



Architectural Review Board Application Commercial Building Design Review



WHERE COMMUNITY AND SPIRIT MEET

Property Address: 10230 and 10240 Manchester 10230 Manchester Case#: 08-19C

Description of Work- Kirkwood Audi Renovation Permit # 20-1663

Person Requesting Review

Application Date: 7/29/19
Name: Chiodini Architects
Address: 1401 Brentwood Blvd. #575
City/State/Zip: Brentwood, MO. 63144
Phone: 314-725-5588
E-Mail: lchiodini@chiodini.com
Cell Phone: 314-808-5588
Contractor's License No. N/A

Property Owner Information

(If different from Applicant Information)

Name: Ballweg Management Services
Address: 478 Water Street
City/State/Zip: Prairie Du Sac, WI. 53578
Phone: 608-824-1301
Is the Property a Local Historic or a Landmark?
YES / **NO**
Existing/New Business (circle one)
Zoning District : B-3 Highway Business

INFORMATION REQUIRED FOR BUILDING DESIGN REVIEW

ARB MEETINGS ARE HELD ON THE 1ST & 3RD MONDAYS (EXCLUDING HOLIDAYS) EVERY MONTH.

Submittals must be turned in by 2: 00 p.m. on the deadline date

- ARB Approves Building Applications for Buildings in the City of Kirkwood – All plans shall be in 11x17 format

- Ten (10) site plans – 11"x17" format
- Ten (10) sets of architectural elevation sketches to scale – 11"x17" format
- Ten (10) sets of photographs of site and adjacent properties – 11"x17" format
- One (1) color rendering of elevations (May be brought to meeting for presentation) and other pertinent information
- Filing Fee \$200.00

I have read the Architectural Review and Building regulations of the City of Kirkwood. I hereby certify that the project is located on property which I have the legal right to construct the proposed project. I hereby affirm the above statements are true and correct and agree to fully comply with the ordinances of Kirkwood. I hereby certify that the owner(s) of record authorizes the proposed work and I have been authorized by the owner(s) to make this application as their agent. Applicants or their representative shall attend all meetings.

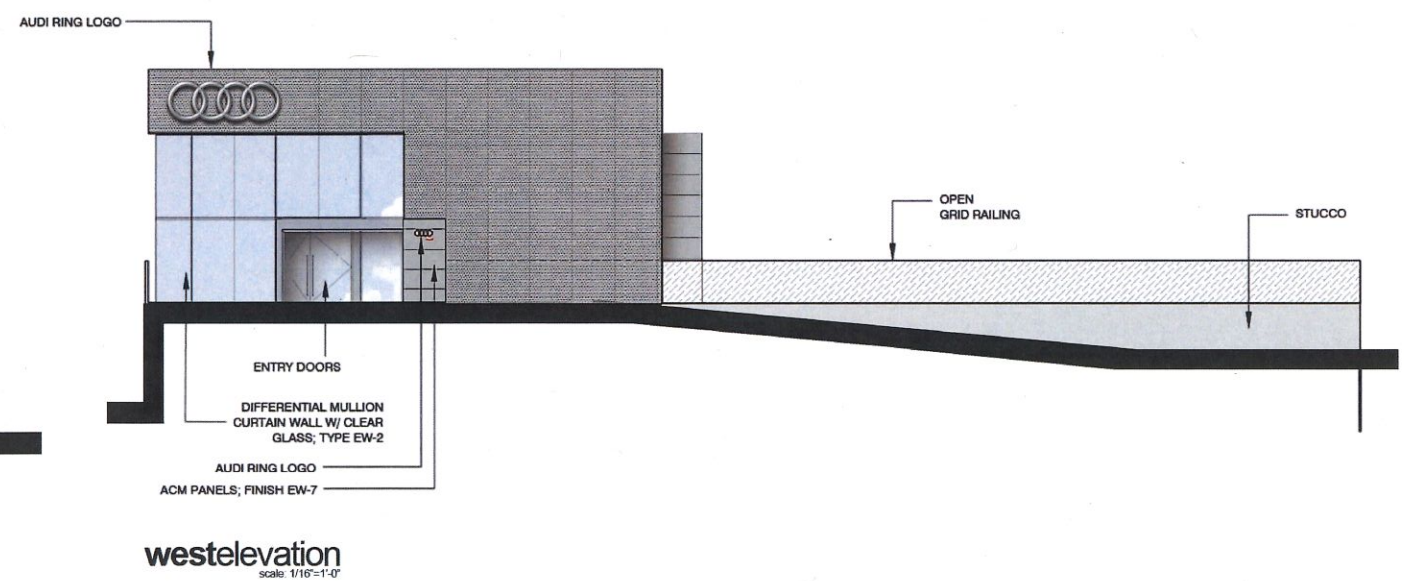
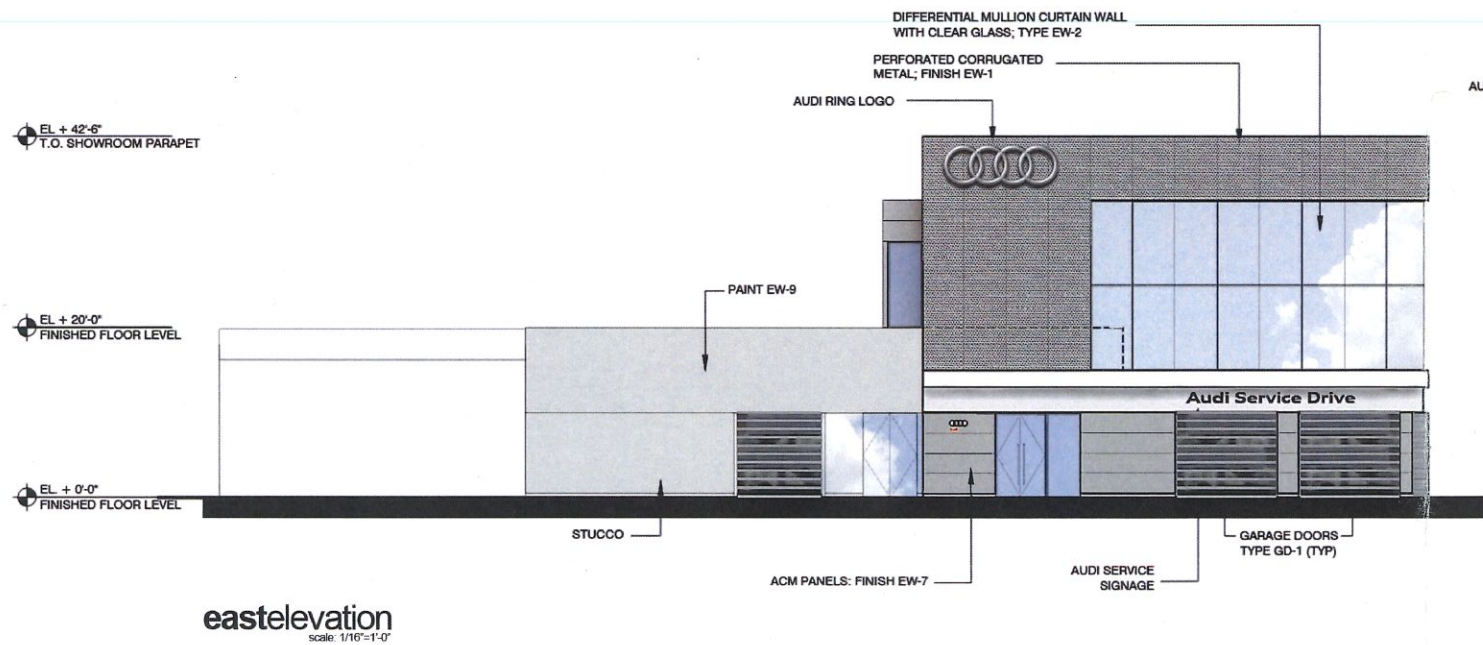
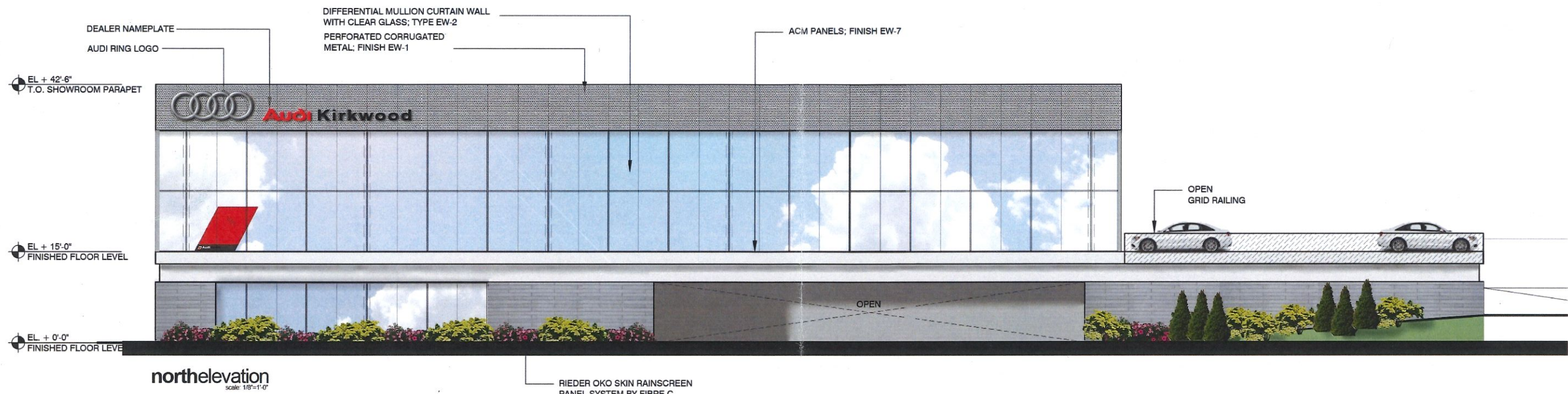
[Signature]
Applicant's Signature

Louis G. Chiodini
Applicant's Printed Name


7/29/19
Date

CITY USE:
Filing Fee \$200 Received Elohrbeck Date: 7/29/19 ARB Agenda Date 8/5/19

Zoning Comments: Site Plans subject to approval by City Council. ARB 7/30/19
Building Comments: Design to Engineers Dist Eval on Materials 7/30/19
7/30/19




Sheet Name: _____ Date: 7.29.2019



Audi

Audi Kirkwood
remodel/addition
1519, Manchester Rd
Kirkwood, MO 63122



Chiodini
ARCHITECTS

Chiodini Associates - Architects | Interior Design | Graphics
1401 South Brentwood Blvd. Studio 575
Saint Louis, Missouri 63114
314.725.5588 | FAX 314.733.9999

OLD DESIGN



Sheet Name:

Date: 7.29.2019



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OLD DESIGN



viewmanchester



adjacent property - east of site



adjacent property - west of site

Sheet Name:

Date: 7.29.2019



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Kirkwood, MO 63122



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ARBsubmittal

Sheet Name: rendering

Date: december 20, 2021



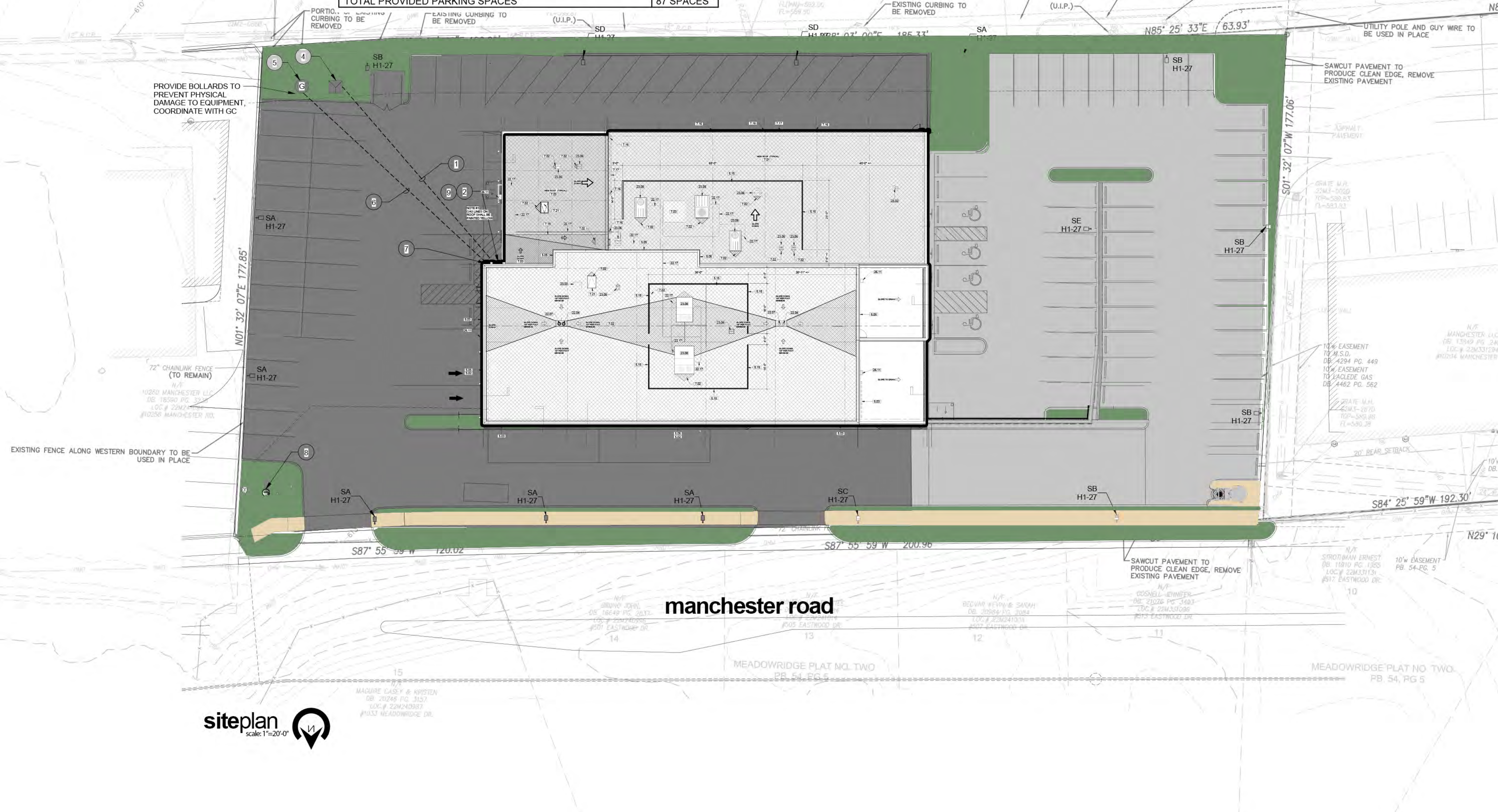
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MANCHESTER ROAD
(PUBLIC)

AREA	CALCS.	TOTAL
SERVICE BAYS	12 x 5 / BAY	60 SPACES
SERVICE / PERSONAL	1 EA. x 7	7 SPACES
SECOND FLOOR OFFICE		
AREAS APPROX 5550 SF - 2200 SF		
CIRCULATION / SUPPORT AREAS	3,350 SF @ 5 / 1000 SF	17 SPACES
TOTAL REQUIRED PARKING SPACES		84 SPACES
TOTAL PROVIDED PARKING SPACES		87 SPACES



siteplan
scale: 1"=20'-0"

ARBsubmittal 1

Sheet Name: floor plan

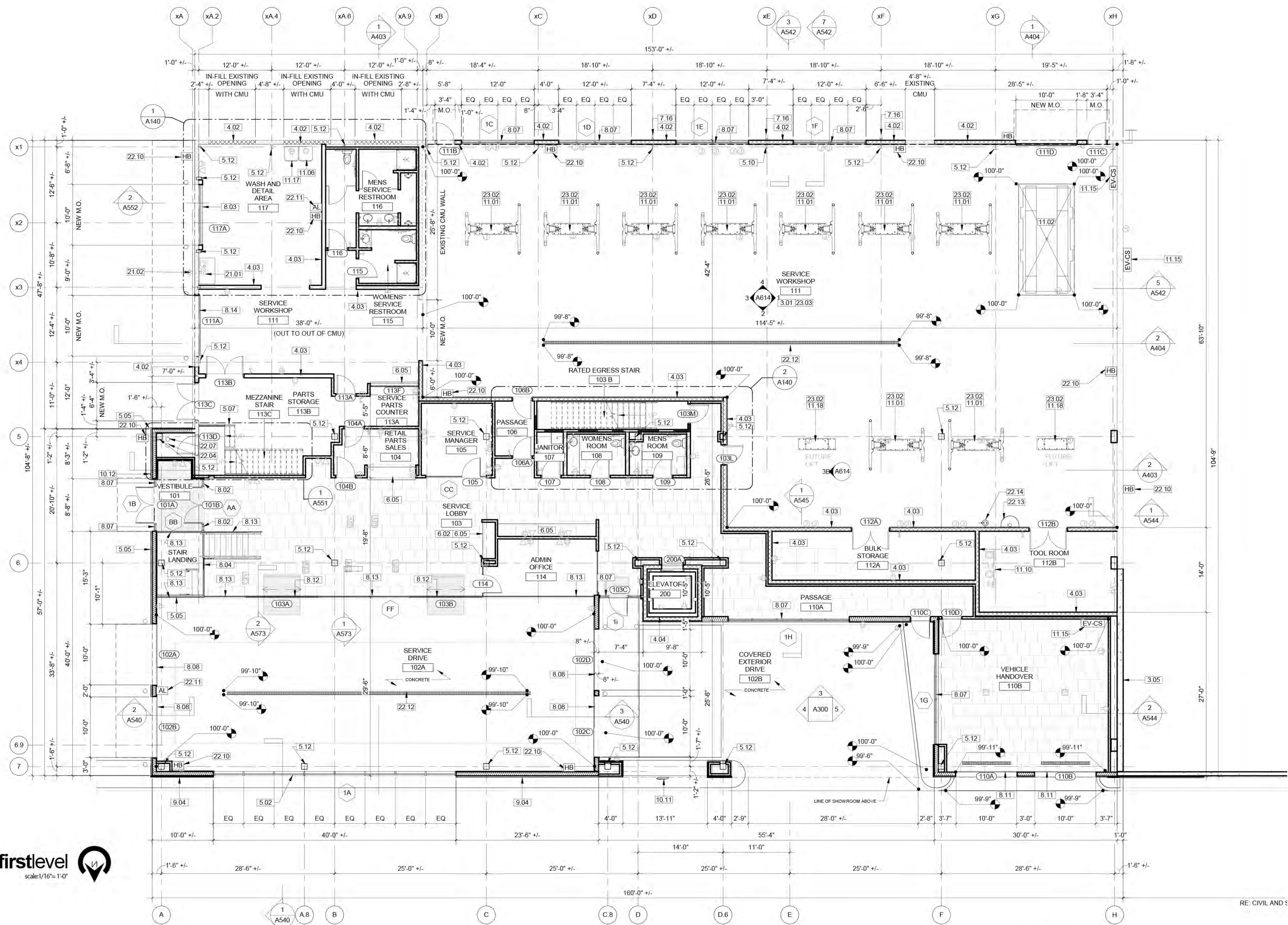
Date: december 20, 2021



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firstlevel
scale: 1/16" = 1'-0"

RE: CIVIL AND 3

ARBsubmittal 2

Sheet Name: floor plan

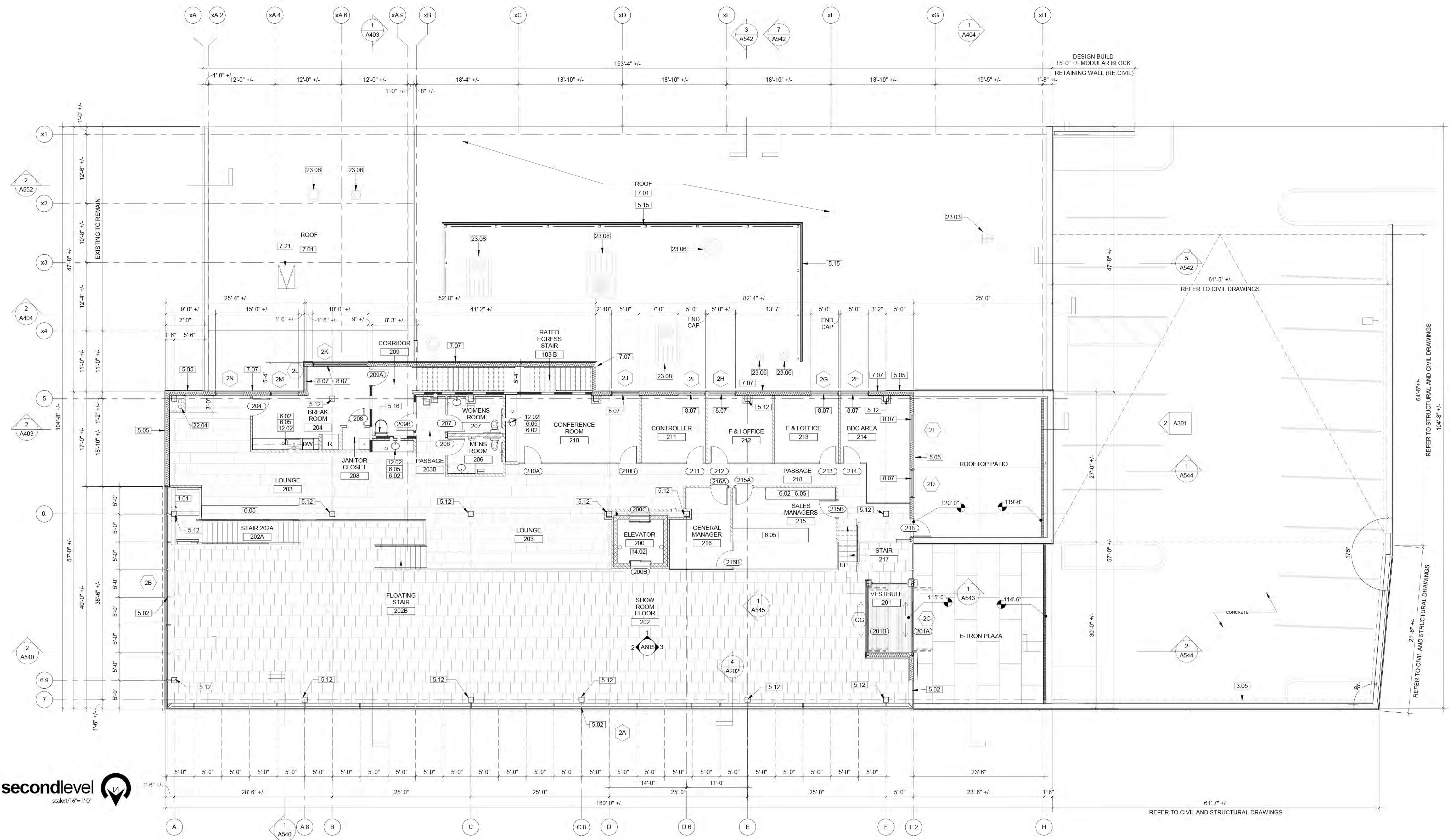
Date: december 20, 2021



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secondlevel
scale: 1/16" = 1'-0"

ARBsubmittal 3

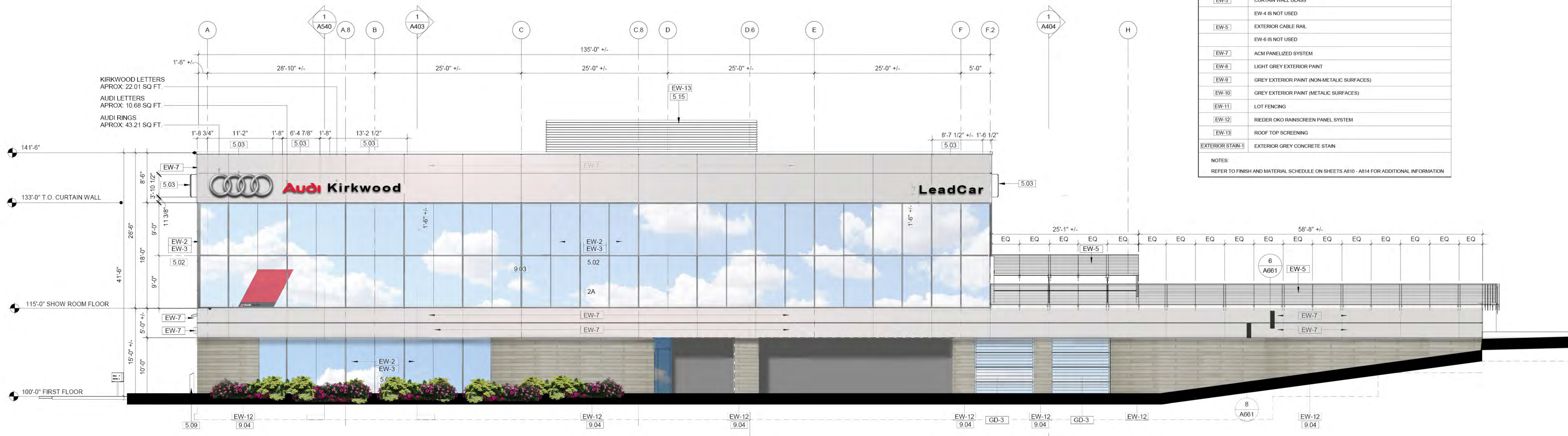
Sheet Name: floor plan

Date: december 20, 2021



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EXTERIOR FINISH KEY	
	EW-1 IS NOT USED
EW-2	DIFFERENTIAL MULLION CURTAIN WALL
EW-3	CURTAIN WALL GLASS
	EW-4 IS NOT USED
EW-5	EXTERIOR CABLE RAIL
	EW-6 IS NOT USED
EW-7	ACM PANELIZED SYSTEM
EW-8	LIGHT GREY EXTERIOR PAINT
EW-9	GREY EXTERIOR PAINT (NON-METALIC SURFACES)
EW-10	GREY EXTERIOR PAINT (METALIC SURFACES)
EW-11	LOT FENCING
EW-12	RIEDER OKO RAINSCREEN PANEL SYSTEM
EW-13	ROOF TOP SCREENING
EXTERIOR STAIN-1	EXTERIOR GREY CONCRETE STAIN

NOTES:
REFER TO FINISH AND MATERIAL SCHEDULE ON SHEETS A810 - A814 FOR ADDITIONAL INFORMATION

northelevation
scale 1/8" = 1'-0"

ARBsubmittal 4

Sheet Name: elevations

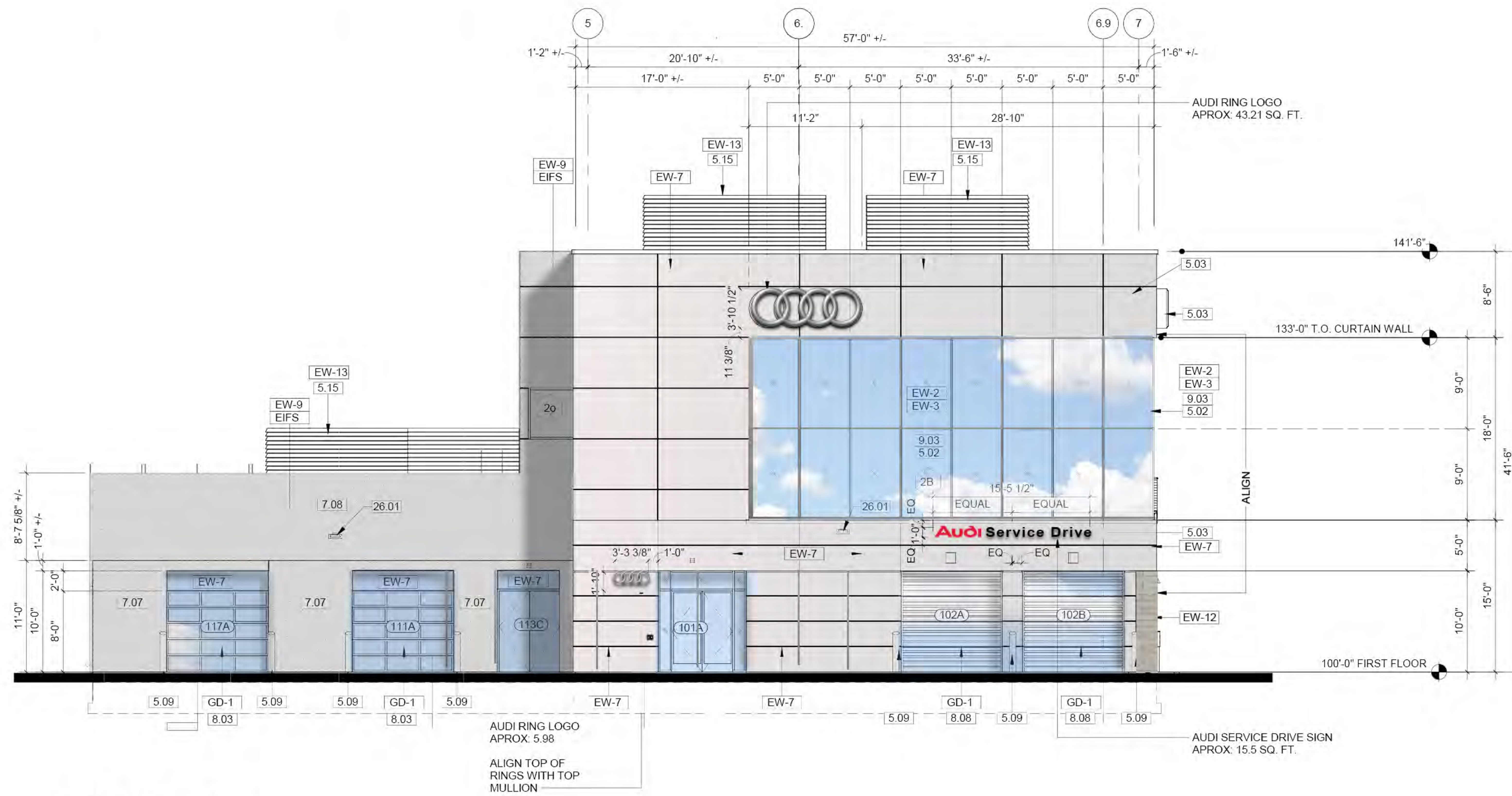
Date: december 20, 2021



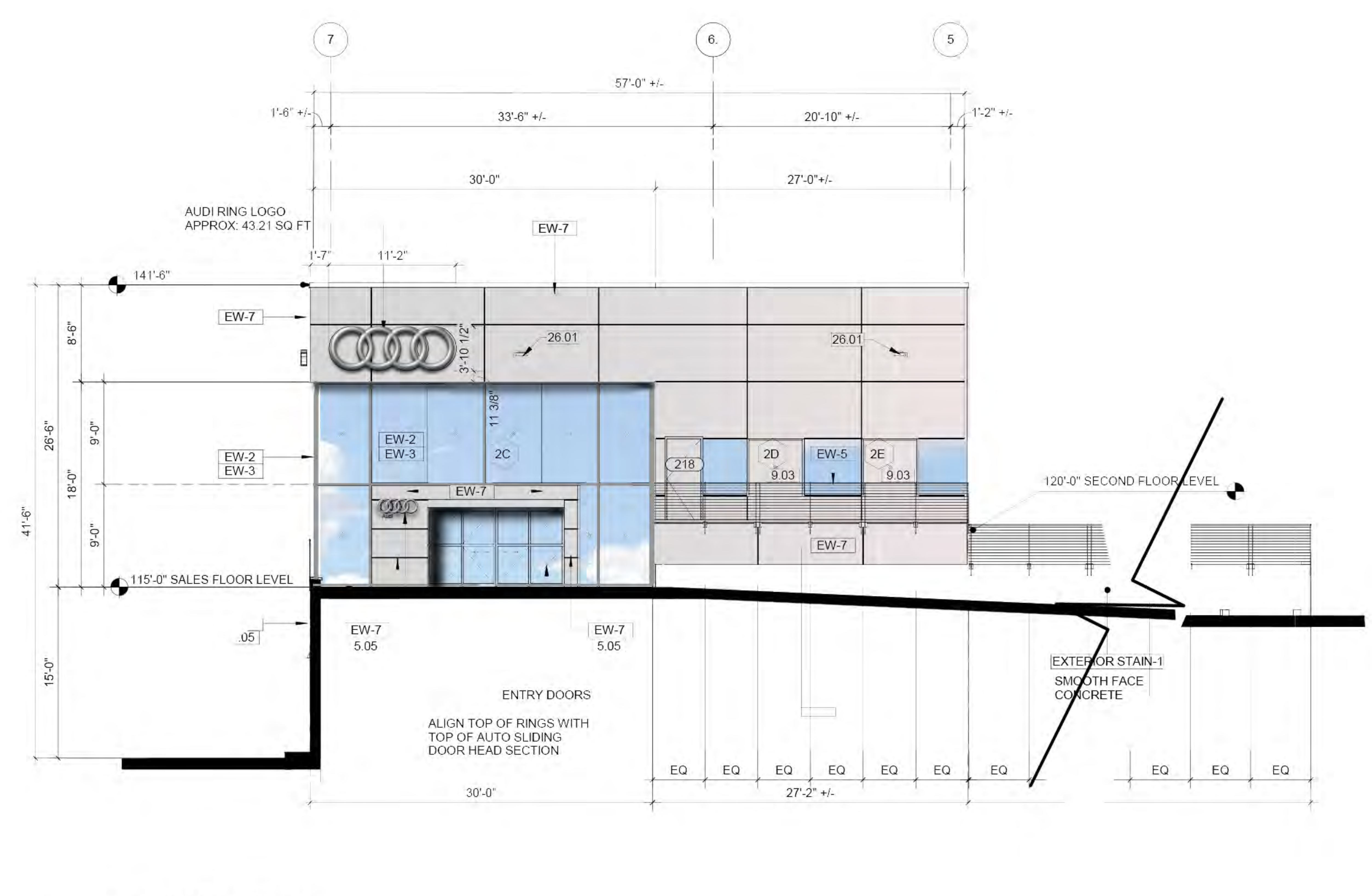
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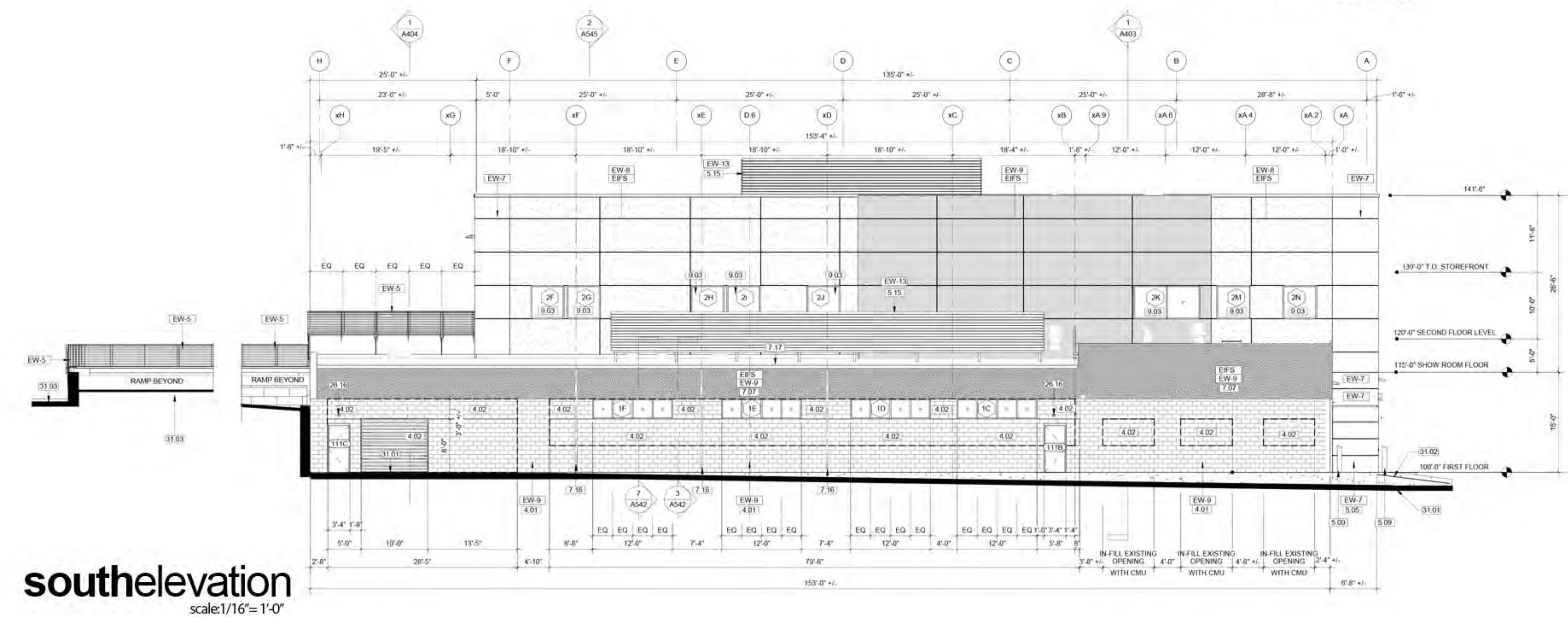
east elevation
scale: 1/8" = 1'-0"



west elevation
scale: 1/8" = 1'-0"

EXTERIOR FINISH KEY	
EW-1	IS NOT USED
EW-2	DIFFERENTIAL MULLION CURTAIN WALL
EW-3	CURTAIN WALL GLASS
EW-4	IS NOT USED
EW-5	EXTERIOR CABLE RAIL
EW-6	IS NOT USED
EW-7	ACM PANELIZED SYSTEM
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EXTERIOR STAIN-1	EXTERIOR GREY CONCRETE STAIN

NOTES:
REFER TO FINISH AND MATERIAL SCHEDULE ON SHEETS A810 - A814 FOR ADDITIONAL INFORMATION



southelevation
scale: 1/16" = 1'-0"

KEYED ELEVATION NOTES SOUTH	
4.01	EXISTING CMU TO REMAIN. PREP FOR NEW FINISH. RE: ELEVATIONS AND SPECIFICATIONS
4.02	INFILL EXISTING OPENING WITH NEW CONCRETE MASONRY UNITS. PROVIDE FLUSH TRANSITION WITH ADJACENT SURFACES. RE: ELEVATIONS
5.05	ACM SYSTEM: DRI-DESIGN E6 EV1 ALCOA REYNOBOND IN SILVERSMITH (COLORWELD 500) OR SIMILAR
5.09	BOLLARD FILLED WITH CONCRETE. RE: SPECIFICATIONS. IF SPACING IS NOT INDICATED ON DRAWING, CONTRACTOR TO LOCATE PER ADJACENT EQUIPMENT MANUFACTURER'S RECOMMENDATIONS
5.15	ROOF TOP SCREENING: (REFER TO STRUCTURAL DRAWINGS)
7.07	NEW EIFS (EXTERIOR INSULATED FINISH SYSTEM) RE: SPECIFICATIONS.
7.16	PREFINISHED DOWNSPOUT. ADD EXTRA LAYER OF ROOFING MEMBRANE UNDER DOWNSPOUT. RE: DETAILS AND SPECIFICATIONS
7.17	PREFINISHED GUTTER. RE: DETAILS AND SPECIFICATIONS
9.03	1" INSULATED GLASS: CLEAR TEMPERED GLASS WITH LOW-E COATING NO TINTS.
26.16	EXTERIOR EGRESS LIGHT (REFER TO ELECTRICAL DRAWINGS)
31.01	EXTERIOR GRADE. (REFER TO CIVIL DRAWINGS)
31.02	BUILD UP EXTERIOR GRADE AND PARKING FIELD TO PROVIDE FLUSH TRANSITION AT WASH BAY DOOR. (REFER TO CIVIL DRAWINGS)
31.03	NEW EXTERIOR GRADE (REFER TO CIVIL DRAWINGS)

ARBsubmittal 5

Sheet Name: elevations

Date: december 20, 2021



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Architectural Review Board (ARB) Commercial, Multi-Family & Non-Residential Design Submission Application

PROJECT ADDRESS: 144 W. ADAMS AVE Zone: B-4

Is this Property a Local Historic or Landmark? Yes No

Is this a New Business? Yes No

Has an Occupancy Permit been applied for? Yes No

SCOPE OF WORK: NEW 4 UNIT CONDO

Property Owner Information:

Name CLAY ADAMS, LLC

E-mail adam@clay-adams.com Phone 314-476-1833

Is the Owner's written approval for the commercial design change included? Yes No

Applicant Information: Contractor Property Owner Tenant Other ARCHITECT

Name TIM HOLLERBACH DESIGNS, LLC KWD LIC. NO. _____


Address 1548 JEFFCO BLVD City/State/Zip ARNOLD, MO 63010

E-mail tim@timhollerbachdesigns.com Phone 314-578-9470

Fees are for ARB review only; a separate fee is required upon issuance of the Building Permit.


\$200 Filing Fee

- I have read the Architectural Guidelines of the City of Kirkwood.
- I hereby certify that the Owner(s) of Record authorizes the proposed work and I have been authorized by the Owner(s) to make this application as their agent.
- I hereby certify that the project is located on property which I have the legal right to construct the proposed project.
- I hereby certify that all the information provided is true and accurate to the best of my knowledge and belief and agree to fully comply with the Ordinances of the City of Kirkwood.
- I understand that the applicant or their representative shall attend all meetings.

Applicant's Signature: 

Applicant's Printed Name: TIM HOLLERBACH, NCARB, AIA **Date:** 12.3.21

City Use Only

Received By: 

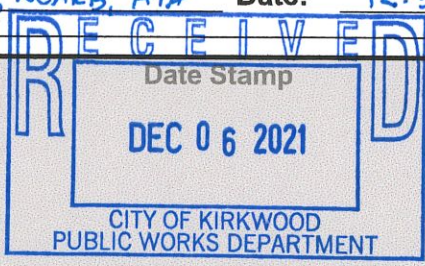
ARB Agenda Date: 12/20/2021

Case # 22-21 C

Permit # 22-3347

Zoning Comments _____

Building Comments _____



RECEIVED
DEC 06 2021
CITY OF KIRKWOOD
PUBLIC WORKS DEPARTMENT



A New 4-Family Condo at:

144 West Adams Avenue

THD project no. 21189
144 West Adams Ave.
Kirkwood, Missouri 63122

1548 JEFFCO BOULEVARD
ARNOLD, MISSOURI 63010
PH. 314.578.9470

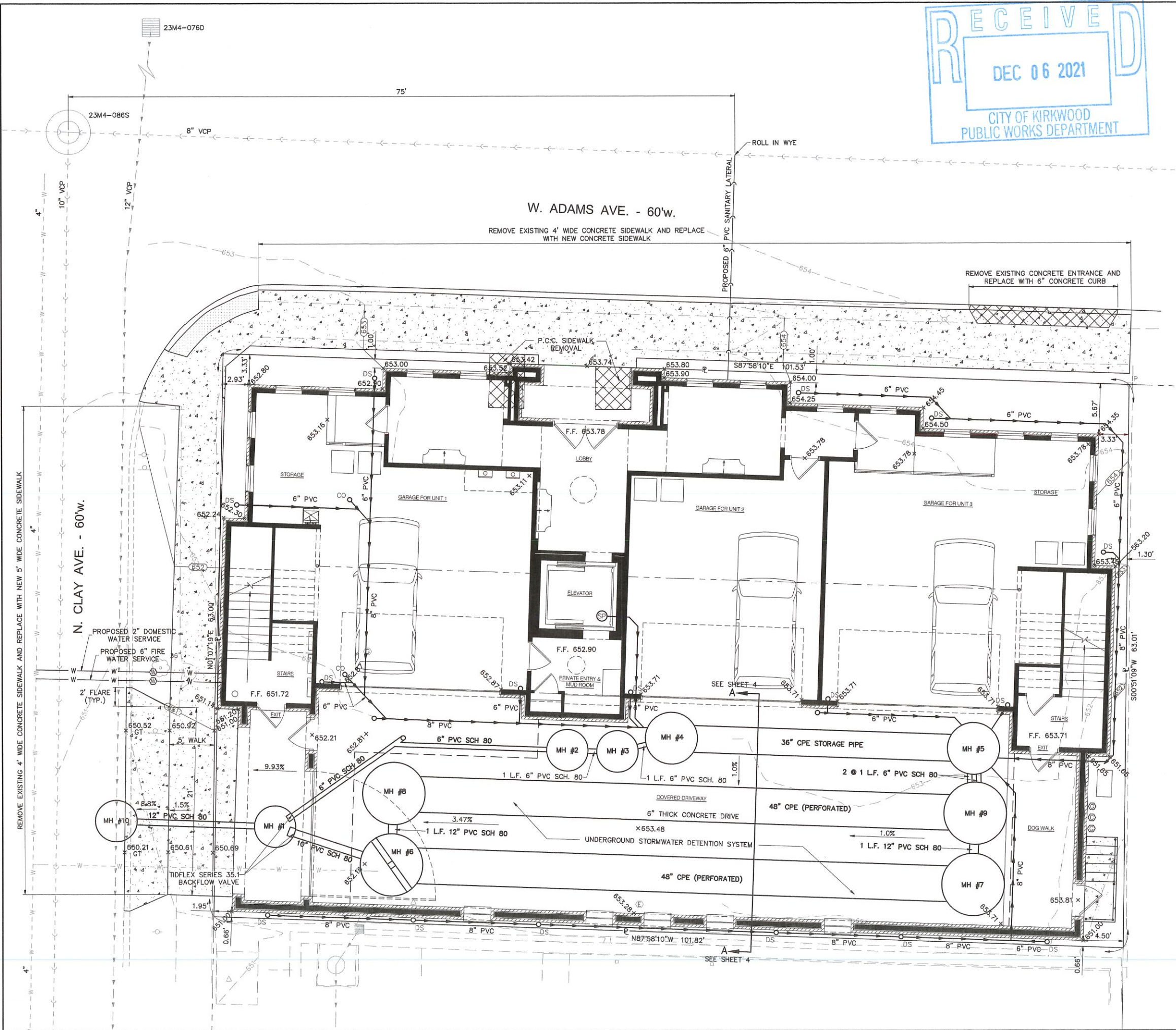
TIM HOLLERBACH **thd**
DESIGNS



LEGEND

- EXISTING POWER POLE - ○
 - EXISTING LIGHT POLE - ✕
 - EXISTING GAS METER - ⊙
 - EXISTING ELECTRIC METER - ⊕
 - EXISTING TELEPHONE SPLICE BOX - △
 - EXISTING TRAFFIC SIGN - □
 - EXISTING SANITARY MANHOLE - ⊙
 - EXISTING AREA INLET - ■
 - PIN FOUND - ○P
 - EXISTING DECIDUOUS TREE / SIZE - ○XX"
-
- EXISTING RIGHT-OF-WAY - ---
 - EXISTING MAJOR CONTOUR - ---500---
 - EXISTING MINOR CONTOUR - ---501---
 - EXISTING SANITARY SEWER - ---S---
 - EXISTING STORM SEWER - ---W---
 - EXISTING WATERLINE - ---W---
 - EXISTING SANITARY SEWER - ---S---
 - EXISTING WATERLINE - ---W---
 - PROPOSED WATER METER - ⊕
 - PROPOSED GAS METER - ⊙
 - PROPOSED SUMP PUMP - ⊕P
 - PROPOSED STORM SEWER - ---S---
 - PROPOSED ROCK LIMITS - ---

NOTE:
1. THE CPE SHALL BE ACCORDING TO AASHTO-M-294, TYPE S OR D AND HAVE SMOOTH INTERIOR



REVISIONS

2/16/21	GRADING
---------	---------

SMS Sheppard, Morgan & Schwaab, Inc.
CONSULTING ENGINEERS AND LAND SURVEYORS
DESIGN FIRM # 184-000992

144 W. ADAMS AVE.
KIRKWOOD, MO 63122
SITE PLAN

DWG. NO.	Q:\HARTIG, ADAM 540128
SITE PLAN DWG	
REF. BK.	5110 PG. 51
JOB NO.	540128
DSN. BY:	CAS
DWN. BY:	CAD
CHK. BY:	CAS
DATE:	FEBRUARY, 2021

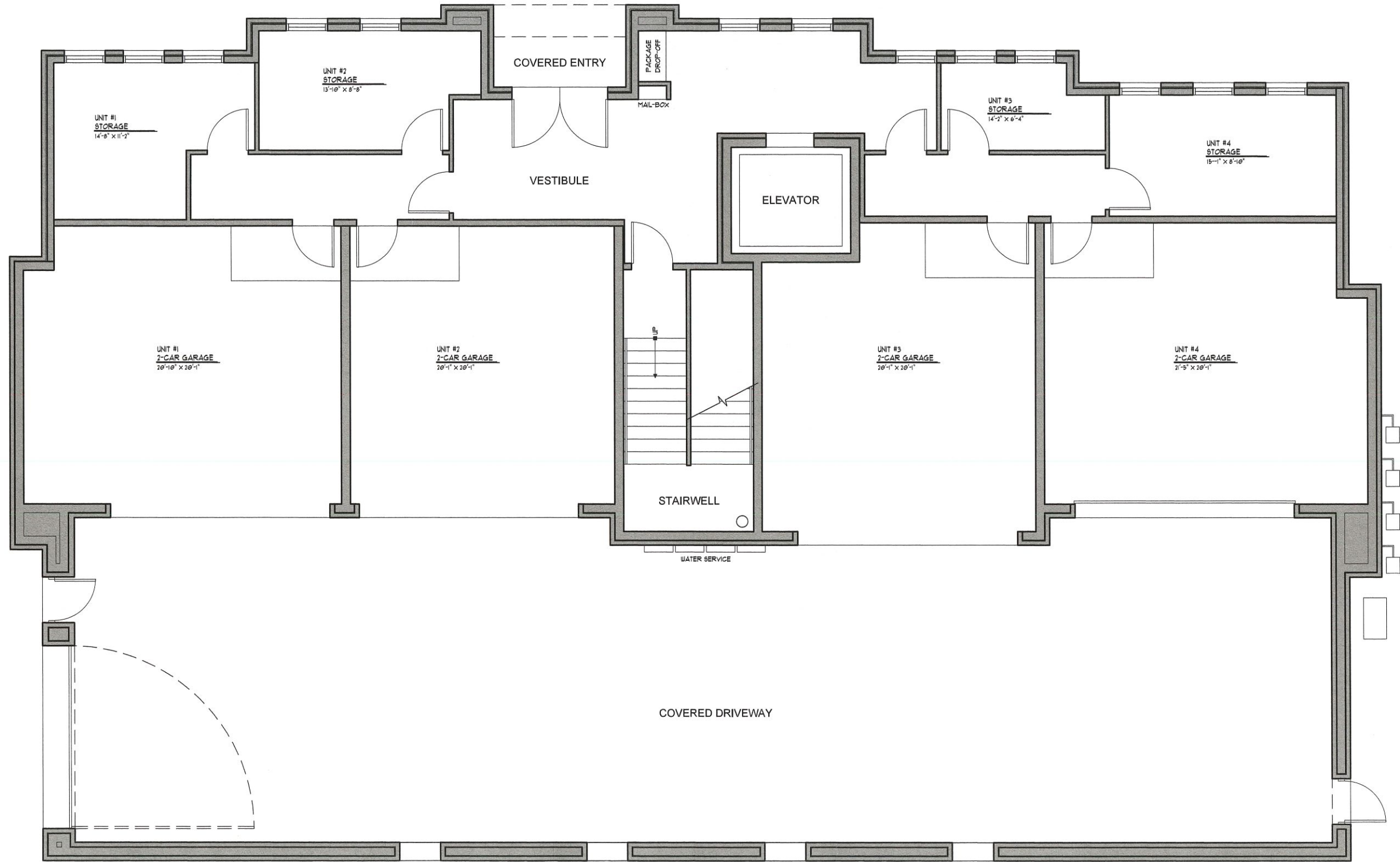
SCALE: 1" = 5'
SHEET 2 OF 4

C:\Users\jmsheppard\OneDrive\Documents\184-000992\144 W. ADAMS AVE. SITE PLAN.DWG, 2/17/2021 9:24:40 AM, P184-000992, 1/5



TIM HOLLERBACH
DESIGNS

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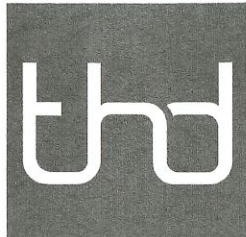
FIRST LEVEL FLOOR PLAN

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

144 WEST ADAMS AVENUE
KIRKWOOD, MO

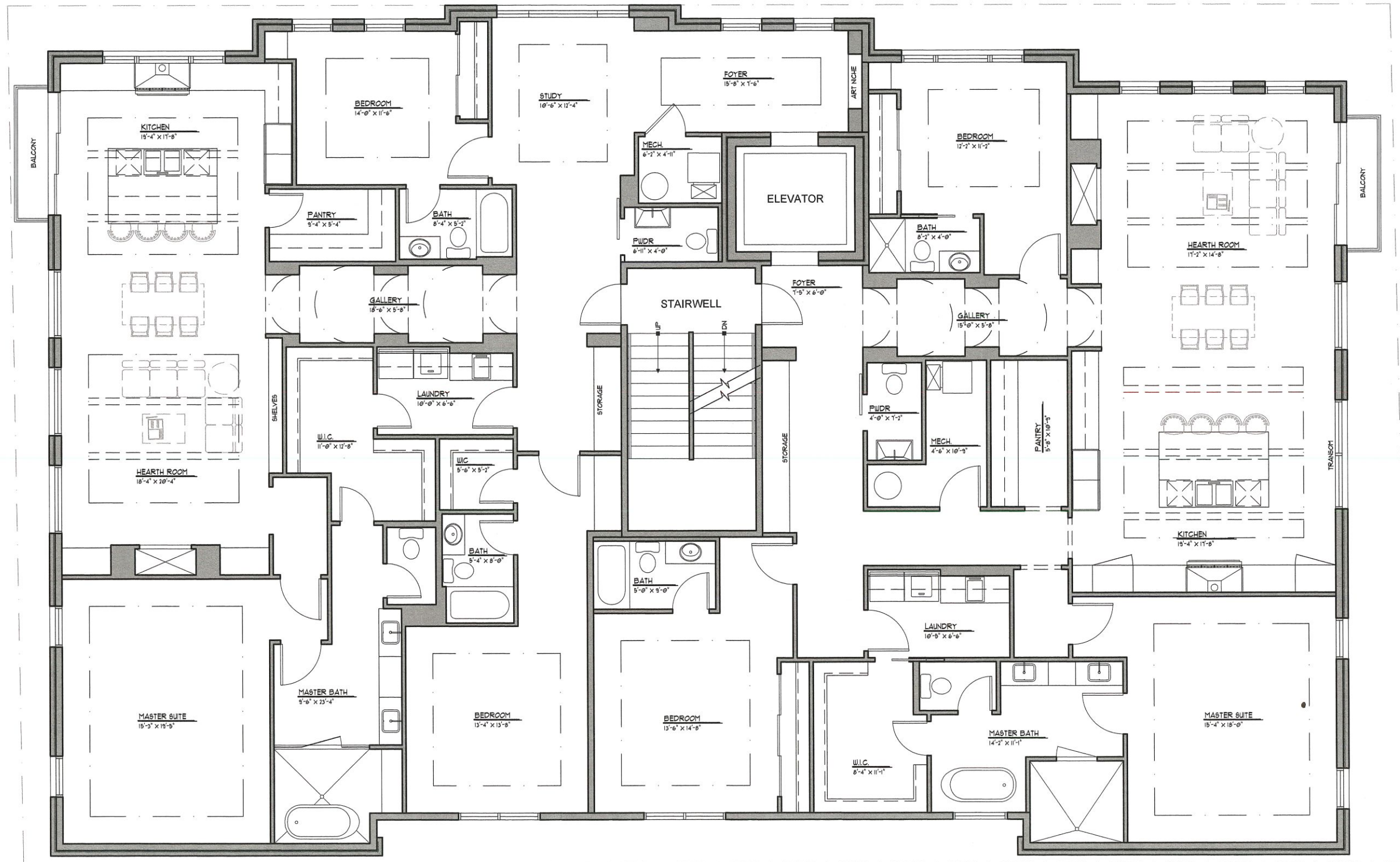


NORTH



TIM HOLLERBACH
DESIGNS

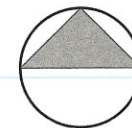
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ARNOLD, MO 63010
314-578-9470
www.timhollerbachdesigns.com



SECOND & THIRD LEVEL FLOOR PLAN

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

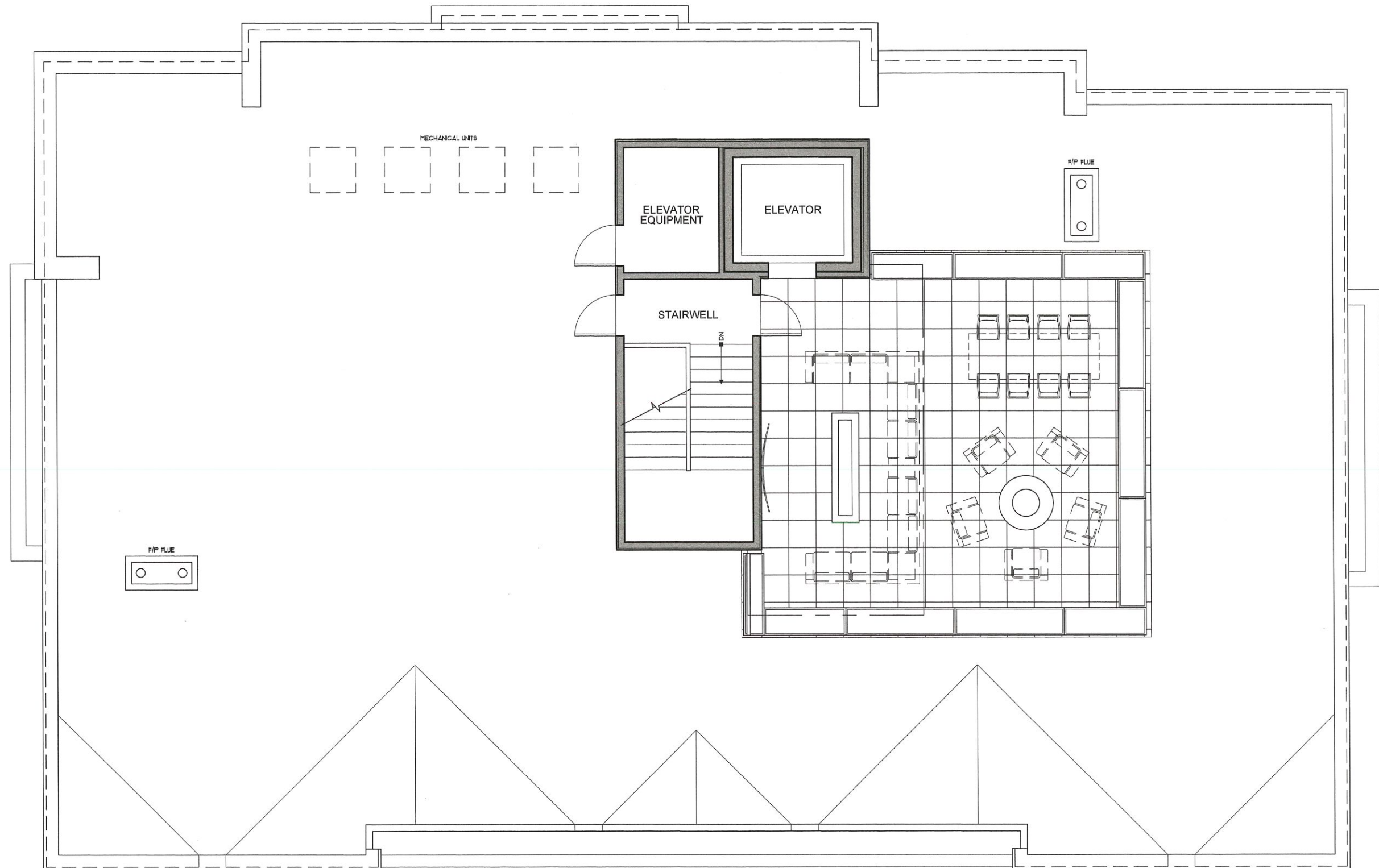
144 WEST ADAMS AVENUE
KIRKWOOD, MO



NORTH



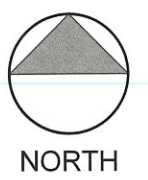
TIM HOLLERBACH
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ARNOLD, MO 63010
314-578-9470
www.timhollerbachdesigns.com



ROOF TOP PLAN

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

144 WEST ADAMS AVENUE
KIRKWOOD, MO



NORTH



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NORTH ELEVATION

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

144 WEST ADAMS AVENUE
KIRKWOOD, MO



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WEST ELEVATION

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

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KIRKWOOD, MO



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EAST ELEVATION

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

144 WEST ADAMS AVENUE
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SOUTH ELEVATION

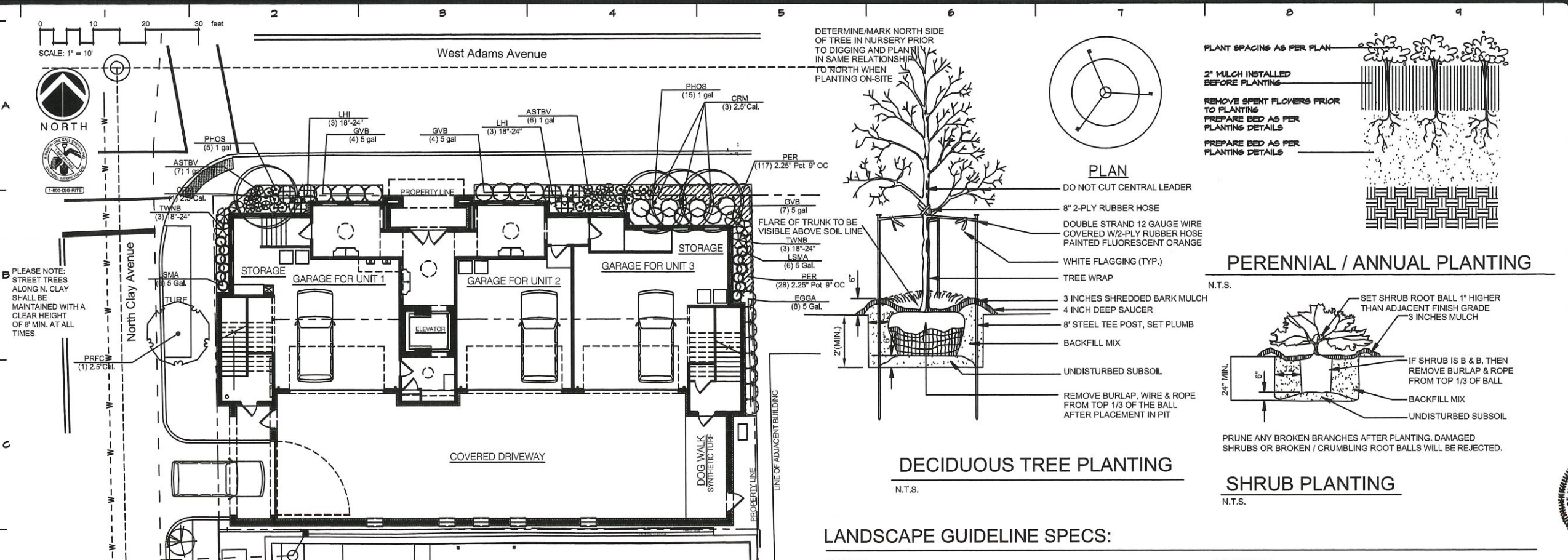
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144 WEST ADAMS AVENUE
KIRKWOOD, MO

SCALE: 1" = 10'

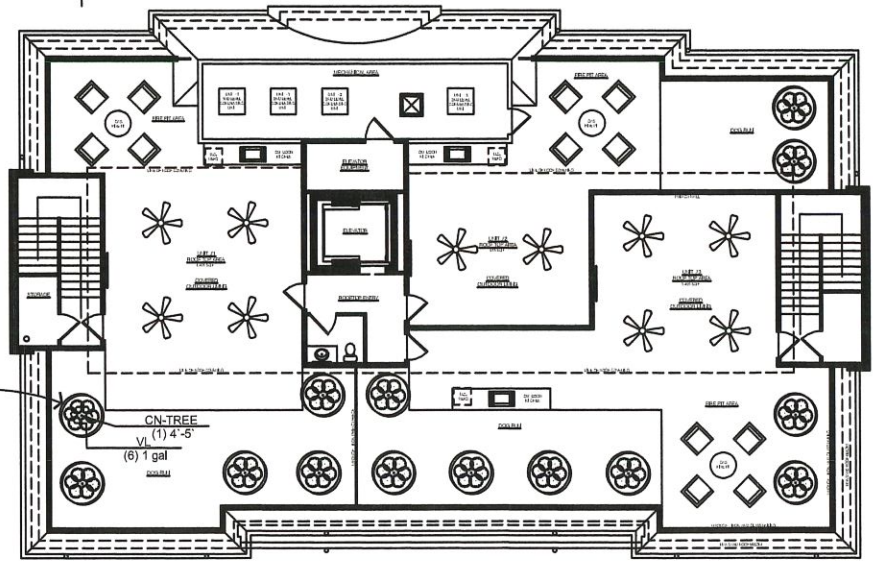


PLEASE NOTE: STREET TREES ALONG N. CLAY SHALL BE MAINTAINED WITH A CLEAR HEIGHT OF 8' MIN. AT ALL TIMES



MASTER PLANTING PLAN

SCALE: 1"=10'-0"

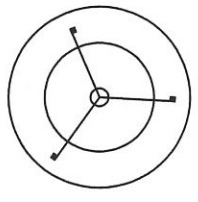


ROOFTOP PLANTING PLAN

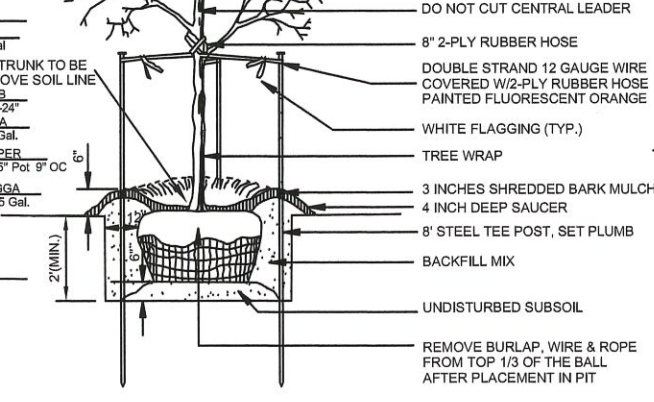
SCALE: 1"=10'-0"

PLANT SCHEDULE			
TREES	QTY	COMMON / BOTANICAL NAME	SIZE
CRM	4	Columnar Red Maple / Acer rubrum 'Columnare'	2.5' Cal.
FLOWERING TREES	QTY	COMMON / BOTANICAL NAME	SIZE
CN-TREE	14	Coppertina Ninebark (Tree Form) / Physocarpus opulifolius 'Coppertina'	4'-5"
PRFC	1	Prairie Rose Crabapple / Malus 'Prairie Rose'	2.5' Cal.
SHRUBS	QTY	COMMON / BOTANICAL NAME	SIZE
EGGA	8	Glossy Abella / Abella x grandiflora 'Edward Goucher'	5 Gal.
GVB	15	Green Velvet Boxwood / Buxus 'Green Velvet'	5 gal
LSMA	12	Low Scape Mound Chokeberry / Aronia melanocarpa 'Low Scape Mound'	5 Gal.
LHI	8	Little Henry Sweetpire / Itea virginica 'Little Henry' TM	18"-24"
TVNB	8	Tiny Wine Ninebark / Physocarpus opulifolius 'Tiny Wine'	18"-24"
ANNUALS/PERENNIALS	QTY	COMMON / BOTANICAL NAME	SIZE
ASTBV	13	Bridal Veil Astilbe / Astilbe x arendsi 'Bridal Veil'	1 gal
PHOS	20	Patriot Hosta / Hosta 'Patriot'	1 gal
VL	84	Variegated Liriope / Liriope muscari 'Variegata'	1 gal
GROUND COVERS	QTY	COMMON / BOTANICAL NAME	SIZE
	145	Dwarf Periwinkle / Vinca minor 'Bowles'	2.25" Pot @ 9" OC

DETERMINE/MARK NORTH SIDE OF TREE IN NURSERY PRIOR TO DIGGING AND PLANTING TO NORTH WHEN PLANTING ON-SITE

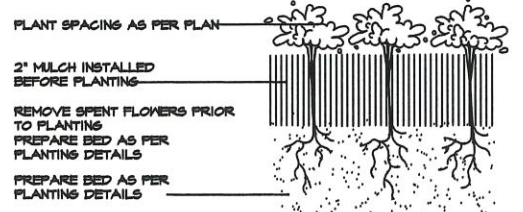


PLAN



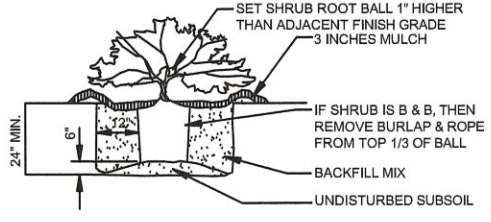
DECIDUOUS TREE PLANTING

N.T.S.



PERENNIAL / ANNUAL PLANTING

N.T.S.



SHRUB PLANTING

N.T.S.

LANDSCAPE GUIDELINE SPECS:

GENERAL:

- All natural vegetation shall be maintained where it does not interfere with construction or the permanent plan of operation. Every effort possible shall be made to protect existing structures or vegetation from damage due to equipment usage. Contractor shall at all times protect all materials and work against injury to public.
- The landscape contractor shall be responsible for any coordination and sequencing with other site related work being performed by other contractors. Refer to additional drawings for further coordination of work to be done.
- Underground facilities, structures and utilities must be considered approximate only. There may be others not presently known or shown. It shall be the landscape contractor's responsibility to determine or verify the existence of and exact location of the above (Call utility location services in municipality).
- Plant material are to be planted in the same relationship to grade as was grown in nursery conditions. All planting beds shall be cultivated to 6" depth minimum and graded smooth immediately before planting of plants. Plant groundcover to within 12" of trunk of trees or shrubs planted within the area.
- It shall be the landscape contractor's responsibility to:
 - Verify all existing and proposed features shown on the drawings prior to commencement of work.
 - Report all discrepancies found with regard to existing conditions or proposed design to the landscape architect immediately for a decision.
 - Stake the locations of all proposed plant material and obtain the approval of the owner's representative or landscape architect ten (10) days prior to installation.
- Items shown on this drawing take precedence over the material list. It shall be the landscape contractor's responsibility to verify all quantities and conditions prior to implementation of this plan. No substitutions of types or size of plant materials will be accepted without written approval from the landscape architect.
- Provide single-stem trees unless otherwise noted in plant schedule.
- All plant material shall comply with the recommendations and requirements of ANSI Z60.1 "American Standards for Nursery Stock". It shall be the contractor's responsibility to provide for inspection of the plant material by the Landscape Architect (or Owners Representative) prior to acceptance. Inspections may take place before, during or after installation. Plants not conforming exactly to the plant list will not be accepted and shall be replaced at the landscape contractor's expense.
- All bids are to have unit prices listed. The Owner has the option to delete any portion of the contract prior to signing the contract or beginning work. This will be a unit price contract; quotes shall be valid for 12 months.
- All excess topsoil, rocks, debris and/or tainted soils shall be removed by the general contractor prior to point project is turned over to the landscape contractor to commence landscape installation.
- Keep all plant material (except turf) a minimum of 36" clear of fire hydrants.
- Landscape contractor shall kill & remove all existing weeds within the project site.
- All tags, nursery stakes, labels, etc. shall be removed by the landscape contractor at completion of all landscape installation.
- Landscape contractor shall be in compliance with all federal, state and local laws / regulations relating to insect infestation and/or plant diseases.
- All substitutions of plant material shall be submitted to landscape architect for approval.

PRUNING:

- Lightly prune trees at time of planting. Prune only the crossover limbs, intermingled leaders and/or any broken branches. Do not remove the terminal buds of branches that extend to the edge of the crown.
- All pruning shall comply with ANSI A300 standards.

INSURANCE:

- The landscape contractor shall submit certificates of insurance for workman's compensation and general liability.

MULCH:

- All mulch to be shredded oak bark mulch at 3" depth (after compaction) unless otherwise noted. Mulch shall be clean and free of all foreign materials, including weeds, mold, deleterious materials, etc.
- No plastic sheeting or filter fabric shall be placed beneath shredded bark mulch beds. Mirafi fabric shall be used beneath all gravel mulch beds. Lap fabric 6" over adjacent coverages.
- Edge all beds with spade-cut edge unless otherwise noted.

TOPSOIL:

- Topsoil mix for all proposed landscape plantings shall be five (5) parts well-drained screened organic topsoil to one (1) part Canadian sphagnum peat moss as per planting details. Roto-till topsoil mix to a depth of 6" minimum and grade smooth.
- Provide a soil analysis, as requested, made by an independent soil-testing agency outlining the % of organic matter, inorganic matter, deleterious material, pH and mineral content.
- Any foreign topsoil used shall be free of roots, stumps, weeds, brush, stones (larger than 1"), litter or any other extraneous or toxic material. Landscape contractor shall be fully responsible for correcting all negative soil issues prior to plant installation. Killing and removal of all weeds shall be the responsibility of the landscape contractor as part of this task.
- Landscape contractor to apply pre-emergent herbicide to all planting beds upon completion of planting operations and before application of shredded bark mulch.
- Install siltation controls prior to commencement of any grading operations. Inspect and maintain all siltation fences on a weekly basis until vegetation is established.

TURF:

- All disturbed lawn areas to be sodded with a high quality Turf-Type fescue. Lawn areas shall be unconditionally warranted for a period of 90 days from date of final acceptance. Bare areas more than one square foot per any 50 square feet shall be replaced.
- Granular or pelleted fertilizer consisting of 50% water-insoluble slow release nitrogen, phosphorous and potassium in a 12-12-12 composition.
- The turf contractor shall be responsible for protection of finished grade; restore and repair any erosion or water damage and obtain owners' approval prior to sod installation.
- Sod shall be cut at a uniform thickness of 3/4". No broken pieces, irregular pieces or torn pieces will be accepted.
- All sod shall be placed a maximum of 24 hours after harvesting.
- Sod Contractor to ensure sod is placed below sidewalk and all paved area elevations to allow for proper drainage.

WARRANTY:

- All plant material (excluding ground cover, perennials and annuals) are to be warranted for a period of 12 months after complete installation of all landscape material at 100% of the installed price.
- Any plant material found to be defective shall be removed and replaced within 30 days of notification or in growth season determined to be best for that plant.
- Only one replacement per tree or shrub shall be required at the end of the warranty period, unless loss is due to failure to comply with the warranty.
- Lawn establishment period will be in effect once the lawn has been mowed three times. Plant establishment period shall commence on the date of acceptance and 100% completion.
- A written guarantee shall be provided to the owner per conditions outlined in #1 above.

REVISIONS	BY
2/18/2020	RWM
3/4/2020	RWM
9/21/2020	RWM
9/24/2020	RWM
1/5/2021	RWM

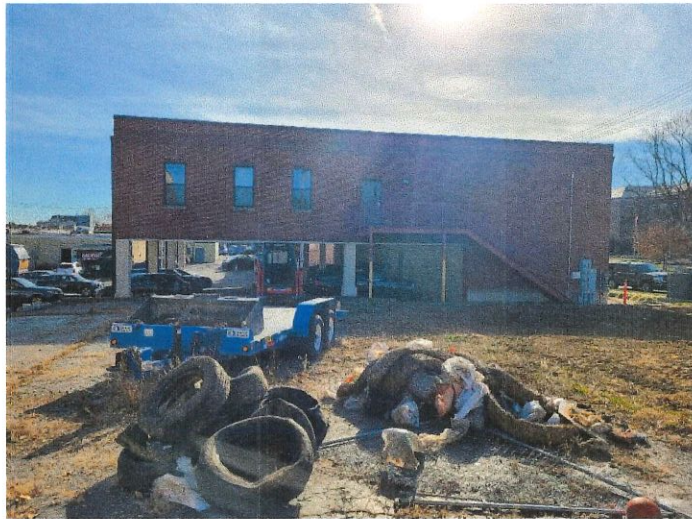
landscape
TECHNOLOGIES

RANDALL L. MARSH
LANDSCAPE ARCHITECT #00019
MISSOURI, MISSOURI ARCHITECT #00019
DATE: 10-21-21

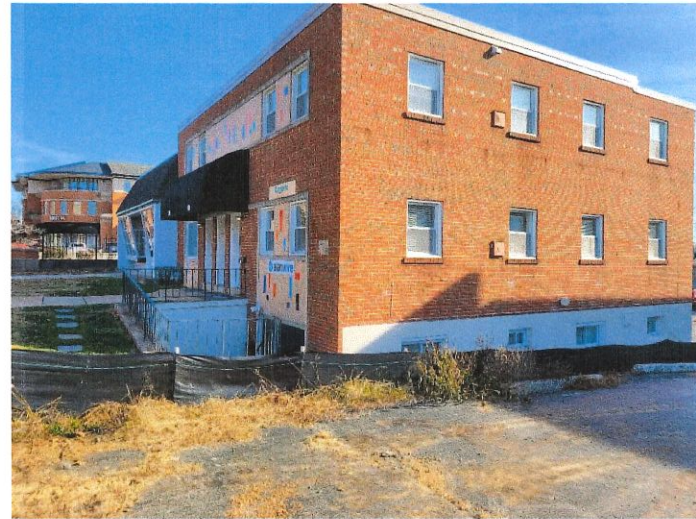
REGISTERED LANDSCAPE ARCHITECT
MISSOURI ARCHITECT #00019
DATE: 10-21-21

PLANTING PLAN FOR THE PROPOSED
144 West Adams Avenue
KIRKWOOD, MISSOURI 63122

DRAWN
R. MARSH
CHECKED
RWM/EL
DATE
1/16/2020
SCALE
1"=10'-0"
JOB No.
2020-104
SHEET
L-1
OF ONE SHEET



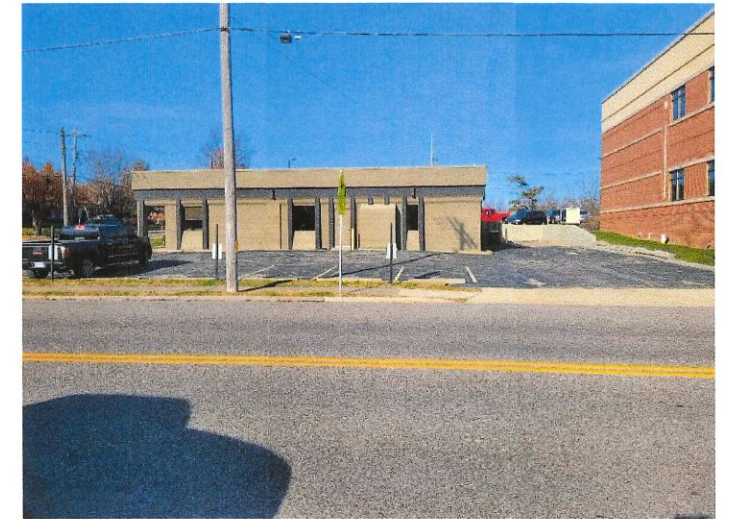
LOOKING SOUTH AT SITE



ON SITE LOOKING EAST



ON SITE LOOKING NORTHEAST



ON SITE LOOKING NORTH



ON SITE LOOKING NORTHWEST



ON SITE LOOKING WEST



FRONT FACADE OF BUILDING TO EAST



LOOKING SOUTH AT SITE