



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

APPLICATION FOR ARCHITECTURAL REVIEW BOARD

Adopted by Ord. 03-14, August 4, 2014, Ord. 15-23, August 21, 2023

APPLICATION DATE 11/21/24 DATE OF ARB MEETING 12/11/24 ESTIMATED COST \$250,000

PROJECT ADDRESS 120 Trevillian Ave GLENDALE, MO 63122

NAME OF PROPERTY OWNER Alex and Claire Aubel PHONE NUMBER 314-309-6201

CONTRACTOR (NAME) Campbell House & Home PHONE NUMBER 314-475-2333

CONTRACTOR ADDRESS 3023 Watson Rd, St. Louis, MO 63139

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

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

DETAILED DESCRIPTION OF WORK BEING PROPOSED: 2-story addition

FLOOR AREA RATIO 0.22 (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). (See page 6 for more details.)

TOTAL FLOOR AREA OF NEW CONSTRUCTION (SQ. FT.) 1,785

TOTAL FLOOR AREA OF EXISTING STRUCTURE (SQ. FT.) 2,330

TOTAL FLOOR AREA (SQ. FT.) 4,115

TOTAL SQ. FT. OF LOT 19,103 WIDTH AND DEPTH OF LOT (FT.) 100' x 191.06'

HEIGHT OF STRUCTURE 27' NUMBER OF STORIES 2

ESTIMATED COMMENCE DATE March 2025 EST. COMPLETION DATE July 2025

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 7 copies of the following items collated into individual packets along with a Flash Drive containing the same information. 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

11/21/24
DATE



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



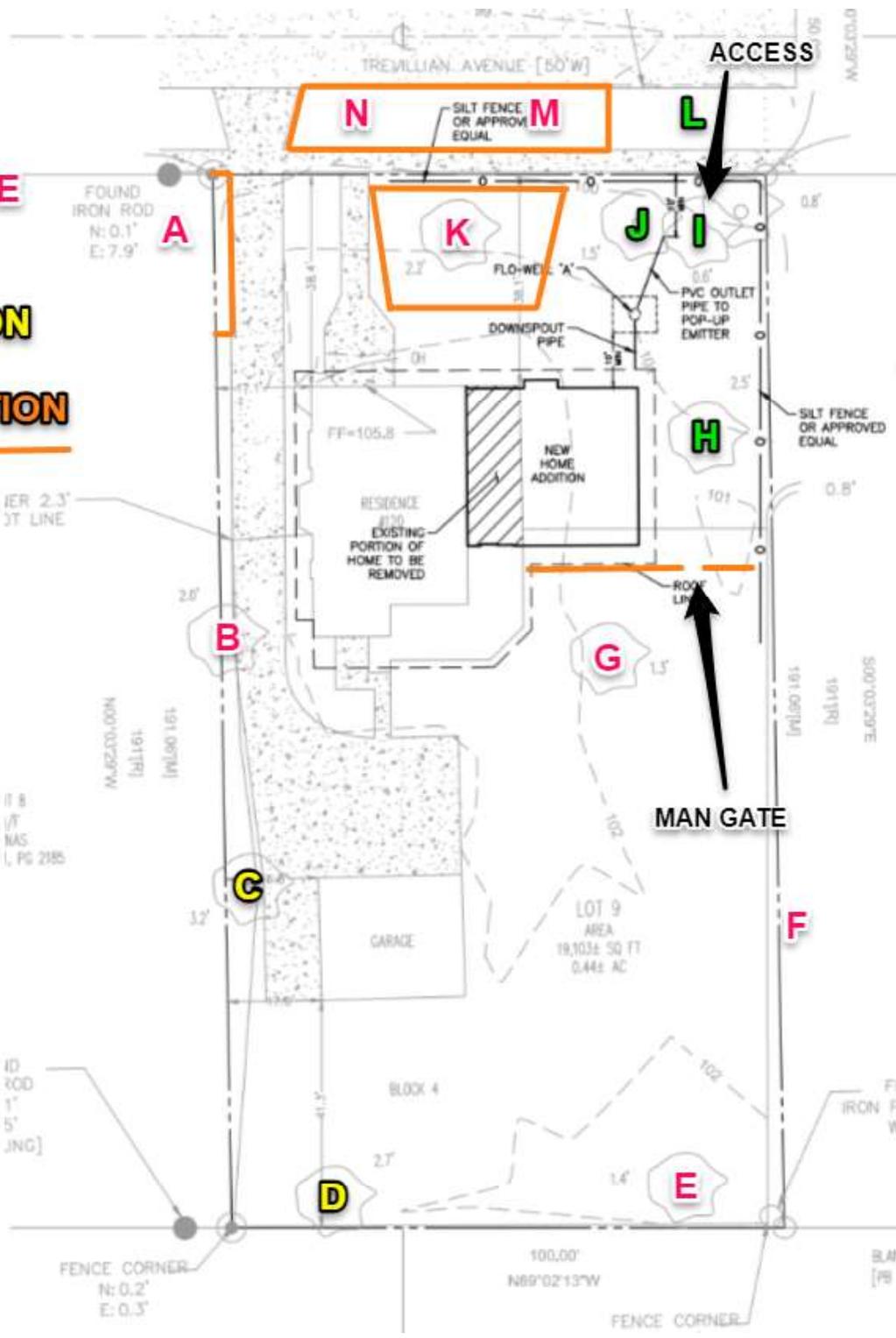
TREE STUDY
SITE PLAN REVIEW
11/7/2024
11/19/2024

PROPERTY LOCATION: 120 Trevillian

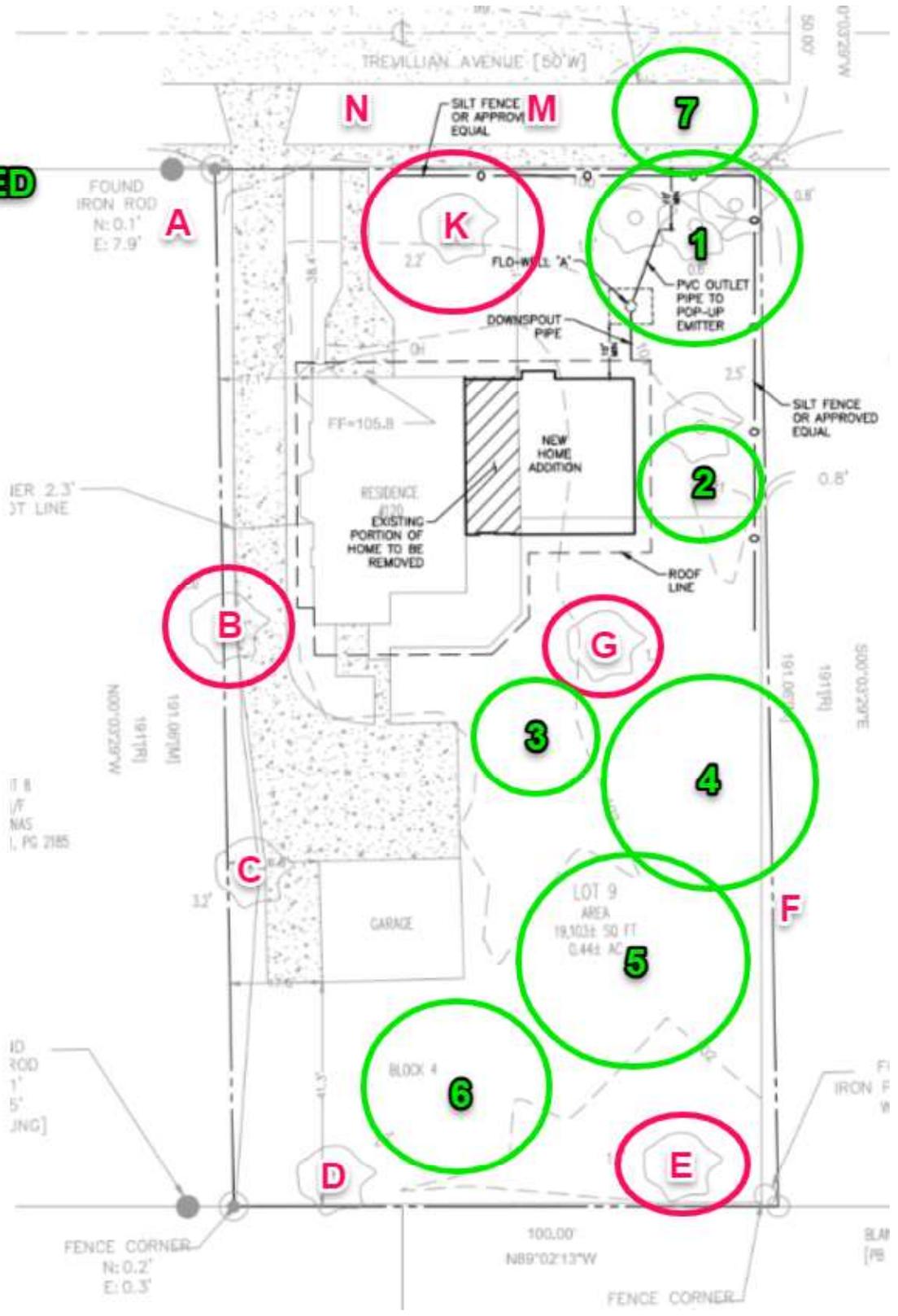
| # | TREE SPECIES | D B H | PRESERVE/ TBR/ INSTALL | ADJOINING LOT | COMMENTS | VALUE | PHYS DET % | FUNC OBS % | EXT OBS % | TOTAL CANOPY SQ FT |
|---|------------------------|-------------|------------------------------|------------------|--|---------|------------------|------------------|-----------------|--------------------------|
| A | white pine | 23" | PRESERVE | YES | gummosing wounds on trunk, strong central leader, minor deadwood | \$4045 | 72 | 65 | 65 | ---- |
| B | red oak | 22" | PRESERVE | SHARED | co-dominant at 20', girdling roots, minor deadwood | \$3930 | 71 | 70 | 65 | 428 |
| C | dead | 33" | KEEP | | DEAD | \$5 | 5 | 5 | 5 | ---- |
| D | dead | 37" | KEEP | | DEAD SPAR | \$5 | 5 | 5 | 5 | ---- |
| E | eastern redcedar | 17" | PRESERVE | | utility pruned, strong central leader, vines on trunk, minor deadwood | \$1935 | 63 | 65 | 65 | 511 |
| F | hackberry | 40" | PRESERVE | YES | co-dominant at 5', minor deadwood | \$16510 | 73 | 75 | 75 | ---- |
| G | Kentucky coffeetree | 13" | PRESERVE | | exposed root flare, bifurcations at 7', deadwood | \$1180 | 61 | 65 | 70 | 299 |
| H | willow oak | 26" | TBR | | irregular trunk taper, co-dominant at 6', included bark, minor deadwood PROPOSED FOUNDATION | \$4165 | 58 | 65 | 65 | 1195 |
| I | eastern redbud | 6" | TBR | | girdling roots, co-dominant at 5', epicormic growth, minor deadwood STORMWATER MITIGATION/ ACCESS | \$220 | 57 | 65 | 65 | 48 |
| J | sweet gum | 19" | TBR | | exposed root flare, strong central leader, minor deadwood STORMWATER MITIGATION/ ACCESS | \$2640 | 64 | 70 | 65 | 637 |
| K | black walnut | 22" | PRESERVE | | compartmentalized wounds on trunk, bifurcations at 15', deadwood | \$3320 | 60 | 65 | 70 | 855 |
| L | eastern | 3" | TBR | CITY | unfavorable trunk growth structure, | cost to | 65 | 65 | 65 | ---- |

| | | | | | | | | | | |
|---|------------------------|------|----------|------|---|---------|----|----|----|------|
| | redbud | | | | minor deadwood ACCESS | replace | | | | |
| M | eastern redbud | 7" | PRESERVE | CITY | co-dominant at 5', epicormic growth, girdling roots, deadwood | \$340 | 65 | 65 | 65 | ---- |
| N | eastern redbud | 8" | PRESERVE | CITY | co-dominant at 6', basal wound, epicormic growth, deadwood | \$430 | 63 | 65 | 65 | ---- |
| 1 | sugar maple | 2.5" | INSTALL | | | | | | | 1000 |
| 2 | prairie fire crabapple | 2.5" | INSTALL | | | | | | | 350 |
| 3 | star magnolia | 2.5" | INSTALL | | | | | | | 350 |
| 4 | sugar maple | 2.5" | INSTALL | | | | | | | 1000 |
| 5 | white oak | 2.5" | INSTALL | | | | | | | 1000 |
| 6 | little leaf linden | 2.5" | INSTALL | | | | | | | 700 |
| 7 | eastern redbud | 2.5" | INSTALL | | | | | | | 700 |

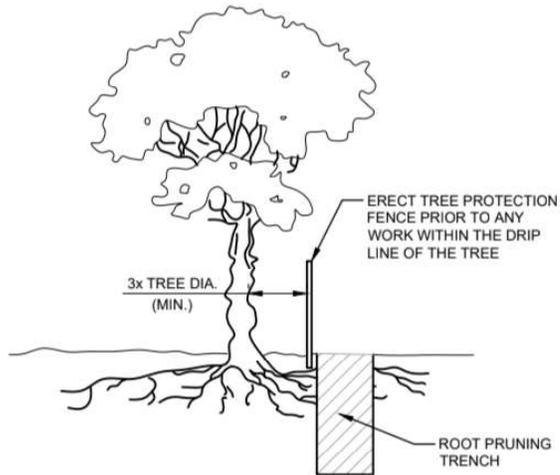
PRESERVE
TBR
POOR
CONDITION
TREE
PROTECTION
FENCE



PROPOSED CANOPY



| Large = 1,000 sq ft | Medium = 700 Sq ft | Small = 350 sq ft |
|----------------------------|---------------------------|--------------------------|
| 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.

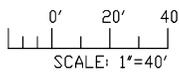
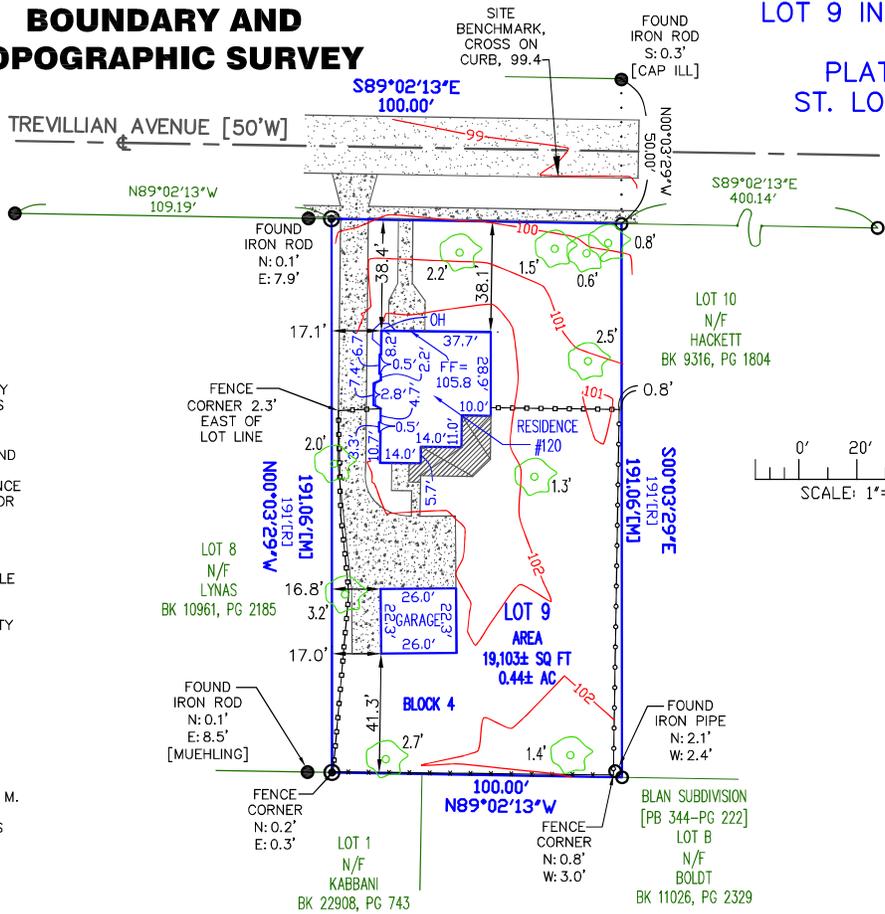


JARED MINNICK
LAND SURVEYOR
PLS-2007017968

NOTES:
 - THIS BOUNDARY AND TOPOGRAPHIC SURVEY WAS PERFORMED AT THE REQUEST OF AND IS CERTIFIED TO TRUE TITLE/CHICAGO TITLE INSURANCE COMPANY/CLAIRE & ALEXANDER AUBEL DURING THE MONTH OF JULY, 2024 AND IS NON TRANSFERABLE.
 - THIS SURVEY WAS EXECUTED IN ACCORDANCE WITH THE CURRENT MISSOURI STANDARDS FOR PROPERTY BOUNDARY SURVEYS, CLASS OF SURVEY: URBAN PROPERTY, BOUNDARY LOCATIONS HAVE BEEN ESTABLISHED USING EVIDENCE FOUND AND SHOWN ON THIS PLAT.
 - THIS SURVEY DOES NOT CONSTITUTE A TITLE SEARCH BY SURVEYOR. ALL INFORMATION REGARDING RECORD EASEMENTS, AND OTHER DOCUMENTS WHICH MIGHT AFFECT THE QUALITY OF TITLE TO TRACT AS SHOWN HEREON WAS GAINED FROM TITLE COMMITMENT NUMBER CL194008 PREPARED BY CHICAGO TITLE INSURANCE COMPANY DATED NOVEMBER 6, 2019. ANY ADDITIONAL EASEMENTS AND/OR EXCEPTIONS REPORTED IN SCHEDULE B - SECTION 2 OF THE ABOVE REFERENCED COMMITMENT SHOWN OR NOTED ON THIS SURVEY: NONE.
 - SUBJECT PROPERTY NOW OR FORMERLY OWNED BY: AUBEL, CLAIRE M. & ALEXANDER M. BK 23836 PG 64
 - BASIS OF BEARING: ASSUMED, LOT ANGLES ADOPTED FROM RECORD PLAT AND FOUND MONUMENTS AS SHOWN.

BOUNDARY AND TOPOGRAPHIC SURVEY

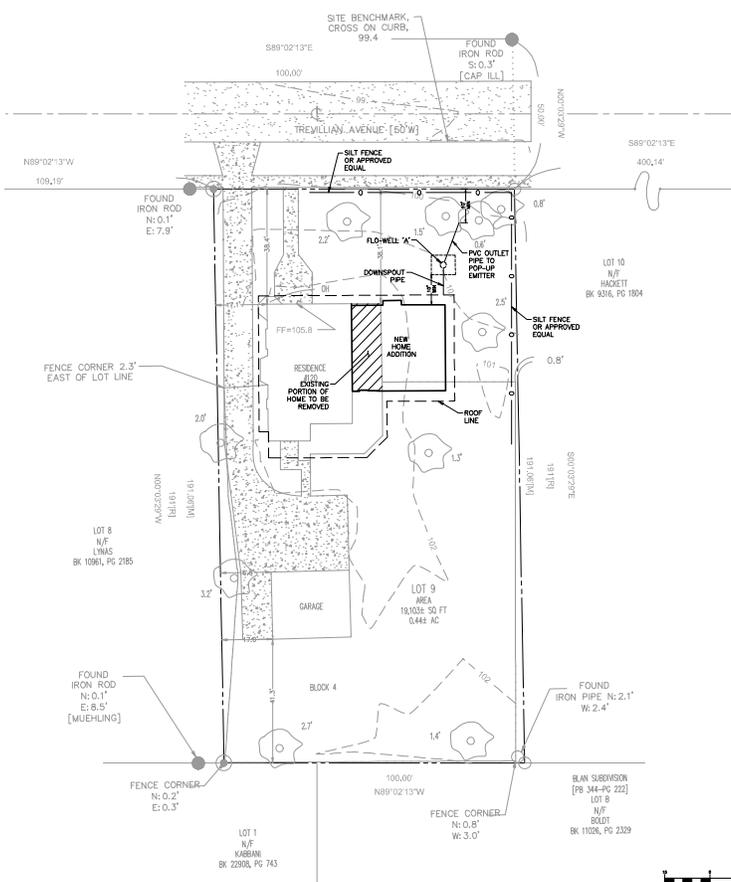
LOT 9 IN BLOCK 4 OF GLENDALE TERRACE
 PLAT BOOK 9 PAGE 35,
 ST. LOUIS COUNTY RECORDS



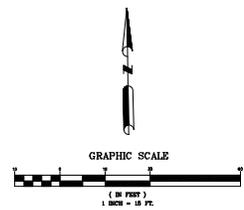
| LEGEND | |
|--------|-----------------------------|
| | CONC |
| | WOOD |
| | ASPH |
| | FOUND IRON ROD [2009001156] |
| | FOUND IRON PIPE |
| | FOUND IRON ROD |
| | CHAIN LINK |
| | IRON FENCE |
| | WIRE FENCE |
| | TREE X.X' DIA. |
| [M] | MEASURED |
| [R] | RECORD |

MINNICK SURVEYING, LLC
 LC-2009001156
 3520 HAMPTON AVE.
 ST. LOUIS, MO 63139
 (314) 721-9500
 MINNICKSURVEYING.COM

PROJECT: 120 TREVILLIAN AVENUE, GLENDALE, ST. LOUIS COUNTY, MO
 JOB NUMBER: 7663-A
 DRAWN BY: LGH
 DATE PREPARED: 7/2/24



- NOTES:**
1. AREAS SURROUNDING THIS SITE MAY CONTAIN BOTH PEDESTRIAN AND VEHICLE TRAFFIC. ALL NECESSARY CARE SHALL BE TAKEN BY THE CONTRACTOR TO ENSURE THE SAFETY OF THE GENERAL PUBLIC. THE CONTRACTOR SHALL BE RESPONSIBLE FOR DETERMINING AND MAINTAINING SAFE AND EFFICIENT PROJECT LIMITS. THE CONTRACTOR SHALL FOLLOW ALL FEDERAL, STATE AND LOCAL REGULATIONS WITH REGARD TO CONSTRUCTION SAFETY THROUGHOUT THE ENTIRE DURATION OF THE PROJECT. THE CONTRACTOR SHALL BE RESPONSIBLE FOR ANY BREACHES OF SAFETY OR DESTRUCTION OF PROPERTY RELATED TO THE CONSTRUCTION OF THIS PROJECT.
 2. ALL DEMOLITION DEBRIS SHALL BE REMOVED FROM THE SITE AND PROPERLY DISPOSED OF ACCORDING TO ALL FEDERAL, STATE, AND LOCAL REGULATIONS.
 3. THE CONTRACTOR SHALL BE RESPONSIBLE FOR COORDINATING ALL NECESSARY INSPECTIONS WITH MSD, AND/OR ALL OTHER UTILITY COMPANIES INVOLVED WITH THIS PROJECT. THE CONTRACTOR SHALL ALSO PAY ANY FEES ASSOCIATED WITH PERMITS, INSPECTIONS AND ANY OTHER CONSTRUCTION RELATED ACTIVITIES.
 4. THE CONTRACTOR SHALL TAKE ALL NECESSARY PRECAUTIONS NOT TO DAMAGE ANY EXISTING SITE FEATURES TO REMAIN. IF ANY DAMAGE OCCURS, THE CONTRACTOR SHALL CONTACT THE OWNER'S REPRESENTATIVE IMMEDIATELY. THE CONTRACTOR SHALL REPAIR ALL DAMAGED ITEMS TO THE SATISFACTION OF THE OWNER AT NO ADDITIONAL COST.
 5. UNDERGROUND FACILITIES, STRUCTURES, AND UTILITIES HAVE BEEN PLOTTED FROM AVAILABLE SURVEYS AND RECORDS AND THEREFORE THEIR LOCATIONS MUST BE CONSIDERED APPROXIMATE ONLY. IF IT IS POSSIBLE THAT THERE ARE OTHERS, THE EXISTENCE OF WHICH IS NOT PRESENTLY KNOWN OR SHOWN, IT IS THE RESPONSIBILITY OF THE CONTRACTOR(S) TO DETERMINE THEIR EXISTENCE AND EXACT LOCATION PRIOR TO ANY EXCAVATION OR TRENCHING WORK TO AVOID DAMAGING THEM.
 6. NO ALTERATIONS TO THE EXISTING DRAINAGE PATTERN ARE PROPOSED.
 7. NO NEW SANITARY SEWER WORK IS PROPOSED.
 8. NO NEW WATER SERVICE WORK IS PROPOSED.
 9. NO NEW GAS SERVICE WORK IS PROPOSED.
 10. NO NEW GAS SERVICE WORK IS PROPOSED.
 11. GUTTER GUARDS SHALL BE INSTALLED ON ALL GUTTERS TIED INTO THE FLO-WELL.



MB Engineering, Inc.
606 Ryan Dr.
Smyrna, GA 30083
(770) 389-3340

| NO. | DATE | DESCRIPTION |
|-----|----------|-------------|
| 1 | 10-28-24 | FOR PERMITS |
| 2 | 11-15-24 | FOR PERMITS |
| 3 | 11-15-24 | FOR PERMITS |
| 4 | 11-15-24 | FOR PERMITS |
| 5 | 11-15-24 | FOR PERMITS |
| 6 | 11-15-24 | FOR PERMITS |
| 7 | 11-15-24 | FOR PERMITS |
| 8 | 11-15-24 | FOR PERMITS |
| 9 | 11-15-24 | FOR PERMITS |
| 10 | 11-15-24 | FOR PERMITS |
| 11 | 11-15-24 | FOR PERMITS |

120 Trevillian Ave.
Glendale, MO 63122

Plans are prepared for
Shaver Architecture, LLC
(770) 655-8611
shaver@shaverarchitecture.com

DATE: 10-28-24
DRAFTED BY: KB
APPROVED BY: MB

SHEET TITLE:
SITE PLAN

SHEET NUMBER:
C1

PROJECT NO. 24-061



MB Engineering, Inc.
606 Ryan Dr.
Smyrna, GA 30083
(770) 389-3340



Michael B. Brantley, P.E.
Professional Engineer
State of Georgia
No. 12567
Exp. 12/31/2024

PROJECT REVISIONS

| NO. | DATE | DESCRIPTION |
|-----|----------|-------------------|
| 1 | 10/28/24 | ISSUED FOR PERMIT |

120 Trevillian Ave.
Glendale, MO 63122

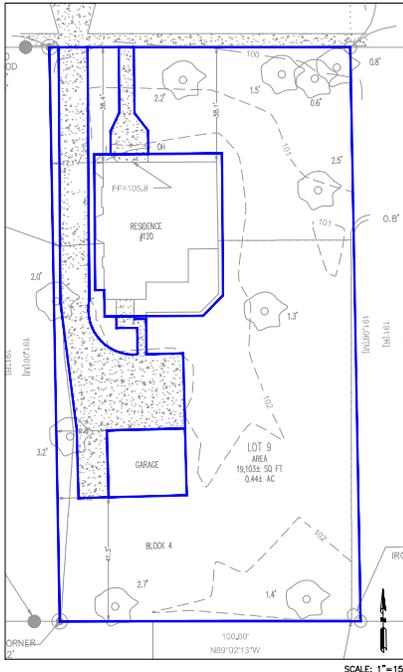
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shaver@shaverarchitecture.com

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APPROVED BY: MB

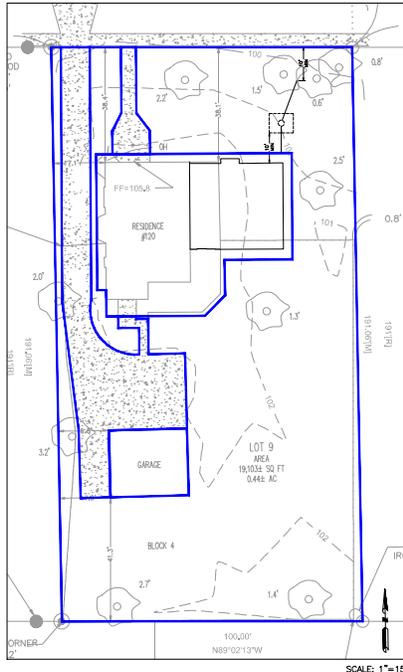
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DRAINAGE AREA MAP

SHEET NUMBER:
C2

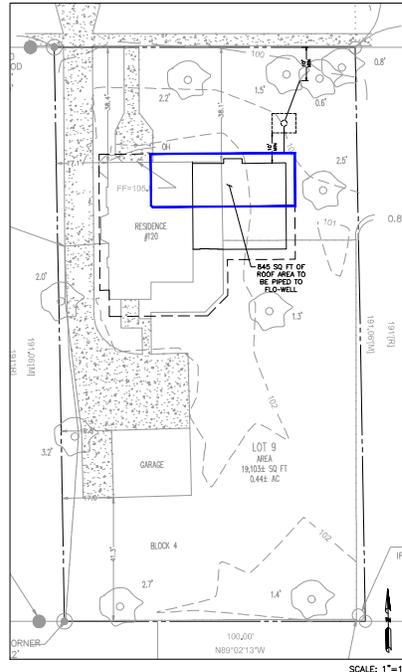
PROJECT NO. 24-061



| EXISTING AREA | | | | | |
|---------------|-----------|----------|-------|------|-------|
| | AREA (SF) | COVERAGE | ACRES | PI | CFS |
| ROOF | 2,823.66 | 14.19% | 0.065 | 3.54 | 0.330 |
| GRAVEL | 0.00 | 0.00% | 0.000 | 3.54 | 0.000 |
| PAVEMENT | 2,484.24 | 13.80% | 0.097 | 3.54 | 0.202 |
| LAWN | 13,784.10 | 72.21% | 0.317 | 1.70 | 0.538 |
| TOTALS | 19,103.04 | 100.00% | 0.439 | | 0.970 |



| PROPOSED AREA | | | | | |
|---------------|-----------|----------|-------|------|-------|
| | AREA (SF) | COVERAGE | ACRES | PI | CFS |
| ROOF | 3,041.68 | 15.92% | 0.070 | 3.54 | 0.247 |
| GRAVEL | 0.00 | 0.00% | 0.000 | 3.54 | 0.000 |
| PAVEMENT | 2,484.24 | 13.20% | 0.087 | 3.54 | 0.202 |
| LAWN | 13,507.62 | 71.08% | 0.312 | 1.70 | 0.530 |
| TOTALS | 19,103.04 | 100.00% | 0.439 | | 0.979 |



| PROPOSED AREA | | | | | |
|---------------|-----------|----------|-------|------|-------|
| | AREA (SF) | COVERAGE | ACRES | PI | CFS |
| ROOF | 3,041.68 | 15.92% | 0.070 | 3.54 | 0.247 |
| GRAVEL | 0.00 | 0.00% | 0.000 | 3.54 | 0.000 |
| PAVEMENT | 2,484.24 | 13.20% | 0.087 | 3.54 | 0.202 |
| LAWN | 13,507.62 | 71.08% | 0.312 | 1.70 | 0.530 |
| TOTALS | 19,103.04 | 100.00% | 0.439 | | 0.979 |

215.48 SQ FT OF ADDITIONAL ROOF AREA IS PROPOSED
845 SQ FT OF ROOF WILL TO BE TREATED
FLO-WELL
845 * 0.095 = 80.26 CF OF WATER TO BE TREATED
ASSUMING AOR POROSITY = 200.70 CF OF ROCK IS REQUIRED
USING A 4 FOOT ROCK DEPTH = 50.18 SQ. FT.
6.0 X 6 = 36 SQ. FT.



114 TREVILLIAN (NEIGHBOR TO THE EAST)



REAR FACADE



WEST FACADE



130 TREVILLIAN (NEIGHBOR TO THE WEST)



REAR FACADE



FRONT FACADE



121 TREVILLIAN (NEIGHBOR ACROSS THE STREET)
EXISTING NEIGHBORHOOD CONTEXT

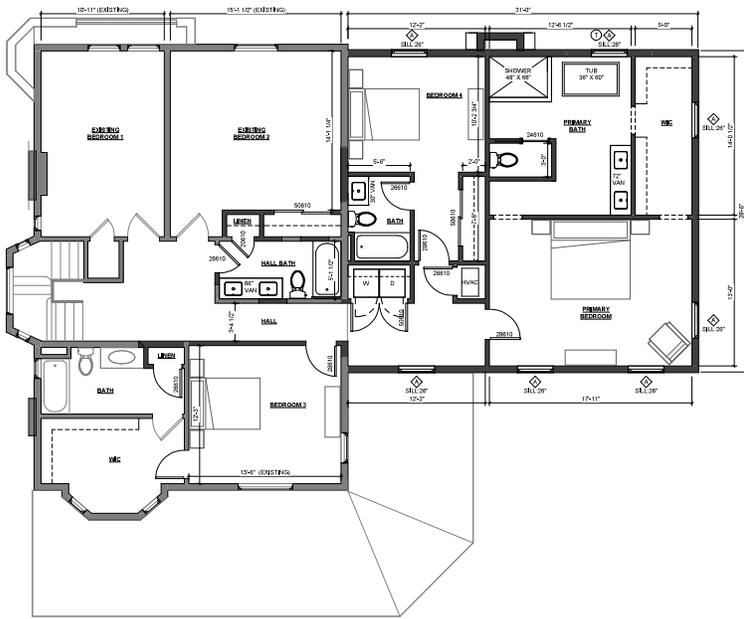


EXISTING CONDITIONS

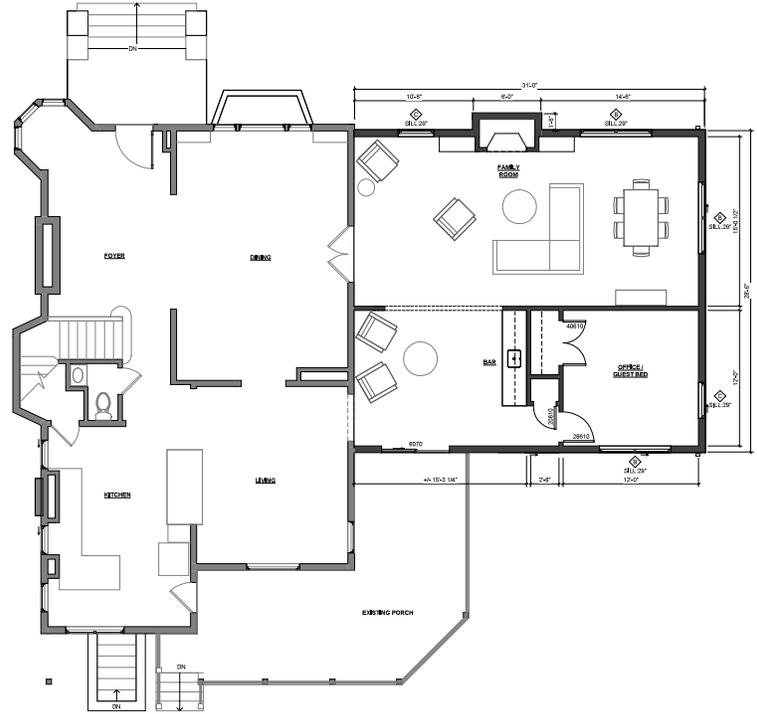
EAST FACADE



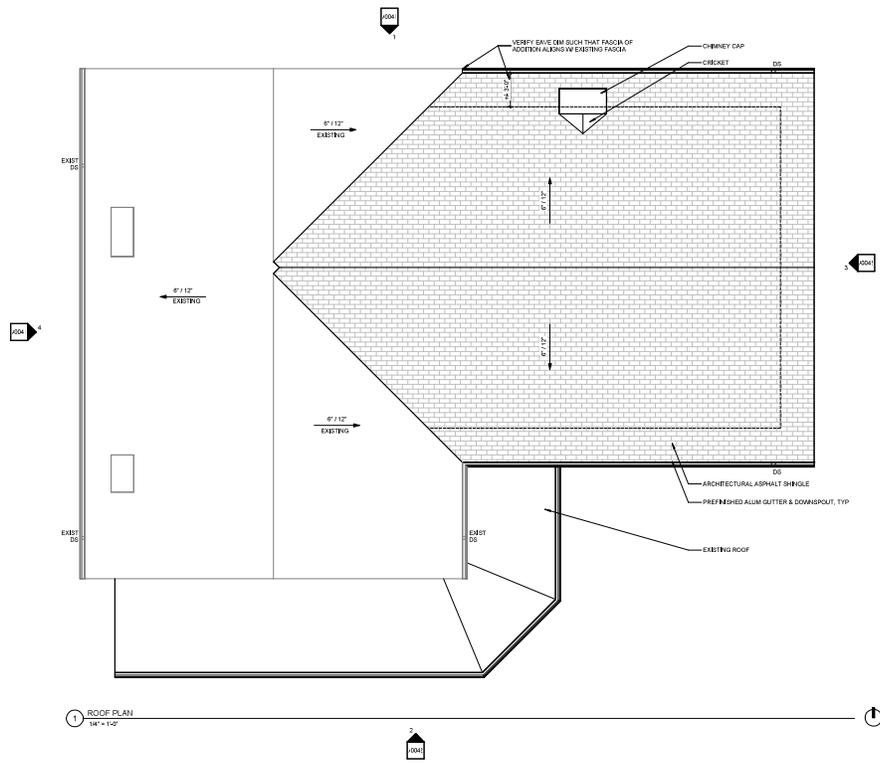
FRONT FACADE



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



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





REAR



FRONT

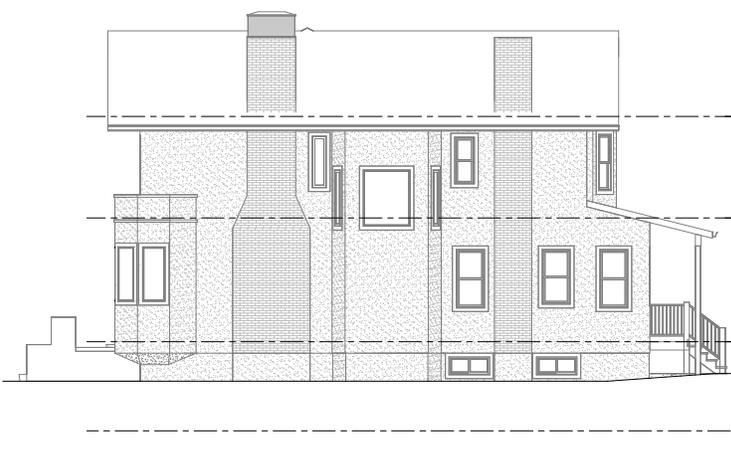


SIDE



FRONT

PROPOSED MASSING / EXTERIOR



4 WEST ELEVATION (EXISTING FOR REFERENCE - NO WORK PROPOSED)
1/4" = 1'-0"



3 SOUTH ELEVATION
1/4" = 1'-0"



3 EAST ELEVATION
1/4" = 1'-0"



1 NORTH ELEVATION
1/4" = 1'-0"

