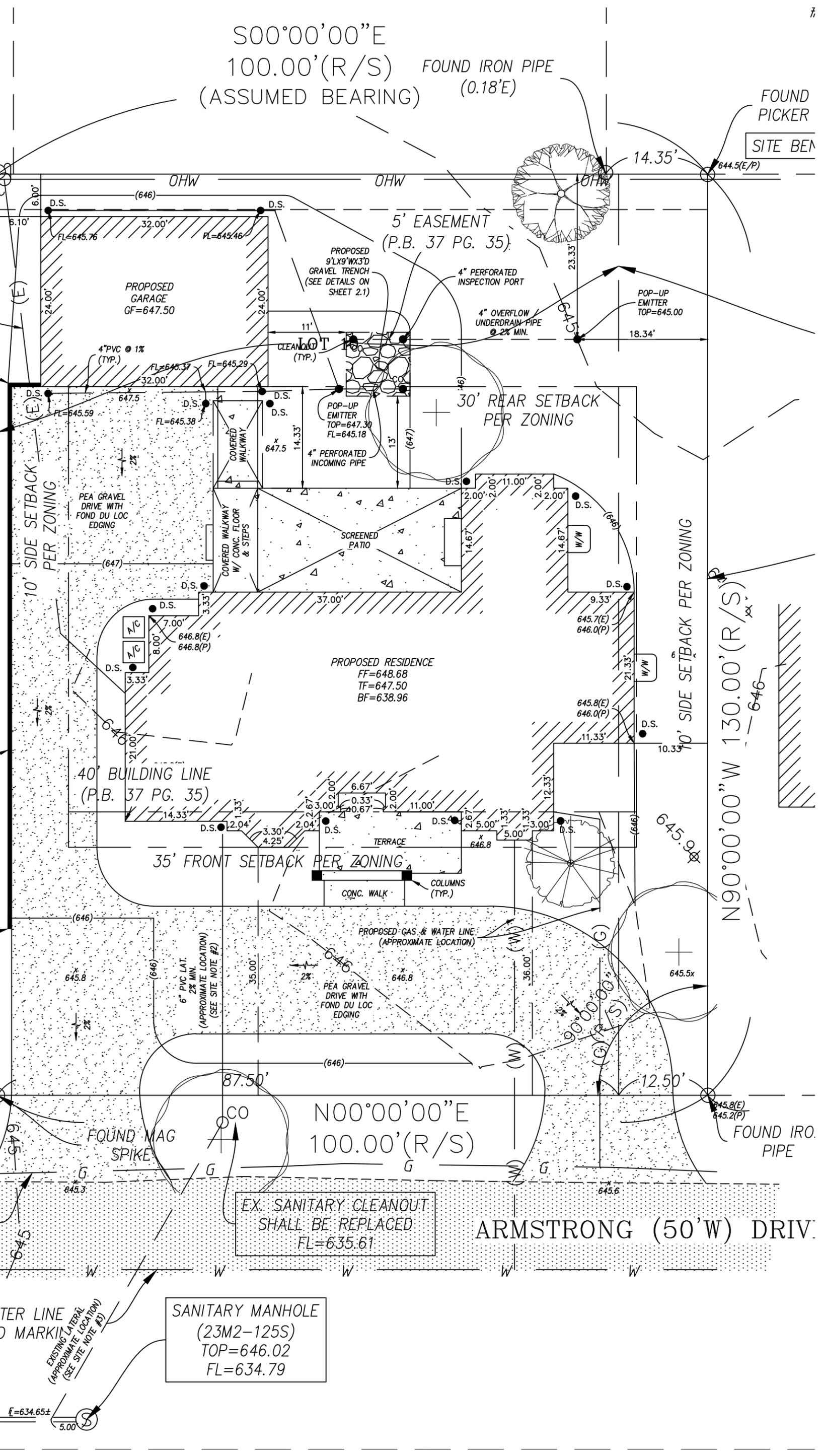
CE
646

N90°00'00"E
130.00'(R/S)
6" VERTICAL CURB

TC=646.2
TW=645.7
BW=645.7

LINE PER
MARKING

EX. WATER LINE
FIELD MARKING
EXISTING LATERAL
(APPROXIMATE LOCATION)
(SEE SITE NOTE #9)



SANITARY MANHOLE
(23M2-125S)
TOP=646.02
FL=634.79

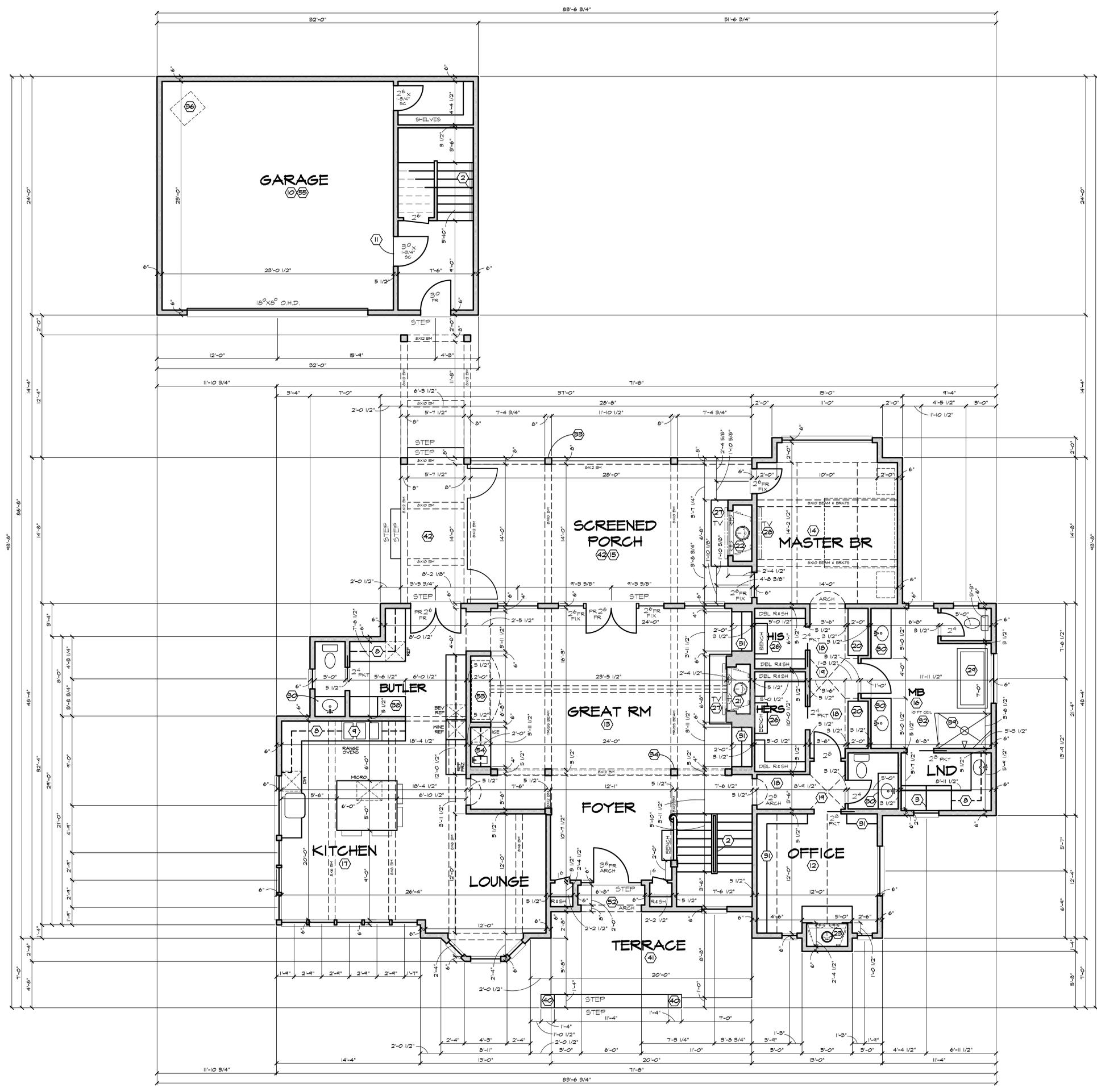
EX. SANITARY CLEANOUT
SHALL BE REPLACED
FL=635.61

ARMSTRONG (50'W) DRIV.

FL=634.65±
5.00'

NOTES :

- 1 22" X 30" ATTIC SCUTTLE (NONE SHOWN THIS LEVEL)
- 2 CONTINUOUS HANDRAIL
- 3 UTILITY WALL SAVER WITH 2 1/2" DIA. STANDPIPE AND HOT AND COLD WATER 220V GFI & 110V GFI OUTLETS. VENT DRYER TO EXTERIOR. (WASHER & DRYER BY OWNER) PAN & DRAIN.
- 4 8'-0" HIGH INTERIOR DOORS & CASSED OPENINGS UNLESS OTHERWISE NOTED. 2-PANEL MASONITE S.C. DOORS OR EQ.
- 5 OPTIONAL CAST IRON SOIL PIPING FROM 2ND FLOOR BATHS TO 1ST FLOOR SUBFLOOR
- 6 INTERCOM PHONE SECURITY CENTRAL VACUUM & TV / CABLE PER OWNER'S REQUIREMENTS. CABLE BY MEDIA CO. ETHERNET CABLE IN EACH MAJOR ROOM & BEDROOMS.
- 11 R-13 BATT INSULATE ALL INTERIOR WALLS (SOUND).
- 8 BASE & WALL CABINETS W/ STONE TOP TYP.
- 4 RANGE OPEN W/ HOOD ABOVE. PROVIDE PROPER CFM & MAKE-UP AIR PER MANUFACTURER & CODE. VENT TO EXTERIOR.
- 10 2-LAYERS 5/8" TYPE 'X' DRYMALL ON ALL GARAGE WALLS & CEILING. FULLY INSULATE.
- 11 4" MIN STEP UP AT GARAGE DOOR.
- 12 VAULTED DRYMALL CEILING
- 13 UPSET VAULTED CEILING W/ HOLLOW TRUSS BEAMS & DRYMALL CEILING - STAIN. 12/12 VAULT STARTING AT 11'-1/8" PLATE LINE BELOW W/ RIDGE LINE UP TO 2ND FLOOR CEILING LINE.
- 14 ENGLISH VAULTED CEILING W/ HOLLOW BEAMS & BRACKETS
- 15 STAINED PLANK WOOD CEILING
- 16 10'-1 1/8" PLATE @ MASTER BATH, HALL & CLOSETS (12" RAISED BEDROOM & BATH ABOVE)
- 17 HOLLOW BEAMS W/ DRYMALL CEILING
- 18 BARREL VAULT CEILING - 9 FT HIGH
- 19 GRON VAULT CEILING - 9 FT HIGH
- 20 BUILT-IN FULL HT CABINETS W/ CROWN MOULD AT TOP TO BOTTOM OF BARREL VAULT CEILING
- 21 PREFAB WOOD BURNING FIREPLACE W/ GAS LOG SET & SHUT-OFF AS REQ'D. HEATILATOR BIR 42 OR EQ.
- 22 EXTERIOR PREFAB WOOD BURNING FIREPLACE - HEAT & 6LO CASTLEWOOD 42 OR EQ.
- 23 PREFAB WOOD BURNING FIREPLACE W/ GAS LOG SET & SHUT-OFF AS REQ'D. HEATILATOR BIR 42 OR EQ.
- 24 4'-1 1/8" PLATE HT THROUGHOUT UNLESS OTHERWISE NOTED.
- 25 FOAM INSULATE AROUND ALL EXTERIOR DOORS & WINDOWS.
- 26 CUSTOM CLOSET SHELVING & BENCH BY CLOSET CO. (BUILT-IN SAFE LOCATION T.B.D.)
- 27 TV ABOVE FIREPLACE MANTEL. POWER & CABLE AS REQ'D. TV AND CABLE BY MEDIA CO..
- 28 WIRE FOR TV, POWER & CABLE AS REQ'D. TV AND CABLE BY MEDIA CO..
- 29 FREE STANDING TUB
- 30 SINK VANITY W/ STONE TOP
- 31 BUILT-IN BOOKCASE ABOVE BASE CABINET
- 32 HEATED FLOOR IN MASTER BATH
- 33 8" SQUARE AZEK (OR EQ) WRAPPED COLUMN W/ MATCHING BEAM ABOVE TYP.
- 34 8" SQUARE DRYMALL COLUMN W/ CROWN & BASE TYP.
- 35 SOLID CLOSET SHELVING BY CLOSET CO.
- 36 CEILING MOUNTED ELECTRIC HEATER
- 37 EXHAUST BATHROOMS TO EXTERIOR (80 C.F.M. QUIET FAN OR EQ.)
- 38 BUILT-IN PANTRY CABINETS
- 39 CUSTOM TILED SHOWER W/ SEAT & SHAMPOO LEDGE. 3/8" TEMP. GLASS ENCLOSURE - NO CURB
- 40 STONE PIER W/ LANTERN
- 41 CONCRETE - OPT PAVERS OVER CONCRETE TERRACE FLOOR
- 42 COVERED WALKWAY W/ CONCRETE FLOOR
- 43 HOLLOW OR BUILT-UP WOOD BEAMS FOR ALL INTERIOR BEAMS.
- 44 INSTALL HARD WIRED INTERCONNECTED SMOKE DETECTION & CARBON MONOXIDE SYSTEM W/ BATTERY BACK-UP PER CODE.
- 45 ARC FAULT G.F.I. OUTLETS IN BEDROOMS PER CODE.
- 46 OAK HARDWOOD FLOORINGS THROUGHOUT 1ST FLOOR EXCEPT TILE IN LAUNDRY & BATHS
- 47 STAIN. STAINED OAK HARDWOOD TREADS & RAILING W/ PAINTED WOOD BALUSTERS & NEWEL POSTS.
- 50 2-PIECE CROWN IN GREAT RM, OFFICE & MASTER BR
- 51 OMITTED NOTE
- 52 8 FT HIGH ARCHED WOOD DOOR & SIDELIGHT UNIT W/ CASING.
- 53 ARCHED WOOD paneled PORTICO CEILING & SIDE WALLS - STAIN. ARCHED DRYMALL ALCOVE
- 54 RECESSED MET BAR ALCOVE W/ BASE CABINETS W/ STONE TOP & GLASS DOOR UPPER CABINETS W/ LIGHTS INSIDE.
- 55 4'-1 1/8" PLATE HT ABOVE TOP OF FOUNDATION WALL @ GARAGE

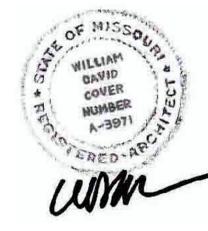


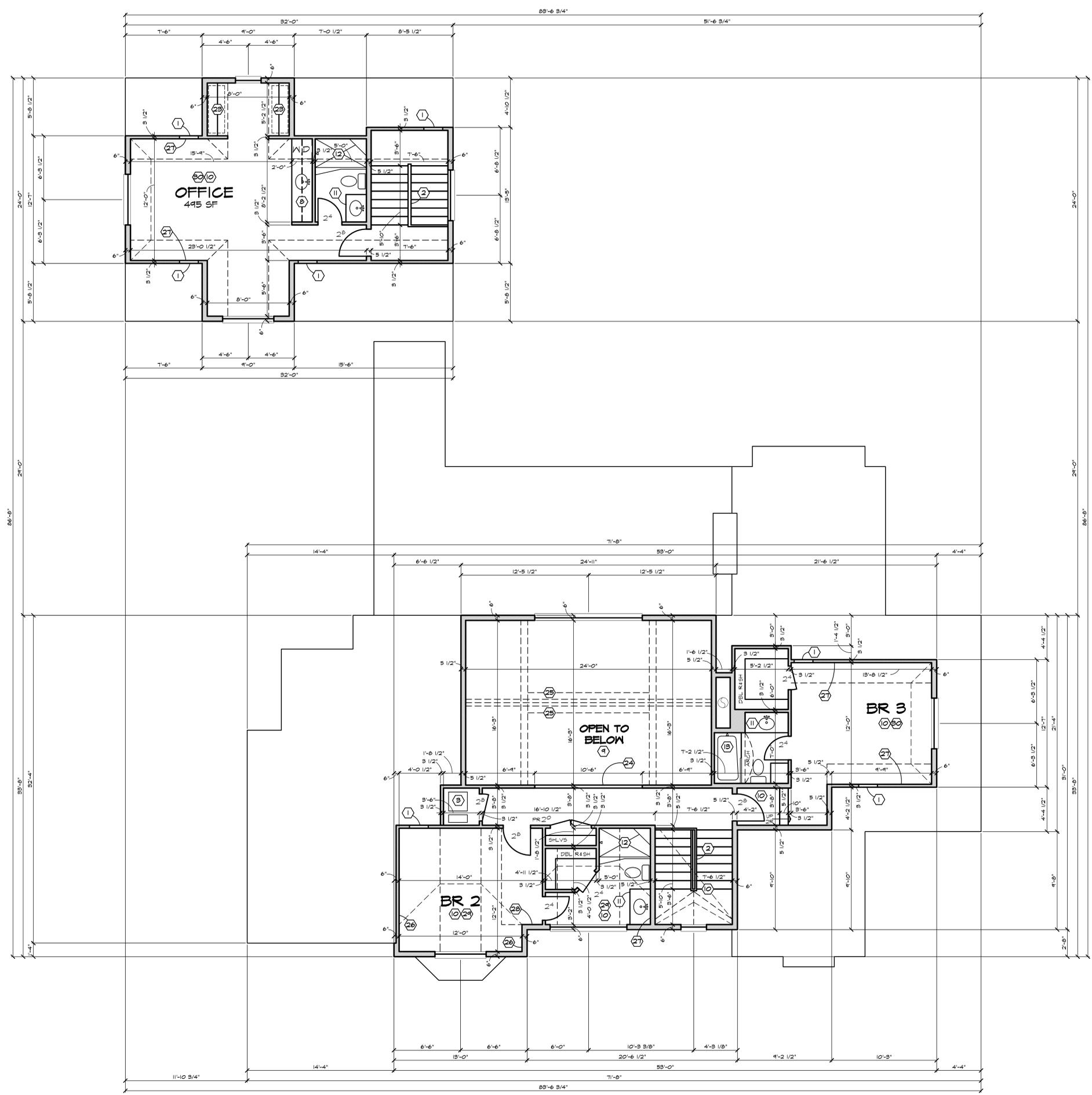
FIRST FLOOR PLAN

2385 S.F.

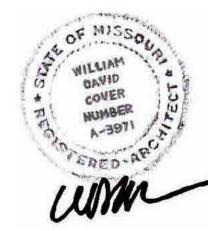
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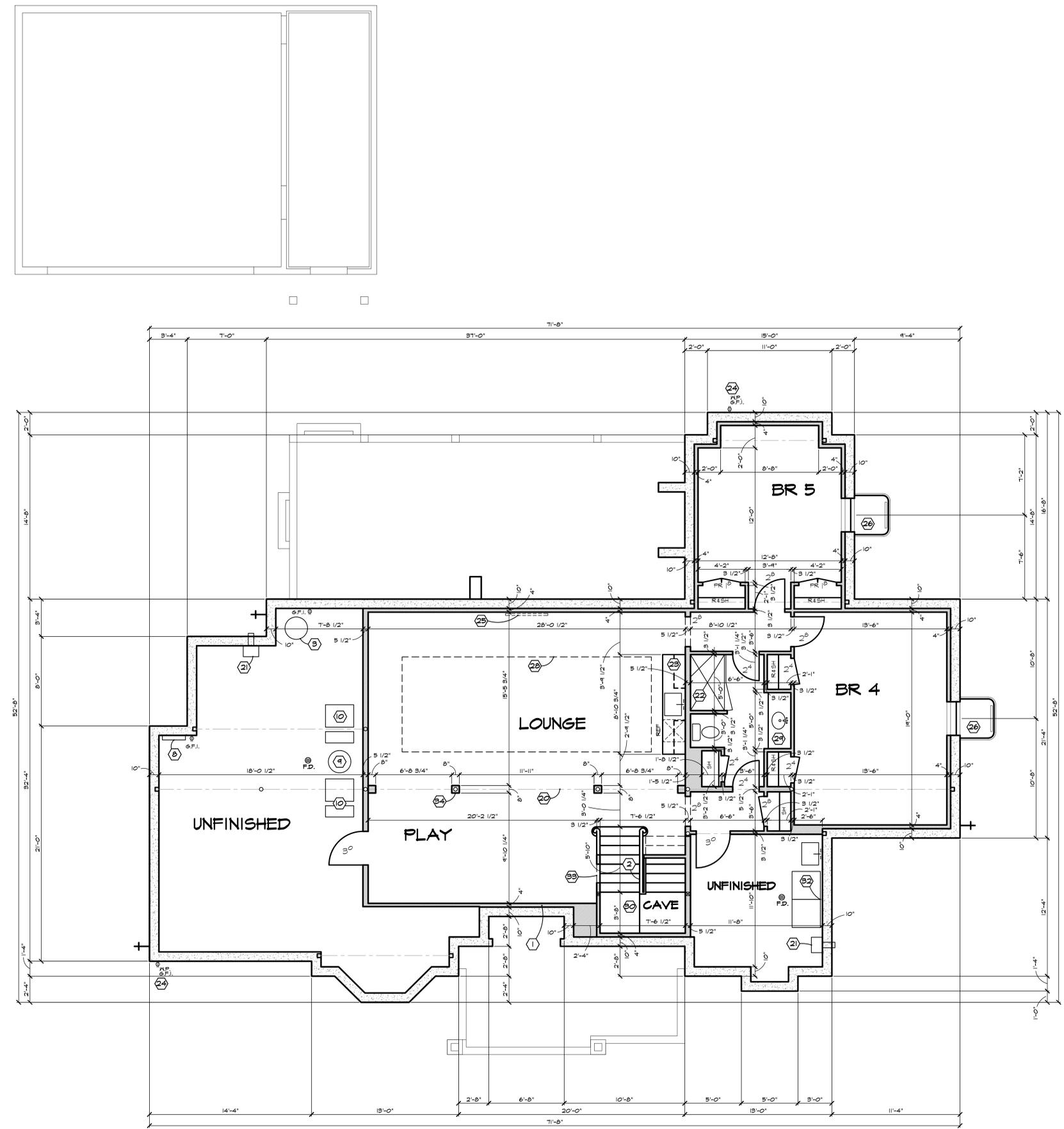


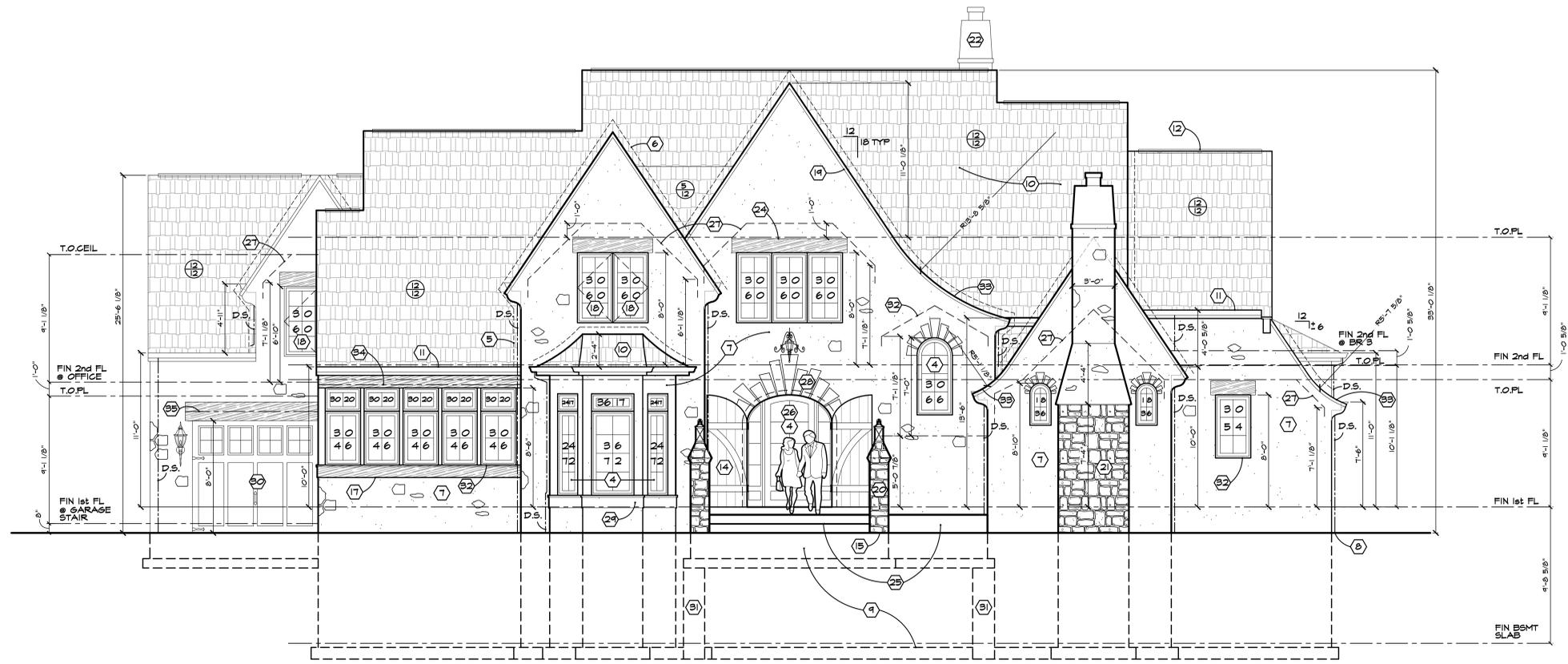
- NOTES :**
- 1 22" X 30" ATTIC SCUTTLE
 - 2 CONTINUOUS HANDRAIL
 - 3 FURNACE RM WITH SMOKE DETECTOR AND METAL FAN WITH FLOOR DRAIN. INSTALL FURNACE ON ISOLATION MOUNTING AND R-13 MIN BATT INSULATION AROUND ROOM FLOOR AND WALLS. OPT GEOTHERMAL FURNACE & A/C. HVAC CONTR TO VERIFY SPACE REQUIREMENTS. WEATHER-STRIP DOORS.
 - 4 6'-8" HIGH INTERIOR DOORS & CASSED OPENINGS UNLESS OTHERWISE NOTED. 2-PANEL MASONITE S.C. DOORS OR EQ.
 - 5 OPTIONAL CAST IRON SOIL PIPING FROM 2ND FLOOR BATHS TO 1ST FLOOR SUBFLOOR
 - 6 INTERCOM PHONE SECURITY, CENTRAL VACUUM & TV / CABLE PER OWNER'S REQUIREMENTS. CABLE BY MEDIA CO. ETHERNET CABLE IN EACH MAJOR ROOM & BEDROOMS
 - 7 R-13 BATT INSULATE ALL INTERIOR WALLS (SOUND).
 - 8 BASE & WALL CABINETS W/ STONE TOP TYP.
 - 9 UPSET VAULTED CEILING W/ HOLLOW TRUSS BEAMS & DRYWALL CEILING - STAIN. 12/12 VAULT STARTING AT 11'-1 1/8" PLATE LINE BELOW W/ RIDGE LINE UP TO 2ND FLOOR CEILING LINE.
 - 10 VAULTED DRYWALL CEILING
 - 11 SINK VANITY W/ STONE TOP
 - 12 TILED SHOWER W/ SEAT & SHAMPOO LEDGE. TEMP. GLASS ENCLOSURE.
 - 13 TUB SHOWER W/ SHAMPOO LEDGE. TEMP. GLASS ENCLOSURE. ARCHED CEILING
 - 14 9'-1 1/8" PLATE HT THROUGHOUT UNLESS OTHERWISE NOTED.
 - 15 FOAM INSULATE AROUND ALL EXTERIOR DOORS & WINDOWS.
 - 16 SOLID CLOSET SHELVING BY CLOSET CO.
 - 17 EXHAUST BATHROOMS TO EXTERIOR (80 C.F.M. QUIET FAN OR EQ.)
 - 18 HOLLOW OR BUILT-UP WOOD BEAMS FOR ALL INTERIOR BEAMS.
 - 19 INSTALL HARD WIRED INTERCONNECTED SMOKE DETECTION & CARBON MONOXIDE SYSTEM W/ BATTERY BACK-UP PER CODE.
 - 20 ARC FAULT G.F.I. OUTLETS IN BEDROOMS PER CODE.
 - 21 OAK HARDWOOD FLOORING THROUGHOUT 2ND FLR HALL. TILE IN LAUNDRY, FURNACE & BATHS. CARPET IN BEDROOMS
 - 22 STAIR: STAINED OAK HARDWOOD TREADS & RAILING W/ PAINTED WOOD BALUSTERS & NEWEL POSTS.
 - 23 SHELVES ABOVE OWNER'S FILE CABINETS
 - 24 BALCONY RAILING
 - 25 DORMER CUT-OUT IN VAULTED CEILING
 - 26 6'-1 1/8" PLATE HT AT EDGE OF ROOM
 - 27 7'-1 1/8" PLATE HT AT EDGE OF ROOM
 - 28 8'-1 1/8" PLATE HT
 - 29 10'-1 1/8" CEILING HT AT CENTER OF VAULT
 - 30 9'-1 1/8" CEILING HT AT CENTER OF VAULT



NOTES :

1. 2 x 4 WOOD STUDS @ 16" O.C. WITH R-13 KRAFT PAPER BATT INSULATION AROUND PERIMETER FOUNDATION WALL IN ALL FINISHED BASEMENT AREAS.
2. CONTINUOUS HANDRAIL
3. SUMP PIT AND PUMP & BACK-UP SUMP PUMP W/ BATTERY BACK-UP. VERIFY LOCATION & AND DISCHARGE LOCATION.
4. 6'-8" HIGH INTERIOR DOORS & CASSED OPENINGS UNLESS OTHERWISE NOTED. 2-PANEL MASONITE S.C. DOORS OR EQ.
5. DRI CORE UNDERLAYMENT UNDER ALL FLOORING. PREPARE CONCRETE AS REQ'D INCLUDING EXISTING CRACKS. INSTALL PER MFR RECOMMENDATIONS.
6. INTERCOM, PHONE SECURITY, CENTRAL VACUUM & TV / CABLE PER OWNER'S REQUIREMENTS. CABLE BY MEDIA CO. ETHERNET CABLE IN EACH MAJOR ROOM & BEDROOMS.
7. OPT CAST IRON SOIL PIPING FROM 2ND FLOOR BATHS TO 1ST FLOOR SUBFLOOR.
8. 400 AMP ELECTRIC SERVICE PANEL. VERIFY LOCATION AND SIZE. (OPTIONAL BACK-UP GENERATOR. VERIFY SIZE AND LOCATION)
9. 75 GAL. ELEC. H.W.H. W/ EXPANSION TANK PER CODE. OPT RECIRCULATION PUMP FULL LENGTH OF BASEMENT.
10. HIGH EFFICIENT GAS FURNACE & A.C. - VERIFY LOCATION & FRESH AIR REQUIREMENTS.
11. INSTALL SOUND BATT INSULATION ABOVE ENTIRE FINISHED BASEMENT CEILING.
12. DRAFTSTOP ALL DROPPED CEILING AT 1000 S.F. INTERVALS & PARALLEL TO FRAMING MEMBERS.
13. DESIGN HVAC SYSTEM AS REQUIRED TO MAINTAIN MAXIMUM FINISHED CEILING HEIGHT.
14. EXHAUST BATHROOM TO EXTERIOR (80 C.F.M. QUIET FAN OR EQ.)
15. ALL CLOSET SHELVING TO BE SOLID SHELVING BY CUSTOM CLOSET COMPANY.
16. ALL INTERIOR STUD WALLS SHALL BE MIN 2X4 OR 2X6 WOOD STUDS @ 16" O.C. TO THE UNDERSIDE OF FLOOR JOISTS ABOVE. ALL GILL PLATES SHALL BE PRESSURE TREATED - ACQ W/ TRIPLE DIPPED HOT GALVANIZED OR STAINLESS STEEL FASTENERS, NAILS, BOLTS, HANGERS, ETC.
17. DROP DRYWALL CEILING TO HIGHEST LEVEL FOR EACH ROOM OR AREA. (NO DROPS OR PROJECTIONS UNLESS OTHERWISE NOTED) ATTACH DRYWALL TO RESILIENT CEILING CHANNELS ATTACHED TO RC CHANNELS OR SUNDRENDED METAL GRID. USE 5/8" TYPE "X" SOUND BREAK DRYWALL ON ALL FINISHED CEILING & UNFINISHED CEILING UNDER T.J. JS (OR APPROVED EQUAL).
18. SOUND INSULATE ALL INTERIOR WALLS.
19. FILL FLOOR JOIST CAVITY W/ MINERAL WOOL OR GYPSUM DIRECTLY ABOVE ANY WALL SEPARATING FINISHED FROM UNFINISHED AREAS.
20. STEEL BEAM LINE - SEE FOUNDATION PLAN TYP.
21. MECHANICALLY VENTILATE THE UNFINISHED AREA 1% OF AREA AS REQ'D BY CODE WITH EXHAUST FAN TO EXTERIOR. VERIFY BEST LOCATION.
22. CUSTOM TILED SHOWER W/ SEAT & SHAMPOO LEDGE. TEMPERED GLASS ENCLOSURE.
23. MET BAR W/ U.C. REF. STONE TOP
24. JUNCTION BOX FOR OWNERS EXTERIOR LANDSCAPE LIGHTS
25. WALL MTD TV. POWER & CABLE AS REQ'D. TV AND CABLE BY MEDIA CO.
26. EGRESS WINDOW TO PREFAB EMERGENCY ESCAPE WINDOW WELL W/ LADDER & CLEAR WELL ESCAPE HATCH PER CODE BY WINDOW WELL COVERS OR EQ.. GRAVEL FLOOR TO DRAIN TO EXTERIOR DRAIN TILE TO SUN.
27. SEE SHT 2b FOR ELECTRICAL.
28. UPSET TRAY CEILING W/ LIGHT COVE
29. SINK VANITY W/ STONE TOP
30. 1/2" TYPE "X" DRYWALL UNDERCARRIAGE @ STAIR
31. ENGINEERED HARDWOOD FLOORING THROUGHOUT FINISHED AREAS EXCEPT CARPET IN BEDROOMS & TILE IN BATH.
32. UTILITY WALL SAVER WITH 2 1/2" DIA. STANDPIPE AND HOT AND COLD WATER. 220V GFI & 110V GFI & TV OUTLETS. VENT DRYER TO EXTERIOR. (STACK WASHER & DRYER BY OWNER) FAN & DRAIN.
33. KIDS CAVE UNDER STAIR W/ ROUND OPENING
34. 8' x 8' DRYWALL COLUMN W/ CROWN CAP & BASE MOULD TYP

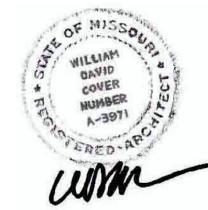




FRONT ELEVATION

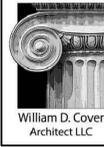
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| <p>1. SIERRA PACIFIC SDL WINDOWS OR EQ. GRILLE & SASH DESIGN TO SIMULATE STEEL WINDOWS & DOORS. SUBMIT DRAWINGS FOR APPROVAL.</p> <p>2. 3-2X10 HEADER OVER ALL DOORS & WINDOWS UNLESS OTHERWISE NOTED.</p> <p>3. 7/4" X 4" X 5/16" STEEL LINTEL OVER ALL FLAT MASONRY OPENINGS UNLESS OTHERWISE NOTED.</p> <p>4. TEMPERED GLASS WINDOWS & DOORS PER CODE</p> <p>5. METAL SIDEWALL FLASHING TYP.</p> <p>6. VALLEY FLASHING TYP (AS REQUIRED PER ROOF SELECTED - VERIFY).</p> <p>7. EXTERIOR STUCCO SYSTEM W/ OCCASIONAL THIN STONES PER MFR SPECS TYP.</p> <p>8. CONCRETE FOOTING AND FOUNDATION WALL TYP. EXTEND FTG MIN 12" INTO UNDISTURBED SOIL MIN 30" BELOW GRADE</p> <p>9. ASPHALT SHINGLES INSTALLED PER MFR SPECS TYP.</p> | <p>11. 6" PREFINISHED ALUMINUM GUTTER (OGEE W/ CONDUCTOR HEADS & ROUND DOWNSPOUTS) ON BUILT-UP WOOD GUTTER BD / SOFFIT TYP.</p> <p>12. HIFMASTER RIDGE VENT OR EQ. TYP</p> <p>13. ICE & WATER SHIELD FROM ROOF EDGE TO MIN 24" INSIDE EXTERIOR WALL TYP</p> <p>14. PAINTED WOOD SHUTTER W/ HINGES TYP</p> <p>15. STONE LEDGE TO BELOW GRADE @ PIERS</p> <p>16. LOCATE ALL FLUES & VENTS AT REAR SIDE OF ROOF</p> <p>17. WOOD SILL & APRON</p> <p>18. EGRESS WINDOW PER CODE. (ESCAPE LATCH AS REQ'D)</p> <p>19. WOOD SHINGLE MOULD TYP</p> <p>20. STONE VENEER PIERS W/ LANTERNS TYP</p> <p>21. STUCCO CHIMNEY W/ THIN STONE VENEER BASE. UL. RATED FLUE.</p> | <p>22. STUCCO CHIMNEY W/ UL. RATED FLUE.</p> <p>23. USE TYVEK WINDOW FLASHING SYSTEM AROUND ALL WINDOW & DOOR OPENINGS INCLUDING STRAIGHT FLASH & FLEX WRAP FOR SILLS PER MANUFACTURER'S RECOMMENDATIONS.</p> <p>24. 2X12 WOOD HEADER W/ 4" BEARING LEG TYP. FLASH AS REQ'D W/ MTL FLASH @ TOP</p> <p>25. CONCRETE PORCH & STEPS. OPT FLAGSTONE OVER CONCRETE.</p> <p>26. 42" X 8'-0" FRENCH DOOR SET IN 6'-0" WIDE ARCHED UNIT W/ SIDELIGHTS. WOOD CASING. ARCHED WOOD PANELED PORTICO CEILING & WALLS</p> <p>27. LINE OF 12/12 VAULTED CEILING</p> <p>28. ARCHED THIN STONES HEADER TYP</p> <p>29. STUCCO SILL & APRON</p> <p>30. INSULATED CARRIAGE HOUSE GARAGE DOORS W/ DECORATIVE HARDWARE</p> <p>31. TURN-DOWN CONCRETE FTG TO BSMT FDN LEVEL @ OVERDIG</p> | <p>32. VERIFY WINDOW SILL TO CLEAR COUNTER TOP</p> <p>33. SMOOPED ROOF W/ ICE & WATER SHIELD UNDERLAYMENT. SHAPED STUCCO CORBEL @ END</p> <p>34. 5 1/4" X 11 1/4" PARALLAM E=2.0</p> <p>35. 5 1/4" X 18" PARALLAM E=2.0</p> |
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SHEET NO.
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OF 9



William D. Cover
Architect LLC

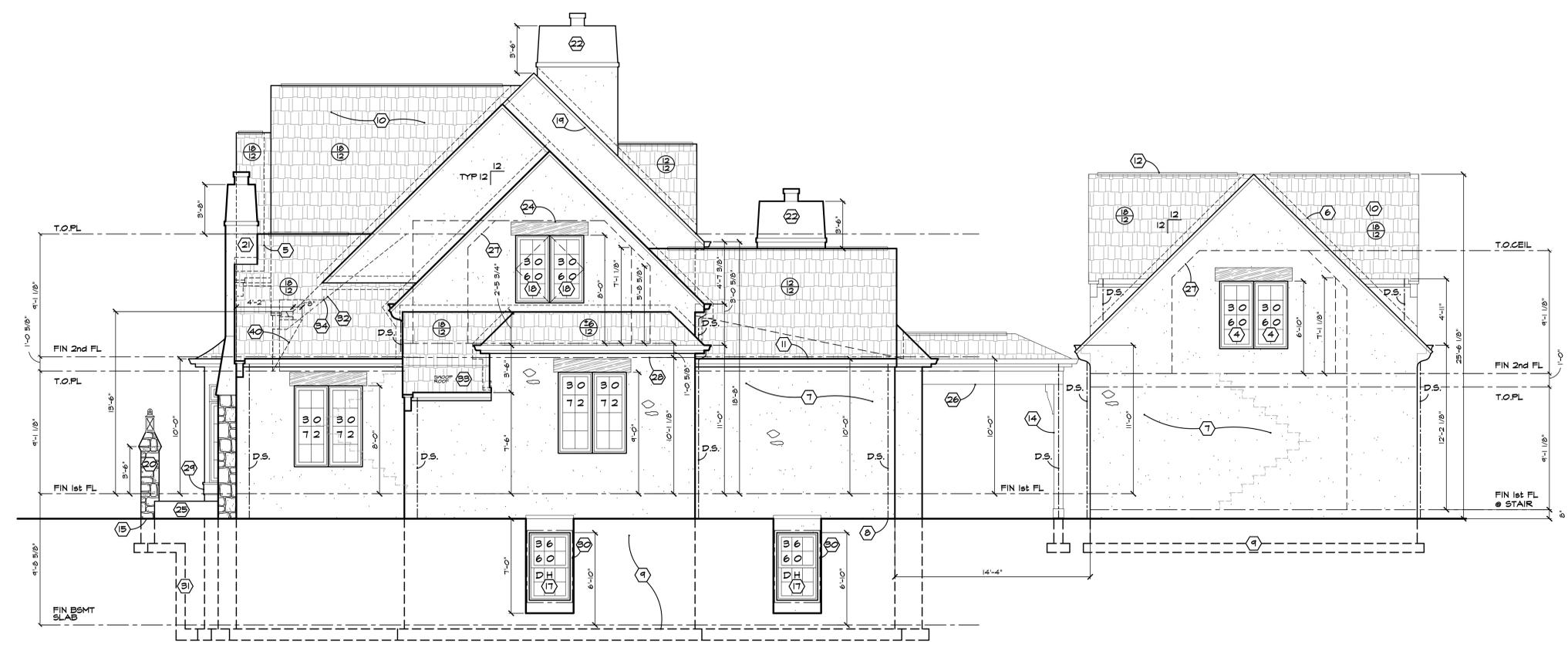
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2464 TAYLOR RD # 246 WILDMOOD, MISSOURI 65040
314-914-6767 wdcove@gmail.com wdcovarchitect.com

John & Brookie Moore Residence
10 Armstrong Dr, St. Louis (Glendale), MO 63122
Wise Works, Inc. 2236 Barnbridge Road St. Louis MO 63131, (314) 393-5848. wiseworks.jlw@gmail.com



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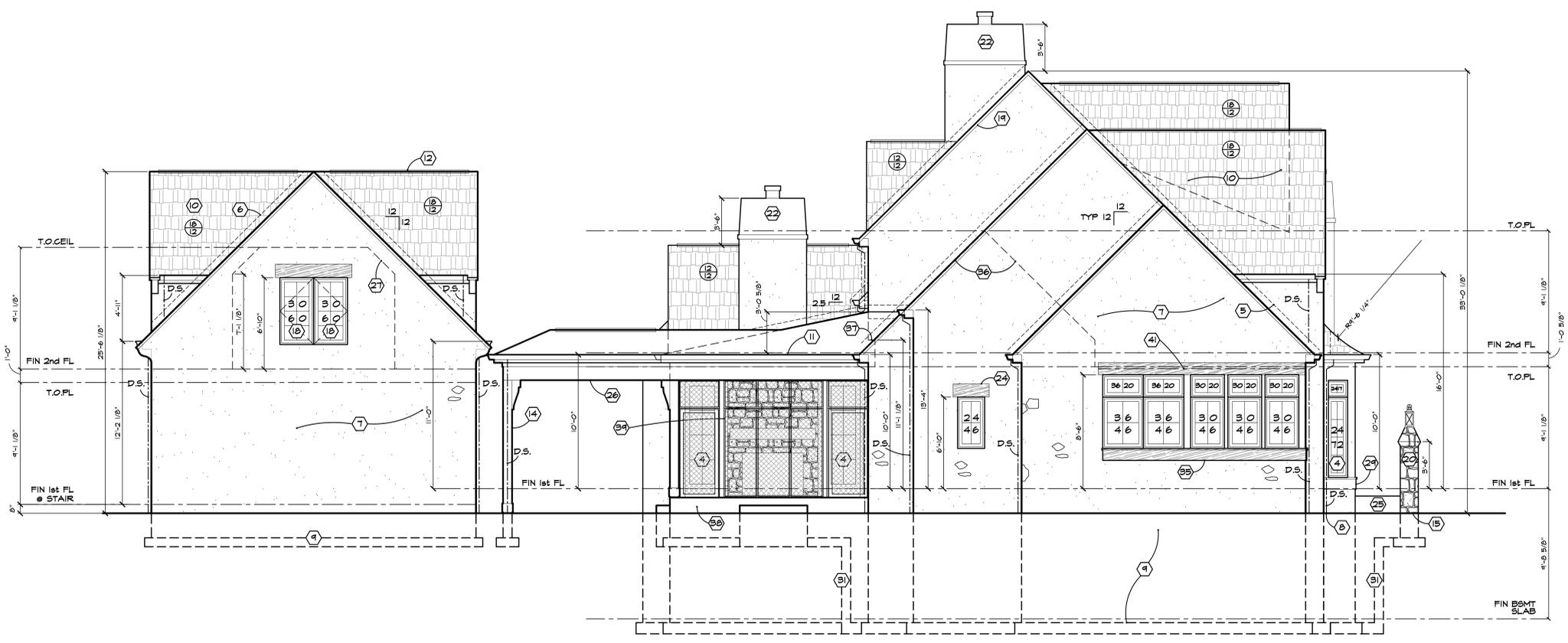
SHEET NO.
OF 4



RIGHT ELEVATION

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0 1 2 3 4



LEFT ELEVATION

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0 1 2 3 4

NOTES:

1. SIERRA PACIFIC SPL WINDOWS OR EQ. GRILLE & SASH DESIGN TO SIMULATE STEEL WINDOWS & DOORS. SUBMIT DRAWINGS FOR APPROVAL.
2. 3-2X10 HEADER OVER ALL DOORS & WINDOWS UNLESS OTHERWISE NOTED
3. 4" X 4" X 5/16" STEEL LINTEL OVER ALL FLAT MASONRY OPENINGS UNLESS OTHERWISE NOTED.
4. TEMPERED GLASS WINDOWS & DOORS PER CODE
5. METAL SIDEWALL FLASHING TYP.
6. VALLEY FLASHING TYP (AS REQUIRED PER ROOF SELECTED - VERIFY).
7. EXTERIOR STUCCO SYSTEM W/ OCCASIONAL THIN STONES PER MFR SPECS TYP.
8. COLLECT & DAYLIGHT DOWNSPOUTS TYP.
9. CONCRETE FOOTING AND FOUNDATION WALL TYP. EXTEND FT6 MIN 12" INTO UNDISTURBED SOIL MIN 30" BELOW GRADE
10. ASPHALT SHINGLES INSTALLED PER MFR SPECS TYP.
11. 6" PREFINISHED ALUMINUM GUTTER (OGEE W/ CONDUCTOR HEADS & ROUND DOWNSPOUTS) ON BUILT-UP WOOD GUTTER BD / SOFFIT TYP.
12. HIPMASTER RIDGE VENT OR EQ. TYP
13. ICE & WATER SHIELD FROM ROOF EDGE TO MIN 24" INSIDE EXTERIOR WALL TYP
14. 8" X 8" AZEK WRAPPED COLUMN W/ BASE & BRACKET
15. STONE LEDGE TO BELOW GRADE @ PIERS
16. LOCATE ALL FLUES & VENTS AT REAR SIDE OF ROOF
17. EGRESS WINDOW TO PREFAB EMERGENCY ESCAPE WINDOW WELL W/ LADDER & CLEAR WELL. ESCAPE HATCH PER CODE BY WINDOW WELL COVERS OR EQ. GRAVEL FLOOR TO DRAIN TO EXTERIOR DRAIN TILE TO SUMP.
18. EGRESS WINDOW PER CODE. (ESCAPE LATCH AS REQ'D)
19. WOOD SHINGLE MOULD TYP
20. STONE VENEER PIERS W/ LANTERN
21. STUCCO CHIMNEY W/ THIN STONE VENEER BASE. UL RATED FLUE
22. STUCCO CHIMNEY W/ UL RATED FLUE.
23. USE TTYEK WINDOW FLASHING SYSTEM AROUND ALL WINDOW & DOOR OPENINGS INCLUDING STRAIGHT FLASH & FLEX WRAP FOR SILLS PER MANUFACTURER'S RECOMMENDATIONS.
24. 2X12 WOOD HEADER W/ 4" BEARING LEG TYP. FLASH AS REQ'D W/ MTL FLASH'G @ TOP
25. CONCRETE PORCH & STEPS. OPT FLAGSTONE OVER CONCRETE.
26. AZEK WRAPPED HEADER & TRIM.
27. LINE OF 12/12 VAULTED CEILING
28. 10'-1 1/8" PLATE HT @ MASTER BATH AREA FOR 12" RAISED BEDROOM ABOVE.
29. STUCCO SILL & APRON
30. 2-#5 BARS AROUND WINDOW OPENING
31. TURN-DOWN CONCRETE FTG TO BSMT FDN LEVEL @ OVERDIG
32. LINE OF VAULTED CEILING AT STAIR
33. SNOOPED ROOF W/ ICE & WATER SHIELD UNDERLAYMENT. SHAPED STUCCO CORBEL @ END
34. 14'-4 3/8" BEARING AT TRUSS OVER STAIR
35. WOOD SILL & APRON
36. LINE OF 12/12 CEILING IN GREAT RM
37. 11'-1 1/8" PLATE HT @ GREAT RM
38. CONCRETE PORCH & STEPS
39. SCREENS & SCREENED DOORS BY BROADVIEW SCREEN CO. OR EQ. AZEK WRAPPED 4X4 INTERMEDIATE POSTS.
40. LINE OF ROOF BEYOND
41. 5 1/4" X 11 1/4" PARALLAM E=2.0



WDC



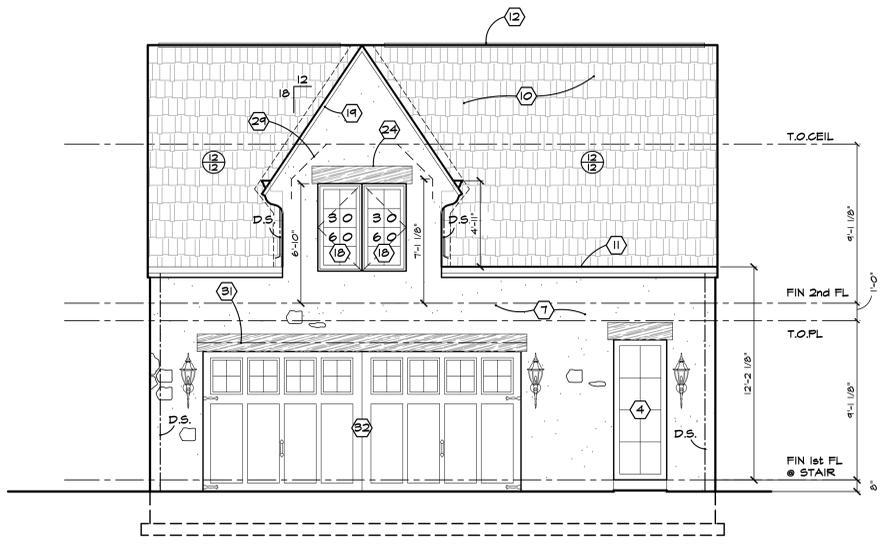
REAR ELEVATION

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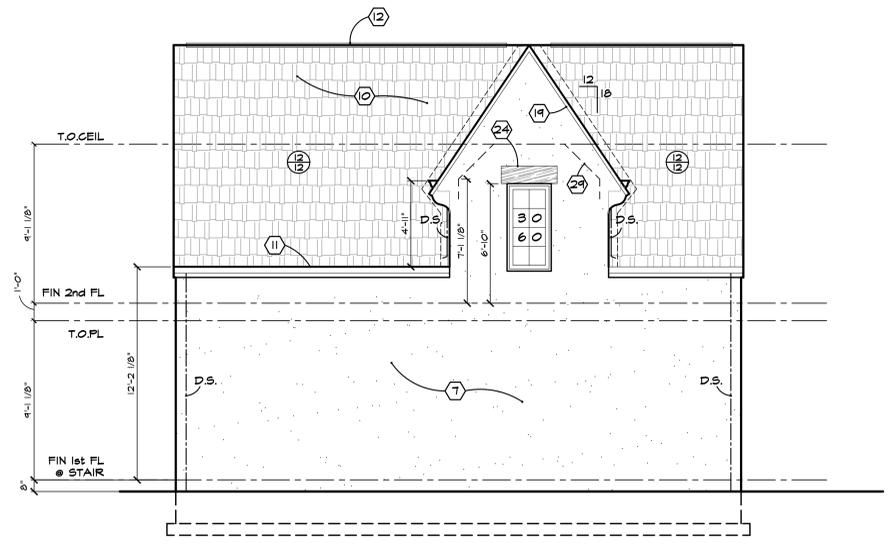
1. SIERRA PACIFIC SPL WINDOWS OR EQ. GRILLE & SLASH DESIGN TO SIMULATE STEEL WINDOWS & DOORS. SUBMIT DRAWINGS FOR APPROVAL.
2. 3-2X10 HEADER OVER ALL DOORS & WINDOWS UNLESS OTHERWISE NOTED
3. 4" X 4" X 5/16" STEEL LINTEL OVER ALL FLAT MASONRY OPENINGS UNLESS OTHERWISE NOTED.
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12. HIPMASTER RIDGE VENT OR EQ. TYP
13. ICE & WATER SHIELD FROM ROOF EDGE TO MIN 24" INSIDE EXTERIOR WALL TYP
14. 8" X 8" AZEK WRAPPED COLUMN W/ BASE & BRACKET TYP.
15. 8" X 8" AZEK WRAPPED COLUMN W/ BASE TYP
16. LOCATE ALL FLUES & VENTS AT REAR SIDE OF ROOF
17. SCREENS & SCREENED DOORS BY BROADVIEW SCREEN CO. OR EQ.
18. EGRESS WINDOW PER CODE.
19. WOOD SHINGLE MOULD TYP
20. LINE OF 10/12 VAULTED CEILING
21. CONCRETE PORCH & STEPS
22. STUCCO CHIMNEY W/ UL. RATED FLUE.
23. USE TYVEK WINDOW FLASHING SYSTEM AROUND ALL WINDOW & DOOR OPENINGS, INCLUDING STRAIGHT FLASH & FLEX WRAP FOR SILLS PER MANUFACTURER'S RECOMMENDATIONS.
24. 2X12 WOOD HEADER W/ 4" BEARING LEG TYP. FLASH AS REQ'D W/ MTL FLASH @ TOP
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28. 10'-1/8" PLATE HT @ MASTER BATH AREA FOR 12" RAISED BEDROOM ABOVE.
29. LINE OF 12/12 VAULTED CEILING
30. 5 1/4" X 11 1/4" PARALLAM E-2.0
31. W 14 X 26
32. INSULATED CARRIAGE HOUSE GARAGE DOORS W/ DECORATIVE HARDWARE



FRONT ELEVATION @ GARAGE

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REAR ELEVATION @ GARAGE

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10 Armstrong Existing



12 Armstrong



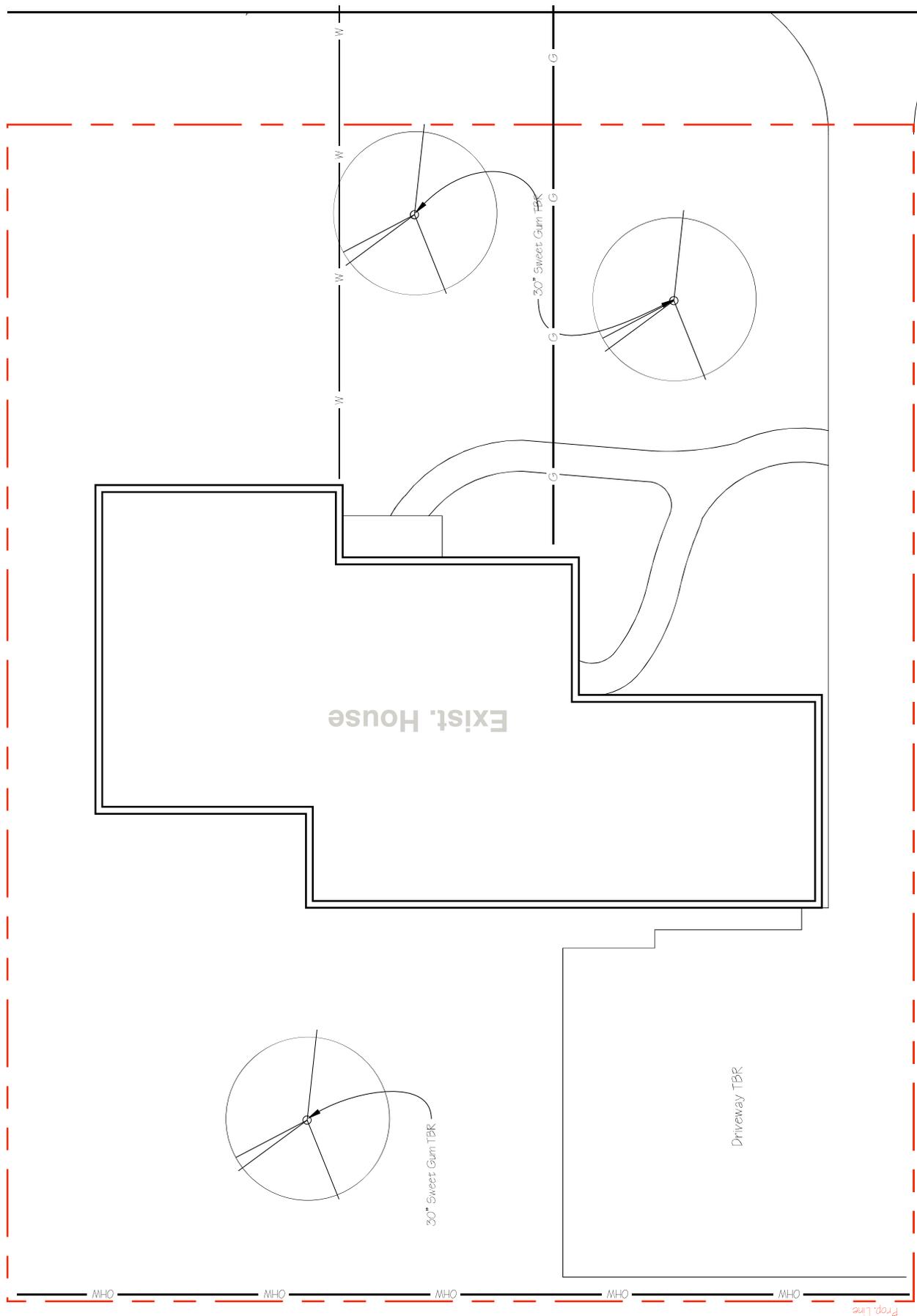
10 Armstrong



8 Armstrong



Existing Plan



<p>Sheet L1</p>	<p>Scott Worley 11 x 17 11/2/22</p>	<p>Moore Residence 10 Armstrong Dr. St. Louis, MO 63122</p>	
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