



**TENTATIVE AGENDA  
MAY 14, 2025 6:00 P.M.  
ARCHITECTURAL REVIEW BOARD**

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- I. MEETING CALLED TO ORDER
- II. ROLL CALL
- III. APPROVAL OF MINUTES: APRIL 9, 2025
- IV. REVIEW OF PLANS FOR A ONE-STORY POOL HOUSE ADDITION,  
CRAIG AND AIMEE BILLINGSLEY, 18 BERRY ROAD PARK
- V. REVIEW OF PLANS FOR A ONE-STORY ADDITION, JUSTIN AND TARA  
WILKINSON, 406 VENNEMAN AVE.
- VI. DISCUSSION – ARB Guidelines and Definitions
- VII. MISCELLANEOUS
- VIII. ADJOURNMENT

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Gabrielle Macaluso  
Deputy City Clerk

POSTED: 2:00 p.m. on 5/9/25



**MINUTES**  
**ARCHITECTURAL REVIEW BOARD MEETING**  
**APRIL 9, 2025 – 6:54 p.m.**

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**CALL TO ORDER**

A meeting of the Architectural Review Board (ARB) of the City of Glendale was held on Wednesday, April 9, 2025. Chairman Fernhoff presided and called the meeting to order at 6:54 p.m.

**ROLL CALL**

Members Present

Members Absent

Laura Switzer  
Mike Moran  
Reed Voorhees  
Chairman Fernhoff

Jon Emert  
John Falk  
Brad Weitekamp

Also present were Frank Johnson, City Administrator; Gabby Macaluso, Deputy City Clerk; Allie Sievers, City Attorney.

**APPROVAL OF MINUTES**

Mr. Voorhees moved to approve the minutes from the March 12, 2025 meeting. The motion was seconded by Chairman Fernhoff and unanimously carried.

**REVIEW OF PLANS FOR  
TWO-STORY ADDITION –  
Kate and Chris Swingle, 374  
Halcyon Dr.**

Mr. Fernhoff introduced the project at 374 Halcyon Dr. and invited the applicant to present the project.

Ms. Swingle and representatives from Mosby Building Arts presented the plans, which entail the removal of an existing screen room and the construction of a two-story addition.

ARB members noted that the property lot is so large that they don't have drainage concerns overall.

In preparation for missing the meeting, Mr. Weitekamp sent in his comments for the other members to consider at the meeting. With these comments in mind, the ARB advised that the applicant place splash blocks where the downspouts discharge to avoid the formation of ruts.

Mr. Voorhees noted that all elevations labels are backward—east should be labeled west and north should be labeled south.

Mr. Moran noted that the building elevations don't reflect the grade line around the facades.

The applicant explained that their architecture software had misrepresented some of the graphics in the plans. They noted that this explained some of the noted issues with elevations. Additionally, the

siding will not go down to the grass. There will be an 8-inch gap between the end of the siding and the ground.

Ms. Switzer asked if the concrete pads shown on the plans at the bottom of the stairs and double doors would be expanded into larger hardscapes. The applicant said no.

Chairman Fernhoff confirmed that no other trees will be removed from the site.

Mr. Weitekamp submitted a comment regarding the screening of the subject property from the neighbors. The applicant noted that one neighbor has a vinyl fence and the other neighbor has no windows on the adjacent side of the house.

Mr. Moran noted that the floor area ratio (FAR) is not calculated correctly. He noted that it is the sum of occupiable space of all floors. It should not be calculated floor by floor. He also noted that the addition should be labeled a two-story addition, not a one-story addition because the basement is not below grade.

Mr. Voorhees expressed concerns that the rear side of the house will look flat with siding and very little architectural details. Mr. Moran noted that because the rear side of the home is not visible from the street and the houses behind the property are at least 300 feet away, he's not very concerned. He also noted that the home doesn't have a lot of architectural details, so it mirrors that.

Chairman Fernhoff asked if there were any members of the public who wished to make comment about the project and there were none.

Mr. Moran moved to approve the applicant's project design for 374 Halcyon Dr. subject to the following conditions:

1. Label the finish floor elevations on the plans.
2. Correct the building elevations to reflect the true grade line on all three facades.
3. Correct the statement of FAR to a sum of the three levels.
4. Siding must be held above grade per the Architectural Community Design guidelines.
5. Correctly label the direction of the building façade elevations.

The motion was seconded by Ms. Switzer. The motion passed with a vote of 4 "Aye", 0 "Nay," and 3 Absent. The votes was as follows:

Chairman Fernhoff	"Aye"
Reed Vorhees	"Aye"
John Falk	Absent

Brad Weitekamp	Absent
Jon Emert	Absent
Laura Switzer	“Aye”
Mike Moran	“Aye”

**ADJOURN**

Mr. Moran motioned to adjourn the meeting. The motion was seconded by Ms. Switzer and unanimously carried to adjourn the meeting at 7:25 p.m.



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

### APPLICATION FOR ARCHITECTURAL REVIEW BOARD

APPLICATION DATE 4/17/25 DATE OF ARB MEETING 5/14/25 ESTIMATED COST \$120,000

PROJECT ADDRESS 18 Berry Road Park GLENDALE, MO 63122

NAME OF PROPERTY OWNER Craig & Aimee Billingsley PHONE NUMBER 314-324-8644

CONTRACTOR (NAME) Dangos Builders Grp. PHONE NUMBER 314-220-5844

CONTRACTOR ADDRESS 11133 Lindbergh Business Ct., St. Louis, MO 63123

ARCHITECT (NAME) Little Hills Architecture PHONE NUMBER 636-578-9973

ARCHITECT ADDRESS 602 N. Benton Ave., St. Charles, MO 63301

DETAILED DESCRIPTION OF WORK BEING PROPOSED: \_\_\_\_\_

Construct detached 1 story wood framed pool house in rear yard of existing home. Structure will be clad in fiber cement siding.

FLOOR AREA RATIO .20 existing/.24 proposed (FAR = Gross Floor Area divided by total area of lot. Gross Floor Area includes all areas provided with heat and/or air conditioning. Includes all conditioned half stories with ceiling heights of more than 5 feet. 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.) 747 sf

TOTAL FLOOR AREA OF EXISTING STRUCTURE (SQ. FT.) 3,125 sf living area + 390 sf garage

TOTAL SQ. FT. OF LOT 16,481 sf WIDTH AND DEPTH OF LOT (FT.) 93' x 177'

HEIGHT OF STRUCTURE 12'-0" NUMBER OF STORIES 1

ESTIMATED COMMENCE DATE June 2025 EST. COMPLETION DATE August 2025

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

**Addition or Accessory Structure: \$150.00**  
**New Home: \$200.00**

**(SEE REVERSE SIDE FOR APPLICATION CHECKLIST)**

Applications must include 7 copies of all the following items (11x17 size paper is acceptable). Electronic PDF copies must also be submitted, either by email to [permits@glendalemo.org](mailto:permits@glendalemo.org) or on a USB Flash Drive. Packets are due no later than 5:00 p.m. 20 days prior to the scheduled ARB meeting. Please check each item included. The complete ARB Guidelines may be viewed on the City's website.

Applications for additions to existing homes must include the following content unless specific requirements are shown by the applicant to be not applicable to the proposed project and are modified or waived by the City Administrator.

- 1. **Existing Conditions Site Survey.** Show all site conditions, paved areas, trees and landscaping, and servicing utilities on the subject property. Note the first-floor elevation of existing buildings. 1" = 20" minimum scale.
- 2. **Site Demolition Plan.** This may be incorporated into the Existing Conditions Plan, if the drawing is presented legibly. 1" = 20" minimum scale.
- 3. **Proposed Site Plan – Geometrics.** 1" = 10' minimum scale. 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 line. Label materials for paving/walks.
  - 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 online mapping tools.
  - Property boundaries, setbacks, easements, and right-of-way lines.
  - Proposed site servicing utility lines and physical utility items.
  - Existing and proposed trees
- 4. **Proposed Site Plan – Grading and Drainage.** May be presented as a separate plan or combined with above, provided that geometrics graphics are used as background. 1" = 10' minimum scale. Show all:
  - Existing and proposed contours with 1' contour interval.
  - Downspout locations serving roof areas of the proposed buildings. 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. Coordinate with the architectural plans and elevations.
  - Drainage detention structures and their overflow discharge points. Show all piping into drainage detention structures.
  - Erosion control measures and tree protection barriers.
  - 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.
- 5. **Architectural Floor Plan.** 1/4" = 1' minimum scale. Show all levels, including finished/unfinished basements and detached structures. Fully dimension and indicate functions for all rooms. Include a roof plan accurately showing geometry, slopes, gutters and downspouts and coordinate with Site Grading and Drainage Plan. Limit size reductions to not more than 50%.

6. **Pervious and Impervious Area Coverage Plan.** Illustrate all impervious improvements and diagram the impervious areas in comparison to pervious areas. Indicate types of site area coverage by shading and/or patterns with a legend of materials. 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 Plan.** 1/8" = 1' minimum scale. Use the Site Geometric Plan as background. The landscape planting plan should include:
- Current information from the site development plan, including existing/proposed grades and all buildings/structures.
  - Location of all lot lines, building setbacks, and easements as depicted on the site development plan.
  - Graphic legend depicting existing vegetation and proposed conditions.
  - Location of all improvements (walks, patios, driveways, retaining walls, etc.)
  - Location of all existing and proposed utilities and sewers.
  - Graphic depiction of all existing trees, including location, types and caliper inch.
  - Graphic depiction of the accurate drip line canopy showing the critical root zone.
  - Tabulation of all existing trees to be saved, removed or impacted.
  - 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.
  - Graphic depiction indicating limits of ground disturbance and all associated areas of lawn to be seeded or sodded upon project completion.
8. **Arborist Report.** The arborist report should include Tree Protection Plan (TPP) with the following information:
- Project title or name, owner name, and firm name or individual who prepared the plan.
  - Scaled based plan using the site development plan depicting line of disturbance, existing/proposed grades, location of all improvements, existing/proposed utilities and sewers.
  - 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.
  - Graphic depiction of the accurate drip line canopy showing the extent of the Critical Root Zones and Structural Root Zones.
  - Graphic depiction of proposed Tree Protection Zones and tree protection fencing.
  - Identification of any areas of invasive plants recommended for removal.
  - Tree Report Summary with the common and scientific name of the tree and the DBH at 4.5' above grade; comments on the vitality, structure and form of the tree; tree number (to correspond with the TPP); assessment of value/significance and recommended action to be taken; and reason for proposing removal or trimming of the tree.
9. **FAR Illustration Plan.** 1/8" = 1' minimum scale. Present a diagrammatic illustration of the plan areas as measured in CAD-based takeoff or as calculated by dimensions. Note the measured or calculated area of each floor plan level, show the boundary of each measured area graphically, and indicate how each area is assessed for FAR. Account for all floor areas and classify (i.e. conditioned space, enclosed porches, attached or detached garage, two-story living space, etc.).
10. **Color Photos of Adjoining Properties.** Color photos of existing and neighboring properties. Include rear yard and neighboring rear yards.

- 11. **Aerial Photo Plan.** 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.
- N/A  12. **Composite Street Elevation.** 1/4" = 1' minimum scale. Provide a colored elevation of the street façade superimposed on a photographic montage showing the adjoining neighbors to each side of the property. The exhibit must accurately depict the proposed design and the first-floor level in relation to the neighboring houses.
- 13. **Building Elevations.** Minimum 1/4" = 1' scale. Reduced size exhibits limited to not more than 50 percent. Provide building elevations of all principal facades and detached structures with building materials noted. Accurately show the line of grade, as defined in the ARB guidelines, and coordinate with the Grading Plan. Note basements as a Story Below Grade or a Building Story, and show the roof height on each elevation, as defined in the ARB guidelines.
- 14. **Colored Illustration.** Provide a 3-dimensional rendering or a colored building elevation of the principal street façade. For additions, illustrate the most prominent façade whether side or rear.
- 15. **Materials and Samples.** Applicants are required to bring physical samples of the building materials to the ARB meeting.



4/20/25

SIGNATURE OF APPLICANT

DATE



**Install and maintain tree protection fence as indicated on preservation plan for all trees marked SAVE.  
Silt protection shall be installed in a trenchless manner if introduced within the critical root zone of any tree to be  
SAVED. ( 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 is to remain erect throughout the construction project . All tree inspections were performed from the ground and are limited in scope. Tree and utility locations are approximate and locations of utilities are subject to change.

A handwritten signature in black ink, appearing to read "Nick Wibbenmeyer".

Nick Wibbenmeyer  
I.S.A. Certified Arborist  
MW 6357A



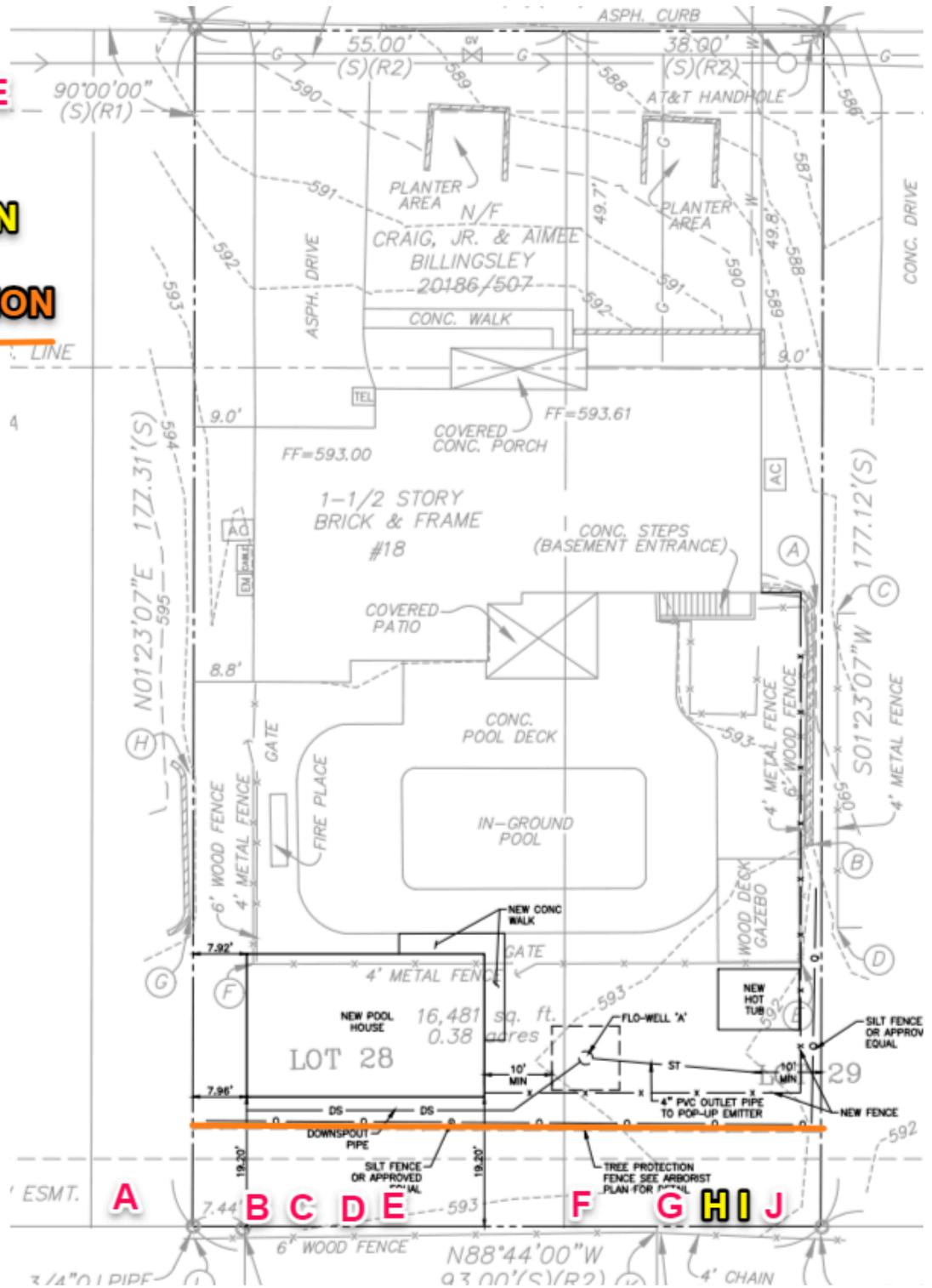
TREE STUDY  
SITE PLAN REVIEW  
4/15/2025

PROPERTY LOCATION: 18 Berry Road Park

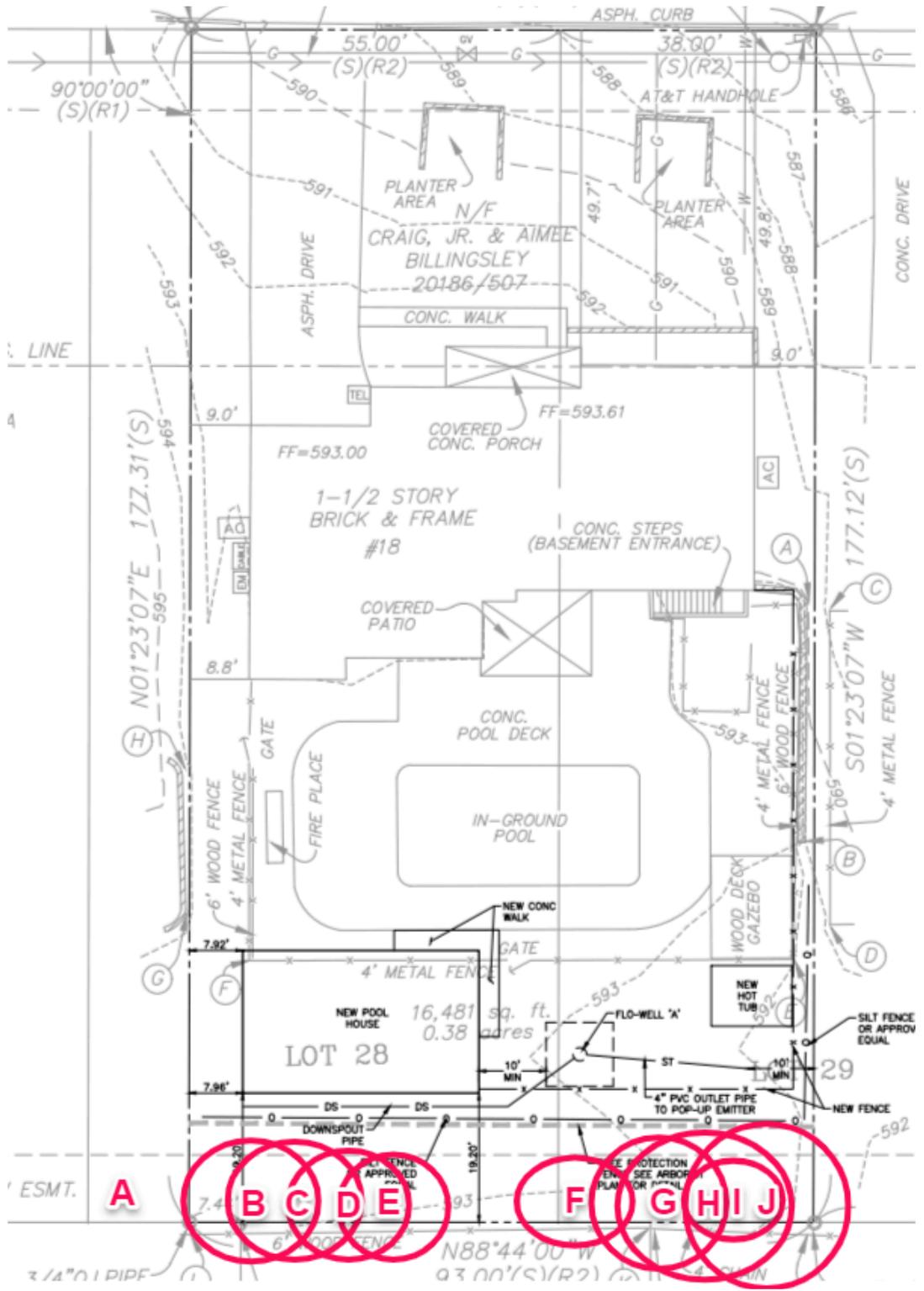
#	TREE SPECIES	D B H	PRESERVE/TBR	ADJOINING LOT	COMMENTS	C	L	S
A	Osage orange	32"	PRESERVE	YES	exposed root flare, irregular trunk taper, utility pruned, deadwood	55	40	25
B	Osage orange	30"	PRESERVE		co-dominant at 4', utility pruned, epicormic growth, deadwood	49	40	25
C	Osage orange	30"	PRESERVE		multi-stemmed, dead leader, compartmentalized basal wound, utility pruned, deadwood	46	40	25
D	Osage orange	18"	PRESERVE		lean, epicormic growth, utility pruned, phototropic, deadwood	52	40	25
E	Osage orange	20"	PRESERVE		co-dominant at 8', epicormic growth, topped	41	40	25
F	Osage orange	2x14"	PRESERVE		multi-trunk, wounds on stems, topped	41	40	25
G	Osage orange	31"	PRESERVE		compartmentalized wounds on trunk, co-dominant at 30', deadwood	54	40	25
H	Osage orange	38"	TBR		co-dominant at 6', utility pruned, epicormic growth, deadwood, involved with tree I, vertical crack on leader, <b>HAZARD CONDITION</b>	32	40	25
I	Osage orange	15"	TBR		signs of upheaval, involved with tree H, epicormic growth, deadwood, lean <b>HAZARD CONDITION</b>	38	40	25
J	Osage orange	36"	PRESERVE		exposed surface roots, exfoliating bark, basal wound, heavy lean	43	40	25

TOTAL TREES ( @ or above 6" DBH )	TOTAL VIABLE TREES	TREES REMOVED	POOR CONDITION REMOVE	VIABLE TREES REMOVED	# OF VIABLE INCHES REMOVED	# OF 2.5" CALIPER REPLACEMENT TREES REQUIRED (1 per 10" removed)	OR REPLACEMENT COST @ \$120 PER CALIPER INCH (\$2,400 Max)
<b>10</b>	<b>8</b>	<b>2</b>	<b>2</b>	<b>N/A</b>	<b>N/A</b>	<b>N/A</b>	<b>N/A</b>

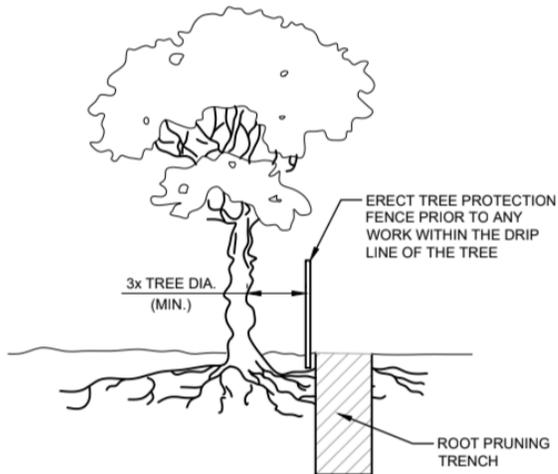
**PRESERVE**  
**TBR**  
**POOR**  
**CONDITION**  
**TREE**  
**PROTECTION**  
**FENCE**



**EXISTING  
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.



EXISTING VIEW - REAR YARD LOOKING TOWARDS LOCATION OF PROPOSED POOL HOUSE



EXISTING VIEW - REAR YARD LOOKING TOWARDS WEST NEIGHBOR'S YARD



EXISTING VIEW - REAR YARD LOOKING TOWARDS EAST NEIGHBOR'S YARD



EXISTING VIEW - REAR YARD LOOKING TOWARDS LOCATION OF PROPOSED POOL HOUSE



EXISTING VIEW - REAR OF HOUSE



EXISTING VIEW - FRONT OF HOUSE (NO WORK)

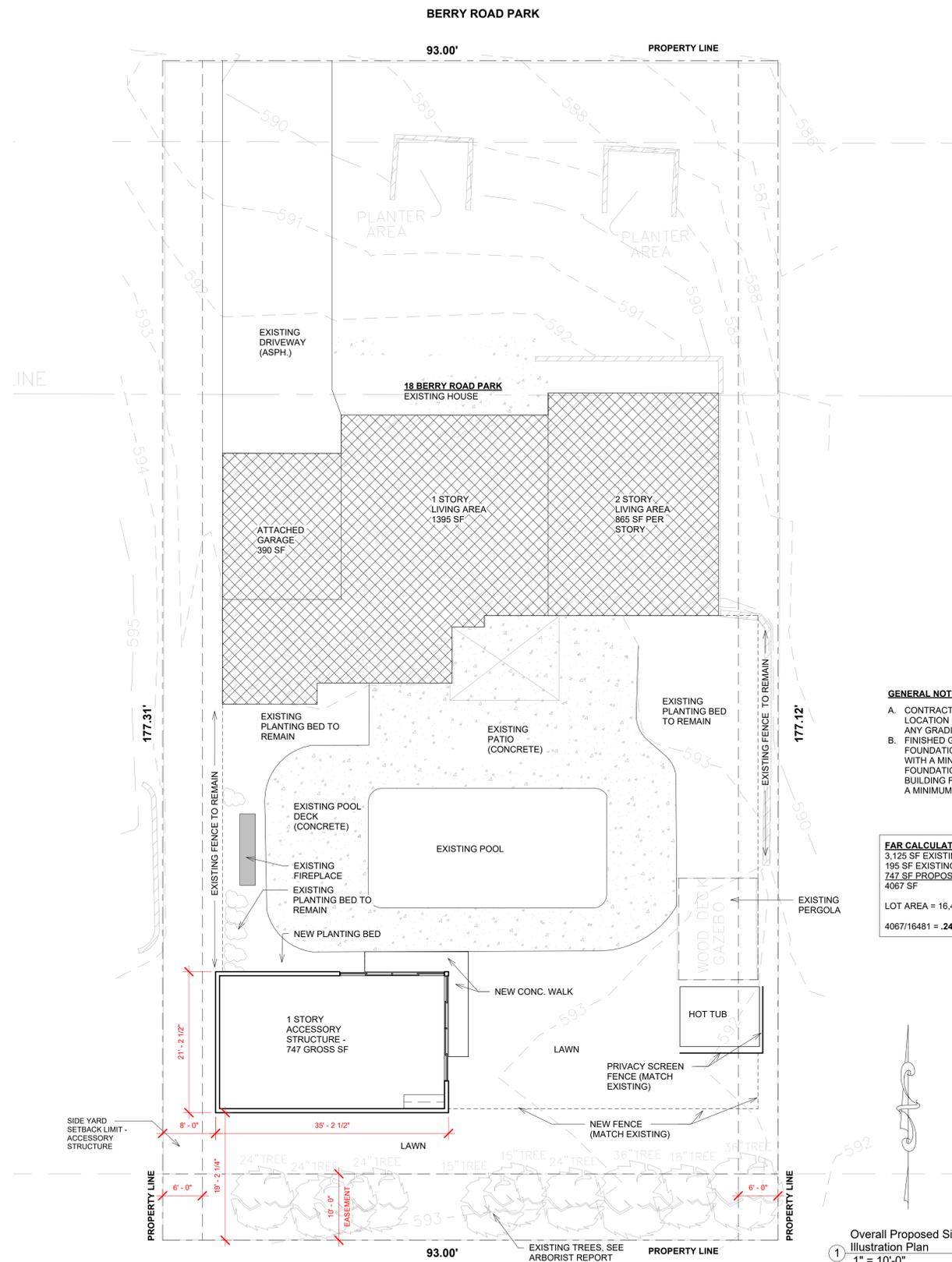
New Construction for:  
Billingsley Pool House

Project number 25-019

*little hills* architecture

Existing Conditions	Sheet
Date	4-17-2025
ARB Submittal	
<b>A4.0</b>	

PRELIMINARY. NOT FOR CONSTRUCTION



① Overall Proposed Site Plan & FAR Illustration Plan  
1" = 10'-0"



② Aerial Photo Plan  
1" = 50'-0"

**GENERAL NOTES - SITE PLAN**

A. CONTRACTOR RESPONSIBLE FOR VERIFYING THE EXACT LOCATION OF ANY EXISTING UNDERGROUND UTILITIES PRIOR TO ANY GRADING OR EXCAVATION.

B. FINISHED GRADE TO BE A MINIMUM OF 8" BELOW THE TOP OF THE FOUNDATION WALL. GRADE TO SLOPE AWAY FROM FOUNDATION WITH A MINIMUM DROP OF 6" IN THE FIRST 10' OF THE BUILDING FOUNDATION. IMPERVIOUS SURFACES WITHIN 10' OF THE BUILDING FOUNDATION TO BE SLOPED AWAY FROM BUILDING AT A MINIMUM OF 2%.

**FAR CALCULATION**

3,125 SF EXISTING LIVING AREA  
195 SF EXISTING GARAGE (50%)  
747 SF PROPOSED ACCESSORY STRUCTURE  
4067 SF

LOT AREA = 16,481 SF  
4067/16481 = .24

**CODE SUMMARY**

2015 INTERNATIONAL RESIDENTIAL CODE (W/ ST. LOUIS COUNTY AMMENDMENTS)  
2014 NATIONAL ELECTRICAL CODE

**SCOPE OF WORK:**

- CONSTRUCT NEW 1 STORY WOOD FRAME ACCESSORY STRUCTURE IN REAR YARD

Sheet List	
A0.0	General Info & Arch. Site Plan
A1.0	Floor Plans & Elevations
A2.0	Section & 3D Views
A3.0	Framing Dtls & Specifications
A4.0	Existing Conditions



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Little Hills Architecture, LLC  
Missouri Certificate of Authority:  
2021039798



*Michelle A. Beucke*

Architect COA: Michelle Beucke MO A-200908313

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Project Name & Address:

**Billingsley Pool House**  
18 BERRY ROAD PARK  
GLENDALE, MO 63122

Project Number:

25-019

No.	Description	Date
	GLENDALE ARB SUBMITTAL	4.17.2025

Sheet Title:  
**General Info & Arch. Site Plan**

Sheet Number:

**A0.0**

Issue Date:  
4-17-2025



Michelle A. Bucke

Architect COA: Michelle Bucke MO A-200908313

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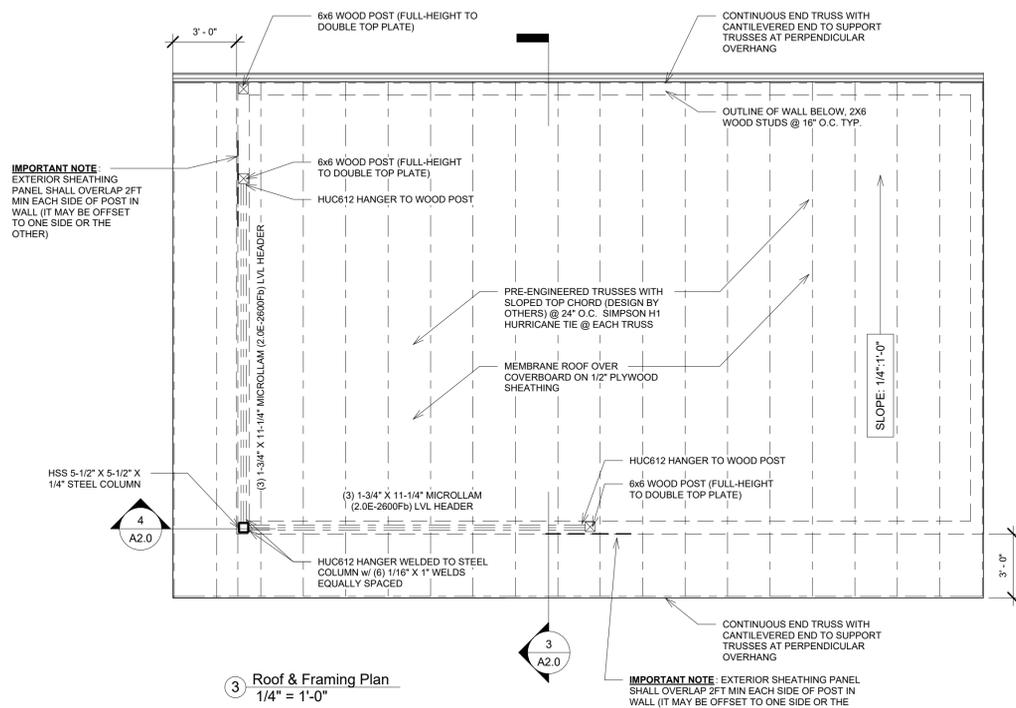
**Billingsley Pool House**  
18 BERRY ROAD PARK  
GLENDALE, MO 63122

Project Name & Address:

Project Number:  
**25-019**

No.	Description	Date
	GLENDALE ARB SUBMITTAL	4.17.2025

Sheet Title: <b>Floor Plans &amp; Elevations</b>	Sheet Number: <b>A1.0</b>
Issue Date: <b>4-17-2025</b>	



**GENERAL NOTES - NEW CONSTRUCTION**

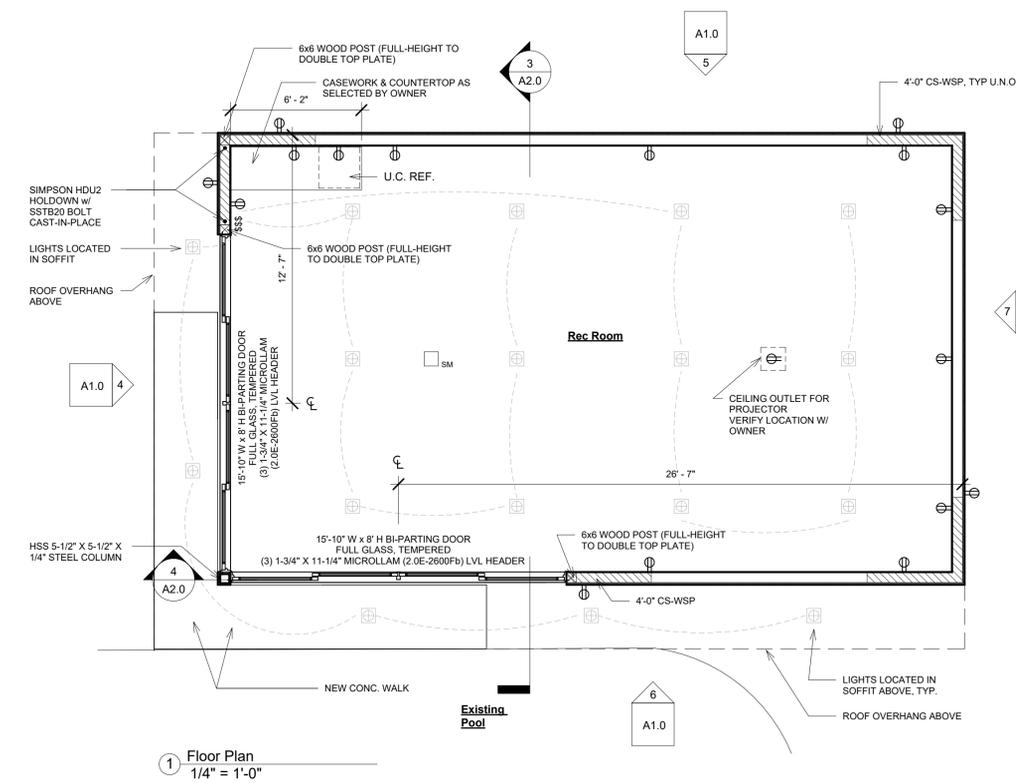
- CONTRACTOR TO VERIFY ALL DIMENSIONS AND INFORM ARCHITECT OF MAJOR DISCREPANCIES PRIOR TO START OF WORK
- DIMENSIONS FOR ALL INTERIOR & EXTERIOR WALLS ARE TO FACE OF STUD OR FACE OF CONCRETE UNLESS NOTED OTHERWISE AND TO CENTERLINE OF OPENINGS.
- CEILING TO BE 1/2" TYPE 'C' GWB MOUNTED TO UNDERSIDE OF WOOD TRUSSES ABOVE.
- ALL FINISHES, INTERIOR TRIM & CASING STYLE, CASEWORK, COUNTERTOPS, AND LIGHT FIXTURES AS SELECTED BY OWNER. CONTRACTOR TO CONFIRM ALL SELECTIONS WITH OWNER PRIOR TO START OF CONSTRUCTION.
- ALL CIRCUITS TO BE ARC FAULT PROTECTED
- GFCI OUTLETS REQUIRED AT ALL RECEPTACLES SERVING OUTDOOR SPACES.
- ELECTRICAL LAYOUT SHOWN IS FOR SCHEMATIC PURPOSES ONLY. CONTRACTOR TO CONFIRM ALL FINAL OUTLET, SWITCHING AND LIGHTING LOCATIONS WITH OWNER PRIOR TO INSTALLATION. VERIFY WITH OWNER ALL REQUIRED POWER/DATA LOCATIONS FOR AV EQUIPMENT.
- SMOKE ALARMS TO BE AC POWERED WITH BATTERY BACK UP.

**MECHANICAL & ELECTRICAL LEGEND**

- ⊕ LED "CAN" LIGHT
- ⊞ SWITCH
- ⊞ RECEPTACLE
- ⊞ SMOKE DETECTOR

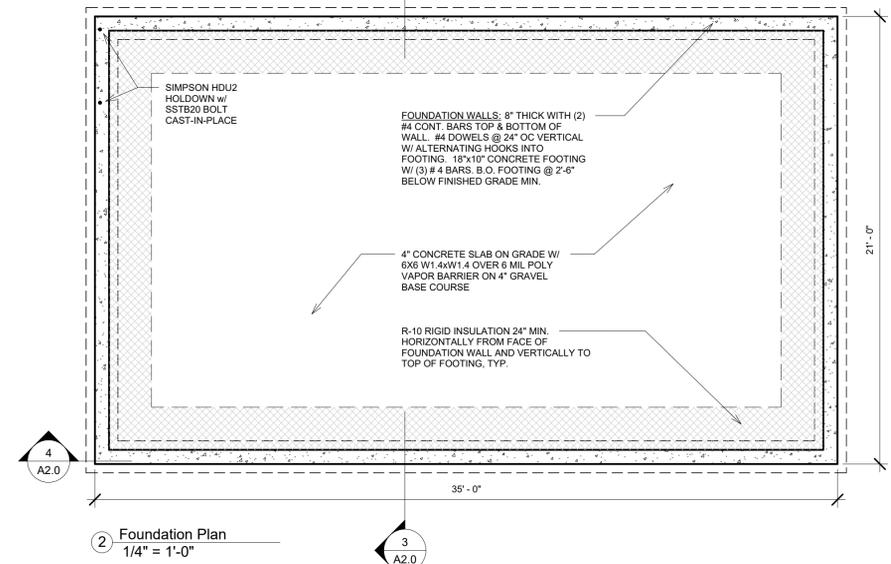
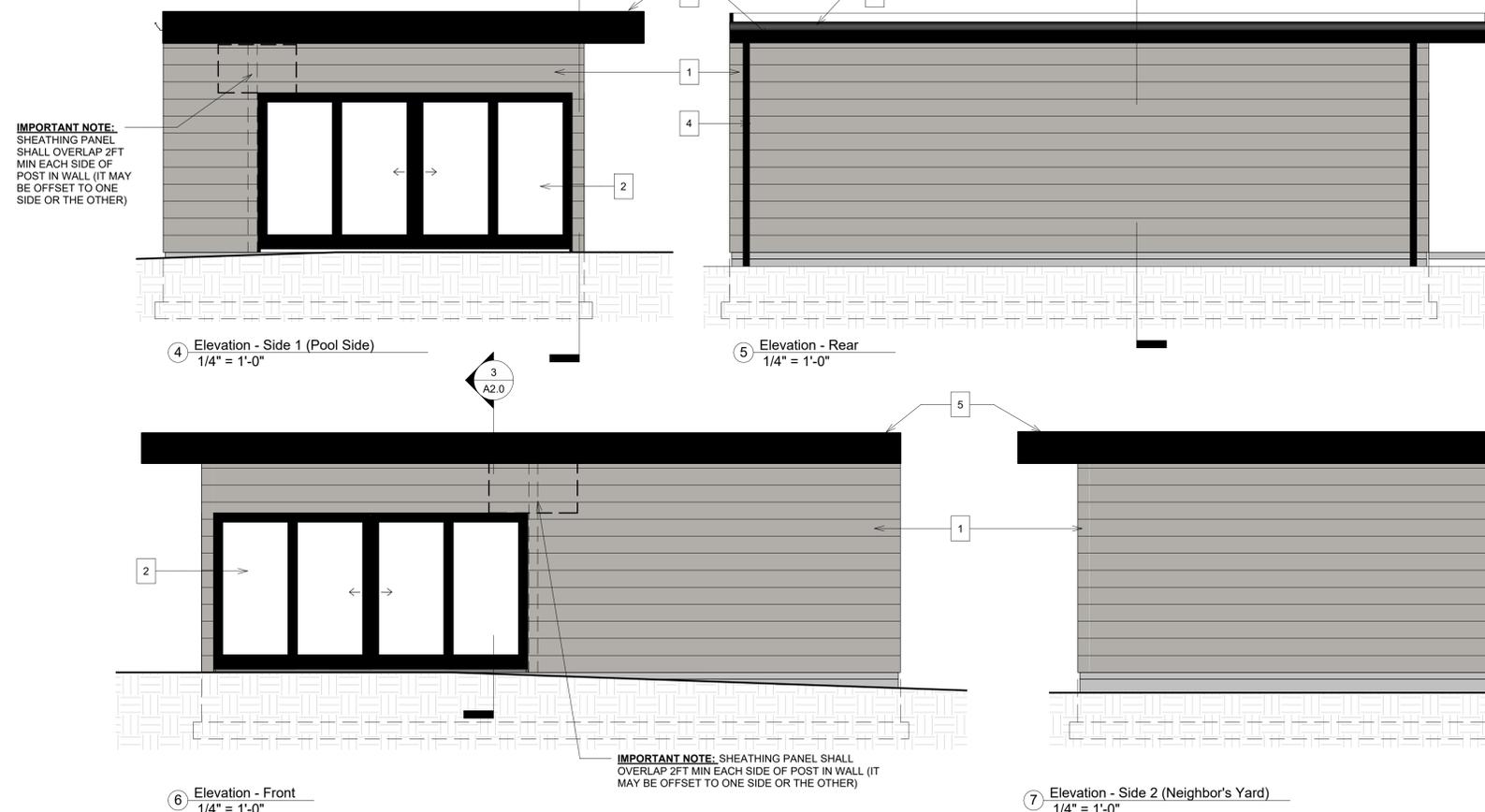
**WALL BRACING LEGEND** (BRACING METHODS PER IRC 2021 TABLE 602.10.4) SEE ADDITIONAL NOTES ON SHEET A3.0

- CS-WSP - CONTINUOUSLY SHEATHED WOOD STRUCTURAL PANEL



**ELEVATION KEYED NOTES**

- FIBER CEMENT SIDING, TYPE: SHIPLAP; COLOR: PEARL GRAY
- SLIDING GLASS DOOR, ANDERSEN A SERIES GLIDING PATIO DOOR, COLOR: BLACK
- ALUMINUM GUTTER, COLOR: BLACK
- DOWNSPOUT, COLOR: BLACK
- SHEET METAL FASCIA, COLOR: BLACK



**GENERAL NOTES FOUNDATION & FRAMING**

- CONTRACTOR TO VERIFY ALL DIMENSIONS AND GRADING CONDITIONS AND INFORM ARCHITECT OF MAJOR DISCREPANCIES PRIOR TO START OF WORK.
- DIMENSIONS FOR ALL FOUNDATION WALLS ARE TO BE OUTSIDE FACE CONCRETE UNLESS NOTED OTHERWISE
- GRADE TO SLOPE AWAY FROM FOUNDATION WALLS A MINIMUM OF 6" WITHIN THE FIRST 10 FEET FROM FACE OF BUILDING.
- CONCRETE SHALL HAVE A MINIMUM STRENGTH OF 2500 PSI FOR FOUNDATIONS AND OTHER CONCRETE NOT EXPOSED TO THE WEATHER. GARAGE FLOOR SLAB, AND SLAB EXPOSED TO WEATHER TO HAVE A MIN. STRENGTH OF 3500 PSI. CONTROL JOINTS TO BE PLACED PER INDUSTRY STANDARD.
- ALL SILL PLATES TO BE TREATED AND TO BE ANCHORED TO FOUNDATION WALL WITH MINIMUM 5/8" DIA. x 14" MIN. LONG ANCHOR BOLTS SPACED @ MAX. 4'-0" O.C. BOLTS EXTEND A MIN. 7" INTO CONCRETE AND LOCATED IN THE MIDDLE 1/3 OF THE WIDTH OF THE PLATE WITH A NUT & WASHER ON EACH BOLT. MIN. OF 2 BOLTS PER PLATE SECTION & LOCATED NOT MORE THAN 12" FROM THE END.



Michelle A. Beucke

Architect COA: Michelle Beucke MO A-2009008313

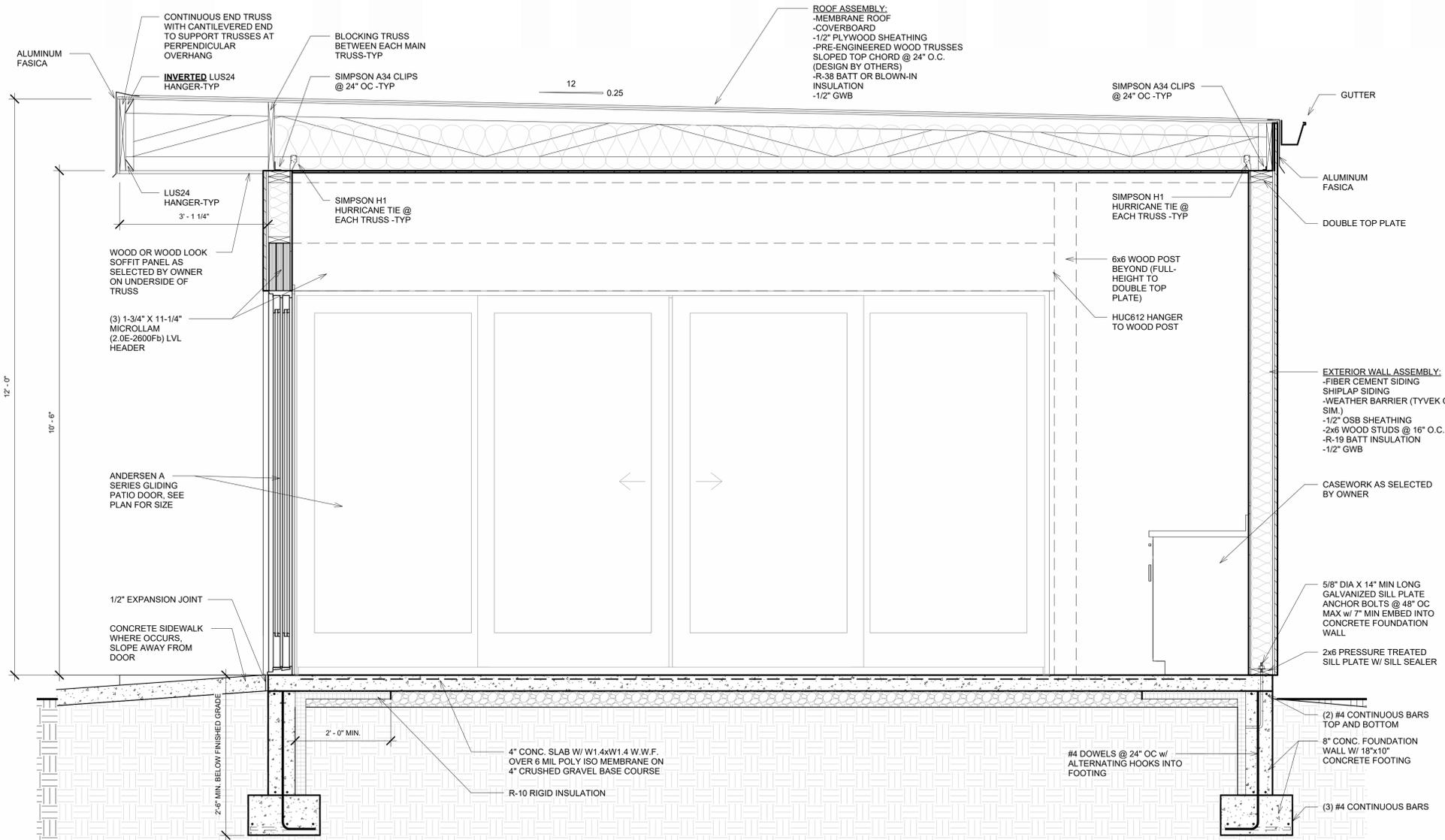
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This drawing and details on it are the sole property of the architect and may be used for this specific project only. It shall not be loaned, copied or reproduced, in whole or part, or for any other purpose or project without the written consent of the architect.



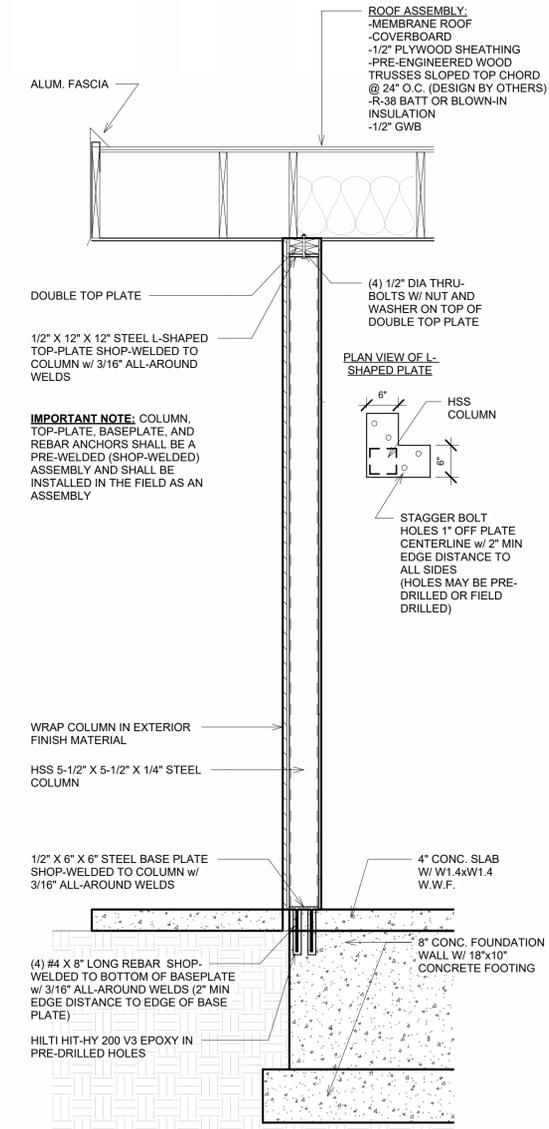
① 3D View 1 - Opt. 1A



② 3D View 2 - Opt. 1A



③ Building Section  
3/4" = 1'-0"



④ Section @ Steel Column  
3/4" = 1'-0"

**Billingsley Pool House**  
18 BERRY ROAD PARK  
GLENDALE, MO 63122

Project Name & Address:

Project Number:  
**25-019**

No.	Description	Date
	GLENDALE ARB SUBMITTAL	4.17.2025





MB Engineering, Inc.  
606 Ryan Dr.  
Energy, IL 62933  
(314) 368-3040



Michael A. Buescher, P.E., Civil Engineering  
Missouri No. E-201018714  
MB Engineering, Inc. Missouri Authority No. E-2015041404

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PROJECT REVISION:

NO.	DATE	DESCRIPTION
1	04-12-25	FOR REVIEW
2	04-15-25	CLIENT CHANGES
3	05-09-25	CITY COMMENTS

18 Berry Road Park  
Glendale, MO 63122

Plans are prepared for:  
Little Hills Architecture  
602 N. Benton Ave.  
St. Charles, MO 63301  
(636) 578-9973

DATE: 04-12-25  
DRAFTED BY: KB  
APPRVD. BY: MB

SHEET TITLE:  
SITE PLAN

SHEET NUMBER:  
C1

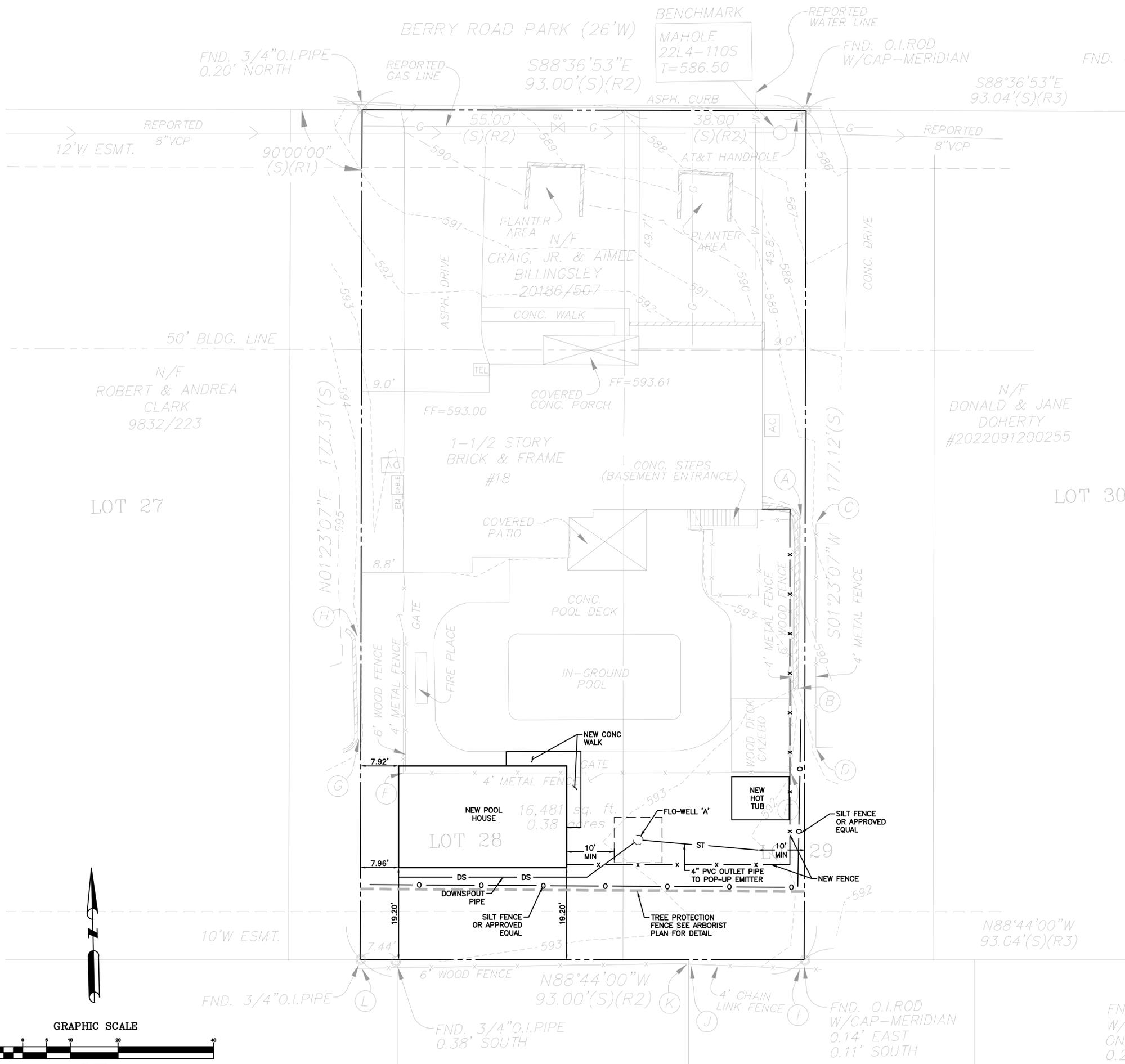
PROJECT NO: 25-1020



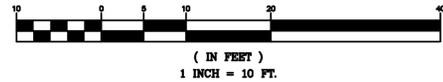
LOCATION MAP

NOTES:

- 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.
- ALL DEMOLITION DEBRIS SHALL BE REMOVED FROM THE SITE AND PROPERLY DISPOSED OF ACCORDING TO ALL FEDERAL, STATE, AND LOCAL REGULATIONS.
- 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
- 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.
- 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.
- NO ALTERATIONS TO THE EXISTING DRAINAGE PATTERN ARE PROPOSED.
- SANITARY SEWER SERVICE: NO CHANGE TO THE SEWER SERVICE IS PROPOSED.
- WATER SERVICE: NO CHANGE TO THE WATER SERVICE IS PROPOSED
- GAS SERVICE: NO CHANGE TO THE GAS SERVICE IS PROPOSED.
- ALL DOWNSPOUTS TIED INTO FLO-WELL SHALL HAVE GUTTER GUARDS INSTALLED



GRAPHIC SCALE





**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 feet maximum for 3:1 slopes. 50 feet maximum for slopes between 3:1 and 10:1. 100 feet maximum for slopes under 10%.

For additional information see Section 906.70 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 1/2 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.

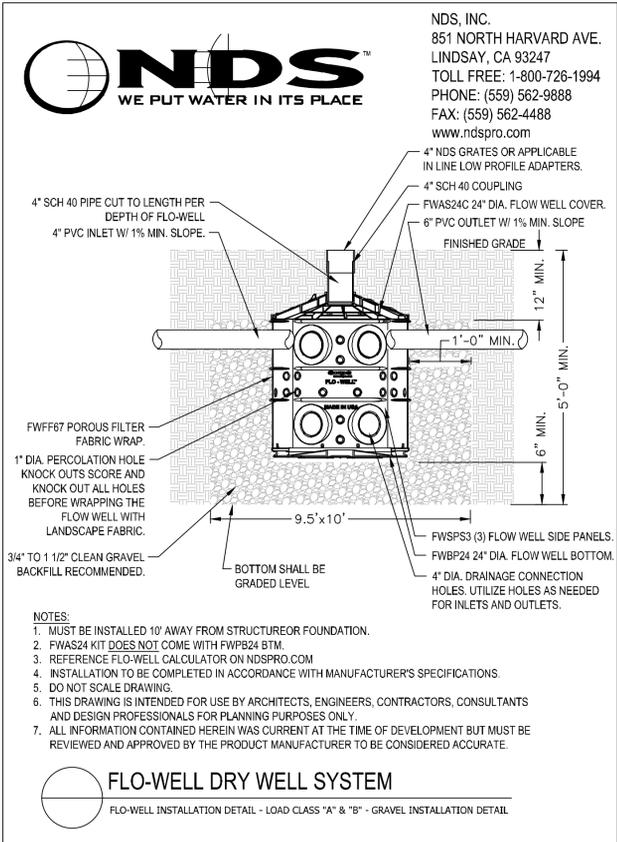
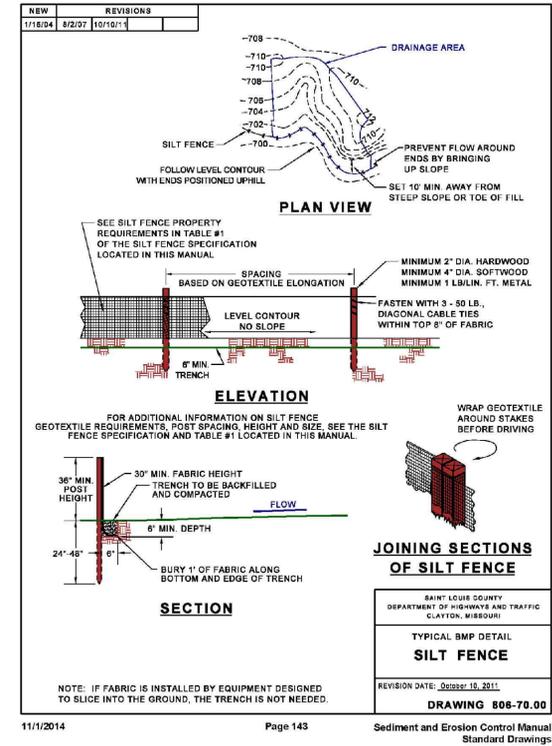
The height of the fence posts should be 38 (22-inch embedment) to 42 (18-inch embedment) inches above the original ground surface. If standard-strength fabric is used with 14-gauge steel wire with a mesh spacing of 6 inches by 6 inches (or a prefabricated polymeric mesh of equivalent strength), space 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 6 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.



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 606 Ryan Dr.  
 Energy, IL 62933  
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Michael A. Buescher, P.E., Civil Engineering  
 Missouri P.E. E-2001018714  
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**PROJECT REVISION:**

NO.	DATE	DESCRIPTION
1	04-12-25	FOR REVIEW
2	04-15-25	CLIENT CHANGES
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**18 Berry Road Park**  
 Glendale, MO 63122

Plans are prepared for:  
 Little Hills Architecture  
 602 N. Benton Ave.  
 St. Charles, MO 63301  
 (636) 578-9973

DATE: 04-12-25  
 DRAFTED BY: KB  
 APPRVD. BY: MB

SHEET TITLE:  
 TYPICAL DETAILS

SHEET NUMBER:

**C3**

PROJECT NO: 25-1020

## ARB review of new construction at 18 Berry Road Park

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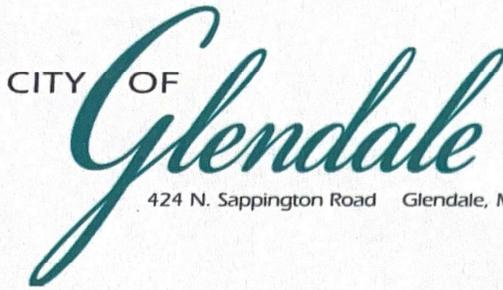
**From** Don Doherty <stldon47@gmail.com>  
**Date** Mon 5/5/2025 11:27 AM  
**To** Permits <permits@glendalemo.org>  
**Cc** Jane Doherty <jfdoherty14@gmail.com>

CAUTION: This email originated from outside your organization. Exercise caution when opening attachments or clicking links, especially from unknown senders.

Don and Jane Doherty live at 20 Berry Road Park. We are submitting these questions because we are unable to attend the ARB meeting on May 14, 2025. We would like to know how the new hot tub will be drained, and how any overflows will be handled. One reason why we ask these questions is that when the pool at 18 Berry Road Park was drained last fall some water came onto our property, indicating a possible crack in their drain line.

Thank you

**Don Doherty**



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

APPLICATION FOR ARCHITECTURAL REVIEW BOARD

APPLICATION DATE 4/25/25 DATE OF ARB MEETING 5/14/25 ESTIMATED COST \$300K

PROJECT ADDRESS 406 Venneman Ave GLENDALE, MO 63122

NAME OF PROPERTY OWNER JUSTIN + TARA WILKINSON PHONE NUMBER 314-580-7074

CONTRACTOR (NAME) Grae Construction PHONE NUMBER 314-307-0910

CONTRACTOR ADDRESS 167 Lamp Lantern Village #111 Chesterfield, MO 63017

ARCHITECT (NAME) Jeff Day + Associates PHONE NUMBER 314-644-2775

ARCHITECT ADDRESS 14311 Manchester Rd, Manchester MO 63011

DETAILED DESCRIPTION OF WORK BEING PROPOSED: Adding 404 sf single story addition out back. Addition will be new bedroom/bathroom and relocate<sup>ex</sup> half bath.

FLOOR AREA RATIO 0.10 (FAR = Gross Floor Area divided by total area of lot. Gross Floor Area includes all areas provided with heat and/or air conditioning. Includes all conditioned half stories with ceiling heights of more than 5 feet. 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.) 404

TOTAL FLOOR AREA OF EXISTING STRUCTURE (SQ. FT.) 1580

TOTAL SQ. FT. OF LOT 19,250 WIDTH AND DEPTH OF LOT (FT.) 77x250

HEIGHT OF STRUCTURE Existing 22.5' Proposed 16.5' NUMBER OF STORIES Existing 1.5 Addition is 1 story

ESTIMATED COMMENCE DATE July 2025 EST. COMPLETION DATE Sept 2025

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

- Addition or Accessory Structure: \$150.00
New Home: \$200.00

(SEE REVERSE SIDE FOR APPLICATION CHECKLIST)

Applications **must** include 7 copies of all the following items (11x17 size paper is acceptable). Electronic PDF copies must also be submitted, either by email to [permits@glendalemo.org](mailto:permits@glendalemo.org) or on a USB Flash Drive. Packets are due no later than 5:00 p.m. 20 days prior to the scheduled ARB meeting. Please check each item included. The complete ARB Guidelines [may be viewed on the City's website](#).

Applications for additions to existing homes must include the following content unless specific requirements are shown by the applicant to be not applicable to the proposed project and are modified or waived by the City Administrator.

- 1. **Existing Conditions Site Survey.** Show all site conditions, paved areas, trees and landscaping, and servicing utilities on the subject property. Note the first-floor elevation of existing buildings. 1" = 20" minimum scale.
- 2. **Site Demolition Plan.** This may be incorporated into the Existing Conditions Plan, if the drawing is presented legibly. 1" = 20" minimum scale.
- 3. **Proposed Site Plan -- Geometrics.** 1" = 10' minimum scale. 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 line. Label materials for paving/walks.
  - 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 online mapping tools.
  - Property boundaries, setbacks, easements, and right-of-way lines.
  - Proposed site servicing utility lines and physical utility items.
  - Existing and proposed trees
- 4. **Proposed Site Plan – Grading and Drainage.** May be presented as a separate plan or combined with above, provided that geometrics graphics are used as background. 1" = 10' minimum scale. Show all:
  - Existing and proposed contours with 1' contour interval.
  - Downspout locations serving roof areas of the proposed buildings. 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. Coordinate with the architectural plans and elevations.
  - Drainage detention structures and their overflow discharge points. Show all piping into drainage detention structures.
  - Erosion control measures and tree protection barriers.
  - 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.
- 5. **Architectural Floor Plan.** 1/4" = 1' minimum scale. Show all levels, including finished/unfinished basements and detached structures. Fully dimension and indicate functions for all rooms. Include a roof plan accurately showing geometry, slopes, gutters and downspouts and coordinate with Site Grading and Drainage Plan. Limit size reductions to not more than 50%.



- 6. **Pervious and Impervious Area Coverage Plan.** Illustrate all impervious improvements and diagram the impervious areas in comparison to pervious areas. Indicate types of site area coverage by shading and/or patterns with a legend of materials. 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.

NA

- 7. **Landscape Plan.** 1/8" = 1' minimum scale. Use the Site Geometric Plan as background. The landscape planting plan should include:
  - Current information from the site development plan, including existing/proposed grades and all buildings/structures.
  - Location of all lot lines, building setbacks, and easements as depicted on the site development plan.
  - Graphic legend depicting existing vegetation and proposed conditions.
  - Location of all improvements (walks, patios, driveways, retaining walls, etc.)
  - Location of all existing and proposed utilities and sewers.
  - Graphic depiction of all existing trees, including location, types and caliper inch.
  - Graphic depiction of the accurate drip line canopy showing the critical root zone.
  - Tabulation of all existing trees to be saved, removed or impacted.
  - 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.
  - Graphic depiction indicating limits of ground disturbance and all associated areas of lawn to be seeded or sodded upon project completion.

NA

- 8. **Arborist Report.** The arborist report should include Tree Protection Plan (TPP) with the following information:
  - Project title or name, owner name, and firm name or individual who prepared the plan.
  - Scaled based plan using the site development plan depicting line of disturbance, existing/proposed grades, location of all improvements, existing/proposed utilities and sewers.
  - 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.
  - Graphic depiction of the accurate drip line canopy showing the extent of the Critical Root Zones and Structural Root Zones.
  - Graphic depiction of proposed Tree Protection Zones and tree protection fencing.
  - Identification of any areas of invasive plants recommended for removal.
  - Tree Report Summary with the common and scientific name of the tree and the DBH at 4.5' above grade; comments on the vitality, structure and form of the tree; tree number (to correspond with the TPP); assessment of value/significance and recommended action to be taken; and reason for proposing removal or trimming of the tree.



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



- 10. **Color Photos of Adjoining Properties.** Color photos of existing and neighboring properties. Include rear yard and neighboring rear yards.

- 11. **Aerial Photo Plan.** 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.

NA

- 12. **Composite Street Elevation.** 1/4" = 1' minimum scale. Provide a colored elevation of the street façade superimposed on a photographic montage showing the adjoining neighbors to each side of the property. The exhibit must accurately depict the proposed design and the first-floor level in relation to the neighboring houses.

- 13. **Building Elevations.** Minimum 1/4" = 1' scale. Reduced size exhibits limited to not more than 50 percent. Provide building elevations of all principal facades and detached structures with building materials noted. Accurately show the line of grade, as defined in the ARB guidelines, and coordinate with the Grading Plan. Note basements as a Story Below Grade or a Building Story, and show the roof height on each elevation, as defined in the ARB guidelines.

NA

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

NA

- 15. **Materials and Samples.** Applicants are required to bring physical samples of the building materials to the ARB meeting.

*Tara Wilkinon*

4/25/25

SIGNATURE OF APPLICANT

DATE

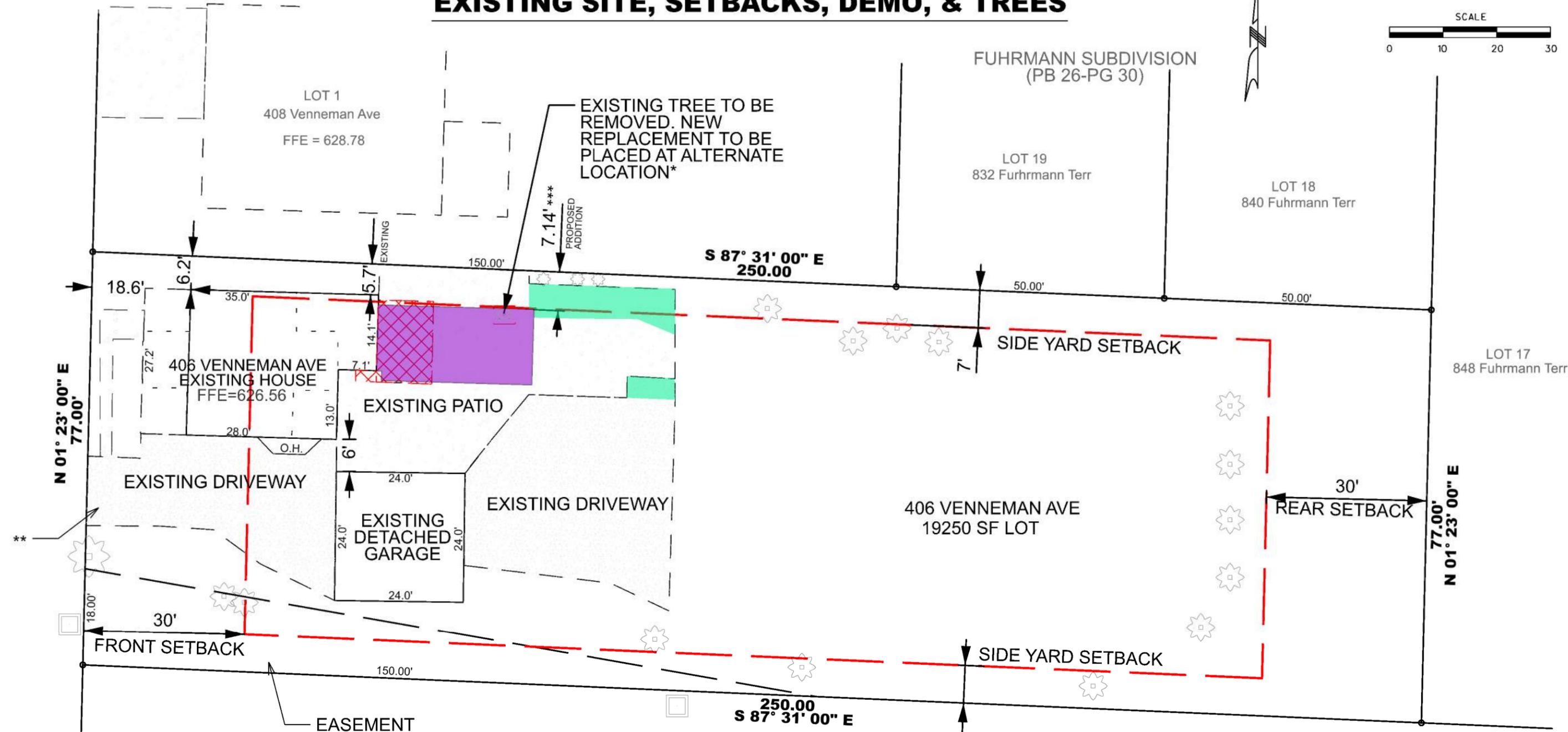
TARA WILKINSON

# EXISTING SITE, SETBACKS, DEMO, & TREES

406 Venneman Ave



VENNEMAN AVE



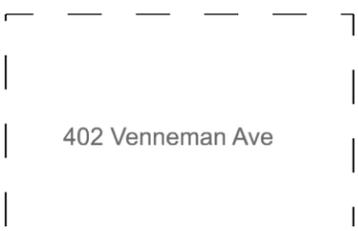
**NOTES:**

\* EXISTING LONDON PLANETREE WAS PLANTED BY CURRENT HOMEOWNERS 3 YRS AGO. HOMEOWNERS REMOVED A SMALL PORTION OF CONCRETE AND PLANTED IN A LOCATION KNOWN TO BE TOO CLOSE TO THE HOUSE AS A TEMPORARY SOLUTION TO CREATE PRIVACY. HOMEOWNERS INTEND TO PLANT ANOTHER LONDON PLANETREE ON THE PROPERTY.

\*\* CONTRACTOR VEHICLES TO USE DRIVEWAY IN AREAS NEAR TREES TO PREVENT DAMAGE TO EXISTING TREE ROOTS. (NO PROPOSED DIGGING NEAR ANY LARGE TREES OR IN CRITICAL ROOT ZONES)

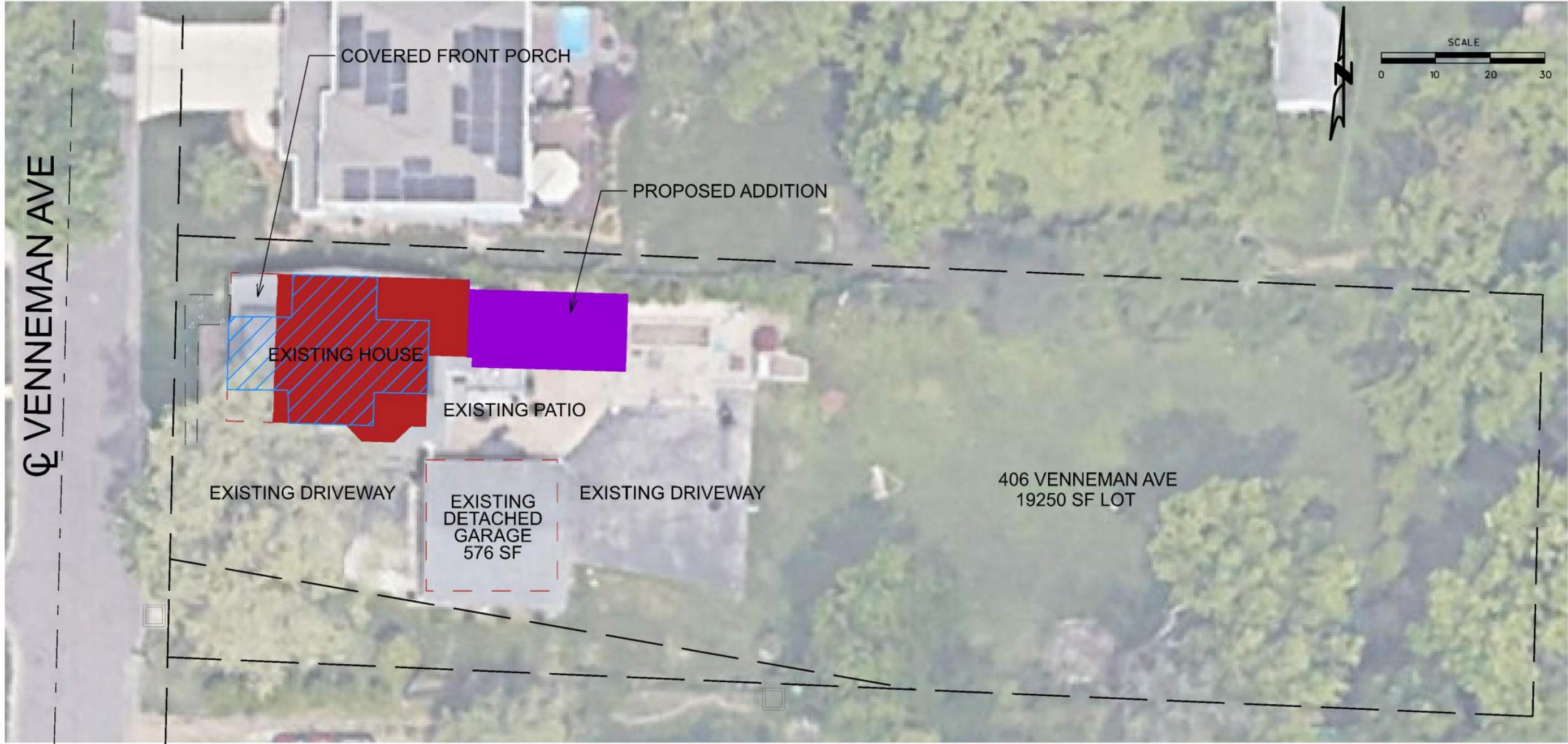
\*\*\* ADDITION EXTERIOR WALL DOES NOT ALIGN WITH EXISTING SO THAT IT CAN MAINTAIN A 7' SETBACK FROM THE PROPERTY LINE. (SEE FLOOR PLAN FOR DETAILED VIEW)

- PROPOSED ONE STORY ADDITION**
- EXISTING PAVEMENT TO BE REMOVED**
- EXISTING DECK TO BE REMOVED**



# FAR ILLUSTRATION AND AERIAL

406 Venneman Ave



**PROPOSED FAR RATIO = 10%**

**$(885+695+404) / 19250 = 0.10$**

**OTHER:**  
UNFINISHED LOWER LEVEL = 858 SF + 404 SF  
DETACHED GARAGE = 576 SF  
FRONT PORCH = 231 SF

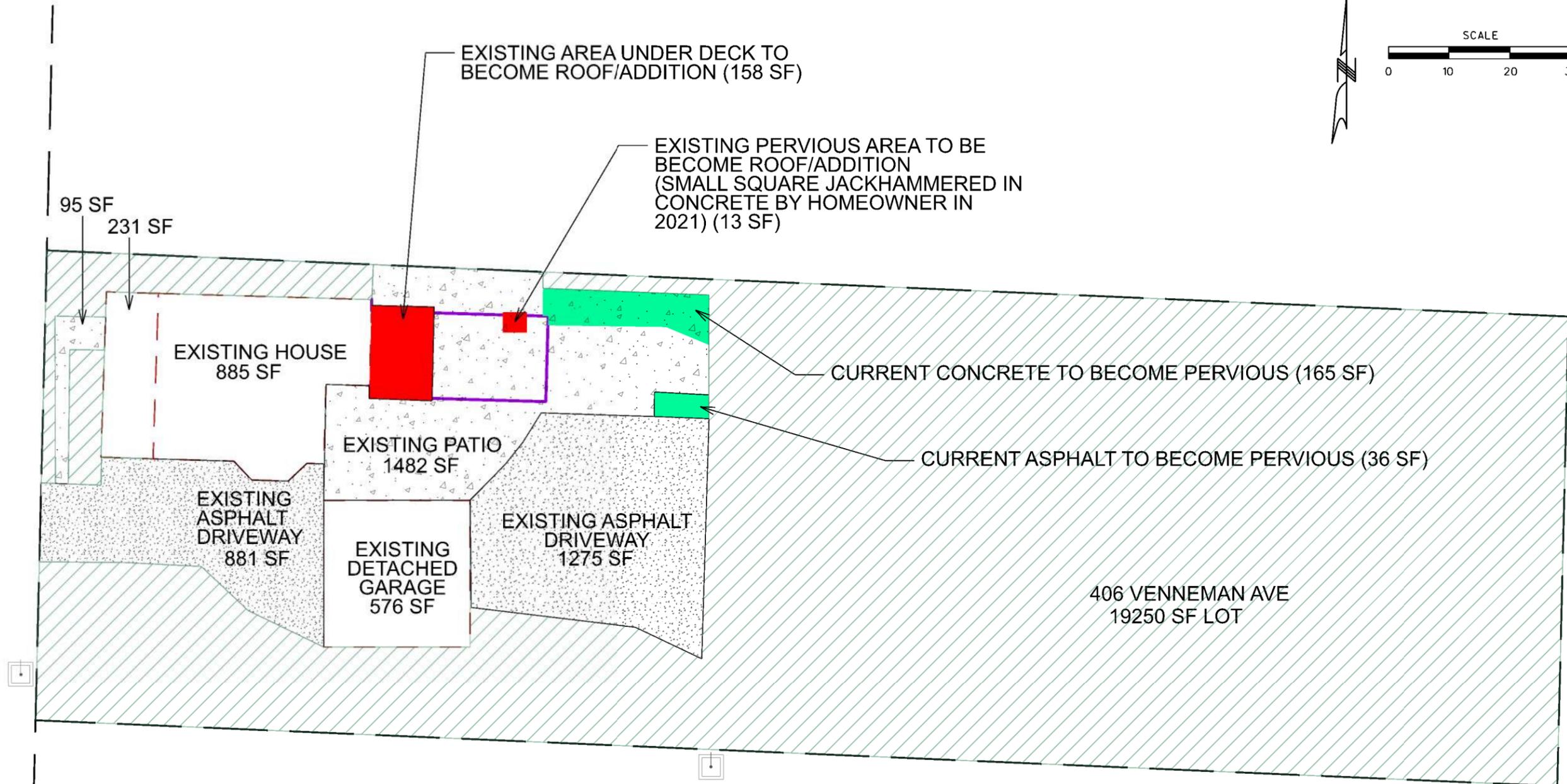
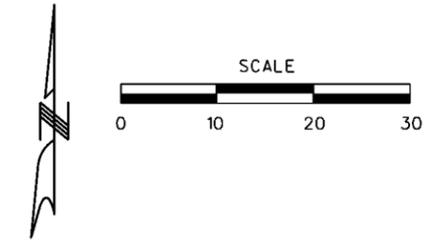
## FAR

-  EXISTING 1ST FLOOR (885 SF)
-  EXISTING 2ND FLOOR (695 SF)
-  PROPOSED 1ST FLOOR ADDITION (404 SF)

# PERVIOUS AND IMPERVIOUS AREA COVERAGE

**406 Venneman Ave**

**VENNEMAN AVE**



## IMPERVIOUS LOT COVERAGE CALCULATIONS

	AREA (SF)	ACRES	PERCENTAGE
TOTAL LOT	19250	0.44	
Existing Impervious Area	5425	0.12	28%
Proposed Impervious Area	5395	0.12	28%
Change	-30	0.00	0%

**Total Impervious Area to DECREASE by 30 SF**

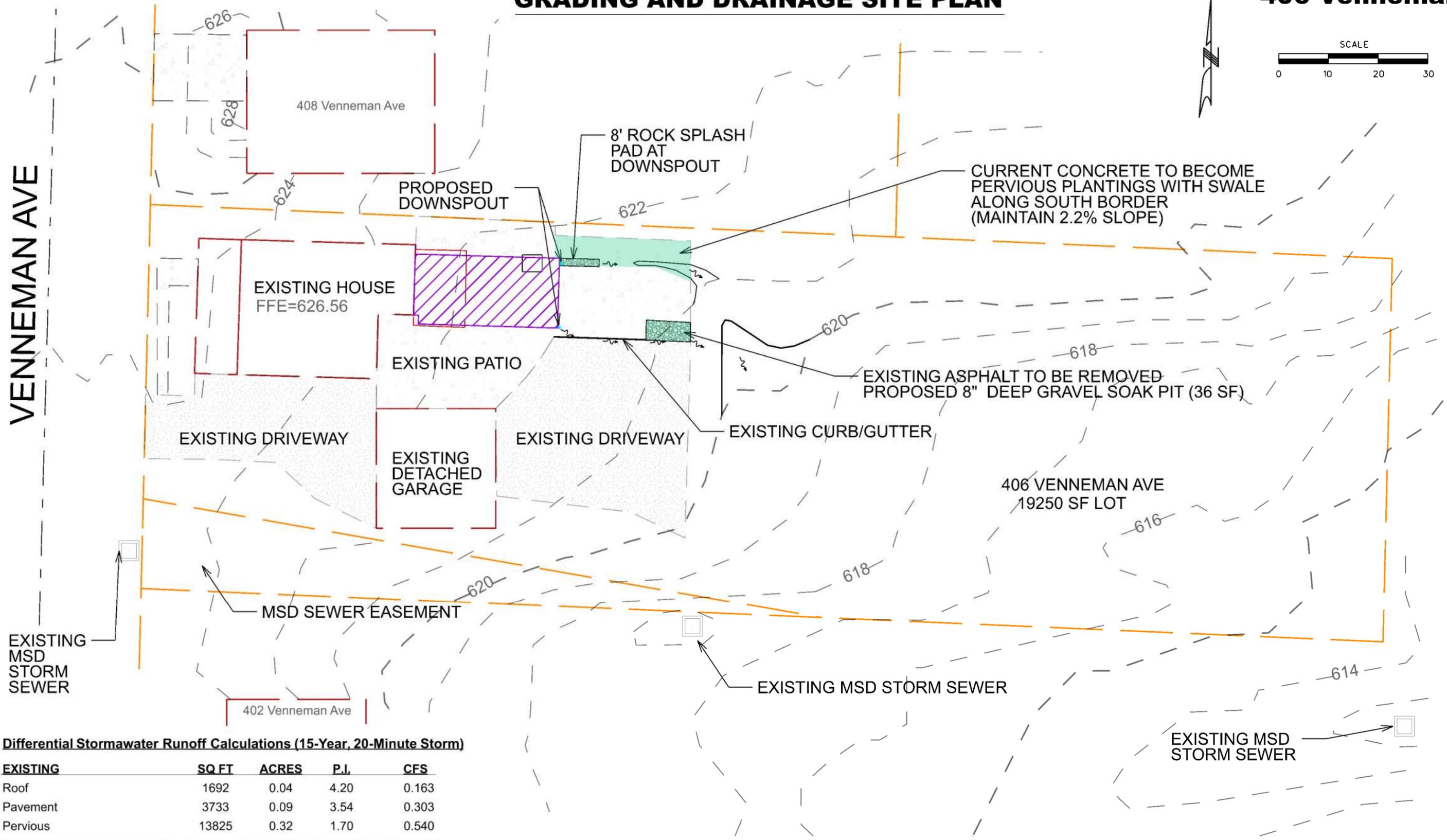
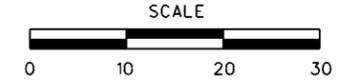
Front Yard Impervious Area Unchanged

- Existing Impervious to become Pervious = 201 sf**
- Existing Pervious to become Impervious = 171 sf**
- PROPOSED ADDITION**
- EXISTING STRUCTURE**

# GRADING AND DRAINAGE SITE PLAN

406 Venneman Ave

VENNEMAN AVE



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

EXISTING	SQ FT	ACRES	P.I.	CFS
Roof	1692	0.04	4.20	0.163
Pavement	3733	0.09	3.54	0.303
Pervious	13825	0.32	1.70	0.540
<b>Total</b>	<b>19250</b>	<b>0.44</b>	<b>NA</b>	<b>1.006</b>

PROPOSED	SQ FT	ACRES	P.I.	CFS
Roof	2096	0.05	4.20	0.202
Pavement	3295	0.08	3.54	0.268
Pervious	13859	0.32	1.70	0.541
<b>Total</b>	<b>19250</b>	<b>0.44</b>	<b>NA</b>	<b>1.011</b>

## Total Change in Flow (CFS) for Entire Property

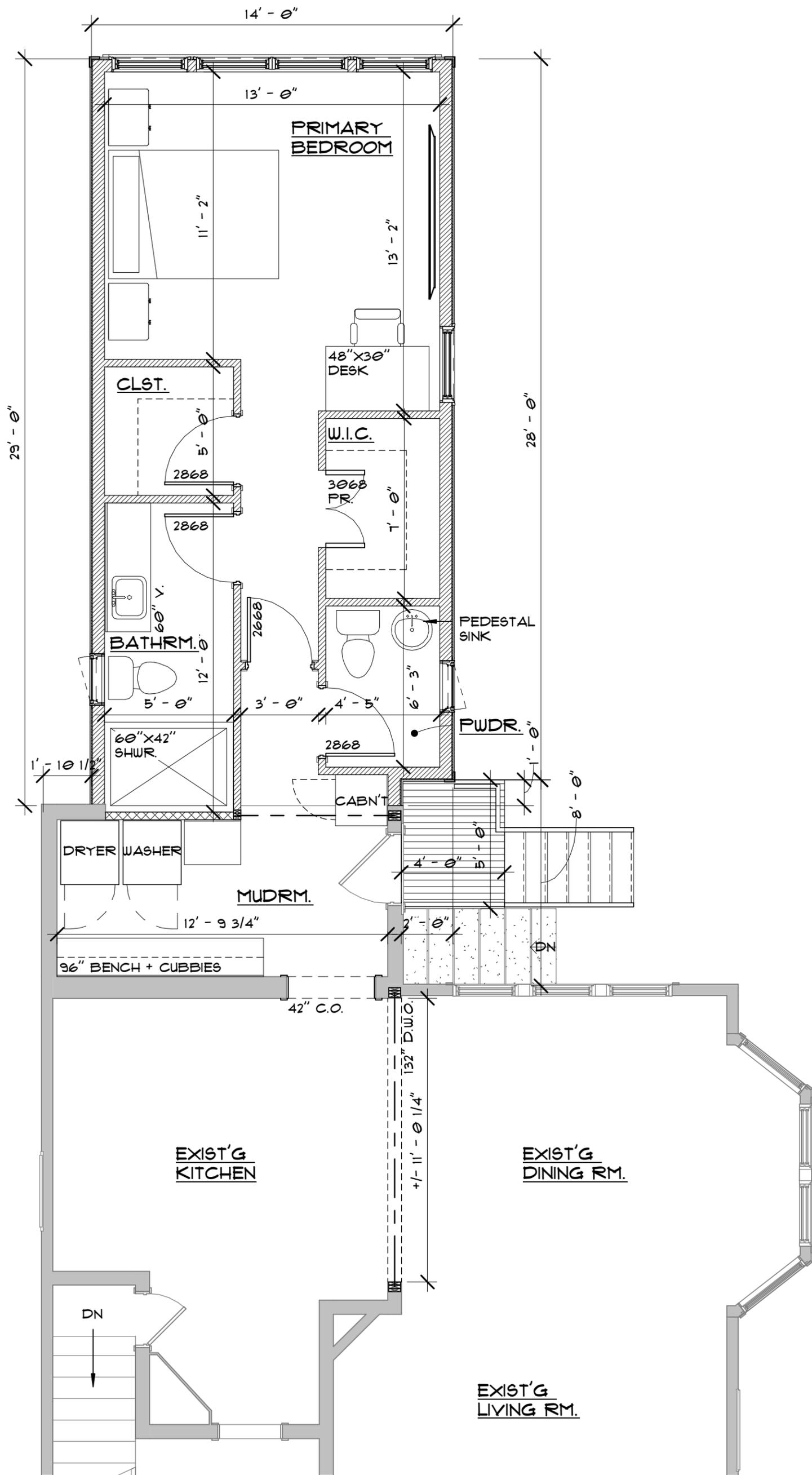
$1.010 - 1.006 = 0.0047$  CFS INCREASE  
 20MIN STORM STORAGE  $0.0047 \times 60 \times 20 = 5.6$  CF  
 8" deep X 36 SF Gravel Soak Pit 24.0 CF  
 Retention Capacity (~30% Voids) 7.2 CF  $7.2$  CF CAPACITY >  $5.6$  CF



**PROPOSED ADDITION**



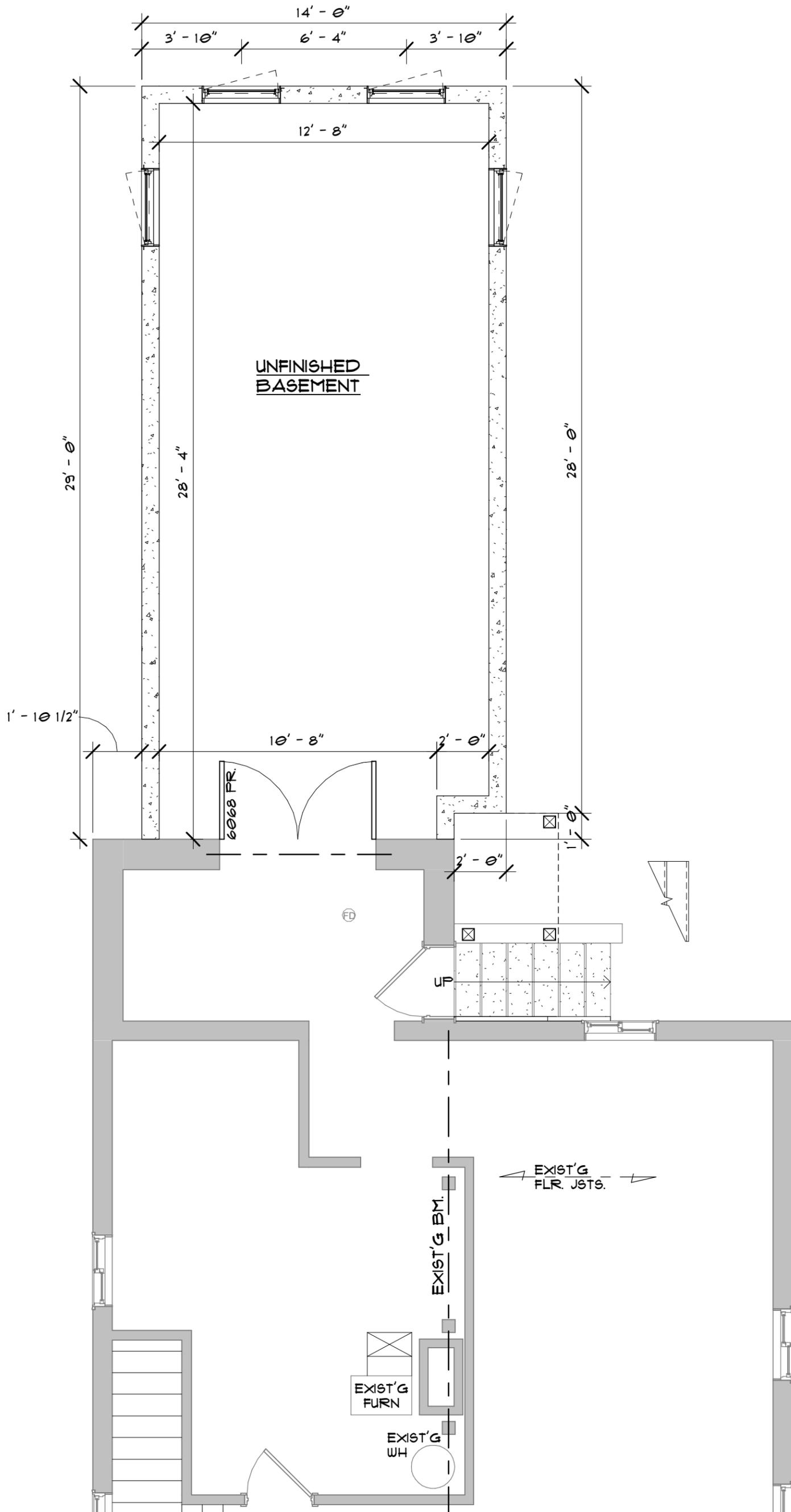
**EXISTING STRUCTURE**



# PROPOSED FIRST FLOOR PLAN

SCALE: 1/4"=1'-0"

SQUARE FOOTAGE OF ADDITION: 404 SF



**PROPOSED FOUNDATION PLAN**

SCALE: 1/4"=1'-0"

**406 Venneman Ave**



REAR ELEVATION

SCALE: 1/4"=1'-0"



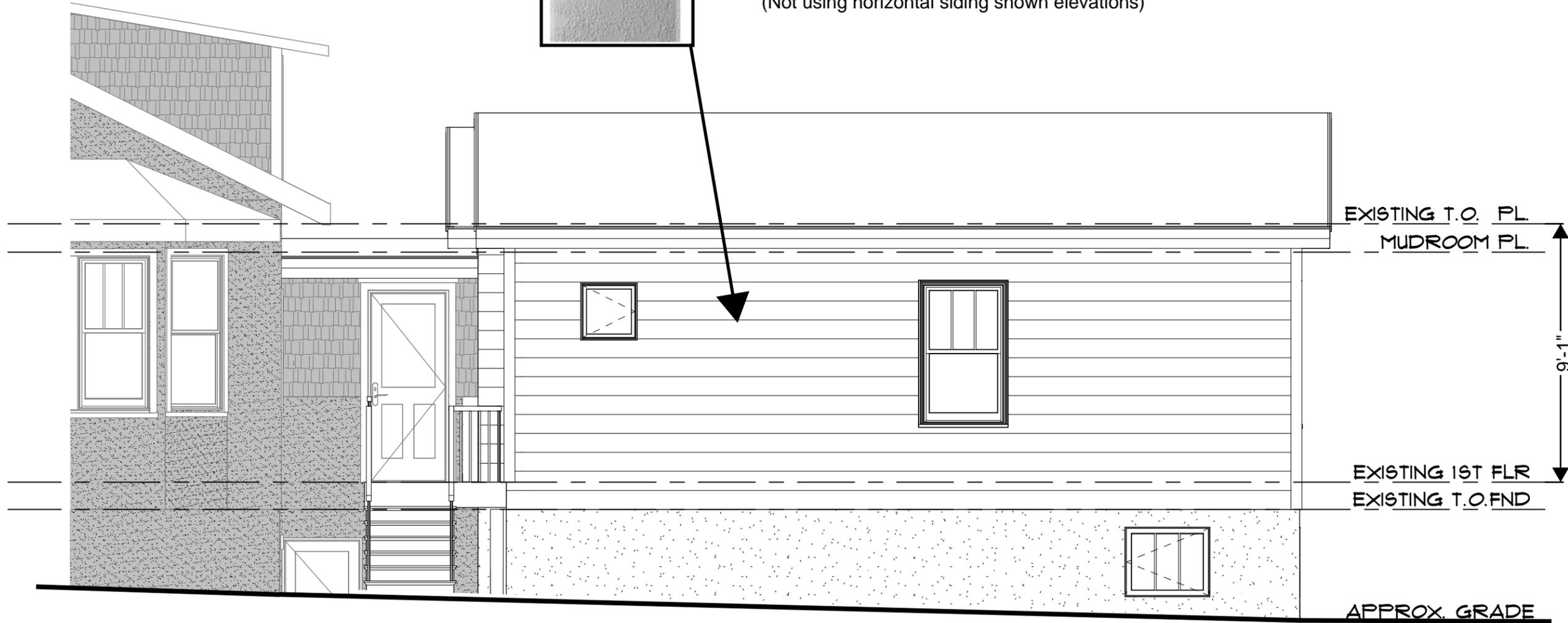
Shake Shingle Gables where shown- James Hardie Shingle Fiber Cement Straight Siding or similar shake shingles



Siding not shown as shake shingle to be James Hardie HardiePanel Fiber Cement Stucco Siding. (Will match exact HardiePanel Stucco Siding on garage-see photos) (Not using horizontal siding shown elevations)

Max. height of existing house measured to average grade

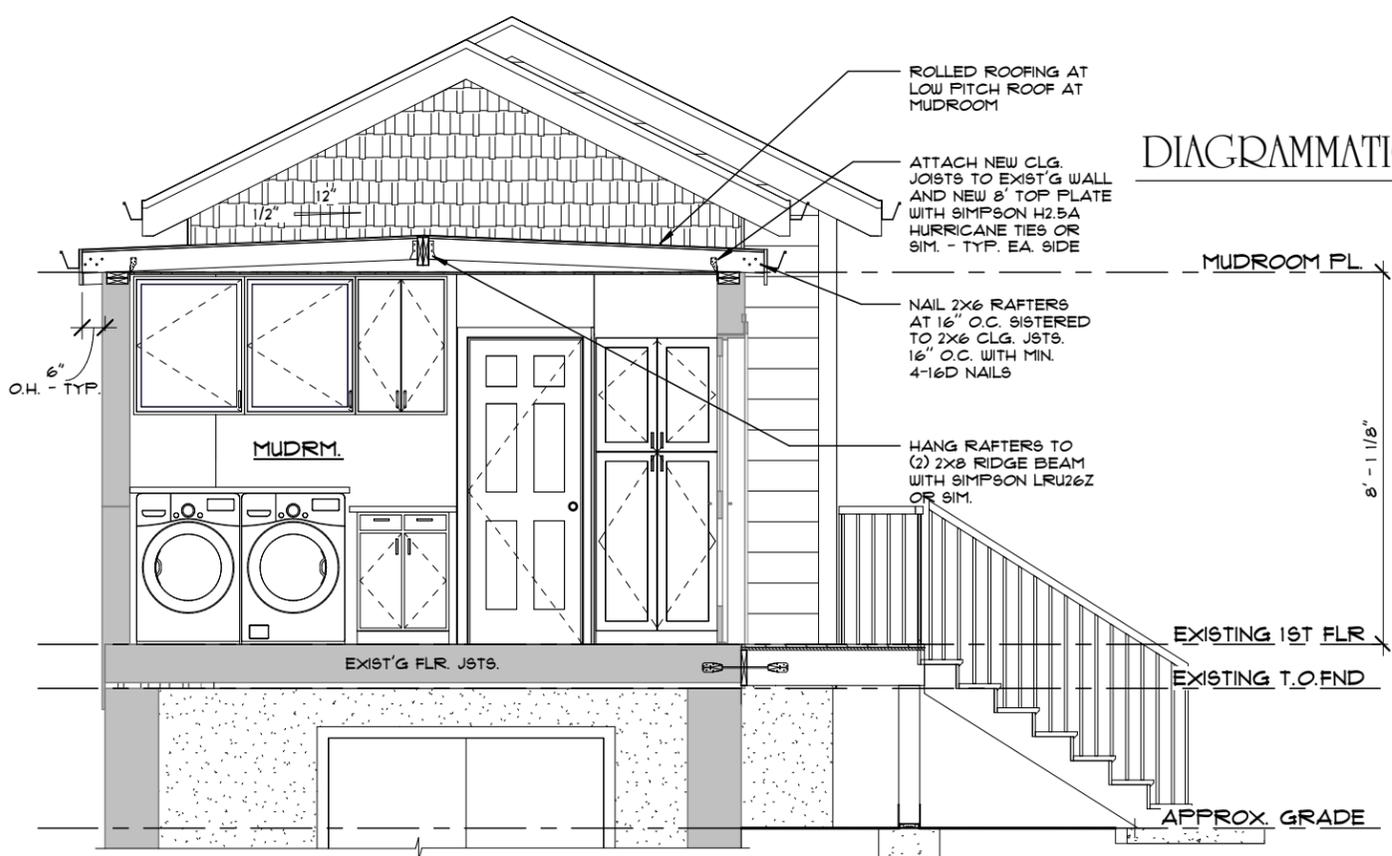
22'-6"



9'-1"

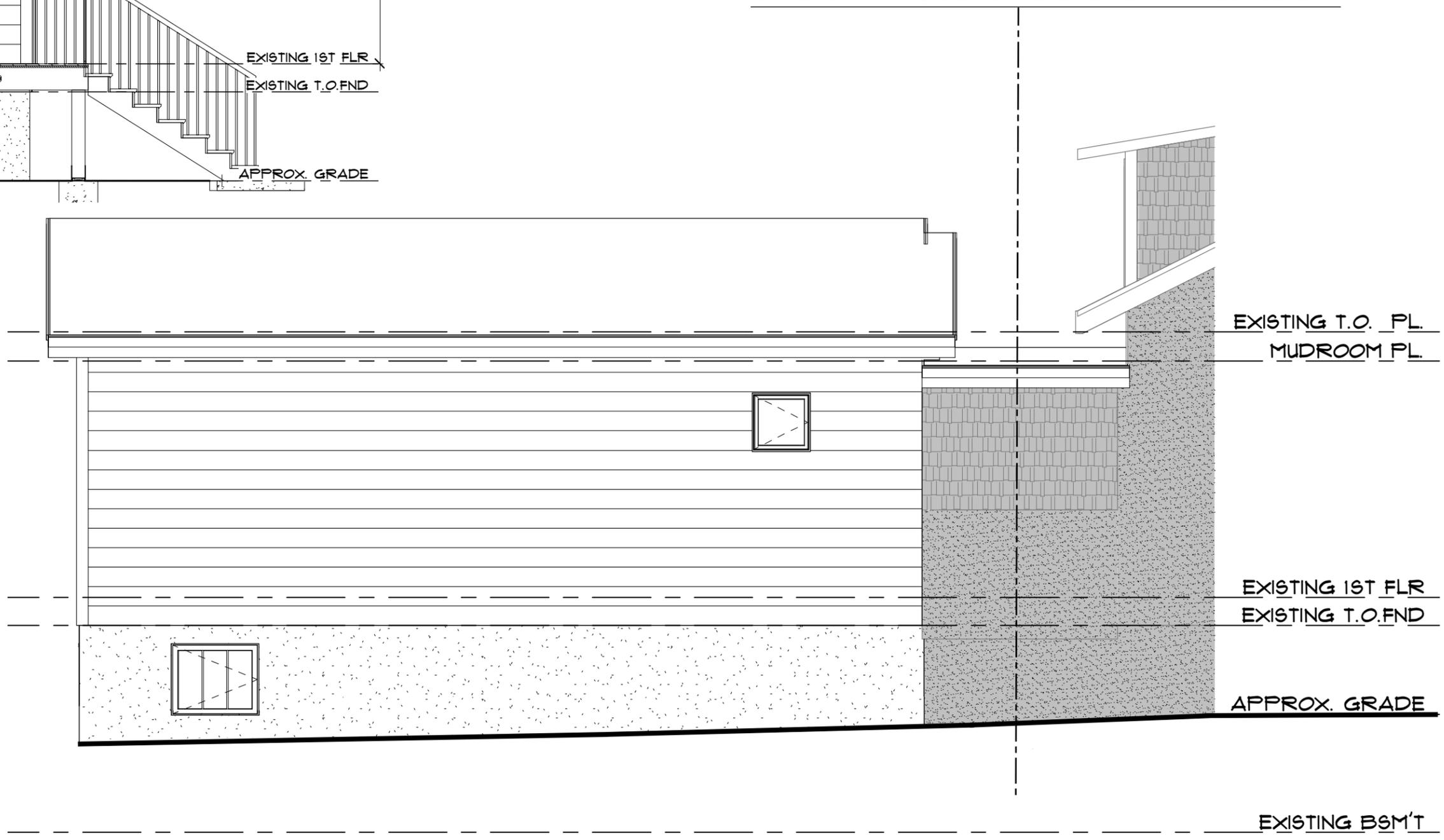
# RIGHT SIDE ELEVATION

SCALE: 1/4"=1'-0"



DIAGRAMMATIC BUILDING SECTION AT MUDROOM

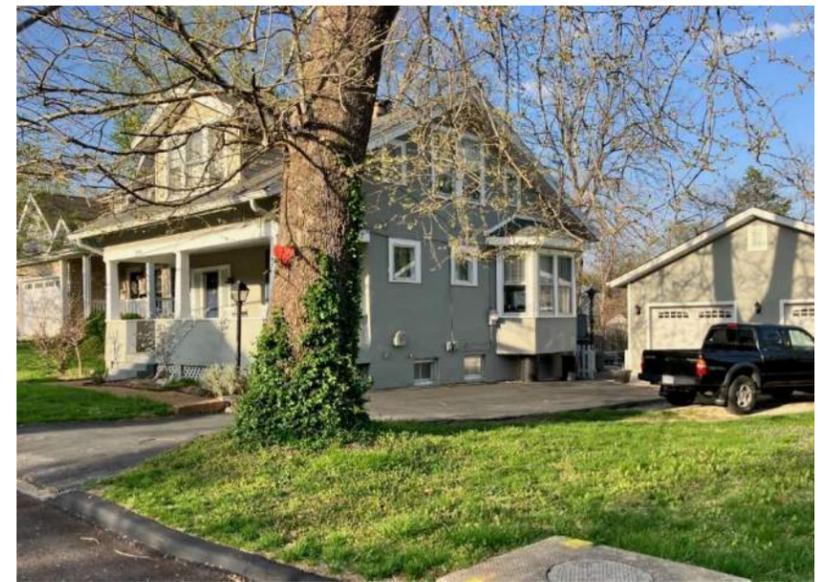
DIAGRAMMATIC BUILDING SECTION AT MUDROOM



LEFT SIDE ELEVATION

SCALE: 1/4"=1'-0"

406 Venneman Ave



Above: 406 Venneman Street Views



Above: Neighboring properties to Left and Right

Below: Rear Views at Addition location

