



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

Ad. on 11/15/24  
JRW

### APPLICATION FOR ARCHITECTURAL REVIEW BOARD

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

APPLICATION DATE 11/15/24 DATE OF ARB MEETING 12/10/24 ESTIMATED COST TBD

PROJECT ADDRESS 66 Frederick Ln. St. Louis, MO 63112 GLENDALE, MO 63122

NAME OF PROPERTY OWNER Christian Roberts PHONE NUMBER 314-836-6059

CONTRACTOR (NAME) TBD PHONE NUMBER \_\_\_\_\_

CONTRACTOR ADDRESS TBD

ARCHITECT (NAME) Max Bemberg PHONE NUMBER 314 626 3230

ARCHITECT ADDRESS 8001 Clayton Rd C Clayton, MO 63117

DETAILED DESCRIPTION OF WORK BEING PROPOSED: Residential renovation and addition. New attached garage + New second floor addition

FLOOR AREA RATIO 0.3 = 5,652<sup>max</sup> (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.) 5427

TOTAL FLOOR AREA OF EXISTING STRUCTURE (SQ. FT.) 2,034

TOTAL FLOOR AREA (SQ. FT.)

TOTAL SQ. FT. OF LOT 18,840 WIDTH AND DEPTH OF LOT (FT.) 120 x 157

HEIGHT OF STRUCTURE 28' NUMBER OF STORIES 2

ESTIMATED COMMENCE DATE Spring 2025 EST. COMPLETION DATE Spring 2026

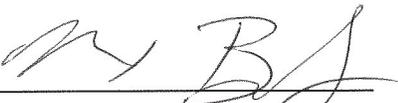
**Each application shall be accompanied with payment of a fee as follows:**

- 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)

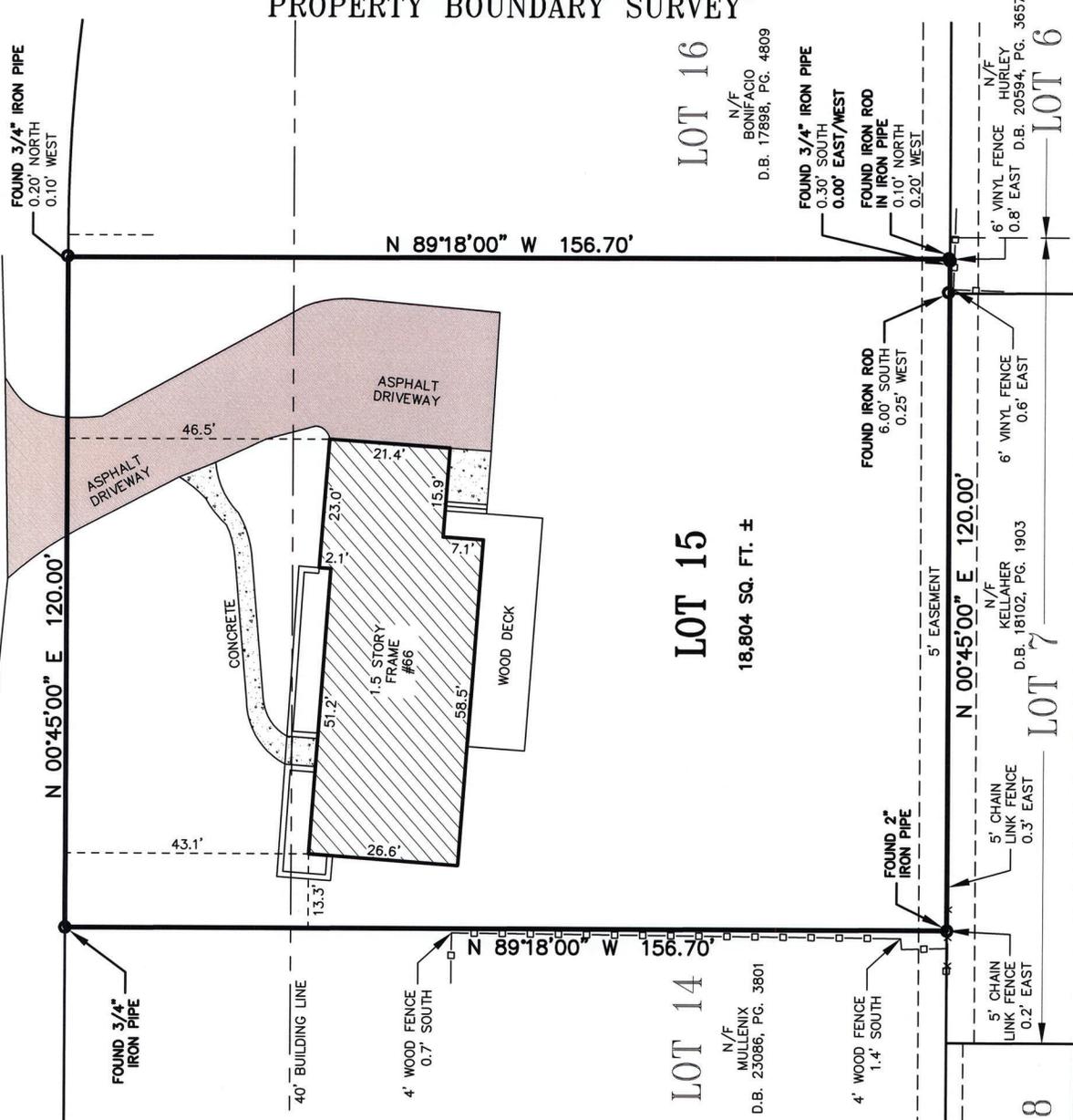
- 1. Existing and Proposed plot plan. Existing and finished or proposed contours to include property boundaries, setbacks and existing structures, and calculated FAR. The City reserves the right to request CAD files or any other information that may be needed to verify that FAR, setbacks, and other measurements 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.
- TBD 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

  
DATE

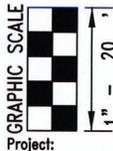
"PROPERTY BOUNDARY SURVEY"

FREDERICK (40' WIDE) LANE WEST



- Old Republic National Title Insurance Company, Issuing Agent: U.S. Title Guaranty Company  
 Commitment Number: 2046019-11420, Dated: August 13, 2019  
 Item 4: Building Lines and Easements in Plat Book 34 Page 70 (Unless otherwise noted, the Building Lines and Easements were taken from this Instrument).  
 Item 5: Easement to Union Electric Company in Book 1100 Page 510 (affects other areas), Book 1383 Page 441 (affects other areas) and Book 1624 Page 425 (in easements and Frederick Lane).  
 Item 6: Easement to St. Louis County Gas Company in Book 1039 Page 579 (affects other areas), Book 1421 Page 34 (unable to determine exact location due to vague description), Book 1568 Page 636 (affects other areas), Book 1634 Page 543 (in easements and Frederick Lane) and Book 1623 Page 38 (in easements and Frederick Lane).  
 Item 7: Easement to St. Louis County Water Company in Book 1030 Page 457, Book 1619 Page 25 and Book 1776 Page 294 (in easements and Frederick Lane).  
 Item 8: Easement to the City of Glendale in Book 1388 Page 204 (affects other areas).  
 Item 9: Easement for private road in Book 1049 Page 286 (affects other areas).

This is to certify that we, **James Surveying Company**, at the request of **Christian Frazer Roberts & Maren Louise Pratt and U.S. Title Guaranty Company**, we have, on the **6th day of September, 2019**, to the best of our ability and judgment, executed a Property Boundary Survey in accordance with the "Missouri Standards for Property Boundary Surveys" as established by the Missouri Board for Architects, Professional Engineers and Land Surveyors and the Missouri Department of Agriculture, Division of Geology and Land Survey, on **Lot 15 in Block 2 of FREDERICK LANE, according to the plat thereof recorded in Plat Book 34, Page 70 of the St. Louis County Records in St. Louis County, Missouri**, and that this Survey reflects all visible improvements, including fences and Easements, as depicted on the Record Plat and on the above mentioned Title Commitment. The subject property is an URBAN property as defined in said Standards. The Bearing Reference System, Building Lines and Easements, unless otherwise referenced, are taken from the Record Plat, the current Zoning Set Backs may not be shown. **This Boundary Survey is non-transferable.**



Surveyed by: M. Brusca  
 Drafted by: KSL  
 Dated: September 12, 2019  
 Revised: -  
 Survey Number: -

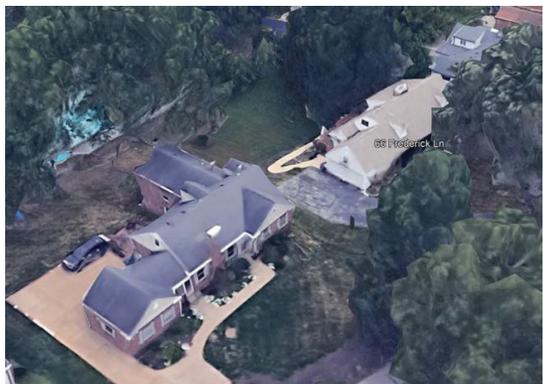
9/12/2019

LEO J. KLUTHO  
 Professional Land Surveyor  
 In Responsible Charge  
 MISSOURI REGISTRATION NUMBER: PLS-2005019212  
 211330

Survey Number: 211330

Property Boundary Survey: 66 FREDERICK LANE, ST. LOUIS, MO 63122

SHEET 2 OF 2



AERIAL VIEW - NORTH NEIGHBOR



AERIAL VIEW - SOUTH NEIGHBOR



SOUTHWEST CORNER



WEST (FRONT) ELEVATION



SOUTH ELEVATION



SOUTHEAST CORNER



NORTH SIDE ENTRY



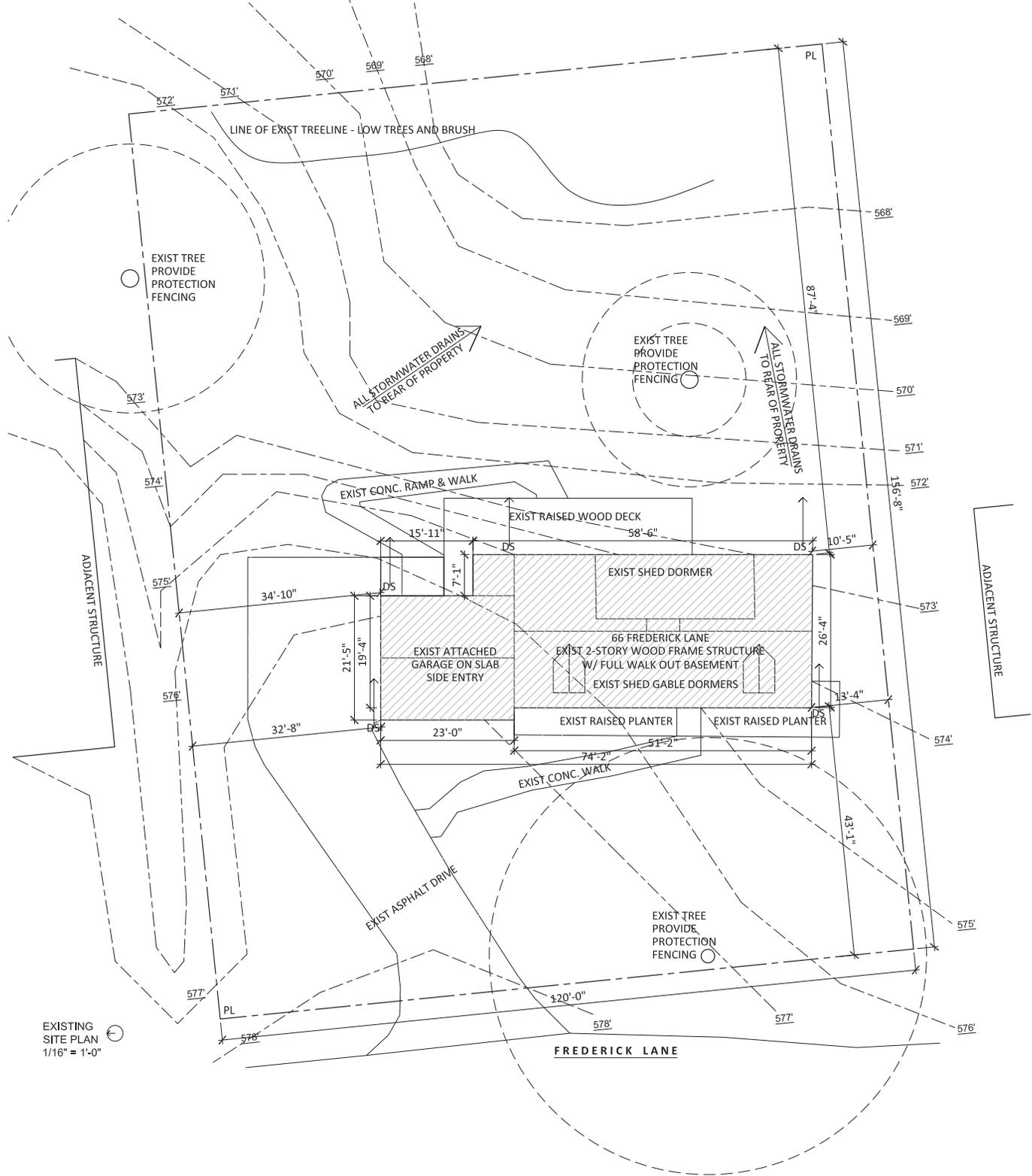
NORTHEAST CORNER CLOSE



NORTHEAST CORNER FAR

11/15/24  
66 FREDERICK LN  
ARB SUBMITTAL

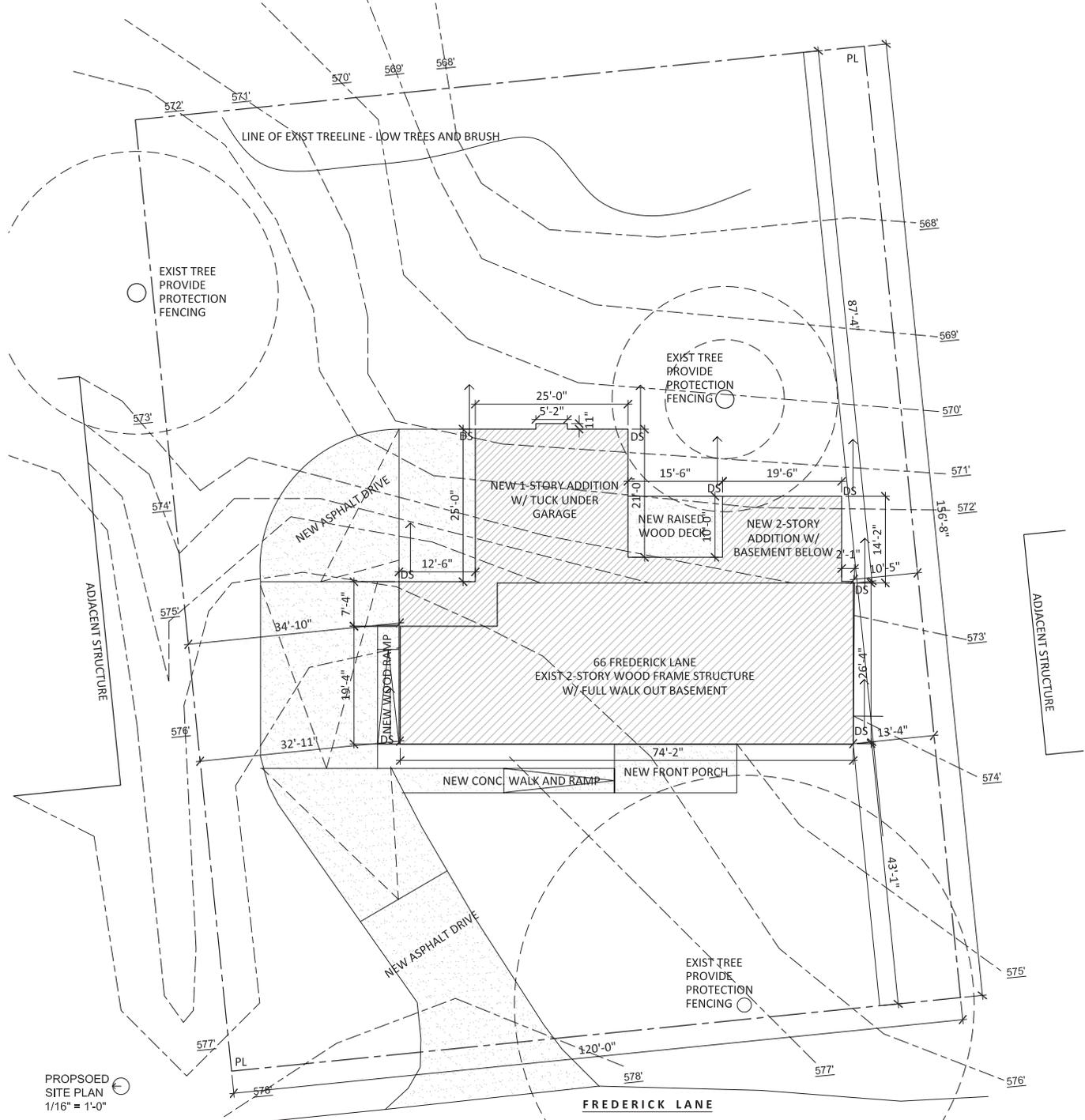
BEMBERG ARCHITECTURE  
info@bembergarchitecture.com  
314-626-3230



SITE AREA: 18,840 SF  
 MAX FAR - 0.3 = 5,652 SF ALLOWED

CURRENT HOUSE TOTAL TO FAR = 2034 SF

CURRENT IMPERVIOUS AREA  
 1,894 SF HOUSE + 2,781 SF DRIVEWAY, WALKWAYS, DECKS  
 4,678 SF TOTAL IMPERVIOUS (25% OF SITE AREA)



SITE AREA: 18,840 SF  
 MAX FAR - 0.3 = 5,652 SF ALLOWED

CURRENT HOUSE TOTAL TO FAR = 2034 SF  
 -  
 PROPOSED SECOND FLOOR = 1,908 SF  
 PROPOSED FIRST FLOOR = 2,939 SF  
 PROPOSED BASEMENT = 580 SF  
 PROPOSED TOTAL TO FAR = **5,427 SF** (COMPLIES - 5,652 ALLOWED)

-  
 CURRENT IMPERVIOUS AREA  
 1,894 SF HOUSE + 2,781 SF DRIVEWAY, WALKWAYS, DECKS  
 4,678 SF TOTAL IMPERVIOUS (25% OF SITE AREA)

PROPOSED IMPERVIOUS AREA  
 2,944 SF HOUSE + 2,985 SF DRIVEWAY, WALKWAYS, DECKS  
 5,929 SF TOTAL IMPERVIOUS (31% OF SITE AREA)

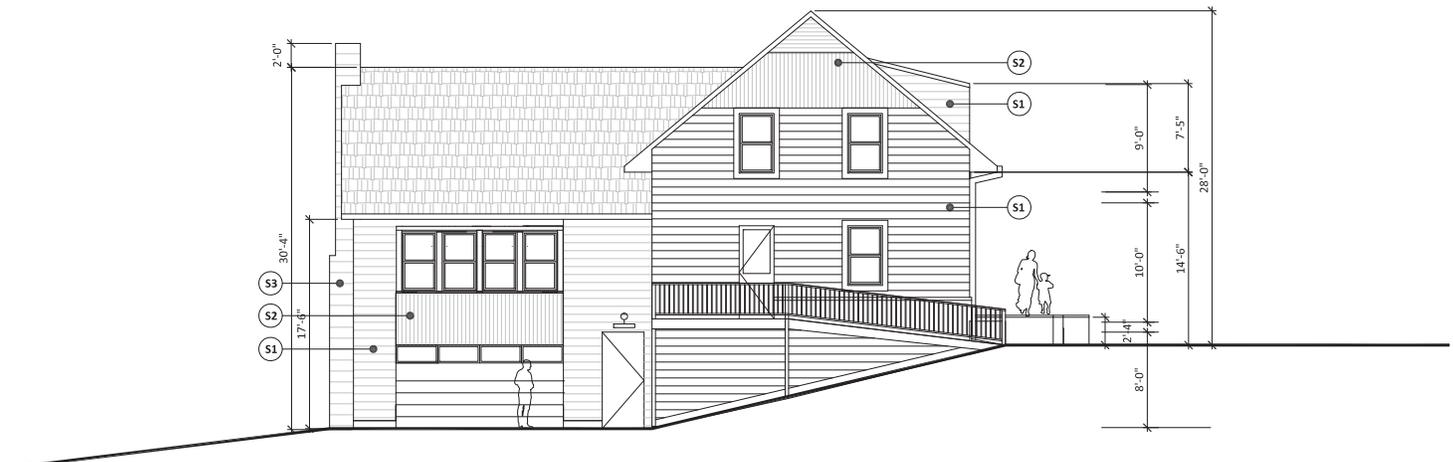
- EXTERIOR SIDING MATERIALS**
- S1 - 8" HARDILAP SIDING
  - S2 - 4" VERTICAL HARDILAP SIDING
  - S3 - 12" HARDILAP SIDING
  - S4 - DECORATIVE FAUX ATTIC VENT
  - C1 - CONCRETE BASE
  - S1 - STONE VENEER BASE
  - V1 - VINYL WINDOWS (TYP)
  - M1 - ALUM RAILING (TYP)
  - A1 - ARCH. ASPHALT SHINGLE ROOF



WEST (FRONT) EXTERIOR ELEVATION  
 1/8" = 1'-0"

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- EXTERIOR SIDING MATERIALS**
- S1 - 8" HARDILAP SIDING
  - S2 - 4" VERTICAL HARDILAP SIDING
  - S3 - 12" HARDILAP SIDING
  - S4 - DECORATIVE FAUX ATTIC VENT
  - C1 - CONCRETE BASE
  - S1 - STONE VENEER BASE
  - V1 - VINYL WINDOWS (TYP)
  - M1 - ALUM RAILING (TYP)
  - A1 - ARCH. ASPHALT SHINGLE ROOF



NORTH EXTERIOR ELEVATION  
 1/8" = 1'-0"

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- EXTERIOR SIDING MATERIALS**
- S1 - 8" HARDILAP SIDING
  - S2 - 4" VERTICAL HARDILAP SIDING
  - S3 - 12" HARDILAP SIDING
  - S4 - DECORATIVE FAUX ATTIC VENT
  - S5 - PAINTED TRIM
  - C1 - CONCRETE BASE
  - ST - STONE VENEER BASE
  - V1 - VINYL WINDOWS (TYP)
  - M1 - ALUM RAILING (TYP)
  - A1 - ARCH. ASPHALT SHINGLE ROOF



EAST EXTERIOR ELEVATION  
1/8" = 1'-0"

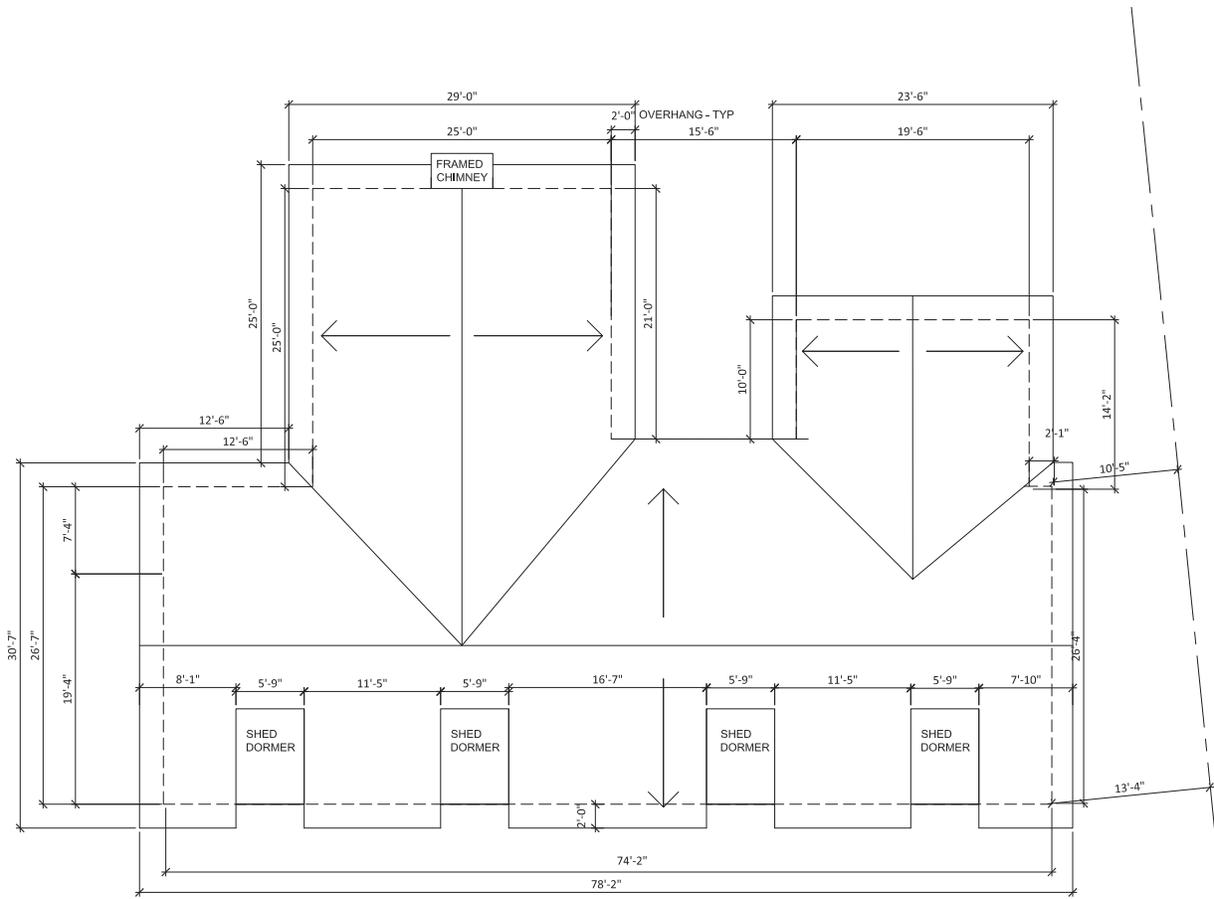
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- EXTERIOR SIDING MATERIALS**
- S1 - 8" HARDILAP SIDING
  - S2 - 4" VERTICAL HARDILAP SIDING
  - S3 - 12" HARDILAP SIDING
  - S4 - DECORATIVE FAUX ATTIC VENT
  - C1 - CONCRETE BASE
  - S1 - STONE VENEER BASE
  - V1 - VINYL WINDOWS (TYP)
  - M1 - ALUM RAILING (TYP)
  - A1 - ARCH. ASPHALT SHINGLE ROOF



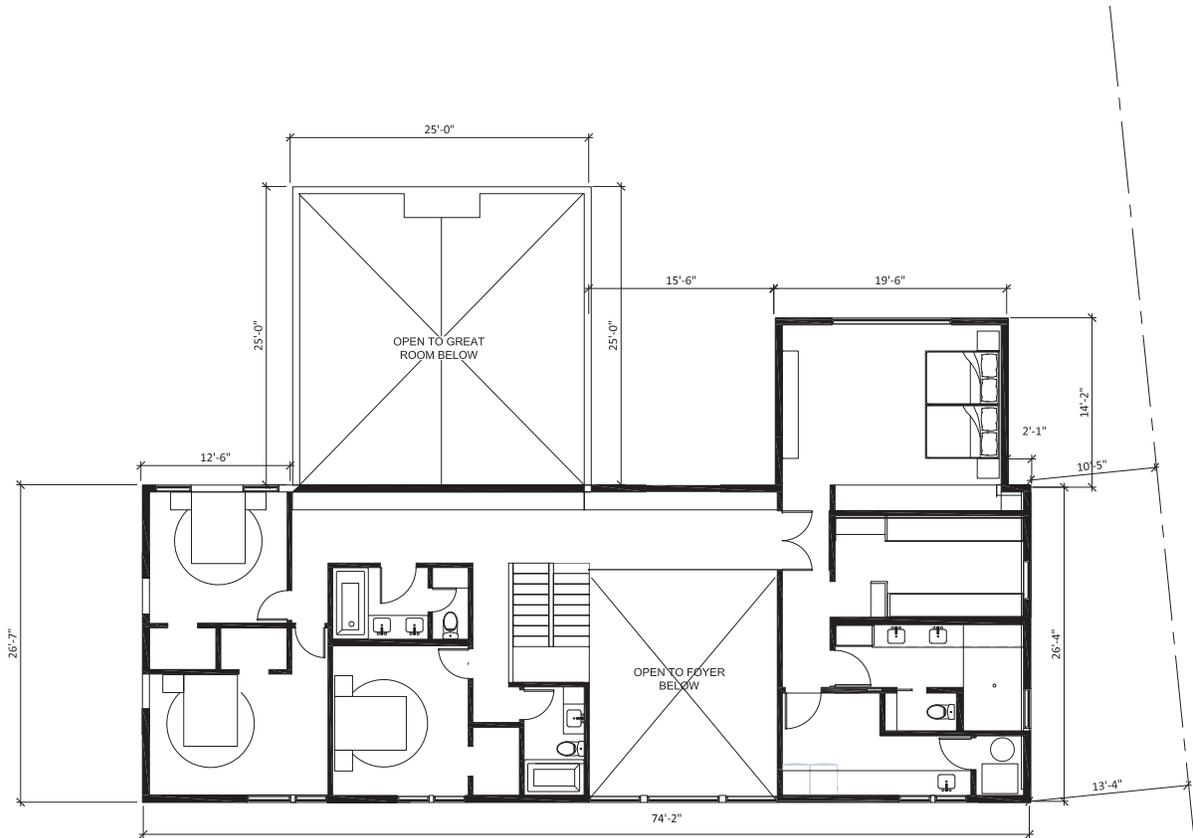
SOUTH EXTERIOR ELEVATION  
 1/8" = 1'-0"

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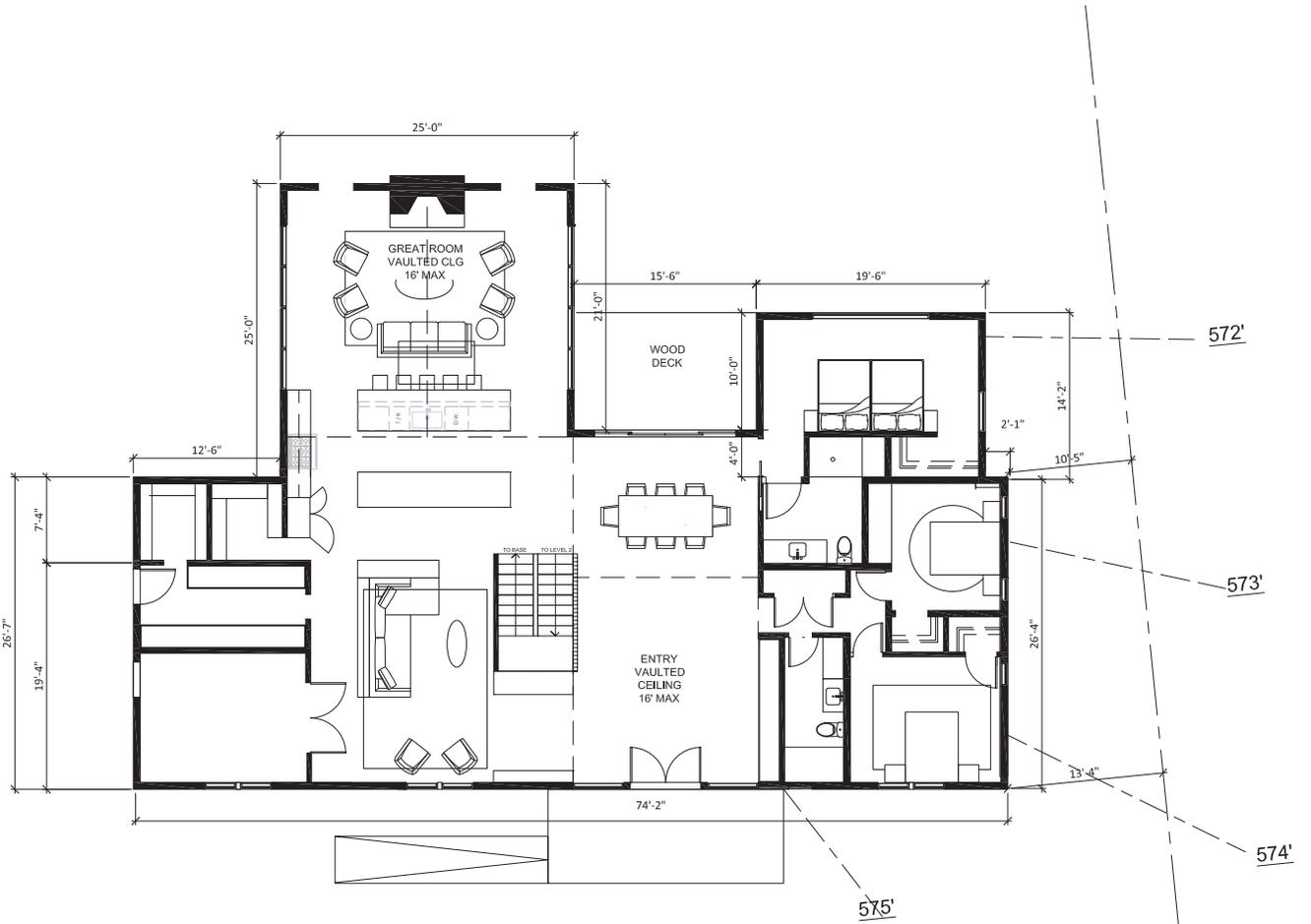
ROOF PLAN ☹  
 1/8" = 1'-0"

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**FAR**  
 1,908 SF  
 SECOND FLOOR PLAN ↻  
 1/8" = 1'-0"

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**FAR**  
 2,939 SF  
 FIRST FLOOR PLAN ⊖  
 1/8" = 1'-0"

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ARB SUBMITTAL

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