



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

APPLICATION FOR ARCHITECTURAL REVIEW BOARD

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) KEULIAN 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

**F.A.R.:**

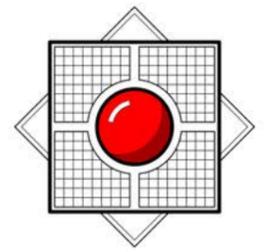
A) EXISTING HOUSE	1,555 sf
B) EXISTING GARAGE (50%)	230 sf
C) EXISTING BREEZEWAY	229 sf
D) EXISTING PORCH	130 sf
E) EXISTING PORCH	56 sf
<b>TOTAL FLOOR AREA</b> 2,144 sf + 1,139 sf new addition = 3,283 sf	
13,000 sf total lot (survey)	
13,000 x .35 = 4,550 sf total allowed area	

**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> 4,818 sf	
19,276 sf total lot (survey)	
19,276 x .25 = 4,819 sf total allowed lot coverage	

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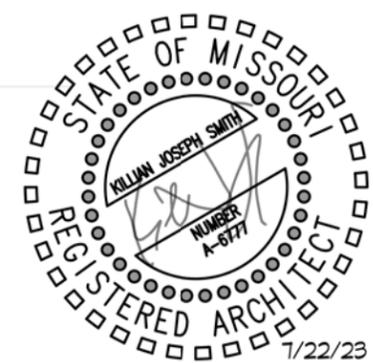
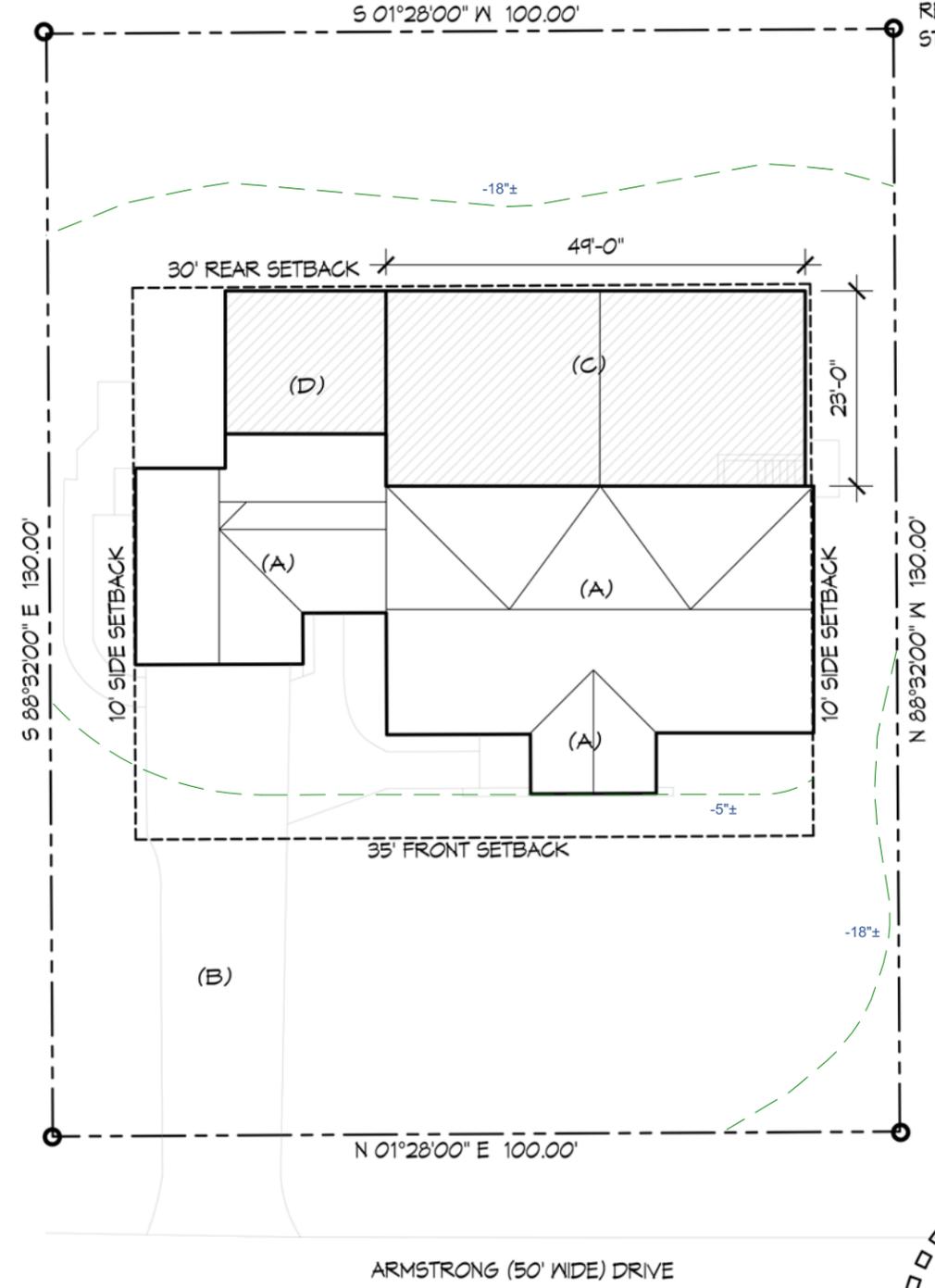
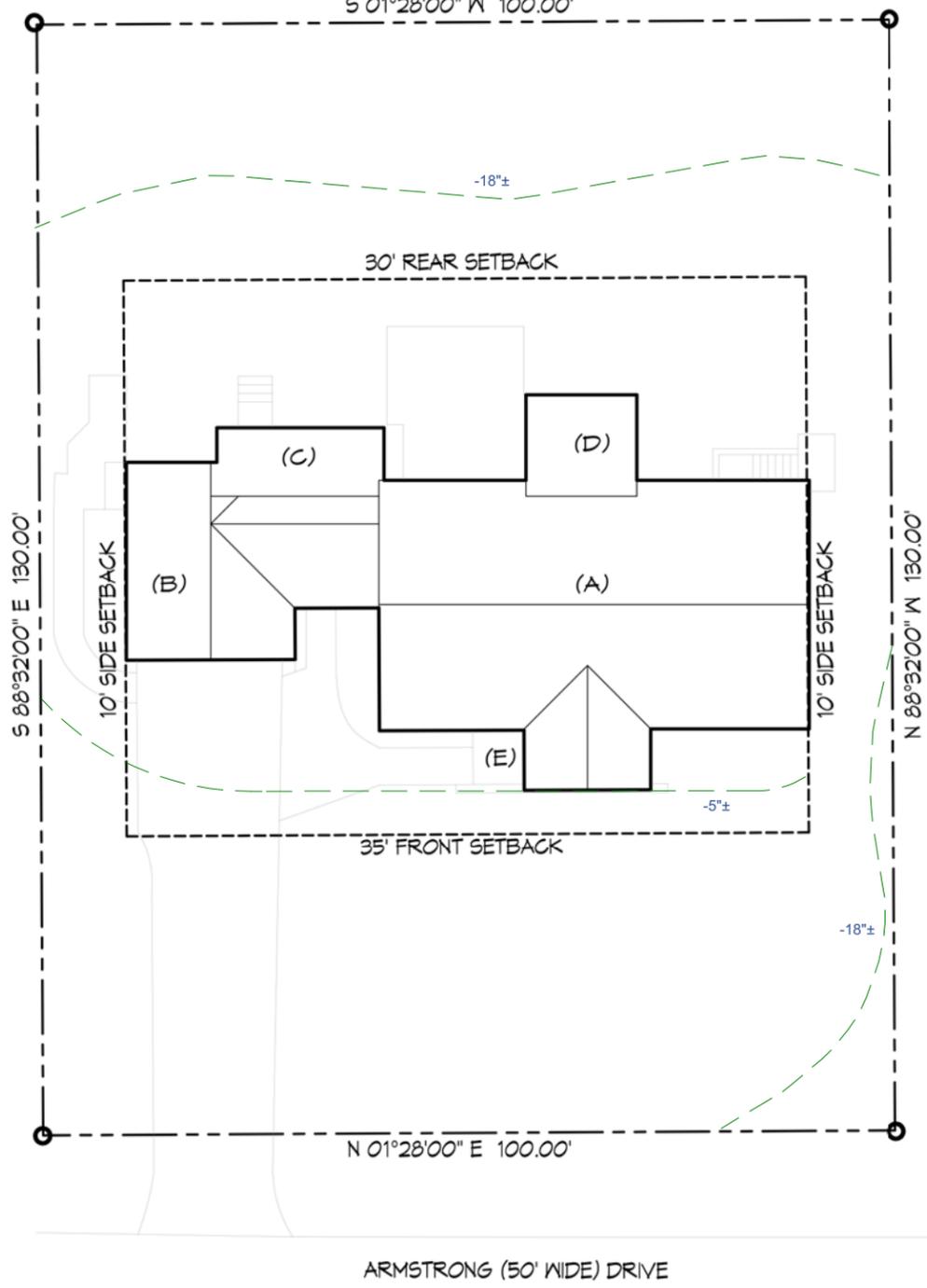
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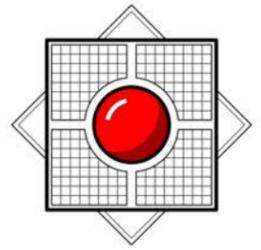
Revisions	Date
Project Name ARB DOCUMENTS FOR:  <b>THE SIMON RESIDENCE</b>	
#5 ARMSTRONG DRIVE SAINT LOUIS, MO 63122	
Project Code	<b>SMN 2201</b>
Issue Date	<b>22 JULY 23</b>
Drawing Number	<b>ARB-1</b>



**1 SITE PLAN**  
 SCALE: 1" = 20'-0"

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Revisions	Date

Project Name  
 ARB DOCUMENTS FOR:

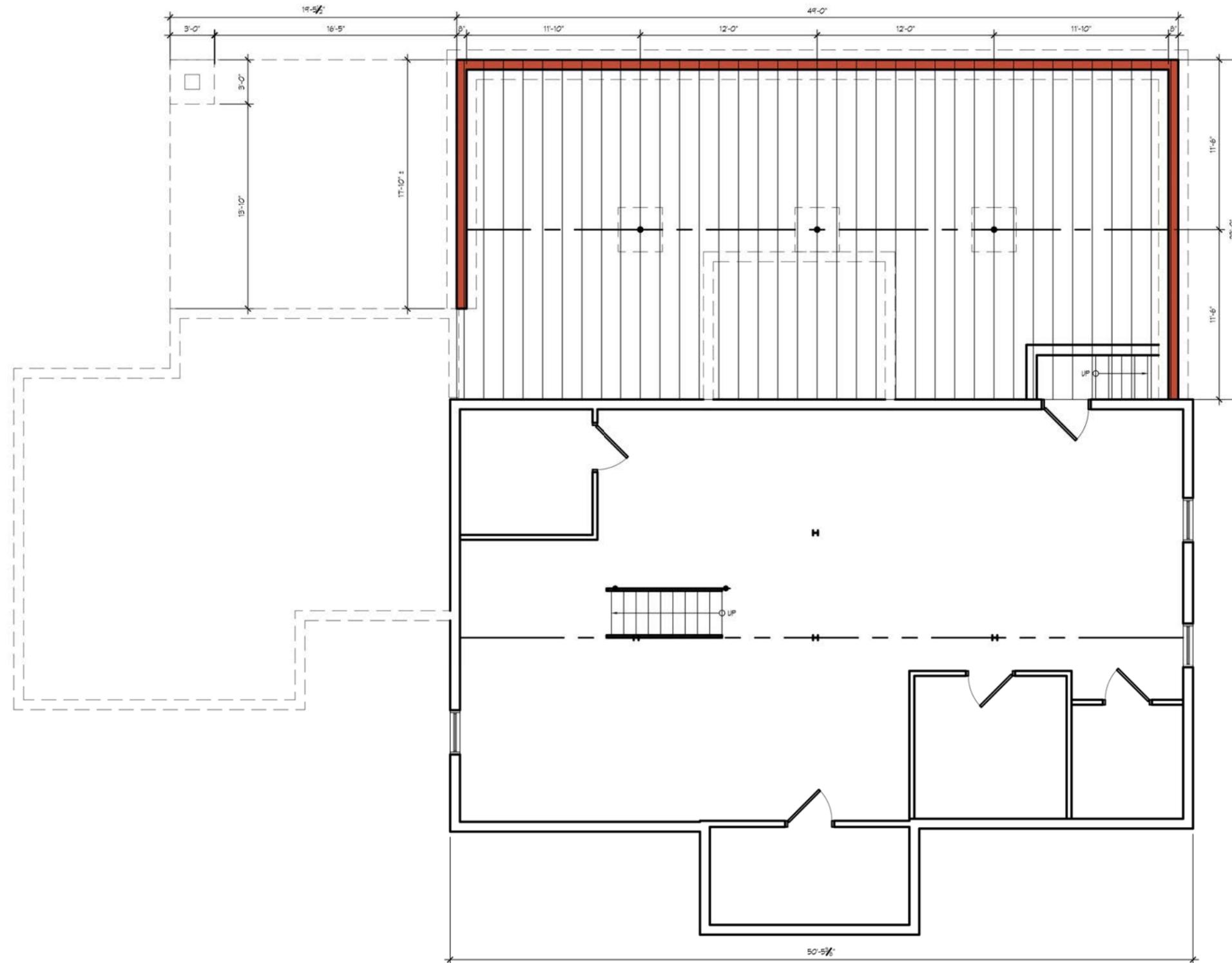
THE SIMON RESIDENCE

#5 ARMSTRONG DRIVE  
 SAINT LOUIS, MO 63122

Project Code  
**SMN 2201**

Issue Date  
**22 JULY 23**

Drawing Number  
**ARB-2**

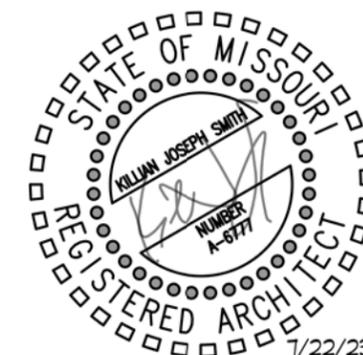


PLAN  
 NORTH

1

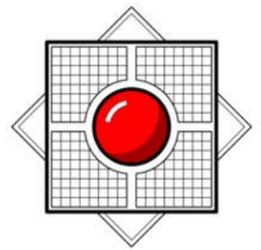
**FOUNDATION FRAMING PLAN**

SCALE: 1/8" = 1'-0"



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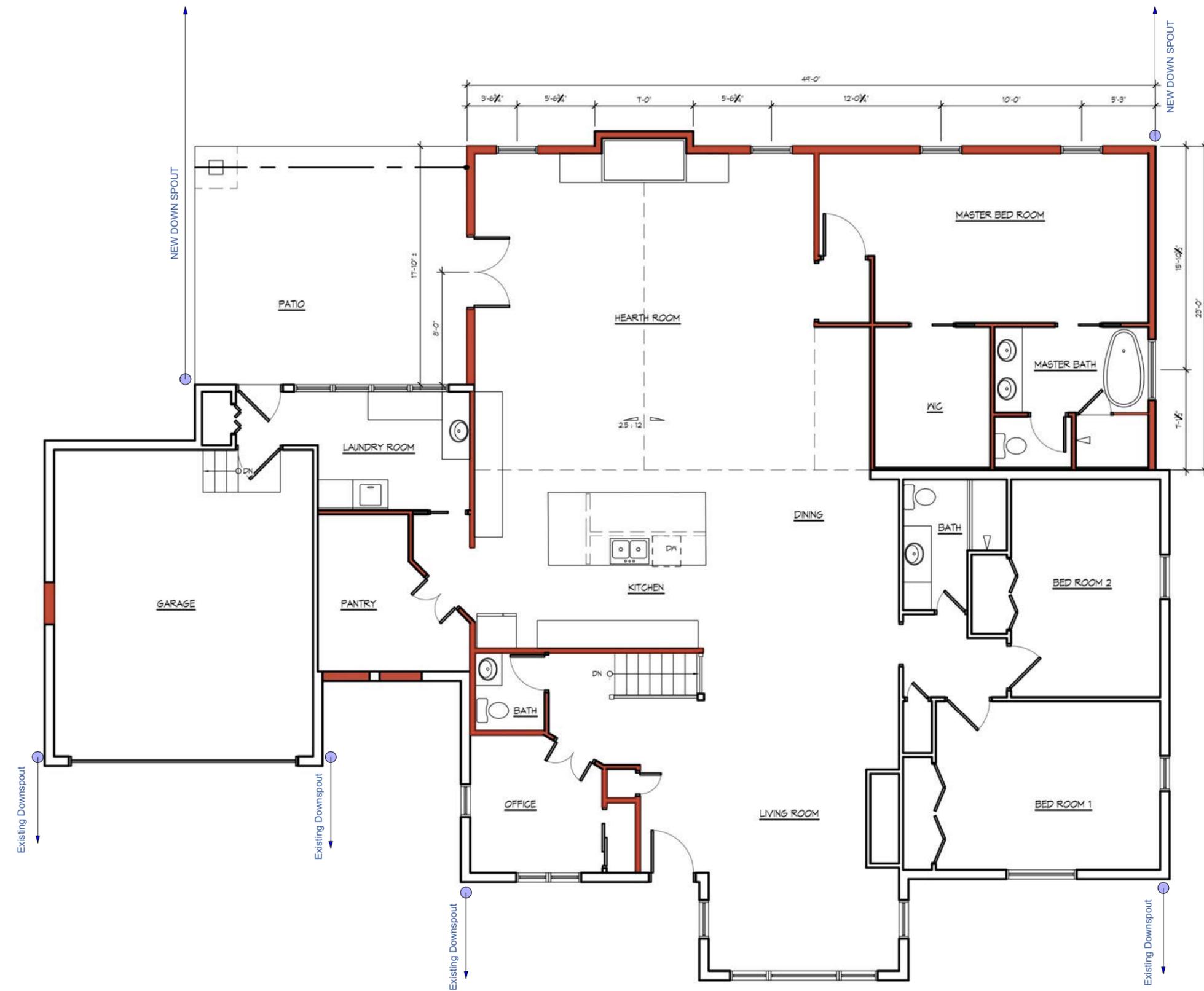
**THE SIMON RESIDENCE**

#5 ARMSTRONG DRIVE  
 SAINT LOUIS, MO 63122

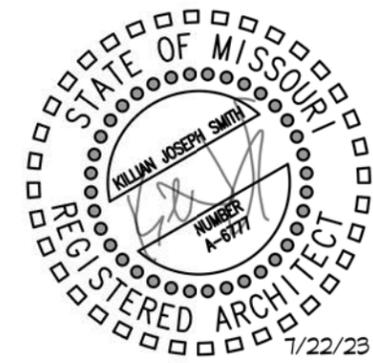
Project Code  
**SMN 2201**

Issue Date  
**22 JULY 23**

Drawing Number  
**ARB-3**

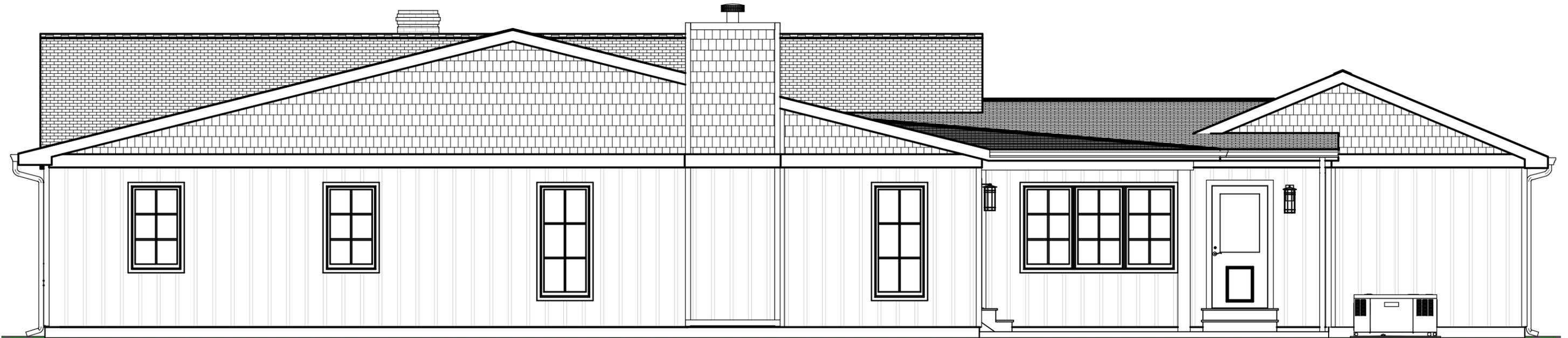


**1** **FIRST FLOOR PLAN**  
 SCALE: 1/8" = 1'-0"

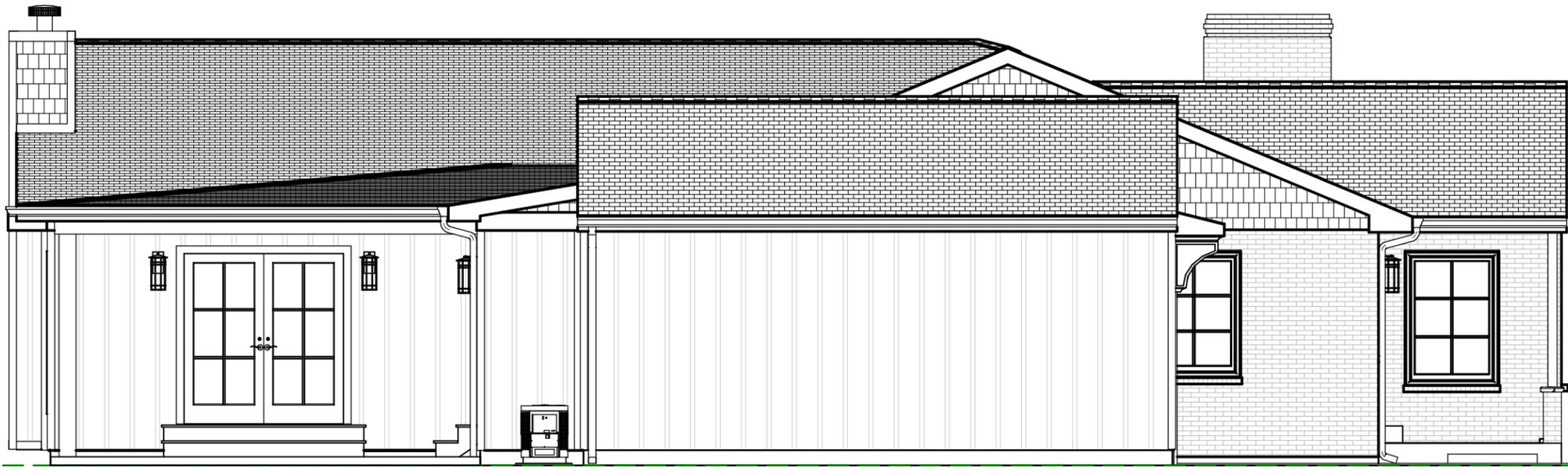




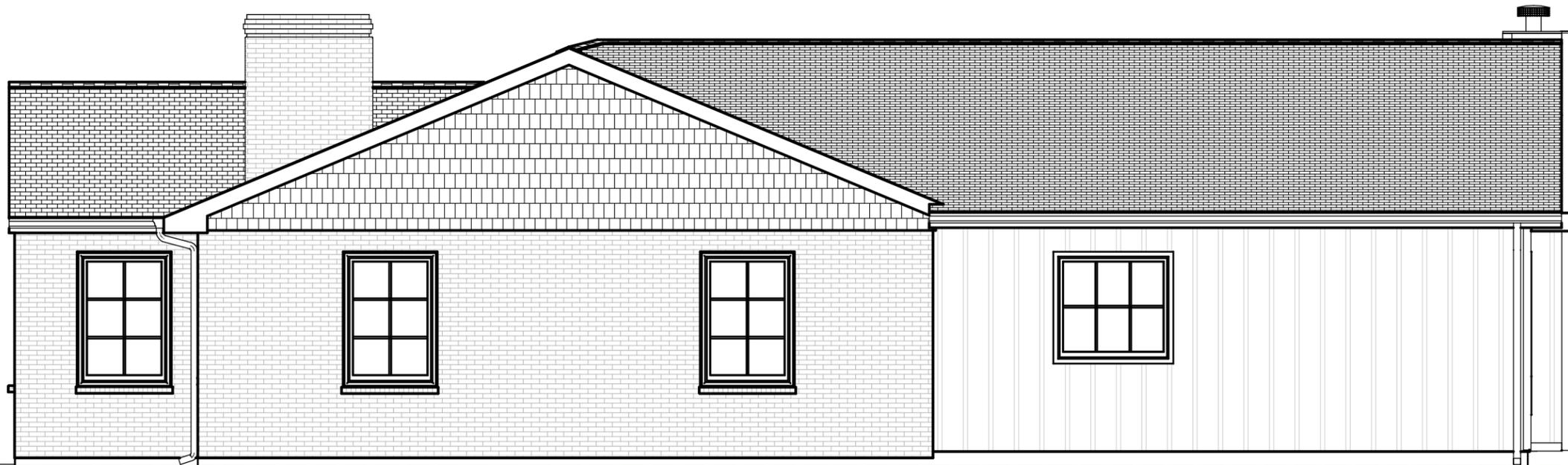
W West Elevation  
3/16 in = 1 ft



E East Elevation  
3/16 in = 1 ft



N North Elevation  
3/16 in = 1 ft



S South Elevation  
3/16 in = 1 ft



#### 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:

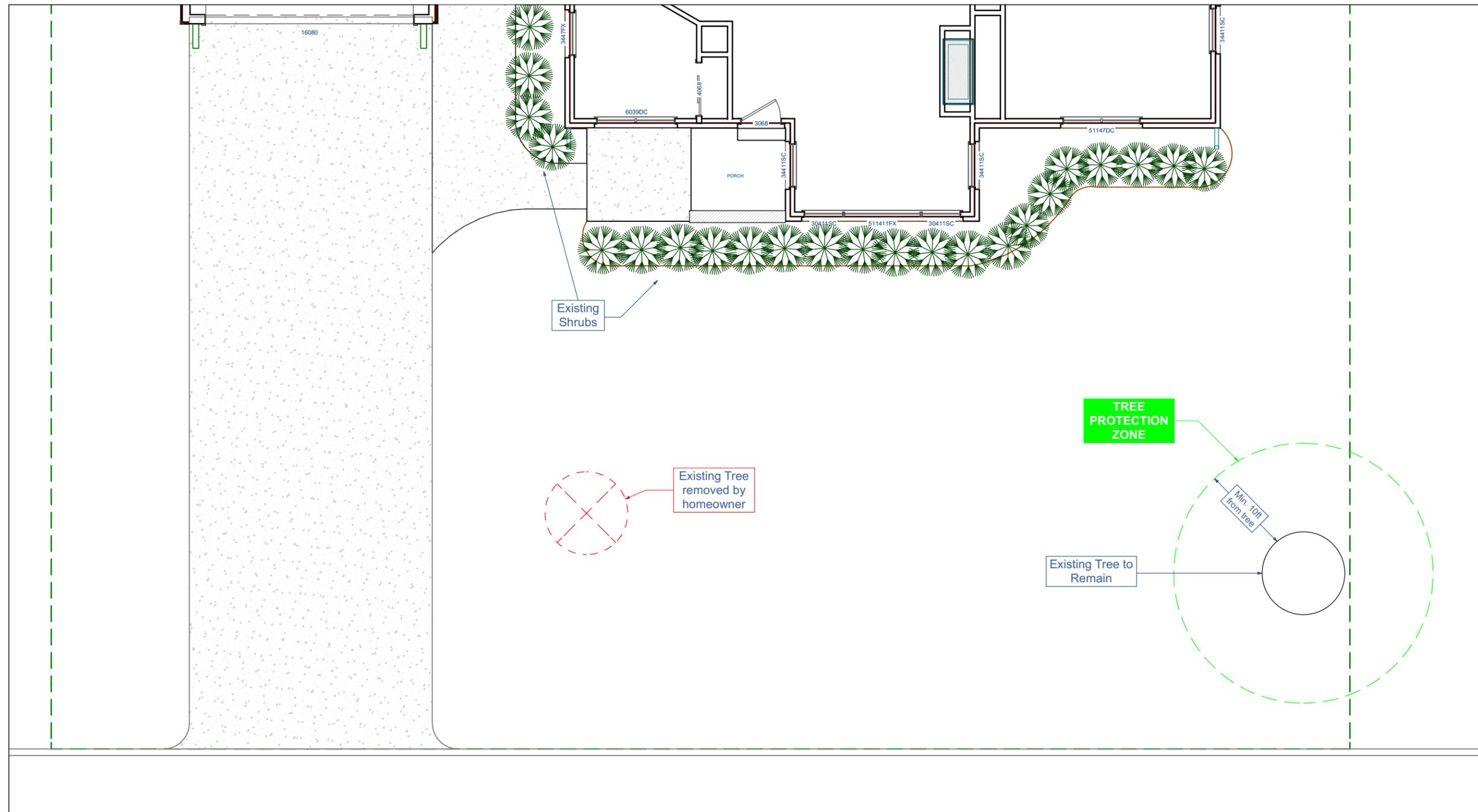
- Black

#### Garage Doors:

- Will be wrapped in Alside Aluminum Products-Storm G2 color
- Door will be painted to match- Herringbone
  - Clopay- 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.

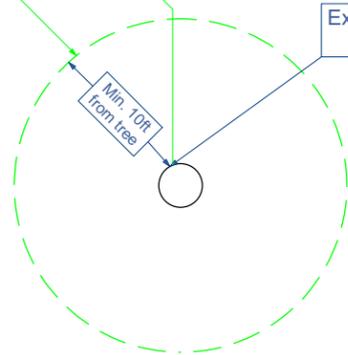




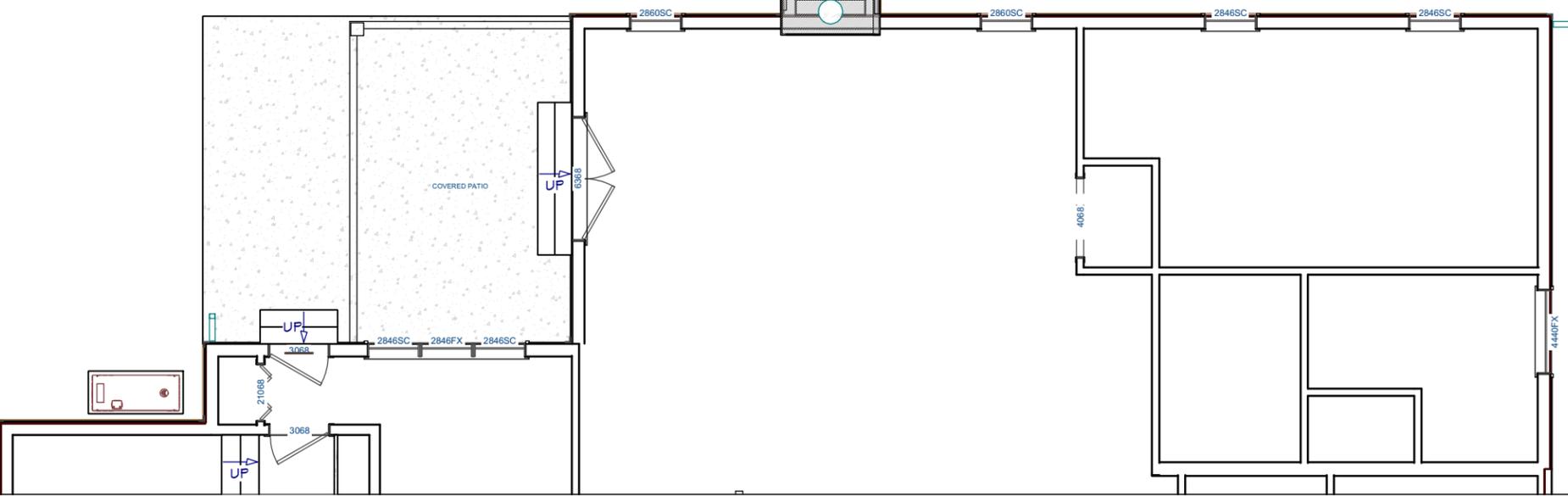
Front Yard Trees & Shrubs



**TREE PROTECTION ZONE**



Existing Tree to Remain



Smaller existing tree to be removed prior to start of construction

Rear Yard Trees

**#4 ARMSTRONG DR.**

WEST



EAST



SOUTH

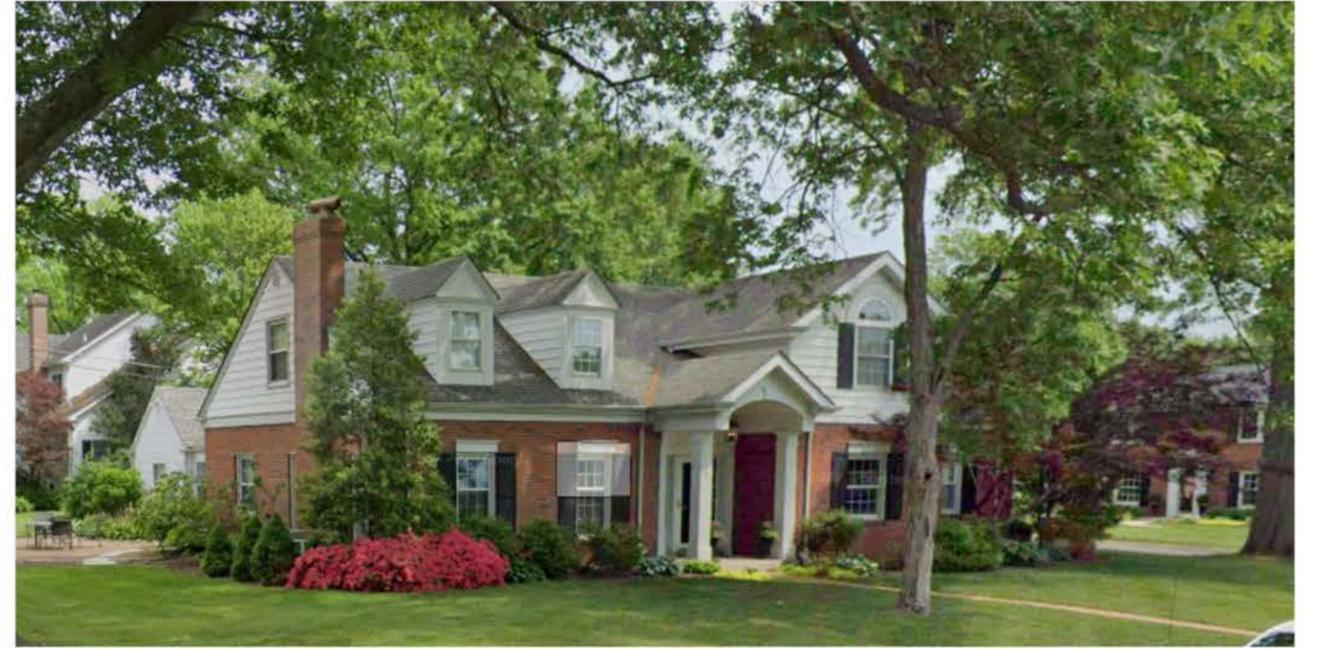


NORTH





PROPERTY NORTH OF RESIDENCE



PROPERTY SOUTH OF RESIDENCE

