



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

APPLICATION FOR ARCHITECTURAL REVIEW BOARD

APPLICATION DATE 1/27/23 DATE OF ARB MEETING 2/8 ESTIMATED COST \$600,000

PROJECT ADDRESS 928 Chelsea GLENDALE, MO 63122

NAME OF PROPERTY OWNER Andi Aliperti PHONE NUMBER (314) 960-5239

CONTRACTOR (NAME) FM Design Build PHONE NUMBER (314) 619-8043

CONTRACTOR ADDRESS 215 Parkhurst Terrace Ln Webster Groves MO

ARCHITECT (NAME) FM Architecture PHONE NUMBER (314) 619-8043

ARCHITECT ADDRESS 215 Parkhurst Terrace Ln Webster Groves MO

DETAILED DESCRIPTION OF WORK BEING PROPOSED: Demolish existing residence and construct new single family home

FLOOR AREA RATIO 35% (FAR = Floor area divided by total area of lot. Floor area includes all areas provided with heat and/or air conditioning. 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). (2,416 +214)/7,500= 35%

TOTAL FLOOR AREA OF NEW CONSTRUCTION (SQ. FT.) 2,416

TOTAL FLOOR AREA OF EXISTING STRUCTURE (SQ. FT.) 0

TOTAL SQ. FT. OF LOT 7,500 WIDTH AND DEPTH OF LOT (FT.) 50X150

HEIGHT OF STRUCTURE 30'-4" NUMBER OF STORIES 1.5

ESTIMATED COMMENCE DATE 2/28/2023 EST. COMPLETION DATE 9/15/2023

Each application shall be accompanied with payment of a fee as follows:

- Addition or Accessory Structure: \$150.00
New Home: \$200.00

Applications must also include 10 copies of the following items collated into individual packets. Packets not collated may be accepted for scheduling purposes, but will be returned to applicants for collation and are due no later than 12:00 p.m. one week prior to the scheduled ARB meeting. (Please check each item included):

(CHECKLIST ON REVERSE SIDE)

- 1. Existing and Proposed plot plan. Existing and finished or proposed contours to include property boundaries, setbacks and existing structures, and calculated FAR. The City reserves the right to request CAD files or any other information that may be needed to verify that FAR, setbacks, and other measurements are within required limits.
- 2. The location of the current and proposed impervious coverage (must include before and after lot drainage calculations).
- 3. The location of all downspouts and drainage pipes indicating where runoff will be taken. Differential runoff should be captured by a storm water system.
- 4. Proposed landscaping plan. Please see attached Landscape Plan Checklist for further detail. Trees in the public right-of-way must be protected with a fence, frame, or box if they are proximity of any excavation or construction. This "tree protection zone" must be indicated on the plans.
- 5. Floor plans to scale for all proposed structures.
- 6. Color photos of existing property and neighboring properties. For rear additions, include photos of rear yard and neighboring rear yards.
- 7. Provide building elevation of each face of structure to scale. For additions include full elevations of existing structures. Include a color elevation of at least one side of structure.
- 8. Provide information on type of materials that will be used on exterior façade of proposed structure. Provide at least one colored elevation to scale.



SIGNATURE OF APPLICANT

12-6-2022

DATE

LANDSCAPE PLAN CHECKLIST

The Architectural Review Guidelines, adopted by Ordinance 3-14, August 4, 2014, require Applicants to submit a landscape plan. The following checklist sets forth what must generally be included in the Applicant's submission to fulfill the requirement to submit a landscape plan:

- 1. Project title listing project name, owner name and name of firm or individual preparing the plan.
- 2. Scaled base plan using current information from the site development plan depicting existing and proposed grades, and showing final arrangements of all buildings and structures.
- 3. Location of all lot lines, building setbacks, and easements as depicted on the overall site plan.
- 4. North arrow.
- 5. Graphic and Written Scale.
- 6. Graphic legend depicting existing vegetation and proposed conditions.
- 7. Location of all improvements such as walks, patios, driveways, and walls shown on the site development plan.
- 8. Location of all existing and proposed utilities and sewers.
- 9. Location of all proposed sediment control devices.
- 10. Graphic depiction of all existing trees including location, types and caliper inch as measured at a Diameter Breast Height (DBH) of 4.5 feet above grade.
- 11. Graphic depiction of the accurate drip line canopy of all existing trees showing the extent of the critical root zone.
- 12. Clear designation and tabulation of all existing trees to be saved or preserved, removed or impacted.
- 13. Proposed tree protection and preservation measures for all saved and impacted trees depicted on plan.
- 14. Graphic depiction and plant schedule of all proposed trees to be planted including location, species and caliper inch as measured at a DBH of 4.5 feet above grade.
- 15. Graphic depiction and plant schedule of all proposed landscape plantings, shrubs, lawn areas and groundcovers.
- 16. Graphic depiction indicating limits of ground disturbance and all associated areas of lawn to be seeded or sodded upon project completion.



928 Chelsea Glendale, MO 63122

LOCATION MAP (NTS):



SITE INFO:
 ANDREA ALIPERTI
 DATED MAY 12, 2021
 D.B. 20682 PG. 2524
 LOC# 22L11033
 #928 CHELSEA AVE.
 7,507 SQ. FT. / 0.17 AC. +/-

ZONING INFO:
 R-2 SINGLE FAMILY RESIDENTIAL
 FRONT: 30' SETBACK (27' PROPOSED)
 REAR: 30'
 SIDE: 7'
 HEIGHT: 35' / 2 1/2 STORIES

BENCHMARK:

The horizontal and vertical location data shown on this survey are based upon positional solutions derived from Real-Time Kinematic (RTK) Global Positioning System (GPS) observations processed by the Missouri Department of Transportation's (MoDOT) Continuously Operating Reference Stations (CORS) GNSS/GPS VRS network. The bearings shown are derived from coordinates based on Missouri State Plane Coordinate System (East Zone) NAD 83. The vertical datum is based upon NAVD 88.

FINISH FLOOR CALCULATION:

FF @ 932 CHELSEA AVE SPOT GRADE @ CENTER OF HOUSE = 623.24
 FF @ 924 CHELSEA AVE SPOT GRADE @ CENTER OF HOUSE = 618.81
 $(623.24 + 618.81) / 2 = 621.22'$
 ADD 1.0'
 FF=622.22'

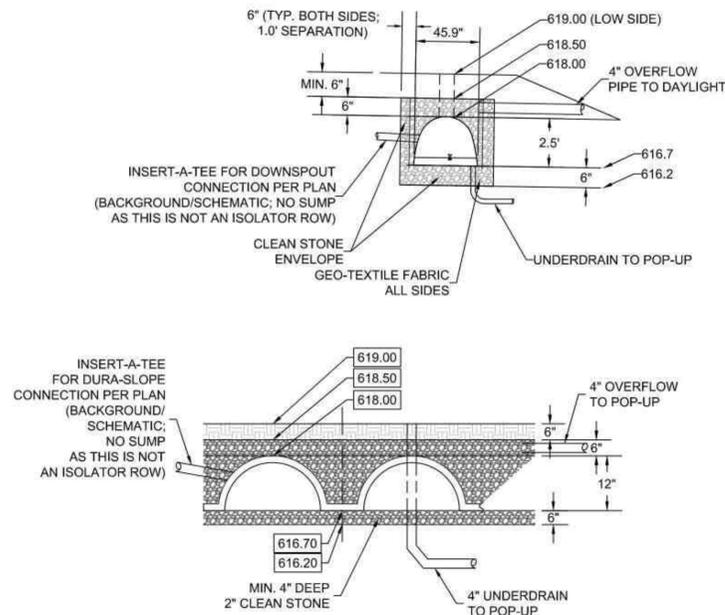
STORMWATER MANAGEMENT:

STORMWATER MANAGEMENT MEASURES ARE DISPLAYED HEREIN.

STORMWATER NOTES:

1. DOWNSPOUTS SHALL DISCHARGE TO 4" PVC PIPES AND DRY WELLS AS SHOWN
2. THE CONTRACTOR SHALL MANAGE STORMWATER RUNOFF AND NOT ALLOW CONCENTRATED FLOW ONTO ADJACENT PROPERTIES.
3. THE CONTRACTOR SHALL LOCATE THE GRAVEL SUMP PUMP TRENCH AT A MINIMUM OF THE DIMENSION SHOWN FROM THE BUILDING AND A MINIMUM OF 10- FEET FROM PROPERTY LINES.

ALL OF LOT 7 IN BLOCK 2 OF "CHELSEA"
 CITY OF GLENDALE
 ST. LOUIS COUNTY, MISSOURI



PLOT PLAN PREPARED BY:

WEIHE ENGINEERS (314) 343-2211
 NOTES:

1. FINISHED GRADES AT THE BUILDING SHALL BE A MINIMUM OF 6-INCHES BELOW TOP OF FOUNDATION FOR WOOD FRAME AND 4-INCHES BELOW FOR WOOD FRAME WITH BRICK VENEER.
2. ALL WOOD FRAMING MEMBERS THAT REST ON TOP OF THE FOUNDATION THAT ARE LOCATED LESS THAN 8-INCHES ABOVE THE EXPOSED GROUND, AND ALL OTHER WOOD LESS THAN 6-INCHES FROM THE GROUND, SHALL BE PRESSURE-TREATED IN ACCORDANCE WITH SECTION R319.1.
3. GRADE SHALL SLOPE AWAY FROM THE FOUNDATION BY 6-INCHES (DROP) OVER 10- FEET (HORIZONTAL), OR TO A SWALE.
4. FOUNDATION FOOTINGS SHALL BE CONSTRUCTED TO MAINTAIN MINIMUM 30-INCH DEPTH OF EARTH COVER, OR AS REQUIRED BY LOCAL BUILDING CODES.
5. ELEVATIONS ARE SHOWN (FOR EXAMPLE) AS:
 • 615.00 = EXISTING ELEVATION
 • 627.76 = PROPOSED ELEVATION

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

MASSMANN SURVEYORS (A WEIHE ENGINEERS COMPANY)

MO REG. 2019038947

PLS INFO

INCREASED IMPERVIOUS AREA = 2,355 S.F. (4,030-1,675)
 PROPOSED TREATED AREA = 2,355 S.F.
 PROPOSED TREATED AREA = 2,355 S.F. (REQUIRED)

ROOF = 2,355 SF (2,740 + 577 + 286)
 $(2,355)(3.54-1.70) = 0.0995$ CFS
 $(0.0995)(60)(20) = 119$ CF
 INSTALL FOUR (4) ADS SC-130 UNITS WITH 8 END CAPS
 ONE CHAMBER, TWO END CAPS, TOTAL = 44.5 CF
 TOTAL TREATMENT CAPACITY = 178 CF

EXISTING IMPERVIOUS:

HOUSE = 870 S.F.
 SHEDS = 190 S.F.
 FRONT PORCH AND WALK = 138 S.F.
 DRIVE = 477 S.F.
 TOTAL = 1,675 S.F.

PROPOSED IMPERVIOUS:

HOUSE = 2,203 S.F.
 COVERED PATIO = 151 S.F.
 FRONT WALK = 130 S.F.
 DRIVE = 790 S.F.
 TURNAROUND = 756 S.F.
 TOTAL = 4,030 S.F.

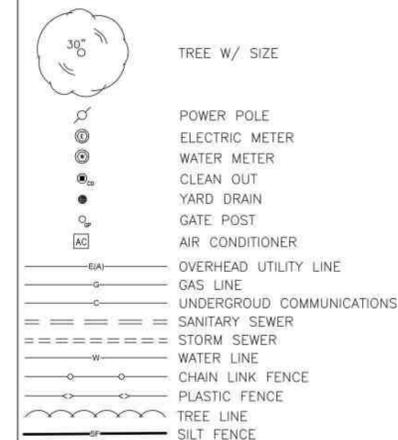
PAVEMENT JOINT LEGEND:

C = TOOLED CONTRACTION JOINT
 E = FULL-DEPTH EXPANSION JOINT
 DE = DOWELED EXPANSION JOINT

ABBREVIATIONS:

N NORTH
 S SOUTH
 E EAST
 W WEST
 SF SQUARE FEET
 AC ACRES
 BK BOOK
 PG PLAT BOOK
 PG PAGE
 RES RESIDENCE
 # NUMBER
 ASPH ASPHALT
 CONC CONCRETE
 PVMT PAVEMENT
 FF FINISHED FLOOR
 PVC POLYVINYL CHLORIDE
 VCP VITRIFIED CLAY PIPE

LEGEND:



UTILITIES NOTE:

UTILITIES WERE TAKEN FROM AVAILABLE MAPS AND FIELD OBSERVED MARKINGS AT TIME OF FIELD VISIT. LOCATIONS ARE APPROXIMATE AND SHOULD BE FIELD VERIFIED PRIOR TO ANY CONSTRUCTION.

EXISTING UTILITIES NOTES:

1. DESTRUCTION OF EXISTING UTILITY TAPS SHALL BE IN ACCORDANCE WITH EACH UTILITY PROVIDER'S SPECIFICATIONS, INCLUDING FEDERAL, STATE, AND LOCAL REGULATIONS.
2. THE CONTRACTOR IS RESPONSIBLE FOR CONTACTING AND IDENTIFYING ALL UTILITIES AND PERFORMING WORK IN A SAFE AND RESPONSIBLE MANNER.
3. THE SERVICEABILITY OF ALL UTILITIES IS THE RESPONSIBILITY OF THE CONTRACTOR / HOMEOWNER. WEIHE ENGINEERS ARE NOT RESPONSIBLE FOR ANY REQUIREMENTS ASSOCIATED WITH EXISTING OR PROPOSED UTILITY STUDIES, USE RATES, FIRE PROTECTION, CONNECTION FEES, OR ANY OTHER WORK NOT SPECIFICALLY MENTIONED HEREIN.



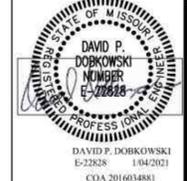
POP-UP EMITTER END SECTION

LOCATION: C:\2021\W220669 STU\Engineering\Design\c300\w220669-c300 grading.dwg
 LAYOUT: grading
 PLOTTED BY: S. H. H. H.
 PLOTTED DATE: 11/11/2021 4:18pm

14528 S. Outer 40 Road
 Suite 444
 Chesterfield, Missouri 63017
 weihe.net
 314 | 343 - 2211
 800 | 452 - 6408
 ALLAN H. WEIHE, P.E., L.S. - FOUNDER

WEIHE ENGINEERS
 Land Surveying | Civil Engineering
 Landscape Architecture
World with confidence.

PROJECT NO.	DATE	BY	DATE	BY	DATE	BY	DATE	BY	DATE
W22.0669									
DWG NAME: W220669-C300 grading									
DISIGNED BY: DPD									
CHECKED BY: DPD									
DATE: 10.26.2022									



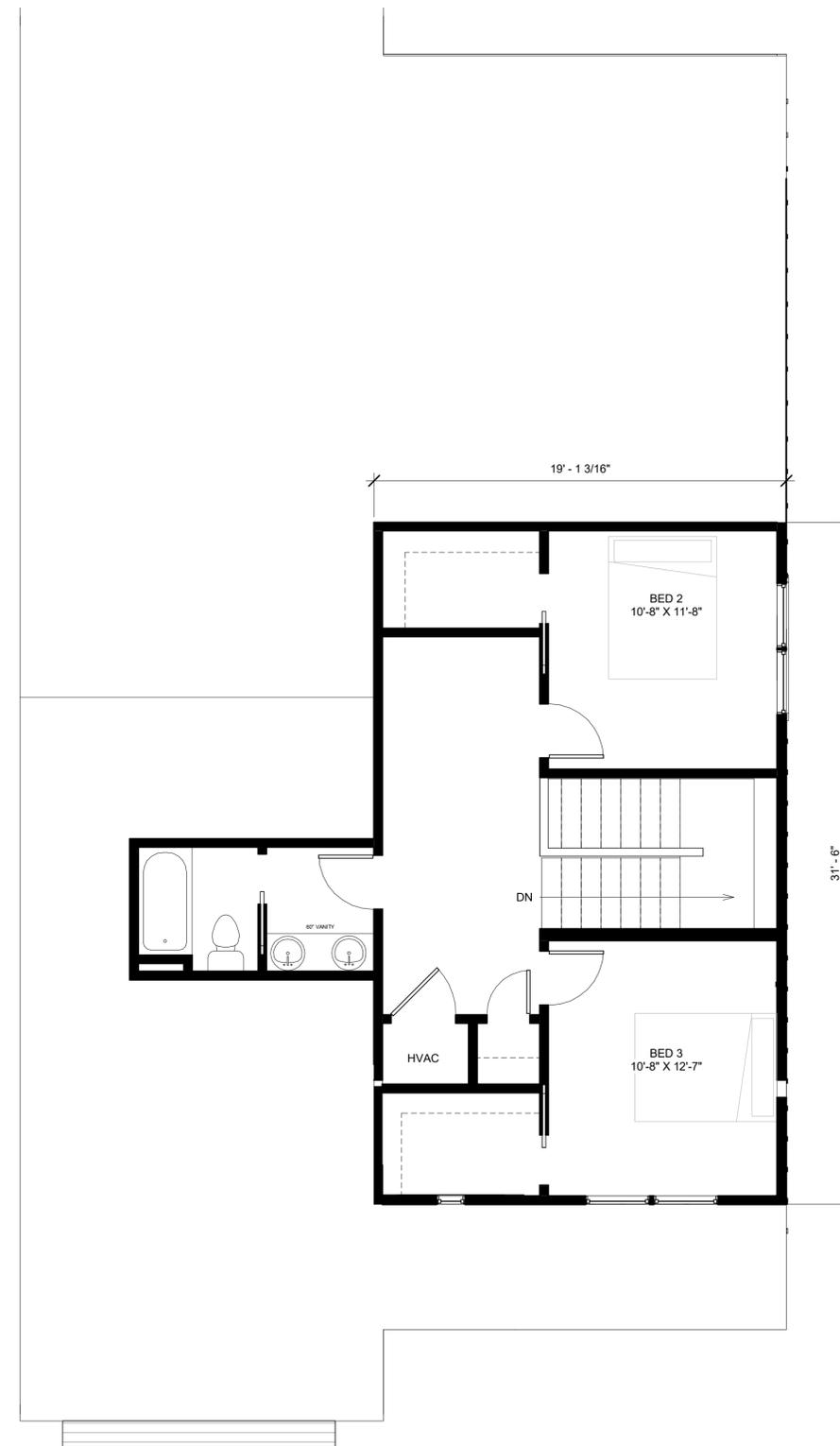
RESIDENTIAL SITE PLAN
 928 CHELSEA AVENUE GLENDALE, MISSOURI 63122
 GRADING PLAN
 SHEET NO. **C300**
 PROJECT NO. W22.0669

811
 Know what's below.
 Call before you dig.
 Within Missouri Call 811 or 800-DIG-RITE
 24 Hours a Day, 7 Days a Week
 PER MISSOURI STATE LAW IT IS AGAINST THE LAW TO EXCAVATE WITHOUT NOTIFYING THE UNDERGROUND LOCATION SERVICE THREE (3) WORKING DAYS BEFORE COMMENCING WORK.

SCALE: 1" = 20'

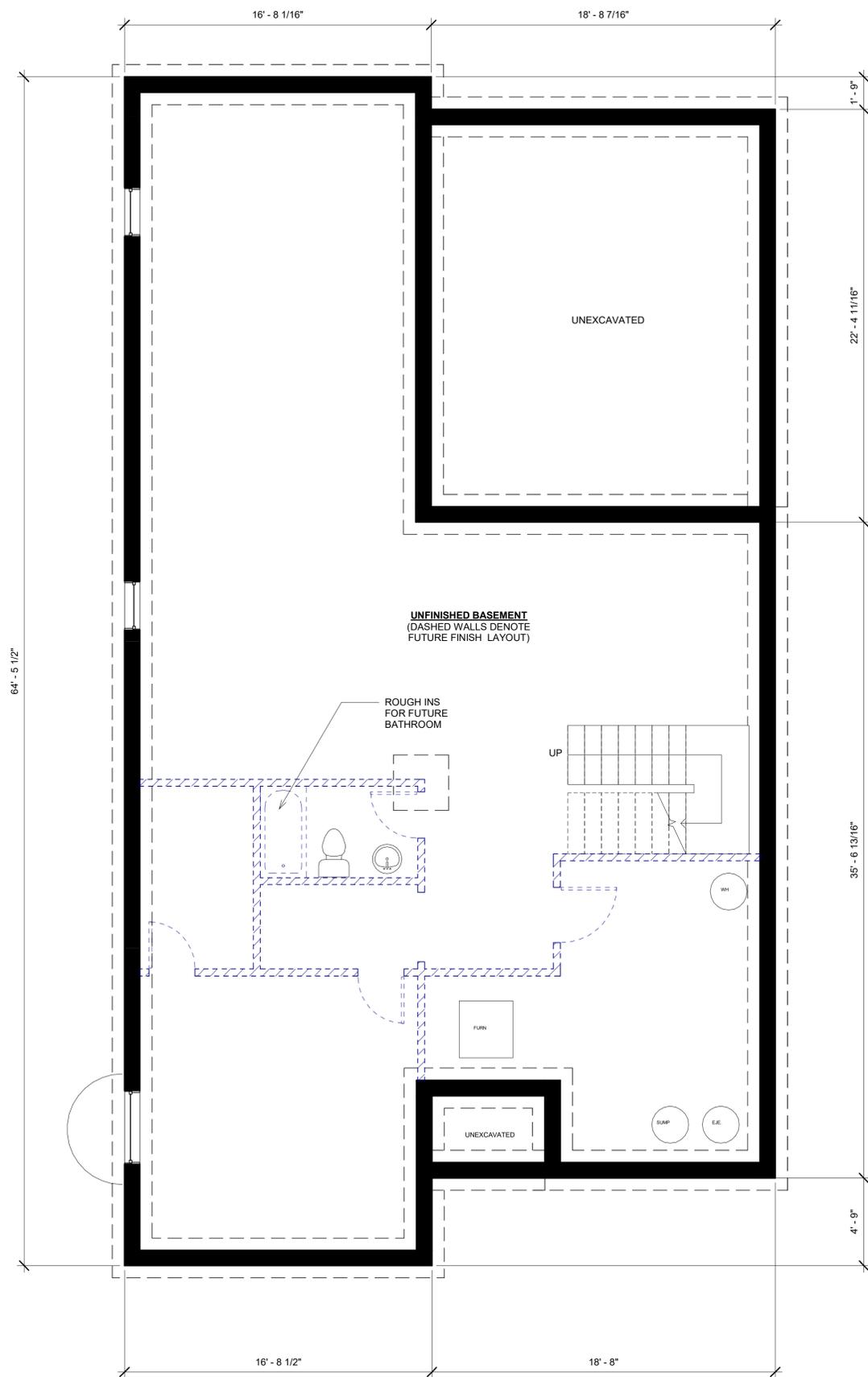


1st Floor Plan



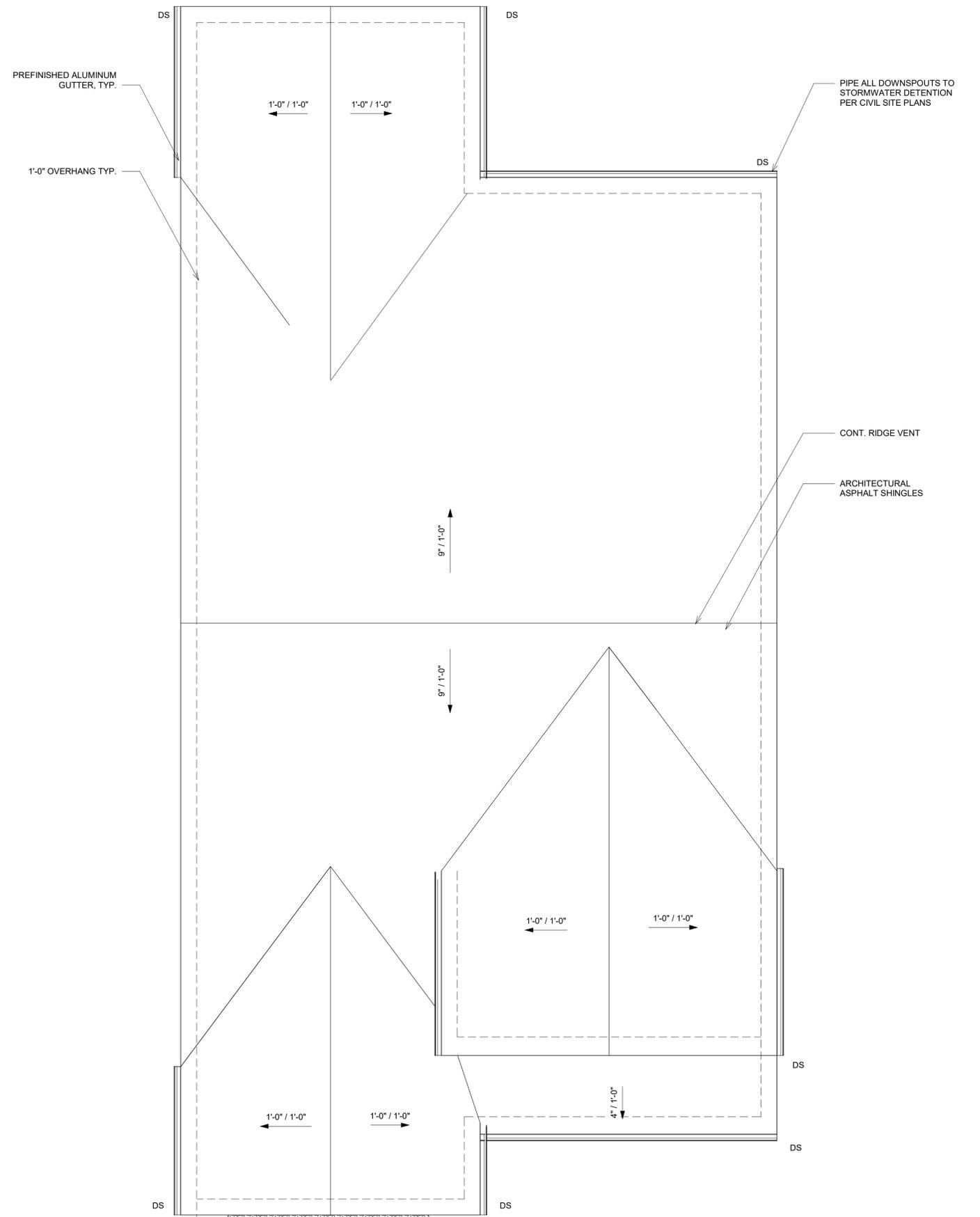
2nd Floor Plan

Floor Plans: 1/4"=1'-0"



Basement Plan

Floor Plans: 1/4"=1'-0"



Roof Plan



1. Shingles
Owens Corning Duration 30 Yr. Architectural Shingles

2. Soffits/Fascia
Aluminum Vented Soffit and Fascia
Color: Black

3. Siding
LP Smart Siding Horizontal
Color: Snowscape White

4. Accent
LP Accent Panel
Color: Abyss Black

5. Windows
Quaker Casement Vinyl Windows
Color: Black

6. Gutters/Downspouts
Prefinished Aluminum
Color: Black

7. Front/Rear Door
Prefinished Fiberglass
Full Lite with Dividers
Color: Pacific Black

11. Siding
LP Board and Batten
Color: Snowscape White

10. Metal Roof
Standing Seam Metal Accent
Color: Black

9. Garage Door (not pictured)
Amar Hillcrest 2000 Model Shaker Door with 1 Row of Glass
Color: Black

8. Stone
Versetta Stone Veneer Siding
Color: LedgeStone Mission Point

30' - 4"

Annotated Front Elevation



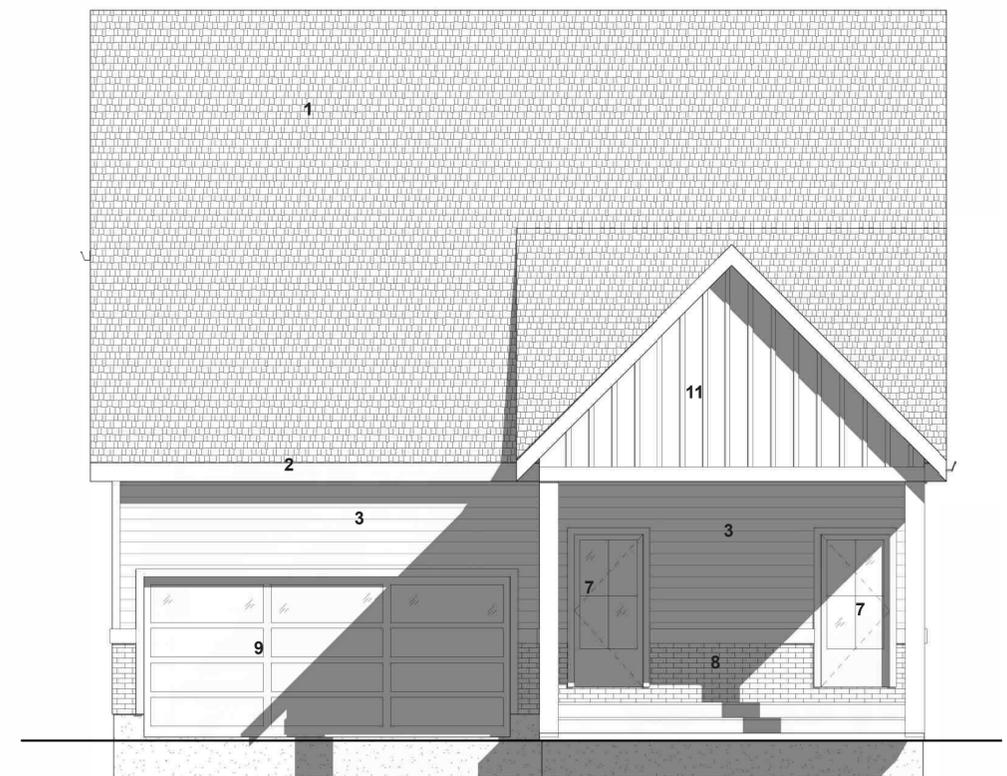
Front Elevation



Left Elevation (East)



Right Elevation



Rear Elevation (South)

Building Elevations: 1/4" = 1'-0"

1



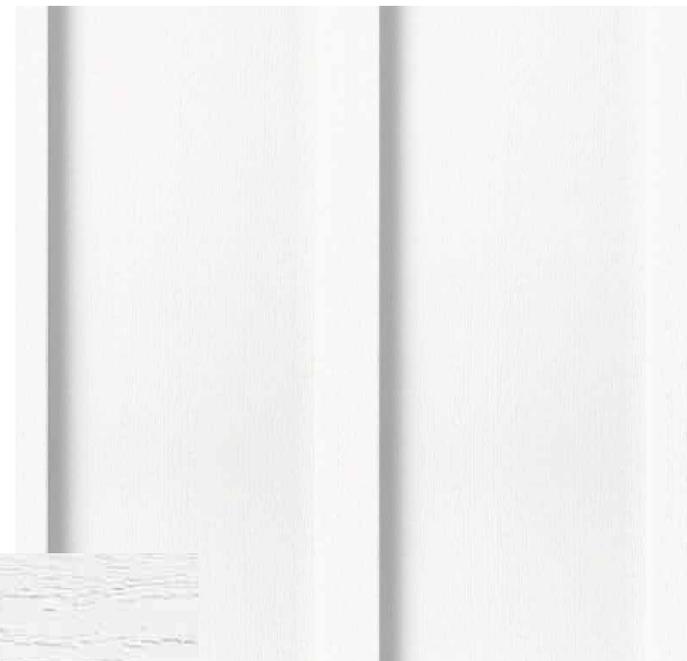
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3



4

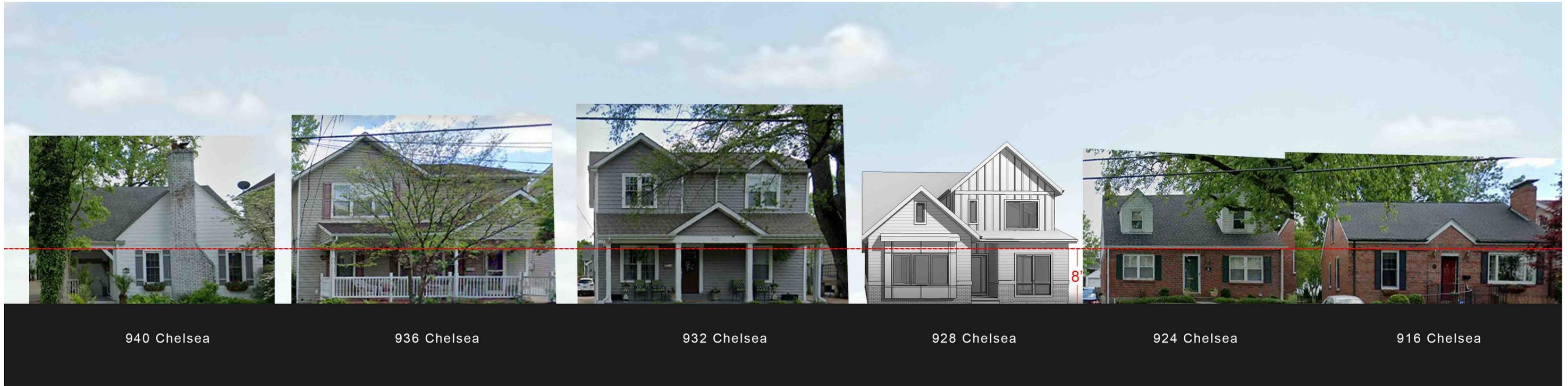


11

Exterior Material Palette



Existing Structure



940 Chelsea

936 Chelsea

932 Chelsea

928 Chelsea

924 Chelsea

916 Chelsea



919 Chelsea

923 Chelsea

927 Chelsea

931 Chelsea

935 Chelsea

Neighborhood Context

