



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

Amendment to Mans
Approved 3.8.23

APPLICATION FOR ARCHITECTURAL REVIEW BOARD

APPLICATION DATE 11.30.23 DATE OF ARB MEETING 12.13.23 ESTIMATED COST 500,000

PROJECT ADDRESS 993 Glenbrook GLENDALE, MO 63122

NAME OF PROPERTY OWNER Korus Properties, LLC PHONE NUMBER 314.277.5251

CONTRACTOR (NAME) Same PHONE NUMBER Same

CONTRACTOR ADDRESS 310 E. Glendale Rd.

ARCHITECT (NAME) Phil Wilson PHONE NUMBER 314.814.6332

ARCHITECT ADDRESS 1276 Riverside Dr.

DETAILED DESCRIPTION OF WORK BEING PROPOSED: Amend approved plans from 3.8.23

FLOOR AREA RATIO 35 (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.) 2813

TOTAL FLOOR AREA OF EXISTING STRUCTURE (SQ. FT.) -

TOTAL SQ. FT. OF LOT 8039 WIDTH AND DEPTH OF LOT (FT.) 60.67 x 132.5

HEIGHT OF STRUCTURE 26'4" NUMBER OF STORIES 2

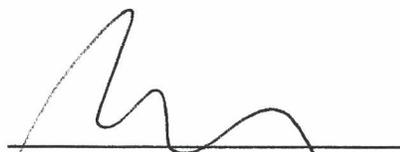
ESTIMATED COMMENCE DATE _____ EST. COMPLETION DATE _____

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.


SIGNATURE OF APPLICANT

11.30.23
DATE

LANDSCAPE PLAN CHECKLIST

The Architectural Review Guidelines, adopted by Ordinance 3-14, August 4, 2014, require Applicants to submit a landscape plan. The following checklist sets forth what must generally be included in the Applicant's submission to fulfill the requirement to submit a landscape plan:

1. Project title listing project name, owner name and name of firm or individual preparing the plan.
2. Scaled base plan using current information from the site development plan depicting existing and proposed grades, and showing final arrangements of all buildings and structures.
3. Location of all lot lines, building setbacks, and easements as depicted on the overall site plan.
4. North arrow.
5. Graphic and Written Scale.
6. Graphic legend depicting existing vegetation and proposed conditions.
7. Location of all improvements such as walks, patios, driveways, and walls shown on the site development plan.
8. Location of all existing and proposed utilities and sewers.
9. Location of all proposed sediment control devices.
10. Graphic depiction of all existing trees including location, types and caliper inch as measured at a Diameter Breast Height (DBH) of 4.5 feet above grade.
11. Graphic depiction of the accurate drip line canopy of all existing trees showing the extent of the critical root zone.
12. Clear designation and tabulation of all existing trees to be saved or preserved, removed or impacted.
13. Proposed tree protection and preservation measures for all saved and impacted trees depicted on plan.
14. Graphic depiction and plant schedule of all proposed trees to be planted including location, species and caliper inch as measured at a DBH of 4.5 feet above grade.
15. Graphic depiction and plant schedule of all proposed landscape plantings, shrubs, lawn areas and groundcovers.
16. Graphic depiction indicating limits of ground disturbance and all associated areas of lawn to be seeded or sodded upon project completion.



Phil Wilson
1276 Riverside Drive
Fenton, MO 63026

28Nov2023

Architectural Review Board
City of Glendale, Missouri
424 North Sappington Road
Glendale, MO 63122-4763

RE: 23BLD-02358 for Proposed Residence at 993 Glenbrook Avenue – Glendale, Missouri

Attached please find a joined Acrobat .pdf containing a modified Architectural Review Board set for amended review. Also included are the Construction Drawings for reference. (as per Mr. Roger Bettlach – Korus Properties LLC)

Items modified on the ARB Package to amend previous approval:

1. First floor line raised 2".
2. First floor plate lowered 2" to leave roof line unchanged.
3. Lower Level window and egress well at the front portion of the east elevation omitted.
4. Composite illustration and photo study noted as an estimate based on 'counting brick' method as directed by the City of Glendale, and as included as an approximation for ARB review only. (not for construction purposes)

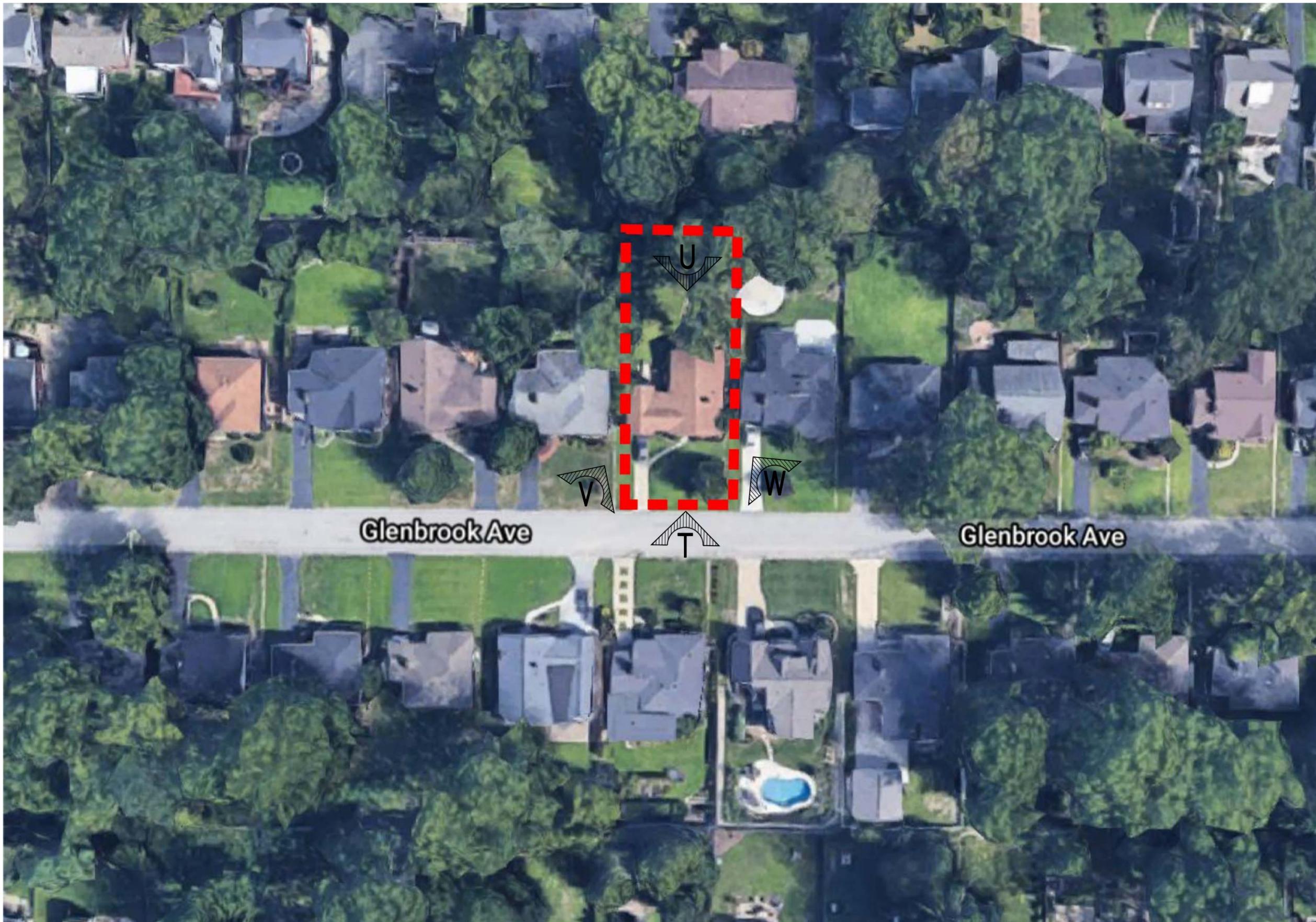
Please let us know if anything else is needed.

Sincerely,

A handwritten signature in black ink, appearing to read 'Phil Wilson', is written over a light grey rectangular background.

Phil Wilson
cc. Mr. Roger Bettlach, Korus Properties, LLC

1276 RIVERSIDE DRIVE FENTON, MO 63026
314.814.6332 pw63026@gmail.com



Glenbrook Ave

Glenbrook Ave

Korus Properties, LLC
2517 Louis Avenue
Brentwood, Missouri 63144
attn: Roger Bettlach
314.277.5251



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AERIAL PHOTO
NOT TO SCALE

A New Residence at: 28NOV2023
993 Glenbrook Avenue
Glendale, Missouri 63122



E 985 GLENBROOK AVENUE
NEXT DOOR TO THE WEST



F 993 GLENBROOK AVENUE
SUBJECT PROPERTY (TO BE REMOVED)



G 1001 GLENBROOK AVENUE
NEXT DOOR TO THE EAST



H 1009 GLENBROOK AVENUE
TWO PROPERTIES TO THE EAST



D 911 GLENBROOK AVENUE
TWO PROPERTIES TO THE WEST



B BIRDSEYE PHOTO LOOKING NORTH
NOT TO SCALE



J 1017 GLENBROOK AVENUE
THREE PROPERTIES TO THE EAST



C 969 GLENBROOK AVENUE
THREE PROPERTIES TO THE WEST

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N 986 GLENBROOK AVENUE
ACROSS THE STREET and ONE PROPERTY TO THE WEST



P 994 GLENBROOK AVENUE
PROPERTY DIRECTLY ACROSS THE STREET



Q 1002 GLENBROOK AVENUE
ACROSS THE STREET and ONE PROPERTY TO THE EAST



R 1010 GLENBROOK AVENUE
ACROSS THE STREET and TWO PROPERTIES TO THE EAST



M 978 GLENBROOK AVENUE
ACROSS THE STREET and TWO PROPERTIES TO THE WEST



K BIRDSEYE PHOTO LOOKING SOUTH
NOT TO SCALE



S 1018 GLENBROOK AVENUE
ACROSS THE STREET and THREE PROPERTIES TO THE EAST



L 970 GLENBROOK AVENUE
ACROSS THE STREET and THREE PROPERTIES TO THE WEST

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T 993 GLENBROOK AVENUE
EXISTING FRONT (SOUTH) ELEVATION (TO BE REMOVED)



U 993 GLENBROOK AVENUE
EXISTING REAR (NORTH) ELEVATION (TO BE REMOVED)



V 993 GLENBROOK AVENUE
EXISTING LEFT SIDE (WEST) ELEVATION (TO BE REMOVED)



W 993 GLENBROOK AVENUE
EXISTING RIGHT SIDE (EAST) ELEVATION (TO BE REMOVED)

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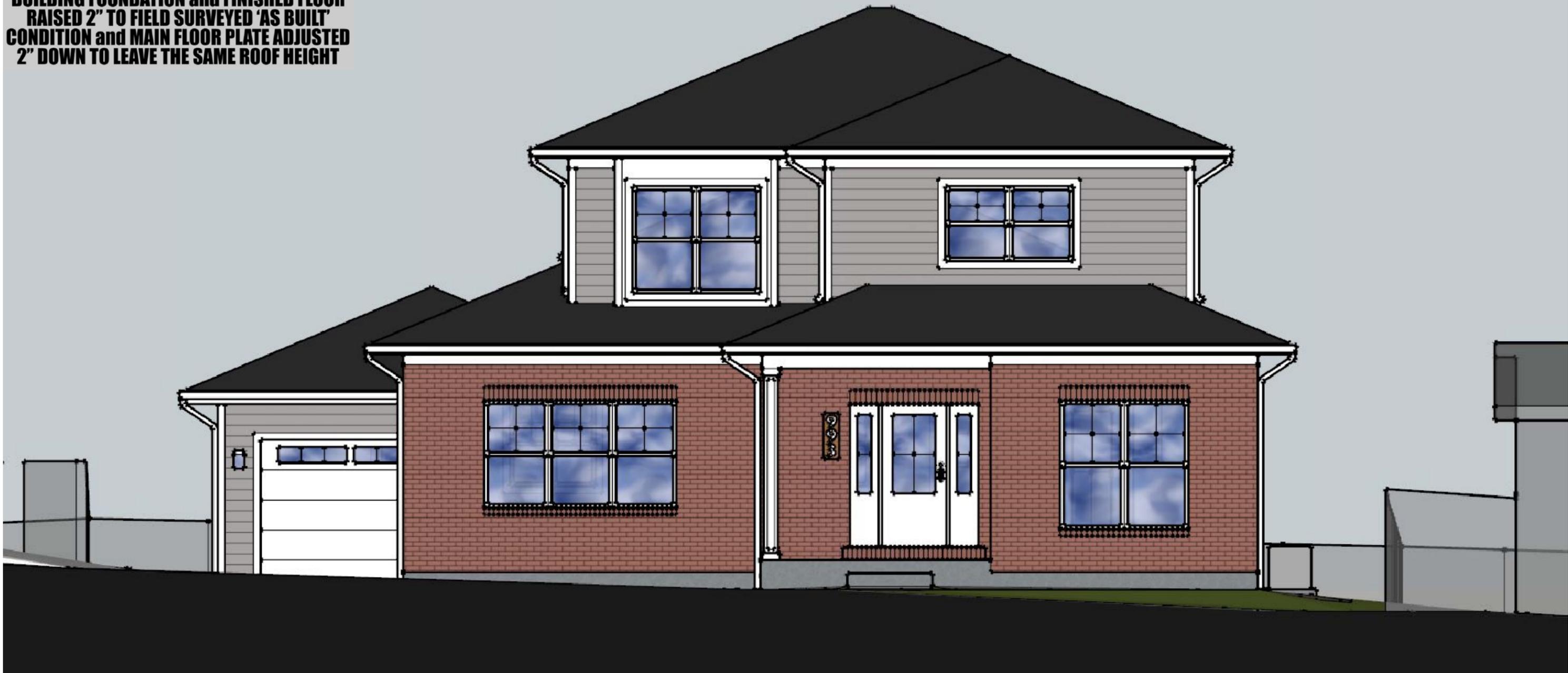
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**MODIFICATION FROM PREVIOUS APPROVAL:
BUILDING FOUNDATION and FINISHED FLOOR
RAISED 2" TO FIELD SURVEYED 'AS BUILT'
CONDITION and MAIN FLOOR PLATE ADJUSTED
2" DOWN TO LEAVE THE SAME ROOF HEIGHT**



⊗ COLOR RENDERING of FRONT (SOUTH) ELEVATION

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COLOR RENDERING of LEFT SIDE (WEST) ELEVATION

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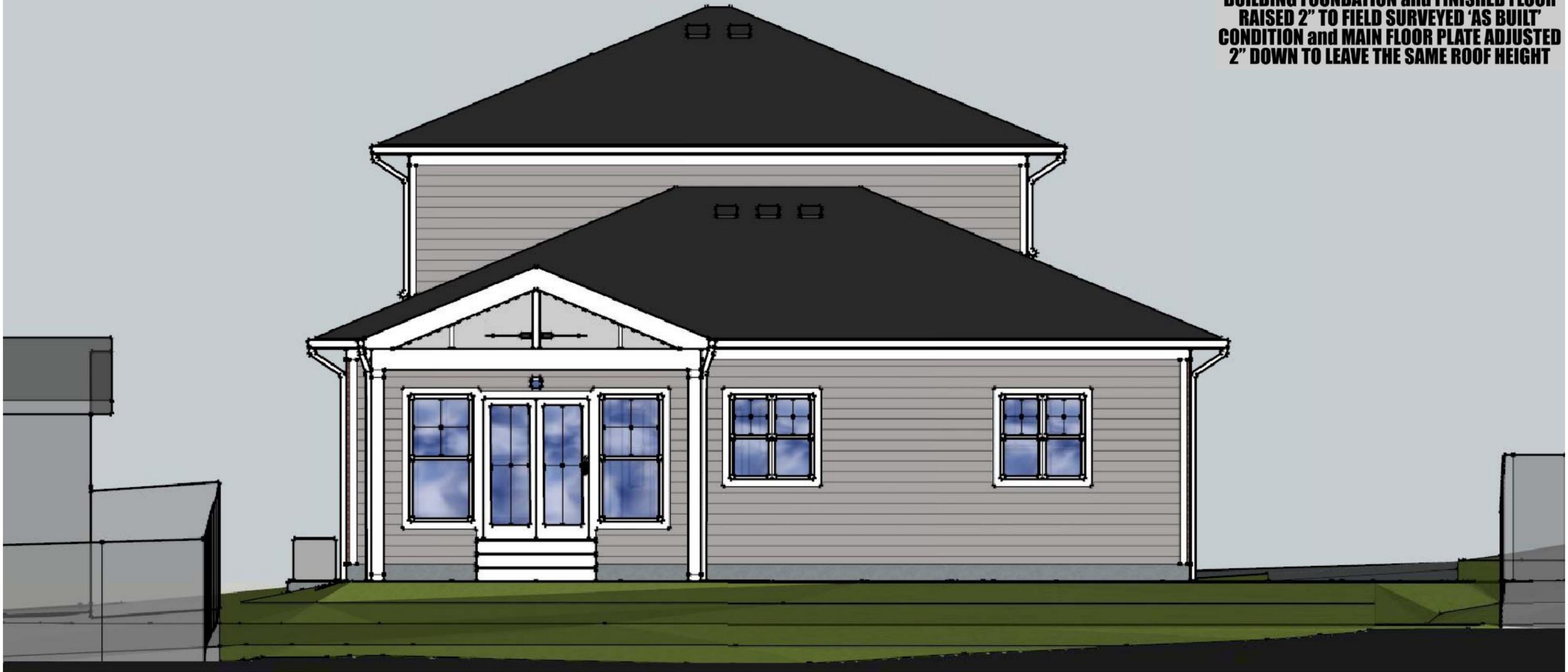


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CONDITION and MAIN FLOOR PLATE ADJUSTED
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⑦ COLOR RENDERING of REAR (NORTH) ELEVATION

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**MODIFICATION FROM PREVIOUS APPROVAL:
LOWER LEVEL WINDOW and EGRESS WELL
HAVE BEEN REMOVED FROM EAST ELEVATION**

**MODIFICATION FROM PREVIOUS APPROVAL:
BUILDING FOUNDATION and FINISHED FLOOR
RAISED 2" TO FIELD SURVEYED 'AS BUILT'
CONDITION and MAIN FLOOR PLATE ADJUSTED
2" DOWN TO LEAVE THE SAME ROOF HEIGHT**



AA COLOR RENDERING of RIGHT SIDE (EAST) ELEVATION

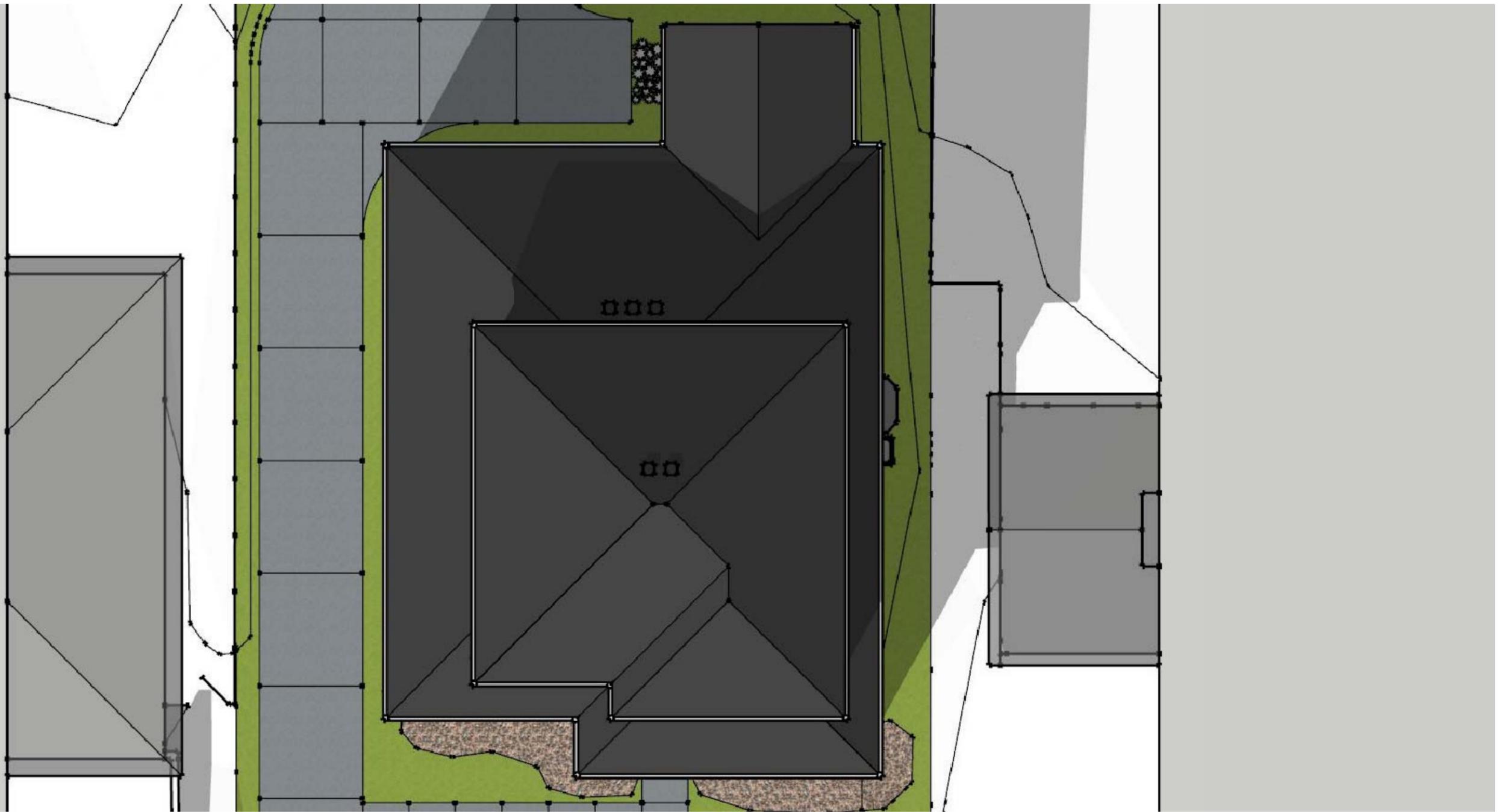
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BB COLOR RENDERING of PLAN VIEW

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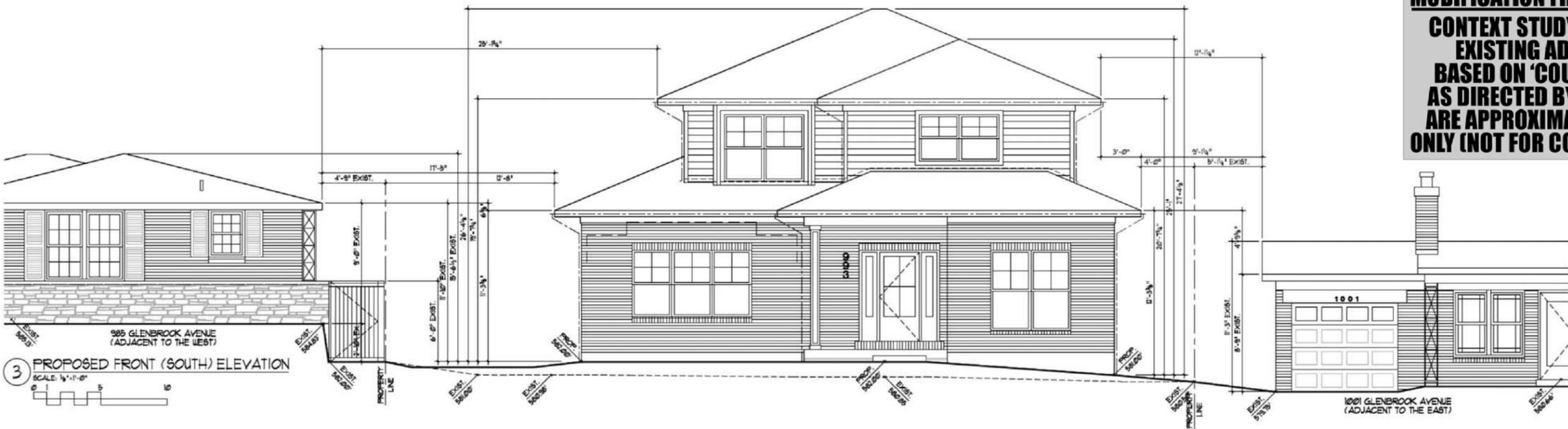
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1 EXISTING PHOTOGRAPHED FRONT (SOUTH) ELEVATION
SCALE: 1/4"=1'-0"

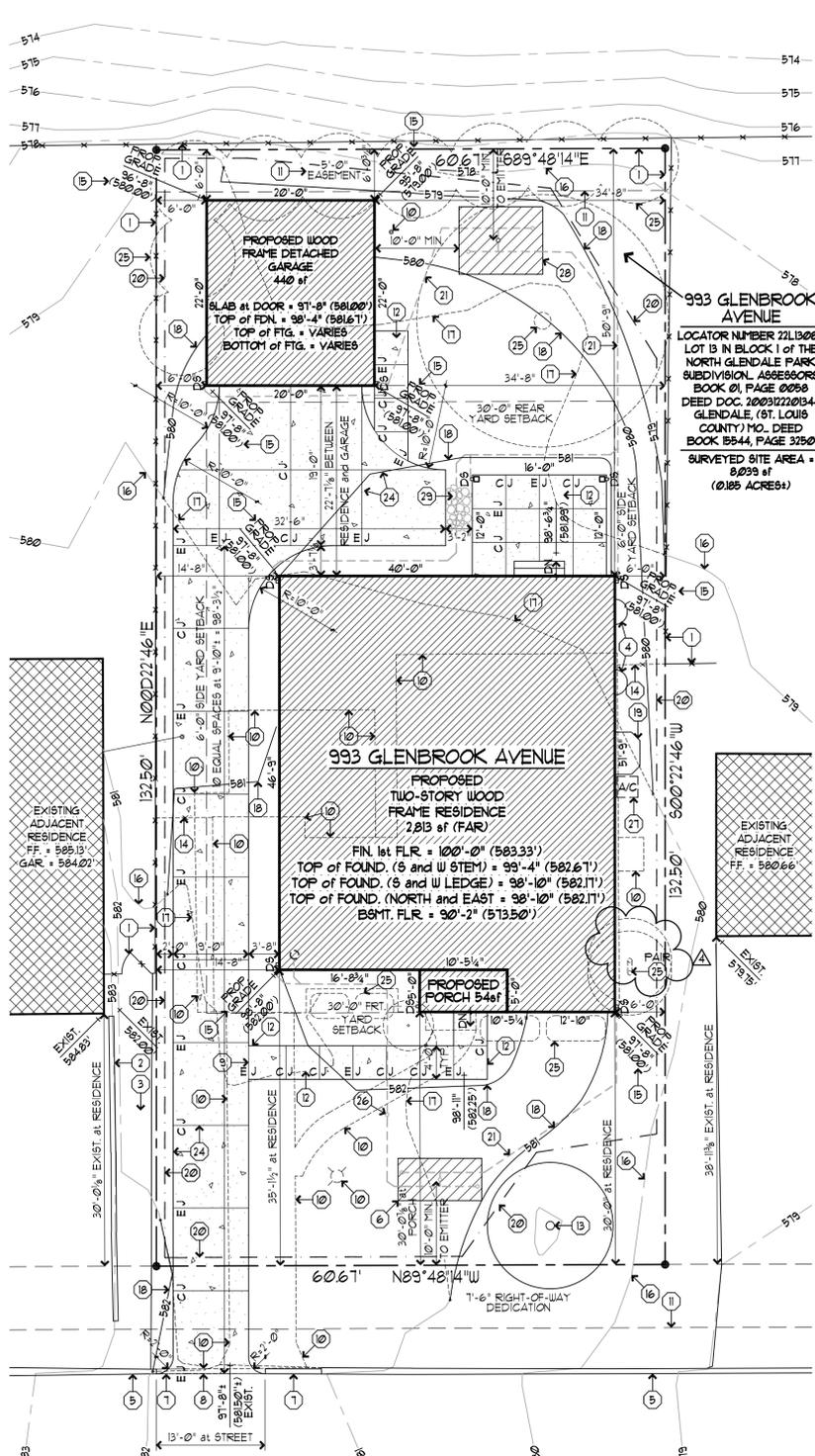


2 EXISTING FRONT (SOUTH) ELEVATION
SCALE: 1/4"=1'-0"



3 PROPOSED FRONT (SOUTH) ELEVATION
SCALE: 1/4"=1'-0"

MODIFICATION FROM PREVIOUS APPROVAL:
CONTEXT STUDY IS AN ESTIMATE OF THE EXISTING ADJACENT RESIDENCES, BASED ON 'COUNTING BRICK' METHOD AS DIRECTED BY CITY OF GLENDALE, and ARE APPROXIMATIONS FOR ARB REVIEW ONLY (NOT FOR CONSTRUCTION PURPOSES)



GLENBROOK AVENUE

SITE PLAN
SCALE: 1"=10'-0"

PROJECT DATA:

ZONING: GLENDALE, MISSOURI SINGLE FAMILY R2 ZONING
 GOVERNING CODE: 2015 INTERNATIONAL BUILDING CODE
 2015 INTERNATIONAL RESIDENTIAL CODE
 2014 NATIONAL ELECTRICAL CODE
 2015 INTERNATIONAL MECHANICAL CODE
 2015 UNIFORM PLUMBING CODE
 1999 BOCA FIRE CODE
 SETBACKS: 30'-0" FRONT YARD, 6'-0" SIDE YARDS and 30'-0" REAR YARD

SHEET INDEX:

- A1 SITE PLAN, PROJECT DATA and GENERAL NOTES
- A2 SITE DEMOLITION, UTILITY, IMPERVIOUS COVERAGE and LANDSCAPE PLANS
- A3 BASEMENT / FOUNDATION PLAN and FIRST FLOOR PLAN
- A4 SECOND FLOOR PLAN and ROOF PLAN
- A5 FRONT and RIGHT SIDE EXTERIOR ELEVATIONS
- A6 REAR and LEFT SIDE EXTERIOR ELEVATIONS
- A7 TYPICAL WALL, PORCH and FIREPLACE SECTIONS
- A8 STAIRWAY, PATIO and GARAGE SECTIONS
- A9 DETACHED GARAGE PLANS and ELEVATIONS
- A10 REFLECTED CEILING and ELECTRICAL PLANS (BASEMENT, FIRST and SECOND) and TRUSS SCHEMATICS
- A11 BRACE WALL PLANS, ELEVATIONS and DETAILS

PROPOSED SITE DATA:

LOT AREA:	8,039 sf
PROPOSED FLOOR AREA RATIO (FAR):	
MAIN FLOOR AREA	1,934 sf
UPPER FLOOR AREA	879 sf
TOTAL	2,813 sf
2,813 sf (COVERAGE) / 8,039 sf (LOT)	= 35%
	COMPLIANT at 35%
PROPOSED SITE COVERAGE:	
BUILDING FOOTPRINT	1,934 sf
GARAGE FOOTPRINT	440 sf
TOTAL	2,374 sf
2,374 sf (COVERAGE) / 8,039 sf (LOT)	= 29%

KEYED SITE PLAN NOTES:

- 1 EXISTING PERIMETER WOOD FENCING (TO REMAIN)
- 2 EXISTING LANDSCAPE BLOCK RETAINING WALL (TO REMAIN)
- 3 EXISTING STAMPED CONCRETE WALKWAY ON ADJACENT PROPERTY (PROTECT DURING CONSTRUCTION)
- 4 ALUMINUM WINDOW WELLS AS REQUIRED BY GRADE
- 5 APPROXIMATE EXISTING LINE OF STREET (TO REMAIN)
- 6 PROPOSED 10'-0" x 5'-0" x 2'-6" ROCK FILLED INFILTRATION BMP "A" (SEE CIVIL DRAWINGS)
- 7 EXISTING CURB and APRON TO BE REMOVED and FILLED w/ CURB and STREET EDGE TO MATCH EXIST. (VERIFY TO BE IN ACCORDANCE w/ CITY STREET DEPARTMENT STANDARDS)
- 8 VERIFY LEVEL TRANSITION TO EXISTING STREET IN ACCORDANCE w/ STREET DEPARTMENT STANDARDS (REPLACE and/or REPAIR EXIST. CURB and INTEGRATE INTO APRON)
- 9 PROVIDE LEVEL TRANSITION FROM PROPOSED CONCRETE SIDEWALK TO CONCRETE DRIVEWAY
- 10 EXISTING BUILDING, WALK or UTILITY ELEMENTS TO BE REMOVED
- 11 LINE of EXIST. BASEMENT or RIGHT-OF-WAY
- 12 CONCRETE SLAB PATIO, SIDEWALK or STEPS at GRADE ON COMPACTED GRAVEL FILL
- 13 EXISTING TREE TO REMAIN (PROTECT DURING CONSTRUCTION). MAINTAIN EXISTING GRADE at BASE of TREE
- 14 EXISTING FENCING TO BE REMOVED
- 15 VERIFY ALL FOOTING, FOUNDATION and STEM WALL HEIGHTS w/ ACTUAL GRADE CONDITIONS IN FIELD
- 16 APPROXIMATE EXISTING GRADES TO REMAIN (VERIFY IN FIELD)
- 17 EXISTING GRADES TO BE ADJUSTED
- 18 PROPOSED GRADES MODIFIED BY REGRADING and CONST. PROCESS
- 19 EGRESS COMPLIANT WINDOW WELL w/ 3'-0" PROJECTION BY CODE
- 20 GENERAL AREA of DISTURBANCE (PROVIDE SILT FENCE PER CITY of GLENDALE STANDARDS)
- 21 DISCHARGE SUMP PUMP and DOWNSPOUTS INDICATED UNDERGROUND TO STONE PIT BMP MITIGATION IN FRONT or REAR YARD NO CLOSER THAN 10'-0" FROM PROPERTY LINE or BUILDING and DISCHARGE ON SUBJECT PROPERTY SO AS NOT TO CREATE A NUISANCE and PER ORDINANCE IS NECESSARY.
- 22 4" CONCRETE DRIVEWAY ON 4" COMPACTED GRAVEL FILL (WHEREVER DRIVEWAY REPLACEMENT IS NECESSARY)
- 23 EXISTING TREE PLANTS or SHRUBBERY TO BE REMOVED AS REQUIRED FOR GRADING and CONSTRUCTION
- 24 PROPOSED CLEAN UP w/ GRATED TOP
- 25 CONDENSER UNIT
- 26 PROPOSED 10'-0" x 8'-0" x 3'-6" ROCK FILLED INFILTRATION BMP "B" (SEE CIVIL DRAWINGS)
- 27 STONE PAVERS at GRADE

GENERAL NOTES:

PROVIDE FULL 15# ROOFING FELTS
 ALL SHEATHING SHALL BE APPROVED BY GOVERNING CODE and NAILED AS REQUIRED and AS PER SAME GOVERNING CODE (USE 1/2" ZIP SYSTEM SHEATHING ATTACHED PER MANUFACTURER INSTRUCTIONS)
 MATERIAL FOR OVERHANGS, SOFFITS, ETC., SHALL BE APPROVED EXTERIOR GRADE MATERIALS
 FIRE RATED DRYWALL ASSEMBLIES SHALL BE INSTALLED IN ACCORDANCE w/ SPECIFICATIONS of APPROVED TESTING ASSEMBLY and AS PER GYPSUM ASSOCIATION RECOMMENDATIONS AS TO SPACINGS OF STUDS, FASTENERS, THICKNESSES, ETC.
 SEAL IN APPROVED "ENERGY STAR" MANNER THE FOLLOWING TYPES OF JOINTS and EXTERIOR CONDITIONS: JOINTS at WINDOW and DOOR FRAMES, BETWEEN WALL CAVITY, WINDOW and DOOR FRAMES, BETWEEN WALL PANELS, BETWEEN WALL and FOUNDATION, BETWEEN WALL and ROOF, at PENETRATIONS of WALLS, FLOORS and ROOFS INCLUDING UTILITY SERVICE ENTRANCES and at ANY PENETRATION IN THE EXTERIOR ENVELOPE
 AIR LEAKAGE RATE (AS TESTED BY AN INDEPENDENT THIRD PARTY) MAY NOT EXCEED (3) THREE AIR CHANGES PER HOUR (ALL AS PER IRC 2015 N102.4 and N102.4.12)
 AIR TIGHTENING PACKAGE, PROVIDE CONTINUOUSLY SEALED INFILTRATION BARRIER FOR ALL FRAME CONSTRUCTION TO INCLUDE (BUT NOT LIMITED TO) ELECTRICAL OUTLET PLUGS, SILL SEALER, FOAMED-IN-PLACE WINDOWS ETC. (FILTRATION PERFORMANCE MUST BE LESS THAN 6 ACH50)
 WEATHERSTRIP ALL WINDOW and DOORS. PROVIDE CAULKING at ALL EXTERIOR WINDOW and DOORS, and ALL OTHER OPENINGS IN EXTERIOR BUILDING ENVELOPE
 OVERHANGS SHALL HAVE (2) TWO LAYERS 15# FELTS EXTENDING 2'-0" INSIDE OF WALL
 FINISH GRADE TO BE 8" MINIMUM BELOW TOP OF FOUNDATION and SLOPE 1/4" / 12" AWAY FOR MINIMUM of 10'-0". ALL AREAS ARE TO SLOPE TO LOWER ELEVATION or DRAINAGE STRUCTURE ON SITE. CONTAIN ALL DIVERTED GRADE WATERFLOW ON SUBJECT PROPERTY
 FIRESTOP SOFFITS and DROP CEILINGS
 FIRESTOP TOP and BOTTOM of ALL STUD WALLS
 INTERIOR FINISH FLAME SPREAD MAXIMUM = 200
 BATHUB, SHOWER and ALL AREAS w/ TILE INSTALL MUST HAVE DUROCK BACKER BOARD
 RUN ALL DOWNSPOUTS and SUMP PUMP DISCHARGE THRU EXTENSIONS AWAY FROM FOUNDATION TO OUTLET at DRAINAGE STRUCTURE ON SITE
 SMOKE DETECTORS TO BE AC POWERED, UL APPROVED, INTERCONNECTED and INSTALLED PER NFPA 72-01 and FUNCTION ON BACKUP BATTERY
 DROPPED CEILING BELOW JOISTS or TRUSSES TO BE DRAFTSTOPPED at 500# INTERVALS and PARALLEL TO DRAINING MEMBERS. 2"x2" MINIMUM ACCESS OPENING REQUIRED FOR ATTIC AREAS WHICH HAVE A CLEAR HEIGHT of 30". ACCESS DOORS IN DRAFTSTOPPING SHALL BE SELF-CLOSING and of APPROVED MATERIALS
 FOOTING, FOUNDATION, GARAGE and ALL EXTERIOR CONCRETE TO HAVE AIR ENTRAINMENT of 6% (11/2%) 5/8" BACK and BE of a COMPRESSIVE STRENGTH of 3500psi. BASEMENT SLAB TO HAVE A COMPRESSIVE STRENGTH of 2500psi (ALL at 28 DAY MINIMUM)
 SIDEWALL GAS VENTS ARE TO BE CONSTRUCTED, EXTEND and BE INSTALLED IN ACCORDANCE w/ THEIR U.L. (UNDERWRITERS LABORATORY) LISTINGS (and PER APPLICABLE CODE)
 PROVIDE DOUBLE COMPOSITE FLOOR JOISTS at PARALLEL PARTITIONS
 PROVIDE DOUBLE STUD JAMBS and DOUBLE 2x10 HEADERS at ALL WINDOW OPENINGS
 WOOD STRENGTH TO BE #1350psi MINIMUM

ALL ROOF TRUSSES TO BE DESIGNED BY MANUFACTURER and BE SUBMITTED FOR REVIEW UNDER SEPARATE COVER (TRUSS SPECIFICATIONS and DESIGN DOCUMENTS TO BE ON SITE FOR ALL FRAMING INSPECTIONS) TOP and BOTTOM CHORDS TO BE SOUTHERN YELLOW PINE GRADE #1 USBS TO BE SOUTHERN YELLOW PINE GRADE #2 and FABRICATED w/ A DESIGN SPEC of 2015 LIVE LOAD / 10lb DEAD LOAD
 ALL WINDOW SIZES ARE SHOWN GENERALLY and ARE TO BE BY AN UNLAP-APPROVED MANUFACTURER (ACTUAL WINDOW SIZE and CONFIGURATION MAY VARY BASED ON MANUFACTURER CHOSEN WINDOW AS TO BE HIGH PERFORMANCE LOW "E" DOUBLE GLAZED, "ENERGY STAR" CERTIFIED, w/ A MAXIMUM U-VALUE of 0.34 (PER 2015 IRC TABLE R402.12) and ONE WINDOW in EACH SECOND FLOOR BEDROOM TO HAVE A MIN. NET CLEAR OPENING of 5.7sf A MIN. NET CLEAR OPENING HEIGHT of 24" and A MIN. NET CLEAR OPENING WIDTH of 20". CONTRACTOR TO VERIFY ALL FRAMING and OPENING CONDITIONS FIRST TO ORDER ALL EXTERIOR DOORS ARE TO BE SOLID WOOD, 6'-8" HIGH UNLESS NOTED OTHERWISE and DOOR GLAZING PANELS TO HAVE A MAXIMUM U-VALUE of 0.34 (PER 2015 IRC TABLE R402.12)
 ALL FLOOR FRAMING at FINISHED AREAS TO BE TJI 1118" 560# 1-101818 at 16" o.c. w/ RIM BOARD, HANGERS, NAILING PATTERN, BRACING and STIFFENERS PER MANUFACTURER and CODE REQUIREMENTS (w/ w/ DOUBLED JOISTS at PARALLEL PARTITIONS). SEE FLOOR PLANS FOR JOIST SPACING. ALL FLOOR JOISTS ARE TO BE SOUTHERN YELLOW PINE GRADE #1 USBS TO BE SOUTHERN YELLOW PINE GRADE #2 SINGLE STORY ROOF LOADS FROM SECOND FLOOR and ROOF ABOVE. ALL IN COMPLIANCE w/ 2015 IRC PER ICC-ES EVALUATION REPORT ESR-1381 (FEBRUARY 2013)
 ALL STUDS, POSTS and DIMENSIONAL LUMBER TO BE SOUTHERN YELLOW PINE GRADE #2 or BETTER
 ALL LVL's and MicroLam BEAMS TO BE CONSTRUCTED OF EITHER SOUTHERN PINE IN LAYERED ASSEMBLY TO A 220E SPECIFICATION or of CANADIAN SPRUCE/FINE FIR IN LAYERED ASSEMBLY TO A 220E SPECIFICATION. (ALL CONNECTIONS and CUTTING PER MFG's SPEC'S)
 ALL 1.5" Three-STRAND JOISTS TO BE CONSTRUCTED OF CANADIAN WHITE WOOD, PINE or SPRUCE IN LAYERED ASSEMBLY TO A 155E SPECIFICATION. (ALL CONNECTIONS and CUTTING PER MFG's SPEC'S)
 ALL HEADERS, DOUBLED JOISTS, FRAMED OPENINGS and MicroLam BEAMS ARE TO HAVE SOLID TRIPLE 2x POST BEARING at EACH END of SPAN AS REQUIRED (SOLID BLOCKING CONTINUOUS FOR BEARING TO BEAM or FOUNDATION BELOW)
 ALL INTERIOR DOORS ARE TO BE 6'-8" HIGH UNLESS NOTED OTHERWISE. (SEE PLAN FOR FIRST FLOOR DOORS THAT ARE 8'-0")
 PROVIDE 6mil POLY VAPOR BARRIER at BASE
 ALL FOOTINGS ARE TO BE 2'-6" MINIMUM DEPTH BELOW FINISH GRADE and TO UNDISTURBED SOIL
 ALL DIMENSIONS ARE TAKEN FROM FACE of WOOD STUD, OUTSIDE FACE of INSULATION/SHEATHING, FACE of FOUNDATION, FACE of BRICK or TO CENTERLINE of WINDOW UNIT UNLESS NOTED AS OTHERWISE
 ALL POURED CONCRETE FOUNDATION WALLS SHALL BE 8" or 10". (SEE FLOOR PLANS FOR EXTENT of EACH)
 FINAL FURNACE, AIR CONDITIONER and WATER HEATER SIZE and LOCATIONS TO BE DETERMINED BY CONTRACTOR and BE SUBMITTED UNDER SEPARATE COVER w/ MINIMUM PERFORMANCE SPECIFICATIONS of:
 IF GAS HEATING: MIN. 90 AFUE
 IF HEAT PUMP: MIN 14.5 SEER / 12 EER / 8.5 HSPF
 AIR CONDITIONER: MIN SEER 13.0
 WATER HEATER: IF GAS 0.81 EF IF ELECTRIC 0.93 EF
 WATER HEATER STORAGE TANK: MINIMUM R-10 INSULATION
 PROVIDE CODE APPROVED THERMOSTATS
 ALL EXTERIOR WALLS ARE 5/8" or 1 1/2" (MAINTENANCE-FREE VINYL SIDING, 1/2" ZIP SYSTEM" R-SHEATHING PANEL w/ INTEGRAL SHEATHING and 1/2" GYPSUM BOARD and VAPOR BARRIER w/ R-6.6 INSULATION RATING, 2x4 or 2x6 (AS INDICATED ON PLAN)
 DRIVEWAY and SIDEWALK DESIGN and MATERIAL SELECTION IS BY OWNER / CONTRACTOR
 * ■ GRAPHIC ELEMENT INDICATES (3) 2x4 POST UNLESS OTHERWISE NOTED ON FLOOR PLANS. PROVIDE SOLID BLOCKING BELOW ALL POSTS TO FOUNDATION or SUPPORT STEEL
 NAILING SCHEDULE FOR BUILT-UP COLLUMNS:
 THREE (3) 2x4 LAMINATIONS w/ ONE (1) ROW of STAG. 30d COMMON WIRE NAILS (D=0.201", L=4 1/2")
 THREE (3) 2x6 LAMINATIONS w/ TWO (2) ROWS of 30d COMMON WIRE NAILS (D=0.201", L=4 1/2") ALL NAILS PENETRATE at LEAST 1/4" OF THE THICKNESS of the LAST LAMINATION
 PROVIDE SOLID BLOCKING BELOW ALL POSTS TO FOUNDATION or JOISTS
 EXTERIOR OUTLETS and OUTLETS IN BASEMENT, GARAGE, KITCHEN and BATHROOMS TO BE GFI PROTECTED
 ALL BEDROOM OUTLETS TO BE AFCI (ARC FAULT CIRCUIT INTERRUPT)
 PROVIDE SIMPSON STRONG-TIE "HURRICANE CLIPS" at EACH TRUSS CONNECTION (or OWNER and CODE-APPROVED EQUAL)
 A CARBON MONOXIDE ALARM TO BE INSTALLED ON EACH LEVEL and OUTSIDE of SLEEPING AREAS, IN THE IMMEDIATE VICINITY of SLEEPING AREAS and COMPLY w/ UL2034-1000
 TYPICAL WOOD FRAME WALL COMPOSITION TO BE R-13 + 5 (PER 2015 IRC TABLE N102.11) (R402.12) FOR CLIMATE ZONE 4 AS FOLLOWS FOR STANDARD FRAME WALL CONDITION:
 CAVITY INSULATION: 3 1/2" HIGH DENSITY FIBERGLASS BATTS R-13.00 AS PER DETAILS. (1) and (2)
 VINYL SIDING (HOLLOW BACK) R-0.61
 1/2" ZIP SYSTEM R-SHEATHING PANEL R-6.60
 1/2" GYPSUM WALL BOARD R-0.45
 CONTINUOUS INSULATION: AGGREGATE R-1.66 COMPLIANT at R-20.66
 and at BRICK VENEER CONDITION.
 CAVITY INSULATION: 3 1/2" HIGH DENSITY FIBERGLASS BATTS R-13.00 AS PER DETAILS. (1) and (2)
 STANDARD FACE BRICK R-0.71
 1/2" ZIP SYSTEM R-SHEATHING PANEL R-6.60
 1/2" GYPSUM WALL BOARD R-0.45
 CONTINUOUS INSULATION: AGGREGATE R-1.71 COMPLIANT at R-20.11

PROVIDE 1/2" GYPSUM BOARD at FULL TYPICAL INTERIOR at ALL WALLS and CEILING (UNLESS OTHERWISE NOTED)
 A PROGRAMMABLE THERMOSTAT IS REQUIRED FOR EACH HEATING/COOLING ZONE
 EXTERIOR WOOD FRAMED WALLS SHALL BE ABLE TO RESIST LONGITUDINAL or IN-PLANE (RACKING LOADS) and TRANSVERSE (PERPENDICULAR) WIND and SEISMIC LOADS, PER IRC, 2015 LIMITATIONS
 CUTTING, NOTCHING and/or BORING HOLES ON WOOD BEAMS, FLOOR JOISTS, RAFTERS or STUDS SHALL NOT EXCEED THE LIMITATIONS NOTED IN IRC, 2015 SECTIONS R502.8, R602, R602.1 or MANUFACTURER'S SPECIFICATIONS (WHICHEVER IS MOST STRINGENT and RESTRICTIVE)
 RAFTER / CEILING JOISTS SYSTEMS SHALL BE NAILED TO THE TOP PLATE of the WALL in ACCORDANCE w/ IRC, 2015 TABLE R602.3(1) TRUSSES SHALL BE NAILED TO THE TOP PLATE of the WALL w/ (3) 1/2d NAILS TOE NAILED WITHOUT SPLITTING THE END of the TRUSS
 BATT INSULATION SHALL HAVE A FLAME SPREAD RATING of 25 or LESS and a SMOKE DEVELOPMENT RATING of 450 or LESS
 ALL FOAM PLASTICS SHALL HAVE A FLAME SPREAD RATING of 75 or LESS and a SMOKE DEVELOPMENT RATING of 450 or LESS
 DOOR LOCKS w/ THUMB TURNS ON THE INSIDE ARE PERMITTED. INSIDE KEY OPERATION IS PERMITTED PROVIDED THE KEY CAN NOT BE REMOVED FROM THE LOCK WHEN LOCKED FROM THE INSIDE
 RECEPTACLE OUTLETS FOR RANGES and CLOTHES DRYERS MUST BE A THREE-POLE w/ GROUND TYPE
 INTERSYSTEM BONDING TERMINAL SHALL BE PROVIDED FOR GROUNDING COMMUNICATION SYSTEMS (CABLE TV and SATELLITE DISHES)
 AN EXPANSION TANK IS REQUIRED FOR WATER HEATERS MORE THAN 30 GALLONS IN CAPACITY
 LEAD-FREE SOLDER IS REQUIRED ON ALL COPPER WATER SUPPLY PIPING
 ALL WOOD IN CONTACT w/ CONCRETE TO BE PRESSURE TREATED
 BRICK VENEER WALLS REQUIRE NON-CORROSIVE METAL WALL TIES (MINIMUM 22GA) at 16" o.c. VERTICALLY and HORIZONTALLY MAXIMUM
 BRICK VENEER WALLS REQUIRE 20mil (MINIMUM) POLYETHYLENE FLASHING (or APPROVED EQUAL) at BRICK SILL and FOUNDATION w/ WEEP HOLES at 24" o.c. MAXIMUM w/ COTTON WICKS
 PROVIDE A MINIMUM of (2) #5 REINFORCING BARS AROUND ALL OPENINGS IN FOUNDATION WALL (EXTEND BARS A MINIMUM of 24" BEYOND CORNERS of the OPENINGS)
 ASSURE THAT ALL LVL MicroLams TOP BEAR ON CONTINUOUS 2x POSTS AS INDICATED ON PLANS and ARE NOT JUST JOIST HANGERS TO SIDEWALL or POST

IN UNFINISHED BASEMENT AREAS, FOUNDATION WALLS EXPOSED ABOVE OUTSIDE FINISHED GRADE IN EXCESS of 20% of the TOTAL BASEMENT AREA SHALL HAVE A MINIMUM of R-5 INSULATION. EXTEND THE INSULATION DOWN TO THE BASEMENT FLOOR SLAB or EXTEND TO at LEAST 24" BELOW the OUTSIDE GRADE THAT IS ABOVE the FLOOR SLAB
 A CARBON MONOXIDE ALARM SHALL BE AC POWERED, HAVE BATTERY BACKUP, and BE LISTED PER UL 2034. A COMBINATION CARBON MONOXIDE/SMOKE ALARM SHALL BE LISTED IN ACCORDANCE w/ UL 2034 and UL211 (R9.11)
 THE DUELLING'S HVAC DUCTS SHALL BE PRESSURE-TESTED w/ INSPECTIONS PRESENT TO DETERMINE AIR LEAKAGE USING THE ROUGH-IN TEST METHOD or the POST-CONSTRUCTION TEST METHOD. A WRITTEN REPORT of the TEST RESULTS SHALL BE SIGNED BY the 3rd PARTY CONDUCTING THE TEST and SHALL BE SUBMITTED TO INSPECTIONS (N109.3.1). EXCEPTION: A DUCT LEAKAGE TEST IS NOT REQUIRED WHERE DUCTS and AIR HANDLERS ARE ENTIRELY WITHIN the BUILDING THERMAL ENVELOPE
 THE INTERIOR GAS PIPING OUTSIDE the ROOM of the APPLIANCE IT SERVES SHALL HAVE A YELLOW LABEL MARKED "GAS" IN BLACK LETTERS SPACED at INTERVALS of 5'-0" MAXIMUM. EXCEPTION: STEEL PIPE IS NOT REQUIRED TO BE LABELED
 EACH GAS APPLIANCE SHALL HAVE A GAS SHUT-OFF VALVE LOCATED IN the SAME ROOM and WITHIN 6'-0" of the APPLIANCE, and INSTALLED UPSTREAM of a REQUIRED GROUND JOINT UNION. PROVIDE A SEDIMENT TRAP REQUIRED DOWNSTREAM of the APPLIANCE SHUT-OFF VALVE and AS CLOSE to the APPLIANCE AS IS PRACTICABLE
 PROVIDE CLOTHES DRYER EXHAUSTED TO EXTERIOR THROUGH SMOOTH, 4" dia. 0.0151" METAL DUCT, INDEPENDENT of OTHER SYSTEMS, SUPPORTED 12" o.c. and SECURED IN PLACE. THE MAXIMUM DEVELOPED DRYER EXHAUST DUCT LENGTH IS 25'-0" MEASURED FROM THE DRYER. TRANSITION DUCT TO THE OUTLET TERMINAL. SHUT AND THE EXHAUST LENGTHS: ADD 5'-0" FOR EACH 90° BEND and 2'-6" FOR EACH 45° BEND TO THE LENGTH of the STRAIGHT RUNS. WHEN FITTINGS ARE USED, EXHAUST LENGTHS REDUCE. (SEE 2015 IRC TABLE M1502.4.1.1)
 MINIMUM VENT SIZE FOR KITCHEN HOOD IS 100cfm
 MINIMUM VENT SIZE FOR BATHROOMS IS 50cfm THAT LEADS DIRECTLY to the EXTERIOR
 FOR A KITCHEN EXHAUST HOOD w/ MORE THAN 600cfm of EXHAUST FLOW MAKE-UP AIR SHALL BE MINIMUM 156 SQUARE INCHES FOR A DAMPER/LOUVER HAVING 15% NET FREE AREA. CALCULATE the MINIMUM REQUIRED OPENING SIZE at 0.20 INCHES SQUARED/cfm by the KITCHEN HOOD FAN CAPACITY in cfm. (ASSUMES 15% NET FREE AREA). TO CALCULATE the MINIMUM FREE AREA, MULTIPLY 0.2 INCHES SQUARED/cfm by the KITCHEN HOOD FAN CAPACITY in cfm. THE LOUVER/DAMPER SHALL BE AUTOMATICALLY CONTROLLED TO START and OPERATE SIMULTANEOUSLY w/ the EXHAUST SYSTEM. LOCATE the DAMPER SO THAT NO PERMANENT OBSTRUCTION or ANY OTHER DUCTS NEED TO BE REMOVED TO ACCESS the DAMPER FOR INSPECTION, SERVICE, REPAIR or REPLACEMENT
 FOR ELECTRICAL SERVICE at 600amps and ABOVE, SUBMIT RISER DIAGRAM(S) DETAILING the WIRING FROM the SERVICE ENTRANCE TO the SUB PANELS
 UNDERGROUND METAL WATER PIPE USED AS GROUNDING ELECTRODE MUST HAVE CONNECTION MADE WITHIN 5'-0" of PIPE ENTRY INTO BUILDING. SUPPLEMENTAL GROUNDING ELECTRODE SHALL COMPLY w/ E25050, E25053
 PROVIDE at LEAST ONE (1) INTER-SYSTEM BONDING TERMINAL TO GROUND COMMUNICATION SYSTEMS (E080.100)
 PROVIDE MINIMUM ONE (1) COMMUNICATIONS OUTLET REQUIRED IN an ACCESSIBLE AREA INSIDE the DUELLING and CABLED TO the SERVICE PROVIDER DEMARCATION POINT (E200.156)
 LIGHTING IN CLOTHES CLOSETS (E410.16):
 1. LOCATE FIXTURES ON CEILING or ON WALL ABOVE DOOR and FROM the NEAREST STORAGE SPACE AS FOLLOWS:
 a. 12" MINIMUM CLEARANCE: SURFACE-MOUNTED INCANDESCENT or LED FIXTURES
 b. 6" MINIMUM CLEARANCE: SURFACE-MOUNTED FLUORESCENT FIXTURES and RECESSED FIXTURES
 2. NOTICE: INCANDESCENT FIXTURES w/ OPEN or PARTIALLY ENCLOSED LAMPS and PENDANT FIXTURES ARE PROHIBITED IN CLOTHES CLOSET
 LIGHTING FIXTURES ABOVE BATHUB and SHOWER SPACES. NO PARTS of HANGING/PENDANT FIXTURES, TRACK LIGHTING and CEILING PADDLE FANS SHALL BE LOCATED WITHIN 3'-0" HORIZONTALLY MEASURED FROM IT'S OUTSIDE EDGE and 8'-0" VERTICALLY FROM the TOP of a BATHUB RIM or SHOWER THRESHOLD (E410.10(D))
 LIGHTING FIXTURES ABOVE BATHROOM and SHOWER SPACES. LUMINAIRES WITHIN the 8'-0" HEIGHT RESTRICTION MUST BE MARKED FOR DAMP LOCATIONS, or FOR WET LOCATIONS SUBJECT to SHOWER SPRAY (E410.10(A,D))
 RECESSED LUMINAIRES IN the BUILDING THERMAL ENVELOPE SHALL BE "IC" RATED (INSULATION CONTACT RATED) and LABELED w/ an AIR-LEAKAGE LIMIT of 2.0cfm PER ASTM E888. THE HOUSING MAY BE SEALED w/ A GASKET or CAULK at the INTERIOR FINISH CEILING or WALL (R302.14: S.L.C.O. REV. ORD. N102.4.5)
 WRAP HOT WATER PIPES w/ R-3 INSULATION FOR ANY of THESE CONDITIONS (S.L.C.O. REV. ORD. N103.5.3):
 1. NOMINAL DIAMETER IS MORE THAN 1/2"
 2. LOCATED OUTSIDE of the CONDITIONED SPACE
 3. EXTENDS FROM the WATER HEATER to a DISTRIBUTION MANIFOLD
 4. LOCATED UNDER a FLOOR SLAB
 5. IS BURIED
 6. PROVIDES SUPPLY and RETURN IN RECIRCULATION SYSTEMS OTHER than DEMAND RECIRCULATION SYSTEMS
 THE WATER SERVICE LINE SIZE: THE MINIMUM REQUIRED IS 1" UP TO the FIRST BRANCH. PLASTIC WATER SERVICE PIPING SHALL TERMINATE 10'-0" MINIMUM FROM FOUNDATION'S OUTSIDE FACE. METAL PIPING SHALL EXTEND INTO the BUILDING AND TO the HOUSE VALVE OUTLET or TO the FRY OUTLET (WHICHEVER IS FURTHER FROM the PIPE'S BUILDING ENTRY POINT). MINIMUM WATER MAIN PRESSURE SHALL BE CONSIDERED WHEN SIZING the WATER SERVICE PIPING (R604.1: P610.9: S.L.C.O. REV. ORD. P604.10 S.L.C.O. POLICY)
 THE WATER SERVICE PIPE and the BUILDING SEWER SHALL BE MINIMUM 10'-0" APART HORIZONTALLY and SEPARATED BY UNDISTURBED or COMPACTED EARTH (S.L.C.O. REV. ORD. P720.0-EXCEPTION)
 DOWNSPOUTS SHALL NOT CONNECT TO a SANITARY SEWER (P101.3: S.L.C.O. REV. ORD. P101.6.2)

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PHILLIP A. WILSON - ARCHITECT
 SOLE PROPRIETORSHIP
 MO * A-5529

Korus Properties, LLC
 2517 Louis Avenue
 Brentwood, Missouri 63144
 attn: Roger Bettlach
 314.277.5251

A New Residence at:
993 Glenbrook Avenue
Glendale, Missouri 63122
 993 Glenbrook Avenue
 Glendale, Missouri 63122

PROJECT NO: 202121

ORIGINAL DATE: 10APR2023
 25MAY2023 CITY COMMENTS 51
 09JUN2023 CITY COMMENTS 52
 28NOV2023 ARB RESUBMIT

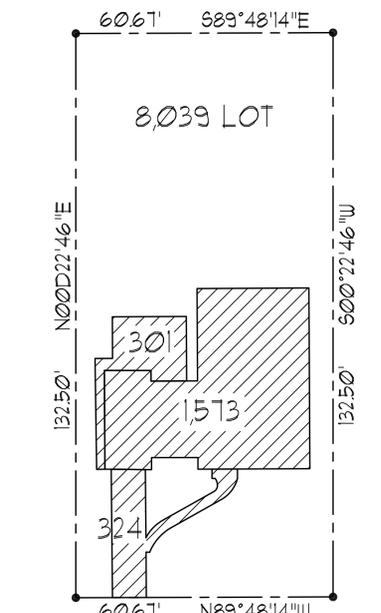
PHILLIP A. WILSON - ARCHITECT
 MO * A-5529

DATE: 10APR2023

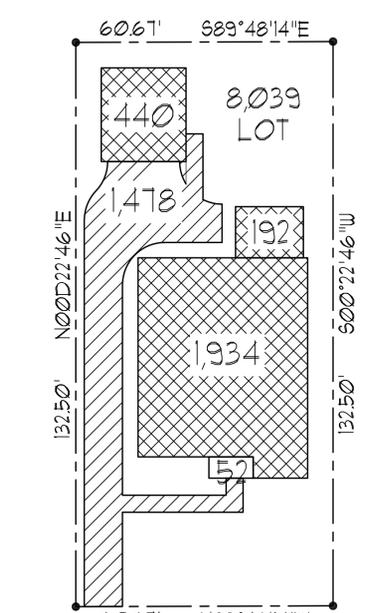
SCALE: 1"=10'-0"

SITE PLAN, PROJECT DATA and GENERAL NOTES

A1



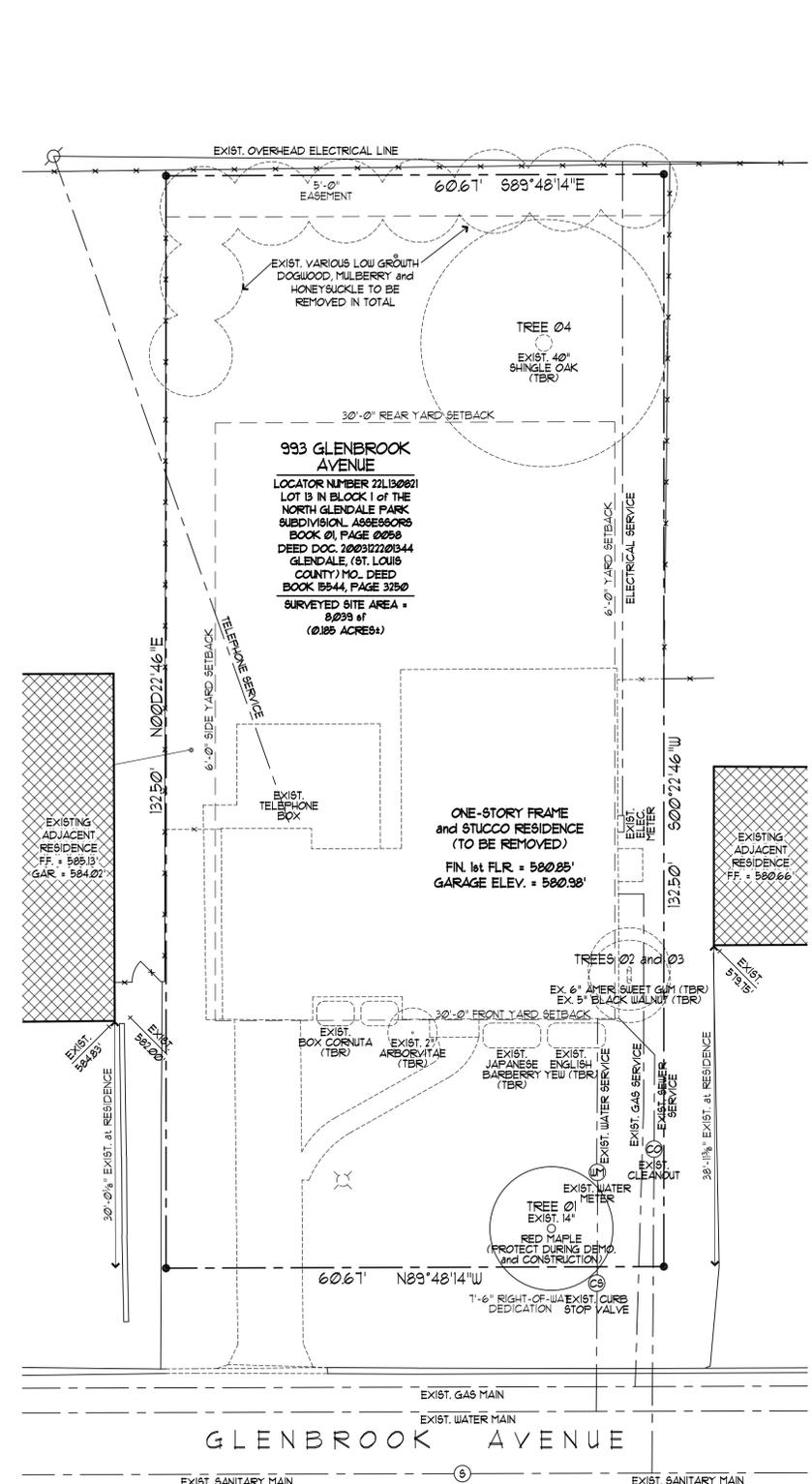
1 EXISTING LOT COVERAGE
 SCALE: 1"=20'-0"



2 PROPOSED LOT COVERAGE
 SCALE: 1"=20'-0"

IMPERVIOUS CALCULATION:

LOT AREA:	8,039 sf
EXISTING TOTAL IMPERVIOUS GROUND:	
EXISTING BUILDING FOOTPRINT (INCLUDING GARAGE)	1573 sf
EXISTING FRONT PORCH, WALK, and DRIVEWAY	324 sf
EXISTING REAR PATIO and WALK at SIDE of GARAGE	301 sf
TOTAL	2,198 sf
PROPOSED IMPERVIOUS COVERAGE	
BUILDING FOOTPRINT	1,934 sf
DETACHED GARAGE FOOTPRINT	440 sf
UNENCLOSED FRONT PORCH	52 sf
COVERED REAR PORCH/PATIO	182 sf
GARAGE APRON, WALK and DRIVEWAY	1,478 sf
TOTAL	4,096 sf
4,096 sf (COVERAGE) / 8,039 sf (LOT)	= 51%
PROPOSED vs EXISTING	4,096 sf - 2,198 sf = 1,898 sf
PROPOSED RESIDENCE IMPERVIOUS IS 1,898 sf MORE COVERAGE THAN EXISTING, THEREFORE STORMWATER MITIGATION IS REQUIRED	



3 EXISTING and DEMOLITION PLAN
 SCALE: 1"=10'-0"

EXISTING TREE SCHEDULE:

- TREE 01 14" CAL. RED MAPLE *acer rubrum*
 FRONT YARD TREE IS TO REMAIN UNDISTURBED and BE PROTECTED DURING DEMOLITION and CONSTRUCTION BY MIN. 4'-0" FENCING TO DRIP EDGE (SEE NOTES BELOW)
- TREE 02 6" CAL. AMERICAN SWEET GUM *liquidambar styraciflua*
 SOUTH EAST FRONT CORNER SIDE YARD TREE TO BE REMOVED (SEE NOTES BELOW)
- TREE 02 5" CAL. BLACK WALNUT *Juglans nigra*
 SOUTH EAST FRONT CORNER SIDE YARD TREE TO BE REMOVED (SEE NOTES BELOW)
- TREE 04 40" CAL. SHINGLE OAK *quercus imbricaria*
 REAR YARD TREE IS TO BE REMOVED (SEE NOTES BELOW)

LANDSCAPE DESIGN NARRATIVE:

THE EXIST. FRONT YARD HAS A COLLECTION OF SHRUBBED CARNUTA, ARBORVITAE, JAPANESE BARBERRY and ENGLISH TO BE REMOVED and REPLACED w/ (1) LIRIOPE TO BE SPREAD ACROSS THE FRONT OF THE PROPOSED RESIDENCE SET IN CEDAR BARK MULCH. THE REMAINDER OF THE YARD DISTURBED BY DEMOLITION or CONSTRUCTION (FRONT and REAR) IS TO BE SEEDED TURF GRASS

THE EXISTING 14" CALIFER RED MAPLE IN THE FRONT YARD IS TO REMAIN and BE PROTECTED DURING DEMOLITION and CONSTRUCTION BY MIN. 4'-0" FENCING TO DRIP EDGE

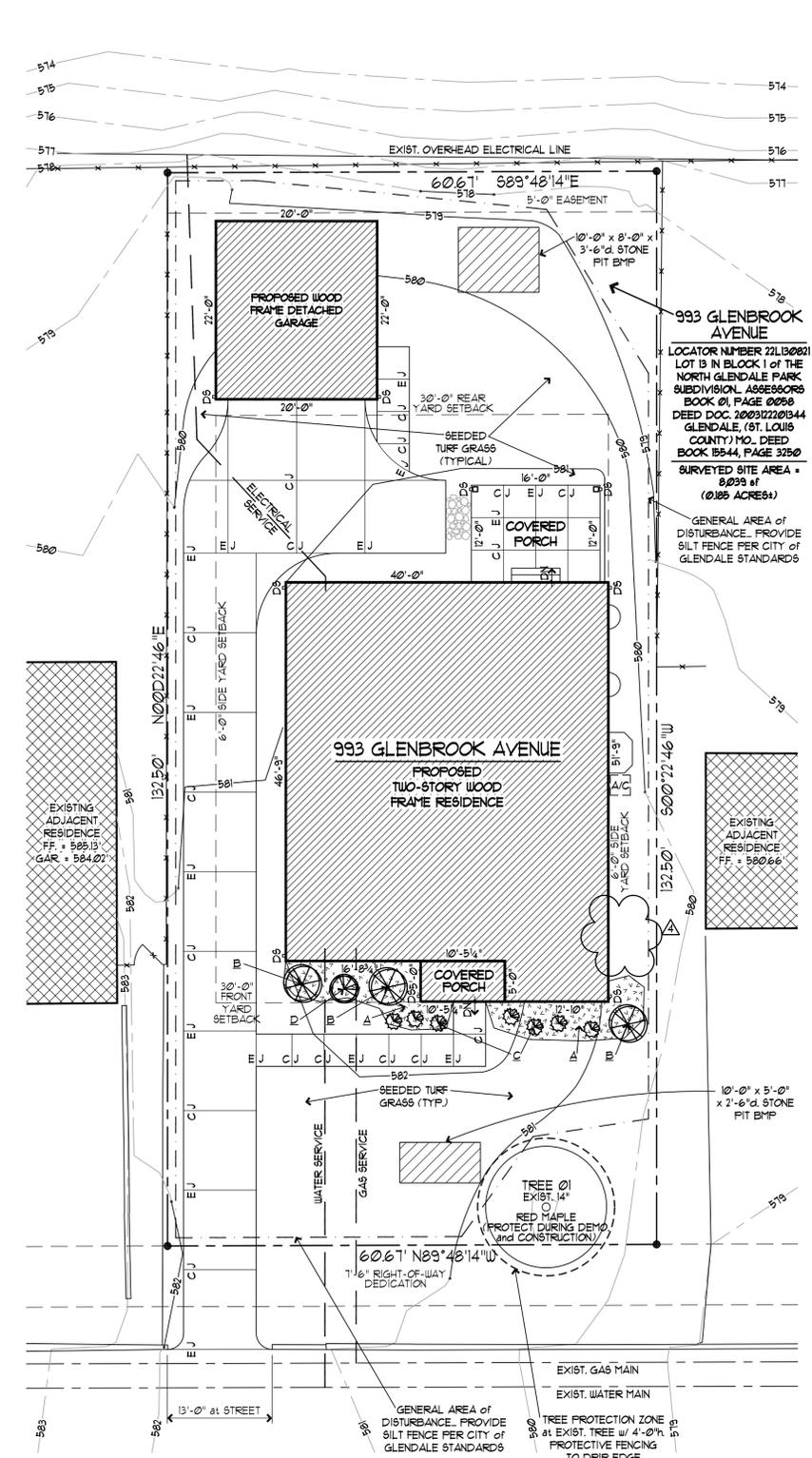
THE TWO EXISTING (TWINNED) TREES (6" CALIFER AMERICAN SWEET GUM, and 5" CALIFER BLACK WALNUT) GROWING AGAINST THE FRONT FACE OF THE EXISTING FOUNDATION ARE WITHIN THE EXCAVATION ZONE and CANNOT BE SAVED. THEY ARE TO BE REPLACED w/ THREE CONICAL BOXWOODS SPREAD ACROSS THE FRONT OF THE PROPOSED RESIDENCE

THE EXISTING 40" SHINGLE OAK ON THE EAST SIDE OF THE REAR YARD HAS BEEN NOTED BY NEIGHBORS AS A NUISANCE and of POTENTIAL DANGER, and IS TO BE REMOVED

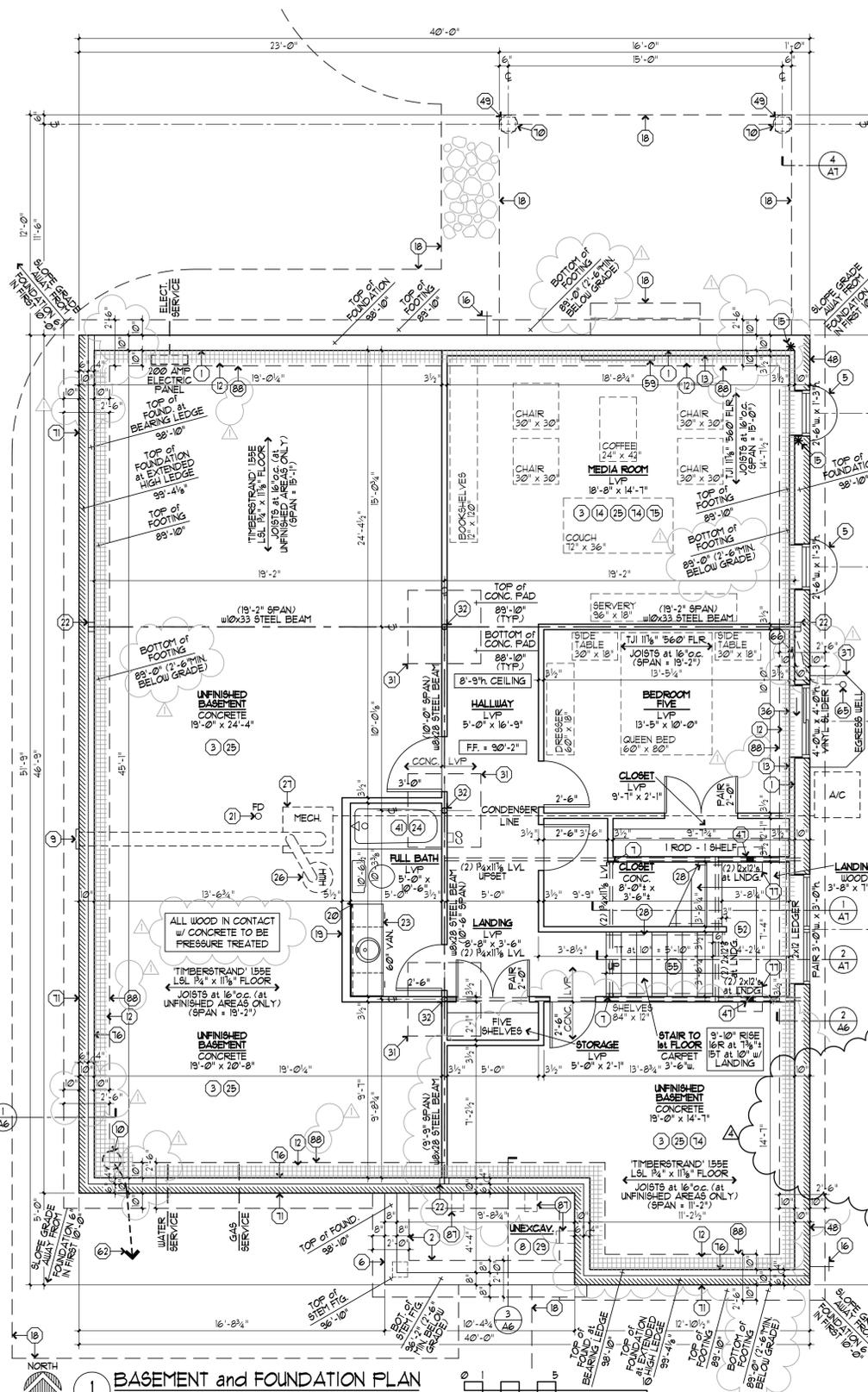
REMAINING EXISTING VEGETATION ALONG WEST and NORTH SIDES of REAR FENCE LINES ARE TO BE REMOVED and REPLACED w/ SEEDED TURF GRASS

PLANTING KEY:

	CLASSIFICATION	QTY.	SIZING
A	CEDAR BARK MULCH (FINELY GROUND)	-	272sf
B	CONICAL BOXWOOD <i>buxus x 'green mountain'</i>	3	1 CONT. EA.
C	LIRIOPE <i>Liriope spicata</i>	1	1 GAL.
D	DWARF JAPANESE MAPLE <i>acer palmatum dissectum 'red dragon'</i>	1	2" CALIFER

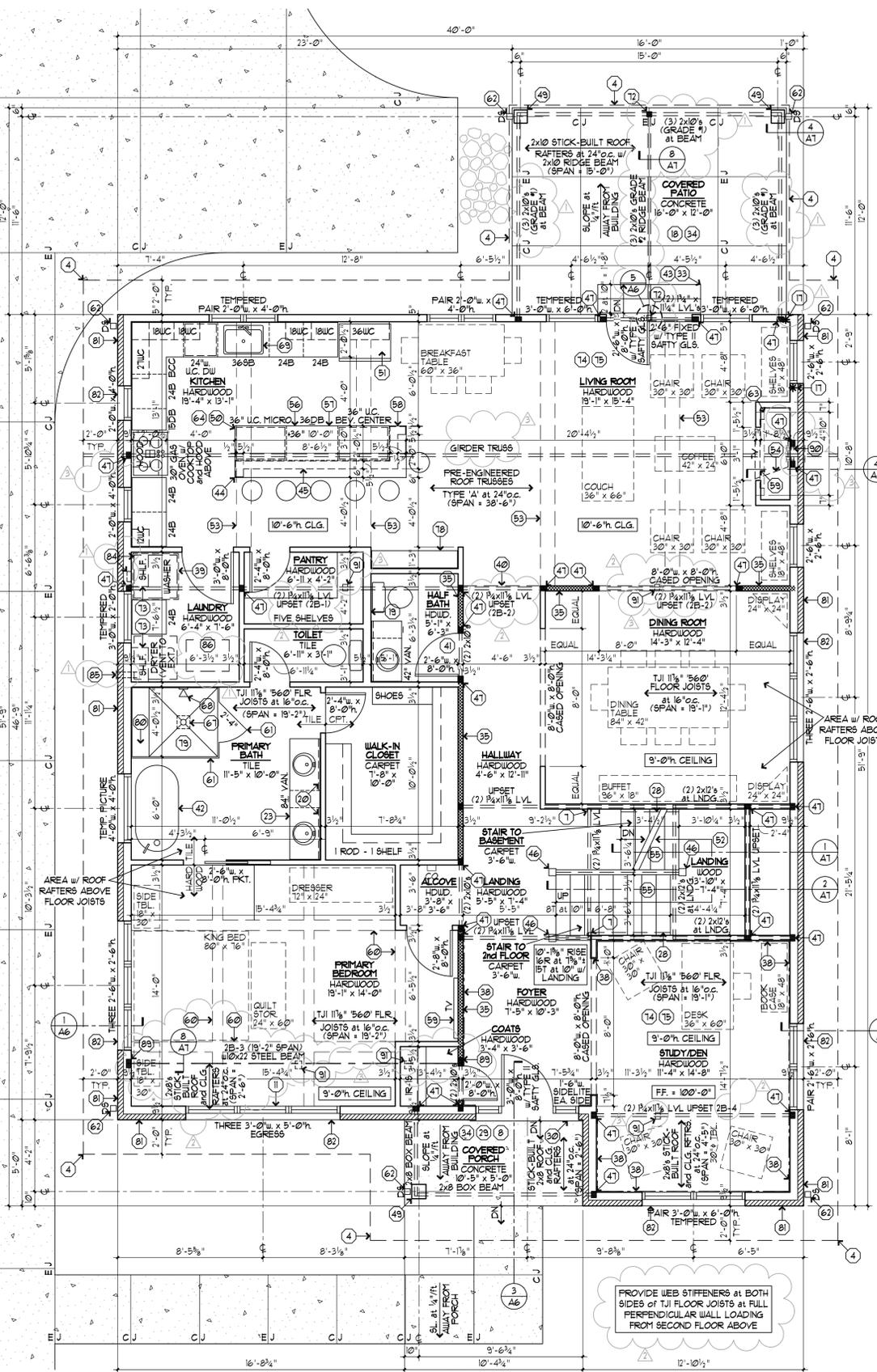


4 LANDSCAPE and UTILITY PLAN
 SCALE: 1"=10'-0"



1 BASEMENT and FOUNDATION PLAN
 SCALE: 1/4" = 1'-0"

- KEYED PLAN NOTES:**
- 10% CONCRETE FOUNDATION AIR ENTRAINED TO 6% (1 1/2%) 5/8" SACK, 3500psi w/ STEEL REINFORCING BARS
 - 8" d. x 24" w. REINFORCED CONCRETE FOOTING (ALL CONCRETE AIR ENTRAINED)
 - 4" REINFORCED CONCRETE SLAB OVER 4" COMPACTED GRAVEL FILL and 6mil POLY VAPOR BARRIER (SLOPE TO DRAIN OR GARAGE DOOR)
 - LINE OF OVERHANG AT ROOF and SOFFIT ABOVE
 - PROVIDE ALUMINUM WINDOW WELLS AS REQUIRED BY GRADE
 - 8" AIR-ENTRAINED CONCRETE STEM WALL (3 SACK) w/ STEEL REINFORCING BARS (at GARAGE or UNDER PORCH SLAB)
 - 4"x4" SIMPSON HANGERS AT EACH CONNECTION OF LVL-TO-LVL
 - 6" AIR ENTRAINED CONCRETE PORCH SLAB AS A CAP OVER COMPACTED GRAVEL FILL and 8" CONCRETE STEM WALL
 - CODE-APPROVED SIDEWALL MECH. EXHAUST w/ CLEAN-OUT
 - SUMP PUMP and PIT w/ ELECTRICAL AS REQUIRED
 - EGRESS WINDOW TO HAVE A MIN. NET CLEAR OPENING OF 5'6", A MIN. NET CLEAR HEIGHT OF 24" and A MIN. NET CLEAR WIDTH OF 20"
 - CROSSHATCHING INDICATES HYDRO-CONTROL, INTERIOR DRAIN and RADON MITIGATING SYSTEM (CONTINUOUS at INTERIOR TO SUMP PIT)
 - 2x4 STUDS at 16" o.c. w/ 1/2" GYPSUM BOARD, R-13 BATT INSULATION and 4mil POLY VAPOR BARRIER (WARM FACE OF STUDS)
 - PROVIDE GYPSUM BOARD CEILING, LVP FLOORING and 1x WOOD TRIM AROUND ALL WINDOWS and DOORS at FINISHED AREAS OF LOWER LEVEL
 - SIMPSON 5TH/4RD STRAP ANCHOR FROM BRACE WALL TO CONCRETE EMBED BEND ONLY ONCE). SECURE w/ 1/2" NAILS
 - FREEZE PROOF HOSE BIBB
 - SIMPSON DTTZ 5/8" TIE HOLD TYPING SECOND FLOOR BOTTOM PLATE TO FIRST FLOOR TOP PLATE (SECURE w/ (8) 1/2" SDS SCREWS PER BRACE and w/ 1/2" THREADED BOLTS BETWEEN BRACES)
 - CONCRETE SLAB, PATIO, SIDEWALK, STEPS or DRIVEWAY at GRADE ON COMPACTED GRAVEL FILL
 - 2x6 WALL at PLUMBING or UTILITY SHAFT
 - 1/4" PLATE MIRROR
 - FLOOR DRAIN
 - BEAM POCKET w/ 4" MIN. BEAM BEARING
 - VANITY CABINETS w/ GRANITE or QUARTZ COUNTERTOP (SEE FLOOR PLAN FOR VANITY SIZE) COUNTERTOP IS SET and SEATED IN SEALANT
 - 30" x 60" UNIT TUB and SHOWER w/ TILE WALLS TO 1'-0" AFF.
 - PROVIDE 1/4" O.S.B. FIREBLOCK AT TOP GAP and at INTERVALS NOT EXCEEDING 10'-0" ALONG LENGTH OF WALLS at BASEMENT SIDE OF FOUNDATION
 - SIDEWALL VENTED 50gal GAS HOT WATER HEATER w/ DIRECT CONNECTION TO PANEL PER MFG'S SPEC'S. (w/ 1/2" RECEPTACLE at CEILING JOIST)
 - HVAC, FURNACE and MECH. SYSTEM. SEE MECH. CONTRACTOR FOR SPECIFICATIONS
 - 3/8" WOOD HANDRAIL w/ ANCHORAGE AS REQUIRED. RETURN ALL RAIL ENDS TO WALL or NEWEL
 - INFILL BELOW SLAB w/ COMPACTED CLEAN GRAVEL FILL
 - BRICK STEP and KICK at ENTRY DOOR
 - 4'-0" x 4'-0" x 12" d. CONCRETE COLUMN FOOTING w/ (4) #4 REBAR EACH WAY at BOTTOM
 - 3/4" STEEL COLUMN 2261. and w/ 3820020 BEARING CAPACITY
 - STAIRWAY w/ 2x TREATED WOOD TREADS, 1x TREATED WOOD CLOSED RISERS ON (6) 2x TREATED WOOD STRINGERS at 24" o.c. MAX. w/ 1/4" MAX. RISERS and 9" MIN. TREADS) ANCHOR at HOUSE FACE w/ CONTINUOUS 2x4 WOOD CLEAT
 - CAR BOARD CEILING w/ 1x WOOD TRIM at EDGES and JOINTS (STAINED)
 - HATCHING INDICATES 2x4 BEARING WALL (w/ CONT. SOLID BLOCKING and SQUASH BLOCKS TO FOUNDATION, THICKENED SLAB or STEEL BEAM BELOW) w/ (3) 2x4 POST at ALL BEARING BEAMS
 - EGRESS COMPLIANT WEATHERBAR "CORNERSTONE" 4040 VINYL SLIDER EGRESS WINDOW (NO FACTORY NAIL FLANGES ON EGRESS WINDOW) PROVIDE WOOD BUCKS at ALL WINDOWS IN CONCRETE FOUNDATION
 - BOMAN KEYP 40263600 EASTWELL w/ SAFETY GRATE COVER, GRAVEL or UNIT BASE and 4" ABS TO DRAIN TILE at FOOTING (WELL TO BE A MIN. OF 3/8" HORIZ. A MAX. OF 44" TO GRADE and HAVE A MIN. PROJECTION OF 3/8")
 - MDF BATTEN STRIP WAINSCOT TO 6'-0" AFF. w/ MDF CAP (THIS FULL ROOM ONLY)
 - PROVIDE ALUMINUM DRAIN PAN at WASHER w/ DRAIN and LINE TO BASEMENT FLOOR DRAIN BELOW
 - STEP UP at CEILING FROM 9'-0" to 10'-6"
 - PROVIDE DUROCK at ALL TILE INSTALLATIONS IN LIEU OF GYPSUM SUBSTRATE or BACKING
 - 30" x 60" FREESTANDING SOAK TUB
 - (3) EQ. RISERS at STAIR (1/4" MAX. RISER)
 - 10'-0" x 3'-0" ISLAND and SERVEY w/ GRANITE or QUARTZ COUNTERTOP at STANDARD CHAIR HEIGHT (COUNTERTOP IS SET and SEATED IN SEALANT)
 - GYPSUM BOARD COVERED 2x6 LOU WALL at ISLAND
 - 3/8" WOOD HANDRAIL and NEWEL POSTS w/ 2x WOOD SPINDLES at 4" o.c. MAX at OPEN PART OF STAIR. PROVIDE CONTINUOUS UNBROKEN, GRASPABLE RAIL FROM TOP TO BOTTOM
 - (3) 2x4 POST at BEARING (w/ SOLID BLOCKING and SQUASH BLOCKS TO FOUNDATION, THICKENED SLAB or STEEL BEAM BELOW)
 - FACE BRICK ABOVE
 - DECORATIVE 10x10 RAISED PANEL PERMA-LITE COLUMN ANCHORED TO PORCH or PATIO SLAB or PIER PER COLUMN MANUFACTURER'S STANDARD (1000000 MIN. BEARINGS)
 - PROVIDE FINISH EDGE, FACE and CORNERS UNDER COUNTER and at ALL EXPOSED BASE and WALL CABINET FACES
 - PROVIDE WATER LINE FOR REFRIGERATOR and ICE MAKER
 - STAIR LANDINGS ARE 2x12 at 16" o.c. TO (2) 2x12 BEAMS BEARING ON WALL at LOWER RISE and at (3) 2x4 POSTS at UPPER RISE, w/ 2x12 STRINGER CLEATED AT WALL
 - LINE OF CEILING and BEAMS at FAMILY ROOM and KITCHEN
 - HEATLATOR NOVUS ND3630 SIDEWALL EXHAUST DIRECT-VENT GAS FIREPLACE (VERIFY TRIM) MANTLE and HEARTH MATERIAL and FINISH SELECTION w/ OWNER. VERIFY FIREPLACE MANUFACTURER and MODEL w/ OWNER and PROVIDE CONSTRUCTION ENCLOSURE PER MANF'S SPEC'S. and APPLICABLE CODES)
 - WOOD STAIRS w/ 2x WOOD BULLNOSE TREAD and 1x WOOD CLOSED RISERS ON (3) 2x12 STRINGERS (1/4" MAX. RISER and 9" MIN. TREAD)
 - GRANITE or QUARTZ COUNTERTOP (SET and SEATED IN SEALANT) (ALL at ONE LEVEL)
 - CONTRACTOR GRADE BASE and WALL CABINETS
 - FIELD VERIFY COUNTERTOP OVERHANGS
 - TELEVISION
 - LINE OF CEILING and BEAMS at PRIMARY BEDROOM
 - GLASS at SHOWER WALL and DOOR w/ TYPE II SAFETY GLASS (TO 1'-0" AFF.)
 - DISCHARGE SUMP PUMP and DOWNSPOUTS INDICATED UNDERGROUND TO STONE PIT BMP MITIGATION IN FRONT or REAR YARD NO CLOSER THAN 10'-0" FROM PROPERTY LINE or BUILDING and DISCHARGE ON SUBJECT PROPERTY SO AS NOT TO CREATE A NUISANCE and PER ORDINANCE
 - WALL FRAMING STEPS BACK 6" BETWEEN PILASTERS ABOVE MANTLE (VERIFY TRIM, MANTLE and HEARTH MATERIAL and FINISH SELECTION w/ OWNER)
 - ALL KITCHEN WALL CABINETS RUN TO CEILING
 - PROVIDE 4" ABS GRATED DRAIN and PIPE TIE LEADER FOR WELL DRAINAGE
 - PROVIDE 6" PVC SLEEVE at FOOTING FOR DRAINAGE LEAD FROM WINDOW WELL
 - RAINHEAD FIXTURE
 - SLIDE BAR MOUNT SHOWER FIXTURE
 - UNDER MOUNT SINK
 - 12" d. CONC. PIER w/ (1) #4 REBAR (24") VERTICAL CENTERED (BOTTOM OF PIER at 2'-6" BELOW GRADE MIN)
 - FACE BRICK SEATED ON EXTENDED FOUNDATION ABOVE
 - 4x4 KINGPOST FROM RIDGE BEAM TO BEAM
 - 12" d. SHELF ON STANDARDS
 - ALL FLOOR SHEATHING IS TO BE GLUED and NAILED
 - PROVIDE CODE-APPROVED JOIST HANGERS and FASTENING at ALL JOISTS ATTACHED TO BEARING WALLS or BEAMS
 - 10% REVERSE LEDGE CONCRETE FOUNDATION AIR ENTRAINED TO 6% (1 1/2%) 5/8" SACK, 3500psi w/ STEEL REINFORCING BARS (4" d. BEARING LEDGE at INTERIOR and 6" d. EXTENDING LEG at EXTERIOR)
 - 1'-4" x 1'-4" x 8" d. THICKENED SLAB at LANDING POST BEARING w/ (2) #4 REBAR EACH WAY at BOTTOM
 - 60" BOOT BENCH w/ COAT HOOKS and RAIL ABOVE
 - 48" x 48" ALL TILE WALK-IN SHOWER w/ MUDSET BASE and TILE SURROUND TO 1'-0" AFF.



2 FIRST FLOOR PLAN
 SCALE: 1/4" = 1'-0"

- 12" SEAT
- FACE BRICK, GENERAL SHALE "OLD BRICK ORIGINALS" "SCHOOLHOUSE" (MATCH NEIGHBORS)
- SLOPED BRICK ROULOOK at WINDOW SILL (TYP)
- NOT USED
- LAUNDRY SUPPLY, OUTLET BOX and STANDPIPE
- DRYER VENTED DIRECTLY TO EXTERIOR w/ 4" dia. METAL DUCT (DUCT LENGTH LESS THAN 5'-0")
- 22" x 30" ATTIC ACCESS
- 8" w. x 1'-0" EXTENSION and 1'-0" d. PORCH HAUNCHES SET at TOP of FOUNDATION and DESCENDING AT 45° (3 THIS)
- 10" d. x 30" w. REINFORCED CONCRETE FOOTING (at MASONRY WALLS ONLY)
- (4) 2x4 POST at BEARING (w/ SOLID BLOCKING and SQUASH BLOCKS TO FOUNDATION, or STEEL BEAM BELOW SEE DETAIL (B) FOR PLATE CONNECTION TO STEEL BEAM)
- PROVIDE (2) TWO 2x12 TRANSFER BEAM UNDER DOUBLE TOP PLATE TO SPLIT GIRDER TRUSS LOAD TO BEAR ON (3) THREE 2x4'S POSTS at EACH SIDE of FIREPLACE EXHAUST OPENING w/ SOLID BLOCKING TO FOUNDATION BELOW
- POST FROM ABOVE

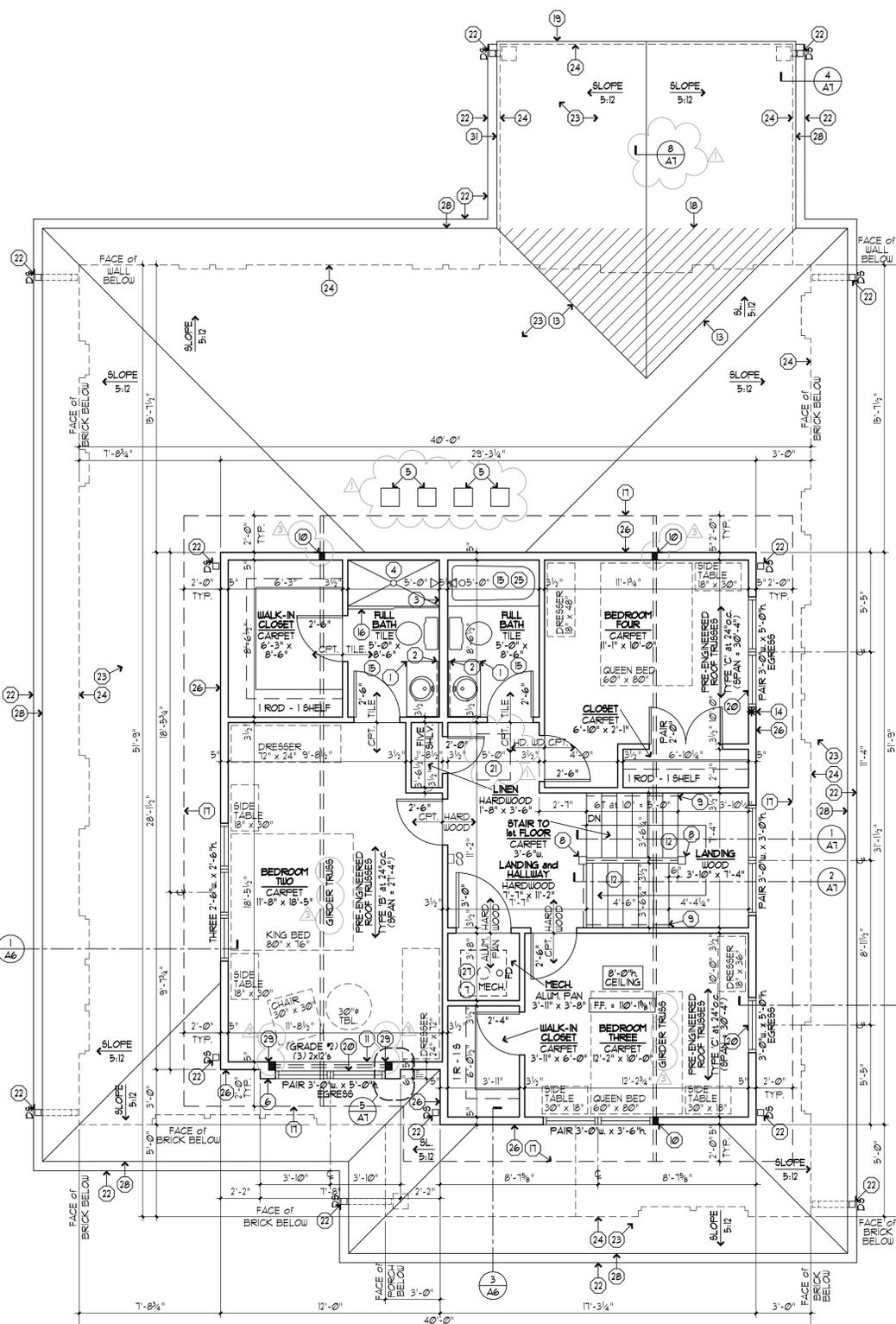
NOTE: ASSURE THAT ALL LVL MICRO-LAMS TOP BEAR ON CONT. 2x POSTS AS INDICATED (NOT JUST HANGERS TO SIDEWALL or POST)

KEYED PLAN NOTES:

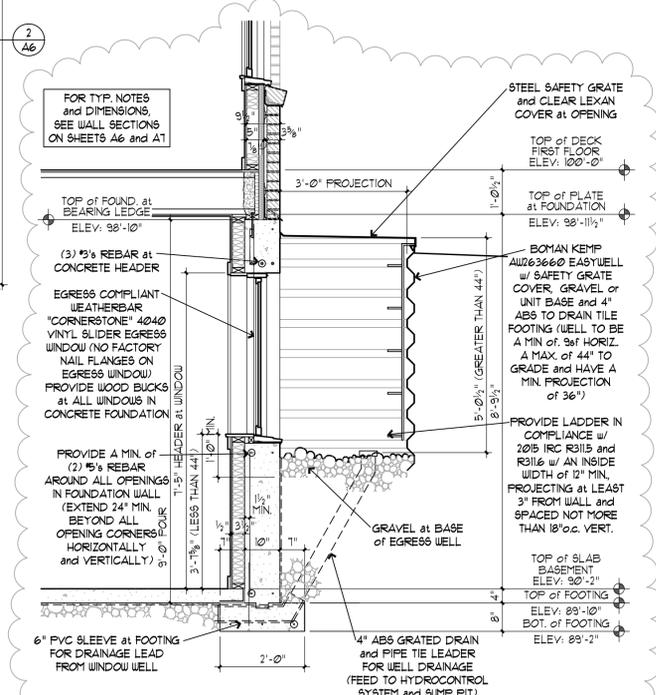
- 1) VANITY CABINETS w/ GRANITE or QUARTZ COUNTERTOP (SEE FLOOR PLAN FOR VANITY SIZE) COUNTERTOP IS SET AND SEALED IN SEALANT
- 2) 1/4" FLATE MIRROR
- 3) 2x6 WALL at PLUMBING or UTILITY SHAFT
- 4) 60" x 36" ALL TILE WALK-IN SHOWER w/ MUDSET BASE and TILE SURROUND TO 1'-0" AFF.
- 5) FIBERGLASS ROOF VENT (1sf MIN. EACH)
- 6) PROJECTED ELEMENT (CONSTRUCTED w/ 2x6's ATTACHED TO TYPICAL WALL FACE)
- 7) ALUMINUM SPILL PAN w/ FLOOR DRAIN and CONNECTION TO BASEMENT DRAIN BELOW
- 8) 36" WOOD HANDRAIL and NEWEL POSTS w/ 2x2 WOOD SPINDLES at 4' o.c. MAX at OPEN PART OF STAIR. PROVIDE CONTINUOUS, UNBROKEN, GRASPABLE RAIL FROM TOP TO BOTTOM
- 9) 36" WOOD HANDRAIL w/ ANCHORAGE AS REQUIRED. RETURN ALL RAIL ENDS TO WALL. PROVIDE CONTINUOUS UNBROKEN GRASPABLE RAIL FROM TOP TO BOTTOM
- 10) (3) 2x4 POST at BEARING (w/ SOLID BLOCKING and SQUASH BLOCKS TO FOUNDATION or STEEL BEAM BELOW)
- 11) FRAME TO PROVIDE WIDENED WOOD SILL at WINDOW SILL HEIGHT
- 12) WOOD STAIRS w/ 2x WOOD BULLNOSE TREAD and 1x WOOD CLOSED RISERS ON (3) 2x12 STRINGERS (7/8" MAX RISER and 9" MIN. TREAD)
- 13) PROVIDE FLASHING at ALL ROOF VALLEYS
- 14) SIMPSON DTT22 StrongTIE HOLD TYING SECOND FLOOR BOTTOM PLATE TO FIRST FLOOR TOP PLATE (SECURE w/ (8) 1/2" SDS SCREWS PER BRACE and w/ 1/2" THREADED BOLTS BETWEEN BRACES)
- 15) PROVIDE DIUROCK at ALL TILE INSTALLATIONS IN LIEU OF GYPSUM SUBSURFACE or BACKING
- 16) GLASS at SHOWER WALL and SLIDING DOOR w/ TYPE II SAFETY GLASS (TO 1'-0" AFF.)
- 17) LINE of OVERHANG at ROOF and SOFFIT ABOVE
- 18) HATCH INDICATES EXTENT of STICK-BUILT OVERFRAME of 2x6's at 24" o.c. and CODE-APPROVED 1/2" PLYWOOD SHEATHING ABOVE REGULAR ROOF
- 19) ALUMINUM ROOF EDGE (PREFINISHED TO MATCH ALUMINUM GUTTER)
- 20) EGRESS WINDOW TO HAVE A MIN. NET CLEAR OPENING of 5.6sf, A MIN. NET CLEAR HEIGHT of 24", and A MIN. NET CLEAR WIDTH of 20"
- 21) 22" x 30" ATTIC ACCESS
- 22) PREFINISHED METAL GUTTER and DOWNSPOUT
- 23) FIBERGLASS ROOF SHINGLES ON 15" FELT PAPER
- 24) DASHED LINWORK INDICATES FACE of BUILDING, PATIO, PORCH or FOUNDATION BELOW ROOF
- 25) 12" x 30" UNIT TUB w/ TILE SURROUND TO 1'-0" AFF. and PAINTED WATERPROOF GYPSUM BOARD ABOVE
- 26) FLASHING WHERE ROOF MEETS VERTICAL WALL FACE
- 27) ELECTRIC FURNACE at SECOND FLOOR ZONE w/ ALUMINUM PAN, DRAIN and DRAIN LINE TO BASEMENT FLOOR DRAIN BELOW
- 28) ALUMINUM DRIP EDGE (PREFINISHED TO MATCH ALUMINUM GUTTER)
- 29) (3) 2x6 POST at BEARING (w/ SOLID BLOCKING and SQUASH BLOCKS TO FOUNDATION or STEEL BEAM BELOW)

ROOF NOTES:

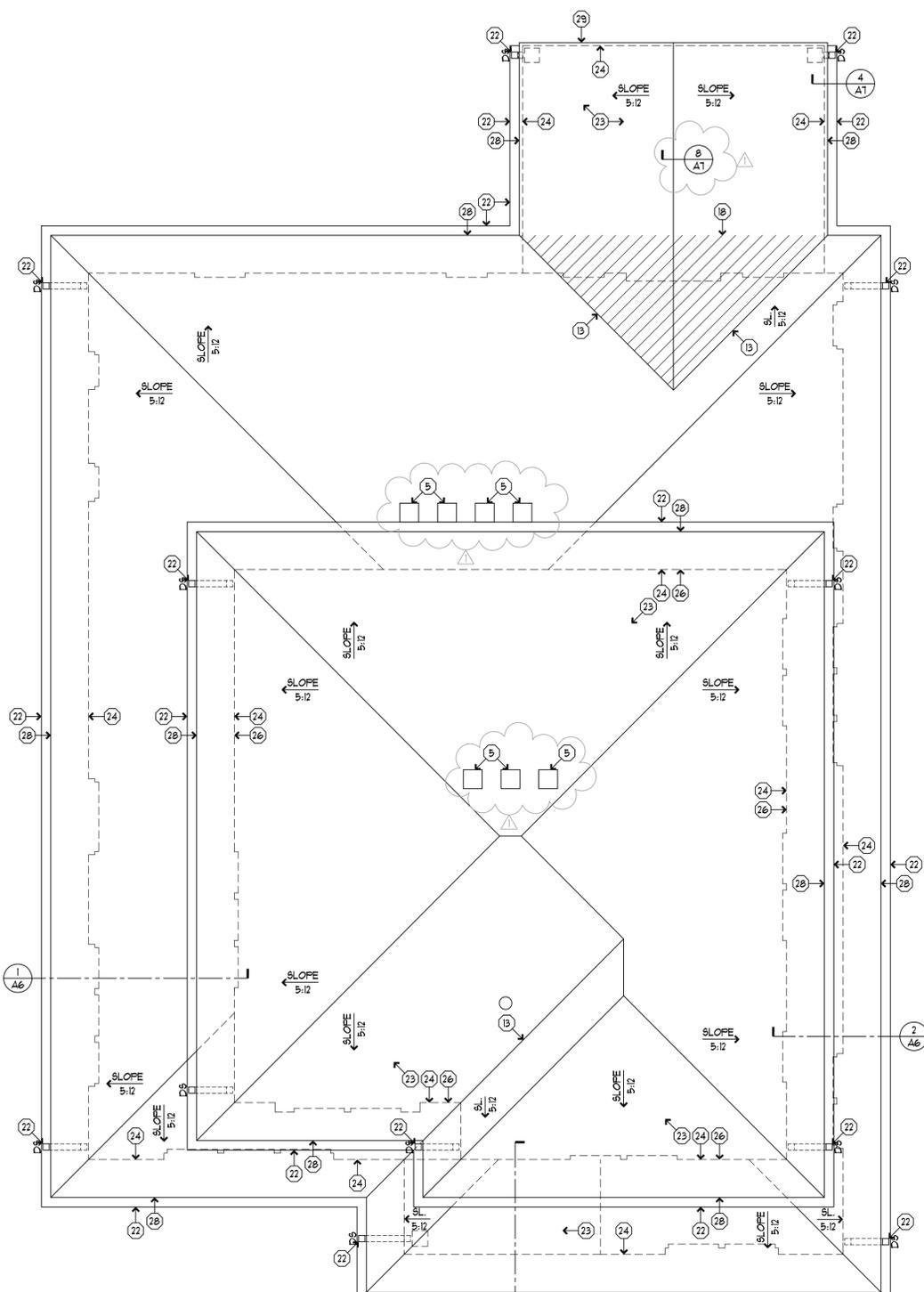
1. ALL TRUSS OVERHANGS ARE 1'-0" UNLESS OTHERWISE NOTED
2. ALL TRUSSES ARE TO BE DESIGNED AND MANUFACTURED IN COMPLIANCE w/ ALL APPLICABLE CODES and ARE DESIGNED BY OTHERS
3. TRUSS MANUFACTURER IS TO DETERMINE THE TRUSS DIMENSIONS, HEEL HEIGHTS, LOCATIONS and SPACING PRIOR TO BEGINNING CONSTRUCTION
4. AN ICE SHIELD IS REQUIRED UNDER THE SHINGLES / ROOFING of (2) TWO LAYERS of TYPE I UNDERLAYMENT CEMENTED TOGETHER or of AN APPROVED WATERPROOFING MEMBRANE EXTENDING FROM THE EDGE of the EAVES TO at LEAST 24" MEASURED HORIZONTALLY INSIDE the EXTERIOR WALL LINE (TYPICAL)



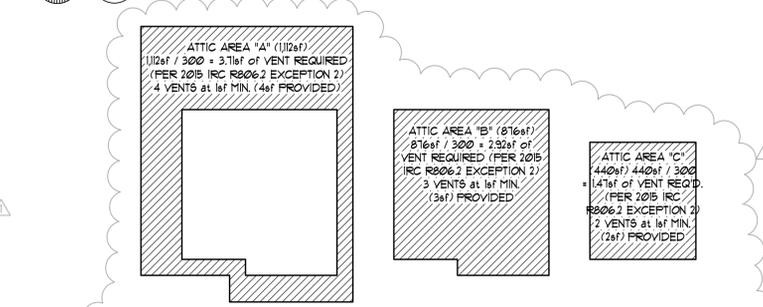
1 SECOND FLOOR PLAN
 SCALE: 1/4" = 1'-0"



3 EGRESS WELL SECTION
 SCALE: 1/2" = 1'-0"

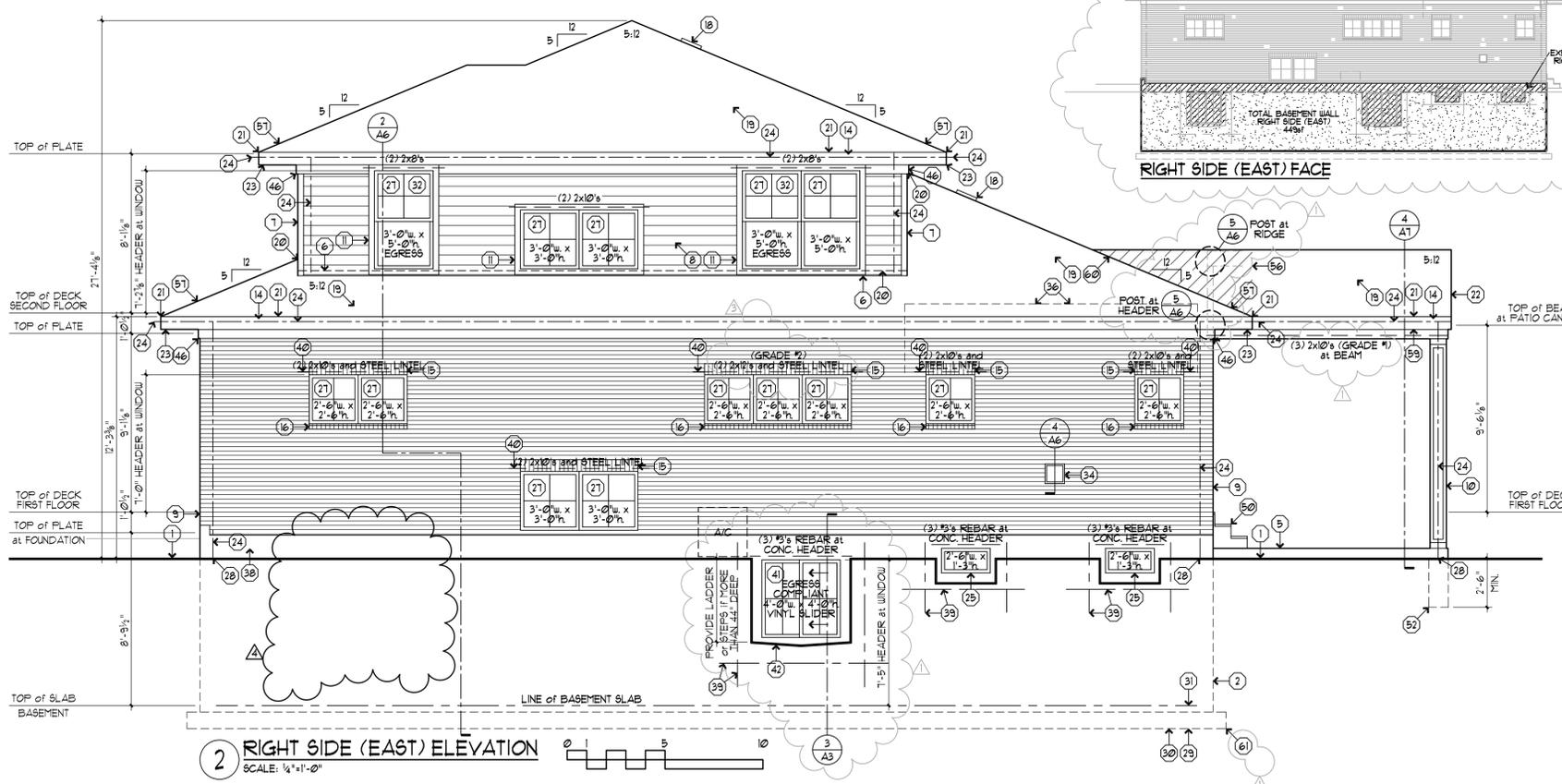
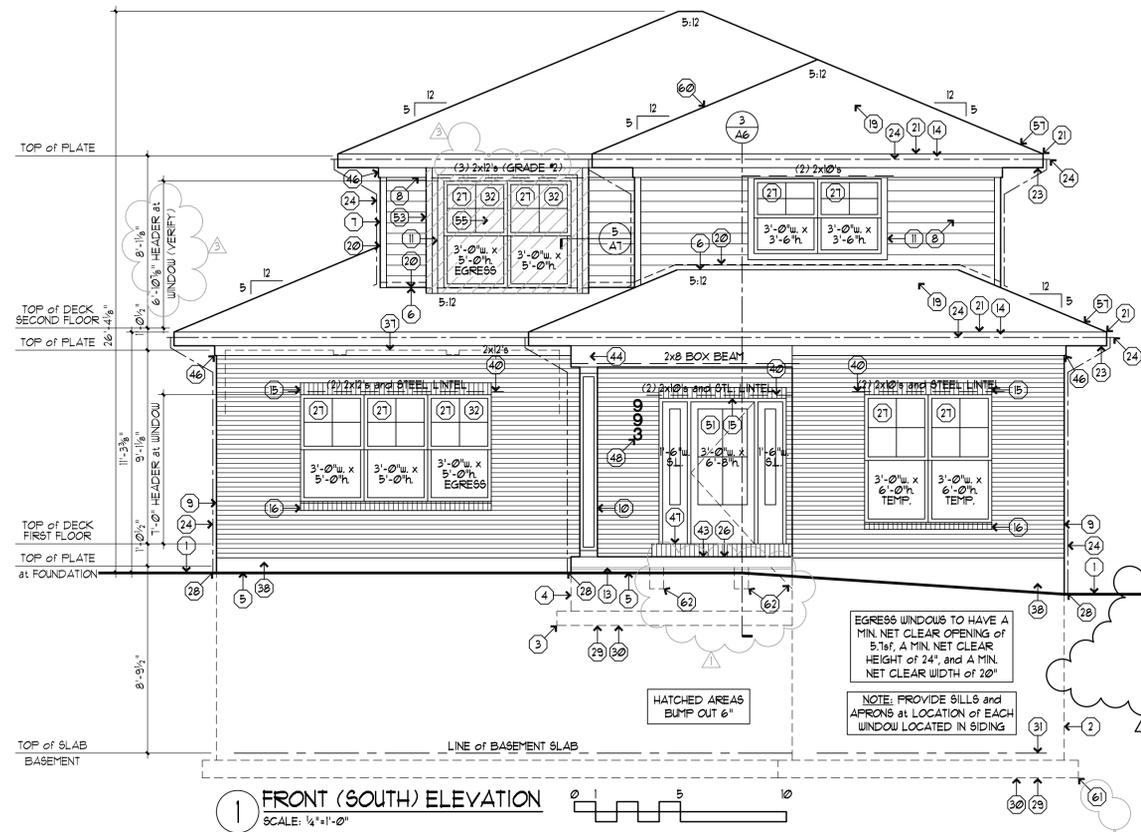


2 ROOF PLAN
 SCALE: 1/4" = 1'-0"



4 ATTIC VENT CALCULATION DIAGRAMS
 NOT TO SCALE

NOTE: ASSURE THAT ALL LVL MICROLAGS TOP BEAR ON CON. 2x POSTS AS INDICATED (NOT JUST HANGING TO SIDEWALL or POST)



EXPOSED BASEMENT CALCULATION:

TOTAL FOUNDATION WALL	
FRONT (SOUTH) WALL	361 sf
LEFT SIDE (WEST) WALL	475 sf
REAR (NORTH) WALL	341 sf
RIGHT SIDE (EAST) WALL	443 sf
TOTAL	1638 sf

EXPOSED FOUNDATION WALL ABOVE GRADE	
FRONT (SOUTH) WALL	35 sf
LEFT SIDE (WEST) WALL	59 sf
REAR (NORTH) WALL	36 sf
RIGHT SIDE (EAST) WALL	20 sf
TOTAL	120 sf

220 sf EXPOSED / 1638 sf (TOTAL) COMPLIANT AT LESS THAN 20% EXPOSED



KEYED PLAN NOTES:

- 1 FINISH GRADE VARIES
- 2 10" CONC. FOUNDATION AIR ENTRAINED TO 6% (1 1/2%) 5/8" SACK 3500psi w/ STEEL REINFORCING BARS
- 3 8" d. x 24" w. REINFORCED CONCRETE FOOTING
- 4 8" AIR-ENTRAINED CONCRETE STEM WALL (5 SACK) w/ STEEL REINFORCING BARS
- 5 CONCRETE SLAB, PATIO, SIDEWALK or STEPS at GRADE ON COMPACTED GRAVEL FILL
- 6 VINYL STARTER TRIM w/ ALUMINUM FLASHING and DRIP EDGE (SET IN SEALANT)
- 7 MAINTENANCE-FREE VINYL CORNER TRIM
- 8 MAINTENANCE-FREE VINYL LAP SIDING (w/ 6" APPROXIMATE EXPOSURE)
- 9 FACE BRICK, GENERAL SHALE "OLD BRICK ORIGINALS" "SCHOOLHOUSE" (MATCH NEIGHBORS)
- 10 DECORATIVE 10x10 RAISED PANEL PERMA-LITE COLUMN ANCHORED TO PORCH or PATIO SLAB and PIER PER COLUMN MANUFACTURER'S STANDARD (10,000psi MIN. BEARING)
- 11 1x4 VINYL or FIBER CEMENT TRIM BOARD (at HEADS, SILLS and JAMBS) OVER ALUMINUM FLASHING w/ DRIP EDGE
- 12 1x4 FIBER CEMENT TRIM at TOP and BOTTOM of EACH COLUMN
- 13 1" CHAMFER at UNDERSIDE of SLAB at OVERHANG of STEM WALL FOUNDATION (OMIT at STEP)
- 14 METAL WRAPPED 2x8 FASCIA
- 15 BRICK SOLDIER COURSE at WINDOW HEAD (TYP.)
- 16 SLOPED BRICK ROLLOCK at WINDOW SILL (TYP.)
- 17 CODE-APPROVED MECHANICAL SIDEWALL EXHAUST w/ CLEAN-OUT
- 18 FIBERGLASS ROOF VENT (1st MIN. EACH)
- 19 FIBERGLASS ROOF SHINGLES ON 1/2" FELT PAPER
- 20 FLASHING WHERE ROOF MEETS WALL
- 21 ALUMINUM DRIP EDGE (PREFINISHED TO MATCH ALUMINUM GUTTER)
- 22 ALUMINUM ROOF EDGE (PREFINISHED TO MATCH ALUMINUM GUTTER)
- 23 VENTED VINYL SOFFIT
- 24 PREFINISHED METAL GUTTER and DOWNSPOUT
- 25 PROVIDE ALUMINUM WINDOW WELLS AS REQUIRED BY GRADE
- 26 6" AIR ENTRAINED CONCRETE PORCH SLAB AS A CAP ATOP COMPACTED GRAVEL FILL and 8" CONC. STEM WALL
- 27 VINYL WINDOW UNIT (BY AN OWNER-APPROVED MANUFACTURER)
- 28 DISCHARGE SUMP PUMP and DOWNSPOUTS INDICATED UNDERGROUND TO STONE PIT BMP MITIGATION IN FRONT or REAR YARD, NO CLOSER THAN 10'-0" FROM PROPERTY LINE or BUILDING and DISCHARGE ON SUBJECT PROPERTY SO AS NOT TO CREATE A NUISANCE and PER ORDINANCE
- 29 EXTEND ALL FOOTINGS TO BELOW FROST LINE (2'-6" MIN. BELOW GRADE) and TO UNDISTURBED SOIL
- 30 VERIFY ALL FOOTING FOUNDATION and STEM WALL HEIGHTS w/ ACTUAL GRADE CONDITIONS IN FIELD
- 31 LINE of BASEMENT SLAB
- 32 EGRESS WINDOW TO HAVE A MIN. NET CLEAR OPENING of 5'-10", A MIN. NET CLEAR HEIGHT of 24", and A MIN. NET CLEAR WIDTH of 20"
- 33 LINE of EGRESS WELL at SIDE WALL BEYOND
- 34 SIDEWALL EXHAUST at DIRECT VENT GAS FIREPLACE
- 35 MULTI-LITE FRENCH DOOR PER OWNER SELECTED STYLE and MANUFACTURER (w/ TYPE II TEMPERED SAFETY GLASS)
- 36 LINE of CEILING and BEAMS at INTERIOR of FAMILY ROOM and KITCHEN (BEYOND)
- 37 LINE of CEILING and BEAMS at INTERIOR of PRIMARY BEDROOM (BEYOND)
- 38 EXPOSED FACE of CONCRETE FOUNDATION, SLAB or STEM WALL
- 39 PROVIDE A MIN. of (2) #5 REBAR AROUND ALL OPENINGS in FOUNDATION WALL (EXTEND 24" MIN. BEYOND ALL OPENING CORNERS HORIZONTALLY and VERTICALLY)
- 40 (2) 2x10's and 4" x 4" v. x 3/8" CONTINUOUS STEEL LINTEL ANGLE BOLTED TO HEADER WITH 3/8" SCREWS at 24" o.c. (SEE ELEV. FOR (2) 2x10's)
- 41 EGRESS COMPLIANT WEATHERBAR "CORNERSTONE" 4040 VINYL SLIDER EGRESS WINDOW (NO FACTORY NAIL FLANGES at THIS WINDOW)
- 42 BOMAN KEMP AU023660 EASYWELL w/ SAFETY GRATE COVER, GRAVEL or UNIT BASE and 4" ABS GRATED DRAIN and PIPE TIE LEADER THRU 6" PVC SLEEVE at FOOTING TO BASEMENT FLOOR DRAIN (WELL TO BE A MIN. of 3" at HORIZ. A MAX. of 44" TO GRADE and HAVE A MIN. PROJECTION of 36")
- 43 SLOPE PORCH SLAB at 1/4" IN. AWAY FROM BUILDING
- 44 METAL WRAPPED 1x WOOD TRIM at ALL EXPOSED FACES of 2x8 BOX BEAM at PORCH
- 45 WALL MOUNTED EXTERIOR LIGHT
- 46 1x6 VINYL or FIBER CEMENT TRIM at TOP of WALL
- 47 BRICK STEP and KICK at ENTRY DOOR
- 48 SITE ADDRESS MOUNTED TO WALL FACE (NUMERALS TO BE 4" MIN.)
- 49 EXTEND REAR WALL TO UNDERSIDE of PATIO ROOF and COVER w/ FIBER CEMENT PANEL w/ TRIM at JOINTS and PERIMETER
- 50 STAIRWAY w/ 2x TREATED WOOD TREADS, 1x TREATED WOOD CLOSED RISERS ON (5) 2x TREATED WOOD STRINGERS at 24" o.c. MAX. (w/ 1 3/4" MAX. RISERS and 9" MIN. TREADS) ANCHOR at HOUSE FACE w/ CONT. 2x4 WOOD CLEAT
- 51 DECORATIVE WOOD ENTRY DOOR and SIDELITES, EACH w/ TYPE II SAFETY GLASS INSERTS
- 52 12" CONC. PIER w/ (1) #4 REBAR (24" V) VERTICAL CENTERED, BOTTOM of PIER at 2'-6" BELOW GRADE MINIMUM)
- 53 1x FIBER CEMENT PANEL at ALL FACES of BAY PROJECTION
- 54 4x4 KINGPOST FROM RIDGE BEAM to BEAM
- 55 CROSS HATCHING INDICATES EXTENT of BAY ELEMENTS. PROJECTED 6" FORWARD (w/ 2x6" CLIP-ATTACHED TO TYPICAL WALL FACE)
- 56 REAR PART of PATIO CANOPY IS A STICK-BUILT OVERFRAME of 2x6's at 24" o.c. and CODE-APPROVED 1/2" PLYWOOD SHEATHING ABOVE REGULAR ROOF
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- 58 METAL WRAPPED 2x10 RAKE BOARD at GABLE END of PATIO CANOPY
- 59 1x VINYL or METAL TRIM ON ALL FACES of (3) 2x10's BEAM
- 60 PROVIDE FLASHING at ALL ROOF VALLEYS
- 61 10" d. x 30" w. REINFORCED CONCRETE FOOTING (at MASONRY WALLS ONLY)
- 62 8" w. x 1'-0" EXTENSION and 1'-0" d. PORCH HAUNCHS SET at TOP of FOUNDATION and DESCENDING at 45° (3 THUS)

PHIL WILSON CONSULTING
1276 RIVERSIDE DRIVE FENTON, MO 63026
pw63026@gmail.com 314.814.6332

PHILLIP A. WILSON - ARCHITECT
SOLE PROPRIETORSHIP
MO # A-5529

Korus Properties, LLC
2517 Louis Avenue
Brentwood, Missouri 63144
attn: Roger Bettlach
314.277.5251

A New Residence at:
993 Glenbrook Avenue
Glendale, Missouri 63122

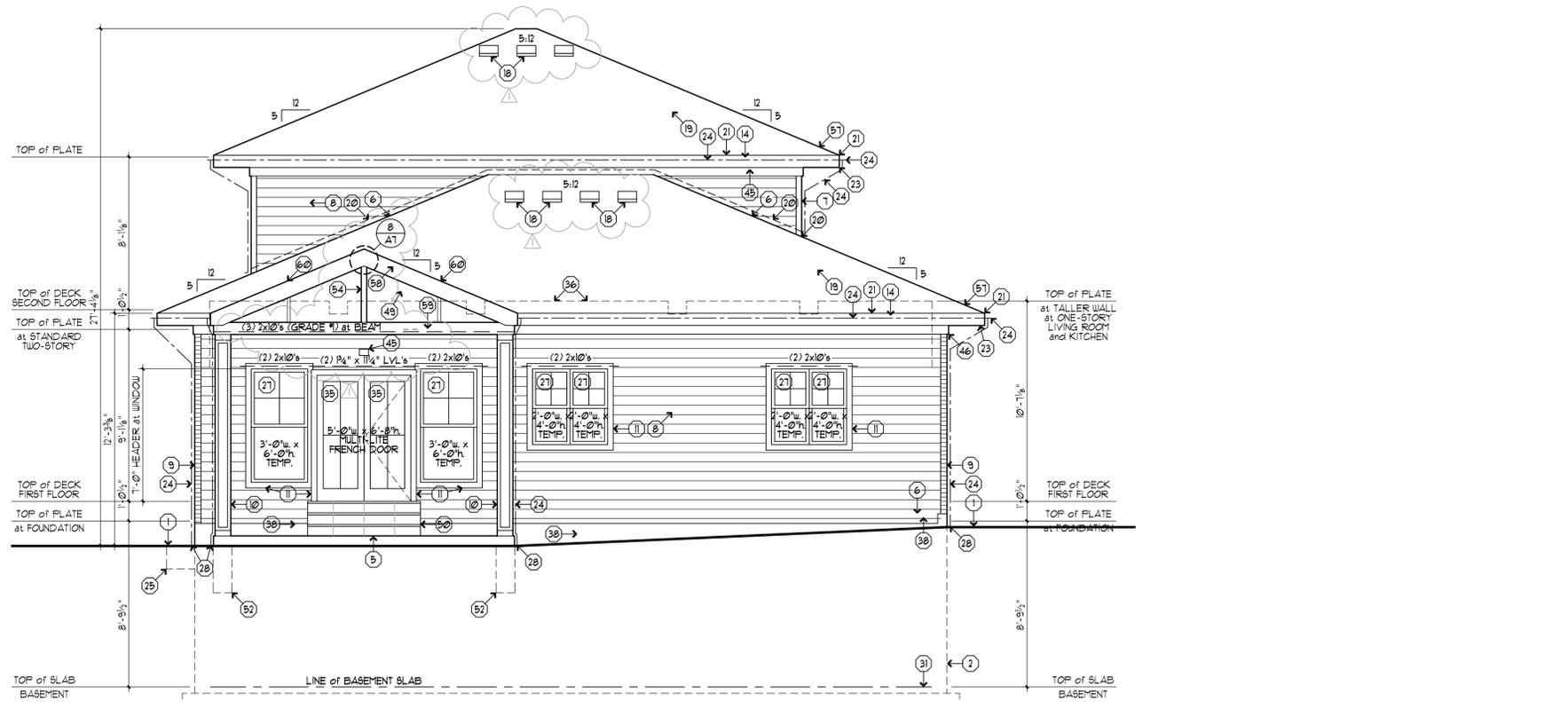
993 Glenbrook Avenue
Glendale, Missouri 63122

PROJECT NO: 202121
ORIGINAL DATE 10APR2023
25MAY2023 CITY COMMENTS
26JUN2023 CITY COMMENTS
28NOV2023 ARB RESUBMIT

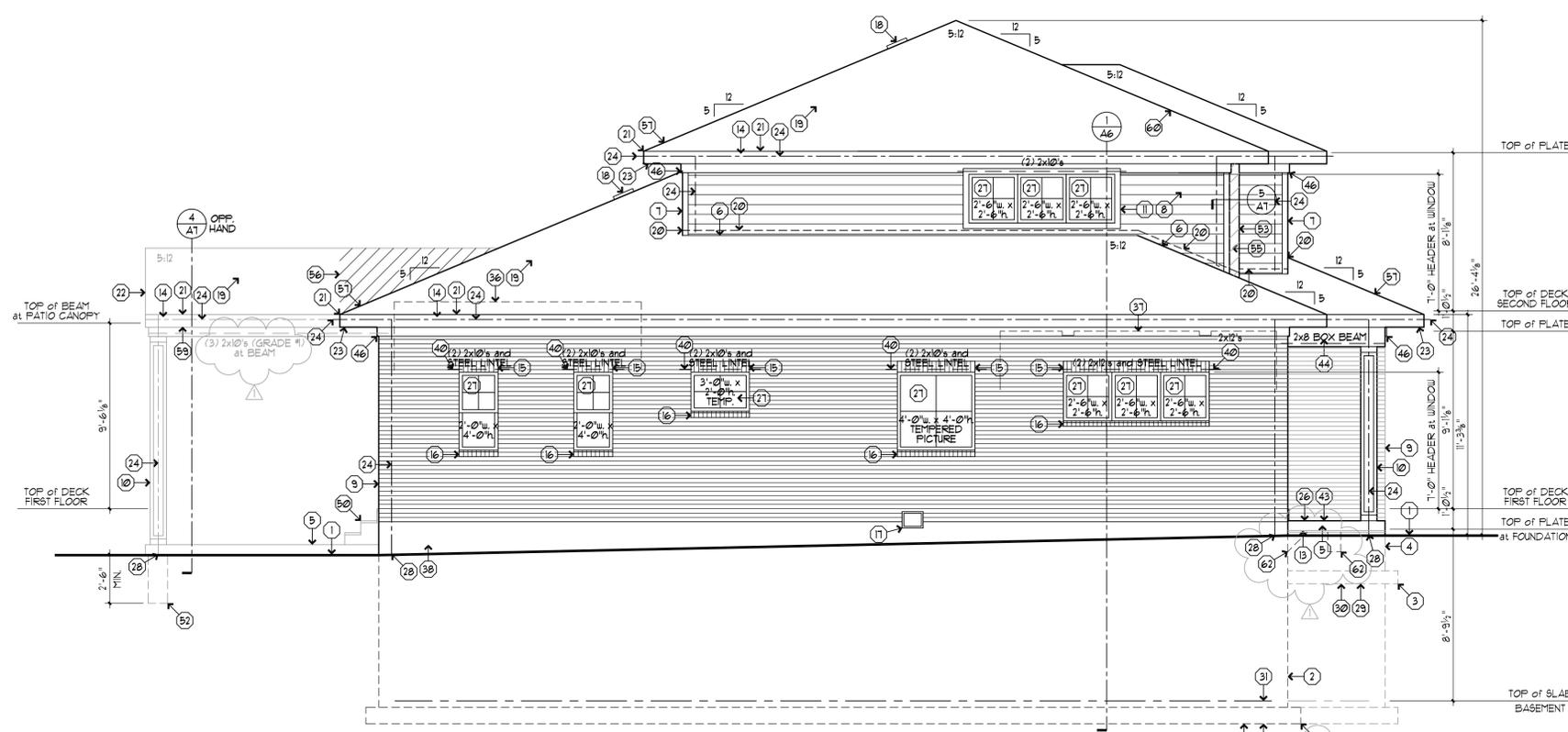
PHILLIP A. WILSON - ARCHITECT
MO # A-5529

DATE: 10APR2023
SCALE: 1/4"=1'-0"

FRONT and RIGHT
SIDE EXT. ELEV'S.



1 REAR (NORTH) ELEVATION
SCALE: 1/4"=1'-0"



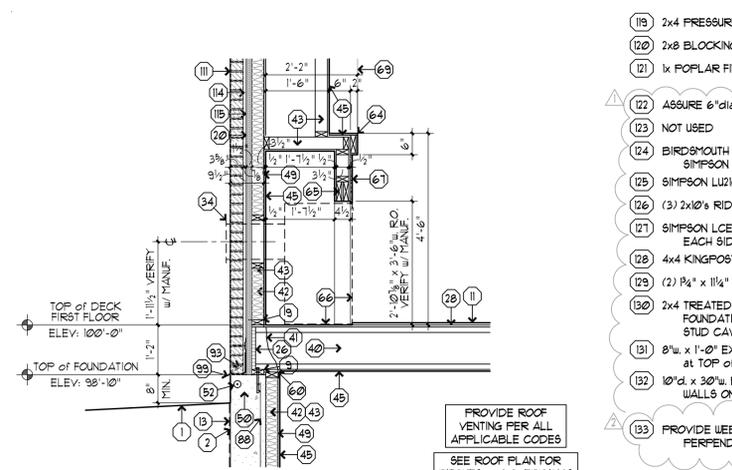
2 LEFT SIDE (WEST) ELEVATION
SCALE: 1/4"=1'-0"

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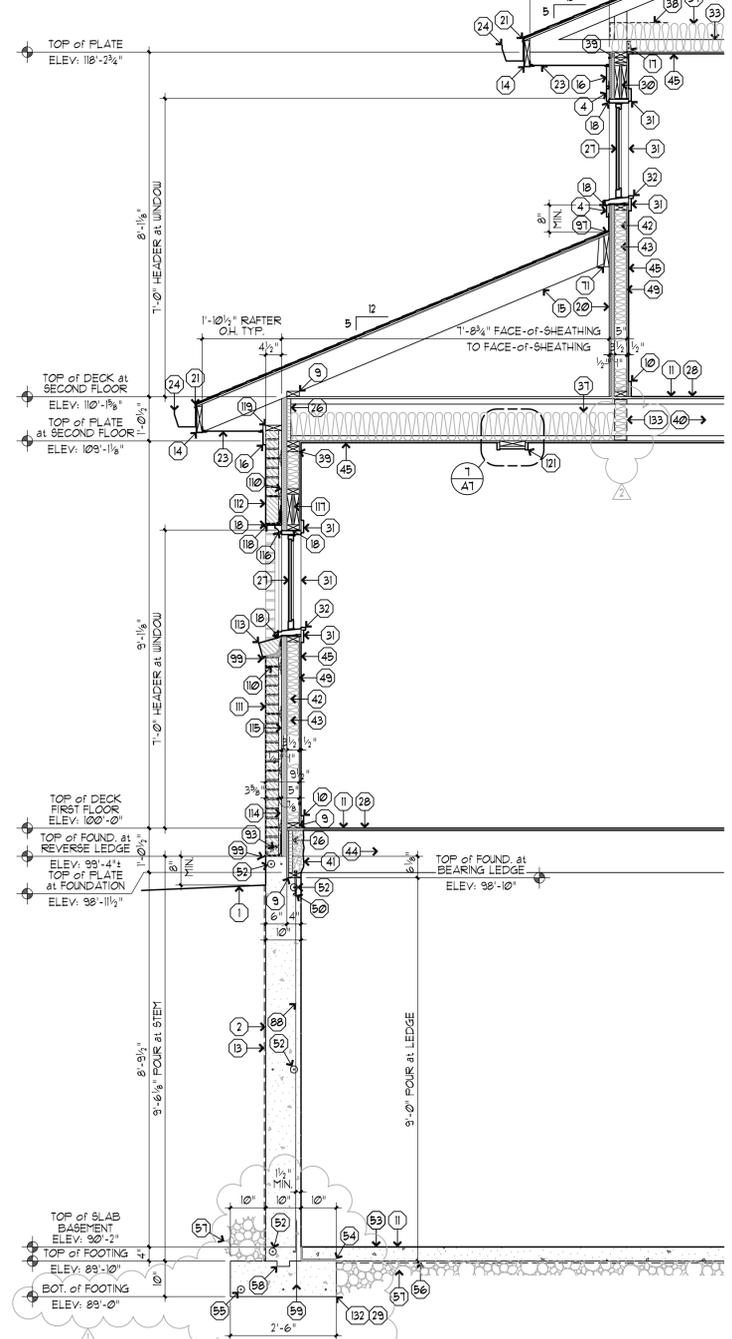
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- 60 PROVIDE FLASHING at ALL ROOF VALLEYS
- 61 10" d. x 30" w. REINFORCED CONCRETE FOOTING (at MASONRY WALLS ONLY)
- 62 8" w. x 1'-0" EXTENSION and 1'-0" d. PORCH HAUNCHS SET at TOP of FOUNDATION and DESCENDING at 45° (3 THUS)

KEYED SECTION NOTES:

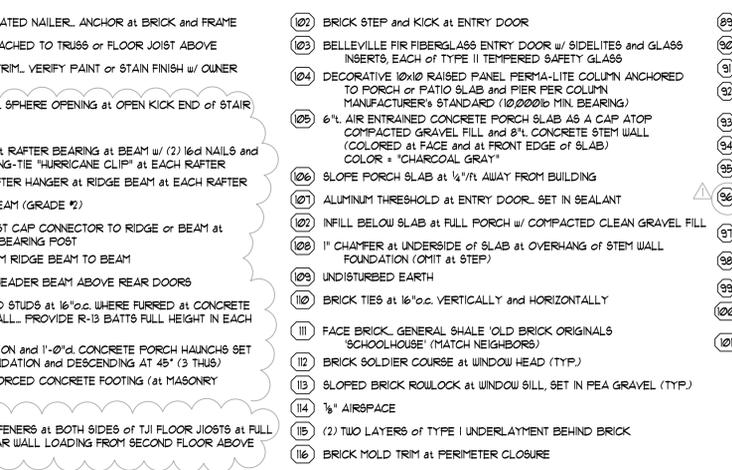
- 1 FINISH GRADE VARIES
- 2 10" CONCRETE FOUNDATION AIR ENTRAINED TO 6% (1 1/2%) 5/8" SACK 3500psi w/ STEEL REINFORCING BARS
- 3 8" x 24" REINFORCED CONCRETE FOOTING
- 4 1x4 VINYL or FIBER CEMENT TRIM BOARD (at HEADS, SILLS and JAMBS OVER ALUM. FLASHING w/ DRIP EDGE) or A9 TRIM at TOP and BOTTOM of COLUMN
- 5 "HARDIE" FLAT PANEL BOARD (or EQUAL) at VERTICAL INFILL
- 6 VINYL STARTER TRIM w/ ALUMINUM FLASHING and DRIP EDGE (SET IN SEALANT)
- 7 MAINTENANCE-FREE VINYL J-CHANNEL TRIM (at SILLS, JAMBS and HEADS) OVER ALUMINUM FLASHING w/ DRIP EDGE
- 8 MAINTENANCE-FREE VINYL LAP SIDING (w/ 6" APPROXIMATE EXPOSURE)
- 9 2x4 PRESSURE TREATED BOTTOM PLATE (ON FIBROUS SILL SEALER at ANCHOR PLATE CONDITION) LEVEL w/ SHIMS
- 10 1x WOOD BASE
- 11 SEE FLOOR PLAN FOR FLOOR FINISH
- 12 CARPET and PAD
- 13 40mil POLYMER MODIFIED ASPHALT EMULSION SPRAY WATERPROOFING
- 14 METAL WRAPPED 2x6 FASCIA
- 15 2x8 ROOF RAFTERS at 24" o.c. (HANGERED TO LEDGER at WALL FACE)
- 16 1x6 VINYL or FIBER CEMENT TRIM at TOP of WALL
- 17 SIMPSON STRONG-TIE "HURRICANE CLIPS" (or APPROVED EQUAL)
- 18 ALUMINUM FLASHING w/ DRIP EDGE. SET IN SEALANT
- 19 FIBERGLASS ROOF SHINGLES ON 15" FELT PAPER
- 20 1/2" ZIP SYSTEM SHEATHING PANEL R-6.6 (SEE GENERAL NOTES ON SHEET A1) (PER 2015 IRC)
- 21 ALUMINUM DRIP EDGE (PREFINISHED TO MATCH ALUMINUM GUTTER)
- 22 8" AIR-ENTRAINED CONCRETE STEM WALL (5 SACK) w/ STEEL REINFORCING BARS
- 23 VENTED VINYL SOFFIT
- 24 PREFINISHED METAL GUTTER and DOWNSPOUT
- 25 1/2" CDX PLYWOOD SHEATHING
- 26 1/8" x 1 1/8" OSB RIM BOARD at EACH FLOOR and at FULL PERIMETER
- 27 VINYL WINDOW UNIT (BY AN OWNER-APPROVED MANUFACTURER)
- 28 1/2" LP TOP NOTCH 250' TONGUE and GROOVE SHEATHING (GLUED and NAILED TO JOISTS)
- 29 EXTEND ALL FOOTINGS TO BELOW FROST LINE (2'-6" MIN. BELOW GRADE) and TO UNDISTURBED SOIL
- 30 (2) 2x6 HEADER w/ 1/2" SOLID PLYWOOD SPACER BETWEEN (UNLESS NOTED OTHERWISE)
- 31 1x FULL INTERIOR WINDOW CASING (at HEAD, SILL and JAMBS TYP.)
- 32 5/4" WOOD SILL w/ ROUNDED FRONT EDGE
- 33 WOOD TRUSS (DESIGN BY MANUFACTURER) SEE PLAN FOR SPACING
- 34 SIDEWALL EXHAUST at DIRECT VENT GAS FIREPLACE (10" x 12" VERIFY w/ MANUFACTURER'S REQUIREMENTS (DO NOT PACK w/ INSULATION OR OTHER MATERIAL))
- 35 1/2" CDX WOOD ROOF SHEATHING w/ STAGGERED END JOINTS, 1/8" SPACE at ALL JOISTS and 1/2" PANEL CLIPS
- 36 15" ROOFING FELT. PROVIDE (2) LAYERS of TYPE I UNDERLAYMENT (CEMENTED TOGETHER) to a POINT 24" INSIDE the INTERIOR WALL LINE
- 37 ROOF INSULATION (R-38 MIN)
- 38 INSULATION BAFFLE (TYP.)
- 39 DOUBLE 2x4 TOP FLATES
- 40 TJI 1 1/8" FLOOR JOISTS at 16" o.c. (SEE FLOOR PLAN)
- 41 CLOSED CELL SPRAY FOAM INSULATION at BANDBOARD (3" and R-20 MIN.)
- 42 R-13 CAVITY INSULATION and R-5 CONTINUOUS INSULATION (SEE GENERAL NOTES ON SHEET A1) PER 2015 IRC
- 43 2x4 WOOD STUDS at 16" o.c.
- 44 TIMBERSTRAND 15E LSL 1 1/2" x 1 1/8" FLOOR JOISTS at 16" o.c. (SEE FLOOR PLAN)
- 45 1/2" GYPSUM BOARD at ALL WALLS and CEILING
- 46 1/2" COMPRESSIBLE FILLER
- 47 1x2 VINYL or FIBER CEMENT SEPARATOR BOARD
- 48 4mil POLY VAPOR BARRIER ON WARM FACE of STUDS (TURN DOWN ONTO TOP of FOUNDATION (TYP.))
- 49 1/2" x 12" ANCHOR BOLTS at 4'-0" o.c. w/ 1/2" WASHERS. PROVIDE A MIN. of (2) BOLTS PER PLATE PIECE and (1) BOLT WITHIN 4" TO 1'-0" of EACH END (ALL BOLTS TO HAVE A MIN. of 1" EMBEDMENT and BE PLACED IN THE MIDDLE THIRD of PLATE FACE)
- 50 CONTINUOUS TREATED 2x4 CLEAT at HOUSE END BEARING RAFTER
- 51 (2) #5 CONTINUOUS REBAR at TOP, MIDDLE and BOTTOM
- 52 4" CONCRETE SLAB (2500psi) (SLOPE TO DRAIN GRADE or DOORS)
- 53 HYDROCONTROL INTERIOR DRAIN and RADON MITIGATION SYSTEM (CONTINUOUS at INTERIOR TO SUMP PIT)
- 54 (3) #4 CONTINUOUS REBAR
- 55 6mil POLY VAPOR BARRIER
- 56 4" COMPACTED GRAVEL FILL AS BASE UNDER SLAB or AS BACKFILL
- 57 2x4 KEYWAY
- 58 1/2" VERTICAL REBAR INTO FOOTING (TIED TO EACH 1/2" VERTICAL BAR)
- 59 3/4" OSB FIREBLOCK at TOP GAP and at INTERVALS of NO MORE THAN 10'-0" ALONG LENGTH of WALLS
- 60 WOOD CROWN MOLDING AS DESIGNATED on CEILING PLANS. (VERIFY SIZE, STYLE and DESIGN w/ OWNER)
- 61 1/2" TYPE "X" GYPSUM BOARD at UNDERSIDE of STAIR
- 62 2x10 STICK-BUILT ROOF RAFTERS at 24" o.c. w/ 2x10 RIDGE BEAM (WRAPPED w/ 1x WOOD TRIM (PAINTED) w/ CONCEALED ANCHOR at PORCH BEAM)
- 63 6" PROJECTED MDF WRAPPED 2x MANTLE at FACE of FRAMING (CARRY AROUND and at SIDEWALLS of FIREPLACE FRAMING and AS FRAME FOR TILE SURROUND)
- 64 (2) 2x6 HEADER w/ 1/2" SOLID PLYWOOD SPACER BETWEEN at FIREPLACE OPENING (VERIFY OPENING w/ MANUFACTURER'S REQUIREMENTS)
- 65 HEATILATOR NOVUS NDV3630 DIRECT-VENT GAS FIREPLACE (VERIFY MANUFACTURER and MODEL w/ OWNER and PROVIDE CONSTRUCTION ENCLOSURE PER MANUFACTURER'S SPECIFICATIONS and APPLICABLE CODES)
- 66 TILE FACING at FULL FRONT FACE of FIREPLACE UNDER MANTLE (TERMINATE w/ WOOD TRIM at EACH CORNER of FIREPLACE FRAMING) VERIFY MATERIAL, COLOR and FINISH SELECTION w/ OWNER
- 67 (2) 1 1/8" x 1 1/8" LVL BEAM (w/ TJI HANGERS WHERE JOISTS ARE SIDE BEARING
- 68 2'-2" PROJECTION (x 1 1/2" GYPSUM BOARD PLASTER) at END of FIREPLACE FRAMING BEYOND (FROM THE TOP of FIREPLACE TO CEILING ABOVE)
- 69 2x8 CEILING RAFTERS at 24" o.c. (HANGERED TO LEDGER at WALL FACE)
- 70 2x LEDGER at WALL w/ RAFTER HANGERS (THRU NAIL TO FRAMING STUDS)
- 71 1x VINYL TRIM WRAP BOARD at ALL FACES of (3) 2x10's (GRADE #) BEAM
- 72 SIMPSON "RCA" CLIPS TO STUDS at PROJECTION at 4'-0" o.c. EACH WAY
- 73 NOT USED
- 74 STANDARD NEUL POST
- 75 CONTINUOUS GRASPABLE WOOD HANDRAIL at 3'-0" ABOVE TREADS. (RETURN at ENDS). PROVIDE ANCHOR BRACKETS at TOP, MID and BOTTOM TO 2x WOOD BLOCKING in WALL



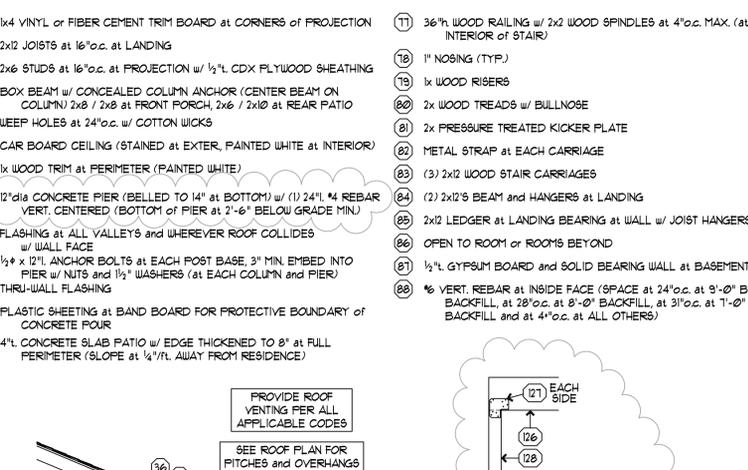
4 SECTION at FIREPLACE
 SCALE: 1/2"=1'-0"



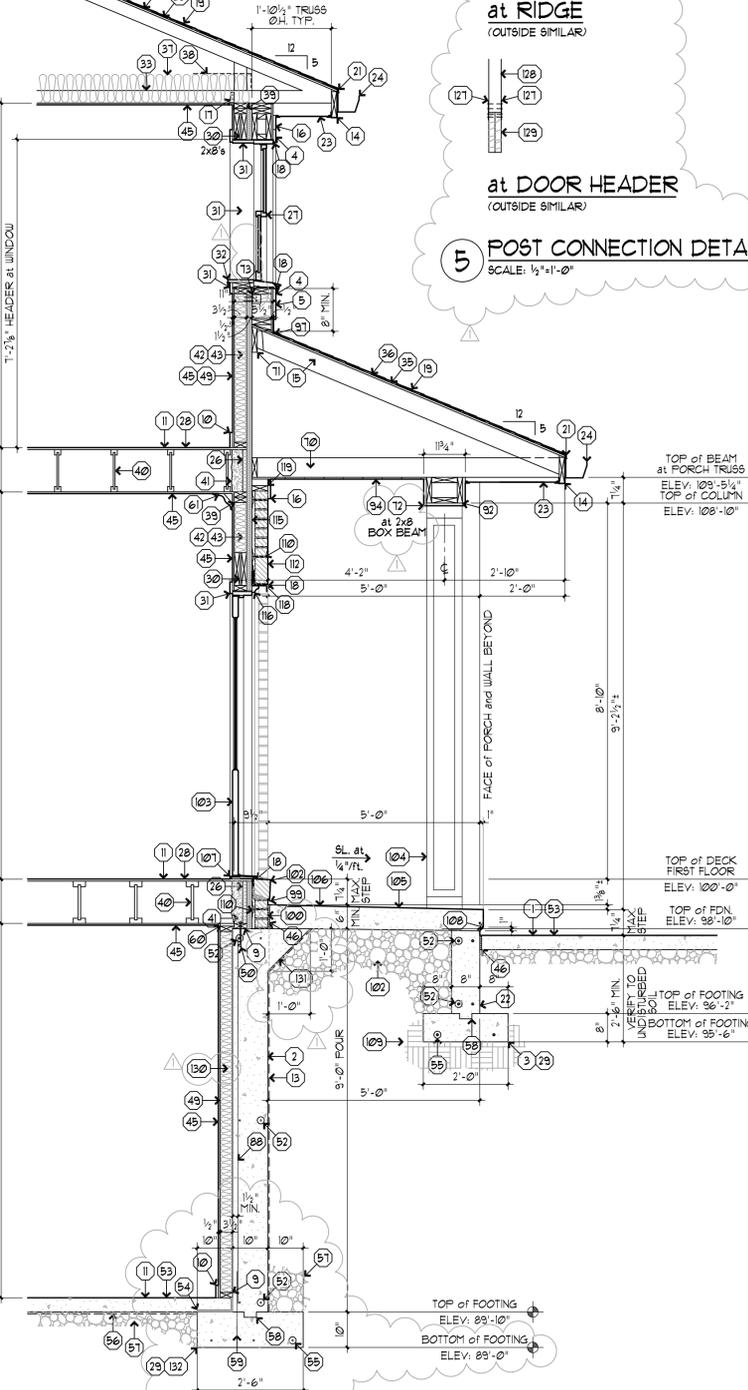
1 WEST WALL SECTION
 SCALE: 1/2"=1'-0"



2 EAST WALL SECTION
 SCALE: 1/2"=1'-0"



3 SECTION at FRONT PORCH
 SCALE: 1/2"=1'-0"



5 POST CONNECTION DETAILS
 SCALE: 1/2"=1'-0"

- 119 2x4 PRESSURE TREATED NAILER. ANCHOR at BRICK and FRAME
- 120 2x8 BLOCKING ATTACHED TO TRUSS or FLOOR JOIST ABOVE
- 121 1x POPLAR FINISH TRIM. VERIFY PAINT or STAIN FINISH w/ OWNER
- 122 ABSURE 6" dia MAX. SPHERE OPENING at OPEN KICK END of STAIR
- 123 NOT USED
- 124 BIRDSMOUTH CUT at RAFTER BEARING at BEAM w/ (2) 16d NAILS and SIMPSON STRONG-TIE "HURRICANE CLIP" at EACH RAFTER
- 125 SIMPSON L202 RAFTER HANGER at RIDGE BEAM at EACH RAFTER
- 126 (3) 2x10" RIDGE BEAM (GRADE #)
- 127 SIMPSON LCE4 POST CAP CONNECTOR TO RIDGE or BEAM at EACH SIDE of BEARING POST
- 128 4x4 KINGPOST FROM RIDGE BEAM TO BEAM
- 129 (2) 1 1/2" x 1 1/2" LVL. HEADER BEAM ABOVE REAR DOORS
- 130 2x4 TREATED WOOD STUDS at 16" o.c. WHERE RURRED at CONCRETE FOUNDATION WALL. PROVIDE R-13 BATTIS FULL HEIGHT in EACH STUD CAVITY.
- 131 8" x 1'-0" EXTENSION and 1'-0" CONCRETE PORCH HAUNCHES SET at TOP of FOUNDATION and DESCENDING at 45° (3 THUS)
- 132 10" dia. x 30" REINFORCED CONCRETE FOOTING (at MASONRY WALLS ONLY)
- 133 PROVIDE WEB STIFFENERS at BOTH SIDES of TJI FLOOR JOISTS at FULL PERPENDICULAR WALL LOADING FROM SECOND FLOOR ABOVE

- 102 BRICK STEP and KICK at ENTRY DOOR
- 103 BELLEVILLE FIR FIBERGLASS ENTRY DOOR w/ SIDELITES and GLASS INSERTS. EACH of TYPE II TEMPERED SAFETY GLASS
- 104 DECORATIVE 10x10 RAISED PANEL PERMA-LITE COLUMN ANCHORED TO PORCH or PATIO SLAB and PIER PER COLUMN MANUFACTURER'S STANDARD (10000lb MIN. BEARING)
- 105 6" AIR-ENTRAINED CONCRETE PORCH SLAB AS A CAP ATOP COMPACTED GRAVEL FILL and 8" CONCRETE STEM WALL (COLORED at FACE and at FRONT EDGE of SLAB) COLOR = "CHARCOAL GRAY"
- 106 SLOPE PORCH SLAB at 1/4" ft. AWAY FROM BUILDING
- 107 ALUMINUM THRESHOLD at ENTRY DOOR. SET IN SEALANT
- 108 INFILL BELOW SLAB at FULL PORCH w/ COMPACTED CLEAN GRAVEL FILL
- 109 1" CHAMFER at UNDERSIDE of SLAB at OVERHANG of STEM WALL FOUNDATION (OMIT at STEP)
- 110 UNDISTURBED EARTH
- 111 BRICK TIES at 16" o.c. VERTICALLY and HORIZONTALLY
- 112 FACE BRICK. GENERAL SHALE OLD BRICK ORIGINALS "SCHOOLHOUSE" (MATCH NEIGHBORS)
- 113 BRICK SOLDIER COURSE at WINDOW HEAD (TYP.)
- 114 SLOPED BRICK ROULOOK at WINDOW SILL, SET IN FEA GRAVEL (TYP.)
- 115 1/8" AIRSPACE
- 116 (2) TWO LAYERS of TYPE I UNDERLAYMENT BEHIND BRICK
- 117 BRICK MOLD TRIM at PERIMETER CLOSURE
- 118 (2) 2x10's and 4" x 4" v. x 3/8" CONT. STL. LINTEL ANGLE BOLTED w/ 3/8" x 3" SCREWS at 24" o.c. w/ DRIP FLASH
- 119 DASHED LINE INDICATES PROFILE of STAIR at OPPOSITE RUN

- 18 3/8" WOOD RAILING w/ 2x2 WOOD SPINDLES at 4" o.c. MAX. (at INTERIOR of STAIR)
- 19 1" NOSING (TYP.)
- 20 1x WOOD RISERS
- 21 2x WOOD TREADS w/ BULLNOSE
- 22 2x PRESSURE TREATED KICKER PLATE
- 23 METAL STRAP at EACH CARRIAGE
- 24 (3) 2x12 WOOD STAIR CARRIAGES
- 25 (2) 2x12'S BEAM and HANGERS at WALLING
- 26 2x12 LEDGER at LANDING BEARING at LANDING w/ JOIST HANGERS
- 27 OPEN TO ROOM or ROOMS BEYOND
- 28 1/2" GYPSUM BOARD and SOLID BEARING WALL at BASEMENT RUN
- 29 1/2" VERT. REBAR at INSIDE FACE (SPACE at 24" o.c. at 9'-0" BACKFILL, BACKFILL at 28" o.c. at 8'-0" BACKFILL, at 31" o.c. at 1'-0" BACKFILL and at 4" o.c. at ALL OTHERS)

PROVIDE ROOF VENTING PER ALL APPLICABLE CODES
 SEE ROOF PLAN FOR PITCHES and OVERHANGS

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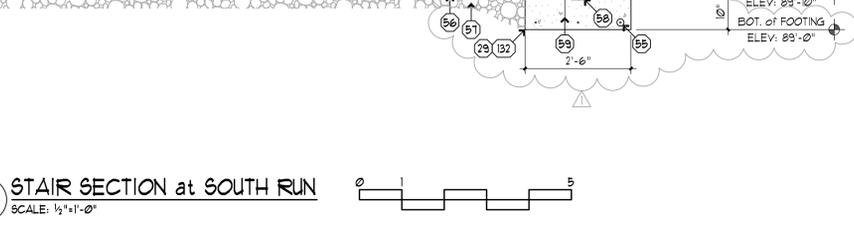
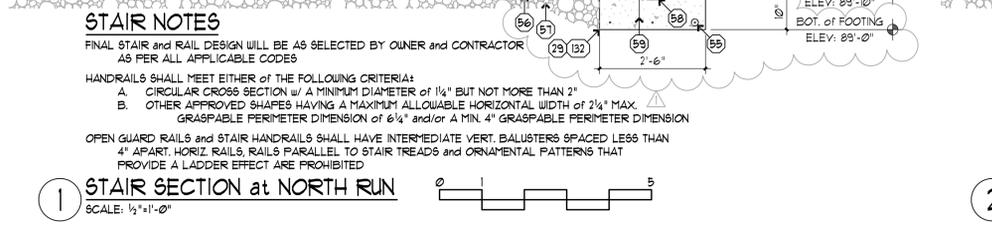
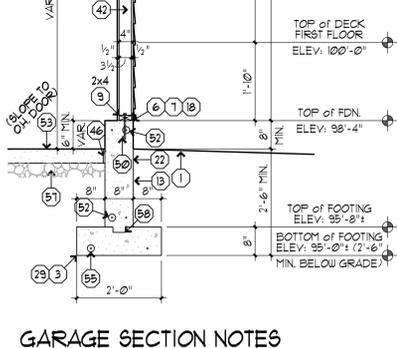
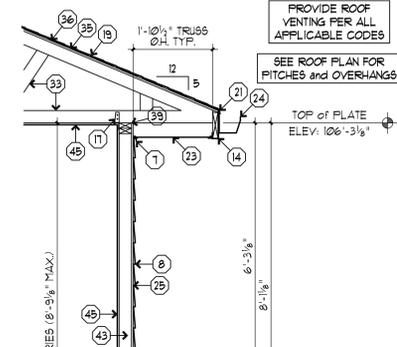
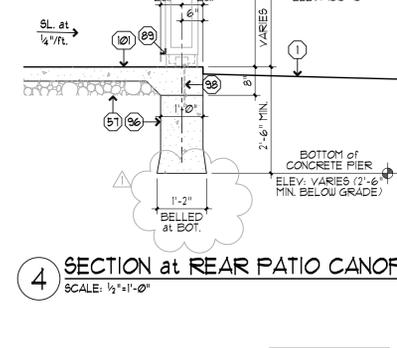
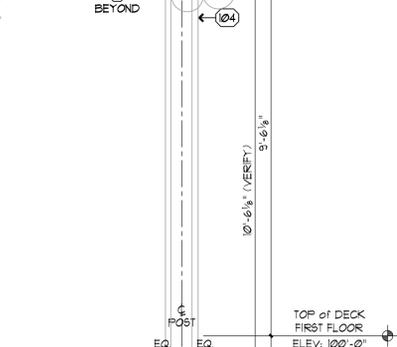
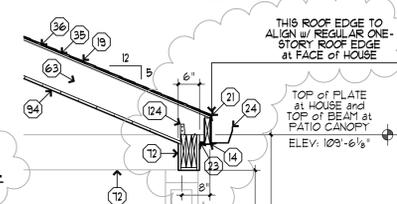
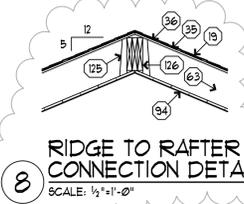
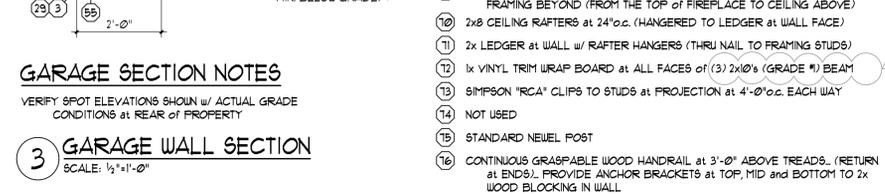
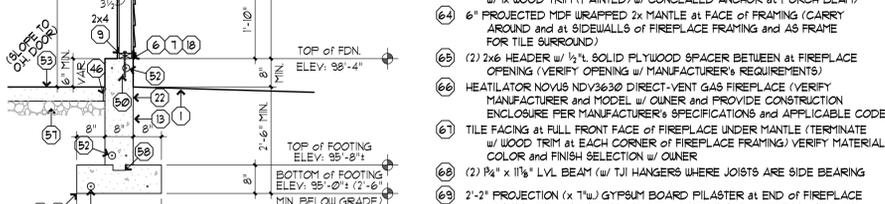
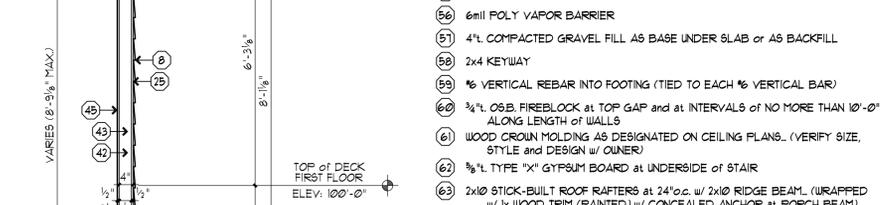
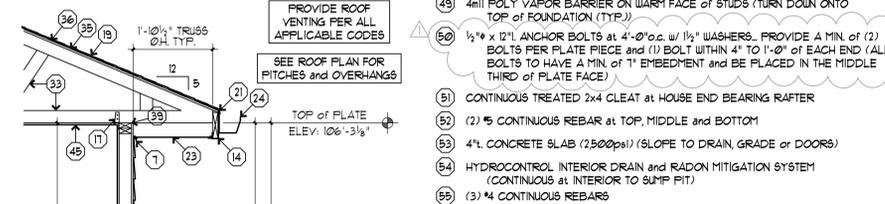
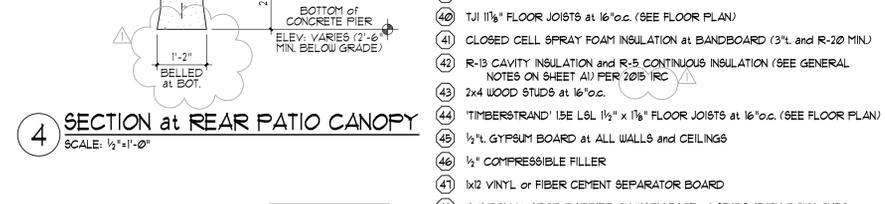
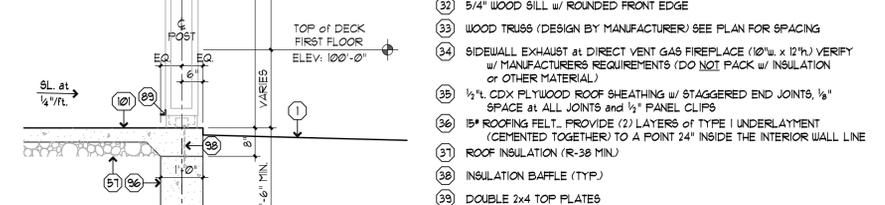
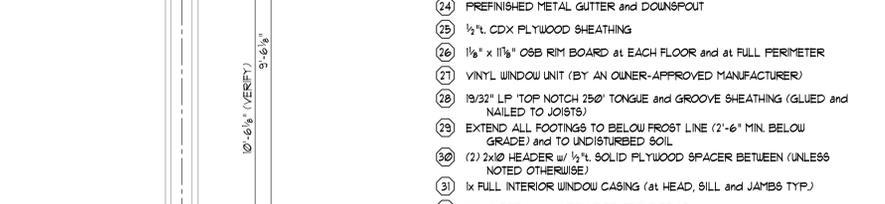
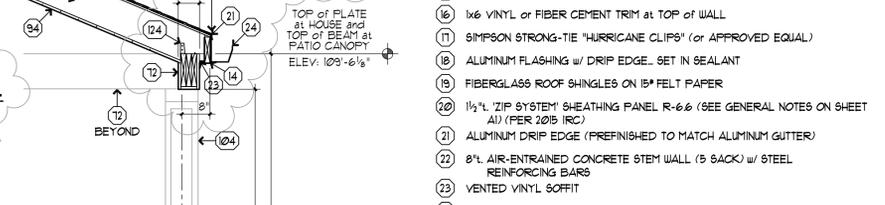
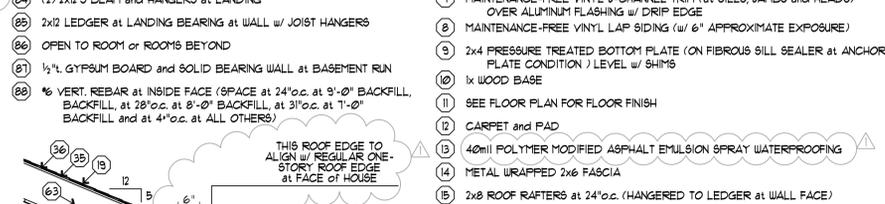
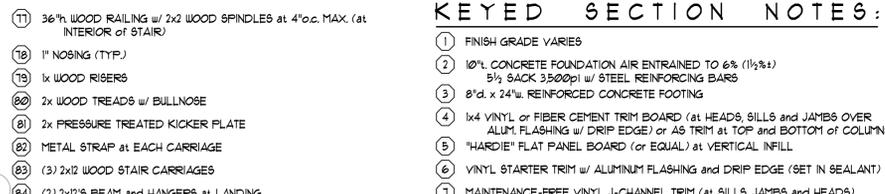
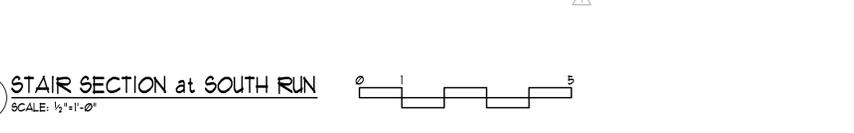
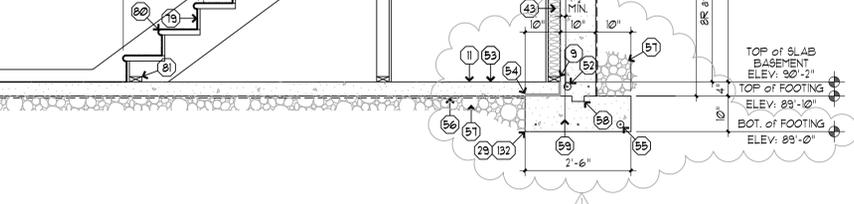
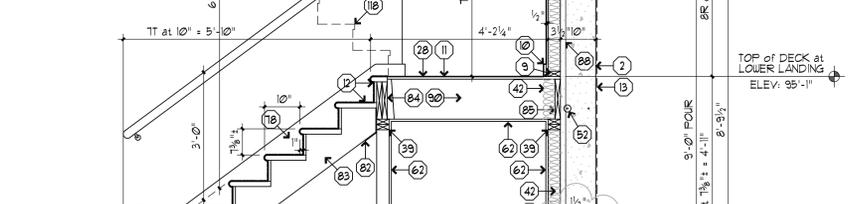
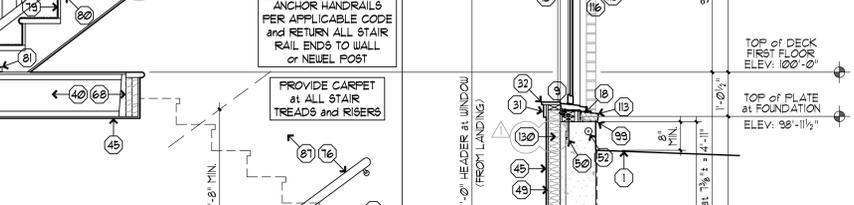
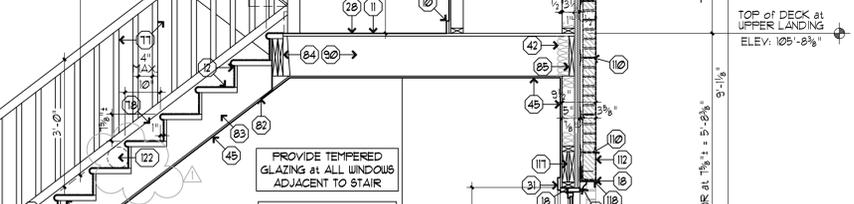
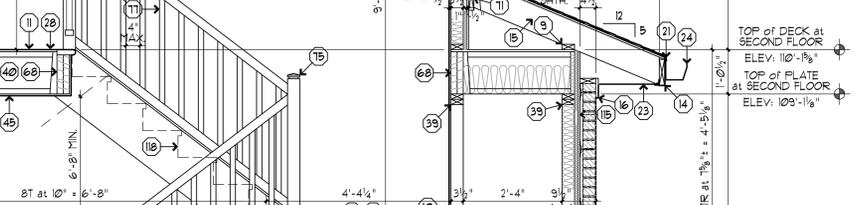
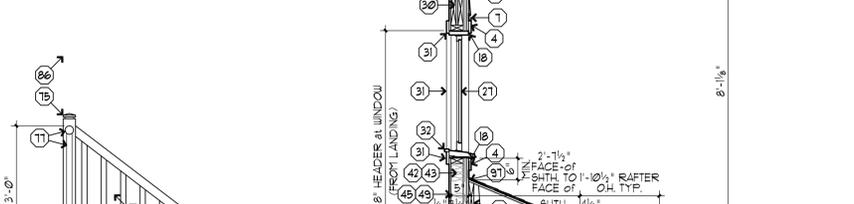
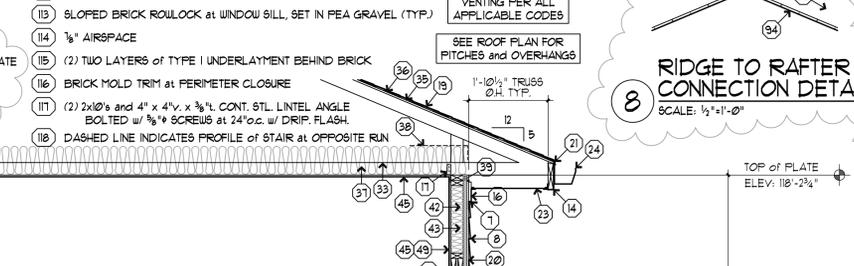
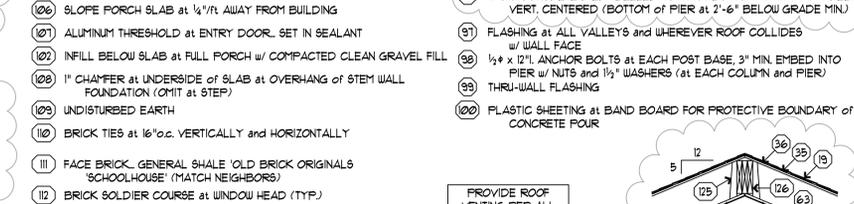
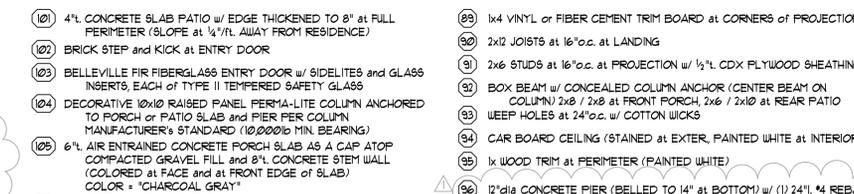
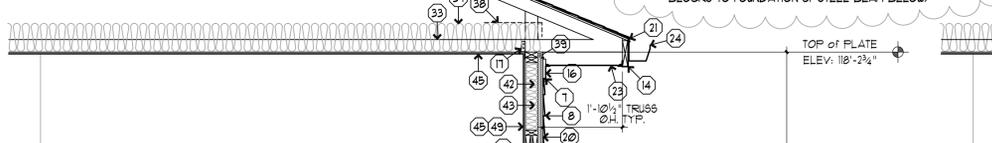
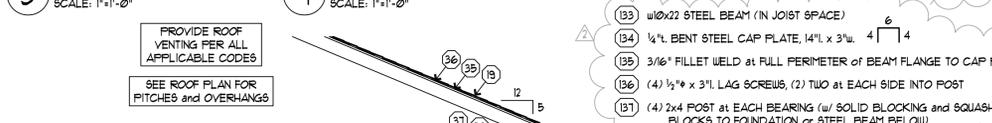
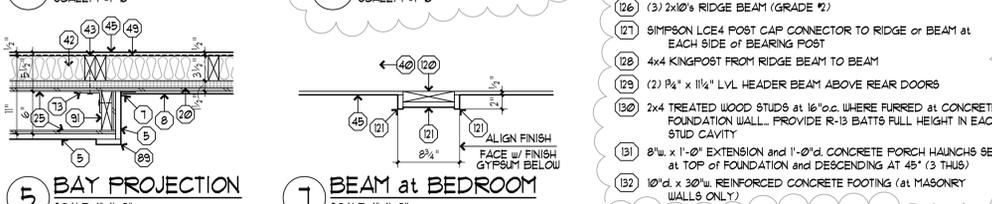
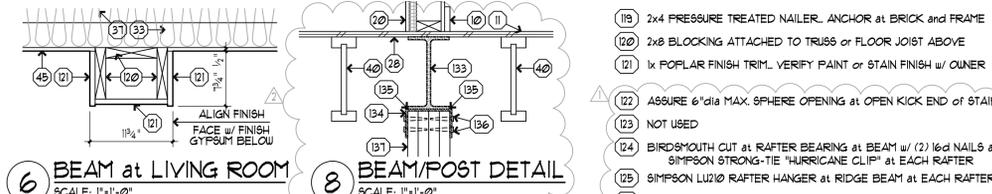
at RIDGE (OUTSIDE SIMILAR)

at DOOR HEADER (OUTSIDE SIMILAR)

SECTION NOTES
 AN ICE SHIELD IS REQUIRED UNDER THE SHINGLES / ROOFING of (2) TWO LAYERS of TYPE I UNDERLAYMENT CEMENTED TOGETHER or of AN APPROVED WATERPROOFING MEMBRANE EXTENDING FROM THE EDGE of the EAVES TO at LEAST 24" MEASURED HORIZONTALLY INSIDE the EXTERIOR WALL LINE (TYPICAL)

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- 3 8" d. x 24" REINFORCED CONCRETE FOOTING
- 4 1/4" VINYL or FIBER CEMENT TRIM BOARD (at HEADS, SILLS and JAMBS OVER ALUM. FLASHING w/ DRIP EDGE) or 49 TRIM at TOP and BOTTOM of COLUMN
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- 7 MAINTENANCE-FREE VINYL J-CHANNEL TRIM (at SILLS, JAMBS and HEADS) OVER ALUMINUM FLASHING w/ DRIP EDGE
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- 9 2x4 PRESSURE TREATED BOTTOM PLATE (ON FIBROUS SILL SEALER at ANCHOR PLATE CONDITION) LEVEL w/ SHIMS
- 10 1x WOOD BASE
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- 27 VINYL WINDOW UNIT (BY AN OWNER-APPROVED MANUFACTURER)
- 28 1/2" LP TOP NOTCH 250' TONGUE and GROOVE SHEATHING (GLUED and NAILED TO JOISTS)
- 29 EXTEND ALL FOOTINGS TO BELOW FROST LINE (2'-6" MIN. BELOW GRADE) and TO UNDISTURBED SOIL
- 30 (2) 2x8 HEADER w/ 1/2" SOLID PLYWOOD SPACER BETWEEN (UNLESS NOTED OTHERWISE)
- 31 1x FULL INTERIOR WINDOW CASING (at HEAD, SILL and JAMBS TYP.)
- 32 5/4" WOOD SILL w/ ROUNDED FRONT EDGE
- 33 WOOD TRUSS (DESIGN BY MANUFACTURER) SEE PLAN FOR SPACING
- 34 SIDEWALL EXHAUST at DIRECT VENT GAS FIREPLACE (10" w/ 12" VERIFY w/ MANUFACTURER'S REQUIREMENTS (DO NOT PACK w/ INSULATION or OTHER MATERIAL))
- 35 1/2" CDX PLYWOOD ROOF SHEATHING w/ STAGGERED END JOINTS, 1/2" SPACE at ALL JOINTS and 1/2" PANEL CLIPS
- 36 5/8" ROOFING FELT. PROVIDE (2) LAYERS of TYPE I UNDERLAYMENT (CEMENTED TOGETHER) to a POINT 24" INSIDE the INTERIOR WALL LINE
- 37 ROOF INSULATION (R-38 MIN)
- 38 INSULATION Baffle (TYP.)
- 39 DOUBLE 2x4 TOP FLATES
- 40 TJI 1 1/8" FLOOR JOISTS at 16" o.c. (SEE FLOOR PLAN)
- 41 CLOSED CELL SPRAY FOAM INSULATION at BANDBOARD (3" and R-20 MIN)
- 42 R-13 CAVITY INSULATION and R-5 CONTINUOUS INSULATION (SEE GENERAL NOTES ON SHEET A1) PER 2015 IRC
- 43 2x4 WOOD STUDS at 16" o.c.
- 44 TIMBERSTRAND 15E L38 1/2" x 1 1/8" FLOOR JOISTS at 16" o.c. (SEE FLOOR PLAN)
- 45 1/2" GYPSUM BOARD at ALL WALLS and CEILING
- 46 1/2" COMPRESSIBLE FILLER
- 47 1x2 VINYL or FIBER CEMENT SEPARATOR BOARD
- 48 4mil POLY VAPOR BARRIER ON WARM FACE of STUDS (TURN DOWN ONTO TOP OF FOUNDATION (TYP.))
- 49 1/4" x 12" ANCHOR BOLTS at 4'-0" o.c. w/ 1/2" WASHERS. PROVIDE A MIN. of (2) BOLTS PER PLATE PIECE and (1) BOLT WITHIN 4" to 1'-0" of EACH END (ALL BOLTS TO HAVE A MIN. of 1" EMBEDMENT and BE PLACED IN THE MIDDLE THIRD of PLATE FACE)
- 50 CONTINUOUS TREATED 2x4 CLEAT at HOUSE END BEARING RAFTER
- 51 (2) 5 CONTINUOUS REBAR at TOP, MIDDLE and BOTTOM
- 52 4" CONCRETE SLAB (2500psi) (SLOPE TO DRAIN GRADE or DOORS)
- 53 HYDROCONTROL INTERIOR DRAIN and RADON MITIGATION SYSTEM (CONTINUOUS at INTERIOR TO SUMP PIT)
- 54 (3) 4 CONTINUOUS REBARS
- 55 6mil POLY VAPOR BARRIER
- 56 4" COMPACTED GRAVEL FILL AS BASE UNDER SLAB or AS BACKFILL
- 57 2x4 KEYWAY
- 58 1/2" VERTICAL REBAR INTO FOOTING (TIED TO EACH 1/2" VERTICAL BAR)
- 59 3/4" OSB FIREBLOCK at TOP GAP and at INTERVALS of NO MORE THAN 10'-0" ALONG LENGTH of WALLS
- 60 WOOD CROWN MOLDING AS DESIGNATED on CEILING FINISH. (VERIFY SIZE, STYLE and DESIGN w/ OWNER)
- 61 5/8" TYPE "X" GYPSUM BOARD at UNDERSIDE of STAIR
- 62 2x10 STICK-BUILT ROOF RAFTERS at 24" o.c. w/ 2x10 RIDGE BEAM (WRAPPED w/ 1x WOOD TRIM (PAINTED) w/ CONCEALED ANCHOR at PORCH BEAM)
- 63 6" PROJECTED MDF WRAPPED 2x MANTLE at FACE of FRAMING (CARRY AROUND and at SIDEWALLS of FIREPLACE FRAMING and AS FRAME FOR TILE SURROUND)
- 64 (2) 2x6 HEADER w/ 1/2" SOLID PLYWOOD SPACER BETWEEN at FIREPLACE OPENING (VERIFY OPENING w/ MANUFACTURER'S REQUIREMENTS)
- 65 HEATILATOR NOVUS NDV3630 DIRECT-VENT GAS FIREPLACE (VERIFY MANUFACTURER and MODEL w/ OWNER and PROVIDE CONSTRUCTION ENCLOSURE PER MANUFACTURER'S SPECIFICATIONS and APPLICABLE CODES)
- 66 TILE FACING at FULL FRONT FACE of FIREPLACE UNDER MANTLE (TERMINATE w/ WOOD TRIM at EACH CORNER of FIREPLACE FRAMING) VERIFY MATERIAL, COLOR and FINISH SELECTION w/ OWNER
- 67 (2) 1/4" x 1 1/8" LVL BEAM (w/ TJI HANGERS WHERE JOISTS ARE SIDE BEARING
- 68 2'-2" PROJECTION (x 1 1/2" GYPSUM BOARD PILASTER at END of FIREPLACE FRAMING BEYOND (FROM THE TOP of FIREPLACE TO CEILING ABOVE)
- 69 2x8 CEILING RAFTERS at 24" o.c. (HANGERED TO LEDGER at WALL FACE)
- 70 2x LEDGER at WALL w/ RAFTER HANGERS (THRU NAIL TO FRAMING STUDS)
- 71 1x VINYL TRIM WRAP BOARD at ALL FACES of (3) 2x10's (GRADE 1) BEAM
- 72 SIMPSON "RCA" CLIPS TO STUDS at PROJECTION at 4'-0" o.c. EACH WAY
- 73 NOT USED
- 74 STANDARD NEUEL POST
- 75 CONTINUOUS GRASPABLE WOOD HANDRAIL at 3'-0" ABOVE TREADS. (RETURN at ENDS). PROVIDE ANCHOR BRACKETS at TOP, MID and BOTTOM TO 2x WOOD BLOCKING in WALL



STAIR NOTES
 FINAL STAIR and RAIL DESIGN WILL BE AS SELECTED BY OWNER and CONTRACTOR AS PER ALL APPLICABLE CODES

HANDRAILS SHALL MEET EITHER of the FOLLOWING CRITERIA:
 A. CIRCULAR CROSS SECTION w/ A MINIMUM DIAMETER of 1 1/4" BUT NOT MORE THAN 2"
 B. OTHER APPROVED SHAPES HAVING A MAXIMUM ALLOWABLE HORIZONTAL WIDTH of 2 1/4" MAX. GRASPABLE PERIMETER DIMENSION of 6 1/4" and/or A MIN. 4" GRASPABLE PERIMETER DIMENSION

OPEN GUARD RAILS and STAIR HANDRAILS SHALL HAVE INTERMEDIATE VERT. BALUSTERS SPACED LESS THAN 4" APART. HORIZ. RAILS, RAILS PARALLEL TO STAIR TREADS and ORNAMENTAL PATTERNS THAT PROVIDE A LADDER EFFECT ARE PROHIBITED

PROVIDE TEMPERED GLAZING at ALL WINDOWS ADJACENT to STAIR

ANCHOR HANDRAILS PER APPLICABLE CODE and RETURN ALL STAIR RAIL ENDS to WALL or NEUEL POST

PROVIDE CARPET at ALL STAIR TREADS and RISERS

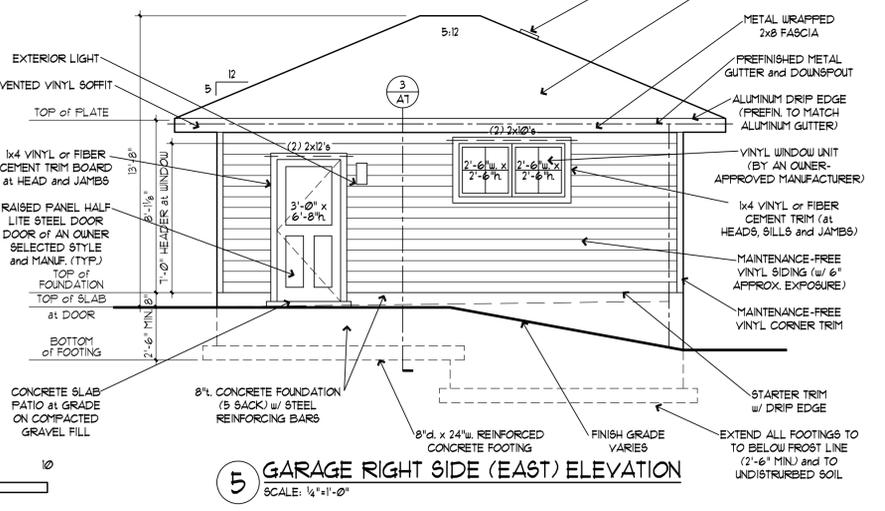
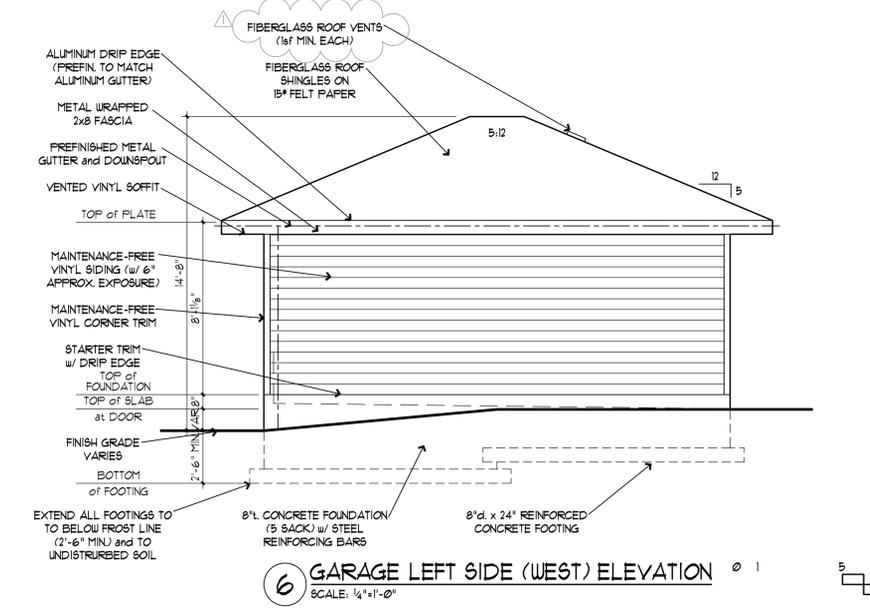
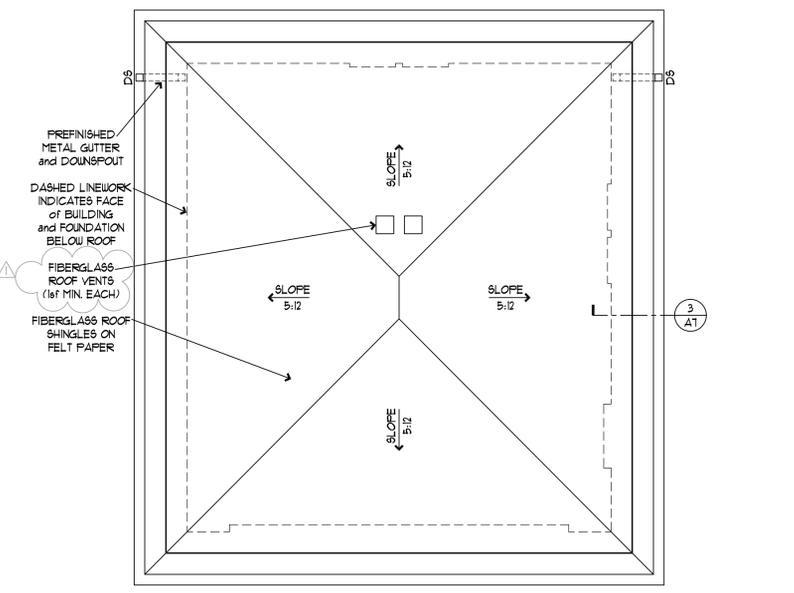
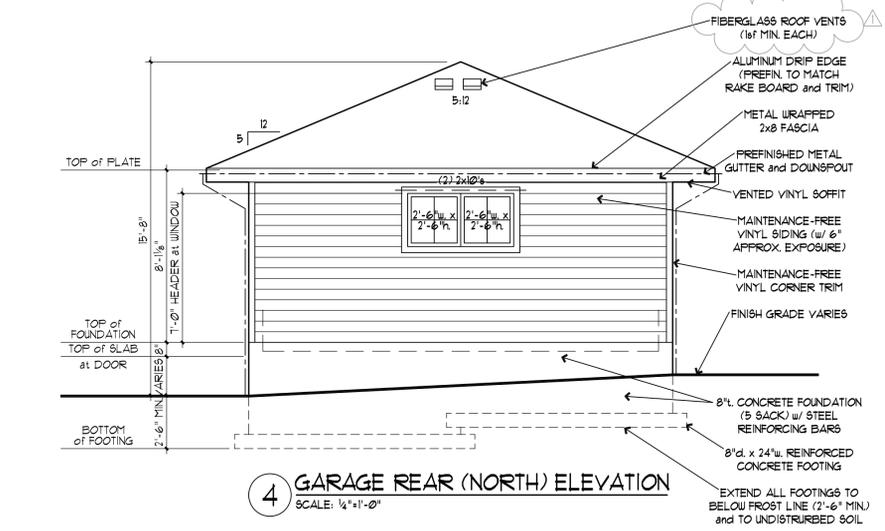
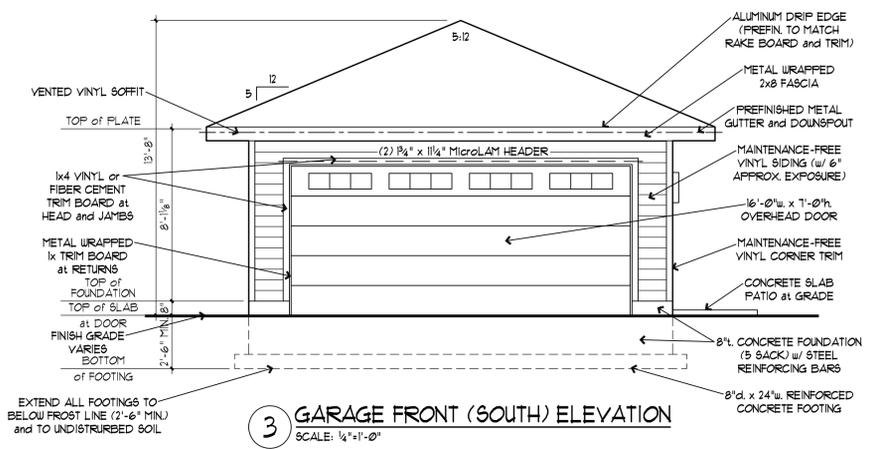
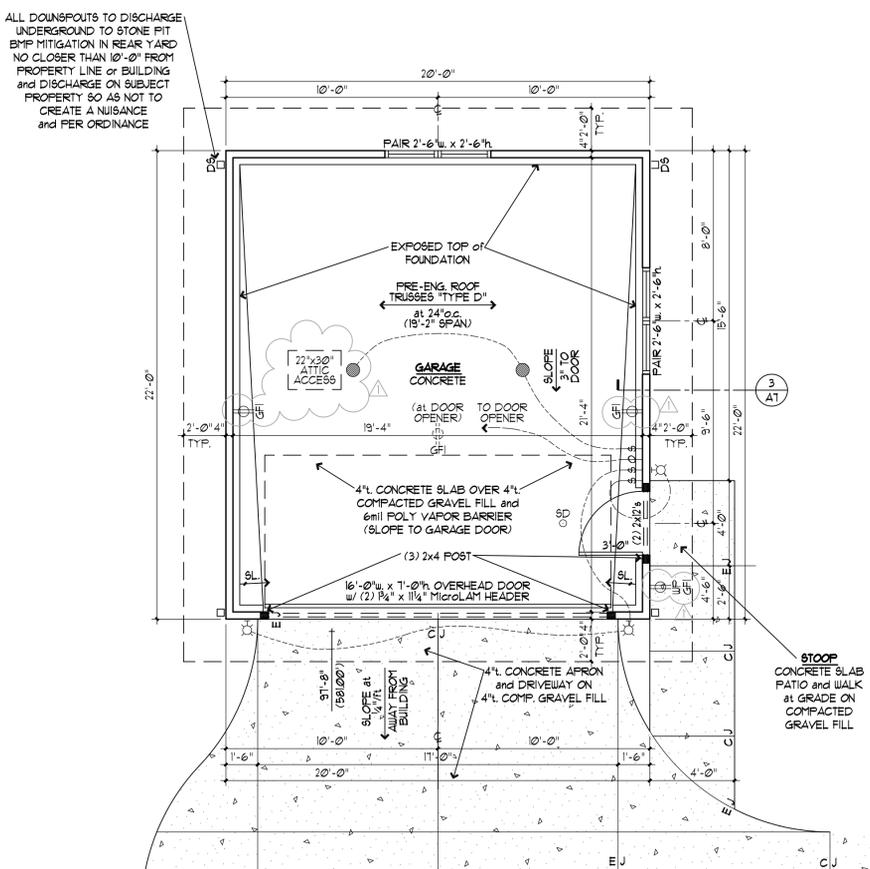
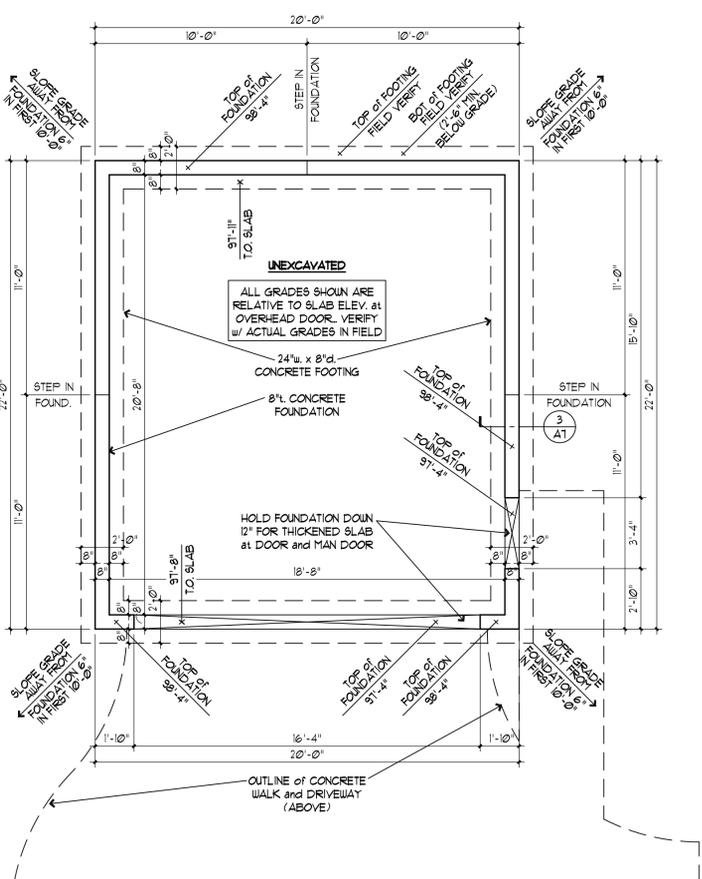
PROVIDE TEMPERED GLAZING at ALL WINDOWS ADJACENT to STAIR

ANCHOR HANDRAILS PER APPLICABLE CODE and RETURN ALL STAIR RAIL ENDS to WALL or NEUEL POST

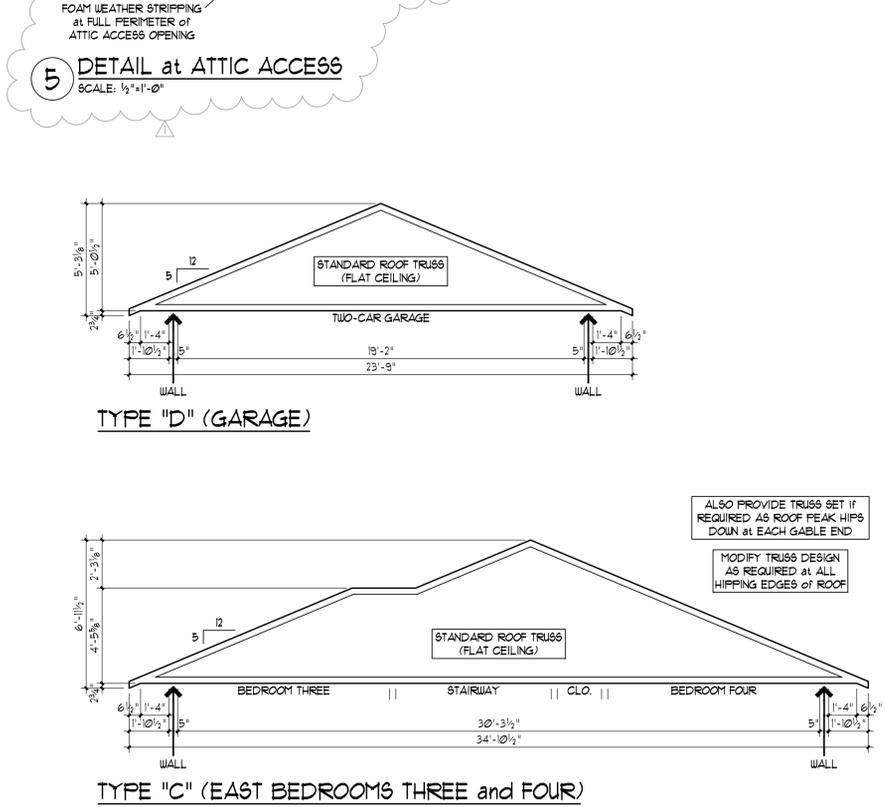
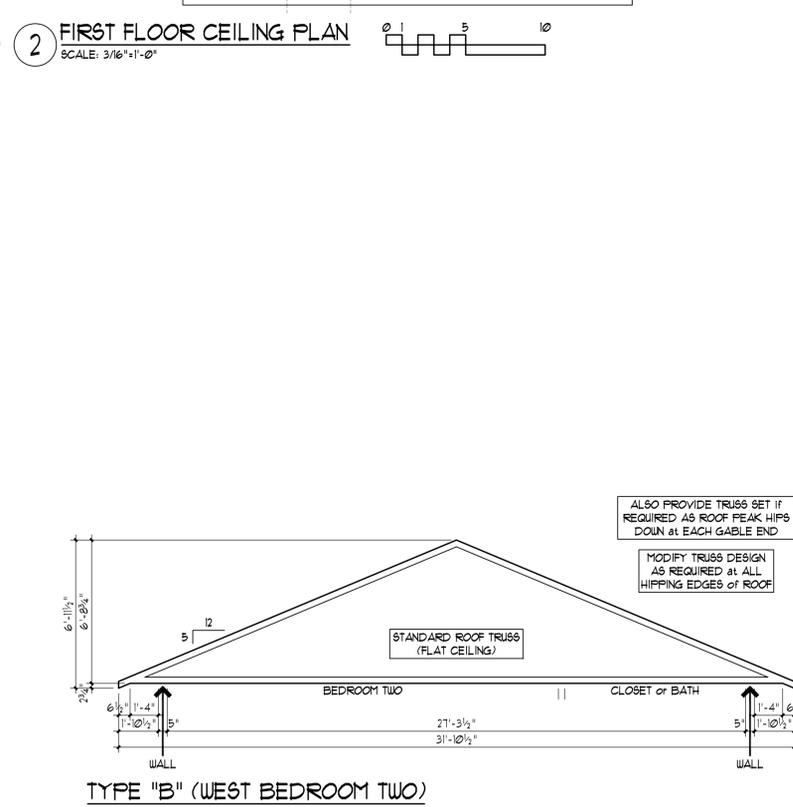
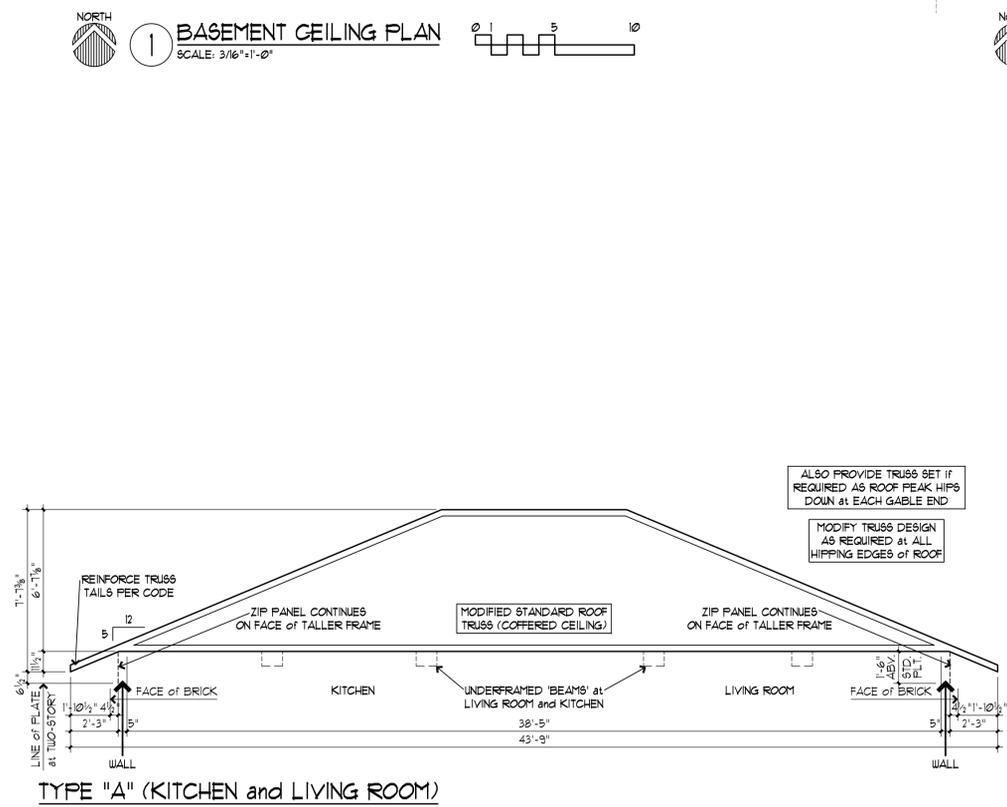
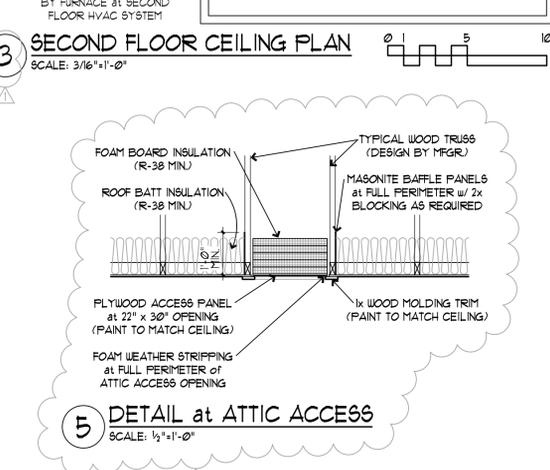
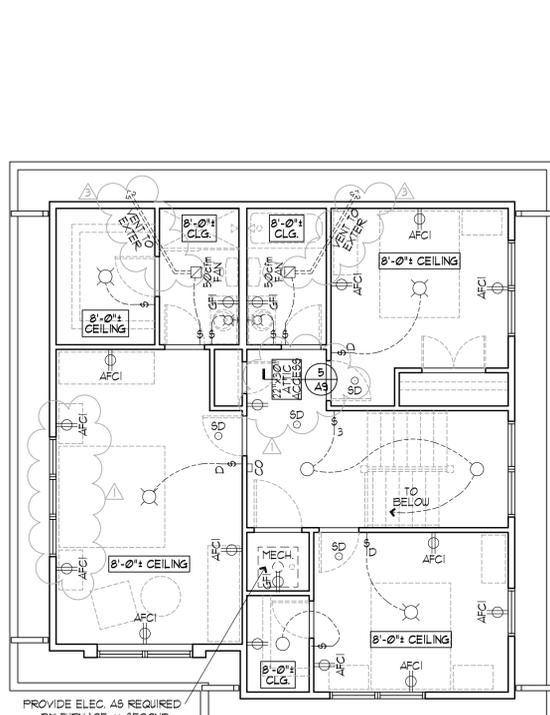
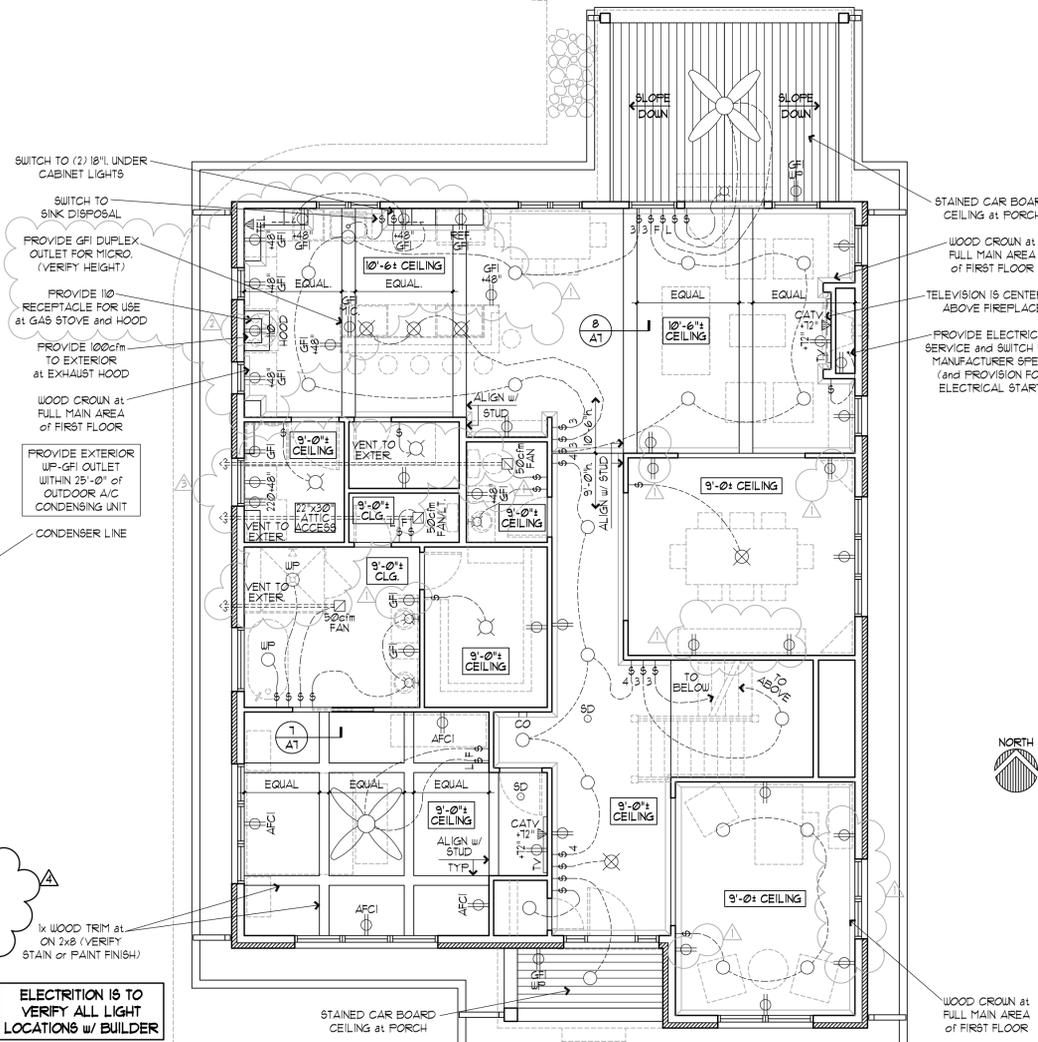
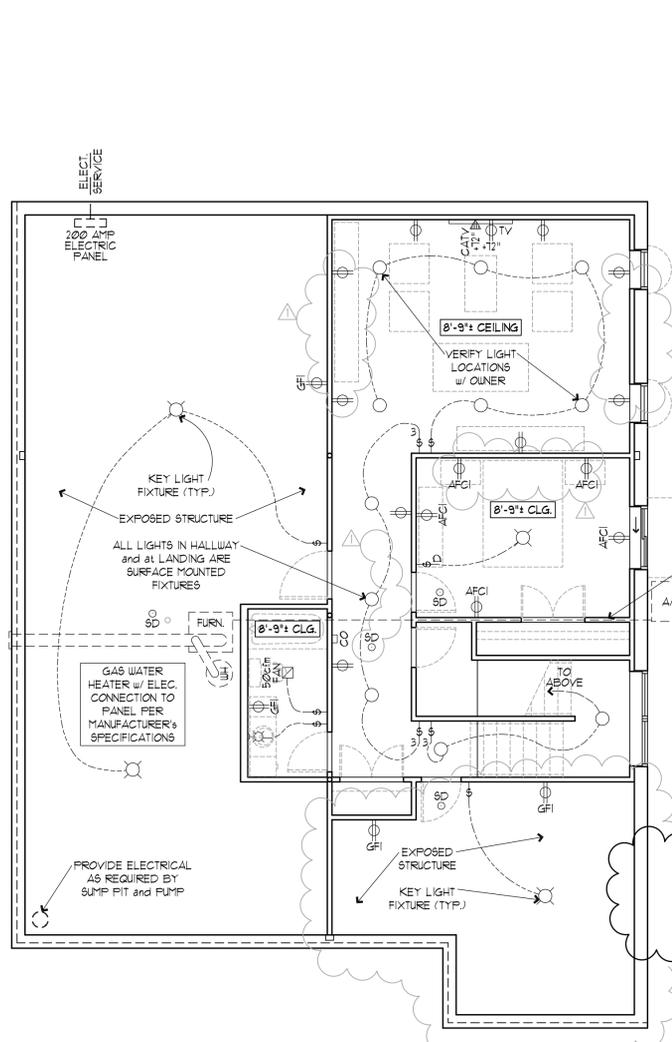
PROVIDE CARPET at ALL STAIR TREADS and RISERS

GARAGE SECTION NOTES

VERIFY SPOT ELEVATIONS SHOWN w/ ACTUAL GRADE CONDITIONS at REAR of PROPERTY



- ELECTRICAL KEY:**
- ⊕ GFI
 - ⊕ GFI
 - ⊕ WATERPROOF GROUND FAULT DUPLEX OUTLET
 - ⊕ SWITCHED DUPLEX OUTLET
 - ⊕ AFCI
 - ⊕ ARC-FAULT CIRCUIT INTERRUPT DUPLEX OUTLET
 - ⊕ DUPLEX OUTLET
 - ⊕ 220 VOLT OUTLET
 - CATV
 - ⊕ LIGHT SWITCH
 - ⊕ 3-WAY LIGHT SWITCH
 - ⊕ FAN SWITCH
 - ⊕ LIGHT SWITCH (at FAN)
 - ⊕ LIGHT SWITCH w/ DIMMER
 - ⊕ EXHAUST FAN / LIGHT COMBINATION. SEE PLAN (VENT TO EXTERIOR)
 - ⊕ SMOKE DETECTOR
 - ⊕ CARBON MONOXIDE DETECTOR w/ ALARM
 - KEYLESS LIGHT FIXTURE at GARAGE
 - ⊕ CEILING FAN w/ SWITCHED FAN and LIGHT FUNCTION
 - ⊕ CEILING MOUNTED PENDANT LIGHT
 - ⊕ PENDANT LIGHT SUSPENDED ABOVE COUNTER or TABLE
 - ⊕ RECESSED INCANDESCENT CAN LIGHT
 - ⊕ RECESSED INCANDESCENT CAN LIGHT w/ DIRECTED WALL WASH
 - ⊕ BRACKET LIGHT



ALL TRUSS DIMENSIONS GIVEN ARE FOR INFORMATION PURPOSES ONLY. CONTRACTOR AND TRUSS FABRICATOR ARE TO FIELD VERIFY ALL FRAMING CONDITIONS AS A PART OF THEIR ESTIMATING, BIDDING and TRUSS FABRICATION PROCESS.

NOTE: TRUSS SPECIFICATIONS and DESIGN DOCUMENTS ARE TO BE ON SITE FOR ALL FRAMING INSPECTIONS

NOTE: ALL TRUSSES ARE TO BE DESIGNED BY TRUSS FABRICATOR and BE SUBMITTED FOR REVIEW UNDER SEPARATE COVER

