



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

APPLICATION FOR ARCHITECTURAL REVIEW BOARD

APPLICATION DATE 07/28/23 DATE OF ARB MEETING 08/09/23 ESTIMATED COST \$250,000

PROJECT ADDRESS 1141 N. Berry Road GLENDALE, MO 63122

NAME OF PROPERTY OWNER Rex Pearl PHONE NUMBER 1.314.220.9555

CONTRACTOR (NAME) Rex Pearl PHONE NUMBER 1.314.220.9555

CONTRACTOR ADDRESS 58 Hill Drive, St Louis, MO 63122

ARCHITECT (NAME) John S. Odom, Architect PHONE NUMBER 1.417.343.2602

ARCHITECT ADDRESS P.O. Box 410394 St Louis, MO 63141

DETAILED DESCRIPTION OF WORK BEING PROPOSED: Second story addition and house renovation

FLOOR AREA RATIO 0.26 (FAR = Floor area divided by total area of lot. Floor area includes all areas provided with heat and/or air conditioning. 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.) 881 New Sq Ft Total Sq Ft = 2,566 Sq Ft

TOTAL FLOOR AREA OF EXISTING STRUCTURE (SQ. FT.) 1,685 Existing Sq Ft

TOTAL SQ. FT. OF LOT 9,670 Sq Ft WIDTH AND DEPTH OF LOT (FT.) 130 X 75

HEIGHT OF STRUCTURE 22'-2" NUMBER OF STORIES 2

ESTIMATED COMMENCE DATE ASAP EST. COMPLETION DATE 11/15/23

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

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

Applications must also include 10 copies of the following items collated into individual packets. Packets not collated may be accepted for scheduling purposes, but will be returned to applicants for collation and are due no later than 12:00 p.m. one week prior to the scheduled ARB meeting. (Please check each item included):

(CHECKLIST ON REVERSE SIDE)

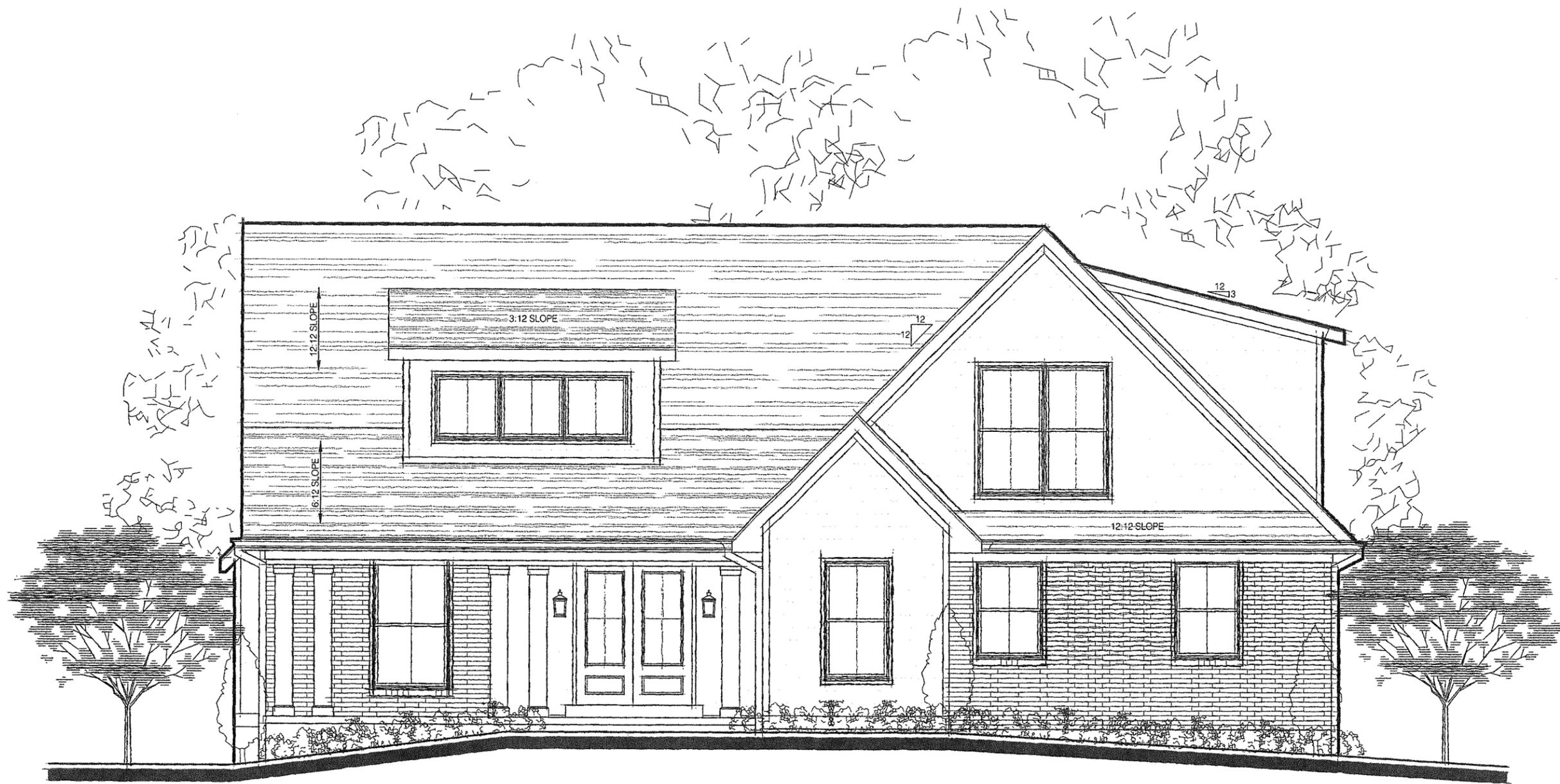
- 1. Existing and Proposed plot plan. Existing and finished or proposed contours to include property boundaries, setbacks and existing structures, and calculated FAR. The City reserves the right to request CAD files or any other information that may be needed to verify that FAR, setbacks, and other measurements are within required limits.
- 2. The location of the current and proposed impervious coverage (must include before and after lot drainage calculations).
- 3. The location of all downspouts and drainage pipes indicating where runoff will be taken. Differential runoff should be captured by a storm water system.
- 4. Proposed landscaping plan. Please see attached Landscape Plan Checklist for further detail. Trees in the public right-of-way must be protected with a fence, frame, or box if they are proximity of any excavation or construction. This "tree protection zone" must be indicated on the plans.
- 5. Floor plans to scale for all proposed structures.
- 6. Color photos of existing property and neighboring properties. For rear additions, include photos of rear yard and neighboring rear yards.
- 7. Provide building elevation of each face of structure to scale. For additions include full elevations of existing structures. Include a color elevation of at least one side of structure.
- 8. Provide information on type of materials that will be used on exterior façade of proposed structure. Provide at least one colored elevation to scale.



SIGNATURE OF APPLICANT

07/28/23

DATE



EXTERIOR MATERIALS

- EXISTING BRICK TO BE PAINTED WHITE
- WHITE VINYL WINDOWS
- CHARCOAL GRAY ARCHITECTURAL SHINGLES
- WHITE FASCIA BOARD & GUTTERS
- WHITE VINYL SIDING

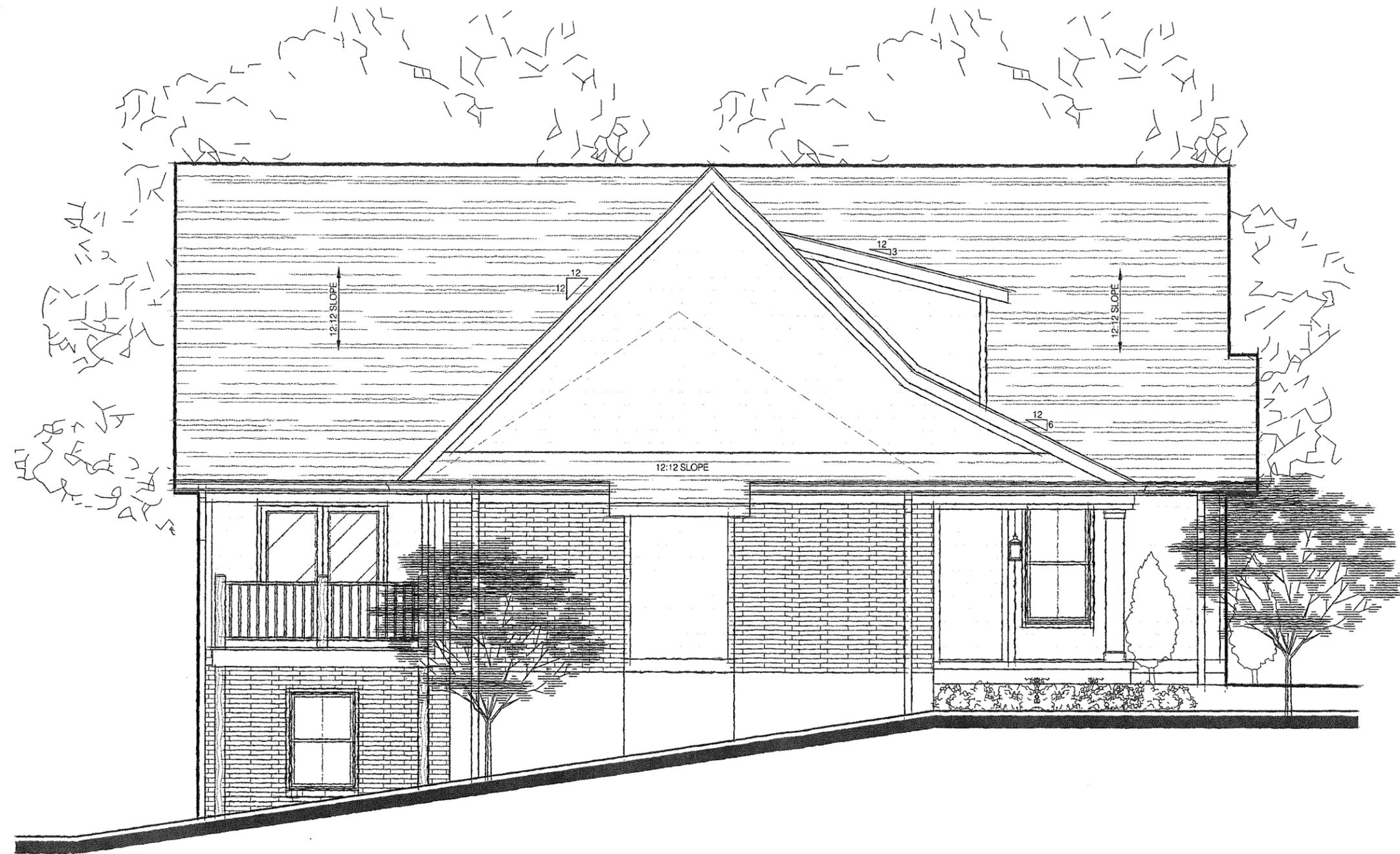
REVISED FRONT ELEVATION



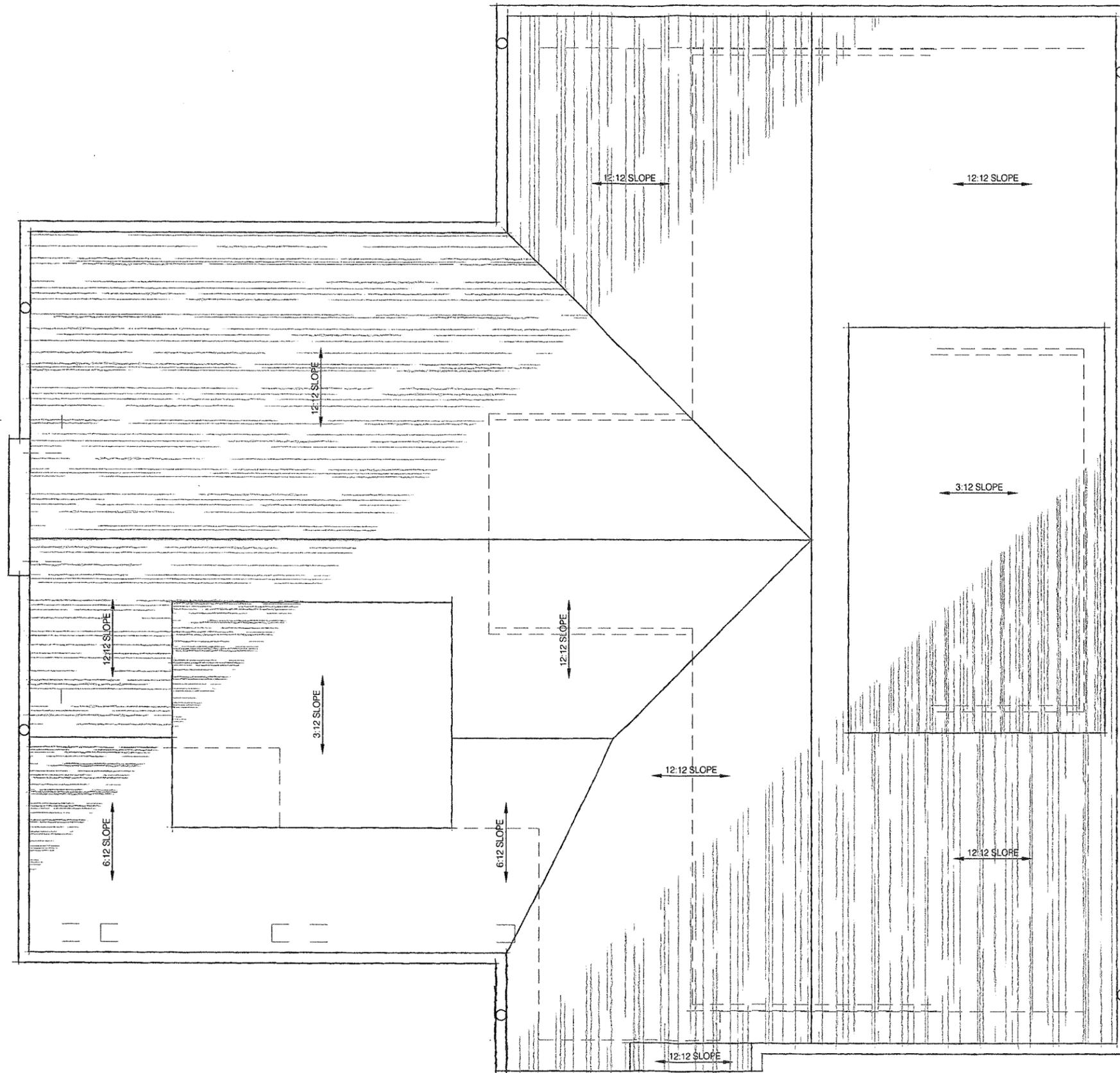
REVISED RIGHT ELEVATION



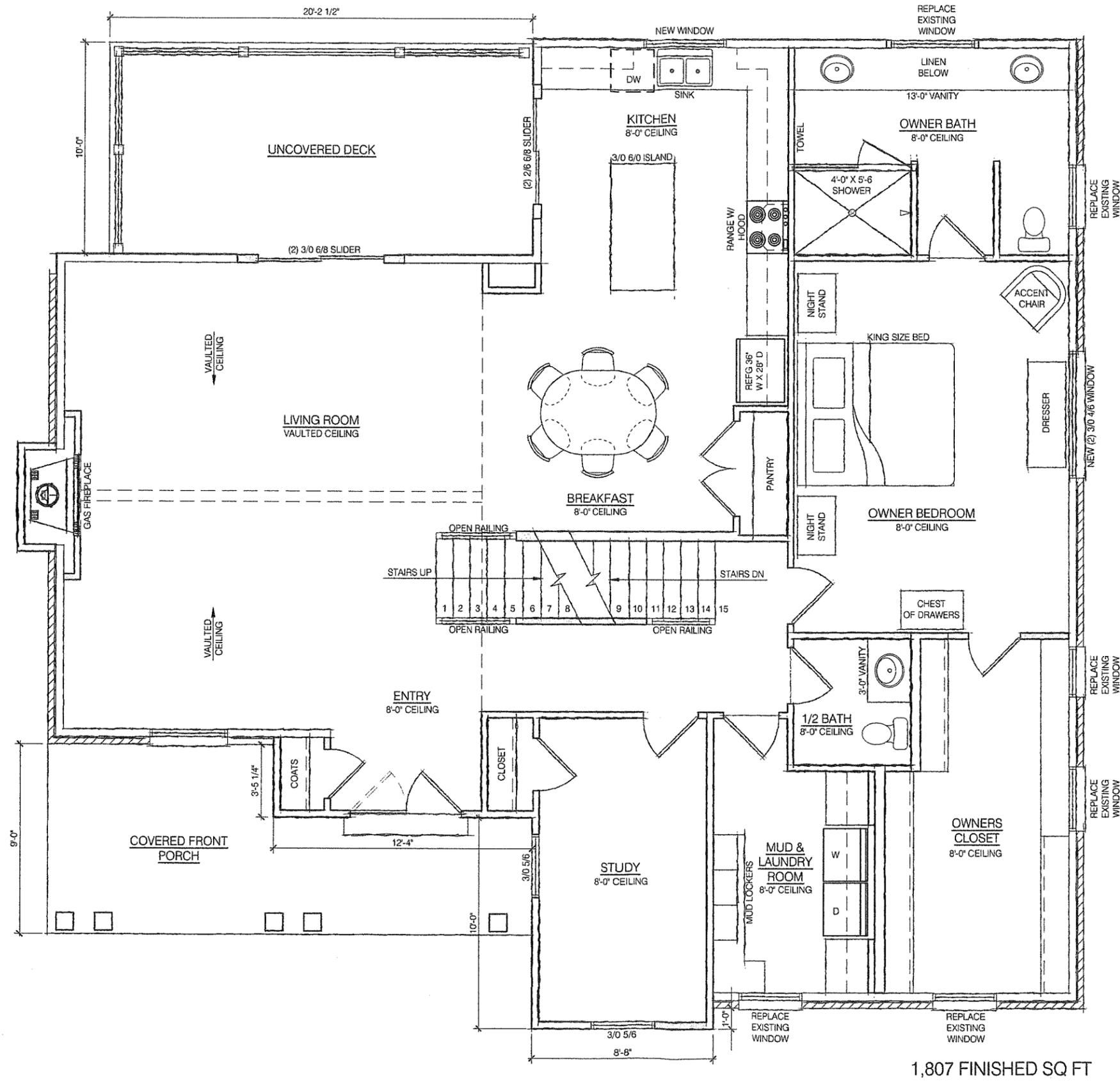
REVISED REAR ELEVATION



REVISED LEFT ELEVATION

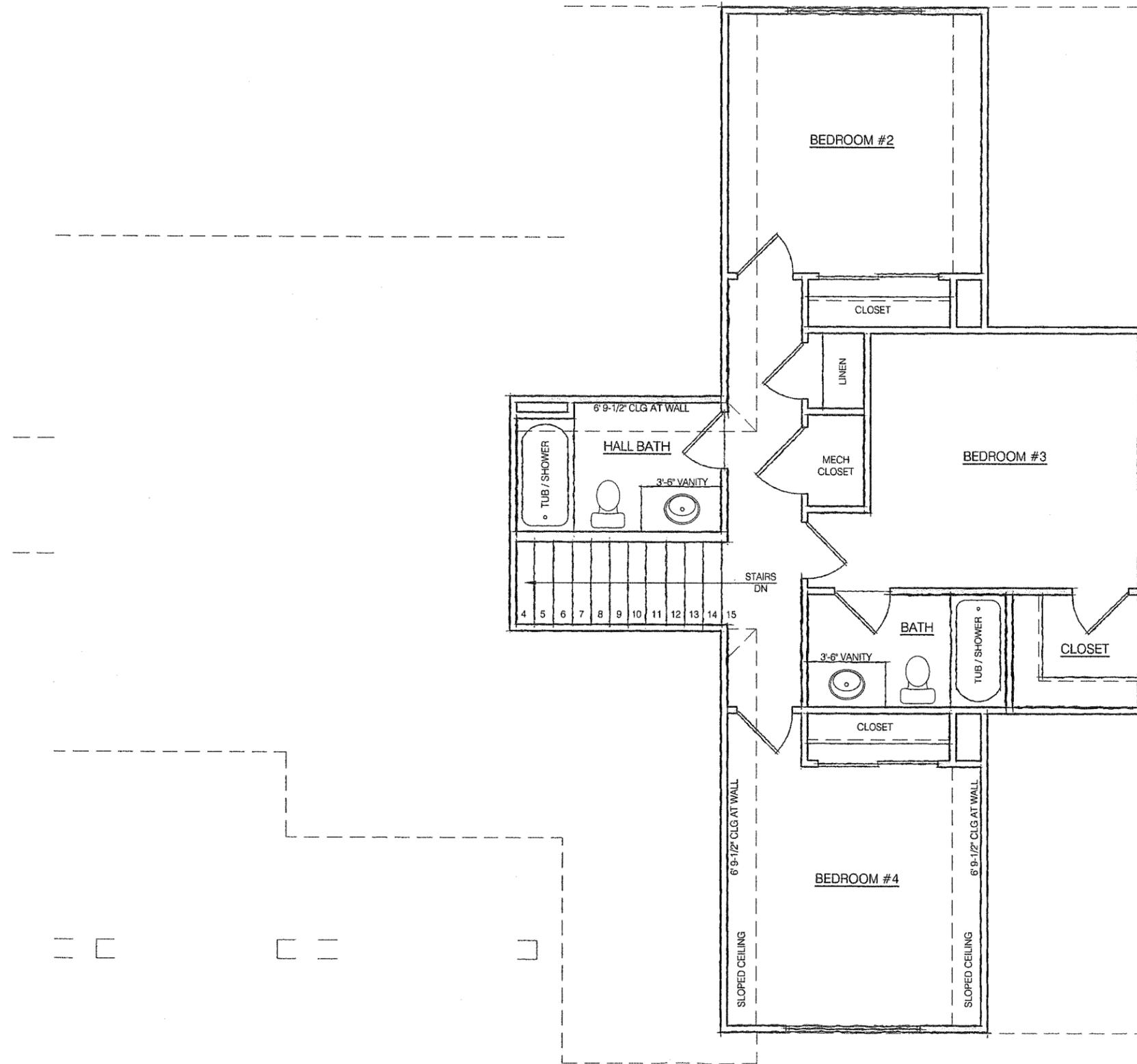


REVISED ROOF PLAN



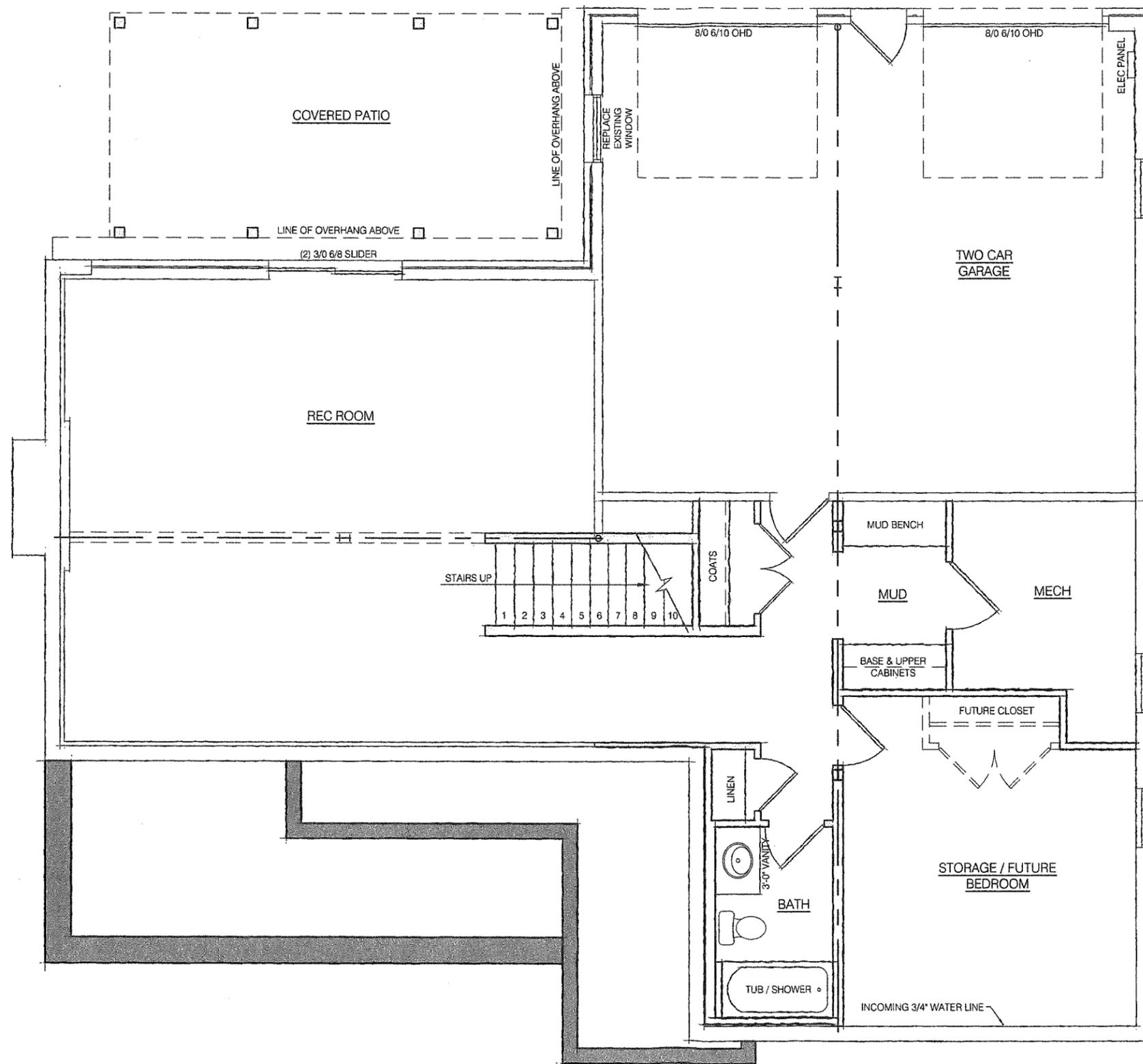
1,807 FINISHED SQ FT

REVISED FIRST FLOOR PLAN



759 FINISHED SQ FT

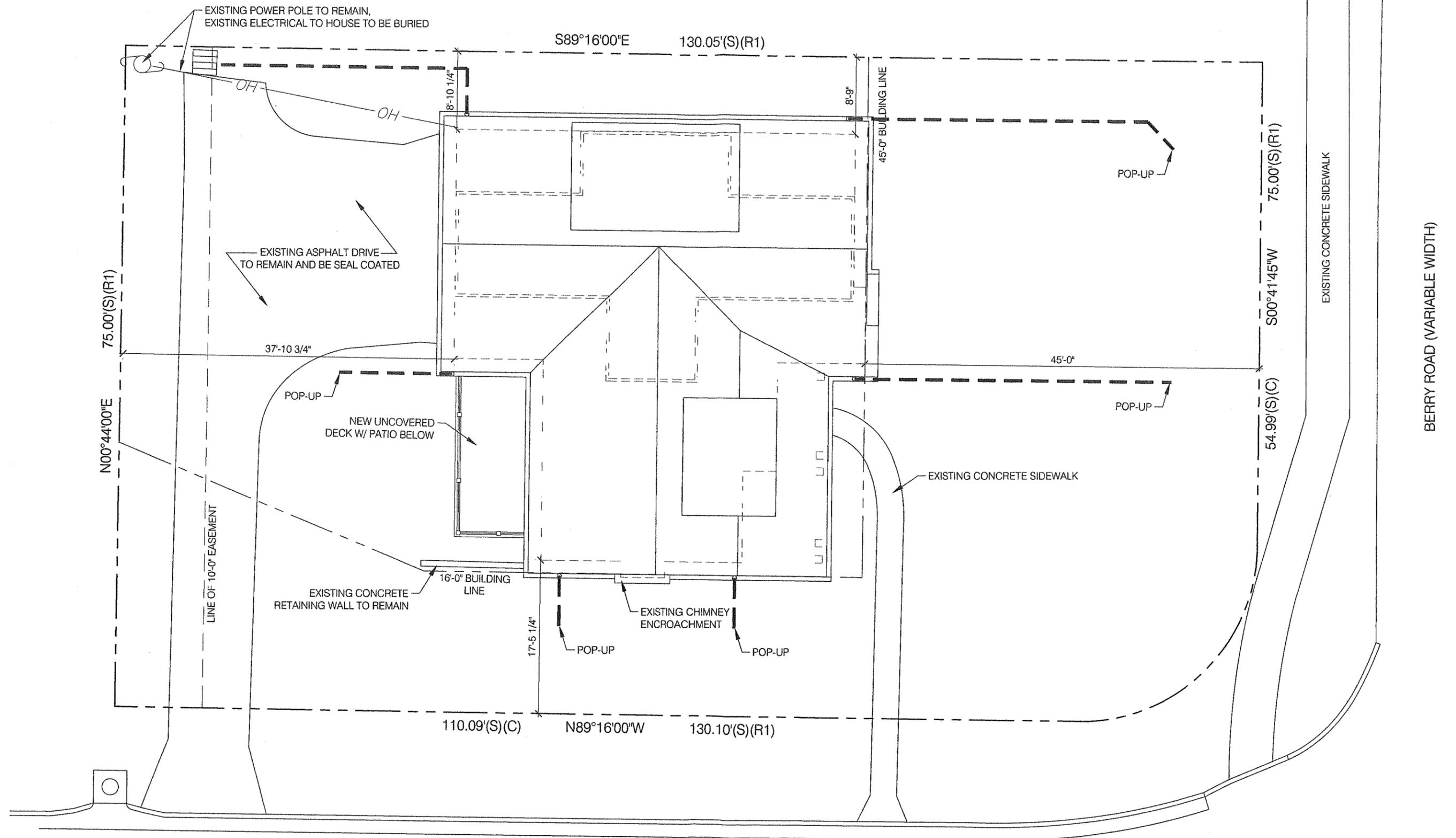
NEW SECOND FLOOR PLAN



731 FINISHED SQ FT

REVISED BASEMENT FLOOR PLAN

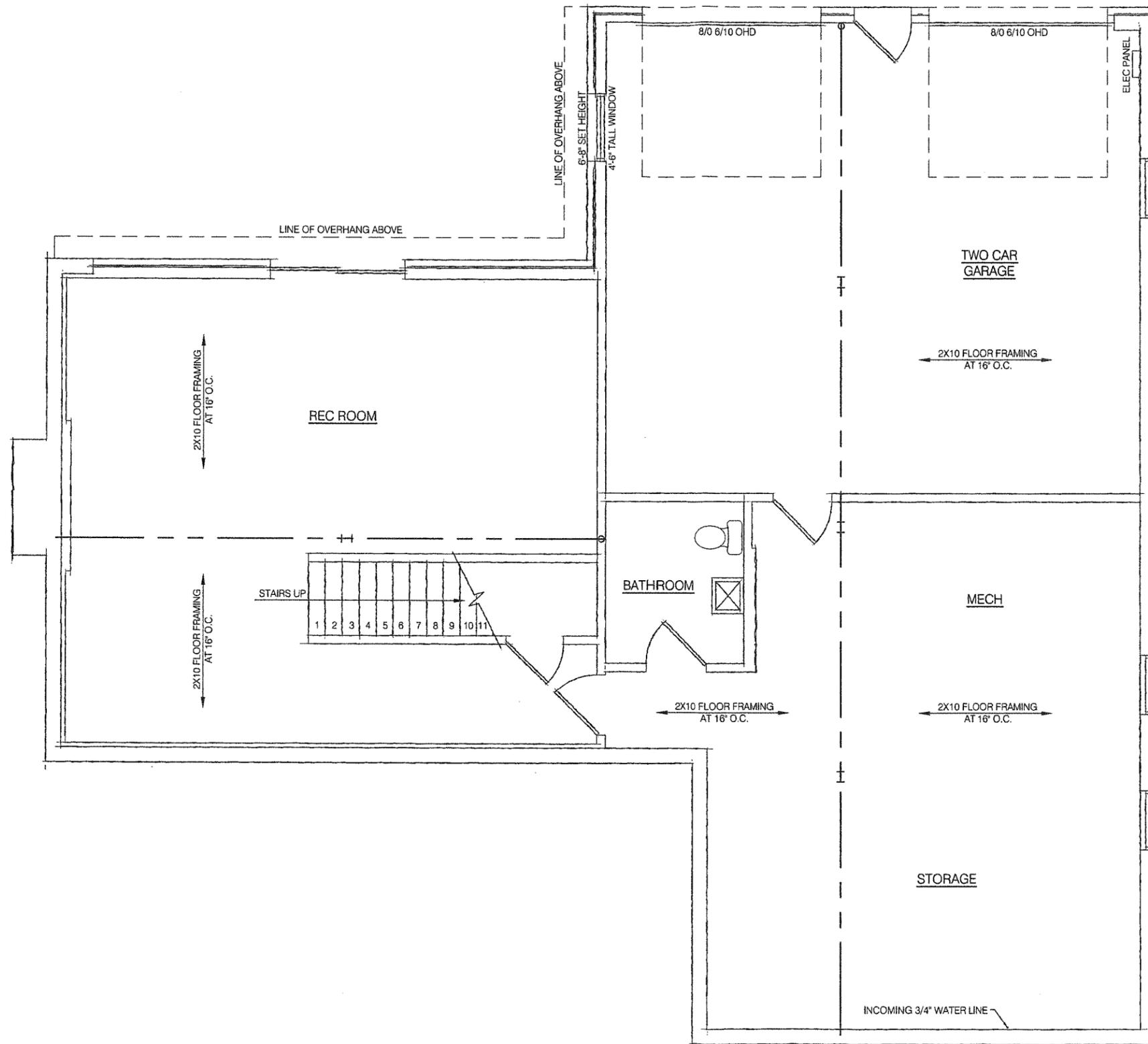
SCALE: 3/16" = 1'-0"
ON 11X17 PAPER



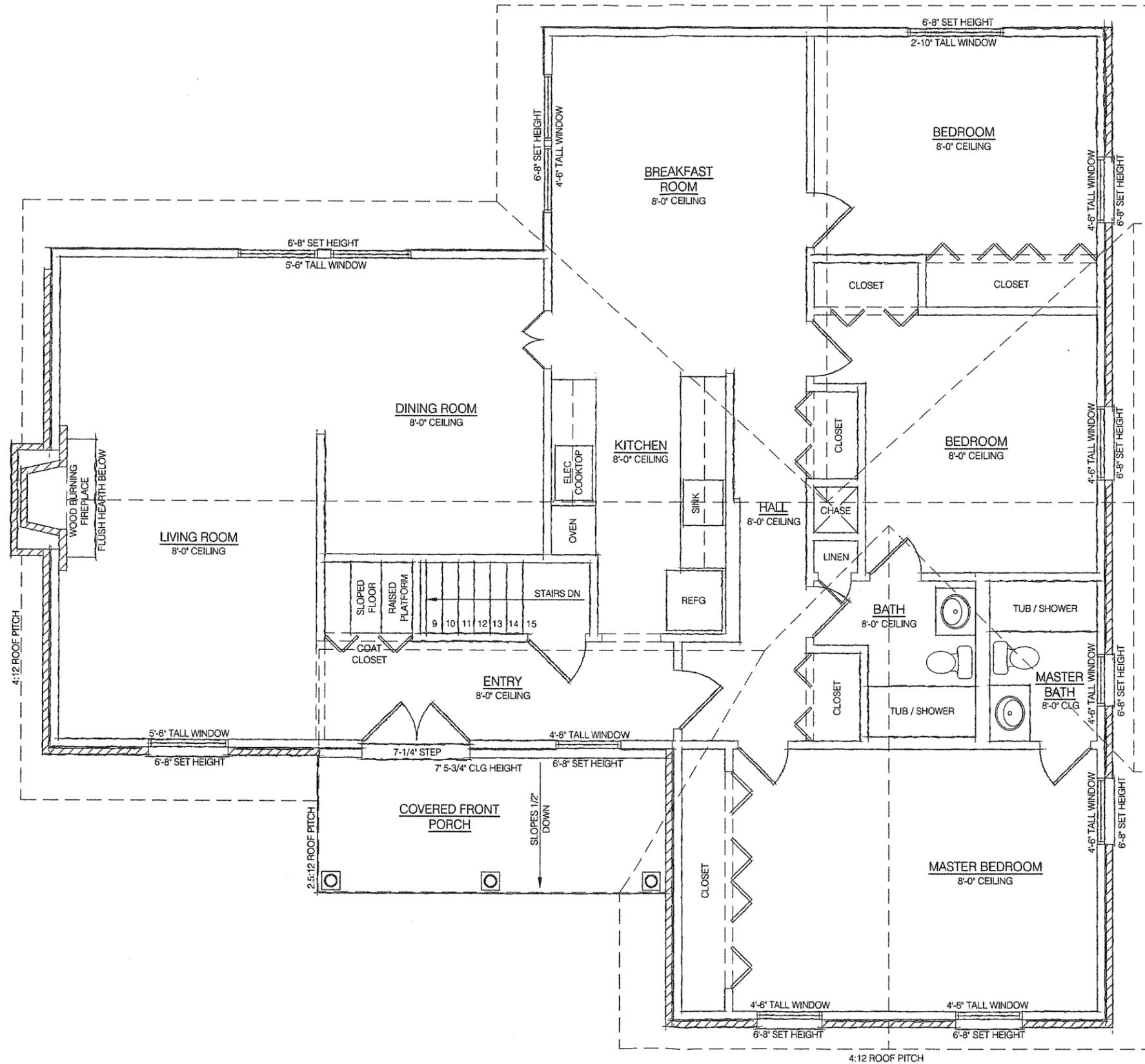
| | |
|-----------------------------------|-----------------------|
| LOT SIZE | = 9,670 SQ FT |
| PRE-RENOVATION | |
| EXISTING IMPERVIOUS SURFACE | = 3,262 SQ FT = 33.7% |
| EXISTING GREEN SPACE | = 6,408 SQ FT = 66.3% |
| 1ST FLOOR NEW SQ FT ADDITION SIZE | = 186 SQ FT |
| ADDITIONAL BASEMENT PATIO SQ FT | = 90 SQ FT |
| POST RENOVATION | |
| IMPERVIOUS SURFACE | = 3,538 SQ FT = 36.5% |
| GREEN SPACE | = 6,132 SQ FT = 63.5% |

REVISED SITE PLAN

SCALE: 3/32" = 1'-0"
ON 11X17 PAPER

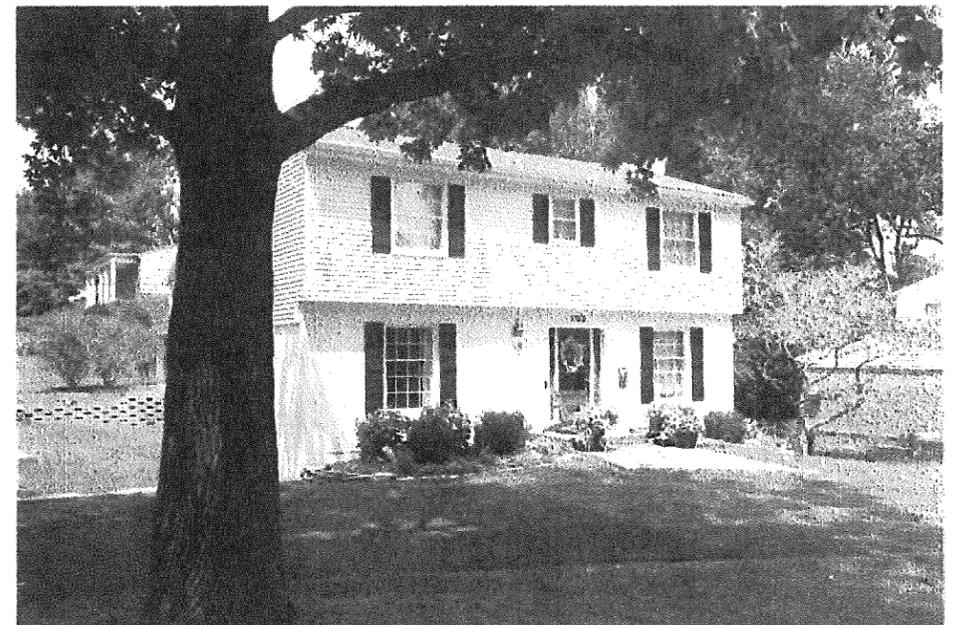
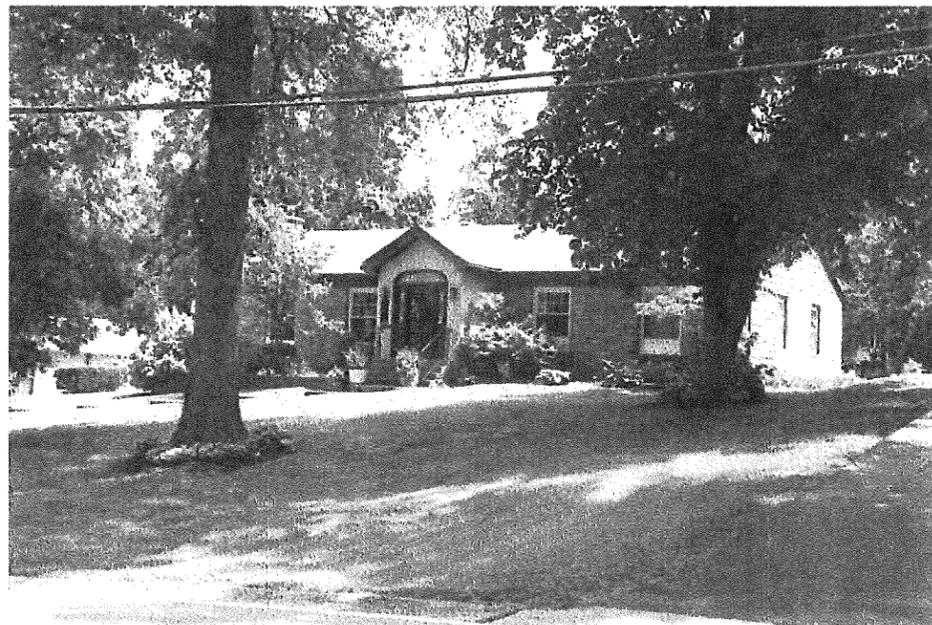
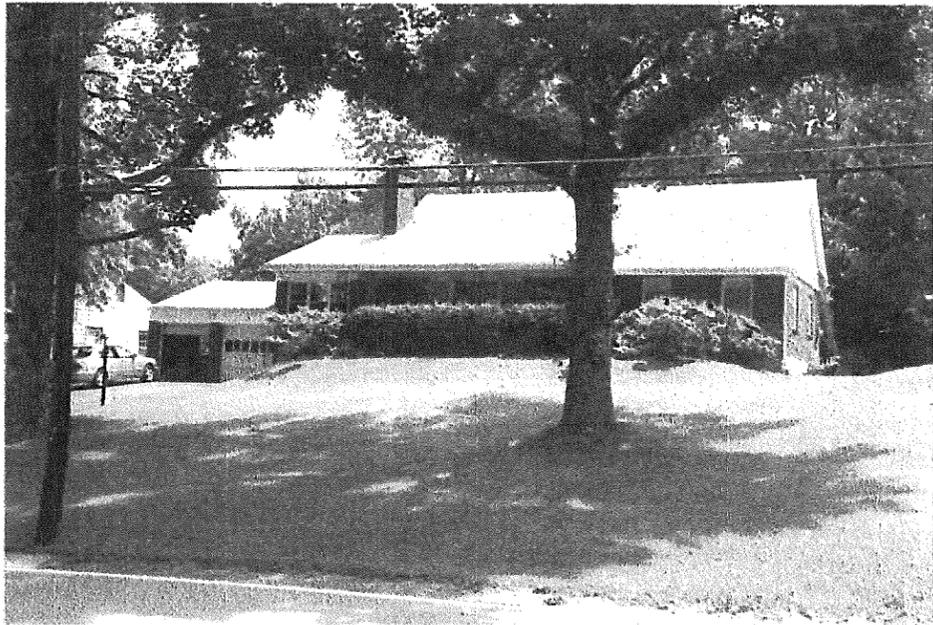
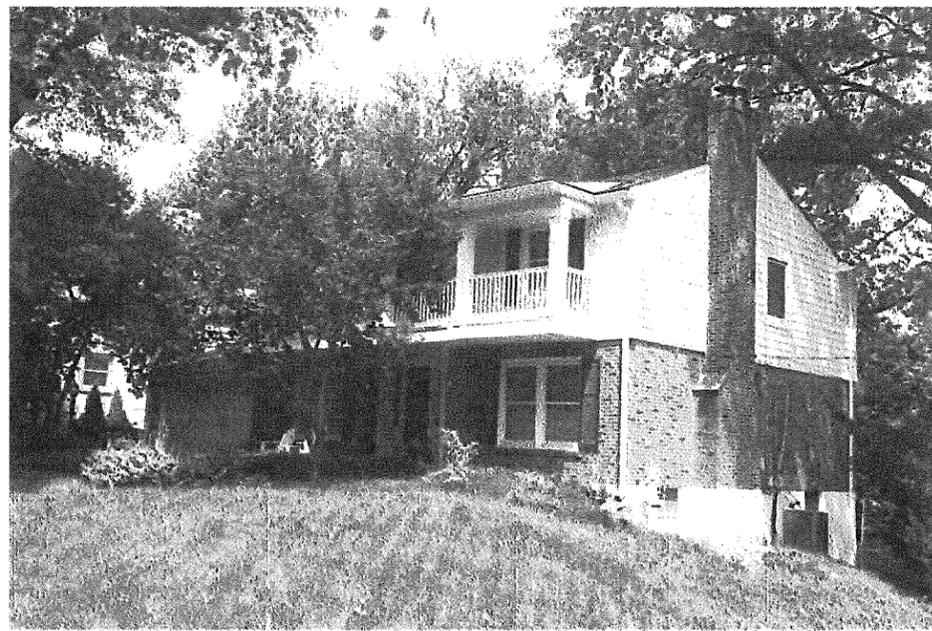


EXISTING BASEMENT FLOOR PLAN



EXISTING FIRST FLOOR PLAN







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

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

A handwritten signature in blue ink, appearing to read "Craig R. Murphy".

Craig R. Murphy
I.S.A Certified Arborist
IL-9645A



TREE STUDY
SITE PLAN REVIEW
7-25-2023

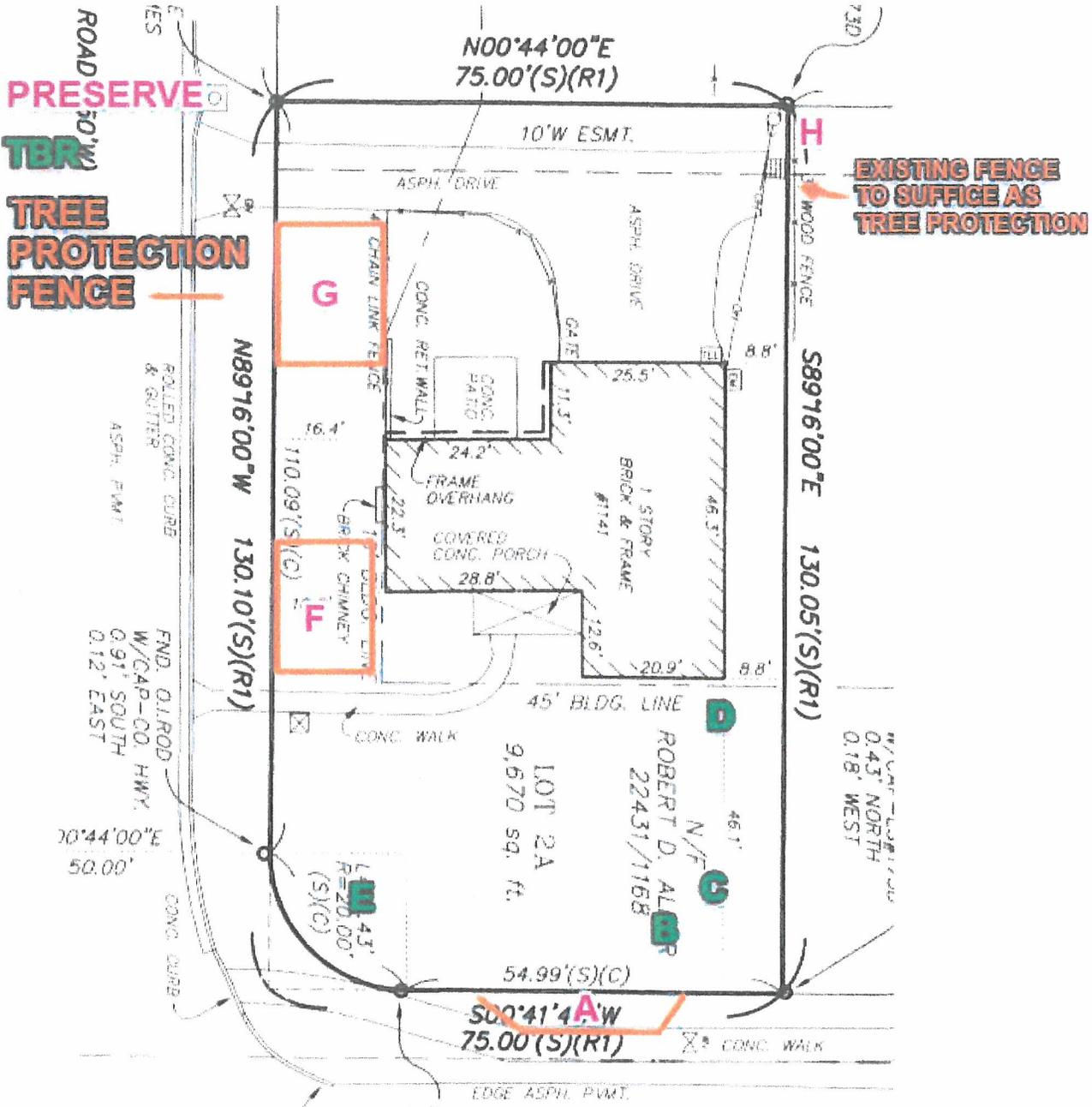
PROPERTY LOCATION: 1141 N. Berry

| # | TREE SPECIES | D B H | PRESERVE/ REMOVE/ INSTALL | ADJOINING LOT | COMMENTS | VALUE | COND % | TOTAL CANOPY SQ FT |
|---|------------------|-------|---------------------------------|---------------|--|--------|--------|--------------------|
| A | pin oak | 20" | PRESERVE | CITY | large vertical crack on trunk, minor galls, deadwood | \$2330 | 48 | ---- |
| B | eastern redcedar | 12" | REMOVE | | compartmentalized wound on trunk, deadwood SPECIES/ HOMEOWNER'S PREFERENCE | \$640 | 59 | 254 |
| C | eastern redcedar | 16" | REMOVE | | deadwood SPECIES/ HOMEOWNER'S PREFERENCE | \$1310 | 68 | 452 |
| D | hemlock | 3x12" | REMOVE | | multi-stemmed, minor deadwood/ storm damage PROPOSED CONSTRUCTION | \$2205 | 65 | 762 |
| E | eastern redcedar | 11" | REMOVE | | decay at base of trunk, co-dominant at 20' SPECIES/ HOMEOWNER'S PREFERENCE | \$480 | 53 | 214 |
| F | American holly | 2x7" | PRESERVE | | co-dominant, included bark, decay on leader | \$320 | 50 | 160 |
| G | river birch | 13" | PRESERVE | | lean, ivy | \$1050 | 67 | 299 |
| H | eastern redcedar | 8" | PRESERVE | YES | crown in service drops, topped | \$240 | 50 | ---- |

**Canopy coverage has been adjusted to reflect shared and overlapping crowns.
Tree species and install locations are recommendations and can be adjusted as long as the guidelines, set forth by
Glendale's canopy replacement policy, are followed.**

| | |
|------------------|---|
| Lot size | 9,670 Sq ft |
| Current Canopy | 2,141 Sq ft 22% Lot Coverage |
| Canopy Removed | 1,682 Sq ft 79% Current Canopy Removed |
| Post Demo Canopy | 459 Sq ft 5% Lot Coverage Remaining |

NOTE: THERE ARE TWO RECENTLY PLANTED TREES ON THIS LOT WHICH DID NOT QUALIFY TO BE INCLUDED ON THE TREE STUDY BUT SHALL BE CONSIDERED FOR INSTALLATION REQUIREMENTS



PRESERVE

TREE PROTECTION FENCE

EXISTING FENCE TO SUFFICE AS TREE PROTECTION

N00°44'00"E
75.00'(S)(R1)

10' W ESMT.

NB97°16'00"W
130.10'(S)(R1)

S89°16'00"E
130.05'(S)(R1)

S00°41'4"A
75.00'(S)(R1)

LOT 2A
9,670 sq. ft.

ROBERT D. ALBR
N/F
22431/1168

L=43'
R=20.00'
(S)(C)

54.99'(S)(C)

45' BLDG. LINE

ROAD 30' W
PRESERVE
TBR
TREE PROTECTION FENCE
ROLLED CONC. CURB & GUTTER ASPH. PAVT.
FND. D.I. ROD W/CAP-CO. HWY. 0.91' SOUTH 0.12' EAST
CONC. CURB

W/CAP-CO. HWY. 0.43' NORTH 0.18' WEST

ASPH. DRIVE

ASPH. DRIVE

CHAIN LINK FENCE

CONC. RET. WALL

CONC. PATIO

GATE

FRAME OVERHANG

COVERED CONC. PORCH

BRICK CHIMNEY

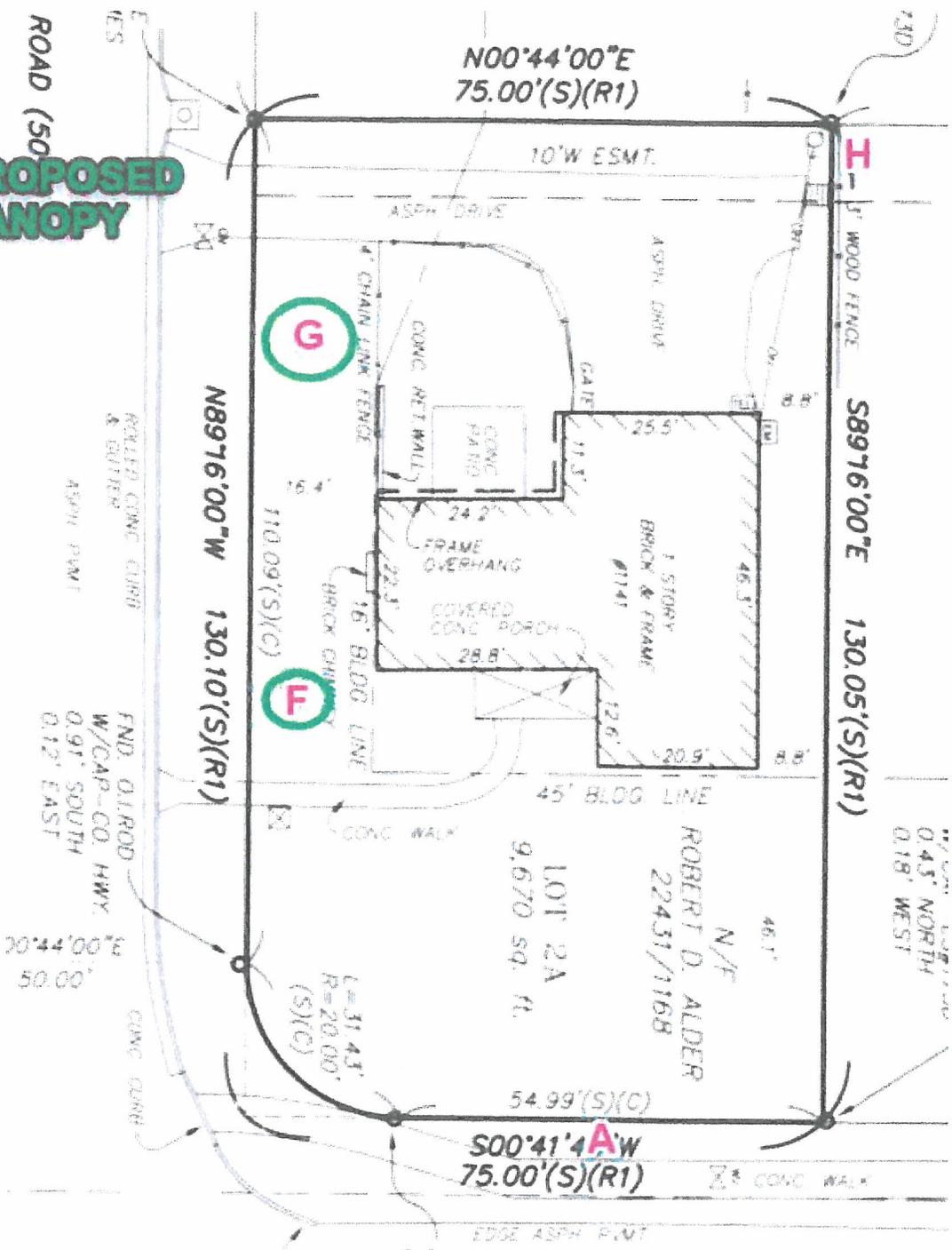
1 STORY BRICK & FRAME #1741

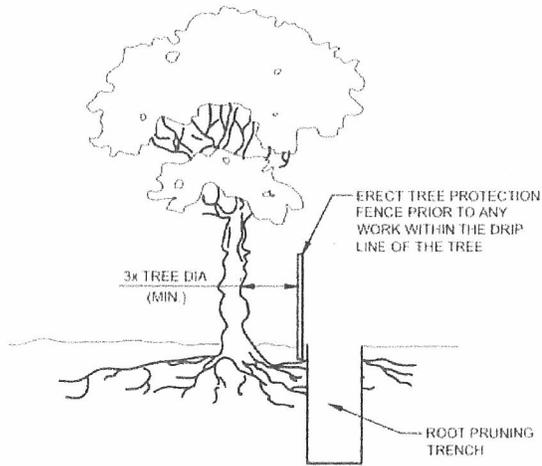
CONC. WALK

CONC. WALK

EDGE ASPH. PAVT.

PROPOSED GANOPY





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. DO NOT USE AN EXCAVATOR, AS THIS WILL PULL ON THE ROOTS AND POSSIBLY DAMAGE THE TRUNK. 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.