



VII.A.

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July 18, 2007

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

The Planning Commission agenda for **July 23, 2007** will include the following item for your consideration:

1 Georgetown Road (Georgetown Estates): A request for an increase in building height for new residential construction "NU" Non-Urban District located at 1 Georgetown Road in the Georgetown Estates Subdivision.

Dear Planning Commission:

Phillip Vincent has submitted for your review, a request for the height of new construction to exceed two (2) stories with a maximum of thirty-five (35) feet in height. The Department of Planning has reviewed this submittal and submits the following report.

BACKGROUND

1. The petitioner is the owner of the property at 1 Georgetown Road.
2. The petitioner plans to build a new residential structure on the site that would be two (2) stories and forty-one (41) feet

CITY OF CHESTERFIELD PROCEDURE

1. Section 1003.126A **“Regulations for New Construction in Established Districts”** states that the height of any new construction shall not exceed 2 stories with a maximum height of 35 feet. This section also states the following:

“Height is calculated from grade at front elevation to the top of the roof. If the height exceeds this requirement it shall be reviewed by the Planning Commission.”

2. If the height 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 height 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.

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,

A handwritten signature in black ink, appearing to read "Mara M. Perry". The signature is written in a cursive, flowing style.

Mara M. Perry, AICP
Senior Planner of Plan Review

Cc: City Administrator
City Attorney
Department of Public Works

Attachments:
Site Plan
Architectural Elevations
Letter From Petitioner

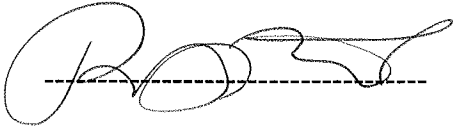
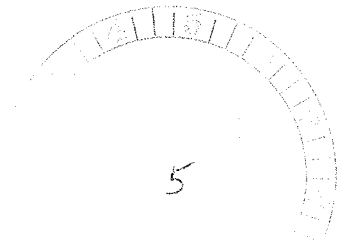
Chesterfield Building Commission

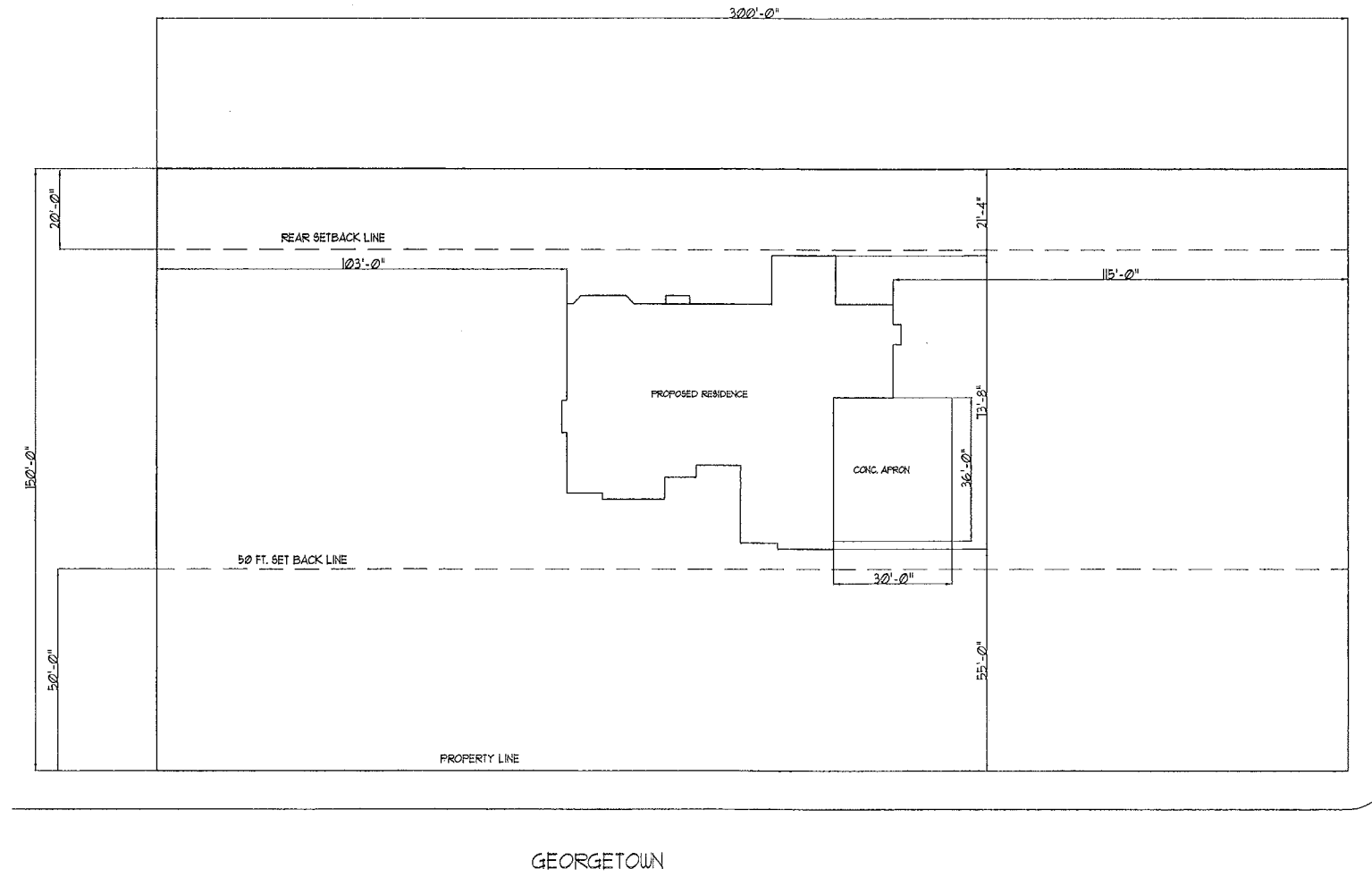
This Letter is to inform the Chesterfield Building Commission that I, Phillip Vincent Need to apply for a variance on the over all height of my home. My plans come in at 41 feet and the regulation calls for 35 feet.

I also have informed all of my adjacent neighbors of my plans to tear down the old home and build a new home. All of the neighbors were in favor of my plans.

Thank you.

Phillip Vincent

A handwritten signature in cursive script, appearing to read "Phillip Vincent", written over a horizontal dashed line.



REVISIONS

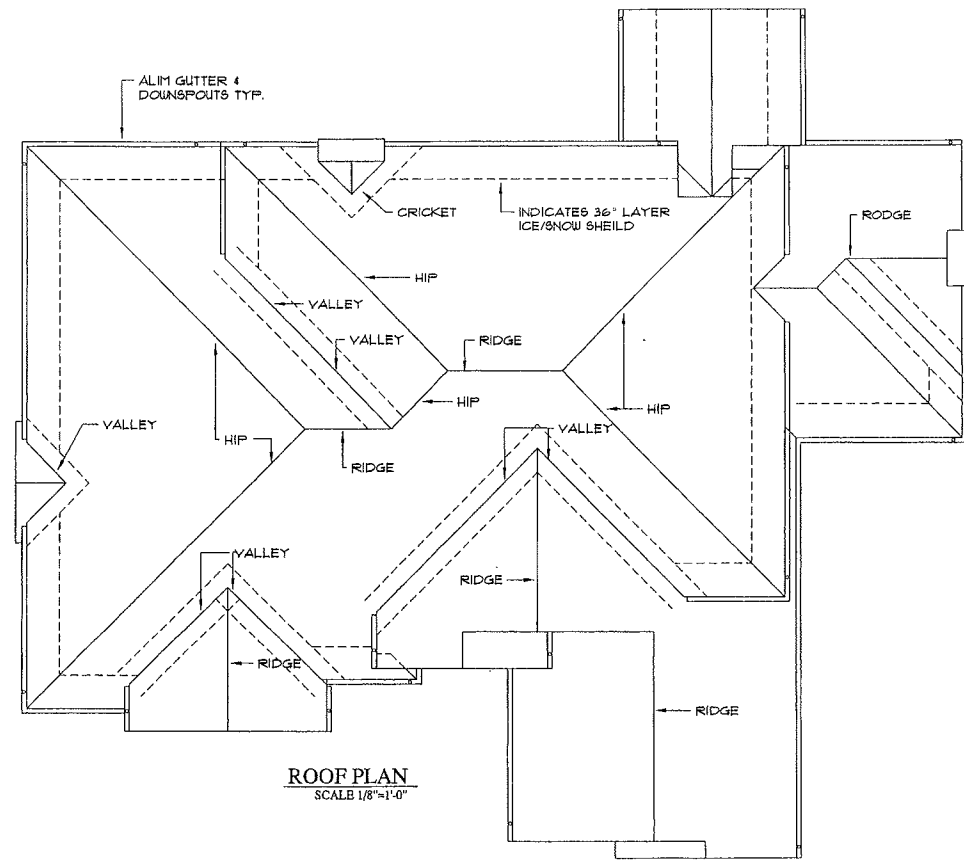
DESIGN CONCEPTS

29 Tiger Dr.
 WENTZVILLE MO. 63385
 636/332/5760

PROJECT	VINCENT BUILDERS
LOCATION	GEORGETOWN & SCHOETTLER
	CHESTERFIELD MO.

Date

SHEET NO.
 SITE PLAN



ROOF PLAN
SCALE 1/8"=1'-0"

WAIVER NOTE:
ALTHOUGH CARE HAS BEEN EXERCISED IN THE PREPARATION OF THESE DRAWINGS, THE ABSENCE OF ALL HUMAN ERRORS AND/OR OMISSIONS CANNOT BE GUARANTEED. ALL CONDITIONS & DIMENSIONS SHALL BE VERIFIED IN THE FIELD.
THESE DRAWINGS DO NOT PURPORT TO COVER ALL THE DETAILS ENCOUNTERED IN THE FIELD. IN THE ABSENCE OF SUCH DETAIL, THE ACCEPTED STANDARD PRACTICE OF THE PARTICULAR TRADE WHICH SHALL MEET ALL APPLICABLE CODE REQ. SHALL BE ADAPTED TO THIS PROJECT.

DESIGN CONCEPTS
29 TIGER DR.
WENTZVILLE MO. 63385
636-332-5760
314-971-2536

VINCENT HOMES
PHONE
314-713-2363
ST. LOUIS CO.
MISSOURI

Date 6/20/07
SHEET NO.
1

FIELD BRACING METHOD FOR ONE & TWO FAMILY DWELLINGS WHEN THE ENTIRE STRUCTURE IS SHEATHED WITH WOOD STRUCTURAL PANELS.

DESIGN PROFESSIONAL DOES NOT HAVE TO DEFINE THE BRACED WALL LOCATIONS & IDENTIFY THE PERCENTAGE OF THE BRACED WALL PANELS WITH RESPECT TO THE BRACED WALL LINE IF THE FOLLOWING CRITERIA ARE MET:

BUILDING WALLS ARE SHEATHED WITH 1/8" OR THICKER WOOD STRUCTURAL PANELS (PLYWOOD OR OSB). THE WOOD STRUCTURAL PANELS SHALL BE APPLIED TO ALL EXTERIOR WALLS, GABLE ENDS & BAND BOARDS. ALL VERTICAL JOINTS BETWEEN PANELS SHALL BE BLOCKED. HORIZONTAL JOINTS BETWEEN PANELS ON DETACHED DWELLINGS MAY REMAIN UNBLOCKED. BRACED WALL PANELS ARE LOCATED IN EVERY EXTERIOR BRACED WALL LINE IN ACCORDANCE WITH THE FOLLOWING CRITERIA:
 1. EDGE OF THE FIRST BRACED WALL PANEL MEETING THE WIDTH ESTABLISHED IN THE TABLE BELOW IS LOCATED 12" OR LESS FROM EACH END OF THE BRACED WALL LINE.
 2. OPTION, THE EDGE OF THE FIRST BRACED WALL PANEL MAY BE LOCATED MORE THAN 12"-6" AND UP TO 20"-2" FROM THE END OF THE BRACED WALL LINE IF THE COLLECTOR SYSTEM "PANEL OFFSET" CRITERIA ON P. 9 OF APPENDIX "A" ONE & TWO FAMILY WIND BRACING GUIDELINES IS ADHERED TO DETAILED ON THE CONSTRUCTION DOCUMENTS OR WHEN THE ENGINEER OR ARCHITECT PROVIDES CALCULATIONS AND DETAILS FOR AN ALTERNATE COLLECTOR SYSTEM.
 3. THE CENTERLINE SPACING OF BRACED WALL PANELS IN A BRACED WALL LINE MAY NOT EXCEED 25".
 4. BRACED WALL PANELS LOCATIONS ARE SHOWN ON THE FLOOR PLANS OR THE ELEVATION VIEWS AND MEET THE WIDTH ESTABLISHED IN THE FOLLOWING TABLE.

THE INTERIOR & EXTERIOR WALL CONFIGURATION BRACES THE STRUCTURE IN ACCORDANCE WITH OR EQUIVALENT TO THE LATERAL BRACING PROVISIONS OF SECTION R602.10 EDITION OF THE IRC OR SECTION 2305 OF THE 2003 EDITION OF THE IBC.

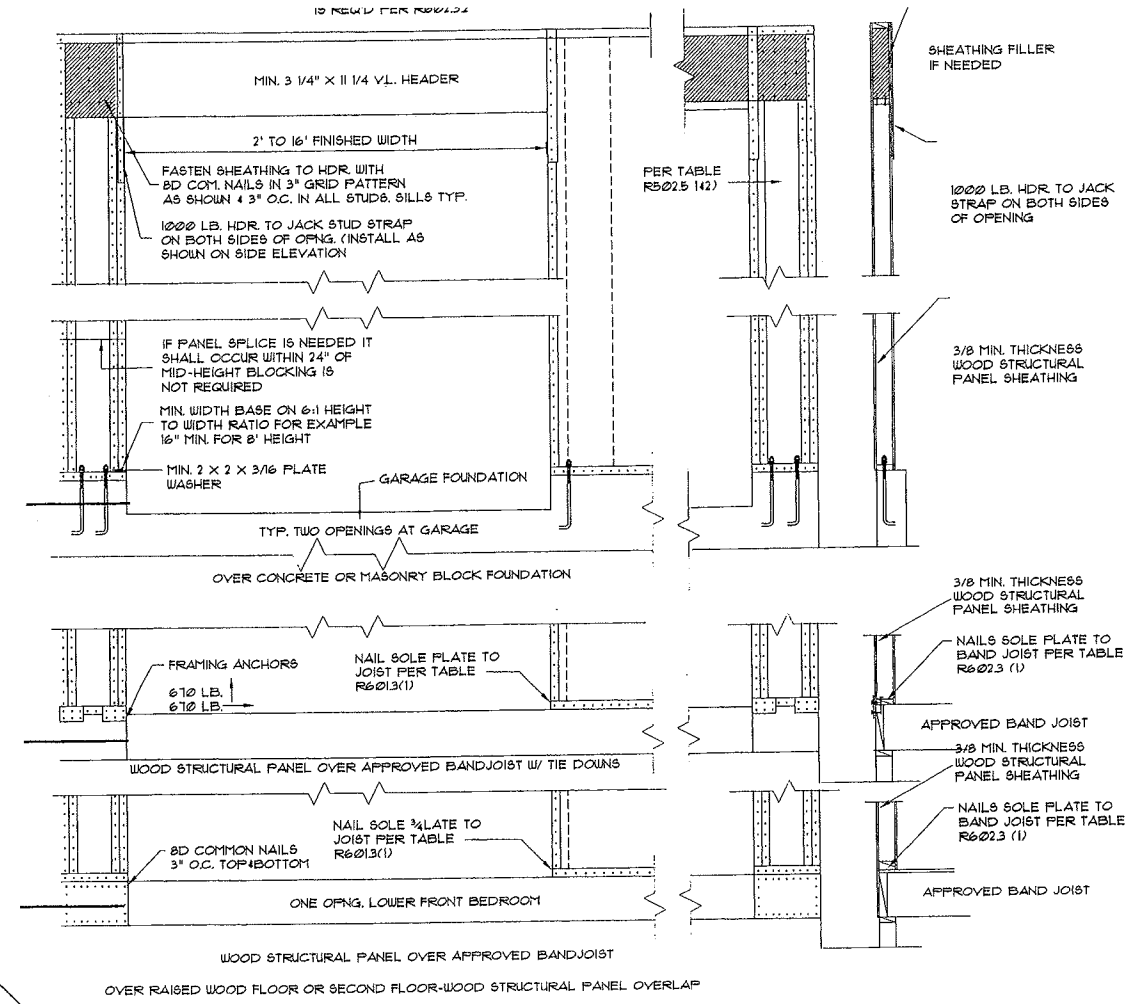
WOOD/OSB PANEL	ASPECT RATIO	WIDTH OF SOLID PANEL			
		8' WALL HEIGHT	9' WALL HEIGHT	10' WALL HEIGHT	12' WALL HEIGHT
WOOD/OSB PANEL	3:1	32"	36"	40"	48"
NARROW PORTAL	6:1	16"	18"	20"	24"

LINEAR INTERPOLATION IS PERMITTED.
 ALL HEIGHT IS THE VERTICAL DISTANCE FROM THE BOTTOM OF THE SOLE/SILL PLATE TO THE TOP OF THE DOUBLE PLATE. AN ADDITIONAL 2" VARIATION IN HEIGHT IS ALLOWED FOR PRE CUT STUD FRAMING.
 1. APA NARROW WALL PANEL, IF APPLICABLE, SHALL BE CONSTRUCTED IN ACCORDANCE WITH FIGURE 11 IN THE ST. LOUIS COUNTY APPENDIX "A" ONE & TWO FAMILY WIND BRACING GUIDELINE. THE DESIGN PROFESSIONAL SHALL PROVIDE THE DETAIL ON THE CONSTRUCTION DOCUMENTS.
 2. APA NARROW PORTAL WALL WIDTH ASSUMES THE BEAM IS PLACED UNDER THE TOP PLATE OF THE WALL. ONE MAY COMPUTE THE REQUIRED WIDTH BASED ON THE 6:1 HEIGHT TO WIDTH RATIO FOR A TOP OF BEAM HEIGHT OR LOCATED LOWER THAN THE WALL. (1.125" PORTAL WALL CAN BE USED WHEN THE TOP OF THE BEAM IS 10'-0" IN A 12'-0" TALL WALL.)
 3. EXTERIOR WALL CORNERS SHALL BE CONSTRUCTED IN ACCORDANCE WITH FIGURES 10 & 12 IN THE ST. LOUIS COUNTY APPENDIX "A" ONE AND TWO FAMILY WIND BRACING GUIDELINE. THE DESIGN PROFESSIONAL SHALL PROVIDE THESE DETAILS ON THE CONSTRUCTION DOCUMENTS.
 4. WHEN THE PERPENDICULAR DISTANCE BETWEEN THE EXTERIOR BRACED WALL LINES EXCEEDS 50', THE DESIGN PROFESSIONAL SHALL INCLUDE THE FOLLOWING INFORMATION ON THE DOCUMENTS.

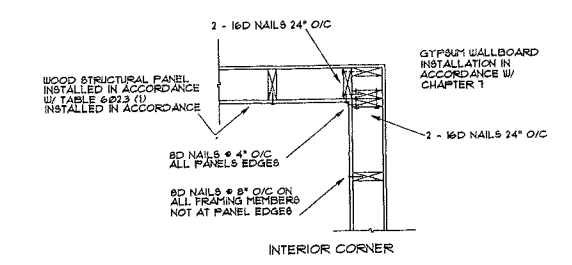
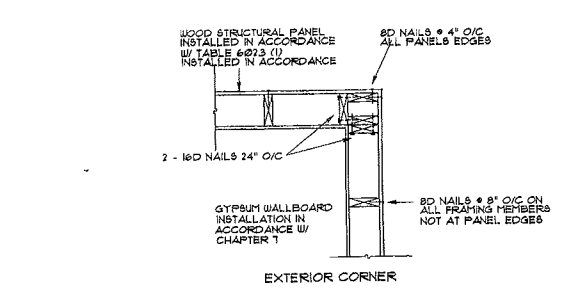
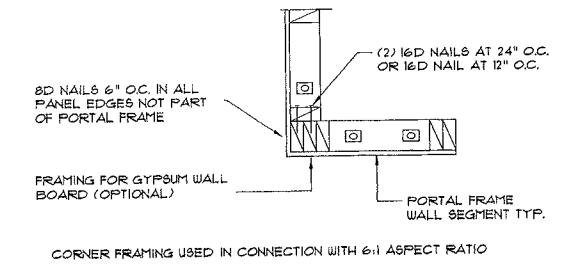
ALL HEIGHT MAY NOT EXCEED 12' (12'-2" ACTUAL) WALLS GREATER THAN 12' SHALL BE DESIGNED AND DETAILED BY THE ENGINEER OR ARCHITECT TO RESIST WIND LOADS IN BOTH THE LONGITUDINAL AND TRANSVERSE DIRECTIONS.

THE INTERIOR & EXTERIOR WALL CONFIGURATION BRACES THE STRUCTURE IN ACCORDANCE WITH OR EQUIVALENT TO THE LATERAL BRACING PROVISIONS OF SECTION R602.10 EDITION OF THE IRC OR SECTION 2305 OF THE 2003 EDITION OF THE IBC.

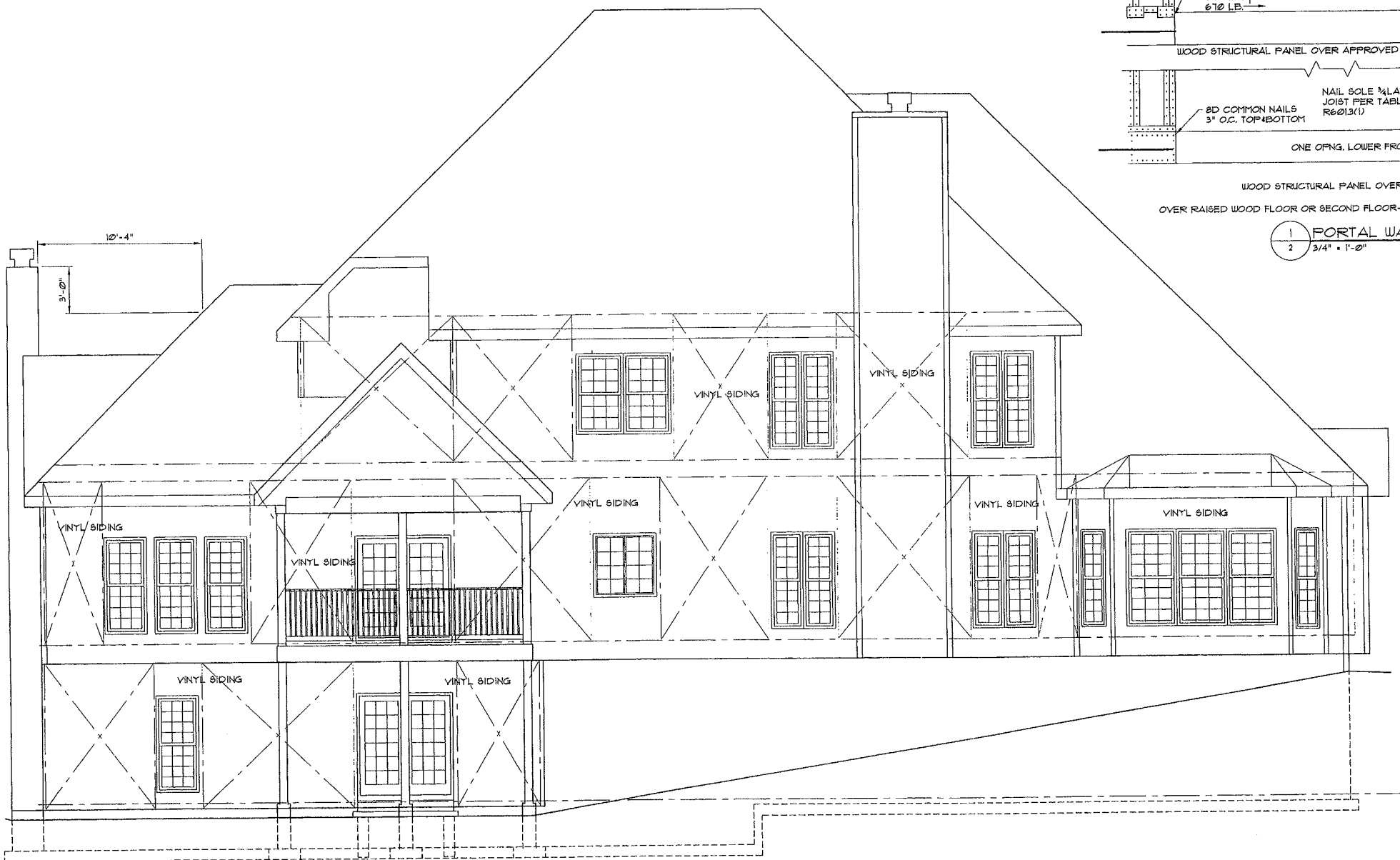
WALL BRACING METHOD: SIMPLIFIED WALL BRACING METHOD IS USED ON THIS STRUCTURE.
 THE BUILDING EXTERIOR WALLS ARE SHEATHED WITH 1/8" OSB PANELS, AND MEET THE GUIDELINES OF THE IRC AND ST. LOUIS COUNTY APPENDIX "A" FOR ONE & TWO FAMILY WIND BRACING GUIDELINES.



1 PORTAL WALL FRAMING DETAIL
 2 3/4" x 1'-0"



1 CORNER DETAILS
 3 SCALE 3/4\"/>



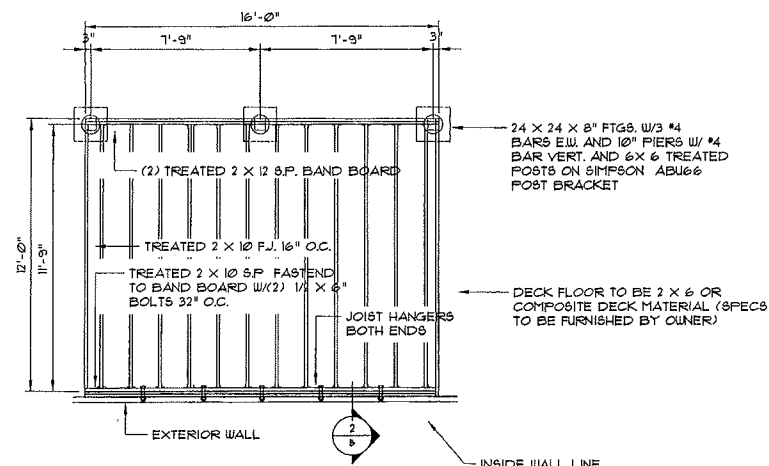
REAR ELEVATION
 SCALE 1/4\"/>

WAIVER NOTE: ALTHOUGH CARE HAS BEEN EXERCISED IN THE PREPARATION OF THESE DRAWINGS, THE DESIGNER ASSUMES NO LIABILITY FOR ANY ERRORS AND/OR OMISSIONS. ALL CONDITIONS & DIMENSIONS SHALL BE VERIFIED IN THE FIELD. THESE DRAWINGS DO NOT PURPORT TO COVER ALL DETAILS ENCOUNTERED IN THE FIELD. IN THE ABSENCE OF SUCH DETAIL, THE ACCEPTED STANDARD PRACTICE OF THE PARTICULAR TRADE WHICH SHALL MEET ALL APPLICABLE CODE REQUIREMENTS SHALL BE ADAPTED TO THIS PROJECT.

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 636-332-5760
 314-971-2536

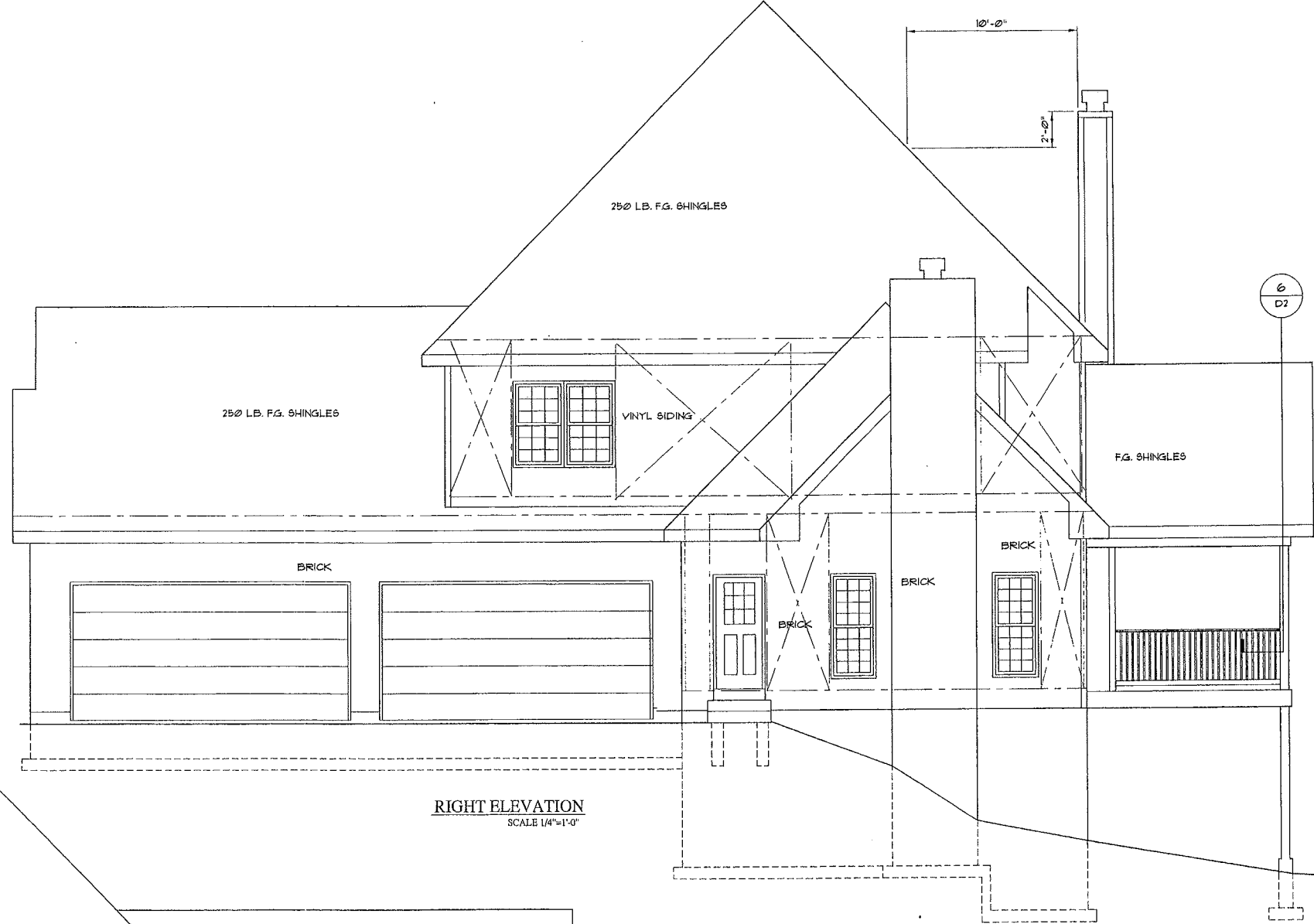
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 PHONE 314-713-2363
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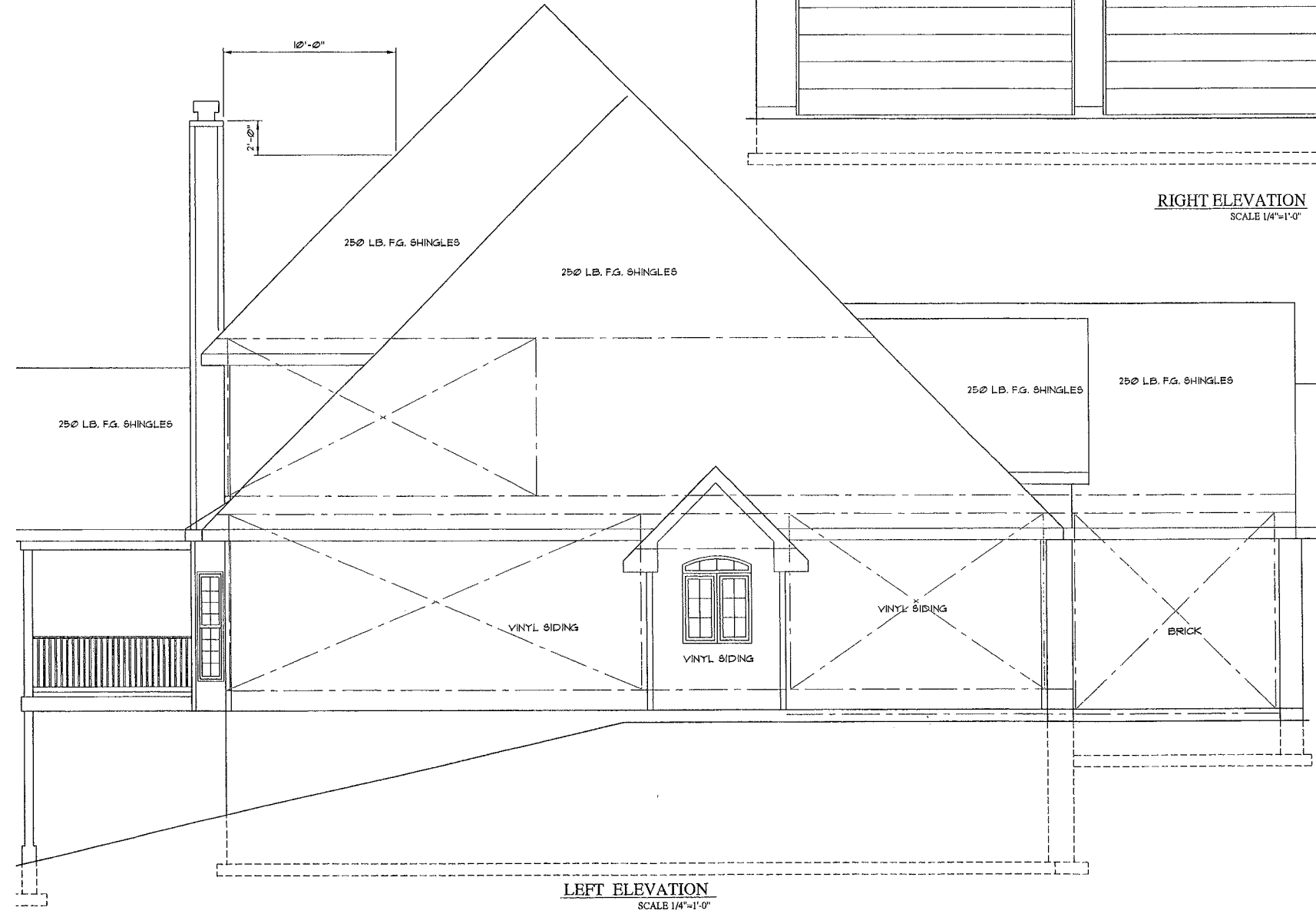


NOTE: USE DBL 1 1/8" BAND BOARD FOR FLOOR FRAMING AT DECK

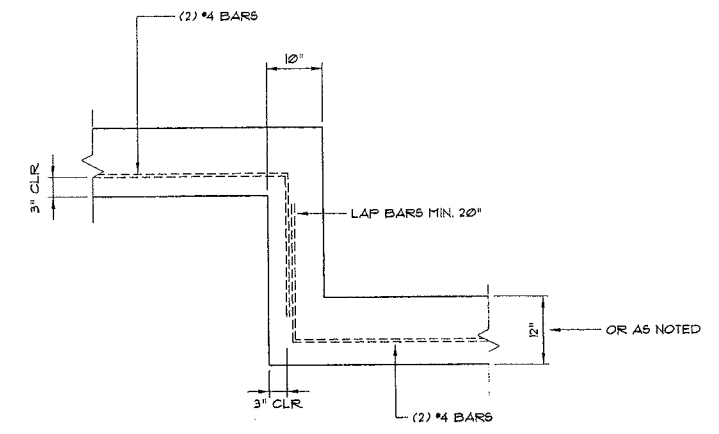
DECK FLOOR FRAMING
SCALE 1/4"=1'-0"



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



LEFT ELEVATION
SCALE 1/4"=1'-0"



STEP FOOTING DETAIL
SCALE 1/4"=1'-0"

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