



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

APPLICATION FOR ARCHITECTURAL REVIEW BOARD

APPLICATION DATE 11/22/2024 DATE OF ARB MEETING 12/11/24 ESTIMATED COST \$250,000

PROJECT ADDRESS 449 Elm Ave GLENDALE, MO 63122

NAME OF PROPERTY OWNER Tamsin Mascetti PHONE NUMBER 314-540-5753

CONTRACTOR (NAME) D and L Contracting STL, Doug Meyers PHONE NUMBER 314-223-0553

CONTRACTOR ADDRESS

ARCHITECT (NAME) FORNEY Plus Architecture, LLC PHONE NUMBER 314-719-7940

ARCHITECT ADDRESS 2200 West Port Plaza Dr, Suite 315; St. Louis, MO 63146

DETAILED DESCRIPTION OF WORK BEING PROPOSED: Add 2-story addition with screen porch at Lower Level and Deck at Upper Level

FLOOR AREA RATIO 26% (FAR = Gross Floor Area divided by total area of lot. Gross Floor Area includes all areas provided with heat and/or air conditioning. Includes all conditioned half stories with ceiling heights of more than 5 feet. All living space with ceiling heights of sixteen (16) feet or greater shall be counted at 200%. Attached garages shall be counted at 50%. Exclude any finished or unfinished basement, a detached garage, and any unenclosed porch).

TOTAL FLOOR AREA OF NEW CONSTRUCTION (SQ. FT.) 710

TOTAL FLOOR AREA OF EXISTING STRUCTURE (SQ. FT.) 2,951

TOTAL SQ. FT. OF LOT 15,491 WIDTH AND DEPTH OF LOT (FT.) Irregular

HEIGHT OF STRUCTURE 21' at front NUMBER OF STORIES 2

ESTIMATED COMMENCE DATE June 2024 EST. COMPLETION DATE Dec. 2025

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

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

(SEE REVERSE SIDE FOR APPLICATION CHECKLIST)

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

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

1. **Existing Conditions Site Survey.** Show all site conditions, paved areas, trees and landscaping, and servicing utilities on the subject property. Note the first-floor elevation of existing buildings. 1" = 20" minimum scale.
2. **Site Demolition Plan.** This may be incorporated into the Existing Conditions Plan, if the drawing is presented legibly. 1" = 20" minimum scale.
3. **Proposed Site Plan -- Geometrics.** 1" = 10' minimum scale. Show all:
 - Site improvements, existing-to-remain and proposed. Include buildings, walls, retaining walls, patios, pavement, walks and ground-based equipment. Provide key setting out dimensions. Dimension proposed buildings and structures to the property line. Label materials for paving/walks.
 - Adjacent neighbor properties to each side and rear of the subject property. Include the full site for side adjoining parcels. Show rear adjoining parcels to the extent of building facades on the rear neighbor's lot. Adjoining property geometrics do not need to be surveyed and can be created using St. Louis County GIS data or online mapping tools.
 - Property boundaries, setbacks, easements, and right-of-way lines.
 - Proposed site servicing utility lines and physical utility items.
 - Existing and proposed trees
4. **Proposed Site Plan – Grading and Drainage.** May be presented as a separate plan or combined with above, provided that geometrics graphics are used as background. 1" = 10' minimum scale. Show all:
 - Existing and proposed contours with 1' contour interval.
 - Downspout locations serving roof areas of the proposed buildings. Show how downspout drainage flow is collected and piped/conveyed to discharge points. Include over-land drainage discharge patterns, drainage swales, detention basins, and flow direction. Coordinate with the architectural plans and elevations.
 - Drainage detention structures and their overflow discharge points. Show all piping into drainage detention structures.
 - Erosion control measures and tree protection barriers.
 - Drainage differential discharge calculations showing the engineered basis of pre- and post-development stormwater flow off of the site. No development shall result in an increase of stormwater discharge volume from the site.
5. **Architectural Floor Plan.** 1/4" = 1' minimum scale. Show all levels, including finished/unfinished basements and detached structures. Fully dimension and indicate functions for all rooms. Include a roof plan accurately showing geometry, slopes, gutters and downspouts and coordinate with Site Grading and Drainage Plan. Limit size reductions to not more than 50%.



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



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

*N/A
NO
CHANGES*

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



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

*N/A
NO
CHANGES*

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



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



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

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

No CHANGES
 12. **Composite Street Elevation.** 1/4" = 1' minimum scale. Provide a colored elevation of the street façade superimposed on a photographic montage showing the adjoining neighbors to each side of the property. The exhibit must accurately depict the proposed design and the first-floor level in relation to the neighboring houses.

13. **Building Elevations.** Minimum 1/4" = 1' scale. Reduced size exhibits limited to not more than 50 percent. Provide building elevations of all principal facades and detached structures with building materials noted. Accurately show the line of grade, as defined in the ARB guidelines, and coordinate with the Grading Plan. Note basements as a Story Below Grade or a Building Story, and show the roof height on each elevation, as defined in the ARB guidelines.

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

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

MATCH EXISTING


SIGNATURE OF APPLICANT

11/22/2024
DATE

Addition/Renovation for Mascetti Residence

449 Elm Ave, Glendale, MO 63122

CIVIL ENGINEER:

WILSON CIVIL DESIGN

Address: 12 Wolf Creek Dr
Berwyn, IL 60295
Phone: 618-971-9270

Contact: Wilson Waggoner
Email: wilson@wilsoncivil.com

STRUCTURAL ENGINEER:

DSK ENGINEERING, LLC

Address: 5614 Heinz Rd
St. Louis, MO 63129
Phone: 314-330-8955

Contact: Debbie Steger-Killus
Email: dsk@dske-eng.net

ARCHITECT:

FORNEY+ architecture, LLC

Address: 2200 West Port Plaza Drive, Suite 315
St. Louis, MO 63146
Phone: 314-394-2342

Contact: Janae Ann FORNEY
Email: janae@FORNEY-PLUS.com
Original Certificate/License: 2012634752



441 ELM AVE

441 ELM AVE

489 ELM AVE



FRONT



FRONT



FRONT



REAR



REAR



REAR

APPLICABLE CODE INFORMATION

Building Codes
2015 International Residential Code
2015 International Mechanical Code
2015 Uniform Plumbing Code
2014 National Electrical Code

Site Zoning
Zoning Category: R-1
Lot Area: 10,000 S.F. min / 15,491 s.f. actual
Max. Height: 2-1/2 stories, 35' 0" / 2-1/2 stories, 25'-10" actual

Actual Area:

	Existing	Added	Total
Lower level	1434 s.f.	355 s.f.	1789 s.f.
1st	1517 s.f.	355 s.f.	1872 s.f.
Total (Conditioned Area)	710 s.f.	710 s.f.	3,661 s.f.

Garage (actual): 726 s.f.

Floor Area Ratio (FAR)
Allowable (30% of lot area): 15,491 X .3 = 4,647
Actual: 3,661
Change (55% for attached): 363

Conditioned Area: 3,661
Total Floor Area: 4,024 s.f.
FAR: 26%

DRAWING LIST

SHEET NAME	SHEET NUMBER
GENERAL COVER SHEET	AA.0
SITE PLAN	AA.2
CIVIL PROPOSED SITE PLAN	CT.0
ARCHITECTURAL LOWER LEVEL DEMOLITION PLAN	AA.0
FIRST FLOOR DEMOLITION PLAN	AA.1
FOUNDATION AND LOWER LEVEL PLANS	AA.0
FIRST FLOOR PLAN	AA.2
ROOF PLAN	AA.3
ELEVATIONS- FRONT & LEFT	AA.0
ELEVATIONS- REAR & RIGHT	AA.1
3D EXTERIOR VIEWS	AA.2

LOCATION MAP



ISSUE:

ARB SET: 11/22/2024

Revision	Date
1	11/22/24



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FORNEY+ PLUS
Architecture, Inc.
2200 West Port Plaza Drive, Suite 315
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Addition/Renovation for
Mascetti Residence
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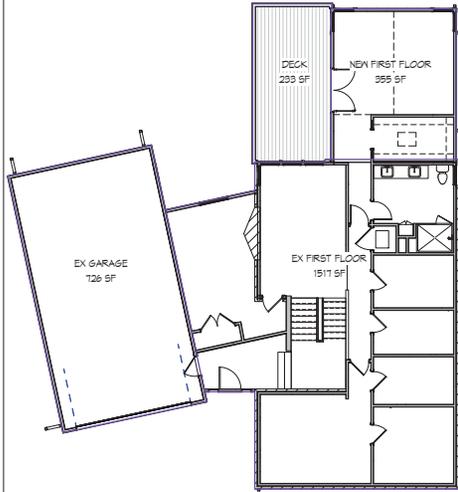
ATTENTION BUILDING OFFICIAL:

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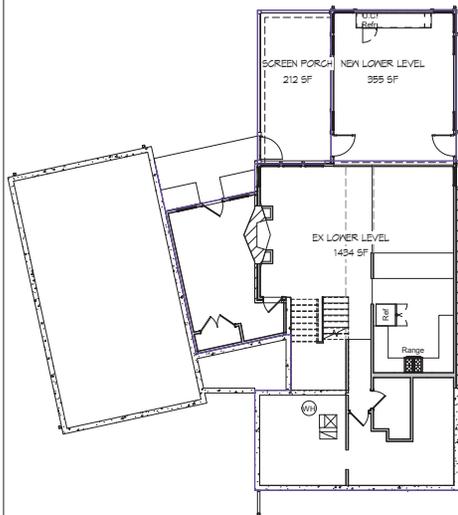
COVER SHEET

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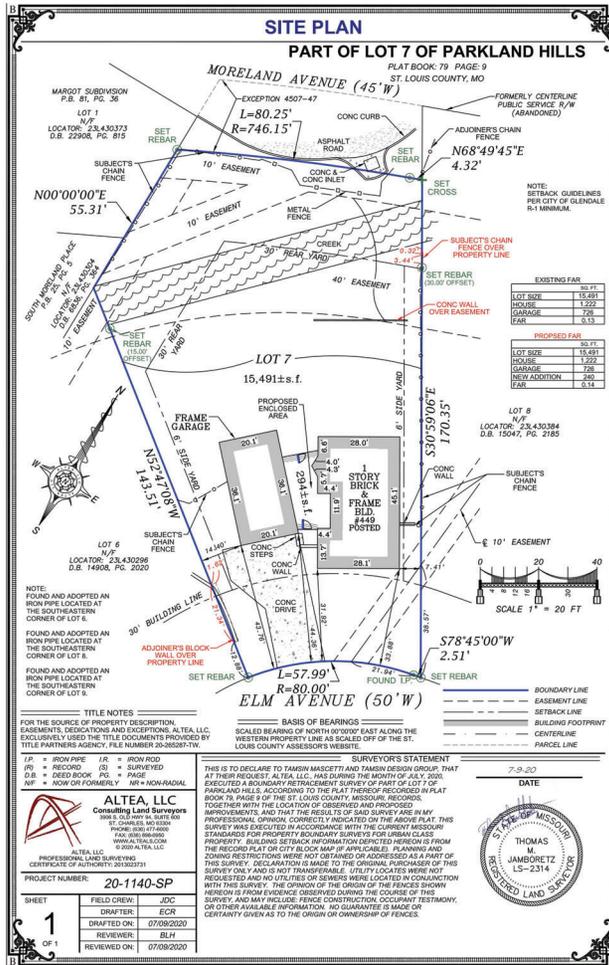
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3 1ST FLOOR FAR PLAN
1/8" = 1'-0"



2 LOWER LEVEL FAR PLAN
1/8" = 1'-0"



EXISTING PLOT PLAN

GENERAL NOTES: SITE

- A. ALL ADJACENT PAVING AND SITE GRADING AFFECTED BY SCOPE OF WORK SHALL BE REPLACED AND REBUILT TO ITS PREVIOUS ORIGINAL CONDITION
 - B. ALL NEW DRIVES AND WALKS SHALL COMPLY WITH LOCAL PAVING STANDARDS
 - C. SLOPE GRADE AWAY FROM FOUNDATION A MINIMUM OF 1" PER FOOT TO 6" OR TO SWALE
 - D. ALL DIMENSIONS REGARDING EXISTING CONDITIONS SHALL BE FIELD VERIFIED BY CONTRACTOR PRIOR TO CONSTRUCTION
 - E. CONTRACTOR TO COORDINATE RELOCATING ALL EXISTING UTILITIES (IF NECESSARY) WITH CITY AND UTILITY COMPANIES
 - F. ALL DOWNSPOUTS TO BE ELBOWED AT BOTTOM AND SUPPLIED WITH CONCRETE SPLASH BLOCKS AT GRADE OR CONNECTED TO SUBSURFACE DRAINAGE.
- (ALL THE ABOVE NOTES ARE TYPICAL AND APPLY U.N.G.)

1 SITE PLAN
1" = 12'-0"

Revision	Date	By	Check
1	11/22/24		

FORNEY PLUS

FORNEY + ASSOCIATES, Inc.
A COMMERCIAL REAL ESTATE FIRM

2000 West Park Ridge Drive, Suite 315
St. Louis, MO 63116
314.388.2242
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11/22/24

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449 Elm Ave, Glendale, MO 63122

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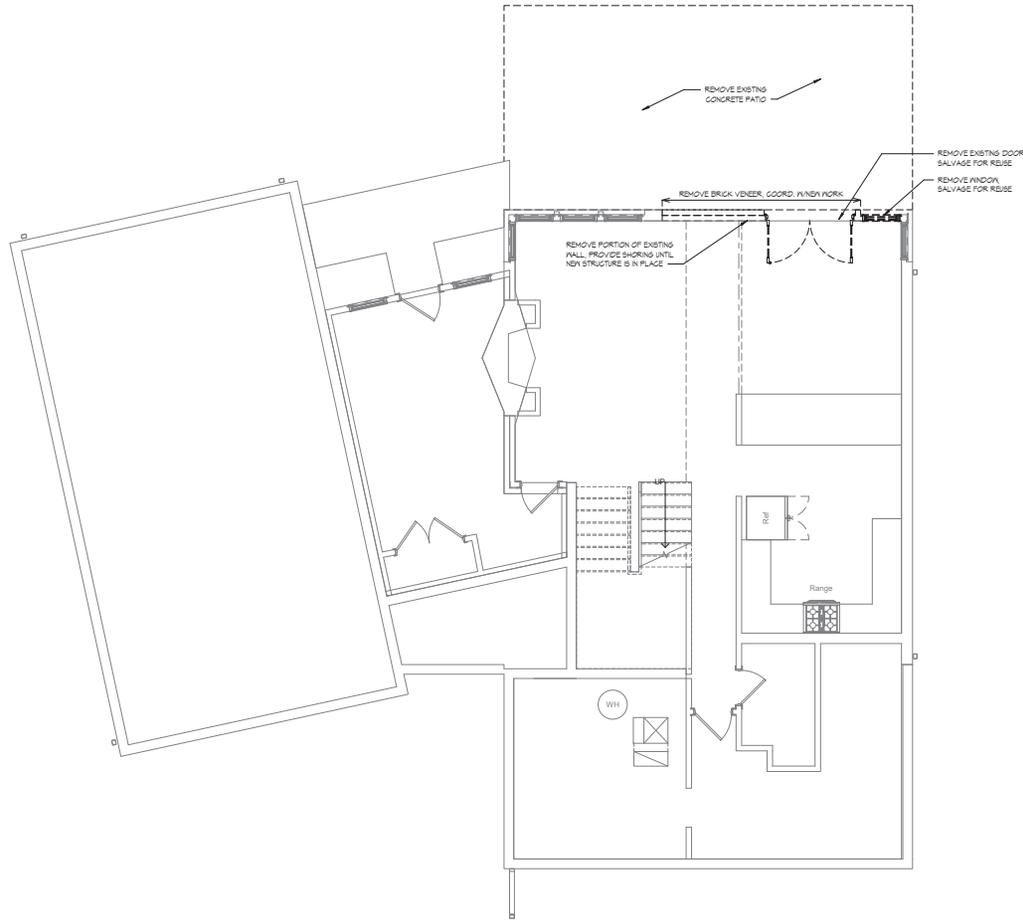
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SITE PLAN
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1 LOWER LEVEL DEMOLITION PLAN
1/4" = 1'-0"

GENERAL NOTES- DEMOLITION

- A PRIOR TO BEGINNING THE WORK, THE CONTRACTOR SHALL REVIEW ALL DRAWINGS, RESTRICTIONS AND SITE CONDITIONS INCLUDING EXISTING DIMENSIONS AND HEIGHTS AT THE SITE AND NOTIFY THE ARCHITECT OF ANY DRAWING INCONSISTENCIES OR QUESTIONS.
 - B CONTRACTOR SHALL ENSURE THAT ALL SURROUNDING AREAS NOT DESIGNATED FOR DEMOLITION SHALL BE PROTECTED FROM DUST AND DEBRIS CAUSED DURING DEMOLITION OPERATIONS.
 - C THE ARCHITECT AND OWNER SHALL BE NOTIFIED OF ANY UNUSUAL CONDITIONS UNCOVERED DURING DEMOLITION THAT WERE NOT PROVIDED FOR AND MAY IMPED THE PROCESS OF DEMOLITION. BE PARTICULARLY AWARE OF ANY LIVE SERVICE, PHONES, WATER, ELECTRICAL, ETC.
 - D THE ARCHITECT AND THE ARCHITECT CONSULTANTS SHALL HAVE NO RESPONSIBILITY FOR THE DISCOVERY, PRESENCE, HANDLING, REMOVAL OR DISPOSAL OF, OR EXPOSURE OF PERSONS TO HAZARDOUS MATERIALS IN ANY FORM AT THE PROJECT SITE, INCLUDING, BUT NOT LIMITED TO BLACK MOLD, ASBESTOS, ASBESTOS PRODUCTS, LEAD PAINT, POLYCHLORINATED BIPHENYLS (PCB) OR OTHER TOXIC SUBSTANCES. THE CONTRACTOR SHALL REMOVE ANY HAZARDOUS MATERIALS REFER TO THE ENGINEERS DRAWINGS FOR ANY ADDITIONAL DEMOLITION WORK.
 - F REMOVE ITEMS SHOWN DASHED ON THE PLANS, COMPLETELY.
 - G ALL EXISTING CONCRETE FOUNDATION WALLS AND FOOTINGS SHALL REMAIN, UNLESS NOTED OTHERWISE.
 - H ALL SERVICES IN PARTITIONS TO BE REMOVED, I.E. ELECTRICAL OUTLETS, SWITCHES, PHONE JACKS, ETC. SHALL BE REMOVED ALONG WITH PARTITIONS, AND WIRES SHALL BE KILLED AND REMOVED TO A POINT SO AS NOT TO INTERFERE WITH NEW CONSTRUCTION.
 - I REPAIR DEMOLITION PERFORMED IN EXCESS OF THAT REQUIRED, RETURN STRUCTURES AND SURFACES TO REMAIN TO CONDITION EXISTING PRIOR TO COMMENCEMENT OF SELECTIVE DEMOLITION WORK. REPAIR ADJACENT CONSTRUCTION OR SURFACES SOILED OR DAMAGED BY SELECTIVE DEMOLITION WORK.
 - J SEE OWNER FOR POSSIBLE TEMPORARY PARTITION REQUIREMENTS.
 - K REMOVE DEBRIS, RUBBISH AND OTHER DEMOLITION MATERIALS FROM THE PROJECT SITE. TRANSPORT AND LEGALLY DISPOSE OF MATERIALS OFF SITE. IF HAZARDOUS MATERIALS ARE ENCOUNTERED COMPLY WITH ALL FEDERAL, STATE AND LOCAL REGULATIONS, LAWS AND ORDINANCES CONCERNING REMOVAL, HANDLING AND PROTECTION AGAINST EXPOSURE OR ENVIRONMENTAL POLLUTION. BURNING OF REMOVED MATERIALS IS NOT PERMITTED ON PROJECT SITE.
 - L UPON COMPLETION OF DEMOLITION WORK, REMOVE TOOLS, EQUIPMENT AND PROTECTIONS AND LEAVE INTERIOR AREAS BROOM CLEAN.
- ALL THE ABOVE NOTES ARE TYPICAL AND APPLY UNLESS NOTED OTHERWISE.

Revision	Date
1	1/27/2024



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Addition/Renovation for
Mascetti Residence
 449 Elm Ave, Glendale, MO 63122

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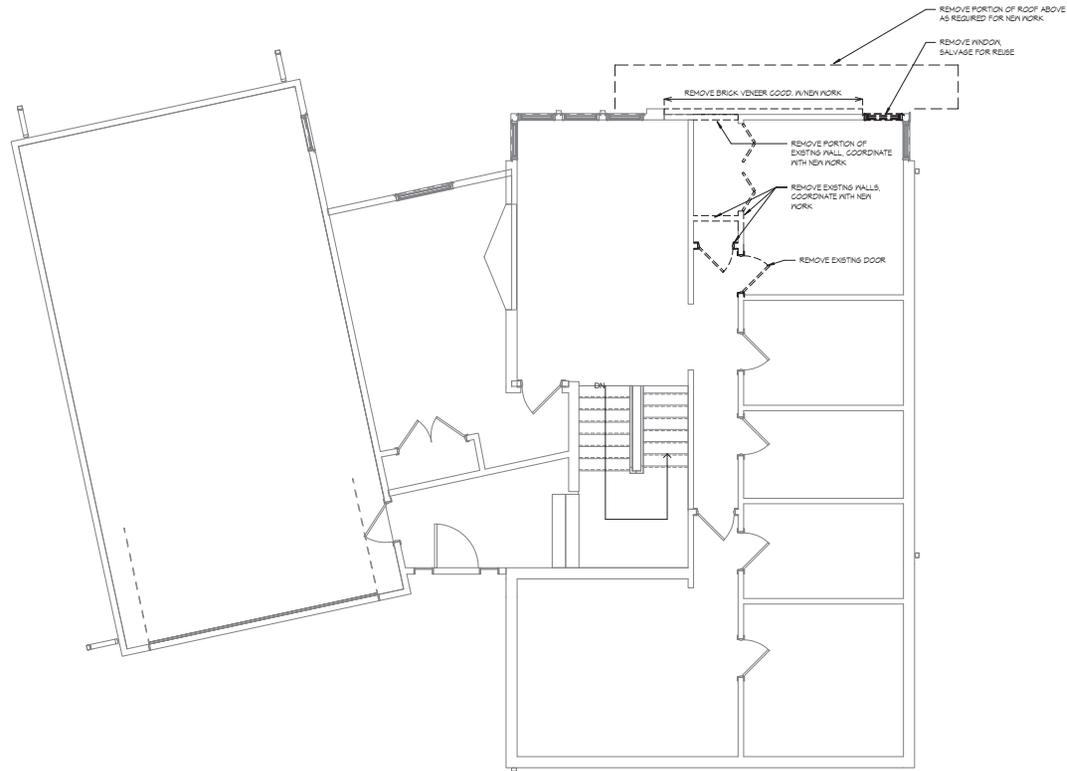
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LOWER LEVEL
 DEMOLITION PLAN

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1 FIRST FLOOR DEMOLITION PLAN
1/4" = 1'-0"

GENERAL NOTES: DEMOLITION

- A PRIOR TO BEGINNING THE WORK, THE CONTRACTOR SHALL REVIEW ALL DRAWINGS, RESTRICTIONS AND SITE CONDITIONS INCLUDING EXISTING DIMENSIONS AND HEIGHTS AT THE SITE AND NOTIFY THE ARCHITECT OF ANY DRAWING INCONSISTENCIES OR QUESTIONS.
 - B CONTRACTOR SHALL ENSURE THAT ALL SURROUNDING AREAS NOT DESIGNATED FOR DEMOLITION SHALL BE PROTECTED FROM DUST AND DEBRIS CAUSED DURING DEMOLITION OPERATIONS.
 - C THE ARCHITECT AND OWNER SHALL BE NOTIFIED OF ANY UNUSUAL CONDITIONS UNCOVERED DURING DEMOLITION THAT WERE NOT PROVIDED FOR AND MAY IMPED THE PROCESS OF DEMOLITION. BE PARTICULARLY AWARE OF ANY LIVE SERVICE, PHONES, WATER, ELECTRICAL, ETC.
 - D THE ARCHITECT AND THE ARCHITECT CONSULTANTS SHALL HAVE NO RESPONSIBILITY FOR THE DISCOVERY, PRESENCE, HANDLING, REMOVAL OR DISPOSAL OF, OR EXPOSURE OF PERSONS TO HAZARDOUS MATERIALS IN ANY FORM AT THE PROJECT SITE, INCLUDING, BUT NOT LIMITED TO BLACK MOLD, ASBESTOS, ASBESTOS PRODUCTS, LEAD PAINT, POLYCHLORINATED BIPHENYLS (PCB) OR OTHER TOXIC SUBSTANCES. THE CONTRACTOR SHALL REMOVE ANY HAZARDOUS MATERIALS.
 - E REFER TO THE ENGINEERS DRAWINGS FOR ANY ADDITIONAL DEMOLITION WORK.
 - F REMOVE ITEMS SHOWN DASHED ON THE PLANS, COMPLETELY.
 - G ALL EXISTING CONCRETE FOUNDATION WALLS AND FOOTINGS SHALL REMAIN, UNLESS NOTED OTHERWISE.
 - H ALL SERVICES IN PARTITIONS TO BE REMOVED, I.E. ELECTRICAL, OUTLETS, SWITCHES, PHONE JACKS, ETC. SHALL BE REMOVED ALONG WITH PARTITIONS, AND WIRES SHALL BE KILLED AND REMOVED TO A POINT SO AS NOT TO INTERFERE WITH NEW CONSTRUCTION.
 - I REPAIR DEMOLITION PERFORMED IN EXCESS OF THAT REQUIRED. RETURN STRUCTURES AND SURFACES TO REMAIN TO CONDITION EXISTING PRIOR TO COMMENCEMENT OF SELECTIVE DEMOLITION WORK. REPAIR ADJACENT CONSTRUCTION OR SURFACES SOILED OR DAMAGED BY SELECTIVE DEMOLITION WORK.
 - J SEE OWNER FOR POSSIBLE TEMPORARY PARTITION REQUIREMENTS.
 - K REMOVE DEBRIS, RUBBISH AND OTHER DEMOLITION MATERIALS FROM THE PROJECT SITE. TRANSPORT AND LEGALLY DISPOSE OF MATERIALS OFF SITE. IF HAZARDOUS MATERIALS ARE ENCOUNTERED COMPLY WITH ALL FEDERAL, STATE AND LOCAL REGULATIONS, LAWS AND ORDINANCES CONCERNING REMOVAL, HANDLING AND PROTECTION AGAINST EXPOSURE OR ENVIRONMENTAL POLLUTION. BURNING OF REMOVED MATERIALS IS NOT PERMITTED ON PROJECT SITE.
 - L UPON COMPLETION OF DEMOLITION WORK, REMOVE TOOLS, EQUIPMENT AND PROTECTIONS AND LEAVE INTERIOR AREAS BROOM CLEAN.
- ALL THE ABOVE NOTES ARE TYPICAL AND APPLY UNLESS NOTED OTHERWISE.

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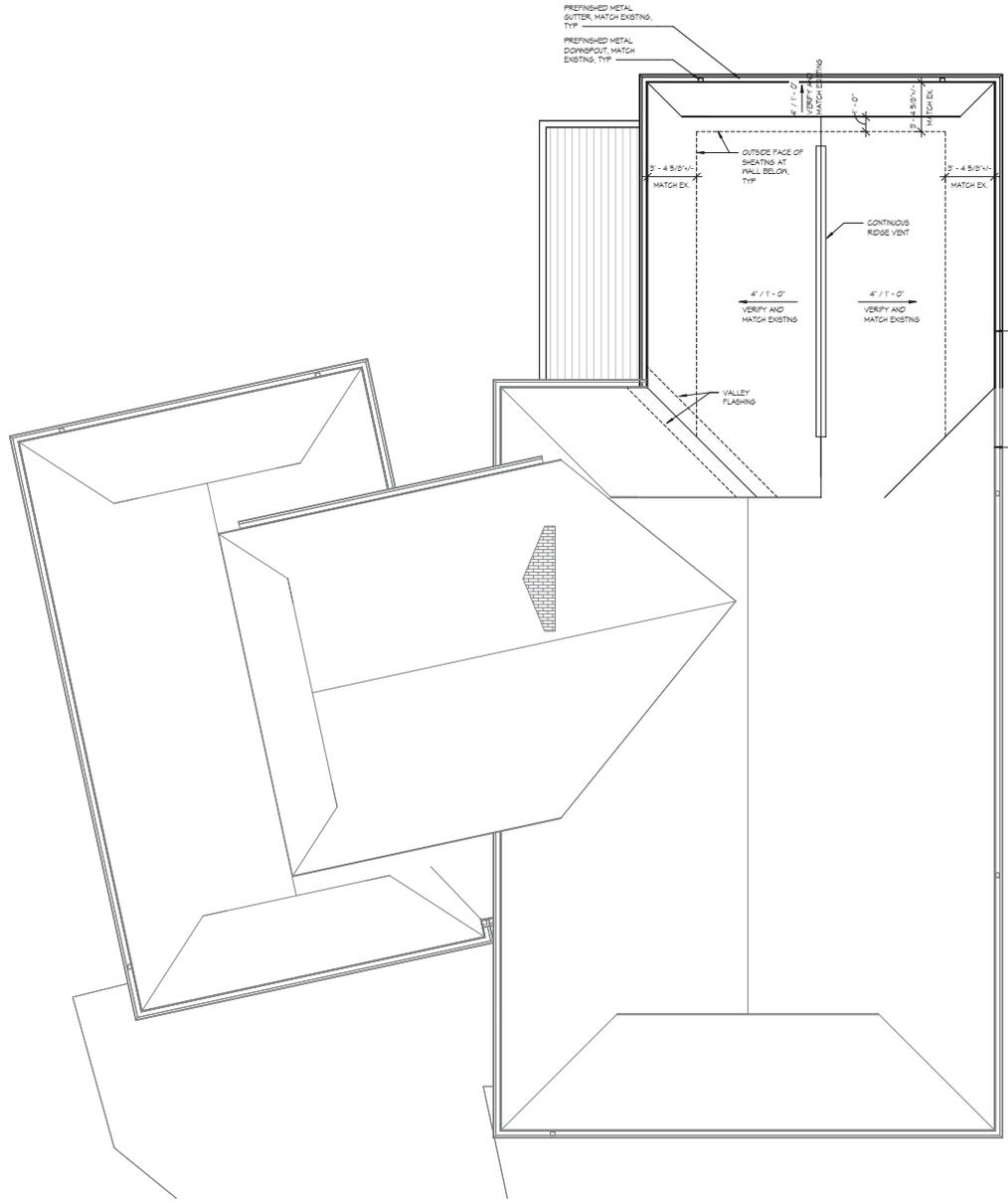
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FIRST FLOOR DEMOLITION PLAN

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

GENERAL NOTES - ROOF PLAN

- A CONTRACTOR TO VERIFY AND COORDINATE BEFORE CONSTRUCTION ALL WINDOW AND DOOR CENTERLINE DIMENSIONS ON DRAWINGS WITH MANUFACTURERS ROUGH OPENING DIMENSIONS. CONTRACTOR IS RESPONSIBLE FOR VERIFYING ALL CLEARANCES OF ADJACENT MATERIALS WITH ROUGH OPENINGS AND INSTALLATION REQUIREMENTS, AND NOTIFY ARCHITECT OF ANY CONFLICTS. SEE ELEVATION SHEETS FOR WINDOW AND DOOR HEADER HEIGHTS, INCLUDING DORMER INFORMATION.
- B CONTRACTOR TO COORDINATE MECHANICAL, ELECTRICAL, AND PLUMBING WITH APPROPRIATE DESIGN/BUILD SUB-CONTRACTOR.
- C SEE STRUCTURAL DRAWINGS FOR ADDITIONAL INFORMATION.
- D UNLESS NOTED OTHERWISE (U.N.O.), ALL DIMENSIONS INDICATED ARE FROM:
- FACE OF ROUGH STUD FRAMING
- FACE OF SHEATHING
- FACE OF CONCRETE
- E ALL LUMBER IN DIRECT CONTACT W/ CONC. OR MASONRY SHALL BE PRESSURE TREATED & MARKED.
- F ALL MATERIALS EXPOSED TO EXTERIOR SHALL BE I.R.C. APPROVED EXTERIOR GRADE MATERIALS.
- G SEE ELECTRICAL PLANS (A3 0 SERIES) FOR ADDITIONAL INFORMATION REGARDING CEILING DESIGN CONFIGURATIONS (PROFILES AND SPECIAL HEIGHTS).
- H G.C. IS RESPONSIBLE FOR ALL PRELIMINARY DIMENSIONS REGARDING PLAN & ELEVATION LAYOUT - I.V. ALL EXISTING CONDITIONS & WALL LOCATIONS PRIOR TO CONSTRUCTION.
- I PROPOSED CONSTRUCTION SHALL ALIGN FLUSH WITH EXISTING CONSTRUCTION WHERE VISUALLY SHOWN TO ALIGN.
- J PATCH OR REPAIR EXISTING ROOF, FLASHING, GUTTERS AND SURROUNDING MATERIALS AS REQUIRED DUE TO DEMOLITION AND NEW CONSTRUCTION.
- K PROVIDE ROOF VENTILATION PER CODE.
- L PROVIDE FLASHING AT ALL ROOF PENETRATIONS.
- M LOCATIONS OF DOWNSPOUTS & SIZE OF GUTTER TO BE DESIGNED BY OTHERS.
- N ALL DOWNSPOUTS TO BE ELEVATED AT BOTTOM AND SUPPLIED WITH CONCRETE SPLASH BLOCKS AT GRADE, OR BE TIED INTO SUB-SURFACE DRAINAGE SYSTEM. REFER TO CIVIL DRAWINGS.
- O GUTTERED OVERHANGS - SEE PLANS FOR DIMENSIONS OF OVERHANGS FROM FACE OF SHEATHING TO THE BACK SIDE OF FINISHED FASCIA BOARD, TYPICAL U.N.O. DESIGN INTENT IS TO MATCH EXISTING CONDITIONS.
- P PROVIDE 2 LAYERS TYPE "F" ICE DAM MIN. 2" IN FROM INTERIOR FACE OF STUD TO EAVE AT ALL EDGES. PROVIDE 2 LAYERS TYPE "F" ICE DAM OVER ENTIRE ROOF WHERE SLOPE IS LESS THAN 4:12.
- Q VALLEY FLASHING - INSTALL VALLEY FLASHING IN ACCORDANCE WITH MANUFACTURERS INSTALLATION INSTRUCTIONS BEFORE APPLYING SHINGLES.
OPEN VALLEY LININGS TO TO EITHER:
- MIN. 24" WIDE CORROSION-RESISTANT CODE-APPROVED METAL, OR
- 2-PLYS OF MINERAL SURFACE ROLL ROOFING, COMPLYING WITH ASTM D 3690 OR ASTM D 5950 CLASS M, SHALL BE PERMITTED. THE BOTTOM LAYER SHALL BE 18" AND THE TOP LAYER A MINIMUM OF 36" WIDE.
FOR CLOSED VALLEYS (VALLEY COVERED WITH SHINGLES), VALLEY LINING TO BE:
- 1-PLY OF SMOOTH ROLL ROOFING COMPLYING WITH ASTM D 6900, OR
- 2-PLYS OF SMOOTH ROLL ROOFING COMPLYING WITH ASTM D 2261 TYPE I, ASTM D 4899 TYPE I OR ASTM D 6757 AND AT LEAST 36".
VALLEY LINING AS DESCRIBED IN "OPEN VALLEY LININGS" ABOVE SHALL BE PERMITTED.
SELF-ADHERING POLYMER MODIFIED BITUMEN UNDERLAYMENT COMPLYING WITH ASTM D 1970 SHALL BE PERMITTED IN LIEU OF THE LINING MATERIAL.
(ALL GENERAL NOTES ARE TYPICAL AND APPLY UNLESS NOTED OTHERWISE)

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ARCHITECTS, INC.
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ATTENTION BUILDING OFFICIAL:

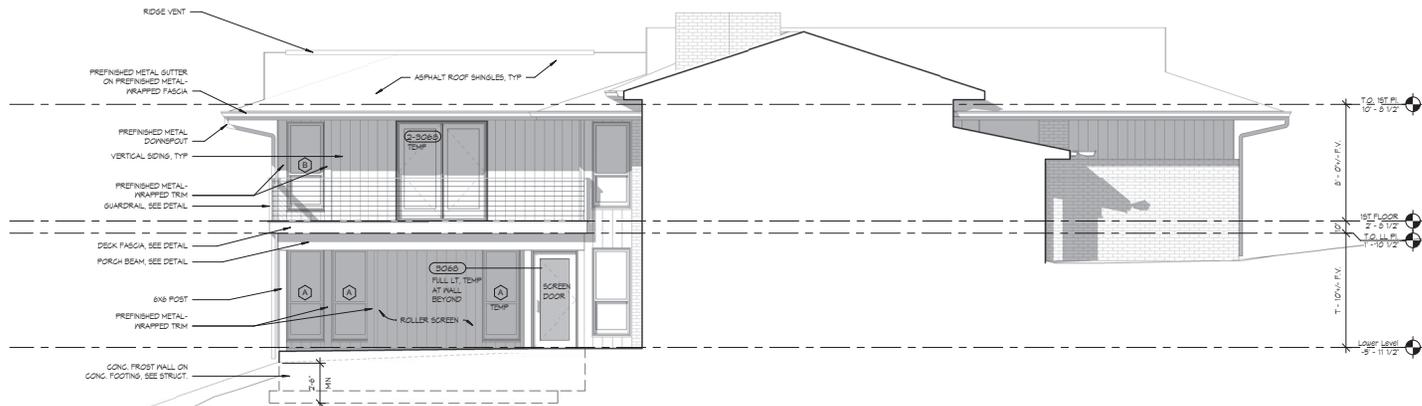
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ROOF PLAN

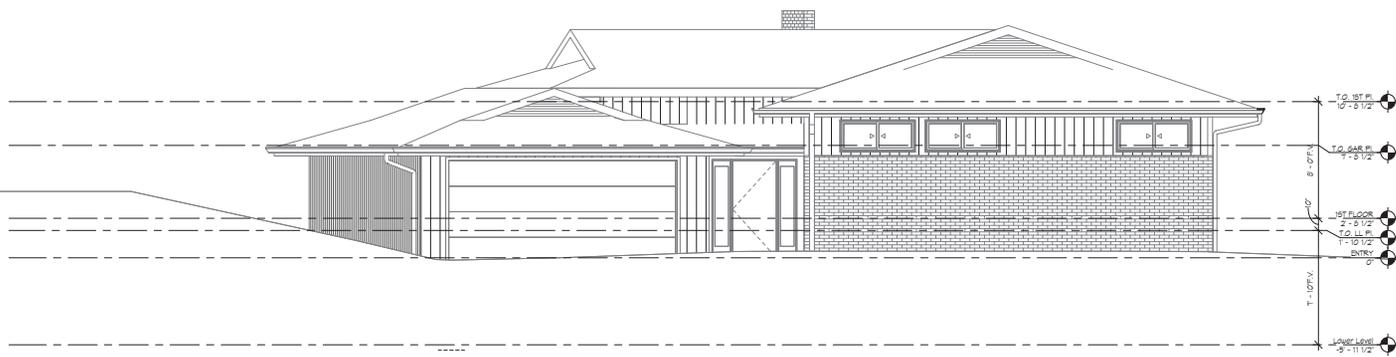
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2 LEFT ELEVATION
1/4" = 1'-0"



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

GENERAL NOTES - ELEVATION

- A SLOPE GRADE AWAY FROM FOUNDATION A MINIMUM OF 1" PER FOOT FOR A DISTANCE OF 8'-0" TO A SWALE
 - B FOOTING & PERS: BOTTOM OF ALL FOOTINGS TO SET ON UNDISTURBED SOIL. PIERS TO EXTEND A MINIMUM OF 24" INTO UNDISTURBED SOIL. BOTH SHALL BE A MINIMUM OF 18" BELOW GRADE.
 - C CHIMNEY HEIGHT: SHALL EXTEND ABOVE ROOF A MINIMUM OF 3'-0" AT THE POINT OF PENETRATION AND 2'-0" HIGHER THAN ANY PORTION OF THE BUILDING WITHIN 12' HORIZONTALLY.
 - D ROOF FLASHING: PROVIDE CORROSION-RESISTANT METAL FLASHING AT ALL ROOF VALLEYS, WALL, AND CHIMNEY INTERSECTIONS, PORCHES, DECKS, ETC. ROLLED ROOFING OR TWO (2) LAYERS OF TYPE I UNDERLAYMENT MAY BE SUBSTITUTED FOR FLASHING AT THE ROOF VALLEY PROVIDED THE SHINGLES ARE INTERLACED.
 - G BASEMENT HAVING CONCRETE FOUNDATION WALLS WITH MORE THAN 20% EXPOSURE ABOVE FINISHED GRADE SHALL BE INSULATED. SEE GENERAL NOTES.
 - H GENERAL CONTRACTOR SHALL CONFIRM USE OF ALL TRIM ACCESSORIES AND MODEL NUMBERS WITH SUPPLIER BEFORE ORDERING.
 - I EXTERIOR WINDOW ARE ANDERSON 100 SERIES
COLOR: MATCH EXISTING (WHITE) INTERIOR AND EXTERIOR INSULATED GLASS WITH SIMILATED DIVIDED LITES.
 - J REUSED WINDOW CALL OUT SIZES BASED ON WINDOW SUBMITTAL FROM PRIOR RENOVATION. SEE OWNER
PROVIDE 3/4" BLOCKING UNDER DOORS TO ALLOW FOR HARDWOOD FLOOR OR TILE THICKNESS IF REQUIRED PER INSTALLATION MANUAL.
 - K BOTTOM OF ALL WINDOW HEADERS TO BE SET AT TO MATCH EXISTING ON LOWER LEVEL AND FIRST FLOOR AND AS NOTED ON ELEVATIONS
ALL DOWNPOUTS TO BE ELBOWED AT BOTTOM AND SUPPLIED WITH CONCRETE SPLASH BLOODS AT GRADE OR CONNECTED TO SUBSURFACE DRAINAGE.
 - L ALL ROOF TRUSSES ARE BASED ON A 2x TOP CHORD AND 3 POINT BEARING UNLESS NOTED OTHERWISE. RAISED HEELS ARE CALCULATED FROM TOP FLAT TO THE TOP OF THE TOP CHORD AT FACE OF FRAMING.
CONTRACTOR TO FIELD VERIFY RAISED HEELS TO ALIGN WITH EXISTING ROOF OVERHANGS
 - M BRICK VENEER: ALL SOLDIER AND ROWLOCK HEADERS, SILLS, AND TRIM TO MATCH EXISTING UNLESS NOTED OTHERWISE
 - N DECK DOORS: SECURELY BARRICADE DOORS TO DECK UNTIL DECK IS BUILT AND APPROVED.
 - O WINDOW/SILLS, WHERE THE LOWEST PART OF THE CLEAR OPENING OF THE WINDOW IS LESS THAN 2x ABOVE THE FINISHED FLOOR AND WHERE THE WINDOW IS LOCATED MORE THAN 12" ABOVE THE FINISHED GRADE OR SURFACE BELOW, THE WINDOW SHOULD BE PROVIDED WITH A WINDOW OPENING CONTROL DEVICE PER SECTION R612.4.2
 - P ADDRESS NUMBERS: PROVIDE APPROVED ADDRESS NUMBERS, BUILDING NUMBERS, OR APPROVED BUILDING IDENTIFICATION PLACED IN A POSITION THAT IS PLAINLY LEGIBLE AND VISIBLE FROM THE STREET OR ROAD FRONTING THE PROPERTY PER SECTION 5018.1
- ALL THE ABOVE NOTES ARE TYPICAL AND APPLY UNLESS NOTED OTHERWISE.

EXTERIOR COLOR SELECTIONS

1. ROOFING: MATCH EXISTING ARCHITECTURAL ASPHALT SHINGLES
COLOR: MATCH EXISTING. (CERTAINTED LANDMARK PEWTER)
2. SIDING: MATCH EXISTING VINYL VERTICAL SIDING
COLOR: MATCH EXISTING (WHITE)
3. BRICK VENEER: NOT USED
4. FASCIA, RAKE, CORNER, SKIRT & MISC. FLAT TRIM: MATCH EX. METAL WRAPPED.
COLOR: MATCH EXISTING (WHITE)
5. LOUVER(S): MATCH EXISTING
COLOR: MATCH EXISTING (WHITE)
7. GUTTER(S) & DOWNPOUT(S): MATCH EX. PREFINISHED METAL
COLOR: MATCH EXISTING (WHITE)

GENERAL CONTRACTOR TO COORDINATE AND VERIFY FINAL SELECTIONS WITH OWNER

Window Schedule			
Type Mark	Nominal Width	Nominal Height	Comments
A	2' - 7 1/4"	6' - 4"	
B	2' - 7 1/4"	6' - 2"	

Date	Description
11/27/24	ISS SET
	Revision
	No.



PROFESSIONAL OF RECORD
FORNEY PLUS
ARCHITECTURE, INC.
2000 West Park Ridge Drive, Suite 315
St. Louis, MO 63108
314.388.2242

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Addition/Renovation for
Mascetti Residence
449 Elm Ave, Glendale, MO 63122

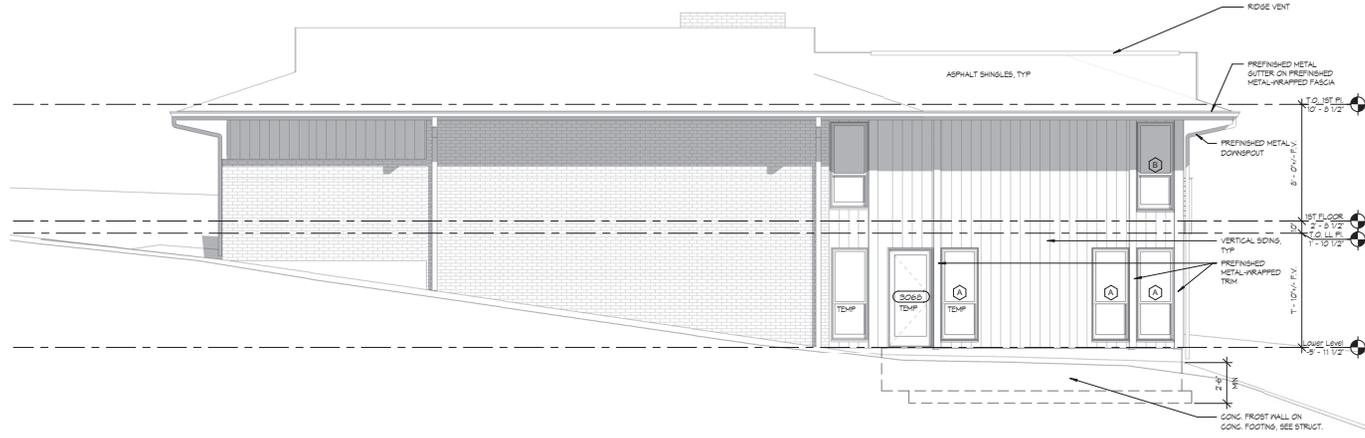
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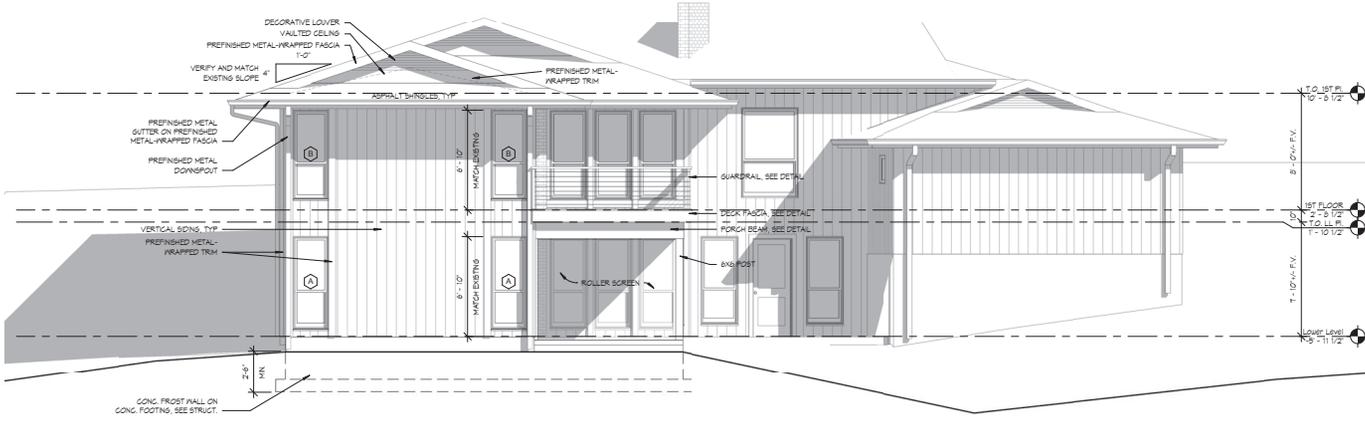
ELEVATIONS: FRONT & LEFT

A4.0

Checker 2412



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



2 REAR ELEVATION
1/4" = 1'-0"

GENERAL NOTES: ELEVATION

- A SLOPE GRADE AWAY FROM FOUNDATION A MINIMUM OF 1" PER FOOT FOR A DISTANCE OF 8'-0" TO A SWALE
 - B FOOTING & PERS: BOTTOM OF ALL FOOTINGS TO SET ON UNDISTURBED SOIL. PIERS TO EXTEND A MINIMUM OF 24" INTO UNDISTURBED SOIL. BOTH SHALL BE A MINIMUM OF 8" BELOW GRADE.
 - C CHIMNEY HEIGHT: SHALL EXTEND ABOVE ROOF A MINIMUM OF 3'-0" AT THE POINT OF PENETRATION AND 2'-0" HIGHER THAN ANY PORTION OF THE BUILDING WITHIN 12' HORIZONTALLY.
 - D ROOF FLASHING: PROVIDE CORROSION-RESISTANT METAL FLASHING AT ALL ROOF VALLEYS, WALL, AND CHIMNEY INTERSECTIONS, PORCHES, DECKS, ETC. ROLLED ROOFING OR TWO (2) LAYERS OF TYPE I UNDERLAYMENT MAY BE SUBSTITUTED FOR FLASHING AT THE ROOF VALLEY PROVIDED THE SHINGLES ARE INTERLACED.
 - G BASEMENT HAVING CONCRETE FOUNDATION WALLS WITH MORE THAN 20% EXPOSURE ABOVE FINISHED GRADE SHALL BE INSULATED. SEE GENERAL NOTES.
 - H GENERAL CONTRACTOR SHALL CONFIRM USE OF ALL TRIM ACCESSORIES AND MODEL NUMBERS WITH SUPPLIER BEFORE ORDERING.
 - I EXTERIOR WINDOW ARE ANDERSON 100 SERIES COLOR: MATCH EXISTING (WHITE) INTERIOR AND EXTERIOR INSULATED GLASS UNITS. REUSED WINDOW CALL OUT SIZES BASED ON WINDOW SUBMITTAL FROM PRIOR RENOVATION. SEE OWNER PROVIDE SCREENS AT ALL WINDOWS AND DOORS - CONFIRM W/ OWNER PROVIDE 3/4" BLOCKING UNDER DOORS TO ALLOW FOR HARDWOOD FLOOR OR TILE THICKNESS IF REQUIRED PER INSTALLATION MANUAL.
 - J BOTTOM OF ALL WINDOW HEADERS TO BE SET AT TO MATCH EXISTING ON LOWER LEVEL AND FIRST FLOOR AND AS NOTED ON ELEVATIONS
 - K ALL DOWNSPOUTS TO BE ELBOWED AT BOTTOM AND SUPPLIED WITH CONCRETE SPLASH BLOCKS AT GRADE OR CONNECTED TO SUBSURFACE DRAINAGE.
 - L ALL ROOF TRUSSES ARE BASED ON A 2x TOP CHORD AND 3 POINT BEARING UNLESS NOTED OTHERWISE. RAISED HEELS ARE CALCULATED FROM TOP FLUTE TO THE TOP OF THE TOP CHORD AT FACE OF FRAMING. CONTRACTOR TO FIELD VERIFY RAISED HEELS TO ALIGN WITH EXISTING ROOF OVERHANGS
 - M BRICK VENEER: ALL SOLDIER AND ROWLOCK HEADERS, SILLS, AND TRIM TO MATCH EXISTING UNLESS NOTED OTHERWISE
 - N DECK DOORS: SECURELY BARRICADE DOORS TO DECK UNTIL DECK IS BUILT AND APPROVED.
 - O WINDOW/SILLS, WHERE THE LOWEST PART OF THE CLEAR OPENING OF THE WINDOW IS LESS THAN 24" ABOVE THE FINISHED FLOOR AND WHERE THE WINDOW IS LOCATED MORE THAN 12" ABOVE THE FINISHED GRADE OR SURFACE BELOW, THE WINDOW SHOULD BE PROVIDED WITH A WINDOW OPENING CONTROL DEVICE PER SECTION R612.4.2
- ADDRESS NUMBERS: PROVIDE APPROVED ADDRESS NUMBERS, BUILDING NUMBERS, OR APPROVED BUILDING IDENTIFICATION PLACED IN A POSITION THAT IS PLAINLY LEGIBLE AND VISIBLE FROM THE STREET OR ROAD FRONTING THE PROPERTY PER SECTION 6318.1
- ALL THE ABOVE NOTES ARE TYPICAL AND APPLY UNLESS NOTED OTHERWISE.

EXTERIOR COLOR SELECTIONS

1. ROOFING: MATCH EXISTING ARCHITECTURAL ASPHALT SHINGLES COLOR: MATCH EXISTING. (CERTAINTED LANDMARK PEWTER)
2. SIDING: MATCH EXISTING VINYL VERTICAL SIDING COLOR: MATCH EXISTING (WHITE)
3. BRICK VENEER: NOT USED
4. FASCIA, RAKE, CORNER, SKIRT & MISC. FLAT TRIM: MATCH EX. METAL-WRAPPED. COLOR: MATCH EXISTING (WHITE)
5. LOUVERS: MATCH EXISTING COLOR: MATCH EXISTING (WHITE)
6. GUTTERS(S) & DOWNSPOUT(S): MATCH EX. PREFINISHED METAL COLOR: MATCH EXISTING (WHITE)

GENERAL CONTRACTOR TO COORDINATE AND VERIFY FINAL SELECTIONS WITH OWNER

Window Schedule

Type Mark	Nominal Width	Nominal Height	Comments
A	2' - 7 1/4"	6' - 4"	
B	2' - 7 1/4"	6' - 2"	

Date	Description
11/27/2024	BASE SET
	Revision
	No.



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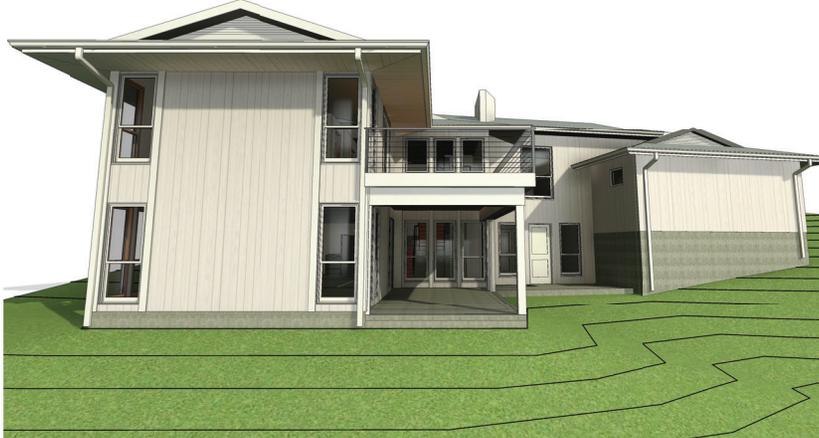
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Addition/Renovation for
Mascetti Residence
449 Elm Ave, Glendale, MO 63122

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ELEVATIONS: REAR & RIGHT
A4.1

Checker 2412



Date	Description
11/22/24	PLS SET
	Revision
	No.



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Addition/Renovation for
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3D EXTERIOR VIEWS

A4.2

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