



(CHECKLIST ON REVERSE SIDE)

**APPLICATION FOR ARCHITECTURAL REVIEW BOARD**

APPLICATION DATE 7.10.23 DATE OF ARB MEETING 8.9.23 ESTIMATED COST 1.49 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 20.2 % (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.) 2625 S.F.

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 30'-3.5" NUMBER OF STORIES 1.5

ESTIMATED COMMENCE DATE 8.30.23 EST. COMPLETION DATE 11.30.23

**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):

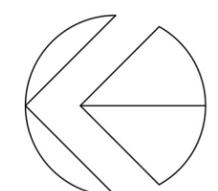
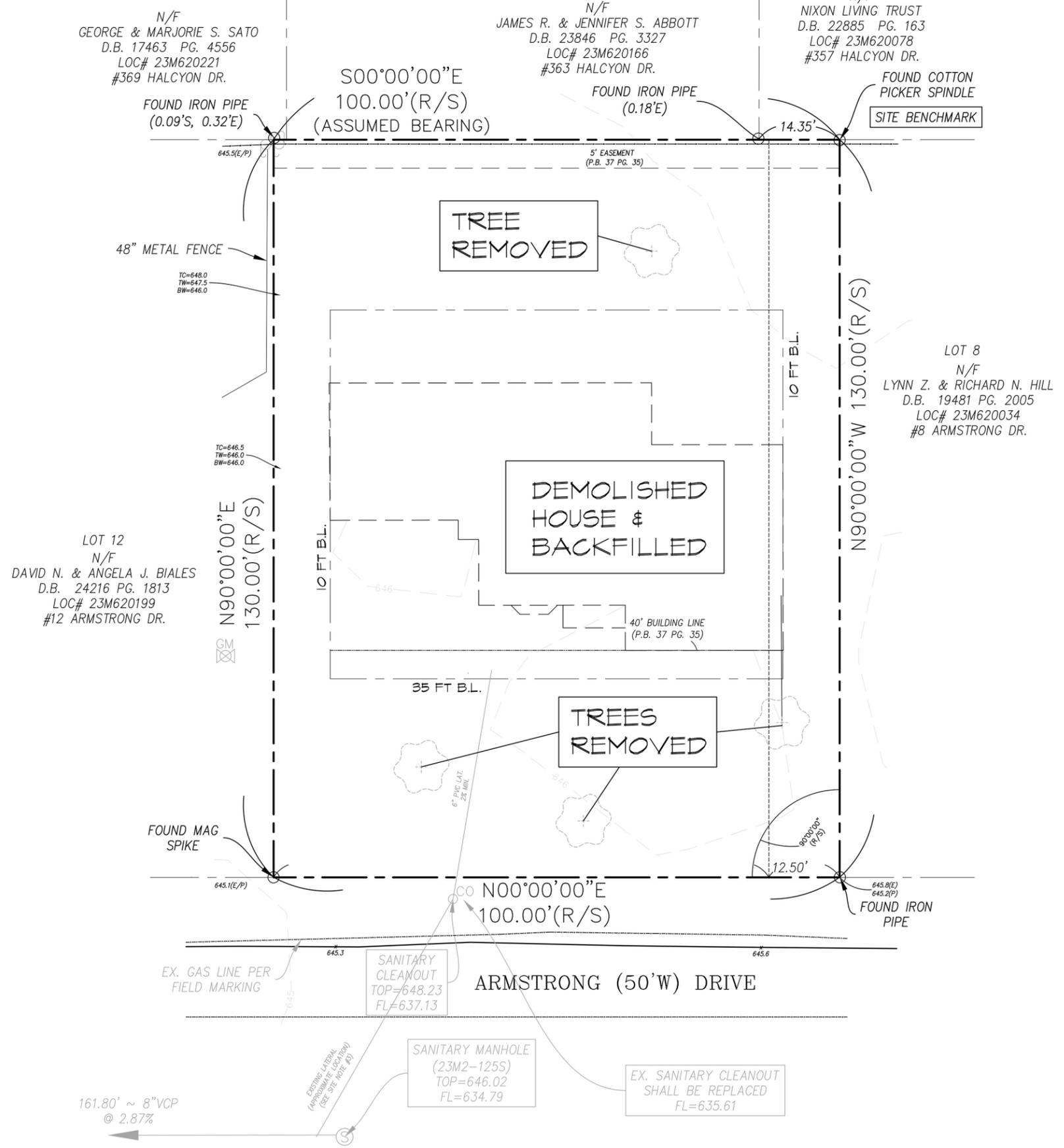
- 1. Existing and Proposed plot plan. Existing and finished or proposed contours to include property boundaries, setbacks and existing structures, and calculated FAR. The City reserves the right to request CAD files or any other information that may be needed to verify that FAR, setbacks, and other measurements 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.

  
 SIGNATURE OF APPLICANT

7.10.23  
 DATE

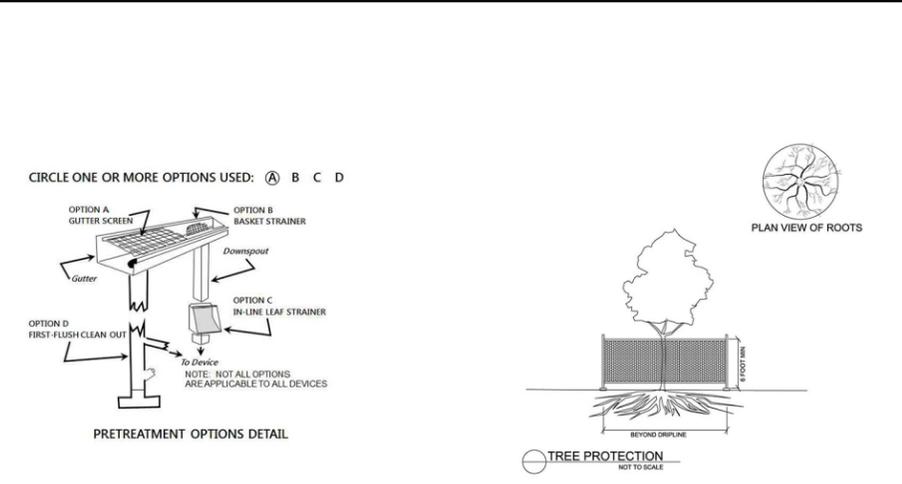
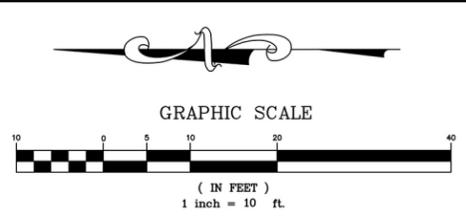
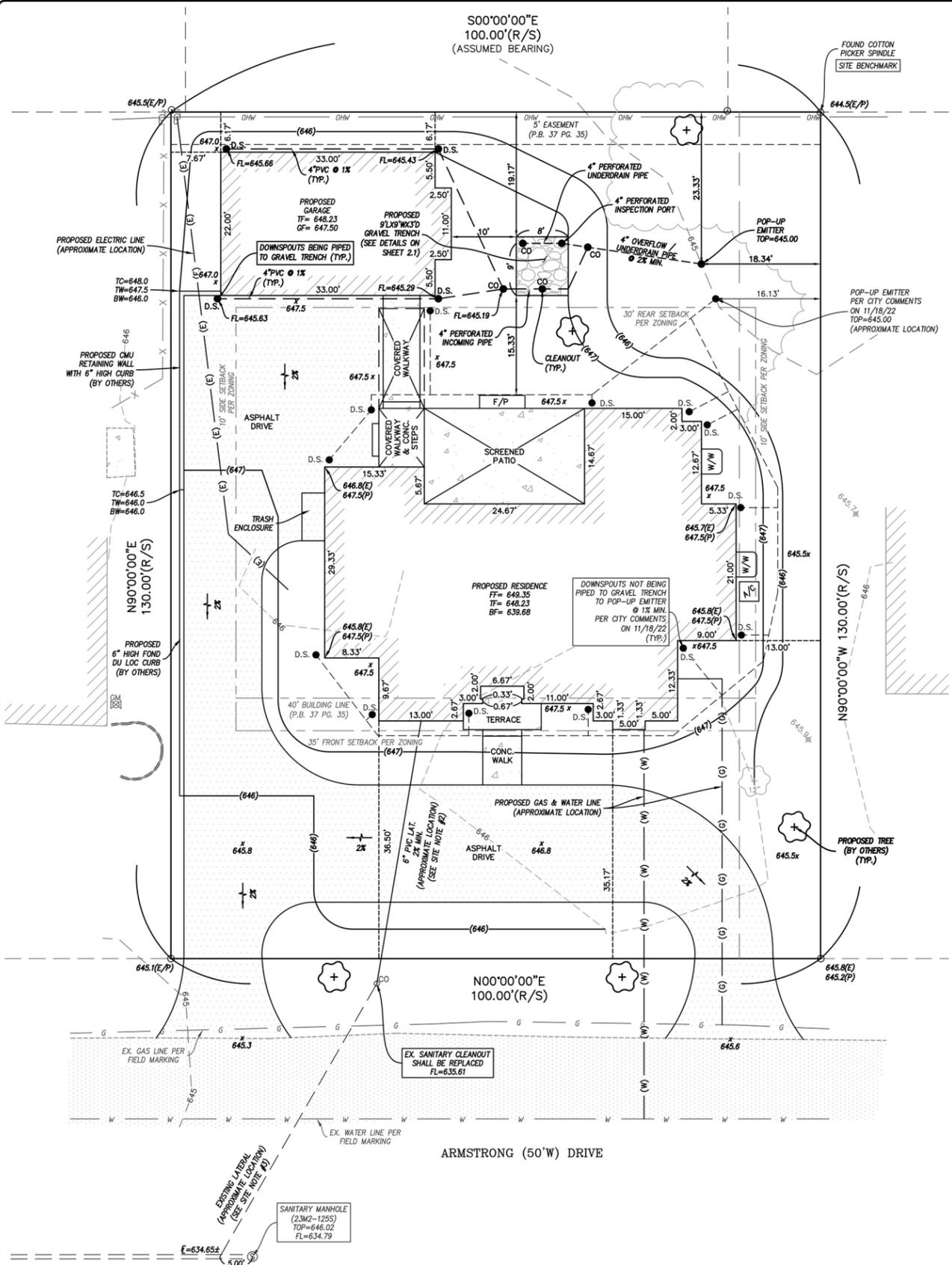


*10 Armstrong*

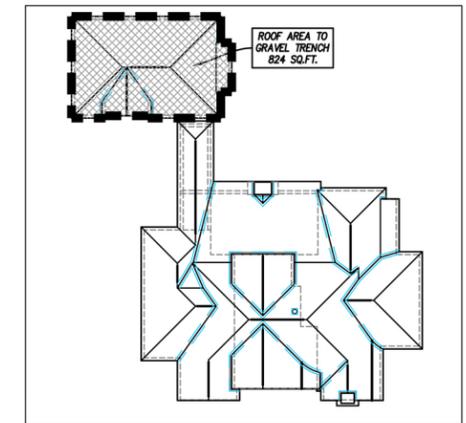
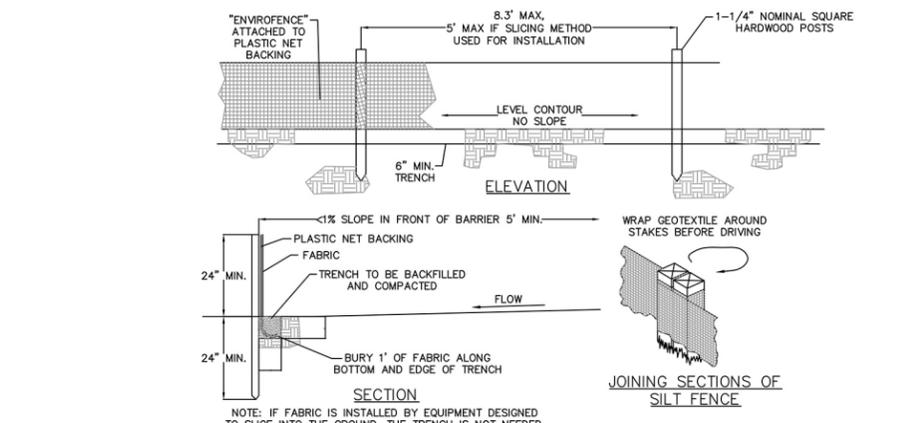


# S I T E P L A N 0 1 2 3 4 5 6 7 8 9 10 11 12 13 14 15 16 17 18 19 20

Drawing name: V:\2026089 10 Armstrong Dr\Drawings\Surveying\Site Plan.dwg Plotted on: Jun 21, 2023 8:48am Plotted by: thughn



- 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**

DEVELOPED	IMPERVIOUS AREA	PERVIOUS AREA	IMPERVIOUS AREA	PERVIOUS AREA
	5,555 SF = 0.127 Ac. X 3.54 = 0.450 cfs	7,445 SF = 0.171 Ac. X 1.70 = 0.291 cfs	6,894 SF = 0.158 Ac. X 3.54 = 0.559 cfs	6,106 SF = 0.140 Ac. X 1.70 = 0.238 cfs
		0.298 AC. 0.741 cfs		0.298 AC. 0.797 cfs

**CONCLUSION FOR PROPOSED DEVELOPMENT**

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

DIFFERENTIAL RUNOFF = PROPOSED RUNOFF - EXISTING RUNOFF

= 0.797 CFS - 0.741 CFS

= 0.056 CFS (INCREASE IN IMPERVIOUS AREA)

REQUIRED VOLUME TO BE ATTENUATED FOR = 0.056 x 1200 = 67.20 C.F.

**STORM WATER DESIGN CALCULATIONS**

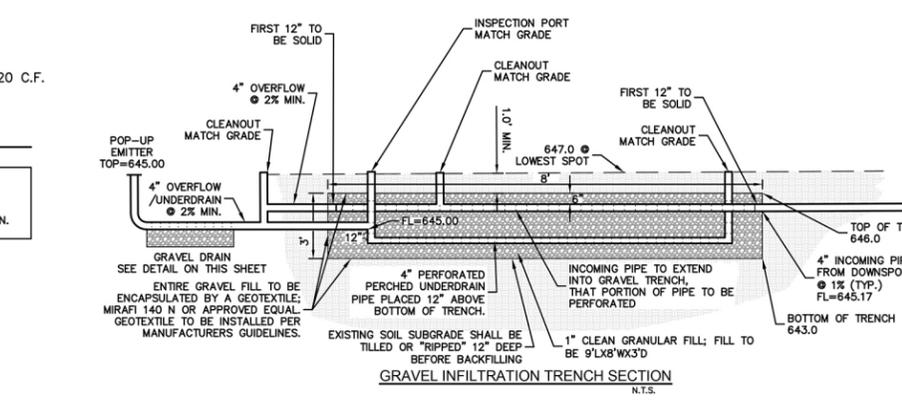
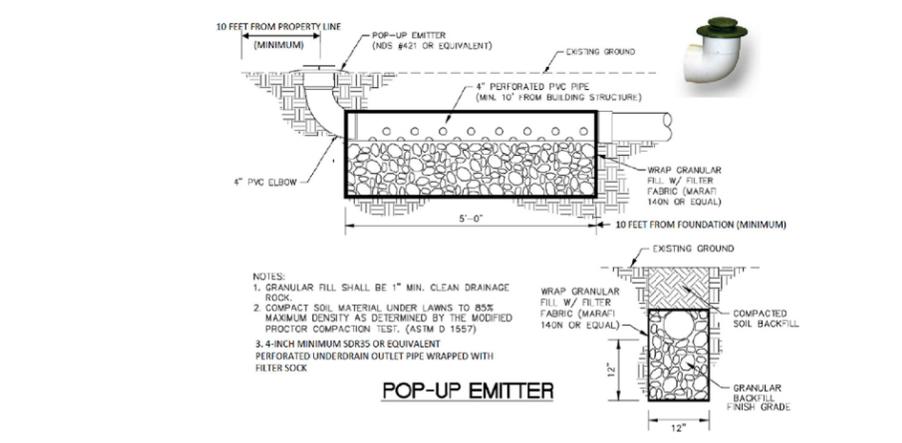
PROPOSED ROOF AREA TO GRAVEL TRENCH = 824 SF ≈ 0.019 Ac.

15 YEAR 20 MINUTE RUNOFF = 0.019 Ac. (3.54) = 0.067 CFS > 0.056 CFS (REQ.)

THE REQUIRED VOLUME = 0.067 x 1200 = 80.40 C.F. > 67.20 C.F. (REQ.)

9'Lx8'Wx3'D GRAVEL INFILTRATION TRENCH IS PROPOSED TO PROVIDE THE ATTENUATION. ASSUMING 40% VOIDS IN THE GRAVEL 86.40 C.F. OF VOLUME IS PROVIDED

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



**F-A-R CALCULATIONS**

LOT AREA	13,000 SQ.FT.
HOUSE FIRST FLOOR	2,200 SQ.FT.
HOUSE SECOND FLOOR	425 SQ.FT.
HOUSE TOTAL	2,625 SQ.FT.
ATTACHED GARAGE	0 SQ.FT.
ATTACHED GARAGE (50%)	0 SQ.FT.
TOTAL FLOOR AREA	2,625 SQ.FT.
FLOOR AREA RATIO	0.20
MAXIMUM FAR IS 0.30 OR 3,500 SQ.FT. (10,000 SQ.FT. < LOT AREA < 20,000 SQ.FT.)	

**GREEN SPACE CALCULATIONS**

HOUSE	= 2,200 SQ.FT.
ASPHALT DRIVE	= 3,266 SQ.FT.
WALK, COVERED WALKWAY, & STEPS	= 233 SQ.FT.
SCREENED PATIO	= 376 SQ.FT.
TERRACE	= 65 SQ.FT.
DETACHED GARAGE	= 754 SQ.FT.
TOTAL IMPROVEMENTS	= 6,894 SQ.FT.
LOT AREA	= 13,000 SQ.FT.
GREEN SPACE AREA	= 46.97%

**ACCESSORY BUILDING REAR YARD SITE COVERAGE**

TOTAL REAR YARD AREA	= 3,000 SQ.FT.
GARAGE	= 754 SQ.FT.
754 SQ.FT. / 3,000 SQ.FT. = 25.13% < 30%	

**ISSUE REMARKS/DATE**

1	City Comments - 11/01/22
2	Client Comments - 11/15/22
3	City Comments - 11/19/22
4	Revised House Plan - 05/15/23

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

**THE STERLING CO.**  
 ENGINEERS & SURVEYORS  
 5055 New Baumgartner Road  
 St. Louis, Missouri 63129  
 PH 314.991.9400 Fax 314.991.9944  
 www.sterlingco.com  
 Corporate Certificate of Authority #001-348

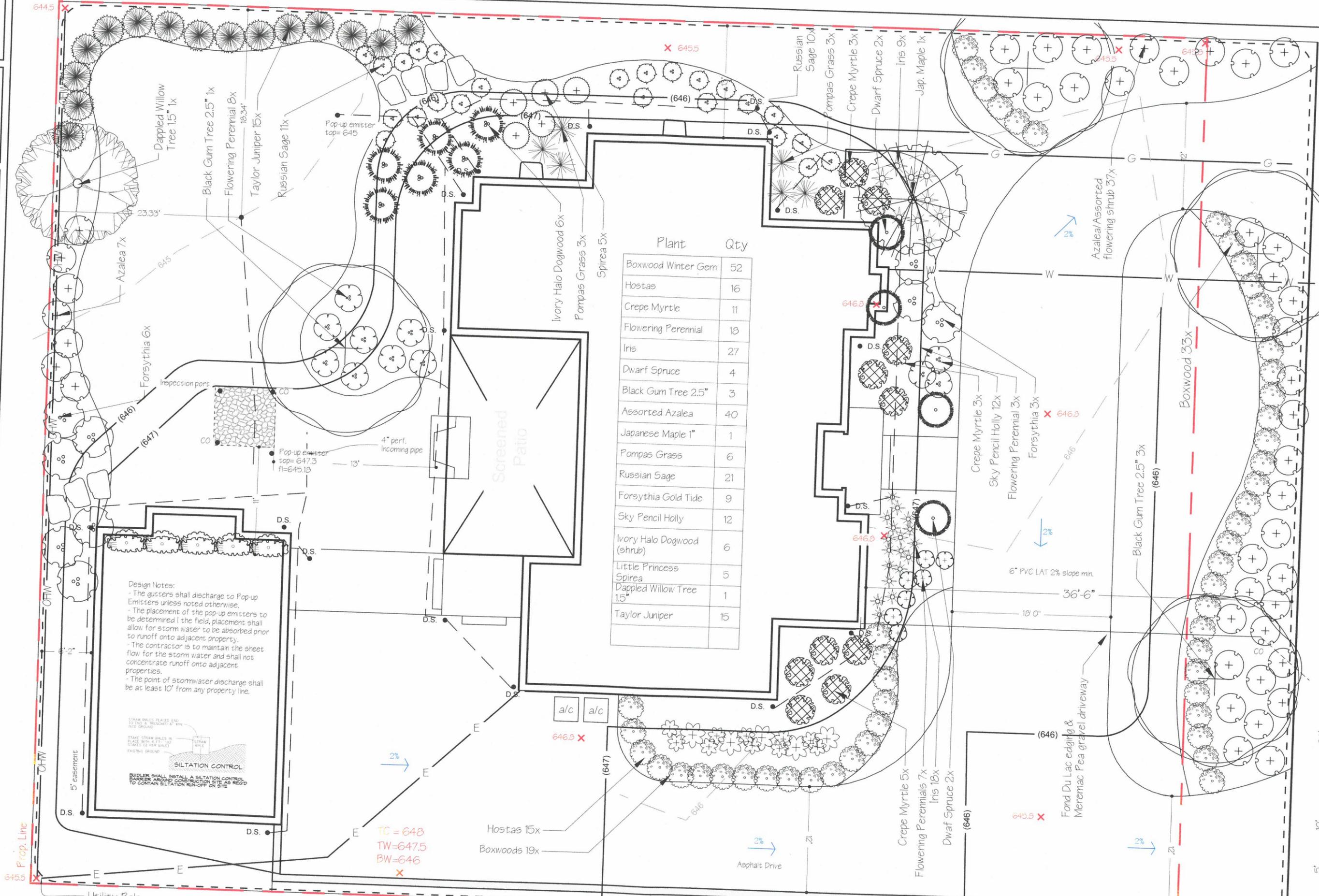
**#10 ARMSTRONG DRIVE**  
 GLENDALE, MISSOURI 63122  
 SITE / GRADING / STORM PLAN

**NOT APPROVED FOR CONSTRUCTION! FOR REVIEW ONLY!**

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

Job Number: **22-09-269**  
 Date: **06/20/2023**  
 Designed: HHH Sheet  
 Drawn: HHH **2.1**  
 Checked: MGB IMP

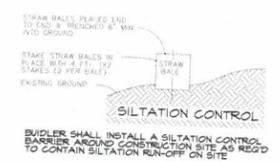




Plant	Qty
Boxwood Winter Gem	52
Hostas	16
Crepe Myrtle	11
Flowering Perennial	18
Iris	27
Dwarf Spruce	4
Black Gum Tree 2.5"	3
Assorted Azalea	40
Japanese Maple 1"	1
Pompas Grass	6
Russian Sage	21
Forsythia Gold Tide	9
Sky Pencil Holly	12
Ivory Halo Dogwood (shrub)	6
Little Princess Spirea	5
Dappled Willow Tree 1.5"	1
Taylor Juniper	15

**Design Notes:**

- The gutters shall discharge to Pop-up Emitters unless noted otherwise.
- The placement of the pop-up emitters shall be determined | 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' from any property line.

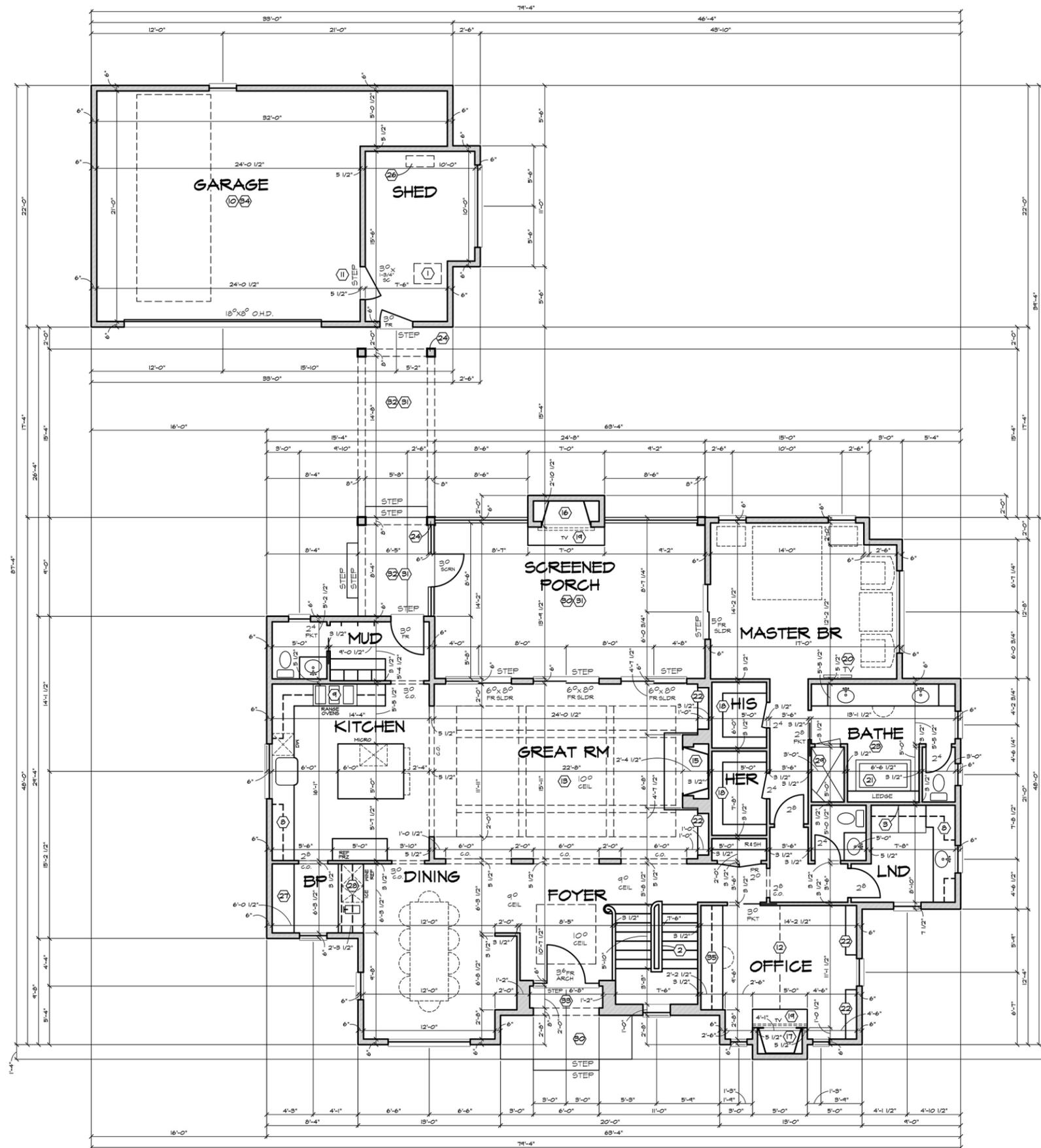


TC=648  
TW=647.5  
BW=646

Hostas 15x  
Boxwoods 19x

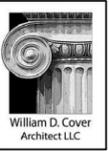


Proposed Plan



**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 6'-8" HIGH INTERIOR DOORS & 8'-0" CASING UNLESS OTHERWISE NOTED. 2-PANEL MASONITE S.C. DOORS OR EQ.
- 5 4'-1 1/8" PLATE THROUGHOUT 1ST FLR EXCEPT 10'-1 1/8" PLATE HT IN GREAT RM & FOYER
- 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-19 BATT INSULATE AROUND BATHS & LAUNDRY (SOUND).
- 8 BASE & WALL CABINETS W/ TOP AS SELECTED TYP.
- 9 RANGE GIVEN W/ HOOD ABOVE. PROVIDE PROPER CFM & MAKE-UP AIR PER MANUFACTURER & CODE. VENT TO EXTERIOR.
- 10 1- LAYERS 1/2" TYPE "X" DRYWALL ON ALL GARAGE WALLS & CEILING. FULLY INSULATE SHED.
- 11 4" MIN STEP UP AT GARAGE DOOR.
- 12 VAULTED DRYWALL CEILING
- 13 UPSET TRAY CEILING (10 FT) W/ BEAMS & CROWN MOULDING. DROP PERIMETER TO BOTTOM OF BEAM CROWN.
- 14 UPSET TRAY CEILING (10 FT)
- 15 PREFAB WOOD BURNING FIREPLACE W/ GAS LOG SET & SHUT-OFF AS REQ'D. HEATILATOR BIR 42 OR EQ.
- 16 EXTERIOR PREFAB WOOD BURNING FIREPLACE - HEAT & GLO CASTLEWOOD 42 OR EQ.
- 17 PREFAB WOOD BURNING FIREPLACE W/ GAS LOG SET & SHUT-OFF AS REQ'D. HEATILATOR BIR 36 OR EQ.
- 18 CLOSET SHELVING BY CLOSET CO. (BUILT-IN SAFE LOCATION T.B.D.)
- 19 TV ABOVE FIREPLACE MANTEL. FOWER & CABLE AS REQ'D. TV AND CABLE BY MEDIA CO.
- 20 WIRE FOR TV, POWER & CABLE AS REQ'D. TV AND CABLE BY MEDIA CO.
- 21 FREE STANDING TUB W/ 12" DEEP LEDGE BEHIND
- 22 BUILT-IN BOOKCASE ABOVE BASE CABINET
- 23 HEATED FLOOR IN MASTER BATH
- 24 8" SQUARE AZEK (OR EQ) WRAPPED COLUMN W/ MATCHING BEAM ABOVE TYP. 10" X 10" BUILT-UP BASE W/ CAP.
- 25 FOAM INSULATE AROUND ALL EXTERIOR DOORS & WINDOWS.
- 26 CEILING MOUNTED SPLIT HVAC UNIT
- 27 BUILT-IN PANTRY CABINETS
- 28 2-SIDED BASE & WALL CABINETS W/ TOP AS SELECTED. 2-SIDED GLASS DOOR UPPER CABINETS W/ LIGHTING ABOVE
- 29 TILED SHOWER W/ SEAT & SHAMPOO LEDGE TEMP. GLASS DOOR
- 30 CONCRETE TERRACE & STEPS
- 31 BEADED VINYL CEILING
- 32 COVERED WALKWAY W/ CONCRETE FLOOR / WALKWAY / STEPS
- 33 8' FT HIGH ARCHED WOOD DOOR & SIDELIGHT UNIT W/ CASING. ARCHED WOOD paneled PORTICO CEILING & SIDE WALLS - STAIN.
- 34 4'-1 1/8" PLATE HT ABOVE TOP OF FOUNDATION WALL @ GARAGE
- 35 BUILT-IN DESK
- 36 EXHAUST BATHROOMS TO EXTERIOR
- 37 INSTALL HARD WIRED INTERCONNECTED SMOKE DETECTION & CARBON MONOXIDE SYSTEM W/ BATTERY BACK-UP PER CODE.
- 38 ARC FAULT G.F.I. OUTLETS IN BEDROOMS PER CODE.
- 39 HARDWOOD FLOORING THROUGHOUT 1ST FLOOR EXCEPT TILE IN LAUNDRY & BATHS
- 40 3 1/4" WOOD CASING AROUND INTERIOR DOORS & WINDOWS. WOOD SILL & TYPON @ INTERIOR WINDOWS. 4 1/4" BASE BD. CROWN MOLDING @ GREAT RM BEAM CEILING ONLY.



William D. Cover  
Architect LLC

**William D. Cover, Architect LLC**  
2465 PATLOR RD # 246 NILDWOOD, MISSOURI 65040  
314-746-1671 wcover@gmail.com wcoverarchitect.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.jwd@gmail.com

DATE: 6.23.26  
REVISIONS :

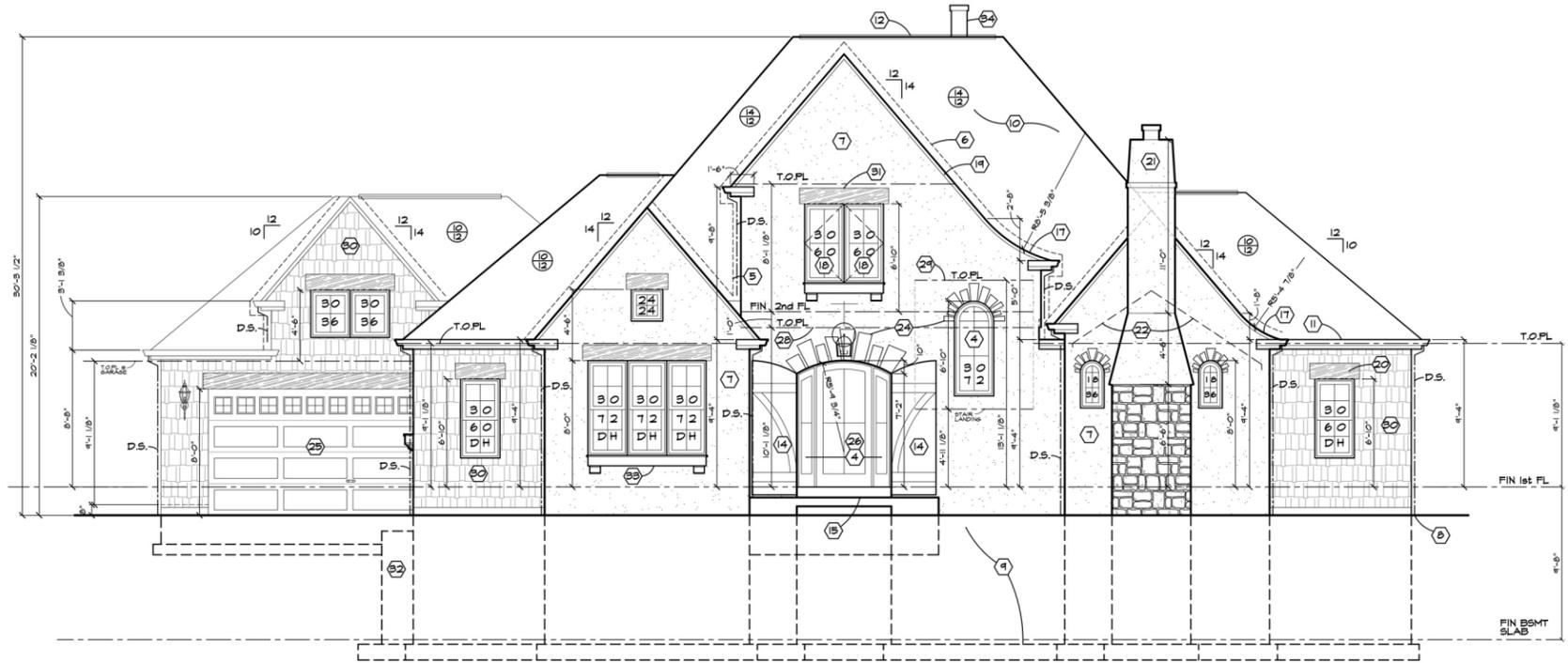
SHEET NO.  
**3**  
OF 9







**William D. Cover, Architect LLC**  
 2464 TAYLOR RD # 246 MILDMOOD, MISSOURI 65040  
 314-574-6161 wcover@gmail.com wcoverarchitect.com



**FRONT ELEVATION**

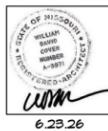
© 2023 WILLIAM D. COVER ARCHITECT LLC

- |  |  |   |   |
|--|--|---|---|
| <ol style="list-style-type: none"> <li>1. SIERRA PACIFIC S/DL WINDOWS OR EQ. GRILLE &amp; SASH DESIGN TO SIMULATE STEEL WINDOWS &amp; DOORS. SUBMIT DRAWINGS FOR APPROVAL.</li> <li>2. 3-2X10 HEADER OVER ALL DOORS &amp; WINDOWS UNLESS OTHERWISE NOTED.</li> <li>3. 4" X 4" X 5/16" STEEL LINTEL OVER ALL FLAT MASONRY OPENINGS UNLESS OTHERWISE NOTED.</li> <li>4. TEMPERED GLASS WINDOWS &amp; DOORS PER CODE.</li> <li>5. METAL SIDEMALL FLASHING TYP.</li> <li>6. VALLEY FLASHING TYP (AS REQUIRED PER ROOF SELECTED - VERIFY).</li> <li>7. EXTERIOR STUCCO SYSTEM TYP.</li> <li>8. COLLECT &amp; DAYLIGHT DOWNSPOUTS TYP.</li> <li>9. CONCRETE FOOTINGS AND FOUNDATION WALL TYP. EXTEND FITS MIN 12" INTO UNDISTURBED SOIL MIN 30" BELOW GRADE.</li> <li>10. ASPHALT SHINGLES INSTALLED PER MFR SPECS TYP.</li> </ol> | <ol style="list-style-type: none"> <li>11. 6" PREFINISHED ALUMINUM GUTTER (OSEE W/ ROUND DOWNSPOUTS) ON BUILT-UP HARDIE (OR EQ) GUTTER SP / VENTED SOFFIT TYP.</li> <li>12. HIPMASTER RIDGE VENT OR EQ. TYP.</li> <li>13. ICE &amp; WATER SHIELD FROM ROOF EDGE TO MIN 24" INSIDE EXTERIOR WALL TYP.</li> <li>14. PAINTED WOOD SHUTTER.</li> <li>15. CONCRETE PORCH &amp; STEPS.</li> <li>16. LOCATE ALL FLUES &amp; VENTS AT REAR SIDE OF ROOF.</li> <li>17. SHINGLED SNOOPED ROOF W/ ICE &amp; WATER SHIELD UNDERLAYMENT.</li> <li>18. EGRESS WINDOW PER CODE. (ESCAPE LATCH AS REQ'D).</li> <li>19. PAINTED HARDIE / PVC OR EQ SHINGLE MOULD TYP.</li> <li>20. 3/4" X 11 1/4" PAINTED HARDIE (OR EQ) HEADER TRIM W/ 4" BEARING LEG TYP. FLASH AS REQ'D W/ MTL FLASH @ TOP. TYP @ SIDING.</li> <li>21. STUCCO CHIMNEY W/ THIN STONE VENEER BASE. U.L. RATED FLUE.</li> </ol> | <ol style="list-style-type: none"> <li>22. LINE OF 3/12 VAULTED CEILING.</li> <li>23. USE TYVEK WINDOW FLASHING SYSTEM AROUND ALL WINDOW &amp; DOOR OPENINGS, INCLUDING STRAIGHT FLASH &amp; FLEX WRAP FOR SILLS PER MANUFACTURER'S RECOMMENDATIONS.</li> <li>24. APPLIED THIN STONES HEADER @ ARCH TYP.</li> <li>25. GARAGE DOOR W/ LITES - PAINT TO MATCH WINDOW COLOR.</li> <li>26. 42" X 8'-0" FRENCH DOOR SET IN 6'-0" WIDE ELLIPSE ARCHED UNIT (7'-2" SPRINGLINE) W/ SIDELIGHTS. STAINED WOOD CASING. ARCHED STAINED WOOD paneled PORTICO CEILING &amp; WALLS.</li> <li>27. TOP OF PLATE @ OFFICE SIDE WALL.</li> <li>28. 10'-1 1/8" PLATE HT OVER FOYER &amp; GREAT RM.</li> <li>29. TOP OF PLATE @ STAIR.</li> <li>30. HARDIE STRAIGHT (OR EQ) EDGE SHINGLE SIDING W/ LACED OUTSIDE &amp; INSIDE CORNERS. INSTALL PER MFR SPECS.</li> </ol> | <ol style="list-style-type: none"> <li>31. 3/4" X 11 1/4" SHAPED HEADER TRIM W/ 4" BEARING LEG TYP. COLOR TO MATCH HARDIE HEADER TRIM PAINT COLOR. TYP @ PLASTER.</li> <li>32. REINFORCED CONCRETE BUTTRESS.</li> <li>33. BUILT-UP FLOWER BOX W/ FYPON BRACKETS TYP.</li> <li>34. U.L. RATED FLUE FOR GREAT RM FIREPLACE 24" ABOVE ROOF PEAK PER CODE.</li> </ol> |
|--|--|---|---|

0 1 2 3 4

**John & Brookie Moore Residence**  
 10 Armstrong Dr, St. Louis (Glendale), MO 63122  
 Wise Works, Inc. 2238 Barnbridge Road St. Louis MO 63131, (314) 393-5648. wiseworks.jhw@gmail.com

DATE: 6.23.26  
 REVISIONS:

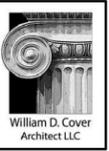


SHEET NO.  
**5**  
 OF 9

6.23.26



*Front Elevation*

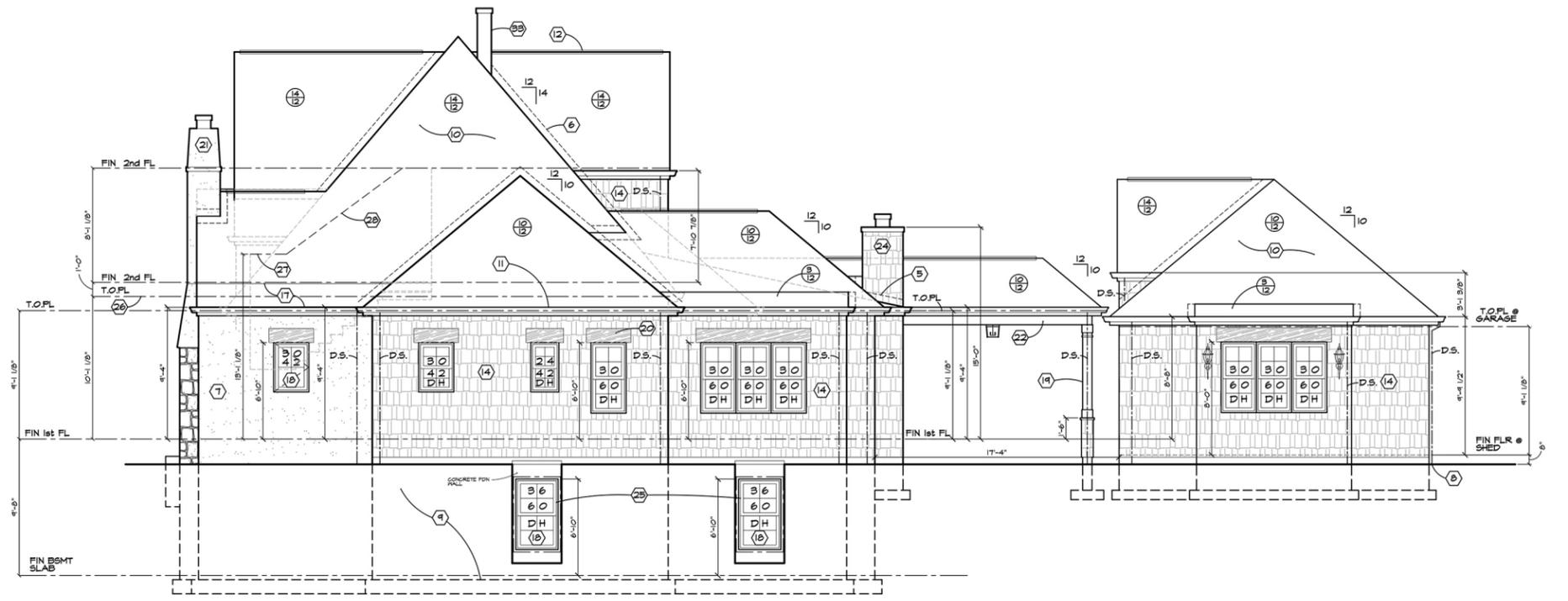


**William D. Cover, Architect LLC**  
 2465 FAYLOR RD # 246 NILDWOOD, MISSOURI 65040  
 314-746-1617 wcoverarchitect.com

**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.jwd@gmail.com

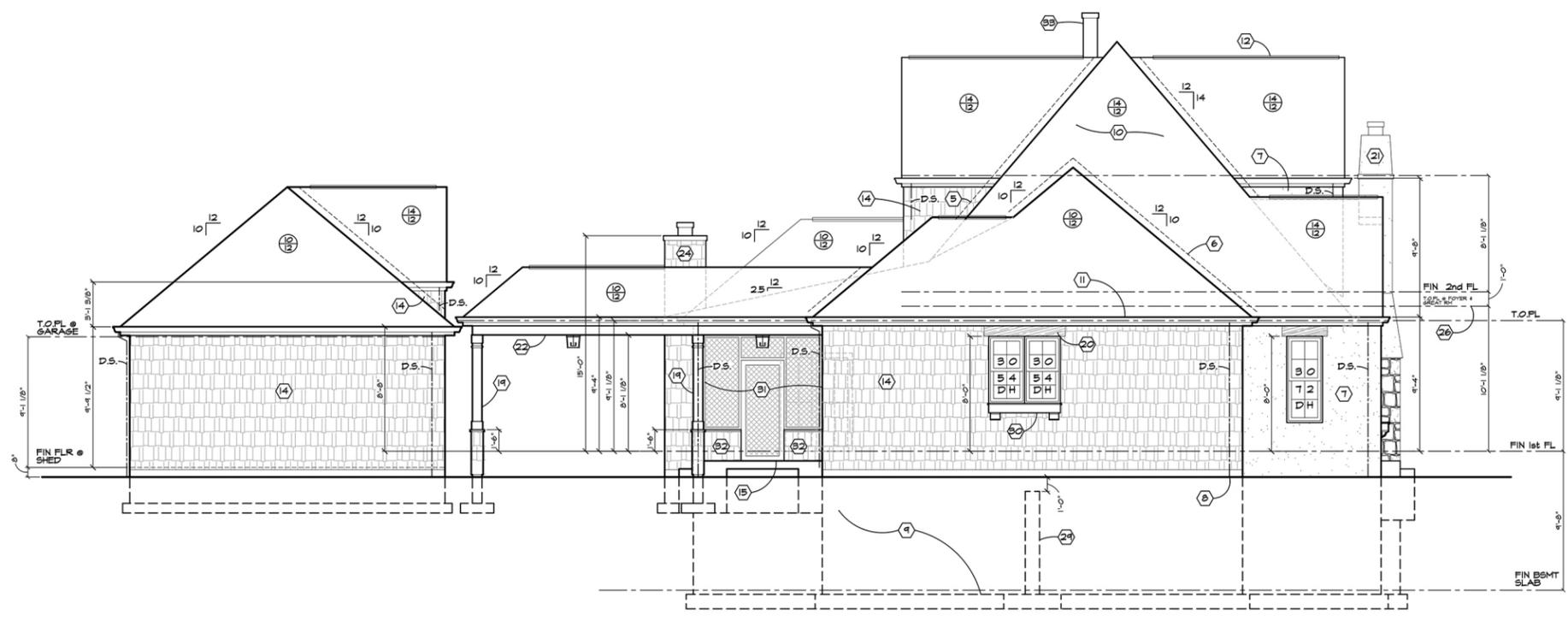
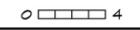
DATE: 6.23.26  
 REVISIONS:

SHEET NO.  
**6**  
 OF 9



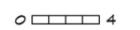
**RIGHT ELEVATION**

© 2023 WILLIAM D. COVER ARCHITECT LLC



**LEFT ELEVATION**

© 2023 WILLIAM D. COVER ARCHITECT LLC

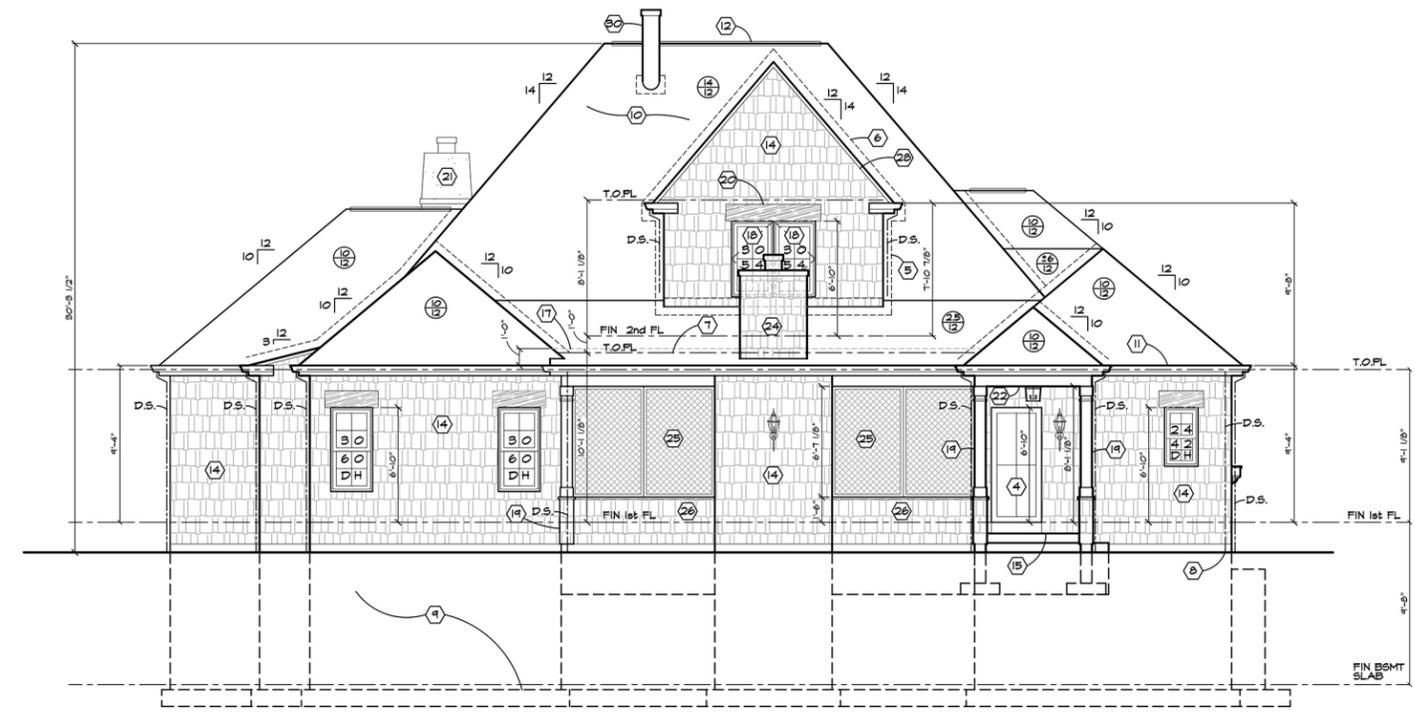


**NOTES:**

1. SIERRA PACIFIC SCL 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. 1/4" 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 TYP
8. COLLECT & DAYLIGHT DOWNSPOUTS TYP.
9. CONCRETE FOOTING AND FOUNDATION WALL TYP. EXTEND FTG MIN 12" INTO UNDISTURBED SOIL MIN 30" BELOW GRADE
10. ASPHALT SHINGLES INSTALLED PER MFR SPECS TYP.
11. 6" PREFINISHED ALUMINUM GUTTER (OGEE W/ ROUND DOWNSPOUTS) ON BUILT-UP HARDIE (OR EQ) GUTTER BD / VENTED SOFFIT TYP.
12. HIFMASTER RIDGE VENT OR EQ. TYP
13. ICE & WATER SHIELD FROM ROOF EDGE TO MIN 24" INSIDE EXTERIOR WALL TYP
14. HARDIE STRAIGHT (OR EQ) EDGE SHINGLE SIDING W/ LACED OUTSIDE & INSIDE CORNERS. INSTALL PER MFR SPECS.
15. CONCRETE PORCH & STEPS
16. LOCATE ALL FLUES & VENTS AT REAR SIDE OF ROOF
17. SHINGLED SNOOPED ROOF W/ ICE & WATER SHIELD UNDERLAYMENT.
18. EGRESS WINDOW PER CODE. (ESCAPE LATCH AS REQ'D)
19. WRAPPED HARDIE POST W/ GAP & BASE MOULD ON HARDIE SHINGLE SIDING BASE & CAP
20. 3/4" X 1 1/4" PAINTED HARDIE (OR EQ) HEADER TRIM W/ 4" BEARING LEG TYP. FLASH AS REQ'D W/ MTL FLASHING @ TOP. TYP @ SIDING
21. STUCCO CHIMNEY W/ THIN STONE VENEER BASE. U.L. RATED FLUE.
22. BUILT-UP HARDIE BEAM
23. USE TTYEK WINDOW FLASHING SYSTEM AROUND ALL WINDOW & DOOR OPENINGS, INCLUDING STRAIGHT FLASH & FLEX WRAP FOR SILLS PER MANUFACTURER'S RECOMMENDATIONS.
24. HARDIE SHINGLE SIDING CHIMNEY W/ METAL CAP & U.L. RATED FLUE.
25. 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.
26. 10'-1 1/8" PLATE HT OVER FOYER & GREAT RM
27. TOP OF PLATE @ STAIR
28. LINE OF VAULTED CEILING @ STAIR
29. REINFORCED CONCRETE BUTTRESS
30. BUILT-UP FLOWER BOX W/ FYPON BRACKETS TYP
31. SCREENS BY BROADVIEW SCREEN CO. OR EQ.
32. BUILT-UP LOW WALL W/ HARDIE SHINGLE SIDING & HARDIE CAP.
33. U.L. RATED FLUE FOR GREAT RM FIREPLACE 24" ABOVE ROOF PEAK PER CODE.



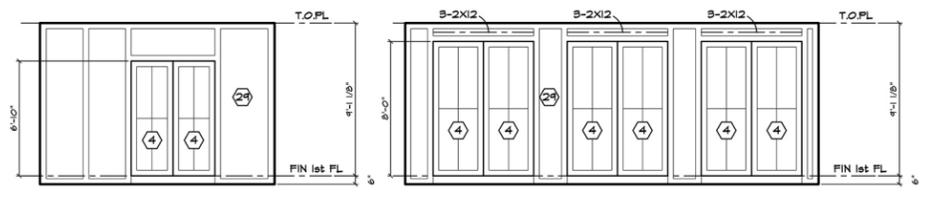
6.23.26



**REAR ELEVATION**

© 2023 WILLIAM D. COVER ARCHITECT LLC

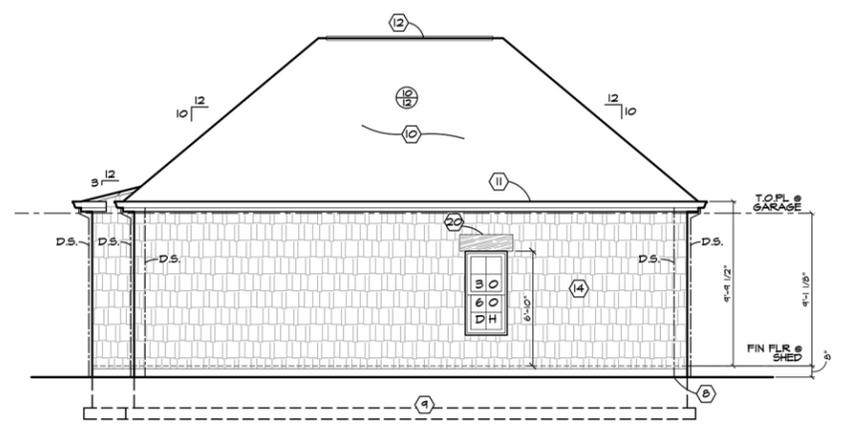
0 0 0 0 4



**VERANDA ELEVATIONS**

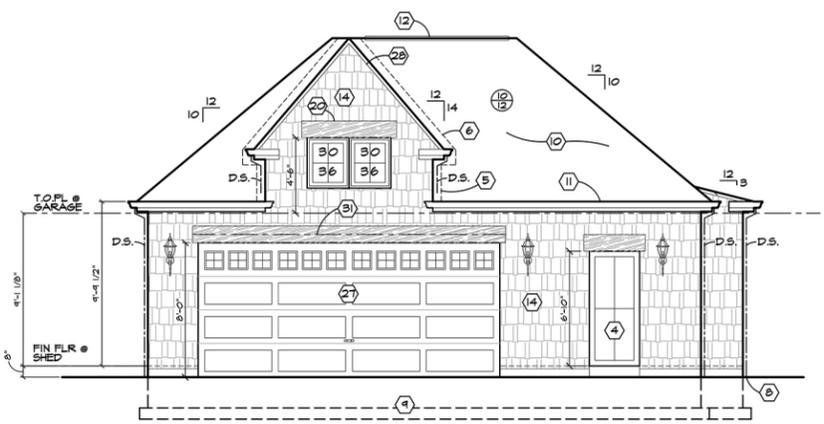
© 2023 WILLIAM D. COVER ARCHITECT LLC

0 0 0 0 4



**REAR GARAGE ELEVATION**

© 2023 WILLIAM D. COVER ARCHITECT LLC



**FRONT GARAGE ELEVATION**

© 2023 WILLIAM D. COVER ARCHITECT LLC

**NOTES:**

1. SIERRA PACIFIC SCL 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. 7/4" 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. 10'-1 1/8" PLATE HT OVER FOYER & GREAT RM
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/ ROUND DOWNSPOUTS) ON BUILT-UP HARDIE (OR EQ) GUTTER BD / VENTED SOFFIT TYP.
12. HIFMASTER RIDGE VENT OR EQ. TYP
13. ICE & WATER SHIELD FROM ROOF EDGE TO MIN 24" INSIDE EXTERIOR WALL TYP
14. HARDIE STRAIGHT (OR EQ) EDGE SHINGLE SIDING W/ LACED OUTSIDE & INSIDE CORNERS. INSTALL PER MFR SPECS.
15. CONCRETE PORCH & STEPS
16. LOCATE ALL FLUES & VENTS AT REAR SIDE OF ROOF
17. LINE OF REAR GREAT RM TRUSS END RAISED 12"
18. EGRESS WINDOW PER CODE. (ESCAPE LATCH AS REQ'D)
19. WRAPPED HARDIE POST W/ CAP & BASE MOULD ON HARDIE SHINGLE SIDING BASE & CAP
20. 3/4" X 1 1/4" PAINTED HARDIE (OR EQ) HEADER TRIM W/ 4" BEARING LEG TYP. FLASH AS REQ'D W/ MTL FLASHING @ TOP. TYP @ SIDING
21. STUCCO CHIMNEY W/ THIN STONE VENEER BASE. U.L. RATED FLUE.
22. BUILT-UP HARDIE BEAM
23. USE TTYEK WINDOW FLASHING SYSTEM AROUND ALL WINDOW & DOOR OPENINGS, INCLUDING STRAIGHT FLASH & FLEX WRAP FOR SILLS PER MANUFACTURER'S RECOMMENDATIONS.
24. HARDIE SHINGLE SIDING CHIMNEY W/ METAL CAP & U.L. RATED FLUE.
25. SCREENS BY BROADVIEW SCREEN CO. OR EQ.
26. BUILT-UP LOW WALL W/ HARDIE SHINGLE SIDING & HARDIE CAP
27. GARAGE DOOR W/ LITES - PAINT TO MATCH WINDOW COLOR
28. PAINTED HARDIE / PVC OR EQ SHINGLE MOULD TYP
29. PAINTED HARDIE PANEL & TRIM
30. U.L. RATED FLUE FOR GREAT RM FIREPLACE 24" ABOVE ROOF PEAK PER CODE.
31. 5 1/4" X 16" PARALLAM (E=2.0)





*10 Armstrong Existing*



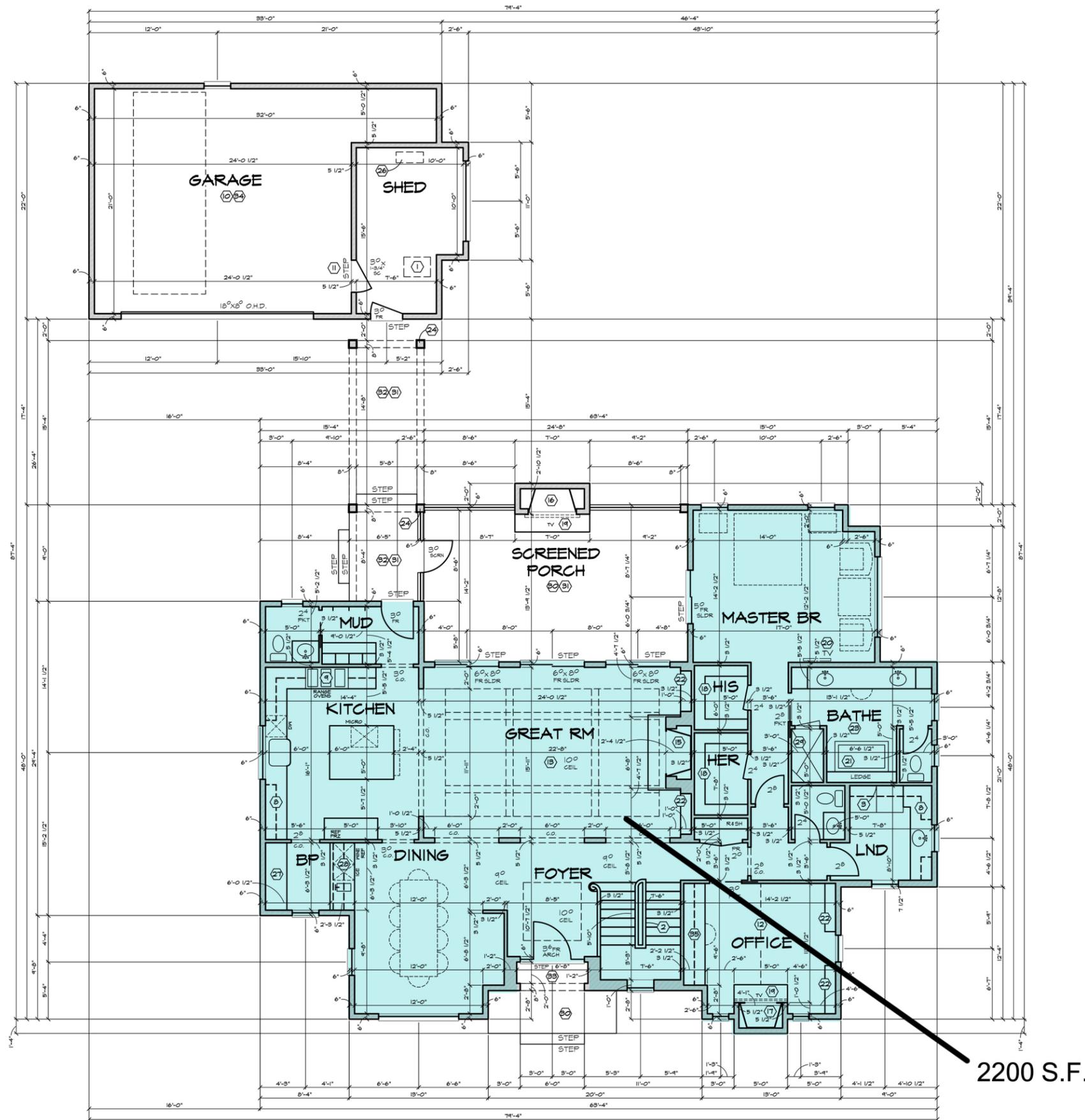
*12 Armstrong*



*10 Armstrong*



*8 Armstrong*



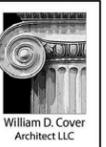
**NOTES :**

- 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 6'-8" HIGH INTERIOR DOORS & 8'-0" CASED OPENINGS UNLESS OTHERWISE NOTED. 2-PANEL MASONITE S.C. DOORS OR EG.
- 5 4'-1 1/8" PLATE THROUGHOUT 1ST FLR EXCEPT 10'-1 1/8" PLATE HT IN GREAT RM & FOYER
- 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-19 BATT INSULATE AROUND BATHS & LAUNDRY (SOUND).
- 8 BASE & MALL CABINETS W/ TOP AS SELECTED TYP.
- 9 RANGE GIVEN W/ HOOD ABOVE. PROVIDE PROPER CFM & MAKE-UP AIR PER MANUFACTURER & CODE. VENT TO EXTERIOR.
- 10 1- LAYERS 1/2" TYPE "X" DRYWALL ON ALL GARAGE WALLS & CEILING. FULLY INSULATE SHED.
- 11 4" MIN STEP UP AT GARAGE DOOR.
- 12 VAULTED DRYWALL CEILING
- 13 UPSET TRAY CEILING (10 FT) W/ BEAMS & CROWN MOULDING. DROP PERIMETER TO BOTTOM OF BEAM CROWN.
- 14 UPSET TRAY CEILING (10 FT)
- 15 PREFAB WOOD BURNING FIREPLACE W/ GAS LOG SET & SHUT-OFF AS REQ'D. HEATILATOR BIR 42 OR EQ.
- 16 EXTERIOR PREFAB WOOD BURNING FIREPLACE - HEAT & GLO CASTLEWOOD 42 OR EQ.
- 17 PREFAB WOOD BURNING FIREPLACE W/ GAS LOG SET & SHUT-OFF AS REQ'D. HEATILATOR BIR 36 OR EQ.
- 18 CLOSET SHELVING BY CLOSET CO. (BUILT-IN SAFE LOCATION T.B.D.)
- 19 TV ABOVE FIREPLACE MANTEL. FOWER & CABLE AS REQ'D. TV AND CABLE BY MEDIA CO.
- 20 WIRE FOR TV, POWER & CABLE AS REQ'D. TV AND CABLE BY MEDIA CO.
- 21 FREE STANDING TUB W/ 12" DEEP LEDGE BEHIND
- 22 BUILT-IN BOOKCASE ABOVE BASE CABINET
- 23 HEATED FLOOR IN MASTER BATH
- 24 8" SQUARE AZEK (OR EQ) WRAPPED COLUMN W/ MATCHING BEAM ABOVE TYP. 10" X 10" BUILT-UP BASE W/ CAP.
- 25 FOAM INSULATE AROUND ALL EXTERIOR DOORS & WINDOWS.
- 26 CEILING MOUNTED SPLIT HVAC UNIT
- 27 BUILT-IN PANTRY CABINETS
- 28 2-SIDED BASE & MALL CABINETS W/ TOP AS SELECTED.
- 29 2-SIDED GLASS DOOR UPPER CABINETS W/ LIGHTING ABOVE
- 30 TILED SHOWER W/ SEAT & SHAMPOO LEDGE TEMP. GLASS DOOR
- 31 CONCRETE TERRACE & STEPS
- 32 BEADED VINYL CEILING
- 33 COVERED WALKWAY W/ CONCRETE FLOOR / WALKWAY / STEPS
- 34 8 FT HIGH ARCHED WOOD DOOR & SIDELIGHT UNIT W/ CASING. ARCHED WOOD PANELED PORTICO CEILING & SIDE WALLS - STAIN.
- 35 4'-1 1/8" PLATE HT ABOVE TOP OF FOUNDATION WALL @ GARAGE
- 36 BUILT-IN DESK
- 37 EXHAUST BATHROOMS TO EXTERIOR
- 38 INSTALL HARD WIRED INTERCONNECTED SMOKE DETECTION & CARBON MONOXIDE SYSTEM W/ BATTERY BACK-UP PER CODE.
- 39 ARC FAULT G.F.I. OUTLETS IN BEDROOMS PER CODE.
- 40 HARDWOOD FLOORING THROUGHOUT 1ST FLOOR EXCEPT TILE IN LAUNDRY & BATHS
- 41 3 1/4" WOOD CASING AROUND INTERIOR DOORS & WINDOWS. WOOD SILL & TYPON @ INTERIOR WINDOWS. 4 1/4" BASE BD. CROWN HOLDING @ GREAT RM BEAM CEILING ONLY.

FIRST FLOOR PLAN 2200 S.F.

© 2025 WILLIAM D. COVER ARCHITECT LLC

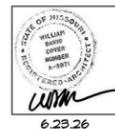
0 1 2 3 4



**William D. Cover, Architect LLC**  
 2465 PATLOR RD # 246 NILDWOOD, MISSOURI 65040  
 314-746-1671 wcover@gmail.com wcoverarchitect.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.jwd@gmail.com

DATE: 6.23.26  
 REVISIONS :



SHEET NO.  
**3**  
 OF 9

6.23.26



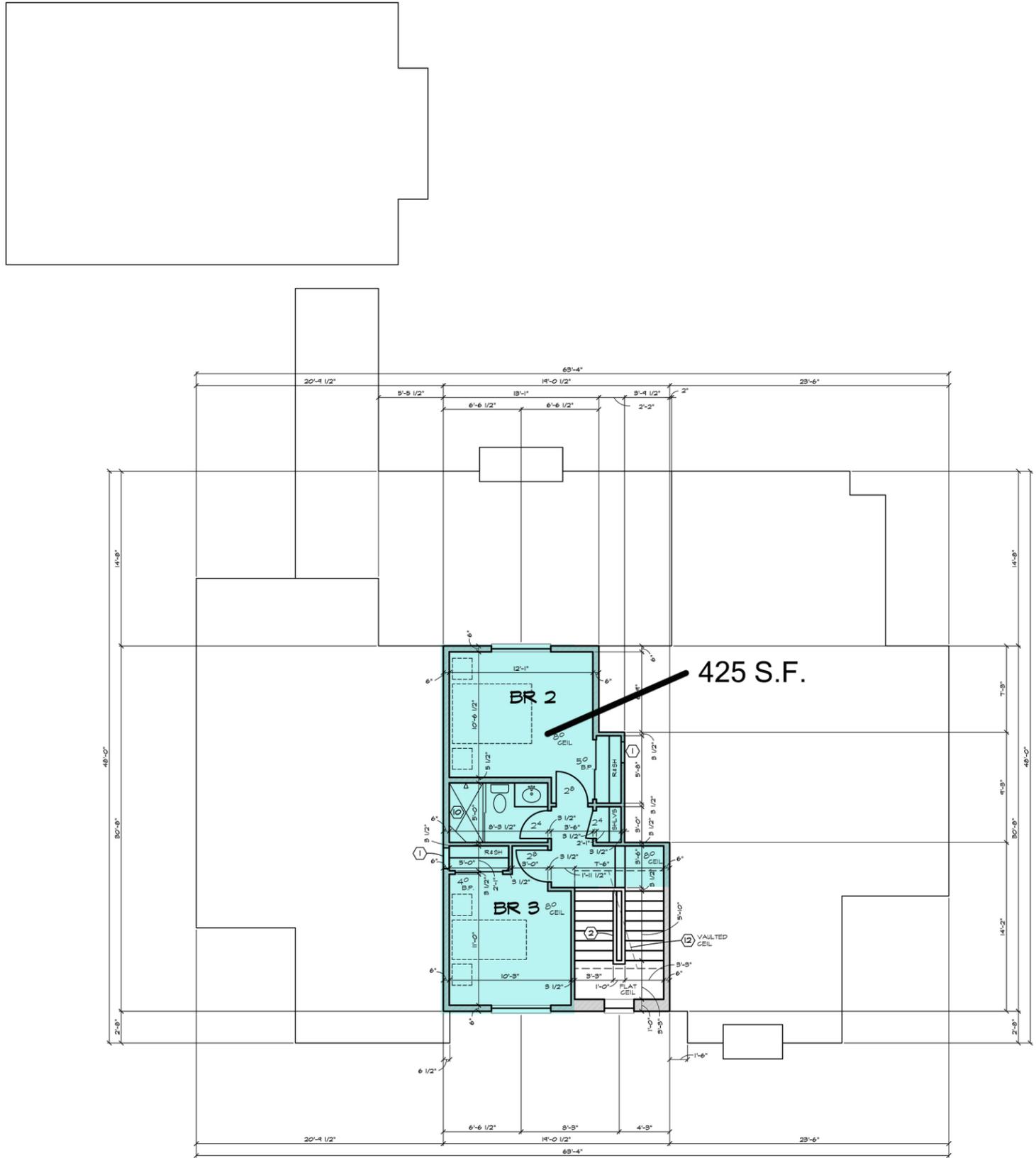
William D. Cover  
Architect LLC

**William D. Cover, Architect LLC**  
2465 FAULOR RD # 246 MILLICKWOOD, MISSOURI 65040  
314-746-1617 wcoverarchitect.com wcoverarchitect.com

**John & Brookie Moore Residence**  
10 Armstrong Dr, St. Louis (Glendale), MO 63122  
Wise Works, Inc. 2236 Barnbridge Road St. Louis MO 63131, (314) 383-5848. wiseworks.jw@gmail.com

DATE: 6.23.26  
REVISIONS:

SHEET NO.  
**4**  
OF 9



- NOTES :**
- ① 22" X 30" ATTIC SCUTTLE
  - ② CONTINUOUS HANDRAIL
  - 3. 0-1/8" PLATE HT THROUGHOUT UNLESS OTHERWISE NOTED.
  - 4. 6'-8" HIGH INTERIOR DOORS & CASED OPENINGS UNLESS OTHERWISE NOTED. 2-PANEL MASONITE S.C. DOORS OR EQ.
  - 5. EXHAUST BATHROOMS TO EXTERIOR
  - 6. INTERCOM, PHONE, SECURITY, CENTRAL VACUUM & TV / CABLE PER OWNER'S REQUIREMENTS. CABLE BY MEDIA CO. ETHERNET CABLE IN EACH MAJOR ROOM & BEDROOMS.
  - 7. ARC FAULT G.F.I. OUTLETS IN BEDROOMS PER CODE.
  - 8. INSTALL HARD WIRED INTERCONNECTED SMOKE DETECTION & CARBON MONOXIDE SYSTEM W/ BATTERY BACK-UP PER CODE.
  - 9. HARDWOOD FLOORING HALLWAY. TILE IN BATH. CARPET BEDROOMS
  - ⑩ TILED SHOWER W/ SEAT & SHAMPOO LEDGE. TEMP. GLASS ENCLOSURE.
  - 11. 3/4" WOOD CASING AROUND INTERIOR DOORS & WINDOWS. WOOD SILL & APRON @ INTERIOR WINDOWS. 4 1/4" BASE BD.
  - ⑪ VAULTED DRYWALL CEILING OVER STAIR.



6.23.26