



**TENTATIVE AGENDA
SEPTEMBER 10, 2025 6:00 P.M.
ARCHITECTURAL REVIEW BOARD**

The ARB meeting will immediately follow the Plan Commission mtg., which starts at 6:00 p.m.

- I. MEETING CALLED TO ORDER
- II. ROLL CALL
- III. APPROVAL OF MINUTES: AUGUST 13, 2025
- IV. REVIEW OF PLANS FOR A REAR, SECOND-FLOOR ADDITION, EMILY AND JAMES MCATEE, 210 PARKLAND AVE.
- V. REVIEW OF PLANS FOR TWO ONE-STORY ADDITIONS, TONY TIMMERMAN, 417 HILL DR.
- VI. REVIEW OF PLANS FOR A GARAGE AND REAR ADDITION, DANIEL AND KELLY GARGAN, 400 PARKLAND AVE.
- VII. MISCELLANEOUS
- VIII. ADJOURNMENT

Gabrielle Macaluso
Community Engagement Officer

POSTED: 9:30 a.m., Sept. 5, 2025



MINUTES
ARCHITECTURAL REVIEW BOARD MEETING
August 13, 2025 – 7:30 p.m.

CALL TO ORDER

A meeting of the Architectural Review Board (ARB) of the City of Glendale was held on Wednesday, August 13, 2025. Chairman Fernhoff presided and called the meeting to order at 7:30 p.m.

ROLL CALL

<u>Members Present</u>	<u>Members Absent</u>
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<p>Jon Emert Chairman Fernhoff Mike Moran Reed Voorhees Laura Switzer Brad Weitekamp</p>	<p>John Falk</p>
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Also present were Frank Johnson, City Administrator; Gabby Macaluso, Community Engagement Officer; Allie Sievers, City Attorney.

APPROVAL OF MINUTES

Mr. Voorhees moved to approve the minutes from the July 9, 2025 meeting. The motion was seconded by Ms. Switzer and unanimously carried.

**REVIEW OF PLANS FOR
NEW HOME – Tom & Merilee
Curran, 725 E. Essex Ave.**

Chairman Fernhoff introduced the project at 725 E. Essex Ave. and invited the applicant to present the project.

Lauren Strutman, the project’s architect, led the presentation of the proposed new home. Ms. Strutman was joined by two stormwater specialists and the homeowners, Tom and Merilee Curran.

Drainage

Mr. Weitekamp expressed concerns regarding the lot coverage with a large home that is right under the maximum floor area ratio of .30 (FAR measures .2997), a pool, and limited green space. Although the plans call for use of permeable pavers instead of traditional pavement, Mr. Weitekamp expressed concern and questioned if permeable pavers should be treated the same as grass in terms of absorption and impact. He confirmed the FAR calculation with the applicant and City Administrator Frank Johnson. Mr. Johnson clarified that the current ARB guidelines provide discretion to the ARB about treating permeable pavers.

Mr. Weitekamp asked the applicant to extend permeable pavers past the southeast corner of the house.

Mr. Emert asked the applicant if they have a particular product in mind for the permeable pavers. The applicant said no.

The ARB confirmed that the existing pergola would be removed.

The ARB discussed the retaining wall located in the back of the property and how the area will drain. They expressed concern that water would become trapped between the garage and the wall unless there's an area inlet/drain added. They also had concerns about the scale of the wall and the height of the fence.

Mr. Voorhees noted that he would like to see how the wall will look before approving it, including finishing material information.

Mr. Moran noted that landscaping maintenance would be easier if there was a wider strip of land between the wall and the fence.

Landscaping

Mr. Weitekamp thinks the proposed plan is nice. He noted that there is one landmark tree, a Shingle Oak, between the two properties. The property owner said he discussed the tree with their neighbor, and the neighbor would like the tree to be removed now.

Ms. Switzer noted that the condensing units for the HVAC system are not on the plans. She stated that the applicant should figure out where they should be located and then add them to the plans.

To address the scale of the wall, Mr. Weitekamp asked the applicant to consider the impact on the property's topography if the pool area was sunken down. Ms. Strutman noted that the homeowners are building this as their retirement home and are trying to minimize the number of steps on the property. They would not be in favor of sinking the pool and adding more steps.

Architectural

Mr. Emert noted that the home is well designed, but he's struggling with the neighboring homes and elevations. He notes that the neighbor to the left has a backyard patio that is approximately 10 feet from the new house. He explained that this is a scale exercise, not just appearance and wants to see more streetscape plans/renderings.

Mr. Voorhees noted that he likes the look of the house, but he also thinks it's important to look at the elevation of the new home relative to the neighboring homes. He also requested a street elevation.

Mr. Moran said he is not worried about the home's massing because the homes next to it are large.

Ms. Switzer confirmed with the applicant that the garage will not be conditioned space.

Mr. Emert expressed concerns about the house's gable being so close to the neighbor's patio on the west side (701 E. Essex). The neighbors living at 701 E. Essex, Todd Thrasher and Carla Erickson, also expressed concerns regarding this gable and stormwater run off from the property during construction flooding their home.

Mr. Moran asked if an erosion control plan could be required. The ARB were supportive of this requirement.

Mr. Weitekamp asked if the retaining wall and grading could go in first to address water issues before the rest of the project was started. The applicant said yes.

Mr. Weitekamp also requested that some tall columnar habit evergreens be planted to provide privacy screening and break up the scale of the facade in the dead space between the proposed new home and the home located at 701 E. Essex Ave. The owners of 701 E. Essex and the applicant were amenable to the evergreens.

Mr. Moran moved to approve the applicant's project with the following conditions.

- Revise drawing C3 to turn off existing demolished features.
- Provide spot elevations between the garage and retaining wall to clarify drainage in the ground between the two structures.
- Extend permeable paving onto the driveway to the southeast corner of the house.
- Shorten length of retaining wall in the NE corner to minimize the amount of intrusion onto the tree # 8 root and canopy zone.
- Show condensing units on civil and landscape plans.
- Add/substitute some tall columnar habit shrubs in the west yard.
- Provide the street view composite drawing as required by the ARB guidelines.
- Provide an erosion control plan for construction phase.

The motion was seconded by Mr. Emert. The motion passed with a vote of 6 "Aye", 0 "Nay," and 1 Absent. The votes was as follows:

Chairman Fernhoff	"Aye"
Reed Vorhees	"Aye"
John Falk	Absent
Mike Moran	"Aye"
Laura Switzer	"Aye"
Jon Emert	"Aye"

REVIEW OF REVISED PLANS FOR ATTACHED COVERED PORCH ADDITION AND DETACHED CARPORT AND STORAGE SHED – Patrick Holleran, 112 Elm Ave.

Chairman Fernhoff introduced the project at 112 Elm Ave. At their July 9, 2025 meeting, the ARB asked the applicant to address the following comments:

- The survey is illegible, so contours should appear on the new site plan.
- Clarify that there is a French drain collecting the 367 square feet of pervious paving base course drain.
- All existing and new or modified draining apparatus and locations should be noted on drawings (ex. Drywells, conveyance pipes, drains, etc.).
- Mitigate the .03 CFS.
- Check route of drainage line where it passes the tree in the front yard, and modify as needed to avoid damaging tree.
- Drawings do not agree from A to C; all drawings need to agree.
- Tree removal is not clear—All trees slated for removal should be noted on drawings and not included on new site plan. New or replacement trees should be accurately noted on new site plan and not located on the property line.
- Provide photos of existing house.
- Plans should note that the shed’s siding finish will match existing house.
- Please provide material samples when resubmitting, so the ARB can see finish stain colors, siding color and material, metal fascia color.
- Have civil engineers provide a cross section of pervious paving and detail the base course thickness.

The applicant, Patrick Holleran, presented the updated plans. He also presented samples of the permeable pavers and hardy board that he will be using.

Mr. Weitekamp asked for photos of the trees to be removed and requested that they be added to the photo array. He also asked for the calliper size to be noted on the demolition plan and that a schedule of plantings be provided.

The ARB felt that the conditions were addressed.

Mr. Moran moved to approve the applicant’s project with the following conditions.

- Photograph the oak tree to be removed and include pictures in the existing conditions photograph sheet, drawing A1.7. Note the calliper size of that tree on the demolition plan.

- Add a plant schedule with the categories of information as indicated in the ARB community design guidelines appendix.

The motion was seconded by Mr. Voorhees. The motion passed with a vote of 6 “Aye”, 0 “Nay,” and 1 Absent. The votes was as follows:

Chairman Fernhoff	“Aye”
Reed Vorhees	“Aye”
John Falk	Absent
Mike Moran	“Aye”
Laura Switzer	“Aye”
Jon Emert	“Aye”
Brad Weitekamp	“Aye”

PRELIMINARY REVIEW OF PLANS FOR NEW HOME – Michael and Kathleen Bannes, 20 Elm Ave.

Chairman Fernhoff introduced the project at 20 Elm Ave. and invited the applicant to present the project.

The contractor, Mike Lewis with Lewis Homes, explained to the ARB that the property owners, Michael and Kathleen Bannes, will be tearing down the existing home and building a new home.

Mr. Moran confirmed with Mr. Lewis that the brick will all match.

Civil Plans

Mr. Lewis noted that he has a house fit plan right now, but the civil engineer is working on the civil plans. Mr. Lewis explained that the driveway will be on the left side of the property with the drainage and swale on the right side and going out toward Elm Ave. He noted that the swale will come from behind the property to help handle drainage when the detached structure (former carriage house/photography studio) is removed.

Mr. Moran said that when there’s a large, paved surface located close to the property boundary, the ARB will sometimes ask for some amount of curb to be placed on the edge of the pavement to keep the water from running off on the neighboring property. He asked Mr. Lewis to consider adding a curb to the northside of the driveway to direct the water down toward the street.

The neighbor residing at 22 Elm Ave., Denise Mullin, noted that she attended the meeting because she has concerns about the driveway and the shared planter area between her driveway and the driveway of 20 Elm Ave. She said she postponed redoing her own driveway when she found out about the plans for 20 Elm Ave. She said she would like to come up with a plan with the new owners and Mr. Lewis for removing the planter and replacing it with some attractive landscaping that’s

conducive to drainage. She wants the plan to consider the driveway needs for each property.

Mr. Moran noted that with the new ARB guidelines, Mr. Lewis will need to mitigate water for the entire property, particularly the roof of the house and porch. He advised Mr. Lewis to consult the guidelines full details.

Ms. Mullin also expressed concern about water issues that may occur during the construction of 20 Elm Ave., especially if the building process takes some time to complete. She also asked about the coordination and timing of installing new driveways on 20 and 22 Elm Ave. Mr. Lewis said he would work with her on both matters. He said he thinks he can reconfigure the planned driveway for 20 Elm Ave. to add some additional green space to the area between the driveways.

Landscaping

Mr. Weitekamp and Mr. Moran noted the need for a tree replacement plan and detailed landscaping plan.

Architecture

Mr. Moran asked for street view rendering and noted that he likes the planned center massing with the upper story that steps down into the smaller mass. He said this makes the proposed new home fit in well with the existing houses near it.

Ms. Switzer expressed concern about the brick that's described as floating by itself on the upper story. She noted that since brick is usually loadbearing, it should be carried down into the porch or some sort of tie-in to the other brick.

Mr. Emert suggested a smoother transition from the brick to the siding. Mr. Lewis explained that the owner was trying to contain cost by limiting the use of brick. Mr. Lewis noted that he and the homeowners will consider removing the brick from the second story and using different material for that element of the building's façade.

Mr. Emert advised Mr. Lewis to make sure that the site plan matched the house's footprint.

Mr. Voorhees clarified with Mr. Lewis that the space of the garage will not be habitable space.

PRELIMINARY REVIEW OF PLANS FOR FIRST & SECOND STORY ADDITIONS

Chairman Fernhoff introduced the project at 210 Parkland Ave. and invited the applicant to present the project.

– Emily and James Mcatee, 210 Parkland Ave.

Mr. Shaver, the architect of 210 Parkland Ave., presented the plans, which entail first and second story additions. He explained that the project includes no additional footprint of the house because the second floor addition will be added to the existing first floor in the rear of the home. The first-floor addition on the side of the property is replacing a portion of the existing structure.

Mr. Shaver asked the ARB if the draining and grading drawing requirements can be waived. The ARB said yes as long as he is not addressing grades and is staying within the existing house's footprint.

Mr. Emert ask if downspouts will be added or removed. Mr. Shaver confirmed that the existing downspouts noted on the plan will stay and any new downspouts will be tied into existing drainage.

Mr. Moran noted that the design matches and fits in with the properties near it.

Mr. Switzer confirmed that there is attic access from the sitting room on the second story. She also noted the importance of shutter consistency on the home's windows. She said it's not grounds for denial, but just a note for consideration.

The ARB reminded Mr. Shaver to make sure that all his elevations are noted accurately.

With regards to the exposed foundation wall for the first-floor rebuild, the ARB encouraged Mr. Shaver to read the ARB guidelines. Painted or textured concrete are suitable treatments for exposed foundation walls greater than 12" tall.

Mr. Moran noted that the ARB's preference is to bring the siding down on the wall or bring the grading up to limit exposed foundation wall height. The ARB clarified that this foundation wall treatment is only required on the new foundation walls related to the office addition on the first floor. Since this is an existing house, Mr. Shaver does not have to treat all foundation walls already existing.

Mr. Shaver confirmed with the ARB that he does not have to present grading and drainage plans, nor a landscaping plan since no grading or drainage changes will occur and no trees will be removed. Mr. Weitekamp did ask that the drawings have notes clarifying that the items shown—the wall, trees, etc.—will remain.

MISCELLANEOUS – Meeting Timing

The ARB members discussed how to schedule Plan Commission and ARB meetings when both meetings have large agendas. Mr. Moran expressed a preference to have the meetings on different nights if

agendas are long. Mr. Voorhees suggested that if staff think the Plan Commission meeting is going to take longer than 30 minutes, the meeting be held on a different night than the ARB meeting. Mr. Johnson said he would check with the code to clarify if the meetings can be held separately.

Mr. Johnson noted that the term impervious surface is not defined in the ARB guidelines. Mr. Weitekamp noted that there was additional language defining impervious surface and the percentage of acceptable permeability, but it was removed to limit the length of the guideline document.

The ARB discussed if permeable pavers should be treated the same as grass in terms of water absorption and run-off implications. Mr. Weitekamp felt they should not be treated the same because absorption is dependent upon paver system maintenance and it diminishes overtime without appropriate maintenance. Mr. Johnson said he would look up edits from the ARB guideline drafting process to determine if additional clarification can be added.

ADJOURN

Mr. Moran motioned to adjourn the meeting. The motion was seconded by Ms. Switzer and unanimously carried to adjourn the meeting at 9:50 p.m.



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

Rec. on 8/22/25
pd. on 8/22/25

APPLICATION FOR ARCHITECTURAL REVIEW BOARD

APPLICATION DATE 8/22/25 DATE OF ARB MEETING 9/10/25 ESTIMATED COST \$100,000

PROJECT ADDRESS 210 Parkland GLENDALE, MO 63122

NAME OF PROPERTY OWNER Emily & James Mcatee PHONE NUMBER 314-808-3417

CONTRACTOR (NAME) Campbell House & Home PHONE NUMBER 618-978-0145

CONTRACTOR ADDRESS 3023 Watson Rd, St. Louis MO 63139

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

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

DETAILED DESCRIPTION OF WORK BEING PROPOSED: Screened porch demolition, 1-story office addition, and 2nd floor addition on the back of the house.

FLOOR AREA RATIO 25.4% (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.) 594

TOTAL FLOOR AREA OF EXISTING STRUCTURE (SQ. FT.) 3232

TOTAL SQ. FT. OF LOT 14,500 WIDTH AND DEPTH OF LOT (FT.) 100'x145'

HEIGHT OF STRUCTURE 30'-6" (EXISTING) NUMBER OF STORIES 2

ESTIMATED COMMENCE DATE November 2025 EST. COMPLETION DATE April 2026

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 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%.

N/A -- No anticipated changes to grading or drainage.

no changes proposed

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:

N/A -- no changes proposed

- 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:

N/A -- no changes proposed

- 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 no proposed changes
12. **Composite Street Elevation.** ¼" = 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 ¼" = 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.



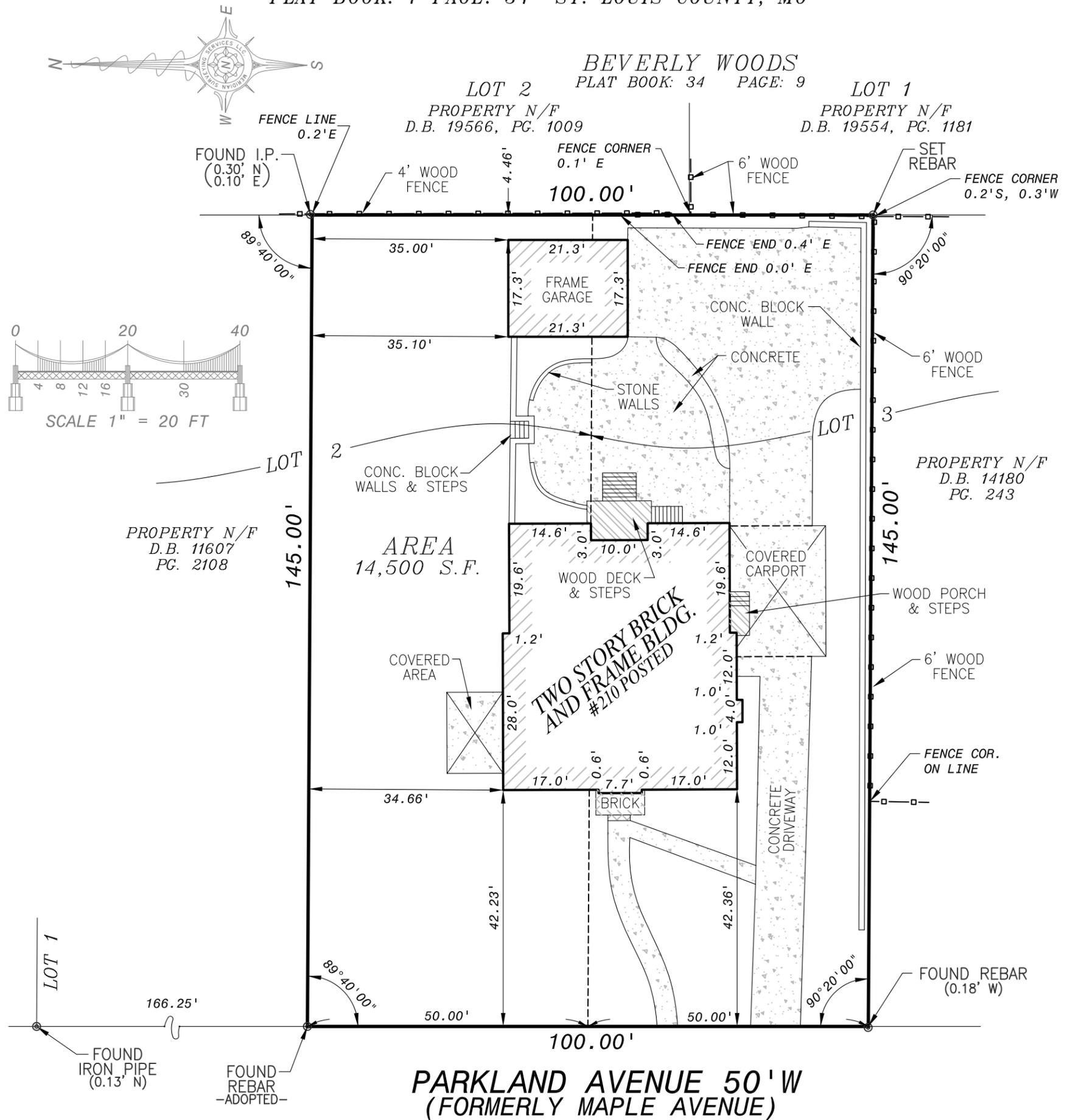
SIGNATURE OF APPLICANT

8/22/2025

DATE

BOUNDARY AND IMPROVEMENT SURVEY

THE SOUTH 50' OF LOT 2 AND THE NORTH 50' OF LOT 3, IN BLOCK 8 OF BONITA PARK
 PLAT BOOK: 7 PAGE: 34 ST. LOUIS COUNTY, MO



**PARKLAND AVENUE 50' W
 (FORMERLY MAPLE AVENUE)**

SOURCE OF RECORD DESCRIPTION:

FIDELITY NATIONAL TITLE INSURANCE COMPANY
 CTC FILE NO.: 18305938/REV 1
 COMMITMENT DATE: 02/06/2018 AT 08:00 AM

SCHEDULE B SECTION II SPECIAL EXCEPTIONS:

NONE.

GENERAL NOTES:

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

THIS IS TO CERTIFY TO JAMES AND EMILY MCATEE, WELLS FARGO BANK AND CONTINENTAL TITLE COMPANY, THAT AT THEIR REQUEST, MERIDIAN SURVEYING SERVICES LLC., HAS DURING THE MONTH OF MARCH, 2018, EXECUTED A RESURVEY OF PART OF LOT(S) 2 AND 3 IN BLOCK 8 OF BONITA PARK, A SUBDIVISION ACCORDING TO THE PLAT THEREOF RECORDED IN PLAT BOOK 7, PAGE 34 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 STANDARDS FOR PROPERTY BOUNDARY SURVEYS FOR AN URBAN CLASS PROPERTY. PRIOR TO ANY CONSTRUCTION, THE ZONING 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.

BASIS OF BEARING OR ANGLES:

BONITA PARK
 PLAT BOOK: 7 PAGE: 34

DATE: 03/13/2018

Meridian Surveying Services LLC (agent)



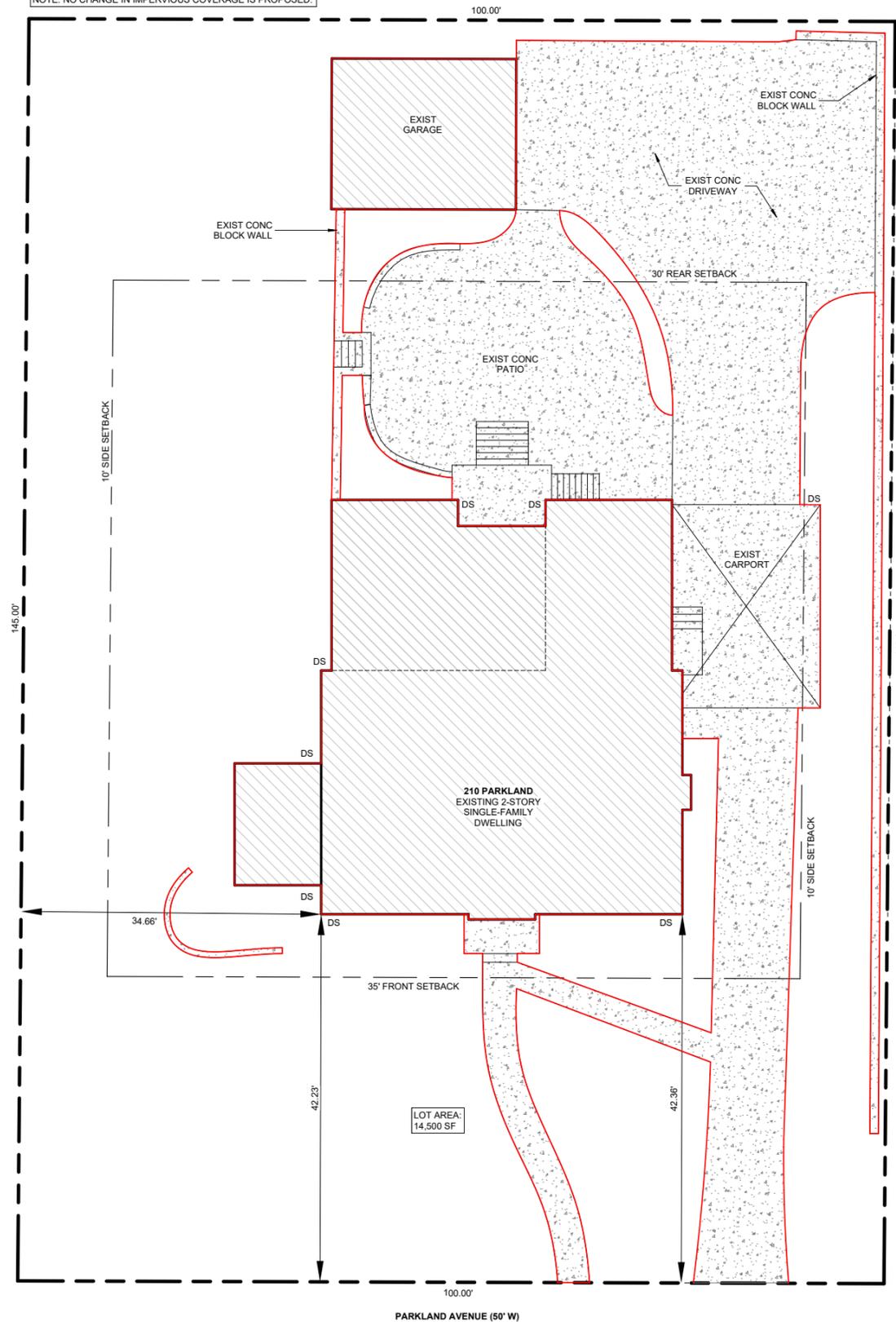
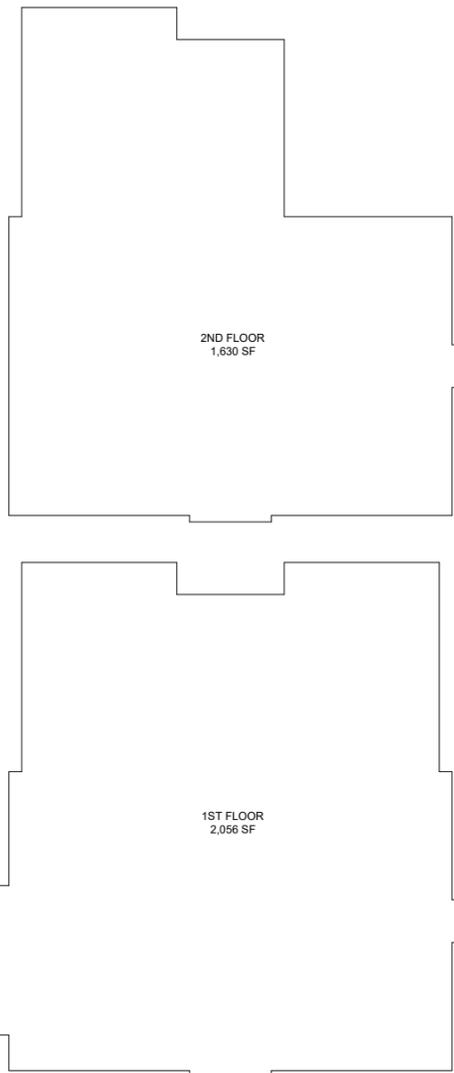
MERIDIAN LAND SURVEYING
 21 POINT WEST BLVD
 ST. CHARLES, MO 63301
 PHONE: 636-939-2900 FAX: 636-946-9099
 WWW.MERIDIANLANDSURVEYING.COM
 © 2018 MERIDIAN SURVEYING SERVICES, LLC
 CORPORATE LICENSE NO. 2010021844

DRAFTER: AJ	REVIEWED BY: LCF	FIELD CREW: KLN/AJS
DATE: 06/13/2018	DRAWING NO.: 01	PROJECT NO.: 63357

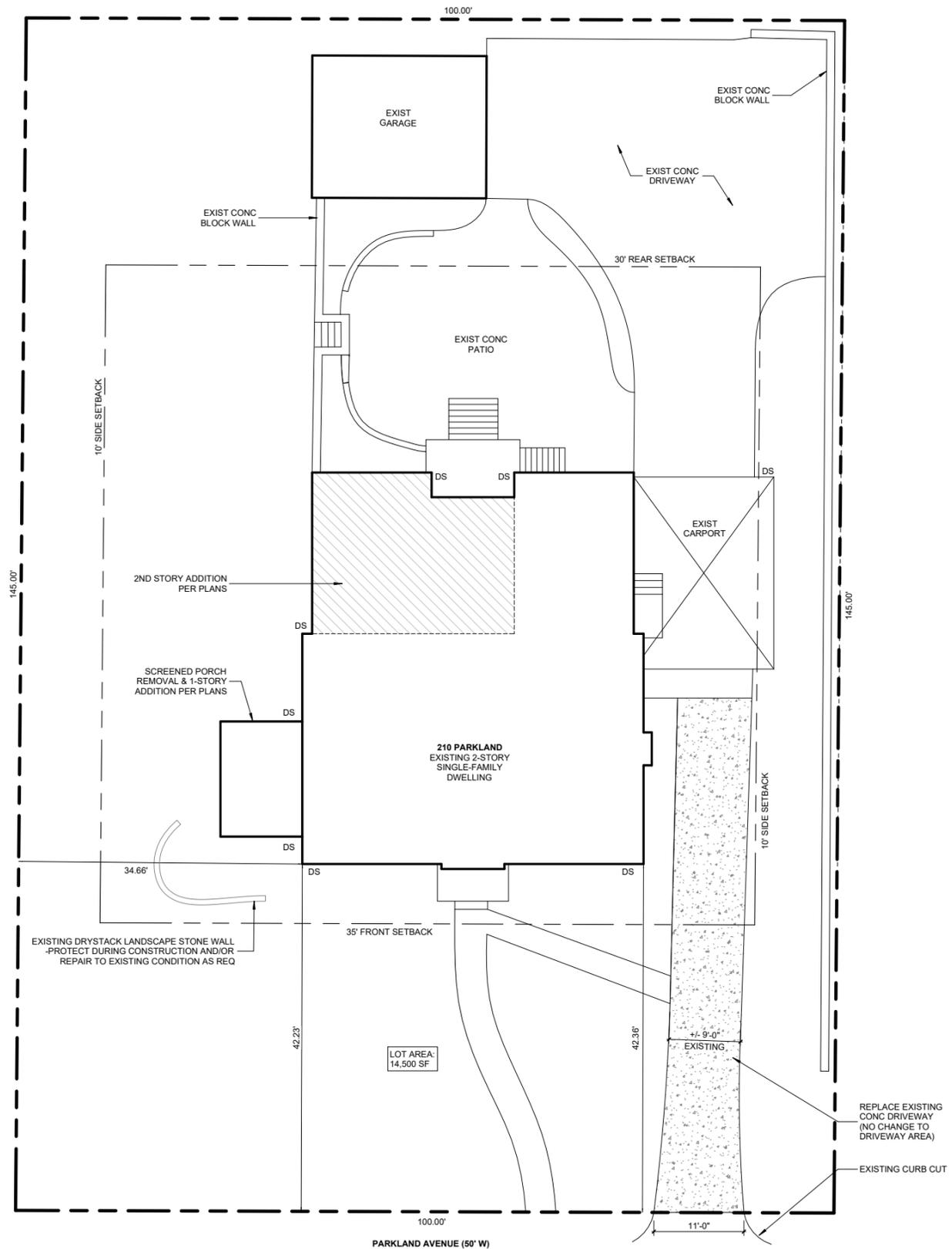
SHEET
2
 OF 2

COVERAGE INFORMATION:
 PAVEMENT = 3,889 SF
 BUILDING (GARAGE & HOUSE) = 2,425 SF
 TOTAL IMPERVIOUS = 6,314 SF
 LOT AREA: 14,500 SF
COVERAGE = 6,314 / 14,500 = 43.5%
 (55% MAX COVERAGE ALLOWED)
 NOTE: NO CHANGE IN IMPERVIOUS COVERAGE IS PROPOSED.

FAR CALCULATION:
 LOT AREA 14,500 SF
 1ST FLOOR 2,056 SF
 2ND FLOOR 1,630 SF
 TOTAL FLOOR AREA 3,686 SF
 FLOOR AREA RATIO 25.4%
 (MAX ALLOWED FAR IS 30%)



DOWNSPOUT NOTES:
 1. EXISTING DOWNSPOUTS CURRENTLY CONNECTED TO PIPING BELOW GRADE.
 2. PROPOSED DOWNSPOUTS TO UTILIZE EXISTING TERMINATION / CONNECTION POINTS.



3 FLOOR AREA RATIO (FAR) ILLUSTRATION
 1/8" = 1'-0"

2 AREA COVERAGE PLAN
 1/8" = 1'-0"

1 SITE PLAN
 1/8" = 1'-0"



NEIGHBOR TO THE NORTH



NEIGHBOR TO THE SOUTH



REAR YARD



EAST (REAR) FACADE



EAST (REAR) FACADE



NORTH FACADE



SIDE/REAR YARD LOOKING TOWARD STREET



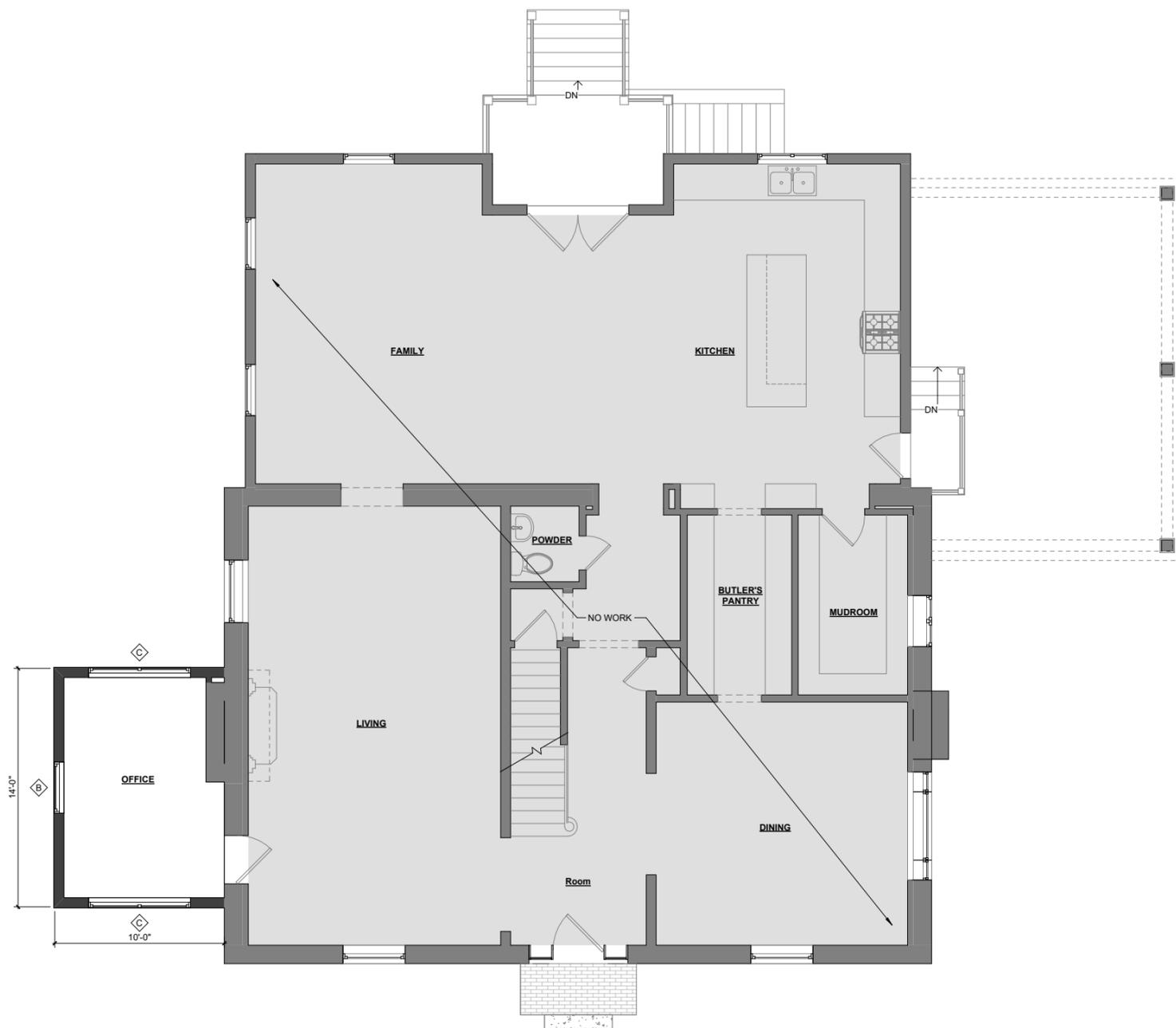
NORTH FACADE / SIDE YARD



WEST (FRONT) FACADE



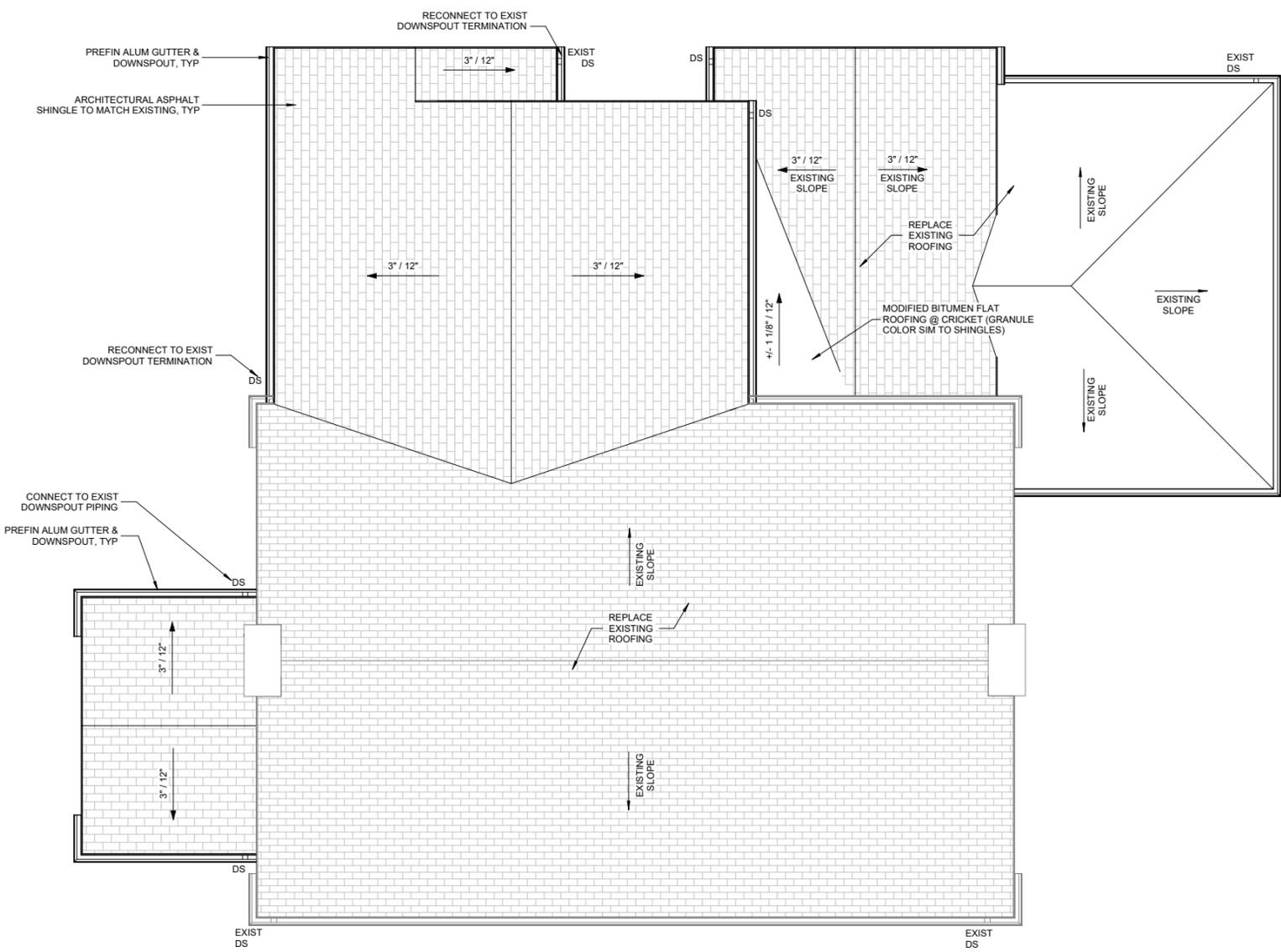
SOUTH / WEST FACADE



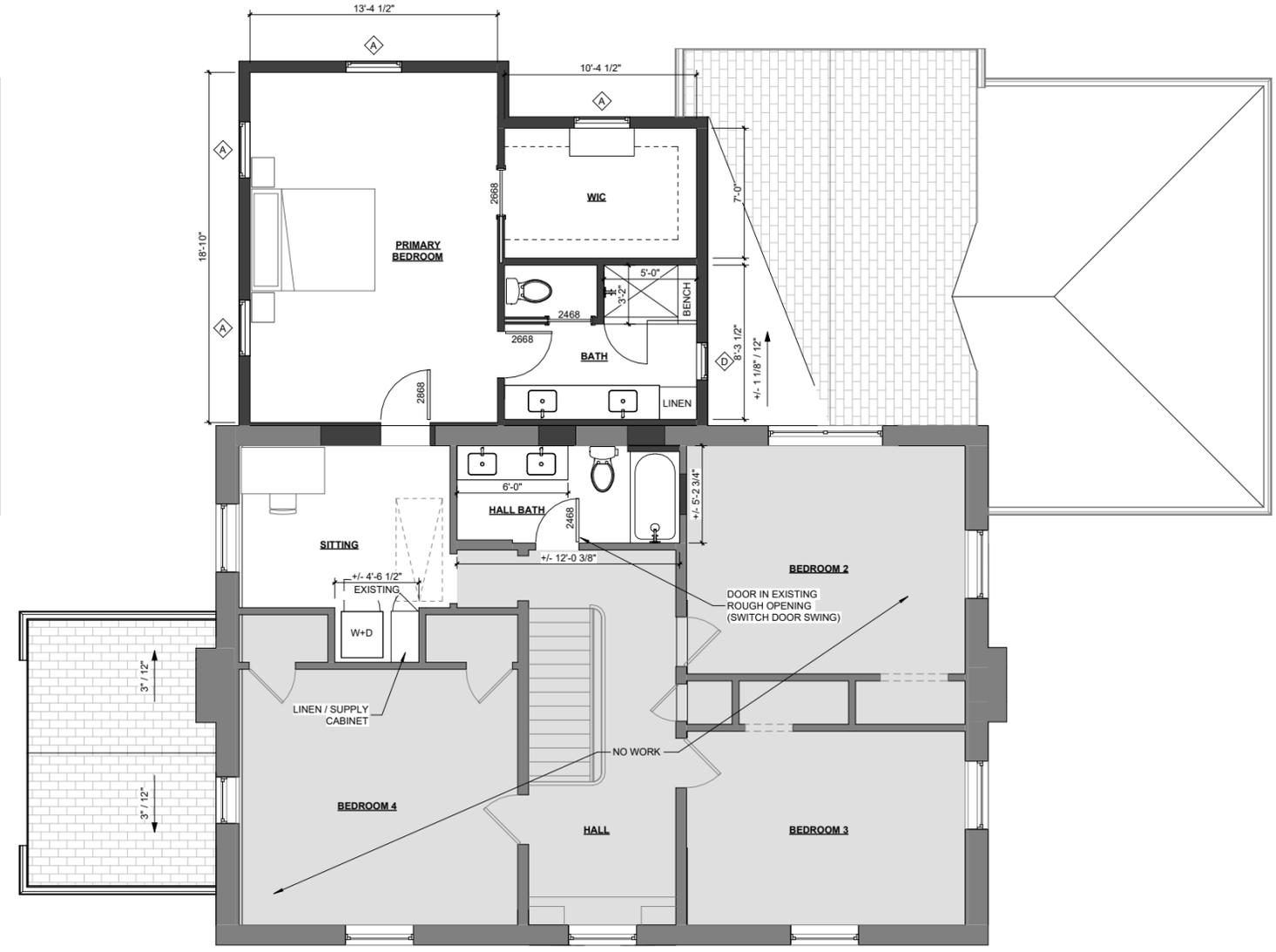
2 1ST FLOOR PLAN
1/4" = 1'-0"



1 BASEMENT PLAN
1/4" = 1'-0"



2 ROOF PLAN
1/4" = 1'-0"



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

WINDOW SCHEDULE					
MARK	WIDTH	HEIGHT	TYPE	FRAME MATERIAL	COMMENTS
A	3'-0"	5'-0"	DOUBLE HUNG	VINYL	
B	3'-0"	5'-6"	DOUBLE HUNG	VINYL	
C	6'-0"	5'-6"	DOUBLE HUNG - DOUBLE	VINYL	
D	2'-0"	4'-6"	DOUBLE HUNG	VINYL	



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



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

WINDOW SCHEDULE					
MARK	WIDTH	HEIGHT	TYPE	FRAME MATERIAL	COMMENTS
A	3'-0"	5'-0"	DOUBLE HUNG	VINYL	
B	3'-0"	5'-6"	DOUBLE HUNG	VINYL	
C	6'-0"	5'-6"	DOUBLE HUNG - DOUBLE	VINYL	
D	2'-0"	4'-6"	DOUBLE HUNG	VINYL	



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



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



3D VIEW - VIEW FROM REAR/SIDE YARD



3D VIEW - VIEW FROM STREET



STREETSCAPE

Submitted & pd. on
8/20/25 MSU



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

APPLICATION FOR ARCHITECTURAL REVIEW BOARD

APPLICATION DATE 8/20/25 DATE OF ARB MEETING 9/10/25 ESTIMATED COST 162,000
PROJECT ADDRESS 417 Hill DR. GLENDALE, MO 63122
NAME OF PROPERTY OWNER TONY TIMMERMAN PHONE NUMBER 314-402-9980
CONTRACTOR (NAME) LAKESIDE RENOVATION: DESIGN PHONE NUMBER 636-978-5000
CONTRACTOR ADDRESS 139 CHESTERFIELD INDUSTRIAL BLVD
ARCHITECT (NAME) _____ PHONE NUMBER 636-978-5000
ARCHITECT ADDRESS 139 CHESTERFIELD INDUSTRIAL BLVD
DETAILED DESCRIPTION OF WORK BEING PROPOSED: KITCHEN : PRIMARY SUITE
ADDITION.
FLOOR AREA RATIO 36.5% (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.) 380
TOTAL FLOOR AREA OF EXISTING STRUCTURE (SQ. FT.) 1533
TOTAL SQ. FT. OF LOT 8286 WIDTH AND DEPTH OF LOT (FT.) 124.90' X 95.35'
HEIGHT OF STRUCTURE 13'-5" NUMBER OF STORIES 1
ESTIMATED COMMENCE DATE 10/20/25 EST. COMPLETION DATE 11/28/25

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 (Arch D 24" x 36" size paper is acceptable). Electronic PDF copies must also be submitted, either by email to 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:

NIA

- 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:

NIA

- 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.
- 12. **Composite Street Elevation.** ¼" = 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 ¼" = 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.


SIGNATURE OF APPLICANT


DATE

KITCHEN AND BEDROOM ADDITION

TIMMERMAN RESIDENCE

417 HILL DR.

GLENDALE, MO 63122

SCOPE OF WORK

KITCHEN REMODEL W/ ADDITION AND PRIMARY SUITE REMODEL W/ ADDITION (380 S.F.)

INDEX OF DRAWINGS

- A1 COVER SHEET AND PROPOSED SITE PLAN
- A2 DEMOLITION PLAN
- A3 PROPOSED FOUNDATION PLAN
- A4 PROPOSED FLOOR PLAN
- A5 PROPOSED ELECTRICAL & LIGHTING PLAN
- A6 PROPOSED ROOF PLAN
- A7 PROPOSED ELEVATIONS
- A8 SECTION DETAILS
- A9 SECTION DETAILS
- A10 STORMWATER MITIGATION PLAN

GENERAL NOTES:

CONCRETE

- CONCRETE MINIMUM COMPRESSIVE STRENGTH SHALL BE:
 - 3000 PSI COMPRESSIVE STRENGTH MIN. AT 28 DAYS IN VERTICAL WALLS THAT ARE NOT EXPOSED TO WEATHER.
 - 3000 PSI COMPRESSIVE STRENGTH MIN. AT 28 DAYS IN VERTICAL SURFACES THAT ARE EXPOSED TO WEATHER.
 - 3500 PSI COMPRESSIVE STRENGTH MIN. AT 28 DAYS IN ALL EXPOSED FLATWORK SURFACES INCLUDING GARAGE SLABS, WALKS, & STEPS
- MINIMUM YIELD STRENGTH OF REINFORCING STEEL SHALL BE 40,000 PSI (GRADE 40) (276 MPa). IN ACCORDANCE WITH SECTION R404.1.2.3.1, 2015 IRC.
- PROVIDE (2) #5 REBAR AROUND ALL WINDOW AND DOOR OPENINGS.
- ALL FOOTINGS SHALL REST ON VIRGIN SOIL OR APPROVED COMPACTED FILL (2000 PSI MIN. SOIL BEARING CAPACITY AND BE A MINIMUM 2'-6" BELOW FINISHED GRADE.
- PIERS SHALL EXTEND MINIMUM 2'-0" INTO UNDISTURBED SOIL AND AT LEAST 2'-6" BELOW GRADE.
- 1/2" DIAMETER ANCHOR BOLTS, PLACED A MINIMUM OF 4'-0" O.C. SET 8" MIN. INTO CONCRETE REQUIRED FOR ANCHORING OF SILL PLATES AROUND ENTIRE FOUNDATION WITH NUTS AND 1-1/2" WASHERS PROVIDED. MINIMUM 2 BOLTS PER SECTION OF PLATE REGARDLESS OF LENGTH. SILL PLATES TO BE GROUDED LEVEL. THERE SHALL BE AN ANCHOR BOLT LOCATED 4" TO 12" FROM END OF EACH SILL PLATE. 2" x 2" x 3/16" SQUARE WASHERS SHALL BE USED IN LIEU OF 1 1/2" ROUND WASHERS FOR ANCHOR BOLTS SECURING A PORTAL FRAME PANEL CONSTRUCTION.
- ALL Voids UNDER BASEMENT, GARAGE, PORCH OR EXTERIOR STAIR CONCRETE SLABS SHALL BE FILLED WITH 4" MIN. GRANULAR FILL.
- TEST SOIL AGAINST TERMITES ACCORDING TO FHA MINIMUM PROPERTY STANDARDS.
- PER R402.2 IRC 2015, CONCRETE SHALL BE AIR ENTRAINED. TOTAL AIR CONTENT (PERCENT BY VOLUME OF CONCRETE) SHALL NOT BE LESS THAN 5 PERCENT OR MORE THAN 7 PERCENT.
- INTERIOR FINISH MATERIALS SHALL NOT HAVE A FLAME SPREAD RATING EXCEEDING 200 OR A SMOKE DEVELOPMENT INDEX EXCEEDING 450.

THERMAL AND MOISTURE PROTECTION

- ALL REQUIRED UNDERLAYMENT TO BE A MINIMUM OF TYPE I PER ASTM D226.
- CORROSION-RESISTANT METAL FLASHING SHALL BE USED AT ALL ROOF INTERSECTIONS, ROOF AND WALL INTERSECTIONS, INTERSECTIONS WITH CHIMNEYS, ETC. ROLLED ROOFINGS OR TWO LAYERS OF TYPE 15 ASPHALT SATURATED FELT MAY BE SUBSTITUTED FOR FLASHINGS AT ROOF VALLEY PROVIDED THE SHINGLES ARE INTERLOCKED.
- INSULATION:

EXTERIOR WALLS:	BATT FIBERGLASS INSULATION (NO FOAM PLASTIC) R-19 (R-14)
CEILING:	R-38 (R-30 AT TRUE VAULTS)
FLOOR:	MIN. R-14
CONDITIONED CONCRETE SLAB:	MIN. R-10
BASEMENT PERIMETER WALLS:	MIN. R-15
- PROVIDE GIBBER BOARD UNDERLAYMENT IN TILE AREAS. WATER RESISTANT GYPSUM WALL BOARD IN ALL HIGH MOISTURE AREAS.
- PROVIDE 5/8" TYPE 'X' GYPSUM WALL BOARD AT GARAGE CEILING AND ALL COMMON WALLS. INSTALL

WOOD AND PLASTICS

- FLOOR JOISTS ARE PER PLAN, SOUTHERN PINE #2 (TYP.) OTHERWISE NOTED ON PLANS. ALL HEADERS SHALL BE 2-2X10'S, Fd = 1050 PSI, NUMBER 2 GRADE SOUTHERN PINE UNLESS NOTED OTHERWISE.
- ALL PARTITIONS SHALL BE 2X4 STUDS AT 16" O.C. UNLESS OTHERWISE NOTED.
- ALL LUMBER SHALL BE GRADE MARKED 1250 F# UNLESS OTHERWISE NOTED.
- ALL NAILING AND FASTENING SHALL COMPLY WITH THE 2015 IRC TABLES R602.3(1) THRU R602.3(4), RAFTER/CEILING JOIST SYSTEMS SHALL BE NAILED TO THE TOP PLATE OF THE WALL IN ACCORDANCE W/ TABLE R602.3(1). TRUSSES SHALL BE NAILED TO THE TOP PLATE OF THE WALL W/ 3- 16D NAILS TOE NAILED WITHOUT SPLITTING THE END OF THE TRUSS.
- CUTTINGS, NOTCHING AND/OR BORING HOLES IN HOOD BEAMS, JOISTS, RAFTERS OR STUDS SHALL NOT EXCEED THE LIMITATIONS SET FORTH IN 2015 IRC SECTIONS R502.9, R602 AND R602.7
- FIRE STOP ALL STUD WALLS AT TOP AND BOTTOM.
- ALL SOFFITS AND DROP CEILING SHALL BE FIRESTOPPED.
- COMPOSITE DECKING, TREADS, RAILINGS MUST HAVE IDENTIFYING LABEL STATING PERFORMANCE COMPLIANCE WITH ASTM D 7032 (R311.4 - 2015 IRC).
- TRUSS MANUFACTURER, CORTECH BUILDING COMPONENTS. LUMBER DESIGN VALUES ARE IN ACCORDANCE WITH ANSI/APA 1 SECTION 6.3.

PLUMBING

- LEAD FREE SOLDER IS REQUIRED ON ALL COPPER WATER SUPPLY PIPING.
- WATER SERVICE PIPE AND THE BUILDING SERVICE ARE TO BE A MINIMUM O.D. 10'-0" APART HORIZONTALLY. P604.2, 2015 INTERNATIONAL PLUMBING CODE & ORDINANCE #24441.
- BASEMENT AREAWAY DRAINS AND FOUNDATION DRAIN TILES ARE NOT TO BE CONNECTED TO A SANITARY SEWER. P101.5.2, P101.7, 2015 INTERNATIONAL PLUMBING CODE & ORDINANCE #24441.
- WINDOW AREAWAY DRAINS LESS THAN 10 SQUARE FEET IN AREA SHALL BE SERVED BY A 2" PIPE DRAIN TO DAYLIGHT OR SUMP PIT SERVED BY AN APPROVED PUMP INSTALLATION. P101.5, P101.7, I101.9, 2015 INTERNATIONAL PLUMBING CODE & ORDINANCE #24441.

DOORS AND WINDOWS

- LOCKS ON ALL MEANS OF EGRESS DOORS SHALL HAVE THUMB-TURNS ON INSIDE OR IF KEYS FROM INSIDE, THE LOCK MECHANISM MUST PREVENT KEY REMOVAL WHEN LOCKED FROM THE INSIDE.
- WINDOWS: INFINITY BY MARVIN OR EQUAL, LOW E INSULATED GLASS, CLAD EXTERIOR, PRIME INTERIOR, INSECT SCREENS, COLOR TO BE SELECTED. SIMULATED DIVIDED LITES AS SHOWN UNLESS OTHERWISE NOTED.
- ROUGH OPENINGS SHALL BE 1" LARGER THAN WINDOW/DOOR SIZE, EACH WAY

HVAC

- VENT EXHAUST FANS TO THE EXTERIOR. 150 CFM IN BATHROOM, 100 CFM KITCHEN HOOD)
- UL APPROVED DIRECT VENT GAS FIREPLACE. INSTALLATION MUST BE IN ACCORDANCE WITH THE MANUFACTURER'S INSTALLATION INSTRUCTIONS. A COPY OF THE INSTALLATION MANUAL WILL BE AT JOB SITE FOR INSPECTOR'S USE. COMBUSTION AIR SHALL BE PROVIDED IN ACCORDANCE WITH SECTION 624.07, 2015 IRC.

APPLICABLE CODES.

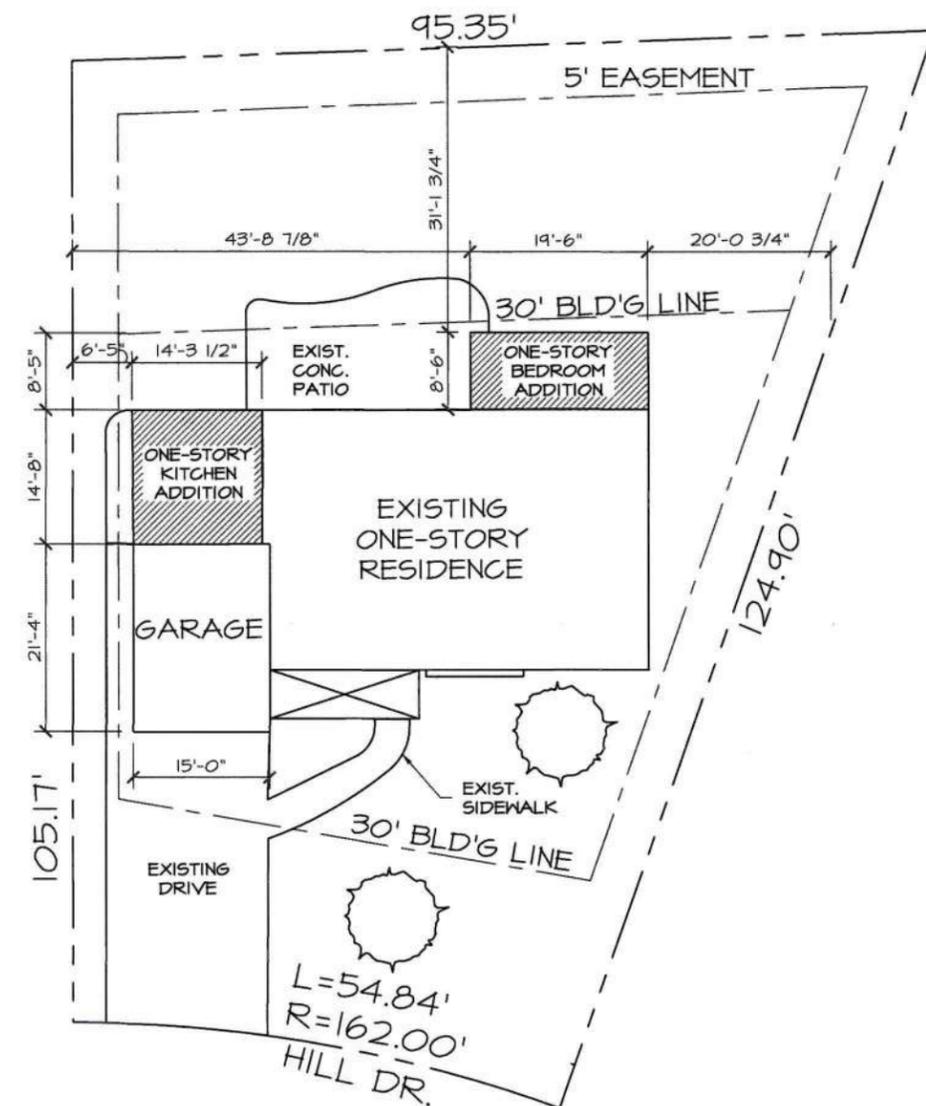
- 2015 IBC (INTERNATIONAL BUILDING CODE)
- 2015 IRC (INTERNATIONAL RESIDENTIAL CODE)
- 2015 IECC (INTERNATIONAL ENERGY CODE)
- 2015 IMC (INTERNATIONAL MECHANICAL CODE)
- 2015 UPC (UNIFORM PLUMBING CODE)
- 2014 NEC (NATIONAL ELECTRICAL CODE)

F.A.R.:

- LOT AREA = 8,286 S.F.
- GROSS FLOOR AREA (EXIST) = 1,373 S.F.
HOUSE = 1,213 S.F.
GARAGE (320 S.F. COUNTED @ 50%) = 160 S.F.
- GROSS FLOOR AREA (PROPOSED) = 380 S.F.
KITCHEN = 210 S.F.
BEDROOM = 170 S.F.
- TOTAL GROSS FLOOR AREA = 1533 + 380 = 1,753 S.F.
- GROSS FLOOR AREA (1,753) / LOT AREA (8,286) = 21.2% < 30%



EXISTING CONDITIONS



A PROPOSED SITE PLAN **A1**
SCALE: 1" = 20'-0"
NORTH

AS AN INSTRUMENT OF SERVICE, THIS DOCUMENT IS AND REMAINS THE PROPERTY OF LAKESIDE RENOVATION & DESIGN, AND MAY NOT BE USED FOR ANY PROJECT OTHER THAN THAT FOR WHICH IT WAS ORIGINALLY INTENDED. LAKESIDE RENOVATION & DESIGN IS NOT RESPONSIBLE FOR THE ADVERSE CONSEQUENCES OF DEVIATIONS FROM INFORMATION PROVIDED IN THIS DOCUMENT, UNLESS SPECIFICALLY APPROVED IN WRITING BY LAKESIDE RENOVATION & DESIGN. CONTRACTOR IS RESPONSIBLE FOR QUANTITIES, CONDITIONS, FIELD DIMENSIONS, JOB COORDINATION, PROJECT METHODS AND ALL OTHER CONTRACT REQUIREMENTS.



LAKESIDE
renovation & design

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CHESTERFIELD, MISSOURI 63005
PHONE: 636.978.5000

Lakeside renovation & design
CERTIFICATE OF AUTHORITY
A-2020028434

CHARLES D. NIGH
REGISTERED ARCHITECT
MISSOURI LICENSE #A-6065
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PHONE: 636.978.5000



KITCHEN & BEDROOM
ADDITION
FOR
TIMMERMAN RESIDENCE
417 HILL DR.
GLENDALE, MO 63122

PERMIT SET:

REVISIONS

NO.	DESCRIPTION	DATE

DRAWING TITLE:

**PROPOSED
MASTER BATH
FLOOR PLAN**

DRAWN BY: ANDREW ARNOLD
CHECKED BY: DAN KARY

SHEET #

A1

AS AN INSTRUMENT OF SERVICE, THIS DOCUMENT IS AND REMAINS THE PROPERTY OF LAKESIDE RENOVATION & DESIGN, AND MAY NOT BE USED FOR ANY PROJECT OTHER THAN THAT FOR WHICH IT WAS ORIGINALLY INTENDED. LAKESIDE RENOVATION & DESIGN IS NOT RESPONSIBLE FOR THE ADVERSE CONSEQUENCES OF DEVIATIONS FROM INFORMATION PROVIDED IN THIS DOCUMENT, UNLESS SPECIFICALLY APPROVED IN WRITING BY LAKESIDE RENOVATION & DESIGN. CONTRACTOR IS RESPONSIBLE FOR QUANTITIES, CONDITIONS, FIELD DIMENSIONS, JOB COORDINATION, PROJECT METHODS AND ALL OTHER CONTRACT REQUIREMENTS.



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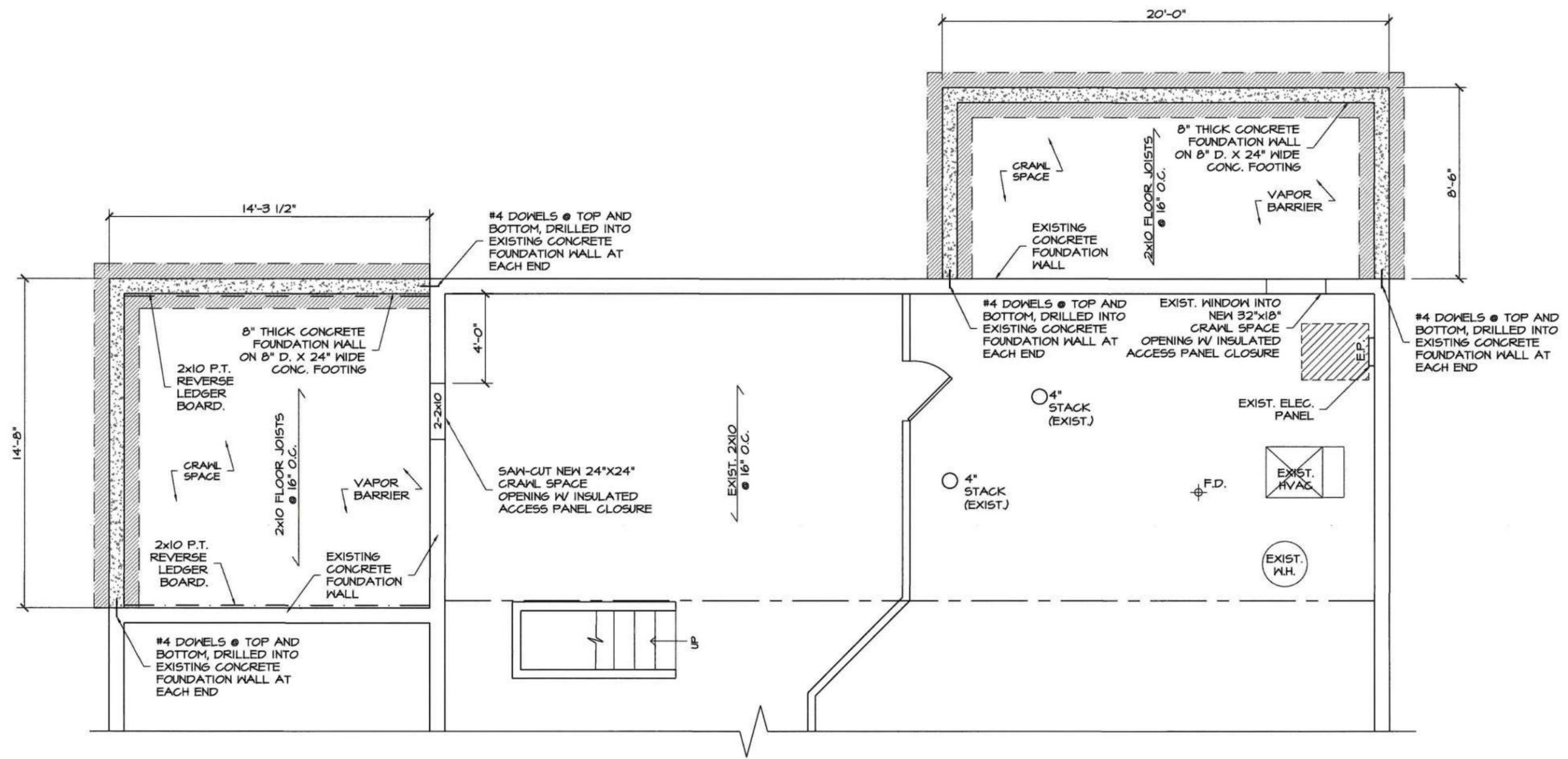
REVISIONS		
NO.	DESCRIPTION	DATE

DRAWING TITLE:

**PROPOSED
FOUNDATION
PLAN**

DRAWN BY: ANDREW ARNOLD
CHECKED BY: DAN KARY
SHEET #

A3



A
A3 PROPOSED FOUNDATION PLAN
SCALE: 3/16" = 1'-0"
NORTH

WINDOW SCHEDULE

ROUGH OPENING WIDTH & HEIGHT SHALL BE 1" LARGER THAN THE UNIT DIMENSIONS

MARK	UNIT DIM.	TYPE	MATERIAL	MANUF.	U-FACTOR	COMMENTS
A	48" X 48"	DBL. HUNG	VINYL	PROVIA	0.30	
B	42" X 48"	DBL. HUNG	VINYL	PROVIA	0.30	
C	42" X 36"	DBL. HUNG	VINYL	PROVIA	0.30	
D	48" X 18"	CASEMENT	VINYL	PROVIA	0.30	
E	60" X 48"	DBL. HUNG	VINYL	PROVIA	0.30	DBL. UNIT

DOOR SCHEDULE

ROUGH OPENING WIDTH & HEIGHT SHALL BE 1" LARGER THAN THE UNIT DIMENSIONS

MARK	UNIT DIM.	TYPE	MATERIAL	SWING	COMMENTS
1	3'-0" X 6'-8"	6-PANEL	STEEL	LEFT	20. MIN FIRE RATED
2	3'-0" X 6'-8"	6-PANEL	STEEL	RIGHT	EXT. KITCHEN DOOR
3	2'-6" X 6'-8"	6-PANEL	WOOD H.C.	POCKET	PASSAGE
4	2'-4" X 6'-8"	6-PANEL	WOOD H.C.	RIGHT	PASSAGE

GENERAL NOTES:

- INSTALL WATERPROOFIN SYSTEM @ SHOWER.
- DOOR JAMS 4" OFF ADJACENT WALLS, TYP. U.N.O
- REMOVE ALL INSULATION BLANKETS THROUGHOUT EXCEPT UNFINISHED SPACES.

SYMBOLS LEGEND:

- NEW 2X4 WOOD STUD FURRING WITH R-15 BATT INSULATION. AND (1) LAYER OF 1/2" G.W.B. ON THE INTERIOR SIDE. JAMES HARDIE SIDING ON EXTERIOR
- NEW 2X4 WOOD STUD WALL W/ (1) LAYER G.W.B EACH SIDE. 2X6 STUD WALL ON PLUMBING WALLS ONLY
- EXISTING WALL W/ NEW G.W.B AS REQUIRED
- NEW DOOR
- EXISTING DOOR

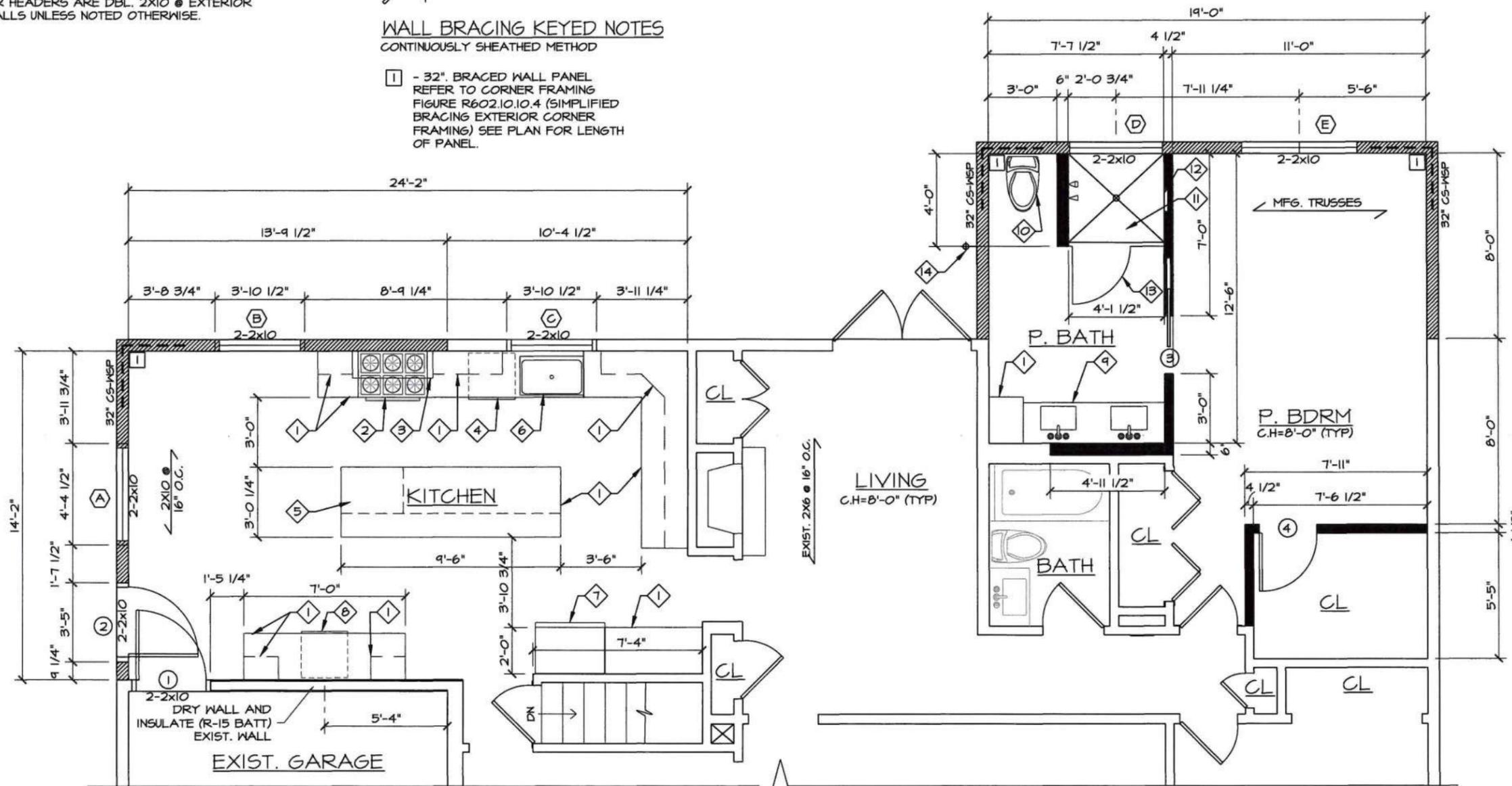
WALL BRACING KEYED NOTES
CONTINUOUSLY SHEATHED METHOD

- 1 - 32" BRACED WALL PANEL REFER TO CORNER FRAMING FIGURE R602.10.10.4 (SIMPLIFIED BRACING EXTERIOR CORNER FRAMING) SEE PLAN FOR LENGTH OF PANEL.

KEYED NOTES

- 1 NEW BASE CABINETS W/ QUARTZ COUNTERTOPS AND WALL CABINETS
- 2 NEW GAS RANGE
- 3 NEW HOOD - VENT TO EXTERIOR - 399 CFM MAX
- 4 NEW DISHWASHER
- 5 NEW MICROWAVE HOOD
- 6 NEW KITCHEN SINK, FAUCET, DISPOSAL & PLUMBING CONNECTIONS
- 7 NEW REFRIGERATOR
- 8 NEW BEVERAGE FRIDGE
- 9 NEW DOUBLE SINK VANITY, FAUCETS, & PLUMBING CONNECTIONS
- 10 NEW TOILET
- 11 NEW TILE SHOWER SURROUND, ONYX SHOWER PAN, SHOWER HEAD, HANDHELD, CONTROL VALVE, & PLUMBING CONNECTIONS
- 12 NEW 12x26 SHOWER NICHE
- 13 NEW TEMPERED GLASS SHOWER DOOR AND WALL
- 14 RELOCATED HOSE BIB

- ALL WINDOW AND DOOR HEADERS ARE DBL. 2X10 @ EXTERIOR AND LOAD BEARING WALLS UNLESS NOTED OTHERWISE.



A
A4 PROPOSED FLOOR PLAN
SCALE: 3/16" = 1'-0"
NORTH

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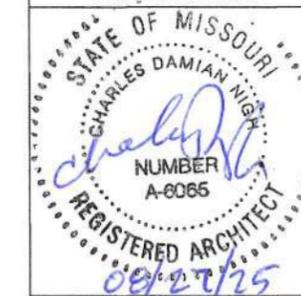


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KITCHEN & BEDROOM
ADDITION
FOR
TIMMERMAN RESIDENCE
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GLENDALE, MO 63122

PERMIT SET:

REVISIONS

NO.	DESCRIPTION	DATE

DRAWING TITLE:

PROPOSED FLOOR PLAN

DRAWN BY: ANDREW ARNOLD

CHECKED BY: DAN KARY

SHEET #

A4

ELECTRICAL & LIGHTING LEGEND

- ⊗R - 6" RECESSED CAN LIGHT FIXTURE
- W.P. ⊗R - 6" WATER PROOF LIGHT FIXTURE
- ⊙S - SCONCE/WALL MOUNTED LIGHT FIXTURE
- ⊙P - PENDANT LIGHT FIXTURE
- ⊗ - CEILING FAN WITH LIGHT KIT
- \$ - SINGLE POLE SWITCH
- \$^D - (DIMMER) SINGLE POLE SWITCH
- \$^{3D} - (DIMMER) THREE-WAY SWITCH
- ⊕ - DUPLEX RECEPTACLE
- ⊕^{GFI} - GROUND FAULT INTERRUPTER DUPLEX RECEPTACLE
- ⊕^{W.P. GFI} - WATER PROOF GROUND FAULT INTERRUPTER DUPLEX OUTLE
- ⊙^{S.D.} - SMOKE DETECTOR
- ⊗^{E.F.} - EXHAUST FAN (50 CFM MIN.)
- ⊔^{U.C.} - UNDER CABINET LIGHTING
- ⊔^{I.C.} - IN-CABINET LIGHTING
- ALL NEW KITCHEN APPLIANCE SHALL HAVE DEDICATED ELECTRICAL OUTLETS

SMOKE AND CARBON MONOXIDE DETECTOR NOTES

1. SMOKE DETECTORS SHALL BE A.C. POWERED WITH BATTERY BACKUP AND BE U.L. APPROVED. INTERCONNECT ALL SMOKE DETECTORS SO THAT AN ALARM WILL SOUND THROUGHOUT THE DWELLING SIMULTANEOUSLY. DETECTORS SHALL BE IN ACCORDANCE WITH NFPA 74-89. SMOKE DETECTORS SHALL BE LOCATED ON EACH FLOOR LEVEL IN THE VICINITY OF ALL BEDROOMS. HALLWAY DETECTORS UPSTREAM FROM OR NEAR RETURN AIR GRILL. FLOOR LEVELS WITHOUT BEDROOMS SHALL HAVE THE DETECTOR LOCATED AT THE CEILING NEAR THE STAIRWAY.

2. IF NOT CURRENTLY INSTALLED, INSTALL CARBON MONOXIDE DETECTORS OUTSIDE EACH SEPARATE SLEEPING AREA IN THE IMMEDIATE VICINITY OF THE BEDROOMS. (THE CURRENT HALLWAY WILL BE THE IDEAL LOCATION FOR THE DETECTOR INSTALLATION. BEDROOMS ARE ALL WITHIN A 10'-0" VICINITY) SINGLE STATION CARBON MONOXIDE DETECTORS SHALL BE LISTED AS COMPLYING WITH UL 2034 AND SHALL BE INSTALLED IN ACCORDANCE WITH THIS CODE AND THE MANUFACTURER'S INSTRUCTIONS.

3. ALL SMOKE AND CARBON MONOXIDE DETECTOR'S THROUGHOUT HOME SHALL BE INTERCONNECTED BY HARDWIRE OR BLUETOOTH.

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KITCHEN & BEDROOM ADDITION
FOR
TIMMERMAN RESIDENCE
417 HILL DR.
GLENDALE, MO 63122

PERMIT SET:

REVISIONS

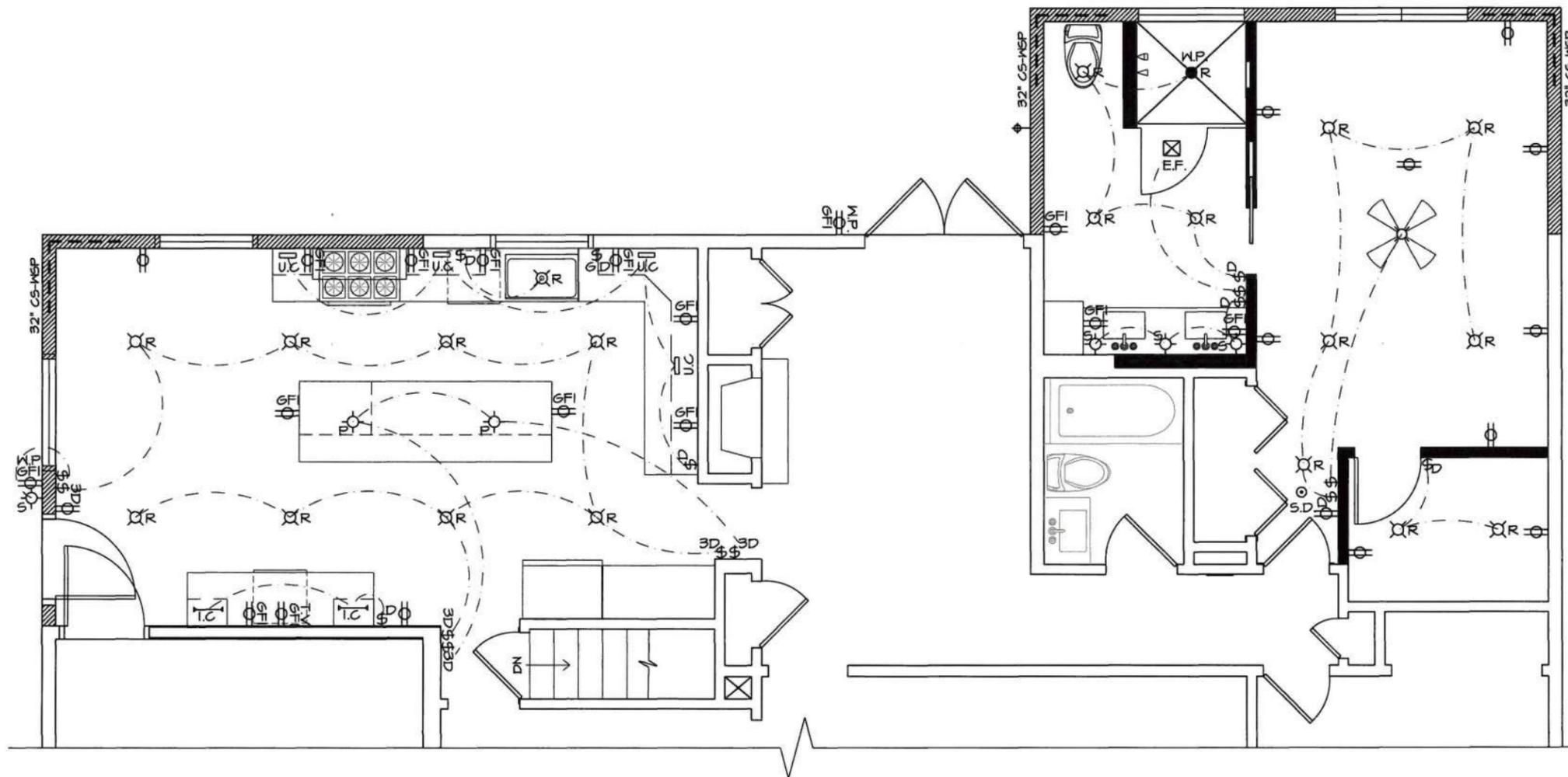
NO.	DESCRIPTION	DATE

DRAWING TITLE:

PROPOSED ELECTRICAL & LIGHTING PLAN

DRAWN BY: ANDREW ARNOLD
CHECKED BY: DAN KARY
SHEET #

A5



A
A5 PROPOSED ELEC./LIGHTING PLAN
SCALE: 3/16" = 1'-0"
NORTH

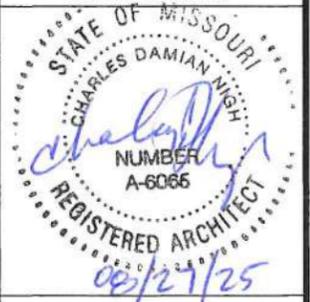
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**KITCHEN & BEDROOM
ADDITION**
FOR
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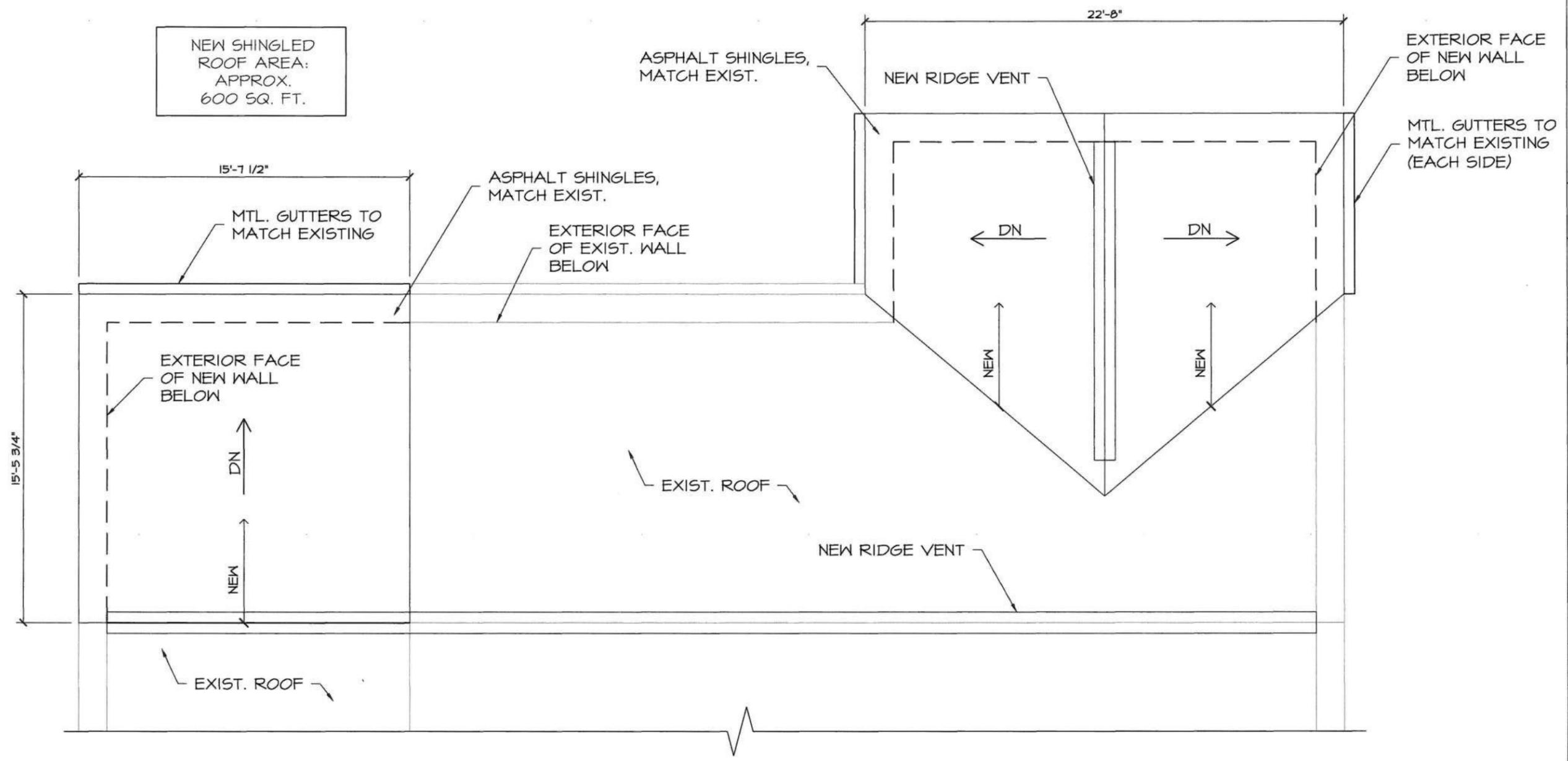
REVISIONS		
NO.	DESCRIPTION	DATE

DRAWING TITLE:

**PROPOSED
ROOF PLAN**

DRAWN BY: ANDREW ARNOLD
CHECKED BY: DAN KARY
SHEET #

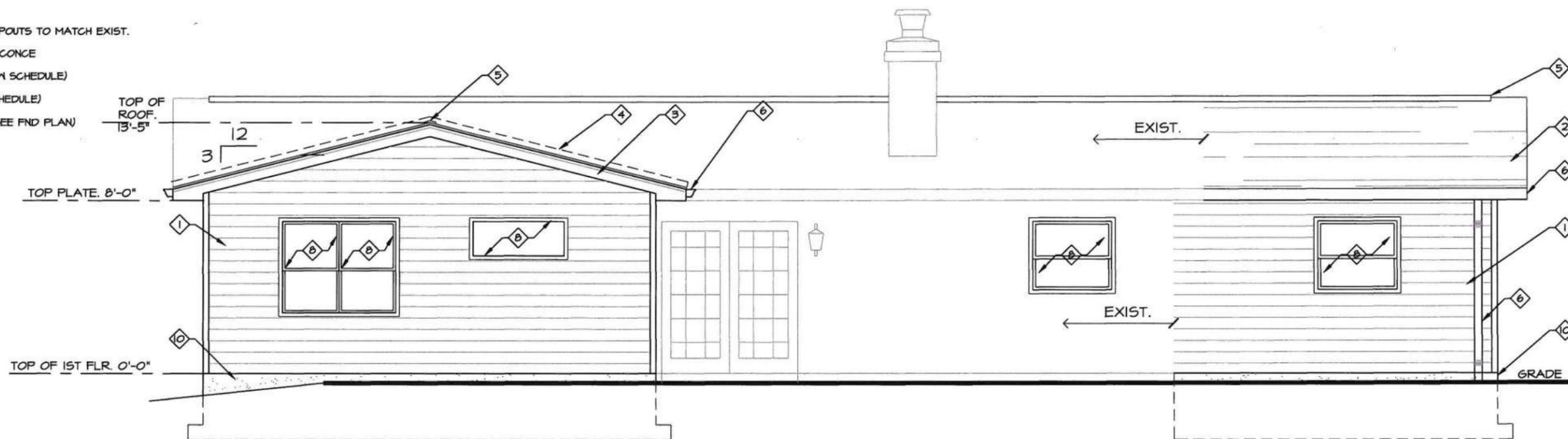
A6



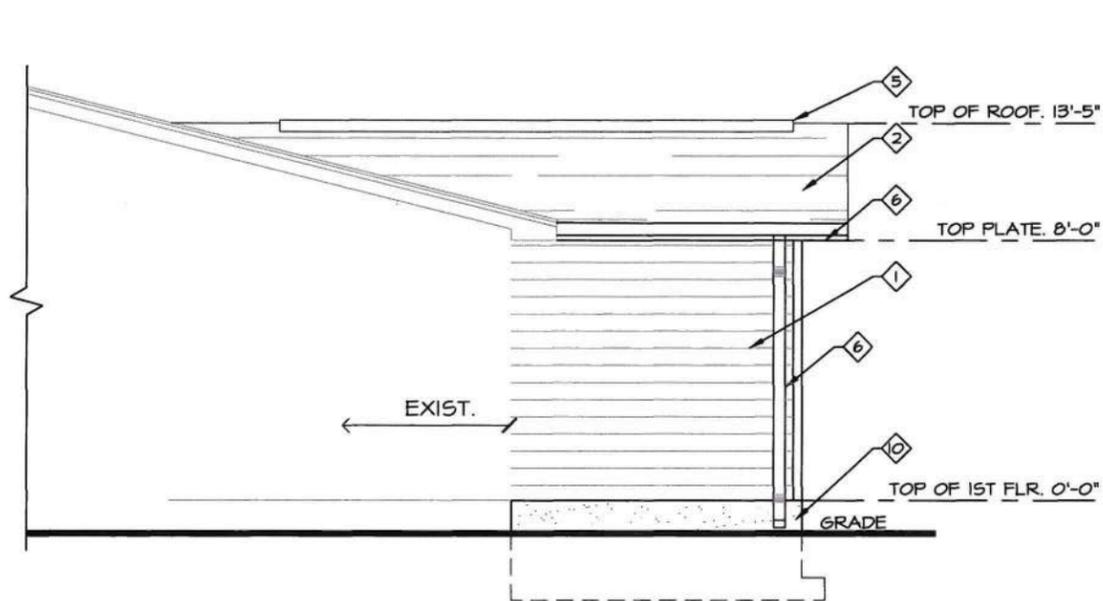
A
A6 PROPOSED ROOF PLAN
SCALE: 3/16" = 1'-0"
NORTH

KEYED NOTES

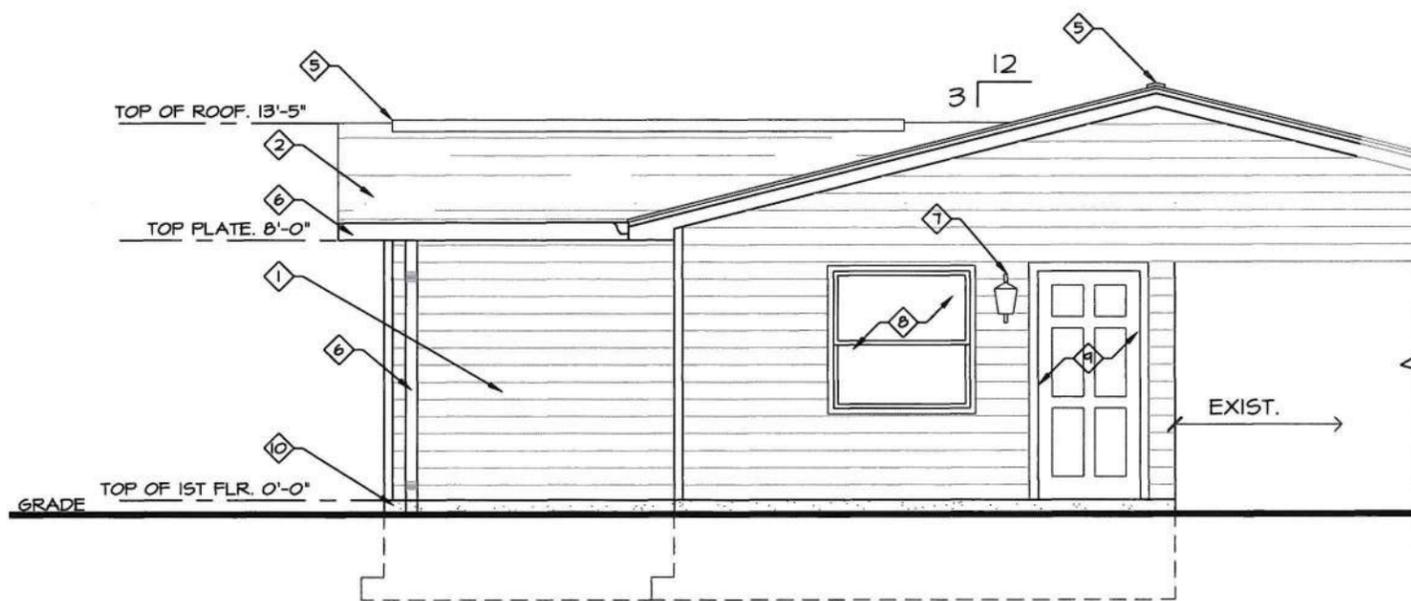
- 1 NEW J.H. SIDING TO MATCH EXIST.
- 2 NEW ASPHALT SHINGLES W/ DOUBLE SHEATHING. TO MATCH EXIST.
- 3 NEW 2X8 FASCIA W/ ALUMINUM WRAP. TO MATCH EXIST
- 4 NEW GALV. FLASHING / ICE & WATER VALLEYS
- 5 NEW RIDGE VENT
- 6 NEW GUTTERS AND DOWNSPOUTS TO MATCH EXIST.
- 7 NEW EXTERIOR LIGHTING SCONCE
- 8 NEW WINDOWS (SEE WINDOW SCHEDULE)
- 9 NEW DOOR (SEE DOOR SCHEDULE)
- 10 NEW CONC. FOUNDATION (SEE FND PLAN)



A REAR ELEVATION
A7 SCALE: 3/16" = 1'-0"



B LEFT ELEVATION
A7 SCALE: 3/16" = 1'-0"



C RIGHT ELEVATION
A7 SCALE: 3/16" = 1'-0"

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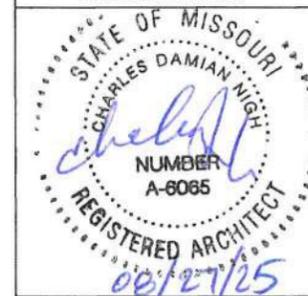


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KITCHEN & BEDROOM ADDITION
FOR
TIMMERMAN RESIDENCE
417 HILL DR.
GLENDALE, MO 63122

PERMIT SET:

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NO.	DESCRIPTION	DATE

DRAWING TITLE:

ELEVATIONS

DRAWN BY: ANDREW ARNOLD
CHECKED BY: DAN KARY
SHEET #

A7

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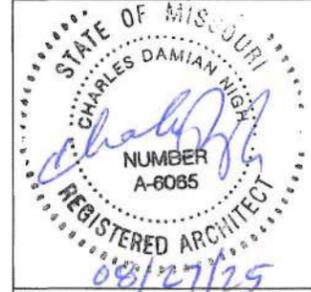


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NO.	DESCRIPTION	DATE

DRAWING TITLE:

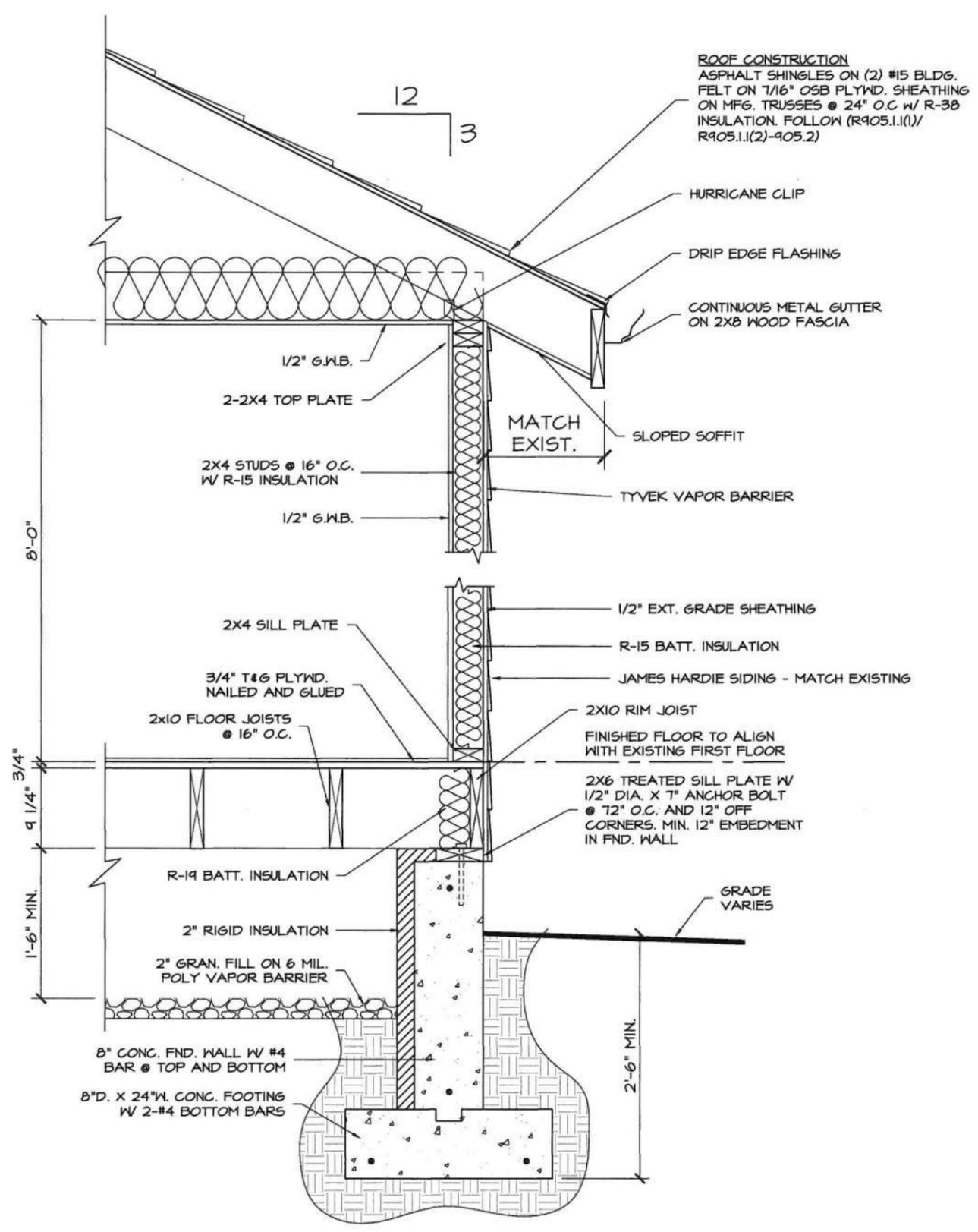
**SECTION
DETAILS**

DRAWN BY:
ANDREW ARNOLD

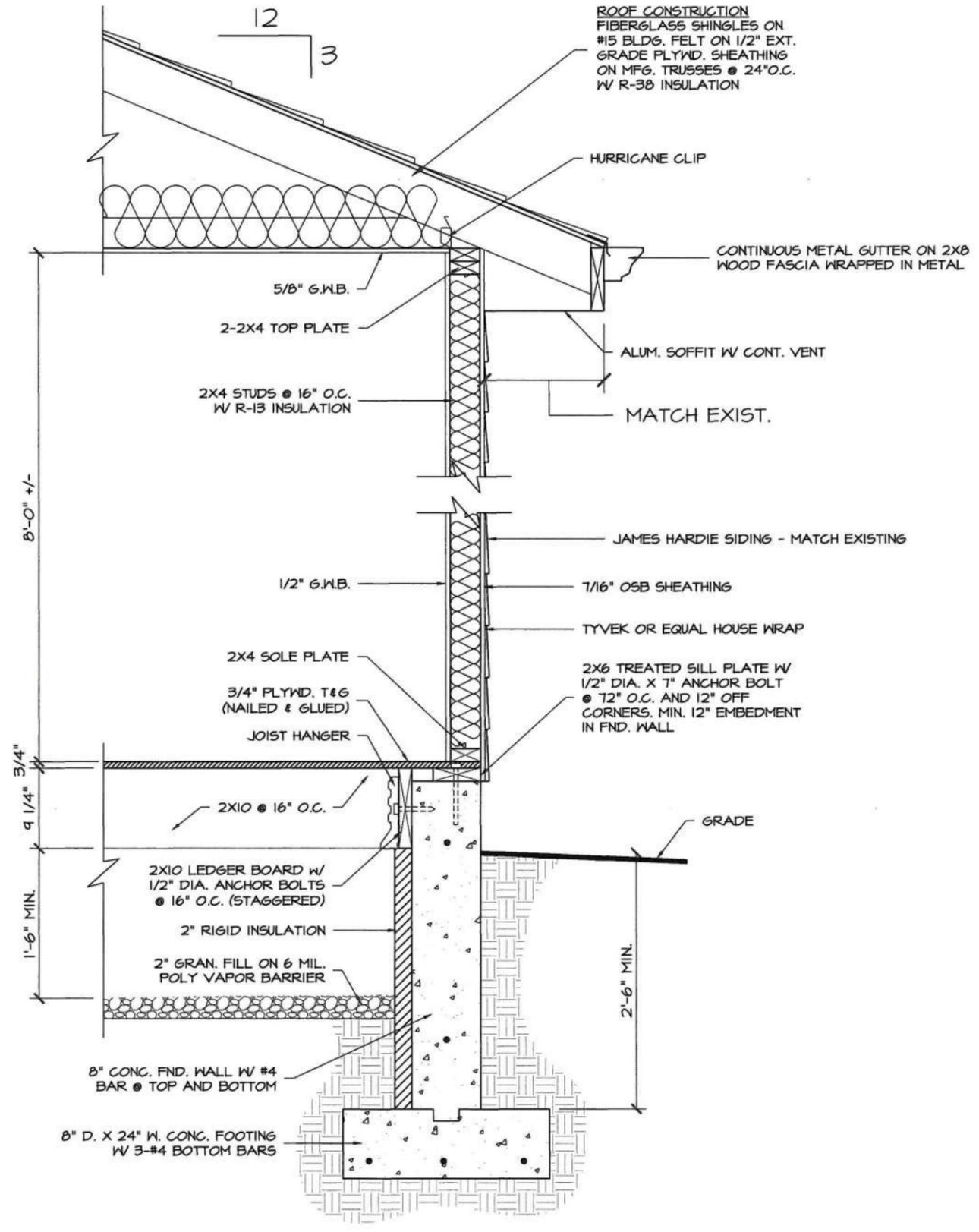
CHECKED BY:
DAN KARY

SHEET #
A8

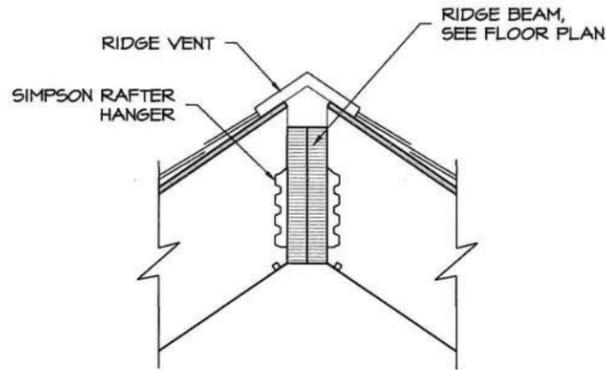
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A SECTION DETAIL
A8 SCALE: 3/16" = 1'-0"



B SECTION DETAIL
A8 SCALE: 3/16" = 1'-0"

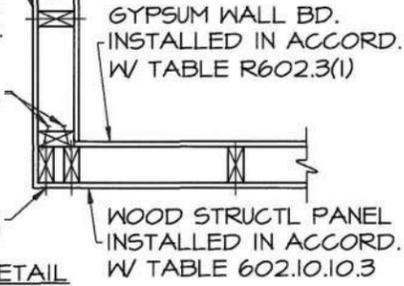


A
A9 RIDGE DETAIL
SCALE: 3/4" = 1'-0"

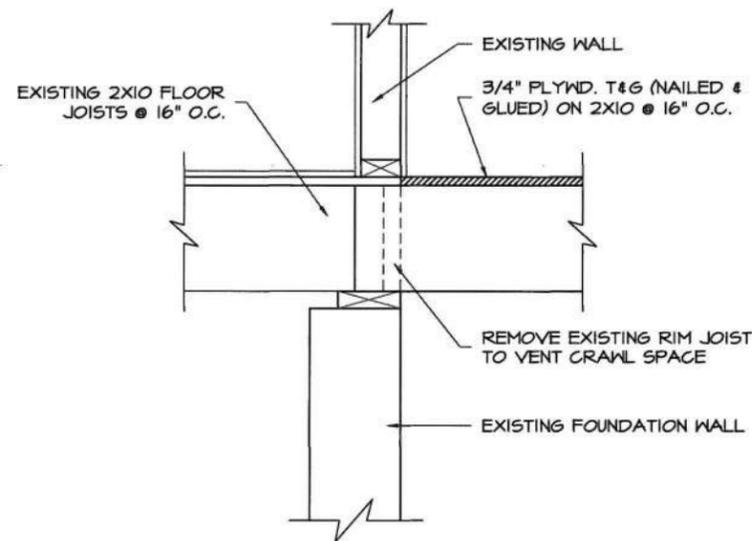
MIN. 24" WIDE FULL HT.
7/16" WOOD STRUCTL PANEL
8d NAIL AT 6" O.C. ON ALL
FRAMING MEMBERS AT PANEL
EDGES AND 12" O.C. ON ALL
FRAMING MEMBERS NOT AT
PANEL EDGES.

2-16d NAILS AT 24" O.C.

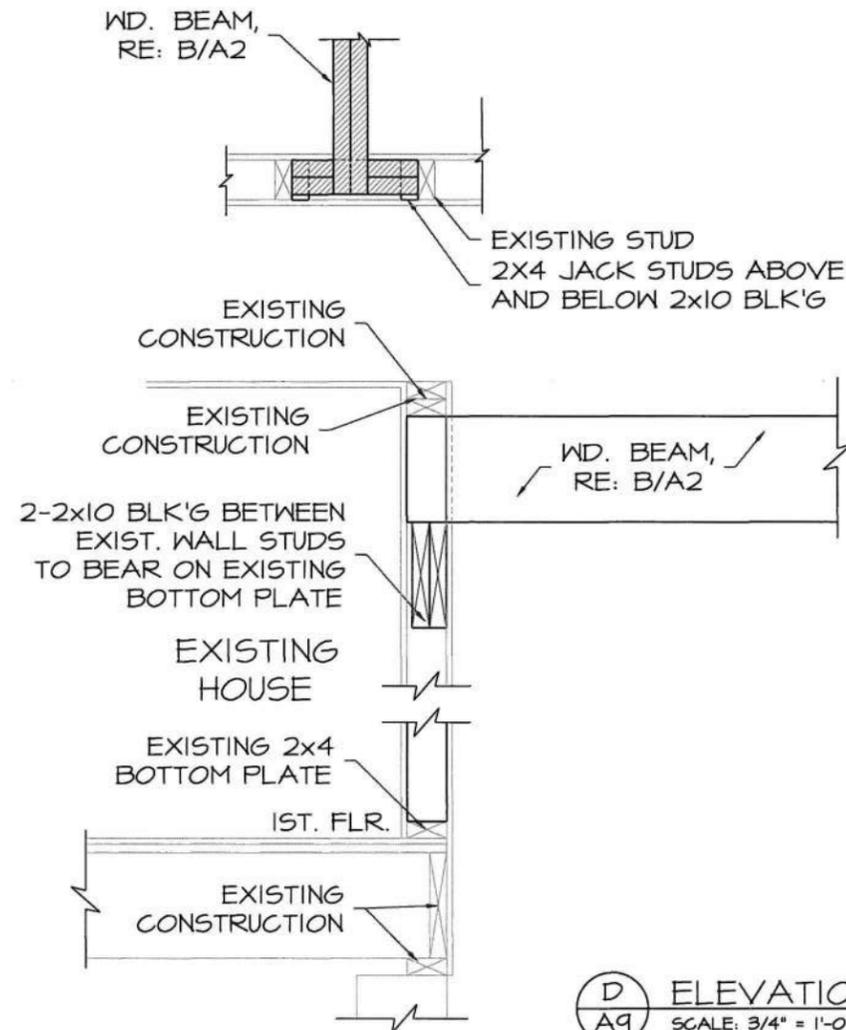
8d NAIL AT 6" O.C.
(ALL PANEL EDGES)
OUTSIDE CORNER DETAIL



B
A9 EXTERIOR CORNER BRACE FRAMING
SCALE: 3/4" = 1'-0"



C
A9 RIDGE DETAIL
SCALE: 3/4" = 1'-0"



D
A9 ELEVATION
SCALE: 3/4" = 1'-0"

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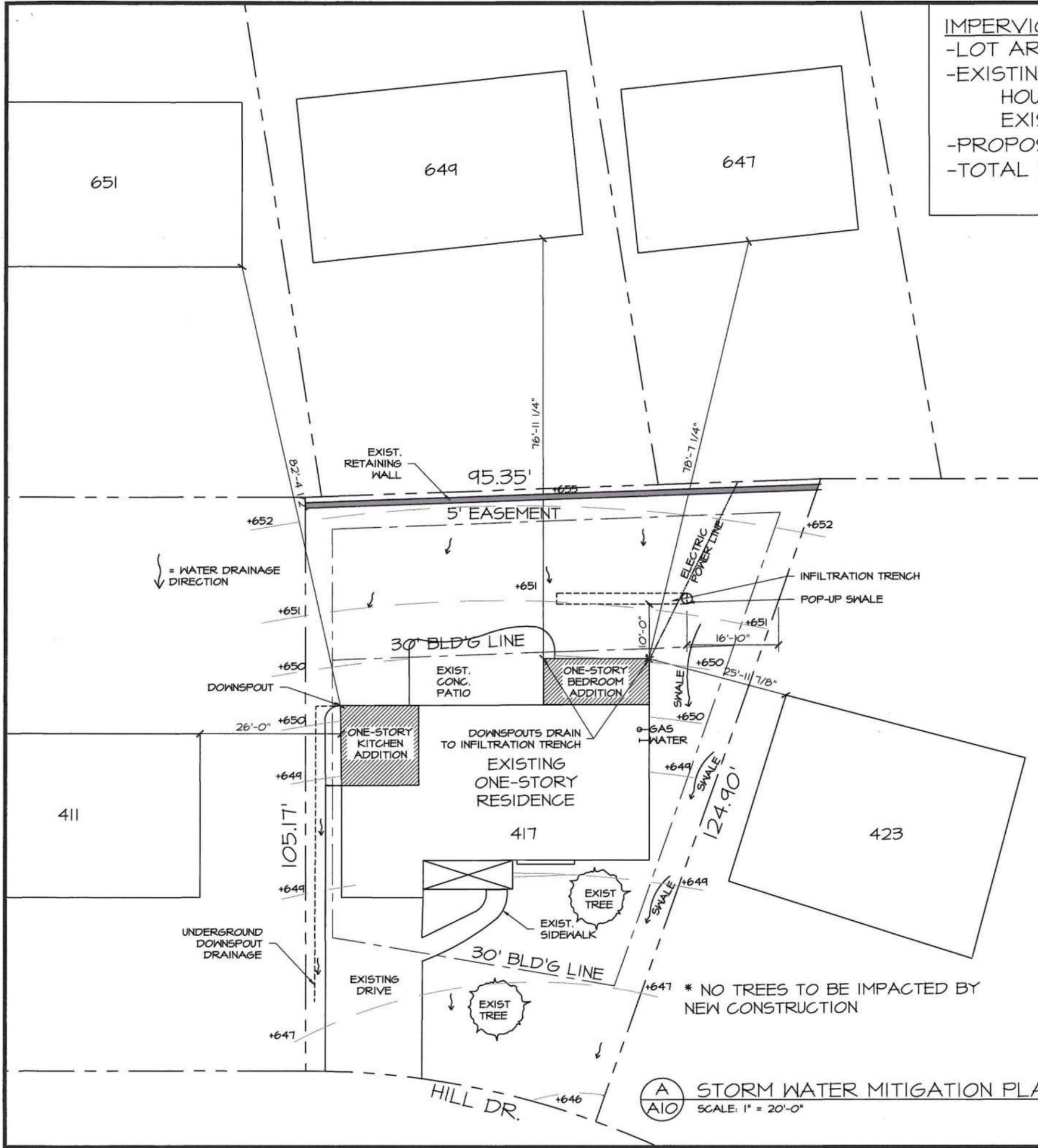
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NO.	DESCRIPTION	DATE

DRAWING TITLE:
**SECTION
DETAILS**

DRAWN BY: ANDREW ARNOLD
CHECKED BY: DAN KARY
SHEET #

A9



IMPERVIOUS/GREENSPACE AREA:
 -LOT AREA = 8286 S.F.
 -EXISTING TOTAL IMPERVIOUS = 2,608 S.F. (31.5%)
 HOUSE & GARAGE = 1533
 EXIST. CONC. PATIO/ DRIVEWAY = 1075
 -PROPOSED ADDITIONAL IMPERVIOUS = 380 S.F. (4.5%)
 -TOTAL PROPOSED IMPERVIOUS = 2988 S.F. (36.%) < 55%

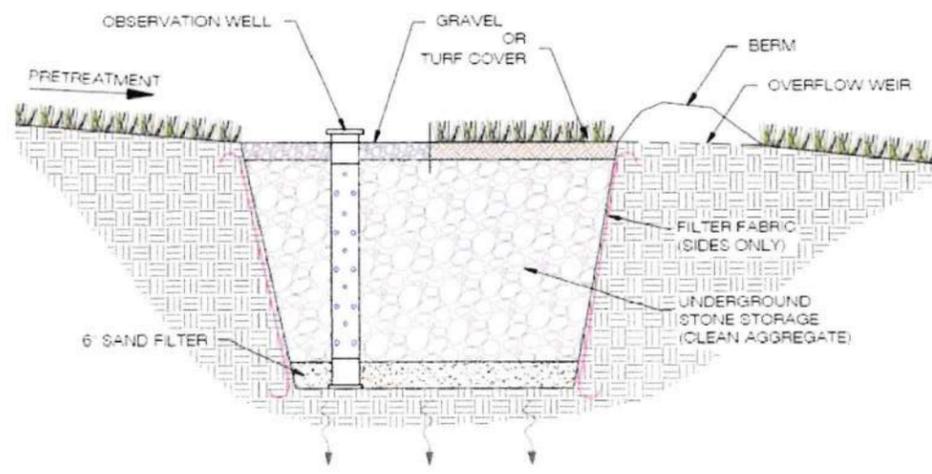
STORM MITIGATION CALCULATIONS

PROPOSED ADDITION = 380 S.F.
 VOLUME OF RAIN WATER TO MANAGE =
 380 S.F. X 1.14 INCHES (STL. AVG.) = 433.2 CU. FT.
 CALCULATION:
 (71 GALLONS PER 100 SQ. FT. OF ADDITIONAL IMPERVIOUS). = 71 GAL. X 3.80 = 269.8 GALLONS OF WATER TO BE MANAGED

METHOD SELECTED: INFILTRATION TRENCH
 (FOR EVERY 100 SQ. FT., A 1"x1"x1" DRAIN MUST HAVE A TRENCH OF APPROXIMATELY 24 FEET IN LENGTH.

INFILTRATION TRENCH SIZE: 24"x24"x24'-0"
 W/ 4" PERFORATED DRAIN TILE

- SEE SITE PLAN FOR LOCATION



INFILTRATION TRENCH DETAIL
 N.T.S.

A STORM WATER MITIGATION PLAN
 A10 SCALE: 1" = 20'-0" NORTH

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KITCHEN & BEDROOM ADDITION
 FOR
 TIMMERMAN RESIDENCE
 417 HILL DR.
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PERMIT SET:

REVISIONS		
NO.	DESCRIPTION	DATE

DRAWING TITLE:

STORM WATER MITIGATION PLAN

DRAWN BY: ANDREW ARNOLD
 CHECKED BY: DAN KARY
 SHEET #

A10





















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

APPLICATION FOR ARCHITECTURAL REVIEW BOARD

APPLICATION DATE 8/21/25 DATE OF ARB MEETING 9/10/25 ESTIMATED COST TBD

PROJECT ADDRESS 400 Parkland Ave. GLENDALE, MO 63122

NAME OF PROPERTY OWNER Daniel & Kelly Gargan PHONE NUMBER

CONTRACTOR (NAME) Lewis Homes PHONE NUMBER 314-513-1914

CONTRACTOR ADDRESS 335 Leffingwell Ave., Suite 100, Kirkwood, MO 63122

ARCHITECT (NAME) Ann Begemann PHONE NUMBER 314-614-0686

ARCHITECT ADDRESS 3207 Charleston Blvd., Rockingham, VA 22801

DETAILED DESCRIPTION OF WORK BEING PROPOSED: Rear addition and garage

FLOOR AREA RATIO 0.365 (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.) 1196.10

TOTAL FLOOR AREA OF EXISTING STRUCTURE (SQ. FT.) 2645.8

TOTAL SQ. FT. OF LOT 10,499 WIDTH AND DEPTH OF LOT (FT.) 119.25 x 98.68 x 100.0 x 97.25

HEIGHT OF STRUCTURE Rear add-14' 1" Garage Add-13'3.5" NUMBER OF STORIES 2

ESTIMATED COMMENCE DATE TBD EST. COMPLETION DATE TBD

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 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.
- 12. **Composite Street Elevation.** ¼" = 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 ¼" = 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.



SIGNATURE OF APPLICANT

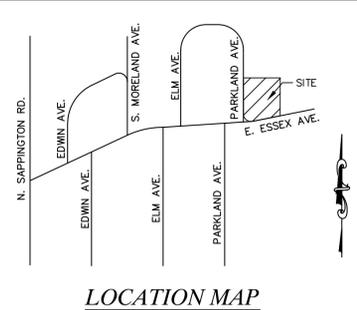
8/22/2025

DATE

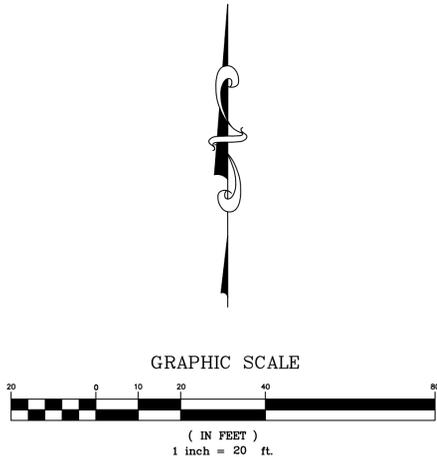




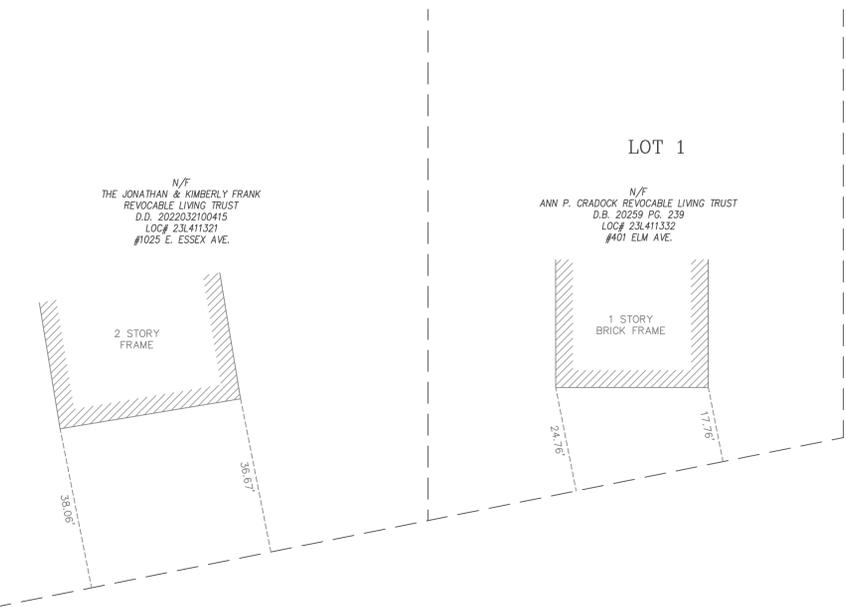
A TRACT OF LAND BEING LOT 16 OF "PARKLAND HILLS" (P.B. 79, PG. 9) LOCATED IN SECTION 31, TOWNSHIP 45 NORTH, RANGE 6 EAST, CITY OF GLENDALE, ST. LOUIS COUNTY, MISSOURI



SITE INFO:
 N/F THE DANIEL C. & KELLY L. GARGAN
 REVOCABLE LIVING TRUST
 D.B. 23635 PG. 265
 LOC# 23L411453
 #400 PARKLAND AVE.
 10,499 SQ. FT. OR 0.241 AC.±



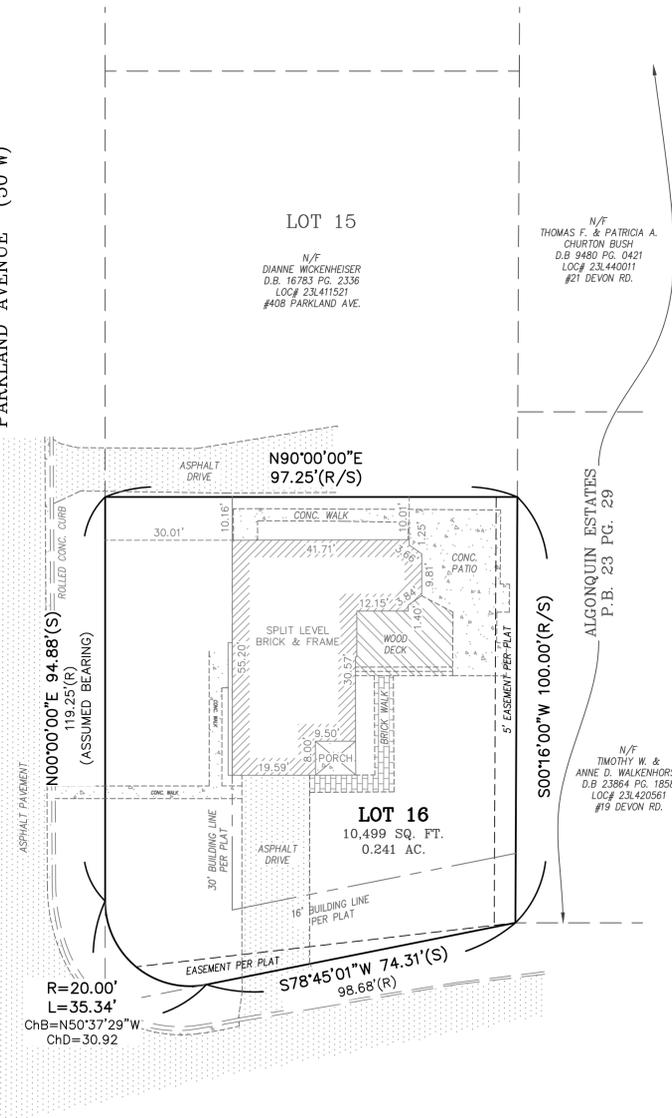
Drawing name: v:\2409215 400 Parkland Ave Drawings\Surveying\Bdry\2409215 Adjacent House Exhibit.dwg Plotted on: Dec 31, 2024 - 10:26am Plotted by: qdao



ELM AVENUE (50' W)

ESSEX AVENUE (45' W)

PARKLAND AVENUE (50' W)



TITLE NOTES

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3. SOURCE OF RECORD TITLE: THE DANIEL C. & KELLY L. GARGAN REVOCABLE LIVING TRUST IS DESCRIBED AS THE OWNER AS RECORDED IN DEED BOOK 23635 PAGE 265 OF THE ST. LOUIS COUNTY, MISSOURI RECORDS.
4. THE PROFESSIONAL WHOSE SEAL AND SIGNATURE APPEARS BELOW ASSUMES RESPONSIBILITY ONLY FOR WHAT APPEARS ON THIS PAGE AND DISCLAIMS (PURSUANT TO SECTION 327.411 RSMO) ANY RESPONSIBILITY FOR PLANS, SPECIFICATIONS, ESTIMATES, REPORTS OR OTHER DOCUMENTS OR INSTRUMENTS NOT SEALED BY THE UNDERSIGNED RELATING TO OR INTENDED TO BE USED FOR ANY PART OR PARTS OF THE PROJECT FOR WHICH THIS PAGE REFERS.

SURVEYOR'S CERTIFICATION:

THIS IS TO CERTIFY TO THE LEWIS HOMES LLC THAT THE STERLING COMPANY HAS, DURING THE MONTH OF DECEMBER 2024, PREPARED AN ADJACENT HOUSE EXHIBIT ON A TRACT OF LAND BEING LOT 16 OF "PARKLAND HILLS" (P.B. 79, PG. 9) LOCATED IN SECTION 31, TOWNSHIP 45 NORTH, RANGE 6 EAST, CITY OF GLENDALE, ST. LOUIS COUNTY, MISSOURI. THE RESULTS OF SAID SURVEY ARE AS SHOWN HEREON AND THIS SURVEY MEETS MISSOURI STANDARDS FOR PROPERTY BOUNDARY SURVEYS, AS AN URBAN CLASS PROPERTY, AS SET FORTH BY THE MISSOURI BOARD FOR ARCHITECTS, PROFESSIONAL ENGINEERS AND LAND SURVEYORS (2 CSR 90-60 AND 20 CSR 2030-16 EFFECTIVE AS OF THE DATE OF THIS SURVEY).

THE STERLING COMPANY
 MO. REG. 307-D

JAMIE A. HENSON, P.L.S.
 MO. REG. L.S. #2007017963



ISSUE	REMARKS/DATE
1	ORIGINAL ISSUE
2	

PREPARED FOR:

Lewis Homes LLC
 335 Leffingwell Ave Suite 100
 Kirkwood, MO 63122
 (314) 513-1914

PREPARED BY:

THE STERLING CO.
 ENGINEERS & SURVEYORS
 5055 NEW BAUMGARTNER ROAD
 ST. LOUIS, MISSOURI 63129
 E-Mail: Sterling@sterling-eng-survey.com
 Corp. Cert. of Authority: #00346

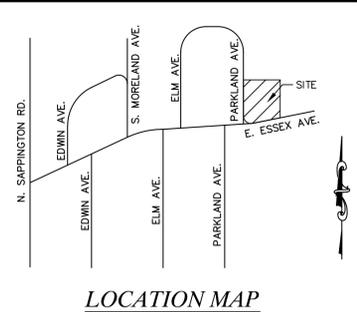
DRAWN:	O.A.D.
DESIGNED:	
CHECKED:	J.E.W.
PROJECT:	#400 PARKLAND AVENUE ADJACENT HOUSE EXHIBIT
NO.	24 09 215
M.S.D.	SHEET
P.#	1
DIGITAL FILE LOCATION	ENTER DRWG. NAME.DWG
OF	1

THE UNDERGROUND UTILITIES SHOWN HEREON WERE PLOTTED FROM AVAILABLE INFORMATION AND DO NOT NECESSARILY REFLECT THE ACTUAL EXISTENCE, NONEXISTENCE, SIZE, TYPE, NUMBER OR LOCATION OF THESE OR OTHER UTILITIES. THE GENERAL CONTRACTOR SHALL BE RESPONSIBLE FOR VERIFYING THE ACTUAL LOCATION OF ALL UNDERGROUND UTILITIES, SHOWN OR NOT SHOWN, AND SAID UTILITIES SHALL BE LOCATED IN THE FIELD PRIOR TO ANY GRADING, EXCAVATION OR CONSTRUCTION OF IMPROVEMENTS. THESE PROVISIONS SHALL IN NO WAY ABSOLVE ANY PARTY FROM COMPLYING WITH THE UNDERGROUND FACILITY SAFETY AND DAMAGE PREVENTION ACT, CHAPTER 319, RSMo.



CALL BEFORE YOU DIG!
 1-800-DIG-RITE

A TRACT OF LAND BEING LOT 16 OF "PARKLAND HILLS" (P.B. 79, PG. 9) LOCATED IN SECTION 31, TOWNSHIP 45 NORTH, RANGE 6 EAST, CITY OF GLENDALE, ST. LOUIS COUNTY, MISSOURI



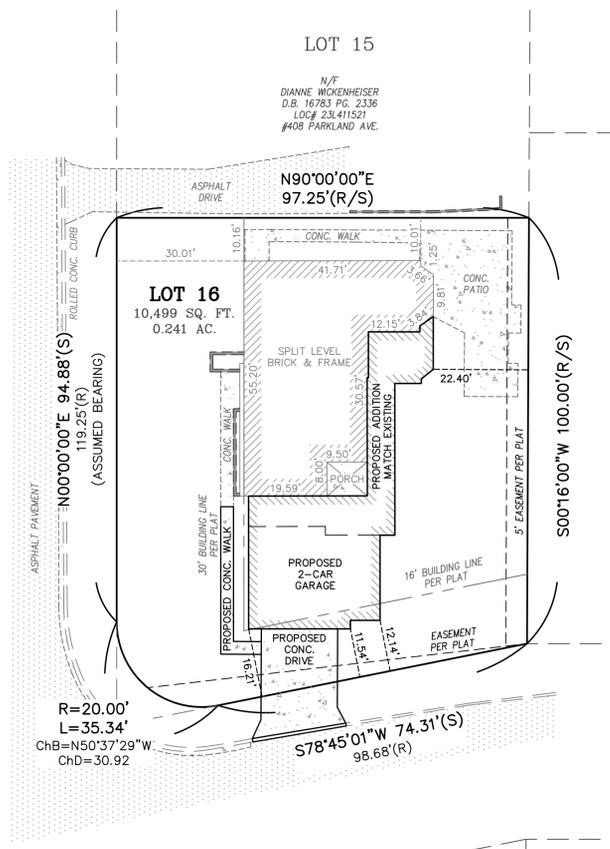
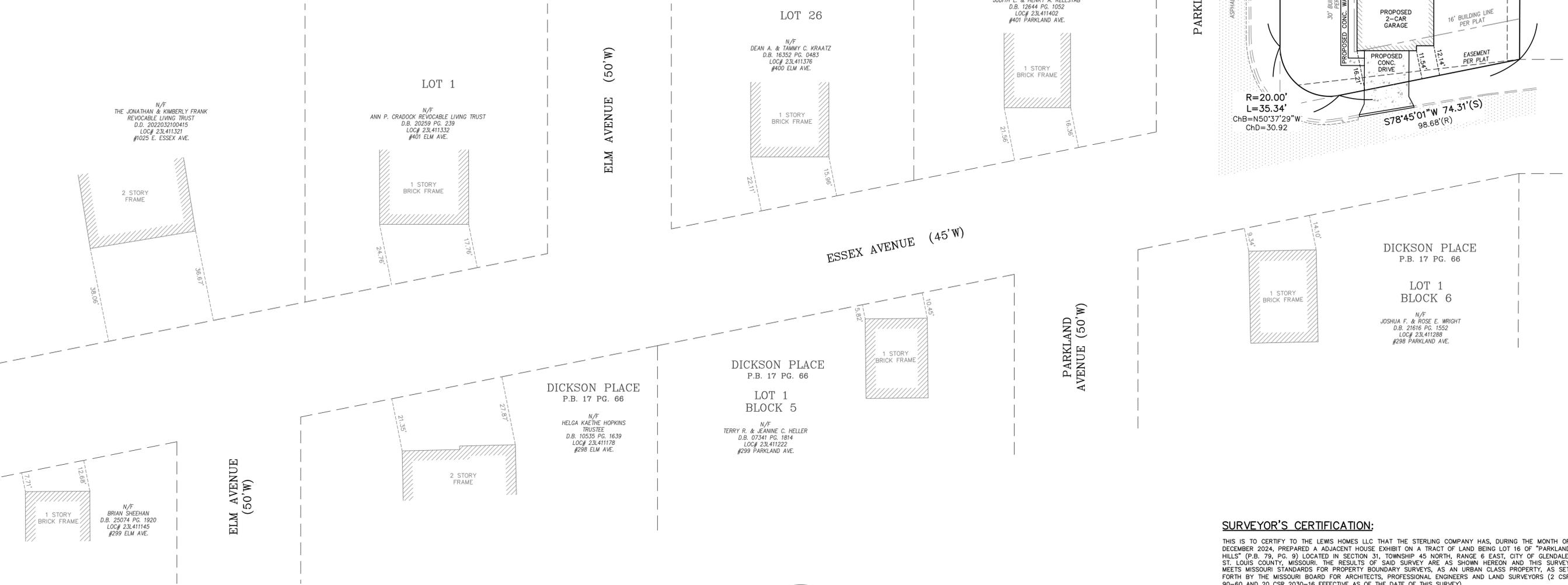
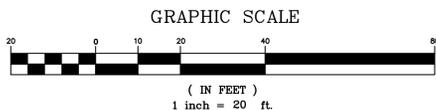
SITE INFO:
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 REVOCABLE LIVING TRUST
 D.B. 23635 PG. 265
 LOC# 23L411453
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 THE STERLING COMPANY
 MO. REG. 307-D

JAMEY A. HENSON, P.L.S.
 MO. REG. L.S. #2007017963



ISSUE	REMARKS/DATE
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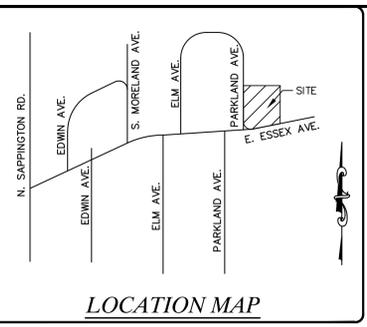
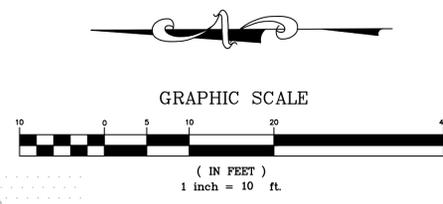
PREPARED FOR:
Lewis Homes LLC
 335 Leffingwell Ave Suite 100
 Kirkwood, MO 63122
 (314) 513-1914

PREPARED BY:
THE STERLING CO.
 ENGINEERS & SURVEYORS
 5055 NEW BAUMGARTNER ROAD
 ST. LOUIS, MISSOURI 63129
 E-Mail: Sterling@sterling-eng-survey.com
 Corp. Cert. of Authority: #003046

DRAWN:	O.A.D.	DESIGNED:		CHECKED:	J.E.W.
PROJECT:	#400 PARKLAND AVENUE ADJACENT HOUSE EXHIBIT				
NO.	24	09	215		
M.S.D.			SHEET		
P#			1		
DIGITAL FILE LOCATION			OF		
SERVER=STERLING-2			1		
ENTER DRWG. NAME.DWG			OF		

Drawing name: v:\2409215 400 Parkland Ave\Drawings\Surveying\Bdry\2409215 Adjacent House Exhibit.dwg Plotted by: qdoo Plotted on: Jan 27, 2025 - 2:43pm

**A TRACT OF LAND BEING LOT 16 OF "PARKLAND HILLS" (P.B. 79, PG. 9),
LOCATED IN SECTION 31, TOWNSHIP 45 NORTH, RANGE 6 EAST,
CITY OF GLENDALE, ST. LOUIS COUNTY, MISSOURI**



SITE INFO:
N/F THE DANIEL C. & KELLY L. GARGAN
REVOCABLE LIVING TRUST
D.B. 23635 PG. 265
LOC# 23L414453
#400 PARKLAND AVE.
10,499 SQ. FT. OR 0.241 AC.±

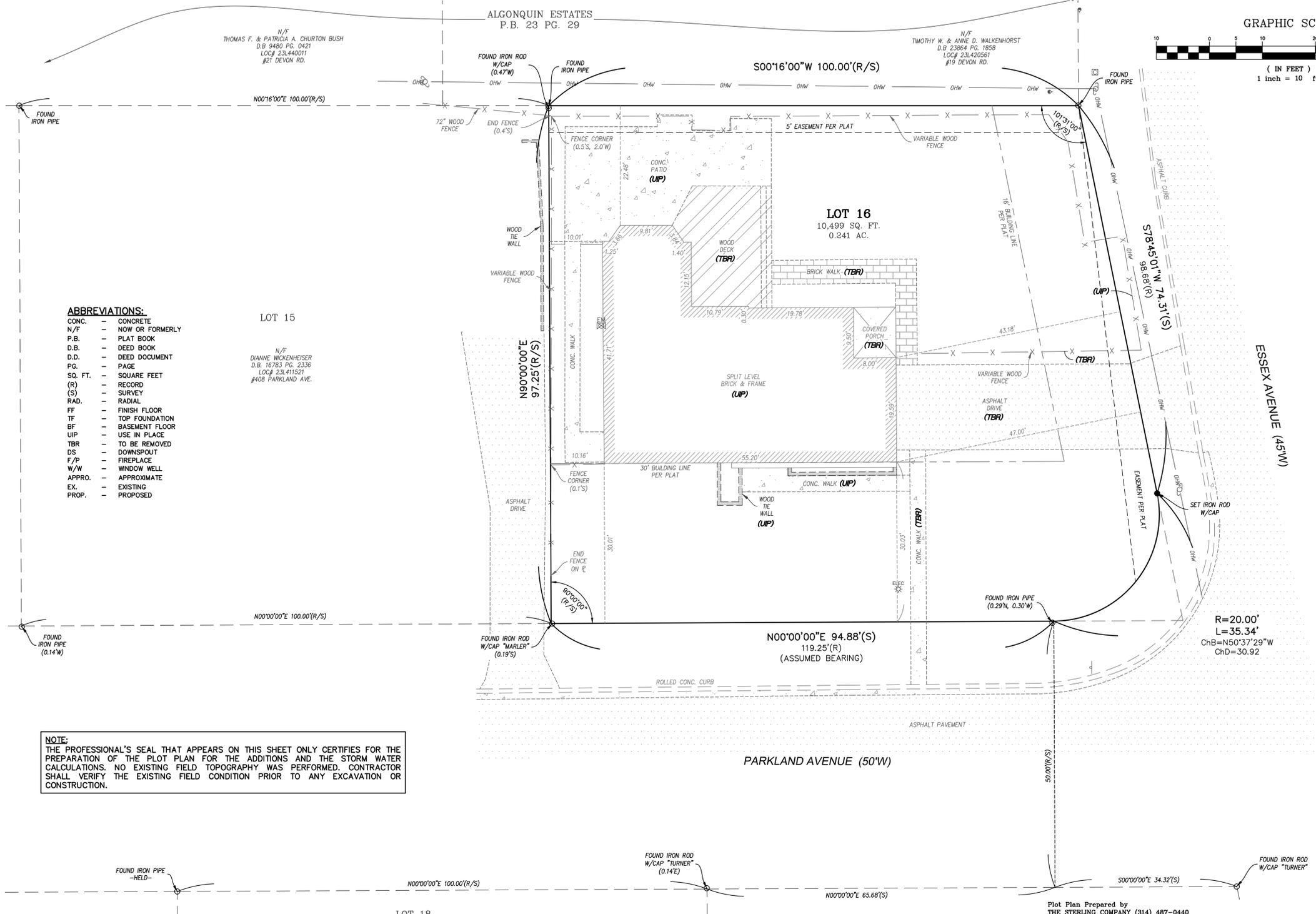
LEGEND:

	TREE LINE
	STILL FENCE
	FENCE LINE
	UNDERGROUND CATV LINE
	UNDERGROUND ELECTRIC LINE
	UNDERGROUND WATER LINE
	UNDERGROUND TELEPHONE LINE
	UNDERGROUND GAS LINE
	OVERHEAD ELECTRIC
	OVERHEAD WIRE
	UNDERGROUND SEWER LINE
	BUILDING

ABBREVIATIONS:

CONC.	CONCRETE
N/F	NOW OR FORMERLY
P.B.	PLAT BOOK
D.B.	DEED BOOK
D.D.	DEED DOCUMENT
PG.	PAGE
SQ. FT.	SQUARE FEET
(R)	RECORD
(S)	SURVEY
RAD.	RADIAL
FF	FINISH FLOOR
TF	TOP FOUNDATION
BF	BASEMENT FLOOR
UIP	USE IN PLACE
TBR	TO BE REMOVED
DS	DOWNSPOUT
F/P	FIREPLACE
W/W	WINDOW WELL
APPRO.	APPROXIMATE
EX.	EXISTING
PROP.	PROPOSED

NOTE:
THE PROFESSIONAL'S SEAL THAT APPEARS ON THIS SHEET ONLY CERTIFIES FOR THE PREPARATION OF THE PLOT PLAN FOR THE ADDITIONS AND THE STORM WATER CALCULATIONS. NO EXISTING FIELD TOPOGRAPHY WAS PERFORMED. CONTRACTOR SHALL VERIFY THE EXISTING FIELD CONDITION PRIOR TO ANY EXCAVATION OR CONSTRUCTION.



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- CONTRACTOR SHALL VERIFY THE EXISTING FIELD CONDITION PRIOR TO ANY EXCAVATION OR CONSTRUCTION.
- CONTRACTOR SHALL FIELD VERIFY ALL UTILITY LOCATIONS AND DEPTHS PRIOR TO ANY EXCAVATION OR CONSTRUCTION.
- THE UTILITY CONNECTION LOCATION AND COORDINATION SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR.
- THIS PLAN IS ONLY FOR THE PREPARATION OF THE PLOT PLAN FOR THE ADDITIONS AND THE STORM WATER CALCULATIONS.**

ZONING INFO:
"R-1" SINGLE FAMILY RESIDENTIAL
FRONT SETBACK:
ON PARKLAND AVENUE: 30' PER P.B. 79, PG. 9
ON ESSEX AVENUE: 16' PER P.B. 79, PG. 9
REAR SETBACK: 30'
SIDE SETBACK: 10% OF THE WIDTH OF THE LOT = 10% x 113.3' = 11.33'
(THE WIDTH OF THE LOT MEASURED AT 30' FRONT SETBACK)
HEIGHT: 35' / 2 1/2 STORIES

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Plot Plan Prepared by
THE STERLING COMPANY (314) 487-0440
Notes:
1. Finished grades at the building to be a minimum of 8 inches below top of foundation for wood frame and 6 inches below for wood frame with brick veneer.
2. All wood framing members that rest on top of the foundation located less than 8 inches above the exposed ground and all other wood less than 6 inches from the ground shall be pressure treated in accordance with section R319.1.
3. Grade shall be noted to slope away from foundation a minimum of a 6 inch drop or min. 5% within the first 10 feet on to a swale.
4. Foundation footings shall be constructed so as to maintain a 2' 6" depth of earth cover or as required by local building codes.
5. This plot plan conforms to "GLENDALE CODE".
6. Elevation Examples: 714.0(B)=Existing Elevation, 714.0(P)=Proposed Elevation.

THIS IS NOT A SURVEY AND DOES NOT MEET THE "MISSOURI STANDARDS FOR PROPERTY BOUNDARY SURVEYS" IN EFFECT AS OF THE DATE OF THIS PLOT PLAN.

THE STERLING COMPANY
MO. REG. 307-D

JAMEY A. HENSON, P.L.S. - VICE PRESIDENT DATE



**CALL BEFORE
YOU DIG!
1-800-DIG-RITE**

ISSUE REMARKS/DATE

1	
2	
3	

Lewis Homes
335 Leffingwell Ave, Suite 100
Kirkwood, MO 63122
(314) 513-1914

THE STERLING CO.
ENGINEERS & SURVEYORS
5055 New Baumgartner Road
St. Louis, Missouri 63120
Ph: 314-487-0440 Fax: 314-487-8944
www.sterling-eng-sur.com
Corporate Certificate of Authority #001948

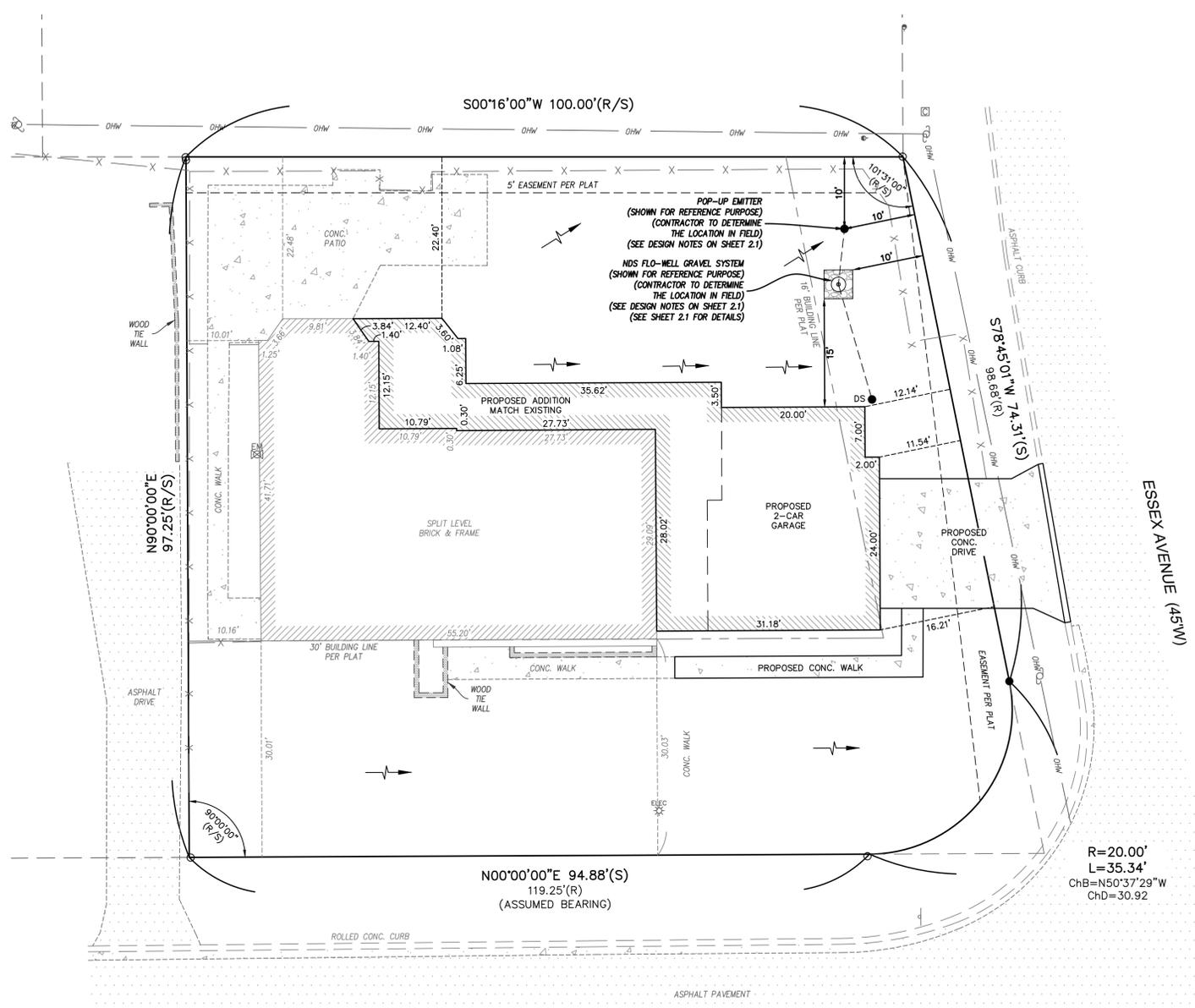
#400 PARKLAND AVENUE
GLENDALE, MISSOURI 63122
EXISTING CONDITIONS / DEMOLITION PLAN
PLOT PLAN FOR ADDITIONS

**NOT APPROVED FOR CONSTRUCTION!
FOR REVIEW ONLY**

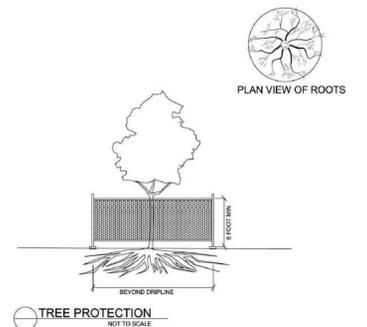
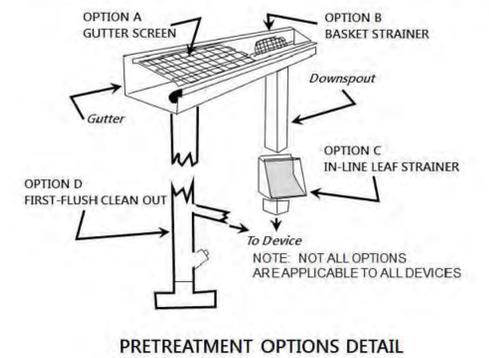
Date: Henry H. Hays, PE
License # PE-2022036627
Professional Engineer

Job Number: **24-09-215**
Date: **11/15/2024**
Designed: HHH Sheet: **1.1**
Drawn: HHH
Checked: MGB PP

Drawing name: V:\2409215-400 Parkland Ave\Drawings\Surveying\Plot Plan\2409215 Plot Plan.dwg Plotted on: Nov 15, 2024 - 2:57pm Plotted by: hhuynh

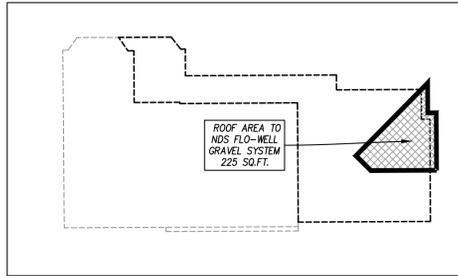


CIRCLE ONE OR MORE OPTIONS USED: A B C D

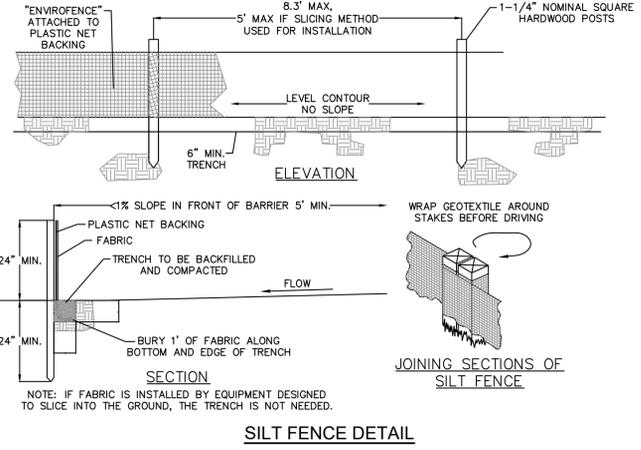


DESIGN NOTES:

1. THE GUTTERS SHALL DISCHARGE TO POP-UP EMITTERS UNLESS NOTED OTHERWISE.
2. THE PLACEMENT OF THE POP-UP EMITTERS TO BE DETERMINED IN THE FIELD. THE PLACEMENT SHALL ALLOW FOR STORM WATER TO BE ABSORBED PRIOR TO RUNOFF ONTO ADJACENT PROPERTY.
3. THE PLACEMENT OF THE NDS FLO-WELL GRAVEL TRENCH TO BE DETERMINED IN THE FIELD. THE PLACEMENT SHALL ALLOW THE NDS FLO-WELL GRAVEL TRENCH TO BE ABLE TO DRAIN PROPERLY.
4. THE POINT OF STORMWATER DISCHARGE SHALL BE AT LEAST 10 FEET FROM ANY PROPERTY LINE.
5. THE CONTRACTOR SHALL TO MAINTAIN THE SHEET FLOW FOR THE STORM WATER AND SHALL NOT CONCENTRATE RUNOFF ONTO ADJACENT PROPERTIES.
6. DO NOT CONNECT WINDOW WELL DRAINS TO THE DOWNSPOUT PIPING.



ROOF CONTRIBUTORY MAP
1" = 20'



SILT FENCE DETAIL

PARKLAND AVENUE (50'W)

EXISTING IMPERVIOUS:
 EX. HOUSE = 1,779 S.F.
 EX. DRIVE = 734 S.F.
 EX. WALK = 560S.F.
 EX. PATIO = 649 S.F.
 EX. PORCH = 76 S.F.
 EX. DECK = 365 S.F.
 TOTAL = 4,163 S.F. OR 39.65%

PROPOSED IMPERVIOUS:
 EX. HOUSE = 1,854 S.F.
 EX. WALK = 361 S.F.
 EX. PATIO = 649 S.F.
 PROP. ADDITION = 1,344 S.F.
 PROP. DRIVE = 255 S.F.
 TOTAL = 4,463 S.F. OR 42.51%

GREEN SPACE CALCULATIONS

LOT AREA = 10,499 S.F.
 TOTAL IMPROVEMENTS = 4,463 S.F.
 TOTAL PERVIOUS AREA = 6,036 S.F.
 GREEN SPACE AREA = 57.49%

DIFFERENTIAL RUNOFF CALCULATIONS

PREDEVELOPED	IMPERVIOUS AREA	PERVIOUS AREA	DIFFERENTIAL RUNOFF
4,163 S.F.	0.096 Ac.	3.54	0.340 cfs
4,463 S.F.	0.145 Ac.	1.70	0.247 cfs
	0.241 Ac.		0.587 cfs

POSTDEVELOPED	IMPERVIOUS AREA	PERVIOUS AREA	DIFFERENTIAL RUNOFF
4,505 S.F.	0.103 Ac.	3.54	0.365 cfs
5,994 S.F.	0.136 Ac.	1.70	0.235 cfs
	0.241 Ac.		0.600 cfs

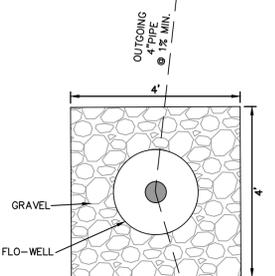
CONCLUSION FOR PROPOSED DEVELOPMENT

DIFFERENTIAL STORM WATER RUNOFF (BASED ON 15-YEAR 20-MINUTE STORM)
 DIFFERENTIAL RUNOFF = PROPOSED RUNOFF - EXISTING RUNOFF
 = 0.600 CFS - 0.587 CFS
 = 0.013 CFS (INCREASE IN IMPERVIOUS AREA)

STORMWATER MANAGEMENT MEASURES REQUIRED

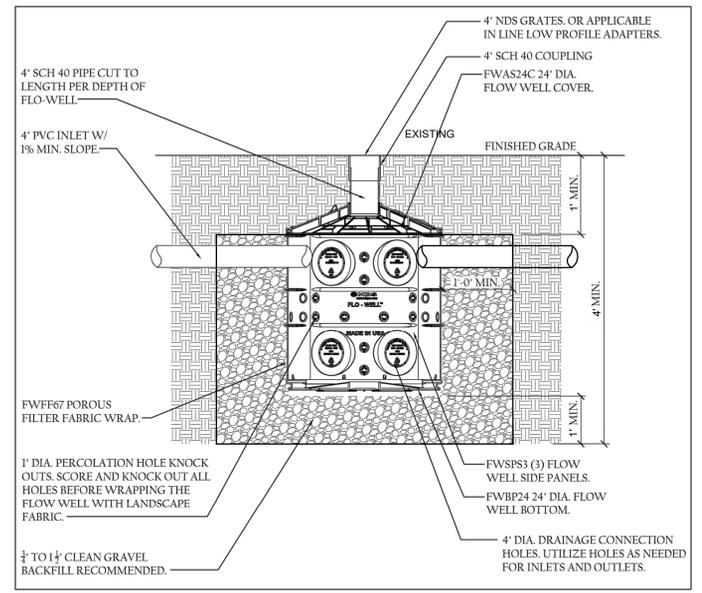
NDS FLO-WELL GRAVEL TRENCH

ROOF AREA = 225 SQ.FT. OR 0.005 AC.
 15-YEAR 20-MINUTE RUNOFF = 0.005 AC. X 3.54 CFS/AC. = 0.018 CFS > 0.013 CFS (REQ.)
 VOLUME TO BE ATTENUATED FOR = 0.018 X 1200 = 21.60 C.F.
 ONE NDS FLO-WELL GRAVEL SYSTEM ARE PROPOSED TO PROVIDE THE ATTENUATION.
 DEPTH OF THE GRAVEL BACKFILL BENEATH THE FLO-WELL: 1 FEET.
 THE THICKNESS OF THE GRAVEL BACKFILL AROUND THE FLO-WELL: 1 FEET.
 TOTAL VOLUME OF WATER TO BE STORED: 23.37 C.F. > 21.60 C.F. (REQ. FOR ROOF AREA)



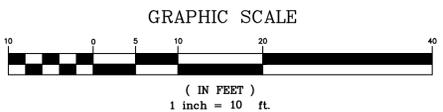
FLO-WELL DETAIL
N.T.S.

NDS FLO-WELL GRAVEL INSTALLATION



DEPTH OF THE GRAVEL BACKFILL BENEATH THE FLO-WELL: 1'
 THE THICKNESS OF THE GRAVEL BACKFILL AROUND THE FLO-WELL: 1'
 TOTAL VOLUME OF WATER TO BE STORED: 23.37 C.F.
 NOTE: FLO-WELL DRY WELL SHALL BE A MINIMUM OF 10 FEET FROM ANY STRUCTURE.
 HTTPS://WWW.NDSPRO.COM/PRODUCTS/DRAINAGE/DRY-WELLS.HTML

1. CONTRACTOR TO DETERMINE THE LOCATION OF NDS FLO-WELL GRAVEL TRENCH IN FIELD AND TO ENSURE THAT NDS FLO-WELL GRAVEL TRENCH CAN DRAIN PROPERLY.
2. THE STERLING COMPANY ASSUMES NO RESPONSIBILITY FOR ANY ERRORS WITH THE LOCATION AND DRAINABILITY OF THE NDS FLO-WELL GRAVEL TRENCH.



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 St. Louis, Missouri 63120
 Ph: 314-487-0440 Fax: 314-487-8944
 www.sterling-eng-survey.com
 Corporate Certificate of Authority #001348

#400 PARKLAND AVENUE
 GLENDALE, MISSOURI 63122
 PREPARED CONDITIONS
 PLOT PLAN FOR ADDITIONS

NOT APPROVED FOR CONSTRUCTION!
 FOR REVIEW ONLY

Date: 24-09-215
 11/15/2024
 Drawn: HHH Sheet 2.1
 Checked: MGB PP

Drawing name: V:\2409215-400 Parkland Ave\Drawings\Surveying\Plot Plan\2409215 Plot Plan.dwg Plotted on: Nov 15, 2024 - 2:57pm Plotted by: thuyth



Install and maintain tree protection fence as indicated on preservation plan for all trees marked PRESERVE. Silt protection shall be installed in a trenchless manner if introduced within the critical root zone of any tree to be PRESERVED. (I.E. woodchips, wattles, and hay bales)

I hereby certify that I have viewed the premises and provided this professional opinion regarding the survivability of significant trees on this site and abutting the site. Attached is a site plan illustrating the recommended location of tree protection fencing. This fence must meet all of the requirements set forth by the city of Glendale and is to remain erect throughout the construction project . All tree inspections were performed from the ground and are limited in scope. Tree and utility locations are approximate and locations of utilities are subject to change.

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

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



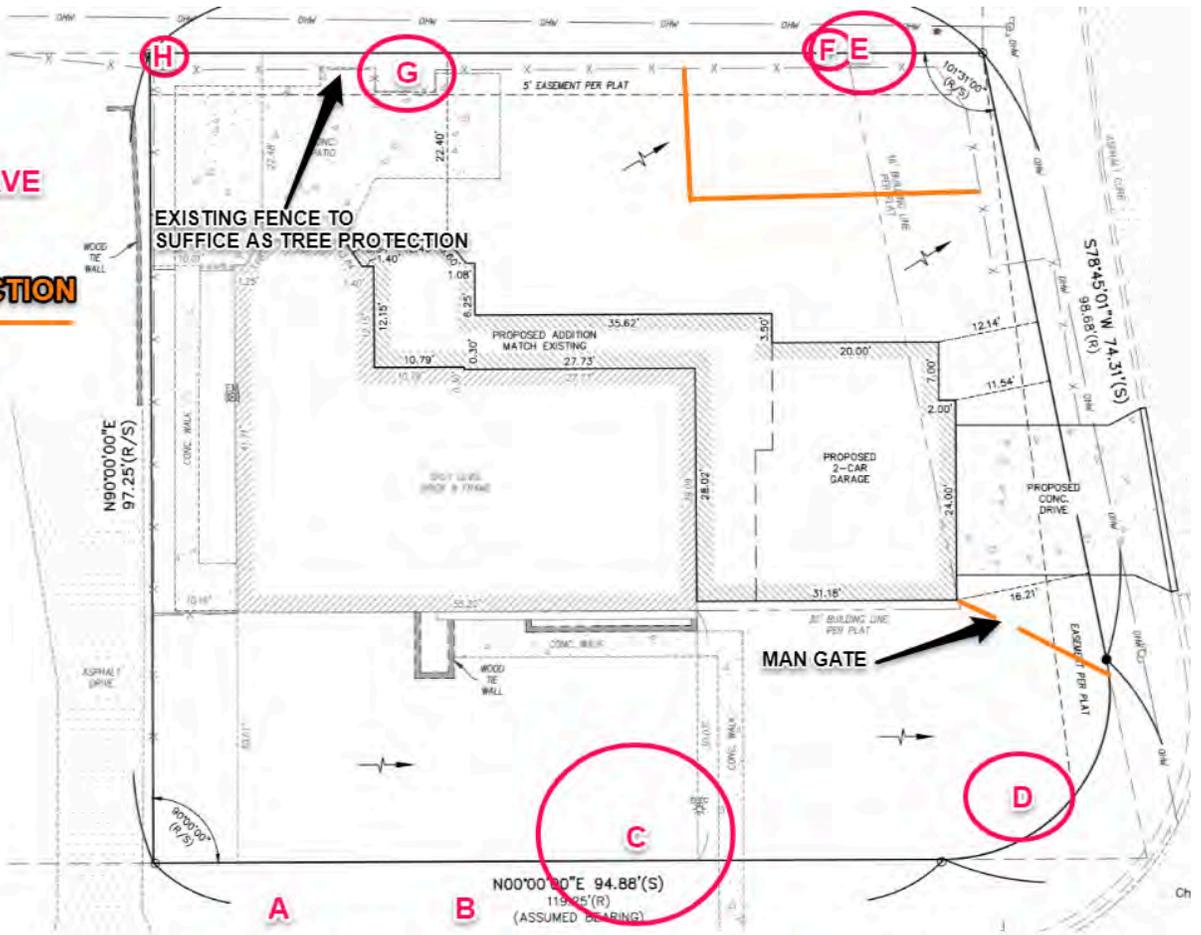
TREE STUDY
SITE PLAN REVIEW
11/14/2024

PROPERTY LOCATION: 400 Parkland

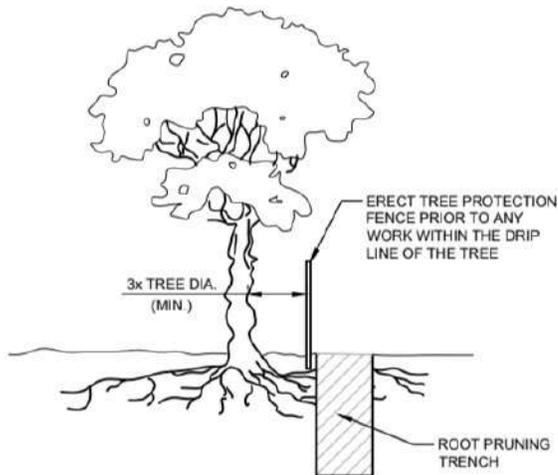
#	TREE SPECIES	D B H	PRESERVE/ TBR/ INSTALL	ADJOINING LOT	COMMENTS	VALUE	PHYS DET %	FUNC OBS %	EXT OBS %	TOTAL CANOPY SQ FT
A	sycamore	21"	PRESERVE	CITY	exposed root flare, compartmentalized wounds on trunk, strong central leader, deadwood	\$2670	57	65	65	----
B	sycamore	26"	PRESERVE	CITY	girdling roots, epicormic growth, co-dominant at 30', deadwood	\$4715	61	70	65	----
C	sweet gum	23"	PRESERVE		girdling root, phototropic, deadwood	\$3215	62	65	60	935
D	willow	13"	PRESERVE		exposed surface roots, bifurcations at 7', compartmentalized wounds on trunk	\$1355	70	70	65	299
E	hackberry	18"	PRESERVE	SHARED	co-dominant at 8', included bark, large vertical crack, involved with tree F	\$2255	51	65	60	287
F	American elm	10"	PRESERVE	SHARED	strong central leader, epicormic growth, involved with tree E	\$295	47	50	50	89
G	hackberry	12"	PRESERVE		exposed root flare, epicormic growth, deadwood	\$910	60	70	60	254
H	hackberry	8"	PRESERVE	SHARED	co-dominant at 15', minor deadwood	\$445	66	70	60	57

Additional Canopy Required OR REPLACEMENT FEE	No additional canopy required
---	-------------------------------

**PRESERVE
TBR
TREE
PROTECTION
FENCE**



Large = 1,000 sq ft	Medium = 700 Sq ft	Small = 350 sq ft
white oak species	eastern redbud	pawpaw
red oak species	river birch	flowering dogwood
London planetree	sassafras	American plum
sycamore	littleleaf linden	star magnolia
Amur corktree	blackgum	sweetbay magnolia
Japanese zelkova	red horschestnut	Higan cherry
ginkgo	paperbark maple	serviceberry
sugar maple	crimson maple	Japanese maple
black maple	American holly	amur maple
yellow birch	Scots pine	trident maple
American beech	balsam fir	hornbeam
baldcypress	eastern hemlock	mugo pine
tulip poplar	saucer magnolia	bristlecone pine
hackberry	shortleaf pine	blue atlas cedar
black walnut	Colorado spruce	hawthorn
pecan	weeping willow	red buckeye
Kentucky coffeetree	Ohio buckeye	
honeylocust	dawn redwood	
black locust	Douglas fir	
shagbark hickory		
American yellowwood		
southern magnolia		
eastern white pine		
Norway spruce		
American basswood		



NOTES:

1. ROOT PRUNING SHALL BE DONE WHENEVER THERE WILL BE GRADING, CUTTING OR COMPACTION DISTURBANCE UNDERNEATH THE DRIP LINE OF A TREE. PRIOR TO ANY WORK WITHIN DRIP LINE, THE CONTRACTOR SHALL ERECT A TREE PROTECTION FENCE AND CONTACT AN ISA CERTIFIED ARBORIST TO COORDINATE WORK. NO DISTURBANCE SHALL BE DONE WITHIN A DISTANCE OF 3X THE DIAMETER OF THE TREE, DUE TO STABILITY CONCERNS.
2. ROOT PRUNING SHALL BE DONE WITH A SHARP TOOL, IN SUCH A WAY THAT DOES NOT PULL ON THE ROOTS, BUT LEAVES SMOOTH CUTS. DO NOT TEAR ROOTS WITH EXCAVATION EQUIPMENT. IT IS PREFERABLE TO EXPOSE THE ROOTS PRIOR TO ROOT PRUNING. AFTER PRUNING, FILL THE AREA WITH QUALITY TOPSOIL AND WATER UNTIL THOROUGHLY SOAKED.
3. ONCE EXPOSED, ROOTS MUST BE COVERED WITHIN 8 HOURS. IF ROOTS WILL BE LEFT EXPOSED FOR LONGER THAN 8 HOURS, THEY MUST BE KEPT MOIST. ONE OPTION IS TO PUT MOIST BURLAP OVER THE EXPOSED ROOTS.

NOTES (CONT.):

4. ROOT PRUNING SHALL MEET OR EXCEED ANSI A300 OR APPROVED TREE CARE INDUSTRY STANDARDS.

DIGGING PROCESS

1. THE PRUNING TRENCH SHOULD BE CLEARED IN A WAY THAT EXPOSES THE ROOTS WHILE LEAVING THEM INTACT.
 - 1.1. USE HAND TOOLS OR AN AIR KNIFE II) DO NOT USE AN EXCAVATOR, AS THIS WILL PULL ON THE ROOTS AND POSSIBLY DAMAGE THE TRUNK III) IF A ROOT LARGER THAN 2" IS EXPOSED, LEAVE THIS ROOT INTACT AND CONTACT LANDSCAPE SERVICES
2. ONCE THE ROOTS ARE EXPOSED, USE A SHARP TOOL TO CLEANLY CUT ALL ROOTS WHICH ARE BETWEEN 1-2" DIAMETER, TO THE DEPTH OF THE PROPOSED DISTURBANCE
 - 2.1. APPROPRIATE TOOLS INCLUDE SHARP LOPPING SHEARS, HANDSAWS, A SHARPENED AXE, A ROOT PRUNER GRINDER, A RECIPROCATING SAW AND ANY OTHER SHARP TOOL WHICH LEAVES A CLEAN CUT
 - 2.2. YOU MAY NOT USE A CHAINSAW OR CHAIN TRENCHER TO MAKE THE FINAL CUTS
 - 2.3. ALL ROOTS SHALL BE LEFT WITH A CLEAN, SMOOTH ENDS AND NO RAGGED EDGES
3. POST PRUNING
 - 3.1. TREE ROOTS MUST BE KEPT MOIST. IF ROOTS ENDS WILL BE LEFT EXPOSED FOR MORE THAN 8 HOURS, COVER THE HOLE WITH MOIST BURLAP.
 - 3.2. FILL THE HOLE WITH HIGH QUALITY TOP SOIL, MULCH THE AREA WITH TRIPLE SHREDDED HARDWOOD TO A DEPTH OF 3", AND WATER WELL.

400 Parkland Avenue



South side of East Monroe Avenue



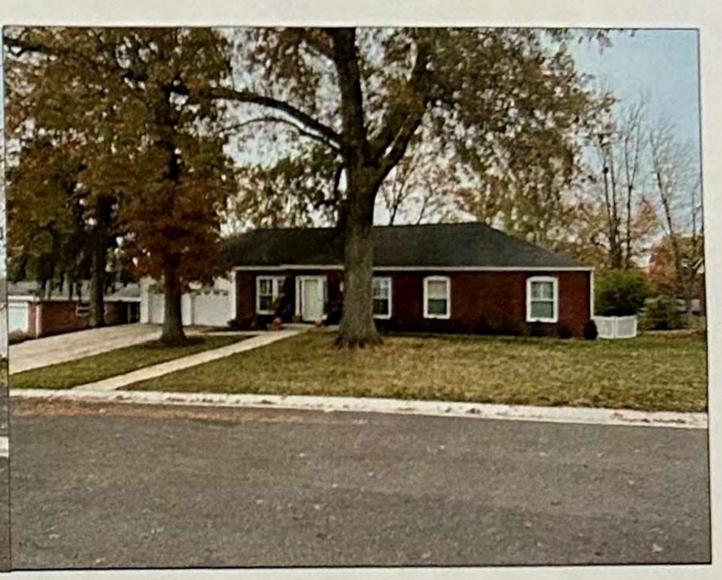
400 Parkland Avenue



408 Parkland Avenue



412 Parkland Avenue



424 Parkland Avenue



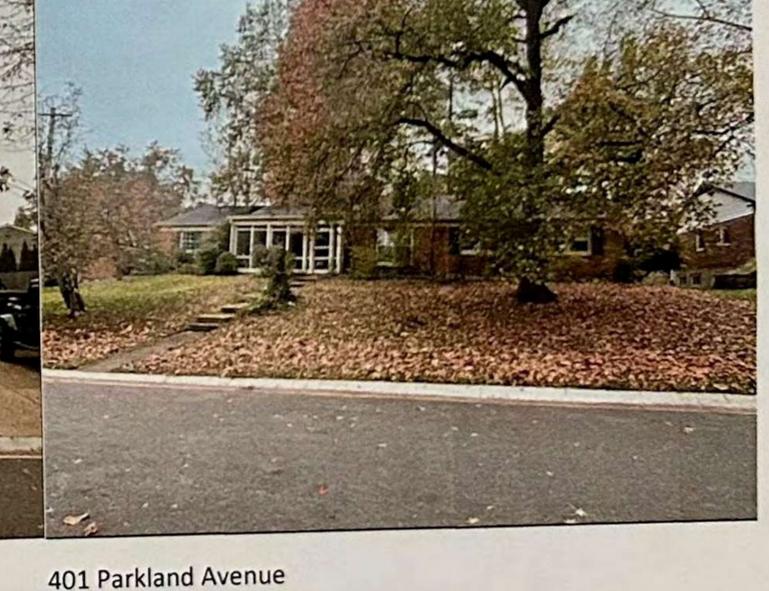
423 Parkland Avenue



415 Parkland Avenue

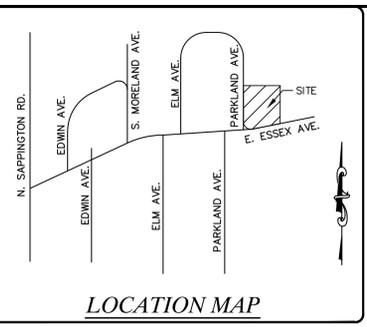
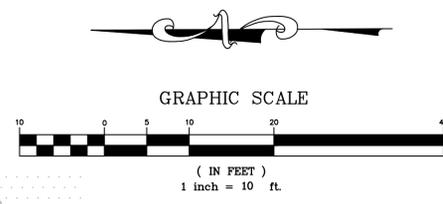


407 Parkland Avenue



401 Parkland Avenue

**A TRACT OF LAND BEING LOT 16 OF "PARKLAND HILLS" (P.B. 79, PG. 9),
LOCATED IN SECTION 31, TOWNSHIP 45 NORTH, RANGE 6 EAST,
CITY OF GLENDALE, ST. LOUIS COUNTY, MISSOURI**



SITE INFO:
N/F THE DANIEL C. & KELLY L. GARGAN
REVOCABLE LIVING TRUST
D.B. 23635 PG. 265
LOC# 23L414453
#400 PARKLAND AVE.
10,499 SQ. FT. OR 0.241 AC.±

LEGEND:

	TREE LINE
	STILL FENCE
	FENCE LINE
	UNDERGROUND CATV LINE
	UNDERGROUND ELECTRIC LINE
	UNDERGROUND WATER LINE
	UNDERGROUND TELEPHONE LINE
	UNDERGROUND GAS LINE
	OVERHEAD ELECTRIC
	OVERHEAD WIRE
	UNDERGROUND SEWER LINE
	BUILDING

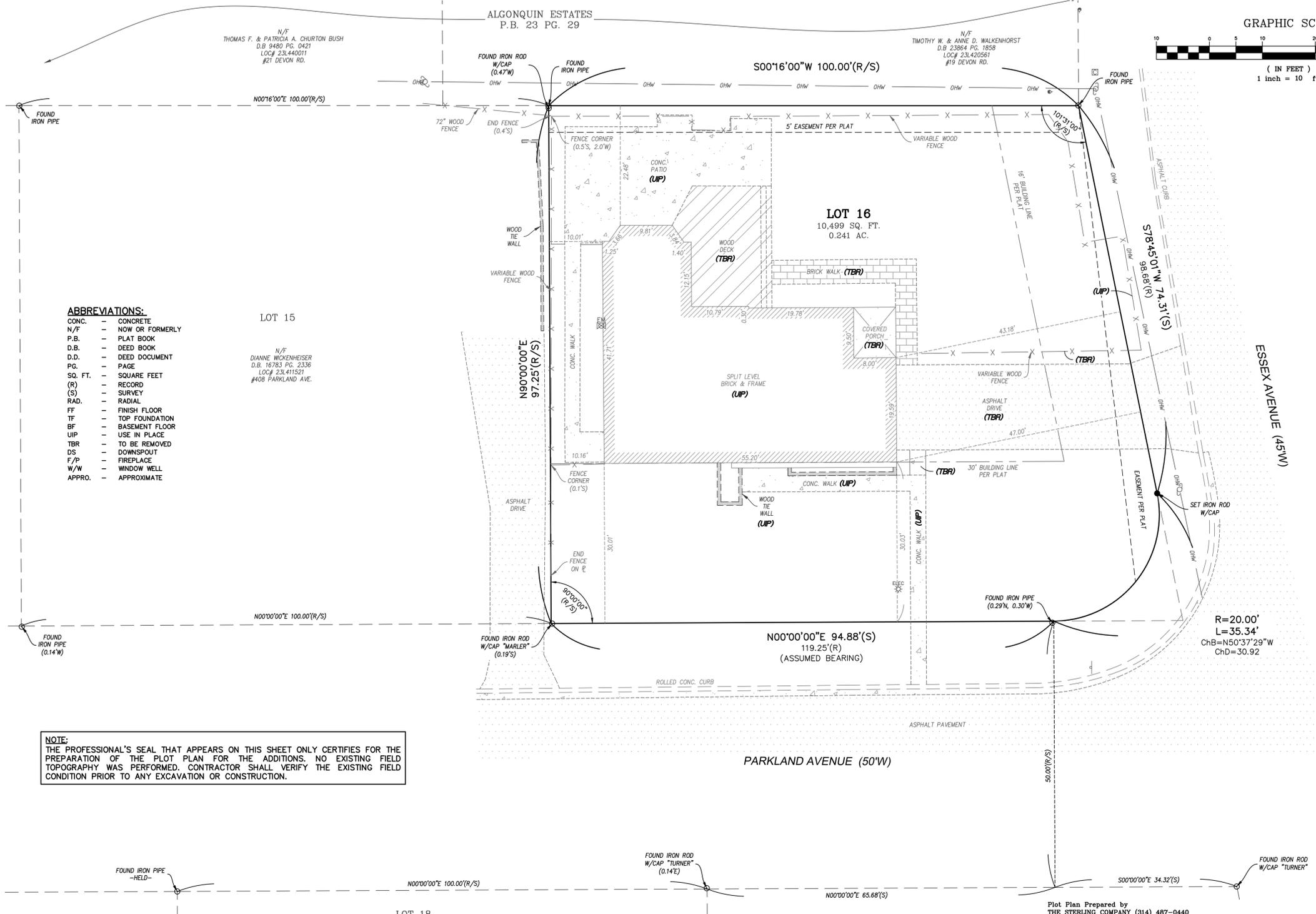
ABBREVIATIONS:

CONC.	CONCRETE
N/F	NOW OR FORMERLY
P.B.	PLAT BOOK
D.B.	DEED BOOK
D.D.	DEED DOCUMENT
PG.	PAGE
SQ. FT.	SQUARE FEET
(R)	RECORD
(S)	SURVEY
RAD.	RADIAL
FF	FINISH FLOOR
TF	TOP FOUNDATION
BF	BASEMENT FLOOR
UIP	USE IN PLACE
TBR	TO BE REMOVED
DS	DOWNSPOUT
F/P	FIREPLACE
W/W	WINDOW WELL
APPRO.	APPROXIMATE

NOTE:
THE PROFESSIONAL'S SEAL THAT APPEARS ON THIS SHEET ONLY CERTIFIES FOR THE PREPARATION OF THE PLOT PLAN FOR THE ADDITIONS. NO EXISTING FIELD TOPOGRAPHY WAS PERFORMED. CONTRACTOR SHALL VERIFY THE EXISTING FIELD CONDITION PRIOR TO ANY EXCAVATION OR CONSTRUCTION.

	LIGHT STANDARD
	YARD LIGHT
	UTILITY POLE
	UTILITY POLE W/ LIGHT
	UTILITY POLE W/ TRANSFORMER
	GUY WIRE
	TRAFFIC SIGNAL
	WATER SPIGOT
	ELECTRIC METER
	WATER METER
	GAS METER
	WATER VALVE
	GAS VALVE
	GAS DRIP
	ELECTRIC BOX
	CABLE TV BOX
	TELEPHONE BOX
	TELEPHONE MANHOLE
	ELECTRIC MANHOLE
	STREET/ROAD SIGN
	MISC. POLE/POST
	PARCEL TIE (SAME OWNER)
	FIRE HYDRANT
	UTILITY MANHOLE
	MAIL BOX
	A/C UNIT
	SANITARY MANHOLE
	SANITARY CLEANOUT
	STORM MANHOLE
	CURB INLET / AREA INLET
	GRATE MANHOLE
	GRATE INLET
	BUSH/SHRUB
	TREE
	SURFACE FLOW
	SURFACE FLOW WITH SLOPE

THE UNDERGROUND UTILITIES SHOWN HEREON WERE PLOTTED FROM AVAILABLE INFORMATION AND DO NOT NECESSARILY REFLECT THE ACTUAL EXISTENCE, NONEXISTENCE, SIZE, TYPE, NUMBER OR LOCATION OF THESE OR OTHER UTILITIES. THE GENERAL CONTRACTOR SHALL BE RESPONSIBLE FOR VERIFYING THE ACTUAL LOCATION OF ALL UNDERGROUND UTILITIES, SHOWN OR NOT SHOWN, AND SAID UTILITIES SHALL BE LOCATED IN THE FIELD PRIOR TO ANY GRADING, EXCAVATION OR CONSTRUCTION OF IMPROVEMENTS. THESE PROVISIONS SHALL IN NO WAY ABSOLVE ANY PARTY FROM COMPLYING WITH THE UNDERGROUND FACILITY SAFETY AND DAMAGE PREVENTION ACT, CHAPTER 319, RSMo.



SITE NOTES:

- THIS TRACT CONTAINS 10,499 SQUARE FEET OR 0.241 ACRES MORE OR LESS.
- BASIS OF BEARING: THE BEARINGS ARE ASSUMED.
- SOURCE OF RECORD TITLE: THE DANIEL C. & KELLY L. GARGAN REVOCABLE LIVING TRUST IS DESCRIBED AS THE OWNER AS RECORDED IN DEED BOOK 23635 PAGE 265 OF THE ST. LOUIS COUNTY, MISSOURI RECORDS.
- THE PROFESSIONAL WHOSE SEAL AND SIGNATURE APPEARS BELOW ASSUMES RESPONSIBILITY ONLY FOR WHAT APPEARS ON THIS PAGE AND DISCLAIMS (PURSUANT TO SECTION 327.411 RSMO) ANY RESPONSIBILITY FOR PLANS, SPECIFICATIONS, ESTIMATES, REPORTS OR OTHER DOCUMENTS OR INSTRUMENTS NOT SEALED BY THE UNDERSIGNED RELATING TO OR INTENDED TO BE USED FOR ANY PART OR PARTS OF THE PROJECT FOR WHICH THIS PAGE REFERS.
- NO EXISTING FIELD TOPOGRAPHY WAS PERFORMED BY THE STERLING COMPANY. THE STERLING COMPANY ASSUMES NO RESPONSIBILITY FOR ANY ERRORS WITH EXISTING FIELD TOPOGRAPHY.
- CONTRACTOR SHALL VERIFY THE EXISTING FIELD CONDITION PRIOR TO ANY EXCAVATION OR CONSTRUCTION.
- CONTRACTOR SHALL FIELD VERIFY ALL UTILITY LOCATIONS AND DEPTHS PRIOR TO ANY EXCAVATION OR CONSTRUCTION.
- THE UTILITY CONNECTION LOCATION AND COORDINATION SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR.
- THIS PLAN IS ONLY FOR THE PREPARATION OF THE PLOT PLAN FOR THE ADDITIONS.**

ZONING INFO:
"R-1" SINGLE FAMILY RESIDENTIAL
FRONT SETBACK:
ON PARKLAND AVENUE: 30' PER P.B. 79, PG. 9
ON ESSEX AVENUE: 16' PER P.B. 79, PG. 9
REAR SETBACK: 30'
SIDE SETBACK: 10% OF THE WIDTH OF THE LOT = 10% x 113.3' = 11.33'
(THE WIDTH OF THE LOT MEASURED AT 30' FRONT SETBACK)
HEIGHT: 35' / 2 1/2 STORIES

TITLE NOTES:
A CURRENT TITLE COMMITMENT OF THE SUBJECT TRACT HAS NOT BEEN PROVIDED TO THE SURVEYOR. 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 THE SURVEYOR AT THE TIME OF SURVEY WAS EXECUTED AND THEREFORE NOT PLOTTED HEREON. THIS SURVEY DOES NOT CONSTITUTE A TITLE SEARCH BY THE SURVEYOR. BUILDING LINES AND EASEMENTS OF THE SUBJECT TRACT ARE SHOWN PER PLAT BOOK 79 PAGE 9.

NOTE:
THIS IS NOT A SURVEY AND DOES NOT MEET THE "MISSOURI STANDARDS FOR PROPERTY BOUNDARY SURVEYS" IN EFFECT AS OF THE DATE OF THIS PLOT PLAN.

PLOT PLAN PREPARED BY
THE STERLING COMPANY (314) 487-0440

THE STERLING COMPANY
MO. REG. 307-D



**CALL BEFORE
YOU DIG!
1-800-DIG-RITE**

ISSUE REMARKS/DATE

1	
2	
3	

Lewis Homes
335 Leffingwell Ave, Suite 100
Kirkwood, MO 63122
(314) 513-1914

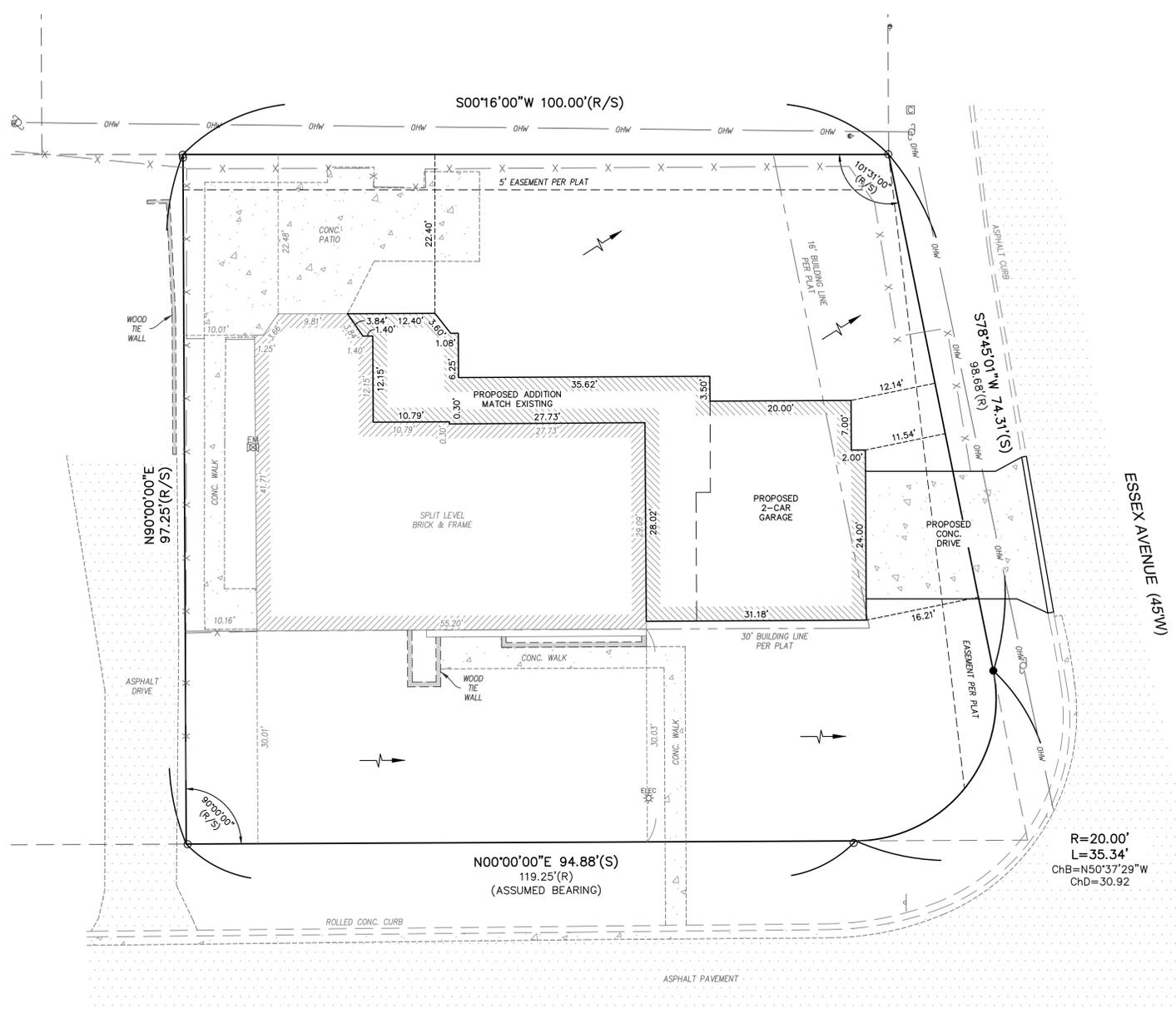
THE STERLING CO.
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Corporate Certificate of Authority #001948

#400 PARKLAND AVENUE
GLENDALE, MISSOURI 63122
EXISTING CONDITIONS / DEMOLITION PLAN
PLOT PLAN FOR ADDITIONS

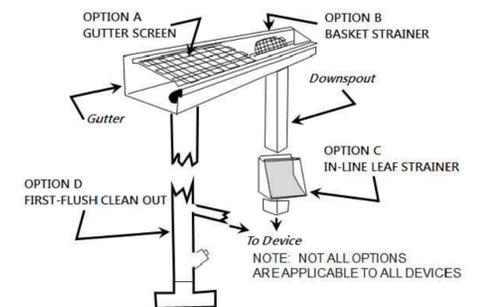
**NOT APPROVED FOR CONSTRUCTION!
FOR REVIEW ONLY**

Date: Henry H. Hays, PE
License # PE-2022036627
Professional Engineer

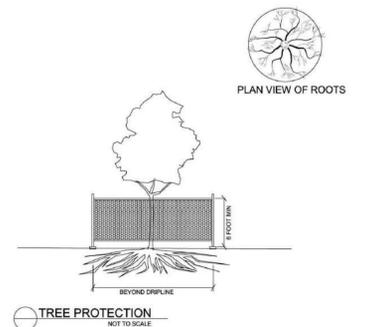
Job Number: **24-09-215**
Date: **11/13/2024**
Designed: HHH Sheet: **1.1**
Drawn: HHH
Checked: MGB PP



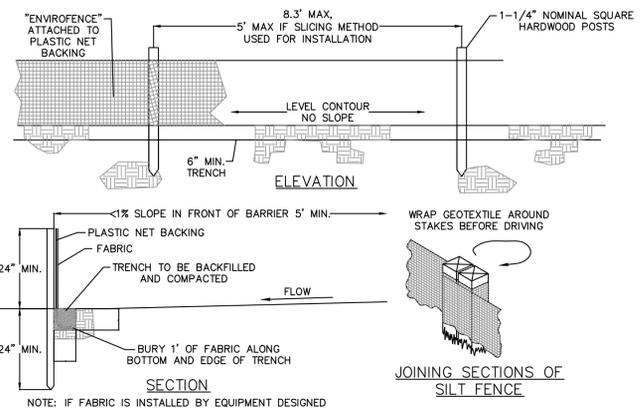
CIRCLE ONE OR MORE OPTIONS USED: A B C D



PRETREATMENT OPTIONS DETAIL



- DESIGN NOTES:**
1. THE GUTTERS SHALL DISCHARGE TO POP-UP EMITTERS UNLESS NOTED OTHERWISE.
 2. THE PLACEMENT OF THE POP-UP EMITTERS TO BE DETERMINED IN THE FIELD. PLACEMENT SHALL ALLOW FOR STORM WATER TO BE ABSORBED PRIOR TO RUNOFF ONTO ADJACENT PROPERTY.
 3. THE POINT OF STORMWATER DISCHARGE SHALL BE AT LEAST 10 FEET FROM ANY PROPERTY LINE.
 4. THE CONTRACTOR IS TO MAINTAIN THE SHEET FLOW FOR THE STORM WATER AND SHALL NOT CONCENTRATE RUNOFF ONTO ADJACENT PROPERTIES.
 5. DO NOT CONNECT WINDOW WELL DRAINS TO THE DOWNSPOUT PIPING.



SILT FENCE DETAIL

PARKLAND AVENUE (50'W)

F-A-R CALCULATIONS

LOT AREA	10,499 SQ.FT.
HOUSE FIRST FLOOR	1407.8 SQ.FT.
HOUSE SECOND FLOOR	1086.9 SQ.FT.
HOUSE TOTAL	2494.7 SQ.FT.
ATTACHED GARAGE	695 SQ.FT.
ATTACHED GARAGE (50%)	347.5 SQ.FT.
TOTAL FLOOR AREA	2842.2 SQ.FT.
FLOOR AREA RATIO	0.27
MAXIMUM FAR IS 0.30 OR 3,500 SQ.FT. (10,000 SQ.FT. < LOT AREA < 20,000 SQ.FT.)	

PER ARCHITECTURAL PLAN

EXISTING IMPERVIOUS:

EX. HOUSE = 1,779 S.F.
EX. DRIVE = 734 S.F.
EX. WALK = 560 S.F.
EX. PATIO = 649 S.F.
EX. PORCH = 76 S.F.
EX. DECK = 365 S.F.
TOTAL = 4,163 S.F. OR 39.65%

PROPOSED IMPERVIOUS:

EX. HOUSE = 1,854 S.F.
EX. WALK = 361 S.F.
EX. PATIO = 649 S.F.
PROP. ADDITION = 1,344 S.F.
PROP. DRIVE = 255 S.F.
TOTAL = 4,463 S.F. OR 42.51%

GREEN SPACE CALCULATIONS

LOT AREA = 10,499 S.F.
TOTAL IMPROVEMENTS = 4,463 S.F.
TOTAL PERVIOUS AREA = 6,036 S.F.
GREEN SPACE AREA = 57.49%

DIFFERENTIAL RUNOFF CALCULATIONS

PREDEVELOPED	4,163 S.F. = 0.096 Ac. X 3.54 = 0.340 cfs
IMPERVIOUS AREA	6,336 S.F. = 0.145 Ac. X 1.70 = 0.247 cfs
PERVIOUS AREA	0.241 Ac.
POSTDEVELOPED	4,463 S.F. = 0.102 Ac. X 3.54 = 0.361 cfs
IMPERVIOUS AREA	6,036 S.F. = 0.139 Ac. X 1.70 = 0.236 cfs
PERVIOUS AREA	0.241 Ac.

CONCLUSION FOR PROPOSED DEVELOPMENT

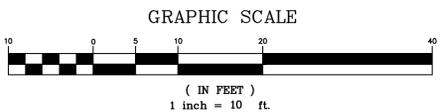
DIFFERENTIAL STORM WATER RUNOFF (BASED ON 15-YEAR 20-MINUTE STORM)

DIFFERENTIAL RUNOFF = PROPOSED RUNOFF - EXISTING RUNOFF

= 0.597 CFS - 0.587 CFS

= 0.010 CFS (INCREASE IN IMPERVIOUS AREA)

STORMWATER MANAGEMENT MEASURES REQUIRED



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ISSUE REMARKS/DATE

1	
2	
3	

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335 Leffingwell Ave, Suite 100
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THE **STERLING** CO.
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Corporate Certificate of Authority #001948

#400 PARKLAND AVENUE
GLENDALE, MISSOURI 63122
PROPOSED CONDITIONS
PLOT PLAN FOR ADDITIONS

NOT APPROVED FOR CONSTRUCTION!
FOR REVIEW ONLY

Date: Henry H. Huynh, PE
License # PE-2022036627
Professional Engineer

Job Number: 24-09-215
Date: 11/13/2024
Designed: HHH Sheet
Drawn: HHH 2.1
Checked: MGB PP

Drawing name: V:\2409215-400 Parkland Ave\Drawings\Surveying\Plot Plan\Plot Plan.dwg Plotted on: Nov 14, 2024 - 9:32am Plotted by: hhuynh

