TENTATIVE AGENDA
NOVEMBER 11, 2026 6:00 P.M.
ARCHITECTURAL REVIEW BOARD

The ARB meeting will take place immediately following the Plan Commission meeting

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I. MEETING CALLED TO ORDER

II. ROLL CALL

III. APPROVAL OF MINUTES: OCTOBER 16, 2026

IV. REVIEW OF PRELIMINARY PLANS FOR ADDITION, 750 JOSEPHINE

V. REVIEW OF PRELIMINARY PLANS FOR PATIO ADDITION AND POOL, 1025 ESSEX

VI. REVIEW OF PLANS FOR NEW HOME, 509 VENNEMAN

VII. REVIEW OF PLANS FOR NEW HOME, 852 QUEEN ANNE

VIII. REVIEW OF PLANS FOR ADDITION, 286 PARKLAND

IX. MISCELLANEOUS

X. ADJOURNMENT

_____

Frank Johnson
City Administrator

POSTED: 6 p.m., November __, 2026

MINUTES
ARCHITECTURAL REVIEW BOARD MEETING
OCTOBER 14, 2026 – 6:00 p.m.

CALL TO ORDER

A meeting of the Architectural Review Board (ARB) of the City of Glendale was held on Wednesday, October 14, 2026. Chairman Fernhoff presided and called the meeting to order at 7:00 p.m.

ROLL CALL

Members Present	Members Absent
Chairman Fernhoff	
Brad Weitekamp	
Reed Voorhees	
John Falk	
Jon Emert	
Laura Switzer	
Mike Moran	

Also present were Frank Johnson, City Administrator, Brian Malone, City Attorney, Morgan Forney, Community Engagement Officer.

APPROVAL OF MINUTES

Mr. Falk moved to approve the minutes of the September 9, 2026, meeting. The motion was seconded by Mr. Weitekamp and unanimously carried.

DISCUSSION – Alternate Members

Mr. Johnson reviewed the submitted applications with the Board. He stated that three alternates are being sought, and all applicants are encouraged to attend meetings if they are interested.

Mr. Emert recommended Sara Rungee who has a professional background in landscape architecture and civil engineering.

The Board discussed the types of professional backgrounds needed, the total number of alternates and term limits. The Board consented to keeping the number of alternates at three with two-year terms.

MISCELLANEOUS

The Board briefly discussed the regulations of garage heights in the recently approved zoning code updated versus what it was before.

PRELIMINARY REVIEW OF PLANS FOR A NEW HOME – 1053 Chelsea Avenue

Chairman Fernhoff introduced the project at 1053 Chelsea Avenue and invited the applicant to present. Contractor Mike Lewis of Lewis Homes was present. Mr. Lewis provided renderings that displayed articulated shutters and a bump-out on the second story that was centered with the entryway. Mr. Moran stated he would like to see the entryway centered with the main body of the home.

DRAFT

The Board and Mr. Lewis discussed the grading lines, and Mr. Moran requested that final lines be provided with official submittal. Additional discussion was held relating to lowering the grade to be more cohesive with the neighboring homes. Mr. Falk stated that the water run off should be directed to the west of the home, and that curbing should direct the runoff.

Relative to the landscaping plan, the Board discussed the removal of certain trees. Mr. Lewis confirmed that "Tree B" marked on the proposed plan would not be removed, and the official submittal will reflect that.

Mr. Voorhees spoke on the driveway width and stated he believes 12' is too wide and does not offer adequate space between the driveway and the home. Mr. Lewis stated that the intention is to keep 1' between the proposed driveway and the neighbors driveway and to provide landscaping that will assist with drainage. Mr. Moran stated he would like to see a smaller driveway with additional space between the home and driveway, and the driveway and neighbors driveway. Mr. Lewis stated that an 11' wide driveway would also include curbing.

Mr. Voorhees expressed concern with the roof pitch, noting that it appears to accentuate the height of the home. He further expressed his desire to have the applicant modify the west elevation so it is not as flat. The Board and Mr. Lewis discussed several options for breaking up the plane of the elevation, including sliding the back half of the house over slightly.

The Board and Mr. Lewis discussed centering the entryway with the body of the home, and the total lot coverage area.

Chairman Fernhoff called for public comment.

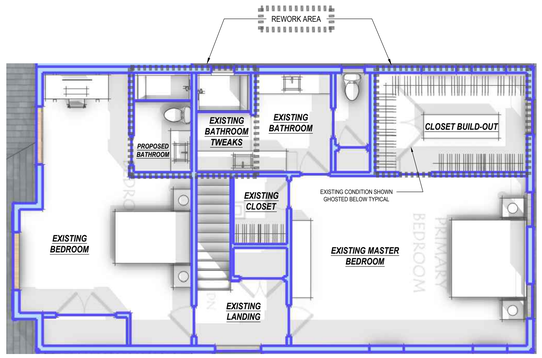
Paul and Nola Heidbreder, adjacent neighbors, inquired about the shared fence. Mr. Lewis stated that no plans for the fence have been made but would be considered pending ARB approval of the home. He added that he would confer with the neighbors before any decisions about the fence are made. Mr. Heidbreder then inquired about a tree that appears to be shared by both properties. It was noted that the Heidbreder's survey and Mr. Lewis' survey showed conflicting property lines and they would reconcile before any decisions are made.

DRAFT

ADJOURN

Mr. Falk moved to adjourn, seconded by Mr. Weitekamp and unanimously approved to adjourn at 7:37 PM.

DRAFT



N

06 A1-01 2ND LEVEL FLOOR PLAN

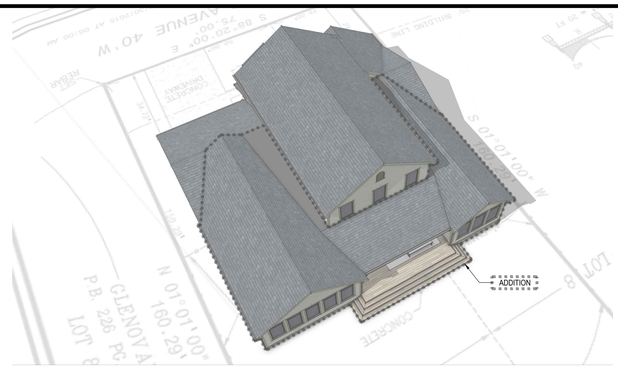
1/4" = 1'-0"



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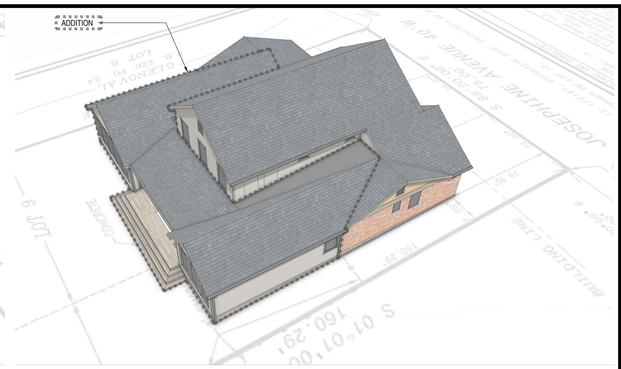
05 A1-01 1ST LEVEL FLOOR PLAN

1/4" = 1'-0"



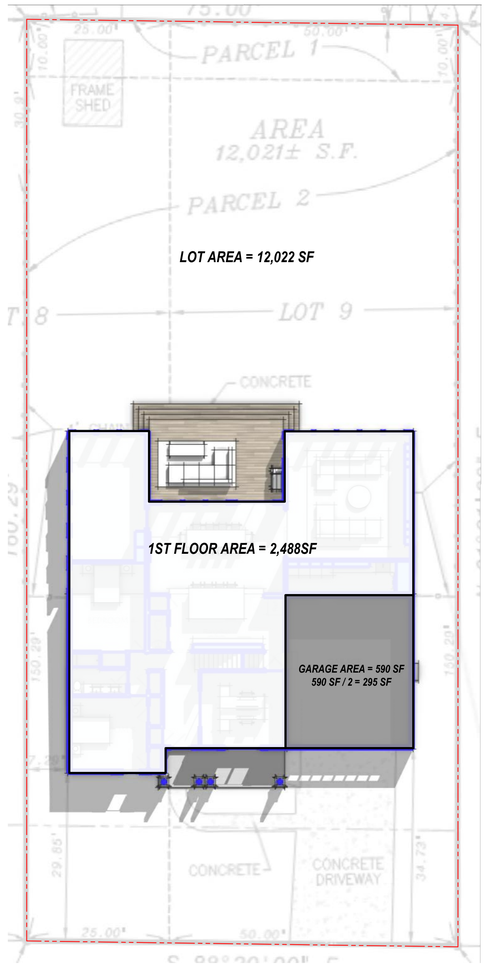
04 A1-01 BIRDS EYE VIEW FROM SOUTHWEST

NTS



03 A1-01 BIRDS EYE VIEW FROM SOUTHEAST

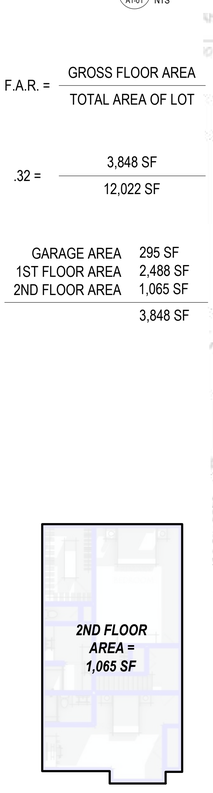
NTS

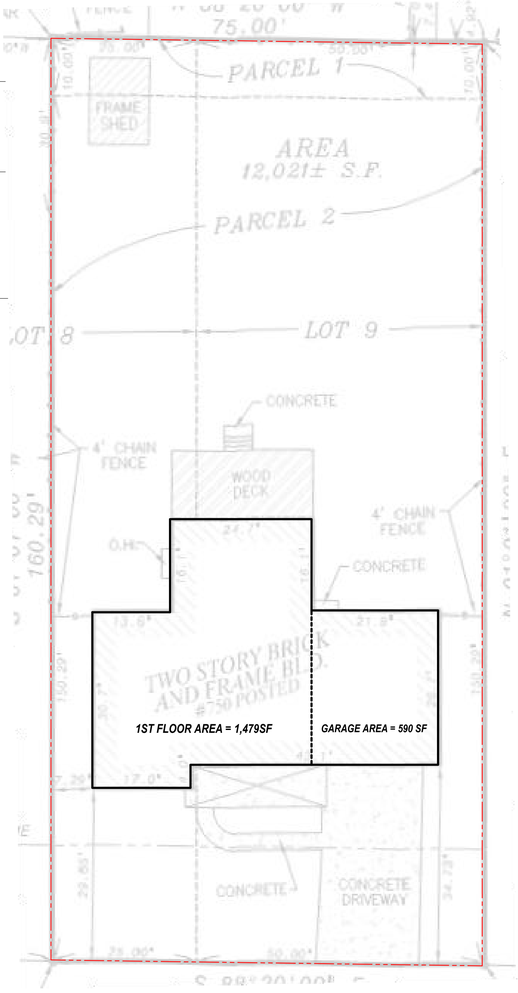


F.A.R. = GROSS FLOOR AREA / TOTAL AREA OF LOT

.32 = 3,848 SF / 12,022 SF

GARAGE AREA	295 SF
1ST FLOOR AREA	2,488 SF
2ND FLOOR AREA	1,065 SF
	3,848 SF





N

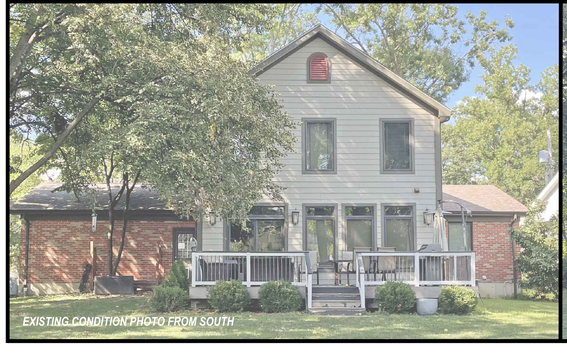
02 A1-01 SITE PLAN OVER LAY WITH 1ST & 2ND LEVEL FLOOR PLANS FOR AREA CALCS

3/32" = 1'-0"

N

01 A1-01 EXISTING SITE PLAN / SURVEY (BY OTHERS)

3/32" = 1'-0"


EXISTING CONDITION PHOTO FROM SOUTH


EXISTING CONDITION PHOTO FROM SOUTHEAST



BIRDS EYE VIEW FROM NORTHEAST

HALO

STATE OF MISSOURI
TOM YOUNG
NUMBER A-2018005994
ARCHITECT

TOM YOUNG
ARCHITECT
A-2018005994
09.22.2026

project name.....BELL FAMILY INTERIOR REMODEL & ADDITION
set title.....ARCHITECTURAL REVIEW BARD "CONCEPT REVIEW PACKAGE"
project location..... 750 JOSEPHINE GLENDALE MISSOURI 63122

contact information
www.halorev.com
project architect: tom young
cell # 314.471.3867
e. tom@halorev.com

sheet #

A1-01

concept pkg - 09.22.2026



06 A1-02 PERSPECTIVE VIEW FROM SOUTHWEST
NTS



05 A1-02 PERSPECTIVE VIEW FROM SOUTHEAST
NTS



04 A1-02 RIGHT ELEVATION
1/4" = 1'-0"



03 A1-02 BACK ELEVATION
1/4" = 1'-0"



02 A1-02 LEFT ELEVATION
1/4" = 1'-0"



01 A1-02 FRONT ELEVATION
1/4" = 1'-0"

HALO

STATE OF MISSOURI
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contact information
www.halorev.com
project architect: tom young
cell # 314.471.3867
e. tom@halorev.com

sheet #

A1-02

concept pkg - 09.22.2026

View Online Request

View Audit Trail

Creation Date: 10/13/2026

Submitted Date: 10/13/2026

Accepted Date: 10/14/2026

City of Glendale
Architectural Review Board

Online Request #: 3680403
Project #: 2026-335

Submitted by:
Seth Burton
sethb@meramecpoolsandoutdoors.com

Location: **1025 E ESSEX AVE**

City: **SAINT LOUIS** State: **MO** Zip: **63122**

Contact Information

Applicant's Contact Information

Title: First Name: **Seth** Last Name: **Burton** Suffix:

Business Name: **Meramec Pools and Outdoors**

Mailing Address: **32 Progress Pkwy**

City: **Maryland Heights** State: **MO** Zip: **63043-3706**

Email Address: **sethb@meramecpoolsandoutdoors.com**

Cell Phone: **(616) 502-6044** Work Phone: Home Phone:

Contractor's Contact Information

Title: First Name: **Seth** Last Name: **Burton** Suffix:

Business Name: **Meramec Pools and Outdoors**

Mailing Address: **32 Progress Pkwy**

City: **Maryland Heights** State: **MO** Zip: **63043-3706**

Email Address: **sethb@meramecpoolsandoutdoors.com**

Cell Phone: **(616) 502-6044** Work Phone: **(314) 720-9999** Home Phone:

Property Owner's Contact Information

Title: First Name: **Jonathan & Kim** Last Name: **Frank** Suffix:

Business Name:

Mailing Address: **1025 E Essex Avenue**

City: **Glendale** State: **MO** Zip: **63122**

Email Address: **jmfrank1@hotmail.com**

Cell Phone: **(636) 236-5233** Work Phone: Home Phone:

Architect's Contact Information

Title: First Name: **Meramec** Last Name: **Office** Suffix:

Business Name: **Meramec Pools and Outdoors**

Mailing Address: **32 Progress Pkwy**

City: **Maryland Heights** State: **MO** Zip: **63043-3706**

Email Address: **sethb@meramecpoolsandoutdoors.com**

Cell Phone: **(616) 502-6044** Work Phone: **(314) 720-9999** Home Phone:

Application Questionnaire (* denotes required question)

Residential Architectural Review Board

Description of Work * Installation of a shotcrete pool and raised spa along with pool deck, covered pavilion including kitchen and fireplace.

Cost of Construction * 290136.71

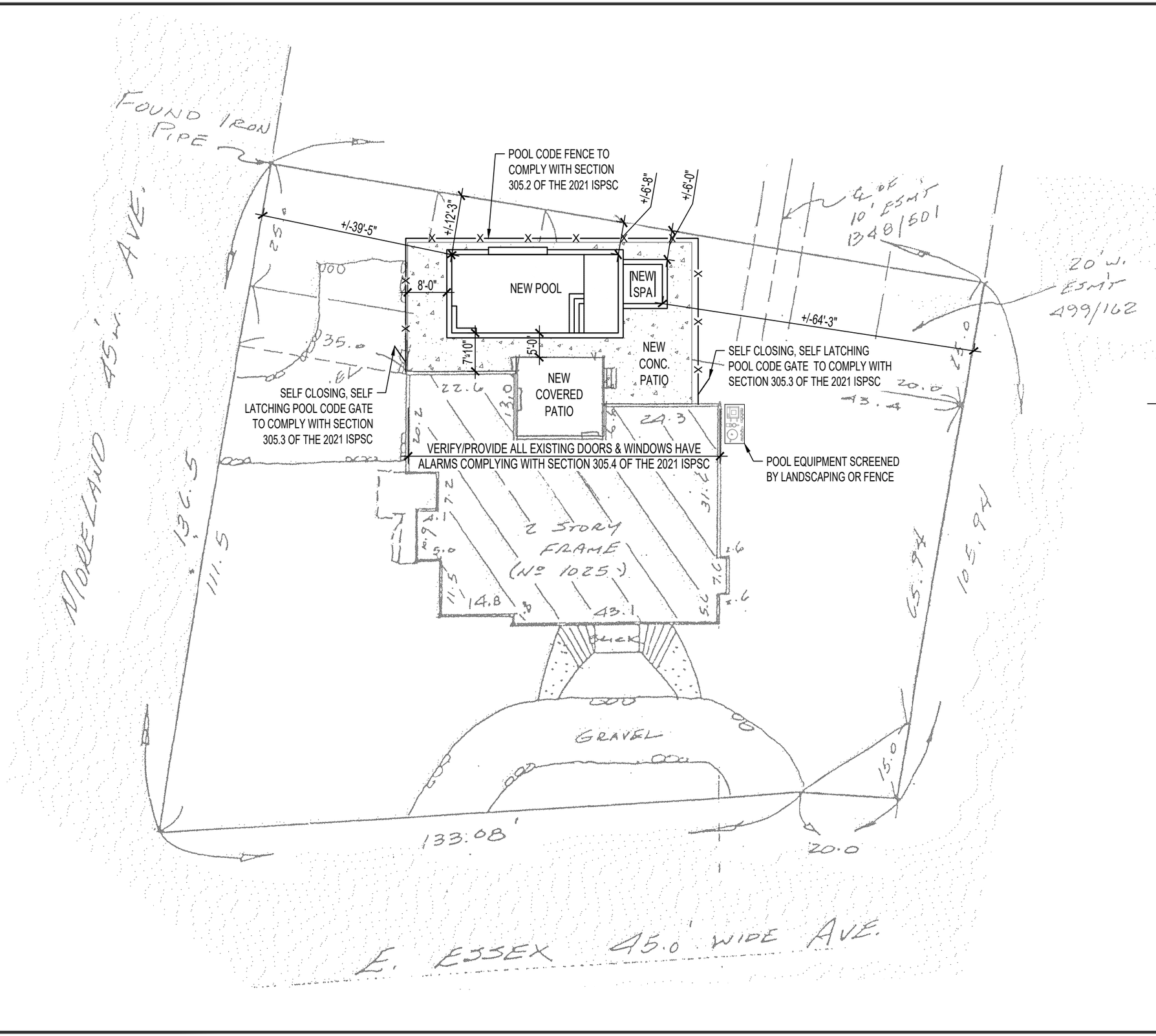
Floor Area Ratio * FAR = Gross Floor Area divided by total area of lot. Gross Floor Area includes all areas provided with heat and/or air conditioning. Includes all conditioned half stories with ceiling heights of more than 5 feet. All living space with ceiling heights of sixteen (16) feet or greater 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).	5,400/17,000 = .317 or 32%
Total Square Footage of Lot *	17000
Width of Lot *	150
Depth of Lot *	136.5
Total Floor Area of New Construction *	0
Total Floor Area of Existing Structure *	5400
Height of Structure *	35
Number of Stories *	3
Estimated Commence Date *	11/08/2026
Estimated Completion Date *	01/31/2027
Do you want a Preliminary Review with the ARB? *	Yes

Documents Uploaded

The following documents are attached to the Application.

Architectural Plans	**26488 meramec pools - 1025 e essex ave-pl100.pdf**
Existing and adjoining property photos	**1025 e essex.zip**
Site Survey and Civil Plans	**26488 meramec pools - 1025 e essex ave-pl100.pdf**

Comments



SITE PLAN PROVIDED BY OWNER

SITE PLAN

SCALE: 1" = 20'

0 5' 10' 20'
1"=20'-0"

STATE OF MISSOURI
GEORGE CORY CALKINS
NUMBER
PE-2022019812
REGISTERED PROFESSIONAL ENGINEER

10/13/26

SEAL FOR POOL PLACEMENT AND REVIEW ONLY

THE PROFESSIONAL SEAL AND SIGNATURE APPLY TO THIS DOCUMENT TO WHICH THEY ARE AFFIXED AND ONLY FOR STRUCTURAL ENGINEERING AS APPLICABLE. THE PROFESSIONAL EXPRESSLY DISCLAIMS ANY RESPONSIBILITY FOR ALL OTHER PLANS, SPECIFICATIONS, ESTIMATES, REPORTS, OR OTHER DOCUMENTS OR INSTRUMENTS, RELATING TO OR INTENDED TO BE USED FOR ANY PART OR PARTS OF THE PROJECT TO WHICH THIS DOCUMENT REFERS. © COPYRIGHT 2024 UPRIGHT DESIGN & CONSULTING LLC

NO.	DATE	REMARKS	ISSUE / REVISION DESCRIPTIONS

MERAMEC POOLS & OUTDOORS
32 PROGRESS PARKWAY
MARYLAND HEIGHTS, MO 63043

DATE: 10/9/26
CHECKED: GCC
DRAWN: SK
SCALE: NOTED

SITE PLAN
1025 E ESSEX AVE.
ST. LOUIS, MO 63122

SHEET NO. PL100 1 OF 3

C:\Users\jcobb\JDC\Upright Design Cloud\Jobs\26488 Meramec Pools – 1025 E Essex Ave\26488 Meramec Pools – 1025 E Essex Ave.rvt Plotted Date: 10/9/26 Time: 2:18 PM

1 PL101 GENERAL NOTES

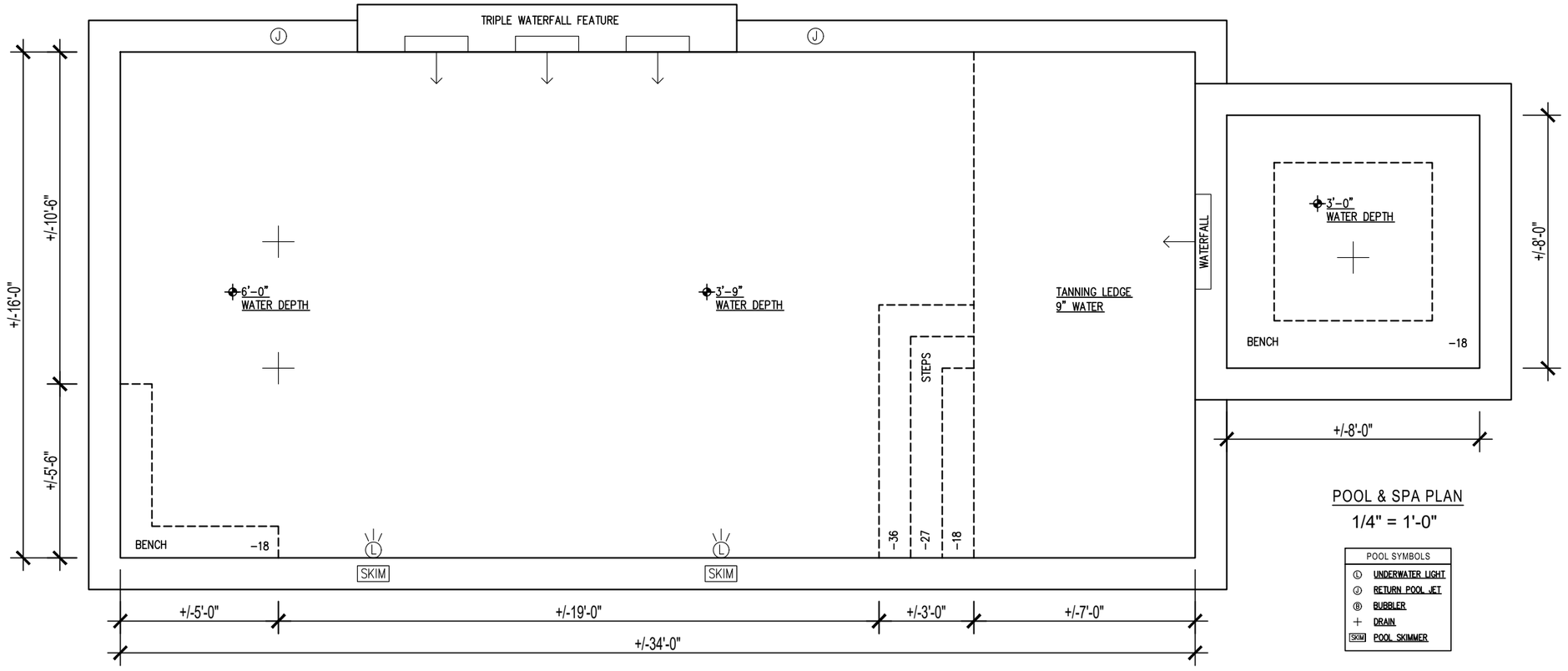
DO NOT SCALE DRAWINGS, USE ONLY WRITTEN DIMENSIONS:

PRIOR TO BEGINNING WORK, THE GENERAL CONTRACTOR SHALL VERIFY ALL DIMENSIONS AND SITE CONDITIONS AT THE JOB SITE AND NOTIFY UPRIGHT DESIGN OF ANY ERRORS OR INCONSISTENCIES. GENERAL CONTRACTOR IS ALSO RESPONSIBLE FOR AQUIRING AND PAYING FOR ALL BUILDING PERMITS, WATER TAP FEES, SEWER TAP FEES, ETC.

THESE CONSTRUCTION DOCUMENTS HAVE BEEN PREPARED TO THE BEST OF UPRIGHT DESIGN'S KNOWLEDGE AND TO THE EXTENT OF UPRIGHT DESIGNS CONTRACTUAL OBLIGATION. ALL WORK MUST BE PERFORMED ACCORDING TO ALL GOVERNING CODES, ORDINANCES, AND AUTHORITIES OF JURISDICTION. THEY HAVE BEEN PREPARED TO COMPLY WITH THE 2015 INTERNATIONAL RESIDENTIAL BUILDING CODE

THE CONSTRUCTION DOCUMENTS SHOULD BE CONSIDERED A COMPLETE AND FINISHED PRODUCT. THE GENERAL CONTRACTOR RECOGNIZES THAT PERFECTLY ACCURATE DRAWINGS AND SPECIFICATIONS ARE NOT POSSIBLE AND AGREES TO MAKE APPROPRIATE ALLOWANCES TO MAKE HIS WORK COMPLETE AND APPROVED BY THE OWNER AND MUNICIPALITY INSPECTOR. ALL PARTIES INCLUDED IN THIS PROJECT AGREE AND ACKNOWLEDGE THAT UPRIGHT DESIGN HAS NOT BE REQUESTED TO PROVIDE ANY CONTRUCTION PHASE SERVICES IN CONNECTION TO THE USE OF THESE CONSTRUCTION DOCUMENTS. THAT BEING SAID, ALL PARTIES INCLUDED IN THIS PROJECT AGREE TO WAIVE ALL CLAIMS AGAINST UPRIGHT DESIGN THAT COULD BE CAUSED BY UPRIGHT DESIGN BEING EXCLUDED FROM THE CONSTRUCTION PHASE.

UPRIGHT DESIGN IS TO BE CONSIDERED THE AUTHOR OF THESE DOCUMENTS AND RETAINS FULL COPYRIGHT AND RESERVED RIGHTS ASSOCIATED BY LAW WITH BEING THE AUTHOR. THE OWNER IS ALLOWED TO OBTAIN AND RETAIN REPRODUCIBLE COPIES OF THESE CONTRUCTION DOCUMENTS FOR INFORMATION AND CONNECTION TO THE USE AND OCCUPANCY OF THIS PROJECT. THE CONSTRUCTION DOCUMENTS ARE NOT PERMITTED TO BE USED BY THE OWNER OR ANYONE ELSE ON FUTURE PROJECTS OUTSIDE OF THIS PROJECT, EXCEPT BY WRITTEN AGREEMENT AND APPROPRIATE COMPENSATION.



POOL & SPA PLAN

1/4" = 1'-0"

POOL SYMBOLS	
L	UNDERWATER LIGHT
J	RETURN POOL JET
B	BUBBLER
+	DRAIN
SKIM	POOL SKIMMER

GENERAL POOL NOTES

- ALL POOL STEPS SHALL HAVE A MINIMUM SURFACE AREA OF 240 SQ IN.
- ALL IN POOL STEP APPLICATIONS TO BE LIMITED TO A MAX OF (3) TREADS WHERE NO HANDRAIL IS REQUIRED.
- POOL DESIGN LOAD = 45 LBS / CUBIC FOOT
- VERIFY FIRM VIRGIN SOIL WITH NO PLASTIC QUALITIES PRIOR TO CONSTRUCTING POOL
- SAFETY ROPE & FLOATS TO BE LOCATED @ 12" MIN. AND 18" MAX FROM TOP OF BREAK LINE @ SHALLOW END OF POOL W/ MAX DEPTH OF 4'-0"
- MAX BREAK SLOPE FROM SHALLOW TO DEEP SECTIONS OF THE POOL IS 1:3 THE MAX SLOPE FOR SHALLOW SECTIONS IS 1:7
- POOL WALKWAYS SHALL HAVE SLIP RESISTANT SURFACE FOR A WIDTH OF NOT LESS THAN 1'-0" FROM THE EDGE OF THE POOL AND ARRANGED TO MITIGATE ANY SURFACE WATER BACK INTO THE POOL
- UNDERWATER SWIM OUTS SHALL BE LOCATED AT A DEPTH NO GREATER THAN 20" BELOW THE WATER LINE.
- POOL SHALL BE FINISHED WITH PLASTER
- ENTRAPMENT AVOIDANCE MEANS SHALL BE PROVIDED IN ACCORDANCE WITH SECTION 310
- ONE RETURN INLET SHALL BE PROVIDED FOR EVERY 300 SF OF POOL SURFACE AREA
- A SURFACE SKIMMING SYSTEM SHALL BE PROVIDED FOR PERMANENT IN GROUND POOLS AND SHALL BE DESIGNED AND CONSTRUCTED TO CREATE A SKIMMING ACTION ON THE POOL WATER SURFACE
- RESIDENTIAL SKIMMERS REQUIRED 1/ EVERY 800 SF OF POOL SURFACE AREA MIN.

BARRIER / FENCE

- ALL DOORS AND OPERABLE WINDOWS WITH DIRECT ACCESS TO THE POOL SHALL BE EQUIPPED WITH AUDIO ALARM THAT SOUNDS WHEN THE DOOR IS OPENED. THE DEACTIVATION SWITCH FOR THIS ALARM TO BE AT LEAST 54" ABOVE THE THRESHOLD OF THE DOOR
- ENCLOSURE OF POOL REQUIRED: THE ENTIRE POOL AREA SHALL BE ENCLOSED. THE FENCE IS TO BE A MIN. OF 48" IN HEIGHT ABOVE FINISHED GRADE. IF AN AUTOMATIC, ASTM F1346-COMPLIANT POOL COVER IS TO BE INSTALLED THEN THE POOL BARRIER FENCE IS NOT NEEDED.
- ALL ACCESS GATES SHALL OPEN OUTWARDS AND BE SELF CLOSING AND SELF LATCHING W/ LOCKING MECHANISMS LOCATED NO LESS THAN 54" FROM THE BOTTOM OF THE GATE.
- PICKETS SPACED NO MORE THEN 4" APART AND MESH OF CHAINLINK TYPE FENCE MUST NOT EXCEED 2.25" SQ.

SITE WORK

- BACK FILL SHALL BE FREE OF DEBRIS AND LARGE ROCKS.
- FINISH GRADE SHALL BE MIN. 2" BELOW TOP OF POOL DECK AND GRADE MUST SLOPE AWAY FROM POOL DECK AT 1"/12" FOR 8' OR TO A SWALE.
- ALL AREAS TO BE SLOPED TO A LOWER ELEVATION OR DRAINAGE STRUCTURE ON OR NEAR THE SITE.
- ADDITIONAL VERTICAL UNITS MAY BE REQUIRED TO ACCOUNT FOR SETTLEMENT OF THE BACKFILL AT THE IMMEDIATE PERIMETER OF THE POOL SHELL
- UNDERCUT ALL FOUND PLASTIC SOIL A MINIMUM OF 2'-0" BELOW AND BACKFILL WITH CLEAN 1" GRAVEL FILL
- ALL SOILS SUPPORTING THE POOL BOTTOM SHOULD BE INSPECTED FOR ANY WEAK AND COMPRESSIBLE ZONES. THESE AREAS SHOULD BE COMPACTED TO AT LEAST 95% STANDARD PROCTOR DENSITY (ASTM D698)

ELECTRICAL

- ALL ELECTRICAL WORK TO BE PERFORMED BY LICENSED ELECTRICAL CONTRACTOR
- UNDERGROUND WIRING IS NOT PERMITTED UNDER POOL OR WITHIN 5'-0" OF THE POOL WALL
- NO LIGHTING WITHIN 5' FROM POOL EDGE. ANY LIGHTING WITH 10' OF POOL EDGE IS REQUIRED TO BE GFCI PROTECTED
- UNDERWATER LIGHTING IS REQUIRED TO BE GFCI PROTECTED.
- RECEPTACLES SUPPLYING WATER PUMP OR LOADS DIRECTLY RELATED TO CIRCULATION OF THE SANITARY SYSTEM SHALL BE LOCATED BETWEEN 6'-0" AND 10'-0" FROM THE POOL EDGE AND MUST BE SINGLE LOCK AND GROUND TYPE AND BE GFCI PROTECTED
- AT LEAST ONE GENERAL PURPOSE RECEPTACLE THIS GFCI PROTECTED MUST BE LOCATED A MIN. OF 6' FROM THE POOL EDGE BUT NOT MORE THEN 20'-0"
- ANY RECEPTACLE WITHIN 20'-0" OF THE POOL EDGE IS REQUIRED TO BE GFCI PROTECTED
- OVERHEAD POWER CONDUCTORS MUST BE A MIN. OF 22.5 FEET CLEARANCE IN ANY DIRECTION OF WATER LEVEL OR EDGE OF WATER SURFACE
- #8 COPPER GROUND WIRE (4) TIMES MIN TO STEEL REBAR AND ALL UNDER WATER LIGHTING
- ELECTRICAL CONTRACTOR TO VERIFY ALL WORK MEETS OR EXCEEDS CODE REQUIREMENTS

TEMPORARY FENCE AND SILTATION CONTROL

- 48" ORANGE SAFETY FENCE AND SILTATION CONTROL FENCE TO BE INSTALLED AROUND THE ENTIRE JOBSITE WITH SUPPORTS AT 10'-0" O.C.

POOL EQUIPMENT

- PENTAIR 400,000 BTU, NATURAL GAS. GAS LINE TO BE INSPECTED & PRESSURE TESTED PRIOR TO BACKFILLING TRENCH
- PENTAIR SAND FILTER TR140
- PENTAIR 3 HP VARIABLE SPEED PUMP
- PENTAIR INTELLICENTER SINGLE BODY CONTROLLER/ IC40 SALT GENERATOR

CONCRETE

- 3000 PSI COMPRESSIVE STRENGTH MIN. AT 28 DAYS IN POOL WALLS AND FLOORS
- ALL CONCRETE TO BE AIR - ENTRAINED PER TABLE 402.2 (NOT LESS THAN 5% AND NOT MORE THAN 7%)
- POOL SHELL MUST ALL REST ON VIRGIN SOIL WHERE BEARING COMPACITY IS ASSUMED TO BE 1,500 PSF MIN.
- ALL POOL WALLS AND FLOORS ARE TO BE WATER TIGHT AND PROPERLY REINFORCED TO WITHSTAND WATER PRESSURE AS NECESSARY.
- A 4" MINIMUM GRAVEL BASE IS REQUIRED UNDER POOL FLOORS.
- ALL REINFORCING TO BE GRADE 60 NEW BILLET STEEL. WHEN SPLICES OCCUR BARS SHALL BE LAPPED 24 DIAMETERS (1'-6" MIN.).
- ALL REBAR TO BE CLEAN OF MUD AND RUST
- POOL SHELL TO BE PNEUMATICALLY APPLIED GUNITE

PLUMBING

- ALL DISCHARGE WATER MUST DRAIN TO SANITARY OR STORM SEWER AND MAY NOT CAUSE A NUISANCE TO NEIGHBORING PROPERTIES
- WATER SUPPLIES FOR POOLS AND SPAS SHALL BE PROTECTED AGAINST BACKFLOW IN ACCORDANCE WITH THE 2015 IPC SECTION 102.7.1
- POOL PUMP SHALL BE SIZED TO PROVIDE A TURNOVER OF THE POOL WATER NOT LESS THAN ONCE EVERY 12 HOURS
- TESTS ON WATER PIPING SYSTEMS CONSTRUCTED OF PLASTIC SHALL NOT USE COMPRESSED AIR FOR TESTING
- HOSE BIBB SHALL BE PROVIDED FOR RINSING POOL DECK AND SHOULD BE LOCATED NO FURTHER THEN 150'
- WATER VELOCITY IN RETURN LINES SHALL NOT EXCEED 8' / SECOND. THE WATER VELOCITY IN THE SUCTION PIPE SHALL BE AS REQUIRED IN SECTION 310
- PLUMBING CONTRACTOR TO VERIFY WORK MEETS OR EXCEEDS ALL ASSOCIATED CODE REQUIREMENTS

STATE OF MISSOURI
GEORGE CORY CALKINS
NUMBER PE-2022019812
REGISTERED PROFESSIONAL ENGINEER
10/13/26

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NO.	DATE	REMARKS
		ISSUE / REVISION DESCRIPTIONS

MERAMEC POOLS & OUTDOORS
32 PROGRESS PARKWAY
MARYLAND HEIGHTS, MO 63043

DATE: 10/9/26
CHECKED: GCC
DRAWN: SK
SCALE: NOTED

NOTES & POOL PLAN
1025 E ESSEX AVE.
ST. LOUIS, MO 63122

SHEET NO. PL101 2 OF 3

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STRUCTURAL NOTES:

S1 THE BUILDER MUST EXERCISE DUE - DILIGENCE TO VERIFY THAT THE SITE IS FREE OF UTILITY CONFLICTS AND THAT NO SIGNIFICANT SOIL DEFECTS EXIST.

S2 IF DIFFERING SITE CONDITIONS OR SCOPE OF WORK: CONSULT THE ARCHITECT / ENGINEER PRIOR TO CONSTRUCTION.

S3 A GEOTECHNICAL EVALUATION IS RECOMMENDED FOR ALL BUILDING PROJECTS & EXCAVATIONS.

S4 SOIL COMPACTION (WITH GEOTECH OBSERVATION) IS REQUIRED ON ALL FILL SOIL: COMPACT ALL FILL TO 90% AT MAX DRY DENSITY PER ASTM D1557. IF HIGHLY EXPANSIVE SOILS OR UNUSUAL SITE CONDITIONS ARE DISCOVERED, STOP-WORK AND NOTIFY ARCHITECT / ENGINEER. SATURATE EXPANSIVE SOILS PRIOR TO SHOTCRETE / GUNITE.

S5 SHOTCRETE / GUNITE APPLICATION: APPLY SHOTCRETE / GUNITE TO UNDISTURBED FIRM NATIVE SOIL OR ENGINEERED SUBGRADE. KEEP SHOTCRETE / GUNITE MOIST FOR 7 DAYS MINIMUM AFTER APPLICATION.

S6 PREVENT BUILD-UP OF HYDROSTATIC PRESSURE FOR ALL STRUCTURAL SECTIONS AND PROVIDE POSITIVE DRAINAGE BEHIND BOTH STEMWALLS AND RETAINING WALLS. IF A SEEP OR HIGH-WATER IS DISCOVERED THEN A HYDROSTATIC RELIEF DEVICE IS REQUIRED: CONSOLIDATE AND AGGREGATE - BEDDING WITH GRAVEL ON THE FLOOR.

S7 STORMWATER DRAINS AND/OR SWALES ARE REQUIRED TO CAPTURE & CONVEY ALL SURFACE WATERSHED FROM ASCENDING SLOPES PRIOR TO CONTACT WITH STEMWALLS.

S8 FOR STRUCTURAL SECTION REQUIREMENTS SEE DETAIL 2 / PL102 (H) = HEIGHT OF RETAINED EARTH

S9 SEE APPLICABLE CODES FOR ALL IMPROVMENTS: DESIGN FEATURES AND WORK MUST CONFORM TO THE 2015 INTERNATIONAL SWIMMING POOL AND SPA CODE.

1 STRUCTURAL NOTES
PL102 SCALE: NO SCALE

REINFORCEMENT:

R1 REINFORCEMENT MUST CONFORM TO ASTM A615-40.

R2 REBAR CLEARANCE TO EARTH: 3" MINIMUM

R3 A BY-PASS LAP SPLICE IS RECOMMENDED. IF CONTACT LAP SPLICES ARE PERMITTED, THE OUTER BAR MUST BE SET UPON THE INNER BAR.

R4 ADJACENT LAP SPLICES SHOULD BE STAGGERED.

R5 PROVIDE 2 1/2" MIN. CLEARANCE BETWEEN PARALLEL BARS, AND 1" BETWEEN PIPING AND REBAR.

R6 ADD (1) ALTERNATE BAR: AT THE EXCAVATION ACCESS (AS OCCURS)

R7 ADD (1) ALTERNATE BAR: IN WALL SECTIONS ADJACENT TO UNCOMPACTED OR LOOSE SOIL (AS OCCURS).

R8 ADDITIONAL REBAR REQUIRED WHEN THE WALL FLOOR RADIUS IS LESS THAN (H)/2: ADD (1) ALT BAR FOR EACH FOOT THE WALL-FLOOR RADIUS HAS BEEN REDUCED.

R9 ALLOWABLE REBAR SUBSTITUTIONS: (1) #4 REBAR ---> (2) #3 REBAR (SPACED 2 1/2" APART).

R10 PIPE WRAP IS NOT REQUIRED ON PIPE PENETRATIONS OR EMBEDDED NON-METALLIC PIPES.

R11 FOUNTAIN HEADS, SHEAR-DECENTS OR OTHER FEATURES MAY BE EMBEDDED IN ANY STEMWALL.

R12 ADDITIONAL REBAR MAY BE ADDED TO FACILITATE CONSTRUCTION

(H) HEIGHT MAX	THICKNESS WALL & FLR	REINFORCEMENT TYPICAL SECTION	ALTERNATE BARS
6 FEET	6 INCHES	Ⓢ STANDARD	N/A
8 FEET	7 INCHES	Ⓢ STANDARD	(1)
10 FEET	8 INCHES	#4 12" CC EW	(2)
12 FEET	9 INCHES	#4 10" CC EW	(2)

2 REINFORCEMENT NOTES
PL102 SCALE: NO SCALE

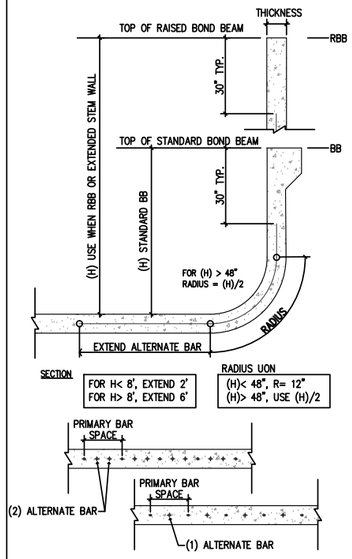
ALTERNATE BARS:

A1 ALTERNATE BARS ARE REQUIRED WHEN (H) > 6'-0" AND MUST BE PLACED BETWEEN THE PRIMARY VERTICAL REINFORCEMENT.

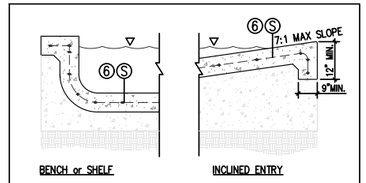
A2 ALTERNATE REBAR MUST BE THE SAME SIZE AND GRADE AS THE PRIMARY VERTICAL REINFORCEMENT, UON.

A3 ALTERNATE REBAR NEED NOT CROSS OTHER ALTERNATE REBAR BELOW CORNERS AND CURVES.

A4 LAP SPLICES ARE NOT PERMITTED IN ALTERNATIVE REBAR



3 STRUCTURAL SECTIONS
PL102 SCALE: NO SCALE



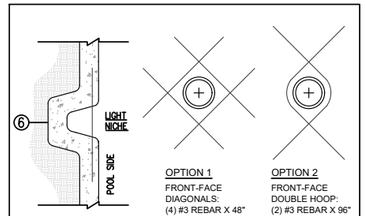
NOTES

1 WHEN CLAY SOILS ARE PRESENT, RECOMMEND OVER-EXCAVATION BELOW SHALLOW BENCHES & INCLINED ENTRY.

2 INTENT: TO REMOVE AND REPLACE HIGHLY EXPANSIVE OR UNSUITABLE MATERIAL WITHIN THE ACTIVE SOIL ZONE.

3 IF THE PROPERTIES OF THE SOIL ARE UNKNOWN, THE BUILDER SHOULD CONSULT A GEOTECHNICAL ENGINEER.

4 BENCH / INCLINED ENTRY
PL102 SCALE: NO SCALE



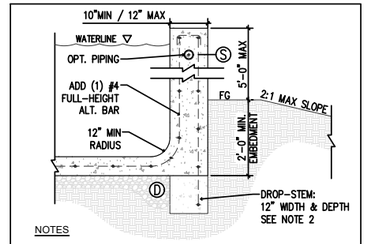
NOTES

1 STANDARD REINFORCEMENT NOT SHOWN.

2 INSTALL NICHE PER MANUFACTURER SPECIFICATIONS.

3 NO ADDITIONAL REINFORCEMENT IS REQUIRED FOR LED OR OTHER LIGHTS WHEN INSTALLED WITHOUT NICHE OR IN PIPE PENETRATIONS.

7 LIGHT NICHE
PL102 SCALE: NO SCALE

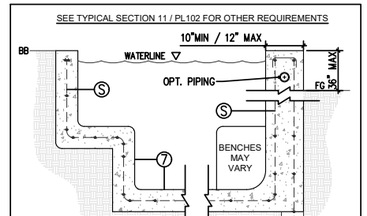


NOTES

1 THE STEMWALL BASE MUST BE OFFSET FROM ANY DESCENDING SLOPE: 7' MIN. TO SLOPE FACE.

2 OPTIONAL DROP-STEM MAY BE ADDED TO ACHIEVE THE 2'-0" MIN. EMBEDMENT. PLACE DRAIN AND AGGREGATE BEDDING TO COLLECT / CONVEY SUBGRADE WATER.

5 EXTENDED STEM WALL
PL102 SCALE: NO SCALE



NOTES

1 REINFORCEMENT MAY BE CONTINUOUS OR HAVE BENDS AT INTERSECTIONS.

2 AN ISOLATION WALL BETWEEN THE POOL & SPA MAY BE SET WITH A MIN. WIDTH OF 7 INCHES (NO EMBEDDED PIPING)

3 AS OCCURS, EXTEND POOL VERTICAL REBAR TO SPA ABOVE.

8 SPA / WATER FEATURE
PL102 SCALE: NO SCALE



NOTES

1 MAX NOTCH DIMENSIONS: 12 INCHES.

2 STEM WIDTH, WATER-LINE, OR FINISH GRADE MAY VARY.

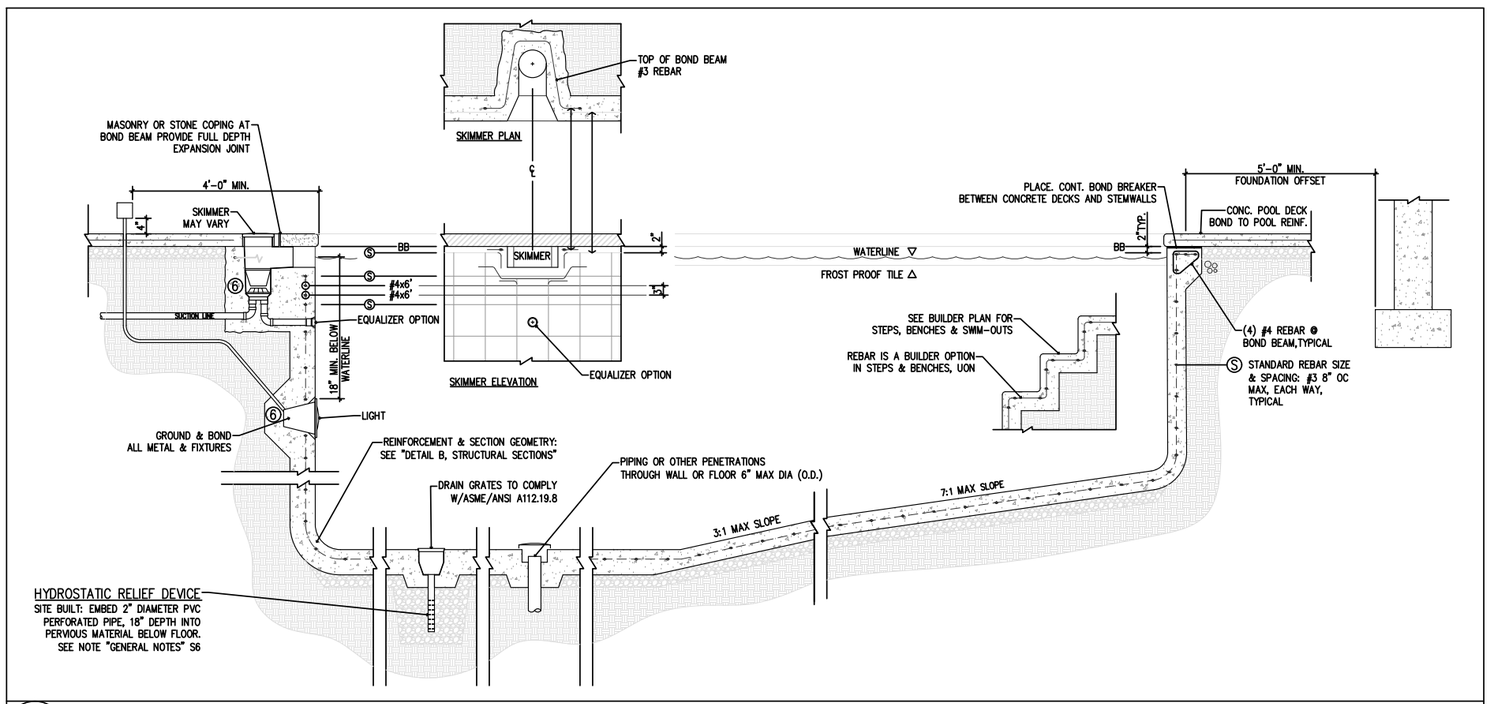
6 STEM NOTCH
PL102 SCALE: NO SCALE

- ④ #4 REBAR 12" OC MAX SPACING (16" OC FOR CMU)
- ⑥ 6" MIN. THICKNESS CONC. / SHOTCRETE / GUNITE
- ⑦ 7" MIN. THICKNESS CONC. / SHOTCRETE / GUNITE
- ⑧ 8" MIN. THICKNESS CONC. / SHOTCRETE / GUNITE
- ㉔ EXTEND REBAR LEG 24" MIN EACH END, AS APPLIES
- Ⓓ DRAIN REQUIRED: 3" PERF. RIGID PIPE IN FILTER FABRIC, IN PERVIOUS MATERIAL. ADD 12" MIN DEPTH SOIL CAP AT FG. CAPTURE & CONVEY WATER AT SURFACE. SEE NOTE S7
- Ⓢ STANDARD REBAR SIZE & SPACING: #3 REBAR 8" OC MAX, EACH WAY, TYP.

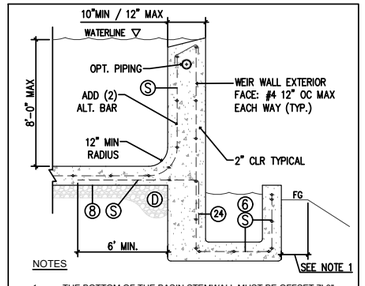
PERMISSABLE LOCATION OF PIPE OR CONDUIT

BB	BOND BEAM
RBB	RAISED BOND BEAM
CJ	CONTROL JOINT
EW	EACH WAY (REBAR)
FG	FINISHED GRADE
FS	FINISHED SURFACE
H	HEIGHT OF RETAINED EARTH
LEG	BENT REBAR EXTENSION
OPT	OPTIONAL PLACEMENT
R	RADIUS
REINF.	REINFORCEMENT
SOG	SLAB ON GRADE
VAR	DIMENSION MAY VARY
UON	UNLESS OTHERWISE NOTED
WP	WATERPROOF

10 ABBREVIATIONS / KEYNOTES
PL102 SCALE: NO SCALE



11 TYPICAL POOL SECTION
PL102 SCALE: 1/4" = 1'-0"

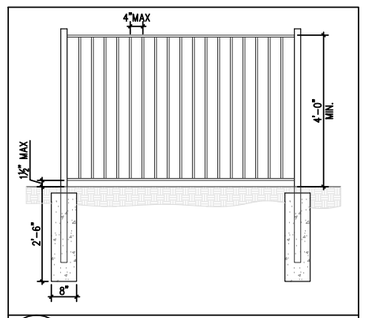


NOTES

1 THE BOTTOM OF THE BASIN STEMWALL MUST BE OFFSET 7'-0" MIN (HORIZ.) FROM THE FACE OF THE DESCENDING SLOPE.

2 6'-0" MAX VERTICAL DISTANCE BETWEEN POOL FLR & BASIN FLR.

9 VANISHED EDGE
PL102 SCALE: NO SCALE



9 TYPICAL POOL BARRIER
PL102 SCALE: NO SCALE

STATE OF MISSOURI
GEORGE CORY CALKINS
NUMBER PE-2022019812
REGISTERED PROFESSIONAL ENGINEER
10/13/26

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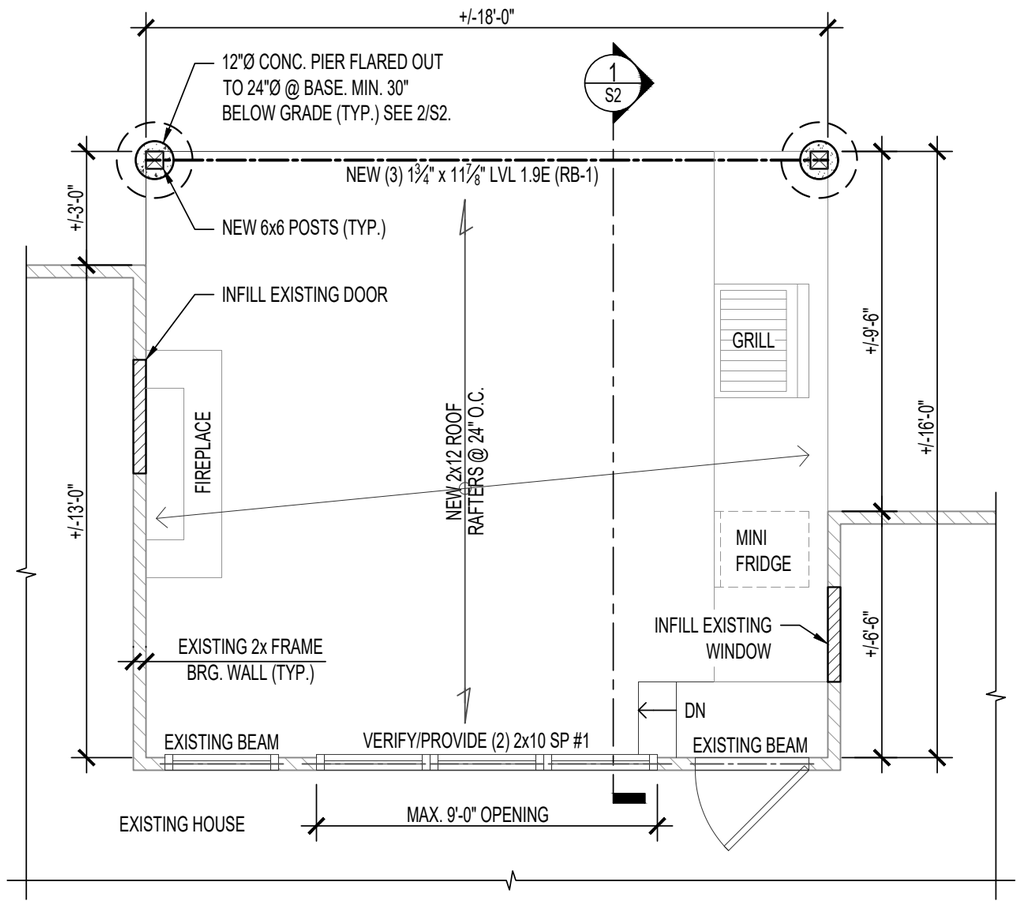
MERAMEC POOLS & OUTDOORS
32 PROGRESS PARKWAY
MARYLAND HEIGHTS, MO 63043

DATE: 10/9/26
CHECKED: GCC
DRAWN: CRK
SCALE: NOTED

POOL CONSTRUCTION DETAILS
1025 E ESSEX AVE.
ST. LOUIS, MO 63122

SHEET NO. PL102 3 OF 3

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NORTH

ROOF FRAMING PLAN FOR COVERED PATIO

SCALE: ¼"=1'-0"

NOTE: TEMPORARILY SUPPORT EXISTING FRAMING UNTIL ALL STRUCTURAL FRAMING MEMBERS HAVE BEEN INSTALLED.

NOTE FOR FRAMING MODIFICATIONS IN EXISTING STRUCTURES:
SOME MOVEMENT OF THE EXISTING STRUCTURE DURING CONSTRUCTION IS NORMAL AND TO BE EXPECTED, THIS MAY RESULT IN CRACKING OF EXISTING ARCHITECTURAL FINISHES. RESULTING REPAIR OF FINISHES IS NOT TO BE THE RESPONSIBILITY OF THE ENGINEER.

FRAMING NOTES

1. ALL MEMBERS LABELED 'EXISTING' DESIGNED BY OTHERS.
2. IF CONDITION ARE FOUND TO BE DIFFERENT THAN THIS PLAN, STOP WORK AND NOTIFY ENGINEER OF RECORD IMMEDIATELY.
3. ALL LUMBER TO BE TREATED FOR EXTERIOR USE (ROT DECAY RESISTANT).
4. ALL 2x FRAMING TO BE SOUTHERN PINE #1
5. ALL SINGLE MEMBERS CONNECTED TO LEDGER OR BEAM WITH SIMPSON LUS210Z HANGER OR EQUAL.
6. ALL DOUBLE MEMBERS CONNECTED TO LEDGER OR BEAM WITH SIMPSON HUC210-2Z HANGER OR EQUAL.
7. ROOF CONSTRUCTION: ½" PLYWOOD WITH METAL PLY CLIPS OVER ROOF RAFTERS w/ 8d NAILS AT 6" O.C. AT PANEL EDGES AND 12" O.C. AT INTERMEDIATE SUPPORTS.
8. ALL ROOF FRAMING TO BE SPACED AT 16" O.C. MAXIMUM.
9. INSPECT FRAMING IN ROOF AFTER AREAS OF DRYWALL ARE REMOVED.
10. WOOD SPECIES:
    #1 SOUTHERN PINE: 2x6, 2x8, 2x10, 2x12 FRAMING MEMBERS
    #2 SPRUCE-PINE-FIR: 2x4, 2x6 STUDS

2015 IRC

STATE OF MISSOURI
GEORGE CORY CALKINS
NUMBER PE-2022019812
REGISTERED PROFESSIONAL ENGINEER

10/13/26

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UPRIGHT DESIGN & CONSULTING LLC
48 WEST SUNNY SIDE DRIVE
ST. PETERS, MO 63376
PHONE: 314-808-5105

UPRIGHT DESIGN& CONSULTING Structural Solutions

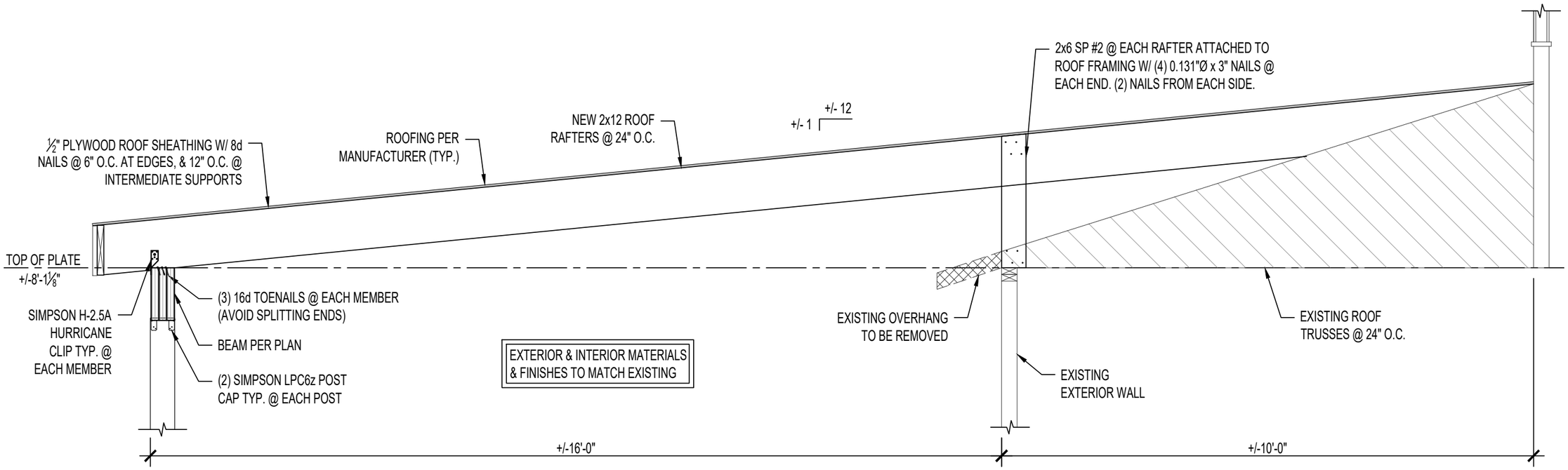
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SCALE: NOTED

FRAMING PLAN FOR COVERED PATIO & NOTES

1025 E ESSEX AVE.
ST. LOUIS, MO 63122

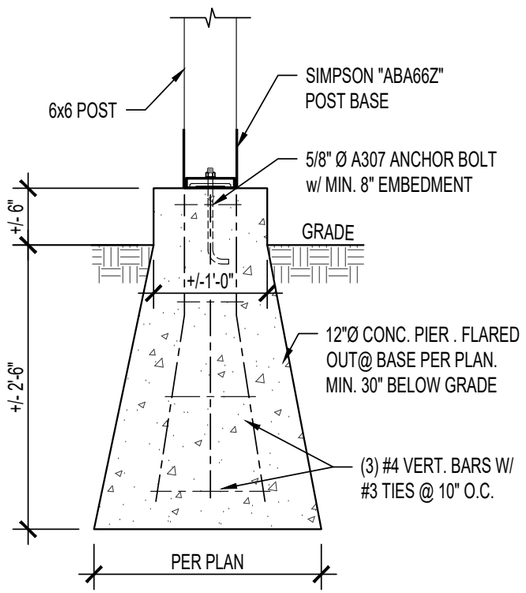
SHEET NO. S1
1 OF 4

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1 / S2 TYPICAL WALL SECTION @ COVERED PATIO

SCALE: ½ =1'-0"



2 / S2 TYPICAL CONC. PIER & POST DETAIL

SCALE: ¾"=1'-0"

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STATE OF MISSOURI
GEORGE CORY CALKINS
NUMBER PE-2022019812
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48 WEST SUNNY SIDE DRIVE
ST. PETERS, MO 63376
PHONE: 314-808-5105

UPRIGHT DESIGN & CONSULTING Structural Solutions

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SCALE: NOTED

DETAILS & NOTES

1025 E ESSEX AVE.
ST. LOUIS, MO 63122

SHEET NO. S2

2 OF 4

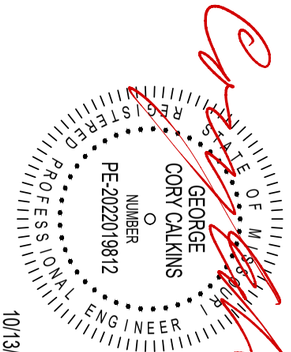
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10/13/26

SHEET NO. S3 3 OF 4	RENDERINGS 1025 E ESSEX AVE. ST. LOUIS, MO 63122	DATE: 10/13/26 CHECKED: GCC DRAWN: SK SCALE: NOTED	UPRIGHT DESIGN & CONSULTING Structural Solutions UPRIGHT DESIGN & CONSULTING LLC 48 WEST SUNNY SIDE DRIVE ST. PETERS, MO 63376 PHONE: 314-808-5105

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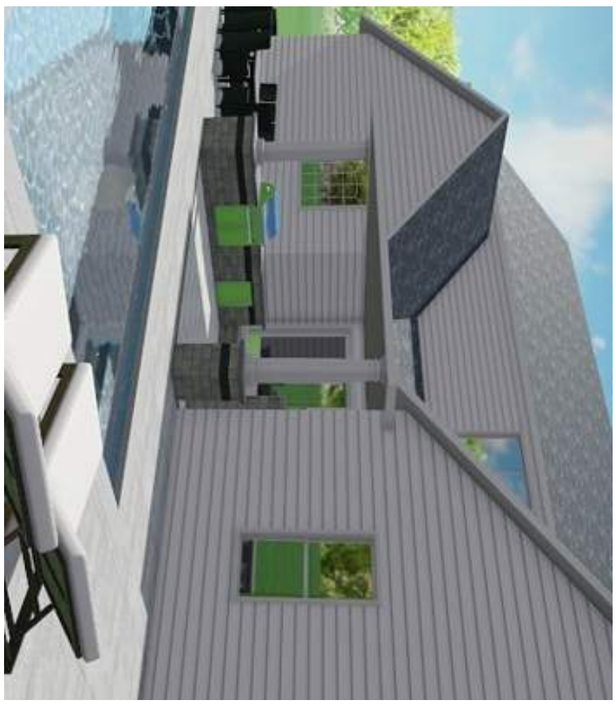
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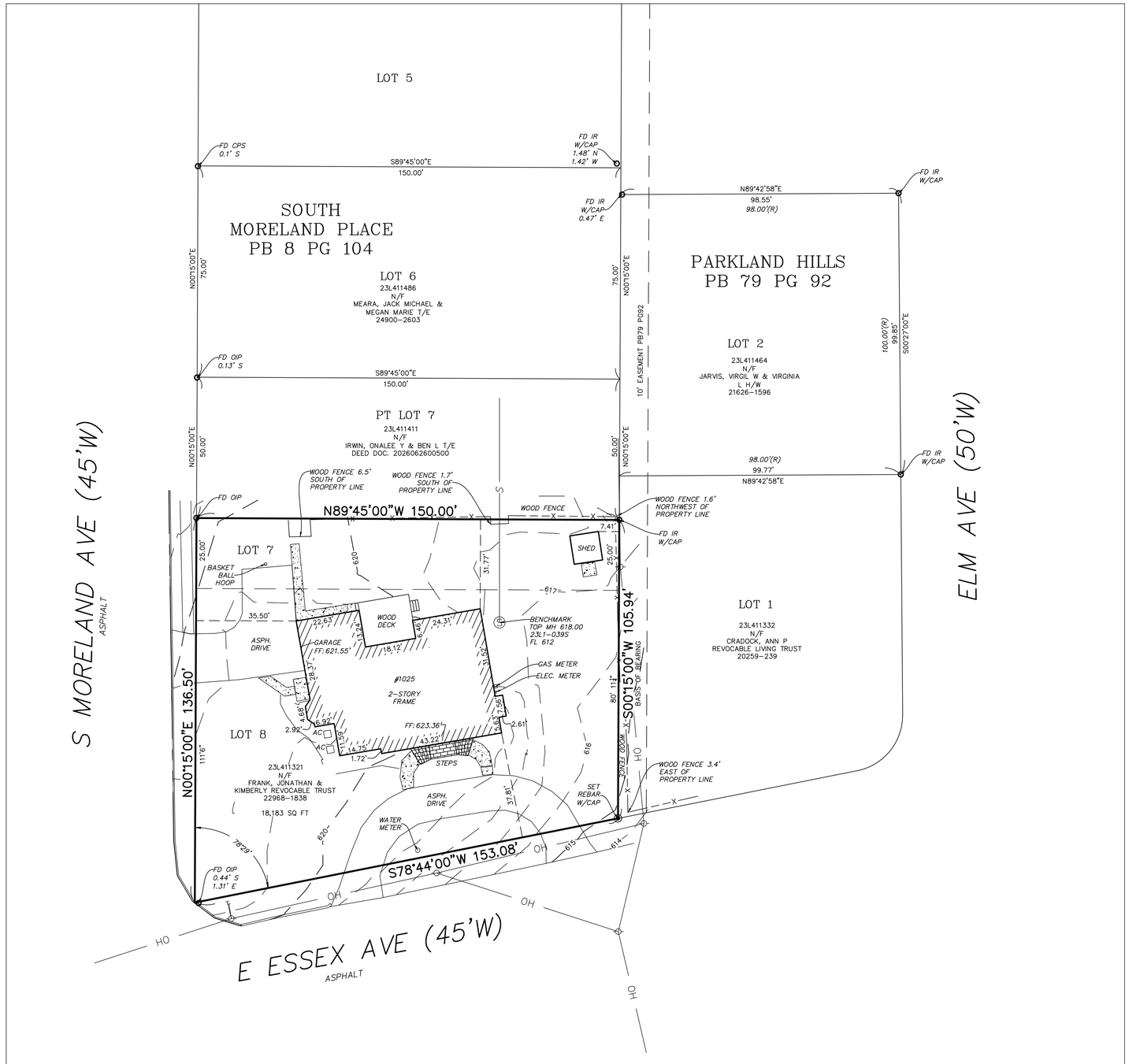
SHEET NO. S4 4 OF 4	RENDERINGS 1025 E ESSEX AVE. ST. LOUIS, MO 63122	DATE: 10/13/26 CHECKED: GCC DRAWN: SK SCALE: NOTED	UPRIGHT DESIGN & CONSULTING Structural Solutions	UPRIGHT DESIGN & CONSULTING LLC 48 WEST SUNNY SIDE DRIVE ST. PETERS, MO 63376 PHONE: 314-808-5105	NO. DATE REMARKS ISSUE / REVISION DESCRIPTIONS

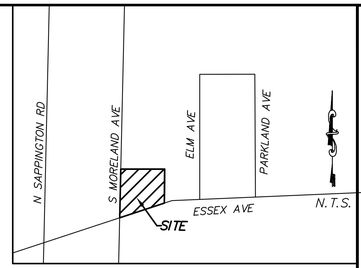
STATE OF MISSOURI REGISTERED PROFESSIONAL ENGINEER
CORY CALKINS GEORGE
NUMBER PE-2022019812
10/13/26

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PROPERTY BOUNDARY SURVEY

PART OF LOT 7 AND ALL OF LOT 8 OF BLOCK ONE OF SOUTH MORELAND PLACE
PLAT BOOK 8 PAGE 104
CITY OF GLENDALE, ST. LOUIS COUNTY, MISSOURI





LOCATION MAP

20' 0' 20' 40'
SCALE IN FEET
1 INCH = 20 FEET

LEGEND

- FOUND PROPERTY CORNER
- SET PROPERTY CORNER
- BOUNDARY
- ADJOINING PROPERTY
- OH — OVERHEAD UTILITY LINE
- X — X — FENCE
- S — SANITARY SEWER
- MANHOLE
- FLAG POLE
- POST
- STREET SIGN
- LIGHT POLE
- AC — AC UNIT
- METER

GENERAL NOTES

1. *CLASS OF PROPERTY – URBAN.*
2. *(C) SURVEY (R) RECORD DISTANCE.*
3. *ADDRESS: 1025 E ESSEX AVE, ST. LOUIS CITY, MISSOURI*
4. *BEARINGS SHOWN ON THIS SURVEY ARE BASED ON THE EAST LINE OF BLOCK 1 OF SOUTH MORELAND PLACE AS RECORDED IN BOOK 8, PAGE 104 OF THE ST. LOUIS COUNTY RECORDS AND BEING NORTH 00 DEGREES 15 MINUTES EAST.*
5. *SOURCE OF RECORD DEED: LAND NOW OR FORMERLY THE REVOCABLE LIVING TRUST OF JONATHAN & KIMBERLY FRANK AS RECORDED IN DEED BOOK 22968 PAGE 1838, ST. LOUIS COUNTY RECORDS.*
6. *IT IS NOT WARRANTED BY THE SURVEYOR THAT THIS PLAT CONTAINS COMPLETE INFORMATION REGARDING EASEMENTS, RESTRICTIONS, RIGHTS-OF-WAY, BUILDING LINES AND OTHER ENCUMBRANCES THAT MAY APPLY. A CURRENT TITLE OPINION OR COMMITMENT FOR TITLE INSURANCE IS RECOMMENDED.*
7. *BENCHMARK – NAVD88 – 618.00 – TOP OF SANITARY LID 23L1-039S AT THE REAR YARD OF 1025 E. ESSEX.*

PROPERTY DESCRIPTION

THE SOUTH 25 FEET OF LOT 7 AND ALL OF LOT 8 IN BLOCK 1 OF SOUTH MORELAND PLACE, A SUBDIVISION IN ST. LOUIS COUNTY, MISSOURI, ACCORDING TO THE PLAT THEREOF RECORDED IN PLAT BOOK 8 PAGE 104 OF THE ST. LOUIS COUNTY RECORDS.

SUBJECT TO EASEMENTS, CONDITIONS, RESTRICTION, BUILDING LINES, AND ZONING ORDINANCES, IF ANY.

WE, ST. LOUIS COUNTY SURVEYING & ENGINEERING, INC, HAVE, AT THE REQUEST OF JONATHAN AND KIMBERLY FRANK, DURING THE MONTH OF OCTOBER, 2026, EXECUTED A PROPERTY BOUNDARY SURVEY ON THE TRACT OF LAND SHOWN AND DESCRIBED HEREON AND THIS SURVEY HAS BEEN EXECUTED IN ACCORDANCE WITH THE CURRENT MISSOURI STANDARDS FOR PROPERTY BOUNDARY SURVEYS, AND THE RESULTS ARE SHOWN HEREON.

ST. LOUIS COUNTY SURVEYING & ENGINEERING, INC
CORPORATE REGISTRATION NO. LS-168D

DAVID J. MORTON, PLS #2276
STATE OF MISSOURI
AS AGENT FOR ST. LOUIS COUNTY
SURVEYING & ENGINEERING, INC.

ST. LOUIS COUNTY SURVEYING & ENGINEERING, INC.
CIVIL ENGINEERING
LAND SURVEYING
12015 Manchester Rd. Suite 70 St. Louis, Missouri, 63131
Phone (314) 965-6732 Fax (314) 965-6734

PROPERTY BOUNDARY SURVEY
PART OF LOT 7 AND ALL OF LOT 8 OF BLOCK ONE OF SOUTH MORELAND PLACE PLAT BOOK 8 PAGE 104

Prepared For: *JONATHAN AND KIMBERLY FRANK*

REVISIONS NO.	DATE	DESCRIPTION

DRAWN	DATE
MR	11/4/2026
CHECKED	DATE
MAS-RSB	11/4/2026

PROJECT NAME: *1025 E. ESSEX*
PROJECT # *2026-082*

PROPERTY BOUNDARY SURVEY

SHEET 1 OF 1

2026-082

View Online Request

View Audit Trail

Creation Date: 10/13/2026

Submitted Date: 10/13/2026

Accepted Date: 10/14/2026

City of Glendale
Architectural Review Board

Online Request #: 3681993
Project #: 2026-336

Submitted by:
David Molner
davemolner@molnerhomes.com

Location: **509 VENNEMAN AVE**

City: **SAINT LOUIS** State: **MO** Zip: **63122**

Contact Information

Applicant's Contact Information

Title: First Name: **David** Last Name: **Molner** Suffix:

Business Name: **Molner Homes**

Mailing Address: **3781 Baville Ct.**

City: **Florissant** State: **MO** Zip: **63034**

Email Address: **davemolner@molnerhomes.com**

Cell Phone: **(314) 249-9493** Work Phone: Home Phone:

Contractor's Contact Information

Title: First Name: **David** Last Name: **Molner** Suffix:

Business Name: **Molner Homes**

Mailing Address: **3781 Baville Ct.**

City: **Florissant** State: **MO** Zip: **63034**

Email Address: **davemolner@molnerhomes.com**

Cell Phone: **(314) 249-9493** Work Phone: **(314) 249-9493** Home Phone:

Property Owner's Contact Information

Title: First Name: **David** Last Name: **Molner** Suffix:

Business Name: **Molner Homes**

Mailing Address: **3781 Baville Ct.**

City: **Florissant** State: **MO** Zip: **63034**

Email Address: **davemolner@molnerhomes.com**

Cell Phone: **(314) 249-9493** Work Phone: Home Phone:

Architect's Contact Information

Title: First Name: **Jeff** Last Name: **Day** Suffix:

Business Name: **Jeff Day & Associates**

Mailing Address: **14311 Manchester Rd**

City: **Manchester** State: **MO** Zip: **63011**

Email Address: **jeffday@jeffdayllc.com**

Cell Phone: Work Phone: **(314) 644-2775** Home Phone:

Application Questionnaire (* denotes required question)

Residential Architectural Review Board

Description of Work * New Single Family Residence

Cost of Construction * 1600000

Floor Area Ratio *
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).

29.9

Total Square Footage of Lot *	12597.96
Width of Lot *	100
Depth of Lot *	125.62
Total Floor Area of New Construction *	3777.5
Total Floor Area of Existing Structure *	1670
Height of Structure *	29.75
Number of Stories *	2
Estimated Commence Date *	11/30/2026
Estimated Completion Date *	09/30/2027
Do you want a Preliminary Review with the ARB? *	Yes

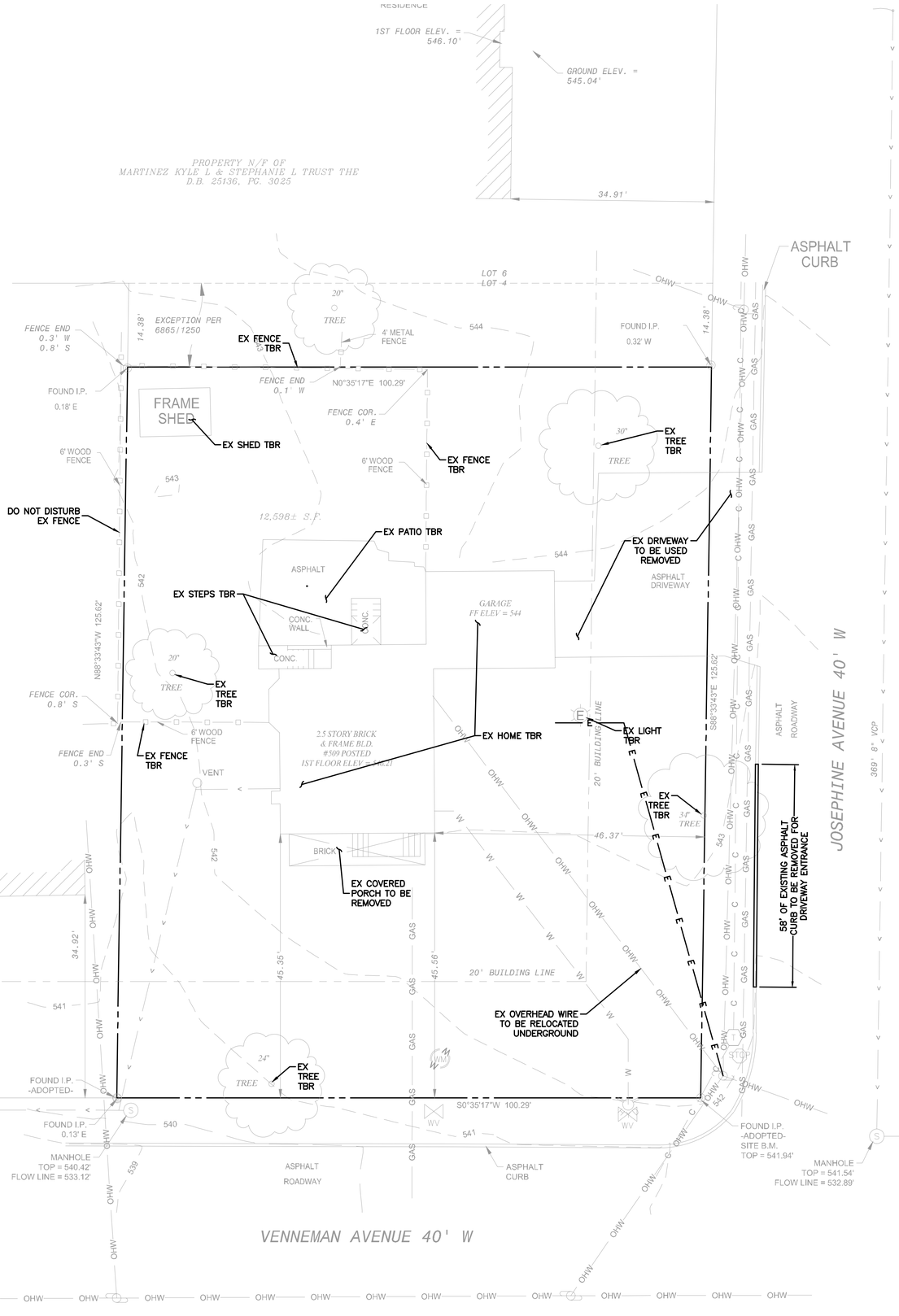
Documents Uploaded

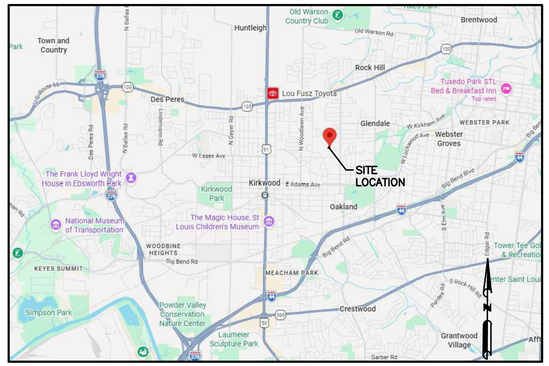
The following documents are attached to the Application.

Architectural Plans	**26 68 - 509 venneman - arb rendering 13oct26.pdf**

Architectural Plans	**26 68 - 509 venneman - arb set 13oct26.pdf**
Existing and adjoining property photos	**507 and 509 venneman.pdf**
	509 and 511 venneman.pdf
	511 venneman.pdf
	existing home 509 venneman.pdf
Landscaping Plan	**landscape plan.pdf**
Site Survey and Civil Plans	**509 venneman ave site plan - 261012.pdf**
Tree Study/Arborist Report	**509 venneman tree study- molner.pdf**

Comments





LOCATION MAP

DEMOLITION NOTES:

1. AREAS SURROUNDING THIS SITE MAY CONTAIN BOTH PEDESTRIAN AND VEHICLE TRAFFIC. ALL NECESSARY CARE SHALL BE TAKEN BY THE CONTRACTOR TO ENSURE THE SAFETY OF THE GENERAL PUBLIC. THE CONTRACTOR SHALL BE RESPONSIBLE FOR DETERMINING AND MAINTAINING SAFE AND EFFICIENT PROJECT LIMITS. THE CONTRACTOR SHALL FOLLOW ALL FEDERAL, STATE AND LOCAL GUIDELINES WITH REGARDS TO CONSTRUCTION SAFETY THROUGHOUT THE ENTIRE DURATION OF THE PROJECT. THE CONTRACTOR SHALL BE RESPONSIBLE FOR ANY BREACHS OF SAFETY OR DESTRUCTION OF PROPERTY RELATED TO THE CONSTRUCTION OF THIS PROJECT.
2. ALL DEMOLITION DEBRIS SHALL BE REMOVED FROM THE SITE AND PROPERLY DISPOSED OF ACCORDING TO ALL FEDERAL, STATE AND LOCAL REGULATIONS.
3. THE CONTRACTOR SHALL TAKE ALL NECESSARY PRECAUTIONS NOT TO DAMAGE ANY EXISTING SITE FEATURES TO REMAIN. IF ANY DAMAGE OCCURS, THE CONTRACTOR SHALL CONTACT THE OWNERS REPRESTATIVE IMMEDIATLEY. THE CONTRACTOR SHALL REPAIR ALL DAMAGED ITEMS TO THE SATISFACTION OF THE OWNER AT NO ADDITIONAL COST.
4. WHERE PAVEMENT, WALKS, ETC. ARE TO BE REMOVED, SAWCUT AT LOCATIONS SHOWN, OR REMOVE ENTIRELY TO NEAREST AVAILABLE JOINT.
5. ALL ASPHALT AND CONCRETE INDICATED TO BE REMOVED SHALL BE REMOVED COMPLETELY. THIS INCLUDES ANY AND ALL GRANULAR BASE ENCOUNTERED.
6. UNDERGROUND FACILITIES, STRUCTURES, AND UTILITIES HAVE BEEN PLOTTED FROM AVAILABLE SURVEYS AND RECORDS AND THEREFORE THEIR LOCATIONS MUST BE CONSIDERED APPROXIMATE ONLY. IT IS POSSIBLE THAT THERE ARE OTHERS, THE EXISTENCE OF WHICH IS NOT PRESENTLY KNOWN OR SHOWN. IT IS THE RESPONSIBILITY OF THE CONTRACTOR(S) TO DETERMINE THEIR EXISTENCE AND EXACT LOCATION PRIOR TO ANY EXCAVATION OR TRENCHING WORK TO AVOID DAMAGING THEM.

GRAPHIC SCALE

10 0 5 10 20 40

(IN FEET)
1 INCH = 10 FT.

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

STATE OF MISSOURI — MICHAEL A. BUESCHER — NUMBER E-20010187 14 — REGISTERED PROFESSIONAL ENGINEER

10/22/26

Michael A. Buescher, P.E. - Civil Engineering
Missouri P.E. - E-20010187 14

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

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

PROJECT REVISION:

NO:	DATE:	DESCRIPTION:
1	08-11-26	FOR REVIEW
2	10-12-26	CLIENT CHANGES
3	10-22-26	CLIENT CHANGES

509 Venneman Ave.

Glendale, MO 63122

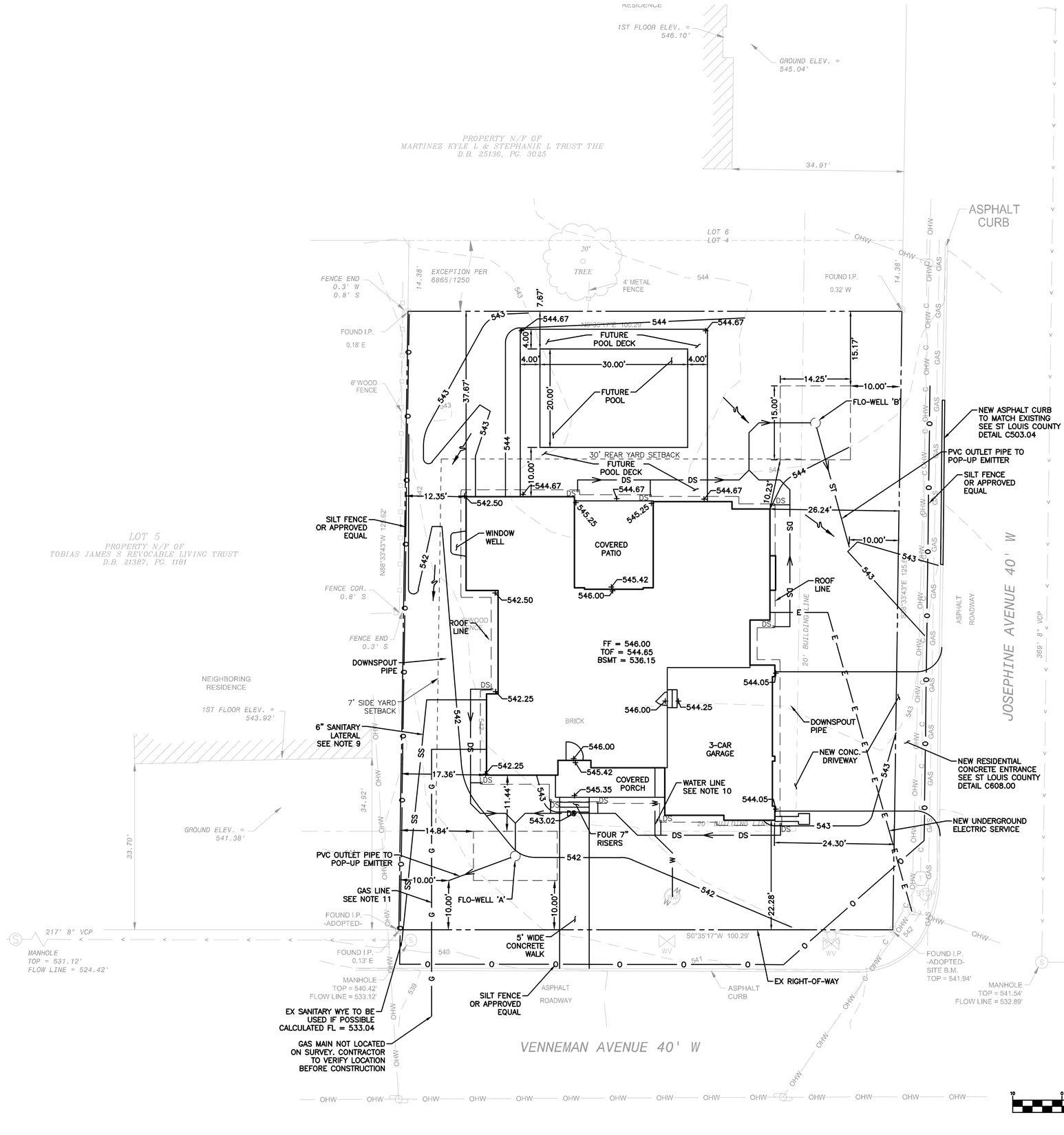
Plans are prepared for:
Molner Homes
3781 Baville Ct.
Florissant, MO 63034

DATE: 08-11-26
DRAFTED BY: KB
APPRVD. BY: MB

SHEET TITLE:
REMOVAL PLAN

SHEET NUMBER:
C1

PROJECT NO: 26-1218



GRAPHIC SCALE

(IN FEET)
1 INCH = 10 FT.

NOTES:

1. AREAS SURROUNDING THIS SITE MAY CONTAIN BOTH PEDESTRIAN AND VEHICLE TRAFFIC. ALL NECESSARY CARE SHALL BE TAKEN BY THE CONTRACTOR TO ENSURE THE SAFETY OF THE GENERAL PUBLIC. THE CONTRACTOR SHALL BE RESPONSIBLE FOR DETERMINING AND MAINTAINING SAFE AND EFFICIENT PROJECT LIMITS. THE CONTRACTOR SHALL FOLLOW ALL FEDERAL, STATE AND LOCAL GUIDELINES WITH REGARDS TO CONSTRUCTION SAFETY THROUGHOUT THE ENTIRE DURATION OF THE PROJECT. THE CONTRACTOR SHALL BE RESPONSIBLE FOR ANY BREACHES OF SAFETY OR DESTRUCTION OF PROPERTY RELATED TO THE CONSTRUCTION OF THIS PROJECT.
2. ALL DEMOLITION DEBRIS SHALL BE REMOVED FROM THE SITE AND PROPERLY DISPOSED OF ACCORDING TO ALL FEDERAL, STATE, AND LOCAL REGULATIONS.
3. THE CONTRACTOR SHALL BE RESPONSIBLE FOR COORDINATING ALL NECESSARY INSPECTIONS WITH MSD, AND/OR ALL OTHER UTILITY COMPANIES INVOLVED WITH THIS PROJECT. THE CONTRACTOR SHALL ALSO PAY ANY FEES ASSOCIATED WITH PERMITS, INSPECTIONS AND ANY OTHER CONSTRUCTION RELATED ACTIVITIES
4. THE CONTRACTOR SHALL TAKE ALL NECESSARY PRECAUTIONS NOT TO DAMAGE ANY EXISTING SITE FEATURES TO REMAIN. IF ANY DAMAGE OCCURS, THE CONTRACTOR SHALL CONTACT THE OWNERS REPRESENTATIVE IMMEDIATELY. THE CONTRACTOR SHALL REPAIR ALL DAMAGED ITEMS TO THE SATISFACTION OF THE OWNER AT NO ADDITIONAL COST.
5. UNDERGROUND FACILITIES, STRUCTURES, AND UTILITIES HAVE BEEN PLOTTED FROM AVAILABLE SURVEYS AND RECORDS AND THEREFORE THEIR LOCATIONS MUST BE CONSIDERED APPROXIMATE ONLY. IT IS POSSIBLE THAT THERE ARE OTHERS, THE EXISTENCE OF WHICH IS NOT PRESENTLY KNOWN OR SHOWN. IT IS THE RESPONSIBILITY OF THE CONTRACTOR(S) TO DETERMINE THEIR EXISTENCE AND EXACT LOCATION PRIOR TO ANY EXCAVATION OR TRENCHING WORK TO AVOID DAMAGING THEM.
6. ALL SEWER CONSTRUCTION AND MATERIALS SHALL BE CONSTRUCTED IN ACCORDANCE WITH MSD STANDARD CONSTRUCTION SPECIFICATION, 2009.
7. MAINTENANCE OF ALL SEWERS DESIGNED AS "PUBLIC" SHALL BECOME THE RESPONSIBILITY OF MSD UPON DEDICATION OF THE SEWERS TO THE DISTRICT.
8. NO ALTERATIONS TO THE EXISTING DRAINAGE PATTERN ARE PROPOSED.
9. SANITARY SEWER SERVICE: NEW SANITARY SEWER LATERAL SHALL BE 6" PVC SLOPED AT 2% MINIMUM. FOLLOW ALL MSD STANDARDS FOR MACHINE TAP, TRENCHING AND BACKFILL. CONTRACTOR SHALL MAINTAIN A MINIMUM OF 3 FEET OF COVER OVER THE PROPOSED SEWER LATERAL.
10. WATER SERVICE:
    - THE CONTRACTOR'S PLUMBER WILL INSTALL THE SERVICE LINE FROM THE FOUNDATION OF THE BUILDING TO (4) FT FROM THE PROPOSED METER BOX LOCATION.
      - THE COPPER SERVICE WILL BE INSTALLED UP TO GROUND LEVEL AND TERMINATED. METER BOX TO BE INSTALLED BY MOAW WITHIN (5) FT OF THE PROPERTY LINE ON THE MAIN OR BUILDING SIDE OF THE PROPERTY LINE.
    - THE CUSTOMER'S REPRESENTATIVE WILL PURCHASE THE TAP FROM MOAW AT LEAST TWO (2) WEEKS IN ADVANCE OF NEEDING THE CONNECTION TO ALLOW FOR SCHEDULING.
    - THE CUSTOMER'S PORTION OF THE SERVICE LINE MUST BE INSTALLED PRIOR TO PURCHASING THE TAP FROM MOAW.
    - AT THE TIME OF PURCHASE, PROVIDE THE FOLLOWING:
      - TAP FEE; INCLUDES THE TAP TO THE WATER MAIN, SERVICE LINE INSTALLATION FROM THE WATER MAIN TO (4) FT BEYOND THE METER BOX LOCATION, METER BOX, AND THE METER SETTER.
      - COPY OF THE PLUMBING PERMIT.
      - DNR FORM 1
    - ONCE MOAW RECEIVES THE ABOVE DOCUMENTS AND FEES THE CUSTOMER'S ACCOUNT WILL BE SET UP AND THE TAP CONNECTION AND INSTALLATION WILL BE SCHEDULED.
    - MOAW WILL BE RESPONSIBLE TO EXCAVATE THE OSHA SAFE EXCAVATION FOR THE SERVICE CONNECTION, THE SERVICE CONNECTION, THE INSTALLATION OF THE SERVICE LINE FROM THE WATER MAIN TO (4) FT BEYOND THE METER BOX LOCATION, THE METER BOX, METER SETTER AND METER.
    - THE CONTRACTOR WILL ENSURE THE PROPERTY LINE IS CLEARLY IDENTIFIED, AND MUST REMAIN SO, DURING INSTALLATION OF THE SERVICE AND METER BOX.
    - THE METER WILL BE SET AT THE TIME OF THE MAIN BEING TAPPED FOR THE CONNECTION FOR 1" METERS.
    - THE INSTALLATION WILL INCLUDE CONNECTING TO THE CUSTOMER S PREVIOUSLY INSTALLED COPPER SERVICE LINE THAT WAS TERMINATED AT GROUND LEVEL.
11. GAS SERVICE: NEW GAS SERVICE PER GOVERNING GAS COMPANY SPECIFICATIONS.
12. ALL DOWNSPOUTS TIED TO A FLO-WELL SHALL HAVE GUTTER GUARDS.

FLOWLINE OF SEWER MAIN MUST BE
2.5 FT + SEWER MAIN DIAMETER + SEWER LATERAL
@ 2% SLOPE BELOW THE BASEMENT ELEVATION
2.5 + .67 + (74 * .02) = 4.65
536.15 - 4.65 = 531.50
HUNG PLUMBING IS REQUIRED

IMPERVIOUS AREA CALCULATIONS

12,597.96 SQ FT PROPERTY

3,092.44 SQ FT BLDG
2,044.50 SQ FT PAVEMENT
600.00 SQ FT POOL
5,736.94 SQ FT IMPERVIOUS

5,736.94 / 12,597.96 = 45.5%

THESE CALCULATIONS DO NOT INCLUDE THE ROOF OVERHANG

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STATE OF MISSOURI
REGISTERED
MICHAEL A. BUESCHER
NUMBER E-2001018714
PROFESSIONAL ENGINEER
10/22/26

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

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

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509 Venneman Ave.
Glendale, MO 63122

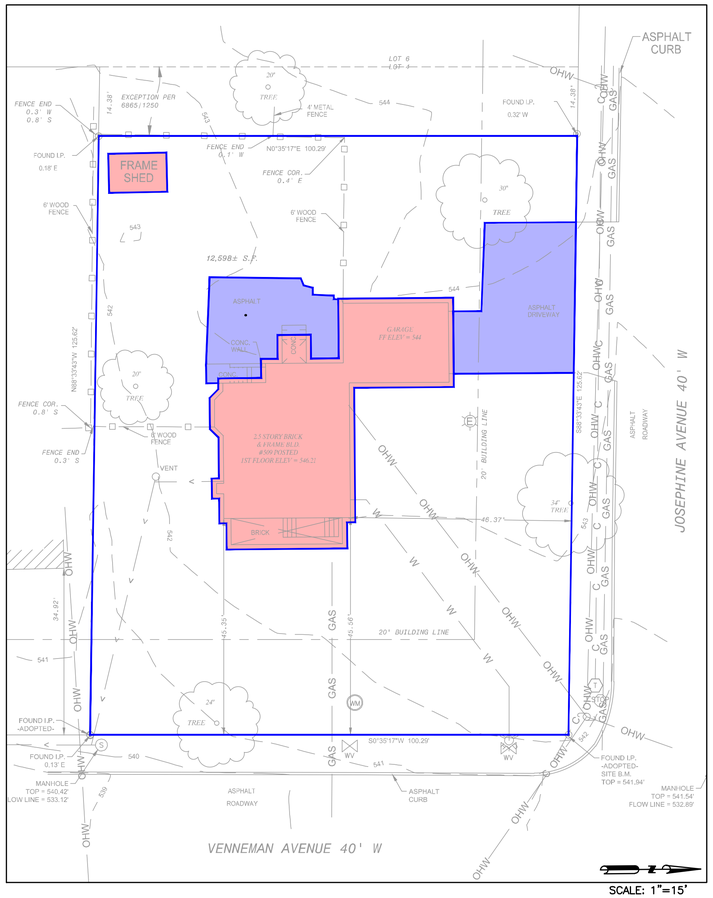
Plans are prepared for:
Molner Homes
3781 Baville Ct.
Florissant, MO 63034

DATE: 08-11-26
DRAFTED BY: KB
APPRVD. BY: MB

SHEET TITLE:
SITE PLAN

SHEET NUMBER:
C2

PROJECT NO: 26-1218



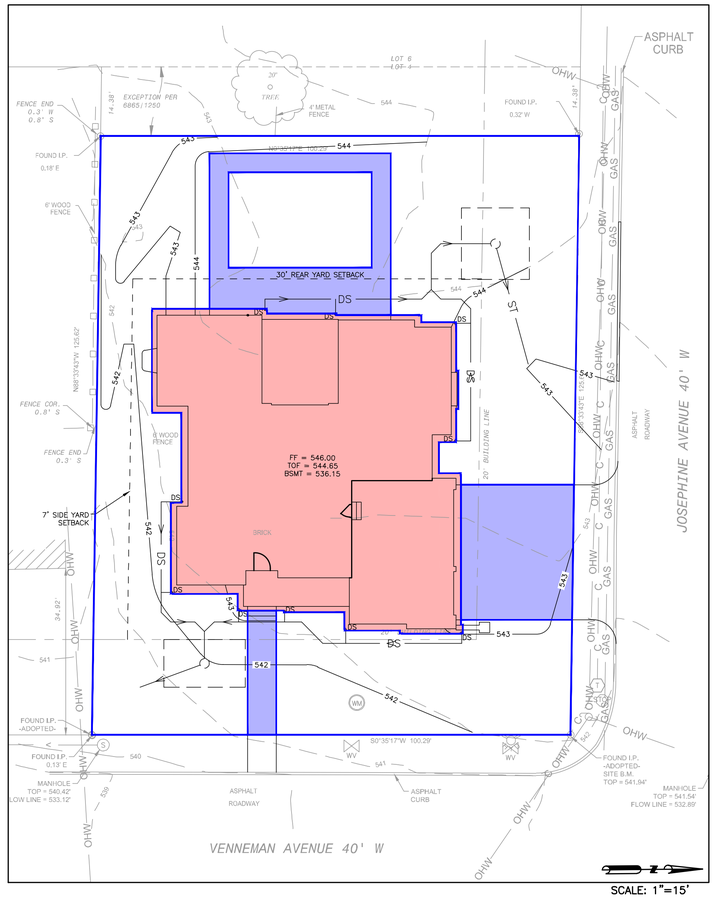
SCALE: 1"=15'

EXISTING AREA	AREA (SF)	ACRES	15-YR 20-MIN PI	CFS
ROOF	1,670.71	0.038	4.20	0.161
PAVEMENT	1,142.91	0.026	3.54	0.093
LAWN	9784.34	0.225	1.70	0.382
TOTALS	12,597.96	0.289		0.636

THESE CALCULATIONS INCLUDE ROOF OVERHANG

EX IMPERVIOUS ROOF AREA

EX IMPERVIOUS PAVED AREA



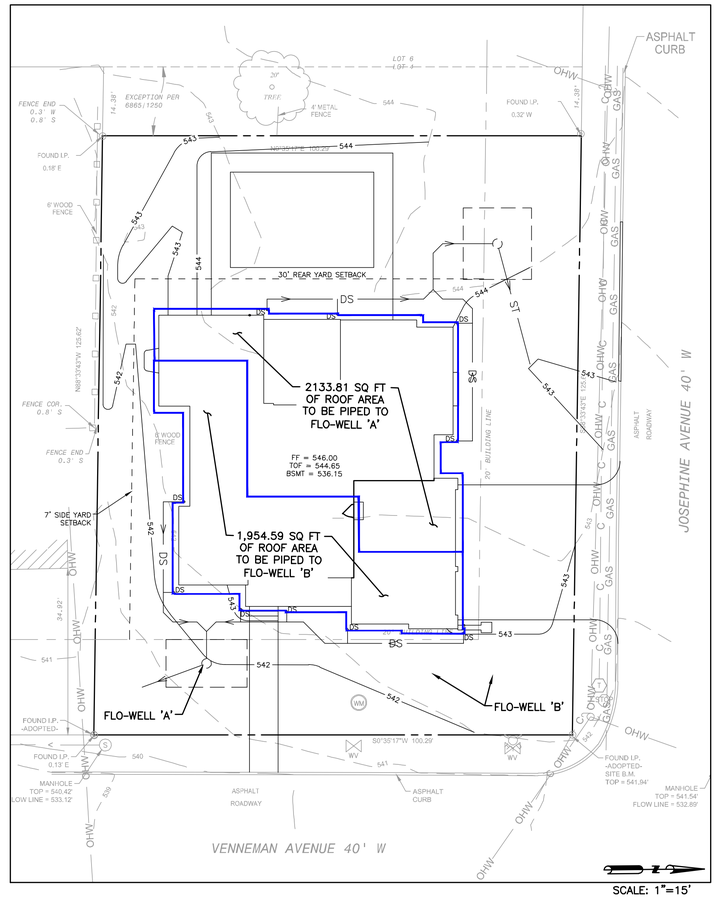
SCALE: 1"=15'

PROPOSED AREA	AREA (SF)	ACRES	15-YR 20-MIN PI	CFS
ROOF	3,848.63	0.088	4.20	0.371
PAVEMENT	1,489.58	0.034	3.54	0.121
POOL	600.00	0.014	1.70	0.023
LAWN	7,259.75	0.167	1.70	0.283
TOTALS	12,597.96	0.289		0.799

THESE CALCULATIONS INCLUDE ROOF OVERHANG

PR IMPERVIOUS ROOF AREA

PR IMPERVIOUS PAVED AREA



SCALE: 1"=15'

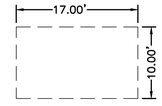
NEW HOMES WILL BE REQUIRED TO CAPTURE AND DELAY THE RELEASE OF ALL STORM WATER COMING OFF OF ANY AREA UNDER ROOF ON A SITE, INCLUDING DETACHED GARAGES

3,848.63 SQ FT OF IMPERVIOUS AREA WILL BE COLLECTED

FLO-WELL 'A'
CONTRIBUTING DRAINAGE AREA = 1714.82 S.F.
IMPERVIOUS COVER (I) = 100%
Rv = 0.05 + 0.009 x 100% = 0.950

WQv = (Pc Rv x A)/12 = (2.5" x 0.95 x 1714.82)/12 = 339.39 C.F.

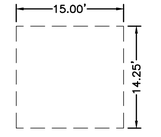
VOLUME OF STORM WATER STORAGE
ASSUMING 40% POROSITY = 848.48 CF OF ROCK IS REQUIRED
USING A 5 FOOT ROCK DEPTH = 169.70 SQ. FT.
17 x 10 = 170 SQ. FT.



FLO-WELL 'B'
CONTRIBUTING DRAINAGE AREA = 2,133.81 S.F.
IMPERVIOUS COVER (I) = 100%
Rv = 0.05 + 0.009 x 100% = 0.950

WQv = (Pc Rv x A)/12 = (2.5" x 0.95 x 2133.81)/12 = 422.32 C.F.

VOLUME OF STORM WATER STORAGE
ASSUMING 40% POROSITY = 1055.80 CF OF ROCK IS REQUIRED
USING A 5 FOOT ROCK DEPTH = 211.16 SQ. FT.
15 x 14.25 = 213.75 SQ. FT.



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STATE OF MISSOURI
MICHAEL A. BUESCHER
NUMBER E-2001018714
REGISTERED PROFESSIONAL ENGINEER
10/22/26

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

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

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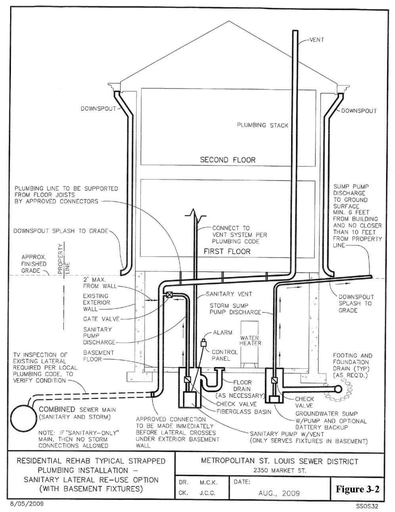
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DATE: 08-11-26
DRAFTED BY: KB
APPRVD. BY: MB

SHEET TITLE:
DRAINAGE AREA MAP

SHEET NUMBER:
C3

PROJECT NO: 26-1218



SILT FENCE

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

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

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

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

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

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

INSTALLATION / CONSTRUCTION PROCEDURES

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

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

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

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

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

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

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

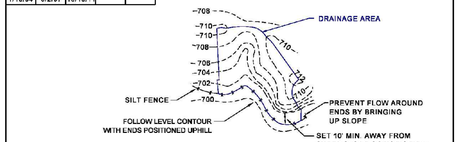
Alternate Construction:	Install fence by slicing it into ground with specialized equipment. Install posts at reduced spacing indicated on detail.

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

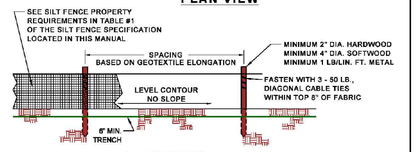
When the pores of the fence fabric become clogged with sediment, pools of water are likely to form on the uphill side of the fence. Setting and design of the silt fence should account for this. Take care to avoid unnecessarily diverting stormwater from these pools, causing further erosion damage.

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

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

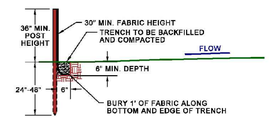


PLAN VIEW



ELEVATION

FOR ADDITIONAL INFORMATION ON SILT FENCE GEOTEXTILE REQUIREMENTS, POST SPACING, HEIGHT AND SIZE, SEE THE SILT FENCE SPECIFICATION AND TABLE #1 LOCATED IN THIS MANUAL.



SECTION



JOINING SECTIONS OF SILT FENCE

SAINT LOUIS COUNTY
DEPARTMENT OF HIGHWAYS AND TRAFFIC
CLAYTON, MISSOURI

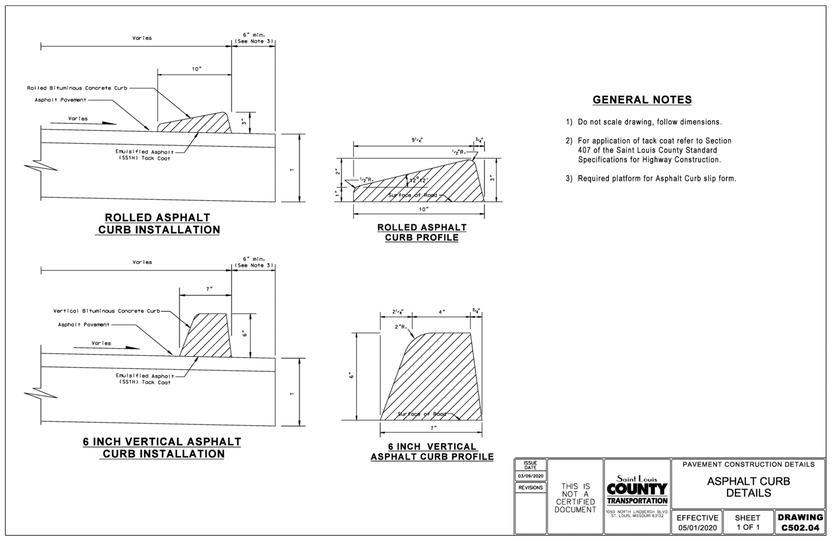
TYPICAL BMP DETAIL

SILT FENCE

REVISION DATE: October 10, 2011

DRAWING 808-70.00

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



ROLLED ASPHALT CURB INSTALLATION

ROLLED ASPHALT CURB PROFILE

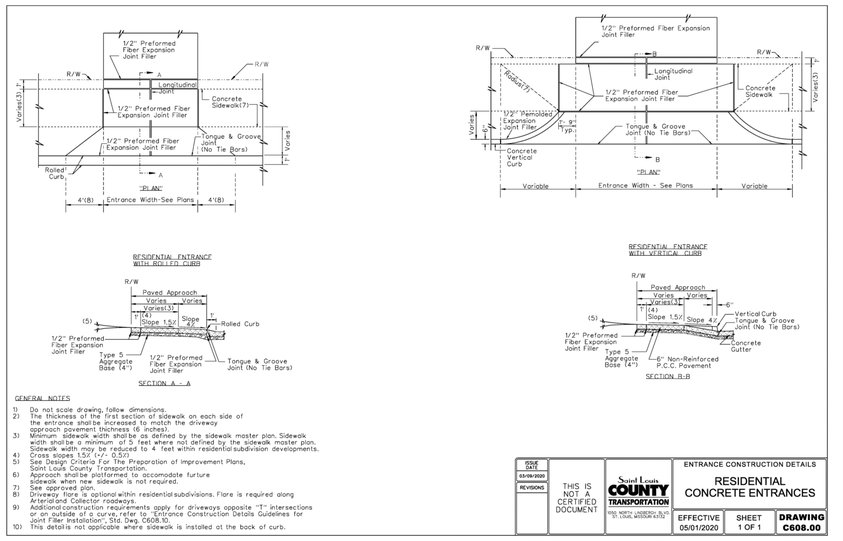
6 INCH VERTICAL ASPHALT CURB INSTALLATION

6 INCH VERTICAL ASPHALT CURB PROFILE

GENERAL NOTES

1) Do not scale drawing, follow dimensions.
2) For application of tack coat refer to Section 407 of the Saint Louis County Standard Specifications for Highway Construction.
3) Required platform for Asphalt Curb slip form.

ISSUE DATE	THIS IS NOT A CERTIFIED DOCUMENT	Saint Louis COUNTY TRANSPORTATION	PAVEMENT CONSTRUCTION DETAILS
03/09/2020		1050 NORTH LINDBERGH BLVD. ST. LOUIS, MISSOURI 63132	ASPHALT CURB DETAILS
REVISIONS			EFFECTIVE 05/01/2020 · SHEET 1 OF 1 · DRAWING CS02.04

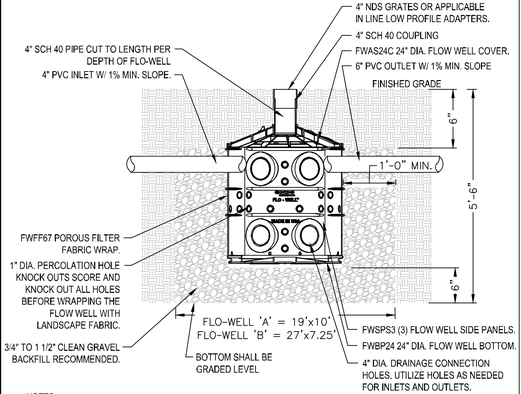


GENERAL NOTES

1) Do not scale drawing, follow dimensions.
2) The thickness of the first section of sidewalk on each side of the entrance shall be increased to match the driveway approach pavement thickness (6 inches).
3) Minimum sidewalk width shall be as defined by the sidewalk master plan. Sidewalk width shall be a minimum of 5 feet where not defined by the sidewalk master plan. Sidewalk width may be reduced to 4 feet within residential subdivision developments.
4) Cross slopes 1.5% (+/- 0.5%)
5) See Design Criteria For The Preparation of Improvement Plans, Saint Louis County Transportation.
6) Approach shall be platformed to accomodate furture sidewalk. Where no sidewalk is not required.
7) See approved plan.
8) Driveway flare is optional within residential subdivisions. Flare is required along Arterial and Collector roadways.
9) Additional construction requirements apply for driveways opposite "T" intersections or an outside of a curve, refer to "Entrance Construction Details Guidelines for Joint Filler Installation", Std. Dwg. C608.10.
10) This details not applicable where sidewalk is installed at the back of curb.

ISSUE DATE	THIS IS NOT A CERTIFIED DOCUMENT	Saint Louis COUNTY TRANSPORTATION	ENTRANCE CONSTRUCTION DETAILS
03/09/2020		1050 NORTH LINDBERGH BLVD. ST. LOUIS, MISSOURI 63132	RESIDENTIAL CONCRETE ENTRANCES
REVISIONS			EFFECTIVE 05/01/2020 · SHEET 1 OF 1 · DRAWING C608.00

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



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

FLO-WELL DRY WELL SYSTEM

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

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

STATE OF MISSOURI
MICHAEL A BUESCHER
NUMBER E-2001018714
REGISTERED PROFESSIONAL ENGINEER
10/22/26

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

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

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

PROJECT REVISION:

NO:	DATE:	DESCRIPTION:
1	08-11-26	FOR REVIEW
2	10-12-26	CLIENT CHANGES
3	10-22-26	CLIENT CHANGES

509 Venneman Ave.
Glendale, MO 63122

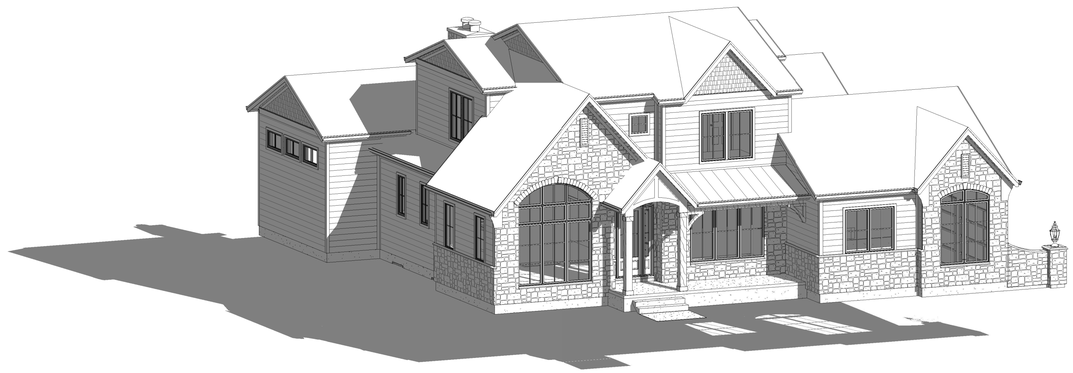
Plans are prepared for:
Molner Homes
3781 Baville Ct.
Florissant, MO 63034

DATE: 08–11–26
DRAFTED BY: KB
APPRVD. BY: MB

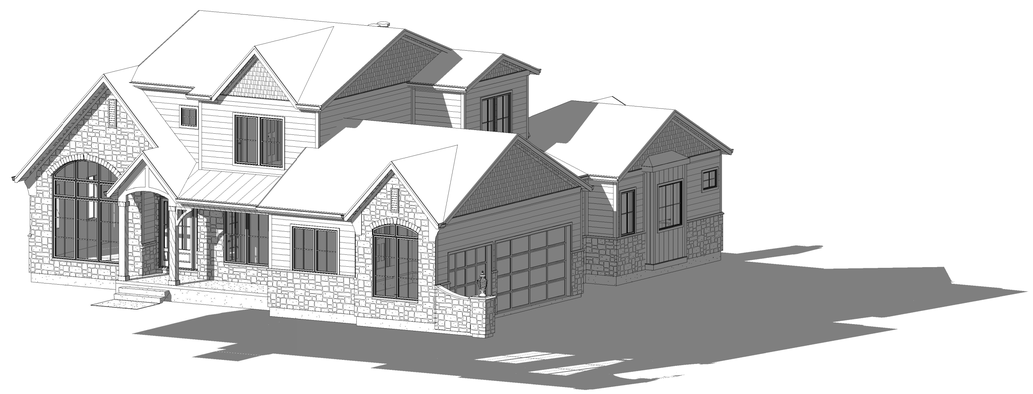
SHEET TITLE:
TYPICAL DETAILS

SHEET NUMBER:
C4

PROJECT NO: 26–1218



FRONT LEFT 3D PERSPECTIVE



FRONT RIGHT 3D PERSPECTIVE

FLOOR AREA RATIO CALCULATIONS:

LOT AREA: 12,597.96

MAX FAR - 30%
MAX SQ. FT. - 3,779.38 SQ. FT.

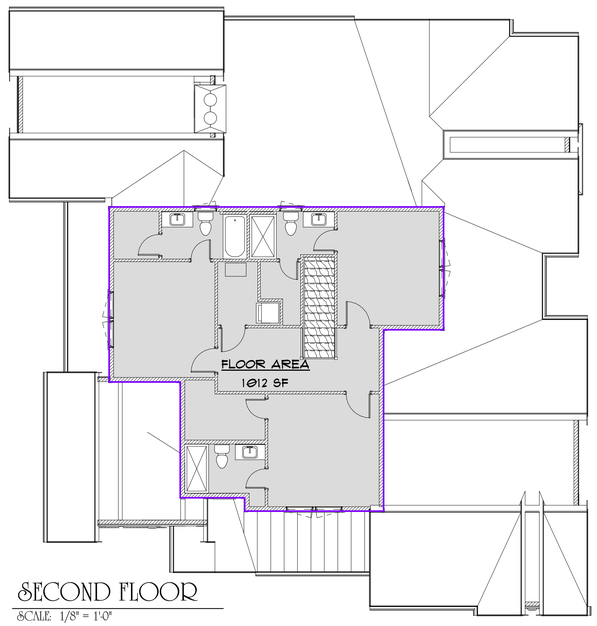
FIRST FLOOR - 2,429 SQ. FT.
SECOND FLOOR - 1,012 SQ. FT.
50% OF GARAGE - 336.5 SQ. FT.

TOTAL - 3,777.5 SQ. FT. (29.9%)

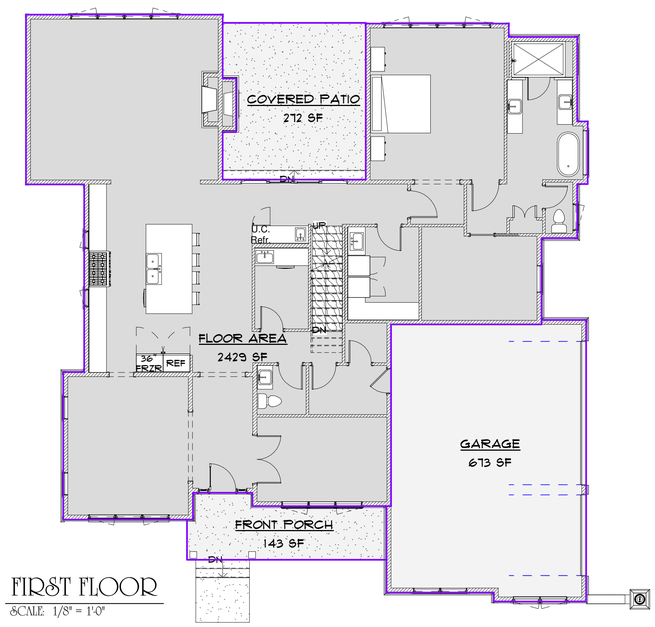
BASEMENT FINISHED - 1,543 SQ. FT.
BASEMENT UNFINISHED - 646 SQ. FT.

COVERED PORCH - 142 SQ. FT.
COVERED PATIO - 270 SQ. FT.

HOUSE HEIGHT - 29' - 8 3/4"



SECOND FLOOR
SCALE: 1/8" = 1'-0"



FIRST FLOOR
SCALE: 1/8" = 1'-0"



LOWER LEVEL
SCALE: 1/8" = 1'-0"

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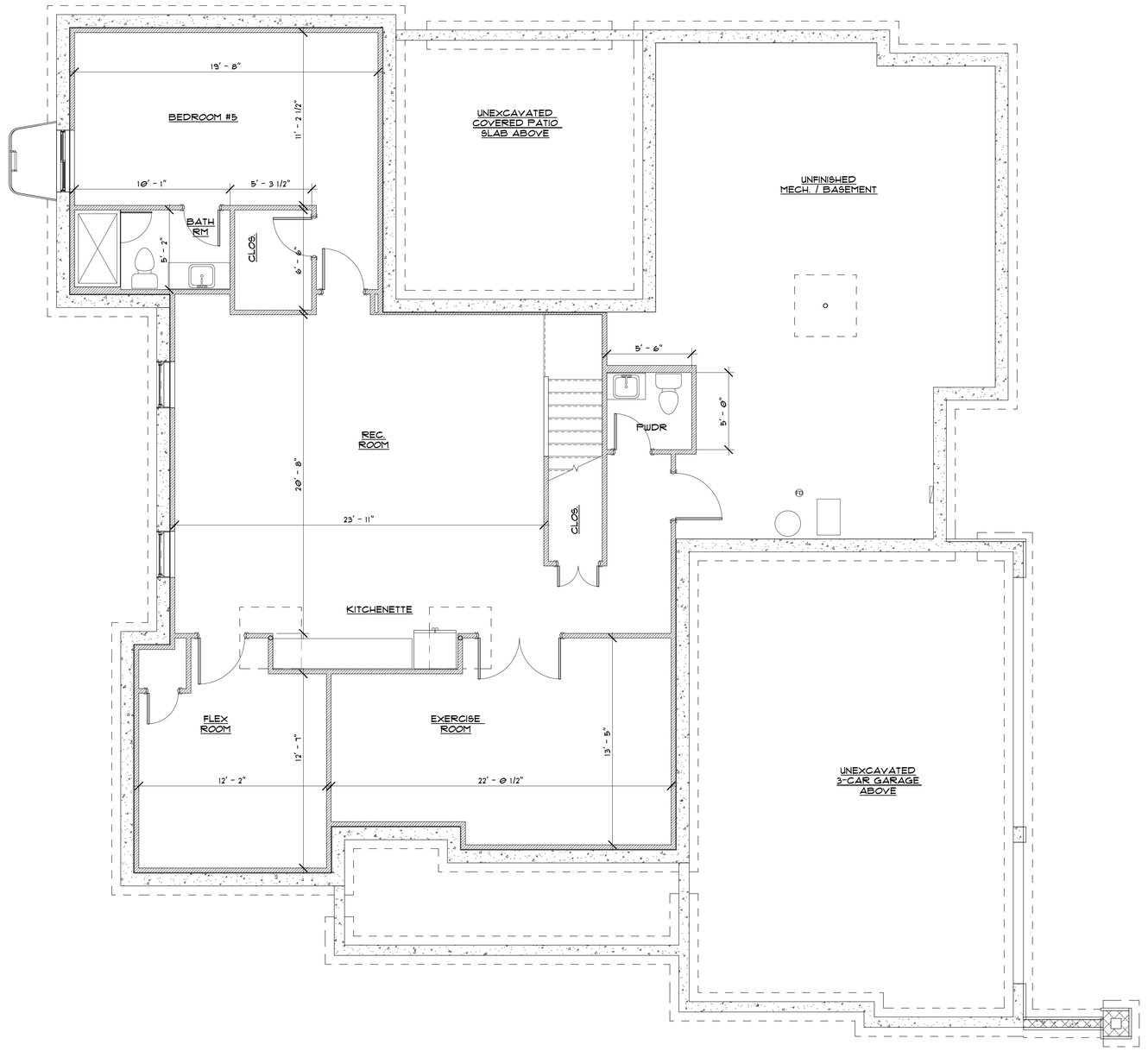
JEFF DAY & ASSOCIATES, LLC
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14311 Manchester Rd.
St. Louis, MO. 63011
314.644.2775
www.jeffdayllc.com

NEW RESIDENCE AT:
509 VENNEMAN AVE
ST. LOUIS, MO 63122

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DRAWN BY: JML
CHECKED BY: JKD
REVISED:
R1 00.00.00
R2 00.00.00
R3 00.00.00

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LOWER LEVEL PLAN

SCALE: 1/4" = 1'-0" 1,543 FINISHED SQ. FT.

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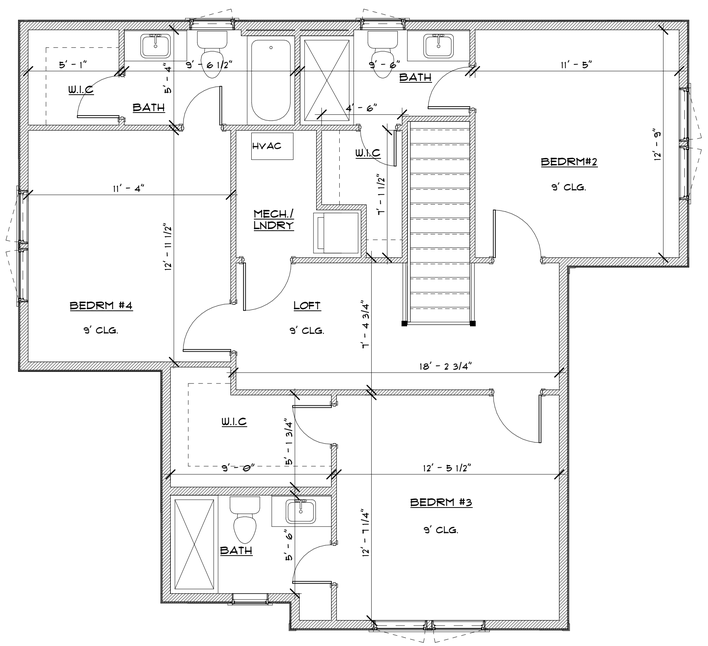
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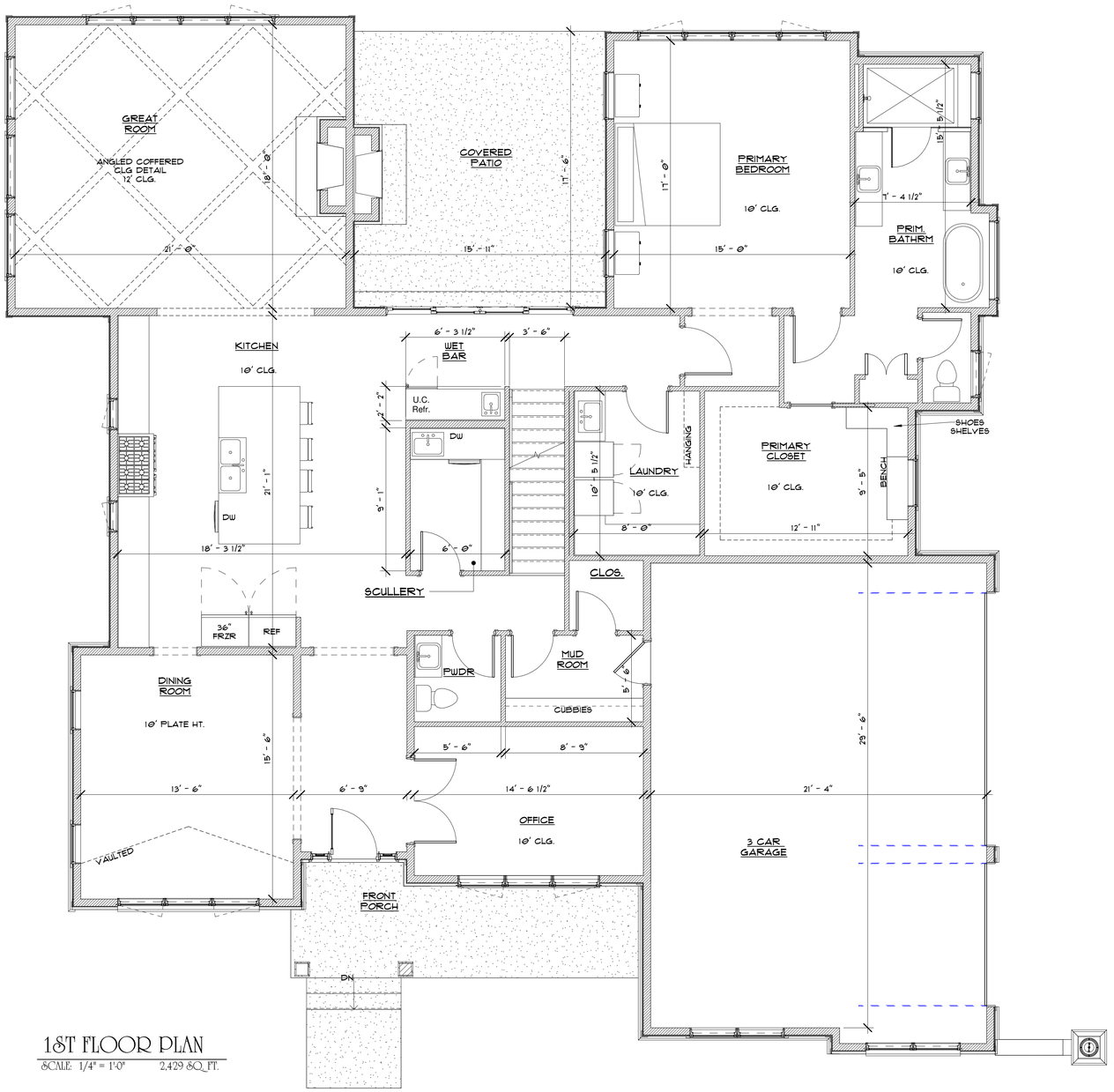
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2ND FLOOR PLAN

SCALE: 1/4" = 1'-0" 1,012 SQ. FT.



1ST FLOOR PLAN

SCALE: 1/4" = 1'-0" 2,429 SQ. FT.

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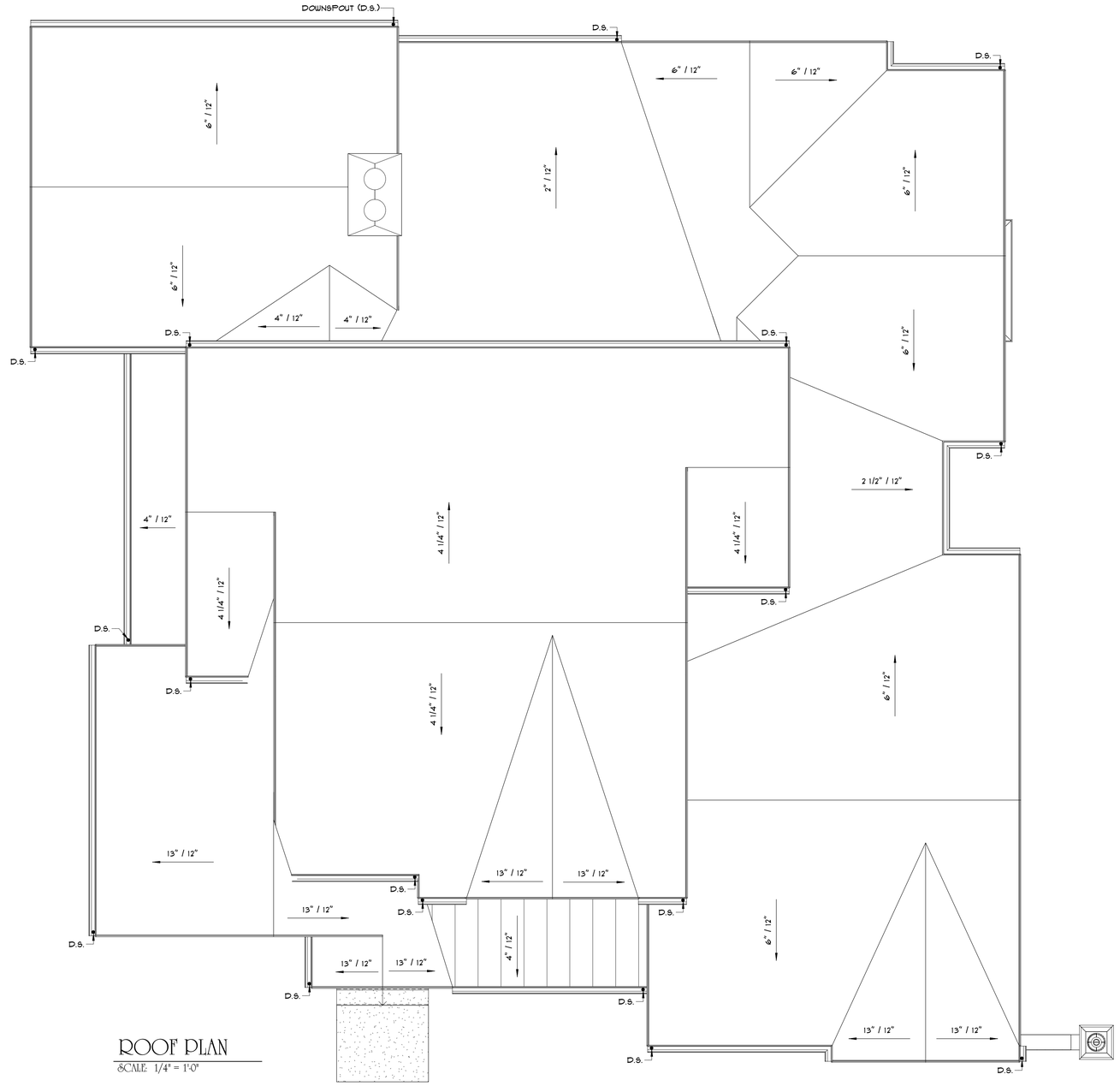
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ROOF PLAN
SCALE: 1/4" = 1'-0"

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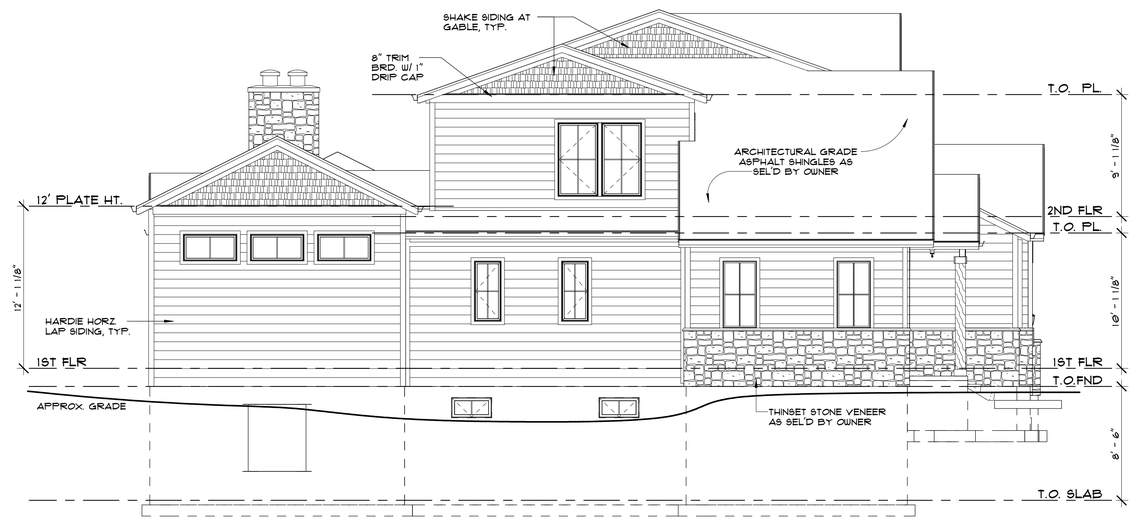
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FRONT (EAST) ELEVATION

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



LEFT SIDE (SOUTH) ELEVATION

SCALE: 3/16" = 1'-0"

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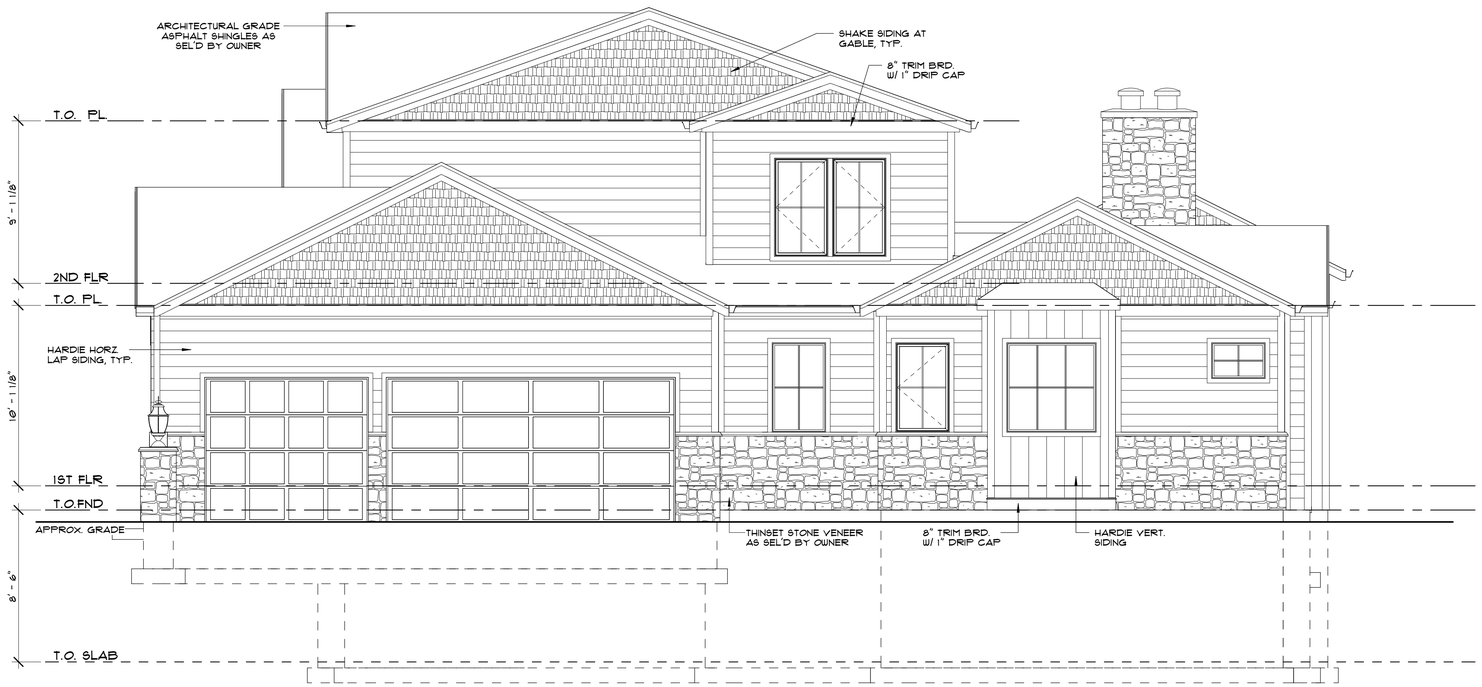
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REAR (WEST) ELEVATION

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



RIGHT SIDE (NORTH) ELEVATION

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

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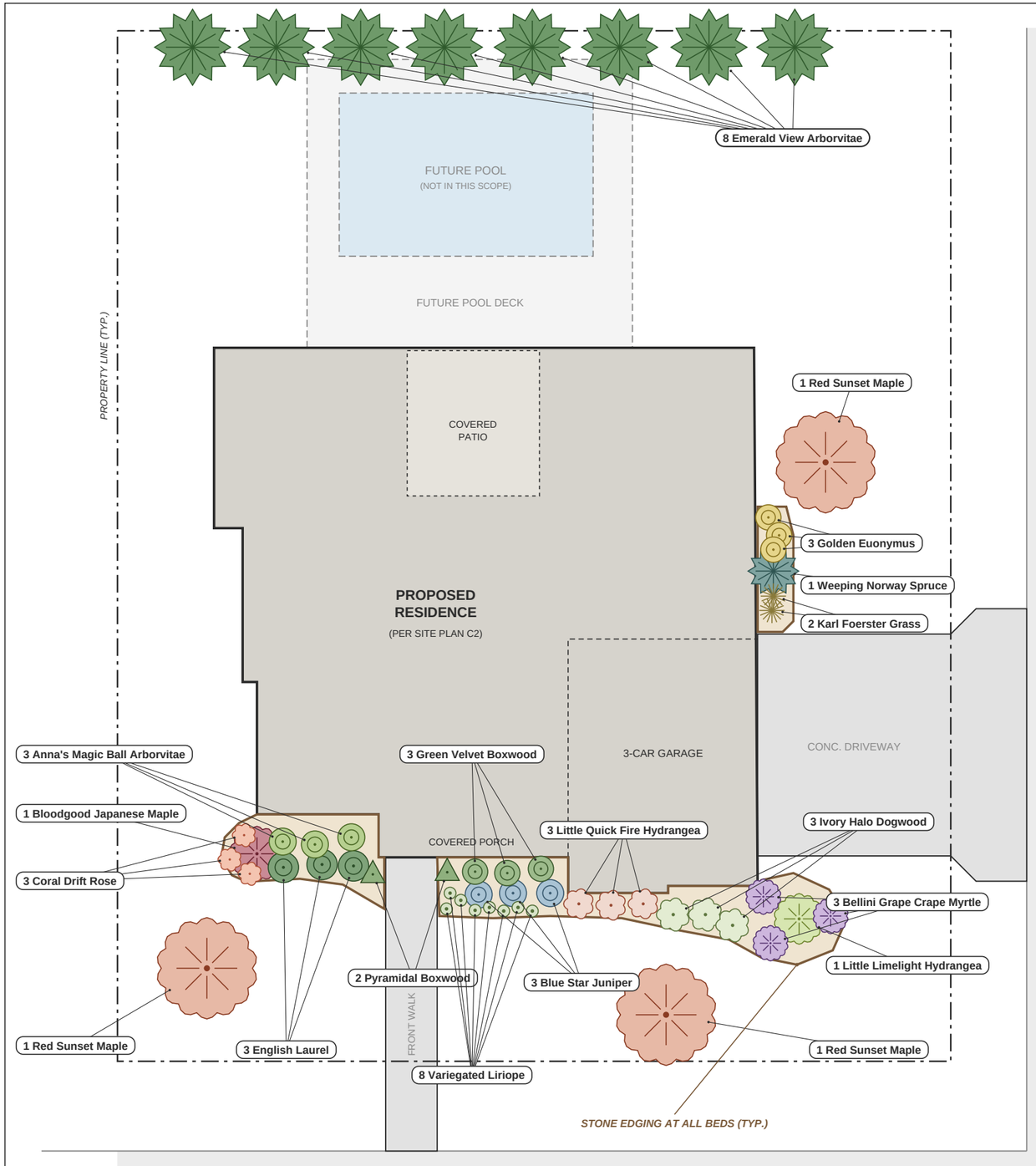
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0 15 30 FT

LANDSCAPE PLAN

SCALE: 1" = 15'-0" (11x17 SHEET)

N

PLANT SCHEDULE

	KEY	QTY	COMMON NAME	BOTANICAL NAME	INSTALL SIZE
TREES					
	RSM	3	Red Sunset Maple	*Acer rubrum 'Franksred'*	2.5" cal.
	JBM	1	Bloodgood Japanese Maple	*Acer palmatum 'Bloodgood'*	2.5" cal.
	LLT	1	Little Limelight Hydrangea (tree form)	*Hydrangea paniculata (tree form)*	2.5" cal.
	BCM	3	Bellini Grape Crape Myrtle	*Lagerstroemia 'Bellini Grape'*	5 gal., 18" ht.
	WNS	1	Weeping Norway Spruce	*Picea abies 'Pendula'*	5' - 6'
	EVA	8	Emerald View Arborvitae	*Thuja 'Emerald View'*	6' - 7'
SHRUBS					
	IHD	3	Ivory Halo Dogwood	*Cornus alba 'Bailhalo'*	5 gal., 18" ht.
	LQF	3	Little Quick Fire Hydrangea	*Hydrangea paniculata 'SMHPLQF'*	5 gal., 18" ht.
	CDR	3	Coral Drift Rose	*Rosa Drift® Series, Coral*	5 gal., 18" ht.
	EL	3	English Laurel	*Prunus laurocerasus*	5 gal., 18" ht.
	AMB	3	Anna's Magic Ball Arborvitae	*Thuja occidentalis 'Anna's Magic Ball'*	5 gal., 18" ht.
	PB	2	Pyramidal Boxwood	*Buxus sp. (pyramidal form)*	5 gal., 18" ht.
	GVB	3	Green Velvet Boxwood	*Buxus 'Green Velvet'*	5 gal., 18" ht.
	BSJ	3	Blue Star Juniper	*Juniperus squamata 'Blue Star'*	5 gal., 18" ht.
	GE	3	Golden Euonymus	*Euonymus japonicus 'Aureomarginatus'*	5 gal., 18" ht.
GRASSES & GROUNDCOVER					
	KFG	2	Karl Foerster Feather Reed Grass	*Calamagrostis × acutiflora 'Karl Foerster'*	5 gal., 18" ht.
	VL	8	Variegated Liriope	*Liriope muscari 'Variegata'*	5 gal., 18" ht.
	TOTAL	**53**			

LEGEND

- Planting bed with stone edging
- Proposed residence (per Site Plan C2)
- Concrete driveway / walk
- Future pool & deck (shown for reference, not in this scope)
- Property line
- 3 — Plant callout: quantity and common name (see schedule)

GENERAL NOTES

1. Base information (property lines, residence, driveway, walk and future pool) is taken from Site Plan Sheet C2, 509 Venneman Ave., prepared by MB Engineering, Rev. 2 dated 10-12-26. It is shown for reference only.
2. Plant locations are diagrammatic. Final placement to be field-adjusted to suit site conditions.
3. Contractor shall have all underground utilities located prior to excavation (Missouri One Call, 811).
4. All plant material shall conform to ANSI Z60.1, American Standard for Nursery Stock.
5. All planting beds to receive stone edging as shown.

PROJECT
509 Venneman Ave.
Glendale, MO 63122

DRAWING
Landscape Plan

ISSUED FOR
Review Board Submittal

DATE
10-27-2026

SCALE
1" = 15'-0"

PREPARED BY
Bopp Landscaping

REVISIONS

NO.	DATE	DESCRIPTION

SHEET
L1



764 JOSEPHINE AVE - REAR



546.00'
544.05'

RIGHT (NORTH) ELEVATION
(FACES JOSEPHINE AVE.)



546.16'
545.04'

764 JOSEPHINE AVE - FRONT



REAR (WEST) ELEVATION



507 VENNEMAN AVE - REAR



543.92'
541.38'

507 VENNEMAN AVE - FRONT



546.00'
543.92'

FRONT (EAST) ELEVATION

SUBJECT PROPERTY
(509 VENNEMAN AVE)

COMPOSITE STREET ELEVATIONS

SCALE: NOT TO SCALE



ARIAL VIEW

SCALE: 1" = 50'

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R1

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WATCH FOR CHILDREN
NO PARKING

View Online Request

View Audit Trail

Creation Date: 10/14/2026

Submitted Date: 10/14/2026

Accepted Date: 10/14/2026

City of Glendale
Architectural Review Board

Online Request #: 3682363
Project #: 2026-337

Submitted by:
Michael Cyr
mcyr@forneyplus.com

Location: **286 PARKLAND AVE**

City: **SAINT LOUIS** State: **MO** Zip: **63122**

Contact Information

Applicant's Contact Information

Title: First Name: **Michael** Last Name: **Cyr** Suffix:

Business Name: **FORNEY Plus Architecture, LLC**

Mailing Address: **2200 West Port Plaza Dr; Suite 315**

City: **St. Louis** State: **MO** Zip: **63146**

Email Address: **mcyr@forneyplus.com**

Cell Phone: **(314) 719-7940** Work Phone: Home Phone:

Contractor's Contact Information

Title: First Name: **Michael** Last Name: **Cyr** Suffix:

Business Name: **FORNEY Plus Architecture, LLC**

Mailing Address: **2200 West Port Plaza Dr; Suite 315**

City: **St. Louis** State: **MO** Zip: **63146**

Email Address: **mcyr@forneyplus.com**

Cell Phone: **(314) 719-7940** Work Phone: **(314) 394-2242** Home Phone:

Property Owner's Contact Information

Title: First Name: **Laura** Last Name: **Detmer** Suffix:

Business Name:

Mailing Address: **286 Parkland Ave**

City: **Glendale** State: **MO** Zip: **63122**

Email Address: **laura.detmer@parhealth.com**

Cell Phone: **(314) 368-6694** Work Phone: Home Phone:

Architect's Contact Information

Title: First Name: **Michael** Last Name: **Cyr** Suffix:

Business Name: **FORNEY Plus Architecture, LLC**

Mailing Address: **2200 West Port Plaza Dr; Suite 315**

City: **St. Louis** State: **MO** Zip: **63146**

Email Address: **mcyr@forneyplus.com**

Cell Phone: **(314) 719-7940** Work Phone: **(314) 394-2242** Home Phone:

Application Questionnaire (* denotes required question)

Residential Architectural Review Board

Description of Work *

Renovation and addition to existing home. Interior renovation to Kitchen. Addition of attached 1-car garage, mudroom, sunroom, laundry room, owners suite, and a deck. Addition contains 1001 sq ft. Garage is 359 sq ft. Garage contribution to FAR 359/2=179.5.

Cost of Construction *

500000

Floor Area Ratio * 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).	30%
Total Square Footage of Lot *	9386
Width of Lot *	62
Depth of Lot *	151
Total Floor Area of New Construction *	1180
Total Floor Area of Existing Structure *	1635
Height of Structure *	20.66
Number of Stories *	1
Estimated Commence Date *	02/01/2027
Estimated Completion Date *	12/31/2027
Do you want a Preliminary Review with the ARB? *	No

Documents Uploaded

The following documents are attached to the Application.

Architectural Plans	**2026_10-14 286 parkland ave - revised arb submittal - architectural.pdf**
Existing and adjoining property photos	**photos of existing and adjoining.zip**
Site Survey and Civil Plans	**mo.glendale.286 parkland ave.civil plans.10-13-26.pdf**
Tree Study/Arborist Report	**286 parkland ave - tpp.pdf**

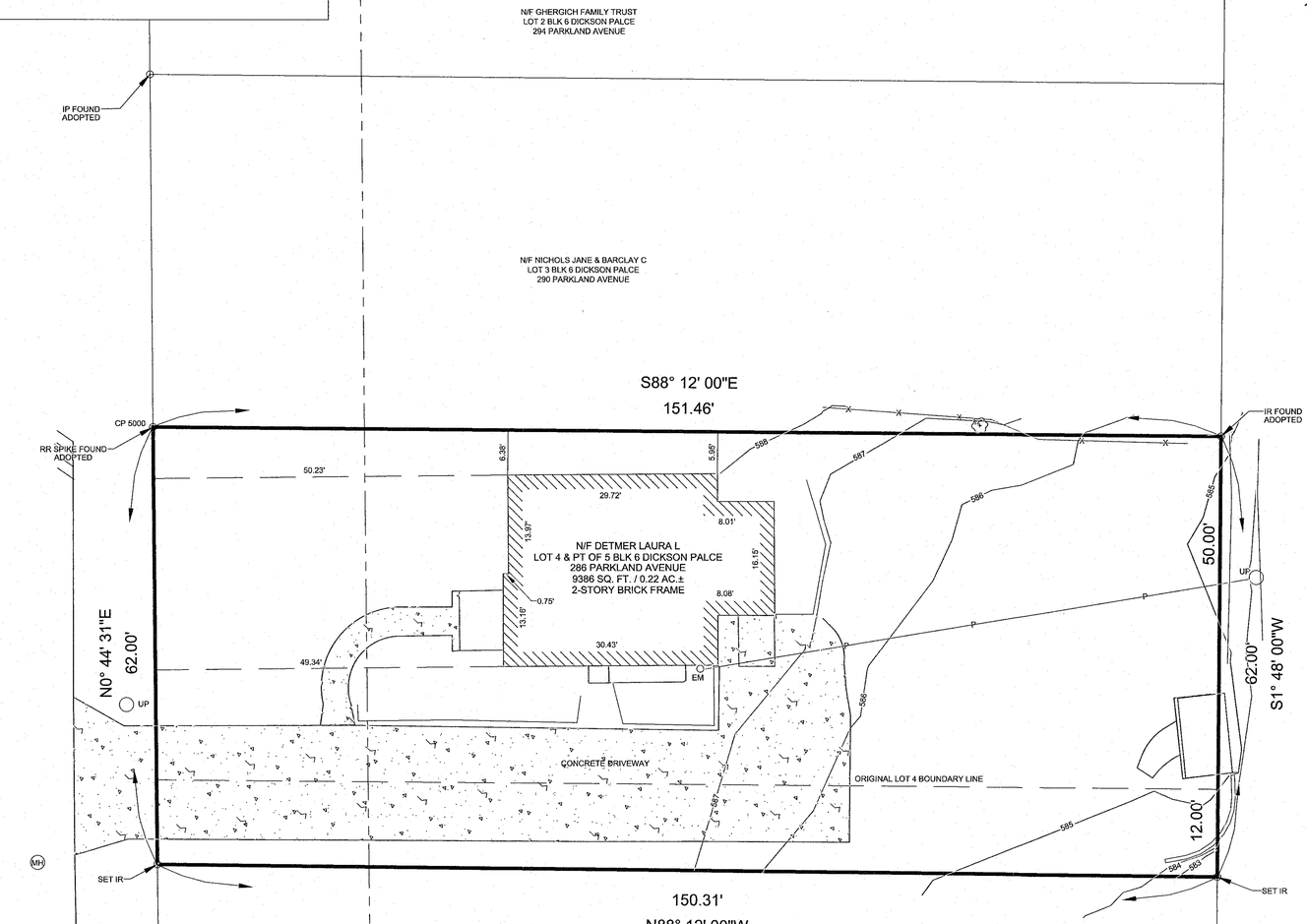
Comments

BOUNDARY & TOPOGRAPHIC SURVEY

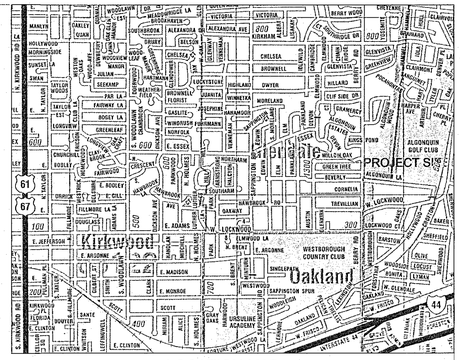
286 PARKLAND AVENUE

LOT 4 & PT OF 5 DICKSON PLACE

CITY OF GLENDALE, ST. LOUIS COUNTY, MISSOURI







LOCATION MAP
NOT TO SCALE

LEGEND

ASPH	DENOTES	ASPHALT
AI	"	AREA INLET
BF	"	BACK FLOW
BOLL	"	BOLLARD
CI	"	CURB INLET
CO	"	CLEANOUT
CTV	"	CABLE TELEVISION
DCI	"	DOUBLE CURB INLET
EBB	"	ELECTRIC BREAKER BOX
EYL	"	ELECTRIC YARD LIGHT
FH	"	FIRE HYDRANT
GYL	"	GAS YARD LIGHT
GV	"	GAS VALVE
ICV	"	IRRIGATION CONTROL VALVE
IR	"	IRON ROD
IP	"	IRON PIPE
LS	"	LIGHT STANDARD
MB	"	MAILBOX
MH	"	MANHOLE
N/P	"	NOT PLOTTABLE
PCB	"	PHONE CABLE BOX
RR SPIKE	"	RAILROAD SPIKE
SH	"	SPRINKLER HEAD
TSB	"	TRAFFIC SIGNAL BASE
UP	"	UTILITY POLE
WM	"	WATER METER
WV	"	WATER VALVE
E	"	ELECTRIC LINE MARKED
G	"	GAS LINE MARKED
P	"	OVERHEAD POWER LINE
W	"	WATER LINE MARKED
	"	CONCRETE
	"	EDGE OF ASPHALT PVMT.
8	"	NUMBER OF PARKING SPACES
550.2'	"	SPOT ELEVATION
X X X X X	"	EXISTING FENCE
12"	"	EXISTING TREE W/DIAMETER

LEGAL DESCRIPTION: 286 PARKLAND AVENUE

LOT 4 BLOCK 6 & THE NORTH 12 FEET OF LOT 5 BLOCK 6 DICKSON PLACE, A SUBDIVISION, RECORDED ON PLAT BOOK 17 PAGE 66 OF THE ST. LOUIS COUNTY RECORDER OF DEEDS.

SITE BENCHMARK
CP 5000 ELEV. = 591.94'
THE SITE BENCHMARK IS A RAILROAD SPIKE MARKING THE NW CORNER OF LOT 4 BLOCK 6.

LOCAL BENCHMARK
SL - 46 ELEV. = 615.49'
A STANDARD DNR GRS ALUMINUM DISK AT THE T JUNCTION OF KIRKHAM AVE. AND N SAPPINGTON RD.

THIS IS TO CERTIFY THAT WE HAVE DURING APRIL, 2025 AT THE ORDER OF KIM HANY EXECUTED A BOUNDARY & TOPOGRAPHIC SURVEY ACCORDING TO THE CURRENT MINIMUM STANDARDS FOR PROPERTY BOUNDARY SURVEYS AND MEETS THE ACCURACY STANDARDS FOR URBAN PROPERTY OF THE DEPARTMENT OF AGRICULTURE, DIVISION OF WEIGHTS AND MEASURES, AND THE MISSOURI BOARD OF REGISTRATION FOR ARCHITECTS, PROFESSIONAL ENGINEERS, PROFESSIONAL LAND SURVEYORS AND LANDSCAPE ARCHITECTS AND THAT THE RESULTS OF SAID SURVEY ARE CORRECTLY SHOWN HEREON.

JOHN E. WINKLER JR., PLS 2006016644

STATE OF MISSOURI
JOHN E. WINKLER JR.
NUMBER PLS-2006016644
REGISTERED LAND SURVEYOR

4-10-2025

BOUNDARY & TOPOGRPAHIC SURVEY

For: KIM HANY
286 PARKLAND AVENUE
ST. LOUIS, MISSOURI 63122

REV.	DATE	DESCRIPTION	BY	CHK'D

METRON
Surveying & Layout Co.
313 WOOD STREET
O'FALLON, MO. 63366
314-432-5400 FAX: 636-294-5851

ORDER NO. 11117
DATE 4-10-2025
DRAWN JEW
CHECKED JAW

1 OF 1

ORDER NO.: 11117
DRAWING NO.: 11117
SCALE: 1"=10'
FIELD DATE: 4-7-2025
PLOT DATE: 4-9-2025
DRAWN BY: JEW

CIVIL ENGINEERING PLANS

HOME ADDITION PROJECT
286 PARKLAND AVENUE
GLENDALE, MO 63122

PROJECT INFORMATION

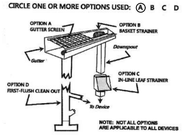
OWNER:
LAURA DETMER
286 PARKLAND AVENUE
GLENDALE, MO 63122

SURVEYOR:
METRON SURVEYING AND LAYOUT
313 WOOD STREET
O'FALLON, MO 63366
P:(314)432-5400

ARCHITECT
FORNEY ARCHITECTURE, LLC
9920 WATSON ROAD, SUITE 115
ST. LOUIS, MO 63126
P:(314)394-2242

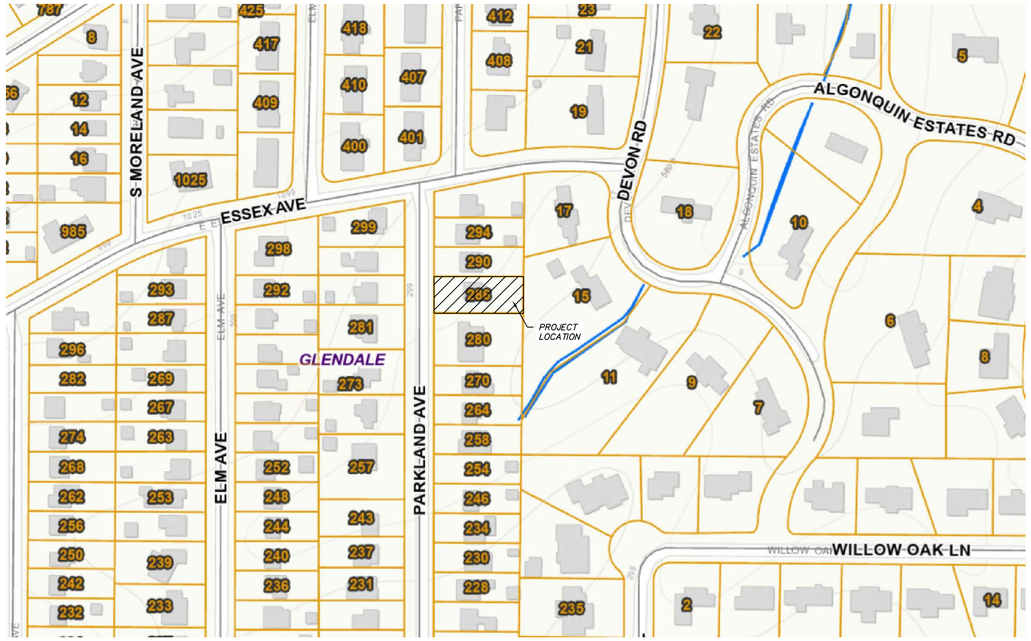
SITE INFORMATION:
PARCEL: 23L411723
286 PARKLAND AVENUE
GLENDALE, MO 63122
FEMA ZONE: X (OUTSIDE 100-YR)
MAP#29189C0309K EFF. 2/4/15

CIRCLE ONE OR MORE OPTIONS USED: (A) B C D



PRETREATMENT OPTIONS DETAIL

PROPOSED PRE-TREATMENT



VICINITY MAP (NTS)

ZONING INFORMATION

ZONING:	R-1 RESIDENTIAL
FRONT YARD SETBACK:	MIN. OF 35'
SIDE YARD SETBACK:	MIN. OF 6.2' (10% OF LOT WIDTH)
REAR YARD SETBACK:	MIN. OF 30'
LOT COVERAGE:	MAX OF 30% OF BUILDINGS AND STRUCTURES, 55% IMPERVIOUS AREA LOT COVERAGE, 45% FRONT YARD COVERAGE

LEGAL DESCRIPTION

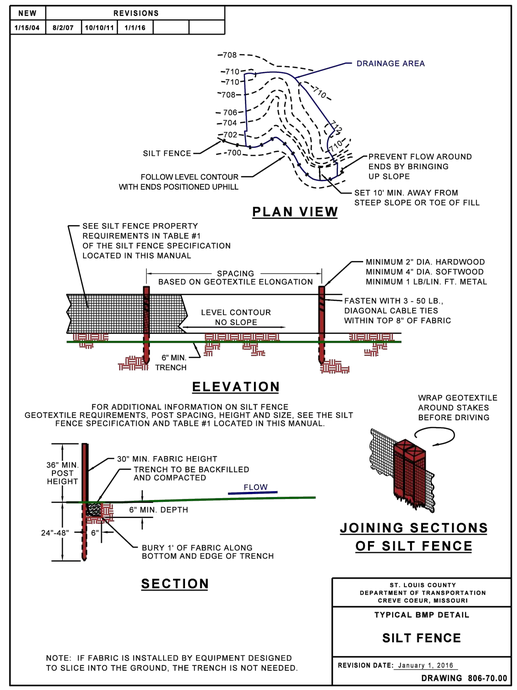
LOT 4 BLOCK 6 & THE NORTH 12 FEET OF LOT 5 BLOCK 6 DICKSON PLACE
PLAT BOOK:17, PAGE:66
ST LOUIS COUNTY, MISSOURI

DRAWING INDEX

C0.0 COVER SHEET
C1.0 EXISTING SITE/DEMOLITION PLAN
C2.0 PROPOSED SITE/STORMWATER PLAN
SURVEY

LOT AREA

9,386 SF (0.22 AC)



UTILITIES NOTE

UNDERGROUND FACILITIES, STRUCTURES AND UTILITIES HAVE BEEN PLOTTED FROM AVAILABLE SURVEYS AND RECORDS, AND THEREFORE THEIR LOCATIONS MUST BE CONSIDERED APPROXIMATE ONLY. IT IS POSSIBLE THERE MAY BE OTHERS, THE EXISTENCE OF WHICH IS NOT KNOWN OR SHOWN.

811 Know what's **below.** **811** before you dig.

THIS IS TO CERTIFY THAT WILSON CIVIL DESIGN, LLC AT THE REQUEST AND FOR THE EXCLUSIVE USE OF LAURA DETMER HAS PREPARED THESE PLANS FROM RECORD SOURCES AND ACTUAL FIELD SURVEY IN THE MONTH OF APRIL 2025.

Wilson D. Waggoner 10/13/2026

WILSON D. WAGGONER, P.E. 2013019128
IN THE STATE OF MISSOURI
EXPIRES 12-31-2027

Title: COVER SHEET
286 PARKLAND AVENUE
GLENDALE, MO 63122

Client: LAURA DETMER

STATE OF MISSOURI
WILSON D WAGGONER
NUMBER PE-2013019128
PROFESSIONAL ENGINEER

10/13/2026

WCD WILSON CIVIL DESIGN
DESIGNING RESOURCEFULLY
P.O. BOX 308
MARYVILLE, IL 62062
P: (314)750-1987
E: WILSON@WILSONCIVILDESIGN.COM

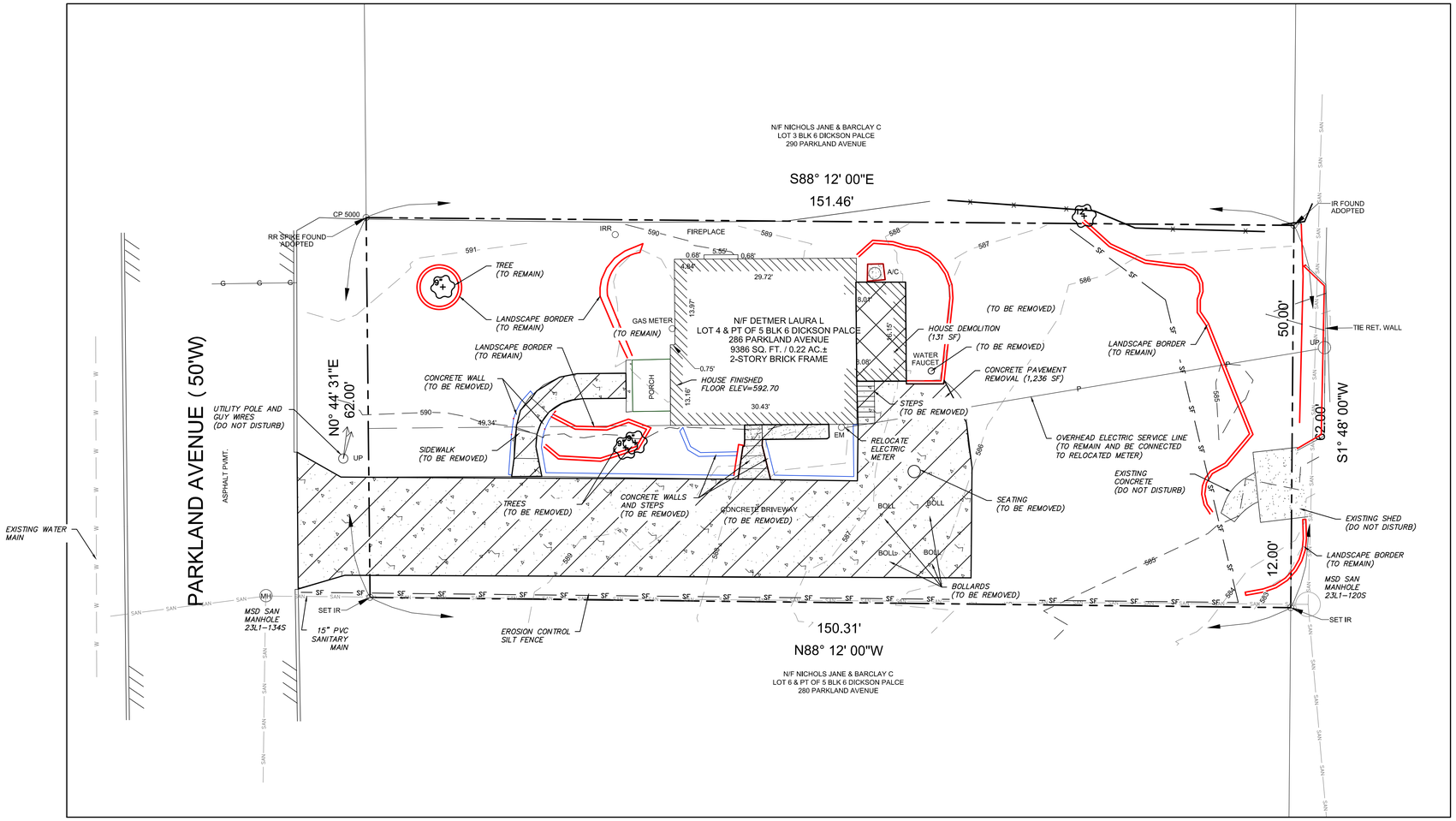
NO.	DATE	REVISION
1	1/20/26	CITY COMMENT RESPONSE
2	10/13/26	OWNER REQUESTED REVISIONS

PROJECT NO.

DRAWN	SCALE
WDW	
CHECKED	DATE
WDW	12/1/2025

C0.0

SHEET 1 OF 4



N

W E

S

0' 10'

SCALE : 1"=10'

LOT AREA

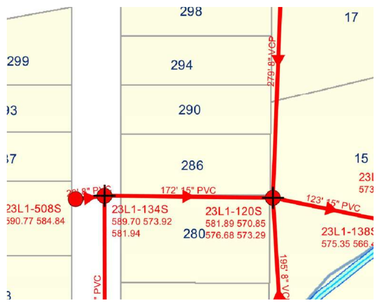
9,386 SF (0.22 AC)

UTILITIES NOTE

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811 Know what's **below.** **811** before you dig.

MSD BASEMAP



LEGEND

- PAVEMENT REMOVAL
- SF — EROSION CONTROL SILT FENCE
- EXISTING CONCRETE WALL
- EXISTING LANDSCAPE BORDER

Title: EXISTING SITE/DEMOLITION PLAN
286 PARKLAND AVENUE
GLENDALE, MO 63122

Client: LAURA DETMER

STATE OF MISSOURI
WILSON D WAGGONER
NUMBER PE-2013019128
PROFESSIONAL ENGINEER

10/13/2026

WCD WILSON CIVIL DESIGN
DESIGNING RESOURCEFULLY
P.O. BOX 308
MARYVILLE, IL 62062
P: (314)750-1987
E: WILSON@WILSONCIVILDESIGN.COM

REVISION	DATE
1 CITY COMMENT RESPONSE	1/20/26
2 OWNER REQUESTED REVISIONS	10/13/26

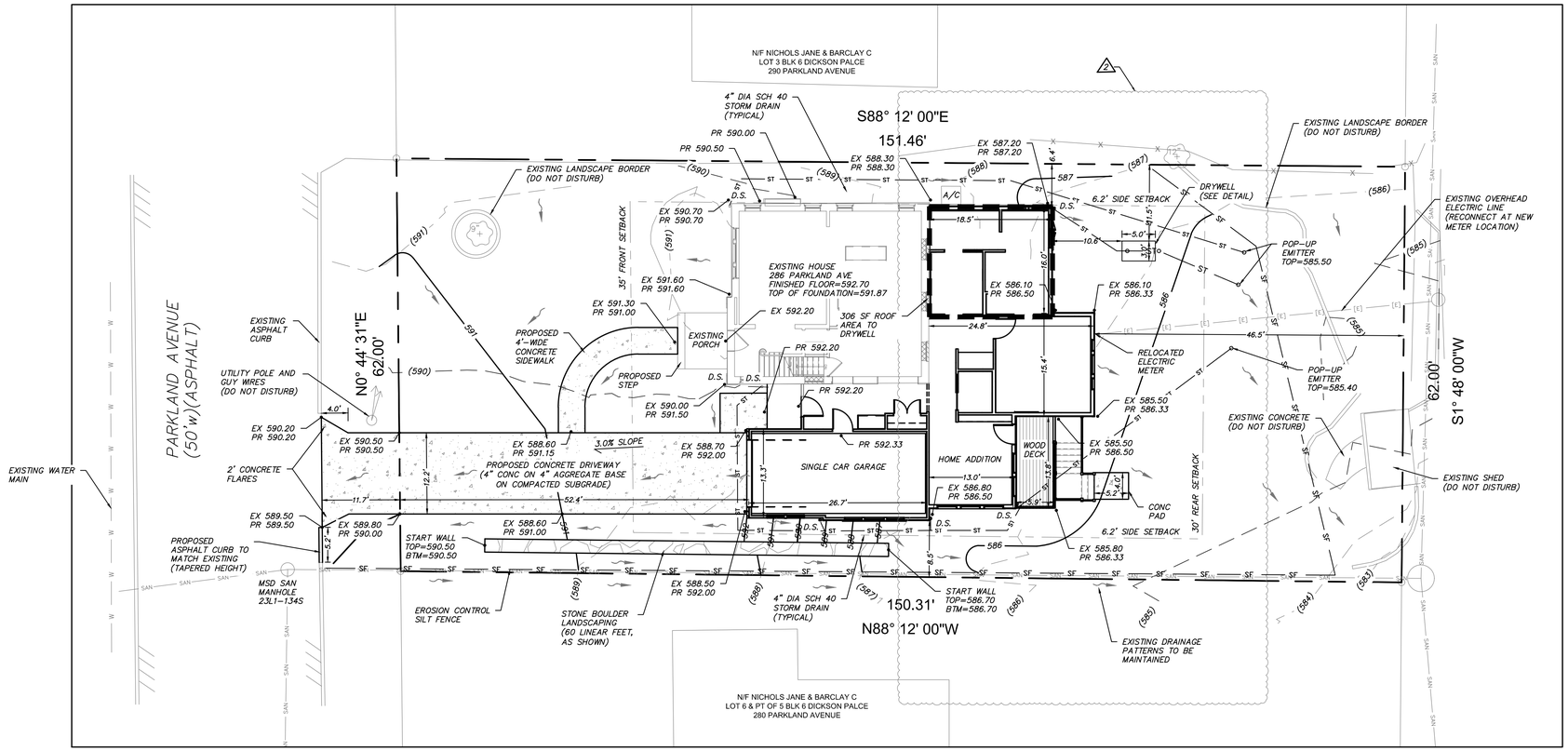
PROJECT NO.

DRAWN WDW | SCALE

CHECKED WDW | DATE 12/1/2025

C1.0

SHEET 2 OF 4



IMPERVIOUS AREAS

EXISTING IMPERVIOUS AREAS	
HOUSE	945 SF
FRONT PORCH	52 SF
CONCRETE PAVEMENTS	2,120 SF
TOTAL =	3,117 SF

EXISTING PERVIOUS AREAS	
LAWN/LANDSCAPING	6,269 SF

PROPOSED IMPERVIOUS AREAS	
EXISTING HOUSE	814 SF
EXISTING PORCH	52 SF
NEW PORCH	34 SF
HOUSE ADDITION	989 SF
GARAGE ADDITION	355 SF
EXISTING CONCRETE TO REMAIN	99 SF
NEW CONCRETE PAVEMENT	799 SF
TOTAL =	3,142 SF

PROPOSED PERVIOUS AREAS	
LAWN/LANDSCAPING	6,244 SF

EX IMPERVIOUS/LOT COVERAGE= 33.2%
PR IMPERVIOUS/LOT COVERAGE= 33.5%
PROPOSED FRONT YARD COVERAGE= 25.8%

RUNOFF CALCULATIONS FOR 15-YR, 20-MIN STORM EVENT

EXISTING RUNOFF CALCULATIONS

SURFACE	PI	AREA (SF)	AREA (AC)	Q (CFS)
HOUSE	4.20	945	0.02	0.09
FRONT PORCH	4.20	52	0.00	0.01
CONCRETE PAVEMENTS	3.54	2120	0.05	0.17
LAWN/LANDSCAPING	1.70	6269	0.14	0.24
	TOTALS=	9386	0.22	0.51

PROPOSED RUNOFF CALCULATIONS

SURFACE	PI	AREA (SF)	AREA (AC)	Q (CFS)
EXISTING HOUSE	4.20	814	0.02	0.08
EXISTING PORCH	4.20	52	0.00	0.01
NEW PORCH	4.20	34	0.00	0.00
HOUSE ADDITION	4.20	989	0.02	0.10
GARAGE ADDITION	4.20	355	0.01	0.03
EXISTING CONCRETE	3.54	99	0.00	0.01
NEW CONCRETE	3.54	799	0.02	0.06
LAWN/LANDSCAPING	1.70	6244	0.14	0.24
	TOTALS=	9386	0.22	0.53

DIFFERENTIAL RUNOFF= 0.02 CFS

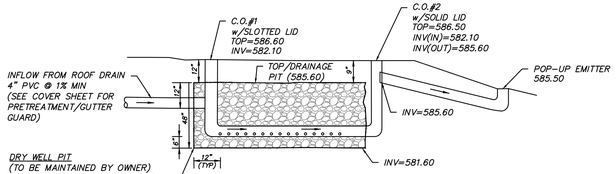
BMP SIZING CALCULATIONS

REQUIRED MITIGATION VOLUME
VOL=0.02CFS*20MINS*60SEC/MIN= 24 CF

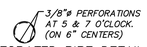
CONTRIBUTING FLOW RATE (ROOF AREAS):
Q=4.20*(306)/43,560= 0.03CFS

CONTRIBUTING VOLUME (ROOF AREA):
V=0.03CFS*20MINS*60SEC/MIN= 36 CF

DRY WELL VOLUME (40% VOID RATIO)
ROCK VOLUME REQ'D=24/0.40=60 CF
ROCK PIT DEPTH=4.0'
ROCK PIT WIDTH=3.0'
ROCK PIT LENGTH=5.0'
ROCK PIT VOLUME=60 CF
WATER VOLUME=60CF*0.40=24 CF
24 CF = 24 CF, THEREFORE REQUIREMENT MET



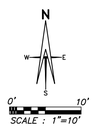
DRYWELL ELEVATION



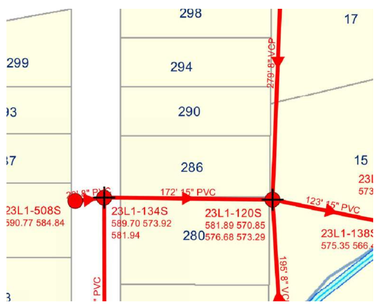
PERFORATED PIPE DETAIL
(NOT TO SCALE)

LOT AREA

9,386 SF (0.22 AC)



MSD BASEMAP



LEGEND

PROPOSED CONCRETE PAVEMENT

PROPOSED BOULDER WALL

SF EROSION CONTROL SILT FENCE

UTILITIES NOTE

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811 Know what's **below.** **811** before you dig.

Title: PROPOSED SITE/STORMWATER PLAN
286 PARKLAND AVENUE
GLENDALE, MO 63122

Client: LAURA DETMER

STATE OF MISSOURI
WILSON D WAGGONER
NUMBER PE-2013019128
PROFESSIONAL ENGINEER

10/13/2026

WCD WILSON CIVIL DESIGN
DESIGNING RESOURCEFULLY
P.O. BOX 308
MARYVILLE, IL 62062
P: (314)750-1987
E: WILSON@WILSONCIVILDESIGN.COM

NO.	DATE	REVISION
1	1/20/26	CITY COMMENT RESPONSE
2	10/13/26	OWNER REQUESTED REVISIONS

PROJECT NO.

DRAWN	SCALE
WDW	
CHECKED	DATE
WDW	12/1/2025

C2.0

SHEET 3 OF 4

Addition & Renovations

Detmer Residence

286 Parkland Avenue, Glendale, MO 63122

285 PARKLAND AVENUE

LEFT ELEVATION



REAR ELEVATION



RIGHT ELEVATION



FRONT ELEVATION



COLOR PHOTOS OF ADJOINING PROPERTIES: STREETSCAPE

294 | 290 | 286 | 280 | 270



281 | 287 | 293



COLOR PHOTOS OF ADJOINING PROPERTIES: REAR YARDS

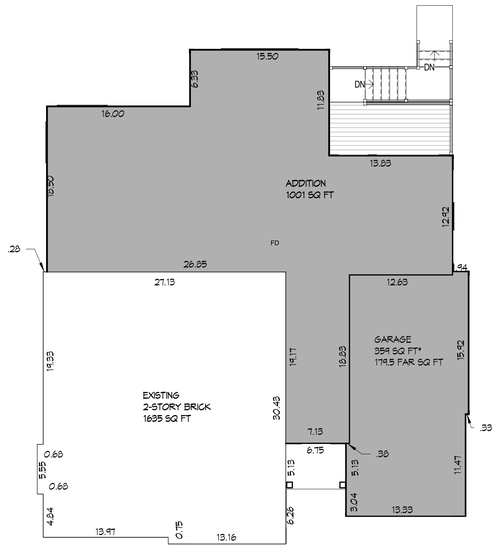
290 | 286 | 280



AERIAL PHOTO PLAN
SCALE: 1/64"=1'-0"



FAR ILLUSTRATION & CALCULATION



	FLOOR AREA RATIO
FAR MAXIMUM	30%
LOT AREA	9386 SF
FAR ALLOWABLE	2815.8 SF
EXISTING HOUSE	1635 SF
ADDITION	1001 SF
ADDITION GARAGE	179.5 SF (359 SF/2)*
TOTAL SF	2815.5 SF

*1/15/26 ARB REQUESTED ADDING OFFSET TO SIDE OF GARAGE INCREASING SQUARE FOOTAGE BY 5 SF (2.5 FAR) AS AN APPROVED INCREASE OVER ALLOWABLE FAR

ARCHITECT:

FORNEY+ architecture, LLC

Address: 2200 West Port Plaza Drive
Suite 315
St. Louis, MO 63146
Phone: 314-394-2242

Contact: Michael Cyr
Phone: 314-719-7940
Email: mcyr@forneyplus.com

APPLICABLE CODE INFORMATION

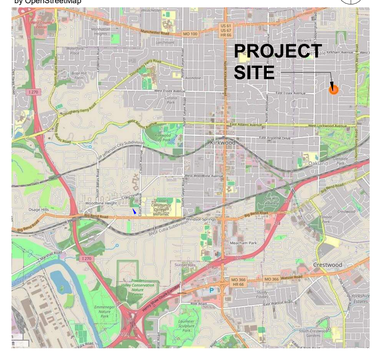
	ADOPTED CODE	
2015	INTERNATIONAL RESIDENTIAL CODE	
2014	NATIONAL ELECTRICAL CODE	
2015	INTERNATIONAL MECHANICAL CODE	
2015	UNIFORM PLUMBING CODE	
	ZONING CODE	
	ZONED R-1	
CATEGORY	REQUIREMENTS	ACTUAL
LOT SIZE	10,000 SF MIN	9386 SF
LOT WIDTH	80 FT MIN	62 FT
HEIGHT	2.5 STORIES (35 FT) MAX	2 STORIES
FRONT SETBACK	35 FT MIN	49.8 FT
SIDE SETBACK	10 FT MIN	6 FT APPROVED
REAR SETBACK	30 FT MIN	46 FT
IMPERVIOUS COVERAGE	55 % MAX	REFER TO CIVIL ENGINEERING DOCUMENTS
FAR	30% MAX	30%

DRAWING LIST

SHEET NAME	SHEET NUMBER
GENERAL	
COVER SHEET	ARB 0.0
COMPOSITE STREET ELEVATION & AVERAGE GRADE ELEVATION	ARB 0.1
SURVEY	
SURVEY	1 OF 1
CIVIL	
EXISTING SITE/DEMOLITION PLAN	C1.0
PROPOSED SITE/STORM WATER PLAN	C2.0
ARCHITECTURAL	
FOUNDATION PLAN	A2.0
FIRST FLOOR PLAN	A2.1
SECOND FLOOR AND ROOF PLAN	A2.2
FRONT AND LEFT ELEVATIONS	A4.0
REAR AND RIGHT ELEVATIONS	A4.1
PRELIMINARY 3D	A4.2

LOCATION MAP

by OpenStreetMap



ISSUE: NOT FOR CONSTRUCTION

REV ARB SET: 10-14-26

No.	Description	Date
	ARB SET	01/21/26
	REV ARB SET	10/14/26

NOT FOR CONSTRUCTION

PROFESSIONAL OF RECORD

FORNEY + PLUS ARCHITECTURE, LLC
jamesmc@FORNEYPLUS.com

FORNEY + architecture, llc
2200 West Port Plaza Dr, Suite 315
Saint Louis, MO 63146
314-394-2242

This drawing and details on it, as an instrument of service, is the property of the architect and may be used for this specific project and shall not be loaned, copied or reproduced without the consent of the architect.

Addition & Renovations

Detmer Residence

286 Parkland Avenue, Glendale, MO 63122

ATTENTION BUILDING OFFICIAL:

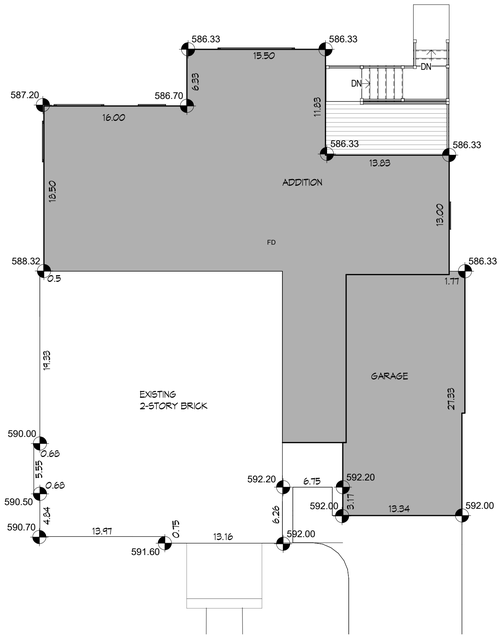
The signature and seal of the architect are required before these drawings may be submitted for building permit or construction.

COVER SHEET

ARB 0.0

MAC | 1814

10/14/2026 10:20:41 AM



3 AVERAGE ADJOINING GRADE (BASEMENT)

1/8" = 1'-0"

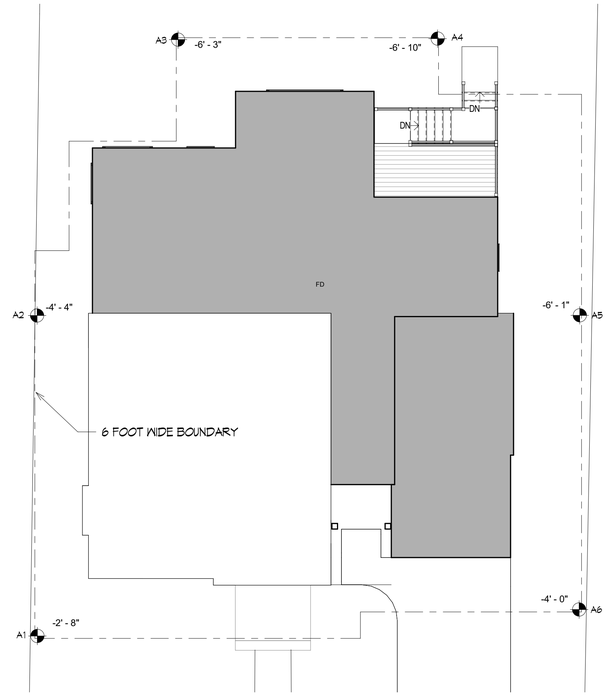
AVERAGE ADJOINING GRADE CALCULATION

		Heights			
LENGTH (L)	A	B	AVE HT	L X AVE HT
4.84	590.70	590.50	590.60	2858.50
0.68	590.50	590.50	590.50	401.54
5.55	590.50	590.00	590.25	3275.89
0.68	590.00	590.00	590.00	401.20
19.33	590.00	588.32	589.16	11388.46
0.5	588.32	588.32	588.32	294.16
18.5	588.32	587.20	587.76	10873.56
16	587.20	586.70	586.95	9391.20
6.33	586.70	586.33	586.52	3712.64
15.5	586.33	586.33	586.33	9088.12
11.83	586.33	586.33	586.33	6936.28
13.83	586.33	586.33	586.33	8108.94
13	586.33	586.33	586.33	7622.29
1.77	586.33	586.33	586.33	1037.80
27.33	586.33	592.00	589.17	16101.88
13.34	592.00	592.00	592.00	7897.28
3.17	592.00	592.20	592.10	1876.96
6.75	592.20	592.20	592.20	3997.35
6.26	592.20	592.00	592.10	3706.55
13.16	592.00	591.60	591.80	7788.09
0.75	591.60	591.60	591.60	443.70
13.97	591.60	590.70	591.15	8258.37
Totals 213.07				125460.7571

Average Adjoining Grade **588.82**

Notes:

First floor elevation	592.70
Bottom of joists (top of basement plate) is 10" less	591.87
Basement floor	584.66
Half of basement wall (Minimum Average Adjoining Grade)	**588.27**



LOCATION KEY	AVERAGE GRADE ELEVATION
A1	-2' 8"
A2	-4' 4"
A3	-6' 3"
A4	-6' 10"
A5	-6' 1"
A6	-4' 0"
AVERAGE	-5' 4"

2 AVERAGE GRADE ELEVATION & CALCULATION (BUILDING HEIGHT)

1/8" = 1'-0"



1 COMPOSITE STREET ELEVATION

1/8" = 1'-0"

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jamesmac@FORNEYPLUS.com
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314-394-2242

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Addition & Renovations

Detmer Residence

286 Parkland Avenue, Glendale, MO 63122

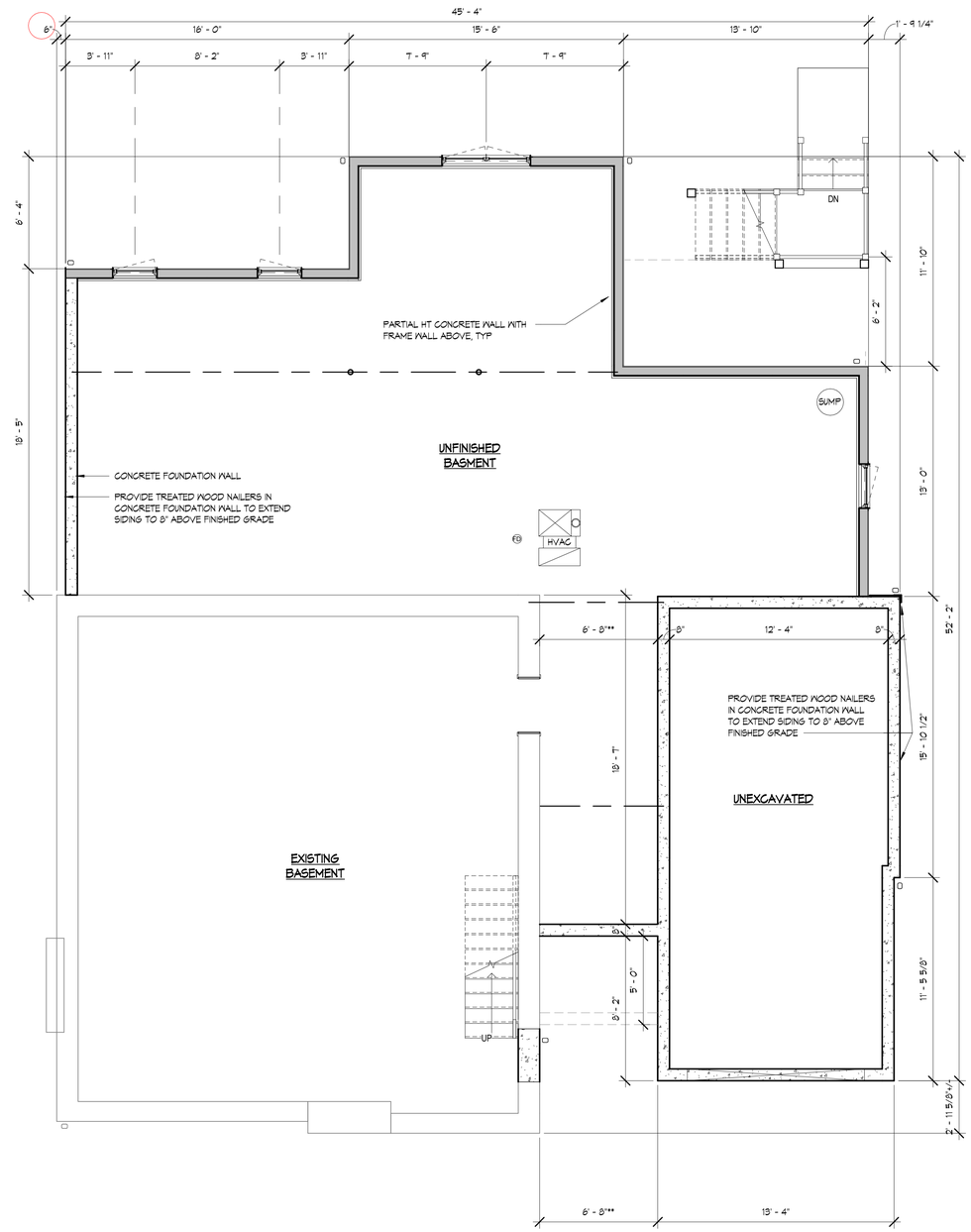
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COMPOSITE STREET ELEVATION & AVERAGE GRADE ELEVATION

ARB 0.1

MAC | 1814



** FOUNDATION DIMENSIONS BASED ON EXISTING +/-1" OFFSET BETWEEN FACE OF EXISTING BRICK AT FIRST FLOOR AND FACE OF EXISITNG FOUNDATION. DESIGN INTENT IS FOR FIRST FLOOR SPACES TO HAVE DIMENSIONS SHOWN ON FIRST FLOOR PLAN. FIELD COORDINATE AS REQUIRED

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

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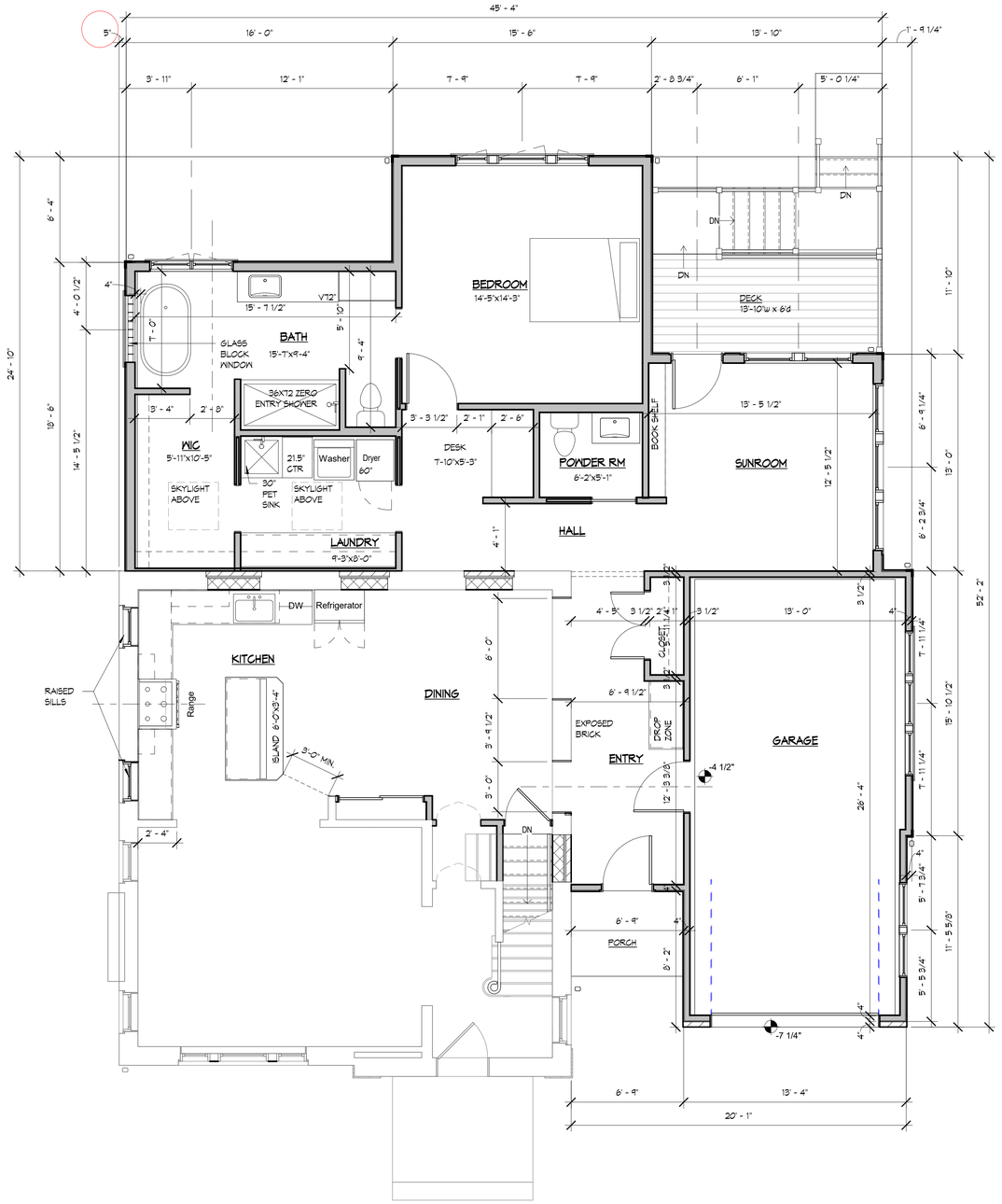
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FOUNDATION PLAN

Sheet Number: A2.0

Drawn: MAC | Project Number: 1814



1 FIRST FLOOR PLAN PROPOSED

1/4" = 1'-0"

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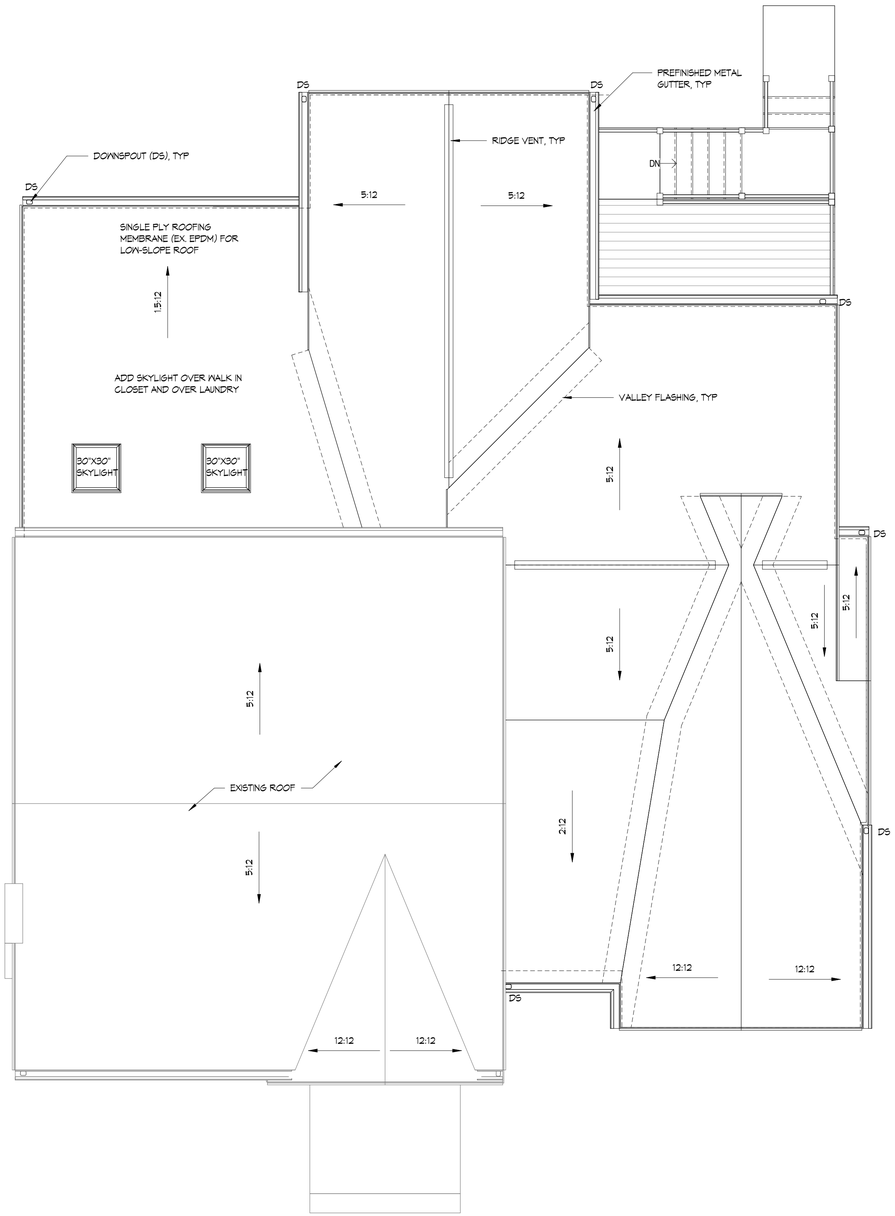
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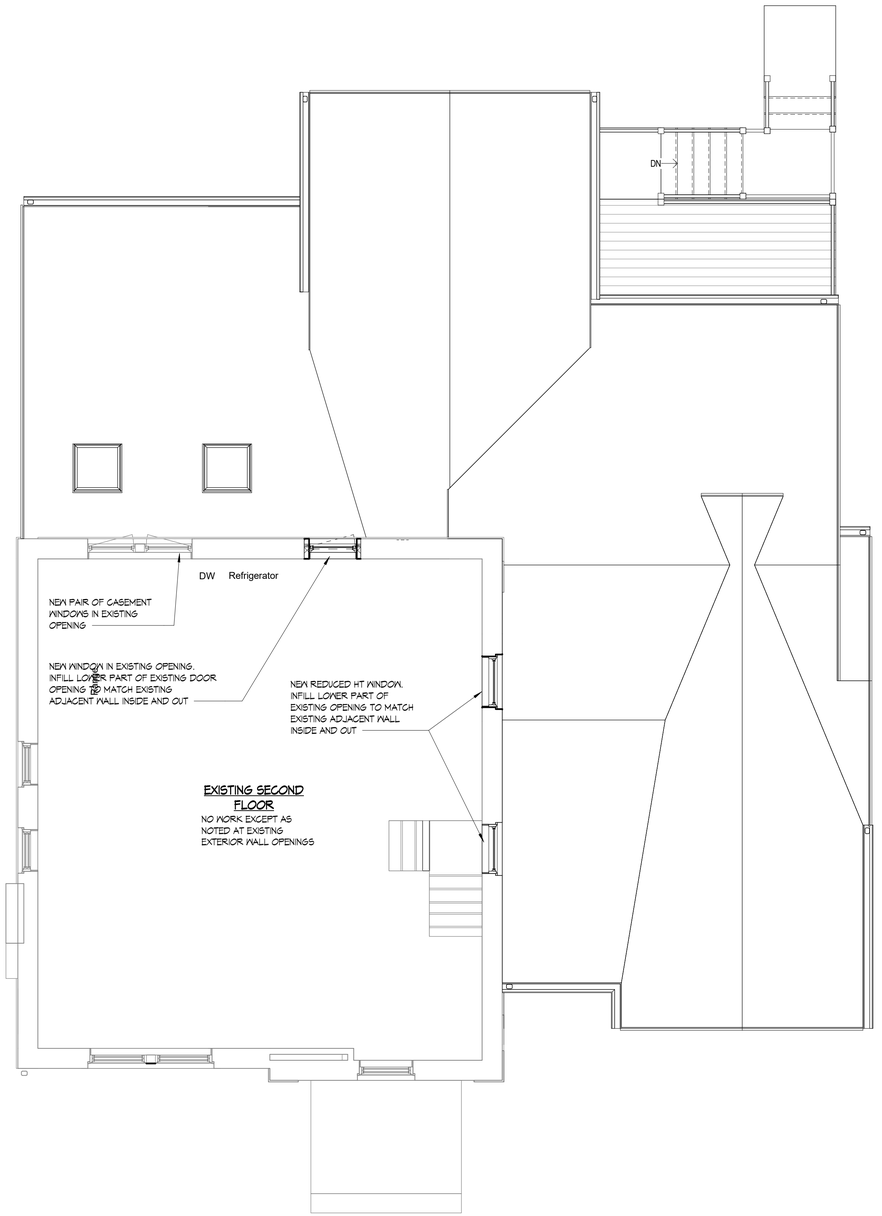
FIRST FLOOR PLAN

Sheet Number: A2.1

Drawn: MAC | Project: 1814



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



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

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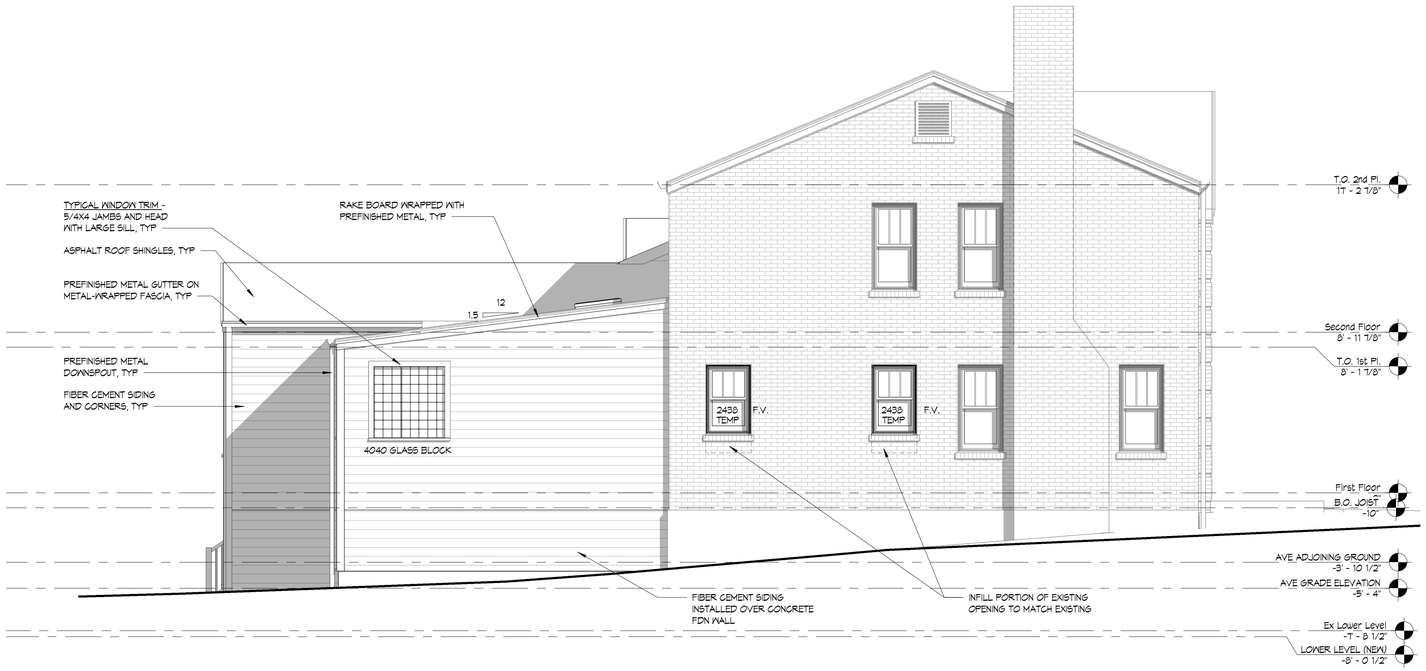
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SECOND FLOOR AND ROOF PLAN

Sheet Number: A2.2

Drawn: MAC | Project: 1814



2 Left Elevation

1/4" = 1'-0"



1 FRONT ELEVATION

1/4" = 1'-0"

EXTERIOR COLOR SELECTIONS

1. ROOFING: ARCHITECTURAL ASPHALT ROOF SHINGLES
   COLOR: MATCH EXISTING
2. SIDING: FIBER CEMENT LAP SIDING AND CORNERS
   COLOR: JAMES HARDIE FLINT GRAY OR COMPARABLE
3. FASCIA AND RAKE TRIM: PREFINISHED METAL
   COLOR: MATCH EXISTING (OLIVE)
4. EXTERIOR WINDOW TRIM: FIBER CEMENT OR COMPARABLE
   COLOR: MATCH EXISTING (OLIVE)
5. EXTERIOR WINDOWS: WHITE
6. LOUVER(S): WHITE WITH OLIVE TRIM
7. BRACKET(S): OLIVE
8. GUTTER(S) & DOWNSPOUT(S): PREFINISHED ALUMINUM
   COLOR: MATCH EXISTING (OLIVE)
9. DECKING: COMPOSITE MATERIAL TO MATCH SIDING COLOR
   RAILING: COMPOSITE & ALUMINUM. TOP AND BOTTOM RAIL COMPOSITE TO MATCH DECKING. BALUSTERS - BLACK ALUMINUM

GENERAL CONTRACTOR TO COORDINATE AND VERIFY FINAL SELECTIONS WITH OWNER

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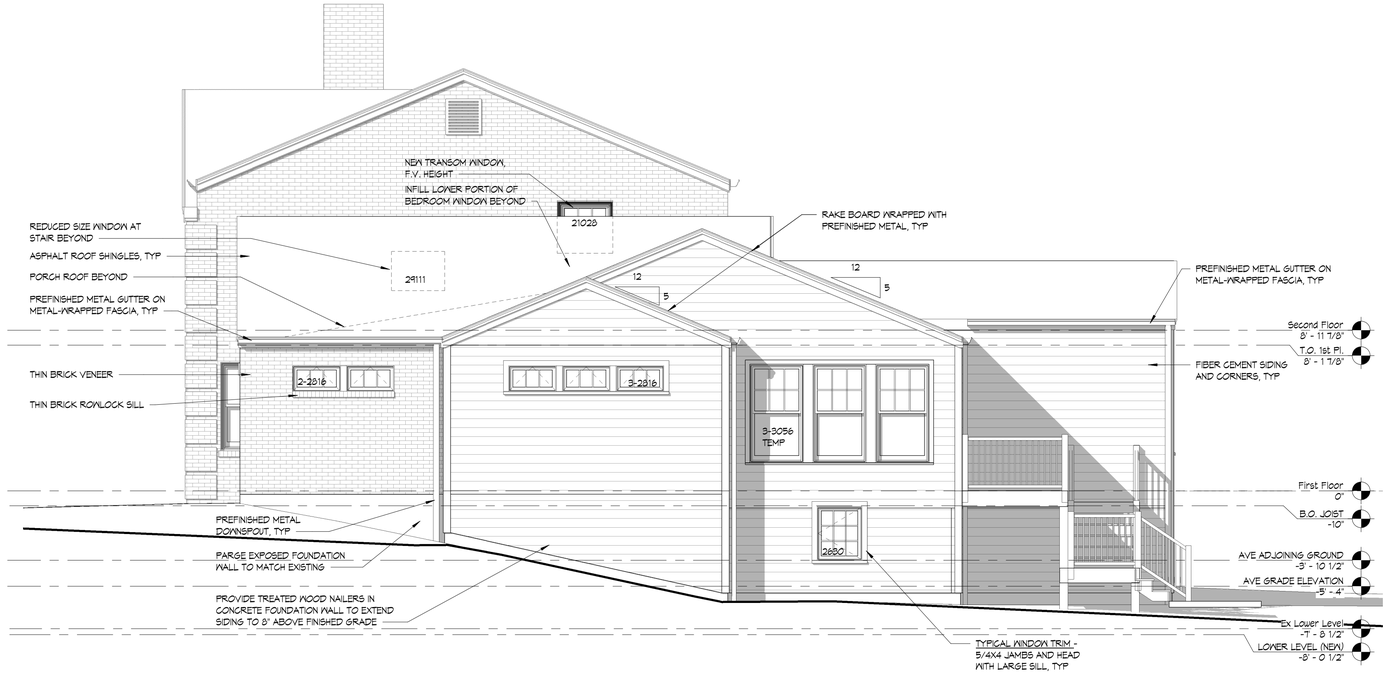
FRONT AND LEFT ELEVATIONS

Sheet Number

A4.0

MAC | 1814

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2 Right Elevation
1/4" = 1'-0"



1 Rear Elevation
1/4" = 1'-0"

EXTERIOR COLOR SELECTIONS

1. ROOFING: ARCHITECTURAL ASPHALT ROOF SHINGLES
   COLOR: MATCH EXISTING
2. SIDING: FIBER CEMENT LAP SIDING AND CORNERS
   COLOR: JAMES HARDIE FLINT GRAY OR COMPARABLE
3. FASCIA AND RAKE TRIM: PREFINISHED METAL
   COLOR: MATCH EXISTING (OLIVE)
4. EXTERIOR WINDOW TRIM: FIBER CEMENT OR COMPARABLE
   COLOR: MATCH EXISTING (OLIVE)
5. EXTERIOR WINDOWS: WHITE
6. LOUVER(S): WHITE WITH OLIVE TRIM
7. BRACKET(S): OLIVE
8. GUTTER(S) & DOWNSPOUT(S): PREFINISHED ALUMINUM
   COLOR: MATCH EXISTING (OLIVE)
9. DECKING: COMPOSITE MATERIAL TO MATCH SIDING COLOR
   RAILING: COMPOSITE & ALUMINUM. TOP AND BOTTOM RAIL COMPOSITE TO MATCH DECKING, BALUSTERS - BLACK ALUMINUM

GENERAL CONTRACTOR TO COORDINATE AND VERIFY FINAL SELECTIONS WITH OWNER

No.	Description	Date
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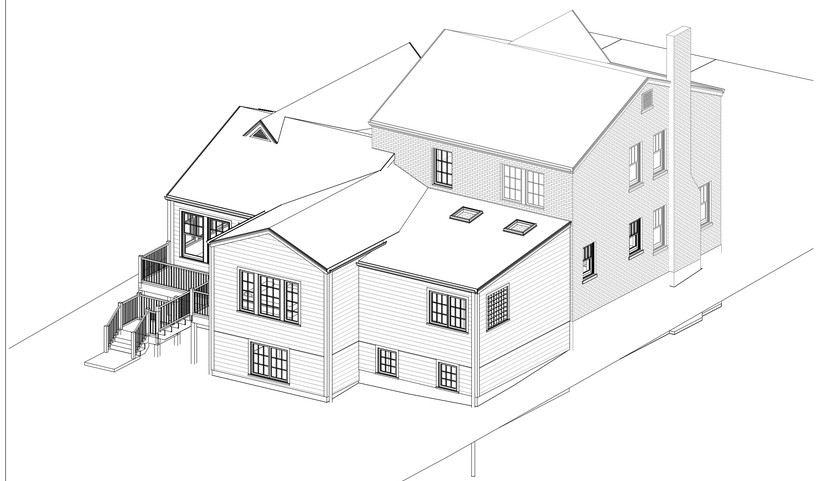
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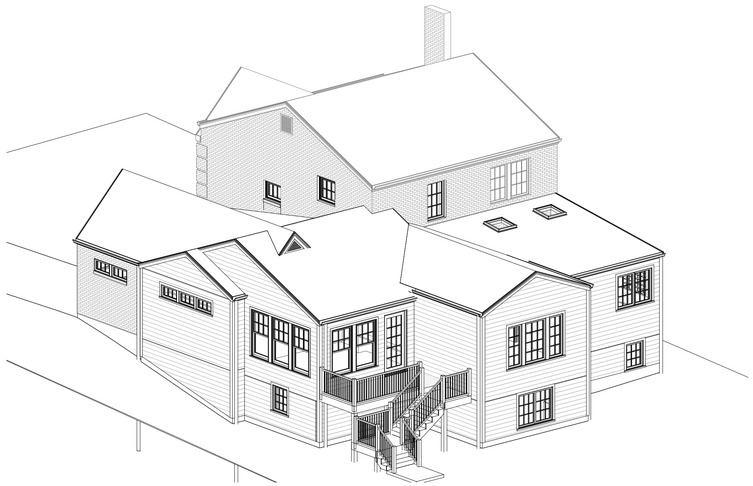
REAR AND RIGHT ELEVATIONS

Sheet Number
A4.1

MAC | 1814

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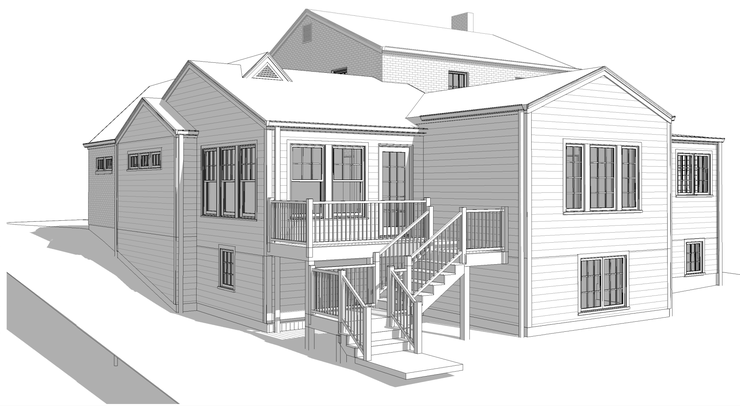














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PRELIMINARY 3D

Sheet Number

A4.2

Drawn: MAC | Project: 1814

Midwest Trees, LLC
120 Sir Lawrence Drive
Shiloh, IL 62221
618.671.3426

Glendale Tree Preservation Plan

Laura Detmer
286 Parkland Avenue
Kirkwood, Missouri 63122

Ms. Detmer,

Enclosed are the tree inventory data and corresponding Tree Inventory Map prepared for the proposed residential addition to your property in Glendale, Missouri. The tree numbers shown in the data table correspond with the numbered tree locations depicted on the map.

The provided demolition plan was used as the base for mapping the existing trees. The proposed construction plan was reviewed and used as a guide in evaluating anticipated construction impacts and determining tree removal and protection recommendations.

The enclosed information was prepared in response to Item 8 of the City of Glendale Architectural Review Board application requirements pertaining to tree preservation. This item requires a graphic depiction of the Tree Protection Zone (TPZ), Critical Root Zone (CRZ), and Structural Root Zone (SRZ), as applicable.

Tree Protection Zones are depicted on the inventory map for trees where protection measures are recommended. These zones are shown graphically for reference and are not drawn to scale; the corresponding tree inventory data provide the applicable protection distances and recommendations. For this project, the recommended Tree Protection Zone is equivalent to the Critical Root Zone; therefore, the TPZ and CRZ represent the same area. A separate Structural Root Zone is not applicable to the proposed work based on the anticipated construction impacts and the tree protection recommendations provided.

The enclosed inventory and map are intended to be used together as the Tree Preservation Plan information for the proposed project.

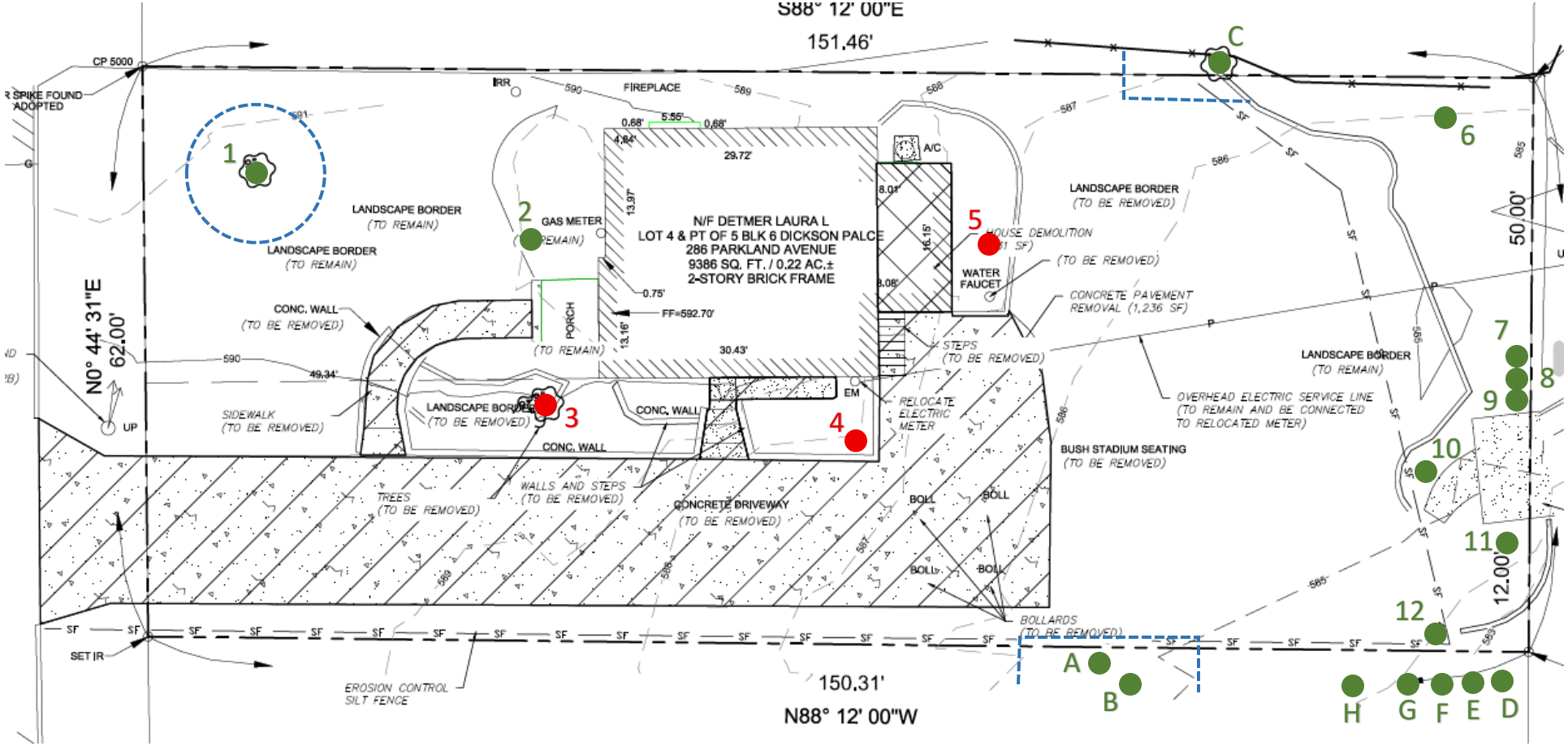
Sincerely,

Andy Berg
Midwest Trees, LLC
ISA Board Certified Master Arborist® IL-5361B
ASCA Registered Consulting Arborist® #902
ISA Tree Risk Assessment Qualified

Tree Preservation Plan Map (*tree points illustrate the approximate location*)

Laura Detmer
287 Parkland Avenue
Kirkwood, MO 63122

Graphic depiction of tree protection zone (proposed fencing)



Tree Number	Common Name	Scientific Name	Diameter/Size	Condition	Action	Notes
1	maple, red	*Acer rubrum*	10.5"	Good	Retain & Protect	Tree protection fencing at the dripline
2	dogwood, flowering	*Benthamidia florida*	3.5"	Fair	Retain & Protect	Tree protection fencing not required (tree is less than 6" diameter)
3	holly, American	*Ilex opaca*	8"	Poor	Remove	(2) 8" stems. Health is in severe decline
4	mulberry, weeping	*Morus* spp.	5.5"	Good	Remove	Cannot be preserved due to proposed construction
5	maple, Japanese	*Acer palmatum*	8.5"	Fair	Remove	Cannot be preserved due to proposed construction
6	cherry, weeping	*Prunus* spp.	5"	Good	Retain	No protection fencing needed
7	arborvitae	*Thuja occidentalis* 'Smaragd'	6-7'	Good	Retain	No protection fencing needed
8	arborvitae	*Thuja occidentalis* 'Smaragd'	6-7'	Good	Retain	No protection fencing needed
9	arborvitae	*Thuja occidentalis* 'Smaragd'	6-7'	Good	Retain	No protection fencing needed
10	bald cypress	*Taxodium distichum*	14"	Good	Retain	No protection fencing needed
11	redbud	*Cercis canadensis*	4"	Good	Retain	No protection fencing needed
12	redbud	*Cercis canadensis*	2"	Fair	Retain	No protection fencing needed
A	maple, red	*Acer rubrum*	9.5"	Good	Retain & Protect	Neighbor tree. Tree protection fencing from fence at dripline, at 9.5', or along property boundary (the furthest distance to be accomodated, if possible). The map depicts the proposed orientation. Clearance pruning may be required.
B	arborvitae	*Thuja occidentalis*	8"	Good	Retain & Protect	Neighbor tree. This tree will be protected via the TPZ from Tree A.
C	magnolia, saucer	*Magnolia x soulangeana*	14"	Good	Retain & Protect	Neighbor tree. Tree protection fencing at dripline or at 14' (the furthest distance to be accomodated, if possible). Clearance pruning may be required.
D	arborvitae	*Thuja occidentalis* 'Smaragd'	8-10'	Good	Retain	No protection fencing needed
E	arborvitae	*Thuja occidentalis* 'Smaragd'	8-10'	Good	Retain	No protection fencing needed
F	arborvitae	*Thuja occidentalis* 'Smaragd'	8-10'	Good	Retain	No protection fencing needed
G	arborvitae	*Thuja occidentalis* 'Smaragd'	8-10'	Good	Retain	No protection fencing needed
H	arborvitae	*Thuja occidentalis* 'Smaragd'	8-10'	Good	Retain	No protection fencing needed

*The Critical Root Zone (CRZ) is typically 1-1.5x the diameter of the tree in feet (i.e. a 14" diameter tree would have a CRZ of 14-21'). In the case of the above trees recommended for protection, 1x the diameter is adequate due to size (age is related to vigor) and species (various tolerance levels).

*The Structural Root Zone (SRZ) is not clearly defined and varies. The proposed construction and the proximity to trees to be retained and protected will not impact structural integrity.


286




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