



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

APPLICATION FOR ARCHITECTURAL REVIEW BOARD

APPLICATION DATE 4/13/23 DATE OF ARB MEETING 5/10/23 ESTIMATED COST 1,000,000

PROJECT ADDRESS # 20 EDWIN AVE GLENDALE, MO 63122

NAME OF PROPERTY OWNER TEAL CONSTRUCTION PHONE NUMBER 314-220-9535

CONTRACTOR (NAME) PEX TEAL PHONE NUMBER 314-220-9555

CONTRACTOR ADDRESS 58 HILL DR. GLENDALE MO 63122

ARCHITECT (NAME) DONNA BOXX PHONE NUMBER 314-434-2333

ARCHITECT ADDRESS 160 MARINE LANE ST LOUIS MO 63146

DETAILED DESCRIPTION OF WORK BEING PROPOSED:

NEW SINGLE FAMILY RESIDENCE

FLOOR AREA RATIO 22.82% (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.) 5476

TOTAL FLOOR AREA OF EXISTING STRUCTURE (SQ. FT.) 2079

TOTAL SQ. FT. OF LOT 23,994 WIDTH AND DEPTH OF LOT (FT.) 150x160

HEIGHT OF STRUCTURE 33.25' NUMBER OF STORIES 2

ESTIMATED COMMENCE DATE JUNE 1ST EST. COMPLETION DATE 3/2024

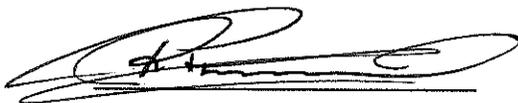
Each application shall be accompanied with payment of a fee as follows:

- 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

4/14/23

DATE

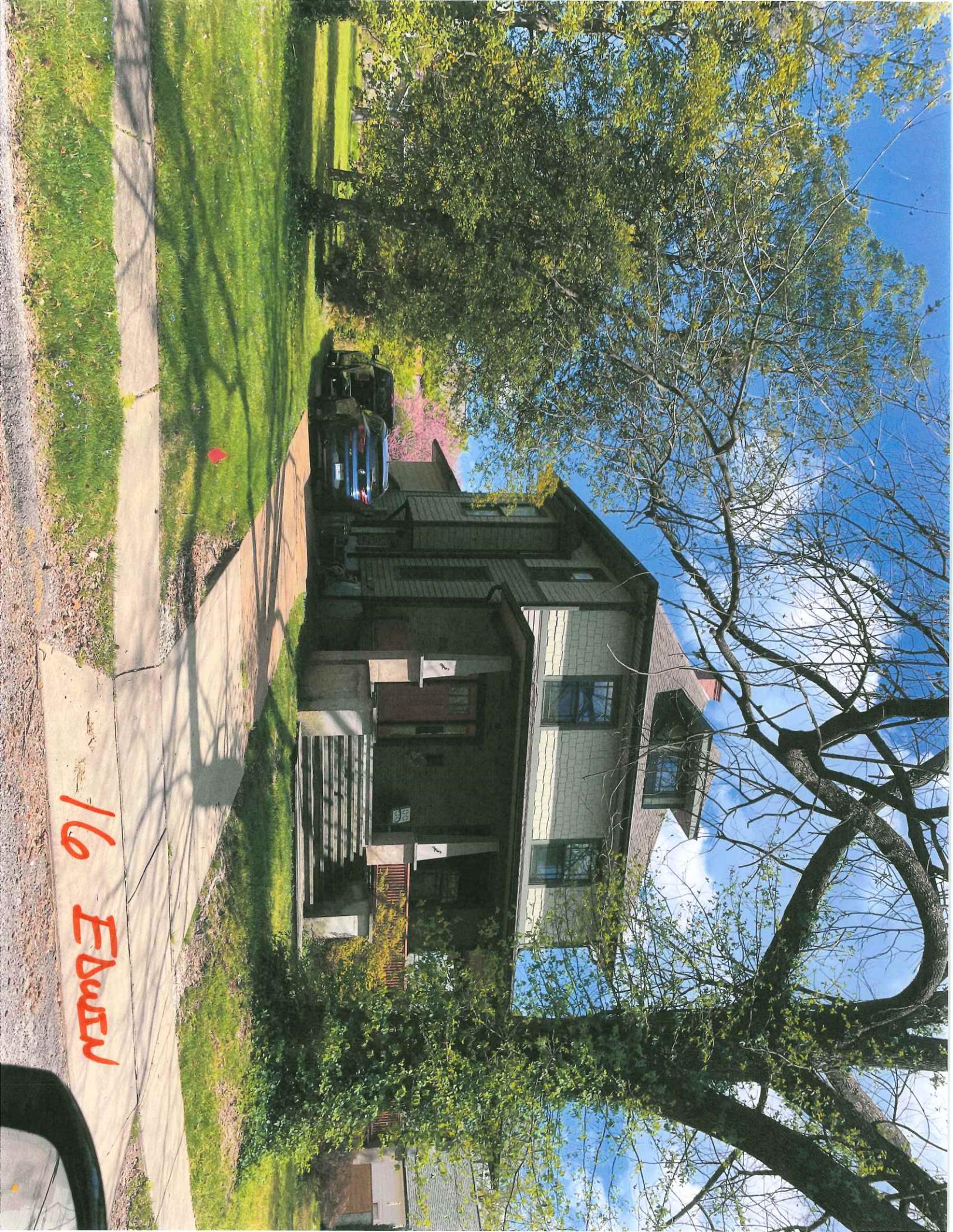


SUBJECT PROPERTY



10 EDWIN

10



16 EDWIN



20 E AVE N

Twenty Six

20 Edwin Ave Glendale MO 63122

Impervious Calculations

Existing:

Garage	593
Green house	491
Driveway	1,614
Walkways	280
House	1,533
Coverd deck and patio	<u>486</u>

Total Current Impervious Area 4,991

Proposed:

Driveway	1,941
Walkway	28
House	3,796
Covered front porch	400
Patio	<u>360</u>

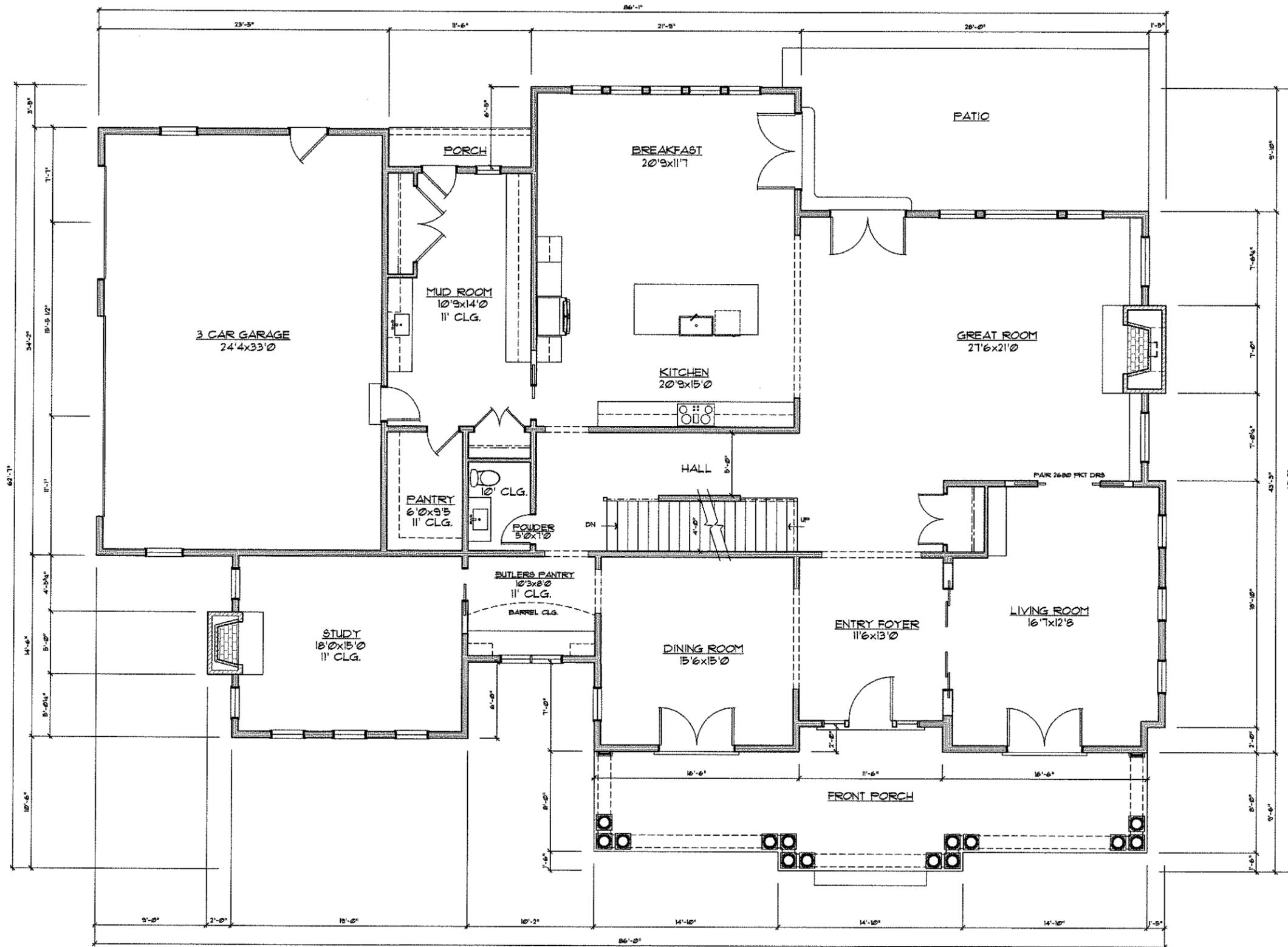
Total Proposed Impervious Area 6,528

Proposed	6,528
Current	<u>4,991</u>
Additional Impervious Area	1,537

Size of Underground Pit needed 10x10

Size of Underground Pit to be installed 10x15 (for future expansion)





FIRST FLOOR PLAN

1/4" = 1'-0"

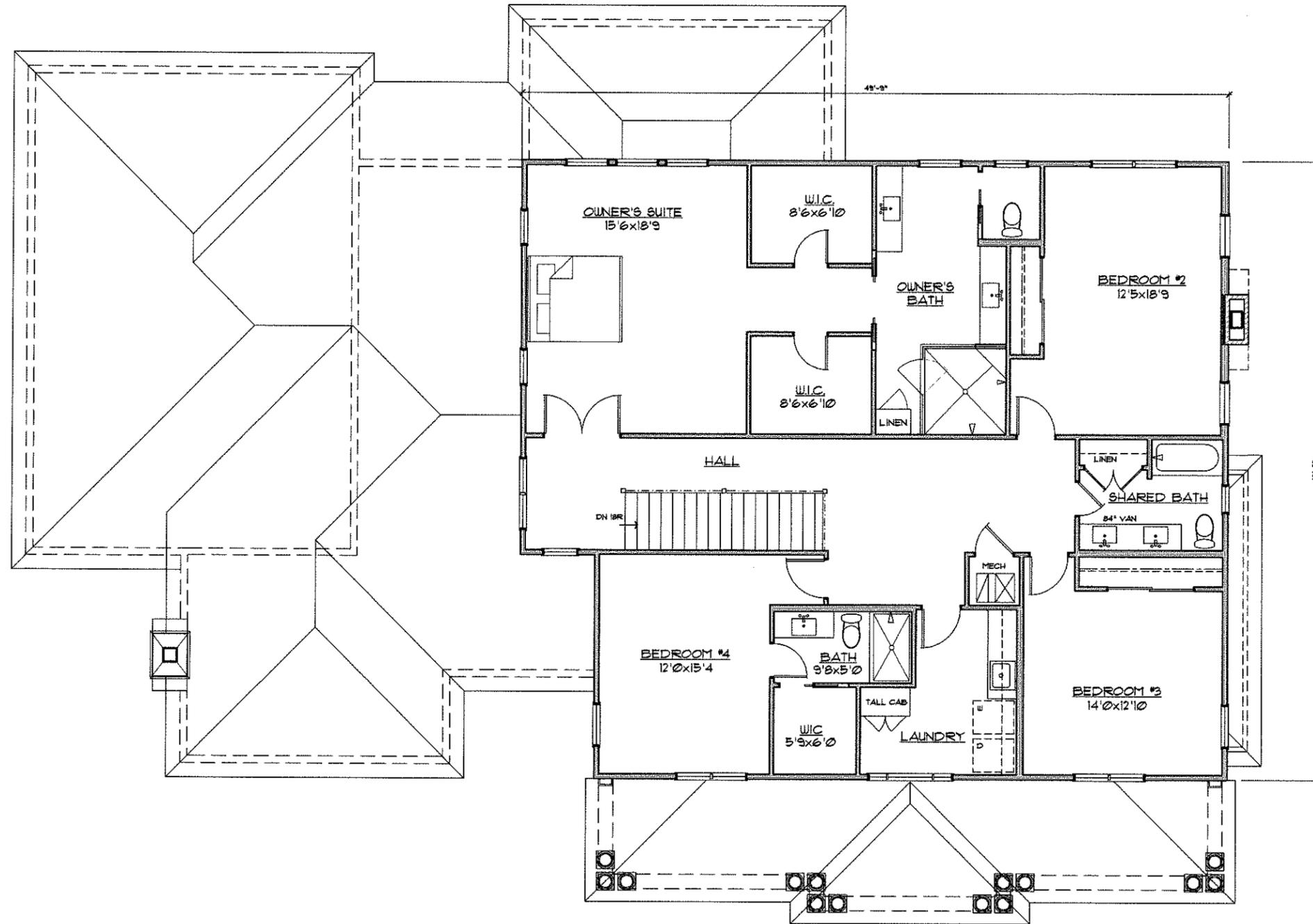
PROGRESS PRINT
NOT FOR CONSTRUCTION
DATE 4-12-2023

FIRST FLOOR PLAN

PROPOSED ALTERATIONS FOR
RICH AND LISA PETERS
20 EDWIN
GLENDALE, MISSOURI 63122

DONNA F. BOXX, Architect, P.C.
160 Marine Lane
St. Louis, Missouri 63146
(314) 434-2338
FAX (314) 434-2203
www.donnafoxarchitect.com

DATE	NO.
REV.	2022-14
REV.	
REV.	
REV.	
SHEET	
A-1	
1 of 2 SHEETS	



SECOND FLOOR PLAN

1/4" = 1'-0"

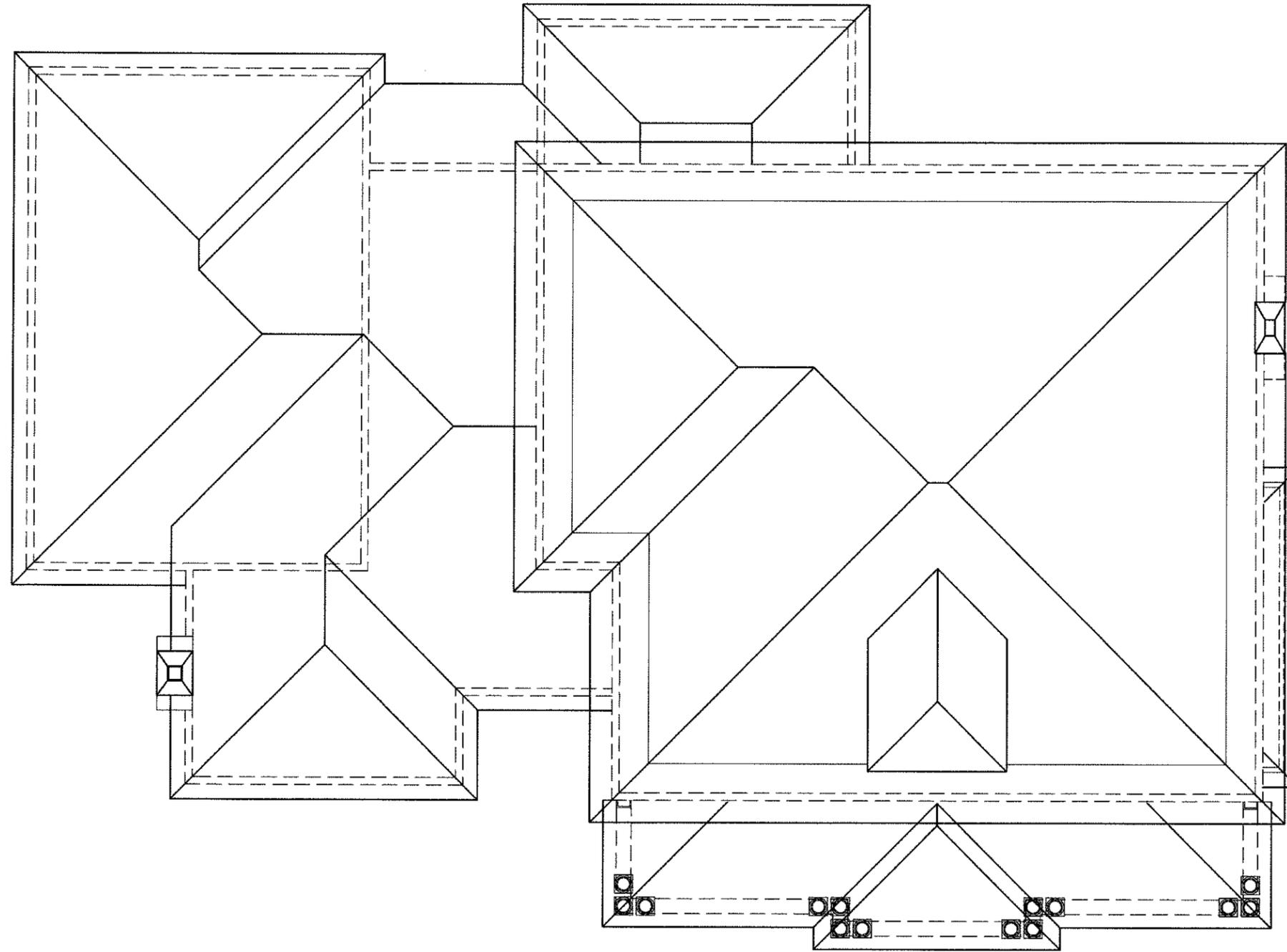
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 GLENDALE, MISSOURI 63122

SECOND FLOOR PLAN

DATE	JOB
REV.	2022-14
REV.	
REV.	
REV.	
A-2	
2 of 1 SHEETS	

PROGRESS PRINT
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 DATE: 4-12-2023



ROOF PLAN

2010 sf

1/4" = 1'-0"

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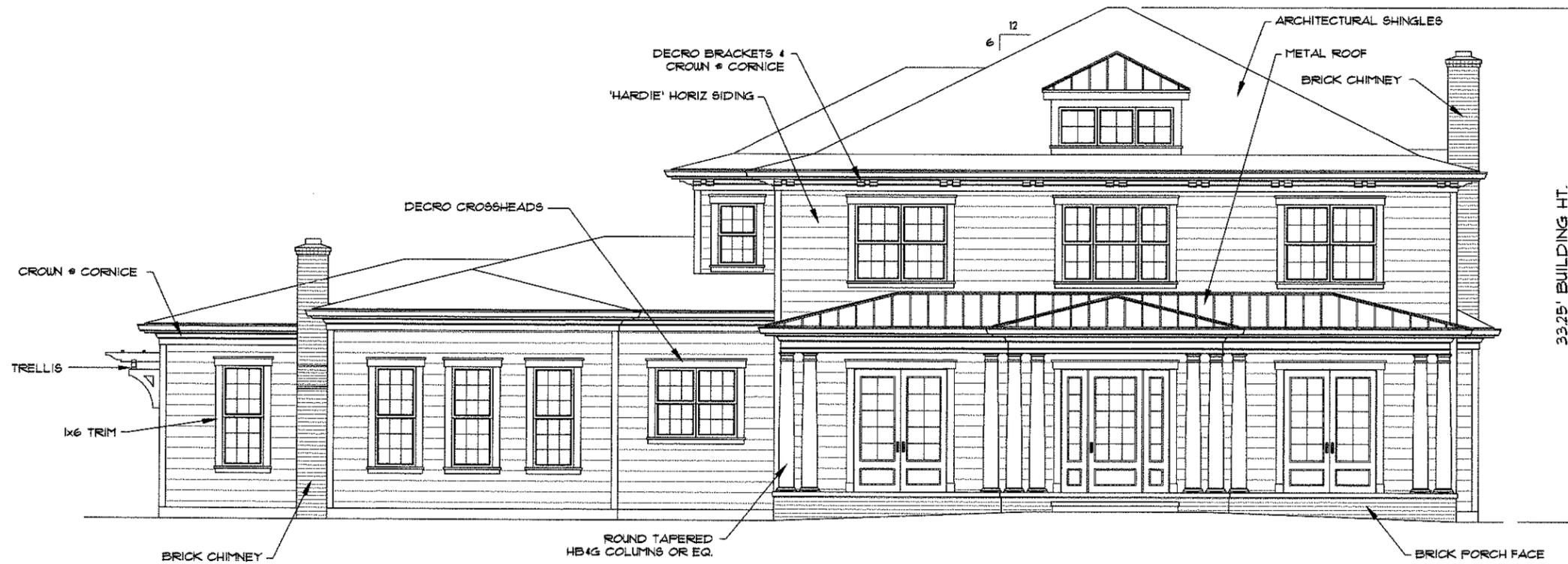
ROOF PLAN

DATE	JOB
REV.	2022-14
REV.	
REV.	
SHEET	
A-3	
3 of 1 SHEETS	

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Professional Seal Certificate of Authority 1000040



FRONT ELEVATION

1/4" = 1'-0"



RIGHT SIDE ELEVATION

1/4" = 1'-0"

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EXTERIOR ELEVATIONS

DATE	108	2022-14
REV.		
REV.		
REV.		
SHEET	A-5	
	5 of 1 SHEETS	

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REAR ELEVATION

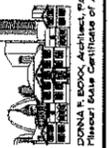
1/4" = 1'-0"



LEFT SIDE ELEVATION

1/4" = 1'-0"

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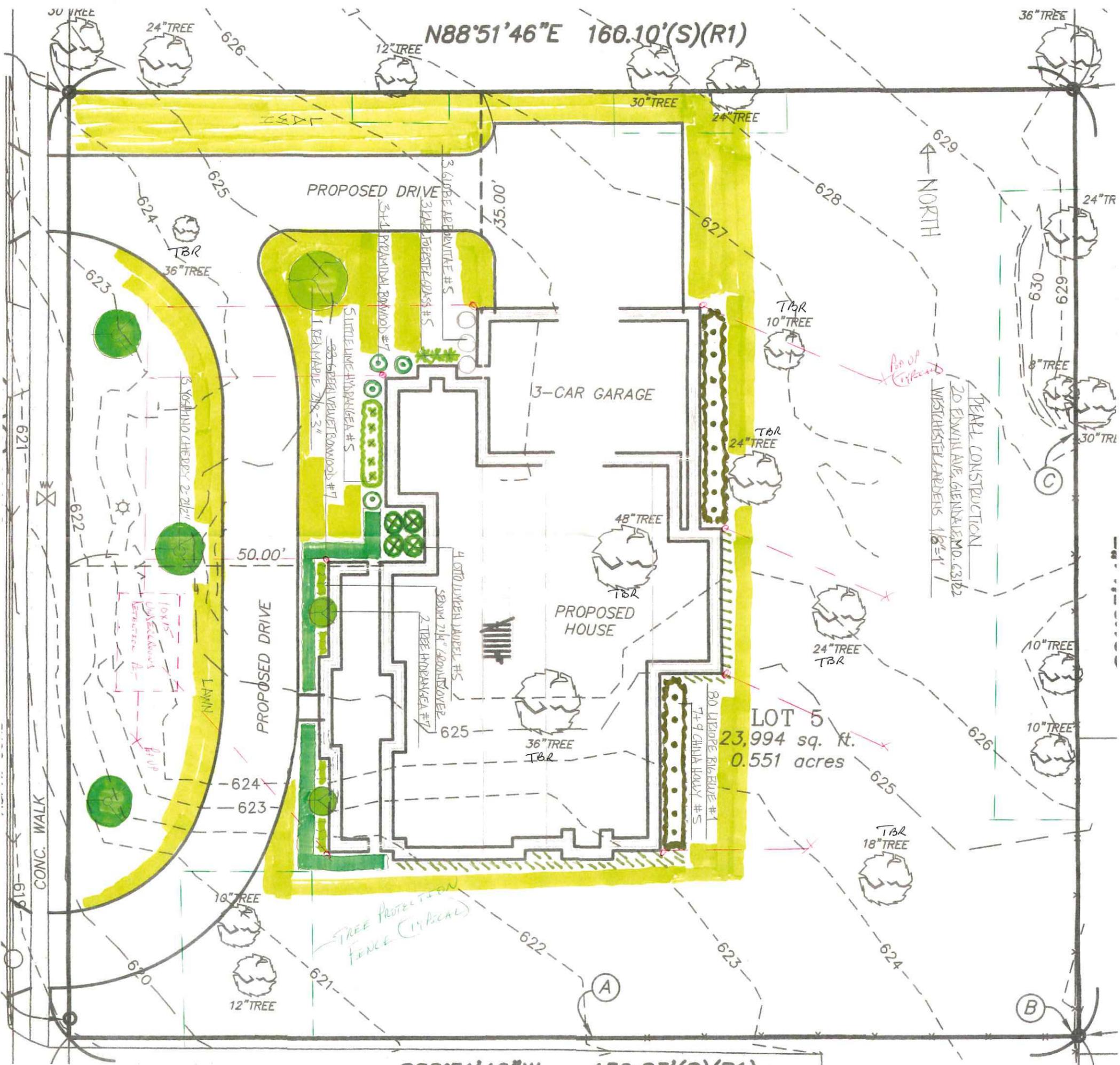
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EXTERIOR ELEVATIONS

DATE	2022-14
REV.	
REV.	
SHEET	A-4
4 of 1 SHEETS	

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N88°51'46"E 160.10'(S)(R1)



LOT 5
23,994 sq. ft.
0.551 acres

PROPOSED DRIVE

3-CAR GARAGE

PROPOSED HOUSE

PROPOSED DRIVE

CONC. WALK

NORTH

PEARL CONSTRUCTION
20 EDWILL AVE, GLENDALE MO. 63122
WESTERLYARDENS 1/8" = 1'

TREE PROTECTION FENCE (19' AREA)

(A)

(B)

