

GENERAL NOTES

SCOPE OF WORK

- The foundation for this addition was constructed under a previous building permit (since abandoned). All new construction will be done on top of this foundation, i.e. the foundation footprint will not be altered. This foundation was designed to have a front entry garage which now requires it to be raised up to the same level as the rest. This addition will consist of three bedrooms and two bath along with supporting areas and will have a separate electric HVAC system. Also alterations to the existing house include replacement of the existing stair to the basement and second floor and other minor wall alterations required to connect the addition and a roof cover for the rear patio.

SITE CONSTRUCTION

02000 SOIL EVALUATION & EXCAVATION

SAFETY FENCE

Erect a 48" high safety fence around the excavation.

SILTATION CONTROL

To prevent damage to adjacent properties position in all natural water runoff paths bales of hay to stop soil erosion.

02000 FINISH GRADING

- Slope at 2% min. away from the building all impervious surfaces within 10' of the foundation.

DOWNSPOUTS with splash blocks shall direct water away from building. Bury under sidewalks.

03250 ANCHOR BOLTS (AB) FOR SILL PLATES

Galvanize 1/2" dia. imbed 7" in concrete, with nut and 1 1/2" washer Place AB's @ 48" OC along wall and within 12" of each corner.

WOOD & PLASTICS

06010 LUMBER

Lumber Design Standards per AFPA.

06122 WALL, SUBFLOOR & ROOF SHEATHING

SUBFLOORING - Advantec 3/4" Exp 1, glue and screw to joists.

ROOF SHEATHING - 1/2" APA Exp 1 plywood.

EXTERIOR WALL SHEATHING

- 7/16" OSB Level 2.

06123 PARALAM / PSL HEADERS & BEAMS

Deflection limit L 480, 2.0 ES

06190 PREFABRICATED WOOD JOISTS & TRUSSES

METAL PLATE CONNECTED ROOF TRUSSES

- Truss manufacturer shall engineer and design all roof trusses.

06300 PRESURE TREATED WOOD

Approved pressure methods ACQ, Borates, Copper Azole. All sill plates and band boards at the first floor.

THERMAL & MOISTURE PROTECTION

07000 GENERAL

STUCCO WRAP - DuPont Tyvek StuccoWrap over all sheathing.

CAULKING AND SEALENTS - seal water/air tight all exterior joints.

GUTTERS AND DOWNSPOUTS - 6"x4" aluminum seamless.

Downspouts to direct water away from foundation, bury under walks (do not connect to sanitary sewer).

07200 INSULATION

Roof / Ceilings - R38 batts or (16" blown).

Floors above Crawl Space - R30.

Crawl Space walls R5 with vapor barrier over earthen floor.

Insulation 2x4 exterior stud walls R13 batts.

Basement exterior finished walls R13.

Attic ducts outside the building thermal envelopment R4.

07270 FRAME SPREAD RATINGS

Interior finish materials not to exceed 200.

Insulation, vapor retarder, or other coverings flame spread maximum rating of 25 and smoke develop rating of 450.

07310 ROOFING

ROOFING UNDERLAYMENT - Type 1 - #15 asphalt felts.

SHINGLES - Match Existing

07460 SIDING (See 09960)

07720 ROOF VENT AND ACCESSORIES

STATIC ROOF VENT

15" dia. round metal vent 144 sq. in. free area. (1.0 SF)

RIDGE, PEAK and FLASH VENTS

Ridge Master-Plus or Air Vent Shingle Vent II.

07810 UNIT SKYLIGHTS

SOLATUBE

160 DS - 10" dia. tube system, max light area 200 sf max.

DOORS & WINDOWS

WINDOWS

All Bedrooms shall have one window for emergency egress meeting the following minimum requirements: Clear opening 5.7 SF for windows located 6' above grade (windows less than 6' above the clear opening may be 5 SF).

08810 GLASS

- Bath windows shall have tempered glass.

FINISHES

09250 GYPSUM BOARD

- All interior walls and ceilings 1/2" gypsum board.
- Screw drywall to studs and ceiling joists at 8" c.o.
- Water resistant (greenboard) shall be used in all baths.

09260 FLOORING UNDERLAYMENT

1/2" Cement board under all wall and floor tile.

09270 PAINTING

Two coats on all drywall and wood trim.

MECHANICAL

15000 SEISMIC RESTRAINT

Restrain all mechanical equipment seismic forces.

15400 WATER PIPING

- Main water service 1" copper.
- Water piping 1/2" concealed copper (no lead solder) or PEX.
- Water saving spigots/faucets are required.
- Bath showers 5/8" copper.
- Hose bibbs to be freeze proof / anti siphon.

ELECTRICAL

16000 GENERAL ELECTRICAL

Examine the existing electrical power and lighting circuits to determine equipment must be refurbished or removed. Disconnect and remove all equipment, conduit, wire, etc. not to be reused.

16140 ELECTRICAL HVAC

1 LG Universal Packaged Terminal Air Conditioner (PTAC) w/10,900 BTU electric heat, 12,000 BTU Cool, 230/220V, 20A - 42" wall Contractor shall evaluate/confirm electric furnace requirements for cold climates based of 1000 sf per 46,000 btu's.

16150 ELECTRICAL RECEPTACLES

GFI in all Bedroom and Bath receptacles above counter tops within 6' of water sources and in unfinished areas. AFCI all circuits serving Bedrooms. WP/GFI receptacle with 25' of the outdoor AC condensing unit. 220 / 240V receptacles for Oven, Range and Clothes Dryer.

16200 ELECTRIC FIXTURES

Recessed fixtures shall be IC rated. Weather proof Receptacles marked WP. Fully shield Closet fixtures and hold 12" from combustibles.

16250 EXHAUST FANS & VENTS

- Vent all exhaust fans to the exterior.
- Bath and Toilet areas 50 CFM minimum intermittent use.

16720 SMOKE DETECTORS

Smoke detectors shall be interconnected, AC powered, UL approved and installed per NFPA 72-99. Locate smoke detectors in:

- each Bedroom
- Locate combination Smoke / Carbon monoxide detectors in Halls outside of sleeping areas.

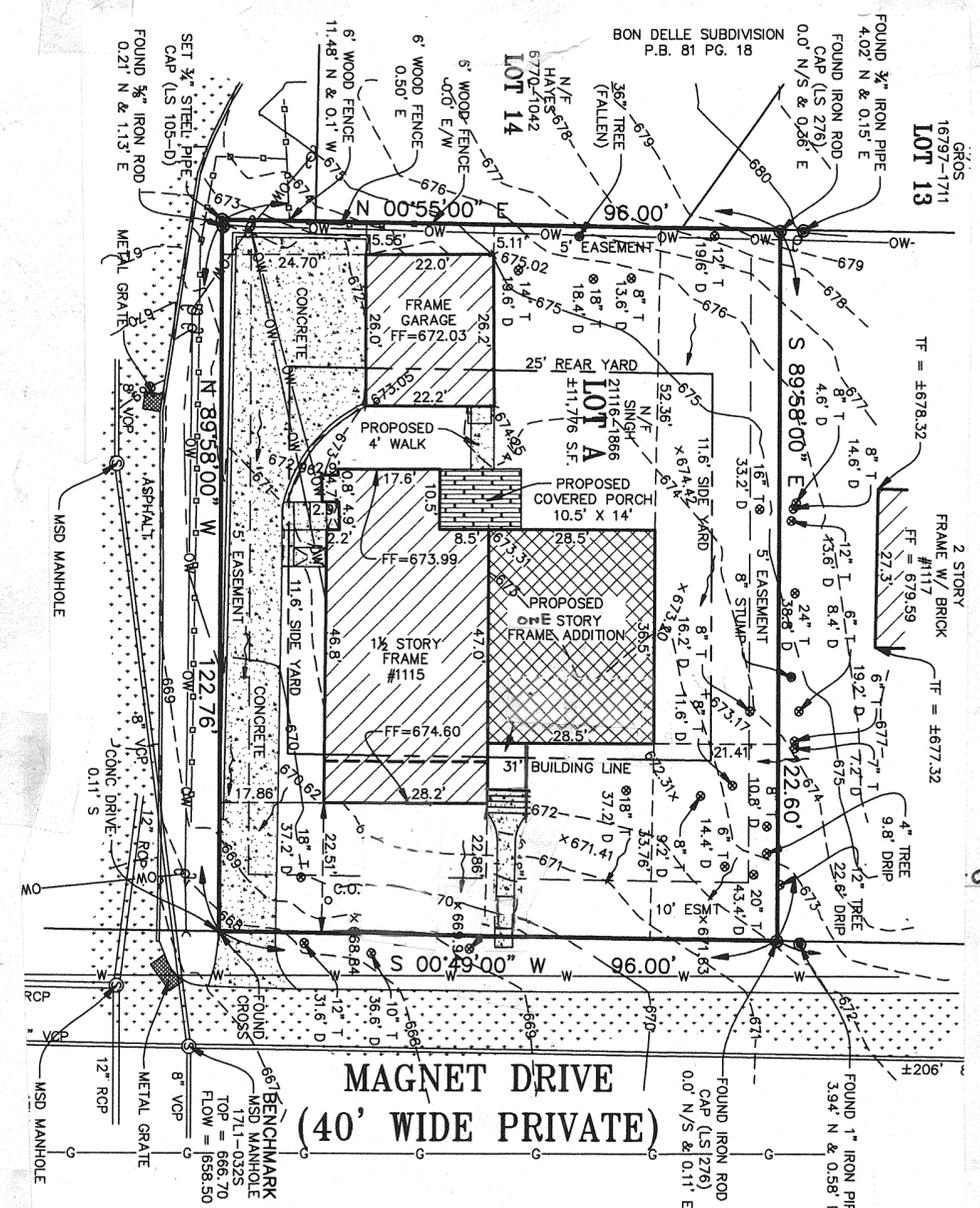
16721 CARBON MONOXIDE DETECTION

Carbon monoxide detectors to comply with UL 2034-2008.

- locate in rooms where natural gas in the source of combustion.

DETECTORS - First Alert Talking Battery Powered Smoke & Carbon Monoxide Alarm SCO501B2. This unit is a wireless Photoelectric Smoke and Carbon monoxide detector with a battery backup. If units are hardwired a SA521CN(SA520B) unit is required as a bridge unit.

SITE DATA	
LOT DATA	
Lot Area = 96' X 122.8'	11,789 SF
Permitted Site Coverage 25%	2,947 SF
Permitted Residential Floor Area 30%	3,537 SF
Lot Width	96.00 FT
Lot Depth	122.80 FT
MINIMUM SETBACK BUILDING LINES	
FRONT YARD (Magnet Drive) - East	31.0 FT
RIGHT SIDE YARD - North 12% of Lot width	11.6 FT
LEFT SIDE YARD - South 12% of Lot width	11.6 FT
REAR YARD - West 20% of Lot depth	24.6 FT
SITE COVERAGE	
Existing Building Footprint	1,490 SF
Existing Detached Garage	577 SF
Existing Driveway/Turnaround/Walks	1260* SF
Existing Patio / Decks	0 SF
TOTAL EXISTING IMPERVIOUS AREA >	2,067 SF
Addition Building Footprint	879 SF
Addition Driveway/Turnaround/Walks	0 SF
Addition Patio & Walk	170* SF
TOTAL PROPOSED IMPERVIOUS AREA >	2,946 SF



FRONT ELEVATION HOUSE UNDER CONSTRUCTION

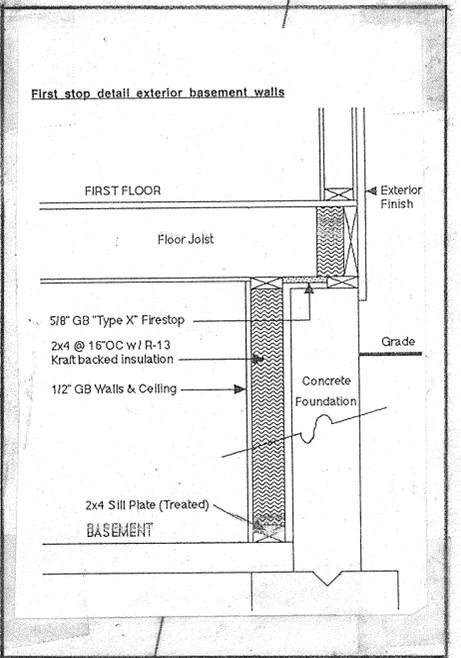
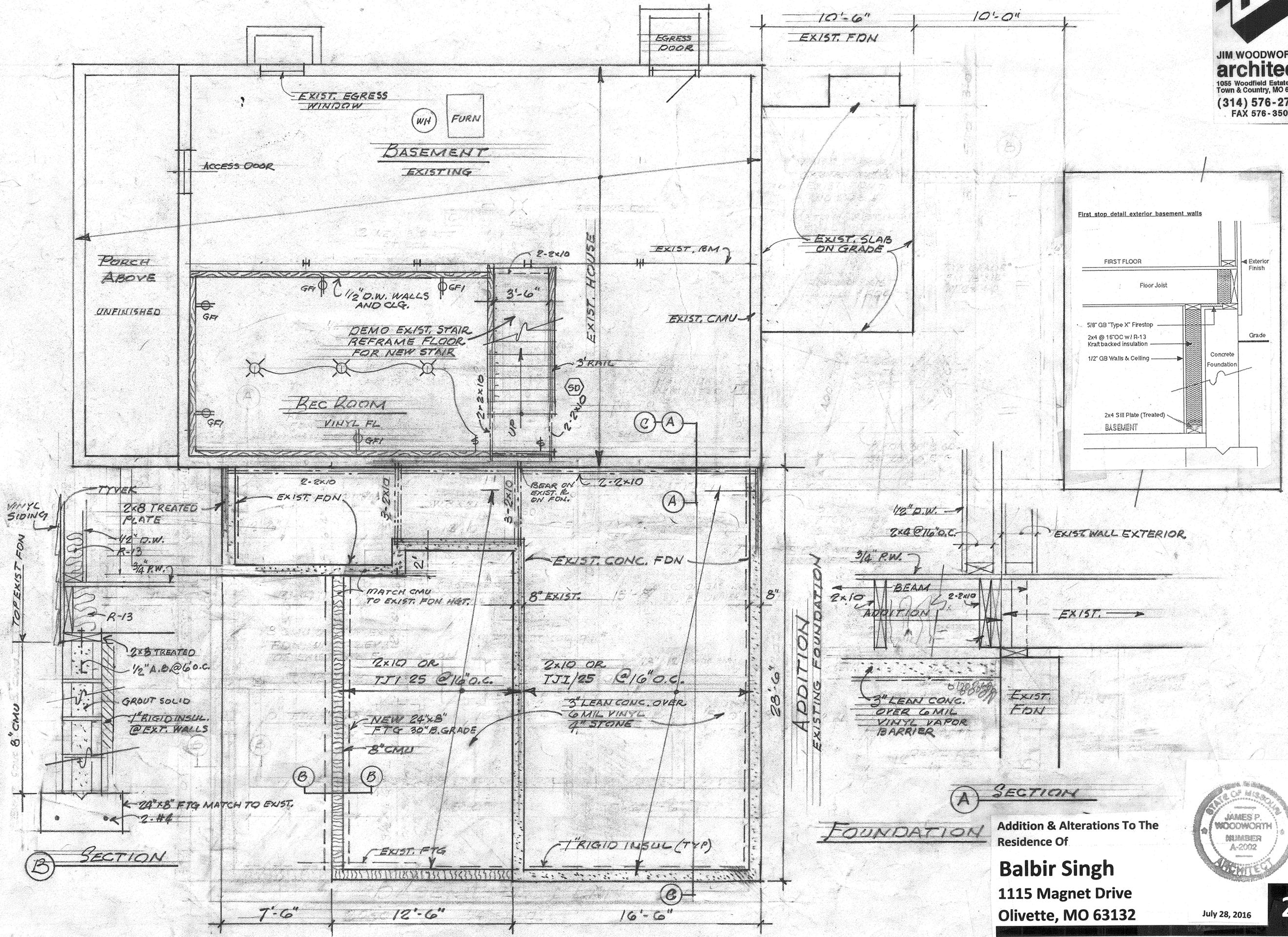
Addition & Alterations To The Residence Of

Balbir Singh
1115 Magnet Drive
Olivette, MO 63132

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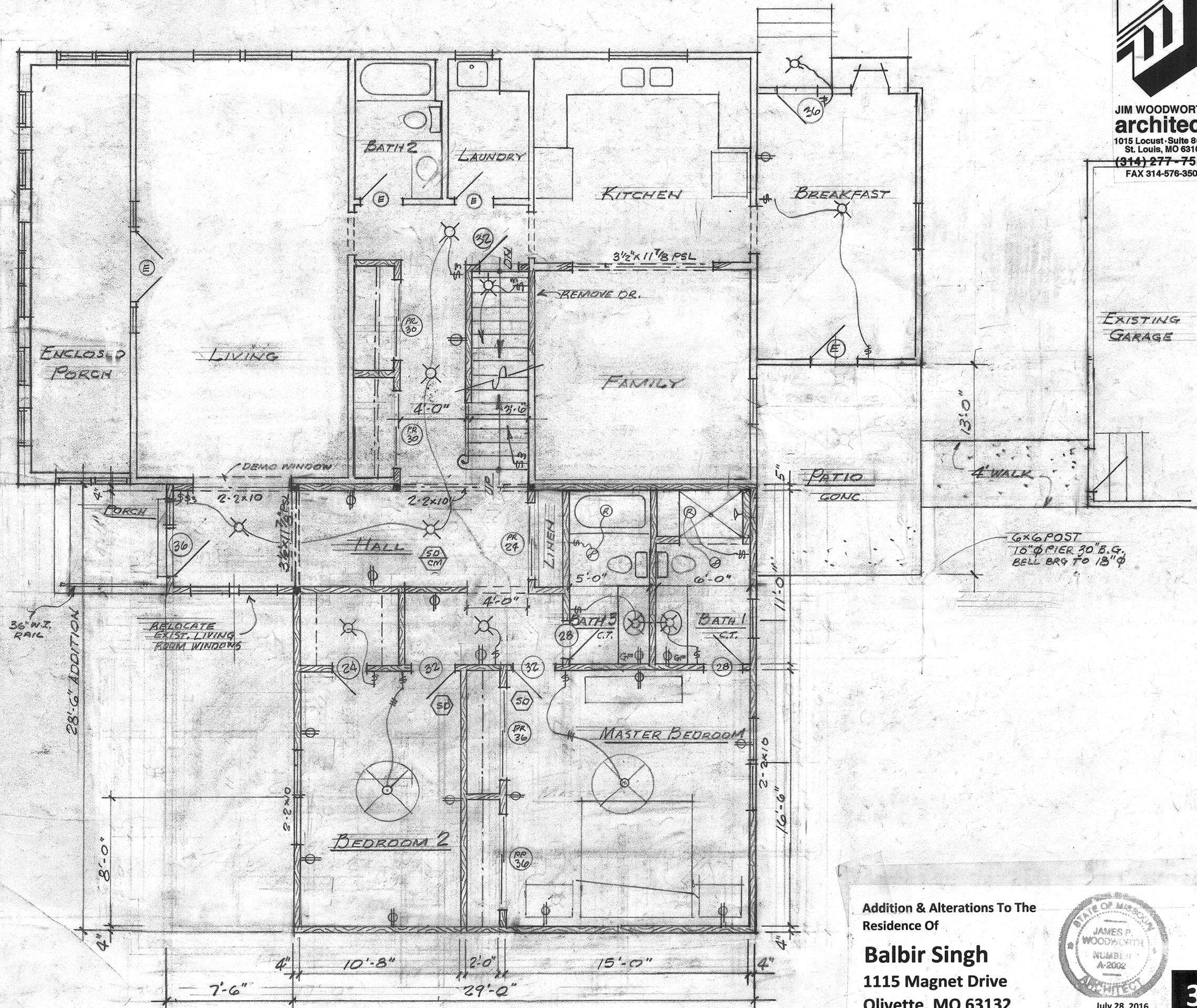
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July 28, 2016



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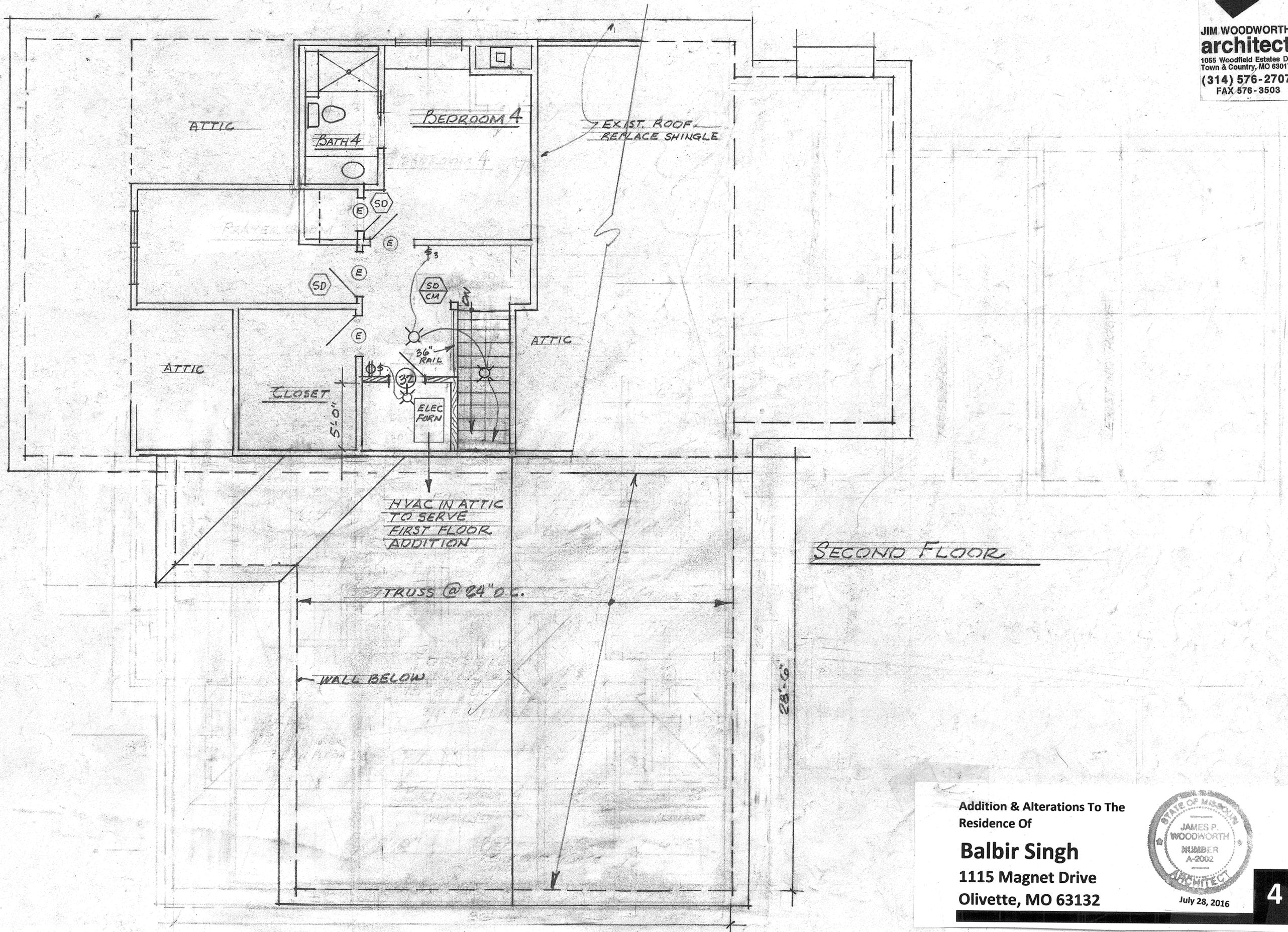


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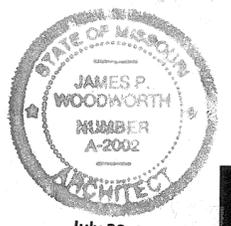


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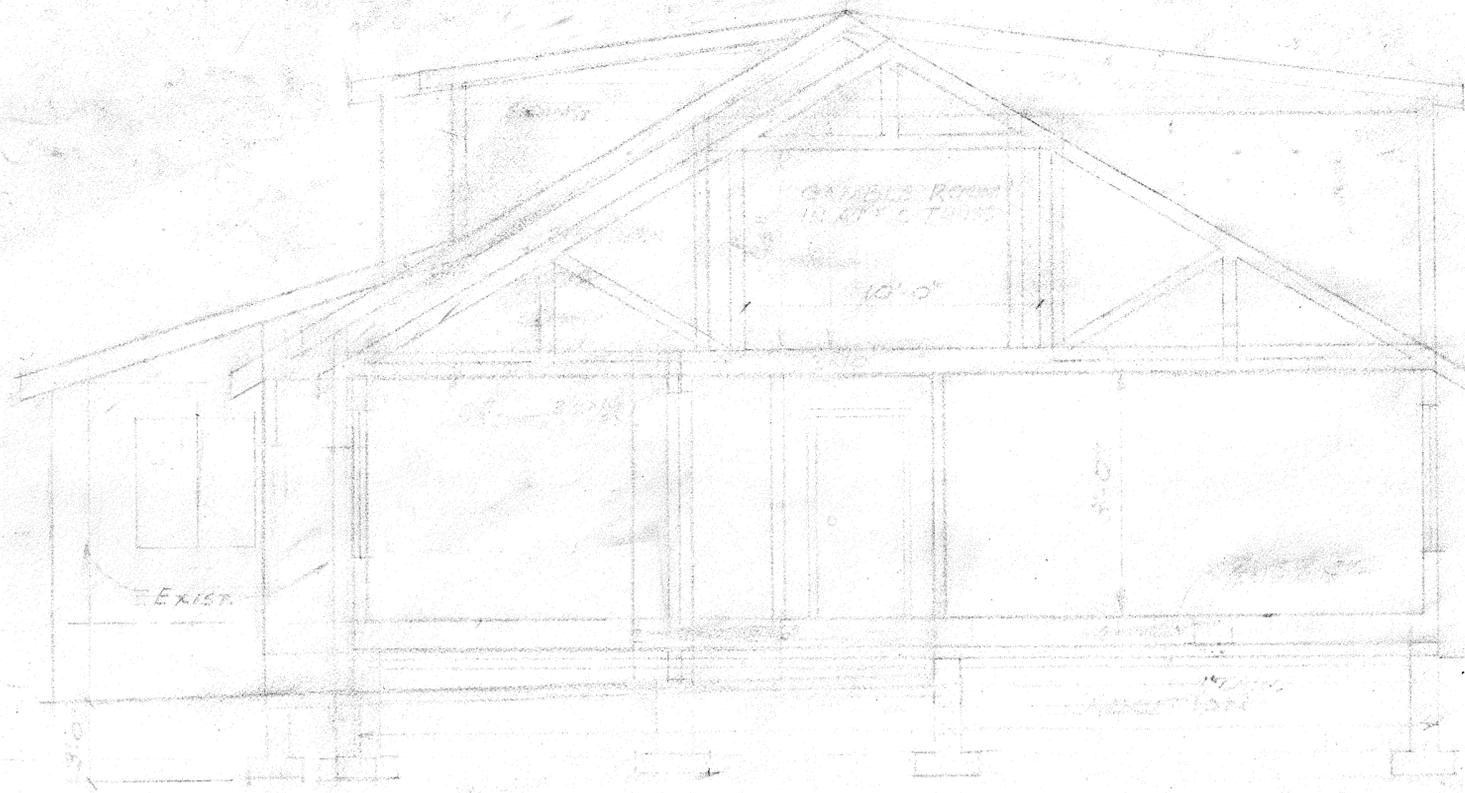
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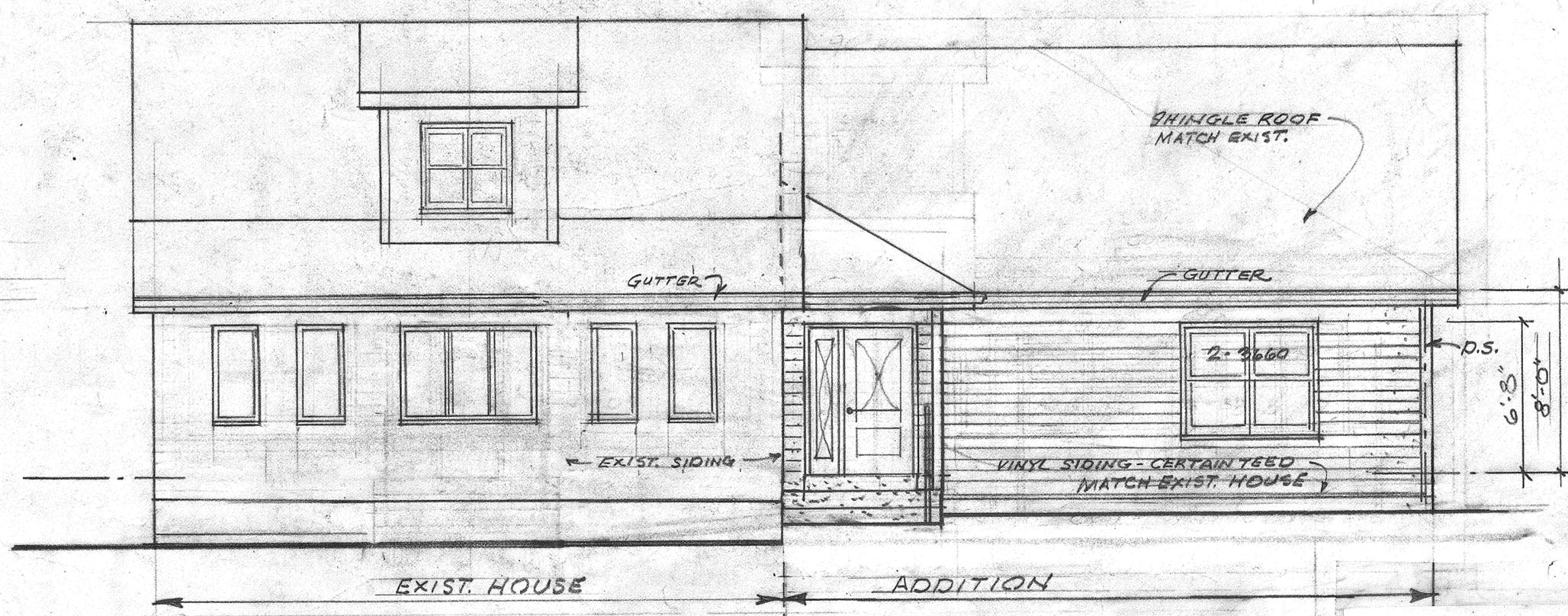
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SECTION A-A



FRONT ELEVATION

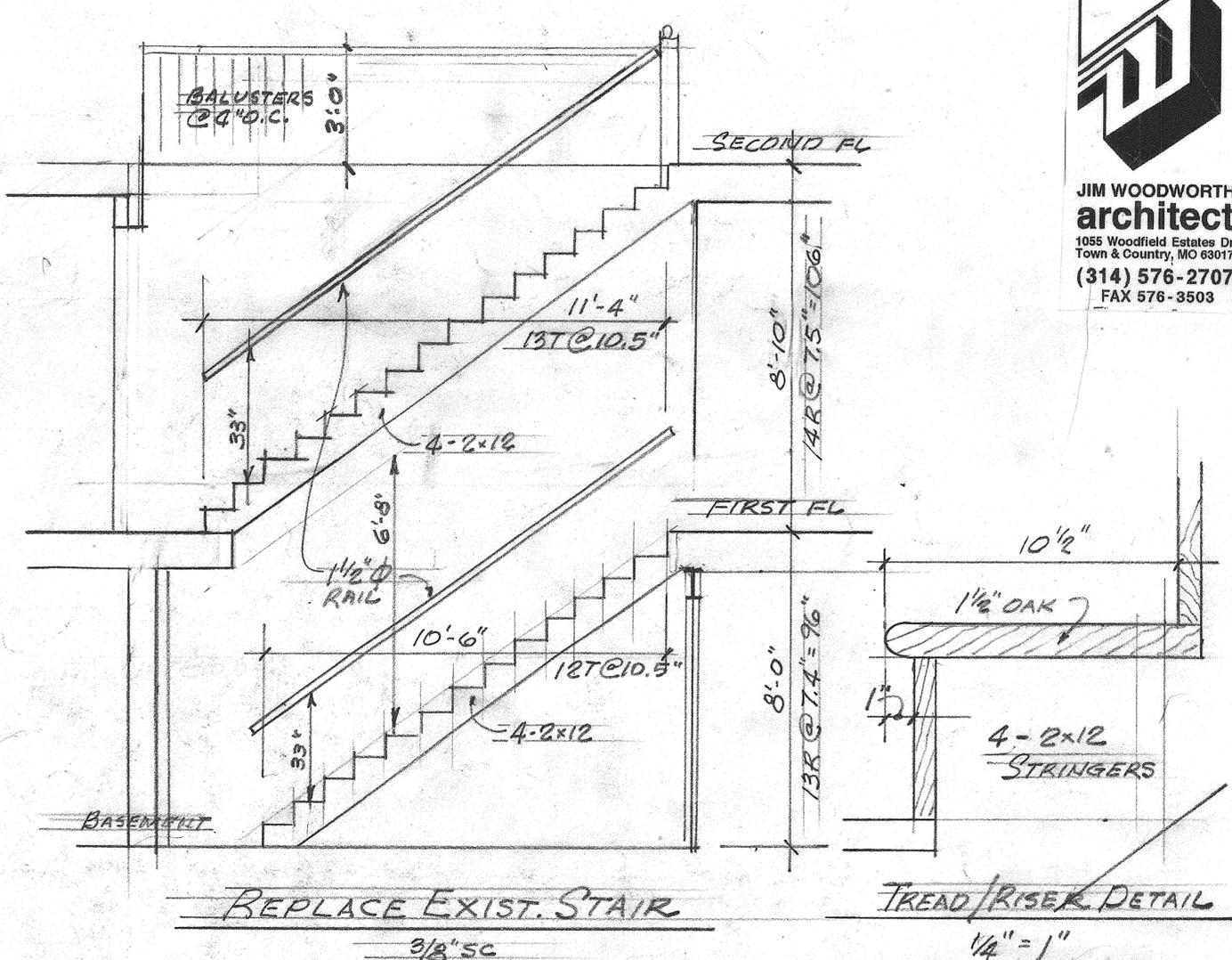
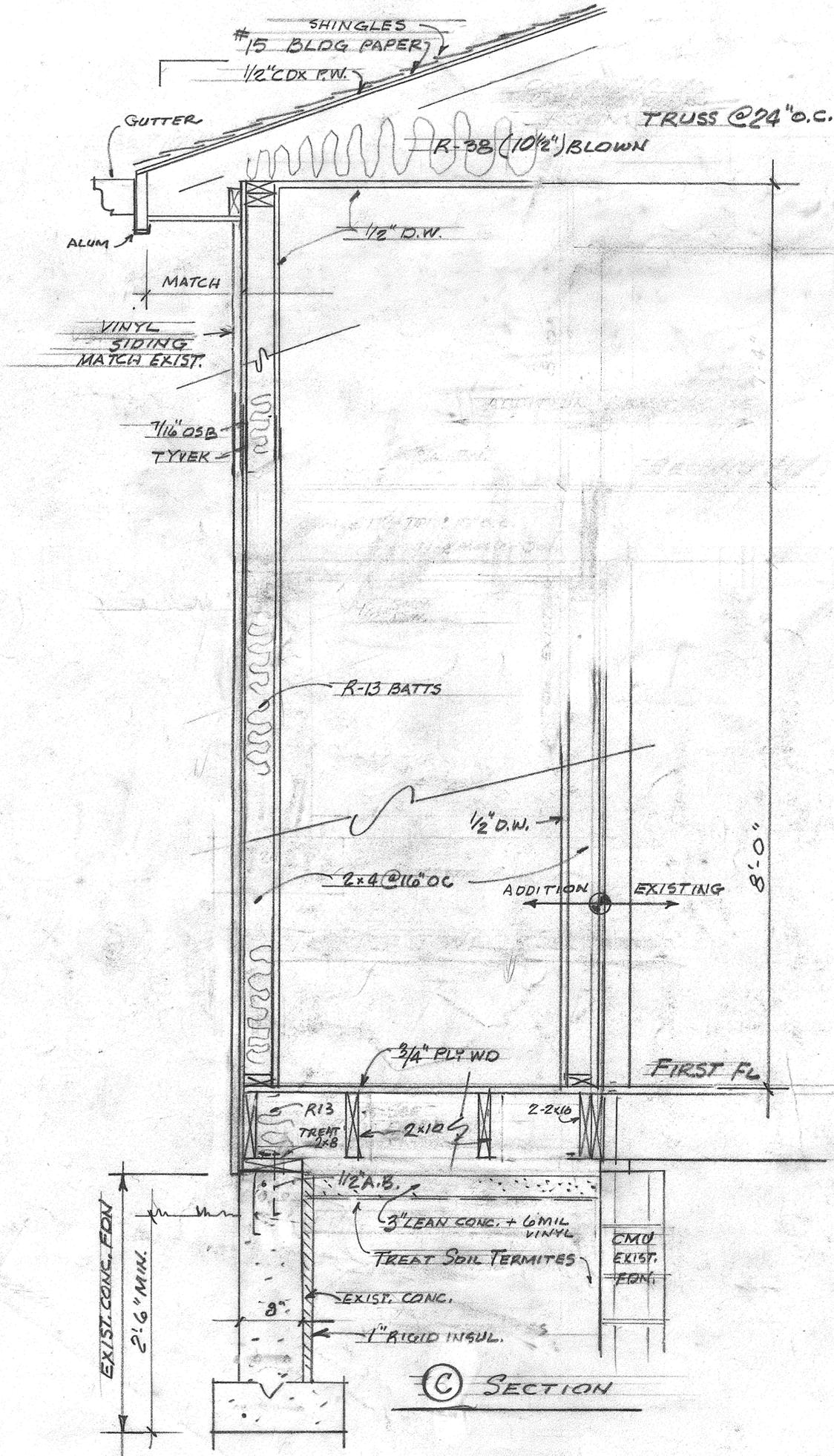
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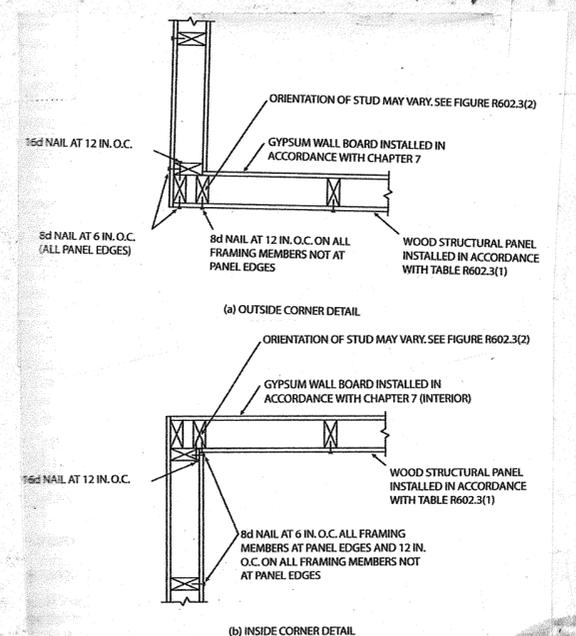


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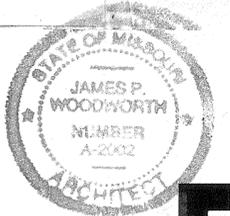


REPLACE EXIST. STAIR
 3/8" SC

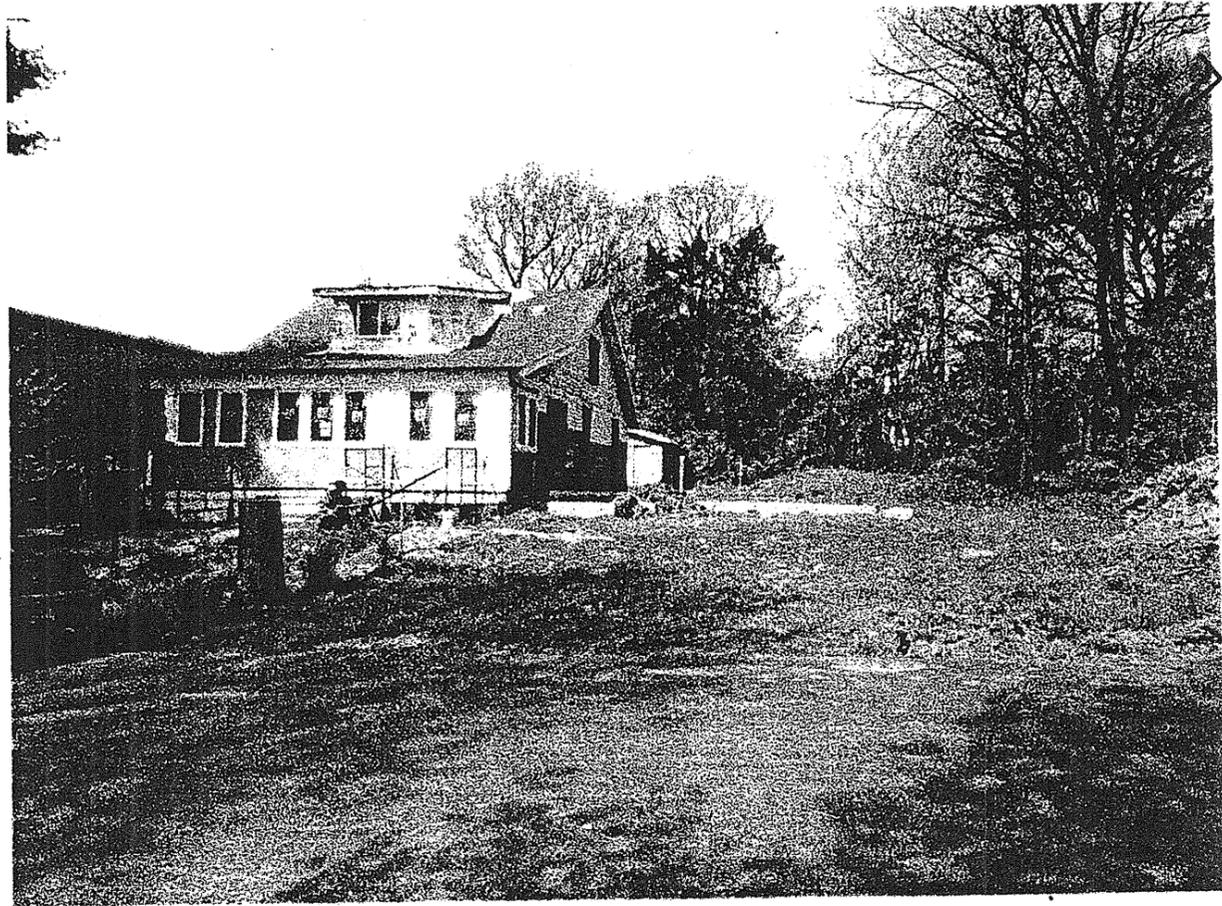
TREAD/RISER DETAIL
 1/4" = 1"



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PROJECT REPORT

EXISTING HOUSE is 1 1/2 story frame construction with a detached two car garage. Both structures are currently under going a complete exterior and interior renovation.

ARCHITECTURAL DESIGN of this ADDITION replicates the style, shape, height and materials of the existing house.

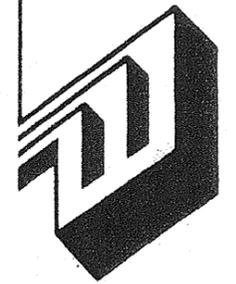
ADJACENT AND SURROUNDING HOUSES along Magnet Drive vary significantly from each another in exterior design, age (from approximately 10 to 70 years), size and height, i.e. one and two story. Essentially, there is no commonality of exterior appearance along Magnet Drive.

LANDSCAPING no trees are being removed to accommodate this ADDITION.

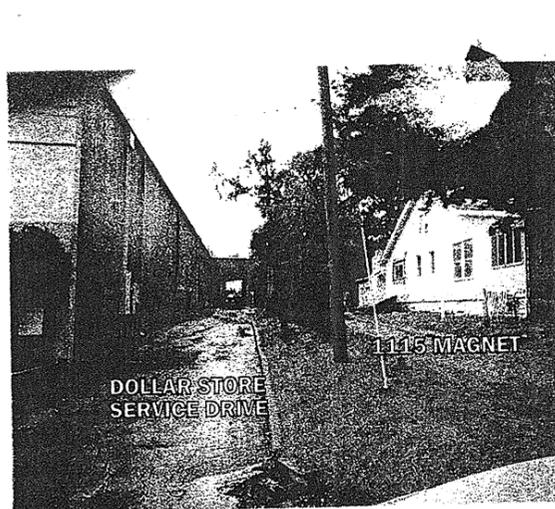
RETAINING WALLS & FENCES which are existing shall remain. No new fences or retaining walls are being erected.

GRADING & STORMWATER DRAINAGE this ADDITION will not change the existing grade elevations as they relate to the street and adjacent properties and will not change the flow paths of stormwater drainage.

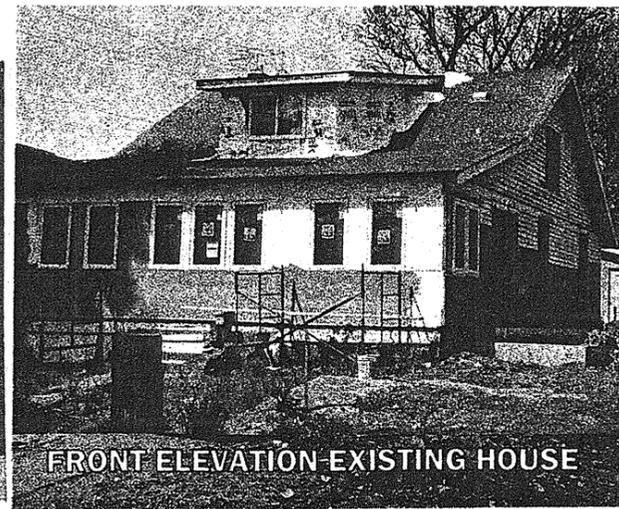
SPECIAL NOTE this ADDITION to the present house will visually enhance the present house and Magnet Drive's streetscape.



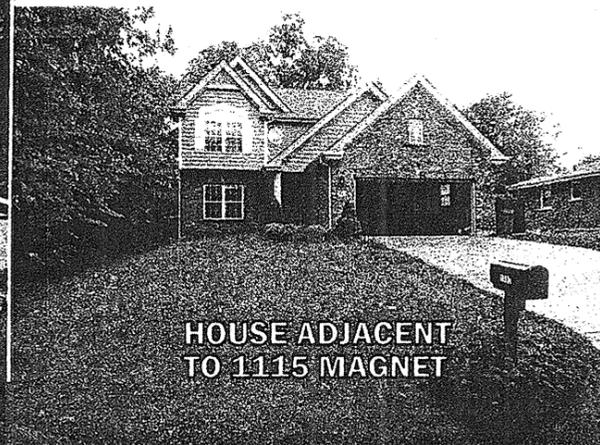
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DOLLAR STORE
SERVICE DRIVE



FRONT ELEVATION EXISTING HOUSE



HOUSE ADJACENT
TO 1115 MAGNET

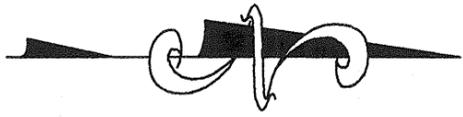


HOUSE ACROSS FROM
1115 MAGNET DRIVE

PARKING LOT ACROSS
1115 MAGNET DRIVE

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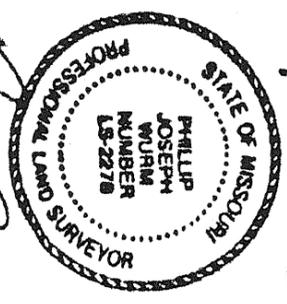
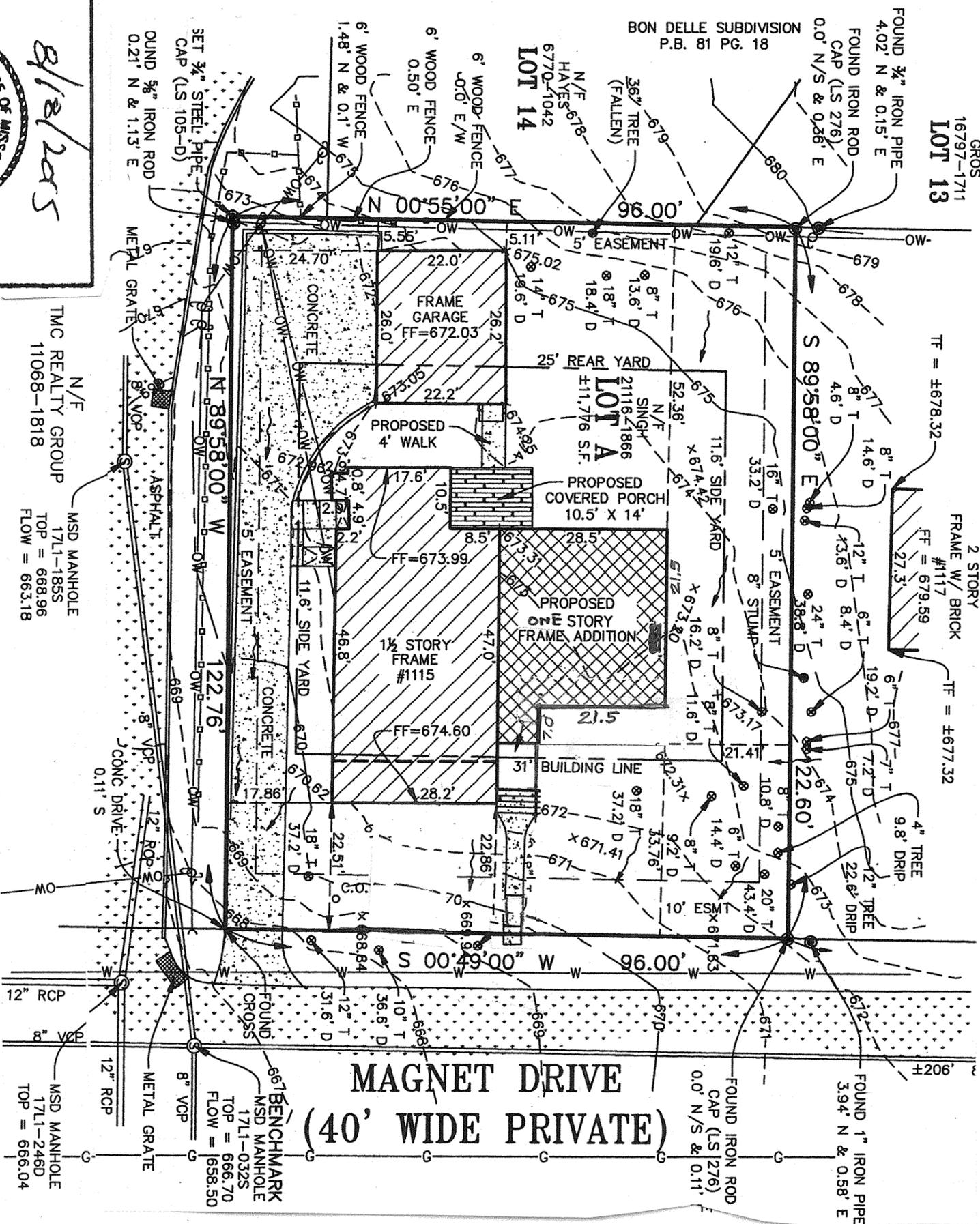


LEGEND OF SYMBOLS

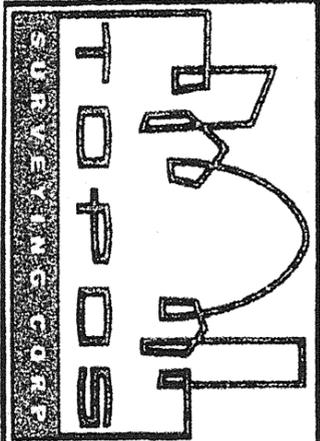
- ⊙ MANHOLE
- UTILITY POLE
- ⊗ OVERHEAD WIRE
- ⊛ LIGHT POST
- ⊗ TREE DIAMETER/DRIP LINE DIAMETER
- ⊗ C.O. SEWER CLEANOUT
- DRAINAGE ARROW
- TF = TOP OF FOUNDATION
- FF = FINISHED FLOOR
- VCP = VITRIFIED CLAY PIPE
- RCP = REINFORCED CONCRETE PIPE

SITE DATA

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PHILLIP J. WURM
MO. REGISTRATION NO. PLS - 2278



8/18/2015

TOPPOS SURVEYING CORP.

**790 ST. FRANCOIS STREET
FLORISSANT, MISSOURI 63031**

Phone (314) 838-5806
Fax (314) 838-8141

Revision: 08-18-15 ADDED PROPOSED HOUSE

DATE: 11/18/2014

Scale: 1" = 20'

Sur. by: PD
Drawn by: NLO
Survey No. 1114-0023

PROJECT NAME:
PROPERTY BOUNDARY & TOPOGRAPHIC SURVEY

PROJECT ADDRESS:
1115 MAGNET DRIVE, OLIVETTE ST. LOUIS COUNTY, MISSOURI

PROJECT NUMBER:
TOPPOS SURVEYING CORP. ORIGINAL CERTIFICATE NUMBER 0000105

TMC REALTY GROUP
11068-1818
MSD MANHOLE 1711-1855
TOP = 668.96
FLOW = 663.18

MSD BENCHMARK
MSD MANHOLE 1711-0325
TOP = 666.70
FLOW = 658.50

MAGNET DRIVE (40' WIDE PRIVATE)

Source of Title: A current Title Commitment has not been made available for our use. It is possible there are easements and other instruments of record that affect the subject tract that would be exposed in the Title Commitment Report and are unknown to this office at the time the Survey was executed and therefore not plotted hereon. This Survey does not constitute a Title Search by the Surveyor.

Surveyor's 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.

This is to certify that we, Topos Surveying Corporation, at the request of Jim Woodworth Architect and Babbar Singh have on the 18th day of November, 2014, executed a Property Boundary Survey in accordance with the current Minimum 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 Lot A of Magnet Estates, recorded in Plot Book 351 on Page 537 of the St. Louis County, Missouri Records, 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.

