



**TENTATIVE AGENDA  
SEPTEMBER 10, 2025 6:00 P.M.  
ARCHITECTURAL REVIEW BOARD**

*The ARB meeting will immediately follow the Plan Commission mtg., which starts at 6:00 p.m.*

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- I. MEETING CALLED TO ORDER
- II. ROLL CALL
- III. APPROVAL OF MINUTES: AUGUST 13, 2025
- IV. REVIEW OF PLANS FOR A REAR, SECOND-FLOOR ADDITION, EMILY AND JAMES MCATEE, 210 PARKLAND AVE.
- V. REVIEW OF PLANS FOR TWO ONE-STORY ADDITIONS, TONY TIMMERMAN, 417 HILL DR.
- VI. REVIEW OF PLANS FOR A GARAGE AND REAR ADDITION, DANIEL AND KELLY GARGAN, 400 PARKLAND AVE.
- VII. MISCELLANEOUS
- VIII. ADJOURNMENT

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Gabrielle Macaluso  
Community Engagement Officer

POSTED: 9:30 a.m., Sept. 5, 2025



**MINUTES**  
**ARCHITECTURAL REVIEW BOARD MEETING**  
**August 13, 2025 – 7:30 p.m.**

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**CALL TO ORDER**

A meeting of the Architectural Review Board (ARB) of the City of Glendale was held on Wednesday, August 13, 2025. Chairman Fernhoff presided and called the meeting to order at 7:30 p.m.

**ROLL CALL**

Members Present

Members Absent

Jon Emert  
Chairman Fernhoff  
Mike Moran  
Reed Voorhees  
Laura Switzer  
Brad Weitekamp

John Falk

Also present were Frank Johnson, City Administrator; Gabby Macaluso, Community Engagement Officer; Allie Sievers, City Attorney.

**APPROVAL OF MINUTES**

Mr. Voorhees moved to approve the minutes from the July 9, 2025 meeting. The motion was seconded by Ms. Switzer and unanimously carried.

**REVIEW OF PLANS FOR  
NEW HOME – Tom & Merilee  
Curran, 725 E. Essex Ave.**

Chairman Fernhoff introduced the project at 725 E. Essex Ave. and invited the applicant to present the project.

Lauren Strutman, the project's architect, led the presentation of the proposed new home. Ms. Strutman was joined by two stormwater specialists and the homeowners, Tom and Merilee Curran.

**Drainage**

Mr. Weitekamp expressed concerns regarding the lot coverage with a large home that is right under the maximum floor area ratio of .30 (FAR measures .2997), a pool, and limited green space. Although the plans call for use of permeable pavers instead of traditional pavement, Mr. Weitekamp expressed concern and questioned if permeable pavers should be treated the same as grass in terms of absorption and impact. He confirmed the FAR calculation with the applicant and City Administrator Frank Johnson. Mr. Johnson clarified that the current ARB guidelines provide discretion to the ARB about treating permeable pavers.

Mr. Weitekamp asked the applicant to extend permeable pavers past the southeast corner of the house.



Mr. Emert asked the applicant if they have a particular product in mind for the permeable pavers. The applicant said no.

The ARB confirmed that the existing pergola would be removed.

The ARB discussed the retaining wall located in the back of the property and how the area will drain. They expressed concern that water would become trapped between the garage and the wall unless there's an area inlet/drain added. They also had concerns about the scale of the wall and the height of the fence.

Mr. Voorhees noted that he would like to see how the wall will look before approving it, including finishing material information.

Mr. Moran noted that landscaping maintenance would be easier if there was a wider strip of land between the wall and the fence.

### **Landscaping**

Mr. Weitekamp thinks the proposed plan is nice. He noted that there is one landmark tree, a Shingle Oak, between the two properties. The property owner said he discussed the tree with their neighbor, and the neighbor would like the tree to be removed now.

Ms. Switzer noted that the condensing units for the HVAC system are not on the plans. She stated that the applicant should figure out where they should be located and then add them to the plans.

To address the scale of the wall, Mr. Weitekamp asked the applicant to consider the impact on the property's topography if the pool area was sunken down. Ms. Strutman noted that the homeowners are building this as their retirement home and are trying to minimize the number of steps on the property. They would not be in favor of sinking the pool and adding more steps.

### **Architectural**

Mr. Emert noted that the home is well designed, but he's struggling with the neighboring homes and elevations. He notes that the neighbor to the left has a backyard patio that is approximately 10 feet from the new house. He explained that this is a scale exercise, not just appearance and wants to see more streetscape plans/renderings.

Mr. Voorhees noted that he likes the look of the house, but he also thinks it's important to look at the elevation of the new home relative to the neighboring homes. He also requested a street elevation.

Mr. Moran said he is not worried about the home's massing because the homes next to it are large.

Ms. Switzer confirmed with the applicant that the garage will not be conditioned space.

Mr. Emert expressed concerns about the house's gable being so close to the neighbor's patio on the west side (701 E. Essex). The neighbors living at 701 E. Essex, Todd Thrasher and Carla Erickson, also expressed concerns regarding this gable and stormwater run off from the property during construction flooding their home.

Mr. Moran asked if an erosion control plan could be required. The ARB were supportive of this requirement.

Mr. Weitekamp asked if the retaining wall and grading could go in first to address water issues before the rest of the project was started. The applicant said yes.

Mr. Weitekamp also requested that some tall columnar habit evergreens be planted to provide privacy screening and break up the scale of the facade in the dead space between the proposed new home and the home located at 701 E. Essex Ave. The owners of 701 E. Essex and the applicant were amenable to the evergreens.

**Mr. Moran moved to approve the applicant's project with the following conditions.**

- Revise drawing C3 to turn off existing demolished features.
- Provide spot elevations between the garage and retaining wall to clarify drainage in the ground between the two structures.
- Extend permeable paving onto the driveway to the southeast corner of the house.
- Shorten length of retaining wall in the NE corner to minimize the amount of intrusion onto the tree # 8 root and canopy zone.
- Show condensing units on civil and landscape plans.
- Add/substitute some tall columnar habit shrubs in the west yard.
- Provide the street view composite drawing as required by the ARB guidelines.
- Provide an erosion control plan for construction phase.

The motion was seconded by Mr. Emert. The motion passed with a vote of 6 "Aye", 0 "Nay," and 1 Absent. The votes was as follows:

|                   |        |
|-------------------|--------|
| Chairman Fernhoff | "Aye"  |
| Reed Vorhees      | "Aye"  |
| John Falk         | Absent |
| Mike Moran        | "Aye"  |
| Laura Switzer     | "Aye"  |
| Jon Emert         | "Aye"  |

**REVIEW OF REVISED PLANS  
FOR ATTACHED COVERED  
PORCH ADDITION AND  
DETACHED CARPORT AND  
STORAGE SHED** – Patrick  
Holleran, 112 Elm Ave.

Chairman Fernhoff introduced the project at 112 Elm Ave. At their July 9, 2025 meeting, the ARB asked the applicant to address the following comments:

- The survey is illegible, so contours should appear on the new site plan.
- Clarify that there is a French drain collecting the 367 square feet of pervious paving base course drain.
- All existing and new or modified draining apparatus and locations should be noted on drawings (ex. Drywells, conveyance pipes, drains, etc.).
- Mitigate the .03 CFS.
- Check route of drainage line where it passes the tree in the front yard, and modify as needed to avoid damaging tree.
- Drawings do not agree from A to C; all drawings need to agree.
- Tree removal is not clear—All trees slated for removal should be noted on drawings and not included on new site plan. New or replacement trees should be accurately noted on new site plan and not located on the property line.
- Provide photos of existing house.
- Plans should note that the shed’s siding finish will match existing house.
- Please provide material samples when resubmitting, so the ARB can see finish stain colors, siding color and material, metal fascia color.
- Have civil engineers provide a cross section of pervious paving and detail the base course thickness.

The applicant, Patrick Holleran, presented the updated plans. He also presented samples of the permeable pavers and hardy board that he will be using.

Mr. Weitekamp asked for photos of the trees to be removed and requested that they be added to the photo array. He also asked for the calliper size to be noted on the demolition plan and that a schedule of plantings be provided.

The ARB felt that the conditions were addressed.

**Mr. Moran moved to approve the applicant’s project with the following conditions.**

- Photograph the oak tree to be removed and include pictures in the existing conditions photograph sheet, drawing A1.7. Note the calliper size of that tree on the demolition plan.

- Add a plant schedule with the categories of information as indicated in the ARB community design guidelines appendix.

The motion was seconded by Mr. Voorhees. The motion passed with a vote of 6 “Aye”, 0 “Nay,” and 1 Absent. The votes was as follows:

|                   |        |
|-------------------|--------|
| Chairman Fernhoff | “Aye”  |
| Reed Vorhees      | “Aye”  |
| John Falk         | Absent |
| Mike Moran        | “Aye”  |
| Laura Switzer     | “Aye”  |
| Jon Emert         | “Aye”  |
| Brad Weitekamp    | “Aye”  |

## **PRELIMINARY REVIEW OF PLANS FOR NEW HOME –**

Michael and Kathleen Bannes,  
20 Elm Ave.

Chairman Fernhoff introduced the project at 20 Elm Ave. and invited the applicant to present the project.

The contractor, Mike Lewis with Lewis Homes, explained to the ARB that the property owners, Michael and Kathleen Bannes, will be tearing down the existing home and building a new home.

Mr. Moran confirmed with Mr. Lewis that the brick will all match.

### **Civil Plans**

Mr. Lewis noted that he has a house fit plan right now, but the civil engineer is working on the civil plans. Mr. Lewis explained that the driveway will be on the left side of the property with the drainage and swale on the right side and going out toward Elm Ave. He noted that the swale will come from behind the property to help handle drainage when the detached structure (former carriage house/photography studio) is removed.

Mr. Moran said that when there’s a large, paved surface located close to the property boundary, the ARB will sometimes ask for some amount of curb to be placed on the edge of the pavement to keep the water from running off on the neighboring property. He asked Mr. Lewis to consider adding a curb to the northside of the driveway to direct the water down toward the street.

The neighbor residing at 22 Elm Ave., Denise Mullin, noted that she attended the meeting because she has concerns about the driveway and the shared planter area between her driveway and the driveway of 20 Elm Ave. She said she postponed redoing her own driveway when she found out about the plans for 20 Elm Ave. She said she would like to come up with a plan with the new owners and Mr. Lewis for removing the planter and replacing it with some attractive landscaping that’s

conducive to drainage. She wants the plan to consider the driveway needs for each property.

Mr. Moran noted that with the new ARB guidelines, Mr. Lewis will need to mitigate water for the entire property, particularly the roof of the house and porch. He advised Mr. Lewis to consult the guidelines full details.

Ms. Mullin also expressed concern about water issues that may occur during the construction of 20 Elm Ave., especially if the building process takes some time to complete. She also asked about the coordination and timing of installing new driveways on 20 and 22 Elm Ave. Mr. Lewis said he would work with her on both matters. He said he thinks he can reconfigure the planned driveway for 20 Elm Ave. to add some additional green space to the area between the driveways.

### **Landscaping**

Mr. Weitekamp and Mr. Moran noted the need for a tree replacement plan and detailed landscaping plan.

### **Architecture**

Mr. Moran asked for street view rendering and noted that he likes the planned center massing with the upper story that steps down into the smaller mass. He said this makes the proposed new home fit in well with the existing houses near it.

Ms. Switzer expressed concern about the brick that's described as floating by itself on the upper story. She noted that since brick is usually loadbearing, it should be carried down into the porch or some sort of tie-in to the other brick.

Mr. Emert suggested a smoother transition from the brick to the siding. Mr. Lewis explained that the owner was trying to contain cost by limiting the use of brick. Mr. Lewis noted that he and the homeowners will consider removing the brick from the second story and using different material for that element of the building's façade.

Mr. Emert advised Mr. Lewis to make sure that the site plan matched the house's footprint.

Mr. Voorhees clarified with Mr. Lewis that the space of the garage will not be habitable space.

## **PRELIMINARY REVIEW OF PLANS FOR FIRST & SECOND STORY ADDITIONS**

Chairman Fernhoff introduced the project at 210 Parkland Ave. and invited the applicant to present the project.

– Emily and James Mcatee, 210 Parkland Ave.

Mr. Shaver, the architect of 210 Parkland Ave., presented the plans, which entail first and second story additions. He explained that the project includes no additional footprint of the house because the second floor addition will be added to the existing first floor in the rear of the home. The first-floor addition on the side of the property is replacing a portion of the existing structure.

Mr. Shaver asked the ARB if the draining and grading drawing requirements can be waived. The ARB said yes as long as he is not addressing grades and is staying within the existing house's footprint.

Mr. Emert ask if downspouts will be added or removed. Mr. Shaver confirmed that the existing downspouts noted on the plan will stay and any new downspouts will be tied into existing drainage.

Mr. Moran noted that the design matches and fits in with the properties near it.

Mr. Switzer confirmed that there is attic access from the sitting room on the second story. She also noted the importance of shutter consistency on the home's windows. She said it's not grounds for denial, but just a note for consideration.

The ARB reminded Mr. Shaver to make sure that all his elevations are noted accurately.

With regards to the exposed foundation wall for the first-floor rebuild, the ARB encouraged Mr. Shaver to read the ARB guidelines. Painted or textured concrete are suitable treatments for exposed foundation walls greater than 12" tall.

Mr. Moran noted that the ARB's preference is to bring the siding down on the wall or bring the grading up to limit exposed foundation wall height. The ARB clarified that this foundation wall treatment is only required on the new foundation walls related to the office addition on the first floor. Since this is an existing house, Mr. Shaver does not have to treat all foundation walls already existing.

Mr. Shaver confirmed with the ARB that he does not have to present grading and drainage plans, nor a landscaping plan since no grading or drainage changes will occur and no trees will be removed. Mr. Weitekamp did ask that the drawings have notes clarifying that the items shown—the wall, trees, etc.—will remain.

## **MISCELLANEOUS – Meeting Timing**

The ARB members discussed how to schedule Plan Commission and ARB meetings when both meetings have large agendas. Mr. Moran expressed a preference to have the meetings on different nights if

agendas are long. Mr. Voorhees suggested that if staff think the Plan Commission meeting is going to take longer than 30 minutes, the meeting be held on a different night than the ARB meeting. Mr. Johnson said he would check with the code to clarify if the meetings can be held separately.

Mr. Johnson noted that the term impervious surface is not defined in the ARB guidelines. Mr. Weitekamp noted that there was additional language defining impervious surface and the percentage of acceptable permeability, but it was removed to limit the length of the guideline document.

The ARB discussed if permeable pavers should be treated the same as grass in terms of water absorption and run-off implications. Mr. Weitekamp felt they should not be treated the same because absorption is dependent upon paver system maintenance and it diminishes overtime without appropriate maintenance. Mr. Johnson said he would look up edits from the ARB guideline drafting process to determine if additional clarification can be added.

## **ADJOURN**

Mr. Moran motioned to adjourn the meeting. The motion was seconded by Ms. Switzer and unanimously carried to adjourn the meeting at 9:50 p.m.



Rec. on 8/22/25  
pd. on 8/22/25

## APPLICATION FOR ARCHITECTURAL REVIEW BOARD

APPLICATION DATE 8/22/25 DATE OF ARB MEETING 9/10/25 ESTIMATED COST \$100,000

PROJECT ADDRESS 210 Parkland GLENDALE, MO 63122

NAME OF PROPERTY OWNER Emily & James Mcatee PHONE NUMBER 314-808-3417

CONTRACTOR (NAME) Campbell House & Home PHONE NUMBER 618-978-0145

CONTRACTOR ADDRESS 3023 Watson Rd, St. Louis MO 63139

ARCHITECT (NAME) Matt Shaver, Shaver Architecture PHONE NUMBER 314-435-8614

ARCHITECT ADDRESS 10700 Leebur Dr., St. Louis, MO 63128

DETAILED DESCRIPTION OF WORK BEING PROPOSED: Screened porch demolition, 1-story office addition, and 2nd floor addition on the back of the house.

FLOOR AREA RATIO 25.4% (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.) 594

TOTAL FLOOR AREA OF EXISTING STRUCTURE (SQ. FT.) 3232

TOTAL SQ. FT. OF LOT 14,500 WIDTH AND DEPTH OF LOT (FT.) 100'x145'

HEIGHT OF STRUCTURE 30'-6" (EXISTING) NUMBER OF STORIES 2

ESTIMATED COMMENCE DATE November 2025 EST. COMPLETION DATE April 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](mailto: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.
- N/A -- No anticipated changes to grading or drainage.
- ☒ 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%.

☒ no  
changes  
proposed

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



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

N/A -- no  
changes  
proposed

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



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

N/A -- no  
changes  
proposed

- 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.
- N/A no proposed changes
- ☒ 12. **Composite Street Elevation.** 1/4" = 1' minimum scale. Provide a colored elevation of the street façade superimposed on a photographic montage showing the adjoining neighbors to each side of the property. The exhibit must accurately depict the proposed design and the first-floor level in relation to the neighboring houses.
- ☒ 13. **Building Elevations.** Minimum 1/4" = 1' scale. Reduced size exhibits limited to not more than 50 percent. Provide building elevations of all principal facades and detached structures with building materials noted. Accurately show the line of grade, as defined in the ARB guidelines, and coordinate with the Grading Plan. Note basements as a Story Below Grade or a Building Story, and show the roof height on each elevation, as defined in the ARB guidelines.
- ☒ 14. **Colored Illustration.** Provide a 3-dimensional rendering or a colored building elevation of the principal street façade. For additions, illustrate the most prominent façade whether side or rear.
- ☒ 15. **Materials and Samples.** Applicants are required to bring physical samples of the building materials to the ARB meeting.



SIGNATURE OF APPLICANT

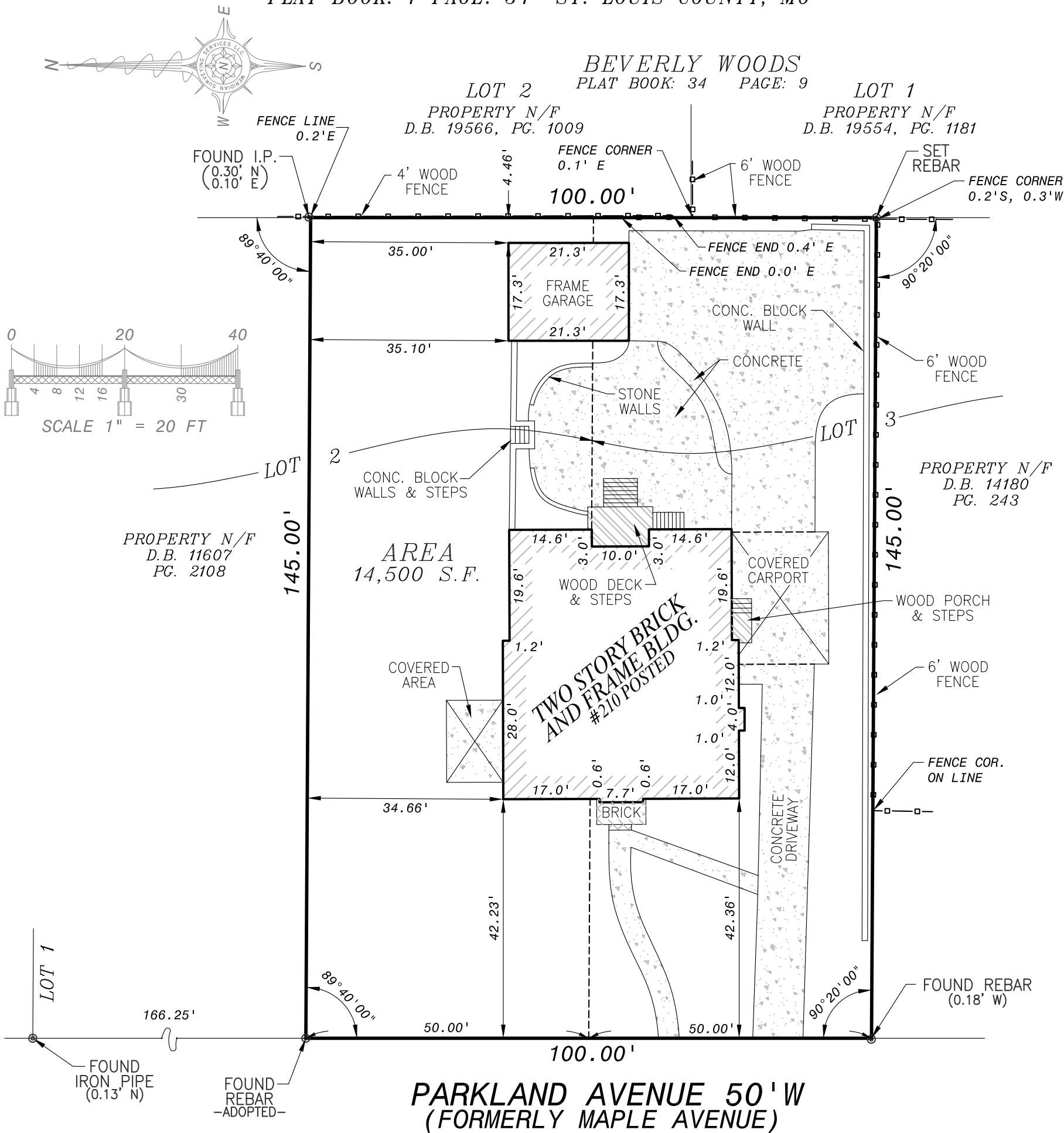
8/22/2025

DATE

# BOUNDARY AND IMPROVEMENT SURVEY

THE SOUTH 50' OF LOT 2 AND THE NORTH 50' OF LOT 3, IN BLOCK 8 OF BONITA PARK

PLAT BOOK: 7 PAGE: 34 ST. LOUIS COUNTY, MO



## SOURCE OF RECORD DESCRIPTION:

FIDELITY NATIONAL TITLE INSURANCE COMPANY  
CTC FILE NO.: 18305938/REV 1  
COMMITMENT DATE: 02/06/2018 AT 08:00 AM

## SCHEDULE B SECTION II SPECIAL EXCEPTIONS:

NONE.

## GENERAL NOTES:

I.P. = IRON PIPE I.R. = IRON ROD  
(R) = RECORD (S) = SURVEYED (NR) = NON-RADIAL  
SURVEYOR'S STATEMENT:

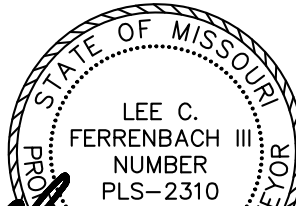
## BASIS OF BEARING OR ANGLES:

BONITA PARK  
PLAT BOOK: 7 PAGE: 34

DATE: 03/13/2018

Meridian Surveying Services LLC (agent)

THIS IS TO CERTIFY TO JAMES AND EMILY MCATEE, WELLS FARGO BANK AND CONTINENTAL TITLE COMPANY, THAT AT THEIR REQUEST, MERIDIAN SURVEYING SERVICES LLC., HAS DURING THE MONTH OF MARCH, 2018, EXECUTED A RESURVEY OF PART OF LOT(S) 2 AND 3 IN BLOCK 8 OF BONITA PARK, A SUBDIVISION ACCORDING TO THE PLAT THEREOF RECORDED IN PLAT BOOK 7, PAGE 34 OF THE ST. LOUIS COUNTY, MISSOURI RECORDS, TOGETHER WITH THE LOCATION OF IMPROVEMENTS THEREON, IMPROVEMENT OWNERSHIP IS BASED OFF OF FIELD OBSERVATIONS THAT HAVE NOT BEEN VERIFIED WITH PROPERTY OWNER(S), THE FENCE OWNERSHIP IS NOT IDENTIFIED, FENCE HEIGHTS INDICATED ARE APPROXIMATE, UNLESS OTHERWISE INDICATED, FENCES INTERSECTING PROPERTY LINE(S) ARE CONNECTIVE IN NATURE, AND THAT THE RESULTS OF SAID RESURVEY ARE SHOWN ON THE ABOVE PLAT. THIS RESURVEY WAS EXECUTED IN ACCORDANCE WITH THE CURRENT MISSOURI STANDARDS FOR PROPERTY BOUNDARY SURVEYS FOR AN URBAN CLASS PROPERTY. PRIOR TO ANY CONSTRUCTION, THE ZONING AUTHORITY SHOULD BE CONSULTED TO VERIFY CURRENT RESTRICTIONS. CERTIFICATION IS MADE TO THE ORIGINAL PURCHASER OF THIS SURVEY AND THOSE NOTED ABOVE. IT IS NOT TRANSFERABLE TO ADDITIONAL INSTITUTES, AGENCIES, PARTIES, OR SUBSEQUENT OWNERS.



(agent) Lee C. Ferrenbach III  
General Manager



MERIDIAN LAND SURVEYING  
21 POINT WEST BLVD  
ST. CHARLES, MO 63301  
PHONE: 636-939-2900 FAX: 636-946-9099  
WWW.MERIDIANLANDSURVEYING.COM  
© 2018 MERIDIAN SURVEYING SERVICES, LLC  
CORPORATE LICENSE NO. 2010021844

## DRAFTER:

AJ

## DATE:

06/13/2018

## REVIEWED BY:

LCF

## DRAWING NO:

01

## FIELD CREW:

KLN/AJS

## PROJECT NO:

63357

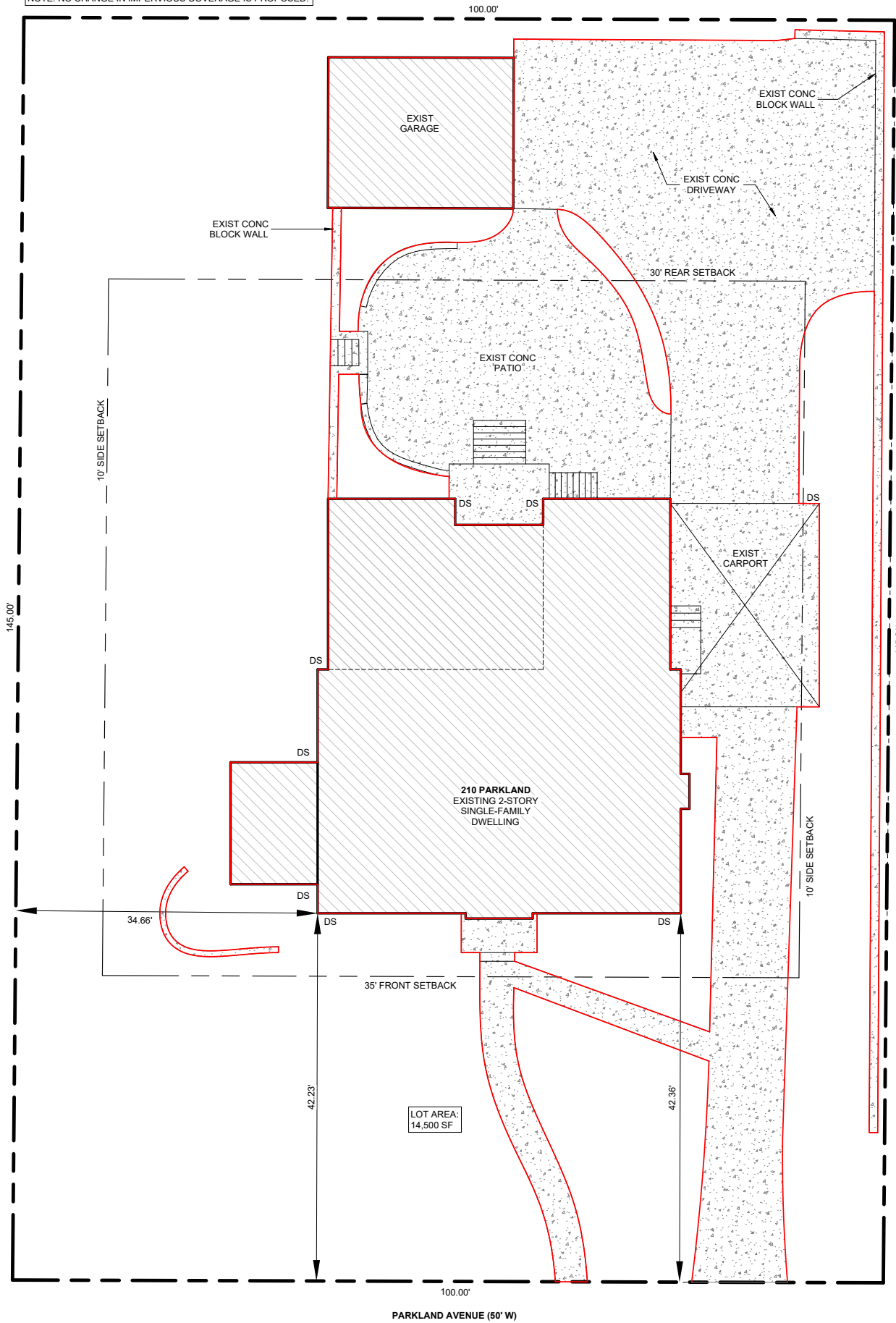
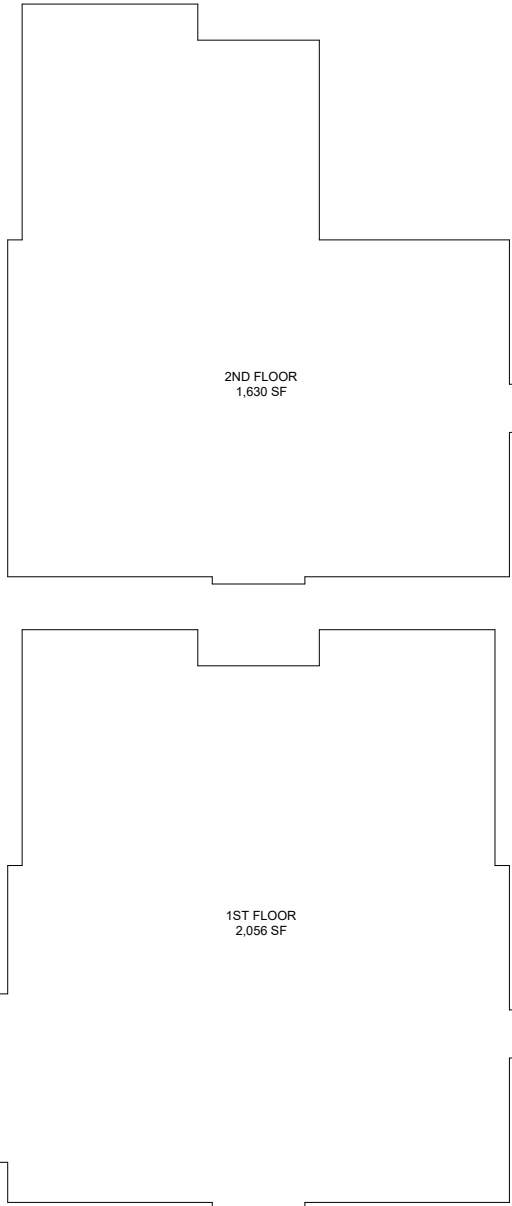
## SHEET

2

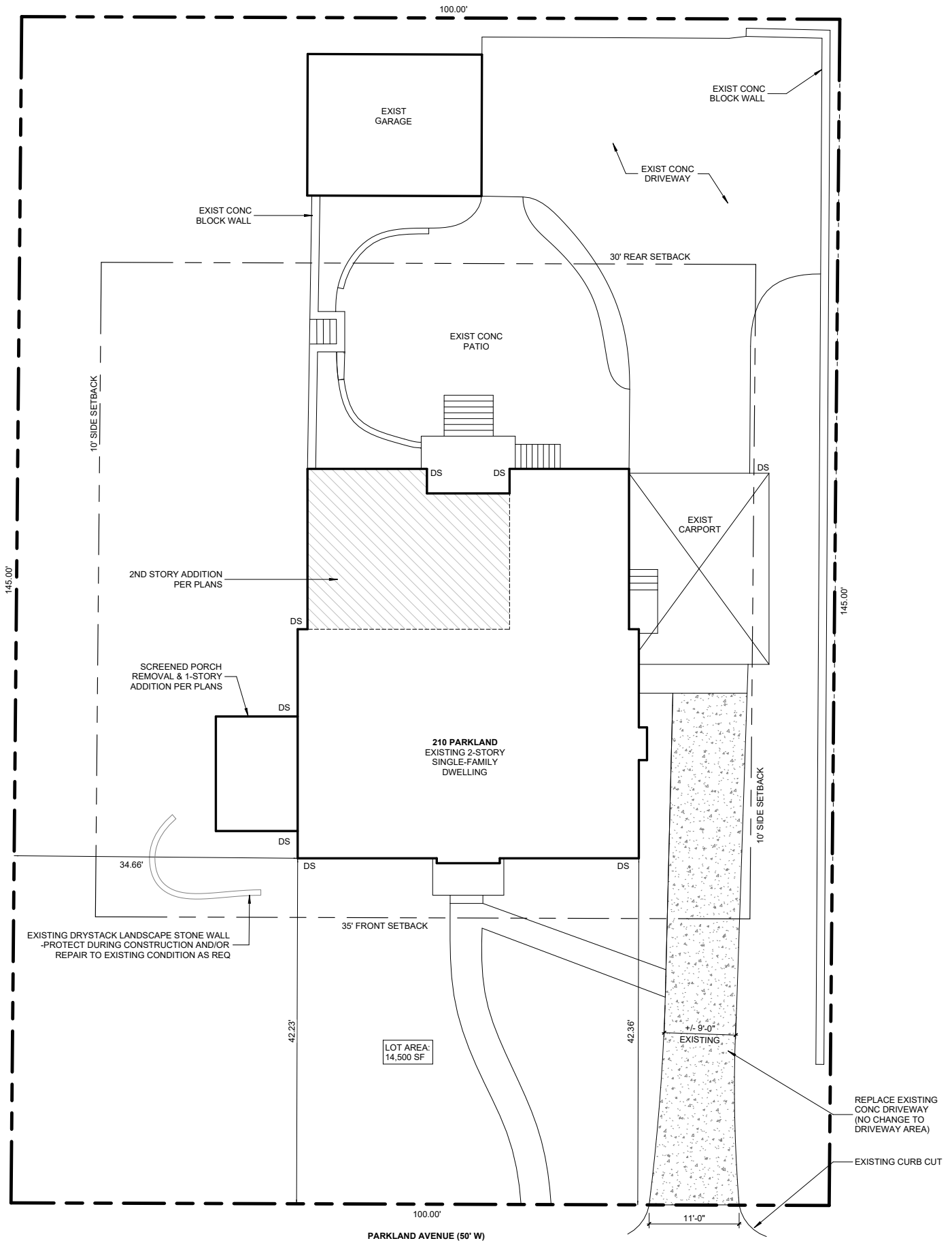
OF 2

**COVERAGE INFORMATION:**  
PAVEMENT = 3,889 SF  
BUILDING (GARAGE & HOUSE) = 2,425 SF  
TOTAL IMPERVIOUS = 6,314 SF  
LOT AREA: 14,500 SF  
**COVERAGE = 6,314 / 14,500 = 43.5%**  
(55% MAX COVERAGE ALLOWED)  
NOTE: NO CHANGE IN IMPERVIOUS COVERAGE IS PROPOSED.

**FAR CALCULATION:**  
LOT AREA 14,500 SF  
1ST FLOOR 2,056 SF  
2ND FLOOR 1,630 SF  
TOTAL FLOOR AREA 3,686 SF  
FLOOR AREA RATIO 25.4%  
(MAX ALLOWED FAR IS 30%)



**DOWNSPOUT NOTES:**  
1. EXISTING DOWNSPOUTS CURRENTLY CONNECTED TO PIPING BELOW GRADE.  
2. PROPOSED DOWNSPOUTS TO UTILIZE EXISTING TERMINATION / CONNECTION POINTS.



3 FLOOR AREA RATIO (FAR) ILLUSTRATION  
1/8" = 1'-0"

2 AREA COVERAGE PLAN  
1/8" = 1'-0"

1 SITE PLAN  
1/8" = 1'-0"





NEIGHBOR TO THE NORTH



NEIGHBOR TO THE SOUTH



REAR YARD



EAST (REAR) FACADE



EAST (REAR) FACADE



NORTH FACADE



SIDE/REAR YARD LOOKING TOWARD STREET



NORTH FACADE / SIDE YARD

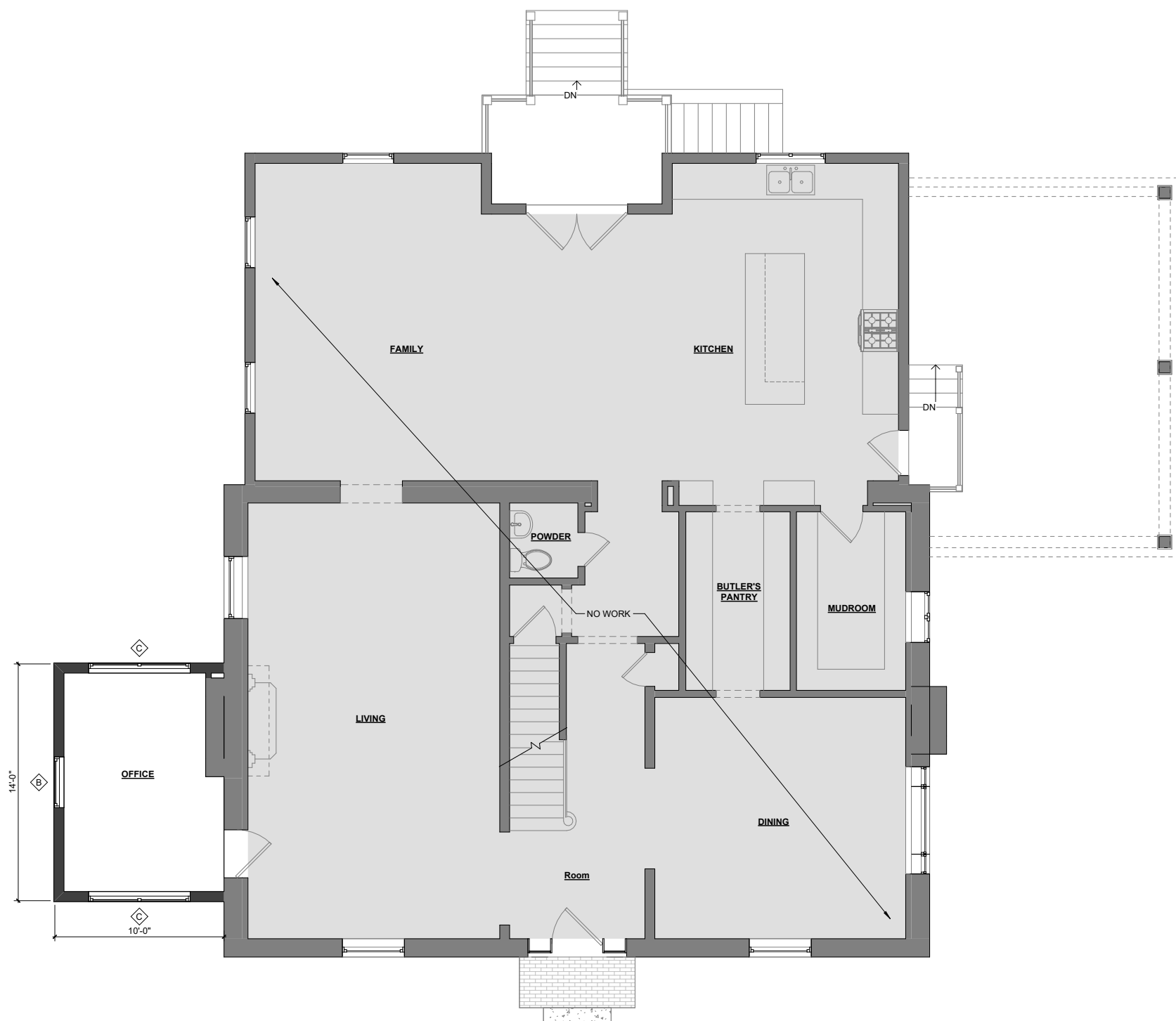


WEST (FRONT) FACADE

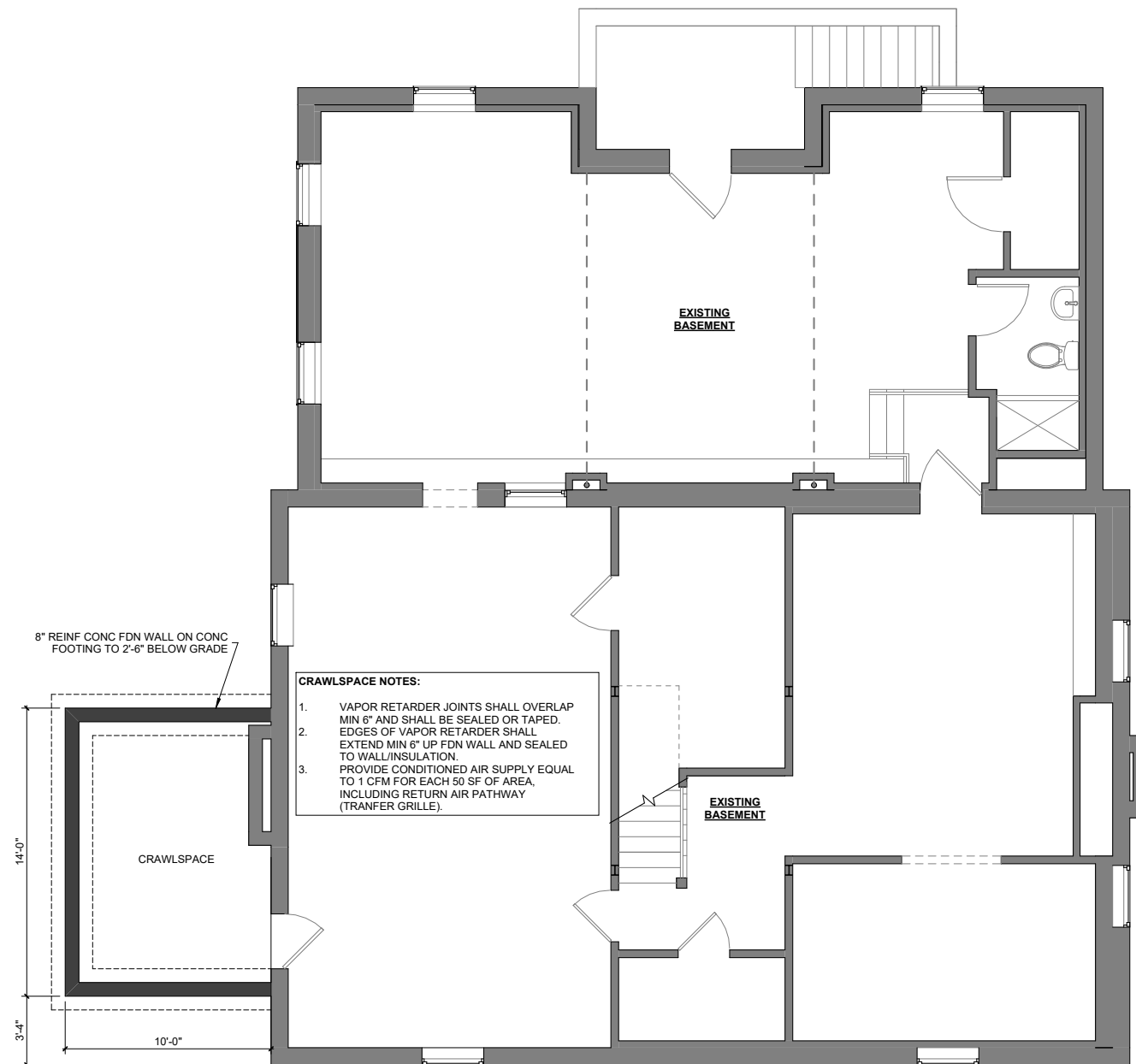


SOUTH / WEST FACADE

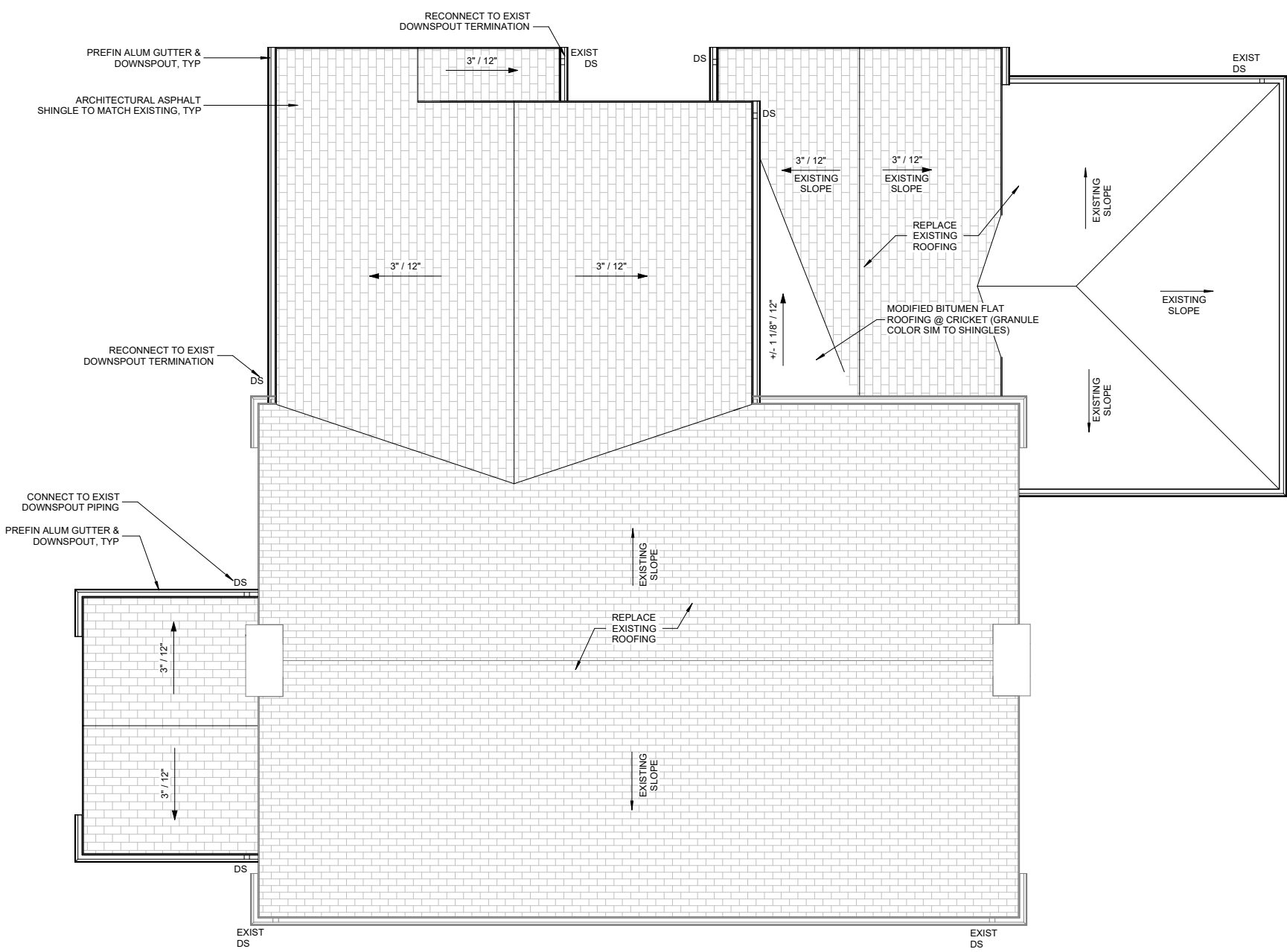




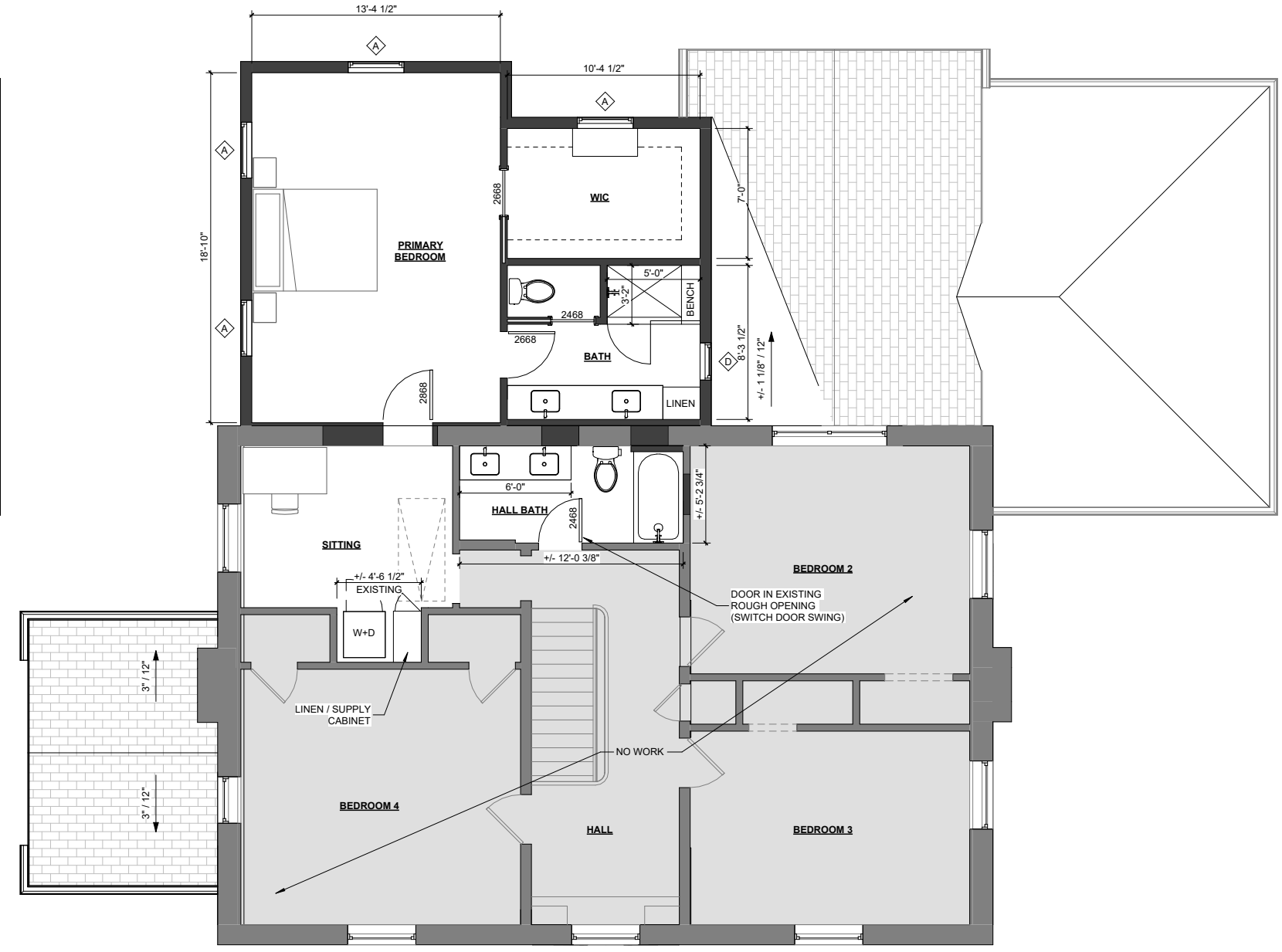
2 1ST FLOOR PLAN  
1/4" = 1'-0"



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



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



1 2ND FLOOR PLAN  
1/4" = 1'-0"



| WINDOW SCHEDULE |       |        |                      |                |          |
|-----------------|-------|--------|----------------------|----------------|----------|
| MARK            | WIDTH | HEIGHT | TYPE                 | FRAME MATERIAL | COMMENTS |
| A               | 3'-0" | 5'-0"  | DOUBLE HUNG          | VINYL          |          |
| B               | 3'-0" | 5'-6"  | DOUBLE HUNG          | VINYL          |          |
| C               | 6'-0" | 5'-6"  | DOUBLE HUNG - DOUBLE | VINYL          |          |
| D               | 2'-0" | 4'-6"  | DOUBLE HUNG          | VINYL          |          |



| WINDOW SCHEDULE |       |        |                      |                |          |
|-----------------|-------|--------|----------------------|----------------|----------|
| MARK            | WIDTH | HEIGHT | TYPE                 | FRAME MATERIAL | COMMENTS |
| A               | 3'-0" | 5'-0"  | DOUBLE HUNG          | VINYL          |          |
| B               | 3'-0" | 5'-6"  | DOUBLE HUNG          | VINYL          |          |
| C               | 6'-0" | 5'-6"  | DOUBLE HUNG - DOUBLE | VINYL          |          |
| D               | 2'-0" | 4'-6"  | DOUBLE HUNG          | VINYL          |          |







3D VIEW - VIEW FROM REAR/SIDE YARD



3D VIEW - VIEW FROM STREET



STREETSCAPE



Submitted & pd. on  
8/20/25 mm



## APPLICATION FOR ARCHITECTURAL REVIEW BOARD

APPLICATION DATE 8/20/25 DATE OF ARB MEETING 9/10/25 ESTIMATED COST 162,000  
PROJECT ADDRESS 417 Hill DR. GLENDALE, MO 63122  
NAME OF PROPERTY OWNER TONY TIMMERMAN PHONE NUMBER 314-402-9980  
CONTRACTOR (NAME) LAKE SIDE RENOVATION: DESIGN PHONE NUMBER 636-978-5000  
CONTRACTOR ADDRESS 139 CHESTERFIELD INDUSTRIAL BLVD  
ARCHITECT (NAME) \_\_\_\_\_ PHONE NUMBER 636-978-5000  
ARCHITECT ADDRESS 139 CHESTERFIELD INDUSTRIAL BLVD  
DETAILED DESCRIPTION OF WORK BEING PROPOSED: KITCHEN : PRIMARY SUITE  
ADDITION.  
FLOOR AREA RATIO 36.5% (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.) 380  
TOTAL FLOOR AREA OF EXISTING STRUCTURE (SQ. FT.) 1533  
TOTAL SQ. FT. OF LOT 8286 WIDTH AND DEPTH OF LOT (FT.) 124.90' X 95.35'  
HEIGHT OF STRUCTURE 13'-5" NUMBER OF STORIES 1  
ESTIMATED COMMENCE DATE 10/20/25 EST. COMPLETION DATE 11/28/25

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 (Arch D 24" x 36" size paper is acceptable). Electronic PDF copies must also be submitted, either by email to [permits@glendalemo.org](mailto: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:  
**NIA**
  - 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:  
**NIA**
  - 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

8/20/25  
DATE



KITCHEN AND BEDROOM ADDITION

TIMMERMAN RESIDENCE

417 HILL DR.

GLENDALÉ, MO 63122

SCOPE OF WORK

KITCHEN REMODEL W/ ADDITION AND PRIMARY SUITE REMODEL W/ ADDITION (380 S.F.)

INDEX OF DRAWINGS

- A1 COVER SHEET AND PROPOSED SITE PLAN
- A2 DEMOLITION PLAN
- A3 PROPOSED FOUNDATION PLAN
- A4 PROPOSED FLOOR PLAN
- A5 PROPOSED ELECTRICAL & LIGHTING PLAN
- A6 PROPOSED ROOF PLAN
- A7 PROPOSED ELEVATIONS
- A8 SECTION DETAILS
- A9 SECTION DETAILS
- A10 STORMWATER MITIGATION PLAN

GENERAL NOTES:

CONCRETE

- 1. CONCRETE MINIMUM COMPRESSIVE STRENGTH SHALL BE:
  - A. 3000 PSI COMPRESSIVE STRENGTH MIN. AT 28 DAYS IN VERTICAL WALLS THAT ARE NOT EXPOSED TO WEATHER.
  - B. 3000 PSI COMPRESSIVE STRENGTH MIN. AT 28 DAYS IN VERTICAL SURFACES THAT ARE EXPOSED TO WEATHER.
  - C. 3500 PSI COMPRESSIVE STRENGTH MIN. AT 28 DAYS IN ALL EXPOSED FLATWORK SURFACES INCLUDING GARAGE SLABS, WALKS, & STEPS
- 2. MINIMUM YIELD STRENGTH OF REINFORCING STEEL SHALL BE 40,000 PSI (GRADE 40) (276 MPa). IN ACCORDANCE WITH SECTION R404.1.2.3.1, 2015 IRC.
- 3. PROVIDE (2) #5 REBAR AROUND ALL WINDOW AND DOOR OPENINGS.
- 4. ALL FOOTINGS SHALL REST ON VIRGIN SOIL OR APPROVED COMPACTED FILL (2000 PSI MIN. SOIL BEARING CAPACITY AND BE A MINIMUM 2'-6" BELOW FINISHED GRADE.
- 5. PIERS SHALL EXTEND MINIMUM 2'-0" INTO UNDISTURBED SOIL AND AT LEAST 2'-6" BELOW GRADE.
- 6. 1/2" DIAMETER ANCHOR BOLTS, PLACED A MINIMUM OF 4'-0" O.C. SET 8" MIN. INTO CONCRETE REQUIRED FOR ANCHORING OF SILL PLATES AROUND ENTIRE FOUNDATION WITH NUTS AND 1-1/2" WASHERS PROVIDED. MINIMUM 2 BOLTS PER SECTION OF PLATE REGARDLESS OF LENGTH. SILL PLATES TO BE GROUVED LEVEL. THERE SHALL BE AN ANCHOR BOLT LOCATED 4" TO 12" FROM END OF EACH SILL PLATE. 2" x 2" x 3/16" SQUARE WASHERS SHALL BE USED IN LIEU OF 1 1/2" ROUND WASHERS FOR ANCHOR BOLTS SECURING A PORTAL FRAME PANEL CONSTRUCTION.
- 7. ALL VOIDS UNDER BASEMENT, GARAGE, PORCH OR EXTERIOR STAIR CONCRETE SLABS SHALL BE FILLED WITH 4" MIN. GRANULAR FILL.
- 8. TEST SOIL AGAINST TERMITES ACCORDING TO FHA MINIMUM PROPERTY STANDARDS.
- 9. PER R402.2 IRC 2015, CONCRETE SHALL BE AIR ENTRAINED. TOTAL AIR CONTENT (PERCENT BY VOLUME OF CONCRETE) SHALL NOT BE LESS THAN 5 PERCENT OR MORE THAN 7 PERCENT.
- 10. INTERIOR FINISH MATERIALS SHALL NOT HAVE A FLAME SPREAD RATING EXCEEDING 200 OR A SMOKE DEVELOPMENT INDEX EXCEEDING 450.

THERMAL AND MOISTURE PROTECTION

- 1. ALL REQUIRED UNDERLAYMENT TO BE A MINIMUM OF TYPE I PER ASTM D226.
- 2. CORROSION-RESISTANT METAL FLASHING SHALL BE USED AT ALL ROOF INTERSECTIONS, ROOF AND WALL INTERSECTIONS, INTERSECTIONS WITH CHIMNEYS, ETC., ROLLED ROOFING OR TWO LAYERS OF TYPE 15 ASPHALT SATURATED FELT MAY BE SUBSTITUTED FOR FLASHING AT ROOF VALLEY PROVIDED THE SHINGLES ARE INTERLOCKED.
- 3. INSULATION:
  - BATT FIBERGLASS INSULATION (NO FOAM PLASTIC)
  - R-19 (R-19)
  - CEILING: R-30 (R-30 AT TRUE VAULTS)
  - FLOOR: MIN. R-19
  - CONDITIONED CONCRETE SLAB: MIN. R-10
  - BASEMENT PERIMETER WALLS: MIN. R-13
- 4. PROVIDE CEMENT BOARD UNDERLAYMENT IN TILE AREAS. WATER RESISTANT GYPSUM WALL BOARD IN ALL HIGH MOISTURE AREAS.
- 5. PROVIDE 5/8" TYPE 'X' GYPSUM WALL BOARD AT GARAGE CEILING AND ALL COMMON WALLS. INSTALL

F.A.R:

- LOT AREA = 8,286 S.F.
- GROSS FLOOR AREA (EXIST) = 1,373 S.F.
  - HOUSE = 1,213 S.F.
  - GARAGE (320 S.F. COUNTED @ 50%) = 160 S.F.
- GROSS FLOOR AREA (PROPOSED) = 380 S.F.
  - KITCHEN = 210 S.F.
  - BEDROOM = 170 S.F.
- TOTAL GROSS FLOOR AREA = 1533 + 380 = 1,753 S.F.

GROSS FLOOR AREA (1,753) / LOT AREA (8,286) = 21.2% < 30%

APPLICABLE CODES.

- 2015 IBC (INTERNATIONAL BUILDING CODE)
- 2015 IRC (INTERNATIONAL RESIDENTIAL CODE)
- 2015 IECC (INTERNATIONAL ENERGY CODE)
- 2015 IMC (INTERNATIONAL MECHANICAL CODE)
- 2015 UPC (UNIFORM PLUMBING CODE)
- 2014 NEC (NATIONAL ELECTRICAL CODE)

WOOD AND PLASTICS

- 1. FLOOR JOISTS ARE PER PLAN, SOUTHERN PINE #2 (TYP.) OTHERWISE NOTED ON PLANS. ALL HEADERS SHALL BE 2-2X10'S, Fb = 1050 PSI, NUMBER 2 GRADE SOUTHERN PINE UNLESS NOTED OTHERWISE.
- 2. ALL PARTITIONS SHALL BE 2X4 STUDS AT 16" O.C. UNLESS OTHERWISE NOTED.
- 3. ALL LUMBER SHALL BE GRADE MARKED 1250 Fb UNLESS OTHERWISE NOTED.
- 4. ALL NAILING AND FASTENING SHALL COMPLY WITH THE 2015 IRC TABLES R602.3(1) THRU R602.3(4). RAFTER/CEILING JOIST SYSTEMS SHALL BE NAILED TO THE TOP PLATE OF THE WALL IN ACCORDANCE W/ TABLE R602.3(1). TRUSSES SHALL BE NAILED TO THE TOP PLATE OF THE WALL W/ 3- 16D NAILS TOE NAILED WITHOUT SPLITTING THE END OF THE TRUSS.
- 5. CUTTINGS, NOTCHING AND/OR BORING HOLES IN WOOD BEAMS, JOISTS, RAFTERS OR STUDS SHALL NOT EXCEED THE LIMITATIONS SET FORTH IN 2015 IRC SECTIONS R502.9, R602 AND R602.7
- 6. FIRE STOP ALL STUD WALLS AT TOP AND BOTTOM.
- 7. ALL SOFFITS AND DROP CEILING SHALL BE FIRESTOPPED.
- 8. COMPOSITE DECKING, TREADS, RAILINGS MUST HAVE IDENTIFYING LABEL STATING PERFORMANCE COMPLIANCE WITH ASTM D 7032 (R311.4 - 2015 IRC).
- 9. TRUSS MANUFACTURER: CONTECH BUILDING COMPONENTS. LUMBER DESIGN VALUES ARE IN ACCORDANCE WITH ANSI/APA 1 SECTION 6.3.

PLUMBING

- 1. LEAD FREE SOLDER IS REQUIRED ON ALL COPPER WATER SUPPLY PIPING.
- 2. WATER SERVICE PIPE AND THE BUILDING SEWER ARE TO BE A MINIMUM O.D. 10'-0" APART HORIZONTALLY. P604.2, 2015 INTERNATIONAL PLUMBING CODE & ORDINANCE #24441.
- 3. BASEMENT AREAWAY DRAINS AND FOUNDATION DRAIN TILES ARE NOT TO BE CONNECTED TO A SANITARY SEWER. P101.5.2, P101.7, 2015 INTERNATIONAL PLUMBING CODE & ORDINANCE #24441.
- 4. WINDOW AREAWAY DRAINS LESS THAN 10 SQUARE FEET IN AREA SHALL BE SERVED BY A 2" PIPE DRAIN TO DAYLIGHT OR SUMP PIT SERVED BY AN APPROVED PUMP INSTALLATION. P101.5, P101.7, 1101.8, 2015 INTERNATIONAL PLUMBING CODE & ORDINANCE #24441.

DOORS AND WINDOWS

- 1. LOCKS ON ALL MEANS OF EGRESS DOORS SHALL HAVE THUMB-TURNS ON INSIDE OR IF KEYPED FROM INSIDE, THE LOCK MECHANISM MUST PREVENT KEY REMOVAL WHEN LOCKED FROM THE INSIDE.
- 2. WINDOWS: INFINITY BY MARVIN OR EQUAL, LOW E INSULATED GLASS, CLAD EXTERIOR, PRIME INTERIOR, INSECT SCREENS, COLOR TO BE SELECTED. SIMULATED DIVIDED LITES AS SHOWN UNLESS OTHERWISE NOTED.
- 3. ROUGH OPENINGS SHALL BE 1" LARGER THAN WINDOW/DOOR SIZE, EACH WAY

HVAC

- 1. VENT EXHAUST FANS TO THE EXTERIOR (50 CFM IN BATHROOM, 100 CFM KITCHEN HOOD)
- 2. UL APPROVED DIRECT VENT GAS FIREPLACE. INSTALLATION MUST BE IN ACCORDANCE WITH THE MANUFACTURER'S INSTALLATION INSTRUCTIONS. A COPY OF THE INSTALLATION MANUAL WILL BE AT JOB SITE FOR INSPECTOR'S USE. COMBUSTION AIR SHALL BE PROVIDED IN ACCORDANCE WITH SECTION 624.07, 2015 IRC.

ELECTRICAL

- 1. PROVIDE ARC FAULT INTERRUPTER DUPLEX RECEPTACLES IN ALL BEDROOMS.
- 2. SMOKE DETECTORS SHALL BE A.C. POWERED WITH BATTERY BACKUP AND BE UL APPROVED. INTERCONNECT ALL SMOKE DETECTORS SO THAT AN ALARM WILL SOUND THROUGHOUT THE DWELLING SIMULTANEOUSLY. DETECTORS SHALL BE IN ACCORDANCE WITH NFPA 74-84. SMOKE DETECTORS SHALL BE LOCATED ON EACH FLOOR LEVEL IN THE VICINITY OF ALL BEDROOM HALLWAY. DETECTORS UPSTREAM FROM OR NEAR RETURN AIR GRILL. FLOOR LEVELS WITHOUT BEDROOMS SHALL HAVE THE DETECTOR LOCATED AT THE CEILING NEAR THE STAIRWAY.
- 3. PROVIDE CARBON MONOXIDE DETECTORS THAT ARE IN ACCORDANCE WITH THE 2014 NATIONAL ELECTRIC CODE SECTION R315
- 4. INSTALL CARBON MONOXIDE DETECTORS OUTSIDE EACH SEPARATE SLEEPING AREA IN THE IMMEDIATE VICINITY OF THE BEDROOMS. SINGLE STATION CARBON MONOXIDE DETECTORS SHALL BE LISTED AS COMPLYING WITH UL 2034 AND SHALL BE INSTALLED IN ACCORDANCE WITH THE 2014 NATIONAL ELECTRIC CODE AND THE MANUFACTURER'S INSTRUCTIONS.
- 5. GROUNDING: RECEPTACLE OUTLETS FOR RANGES AND CLOTHES DRYERS MUST BE 3-POLE WITH GROUND TYPE. E250-190, E250-140 2014 NATIONAL ELECTRIC CODE & ORDINANCE #24439.
- 6. INTERSYSTEM BONDING TERMINAL SHALL BE PROVIDED FOR GROUNDING COMMUNICATION SYSTEMS (CABLE TV & SATELLITE DISHES). E800-100 2014 NATIONAL ELECTRIC CODE & ORDINANCE #24439.

MINIMUM CLEARANCES FIXTURES MUST MAINTAIN FROM ANY STORAGE SPACE (SHELF, ROD, ETC.)

- 1. 12" FROM SURFACE-MOUNTED INCANDESCENT AND LED FIXTURES WITH COMPLETELY ENCLOSED LIGHT
- 2. 6" FROM SURFACE-MOUNTED FLUORESCENT FIXTURES INSTALLED ON A CEILING OR ON THE WALL ABOVE THE DOOR
- 3. 6" FROM RECESSED INCANDESCENT OR LED FIXTURES WITH A COMPLETELY ENCLOSED BULB/LAMP INSTALLED IN THE WALL OR CEILING
- 4. 6" FROM RECESSED FLUORESCENT FIXTURES INSTALLED IN THE WALL OR CEILING

FINISHES

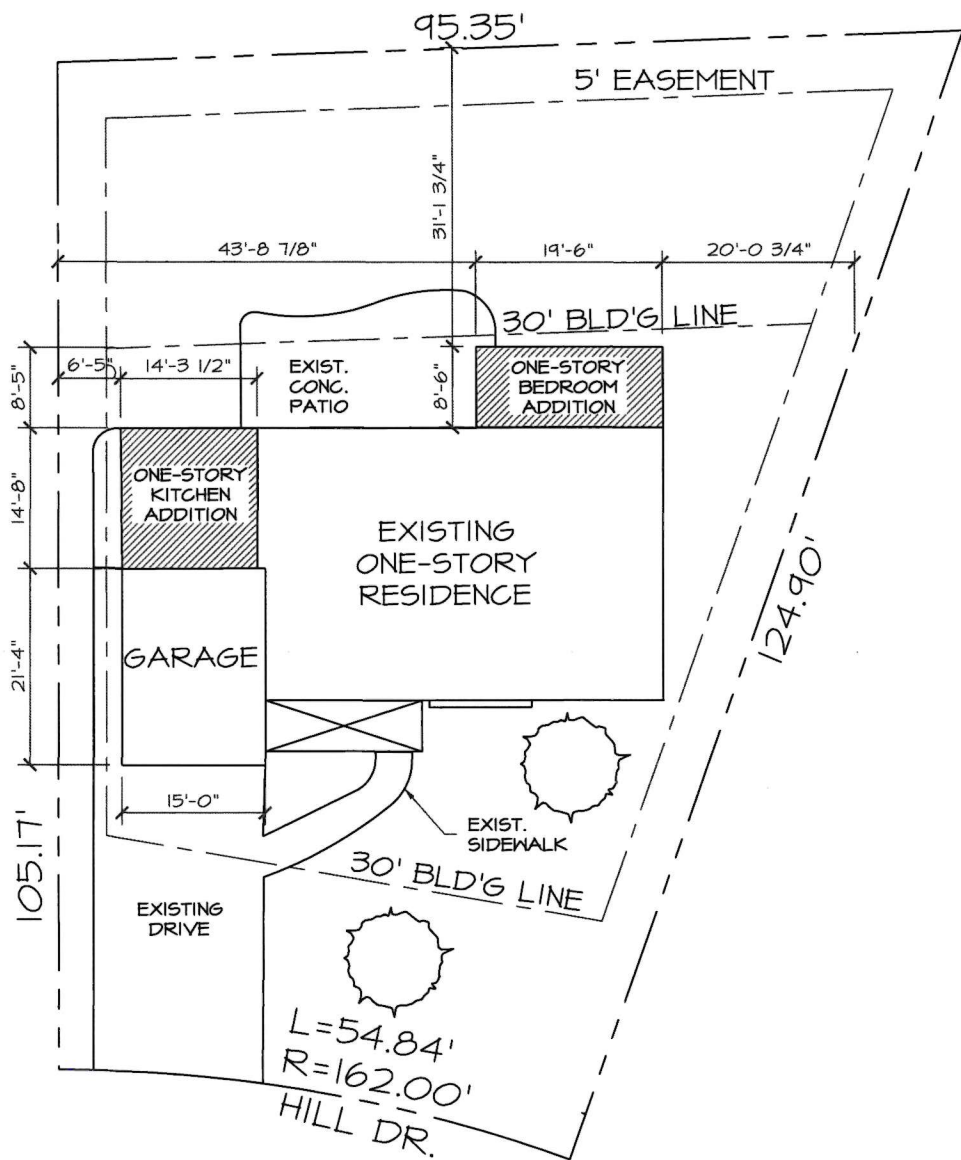
- 1. INSTALL 1/2" GYPSUM WALL BOARD AT ALL FINISHED CEILING UNLESS NOTED OTHERWISE

FLAME SPREAD RATING AND SMOKE DEVELOPMENT INDEX

| MATERIAL:     | F.S.R. | S.D.I. |
|---------------|--------|--------|
| TILE FLOORING | 0      | 0      |
| DRYWALL       | 15     | 25     |
| LATEX PAINT   | 5      | 20     |
| CARPET        | 40     | 155    |



EXISTING CONDITIONS



PROPOSED SITE PLAN  
SCALE: 1" = 20'-0"  
NORTH

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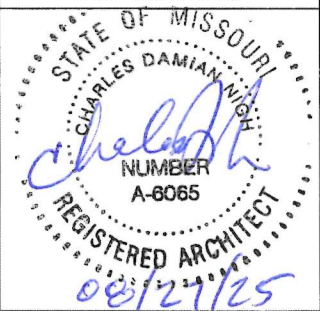


LAKESIDE  
renovation & design

139 CHESTERFIELD INDUSTRIAL BLVD.  
CHESTERFIELD, MISSOURI 63005  
PHONE: 636.978.5000

Lakeside renovation & design  
CERTIFICATE OF AUTHORITY  
# A-2020028434

CHARLES D. NIGH  
REGISTERED ARCHITECT  
MISSOURI LICENSE #A-6065  
139 CHESTERFIELD INDUSTRIAL BLVD.  
CHESTERFIELD, MISSOURI 63005  
PHONE: 636.978.5000



KITCHEN & BEDROOM  
ADDITION  
FOR  
TIMMERMAN RESIDENCE  
417 HILL DR.  
GLENDALÉ, MO 63122

PERMIT SET:

REVISIONS

| NO. | DESCRIPTION | DATE |
|-----|-------------|------|
|     |             |      |
|     |             |      |

DRAWING TITLE:

PROPOSED  
MASTER BATH  
FLOOR PLAN

DRAWN BY: ANDREW ARNOLD  
CHECKED BY: DAN KARY  
SHEET #

A1



CHARLES D. NIGH  
REGISTERED ARCHITECT  
MISSOURI LICENSE #A-6065  
139 CHESTERFIELD INDUSTRIAL BLVD.  
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PERMIT SET:

## REVISIONS

| NO. | DESCRIPTION | DATE |
|-----|-------------|------|
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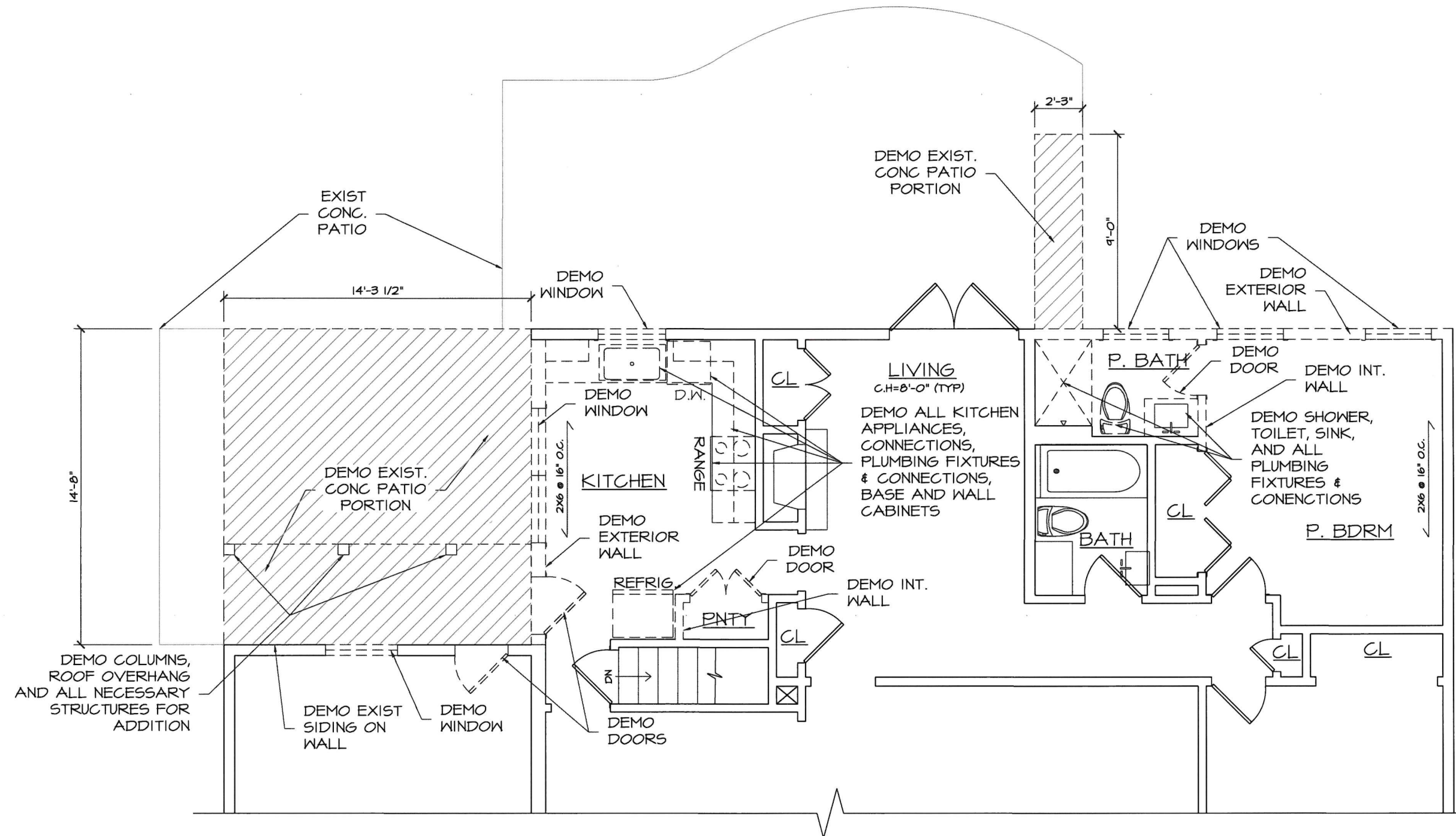
DRAWING TITLE:

## DEMOLITION PLAN

|                            |                         |
|----------------------------|-------------------------|
| DRAWN BY:<br>ANDREW ARNOLD | CHECKED BY:<br>DAN KARY |
| SHEET #                    |                         |

## A2

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PERMIT SET:

REVISIONS

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DRAWING TITLE:

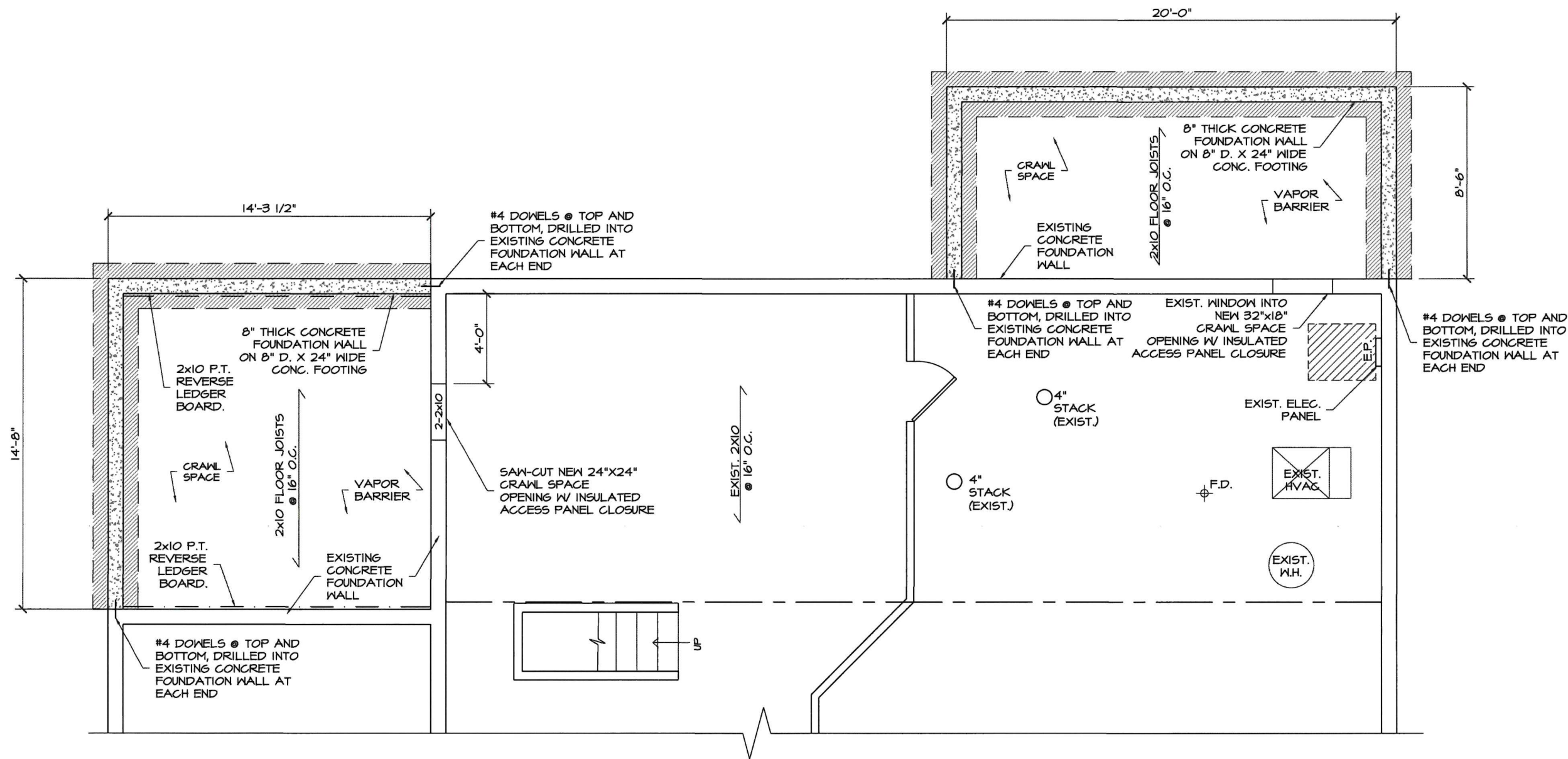
**PROPOSED  
FOUNDATION  
PLAN**

DRAWN BY: ANDREW ARNOLD  
CHECKED BY: DAN KARY

SHEET #

**A3**

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**A**  
**A3** **PROPOSED FOUNDATION PLAN**  
SCALE: 3/16" = 1'-0"  
NORTH



# WINDOW SCHEDULE

ROUGH OPENING WIDTH & HEIGHT SHALL BE 1" LARGER THAN THE UNIT DIMENSIONS

| MARK | UNIT DIM. | TYPE      | MATERIAL | MANUF. | U-FACTOR | COMMENTS  |
|------|-----------|-----------|----------|--------|----------|-----------|
| A    | 48" X 48" | DBL. HUNG | VINYL    | PROVIA | 0.30     |           |
| B    | 42" X 48" | DBL. HUNG | VINYL    | PROVIA | 0.30     |           |
| C    | 42" X 36" | DBL. HUNG | VINYL    | PROVIA | 0.30     |           |
| D    | 48" X 18" | CASEMENT  | VINYL    | PROVIA | 0.30     |           |
| E    | 60" X 48" | DBL. HUNG | VINYL    | PROVIA | 0.30     | DBL. UNIT |

# DOOR SCHEDULE

ROUGH OPENING WIDTH & HEIGHT SHALL BE 1" LARGER THAN THE UNIT DIMENSIONS

| MARK | UNIT DIM.     | TYPE    | MATERIAL  | SWING  | COMMENTS           |
|------|---------------|---------|-----------|--------|--------------------|
| 1    | 3'-0" X 6'-8" | 6-PANEL | STEEL     | LEFT   | 20. MIN FIRE RATED |
| 2    | 3'-0" X 6'-8" | 6-PANEL | STEEL     | RIGHT  | EXT. KITCHEN DOOR  |
| 3    | 2'-6" X 6'-8" | 6-PANEL | WOOD H.C. | POCKET | PASSAGE            |
| 4    | 2'-4" X 6'-8" | 6-PANEL | WOOD H.C. | RIGHT  | PASSAGE            |

- ALL WINDOW AND DOOR HEADERS ARE DBL. 2X10 @ EXTERIOR AND LOAD BEARING WALLS UNLESS NOTED OTHERWISE.

# GENERAL NOTES:

- INSTALL WATERPROOFIN SYSTEM @ SHOWER.
- DOOR JAMS 4" OFF ADJACENT WALLS, TYP. U.N.O
- REMOVE ALL INSULATION BLANKETS THROUGHOUT EXCEPT UNFINISHED SPACES.

# SYMBOLS LEGEND:

- NEW 2X4 WOOD STUD FURRING WITH R-15 BATT INSULATION. AND (1) LAYER OF 1/2" G.W.B. ON THE INTERIOR SIDE. JAMES HARDIE SIDING ON EXTERIOR
- NEW 2X4 WOOD STUD WALL W/ (1) LAYER G.W.B EACH SIDE. 2X6 STUD WALL ON PLUMBING WALLS ONLY
- EXISTING WALL W/ NEW G.W.B AS REQUIRED
- NEW DOOR
- EXISTING DOOR

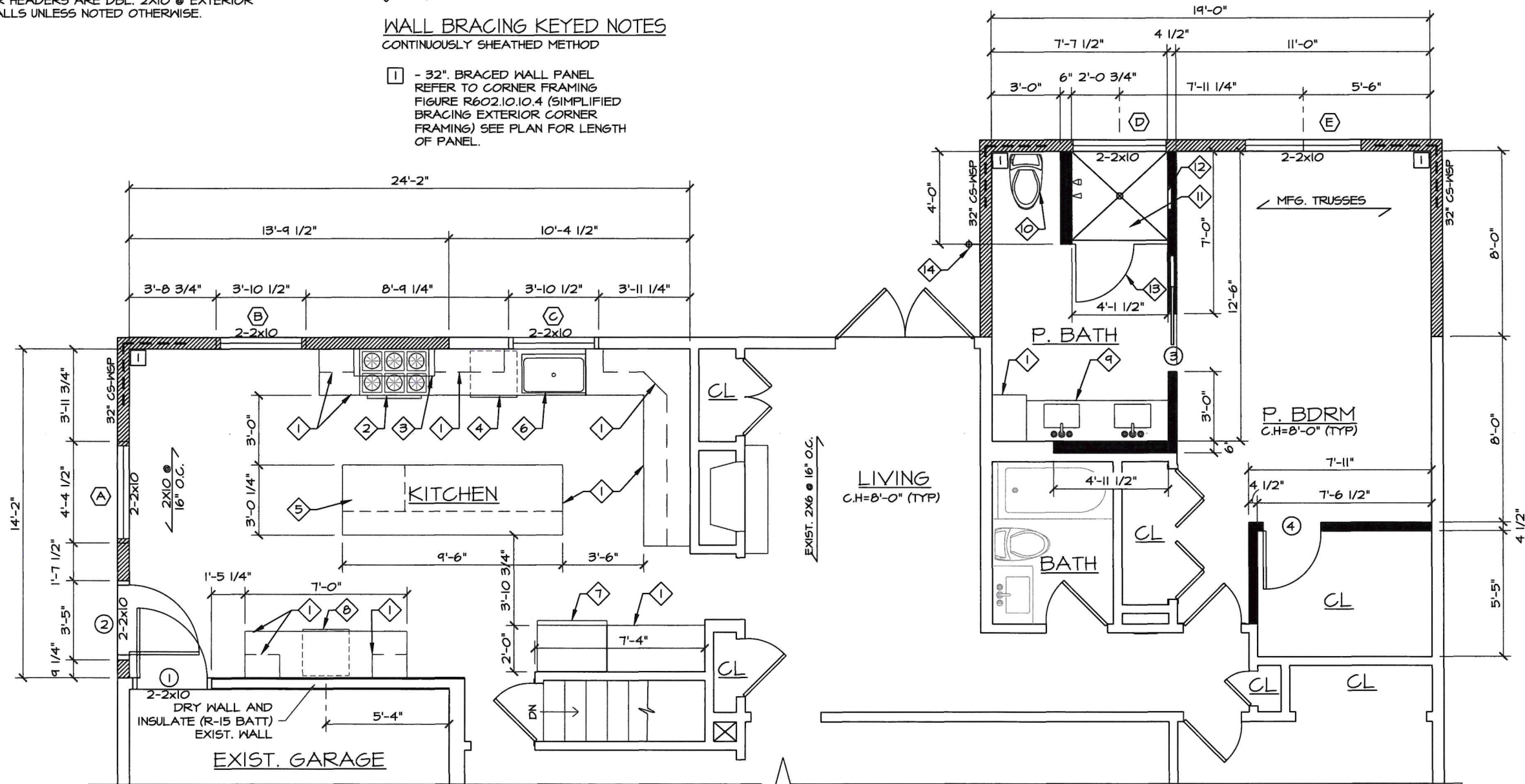
# WALL BRACING KEYED NOTES

CONTINUOUSLY SHEATHED METHOD

- 1 - 32" BRACED WALL PANEL REFER TO CORNER FRAMING FIGURE R602.10.10.4 (SIMPLIFIED BRACING EXTERIOR CORNER FRAMING) SEE PLAN FOR LENGTH OF PANEL.

# KEYED NOTES

- 1 NEW BASE CABINETS W/ QUARTZ COUNTERTOPS AND WALL CABINETS
- 2 NEW GAS RANGE
- 3 NEW HOOD - VENT TO EXTERIOR - 399 CFM MAX
- 4 NEW DISHWASHER
- 5 NEW MICROWAVE HOOD
- 6 NEW KITCHEN SINK, FAUCET, DISPOSAL & PLUMBING CONNECTIONS
- 7 NEW REFRIGERATOR
- 8 NEW BEVERAGE FRIDGE
- 9 NEW DOUBLE SINK VANITY, FAUCETS, & PLUMBING CONNECTIONS
- 10 NEW TOILET
- 11 NEW TILE SHOWER SURROUND, ONYX SHOWER PAN, SHOWER HEAD, HANDHELD, CONTROL VALVE, & PLUMBING CONNECTIONS
- 12 NEW 12X26 SHOWER NICHE
- 13 NEW TEMPERED GLASS SHOWER DOOR AND WALL
- 14 RELOCATED HOSE BIB



A  
A4  
PROPOSED FLOOR PLAN  
SCALE: 3/16" = 1'-0"  
NORTH

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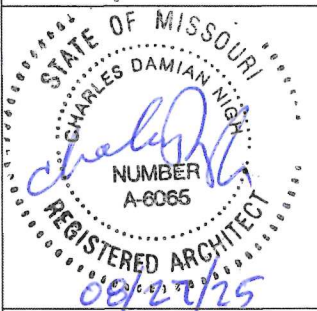


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KITCHEN & BEDROOM  
ADDITION

FOR  
TIMMERMAN RESIDENCE  
417 HILL DR.  
GLENDALE, MO 63122

PERMIT SET:

REVISIONS

| NO. | DESCRIPTION | DATE |
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**PROPOSED  
FLOOR PLAN**

DRAWN BY: ANDREW ARNOLD  
CHECKED BY: DAN KARY

SHEET #

**A4**

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ELECTRICAL & LIGHTING LEGEND

- ⊗R - 6" RECESSED CAN LIGHT FIXTURE
- W.P. ⊗R - 6" WATER PROOF LIGHT FIXTURE
- ⊙ - SCONCE/WALL MOUNTED LIGHT FIXTURE
- ⊙P - PENDANT LIGHT FIXTURE
- ⊗ - CEILING FAN WITH LIGHT KIT
- \$ - SINGLE POLE SWITCH
- \$<sup>D</sup> - (DIMMER) SINGLE POLE SWITCH
- \$<sup>3D</sup> - (DIMMER) THREE-WAY SWITCH
- ⊕ - DUPLEX RECEPTACLE
- GFI ⊕ - GROUND FAULT INTERRUPTER DUPLEX RECEPTACLE
- W.P. GFI ⊕ - WATER PROOF GROUND FAULT INTERRUPTER DUPLEX OUTLE
- ⊙ S.D. - SMOKE DETECTOR
- ⊗ E.F. - EXHAUST FAN (50 CFM MIN.)
- ⊔ U.C. - UNDER CABINET LIGHTING
- ⊔C - IN-CABINET LIGHTING
- ALL NEW KITCHEN APPLIANCE SHALL HAVE DEDICATED ELECTRICAL OUTLETS

SMOKE AND CARBON MONOXIDE DETECTOR NOTES

1. SMOKE DETECTORS SHALL BE A.C. POWERED WITH BATTERY BACKUP AND BE U.L. APPROVED. INTERCONNECT ALL SMOKE DETECTORS SO THAT AN ALARM WILL SOUND THROUGHOUT THE DWELLING SIMULTANEOUSLY. DETECTORS SHALL BE IN ACCORDANCE WITH NFPA 74-89. SMOKE DETECTORS SHALL BE LOCATED ON EACH FLOOR LEVEL IN THE VICINITY OF ALL BEDROOMS. HALLWAY DETECTORS UPSTREAM FROM OR NEAR RETURN AIR GRILL. FLOOR LEVELS WITHOUT BEDROOMS SHALL HAVE THE DETECTOR LOCATED AT THE CEILING NEAR THE STAIRWAY.
2. IF NOT CURRENTLY INSTALLED, INSTALL CARBON MONOXIDE DETECTORS OUTSIDE EACH SEPARATE SLEEPING AREA IN THE IMMEDIATE VICINITY OF THE BEDROOMS. (THE CURRENT HALLWAY WILL BE THE IDEAL LOCATION FOR THE DETECTOR INSTALLATION. BEDROOMS ARE ALL WITHIN A 10'-0" VICINITY) SINGLE STATION CARBON MONOXIDE DETECTORS SHALL BE LISTED AS COMPLYING WITH UL 2034 AND SHALL BE INSTALLED IN ACCORDANCE WITH THIS CODE AND THE MANUFACTURER'S INSTRUCTIONS.
3. ALL SMOKE AND CARBON MONOXIDE DETECTOR'S THROUGHOUT HOME SHALL BE INTERCONNECTED BY HARDWIRE OR BLUETOOTH.

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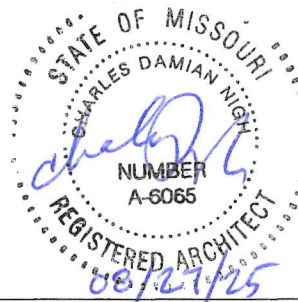


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**KITCHEN & BEDROOM  
ADDITION**  
FOR  
TIMMERMAN RESIDENCE  
417 HILL DR.  
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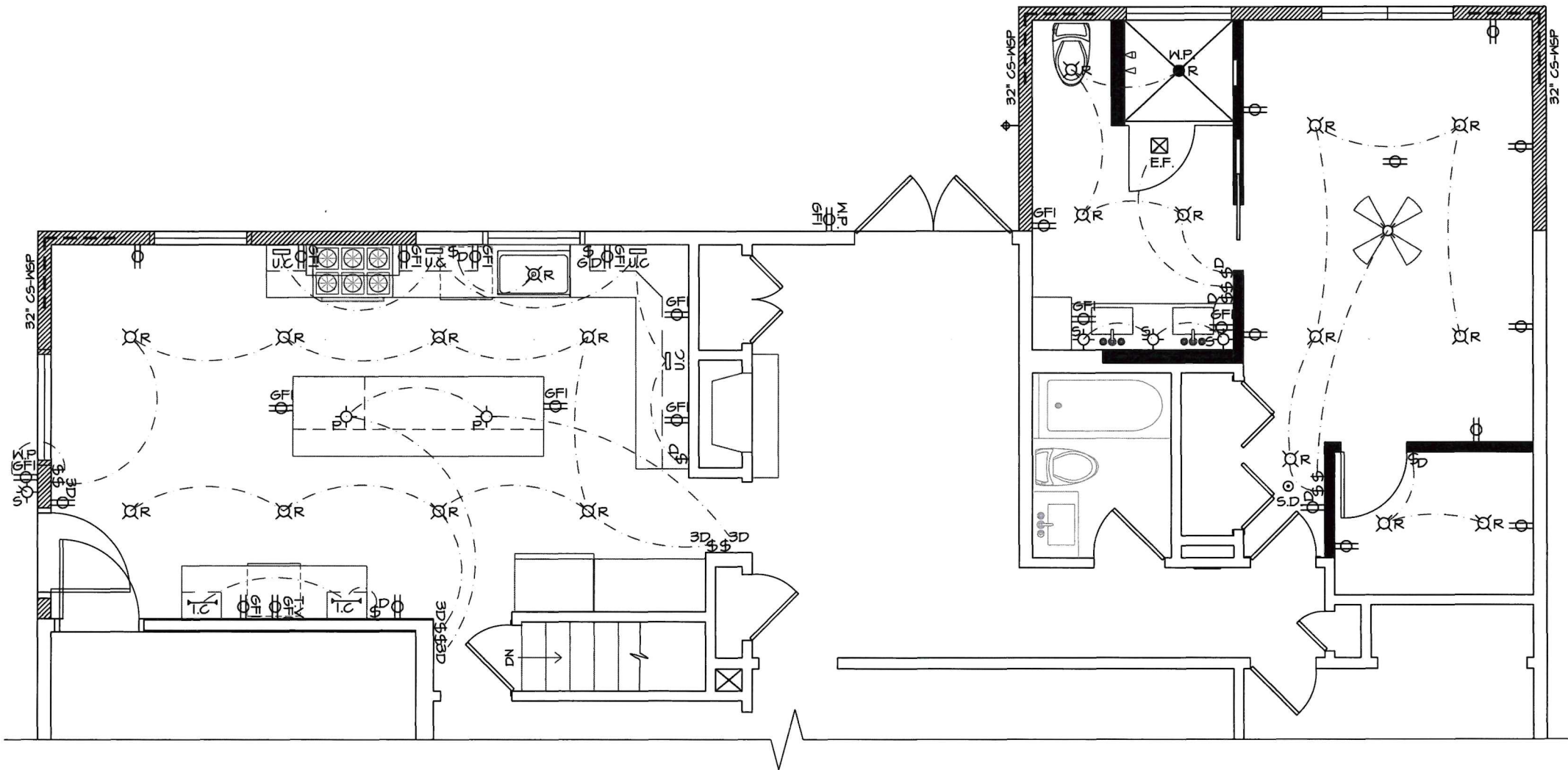
DRAWING TITLE:

**PROPOSED  
ELECTRICAL &  
LIGHTING PLAN**

DRAWN BY: ANDREW ARNOLD  
CHECKED BY: DAN KARY  
SHEET #

**A5**

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**A**  
**A5** **PROPOSED ELEC./LIGHTING PLAN**  
SCALE: 3/16" = 1'-0"  
NORTH



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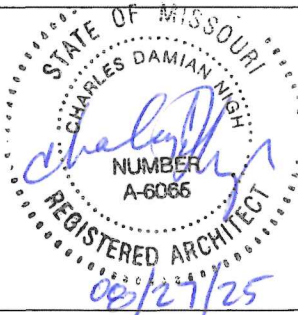
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**KITCHEN & BEDROOM  
ADDITION**

FOR  
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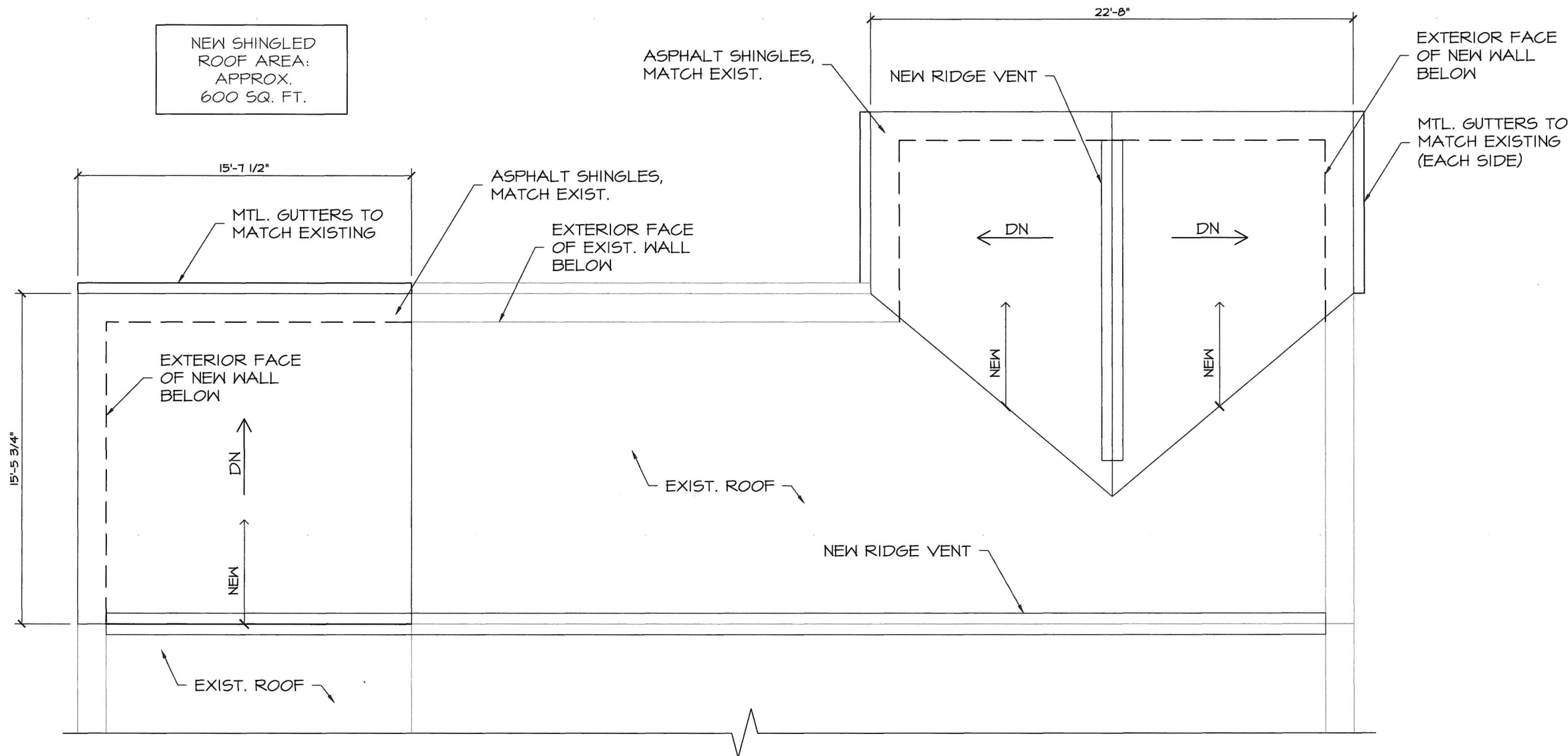
**PROPOSED  
ROOF PLAN**

DRAWN BY: ANDREW ARNOLD  
CHECKED BY: DAN KARY

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**A6**

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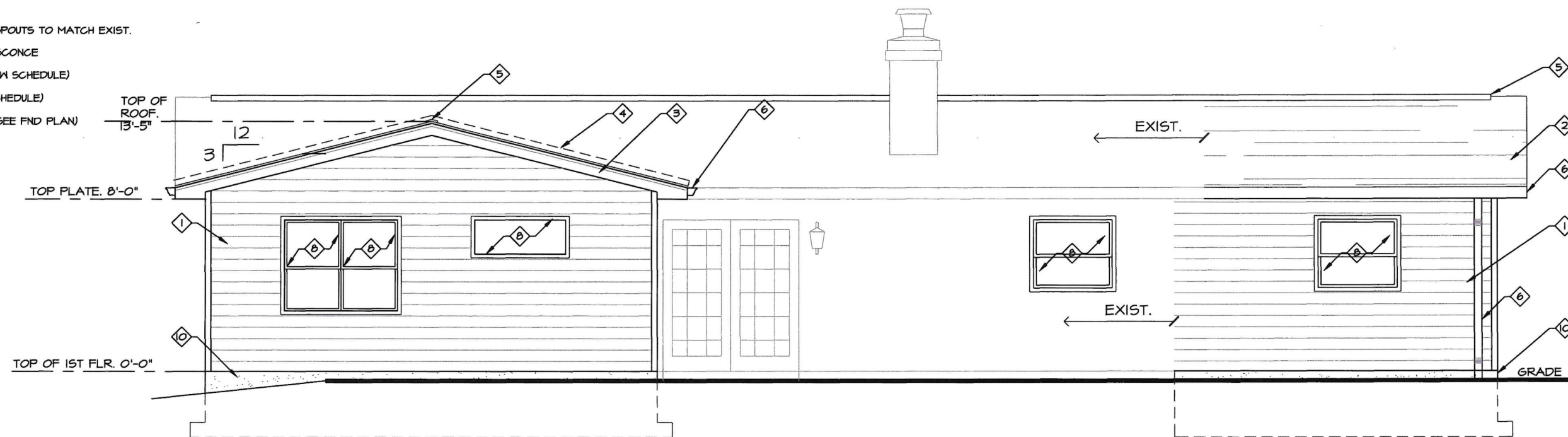


**PROPOSED ROOF PLAN**  
SCALE: 3/16" = 1'-0"

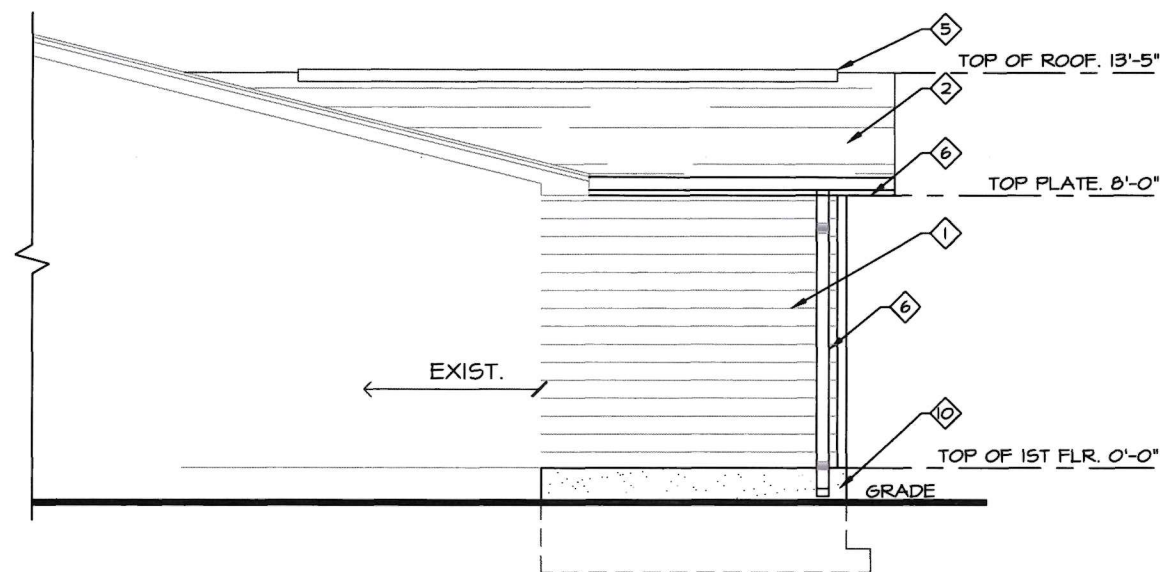


# KEYED NOTES

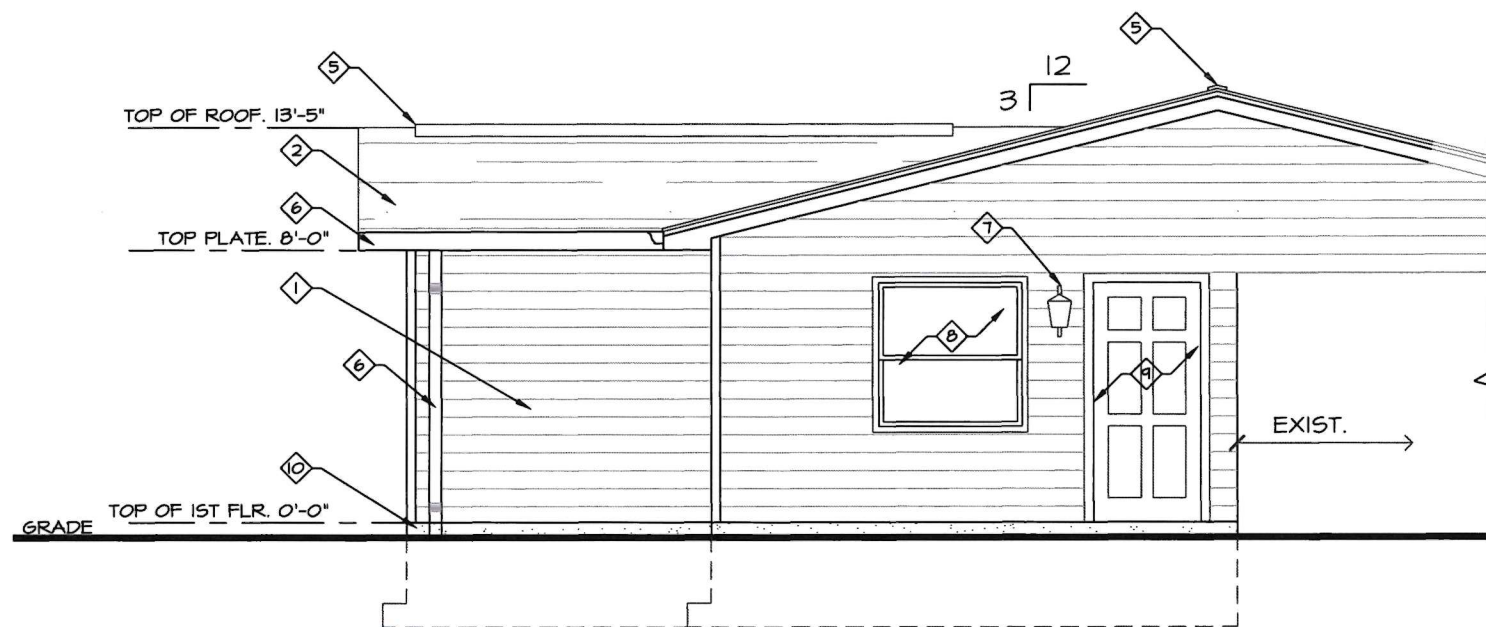
- 1 NEW J.H. SIDING TO MATCH EXIST.
- 2 NEW ASPHALT SHINGLES W/ DOUBLE SHEATHING. TO MATCH EXIST.
- 3 NEW 2X8 FASCIA W/ ALUMINUM WRAP. TO MATCH EXIST
- 4 NEW GALV. FLASHING / ICE & WATER VALLEYS
- 5 NEW RIDGE VENT
- 6 NEW GUTTERS AND DOWNSPOUTS TO MATCH EXIST.
- 7 NEW EXTERIOR LIGHTING SCONCE
- 8 NEW WINDOWS (SEE WINDOW SCHEDULE)
- 9 NEW DOOR (SEE DOOR SCHEDULE)
- 10 NEW CONC. FOUNDATION (SEE FND PLAN)



**A** REAR ELEVATION  
A7 SCALE: 3/16" = 1'-0"



**B** LEFT ELEVATION  
A7 SCALE: 3/16" = 1'-0"



**C** RIGHT ELEVATION  
A7 SCALE: 3/16" = 1'-0"

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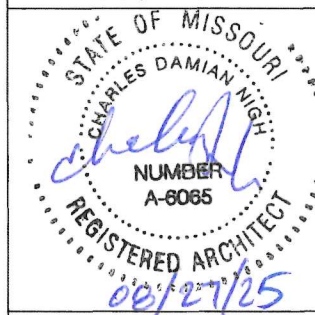


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**KITCHEN & BEDROOM**  
**ADDITION**

FOR  
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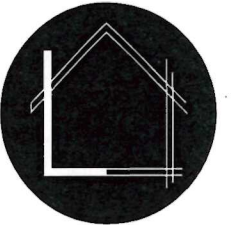
**ELEVATIONS**

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**A7**



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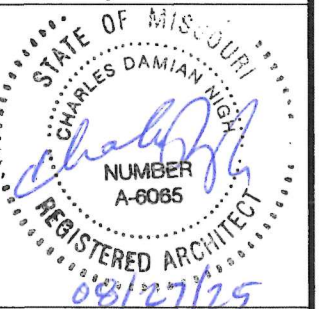


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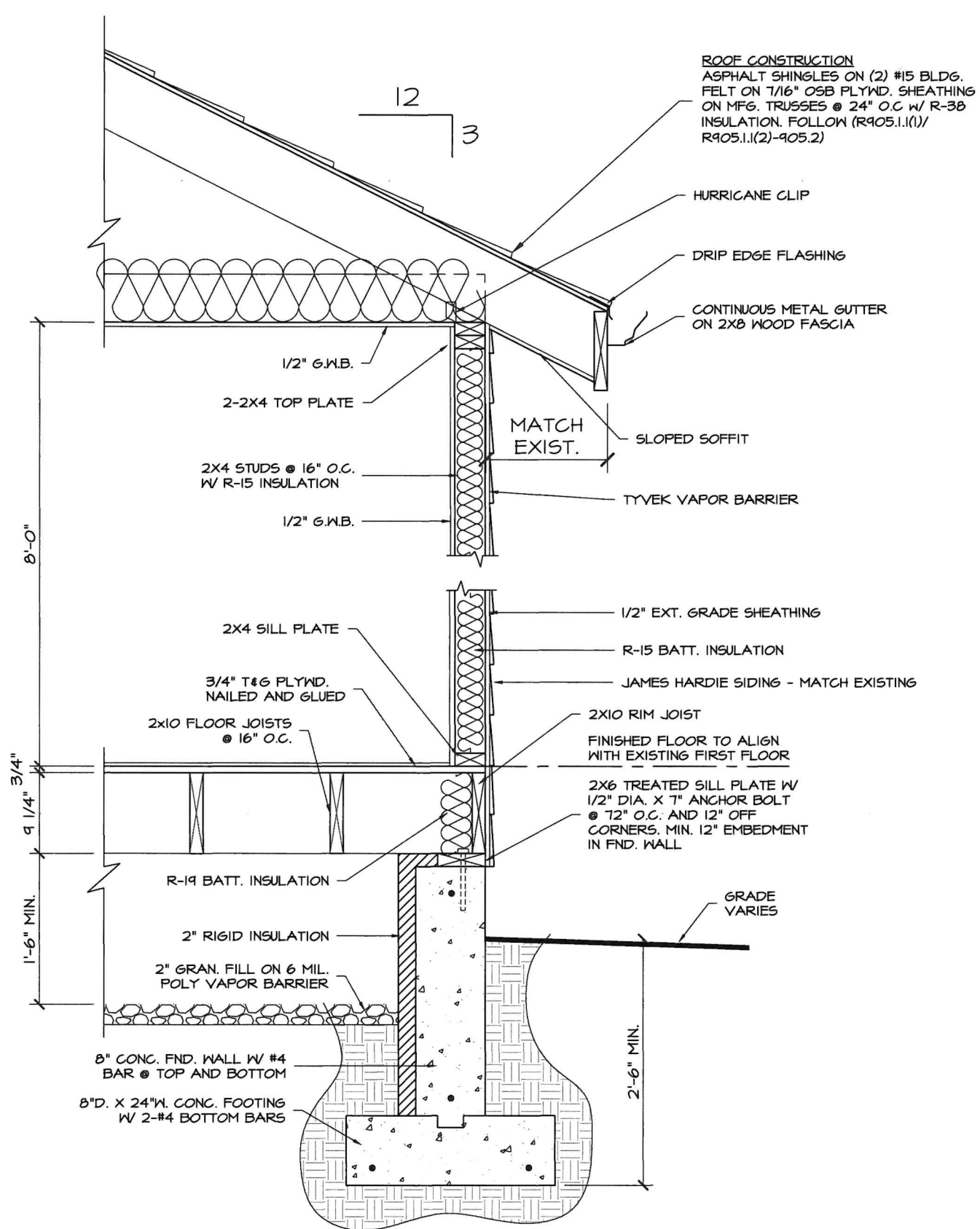
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**SECTION  
DETAILS**

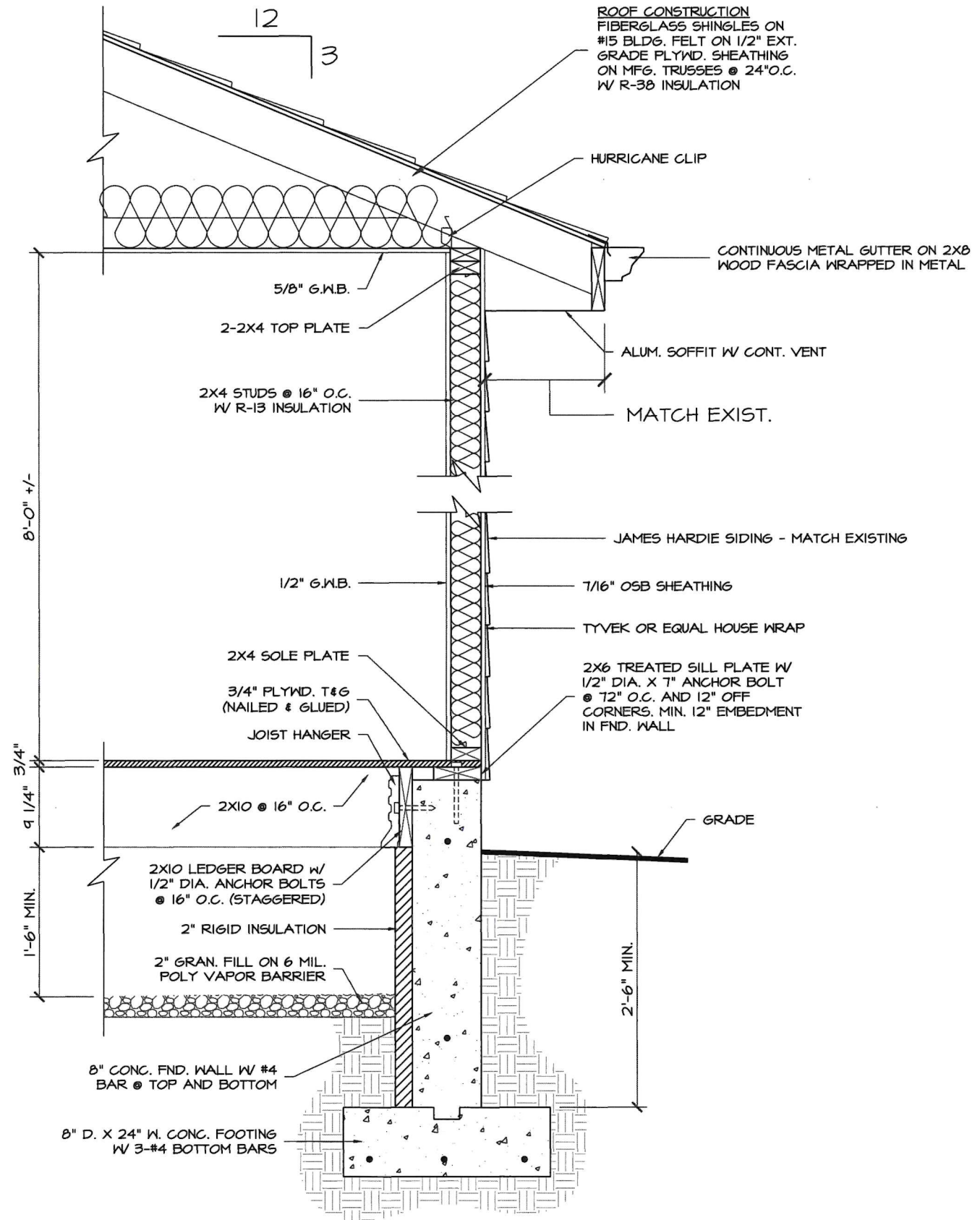
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**A8**

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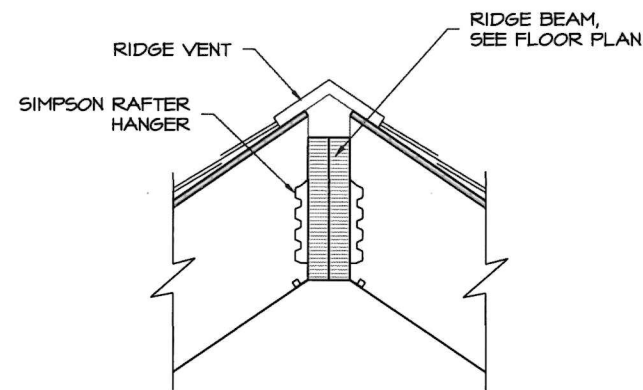


**A** SECTION DETAIL  
A8 SCALE: 3/16" = 1'-0"

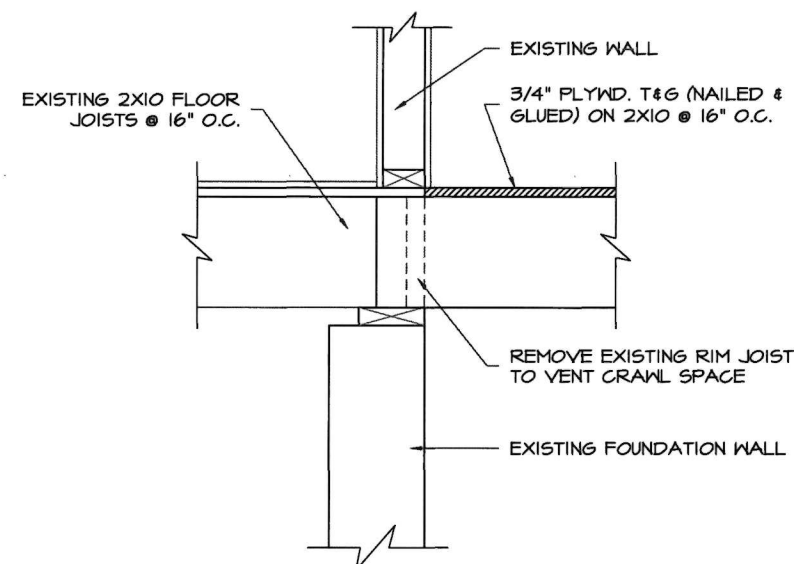


**B** SECTION DETAIL  
A8 SCALE: 3/16" = 1'-0"





**A**  
**A9** **RIDGE DETAIL**  
SCALE: 3/4" = 1'-0"



**C**  
**A9** **RIDGE DETAIL**  
SCALE: 3/4" = 1'-0"

MIN. 24" WIDE FULL HT.  
7/16" WOOD STRUCTL PANEL  
8d NAIL AT 6" O.C. ON ALL  
FRAMING MEMBERS AT PANEL  
EDGES AND 12" O.C. ON ALL  
FRAMING MEMBERS NOT AT  
PANEL EDGES.

2-16d NAILS AT 24" O.C.

8d NAIL AT 6" O.C.  
(ALL PANEL EDGES)

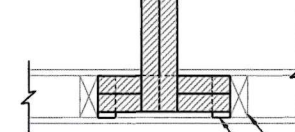
OUTSIDE CORNER DETAIL

GYPSUM WALL BD.  
INSTALLED IN ACCORD.  
W/ TABLE R602.3(1)

WOOD STRUCTL PANEL  
INSTALLED IN ACCORD.  
W/ TABLE 602.10.10.3

**B**  
**A9** **EXTERIOR CORNER BRACE FRAMING**  
SCALE: 3/4" = 1'-0"

WD. BEAM,  
RE: B/A2



EXISTING STUD  
2x4 JACK STUDS ABOVE  
AND BELOW 2x10 BLK'G

EXISTING  
CONSTRUCTION

EXISTING  
CONSTRUCTION

2-2x10 BLK'G BETWEEN  
EXIST. WALL STUDS  
TO BEAR ON EXISTING  
BOTTOM PLATE

EXISTING  
HOUSE

EXISTING 2x4  
BOTTOM PLATE

1ST. FLR.

EXISTING  
CONSTRUCTION

WD. BEAM,  
RE: B/A2

**D**  
**A9** **ELEVATION**  
SCALE: 3/4" = 1'-0"

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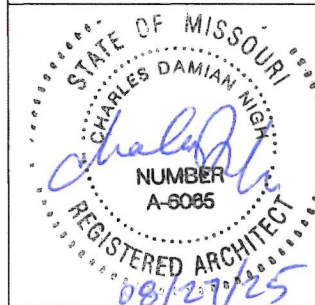


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**KITCHEN & BEDROOM  
ADDITION**  
FOR  
TIMMERMAN RESIDENCE  
417 HILL DR.  
GLENDALE, MO 63122

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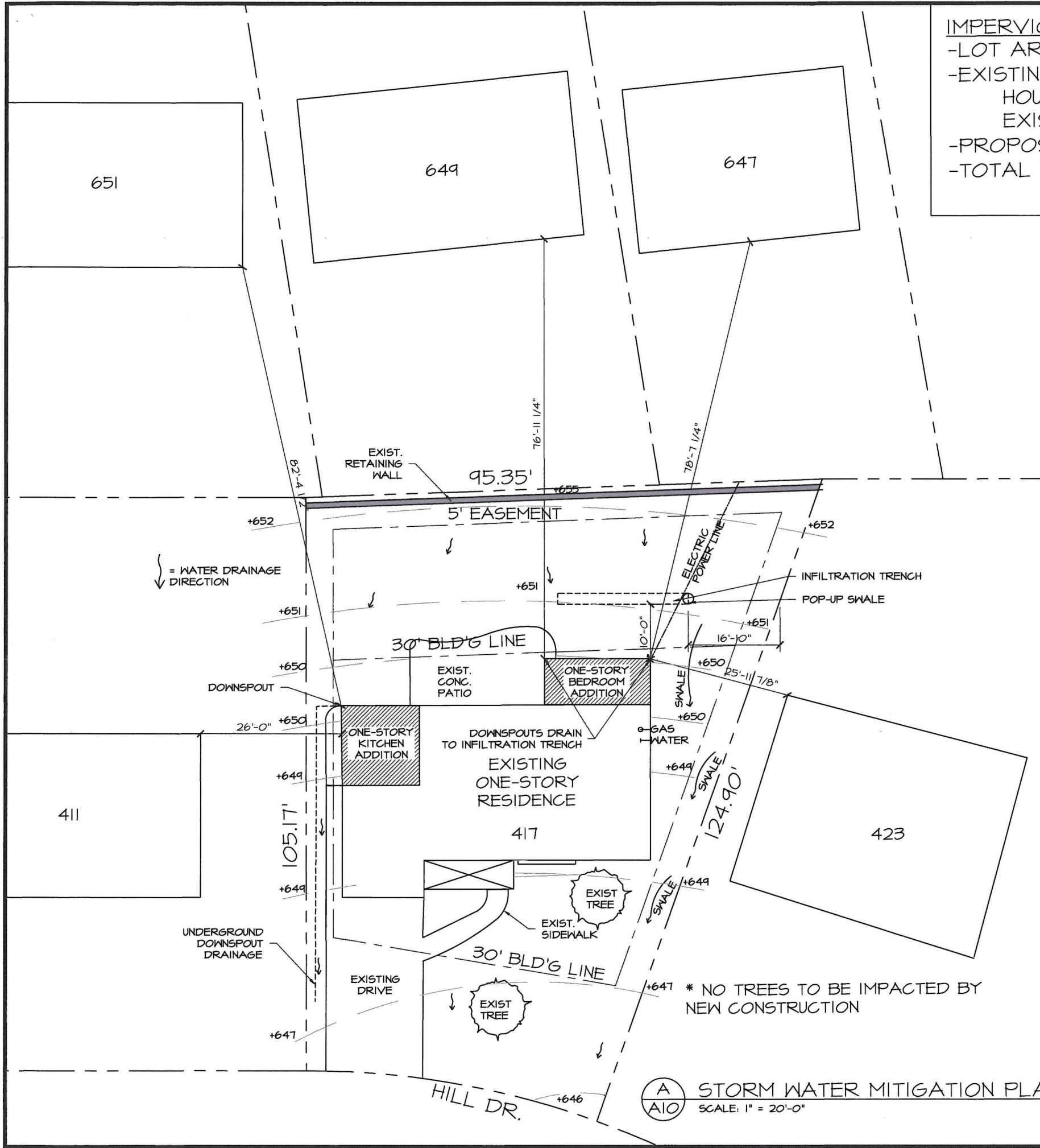
**SECTION  
DETAILS**

DRAWN BY: ANDREW ARNOLD  
CHECKED BY: DAN KARY  
SHEET #

**A9**

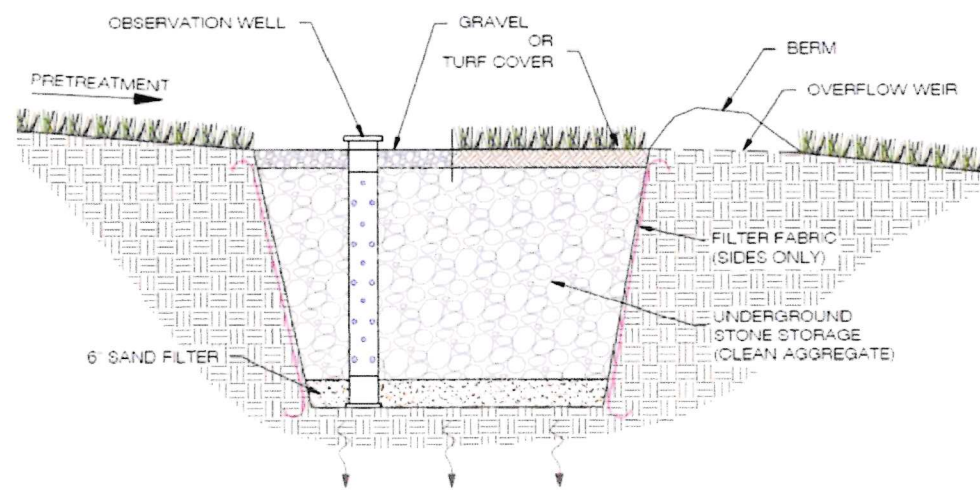
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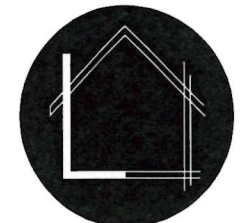
**IMPERVIOUS/GREENSPACE AREA:**  
-LOT AREA = 8286 S.F.  
-EXISTING TOTAL IMPERVIOUS = 2,608 S.F (31.5%)  
HOUSE & GARAGE = 1533  
EXIST. CONC. PATIO/ DRIVEWAY = 1075  
-PROPOSED ADDITIONAL IMPERVIOUS = 380 S.F. (4.5%)  
-TOTAL PROPOSED IMPERVIOUS = 2988 S.F. (36.%) < 55%

**STORM MITIGATION CALCULATIONS**  
  
PROPOSED ADDITION = 380 S.F.  
  
VOLUME OF RAIN WATER TO MANAGE =  
380 S.F. X 1.14 INCHES (STL. AVG.) = 433.2 CU. FT.  
  
CALCULATION:  
(71 GALLONS PER 100 SQ. FT. OF ADDITIONAL IMPERVIOUS). = 71 GAL. X 3.80 = 269.8 GALLONS OF WATER TO BE MANAGED  
  
METHOD SELECTED: INFILTRATION TRENCH  
(FOR EVERY 100 SQ. FT., A 1"x1"x1" DRAIN MUST HAVE A TRENCH OF APPROXIMATELY 24 FEET IN LENGTH.  
  
INFILTRATION TRENCH SIZE: 24"x24"x24'-0" W/ 4" PERFORATED DRAIN TILE  
  
- SEE SITE PLAN FOR LOCATION



**INFILTRATION TRENCH DETAIL**  
N.T.S

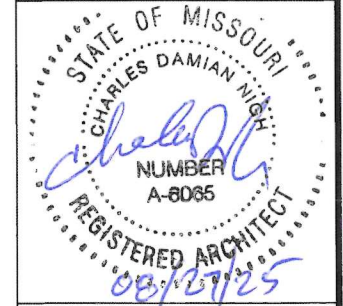
AS AN INSTRUMENT OF SERVICE, THIS DOCUMENT IS AND REMAINS THE PROPERTY OF LAKESIDE RENOVATION & DESIGN, AND MAY NOT BE USED FOR ANY PROJECT OTHER THAN THAT FOR WHICH IT WAS ORIGINALLY INTENDED. LAKESIDE RENOVATION & DESIGN IS NOT RESPONSIBLE FOR THE ADVERSE CONSEQUENCES OF DEVIATIONS FROM INFORMATION PROVIDED IN THIS DOCUMENT, UNLESS SPECIFICALLY APPROVED IN WRITING BY LAKESIDE RENOVATION & DESIGN. CONTRACTOR IS RESPONSIBLE FOR QUANTITIES, CONDITIONS, FIELD DIMENSIONS, JOB COORDINATION, PROJECT METHODS AND ALL OTHER CONTRACT REQUIREMENTS.



**LAKESIDE**  
renovation & design  
139 CHESTERFIELD INDUSTRIAL BLVD.  
CHESTERFIELD, MISSOURI 63005  
PHONE: 636.978.5000

Lakeside renovation & design  
CERTIFICATE OF AUTHORITY  
# A-2020028434

CHARLES D. NICH  
REGISTERED ARCHITECT  
MISSOURI LICENSE #A-6065  
139 CHESTERFIELD INDUSTRIAL BLVD.  
CHESTERFIELD, MISSOURI 63005  
PHONE: 636.978.5000



**KITCHEN & BEDROOM ADDITION**  
FOR  
TIMMERMAN RESIDENCE  
417 HILL DR.  
GLENDALE, MO 63122

PERMIT SET:

| REVISIONS |             |      |
|-----------|-------------|------|
| NO.       | DESCRIPTION | DATE |
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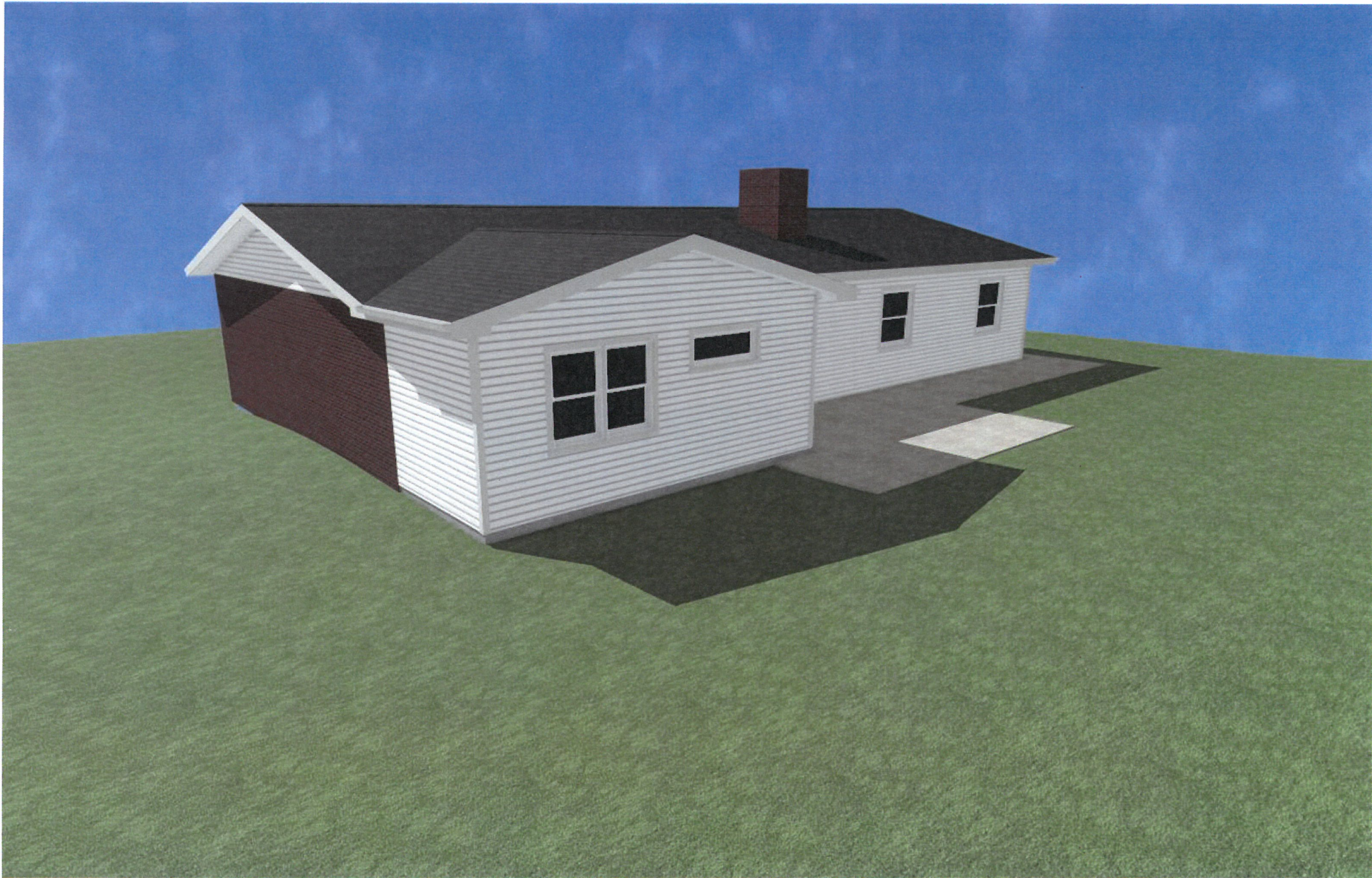
DRAWING TITLE:

**STORM WATER MITIGATION PLAN**

DRAWN BY: ANDREW ARNOLD  
CHECKED BY: DAN KARY  
SHEET #

**A10**









































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

## APPLICATION FOR ARCHITECTURAL REVIEW BOARD

APPLICATION DATE 8/21/25 DATE OF ARB MEETING 9/10/25 ESTIMATED COST TBD

PROJECT ADDRESS 400 Parkland Ave. GLENDALE, MO 63122

NAME OF PROPERTY OWNER Daniel & Kelly Gargan PHONE NUMBER \_\_\_\_\_

CONTRACTOR (NAME) Lewis Homes PHONE NUMBER 314-513-1914

CONTRACTOR ADDRESS 335 Leffingwell Ave., Suite 100, Kirkwood, MO 63122

ARCHITECT (NAME) Ann Begemann PHONE NUMBER 314-614-0686

ARCHITECT ADDRESS 3207 Charleston Blvd., Rockingham, VA 22801

DETAILED DESCRIPTION OF WORK BEING PROPOSED: Rear addition and garage

FLOOR AREA RATIO 0.365 (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.) 1196.10

TOTAL FLOOR AREA OF EXISTING STRUCTURE (SQ. FT.) 2645.8

TOTAL SQ. FT. OF LOT 10,499 WIDTH AND DEPTH OF LOT (FT.) 119.25 x 98.68 x 100.0 x 97.25

HEIGHT OF STRUCTURE Rear add-14' 1"  
Garage Add-13'3.5" NUMBER OF STORIES 2

ESTIMATED COMMENCE DATE TBD EST. COMPLETION DATE TBD

**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](mailto: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

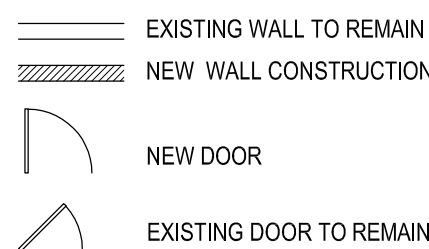
8/22/2025  
\_\_\_\_\_  
DATE





1. ALL DIMENSIONS ARE TO FACE OF STUD FOR NEW CONSTRUCTION AND TO FACE OF DRYWALL FOR EXISTING WALLS.
2. CONTRACTOR TO FIELD VERIFY ALL MEASUREMENTS AND EXISTING CONDITIONS. NOTIFY ARCHITECT OF ANY DISCREPANCIES.
3. ALL FINISHES TO BE APPROVED BY OWNER.
4. ALL FIRST FLOOR CEILING HEIGHTS TO MATCH EXISTING UNLESS INDICATED OTHERWISE.
5. COORDINATE WITH OWNER FOR ALL CABINETS & COUNTERTOPS.
6. TOP OF ALL WINDOWS TO BE A MINIMUM OF 6'-10" ABOVE FINISHED FLOOR OR TO MATCH EXISTING.
7. CONTRACTOR TO VERIFY AND COORDINATE BEFORE CONSTRUCTION WITH ALL DOOR & WINDOW CENTER LINE DIMENSIONS WITH DOOR & WINDOW MANUFACTURER'S ROUGH OPENING DIMENSIONS.
8. ALL INTERIOR PARTITIONS TO BE 2x4 WOOD STUDS @ 16" O.C. WITH 1/2" GWB BOTH SIDES UNLESS NOTED OTHERWISE. EXTERIOR WALLS TO BE 2x4 WOOD STUDS @ 16" O.C. WITH 1/2" GWB ON INTERIOR & 1/2" SHEATHING ON EXTERIOR.
9. ALL DOORS TO BE 6'-8" HIGH UNLESS NOTED OTHERWISE.
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12. ALL STEPS: MAX. RISER = 7 1/4", MIN. TREAD = 10" W/ 1" NOSING.
13. ALL SOFFITTS TO BE FIREBLOCKED IN ACCORDANCE WITH THE 2015 IRC.
14. ALL FURRED WALLS TO BE FIREBLOCKED VERTICALLY AT THE CEILING AND HORIZONTALLY EVERY 10' MAXIMUM IN ACCORDANCE WITH THE 2015 IRC.
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2. ALL FLOOR FRAMING TO BE SPACED AS SHOWN ON PLAN.
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10. ALL EXTERIOR SHEATHING TO BE 1/2" PLYWOOD OR OSB BOARD.



Ann Begemann, ARCHITECT  
begemann\_ann@sbcglobal.net  
(314) 614-0686

**RESIDENTIAL ADDITIONS**  
at 400 Parkland Avenue  
Glendale, MO 63122

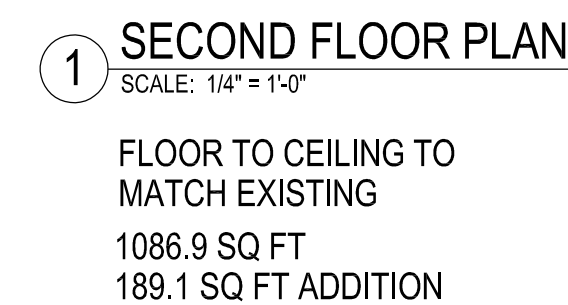
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SHEET NUMBER

A3

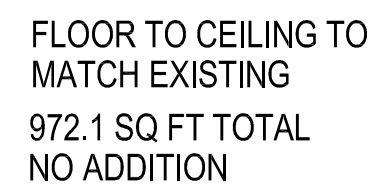
Ann Begemann, ARCHITECT  
begemann\_ann@sbcglobal.net  
(314) 614-0686

RESIDENTIAL ADDITIONS  
at 400 Parkland Avenue  
Glendale, MO 63122



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SHEET NUMBER

A4

Ann Begemann, ARCHITECT  
begemann\_ann@sbcglobal.net  
(314) 614-0686

RESIDENTIAL ADDITIONS  
at 400 Parkland Avenue  
Glendale, MO 63122



1. ROOF TO HAVE ASPHALT ARCHITECTURAL SHINGLES OVER 1/2" EXTERIOR GRADE 2009 IRC APPROVED SHEATHING & 15 LB. ROOFING FELT. ROOF SHINGLES TO MATCH EXISTING ROOF OR TO BE SELECTED BY OWNER.
2. ALL GUTTERS TO BE ALUMINUM OGEE GUTTERS ON A 1 x 8 FASCIA BOARD W/ DOWNSPOUTS.
3. ALL WINDOWS TO HAVE LOW 'E' INSULATED GLASS. OPERABLE WINDOWS TO HAVE REMOVABLE SCREENS. WINDOW SIZES ARE IN FOOT INCHES (EXAMPLE: A 3050 IS A 3'-0" x 5'-0" WINDOW).
4. PROVIDE LAP SIDING TO MATCH EXISTING. PROVIDE CORNER BOARDS & WINDOW TRIM TO MATCH EXISTING.
5. PROVIDE VENTED SOFFITS TO MATCH EXISTING.
6. ROOF OVERHANGS AS INDICATED.
7. VERIFY ALL ROUGH OPENINGS OF ALL SELECTED WINDOWS & DOORS PRIOR TO FRAMING WALLS.
8. PROVIDE CONTINUOUS METAL FLASHING AT ALL ROOF TO WALL CONNECTIONS. USE COPPER STEP FLASHING AT ALL MASONRY WALLS. FLASH ALL VALLEYS W/ INTERLACING SHINGLES.
9. ALL FULL LITE DOORS & SIDELITES TO HAVE TEMPERED GLASS.
10. WINDOW HEAD HEIGHT TO BE 6'-0" A.F.F. MINIMUM OR MATCH EXISTING WINDOW HEAD HEIGHT.



Ann Begemann, ARCHITECT  
begemann\_ann@sbcglobal.net  
(314) 614-0686

**RESIDENTIAL ADDITIONS**  
at 400 Parkland Avenue  
Glendale, MO 63122

[illegible]

# A5



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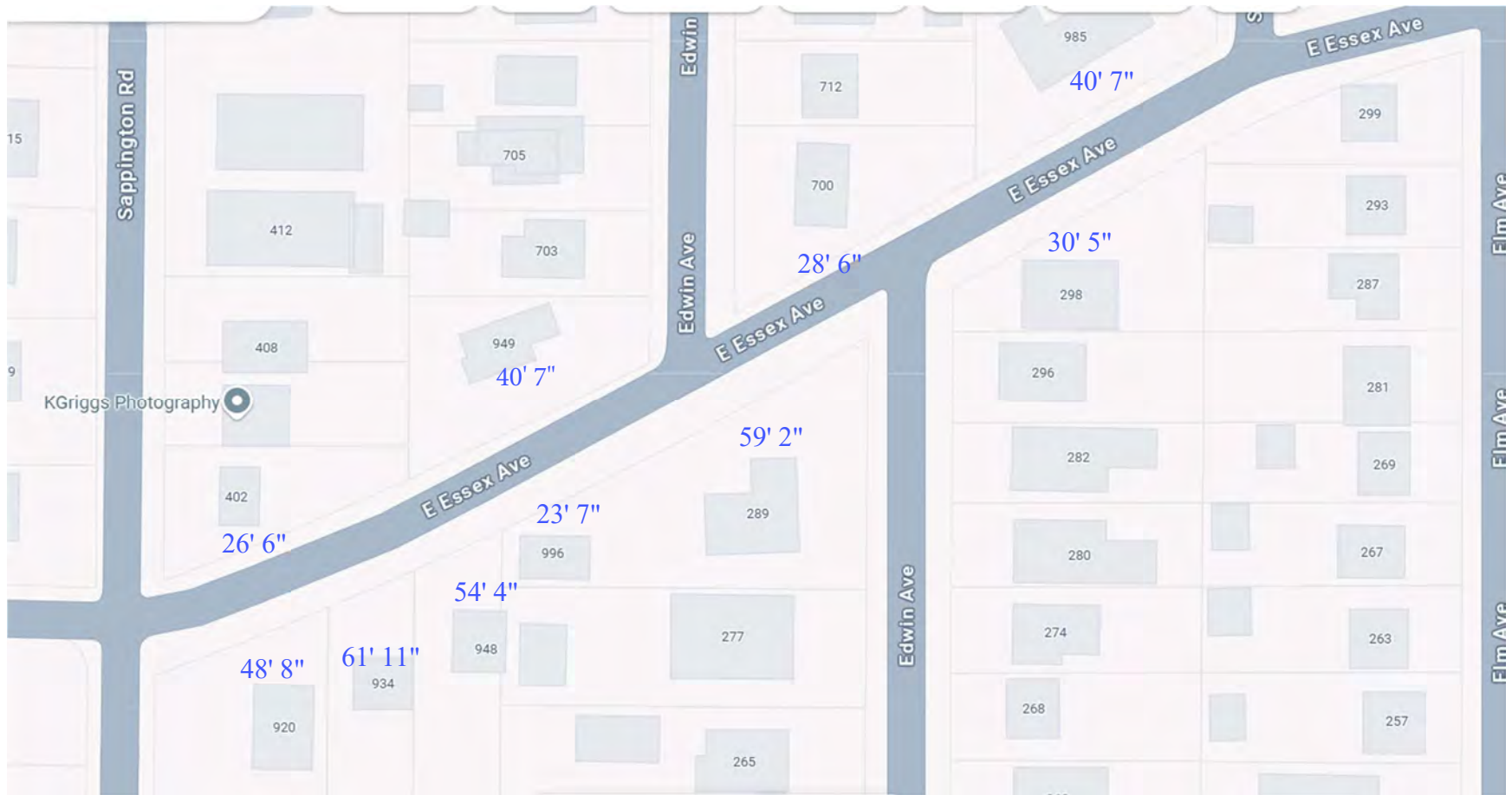


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RESIDENTIAL ADDITIONS  
at 400 Parkland Avenue  
Glendale, MO 63122

[illegible]

A6





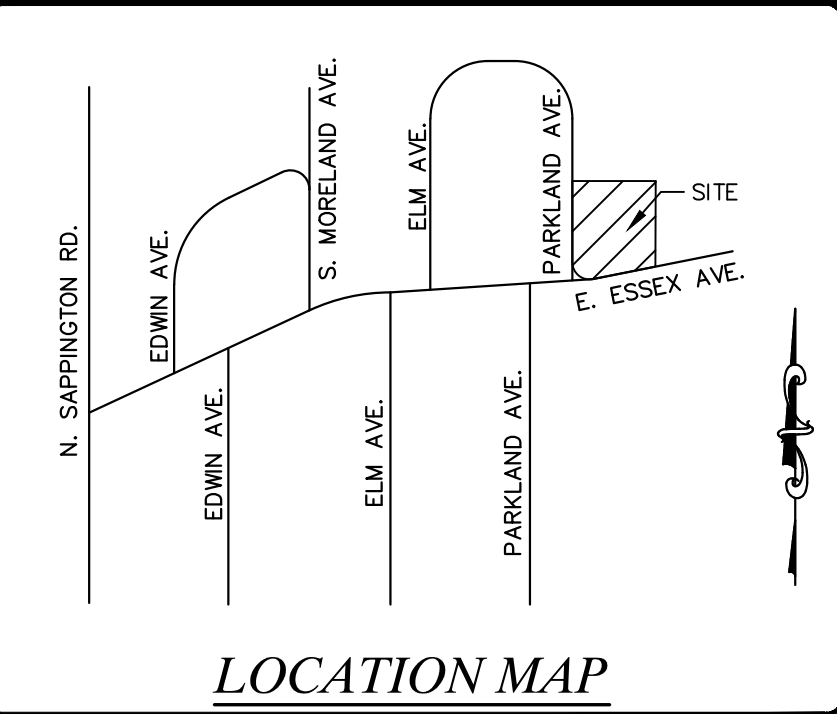


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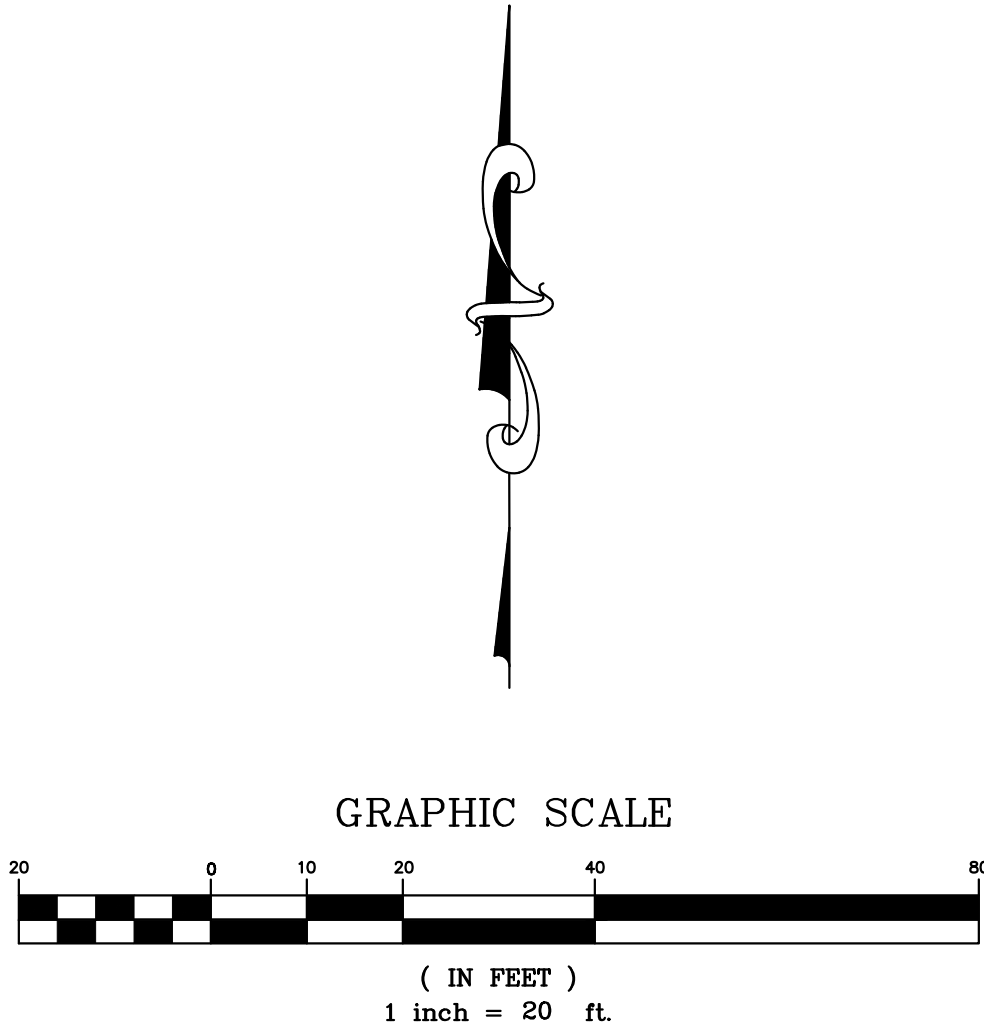
THE UNDERGROUND UTILITIES SHOWN HEREON WERE PLOTTED FROM AVAILABLE INFORMATION AND DO NOT NECESSARILY REFLECT THE ACTUAL EXISTENCE, NONEXISTENCE, SIZE, TYPE, NUMBER OR LOCATION OF THESE OR OTHER UTILITIES. THE GENERAL CONTRACTOR SHALL BE RESPONSIBLE FOR VERIFYING THE ACTUAL LOCATION OF ALL UNDERGROUND UTILITIES, SHOWN OR NOT SHOWN, AND SAID UTILITIES SHALL BE LOCATED IN THE FIELD PRIOR TO ANY GRADING, EXCAVATION OR CONSTRUCTION OF IMPROVEMENTS. THESE PROVISIONS SHALL IN NO WAY ABSOLVE ANY PARTY FROM COMPLYING WITH THE UNDERGROUND FACILITY SAFETY AND DAMAGE PREVENTION ACT, CHAPTER 319, RSMo.



CALL BEFORE  
YOU DIG!  
1-800-DIG-RITE



**SITE INFO:**  
N/F THE DANIEL C. & KELLY L. GARGAN  
REVOCABLE LIVING TRUST  
D.B. 23635 PG. 265  
LOC# 23L411453  
#400 PARKLAND AVE.  
10,499 SQ. FT. OR 0.241 AC.±



ELM AVENUE (50' W)

ESSEX AVENUE (45' W)

PARKLAND AVENUE (50' W)

A TRACT OF LAND BEING LOT 16 OF "PARKLAND HILLS" (P.B. 79, PG. 9) LOCATED IN SECTION 31, TOWNSHIP 45 NORTH, RANGE 6 EAST, CITY OF GLENDALE, ST. LOUIS COUNTY, MISSOURI

**TITLE NOTES**

A CURRENT TITLE COMMITMENT OF THE SUBJECT TRACT HAS NOT BEEN PROVIDED TO THE SURVEYOR. 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 THE SURVEYOR AT THE TIME OF SURVEY. WAS EXECUTED, AND THEREFORE NOT PLOTTED HEREON. THIS SURVEY DOES NOT CONSTITUTE A TITLE SEARCH BY THE SURVEYOR. BUILDING LINES AND EASEMENTS OF THE SUBJECT TRACT ARE SHOWN PER PLAT BOOK 79 PAGE 9.

**SURVEYOR'S NOTES**

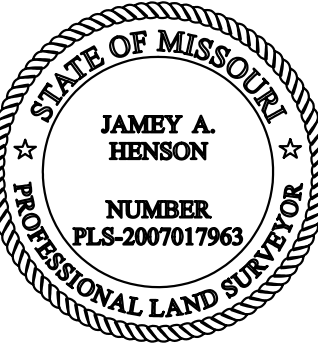
- THIS TRACT CONTAINS 10,499 SQUARE FEET OR 0.241 ACRES MORE OR LESS.
- BASIS OF BEARING: THE BEARINGS ARE ASSUMED.
- SOURCE OF RECORD TITLE: THE DANIEL C. & KELLY L. GARGAN REVOCABLE LIVING TRUST IS DESCRIBED AS THE OWNER AS RECORDED IN DEED BOOK 23635 PAGE 265 OF THE ST. LOUIS COUNTY, MISSOURI RECORDS.
- THE PROFESSIONAL WHOSE SEAL AND SIGNATURE APPEARS BELOW ASSUMES RESPONSIBILITY ONLY FOR WHAT APPEARS ON THIS PAGE AND DISCLAIMS (PURSUANT TO SECTION 327.411 RSMO) ANY RESPONSIBILITY FOR PLANS, SPECIFICATIONS, ESTIMATES, REPORTS OR OTHER DOCUMENTS OR INSTRUMENTS NOT SEALED BY THE UNDERSIGNED RELATING TO OR INTENDED TO BE USED FOR ANY PART OR PARTS OF THE PROJECT FOR WHICH THIS PAGE REFERS.

**SURVEYOR'S CERTIFICATION:**

THIS IS TO CERTIFY TO THE LEWIS HOMES LLC THAT THE STERLING COMPANY HAS, DURING THE MONTH OF DECEMBER 2024, PREPARED A ADJACENT HOUSE EXHIBIT ON A TRACT OF LAND BEING LOT 16 OF "PARKLAND HILLS" (P.B. 79, PG. 9) LOCATED IN SECTION 31, TOWNSHIP 45 NORTH, RANGE 6 EAST, CITY OF GLENDALE, ST. LOUIS COUNTY, MISSOURI. THE RESULTS OF SAID SURVEY ARE AS SHOWN HEREON AND THIS SURVEY MEETS MISSOURI STANDARDS FOR PROPERTY BOUNDARY SURVEYS, AS AN URBAN CLASS PROPERTY, AS SET FORTH BY THE MISSOURI BOARD FOR ARCHITECTS, PROFESSIONAL ENGINEERS AND LAND SURVEYORS (2 CSR 90-60 AND 20 CSR 2030-16 EFFECTIVE AS OF THE DATE OF THIS SURVEY).

THE STERLING COMPANY  
MO. REG. 307-D

JAMIE A. HENSON, P.L.S.  
MO. REG. L.S. #2007017963



| ISSUE | REMARKS/DATE   |
|-------|----------------|
| 1     | ORIGINAL ISSUE |
| 2     |                |
|       |                |
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|       |                |
|       |                |

PREPARED FOR:

**Lewis Homes LLC**  
335 Leffingwell Ave Suite 100  
Kirkwood, MO 63122  
(314) 513-1914

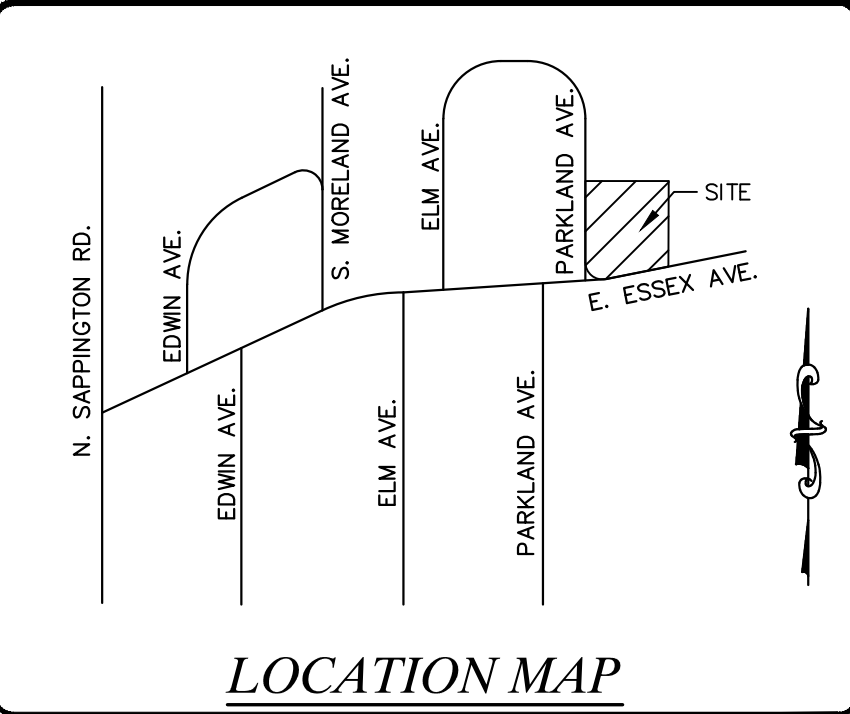
THE **STERLING** CO.  
ENGINEERS & SURVEYORS  
5055 NEW BAUMGARTNER ROAD  
ST. LOUIS, MISSOURI 63129  
(314) 487-0440  
E-Mail: Sterling@sterling-eng-sur.com  
CORP. CERT. OF AUTHORITY: #00346

| DRAWN:                                     | O.A.D. | DESIGNED: | CHECKED: | J.E.W. |
|--------------------------------------------|--------|-----------|----------|--------|
|                                            |        |           |          |        |
| PROJECT: <b>#400 PARKLAND AVENUE</b>       |        |           |          |        |
| SHEET TITLE: <b>ADJACENT HOUSE EXHIBIT</b> |        |           |          |        |

|                                                                      |       |     |
|----------------------------------------------------------------------|-------|-----|
| NO. <b>24</b>                                                        | 09    | 215 |
| M.S.D.                                                               | SHEET |     |
| P#                                                                   | 1     |     |
| DIGITAL FILE LOCATION<br>SERVER=STERLING-2<br>ENTER DRAWING NAME.DWG |       |     |
| OF 1                                                                 |       |     |



Drawing name: V:\2409215 400 Parkland Ave\Drawings\Surveying\brdy\2409215 Adjacent House Exhibit.dwg Plotted on: Jan 27, 2025 - 2:43pm Plotted by: qdoo



**SITE INFO:**  
N/F THE DANIEL C. & KELLY L. GARGAN  
REVOCABLE LIVING TRUST  
D.B. 23635 PG. 265  
LOC# 23L411453  
#400 PARKLAND AVE.  
10,499 SQ. FT. OR 0.241 AC.±

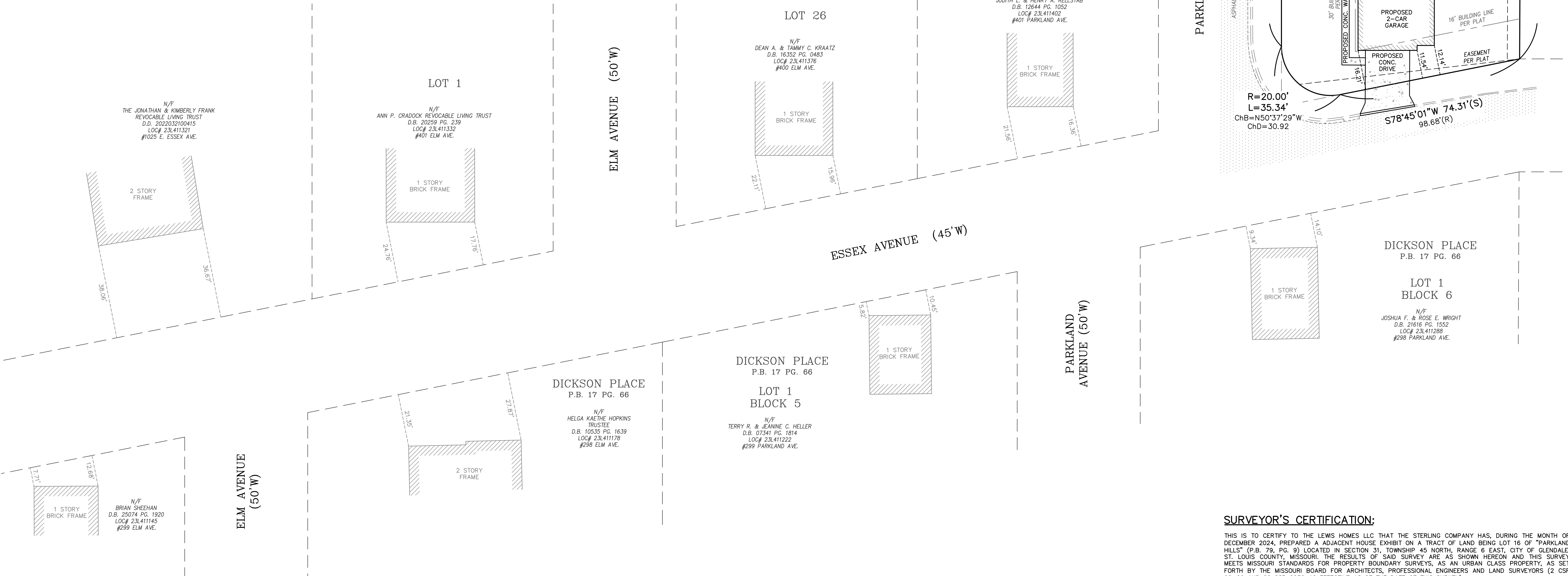
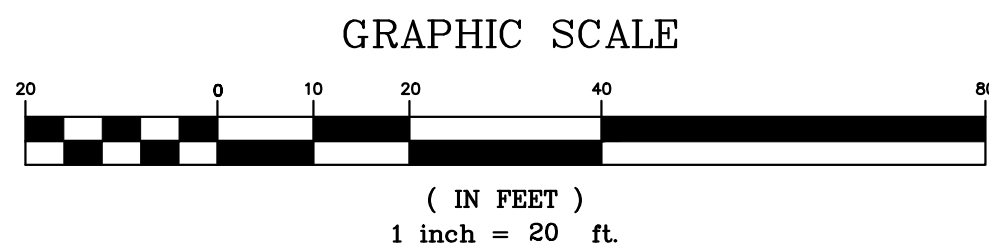
*A TRACT OF LAND BEING LOT 16 OF "PARKLAND HILLS" (P.B. 79, PG. 9) LOCATED IN  
SECTION 31, TOWNSHIP 45 NORTH, RANGE 6 EAST, CITY OF GLENDALE,  
ST. LOUIS COUNTY, MISSOURI*

**TITLE NOTES**

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**SURVEYOR'S NOTES**

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2. BASIS OF BEARING: THE BEARINGS ARE ASSUMED.
3. SOURCE OF RECORD TITLE: THE DANIEL C. & KELLY L. GARGAN REVOCABLE LIVING TRUST IS DESCRIBED AS THE OWNER AS RECORDED IN DEED BOOK 23635 PAGE 265 OF THE ST. LOUIS COUNTY, MISSOURI RECORDS.
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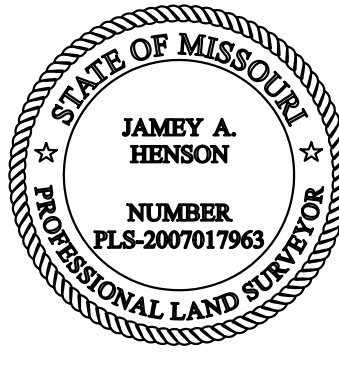


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THE STERLING COMPANY  
MO. REG. 307-D



JAMEY A. HENSON, P.L.S.  
MO. REG. L.S. #2007017963

| ISSUE | REMARKS/DATE   |
|-------|----------------|
| 1     | ORIGINAL ISSUE |
| 2     |                |

PREPARED FOR:

**Lewis Homes LLC**  
335 Leffingwell Ave Suite 100  
Kirkwood, MO 63122  
(314) 513-1914

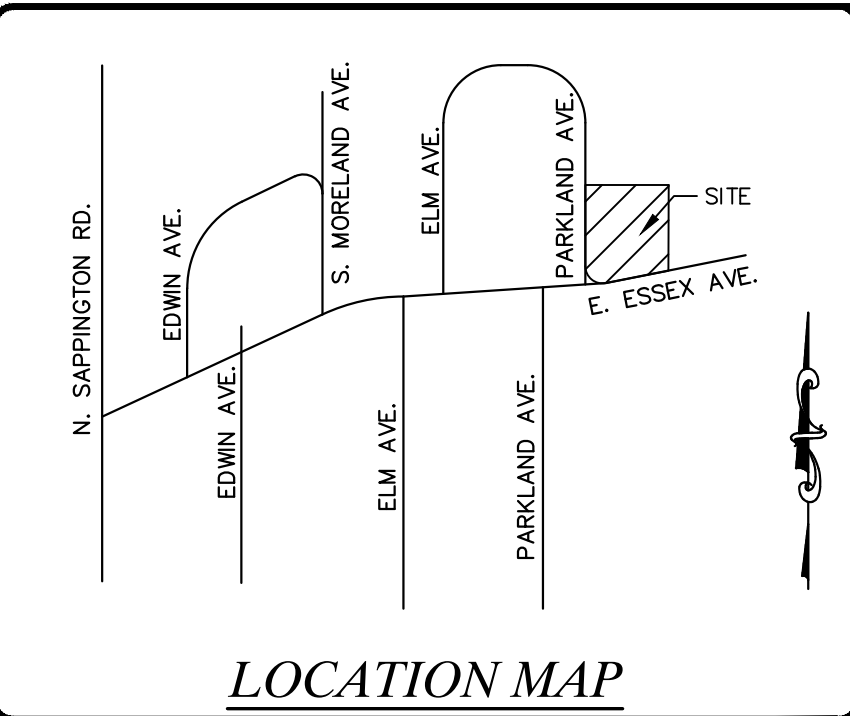
THE **STERLING** CO.  
ENGINEERS & SURVEYORS  
5055 NEW BAUMGARTNER ROAD  
ST. LOUIS, MISSOURI 63129  
E-Mail: Sterling@sterling-eng-survey.com  
CORP. CONT. OF AUTHORITY: #00346

|              |                        |           |  |          |        |
|--------------|------------------------|-----------|--|----------|--------|
| DRAWN:       | O.A.D.                 | DESIGNED: |  | CHECKED: | J.E.W. |
| PROJECT:     | #400 PARKLAND AVENUE   |           |  |          |        |
| SHEET TITLE: | ADJACENT HOUSE EXHIBIT |           |  |          |        |

|                        |    |    |     |
|------------------------|----|----|-----|
| NO.                    | 24 | 09 | 215 |
| M.S.D.                 |    |    |     |
| P#                     |    |    |     |
| DIGITAL FILE LOCATION  | 1  |    |     |
| SERVER=STERLING-2      |    |    |     |
| ENTER DRAWING NAME.DWG | OF |    |     |



Drawing name: V:\400215-400 Parkland Ave\Drawings\Surveying\Plot Plan\400215 Plot Plan.dwg Plotted on: Nov 15, 2024 - 2:57pm Plotted by: thuyth



**SITE INFO:**  
N/F THE DANIEL C. & KELLY L. GARGAN  
REVOCABLE LIVING TRUST  
D.B. 23635 PG. 265  
LOC# 23L411453  
#400 PARKLAND AVE.  
10,499 SQ. FT. OR 0.241 AC.±

#### LEGEND:

--- TREE LINE  
--- STILT FENCE  
--- FENCE LINE  
--- UNDERGROUND CATV LINE  
--- UNDERGROUND ELECTRIC LINE  
--- UNDERGROUND WATER LINE  
--- UNDERGROUND TELEPHONE LINE  
--- UNDERGROUND GAS LINE  
--- OVERHEAD ELECTRIC  
--- OVERHEAD WIRE  
--- UNDERGROUND SEWER LINE  
--- BUILDING

○ LIGHT STANDARD  
○ YARD LIGHT  
○ UTILITY POLE  
○ UTILITY POLE W/ LIGHT  
○ UTILITY POLE W/ TRANSFORMER  
○ GUY WIRE  
○ TRAFFIC SIGNAL  
○ WATER SPIGOT  
○ ELECTRIC METER  
○ WATER METER  
○ GAS METER  
○ WATER VALVE  
○ GAS VALVE  
○ GAS DRIP  
○ ELECTRIC BOX  
○ CABLE TV BOX  
○ TELEPHONE BOX  
○ TELEPHONE MANHOLE  
○ ELECTRIC MANHOLE  
○ STREET/ROAD SIGN  
○ MISC. POLE/POST  
○ PARCEL TIE (SAME OWNER)  
○ FIRE HYDRANT  
○ UTILITY MANHOLE  
○ MAIL BOX  
○ A/C UNIT  
○ SANITARY MANHOLE  
○ SANITARY CLEANOUT  
○ STORM MANHOLE  
○ CURB INLET / AREA INLET  
○ GRATE MANHOLE  
○ GRATE INLET  
○ BUSH/SHRUB  
○ TREE

--- SURFACE FLOW  
--- SURFACE FLOW WITH SLOPE  
■ DENOTES PERMANENT MONUMENT TO BE PLACED UPON COMPLETION OF GRADING AND ROADWAY IMPROVEMENTS 5/8"x24" REBAR WITH METAL CAP STAMPED L.S. 307--D.  
● DENOTES SEMI-PERMANENT MONUMENT TO BE SET  
○ FOUND IRON PIPE  
□ CONC. MON. / STONE  
+ CROSS  
+ CROSS WITH ANCHOR

--- CONC. PAVEMENT  
--- ASPHALT PAVEMENT  
--- BRICK PAVERS  
--- GRAVEL

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**ABBREVIATIONS:**  
CONC. - CONCRETE  
N/F - NOW OR FORMERLY  
P.B. - PLAT BOOK  
D.B. - DEED BOOK  
D.D. - DEED DOCUMENT  
PG. - PAGE  
SQ. FT. - SQUARE FEET  
(R) - RECORD  
(S) - SURVEY  
RAD. - RADIAL  
FF - FINISH FLOOR  
TF - TOP FOUNDATION  
BF - BASEMENT FLOOR  
UIP - USE IN PLACE  
TBR - TO BE REMOVED  
DS - DOWNSPOUT  
F/P - FIREPLACE  
W/W - WINDOW WELL  
APPRO. - APPROXIMATE  
EX. - EXISTING  
PROP. - PROPOSED

**NOTE:**  
THE PROFESSIONAL'S SEAL THAT APPEARS ON THIS SHEET ONLY CERTIFIES FOR THE PREPARATION OF THE PLOT PLAN FOR THE ADDITIONS AND THE STORM WATER CALCULATIONS. NO EXISTING FIELD TOPOGRAPHY WAS PERFORMED. CONTRACTOR SHALL VERIFY THE EXISTING FIELD CONDITION PRIOR TO ANY EXCAVATION OR CONSTRUCTION.

#### SITE NOTES:

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- NO EXISTING FIELD TOPOGRAPHY WAS PERFORMED BY THE STERLING COMPANY. THE STERLING COMPANY ASSUMES NO RESPONSIBILITY FOR ANY ERRORS WITH EXISTING FIELD TOPOGRAPHY.
- CONTRACTOR SHALL VERIFY THE EXISTING FIELD CONDITION PRIOR TO ANY EXCAVATION OR CONSTRUCTION.
- CONTRACTOR SHALL FIELD VERIFY ALL UTILITY LOCATIONS AND DEPTHS PRIOR TO ANY EXCAVATION OR CONSTRUCTION.
- THE UTILITY CONNECTION LOCATION AND COORDINATION SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR.
- THIS PLAN IS ONLY FOR THE PREPARATION OF THE PLOT PLAN FOR THE ADDITIONS AND THE STORM WATER CALCULATIONS.**

#### ZONING INFO:

"R-1" SINGLE FAMILY RESIDENTIAL  
FRONT SETBACK:  
ON PARKLAND AVENUE: 30' PER P.B. 79, PG. 9  
ON ESSEX AVENUE: 16' PER P.B. 79, PG. 9  
REAR SETBACK: 30'  
SIDE SETBACK: 10% OF THE WIDTH OF THE LOT = 10% x 113.3' = 11.33'  
(THE WIDTH OF THE LOT MEASURED AT 30' FRONT SETBACK)  
HEIGHT: 35' / 2 1/2 STORIES

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Plot Plan Prepared by  
THE STERLING COMPANY (314) 487-0440

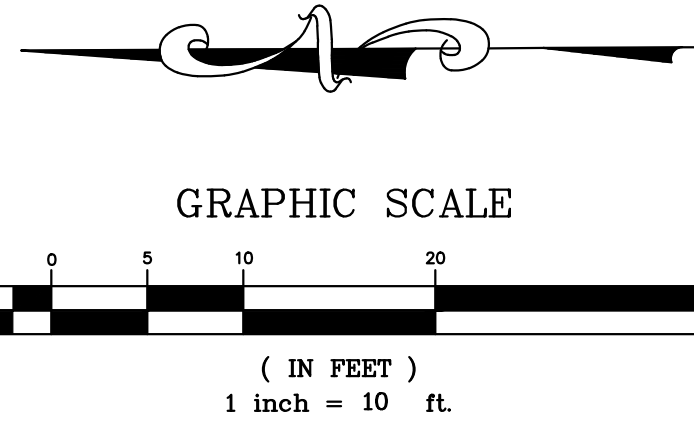
#### Notes:

- finished grades at the building to be a minimum of 8 inches below top of foundation for wood frame and 6 inches below for wood frame with brick veneer.
- All wood framing members that rest on top of the foundation located less than 8 inches above the exposed ground and all other wood less than 6 inches from the ground shall be pressure treated in accordance with section R319.1.
- Grade shall be noted to slope away from foundation a minimum of a 6 inch drop or min. 5% within the first 10 feet or to a swale.
- Foundation footings shall be constructed so as to maintain a 2' 6" depth of earth cover or as required by local building codes.
- This plot plan conforms to "GLENDALE CODE".
- Elevation Examples: 714.0(B)=Existing Elevation, 714.0(P)=Proposed Elevation.

THIS IS NOT A SURVEY AND DOES NOT MEET THE "MISSOURI STANDARDS FOR PROPERTY BOUNDARY SURVEYS" IN EFFECT AS OF THE DATE OF THIS PLOT PLAN.

THE STERLING COMPANY  
MO. REG. 307-D

JAMEY A. HENSON, P.L.S. - VICE PRESIDENT  
MO. REG. L.S. #2007017963



ISSUE REMARKS/DATE

1  
2  
3

Lewis Homes  
335 Leffingwell Ave. Suite 100  
Kirkwood, MO 63122  
(314) 513-1914

THE **STERLING** CO.  
ENGINEERS & SURVEYORS  
5055 New Baumgartner Road  
St. Louis, Missouri 63120  
Ph 314-487-0440 Fax 314-487-8944  
www.sterling-eng-survey.com  
Corporate Certificate of Authority #001348

#400 PARKLAND AVENUE  
GLENDALE, MISSOURI 63122

EXISTING CONDITIONS / DEMOLITION PLAN  
PLOT PLAN FOR ADDITIONS

NOT APPROVED  
FOR CONSTRUCTION!  
FOR REVIEW ONLY

Date: Henry H. Hyngh, PE  
License # PE-2022038627  
Professional Engineer

Job Number: 24-09-215  
Date: 11/15/2024  
Designed: HHH Sheet  
Drawn: HHH 1.1  
Checked: MGB PP





EX. HOUSE = 1,779 S.F.  
EX. DRIVE = 734 S.F.  
EX. WALK = 560S.F.  
EX. PATIO = 649 S.F.  
EX. PORCH = 76 S.F.  
EX. DECK = 365 S.F.

EX. HOUSE = 1,854 S.F.  
EX. WALK = 361 S.F.  
EX. PATIO = 649 S.F.  
PROP. ADDITION = 1,344 S.F.  
PROP. DRIVE = 255 S.F.

LOT AREA = 10,499 S.F.  
TOTAL IMPROVEMENTS = 4,463 S.F.  
TOTAL PERVIOUS AREA = 6,036 S.F.

GREEN SPACE AREA = 57.49%

|                     |       |                  |                    |
|---------------------|-------|------------------|--------------------|
| <u>PREDEVELOPED</u> |       |                  |                    |
| IMPERVIOUS AREA     | 4,163 | S.F. = 0.096 Ac. | X 3.54 = 0.340 cfs |
| PERVIOUS AREA       | 6,336 | S.F. = 0.145 Ac. | X 1.70 = 0.247 cfs |
|                     |       | <u>0.241 Ac.</u> | <u>0.587 cfs</u>   |

|                      |            |                  |        |                  |
|----------------------|------------|------------------|--------|------------------|
| <u>POSTDEVELOPED</u> |            |                  |        |                  |
| IMPERVIOUS AREA      | 4,505 S.F. | = 0.103 Ac.      | X 3.54 | = 0.365 cfs      |
| PERVIOUS AREA        | 5,994 S.F. | = 0.138 Ac.      | X 1.70 | = 0.235 cfs      |
|                      |            | <u>0.241 Ac.</u> |        | <u>0.600 cfs</u> |

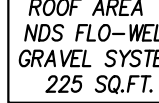
$$\begin{aligned} \text{DIFFERENTIAL RUNOFF} &= \text{PROPOSED RUNOFF} - \text{EXISTING RUNOFF} \\ &= 0.600 \text{ CFS} - 0.587 \text{ CFS} \\ &= 0.013 \text{ CFS (INCREASE IN IMPERVIOUS AREA)} \end{aligned}$$

## STORMWATER MANAGEMENT MEASURES REQUIRED

FOR THE VOLUME OF WATER TO BE STORED, ESTOY ON 1, ESTOS ON 1 (NEAR FOR NOT FINER)



1. THE GUTTERS SHALL DISCHARGE TO POP-UP EMITTERS UNLESS NOTED OTHERWISE.
2. THE PLACEMENT OF THE POP-UP EMITTERS TO BE DETERMINED IN THE FIELD. THE PLACEMENT SHALL ALLOW FOR STORM WATER TO BE ABSORBED PRIOR TO RUNOFF ONTO ADJACENT PROPERTY.
3. THE PLACEMENT OF THE NDS FLOW-GRATE GRAVEL TRENCH TO BE DETERMINED IN THE FIELD. THE PLACEMENT SHALL ALLOW THE NDS FLOW-GRATE GRAVEL TRENCH TO BE ABLE TO DRAIN PROPERLY.
4. THE POINT OF STORMWATER DISCHARGE SHALL BE AT LEAST 10 FEET FROM PROPERTY LINE.
5. THE CONTRACTOR IS TO MAINTAIN THE SHEET FLOW FOR THE STORM WATER AND SHALL NOT CONCENTRATE RUNOFF ONTO ADJACENT PROPERTIES.
6. DO NOT CONNECT WINDOW WELL DRAINS TO THE DOWNSPOUT PIPING.



ROOF CONTRIBUTORY MAP  
1" = 20'



N.T.S.

<https://www.ndspro.com/products/drainage/dry-wells.html>

1. CONTRACTOR TO DETERMINE THE LOCATION OF NDS FLO-WELL GRAVEL TRENCH IN FIELD AND TO ENSURE THAT NDS FLO-WELL GRAVEL TRENCH CAN DRAIN PROPERLY.
2. THE STERLING COMPANY ASSUMES NO RESPONSIBILITY FOR ANY ERRORS WITH THE LOCATION AND DRAINABILITY OF THE NDS FLO-WELL GRAVEL TRENCH.

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| ISSUE | REMARKS/DATE |
|-------|--------------|
|-------|--------------|

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(314) 513-1914

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ENGINEERS & SURVEYORS

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St. Louis, Missouri 63129  
Ph 314-487-0440 Fax 314-487-8944  
[www.sterling-eng-sur.com](http://www.sterling-eng-sur.com)  
Corporate Certificate of Authority #00134

**#400 PARKLAND AVENUE**

GLENDAL, MISSOURI 63122

PROPOSED CONDITIONS  
PLOT PLAN FOR ADDITIONS

*The Professional Engineer's seal and signature affixed to this sheet applies only to the material and items shown on this sheet. All drawing, instruments or other documents not exhibiting this seal and signature shall not be considered prepared by this engineer, and the engineer expressly disclaims any and all responsibility for such plans, drawings or documents not exhibiting this seal and signature.*

Date: \_\_\_\_\_  
Henry H. Huynh, PE  
License # PE-20220366  
Professional Engineer

Job Number \_\_\_\_\_

24-09-215

Date 11/15/2022

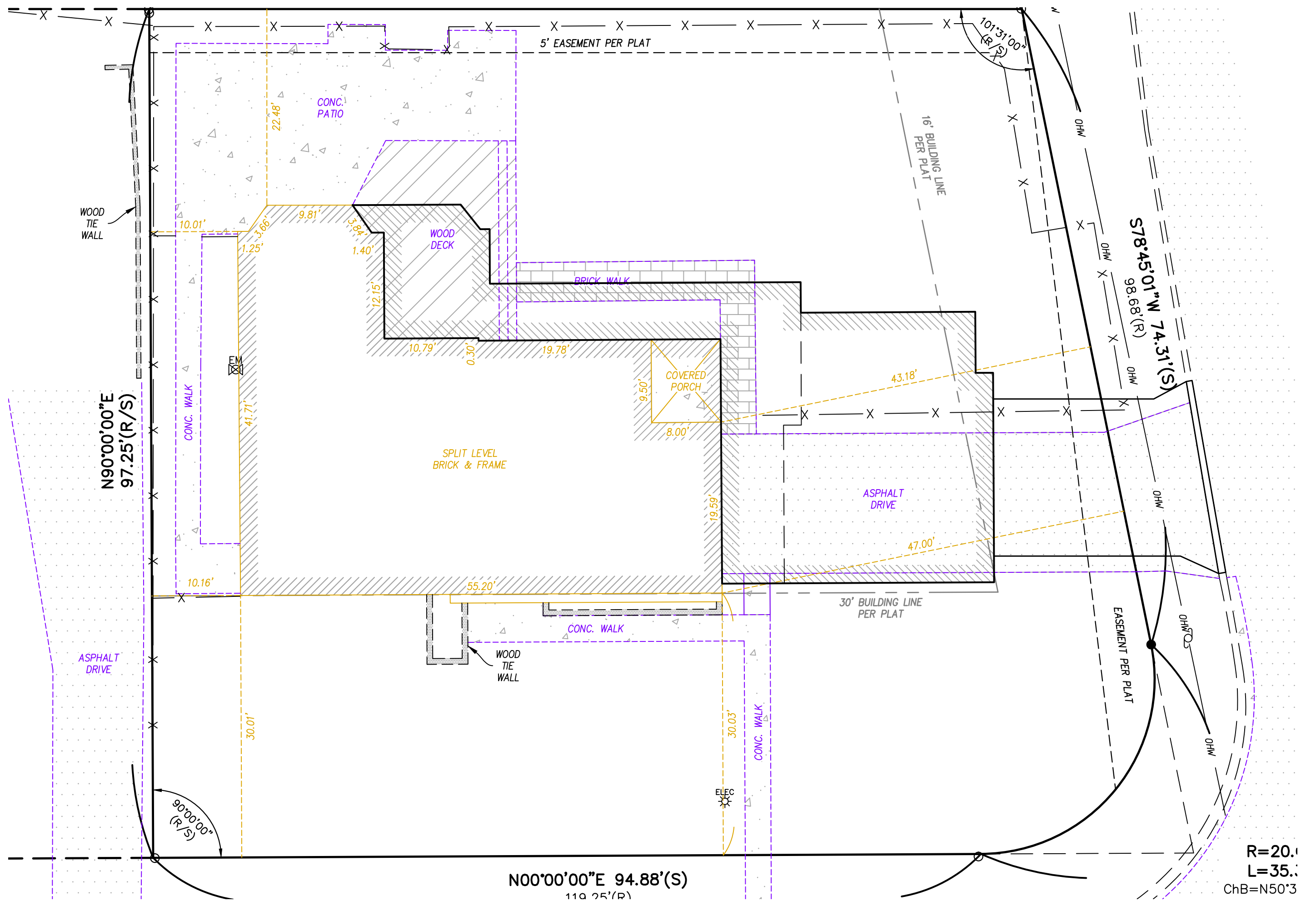
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|------------|--|
| 11/15/2024 |  |
|------------|--|

|               |       |
|---------------|-------|
| Designed: HHH | Sheet |
|---------------|-------|

|            |    |
|------------|----|
| Drawn: HHH | 2. |
|------------|----|

Drawing name: V:\2409215 400 Parkland Ave\Drawings\Surveying\Plot Plan\2409215 Plot Plan.dwg Plotted on: Nov 15, 2024 - 2:57pm Plotted by: hhuynh









**Install and maintain tree protection fence as indicated on preservation plan for all trees marked PRESERVE. Silt protection shall be installed in a trenchless manner if introduced within the critical root zone of any tree to be PRESERVED. ( 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 must meet all of the requirements set forth by the city of Glendale and 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  
11/14/2024

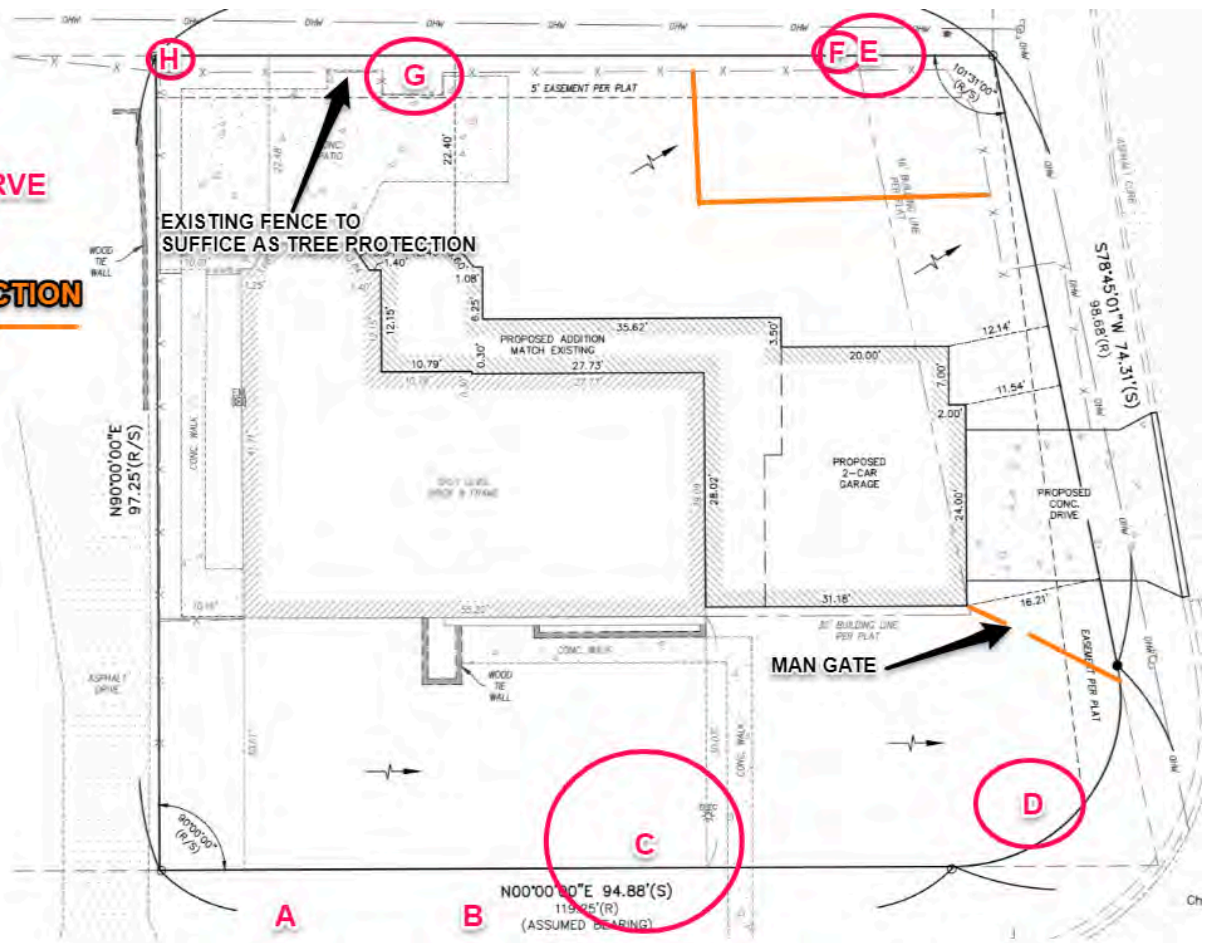
PROPERTY LOCATION: 400 Parkland

| # | TREE SPECIES    | D<br>B<br>H | PRESERVE/<br>TBR/<br>INSTALL | ADJOINING<br>LOT | COMMENTS                                                                                        | VALUE  | PHYS<br>DET<br>% | FUNC<br>OBS<br>% | EXT<br>OBS<br>% | TOTAL<br>CANOPY<br>SQ FT |
|---|-----------------|-------------|------------------------------|------------------|-------------------------------------------------------------------------------------------------|--------|------------------|------------------|-----------------|--------------------------|
| A | sycamore        | 21"         | PRESERVE                     | CITY             | exposed root flare,<br>compartmentalized wounds on<br>trunk, strong central leader,<br>deadwood | \$2670 | 57               | 65               | 65              | ----                     |
| B | sycamore        | 26"         | PRESERVE                     | CITY             | girdling roots, epicormic growth,<br>co-dominant at 30', deadwood                               | \$4715 | 61               | 70               | 65              | ----                     |
| C | sweet gum       | 23"         | PRESERVE                     |                  | girdling root, phototropic,<br>deadwood                                                         | \$3215 | 62               | 65               | 60              | 935                      |
| D | willow          | 13"         | PRESERVE                     |                  | exposed surface roots, bifurcations<br>at 7', compartmentalized wounds<br>on trunk              | \$1355 | 70               | 70               | 65              | 299                      |
| E | hackberry       | 18"         | PRESERVE                     | SHARED           | co-dominant at 8', included bark,<br>large vertical crack, involved with<br>tree F              | \$2255 | 51               | 65               | 60              | 287                      |
| F | American<br>elm | 10"         | PRESERVE                     | SHARED           | strong central leader, epicormic<br>growth, involved with tree E                                | \$295  | 47               | 50               | 50              | 89                       |
| G | hackberry       | 12"         | PRESERVE                     |                  | exposed root flare, epicormic<br>growth, deadwood                                               | \$910  | 60               | 70               | 60              | 254                      |
| H | hackberry       | 8"          | PRESERVE                     | SHARED           | co-dominant at 15', minor<br>deadwood                                                           | \$445  | 66               | 70               | 60              | 57                       |

|                                                                   |                               |
|-------------------------------------------------------------------|-------------------------------|
| Additional Canopy Required<br><b>OR</b><br><b>REPLACEMENT FEE</b> | No additional canopy required |
|-------------------------------------------------------------------|-------------------------------|

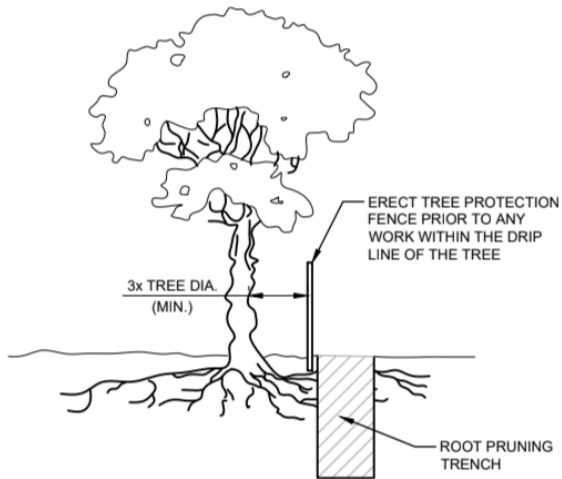


**PRESERVE  
TBR  
TREE  
PROTECTION  
FENCE**



| <b>Large = 1,000 sq ft</b> | <b>Medium = 700 Sq ft</b> | <b>Small = 350 sq ft</b> |
|----------------------------|---------------------------|--------------------------|
| white oak species          | eastern redbud            | pawpaw                   |
| red oak species            | river birch               | flowering dogwood        |
| London planetree           | sassafras                 | American plum            |
| sycamore                   | littleleaf linden         | star magnolia            |
| Amur corktree              | blackgum                  | sweetbay magnolia        |
| Japanese zelkova           | red horschestnut          | Higan cherry             |
| ginkgo                     | paperbark maple           | serviceberry             |
| sugar maple                | crimson maple             | Japanese maple           |
| black maple                | American holly            | amur maple               |
| yellow birch               | Scots pine                | trident maple            |
| American beech             | balsam fir                | hornbeam                 |
| baldcypress                | eastern hemlock           | mugo pine                |
| tulip poplar               | saucer magnolia           | bristlecone pine         |
| hackberry                  | shortleaf pine            | blue atlas cedar         |
| black walnut               | Colorado spruce           | hawthorn                 |
| pecan                      | weeping willow            | red buckeye              |
| Kentucky coffeetree        | Ohio buckeye              |                          |
| honeylocust                | dawn redwood              |                          |
| black locust               | Douglas fir               |                          |
| shagbark hickory           |                           |                          |
| American yellowwood        |                           |                          |
| southern magnolia          |                           |                          |
| eastern white pine         |                           |                          |
| Norway spruce              |                           |                          |
| American basswood          |                           |                          |





#### 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.



# 400 Parkland Avenue





South side of East Monroe Avenue



400 Parkland Avenue



408 Parkland Avenue



412 Parkland Avenue



424 Parkland Avenue



423 Parkland Avenue



415 Parkland Avenue



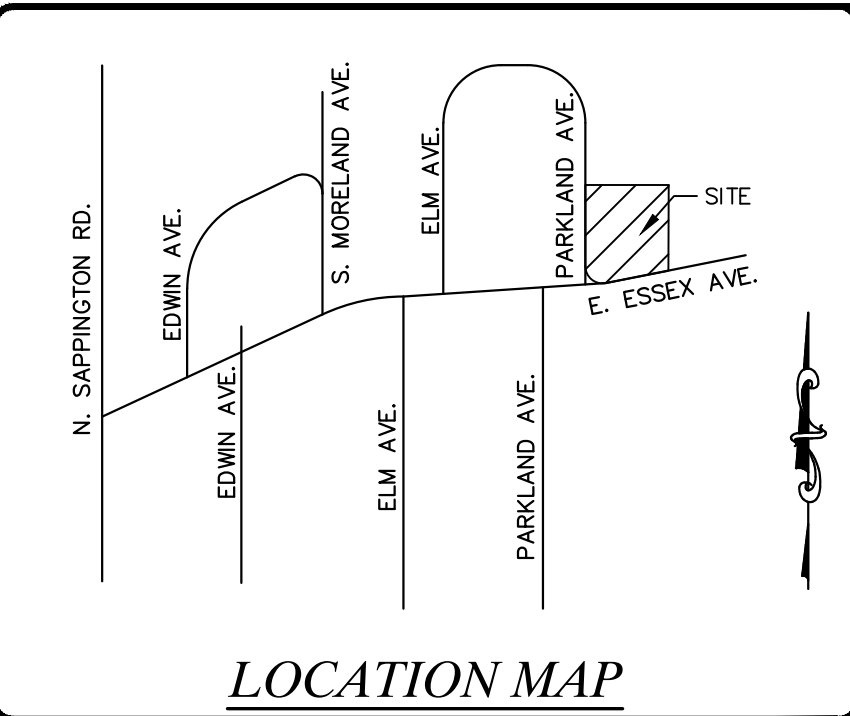
407 Parkland Avenue



401 Parkland Avenue



Drawing name: V:\240215-400 Parkland Ave\Drawings\Surveying\Plot Plan\240215 Plot Plan.dwg Plotted on: Nov 14, 2024 - 9:32am Plotted by: thuyth



**SITE INFO:**  
N/F THE DANIEL C. & KELLY L. GARGAN  
REVOCABLE LIVING TRUST  
D.B. 23635 PG. 265  
LOC# 23L411453  
#400 PARKLAND AVE.  
10,499 SQ. FT. OR 0.241 AC.±

**LEGEND:**

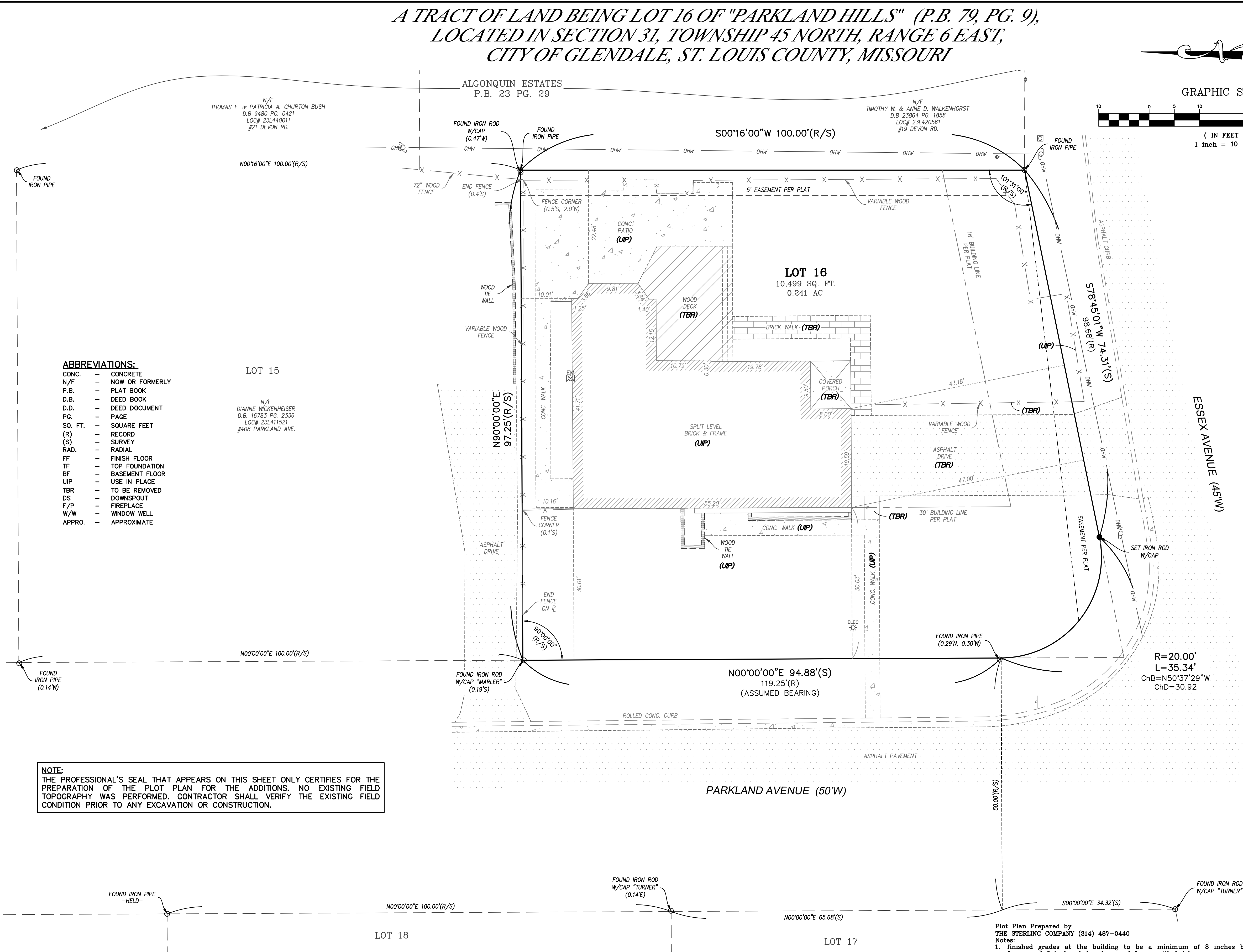
--- TREE LINE  
--- STILL FENCE  
--- FENCE LINE  
--- UNDERGROUND CATV LINE  
--- UNDERGROUND ELECTRIC LINE  
--- UNDERGROUND WATER LINE  
--- UNDERGROUND TELEPHONE LINE  
--- UNDERGROUND GAS LINE  
--- OVERHEAD ELECTRIC  
--- OVERHEAD WIRE  
--- UNDERGROUND SEWER LINE  
--- BUILDING

○ LIGHT STANDARD  
○ YARD LIGHT  
○ UTILITY POLE  
○ UTILITY POLE W/ LIGHT  
○ UTILITY POLE W/ TRANSFORMER  
○ GUY WIRE  
○ TRAFFIC SIGNAL  
○ WATER SPIGOT  
○ ELECTRIC METER  
○ WATER METER  
○ GAS METER  
○ WATER VALVE  
○ GAS VALVE  
○ GAS DRIP  
○ ELECTRIC BOX  
○ CABLE TV BOX  
○ TELEPHONE BOX  
○ TELEPHONE MANHOLE  
○ ELECTRIC MANHOLE  
○ STREET/ROAD SIGN  
○ MISC. POLE/POST  
○ PARCEL TIE (SAME OWNER)  
○ FIRE HYDRANT  
○ UTILITY MANHOLE  
○ MAIL BOX  
○ A/C UNIT  
○ SANITARY MANHOLE  
○ SANITARY CLEANOUT  
○ STORM MANHOLE  
○ CURB INLET / AREA INLET  
○ GRATE MANHOLE  
○ GRATE INLET  
○ BUSH/SHRUB  
○ TREE

--- SURFACE FLOW  
--- SURFACE FLOW WITH SLOPE  
■ DENOTES PERMANENT MONUMENT TO BE PLACED UPON COMPLETION OF GRADING AND ROADWAY IMPROVEMENTS 5/8"x24" REBAR WITH METAL CAP STAMPED L.S. 307--D.  
● DENOTES SEMI-PERMANENT MONUMENT TO BE SET  
○ FOUND IRON PIPE  
□ CONC. MON. / STONE  
+ CROSS  
+ CROSS WITH ANCHOR

--- CONC. PAVEMENT  
--- ASPHALT PAVEMENT  
--- BRICK PAVERS  
--- GRAVEL

THE UNDERGROUND UTILITIES SHOWN HEREON WERE PLOTTED FROM AVAILABLE INFORMATION AND DO NOT NECESSARILY REFLECT THE ACTUAL EXISTENCE, NONEXISTENCE, SIZE, TYPE, NUMBER OR LOCATION OF THESE OR OTHER UTILITIES. THE GENERAL CONTRACTOR SHALL BE RESPONSIBLE FOR VERIFYING THE ACTUAL LOCATION OF ALL UNDERGROUND UTILITIES, SHOWN OR NOT SHOWN, AND SAID UTILITIES SHALL BE LOCATED IN THE FIELD PRIOR TO ANY GRADING, EXCAVATION OR CONSTRUCTION OF IMPROVEMENTS. THESE PROVISIONS SHALL IN NO WAY ABSOLVE ANY PARTY FROM COMPLYING WITH THE UNDERGROUND FACILITY SAFETY AND DAMAGE PREVENTION ACT, CHAPTER 319, RSMo



**NOTE:**  
THE PROFESSIONAL'S SEAL THAT APPEARS ON THIS SHEET ONLY CERTIFIES FOR THE PREPARATION OF THE PLOT PLAN FOR THE ADDITIONS. NO EXISTING FIELD TOPOGRAPHY WAS PERFORMED. CONTRACTOR SHALL VERIFY THE EXISTING FIELD CONDITION PRIOR TO ANY EXCAVATION OR CONSTRUCTION.



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YOU DIG!  
1-800-DIG-RITE

**SITE NOTES:**

- THIS TRACT CONTAINS 10,499 SQUARE FEET OR 0.241 ACRES MORE OR LESS.
- BASIS OF BEARING: THE BEARINGS ARE ASSUMED.
- SOURCE OF RECORD TITLE: THE DANIEL C. & KELLY L. GARGAN REVOCABLE LIVING TRUST IS DESCRIBED AS THE OWNER AS RECORDED IN DEED BOOK 23635 PAGE 265 OF THE ST. LOUIS COUNTY, MISSOURI RECORDS.
- THE PROFESSIONAL WHOSE SEAL AND SIGNATURE APPEARS BELOW ASSUMES RESPONSIBILITY ONLY FOR WHAT APPEARS ON THIS PAGE AND DISCLAIMS (PURSUANT TO SECTION 327.411 RSMO) ANY RESPONSIBILITY FOR PLANS, SPECIFICATIONS, ESTIMATES, REPORTS OR OTHER DOCUMENTS OR INSTRUMENTS NOT SEALED BY THE UNDERSIGNED RELATING TO OR INTENDED TO BE USED FOR ANY PART OR PARTS OF THE PROJECT FOR WHICH THIS PAGE REFERS.
- NO EXISTING FIELD TOPOGRAPHY WAS PERFORMED BY THE STERLING COMPANY. THE STERLING COMPANY ASSUMES NO RESPONSIBILITY FOR ANY ERRORS WITH EXISTING FIELD TOPOGRAPHY.
- CONTRACTOR SHALL VERIFY THE EXISTING FIELD CONDITION PRIOR TO ANY EXCAVATION OR CONSTRUCTION.
- CONTRACTOR SHALL FIELD VERIFY ALL UTILITY LOCATIONS AND DEPTHS PRIOR TO ANY EXCAVATION OR CONSTRUCTION.
- THE UTILITY CONNECTION LOCATION AND COORDINATION SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR.
- THIS PLAN IS ONLY FOR THE PREPARATION OF THE PLOT PLAN FOR THE ADDITIONS.

**ZONING INFO:**

"R-1" SINGLE FAMILY RESIDENTIAL  
FRONT SETBACK:  
ON PARKLAND AVENUE: 30' PER P.B. 79, PG. 9  
ON ESSEX AVENUE: 16' PER P.B. 79, PG. 9  
REAR SETBACK: 30'  
SIDE SETBACK: 10% OF THE WIDTH OF THE LOT = 10% x 113.3' = 11.33'  
(THE WIDTH OF THE LOT MEASURED AT 30' FRONT SETBACK)  
HEIGHT: 35' / 2 1/2 STORIES

**TITLE NOTES**

A CURRENT TITLE COMMITMENT OF THE SUBJECT TRACT HAS NOT BEEN PROVIDED TO THE SURVEYOR. 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 THE SURVEYOR AT THE TIME OF SURVEY WAS EXECUTED AND THEREFORE NOT PLOTTED HEREON. THIS SURVEY DOES NOT CONSTITUTE A TITLE SEARCH BY THE SURVEYOR. BUILDING LINES AND EASEMENTS OF THE SUBJECT TRACT ARE SHOWN PER PLAT BOOK 79 PAGE 9.

Plot Plan Prepared by  
THE STERLING COMPANY (314) 467-0440  
Notes:  
1. finished grades at the building to be a minimum of 8 inches below top of foundation for wood frame and 6 inches below for wood frame with brick veneer.  
2. All wood framing members that rest on top of the foundation located less than 8 inches above the exposed ground and all other wood less than 6 inches from the ground shall be pressure treated in accordance with section R319.1.  
3. Grade shall be noted to slope away from foundation a minimum of a 6 inch drop or min. 5% within the first 10 feet or to a swale.  
4. Foundation footings shall be constructed so as to maintain a 2' 6" depth of earth cover or as required by local building codes.  
5. This plot plan conforms to "GLENDALE CODE".  
6. Elevation Examples: 714.0(B)=Existing Elevation, 714.0(P)=Proposed Elevation.  
THIS IS NOT A SURVEY AND DOES NOT MEET THE "MISSOURI STANDARDS FOR PROPERTY BOUNDARY SURVEYS" IN EFFECT AS OF THE DATE OF THIS PLOT PLAN.

THE STERLING COMPANY  
MO. REG. 307-D

JAMEY A. HENSON, P.L.S. - VICE PRESIDENT  
MO. REG. L.S. #2007017963

| ISSUE | REMARKS/DATE |
|-------|--------------|
| 1     |              |
| 2     |              |
| 3     |              |

Lewis Homes  
335 Leffingwell Ave. Suite 100  
Kirkwood, MO 63122  
(314) 513-1914

THE **STERLING** CO.  
ENGINEERS & SURVEYORS  
5055 New Baumgartner Road  
St. Louis, Missouri 63120  
Ph 314-487-0440 Fax 314-487-8944  
www.sterling-eng-survey.com  
Corporate Certificate of Authority #001348

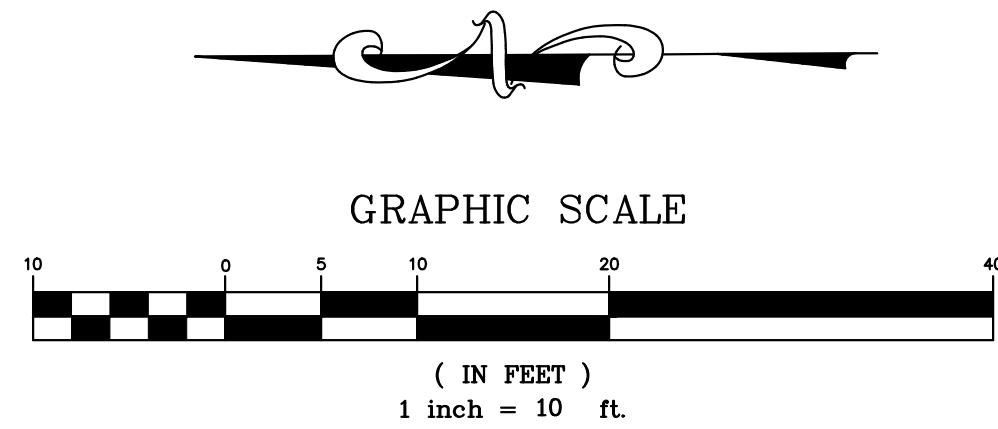
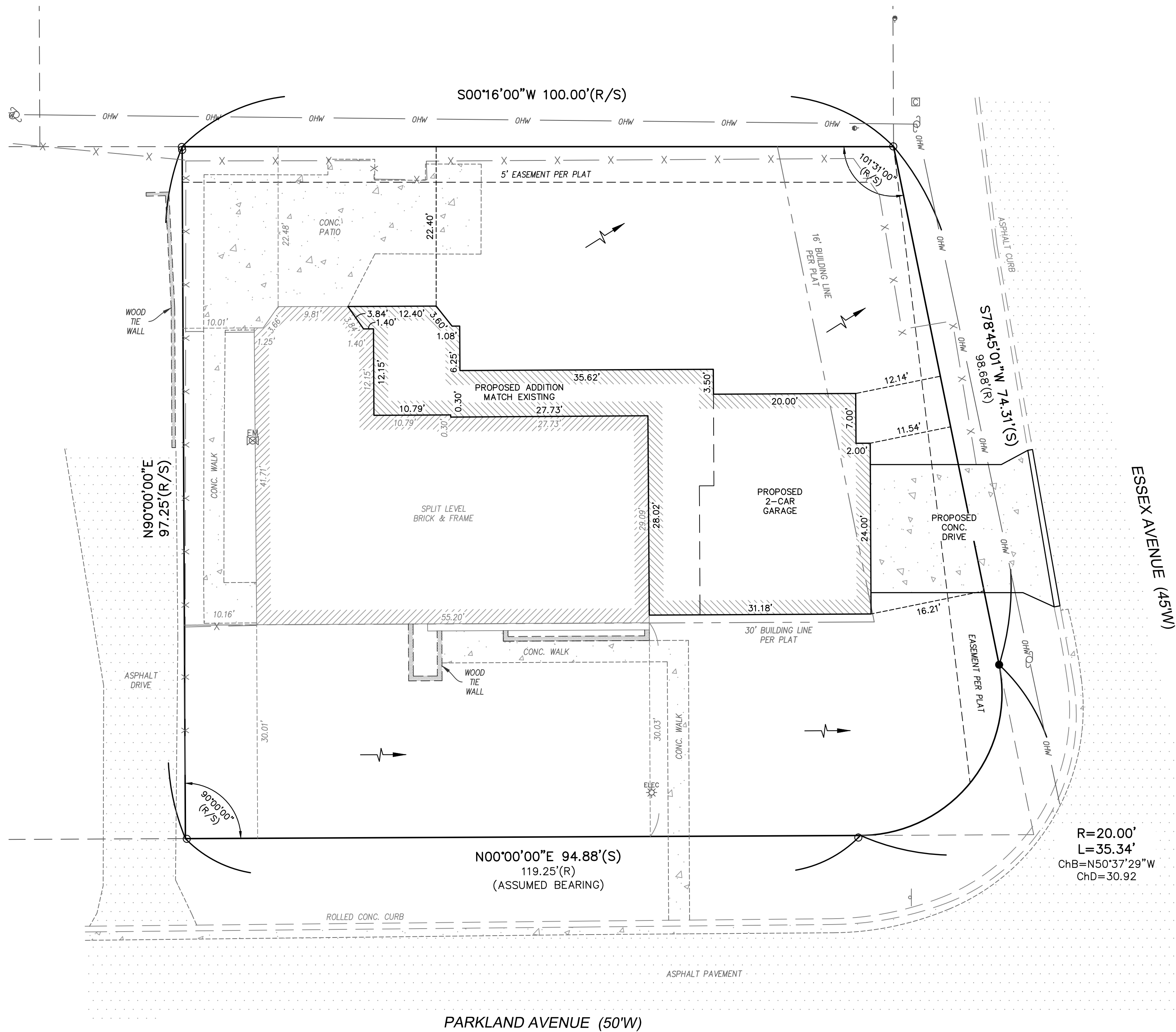
#400 PARKLAND AVENUE  
GLENDALE, MISSOURI 63122  
EXISTING CONDITIONS / DEMOLITION PLAN  
PLOT PLAN FOR ADDITIONS

NOT APPROVED  
FOR CONSTRUCTION!  
FOR REVIEW ONLY  
Date:  
Henry H. Hurnh, PE  
License # PE-2022036627  
Professional Engineer

Job Number  
24-09-215  
Date  
11/13/2024  
Designed: HHH Sheet  
Drawn: HHH 1.1  
Checked: MGB PP



Drawing name: V:\2400215-400 Parkland Ave\Drawings\Surveying\Plot Plan\2400215 Plot Plan.dwg Plotted on: Nov 14, 2024 - 9:32am Plotted by: thuyth



| F-A-R CALCULATIONS                                                             |               |
|--------------------------------------------------------------------------------|---------------|
| LOT AREA                                                                       | 10,499 SQ.FT. |
| HOUSE FIRST FLOOR                                                              | 1407.8 SQ.FT. |
| HOUSE SECOND FLOOR                                                             | 1086.9 SQ.FT. |
| HOUSE TOTAL                                                                    | 2494.7 SQ.FT. |
| ATTACHED GARAGE                                                                | 695 SQ.FT.    |
| ATTACHED GARAGE (50%)                                                          | 347.5 SQ.FT.  |
| TOTAL FLOOR AREA                                                               | 2842.2 SQ.FT. |
| FLOOR AREA RATIO                                                               | 0.27          |
| MAXIMUM FAR IS 0.30 OR 3,500 SQ.FT. (10,000 SQ.FT. < LOT AREA < 20,000 SQ.FT.) |               |
| PER ARCHITECTURAL PLAN                                                         |               |

| EXISTING IMPERVIOUS:         |  |
|------------------------------|--|
| EX. HOUSE = 1,779 S.F.       |  |
| EX. DRIVE = 734 S.F.         |  |
| EX. WALK = 560 S.F.          |  |
| EX. PATIO = 649 S.F.         |  |
| EX. PORCH = 76 S.F.          |  |
| EX. DECK = 365 S.F.          |  |
| TOTAL = 4,163 S.F. OR 39.65% |  |

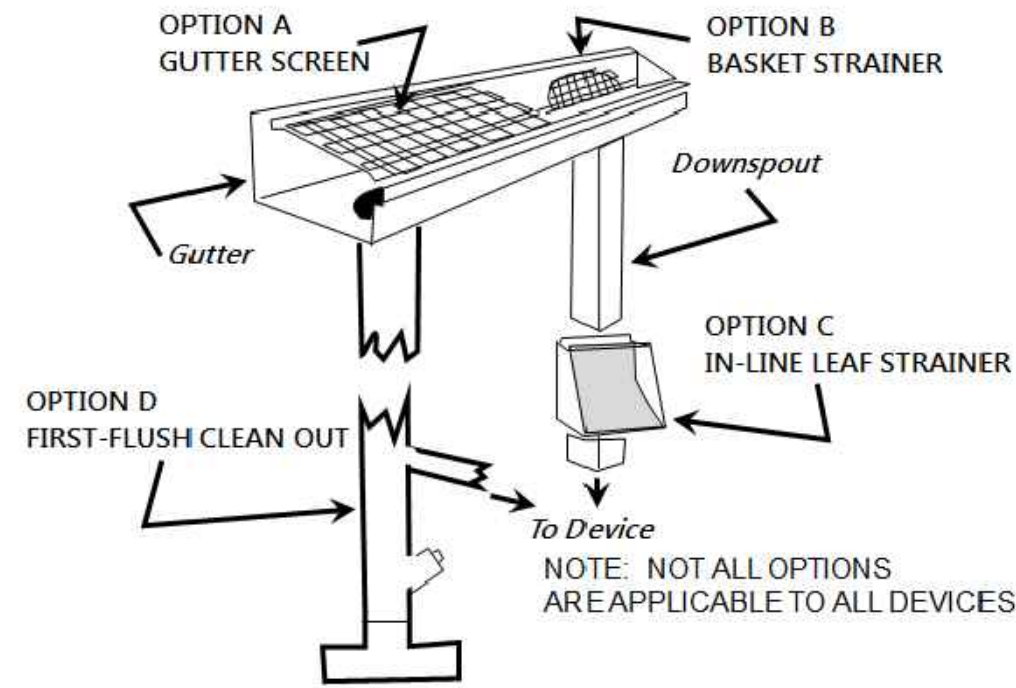
| PROPOSED IMPERVIOUS:         |  |
|------------------------------|--|
| EX. HOUSE = 1,854 S.F.       |  |
| EX. WALK = 361 S.F.          |  |
| EX. PATIO = 649 S.F.         |  |
| PROP. ADDITION = 1,344 S.F.  |  |
| PROP. DRIVE = 255 S.F.       |  |
| TOTAL = 4,463 S.F. OR 42.51% |  |

| GREEN SPACE CALCULATIONS         |  |
|----------------------------------|--|
| LOT AREA = 10,499 S.F.           |  |
| TOTAL IMPROVEMENTS = 4,463 S.F.  |  |
| TOTAL PERVIOUS AREA = 6,036 S.F. |  |
| GREEN SPACE AREA = 57.49%        |  |

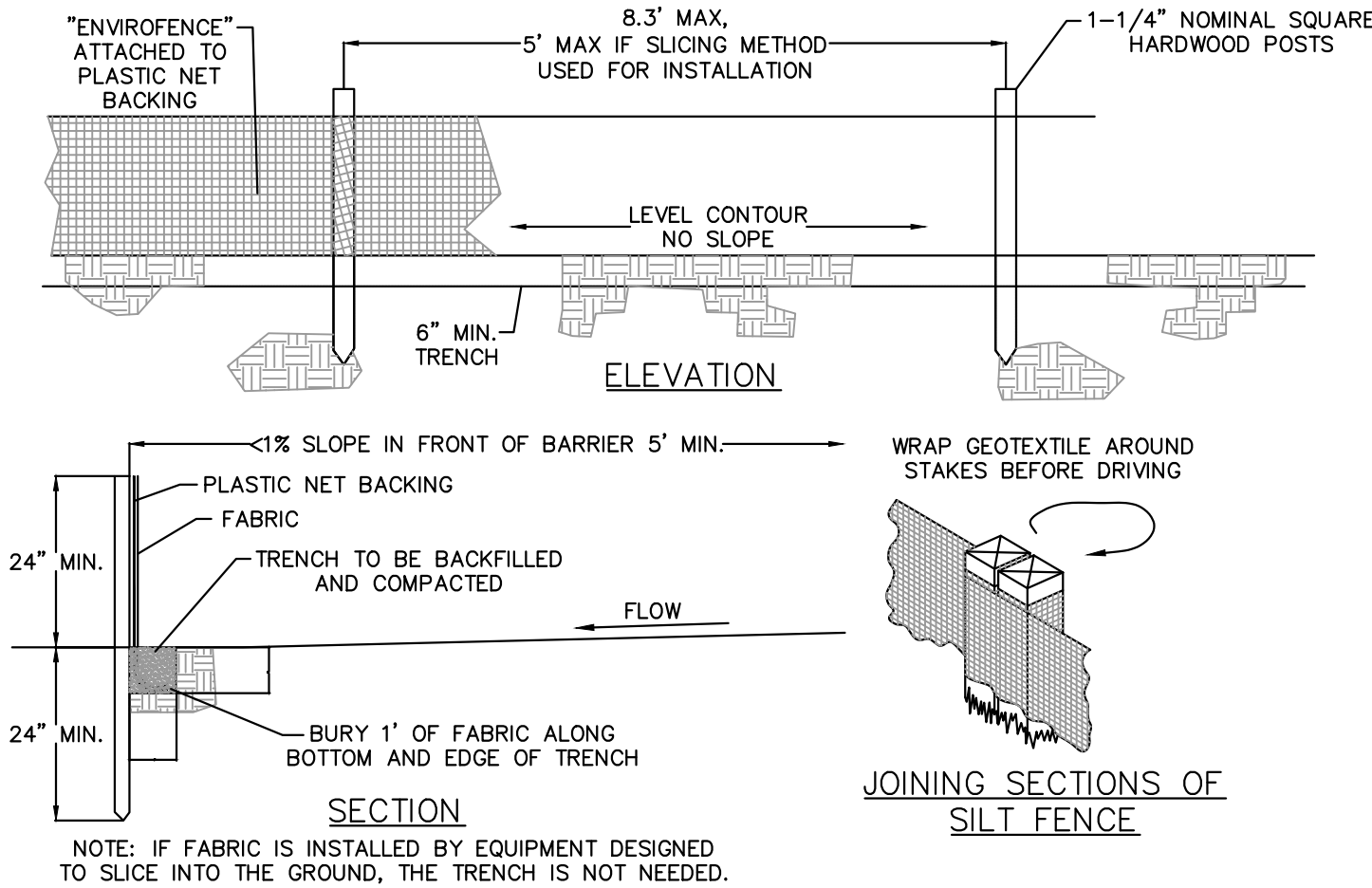
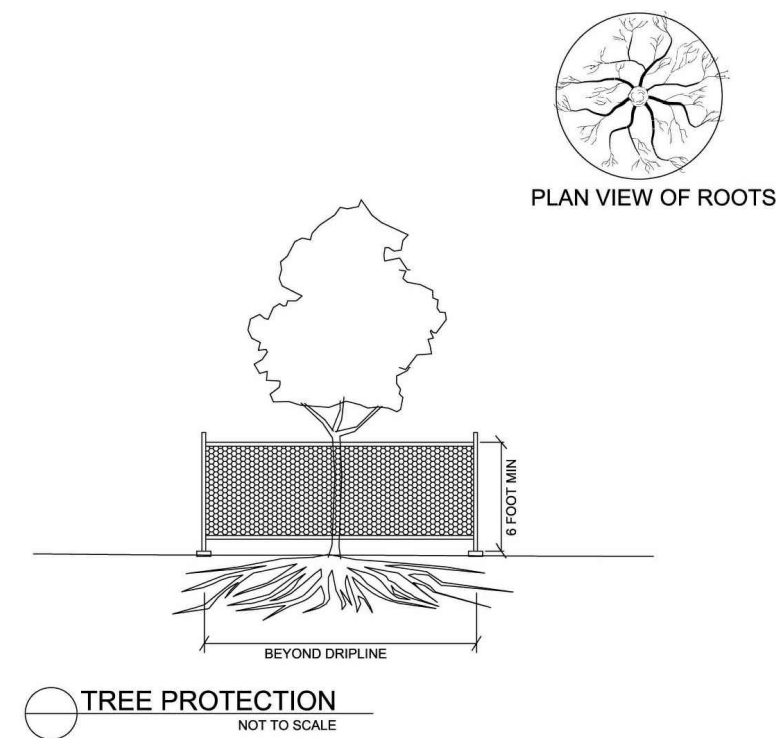
| DIFFERENTIAL RUNOFF CALCULATIONS |                                           |
|----------------------------------|-------------------------------------------|
| PREDEVELOPED                     |                                           |
| IMPERVIOUS AREA                  | 4,163 S.F. = 0.096 Ac. X 3.54 = 0.340 cfs |
| PERVIOUS AREA                    | 6,336 S.F. = 0.145 Ac. X 1.70 = 0.247 cfs |
|                                  | 0.241 Ac. = 0.587 cfs                     |
| POSTDEVELOPED                    |                                           |
| IMPERVIOUS AREA                  | 4,463 S.F. = 0.102 Ac. X 3.54 = 0.361 cfs |
| PERVIOUS AREA                    | 6,036 S.F. = 0.139 Ac. X 1.70 = 0.236 cfs |
|                                  | 0.241 Ac. = 0.597 cfs                     |

**CONCLUSION FOR PROPOSED DEVELOPMENT**  
DIFFERENTIAL STORM WATER RUNOFF (BASED ON 15-YEAR 20-MINUTE STORM)  
DIFFERENTIAL RUNOFF = PROPOSED RUNOFF - EXISTING RUNOFF  
= 0.597 CFS - 0.587 CFS  
= 0.010 CFS (INCREASE IN IMPERVIOUS AREA)  
STORMWATER MANAGEMENT MEASURES REQUIRED

CIRCLE ONE OR MORE OPTIONS USED: A B C D



- DESIGN NOTES:**
1. THE GUTTERS SHALL DISCHARGE TO POP-UP EMITTERS UNLESS NOTED OTHERWISE.
  2. THE PLACEMENT OF THE POP-UP EMITTERS TO BE DETERMINED IN THE FIELD. PLACEMENT SHALL ALLOW FOR STORM WATER TO BE ABSORBED PRIOR TO RUNOFF ONTO ADJACENT PROPERTY.
  3. THE POINT OF STORMWATER DISCHARGE SHALL BE AT LEAST 10 FEET FROM ANY PROPERTY LINE.
  4. THE CONTRACTOR IS TO MAINTAIN THE SHEET FLOW FOR THE STORM WATER AND SHALL NOT CONCENTRATE RUNOFF ONTO ADJACENT PROPERTIES.
  5. DO NOT CONNECT WINDOW WELL DRAINS TO THE DOWNSPOUT PIPING.



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ISSUE REMARKS/DATE

1

2

3

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5055 New Baumgartner Road  
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Ph 314-487-0440 Fax 314-487-8944  
www.sterling-eng-sur.com  
Corporate Certificate of Authority #001348

**#400 PARKLAND AVENUE**  
GLENDALE, MISSOURI 63122  
PROPOSED CONDITIONS  
PLOT PLAN FOR ADDITIONS

NOT APPROVED  
FOR CONSTRUCTION!  
FOR REVIEW ONLY

Date: \_\_\_\_\_  
Henry H. Huynh, PE  
License # PE-2022036827  
Professional Engineer

Job Number:  
**24-09-215**  
Date:  
**11/13/2024**  
Designed: HHH Sheet  
Drawn: HHH **2.1**  
Checked: MGB PP



