



**TENTATIVE AGENDA
SEPTEMBER 9, 2026 6:00 P.M.
ARCHITECTURAL REVIEW BOARD**

-
- I. MEETING CALLED TO ORDER
 - II. ROLL CALL
 - III. APPROVAL OF MINUTES: AUGUST 12, 2026
 - IV. REVIEW OF PLANS FOR A NEW HOME, 1175 HILLARD
 - V. REVIEW OF PLANS FOR AN ADDITION AND DETACHED GARAGE, 411 VENNEMAN
 - VI. PRELIMINARY REVIEW OF PLANS FOR A NEW HOME, 852 QUEEN ANNE
 - VII. PRELIMINARY REVIEW OF PLANS FOR AN ADDITION, 10 KINGS POND
 - VIII. MISCELLANEOUS
 - IX. ADJOURNMENT

Gabrielle Wesche
Community Engagement Officer

POSTED: 6 p.m., August 7, 2026



MINUTES
ARCHITECTURAL REVIEW BOARD MEETING
AUGUST 12, 2026 – 7:14 p.m.

CALL TO ORDER

A meeting of the Architectural Review Board (ARB) of the City of Glendale was held on Wednesday, July 8, 2026. Chairman Fernhoff presided and called the meeting to order at 7:15 p.m.

ROLL CALL

Members Present

Members Absent

Brad Weitekamp
Chairman Fernhoff
Reed Voorhees
John Falk
Jon Emert
Mike Moran

Laura Switzer

Also present were Frank Johnson, City Administrator, and Kate Henry, City Attorney.

APPROVAL OF MINUTES

Mr. Voorhees moved to approve the minutes of the July 20, 2026, meeting. The motion was seconded by Chairman Fernhoff, and unanimously carried.

**REVIEW OF PLANS FOR A
NEW HOME – FM Design Build,
944 Chelsea Hillard Rd.**

Chairman Fernhoff introduced the project at 944 Chelsea Ave. and invited the applicant to present. The project was presented by Matt Moore, FM Architecture.

Architecture

The ARB members discussed the civil plans for the proposed home. Mr. Falk noted that the stormwater calculations were correct and that it meets the requirements of the guidelines.

Mr. Moran stated that he was concerned by the potential for water to runoff into the neighbor's yard from the driveway with the proposed grading. He suggested that the applicant could adjust the grades to create a rain garden to hold any discharge from the drywell pop-up.

The ARBs further discussed how a potential rain garden and the drywell pop-up discharge could be configured, if it would be necessary to pipe the water to the front of the property, and how that could be best achieved. There was also discussion about pitching the driveway and adding curbing to direct runoff to the street.

Mr. Weitekamp noted that the replacement cost calculation in the tree report needed to be clarified, as it did not appear correct. He also

requested that two of the replacement trees be canopy trees and that the mulch areas be noted in the landscape plan.

Mr. Moran and Mr. Reeves complimented the architectural design. Mr. Moran asked what type of plaster they planned to use. Mr. Moore stated it would be an EIFS system that they have used on a few other projects. Mr. Moran also noted that the rear garage elevation is missing from the plans.

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

- Pipe the outflow from the rear drywell to a pop-up emitter in the front yard.
- Collect the autocourt area surface in an area drain and also pipe this to the front yard.
- Indicate where the pump sumps are discharging.
- Add curbing to the west side of the driveway, slope away from house to the curb.
- Clarify the tree replacement costs.
- Change two of the replacement trees to be canopy trees.
- Verify where the gas service will be for the new home.
- Show mulch bed areas in landscape plan.
- Verify Tree B is not a shared tree.
- Provide the missing rear garage elevation.

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

Brad Weitekamp	"Aye"
Chairman Fernhoff	"Aye"
Reed Voorhees	"Aye"
John Falk	"Aye"
Jon Emert	"Aye"
Mike Moran	"Aye"
Laura Switzer	Absent

ADJOURN

Chairman Fernhoff moved to adjourn the meeting at 7:55 p.m. The motion was seconded by Mr. Weitekamp and unanimously carried to adjourn the meeting.

[View Online Request](#)

[View Audit Trail](#)

Creation Date: 6/15/2026

Submitted Date: 6/16/2026

Accepted Date: 6/16/2026

City of Glendale Architectural Review Board

Online Request #: 3458803

Project #: 2026-89

Submitted by:

Jeff Brinkmann

jeff@benchmarkstl.com

Location: **1175 Hillard**

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

Contact Information

Applicant's Contact Information

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

Business Name: **Benchmark Homes**

Mailing Address: **13281 Spindle Lane St. Louis, MO 63122**

City: **St. Louis** State: **MO** Zip: **63122**

Email Address: **jeff@benchmarkstl.com**

Cell Phone: **(314) 749-7750** Work Phone: **(314) 909-7593** Home Phone:

Property Owner's Contact Information

Title: First Name: **Benchmark** Last Name: **Homes** Suffix:

Business Name: **Benchmark Homes**

Mailing Address: **13281 Spindle Lane St. Louis, MO 63122**

City: **St. Louis** State: **MO** Zip: **63122**

Email Address: **jeff@benchmarkstl.com**

Cell Phone: **(314) 749-7750** Work Phone: **(314) 909-7593** Home Phone:



You can complete this application and view updates online at MGO Connect

Contractor's Contact Information

Title: First Name: Benchmark Last Name: Homes Suffix:

Business Name: Benchmark Homes

Mailing Address: 13281 Spindle Lane St. Louis, MO 63122

City: St. Louis State: MO Zip: 63122

Email Address: jeff@benchmarkstl.com

Cell Phone: (314) 749-7750 Work Phone: (314) 909-7593 Home Phone:

Architect's Contact Information

Title: First Name: John Last Name: Odom Suffix:

Business Name: JSO Services, LLC

Mailing Address: P.O. BOX 410394

City: St. Louis State: MO Zip: 63141

Email Address: john@johnsodom.com

Cell Phone: (417) 343-2602 Work Phone: (417) 343-2602 Home Phone:

Application Questionnaire (* denotes required question)

Residential Architectural Review Board

Description of Work *

Demo existing house at 1175 Hillard Road.
Construct a new 2-story Single Family
Residence.

Cost of Construction *

750000



You can complete this application and view updates online at MGO Connect

Floor Area Ratio *29.8

FAR = Gross Floor Area divided by total area of lot. Gross Floor Area includes all areas provided with heat and/or air conditioning. Includes all conditioned half stories with ceiling heights of more than 5 feet. All living space with ceiling heights of sixteen (16) feet or greater shall be counted at 200%. Attached garages shall be counted at 50%. Exclude any finished or unfinished basement, a detached garage, and any unenclosed porch).

Total Square Footage of Lot *9766**Width of Lot ***60' / 78'**Depth of Lot ***126.46' / 125'**Total Floor Area of New Construction ***2920**Total Floor Area of Existing Structure ***1752**Height of Structure ***29.75**Number of Stories ***2**Estimated Commence Date ***08/10/2026**Estimated Completion Date ***07/30/2027**Do you want a Preliminary Review with the ARB? No**

*



You can complete this application and view updates online at MGO Connect

Documents Uploaded

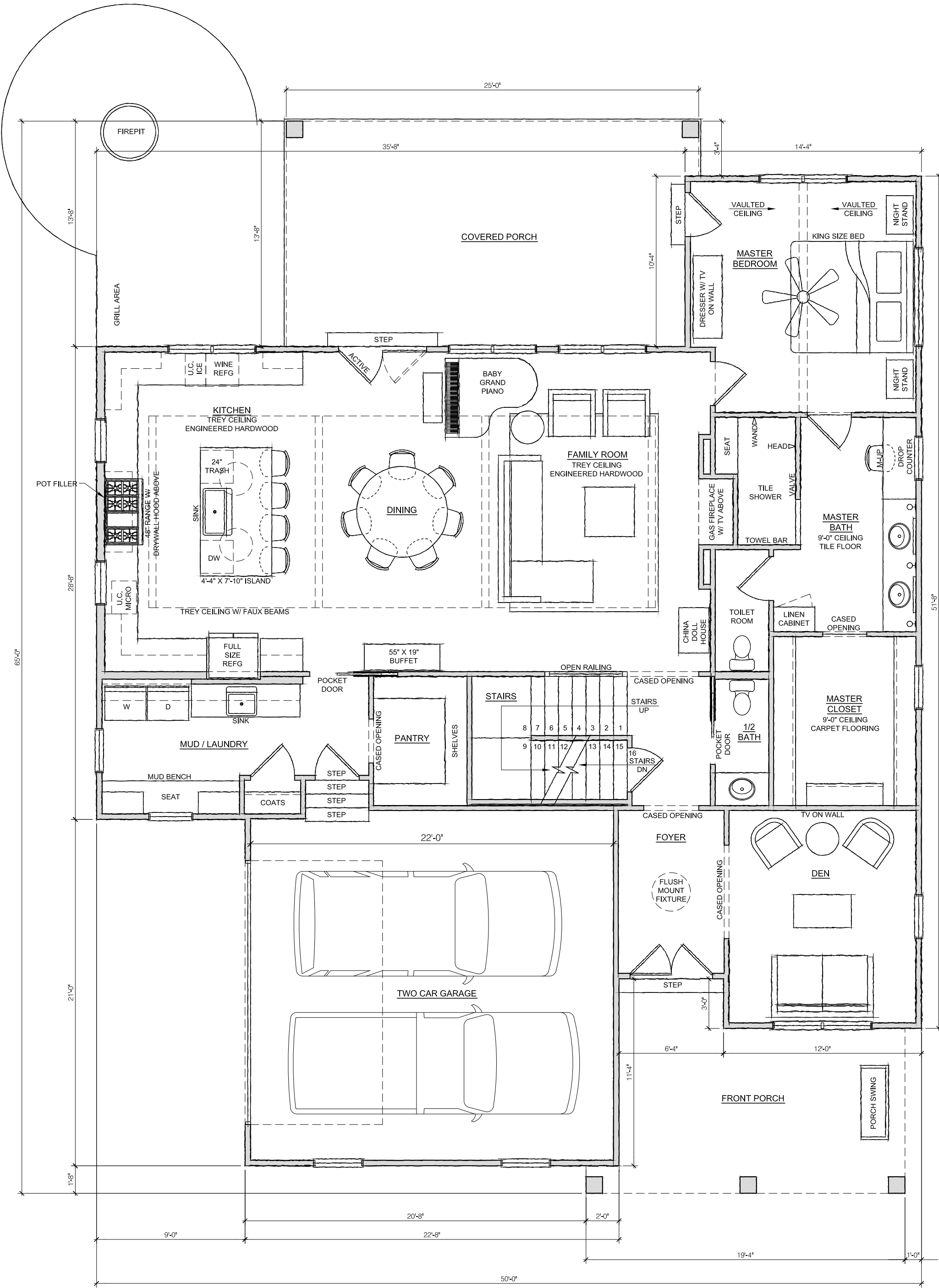
The following documents are attached to the Application.

Aerial Photo Plan	1175 hillard aerial photo plan.pdf
Architectural Plans	architectural packet.pdf
Existing and adjoining property photos	front and rear photos.docx
Landscaping Plan	landscape plan.pdf
Site Survey and Civil Plans	site plan revd 6.16.26.pdf
Tree Study/Arborist Report	1175 hillard tree survey.pdf

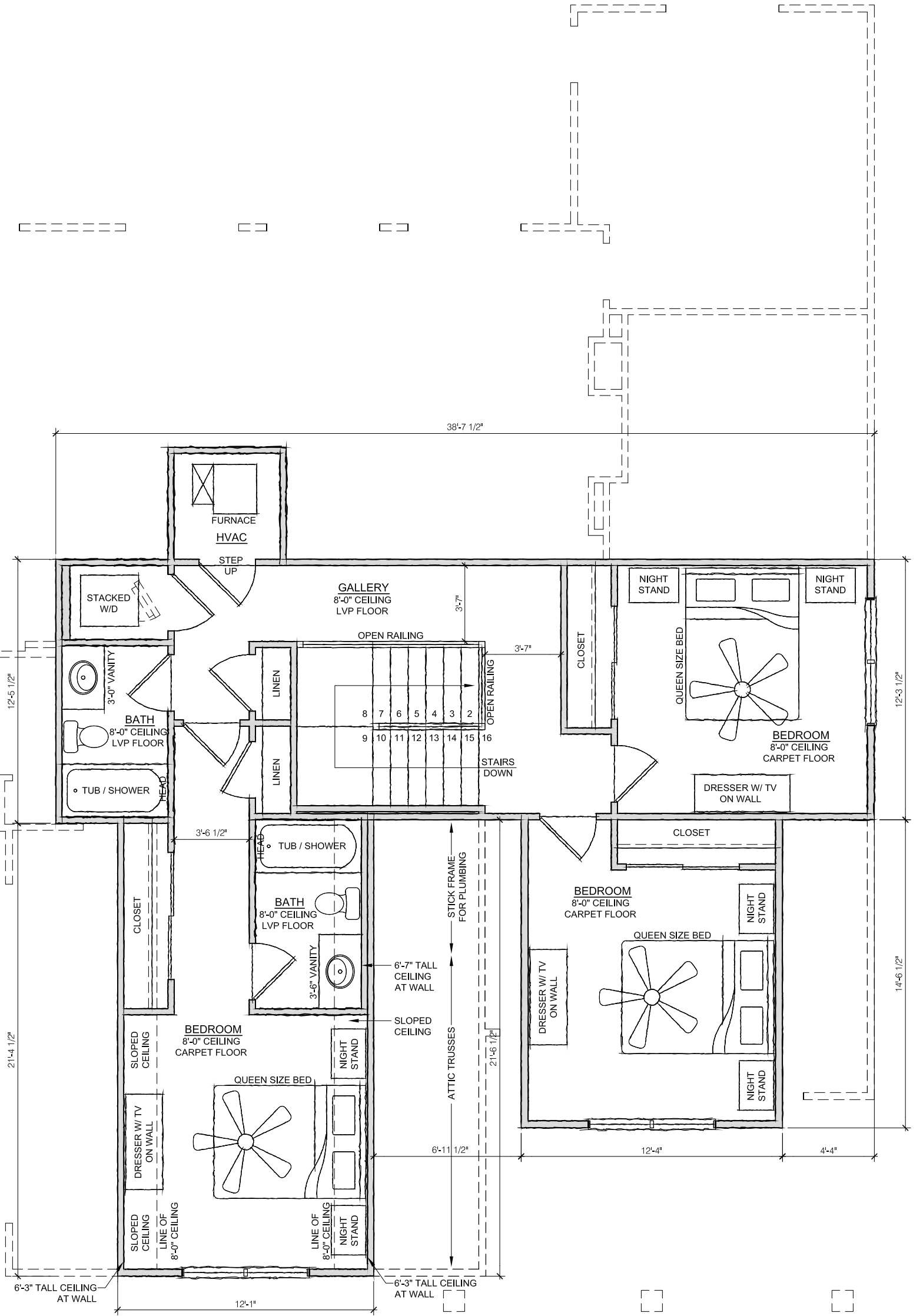
Comments



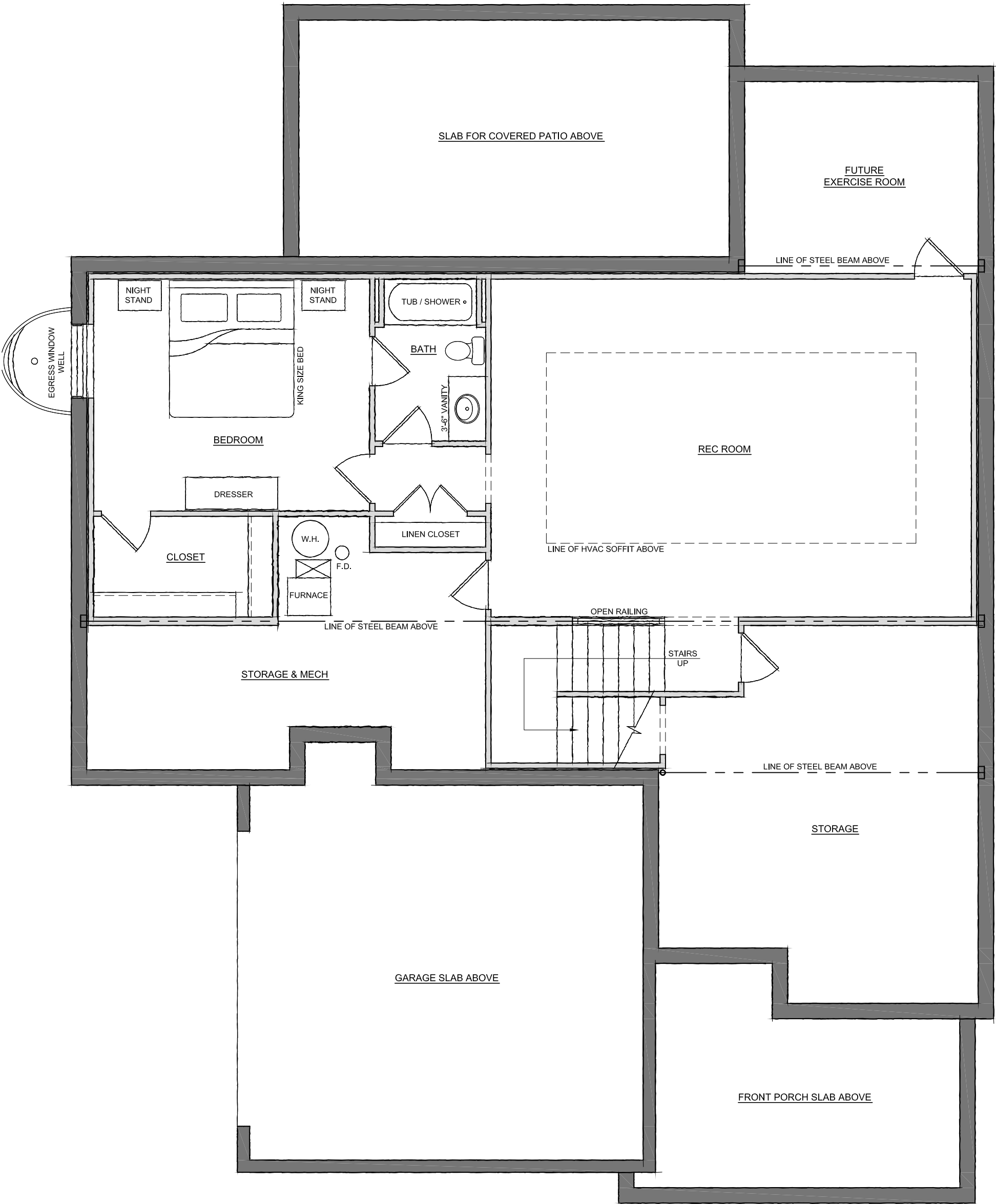
You can complete this application and view updates online at [MGO Connect](#)



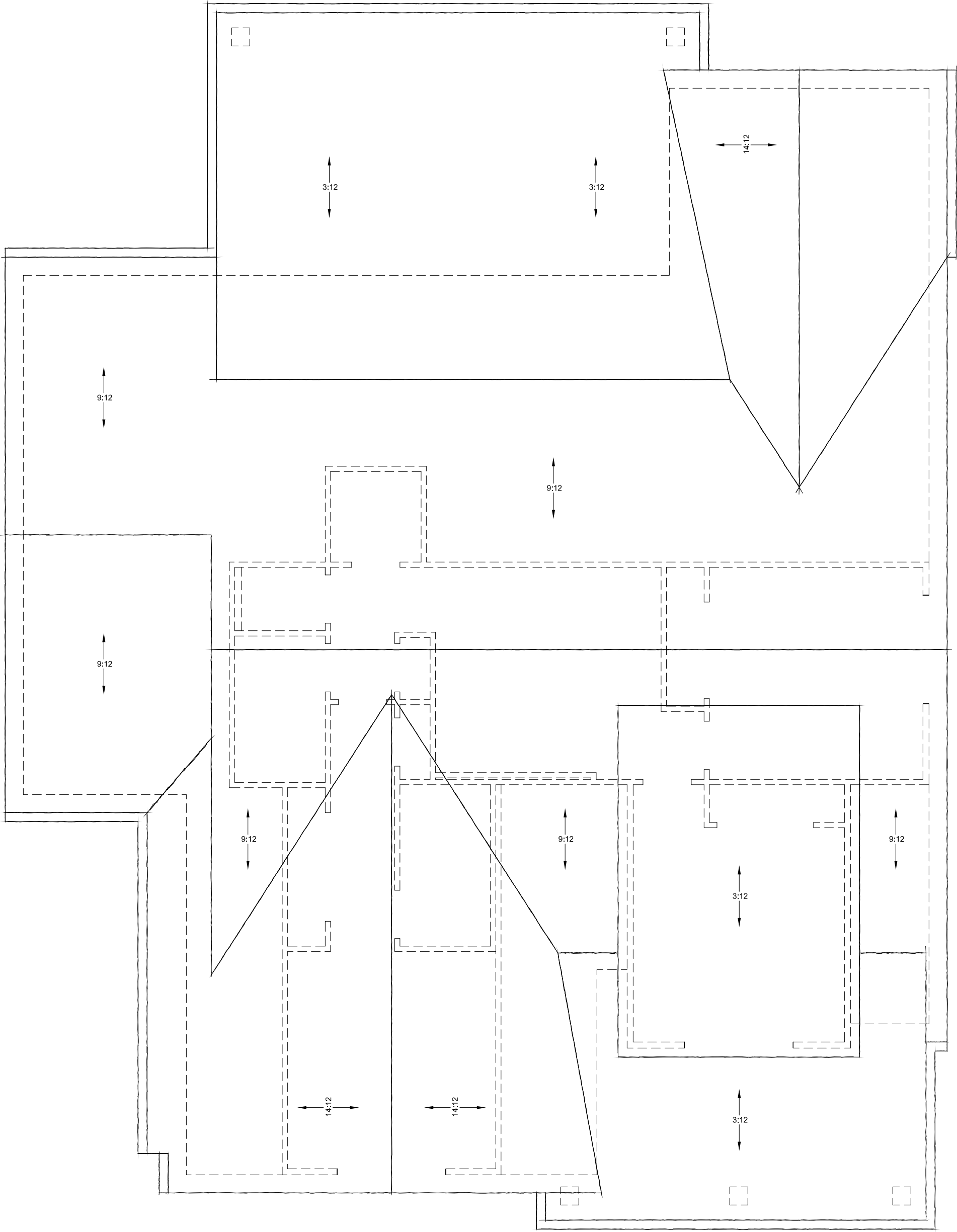
FIRST FLOOR PLAN



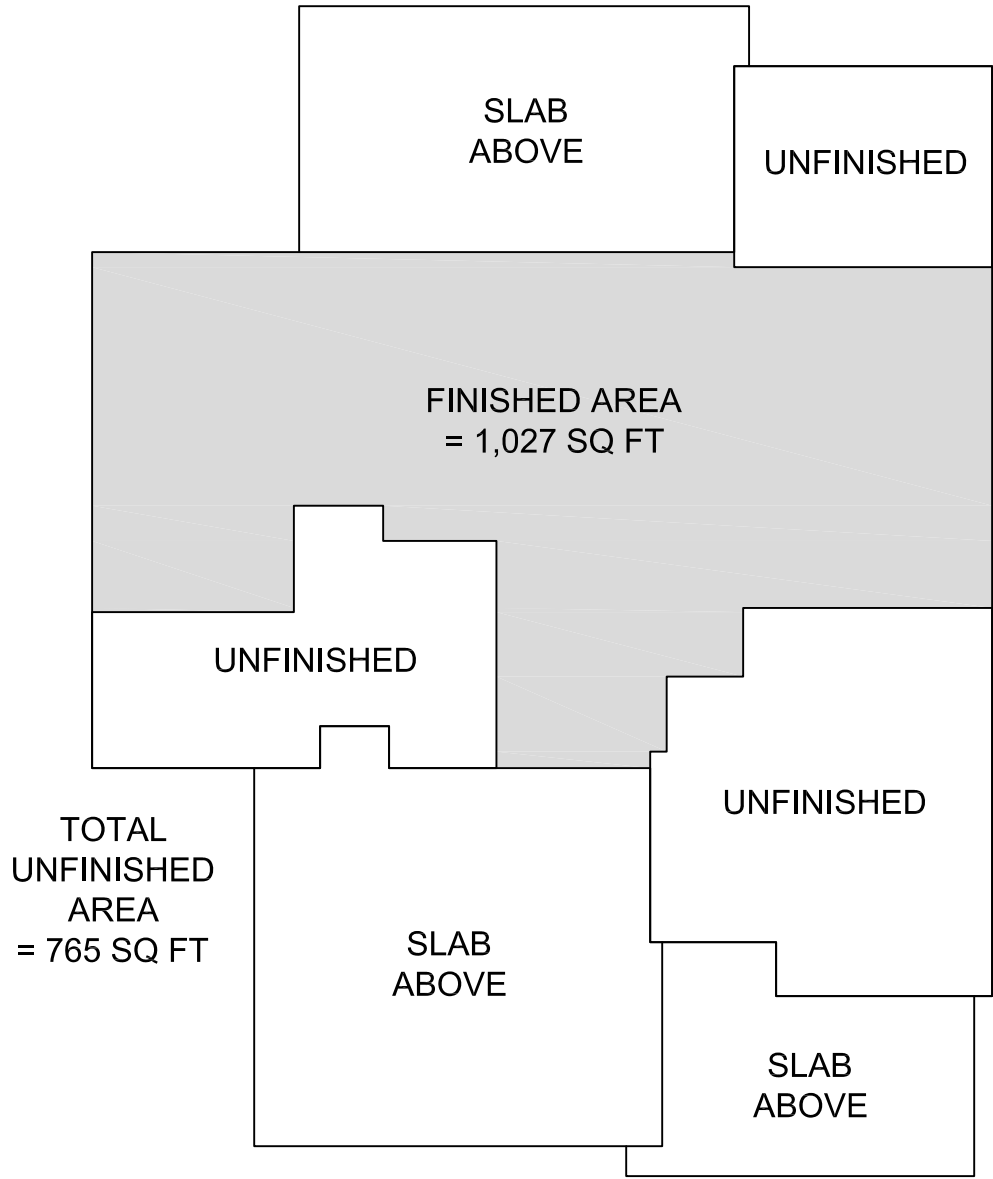
SECOND FLOOR PLAN



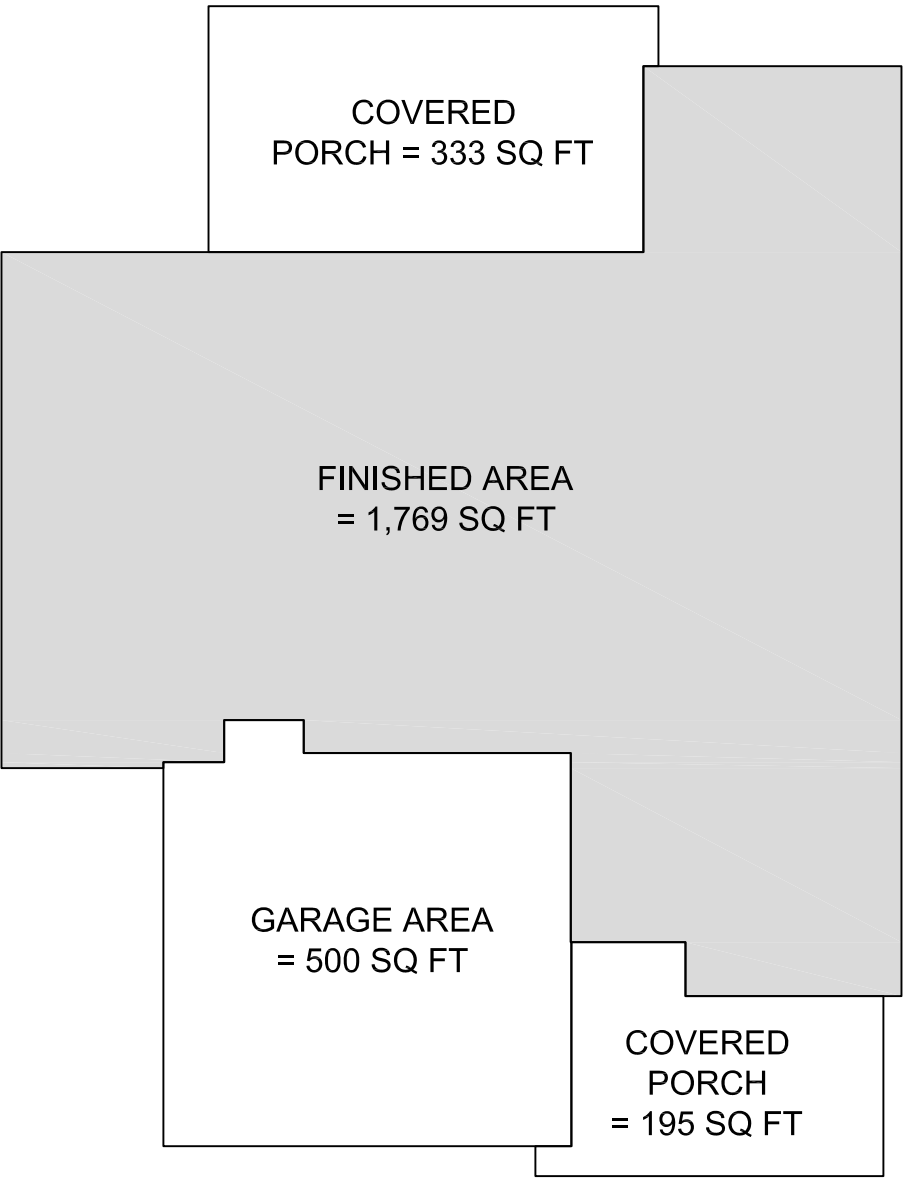
BASEMENT FLOOR PLAN



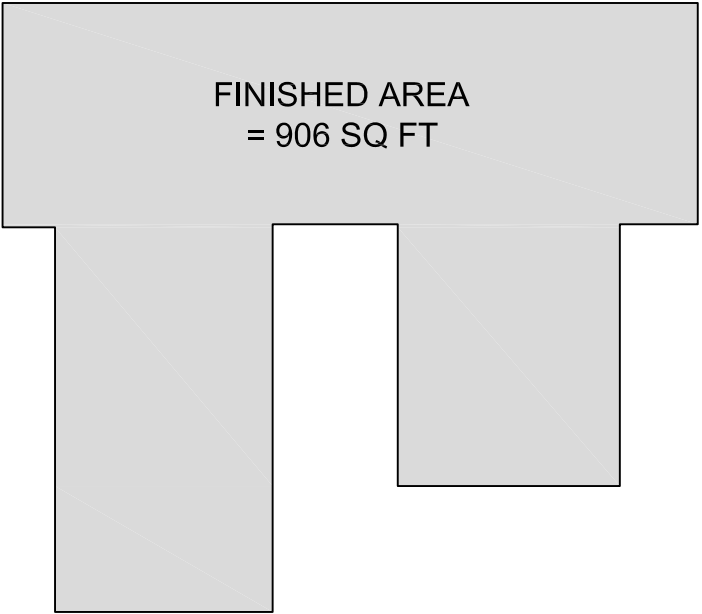
ROOF PLAN



BASEMENT FLOOR PLAN



FIRST FLOOR PLAN



SECOND FLOOR PLAN

LOT AREA = 9,766 SQ FT
MAX FAR = 30%
MAX FAR = 2,929 SQ FT

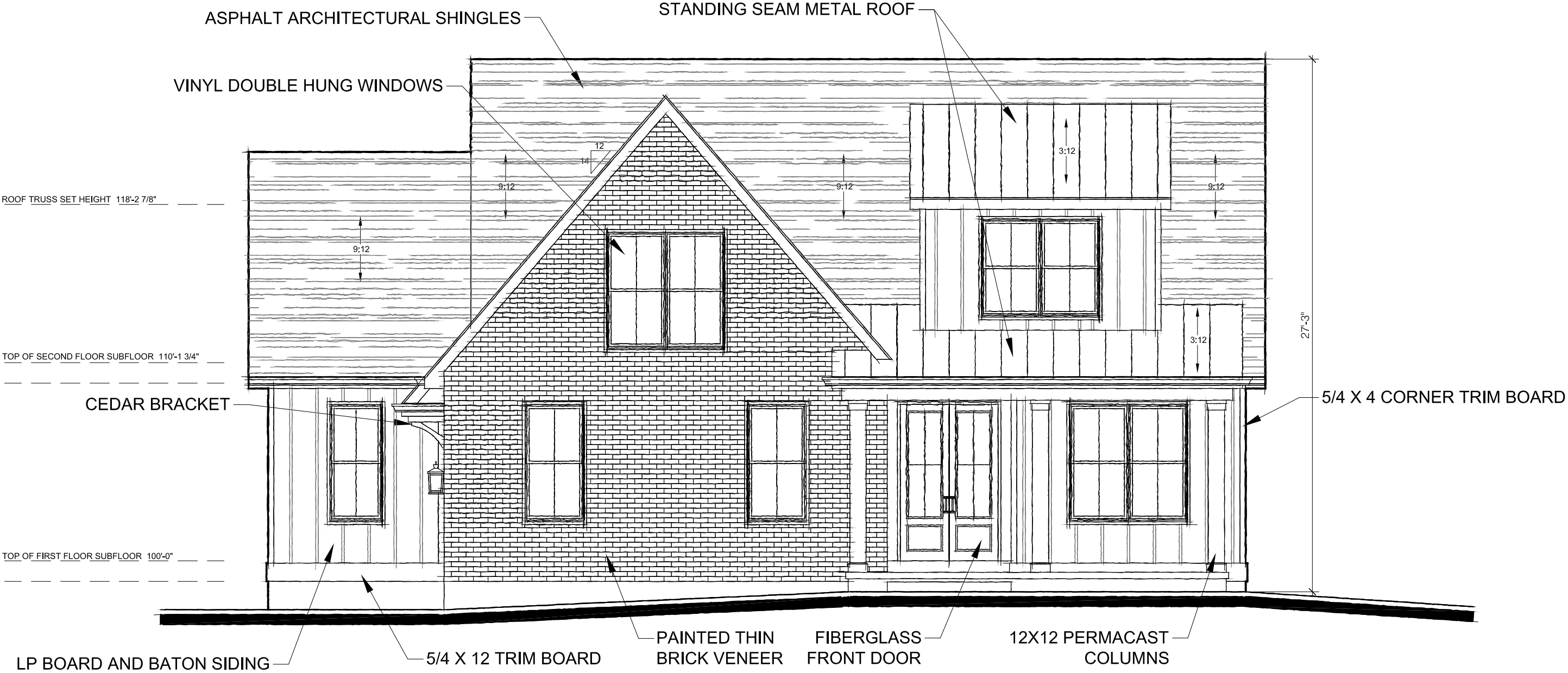
1ST FLOOR FINISHED = 1,769 SQ FT
1/2 OF ATTACHED GARAGE = 250 SQ FT
2ND FLOOR FINISHED = 906 SQ FT

TOTAL = 2,925 SQ FT
FAR % = 29.9%

BASEMENT FINISHED = 1,027 SQ FT
BASEMENT UNFINISHED = 765 SQ FT
FRONT COVERED PORCH = 195 SQ FT
REAR COVERED PORCH = 333 SQ FT

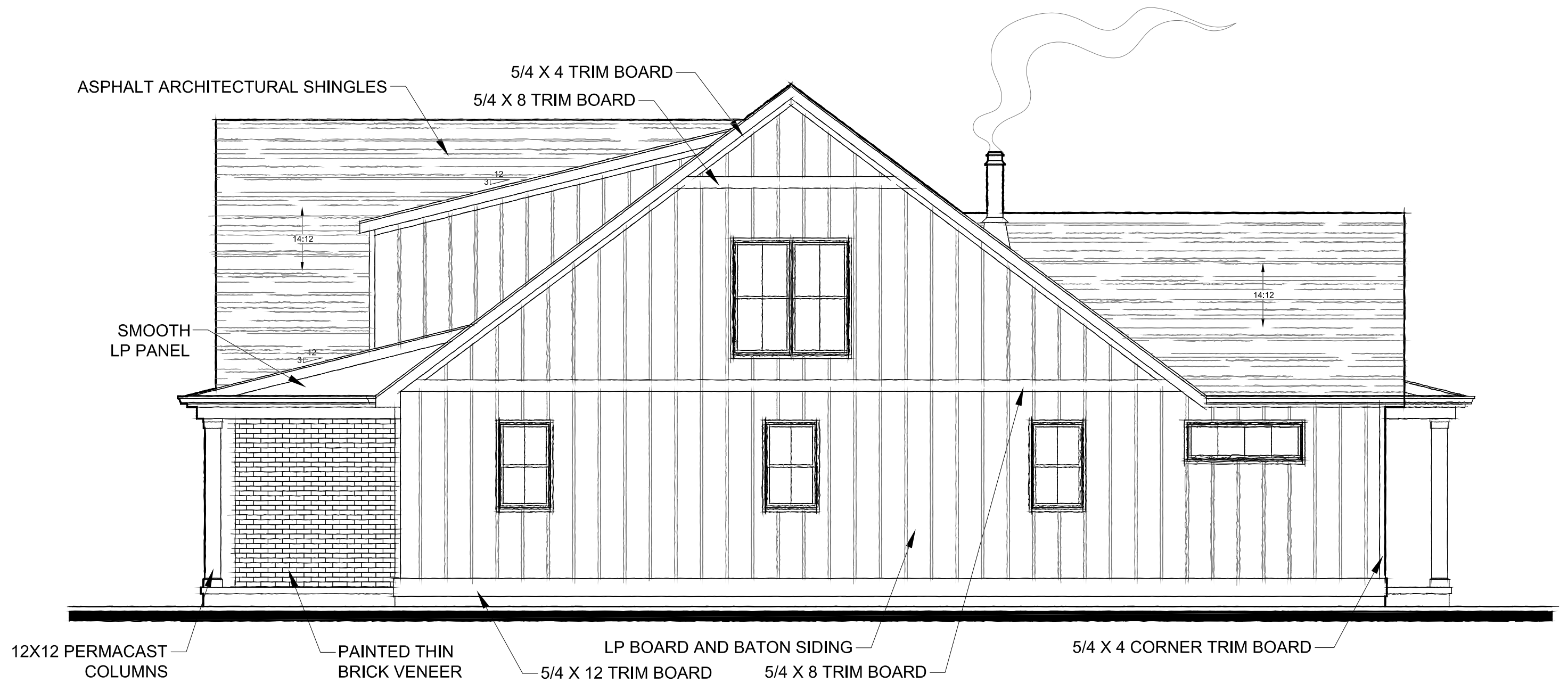
HOUSE HEIGHT = 27'-3"

FLOOR AREA RATIO DIAGRAM

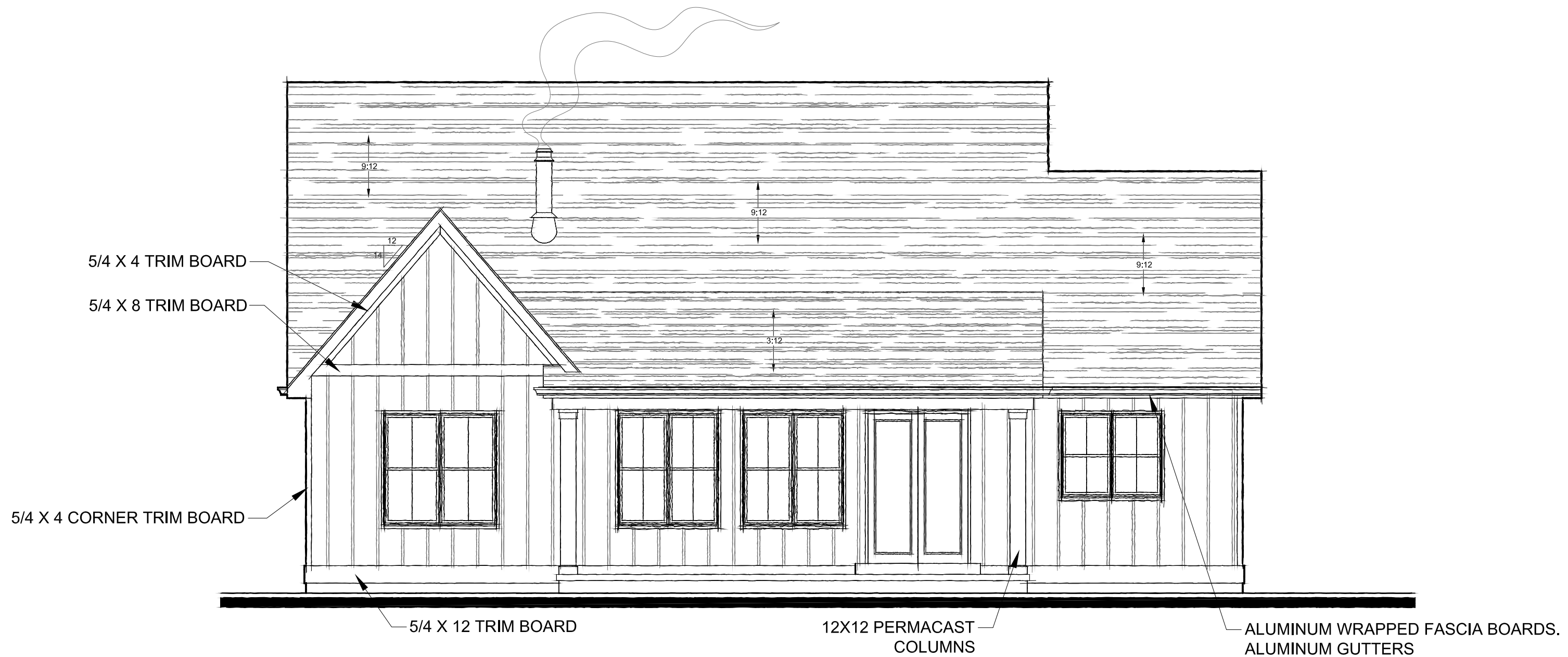


TOP OF FINISHED SLAB 90'-1 7/8"

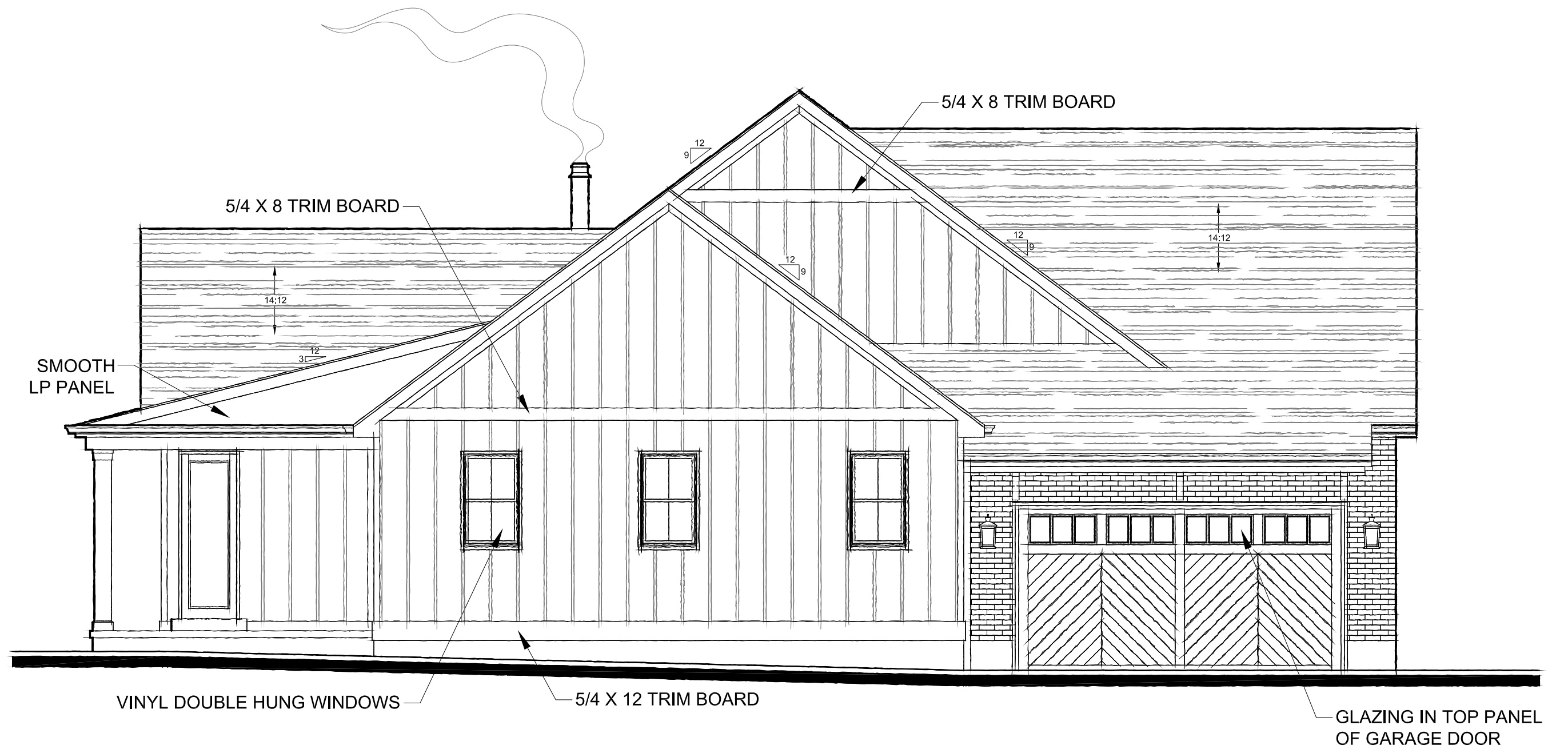
FRONT ELEVATION



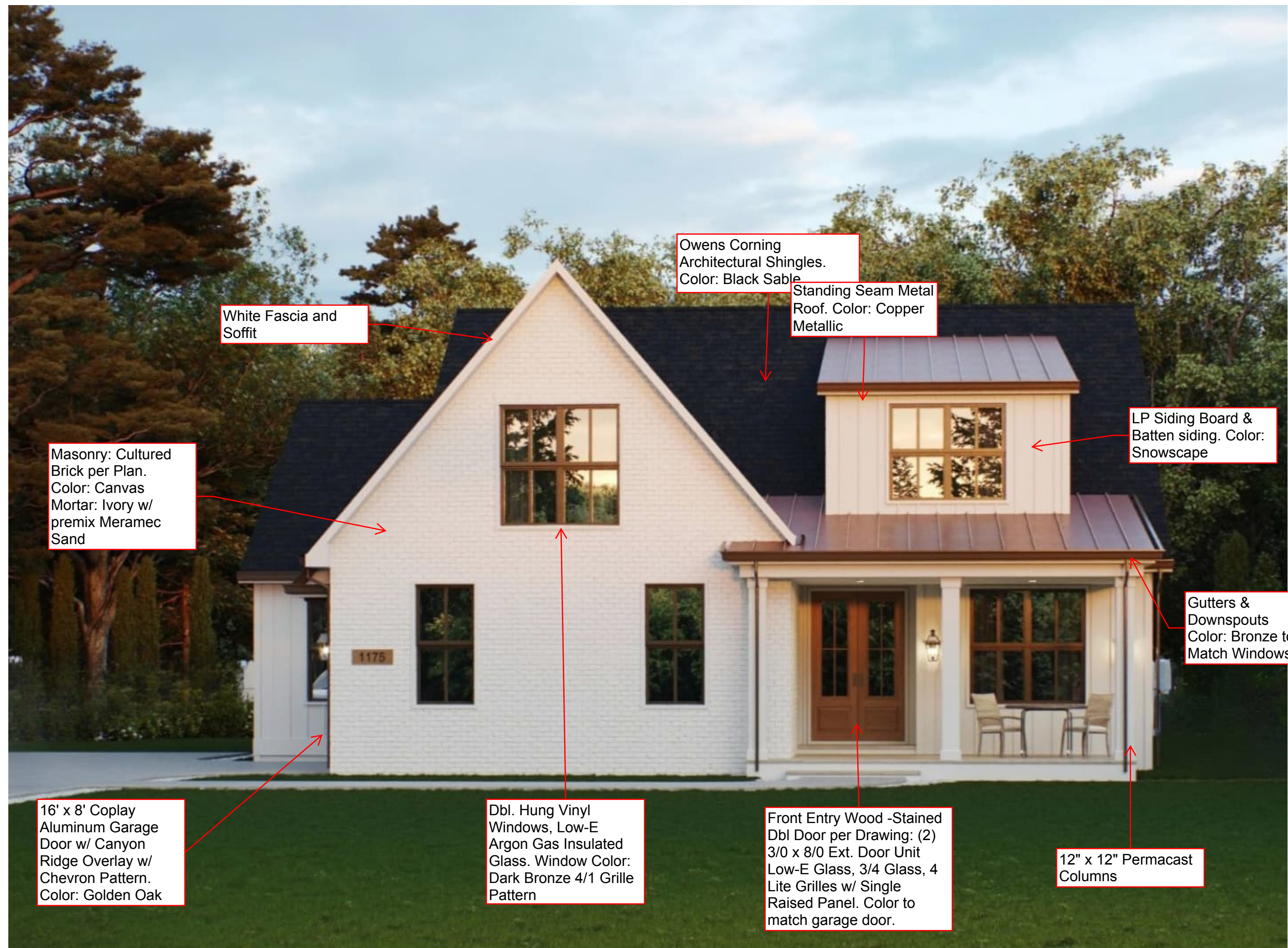
RIGHT ELEVATION



REAR ELEVATION



LEFT ELEVATION



White Fascia and Soffit

Owens Corning Architectural Shingles. Color: Black Sable

Standing Seam Metal Roof. Color: Copper Metallic

LP Siding Board & Batten siding. Color: Snowscape

Masonry: Cultured Brick per Plan. Color: Canvas Mortar: Ivory w/ premix Meramec Sand

Gutters & Downspouts Color: Bronze to Match Windows

16' x 8' Coplay Aluminum Garage Door w/ Canyon Ridge Overlay w/ Chevron Pattern. Color: Golden Oak

Dbl. Hung Vinyl Windows, Low-E Argon Gas Insulated Glass. Window Color: Dark Bronze 4/1 Grille Pattern

Front Entry Wood -Stained Dbl Door per Drawing: (2) 3/0 x 8/0 Ext. Door Unit Low-E Glass, 3/4 Glass, 4 Lite Grilles w/ Single Raised Panel. Color to match garage door.

12" x 12" Permacast Columns

LEGEND

DESCRIPTION	SYMBOL
EXISTING MAJOR CONTOUR	---500---
EXISTING MINOR CONTOUR	---502---
PROPOSED MAJOR CONTOUR	---504---
PROPOSED MINOR CONTOUR	---502---
PROPOSED SPOT ELEVATION	+502.00
EXISTING SANITARY SEWER	---●---
EXISTING STORM SEWER	---□---
PROPOSED SANITARY SEWER	---●---
PROPOSED STORM SEWER	---■---
EXISTING WATERLINE	---W---
EXISTING FIRE HYDRANT	---●---
EXISTING GAS LINE	---G---
EXISTING OVERHEAD UTILITY	---OW---
USE IN PLACE	(U.I.P.)
ADJUST TO GRADE	(A.T.G.)
TO BE REMOVED	(T.B.R.)
TO BE REMOVED AND REPLACED	(T.B.R.&R.)
TO BE REMOVED AND RELOCATED	(T.B.R.&REL.)

FF = FINISHED FLOOR ELEVATION
TF = TOP OF FOUNDATION ELEVATION
BF = BASEMENT FLOOR ELEVATION
GF = GARAGE FLOOR ELEVATION
CO = CLEAN OUT
DS = DOWNSPOUT
TW = FINISHED GRADE AT TOP OF WALL
BW = FINISHED GRADE AT BOTTOM OF WALL

PROJECT DATA

LOCATOR NO. : 23L440552
ADDRESS : 1175 HILLARD ROAD
GLENDALE, MO 63122
OWNER : BENCHMARK CUSTOM HOMEBUILDERS INC.
AREA OF TRACT : 9,766 S.F. (0.224 AC.)
PRESENT ZONING : R-2
PRESENT USAGE : SINGLE FAMILY RESIDENCE
PROPOSED USAGE : SINGLE FAMILY RESIDENCE
SCHOOL DISTRICT : KIRKWOOD
FIRE DISTRICT : GLENDALE
WATERSHED(S) : RIVER DES PERES
FIRM PANEL : 29189C0309K
UTILITIES : MISSOURI-AMERICAN WATER CO.
METRO. ST. LOUIS SEWER DIST.
SPIRE / LACLEDE GAS COMPANY
AT&T TELEPHONE COMPANY
AMEREN UE

PT. LOTS 8 & 9
n/f
AMY L. & ELLIOT M. FRITSCH
LOC. #: 23L440680
BK. 20728/PG. 2374

PT. LOTS 7 & 8
n/f
DESLO LIVING TRUST
LOC. #: 23L440671

SITE PLAN

1175 HILLARD ROAD

THE WEST 45 FEET OF LOT 14 + THE EAST 33 FEET OF LOT 13
OF 'IDLEWILD SUBDIVISION', PLAT BOOK 36 PAGE 29,
CITY OF GLENDALE, ST. LOUIS COUNTY, MISSOURI

SITE COVERAGE

	AREA (S.F.)	AREA (AC.)	PERCENTAGE
TOTAL SITE	9,766	0.224	
EXISTING IMPERVIOUS	2,907	0.067	29.8%
PROPOSED IMPERVIOUS	4,619	0.106	47.3% *
CHANGE	+1,712	+0.039	+58.9%
FRONT YARD SETBACK	2,341	0.054	
EXISTING IMPERVIOUS	727	0.017	31.1%
PROPOSED IMPERVIOUS	714	0.016	30.5% **
CHANGE	-13	-0.001	-1.8%

* NO MORE THAN 55% ALLOWABLE PER SECTION 3B
** NO MORE THAN 45% ALLOWABLE PER SECTION 3B

PROPOSED BUILDING (2,446 S.F.) (ROOF = 2,779 S.F.)
PROPOSED PAVEMENT (2,173 S.F.) AND WALLS

YARD SETBACK REQUIREMENTS

FRONT: 31.15' (AVERAGE OF ADJACENT HOUSES)
SIDE: 7'
REAR: 30'

DIFFERENTIAL RUNOFF

DESIGN STORM: 15-YEAR 20-MINUTE
4.20 CFS/AC. ROOF SURFACE
3.54 CFS/AC. PAVED SURFACE
1.70 CFS/AC. PERVIOUS SURFACE

EXISTING CONDITIONS:
ROOF - 1,951 S.F. x 4.20 / 43,560 = 0.19
PAVED - 1,185 S.F. x 3.54 / 43,560 = 0.10
OPEN - 6,629 S.F. x 1.70 / 43,560 = 0.26
TOTAL Q = 0.55 CFS

PROPOSED CONDITIONS:
ROOF (HOUSE)* - 2,779 S.F. x 4.20 = 0.27
PAVED - 2,140 S.F. x 3.54 = 0.17
OPEN - 5,147 S.F. x 1.70 = 0.20
TOTAL Q = 0.64 CFS

NET INCREASE OF 0.09 CFS

*-MEASURED FROM ARCH PLANS, INCLUDES GUTTERS

STORM WATER CALCULATIONS

DESIGN STORM: 15-YEAR 20-MINUTE
4.20 CFS/AC. ROOF SURFACE
3.54 CFS/AC. PAVED SURFACE
1.70 CFS/AC. PERVIOUS SURFACE

FOR NEW CONSTRUCTION, THE RUNOFF FROM THE ENTIRE ROOF AREA IS TO BE COLLECTED AND DETAINED.

PROPOSED ROOF AREA: HOUSE = 2,779 S.F.

RUNOFF = 2,779 S.F. x 4.20 CFS/AC. / 43,560 = 0.27 CFS

RUNOFF VOLUME TO BE DETAINED:
0.27 CFS x 60 S/MIN x 20 MIN = 324 C.F.

VOLUME OF PROPOSED DRY WELL:
26' x 6' x 5' x 40% VOIDS = 312 C.F.
PLUS FOUR 50 GAL FLO-WELLS x 60% = 16 C.F.
TOTAL VOLUME PROVIDED = 328 C.F.

GENERAL NOTES

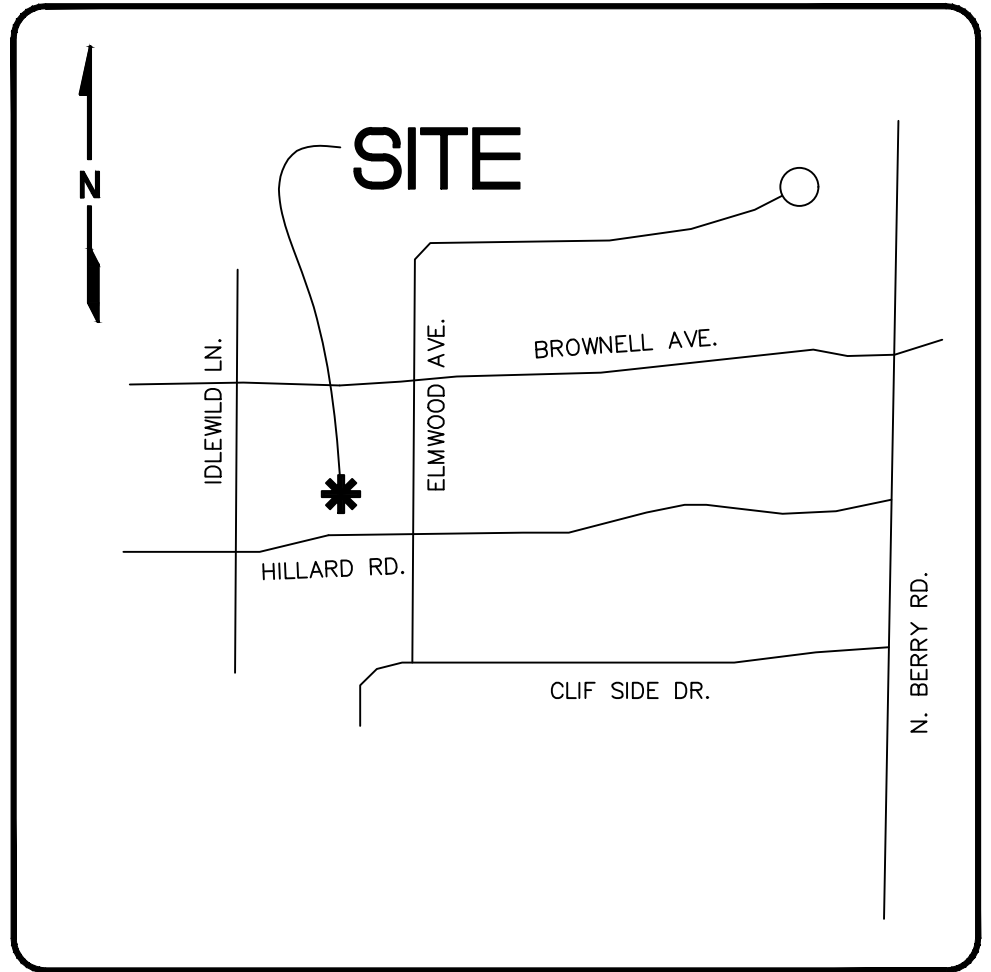
- BOUNDARY & IMPROVEMENT SURVEY PROVIDED BY CHECKPOINT SURVEYING LLC.
- GRADING AND STORMWATER DRAINAGE TO CONFORM TO THE STANDARDS OF THE CITY OF GLENDALE, MSO, AND MoDNR.
- SLOPES SHALL NOT EXCEED 3 HORIZONTAL TO 1 VERTICAL.
- SANITARY SEWERS TO MEET THE CITY OF GLENDALE AND M.S.D. STANDARDS ON SITE.
- ALL UTILITY SERVICES SHALL BE UNDERGROUND.
- UTILITY INFORMATION PER SURVEY PROVIDED AND AVAILABLE RECORDS.
- ALL PROPOSED IMPROVEMENTS SHALL BE CONSTRUCTED TO THE CITY OF GLENDALE STANDARDS.
- THE FINISHED GRADE LEVEL AT THE BUILDING TO BE MINIMUM OF 6" BELOW TOP OF FOUNDATION FOR MASONRY AND 8" FOR FRAME AND BRICK VENEER.
- THE GROUND IMMEDIATELY ADJACENT TO THE FOUNDATION SHALL BE SLOPED AWAY FROM THE BUILDING AT A SLOPE OF NOT LESS THAN ONE UNIT VERTICAL IN 12 UNITS HORIZONTAL (1:12) FOR A MINIMUM DISTANCE OF 8 FEET MEASURED PERPENDICULAR TO THE FACE OF THE WALL.
- ALL GRADING SHALL CONFORM TO THE APPROVED GRADING PLAN.
- FOUNDATION FOOTINGS SHALL BE CONSTRUCTED SO AS TO MAINTAIN A 2'6" DEPTH OF EARTH COVER OR AS REQUIRED BY THE LOCAL BUILDING CODES.
- BUILDING DIMENSIONS ARE TO BE VERIFIED WITH ARCHITECT PRIOR TO EXCAVATION OR CONSTRUCTION.
- THIS IS NOT A SURVEY AND DOES NOT MEET THE "MISSOURI MINIMUM STANDARDS FOR BOUNDARY SURVEYS.
- ALL SEWER CONSTRUCTION AND MATERIALS SHALL BE IN ACCORDANCE WITH THE METROPOLITAN ST. LOUIS SEWER DISTRICT STANDARD CONSTRUCTION SPECIFICATIONS FOR SEWER AND DRAINAGE FACILITIES, 2009.
- LEAF SCREENS ARE RECOMMENDED ON ALL DOWNSPOUTS THAT ARE PIPED TO STORM WATER BMP. SEE DOWNSPOUT DETAIL.

EXISTING UTILITY NOTE



BEFORE YOU
DIG - DRILL - BLAST
1-800-344-7483
(TOLL FREE)
MISSOURI ONE CALL SYSTEM, INC.

UNDERGROUND FACILITIES, STRUCTURES AND UTILITIES HAVE BEEN PLOTTED FROM AVAILABLE RECORDS. THEREFORE, THE LOCATIONS OF ANY UNDERGROUND FACILITIES SHOWN HEREON MUST BE CONSIDERED APPROXIMATE. PRIOR TO BEGINNING WORK ON THE SITE, IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO DETERMINE THE EXACT LOCATION OF THESE FACILITIES, ALONG WITH ANY IN EXISTENCE THAT ARE NOT SHOWN; TO VERIFY THEIR LOCATION BOTH HORIZONTALLY AND VERTICALLY (IN ACCORDANCE WITH THE REQUIREMENTS OF THE RESPECTIVE UTILITY/FACILITY OWNER); AND TO VERIFY THAT MINIMUM CLEARANCES AND COVER REQUIREMENTS BETWEEN THE EXISTING FACILITIES AND THE PROPOSED WORK WILL BE MET.

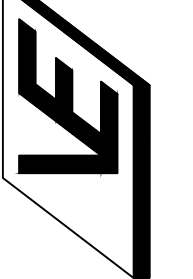


LOCATION MAP

N.T.S.

Benchmark Custom Homes
www.BenchmarkHomesStl.com
P: 314.909.7593

Vance Engineering, Inc.
10537 Lackland Road
St. Louis, MO 63114
P: 314.427.1800



VANCE ENGINEERING, INC.
MISSOURI STATE CERTIFICATE OF AUTHORITY NO. 2003022194

1175 HILLARD ROAD

SITE PLAN

PRELIMINARY

7/29/2026
MICHAEL CLAY VANCE
PROFESSIONAL ENGINEER
MISSOURI LIC NO E-25616

REVISED

26018

07/22/26

1/2

COPYRIGHT 2026



#1125



#1155



#1175 (SUBJECT PROPERTY)

HILLARD ROAD



#1195



#25



#1116



#1136



#1176

HILLARD ROAD



#1196



#26



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

Please refer to the City of Glendale MO ARB Guidelines-Section 5 for additional information regarding requirements and ordinances.

Matthew Groeteke

Groeteke's Nursery & Outdoor Construction

I.S.A. Certified Arborist #MW-6077A

Commercial Applicator License #

Tree Study for site 1175 Hillard Rd.

Ref #	Species	Common Name	DBH	Physical Deterioration (health, structure, form) (0-100)	Functional Limitations (species-site interactions), (0-100)	External Limitations (outside, factors) (0-100)	Preserve/TBR	Comments	Condition
1	Liquidambar styraciflua	sweet gum	24"	80	90	90	TBR		Good
2	Quercus palustris	pin oak	32"	35	45	80	TBR	Heavy Galls/Heavy decline.	Poor
			Total DBH: 56						

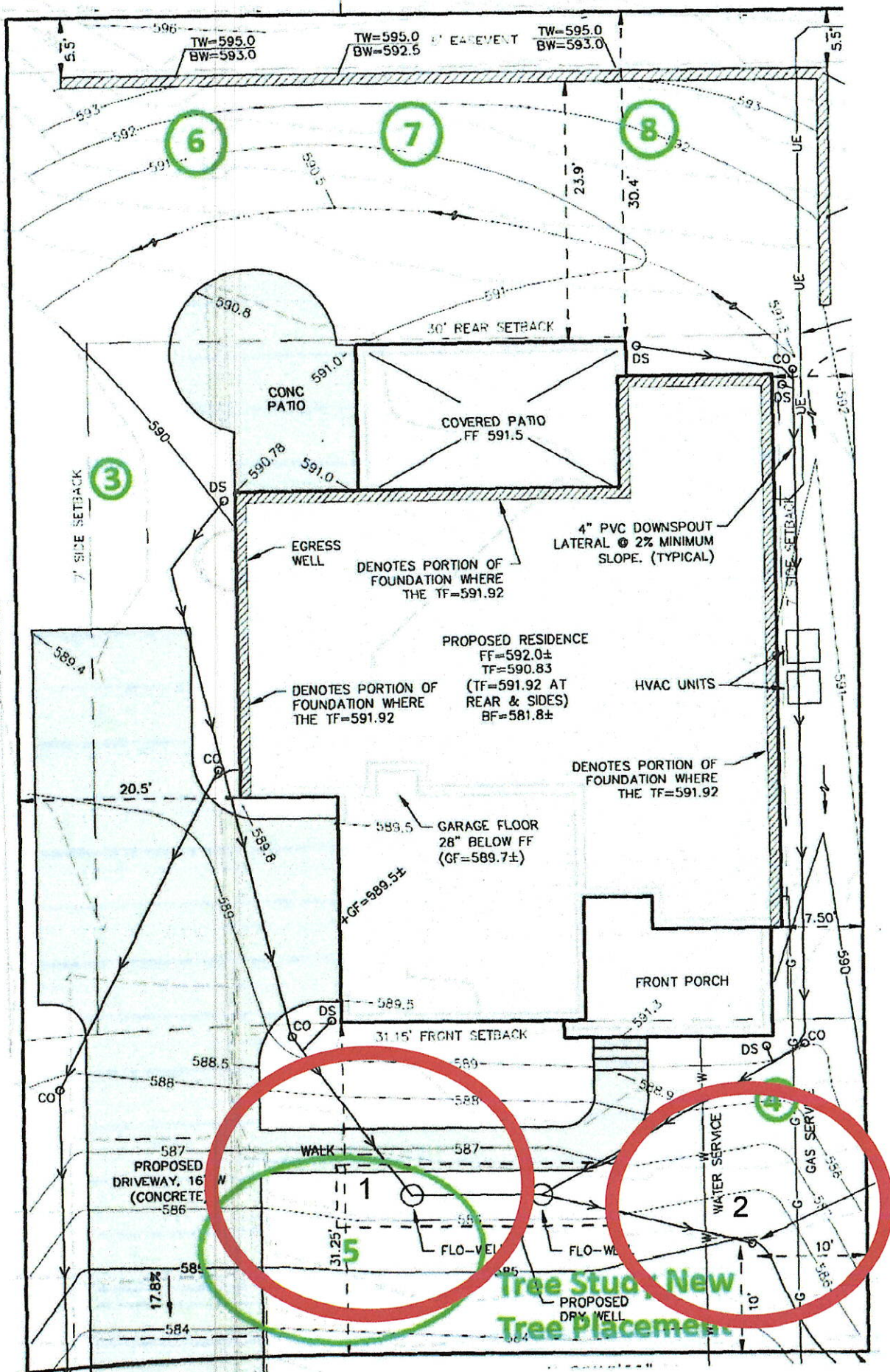
DBH Summery				
Total DBH			56	
DBH to be removed			56	
DBH Remaining			0	
Minimum replacement tree (10"=1 tree)			6	

Tree to be Removed			
Ref#			
1	Liquidambar styraciflua	sweet gum	24"

2	Quercus palustris	pin oak	32"
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New Installed Trees			
3	Nyssa sylvatica	black gum	2.5"
4	Nyssa sylvatica	black gum	2.5"
5	Quercus borealis	red oak	2.5"
6	Picea albies	norway spruce	6'
7	Picea albies	norway spruce	6'
8	Picea albies	norway spruce	6'

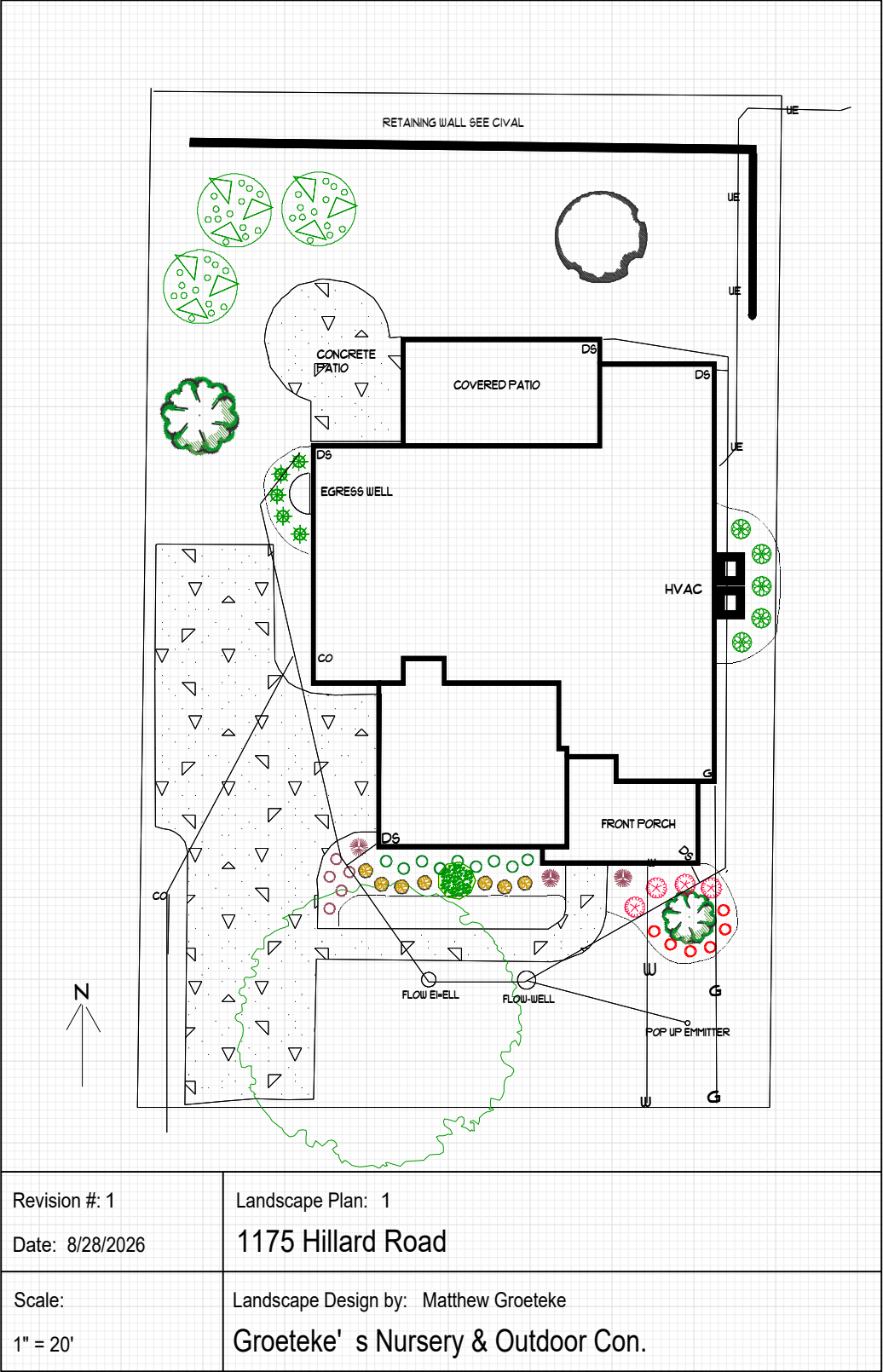
5 8918 00 L 78.00 (R)(M)



Tree Study New
Tree Placement

PLANT LEGEND			
	COMMON NAME	QTY	BOTANICAL NAME
FLOWER, GRASS			
	FOUNTAIN GRASS	6	PENNISETUM
FLOWER, PERENNIAL			
	ASTILBE, VISIONS IN RED	6	ASTILBE ARENDSII
	SALVIA, BLUE MAY NIGHT	5	SALVIA MAY NIGHT
SHRUB, DECIDUOUS			
	ABELIA, KALEIDOSCOPE	7	ABELIA X GRANDIFLORA ' KALEIDOSCOPE'
	VIBURNUM, KOREANSPICE	4	VIBURNUM, ' KOREANSPICE'
SHRUB, EVERGREEN BROADLEAF			
	BOXWOOD, HEDGE GREEN MOUNTAIN	10	BUXUS ' GREEN MOUNTAIN'
	BOXWOOD, PYRAMIDAL	5	BUXUS MICROPHYLLA
	HOLLY, CHINA GIRL	5	ILEX CORNUTA
TREE, DECIDUOUS			
	HYDRANGEA, TREE	2	HYDRANGEA ARBORESCENS
	OAK, NORTHERN RED	1	QUERCUS RUBRA
TREE, EVERGREEN			
	MAGNOLIA, SOUTHERN	1	MAGNOLIA GRANDIFLORA
	SPRUCE, NORWAY	3	PICEA ABIES

LANDSCAPE PLAN INCLUDES ALL NEW TREES ON TREE STUDY



[View Online Request](#)

[View Audit Trail](#)

Creation Date: 8/9/2026

Submitted Date: 8/9/2026

Accepted Date: 8/10/2026

City of Glendale Architectural Review Board

Online Request #: 3561893

Project #: 2026-216

Submitted by:

Matt Galakatos

mgalakatos@gmail.com

Location: **411 VENNEMAN AVE**

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

Contact Information

Applicant's Contact Information

Title: First Name: **Matt** Last Name: **Galakatos** Suffix:

Business Name:

Mailing Address: **411 Venneman Ave**

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

Email Address: **mgalakatos@gmail.com**

Cell Phone: **(314) 659-9907** Work Phone: Home Phone:

Contractor's Contact Information

Title: First Name: **Matt** Last Name: **Galakatos** Suffix:

Business Name: **Galakatos Contracting**

Mailing Address: **411 Venneman Ave**

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

Email Address: **mgalakatos@gmail.com**

Cell Phone: **(314) 659-9907** Work Phone: **(314) 659-9907** Home Phone:



You can complete this application and view updates online at MGO Connect

Property Owner's Contact Information

Title: First Name: Matt Last Name: Galakatos Suffix:
Business Name:
Mailing Address: 411 Venneman Ave
City: St. Louis State: MO Zip: 63122
Email Address: mgalakatos@gmail.com
Cell Phone: (314) 659-9907 Work Phone: Home Phone:

Architect's Contact Information

Title: First Name: Lauren Last Name: Strutman Suffix:
Business Name: Lauren Strutman Architects
Mailing Address: 16676 Old Chesterfield Road
City: Chesterfield State: MO Zip: 63017
Email Address: laurens@lsa-stl.com
Cell Phone: (636) 778-7015 Work Phone: (636) 778-7015 Home Phone:

Application Questionnaire (* denotes required question)

Residential Architectural Review Board

Description of Work *

411 Venneman will be adding 1046 sq ft expansion to the rear of the existing structure. In addition, a 768 sq ft detached garage will be added to the back corner of the property.

The work entails building (3) additional bedrooms and (1.5) bathrooms to the residence. The addition to the main structure will also include a mud room and sun room on the main floor. The basement will be shell space for storage.

The driveway will be extended and expanded



You can complete this application and view updates online at MGO Connect

into the existing backyard to support access to the garage and a vehicle turn around space. Due to the location of the addition and garage, many of the trees in the backyard will be taken down. However, these are intended to be replaced as detailed within the tree study that is provided in this application.

-

Cost of Construction *

300000

Floor Area Ratio *

20.5%

FAR = Gross Floor Area divided by total area of lot. Gross Floor Area includes all areas provided with heat and/or air conditioning. Includes all conditioned half stories with ceiling heights of more than 5 feet. All living space with ceiling heights of sixteen (16) feet or greater shall be counted at 200%. Attached garages shall be counted at 50%. Exclude any finished or unfinished basement, a detached garage, and any unenclosed porch).

Total Square Footage of Lot *

11522

Width of Lot *

70

Depth of Lot *

164.62

Total Floor Area of New Construction *

1046

Total Floor Area of Existing Structure *

1315

Height of Structure *

20



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Number of Stories *

1

Estimated Commence Date *

11/02/2026

Estimated Completion Date *

04/30/2027

Do you want a Preliminary Review with the ARB? Yes

*

Documents Uploaded

The following documents are attached to the Application.

Architectural Plans

arb plan submittal.pdf

Existing and adjoining property photos

arb plan submittal.pdf

Site Survey and Civil Plans

2026-05-14 topographic survey - 411 venneman ave - 25134.pdf

411 venneman ave preliminary site improvement plans 20260708 (1).pdf

Tree Study/Arborist Report

411 venneman ts - galakatos (1).pdf

Comments



You can complete this application and view updates online at MGO Connect

NEW COVERED PORCH:
+/- 102 SQ. FT. (FOOTPRINT)

ADDITION FIRST FLOOR:
+/- 1,046 SQ. FT. (FOOTPRINT)

EXISTING FIRST FLOOR
TO REMAIN: +/-1,315 SQ. FT.
(FOOTPRINT)

EXISTING FRONT PORCH:
+/- 110 SQ. FT. (FOOTPRINT)

FLOOR AREA RATIO (FAR) ILLUSTRATION
SCALE: 1/4" = 1'-0"

DETACHED GARAGE:
+/- 768 SQ. FT. (FOOTPRINT)

FLOOR AREA RATIO:

LOT AREA	11,522 SQ. FT.
EXISTING FIRST FLOOR	1,315 SQ. FT.
ADDITION FIRST FLOOR	1,046 SQ. FT.
TOTAL FLOOR AREA	2,361 SQ. FT.
FLOOR AREA RATIO	20.5%
MAXIMUM FAR IS 30%	
30% OF 11,522 SQ. FR.	= 3,456 SQ. FT.
LOWER LEVEL FINISHED	737 SQ. FT.
LOWER LEVEL UNFINISHED	1,425 SQ. FT.
DETACHED GARAGE	768 SQ. FT.
FRONT PORCH	110 SQ. FT.
NEW REAR COV. PORCH	102 SQ. FT.
HOUSE HEIGHT	+/- 19'-1 3/4" (EXISTING)



REAR ELEVATION - COLOR ILLUSTRATION
SCALE: 1/4" = 1'-0"

LAUREN STRUTMAN
ARCHITECT
MO #A-5288

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GLENDALE, MO 63122

LAUREN STRUTMAN
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16676 OLD CHESTERFIELD RD. • CHESTERFIELD, MO 63011
PHONE: (636) 537-0880 • FAX: (636) 537-1021
EMAIL: RALPH@LSSA-STL.COM

LAUREN STRUTMAN ARCHITECTS, P.C.
MISSOURI STATE CERTIFICATE OF AUTHORITY # A-000046511D

REVISIONS

DRAWN BY: R.E.W.

JOB NO.

DATE: 8/7/2026

SHEET:

PHOTOGRAPHY OF PROPOSED AND ADJACENT PROPERTIES



407 VENNEMAN AVE.



411 VENNEMAN AVE.



415 VENNEMAN AVE.



407 VENNEMAN AVE. REAR



411 VENNEMAN AVE. REAR



415 VENNEMAN AVE. REAR

LAUREN STRUTMAN
ARCHITECT
MO # A - 5 2 8 8

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MISSOURI STATE CERTIFICATE OF AUTHORITY # A-200014651-D

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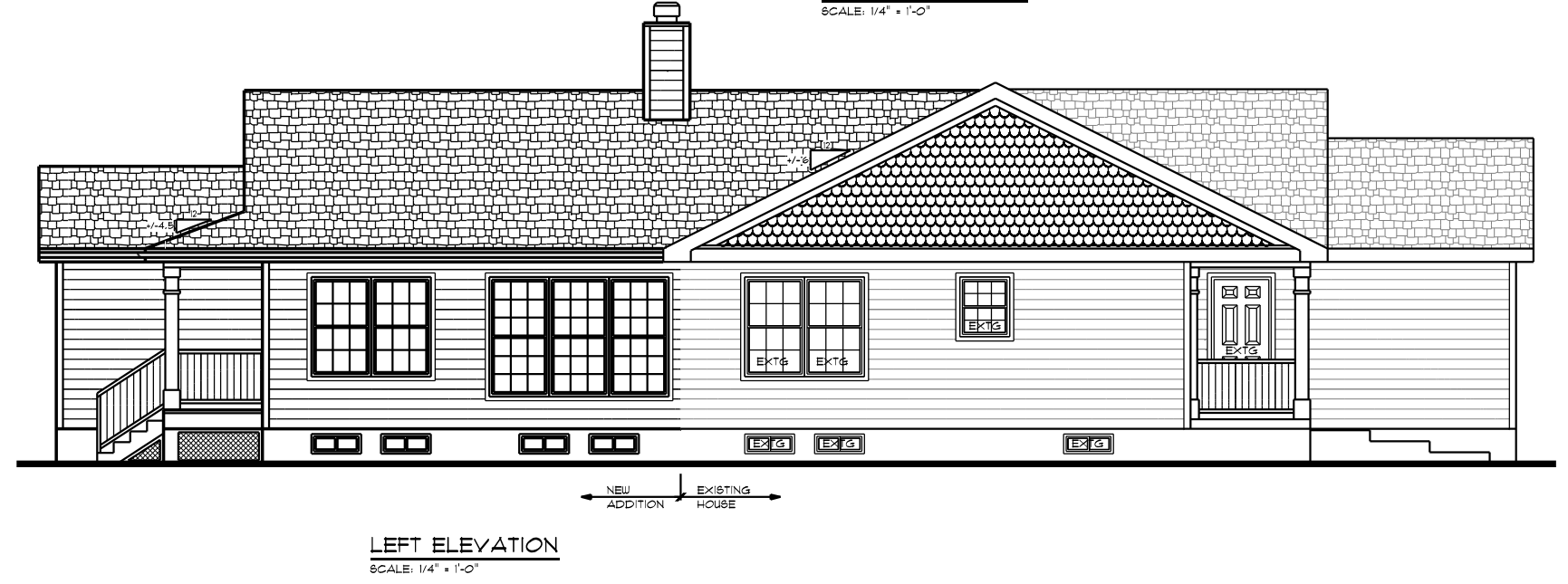
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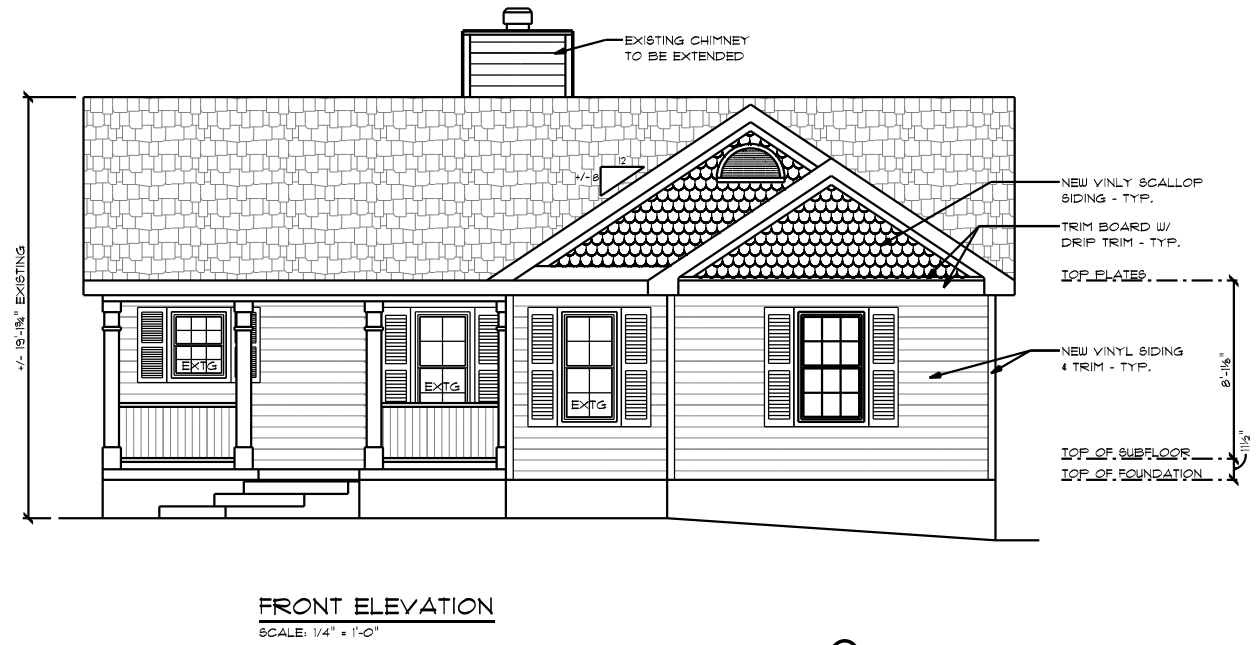
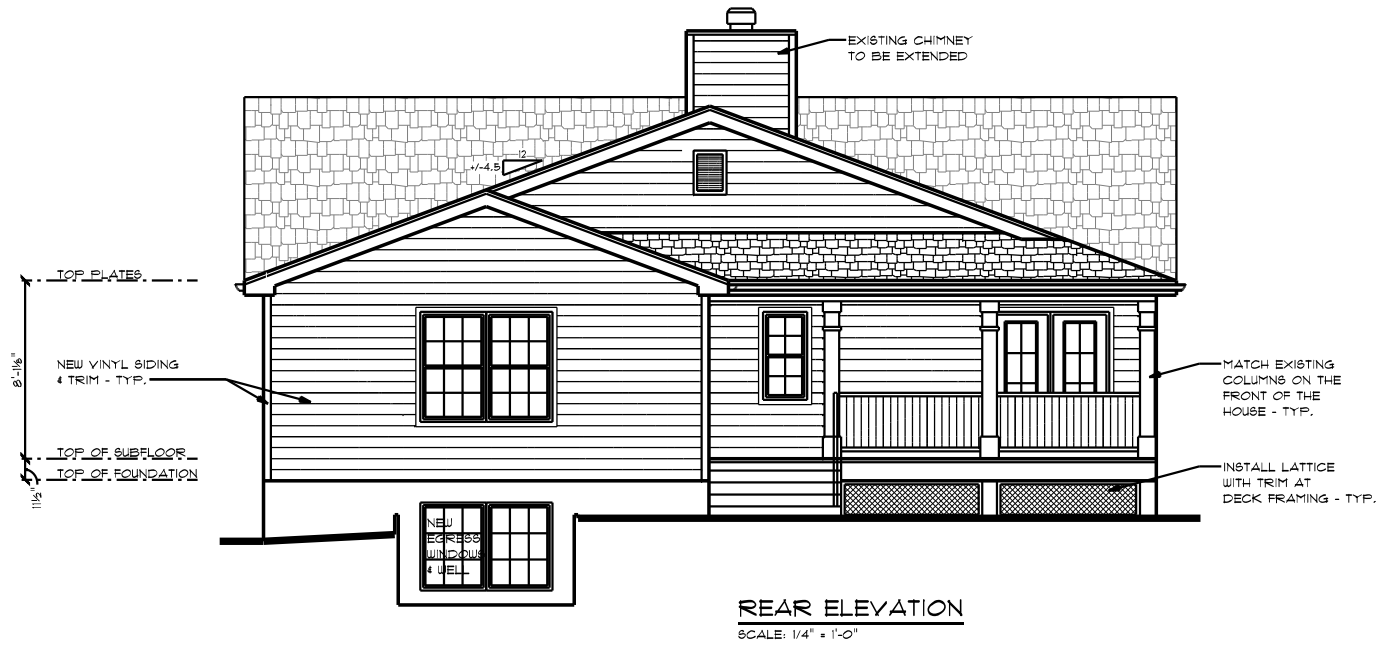
LAUREN STRUTMAN
- ARCHITECTS P.C.
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PHONE: (636) 531-0880 • FAX: (636) 531-0271
E-MAIL: RALPH@LAURENSTRUTMAN.COM
LAUREN STRUTMAN ARCHITECTS, P.C.
MISSOURI STATE CERTIFICATE OF AUTHORITY # A-200014651-D

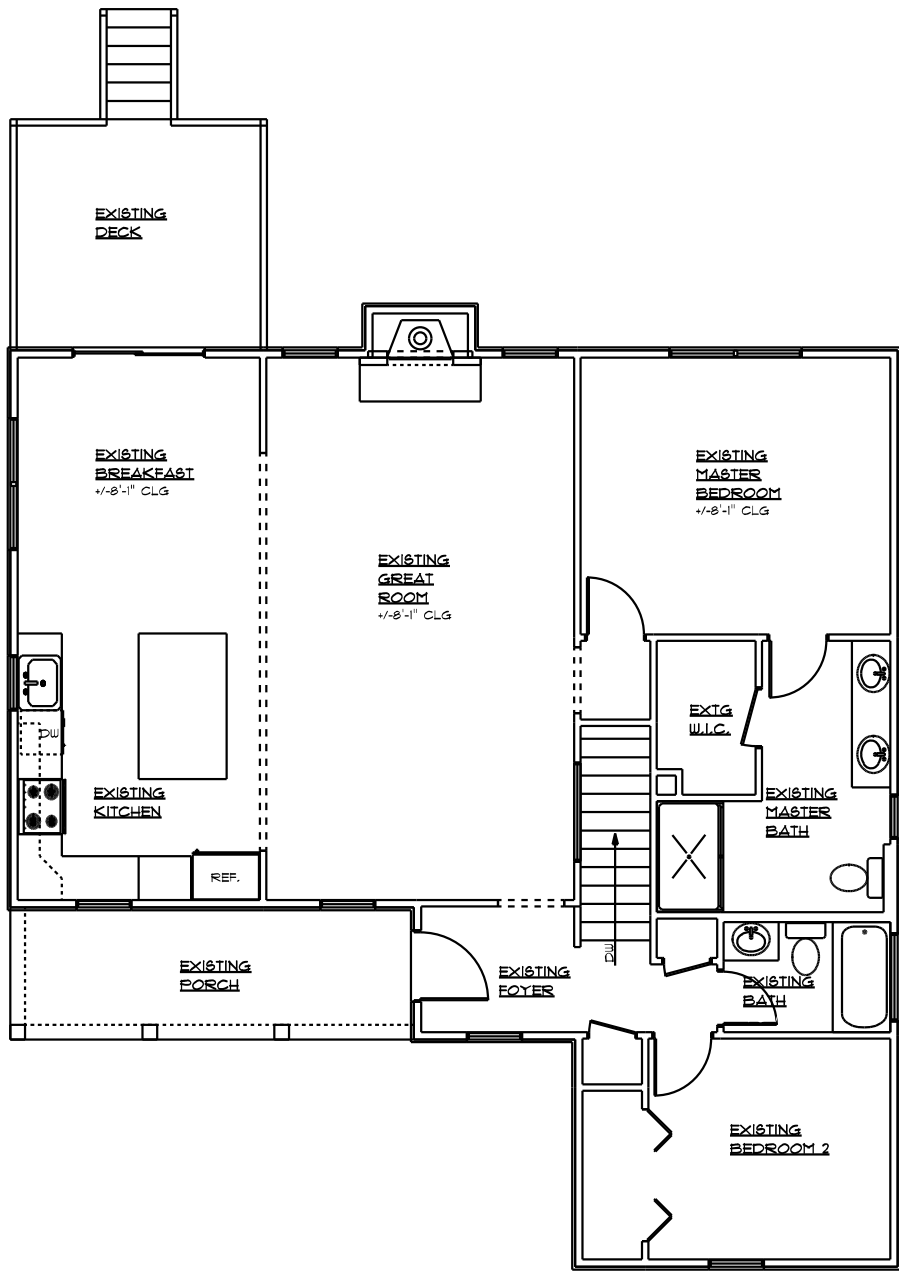
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DATE: 8/7/2026
SHEET:

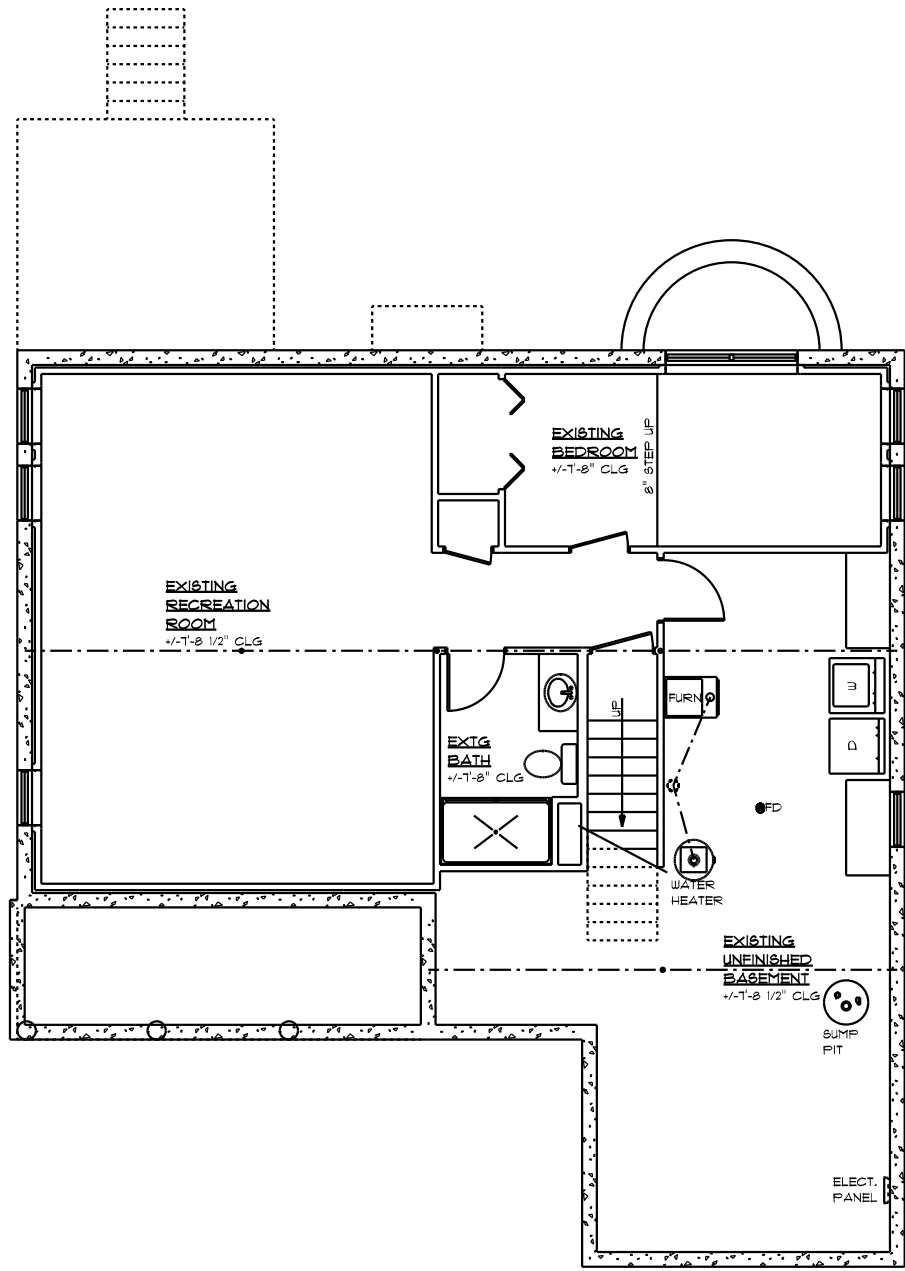


- GENERAL NOTES FOR ELEVATIONS**
- WHEREVER A ROOF ABUTTS A VERTICAL WALL, EAVE, OR CHIMNEY, INSTALL ALUMINUM FLASHING WITH A BAKED-ON ENAMEL FINISH A MIN. OF 6" UP WALL, AND 6" OUT ONTO ROOF.
 - FOR ROOFING MATERIALS AND UNDERLAYMENT SEE SPECIFICATIONS.
 - EXTERIOR FINISH OF NEW ADDITION SHALL BE:
ALL SIDING SHALL BE REPLACED W/ NEW VINYL SIDING (ON EXISTING HOUSE AND NEW ADDITION.)
ALL FASCIA'S AND RAKE BOARDS SHALL MATCH EXISTING.
ALL SOFFITS SHALL MATCH EXISTING VENTED SOFFIT MATERIAL, VERIFY EXACT SOFFIT AND VENT MATERIAL WITH OWNER.
 - INSTALL SEAMLESS ALUMINUM GUTTERS AND DOWNSPOUTS WITH A BAKED-ON ENAMEL FINISH TO MATCH EXISTING, (SEE SPECIFICATIONS). VERIFY LOCATION OF DOWNSPOUTS WITH OWNER, AND INSTALL ONE DOWNSPOUT PER 25' (MAX.) GUTTER RUN.
 - CONCRETE FOUNDATIONS SHALL BE A MINIMUM OF 30" BELOW FINISHED GRADE, AND THE BOTTOM OF THE FOOTING SHALL ALWAYS REST ON VIRGIN SOIL.





EXISTING MAIN LEVEL PLAN
SCALE: 1/4" = 1'-0" +/- 1315 SQ. FT.



EXISTING LOWER LEVEL PLAN
SCALE: 1/4" = 1'-0"

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- ARCHITECT
MO # A - 5 2 8 8

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FAR CALCULATION:

LOT AREA 11,522 SQ. FT.

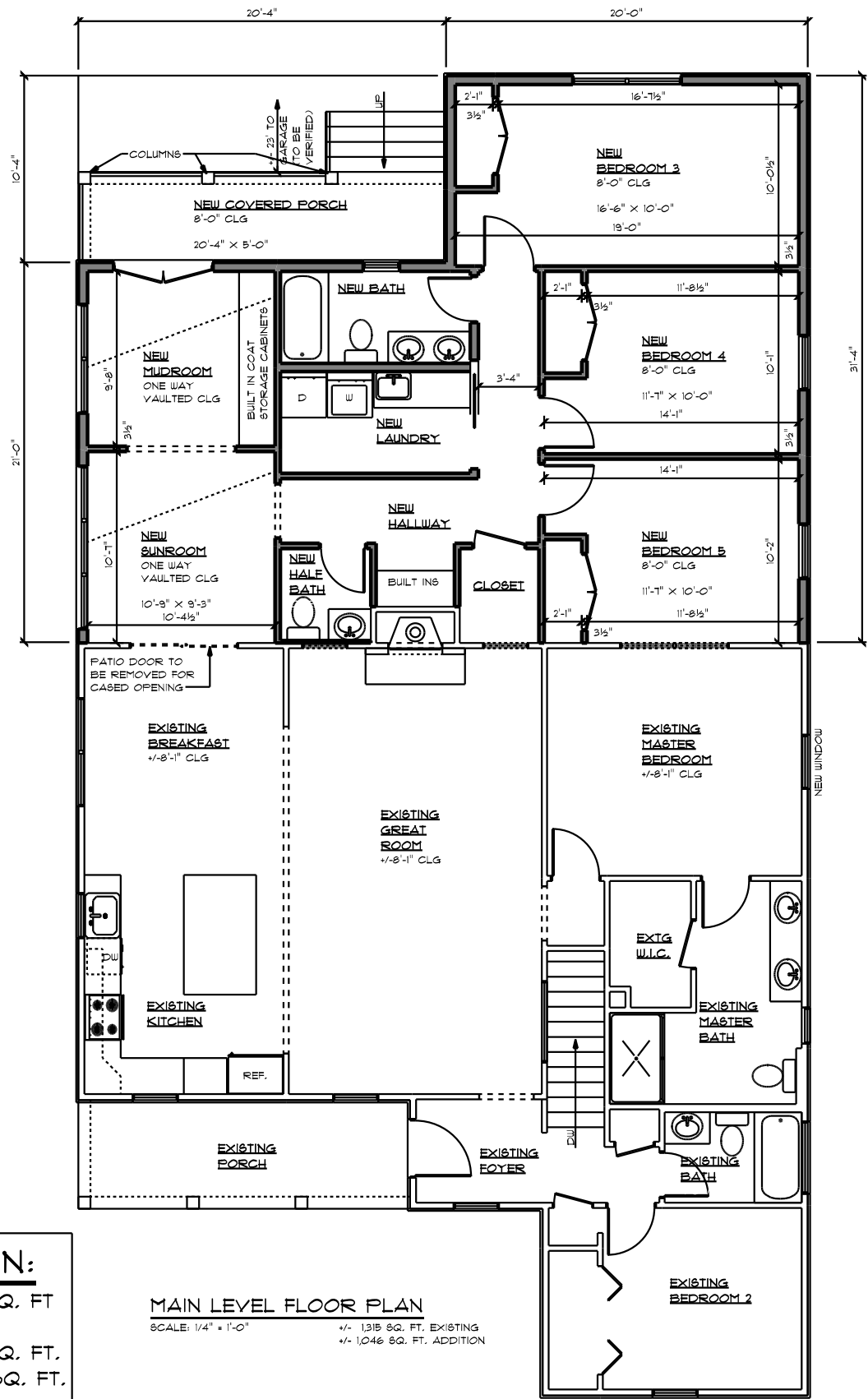
FIRST FLOOR 2,361 SQ. FT.

TOTAL FLOOR AREA 2,361 SQ. FT.

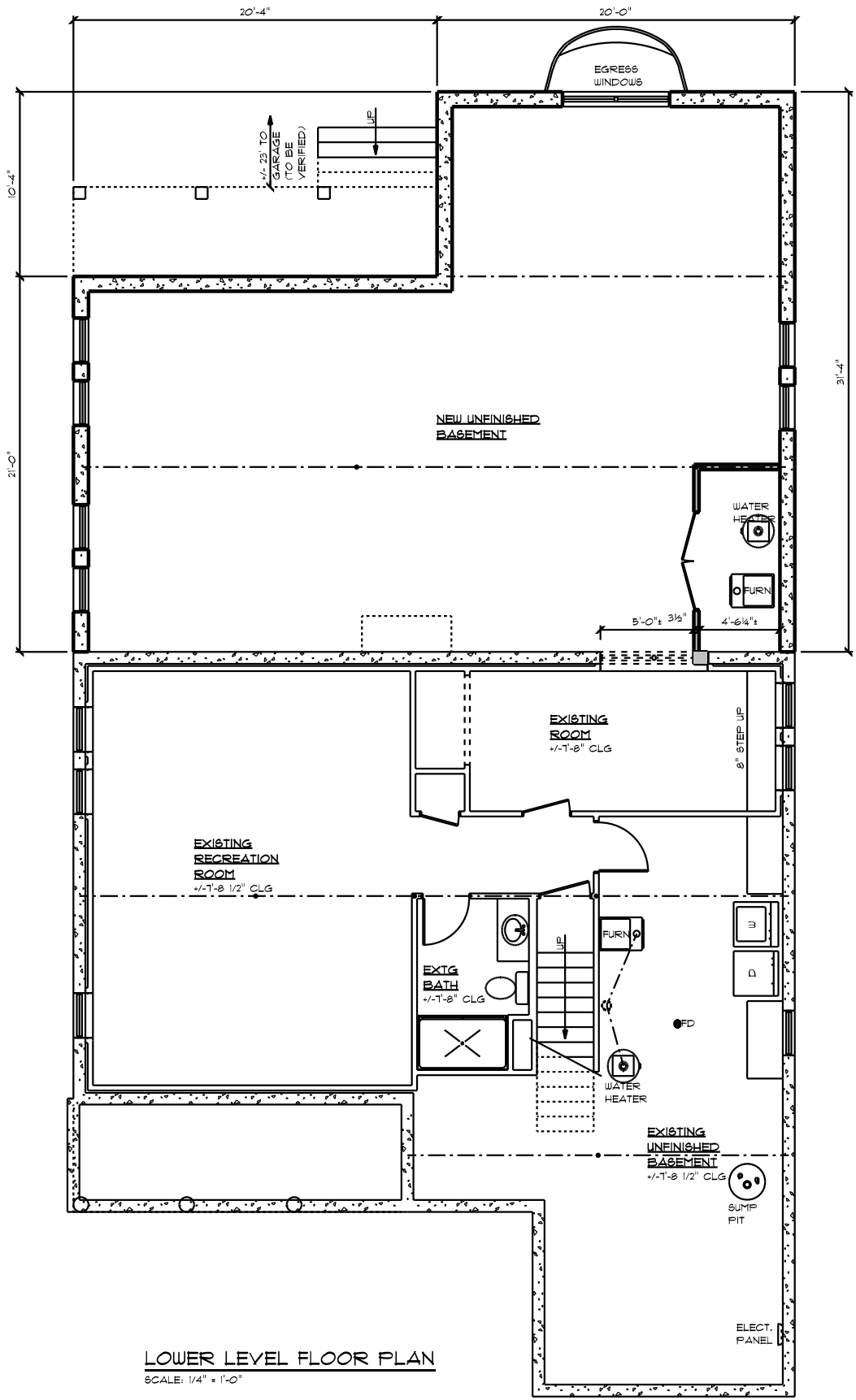
FLOOR AREA RATIO 20.5%

(MAX ALLOWED FAR IS 30%)

MAIN LEVEL FLOOR PLAN
SCALE: 1/4" = 1'-0"
+/- 1,315 SQ. FT. EXISTING
+/- 1,046 SQ. FT. ADDITION



LOWER LEVEL FLOOR PLAN
SCALE: 1/4" = 1'-0"



LAUREN STRUTMAN
ARCHITECT
MO • A • B • 2 • B • B

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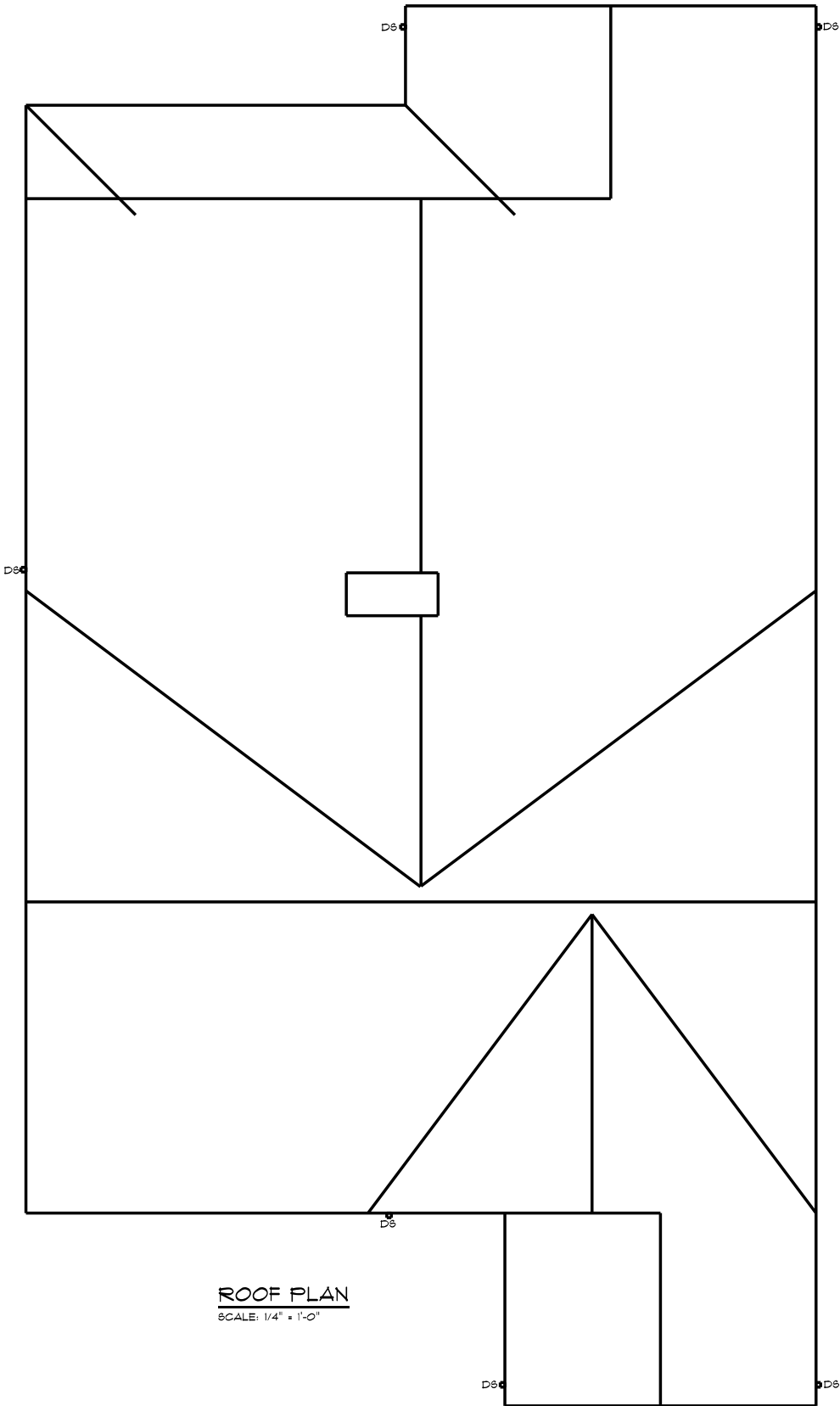
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ROOF PLAN
SCALE: 1/4" = 1'-0"

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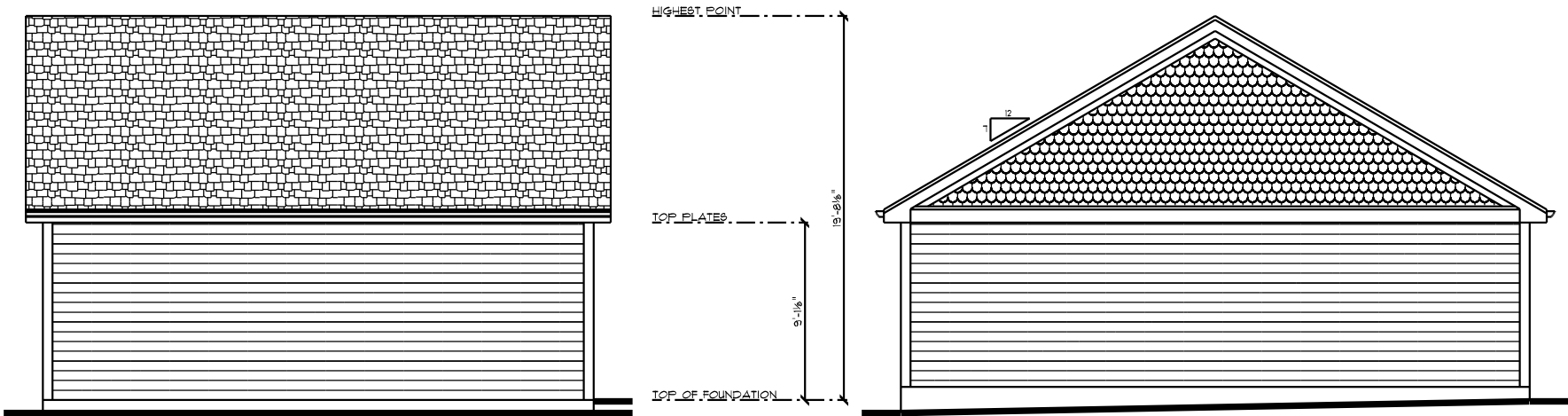
REVISIONS

DRAWN BY: R.E.W.

JOB NO.

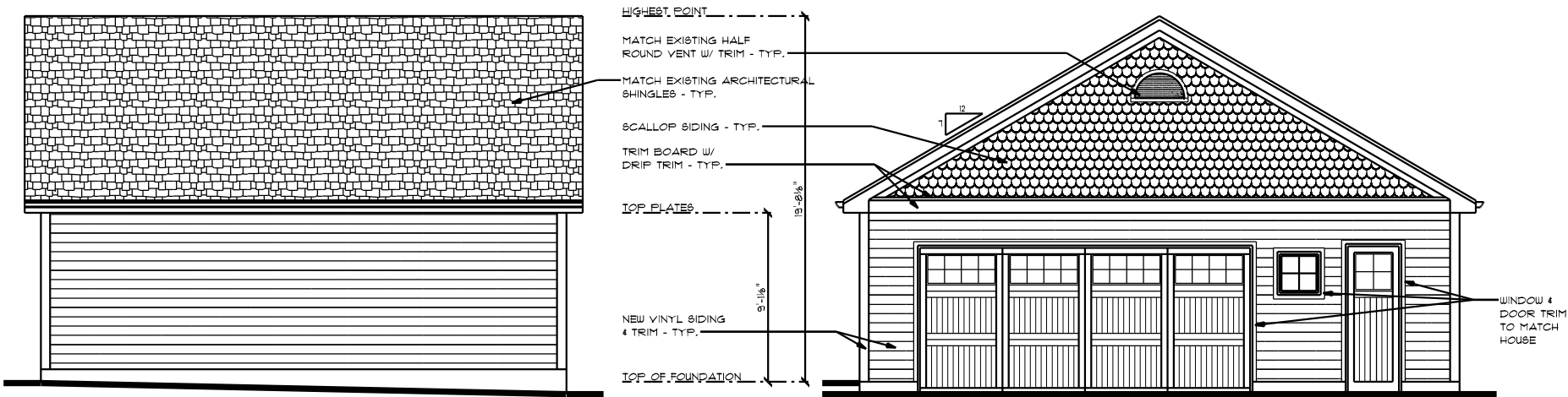
DATE: 8/7/2026

SHEET:



DETACHED GARAGE RIGHT ELEVATION
SCALE: 1/4" = 1'-0"

DETACHED GARAGE REAR ELEVATION
SCALE: 1/4" = 1'-0"

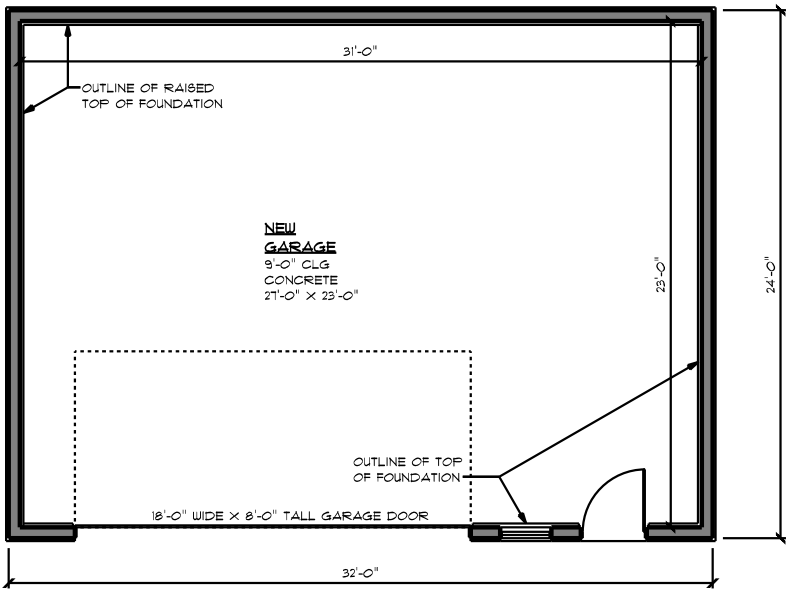


DETACHED GARAGE LEFT ELEVATION
SCALE: 1/4" = 1'-0"

DETACHED GARAGE FRONT ELEVATION
SCALE: 1/4" = 1'-0"

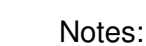
GENERAL NOTES FOR ELEVATIONS

1. WHEREVER A ROOF ABUTTS A VERTICAL WALL, EAVE, OR CHIMNEY, INSTALL ALUMINUM FLASHING WITH A BAKED-ON ENAMEL FINISH A MIN. OF 6" UP WALL, AND 6" OUT ONTO ROOF.
2. FOR ROOFING MATERIALS AND UNDERLAYMENT SEE SPECIFICATIONS.
3. EXTERIOR FINISH OF NEW DETACHED GARAGE SHALL BE:
ALL SIDING & TRIM SHALL MATCH NEW SIDING AND TRIM ON HOUSE.
ALL FASCIA'S AND RAKE BOARDS SHALL MATCH EXISTING.
ALL SOFFITS SHALL MATCH EXISTING VENTED SOFFIT MATERIAL, VERIFY EXACT SOFFIT AND VENT MATERIAL WITH OWNER.
4. INSTALL SEAMLESS ALUMINUM GUTTERS AND DOWNSPOUTS WITH A BAKED-ON ENAMEL FINISH TO MATCH EXISTING, (SEE SPECIFICATIONS). VERIFY LOCATION OF DOWNSPOUTS WITH OWNER, AND INSTALL ONE DOWNSPOUT PER 25' (MAX.) GUTTER RUN.
5. CONCRETE FOUNDATIONS SHALL BE A MINIMUM OF 30" BELOW FINISHED GRADE, AND THE BOTTOM OF THE FOOTING SHALL ALWAYS REST ON VIRGIN SOIL.



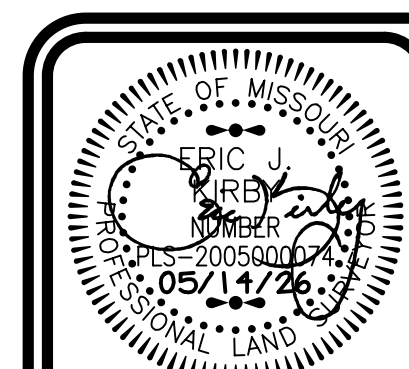
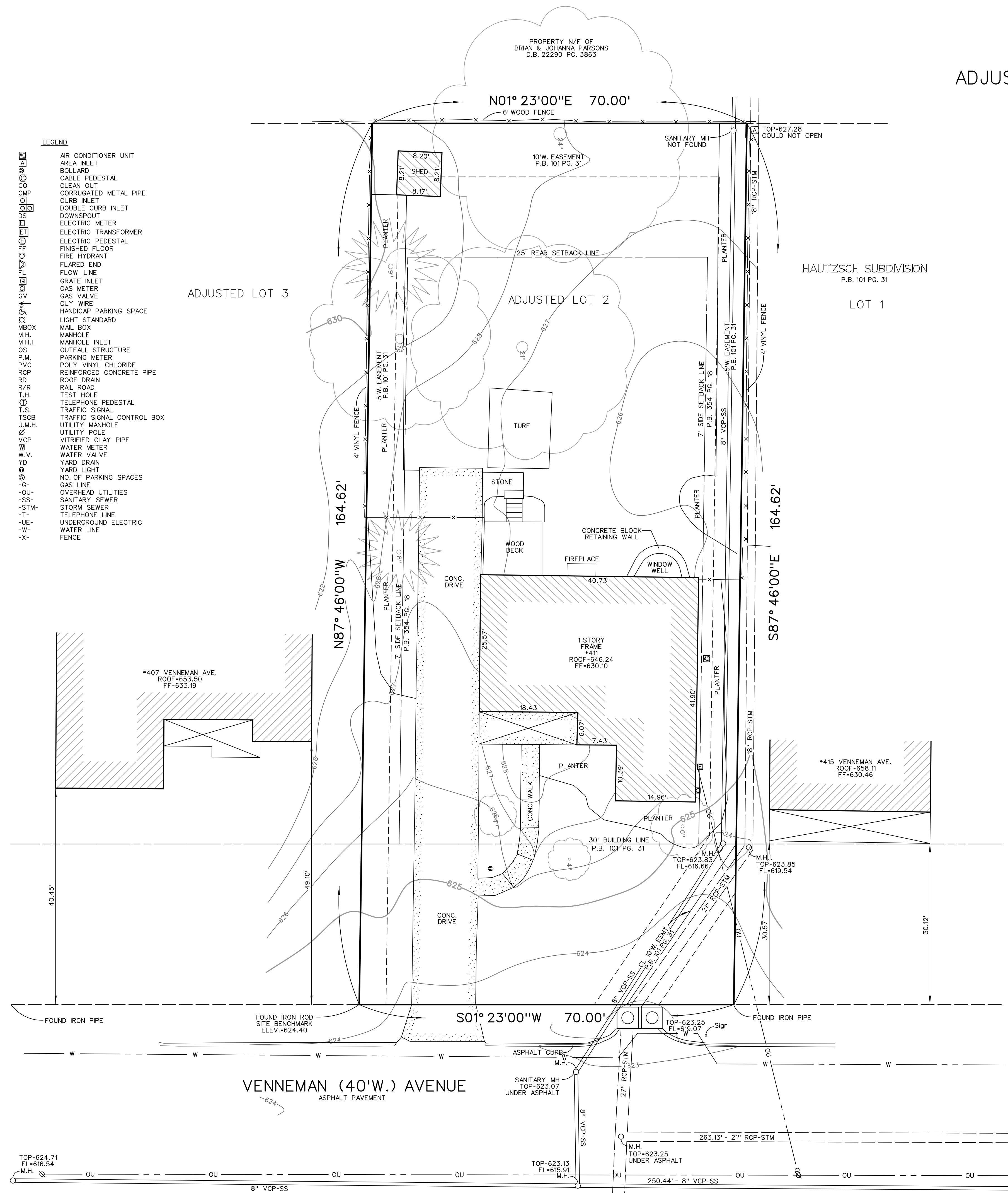
NEW DETACHED GARAGE PLAN
SCALE: 1/4" = 1'-0" +/- 768 SQ. FT.

A TRACT OF LAND BEING
ADJUSTED LOT 2 OF HAUZZSCH SUBDIVISION BOUNDARY ADJUSTMENT PLAT
IN SECTION 3, TOWNSHIP 45 NORTH - RANGE 6 EAST
CITY OF GLENDALE, ST. LOUIS COUNTY, MISSOURI



1. Property referenced from a survey by Meridian Land Surveying, completed November 22, 2017.
 2. St. Louis County Benchmark 14-353. Elev = 619.05 FTUS (NAVD88)
"L" on the northwest corner of the first concrete step at #500 Sappington Road; (Glendale Presbyterian Church) 41' east of the centerline of Sappington Road and 15' north of the centerline of Winnetka Lane extended.
- Site Benchmark - Elevation 624.40, Top of iron rod found near the Southeast corner of 411 Venneman Avenue.
3. The underground utilities shown hereon were plotted from available information from Missouri American Water Co., and The Metropolitan St. Louis Sewer District, and do not necessarily reflect the actual existence, nonexistence, size, type, capacity number, or location of these or other utilities nor the ability to serve the existing or intended uses of this or adjacent sites. The general contractor shall be responsible for verifying the actual location of all underground utilities in the field, shown or not shown, prior to any grading, excavation, or construction of improvements. These provisions shall in no way absolve any party from complying with the Underground Facility Safety and Damage Prevention Act, Chapter 319, RSMo. AmerenUE and Spire Energy no longer releases maps of their facilities.
 4. Setback lines shown hereon, were taken from the recorded plat of the subdivision and may not represent all setback restrictions that affect the property. Other sources of setbacks that could affect the property may include the city's zoning code, the city's building code and subdivision indentures and restrictions.
 5. Drip line of trees shown is based on the assumed ratio of one inch of trunk diameter: one foot of drip line radius.

We, Volz Inc., have during May 2026, by order of Matt & Elizabeth Galakatos, made a Topographic Survey of "A tract of land being Adjusted Lot 2 of 'Hautzsch Subdivision Boundary Adjustment Plat', in Section 3, Township 45 North, Range 6 East, St. Louis County, Missouri" and the results are shown hereon.



Eric J. Kirby
Professional Land Surveyor
Mo. P.L.S. #2005000074

VOLZ
Incorporated

10849 Indian Head Ind'l. Blvd.
St. Louis, Missouri 63132
314.426.6212 main - 314.890.1250 fax
WWW.VOLZINC.COM

MISSOURI CORPORATE CERTIFICATES OF AUTHORITY:
NO. 19 EXPIRES : DECEMBER 31, 2027 - LAND SURVEYING
NO. 203 EXPIRES: DECEMBER 31, 2027 - ENGINEERING

Glendale, MO 63122

Sheet 1 of 1



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

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

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

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



TREE STUDY
SITE PLAN REVIEW
7/14/2026

PROPERTY LOCATION: 411 Venneman

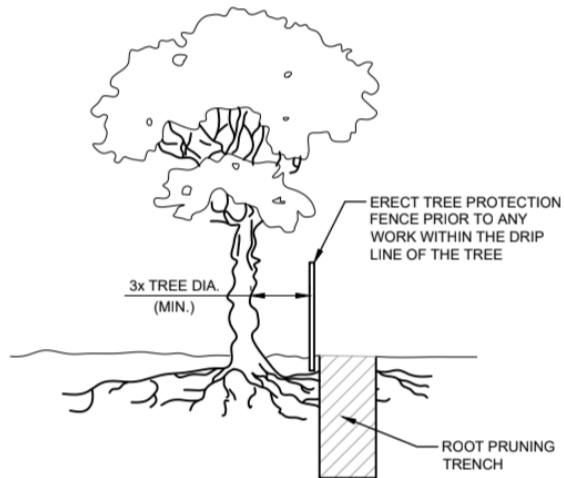
NUMBER	TREE SPECIES	D B H	PRESERVE/ TBR	ADJOINING LOT	COMMENTS	CONDITION
A	Japanese maple	8"	PRESERVE		bifurcations at 1', minor deadwood	Good
B	dogwood	7"	PRESERVE		co-dominant at 2', epicormic growth	Fair
C	eastern redcedar	8"	TBR		vines, strong central leader	Fair
D	silver maple	18"	TBR		co-dominant at 20', epicormic growth	Fair
E	eastern redcedar	9"	TBR		phototropic	Good
F	pin oak	23"	TBR		galls present, deadwood	Fair
G	hackberry	25"	TBR		vines, co-dominant at 15'	Good
H	American holly	2x6"	PRESERVE		multi-stemmed	Good
1	eastern redbud	2.5"	INSTALL		installed replacement tree	
2	white oak	2.5"	INSTALL		installed replacement tree	
3	arborvitae	2.5"	INSTALL		installed replacement tree	
4	arborvitae	2.5"	INSTALL		installed replacement tree	
5	arborvitae	2.5"	INSTALL		installed replacement tree	
6	arborvitae	2.5"	INSTALL		installed replacement tree	
7	arborvitae	2.5"	INSTALL		installed replacement tree	
8	arborvitae	2.5"	INSTALL		installed replacement tree	

TOTAL TREES (@ or above 6" DBH)	TOTAL VIABLE TREES	TREES REMOVED	DEAD/DYING/ DISEASED REMOVE	VIABLE TREES REMOVED	# OF VIABLE INCHES REMOVED	# OF 2.5" CALIPER REPLACEMENT TREES REQUIRED (1 per 10" removed)	OR REPLACEMENT COST @ \$120 PER CALIPER INCH
8	8	5	N/A	5	83	8	\$2,400

[illegible]

[illegible]

[illegible]



NOTES:

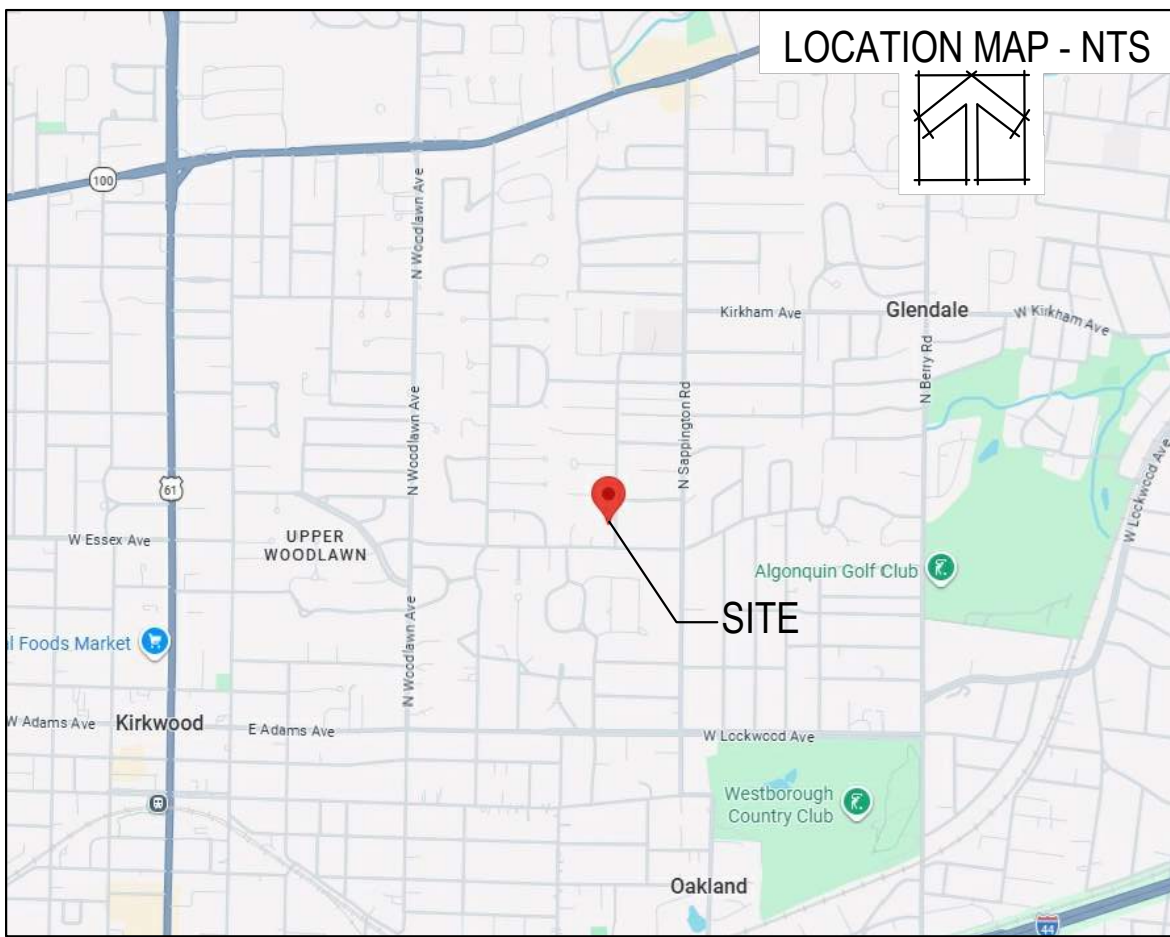
1. ROOT PRUNING SHALL BE DONE WHENEVER THERE WILL BE GRADING, CUTTING OR COMPACTION DISTURBANCE UNDERNEATH THE DRIP LINE OF A TREE. PRIOR TO ANY WORK WITHIN DRIP LINE, THE CONTRACTOR SHALL ERECT A TREE PROTECTION FENCE AND CONTACT AN ISA CERTIFIED ARBORIST TO COORDINATE WORK. NO DISTURBANCE SHALL BE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

NOTES (CONT.):

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

DIGGING PROCESS

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



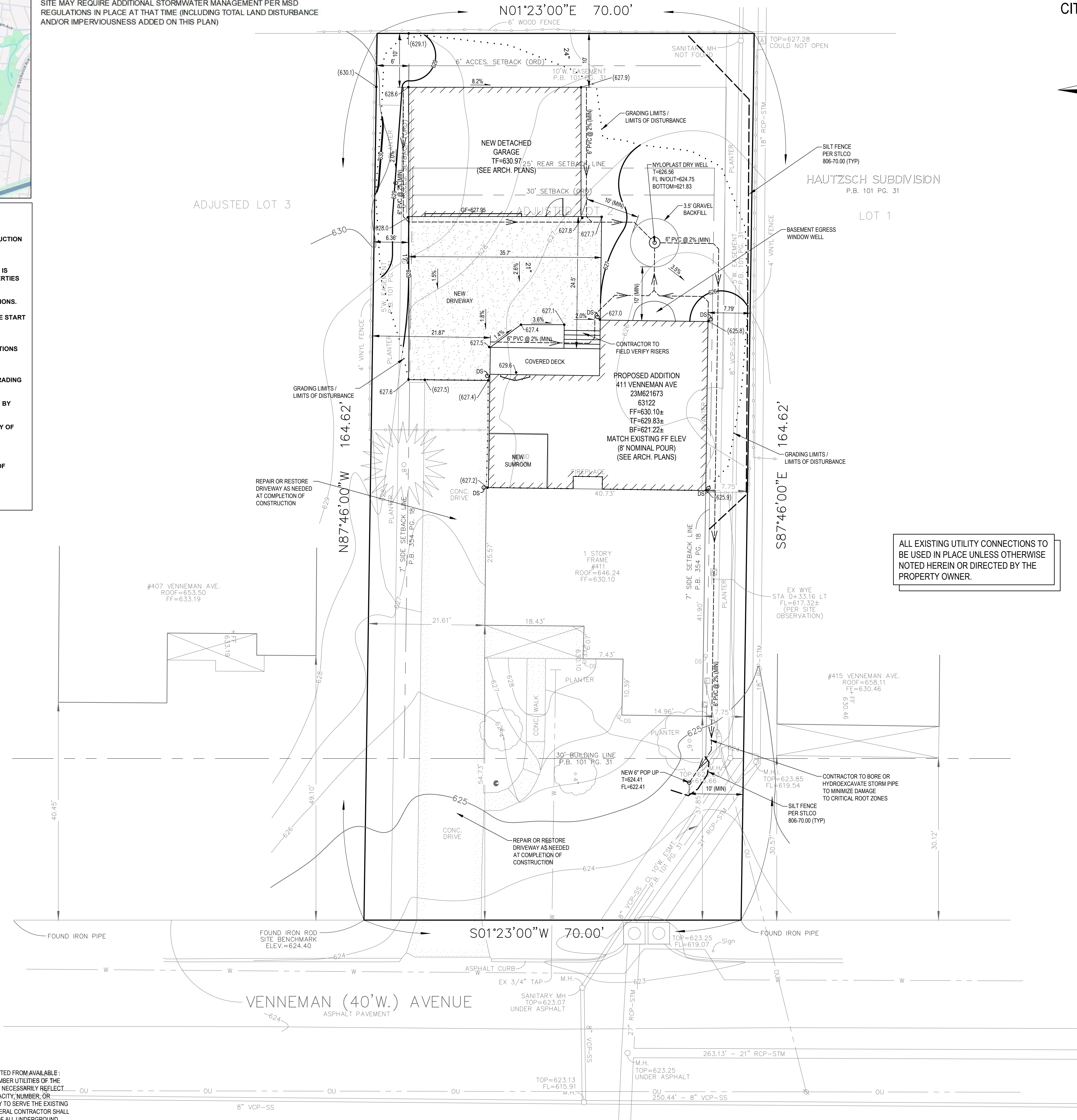
GENERAL NOTES

- ALL DISTURBED AREAS SHALL BE RESTORED AS SOON AS PRACTICAL.
- CONTRACTOR TO INSTALL EROSION CONTROL BMPs PRIOR TO THE START OF CONSTRUCTION
- CONTRACTOR TO KEEP ALL STREETS AND SIDEWALKS CLEAN OF DEBRIS AND SILT
- ALL SILT FENCE AND EROSION CONTROL SHALL BE MAINTAINED UNTIL CONSTRUCTION IS COMPLETE AND SOD IS IN PLACE. CONTRACTOR SHALL PROTECT NEIGHBORING PROPERTIES AND STREET FROM SILT
- ALL UTILITY CONNECTIONS TO BE PER INDIVIDUAL UTILITY CONSTRUCTION SPECIFICATIONS.
- CONTRACTOR IS RESPONSIBLE TO SECURE ALL NECESSARY APPROVALS PRIOR TO THE START OF CONSTRUCTION OPERATIONS
- CONTRACTOR IS RESPONSIBLE TO VERIFY AND COORDINATE ALL NECESSARY UTILITY RELOCATIONS WITH THE RESPECTIVE UTILITY COMPANY, AS NEEDED PER FIELD CONDITIONS
- CONSULT SOILS ENGINEER FOR SOIL COMPACTION RECOMMENDATIONS
- ALL GRADES SHALL BE WITHIN 0.2 FEET, PLUS OR MINUS, OF THOSE SHOWN ON THE GRADING PLAN
- NO SLOPE SHALL BE STEEPER THAN 3 HORIZONTAL TO 1 VERTICAL UNLESS APPROVED BY SOILS ENGINEER
- CONTRACTOR IS RESPONSIBLE FOR MONITORING GRADING OPERATION AND ACCURACY OF FINAL ROUGH GRADES
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- TOPOGRAPHIC SURVEY PERFORMED BY VOLZ INC DURING MAY 2026

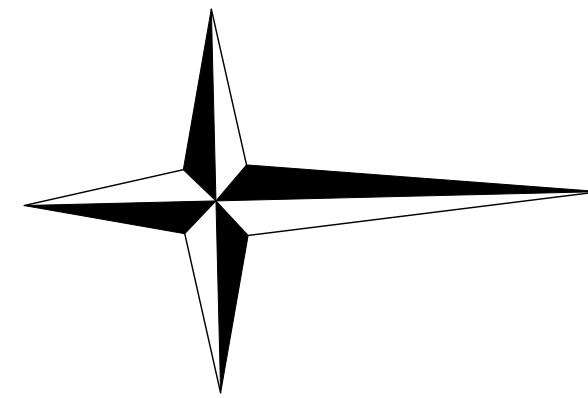
STORMWATER MANAGEMENT FUTURE DISTURBANCE NOTE:

AREA OF LAND DISTURBANCE = 4,473 SF = 0.10 AC
PROJECT RUNOFF DIFFERENTIAL = 0.11 CFS

ANY FUTURE LAND DISTURBANCE AND/OR INCREASE IN IMPERVIOUS AREA ON THIS SITE MAY REQUIRE ADDITIONAL STORMWATER MANAGEMENT PER MSD REGULATIONS IN PLACE AT THAT TIME (INCLUDING TOTAL LAND DISTURBANCE AND/OR IMPERVIOUSNESS ADDED ON THIS PLAN)



A TRACT OF LAND BEING
ADJUSTED LOT 2 OF HAUTZSCH SUBDIVISION
BOUNDARY ADJUSTMENT PLAT
IN SECTION 3, TOWNSHIP 45 NORTH - RANGE 6 EAST
CITY OF GLENDALE, ST. LOUIS COUNTY, MISSOURI



SCALE IN FEET
1" = 10'

LEGEND

A.I.	AREA INLET
ATG	ADJUST TO GRADE
BF	ELEVATION OF BASEMENT FLOOR
BW	FINISHED GRADE AT BOTTOM OF WALL
E.M.	ELECTRIC METER
EOP	END OF PIPE
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UP	USE IN PLACE
-OU-	OVERHEAD UTILITIES
-UE-	UNDERGROUND ELECTRIC
-W-	WATER SERVICE
-G-	GAS SERVICE
-F-	FENCE
-X-	NEW CONC OR ASPH PAVEMENT
	NEW STRUCTURE

EXISTING IMPERVIOUS COVERAGE - LOT

TOTAL LOT AREA	11,522 SF
HOUSE / PORCH / DECK	1,559 SF
DRIVE / WALK / PATIO / SHED	1,420 SF
TOTAL IMPERVIOUS AREA	2,979 SF
IMPERVIOUS COVERAGE	25.9 %

PROPOSED IMPERVIOUS COVERAGE - LOT

TOTAL LOT AREA	11,522 SF
HOUSE / GARAGE / PORCHES	3,385 SF
DRIVE / WALKS	2,188 SF
TOTAL IMPERVIOUS AREA	5,573 SF
IMPERVIOUS COVERAGE	48.4 %
"DIST R2" ALLOWED COVERAGE	55.0 %

STORMWATER RUNOFF
DIFFERENTIAL CALCULATIONS

TOTAL SITE AREA	= 11,522 sf
EXISTING	
PERVIOUS AREA	= 8,543 sf
PERVIOUS PERCENTAGE	= 74.1%
15YR-20MIN PI FACTOR	= 1.70
PERVIOUS FLOWRATE (Q)	= 0.33 cfs
IMPERVIOUS AREA = 2,979 sf	
IMPERVIOUS PERCENTAGE	= 25.9%
15YR-20MIN PI FACTOR	= 3.54
IMPERVIOUS FLOWRATE (Q)	= 0.24 cfs
FLOWRATE (Q)	= 0.58 cfs
PROPOSED	
PERVIOUS AREA	= 5,949 sf
PERVIOUS PERCENTAGE	= 51.6%
15YR-20MIN PI FACTOR	= 1.70
PERVIOUS FLOWRATE (Q)	= 0.23 cfs
IMPERVIOUS AREA = 5,573 sf	
IMPERVIOUS PERCENTAGE	= 48.4%
15YR-20MIN PI FACTOR	= 3.54
IMPERVIOUS FLOWRATE (Q)	= 0.45 cfs
FLOWRATE (Q)	= 0.69 cfs
DIFFERENTIAL FLOWRATE	
PROP Q - EX Q	= 0.11 cfs

DIFFERENTIAL RUNOFF MITIGATION CALCULATIONS

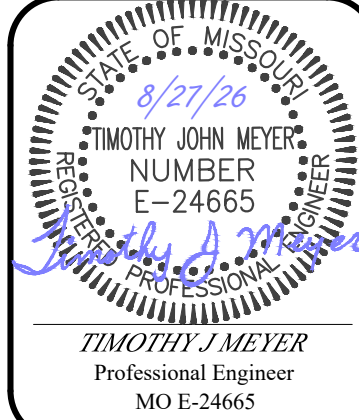
15 YR-20 MIN DIFFERENTIAL RUNOFF = 0.11 CFS
20 MIN DIFFERENTIAL VOLUME = 0.11 x 20 x 60 = 132 CF
DRY WELL TRIBUTARY RUNOFF = 0.11 CFS
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0.11 CFS REQUIRED <= 0.11 CFS TRIBUTARY
132 CF REQUIRED <= 134.84 CF TOTAL DESIGN VOLUME
EXCESS TRIBUTARY FLOWS TO BYPASS THROUGH DRY WELL, SEE SHEET C5 FOR DRY WELL DETAIL

St. Louis County Benchmark 14-353 Elev = 619.05 FUS (NAVD88)
"L" on the northwest corner of the first concrete step at #500 Sappington Road;
(Glendale Presbyterian Church) 41' east of the centerline of Sappington Road
and 15' north of the centerline of Winnetka Lane extended.

Site Benchmark - Elevation 624.40, Top of iron rod found near the Southeast
corner of 411 Venneman Avenue.
MSD BASEMAP 23M MSD RECORD # XXMSD-00XX

MATT GALAKATOS

ENGINEERING
LAND PLANNING
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TRANSPORTATION
CONSULTING
VOLZ
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10849 Indian Head Trl. Blvd.
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314.426.6212 Main/314.890.1250 Fax
www.volzinc.com
Authority #2000
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TIMOTHY J. MEYER
Professional Engineer
MO E-24665

GALAKATOS ADDITION
411 VENNEMAN AVE
GLENDALE, MO 63122

SITE & GRADING PLAN

Designed By: EWV

Drawn By: EWV

Checked By: T.M

Base Map No. 23M

MSD Record # XXMSD-00XX

Project # 25134-0

8/25/26

C7

CALL MISSOURI ONE CALL SYSTEMS INC.

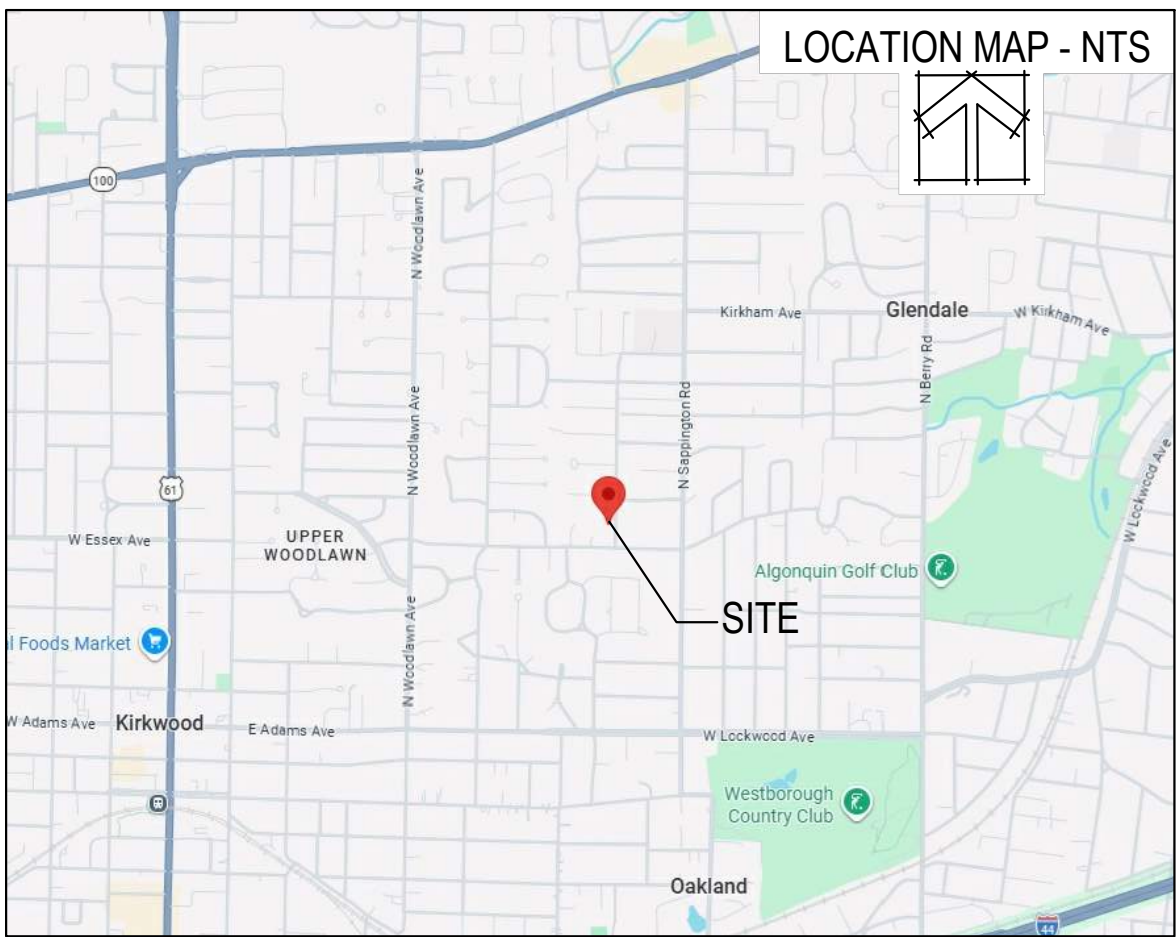
TWO FULL DAYS IN ADVANCE

OF STARTING WORK



MISSOURI ONE CALL 1-800-344-7483

THE UNDERGROUND UTILITIES SHOWN HEREIN WERE PLOTTED FROM AVAILABLE INFORMATION AND FIELD MARKINGS PROVIDED BY THE MEMBER UTILITIES OF THE MISSOURI ONE CALL SYSTEM (1-800-DIG-RIE), AND DO NOT NECESSARILY REFLECT THE ACTUAL EXISTENCE, NONEXISTENCE, SIZE, TYPE, CAPACITY, NUMBER, OR LOCATION OF THESE OR OTHER UTILITIES, NOR THE ABILITY TO SERVE THE EXISTING OR INTENDED USES OF THIS OR ADJACENT SITES. THE GENERAL CONTRACTOR SHALL BE RESPONSIBLE FOR VERIFYING THE ACTUAL LOCATION OF ALL UNDERGROUND UTILITIES IN THE FIELD, SHOWN OR NOT SHOWN, PRIOR TO ANY GRADING, EXCAVATION, OR CONSTRUCTION OF IMPROVEMENTS. THESE PROVISIONS SHALL IN NO WAY ABSOLVE ANY PARTY FROM COMPLYING WITH THE UNDERGROUND FACILITY SAFETY AND DAMAGE PREVENTION ACT, CHAPTER 319, RSMO.



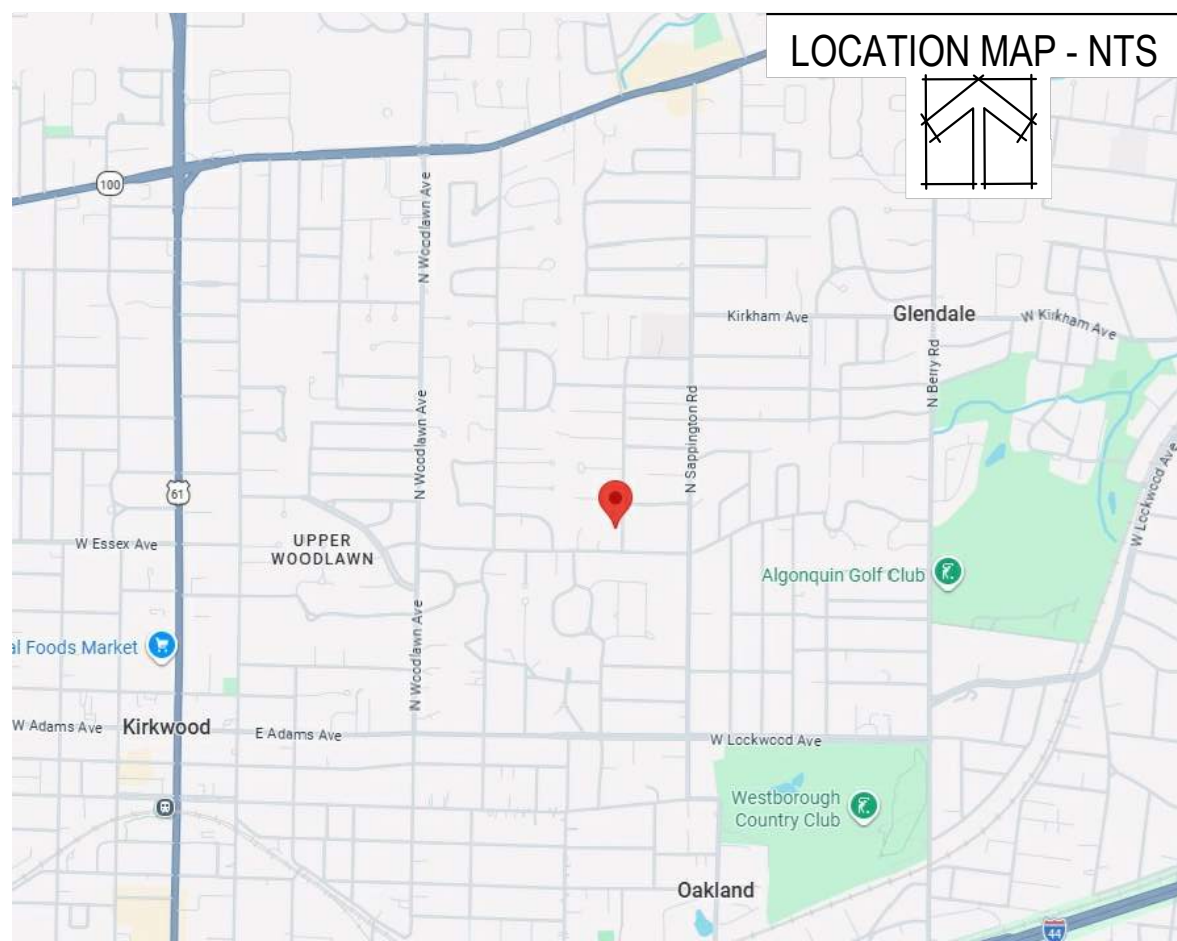
- GENERAL NOTES
1. ALL DISTURBED AREAS SHALL BE RESTORED AS SOON AS PRACTICAL.
 2. CONTRACTOR TO INSTALL EROSION CONTROL BMPs PRIOR TO THE START OF CONSTRUCTION
 3. CONTRACTOR TO KEEP ALL STREETS AND SIDEWALKS CLEAN OF DEBRIS AND SILT
 4. ALL SILT FENCE AND EROSION CONTROL SHALL BE MAINTAINED UNTIL CONSTRUCTION IS COMPLETE AND SOD IS IN PLACE. CONTRACTOR SHALL PROTECT NEIGHBORING PROPERTIES AND STREET FROM SILT
 5. ALL UTILITY CONNECTIONS TO BE PER INDIVIDUAL UTILITY CONSTRUCTION SPECIFICATIONS.
 6. CONTRACTOR IS RESPONSIBLE TO SECURE ALL NECESSARY APPROVALS PRIOR TO THE START OF CONSTRUCTION OPERATIONS
 7. CONTRACTOR IS RESPONSIBLE TO VERIFY AND COORDINATE ALL NECESSARY UTILITY RELOCATIONS WITH THE RESPECTIVE UTILITY COMPANY, AS NEEDED PER FIELD CONDITIONS
 8. CONSULT SOILS ENGINEER FOR SOIL COMPACTION RECOMMENDATIONS
 9. ALL GRADES SHALL BE WITHIN 0.2 FEET, PLUS OR MINUS, OF THOSE SHOWN ON THE GRADING PLAN
 10. NO SLOPE SHALL BE STEEPER THAN 3 HORIZONTAL TO 1 VERTICAL UNLESS APPROVED BY SOILS ENGINEER
 11. CONTRACTOR IS RESPONSIBLE FOR MONITORING GRADING OPERATION AND ACCURACY OF FINAL ROUGH GRADES
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DIFFERENTIAL RUNOFF MITIGATION CALCULATIONS

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DRY WELL TRIBUTARY RUNOFF = 0.11 CFS
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0.11 CFS REQUIRED <= 0.11 CFS TRIBUTARY
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EXCESS TRIBUTARY FLOWS TO BYPASS THROUGH DRY WELL, SEE SHEET C5 FOR DRY WELL DETAIL

ADJUSTED LOT 3

EXISTING IMPERVIOUS COVERAGE - LOT

TOTAL LOT AREA	11,522 SF
HOUSE / PORCH / DECK	1,559 SF
DRIVE / WALK / PATIO / SHED	1,420 SF
TOTAL IMPERVIOUS AREA	2,979 SF
IMPERVIOUS COVERAGE	25.9 %

PROPOSED IMPERVIOUS COVERAGE - LOT

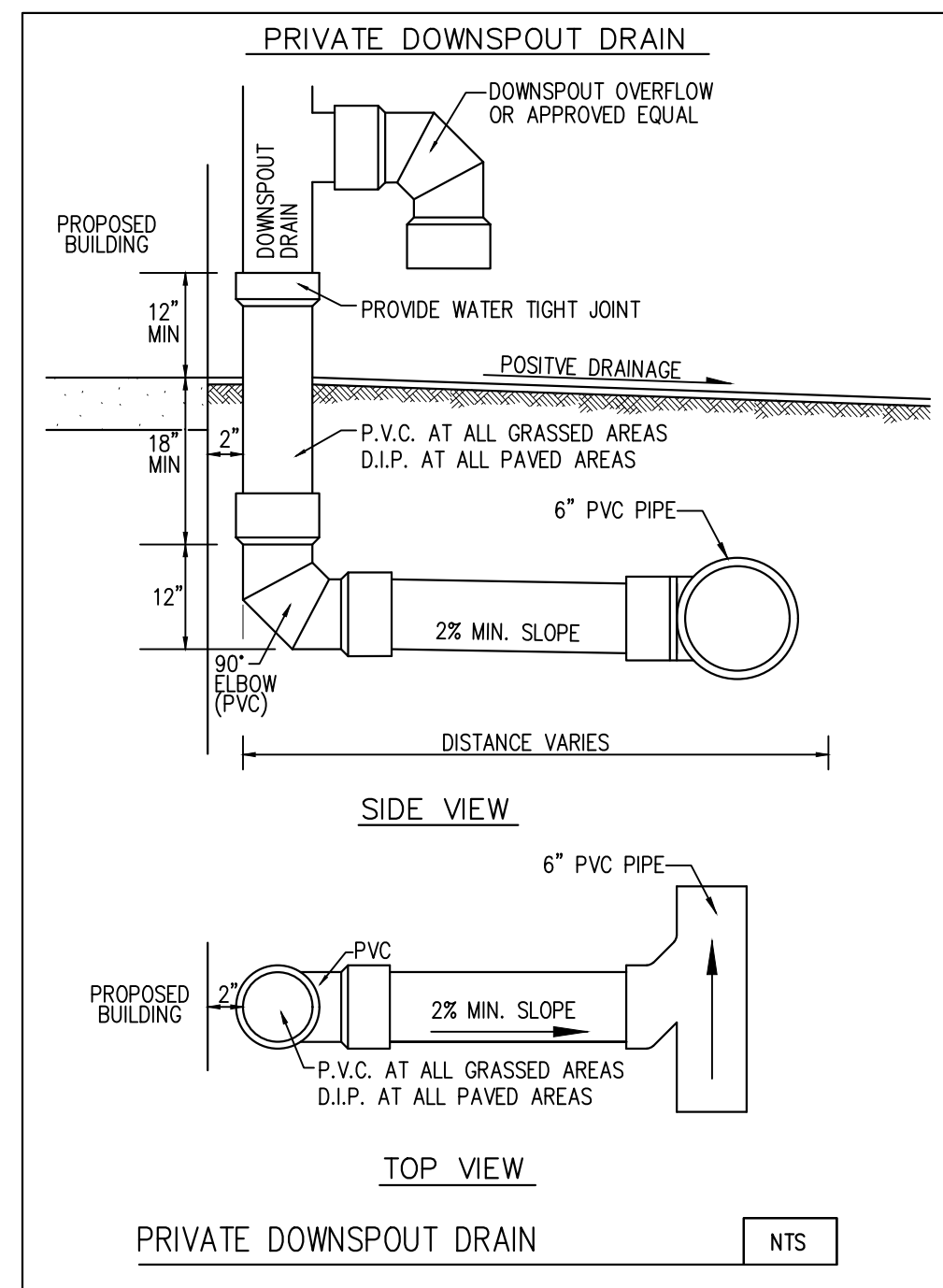
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TOTAL IMPERVIOUS AREA	5,573 SF
IMPERVIOUS COVERAGE	48.4 %
"DIST R2" ALLOWED COVERAGE	55.0 %

PROP ROOF AREAS TRIBUTARY TO DRY WELL

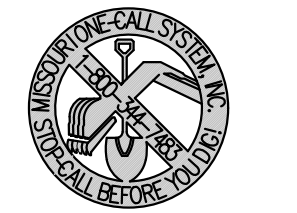
TOTAL = 1,287 SF = 0.03 AC
IMPERV = 100%
PERV = 0%
15YR-20MIN @ 100%
0.03 AC x 3.54 = 0.11 CFS
100YR-20MIN @ 100%
0.03 AC x 4.77 = 0.14 CFS

PROP ONSITE TRIBUTARY TO VENNEMAN AVENUE

TOTAL = 10,235 SF = 0.23 AC
IMPERV = 38%
PERV = 62%
15YR-20MIN @ 40%
0.23 AC x 2.39 = 0.55 CFS
100YR-20MIN @ 40%
0.23 AC x 3.22 = 0.74 CFS



CALL MISSOURI ONE CALL SYSTEMS INC.

TWO FULL DAYS IN ADVANCE
OF STARTING WORK

MISSOURI ONE-CALL 1-800-344-7483

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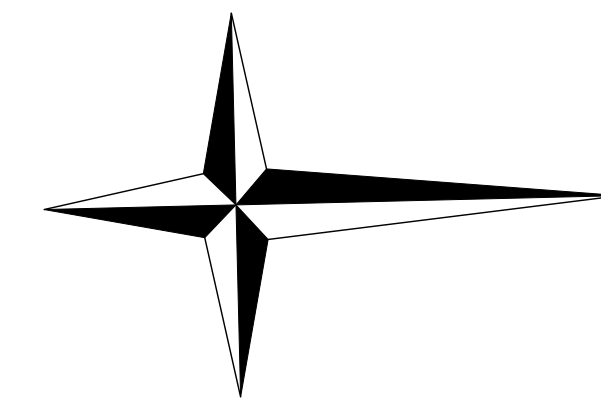
VENNEMAN (40'W.) AVENUE

S01°23'00"W 70.00'

TOP=623.13
FL=615.91
M.H.

8" VCP-SS

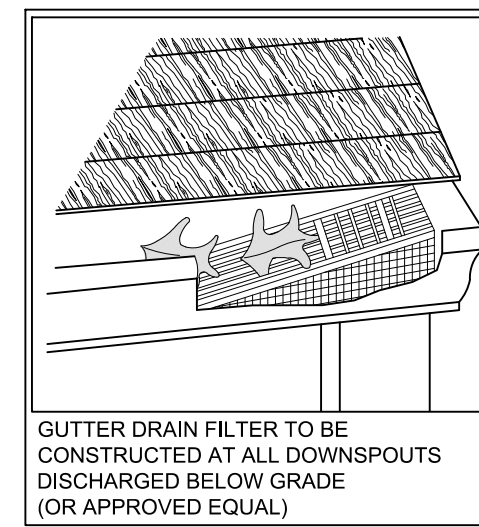
A TRACT OF LAND BEING
ADJUSTED LOT 2 OF HAUZSCH SUBDIVISION
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CITY OF GLENDALE, ST. LOUIS COUNTY, MISSOURI



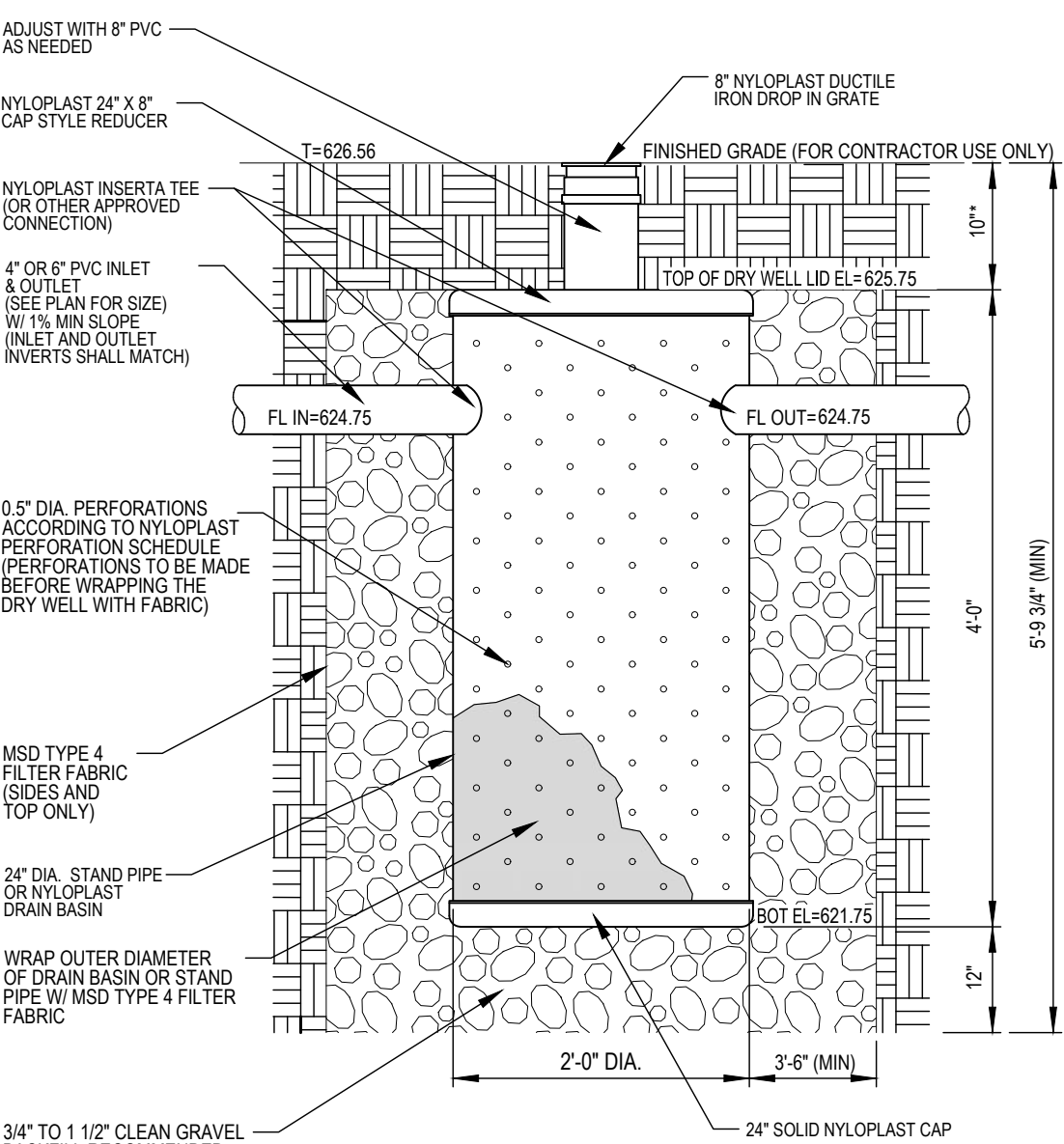
10' 0 10' 20'
SCALE IN FEET
1" = 10'

LEGEND

A.I.	AREA INLET
ATG	ADJUST TO GRADE
BF	ELEVATION OF BASEMENT FLOOR
BW	FINISHED GRADE AT BOTTOM OF WALL
E.M.	ELECTRIC METER
EOP	END OF PIPE
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UP	USE IN PLACE
-OU-	OVERHEAD UTILITIES
-UE-	UNDERGROUND ELECTRIC
-W-	WATER SERVICE
-G-	GAS SERVICE
-X-	FENCE



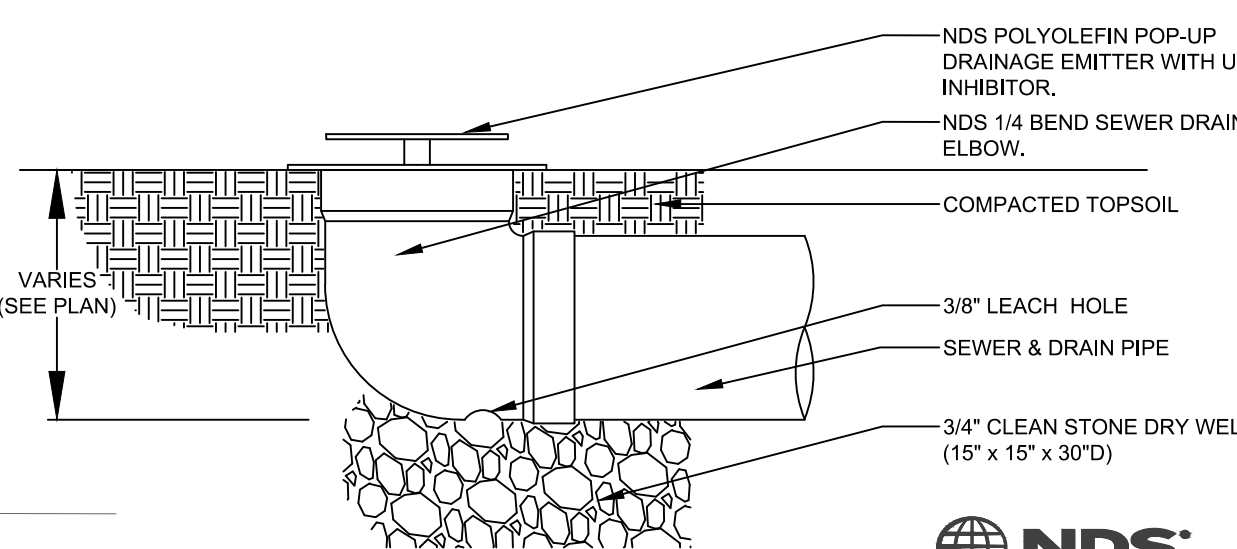
GUTTER DRAIN FILTER TO BE
CONSTRUCTED AT ALL DOWNSPOUTS
DISCHARGED BELOW GRADE
(OR APPROVED EQUAL)



NOTE:
• MUST BE INSTALLED 10' MIN. AWAY FROM STRUCTURE OR FOUNDATION.
• REFERENCE NYLOPLAST.COM FOR INDIVIDUAL COMPONENTS.
• CONTRACTOR TO FIELD ADJUST COVER DEPTH AS REQUIRED TO MAINTAIN MINIMUM 9" COVER OVER STANDPIPE AND CAP.

NYLOPLAST DRY WELL

TRAFFIC RATED APPLICATIONS SHALL INCLUDE AN 18" X 18" CONCRETE COLLAR AROUND DROP IN GRATE AT FINISHED GRADE



TYPICAL POP-UP DRAINAGE EMITTER

SEWER & DRAIN PIPE



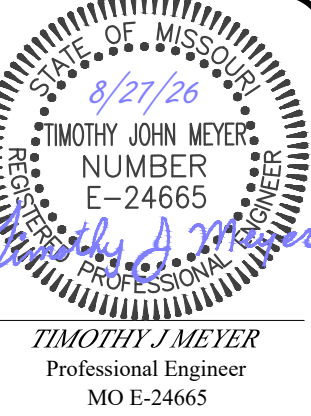
St. Louis County Benchmark 14-353 Elev = 619.05 FIUS (NAVD88)
"L" on the northwest corner of the first concrete step at #500 Sappington Road;
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Site Benchmark - Elevation 624.40, Top of iron rod found near the Southeast corner of 411 Venneman Avenue.

MSD BASEMAP 23M MSD RECORD # XXMSD-00XX

MATT GALAKATOS
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GLENDALE, MO 63122
(314) 659-9807
mgalakatos@gmail.com

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TIMOTHY J. MEYER
Professional Engineer
MO E-24665

GALAKATOS ADDITION
411 VENNEMAN AVE
GLENDALE, MO 63122

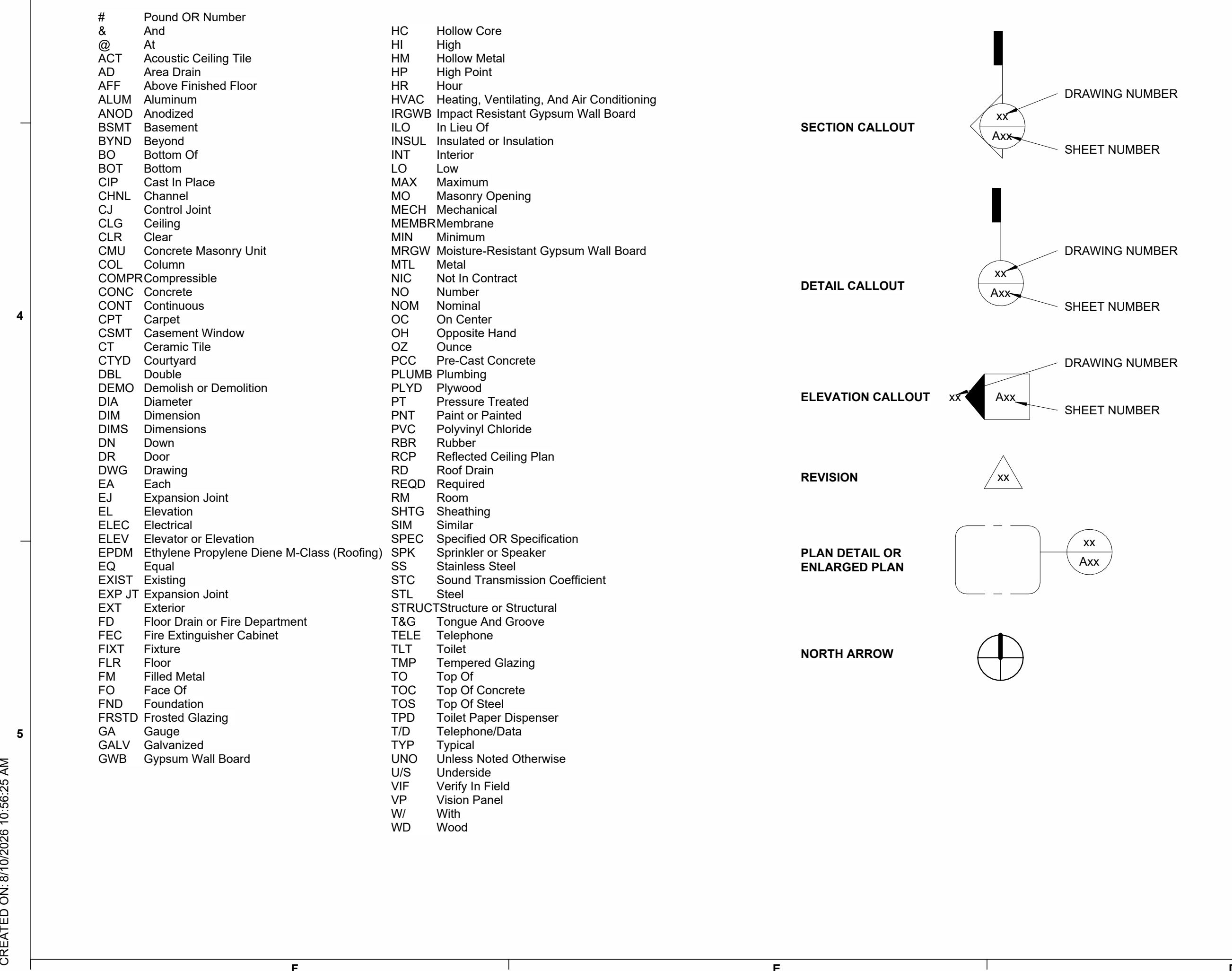
STORMWATER MANAGEMENT
PLAN
Base Map No. 23M
MSD Record # XXMSD-00XX
Project # 25194-0
Designed By: EWV
Drawn By: EWV
Checked By: T.M.

8-25-26
C3

3

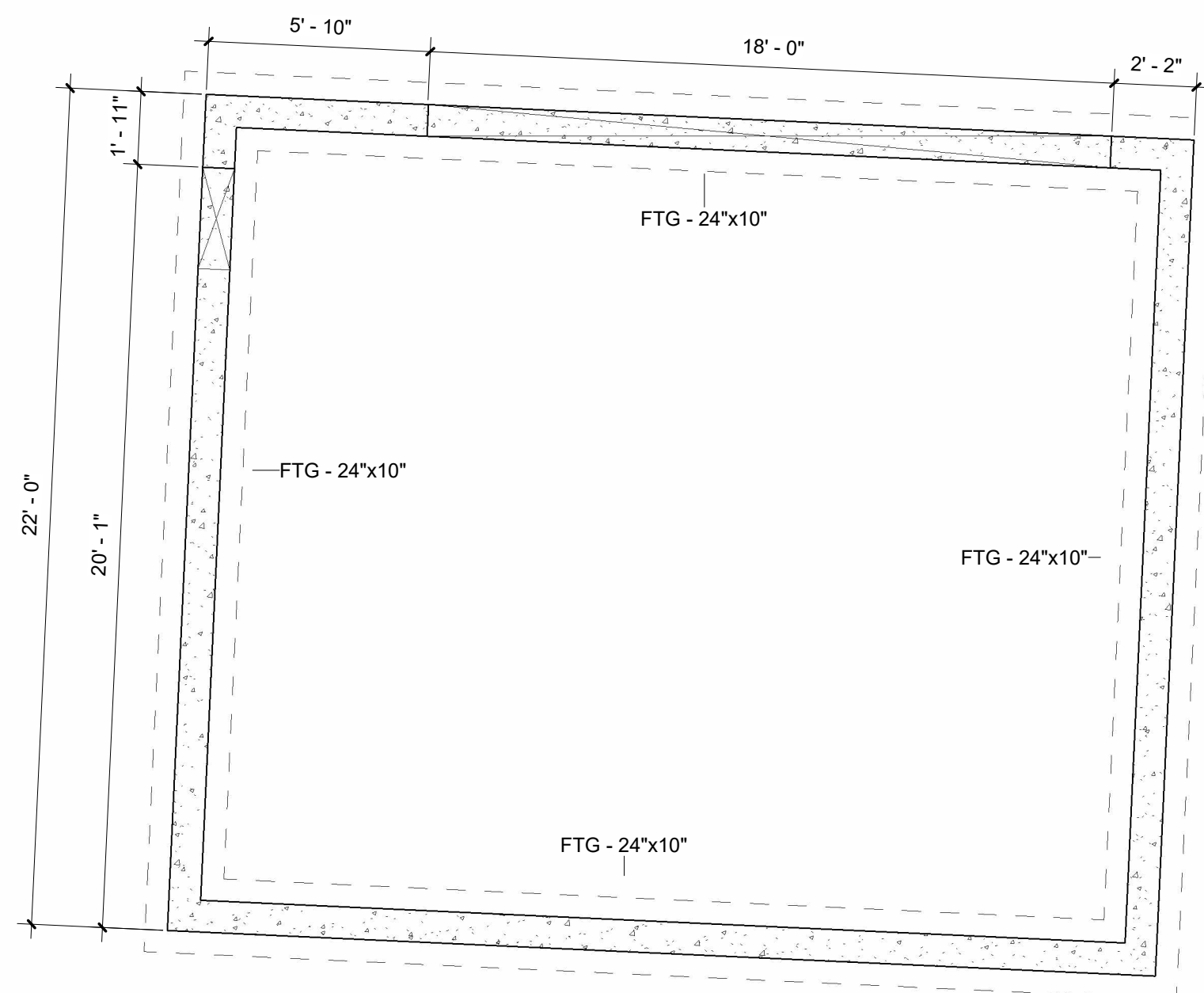
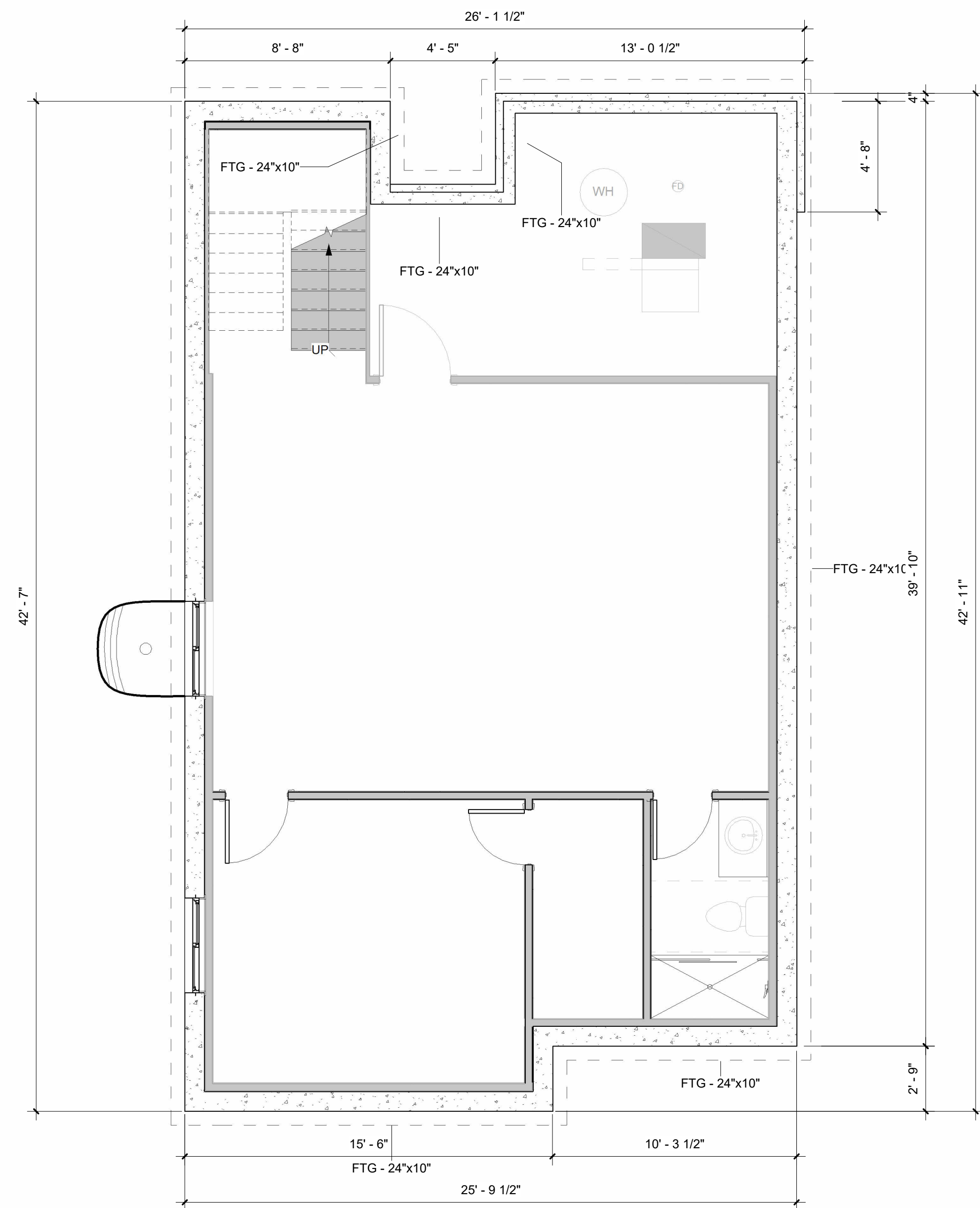
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5
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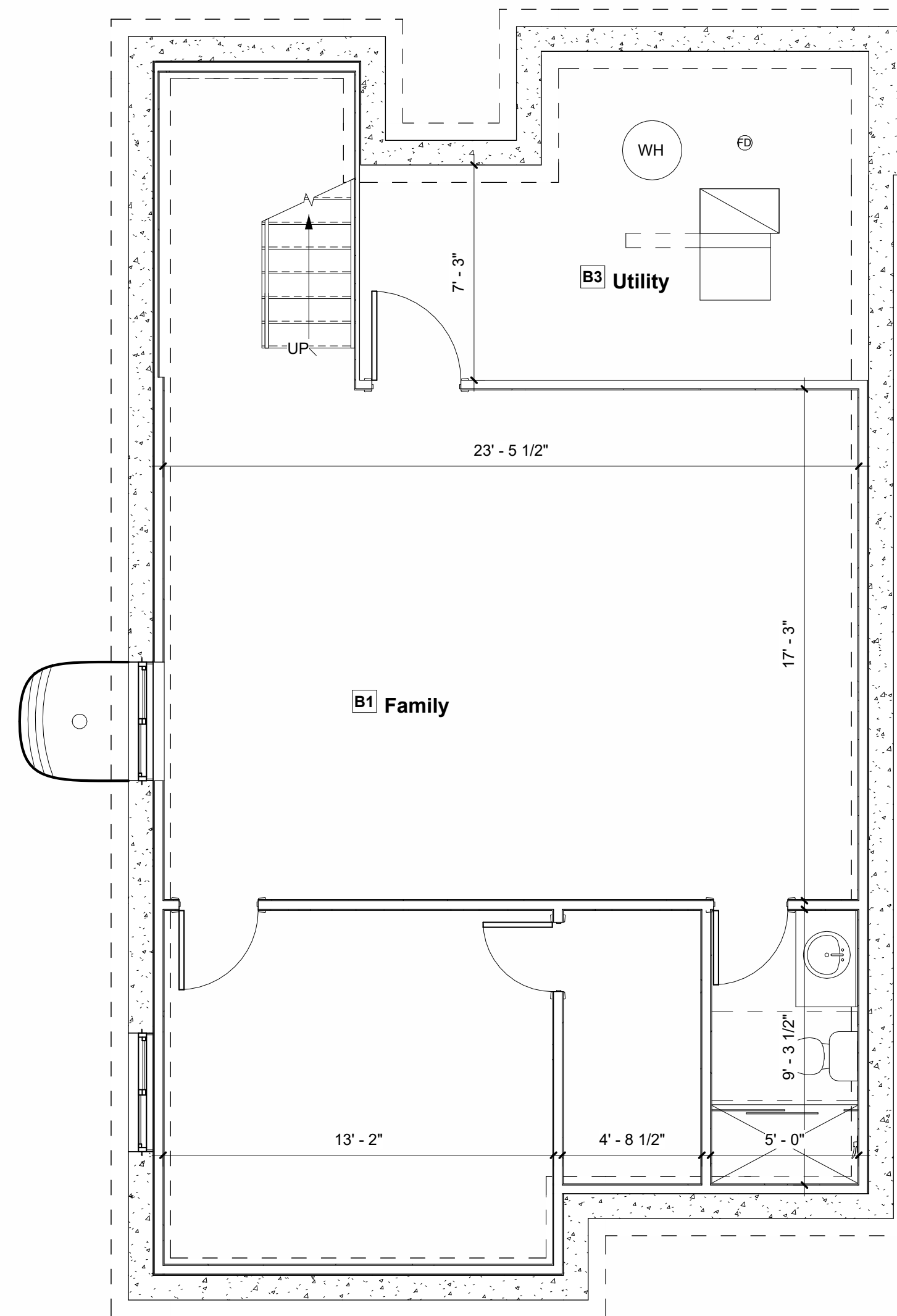


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ARB SUBMITTAL

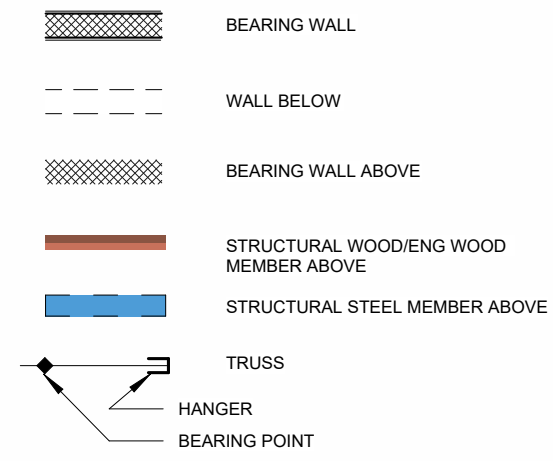


2 FOUNDATION PLAN - BASEMENT
1/4" = 1'-0"



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

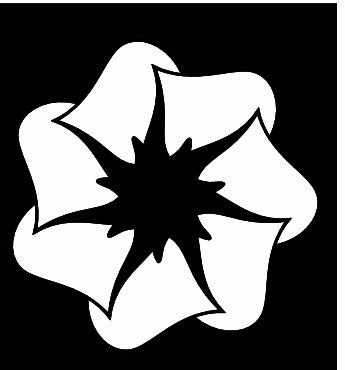
PLAN LEGEND



FOUNDATION PLAN GENERAL NOTES

1. FOOTINGS & PIERS: BOTTOM OF FOOTINGS TO BE MINIMUM 30" BELOW GRADE. PIERS TO EXTEND MIN. 24" INTO SOLID, UNDISTURBED SOIL AND MIN. 30" BELOW GRADE.
2. CONTRACTOR SHALL NOT BACKFILL UNTIL CONCRETE FOUNDATION HAS CURED FOR A MINIMUM OF 7 DAYS AND SUBFLOOR IS IN PLACE.
3. 1-JOIST FLOOR SYSTEM DESIGNATIONS ARE THOSE OF: T-J TRUSS JOIST. COMPLY WITH MANUFACTURERS DETAILS INCLUDING BUT NOT LIMITED TO BEARING, BLOCKING, RIM BOARDS, BRACING AND METAL HANGERS ETC. INCLUDING BLOCKING BETWEEN JOIST AT BEARING WALLS OVER STEEL BEAMS PER MANUFACTURER.
4. ANY WOOD THAT COMES IN CONTACT WITH CONCRETE, SHALL BE PRESSURE TREATED.

KEYNOTES



osnova
architecture

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MISSOURI ARCHITECT COA :
2025039771

Vitaly Homes

11

LC

852 Queen Anne

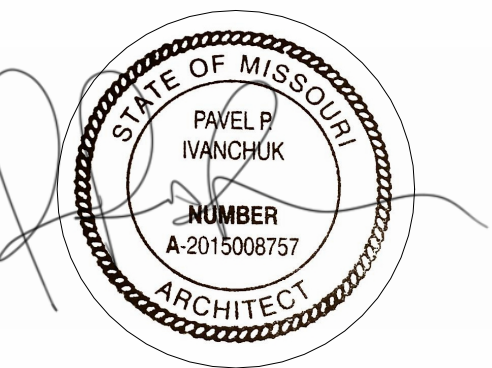
Single Family Residence

Project number 25101

08/10/2026

Year								
Month								
Day								
Hour								
Minute								
Second								
Millisecond								
Microsecond								
Nanosecond								
Picosecond								
Femtosecond								
Attosecond								
Zeptosecond								
Yoctosecond								
Xenon								
Cesium								
Rubidium								
Potassium								
Sodium								
Lithium								
Francium								
Actinium								
Thorium								
Uranium								
Neptunium								
Plutonium								
Americium								
Curium								
Berkelium								
Californium								
Einsteinium								
Fermium								
Mendelevium								
Nobelium								
Lanthanum								
Cerium								
Praseodymium								
Neodymium								
Europium								
Gadolinium								
Terbium								
Dysprosium								
Ytterbium								
Lutetium								
Hafnium								
Tungsten								
Rhenium								
Osmium								
Iridium								
Rhodium								
Palladium								
Silver								
Cadmium								
Indium								
Thallium								
Lead								
Bismuth								
Polonium								
Arsenic								
Selenium								
Bromine								
Krypton								
Xenon								
Radon								
Francium								
Actinium								
Thorium								
Uranium								
Neptunium								
Plutonium								
Americium								
Curium								
Berkelium								
Californium								

MISSOURI ARCHITECT :
DANIEL P. IVANCHUK
LIC# A-2015008757



A1.1

BASEMENT AND FOUNDATION PLAN

RB SUBMITTAL



101 S BRENT AVE
ST LOUIS, MO 63122
636 . 346 . 1787

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MISSOURI ARCHITECT COA :
2025039771

Vitaly Homes

vitally important

Q

852 Queen Anne

Single Family Residence

Project number 25101

08/10/2026

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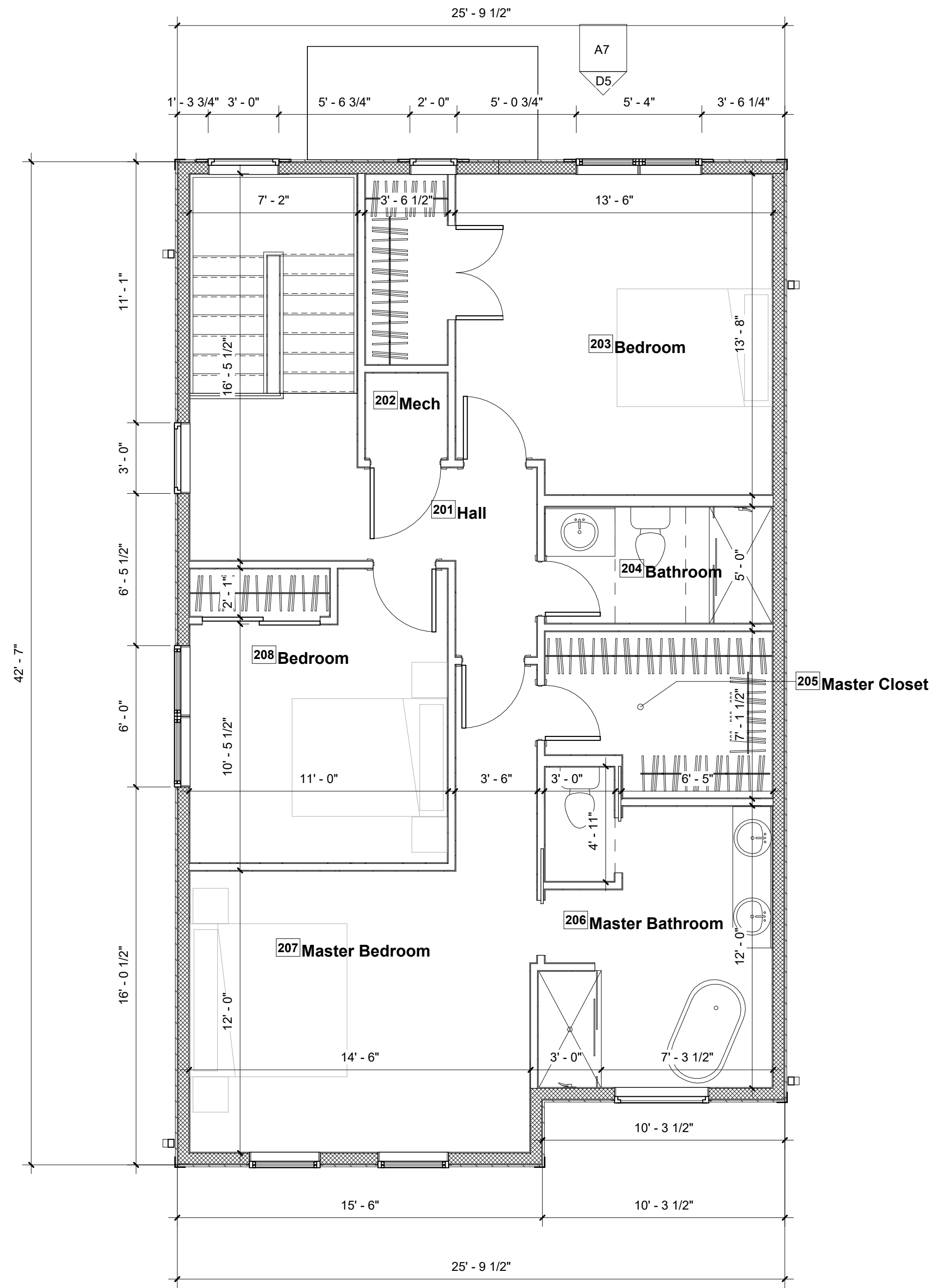
MISSOURI ARCHITECT :
DAVID P. IVANCHUK
C# A-2015008757



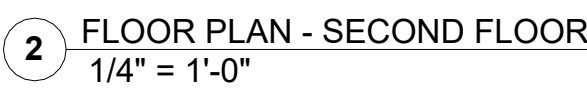
A2

FLOOR PLANS

RB SUBMITTAL



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



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

CREATED ON: 8/10/2026 10:56:35 AM



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Vitaly Tyulyaev

852 Queen Anne
Single Family Residence

[illegible]

A7

EXTERIOR ELEVATIONS

RB SUBMITTAL

ELEVATION GENERAL NOTES

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TO BE SET ON VIRGIN SOIL.. TOP OF FOOTING
SHALL BE A MINIMUM OF 30" BELOW GRADE. PIERS
TO EXTEND MINIMUM 24" INTO SOLID VIRGIN SOIL

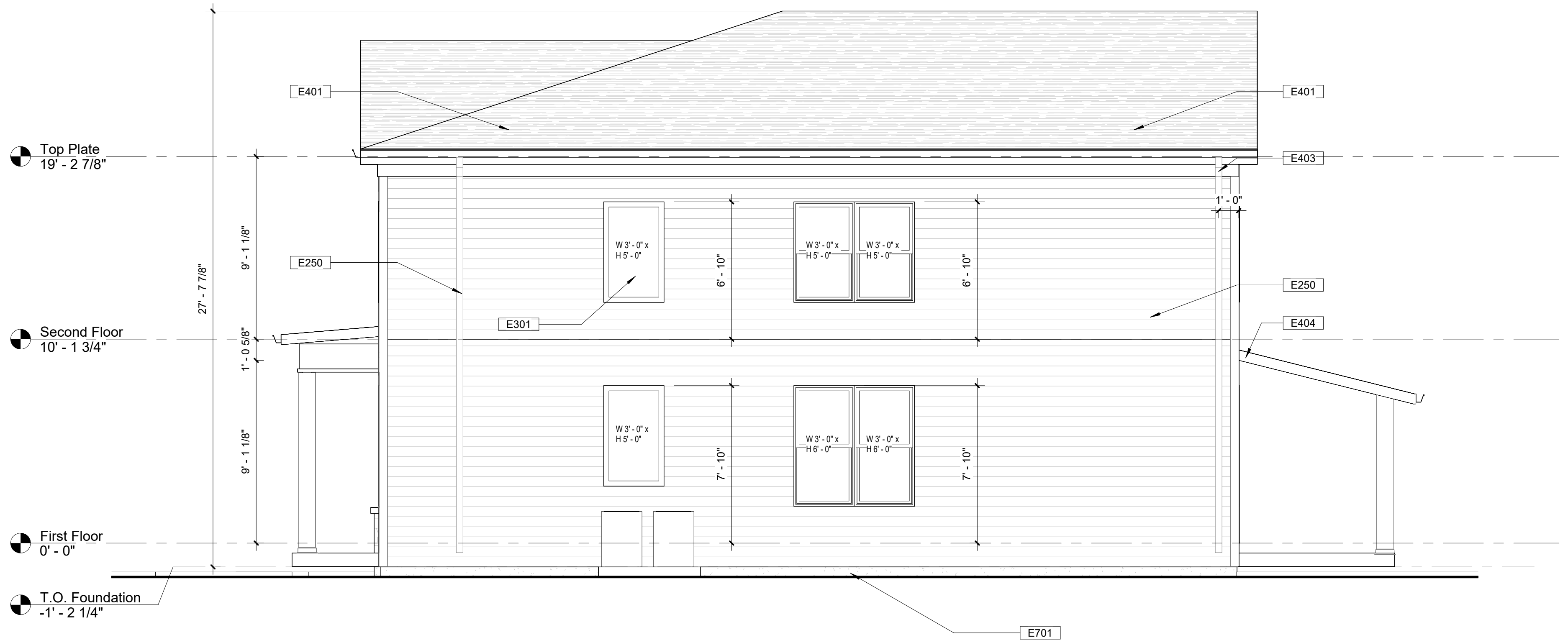
8. BRICK VENEER: ALL SOLDIER AND ROWLOCK
HEADERS, SILLS AND TRIM TO PROJECT 1/2".
UNLESS NOTED OTHERWISE.

5. ROOF FLASHING: PROVIDE CORROSION-RESISTANT METAL FLASHING AT ALL ROOF VALLEYS, WALL AND CHIMNEY INTERSECTIONS, PORCHES, DECKS, ETC.

7. GENERAL CONTRACTOR SHALL CONFIRM USE AND TYPE OF ALL TRIM ACCESSORIES WITH SUPPLIER BEFORE ORDERING.

KEYNOTES

E250	VINYL SIDING. MIN 0.04" THICKNESS. COLOR AS SELECTED BY OWNER.
E301	WINDOWS AND DOORS: BASIS OF DESIGN IS "100 SERIES" DOUBLE HUNG, CASEMENT, AWNING WINDOWS AND HINGED PATIO DOORS BY ANDERSEN WITH LOW-E GLASS. OR AS SELECTED BY OWNER MFR'S. EXTERIOR COLOR (BLACK)
E401	ROOFING: COMPOSITE 1 ASPHALT ARCHITECTURAL SHINGLES AS SELECTED BY OWNER. PROVIDE METAL FLASHING AT VALLEYS AND SIDEWALLS. (SEE GENERAL NOTES)
E403	DOWNSPOUTS: PRE-Â-FINISHED ALUMINUM SMOOTH. TERMINATE DOWNSPOUT AT GRADE WITH SPLASHBLOCK-OR-PROVIDE BOOT.
E404	ALUMINUM FASCIA.
E701	CONCRETE FOUNDATION.



 Basement
-9' - 8 1/4"

 T.O. Footing
-10' - 0 1/4"

E3 WEST ELEVATION
1/4" = 1'-0"



D5 NORTH ELEVATION
1/4" = 1'-0"

CREATED ON: 8/10/2026 10:56:40 AM

PROJECT BENCHMARK:

This project was performed with the use of Global Positioning System (GPS) equipment and the use of a Continuous Operating Reference Station (CORS) as part of the Missouri Department of Transportation (MoDOT) Virtual Reference System (VRS) Network. Data was obtained with the use of a Trimble R10 GPS Receiver and a TSC7 Data Collector.

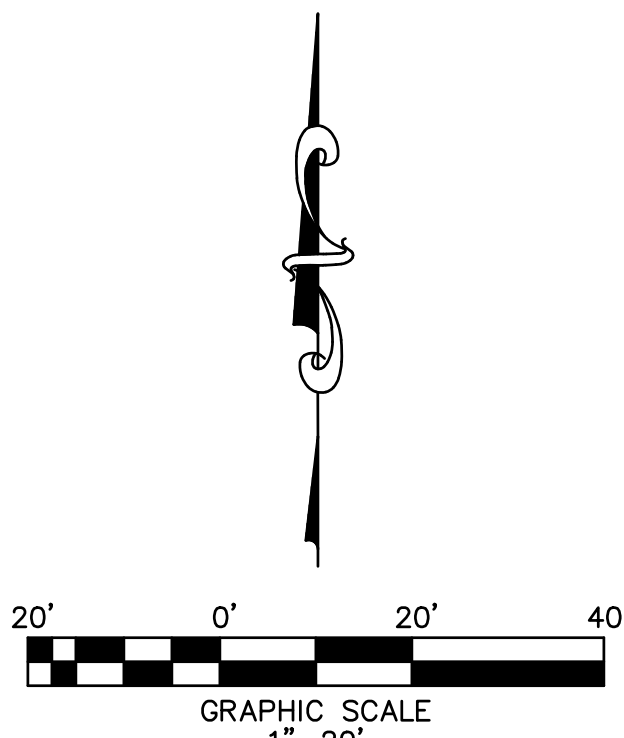
Horizontal Datum is Grid North, Missouri State Plane Coordinate System NAD'83 (2401), East Zone Vertical Datum is NAVD'88. Horizontal and Vertical data observation tolerance is 0.10 feet, horizontal and vertical Control point (CORS).

SITE BENCHMARK:

Description: Water Valve south of asphalt curb.

Collected Elev. = 594.87 feet

Location: Approximately 22 feet East and 8 feet North of the Northwestern corner of Subject Parcel.



GENERAL UTILITY NOTES:

- UTILITY DATA SOURCES: UNDERGROUND UTILITIES SHOWN ON THESE PLANS HAVE BEEN PLOTTED FROM AVAILABLE RECORDS, SURVEYED SURFACE INDICATORS, AND/OR MARKINGS PROVIDED BY MISSOURI ONE CALL (811) AT THE TIME OF SURVEY. THD DESIGN GROUP DOES NOT GUARANTEE THE ACCURACY OR COMPLETENESS OF THE UTILITY INFORMATION SHOWN.
- LOCATIONS ARE APPROXIMATE: THE LOCATIONS, SIZES, AND DEPTHS OF ALL EXISTING UTILITIES ARE TO BE CONSIDERED APPROXIMATE ONLY. THE ABSENCE OF A UTILITY ON THE PLANS DOES NOT CONSTITUTE A WARRANTY THAT NO UTILITY EXISTS WITHIN THE PROJECT LIMITS.
- CONTRACTOR RESPONSIBILITY & VERIFICATION: IN ACCORDANCE WITH MISSOURI REVISED STATUTES CHAPTER 319, THE CONTRACTOR SHALL BE SOLELY RESPONSIBLE FOR REQUESTING UTILITY LOCATES THROUGH MISSOURI ONE CALL (1-800-DIG-RITE) AT LEAST TWO (2) WORKING DAYS PRIOR TO ANY EXCAVATION.
- FIELD EXPLORATION (POTHOLING): THE CONTRACTOR SHALL PHYSICALLY VERIFY THE HORIZONTAL AND VERTICAL LOCATION OF ALL UTILITIES BY NON-DESTRUCTIVE METHODS (E.G., HAND DIGGING OR VACUUM EXCAVATION) PRIOR TO THE COMMENCEMENT OF ANY GRADING, TRENCHING, OR CONSTRUCTION. ANY DISCREPANCIES BETWEEN FIELD FINDINGS AND THESE PLANS MUST BE REPORTED TO THD DESIGN GROUP AND THE UTILITY OWNER IMMEDIATELY AND BEFORE WORK PROCEEDS IN THE AFFECTED AREA.
- LIABILITY: FAILURE BY THE CONTRACTOR TO VERIFY UTILITY LOCATIONS SHALL BE AT THEIR OWN RISK. THD DESIGN GROUP ASSUMES NO LIABILITY FOR DAMAGES OR DELAYS RESULTING FROM UTILITY DISCREPANCIES OR INTERFERENCE NOT PREVIOUSLY VERIFIED IN THE FIELD BY THE CONTRACTOR.



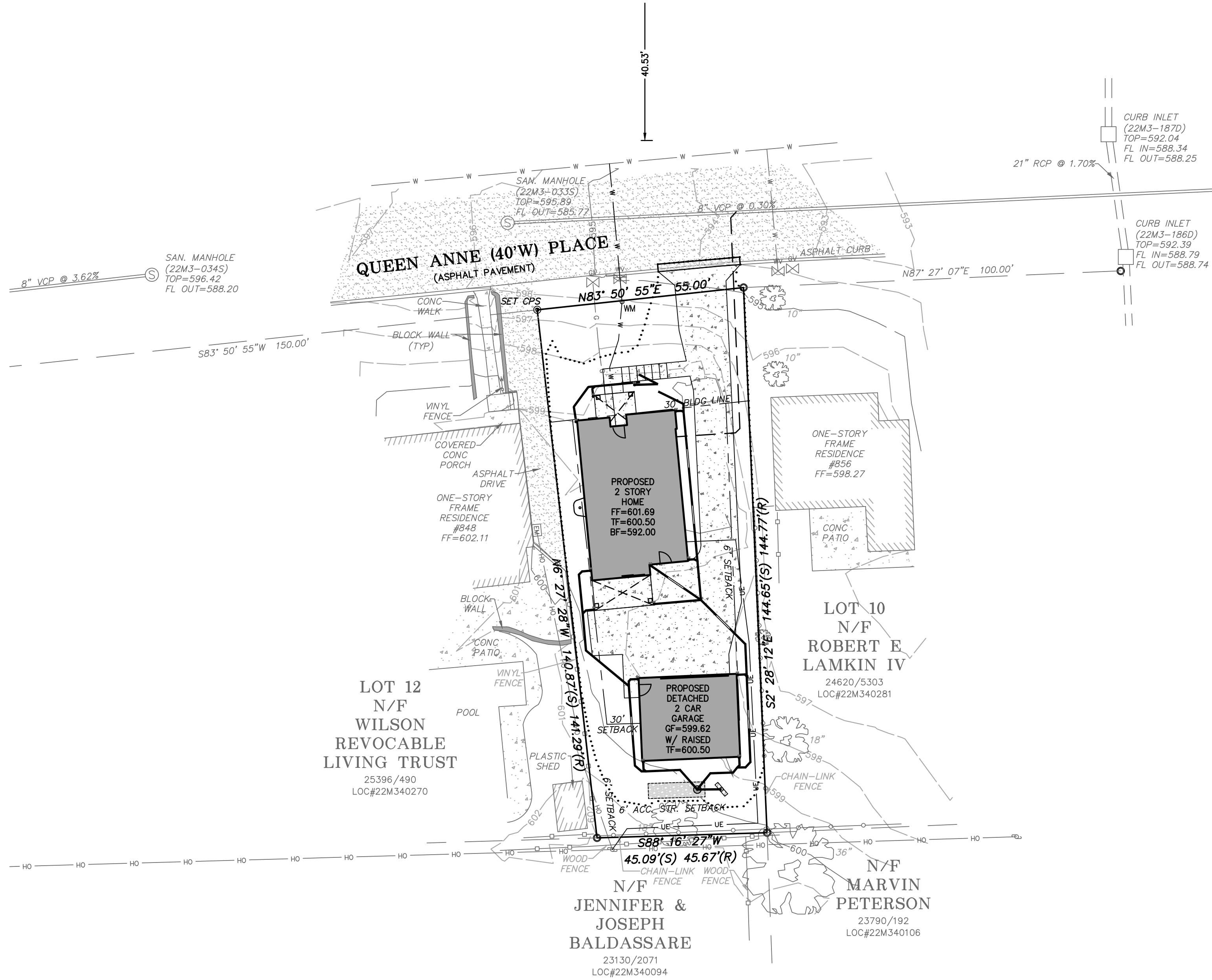
UNDERGROUND UTILITIES HAVE BEEN PLOTTED FROM AVAILABLE INFORMATION AND THEREFORE THEIR LOCATIONS SHALL BE CONSIDERED APPROXIMATE ONLY. THE VERIFICATION OF THE LOCATION OF ALL UNDERGROUND UTILITIES, EITHER SHOWN OR NOT SHOWN ON THESE PLANS, SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR, AND SHALL BE LOCATED PRIOR TO ANY GRADING AND/OR CONSTRUCTION OF IMPROVEMENTS.

ABBREVIATIONS

AC	ACRE	XSEC	CROSS SECTION	DAI	DOUBLE AREA INLET	GI	GRATE INLET	PVMT	PAVEMENT	TBP	TO BE PROTECTED
AI	AREA INLET	XING	CROSSING	DS	DOWNSPOUT	HDP	HIGH DENSITY POLYETHYLENE	PDE	PERMANENT DRAINAGE	TBR	TO BE REMOVED
ATG	ADJUST TO GRADE	CFS	CUBIC FEET PER SECOND	ESMT	EASEMENT	HW	HIGH WATER	TBR&R	TO BE REMOVED & RELOCATED	TBR&R	TO BE REMOVED & REPLACED
APPROX	APPROXIMATELY	CI	CURB INLET	ELEV	ELEVATION	HGL	HYDRAULIC GRADE LINE	PVC	POLYVINYL CHLORIDE	TW	TOP OF WALL ELEVATION
ASPH	ASPHALT	CO	CLEANOUT	EP	END OF PIPE	HYD	HYDRANT	PC	PRECAST CONCRETE	TYP	TYPICAL
BW	BASE OF WALL ELEVATION	C&G	CURB & GUTTER	EX	EXISTING	IMP	IMPROVEMENT	PROP	PROPOSED	UIP	USE IN PLACE
BM	BENCHMARK	CO	CLEANOUT	FPS	FEET PER SECOND	IP	IRON PIPE OR PIN	RR	RAILROAD	VCP	VITRIFIED CLAY PIPE
BMP	BEST MANAGEMENT PRACTICE	CMP	CORRUGATED METAL PIPE	FF	FINISH FLOOR	LS	LAND SURVEYOR	RCP	REINFORCED CONCRETE PIPE	WV	WATER VALVE
BLDG	BUILDING	CONC	CONCRETE	FH	FIRE HYDRANT	MH	MANHOLE	ROW	RIGHT-OF-WAY	YD	YARD DRAIN
CATV	CABLE TELEVISION	DCI	DOUBLE CURB INLET	FE	FLARED END	MSD	METROPOLITAN ST. LOUIS SEWER DISTRICT	SCH	SCHEDULE		
CALC	CALCULATED	DIP	DUCTILE IRON PIPE	FBD	FLAT BOTTOM DITCH	NTS	NOT TO SCALE	SWPPP	STORMWATER POLLUTION PREVENTION PLAN		
CIP	CAST IRON PIPE	DIA	DIAMETER	FD	FLOOR DRAIN	OC	ON CENTER	TBA	TO BE ABANDONED		
CL	CENTERLINE	Q	DISCHARGE	FL	FLOOR LINE	OH	OVERHEAD				
CP	CLAY PIPE			FTG	FOOTING						

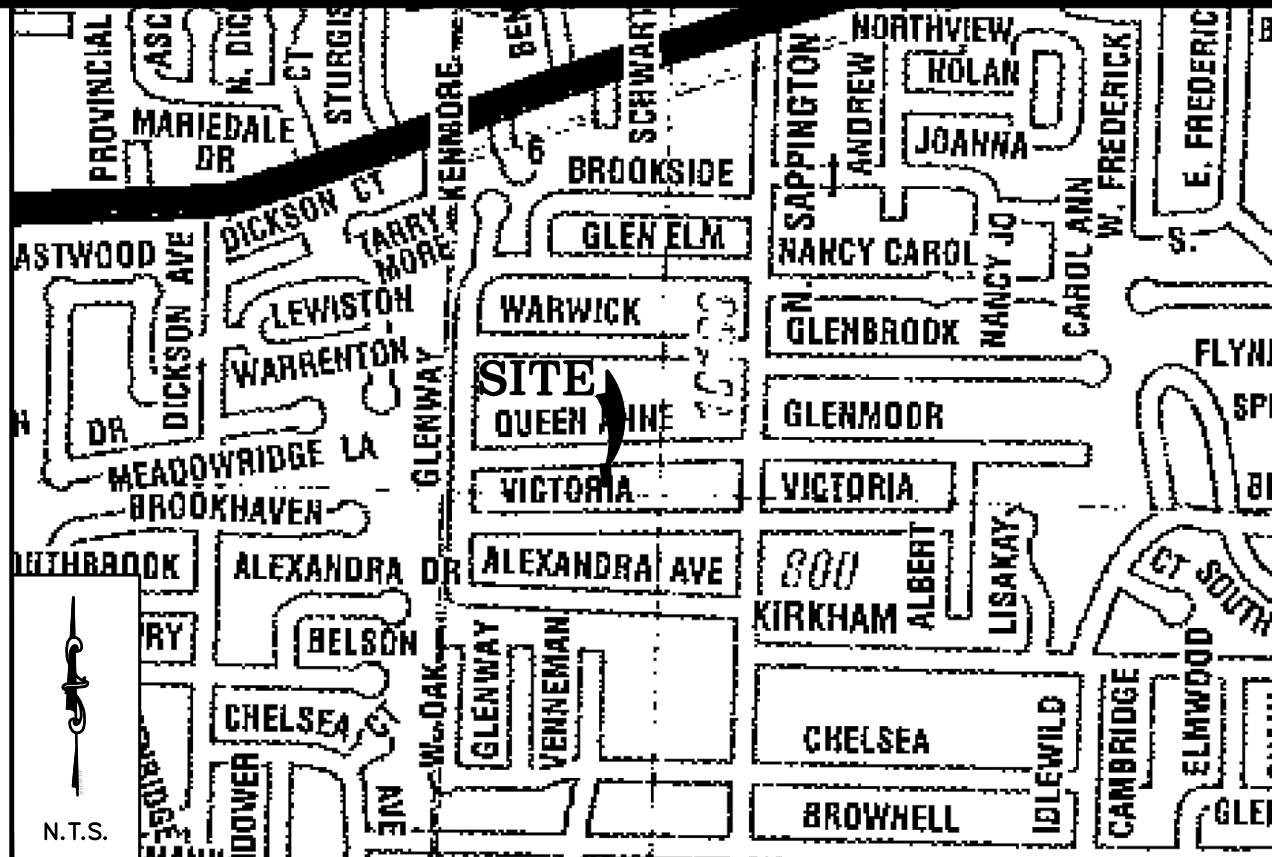
A SITE PLAN FOR
852 QUEEN ANNE PLACE

A TRACT OF LAND BEING LOT 11 OF BLOCK 4 OF WARWICK PLACE,
PLAT BOOK 10 PAGE 9,
ST. LOUIS COUNTY, MISSOURI



SHEET INDEX

- OVERALL PLAN
- SITE DEVELOPMENT PLAN
- EXISTING CONDITIONS & DEMOLITION PLAN
- PROPOSED DRAINAGE AREA MAP & STORM WATER MITIGATION PLAN



DEVELOPMENT NOTES:

- Site Address: 852 Queen Anne Place, Kirkwood, MO 63122, Loc.#22M340252
- Owner Information: Huy Lam, 503 Cardinal Lane, Ballwin, MO 63021, Deed Book 13189, Page 2490
- Area of Tract: 7,135 Square feet or 0.16 Acres, more or less.
- Present Zoning: "R-2" Single Family Dwelling District (Glendale)
"R-2" Single Family Dwelling District Dimensional Requirements:
Front Yard Setback: 30 Feet
Side Yard Setback: 6 Feet because lot width is less than 65 Feet
Rear Yard Setback: 30 Feet
Accessory Structures: Per Section 400.070 qualifications, can be within 6' or rear or side Property Line.
Minimum Site Area: 7,500 Sq. ft.
Minimum Lot Width: 65 Feet typically (this lot has less)
Impervious Area: 55% of lot & 45% of the required front yard setback
- Utility Provider Districts:
Water: Missouri American Water
Sewer: MSD
Telephone: AT&T Distribution
Gas: Spire Missouri East
Electric: Ameren Missouri Electric
Fire District: Glendale
School District: Kirkwood
- According to the FIRM Flood Insurance Rate Map 29189C0307K Dated February 4, 2015, this development is located in Zone X unshaded, Areas determined to be outside the 0.2% chance annual floodplain.
- Basis of Bearing: Grid North, Missouri State Plane Coordinate System, NAD' 83, East Zone.
- The existing utilities shown hereon are per observed evidence and available utility maps. All utilities shall be field verified prior to any excavation or construction.
- Existing water tap was destroyed December 2025 per Missouri-American Water Company.
- Proposed land disturbance = 6,500 square feet = 0.15 acres.
- Front yard impervious calculation: 523 sf impervious in front yard divided by 1,619 sf front yard = 32.3% front yard impervious, which is less than the 45%, as required.
- Driveway cannot be more than 25% of lot frontage (13.75'). It is shown on Sheet 2 as 13.64', which is less, as required.

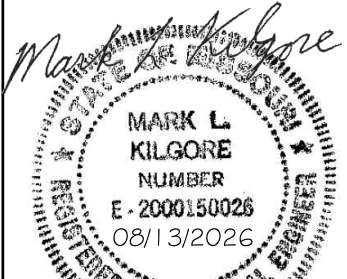
SYMBOL LEGEND

EXISTING	PROPOSED	EXISTING	PROPOSED
X	FOUND CROSS	TV	CABLE TV BOX
○	FOUND IRON PIPE	⊗	LIGHT STANDARD
●	SET IRON ROD	⊗	CLEAN OUT
⊕	BENCHMARK	⊕	SANITARY MANHOLE
⊕ 500	SPOT GRADE	⊕	SAMPLING TEE
TS	TRAFFIC SIGNAL BOX	⊕	SEPTIC TANK ACCESS
□	PHONE BOX	⊕	STORM SEWER MANHOLE
⊕	UTILITY MANHOLE	⊕	GRATE INLET
⊕	BOLLARD	⊕	AREA INLET
⊕	MAILBOX	⊕	DOWNSPOUT
+	SIGN	⊕	DRAINAGE SWALE
○	POST	⊕	SURFACE CONTOUR
○	SHRUB	⊕	TREE LINE
○	DECIDUOUS TREE	⊕	SAN. SEWER
○	EVERGREEN TREE	⊕	STORM SEWER
EB	ELECTRIC BOX	⊕	OVERHEAD ELECTRIC LINE
EM	ELECTRIC METER	⊕	UNDERGROUND ELECTRIC
⊕	UTILITY POLE	⊕	GAS LINE
⊕	GUY WIRE	⊕	WATER LINE
⊕	GAS METER	⊕	TELEPHONE LINE
⊕	GAS VALVE	⊕	FIBER OPTIC LINE
⊕	WATER METER	⊕	CABLE TV
⊕	WATER VALVE	⊕	GUARDRAIL
⊕	HYDRANT	⊕	WIRE FENCE
⊕	WATER SHUT OFF	⊕	WROUGHT IRON FENCE
⊕	SPRINKLER HEAD	⊕	CHAIN LINK FENCE
⊕	IRRIGATION VALVE BOX	⊕	SANITARY DESIGNATOR
⊕	WELL	⊕	STORM DESIGNATOR
⊕	TEST HOLE	⊕	

MSD BASE MAP 22M3

THD DESIGN GROUP, INC.
"your solution for engineering and surveying"

852 QUEEN ANNE PLACE
SITE PLAN



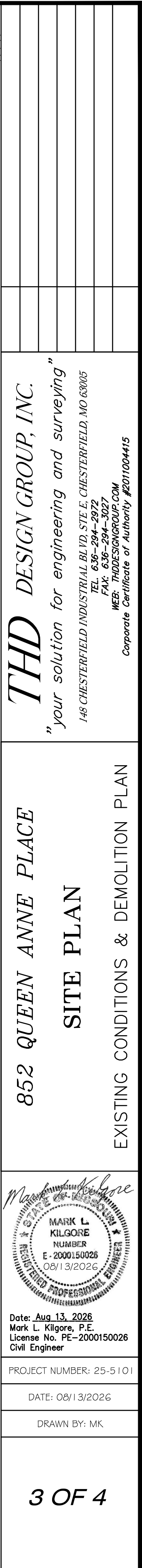
Date: Aug 13, 2026
Mark L. Kilgore, P.E.
License No. PE-2000150026
Civil Engineer

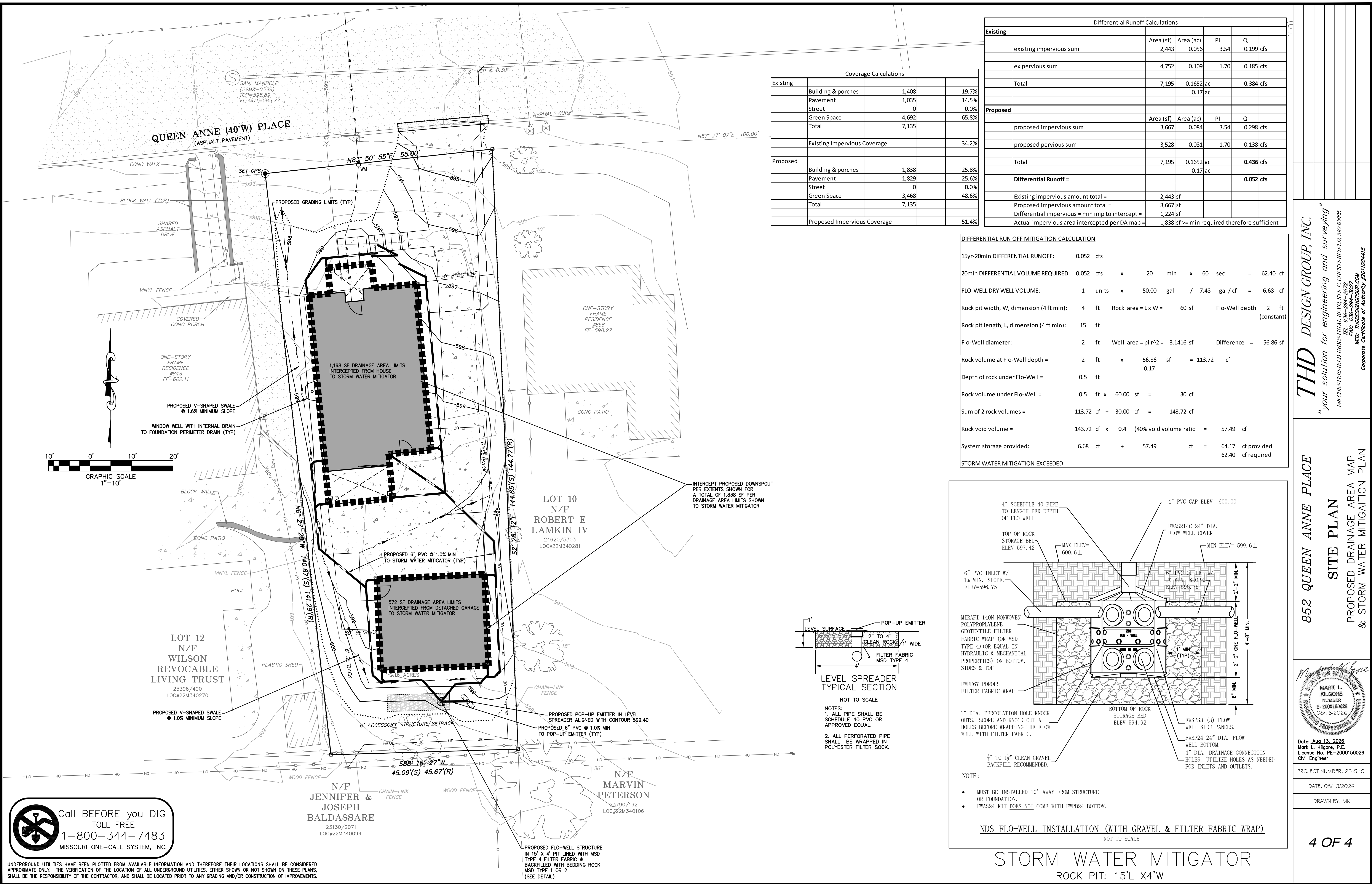
PROJECT NUMBER: 25-5101

DATE: 08/13/2026

DRAWN BY: MK

1 OF 4







GARGAN RESIDENCE
10 KINGS POND
GLENDALE, MO 63122





5 KINGS POND

GARGAN RESIDENCE
10 KINGS POND
GLENDALE, MO 63122

9 KINGS POND



8 KINGS POND

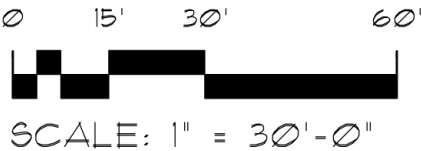


GARGAN RESIDENCE
10 KINGS POND
GLENDALE, MO 63122



SITE PLAN-EXISTING

SCALE: 1" = 30'-0"



SITE PLAN INFORMATION TAKEN FROM SURVEY
DRAWN BY: ALTEA, LLC CONSULTING LAND SURVEYORS
PROJECT: #26-2019-0 DATE: 04/20/2026

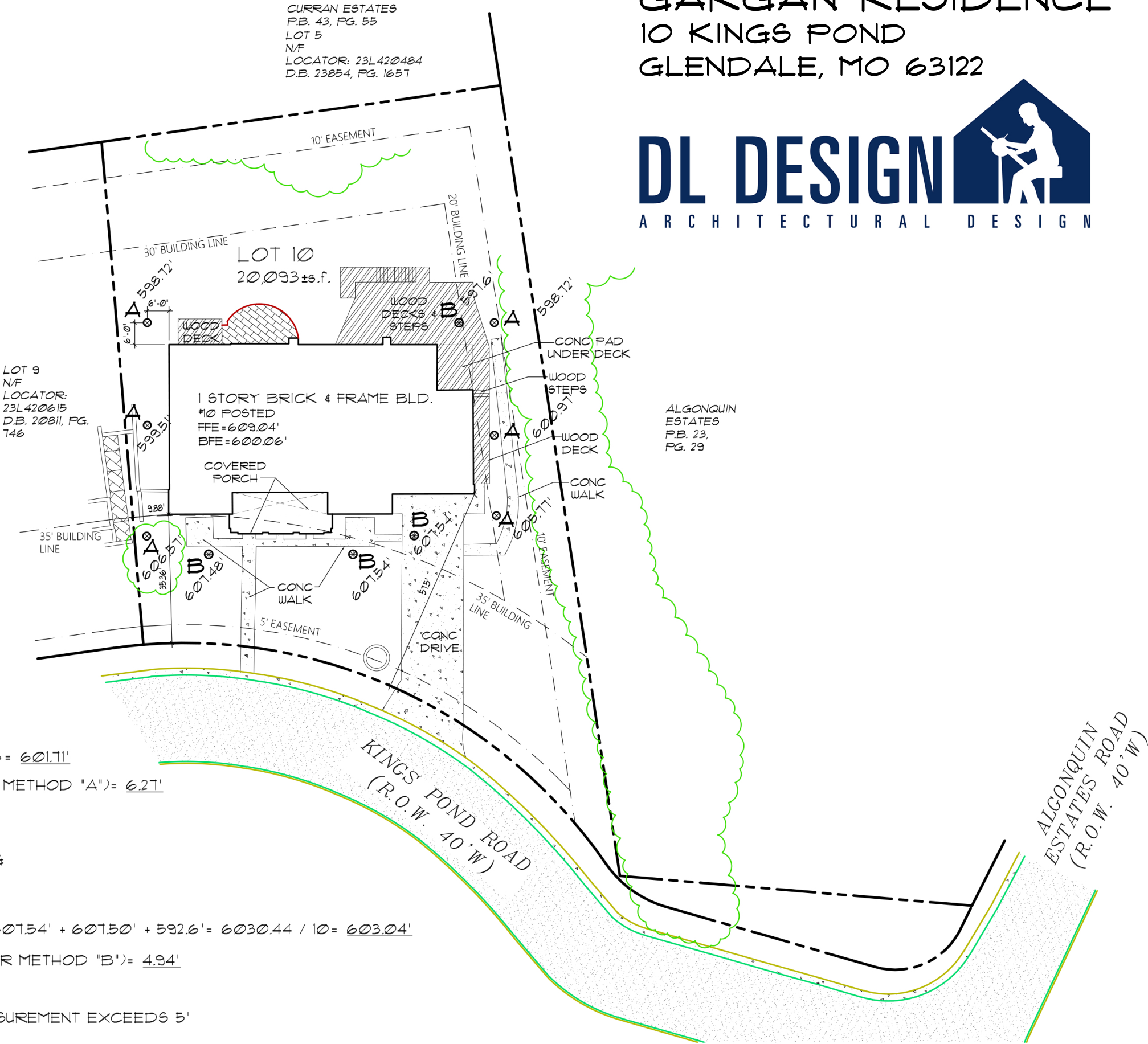
NOTE: OWNER - GC TO FIELD VERIFY
EXISTING CONDITIONS PRIOR
TO PERMITTING / CONSTRUCTION

GRADE POINTS:
-BOTH SETS OF POINTS ARE 6' OUT AND 6' OVER FROM CORNERS
OF HOME AND 6' FROM SIDE OF HOME, PER GLENDALE ZONING.
-BASEMENT CEILING= 600.06' + 7.92' (CEILING HT)= 607.98'

A GRADE POINTS A- PER GLENDALE- FROM 4 CORNERS OF
EXISTING BUILDING AND 6' FROM BOTH SIDES OF HOME
AVERAGE GRADE:
 $598.72' + 599.51' + 606.57' + 605.77' + 600.97' + 598.72' = 3610.26' / 6 = 601.71'$
 $607.98' \text{ (BASEMENT CEILING)} - 601.71' \text{ (EXISTING AVG. GRADE PER METHOD "A")} = 6.27'$

B GRADE POINTS B- FROM MULTIPLE CORNERS OF THE EXISTING
BUILDING- MORE ACCURATELY DEPICTING THE AVERAGE EXISTING
BUILDING GRADE OF THE PROPERTY
AVERAGE GRADE:
 $598.72' + 599.51' + 606.57' + 605.77' + 600.97' + 598.72' + 607.54' + 607.54' + 607.50' + 592.6' = 6030.44 / 10 = 603.04'$
 $607.98' \text{ (BASEMENT CEILING)} - 603.04' \text{ (EXISTING AVG. GRADE PER METHOD "B")} = 4.94'$

NOTE: GLENDALE CONSIDERS THE BASEMENT AS A STORY IF MEASUREMENT EXCEEDS 5'



GARGAN RESIDENCE
10 KINGS POND
GLENDALE, MO 63122



SITE PLAN-PROPOSED

SCALE: 1" = 30'-0"



SCALE: 1" = 30'-0"



SITE PLAN INFORMATION TAKEN FROM SURVEY
DRAWN BY: ALTEA, LLC CONSULTING LAND SURVEYORS
PROJECT: #26-2019-0 DATE: 04/20/2026

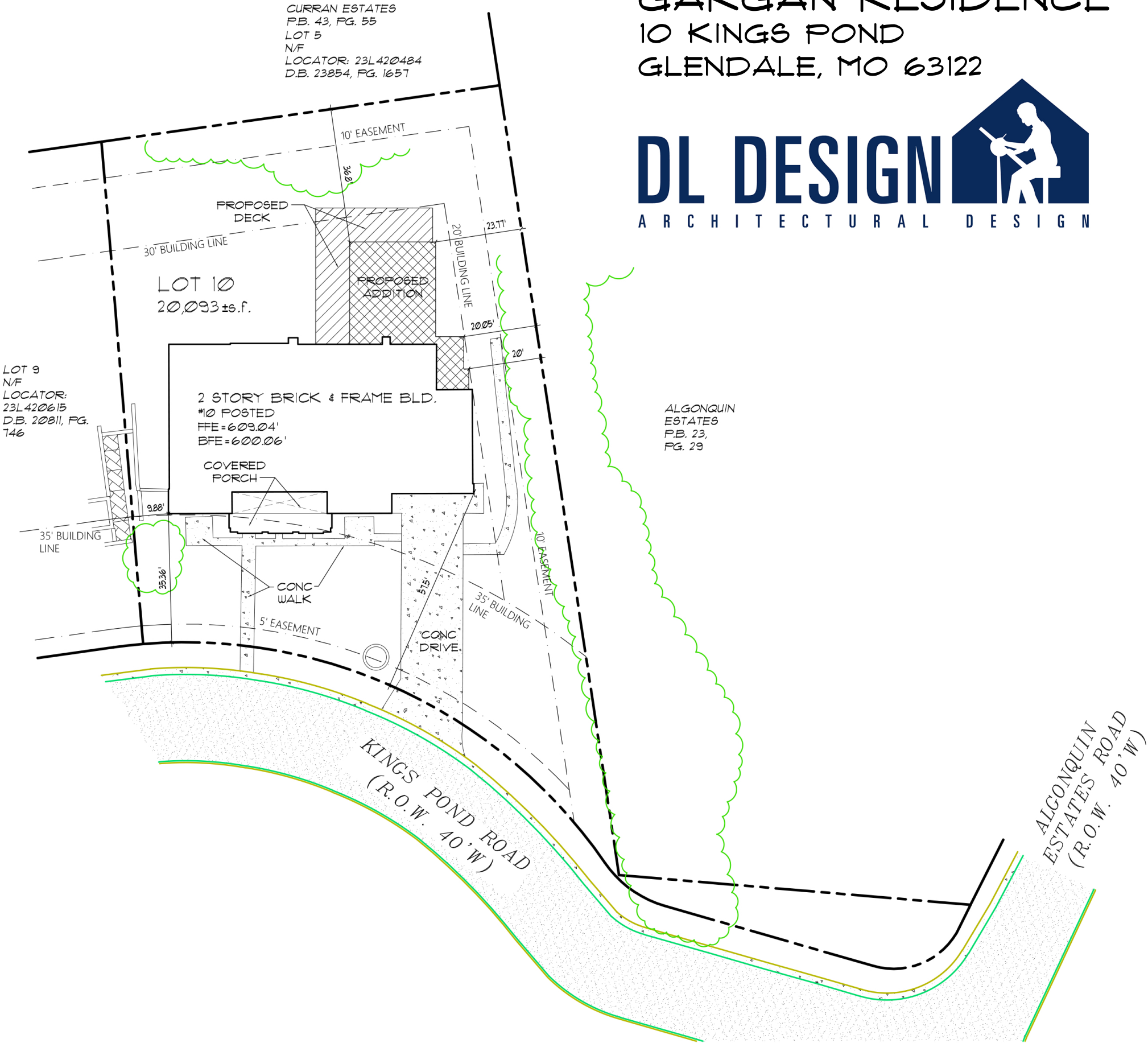
NOTE: OWNER - GC TO FIELD VERIFY
EXISTING CONDITIONS PRIOR
TO PERMITTING / CONSTRUCTION

LOT AREA= 20,093 SQ FT

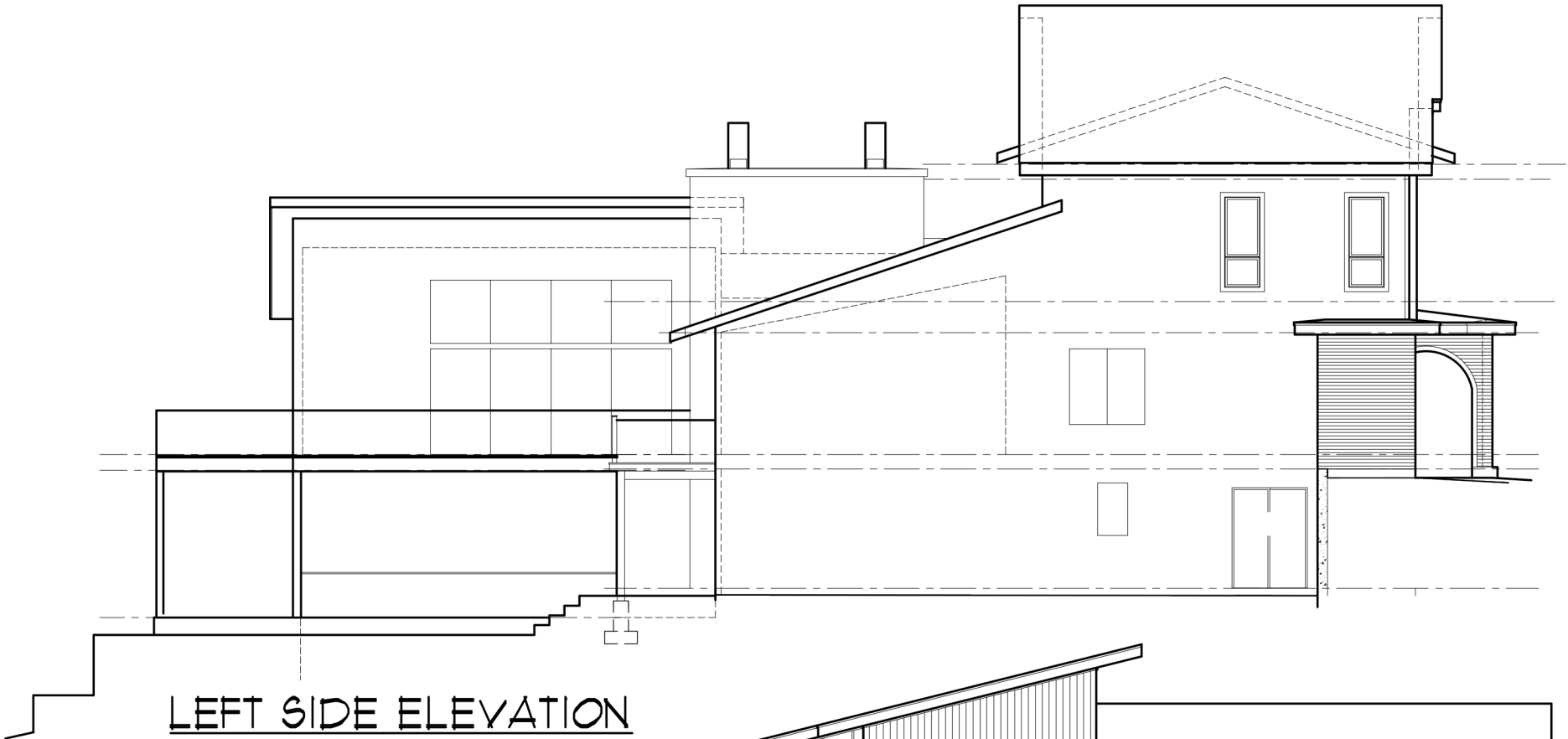
FLOOR AREA RATIO (FAR) 30% ALLOWED:
20,093 SQ FT X 30%= 6,027.9 SQ FT

EXISTING HOME W/ PROPOSED ADDITIONS= 5,031 SQ FT
50% OF ATTACHED GARAGE= 289 SQ FT SQ FT

TOTAL PROPOSED SQUARE FOOTAGE= 5,320 SQ FT
FAR= 26%



GARGAN RESIDENCE
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GLENDALE, MO 63122

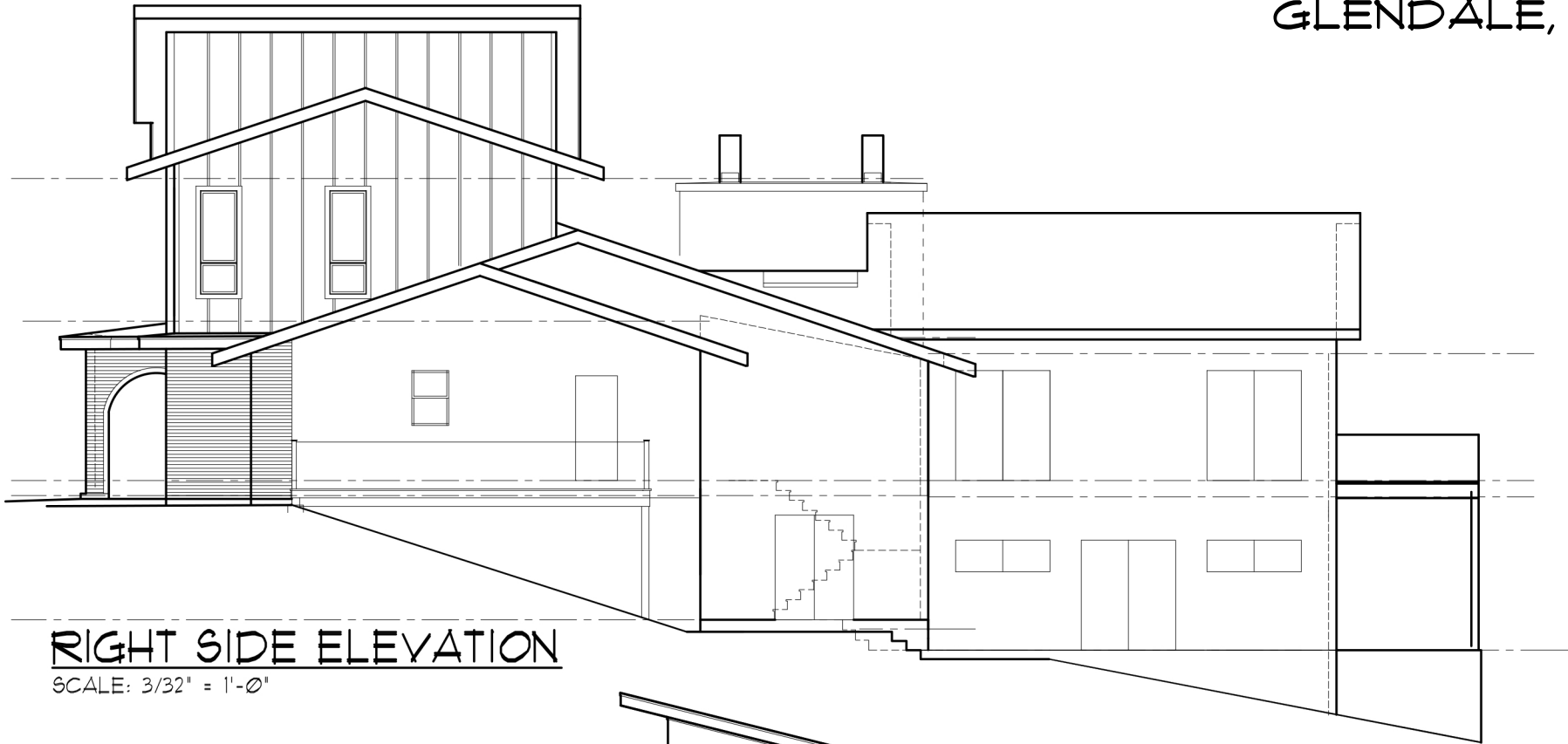


LEFT SIDE ELEVATION
SCALE: 3/32" = 1'-0"

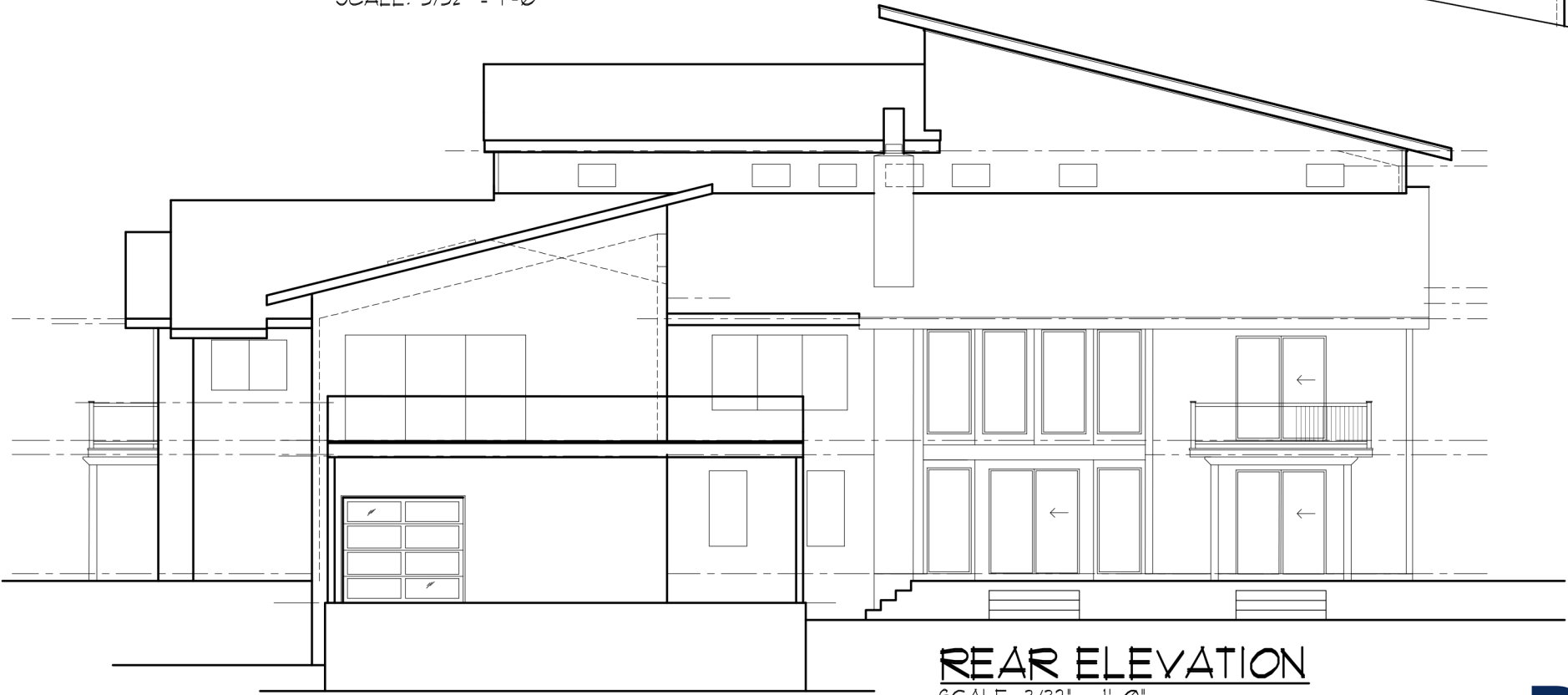


FRONT ELEVATION
SCALE: 3/32" = 1'-0"

GARGAN RESIDENCE
10 KINGS POND
GLENDALE, MO 63122

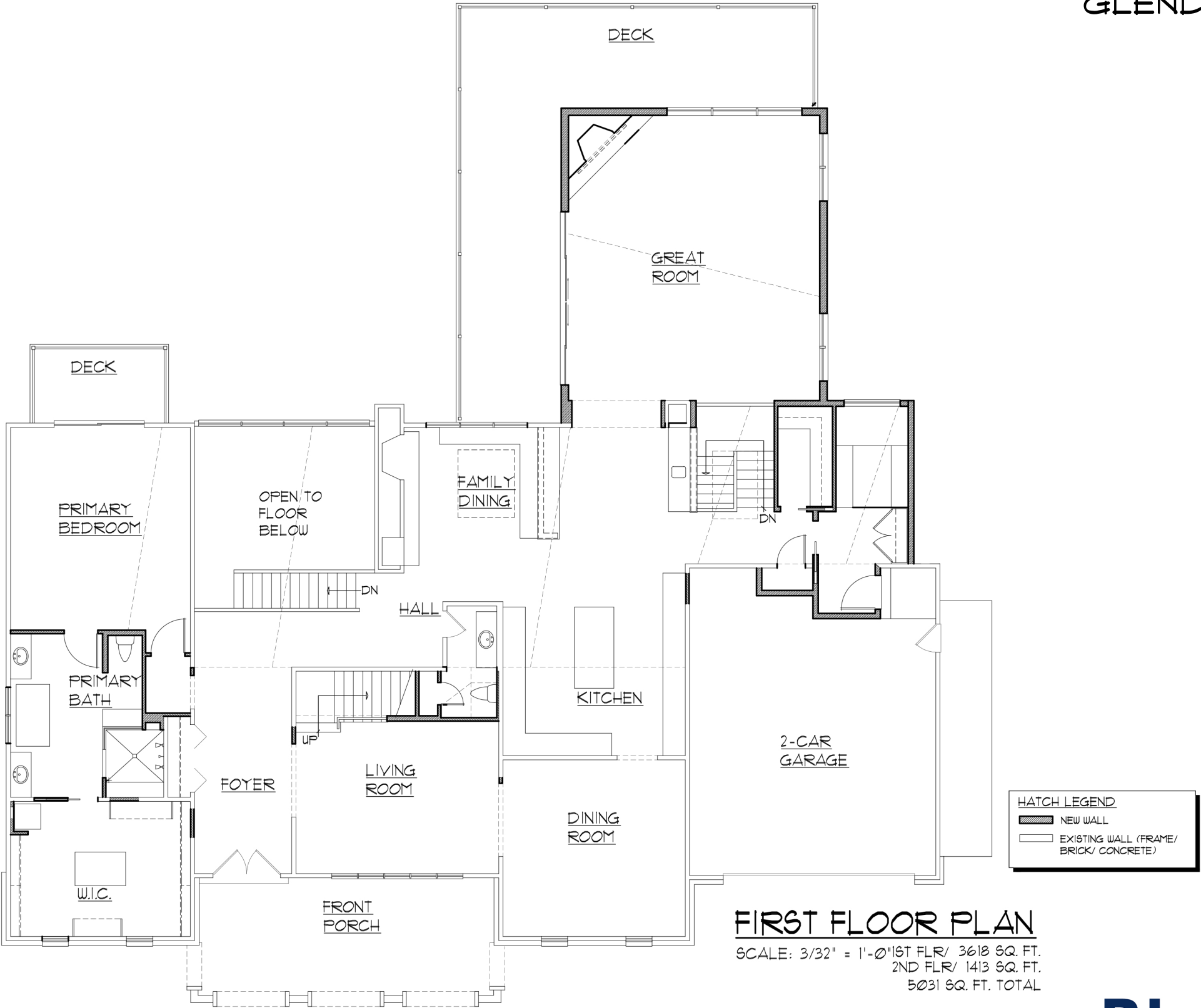


RIGHT SIDE ELEVATION
SCALE: 3/32" = 1'-0"

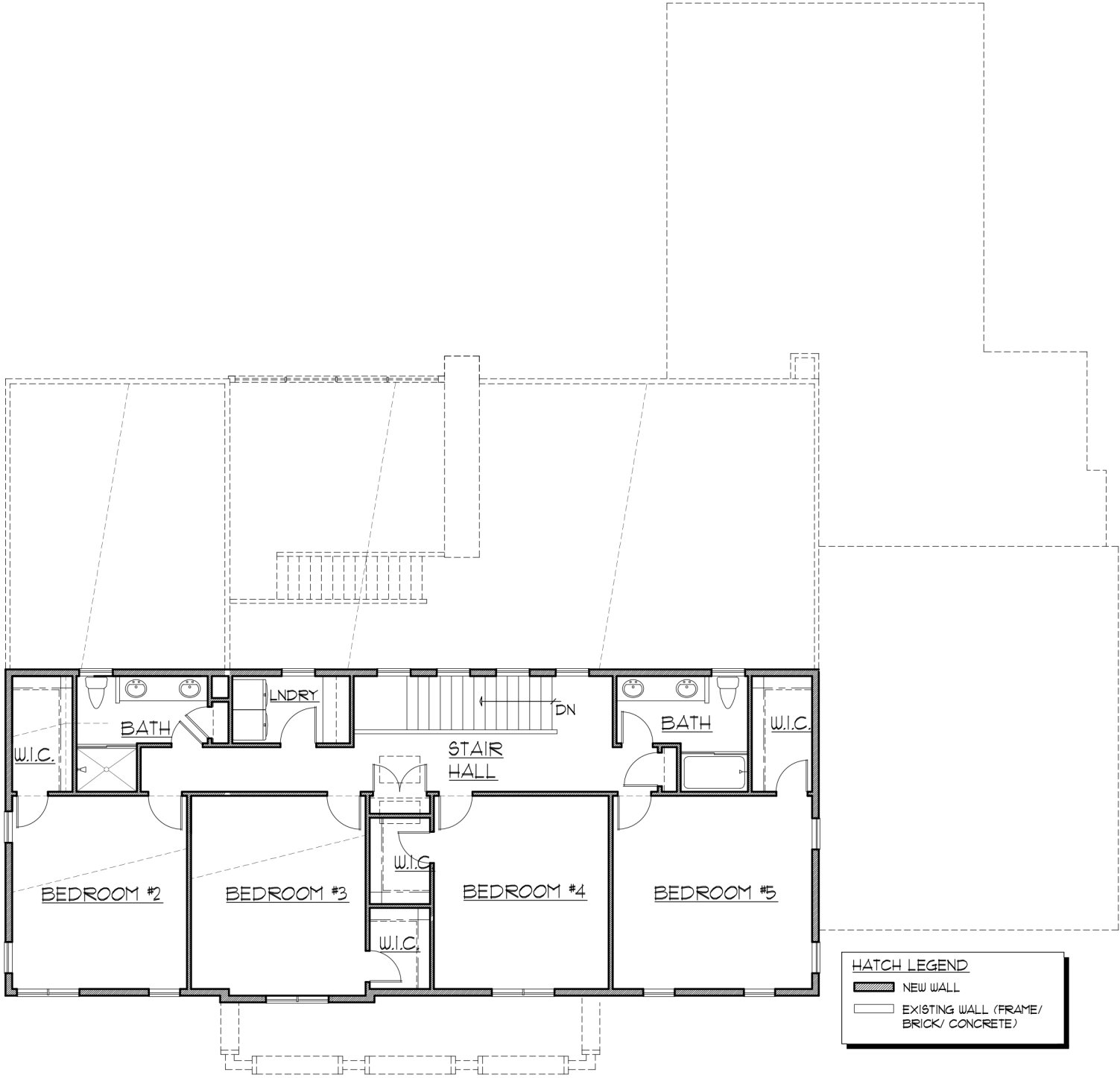


REAR ELEVATION
SCALE: 3/32" = 1'-0"

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GLENDALE, MO 63122

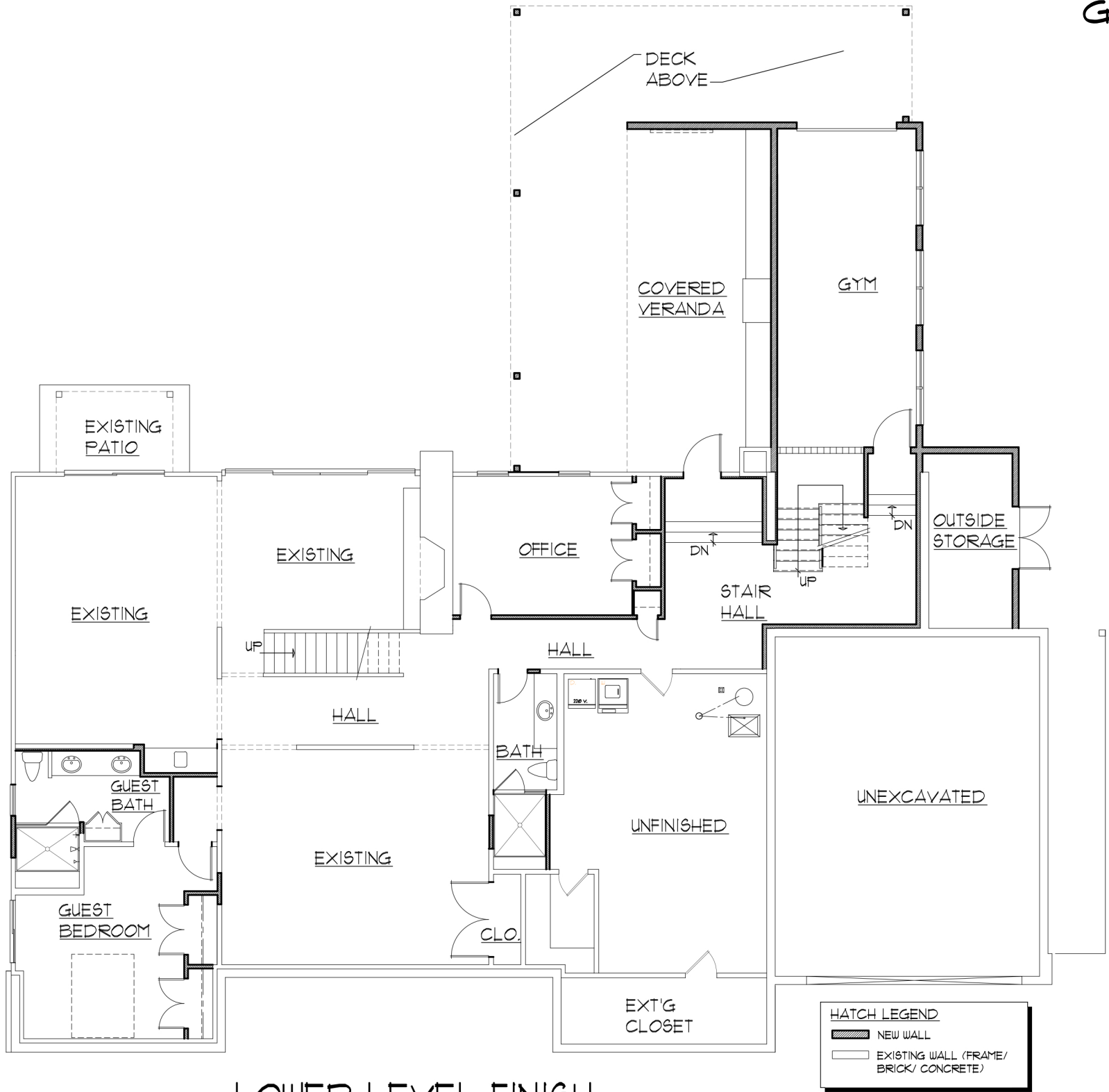


GARGAN RESIDENCE
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GLENDALE, MO 63122



SECOND FLOOR PLAN
SCALE: 3/32" = 1'-0"

GARGAN RESIDENCE
10 KINGS POND
GLENDALE, MO 63122



LOWER LEVEL FINISH
SCALE: 3/32" = 1'-0"



GARGAN RESIDENCE
10 KINGS POND
GLENDALE, MO 63122



LOT AREA= 20,093 SQ FT

HOUSE FIRST FLOOR: 3,627 SQ FT
HOUSE SECOND FLOOR: 1,408 SQ FT
HOUSE TOTAL: 5,035 SQ FT

50% OF ATTACHED GARAGE: 566 SQ FT/ 2= 283 SQ FT

TOTAL FLOOR AREA: 5,318 SQ FT

FLOOR AREA RATIO: 26.4%

MAXIMUM FAR IS 30%
30% OF 20,093 SQ FT= 6,027.9 SQ FT

LOWER LEVEL FINISHED: 2,625 SQ FT
LOWER LEVEL UNFINISHED: 105 SQ FT

HOUSE HEIGHT: 31'-5"

