



VILA

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July 9, 2008

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

The Planning Commission agenda for **July 14, 2008** will include the following item for your consideration:

RE: 16433 Wilson Farm Drive: A request for Residential Addition to the east side of an existing home zoned "R1" Residence District and located at 16433 Wilson Farm Dr., in the Wilson Farm Estates Subdivision.

Planning Commission:

Mr. Wayne Roberts has submitted for your review a request for an addition to a residential structure in excess of 500 square feet.

BACKGROUND INFORMATION

The property in question is part of the Wilson Farm Estates Subdivision, an existing residential subdivision zoned "R1" Residence District.

CITY OF CHESTERFIELD PROCEEDURE

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. The 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 Department of Planning & Public Works and then forwarded to St. Louis County for permits and inspections.
3. If the addition is not approved, the petitioner may apply for a variance from the zoning ordinance before the Board of Adjustment.

SUBMITTAL INFORMATION

1. The item for consideration is an addition to a residential structure in excess of five-hundred (500) square feet.
2. The proposed addition will have a foot print of 720 square feet and include two (2) stories for a total addition of 1,440 square feet.
3. The existing structure has a height of forty-one (41) feet. The proposed addition will have a height of twenty-three (23) feet, a difference of eighteen (18) feet.
4. The existing structure utilizes vinyl siding along side and rear facades. The proposed addition will match the existing architectural materials of the residence.
5. The proposed addition meets all ordinance requirements and standards.

DEPARTMENTAL INPUT

The submittal is in compliance with all applicable City of Chesterfield Ordinances. The Department of Planning & Public Works requests action on the residential addition.

Respectfully submitted,



Shawn P. Seymour, AICP
Project Planner

Respectfully submitted,



Mara M. Perry, AICP
Senior Planner of Plan Review

Cc: City Administrator
City Attorney
Director of Planning and Public Works

Attachments: Site Plan
Main Floor Plan
Lower Floor Plan
Architectural Elevations

GENERAL NOTES:

- DIMENSIONS SHALL BE TAKEN FROM FACE OF STUDS OR CONCRETE FOUNDATIONS. NUMERICALLY NOTED DIMENSIONS SHALL TAKE PRECEDENCE OVER SCALED DIMENSIONS. CONTRACTOR SHALL VERIFY ALL DIMENSIONS AND REPORT ANY DISCREPANCIES TO THE ARCHITECT SO ALL FIXTURES, EQUIPMENT, ETC. WILL FIT. (DO NOT SCALE DRAWINGS)
- SURVEY INFORMATION HAS BEEN TAKEN FROM DRAWINGS SUPPLIED BY OTHERS AND IS NOT THE RESPONSIBILITY OF THE ARCHITECT.
- SUBSURFACE CONDITIONS SHALL NOT BE THE RESPONSIBILITY OF THE ARCHITECT SINCE NO SOIL TESTS, BEYOND STANDARD PERCOLATION TESTS HAVE BEEN DONE. CONTRACTOR SHALL PLACE ALL FOOTINGS ON VIBRON SOIL. MIN. 30" BELOW GRADE. THERE WILL BE NO EXTRAS FOR OVERDIGGING AND EXTRA FILLING.
- UNDERGROUND PIPES, TANKS, SERVICES, ETC., SHALL BE LOCATED BY THE CONTRACTOR WHO SHALL TAKE ALL NECESSARY PRECAUTIONS FOR THEIR PROTECTION.
- FINISH GRADES SHALL BE 8" MIN. BELOW TOP OF FOUNDATION AND MUST SLOPE AWAY FROM THE BUILDING A MIN. 6" DROP WITHIN THE FIRST 10'-0" OR TO A SWALE. ALL AREAS SHALL BE SLOPED TO LOWER ELEVATIONS OF DRAINAGE STRUCTURES ON OR NEAR SITE.
- SHORING AND BRACING SHALL BE DESIGNED AND PROVIDED AS NEEDED TO PREVENT UNWANTED MOVEMENT, SETTLEMENT, OR COLLAPSE DURING WORK.
- MANUFACTURED MATERIALS AND EQUIPMENT SHALL BE INSTALLED, CONNECTED, OR ERECTED AS PER MANUFACTURER'S RECOMMENDATIONS, UNLESS SPECIFIED DIFFERENTLY IN THE CONTRACT DOCUMENTS.
- WARRANTIES AND GUARANTEES SHALL BE FURNISHED TO THE OWNER IN WRITING.
- MINIMUM COMPRESSIVE STRENGTH OF CONCRETE AT 28 DAYS SHALL BE:
2500 PSI - BASEMENT SLABS
3000 PSI - BASEMENT WALLS, FOUNDATION WALLS, AND FOOTINGS.
3500 PSI - PORCHES, WALKS, PATIO, STEPS, GARAGE AND CARPORT FLOOR SLABS AND DRIVEWAYS. ALL EXTERIOR CONCRETE SHALL BE AIR ENTRAINED ACCORDING TO 2003 I.R.C., (INCLUDES FOUND. / BASEMENT WALLS, & GARAGE SLAB)
- POLY VAPOR BARRIER - 6 MIL POLY VAPOR BARRIER IS REQUIRED UNDER BASEMENT SLABS WITH JOINTS LAPPED A MIN. OF 6"
- BASEMENT WALLS AND FLOORS OF HABITABLE AND OCCUPIED SPACE ARE TO BE WATER TIGHT AND PROPERLY REINFORCED TO WITHSTAND WATER PRESSURE AS NECESSARY.
- INSTALL A MINIMUM OF 2 - #5 REINFORCING BARS AROUND ALL WINDOW AND DOOR OPENINGS IN CONCRETE FOUNDATIONS AND BASEMENT WALLS. BARS SHALL EXTEND A MINIMUM OF 24" BEYOND THE CORNERS OF THE OPENINGS.
- BASEMENT AREA WAY DRAINS AND FOUNDATION DRAIN TILES ARE NOT TO BE CONNECTED TO A SANITARY SEWER.
- ANCHORS, BOLTS, HANGERS, AND ACCESSORIES SHALL BE AUTOMATICALLY INSTALLED AS REQUIRED. IF INADEQUATE SUBSTRATE EXISTS, PROVIDE APPROPRIATE BLOCKING OR ANCHORAGE.
- STRUCTURAL LUMBER SHALL HAVE A FIBER STRESS OF 975 P.S.I. MIN. ON 2" X 12" S, AND 1050 P.S.I. MIN. ON 2" X 10" S, AND A MODULUS OF ELASTICITY OF 1.6 MILLION P.S.I. MIN. UNLESS SPECIFIED OTHERWISE IN THE DRAWINGS.
- STRUCTURAL COLUMNS OR POSTS SHALL RUN OR BE BLOCKED CONTINUOUSLY FROM THE POINT OF BEARING TO THE CONCRETE FOUNDATION OR FOOTING.
- FRAMING HEADERS SHALL BE A MINIMUM OF TWO (2" X 10") / 3 UNLESS OTHERWISE CALLED OUT IN THE CONSTRUCTION DOCUMENTS.
- DOUBLE FLOOR JOISTS SHALL BE INSTALLED BELOW PARALLEL PARTITIONS, UNDER BATHUBS, AND AT STAIR AND FLOOR OPENINGS. (THIS DOES NOT APPLY ON LOWER LEVELS OR WHERE STRUCTURE IS CONSTRUCTED ON A SLAB.)
- STUD FRAME WALLS - TOP AND BOTTOM OF ALL CONVENTIONAL, DOUBLE STUD, FURRED SPACERS AND STAGGERED STUD FRAME WALLS SHALL BE FIREBLOCKED VERTICALLY AT THE CEILING AND FLOOR LEVELS AND HORIZONTALLY AT INTERVALS NOT EXCEEDING 10'-0".
- ALL FLOOR FRAMING SHALL BE DESIGNED TO SUPPORT THE FOLLOWING MINIMUM FLOOR AREAS OTHER THAN SLEEPING ROOM - LIVE LOAD : 40# / SQ. FT.
SLEEPING ROOMS - LIVE LOAD : 30# / SQ. FT.
BALCONY (EXTERIOR) LESS THAN 100 S.F. - LIVE LOAD : 60# / SQ. FT.
DECKS - LIVE LOAD : 60# / SQ. FT.
- NAILING MUST COMPLY WITH THE 2003 I.R.C. CODE
CUTTING, NOTCHING, AND / OR BORING HOLES ON WOOD BEAMS, JOISTS, OR STUDS SHALL NOT EXCEED THE LIMITATIONS NOTED IN SECTIONS R502.8 OF THE 2003 I.R.C.
REINFORCEMENT FASTENING OF STUDS SHALL BE DONE IN ACCORDANCE WITH R602.
- DROPPED CEILING BELOW WOOD JOISTS OR ATTACHED DIRECTLY TO WOOD FLOOR TRUSSES SHALL BE DRAFT STOPPED AT 1000 S.F. INTERVALS AND PARALLEL TO FRAMING MEMBERS. A 2" X 30" MINIMUM ACCESS OPENING IS REQUIRED FOR ATTIC AREAS WHICH HAVE A CLEAR HEIGHT OF AT LEAST 30". ACCESS DOORS IN DRAFT STOPPING SHALL BE SELF-CLOSING AND OF APPROVED MATERIALS.
- SOFFITS AND DROPPED CEILING SHALL BE FIRESTOPPED.
- EXPOSED MATERIALS FOR PORCHES, SOFFITS, OVERHANGS, ETC., SHALL BE APPROVED EXTERIOR GRADE MATERIALS.
- FLASHING, CORROSION RESISTANT FLASHING IS REQUIRED AT THE TOP AND SIDES OF ALL EXTERIOR WINDOW AND DOOR OPENINGS, ALL WALL AND ROOF INTERSECTIONS, CHANGES IN ROOF SLOPE OR DIRECTION, AROUND ALL ROOF OPENINGS, INTERSECTION OF CHIMNEYS, INTERSECTION OF EXTERIOR WALLS AND PORCHES AND DECKS, VALLEY FLASHING SHALL BE INSTALLED PER R905.2.2
- ROOF OVERHANGS - 2 LAYERS OF #5 FELT (TYPE I PER ASTM D226) CEMENTED TOGETHER FROM EAVE TO 2' - 0" INSIDE EXTERIOR WALL.
- DOWNSPOUTS ARE NOT TO BE CONNECTED TO SANITARY SEWER. DOWNSPOUTS SHALL BE DIRECTED AWAY FROM FOUNDATION.
- CAULKING AND SEALANTS, EXTERIOR JOINTS AROUND WINDOWS AND DOOR FRAMES, BETWEEN WALL CAVITIES AND WINDOW OR DOOR FRAMES, BETWEEN WALL AND ROOF, BETWEEN WALL PANELS AT ROOFS AND ALL OTHER OPENINGS IN THE EXTERIOR ENVELOPE SHALL BE SEALED IN AN APPROVED MANNER.
- INSULATION: CONTRACTOR SHALL STUFF FIBERGLASS BATT INSULATION SOLIDLY AROUND WINDOWS AND DOORS SO THAT NO AIR FLOWS IN AROUND WINDOWS AND DOORS. FILL VOIDS COMPLETELY AND INCLUDE FACING IF NECESSARY TO HOLD BATTS IN PLACE. ALL CORNERS AND HEADERS IN FRAMING SHALL BE COMPLETELY FILLED WITH INSULATION.
- VAPOR RETARDER (SEE SPEC'S. FOR TYPE) SHALL BE STAPLED TO INTERIOR OF ALL EXTERIOR WALLS, AND FASTENED CLOSELY TO FLOOR. SEAL WITH DUCT TAPE OR TREMCO ACOUSTICAL SEALANT * LAPPED AREAS OF VAPOR RETARDER SHEETS.
- DRYWALL INSTALLATIONS SHALL BE IN ACCORDANCE WITH THE GYPSUM ASSOC. RECOMMENDED PRACTICES AS TO THICKNESS, NAILING, AND TAPING ON CORRECT STUD SPACING.
- WATER RESISTANT GYPSUM BACKER BOARD IS REQUIRED IN ALL BATHUB AREAS, SHOWER AREAS AND ALL WALLS WITH PLUMBING PENETRATIONS.
- FIRE RATED DRYWALL ASSEMBLIES SHALL BE INSTALLED IN ACCORDANCE WITH SPECIFICATIONS OF APPROVED TEST ASSEMBLY.
- FIREBLOCKING REQUIRED BETWEEN STAIRWAY STRINGERS AT THE TOP AND BOTTOM OF THE RUN.

- INTERIOR FINISH MATERIALS SHALL NOT HAVE A FLAME SPREAD RATING EXCEEDING 200. BATT INSULATION INCLUDING THE VAPOR RETARDER, SHALL NOT BE LEFT EXPOSED IN BASEMENTS UNLESS THE MATERIAL HAS A FLAME SPREAD RATING OF 25 OR LESS AND A SMOKE DEVELOPMENT RATING OF 450 OR LESS. FOAM PLASTIC INSULATION SHALL BE SEPARATED FROM THE INTERIOR OF THE BUILDING BY 1/2" GYPSUM WALL BOARD, OR 5/8" GYPSUM WALL BOARD WHERE LOCAL CODES GOVERN AND FLAME SPREAD RATING PER 2003 I.R.C. SECTION R314.1.1.
- SHOWER AND BATHUB / SHOWER ENCLOSURES SHALL HAVE WALLS CONSTRUCTED OF SMOOTH, NONCORROSIIVE, NONABSORBENT, AND WATERPROOF MATERIALS TO A HEIGHT OF NOT LESS THAN 8' - 0" ABOVE THE ROOM FLOOR LEVEL. SHOWER FLOOR SURFACES TO BE SMOOTH, NONCORROSIIVE, NONABSORBENT, AND WATERPROOF MATERIALS.
- HAND AND GUARDRAILS SHALL BE SECURED TO WITHSTAND A FORCE OF 200#/F VERTICALLY AND HORIZONTALLY.
- AIR INFILTRATION RATE FOR WINDOWS SHALL NOT EXCEED 0.5 CFM PER FOOT OF SASH TRACK. DOORS SHALL NOT EXCEED 0.5 CFM PER SQUARE FOOT OF DOOR AREA.
- WINDOWS SHALL BE DOUBLE GLAZED. (SEE SPEC'S.) THE INTERIOR LAYER OF SKYLIGHT GLAZING SHALL BE LAMINATED GLASS WITH A MINIMUM 0.01" POLYVINYL BUTYRAL INTERLAYER. WIRED GLASS, OR APPROVED PLASTIC MATERIAL. AN APPROVED SCREEN TO PROTECT OCCUPANTS IS REQUIRED IF HEAT STRENGTHENED OR TEMPERED GLASS IS USED AS THE INTERIOR LAYER OF GLAZING. WINDOWS SHALL HAVE A U-VALUE OF .49 MAXIMUM.
- DOORS SHALL BE WEATHERSTRIPPED AND SHALL HAVE A U-VALUE OF .49 MAXIMUM.
- SMOKE DETECTORS SHALL BE A.C. POWERED, UL APPROVED WITH BATTERY BACKUP AND INSTALLED PER NFPA 72 - 99. DETECTORS SHALL BE INTERCONNECTED SO THAT ALL UNITS GO OFF SIMULTANEOUSLY.
- BATHROOMS REQUIRE 50 CFM MINIMUM EXHAUST FROM VENT TO EXTERIOR. (IT IS NOT PERMISSIBLE TO DISCHARGE EXHAUST TO THE ATTIC).
NOTE THAT IF AN AIR TO AIR HEAT EXCHANGER IS USED INSTEAD OF AN EXHAUST FAN, THIS PROVIDES MORE THAN THE MINIMUM REQUIRED EXHAUST.
- KITCHENS REQUIRE 100 CFM MINIMUM EXHAUST FROM VENT TO EXTERIOR. (IT IS NOT PERMISSIBLE TO DISCHARGE EXHAUST TO THE ATTIC).
- CLOTHES DRYERS SHALL BE INDEPENDENT OF ALL OTHER SYSTEMS, AND EXHAUST SHALL BE TO THE EXTERIOR.
- GAS PIPING SHALL BE IDENTIFIED AT INTERVALS OF NO MORE THAN 25 FEET IN CONCEALED LOCATIONS AND NOT MORE THAN 50 FEET IN EXPOSED LOCATIONS.
- EACH GAS APPLIANCE SHALL HAVE A GAS SHUTOFF VALVE AND GROUND JOINT UNION. A SEDIMENT TRAP IS REQUIRED AT EACH APPLIANCE OR GROUP OF APPLIANCES.
- LEAD - FREE SOLDER IS REQUIRED ON ALL COPPER WATER SUPPLY PIPING.
- ENTRY DOOR LOCK MAY HAVE EITHER THUMB TURN ON INSIDE OR INSIDE KEY OPERATION IF KEY CANNOT BE REMOVED FROM LOCK WHEN DOOR IS LOCKED FROM THE INSIDE.
- FOOTING, BUMP PUMP AND DOWNSPOUT DRAINAGE SHALL NOT BE DISCHARGED CLOSER THAN 10'-0" FROM PROPERTY LINE.
- CONTRACTOR SHALL INSTALL SPLASH BLOCKS AT ALL NEW DOWNSPOUT LOCATIONS.

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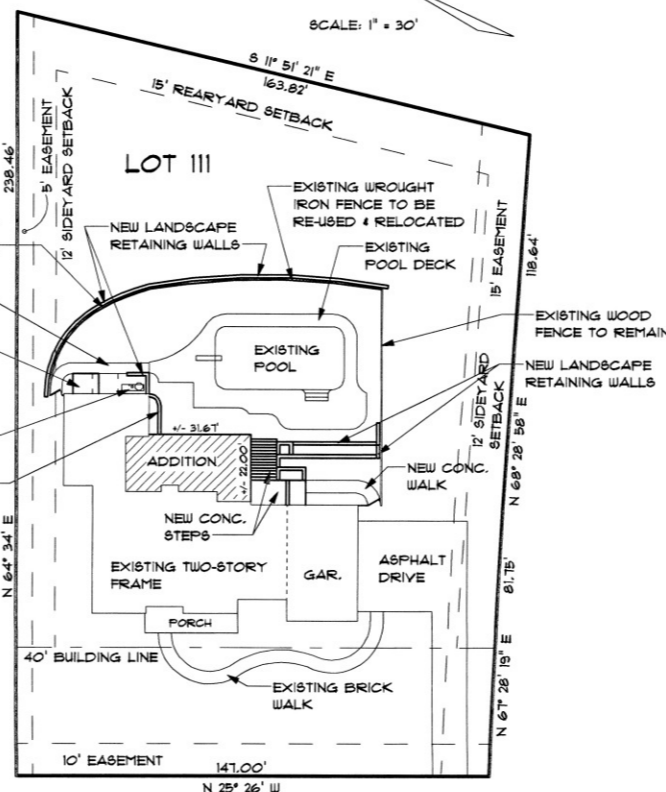
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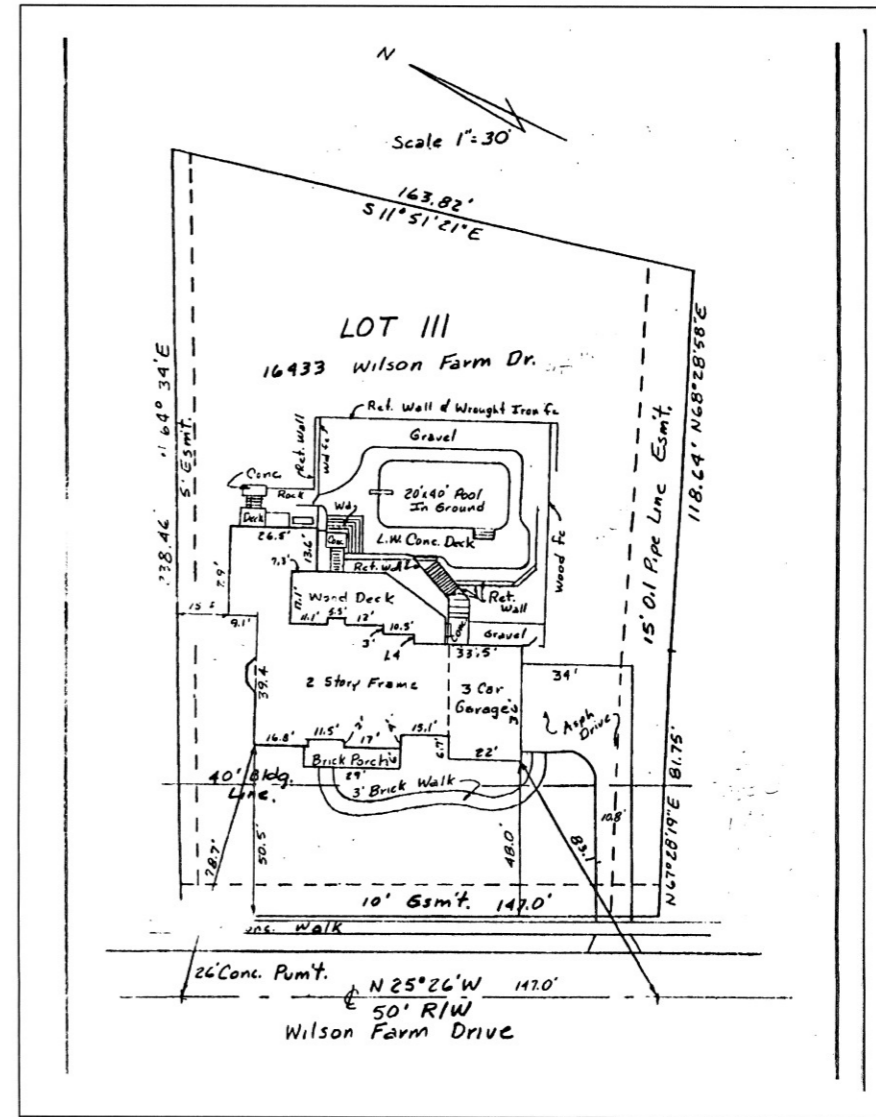
SITE PLAN NOTES:

- DIMENSIONS:**
DIMENSIONS SHOWN ARE CONCRETE FOUNDATION DIMENSIONS TAKEN TO FACE OF CONCRETE.
- GRADES:**
CONTRACTOR SHALL FINISH GRADES TO SLOPE AWAY FROM HOUSE A MIN. 6" DROP WITHIN THE FIRST 10'-0" OR TO A SWALE.
- EXISTING UTILITIES:**
GENERAL CONTRACTOR IS FULLY RESPONSIBLE FOR VERIFYING ANY EXISTING UTILITIES, INCLUDING BURIED PIPING, SEWER AND WATER LINES BEFORE BEGINNING CONSTRUCTION. RELOCATE AND UPGRADE EXISTING ELECTRICAL SERVICE AS REQUIRED AND INCLUDE IN BASE BID PRICE TO OWNER.
- NEW ADDITION LOCATION:**
THE NEW ADDITION SHALL BE STAKED OUT ON THE LOT BY A LICENSED SURVEYOR TO ASSURE COMPLIANCE WITH ALL EXISTING EASEMENTS, LOCAL AND SUBDIVISION SET BACK ORDINANCES, INDENTURES, AND EXISTING PROPERTY LINES.
NOTE THAT EXISTING SITE PLAN PROVIDED BY OWNER IS NOT A BOUNDARY SURVEY AND AS NOTED ON DOCUMENT IS NOT ADEQUATE TO ESTABLISH PROPERTY LINES.
- ARCHITECT'S SEAL:**
THE ARCHITECT'S SEAL, IF ON THIS SHEET, APPLIES ONLY TO WORKING DRAWINGS PREPARED BY THE ARCHITECT, NOT TO SITE PLAN INFORMATION PROVIDED BY SURVEYORS, OR OTHERS.
- EXCESS DIRT:**
EXCESS DIRT SHALL BE REDISTRIBUTED ON THE LOT AS DIRECTED BY THE OWNER. IF THIS IS NOT POSSIBLE OR UNACCEPTABLE TO THE OWNER THE DIRT SHALL BE REMOVED FROM THE SITE AND SHALL BE PAID FOR BY THE OWNER AFTER COST IS APPROVED BY THE OWNER.
- OFFSITE FILL DIRT:**
ANY EXCESS FILL DIRT OR TOP SOIL REQUIRED ON THE JOB SHALL BE PAID FOR BY THE OWNER AFTER COST IS APPROVED BY THE OWNER.
- SITE CLEANING:**
TREES AND BRUSH, WHERE REQUIRED TO BE REMOVED OR INTERFERE WITH NEW CONSTRUCTION SHALL BE TAKEN DOWN, STUMPS REMOVED, AND HAULED AWAY. PROTECT AND PRESERVE ALL TREES MARKED OR INDICATED BY THE OWNER TO BE SAVED. REVIEW TREES TO BE SAVED AND REMOVED DURING SITE VISIT WITH THE OWNER.



WILSON FARM DRIVE (50' W.)

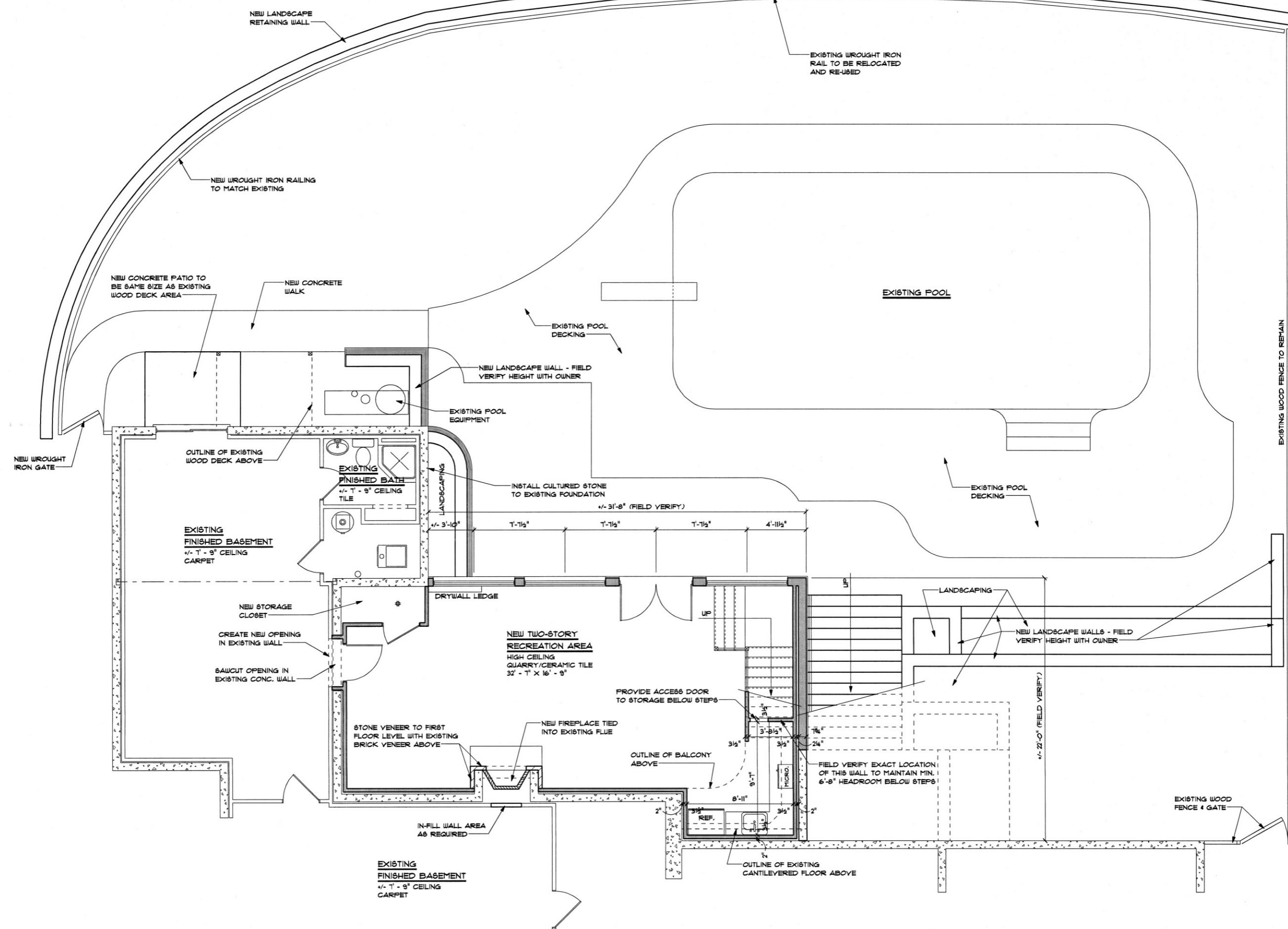
NOTE:
THE INFORMATION ON THIS SITE PLAN WAS TAKEN FROM ADJACENT SURVEY PROVIDED BY OWNER. IMPROVEMENTS WERE DRAWN ON BY THE ARCHITECT.



ROBERTS RESIDENCE
ADDITION/RENOVATION AT:
16433 WILSON FARM DRIVE CHESTERFIELD, MO 63005

LAUREN STRUTMAN
ARCHITECTS P.C.

REVISIONS
DRAWN BY: S.L.E.
JOB NO.
DATE: June 25, 2008
SHEET:



LOWER LEVEL FLOOR PLAN
SCALE: 1/4" = 1'-0"

APPROXIMATE LOCATION OF SIDE LOT LINE
APPROXIMATE LOCATION OF 5'-0" W. EASEMENT

ROBERTS RESIDENCE
ADDITION/RENOVATION AT:
16433 WILSON FARM DRIVE CHESTERFIELD, MO 63005

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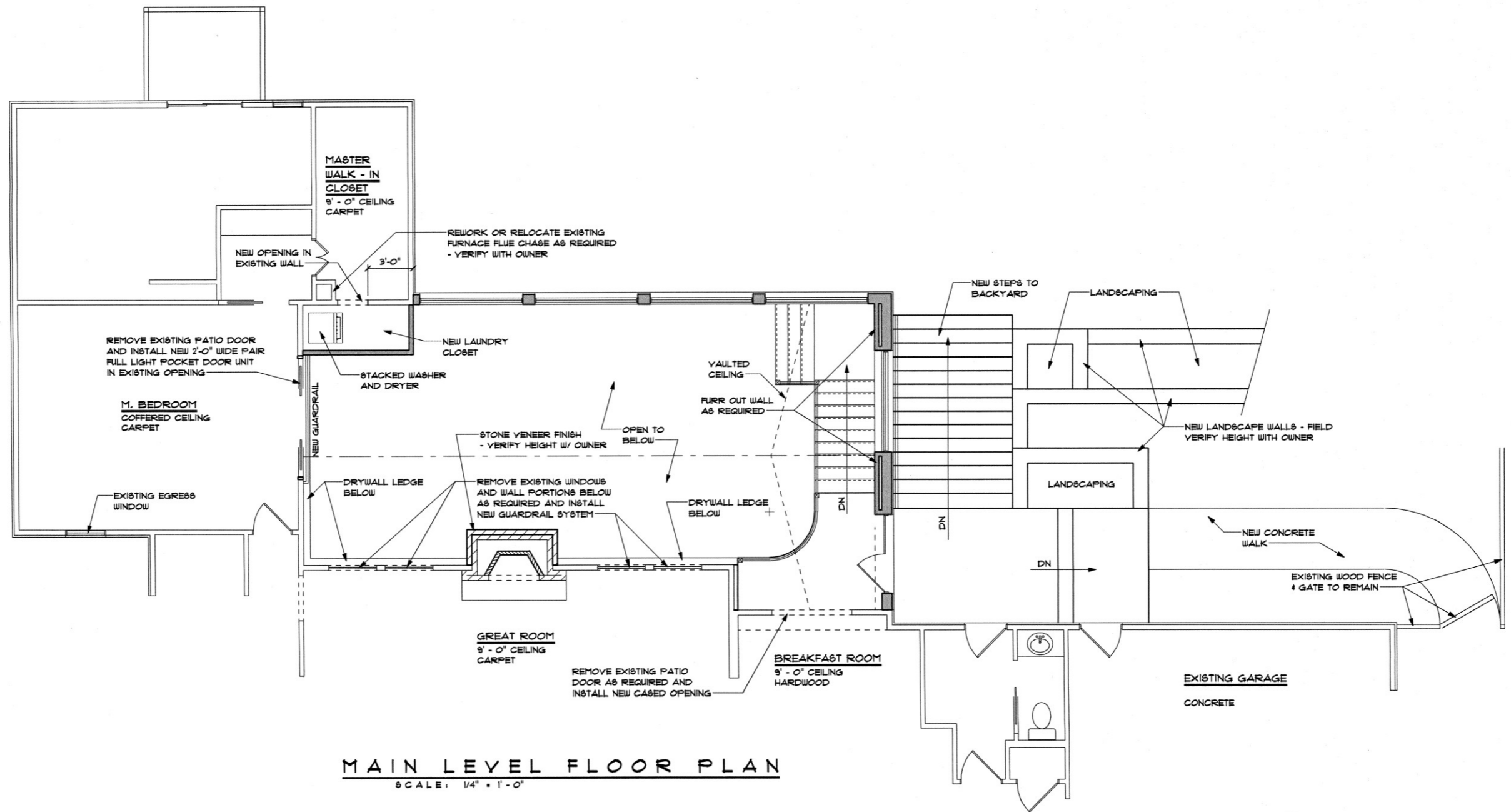
JOB NO. _____

DATE: June 25, 2008

SHEET: _____

APPROXIMATE LOCATION OF SIDE LOT LINE

APPROXIMATE LOCATION OF 5'-0" W. EASEMENT



MAIN LEVEL FLOOR PLAN
SCALE: 1/4" = 1'-0"

ROBERTS RESIDENCE
ADDITION/RENOVATION AT:
16433 WILSON FARM DRIVE CHESTERFIELD, MO 63005

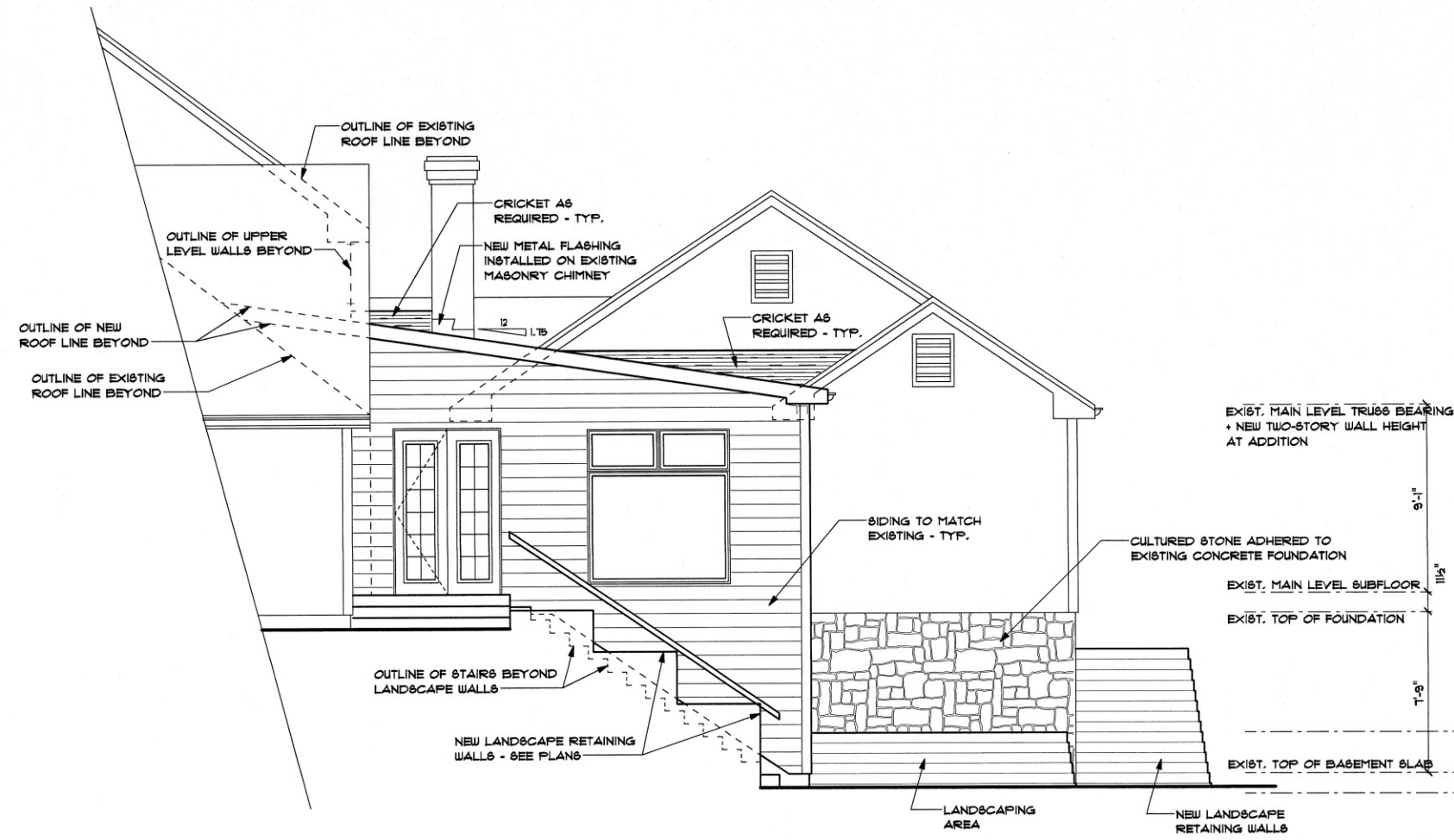
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REVISIONS

DRAWN BY: S.L.E.
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SHEET:

PRELIMINARY DRAWINGS
ONLY - NOT FOR
CONSTRUCTION



PARTIAL RIGHT ELEVATION

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



REAR ELEVATION

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

ROBERTS RESIDENCE
ADDITION/RENOVATION AT:
16433 WILSON FARM DRIVE CHESTERFIELD, MO 63005

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