



**TENTATIVE AGENDA
MARCH 12, 2025 6:00 P.M.
ARCHITECTURAL REVIEW BOARD**

The Architectural Review Board will convene at the City of Glendale Auditorium which will be open to the public.

- I. MEETING CALLED TO ORDER
- II. ROLL CALL
- III. APPROVAL OF MINUTES: FEBRUARY 12, 2025
- IV. REVIEW OF PLANS FOR BASEMENT REPLACEMENT AND ONE-STORY ADDITION, DALE MESSEY, 6 HIGHLAND PL.
- V. REVIEW OF PLANS FOR CONSTRUCTION OF A NEW HOME, SCOTT DUNAVANT, 1240 N. SAPPINGTON RD.
- VI. MISCELLANEOUS
- VII. ADJOURNMENT

Gabrielle Macaluso
Gabrielle Macaluso
Deputy City Clerk

POSTED: 2:00 p.m. on 3/7/25



MINUTES
ARCHITECTURAL REVIEW BOARD MEETING
FEBRUARY 12, 2025 – 6:14 p.m.

CALL TO ORDER

A meeting of the Architectural Review Board (ARB) of the City of Glendale was held on Wednesday, February 12, 2025. Chairman Fernhoff presided and called the meeting to order at 6:14 p.m.

ROLL CALL

Members Present

Members Absent

Jon Emert
John Falk
Brad Weitekamp
Chairman Fernhoff
Mike Moran
Reed Voorhees

Laura Switzer

Also present were Frank Johnson, City Administrator and Gabby Macaluso, Deputy City Clerk. City Attorney Allie Sievers attended via Zoom.

APPROVAL OF MINUTES

Mr. Moran moved to approve the minutes from the January 8, 2025 meeting. The motion was seconded by Mr. Voorhees and unanimously carried.

**REVIEW OF PLANS FOR
ATTACHED GARAGE AND
TWO-STORY ADDITION–
Christian Roberts, 66 Frederick
Ln.**

Mr. Fernhoff introduced the project at 66 Frederick Lane and invited the applicant to present the project. He reminded the ARB members that this project was previously reviewed by the ARB, but more information was requested by the Board.

Mr. Roberts and his architect, Max Bemberg, updated the ARB on the changes to the design plan.

Drainage

Mr. Falk verified that the drainage and stormwater calculations mitigate the additional runoff. However, he noted that although details were provided for the flowwell, he did not see any specific information about the flow line on the drawing, site plan or details. He requested that the civil engineer put some spot elevations or flow line information on the plans to show the pipes coming in and pipes coming out of the flowwell.

City Administrator Johnson noted that ARB member, Ms. Switzer, sent in a couple questions ahead of the meeting in anticipation of her absence. She asked about the patio roof cover and how it will drain since the structure looks flat on the plans.

Mr. Bemberg explained that it will be a low slope roof that will drain water away from the structure. He noted that there will be a downspout on the northwest corner, which will drain onto the driveway.

Mr. Falk said he wasn't as concerned about the west downspout near the wall as he is about the east downspouts located on the southeast corner of the covered patio as it looks like the discharge will impact the neighboring property.

The ARB suggested that the downspout along the south end of the porch and the south elevation (totaling 3) be taken to the swale just east of the southeast corner of the home.

Mr. Moran asked how the porch slab will drain. He advised that deck drains or porch drains in the porch slab itself would be needed to conduct water off the slab unless the water can go over the adjacent retaining wall. Mr. Bemberg said he's still figuring out how that will all be constructed. He noted that they haven't decided if the floor will be concrete or composite wood. If there is an open wood deck, the water would drain through it.

The ARB asked for the materials that will be used to build the porch roof and advised that those be included on the architectural plans.

The ARB recommended adding downspouts to elevation drawings.

Landscaping

Mr. Weitekamp expressed concerns with how close the foundation will be to the trees. He advises root pruning before excavating for the foundation walls.

Mr. Moran suggested adding perimiter plantings and mow strip in the lawn on north side of the driveway retaining wall to help soften the look of the wall.

Architecture

Mr. Johnson noted that ARB member, Ms. Switzer, emailed concerns/questions regarding window alignment between the first and second floor. She also noted that the second-story windows on the front elevation do not match the floor plan.

The ARB members discussed window alignment concerns. Mr. Moran and Mr. Voorhees liked that there is some informality in the composition. Mr. Moran thinks that there are enough initial alignments to support the variation that is there and help anchor the composition.

Mr. Bemberg explained that the elevations in the sketch-up model were not up to date with the plan showing the windows.

Mr. Voorhees raised his concern with the scale of the proposed expansion, noting the overall area is deceiving because the existing lower-level area has not been included in the FAR. Mr. Voorhees stated that the original lower level could not be considered a basement due to the percentage of exterior elevation that is exposed above grade for that level. The ARB members discussed basement classification. The applicant included the area of the ground floor portions that are being added, but not the area from the existing lower-level in the floor area ratio (F.A.R.) calculations.

The ARB members discussed basement classification. The applicant included ground floor portions that are added and not the basement in the floor area ratio (FAR) calculations.

The ARB is concerned because the height of the bedroom addition creates a structure that's nearly four stories tall on that side of the house.

The applicant measured height based on average grade as shown on the front elevation to substantiate the 35' height compliance.

Mr. Voorhees believed that the basement level should not be classified as a basement, but considered a story-above-grade.

In discussing the height of the bedroom addition, the ARB members considered the grade of the property and the location of the rear neighbor being uphill from the 66 Frederick Lane. In looking at these considerations, the height of the bedroom addition was not as strongly objectionable.

Mr. Moran noted that there may be an error in the roof plan as the ridge line is not graphically drawn on the roof plan. The ridge line doesn't extend to the edge of the eave on the westward portion. The ridge is not drawn in the center on the plan. Mr. Moran suggested making the ridge lines equidistant from the eave corners and eaves.

Mr. Moran also noted that the elevations don't show an overhang on the gable from the side, but the overhang is noted on the roof plans. Mr. Bemberg clarified that there will be an overhang. Mr. Moran advised that the elevations need to reflect that.

Mr. Weitekamp asked if the existing fireplace will remain in the home. Mr. Bemberg clarified that it would, but it would not be functional as a wood burning fireplace.

Mr. Voorhees asked if there are plans for steps down from the wood deck on the rear of the house because in the current plan there was no direct access from the entry level to the rear yard. Mr. Bemberg clarified that there are no plans for stairs at this time.

Mr. Weitekamp notes that he likes the look of this design much better than the previous design.

Mr. Emert notes that the downspouts need to be shown on the elevations and consideration should be given to their placement. He also notes that he doesn't understand the need for such a high vaulted ceiling in the bedroom addition, but he doesn't think the height will be an issue with the rear neighbor being located uphill from the property in terms of scale.

Mr. Bemberg concluded his presentation.

Mr. Fernhoff asked if there was public comment, and there were no comments made.

Mr. Moran moved to approve the applicant's project design for 66 Frederick Lane subject to the following conditions:

- On the civil plans, add the flow line elevations into and out of the flowell.
- Clarify the porch roof drainage and downspouts, and show these downspouts being tied into the underground drain on the south side of the house.

The motion was seconded by Brad Weitekamp. The motion passed with a vote of 5 "Aye", 1 "Nay," and 1 Absent. The votes was as follows:

Chairman Fernhoff	"Aye"
Reed Vorhees	"Nay"
John Falk	"Aye"
Brad Weitekamp	"Aye"
Jon Emert	"Aye"
Laura Switzer	Absent
Mike Moran	"Aye"

ADJOURN

Mr. Falk motioned to adjourn the meeting. The motion was seconded by Mr. Weitekamp and unanimously carried to adjourn the meeting at 7:06 p.m.



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

APPLICATION FOR ARCHITECTURAL REVIEW BOARD

APPLICATION DATE 2/14/25 DATE OF ARB MEETING 3/12/25 ESTIMATED COST \$600k

PROJECT ADDRESS 6 Highland Place GLENDALE, MO 63122

NAME OF PROPERTY OWNER Dale Messey PHONE NUMBER (314) 608-1734

CONTRACTOR (NAME) Self-Managed PHONE NUMBER

CONTRACTOR ADDRESS

ARCHITECT (NAME) Blaes Architects PHONE NUMBER (314) 968-9202

ARCHITECT ADDRESS 643 Glen Rd, Webster Groves, MO 63119

DETAILED DESCRIPTION OF WORK BEING PROPOSED: Complete basement replacement with deeper pour and 8' shift to East, one-story addition to the back of the house covering roughly the deck area.

FLOOR AREA RATIO 0.27 (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.) 1300

TOTAL FLOOR AREA OF EXISTING STRUCTURE (SQ. FT.) 2655

TOTAL SQ. FT. OF LOT 15,400 WIDTH AND DEPTH OF LOT (FT.) 110 x 140

HEIGHT OF STRUCTURE 23' NUMBER OF STORIES 1.5

ESTIMATED COMMENCE DATE 5/30/25 EST. COMPLETION DATE 5/30/26

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:
- 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:
- 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.
- 12. **Composite Street Elevation.** ¼" = 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 ¼" = 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.

Dale Messey

2/14/25

SIGNATURE OF APPLICANT

DATE



Date:
 December 22, 2024
 REVISION (DATE-BY):

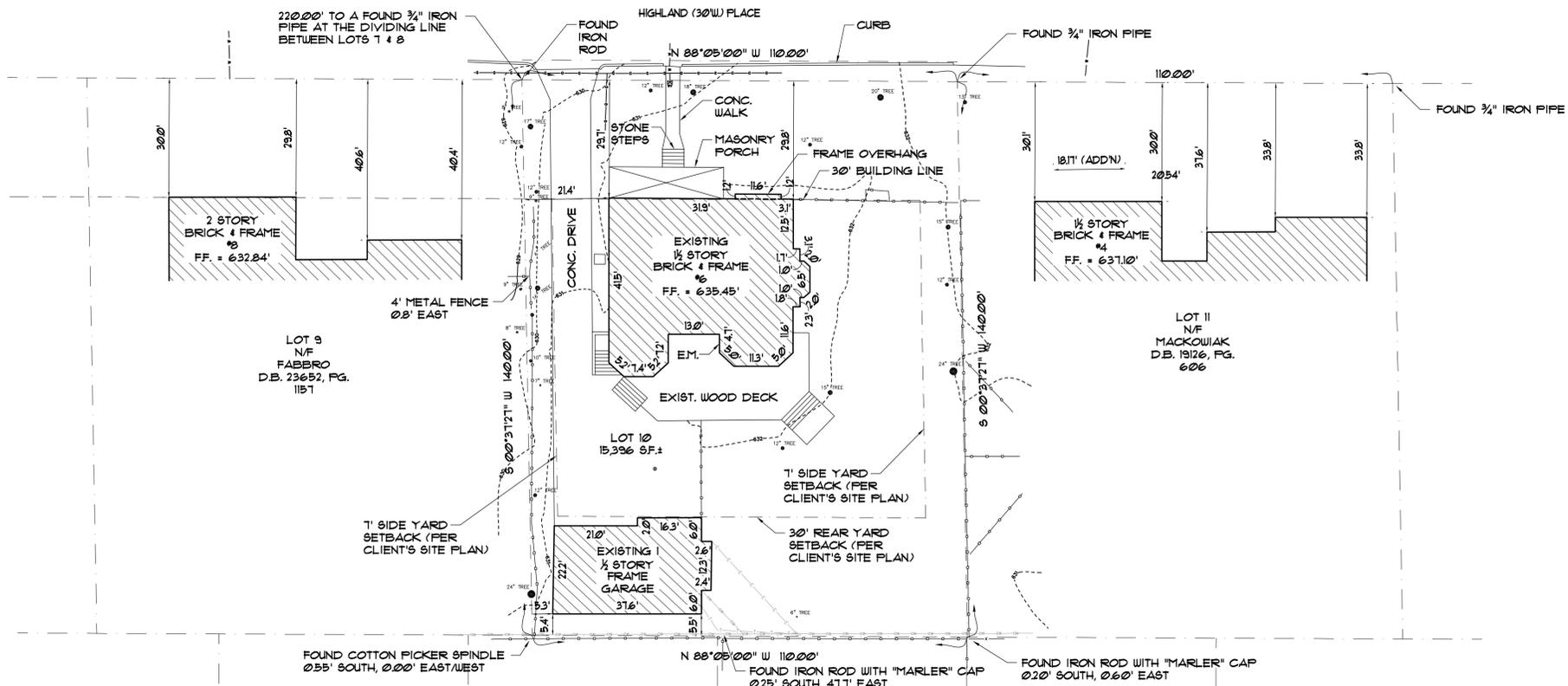
Residential Addition for:
Dale & Kristin Messey
 6 Highland Place
 Glendale, MO 63122

Michael E. Blaes - Architect
 MO # A-6158
 CERTIFICATE OF AUTHORITY #2016000407

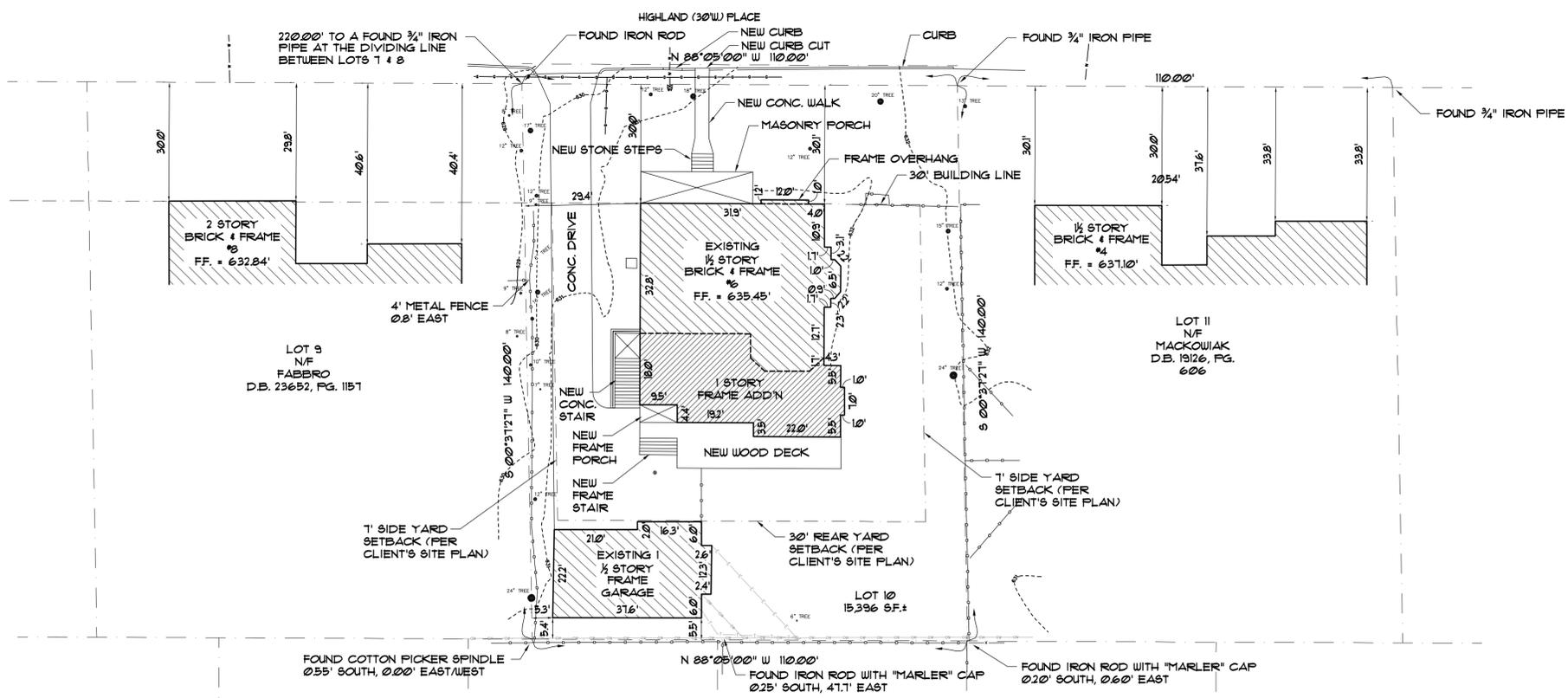
 NOTICE OF SHARED PROPERTY
 MICHAEL E. BLAES, ARCHITECT OF RECORD IS NOT RESPONSIBLE FOR INTERPRETING THE INTENT OF THE CONSTRUCTION DOCUMENTS, INCLUDING MAKING MODIFICATIONS AS MAY BE NECESSARY DURING THE CONSTRUCTION PHASE, AND THE ARCHITECT OF RECORD IS NO LONGER LIABLE FOR THE WORK WHERE CHANGES TO THESE DOCUMENTS HAVE BEEN MADE.
 THE SEAL AND SIGNATURE APPLY ONLY TO THE DOCUMENT TO WHICH THEY ARE APPLIED. THE SIGNER OF THIS DOCUMENT EXPRESSLY DISCLAIMS ANY AND ALL RESPONSIBILITY FOR DOCUMENTS THAT DO NOT BEAR HIS SEAL AND SIGNATURE INCLUDING, BUT NOT NECESSARILY LIMITED TO, DRAWINGS, SPECIFICATIONS, ESTIMATES, REPORTS AND OTHER SIMILAR INSTRUMENTS OF SERVICES INTENDED TO BE USED FOR THIS PROJECT.

Drawn By:
 TS
 Checked By:
 As Noted
 Drawing Name:
 Site Plan

Sheet No.
C-1

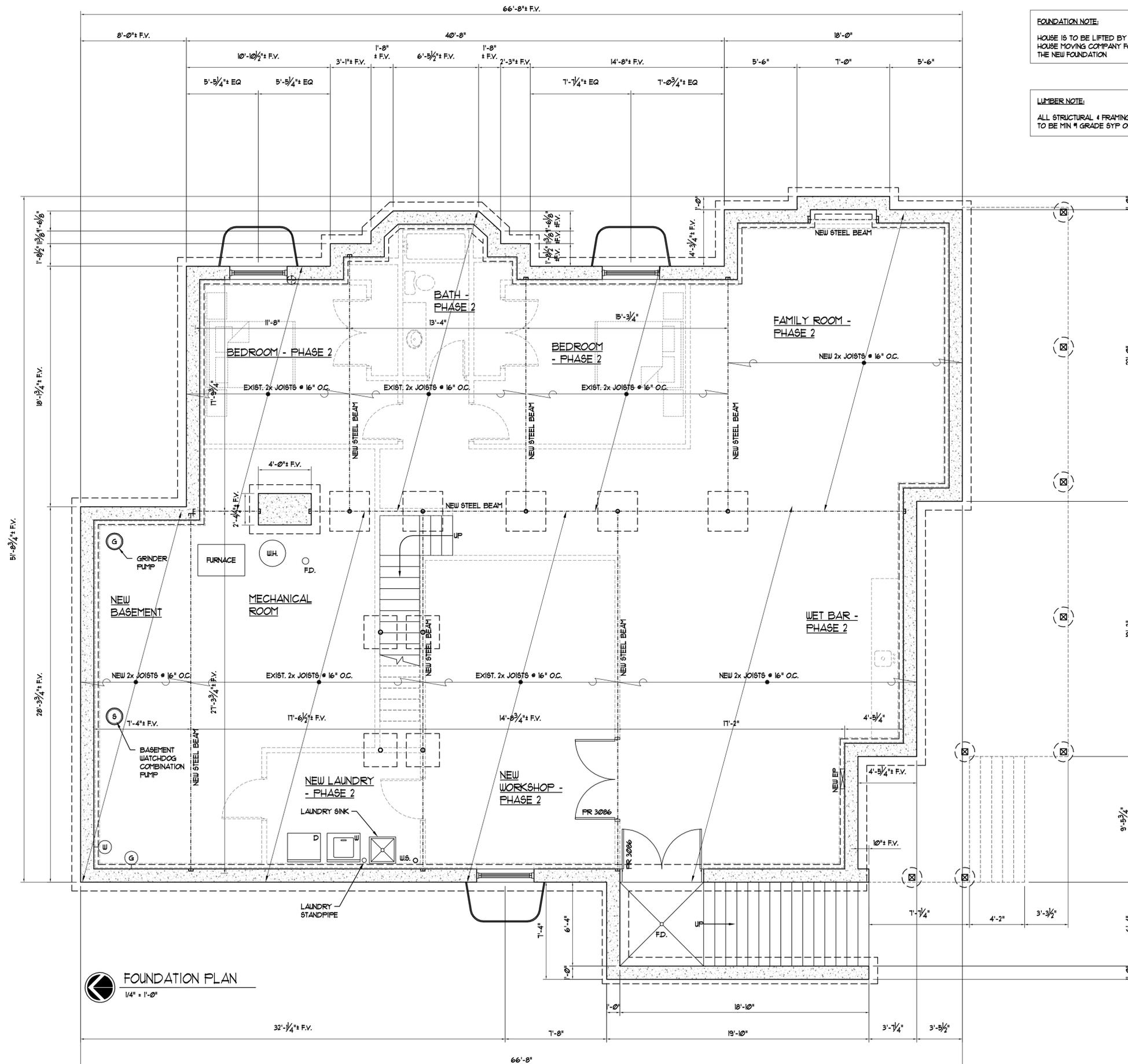


- LEGEND**
- ⊙ - SEWER CLEANOUT
 - ⊕ - WATER VALVE
 - ⊙ - UTILITY POLE
 - - SEWER MANHOLE
 - ⊕ - ELECTRIC METER
 - T - TELEPHONE/COM. LINE
 - OW - OVER-HEAD WIRES
 - E - UNDERGROUND ELECTRIC
 - G - GAS MAIN
 - W - WATER LINE



TICK MARKS ON THE BINDING MARGIN AND UPPER MARGIN ARE 1" CENTERS. IF THE TICK MARKS ARE NOT 1" CENTERS, THIS SHEET HAS BEEN REPRODUCED AT A SCALE OTHER THAN 1:1.

NOT FOR CONSTRUCTION



FOUNDATION NOTE:
HOUSE IS TO BE LIFTED BY A HOUSE MOVING COMPANY FOR THE NEW FOUNDATION

LUMBER NOTE:
ALL STRUCTURAL & FRAMING LUMBER TO BE MIN # GRADE SYP OR BETTER

- BASEMENT PLAN KEYED NOTES:**
- CONTINUOUS POURED CONCRETE FOUNDATION WALL W/ CONT. FOURED CONCRETE FOOTING MIN. 2'-6" BELOW GRADE - SEE PLAN FOR SIZE
 - 3/4" DIA. X 150 LB/FT. (SCHEDULE 40) FIXED, NON-ADJUSTABLE STL. PIPE COL. ON 3'-0" X 3'-0" X 8" TK (MIN) CONC. PAD W/ 4" S. 8" O.C. EACH WAY OR CONCRETE FOUNDATION OR NEW CONCRETE PIER (WHERE OCCURS) - SEE DETAIL
 - BEAM POCKET - GROUT SOLID - LEVEL W/ STEEL SHIMS
 - DEPRESS FOUNDATION @ DOOR LOCATION
 - 4" TK CONCRETE SLAB W/ 6x6 W/4x14 WUF OVER 10 MIL VAPOR BARRIER & 4" COMPACTED GRANULAR FILL - PROVIDE CRACK CONTROL JOINTS @ 10'-0" MAX O.C. EA. WAY, TOOLED CONTROL JOINTS @ DRIVE & PATIOS (LT. BROOM FINISH), ZIP STRIPS @ BASEMENT (MAG FINISH)
 - SUMP PIT & PUMP W/ MIN. 15"x18" DEEP W/ FITTED COVER W/ BATTERY BACKUP - VERIFY SUMP LOCATION W/ OWNER - PROVIDE 4" PERFORATED DRAIN @ BASE OF FOOTING IN 1" CLEAN CRUSHED STONE FOR ENTIRE PERIMETER OF BASEMENT. CONNECT TO SUMP
 - PROVIDE ROUGH-IN FOR FUTURE BATH
 - 1/2" WOOD HANDRAIL & STAIR - SEE STAIR DETAILS
 - P.T. 6X6 P.T. POST W/ P866 ON CONC. PIER - MIN 30" BELOW GRADE - SEE PLAN FOR SIZE
 - FURNACE / A/C UNITS - COORDINATE W/ HVAC CONTRACTOR
 - WATER HEATER
 - CODE APPROVED EMERGENCY EGRESS WINDOW - MAX SILL 44" AFF. - MIN 20" CLEAR OPENING WIDTH - MIN 24" CLEAR OPENING HEIGHT - MIN 5.7 SQ. FT. NET CLEAR OPENING OBTAINED BY NORMAL OPERATION OF THE WINDOW FROM THE INSIDE
 - EMERGENCY EGRESS ESCAPE WELL BY BOULMAN KEMP OR EQUAL - SEE DETAIL
 - PROFILE OF STRUCTURE ABOVE
 - TWO (2) #5 BARS ALL AROUND WINDOW / DOOR OPENING
 - P.T. 2X10 LEDGER BOARD W/ 1/2" LAG SCREWS W/ WASHERS @ BAND BOARD @ 15" O.C. STAGGERED - ATTACH TO BAND BOARD
 - FIVE (5) P.T. 2X12 STRINGERS - EQUALLY SPACED
 - MIN 200 AMP (598 AMPS MAX) ELECTRIC PANEL. PROVIDE OPTION FOR NEW UNDERGROUND ELECTRIC SERVICE IN LIEU OF NEW SERVICE DROP FROM POLE. PANEL LOCATION TO BE COORDINATED BETWEEN ELECTRICIAN & OWNER
 - NEW U.G. WATER SERVICE TO STREET MAIN - MIN 11" - COORDINATE METER LOCATION W/ UTILITY COMPANY & OWNER
 - MIN 2" WALL FURRING - P.T. 2X4 SILL PLATE, P.T. 2X4 STUDS @ 16" O.C., MIN R-10 INSULATION, 6 MIL VAPOR BARRIER, & 1/2" GYPSUM BOARD
 - SHELF & CENTERPOLE
 - COORDINATE WALL FRAMING & WIDTH W/ PLUMBING CHASE REQUIREMENTS
 - DECK TENSION TIE LOCATION
 - 4" CONC. WALK W/ 6x6 W/4x14 WUF OVER 4" COMPACTED GRANULAR FILL - PROVIDE TOOLED CONTROL JOINTS @ 5'-0" O.C. MAX. (LT. BROOM FINISH)
 - DOUPEL TO EXIST. FOUNDATION 4" S (MIN 24") @ 8" O.C. MIN. 6" EMBED - LAP DOUPEL TO VERTICAL REBAR - SEE DETAIL CONTINUOUS POURED CONCRETE FOUNDATION WALL W/ CONT. FOURED CONCRETE FOOTING MIN. 2'-6" BELOW GRADE - SEE PLAN FOR SIZE

- FLOOR PLAN NOTES:**
- GENERAL CONTRACTOR TO FIELD VERIFY ALL EXISTING CONDITIONS & DIMENSIONS PRIOR TO STARTING WORK. ARCHITECT TO BE NOTIFIED IN WRITING OF ANY & ALL DISCREPANCIES PRIOR TO STARTING WORK**
- ALL EXTERIOR WALLS 2x6 WOOD STUDS @ 16" O.C. W/ 1/2" WOOD STRUCTURAL PANELS ONE SIDE & 1/2" GIB ONE SIDE UNLESS OTHERWISE NOTED
- ALL INTERIOR WALLS 2x4 WOOD STUDS @ 16" O.C. W/ 1/2" GIB BOTH SIDES UNLESS OTHERWISE NOTED
- PROVIDE DOUBLE JOISTS UNDER WALLS PARALLEL TO JOIST SPANS
- PROVIDE SOLID BLOCKING BENEATH GIRDER TRUSS BEARING POINTS TO FOUNDATION OR STEEL BEAM BELOW
- ELECTRICAL CONTRACTOR TO COORDINATE FINAL LOCATION & QUANTITY OF ALL LIGHTS, FANS, RECEPTACLES, SWITCHES AND FLOOR RECEPTACLES WITH THE OWNER PRIOR TO SUBMITTING BID.
- MECHANICAL CONTRACTOR TO COORDINATE FINAL LOCATION & QUANTITY OF ALL SUPPLY DUCTS & SIZE OF ANY PENETRATIONS THRU FDN. WALLS & ROUTING OF SUPPLY/RETURN DUCTS PRIOR TO SUBMITTING BID.
- THE INTERIOR AND EXTERIOR WALL CONFIGURATION BRACES THE STRUCTURE IN ACCORDANCE WITH OR EQUIVALENT TO THE CONTINUOUS SHEATHING METHOD WITH CORNER FRAMING OF SECTION R602.10.4.1 OF THE 2015 EDITION OF IRC. (ALL EXTERIOR WALLS TO BE CONTINUOUSLY SHEATHED WITH 1/2" WOOD STRUCTURAL PANELS)

FOUNDATION PLAN
1/4" = 1'-0"

Michael E. Blaes, AIA
643 Glen Road
Webster Groves, MO 63119
www.blaesdesign.com (314) 968-9202
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Date:
December 22, 2024

REVISION (DATE-BY):

Residential Addition for:
Dale & Kristin Messey
6 Highland Place
Glendale, MO 63122

Michael E. Blaes - Architect
MO # A-6158
CERTIFICATE OF AUTHORITY #2016000402
NOTICE OF SHARED PROPERTY
MICHAEL E. BLAES, ARCHITECT OF RECORD IS NOT RESPONSIBLE FOR INTERPRETING THE INTENT OF THE CONSTRUCTION DOCUMENTS, INCLUDING MAKING MODIFICATIONS AS MAY BE NECESSARY DURING THE CONSTRUCTION PHASE AND THE ARCHITECT OF RECORD IS NO LONGER LIABLE FOR THE WORK WHERE CHANGES TO THESE DOCUMENTS HAVE BEEN MADE. THE SEAL AND SIGNATURE APPLY ONLY TO THE DOCUMENT TO WHICH THEY ARE AFFIXED. THE SIGNER OF THIS DOCUMENT EXPRESSLY DISCLAIMS ANY AND ALL RESPONSIBILITY FOR DOCUMENTS THAT DO NOT BEAR HIS SEAL AND SIGNATURE INCLUDING, BUT NOT LIMITED TO, DRAWINGS, SPECIFICATIONS, ESTIMATES, REPORTS AND OTHER SIMILAR INSTRUMENTS OF SERVICES INTENDED TO BE USED FOR THIS PROJECT.

Drawn By:
TS

Checked By:

Drawing Name:
Foundation Plan

Sheet No.
A-1

NOT FOR CONSTRUCTION

TICK MARKS ON THE BINDING MARGIN AND UPPER MARGIN ARE @ 1" CENTERS. IF THE TICK MARKS ARE NOT @ 1" CENTERS, THIS SHEET HAS BEEN REPRODUCED AT A SCALE OTHER THAN 1:1.

FIRST FLOOR KEYED NOTES:

- 1 PROVIDE SOLID BLOCKING @ ALL BEARING POINTS TO STEEL OR CONC. STRUCTURE BELOW
- 2 FLOORING CHANGE TRANSITION STRIP
- 3 CASIED OPENING
- 4 EXISTING WOOD HANDRAIL & STAIR TO REMAIN - NO WORK
- 5 1 1/4" WOOD HANDRAIL - SEE DETAIL
- 6 EXISTING METAL GUARDRAIL & CONC. STAIR TO REMAIN - NO WORK
- 7 DECK GUARDRAIL - SEE DETAIL
- 8 DECK STAIR & HANDRAIL - SEE DETAIL
- 9 OWNER SELECTED DECKING
- 10 CODE APPROVED EMERGENCY EGRESS WINDOW - MAX SILL 44" AFF. - MIN 20" CLEAR OPENING WIDTH - MIN 24" CLEAR OPENING HEIGHT - MIN 5.1 SQ FT NET CLEAR OPENING OBTAINED BY NORMAL OPERATION OF THE WINDOW FROM THE INSIDE
- 11 PROVIDE TEMPERED GLASS @ WINDOWS ADJACENT TO DOOR SWINGS, STAIRS, & HAZARDOUS LOCATIONS
- 12 VENT DRYER TO EXTERIOR
- 13 PROVIDE ALL-IN-ONE WASHER PLUMBING BOX W/ WASTE & H/C WATER SUPPLIES RECESSED IN STUD WALL - PROVIDE DRAIN PAN BENEATH WASHER (OR FLOOR DRAIN)
- 14 OWNER SELECTED LAUNDRY ROOM BASE & WALL CABINETS
- 15 LAUNDRY SINK - COORDINATE SELECTION W/ CONTRACTOR
- 16 12" SQUARE LOAD BEARING PERMACAST COLUMN W/ CAP & BASE BY HB4G OR APPROVED EQUAL
- 17 PROFILE OF BOX BEAM ABOVE - SEE PORCH SECTION
- 18 4" CONC. WALK W/ 6x6 W/ 4x4 W/ F OVER 4" COMPACTED GRANULAR FILL - PROVIDE TOoled CONTROL JOINTS @ 5'-0" O.C. MAX. (LT. BROOM FINISH)
- 19 EMERGENCY EGRESS WINDOW WELL BELOW
- 20 POURED IN PLACE CONCRETE PORCH STAIR - MIN 10" TREADS, 1" NOSINGS, MAX 1 1/2" RISERS - SEE SECTION
- 21 DIRECT VENT WOOD FIREPLACE UNIT BY HEAT-N-GLO OR EQUAL - INSTALL PER MANUFACTURER'S SPECIFICATIONS
- 22 MINIMUM 18" NON-COMBUSTABLE HEARTH READILY DISTINGUISHED FROM SURROUNDING FLOOR AREA
- 23 BENCH SEAT W/ CUBBIES BELOW & COAT HOOKS ABOVE

FLOOR PLAN NOTES:

GENERAL CONTRACTOR TO FIELD VERIFY ALL EXISTING CONDITIONS & DIMENSIONS PRIOR TO STARTING WORK. ARCHITECT TO BE NOTIFIED IN WRITING OF ANY & ALL DISCREPANCIES PRIOR TO STARTING WORK.

ALL EXTERIOR WALLS 2x6 WOOD STUDS @ 16" O.C. W/ 1/2" WOOD STRUCTURAL PANELS ONE SIDE & 1/2" GIBB ONE SIDE UNLESS OTHERWISE NOTED

ALL INTERIOR WALLS 2x4 WOOD STUDS @ 16" O.C. W/ 1/2" GIBB BOTH SIDES UNLESS OTHERWISE NOTED

PROVIDE DOUBLE JOISTS UNDER WALLS PARALLEL TO JOIST SPANS

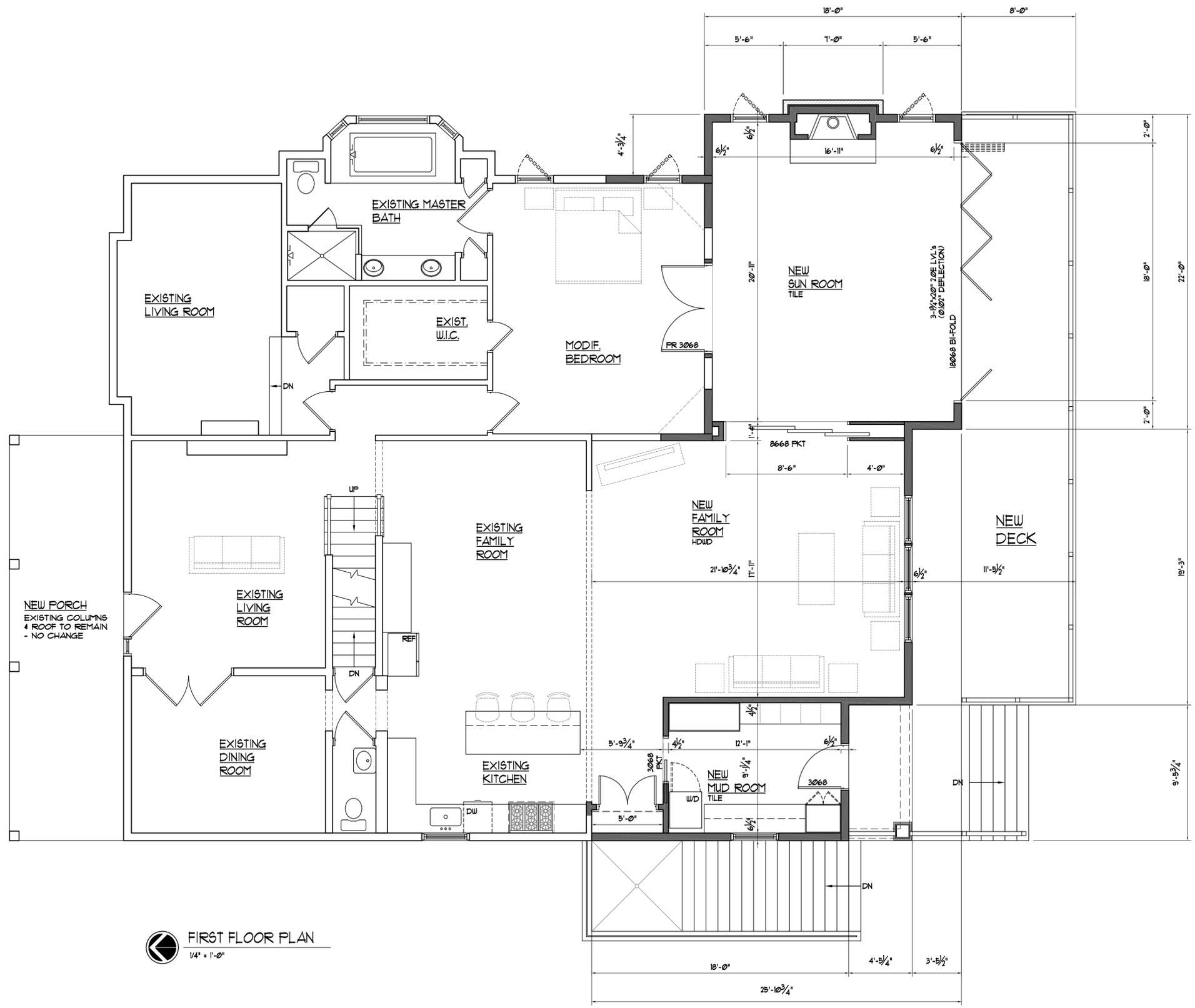
PROVIDE SOLID BLOCKING BENEATH GIRDER TRUSS BEARING POINTS TO FOUNDATION OR STEEL BEAM BELOW

ELECTRICAL CONTRACTOR TO COORDINATE FINAL LOCATION & QUANTITY OF ALL LIGHTS, FANS, RECEPTACLES, SWITCHES AND FLOOR RECEPTACLES WITH THE OWNER PRIOR TO SUBMITTING BID.

MECHANICAL CONTRACTOR TO COORDINATE FINAL LOCATION & QUANTITY OF ALL SUPPLY DUCTS & SIZE OF ANY PENETRATIONS THRU FDN. WALLS & ROUTING OF SUPPLY/RETURN DUCTS PRIOR TO SUBMITTING BID.

THE INTERIOR AND EXTERIOR WALL CONFIGURATION BRACES THE STRUCTURE IN ACCORDANCE WITH OR EQUIVALENT TO THE CONTINUOUS SHEATHING METHOD WITH CORNER FRAMING OF SECTION R602.10.4.1 OF THE 2015 EDITION OF IRC. (ALL EXTERIOR WALLS TO BE CONTINUOUSLY SHEATHED WITH 1/2" WOOD STRUCTURAL PANELS.)

LUMBER NOTE:
 ALL STRUCTURAL & FRAMING LUMBER TO BE MIN #1 GRADE SYP OR BETTER



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



Date:
December 22, 2024

△ REVISION (DATE-BY):

Residential Addition for:
Dale & Kristin Messey
6 Highland Place
Glendale, MO 63122

Michael E. Blaes - Architect
MO # A-6158
CERTIFICATE OF AUTHORITY #2016000402
NOTICE OF SHARED PROPERTY
MICHAEL E. BLAES, ARCHITECT OF RECORD IS NOT RESPONSIBLE FOR INTERPRETING THE INTENT OF THE CONSTRUCTION DOCUMENTS, INCLUDING MAKING MODIFICATIONS AS MAY BE NECESSARY DURING THE CONSTRUCTION PHASE AND THE ARCHITECT OF RECORD IS NO LONGER LIABLE FOR THE WORK WHERE CHANGES TO THESE DOCUMENTS HAVE BEEN MADE. THE SEAL AND SIGNATURE APPLY ONLY TO THE DOCUMENT TO WHICH THEY ARE AFFIXED. THE SIGNER OF THIS DOCUMENT EXPRESSLY DISCLAIMS ANY AND ALL RESPONSIBILITY FOR DOCUMENTS THAT DO NOT BEAR HIS SEAL AND SIGNATURE INCLUDING, BUT NOT NECESSARILY LIMITED TO, DRAWINGS, SPECIFICATIONS, ESTIMATES, REPORTS AND OTHER SIMILAR INSTRUMENTS OF SERVICES INTENDED TO BE USED FOR THIS PROJECT.

Drawn By:
TS

Checked By:

Drawing Name:
Roof Plan

Sheet No.
A-3

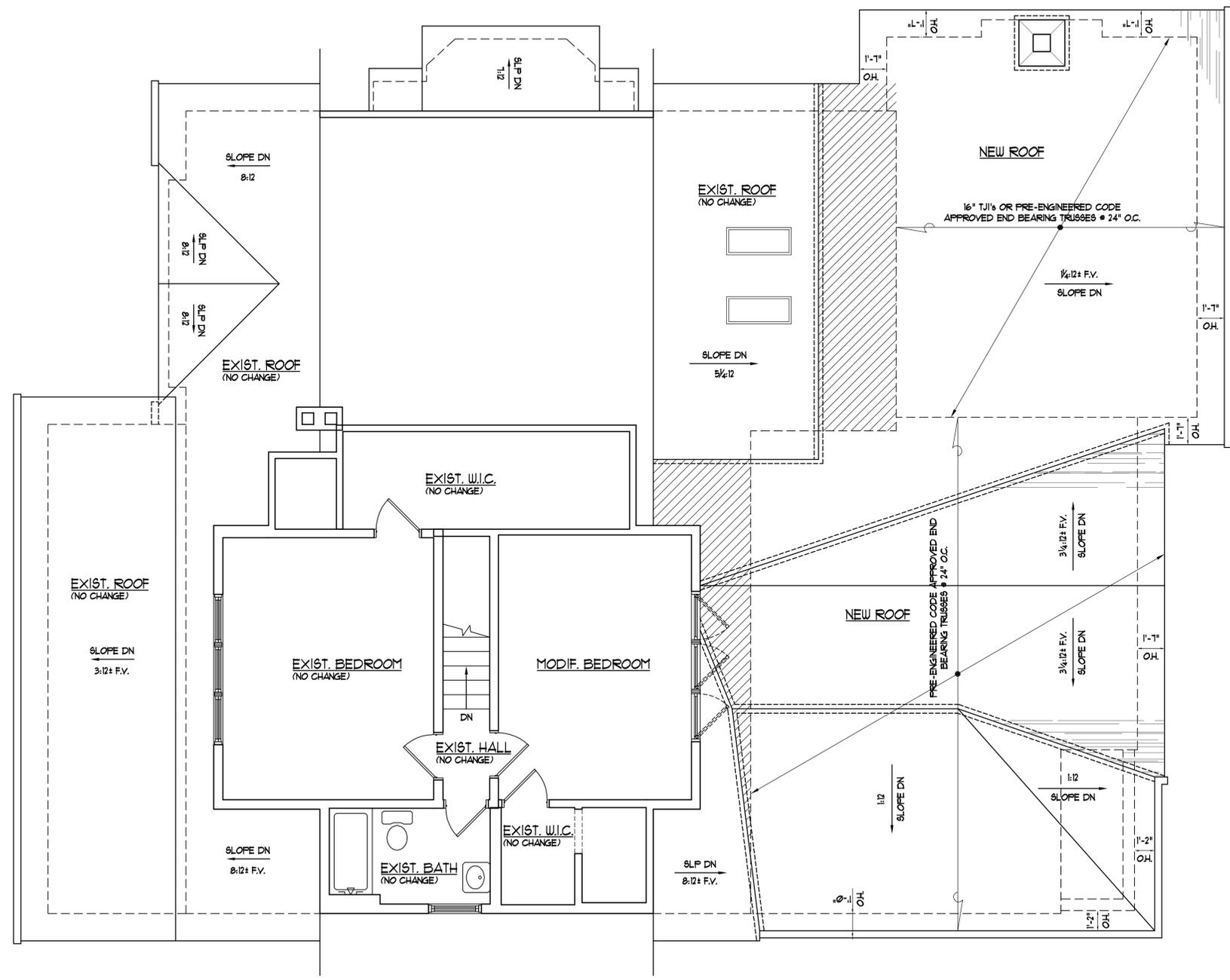
- ROOF PLAN KEYED NOTES:**
- ARCHITECTURAL ASPHALT SHINGLES (OWNER SELECTED) ON 1/2" ROOFING FELT & 1/2" STRUCTURAL WOOD PANELS - PROVIDE ICE & WATER SHIELD BENEATH ALL SHINGLES LESS THAN 4/12 SLOPES & PERIMETER TO 24" WITHIN INSIDE FACE OF EXT. WALL
 - FULLY ADHERED 60 MIL EPDM ROOF MEMBRANE ON 1/2" WOOD STRUCTURAL PANEL w/ 1/2" HIGH DENSITY RIGID TAPERED INSULATION - 1/12 SLOPE - MIN. R-49 TOTAL
 - 6" ALUMINUM GUTTER & 3x4 D.S. - PROVIDE LEAF GUARDS
 - CONTINUOUS ALUMINUM FLASHING - INTERLACE SHINGLES & ROOF VALLEYS w/ ICE & WATER SHIELD BELOW - PROVIDE ALUMINUM STEP FLASHING & CHIMNEY
 - PROVIDE ICE & WATER SHIELD BENEATH ALL SHINGLES LESS THAN 3/12 SLOPES & PERIMETER TO 24" WITHIN INSIDE FACE OF EXT. WALL
 - PROFILE OF STRUCTURE BELOW
 - PROFILE OF BOX BEAM BELOW - SEE PLAN FOR SIZE
 - CONTINUOUS RIDGE VENT
 - HATCHING INDICATES AREA OF 2x OVERFRAMING @ 24" O.C.
 - PRE-ENGINEERED CODE APPROVED END BEARING TRUSSES @ 24" O.C.

GENERAL TRUSS NOTE

TRUSS MANUFACTURER TO FIELD VERIFY NEW ROOF SLOPE TO ALIGN EXISTING & NEW ROOF PEAKS AND EXISTING & NEW ALIGN FASCIA BOARDS - PROVIDE TRUSS DRAWINGS FOR APPROVAL BY ARCHITECT PRIOR TO FABRICATION

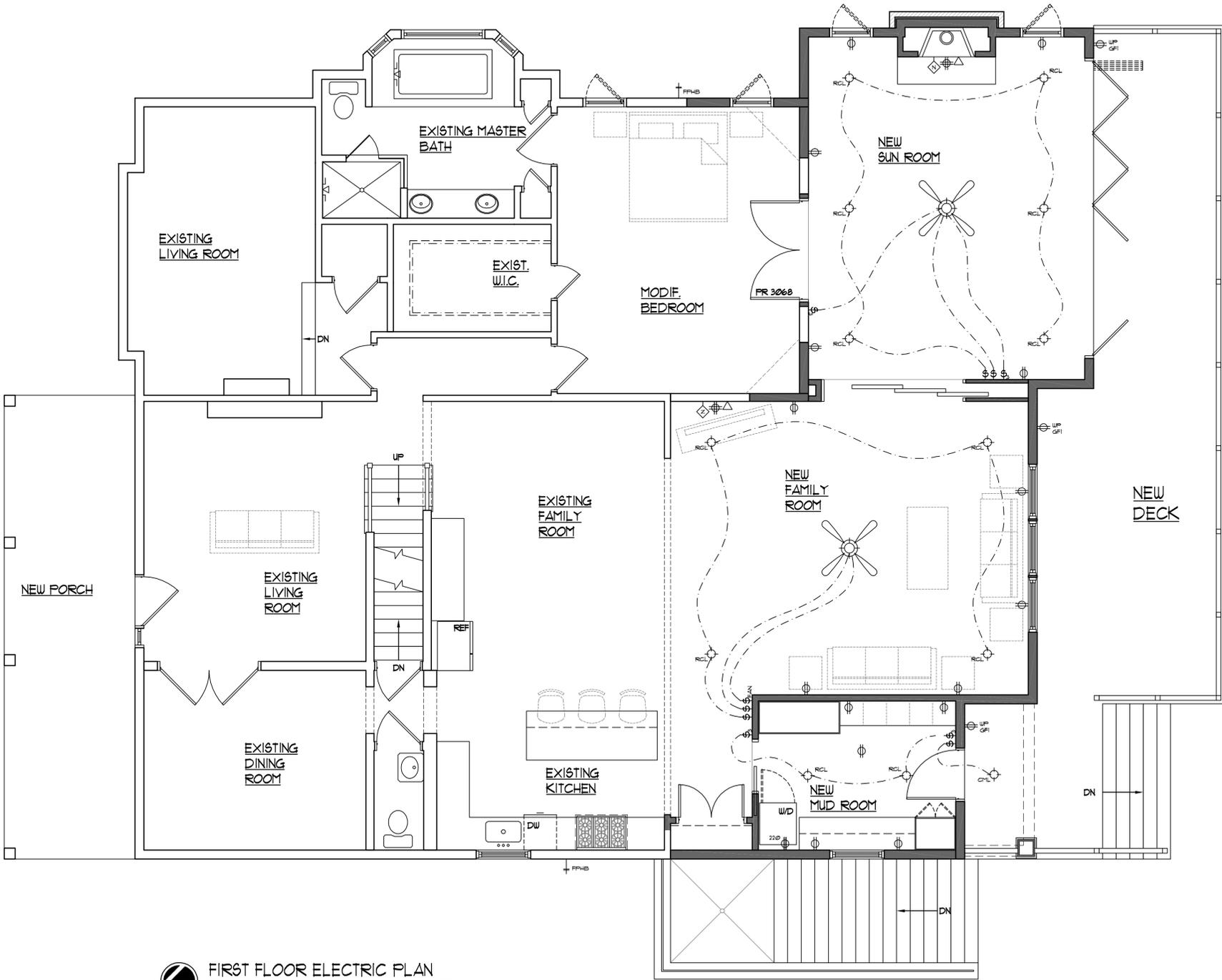
ROOF SYSTEM TO BE DESIGNED BY ROOF TRUSS MANUFACTURER FOR BEARING ON EXTERIOR WALLS. PROVIDE ATTIC & STAIR AREAS WITH BEARING TO TRANSFER TO STEEL BEAMS IN BASEMENT BELOW VIA LOAD BEARING PARTITIONS. PROVIDE LOADS ON BEAMS & PARTITIONS & THEIR LOCATIONS FOR REVIEW BY ARCHITECT.

REFER TO TRUSS MANUFACTURER'S DRAWINGS FOR ADDITIONAL INFORMATION

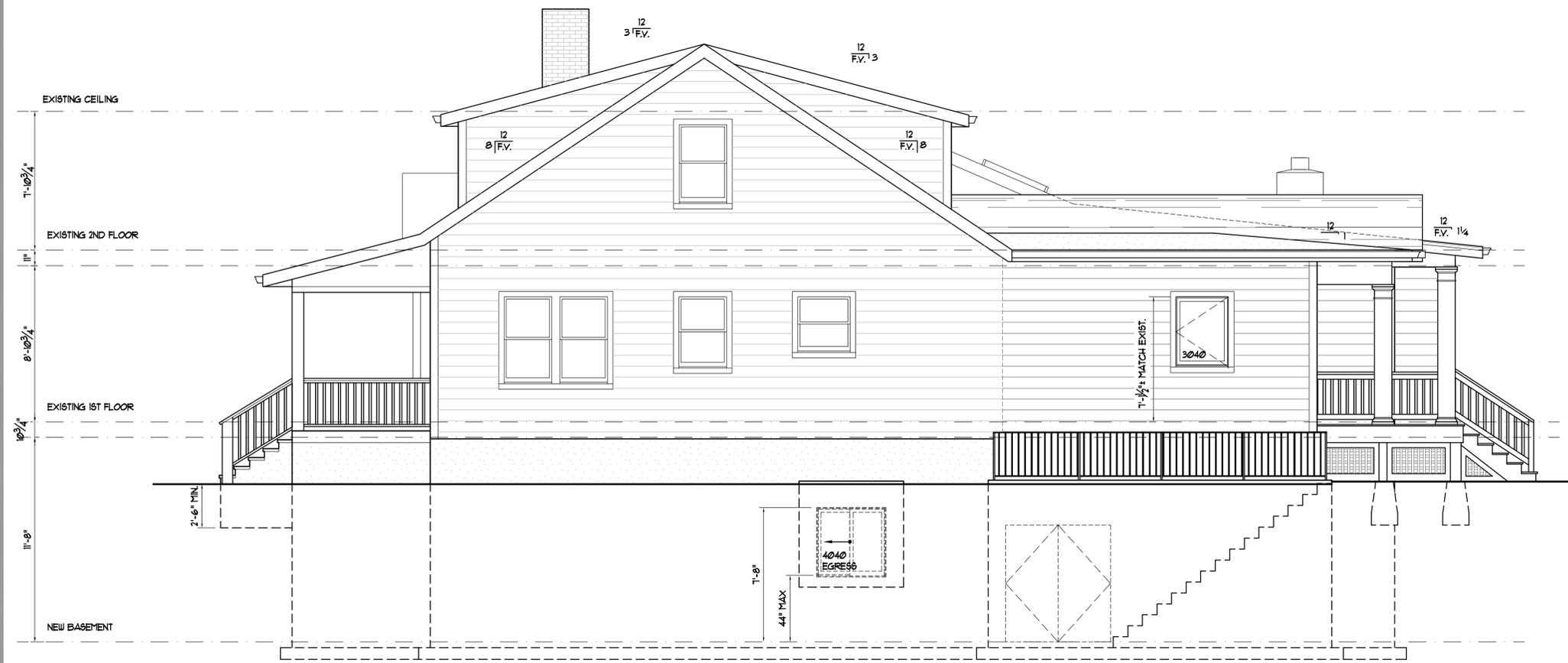


ROOF PLAN
1/4" = 1'-0"

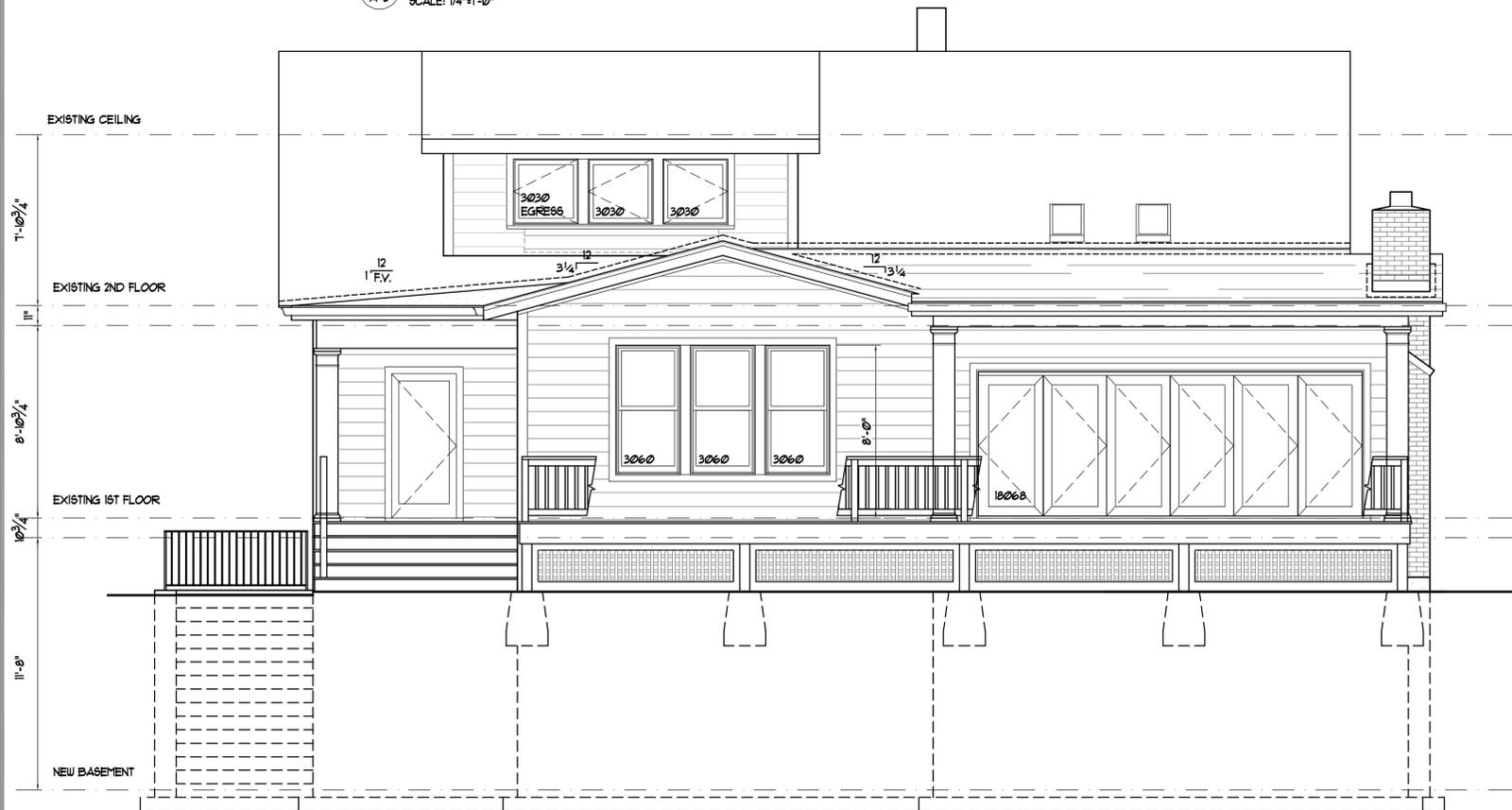
NOT FOR CONSTRUCTION



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



1 WEST ELEVATION
A-5 SCALE: 1/4"=1'-0"



2 SOUTH ELEVATION
A-5 SCALE: 1/4"=1'-0"

- 17 POURED IN PLACE CONCRETE STEP - MIN 10" TREADS, MAX 13" RISERS
- 18 12"x12" LOAD BEARING PERMACAST CRAFTSMAN TAPERED COLUMN W/ CAP & BASE BY HB4G OR EQUAL ON 1'-6"x1'-6" LIMESTONE PLINTH - SEE SECTION
- 19 BOX BEAM - SEE SECTION
- 20 EXTERIOR WALL MOUNTED LIGHT FIXTURE - COORDINATE SELECTION W/ OWNER
- 21 CODE APPROVED EMERGENCY EGRESS WINDOW - MAX SILL 44" AFF. - MIN 20" CLEAR OPENING WIDTH - MIN 24" CLEAR OPENING HEIGHT - MIN 5.1 SQ FT NET CLEAR OPENING OBTAINED BY NORMAL OPERATION OF THE WINDOW FROM THE INSIDE
- 22 EMERGENCY EGRESS ESCAPE WELL W/ LADDER & COVER BY BOUMAN KEMP OR EQUAL - SEE DETAIL
- 23 WOOD OR VINYL LATTICE IN 1x4 P.T. FRAME - PAINT
- 24 DECK STAIR & HANDRAIL - SEE SECTION
- 25 DECK GUARDRAIL - SEE DETAIL
- 26 CONC. PIER - MIN 30" BELOW GRADE - SEE PLAN FOR SIZE

ELEVATION KEYED NOTES:

- 1 ROOFING:
MATERIAL: ARCHITECTURAL ASPHALT SHINGLES
MANUFACTURER: T.B.D.
PRODUCT NAME: T.B.D.
WARRANTY: 25 YEAR MINIMUM
COLOR: T.B.D.
MISC: INSTALL SOFFIT VENTS & CONTINUOUS ROOF RIDGE VENTS
- 2 ROOFING: SELECTED BY OWNER
MATERIAL: FULLY ADHERED 60 MIL EPDM ROOF MEMBRANE ON 3/4" WOOD STRUCTURAL PANEL
MANUFACTURER: T.B.D.
PRODUCT NAME: T.B.D.
WARRANTY: 25 YEAR MINIMUM
COLOR: BLACK
MISC: 3/4" HIGH DENSITY RIGID TAPERED INSULATION - 1:12 SLOPE - MIN. R-49 TOTAL
- 3 GUTTERS & DOWNSPOUTS:
MATERIAL: ALUMINUM
SIZE: 6" 3x4 DOWNSPOUTS W/ BRACKETS
PROFILE: OGEE
COLOR: TAN
MISC: 1x2 GUTTER BD. & CONTINUOUS ALUMINUM GUTTER & DOWNSPOUT W/ LEAF GUARDS
- 4 FLASHING:
MATERIAL: CORROSION-RESISTANT METAL FLASHING (ALUM.)
ROOF/WALL: CORROSION-RESISTANT METAL FLASHING (ALUM.)
ROOF VALLEYS: INTERLACE SHINGLES W/ ICE & WATER SHIELD BELOW
MASONRY & CHIMNEY: ALUMINUM STEEP FLASHING MATCH COLORS OF ADJACENT MATERIALS
- 5 LAP SIDING:
MATERIAL: FIBER CEMENT HARDIE PLANK (OPTIONAL CEDAR)
MANUFACTURER: JAMES HARDIE OR EQUAL
PROFILE: 1 1/2" EXPOSURE LAP - MATCH EXISTING
COLOR: TAN - PAINT
WINDOW & DOOR TRIM: MATCH EXISTING PROFILE - PAINT BROWN
SILLS - MATCH EXISTING
- 6 WINDOWS: (SIZES SHOWN IN FT.-IN, NOM. UNIT SIZE)
MANUFACTURER: MARVIN OR EQUAL
MATERIAL: CLAD WOOD - MATCH EXISTING
GLASS: INSULATED, LOW E
MUNTINS: SIMULATED DIVIDED LIGHTS - AS SHOWN
COLOR: T.B.D / DK. BROWN EXTERIOR, PRE-FINISH WHITE INTERIOR
HARDWARE: WHITE - STANDARD
SCREENS: CHARCOAL / WHITE FRAMES
JAMB THICKNESS: 4 3/16"
WINDOW TRIM: 2" BRICK MOULD
MASONRY WALLS, 5 1/2" FRAME WALLS
MAX. U-FACTOR: 0.25 PER 2012 IRC TABLE N102.1
MISC: MANUFACTURER TO FIELD VERIFY SIZES AND LOCATIONS W/ OWNER PRIOR TO ORDERING. DOUBLE HUNG WINDOW PAIRS TO HAVE SUPPORT MULLION - HEADERS SIZED ACCORDINGLY
- 6 DOORS: (SIZES SHOWN IN FT.-IN, NOM. UNIT SIZE)
MANUFACTURER: MARVIN OR EQUAL
MATERIAL: CLAD WOOD UNITS
GLASS: INSULATED, LOW E
MUNTINS: 8DL, AS SHOWN
COLOR: T.B.D. - DK. BROWN
HARDWARE: STANDARD
SCREENS: CHARCOAL / T.B.D. FRAMES
JAMB THICKNESS: 4 3/16"
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MISC: MANUFACTURER TO FIELD VERIFY SIZES AND LOCATIONS W/ OWNER PRIOR TO ORDERING. MATCH EXISTING INTERIOR DOOR & HARDWARE
- 7 FACE BRICK: MATCH EXISTING
SIZE: MATCH EXISTING
BOND: COMMON W/ FLEMISH BOND
COURSE: EIGHTH
COLOR: MIXED - MATCH EXISTING
MORTAR: MATCH EXISTING
PROVIDE 48" SQUARE MOCK UP PANEL ON SITE FOR REVIEW & APPROVAL BY ARCHITECT
- 9 APPROXIMATE GRADE LINE
- 10 CONTINUOUS CONCRETE FOUNDATION WALL & FOOTING - MIN 30" BELOW GRADE
- 11 CONTINUOUS RIDGE VENT
- 12 RAKE TRIM - SEE SECTION
- 13 1x4 GABLE TRIM
- 14 CHIMNEY & FLUES MIN 3'-0" ABOVE ROOF & 2'-0" ABOVE ROOF WITHIN 10'-0" OF ROOF - PROVIDE NEW OWNER SELECTED CHIMNEY CAP
- 15 1x12 HARDIPLANK BAND BOARD W/ FLASHING - SEE SECTION
- 16 EXISTING STRUCTURE



Date:
December 22, 2024

REVISION (DATE-BY):

Residential Addition for:
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6 Highland Place
Glendale, MO 63122

Michael E. Blaes - Architect
MO # A-6158
CERTIFICATE OF AUTHORITY #2016000402
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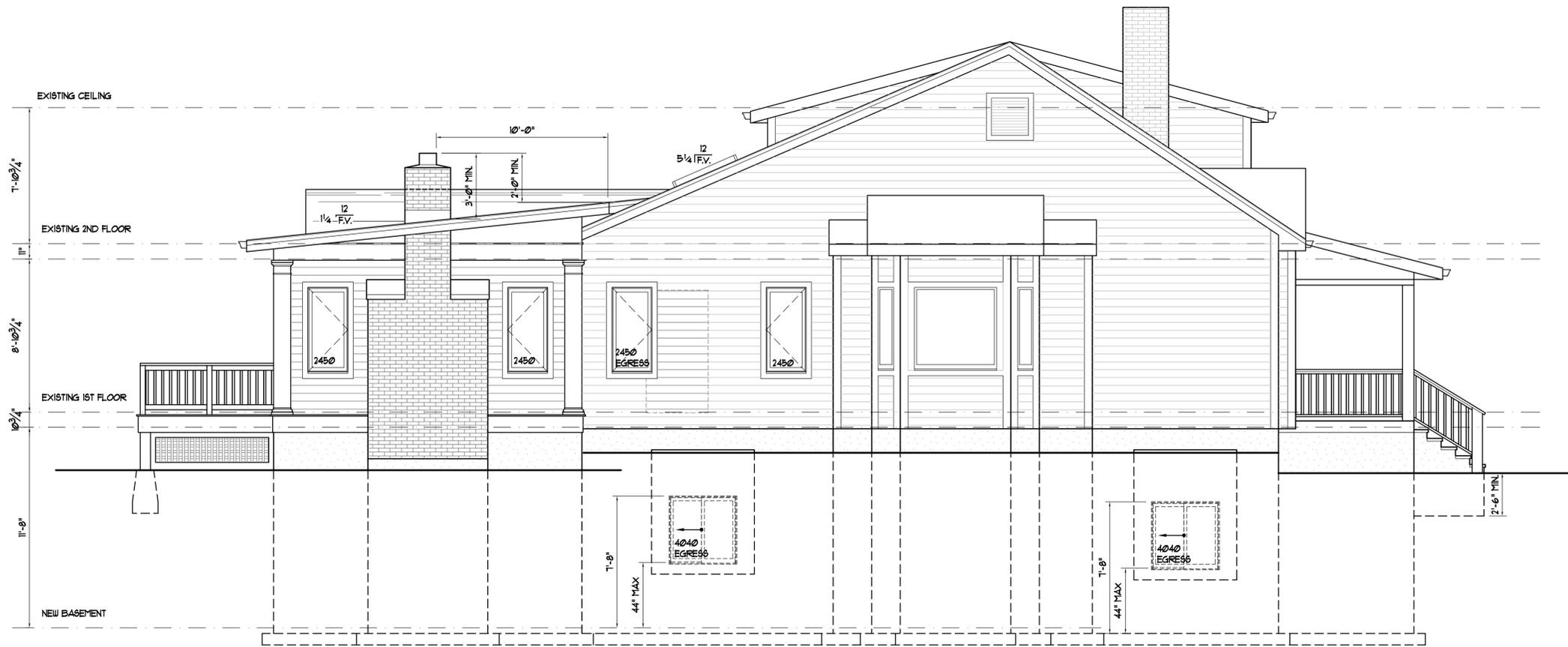
Drawn By:
TS

Checked By:

Drawing Name:
Elevations

Sheet No.
A-5

NOT FOR CONSTRUCTION



1 EAST ELEVATION
A-6 SCALE: 1/4"=1'-0"



2 NORTH ELEVATION
A-6 SCALE: 1/4"=1'-0"

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- 23 WOOD OR VINYL LATTICE IN 1x4 P.T. FRAME - PAINT
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- 3 GUTTERS & DOWNSPOUTS:
MATERIAL: ALUMINUM
SIZE: 6" 3x4 DOWNSPOUTS W/ BRACKETS
PROFILE: OGEE
COLOR: TAN
MISC: 1x2 GUTTER BD. & CONTINUOUS ALUMINUM GUTTER & DOWNSPOUT W/ LEAF GUARDS
- 4 FLASHING:
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ROOFWALL: CORROSION-RESISTANT METAL FLASHING (ALUM.)
ROOF VALLEYS: INTERLACE SHINGLES W/ ICE & WATER SHIELD BELOW
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WINDOW & DOOR TRIM: MATCH EXISTING PROFILE - PAINT BROWN
SILLS - MATCH EXISTING
- 6 WINDOWS: (SIZES SHOWN IN FT.-IN, NOM. UNIT SIZE)
MANUFACTURER: MARVIN OR EQUAL
MATERIAL: CLAD WOOD - MATCH EXISTING
GLASS: INSULATED, LOW E
MUNTINS: SIMULATED DIVIDED LIGHTS - AS SHOWN
COLOR: T.B.D / DK. BROWN EXTERIOR, PRE-FINISH WHITE INTERIOR
HARDWARE: WHITE - STANDARD
SCREENS: CHARCOAL / WHITE FRAMES
JAMB THICKNESS: 4 3/16"
WINDOW TRIM: 2" BRICK MOULD & MASONRY WALLS, 5 1/2" & FRAME WALLS
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Drawn By:
TS

Checked By:

Drawing Name:
Elevations

Sheet No.
A-6

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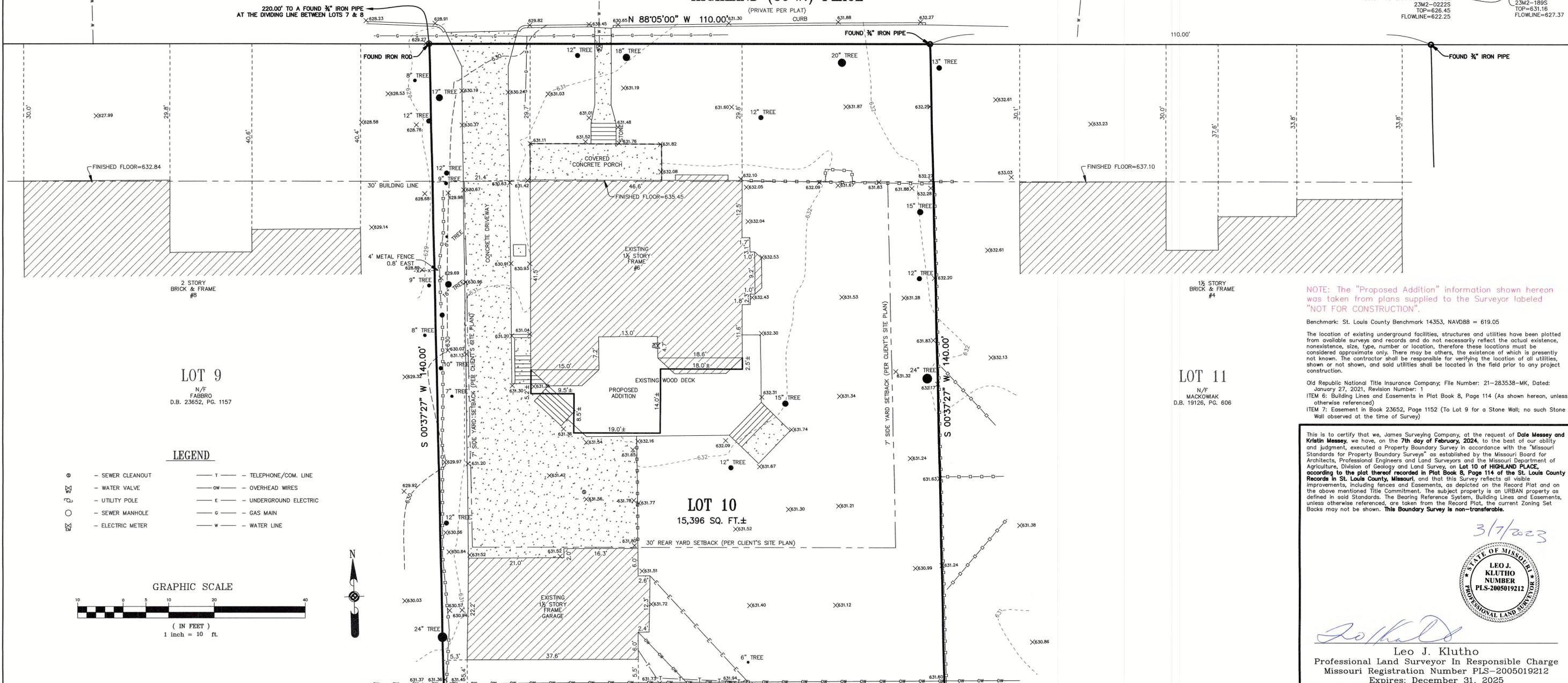




PROPERTY BOUNDARY SURVEY

8" VCP (CPP)

HIGHLAND (30'W.) PLACE



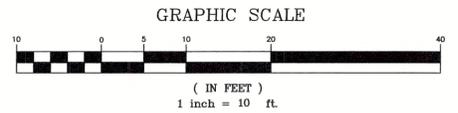
LOT 9
N/F
FABBRO
D.B. 23652, PG. 1157

LOT 11
N/F
MACKOWAK
D.B. 19126, PG. 606

LOT 10
15,396 SQ. FT.±

LEGEND

- SEWER CLEANOUT
- WATER VALVE
- UTILITY POLE
- SEWER MANHOLE
- ELECTRIC METER
- TELEPHONE/COM. LINE
- OVERHEAD WIRES
- UNDERGROUND ELECTRIC
- GAS MAIN
- WATER LINE



NOTE: The "Proposed Addition" information shown hereon was taken from plans supplied to the Surveyor labeled "NOT FOR CONSTRUCTION".

Benchmark: St. Louis County Benchmark 14353, NAVD88 = 619.05

The location of existing underground facilities, structures and utilities have been plotted from available surveys and records and do not necessarily reflect the actual existence, nonexistence, size, type, number or location, therefore these locations must be considered approximate only. There may be others, the existence of which is presently not known. The contractor shall be responsible for verifying the location of all utilities, shown or not shown, and said utilities shall be located in the field prior to any project construction.

Old Republic National Title Insurance Company, File Number: 21-283538-MK, Dated: January 27, 2021, Revision Number: 1
 ITEM 6: Building Lines and Easements in Plat Book 8, Page 114 (As shown hereon, unless otherwise referenced)
 ITEM 7: Easement in Book 23652, Page 1152 (To Lot 9 for a Stone Wall; no such Stone Wall observed at the time of Survey)

This is to certify that we, James Surveying Company, at the request of Dale Messey and Kristin Messey, we have, on the 7th day of February, 2024, to the best of our ability and judgment, executed a Property Boundary Survey in accordance with the "Missouri Standards for Property Boundary Surveys" as established by the Missouri Board for Architects, Professional Engineers and Land Surveyors and the Missouri Department of Agriculture, Division of Geology and Land Survey, on Lot 10 of HIGHLAND PLACE, according to the plat thereof recorded in Plat Book 8, Page 114 of the St. Louis County Records in St. Louis County, Missouri; and that this Survey reflects all visible improvements, including fences and Easements, as depicted on the Record Plat and on the above mentioned Title Commitment. The subject property is an URBAN property as defined in said Standards. The Bearing Reference System, Building Lines and Easements, unless otherwise referenced, are taken from the Record Plat, the current Zoning Set Backs may not be shown. **This Boundary Survey is non-transferable.**



Leo J. Klutho
Leo J. Klutho
 Professional Land Surveyor in Responsible Charge
 Missouri Registration Number PLS-2005019212
 Expires: December 31, 2025

PROPERTY BOUNDARY SURVEY

James Surveying Company
 Professional Land Surveying Corporation
 Original Certificate/License No. 000129

Project Address: 6 Highland Place
 Kirkwood, MO
 63122

1	3/7/2024	G.D.	Additional utilities and neighboring structures
REV. DATE		BY	DESCRIPTION
SUR. C.W. DES.	SCALE: 1" = 10'		PROJECT NUMBER
DRW. G.D. CHK. L.J.K.	February 21, 2024		216195
DATE PREPARED:			SHEET 1 OF 1

JAMES SURVEYING COMPANY
 LAND SURVEYORS

10811 BIG BEND BOULEVARD KIRKWOOD, MO. 63122
 PHONE: (314) 822-1006 FAX: (314) 822-0006

WINNETKA - P.B. 38, PG. 20
 (SOURCE OF BEARINGS)

LOT 11
N/F
SAPP
D.B. 13849, PG. 815

LOT 9
N/F
BOCHTLER
DEED DOC. 2023032300451

LOT 7
N/F
TAYLOR
D.B. 17672, PG. 3556

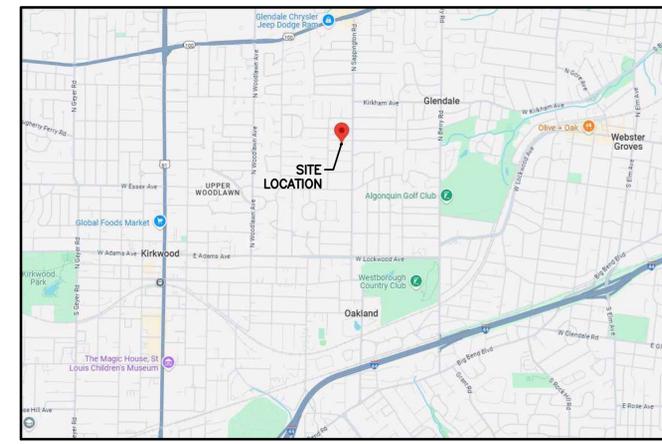


MB Engineering, Inc.
606 Ryan Dr.
Energy, IL 62933
(314) 368-3040

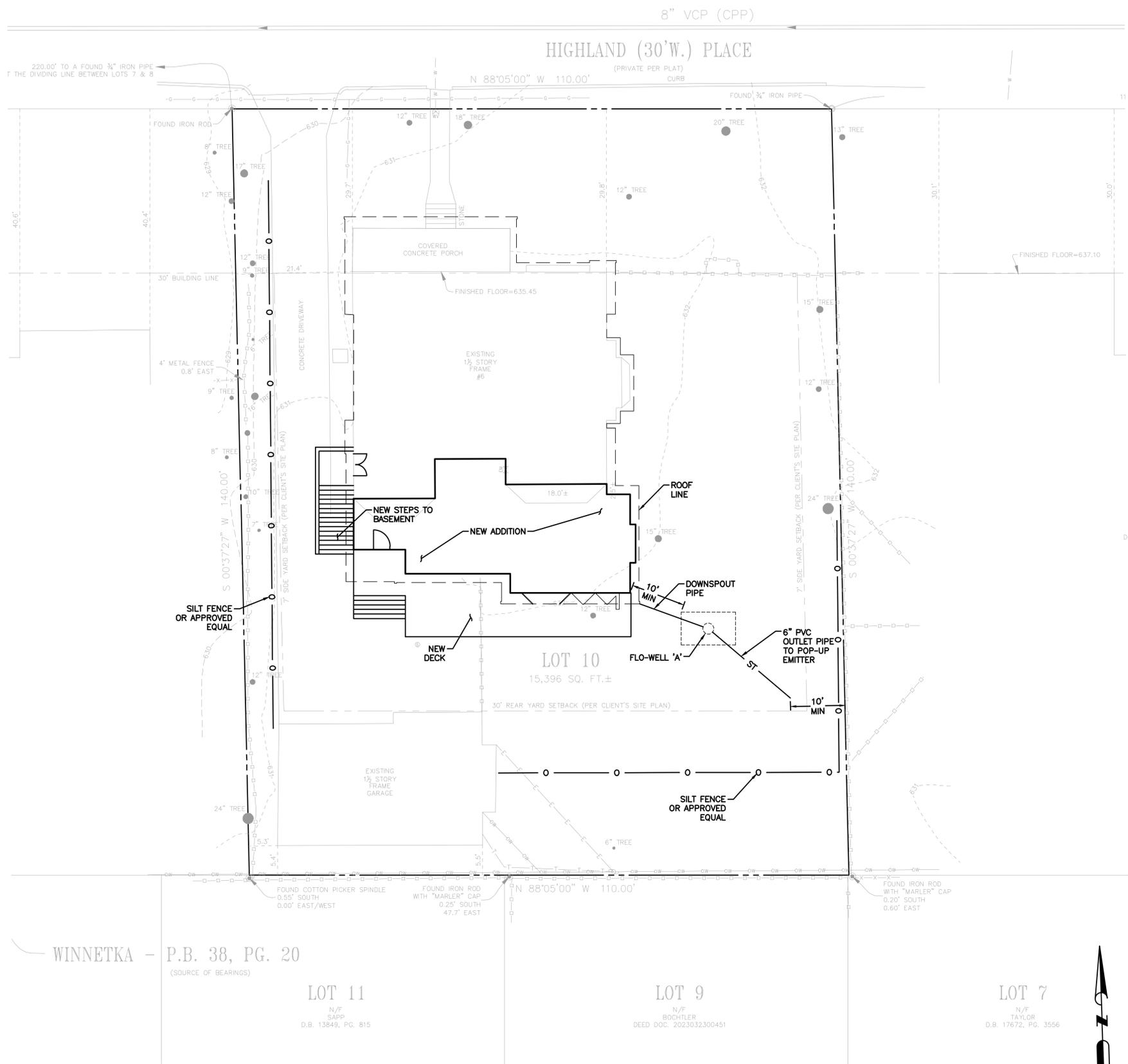


Michael A. Buescher, P.E., Civil Engineer
Missouri P.E. E-2001018714
MB Engineering, Inc. Missouri Authority No. E-2015041404

The Professional Engineer's seal affixed to this sheet indicates that the named Engineer has prepared or directed the preparation of the material shown only on this sheet. Other drawings and documents not exhibiting this seal shall not be considered prepared by or the responsibility of the undersigned.



LOCATION MAP



NOTES:

1. AREAS SURROUNDING THIS SITE MAY CONTAIN BOTH PEDESTRIAN AND VEHICLE TRAFFIC. ALL NECESSARY CARE SHALL BE TAKEN BY THE CONTRACTOR TO ENSURE THE SAFETY OF THE GENERAL PUBLIC. THE CONTRACTOR SHALL BE RESPONSIBLE FOR DETERMINING AND MAINTAINING SAFE AND EFFICIENT PROJECT LIMITS. THE CONTRACTOR SHALL FOLLOW ALL FEDERAL, STATE AND LOCAL GUIDELINES WITH REGARDS TO CONSTRUCTION SAFETY THROUGHOUT THE ENTIRE DURATION OF THE PROJECT. THE CONTRACTOR SHALL BE RESPONSIBLE FOR ANY BREACHES OF SAFETY OR DESTRUCTION OF PROPERTY RELATED TO THE CONSTRUCTION OF THIS PROJECT.
2. ALL DEMOLITION DEBRIS SHALL BE REMOVED FROM THE SITE AND PROPERLY DISPOSED OF ACCORDING TO ALL FEDERAL, STATE, AND LOCAL REGULATIONS.
3. THE CONTRACTOR SHALL BE RESPONSIBLE FOR COORDINATING ALL NECESSARY INSPECTIONS WITH MSD, AND/OR ALL OTHER UTILITY COMPANIES INVOLVED WITH THIS PROJECT. THE CONTRACTOR SHALL ALSO PAY ANY FEES ASSOCIATED WITH PERMITS, INSPECTIONS AND ANY OTHER CONSTRUCTION RELATED ACTIVITIES
4. THE CONTRACTOR SHALL TAKE ALL NECESSARY PRECAUTIONS NOT TO DAMAGE ANY EXISTING SITE FEATURES TO REMAIN. IF ANY DAMAGE OCCURS, THE CONTRACTOR SHALL CONTACT THE OWNERS REPRESENTATIVE IMMEDIATELY. THE CONTRACTOR SHALL REPAIR ALL DAMAGED ITEMS TO THE SATISFACTION OF THE OWNER AT NO ADDITIONAL COST.
5. UNDERGROUND FACILITIES, STRUCTURES, AND UTILITIES HAVE BEEN PLOTTED FROM AVAILABLE SURVEYS AND RECORDS AND THEREFORE THEIR LOCATIONS MUST BE CONSIDERED APPROXIMATE ONLY. IT IS POSSIBLE THAT THERE ARE OTHERS, THE EXISTENCE OF WHICH IS NOT PRESENTLY KNOWN OR SHOWN. IT IS THE RESPONSIBILITY OF THE CONTRACTOR(S) TO DETERMINE THEIR EXISTENCE AND EXACT LOCATION PRIOR TO ANY EXCAVATION OR TRENCHING WORK TO AVOID DAMAGING THEM.
6. NO ALTERATIONS TO THE EXISTING DRAINAGE PATTERN ARE PROPOSED.
7. ALL TREES TO BE KEPT UNLESS NOTATED WITH "TO BE REMOVED" (TBR).
8. SANITARY SEWER SERVICE: NO NEW SEWER WORK IS PROPOSED.
9. WATER SERVICE: NO NEW WATER SERVICE IS PROPOSED.
10. GAS SERVICE: NO NEW GAS SERVICE IS PROPOSED.
11. GUTTER GUARDS SHALL BE INSTALLED ON ALL GUTTERS TIED TO THE FLO-WELL SYSTEM

PROJECT REVISION:

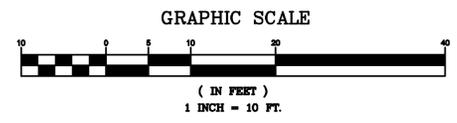
NO.	DATE	DESCRIPTION
1	01-14-25	FOR REVIEW

WINNETKA - P.B. 38, PG. 20
(SOURCE OF BEARINGS)

LOT 11
N/F
SAPP
D.B. 13849, PG. 815

LOT 9
N/F
BOCHTLER
DEED DOC. 2023032300451

LOT 7
N/F
TAYLOR
D.B. 17672, PG. 3556



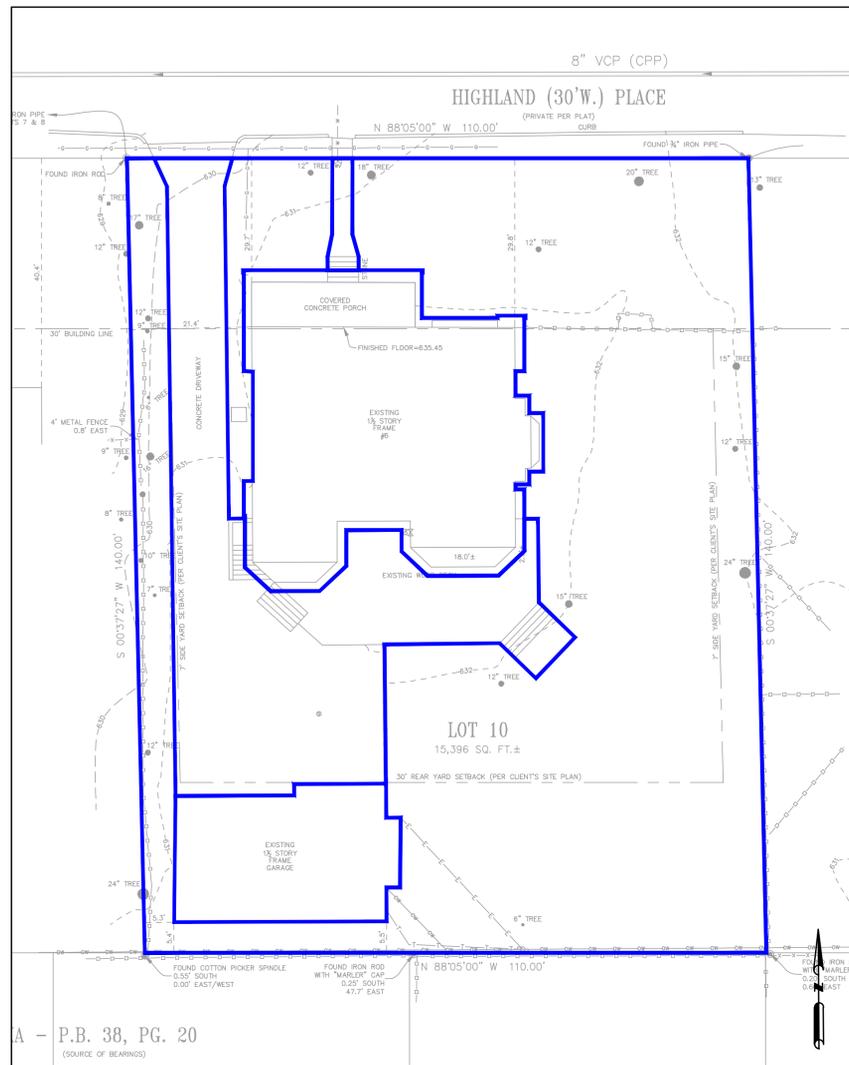
Plans are prepared for:
Blaes Architects
643 Glen Rd. at Tuxedo
Park Station
Webster Groves, MO 63119
(314)968-9202

DATE: 01-14-25
DRAFTED BY: KB
APPRVD. BY: MB

SHEET TITLE:
SITE PLAN

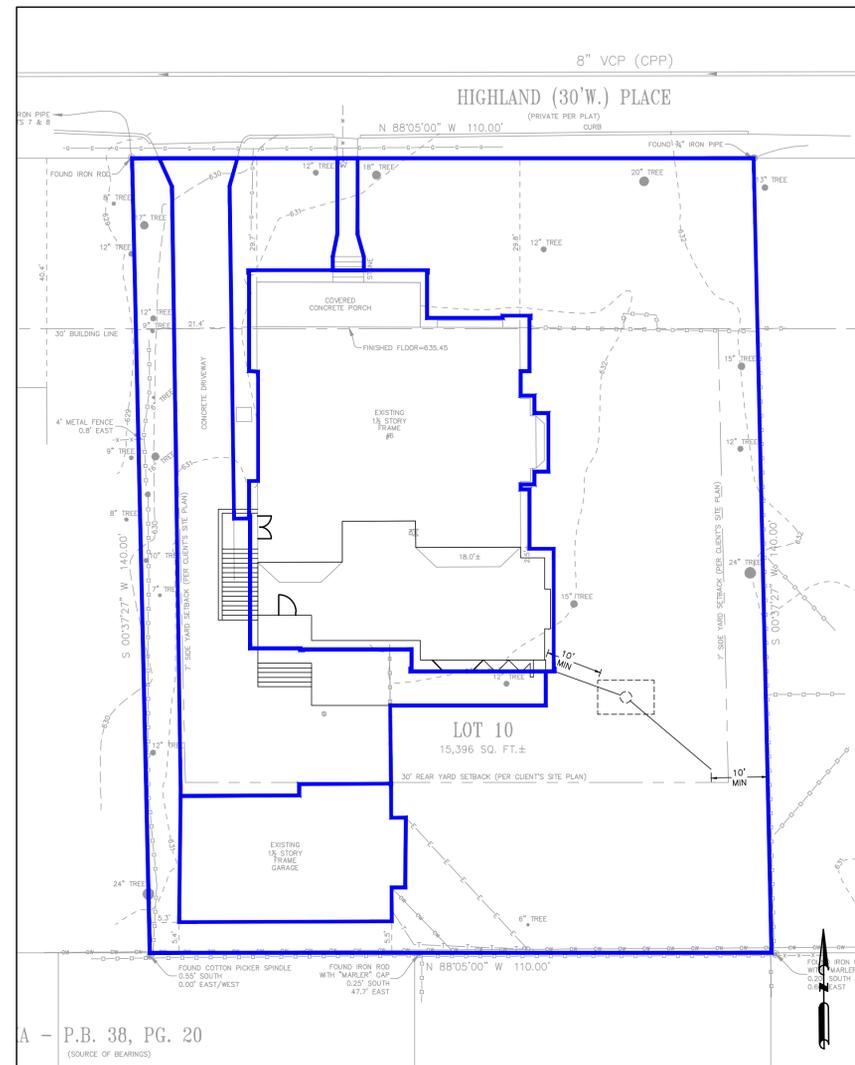
SHEET NUMBER:
C1

PROJECT NO: 24-876



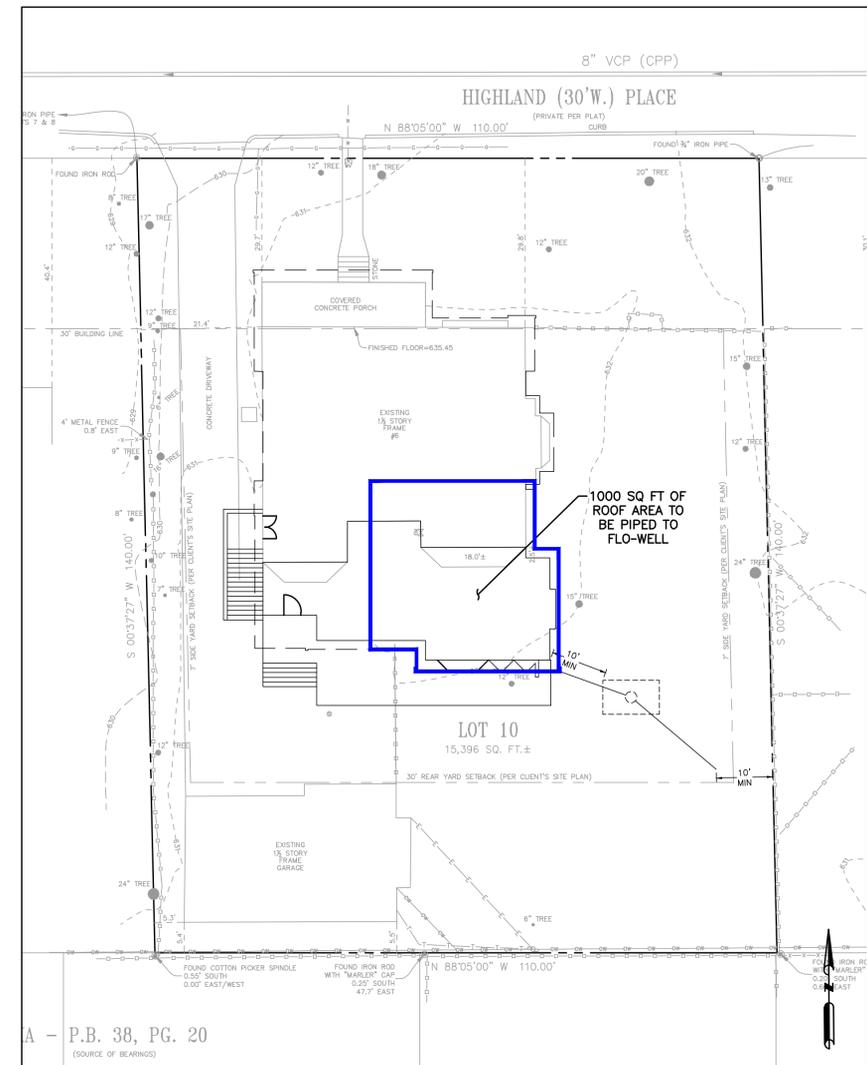
SCALE: 1"=15'

PROPOSED AREA	AREA (SF)	COVERAGE	ACRES	PI	CFS
ROOF	3,344.60	21.72%	0.077	3.54	0.272
GRAVEL	0.00	0.00%	0.000	3.54	0.000
PAVEMENT	2,760.41	17.93%	0.063	3.54	0.224
LAWN	9,291.07	60.35%	0.213	1.70	0.363
TOTALS	15,396.08	100.00%	0.353		0.859



SCALE: 1"=15'

PROPOSED AREA	AREA (SF)	COVERAGE	ACRES	PI	CFS
ROOF	4,227.36	27.46%	0.097	3.54	0.344
GRAVEL	0.00	0.00%	0.000	3.54	0.000
PAVEMENT	2,136.94	13.88%	0.049	3.54	0.174
LAWN	9,031.78	58.66%	0.207	1.70	0.352
TOTALS	15,396.08	100.00%	0.353		0.870



SCALE: 1"=15'

TOTAL RUNOFF DIFFERENTIAL = 0.011 CFS
 0.011 CFS OF ADDITIONAL STORMWATER RUNOFF NEEDS TO BE MITIGATED
 15YR 20MIN VOLUME = 0.011 x 20 x 60 = 13.2 CUBIC FEET
 TOTAL ROOF AREA TO BE COLLECTED = 1000 SQ FT = 0.081 CFS
 15YR 20MIN VOLUME = 0.081 x 20 x 60 = 97.2 CUBIC FEET
 FLO-WELL VOLUME = 50 GALLONS = 6.68 CUBIC FEET
 ROCK VOID STORAGE AROUND FLO-WELL
 = ((10 x 6 x 3.83) - 6.68) * 0.4 = 93.33 CUBIC FEET
 TOTAL VOLUME = 6.68 + 93.33 = 100.01 CUBIC FEET



MB Engineering, Inc.
 606 Ryan Dr.
 Energy, IL 62933
 (314) 368-3040



Michael A. Buescher, P.E., Civil Engineering
 Missouri P.E. E-2001018714
 MB Engineering, Inc. Missouri Authority No.
 E-2015041404

The Professional Engineer's seal affixed to this sheet indicates that the named Engineer has prepared or directed the preparation of the material shown only on this sheet. Other drawings and documents not exhibiting this seal shall not be considered prepared by or the responsibility of the undersigned.

PROJECT REVISION:

NO.	DATE	DESCRIPTION
1	01-14-25	FDR REVIEW

6 Highland Place
 Glendale, MO 63128

Plans are prepared for:
 Blaess Architects
 643 Glen Rd. at Tuxedo
 Park Station
 Webster Groves, MO 63119
 (314)968-9202

DATE: 01-14-25
 DRAFTED BY: KB
 APPRVD. BY: MB

SHEET TITLE:
 DRAINAGE AREA MAP

SHEET NUMBER:

C2

PROJECT NO: 24-876



**Install and maintain tree protection fence as indicated on preservation plan for all trees marked SAVE.
Silt protection shall be installed in a trenchless manner if introduced within the critical root zone of any tree to be
SAVED. (I.E. woodchips, wattles, and hay bales)**

I hereby certify that I have viewed the premises and provided this professional opinion regarding the survivability of significant trees on this site and abutting the site. Attached is a site plan illustrating the recommended location of tree protection fencing. This fence is to remain erect throughout the construction project . All tree inspections were performed from the ground and are limited in scope. Tree and utility locations are approximate and locations of utilities are subject to change.

A handwritten signature in black ink, appearing to read "Nick Wibbenmeyer".

Nick Wibbenmeyer
I.S.A. Certified Arborist
MW 6357A



TREE STUDY
SITE PLAN REVIEW
1/13/2025

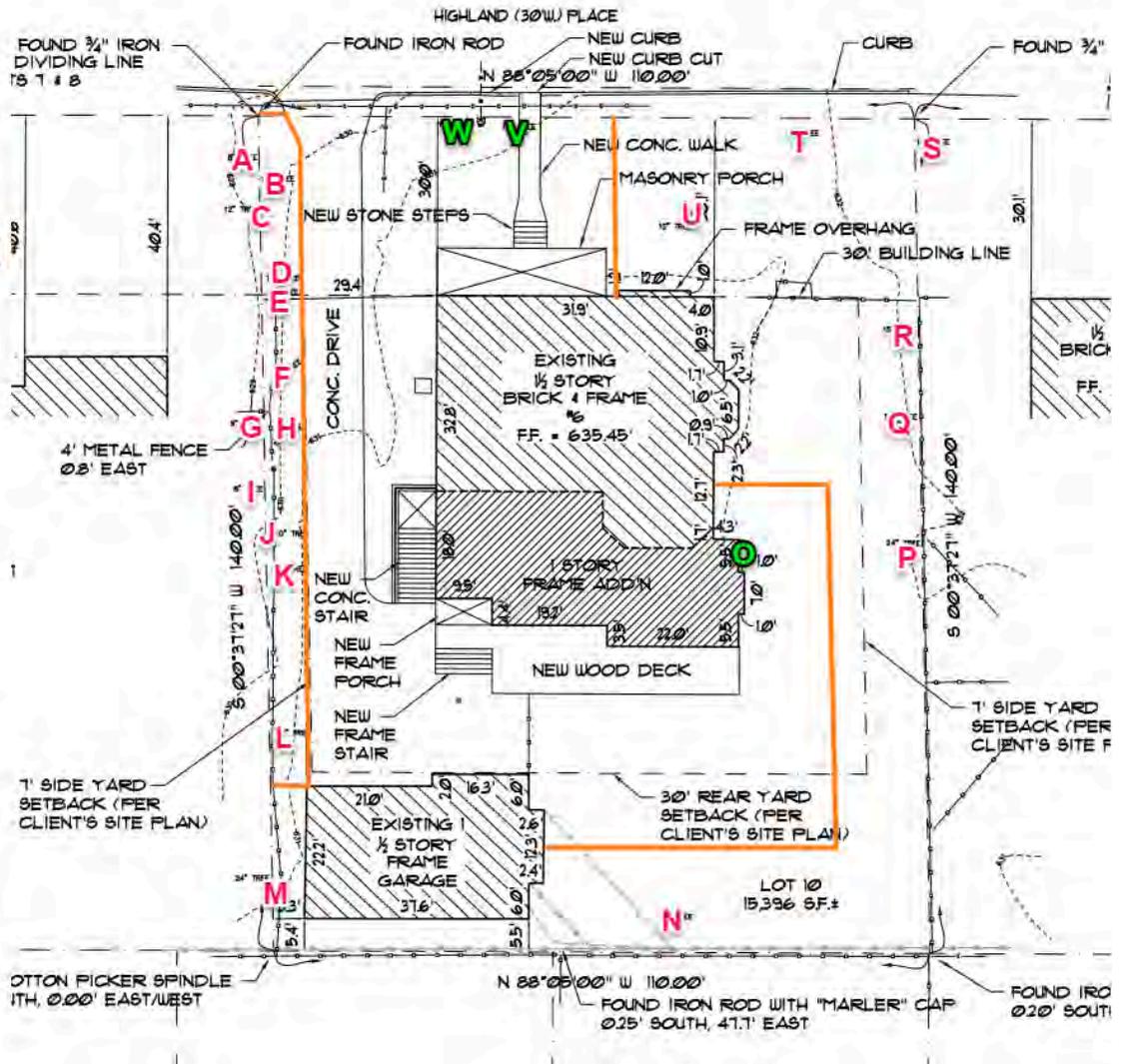
PROPERTY LOCATION: 6 Highland Place

#	TREE SPECIES	D B H	PRESERVE/ TBR	ADJOINING LOT	COMMENTS	C	L	S
A	American elm	8"		YES	co-dominant at 12', deadwood	59	40	35
B	Osage orange	17"			burls on trunk, epicormic growth, phototropic, deadwood, storm damage	46	40	25
C	hackberry	12"		SHARED	strong central leader, one sided, phototropic, minor deadwood	63	40	68
D	American elm	15"			irregular trunk taper, lean, co-dominant at 15', deadwood	58	40	35
E	shingle oak	9"			epicormic growth, compartmentalized wounds on trunk, minor deadwood	52	40	68
F	American elm	6"			co-dominant at 12', minor deadwood	60	40	35
G	mockernut hickory	9"		YES	lean, strong central leader, phototropic	63	40	61
H	American elm	15"			exposed root flare, irregular trunk taper, co-dominant at 10', minor deadwood	65	40	35
I	shingle oak	7"		YES	strong central leader, epicormic growth, minor deadwood	63	40	68
J	red mulberry	10"		SHARED	co-dominant at 4', involved with wooden fence, epicormic growth	49	40	19
K	American elm	7"			co-dominant at 3', included bark, minor deadwood	59	40	35
L	persimmon	12"			irregular trunk taper, one sided, deadwood	59	40	51
M	American elm	24"		SHARED	compartmentalized wounds on trunk, co-dominant at 20', deadwood	57	40	35
N	southern magnolia	7"			sucker growth, included bark, minor deadwood	63	40	58
O	hornbeam	16"	TBR		girdling root, exfoliating bark, bifurcations at 6', included bark, deadwood PROPOSED ADDITION	57	40	70
P	silver maple	23"			exposed root flare, epicormic growth, compartmentalized wounds on trunk, deadwood	56	40	27
Q	black cherry	10"			multi-stemmed, included bark,	58	40	46

					minor deadwood, frost crack			
R	silver maple	16"			lean, storm damage, deadwood	53	40	27
S	tulip poplar	14"		YES	strong central leader, minor deadwood	66	40	72
T	sweet gum	22"			compartmentalized wounds on trunk, bifurcations at 8' , storm damage, deadwood	54	40	52
U	flowering cherry	11"			bifurcations at 2', frost crack, epicormic growth	63	40	69
V	sweet gum	18"	TBR		strong central leader, deadwood PROPOSED WALKWAY	62	40	52
W	sweet gum	13"	TBR		strong central leader, one sided, deadwood DEMO/PROPOSED WALKWAY	59	40	52
1	eastern redbud	2.5"	INSTALL					
2	saucer magnolia	2.5"	INSTALL					
3	American hornbeam	2.5"	INSTALL					
4	sugar maple	2.5"	INSTALL					
5	post oak	2.5"	INSTALL					

TOTAL TREES (@ or above 6" DBH)	TOTAL VIABLE TREES	TREES REMOVED	DEAD/DYING/ DISEASED REMOVE	VIABLE TREES REMOVED	# OF VIABLE INCHES REMOVED	# OF 2.5" CALIPER REPLACEMENT TREES REQUIRED (1 per 10" removed)	OR REPLACEMENT COST @ \$120 PER CALIPER INCH (\$2,400 Max)
19	19	3	0	3 O. 16" hornbeam V. 18" sweetgum W. 13" sweetgum	47	5 trees installed	\$2,400 + 3 trees

**PRESERVE
TBR
TREE
PROTECTION
FENCE**

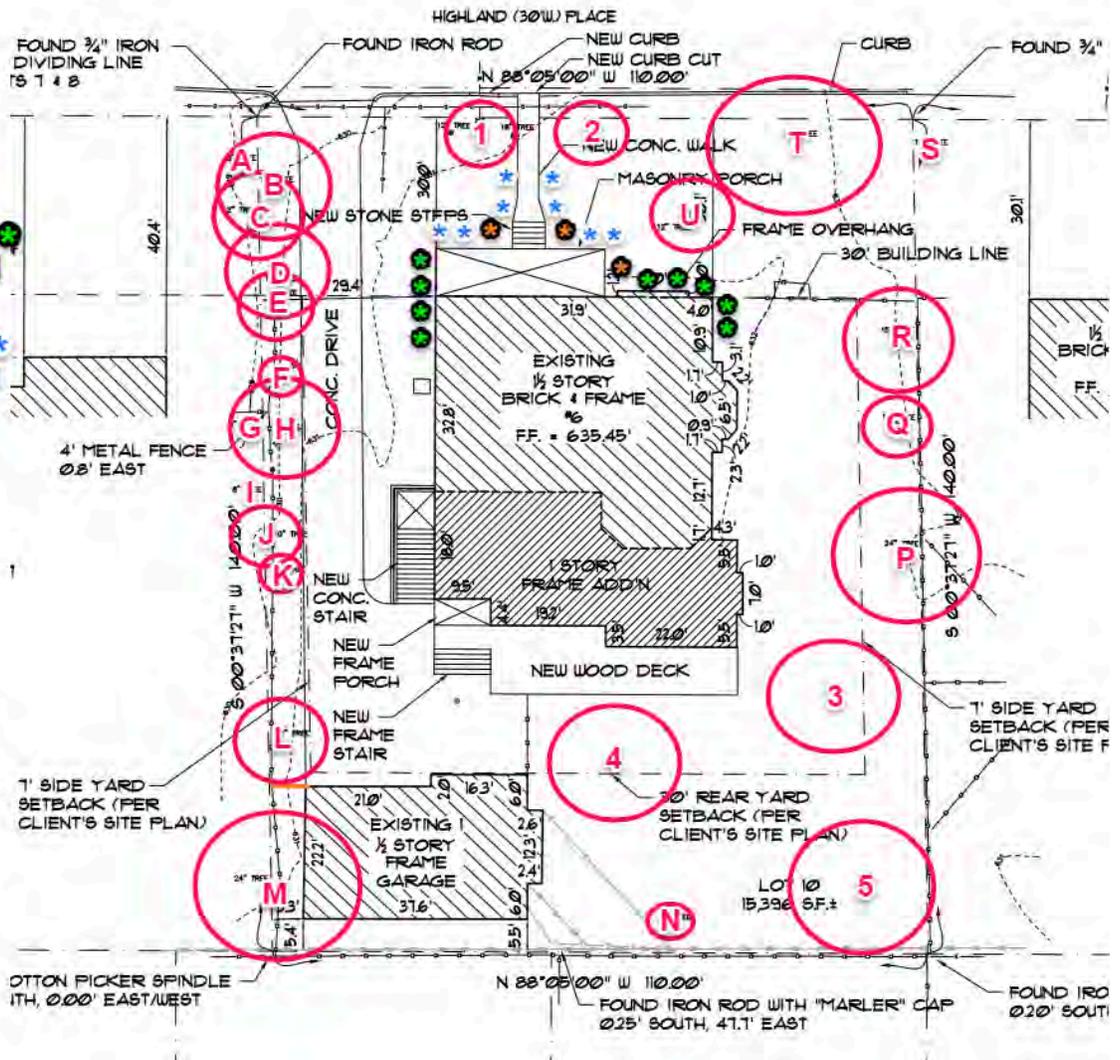


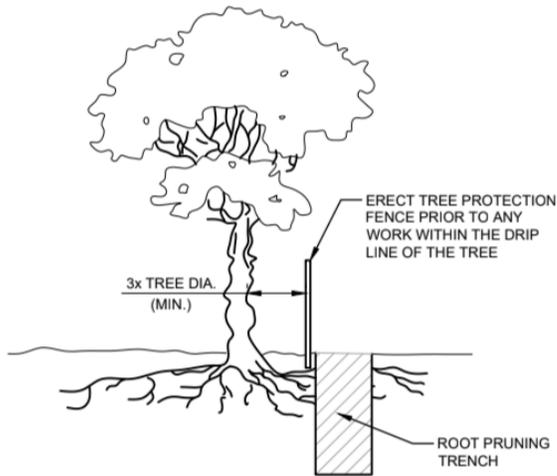
PROPOSED CANOPY

EVERGREEN SHRUB - 5 gal (9)

FLOWERING SHRUB - 5 gal (8)

ORNATE TREE - 2" (3)





NOTES:

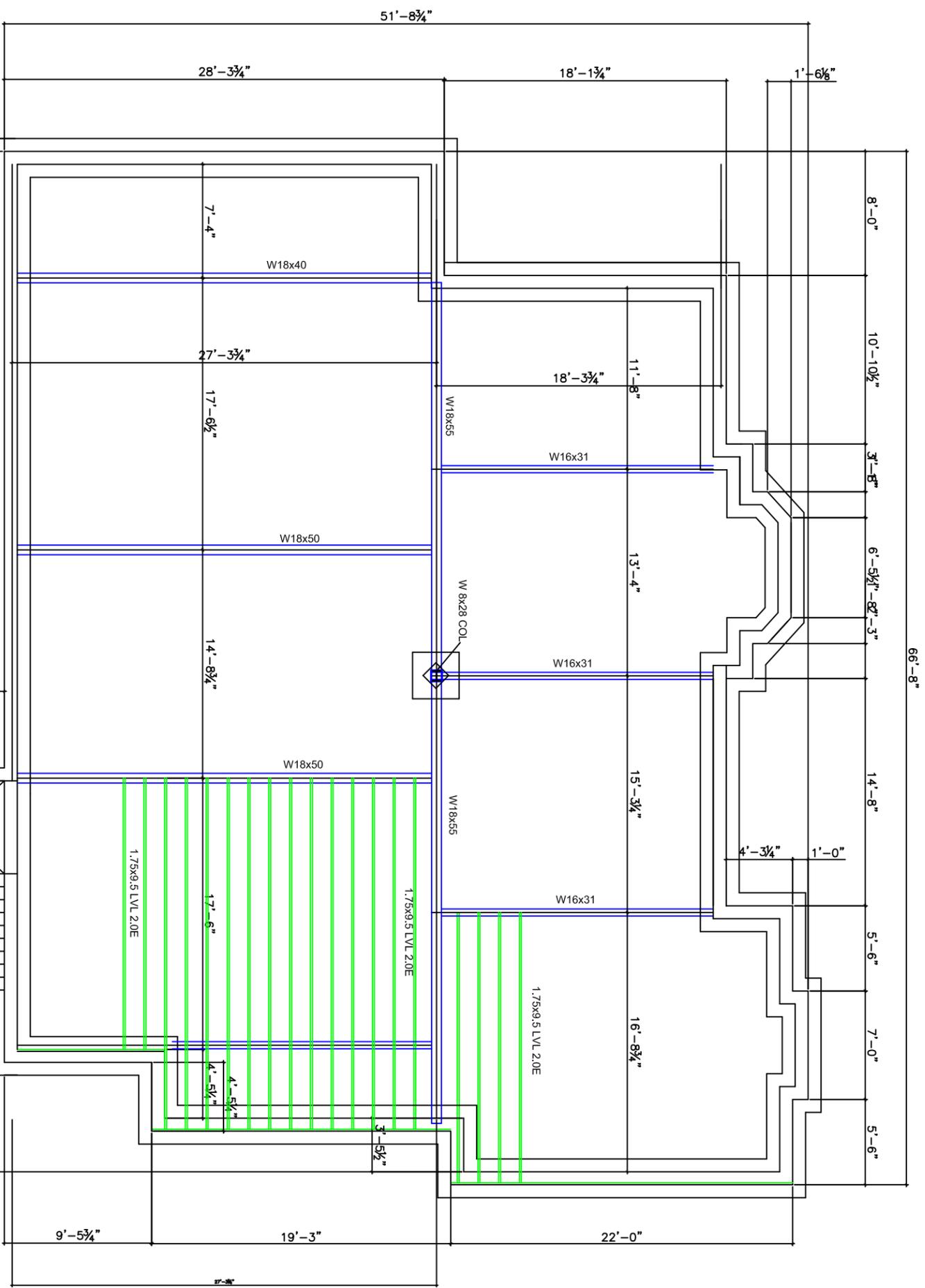
1. ROOT PRUNING SHALL BE DONE WHENEVER THERE WILL BE GRADING, CUTTING OR COMPACTION DISTURBANCE UNDERNEATH THE DRIP LINE OF A TREE. PRIOR TO ANY WORK WITHIN DRIP LINE, THE CONTRACTOR SHALL ERECT A TREE PROTECTION FENCE AND CONTACT AN ISA CERTIFIED ARBORIST TO COORDINATE WORK. NO DISTURBANCE SHALL BE DONE WITHIN A DISTANCE OF 3X THE DIAMETER OF THE TREE, DUE TO STABILITY CONCERNS.
2. ROOT PRUNING SHALL BE DONE WITH A SHARP TOOL, IN SUCH A WAY THAT DOES NOT PULL ON THE ROOTS, BUT LEAVES SMOOTH CUTS. DO NOT TEAR ROOTS WITH EXCAVATION EQUIPMENT. IT IS PREFERABLE TO EXPOSE THE ROOTS PRIOR TO ROOT PRUNING. AFTER PRUNING, FILL THE AREA WITH QUALITY TOPSOIL AND WATER UNTIL THOROUGHLY SOAKED.
3. ONCE EXPOSED, ROOTS MUST BE COVERED WITHIN 8 HOURS. IF ROOTS WILL BE LEFT EXPOSED FOR LONGER THAN 8 HOURS, THEY MUST BE KEPT MOIST. ONE OPTION IS TO PUT MOIST BURLAP OVER THE EXPOSED ROOTS.

NOTES (CONT.):

4. ROOT PRUNING SHALL MEET OR EXCEED ANSI A300 OR APPROVED TREE CARE INDUSTRY STANDARDS.

DIGGING PROCESS

1. THE PRUNING TRENCH SHOULD BE CLEARED IN A WAY THAT EXPOSES THE ROOTS WHILE LEAVING THEM INTACT.
 - 1.1. USE HAND TOOLS OR AN AIR KNIFE II) DO NOT USE AN EXCAVATOR, AS THIS WILL PULL ON THE ROOTS AND POSSIBLY DAMAGE THE TRUNK III) IF A ROOT LARGER THAN 2" IS EXPOSED, LEAVE THIS ROOT INTACT AND CONTACT LANDSCAPE SERVICES
2. ONCE THE ROOTS ARE EXPOSED, USE A SHARP TOOL TO CLEANLY CUT ALL ROOTS WHICH ARE BETWEEN 1-2" DIAMETER, TO THE DEPTH OF THE PROPOSED DISTURBANCE
 - 2.1. APPROPRIATE TOOLS INCLUDE SHARP LOPPING SHEARS, HANDSAWS, A SHARPENED AXE, A ROOT PRUNER GRINDER, A RECIPROCATING SAW AND ANY OTHER SHARP TOOL WHICH LEAVES A CLEAN CUT
 - 2.2. YOU MAY NOT USE A CHAINSAW OR CHAIN TRENCHER TO MAKE THE FINAL CUTS
 - 2.3. ALL ROOTS SHALL BE LEFT WITH A CLEAN, SMOOTH ENDS AND NO RAGGED EDGES
3. POST PRUNING
 - 3.1. TREE ROOTS MUST BE KEPT MOIST. IF ROOTS ENDS WILL BE LEFT EXPOSED FOR MORE THAN 8 HOURS, COVER THE HOLE WITH MOIST BURLAP.
 - 3.2. FILL THE HOLE WITH HIGH QUALITY TOP SOIL, MULCH THE AREA WITH TRIPLE SHREDDED HARDWOOD TO A DEPTH OF 3", AND WATER WELL.



No.	Revision/Issue	Date
0	PERMIT DRAWING	2/14/25

Firm Name and Address
 EBS DESIGN SERVICESP.
 P.O. BOX 1052
 MARYLAND HTS. MISSOURI
 63043

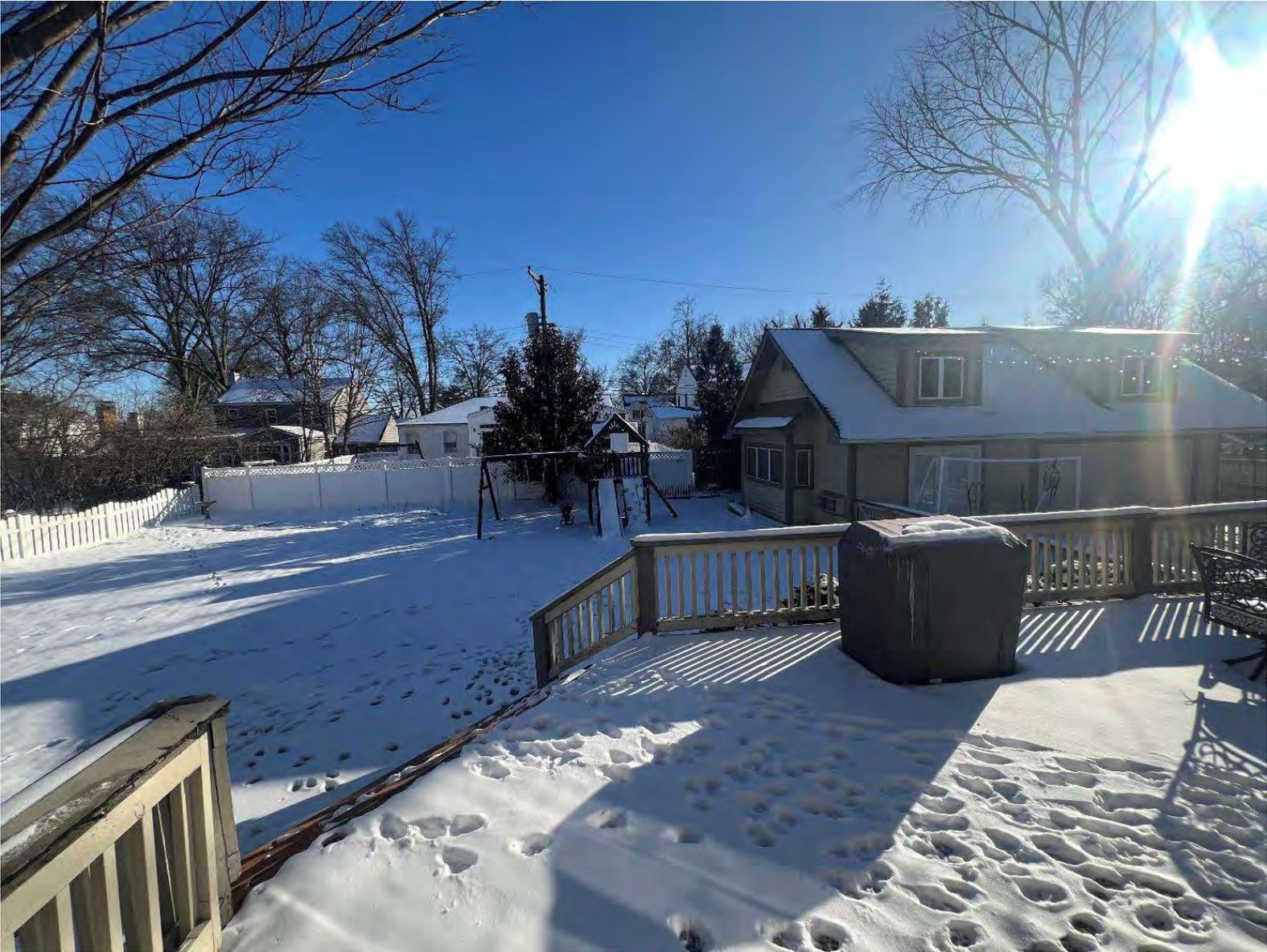
Project Name and Address
 DALE & KRISTIN MESSEY
 6 HIGHLAND PLACE
 GLENDALE MISSOURI
 63122

Project	25-08-1007	Sheet	S-01
Date	02-14-25		
Scale	AS NOTED		













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

APPLICATION FOR ARCHITECTURAL REVIEW BOARD

APPLICATION DATE 2-18-25 DATE OF ARB MEETING 3-12-25 ESTIMATED COST 800,000.00

PROJECT ADDRESS 1240 Sappington Rd. GLENDALE, MO 63122

NAME OF PROPERTY OWNER DH2020 LLC PHONE NUMBER 314-616-5905

CONTRACTOR (NAME) Scott Dunavant PHONE NUMBER 314-616-5905

CONTRACTOR ADDRESS 1326 Marlan Dr. Des Peres MO 63131

ARCHITECT (NAME) Paul Dean Hunsicker PHONE NUMBER 314-971-0637

ARCHITECT ADDRESS 9501 Watson Rd. #311 St. Louis MO 63126

DETAILED DESCRIPTION OF WORK BEING PROPOSED: Single family home / New Construction

FLOOR AREA RATIO 10.79% (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.) 4207 with 50% of garage

TOTAL FLOOR AREA OF EXISTING STRUCTURE (SQ. FT.) 1148 SF N/A

TOTAL SQ. FT. OF LOT 39,316 sf WIDTH AND DEPTH OF LOT (FT.) 120x327.68

HEIGHT OF STRUCTURE 29' NUMBER OF STORIES 2

ESTIMATED COMMENCE DATE MAY 2025 EST. COMPLETION DATE MAY 2026

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)

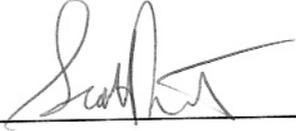
Applications **must include 7 copies of all the following items (11x17 size paper is acceptable). Electronic PDF copies must also be submitted, either by email to permits@glendalemo.org or on a USB Flash Drive. Packets are due no later than 5:00 p.m. 20 days prior to the scheduled ARB meeting. Please 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:
- 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:
- 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.
- 12. **Composite Street Elevation.** $\frac{1}{4}'' = 1'$ 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 $\frac{1}{4}'' = 1'$ 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.



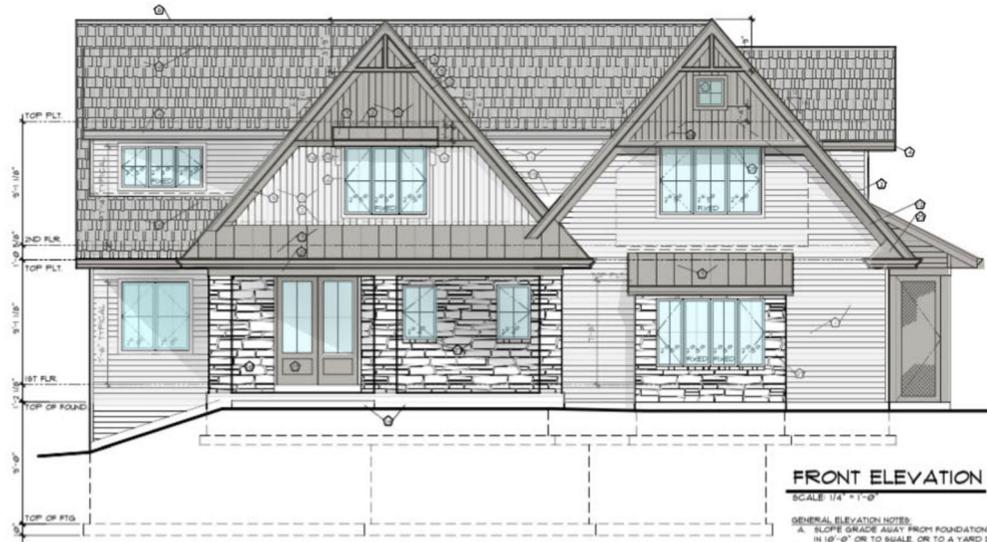
SIGNATURE OF APPLICANT

2-18-25

DATE

<h1>Specification Schedule</h1>	
Architect	Paul Dean Hunsicker
Lot Area	39,316 SF
Floor Area	4207sf
Floor Area %	10.7%
Proposed Impervious area %	Project= 13.3%, 55% max
Distance from Street	70.75' house
Side set backs	North or LH=30.9', South or RH = 25.4'
Lot Width	120'
Height of Building	28' front
Roof Material and Color	Architectural Asphalt Shingle Gray
Material %	Mostly Hardie with Stone Accents
Siding type Color	James Hardie Artic White
Stone or Brick	Real Stone With Mortar
Window Type	Anderson 400 Aluminum Clad Black Exterior Casements

Legacy Design Group 9051 Watson Road #311 St. Louis MO 63126 314-486-1846 Legacydesigngroup@gmail.com	Builder: Scott Dunavant DH2020 LLC PO Box 1249 Sunrise Beach MO 63131	Proposed Single Family Home 1609 Topping Town and Country MO 63131
Specification Schedule		



Dover White SW 6385, Urbane Bronze SW 7048, Iron Ore SW 7069

FRONT ELEVATION

SCALE 1/4" = 1'-0"

GENERAL ELEVATION NOTES:
 A. SLOPE GRADE AWAY FROM FOUNDATION MINIMUM 6" IN 10'-0" OR TO SIALE, OR TO A YARD DRAIN.
 B. WINDOW DESIGNATIONS ARE GENERIC AND ARE IN APPROXIMATE DIMENSION SIZES.
 C. GRADE ELEVATIONS SHOWN ON THESE DRAWINGS ARE APPROXIMATE. ALL FINAL SITE GRADINGS TO BE VERIFIED PER OWNER OR CONTRACTOR.



REAR ELEVATION

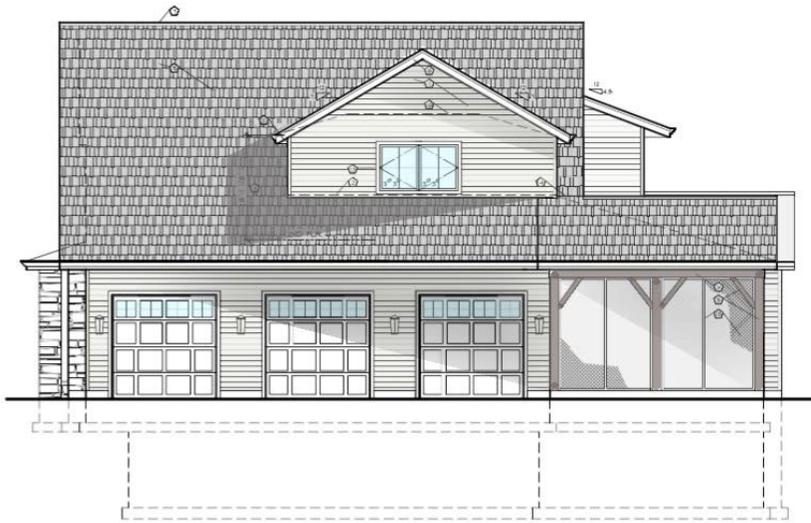
SCALE 1/4" = 1'-0"

Legacy Design Group
 9051 Watson Road #311
 St. Louis MO 63126
 314-486-1846
 Legacydesigngroup@gmail.com

Builder:
 Dunavant Homes
 DH2020 LLC
 PO Box 1249
 Sunrise Beach MO 65079

Proposed Single Family Home
1240 N. SAPPINGTON
 GLENDALE, MO 63122

Front and Rear Elevation

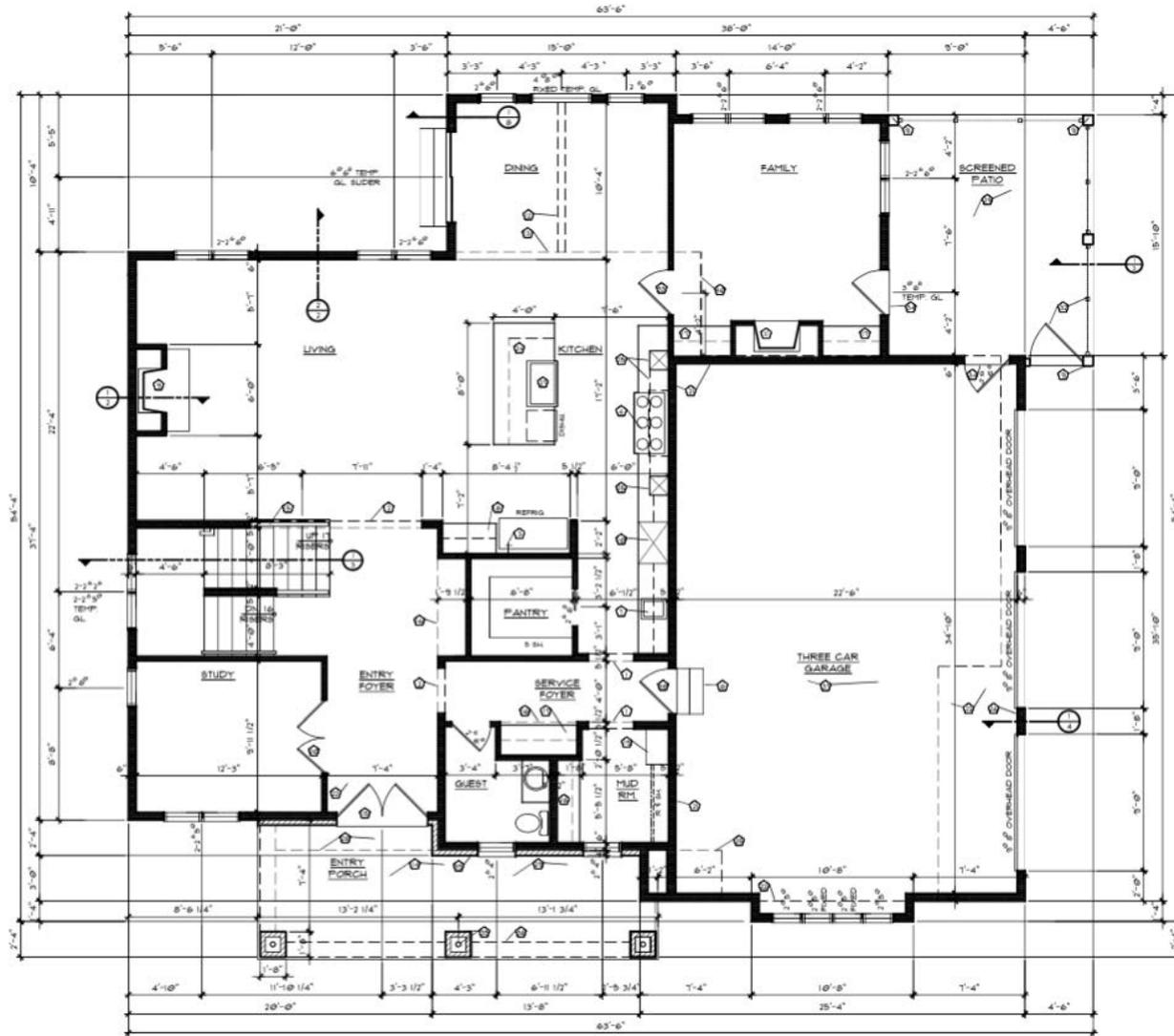


RIGHT ELEVATION
SCALE 1/4" = 1'-0"



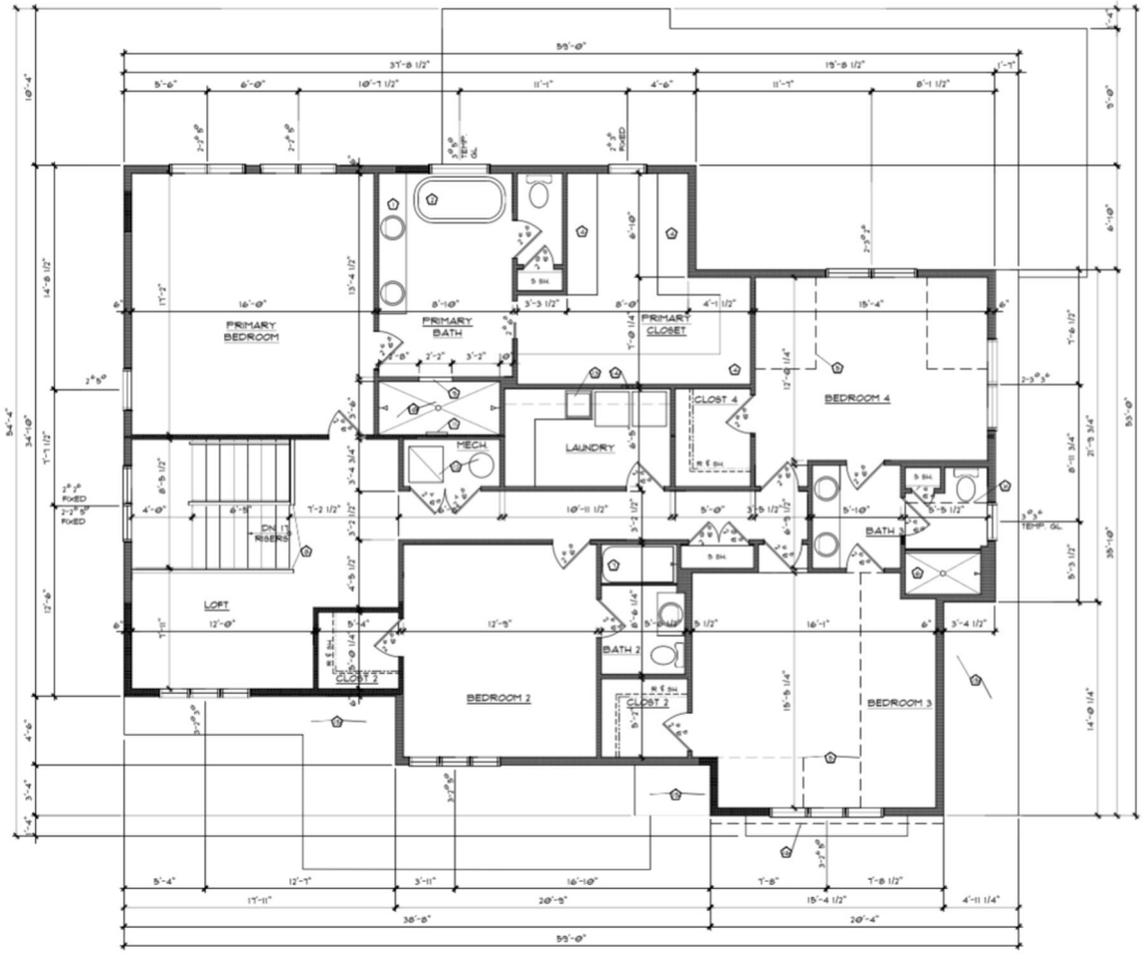
LEFT ELEVATION
SCALE 1/4" = 1'-0"

<p>Legacy Design Group 9051 Watson Road #311 St. Louis MO 63126 314-486-1846 Legacydesigngroup@gmail.com</p>	<p>Builder: Dunavant Homes DH2020 LLC PO Box 1249 Sunrise Beach MO 65079</p>	<p>Proposed Single Family Home 1240 N. SAPPINGTON GLENDALE MO 63122</p>	<p>Side elevation</p>
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FIRST FLOOR PLAN
SCALE 1/4" = 1'-0" 1160 SF

<p>Legacy Design Group 9051 Watson Road #311 St. Louis MO 63126 314-486-1846 Legacydesigngroup@gmail.com</p>	<p>Builder: Dunavant Homes DH2020 LLC PO Box 1249 Sunrise Beach MO 65079</p>	<p>Proposed Single Family Home 1240 N. SAPPINGTON GLENDALE, MO 63122</p>	<p>Main floor plan</p>
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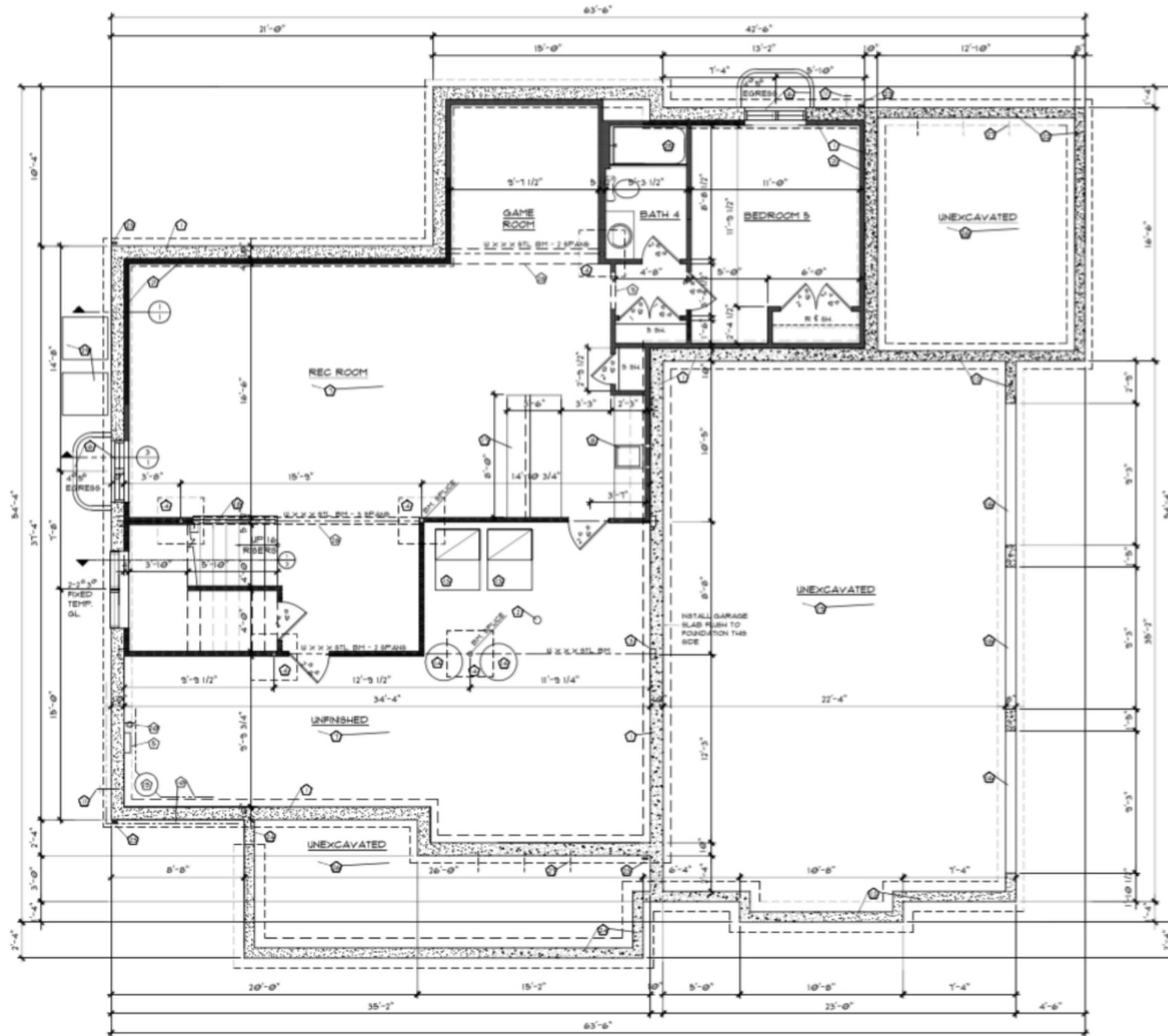
SECOND FLOOR PLAN
 SCALE: 1/4" = 1'-0"
 2030 SF

Proposed Single Family Home
1240 N. SAPPINGTON
 GLENDALE, MO 63122

Second floor plan

Builder:
 Dunavant Homes
 DH2020 LLC
 PO Box 1249
 Sunrise Beach MO 65079

Legacy Design Group
 9051 Watson Road #311
 St. Louis MO 63126
 314-486-1846
 Legacydesigngroup@gmail.com



BASEMENT PLAN

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

1109 8F

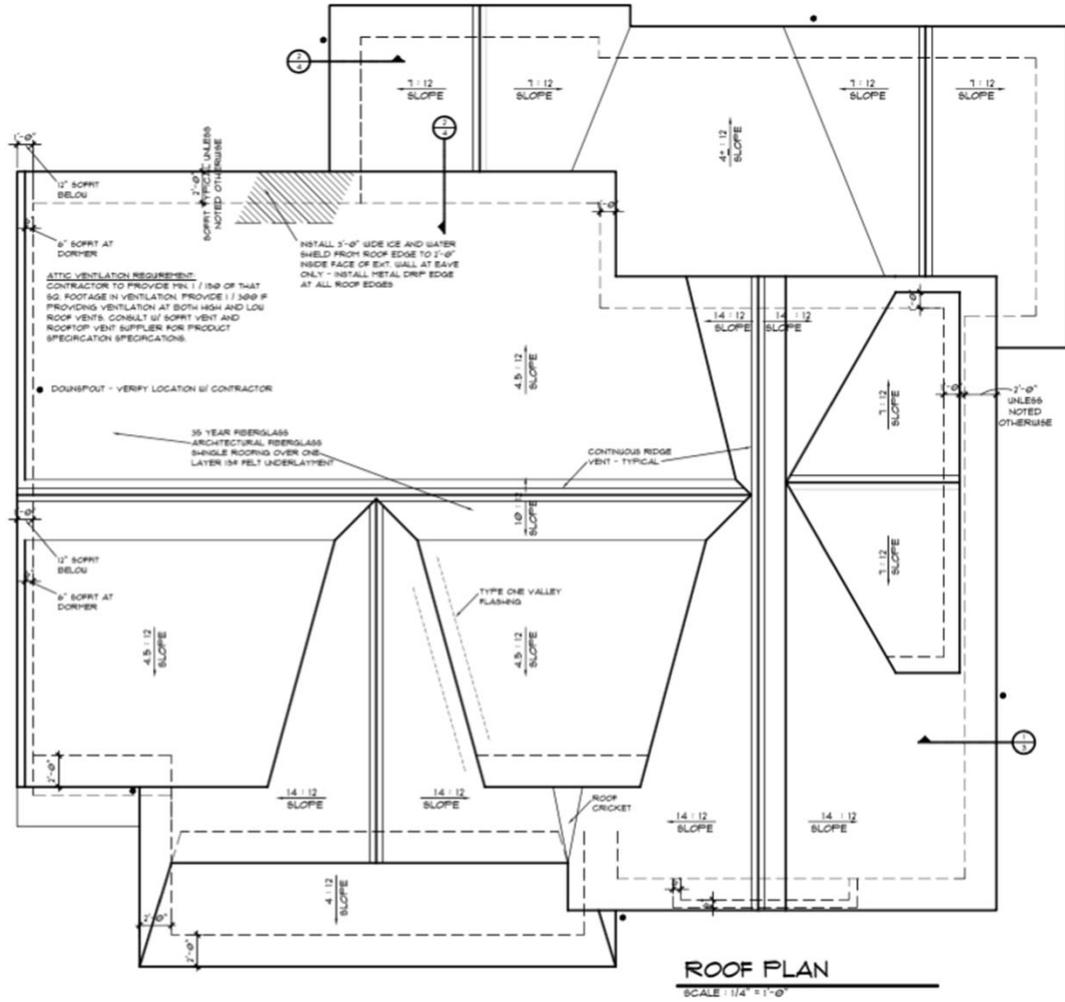
SECTION 26-13: WATER DISCHARGE
 WATER SHALL NOT BE DIRECTED THROUGH A PIPE, CULVERT, HOSE, SPOUT, OR DRAIN WHICH DISCHARGES WITHIN 10 FEET OF AN ADJUTING PROPERTY LINE. THE FOLLOWING ARE EXCEPTIONS TO THIS PROHIBITION.

Proposed Single Family Home
1240 N. SAPPINGTON
 GLENDALE MO 63122

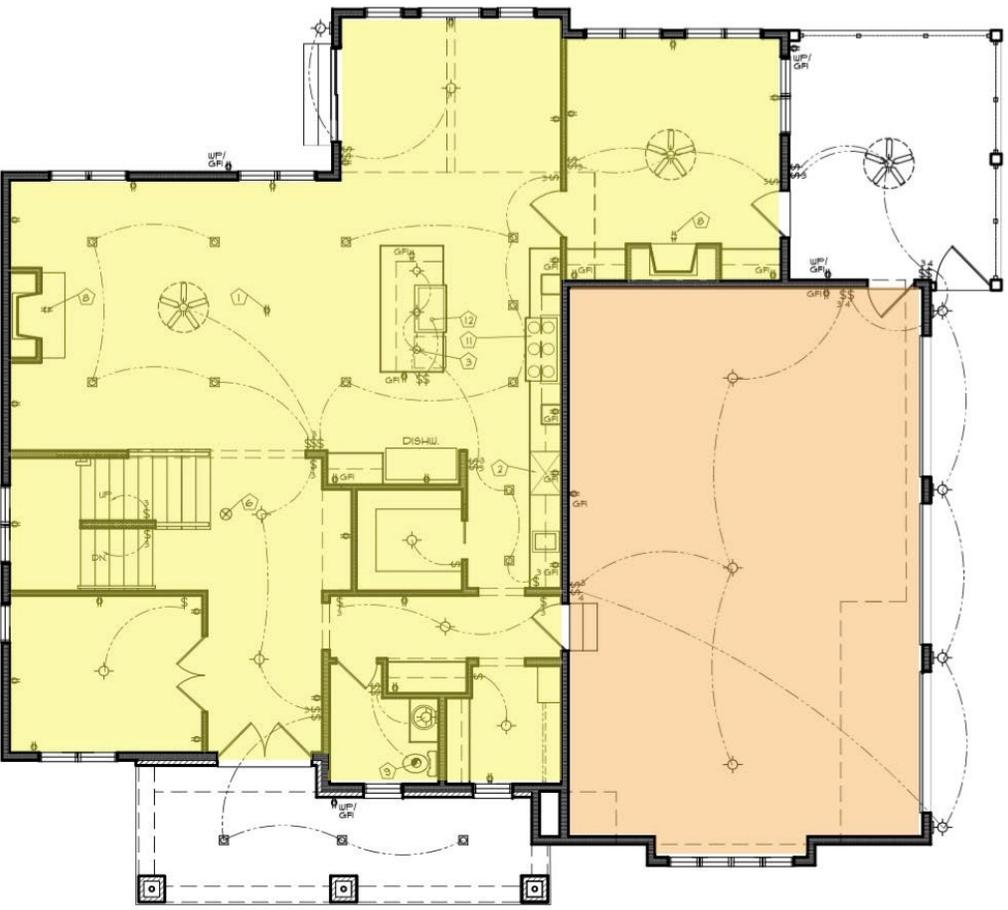
Basement floor plan

Builder:
 Dunavant Homes
 DH2020 LLC
 PO Box 1249
 Sunrise Beach MO 65079

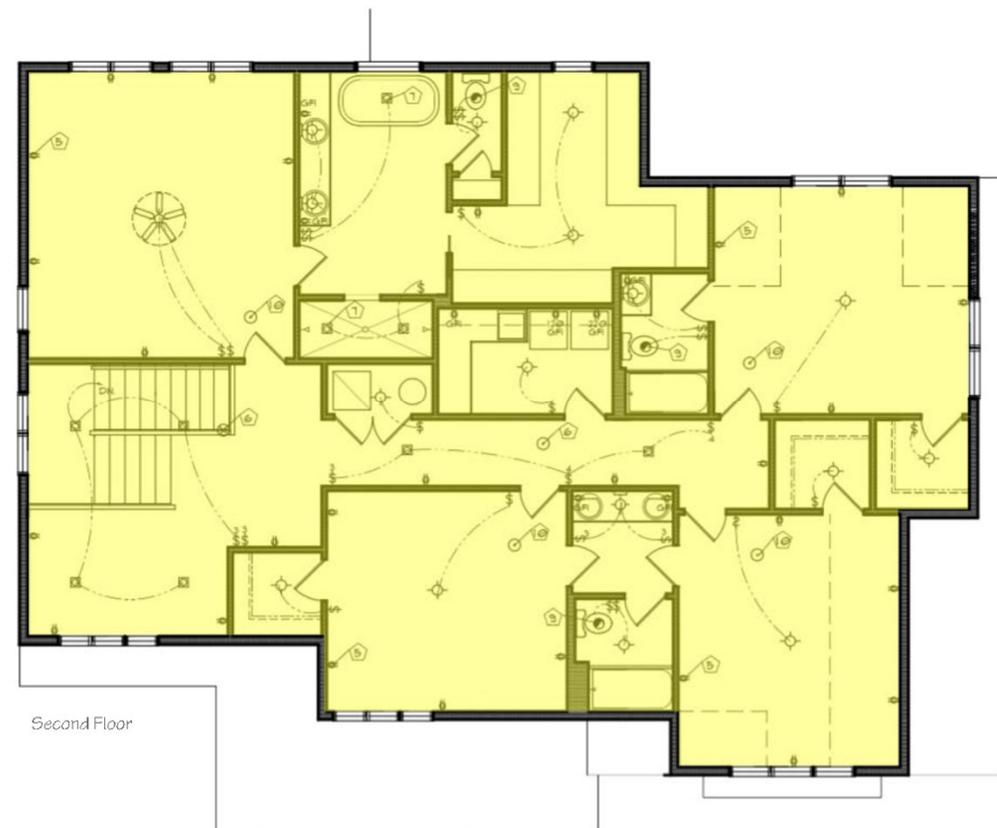
Legacy Design Group
 9051 Watson Road #311
 St. Louis MO 63126
 314-486-1846
 Legacydesigngroup@gmail.com

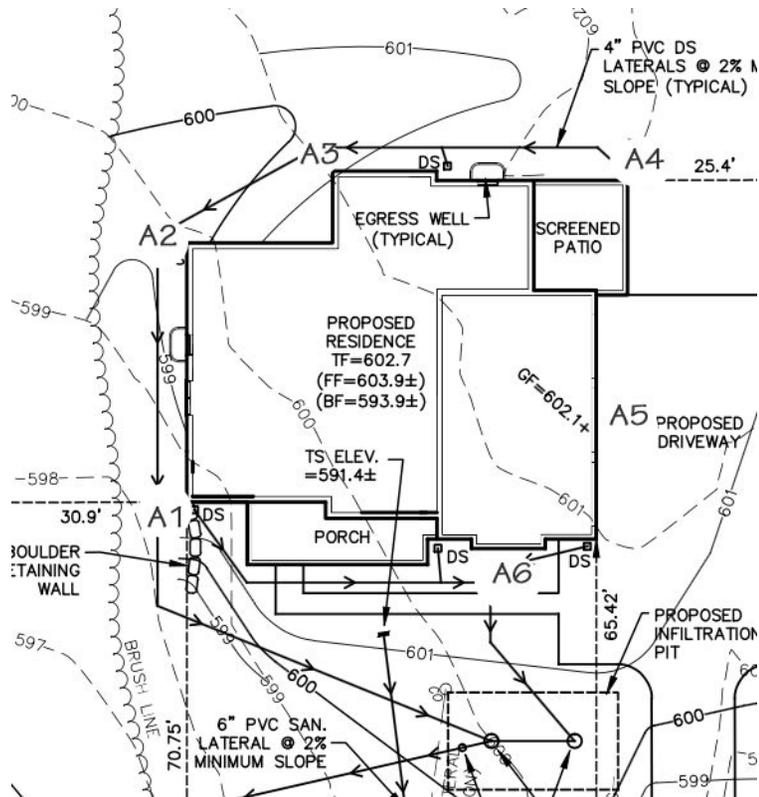


<p>Legacy Design Group 9051 Watson Road #311 St. Louis MO 63126 314-486-1846 Legacydesigngroup@gmail.com</p>	<p>Builder: Dunavant Homes DH2020 LLC PO Box 1249 Sunrise Beach MO 65079</p>	<p>Proposed Single Family Home 1240 N. SAPPINGTON GLENDALE, MO 63122</p>	<p>Roof</p>
---	---	---	-------------



The FAR Ratio is as follows:
1,760 first floor
417 (garage 833 / 2 = 417)
2030 second floor
4207 sf / 39316 lot area = 10.7%
floor area ratio





GRADE PLANE SECTION 400.010
 AVERAGE GRADE PLANE = 600.5

- A1 GRADE 598 = 31'7"
- A2 GRADE 599 = 30'7"
- A3 GRADE 601 = 28'7"
- A4 GRADE 602 = 27'7"
- A5 GRADE 601 = 28'7"
- A6 GRADE 601 = 28'7"

AVERAGE HEIGHT = 29.3'

<p>Legacy Design Group 9051 Watson Road #311 St. Louis MO 63126 314-486-1846 Legacydesigngroup@gmail.com</p>	<p>Builder: Dunavant Homes DH2020 LLC PO Box 1249 Sunrise Beach MO 65079</p>	<p>Proposed Single Family Home 1240 N. SAPPINGTON GLENDALE MO 63122</p>	<p>GRADE PLANE</p>
---	---	--	--------------------

Cape Cod
low Roofline



Steep Rooflines

Second Floor dormers

3 car side
entry garage

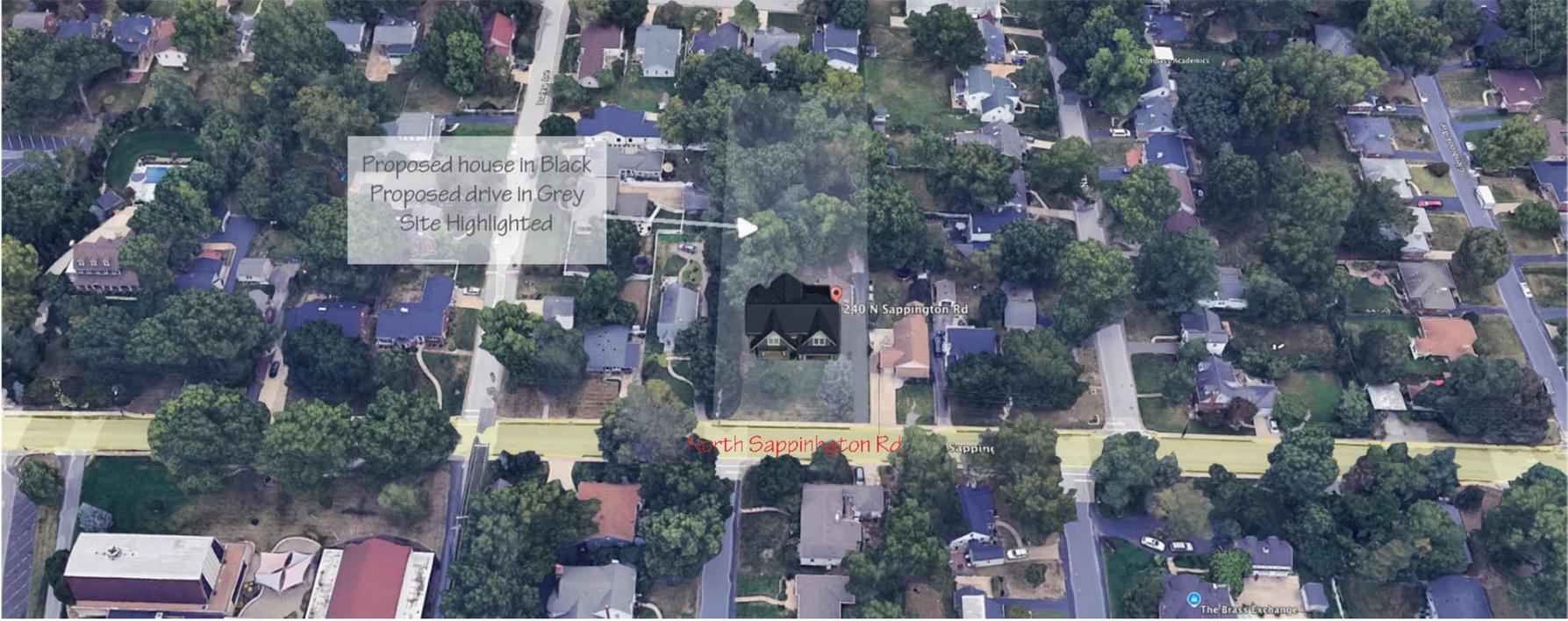
Garage tucked into
main house footprint

Architecture
Features
Front
Elevation

Proposed Single Family Home
1240 N. SAPPINGTON
GLENDALE MO 63122

Builder:
Dunavant Homes
DH2020 LLC
PO Box 1249
Sunrise Beach MO 65079

Legacy Design Group
9051 Watson Road #311
St. Louis MO 63126
314-486-1846
Legacydesigngroup@gmail.com



Proposed Single Family Home
1240 N. SAPPINGTON
 GLENDALE, MO 63122

Aerial

Builder:
 Dunavant Homes
 DH2020 LLC
 PO Box 1249
 Sunrise Beach MO 65079

Legacy Design Group
 9051 Watson Road #311
 St. Louis MO 63126
 314-486-1846
 Legacydesigngroup@gmail.com



North Sappington Rd

Proposed Single Family Home
1240 N. SAPPINGTON
GLENDALE, MO 63122

BUILDING
HEIGHT

Builder:
Dunavant Homes
DH2020 LLC
PO Box 1249
Sunrise Beach MO 65079

Legacy Design Group
9051 Watson Road #311
St. Louis MO 63126
314-486-1846
Legacydesigngroup@gmail.com

Adjacent Properties

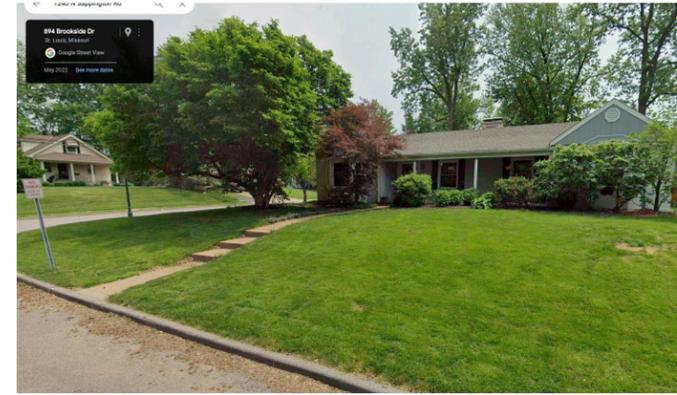
Proposed House



1250 N. Sappington



894
Brookside



1230 N. Sappington



1220 N. Sappington
&
1210 N. Sappington



1240 N. Sappington
Existing home



Legacy Design Group
9051 Watson Road #311
St. Louis MO 63126
314-486-1846
Legacydesigngroup@gmail.com

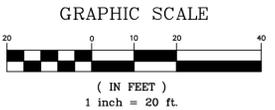
Builder:
Scott Dunavant
DH2020 LLC
PO Box 1249
Sunrise Beach MO 63131

**Paul Dean
Hunsicker
Architect**
1016 Clark Drive
Fenton MO 63026

Proposed Single Family Home
1240 N. Sappington
Glendale MO 63131

**Adjacent
Properties
Schedule**

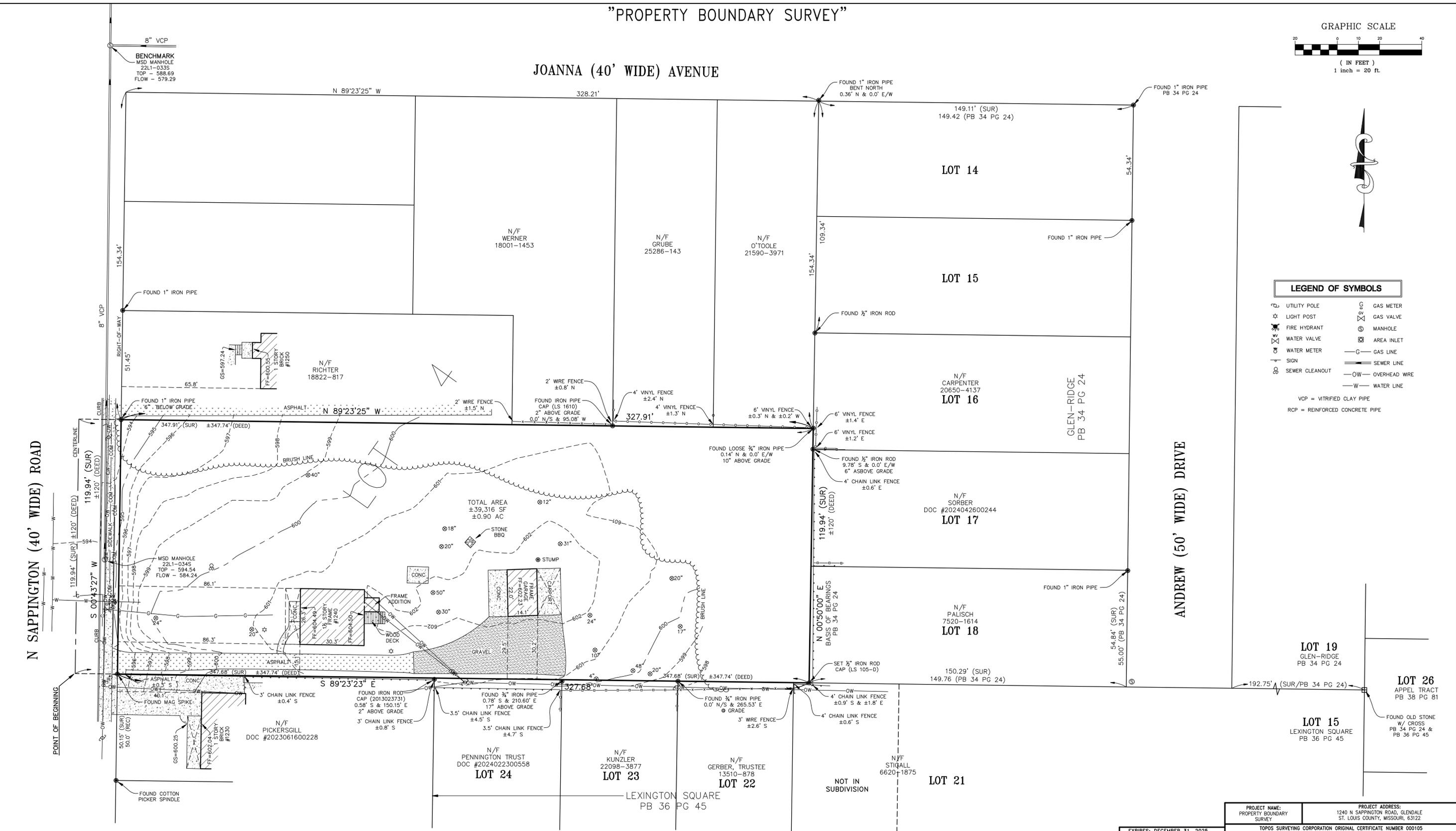
"PROPERTY BOUNDARY SURVEY"



JOANNA (40' WIDE) AVENUE

N SAPPINGTON (40' WIDE) ROAD

ANDREW (50' WIDE) DRIVE



LEGEND OF SYMBOLS

- UTILITY POLE
 - LIGHT POST
 - FIRE HYDRANT
 - WATER VALVE
 - WATER METER
 - SIGN
 - SEWER CLEANOUT
 - GAS METER
 - GAS VALVE
 - MANHOLE
 - AREA INLET
 - GAS LINE
 - SEWER LINE
 - OVERHEAD WIRE
 - WATER LINE
- VCP = VITRIFIED CLAY PIPE
RCP = REINFORCED CONCRETE PIPE

Benchmark: Metropolitan St. Louis County Sewer District manhole at the intersection of N. Sappington Road and Joanna Avenue, having a top elevation of 588.69.

Utility Note: The location of existing underground facilities, structures and utilities have been plotted from available surveys and records and do not necessarily reflect the actual existence, nonexistence, size, type, number or location, therefore these locations must be considered approximate only. There may be others, the existence of which is presently not known. The contractor shall be responsible for verifying the actual location of all utilities, shown or not shown, and said utilities shall be located in the field prior to any project construction.

Property Description:
Part of Lot 4 as shown on plat accompanying Commissioner's Report in Case of Joseph J. Erney Et al, Ex Parte No. 23358 of the Circuit Court of Saint Louis County, Missouri, a copy of said plat being recorded in Plat Book 10 Page 98 of the Saint Louis City (former County) Records and described as follows: Beginning at a point in the center line of the Sappington Road at the Southwest corner of Lot 4 of said Partition; thence East along the South line of Lot 4, 347.74 feet, more or less, to the West line of Glen Ridge, a subdivision, plat of which is recorded in Plat Book 34 Page 24 of the Saint Louis County Records, thence North along the West line of said subdivision, 120 feet, more or less, to the Southeast corner of property conveyed to Sarah King by deed recorded in Book 1505 Page 580 of the Saint Louis County Records, said corner being 154.34 feet South of the South line of a 40 foot road established by the Joseph J. Erney Partition (now called Joanna Avenue); thence West and parallel to the South line of said road 347.74 feet, more or less, to the center line of Sappington Road, and thence South along the center line of said Sappington Road 120 feet, more or less, to the place of beginning.

Source of Title: Westcor Land Title Insurance Company commitment file no. 777876, dated August 28, 2024.

Item 8 Easement granted to/for Laclede Gas Company as recorded in Book 2806 Page 219 of the Recorder's Office, in and for the County of Saint Louis and State of Missouri Records. Easement is located within Joanna Avenue.

This is to certify that we, Topos Surveying Corporation, at the request and for the exclusive use of Investors Title Company and DH2020, LLC have on the 10th day of September, 2024, executed a Property Boundary Survey in accordance with the current Missouri Standards for Property Boundary Surveys as established by the Missouri Board for Architects, Professional Engineers, and Professional Land Surveyors and Landscape Architects, on a Tract of Land being described above and located in St. Louis County, Missouri, and that the results of said survey are represented upon this plat. The subject property is an URBAN property as defined in said Standards. The bearing reference system and easements unless referenced are taken from the record plat. This plat may not show current zoning setbacks. This Property Boundary Survey is Non-Transferable.

EXPIRES: DECEMBER 31, 2025

10/10/2024

PHILLIP J. WURM
REGISTERED PROFESSIONAL LAND SURVEYOR
NUMBER PLS-2278
MO. REGISTRATION NO. PLS - 2278

PROJECT NAME: PROPERTY BOUNDARY SURVEY		PROJECT ADDRESS: 1240 N SAPPINGTON ROAD, GLENDALE ST. LOUIS COUNTY, MISSOURI, 63122	
TOPOS SURVEYING CORPORATION ORIGINAL CERTIFICATE NUMBER 00105			
No.	Date	By	Description
1	10-10-24	NLO	ADDED UTILITIES AND TOPOGRAPHY

790 RUE ST. FRANCOIS
FLORISSANT, MISSOURI 63031
Phone (314) 838-5806
Fax (314) 838-8141

Drawn by: NLO Checked by: PJW
Sur. by: VF Date: 09-11-2024
Survey No. 0824-50

LEGEND

DESCRIPTION	SYMBOL
EXISTING MAJOR CONTOUR	---500---
EXISTING MINOR CONTOUR	---502---
PROPOSED MAJOR CONTOUR	---504---
PROPOSED MINOR CONTOUR	---502---
PROPOSED SPOT ELEVATION	+502.00
EXISTING SANITARY SEWER	---○---
EXISTING STORM SEWER	---□---
PROPOSED SANITARY SEWER	---●---
PROPOSED STORM SEWER	---■---
EXISTING WATERLINE	---W---
EXISTING FIRE HYDRANT	⊙
EXISTING GAS LINE	---G---
EXISTING OVERHEAD UTILITY	---OU---
USE IN PLACE	(U.I.P.)
ADJUST TO GRADE	(A.T.G.)
TO BE REMOVED	(T.B.R.)
TO BE REMOVED AND REPLACED	(T.B.R.&R.)
TO BE REMOVED AND RELOCATED	(T.B.R.&REL.)

FF = FINISHED FLOOR ELEVATION
 TF = TOP OF FOUNDATION
 BF = BASEMENT FLOOR ELEVATION
 GF = GARAGE FLOOR ELEVATION
 CO = CLEAN OUT
 DS = DOWNSPOUT
 P-500.0 = PROPOSED GRADE
 E-500.0 = EXISTING GRADE
 TW = FINISHED GRADE AT TOP OF WALL
 BW = FINISHED GRADE AT BOTTOM OF WALL

THE WORK PREPARED BY OR UNDER THE AUTHORITY OF THIS ENGINEER HAS BEEN AUTHENTICATED BY HIS SEAL AND DATED ONLY, INCLUDING GRADING, DRAINAGE, APPROPRIATE TO THE PROJECTS. RESPONSIBILITY IS TAKEN FOR SERVICES AND TOPOGRAPHIC SURVEYING, UTILITIES, ELEMENTS INCLUDING RETAINING WALLS, RECOMMENDATIONS, UTILITY DISTRIBUTION METHODS AND SCHEDULING. ANY AND ALL REPORTS THAT DO NOT BEAR THE SEAL OR SIGNATURE OF THE ENGINEER, AND DATE OF THE SIGNATURE, AND

Dunavant Enterprises LLC
 9909 Manchester Road
 St. Louis, MO 63122

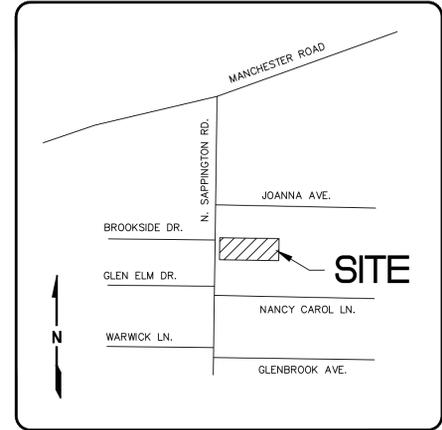
Vance Engineering, Inc.
 10537 Lackland Road
 St. Louis, MO 63114
 P: 314.427.1800

VANCE ENGINEERING, INC.
 MISSOURI STATE CERTIFICATE OF AUTHORITY NO. 2003022194

PROPOSED RESIDENCE

1240 N. SAPPINGTON ROAD

CITY OF GLENDALE, ST. LOUIS COUNTY, MISSOURI



LOCATION MAP
N.T.S.

IMPERVIOUS LOT COVERAGE CALCULATIONS

	AREA (S.F.)	ACRES	PERCENTAGE
TOTAL LOT	39,316	0.903	
EXISTING IMPERVIOUS AREA	3,838	0.088	9.8%
PROPOSED IMPERVIOUS AREA	5,237	0.120	13.3% (55% MAX.)
CHANGE	+1,399	+0.032	+36.5%
WITHIN 30' FRONT YARD SETBACK	3,598	0.083	
EXISTING IMPERVIOUS AREA	263	0.006	7.3%
PROPOSED IMPERVIOUS AREA	311	0.007	8.6% (45% MAX.)
CHANGE	+48	+0.001	+18.2%

PROJECT DATA

LOCATOR NO. : 22L410022
 ADDRESS : 1240 N. SAPPINGTON ROAD
 GLENDALE, MO 63122
 OWNER : DUNAVANT ENTERPRISES LLC
 AREA OF TRACT : 39,316 S.F. (0.903± AC.)
 PRESENT ZONING : R-2
 SCHOOL DISTRICT : KIRKWOOD
 FIRE DISTRICT : GLENDALE
 WATERSHED(S) : RIVER DES PERES
 FIRM PANEL : 29189C0307K
 UTILITIES : MISSOURI-AMERICAN WATER CO.
 : METRO. ST. LOUIS SEWER DIST.
 : SPIRE GAS COMPANY
 : AT&T TELEPHONE COMPANY
 : AMEREN UE

GENERAL NOTES

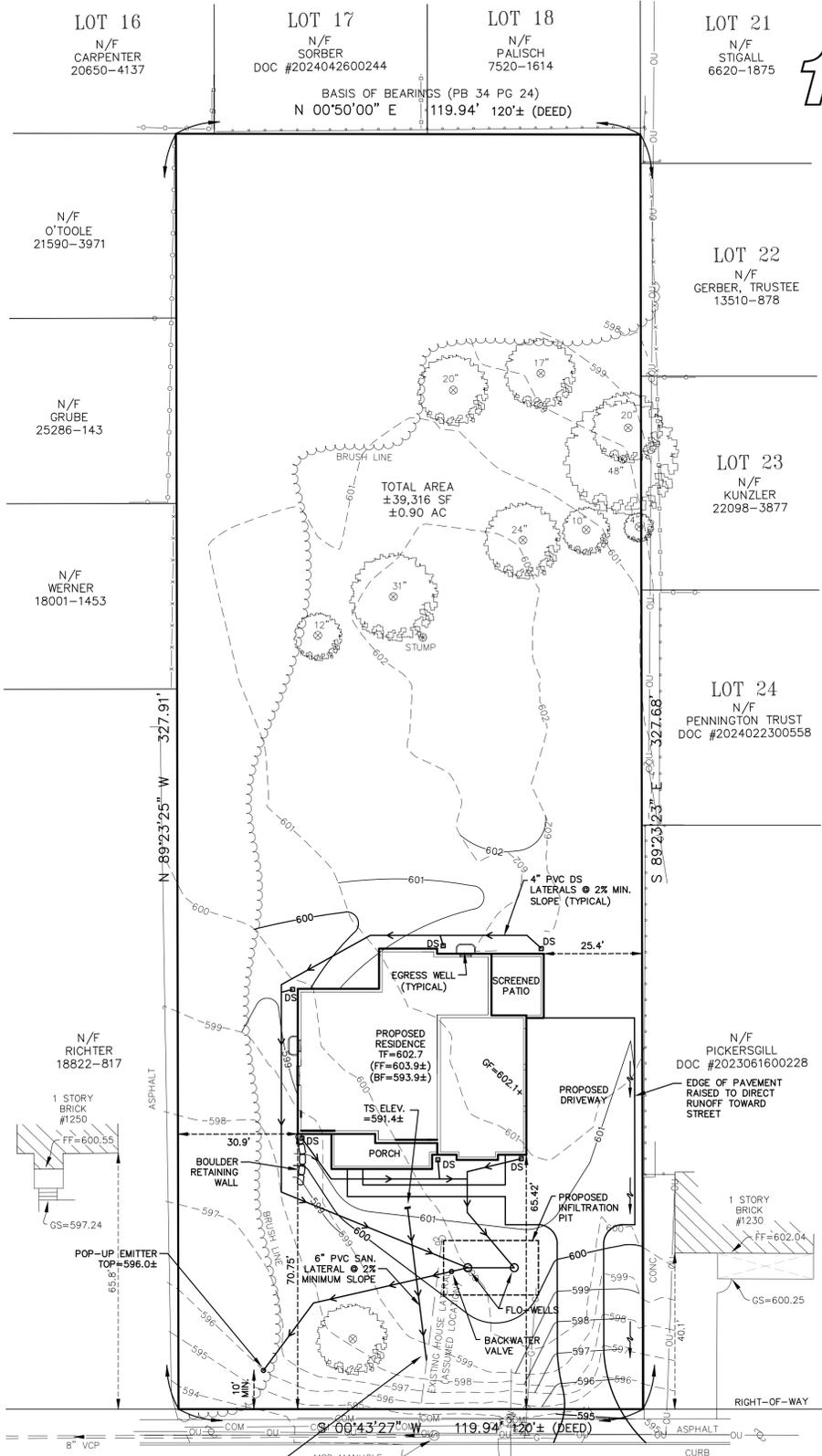
- BOUNDARY & TOPOGRAPHIC INFORMATION BY TOPOS SURVEYING.
- GRADING AND STORMWATER DRAINAGE TO CONFORM TO THE STANDARDS OF THE CITY OF GLENDALE, M.S.D. AND MO&NR.
- SLOPES SHALL NOT EXCEED 3 HORIZONTAL TO 1 VERTICAL.
- SANITARY SEWERS TO MEET THE CITY OF GLENDALE AND M.S.D. STANDARDS ON SITE.
- ALL UTILITY SERVICES SHALL BE UNDERGROUND.
- UTILITY INFORMATION PER SURVEY PROVIDED AND AVAILABLE RECORDS.
- ALL PROPOSED IMPROVEMENTS SHALL BE CONSTRUCTED TO THE CITY OF GLENDALE STANDARDS.
- THE FINISHED GRADE LEVEL AT THE BUILDING TO BE MINIMUM OF 6" BELOW TOP OF FOUNDATION FOR MASONRY AND 8" FOR FRAME AND BRICK VENEER.
- THE GROUND IMMEDIATELY ADJACENT TO THE FOUNDATION SHALL BE SLOPED AWAY FROM THE BUILDING AT A SLOPE OF NOT LESS THAN ONE UNIT VERTICAL IN 12 UNITS HORIZONTAL (1:12) FOR A MINIMUM DISTANCE OF 8 FEET MEASURED PERPENDICULAR TO THE FACE OF THE WALL.
- ALL GRADING SHALL CONFORM TO THE APPROVED GRADING PLAN.
- FOUNDATION FOOTINGS SHALL BE CONSTRUCTED SO AS TO MAINTAIN A 2'6" DEPTH OF EARTH COVER OR AS REQUIRED BY THE LOCAL BUILDING CODES.
- BUILDING DIMENSIONS ARE TO BE VERIFIED WITH ARCHITECT PRIOR TO EXCAVATION OR CONSTRUCTION.
- THIS IS NOT A SURVEY AND DOES NOT MEET THE "MISSOURI MINIMUM STANDARDS FOR BOUNDARY SURVEYS."
- ALL SEWER CONSTRUCTION AND MATERIALS SHALL BE IN ACCORDANCE WITH THE METROPOLITAN ST. LOUIS SEWER DISTRICT STANDARD CONSTRUCTION SPECIFICATIONS FOR SEWER AND DRAINAGE FACILITIES, 2009.

YARD REQUIREMENTS

FRONT: 30'
 REAR: 30'
 SIDE: 7'

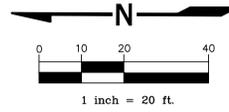
NOTICE TO CONTRACTOR

UNDERGROUND FACILITIES, STRUCTURES AND UTILITIES HAVE BEEN PLOTTED FROM AVAILABLE RECORDS. THEREFORE, THE LOCATIONS OF ANY UNDERGROUND FACILITIES SHOWN HEREON MUST BE CONSIDERED APPROXIMATE. PRIOR TO BEGINNING WORK ON THE SITE, IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO DETERMINE THE EXACT LOCATION OF THESE FACILITIES, ALONG WITH ANY IN EXISTENCE THAT ARE NOT SHOWN; TO VERIFY THEIR LOCATION BOTH HORIZONTALLY AND VERTICALLY (IN ACCORDANCE WITH THE REQUIREMENTS OF THE RESPECTIVE UTILITY/FACILITY OWNERS); AND TO VERIFY THAT MINIMUM CLEARANCES AND COVER REQUIREMENTS BETWEEN THE EXISTING FACILITIES AND THE PROPOSED WORK WILL BE MET.

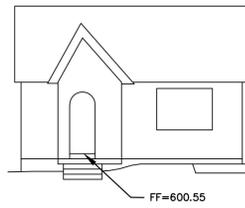


N SAPPINGTON (40' WIDE) ROAD

PROPOSED SITE PLAN



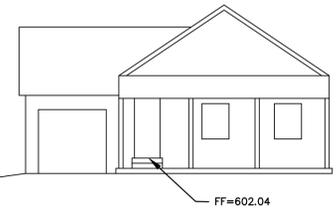
#1250 N. SAPPINGTON RD.



STREET ELEVATION

1 inch = 10 ft.
(Horiz. & Vert.)

#1230 N. SAPPINGTON RD.



1240 N. SAPPINGTON ROAD

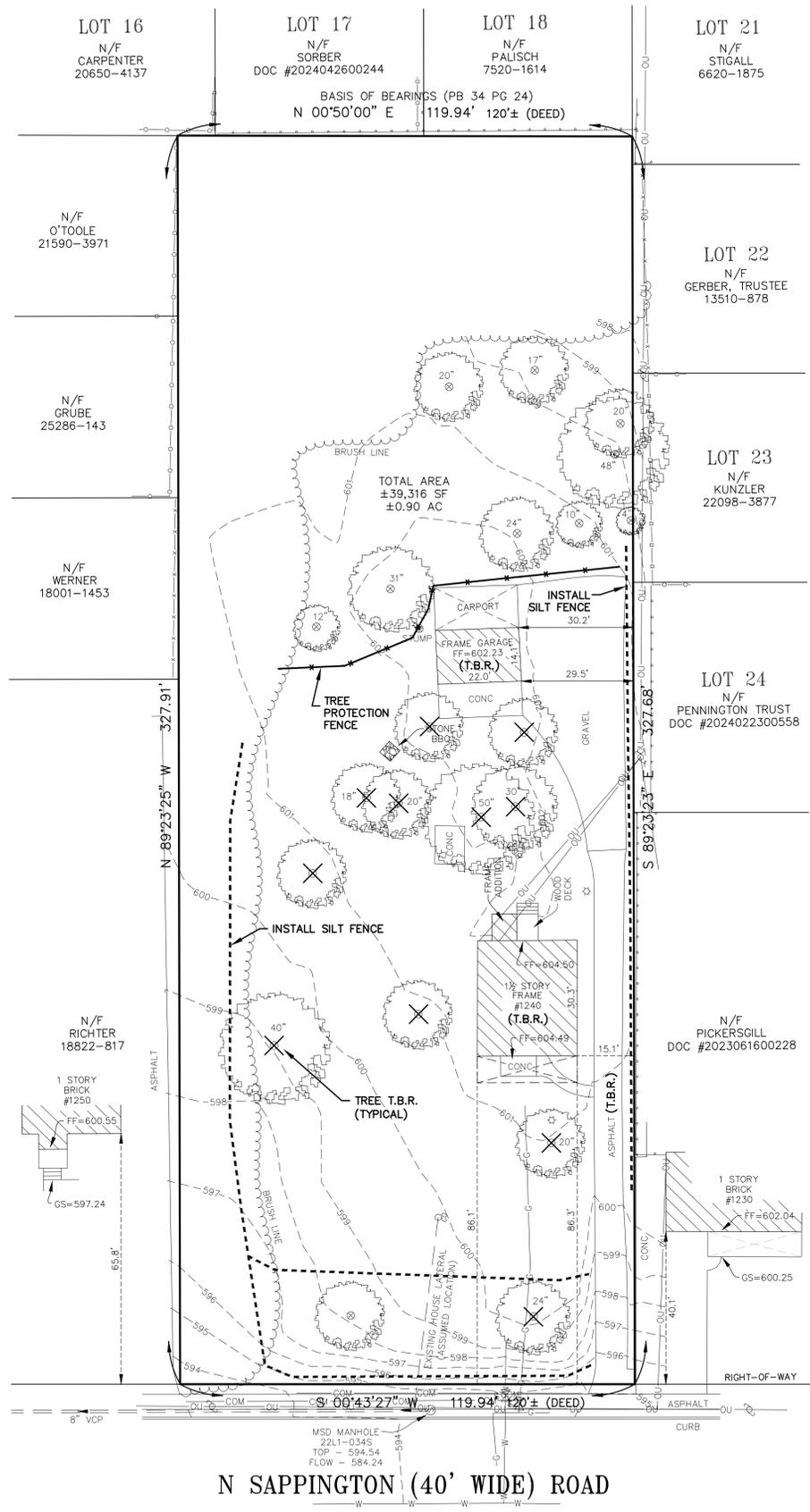
SITE PLAN

PRELIMINARY

MICHAEL CLAY VANCE
 PROFESSIONAL ENGINEER
 MISSOURI LIC NO E-25616

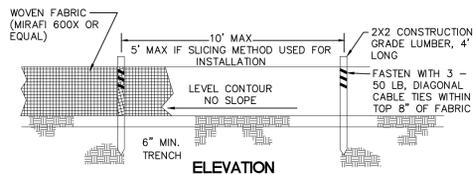
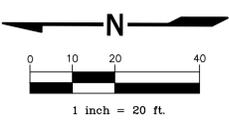
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1 / 3
 COPYRIGHT 2025

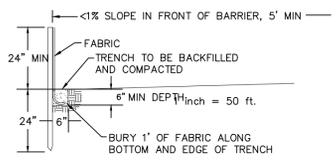


N SAPPINGTON (40' WIDE) ROAD

EXISTING CONDITIONS / DEMO PLAN



- NOTES:**
- SEE PLAN FOR INITIAL INSTALLATION LOCATION.
 - INSTALL SILT FENCE PRIOR TO DISTURBANCE OF NATURAL VEGETATION AND AT APPROPRIATE INTERVALS DURING CONSTRUCTION OF FILL SLOPES.
 - INSPECT & MAINTAIN FENCE AFTER EVERY RAINSTORM OR MINIMUM 2 WEEK INTERVALS DURING DRY PERIODS.
 - SILT IS TO BE REMOVED WHEN DEPTH ALONG THE FENCE REACHES 12" OR 1/2 THE FENCE HEIGHT.
 - REPAIR / REPLACE TORN OR CLOGGED FABRIC, LOOSE FABRIC, BROKEN POSTS, ETC. TO MAINTAIN INTERGITY OF SILT FENCE THROUGHOUT CONSTRUCTION.
 - STABILIZE ANY AREAS SUSCEPTIBLE TO UNDERMINING AS SOON AS THEY ARE NOTICED.
 - EXTEND/ADD FENCE AS NECESSARY TO MAINTAIN/PROVIDE ADEQUATE PROTECTION.
 - UPON ESTABLISHMENT OF ADEQUATE VEGETATION, REMOVE FENCE, REGRADE AND VEGETATE TRENCH AREA.



NOTE: IF FABRIC IS INSTALLED BY EQUIPMENT DESIGNED TO SLICE INTO THE GROUND, THE TRENCH IS NOT NEEDED

MAXIMUM SPACING ALONG SLOPES

3:1 SLOPES	30' FENCE TO FENCE
3:1 TO 10:1 SLOPES	50' FENCE TO FENCE
SLOPES <10%	100' FENCE TO FENCE

SILT FENCE DETAIL
N.T.S.

NOTICE TO CONTRACTOR

UNDERGROUND FACILITIES, STRUCTURES AND UTILITIES HAVE BEEN PLOTTED FROM AVAILABLE RECORDS. THEREFORE, THE LOCATIONS OF ANY UNDERGROUND FACILITIES SHOWN HEREON MUST BE CONSIDERED APPROXIMATE. PRIOR TO BEGINNING WORK ON THE SITE, IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO DETERMINE THE EXACT LOCATION OF THESE FACILITIES, ALONG WITH ANY IN EXISTENCE THAT ARE NOT SHOWN; TO VERIFY THEIR LOCATION BOTH HORIZONTALLY AND VERTICALLY (IN ACCORDANCE WITH THE REQUIREMENTS OF THE RESPECTIVE UTILITY/FACILITY OWNER); AND TO VERIFY THAT MINIMUM CLEARANCES AND COVER REQUIREMENTS BETWEEN THE EXISTING FACILITIES AND THE PROPOSED WORK WILL BE MET.

BEFORE YOU
DIG - DRILL - BLAST
1-800-344-7483
(TOLL FREE)
MISSOURI ONE CALL SYSTEM, INC.

THIS WORK PREPARED BY OR UNDER THE SUPERVISION OF A PROFESSIONAL ENGINEER AUTHENTICATED BY HIS SEAL AND DATED 12/16/2024. THIS PLAN, SPECIFICATIONS, AND ALL OTHER DOCUMENTS INCLUDING BUT NOT LIMITED TO, PERMITS, ORDINANCES, REGULATIONS, AND APPROPRIATE CONTRACT DOCUMENTS, SHALL BE THE SOLE BASIS FOR THE CONTRACTOR'S RESPONSIBILITY TO TAKE FOR SERVICES AND TO PROVIDE THE SAME. THE CONTRACTOR SHALL BE RESPONSIBLE FOR VERIFYING ALL ELEMENTS (INCLUDING RETAINING WALLS, FOUNDATIONS, ETC.) SHOWN ON THIS PLAN AND FOR OBTAINING ALL NECESSARY PERMITS, ORDINANCES, REGULATIONS, AND APPROPRIATE CONTRACT DOCUMENTS. THE CONTRACTOR SHALL BE RESPONSIBLE FOR VERIFYING ALL ELEMENTS (INCLUDING RETAINING WALLS, FOUNDATIONS, ETC.) SHOWN ON THIS PLAN AND FOR OBTAINING ALL NECESSARY PERMITS, ORDINANCES, REGULATIONS, AND APPROPRIATE CONTRACT DOCUMENTS. THE CONTRACTOR SHALL BE RESPONSIBLE FOR VERIFYING ALL ELEMENTS (INCLUDING RETAINING WALLS, FOUNDATIONS, ETC.) SHOWN ON THIS PLAN AND FOR OBTAINING ALL NECESSARY PERMITS, ORDINANCES, REGULATIONS, AND APPROPRIATE CONTRACT DOCUMENTS.

Dunavant Enterprises LLC
9909 Manchester Road
St. Louis, MO 63122

Yance Engineering, Inc.
10537 Lackland Road
St. Louis, MO 63114
P: 314.427.1800



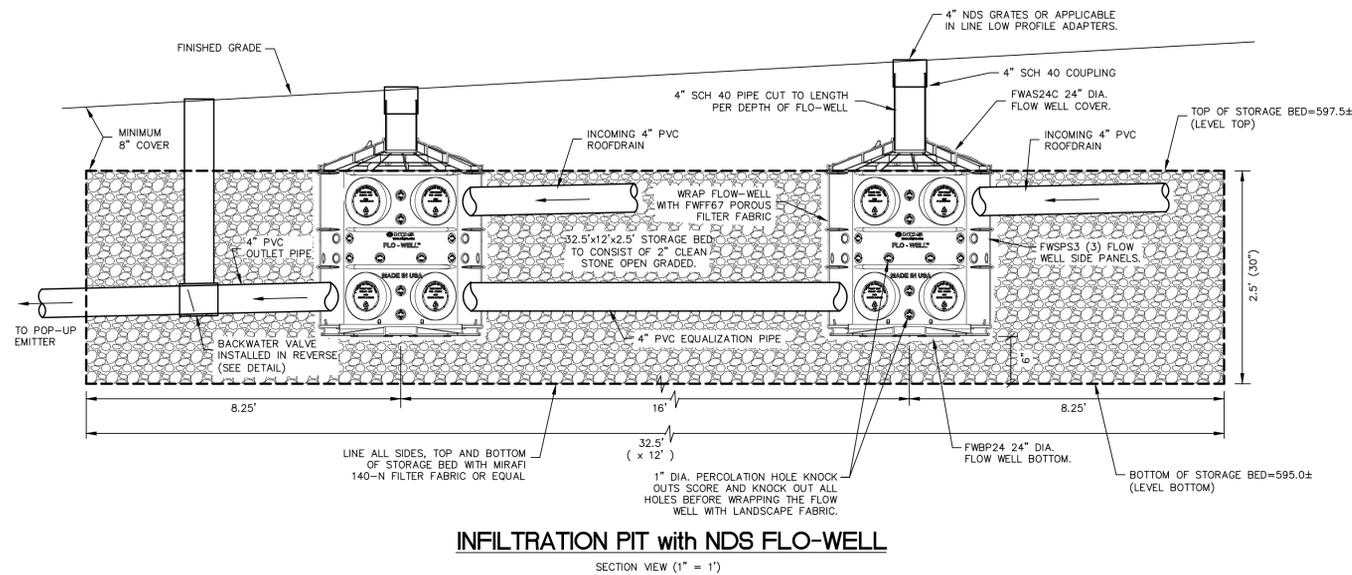
YANCE ENGINEERING, INC.
MISSOURI STATE CERTIFICATE OF AUTHORITY NO. 2003022194

1240 N. SAPPINGTON ROAD
SITE PLAN



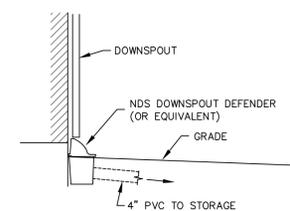
MICHAEL CLAY
12/16/2024
PROFESSIONAL ENGINEER
MISSOURI LIC NO E-25616
REVISED

24124
12/09/24
2 / 3
COPYRIGHT 2024



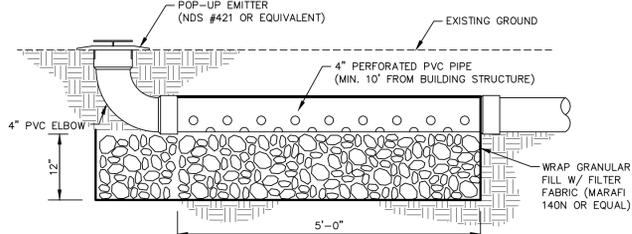
INFILTRATION PIT with NDS FLO-WELL

NOTE: CONTRACTOR SHALL REFER TO AND FOLLOW THE INSTALLATION PROCEDURES PROVIDED IN THE MANUFACTURERS INSTALLATION GUIDE.



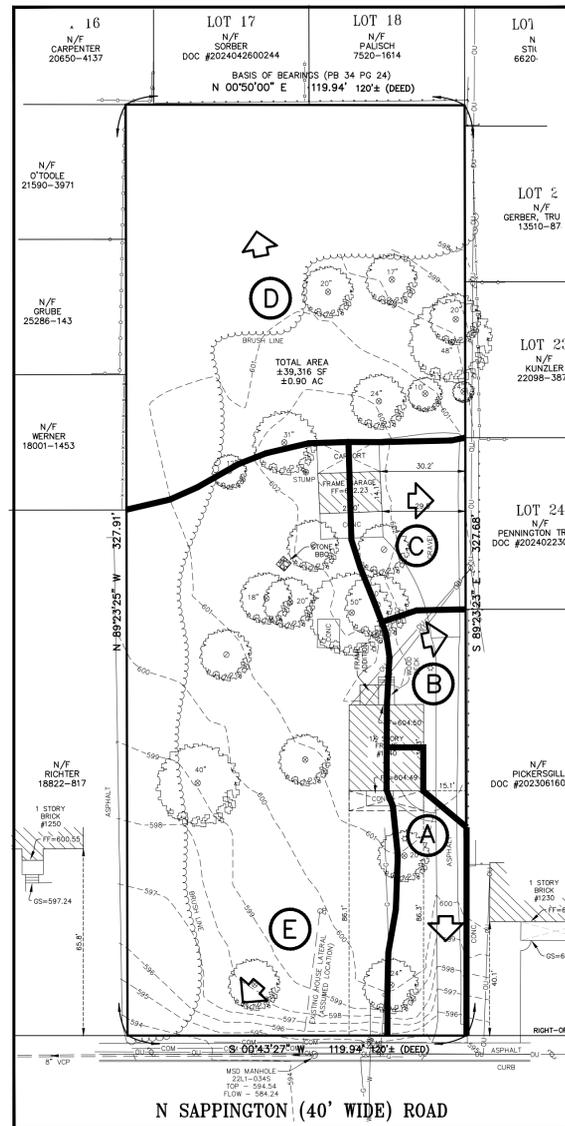
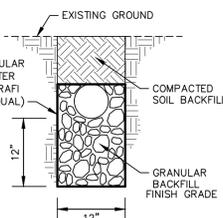
DOWNSPOUT DETAIL

TYPICAL FOR EACH DOWNSPOUT THAT IS PIPED TO INFILTRATION PIT



POP-UP EMITTER

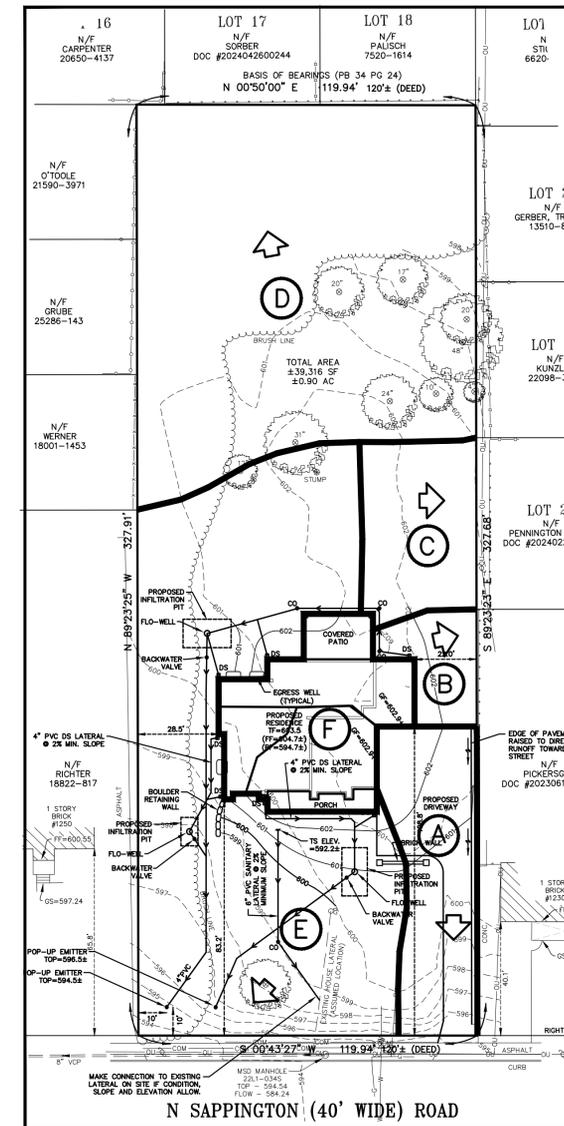
- NOTES:
 1. GRANULAR FILL SHALL BE 1" MIN. CLEAN DRAINAGE ROCK.
 2. COMPACT SOIL MATERIAL UNDER LAWNS TO 85% MAXIMUM DENSITY AS DETERMINED BY THE MODIFIED PROCTOR COMPACTION TEST. (ASTM D 1557)



EXISTING DRAINAGE

1 inch = 30 ft.

EXISTING CONDITIONS				
SUBAREA	IMPERVIOUS	PERVIOUS	Q (C.F.S.)	
A	937	1,426	0.13	
B	828	827	0.10	
C	1,155	1,185	0.14	
D	0	15,011	0.59	
E	918	17,029	0.74	

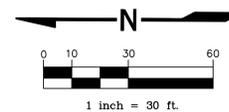


PROPOSED DRAINAGE

1 inch = 30 ft.

PROPOSED CONDITIONS				
SUBAREA	IMPERVIOUS	PERVIOUS	Q (C.F.S.)	
A	2,065	1,127	0.21	
B	0	1,091	0.04	
C	0	2,498	0.10	
D	0	15,011	0.59	
E	111	13,963	0.55	

*F = 3,450 S.F. (ROOF AREA COLLECTED IN INFILTRATION PIT)



BACKWATER VALVES

Quick View Backwater Valves with Extension Kit to Premade Lengths

Valve x Extension Size ¹	Socket Valve With Extension Size ¹	Valve x Extension Size ¹	Socket Valve With Extension Size ¹	Pressure Rating
2 x 12HT	S275P-120	4 x 12HT	S475P-120	43 psi (100 feet of head)
2 x 16HT	S273P-160	4 x 16HT	S473P-160	
2 x 20HT	S275P-200	4 x 20HT	S475P-200	
2 x 24HT	S275P-240	4 x 24HT	S475P-240	
2 x 36HT	S275P-360	4 x 36HT	S475P-360	
2 x 48HT	S275P-480	4 x 48HT	S475P-480	
3 x 12HT	S275P-120	6 x 12HT	S675P-120	
3 x 16HT	S273P-160	6 x 16HT	S673P-160	
3 x 20HT	S275P-200	6 x 20HT	S675P-200	
3 x 24HT	S275P-240	6 x 24HT	S675P-240	
3 x 36HT	S275P-360	6 x 36HT	S675P-360	
3 x 48HT	S275P-480	6 x 48HT	S675P-480	

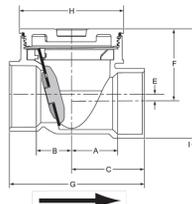
¹ Size designates nominal valve size x extension height (HT-top of valve to top of extension, inches). All extension kits can be cut shorter in the field for custom fits.

Quick View Service Access Extension Kit Only In Premade Lengths

Size ¹	Premade Extension	Size ¹	Premade Extension	Pressure Rating
2 x 12HT	SAEK-020-120	4 x 12HT	SAEK-040-120	43 psi (100 feet of head)
2 x 16HT	SAEK-020-160	4 x 16HT	SAEK-040-160	
2 x 20HT	SAEK-020-200	4 x 20HT	SAEK-040-200	
2 x 24HT	SAEK-020-240	4 x 24HT	SAEK-040-240	
2 x 36HT	SAEK-020-360	4 x 36HT	SAEK-040-360	
2 x 48HT	SAEK-020-480	4 x 48HT	SAEK-040-480	
3 x 12HT	SAEK-030-120	6 x 12HT	SAEK-060-120	
3 x 16HT	SAEK-030-160	6 x 16HT	SAEK-060-160	
3 x 20HT	SAEK-030-200	6 x 20HT	SAEK-060-200	
3 x 24HT	SAEK-030-240	6 x 24HT	SAEK-060-240	
3 x 36HT	SAEK-030-360	6 x 36HT	SAEK-060-360	
3 x 48HT	SAEK-030-480	6 x 48HT	SAEK-060-480	

¹ Size designates nominal valve size x extension height (HT-top of valve to top of extension, inches). All extension kits can be cut shorter in the field for custom fits.

STANDARD VALVE



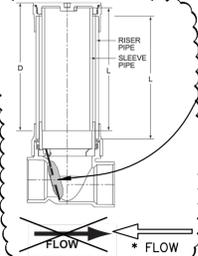
Standard Valve Dimensions (Inches)

Size	A	B	C	E	F	G	H	I
2	1-13/16	1-3/4	2-5/8	5/16	3-1/4	5-9/32	4-3/16	4-9/16
3	2-5/8	2	4-3/16	13/32	4-1/8	7-3/4	6	6-1/8
4	3-5/8	3-3/4	5-7/16	23/32	5-7/16	10-15/16	8-1/4	7-15/16
6	4-3/4	4-5/8	7-3/4	13/16	7-3/16	15-3/8	11-1/4	10-13/16

Valve with Extension Kit Dimensions (Inches)

HEIGHT-D	Valve Size			
	2	3	4	6
12	10-3/4	10-7/8	10-1/4	10-1/4
16	14-3/4	14-7/8	14-1/4	14-1/4
20	18-3/4	18-7/8	18-1/4	18-1/4
24	22-3/4	22-7/8	22-1/4	22-1/4
36	34-3/4	34-7/8	34-1/4	34-1/4
48	46-3/4	46-7/8	46-1/4	46-1/4

D = Top of plug Standard Valve to top of plug with Extension
 Note: Riser Pipe & Sleeve Pipe are the same length.



VALVE TO FUNCTION AS OUTFALL ORIFICE. SEE OUTFALL ORIFICE NOTE.

OUTFALL ORIFICE NOTE:
 HOLES TO BE DRILLED IN THE FLAPPER VALVE TO SERVE AS THE OUTFALL ORIFICE. FLAPPER VALVE TO HAVE FOUR (4) 1/2" DIA. HOLES DRILLED EVENLY SPACED. REMOVE ANY RUBBER FROM THE FLAPPER AROUND WHERE THE HOLES ARE DRILLED. BACKWATER VALVE NOT TO BE INSTALLED UNTIL AFTER FIRST RAINFALL AFTER STORAGE BASIN HAS BEEN CONSTRUCTED.

* INSTALL IN REVERSE DIRECTION FROM MANUFACTURER'S DETAIL

STORM WATER CALCULATIONS

THE ENTIRETY OF THE STORMWATER RUNOFF FROM THE ROOF OF THE PROPOSED BUILDING WILL NEED TO BE CAPTURED.

THE PROPOSED STORMWATER MITIGATION METHOD PROPOSED: INFILTRATION PIT

ROOF AREA = 3,450 S.F.

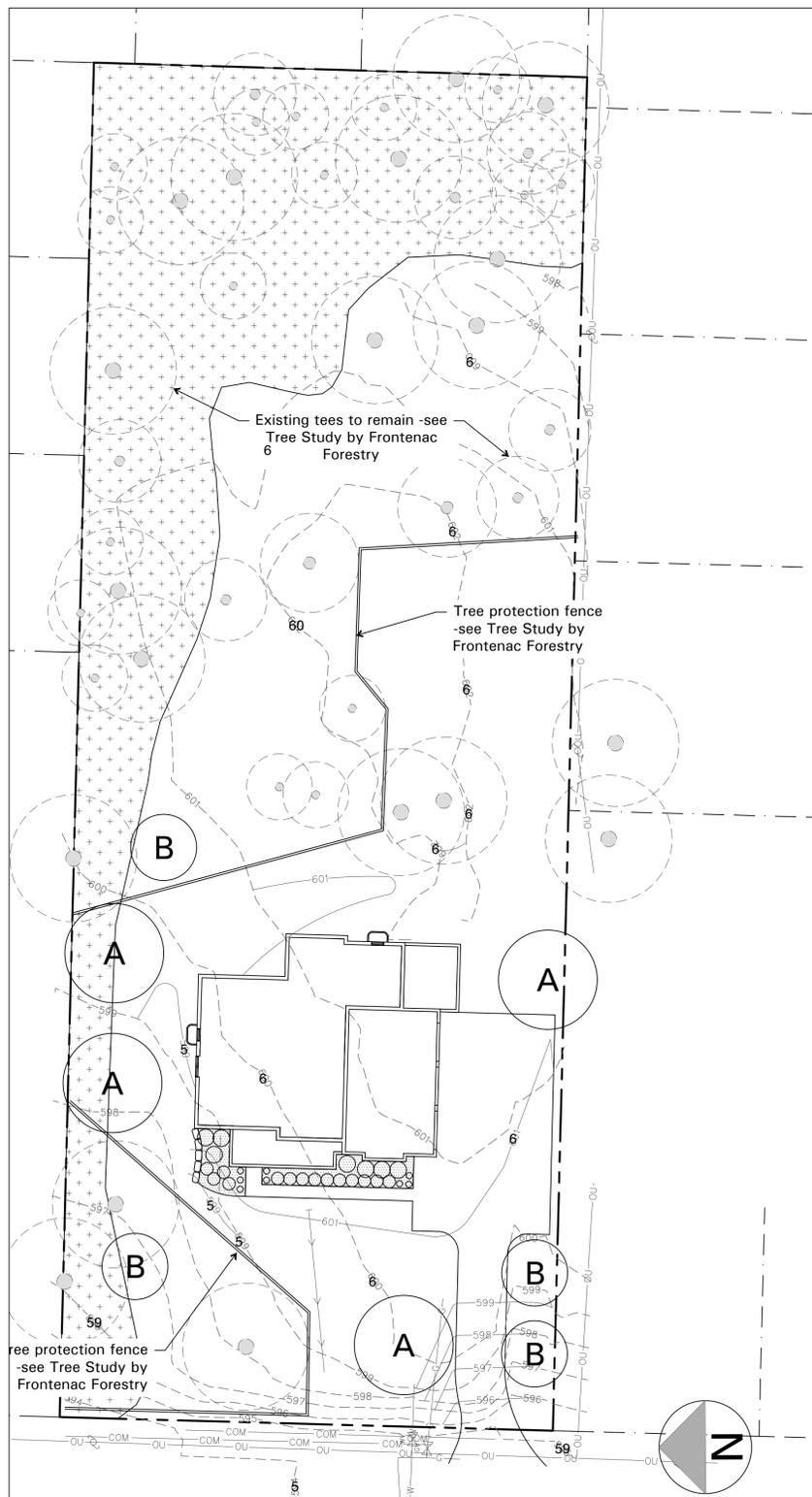
RESULTING RUNOFF:
 3,450 S.F. x 4.20 CFS/ACRE / 43,560 = 0.33 CFS

RUNOFF VOLUME:
 0.33 CFS x 60 S/MIN x 20 MIN = 396 C.F. (REQUIRED)

VOLUME OF PROPOSED INFILTRATION PIT:
 32.5' x 12' x 2.5' x 40% VOIDS = 390 C.F.
 PLUS TWO 50 GAL FLO-WELLS x 60% = 8 C.F.

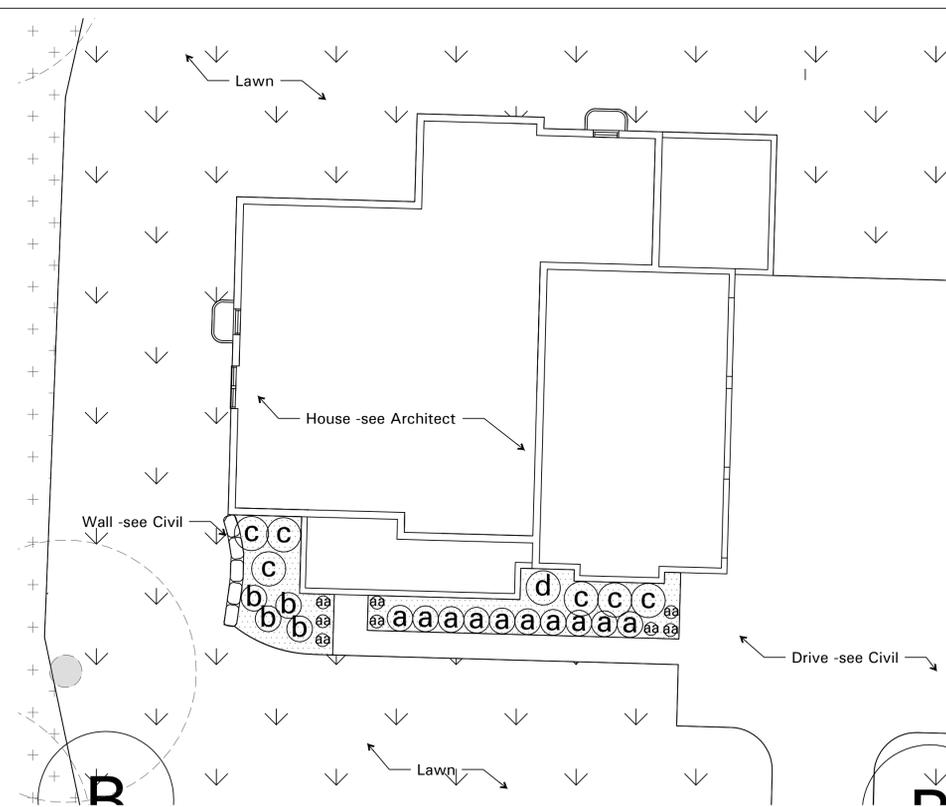
TOTAL STORAGE VOLUME PROVIDED = 398 C.F.

Dunavant Enterprises LLC
 9909 Manchester Road
 St. Louis, MO 63122
Vance Engineering, Inc.
 10537 Lackland Road
 St. Louis, MO 63114
 P: 314.427.1800
1240 N. SAPPINGTON ROAD
SITE PLAN
 MICHAEL CLAYTON
 PROFESSIONAL ENGINEER
 MISSOURI LIC NO E-25616
 REVISED
24124
 12/09/24
3 / 3
 COPYRIGHT 2024



1 Planting Plan

Landscape Schedule				
Key	Qty.	Common Name	Botanical Name	Size
A	4	Sugar Maple	Acer saccharum	2.5 Cal.
B	4	Redbud	Cercis canadensis	2.5 Cal.
a	10	Boxwood	Buxus sinica var. insularis 'Franklin's Gem'	18-24"
b	4	Spiraea	Spiraea japonica 'Double Play Big Bang'	18-24"
c	6	Hydrangea	Hydrangea paniculata 'Limelight'	18-24"
d	1	Hydrangea	Hydrangea paniculata 'Limelight' tree form	5 Gal.
aa	8	Daylily	Hemerocallis 'Rainbow Rhythm'	1 Gal.
21,700		+/- Sq. Ft. Lawn		
350		+/- Sq. Ft. Double Ground Bark Mulch		



2 Planting Plan Detail

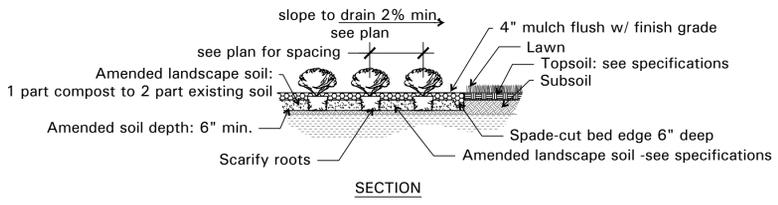
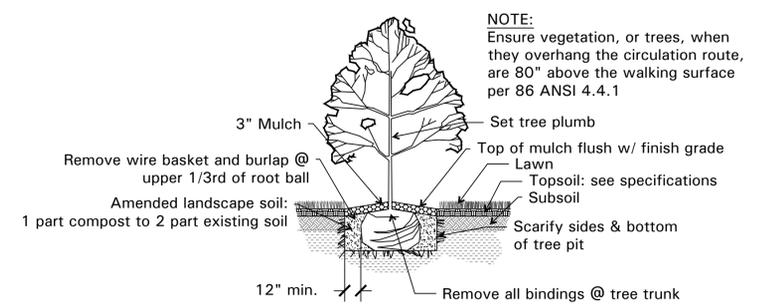
LEGEND:

Symbol	Description
	Existing tree -see Tree Study by Frontenac Forestry
	Existing vegetation to remain
	Proposed tree -see schedule this sheet
	Proposed landscape bed mulch -see schedule this sheet
	Lawn area

EXISTING TREE NOTE:
Existing trees and vegetation documented by Frontenac Forestry. Tree Survey provided by petitioner as separate document and includes tree condition, root zones, tree canopies, tree protection measures and quantity of tree caliper to be mitigated.

TREE MITIGATION NOTE:
74 total caliper inch to be mitigated ÷ 10 inches = 7.4 or 8 New trees required.

- GENERAL NOTES:**
- Landscape quantities shown for reference and bid comparison only, contractor to furnish and install plant quantities shown on plan. Notify Owner/ Landscape Architect of any discrepancies.
 - CONTRACTOR SHALL WATER ALL LANDSCAPE PLANTINGS FOR ONE (1) YEAR AFTER INITIAL ACCEPTANCE -SEE SPECIFICATIONS.
 - Contractor to review and field verify existing and proposed conditions prior to
 - Contractor to coordinate and cooperate with other trades.
 - Contractor to adjust plantings as field directed by owner and or as unforeseen field conditions require.
 - No trees shall be planted within ten (10) foot of private or public utilities unless approved by owner.
 - Contractor is responsible for installing all plant material, sod, topsoil and mulch as shown on plan and in specifications.
 - Plan(s) do not constitute contractor means and methods. Job site safety and project coordination is responsibility of contractor(s).



CALL OR CLICK BEFORE YOU DIG
1-800-DIG-RITE or 811
 1-800-344-7483

MISSOURI ONE CALL SYSTEM

DERMODY & ASSOCIATES
Uisce beatha

 LANDSCAPE ARCHITECTS
 p h # 3 1 4 . 2 0 5 . 8 8 7 1
 Missouri Certificate of Authority
 # 2 0 0 9 0 2 0 2 0 8

Civil Engineer:
 Vance Engineering, Inc
 10537 Lackland Rd.
 St. Louis, MO 63114

Arborist:
 Frontenac Forestry, LLC
 2460 Driftwood Ln
 Saint Louis, MO 63146

New Home
 1240 N. Sappington Rd.
 Glendale, MO 63122

Dunavant Enterprises, LLC
 1326 Marlann Drive
 Des Peres, MO 63131

Revisions:

No.	Description	Date:
1	New building design	2/21/25

2/21/25

Edward M. Dermody
 Landscape Architect
 LA-2001006236

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Issue Date: December 19, 2024
 Drawn by: EMD
 Checked by: EMD

Sheet Title
Planting Plan

Project Number: 635.004

L1.0



**Install and maintain tree protection fence as indicated on preservation plan for all trees marked SAVE.
Silt protection shall be installed in a trenchless manner if introduced within the critical root zone of any tree to be
SAVED. (I.E. woodchips, wattles, and hay bales)**

I hereby certify that I have viewed the premises and provided this professional opinion regarding the survivability of significant trees on this site and abutting the site. Attached is a site plan illustrating the recommended location of tree protection fencing. This fence is to remain erect throughout the construction project . All tree inspections were performed from the ground and are limited in scope. Tree and utility locations are approximate and locations of utilities are subject to change.

A handwritten signature in black ink, appearing to read "Nick Wibbenmeyer".

Nick Wibbenmeyer
I.S.A. Certified Arborist
MW 6357A



TREE STUDY
 SITE PLAN REVIEW
 12/11/2024
 01/10/25
 2/18/2025

PROPERTY LOCATION: 1240 Sappington

#	TREE SPECIES	D B H	PRESERV E/ TBR	ADJOINING LOT	COMMENTS	C	L	S
A	blue spruce	20"	TBR		exposed root flare, strong central leader, dead scaffold branches, gummosing wounds on trunk DRIVEWAY	56	40	75
B	saucer magnolia	5x6"	PRESERVE		girdling root, multi-stemmed, included bark, minor deadwood	59	40	61
C	black locust	18"	TBR		irregular trunk taper, removed leader, epicormic growth, co-dominant at 6', storm damage, deadwood DRIVEWAY	49	40	35
D	hackberry	14"	PRESERVE	SHARED	exposed root flare, co-dominant at 10', included bark, minor deadwood	64	40	68
E	black cherry	6"	PRESERVE		compartmentalized wound on trunk, epicormic growth, co-dominant at 10', minor deadwood	63	40	46
F	silver maple	38"	TBR		girdling roots, large basal wound, vines on trunk epicormic growth, storm damage, branch dieback CONDITION/ FOUNDATION	39	40	27
G	red mulberry	19"	PRESERVE	SHARED	vines in crown, co-dominant at 5', included bark, epicormic growth, deadwood	46	40	19
H	catalpa	36"	TBR		exposed root flare, compartmentalized wounds on trunk, epicormic growth, storm damage, deadwood FOUNDATION	56	40	38
I	black locust	17"	TBR		lean, epicormic growth, woodpecker holes at main union, major deadwood, fruiting bodies present CONDITION/PATIO	39	40	35
J	white pine	20"	PRESERVE		exposed root flare, gummosing wounds on trunk, strong central leader, minor deadwood	65	40	62
K	catalpa	37"	TBR		exposed root flare, removed leader hollow trunk, HAZARD PATIO/HAZARD	39	40	38

L	catalpa	29"	TBR		exposed root flare, large basal wound, storm damage, compartmentalized wounds throughout, deadwood CONDITION/PATIO	39	40	38
M	red mulberry	21"	PRESERVE		girdling roots, lean, exfoliating bark, epicormic growth, lean, wetwood, deadwood	43	40	19
N	silver maple	17"	TBR		exposed root flare, heavy lean, major epicormic growth, branch dieback CONDITION	39	40	27
O	American elm	6"	PRESERVE		exposed root flare, included bark deadwood	51	40	35
P	dead	7"	TBR	SHARED	DEAD	5	40	0
Q	silver maple	38"	PRESERVE		co-dominant at 7', compartmentalized wounds on trunk, epicormic growth, deadwood	59	40	27
R	American elm	6"	PRESERVE		strong central leader, deadwood	54	40	35
S	silver maple	36"	TBR		vines throughout, storm damage, epicormic growth, improper pruning cuts, deadwood CONDITION	30	40	27
T	American elm	10"	PRESERVE		slight lean, epicormic growth, storm damage	46	40	35
U	dead	11"	TBR		DEAD	5	40	0
V	silver maple	22"	PRESERVE		exposed root flare, storm damaged leader, deadwood	45	40	27
W	silver maple	39"	PRESERVE		exposed root flare, co-dominant at 8', included bark, deadwood	59	40	27
X	catalpa	24"	TBR		vertical crack on trunk, major storm damage, major deadwood, vines throughout, large hanging branch CONDITION	20	40	38
Y	red mulberry	13"	TBR		heavy lean, epicormic growth, vines in crown, wetwood, deadwood CONDITION	39	40	19
Z	red mulberry	9"	TBR		co-dominant at 12', major storm damage, major deadwood, vines in crown CONDITION	35	40	19
A1	American elm	11"	PRESERVE		lean, phototropic, deadwood	48	40	35
B1	American elm	14"	PRESERVE		multi-stemmed, included bark, vines on trunk, utility pruned, deadwood	46	40	35
C1	red mulberry	11"	TBR		irregular trunk taper, gaping basal wound, included bark, major deadwood, vines in crown CONDITION	39	40	19

D1	hackberry	6"	TBR		epicormic growth, unfavorable structure, branch dieback, deadwood CONDITION	39	40	68
E1	American elm	7"	PRESERVE		exposed root flare, co-dominant at 12', deadwood, vines in crown	45	40	35
F1	black walnut	22"	PRESERVE		vines throughout, epicormic growth, utility pruned, deadwood	43	40	49
G1	catalpa	8"	TBR		vines throughout, deadwood CONDITION	39	40	38
H1	red mulberry	11"	PRESERVE		co-dominant at 5', lean, wetwood, included bark, vines, deadwood	46	40	19
I1	catalpa	12"	PRESERVE		involved with concrete pad, lean, co-dominant at 8', deadwood	49	40	38
J1	black walnut	20"	PRESERVE		co-dominant at 30', storm damage, deadwood, epicormic growth	52	40	49
K1	American elm	10"	PRESERVE		co-dominant at 8', vines in crown, minor deadwood	53	40	35
L1	dead	2x14"	TBR		DEAD	5	40	0
M1	hackberry	8"	PRESERVE		co-dominant at 10', involved with dead tree, included bark, utility pruned, involved with service line	44	40	68
N1	hackberry	6"	PRESERVE		compartmentalized wound on trunk, co-dominant at 6', vines in crown, deadwood	51	40	68
O1	silver maple	22"	PRESERVE		co-dominant at 5', vines on trunk, epicormic growth, deadwood	54	40	27
P1	silver maple	22"	PRESERVE		exposed root flare, lean, co-dominant at 12', deadwood	54	40	27
Q1	black walnut	15"	PRESERVE		9"x6", multi-stemmed, involved with service lines, minor deadwood	55	40	49
R1	catalpa	30"	PRESERVE		20"x10", multi-stemmed, girdling roots, utility pruned, deadwood	59	40	38
S1	red mulberry	10"	PRESERVE		girdling roots, co-dominant at 6', included bark, deadwood	57	40	19
T1	black cherry	21"	PRESERVE		compartmentalized wounds on trunk, co-dominant at 20', deadwood	55	40	46
U1	ash	25"	TBR		major storm damage, fruiting bodies present, major basal decay, deadwood CONDITION	39	40	35
V1	shingle oak	15"	PRESERVE		co-dominant at 20', phototropic, minor deadwood	71	40	68
W1	white pine	20"	PRESERVE	YES	strong central leader, dead scaffold branches	59	40	62
X1	pin oak	34"	PRESERVE	YES	co-dominant at 25', dead scaffold branches, involved with service wire, deadwood	59	40	84

TOTAL TREES (@ or above 6" DBH)	TOTAL VIABLE TREES	TREES REMOVED	DEAD/DYING/ DISEASED REMOVE	VIABLE TREES REMOVED	# OF VIABLE INCHES REMOVED	# OF 2.5" CALIPER REPLACEMENT TREES REQUIRED (1 per 10" removed)	OR REPLACEMENT COST @ \$120 PER CALIPER INCH (\$2,400 Max)
50	34	19	16	3 A. 20" spruce C. 18" locust H. 36" catalpa	74	8	\$2,400

DEMO ONLY

PRESERVE

TBR

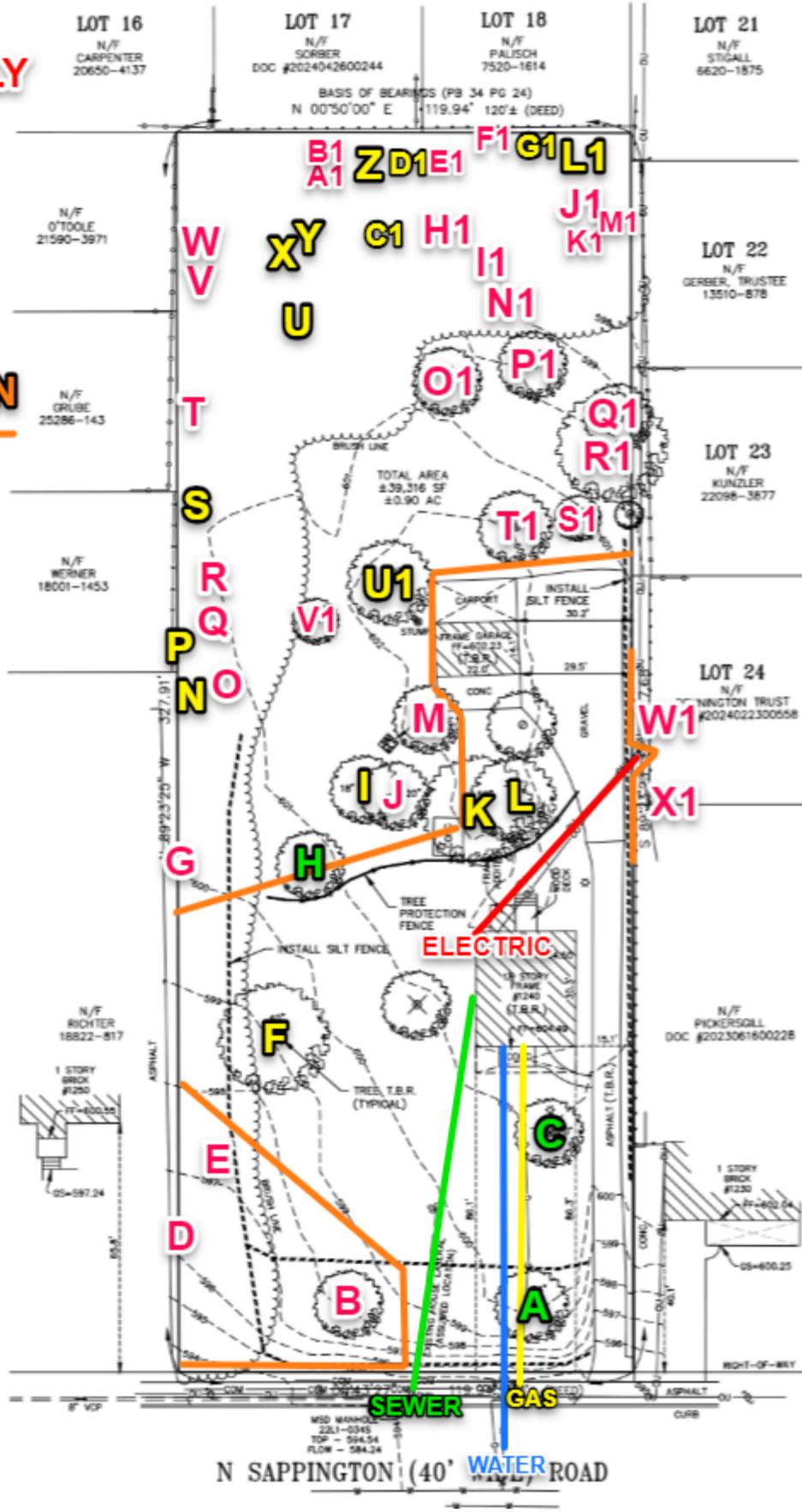
POOR

CONDITION

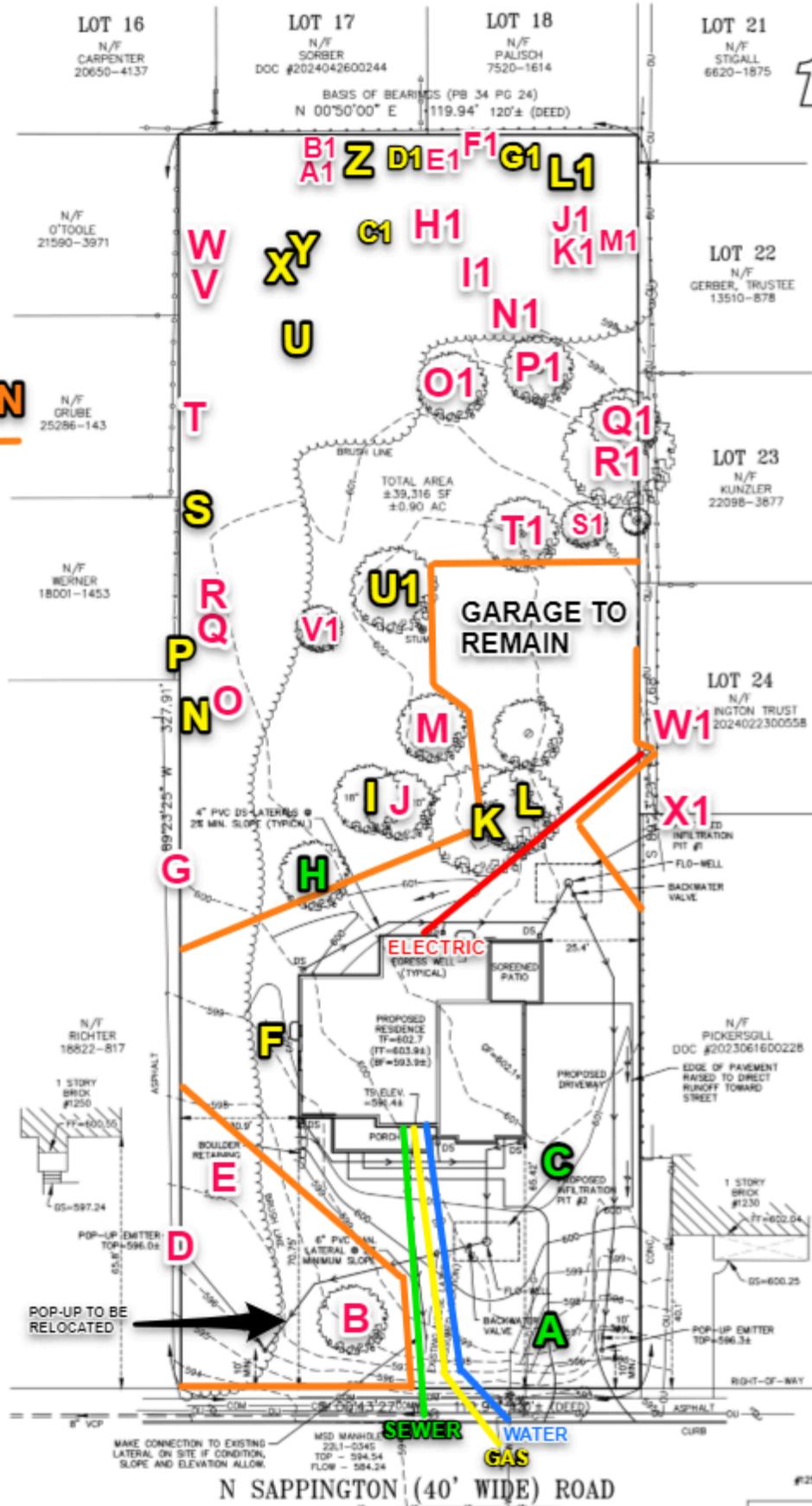
TREE

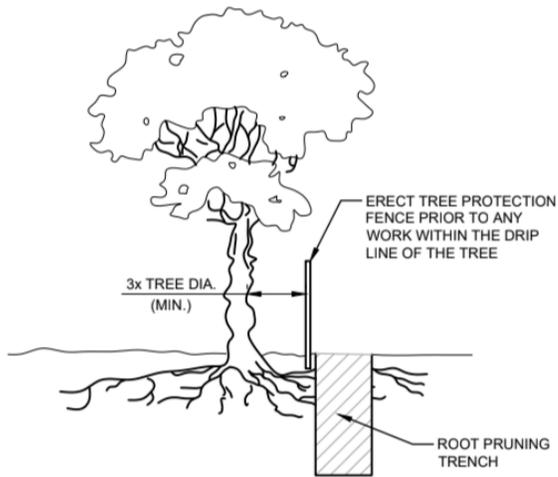
PROTECTION

FENCE ———



PRESERVE
TBR
POOR
CONDITION
TREE
PROTECTION
FENCE





NOTES:

1. ROOT PRUNING SHALL BE DONE WHENEVER THERE WILL BE GRADING, CUTTING OR COMPACTION DISTURBANCE UNDERNEATH THE DRIP LINE OF A TREE. PRIOR TO ANY WORK WITHIN DRIP LINE, THE CONTRACTOR SHALL ERECT A TREE PROTECTION FENCE AND CONTACT AN ISA CERTIFIED ARBORIST TO COORDINATE WORK. NO DISTURBANCE SHALL BE DONE WITHIN A DISTANCE OF 3X THE DIAMETER OF THE TREE, DUE TO STABILITY CONCERNS.
2. ROOT PRUNING SHALL BE DONE WITH A SHARP TOOL, IN SUCH A WAY THAT DOES NOT PULL ON THE ROOTS, BUT LEAVES SMOOTH CUTS. DO NOT TEAR ROOTS WITH EXCAVATION EQUIPMENT. IT IS PREFERABLE TO EXPOSE THE ROOTS PRIOR TO ROOT PRUNING. AFTER PRUNING, FILL THE AREA WITH QUALITY TOPSOIL AND WATER UNTIL THOROUGHLY SOAKED.
3. ONCE EXPOSED, ROOTS MUST BE COVERED WITHIN 8 HOURS. IF ROOTS WILL BE LEFT EXPOSED FOR LONGER THAN 8 HOURS, THEY MUST BE KEPT MOIST. ONE OPTION IS TO PUT MOIST BURLAP OVER THE EXPOSED ROOTS.

NOTES (CONT.):

4. ROOT PRUNING SHALL MEET OR EXCEED ANSI A300 OR APPROVED TREE CARE INDUSTRY STANDARDS.

DIGGING PROCESS

1. THE PRUNING TRENCH SHOULD BE CLEARED IN A WAY THAT EXPOSES THE ROOTS WHILE LEAVING THEM INTACT.
 - 1.1. USE HAND TOOLS OR AN AIR KNIFE II) DO NOT USE AN EXCAVATOR, AS THIS WILL PULL ON THE ROOTS AND POSSIBLY DAMAGE THE TRUNK III) IF A ROOT LARGER THAN 2" IS EXPOSED, LEAVE THIS ROOT INTACT AND CONTACT LANDSCAPE SERVICES
2. ONCE THE ROOTS ARE EXPOSED, USE A SHARP TOOL TO CLEANLY CUT ALL ROOTS WHICH ARE BETWEEN 1-2" DIAMETER, TO THE DEPTH OF THE PROPOSED DISTURBANCE
 - 2.1. APPROPRIATE TOOLS INCLUDE SHARP LOPPING SHEARS, HANDSAWS, A SHARPENED AXE, A ROOT PRUNER GRINDER, A RECIPROCATING SAW AND ANY OTHER SHARP TOOL WHICH LEAVES A CLEAN CUT
 - 2.2. YOU MAY NOT USE A CHAINSAW OR CHAIN TRENCHER TO MAKE THE FINAL CUTS
 - 2.3. ALL ROOTS SHALL BE LEFT WITH A CLEAN, SMOOTH ENDS AND NO RAGGED EDGES
3. POST PRUNING
 - 3.1. TREE ROOTS MUST BE KEPT MOIST. IF ROOTS ENDS WILL BE LEFT EXPOSED FOR MORE THAN 8 HOURS, COVER THE HOLE WITH MOIST BURLAP.
 - 3.2. FILL THE HOLE WITH HIGH QUALITY TOP SOIL, MULCH THE AREA WITH TRIPLE SHREDDED HARDWOOD TO A DEPTH OF 3", AND WATER WELL.