



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

APPLICATION FOR ARCHITECTURAL REVIEW BOARD

09.01.2023

09.13.2023

APPLICATION DATE 7/27/23 DATE OF ARB MEETING 8/9/23 ESTIMATED COST \$300K

PROJECT ADDRESS # 4 ARMSTRONG DR. GLENDALE, MO 63122

NAME OF PROPERTY OWNER NORMAN & SHELLEY SIMON PHONE NUMBER 417.343.1170

CONTRACTOR (NAME) ROESER HOME REMODELING PHONE NUMBER 314.822.0839

CONTRACTOR ADDRESS 301 SANTE AVE. KIRKWOOD, MO 63122

ARCHITECT (NAME) KEILIAN SMITH PHONE NUMBER 314.909.8822

ARCHITECT ADDRESS 800 S. HARRISON AVE. KIRKWOOD, MO 63122

DETAILED DESCRIPTION OF WORK BEING PROPOSED: REAR ADDITION TO EXISTING HOME. INTERIOR REMODEL OF EXISTING HOME.

FLOOR AREA RATIO 25.2 < 35 (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.) 1,139

TOTAL FLOOR AREA OF EXISTING STRUCTURE (SQ. FT.) 2,144

TOTAL SQ. FT. OF LOT 13,000 WIDTH AND DEPTH OF LOT (FT.) 100' x 130'

HEIGHT OF STRUCTURE 20' NUMBER OF STORIES 1

ESTIMATED COMMENCE DATE OCT. 2023 EST. COMPLETION DATE FEB. 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.

GORDON WARD

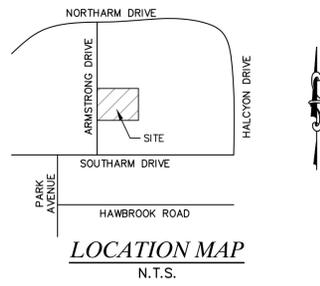


SIGNATURE OF APPLICANT

7/27/2023

DATE

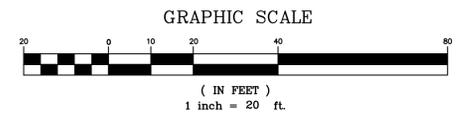
# A TRACT OF LAND BEING PART OF LOTS 4 AND 6 OF "HAWBROOK HILL ADDITION" (P.B. 37 PG. 35), LOCATED IN SECTION 6, TOWNSHIP 44 NORTH, RANGE 6 EAST, CITY OF GLENDALE, ST. LOUIS COUNTY, MISSOURI



**ABBREVIATIONS:**

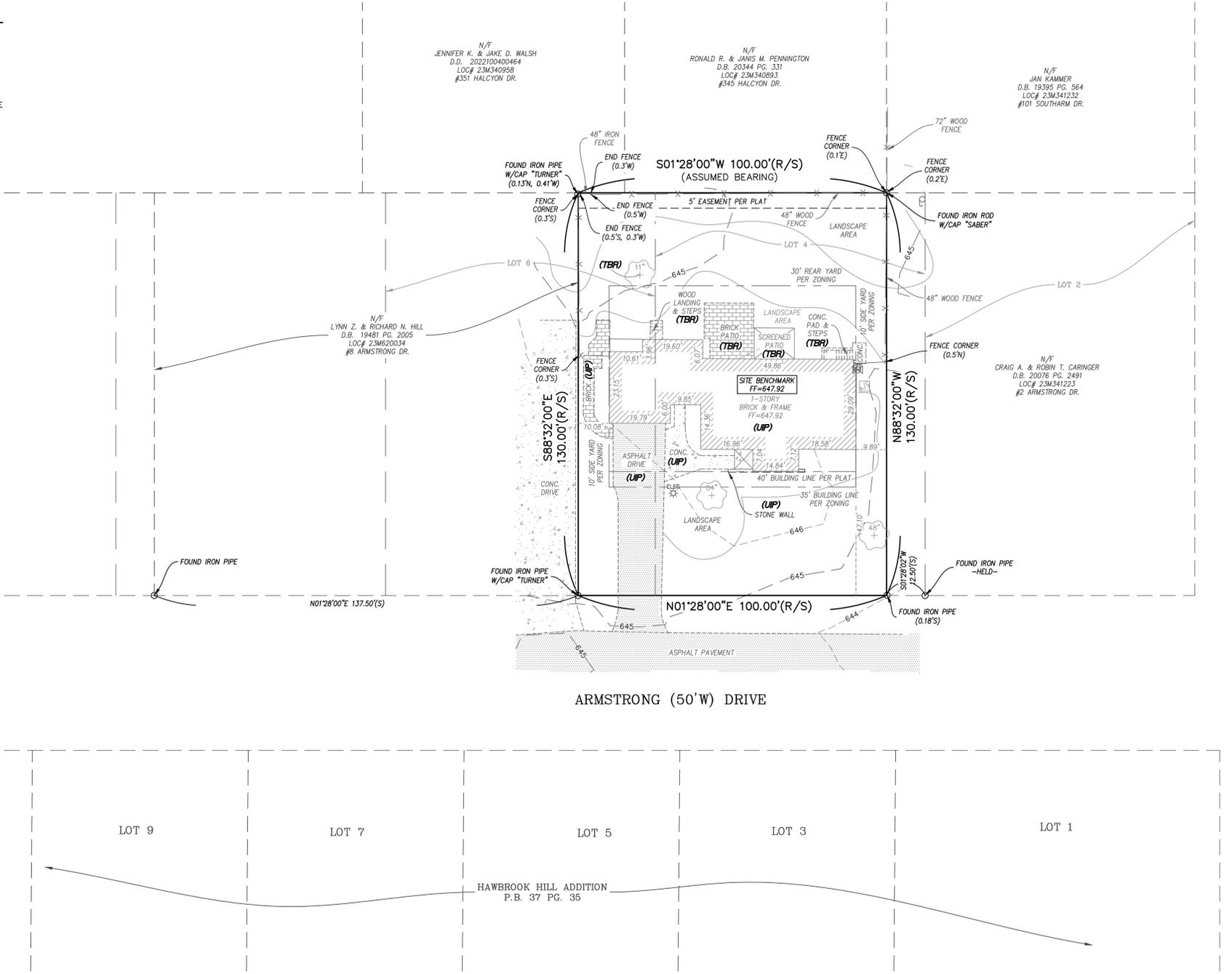
CONC.	CONCRETE
N/F	NOW OR FORMERLY
P.B.	PLAT BOOK
D.B.	DEED BOOK
P.S.	PAGE
SQ. FT.	SQUARE FEET
(R)	RECORD
(S)	SURVEY
FF	FINISH FLOOR
TF	TOP FOUNDATION
BF	BASEMENT FLOOR
UIP	USE IN PLACE
TBR	TO BE REMOVED
D.S.	DOWNSPOUT
W/W	WINDOW WELL
F/P	FIRE PLACE
EX	EXISTING
PROP.	PROPOSED

**NOTE:**  
THE PROFESSIONAL ENGINEER'S SEAL THAT APPEARS ON THIS SHEET ONLY CERTIFIES FOR THE PLOT PLAN PREPARATION. THE DESIGN OF THE PROPOSED ADDITION AND ASSOCIATED FEATURES ARE THE RESPONSIBILITY OF OTHERS.



**LEGEND:**

	TREE LINE
	SILT 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 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 LS 307-D.
	DENOTES SEMI-PERMANENT MONUMENT.
	FOUND IRON PIPE
	CONC. MON./STONE
	CROSS
	CROSS WITH ANCHOR
	CONC. PAVEMENT
	ASPHALT PAVEMENT
	BRICK PAVERS
	GRAVEL



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

**EXISTING UTILITIES NOTES:**

- ALL DESTRUCTION OF EXISTING UTILITY TAPS SHALL BE IN ACCORDANCE WITH EACH UTILITY PROVIDER'S SPECIFICATIONS, INCLUDING FEDERAL, STATE, AND LOCAL REGULATIONS.
- CONTRACTOR IS RESPONSIBLE TO CONTACT AND IDENTIFY ALL UTILITIES AND PERFORM WORK IN A SAFE AND RESPONSIBLE MANNER.
- THE SERVICEABILITY OF ALL UTILITIES ARE THE RESPONSIBILITY OF THE CONTRACTOR / HOMEOWNER. ANY AND ALL REQUIREMENTS FOR EXISTING OR PROPOSED FLOW RATES, FIRE PROTECTION, CONNECTION FEES OR REQUIRED STUDIES ARE NOT THE RESPONSIBILITY OF THE STERLING COMPANY.
- THE STERLING COMPANY ASSUMES NO RESPONSIBILITY FOR CONTRACTOR'S WORK OR FOR ANY WORK NOT SPECIFICALLY MENTIONED.

**SITE INFO:**

N/F NORMAN J. SIMON TRUST AGREEMENT  
D.D. 2022100400144  
LOC# 23M340903  
#4 ARMSTRONG DRIVE  
13,000 SQ. FT./ 0.298 AC.±

**ZONING INFO:**

R-1 SINGLE FAMILY RESIDENCE  
FRONT : 35' SETBACK PER ZONING  
SIDE : 10' SETBACK PER ZONING  
REAR : 30' SETBACK PER ZONING  
HEIGHT : 35' OR 2 1/2 STORIES

**SITE BENCHMARK:**

EXISTING FINISH FLOOR: ELEVATION 647.92' (NAVD 88)  
FINISH FLOOR OF THE EXISTING 1-STORY BRICK & FRAME HOUSE ON THE SUBJECT TRACT AS SHOWN HEREON.

**BENCHMARK:**

ST. LOUIS COUNTY BENCHMARK  
BENCHMARK 19579: ELEVATION = 615.17 (NAVD88)  
"L" ON THE SOUTHEAST CORNER OF A 6'X5' CONCRETE PAD FOR ATT CONTROL BOX SITUATED ALONG THE NORTH SIDE OF EAST ADAMS AVENUE SOUTH OF PROPERTY ADDRESSED AS #311 LUTHER LANE, 220 FEET MORE OR LESS WEST OF THE CENTERLINE OF LUTHER LANE, 65 FEET MORE OR LESS WEST OF THE NORTHERLY PROJECTION OF THE CENTERLINE OF NORTH HOLMES AVENUE, AND ROUGHLY 30 FEET NORTH OF THE CENTERLINE OF EAST ADAMS AVENUE.

**SITE NOTES:**

- THIS TRACT CONTAINS 13,000 SQUARE FEET OR 0.298 ACRES, MORE OR LESS.
- THE SUBJECT PROPERTY BOUNDARY AND EXISTING IMPROVEMENTS AS SHOWN HEREON ARE BASED ON THE PROVIDED PROPERTY BOUNDARY SURVEY WHICH WAS PREPARED BY JAMES SURVEYING COMPANY, SURVEY NUMBER: 214964, DATED ON OCTOBER 18, 2022.
- SOURCE OF RECORD TITLE: NORMAN J. SIMON TRUST AGREEMENT IS DESCRIBED AS THE OWNER AS RECORDED IN DEED DOCUMENT 2022100400144 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.
- ADDITIONAL BUILDING LINES FROM CURRENT ZONING CODE ARE SHOWN HEREON.
- FIELD TOPOGRAPHY BY THE STERLING COMPANY DATED ON 08/25/2023 IS SHOWN HEREON.
- THE STERLING COMPANY ASSUMES NO RESPONSIBILITY FOR ANY ERRORS WITH THE SUBJECT PROPERTY BOUNDARY AND EXISTING IMPROVEMENTS.
- THIS PLAN IS ONLY FOR PLOT PLAN PREPARATION.

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

- Notes:**
- Finished grades at the building to be a minimum of 6 inches below top of foundation for wood frame and 4 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 8319.1.
  - Grade shall be noted to slope away from foundation a minimum of a 6 inch drop 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(R)=Existing Elevation, 714.0(P)=Proposed Elevation.
  - Base boundary is provided by JAMES SURVEYING COMPANY.

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 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

ISSUE	REMARKS/DATE
1	Original Issue
2	
3	
4	

Roeser Home Remodeling  
Joe Roeser  
301 Sante Ave.  
St. Louis, MO 63122  
(314) 822-0839

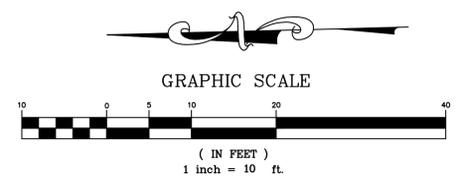
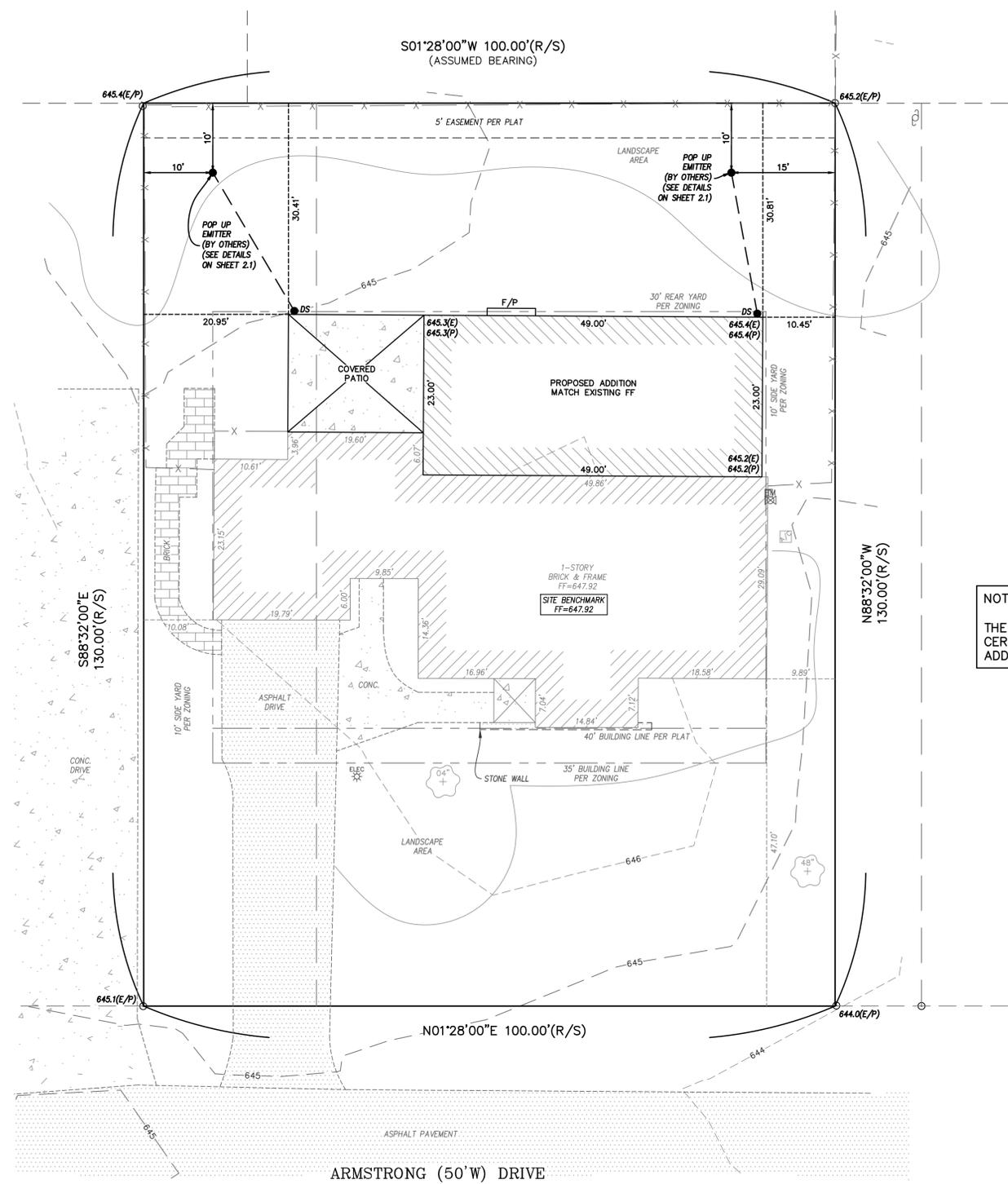
THE STERLING CO.  
ENGINEERS & SURVEYORS  
5055 New Baumgartner Road  
St. Louis, Missouri 63120  
Ph 314-487-0440 Fax 314-487-8944  
www.sterling-eng-survey.com  
Corporate Certificate of Authority #001348

#4 ARMSTRONG DRIVE  
GLENDALE, MISSOURI 63122  
DEMOLITION PLAN/EXISTING CONDITIONS

NOT APPROVED FOR CONSTRUCTION! FOR REVIEW ONLY

Date:	23-08-222
Date:	08/29/2023
Designed: HHH	Sheet
Drawn: HHH	1.1
Checked: MGB	PP

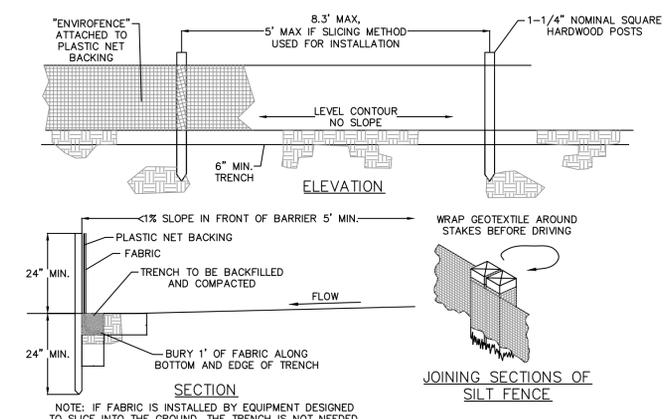
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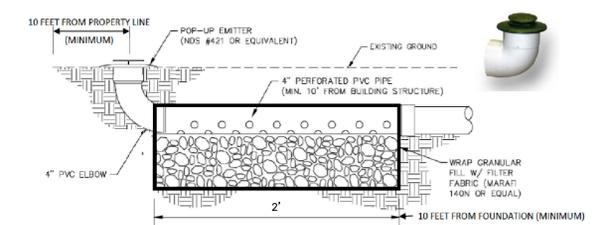
**NOTES**

1. ALL PROPOSED 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 CONTRACTOR IS TO MAINTAIN THE SHEET FLOW FOR THE STORM WATER AND SHALL NOT CONCENTRATE RUNOFF ONTO ADJACENT PROPERTIES.

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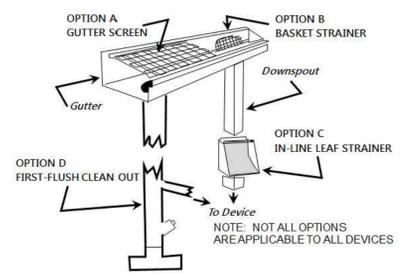
**SILT FENCE DETAIL**



**POP-UP EMITTER (BY OTHERS)**

- NOTES:**
1. GRANULAR FILL SHALL BE 1" MIN. CLEAN DRAINAGE ROCK.
  2. COMPACT SOIL MATERIAL UNDER LAWNS TO 85% MAXIMUM DENSITY AS DETERMINED BY THE MODIFIED PROCTOR COMPACTION TEST. (ASTM D 1557)
  3. 4-INCH MINIMUM SDR35 OR EQUIVALENT PERFORATED UNDERDRAIN OUTLET PIPE WRAPPED WITH FILTER SOCK.

CIRCLE ONE OR MORE OPTIONS USED: A B C D



**PRETREATMENT OPTIONS DETAIL**



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1	Original Issue
2	
3	
4	

**Roeser Home Remodeling**  
Joe Roeser  
301 Sante Ave.  
St. Louis, MO 63122  
(314) 822-0839

**THE STERLING CO.**  
ENGINEERS & SURVEYORS  
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St. Louis, Missouri 63120  
Ph: 314-487-0440 Fax: 314-487-8944  
www.sterling-eng-survey.com  
Corporate Certificate of Authority #001948

**#4 ARMSTRONG DRIVE**  
GLENDALE, MISSOURI 63122

NOT APPROVED FOR CONSTRUCTION! FOR REVIEW ONLY

Date: Henry H. Hyrth, PE  
License # PE-2022036827  
Professional Engineer

Job Number	23-08-222
Date	08/29/2023
Designed: HHH	Sheet
Drawn: HHH	2.1
Checked: MGB	PP

PLOT PLAN

**F.A.R.:**

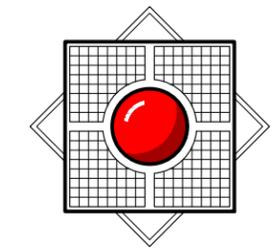
A) EXISTING HOUSE	1,555 sf
B) EXISTING GARAGE (50%)	230 sf
C) EXISTING BREEZEWAY	229 sf
D) EXISTING PORCH	130 sf
E) EXISTING PORCH	56 sf
<b>TOTAL FLOOR AREA</b>	<b>2,144 sf + 1,139 sf new addition = 3,283 sf</b>
13,000 sf total lot (survey)	
13,000 x .35 = 4,550 sf total allowed area	

**LOT COVERAGE:**

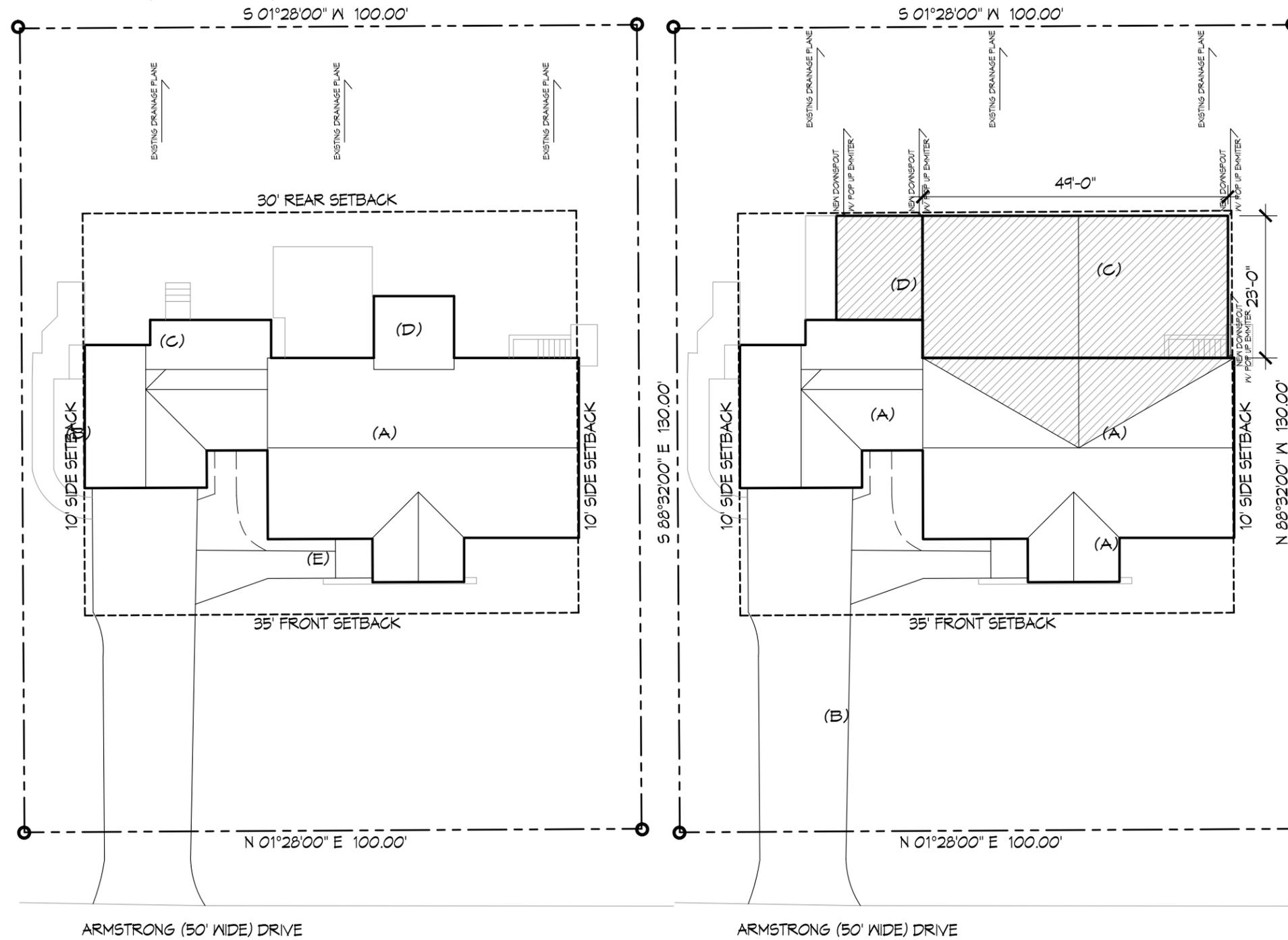
A) EXISTING ROOF	2,278 sf
B) EXISTING DRIVEWAY	1,073 sf
C) NEW ROOF	1,139 sf
D) NEW PATIO	328 sf
<b>TOTAL LOT COVERAGE</b>	<b>4,818 sf</b>
19,276 sf total lot (survey)	
19,276 x .25 = 4,819 sf total allowed lot coverage	

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Revisions	Date
1#	08-30-23
REFERS TO COMMENTS MADE BY ARB	

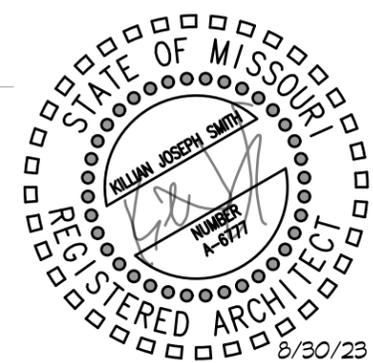
Project Name  
 ARB DOCUMENTS FOR:  
**THE SIMON RESIDENCE**

#4 ARMSTRONG DRIVE  
 SAINT LOUIS, MO 63122

Project Code  
**SMN 2201**

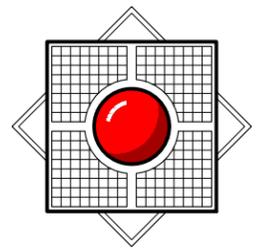
Issue Date  
**22 JULY 23**

Drawing Number  
**ARB-1**



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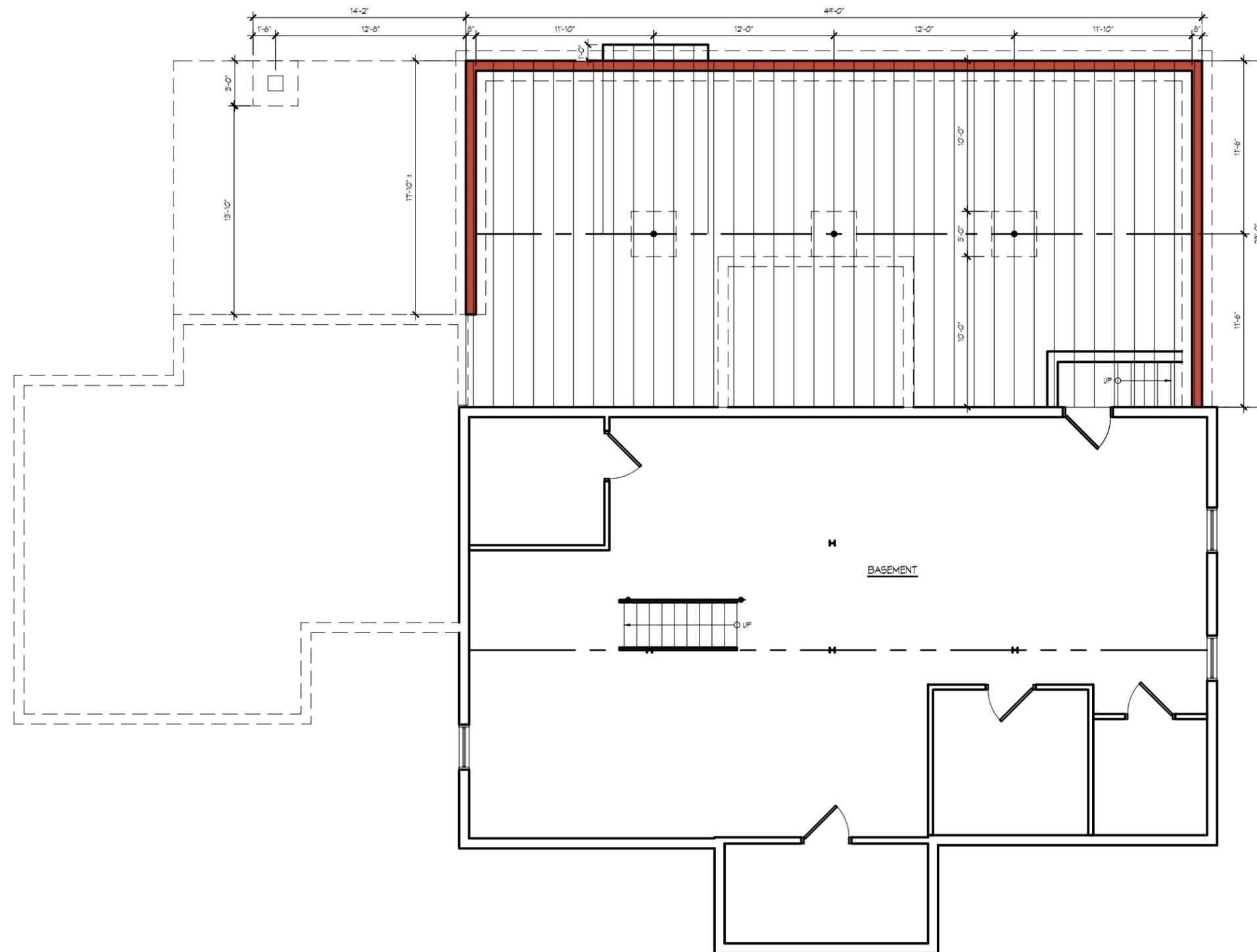
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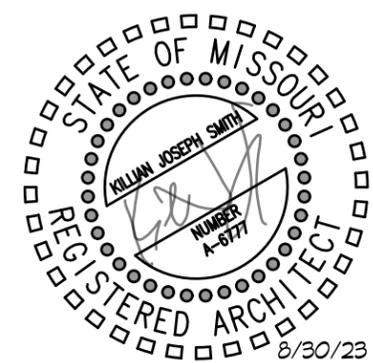
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Drawing Number  
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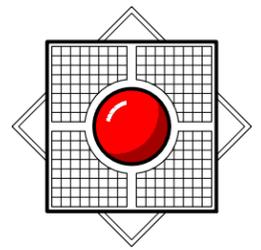
PLAN  
 NORTH

**FOUNDATION FRAMING PLAN**  
 SCALE: 1/8" = 1'-0"

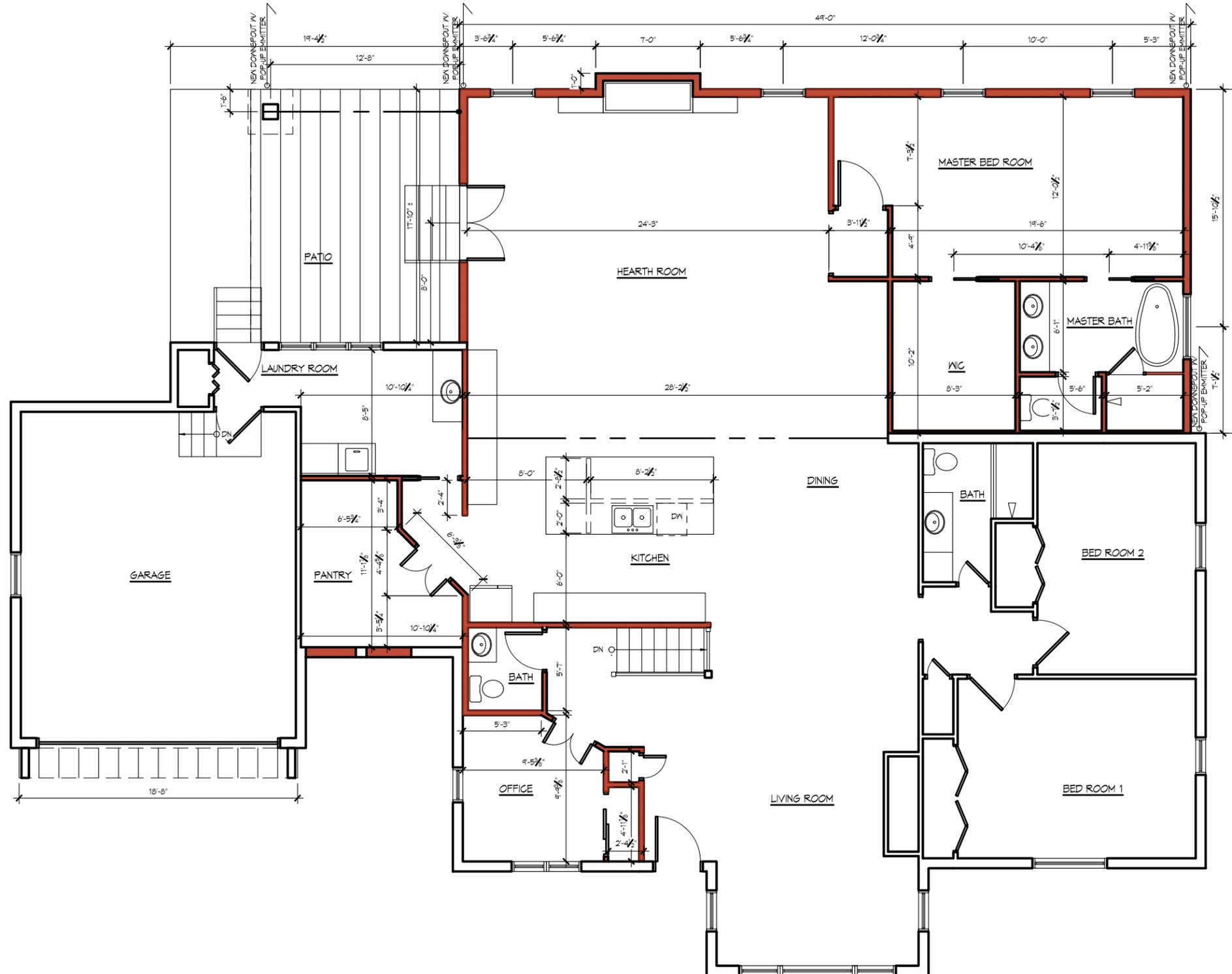


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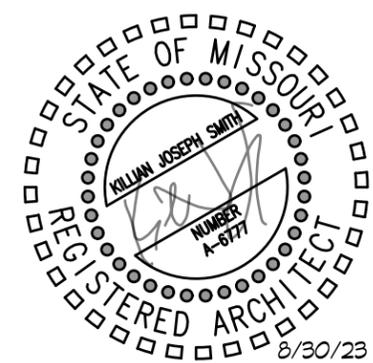


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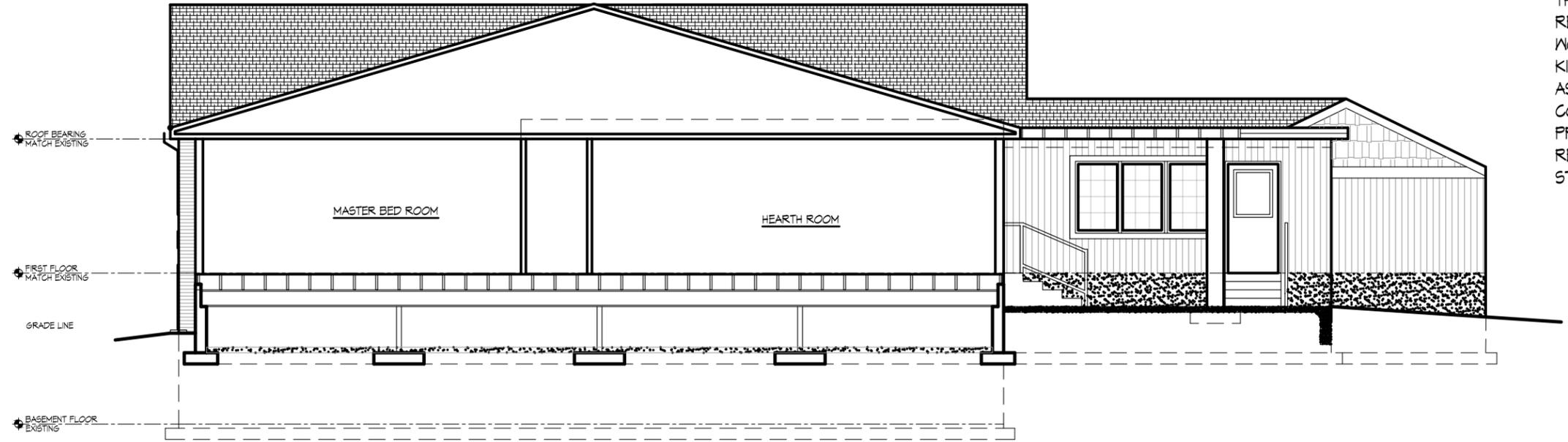


PLAN  
 NORTH

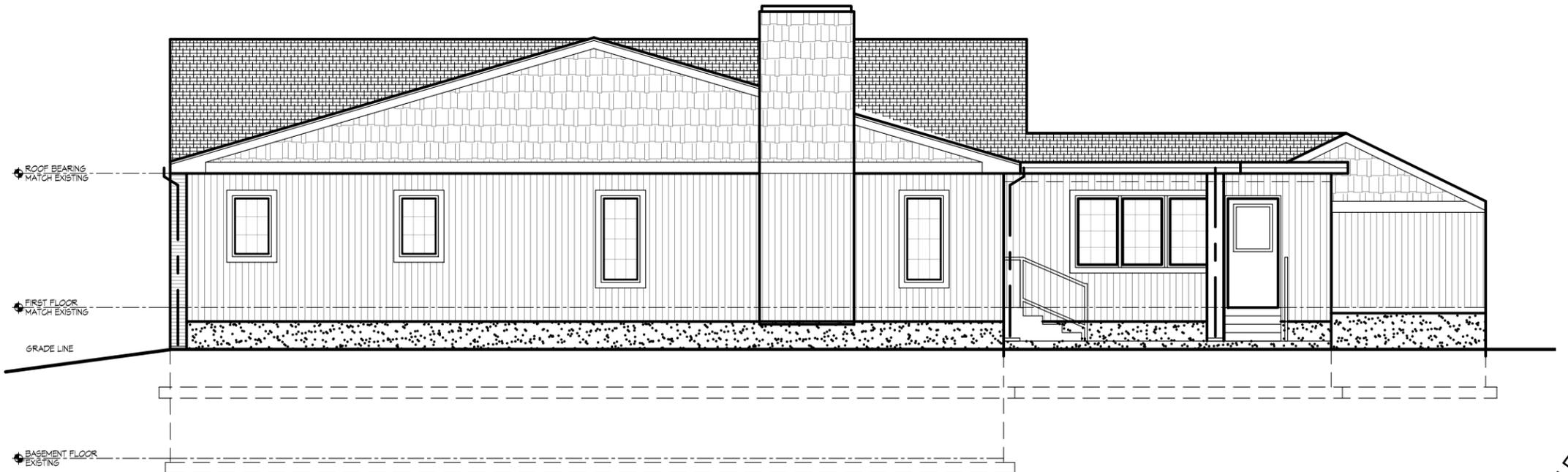
**1 FIRST FLOOR PLAN**  
 SCALE: 1/8" = 1'-0"



Revisions	Date
1#	08-30-23 REFERS TO COMMENTS MADE BY ARB
Project Name ARB DOCUMENTS FOR:  <b>THE SIMON RESIDENCE</b>	
#4 ARMSTRONG DRIVE SAINT LOUIS, MO 63122	
Project Code	<b>SMN 2201</b>
Issue Date	<b>22 JULY 23</b>
Drawing Number	<b>ARB-3</b>

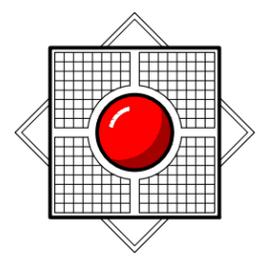


SECTION/ EAST ELEVATION



EAST ELEVATION

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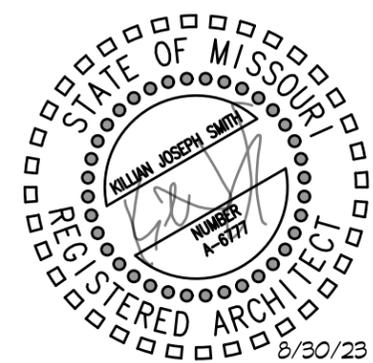
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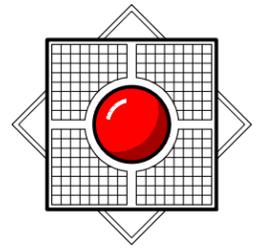
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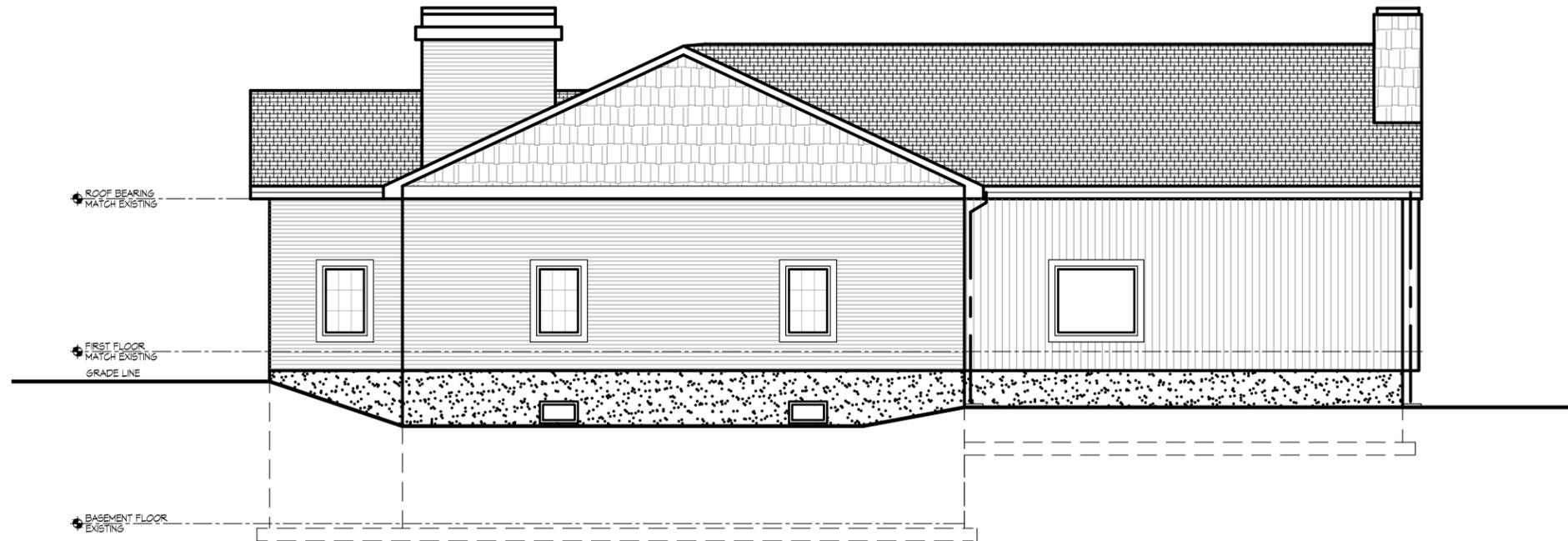
**1 EXTERIOR ELEVATIONS**  
 SCALE: 1/8" = 1'-0"

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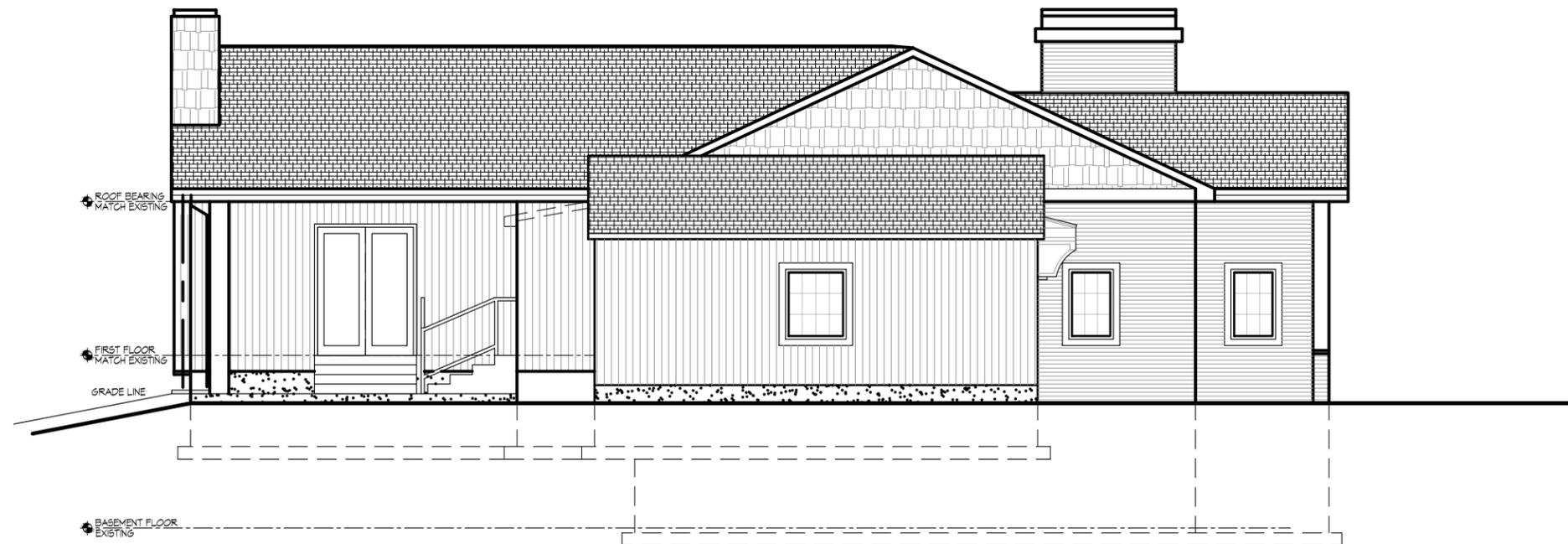
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SOUTH ELEVATION



NORTH ELEVATION



Revisions	Date
1#	08-30-23

REFERS TO COMMENTS MADE BY ARB

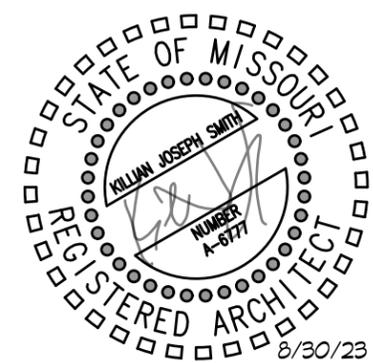
Project Name  
 ARB DOCUMENTS FOR:  
THE SIMON RESIDENCE

#4 ARMSTRONG DRIVE  
 SAINT LOUIS, MO 63122

Project Code  
**SMN 2201**

Issue Date  
**22 JULY 23**

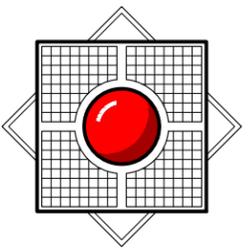
Drawing Number  
**ARB-5**



**1 EXTERIOR ELEVATIONS**  
 SCALE: 1/8" = 1'-0"

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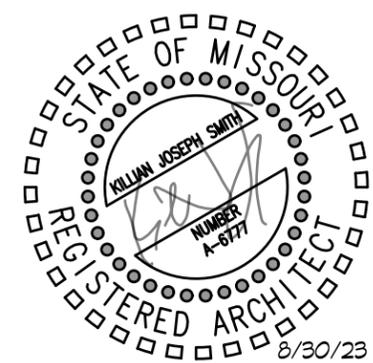
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Project Name  
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#4 ARMSTRONG DRIVE  
SAINT LOUIS, MO 63122

Project Code  
**SMN 2201**

Issue Date  
**22 JULY 23**

Drawing Number  
**ARB-6**



**1** SOUTH ELEVATION - COLOR RENDERING  
SCALE: 3/16" = 1'-0"



#### EXTERIOR MATERIALS

House will have vertical siding upto the gable. We will have a horizontal band board that will cap it off for the cedar board. (that will go on the gables)

- Certain Teed- Cedar Boards- Board and Batt. <https://www.certainteed.com/siding/products/cedarboards-insulated-board-batten/>  
12" board and batt- Insulated siding  
Color: Herringbone
- Certain Teed, Cedar Shake (on all gables)
- <https://www.certainteed.com/siding/products/northwoods-single-7-straight-edge-perfection-shingle/>  
Northwoods single 7" straight edge perfection shingle  
Color: Herringbone
- Existing stone on Front- Painted to match the Herringbone
- Want to add a simple square post on porch

**Roofing:** CertainTeed More Black- Architect shingles

#### Windows:

- View Theo's quote for details. Black windows
- Window that are not in brick or stone will be wrapped in Alside Aluminum Products, Storm G2color
- Fascia and overhang and front porch ceiling will be in the Alside, Storm G2 color

#### Gutters and downspouts:

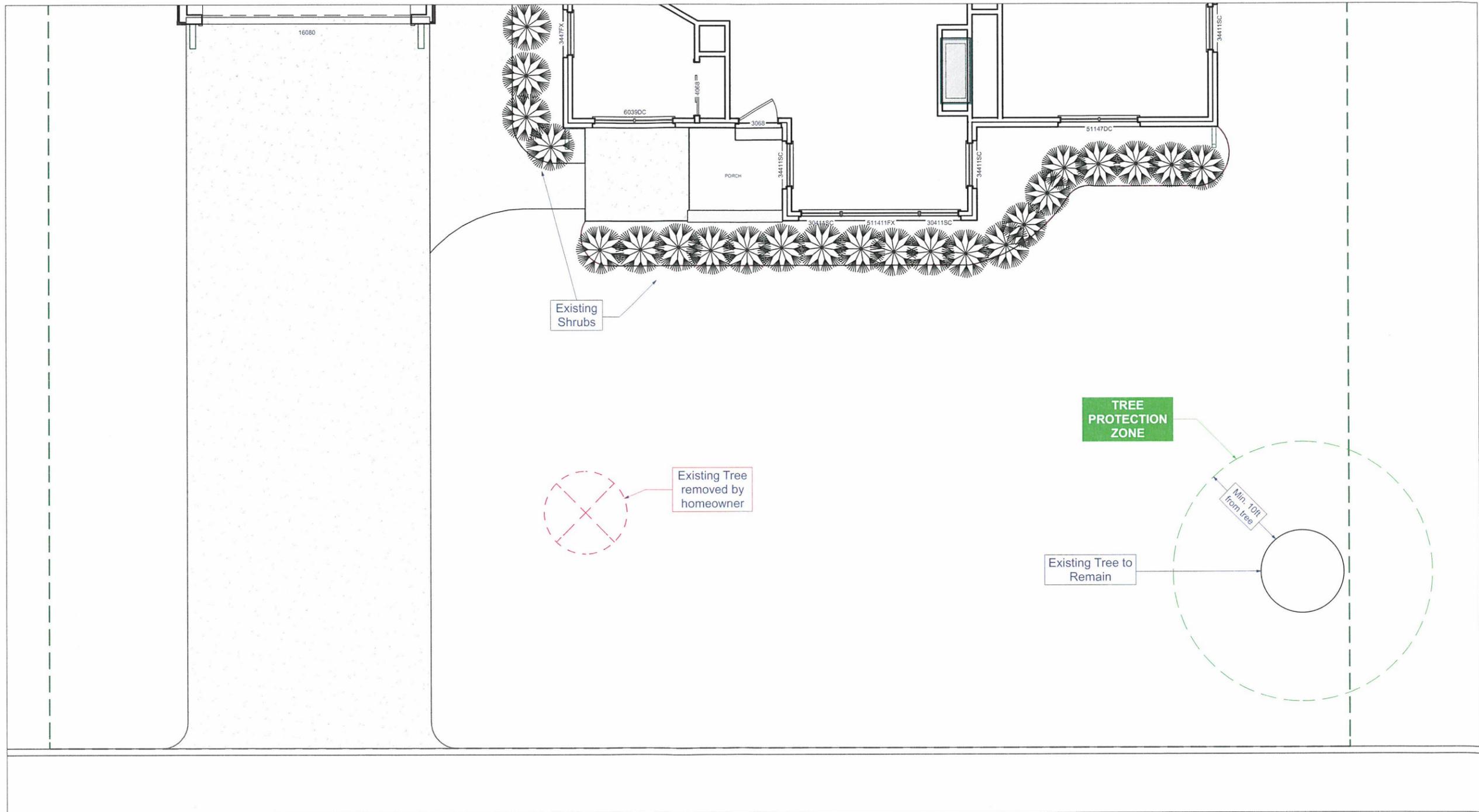
- Black

#### Garage Doors:

- Will be wrapped in Alside Aluminum Products-Storm G2 color
- Door will be painted to match- Herringbone  
Cloplay- Grand Harbor- GH12 door with REC14 windows  
They want the black accent on garage door like shown below. <https://www.clopaydoor.com/grandharbor>  
We want to add a little roof like this over there garage. It would meet at the band board.

**Front Door:** It is a half light and will be black.





Front Yard Trees & Shrubs

#4 ARMSTRONG DR.

WEST



EAST



SOUTH



NORTH



**#4 ARMSTRONG DR.  
REAR YARD**





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