

# FRONT PORCH, SUNROOM, & SIDE PORCH

CHAD & LIZ GORSUCH  
525 E. ARGONNE DR.  
KIRKWOOD, MO 63122

## INDEX OF DRAWINGS

- A0 PHOTOS
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- A1 COVER SHEET / EXISTING & PROPOSED SITE PLANS
- A2 FOUNDATION PLAN
- A3 EXISTING / DEMO & PROPOSED FIRST FLOOR PLANS
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- A6 3D PERSPECTIVE
- A7 EXISTING & PROPOSED PORCH & SUNROOM SECTIONS

## SCOPE OF WORK:

REMODEL EXISTING SCREENED PORCH, CONSTRUCT NEW COVERED FRONT PORCH, CONSTRUCT NEW SIDE DECK STEPS AND LANDING IN EXISTING LOCATION AND REPLACE EXISTING GUTTERS.

## APPLICABLE BUILDING CODES:

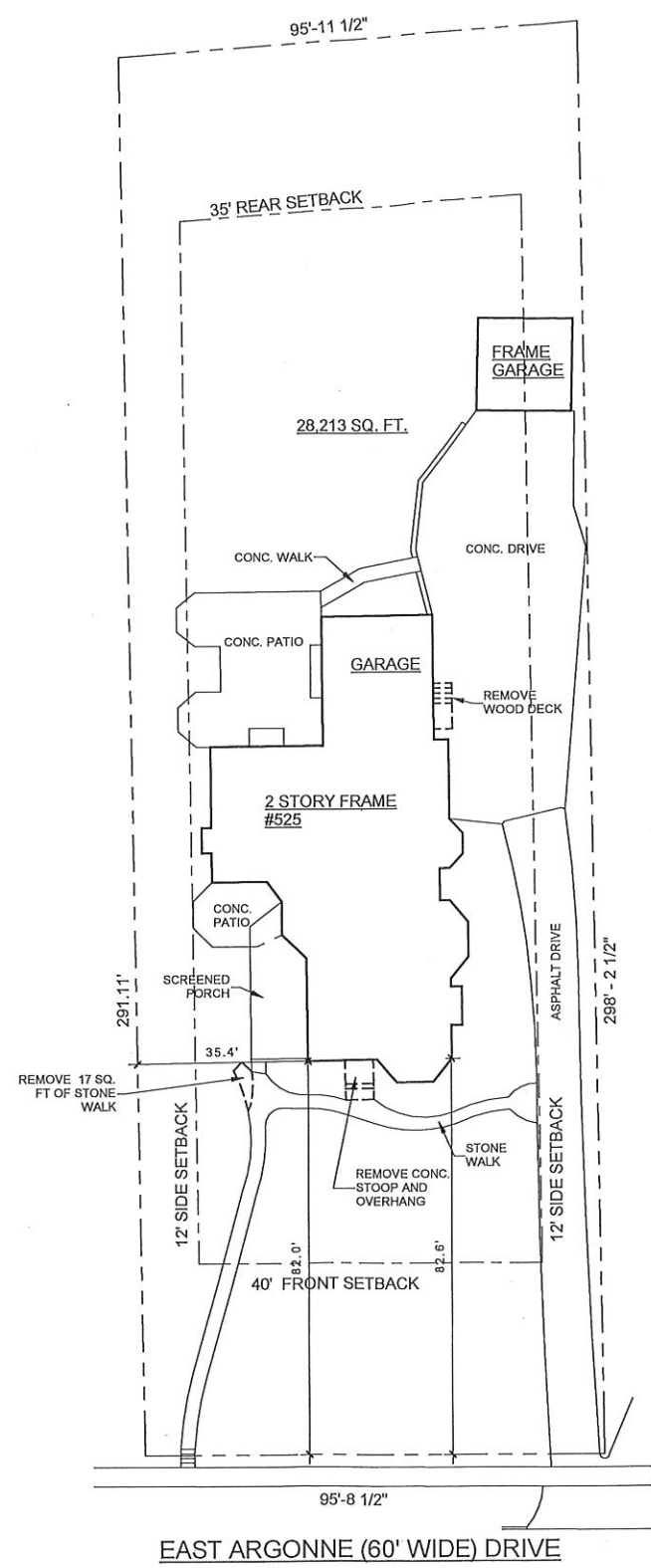
- 2009 IBC (INTERNATIONAL BUILDING CODE)
- 2009 IRC (INTERNATIONAL RESIDENTIAL CODE)
- 2009 IMC (INTERNATIONAL MECHANICAL CODE)
- 2009 IPC (INTERNATIONAL PLUMBING CODE)
- 2008 NEC (NATIONAL ELECTRICAL CODE)

## STRUCTURAL DESIGN LOADS:

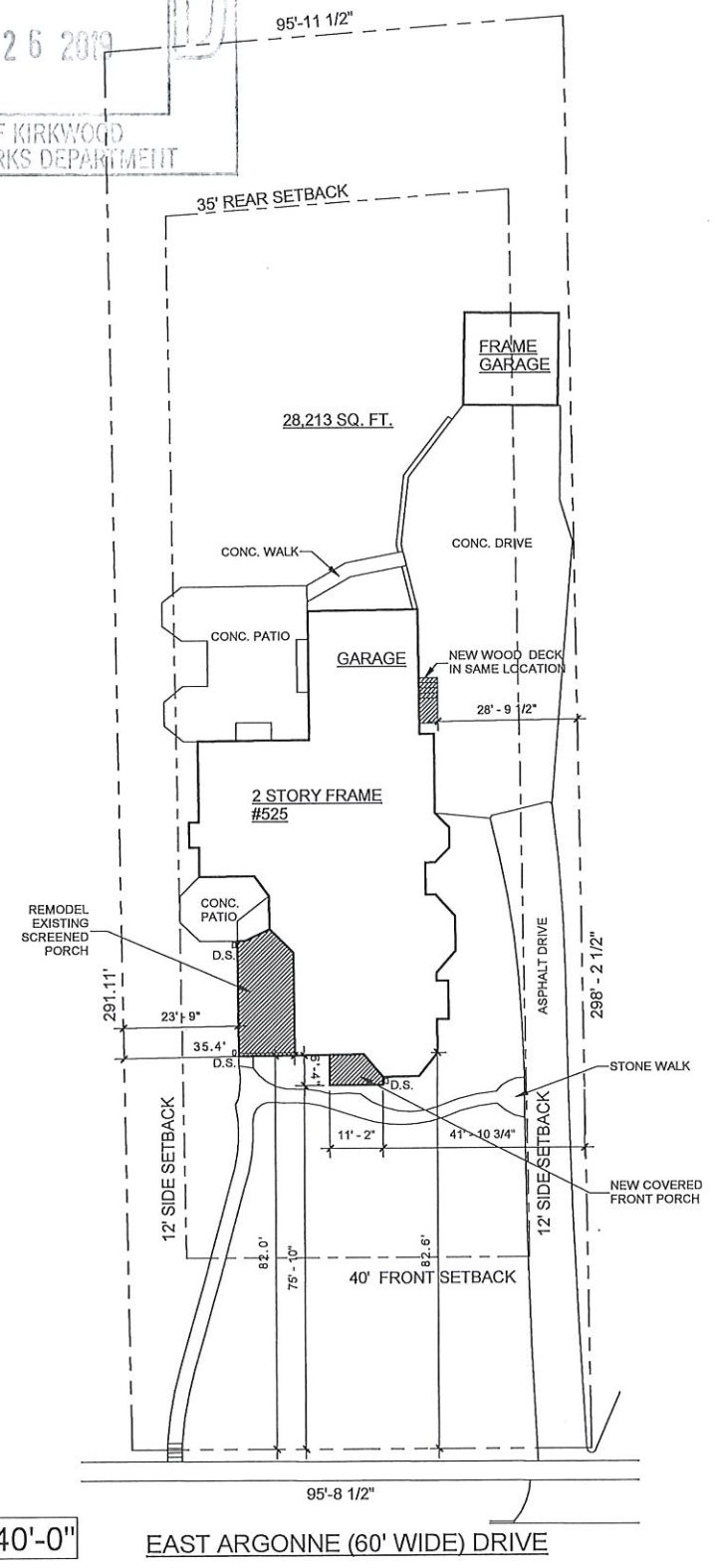
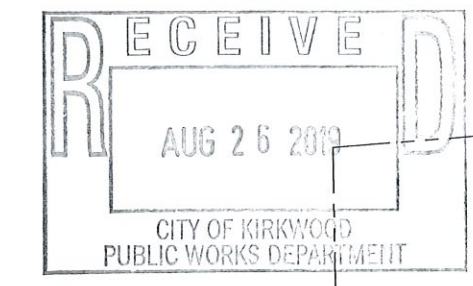
- ROOF LOAD DESIGN: 40 PSF.
- SNOW LOAD DESIGN: 20 PSF.
- FLOOR LOAD DESIGN: 50 PSF.
- DECK/BALCONY DESIGN: 100 PSF > 100 S.F.
- WIND LOAD DESIGN: 90 MPH. EXPOSURE "B"
- SEISMIC LOAD DESIGN: "C"
- GUARDRAIL: CONCENTRATED SIDE LOAD OF 200 LBS



LOCATION MAP



1 EXISTING SITE PLAN  
A1 1" = 20'-0"



2 PROPOSED SITE PLAN  
A1 1" = 20'-0"

SCALE: 1" = 40'-0"

PROPERTY OF AGAPE CONSTRUCTION

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AS AN INSTRUMENT OF SERVICE, THE ARCHITECT IS NOT RESPONSIBLE FOR THE PROPERITY OF AGAPE CONSTRUCTION AND MAY NOT BE USED FOR ANY PROJECT OTHER THAN THAT FOR WHICH IT WAS ORIGINALLY PREPARED. AGAPE CONSTRUCTION IS NOT RESPONSIBLE FOR THE ADVERSE CONSEQUENCES OF DEVIATING FROM INFORMATION PROVIDED IN THIS DOCUMENT UNDER SPECIALLY APPROVED BY AGAPE CONSTRUCTION. CONTRACTOR IS RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS, FIELD CONDITIONS, JOB COORDINATION, PROJECT METHODS AND ALL OTHER CONTRACT REQUIREMENTS.

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**AGAPE Construction Company**  
A DESIGN AND BUILD FIRM  
435 EAST CLINTON PL  
KIRKWOOD, MO 63122

FRONT PORCH, SUNROOM, & SIDE PORCH  
FOR  
CHAD & LIZ GORSUCH  
525 E. ARGONNE DR.  
KIRKWOOD, MO 63122

ARB SET  
08-26-19

No.	Description	Date

COVER SHEET / EXISTING & PROPOSED SITE PLANS

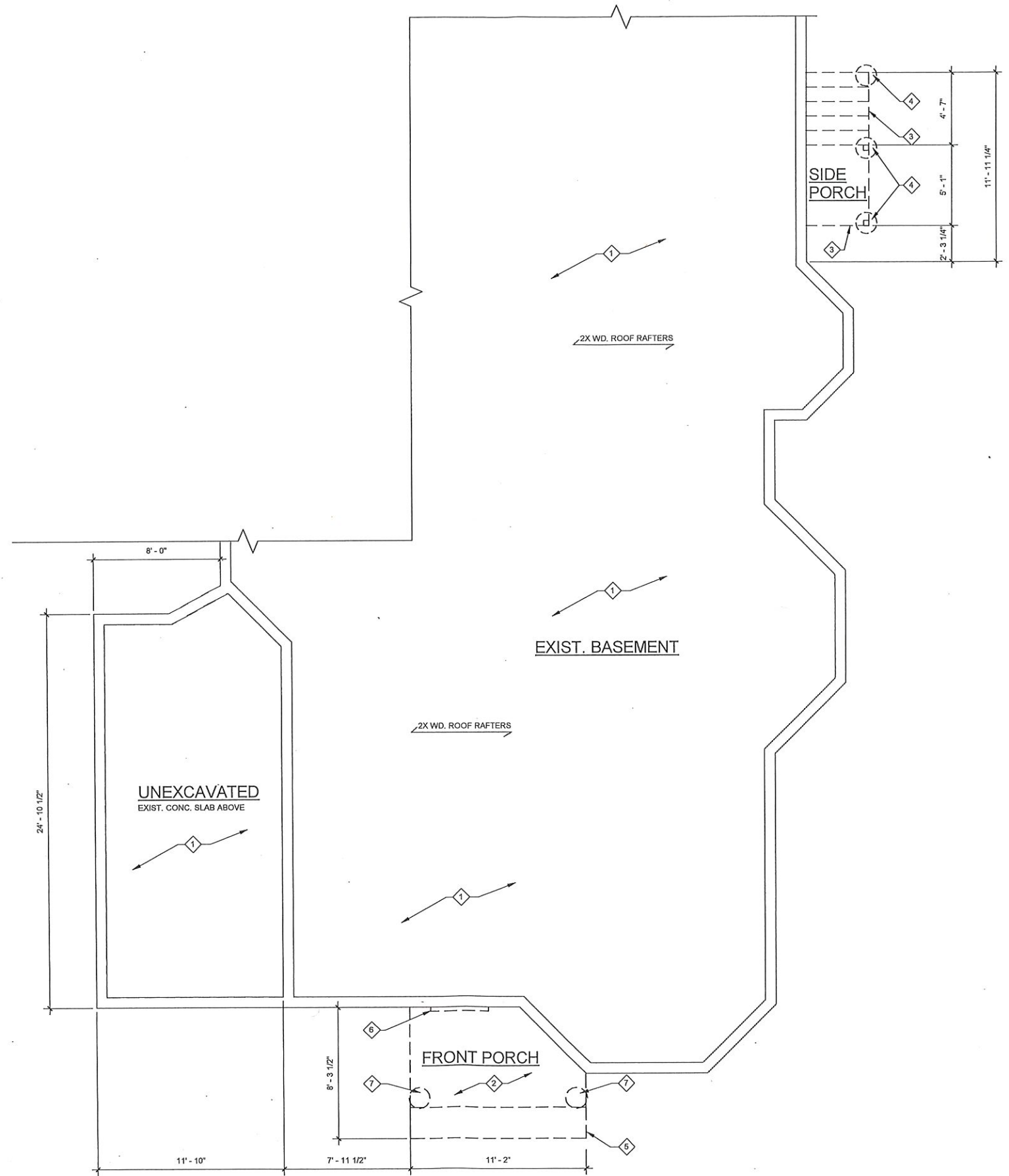
DESIGNED BY: R.P.  
CHECKED BY: K.O.B.

**A1**

PROPERTY OF AGAPE CONSTRUCTION

HALF SIZE PRINT  
SCALE: 1/8"=1'-0"

AS AN INDUSTRY LEADER, AGAPE CONSTRUCTION, INC. IS COMMITTED TO EXCELLENCE IN THE CONSTRUCTION INDUSTRY. WE STRIVE TO BE THE MOST RELIABLE AND PROFESSIONAL CONSTRUCTION COMPANY IN THE MISSOURI MARKET. WE ARE NOT RESPONSIBLE FOR ANY PROJECTS OTHER THAN THAT FOR WHICH WE WERE ORIGINALLY INTENDED. AGAPE CONSTRUCTION IS NOT RESPONSIBLE FOR THE ADVERSE CONSEQUENCES OF DEVIATING FROM INFORMATION PROVIDED IN THIS DOCUMENT, UNLESS SPECIFICALLY APPROVED IN WRITING BY AGAPE CONSTRUCTION. CONTRACTOR IS RESPONSIBLE FOR QUANTITIES, CONDITIONS, FIELD MEASUREMENTS, JOB COORDINATION, PROJECT MEASUREMENTS AND ALL OTHER CONTRACT REQUIREMENTS.



1 PROPOSED FOUNDATION PLAN  
A2 1/4" = 1'-0"



KEYED NOTES

- 1 EXISTING CONSTRUCTION TO REMAIN
- 2 4" CONC. SLAB ON GRANULAR FILL ON GRADE
- 3 OUTLINE OF DECK & STAIR ABOVE
- 4 4X4 TRTD. WD. POST ON EXISTING CONC. PIERS
- 5 OUTLINE OF NEW CONC. STOOP & STEP ABOVE
- 6 NEW CONC. STEP @ EXIST. DOOR
- 7 CONC. PIER BELLED TO 16" DIAM. @ MIN. 2' - 6" BELOW GRADE

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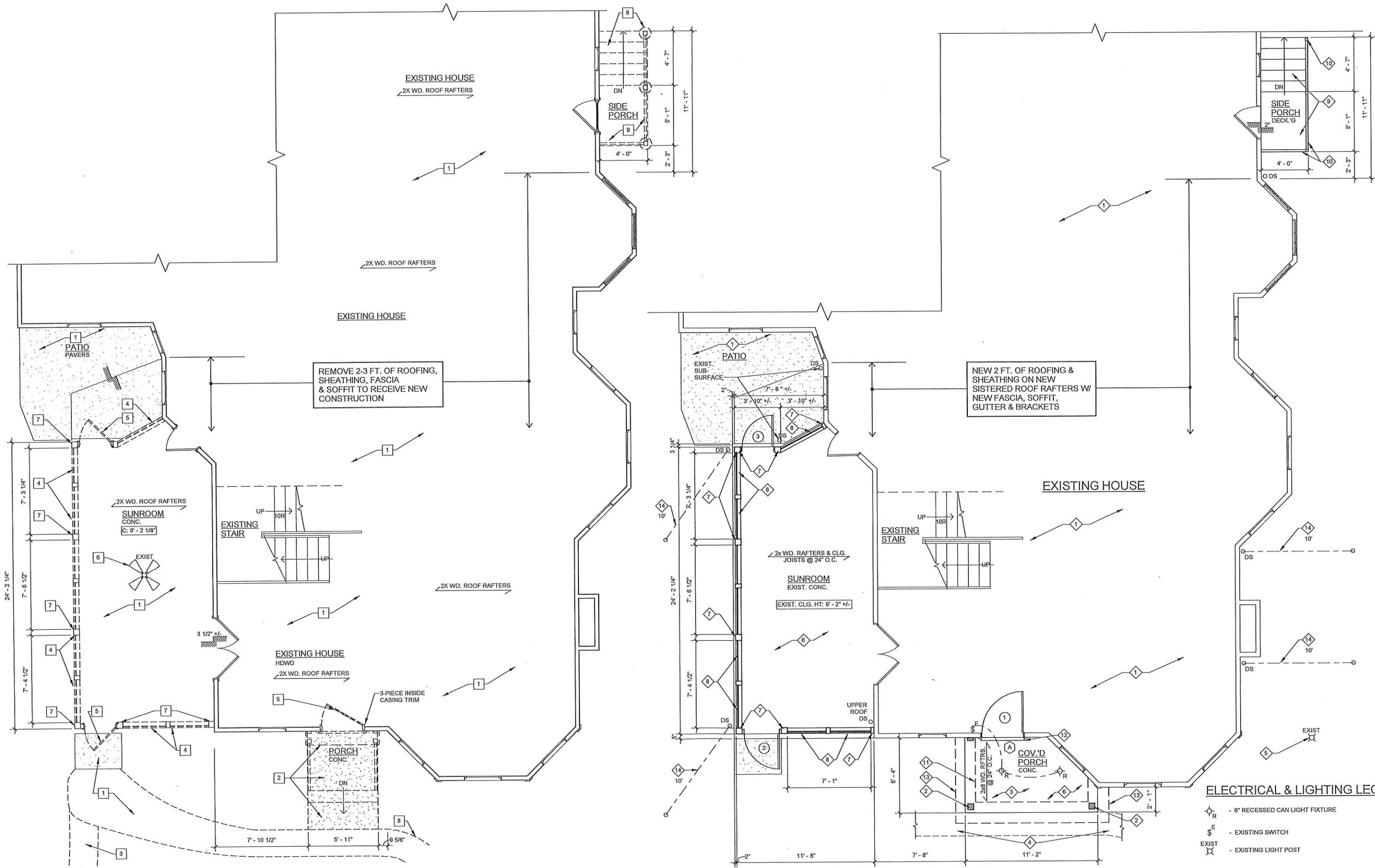
No.	Description	Date

FOUNDATION PLAN

DRAWN BY: AJK  
CHECKED BY: K.O.B.

SHEET #  
**A2**

PROPERTY OF AGAPE CONSTRUCTION



1 EXISTING / DEMO FIRST FLOOR PLAN  
A3 1/4" = 1'-0"

**DEMO KEYED NOTES**

- 1 EXISTING CONSTRUCTION TO REMAIN
- 2 REMOVE PORCH IN ITS ENTIRETY
- 3 REMOVE STONE WALK OUT TO PUBLIC SIDEWALK
- 4 REMOVE EXIST. SILL PANELS & SCREENS
- 5 REMOVE DOOR
- 6 REMOVE & RETAIN EXIST. CEILING FAN FOR RE-INSTALLATION
- 7 SHORE EXIST. ROOF STRUCTURE & REMOVE POSTS
- 8 REMOVE & RETAIN EXIST. STONE WALK AS NEEDED FOR RE-INSTALL
- 9 REMOVE SIDE PORCH IN ITS ENTIRETY. EXIST. CONC. PIERS TO REMAIN

2 PROPOSED FIRST FLOOR PLAN  
A3 1/4" = 1'-0"

**KEYED NOTES**

- 1 EXISTING CONSTRUCTION TO REMAIN
- 2 6" SQUARE PERMACAST COLUMNS
- 3 4" CONC. SLAB ON GRAN. FILL
- 4 RE-INSTALL EXIST. STONE WALK AS NEEDED
- 5 REPAIR EXIST. LIGHT POST
- 6 VINYL BEADBOARD CEILING OVER EXIST. PLYWD.
- 7 NEW 6X6 SQUARE PERMACAST POSTS
- 8 E-Z BREEZE SCREEN PANELS W/ OPERABLE VINYL GLAZING
- 9 TIMBERTECH DECKING W/ NEW 4X4 TRTD. WD. POSTS ON EXISTING WD. FRAME PIERS
- 10 KEYSTONE HANDRAIL
- 11 OUTLINE OF BOX BEAM ABOVE
- 12 CONCRETE STEP
- 13 OUTLINE OF NEW ROOF ABOVE
- 14 DOWNSPOUT INTO SUB-SURFACE DRAINAGE TO POP-UP

**KEY**

EXISTING WALL

**DOOR SCHEDULE**

- 1 3'-6" X 6'-0" FRONT DOOR W/ HARDWARE
- 2 3'-0" X 6'-8" SCREEN DOOR (FIELD VERIFY)
- 3 2'-8" X 6'-8" SCREEN DOOR (FIELD VERIFY)

**WINDOW SCHEDULE**

- A 3'-0" X 1'-6" TRANSOM WINDOW

**ELECTRICAL & LIGHTING LEGEND**

- 6" RECESSED CAN LIGHT FIXTURE
- EXISTING SWITCH
- EXISTING LIGHT POST

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No.	Description	Date

EXISTING / DEMO &  
PROPOSED FIRST FLOOR  
PLANS

DRAWN BY: AK  
DESIGNED BY: K.O.B.

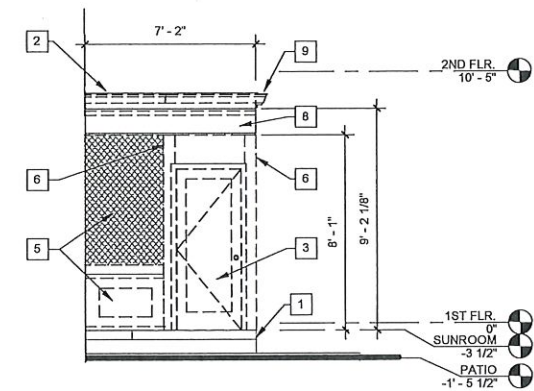
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PROPERTY OF AGAPE CONSTRUCTION



**ELEVATION DEMO KEYED NOTES**

- 1 EXISTING CONSTRUCTION TO REMAIN
- 2 REMOVE ROOFING, EXIST. ROOF STRUCTURE TO REMAIN
- 3 REMOVE DOOR
- 4 REMOVE FRONT PORCH IN ITS ENTIRETY
- 5 REMOVE EXISTING SILL PANELS & SCREENS
- 6 REMOVE EXISTING POSTS
- 7 REMOVE TRANSOM WINDOW
- 8 REMOVE FASCIA TRIM BDS; EXIST. ROOF STRUCTURE & HEADERS TO REMAIN
- 9 REMOVE GUTTERS
- 10 REMOVE SIDING AS NEEDED TO RECEIVE NEW ROOF CONSTRUCTION
- 11 REMOVE PAN GUTTERS, SOFFIT & CORBELS @ EXIST. "HIDDEN GUTTERS". FIELD VERIFY EXTENT OF WORK TO REPLACE @ ALL EXISTING PAN GUTTER LOCATIONS. EXIST. FRIEZE BD. TO REMAIN



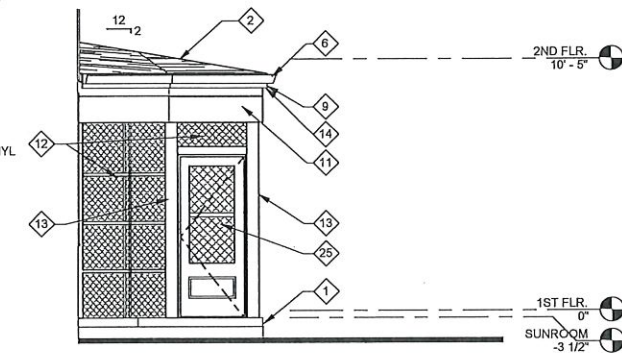
3 EXISTING / DEMO NORTH ELEVATION  
1/4" = 1'-0"

1 EXISTING / DEMO SOUTH ELEVATION  
A4 1/4" = 1'-0"



**ELEVATION KEYED NOTES**

- 1 EXISTING CONSTRUCTION TO REMAIN
- 2 30 YEAR ASPHALT SHINGLE ROOFING
- 3 6" SQUARE PERMACAST COLUMNS
- 4 10X12 BRACKET -PAINTED
- 5 5 1/4 X 10 CORBEL -PAINTED
- 6 CONT. METAL GUTTER ON 1X FASCIA
- 7 NEW CONC. SLAB PORCH W/ CONC. PIERS @ NEW PORCH POSTS BELLED TO 16" DIA.
- 8 ALUM. FLASHING @ ROOF / WALL
- 9 JAMES HARDIE 1X FASCIA ON 2X SUB-FASCIA - PAINTED
- 10 2X10 BOX BEAM W/ JAMES HARDIE 1x WRAP - PAINTED
- 11 BORAL WRAP EXIST. PORCH & BEAMS TO REMAIN - PAINTED
- 12 E-Z BREEZE SCREEN (DARK CHARCOAL) VINYL PANELS W/ OPERABLE VINYL GLAZING
- 13 NEW 6X6 SQUARE PERMACAST POSTS - PAINTED
- 14 JAMES HARDIE VENTED SOFFIT - PAINTED
- 15 VINYL BEADBOARD CEILING
- 16 NEW DOOR - STAINED
- 17 NEW TRANSOM WINDOW - STAINED
- 18 TIMBERTECH DECKING & STAIR TREADS & RISERS
- 19 KEYSTONE RAILING
- 20 SINGLE-PLY MEMBRANE ROOFING
- 21 EXTEND / SISTER NEW RAFTERS TO EXIST. RAFTERS
- 22 NEW 4X4 TRTD. WD. POSTS ON EXIST. CONC. PIERS
- 23 TIMBERTECH SKIRT BOARD
- 24 NEW BRACKETS TO MATCH EXIST
- 25 NEW SCREEN DOOR
- 26 6 7/8" X 5 3/8" DENTIL BLOCK -PAINTED
- 27 1 1/2" HALF RD. MOULDING -PAINTED
- 28 DOWNSPOUT



4 PROPOSED NORTH ELEVATION  
A4 1/4" = 1'-0"

2 PROPOSED SOUTH ELEVATION  
A4 1/4" = 1'-0"

**NOTES**

- PAINT ALL EXISTING SIDING & SHUTTERS ON ELEVATIONS NOT PREVIOUSLY REMODELED. MATCH EXIST.

FIELD VERIFY EXTENT OF  
EAVE AND BRACKET  
REPLACEMENT

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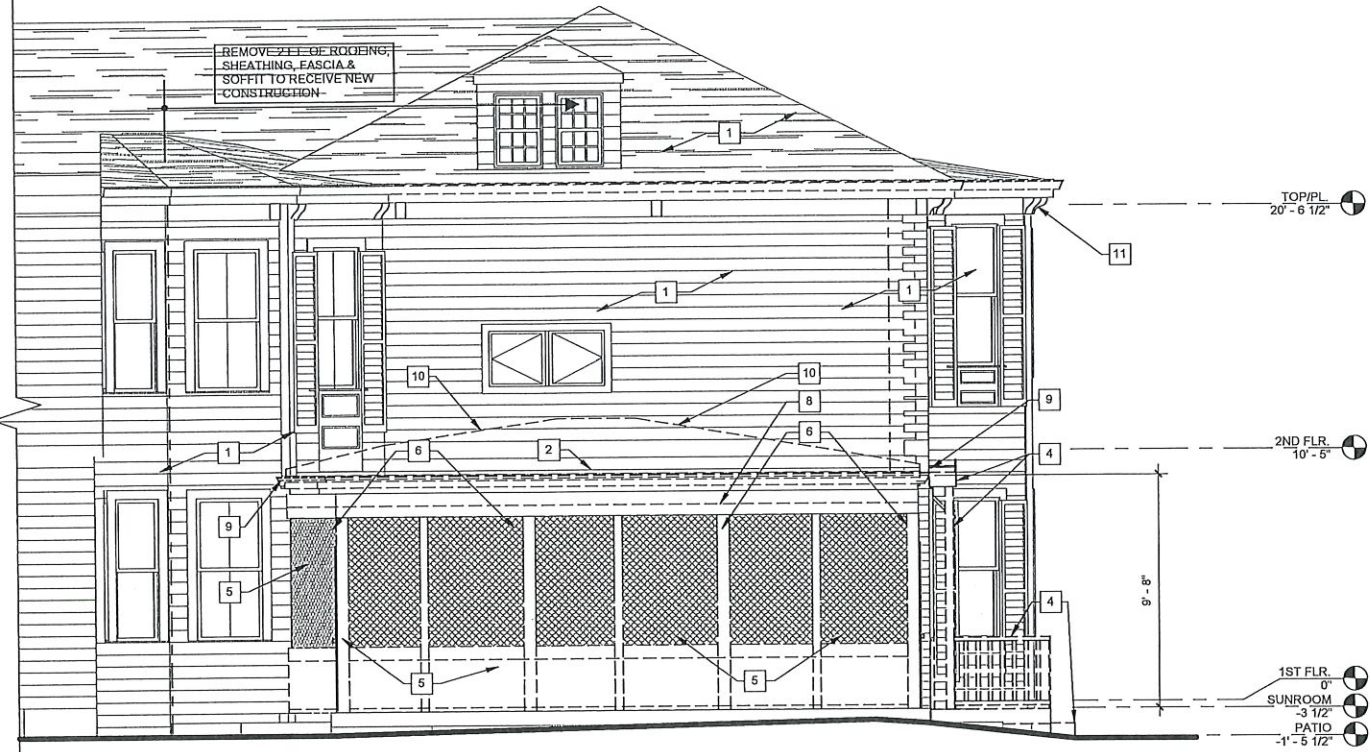
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08-26-19

No.	Description	Date

EXISTING / DEMO &  
PROPOSED SOUTH & NORTH  
ELEVATIONS

DRAWN BY: AK  
CHECKED BY: K.O.B.

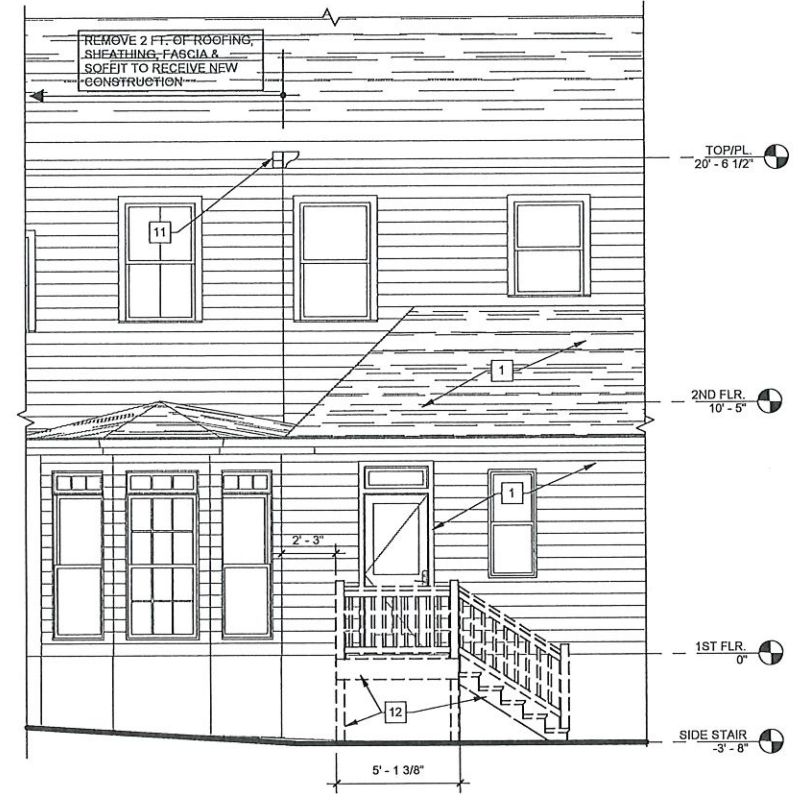
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**A4**



1 EXISTING / DEMO WEST ELEVATION  
A5 1/4" = 1'-0"

**ELEVATION DEMO KEYED NOTES**

- 1 EXISTING CONSTRUCTION TO REMAIN
- 2 REMOVE ROOFING, EXIST. ROOF STRUCTURE TO REMAIN
- 3 REMOVE DOOR
- 4 REMOVE FRONT PORCH IN ITS ENTIRETY
- 5 REMOVE EXISTING SILL PANELS & SCREENS
- 6 REMOVE EXISTING POSTS
- 7 REMOVE TRANSOM WINDOW
- 8 REMOVE FASCIA TRIM BDS; EXIST. ROOF STRUCTURE & HEADERS TO REMAIN
- 9 REMOVE GUTTERS
- 10 REMOVE SIDING AS NEEDED TO RECEIVE NEW ROOF CONSTRUCTION
- 11 REMOVE PAN GUTTERS, SOFFIT & CORBELS @ EXIST. "HIDDEN GUTTERS". FIELD VERIFY EXTENT OF WORK TO REPLACE @ ALL EXISTING PAN GUTTER LOCATIONS. EXIST. FRIEZE BD. TO REMAIN

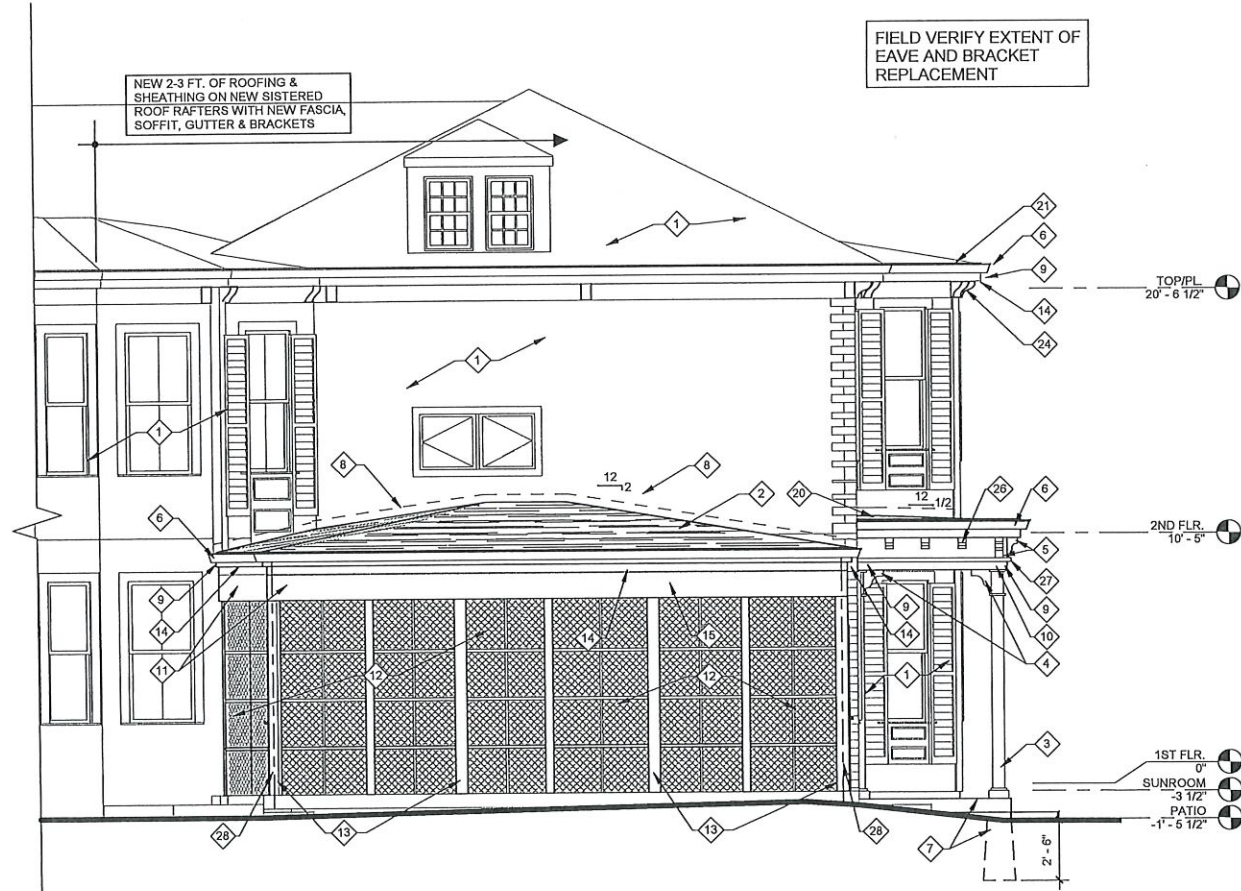


3 EXISTING / DEMO EAST ELEVATION  
A5 1/4" = 1'-0"

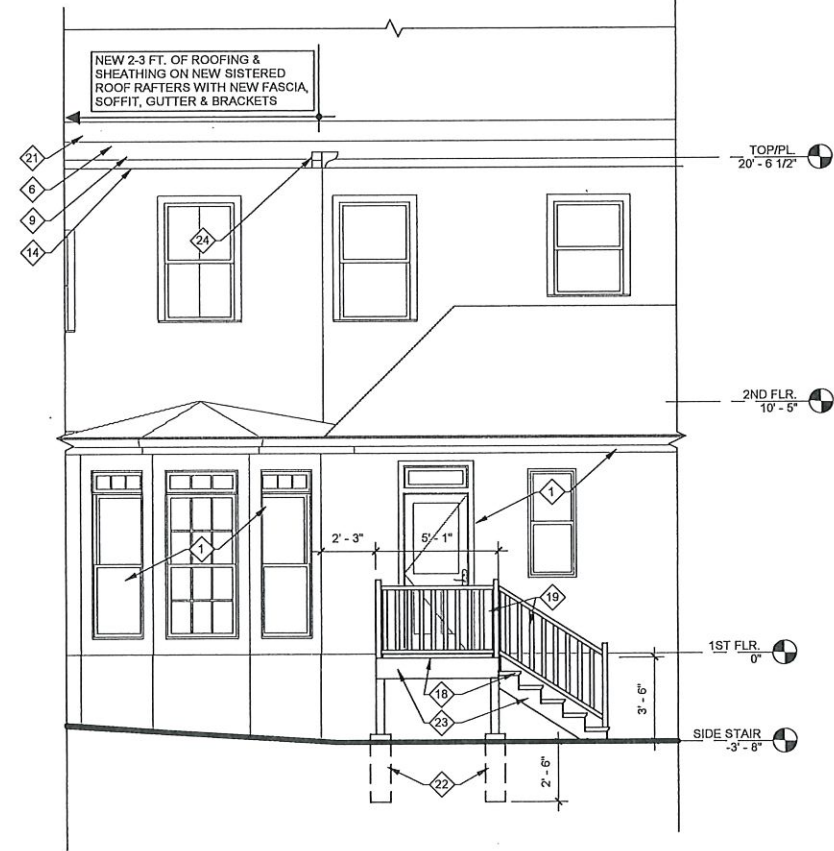
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- 10 2X10 BOX BEAM W/ JAMES HARDIE 1x WRAP - PAINTED
- 11 BORAL WRAP EXIST. PORCH & BEAMS TO REMAIN - PAINTED
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- 13 NEW 6X6 SQUARE PERMACAST POSTS - PAINTED
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- 23 TIMBERTECH SKIRT BOARD
- 24 NEW BRACKETS TO MATCH EXIST
- 25 NEW SCREEN DOOR
- 26 6 7/8" X 5 3/8" DENTIL BLOCK -PAINTED
- 27 1 1/2" HALF RD. MOULDING -PAINTED
- 28 DOWNSPOUT

FIELD VERIFY EXTENT OF EAVE AND BRACKET REPLACEMENT



2 PROPOSED WEST ELEVATION  
A5 1/4" = 1'-0"



4 PROPOSED EAST ELEVATION  
A5 1/4" = 1'-0"

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PROPERTY OF AGAPE CONSTRUCTION

FRONT PORCH, SUNROOM, & SIDE PORCH FOR CHAD & LIZ GORSUCH 525 E. ARGONNE DR. KIRKWOOD, MO 63122

ARB SET

08-26-19

No.	Description	Date

EXISTING / DEMO & PROPOSED WEST & EAST ELEVATIONS & PORCH SECTION

OWNER: AK

DESIGNER: K.O.B.

DATE: 8/23/2019 2:07:05 PM

**A5**



1  
A6

## CONCEPT SKETCH

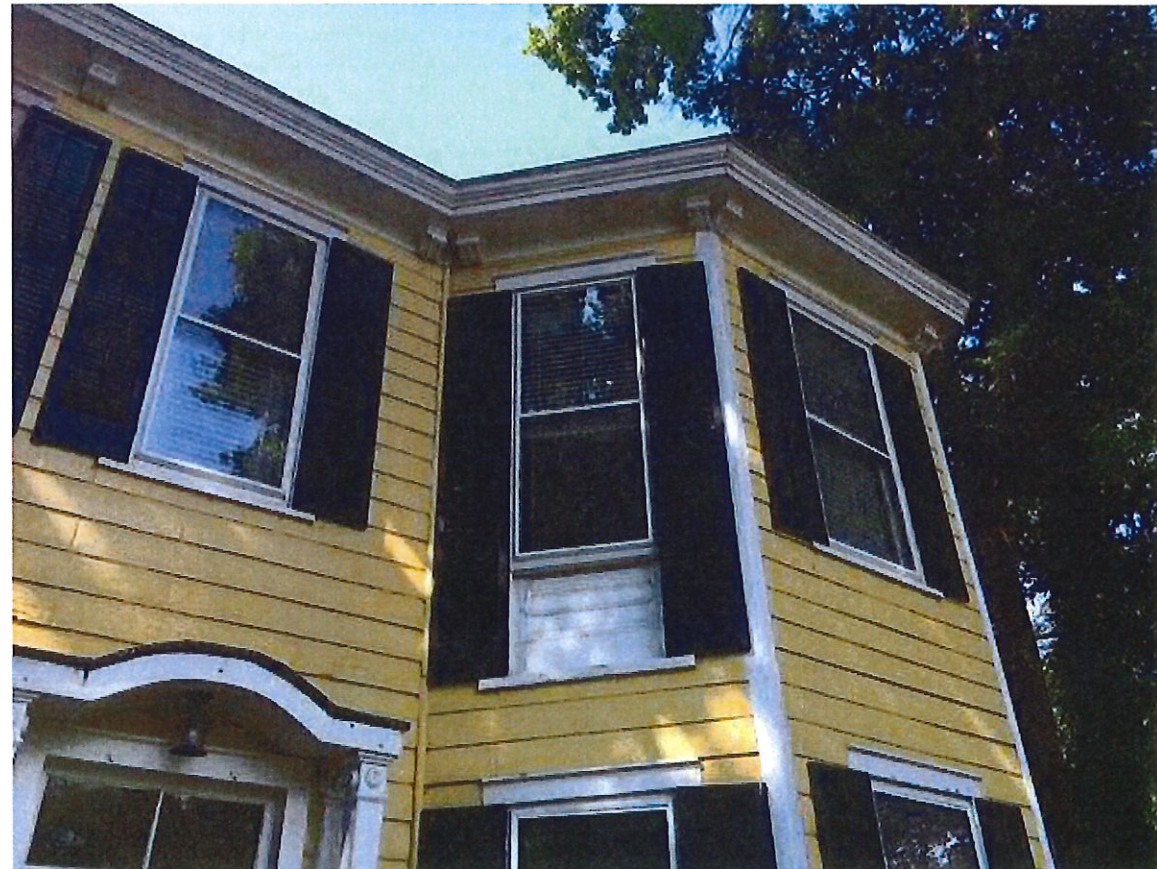
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KIRKWOOD, MO 63122



525 E. ARGONNE DR.



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525 E. ARGONNE DR.



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AGAPE CONSTRUCTION CO., INC.  
CERTIFICATE OF AUTHORITY  
# 2009035315

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REVISIONS

No.	Description	Date

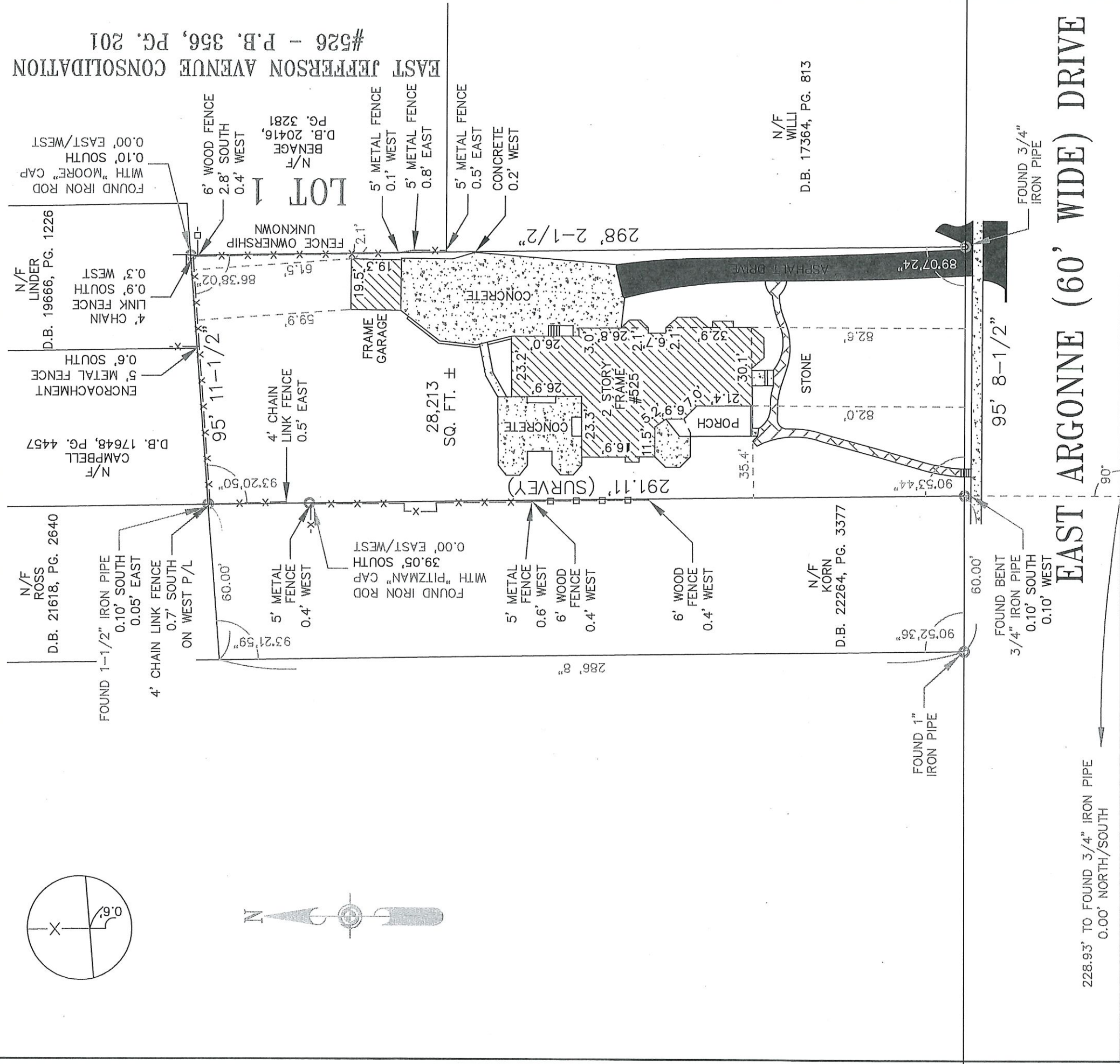
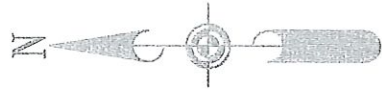
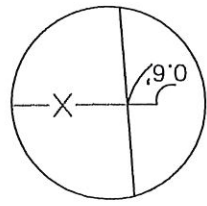
DRAWING TITLE:  
PHOTOS

DRAWN BY: Author  
CHECKED BY: Checker

SHEET #

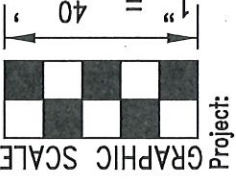
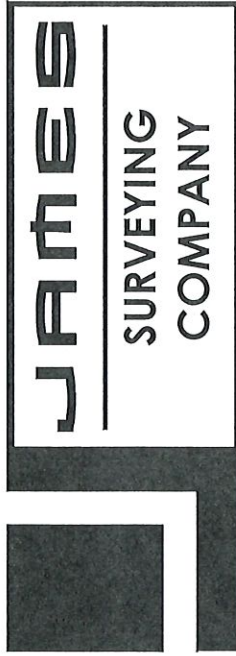
A0

**"PROPERTY BOUNDARY SURVEY"**



A title policy was not provided, therefore not all easements may be shown.

This is to certify that we, James Surveying Company, at the request of Agape Construction Company, Inc., we have, on the 9th day of July, 2019, 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 A lot lying partly in Lot "C" of East Kirkwood, and partly in Section 6, Township 44 and Range 6, having a front of 95 feet 8-1/2 inches on the North line of Main Street, by a depth Northwardly of 298 feet 2-1/2 inches on its East line to a property now or formerly of Gill, on which it has a width of 95 feet 11-1/2 inches, bounded West by a line 230 feet East of the Eastern line of Woodlawn Avenue, being property now or formerly of Celeste M. Hickman 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 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.



Surveyed by: C. Wagaman  
 Drafted by: KSL  
 Dated: July 10, 2019  
 Revised: -

LEO J. KLUTHO  
 Professional Land Surveyor  
 In Responsible Charge  
 MISSOURI REGISTRATION NUMBER: PLS-2005019212  
 Survey Number: 211116

Project: Property Boundary Survey: 525 EAST ARGONNE DRIVE, KIRKWOOD, MO 63122

**10811 BIG BEND BOULEVARD; KIRKWOOD, MO 63122; PHONE: (314) 822-1006; FAX: (314) 822-0006  
 ORIGINAL CERTIFICATE/LICENSE NUMBER 000129**

N/F  
 WILLI  
 D.B. 17364, PG. 813

N/F  
 KORN  
 D.B. 22264, PG. 3377

N/F  
 ROSS  
 D.B. 21618, PG. 2640

N/F  
 CAMPBELL  
 D.B. 17648, PG. 4457

N/F  
 LINDER  
 D.B. 19666, PG. 1226

N/F  
 BENAGE  
 PG. 3281  
 D.B. 20416

**EAST ARGONNE (60' WIDE) DRIVE**