



690 Chesterfield Pkwy W • Chesterfield MO 63017-0760
Phone: 636-537-4000 • Fax 636-537-4798 • www.chesterfield.mo.us

Planning Commission Staff Report

Project Type: Residential Addition

Meeting Date: November 23, 2009

From: Mara M. Perry, AICP
Senior Planner

Location: Claymont Estates Subdivision at the intersection of Redondo Drive and Corley Drive

Applicant: George J. And Sandra H. Brenner

Description: **508 Redondo Drive (Claymont Estates Subdivision):** A request for a detached residential addition behind an existing home on the west side of the lot zoned "R1" Residential District, located at 508 Redondo Drive in the Claymont Estates Subdivision.

PROPOSAL SUMMARY

George J. and Sandra H. Brenner have submitted a request for a residential addition in excess of 500 square feet for your review. The proposed addition is a 1,380 square foot one and a half story detached carriage house. Exterior building materials for the addition are proposed to match the existing residential structure on the lot with brick veneer on the front face of the structure and "Hardy" cement siding on the other sides. The architectural shingle roof will match the roofing materials on the existing residential structure.

A Motion to reconsider this project was on the November 9, 2009 Planning Commission and was approved with a vote of 7-2. The original request for this residential addition was approved by a vote of 8-0 on October 26, 2009.

Decisions of the Planning Commission must be based upon the requirements and regulations of the City Code. The status of a request before its subdivision trustees or its adherence to a subdivision's private regulations should not be a factor in the decision making process of the City. Subdivision indenture requirements and regulations are a private, civil matter between the homeowner and subdivision trustees. Because the City does not take part in the creation,

regulation, approval or enforcement of indentures; as a courtesy Ordinance 2298 governing these requests requires that the homeowners notify the trustees and adjacent property owners.

This project should be reviewed against City of Chesterfield Ordinance Number 2298 which states the following:

A Height Requirements

1. The height of any residential addition or tear down shall not exceed two (2) stories with a maximum height of thirty-five (35) feet. Height is calculated from grade at front elevation to the top of the roof.
2. Residential additions shall not exceed the maximum height of the underlying zoning district.

B. Any addition greater than five hundred (500) square feet shall be approved by the City of Chesterfield Planning Commission

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

HISTORY OF SUBJECT SITE

Prior to the incorporation of the City of Chesterfield this property was zoned “R1” Residence District. The record plats for the development were recorded with St. Louis County in 1966 and 1967. The house on this lot was built in 1967.

Land Use and Zoning of Surrounding Properties:

The property is located in the Claymont Estates Subdivision which is zoned “R1” Residence District. The southern property line of this lot is the Brookmont Estates Subdivision which is also zoned “R1” Residence District.





Birds Eye View of the Lot

STAFF ANALYSIS

- **Zoning**
The subject site is currently zoned “R1” Residence District and was reviewed against its requirements and all applicable Zoning Ordinance requirements. The site adheres to the applicable Zoning Ordinance requirements.
- **Process**
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 proposed addition would add 1,380 square feet of an accessory structure to the existing 2,579 square foot home.

This section also states, “Residential additions, including the height of all additions, shall be harmonious and compatible with the existing residential dwellings.” The proposed addition is approximately 23’-6” and is not taller than the overall height of the existing structure.
- **Architectural Elevations**
The proposed detached addition uses materials to match the materials on the existing residential structure.
- **Landscaping and Tree Preservation**
The property has not submitted a Tree Stand Delineation as the property is exempt from the requirements of the Tree Preservation and Landscape Requirements. Section III. Exceptions, A. states, “Single residential lots of less than one (1) acre that have been

subdivided for more than two (2) years, are exempt from the provisions of this section of the City of Chesterfield Code.” The petitioner’s request will not disturb any existing trees on the lot.

DEPARTMENTAL INPUT

Staff has reviewed the submittal and has found the application to be in conformance with the Comprehensive Plan, Zoning Ordinance and the site specific ordinance.

MOTION

The following options are provided to the Planning Commission for consideration relative to this application:

- 1) “I move to approve (or deny) the residential addition at 508 Redondo Drive.”
- 2) “I move to approve the residential addition at 508 Redondo Drive with the following conditions...” (Conditions may be added, eliminated, altered or modified)

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

Attachments: Statement from the petitioners
Letters from Neighbors
Plot Plan
Architectural Elevations

CARRIAGE HOUSE 508 Redondo Dr 636-256-3936
Home of George J. and Sandra H. Brenner

Purpose: Carriage House (to be constructed by Bella Homes)

Storage ONLY (cars, boats, lawn tractor, etc.)

Bathroom & Changing Room for adjacent Pool (separate personnel entrance on east side)

CARRIAGE HOUSE

Architecture:

Architecturally similar to residence

Materials and colors similar to residence

Dormers with shutters

Windows on West, East & North Side

Matching brick veneer

Matching 40 year architectural shingles

Five inch "Hardy" cement siding (premium siding which will also be used to upgrade house)

Concrete turnaround (replaces worn out blacktop)

Landscaping/Grounds:

No trees removed

Trees and landscaping to enhance area. Includes evergreens and deer resistant plantings.

Comprehensive drainage program: Includes roof and turnaround to drain into existing 6" pvc drain system

SUMMARY:

Upgrades property.

Upgrades house siding.

Upgrades driveway.

Resolves drainage issues.

Fn/carriage house

OCT - 9 2009

ENGINEERING
PUBLIC WORKS

Dave and Janet Wade
505 Redondo Dr
Chesterfield, MO 63017

November 4, 2009

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

Dear Sir or Madam:

The Brenners who live at 508 Redondo Dr. have informed us that they would like to build a carriage house. We support their project.

Sincerely,

Janet Wade



Allen & Mitzi Parry
509 Redondo Dr
Chesterfield, MO 63017

November 3, 2009

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

Dear Sir or Madam:

Jack Brenner informed us that he would like to build a carriage house on his property at 508 Redondo Dr. We have no objections to his building a carriage house.

Sincerely,

Allen Parry, PO
11-9-09



Tom & Cindy Walker
510 Redondo Dr
Chesterfield, MO 63017

November 3, 2009

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

Dear Sir or Madam:

Jack and Sandra Brenner who live at 508 Redondo Dr have developed plans to build a carriage house. We live across the street from the Brenners and support their project.

Sincerely yours,

Cynthia B. Walker



Horst Schubert
512 Redondo Dr
Chesterfield, MO 63017

November 3, 2009

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

Dear Sir or Madam:

Jack and Sandra Brenner informed me that they would like to build a carriage house on their property in the Claymont Estates Subdivision. I support their project.

Sincerely,

OK - H. Schubert

11/3/09



Jim and Joanne Bach
513 Redondo Dr
Chesterfield, MO 63017

November 3, 2009

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

Dear Sir or Madam:

Jack and Sandra Brenner informed us that they have plans to build a carriage house on their property at 508 Redondo Dr. We have no objections to their project.

Sincerely yours,

Joanne Bach
Jim Bach





We're excited about your project!

Wednesday, November 4, 2009 11:28 AM

From: "Julie Ranostaj" <jranostaj@earthlink.net>
To: "Saundra Brenner" <saundrabrenner@yahoo.com>

Hi Saundra,

Greg & I are very excited about your new project of the detached garage & bath house. We've been considering a number of ideas to improve our home as we love our neighborhood and location and we both know these older homes need a lot of work to keep up with the way we live today.

You & Jack have so tastefully improved your home making it one of the more beautiful homes on our street and in our neighborhood, and of course, that improves all of our homes' values so we can't wait to see the finished project.

Chesterfield is a sought after city in which to live in the St. Louis area because the city planners do a great job with the planning, zoning, limiting billboards, etc. and I know that they'll do the right thing and approve your project. I couldn't imagine they would do anything to halt progress.

Let us know if we can do anything to help.

Julie

Julie Ranostaj
(636) 207-1208 home
(636) 236-4477 cell

517 Redondo Dr

"Don't miss out on a blessing because it isn't packaged the way that you expect." -Author Unknown





Jack and Sandra Brenner's carriage house request on Redondo Drive

Thursday, November 5, 2009 7:48 AM

From: "Michael Donley" <mdonley@donleynet.net>
To: mperry@chesterfield.mo.us
Cc: "Sandra Brenner" <saundrabrenner@yahoo.com>

November 5, 2009

Mara M. Perry, AICP
Sr. Planner of Plan Review
City of Chesterfield
690 Chesterfield Parkway West
Chesterfield, MO 63017
mperry@chesterfield.mo.us

Re: Jack and Sandra Brenner's carriage house request on Redondo Drive.

via email

Dear Mara Perry:

Please accept this letter as my support for the Brenner's proposed carriage house behind their home on Redonodo Drive.

The Brenners have recently shared their carriage house plans with me, and have been open to my neighborly suggestions relating to it. I am impressed with how the carriage house will mimic the appearance of their handsome home. They also have an ideal setting for it in their particular yard, which lacks a view because it backs to a hill that slopes upward. Being on a corner lot, and the way the homes on the street are positioned, other neighbors' views should not be affected.

I believe this carriage house will improve their property, and be a nice addition to the neighborhood.

Sincerely,

Michael Donley
518 Redondo Dr.
Chesterfield, MO 63017

636-236-7274

cc: Jack and Sandra Brenner



Jack & Karen Runk
519 Redondo Dr
Chesterfield, MO 63017

November 4, 2009

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

Dear Sir or Madam:

Jack and Sandra Brenner have informed us that they would like to build a carriage house on their property at 508 Redondo Dr. We have reviewed their plans and support their project.

Sincerely,

A handwritten signature in black ink, appearing to read "Karen Runk". The signature is written in a cursive style and is positioned below the word "Sincerely,".

Linda Dunteman
524 Redondo Dr
Chesterfield, MO 63017

November 4, 2009

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

Dear Planning Commission:

I have no objection to the carriage house that Jack and Sandra Brenner at 508 Redondo Dr. wish to build.

Sincerely yours,

Linda Dunteman



**JAMES McCARTNEY
632 Packford Drive
Chesterfield, MO. 63017**



November 5, 2009

City of Chesterfield Planning Commission
Attention: Aimee Nassif
690 Chesterfield Parkway West
Chesterfield, MO. 63017

**RE: Proposed Carriage House
508 Redondo Drive
Chesterfield, MO. 63017**

Members of the City of Chesterfield Planning Commission

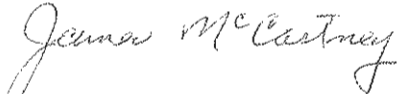
I herewith submit my objection to the proposed construction of a Carriage House submitted by Jack and Sandra Brenner to be erected on their property at 508 Redondo Drive in Claymont Estates for the following reasons:

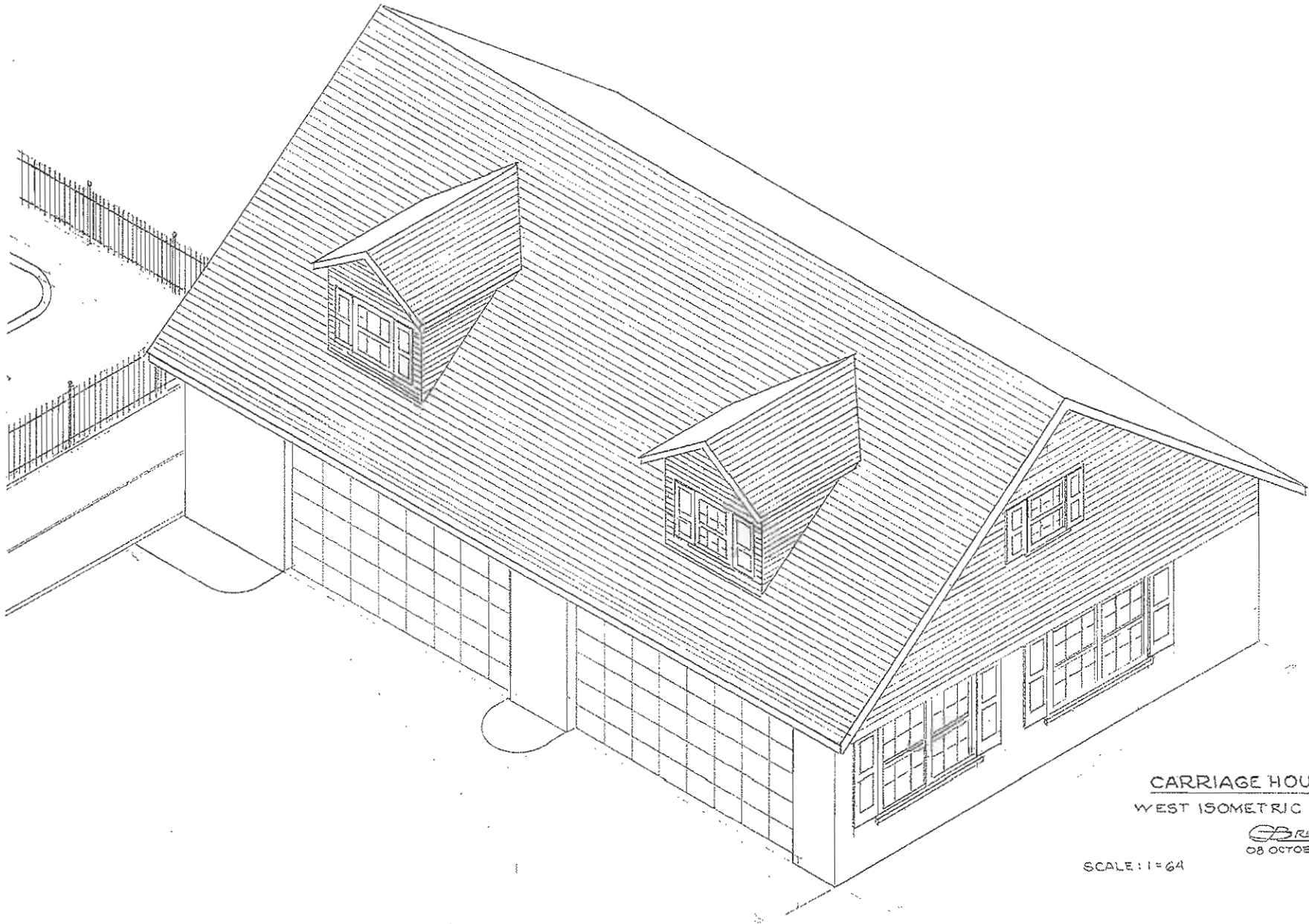
1. The Indentures of Trust and Restrictions of Claymont Estates, Recorded in the St. Louis County Court House, Book 5965, pg. 314, made and entered on May 12, 1966 and updated in January of 1996, states that **“All garages and carports must be attached to the main house (dwelling) unless otherwise approved by the Trustees”**.
2. The proposed detached garage by Mr. and Mrs. Brenner is a 1½ story building approx. 46ft by 30ft. (See enclosed sketch).
3. The Trustees of the Claymont Estates POA have reviewed the plans submitted by Jack Brenner and they have notified Mr. Brenner in writing that they have rejected his proposed detached building as the structure does not comply or conform with the Indentures of Claymont Estates.
4. Residents of Claymont Estates have expressed their disapproval of the proposed structure for the following reasons.
 - A. The size of the structure (46'x30') could set a precedent for future detached structures.
 - B. The proposed “Carriage House” is detached from the main home.
 - C. The detached structure is a garage which is specifically prohibited by the Indentures of the Claymont Estates POA.
 - D. If this structure, as proposed, is approved by the Chesterfield Planning Commission I am concerned that in the future residents of Claymont Estate will feel free to submit requests to build detached garages, storage buildings, etc., which would change the unique character of Claymont Estates.
 - E. All homes of Claymont Estates have rear entry garages, a unique feature of our sub-division.

Page 2.

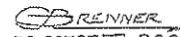
As a concerned resident of Claymont Estates, I ask that the City of Chesterfield Planning Commission support the decision of the Trustees of Claymont Estates and reject the proposed structure submitted by Jack and Sandra Brenner.

Respectfully,


James McCartney



CARRIAGE HOUSE
WEST ISOMETRIC VIEW

 BRENNER
08 OCTOBER, 2008

SCALE: 1/64

506 REDONDO DRIVE
CHESTERFIELD, MO 63017
NOVEMBER 5, 2009



MARA PERRY
PLANNING AND DEVELOPMENT SERVICES
CITY OF CHESTERFIELD



DEAR MS. PERRY:

FIRST, PLEASE DO NOT ASSUME MY LACK OF ATTENDANCE IS DUE TO A LACK OF CONCERN OR INTEREST. ON THE CONTRARY, I AM EXTREMELY CONCERNED. UNFORTUNATELY, AN OUT-OF-TOWN COMMITMENT ACCOUNTS FOR MY ABSENCE.

SECONDLY, WHEN SAUNDRA AND JACK BRENNER SHARED THEIR PLANS WITH ME ON OCTOBER 2, I VOICED MY CONCERN SEVERAL TIMES THAT IT WOULD BE A SNARE TO HAVE ANYTHING CAUSE FRICTION BETWEEN US AS WE HAVE HAD A POSITIVE RELATIONSHIP SINCE I RELOCATED TO ST. LOUIS 10 YEARS AGO.

MY PARENTS HAD BUILT 506 REDONDO WHILE I WAS TEACHING IN WALNUT CREEK, CA. AFTER TAKING EARLY RETIREMENT, I MADE THE DECISION TO RETURN TO THE FAMILY HOME. I ALWAYS FELT GRAYMOUNT ESTATES HAD REMAINED AN OUTSTANDING COMMUNITY.

THERE IS A WONDERFUL HOUSE TO LOT-SIZE RATIO. GARAGE ENTRIES ARE NOT VISIBLE FROM THE STREET. THERE ARE COMMON GROUNDS AND OPEN SPACES BETWEEN THE HOUSES BECAUSE FENCES HAVE RESTRICTIONS IN THE BYLAWS.

THIS PROJECT WOULD CERTAINLY CHANGE THAT FOR ME AS THE FREE-STANDING FOUR-BAR GARAGE WOULD BE VERY VISIBLE FROM MY HOME. I CAN'T IMAGINE THAT NOT CAUSING A DETRIMENTAL EFFECT ON MY PROPERTY VALUES.

RULES-BYLAWS ARE THERE FOR A REASON. YOU'VE ESTABLISHED GUIDELINES FOR THE MEETING. THE TRUSTEE MAY SPEAK FOR TEN MINUTES, OTHERS FOR THREE MINUTES.

IF THIS PROPOSAL GOES FORWARD IT IS IN CONFLICT WITH OUR BY-LAWS AND WOULD OPEN A FLOOD GATE OF ISSUES FOR OUR COMMUNITY.

THE BRENNER PROPERTY HAS HIGHER ELEVATION WHICH WOULD CAUSE A DRAINAGE PROBLEM FOR MY PROPERTY WHICH IS NEXT DOOR.

FOR THESE REASONS, I WOULD STRONGLY URGE THAT THE PROJECT NOT BE GIVEN APPROVAL.

RESPECTFULLY SUBMITTED,

Jean Wagner



Re: Our Project

Wednesday, November 4, 2009 8:48 PM

From: "Jennifer Sarni" <jennifersarni@sbcglobal.net>
To: "Saundra Brenner" <saundrabrenner@yahoo.com>

Glad to hear your get together on Saturday went well, sorry I missed it. Your addition sounds exciting. I am sure it will be good for the neighborhood. I hope to be at bunco and would love to hear about it. My son, Justin, and I are leaving for Florida early on Saturday morning, by car. He is moving there. I am hoping I can squeeze in the bunco evening.
Jennifer

Sarni
511 Redondo

— On Wed, 11/4/09, Saundra Brenner <saundrabrenner@yahoo.com> wrote:

- > From: Saundra Brenner <saundrabrenner@yahoo.com>
- > Subject: Our Project
- > To: "Jennifer Sarni" <jennifersarni@sbcglobal.net>
- > Date: Wednesday, November 4, 2009, 4:36 PM
- > Hi Jennifer,
- >
- > Having been trying to get to all our neighbors to let them
- > know that we are planning an addition to our house – a
- > bath/carriage house. If you and Jeff are interested in
- > viewing the plans, we would enjoy showing you. At this
- > point, the trustees have not approved the project because
- > they want to develop criteria.
- >
- > Hope you are going to the meeting tonight and are joining
- > your neighbors at Clancy's. We missed you Saturday –
- > it was a late night!
- >
- > Saundra
- >
- >
- >
- >



Re: Our Project

Saturday, November 7, 2009 8:13 AM

From: "Jennifer Sarni" <jennifersarni@sbcglobal.net>
To: "Saundra Brenner" <saundrabrenner@yahoo.com>

I assume it will be a fabulous building and I encourage anything that will jazz our neighborhood up. Yes, you can include Jeff and I on this.

Jennifer

SARNI 511 REDONDO DR,

--- On Thu, 11/5/09, Saundra Brenner <saundrabrenner@yahoo.com> wrote:

> From: Saundra Brenner <saundrabrenner@yahoo.com>
> Subject: Re: Our Project
> To: "Jennifer Sarni" <jennifersarni@sbcglobal.net>
> Date: Thursday, November 5, 2009, 3:01 PM
> Yes, I can't wait. BTW, I have
> letters of support from most of my neighbors. May I use your
> email as support also. Thanks, Saundra

>
> --- On Thu, 11/5/09, Jennifer Sarni <jennifersarni@sbcglobal.net>
> wrote:

>
>> From: Jennifer Sarni <jennifersarni@sbcglobal.net>
>> Subject: Re: Our Project
>> To: "Saundra Brenner" <saundrabrenner@yahoo.com>
>> Date: Thursday, November 5, 2009, 1:08 PM
>> Have fun seeing that sweet little
>> grandson.
>> Jennifer

>>
>>
>>
>> --- On Thu, 11/5/09, Saundra Brenner <saundrabrenner@yahoo.com>
>> wrote:

>>
>>> From: Saundra Brenner <saundrabrenner@yahoo.com>
>>> Subject: Re: Our Project
>>> To: "Jennifer Sarni" <jennifersarni@sbcglobal.net>
>>> Date: Thursday, November 5, 2009, 11:12 AM
>>> Jennifer,

>>>
>>> I leave for Montana Monday so will not be at
> Bunco.
>>> Have a great trip to Florida. I'll be thinking
>> about
>>> you being warm as I freeze in Montana. What
>> grandparents
>>> endure!
>>>
>>> Saundra

MAIL
Classic

Re: Fw: 508 Redondo

Saturday, November 7, 2009 1:25 AM

From: "MsKaren702@aol.com" <MsKaren702@aol.com>
To: chris.landwehr@edwardjones.com

No problem Chris,

I'm going to the meeting, apparently the meeting is only about discussing whether or not the Brenners properly notified their adjacent neighbors of the project and the Trustees. The have documentation, and I went to the Block Captain meeting where it was discussed.

Hope y'all have a fun weekend, we'll keep on eye on your house while you are gone.

Karen

In a message dated 11/6/2009 9:08:19 P.M. Central Standard Time, chris.landwehr@edwardjones.com writes:

so sorry I forgot to call you back.

We don't have a problem with anyone having something done that has been approved by Chesterfield. If you need me to sign anything, I would be happy to. However, we will be out of town this weekend and won't return until Sunday night.

Chris

LANDWEHR 517 REDONDO DR.

If you are not the intended recipient of this message (including attachments), or if you have received this message in error, immediately notify us and delete it and any attachments. If you no longer wish to receive e-mail from Edward Jones, please send this request to messages@edwardjones.com. You must include the e-mail address that you wish not to receive e-mail communications. For important additional information related to this e-mail, visit

From: MsKaren702@aol.com [mailto:MsKaren702@aol.com]
Sent: Thursday, November 05, 2009 6:17 PM
To: MsKaren702@aol.com; jranostaj@earthlink.net; MrGSDad@aol.com; slotsforglo@aim.com; ldunte1@swbell.net; mdonley@donleynet.net; cynthia9161@gmail.com; jsbox@charter.net; jean_donley@yahoo.com; jennifersarni@sbcglobal.net; mcchesney.beth@gmail.com; saundrabrenner@yahoo.com; McIntyre@itdudes.net; jan.wade@netzero.com; Landwehr,Chris; steinys4@sbcglobal.net; tlspringduck@hotmail.com
Subject: Fwd: Fw: 508 Redondo

From Chris Goeke, one of our trustees.
Karen

From: jcgoeke@gabrielmail.com
To: ddlwich@aol.com, bill.lister@scheffelpc.com, jan.wade@netzero.com, jmccart632@sbcglobal.net, rosemarycoover@yahoo.com, cwcllc@charter.net,

**Tim Ramberger
605 Corley Court
Chesterfield, MO 63017**

November 15, 2009



(Via Hand Delivery)

Planning Commission
City of Chesterfield, MO
Attn: Mara Perry, Senior Planner

Re: 508 Redondo Drive, Proposed Detached Four-Car Garage

To whom it may concern:

I am writing this letter as the owner of a residence that is adjacent to the south side of 508 Redondo (the "subject property"). More importantly, I am also writing this letter as a trustee of Brookmont Estates subdivision ("Brookmont"). Brookmont is a neighborhood of seventeen homes that is on the south side of the subject property. Anyone entering or leaving Brookmont must do so on Corley Drive, which runs along the west side of the subject property. The proposed garage will be quite near the entrance to our subdivision. The garage will be the first visible structure seen when leaving our subdivision, and it will be the last visible structure seen when entering our subdivision.

Chesterfield Ordinance 2298 requires the owners of the subject property to notify "adjacent property owners" of the proposed plan. There are three such adjacent property owners in our subdivision; my house, and the houses located at 573 Corley Drive and 612 Corley Court. For the record, none of said three adjacent property owners received any notice of the proposed garage from the owners of the subject property. I first received notice when a trustee of Claymont Estates subdivision notified me on November 5th, being after the date the Commission originally considered this proposal. Since that time, I have been alerting the Brookmont residents by providing them with the Department of Planning & Public Works Motion to Reconsider Summary Report and the Planning Commission Staff Report. As of the date of this letter, I have received the opinions of fourteen of the seventeen households in Brookmont. Thirteen households are opposed to the garage, most being strongly opposed, and one household is neutral. The thirteen opposed include all three of the households that are adjacent to the subject property and all three of the Brookmont trustees.

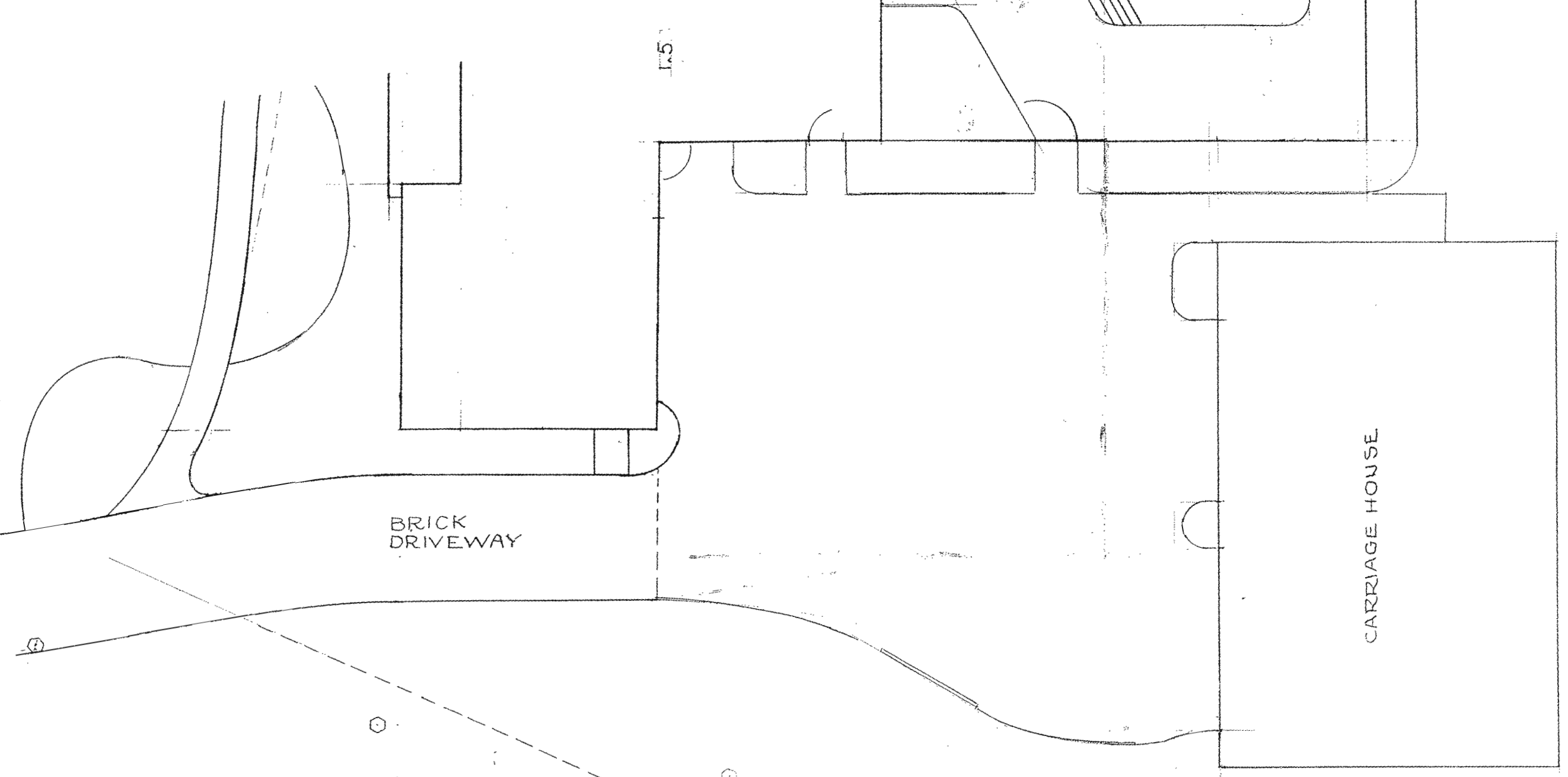
Ordinance 2298 requires that the garage be "harmonious and compatible with the existing residential dwellings." The thirteen of us that are opposed feel the proposed garage is not so compatible as required by the ordinance. According to the specifications in the above stated Staff Report, the garage will have a footprint of 1,380 square feet and a height in excess of 23 feet. Thus, the size of the garage will be nearly comparable to a typical two-story house. To our knowledge, no other lot in the vicinity of the subject property has; 1) two, detached, house-sized structures on it, 2) a detached garage, much less a four-car garage, or 3) a garage that faces the street front. We feel these significant deviations from the rest of the neighborhood are not "compatible with the existing residential dwellings." In addition to the residents of Brookmont who will be able to directly view the large garage from their lots, all of the residents of Brookmont and their visitors will be looking into this garage as they enter the neighborhood.

Very Truly Yours



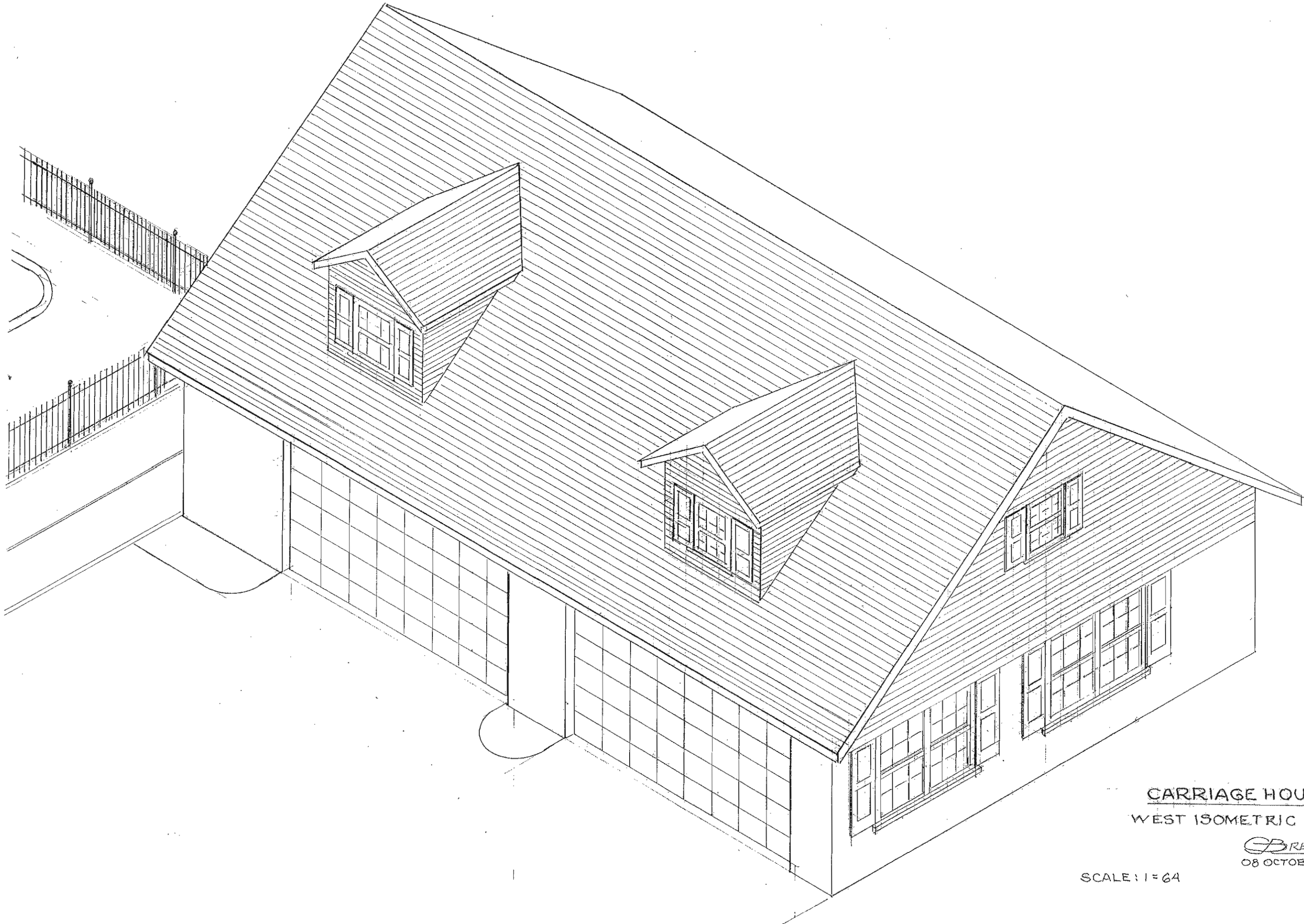
Tim Ramberger, Brookmont Trustee

OCT - 9 2009
PUBLIC WORKS



CLAYMONT ESTATES
PLAT NO. 1 - LOT 710
508 REDONDO DRIVE
SCALE: 1.0" = 10.0' (1:120)
BRENNER
08 OCTOBER, 2009

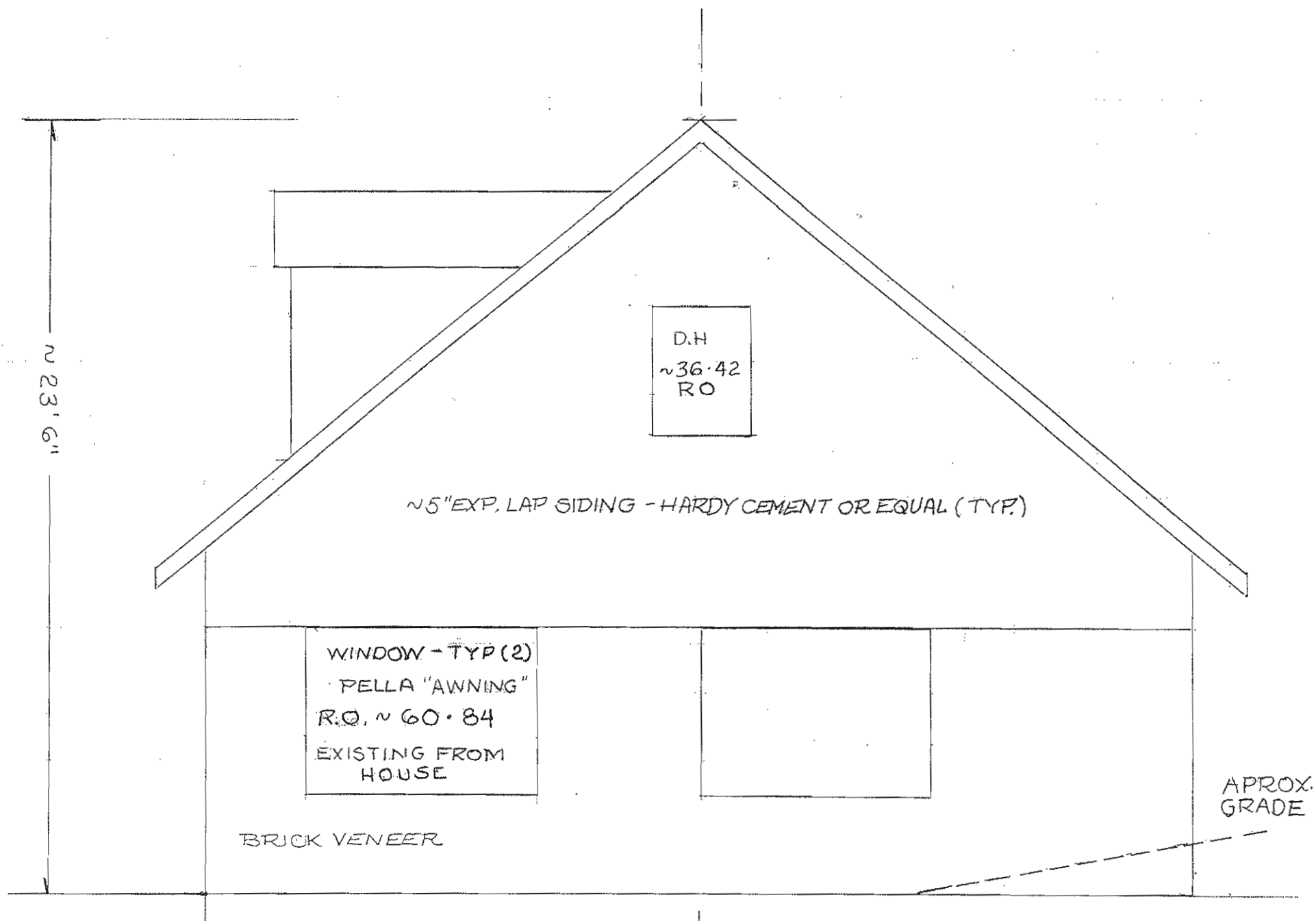
CO



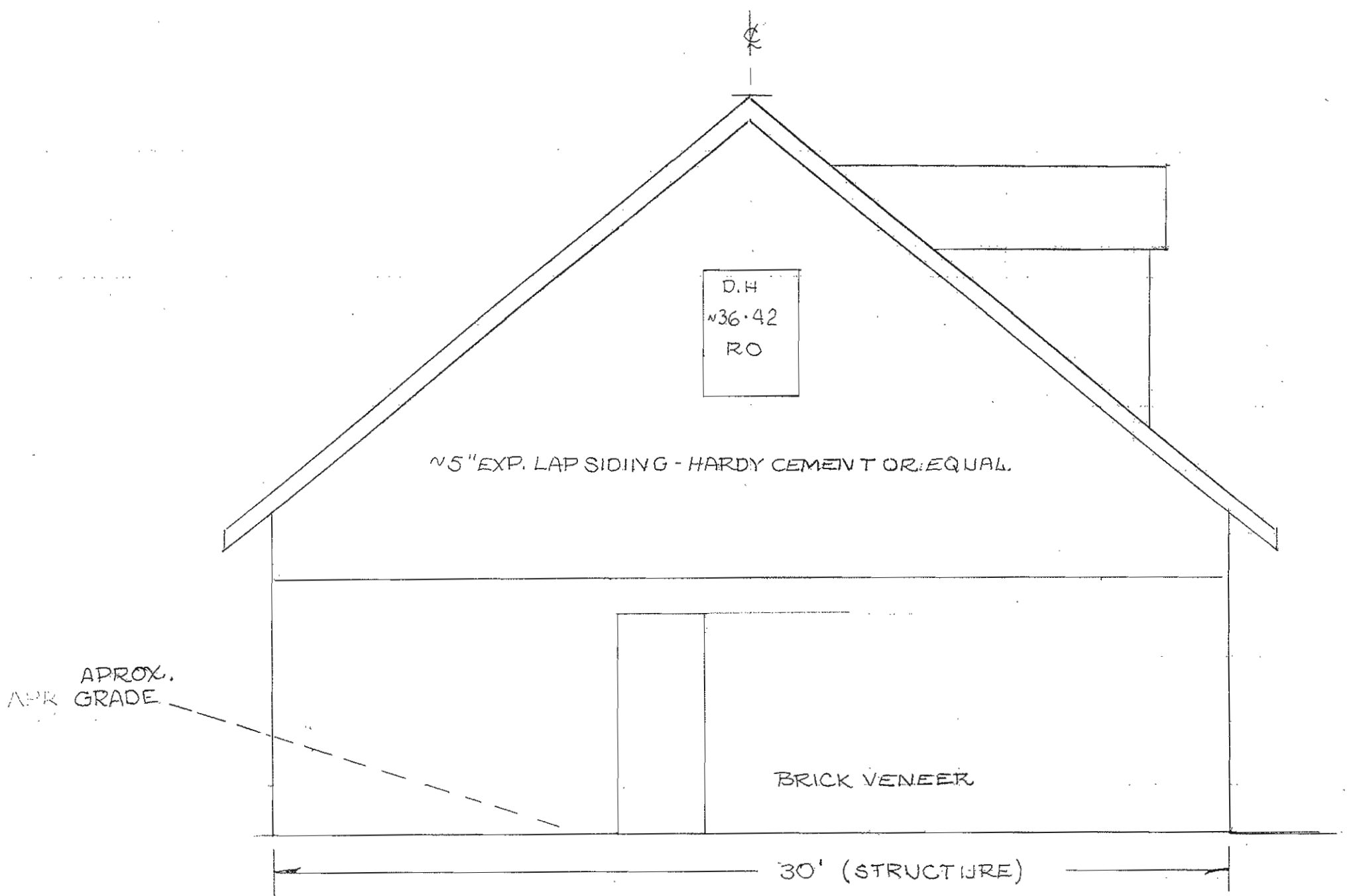
CARRIAGE HOUSE
WEST ISOMETRIC VIEW

BRENNER
08 OCTOBER, 2009

SCALE: 1/64



WEST ELEVATION

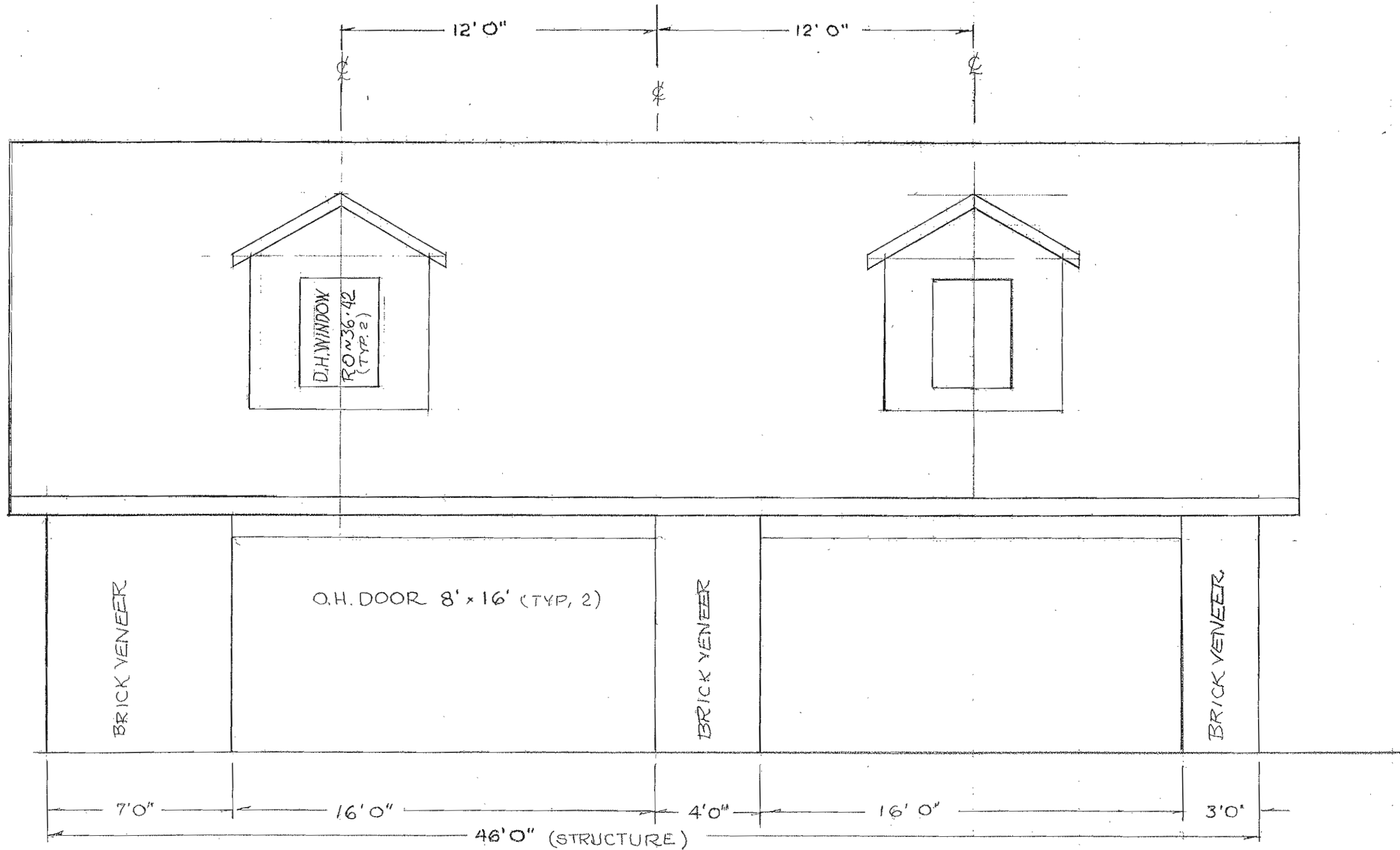


EAST ELEVATION

CARRIAGE HOUSE

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

BRENNER
08 OCTOBER, 2009



SCALE: 1=48

CARRIAGE HOUSE

NORTH ELEVATION

GP BRENNER
08 OCTOBER '09