



VII. A.

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April 21, 2008

Planning Commission
City of Chesterfield
690 Chesterfield Parkway West
Chesterfield, MO 63017

The Planning Commission agenda for **April 28, 2008** will include the following item for your consideration:

4 Arrowhead Estates Lane (Arrowhead Estates Subdivision): A request for a house addition on the north side of an existing home zoned "NU" Non-Urban District, located at 4 Arrowhead Estates Lane in Arrowhead Estates Subdivision.

Dear Planning Commission:

Katie Wibbenmeyer of Lauren Strutman Architects P.C., on behalf of James and Karinn Granger, has submitted for your review a request for an addition to a residential structure to exceed 500 square feet. The Department of Planning and Public Works has reviewed this submittal and submits the following report.

PETITIONER'S REQUEST

1. James and Karinn Granger are the owners of the home at 4 Arrowhead Estates.
2. The property is located in the Arrowhead Estates Subdivision, and is zoned "NU" Non-Urban District.
3. The request is for an 864 square foot addition to the rear of the existing single family structure. The proposed addition is within all applicable setbacks for the property.
4. The materials for the addition will match the materials of the existing house.
5. The proposed addition meets the requirements of City of Chesterfield Ordinance Number 2298 for Residential Additions.

BACKGROUND INFORMATION

1. The subject site is located in the Arrowhead Estates Subdivision, which was zoned "NU" Non-Urban District prior to incorporation of the City of Chesterfield.

2. There is no maximum permissible height for any dwelling structure or building accessory to a dwelling structure in an "NU" Non-Urban District.

CITY OF CHESTERFIELD PROCEDURE

1. Section 1003.126B "**Residential Additions**" states that any addition greater than five hundred (500) square feet shall be approved by the City of Chesterfield Planning Commission. This section also states the following:

"Residential additions, including the height of all additions, shall be harmonious and compatible with the existing residential dwellings."

2. If the addition request is approved, the building of this structure will be reviewed for approval by the Departments of Planning and Public Works and then forwarded to St. Louis County for permits and inspections.
3. If the addition request is not approved, the Petitioner may apply for a variance before the Board of Adjustment. If approved, the building of this structure will be reviewed for approval by the Departments of Planning and Public Works and then forwarded to St. Louis County for permits and inspections.

SUBMITTAL INFORMATION

The item for consideration before the Planning Commission is for the residential addition to exceed 500 square feet.

DEPARTMENTAL INPUT

The submittal was reviewed for compliance with all City of Chesterfield ordinances. The Department of Planning and Public Works requests action by the Planning Commission on the requested residential addition.

Respectfully submitted,



Annissa G. McCaskill-Clay, AICP
Assistant Director of Planning

Cc: City Administrator
City Attorney
Department of Public Works

Attachments:
Site Plan
Architectural Elevations

GENERAL DEMOLITION NOTES:

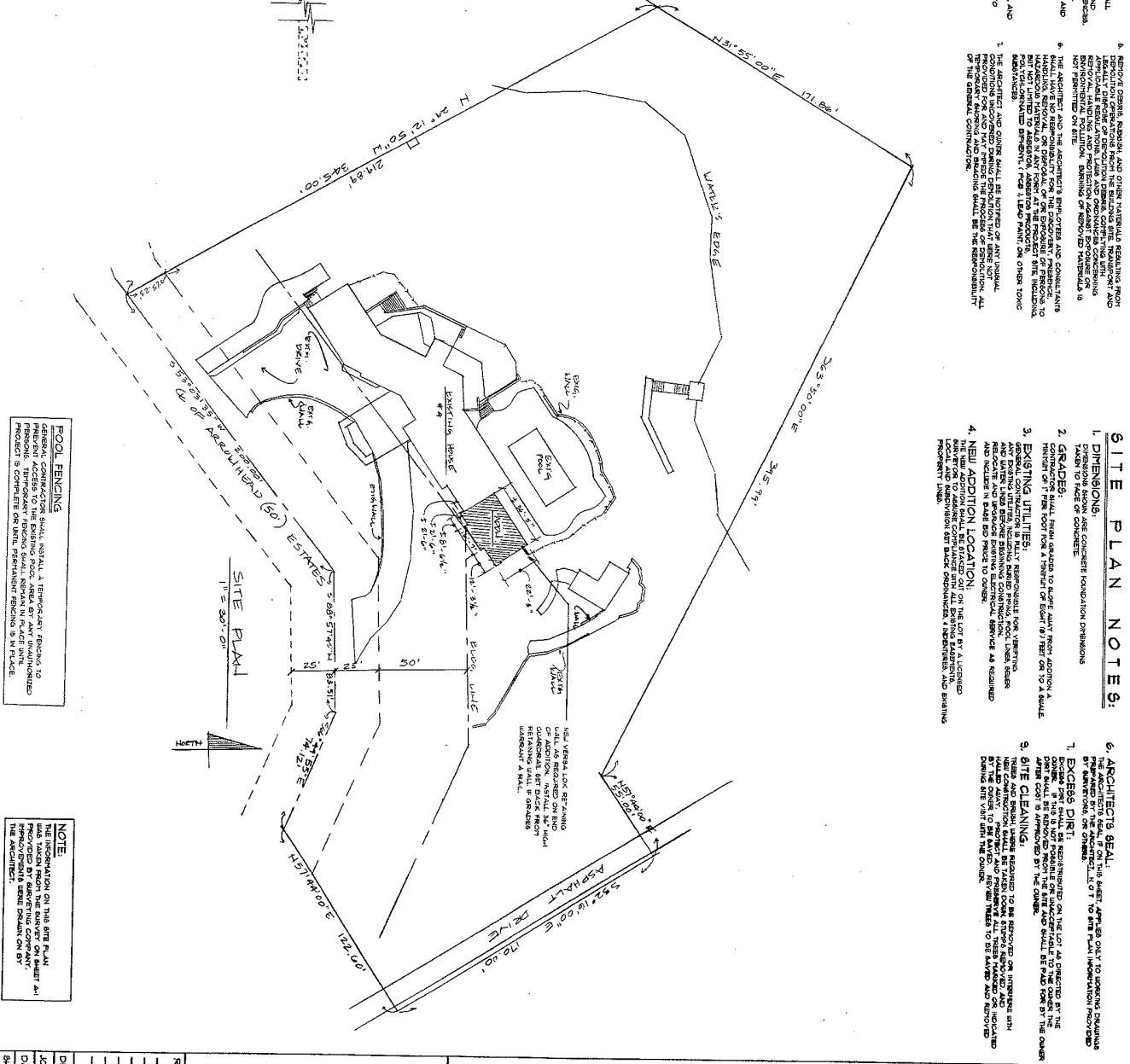
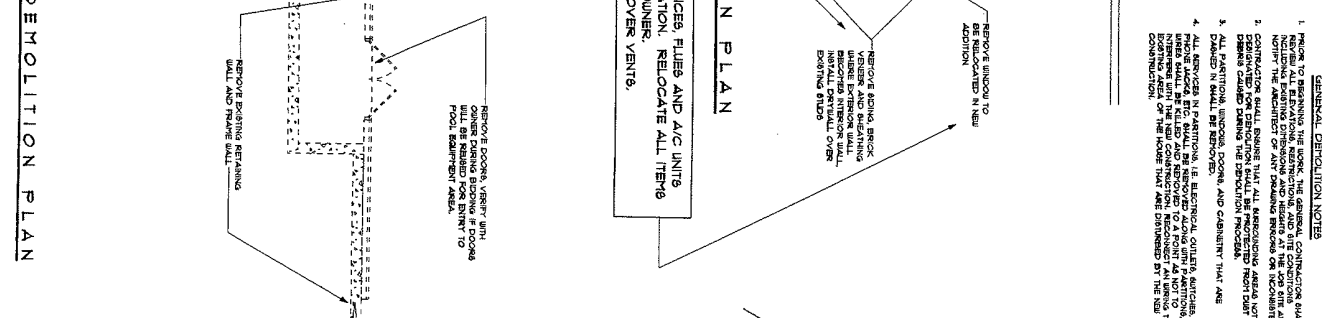
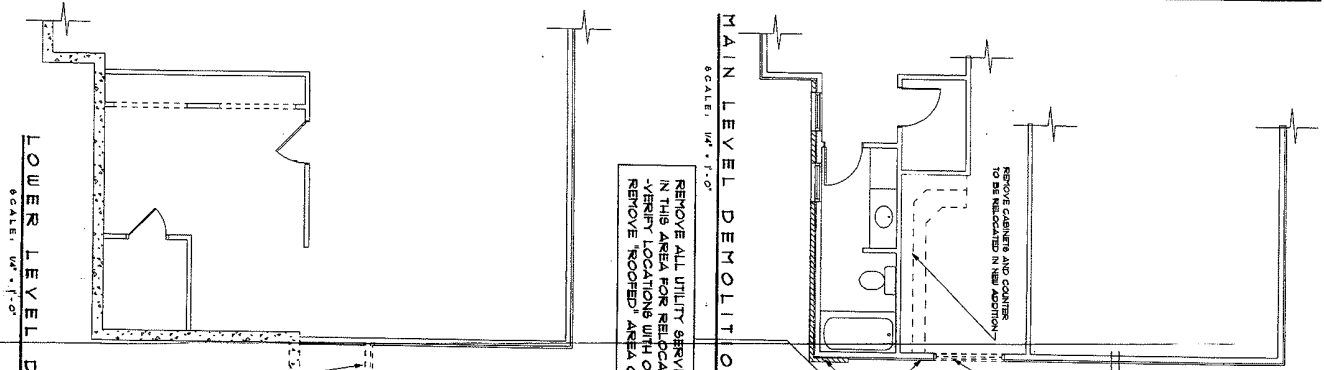
1. PRIOR TO BEGINNING THE WORK, THE GENERAL CONTRACTOR SHALL REMOVE ALL HAZARDOUS MATERIALS FROM THE BUILDING, INCLUDING ASBESTOS, LEAD, AND OTHER TOXIC SUBSTANCES, AND NOTIFY THE ARCHITECT OF ANY REMAINING RISKS OR CONCERNS. DEMOLITION SHALL PROCEED IN A MANNER THAT DOES NOT CAUSE DAMAGE TO THE SURROUNDING AREAS.
2. ALL PARTITIONS, WINDOWS, DOORS, AND CABINETS THAT ARE PACKED IN SHALL BE REMOVED.
3. ALL PARTITIONS, WINDOWS, DOORS, AND CABINETS THAT ARE PACKED IN SHALL BE REMOVED.
4. THE ARCHITECT AND OWNER SHALL BE NOTIFIED OF ANY HAZARDOUS MATERIALS FOUND DURING THE DEMOLITION PROCESS. ALL APPROPRIATE AGENCIES AND REGULATIONS SHALL BE THE RESPONSIBILITY OF THE GENERAL CONTRACTOR.

5. REMOVE GENERAL BATHUB, AND OTHER MATERIALS REMAINING FROM DEMOLITION OPERATIONS FROM THE BUILDING SITE. TRUCKS, TRAILERS, AND APPLICABLE REGULATIONS, RULES, LAWS AND ORDINANCES CONCERNING ENVIRONMENTAL POLLUTION, STORAGE OF HAZARDOUS MATERIALS, AND NOT PERMITTED ON SITE.
6. THE ARCHITECT AND THE ARCHITECT'S ENGINEER AND CONSULTANTS HOLDING RESPONSIBILITY OR CONTROL OF THE DEMOLITION PROCESS SHALL BE NOTIFIED OF ANY HAZARDOUS MATERIALS FOUND DURING THE DEMOLITION PROCESS. ALL APPROPRIATE AGENCIES AND REGULATIONS SHALL BE THE RESPONSIBILITY OF THE GENERAL CONTRACTOR.

SITE PLAN NOTES:

1. DIMENSIONS: DIMENSIONS SHOWN ARE CONCRETE FOUNDATION DIMENSIONS.
2. GRADES: ALL FLOOR GRADES TO MATCH EXISTING GRADES UNLESS OTHERWISE NOTED.
3. EXISTING UTILITIES: GENERAL CONTRACTOR IS FULLY RESPONSIBLE FOR VERIFYING AND MARKING ALL EXISTING UTILITIES (WATER, SEWER, GAS, ETC.) BEFORE ANY CONSTRUCTION. ALL UTILITIES SHALL BE DEEPER THAN THE FOUNDATION.
4. NEW ADDITION LOCATION: THE NEW ADDITION SHALL BE STAGED OUT ON THE LOT BY A LICENSED LOCAL AND REPUTABLE SITE BUILDER OPERATING A REGISTERED AND BOUNDING PROPERTY LINE.

5. ARCHITECT'S SEAL: THE ARCHITECT SHALL PLACE HIS SEAL ONLY TO WORKS PREPARED BY HIMSELF OR HIS FIRM. IT SHALL BE THE ARCHITECT'S RESPONSIBILITY TO VERIFY THE ACCURACY OF THE SITE PLAN INFORMATION PROVIDED BY THE OWNER.
6. EXCESS DIRT: ALL EXCESS DIRT SHALL BE RELOCATED ON THE LOT AS DIRECTED BY THE ARCHITECT. THE ARCHITECT SHALL BE RESPONSIBLE FOR THE PROTECTION OF ALL EXISTING UTILITIES AND STRUCTURES ON THE LOT. ALL EXCESS DIRT SHALL BE REMOVED FROM THE SITE AND SHALL BE PAID FOR BY THE OWNER.
7. SITE CLEANING: THE ARCHITECT AND GENERAL CONTRACTOR SHALL BE RESPONSIBLE FOR THE REMOVAL OF ALL DEBRIS AND HAZARDOUS MATERIALS FROM THE SITE. ALL EXCESS DIRT SHALL BE RELOCATED ON THE LOT AS DIRECTED BY THE ARCHITECT.



POOL FENCING: GENERAL CONTRACTOR SHALL INSTALL A TEMPORARY FENCE TO PREVENT ACCESS TO THE EXISTING POOL AREA BY ANY UNAUTHORIZED PERSONS. THE FENCE SHALL BE REMOVED UPON COMPLETION OF THE PROJECT.

NOTE: THE INFORMATION ON THIS SITE PLAN PROVIDED BY THE ARCHITECT IS BASED ON THE INFORMATION PROVIDED BY THE OWNER. THE ARCHITECT DOES NOT WARRANT THE ACCURACY OF THE INFORMATION.

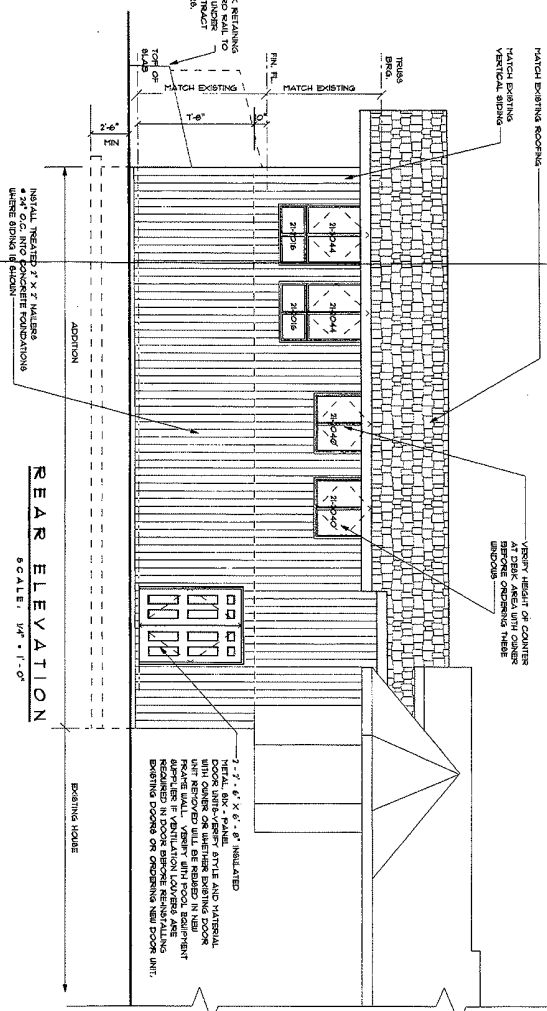


GENERAL NOTES FOR ELEVATIONS

1. FINISHES TO BE USED ARE TO BE INDICATED ON EACH ELEVATION. FINISHES NOT SHOWN SHALL BE AS SHOWN ON PLAN.
2. ALL WORK SHALL BE IN ACCORDANCE WITH THE 2009 INTERNATIONAL RESIDENTIAL CODE BOOK, UNLESS OTHERWISE SPECIFIED.
3. ALL WORK SHALL BE PERFORMED IN ACCORDANCE WITH THE LATEST EDITIONS OF THE IBC, IBCS, AND IRC.
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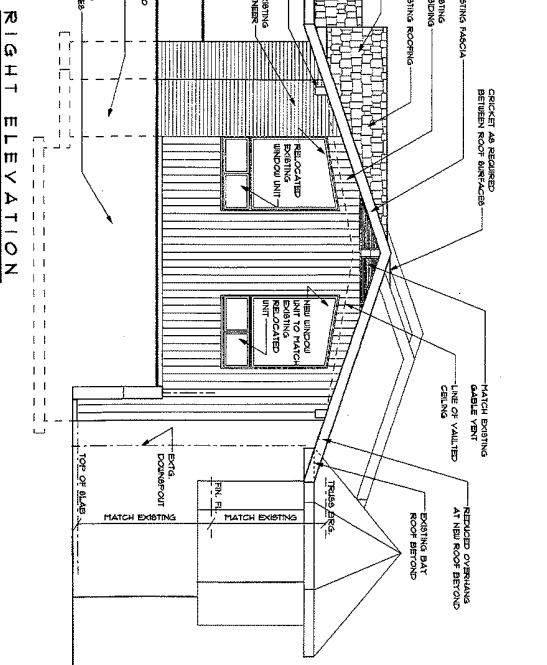
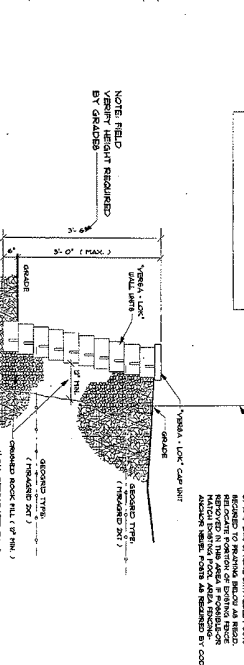
FRONT ELEVATION
SCALE: 1/4" = 1'-0"

STEP TOP OF FOUNDATION AS ALLOWED BY GRADES TO VERT TOP OF FOUNDATION ON SIDE AND REAR OF ADDITION.



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

CRICKET AS REQUIRED BETWEEN ROOF PARAPETS



"VERSA-LOCK" 3 FT. RETAINING WALL
SCALE: 1/4" = 1'-0"

NOTE: RETAINING WALL DESIGN AND DRAINAGE SHALL BE THE RESPONSIBILITY OF THE VERSA-LOCK SUPPLIER / INSTALLER.

"VERSA-LOCK" PRODUCTS ARE AVAILABLE THROUGH:

VERSA-LOCK

VERSA-LOCK 3 FT. RETAINING WALL

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VERSA-LOCK 3 FT. RETAINING WALL

**GRANGER RESIDENCE
ADDITION & REMODEL**

4 ARROWHEAD ESTATES, CHESTERFIELD, MO. 63011

**LAUREN STRUTMAN
ARCHITECTS P.C.**

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REVISIONS

DRAWN BY: KSM
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DATE: 2008
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