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May 22, 2007

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

The Planning Commission agenda for **May 30, 2007** will include the following item for your consideration:

17109 Bluffview Ridge Court: House addition on the east side of an existing home zoned "R-2" Residence District with a "PEU" procedure, located at 17109 Bluffview Ridge Court in the Bluffs of Wildhorse Subdivision.

Dear Planning Commission:

William and Molly Baker, have submitted for your review, a request for an addition to a residential structure to exceed 500 square feet. The Department of Planning has reviewed this submittal and submits the following report.

BACKGROUND

1. The property is located along Bluffview Ridge Court in the Bluffs of Wildhorse Subdivision, and is zoned "R-2" Residential with a "PEU" procedure.
2. The subdivision is governed by City of Chesterfield Ordinance Number 853.
3. The request is for a 506 square foot, 1 story addition to the rear of the existing single family house. The proposed addition is within all of the setbacks for the property.
4. The existing house has a brick front and Masonite on the other three sides. The petitioner intends to keep the brick front and change the Masonite to vinyl siding to match the proposed addition.
5. The proposed addition meets the requirements of City of Chesterfield Ordinance Number 2298 for Residential Additions.

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 requests approval of the Residential Addition.

Respectfully submitted,



Jennifer Yackley
Project Planner

Respectfully submitted,



Aimee Nassif
Senior Planner

Cc: City Administrator
City Attorney
Department of Public Works

Attachments:
Site Plan with Architectural Elevations
Letter from Petitioner

**Bill & Molly Baker
17109 Bluffview Ridge Ct.
Chesterfield, MO 63005**

May 18, 2007

Ms. Jennifer Yackley
City of Chesterfield
690 Chesterfield Pkwy West
Chesterfield, MO 63017

Re: Addition to 17109 Bluffview Ridge Ct

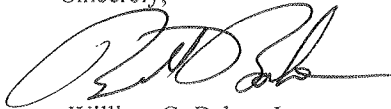
Dear Jennifer,

Please consider this letter as notice that we have discussed our addition plans with our immediate Bluffs of Wild Horse neighbors. I do not believe any of them have any objections. If any are raised we would be pleased to address them.

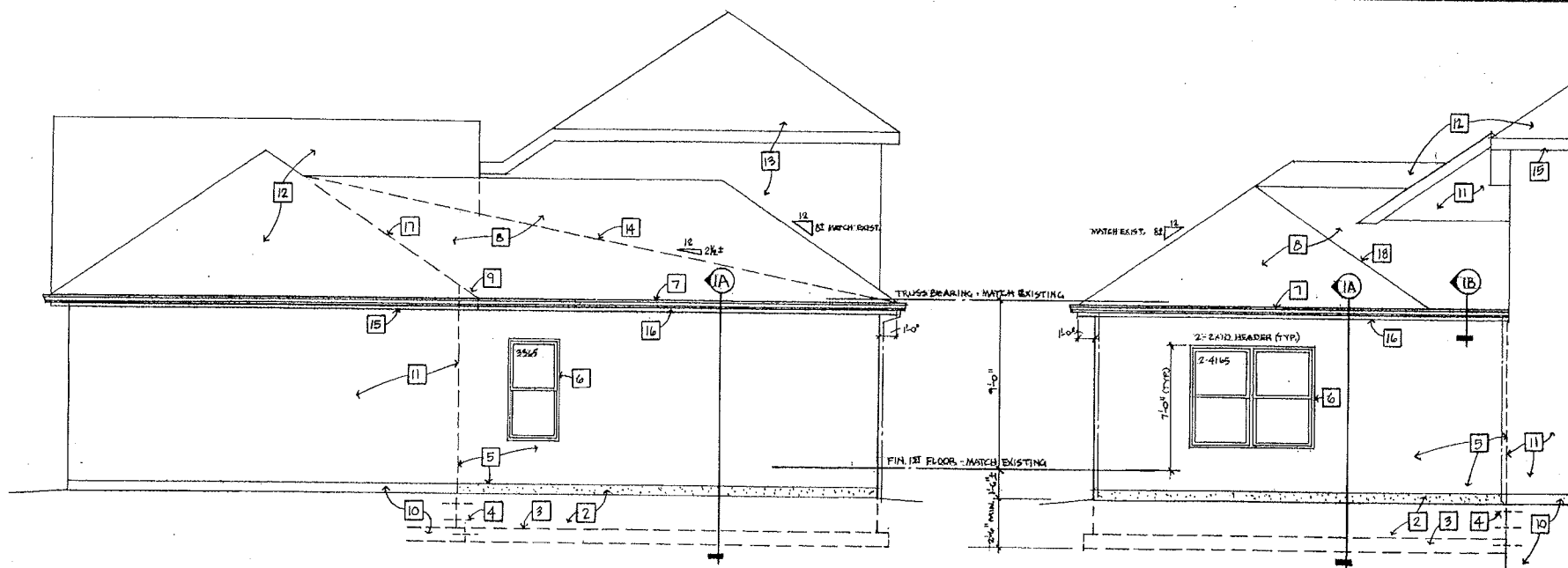
We have also notified the trustees of the subdivision about the addition plans. Actually I am one of the three trustees. All have approved the plans. At this time I am not sure what else we need to get from the Subdivision and would appreciate any guidance you may have.

If there are any questions or you need more information please do not hesitate to contact me at 314-406-2217 on the cell or 314-353-2463 in the office.

Sincerely,

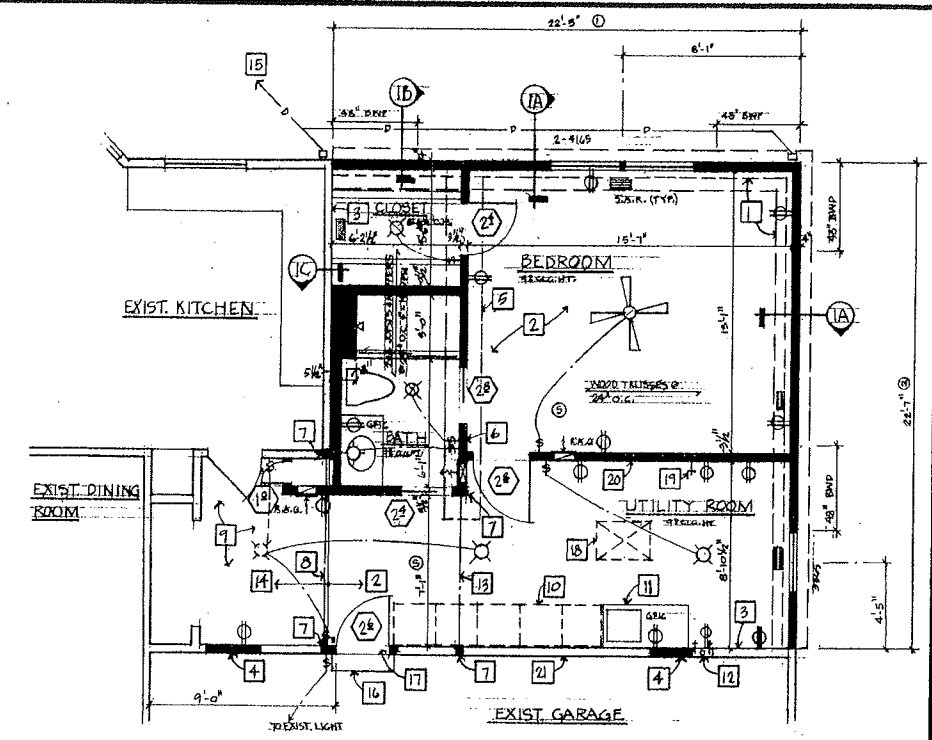
A handwritten signature in black ink, appearing to read 'W. G. Baker, Jr.', with a stylized flourish at the end.

William G. Baker, Jr

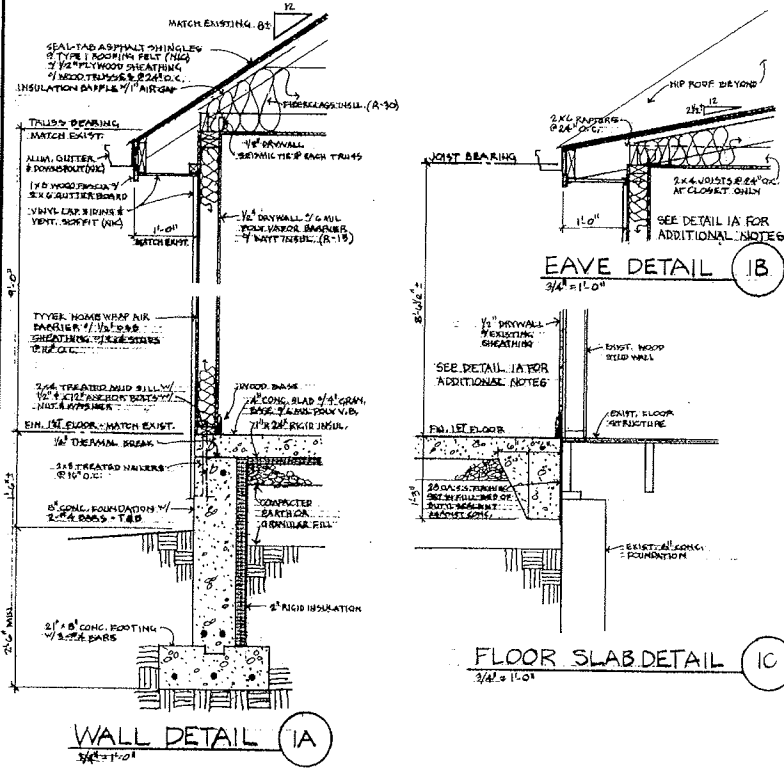


SIDE (SOUTH) ELEVATION
1/8" = 1'-0"

REAR (EAST) ELEVATION
1/8" = 1'-0"



PARTIAL FIRST FLOOR PLAN
1/4" = 1'-0"



EAVE DETAIL 1B
3/4" = 1'-0"

FLOOR SLAB DETAIL 1C
3/4" = 1'-0"

WALL DETAIL 1A
3/4" = 1'-0"

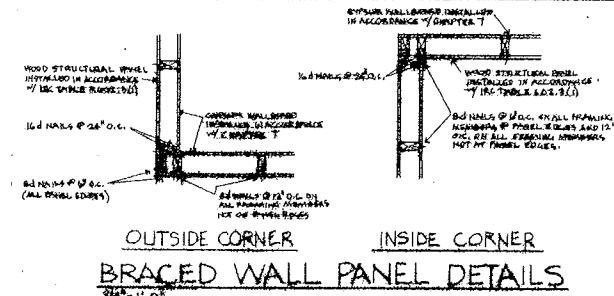
ELEVATION NOTES

- 1 See General Notes for additional information.
- 2 8" concrete foundation - face of concrete to be flush with face of existing foundation.
- 3 8' x 21" concrete footing.
- 4 #4 dowels at 12" o.c. - drill and embed dowels 6" into existing foundation and extend 12" into new foundation/footing.
- 5 Vinyl lap siding (NIC) over Tyvek HomeWrap air barrier over 1/2" OSB sheathing over 2x4 wood studs at 16" o.c. Fasten new wall framing to existing wall framing with 16d nails at 16" o.c. Face of new wall sheathing to be flush with face of existing wall sheathing.
- 6 Install vinyl double hung window with insulating glass, furnished by Owner.
- 7 Aluminum gutters and downspouts (NIC).
- 8 Seal-tab asphalt shingles (NIC) over 1/2" plywood sheathing over wood trusses or 2x8 rafters at 24" o.c.
- 9 Remove existing roof overhang.
- 10 Existing concrete foundation and footing.
- 11 Existing wood stud wall.
- 12 Existing roof.
- 13 Existing wall and roof beyond.
- 14 New shed roof beyond.
- 15 Existing 1x8 wood fascia.
- 16 New 1x8 wood fascia.
- 17 Remove existing shingles before installing new rafter overbuild.
- 18 Valley flashing (NIC).

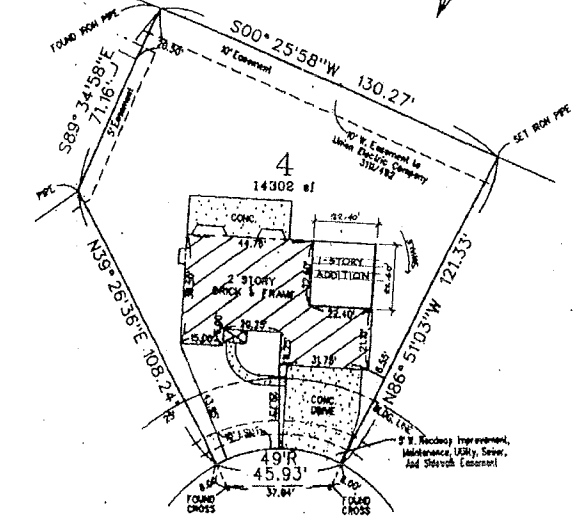
BAKER RESIDENCE ADDITIONS - BRACED WALL LINE CALCULATIONS TABLE

BRACED WALL LINE NO.	WALL HEIGHT	WALL LENGTH	BWP #1	BWP #2	TOTAL PANEL LENGTH	25% OF WALL
1	9'-0"	22'-5"	48"	48"	96"	67'
2	9'-0"	22'-7"	48"	48"	96"	68'

These calculations are based on the criteria stated in Appendix A One & Two Family Wind Bracing Guideline utilizing Continuous Wood Structural Panel Sheathing Braced Wall Lines.



BRACED WALL PANEL DETAILS
Scale in Feet
1" = 30"



BLUFFVIEW RIDGE (40' W.) COURT SITE PLAN
1/4" = 30'-0"

FLOOR PLAN NOTES

- 1 8" concrete foundation over 21" x 8" concrete footing below.
- 2 4" concrete slab over granular fill over 6 mil polyethylene vapor barrier.
- 3 Remove existing vinyl siding and apply 1/2" drywall over existing sheathing.
- 4 Remove existing door and frame. Close opening with 1/2" drywall on both sides of 2x4 wood studs at 16" o.c. Salvage door from existing Utility Room to Garage for reuse.
- 5 21" x 8" concrete footing below concrete slab.
- 6 2x4 wood stud bearing wall with 2-2x10 header at each door opening.
- 7 Install 2-2x4 post below end of beam.
- 8 Remove existing wood stud wall and install 2-2x10 beam attached to existing rim board to support existing 2nd floor wall above.
- 9 Remove and replace existing 1/2" drywall on ceiling.
- 10 Storage cubicles (N.I.C.).
- 11 Wood cabinet with utility sink.
- 12 Install Guy Gray washing machine supply and drain unit.
- 13 Install 2-2x12 beam above ceiling to support wood trusses.
- 14 Remove existing vinyl flooring from existing wood floor underlayment.
- 15 Connect downspouts to new 4" corrugated, perforated PVC drain pipe and extend pipe to existing storm sewer manhole on rear property line.
- 16 Relocate existing wood steps in Garage.
- 17 Cut opening in existing wall and install salvaged insulated metal door and frame.
- 18 30" x 22" attic access panel.
- 19 Install water line and valve for icemaker.
- 20 Install 1/4" thick beadboard style paneling wainscot with 2-1/4" chair rail on all walls in Utility Room, except behind cubicles. Set top of chair rail 4'-8" above finish floor.
- 21 Install batt insulation (R-15) with vapor barrier between studs and 1/2" Type "X" drywall on Garage side of existing wall.

GENERAL NOTES

1. All dimensions are shown to face of studs, sheathing or concrete.
2. Contractor will verify all existing dimensions and confirm all existing conditions prior to installation.
3. All new exterior wood-framed walls will be constructed as Continuous Wood Structural Panel Sheathing Braced Walls. Braced Wall Lines are identified on dimension lines by number. See Interior and Exterior Corner Details and Braced Wall Line Calculations Table for additional information.
4. Exact location of all receptacles and light fixtures will be field verified by Owner prior to installation.
5. All exterior finishes, including vinyl siding, soffit and trim, aluminum gutters and downspouts, aluminum fascia cladding and ventilating soffits, asphalt shingles, and vinyl windows with insulating glass will be furnished and installed under separate contracts.
6. All work will be performed in accordance with these drawings and the written specifications.

INSTALLATION OF SILTATION CONTROL MEASURES IS REQUIRED. PERMIT HOLDER IS RESPONSIBLE FOR PREVENTING MATERIAL FROM DISTURBED AREAS BEING DEPOSITED ONTO ADJOINING PROPERTIES.

	ADDITION TO RESIDENCE	DATE: 4/30/21
	FOR MR. AND MRS. WILLIAM BAKER, JR.	PROJECT NO.: 07-01
	17109 BLUFFVIEW RIDGE COURT CHESTERFIELD, MO 63005	DRAWING NO.: 1
	John L. Hoffmann - Architect 9028 Lowly Lane - St. Louis, MO 63126 - (314) 842-8904	OF 1