



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

APPLICATION FOR ARCHITECTURAL REVIEW BOARD

APPLICATION DATE 10/6/2023 DATE OF ARB MEETING 10/11/2023 ESTIMATED COST \$500,000

PROJECT ADDRESS 1 Armstrong Drive GLENDALE, MO 63122

NAME OF PROPERTY OWNER Brent & Heather Dalrymple PHONE NUMBER _____

CONTRACTOR (NAME) PK Construction PHONE NUMBER 314.692.8383

CONTRACTOR ADDRESS 9300 Dielman Industrial Drive, Olivette, MO 63132

ARCHITECT (NAME) Studio Lark PHONE NUMBER 314.698.2024

ARCHITECT ADDRESS 12205 Old Big Bend Rd., Kirkwood, MO 63122

DETAILED DESCRIPTION OF WORK BEING PROPOSED: Renovation and Addition to Existing House

FLOOR AREA RATIO 3,527sf / 15,066sf = 23.4% (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.) 1,580 sf (including garage)

TOTAL FLOOR AREA OF EXISTING STRUCTURE (SQ. FT.) 2,553 sf (including 691 to be demo'd)

TOTAL SQ. FT. OF LOT 15,066 sf WIDTH AND DEPTH OF LOT (FT.) 130' x 120' (corner lot)

HEIGHT OF STRUCTURE 25' NUMBER OF STORIES 2 Stories

ESTIMATED COMMENCE DATE 3/24 EST. COMPLETION DATE 6/24

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):

DALRYMPLE RESIDENCE

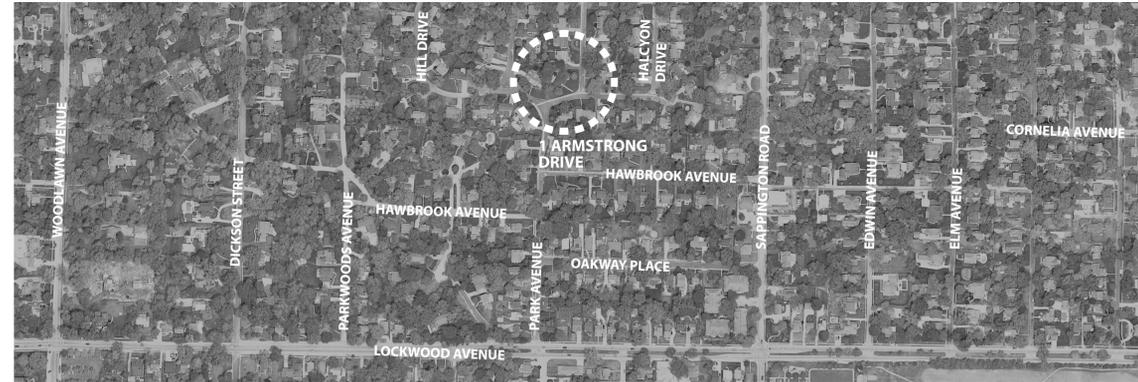
1 ARMSTRONG DRIVE

GLENDALE, MISSOURI 63122

RESIDENTIAL ADDITION

VICINITY MAP:

NOT TO SCALE



PROJECT PHOTOS:

EAST ELEVATION OF RESIDENCE (ARMSTRONG DRIVE)



WEST ELEVATION (REAR YARD)



ABBREVIATIONS:

& L	AND ANGLE	DWG. DWR.	DRAWING DRAWER	KIT.	KITCHEN	R.O.	ROUGH OPENING
@	AT	E.	EAST	LAM.	LAMINATE	S.	SOUTH
⊕	CENTERLINE	EA.	EACH	LAV.	LAVATORY	S.D.	SCHEDULE
∅	DIAMETER OR ROUND	E.J.	EXPANSION JOINT	LT.	LIGHT	S.D. SECT.	SOAP DISPENSER SECTION
(E)	EXISTING	ELEV.	ELEVATION	MAX.	MAXIMUM	SHF.	SHOWER SHEET
#	NUMBER OR FOUND	ELEC.	ELECTRICAL	M.C.	MEDICINE CABINET	SHWR.	SHOWER SHEET
+/-	PLUS OR MINUS	ENCL.	ENCLOSURE	MECH.	MECHANICAL	SHT.	SHEET
<	LESS THAN	ENLGD.	ENLARGED	MEM.	MEMBRANE	SIM.	SIMILAR
>	GREATER THAN	E.P.	ELECTRICAL PANEL	MTL.	METAL	S.M.	SHEET METAL
ACC.	ACOUSTICAL	EQ.	EQUAL	MFR.	MANUFACTURER	SPEC.	SPECIFICATION
A.D.	AREA DRAIN	EQUIP.	EQUIPMENT	MIN.	MINIMUM	SO.	SQUARE
ADJ.	ADJUSTABLE	EXP.	EXPANSION	MIR.	MIRROR	S.S.TL.	STAINLESS STEEL
A.F.F.	ABOVE FINISHED FLOOR	EXPO.	EXPOSED	MISC.	MISCELLANEOUS	STND.	STANDARD
APPROX.	APPROXIMATE	EXIST.	EXISTING	M.O.	MASONRY OPENING	STOR.	STORAGE
ARCH.	ARCHITECTURAL OR ARCHITECT	EXT.	EXTERIOR	MNTD.	MOUNTED	STR.	STRUCTURAL
ALUMN.	ALUMINUM	FA.	FIRE ALARM	MUL.	MULLION	SUSP.	SUSPENDED
ASPH.	ASPHALT	N.	NORTH	N.I.C.	NOT IN CONTRACT	T.	TREAD
BD.	BOARD	N.I.C.	NOT IN CONTRACT	NUM.	NUMBER	T.B.	TOWEL BAR
BITUM.	BITUMINOUS	F.D.	FLOOR DRAIN	NOM.	NOMINAL	TEL.	TELEPHONE
BLDG.	BUILDING	FNDTN.	FOUNDATION	N.T.S.	NOT TO SCALE	T&G	TONGUE AND GROOVE
BLK.	BLOCK	F.E.	FIRE EXTINGUISHER	O.A.	OVERALL	THK.	THICK
BLKG.	BLOCKING	FIN.	FINISH	OBS.	OBSCURE	T.O.	TOP OF
BM.	BEAM	FLR.	FLOOR	O/C	ON CENTER	T.O.P.	TOP OF PAVEMENT
BOT.	BOTTOM	FLASH.	FLASHING	O.P.O.I.	OWNER PROVIDED / OWNER INSTALLED	T.O.S.	TOP OF SLAB
C/C	CENTER TO CENTER	F.O.	FACE OF	OPP.	OPPOSITE	T.O.W.	TOP OF WALL
CAB.	CABINET	FIN.	FINISH	PART.	PARTICLE	T.F.F.	TOP OF FINISHED FLOOR
CEM.	CEMENT	FT.	FEET / FOOT	PERP.	PERPENDICULAR	TV.	TELEVISION
C.I.	CAST IRON	FURR.	FURRING	PL.	PLATE	TYP.	TYPICAL
C.I.P.	CAST IN PLACE	GA.	GAUGE	P-LAM.	PLASTIC LAMINATE	UNF.	UNFINISHED
C.J.	CONTROL JOINT	GALV.	GALVANIZED	PLAS.	PLASTER	U.O.N.	UNLESS OTHERWISE NOTED
CLG.	CEILING	GL.	GLASS	PLYWD.	PLYWOOD	VERT.	VERTICAL
CLKG.	CAULKING	GRND.	GROUND	POL.	POLISHED	W.	WEST
CLR.	CLEAR	GRD.	GRADE	PT.	PARTITION	W.	WIDTH OR WIDE
CMU	CONCRETE MASONRY UNIT	GYP.	GYP. BOARD	PTN.	PARTITION	W/	WITH
CNTR.	COUNTER	H.T.	HEIGHT	R.	RISER	W.C.	WATER CLOSET
COL.	COLUMN	H.B.	HOSE BIB	R.D.	ROOF DRAIN	WD.	WOOD
CONC.	CONCRETE	H.C.	HOLLOW CORE	REF.	REFERENCE	W.O.	WINDOW OPENING
CONN.	CONNECTION	HDCP.	HANDICAPPED	REFR.	REFRIGERATOR	WO	WITHOUT
CONSTR.	CONSTRUCTION	HDWD.	HARDWOOD	REQD.	REQUIRED	WP.	WATERPROOF
CONT.	CONTINUOUS	HDWR.	HARDWARE	RESIL.	RESILIENT	WT.	WEIGHT
CTR.	CENTER	H.M.	HOLLOW METAL	RM.	ROOM		
CTSK.	COUNTERSINK	HORIZ.	HORIZONTAL				
D.	DEPTH	HR.	HOUR				
DBL.	DOUBLE	INSUL.	INSULATION				
DEPT.	DEPARTMENT	INT.	INTERIOR				
DEPT.	DEPARTMENT	JAN.	JANITOR				
DET.	DETAIL	J-BOX	JUNCTION BOX				
DIA.	DIAMETER	JNT.	JOINT				
DIM.	DIMENSION						
DN.	DOWN						
D.O.	DOOR OPENER						
DR.	DOOR						
D.S.	DOWNSPOUT						

BUILDING DATA:

MUNICIPALITY: CITY OF GLENDALE, MISSOURI

BUILDING CODE: ST. LOUIS COUNTY BUILDING CODE
ST. LOUIS COUNTY RESIDENTIAL CODE
ST. LOUIS COUNTY MECHANICAL CODE
ST. LOUIS COUNTY PLUMBING CODE
ST. LOUIS COUNTY EXPLOSIVES CODE
ST. LOUIS COUNTY LAND DISTURBANCE CODE
ST. LOUIS COUNTY PROPERTY MAINTENANCE CODE
ST. LOUIS COUNTY EXISTING BUILDING CODE
ST. LOUIS COUNTY ELECTRICAL CODE
ALL CODES AS LOCALLY ADOPTED AND AMENDED

USE GROUP CLASSIFICATIONS: SINGLE FAMILY RESIDENTIAL - **NO CHANGE**

EXISTING SQUARE FOOTAGE:
(BASEMENT): 1,489 S.F.
(GARAGE): 446 S.F.
FIRST FLOOR: 1,865 S.F.
SECOND FLOOR: 673 S.F.
TOTAL: 2,553 S.F.

PROPOSED SQUARE FOOTAGE:
(BASEMENT): 1,489 S.F. - **NO CHANGE**
(GARAGE): 677 S.F.
FIRST FLOOR: 2,523 S.F.
SECOND FLOOR: 673 S.F. - **NO CHANGE**
TOTAL: 3,196 S.F.

CONSTRUCTION CLASSIFICATION: TYPE 5B - COMBUSTIBLE, UNPROTECTED

ZONING DATA:
ZONING CLASSIFICATION: 'R-1' SINGLE FAMILY RESIDENTIAL DISTRICT - **NO CHANGE**

SITE DATA
LOT SIZE (EXCLUDING R.O.W.): 15,066 SF (0.35 ACRES)

REQUIRED PRIMARY SETBACKS:
FRONT YARD: 16'-0" / 40'-0" (BUILDING LINES, NON-CONFORMING CORNER LOT)
SIDE YARDS: 10'-0" MIN.
REAR YARD: 30'-0"

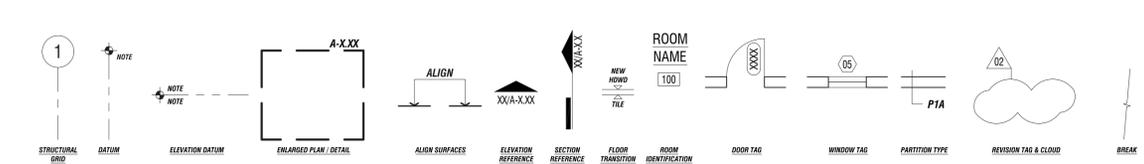
ACCESSORY BUILDING REQUIREMENTS:
SETBACKS: 6'-0" SIDE & REAR (400.070)
MAXIMUM HEIGHT: 20'-0" (400.070)

FLOOR AREA RATIO:
HOUSE FIRST FLOOR: 2,516 SF
HOUSE SECOND FLOOR: 673 SF
ATTACHED GARAGE (50%): 338 SF
TOTAL FLOOR AREA: 3,527 SF / 15,066 SF = 23.4% (90% MAX ALLOWABLE)

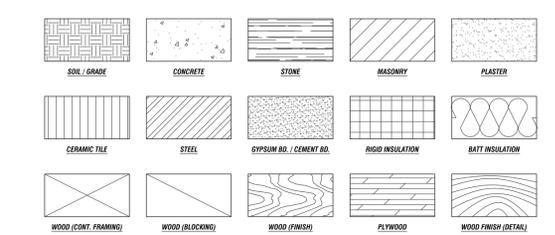
DRAWING LIST:

T	TITLE SHEET
EC-1.0	EXISTING SITE PLNA
A-1.0	ARCHITECTURAL SITE PLAN
A-1.1	BASEMENT / FOUNDATION PLAN
A-1.2	FIRST FLOOR PLAN
A-1.3	SECOND FLOOR PLAN
A-2.0	EXTERIOR ELEVATIONS
A-2.1	EXTERIOR ELEVATIONS

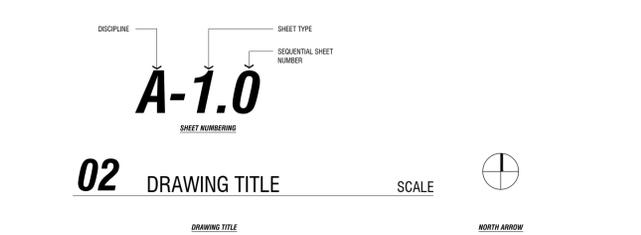
DRAWING SYMBOLS & TAGS:



MATERIAL SYMBOLS:



DRAWING IDENTIFICATION:



ARCHITECT
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12205 Old Big Bend Rd.
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CLIENT
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PROJECT
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1 Armstrong Drive
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Project # - 2213

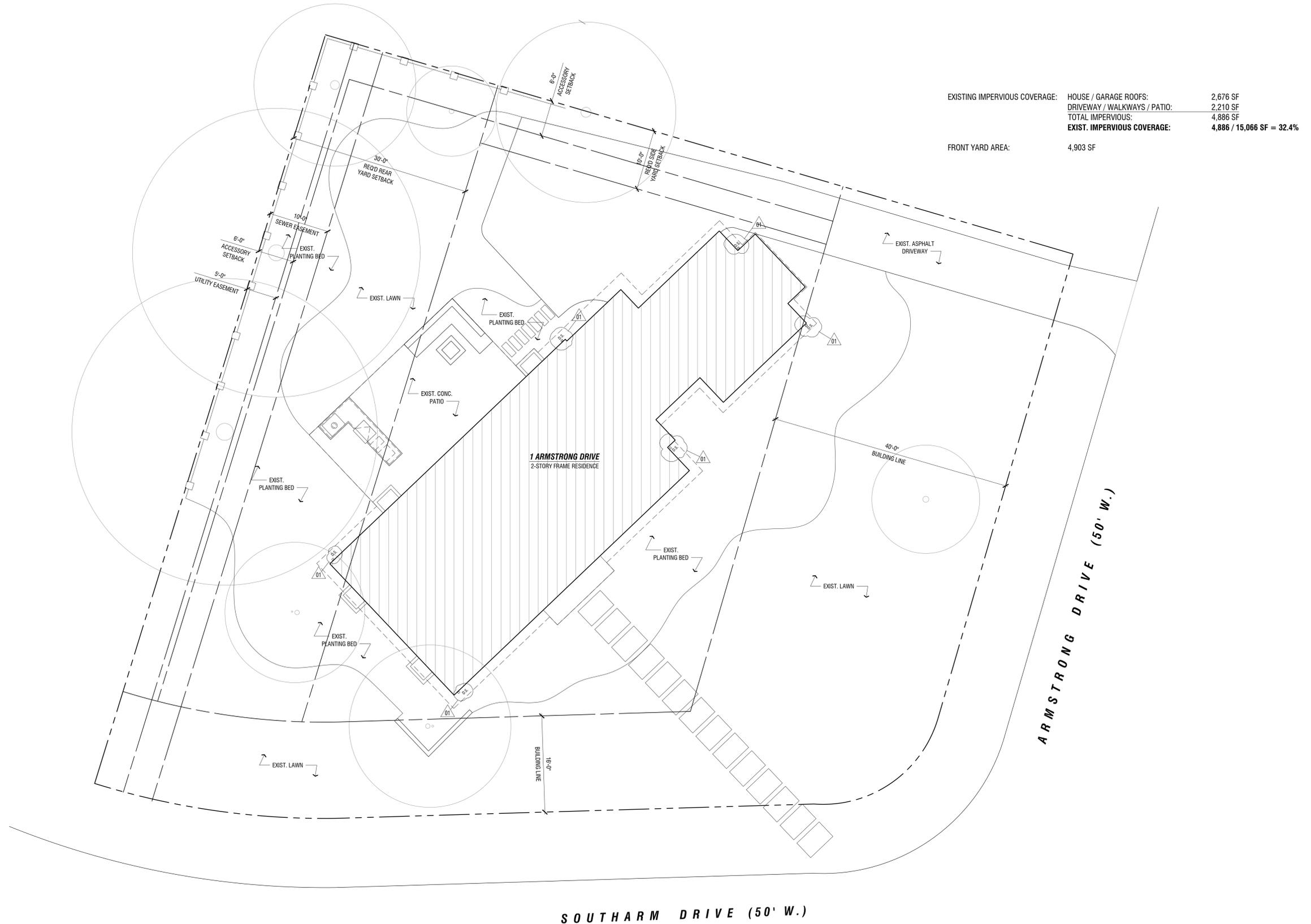
SEAL
Aaron Sauer, Architect - MO# A2014015044

ISSUE DATE
13 SEPT 2023

Number	Description	Date
01	ARB SET	13 SEPT 2023

TITLE
TITLE SHEET

SHEET
T
SHEET SIZE
24" X 36"



EXISTING IMPERVIOUS COVERAGE: HOUSE / GARAGE ROOFS: 2,676 SF
 DRIVEWAY / WALKWAYS / PATIO: 2,210 SF
 TOTAL IMPERVIOUS: 4,886 SF
 EXIST. IMPERVIOUS COVERAGE: 4,886 / 15,066 SF = 32.4%

FRONT YARD AREA: 4,903 SF

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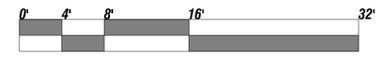
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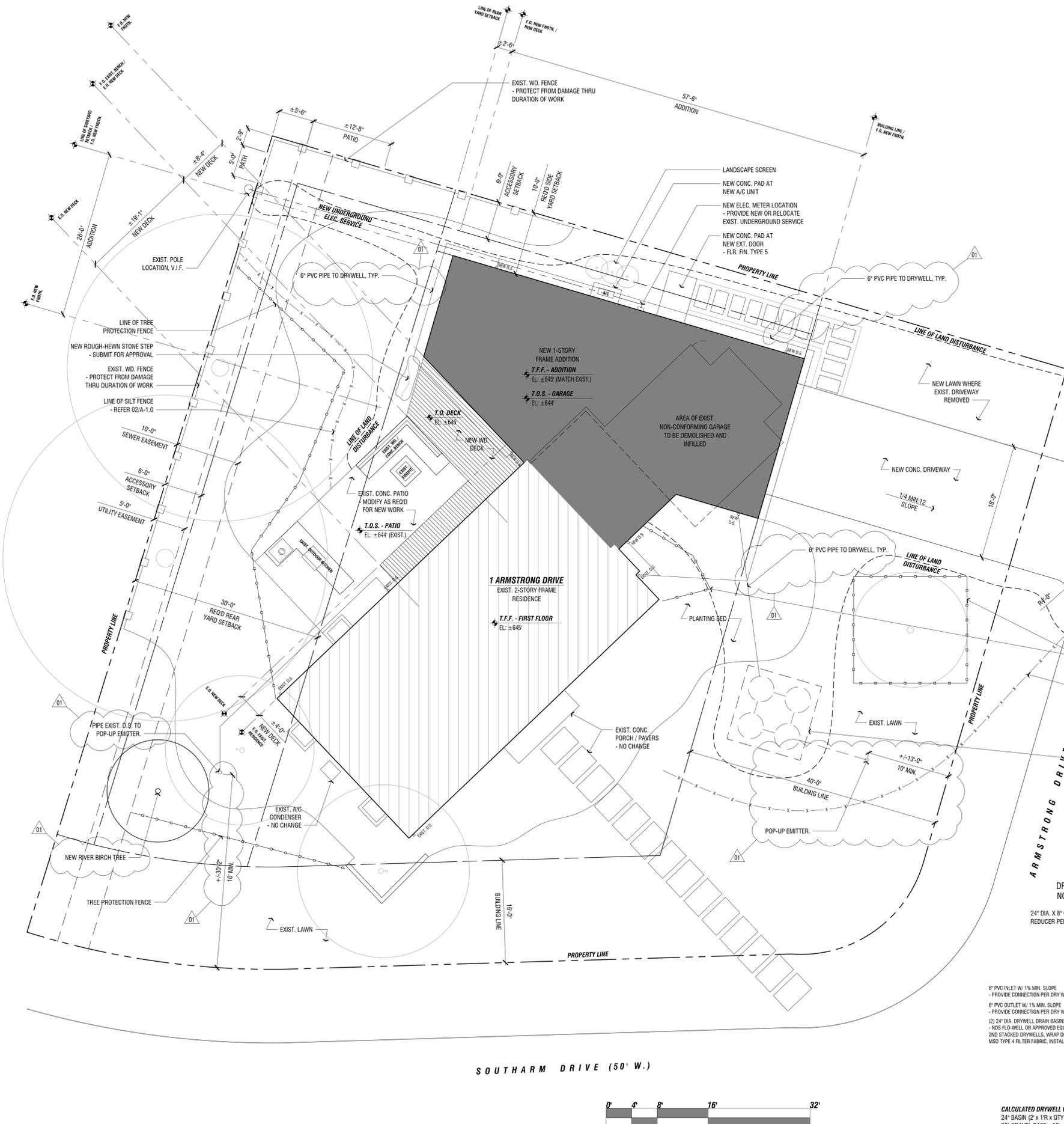
Number	Description	Date
01	ARB SET	11 OCT 2023

TITLE
EXISTING SITE PLAN



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





IMPERVIOUS / GREENSPACE CALCULATIONS:

EXISTING IMPERVIOUS COVERAGE:	HOUSE / GARAGE ROOFS:	2,676 SF
	DRIVEWAY / WALKWAYS / PATIO:	2,210 SF
	TOTAL IMPERVIOUS:	4,886 SF
	EXIST. IMPERVIOUS COVERAGE:	4,886 / 15,066 SF = 32.4%
PROPOSED IMPERVIOUS COVERAGE:	HOUSE / GARAGE ROOFS:	3,752 SF
	DRIVEWAY / WALKWAYS / PATIOS:	1,673 SF
	TOTAL IMPERVIOUS:	5,425 SF (NET 539 SF ADDED)
	PROPOSED IMPERVIOUS COVERAGE:	5,425 / 15,066 SF = 36.0%
PROPOSED GREENSPACE AREA:		9,544 SF / 15,066 = 63.3% (MIN. REQUIRED 40%)

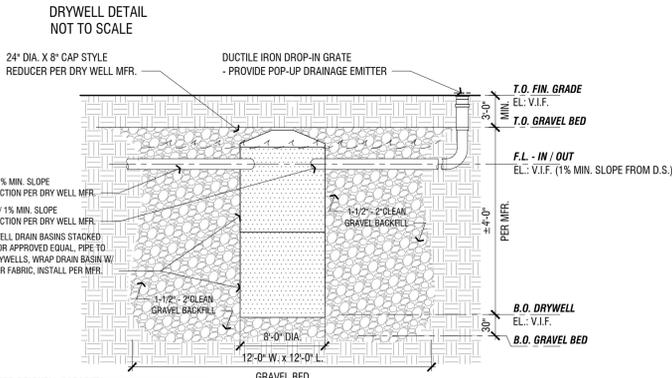
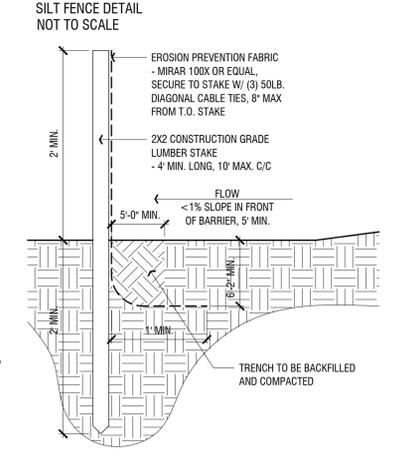
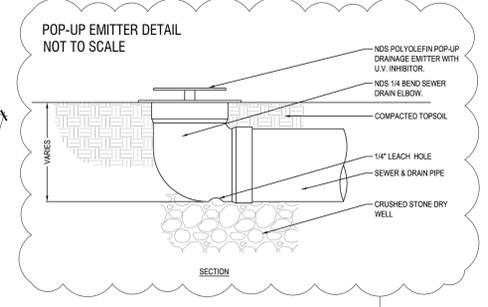
STORMWATER:

*OWNER PROVIDING STORMWATER CAPTURE SYSTEM FOR NET IMPERVIOUS ADDED

FLOW RATE (Q) OF NEW ROOF:	Q=API
CONTRIBUTING AREA (A):	539 SF (NEW IMPERVIOUS) / 15,066 SF
15YR - 20 MIN. PI FACTOR:	4.20
FLOW RATE (Q):	0.15

DRYWELL SIZING:

(15) (60s) (20 min.) = 180 cf OF WATER
 180 cf / 40% ROCK WELL VOID = 450 cf ROCK DRYWELL
 *PROVIDE DRYWELLS PER SITE PLAN (01/A-1.0) & DETAIL (04/A-4.0)
 TO RETAIN MIN. 180cf OF WATER WITH 450cf OF FILL



CALCULATED DRYWELL CAPACITY:

24" BASIN (2' x 1'6" x 1'6")	= 50.24cf
30" GRAVEL BASE x 12' x 12' @40% VOID	= 144.00cf
5' x 12' x 12' GRAVEL BACKFILL @40% VOID	= 267.90cf
TOTAL DRYWELL MITIGATION CAPACITY	= 462.14cf

SITE NOTES:

- INFORMATION BASED ON SURVEYOR'S REAL PROPERTY REPORT BY JAMES SURVEYING COMPANY PERFORMED MAY 15, 2014.
- CONTRACTOR TO VERIFY NEW WORK FALLS WITHIN BUILDABLE AREA PRIOR TO ANY WORK. VERIFY W/ ARCH. AS REQ'D.
- PROVIDE SILTATION / EROSION CONTROL PRIOR TO BEGINNING WORK AS REQ'D TO CONTAIN EROSION ON SITE.
- REFER TREE PRESERVATION PLAN BY FRONTENAC FORESTRY DATED JULY 2023 FOR TREE PROTECTION / PLANTING PLAN. CONTRACTOR TO INSTALL TREE PROTECTION PRIOR TO ALL WORK.
- SEED & STRAW OR SOD LAWN ADJACENT TO WORK AREAS PRIOR TO FINAL INSPECTION AND/OR AT THE DIRECTION OF OWNER.
- PROVIDE NEW UNDERGROUND ELECTRICAL SERVICE TO NEW METER. REFER SITE PLAN FOR LOCATION, VERIFY W/ ARCH.
- NEW / EXISTING DOWNSPOUTS TO BE PIPED TO NEW DRYWELLS & SWALES. REFER SITE PLAN AND VERIFY W/ ARCH.

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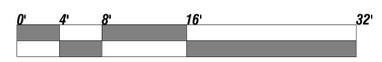
TITLE
ARCHITECTURAL SITE PLAN

SHEET
A-1.0

REVISION
 01

SHEET SIZE
 24" X 36"

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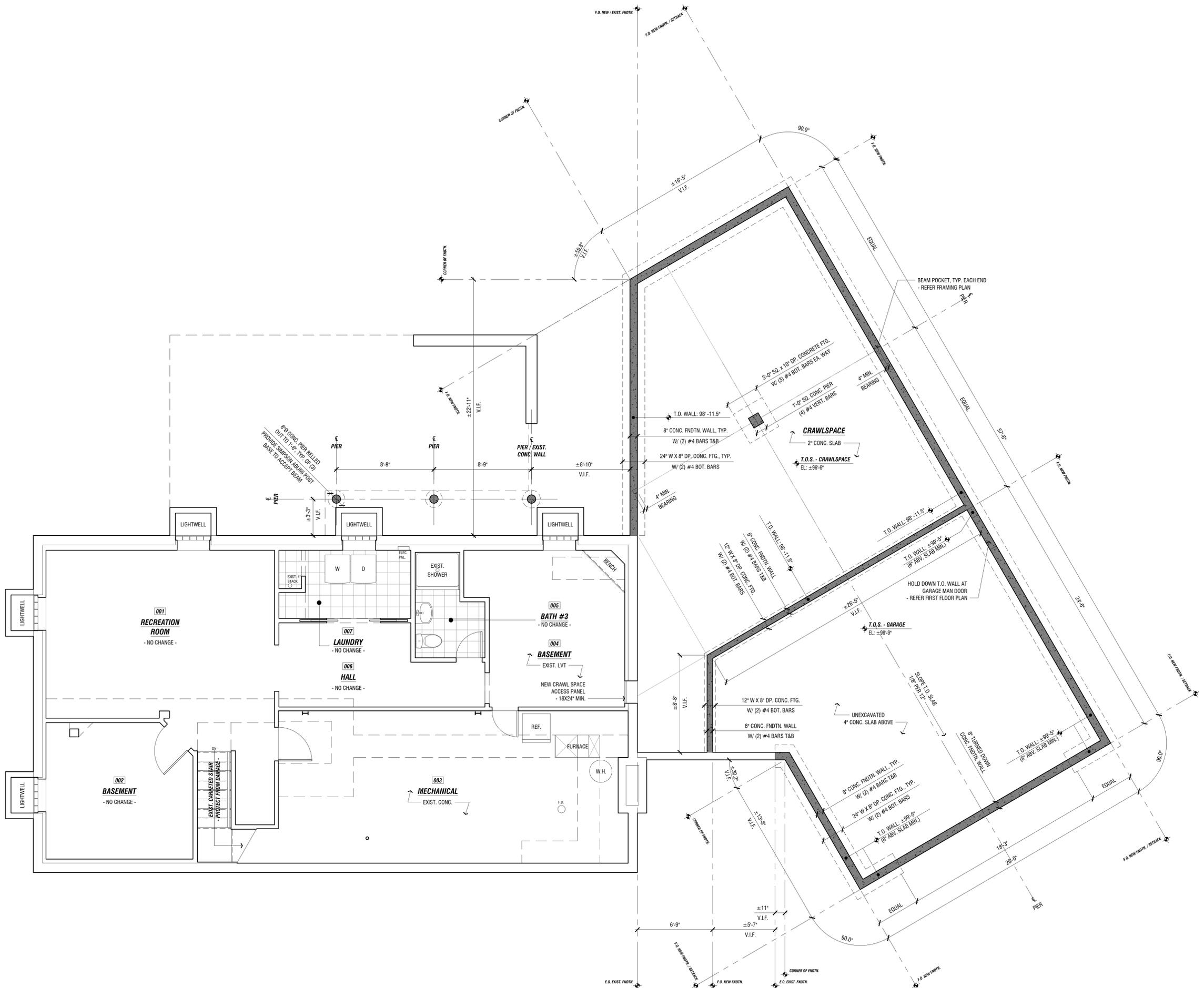


FOUNDATION NOTES:

1. SUPPLY CONDITIONED AIR TO THE CRAWLSPACE PER R408.3 - UNVENTED CRAWLSPACE
2. VERIFY GRADE AND TOP OF FOUNDATION WALL WITH ARCHITECT IN FIELD PRIOR TO FOUNDATION LAYOUT.
3. PATCH / REPAIR EXIST. CONC. FOUNDATION WALLS AS REQ'D.
4. VERIFY PIER SPACING WITH ARCHITECT IN FIELD.

DRAWING KEY:

-  EXISTING CONSTRUCTION
-  NEW CONSTRUCTION
-  CAST-IN-PLACE CONC. CONSTRUCTION
-  FIRE-RATED CONSTRUCTION



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	01	ARB SET	13 SEPT 2023

TITLE
BASEMENT / FOUNDATION PLAN

SHEET
A-1.1
 SHEET SIZE
 24" X 36"



FIRST FLOOR NOTES:

1. SHORE EXIST. ROOF / CEILING THROUGHOUT THRU DURATION OF WORK. SECURE OPENINGS THRU DURATION OF WORK.
2. CONTRACTOR TO SUBMIT TO ARCHITECT FOR APPROVAL HVAC LOCATIONS & DUCTING SCHEMATICS PRIOR TO INSTALLATION.
3. VERIFY GRADE AND TOP OF FOUNDATION WALL WITH ARCHITECT IN FIELD PRIOR TO FOUNDATION LAYOUT. REFER BASEMENT / FOUNDATION PLAN FOR ADDL. INFO.
4. DAYLIGHT NEW D.S. AWAY FROM BUILDING OR TO SWALE, VERIFY W/ ARCH.
5. PROVIDE NEW BASE & CASING AT ALL AREAS OF NEW HWID. FLOOR. DO NOT REPLACE CASING OR BASE AT BATH #2 & BATH #3. REFER A-3.3 FOR EXTENTS OF BASE REPLACEMENT AT STAIR.

DRAWING KEY:

- EXISTING CONSTRUCTION
- NEW CONSTRUCTION
- CAST-IN-PLACE CONC. CONSTRUCTION
- FIRE-RATED CONSTRUCTION

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TITLE

FIRST FLOOR PLAN

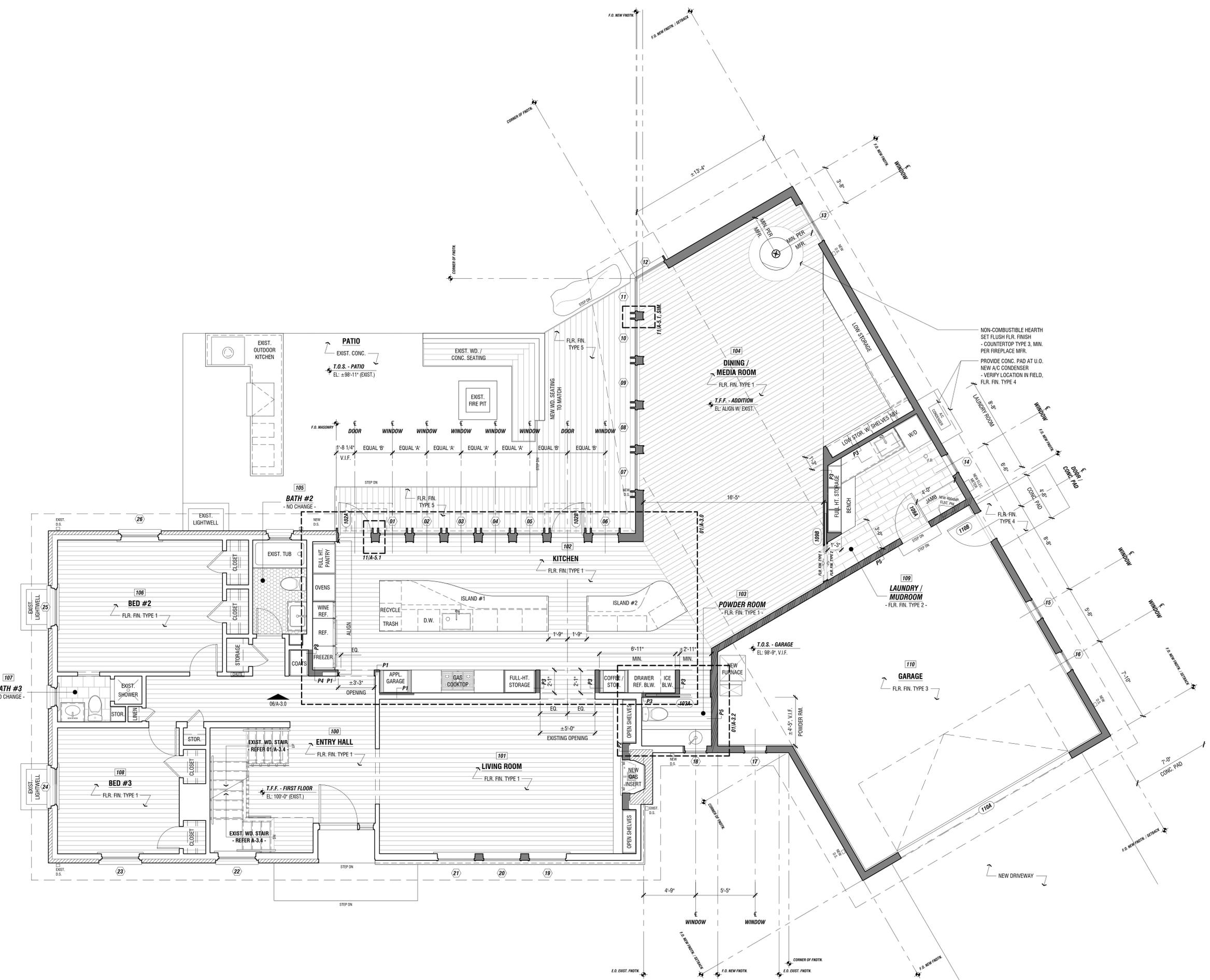
SHEET

A-1.2

REVISION

01
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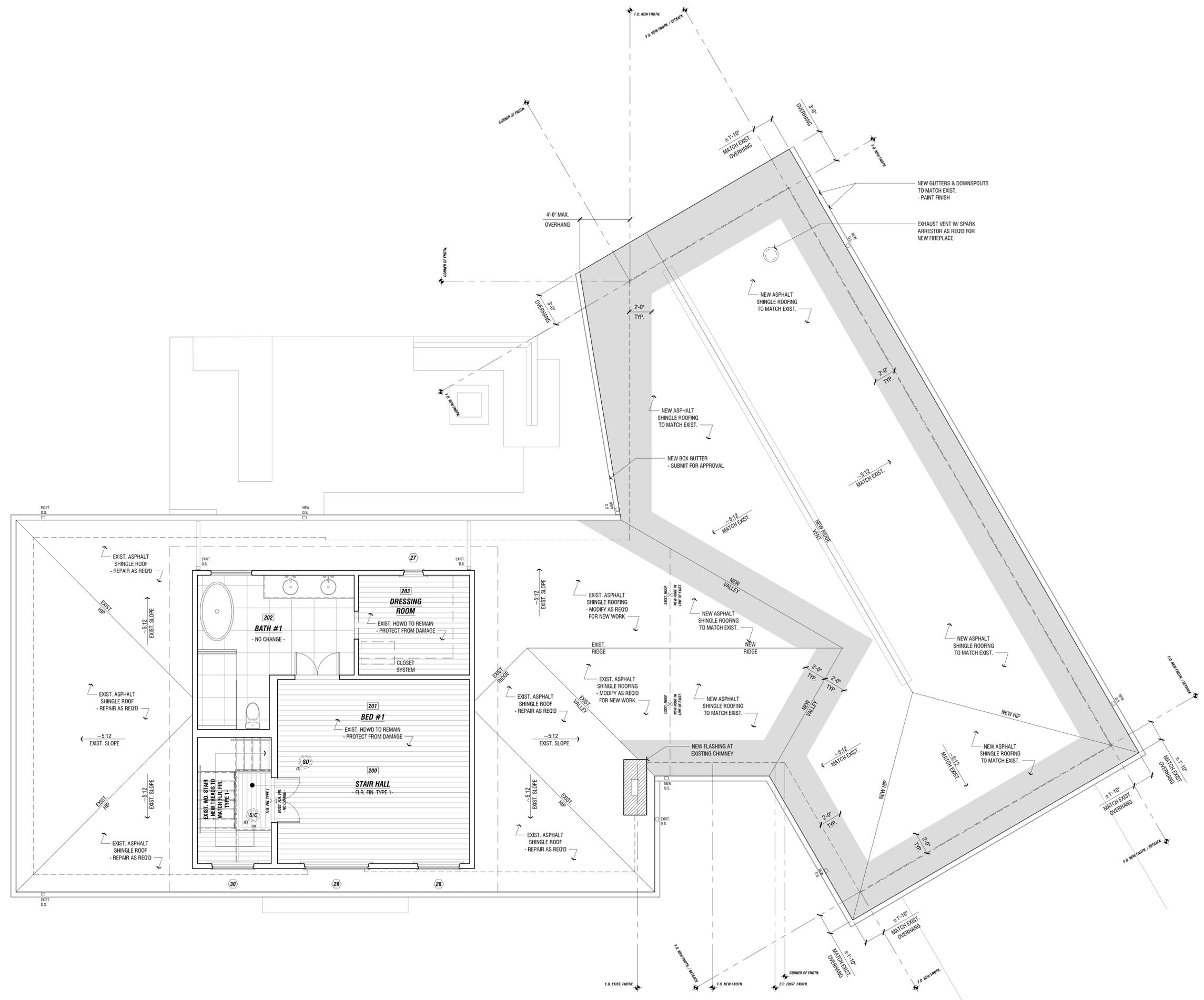


ROOF NOTES:

1. REMOVE AND REPLACE EXISTING WOOD SHINGLE ROOF AS REQUIRED FOR INTERSECTING NEW CONSTRUCTION.
2. PROVIDE ICE & WATER SHIELD AS INDICATED ON DRAWINGS & AS REQD BY CODE.
3. DAYLIGHT EXIST. / NEW DOWNSPOUTS AWAY FROM BUILDING. REFER SITE PLAN FOR OUTLET LOCATIONS.
4. PROVIDE GALVANIZED SHT. MTL. DRIP EDGE AT ALL EAVE & RAKE EDGES OF NEW ROOF / ROOFING PER IRC R905.2.8.5.
5. PROVIDE NEW ROOF VENTS AS REQD WHERE REMOVED FOR PARTIAL ROOF DEMOLITION, MATCH EXISTING.

DRAWING KEY:

- EXISTING CONSTRUCTION
- NEW CONSTRUCTION
- CAST-IN-PLACE CONC. CONSTRUCTION
- FIRE-RATED CONSTRUCTION
- ICE & WATER SHIELD



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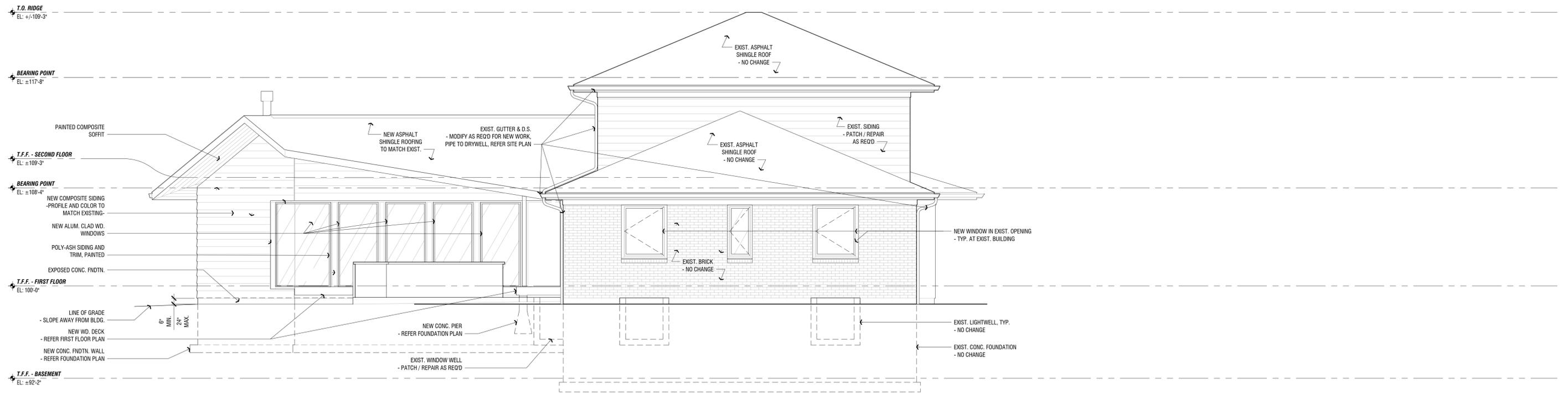
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TITLE
 SECOND FLOOR PLAN

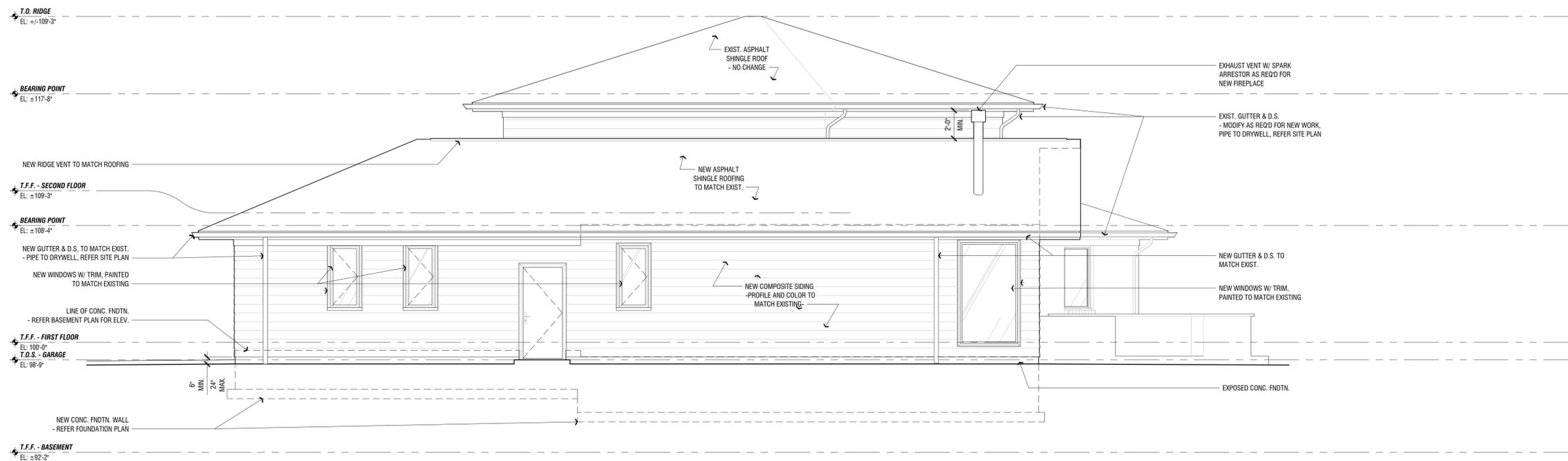
SHEET
A-1.3
 SHEET SIZE
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01 SOUTH ELEVATION

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



02 NORTH ELEVATION

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

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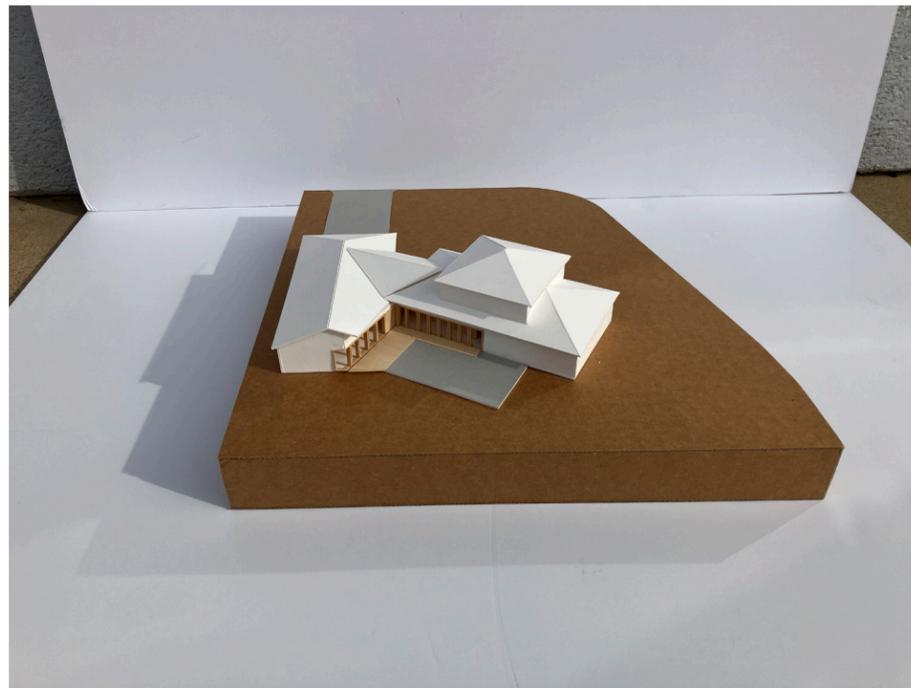
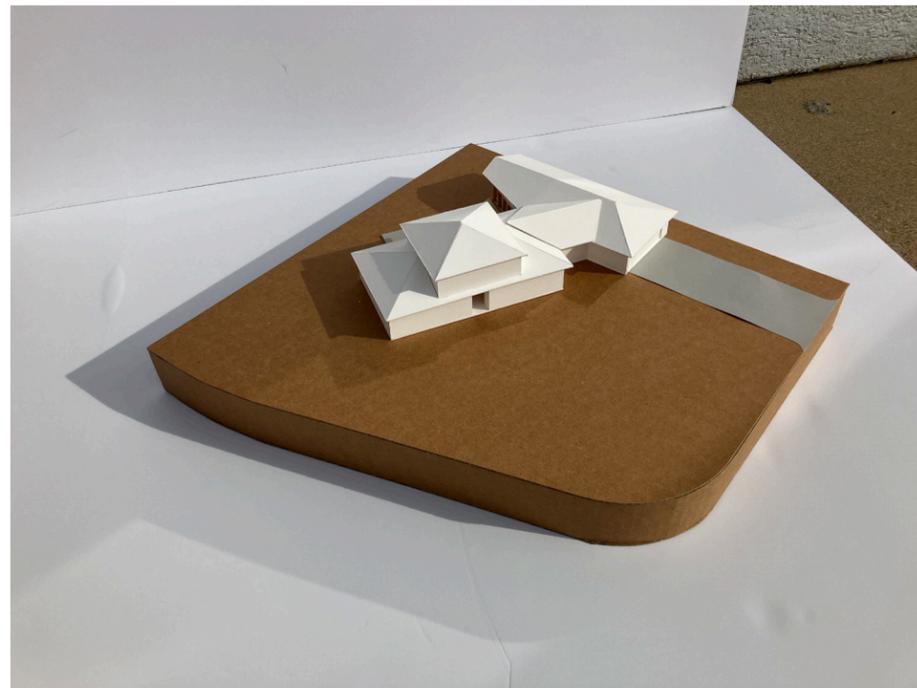
REVISION
01

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REAR (WEST) ELEVATION

1/8" = 1'-0"





2 HILL DRIVE



1 ARMSTRONG DRIVE



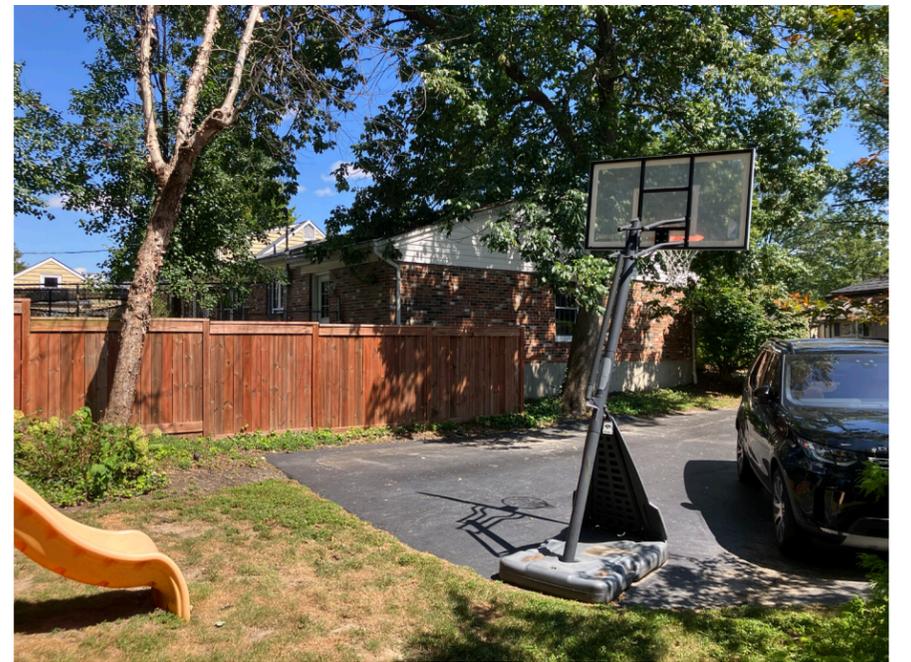
3 ARMSTRONG DRIVE



VIEW TO BACK OF 2 HILL DRIVE



BACK OF 1 ARMSTRONG DRIVE



VIEW TO BACK OF 3 ARMSTRONG DRIVE



**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.

A handwritten signature in blue ink, appearing to read "Craig R. Murphy".

Craig R. Murphy
I.S.A Certified Arborist
IL-9645A



TREE STUDY
SITE PLAN REVIEW
8-25-2023

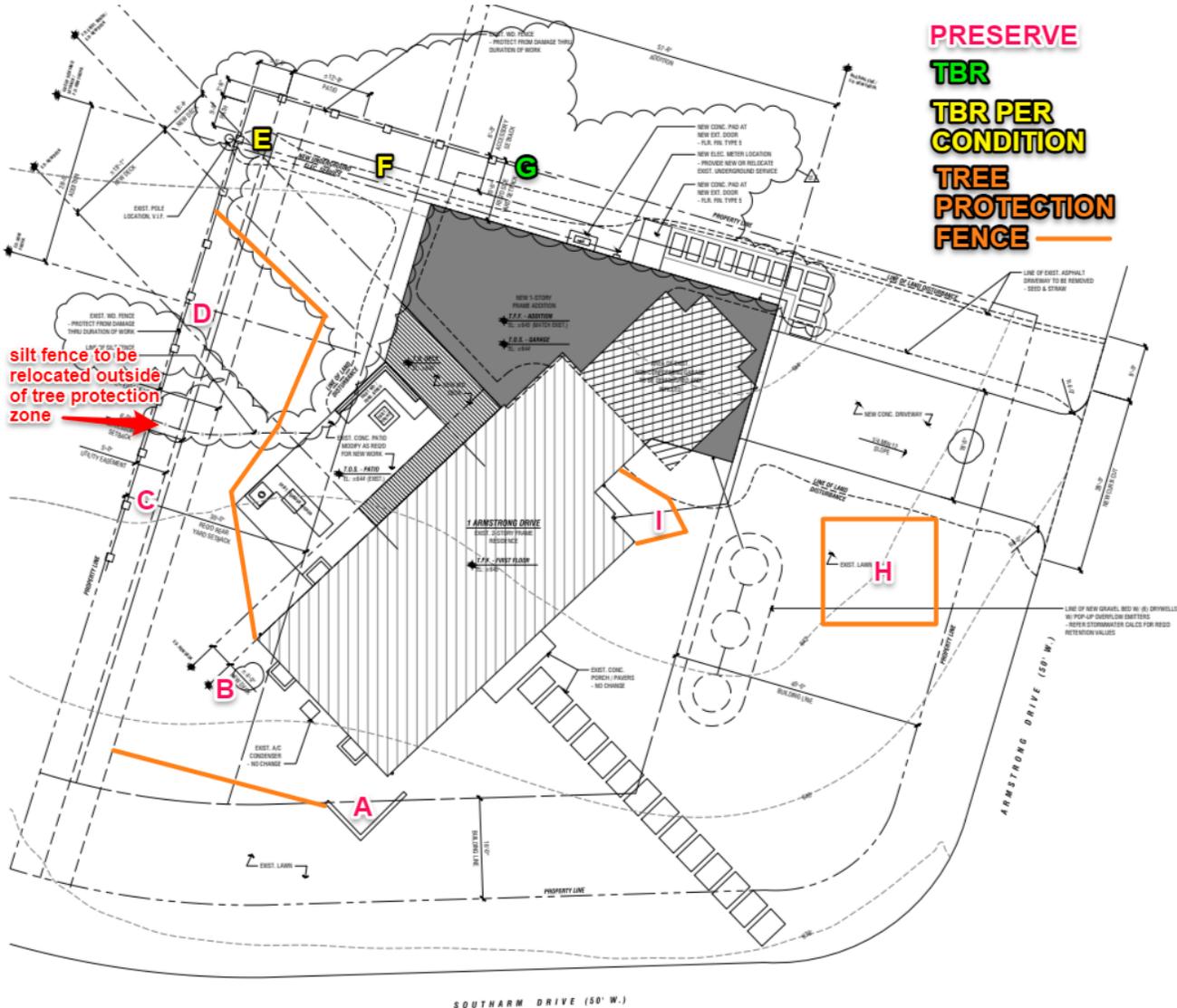
PROPERTY LOCATION: 1 Armstrong

#	TREE SPECIES	D B H	PRESERVE/ TBR/ INSTALL	ADJOINING LOT	COMMENTS	VALUE	COND %	TOTAL CANOPY SQ FT
A	river birch	4x9"	PRESERVE		multi-stemmed, compartmentalized pruning wounds	\$1785	74	572
B	river birch	3x9"	PRESERVE		multi-stemmed, girdling roots, minor deadwood	\$1230	68	429
C	sweet gum	34"	PRESERVE		burl on trunk, deadwood, compartmentalized pruning wounds	\$5485	65	2043
D	pin oak	32"	PRESERVE		co-dominant at 25', deadwood leaf galls	\$7675	63	1810
E	silver maple	18"	TBR		large wound with decay on back of trunk, storm damage CONDITION/ NEW ELECTRIC SERVICE	\$610	40	573
F	river birch	10"	TBR		dead CONDITION	\$20	2	177
G	ash	20"	TBR		trunk flare buckling driveway, girdling roots, deadwood GRADING/ ACCESS	\$1135	56	707
H	sycamore	12"	PRESERVE		minor leaf scorch	\$910	73	254
I	dogwood	4x8"	PRESERVE		multi-stemmed, deadwood, branch dieback, basal decay	\$1105	48	452

Canopy coverage has been adjusted to reflect shared and overlapping crowns.

Lot size	15,246 Sq ft
Current Canopy	7,017 Sq ft 46% Lot Coverage
Canopy Removed	1,457 Sq ft 21% Current Canopy Removed
Post Demo Canopy	5,560 Sq ft 36% Lot Coverage Remaining

**PRESERVE
TBR
TBR PER
CONDITION
TREE
PROTECTION
FENCE**



silt fence to be relocated outside of tree protection zone

SOUTHARM DRIVE (50' W.)

ARMSTRONG DRIVE (50' W.)

1 ARMSTRONG DRIVE

EXIST. LAWN

EXIST. LAWN

EXIST. A/C CONDENSER - NO CHANGE

EXIST. CONC. PORCH FRAMES - NO CHANGE

EXIST. CONC. PATIO - VERIFY AS NEEDED FOR NEW WORK

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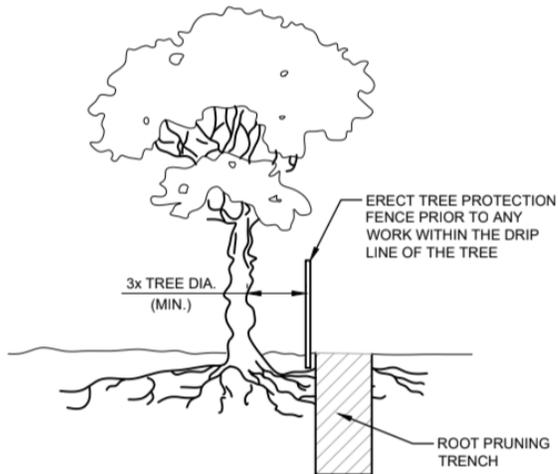
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EXIST. CONC. PATIO - VERIFY AS NEEDED FOR NEW WORK



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.

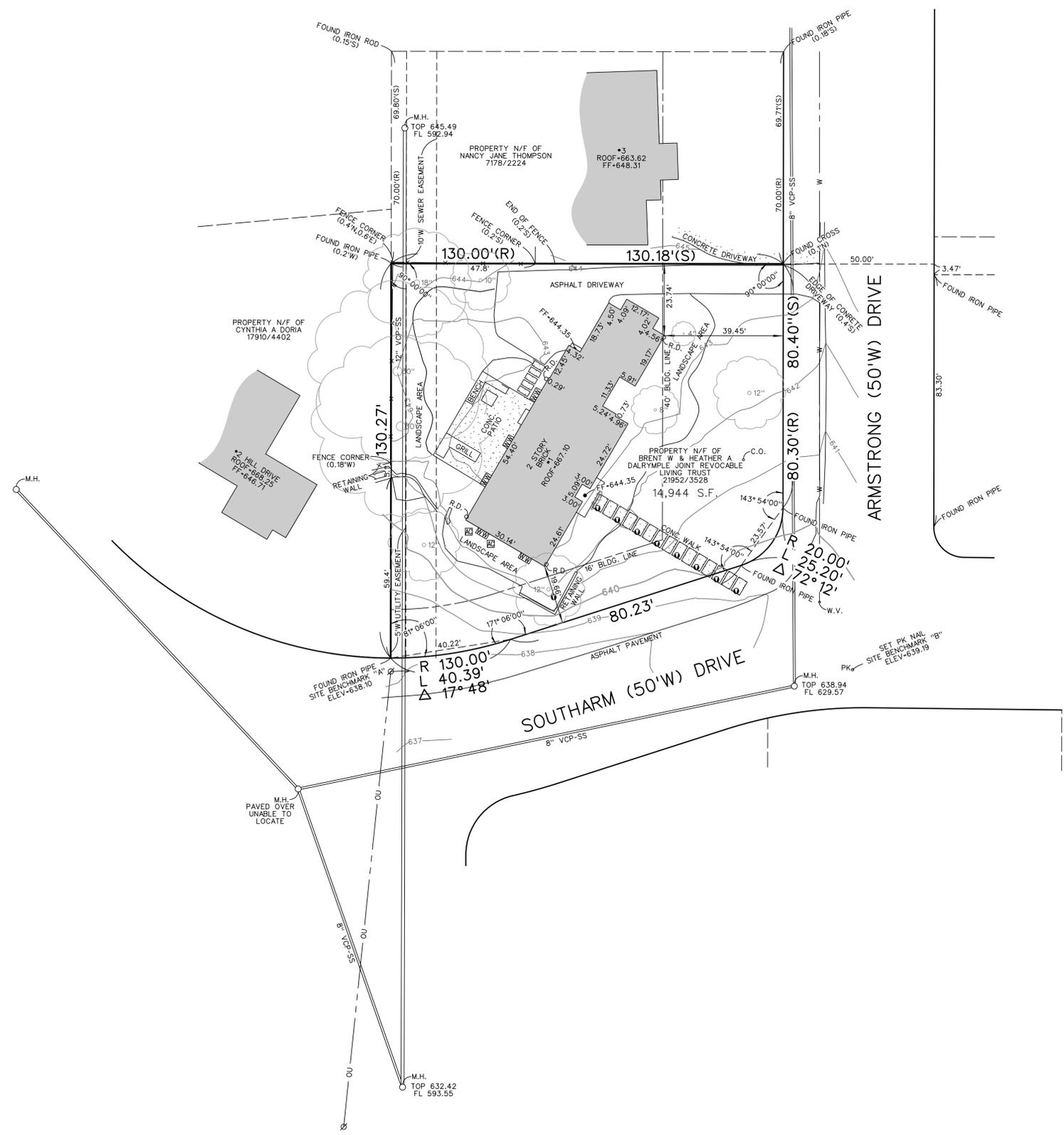
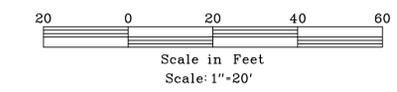
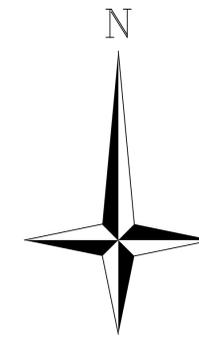
NOTES (CONT.):

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.

A TRACT OF LAND BEING LOT 1
 IN HAWBROOK HILL ADDITION IN THE
 SECTION 6, TOWNSHIP 44 NORTH - RANGE 6 EAST
 ST. LOUIS COUNTY, MO



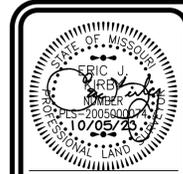
LEGEND

AC	AIR CONDITIONER UNIT
CO	CLEAN OUT
FF	FINISHED FLOOR
FL	FLOW LINE
GW	GUY WIRE
M.H.	MANHOLE
RD	ROOF DRAIN
U	UTILITY POLE
VCP	VITRIFIED CLAY PIPE
W.V.	WATER VALVE
W.W.	WINDOW WELL
Y	YARD LIGHT
-OU-	OVERHEAD UTILITIES
-SS-	SANITARY SEWER
-W-	WATER LINE
-X-	FENCE

Notes:

1. A title commitment was not provided. Property may be subject to easements and restrictions of record.
2. Vertical control was established using Trimble R10s GPS equipment and the MoDOT GPS RTK Network. Vertical control is reported in NAVD 88 using Geoid 12A. Site Benchmarks:
 "A" - Elev. 638.10 - Iron pipe located near the Southwest property corner.
 "B" - Elev. 639.19 - PK Nail, approximately 13 feet South and 2 feet West of the centerline - centerline intersection of Armstrong Drive and Southarm Drive.
3. The underground utilities shown hereon were plotted from available information from Missouri American Water Co., The Metropolitan St. Louis Sewer District, and Spire Energy, and do not necessarily reflect the actual existence, nonexistence, size, type, capacity number, or location of these or other utilities nor the ability to serve the existing or intended uses of this or adjacent sites. The general contractor shall be responsible for verifying the actual location of all underground utilities in the field, shown or not shown, prior to any grading, excavation, or construction of improvements. These provisions shall in no way absolve any party from complying with the Underground Facility Safety and Damage Prevention Act, Chapter 319, RSMo. AmerenUE no longer releases maps of its electric facilities.
4. Setback lines shown hereon, were taken from the recorded plat of the subdivision and may not represent all setback restrictions that affect the property. Other sources of setbacks that could affect the property may include the city's zoning code, the city's building code and subdivision indentures and restrictions.
5. Drip line of trees shown is based on the assumed ratio of one inch of trunk diameter: one foot of drip line radius.

We, Volz Inc., have during September 2023, by order of Heather Dalrymple, made a Property Boundary Survey and Topographic Survey of "A tract of land being Lot 1 in 'Hawbrook Hill Addition' in the Northwest 1/4 of Section 6 Township 44 North - Range 6 East, St. Louis County, Missouri". This survey was executed in accordance with the current Missouri Standards for Property Boundary Surveys of the Missouri Board for Architects, Professional Engineers, Professional Land Surveyors, and Professional Landscape Architects and the Missouri Department of Agriculture and meets the accuracy requirements set forth for Urban Property.



Eric J. Kirby
 Professional Land Surveyor
 No. P.L.S. #2005000074

VOLZ
 Incorporated
 10849 Indian Head Ind'l. Blvd.
 St. Louis, Missouri 63132
 314.426.6212 main - 314.890.1250 fax
 WWW.VOLZINC.COM

MISSOURI CORPORATE CERTIFICATES OF AUTHORITY
 NO. 19 EXPIRES: DECEMBER 31, 2023 - LAND SURVEYING
 NO. 203 EXPIRES: DECEMBER 31, 2023 - ENGINEERING

1 Armstrong Drive
 Glendale, MO 63112
 23213-0
 Sheet 1 of 1