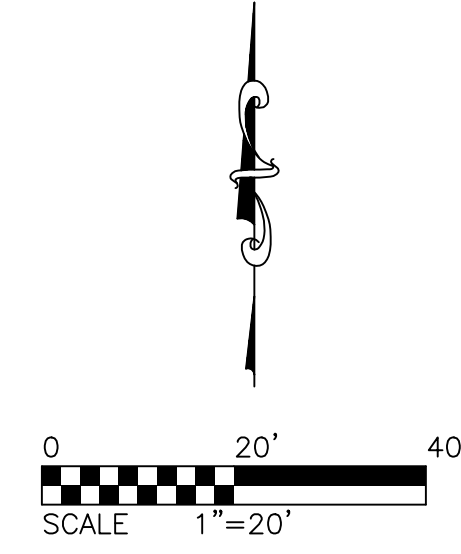
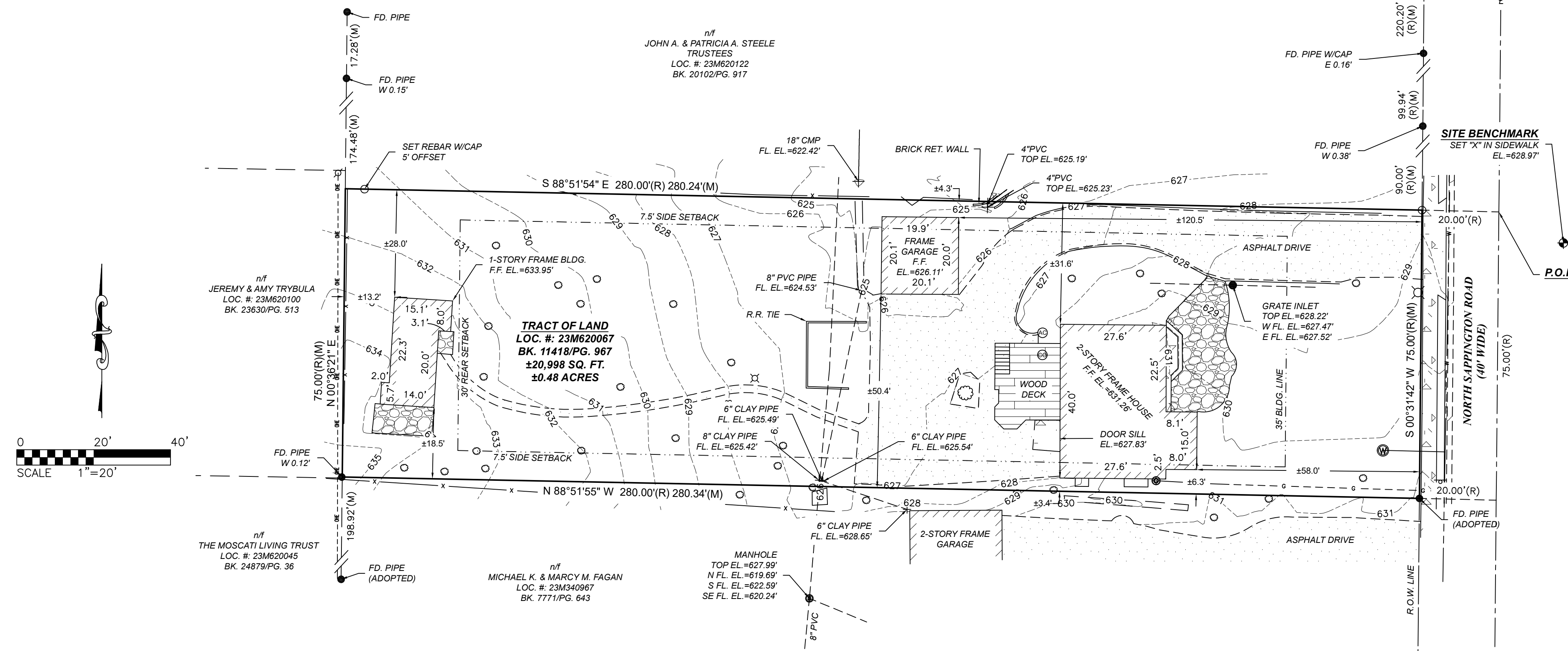


BOUNDARY AND TOPOGRAPHIC SURVEY

A TRACT OF LAND LOCATED IN THE NORTHWEST 1/4 OF SECTION 6, TOWNSHIP 44 NORTH, RANGE 6 EAST ST. LOUIS COUNTY, MISSOURI CITY OF GLENDALE

LEGAL DESCRIPTION

A PART OF THE NORTHWEST 1/4 OF SECTION 6, TOWNSHIP 44 NORTH, RANGE 6 EAST, IN ST. LOUIS COUNTY, MISSOURI AND DESCRIBED AS BEGINNING AT A POINT IN THE CENTER LINE OF SAPPINGTON ROAD, DISTANT 515 FEET 5 INCHES SOUTH OF THE NORTHEAST CORNER OF SAID NORTHWEST 1/4 OF SAID SECTION 6, THENCE ALONG SAID CENTER LINE OF SAPPINGTON ROAD, BEING 1/4 SECTION LINE, 75 FEET TO A POINT, THENCE WEST 300 FEET TO A POINT, 590 FEET 5 INCHES SOUTH OF THE NORTH LINE OF SAID SECTION 6, THENCE NORTH 75 FEET TO A POINT, THENCE 300 FEET TO THE BEGINNING.

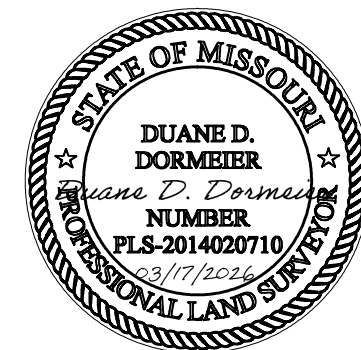


SURVEYOR'S CERTIFICATE

THIS IS TO CERTIFY THAT AT THE REQUEST OF JAY JARVIS, WE HAVE DURING THE MONTH OF MARCH, 2026 EXECUTED A BOUNDARY AND TOPOGRAPHIC SURVEY. THE RESULTS REFLECT THE CONDITIONS FOUND AT THE TIME OF THE SURVEY AND ARE CORRECTLY SHOWN ABOVE AND CONFORM TO THE CURRENT STANDARDS FOR "URBAN" CLASS PROPERTY BOUNDARY SURVEYS AS ISSUED BY THE MISSOURI DEPARTMENT OF AGRICULTURE AND THE MISSOURI BOARD OF ARCHITECTS, PROFESSIONAL ENGINEERS, PROFESSIONAL LAND SURVEYORS AND LANDSCAPE ARCHITECTS. THIS SURVEY WAS CONDUCTED UNDER THE IMMEDIATE PERSONAL SUPERVISION OF THE UNDERSIGNED REGISTERED LAND SURVEYOR. THE EASEMENTS, RESTRICTIONS, AND BUILDING LINES SHOWN ARE BASED ON RECORD PLAT INFORMATION OR ON INFORMATION SUPPLIED BY THE CLIENT. NO INVESTIGATION HAS BEEN MADE BY CHECKPOINT SURVEYING AS TO THE PRESENT STATUS OF EASEMENTS, RESTRICTIONS, OR BUILDING LINES, SHOWN OR NOT SHOWN, AFFECTING THE TRACT SURVEYED.

I, DUANE D. DORMEIER, A REGISTERED PROFESSIONAL LAND SURVEYOR IN THE STATE OF MISSOURI, DO HEREBY CERTIFY, THAT AT THE REQUEST OF JAY JARVIS, I MADE THE WITHIN AND FOREGOING SURVEY OF LAND AS HEREON DESCRIBED AND THAT THE SURVEY OF THE ABOVE DESCRIBED PREMISES WAS CONDUCTED BY ME PERSONALLY ON MARCH 12, 2026; THAT SAID SURVEY MEETS THE MISSOURI STANDARDS FOR PROPERTY BOUNDARY SURVEYS AS AN "URBAN PROPERTY". THIS SURVEY DOES NOT REPRESENT A COMPLETE TITLE SEARCH.

Duane D. Dormeier
DUANE D. DORMEIER
MO PLS NO. 2014020710



UTILITY DISCLAIMER:

THE TYPE, SIZE, AND LOCATION OF UTILITIES AS DELINEATED ON THIS DRAWING HAVE BEEN LOCATED BY FIELD SURVEY OF ABOVE GROUND SURFACE UTILITY FEATURES. THE SURVEYOR HAS NOT UNDERTAKEN SUBSURFACE EXPLORATORY INVESTIGATIONS TO CONFIRM OR VERIFY THE UTILITIES SHOWN ON THESE DOCUMENTS, THEREFORE THEIR EXACT LOCATION, SIZE, AND FUNCTION MUST BE CONSIDERED APPROXIMATE AND MUST BE FIELD CONFIRMED BY THE CONTRACTOR. MISSOURI ONE CALL SURFACE FEATURES WERE LOCATED AT TIME OF FIELD SURVEY, CALLED IN BY OWNER.

SURVEYOR'S NOTES:

- SOURCE OF TITLE: BOOK 11418 PAGE 967
- BASIS OF BEARING: MISSOURI STATE PLANE COORDINATES EAST ZONE, GPS OBSERVED MODOT VRS NETWORK SYSTEM.
- VERTICAL DATUM: GPS OBSERVED MODOT VRS NETWORK SYSTEM (NAVD88). SITE BENCHMARK AS SHOWN HEREON
- SITE ADDRESS: 305 N SAPPINGTON ROAD GLENDALE, MO 63122.
- OWNERS: JAY W. & GLORIA N. JARVIS
- ALL EASEMENTS ON AND ADJACENT TO THE SITE ARE NOT NECESSARILY SHOWN.
- CURRENT ZONING - R1 - SINGLE FAMILY DWELLING; SETBACKS ESTABLISHED BY CITY OF GLENDALE ORDINANCE 400.140
- NO SANITARY SEWER MANHOLES LOCATED OR UTILITY MARKINGS WERE MADE AT THE TIME OF SURVEY. LOCATION OF SANITARY LINE IS UNKNOWN PER MSD MAPS.

LEGEND:

●	- FOUND MONUMENT (AS NOTED)	---	- BOUNDARY LINE
○	- SET 1/2"x24 REBAR W/CAP PLS 2014020710	---	- LOT LINE
(R)	- RECORD DISTANCE	---	- RIGHT OF WAY LINE
(M)	- MEASURED DISTANCE	---	- SETBACK LINE
◆	- SITE BENCHMARK (AS NOTED)	---	- WALK
⊕	- UTILITY POLE	---	- EDGE OF ASPHALT
⊗	- LIGHT POLE	---	- EDGE OF CONCRETE
⊙	- AIR CONDITIONER	---	- CENTERLINE OF ROAD
⊚	- GAS METER	---	- BACK OF CURB
⊛	- CLEANOUT	---	- GAS LINE
⊜	- TREE	---	- CONTOUR LINE
⊝	- MANHOLE (AS NOTED)	---	- SANITARY LINE
⊞	- SIGN	---	- OVERHEAD ELECTRIC WIRE
⊟	- GRATE INLET	---	- FENCE
⊠	- WATER METER	---	- WATER LINE
		---	- STORM CULVERT
		---	- CURB FLOWLINE
		---	- RETAINING WALL
		▨	- BUILDING HATCH
		▩	- ASPHALT HATCH
		▪	- CONCRETE HATCH
		▫	- STONE HATCH

Checkpoint Surveying LLC

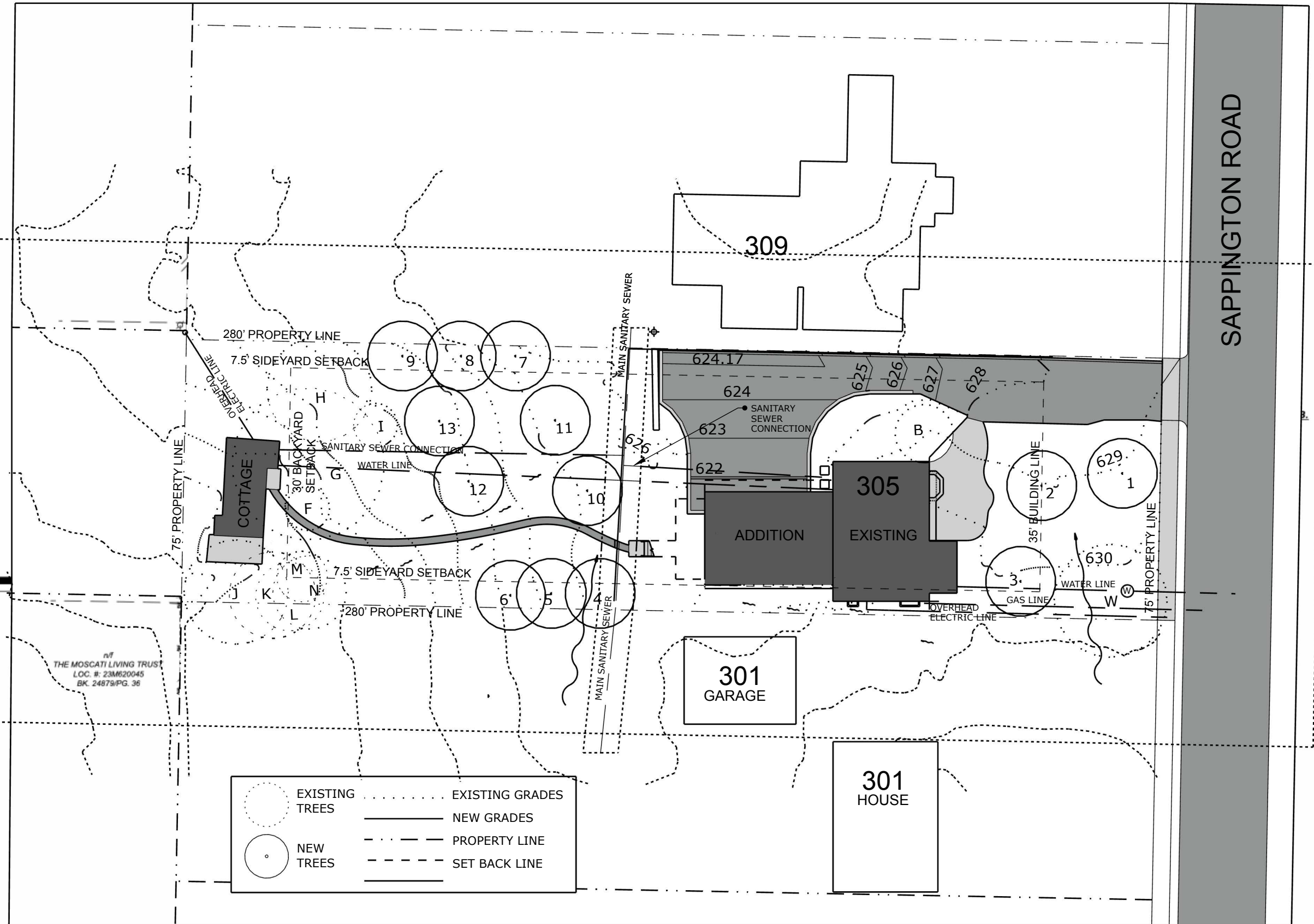
PROFESSIONAL REGISTRATIONS
CHECKPOINT SURVEYING LLC
LICENSE NO.
LS-2014026496
DUANE D. DORMEIER, PLS
MISSOURI LICENSE NO. 2014020710

3610 Andora Place
Saint Louis, Missouri 63125
Ph (314) 800-8446
www.checkpointsurveying.com

BOUNDARY AND TOPOGRAPHIC SURVEY
A TRACT OF LAND LOCATED IN THE NORTHWEST 1/4 OF SECTION 6, TOWNSHIP 44 NORTH, RANGE 6 EAST
ST. LOUIS COUNTY, MISSOURI

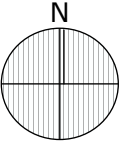
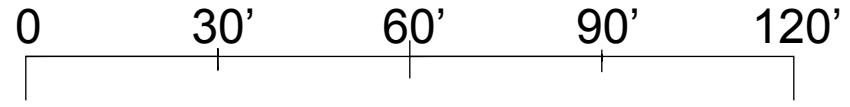
Drawn By: S.L.S. Project No.: 26-138
Checked By: D.D.D. Date: 3/17/2026

Revision No.	Date	Description



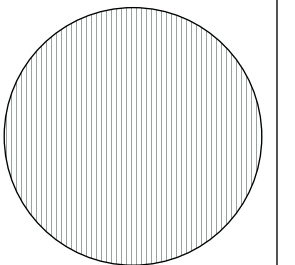
	EXISTING TREES		EXISTING GRADES
	NEW TREES		NEW GRADES
			PROPERTY LINE
			SET BACK LINE

NOTE: SEE ARBOR REPORT FOR TREE TYPES
 NOTE: GRASS WILL BE REPLACED WHERE CONSTRUCTION HAS DAMAGED THE LAWN



A-01

BUCKLEY DESIGN
 8949 CLAYTON ROAD
 ST LOUIS, MO 63117
 314.315.6434



5 MAY 2026

HOUSE ADDITION for JAY & GLORIA JARVIS
 305 NORTH SAPPINGTON ROAD
 GLENDALE, MO

SITE PLAN

SAPPINGTON ROAD

309

305

301 GARAGE

301 HOUSE

COTTAGE

ADDITION

EXISTING

280' PROPERTY LINE

7.5' SIDEYARD SETBACK

75' PROPERTY LINE

30' BACKYARD SETBACK

7.5' SIDEYARD SETBACK

280' PROPERTY LINE

THE MOSCATI LIVING TRUST
 LOC. #: 23M620045
 BK. 24879/P. 36

624.17

624

623

622

625

626

627

628

629

630

MAIN SANITARY SEWER

OVERHEAD ELECTRIC LINE

SANITARY SEWER CONNECTION

WATER LINE

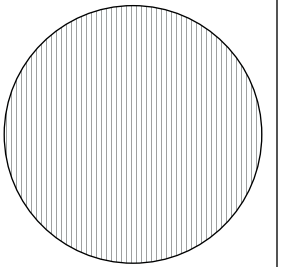
OVERHEAD ELECTRIC LINE

35' BUILDING LINE

GAS LINE

W

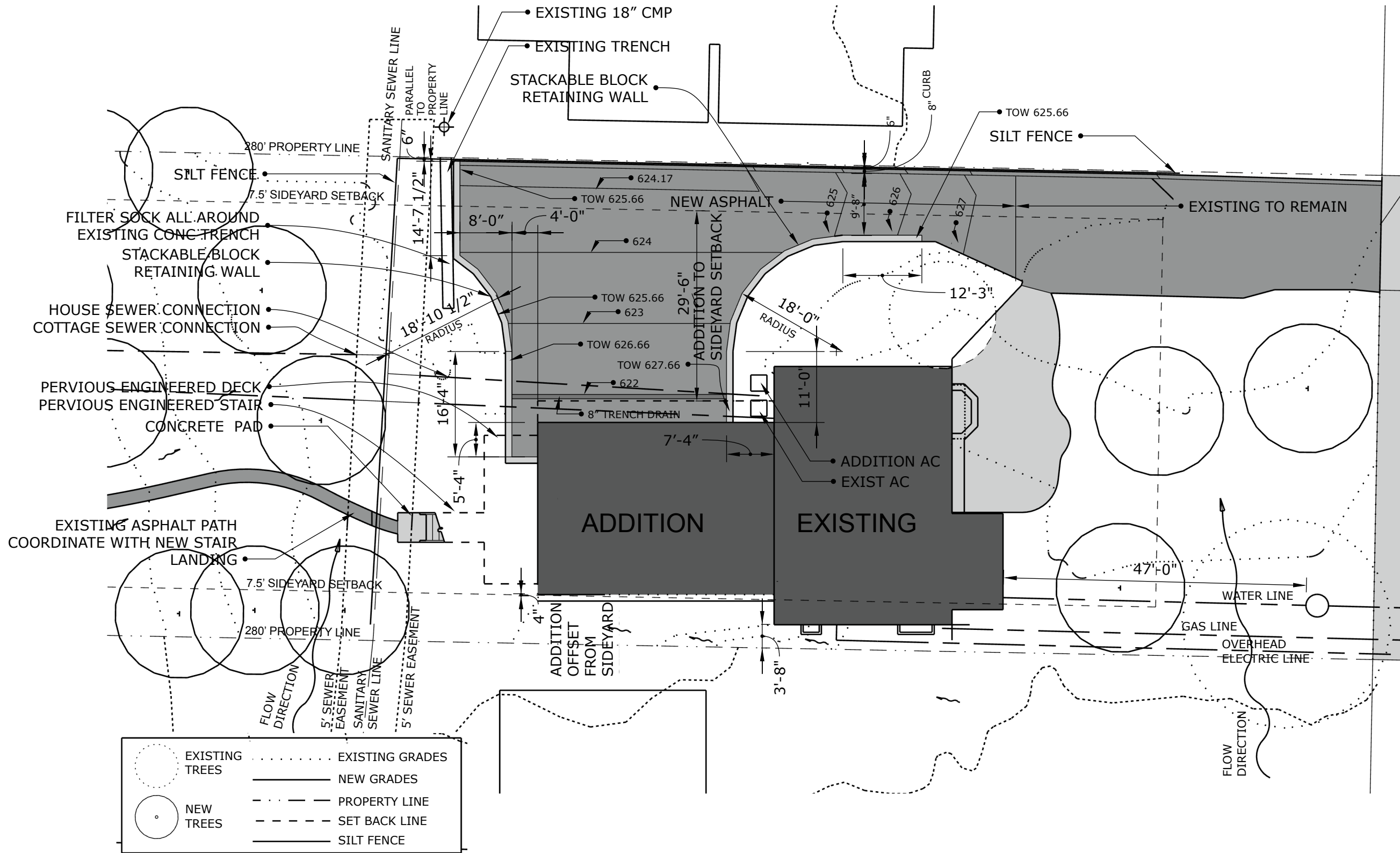
75' PROPERTY LINE



5 MAY 2026

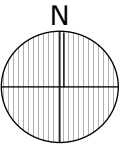
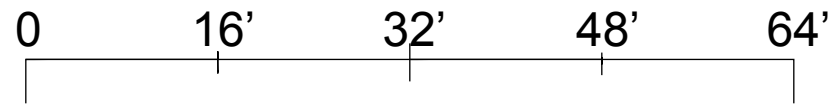
HOUSE ADDITION for JAY & GLORIA JARVIS
305 NORTH SAPPINGTON ROAD
GLENDALE, MO

ENLARGED SITE PLAN

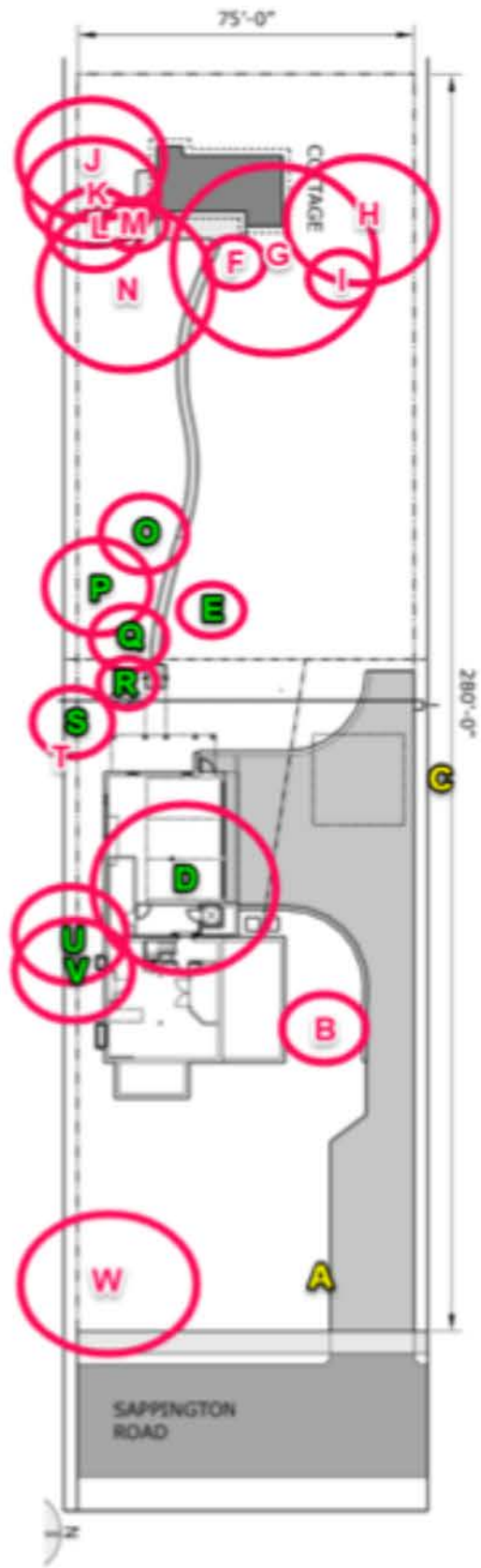


	EXISTING TREES		EXISTING GRADES
	NEW TREES		NEW GRADES
			PROPERTY LINE
			SET BACK LINE
			SILT FENCE

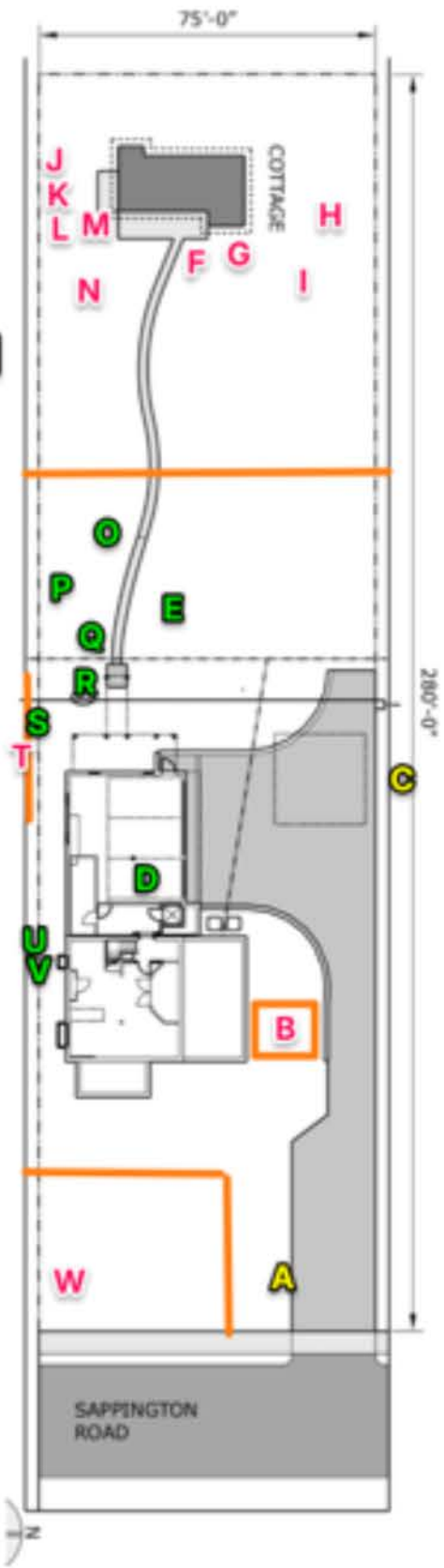
SEE CIVIL DOCUMENTS FOR DOWNSPOUT LOCATIONS AND STORMWATER ACCOMODATIONS



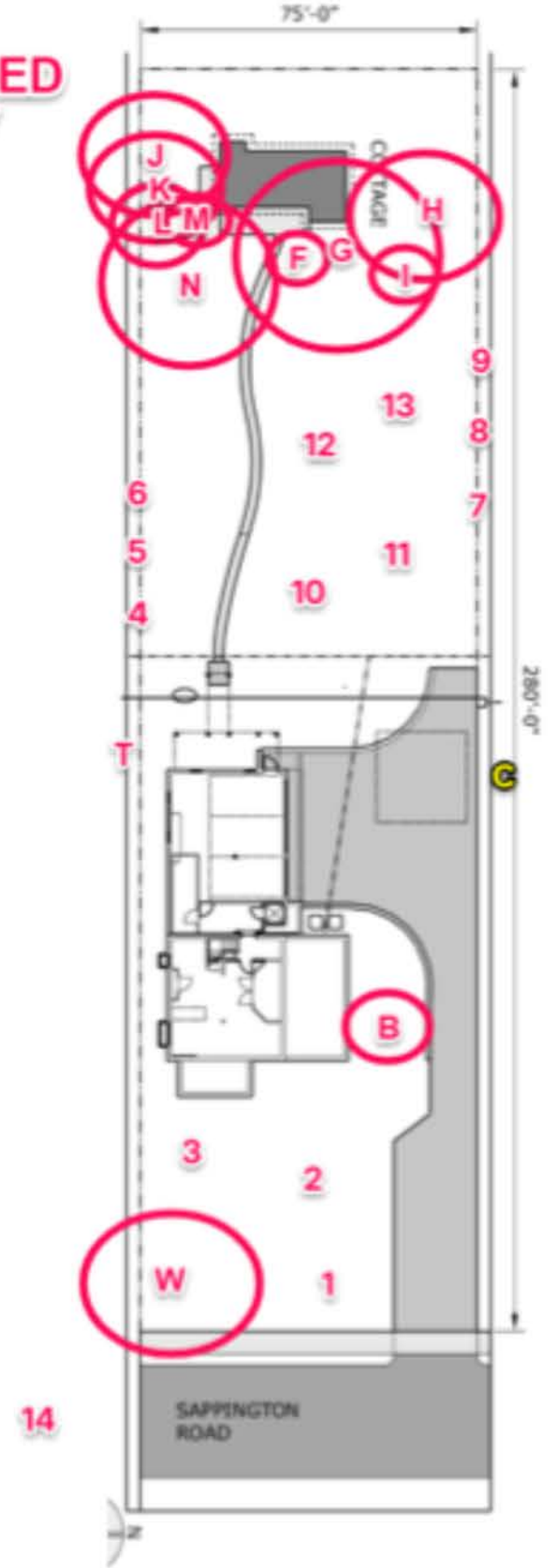
EXISTING CANOPY



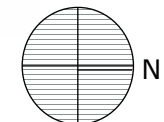
**PRESERVE
TBR
POOR
CONDITION
TREE
PROTECTION
FENCE**



PROPOSED CANOPY

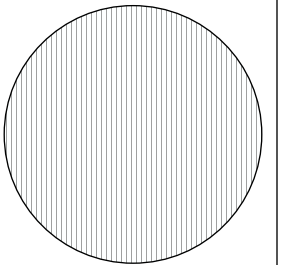


NOTE: SEE COMPLETE ARBORIST REPORT



A-04

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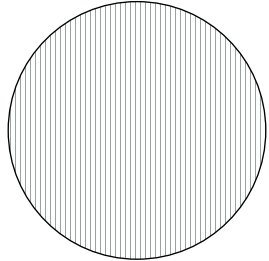
HOUSE ADDITION for JAY & GLORIA JARVIS
305 NORTH SAPPINGTON ROAD
GLENDALE, MO

ARBOR PLAN

NOT FOR CONSTRUCTION

A-05

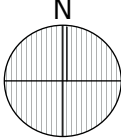
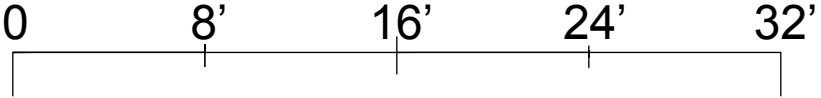
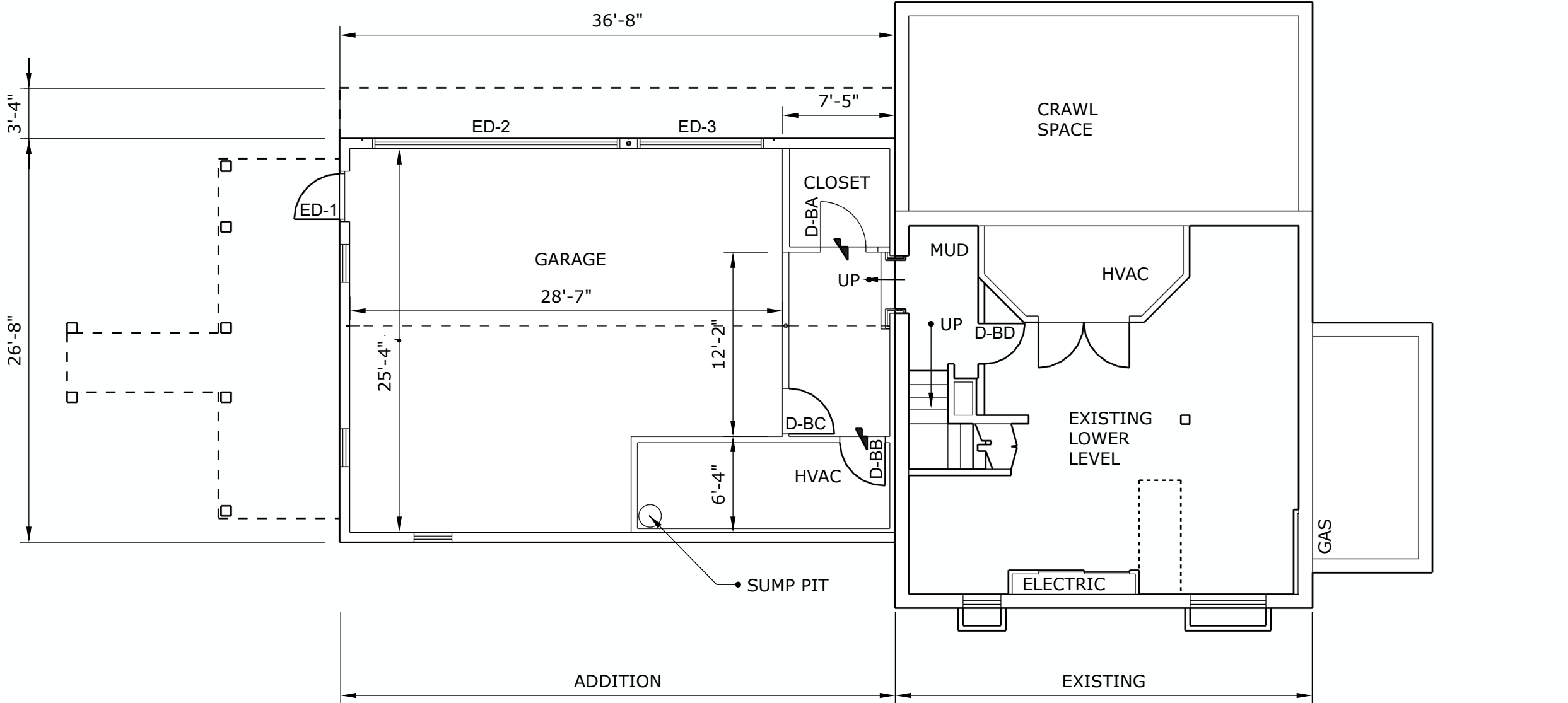
BUCKLEY DESIGN
8949 CLAYTON ROAD
ST LOUIS, MO 63117
314.315.6434



5 MAY 2026

HOUSE ADDITION for JAY & GLORIA JARVIS
305 NORTH SAPPINGTON ROAD
GLENDALE, MO

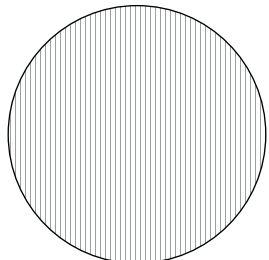
LOWER LEVEL



NOT FOR CONSTRUCTION

A-06

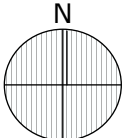
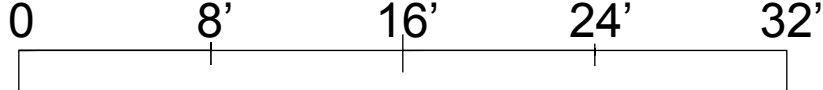
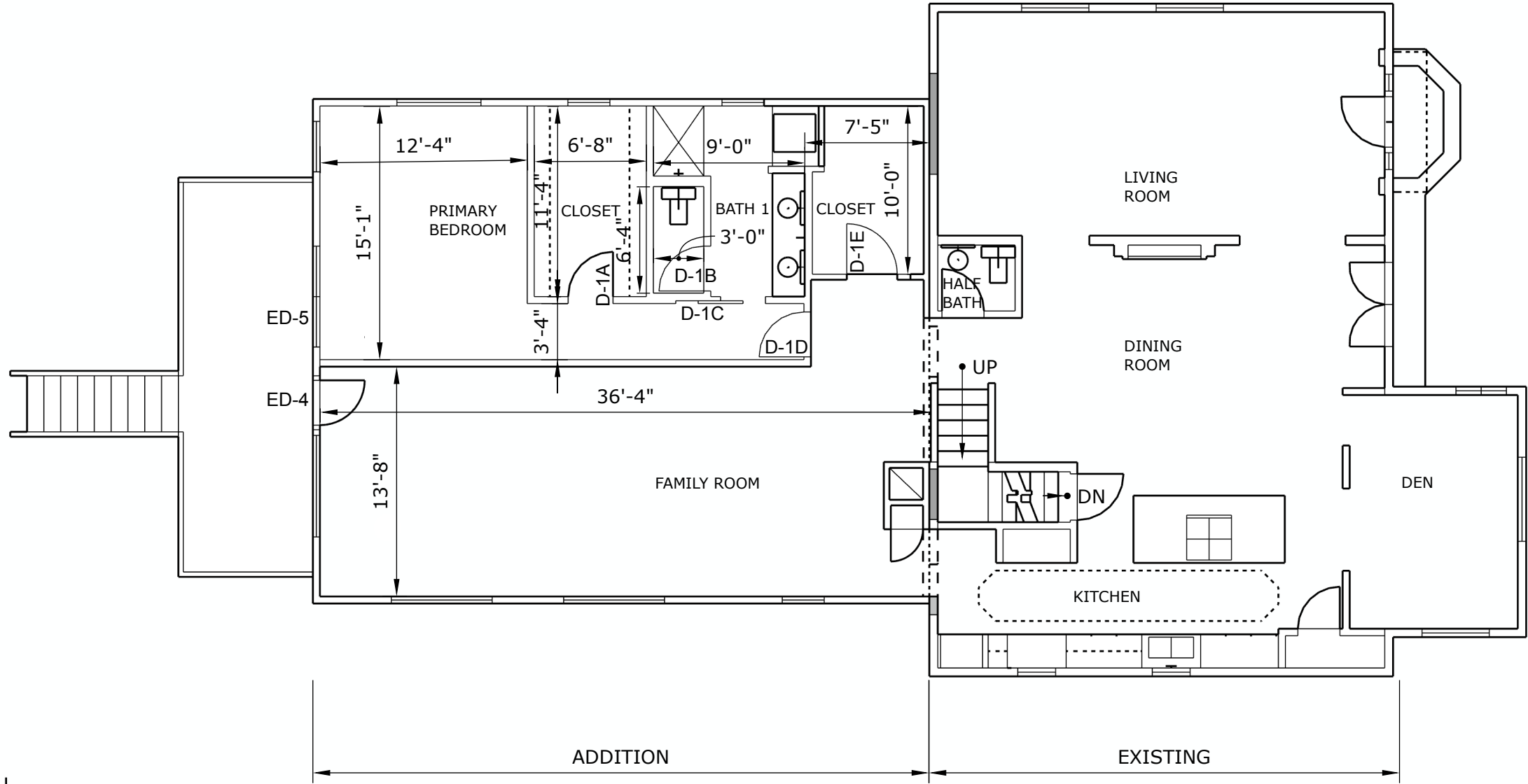
BUCKLEY DESIGN
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HOUSE ADDITION for JAY & GLORIA JARVIS
305 NORTH SAPPINGTON ROAD
GLENDALE, MO

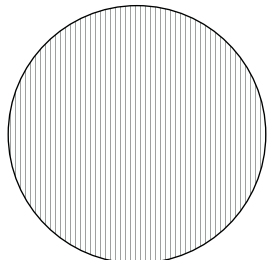
LEVEL ONE



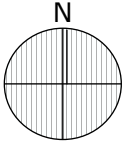
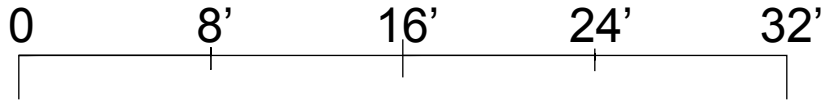
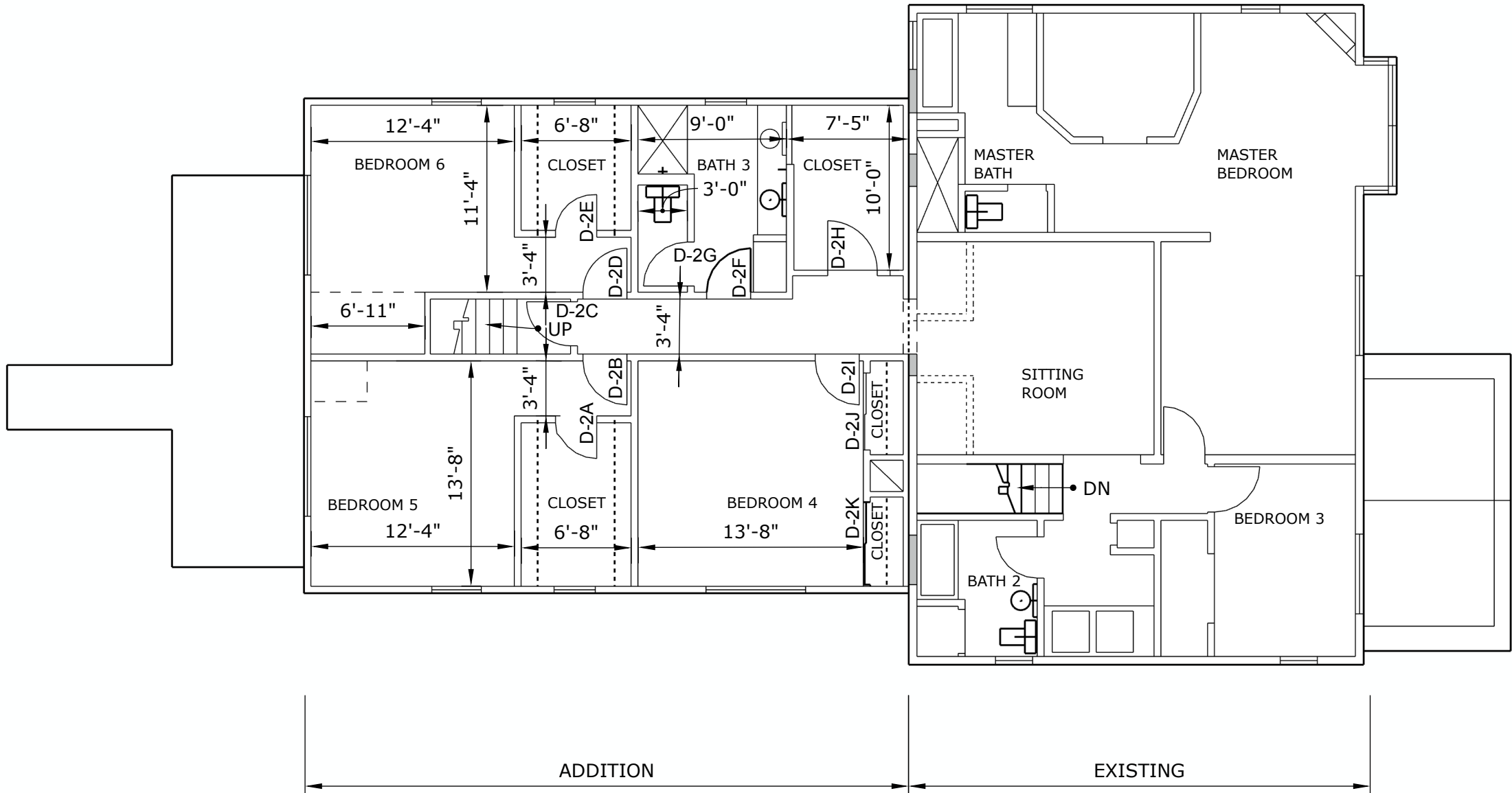
NOT FOR CONSTRUCTION

A-07

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314.315.6434



5 MAY 2026



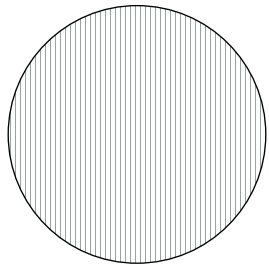
HOUSE ADDITION for JAY & GLORIA JARVIS
305 NORTH SAPPINGTON ROAD
GLENDALE, MO

LEVEL TWO

NOT FOR CONSTRUCTION

A-08

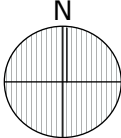
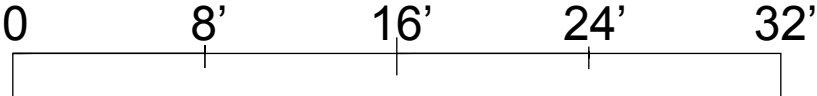
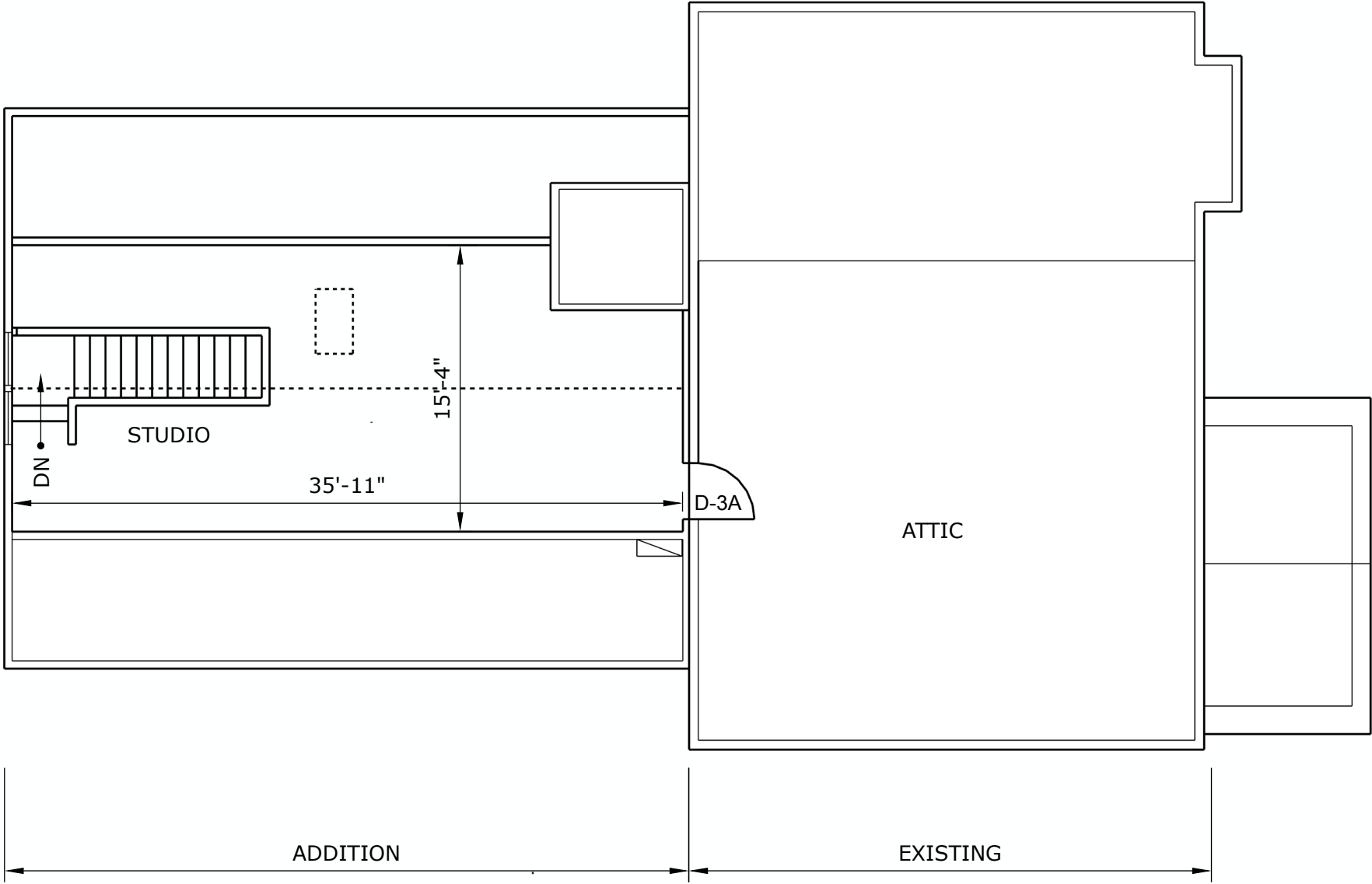
BUCKLEY DESIGN
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314.315.6434



5 MAY 2026

HOUSE ADDITION for JAY & GLORIA JARVIS
305 NORTH SAPPINGTON ROAD
GLENDALE, MO

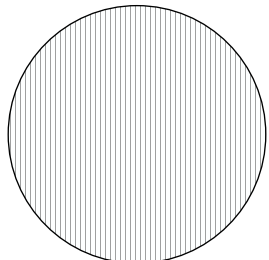
LEVEL THREE



NOT FOR CONSTRUCTION

A-09

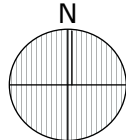
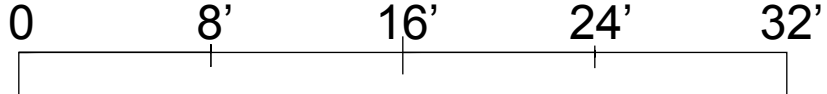
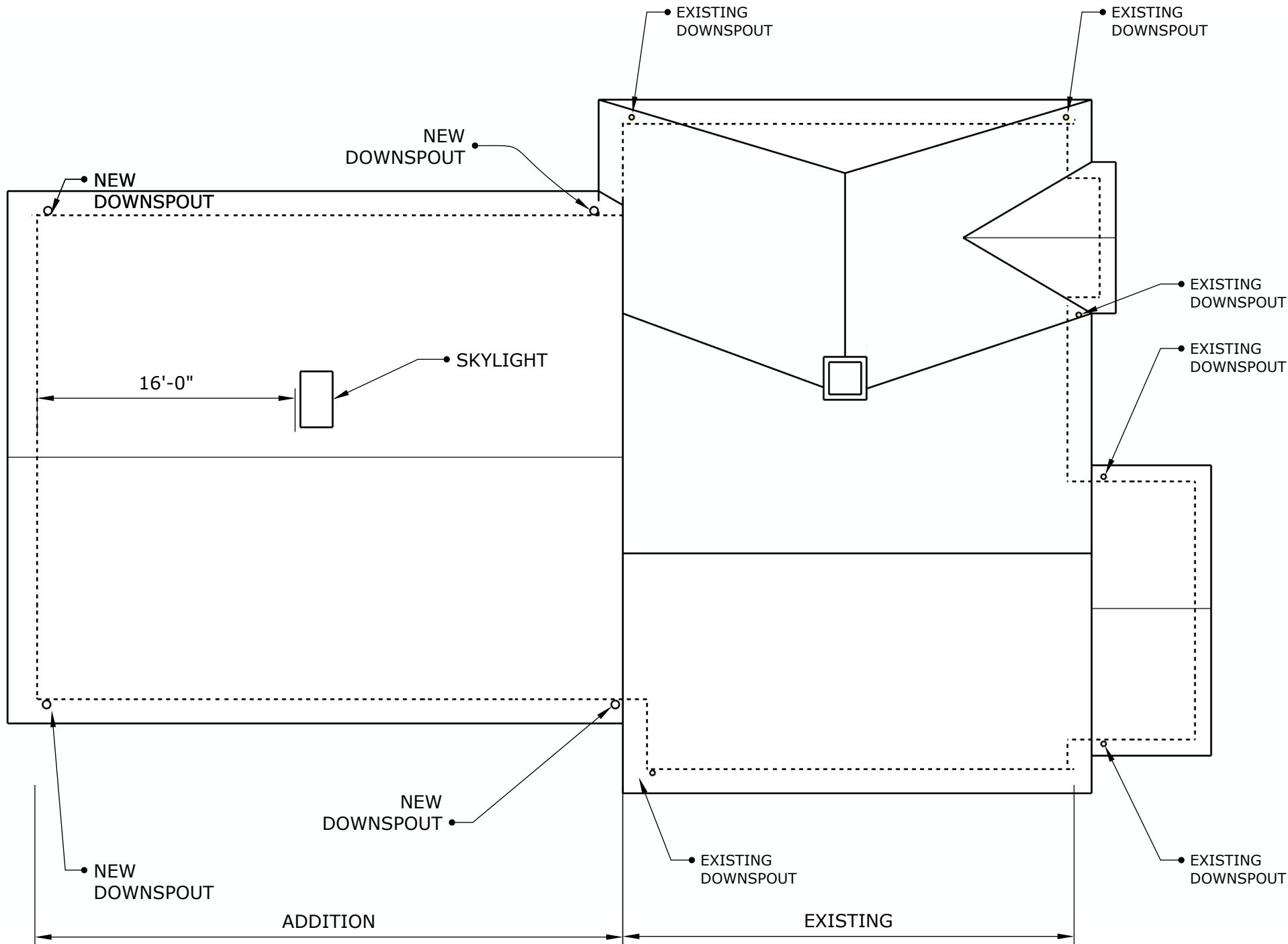
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314.315.6434



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HOUSE ADDITION for JAY & GLORIA JARVIS
305 NORTH SAPPINGTON ROAD
GLENDALE, MO

ROOF





309 N SAPPINGTON



305 N SAPPINGTON



301 N SAPPINGTON



AERIAL VIEW



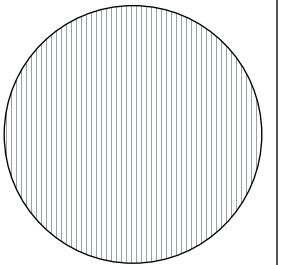
308 N SAPPINGTON



356 HALCYON

A-10

BUCKLEY DESIGN
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ST LOUIS, MO 63117
314.315.6434



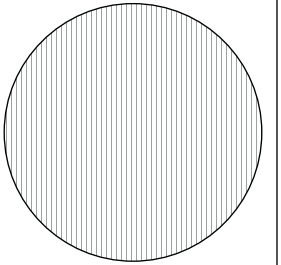
5 MAY 2026

HOUSE ADDITION for JAY & GLORIA JARVIS
305 NORTH SAPPINGTON ROAD
GLENDALE, MO

PHOTOGRAPHY

A-12

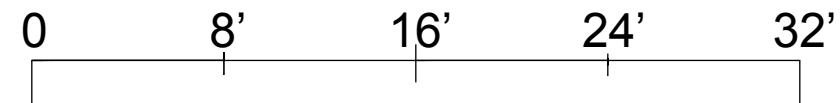
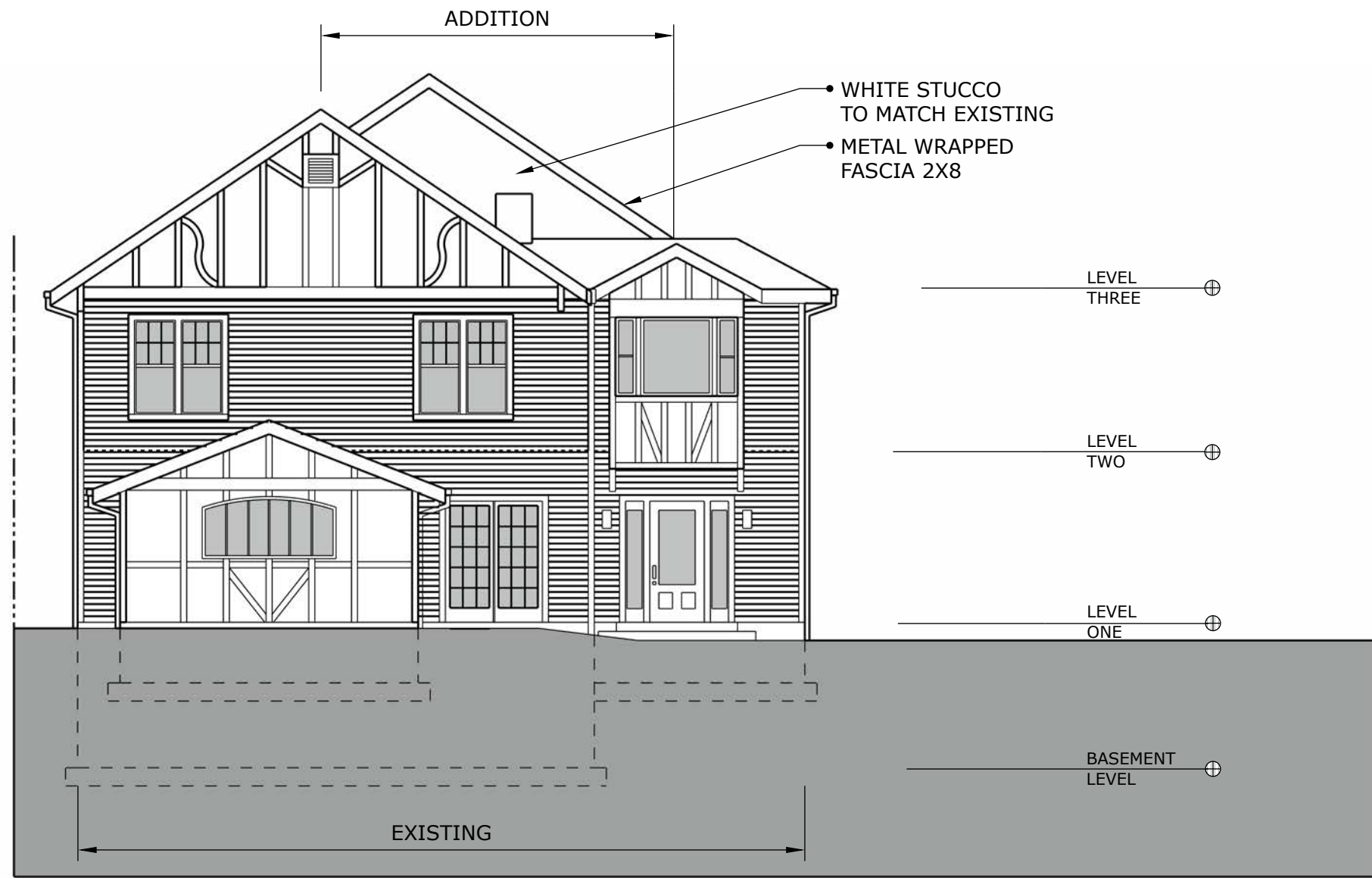
BUCKLEY DESIGN
8949 CLAYTON ROAD
ST LOUIS, MO 63117
314.315.6434



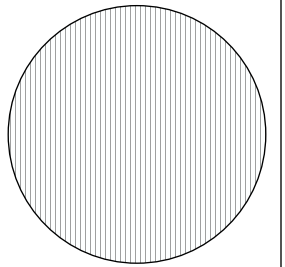
5 MAY 2026

HOUSE ADDITION for JAY & GLORIA JARVIS
305 NORTH SAPPINGTON ROAD
GLENDALE, MO

EAST ELEVATION



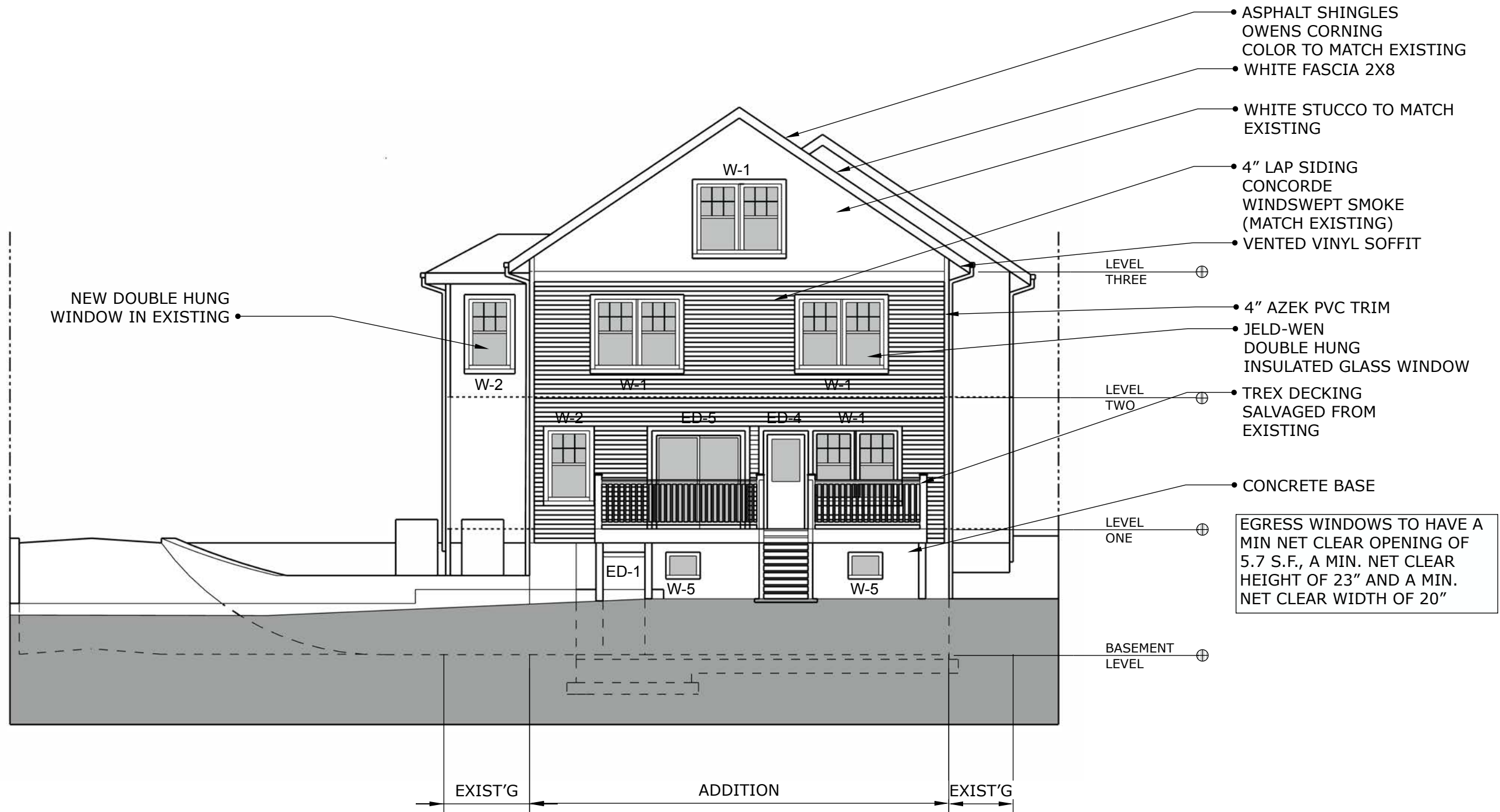
BUCKLEY DESIGN
8949 CLAYTON ROAD
ST LOUIS, MO 63117
314.315.6434



5 MAY 2026

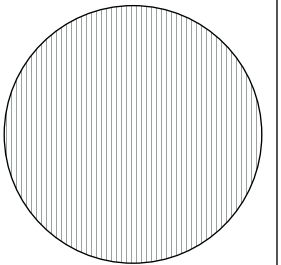
HOUSE ADDITION for JAY & GLORIA JARVIS
305 NORTH SAPPINGTON ROAD
GLENDALE, MO

WEST ELEVATION



A-13

BUCKLEY DESIGN
8949 CLAYTON ROAD
ST LOUIS, MO 63117
314.315.6434

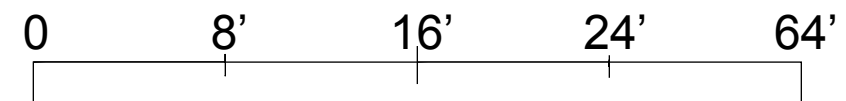
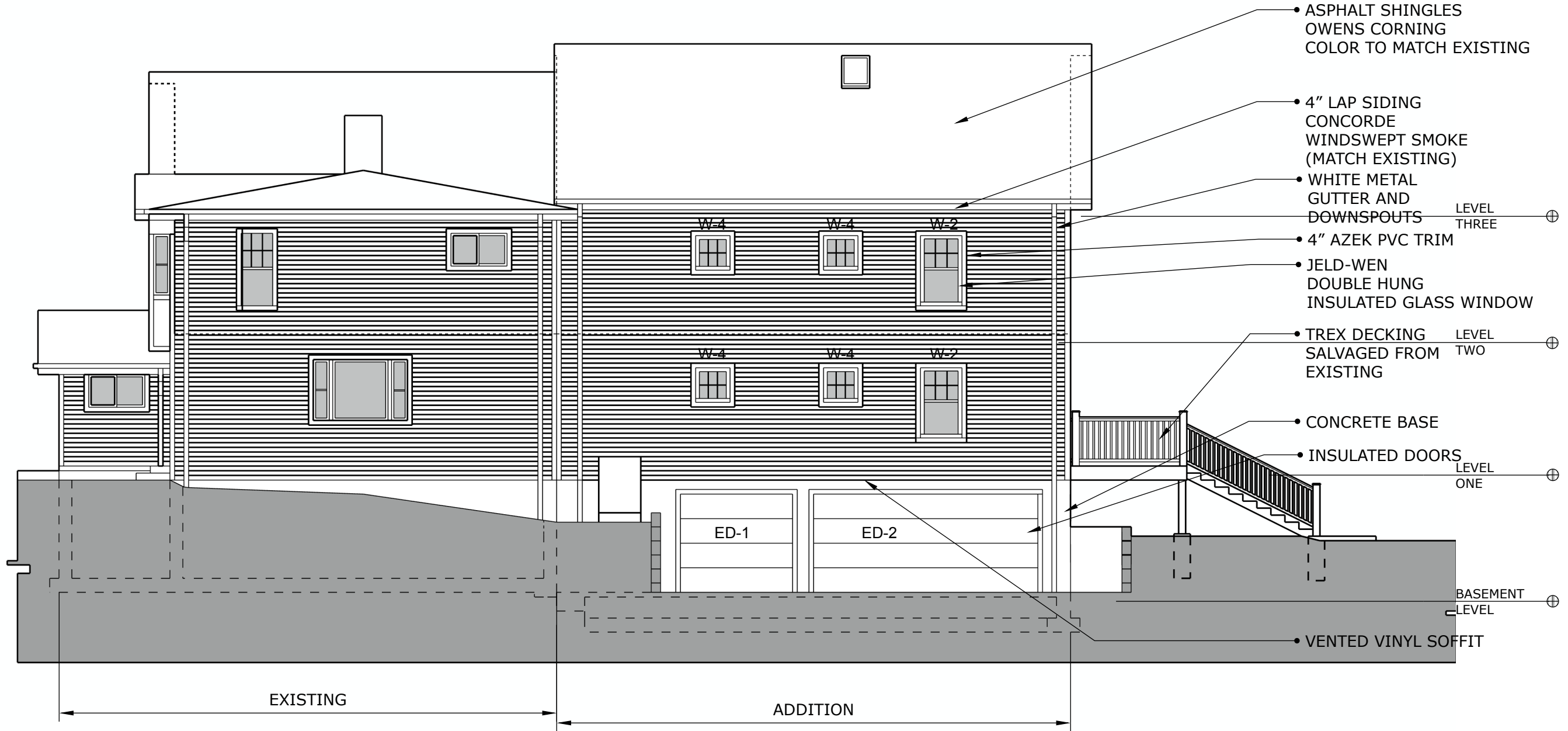


5 MAY 2026

HOUSE ADDITION for JAY & GLORIA JARVIS
305 NORTH SAPPINGTON ROAD
GLENDALE, MO

NORTH ELEVATION

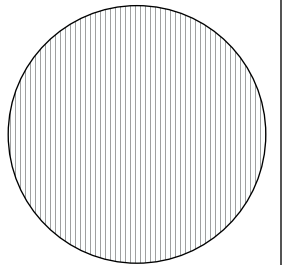
EGRESS WINDOWS TO HAVE A
MIN NET CLEAR OPENING OF
5.7 S.F., A MIN. NET CLEAR
HEIGHT OF 23" AND A MIN.
NET CLEAR WIDTH OF 20"



EGRESS WINDOWS TO HAVE A MIN NET CLEAR OPENING OF 5.7 S.F., A MIN. NET CLEAR HEIGHT OF 23" AND A MIN. NET CLEAR WIDTH OF 20"

A-14

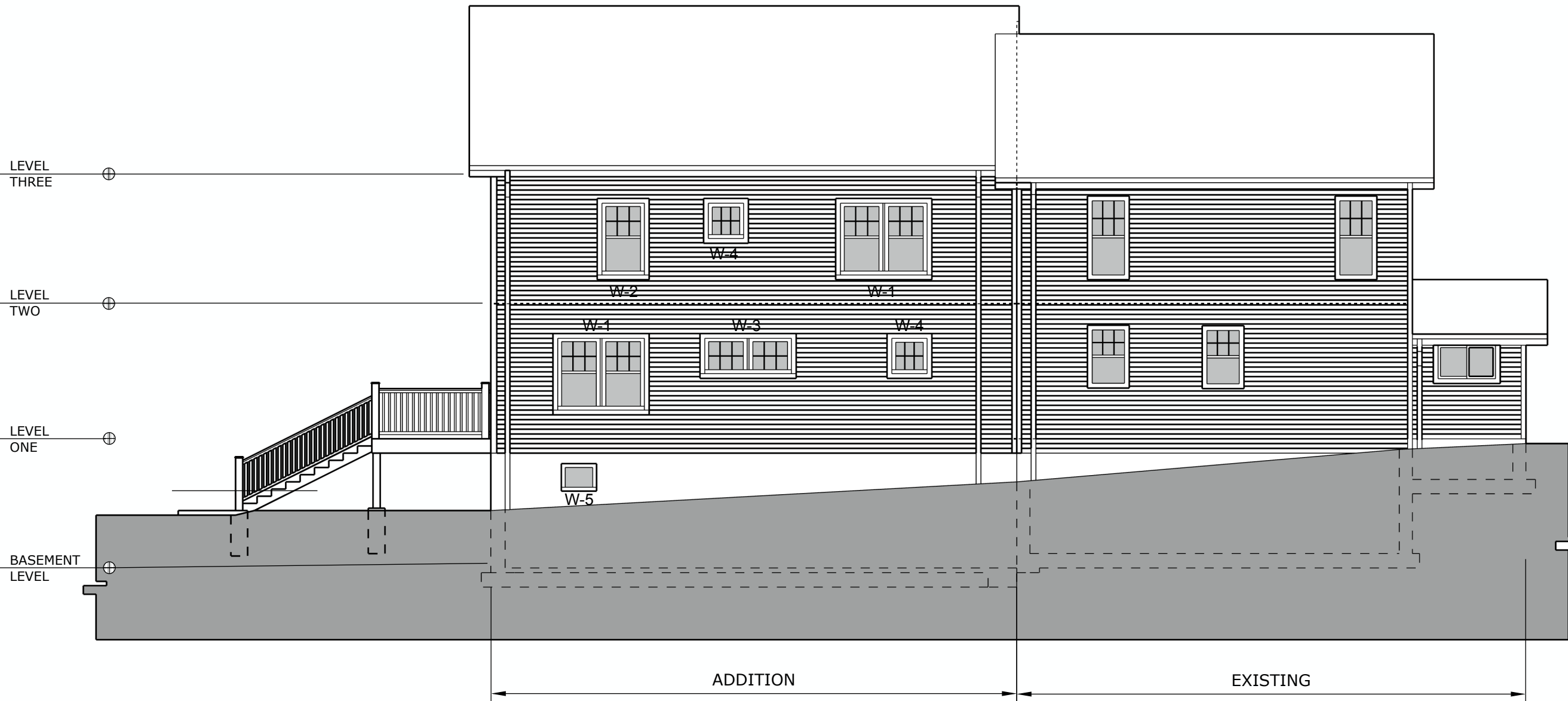
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ST LOUIS, MO 63117
314.315.6434



5 MAY 2026

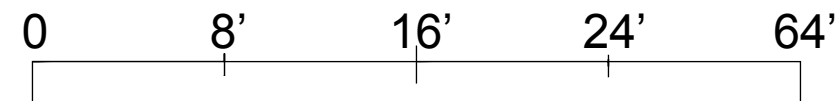
HOUSE ADDITION for JAY & GLORIA JARVIS
305 NORTH SAPPINGTON ROAD
GLENDALE, MO

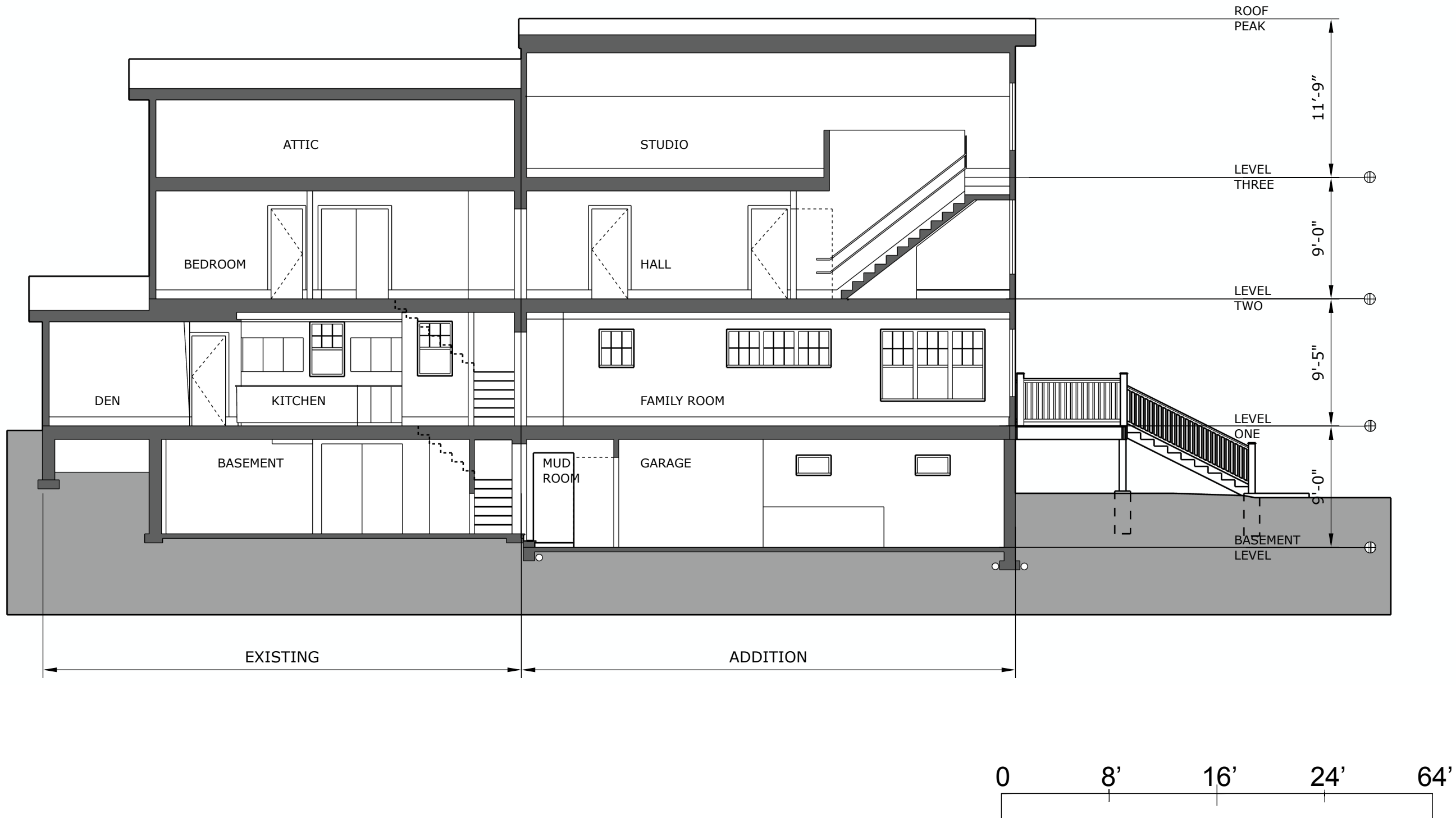
SOUTH ELEVATION



WINDOW SCHEDULE

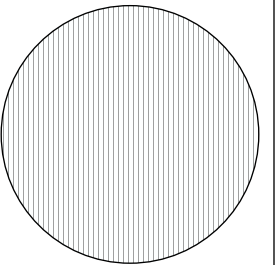
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W-2	(1)DBL HUNG	3'-0" X 5'-0"	2	1	1	1	6
W-3	(2)CLERE	6'-0" X 2'-6"	0	1	0	0	1
W-4	(1)CLERE	2'-6" X 2'-6"	4	2	0	0	6
W-5	BSMT	2'-6" X 1'-11"	0	1	2	0	3





A-15

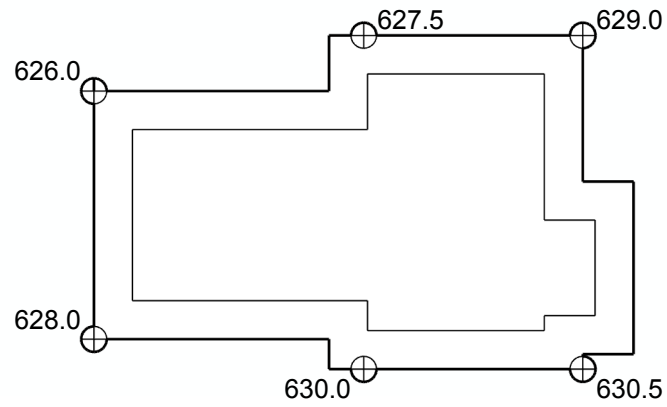
BUCKLEY DESIGN
 8949 CLAYTON ROAD
 ST LOUIS, MO 63117
 314.315.6434



5 MAY 2026

HOUSE ADDITION for JAY & GLORIA JARVIS
 305 NORTH SAPPINGTON ROAD
 GLENDALE, MO

EAST-WEST SECTION

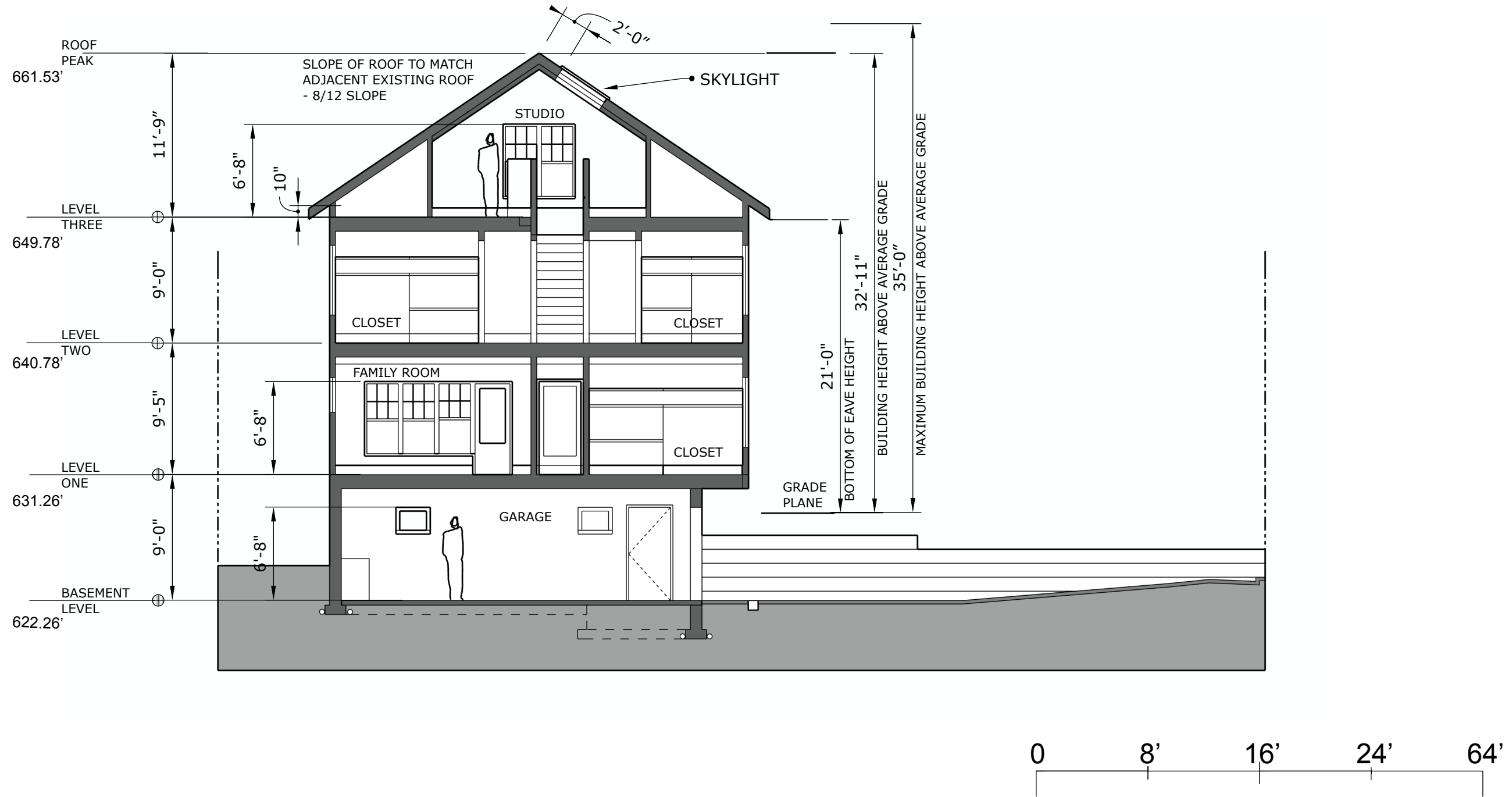


A.G.E.

$AGE = (626 + 628 + 630 + 630.5 + 629.0 + 627.5) / 6 = 628.5$

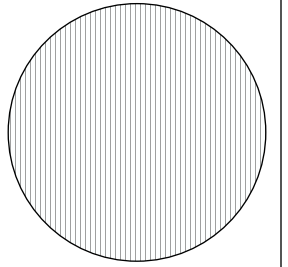
BUILDING HEIGHT above grade

LEVEL THREE (Peak at Gable)	11'-9"
LEVEL TWO	9'-0"
LEVEL ONE	9'-5"
GRADE PLANE (631.26-628.5=2.76)	2'-9"
TOTAL HEIGHT	32'-11"



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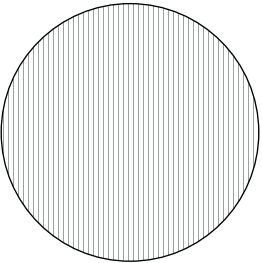
BUCKLEY DESIGN
8949 CLAYTON ROAD
ST LOUIS, MO 63117
314.315.6434



5 MAY 2026

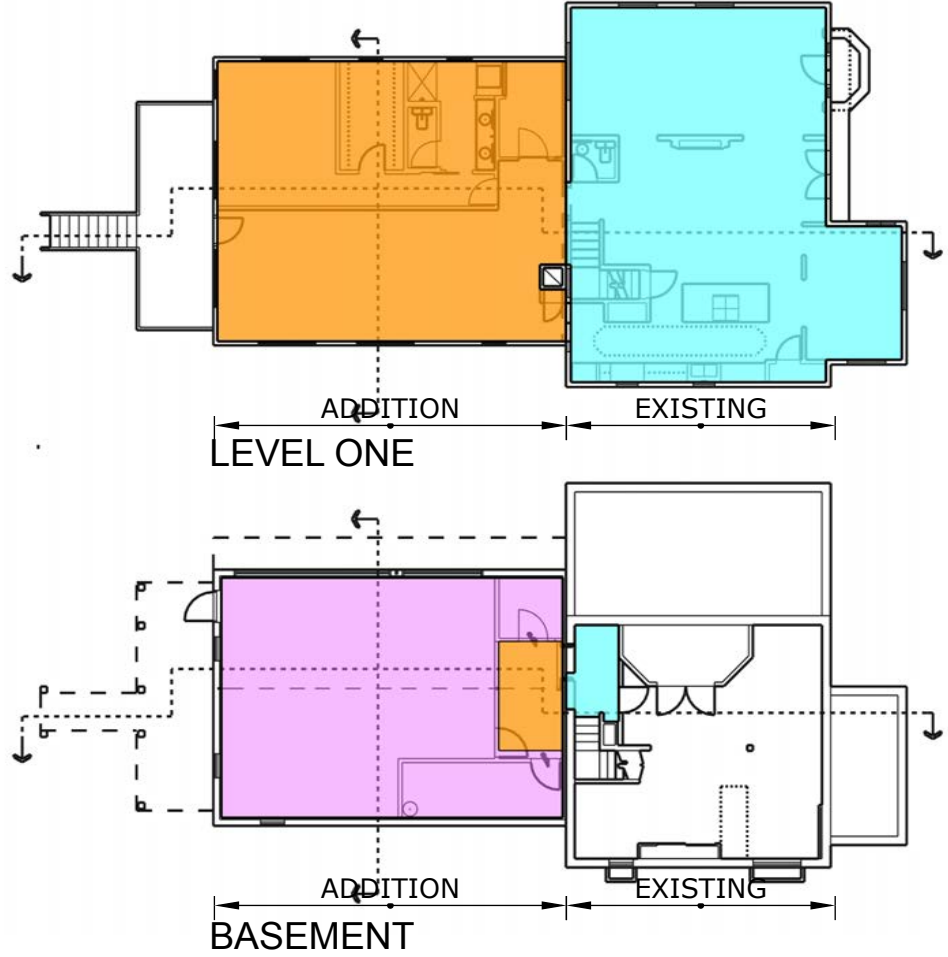
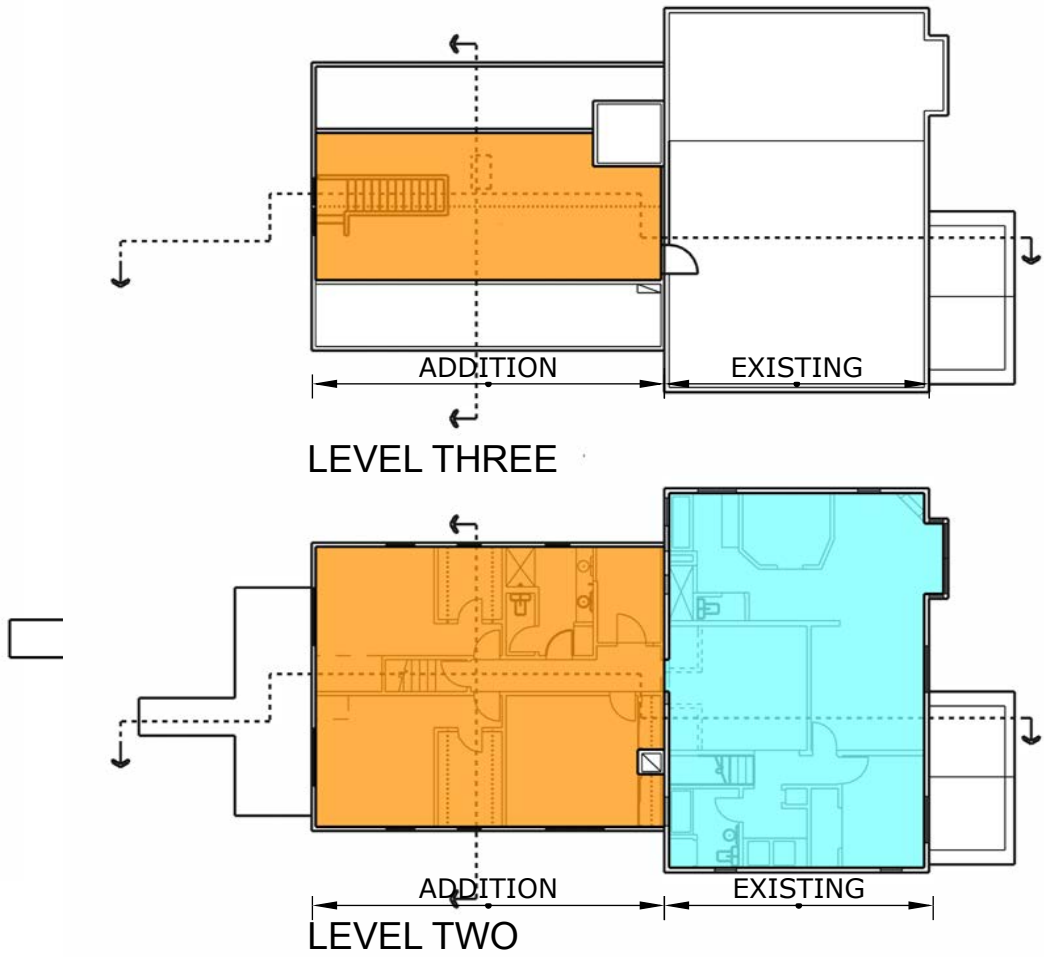
HOUSE ADDITION for JAY & GLORIA JARVIS
305 NORTH SAPPINGTON ROAD
GLENDALE, MO
NORTH.SOUTH SECTION

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 8949 CLAYTON ROAD
 ST LOUIS, MO 63117
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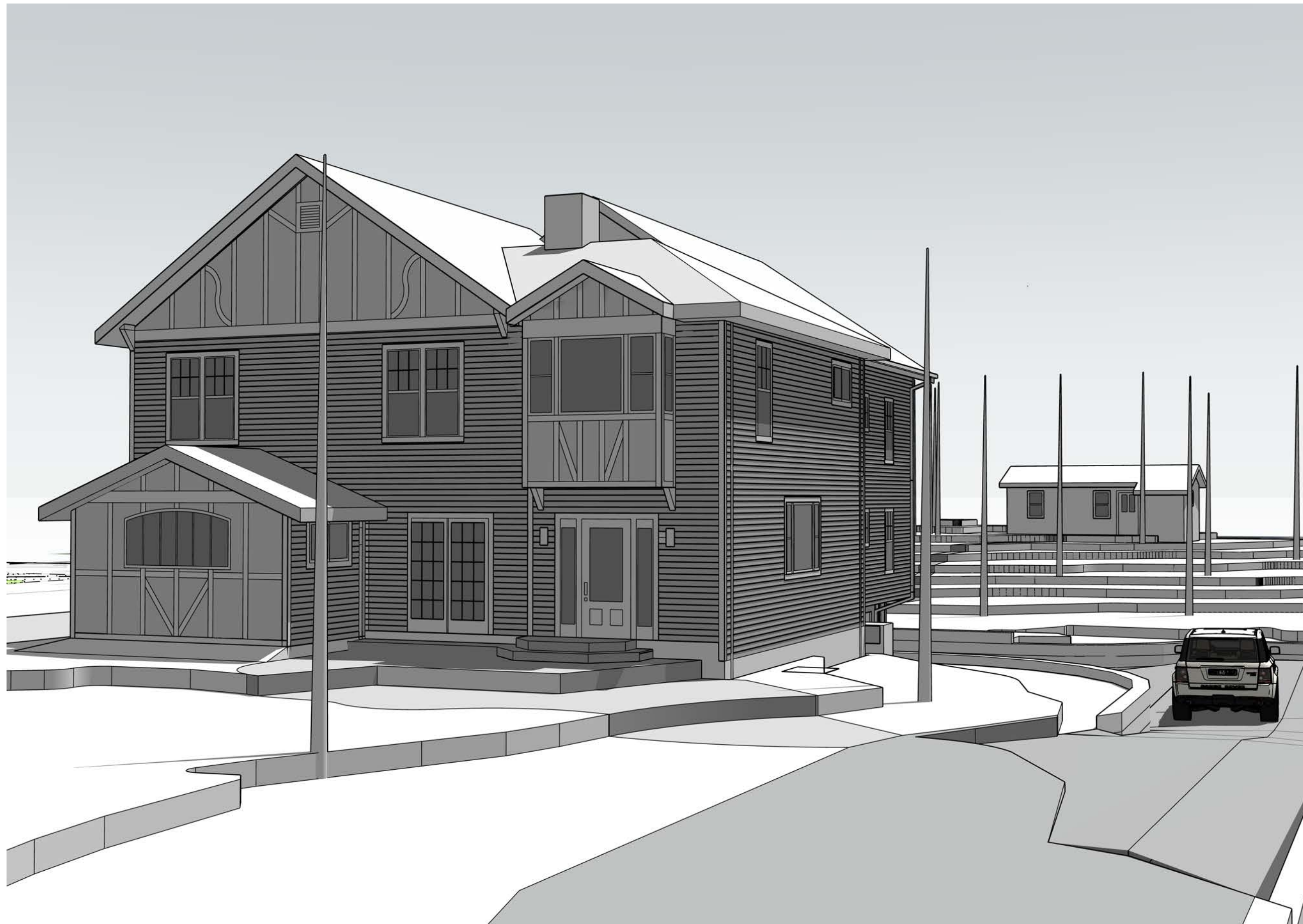
5 MAY 2026

HOUSE ADDITION for JAY & GLORIA JARVIS
 305 NORTH SAPPINGTON ROAD
 GLENDALE, MO
NORTH-SOUTH SECTION



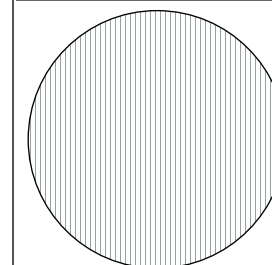
BUILDING AREA

		EXISTING SF AREA	ADDITION SF AREA	COTTAGE SF AREA	TOTAL SF AREA
LEVEL THREE		NA	540	NA	
LEVEL TWO		1075	1052	NA	
LEVEL ONE		1183	1052	425	
BASEMENT		50	468 *	NA	
	SUBTOTAL	2308	3112	425	= 5845
* NOTE: 1/2 GARAGE AREA					
SITE AREA =	280' X 75' =	21,000 SF			
MAX F.A.R. =	21,000 X	30%			= 6300



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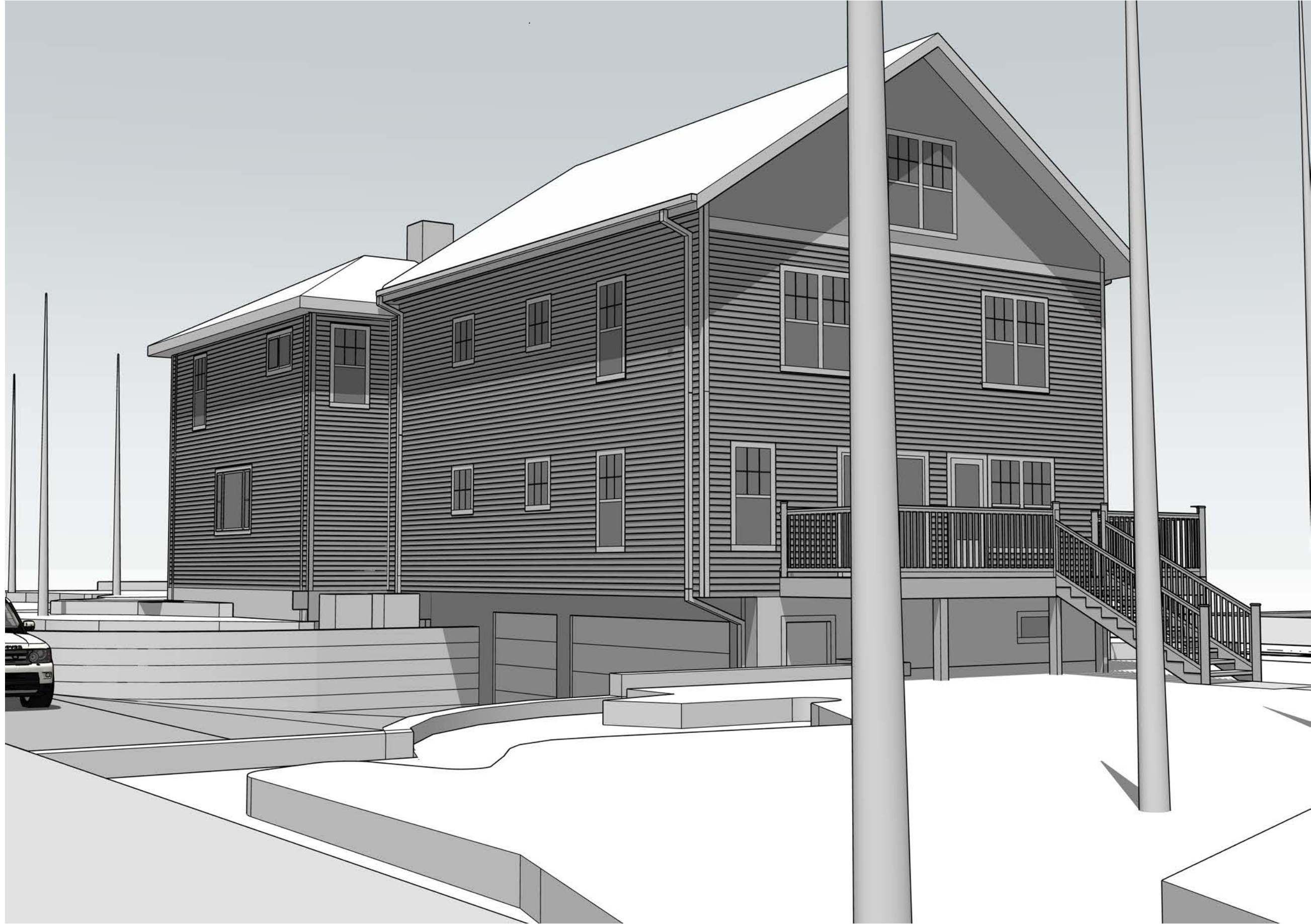
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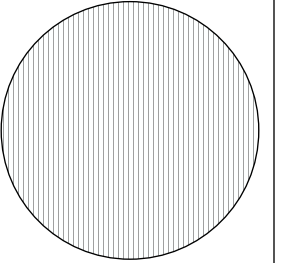
HOUSE ADDITION for JAY & GLORIA JARVIS
305 NORTH SAPPINGTON ROAD
GLENDALE, MO

NORTHEAST VIEW 1



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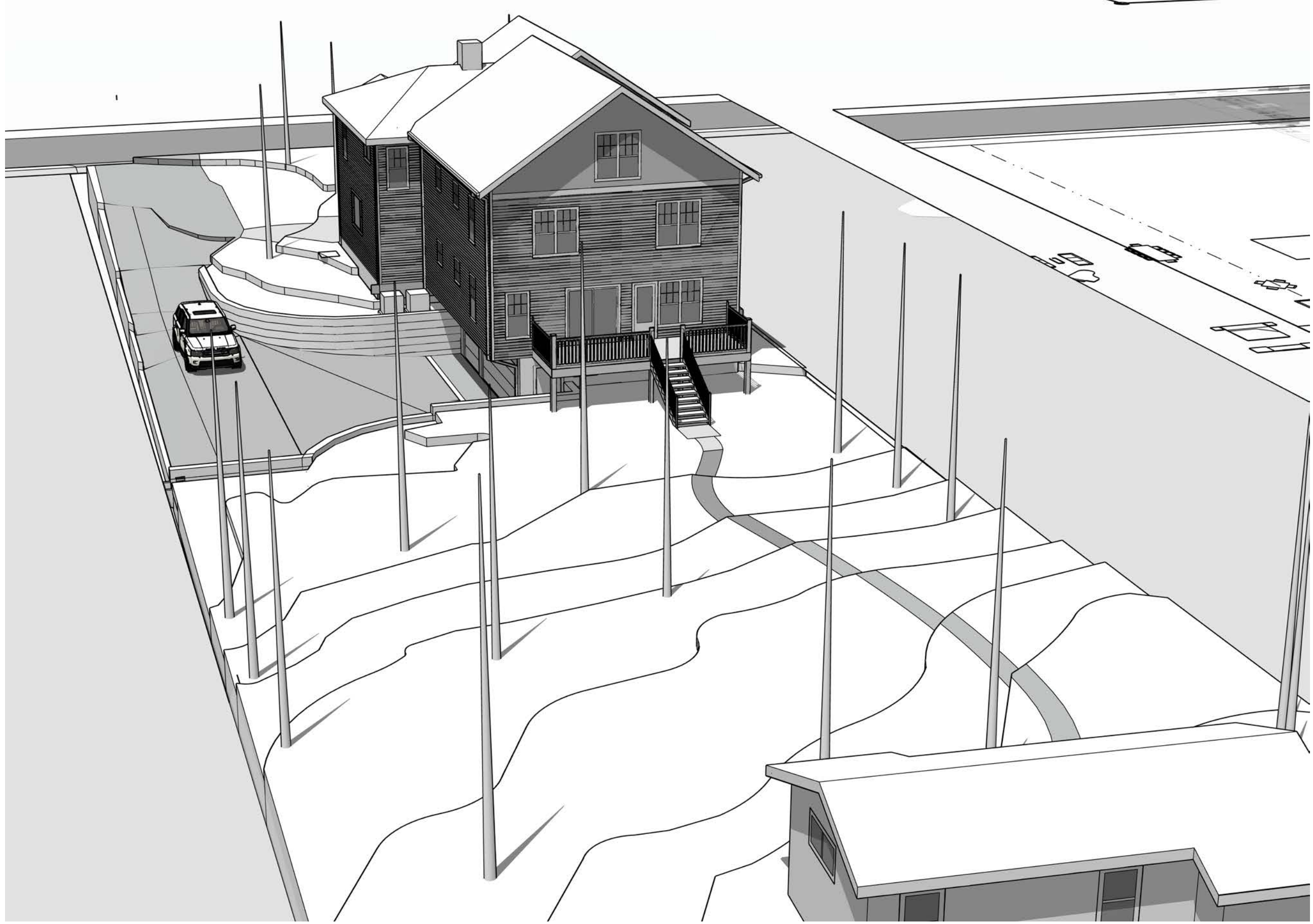
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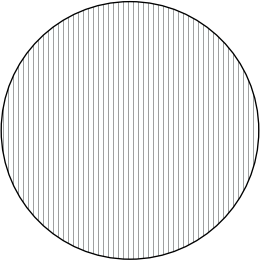
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NORTHWEST VIEW 2



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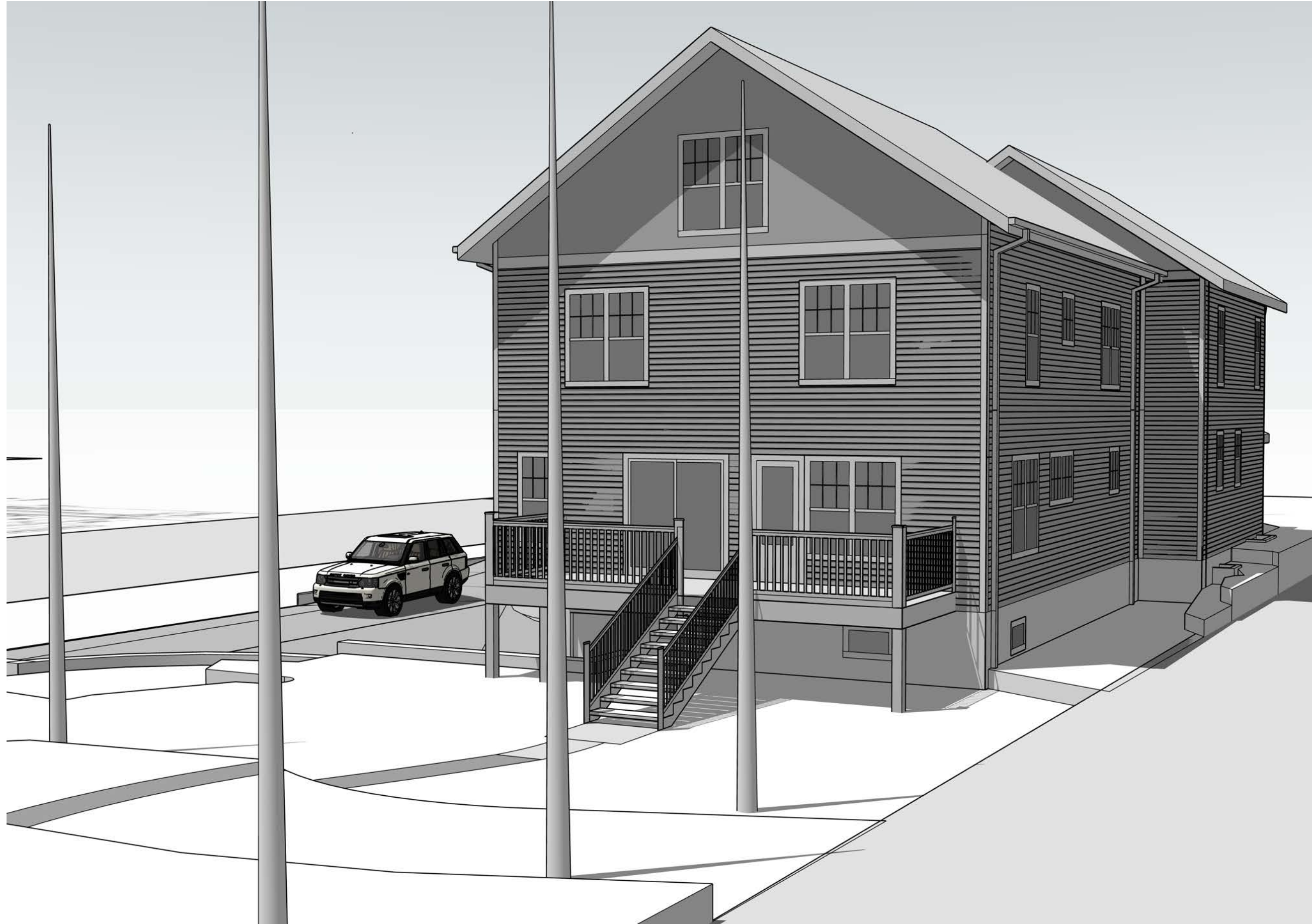
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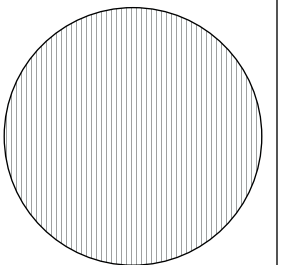
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NORTHWEST VIEW 3



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SOUTHWEST VIEW 4