MINUTES
ARCHITECTURAL REVIEW BOARD
WEDNESDAY, JUNE 12, 2024- 6:00 P.M.

CHAIRMAN JEFFREY FERNHOFF
JOHN FALK
MIKE MORAN
REED VOORHEES
BRAD WEITEKAMP
JON EMERT
LAURA SWITZER

CITY ATTORNEY, ANDREW BRAMMAN
CITY ADMINISTRATOR, FRANK JOHNSON
DEPUTY CITY CLERK, JOANNE CARR

MEETING CALLED TO ORDER
The meeting was called to order by Mr. Voorhees at 6:00 p.m.

ROLL CALL
Present: Chairman Fernhoff, Mr. Moran, Mr. Voorhees, Mr. Emert,
Mr. Falk, Mr. Weitekamp, Ms. Switzer

Absent: Chairman Fernhoff

APPROVAL OF MINUTES FROM MAY 8, 2024.
Mr. Voorhees asked if there were any additions or corrections to the minutes from the May 8, 2024. There being some, he asked for a motion. Mr. Moran motioned approval of the amended minutes. Mr. Falk seconded the motion, which was unanimously approved.

REVIEW OF PLANS FOR A TWO-STORY ADDITION
11 HILL DRIVE, MATTHEW AND REBECCA ERICSON

Present: Rex Pearl, Pearl Construction
Becky Ericson, Owner

Mr. Voorhees stated that this was a resubmittal of the project. Mr. Pearl stated that the family regrouped for a few years, and now have decided to resubmit for the start of the project.

Mr. Pearl stated that they would be changing the position of a tree, will be adding windows to the garage doors, and added that the entire house would be sided in white hardy board. Mr. Moran stated that it would be beneficial to add information regarding materials to be used on to all the elevations.

Mr. Voorhees stated that the comments from the last meeting noted that there was consideration of adding a window in the bath above the double doors and asked if that was planned. Mr. Pearl stated that he would like to add a window in the upstairs bath to increase light in the room. Also, Mr. Pearl stated that the existing garage door would be replaced with windows across the top

adding that they may raise the door so it will match. Mr. Voorhees asked if the new door would be 8'. Mr. Pearl stated that it would be 8'. Ms. Switzer noted to Mr. Weitekamp that the shed roof window was existing, but the other window was not. Mr. Pearl stated that all windows would be replaced.

Mr. Falk asked if Mr. Pearl planned on maintaining the same flow which goes to the hill noting that the site coverage was decreasing. Mr. Pearl stated that the patio would be removed in the back, decreasing the impervious area. Mr. Falk stated that all that information should be noted on the drawing. Mr. Falk noted that the staff would backcheck the drawings including tree placement, siding, and windows. Mr. Pearl stated that sod would replace the patio.

Mr. Voorhees asked if there was anyone from the public who wished to speak.

Rick Wimmer Brown 9 Hill Drive
Mr. Wimmer stated that he thought the design was fantastic.

Linda Whitley, 19 Hill Drive.
Ms. Whitley stated that she wanted the builder to make sure that the drainage did not affect their yard. Mr. Pearl stated that if the water was not draining into the yard now, it would not happen later, adding that the driveway would be wider and would drain to the street.

Mr. Moran motioned for approval with the following conditions:

- Revise site plan to show removal of asphalt patio;
- Show new Bald Cypress tree;
- Clarify siding material and color;
- Identify all replacement windows;
- And indicate new garage door with lights.

Mr. Emert seconded the motion which was unanimously approved with a voice vote.

REVIEW OF PLANS FOR SECOND STORY ADDITION
449 ELM AVENUE, TAMSIN MASCETTI

Present: Tamsin Mascetti, Owner and designer

Ms. Mascetti stated that her plans included an addition over the garage and a small bump out behind the garage.

Drainage: Mr. Falk stated that the existing and proposed drainage were the same and was not too concerned, adding that the drainpipe should daylight to the pop-up emitter which drains to the creek in back.

Mr. Weitekamp stated that the drainage could be extended over the second block noting that there were two walls. Ms. Mascetti stated that there was a swale in the location which would become exaggerated over time adding that the downspouts will be in the same place but with the pipes buried as part of the new plan at the 584-contour mark. Mr. Falk stated that the drain would be closer to the house which was good. Mr. Voorhees stated that the was concerned about over taxing the creek. Mr. Falk stated that extending the pipe was okay.

Ms. Switzer asked a question regarding the calculations for the FAR and whether the garage was included. Mr. Moran stated that the application numbers do not list all the numbers adding that the drawings were accurate. Mr. Voorhees and Mr. Emert stated that the calculations looked correct, and Ms. Switzer noted that the application missed the garage.

Landscape: There were no changes to the landscape.

Architecture: Mr. Moran stated that he liked the addition, the architecture and the form of roof, and the design of the overhang. Mr. Moran commented on the height of the three windows facing the street wondering if the windows should be sized closer to the transom size. Mr. Emert had the same comment. Ms. Mascetti stated that the windows were in the walk in closed and thought taller windows would look better in relation to the bedroom windows. Mr. Voorhees stated that the upper story was massive and did not relate well to the design but added that the proportion was unique. It was noted that there were different sized windows on the side and back of the house as well. Mr. Voorhees stated that the house was unique adding that the roof line looked good adding that the addition conveyed the roof line well. Mr. Voorhees also noted that the garage roof was awkward with the metal roof awning. Ms. Mascetti stated the front façade would look bare without it but noted that she understood what was said about the pitch difference. Mr. Moran suggested engaging the roof entrance with the opposite roof eve, pulling it out over the entry a little deeper and unifying the roof line into one element. Mr. Moran also noted that the small soffit could be sided in shingles so the line would feel the same and could project out further even though the front door is recessed. Mr. Falk stated that it was a unique feature of the home. Mr. Moran noted that Forney should look at it again. Mr. Voorhees stated that he liked how it was tied together, how the facia line continues across and dies into the wall adding that the design could be come down slightly to the left. Mr. Emert asked if the roof was converted from a flat roof to a sloped roof. Ms. Mascetti stated that happened July of 2020. Mr. Emert noted that the metal roof pitch needed to come down slightly to the left.

Mr. Voorhees asked if there was anyone from the public who wished to speak. There were none.

Mr. Moran motioned for approval with the following conditions:

- Eyebrow roof over garage should be redesigned with single material so form works better with existing eaves.

Mr. Falk seconded the motion which was unanimously approved with a voice vote.

<u>PRELIMINARY REVIEW OF PLANS FOR A NEW HOME</u>
<u>814 ALEXANDRA, RIDGEWAY DEVELOPMENT</u>

Jim Buleuski, Architect and Owner, Ridgeway Development

Mr. Buleuski passed around his preliminary plans including the elevations and proposed site plan in hopes of discussing the planned design for ARB guidance and approval.

Mr. Buleuski stated that he was trying to design a home that was accommodating the designs of the neighborhood noting that there was a low ranch on one side and a two-story home on the other side. Mr. Buleuski stated that the last builder's design was a big box adding that he knows that the ARB was moving away from that type of design. Mr. Buleuski stated that this design would be a story and a ½ with the primary room and kitchen on the first floor and the other bedrooms located upstairs. Mr. Buleuski stated that there was a utility easement in the back of

the lot which was the reason for the placement of the rear detached garage which placement also created the hardscape and driveway element.

Mr. Emert stated that this package was in its design stage, but would need more information related to grading, drainage and neighborhood context. Mr. Buleuski stated that he was not at the step for a full water study. Mr. Falk stated that an underground drywell /flowell or buried rain barrel with rocks around it might be needed to mitigate the extra 600 sq. ft. and added that the current published guidelines, require drainage, site plan, etc., for application.

Mr. Moran stated that the massing and form are quite nice noting that the on the left side, the roof is hipped down, the gable side is facing the abutting garage and most of the mass of the second floor is encouraging. Mr. Moran stated that the design was on track but would like to understand how the site would work regarding the driveway, the grading, the landscaping, i.e., what trees were coming out or going back in. It was noted that the back 20' was elevated 4' and the property slopes down which was an issue for the garage. Other than that, the lot is flat so will need to direct the water towards Alexandra.

Mr. Buleuski stated that the trees were not well-maintained noting that the Tree of Heaven which had an 8" caliper would be removed and replaced adding that he would be mindful of the neighbor's tree with regard to the garage foundation. There was a question about locating the garage on the easterly side of the site and preservation of the current driveway pattern. Mr. Buleuski stated that most of the mass was on the left side of the property and chose to put the driveway on the other side of the property.

Mr. Weitekamp stated that the neighbor's trees are a concern adding that it would be helpful to see how the design would impact the tree at its drip line.

Mr. Buleuski stated that as a builder and resident, I would have designed a front entry garage but noted that all houses have single garages and with a 60' width lot, he would hope that cars would be parked in the back. It was noted that there was room for a front entry garage and that people did want small homes with neighborhood preservation in mind. Mr. Weitekamp stated that the project was nice but added that care needed to be taken for the oak tree on the neighbor's property. Mr. Moran dated that it was difficult for the community to agree with a front entry garage. Mr. Weitekamp stated that he liked the house and appreciated the description of the location of the mass, adding that Mr. Buleuski understood the thought behind the guidelines.

Mr. Emert stated that liked the design of the side elevation and liked the brick façade and windows but noted that the neighboring house would be up against a 2-story home. Mr. Emert noted that the long wall was hard to accommodate, adding that the breakfast room could lose 2' but agreed that the roof line was nice and did break the elevation.

Ms. Switzer stated that she thought the design was nice noting that Alexandra did not have many teardowns as yet and added that this design would fit the street well. Mr. Switzer stated that she understood both sides of the garage issue related to front versus back and noted that everyone talked about the charm of Glendale and noted again that the design would fit the street
Mr. Buleuski stated that he did not plan this home as a spec home but was planning a good marketing package for a buyer and would look for the buyer first.

Mr. Falk stated that the ARB did not see Buleuski homes very often but added that he had never seen a home that he did not like. Mr. Falk noted that regarding stormwater, there seems to be no increase in impervious surface area but asked where the water would drain. Mr. Buleuski stated that the downspouts in the front will be discharged to the street. Mr. Falk suggested that both the

downspout in front and the one in back should drain to the street and noted that the garage will be difficult to drain. Mr. Falk asked if the west side of the house had water issues. Mr. Buleuski stated that there was a swampy area where the garage will be placed. Mr. Falk suggested that a curb could be positioned on the right side of driveway and pitched away from the house and given a 1% slope. It was noted that there was an MSD inlet on the street. Mr. Falk asked about the relationship of the front façade to the neighboring homes. Mr. Buleuski stated that the front façade was lined up with the neighbors' homes adding that the porch is also aligned with the other porches. Impervious material was discussed as an option for the driveway to reduce water runoff with a Cornelia home offered as an example.

GUIDELINE DISCUSSION

The Board was in agreement with the guideline changes.

MISCELLANEOUS
None

ADJOURNMENT
Mr. Emert moved adjournment of the meeting; Mr. Weitekamp seconded the motion, which was unanimously approved.

These minutes approved/amended as submitted this 11th day of September, 2024.

_____
Joanne Carr, Deputy City Clerk

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

APPLICATION FOR ARCHITECTURAL REVIEW BOARD

APPLICATION DATE 8/13/24 DATE OF ARB MEETING 9/11 ESTIMATED COST $850,000

PROJECT ADDRESS 825 Alexandra GLENDALE, MO 63122

NAME OF PROPERTY OWNER FM Design Build PHONE NUMBER (314) 619-8043

CONTRACTOR (NAME) FM Design Build PHONE NUMBER (314) 619-8043

CONTRACTOR ADDRESS 215 Parkhurst Terrace Ln Webster Groves MO

ARCHITECT (NAME) FM Architecture PHONE NUMBER (314) 619-8043

ARCHITECT ADDRESS 215 Parkhurst Terrace Ln Webster Groves MO

DETAILED DESCRIPTION OF WORK BEING PROPOSED: Demolish existing residence

and construct new single family home

FLOOR AREA RATIO 30% (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.) 2,411

TOTAL FLOOR AREA OF EXISTING STRUCTURE (SQ. FT.) 0

TOTAL SQ. FT. OF LOT 8,039 WIDTH AND DEPTH OF LOT (FT.) 60X135

HEIGHT OF STRUCTURE 25'-6" NUMBER OF STORIES 1.5

ESTIMATED COMMENCE DATE 10/1/2024 EST. COMPLETION DATE 7/1/2024

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):

FRONTENAC FORESTRY

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.

Craig R. Murphy
I.S.A. Certified Arborist
IL-9645A

CERTIFIED ARBORIST ISA

FrontenacForestry@gmail.com ~ 2460 Driftwood Ln. St. Louis, MO. 63146 ~ 314-496-2020

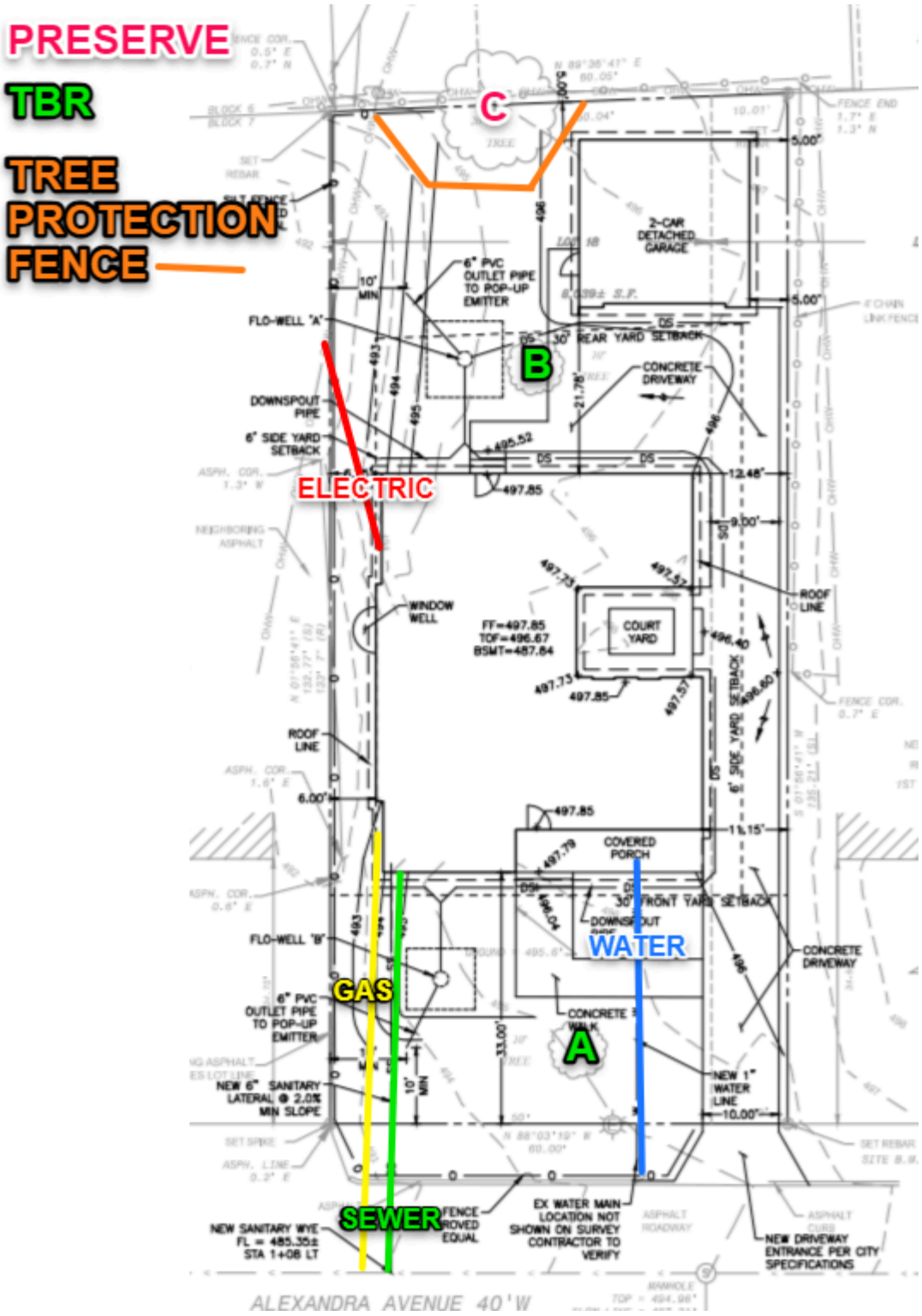
TREE STUDY
SITE PLAN REVIEW
7-25-2024

PROPERTY LOCATION: 825 Alexandra

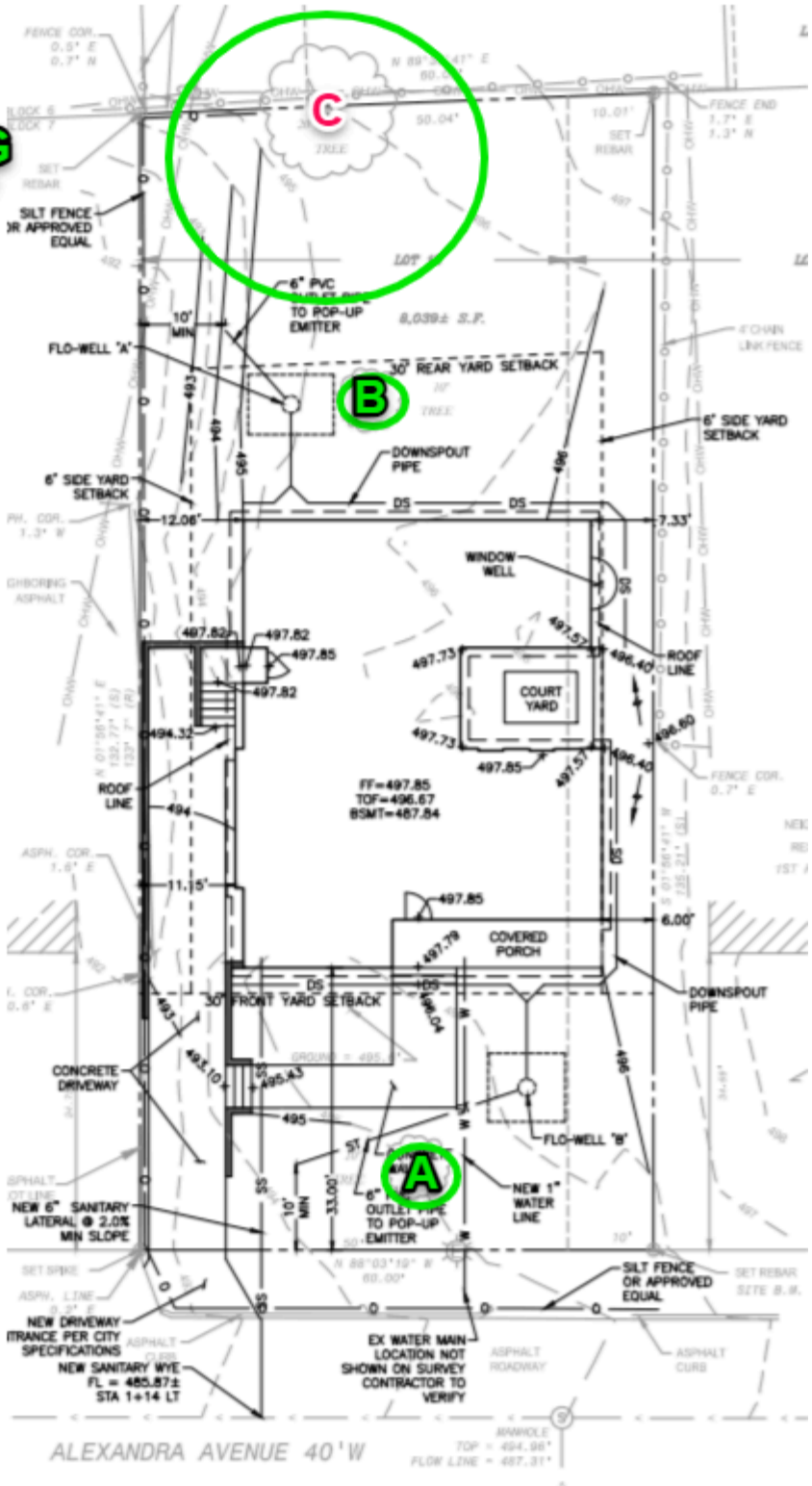
#	TREE SPECIES	DBH	SAVE/ REMOVE/ INSTALL	ADJOINING LOT	COMMENTS	VALUE	COND %	TOTAL CANOPY SQ FT
A	silver maple	11"	REMOVE		damaged surface roots **UTILITIES/ DRIVEWAY**	$305	65	214
B	red maple	9"	REMOVE		girdled trunk flare, codominant at 6' **PATIO**	$505	69	143
C	American elm	26"	SAVE		basal decay, wetwood, utility v pruned, epic growth, deadwood	$2020	58	1195
1	swamp white oak	2.5”	INSTALL					1963

Canopy coverage has been adjusted to reflect shared and overlapping crowns.
Tree species and install locations are recommendations and can be adjusted as long as the guidelines, set forth by Glendale's canopy replacement policy, are followed.

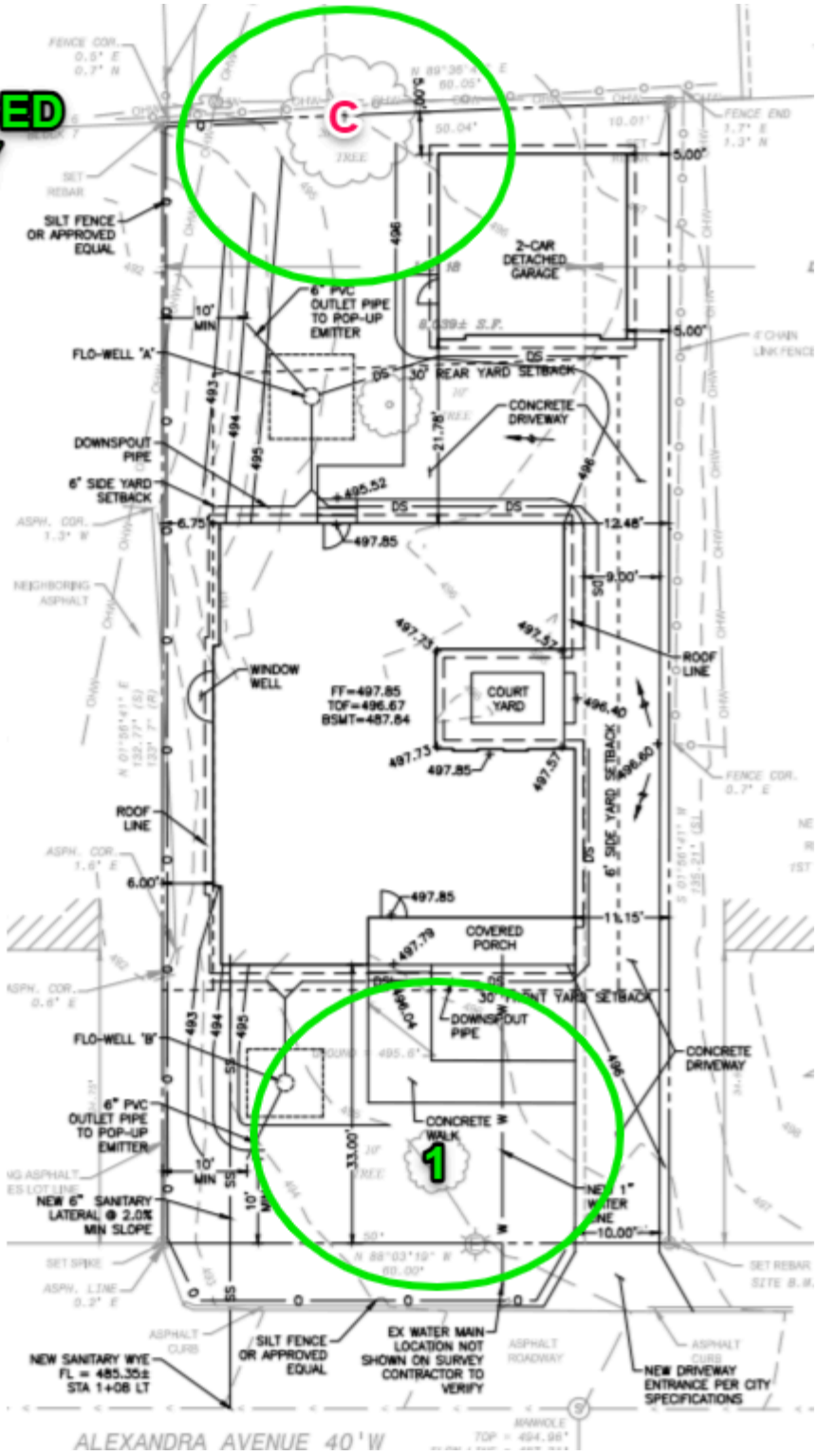
Lot size	8,100 Sq ft
Current Canopy	1,552 Sq ft 19% Lot Coverage
Canopy Removed	357 Sq ft 23% Current Canopy Removed
Post Demo Canopy	1,195 Sq ft 14% Lot Coverage Remaining
Added Canopy	1,963 Sq ft
Proposed Final Canopy	3,158 Sq ft 39% Final Coverage

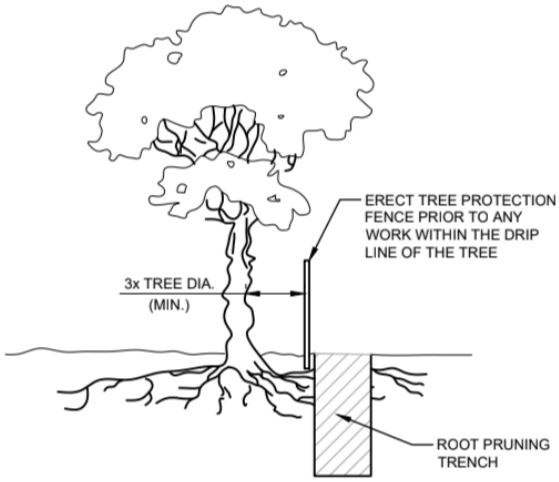

PRESERVE
TBR
TREE PROTECTION FENCE
C
B
A
2-CAR DETACHED GARAGE
6" PVC OUTLET PIPE TO POP-UP EMITTER
FLO-WELL 'A'
DOWNSPOUT PIPE
6' SIDE YARD SETBACK
ELECTRIC
CONCRETE DRIVEWAY
30' REAR YARD SETBACK
WINDOW WELL
FF=497.85
TOF=496.67
BSMT=487.84
COURT YARD
ROOF LINE
COVERED PORCH
30' FRONT YARD SETBACK
FLO-WELL 'B'
GAS
WATER
6" PVC OUTLET PIPE TO POP-UP EMITTER
CONCRETE WALK
NEW 6" SANITARY LATERAL @ 2.0% MIN SLOPE
NEW 1" WATER LINE
SEWER
NEW SANITARY WYE FL = 485.35± STA 1+08 LT
FENCE REMOVED & REPLACED EQUAL
EX WATER MAIN LOCATION NOT SHOWN ON SURVEY CONTRACTOR TO VERIFY
NEW DRIVEWAY ENTRANCE PER CITY SPECIFICATIONS
ALEXANDRA AVENUE 40'W

EXISTING CANOPY



PROPOSED CANOPY





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.

825 Alexandra Glendale, MO 63122

825 Alexandra Glendale, MO 63122

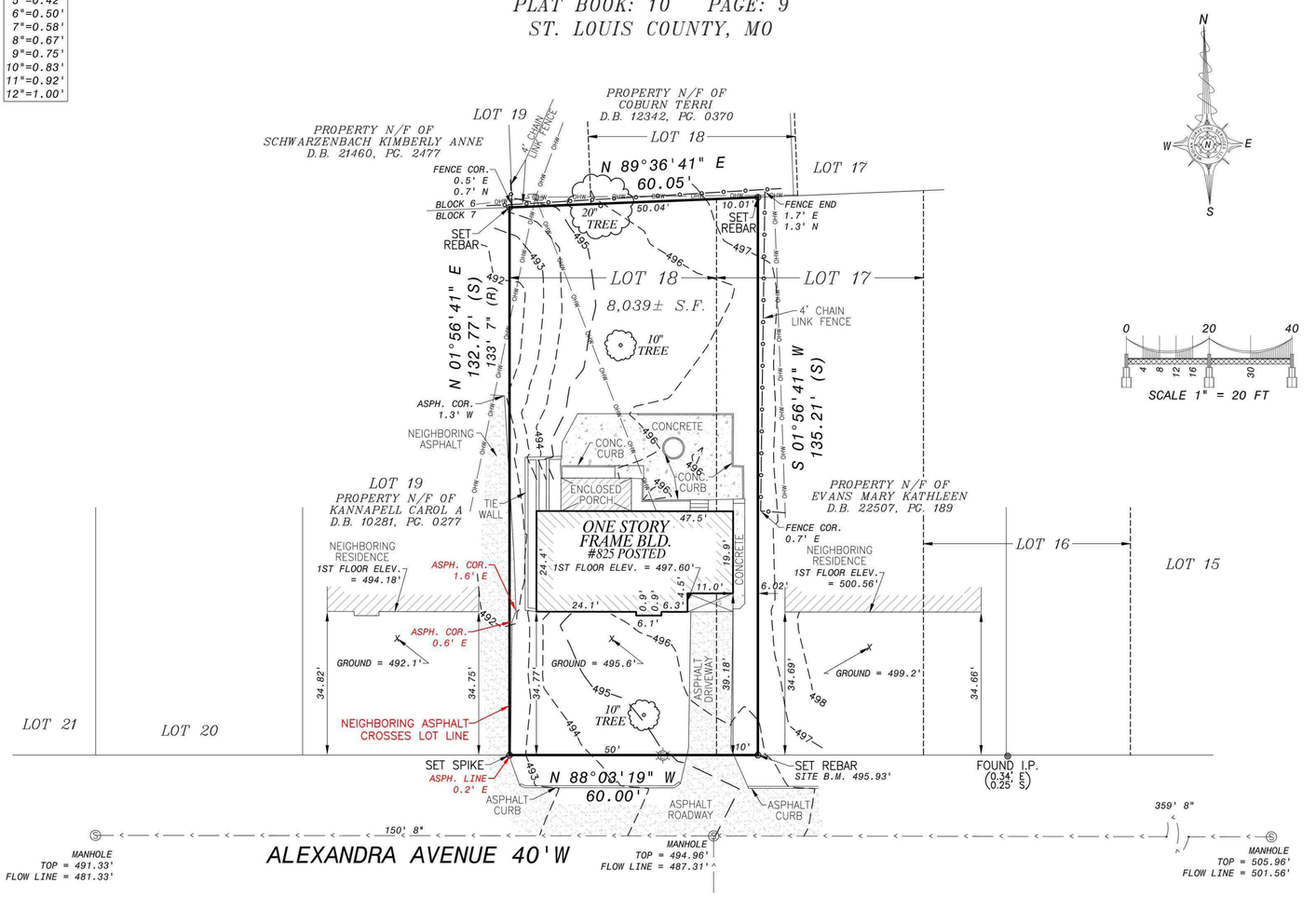
BOUNDARY AND TOPOGRAPHIC SURVEY

THE WESTERN 10 FEET OF LOT 17 AND ALL OF LOT 18 IN BLOCK 7 OF WARWICK PLACE

PLAT BOOK: 10 PAGE: 9

ST. LOUIS COUNTY, MO

1"=0.08'
2"=0.16'
3"=0.25'
4"=0.33'
5"=0.42'
6"=0.50'
7"=0.58'
8"=0.67'
9"=0.75'
10"=0.83'
11"=0.92'
12"=1.00'



LEGEND

ABBREVIATIONS

- I.P. = IRON PIPE
- I.R. = IRON ROD
- S.F. = SQUARE FEET
- PG. = PAGE
- BK. = BOOK
- P.B. = PLAT BOOK
- ESMT. = EASEMENT
- BLDG. = BUILDING
- (*'W) = RIGHT-OF-WAY WIDTH
- (R) = RECORD
- (S) = SURVEYED
- (C) = CALCULATED
- N/F = NOW OR FORMERLY
- FL = FLOWLINE
- CL = CENTERLINE
- P.V.C. = POLYVINYL CHLORIDE PIPE
- R.C.P. = REINFORCED CONCRETE PIPE
- V.C.P. = VERIFIED CLAY PIPE

SYMBOLS

- SANITARY SEWER MANHOLE
- STORM SEWER MANHOLE
- GRATED INLET
- CURB INLET
- GAS LIGHT
- GAS DRIP
- GAS VALVE
- GAS METER
- ELECTRIC LIGHT
- ELECTRIC METER
- ELECTRIC PEDESTAL
- ELECTRIC MANHOLE
- TELEPHONE PEDESTAL
- TELEPHONE MANHOLE
- UTILITY POLE
- GUY WIRE WITH ANCHOR
- CABLE BOX
- SIGN
- MAILBOX
- AIR-CONDITIONING UNIT
- WELL
- WATER HYDRANT WITH PUMP
- WATER VALVE
- WATER METER
- WATER MANHOLE
- SPRINKLER
- WATER HYDRANT
- WATER SHUT OFF
- SEMI-PERMANENT MONUMENT
- PERMANENT MONUMENT
- CLEANOUT / LAMP HOLE

LINE TYPES

- PROPERTY LINE
- EASEMENT LINE
- SETBACK LINE
- BUILDING FOOTPRINT
- CENTERLINE
- PARCEL LINE
- CHAIN FENCE
- WOOD, VINYL, OR METAL FENCE
- WIRE FENCE
- SANITARY SEWER LINE
- STORM SEWER LINE
- UNDERGROUND TELEPHONE LINE
- OVERHEAD WIRE
- UNDERGROUND ELECTRIC LINE
- FIBER OPTIC LINE
- NATURAL GAS LINE
- FUEL PIPELINE
- CABLE TELEVISION LINE

ADDITIONAL MONUMENTATION FOUND:
-ADOPTED AN IRON ROD AT THE SOUTHWESTERN CORNER OF LOT 22.
-ADOPTED AN IRON PIPE AT THE SOUTHWESTERN CORNER OF LOT 2.

NOTE: THE UTILITIES AS SHOWN ON THIS DRAWING WERE DEVELOPED FROM OBSERVATION OF ABOVE GROUND FACILITIES AND LINES MARKED BY MISSOURI DIG-RITE, MARKED IN JULY 2024. THIS COMPANY HAS MADE NO ATTEMPT TO LOCATE BELOW GROUND UTILITIES BEYOND LINES AS MARKED AND OBSERVED AND DOES NOT EXTEND OR IMPLY A GUARANTY OR WARRANTY AS TO THE EXACT LOCATION OF, OR COMPLETE INVENTORY OF UTILITIES IN THIS AREA.

SITE BENCHMARK **495.93'** TOP OF REBAR AT SOUTHEAST CORNER OF #825 ALEXANDRA AVENUE.

Note: A current Title Commitment has not been made available for our use. It is possible there are easements and other instruments of record that affect the subject tract that would be exposed in the Title Commitment Report and are unknown to this office at the time the Survey was executed and therefore not plotted hereon. This Survey does not constitute a Title Search by the Surveyor.

Note: Easements unless otherwise referenced have been taken from the record plat.

SOURCE OF RECORD DESCRIPTION:

DEED BOOK: 25176
PAGE: 2671

GENERAL NOTES:

I.P. = IRON PIPE
I.R. = IRON ROD
(R) = RECORD
(S) = SURVEYED
(NR) = NON-RADIAL

BASIS OF BEARING OR ANGLES:

THE BEARING SYSTEM AS SHOWN HEREON HAS BEEN ADOPTED FROM GPS OBSERVATION USING THE MISSOURI DEPARTMENT OF TRANSPORTATION'S GNSS/GPS VRS NETWORK, WGS 84, NAVD 88. NO ADJUSTMENT WAS MADE.

SURVEYOR'S STATEMENT:

DATE: 07/11/2024

THIS IS TO CERTIFY TO MATT MOORE, THAT AT THEIR REQUEST, MERIDIAN SURVEYING SERVICES LLC., HAS DURING THE MONTH OF JULY, 2024, EXECUTED A RESURVEY OF THE WESTERN 10 FEET OF LOT 17 AND ALL OF LOT 18 IN BLOCK 7 OF WARWICK PLACE, A SUBDIVISION ACCORDING TO THE PLAT THEREOF RECORDED IN PLAT BOOK 10, PAGE 9 OF THE ST. LOUIS COUNTY MISSOURI RECORDS, TOGETHER WITH THE LOCATION OF IMPROVEMENTS THEREON, IMPROVEMENT OWNERSHIP IS BASED OFF OF FIELD OBSERVATIONS THAT HAVE NOT BEEN VERIFIED WITH PROPERTY OWNER(S), THE FENCE OWNERSHIP IS NOT IDENTIFIED, FENCE HEIGHTS INDICATED ARE APPROXIMATE, UNLESS OTHERWISE INDICATED, FENCES INTERSECTING PROPERTY LINE(S) ARE CONNECTIVE IN NATURE, AND THAT THE RESULTS OF SAID RESURVEY ARE SHOWN ON THE ABOVE PLAT. THIS RESURVEY WAS EXECUTED IN ACCORDANCE WITH THE CURRENT MISSOURI MINIMUM STANDARDS FOR PROPERTY BOUNDARY SURVEYS FOR AN URBAN CLASS PROPERTY. PRIOR TO ANY CONSTRUCTION, THE ZONNING AUTHORITY SHOULD BE CONSULTED TO VERIFY CURRENT RESTRICTIONS. CERTIFICATION IS MADE TO THE ORIGINAL PURCHASER OF THIS SURVEY AND THOSE NOTED ABOVE. IT IS NOT TRANSFERABLE TO ADDITIONAL INSTITUTES, AGENCIES, PARTIES, OR SUBSEQUENT OWNERS.

Meridian Surveying Services LLC (agent)

STATE OF MISSOURI
LEE C. FERRENBACH III
NUMBER PLS-2310
PROFESSIONAL LAND SURVEYOR

(agent) Lee C Ferrenbach III
General Manager

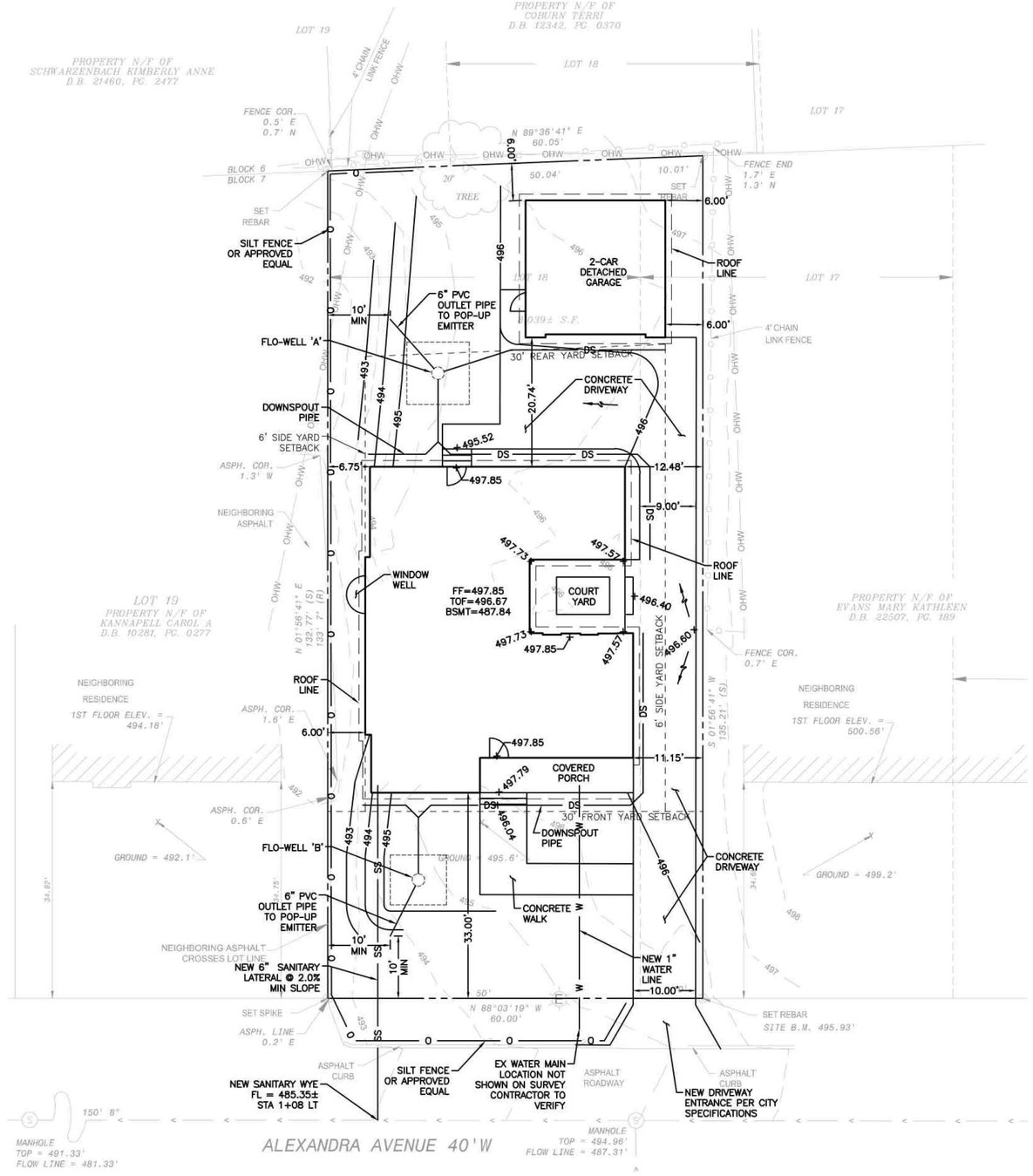
MERIDIAN LAND SURVEYING
21 POINT WEST BLVD, ST. CHARLES,MO 63301
PHONE: 636-939-2900
FAX: 636-946-9099
WWW.MERIDIANLANDSURVEYING.COM

CORPORATE LICENSE NO. 2010021844

MERIDIAN LAND SURVEYING

DRAFTER:	REVIEWER:
KMG	LCF
FIELD CREW:	DATE:
MWH/AJS	07/08/2024
DRAWING NO:	PROJECT NO:
01	77574T

SHEET 1 OF 1



FLOWLINE OF SEWER MAIN MUST BE
2.5 FT + SEWER MAIN DIAMETER + SEWER LATERAL
@ 2% SLOPE BELOW THE BASEMENT ELEVATION
2.5 + .33 + (52 * .02) = 3.87
487.84 - 3.87 = 483.97
HUNG PLUMBING IS REQUIRED

GRAPHIC SCALE

10 0 5 10 20 40

(IN FEET)
1 INCH = 10 FT.

LOCATION MAP

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 GUIDELINES WITH REGARDS 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 OWNERS 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. 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. ALL SEWER CONSTRUCTION AND MATERIALS SHALL BE CONSTRUCTED IN ACCORDANCE WITH MSD STANDARD CONSTRUCTION SPECIFICATION, 2009.
7. MAINTENANCE OF ALL SEWERS DESIGNED AS "PUBLIC" SHALL BECOME THE RESPONSIBILITY OF MSD UPON DEDICATION OF THE SEWERS TO THE DISTRICT.
8. NO ALTERATIONS TO THE EXISTING DRAINAGE PATTERN ARE PROPOSED.
9. SANITARY SEWER SERVICE: NEW SANITARY SEWER LATERAL SHALL BE 6" PVC SLOPED AT 2% MINIMUM. FOLLOW ALL MSD STANDARDS FOR MACHINE TAP, TRENCHING AND BACKFILL. CONTRACTOR SHALL MAINTAIN A MINIMUM OF 3 FEET OF COVER OVER THE PROPOSED SEWER LATERAL.
10. WATER SERVICE:
    - THE CONTRACTOR'S PLUMBER WILL INSTALL THE SERVICE LINE FROM THE FOUNDATION OF THE BUILDING TO (4) FT FROM THE PROPOSED METER BOX LOCATION.
      - THE COPPER SERVICE WILL BE INSTALLED UP TO GROUND LEVEL AND TERMINATED. METER BOX TO BE INSTALLED BY MOAW WITHIN (5) FT OF THE PROPERTY LINE ON THE MAIN OR BUILDING SIDE OF THE PROPERTY LINE.
    - THE CUSTOMER'S REPRESENTATIVE WILL PURCHASE THE TAP FROM MOAW AT LEAST TWO (2) WEEKS IN ADVANCE OF NEEDING THE CONNECTION TO ALLOW FOR SCHEDULING.
    - THE CUSTOMER'S PORTION OF THE SERVICE LINE MUST BE INSTALLED PRIOR TO PURCHASING THE TAP FROM MOAW.
    - AT THE TIME OF PURCHASE, PROVIDE THE FOLLOWING:
      - TAP FEE; INCLUDES THE TAP TO THE WATER MAIN, SERVICE LINE INSTALLATION FROM THE WATER MAIN TO (4) FT BEYOND THE METER BOX LOCATION, METER BOX, AND THE METER SETTER.
      - COPY OF THE PLUMBING PERMIT.
      - DNR FORM 1
    - ONCE MOAW RECEIVES THE ABOVE DOCUMENTS AND FEES THE CUSTOMER'S ACCOUNT WILL BE SET UP AND THE TAP CONNECTION AND INSTALLATION WILL BE SCHEDULED.
    - MOAW WILL BE RESPONSIBLE TO EXCAVATE THE OSHA SAFE EXCAVATION FOR THE SERVICE CONNECTION, THE SERVICE CONNECTION, THE INSTALLATION OF THE SERVICE LINE FROM THE WATER MAIN TO (4) FT BEYOND THE METER BOX LOCATION, THE METER BOX, METER SETTER AND METER.
    - THE CONTRACTOR WILL ENSURE THE PROPERTY LINE IS CLEARLY IDENTIFIED, AND MUST REMAIN SO, DURING INSTALLATION OF THE SERVICE AND METER BOX.
    - THE METER WILL BE SET AT THE TIME OF THE MAIN BEING TAPPED FOR THE CONNECTION FOR 1" METERS.
    - THE INSTALLATION WILL INCLUDE CONNECTING TO THE CUSTOMER S PREVIOUSLY INSTALLED COPPER SERVICE LINE THAT WAS TERMINATED AT GROUND LEVEL.
11. GAS SERVICE: NEW GAS SERVICE PER GOVERNING GAS COMPANY SPECIFICATIONS.

SETBACKS:

FRONT YARD	= 30'
REAR YARD	= 30'
SIDE YARD	= 6'

MB Engineering, Inc.
1952 Homefield Estates Dr.
O'Fallon, MO 63366
(314) 368-3040

STATE OF MISSOURI
MICHAEL A. BUESCHER
NUMBER E-2001018714
REGISTERED PROFESSIONAL ENGINEER
8/1/24

Michael A. Buescher, P.E. Civil Engineering
Missouri P.E. E-2001018714

MB Engineering, Inc. Missouri Authority No.
E-2015041464

The Professional Engineer's seal affixed to this sheet indicates that the named Engineer has prepared or directed the preparation of the material shown only on this sheet. Other drawings and documents not exhibiting this seal shall not be considered prepared by or the responsibility of the undersigned.

PROJECT REVISION:

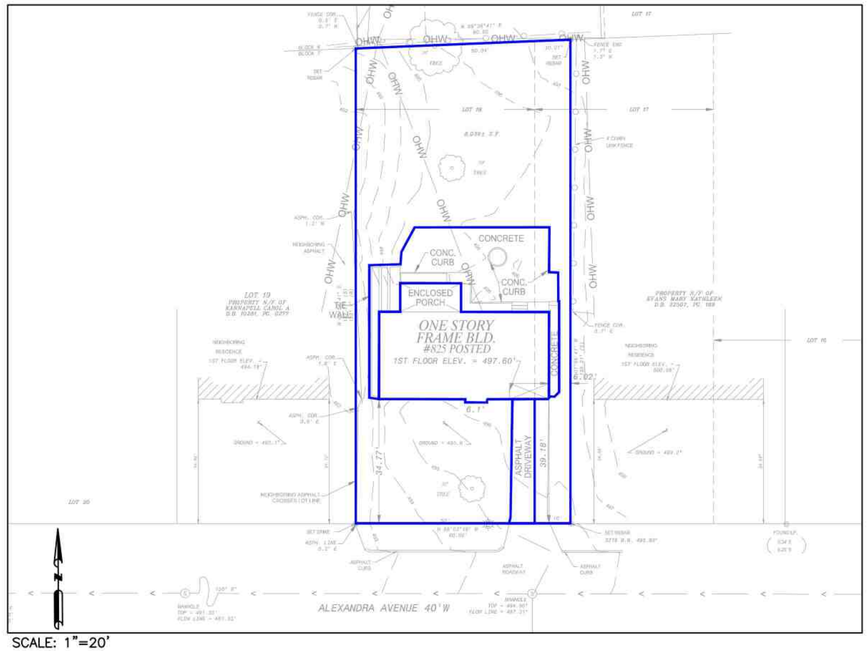
NO:	DATE:	DESCRIPTION:
1	08-14-24	FOR REVIEW

825 Alexandra Ave.
Glendale, MO 63122

DATE: 08-14-24
DRAFTED BY: KB
APPRVD. BY: MB

SHEET TITLE:
SITE PLAN

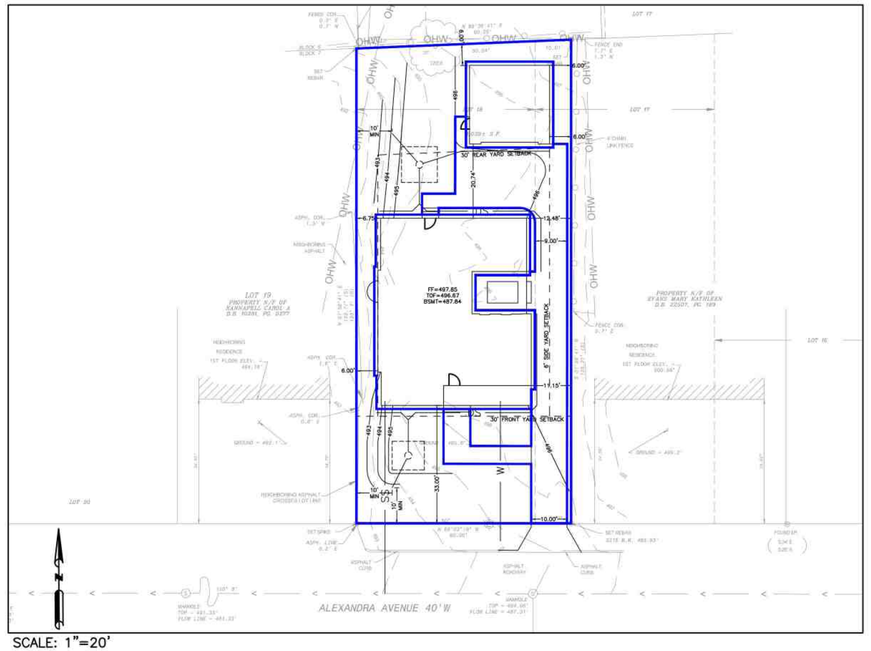
SHEET NUMBER:
C1



SCALE: 1"=20'

EXISTING AREA

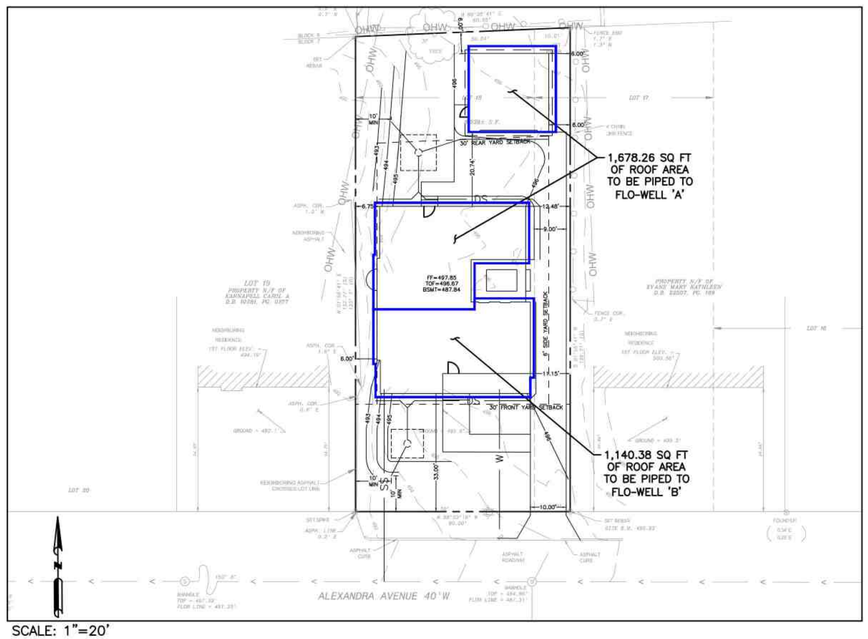
	AREA (SF)	COVERAGE	ACRES	PI	CFS
ROOF	1,300.11	16.17%	0.030	3.54	0.106
GRAVEL	0.00	0.00%	0.000	3.54	0.000
PAVEMENT	1,334.20	16.60%	0.031	3.54	0.108
LAWN	0	0.00%	0.000	1.70	0.000
TOTALS	8,039.40	32.77%	0.185		0.214



SCALE: 1"=20'

PROPOSED AREA

	AREA (SF)	COVERAGE	ACRES	PI	CFS
ROOF	2,818.64	35.06%	0.065	3.54	0.229
GRAVEL	0.00	0.00%	0.000	3.54	0.000
PAVEMENT	1,822.55	22.67%	0.042	3.54	0.148
LAWN	3,398.21	42.27%	0.078	1.70	0.133
TOTALS	8,039.40	100.00%	0.185		0.510



SCALE: 1"=20'

NEW HOMES WILL BE REQUIRED TO CAPTURE AND DELAY RELEASE OF ALL STORM WATER COMING OFF OF ANY AREA UNDER ROOF ON A SITE, INCLUDING DETACHED GARAGES.

2,818.64 SQ FT OF ROOF AREA NEEDS TO BE COLLECTED

FLO-WELL 'A'
1,678.26 * 0.095 = 159.43 CF OF WATER TO BE TREATED
ASSUMING 40% POROSITY = 398.58 CF OF ROCK IS REQUIRED
USING A 4 FOOT ROCK DEPTH = 99.65 SQ. FT.
10 X 10 = 100 SQ. FT.

FLO-WELL 'B'
1,140.38 * 0.095 = 108.34 CF OF WATER TO BE TREATED
ASSUMING 40% POROSITY = 270.85 CF OF ROCK IS REQUIRED
USING A 4 FOOT ROCK DEPTH = 67.71 SQ. FT.
8 X 9 = 72 SQ. FT.

MB Engineering, Inc.
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O'Fallon, MO 63366
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STATE OF MISSOURI
MICHAEL A. BUESCHER
NUMBER E-2001018714
REGISTERED PROFESSIONAL ENGINEER
8/14/24

Michael A. Buescher, P.E. Civil Engineering
Missouri P.E. E-2001018714

MB Engineering, Inc. Missouri Authority No. E-2015041404

The Professional Engineer's seal affixed to this sheet indicates that the named Engineer has prepared or directed the preparation of the material shown only on this sheet. Other drawings and documents not exhibiting this seal shall not be considered prepared by or the responsibility of the undersigned.

PROJECT REVISION:

NO:	DATE:	DESCRIPTION:
1	08-14-24	FOR REVIEW

825 Alexandra Ave.

Glendale, MO 63122

DATE: 08-14-24
DRAFTED BY: KB
APPRVD. BY: MB

SHEET TITLE:
DRAINAGE AREA MAP

SHEET NUMBER:
C2

SILT FENCE

PHYSICAL DESCRIPTION - Silt fences are used as temporary perimeter controls, appropriate to the BMP, at sites where construction activities will disturb the soil. They can also be used on the interior of the site. A silt fence consists of a length of filter fabric stretched between anchoring posts spaced at regular intervals along the site at low and down slope areas. The filter fabric should be entrenched in the ground. When installed correctly and inspected frequently, silt fence can be an effective barrier to silt leaving the site in storm water runoff.

WHERE BMP IS TO BE INSTALLED - Silt fences apply to construction sites with relatively small drainage areas. They are appropriate in areas where runoff will occur as low-level flow, not exceeding 0.5 c.f.s. The drainage area for silt fences should not exceed 0.25 acre per 100-foot fence length (100 square feet per foot of fence). The slope length above the fence should not exceed 100 feet (NAHB, 1995). The fence should be designed to withstand the runoff from a 10-year peak storm event.

CONDITIONS FOR EFFECTIVE USE OF BMP - Spacing of parallel lengths of silt fence along slopes is relative to slope steepness as follows:

Type of Flow:	Sheet flow only.
Contributing Slope Length:	30 foot maximum for 3:1 slopes. 50 foot maximum for slopes between 3:1 and 10:1. 100 foot maximum for slopes under 10%.

For additional information see Section 806.70 of St. Louis County's Standard Specification for Highway Construction.

WHEN BMP IS TO BE INSTALLED - Prior to disturbance of natural vegetation and at intervals during construction of fill slopes. Install on the perimeter of the site (where storm water exits the site) prior to disturbance of natural vegetation, around material stock piles and interior to the site along slopes, at the base of slopes and at intervals during construction of slopes.

INSTALLATION / CONSTRUCTION PROCEDURES

- ✓ Drive post for fence line.
- ✓ Dig trench to required dimensions in front of posts for fabric burial.
- ✓ Attach wire mesh to posts.
- ✓ Attach fabric to posts, allowing required length below ground level to run fabric along bottom of trench
- ✓ Backfill and compact soil in trench to protect and anchor fabric.

If a standard-strength fabric is used, it can be reinforced with wire mesh behind the filter fabric. This increases the effective life of the fence. The maximum life expectancy for synthetic fabric silt fences is about 6 months, depending on the amount of rainfall and runoff.

The stakes used to anchor the filter fabric should be wood or metal. Wooden stakes should have minimum dimensions of 2 by 2 inches if a hardwood like oak is used. Stakes from soft woods like No. 2 Southern Pine, should have minimum dimensions of 4 by 4 inches. When using steel (standard U, T, L or C shape sections) posts in place of wooden stakes, they should weigh no less than 1.0 lb/linear foot. If metal posts are used, attachment points are needed for fastening the filter fabric with wire ties. Posts should be least 5 feet long and driven or placed at a slight upstream angle into the ground to a

minimum depth of 18 inches. Depth shall be increased to a minimum of 22 inches if fence is placed on a slope of 3:1 or greater. When the post embedment depth is impossible to obtain, the posts shall be adequately secured to prevent overturning of the fence due to sediment loading.

Erect silt fence in a continuous fashion from a single roll of fabric to eliminate gaps in the fence. If a continuous roll of fabric is not available, overlap the fabric from both directions only at stakes or posts. Overlap at least 6 inches.

The Geosynthetic filter fabric and wire mesh (when applicable) shall be no less than 30 inches above ground and are stapled or wired to the upslope side of the post. Staples should be a 17-gauge wire and ½ inch long. Excavate a trench to bury the bottom of the fabric fence in a "J" configuration at least 6 inches below the ground surface. The trench shall be backfilled with native soil and the soil compacted over the geotextile. This helps to prevent gaps from forming near the ground surface. Gaps would make the fencing useless as a sediment barrier.

The height of the fence posts should be 38 (22-inch embedment) to 42 (18-inch embedment) inches above the original ground surface. If standard-strength fabric is used with 14-gauge steel wire with a mesh spacing of 6 inches by 6 inches (or a prefabricated polymeric mesh of equivalent strength), space the posts no more than 4 feet apart. If extra-strength fabric is used without wire mesh reinforcement, space the posts no more than 4 feet apart with woven or 8 feet apart with non-woven geosynthetic.

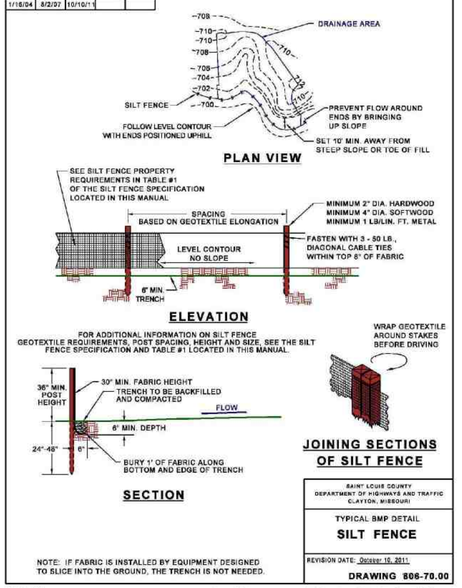
Alternate Construction: Install fence by slicing it into ground with specialized equipment.
Install posts at reduced spacing indicated on detail.

LIMITATIONS - Do not install silt fences along areas where rocks or other hard surfaces will prevent you from uniformly anchoring the fence posts and entrenching the filter fabric. Installing fences in such an area greatly reduces their effectiveness and can create runoff channels leading offsite. Silt fences are not suitable for areas where large amounts of concentrated runoff are likely. Fence shall not be used when slope is 1:1 or greater and water flow rates exceed 2 cubic feet per minute. Open, windy areas present a maintenance challenge, too, because high winds can make the filter fabric deteriorate faster. Do not install silt fences across streams, ditches, or waterways (Smolen et al., 1988).

When the pores of the fence fabric become clogged with sediment, pools of water are likely to form on the uphill side of the fence. Setting and design of the silt fence should account for this. Take care to avoid unnecessarily diverting stormwater from these pools, causing further erosion damage.

MAINTENANCE CONSIDERATIONS - Inspect silt fences regularly and frequently, as well as after each rainfall event, to make sure that they are intact and that there are no gaps where the fence meets the ground or tears along the length of the fence. If you find gaps or tears, repair or replace the fabric immediately. Remove accumulated sediments from the fence base when the sediment reaches one-third to one-half the fence height. Remove sediment more frequently if accumulated sediment is creating noticeable strain on the fabric and the fence might fail from a sudden storm event. When you remove the silt fence, remove the accumulated sediment, dress the area disturbed to give it a pleasing appearance and vegetate all bare areas as well.

NEW	REVISIONS		
1/16/04	8/2/07	10/10/11	



NOTE: IF FABRIC IS INSTALLED BY EQUIPMENT DESIGNED TO SLICE INTO THE GROUND, THE TRENCH IS NOT NEEDED.

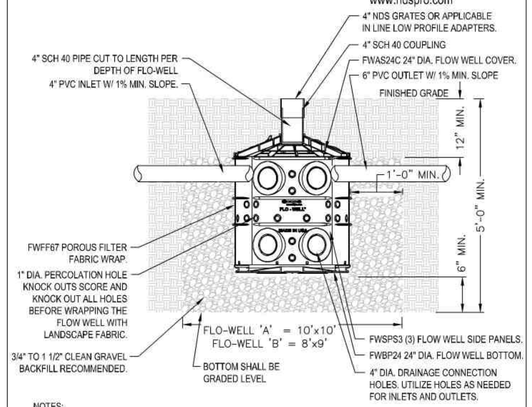
SAINT LOUIS COUNTY
DEPARTMENT OF HIGHWAYS AND TRAFFIC
CLAYTON, MISSOURI

TYPICAL BMP DETAIL
SILT FENCE

REVISION DATE: October 19, 2011

DRAWING 806-70.00

NDS, INC.
851 NORTH HARVARD AVE.
LINDSAY, CA 93247
TOLL FREE: 1-800-726-1994
PHONE: (559) 562-9888
FAX: (559) 562-4488
www.ndspro.com



NOTES:
1. MUST BE INSTALLED 10' AWAY FROM STRUCTUREOR FOUNDATION.
2. FWAS24 KIT DOES NOT COME WITH FWPB24 BTM.
3. REFERENCE FLO-WELL CALCULATOR ON NDSPRO.COM
4. INSTALLATION TO BE COMPLETED IN ACCORDANCE WITH MANUFACTURER'S SPECIFICATIONS.
5. DO NOT SCALE DRAWING.
6. THIS DRAWING IS INTENDED FOR USE BY ARCHITECTS, ENGINEERS, CONTRACTORS, CONSULTANTS AND DESIGN PROFESSIONALS FOR PLANNING PURPOSES ONLY.
7. ALL INFORMATION CONTAINED HEREIN WAS CURRENT AT THE TIME OF DEVELOPMENT BUT MUST BE REVIEWED AND APPROVED BY THE PRODUCT MANUFACTURER TO BE CONSIDERED ACCURATE.

FLO-WELL DRY WELL SYSTEM
FLO-WELL INSTALLATION DETAIL - LOAD CLASS "A" & "B" - GRAVEL INSTALLATION DETAIL

MB Engineering, Inc.
1952 Homefield Estates Dr.
O'Fallon, MO 63366
(314) 368-3040

STATE OF MISSOURI
MICHAEL A. BUESCHER
NUMBER E-2001018714
REGISTERED PROFESSIONAL ENGINEER
8/14/24

Michael A. Buescher, P.E., Civil Engineering
Missouri P.E. E-2001018714

MB Engineering, Inc. Missouri Authority No. E-2015041464

PROJECT REVISION:

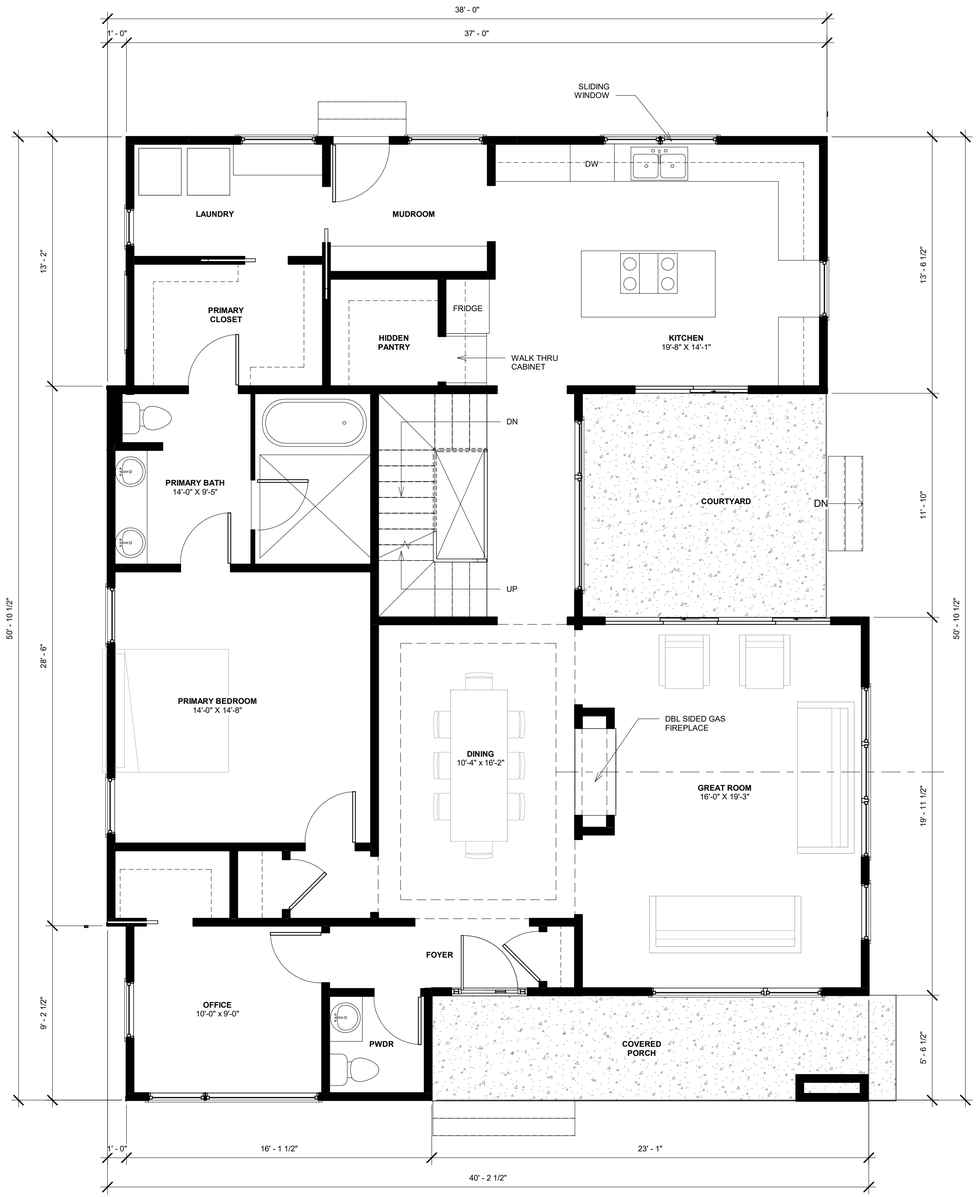
NO:	DATE:	DESCRIPTION:
1	08-14-24	FOR REVIEW

825 Alexandra Ave.
Glendale, MO 63122

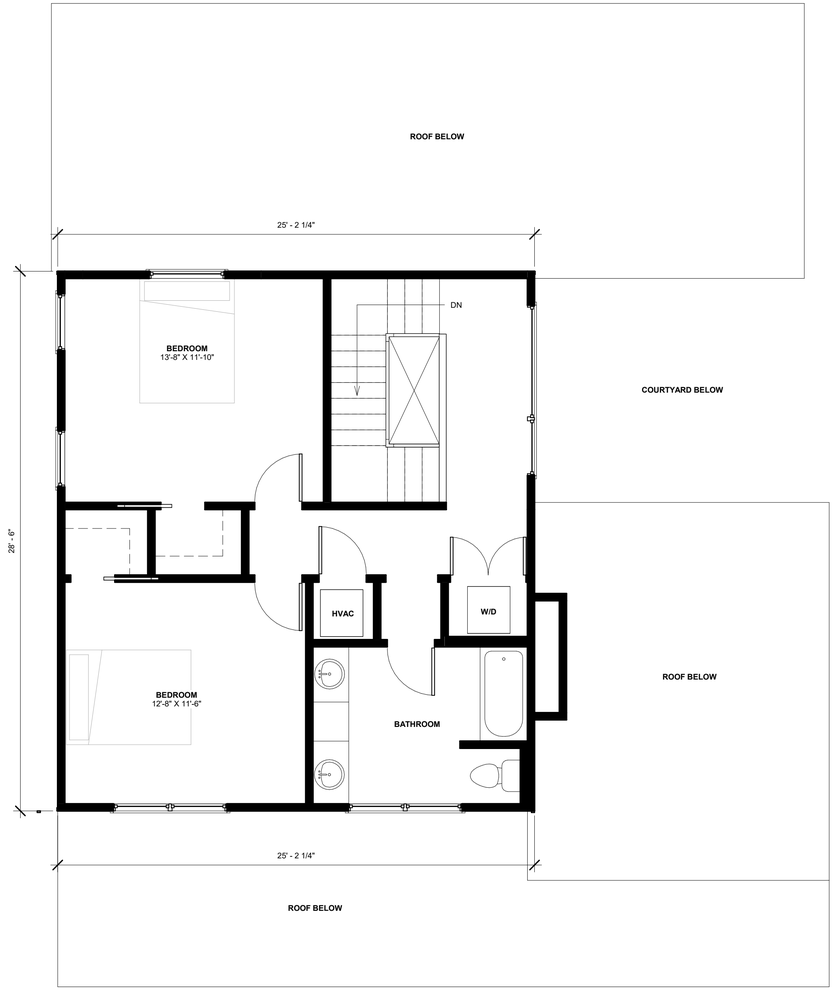
DATE: 08-14-24
DRAFTED BY: KB
APPRVD. BY: MB

SHEET TITLE:
TYPICAL DETAILS

SHEET NUMBER:
C3



1st Floor Plan

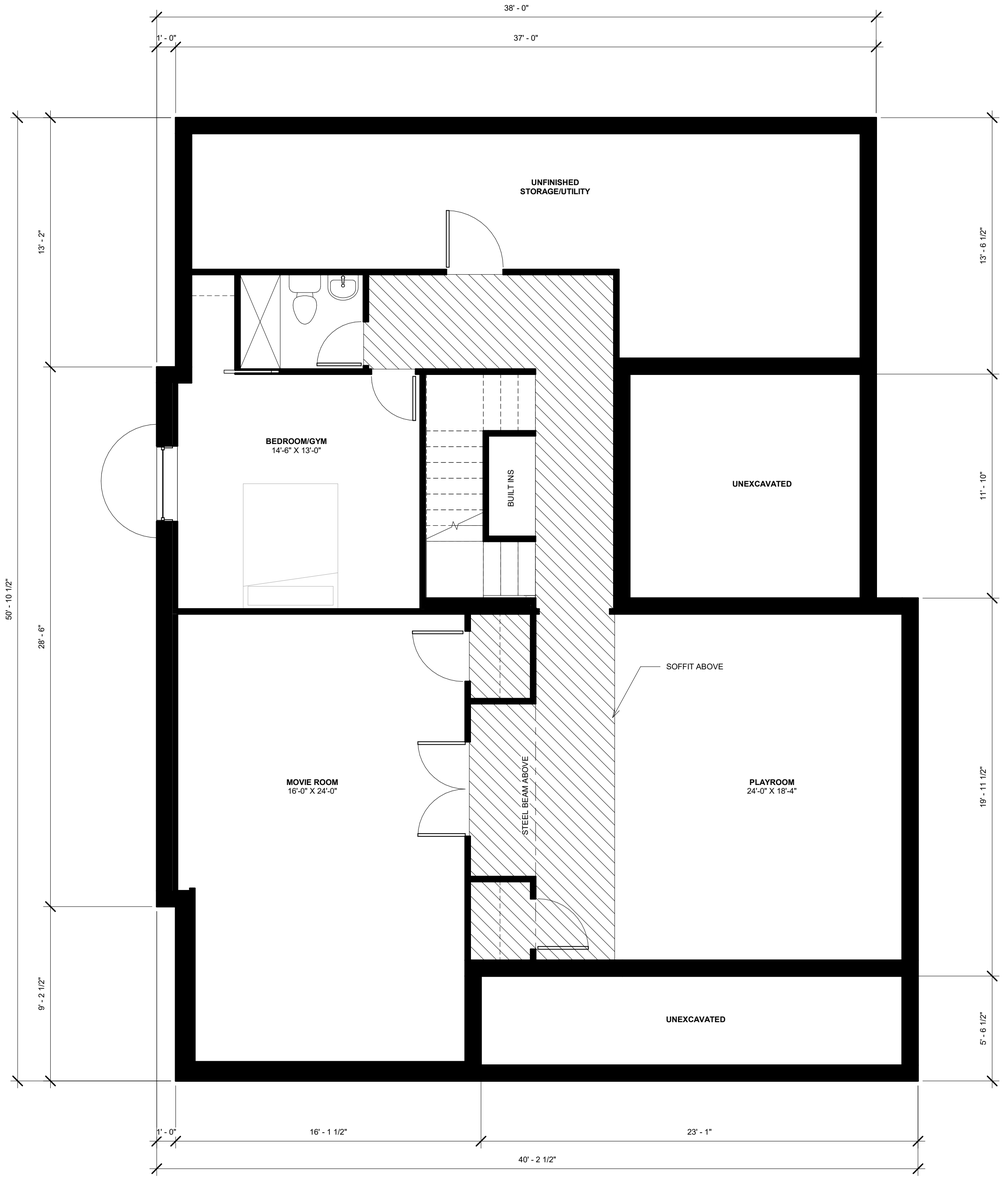


2nd Floor Plan

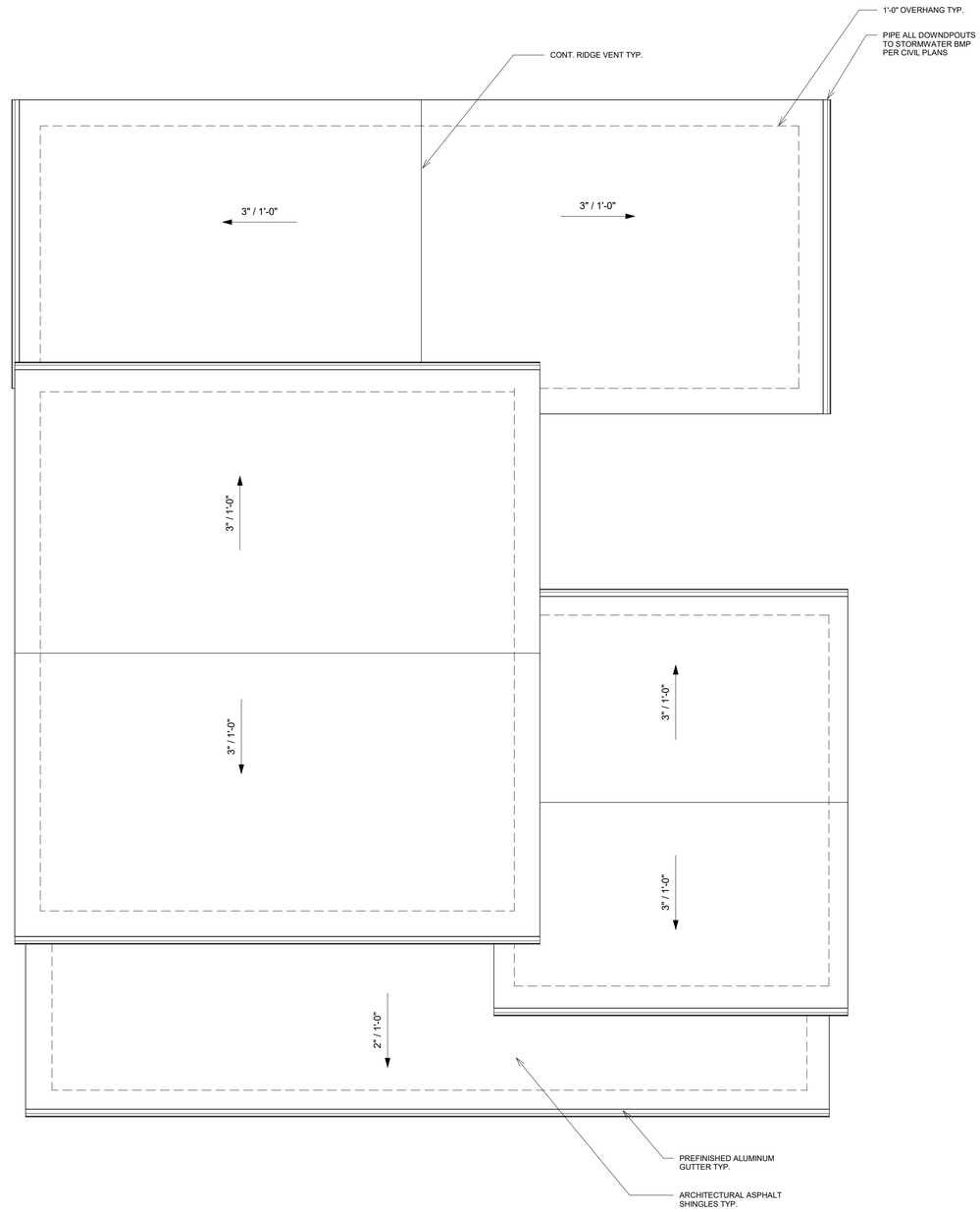
Floor Plans: 1/4"=1'-0"

825 Alexandra

DESIGN + BUILD



Basement Plan



Roof Plan

Floor Plans: 1/4"=1'-0"

825 Alexandra

DESIGN + BUILD

1. Shingles
Owens Corning Duration 30
Yr. Architectural Shingles
Color: Estate Gray

2. Siding
LP Smart Siding Horizontal
Color: Snowscape White

3. Soffits/Fascia
Aluminum Vented Soffit
and Fascia
Color: Black

4. Accent Siding
LP Smart Siding Horizontal
Color: Cavern Steel

5. Windows
Quaker Casement Vinyl
Windows
Color: Black

6. Gutters/Downspouts
Prefinished Aluminum
Color: Black

7. Wood Accent
NuTechWood Composite
Wood Siding
Color: Roman Antique

8. Stone Accent
Versetta Stone Veneer Siding
Color: Ledgestone Mission Point

9. Garage Door (not pictured)
Doorlink Model 3650 with
(1) vertical row of glass
Color: Black

10. Front/Rear Door
Prefinished Fiberglass
with Sidelites
Color: Pacific Black

Annotated Front Elevation NTS

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DESIGN + BUILD

8

4

2

1

7

Exterior Material Pallette

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Front Elevation

Left Elevation (West)

Right Elevation (East)

Rear Elevation (South)

Building Elevations: 1/4" = 1'-0"

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DESIGN + BUILD

1

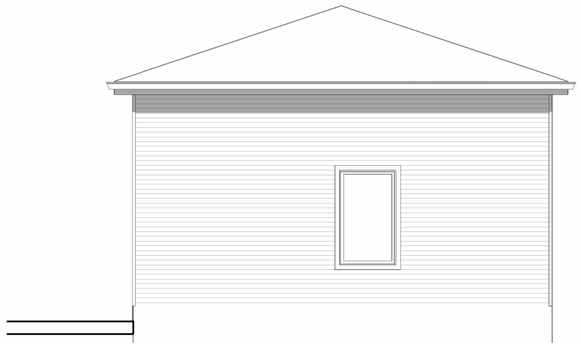
2

11

10

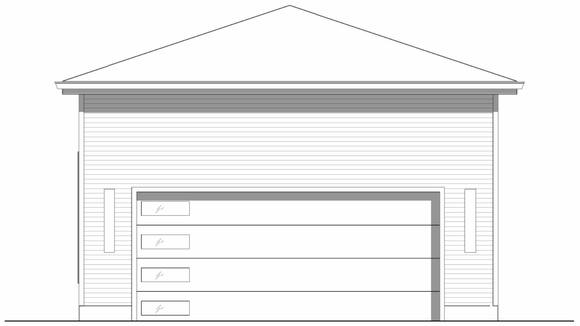
3

8

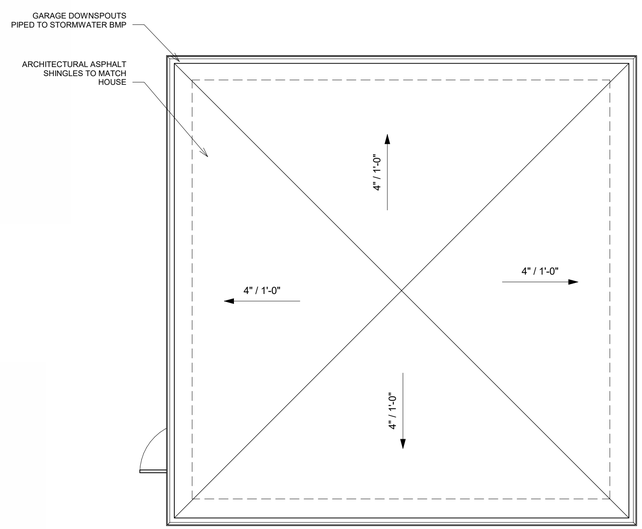


Right Elevation (East)

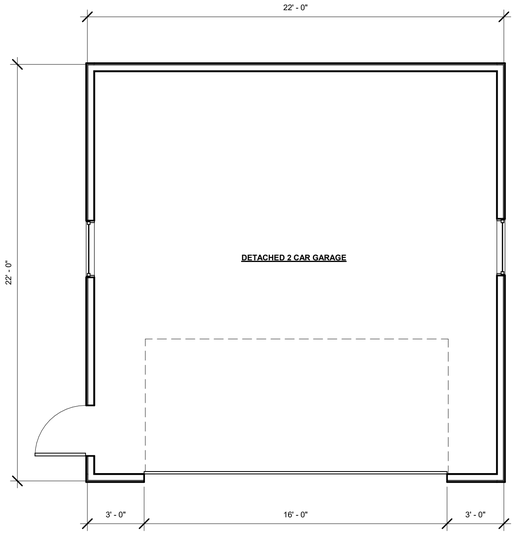
Left Elevation (West)



Front Elevation



Roof Plan



Floor Plan

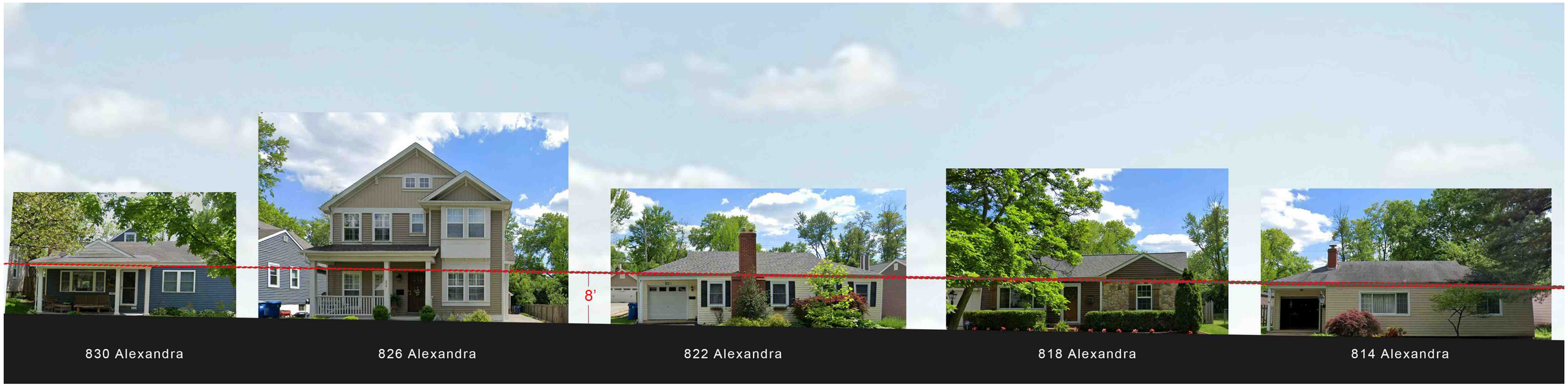
Detached Garage: 1/4” = 1’-0”

825 Alexandra

DESIGN + BUILD

Existing Structure

NORTH



SOUTH

Neighborhood Context

825 Alexandra
DESIGN + BUILD

PLANTING SCHEDULE	QTY
1. NORTHSTAR BOXWOOD	3
2. RHODENDRON CONLEC	7
3. 2.5 CAL EASTERN REDBUD	2
4. AMERICAN ARBORVITAE	5
5. 1.5 GAL SMOOTH HYDRANGEA	4
6. 2.5 CAL SWAMP WHITE OAK	1

ALEXANDRA AVENUE 40' W

GRAPHIC SCALE

10 0 5 10 20 40

(IN FEET)

1 INCH = 10 FT.

Landscape Plan

928 Chelsea

DESIGN + BUILD

Glendale Architectural Review Board

Neighborhood Design Guidelines

Executive Summary

The City of Glendale has always prided itself in offering high quality housing opportunities. The Architectural Review Board is charged with improving the architectural integrity of housing in the community by assuring compatibility of new and renovated homes with existing neighborhoods and ensuring that proposed designs preserve the order, function, green space, and beauty of our streets.

Our community is home to a wide variety of architectural styles. There are homes of varying size and scale, blended within Glendale's streets and blocks and most manage to co-exist harmoniously. There are definite patterns of public and private space in the city's streets and yards, and patterns of land use for walking, driving, and parking, for play and for social life. The most important characteristics of a successful design will include:

- Respect for the patterns of Neighborhood Qualities as they are recognized at each project site.
- Preservation of the great qualities of Glendale streetscape.
- Considerate planning of a home's functions on the site, including drives and parking, organization of public and private family spaces, pedestrian movement, and creating welcoming, accessible entries.
- Good management of stormwater, utilities, and respect for the lay of the land as a site connects to streets and neighboring home sites.
- Good stewardship and development of land, lawn, and landscape assets.
- Architecture is developed with integrity of expression, where the whole and the parts of the design work together to create a unified home presented to the street and to neighbors on all sides.
- Sensible use of quality building materials.

The review of a project will consider issues of Context and Scale that are relevant to the specific location of the project site. This includes understanding the Neighborhood Qualities of the project location, and the relative size of the project with respect to its existing neighbors. Assessing a good fit with neighborhood Context and Scale will involve both subjective judgments and objective measurements. Criteria that the Board considers are further detailed in **Sections 2 and 3**.

Performance requirements are reviewed by the Board evaluating the Site Design, the Landscape Design, and the Architectural Design of a proposed project. Criteria used by the Board in determining approval are outlined in **Sections 4, 5, and 6**. The guidelines presented in these sections will help applicants and their architects, engineers, and builders to prepare a design that is compliant with relevant standards, best practices, and neighborhood concerns.

The purpose of these enclosed documents is to give guidance to parties that want to present proposals to build in Glendale. We welcome homeowners and builders who want to create a better Glendale, preserving great qualities and enhancing our neighborhoods with creative ideas for living. We are excited to see each and every proposal from our current and future neighbors!

Table of Contents

Section 1 – Submittal Procedures and Requirements

Applications to the Architectural Review Board (ARB) shall be submitted to the City Administrator. Applications for new construction projections shall include the following items. Applications for additions to existing homes shall include the following items unless specific requirements are shown by the applicant to not be applicable to the proposed project and are modified or waived by the City Administrator.

1A – Procedure Outline

1. The applicant submits a complete application to the City Hall Administration Office 21 calendar days in advance of the next scheduled ARB meeting, as defined in Sections 535.060 and 535.070 of the municipal code (viewable online here: https://ecode360.com/29355791). The applicant may also request a pre-application meeting with the City Administrator.
2. The applicant will be notified by the City Administrator or the Deputy Clerk if their application is accepted and the scheduled date for the ARB meeting. The applicant's designated representative must appear in person at the ARB meeting, or in an online meeting facilitated through digital technology. Failure to appear will result in being removed from the ARB's meeting agenda.
    a. If the application is missing required information or submittals, the City Administrator or Deputy Clerk will notify the applicant and detail what additional materials must be provided.
3. At the meeting, the ARB may ask questions of the applicant and/or its representative and will discuss its observations regarding the strengths or weaknesses of the proposed design.
4. Following review and discussion, the ARB will:
    a. Approve the application with no comments.
    b. Approve the application with conditions set by the ARB for compliance.
    c. Postpone approval of an application with recommendations for improvement of unsatisfactory design conditions. The applicant may then revise its design and schedule the revised application for the next ARB meeting. The ARB will review the changes implemented by the applicant and make a motion to approve or deny the application.
    d. Deny the application as inappropriate for the Glendale community. If an application is denied, the applicant must wait at least one year before re-submitting the same or substantially similar application.
5. The applicant may appeal decisions by the ARB according to the procedures defined in Sections 535.130 and 535.140 of the Municipal Code.
6. Having been granted municipal approval by the ARB and the City Administrator, the applicant may proceed with the building permit approvals process facilitated by the St. Louis County Building Department.

1B – Definitions

This document references various terms that are more fully defined in "Appendix A – Architectural and Landscape Definitions", which is available on the City's website at https://www.glendalemo.org. For Zoning definitions, see Section 400.010 of the City's Municipal Code, which is available at https://ecode360.com/GL3308.

1C – Submittal Requirements

Applications to the ARB shall include the following content and be submitted to the City Administrator.

1. Completed Application Form
2. Existing Conditions Site Plan (1" = 20' minimum scale)
    a. Show all existing site improvements, trees and landscaping, and servicing utilities on the property.
    b. Note the first-floor elevation of existing buildings.
3. Site Demolition Plan (1" = 20' minimum scale)
    a. This may be incorporated into the Existing Conditions Plan, if presented legibly.
4. Architectural Floor Plans (1/4" = 1' minimum scale)
    a. Show all levels (including finished/unfinished basements) and detached structures (such as garages).
    b. Fully dimensioned and all room functions indicated, but need not be construction plans.
    c. Include a Roof Plan, accurately showing geometry, roof slopes, and gutter and downspout drainage.
5. Proposed Site Plan – Geometrics, Grading, and Drainage (1" = 10' minimum scale)
    a. Half size reductions are not permitted.
    b. This drawing should convey legibly all aspects of the site plan layout.
    c. Show all site improvements, existing-to-remain and proposed. Include buildings, walls, retaining walls, patios, pavement, walks, and ground-based equipment. Provide Key setting out dimensions. Dimension proposed buildings and structures to the property lines. Label materials for paving/walks.
    d. Show adjacent neighbor properties to each side and rear of the subject property. Include the full site for side adjoining parcels. Show rear adjoining parcels to the extent of building facades on the rear neighbor's lot. Adjoining property geometrics do not need to be surveyed and can be created using St. Louis County GIS data or other online mapping tools.
    e. Show property boundaries, set back lines, easements, and right-of-way lines.
    f. Show location of proposed site servicing utility lines and physical utility items.
    g. Graphically show existing and proposed trees.
    h. Show existing and proposed contours with a 1' contour interval.
    i. Show downspout locations serving roof areas of the proposed buildings.
    j. Show how downspout drainage flow is collected and piped/conveyed to discharge points. Include over-land drainage discharge patterns, drainage swales, detention basins, and flow direction.
    k. Show drainage detention structures such as gravel pits, trench drains, flow well structures, etc. and their overflow discharge points. Show all piping into drainage detention structures.
    l. Provide complete drainage differential discharge calculations showing the engineered basis of pre- and post-development stormwater flow off of the site. No development shall result in an increase of stormwater discharge volume from the site.
    m. Show Erosion Control measures and tree protection barriers.
    n. Items "h" through "o" above may be presented as a separate Grading and Drainage Plan, provided that the Site Geometrics Plan graphics are used as a background.
6. Pervious and Impervious Area Coverage Plan
    a. Illustrate all impervious improvements and diagram the impervious areas in comparison to pervious areas. Types of site area coverage shall be indicated by shading and/or patterns with a complete legend of materials.

b. Measure and show in a schedule areas of each type of coverage. Provide calculations of pervious and impervious areas and the ratio of impervious coverage.

7. Landscape Design Submittal Requirements

To be considered for approval, all projects must have the following components to satisfy the landscape design requirement:

a. Arborist Report

i. Title Page and cover letter - address, arborist name, certification number, inspection date.

ii. Tree Protection Plan (TPP)

1. Project title or name, owner name, and firm name or individual preparing the plan.
2. North arrow, graphic and written scale.
3. Scaled base plan using current information from the site development plan depicting line of disturbance, existing and proposed grades, location of all improvements, existing/proposed utilities, and sewers.
4. Graphic depiction of all existing trees to remain and to be removed including location, types and Diameter Breast Height (DBH) size of 6” or greater.
5. Graphic depiction of the accurate drip line canopy showing the extent of the Critical Root Zones (CRZ).
6. Graphic depiction of the proposed Tree Protection Zones (TPZ) and location of tree protection fencing.
7. Identification of any areas of invasive plant removals recommended for removal.

iii. Tree Report Summary

1. Common name of the tree and DBH at 4.5’ above grade.
2. Comments on the vitality, structure, and form of the tree.
3. Tree number (to correspond with the TPP).
4. Assessment of value/significance and recommended action to be taken.
5. Reason for proposing removal or trimming of tree.

b. Landscape Plan (1/8” = 1’ minimum scale)

i. Use the Site Geometric Plan as the background for the Landscape Plan.

ii. Title block – project title or name, owner name, name of firm or individual preparing plan.

iii. Landscape Planting Plan

1. Current information from the site development plan, including existing and proposed grades and final arrangements of all buildings and structures.
2. Location of all lot lines, building setbacks, and easements as shown on the site plan.
3. North arrow, graphic and written scale.
4. Graphic legend depicting existing vegetation and proposed conditions.
5. Location of all improvements such as walks, patios, driveways, and walls.
6. Location of all existing and proposed utilities and sewers.
7. Graphic depiction of all existing trees including location, types and caliper inch as measured at a DBH of 4.5’ above grade.
8. Graphic depiction of the accurate drip line canopy showing the CRZ.
9. Tabulation of all existing trees to be saved or preserved, removed, or impacted.

10. Graphic depiction, plant schedule and planting details of all proposed trees, landscape plantings, shrubs, lawn areas, and groundcovers. Botanical and common names should be listed on plans.
11. Graphic depiction indicating limits of ground disturbance and all associated areas of lawn to be seeded or sodded upon project completion.

8. F.A.R. Illustration Plan (1/8" = 1' minimum scale)
    a. Present a diagrammatic illustration of the plan areas as measured in CAD-based takeoff or as calculated by dimensions. Note the calculated area of each floor plan level, show the boundary of each measured area graphically, and indicate how each area is assessed for the FAR calculation.
    b. Account for all floor areas and classify as defined by the Zoning Code (i.e. heated living space, enclosed porches, attached or detached garage, two-story living space, etc.).

9. Color Photos of Adjoining Properties
    a. Color photos of existing and neighboring properties. Include rear yard and neighboring rear yards.

10. Aerial Photo Plan
    a. Submit an illustration compositing the proposed development with buildings shaded black and pavements shaded grey, superimposed to scale onto an aerial photo image showing the project Street in its entirety.

11. Composite Street Elevation
    a. Provide a colored elevation of the street façade at ¼"=1' scale superimposed on a photographic montage showing the adjoining neighbors to each side of the property. The exhibit must accurately depict the height, width, materials, style, roof slopes, and massing of the proposed design in relation to the neighboring houses.
    b. The ARB may request a three-dimensional perspective rendering on a case-by-case basis.

12. Building Elevations
    a. Minimum scale ¼"=1'. Reduced size exhibits shall be limited to not more than 50 percent.
    b. Provide building elevations of all principal facades, and all facades of detached structures.
    c. All building materials shall be noted.
    d. The line of grade shall be accurately shown and coordinated with the Grading Plan.
    e. Graphically indicate on the elevation drawings the "Grade Plane" or Average Grade Elevation as defined in Section 5 of these guidelines. Note basements as a Story Below Grade or a Building Story based on the Average Grade Line.
    f. Dimension the roof height on each elevation, from the Average Grade Elevation (Grade Plane) to the Average Roof Height, as defined in Section 5 of these guidelines.

13. Colored Illustration
    a. A 3-dimensional rendering or a colored building elevation of the principal street façade.
    b. For additions, illustrate the most prominent façade whether side or rear.

14. Materials and Samples
    a. Provide a photo sample board accurately depicting all materials and their colors employed in the building exterior. Printed color product data is acceptable.
    b. The applicant is encouraged to bring physical samples of the materials to the ARB meeting.

Section 2 – Defining Context

Each application submitted to the ARB will be reviewed within the Context of the neighborhood within which it is located. Understanding how a neighborhood is identified, recognizing its patterns of planning and design, and working within these patterns are keys to neighborhood conservation and the preservation of the high quality of our community.

2A – Understanding the Neighborhood

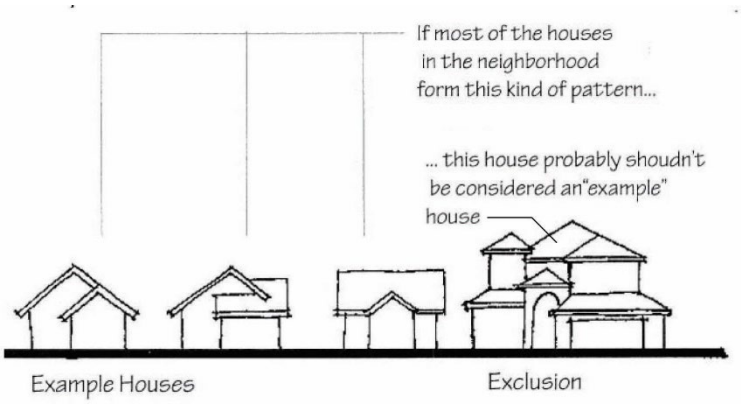
A neighborhood is a place with a particular character and boundary. It is given presence by the specific characteristics of streets, trees, sidewalks, driveways, front yards, house set-backs, massing, scale, and street configurations. From place to place in Glendale, there is rich diversity in these neighborhood qualities.

A neighborhood may not be definable by boundaries on a map. However, by examining the Glendale map, the patterns of land use, organization, lot size, and lot geometry offer some clues about the Neighborhood Qualities that define the Glendale community. For example, concentrations of narrow lots on orderly rectangular street grids can be observed in the neighborhoods West and East of Sappington Road while larger and more varied lot sizes and less rigid street grid characterizes the neighborhoods East and West of Berry Road. The width of these lots has important implications on land use, arrangement of driveways, neighborhood parking patterns, the preservation of front yard space, etc.

Despite these understandable patterns of municipal organization, the qualities that are most useful for understanding neighborhood conservation are probably best understood by observing the immediate surroundings of the Block and the Street. A compatible design will complement the neighborhood patterns found. It requires a desire to understand the neighborhood and prioritize its existing qualities over novelty or preconceived design solutions.

2A – Understanding the Block

The extents of the Block that a property exists within may take careful observation. A Block may be defined by the nearest corners in each direction up the Street. It should also include houses located behind the property, as they will be affected by a project as surely as the neighbors on the street. Applicants should carefully assess the area of influence around the proposed residence.

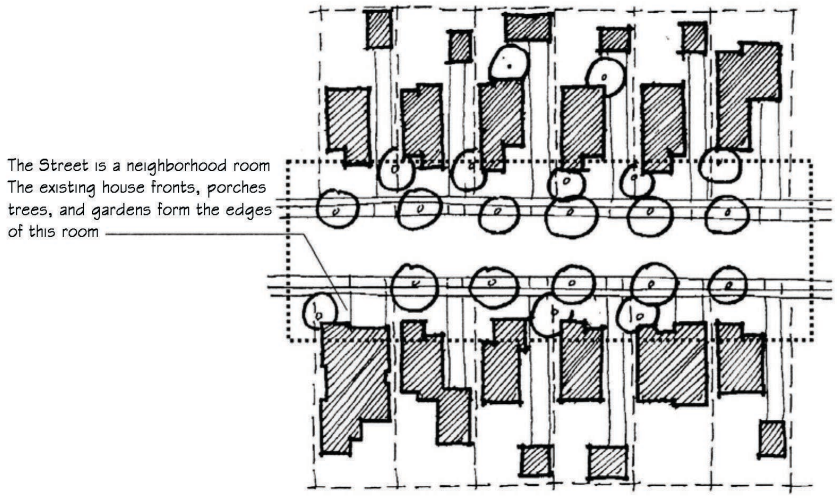


Blocks will typically host groupings of houses that share similar characteristics, often indicating that the homes were built during an original period when the neighborhood was first established. These “Example Houses” represent positive neighborhood character that the ARB is charged with preserving and enhancing in the new projects that it approves. Applicants and their design professionals should identify and understand Example Houses in the neighborhood as the members of the ARB must consider the pattern of Example Houses in order to perform a meaningful review and ensure a new home fits well in its Block and Neighborhood.

2C – Understanding the Street

A Street is a community of rooms. The rooms are the front yards of the houses that are organized along the street. The walls of these “rooms” are primarily the facades of the houses, though fences, hedges, and garden beds are also often prominent markers. These “rooms” are public space, though their use may be semi-public depending upon how a resident manages their property. A good design proposal should strengthen the harmony and structure of the Street. While a specific house design does not have to look like everything else on the Street, the design of the house and the site should reinforce and complement the existing streetscape.

The Glendale Municipal Code sets minimum requirements for the setback dimension of the main façade of the house from the street property line. However, following the minimum setback does not always result in a successful design solution that preserves the quality of the Street context. There is often a more important setback to respect – the one that is created by the existing Example Houses on the street. A good design respects the predominant setback pattern that has been established by existing houses. Similarly, side yards have a minimum dimension in the code, but the street pattern will indicate what size side yards may be appropriate and feel best to residents. Preserving the side yard pattern can help maintain neighborly relationships and avoid crowding adjacent homes with a new design.



2D – Neighbors

Every applicant should submit a design that respects its neighbors. The design of a new house or addition should try to transition its forms to the scale and form of the adjacent homes and avoid dominating or overshadowing the neighbors. Take notice of the compositional elements of the houses on the street and work to create relationships between the new structure and the existing houses. Proposed designs shouldn’t tower over neighbors or block the sun.

Consider the following characteristics of neighboring houses and design in response to them to be a good neighbor:

- Note how front yards and driveways are organized and where garages are typically located. Where are vehicles parked? How are houses typically approached by cars and pedestrians? Notice and reinforce these patterns.
- What is the pattern of street trees and front yard trees in neighboring yards?
- How are neighboring houses massed?
- Notice the scale and architecture of front entries and roof forms – consider ways to reinforce the patterns evident.
- Consider the size and proportions of windows and trim in relation to neighboring homes.
- Observe the façade materials that are common in neighboring houses.
- Identify any special or unique features repeating in neighboring homes that may be adapted or applied.

2E – Identifying Style

Glendale neighborhoods host a wide variety of architectural styles. Therefore, style in design is less of a defining factor for neighborhood identity. Nevertheless, style should not be totally ignored when designing a new home if it is to preserve the quality of a neighborhood. A divergent or unique expression of architectural style may feature other qualities that help it fit in with neighbors, such as sensitivity to scale, similarity of massing, appropriate selection of materials, etc.

It is not necessary to design a new house in the same style as its neighbors. It is necessary to create harmony in the juxtaposition of homes reflecting differing taste and style. Take a drive around Glendale neighborhoods and notice the wide variety of styles ranging from traditional to contemporary, realistically colonial to modern, craftsman to clapboard. Applicants can also find a collection of exemplary and varied house designs within Glendale in “Appendix B – House Style Examples.”

Section 3 – Defining Scale

Each application submitted to the ARB must comply with measurable limitations to its Scale. The size of new and renovated homes is a major concern of Glendale residents. No homeowner wants their home to be dominated or overshadowed by a neighboring property. Understanding how the ARB measures the size of a project and its conformity to the community's measured limits is important to the success of an application.

3A – Setbacks, Front Yard, Side Yards, Rear Yard

Setbacks for Front, Side, and Rear Yards are defined in detail in Chapter 400 of the municipal Zoning Code and vary based on whether the property is in the R-1 or R-2 district. Applicants can access the Zoning Code and review the relevant Sections online at https://ecode360.com/29353932.

3B – Lot Coverage Limit

No More than 55 percent of the total lot may be covered by impervious material. No more than 45 percent of the required Front Yard Setback may be covered by impervious material.

3C – Floor Area Ratio

For all lots zoned R-1 or R-2, including Lots of Record, the Floor Area Ratio (FAR) limit is 0.30.

FAR is calculated by dividing the total Floor Area of a house by the total area of the lot. "Floor Area" is defined as the sum of the gross horizontal areas of each floor of a house that are under air, i.e. provided with heat and/or air conditioning. This includes interior balconies, mezzanines, elevator shafts, and stairwells. Living space with a ceiling height of 16' or greater is counted at 200 hundred percent, and attached garages are counted at 50 percent. Finished/unfinished basements, detached garages, and unenclosed porches are excluded from the FAR and not counted.

3D.1 – Building Height Limits

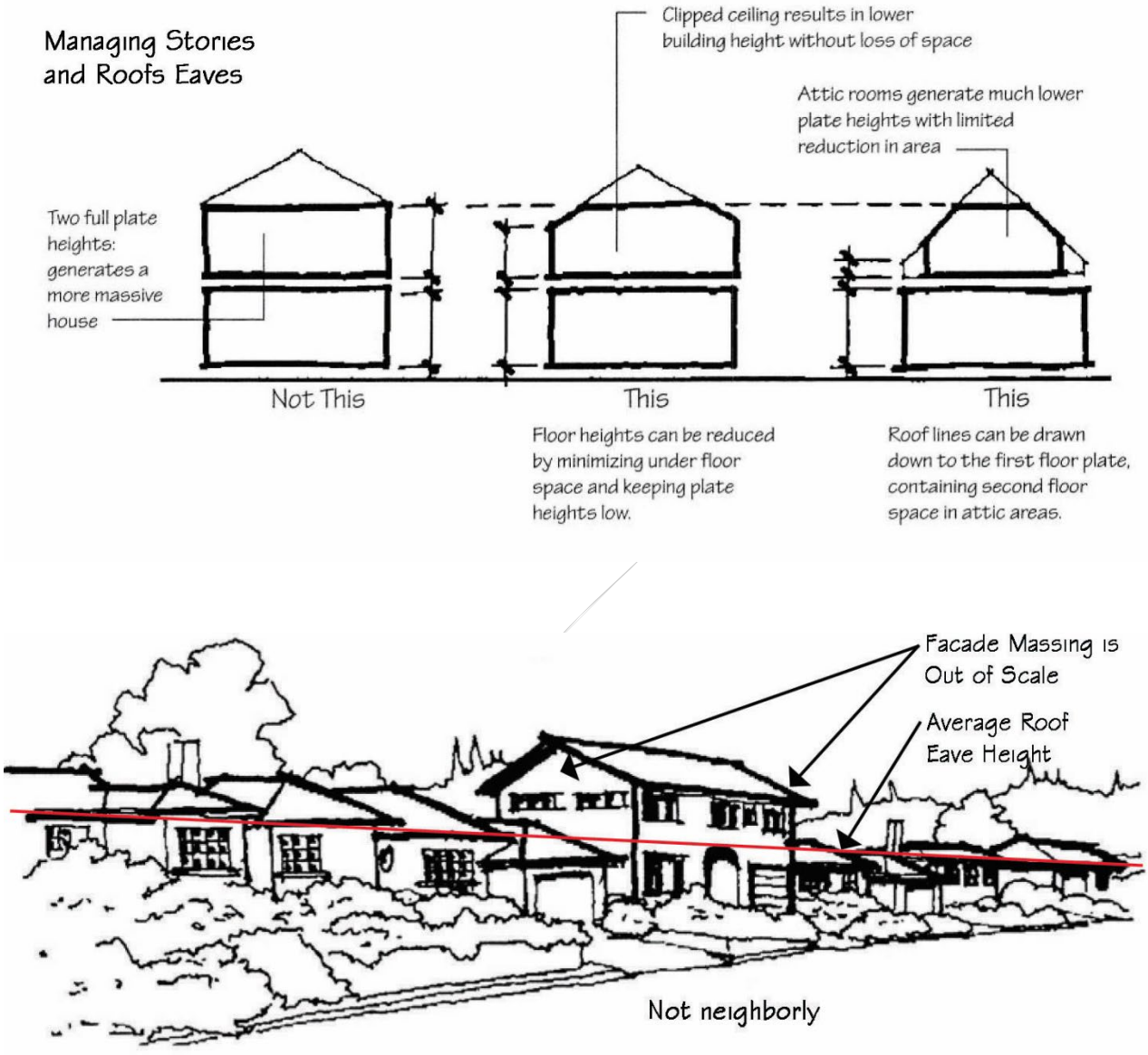
The massing and height of a building form both directly affect how its Scale is perceived within the neighborhood. The Zoning Code sets a limit of 35' and 2-1/2 stories on building heights within the community for all Residential and Commercial Zoning Districts, excepting specific public buildings that are described in Section 400.070 of the Code.

3D.2 – Eave Height

In addition to the building height, applicants are also encouraged to limit the eave height (also known as the roof plate height) to no more than 25' in height from the Average Grade Elevation. This is in recognition that there is a difference between overall building height, as measured at the highest roof ridge line, and the façade and roof eave heights that are the main Scale elements in a house design. How does this translate into the design of houses? A typical story height might measure 8' to 10'. Two and one-half stories would result in a roof plate/eave height of 20' to 25', with the balance of the allowable 35' height available to work out roof pitches above the eave line.

3D.3 – Neighbor Adjacency Considerations

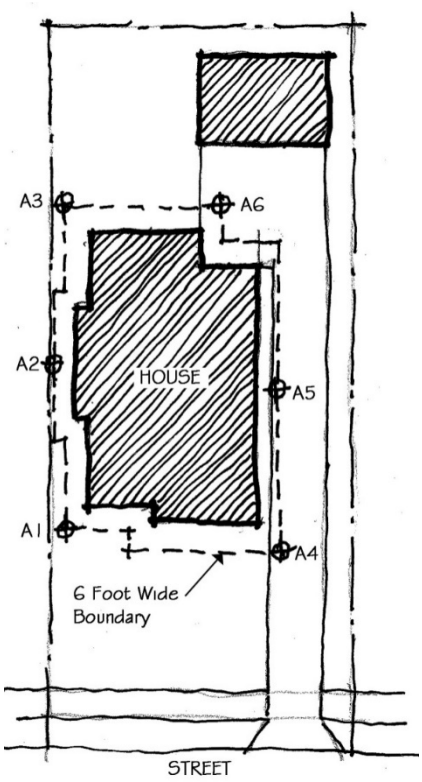
Managing the massing of facades and roofs is critical to creating a design that fits into the Neighborhood. The sections presented above describe Scale and Form characteristics that result in good Neighborhood design. The location of gable-end roofs must be carefully considered in the massing of a project as it relates to neighbors on either side. The illustrations on the following page provide graphical examples.



Controlling the height of roof eaves can help harmonize a two-story design with one story neighbors.

3D.4 – Average Grade Elevation

Measuring roof height accurately and fairly requires determination of the Average Grade Elevation (AGE). This is defined in the Zoning Code as the Grade Plane (Section 400.010). Referring to the diagram below, Average Grade Elevation is calculated by recording the grade elevation at points 6' away from the building using the building corners and the midpoints of the side yard facades for reference. Then use the following formula to calculate the Grade Plane from which building height will be measured:



AGE = (A1+A2+A3+A4+A5+A6) ÷ 6 = Grade Plane

3D.5 – Measuring Building Height

The Building Height is defined as the dimension between the Grade Plane (calculated by finding the Average Grade Elevation) and highest point of the coping of a flat roof or to the deck line of a mansard roof, or to the average height of the highest gable of a pitched or hip roof (Section 400.010).

3E – Proofs of Measure

An applicant's design professional will illustrate the measurement of limits for the applicant's project on the drawings submitted for approval. These will include the following at a minimum:

1. Dimensioning of all setbacks on an appropriate Site Plan Drawing.
2. Illustration of the Floor Area calculation on Floor Plans or provision of plan diagrams illustrating the area measurements. Where areas are taken from a digital CAD plan, show the boundaries of measurement areas and label the area stated by the software.
3. For determination of the grade plane, label the six required grade points on an appropriate site plan or site diagram, and show the calculation by formula on the drawings.
4. Building height shall be dimensioned on Building Elevations and/or Sections. The Grade Plane shall be shown graphically on the drawings, as well as the grade line at the building façade which shall be accurate and coordinated with civil engineering grading plans. The roof height elevation at the highest ridgeline, or highest coping or mansard roof deck line elevation shall be shown graphically and dimensioned from the Grade Plane accordingly.
5. The Scale of the proposed building as viewed from the Street will be illustrated in comparison to the immediate neighboring structures located on each side of the subject property. This may be done diagrammatically or by using a photographic composite with the proposed Street elevation of the project design. The exhibit will show the vertical relationship of the façade and eave heights of the proposed design to those of its immediate neighbors.

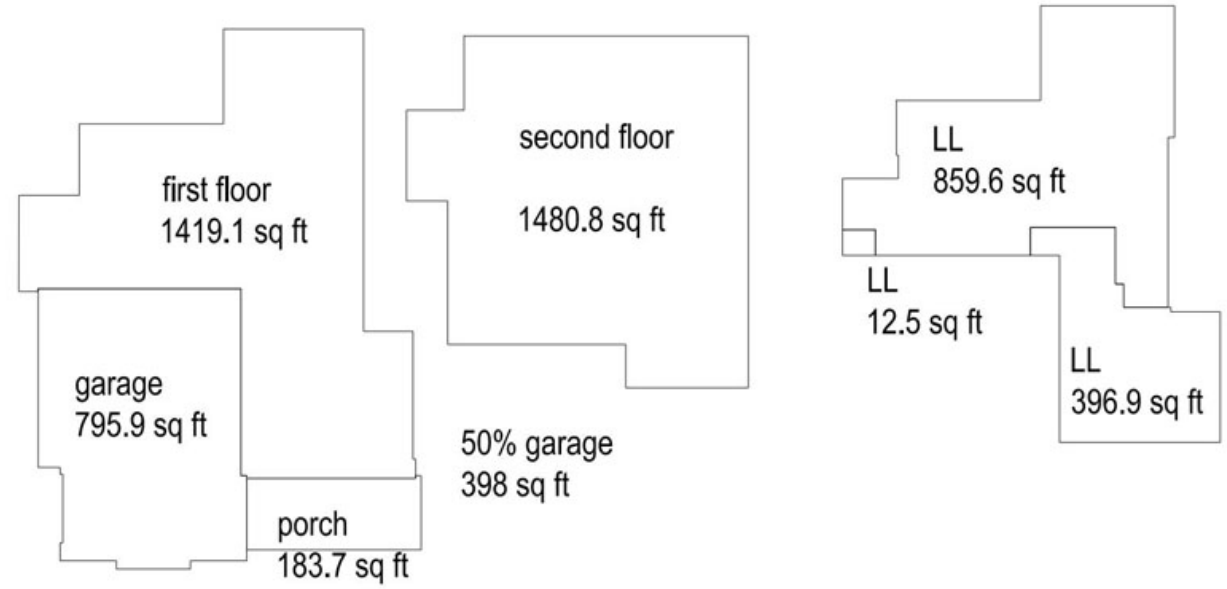
FLOOR AREA RATIO:

Lot Area	12,300 sq ft
House First Floor	1419.1 sq ft
House Second Floor	1480.8 sq ft
House Total	2899.9 sq ft
Attached Garage (50%)	398 sq ft
Total Floor Area	3297.9 sq ft
Floor area Ratio	26.6%

Lower Level Finished	859.6 sq ft
Lower Level Unfinished	409.4 sq ft
Garage	775.2 sq ft
Front Porch	173.6 sq ft
House Height	34'-4½"

Maximum FAR is 30% or 3500 sq ft which ever is greater

30% of 12,300 sq ft is 3690 sq ft



Example of Floor Area Ratio (FAR) calculations

Section 4 – Site Design Guidelines

This section is to provide qualitative design guidelines, not to simply present a checklist, which is provided in Section 1. Site plans shall show the following characteristics of the proposed design.

4A – Project Site Characteristics

Good design will take advantage of existing topography and fit a new home into the contour of the existing site. Planning the elements of the site should be thought through in three dimensions, respecting topographical features and limits, and avoiding the enforcement of a preconceived two-dimensional plan.

4B – Aerial Photo Plan

An illustration compositing the proposed development with buildings shaded black and pavements shaded grey, superimposed to scale onto an aerial photo image (such as may be obtained from Google Maps or Google Earth) showing the project Street in its entirety, from end to end. This exhibit will allow the applicant and ARB to see and understand the density, parking patterns, and building adjacency patterns of the project context.

4C – Building Location

The location of all buildings and structures must be clearly documented on Site Plan Drawings

1. Illustration of yard setbacks and relationship of building to set back lines.
2. All buildings and structures shall be dimensioned to property lines/corners.
3. Illustration of yards and buildings, to include complete plan of adjacent neighbor sites. Neighboring sites do not need to be surveyed but may use county property record illustrations or field measuring.

4D – Grading Design

A complete grading plan is required with 1’ contours, with structure drainage discharge points, and surface drainage patterns illustrated, at the appropriate scale of 1”=10’. Grading design shall achieve the following:

1. Design new contours to connect to existing contours at the property lines. Do not propose off-site grading solutions. Provide retaining walls as needed to meet existing grades at the property boundaries. Indicate top and bottom elevations of all retaining walls.
2. Avoid overland discharge of stormwater onto neighbors’ properties. Direct drainage from structures and impervious pavements to swales, area drains served by drain piping, curbed or swaled pavements

discharging to streets, or stormwater detention areas to prevent concentrated roof downspout stormwater flow from discharging across neighboring properties.

3. Set the finished floor elevation of the first floor/entrance story to avoid "mounding" up to the ground level floor. The entry floor should be at a mediating elevation between the neighboring houses on either side.
4. Grade maintainable slopes. Do not exceed slope of 1' vertical in 3' horizontal.
5. Do not raise or lower the grade within the critical root zone of trees that are designated to remain.

4E – Pervious and Impervious Surfaces

Site plan drawings shall document the pervious and impervious areas of the site and shall provide a table showing the calculation of impervious ratio and Lot Coverage as described by Section 3.

Table Example

IMPERVIOUS LOT COVERAGE CALCULATIONS			
	AREA (SF)	ACRES	PERCENTAGE
TOTAL LOT	XX,XXX	X.XX	
Existing Impervious Area	X,XXX	X.XX	XX.XX%
Proposed Impervious Area	X,XXX	X.XX	XX.XX%
Change	X,XXX	X.XX	XX.XX%
FRONT YARD SETBACK	XX,XXX	X.XX	
Existing Impervious Area	X,XXX	X.XX	XX.XX%
Proposed Impervious Area	X,XXX	X.XX	XX.XX%
Change	X,XXX	X.XX	XX.XX%

4F – Site Utility Servicing

Site plan drawings shall document the location of all underground stormwater piping, site utilities, utility service entrances, and mechanical equipment. The direction of overland stormwater flow will be indicated on the drawings using arrows, shading, or other notation to clarify the flow direction resulting from the grading design.

1. Drainage Utility Drawing, showing grading contours, structure drainage downspouts, underground storm utility piping, over-land storm drainage patterns and flow, stormwater detention structures, municipal stormwater structures on or in immediate proximity to the site and that are intended to accept stormwater flow from the proposed project, stormwater calculations, and the ARB's specified expression of water volumes, differential discharge, etc. as defined in Section 4G.
2. Utility drawing showing all underground utilities, site located equipment, overhead power service, easements and rights-of-way, and major existing and proposed trees.

a. Pop-up emitters shall be located so that stormwater released will have some pervious yard space within which to dissipate. Location limits are as follows:
    i. Minimum of 10’ from public sidewalks and streets.
    ii. Minimum of 10’ from a neighbor’s property line, but as far interior to the site as practical; always maximize the distance over which stormwater discharge may dissipate and be absorbed by overland drainage.
b. Do not discharge a pop-up emitter to flow over a sidewalk surface. Extend drain piping below sidewalk and discharge on grade down-slope from the walk surface.

4G – Stormwater Mitigation

Every project design will need to address stormwater mitigation. Projects can be categorized into two groups:

Group 1: Building Additions

Any addition to an existing residence that creates an increase in the stormwater differential shall provide stormwater mitigation that can hold and delay the runoff of the differential stormwater volume. Below is an example for how the applicant should present the differential stormwater runoff calculations.

Differential Stormwater Runoff Calculations (15-Year, 20-Minute Storm)

EXISTING	AREA (SF)	ACRES	P.I.	FLOW (CFS)
ROOF	X,XXX	X.XX	4.20	X.XXX
PAVEMENT	X,XXX	X.XX	3.54	X.XXX
PERVIOUS / GREEN	X,XXX	X.XX	1.70	X.XXX
TOTALS	X,XXX	X.XX	N.A.	X.XXX

PROPOSED	AREA (SF)	ACRES	P.I.	FLOW (CFS)
ROOF	X,XXX	X.XX	4.20	X.XXX
PAVEMENT	X,XXX	X.XX	3.54	X.XXX
PERVIOUS / GREEN	X,XXX	X.XX	1.70	X.XXX
TOTALS	X,XXX	X.XX	N.A.	X.XXX

Total Change in Flow (CFS) for Entire Property

Proposed CFS - Existing CFS = X.XXX CFS

This project has an INCREASE / DECREASE in stormwater amount of X.XXX CFS.

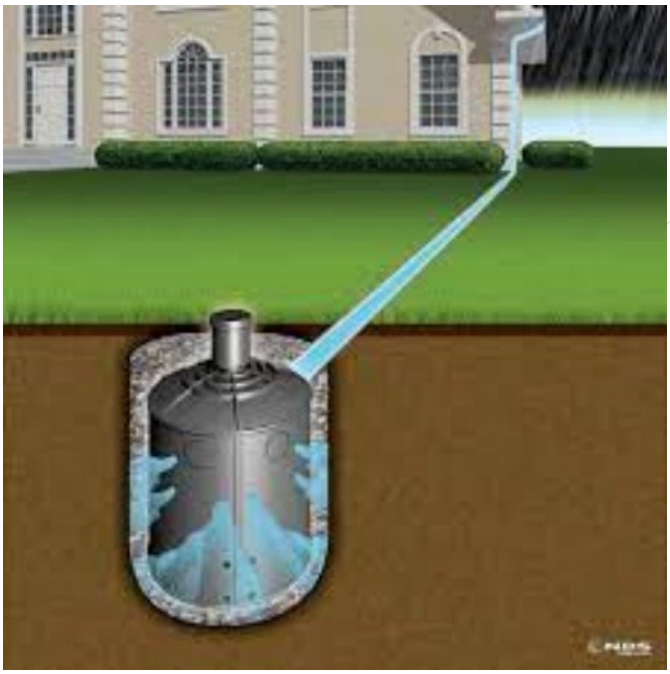
Group 2: New Building Construction

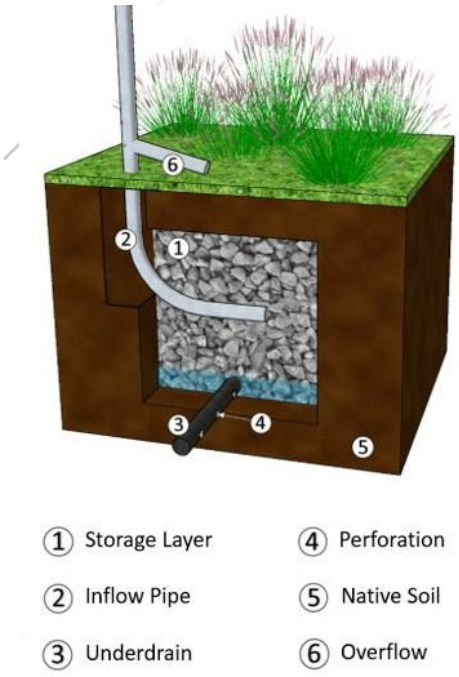
Any project where a new residence will be constructed on an undeveloped property or on a property where an existing building is to be removed, the entirety of the stormwater from the roof area of the new building and the roof area of the new detached garage (if applicable) will need to be captured and stormwater mitigation shall be provided. The following page provides an example for how the applicant should present the stormwater runoff calculations.

Mitigation measures may include the following design features: (The following list is an example of what would be considered. The applicant may deviate from this list with other stormwater mitigation devices, so long as they meet the prescribed stormwater volume holding and stormwater delaying requirements.)

1. Infiltration Pit
   An infiltration pit is a below grade device that captures and holds the required stormwater volume, and then allows this stormwater to soak into the surrounding soils. This can be a pit, trench, or basin as illustrated below.

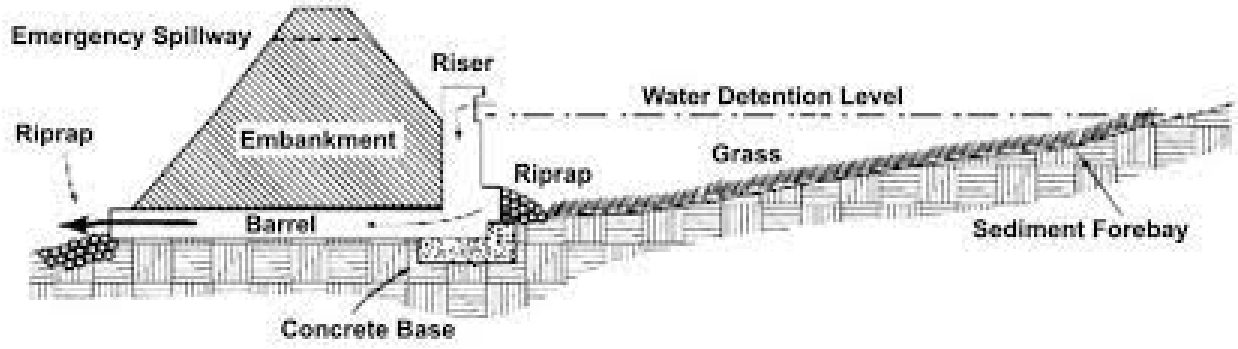
Illustration of underground water volume infiltration pits/trench/basin





2. Bio-detention basin

A Bio-detention basin is an above ground basin that captures and holds the required stormwater volume in an above grade pond and then allows stormwater to be released slowly over a prescribed period. This type of pit's stormwater volume is modeled in the basins above grade area. The slow release of the stormwater is controlled by a low flow pipe that is designed to release stormwater at a rate no greater than the modeled stormwater area as grass. The basin must contain native plantings complying with MSD;s Landscape Guide for Stormwater Best Management Practice Design.



Stormwater Runoff Calculations (15-Year, 20-Minute Storm)

Capture areas for both building and garage.

PROPOSED	AREA (SF)	ACRES	P.I.	FLOW (CFS)
ROOF (BUILDING)	X,XXX	X.XX	4.20	X.XXX
ROOF (GARAGE)	X,XXX	X.XX	4.20	X.XXX
TOTALS	X,XXX	X.XX	N.A.	X.XXX

Conversion of Stormwater Flow in CFS (Cubic Feet Per Second) to Volume in CF (Cubic Feet)

X.XX CFS x 60 x 20 = X.XX CF

This is the volume that will need to be stored. The stormwater calculations shall be provided by a Professional Engineer licensed to practice in the State of Missouri.

Section 5 – Landscape Design Requirements

5A – Guideline Objectives

The Guidelines in this Chapter are intended to provide applicants with a detailed basis for the ARB's evaluation of landscape design. It is intended that all projects satisfy the following objectives, which the Guidelines support.

1. Protect and enhance the visual appeal of the City of Glendale.
2. Contribute to high-quality site development.
3. Conserve water resources by using sustainable design techniques.
4. Promote plant species that are low water-use and regionally appropriate.
5. Improve water quality.
6. Improve air quality through the preservation and protection of mature tree canopy coverage.

5B – Tree Protection, Preservation and Replacement

This Section's purpose is to set forth preservation measures to protect against the unnecessary removal of existing canopy coverage. When tree removal is deemed necessary, this Section will also provide a set of guidelines for proposed tree plantings to promote a healthy succession plan for future tree canopy coverage.

1. Tree Protection Requirements
    a. Contractor shall stake clearing limits to coordinate the locations for tree protection measures and tree protection fencing installation.
    b. Contractor shall build and maintain temporary fences of brightly colored, plastic tree protection fencing and signage so that construction workers can clearly see zones from where equipment must be kept clear. Signage will indicate "DO NOT ENTER," "DO NOT REMOVE," or other messages that communicate the importance of tree protection fencing. Tree protection fence must be maintained at all times. It cannot be removed at any time during the construction. Upon completion of construction, all barriers, fencing, and debris shall be removed from the site by the contractor.
    c. No clearing or grading shall begin in any area of construction site where tree preservation measures have not been completed.
    d. No construction equipment can be operated within tree protection zone (TPZ) of the trees that are to be protected. Access to fenced preservation areas by construction equipment, materials, or individuals that may cause harm to protected trees is prohibited.
    e. Boring or tunneling methods, including hand trenching, shall be used, to the extent reasonably practicable, when utilities are to be located in the critical root zone, since many critical roots are close to the surface.
    f. Contractor will be prohibited from cutting into tree's roots, compacting the soil over roots, or changing the ground level around the tree during construction. Root pruning, a tree protection measure, must be completed by qualified experts (forester or arborist) prior to any construction.
    g. Attachment of any signage or fencing to any tree is strictly prohibited.
2. Protection of Heritage Trees
    a. Removal of Heritage Trees within City limits is strongly discouraged. A permit to remove a Heritage Tree may be considered on a case-by-case basis by the ARB upon a certified arborist documenting the Heritage Tree in question to meet any of the following standards:
        i. Posing an immediate threat to health, safety, or property

ii. Dead or diseased, and has been documented as such
iii. Currently damaging public property, creating a public safety hazard
iv. Currently damaging improvements on private property
v. Interfering with existing public utilities
vi. Located within the footprint of the proposed new building or addition.
vii. Removed to preserve an existing tree grove of five or more tree species of the Heritage Tree in question, and of sound health, as determined by a certified arborist.

3. Tree Replacement
    a. A replacement tree is required for each tree removed in accordance with a site development plan submittal from the Approved Tree List.
        i. Replacement ratio – For every 10 caliper inches removed, one replacement tree from the Approved Tree List should be installed. For example, if one 10-inch caliper tree and one 20-inch caliper tree are removed, three new trees should be planted onsite.
        ii. Replacement tree location – Replacement trees planted within an easement shall be located so as not to interfere with the use of that easement and shall not be planted under any present/planned overhead utility or above any present/proposed underground utility.
        iii. Tree Mitigation Fund
            1. If an applicant demonstrates to the satisfaction of the ARB a site cannot support the total number of replacement trees required, the applicant will provide a monetary contribution to the Tree Mitigation Fund established to support Citywide tree maintenance and replacement efforts.
            2. For residential projects, the applicant will contribute $120 per caliper inch of replacement trees that could not be accommodated on the site, not to exceed $2,400 per residential site.
            3. For non-residential project sites, the applicant will contribute $120 per caliper inch of replacement trees that could not be accommodated on the site.

5C – Approved Tree List.

Canopy tree selection should complement the surrounding neighborhood. Trees species that have been identified to thrive in our climate are listed in "Appendix C – Approved Tree List", which is available on the City's website at https://www.glendalemo.org. The list heavily favors Missouri native species, while also providing flexibility for the selection of approved cultivars and non-natives appropriate for our region.

5D – Landscape Design

This Section's purpose is to provide a set of guidelines to form an appropriate landscape design composition when providing a complete set of site development plans.

1. Selection and Installation of Landscape Plantings
    a. All planting materials used shall be of good quality and meet American Standard for Nursery Stock (ANSI Z0.61-2014) standards for minimum acceptable form, quality, and size for species selected, and capable to withstand the seasonal temperature variations of Missouri, as well as the individual site microclimates. The use of species native to Missouri shall be encouraged. Size and density of plant material, both at the time of planting and at maturity, are additional criteria that shall be

considered when selecting plant material. Where appropriate, the use of drought and salt tolerant plant material is preferred.

2. Installation
    a. All landscaping materials shall be installed in accordance with the current planting procedures established by ANSI Z0.61-2014. All plant materials shall be free of disease and shall be installed so that soil of sufficient volume, composition, and nutrient balance are available to sustain healthy growth.

3. Design Standards
    a. Landscape plans, as described, shall be prepared by a landscape design professional and evaluated and approved based on the following design criteria:
        i. Plant material shall be placed intermittently against long expanses of building walls, fences, and other barriers to create a softening effect and to help break up long expanses of blank walls with little architectural detail.
        ii. Planting beds may be mulched with shredded hardwood, granite mulch, river rock, or similar materials. Lava rock is not permitted.
        iii. Plant material placement should be designed to reduce the energy consumption needs of the development.
        iv. Designs should take into account and make an effort to implement stormwater treatment and low-impact design standards, where appropriate.
        v. Deciduous trees, where appropriate, should be placed on the south and west sides of buildings to provide shade from the summer sun.
        vi. Evergreens and other plant materials should be concentrated on the north and west sides of buildings to dissipate the effect of winter winds.
        vii. Diversity is encouraged among required plantings to not only provide visual interest but reduce the risk of losing a large population of plants due to disease.
        viii. No plant material exceeding 3’ in height above the elevation of the street pavement is allowed within the sight distance triangle.

Section 6 – Architectural Design Requirements

6A – Guideline Objectives

The Guidelines in this chapter are intended to provide applicants with a detailed basis for the ARB's evaluation of architectural design. It is intended that all projects satisfy the following objectives, which the Guidelines support.

1. Provide for compatibility with existing Neighborhood characteristics.
2. Respect the Street – The Street is a part of the public domain and its characteristics must be understood, illustrated, and respected. Design for the Street must include a sensible approach to controlling traffic and property access, parking patterns, and the continuity of walks, driveways, lawns, and landscaping.
3. Respect Private Space – Private Space is comprised of yards, driveways, and outdoor functional areas such as patios and decks. The Private Space of neighbors must be respected and preserved. Controlling adjacency, yard patterns, massing of building structures, and landscape massing all contribute to enhancing Private Space.
4. Buildings are Three Dimensional – From the Street, a building will be viewed from a wide range of angles, and this must be taken into consideration. An architectural Style cannot be applied to a front facade only, with none of the fine qualities of that design included in the side and rear facades.
5. Architectural Style – Our neighborhoods are very diverse and feature a wide variety of architectural styles. Applicants should ensure that their designs present a Style cohesively and comprehensively, and that their chosen style is compatible and complementary to the Street domain and Neighbors.
6. Scale and massing of proposed buildings must be appropriate for Neighbors and the Street, must comply with measurable limits, and should harmonize rather than contrast with other properties on the Street.
7. Details and articulation of form should preserve Human Scale and convey Style consistently.
8. Additions should be designed to provide compatibility of style and character with the existing home as remodeled and should preserve beneficial public-private space relationships to neighbors.

The following Guidelines define specific requirements for various aspects of architectural design that meet these objectives.

6B – Site Design: Driveways, Parking, and Garages

1. Vehicle Access Patterns and Street Presence
   The location of driveways and car parking should be consistent with example houses on the Street. Design solutions should strive to not interrupt the street pattern. Garage placement will determine the location and impact of driveways on the Neighborhood.

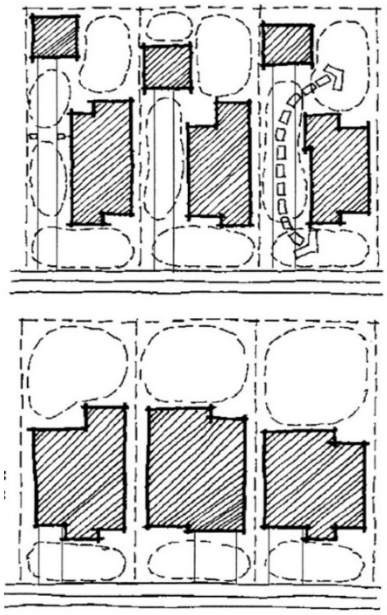
2. Driveway Scale and Materials
   Driveway width should be the minimum required to support the garage configuration proposed with the project. Wherever possible, narrow the driveway width to minimize its impact on front yards and maintain the pattern of driveways on the Street.
   a. Provide a minimum of 9' in paved width.
   b. Maximum driveway width for lots wider than 65':
      i. The driveway width within the front yard setback shall not exceed 25 percent of the width of the street frontage of a lot, and in no case shall be greater than 18' wide.

ii. For circular drives, the combined width of both entrances shall not exceed 25 percent of the lot width. Neither entrance shall exceed the maximum 18'-wide limit. The impervious front yard area limit shall not be exceeded.

c. Maximum driveway width for lots 65' or less:
   i. The driveway for rear entry garages on lots 65' wide or less shall not exceed 10' wide in the front and side yards.
   ii. The driveway may exceed 25 percent of the lot width but shall be no greater than 16' wide where the driveway accesses a front entry garage, carport, or uncovered car parking space in front of the house.
   iii. Circular driveways are not allowed.
d. Driveway entries shall be located no closer than 30' to any intersecting street right-of-way.
e. All paved driveways and turn-around areas shall be located at least 3' from any adjacent property line.
   i. The ARB may make an exception to this requirement for lots 65' wide and narrower.
f. Acceptable materials include:
   i. Concrete, integrally colored or pattern stamped concrete.
   ii. Permeable, flexible pavements such as concrete unit pavers, vegetative unit paver systems. Clay bricks not designed for pavement applications are not acceptable.
   iii. Asphalt is permitted.
   iv. Crushed stone compacted and having a minimum depth of 4" is permitted but not preferred. The first 10' of driveway extending into the site from the Right-of-Way line shall not be constructed of crushed stone.

3. Garage Locations

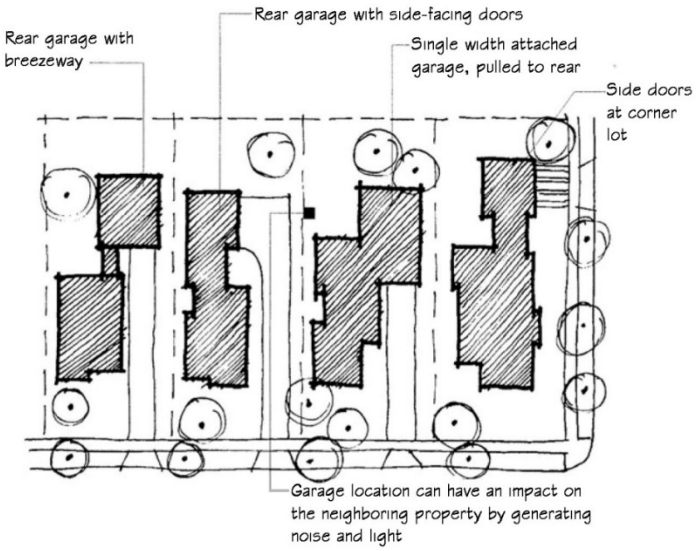
In general, garage locations should be consistent with the pattern seen in Example Houses located on the Street and within the Block. This will result in positive relationships between houses and outdoor spaces. Where the pattern is for rear yard, detached garages, then new garages should also occur in rear yards. Applicants are encouraged to identify and follow the pattern in the Neighborhood and on the Street.



Detatched garages generate more complex and often more useful exterior space. Attached garages tend to increase the size of a house and since street access is required, tend to dominate the choices for location of other parts of thehouse. This can result in a house that separates front yards and rear yards and generates a more private outdoor space. However, the resulting side yards become small and have little utility, they also generate negative impacts on neighbors and may not conform to other criteria in this guidebook.

4. Low-Impact Attached Garages

When an attached garage is located towards the rear of the house, it does not dominate the street front of the residence, and can provide opportunities to create diverse side yard, driveway, and patio spaces. This garage placement can help with managing difficult topography, the positioning of public and private spaces, and preservation of front yard spaces on the Street that are less encumbered by cars.



5. Limits on Front Yard, Front Entry Attached Garages

This section applies only to attached residential garages, which have the vehicle entry facing the front yard. Oversized garages, front entry garages, and double width garage doors can call negative attention to a home if they become too dominant to the facade. A priority of the City is to ensure that the garage is not the primary architectural feature of any elevation, and that the garage does not detract from the general streetscape.

a. The width of an attached garage with an entrance facing the front yard shall not exceed 35 percent of the overall width of the facade of the principal structure (inclusive of the garage).
b. Garage width is defined as that portion of the exterior elevation that, by virtue of its exterior architectural treatment, is clearly discernible as space designed for parking of automobiles and similar vehicles.
c. The front face of an attached garage shall not project more than 7’ beyond the living space enclosure of the front elevation.
d. No more than two garage doors (single car width) may be installed facing any one street for new residential construction. Should the applicant deem three doors necessary, the applicant must demonstrate that all other possibilities have been examined and every attempt to mitigate the impact must be taken. The following mitigation approaches will be considered:
    i. The garage door facades shall not project beyond the residential portions of the main façade.
    ii. Provide a façade recess separating the doors into a pair of two doors in one façade plane, and a single door in the other façade plane.
e. All proposed garages shall have windows on the sides and rear to maintain the residential qualities and scale of the community. A row of view panels (windows) should be included along the top panel of the garage doors. If windows are not provided, the door design shall feature high quality detail and construction or other architectural treatment acceptable to the ARB. Flush panel garage doors are not allowed.
f. Front entry, basement-level garages will not be allowed unless topographical conditions of the property dictate consideration.

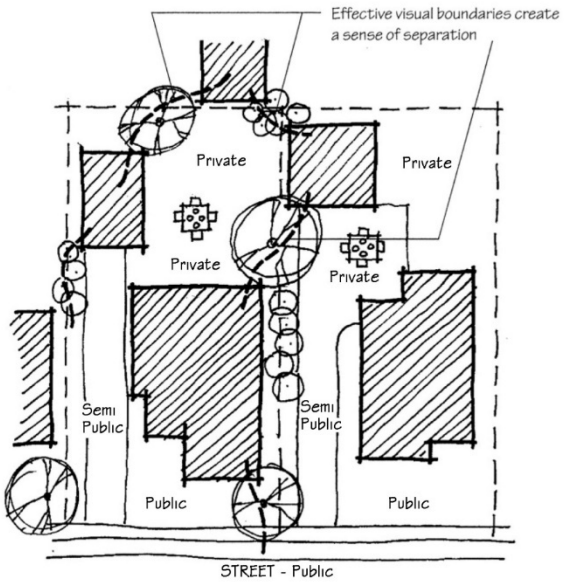
6C – Compatibility with Neighbors

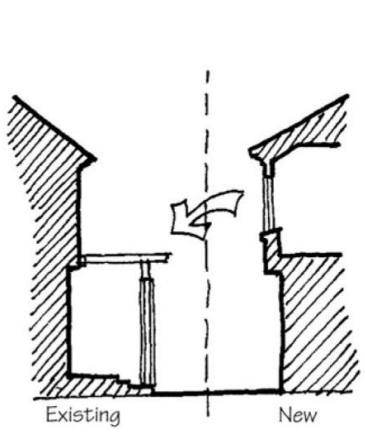
While every house must serve the needs of its owners, it will also shape the spaces and character of the houses next door. The ARB is charged with insuring that new houses and additions to existing houses do not detract from or unduly impact their neighbors.

1. Design for Privacy

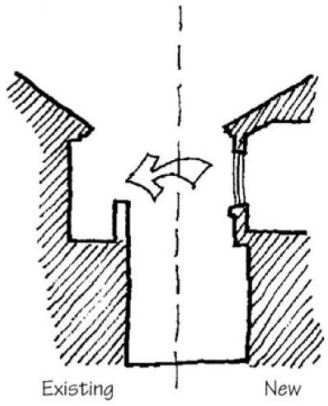
   While privacy cannot be guaranteed from site to site, patterns of public, semi-public, and private spaces in a neighborhood can be respected. Applicants are encouraged to observe and preserve the flow of public to private spaces that are set by example houses on the Street.

   Privacy is best achieved by creating a sense of separation at the property boundaries. Architectural elements such as trellises, lattice work, low site walls, site furniture, etc. can create effective boundaries. Landscaping with trees and hedges can be effective separations. Often, sensitive massing and planning of buildings and their outdoor spaces can create the needed levels of privacy.

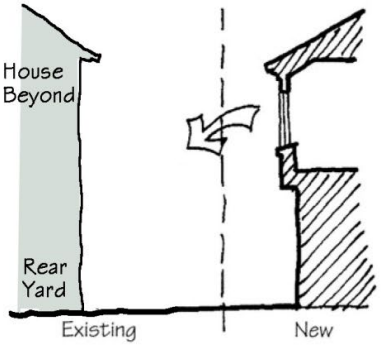




Avoid windows and second story masses that overlook existing neighboring outdoor spaces



Avoid windows and second story masses that overlook existing neighboring second floor balconies

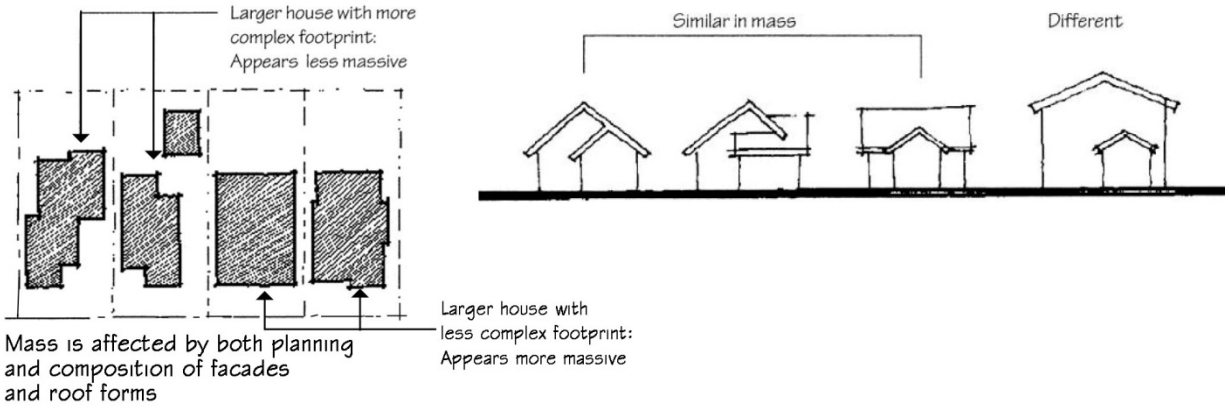


Avoid planning the depth of the house so that second story windows overlook neighboring rear yards

2. Massing and Comparative Scale

   Massing refers to the physical size and shape of the building volume; mass follows the functional configuration of space in the home. Elements of building massing should relate to the size and shape of the adjacent Example Houses. Certain measurements of mass are controlled by Zoning ordinance limits previously detailed. However, massing is also comparative between houses on the Street, and designs proposed for a house should not present massing that is in high contrast to its neighbors.

Mass and scale can be reduced by managing story heights within the design. A primary element can incorporate a lower roof-plate height at the exterior wall to reduce the height of perimeter walls. This can reduce mass in a design to be compatible with smaller scale neighbors.



3. Sunlight and Shadowing

Preserving sunlight and access to sunshine for neighboring homes is encouraged by these guidelines. While sunlight on side yard facades cannot be guaranteed through the application of the setbacks and building height limits presented here, applicants should consider their neighbor's access to sunlight as seriously as their own desire for it in the design of their own homes. Attention to eave heights, roof form, setbacks, façade massing, and the use and location of either deciduous or evergreen trees should be carefully considered.

6D – Architectural Design

In addition to design for compatibility with the neighborhood and surrounding houses, the Architectural Design of each project should consider Style, Unity of Expression, balance of Scale in the relationship of the elements of the design, and the use of materials.

1 Style

No single architectural style should be superimposed upon buildings, and each should reflect its own individual style. While style is a matter of preference for each applicant and is typically not the basis of approval by the ARB, any style expressed and implemented in a design can be a matter of commentary by the ARB. Monotonous design should be avoided. Variation of detail and form should be used to provide visual interest and create a scale that is appropriate to the neighborhood and the street. Variance in style from a seemingly monolithically styled neighborhood isn't necessarily discouraged, however, the ARB will

review drastic variations in style more critically to ensure proposal has been developed thoughtfully as an enhancement to the neighborhood rather than a distraction or detriment.

2 Unity of Expression

Every design should be undertaken with an understanding that buildings are perceived in three dimensions. Each façade should be part of a cohesive whole – all sides should have a balance of architectural features. Detail, scale and massing, materials, and the design and composition of elements such as windows, doors, and trim will all be considered to ensure that each facade conveys a consistent character within the context of the design.

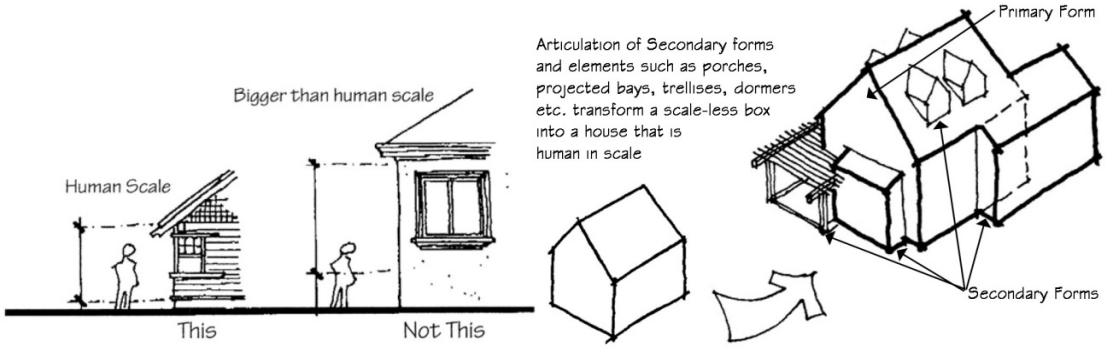
Examples: Designs with Unity of Expression



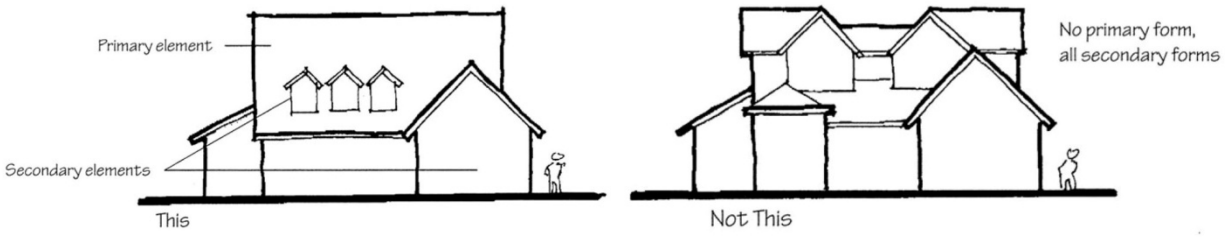
In the examples shown on the previous page, the elements of style are expressed throughout the whole of the structure. Solutions for massing, form, scale, openings, trim, materials, and color extend from the front facades to the side facades, so that the design is perceived as presenting one style of architecture. A good design pays equal attention to all four building facades.

3 Scale, Proportion, and Balance

i. **Scale relationships** are important within a design, just as they are important with respect to a neighboring property. Building components expressed in the design should have proportions and size that are appropriate to the architecture being developed. The composition and size of both primary and secondary elements in the design should be governed by proportion and balance.

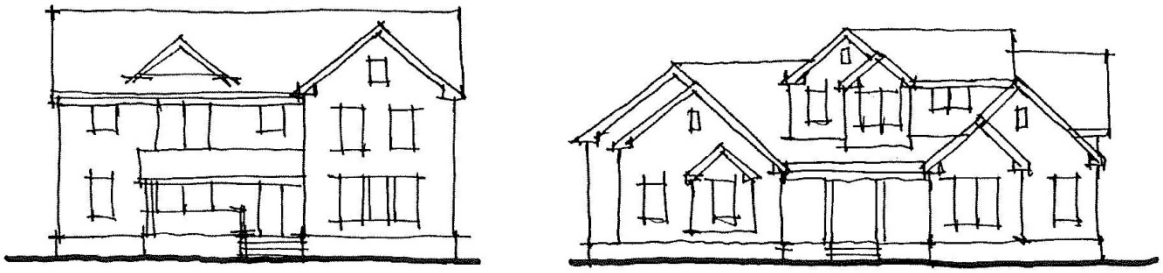


ii. A project exhibits **Balance** if the parts of the design are equally distributed to create a sense of stability. Both physical and visual balance is important to the design. The quality and detail of composition and fenestration should be consistent on all facades. In a balanced design, Primary and Secondary forms and elements are established and controlled to present a clear hierarchy within the design.

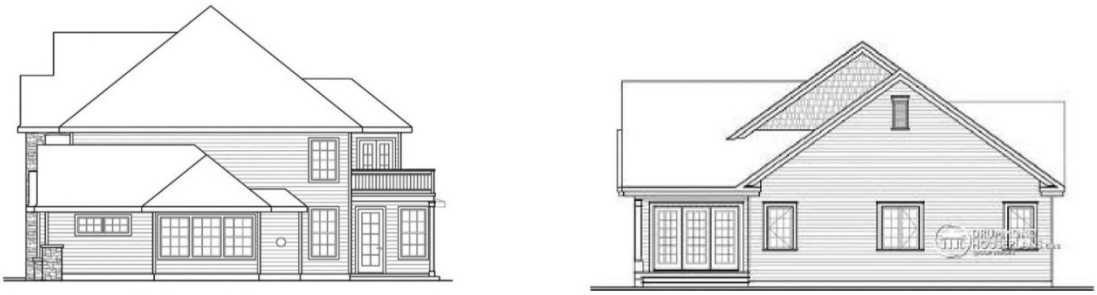


iii. **Entries and porches** should be consistent with the architecture of the residence. Porches should not be the tallest element of the façade. They should instead support access at a human scale and ideally provide functional space at the entrance that fits the pattern in the neighborhood.

iv. **Articulation of facades** strongly affects the perceived scale of a house or structure. To control scale and balance, take note of the following.
    i. There should be a clearly identifiable primary mass.
    ii. The primary mass should be compatible with the mass and scale of other homes on the Street.
    iii. Multi-layer setbacks with more than three wall planes are discouraged.
    iv. More than three roof lines in the composition of the front façade are discouraged.
    v. Roof slopes should not vary significantly from Example Houses in the neighborhood having the same style. Use dormers, porches, and porticoes to control mass and scale.



v. **Composition of openings** – doors, windows, louver, and vents – in the facades of a house is an important determinant of scale. Every attempt shall be taken to create order and pattern in the placement and arrangement of windows, doors, and other compositional elements.



Encouraged: Primary forms, secondary forms, roof forms, materials, and compositional elements such as pilasters, railings, windows, doors, trim and their composition are designed to create balance, continuity and human scale

Discouraged: Large, flat, unarticulated facades and roof forms create monotonous architecture that is out-of-scale and incompatible with Glendale Neighborhood Quality

6E – Building Details/Features

1. Entrance Doors and Windows

   Doors and windows should reflect the style of the architecture being developed. Their size and style should be consistently expressed on all exterior walls, and a good design will harmonize varied opening sizes.

   The design of entrance doors should take into consideration their location and be used within the plan of the house. Main entrance doors benefit from glass view panels, stile and rail detailing, side-light windows, transoms, accent colors, and architectural trim. Secondary doors may be treated more modestly.

   Windows should be selected and designed to carry out the style of the architecture in all facades. Their material, color, and configuration should be consistent, and where variation is needed for function and scale, such variety should reflect a thematic pattern in the design, and not be randomly occurring. The sill should be an appropriate material consistent with the façade material and should project beyond the face of the material below to function properly. Muntins, where employed to create divided glass lite sashes, should appear on the exterior of the glass. Shutters should be one-half the width of the sash they are adjacent to and be detailed as if they are functional whether they are fixed or operable. The composition of windows should be orderly and intentional to enhance the exterior design.

2. Trim

   Trim details are critical to establishing a human scale within a design. The detailing of trim should be consistent with both the architectural style and the materials used in façade construction. Trim used for facias, soffits and coves, banding, corners, and material changes (known as running trim) should be used to help strengthen the composition and scale of facades and should reflect a high level of craftsmanship associated with whatever architecture style is being developed. The trim around openings (standing trim) is an important detail element and should have the appropriate proportion within the design.

3. Awnings and Canopies

   Awnings and canopies, where employed, should fit the character of the building, reinforce the architectural style, and be consistent with Neighborhood patterns for their use. Awnings and canopies that are applied to otherwise flat facades are discouraged.

4. Decks

   Decks and porches should be designed to fit into the style of the architecture. Avoid creating decks that look “tacked on” to a house as an afterthought. Integrate the details of deck skirting, stairs, railings, roofs, and eaves into the material and design details of the facades.

5. Materials

   Glendale wants to see buildings constructed in its Neighborhoods that feature durable and lasting materials. Materials and their texture, patterns, and colors should be selected to be compatible with those used in the example houses on their Street and Block. A unique or divergent material may be acceptable, provided that

its use enhances other design patterns in the neighborhood, is appropriate to the architectural style being developed, and adds quality and durability to the proposed building.

The ARB emphasizes an honest use of materials; a material should not be applied two-dimensionally as paint unless it is paint. Material use should be consistent on all facades, and should reinforce the volume, massing, and composition of surfaces in a three-dimensional design approach. Where a material used on a front façade is to be transitioned and discontinued on other facades, care must be taken to integrate the material change into the three-dimensional design of the building. **A material should not change at an exterior building corner.** Materials should extend around building corners and changes should be made where primary and/or secondary masses intersect.

Acceptable: Brick applied around corner to pilaster width, aligned with roof pitch change. Brick base coordinates with bay window.

Encouraged: Materials reinforce volumes and massing, and change where masses intersect.

Discouraged: Brick changes to siding at corner, brick pilasters not connected to roof eaves.

Material colors and patterns provide visual interest, but too many changes in material or color can be distracting and detract from the design. Limit façade materials and their textures to three variations.

a. **Acceptable Façade Materials**
   All proposed materials will be evaluated based on quality and appropriateness to architectural style and character, suitability to the type of building and the design, and harmony with materials used in adjoining buildings. Acceptable façade materials include the following (the list is not exhaustive, as innovative materials may always be considered):
   i. Masonry: Clay brick, integrally colored concrete masonry, natural stone, cast stone veneer, thin-set stone veneer, thin set tile products.
   ii. Cement stucco, integrally colored or painted.
   iii. EIFS synthetic stucco. The EIFS water management system is the only EIFS system to be allowed.
   iv. Siding: horizontal clap board, panel and batten, panel and reveal, board and batten, shakes or shingle. Materials shall be natural wood (painted, stained, or prefinished), engineered hardwood, cement fiber, polymer composite.

b. Unacceptable Façade Materials
The following materials **are not acceptable as façade or siding** and would require special consideration by the ARB within the context of an exceptional architectural design or as a limited use material.

i. Vinyl Siding – Exception: Vinyl siding may be considered for additions to existing houses having vinyl siding as the primary material, or to match an existing design with a specific application of vinyl siding.
ii. Metal siding, industrial or agricultural metal panel siding, such as ribbed or corrugated panels, commercial insulating, and composite metal panels.
iii. Glazed aluminum curtain wall or storefront systems as a primary façade enclosure material.
iv. Untreated, flat veneer plywood panels.
v. Asphalt shingles **as façade or siding** – Exception: vertical surfaces of mansard roofs. In this application, shingles shall be high quality, textured, architectural grade shingles only.

c. Acceptable Roof Materials

Architectural grade fiberglass-asphalt shingles, pre-finished metal, natural slate and tile, wooden shakes, and shingles. Sheet roofing products should be used only on low-slope roofs that are not visible from the street.

d. Concrete

Smooth, plain concrete shall not be a primary façade material. Textured concrete developed with form liners, board forming, hammering, aggregate exposure, etc. may be considered as a façade material where proposed as an integral feature of an architectural design. Exposed concrete brick ledges and foundation walls below primary facade materials should be limited to no more than 12" above grade. The distance between siding and the finished grade shall be no less than 4". Exposed concrete shall be painted.

e. Fireplaces and Chimneys

Fireplaces and chimneys projecting beyond the façade should be supported down to the foundation and enclosed with masonry (stone or brick).

6F – Additions

Projects that propose additions to existing houses should follow the Guidelines outlined above. Style, Unity of Expression, compatible Scale, Balance, and Proportions, and consistent use of materials are all important factors in designing an addition that is compatible with both the neighborhood and the existing building that is to be expanded. Care should be taken to preserve original, and period-specific details used to build the existing house and convey its style. Some additions may propose a transformative architectural style. In such cases, ensure that the transformation is complete, and that the new architecture fits into the Street and Neighborhood as described in the Guidelines. A great addition may present a contrast in architectural style as compared to the original building. Such designs must be carefully coordinated in their details and use of materials to ensure that the resulting combination of styles is not jarring and does not detract from the neighborhood.

Section 7 – Modifications and Enforcement

If a modification to the submitted and approved design becomes necessary during the design development or construction of the proposed project, the following procedures shall be followed.

1. Submittal of Modifications Required: Changes to an approved design that affect the exterior appearance in ANY way must be submitted proactively by the applicant to the City Administrator for ARB review and approval. Changes include, but are not limited to, such characteristics as the physical configuration of the building, details of standing and running trim, material selections in kind, color, texture, or extent of application, substitutions of plant species and size, and changes to grading and drainage design.
2. It is the Applicant's responsibility to be forthright and open about intended changes in design, and to honestly disclose to the City the proposed modification and the reason for the requested change. Material shortages, delivery delays, change in the owner's functional program, and discovery of adverse field conditions are examples of legitimate reasons for change. There may be other reasons that the ARB would consider reasonable. Failure to fund the project fully, cost overruns, or a shortfall in the owner's budget are not considered to be reasons to justify changes to an approved design. Applicants are advised to carefully consider the size, scope, and cost of their project in full prior to submittal to the City for ARB approval. An applicant's submittal provides binding documentation of the intended design and should not be undertaken lightly without serious intent to execute the project as proposed.
3. The City of Glendale reserves the right of inspection for compliance with submitted and ARB approved design documents, and subsequently submitted construction documents that have necessarily been approved for building permit by St. Louis County.
4. The City Administrator and the ARB shall have the authority to approve or deny design modifications, whether submitted during completion of construction documents, discovered by examination of construction documents submitted to St. Louis County, submitted during construction phase activity as a substitution request, or discovered by inspection of completed or in-progress construction work.
5. <u>Remedies</u>
    a. The City may issue an Enforcement Order to the Applicant notifying them of denial of a submitted or discovered design modification and directing the Applicant to implement the design as submitted and approved. The Order may direct the Applicant to confirm to the City in writing their receipt of the Enforcement Order, and their intent to comply with or appeal the order.
    b. The Applicant may appeal the Enforcement Order to the Board of Alderman.
    c. The City reserves the right to withhold the Occupancy Permit in the event that an unapproved modification is discovered, and is not remedied by the Applicant, or approved by the Board of Alderman upon appeal.