



Board of Adjustment

Board Meeting

www.creve-coeur.org/

~ Agenda ~

Jason Jaggi

Thursday, December 17, 2015

4:00 PM

City Council Chamber

I. Call to Order

Mr. Roger Levy (Chair)
Mr. Martin Satz
Mr. Ivan Schenberg
Mr. Glenn Wilen
Mr. Robert Mooney
Mr. Carl Lumley, City Attorney
Mr. Jason Jaggi, Director of Community Development
Ms. Whitney Kelly, AICP, City Planner
Ms. Jessica Stutte, Planning Assistant
Ms. Deborah McLaughlin, Recording Secretary

Pursuant to Section 610.022 RSMO, the Board of Adjustment could, at any time during the meeting, vote to close the public meeting and move to closed session to discuss matters relating to litigation, legal actions and/or confidential or privileged communications with the City Attorney as provided under Section 610.021(1)RSMO or other matters as permitted by Chapter 610.

Reports, documents, plans, and related materials are available for examination at the Creve Coeur Government Center, 300 North New Ballas Road, prior to the meeting.

Special disabled service may be arranged by contacting the Office of the City Administrator in advance.

2. ADDITIONS TO – ACCEPTANCE OF THE AGENDA

3. APPROVAL OF MINUTES

1. July 16, 2015 Draft Minutes

4. NEW BUSINESS

1. Variance Request to Allow for a New Second Floor Addition to Project into the Front-Yard Setback at the Property Addressed as 18 Chaminade Drive

Laurie Smith of Agape Construction Company, on behalf of the homeowners has submitted an application for a variance request to allow for the renovation and second floor addition to the existing home with a legally pre-existing, but non-conforming front-yard setback, where the required setback is 50 feet in the A Single Family Residential zoning district. The new addition will maintain the existing home's façade, projecting approximately 3'-3" into the front setback.

5. OTHER BUSINESS

6. ADJOURNMENT

Posted: _____
Jessica Stutte
Recording Secretary

MINUTES

BOARD OF ADJUSTMENT
CITY OF CREVE COEUR, MISSOURI
JULY 16, 2015

A regular meeting of the Board of Adjustment of the City of Creve Coeur, Missouri was called to order by Chairman Roger Levy at the Creve Coeur Government Center, 300 North New Ballas Road, at 4:00 p.m. on Thursday, July 16, 2015. The roll was called: Chairman Roger Levy, Mr. Martin Satz, Ivan Schenberg and Mr. Glenn Wilen were in attendance. Also in attendance: Ms. Whitney Kelly, Mr. Carl Lumley, Ms. Jessica Stutte and Deborah McLaughlin.

2. **ADDITIONS TO-ACCEPTANCE OF THE AGENDA**

None.

3. **APPROVAL OF MINUTES**

Approval of May 21, 2015 minutes.

Mr. Ivan Schenberg moved to approve the minutes as amended.

Ms. Kelly has indicated that the amendment of the minutes is as follows:

On Page 2, where Whitney Kelly spoke, it needs to say that "Ms. Kelly indicated the applicant does not meet the standard that this is not unique in the subdivision and it is the applicant's decision to pursue the design to increase the coverage ~~unique property outside of his 3- acres.~~ Ms. Kelly indicated that the City is recommending denial." It should also be followed that discussion included the issue of the illegal non-conforming 29 percent site coverage and that it was done without the property owners' knowledge. Discussion also included amending the application for a variance of 29 percent.

Mr. Lumley asked for corrections on pages 3 and 4. It should be Helmut Starr, S-T-A-R-R, instead of Stutt.

Chairman Levy asked all those in favor to say aye. Amendment and corrections pass.

4. **NEW BUSINESS**

A. Election of Chair.

Chairman Levy asked for nominations for Chair. Mr. Glenn Wilen nominated Roger Levy. Mr. Ivan

Schenberg seconded the motion.

Mr. Roger Levy asked if there were any other nominations. Mr. Ivan Schenberg moved that it be by acclamation. Mr. Martin Satz seconded the motion.

Chairman Levy asked for all those in favor. Motion passed.

Mr. Roger Levy will serve as the Chair.

B. Variance request to allow for a 5 foot by 12 foot addition to the existing home with a legally pre-existing, but non-conforming front yard setback of 40 feet where the required setback is 45 feet in the B Single-Family Residential zone.

Applicant: Balbir Singh
17 Country Fair Lane
Creve Coeur, MO 63141

Mr. Balbir Singh indicated they want to change the entrance to the home.

Mr. Glenn Wilen inquired if the front door is going to rotate 90 degrees, so you would walk in through the 5-foot width section.

Ms. Kelly indicated where the existing door is, and where they would create a new entrance into the home and then a new foyer. The applicant is just requesting this addition. It would line up with the existing home at the 40-foot setback line, and create a consistent line with the existing home.

Mr. Glenn Wilen inquired about the facade.

Mr. Ivan Schenberg asked if any neighbors have expressed an opinion one way or the other. Mr. Wilen asked if the City had solicited the neighbors.

Ms. Whitney Kelly indicated they have not heard anything from the neighbors, and as far as the City knows, there are no objections from any neighbors.

Ms. Whitney Kelly indicated that, as stated, the applicant is seeking to maintain the existing non-conforming 40-foot setback to create a new foyer and entrance into the home.

The property is unusual in that the subdivision was platted prior to the current code requirements, and at the time, met the existing requirement of a 40-foot setback. It was only after the house started construction that the setback was moved from 40 to 45 feet, and, therefore, it limits the ability of the applicant to make a new entranceway improvement to the front of the home.

Staff doesn't have any issue in that they are increasing the degree of the non-conformity in that they're adding more house within the setback, but they're not moving the house any closer to the street, and keeping it in line with the existing structure and with similar

houses in the surrounding neighborhood, so we the City doesn't have any issues.

City Attorney, Mr. Carl Lumley, entered the following exhibits into the record of this hearing: The City's Charter, the City's Code of Ordinances, the City's Comprehensive Plan, the staff report and the application and the public file regarding the application.

Chairman Levy made a motion to approve a variance to the existing 45-foot minimum setback required in the B Single-Family Residential District to allow the construction of a new front entrance at 17 Country Fair Lane as proposed by the applicant based upon the positive finding that:

1. The variance requested arises from a condition which is unique to the property in question, which is not ordinarily found elsewhere in the same zoning district the
2. The variance requested is because of a unique hardship not created by the applicant nor the owner of the property.
3. Granting of the variance will not adversely affect adjacent property owners or residents.
4. Strict application of the front yard setback will cause a severe practical difficulty or extreme hardship for the property owner represented in the application.
5. The proposed addition will not adversely affect the public health, safety, order, convenience or general welfare of the community.
6. Granting the setback variance will not violate the general spirit and intent of the Chapter.
7. By reason of the change of setback after construction, strict application of the setback requirements actually creates a hardship to a property in a manner dissimilar to that of other similarly situated properties in the zoning district.
8. Granting the variance will not result in diversion of additional stormwater that would adversely affect adjacent property.

The motion was seconded by Mr. Ivan Schenberg.

Chairman Levy asked for all in favor, to which the response was aye.

5. **OTHER BUSINESS**

None.

6. **ADJOURNMENT**

There being no further business to come before the Board, Chairman Levy moved to adjourn. Mr. Ivan Schenberg seconded the motion. All voted in favor of adjourning the meeting. The Board of Adjustment meeting was adjourned at 4:11 p.m.

Roger Levy, Chairman

Produced by: Deborah K. McLaughlin, Court Reporter,



300 North New Ballas Road • Creve Coeur, Missouri 63141
(314) 432-6000 • Fax (314) 872-2539 • Relay MO 1-800-735-2966
www.creve-coeur.org

**APPLICATION TO THE BOARD OF ADJUSTMENT
VARIANCE REQUEST TO ALLOW FOR A NEW SECOND FLOOR
ADDITION TO PROJECT INTO THE FRONT-YARD SETBACK AT THE
PROPERTY ADDRESSED AS 18 CHAMINADE DRIVE**

FOR THE MEETING OF: Thursday, December 17, 2015

SUBJECT PROPERTY LOCATION: 18 Chaminade Drive, zoned A Single Family Residential.

REQUEST: Laurie Smith of Agape Construction Company, on behalf of the homeowners has submitted an application for a variance request to allow for the renovation and second floor addition to the existing home with a legally pre-existing, but non-conforming front-yard setback, where the required setback is 50 feet in the A Single Family Residential zoning district. The new addition will maintain the existing home's façade, projecting approximately 3'-3" into the front setback.

ADDITIONAL INFORMATION: Chaminade Park subdivision was originally plated in 1940, prior to the incorporation of the City and any zoning regulations, with a front yard setback of 40 feet. The subdivision was subsequently zoned A Single Family Residential, and the properties were made legally pre-existing, non-conforming. The home was built in 1948, and sits approximately 46.25 feet from the front property line. Section 405.610.D, Nonconformities within Setback Lines, of the City of Creve Coeur Zoning Ordinance states that no such alterations to non-conforming structures are allowed.

Key Issues:

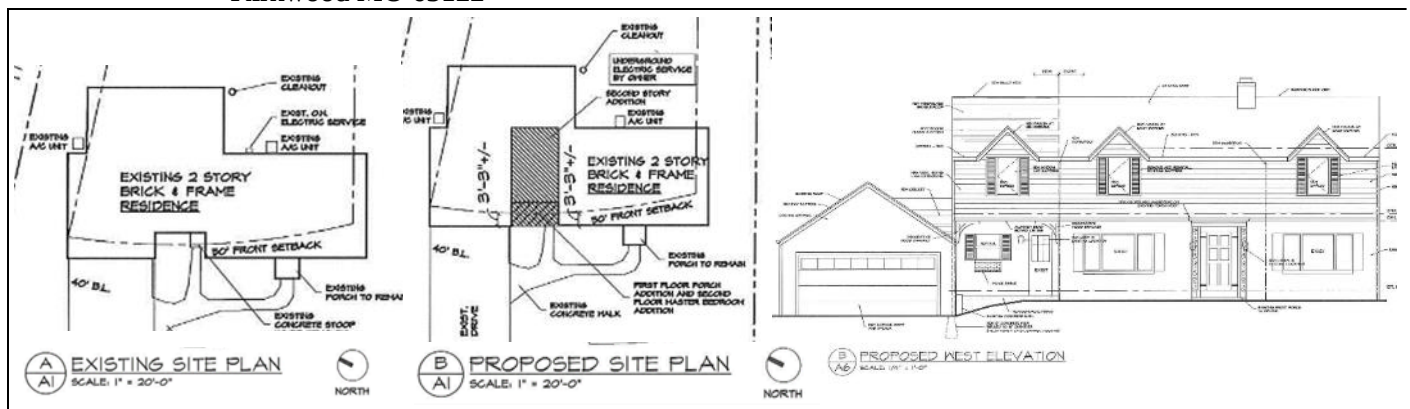
- Degree of variance
- Impact to neighborhood
- Property versus owner hardship

Zoning Code References

- Section 405.250: A Single-Family Residential District
- Section 405.630 Yard Regulations
- Section 405.610: Non-conformities
- Section 405.1040: Board of Adjustment
- Section 405.1110: Variances and Appeals

APPLICANT: Laurie Smith
Agape Construction Co. Inc.
435 E. Clinton
Kirkwood MO 63122

PROPERTY OWNERS: Ryan and Kendra Culleton
18 Chaminade Dr.
Creve Coeur, MO 63141



REPORT PREPARED BY: Whitney Kelly, AICP, City Planner

DATE: December 4, 2015

ATTACHMENTS: Applicant's Materials submitted November 16, 2015

As stated in the attached application materials, the Applicant's basis for requesting the variance is a desire to update the existing home and add a second floor addition. Any structural modification to non-conforming structures requires a variance, per Section 405.610B.2 *Repair, alterations. Any such structure described in Subsection (B)(1) above may be maintained, repaired or remodeled; provided however, that no such maintenance, repair or remodeling shall either create any additional non-conformity or increase the degree of existing non-conformity of all or any part of such structure.*

In addition to the provisions of Section 405.240 regulating setbacks, the following regulations shall apply to those non-conformities located within prescribed setback lines from the rights-of-way of public or approved private streets and highways.

- The Applicant is seeking to add a second story master bedroom and bath addition that is in line with the front of the second story. A new covered porch will be created over the existing breezeway. The proposed alteration will be consistent with the existing structure, and will not project further into the setback. Below is close-up of the proposed changes:



LAND USE AND ZONING OF SURROUNDING PROPERTIES

The adjacent zoning and land uses are as follows:

DIRECTION	USE	ZONED	SEPARATED BY
North	Residence	A Single Family Residential	NA
South	Residence	A Single Family Residential	NA
East	Chaminade College Preparatory	A Single Family Residential	NA
West	Residence	A Single Family Residential	Chaminade Drive

STAFF ANALYSIS

Performing an analysis of a variance appeal primarily requires a six-part examination of the facts, as required by *Section 405.1100, Criteria for Variances, Generally*, of the Zoning Ordinance. To wit:

- 1. The variance requested arises from a condition which is unique to the property in question and which is not ordinarily found in the same zoning district;**

This subdivision was originally developed prior to incorporation of the City of Creve Coeur and imposition of City zoning regulations. It was subsequently zoned "A" Single Family Residential that requires a minimum lot size of one acre and a minimum front yard for permitted uses of 50 feet. This resulted in the home having a substantially non-conforming lot size and setbacks. This property is unusual in having a setback line located on the residence, which is not ordinarily found in the same zoning district.

- 2. The variance requested is because of a unique hardship not created by the applicant nor the owner of the property;**

The severe non-conformities on this property result entirely from the actions of the City of Creve Coeur and were in no way created by the applicant. It is, however, their decision to modify the house and increase the degree of the non-conformities. It is likely that any individuals looking to upgrade a house under these circumstances would require a variance to proceed.

- 3. The granting of the variance shall not adversely affect adjacent property owners or residents;**

The proposed improvements do not bring the house any closer to either Chaminade Drive but they do increase the structure substantially within the non-conforming setback area. However, it is unlikely that the average viewer will perceive a negative impact arising from a sense that the house is too close to the street compared to those around it. Therefore, granting the variance should not have direct, adverse impacts upon the adjacent property owners, but the appearance of the house will change considerably from the street. Whether or not this enlargement represents an adverse impact upon adjacent property owners or residents is fairly debatable.

- 4. The strict application of the provisions of the Zoning Ordinance from which a variance is requested, will cause severe practical difficulty or extreme hardship for the property owner represented in the application;**

It is fairly debatable if maintaining the existing home would represent severe practical difficulty or extreme hardship given that they would still have the ability to make interior modifications, some limited structural expansion without a variance and non-structural changes to any part of the exterior

of the home. The question before the Board, under this criterion, is whether or not the inability to fully exercise the design of the remodeled house represents an extreme hardship.

5. The variance desired will not adversely affect the public health, safety, order, convenience, or general welfare of the community, and

Nothing in the request will affect the public health, safety, order, convenience, or general welfare of the community.

6. Granting the variance desired will not violate the general spirit and intent of this Chapter.

Certainly, the City has enjoyed the benefits of significant private investments in the existing housing stock; much of it made possible by the large lots that afford most houses plenty of “room to grow.” In many prior applications, the root of the problem is that the house does not have “room to grow” because either the lot is non-conforming for size and/or the house was built to a standard that does not conform with City’s current zoning. In fact, it is probable that the particular section of the ordinance under scrutiny here (Section 405.610) was created to force the eventual remediation or removal of structures that do not have this room to grow. On the other hand, it is not in the City’s best interest to impose restrictions that ultimately lead to unattractive or inefficient building design as this diminishes the attractiveness of the neighborhoods to the real estate market. In other words, if a complete replacement of the house is not foreseeable, then the next closest action to the spirit and intent of the Zoning Code is to allow changes that improve the house such as in these circumstances, even if they do not improve a non-conforming site condition (front setback in this case).

Additional Criteria for Non-Use Variances

In addition to the above, Section 405.1110.E. *Criteria for Area Variances*, states that an applicant for an area variance must meet the following criteria:

- 1. By reason of exceptional narrowness, shallowness or shape of the specific piece of property, or where by reason of exceptional topographical conditions or other extraordinary or exceptional circumstances that the strict application of the terms of the zoning regulations actually create a hardship to the property in a manner dissimilar to that of other similarly situated property in the zoning district in which it is located.**

As established above, the front of the house exceeds the front setback which limits the ability of the owners to fully improve the structure as proposed. Whether or not this limitation is, in fact, a hardship is fairly debatable, versus maintaining the existing front entrance or redesigning it so as to not increase the degree of non-conformity.

- 2. Granting the variance would not result in the diversion of additional stormwater that would adversely affect adjacent property.**

The lot was originally and appropriately graded to accommodate the house at this same position and the proposed renovations would not alter the water flow patterns off the site.

ACTION

Following its deliberation, the Board of Adjustment may vote to in favor or against a motion to approve the request. Pursuant to Section 405.1110 of the Zoning Code, approval of a variance requires written findings of fact supporting the specified variance criteria. In order to make the vote on the application clear, an affirmative motion should be made and members can vote to approve or

disapprove that motion. An example motion for the requested variance to the front-yard setback would be:

“I move to approve a variance to the existing 45 feet minimum set back required in the A Single-family Residential District to allow the construction of a new second floor addition 18 Chaminade as proposed by the Applicant, based upon a positive finding that:

1. The variance requested arises from a condition which is unique to the property in question and which is not ordinarily found elsewhere in the same zoning district;
2. The variance requested is because of a unique hardship not created by the Applicant nor the owner of the property;
3. The granting of the variance will not adversely affect adjacent property owners or residents;
4. The strict application of the front-yard setback will cause severe practical difficulty and extreme hardship for the property owner represented in the application;
5. The proposed addition will not adversely affect the public health, safety, order, convenience or general welfare of the community;
6. Granting the setback variances will not violate the general spirit and intent of this Chapter;
7. By reason of the change of setbacks after construction, the strict application of the setback requirements actually creates a hardship to the property in a manner dissimilar to that of other similarly situated property in the zoning district; and,
8. Granting the variance will not result in the diversion of additional stormwater that would adversely affect adjacent property.”

If the Board wishes to modify the application or add specific conditions of approval, they should do so by separate motion, prior to voting on the overall approval for each variance.

After the Board reaches a final decision regarding the request, a follow-up motion directing Staff to prepare and authorizing the Chair to execute the Findings of Fact and Conclusions of Law should be made. An example of such motion is:

“I move to direct Staff to prepare and authorize the Chair of the Board of Adjustment to execute Findings of Fact and Conclusions of Law regarding the variance requested for 18 Chaminade based upon the testimony received and the deliberations of the Board on this application, as decided on December 17, 2015.”

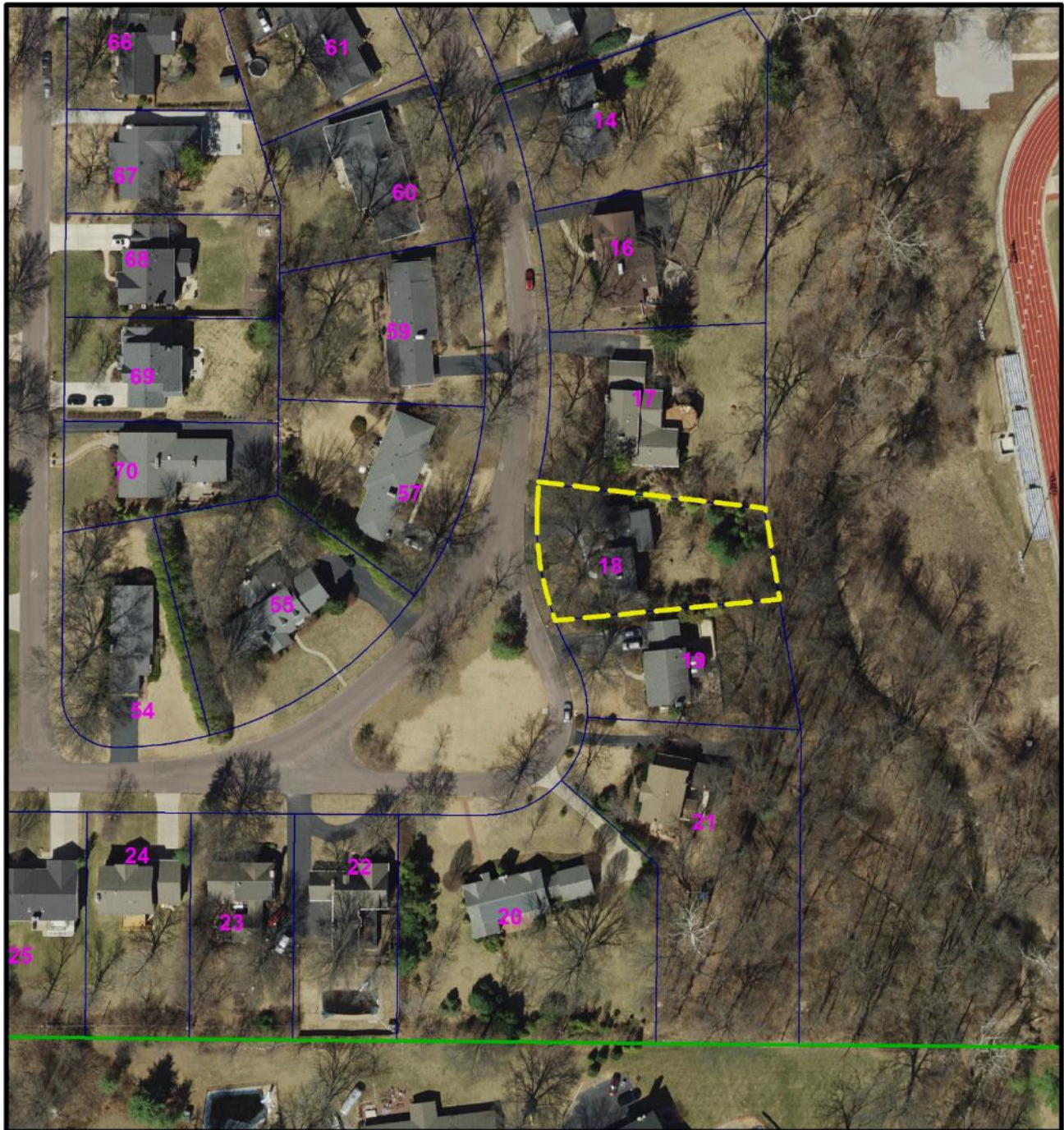
APPENDIX 1: COMPREHENSIVE PLAN

Included and attached by reference. See body of report for specific excerpts.

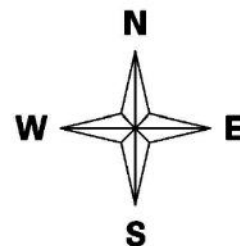
APPENDIX 2: ZONING CODE

Included and attached by reference. See body of report for specific excerpts.

APPENDIX 3: AERIAL PHOTO



- 18 Chaminade Drive
- Property Lines
- Creve Coeur Municipal Boundary



Attachment: 18 Chaminade Dr. BOA Staff Report-Dec 17 (1679 : 18 Chaminade Drive)

APPENDIX 4: SITE PHOTOGRAPHS

Taken:



Description: View looking northeast from Chaminade Drive at the existing home.



Description: View looking east from Chaminade Drive at a close-up of the existing home where the second story addition is proposed.



Description: View looking toward the existing home to the north from in front of the subject property.

city
of**CREVE COEUR**

COMMUNITY DEVELOPMENT DEPARTMENT

300 North New Ballas Road • Creve Coeur, Missouri 63141
 (314) 872-2500/872-2501 • Fax (314) 872-2505 • Relay MO 1-800-735-2966
 www.creve-coeur.org

BOARD OF ADJUSTMENT APPLICATION
NON-USE VARIANCE

PLEASE COMPLETE FRONT AND BACK PAGES

Applicant:	Applicant's Representative (if applicable):
<u>Ryan & Kendra Culleton</u>	<u>Laurie Smith</u>
Name	Name
<u></u>	<u>Agape Construction Co Inc</u>
Company (If Applicable)	Company (If Applicable)
<u></u>	<u>435 E Clinton</u>
Address	Address
<u></u>	<u>Kirkwood MO 63122</u>
Address	Address
<u></u>	<u>Telephone # 314-909-9050</u>
Telephone #	Telephone #
<u></u>	<u>Fax # 314-909-9309</u>
Fax #	Fax #
<u>Email: Ryan.Culleton@martiz.com</u>	<u>Email: laurie@buildagape.com</u>
Email	Email

Applicant's Status (Indicate one):

- ☐ Property Owner of Record
- ☒ Private Party (financial, contractual, or proprietary interest; consent of owner of record **must** be attached)
- ☐ Other Governmental Interest (Jurisdiction: _____)

The undersigned hereby requests to be placed on the Agenda for the Board of Adjustment meeting at 4:00 P.M. on Thursday, Dec. 20 15.

DocuSigned by:
Ryan Culleton
 Applicant's Signature

[Signature]
 Applicant's Representative's Signature

11/13/2015
 Date

11-16-15
 Date

Attachment: 18 Chaminade BOA Application 11.16.15 (1679 : 18 Chaminade Drive)

File # _____

INSTRUCTIONS: Complete all of the following sections to the best of your ability. Provide additional materials as needed such as supplemental pages, diagrams, plans, or photographs. Please consult with Planning Division staff (314-872-2501) if you have any questions.

1. I request a variance so that the following may be built or installed on the property (attach building plans, landscape plans, surveys, etc. showing before and after conditions on the property):

Second story Master Bedroom Addition

2. In support of my request, I offer the following:

- Unique physical characteristics of the property (creek, steep slope, lot shape, etc.):

see attached letter

- Unique non-physical characteristics of the property (location, access, history, etc.):

see attached letter

- Any other differences between the Subject Property and other properties in the surrounding area which would warrant different treatment of the Subject Property:

see attached letter

- Current uses and structures on the property:

Two story brick and frame residence with attached garage.

Attachment: 18 Chaminade BOA Application 11.16.15 (1679 : 18 Chaminade Drive)

Continued on next page

File # _____

3. Explain why the zoning laws unfairly burden the property compared to the other properties around it:

see attached letter

4. Do you believe the problems described above hurt the market value of the property compared to similar properties in the area and, if so, what can you offer as evidence that this is true?

see attached letter

5. Assuming the variance is approved, describe the potential effects or impacts on neighboring properties:

see attached letter

6. Assuming the variance is approved, describe any utilities or City and emergency services that will have to be added to or upgraded as a result?

None

7. Assuming the variance is approved, describe how much additional traffic will be created on the property and in the surrounding area as a result:

None

File # _____

8. Assuming the variance is approved, describe any additional street access or parking that will be needed:

None

9. Zoning district in which the property is located: *A- Single Family Residential*

10. Size of the lot (total square feet or acres): *15,559 FT²*

11. Please provide any other information in support of this request (on a separate sheet if needed):

see attached

12. Attach the following:

- Two (2) checks, \$50.00 filing fee and \$250.00 deposit, payable to "City of Creve Coeur."
- Ten (10) sets of scaled, legible plans (folded to a size no larger than 11"x14") of the improvements requiring a variance.
- Electronic copies of all submitted documents, malware-free on CD, DVD, or USB flash drive.

Office Use Only

_____ Attachments/Plans	Received By: _____
_____ Fees Paid	_____
_____ Written Justification	Date: _____

Jason Jaggi, AICP, Director of Community Development
Whitney Kelly, AICP, City Planner
Jessica Stutte, Administrative Assistant (872-2501)

Revised: 09/15

Attachment: 18 Chaminade BOA Application 11.16.15 (1679 : 18 Chaminade Drive)

Nov 16, 2015

The Existing home located at 18 Chaminade Drive, requires a variance due to front yard set back infringement of 3'-3" +/-, resulting in a second floor addition which is in line with the existing front face of the house.

The owners Ryan and Kendra Culleton, wish to add a second floor addition to the existing home built in 1948 before current legal set backs were established. The home presently has a non-conforming front yard set back of 40 feet, where the required set back is 50 feet in a A single-family Residential zone. See site plan on A1.

The second story master bedroom and bath addition will set in line with the front face of the second story, creating a consistent line with the existing home. The addition will create a covered porch at the existing breezeway door.

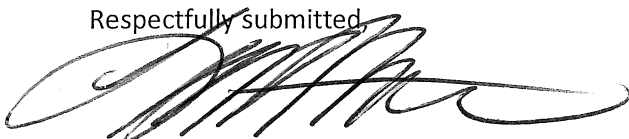
The property is unusual in that the subdivision was platted prior to the current code requirements. The property is also located on a curved cul-de-sac which requires the home to sit back beyond the furthest point of the curve.

The addition would not move the house any closer to the street. The addition will include re-siding the second floor addition and will include an additional matching eyebrow at the master bedroom window.

Consideration was given to pushing the addition back the required 3'-3" of the infraction, but existing structure below would make this addition difficult, lacking proper bearing points. An addition over the existing garage would be difficult due to the footings. Tearing down the garage would have made the project fiscally impossible.

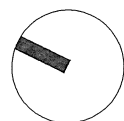
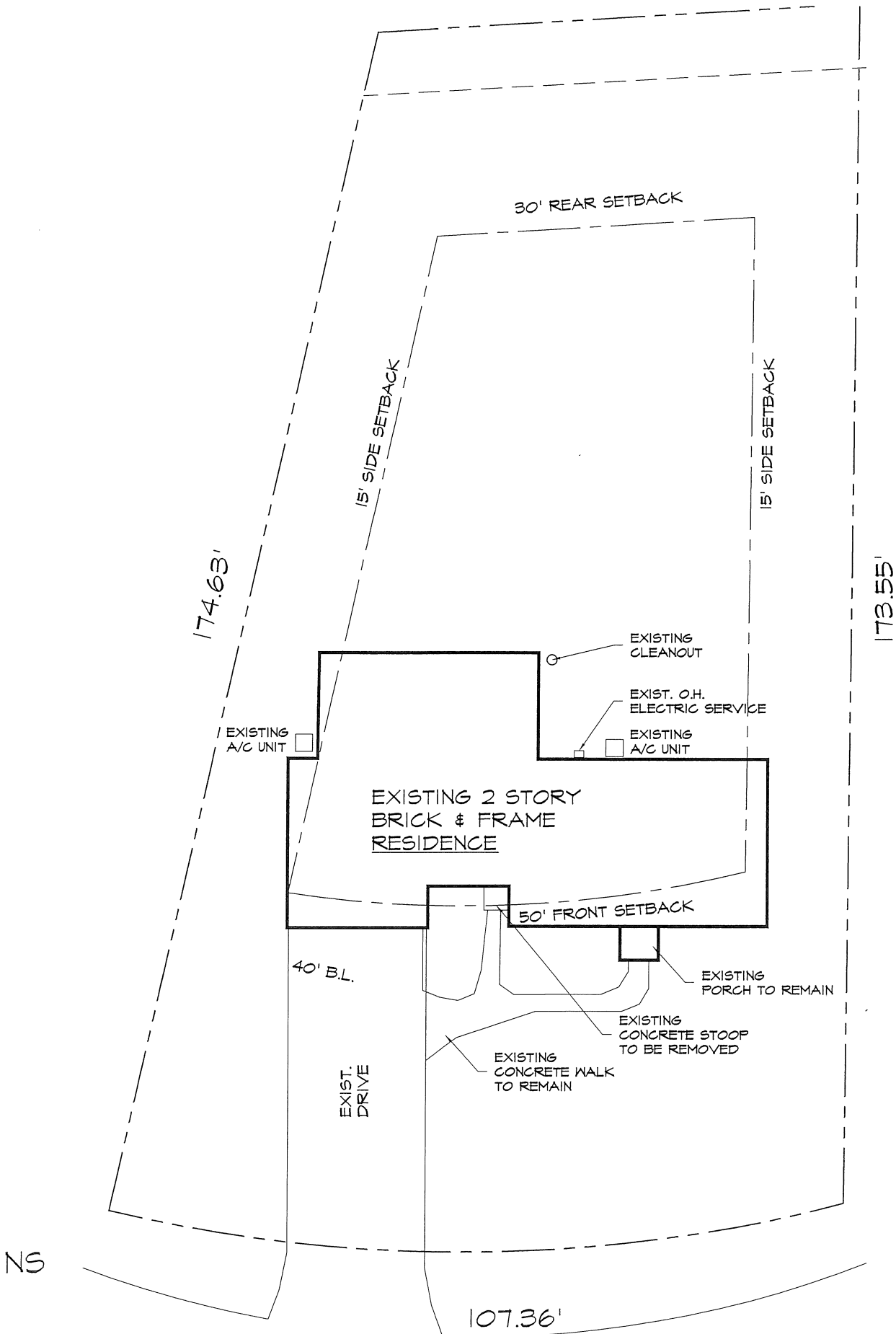
The strict application of the code will create a hardship in adding the second floor only addition. Granting the variance will not adversely affect adjacent property owners, will not violate the spirit of the law, and will not result in diversion of storm water to adjacent property.

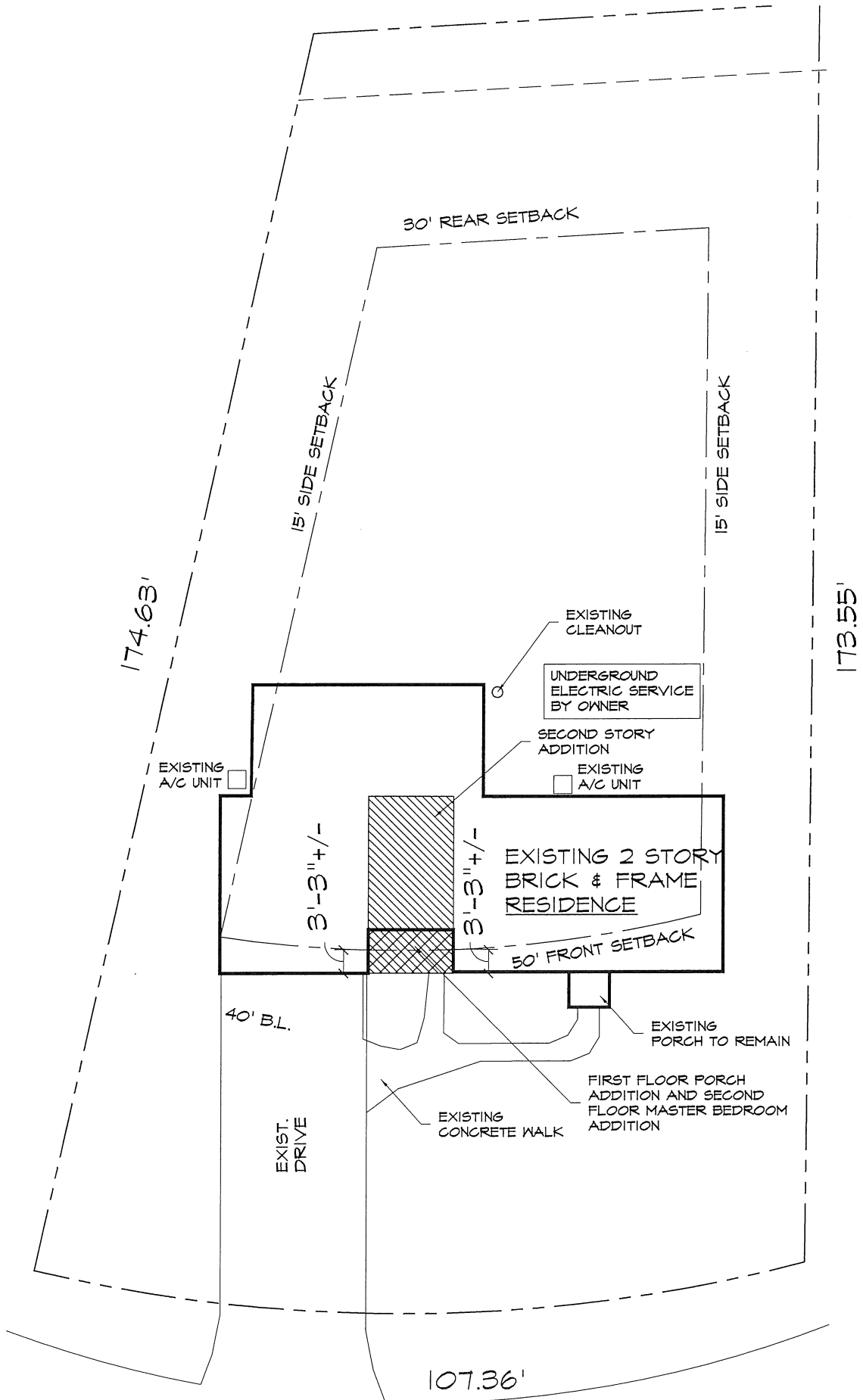
Respectfully submitted,



Laurie G Smith, Registered Architect Agape Construction Co.

Attachment: 18 Chaminade BOA Application 11.16.15 (1679 : 18 Chaminade Drive)

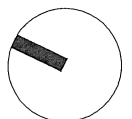




B
A

PROPOSED SITE PLAN

SCALE: 1" = 20'-0"



RYAN AND KENDRA CULLETON
18 CHAMINADE DR.
CREVE COEUR, MISSOURI 63141



LOCATION PLAN



INDEX OF DRAWINGS

- A1 COVER SHEET WITH EXISTING AND PROPOSED SITE PLANS
A2 LOWER LEVEL DEMOLITION AND PROPOSED FLOOR PLANS
A3 FIRST FLOOR DEMOLITION AND PROPOSED FLOOR PLANS
A4 SECOND FLOOR DEMOLITION AND PROPOSED FLOOR PLANS
A5 PARTIAL LOWER LEVEL, FIRST AND SECOND FLOOR ELECTRICAL AND LIGHTING PLANS
A6 EXISTING AND PROPOSED WEST ELEVATIONS
A7 EXISTING AND PROPOSED EAST ELEVATIONS
A8 EXISTING AND PROPOSED NORTH AND PARTIAL SOUTH ELEVATIONS
A9 BUILDING SECTION AT ADDITION LOOKING SOUTH, WALL SECTIONS AND DETAILS

SCOPE OF WORK

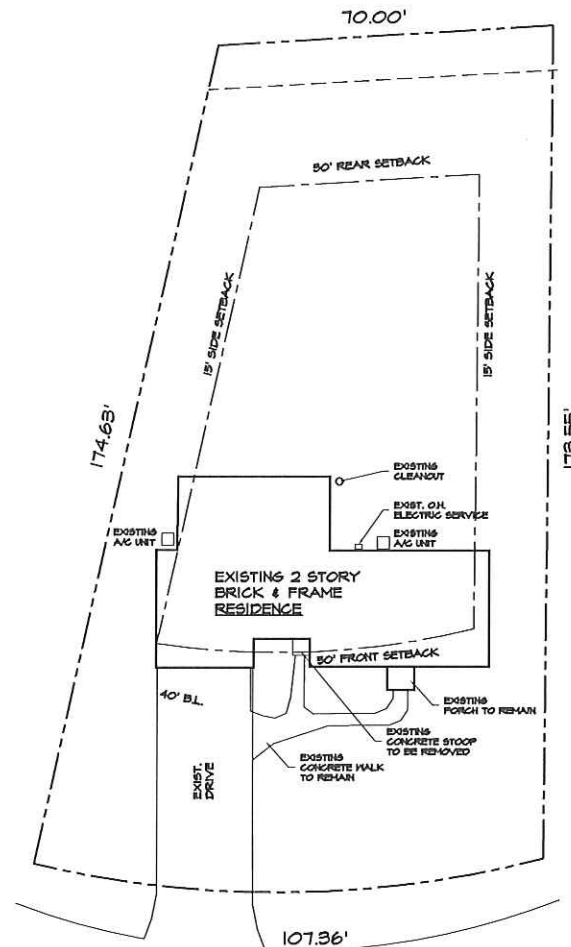
SECOND FLOOR MASTER BEDROOM ADDITION, KITCHEN REMODEL
AND WHOLE HOUSE INTERIOR UPGRADE.

APPLICABLE CODES:

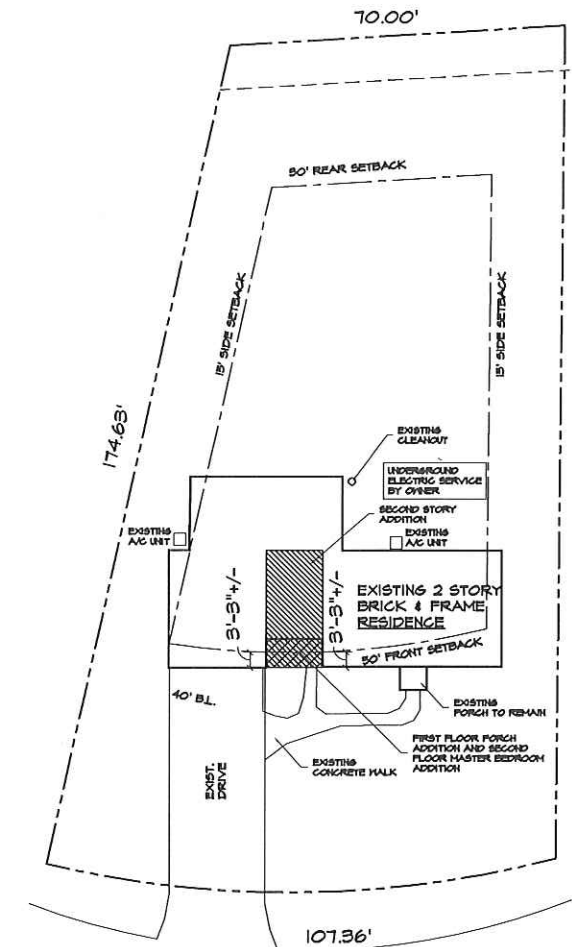
- | | |
|------|--------------------------------------|
| 2009 | IBC (INTERNATIONAL BUILDING CODE) |
| 2009 | IRC (INTERNATIONAL RESIDENTIAL CODE) |
| 2009 | IMC (INTERNATIONAL MECHANICAL CODE) |
| 2009 | UPC (UNIFORM PLUMBING CODE) |
| 2008 | NEC (NATIONAL ELECTRIC CODE) |

STRUCTURAL DESIGN LOADS:

- | | |
|----------------------|--------------------------------------|
| ROOF LOAD DESIGN: | 40 PSF. |
| SNOW LOAD DESIGN: | 20 PSF. |
| FLOOR LOAD DESIGN: | 50 PSF. |
| DECK/BALCONY DESIGN: | 100 PSF. > 100 SQ.FT. |
| WIND LOAD DESIGN: | 90 MPH. EXPOSURE "B" |
| SEISMIC LOAD DESIGN: | "C" |
| GUARDRAIL | CONCENTRATED SIDE
LOAD OF 200 LBS |



 **EXISTING SITE PLAN**
SCALE: 1" = 20'-0"







PROPOSED SITE PLAN
 SCALE: 1" = 20'-0"

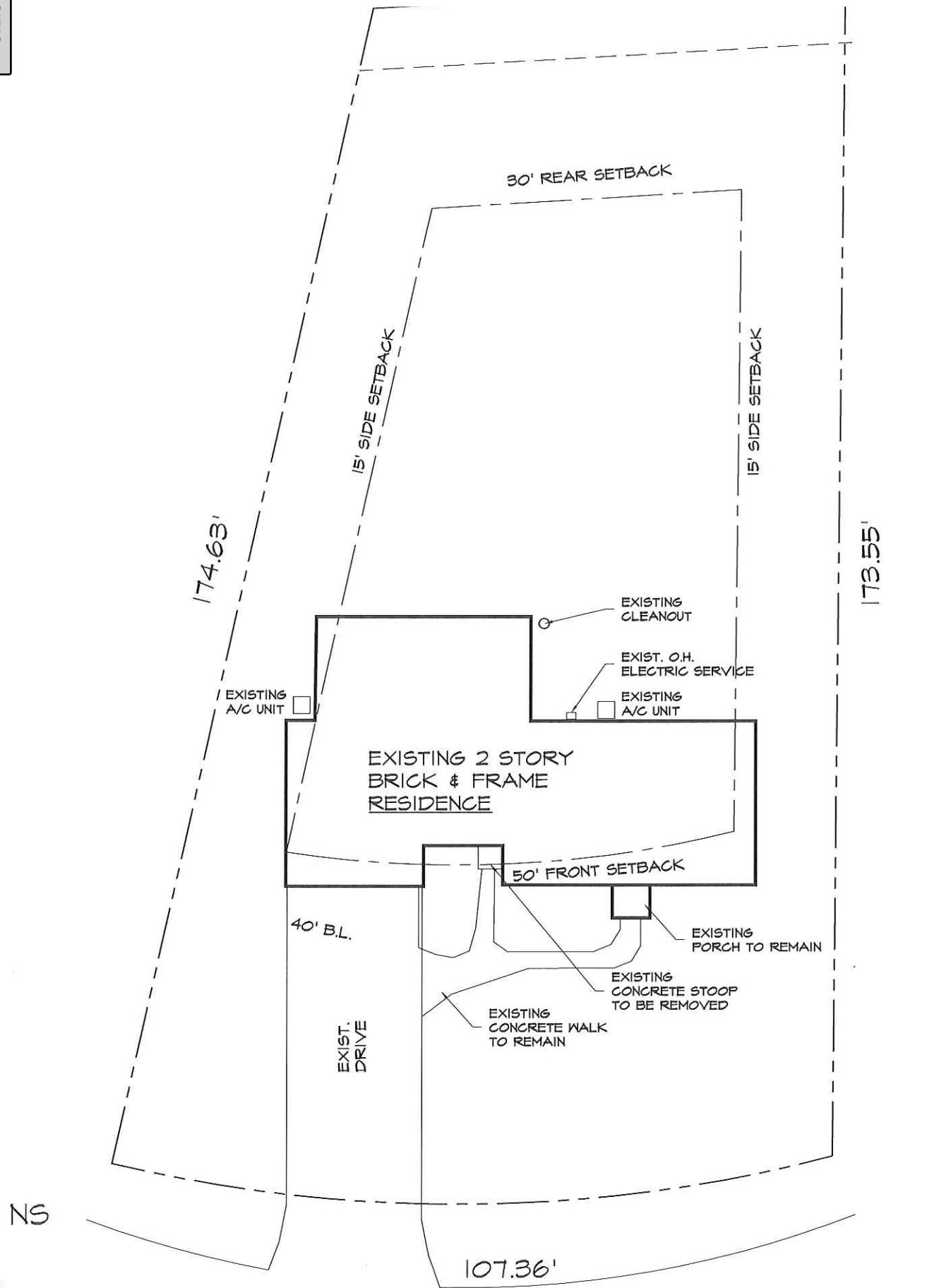


EXISTING CONDITIONS



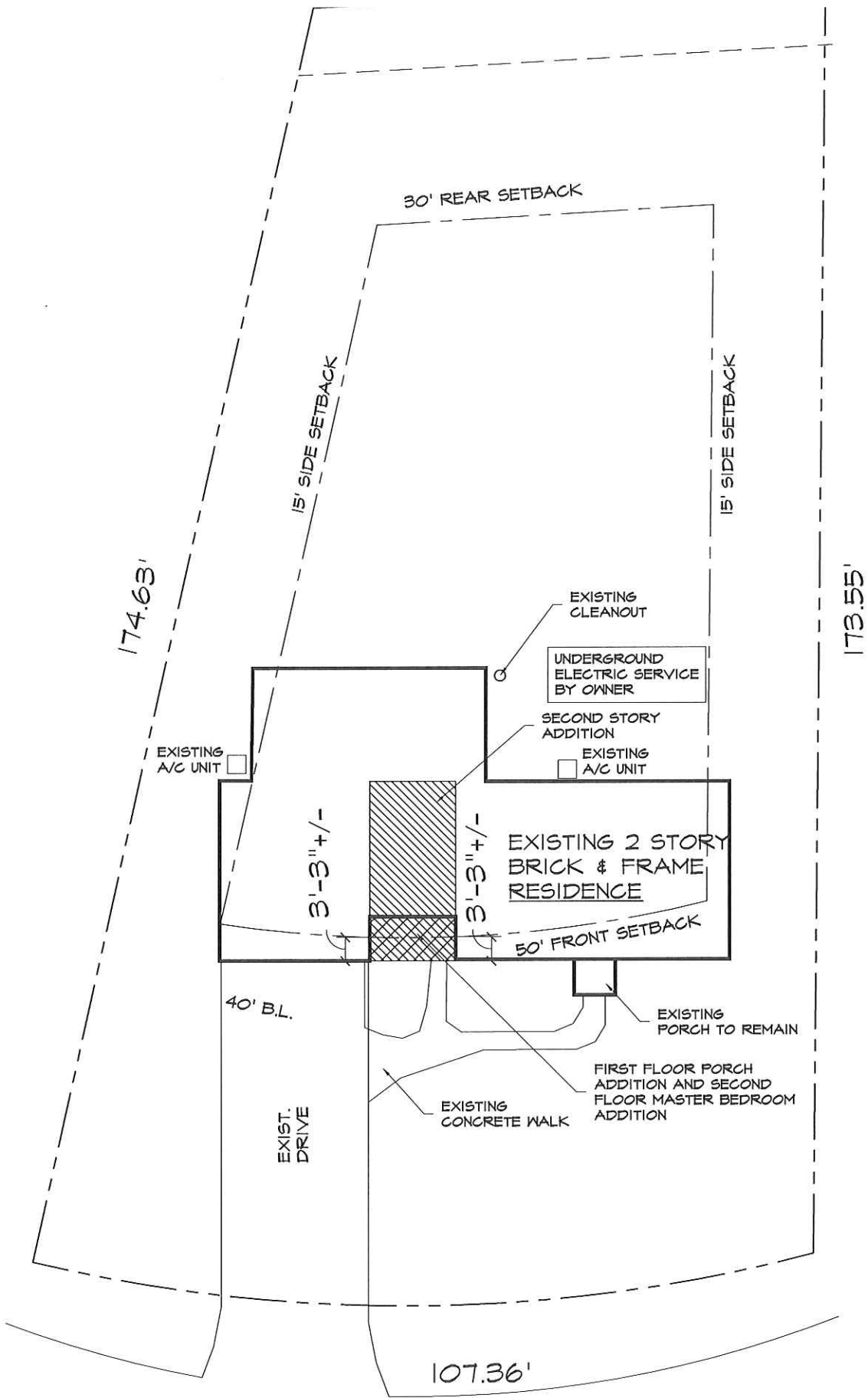
EXISTING CONDITIONS





NS

A
A | **EXISTING SITE PLAN**
SCALE: 1" = 20'-0"



B
A | **PROPOSED SITE PLAN**
SCALE: 1" = 20'-0"

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Construction Company

A DESIGN AND BUILD FIRM

435 EAST CLINTON PL
KIRKWOOD, MO 63122

2ND FLOOR ADDITION & REMODEL
FOR
RYAN AND KENDRA CULLETON
18 CHAMINADE DR.
CREVE COEUR, MO 63141

PERMIT SET
011/6/2015

REVISIONS

NO.	DESCRIPTION	DATE

DRAWING TITLE:
LOWER LEVEL DEMOLITION
AND
PROPOSED
PLANS

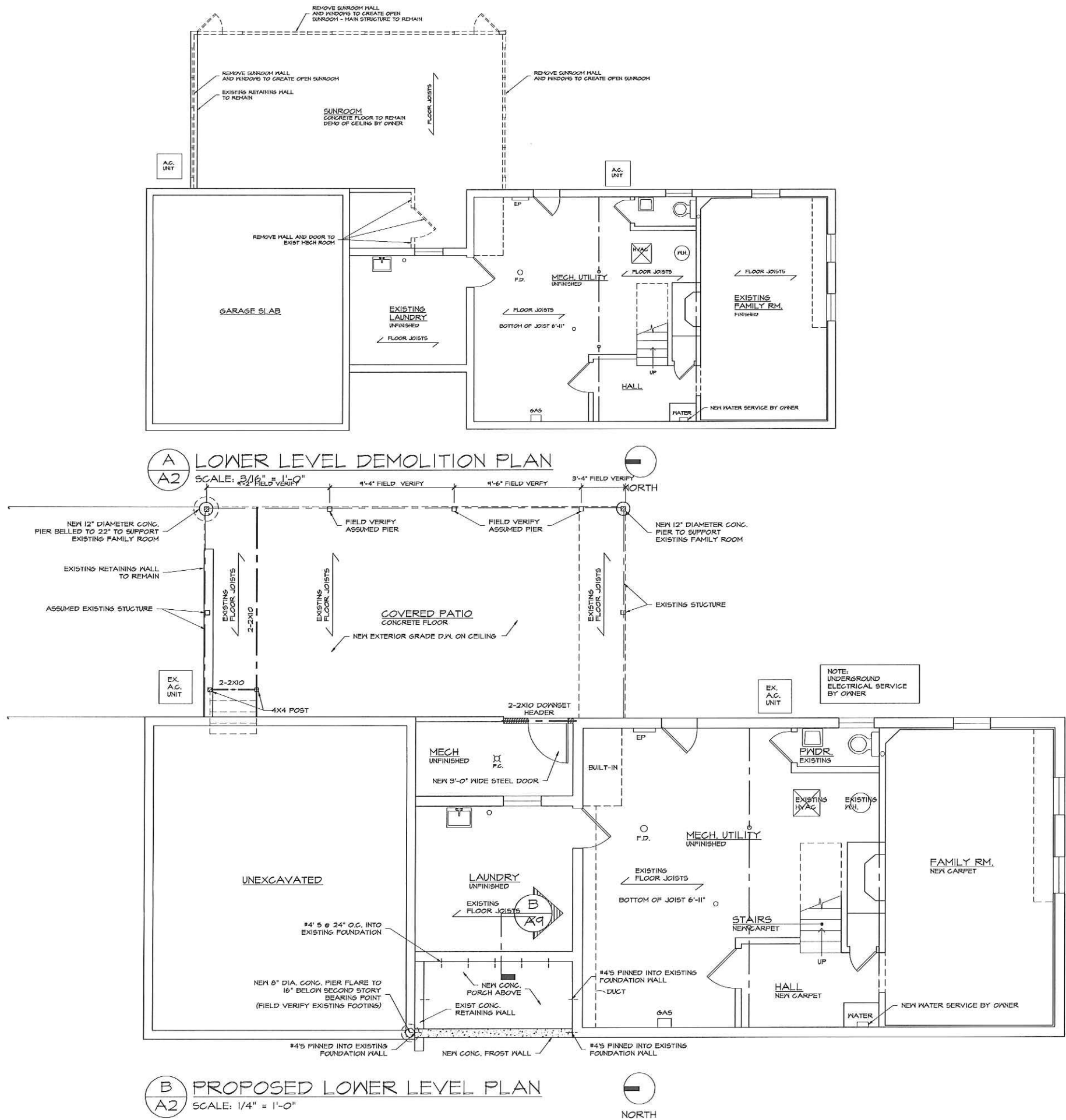
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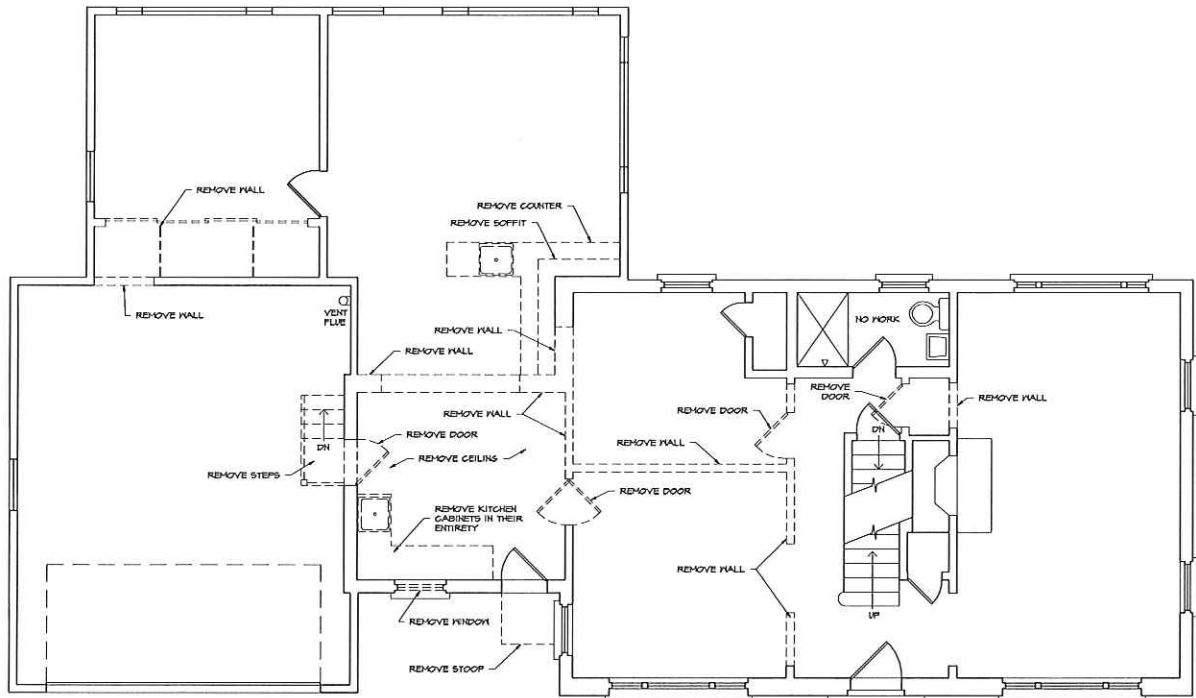
CHECKED BY:
KEVIN O'BRIEN

SHEET #

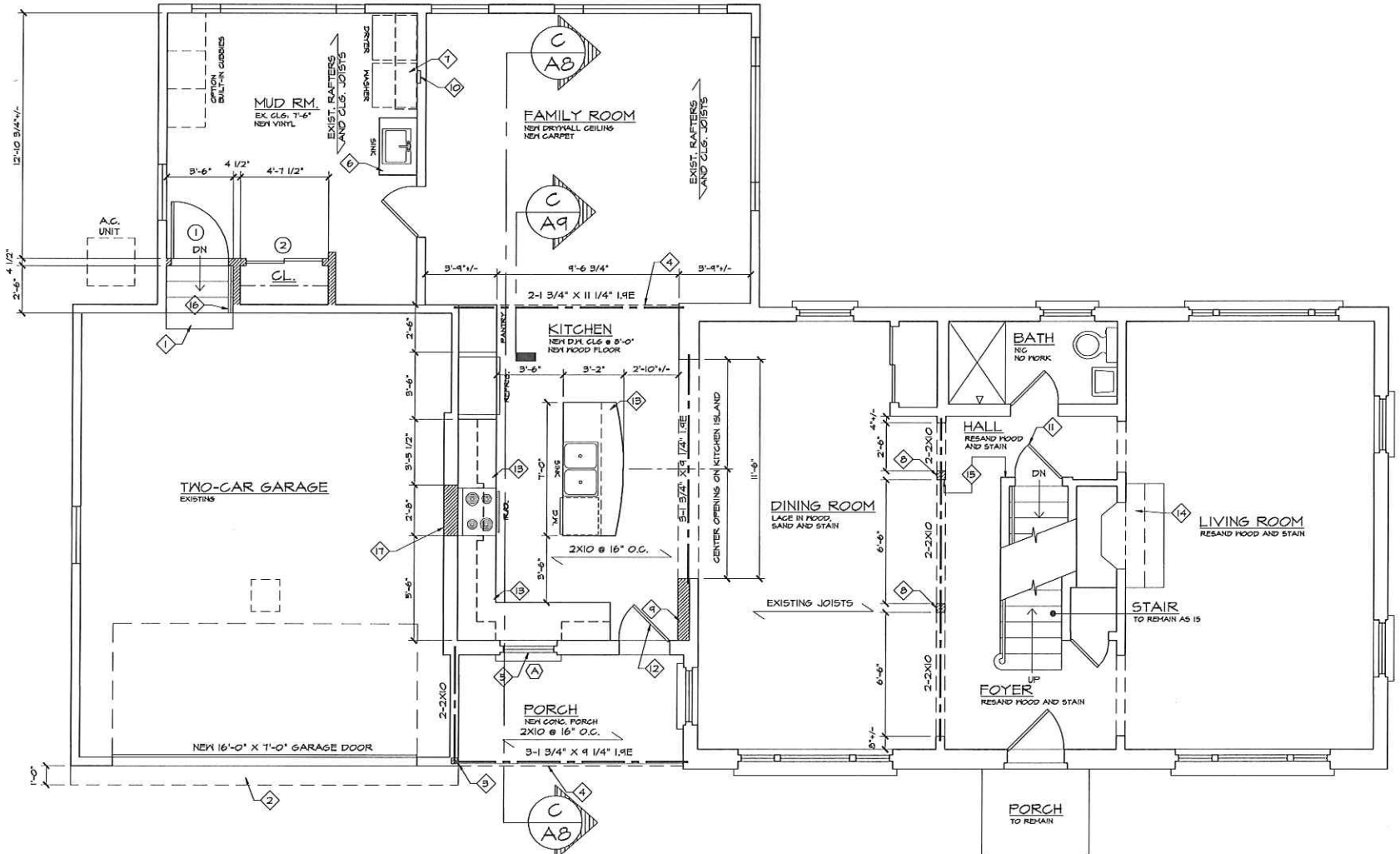
A2

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A FIRST FLOOR DEMOLITION PLAN
A3 SCALE: 3/16" = 1'-0"



B PROPOSED FIRST FLOOR PLAN
A3 SCALE: 1/4" = 1'-0"



- KEYED NOTES
- 1 NEW WOOD STAIRS
 - 2 ADD FLY RAFTERS TO FRONT OF GARAGE
 - 3 4X4 POST ON CONCRETE PIER
 - 4 LINE OF SECOND FLOOR ABOVE
 - 5 PATCH BRICK AT WINDOW
 - 6 NEW LAUNDRY SINK
 - 7 TV COMPONENTS STORAGE
 - 8 4X4 W/ 1X WRAP - SQUASH BLOCK ON EXISTING BEAM BELOW
 - 9 FURR OUT WALL AS NEEDED
 - 10 WASHER HOOK UP
 - 11 DOOR REPAIR ADJUST DOOR CLOSING
 - 12 REPAIR EXISTING DUTCH DOOR
 - 13 GRANITE COUNTERTOPS
 - 14 EXISTING FIREPLACE
 - 15 ALIGN FACE OF COLUMN WITH FACE OF STAIRWELL WALL
 - 16 WOOD HANDRAIL @ 34" ABOVE STAIR TREAD
 - 17 INFILL WALL

- DOOR SCHEDULE
- 1 3'-0" X 6'-8" EXTERIOR DOOR - 20 MIN. FIRE RATED
 - 2 4'-0" X 6'-8" SLIDING DOOR - BI-PASS

- WINDOW SCHEDULE
- A 2'-8" X 3'-0" DBL. HUNG - EXIST WIDTH TO REMAIN (SEE ELEVATIONS FOR BRICK PATCH)

- NOTES:
- 1. ALL HEADERS ARE DBL. 2X10 @ EXTERIOR AND LOAD BEARING WALLS UNLESS NOTED OTHERWISE.
 - 2. INSTALL 5/8" TYPE 'X' 6X12. ON ALL COMMON WALLS AND CEILING IN GARAGE.
 - 3. ALL NEW WINDOWS ARE 'BUILDERS VINYL' AND WILL HAVE LOW-E 272 GLAZING WITH A U-FACTOR OF 0.35.
 - 4. EXTERIOR DOORS WITH GLAZING ARE 'ARCHITECTURAL FIBERGLASS' AND WILL HAVE LOW-E 16 GLAZING WITH A U-FACTOR OF 0.35.
 - 5. ALL DIMENSIONS ARE FINISH TO FINISH. INTERIOR WALLS ARE 4 1/2" TYPICAL AND EXTERIOR WALLS ARE ALSO 4 1/2" TYPICAL.

- KEY:
- EXISTING WALL
 - NEW 2X4 STUDS @ 16" O.C.

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DRAWING TITLE:
DEMOLITION
AND
PROPOSED
FIRST FLOOR
PLANS

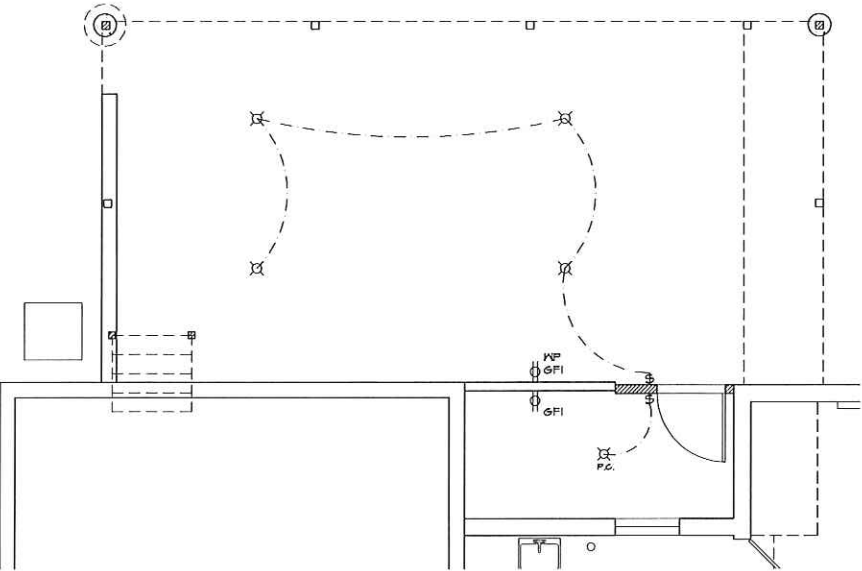
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PROPOSED PARTIAL LOWER LEVEL FLOOR ELECTRICAL AND LIGHTING PLAN
SCALE: 1/4" = 1'-0"

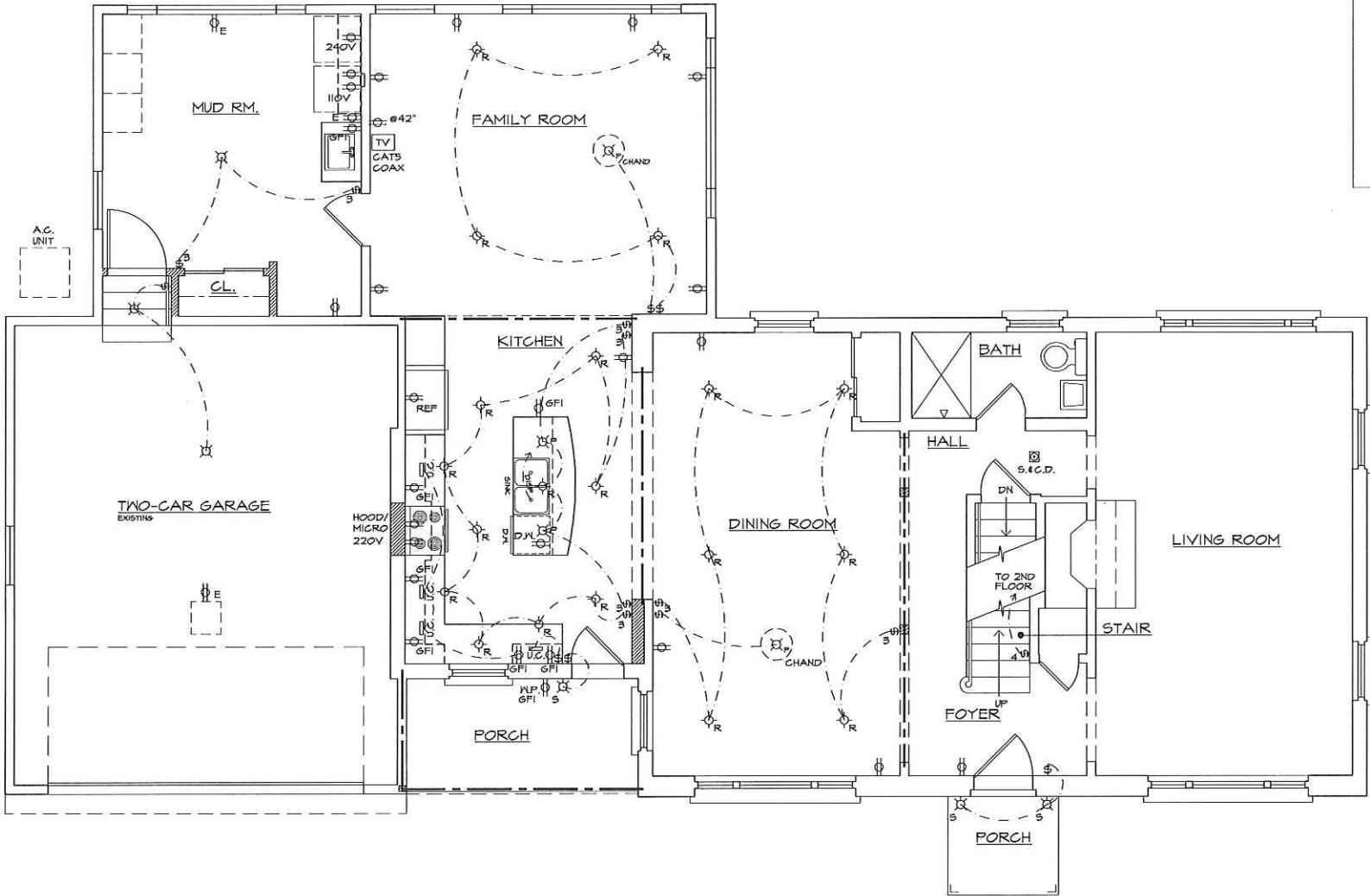
ELECTRICAL & LIGHTING LEGEND

- SURFACE MOUNTED LIGHT FIXTURE
- 6" RECESSED CAN LIGHT FIXTURE
- PENDANT LIGHT FIXTURE
- CHANDELIER LIGHT FIXTURE
- SINGLE POLE SWITCH
- THREE-WAY SWITCH
- DUPLEX RECEPTACLE
- GFI - GROUND FAULT INTERRUPTER DUPLEX RECEPTACLE
- W.P. GFI - WATER PROOF GROUND FAULT INTERRUPTER DUPLEX OUTLET
- S.D. - SMOKE DETECTOR
- S.D. & C.M.D. - SMOKE DETECTOR AND CARBON MONOXIDE DETECTOR COMBO
- TV - CABLE/SATELLITE HOOK-UP
- U.C. - UNDER CABINET LIGHT FIXTURE

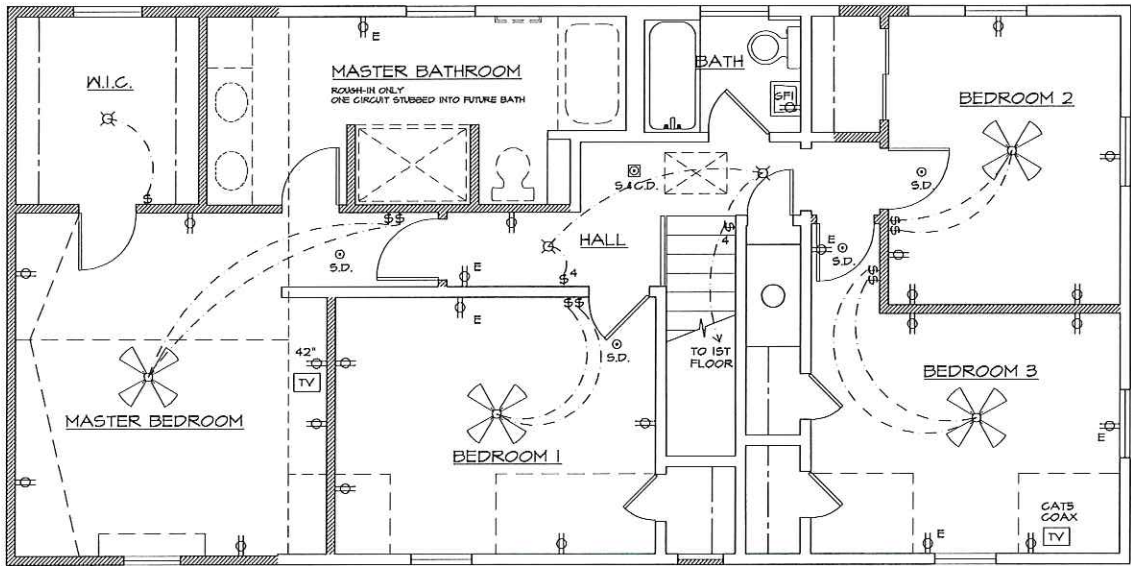
ELECTRICAL NOTES

- ALL CIRCUITS SUPPLYING BEDROOMS TO HAVE ARC-FAULT INTERRUPTION PROTECTION
- FOR EXISTING STRUCTURE, RETROFIT SMOKE AND CARBON MONOXIDE ALARMS. VERIFY/PROVIDE A SMOKE ALARM IN AND OUTSIDE EACH BEDROOM AND ONE ON EACH STORY. SMOKE ALARMS MUST BE UL 217 LISTED, HARDWIRED, AC-POWERED, BATTERY BACKED-UP AND PHYSICALLY OR WIRELESSLY INTERCONNECTED, SO ONE ALARM SOUNDS ALL ALARMS.

EXCEPTION:
WHERE THE INSPECTOR CONCURS IT IS IMPRACTICAL TO RUN WIRING TO A POWER SOURCE LOCATION, A BATTERY-ONLY, WIRELESSLY INTERCONNECTED SMOKE ALARM MAY BE AUTHORIZED, VERIFY/PROVIDE UL 2034 CARBON MONOXIDE ALARM OUTSIDE EACH BEDROOM AREA IF THE HOUSE HAS FUEL-FIRED APPLIANCE OR A GARAGE.



PROPOSED FIRST FLOOR ELECTRICAL AND LIGHTING PLAN
SCALE: 1/4" = 1'-0"



PROPOSED SECOND FLOOR ELECTRICAL AND LIGHTING PLAN
SCALE: 1/4" = 1'-0"

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011/6/2015

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DRAWING TITLE:
PROPOSED LOWER LEVEL, FIRST & SECOND FLOOR ELECTRICAL AND LIGHTING PLANS

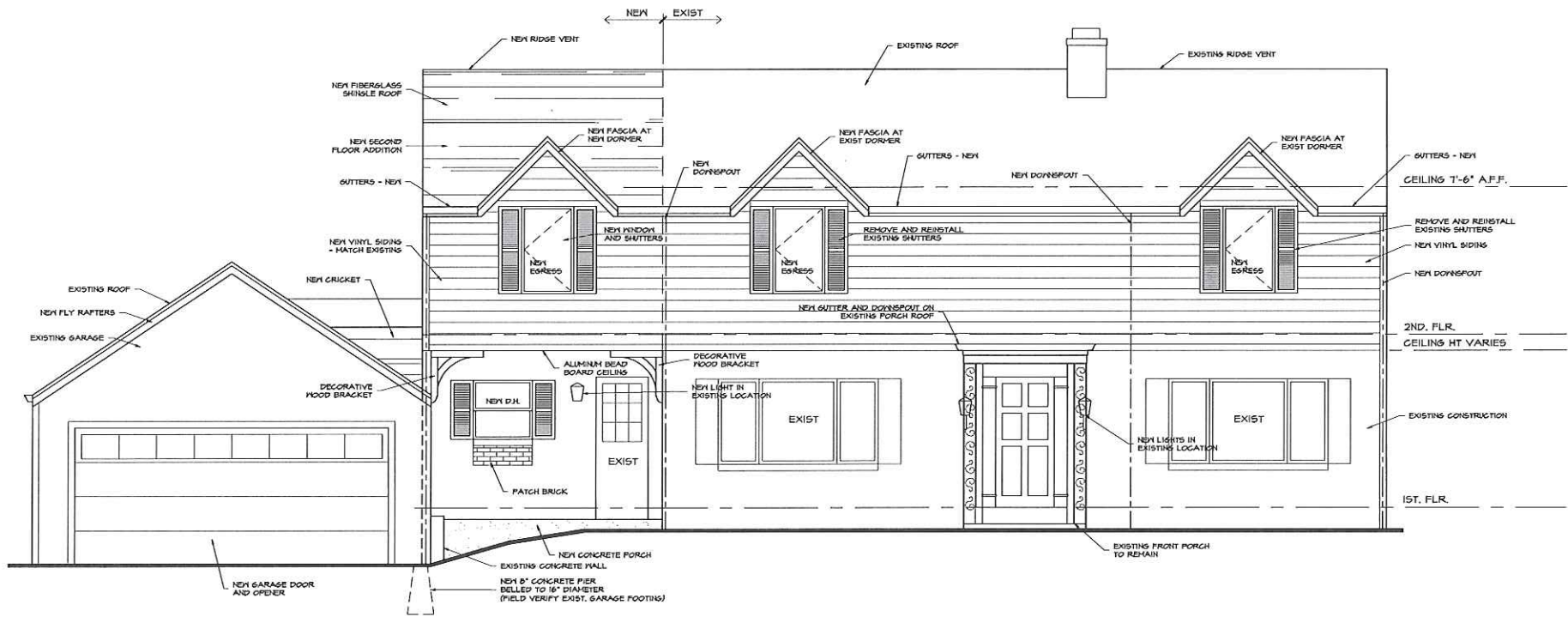
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A5

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A
A6 EXISTING WEST ELEVATION
SCALE: 1/4" = 1'-0"



B
A6 PROPOSED WEST ELEVATION
SCALE: 1/4" = 1'-0"

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DRAWING TITLE:

EXISTING AND
PROPOSED
WEST
ELEVATIONS

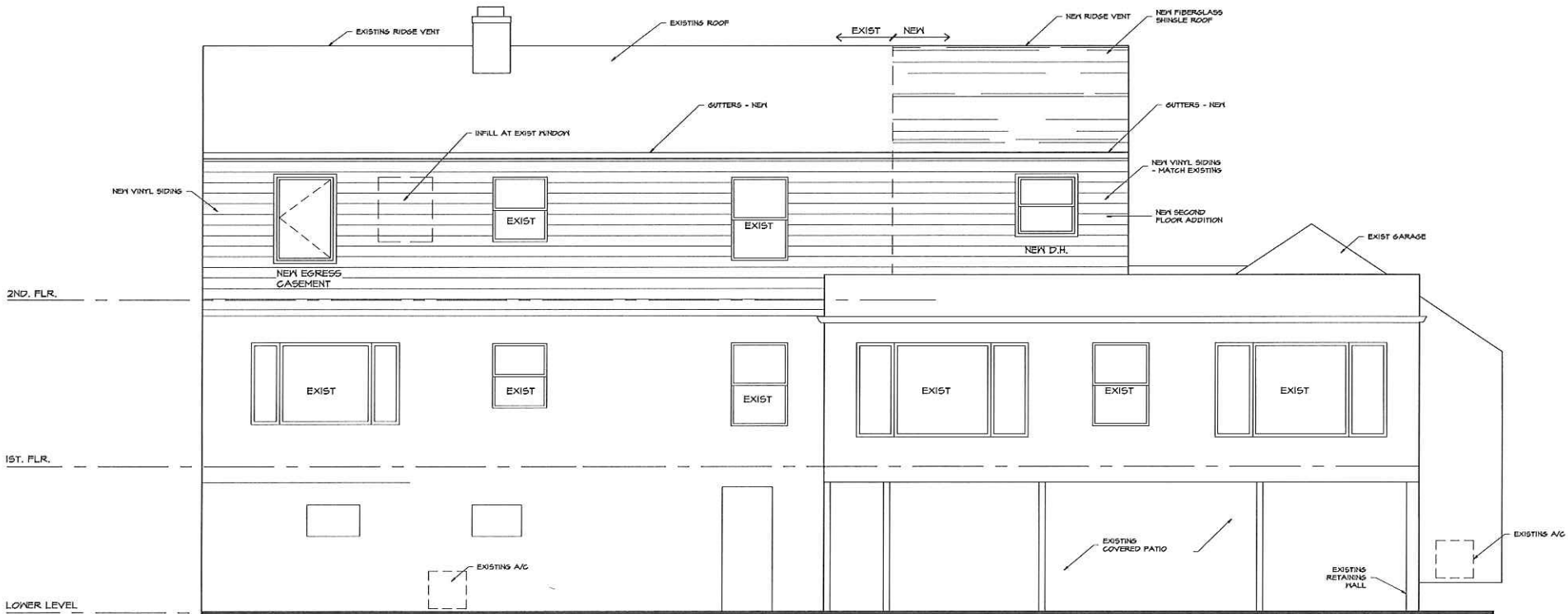
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A
A7 EXISTING EAST ELEVATION
SCALE: 1/4" = 1'-0"



B
A7 PROPOSED EAST ELEVATION
SCALE: 1/4" = 1'-0"

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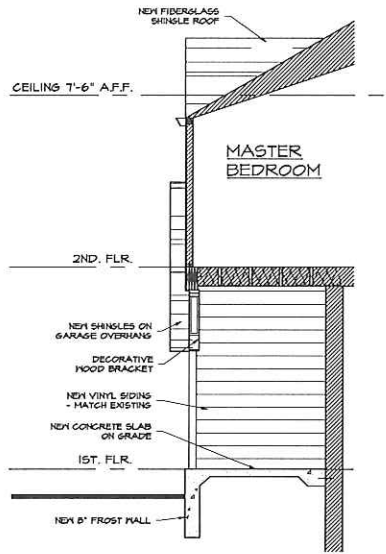
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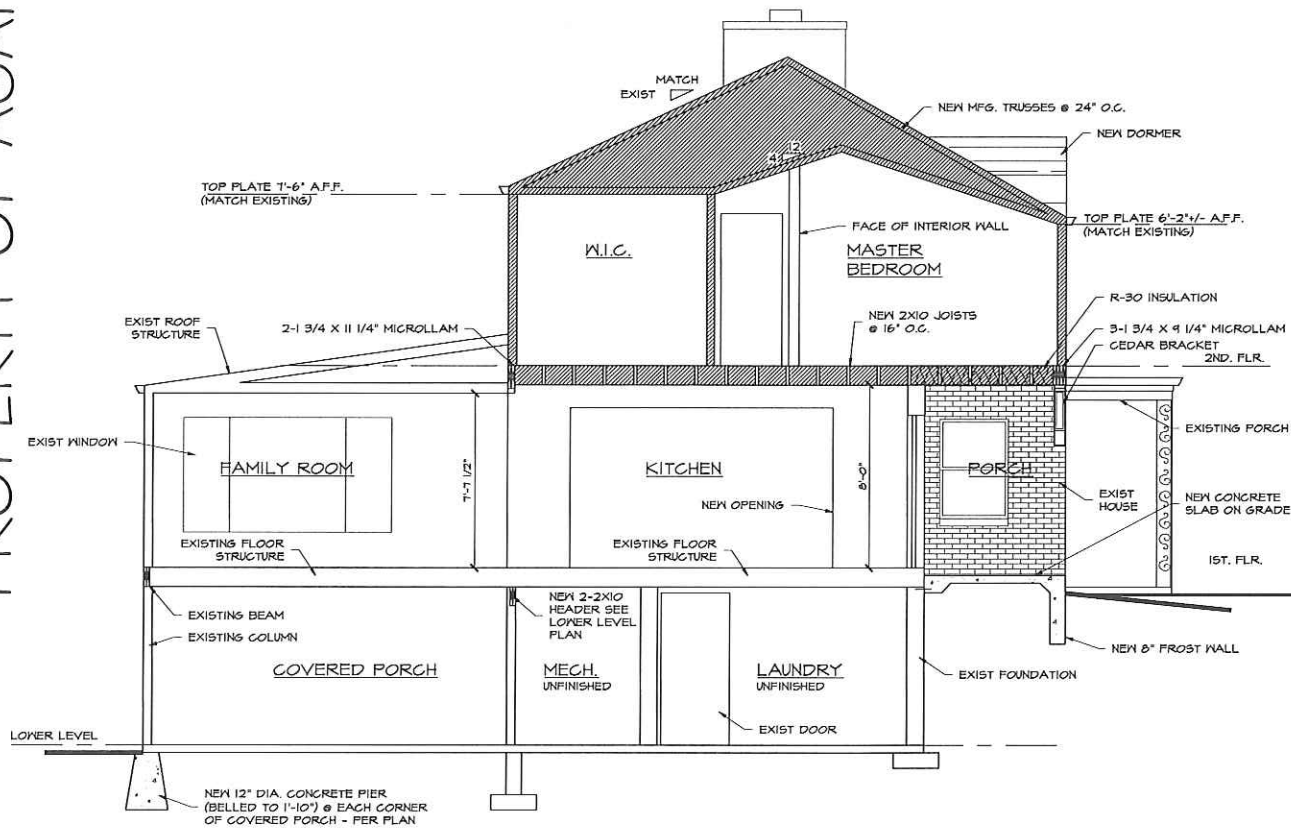
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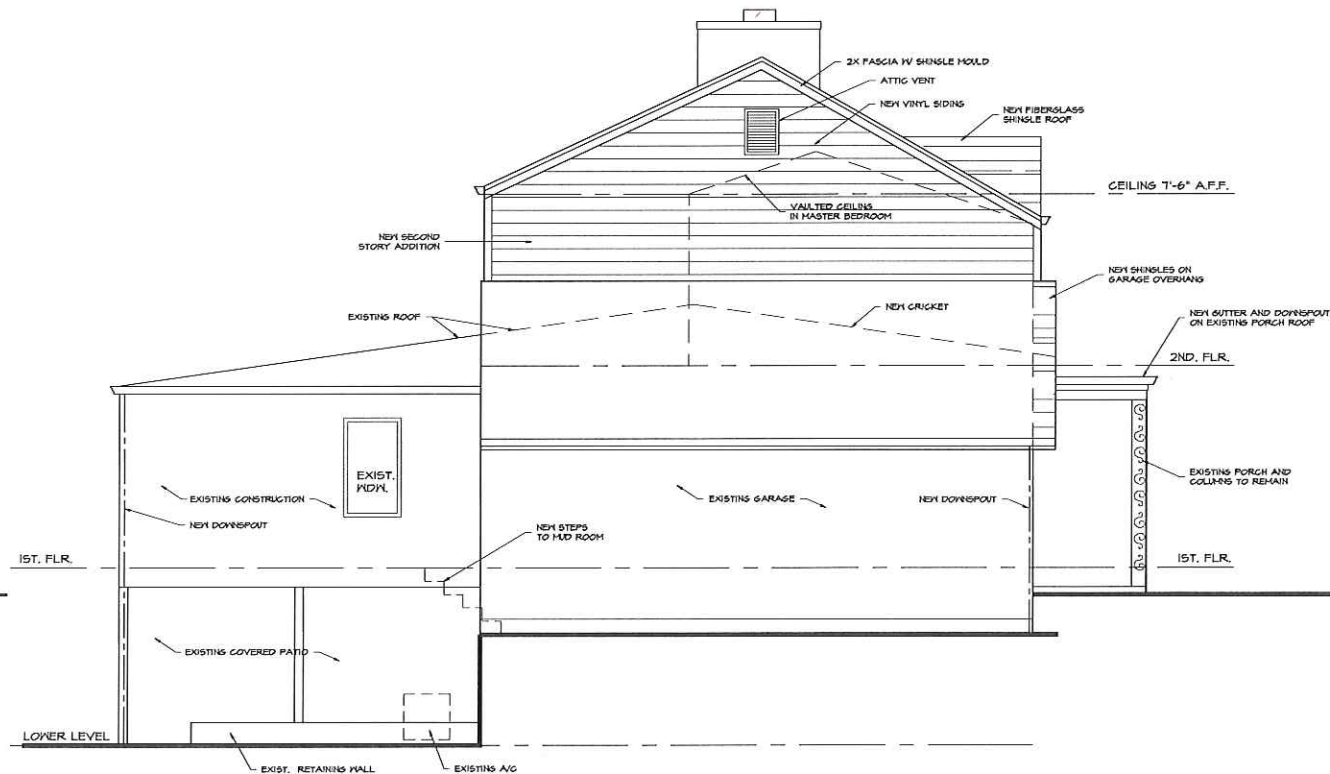
A
A8 PROPOSED PARTIAL SOUTH ELEVATION
SCALE: 1/4" = 1'-0"



B
A8 EXISTING NORTH ELEVATION
SCALE: 1/4" = 1'-0"



C
A8 PROPOSED NORTH ELEVATION
SCALE: 1/4" = 1'-0"



D
A8 PROPOSED NORTH ELEVATION
SCALE: 1/4" = 1'-0"

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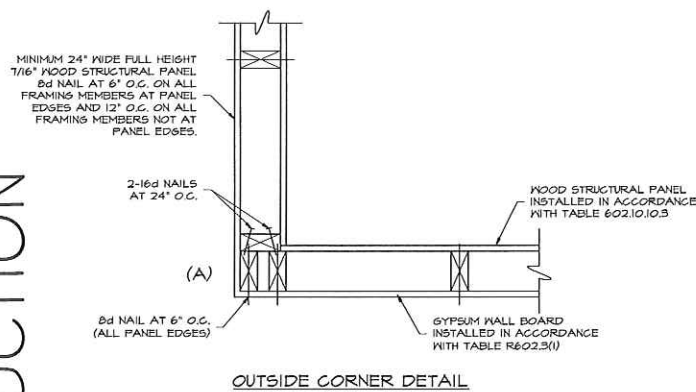
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EXISTING AND PROPOSED
NORTH &
PARTIAL SOUTH
ELEVATIONS

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CHECKED BY: KEVIN O'BRIEN
SHEET #

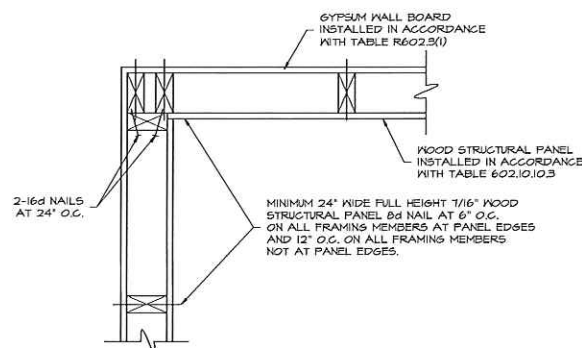
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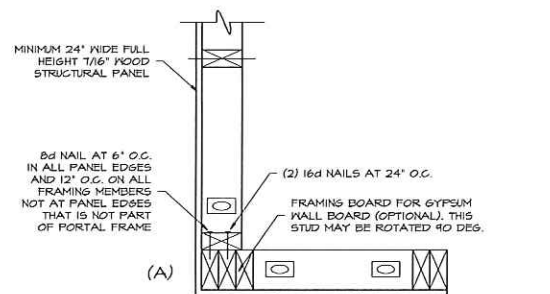
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OUTSIDE CORNER DETAIL



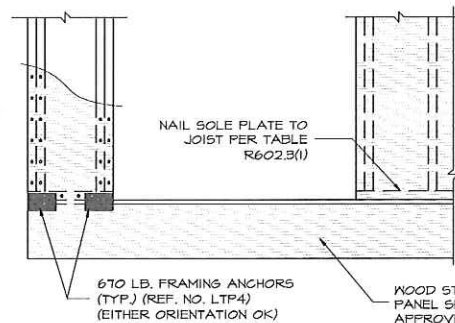
INSIDE CORNER DETAIL



CORNER DETAIL

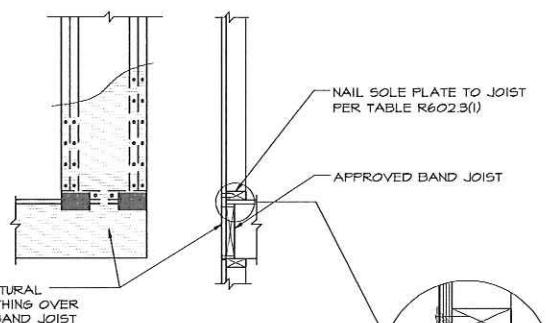
USED IN CONJUNCTION WITH WITH SIMPLIFIED PORTAL WALL

(A) - END STUD INDICATED ON THE ABOVE DETAILS MAY BE SHIFTED 1/16" TO ALLOW STUD FACE TO BE ALIGNED WITH SHEATHING, OR AN OPTIONAL NON-STRUCTURAL FILLER PANEL MAY BE USED

SIMPLIFIED BRACING EXTERIOR CORNER FRAMING
SIMPLIFIED METHOD 2004 IRC

OUTSIDE ELEVATION

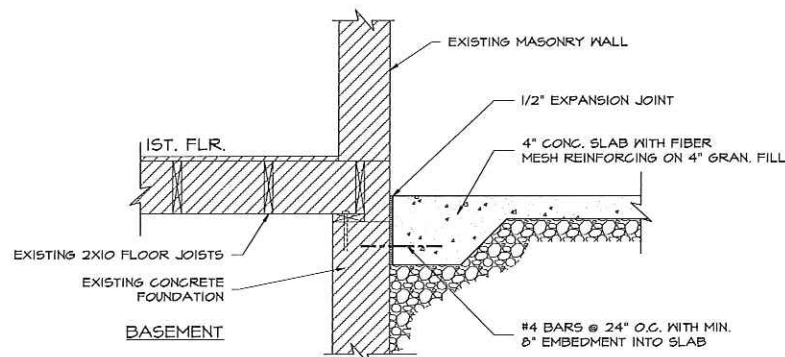
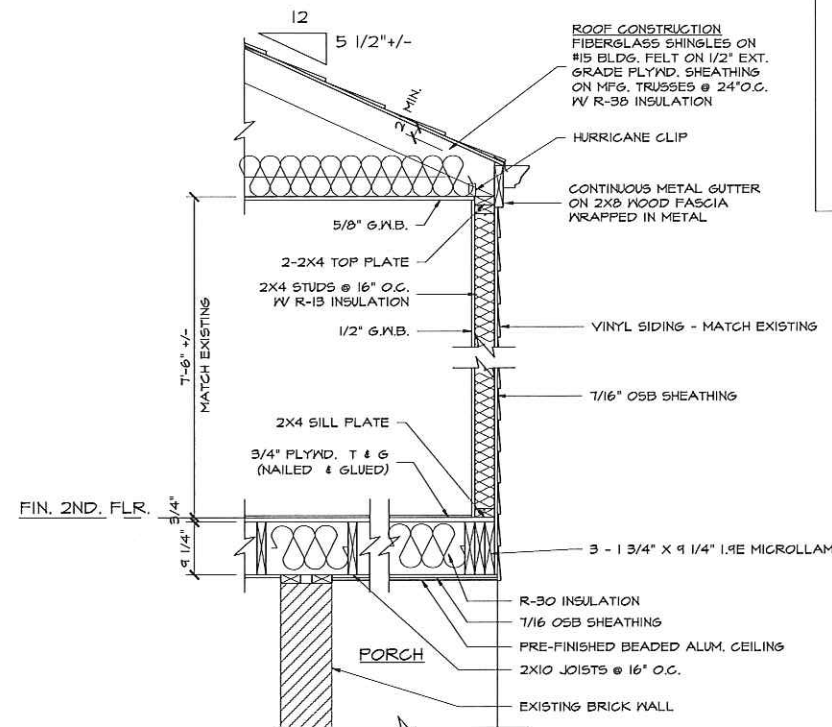
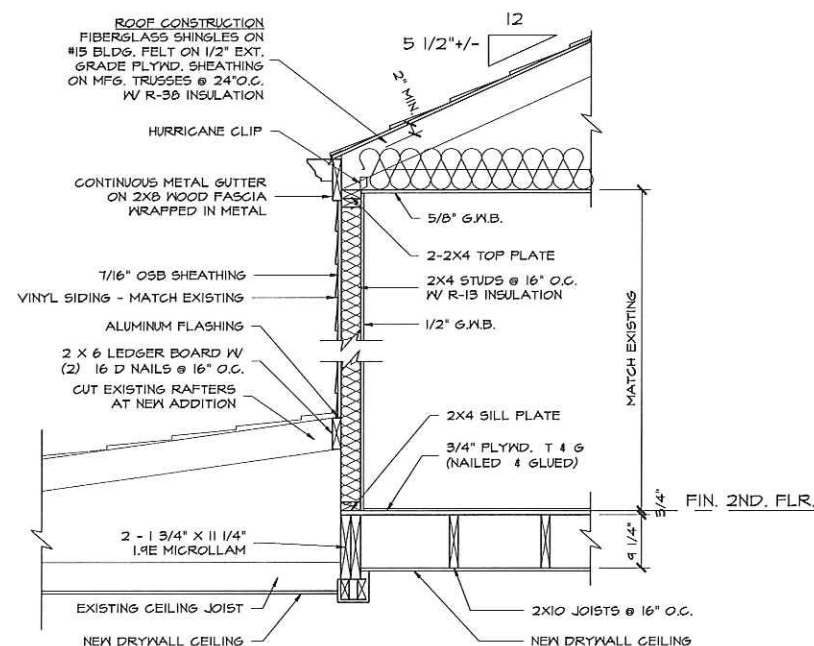
* OVER RAISED WOOD FLOOR OR SECOND FLOOR (FRAMING ANCHOR OPTION)



SIDE ELEV.

FRAMING ANCHORS INSTALLED PER THE ANCHOR MANUFACTURER'S RECOMMENDATION. THEY MAY ALSO BE ROTATED VERTICALLY.

USE ENGINEERED WOOD RIM BOARD, I-JOIST, OR DRY LUMBER RIM JOIST TO MINIMIZE POTENTIAL FOR BUCKLING OVER BAND JOIST

IMPORTANT CODE REQUIREMENT:
ONLY FOR USE ON HOMES WITH FULLY SHEATHED PLYWOOD OR OSB EXTERIOR WALLS, PER IRC R602.10.5.(B) PORCH SLAB DETAIL
SCALE: 3/4" = 1'-0"(A) WALL SECTION @ SECOND FLOOR
SCALE: 3/4" = 1'-0"(C) WALL SECTION @ SECOND FLOOR
SCALE: 3/4" = 1'-0"

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