WILDWOOD

AGENDA

OF THE

CITY OF WILDWOOD'S

ARCHITECTURAL REVIEW BOARD

CITY HALL COUNCIL CHAMBERS

16860 Main Street

Thursday, October 13, 2016 - 7:00 p.m. to 9:00 p.m.

1. Welcome And Roll Call By Chair
2. Approval Of Meeting Minutes Of September 8, 2016

   Documents:

   II. DRAFT SEPTEMBER 8, 2016 MINUTES.PDF

3. Review Agenda Items To Be Discussed At Tonight's Meeting By Chair
4. New Business

4.I. Ready For Action – Two (2) Items

4.I.i. Review Of The Architectural Elevations And Related Materials For An Approved Single Family Residential Development That Is To Be Located On An Eight (8) Acre Tract Of Land; West Side Of Center Avenue, South Of Manchester Road; R1-A 22,000 Square Foot Residence District, With A Planned Residential Development Overlay District (PRD); A Total Of Twelve (12) Detached Single Family Dwellings. The Review Of Architectural Elevations And Related Materials By The City's Architectural Review Board Is A Requirement Of The Site-Specific Governing Ordinance (Ordinance #2088). P.Z. 21, 22, And 23-14, Stone Mill Subdivision, Whalen Custom Homes. (Ward Eight)

Documents:

IV.1.A STONE MILL.PDF

4.I.ii. Review Of An Outdoor Advertising Sign In Accordance With Chapter 415.450 Outdoor Lighting Requirements – Section D (3.) (F), Which States: "Outdoor Advertising Signs Of The Type Constructed Of Translucent Materials And Wholly Illuminated From Within Do Not Require Shielding. Dark Background With Light Lettering Or Symbols Is Required, Unless Otherwise Authorized By The Architectural Review Board Of The City," For Quest Church; South Side Of Manchester Road, West Of State Route 109 (Locator Number 24V430174/Street Address 17126 Manchester Road); NU Non-Urban Residence District ("Cultural/Institutional" Town Center Designation). (Ward 1)

Documents:

IV.1.B. QUEST CHURCH SIGN.PDF

4.II. Not Ready For Action – No Items

5. Old Business

5.I. Ready For Action – One (1) Item

5.I.i. Town Center Development Manual's Review And Update, After The Completion Of The Overall Plan's Ten (10) Year Update [Approved December 2013]. The Board Will Review The Revised Town Center Plan's Architectural Guidelines Document, In Its Entirety. (Wards – 1, 4, 5, 6, 7, And 8)

Documents:

V.1.A. ROOF SECTION AND ARCHITECTURAL GUIDELINES.PDF

5.II. Not Ready For Action – No Items

6. Other

6.I. A Discussion Item Relating To P.Z. 5 And 5a-98 Greater Missouri Builders, Inc./Cambury Subdivision; McBride & Son Companies

The Department is requesting the Board provide direction on its action regarding the attached units on Lots 19, 20, 73, and 74, located at the corner of Cambury Lane and Larksong Drive. **(Ward Eight)**

Documents:

VI.1. CAMBURY.PDF

7. Public Comment

8. Closing Remarks And Adjournment

Note: The Architectural Review Board will consider and act upon these matters listed above and any such others as may be presented at the meeting and determined appropriate for discussion at that time.

The City of Wildwood will provide reasonable accommodations for persons attending Architectural Review Board meetings. Requests for reasonable accommodations should be made by contacting Liz Weiss, City Clerk, at 636-458-0440 or by email at liz@cityofwildwood.com, at least 48 hours

CITY OF WILDWOOD
RECORD OF PROCEEDINGS

MEETING OF THE ARCHITECTURAL REVIEW BOARD
CITY HALL, 16860 MAIN STREET, WILDWOOD, MISSOURI
September 8, 2016

The Architectural Review Board meeting began at 7:00 pm, on Thursday, September 8, 2016, in the Wildwood City Hall Council Chambers, 16860 Main Street, Wildwood, Missouri.

I. Welcome and Roll Call

Chair Hoffmann called the meeting to order and welcomed everyone. The following members were in attendance, as noted:

Present [5]	Absent [3]
Chair Hoffmann	Secretary Crow
Vice-Chair Dial	Council Liaison Baugus
Board Member Teller	Commission Liaison Lee
Board Member Hensic	
Alternate Lindberg	

Staff present:	Director Vujnich and Planner Newberry
City Officials:	None
Petitioners present:	Tom Cummings, Eva Walsh, Vince Gelezunas, and other representatives of Payne Family Homes; and Don Roseman, Bill Biermann, and Dan Thies, representatives of Stonecrest at Wildwood

II. Approval of Meeting Minutes from August 11, 2016

A motion was made by Board Member Teller, seconded by Board Member Hensic, for the approval of the August 11, 2016 meeting minutes, as prepared. There being no discussion or changes, the motion passed by a voice vote [5-0].

III. Agenda Items to be Discussed at Tonight's Meeting

Chair Hoffmann noted three (3) items under New Business "Ready for Action". No modifications to the agenda were made and the meeting proceeded, as outlined.

IV. New Business

1. Ready for Action [Three (3) Items]

a) Review of the Architectural Elevations and related materials for an approved single family residential development that is to be located on a 28 acre tract of land; east side of State Route

109, south of State Route 100; R-4 7,500 square foot Residence District, with a Planned Residential Development Overlay District (PRD) (Town Center "Neighborhood Edge District"); a total of 104 detached single-family dwellings; P.Z. 25, 26, and 26a – 14 Main Street Crossing, Payne Family Homes L.L.C. (Ward Eight)

Director Vujnich outlined the approved development and described the adjacent land uses. He noted it has a "Neighborhood Edge" Town Center Area designation. Director Vujnich explained there are a mix of units, some with front entry garages and some with rear entry types. He outlined the requirements of the site-specific governing ordinance regarding streetscape and architectural requirements.

Discussion was held among Board Members regarding the future roundabout at Main Street and Eatherton Road; the street connectivity, with adjacent existing and future developments; the vertical changes in materials depicted on the elevations; the number of materials shown on some elevations and the possibility some have too many materials; and the steps Payne Family Homes would take to ensure architectural variety throughout the development.

Tom Cummings and Vince Gelezunas, Payne Family Homes, explained the rationale behind the number of materials and vertical changes. They stated Payne Family Homes intended to monitor the homes chosen by their purchasers to ensure architectural variety throughout the development.

A motion by Board Member Teller, seconded by Member Hensic, to approve the elevations, as presented. The motion passed by a voice vote [4-0; with one (1) abstention by Alternate Lindberg].

b) Review of the Architectural Elevations and related materials for an approved senior living facility and associated retail that is to be located on a 1.6 acre tract of land; south side of State Route 100, north of Plaza Drive, and west of Fountain Place; Amended C-8 Planned Commercial District (Town Center "Neighborhood General District"); A three (3), story senior housing facility, with limited ground floor retail; **P.Z. 5 and 5(a)-16, Stonecrest at Wildwood, NorthPoint Development. (Ward Eight)**

Director Vujnich explained the zoning history and site characteristics of the approved senior living facility. He highlighted components of this development, including the screened loading space and trash service; the outdoor patio that will serve as a public space component; and the east portion of the building that is planned to be retail and service space on its first floor.

Don Roseman, Project Architect, explained the operation of the senior living facility. He shared samples of the proposed materials, to be kept on file with the Department of Planning.

Discussion was held among Board Members regarding the possible extension of Plaza Drive to the west of its current terminus; the large size of the building; and the false terrace, as an architectural feature.

A motion by Vice-Chair Dial, seconded by Member Teller, to approve the elevations, with the condition Board Members would be provided with electronic versions of the proposed elevations to more closely review[1]. The motion passed by a voice vote [5-0].

c) Second review and discussion of Architectural Elevations and related materials for the City of Wildwood's Salt Storage Facility, c/o Department of Public Works; northwest corner of Manchester Road and St. Albans Road; 17955 Manchester Road (Locator Number 24X630103); NU Non-Urban Residence District. **(Ward - One)**

Director Vujnich explained the petitioner for this project was not in attendance at tonight's meeting and respectfully requested the Board postpone the item.

No vote was taken, but a consensus was reached among Board Members to postpone the item.

2. Not Ready for Action [No Items]

V. Old Business

1. Ready for Action [No Items]

2. Not Ready for Action [One (1) Item]

a) Town Center Development Manual's review and update, after the completion of the overall plan's ten (10) year update [approved December 2013]. The Board will review the revised Town Center Plan's Architectural Guidelines document, in its entirety. (Wards – 1, 4, 5, 6, 7, and 8)

VI. Other [No Items]

VII. Public Comment

VIII. Closing Remarks and Adjournment:

Director Vujnich noted the next regularly scheduled meeting will be held on October 13, 2016.

Board Member Teller made a motion, which was seconded by Board Member Hensic, to adjourn. The motion was passed by a voice vote [5-0]. The meeting was adjourned at 9:00 p.m.

Approved by: **Date Approved:**

Secretary Crow
City of Wildwood Architectural Review Board

[1] Electronic versions were provided by the petitioner. Correspondence among Board Members and the Department of Planning ultimately resulted in the elevations being approved, as submitted, by a vote of 4-1.

DRAFT

WHALEN
Custom Homes

ARCHITECTURAL REVIEW BOARD SUBMISSION
SEPTEMBER 8, 2016

STONE MILL LOT 1

WHALEN
Custom Homes

Architectural Statement

The proposed home and development embodies the New Urbanism Movement. This community is framed by it's architecture and landscape design which utilizes it's local history, climate, ecology and building practices. The subject property is based on a Craftsmen Style with Neo-Modernism features.

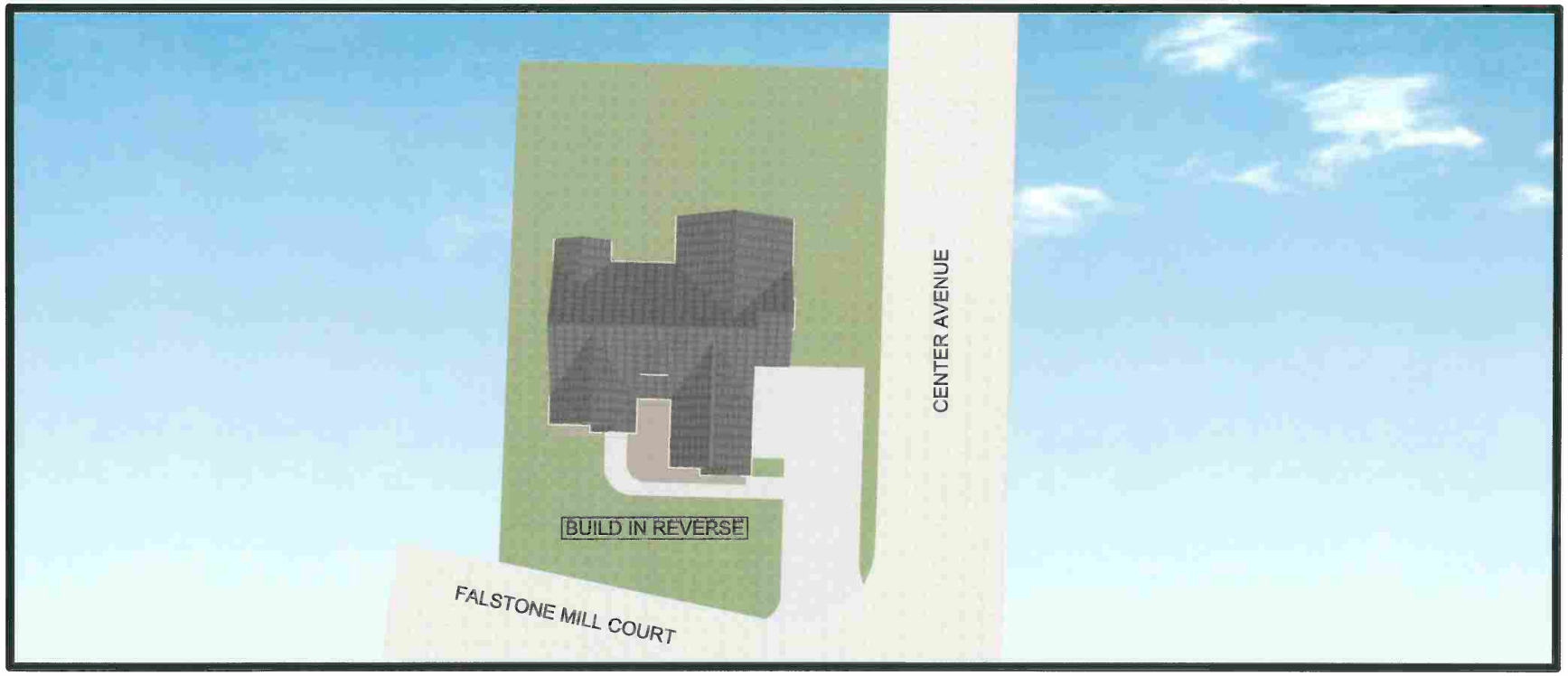
The placement of Stone Mill Display on Lot 1 is such that it allows for a side car entry and maximizes the rear yard while meeting all required setbacks and easements. The building materials and colors create a subtle but impactful feel with Gray Slate Hardie Lap Siding and tumbled light stone. It will create a peaceful statement as you enter Stone Mill.

The design is in compliance with all requirements.

We appreciate the Architectural Review Boards consideration of this application.

Sincerely,

Mike Whalen



DEVELOPMENT PLAN AND LANDSCAPE PLAN

NO.	DESCRIPTION	BY	DATE

WHALEN Custom Homes

STONE MILL LOT 1

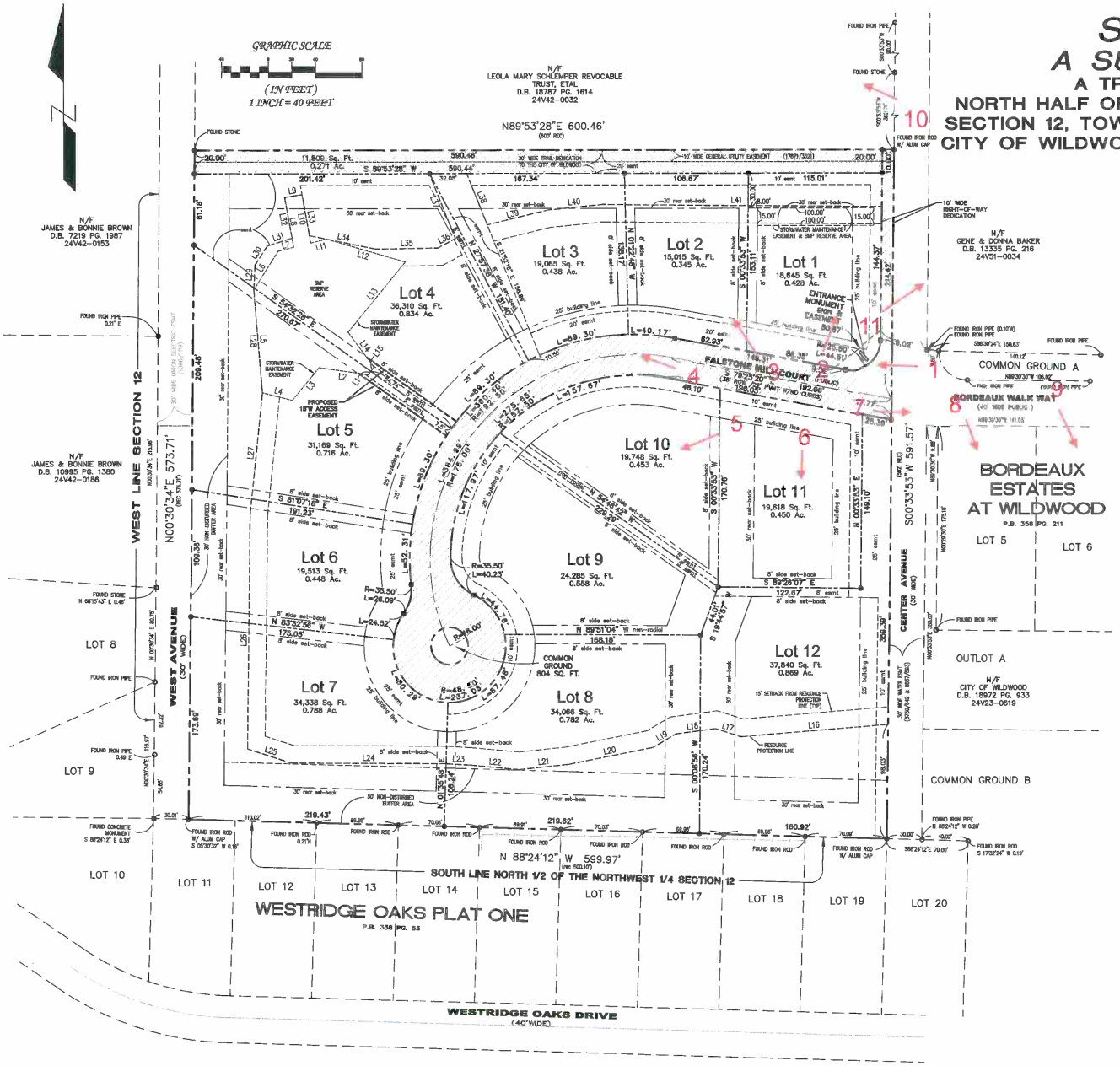
NEW RESIDENCE DISPLAY

DATE:

SCALE:

SHEET:

STONE MILL
A SUBDIVISION PLAT
A TRACT OF LAND IN THE NORTH HALF OF THE NORTHWEST QUARTER OF SECTION 12, TOWNSHIP 44 NORTH, RANGE 3 EAST CITY OF WILDWOOD, ST. LOUIS COUNTY, MISSOURI



LINE	BEARING	DISTANCE
L1	S 35°32'45" W	3.66'
L2	N 81°47'45" W	42.61'
L3	S 36°12'19" W	36.28'
L4	N 75°38'46" W	28.49'
L5	N 04°50'14" W	88.33'
L6	N 32°17'00" E	39.34'
L7	N 75°46'59" E	13.80'
L8	N 10°18'54" W	43.43'
L9	N 80°27'50" E	15.00'
L10	S 10°18'54" E	42.21'
L11	N 75°46'59" E	13.73'
L12	S 73°54'20" E	70.41'
L13	S 36°12'19" W	77.85'
L14	S 36°40'45" E	37.13'
L15	S 36°32'45" W	4.43'
L16	S 85°17'02" W	126.88'
L17	N 72°21'46" W	22.73'
L18	S 82°33'11" W	34.49'
L19	S 59°20'55" W	22.84'
L20	S 75°38'46" W	74.30'
L21	S 83°55'47" W	42.28'

LINE	BEARING	DISTANCE
L22	N 84°43'50" W	42.28'
L23	N 86°42'00" W	21.14'
L24	N 89°41'14" W	132.80'
L25	N 72°17'38" W	39.39'
L26	N 00°30'34" E	201.61'
L27	N 05°46'19" E	104.77'
L28	N 04°50'14" W	66.25'
L29	N 03°08'17" E	21.29'
L30	N 32°28'09" E	19.54'
L31	N 72°37'37" E	22.35'
L32	N 10°18'54" W	35.54'
L33	S 10°18'54" E	35.62'
L34	S 78°37'34" E	58.19'
L35	N 88°53'41" E	53.39'
L36	N 81°34'38" E	16.89'
L37	N 21°52'16" W	80.01'
L38	S 21°52'16" E	47.37'
L39	N 78°13'39" E	53.34'
L40	N 84°04'00" E	47.14'
L41	S 89°35'18" E	240.34'

☐ : PERMANENT MONUMENT TO BE SET UPON COMPLETION OF GRADING.
● : SEMI-PERMANENT MONUMENT TO BE SET AT ALL REAR LOT CORNERS.

(NOTE: CROSSES SHALL BE CUT AT THE INTERSECTION OF THE EXTENSION OF EACH LOT LINE WITH THE CENTERLINE OF THE STREET.)

LAND DESCRIPTION:

A TRACT OF LAND IN THE NORTH HALF OF THE NORTHWEST QUARTER OF SECTION 12, TOWNSHIP 44 NORTH, RANGE 3 EAST, CITY OF WILDWOOD, ST. LOUIS COUNTY, MISSOURI, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHEAST CORNER OF A TRACT OF LAND DESCRIBED IN A DEED TO LEOLA MARY SCHLEMPER REVOCABLE TRUST RECORDED IN DEED BOOK 18787 PAGE 1614 OF THE ST. LOUIS COUNTY RECORDS, SAID POINT BEING ON THE WEST LINE OF CENTER (30' WIDE) AVENUE; THENCE WITH THE WEST LINE OF CENTER AVENUE, BEING 15' WEST OF AND PARALLEL TO THE CENTERLINE THEREOF SOUTH 00 DEGREES 33 MINUTES 53 SECONDS WEST 591.57 FEET TO THE SOUTH LINE OF THE NORTH 1/2 OF THE NORTHWEST 1/4 OF SECTION 12, SAID POINT ALSO BEING THE NORTH LINE OF WESTRIDGE OAKS PLAT ONE AS PER THE PLAT THEREOF RECORDED IN PLAT BOOK 338 PAGE 53 OF THE ST. LOUIS COUNTY RECORDS; THENCE DEPARTING THE WEST LINE OF CENTER AVENUE WITH THE NORTH LINE OF WESTRIDGE OAKS PLAT ONE, NORTH 88 DEGREES 24 MINUTES 12 SECONDS WEST 599.97 FEET TO A POINT ON THE EAST LINE OF WEST (30'WIDE) AVENUE; THENCE WITH THE EAST LINE OF WEST AVENUE, BEING 15' EAST OF AND PARALLEL TO THE CENTERLINE THEREOF AND 30 FEET EAST OF AND PARALLEL TO THE WEST LINE OF SECTION 12, NORTH 00 DEGREES 30 MINUTES 34 SECONDS EAST 573.71 FEET TO THE SOUTHWEST CORNER OF THE AFORESAID LEOLA MARY SCHLEMPER REVOCABLE TRUST TRACT; THENCE WITH THE SOUTH LINE OF SAID LEOLA MARY SCHLEMPER REVOCABLE TRUST TRACT, NORTH 89 DEGREES 53 MINUTES 28 SECONDS EAST 600.46 FEET TO THE POINT OF BEGINNING AND CONTAINING 349,670 (8.027 ACRES), MORE OR LESS. SUBJECT TO ALL EASEMENTS, CONDITIONS AND RESTRICTIONS OF RECORD, IF ANY.

BASIS OF BEARING:

BEARINGS ARE IN RELATION TO WESTRIDGE OAKS PLAT ONE, AS RECORDED IN PLAT BOOK 338, PAGE 53, ST LOUIS COUNTY RECORDS.

SOURCE OF RECORD TITLE:

LAND OF THE STATE OF MISSOURI, RECORDED IN DEED BOOK 3240, PAGE 14, ST. LOUIS COUNTY MISSOURI RECORDS.

NOTES:

ALL DIMENSIONS ARE SHOWN IN FEET AND DECIMAL FRACTIONS THEREOF.

ALL EASEMENTS AND CONDITIONS WHICH AFFECT THIS SITE AS REPORTED IN ASSURED TITLE COMPANY AS AGENT FOR COMMONWEALTH LAND TITLE INSURANCE COMPANY, FILE NO. 836695 REVISION 1, DATED FEBRUARY 20, 2013:

ITEMS 1-9: STANDARD EXCEPTIONS WITH NO COMMENT BY SURVEYOR.

ITEM 10. EASEMENT GRANTED PUBLIC WATER SUPPLY DISTRICT #1 OF ST. LOUIS COUNTY, MISSOURI RECORDED IN BOOK 8750 PAGE 642 AND ASSIGNED TO ST. LOUIS COUNTY WATER COMPANY BY INSTRUMENT RECORDED IN BOOK 8837 PAGE 593. PLOTS WITHIN THE 30 FOOT WIDE STRIP TO THE EAST KNOWN AS CENTER AVENUE AND DOES NOT ADVERSELY AFFECT THE SUBJECT TRACT.

ITEM 11. TERMS AND PROVISIONS OF MISSOURI HIGHWAYS AND TRANSPORTATION COMMISSION UTILITY EASEMENT RECORDED IN BOOK 17871 PAGE 3321, 10' WIDE EASEMENT ALONG THE NORTH LINE OF THE SUBJECT TRACT. PLOTTED HEREON.

ITEMS 12-13: STANDARD EXCEPTIONS WITH NO COMMENT BY SURVEYOR.

TOTAL ACREAGE OF THIS PLAT: 8.027 ACRES.

LOCATOR NO.: 24V42-0010

BENCHMARK:

ST. LOUIS COUNTY BM 16-109: 794.70 (NGVD'29) "L" ON THE WEST SIDE OF A CONCRETE PORCH OF BUILDING AT # 16957 MANCHESTER ROAD; 21' EAST OF THE CENTERLINE OF EATHERTON ROAD AND 39' NORTH OF THE CENTERLINE OF MANCHESTER ROAD.

SITE BENCHMARK:

795.68 (NGVD'29) CROSS AT THE INTERSECTION OF THE CENTERLINE OF BORDEAUX WALK WAY AND THE EAST LINE OF CENTER AVENUE. SAID POINT BEING 218.08 FEET SOUTH AND 29.86 FEET EAST OF THE NORTHEAST CORNER OF SUBJECT TRACT.

SURVEYOR'S CERTIFICATION:

THIS IS TO CERTIFY TO WHALEN CUSTOM HOMES, INC., THAT AT THEIR REQUEST, SUBURBAN LAND SURVEY, INC. HAS PREPARED A BOUNDARY SURVEY AND SUBDIVISION PLAT DATED DECEMBER , 2015, OF A TRACT OF LAND BEING IN THE NORTH HALF OF THE NORTHWEST QUARTER OF SECTION 12, TOWNSHIP 44 NORTH, RANGE 3 EAST, CITY OF WILDWOOD, ST. LOUIS COUNTY, MISSOURI, THAT THIS PLAT IS BASED UPON A BOUNDARY SURVEY COMPLETED ON THE GROUND; THAT THE RESULTS OF SAID SURVEY ARE SHOWN HEREON; AND THAT INC. SAID SURVEY MEETS OR EXCEEDS THE CURRENT MINIMUM STANDARDS FOR URBAN CLASS BOUNDARY SURVEYS, AS ESTABLISHED BY THE MISSOURI DEPARTMENT OF NATURAL RESOURCES, DIVISION OF GEOLOGY AND LAND SURVEY.

DAVID L. ROBBINS NUMBER LS-2210 STATE OF MISSOURI

DAVID L. ROBBINS, R.L.S. 2210 — DATE
SUBURBAN LAND SURVEY, INC. LS -378-D

REVISED	COMMENT
01/11/16	easement verify
02/20/16	non-disturbed buffer cross

Suburban Land Survey
2007 Bellevue Ave., St. Louis MO 63143
(314) 645-7055 Fax: (314) 644-1225
CERTIFICATE OF AUTHORITY IN MISSOURI AND ILLINOIS

PROJECT:
STONE MILL
CITY OF WILDWOOD
ST LOUIS COUNTY, MISSOURI

PREPARED FOR:
Whalen Custom Homes
338 S. Kirkwood Road
St Louis, MO 63122
(314) 821-1745

DATE: 12/21/2015
JOB NUMBER: 15072
FILE NAME: Stone Mill.dwg
FIELDWORK BY: DLR, CJK
DRAWN BY: DLR
CHECKED BY:
SHEET 1 of 2

1

2
CAT
SILVERADO
9DJ-530

3

4

5

6

7

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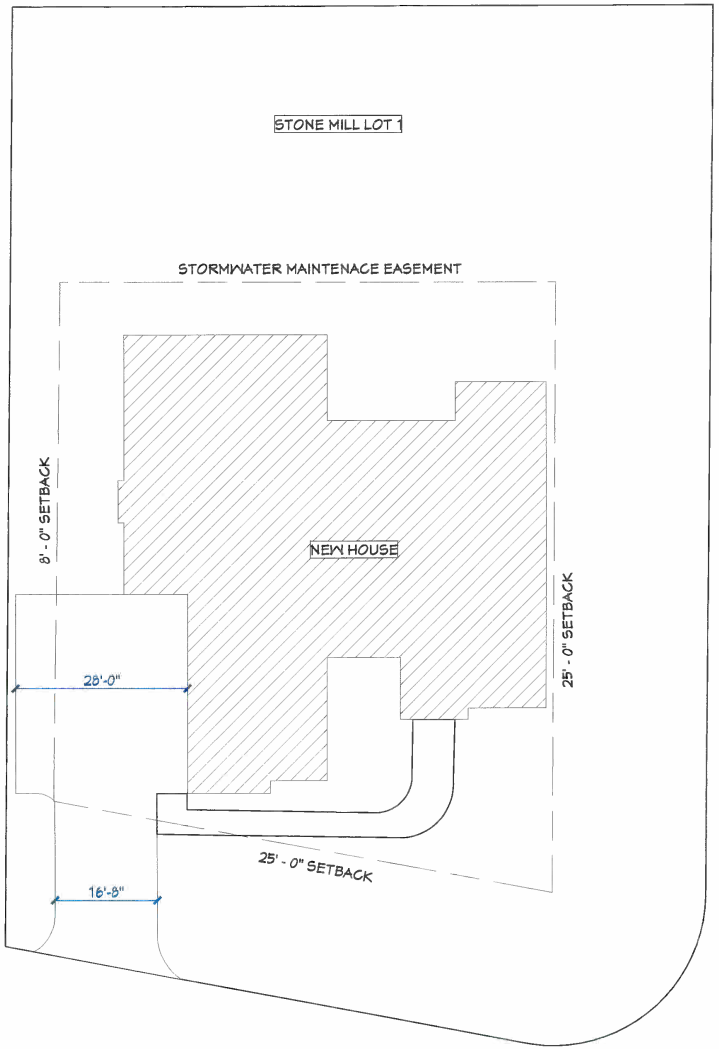
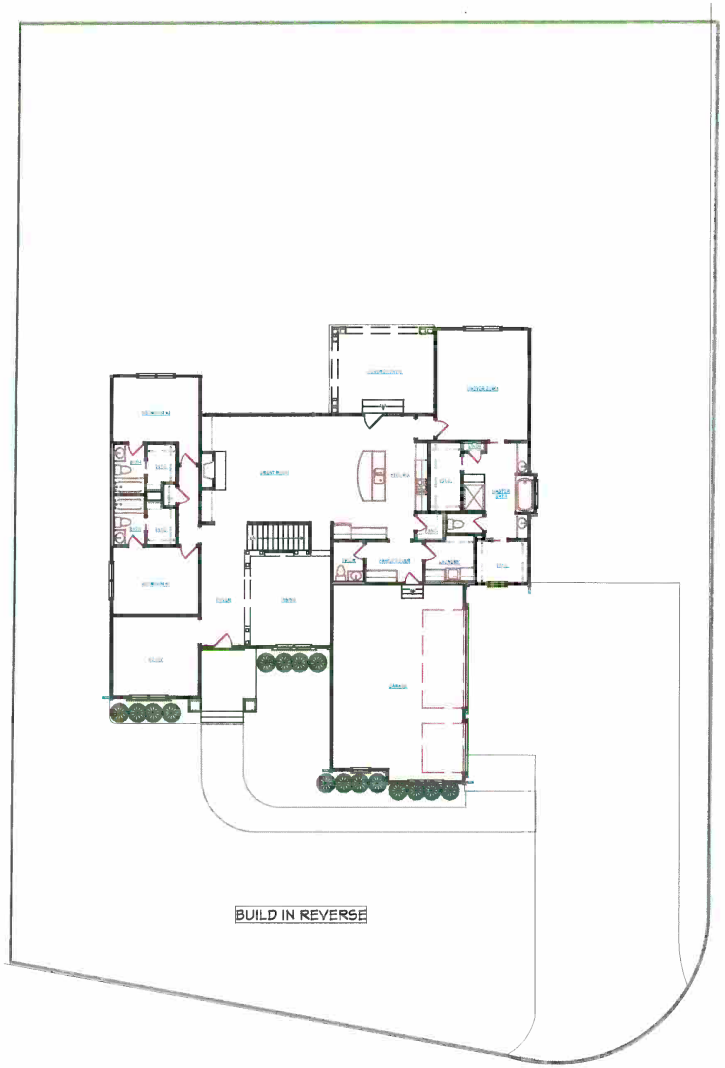
10

11



FOOTPRINT OF HOUSE ON LOT

SCALE: 1" = 20'-0"



GENERAL FLOOR PLAN

SCALE: 1" = 20'-0"

NO.	DESCRIPTION	BY	DATE

WHALEN Custom Homes

STONE MILL LOT 1

NEW RESIDENCE DISPLAY

DATE:

SCALE:

SHEET:

FRONT ELEVATION

BUILD IN REVERSE

REAR ELEVATION

SEE "MATERIALS AND COLORS SECTION" FOR DESCRIPTIONS

NO.	DESCRIPTION	BY	DATE

WHALEN Custom Homes

STONE MILL LOT 1

NEW RESIDENCE DISPLAY

DATE:

SCALE:

SHEET:

RIGHT ELEVATION

LEFT ELEVATION

SEE "MATERIALS AND COLORS SECTION" FOR DESCRIPTIONS

NO.	DESCRIPTION	BY	DATE

WHALEN Custom Homes

STONE MILL LOT 1

NEW RESIDENCE DISPLAY

DATE:

SCALE:

SHEET:

FRONT RENDERINGS

NO.	DESCRIPTION	BY:	DATE

WHALEN Custom Homes

STONE MILL LOT 1

NEW RESIDENCE DISPLAY

DATE:

SCALE:

SHEET:

REAR RENDERINGS

NO.	DESCRIPTION	BY	DATE

WHALEN Custom Homes

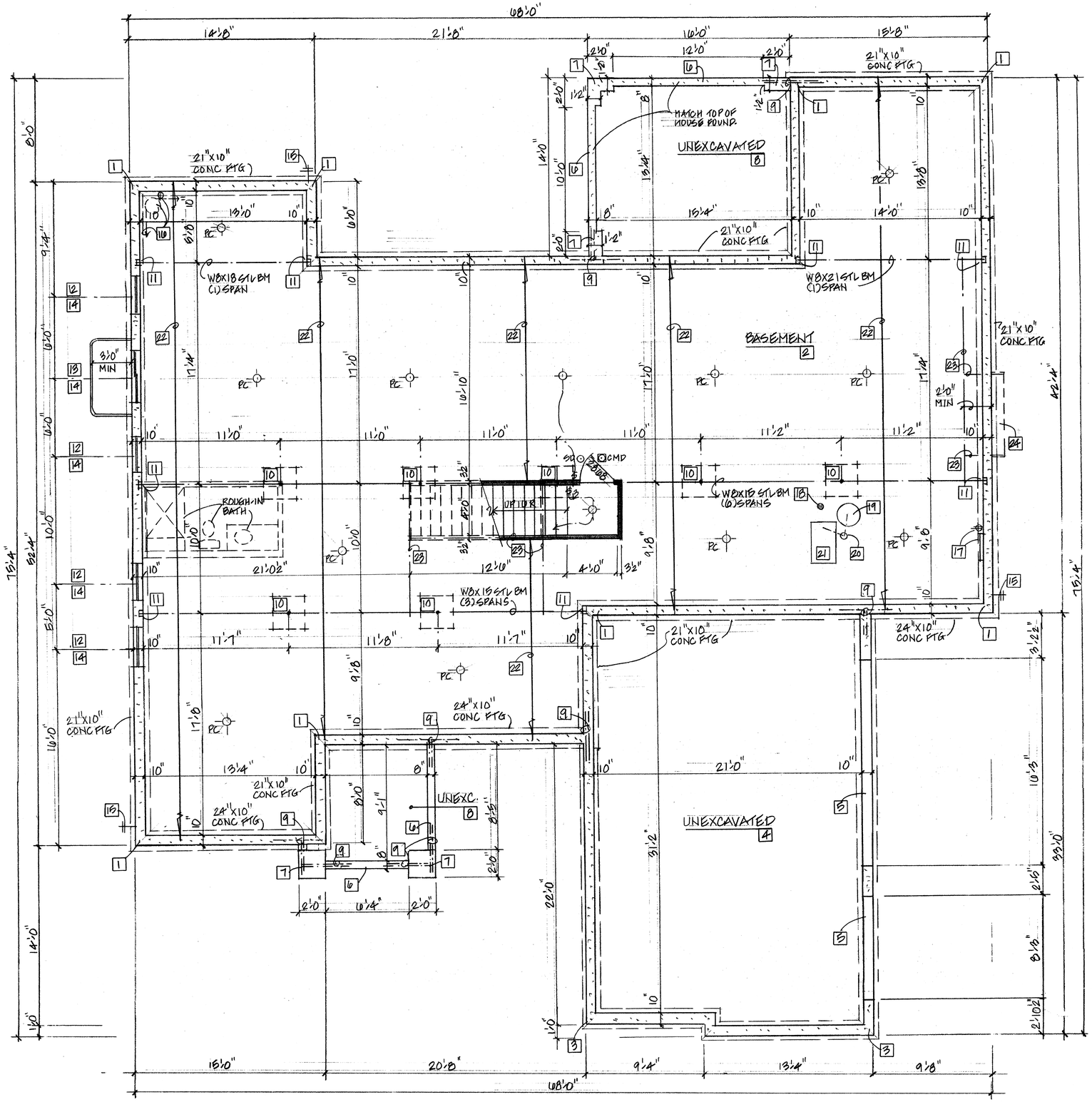
STONE MILL LOT 1

NEW RESIDENCE DISPLAY

DATE:

SCALE:

SHEET:



BASEMENT / FOUNDATION PLAN 8'-10" POUR

4"=1'-0"

BASEMENT / FOUNDATION PLAN NOTES

1. 10" TH CONC FOUNDATION (8'-10" POUR) SEE PLAN FOR FTG SIZES
2. 3½" TH CONC SLAB ON 6 MIL PVB ON 4" GRAN FILL - SLOPE TO FLR DRN.
3. 10" TH CONC FOUND. ON 16"x10" CONC FTG - 30" MIN BELOW FIN GRADE
4. 4" TH CONC SLAB W/ 6x6x10/10 WWF ON 6 MIL PVB ON 4" GRAN FILL - SLOPE TO OH DOORS
5. HOLD TOP OF FOUND. DOWN FOR SLAB CLEARANCE
6. 8" TH CONC FOUND. TO 30" MIN BEL FIN GRADE
7. CONC PIER TO 30" MIN BELOW FIN GRADE
8. 4" TH CONC SLAB W/ #4'S @ 24" OC - 24" EW INTO FOUND. - THICKEN EDGES & SLOPE AWAY FROM STRUCTURE
9. ADDIT (2) #4'S 24" EW T&B @ ALL FOUND. INTERSECTIONS
10. 3½" Ø STL COLUMN ON 30"x30"x12" TH CONC COLUMN PAD
11. BEAM POCKET W/ MIN 4" BEARING - GROUT LEVEL & SOLID
12. 16/20 BASEMENT SASH
13. 4040 EGRESS SLIDER W/ SILL @ MAX 44" AFF IN APPROVED WDW WELL W/ GRAVEL BED & DRAIN TO HPR - SEE DTL ON SHT D3
14. ADDIT (2) #5'S AROUND WDW EXTENDING 24" PAST OPENING
15. FREEZE PROOF HOSE BIBB
16. 4" Ø PERF DRAIN PIPE @ FOUND. PERIM TO SUMP W/ DEDICATED OUTLET OR DAYLITED
17. APPROX LOCAT OF 200 AMP ELECT PANEL W/ GFI - FIELD LOCATE
18. FLOOR DRAIN
19. GAS WATER HEATER W/ OVERFLOW TANK IF <30 GALLON
20. METALBESTOS FLUE W/ UL APP'D CAP & CO
21. FORCED AIR GAS FURNACE
22. 11⅞" TJI FLOOR JOISTS @ 16" OC - 210 SERIES BY 'TRUS JOIST INC'
23. 1¾" x 11⅞" MICROLLAM
24. CANTILEVER ABOVE - ENCLOSE W/ EG MTL, INSUL TO R-19 MIN & SEAL ALL JOINTS

STATE OF MISSOURI
FRANKLIN D. WISEMAN, JR.
NUMBER A-2006027170
ARCHITECT

DATE: 6/15/16 (BID SET)
COMPLETE: 8/16/16
REVISIONS:

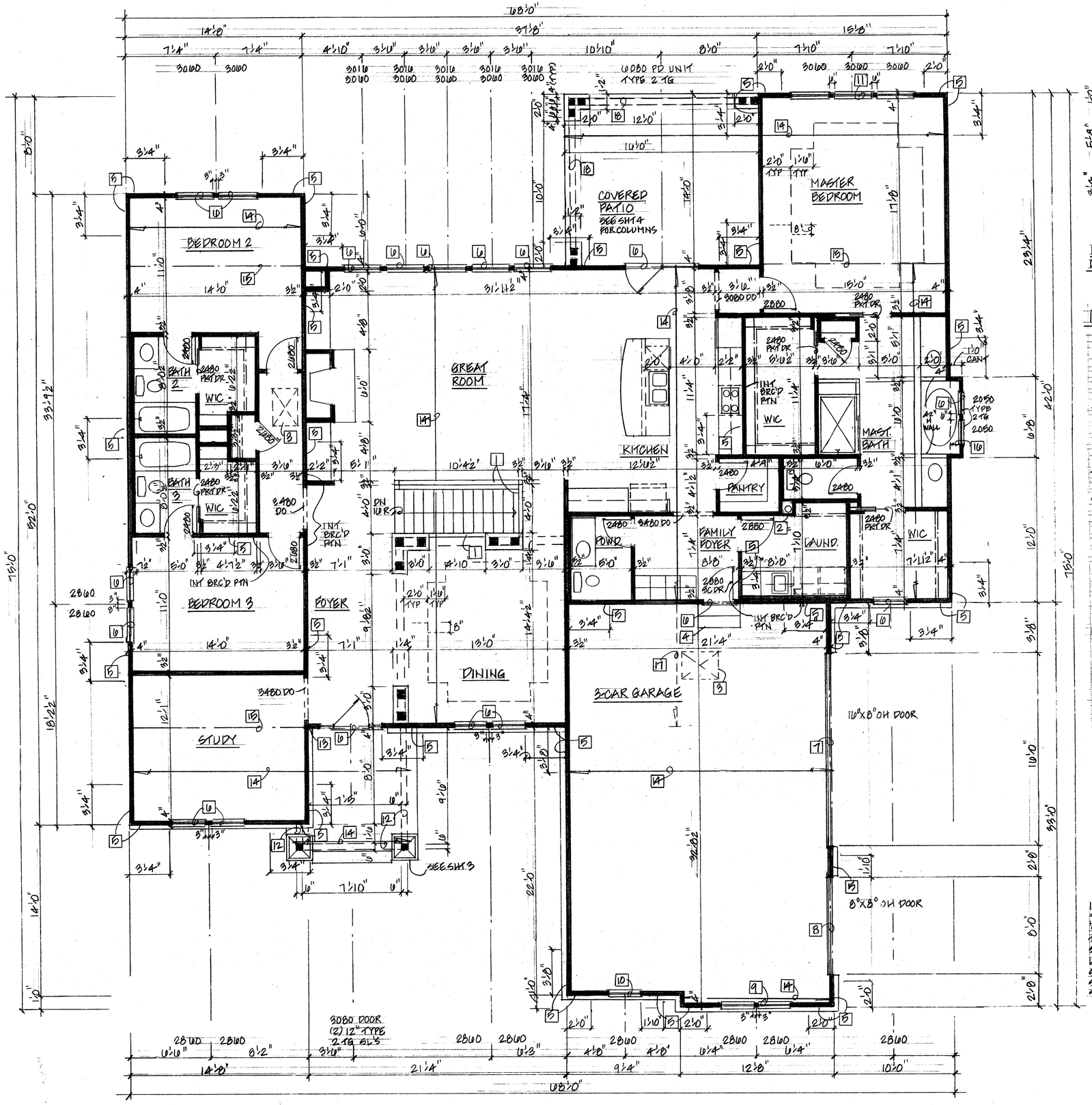
PAMELA L. ALSING
ARCHITECTURAL DRAFTING & DESIGN
3745 YAEGER ROAD
ST. LOUIS, MO 63129 (314) 845-9723
NOT A LICENSED ARCHITECT

WHALEN CUSTOM HOMES
338 S. KIRKWOOD ROAD SUITE 103
KIRKWOOD, MO 63122
(314) 575-7645

BASEMENT / FOUNDATION PLAN

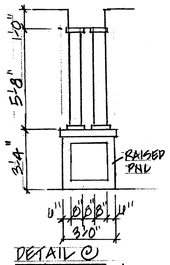
DISPLAY HOME
LOT 1 STONE MILL
WILDWOOD, MO

SHEET NO
1
OF 9



FIRST FLOOR CONSTRUCTION PLAN 10'-1 1/8" PLATE 2699 SF

'CAPITOL' WINDOW DESIGNATIONS



DETAIL @ DIN'G RM COL'S

FIRST FLOOR CONSTRUCTION PLAN NOTES

1. 36" H RAILING W/ MAX 4" OC SPACING BTWN BALUSTERS
2. FLUE SPACE - MIN 2" CLEAR
3. 22" x 36" ATTIC ACCESS (FIRESTOPPED @ GARAGE)
4. MIN 4" STEP UP
5. IRC BRACED WALL PANEL - SEE IRC NOTE THIS SHT
6. (2) 2X10 HEADER
7. (2) 1 3/4" x 11 7/8" ML HEADER
8. (2) 2X12 HEADER - 12'-6" LONG (PORTAL FRAME)
9. (2) 2X12 HEADER - 12'-8" LONG (PORTAL FRAME)
10. (2) 2X12 HEADER - 7'-10" LONG (PORTAL FRAME)
11. (2) 2X12 HEADER - 15'-8" LONG (PORTAL FRAME)
12. (2) 2X12 BOX BEAM
13. 600 LB HOLD DOWN
14. PREFAB TRUSSES @ 24" OC
15. PREFAB GIRDER TRUSS W/ (3) STUDS EE
16. 2X4 RAFT'S & CLG JOISTS @ 16" OC
17. 2X6 OVERFRAMING
18. (2) 1 3/4" x 11 7/8" MICROLLAM BEAM - ALUM WRAP

IRC NOTE:

'SIMPLIFIED METHOD USED'
THE INT & EXT WALL CONFIG. BRACES THE STRUCTURE IN ACCORD. W/OR EQUAL TO THE LATERAL BRACING PROVISIONS OF 2009 IRC SECT R602.10 OR 2009 IBC SECT 2305
SHEATH ENTIRE STRUCT. W/ 7/16" OSB OR PLYWD.
SEE SHT D3 FOR DETAILS

STATE OF MISSOURI
FRANKLIN D. MEHMAN, JR.
NUMBER A-2003027170
ARCHITECT

DATE: 6/15/16 (BID SET)
COMPLETE: 8/16/16
REVISIONS:

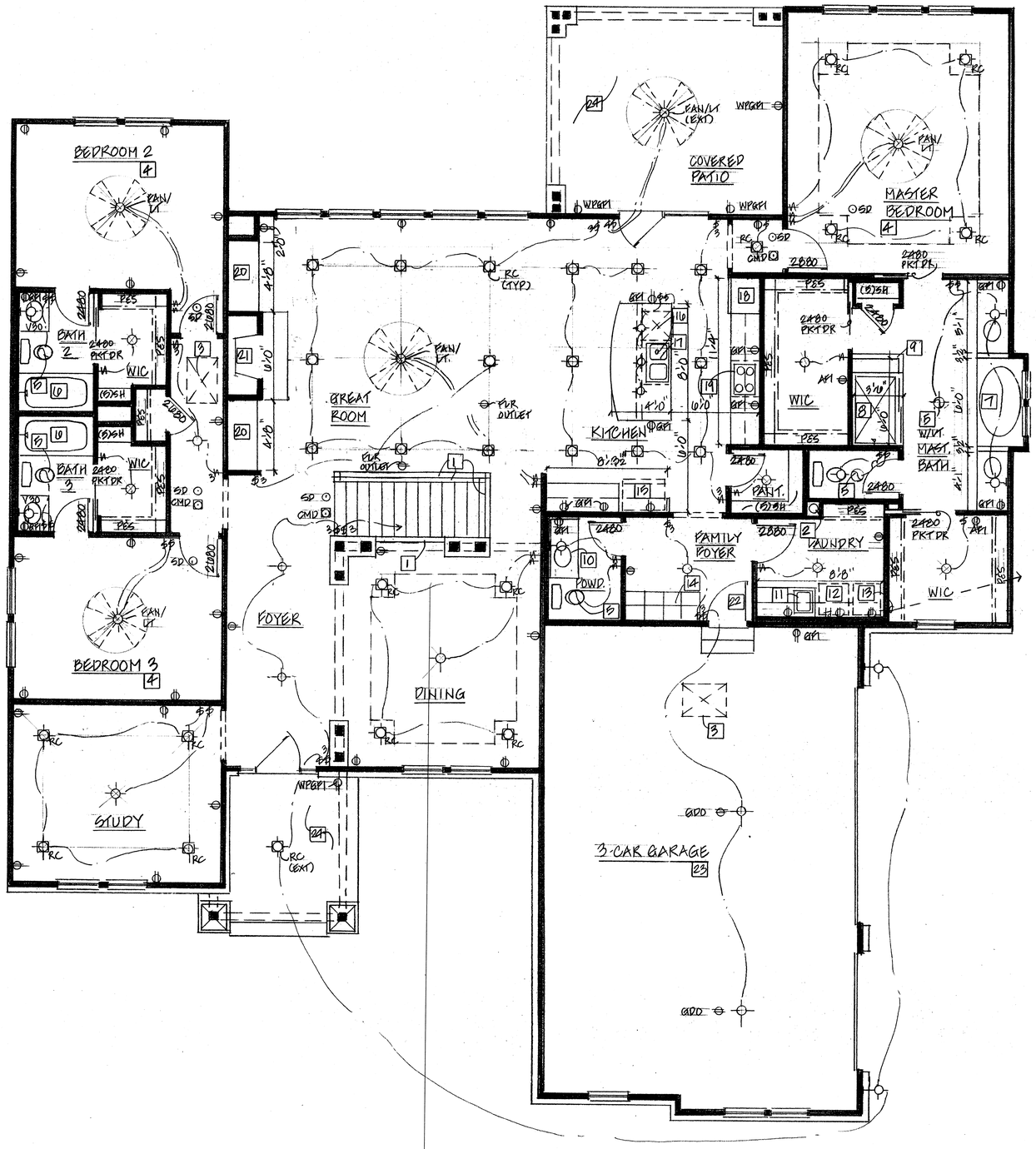
PAMELA L. AUSING
ARCHITECTURAL DRAFTING & DESIGN
3745 YAEGER ROAD
ST. LOUIS, MO 63129 (314) 845-9723
NOT A LICENSED ARCHITECT

WHALEN CUSTOM HOMES
338 S. KIRKWOOD ROAD SUITE 103
KIRKWOOD, MO 63122
(314) 575-7645

FIRST FLOOR CONSTRUCTION PLAN

DISPLAY HOME
LOT 1 STONE MILL
WILDWOOD, MO

SHEET NO 2 OF 9



FIRST FLOOR FINISH & ELECTRIC PLAN

1/4"=1'-0"

FIRST FLOOR FINISH & ELECTRIC PLAN NOTES

1. 36" H RAILING W/ MAX 4" OC SPACING BETWEEN BALUSTERS
2. FLUE SPACE - MIN 2" CLEAR
3. 22" X 36" ATTIC ACCESS - FIRESTOPPED IN GARAGE
4. AFI CIRCUITS IN THIS ROOM
5. EXHAUST FAN TO EXT - MIN 50 CFM
6. 60" X 32" TUB/SHOWER
7. 72" X 36" TUB
8. 42" X 60" SHOWER W/ TG DOORS
9. 12" SEAT W/ TG WALLS
10. FURNITURE STYLE VANITY
11. LAUNDRY SINK IN CABINET
12. WASHER SPACE W/ H&C & HI DRAIN
13. DRYER SPACE W/ 220V OR GAS HOOKUP & VENT TO EXT (IN FDN)
14. 60" CUBBIES
15. REFRIGERATOR SPACE
16. DISHWASHER
17. 36" SINK W/ DISPOSAL
18. OVENS W/ 220V OR GAS HOOKUP
19. COOKTOP W/ EXH HOOD & 220V OR GAS HOOKUP
20. BUILT INS
21. 'HEATILATOR NOVUS' 36" DIRECT VENT GAS FIREPLACE
22. 2080 SC DOOR
23. (1) LAYER 5/8" TYPE 'X' DW W/ 3½" BATT (R-13 MIN) INSUL @ ALL WALLS BETWEEN HOUSE & GAR UP TO CEILING W/ (1) LAYER 5/8" TYPE 'X' DW ON GAR CLG.
24. VINYL SOFFIT CEILING

STATE OF MISSOURI
FRANKLIN D. WISEMAN, JR.
NUMBER A-2003027170
ARCHITECT

DATE: 10/15/10 (BID SET)
COMPLETE: 8/10/11
REVISIONS:

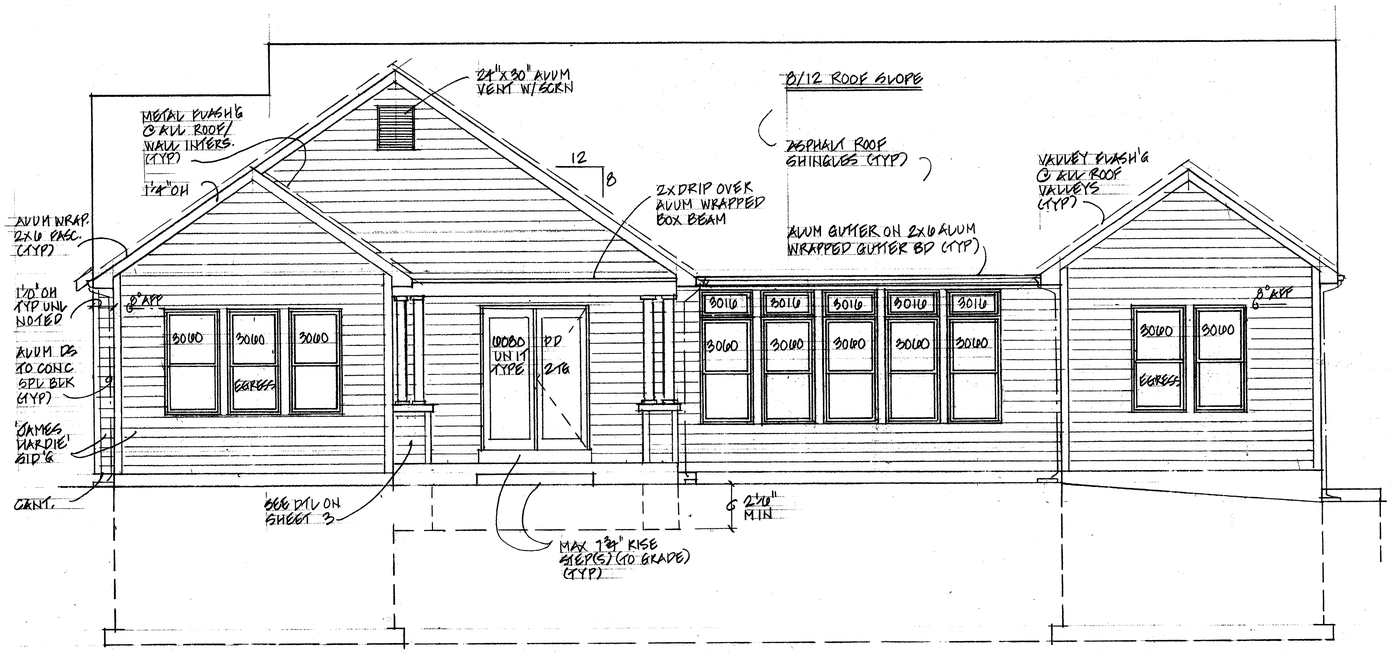
PAMELA L. ALSING
ARCHITECTURAL DRAFTING & DESIGN
3745 YAEGER ROAD
ST. LOUIS, MO 63121 (314) 845-9723
NOT A LICENSED ARCHITECT

WHALEN CUSTOM HOMES
7388 S KIRKWOOD ROAD SUITE 103
KIRKWOOD, MO 63122
(314) 515-7045

FIRST FLOOR FINISH & ELECTRIC PLAN

DISPLAY HOME
LOT 1 STONE MILL
WILDWOOD, MO

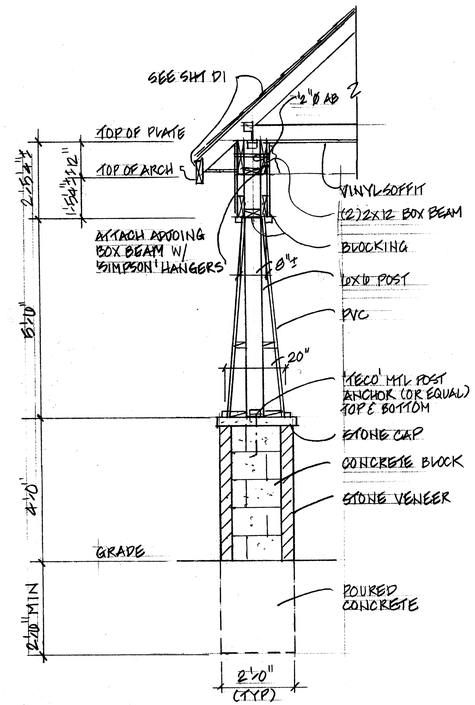
SHEET NO
2A
OF 9



REAR ELEVATION

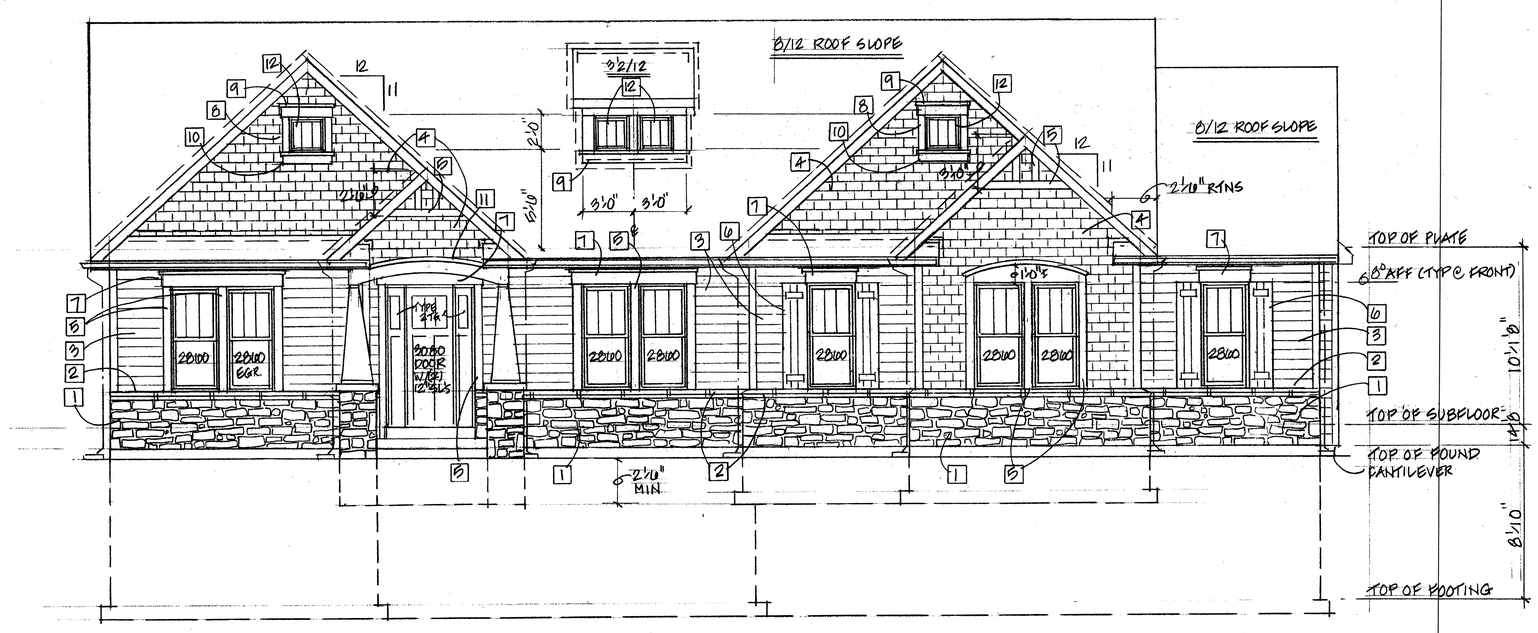
'CAPITOL' WINDOW DESIGNATIONS (TYP)

4"=1'-0"



DETAIL @ FRONT PORCH COLUMN

2"=1'-0"



FRONT ELEVATION

SEE REAR ELEVATION FOR TYPICAL INFO

4"=1'-0"

FRONT ELEVATION NOTES

1. STONE VENEER
2. CUT STONE SILL
3. 'JAMES HARDIE' LAP SIDING (& CORNERS)
4. 'JAMES HARDIE' SHINGLE SIDING (& CORNERS)
5. 1x6 TRIM
6. 16" SHUTTERS
7. 2x2 OVER 1x8
8. 1x4 TRIM
9. 2x2 OVER 1x6
10. 2x2 OVER 1x4
11. ARCHED 2x2 OVER 8" TRIM
12. 2x2 FIXED WINDOW

STATE OF MISSOURI
FRANKLIN D. WIEGMAN JR.
NUMBER A-2003027170
ARCHITECT

DATE: 6/15/16 (BID SET)
COMPLETE: 8/6/16
REVISIONS:

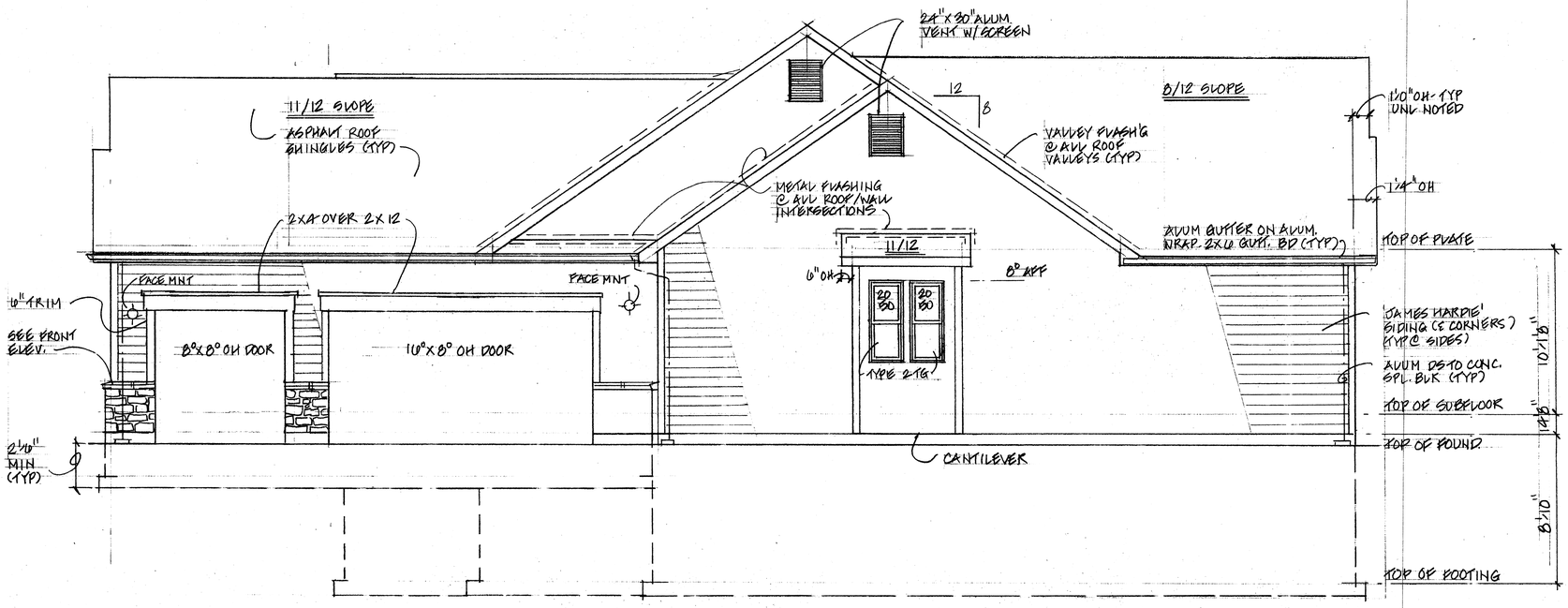
PAMELA L. ALSING
ARCHITECTURAL DRAFTING & DESIGN
3745 YAEGER ROAD
ST. LOUIS, MO 63129 (314) 845-9723
NOT A LICENSED ARCHITECT

WHALEN CUSTOM HOMES
338 S. KIRKWOOD ROAD SUITE 103
KIRKWOOD, MO 63122
(314) 575-7645

FRONT & REAR ELEVATIONS

DISPLAY HOME
LOT 1 STONE MILL
WILDWOOD, MO

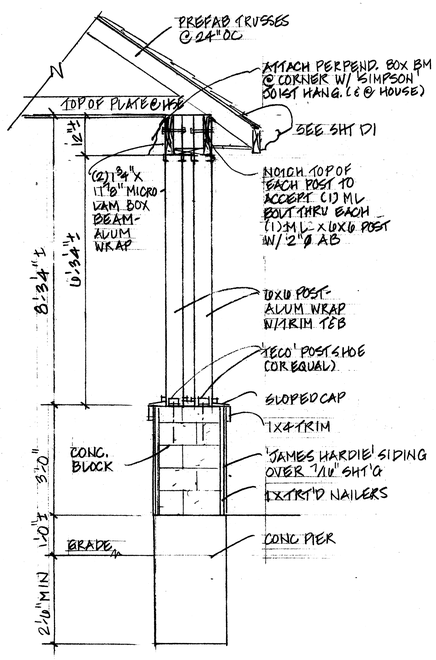
SHEET NO
3
OF 9



RIGHT SIDE ELEVATION

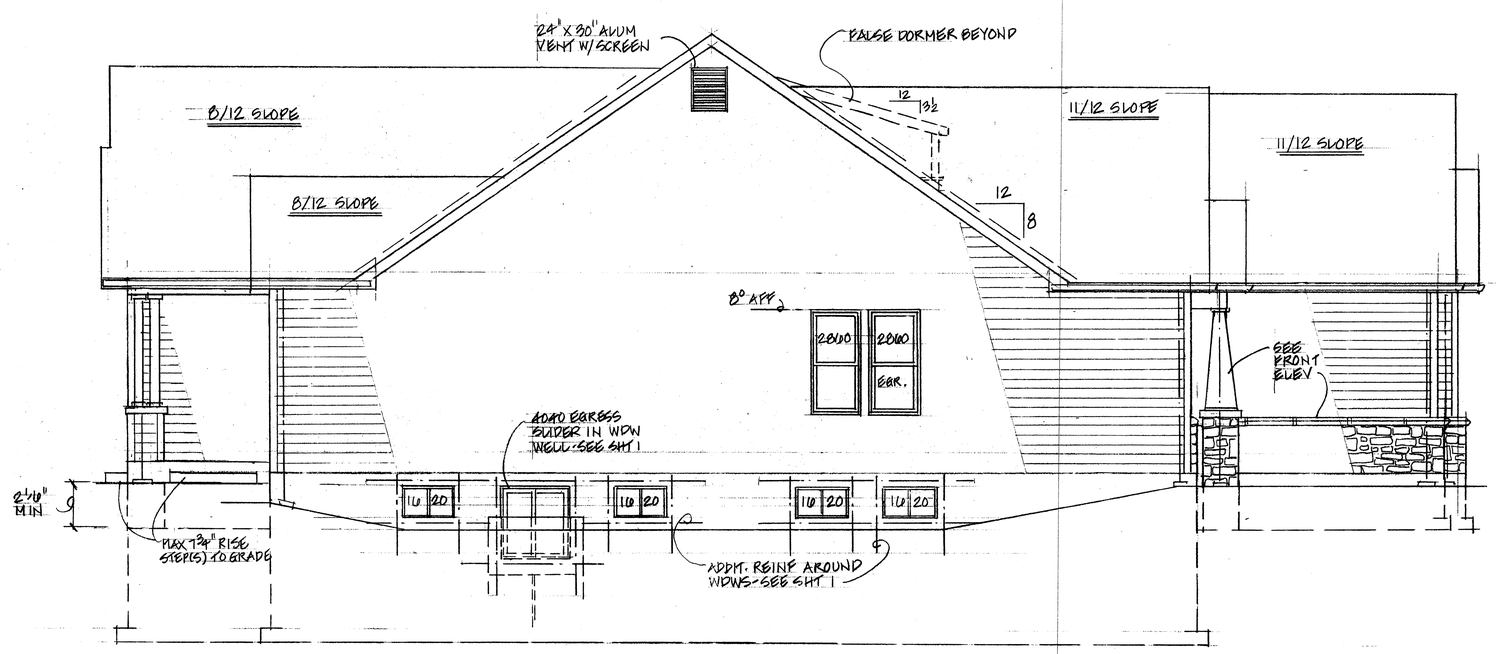
'CAPITOL' WINDOW DESIGNATIONS (TYP)

4"=1'-0"



DETAIL @ REAR PORCH

2"=1'-0"



LEFT SIDE ELEVATION

SEE RIGHT SIDE ELEV. FOR TYP INFO

4"=1'-0"

STATE OF MISSOURI
FRANKLIN D. WISEMAN, JR.
NUMBER A-2003027170
ARCHITECT

DATE: 6/15/16 (BID SET)
COMPLETE: 8/6/16
REVISIONS:

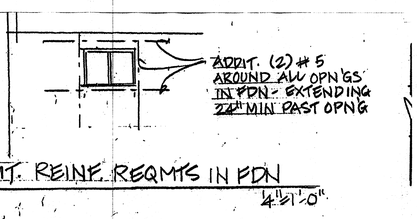
PAMELA L. ALSING
ARCHITECTURAL DRAFTING & DESIGN
3745 YAEGER ROAD
ST LOUIS, MO 63129 (314) 845-9723
NOT A LICENSED ARCHITECT

WHALEN CUSTOM HOMES
338 S KIRKWOOD ROAD SUITE 103
KIRKWOOD, MO 63122
(314) 575-7645

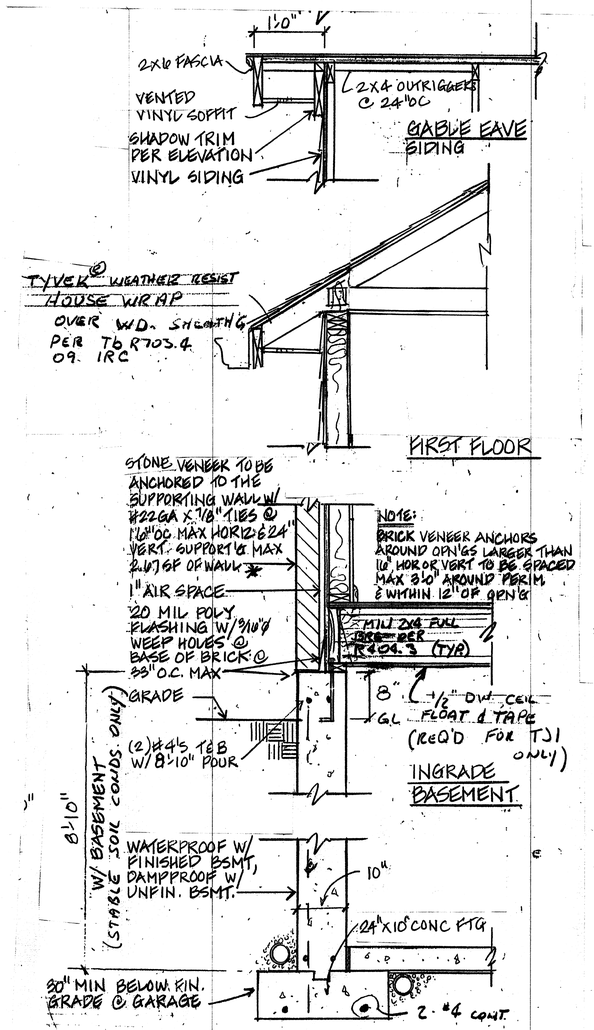
SIDE ELEVATIONS

DISPLAY HOME
LOT 1 STONE MILL
WILDWOOD, MO.

SHEET NO
4
OF 9



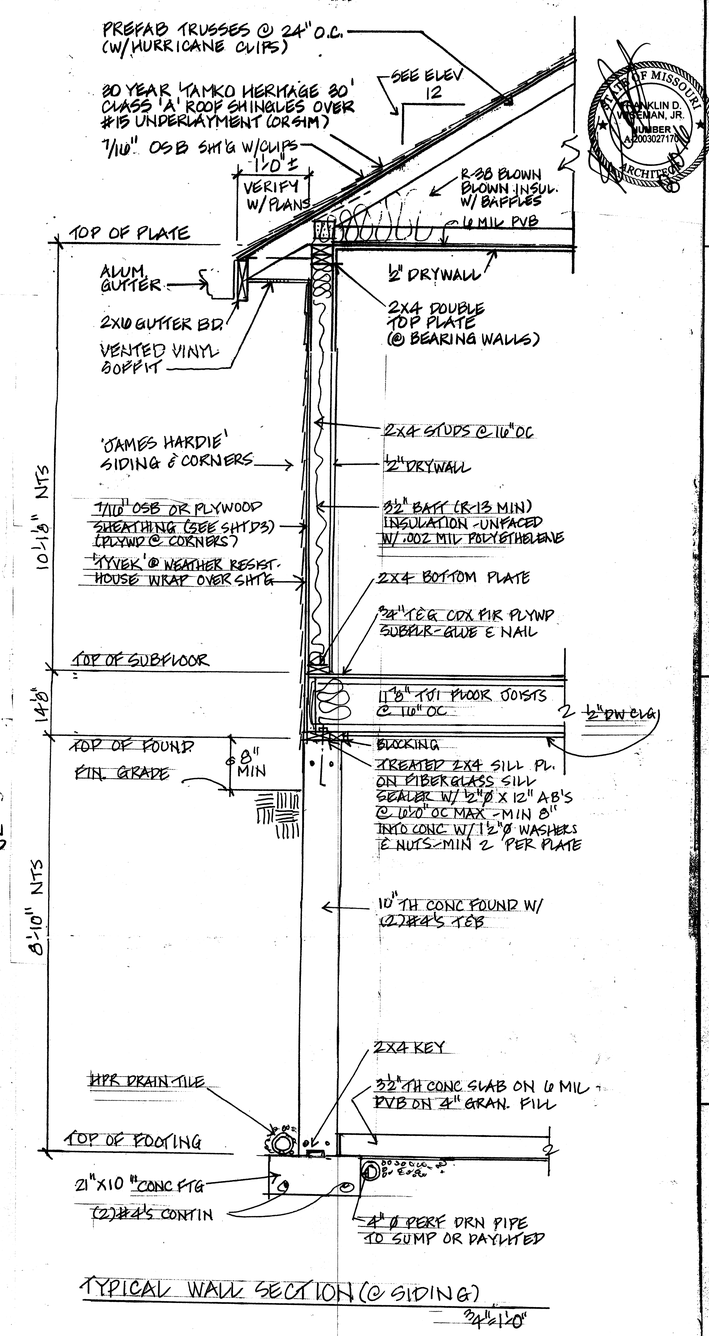
ADDIT. REINF. REQMTS IN FDN
4"=1'-0"



MASONRY DETAILS

NOTE:
SEE GENERAL NOTES FOR ADDITIONAL INFORMATION

* BRICK VEN. ANCHORS AROUND OPEN'GS LARGER THAN 16" IN EITHER DIRECTION SHALL BE SPACED 3'-0" O.C. MAX AROUND PERIMETER AND WITHIN 12" OF OPEN'G.



TYPICAL WALL SECTION (@ SIDING)
3/4"=1'-0"

TYPICAL WALL SECTIONS

CUTTING OF STRUCTURAL FRAMING (W/ DIMENSIONAL LUMBER ONLY): N/A
- PIPE NOTCHES: NOTCHING OF THE TOP OR BOTTOM OF THE JOIST FOR PIPING SHOULD NOT BE MORE THAN ONE SIXTH OF THE JOIST DEPTH AND SHOULD BE LOCATED ONLY IN THE END ONE THIRD OF THE SPAN.
- DRILLED HOLES IN JOISTS: HOLES MAY BE BORED IN JOIST IF THE DIAMETER IS NO GREATER THAN 1/3 AND THE EDGE OF THE HOLE IS NOT LESS THAN 2 INCHES FROM THE TOP OR BOTTOM EDGE OF THE JOIST. THIS LIMITS HOLE DRILLING TO A JOIST SIZE OF 2X8 OR GREATER.

STATE OF MISSOURI
FRANKLIN D. FREEMAN, JR.
NUMBER A-2003027170
ARCHITECT

DATE: 9/16/05
REVISIONS: 1/3/06

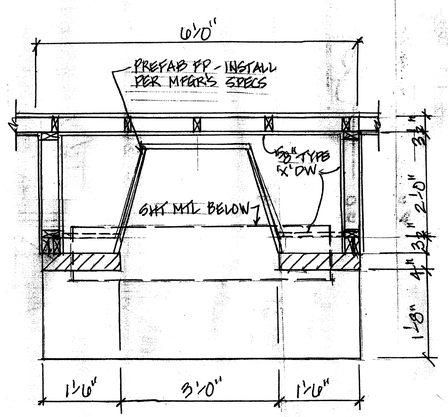
PAMELA L. AUSING
ARCHITECTURAL DRAFTING & DESIGN
5775 TARGET ROAD
ST. LOUIS, MO 63129 (314) 576-7045
NOT A LICENSED ARCHITECT

WRAGEN CUSTOM HOMES
938 S. KIRKWOOD ROAD SUITE 103
KIRKWOOD, MO 63122
(314) 576-7045

WALL SECTIONS & MISC. DETAILS

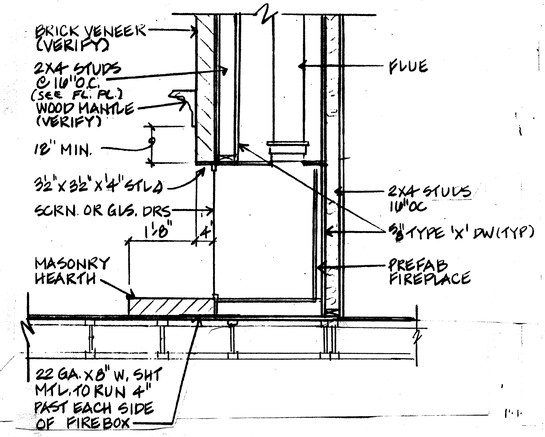
ONE STORY INGRADE

SHEET NO
D1



FIREPLACE PLAN

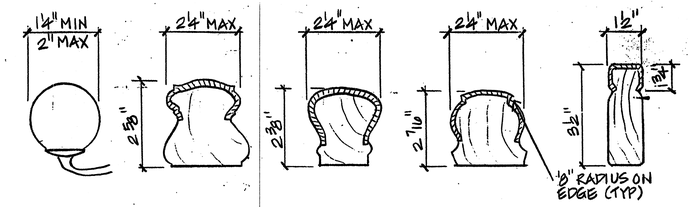
34"=1'0"



FIREPLACE SECTION

34"=1'0"

FIRESTOP REQ'D @ ALL CEILING LINES & ATTIC SPACES W/ 5/8" TYPE 'X' DW 24" PLYWOOD OR SHT MTL. SEPARATE SHUT OFF REQ'D FOR GAS.

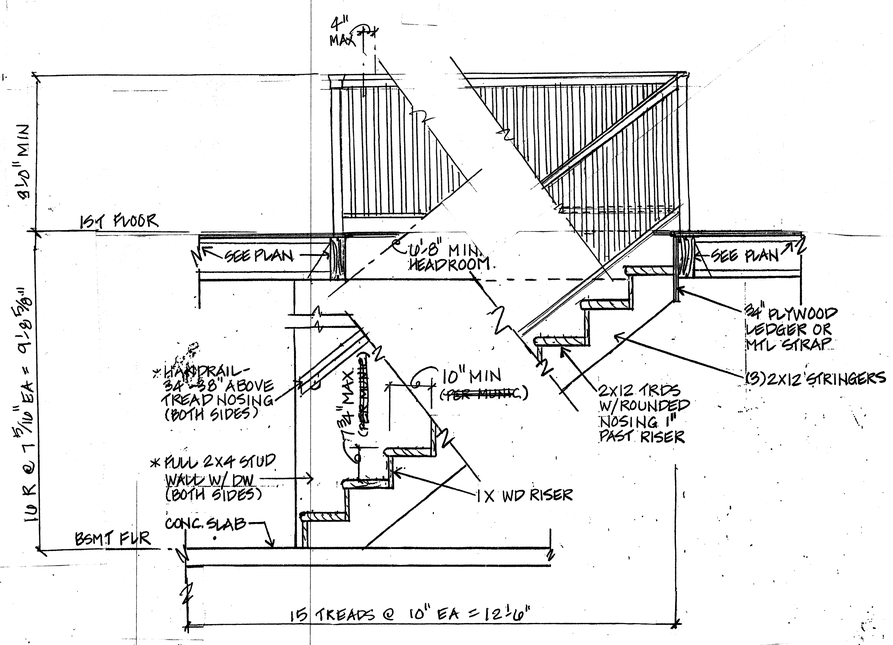


ACCEPTABLE RAIL PROFILES

DENOTES GRASPABLE PERIMETER

HANDRAILS SHALL MEET EITHER:
- CIRCULAR CROSS SECTION W/ MIN Ø OF 1¼" BUT LESS THAN 2"
- OTHER SHAPES HAVING A MAX. ALLOWABLE HORIZ. WIDTH OF 2¼", MAX. GRASPABLE PERIMETER DIMEN. OF 6¼" AND/OR MIN. 4" GRASPABLE DIMENSION

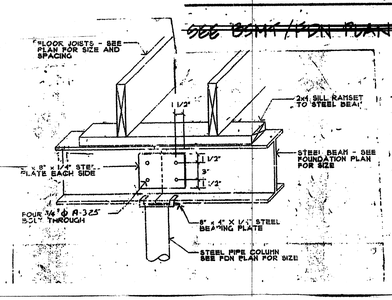
ALL RAILS TO BE CONTINUOUS. & RETURN TO WALL OR NEWEL POST EA. END. NO "LADDER" DESIGN

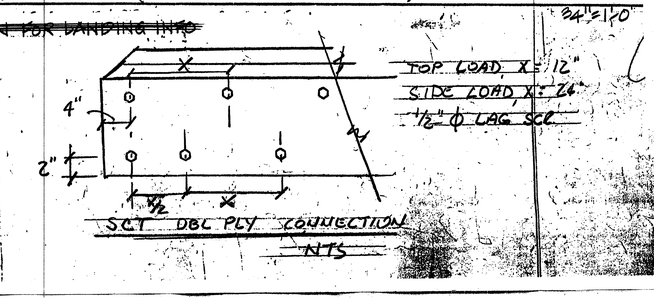


TYPICAL STAIR SECTION (U.N.O. ON SPECIFIC PLAN)

34"=1'0"

~~SEE BSMT/FDN PLAN FOR BANDING INFO~~





SCT DBL PLY CONNECTION

NTS

STATE OF MISSOURI
FRANKLIN D. HOFFMAN JR.
NUMBER A-6802 7170
ARCHITECT

DATE: 9/28/05
REVISIONS: 5/8/15

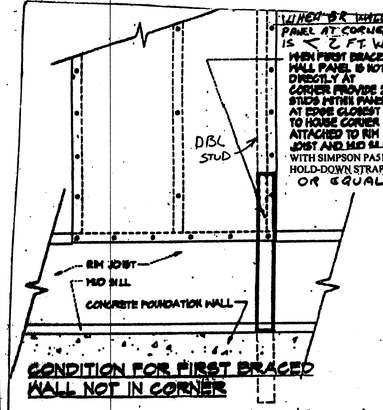
PAMELA L. ALSING
ARCHITECTURAL DRAFTING & DESIGN
3145 YAEGER ROAD
ST. LOUIS, MO 63129 (314) 845-9123
NOT A LICENSED ARCHITECT

WHALEN CUSTOM HOMES
398 S. KIRKWOOD RD STE 103
KIRKWOOD, MO 63122
(314) 576-7045

STAIR SECTION & MISC DETAILS

ONE STORY INGRADE

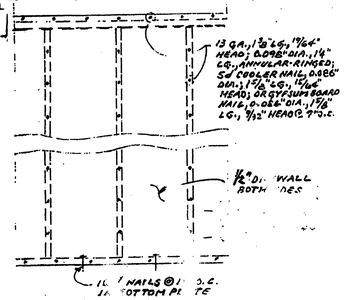
SHEET NO
D2



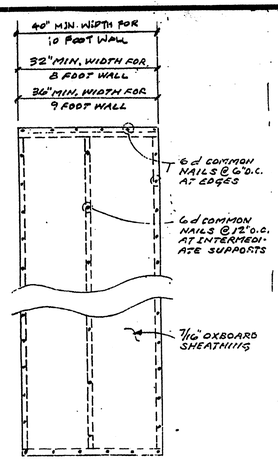
CONDITION FOR FIRST BRACED WALL NOT IN CORNER

(ALL EDGES BLOCKED W/MIN 1½" W. FRG)

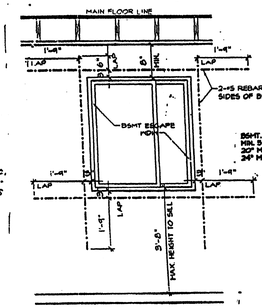
EXTERIOR BRACED WALL
(REF: R602.10. OF 2009 IRC) *



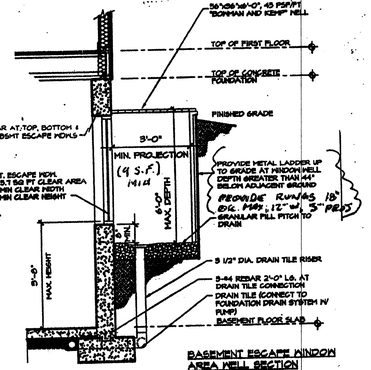
INTERIOR BRACED WALL



EXTERIOR BRACED WALL PANEL
(ALL EDGES BLOCKED WITH MIN. 1½" W. FRAMING

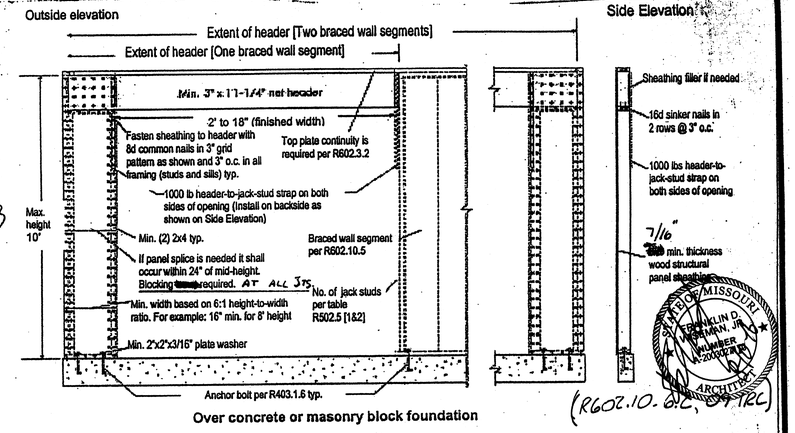


BASEMENT ESCAPE WINDOW REBAR DETAIL

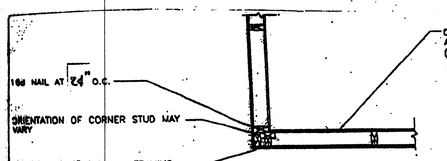


BASEMENT ESCAPE WINDOW AREA WELL SECTION

36" H. GUARD REQ'D 24" MIN TO WALKWAYS

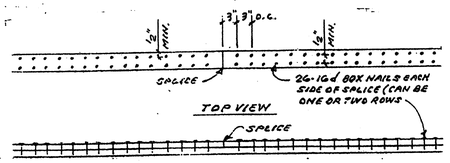


(R602.10. O.C., 09 IRC)

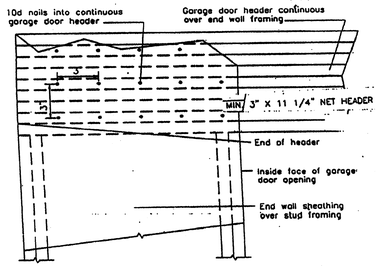


IMPORTANT CODE REQUIREMENT:
ONLY FOR USE ON HOMES WITH FULLY SHEATHED PLYWOOD OR OSB EXTERIOR WALLS, PER IRC R602.10.3

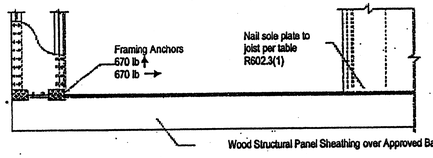
EXAMPLE OF OUTSIDE CORNER DETAIL
PER IRC R602.10.4



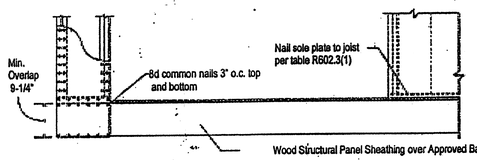
DOUBLE TOP PLATE SPLICE IN BRACED WALL LINE
(DRAG STRUT DETAIL)



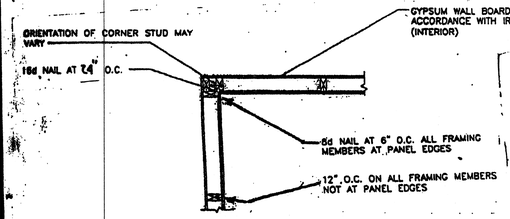
GARAGE DOOR HEADER OVER NARROW END WALL



Over raised wood floor or second floor – framing anchor option

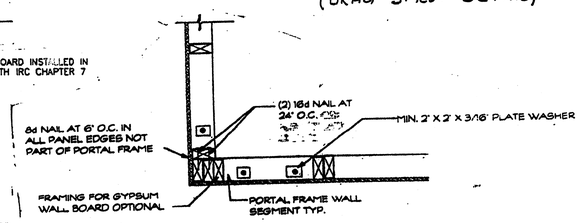


Over raised wood floor or second floor – Wood structural panel overlap option

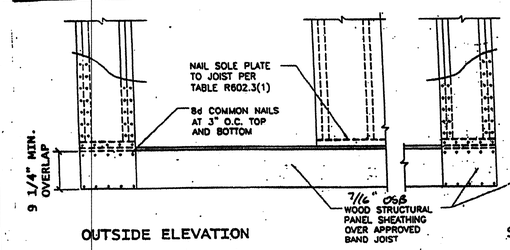


IMPORTANT CODE REQUIREMENT:
ONLY FOR USE ON HOMES WITH FULLY SHEATHED PLYWOOD OR OSB EXTERIOR WALLS, PER IRC R602.10.5.

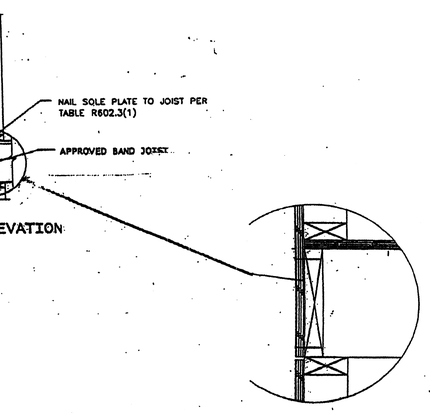
EXAMPLE OF INSIDE CORNER DETAIL
PER IRC R602.10.4



CORNER DETAIL USED IN CONJUNCTION WITH 6:1 ASPECT RATIO FRAME



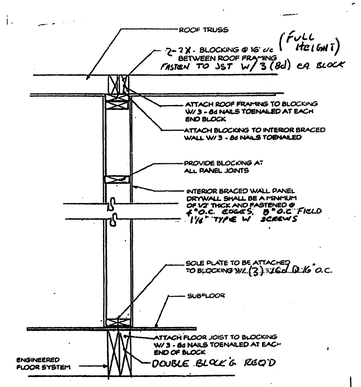
OUTSIDE ELEVATION



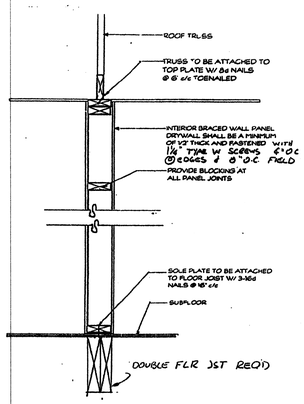
SIDE ELEVATION

IMPORTANT CODE REQUIREMENT:
ONLY FOR USE ON HOMES WITH FULLY SHEATHED PLYWOOD OR OSB EXTERIOR WALLS, PER IRC R602.10.3

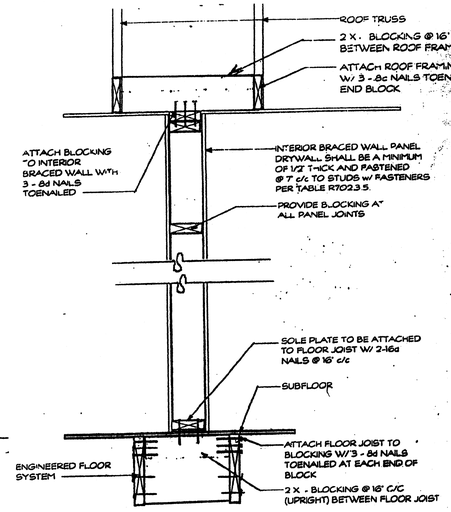
DETAIL OF NARROW WALL BRACING METHOD WITHOUT HOLD-DOWNS



INTERIOR BRACED WALL PERPENDICULAR W/ TRUSS & JOIST
NOT TO SCALE



INTERIOR BRACED WALL W/ TRUSS & JOIST DIRECTLY ABOVE AND BELOW
NOT TO SCALE



INTERIOR BRACED WALL W/O TRUSS & JOIST DIRECTLY ABOVE AND BELOW
NOT TO SCALE

* CITY OF BALLWIN, 2006 IRC

DATE: 5/8/14	
IRC BRACING	SHEET NO D3
WHALEN CUSTOM HOMES 338 S. KIRKWOOD RD STE 103 KIRKWOOD, MO 63122 (314) 515-1645	

GENERAL BUILDING NOTES

1. The general or grading contractor is responsible for providing a minimum safe soil bearing capacity of 1500 psf (2000 psf if certified by a Missouri registered soils engineer) for all foundation footings. No foundation footings shall be placed on fill dirt. Design shall conform to Seismic Design Category "A/B" per Sec R301.2.2 of the 2009 International Residential Code for one and two family detached dwellings. All others shall conform to Seismic Design Category C unless soils reports indicate a seismic condition requiring stricter seismic considerations. *

2. Backfill shall be free of debris and large rocks, installed in lifts and each lift compacted to fill all voids.

3. Fc=3500 psi @ 28 days (min) concrete, air entrained per table R402.2 of the 2009 IRC or as * required by local codes.

4. Concrete basement foundation walls with more than 20% exposure above finish grade to be insulated w/products meeting the following criteria: flame spread rating less than 25; smoke development rating less than 450; can be left exposed without an approved 15 min. thermal barrier (1/2" drywall); R-13 min. insulation value. Extend insulation down to 24" min. below outside finish grade (or to basement slab). Fiberglass batts or blanket. No foam products allowed.

5. Concrete piers to be 30" min. below grade and 24"min. into undisturbed earth. Flare bottom of piers per plan.

6. Basement to have glass area equal to 1/150th of total area.

7. Basement to have vent area to 1% of total area.

8. Basement wall and floors of habitable and occupied spaces are to be water tight and properly reinforced to withstand water pressure as necessary.

9. 6 mil poly vapor barrier required under concrete slabs with lapped joints minimum 6".(basement and garage floors affected.)

10. No ground water present-provide drain tile or perforated pipe around perimeter of the outside of the foundation or inside the foundation under the slab. Drain discharge shall be gravity to daylight or be connected to a basement floor sump. Basement area way drains and foundation drain tiles are not to be connected to a sanitary sewer.
   A) An approved filter membrane shall be placed on 2" minimum gravel or crushed stone and have 6" minimum cover.
   B) Provide sump, 15" in dia. x 18" deep with a fitted cover connected to the foundation drain pipe unless gravity discharge. A sump shall be provided if basement is finished with pump discharge into an approved disposal system.
   C) Provide damp-proofing of floor slab of 6 mil polyethylene film below slab with joints in membrane lapped and sealed.
   D) Walls shall be dampproofed with a bituminous material, 3 lb. per sq. yd. of acrylic modified cement, 1/8" coat of surface bonding mortar, or by any of the materials permitted for wall waterproofing.

10.1 Groundwater present-provide drainage system inside and outside of foundation.
   A) Drainage system shall discharge by gravity to daylight or be connected to an approved sump (15" in diameter by 18" deep fitted cover) having a sump pump that discharges into an approved disposal system. Basement area way drains and foundation drain tiles are not to be connected to a sanitary sewer.
   B) Provide waterproofing membrane under floor slab of rubberized asphalt, butyl rubber, neoprene or minimum 6 mil polyvinyl chloride or polyethylene with joints lapped a minimum of 6" and sealed.
   C) Foundation to be waterproofed with two ply hot-mopped felts, 6 mil PVC, 40 mil polymer asphalt or 6 mil polyethylene. Joints to be lapped and sealed per manufacturers installation instructions.
   D) Waterproofing to be applied from the bottom of the wall to at least 12" above the water table elevation. The remainder of the wall to be dampproofed. All joints in walls and floors to be watertight.

11. Steel and wood beams to have 4" minimum bearing in pocket and grouted solid.

12. All lumber is to conform to Table 1, American Lumber Standards Committee as indicated on this sheet.

13. Roof overhang-2 layers of 15# felt (Type 1 per ASTM D226-95) cemented together from eave 24"inside building wall.. Full 15# felt on all roof surfaces in compliance with 2009 IRC and local * ordinances.

14. Attic to have a minimum venting equal to 1/150th of total area. Two (2) remote vents required for each (min) Where ridge or gable vents are used, ½ of the area to be provided by ridge or gable vents and ½ by eave or cornice vents. Ventilation cannot be mechanical only.

15. Aluminum flashing is required at roof/wall and chimney/roof intersections.

16. 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, intersections with chimneys, intersections of exterior walls and porches & decks, etc. ~~Two (2) layers of 15# felt (type 1 per ASTM D226-95) may be used for flashing at roof valleys~~ [illegible].

17. Caulking and sealants: Exterior joints around window and door frames; between wall cavities and window or door frames; between wall and foundation, between wall and roof, between wall panels at penetrations or utility services through walls, floors and roofs, and all other openings in the exterior envelope shall be sealed in an approved manner.

18. All exposed materials for porches, soffits, overhangs, etc. to be approved exterior grade materials.

19. Fireblocking is required at all interior bearing partitions, furred spaces & between stair stringers attop and bottom of run, between stair stringers at the top and bottom of the run. Enclosed accessible spaces under stairs shall have walls, under stair surface and any soffits protected on the enclosed side with ½" gypsum board. Fire blocking required for all spaces between the chimney and the floors and ceilings the chimney passes through with 1" depth batt or blanket or mineral wool or glass fiber supported by strips of metal or metal lath. Fire blocking required around vent, pipe and duct penetrations of ceilings and floors.

20. Firestop all dropped ceilings, soffits, and partitions over 8'-1-1/8" high. Ceilings suspended below wood joists or attached to wood floor trusses to be draft-stopped at 1000 sq. ft. intervals and parallel to the framing members.

21. Top and bottom of all conventional and staggered-stud walls to be firestopped.

22. Double floor joists below parallel partitions.

23. All door and window headers: 2-2x10's unless noted otherwise. All headers to conform to Table 1 ALSC, this sheet U.N.O.

24. All nailing must comply with table R602.3.(1), (2) of the 2009 IRC *

25. Drywall installation to be in accordance with the Gypsum Association's recommended practices as to the thickness, nailing and taping on correct spacing and Table R602.3.1 of the 2009 IRC *

26. All fire rated drywall assemblies shall be installed in accordance with the specifications of the approved test assembly

27. Water resistant gypsum board is required in bath tub and shower areas (DO NOT INSTALL OVER VAPOR BARRIER)

28. Interior finish materials shall not have flame spread ratings exceeding 200. If batt or blanket insulation including facings, vapor retarders or other vapor permeable membranes are exposed, material shall have a flame spread rating of 25 or less and a smoke development rating of 450 or less. Foam plastics shall have a flame spread rating of 75 or less and a smoke development rating of 450 or less

29. Air infiltration rate for windows shall not exceed 0.5 CFM per foot of sash track. Doors shall not exceed 0.5 CFM per sq. ft. of door area. Glazing in any portion of a building wall enclosing bathtubs, showers, hot tubs, etc. which is located less than 60" above a standing surface shall be tested and labeled in accordance with CPSC 16 CFR Part 1201 Standard as a Type I or Type II category safety glazing material.. Any glazing material exceeding 9 s.f. in area is required to be safety glazing in accordance with the following categories:
   a. Glazing in doors enclosing bathtubs, showers, hot tubs, whirlpools, saunas, steam rooms, spas, (TYPE II only), indoor or outdoor pools which is located 60" or less, measured horizontally, from the water's edge and less than 60" vertically above a standing surface
   b. Any glazing material within a 24" a4rc of either vertical edge of the door in a closed position and if the bottom edge of he glazing material is less than 60" above the floor.
   c. Fixed or operable panels that have individual panes greater than 9 ft. and bottom edge less than 18" above the floor and top edge more than 36" above floor and walking surface within 36" horizontally
   d. All doors
   e. Glazing in hand or guard rails
   f. Glazing adjacent to stairways, landings and ramps within 36" horizontally of the walking surface. And glazing adjacent to stairways within 60" horizontally of the gbottom tread in any direction when the exposed surface of the glass is less than 60" above the tread nosing

Bathrooms must have 50 CFM min. exhaust to exterior; Kitchen range exhaust fan and/ or down-draft cook top must have 100 CFM min. and 599 CFM max. (Also see note 53) exhaust to exterior; and clothes dryer must be vented to exterior and ducted independent of all other systems through a min. 4" dia. smooth duct. Maximum length of duct to be 25 ft.

31. House to have aluminum gutters and downspouts. Do not connect to sanitary sewers

32. Downspouts shall direct water away from foundation so as to prevent erosion

33. It is the contractor's responsibility to see that the stairway, handrails, balusters and connections are designed, fabricated and installed in accordance with 2009 IRC code requirements as required by * local ordinance. Handrails shall either meet A) circular cross-section with minimum diameter of 1-1/4" but not more than 2" B)other approved shapes having a maximum graspable perimeter dimension of 6-1/4", or minimum 4" graspable perimeter dimension. Maximum allowable handrail projection into stair width is 4 ½". Handrails must be continuous and return to either a newel post or wall at each end. Stairways require lighting w/illuminated switches, 10 footcandles min., measured at every tread nosing. Ext. stairs 1 footcandle

34. All wiring copper w/ ground and comply with all national, state, and local codes. Closet lighting per NEC 410-8, kitchen island receptacles per NEC 210-52. Receptacles for ranges and clothes dryers to be 3 pole ground type. Bedroom circuits to be arc protected

35. Grounding: If the underground metal water pipe is used as the grounding electrode, the connection must be made to the pipe within 5' of the point of entrance to the building. A supplemental grounding electrode shall be provided as specified in NEC 250-50 and 250-53

36. All electrical outlets in kitchen, baths, basement, garage and all other exterior electric outlets to be GFCI type. All circuits in bedrooms to be AFCI.

37. Garage/house separating partitions and garage ceiling constructed with 5/8" type X gypsum board (1 hour fire rated assembly) Basement garage or garage with 2nd story above: Ceiling and floor separating garage from dwelling to be 1 hour fire rated assembly of 5/8" type X gypsum board. Soffit down around any mechanical ductwork with 5/8" type X gypsum board. Garage/house separating partitions to be 1 hour fire rated each side of stud. All bearing walls, beams, and columns/wood posts to be wrapped with 1 hour assembly of l5/8" type X gypsum board. All soffits, eaves and overhangs within 5 ft. of a property line must be fire rated. See plans.

38. Smoke detectors to be AC powered with battery backup, UL listed and installed in accordance with NFPA 72-07. Detectors to be interconnected. Hallway detectors shall be located upstream from return air grilles. All bedrooms and each level of a residence must have a carbon monoxide detector. (UL 2034-2008/9)

39. No-lead solder required on all copper water supply piping

40. Plumbers Note: The incoming water service line for dwelling shall be sized as follows: 1" service line-up to 3 ½ baths, 1-1/4" service line-up to 6 baths, and 1 ½" service line-more than 6 baths. This count includes 1-kitchen sink with dishwasher, 1 clothes washer supply and laundry sink, and 2-1/2" exterior continuous use hose bibbs Roughed-in fixtures shall be included in this count.

41. Water service pipe and the building sewer are to be a minimum of 10 ft. apart horizontally

42. Door separating garage from the house is to be 1-3/4" solid core (1 hour fire rated) Door sill to be 4" minimum above garage floor

43. All footings shall be placed on virgin soil (undisturbed subgrade)

44. Finish grade to be 8" min. below top of foundation (6" min. for full masonry walls)) and slope away from foundation6" IN 10 FT.All areas sloped away to lower elevations

45. Heating contractor to furnish duct layout and heat loss/gain calculations

46. Roof trusses to comply with AFPA NDS-91 and TPI 1-2002; and roof truss manufacturer to furnish Missouri engineer-sealed drawings.

47. Parallam, Microlam, etc installations to be in strict accordance with manufacturer's recommendations. Minimum properties of all structural lumber assemblies to meet or exceed E=1.7, Fv=285 psi, Fb=2600 psi

48. All wood connections shall be in strict accordance with current AITC standards

49. The structure specified on this drawing set is certified as designed. Any additional design work including site plan, lot survey, mechanical details,. Any special foundation design if required soil conditions cannot be met is the responsibility of the builder unless specifically addressed in this set by the design professional

50. Insulating requirements: Roof/ceiling min. R-30; Frame walls and band joists min.R-13; Floor over unheated crawl space min. R-19; Basement foundation wall min. R-13; Slab on grade floor min. R-10 (unheated) R-15(heated); Windows and doors max. U-.40

51. Entry doors: Locks with thumb turns on the inside are permitted. Inside key operation is permitted provided the key cannot be removed from the lock when locked from the inside

52. 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. Gas piping shall be identified at intervals of no more than 5 ft. Vibration isolators shall be installed between mechanical equipment and metal ducts.

53. Vibration isolators shall be fabricated from approved materials and shall not exceed 1" in length. Minimum appliance clearance from combustibles is 18" and minimum clearance in front of appliances for services 30" Make-up air shall be provided during the operation of kitchen exhaust systems of 600 CFM or greater exhaust flow. (See M1502.4)

54. Cutting, notching and/or boring holes in wood beams, joists, rafters, or studs shall not exceed the limitations noted in R602.3.1 through 4, R502.8 and R802.7 of the 2009 IRC Code and as required * by local ordinance. Stud reinforcement to be done in accordance with R602.6 of the 2009 IRC

55. Nailing and fastening of floor, roof/ceiling, wall and roof sheathing, and gypsum const. shall be in accordance with R602.3.1 through 4 of the 2009 IRC in compliance with local ordinance. *

56. Combustible trim and mantles attached to the fireplace face shall be a minimum of 6" from the opening. Combustible material above & projecting more than 1 ½" from a fireplace face wall shall have a minimum clearance of 12" above a fireplace opening

57. Minimum depth of masonry fire box to be 20". Size of chimney connection to the smoke chamber shall have a minimum of 50 sq. in. in cross-sectional area.

58. The walls of the throat and smoke chamber shall be a minimum of 8" solid masonry or 4" of solid masonry with at least 1" of insulating refractory masonry

59. Masonry chimneys shall be constructed of 4" minimum solid masonry or 12" rubble stone masonry & shall be lined with minimum 5/8" thick fire-clay lining or other approved lining

60. Fireplace liner shall extend a minimum 4" into the throat of a masonry fireplace

61. Hanging light fixtures, track lighting & ceiling fans are not to be installed within 36" horizontal of bath tub, measured from outside edge of tub & 96" vertically from top of tub rim. Electric receptacles are prohibited in bath tub or shower space. Shower floors and shower, bathtub/shower enclosure walls to be constructed of smooth noncorrosive, nonabsorbant and waterproof materials to a height of 72" min. above floor

62. General contractor to affix a metal or of other durable material, sign reading "WARNING-TRUSSES NOT DESIGNED FOR STORAGE" in attics on each side of scuttle hole openings, 36" above bottom chord and within 18" of edge, 40 sq. in. in area using ¾" letters. Additionally a 2x4 horizontal railing is to be affixed on each side – 24" min. height and 36" max. height

63. All construction to be in accordance with the 2009 IRC, 2008 National Electric Code, the ~~2009 International Mechanical Code~~ and the 2009 Uniform Plumbing Code and all local ordinances * unless otherwise indicated. Where construction does not meet the 2009 IRC, construction documents will be supplied either by the contractor or design professional of record showing compliance with the 2009 International Building Code. (2006 IBC - BALLWIN, MO)

64. Windows: All skylights shall be double-glazed with maximum U value of 0.60. Windows for natural ventilation of unfinished basements may be single glazed. All other windows shall comply with one of the following conditions: For window areas that do not exceed 24% of the gross insulated frame wall area or the entire building:
   a) Use double glazed windows with ½" minimum (gross overall thickness) clear glass, with either aluminum frame with thermal break, vinyl frame, wood frame, or fiberglass frame. OR
   b) Use a window having a maximum overall U value not more than 0..40

   For window areas greater than 24% and not more than 30% of the gross insulated frame wall area of the entire building, use one of the following options: Use double glazed windows with ½" min. (gross overall thickness) clear glass, with either aluminum frame with thermal break, vinyl frame, wood frame or fiberglass frame with one of the following options:
   1. Treated with Low E film
   2. Exterior wall sheathed with a minimum ½" sheathing with an R- value of R3 min.
   3. Max U value of all windows shall not exceed 0.40

65. Contractor to install sign stating the house is equipped with dryer duct clean-outs when clean-outs are installed.

66. Mechanical contractor is required to install a programmable thermostat.

67. Electrical contractor is to install at least one communication outlet within the dwelling and cabled to the service provider demarcation point. The communication system shall have an interior bonding terminal.

68. Foam insulation products to be separated from interior by 1/2" thick gypsum.

69. No exposed or partially exposed or pendant lights allowed in closets. Maintain 12" clearance between light fixture and storage for incandescent lighting and 6" clearance for flourescent lighting.

70. Shower, shower floor and shower/bath enclosures to be smooth, non-corrosive, non-absorbent and waterproof up to 6 ft. 0 in. above floor.

71. Clearance for all mechanical equipment shall be 18 inches sides and back and 30 inches front.

72. All bedroom, habitable attics and basement to have a minimum of one egress window with 44 inches maximum dimension from finished floor to bottom of clear opening, 20 inches minimum width of clearance and 24 inches minimum height of clear opening. The shall also be a minimum open area for each egress window of 5.7 sq. ft. Egress openings in basement walls shall conform to the detail on this sheet.

73. The contractor shall insure all fuel gas appliances meet the requirements of the 2009 IRc, * specifically Sec G2407-Combustion and Ventilation Requirements, Sec. G2408 Installation Requirements, Cec G2409, Clearance Requirements

* CITY OF BALLWIN - 2006 IRC

74. Roof Valleys (Open) Either 24" wide metal per Table 905.2.8.2 or two plies of mieral surfaced roo roofing, ASTM D3909 or D6380 Class M-bottom layer 18 w., top layer 36" w. (Closed)-one ply smooth roll roofing ASTM D6380, 3 in. w.or self-adhesive polymer underlayment, ASTM D1970

STATE OF MISSOURI
FRANKLIN D. WISEMAN, JR.
NUMBER A-2003027170
ARCHITECT

75. A waterproof GFCI receptacle is required within 25 ft. of the outside A/C condenser

SOUTHERN PINE REFERENCE DESIGN VALUES

Based on SPIB Grading Rules and AWC National Design Specification® Values in pounds per square inch (psi)

Table 1 Dimension Lumber – 2" to 4" thick, 2" and wider Effective June 1, 2013

Based on Normal Load Duration and Dry Service (MC≤19%)

Size	Grade	Bending F_b	Tension Parallel to Grain F_t	Shear Parallel to Grain F_v	Compression Perpendicular to Grain $F_{c\perp}$	Compression Parallel to Grain F_c	Modulus of Elasticity E	Modulus of Elasticity E_{min}
2" to 4" thick, 2" to 4" wide	Dense Select Structural	2700	1900	175	660	2050	1,900,000	690,000
	Select Structural	2350	1650	175	565	1900	1,800,000	660,000
	Non-Dense Select Structural	2050	1450	175	480	1800	1,600,000	580,000
	No.1 Dense	1650	1100	175	660	1750	1,800,000	660,000
	No.1	1500	1000	175	565	1650	1,600,000	580,000
	No.1 Non-Dense	1300	875	175	480	1550	1,400,000	510,000
Includes: 2x2 2x3 2x4 3x3 3x4 4x4	No.2 Dense	1200	750	175	660	1500	1,600,000	580,000
	No.2	1100	675	175	565	1450	1,400,000	510,000
	No.2 Non-Dense	1050	600	175	480	1450	1,300,000	470,000
	No.3 and Stud	650	400	175	565	850	1,300,000	470,000
	Construction	875	500	175	565	1600	1,400,000	510,000
	Standard	475	275	175	565	1300	1,200,000	440,000
	Utility[1]	225	125	175	565	850	1,200,000	440,000
2" to 4" thick, 5" to 6" wide	Dense Select Structural	2400	1650	175	660	1900	1,900,000	690,000
	Select Structural	2100	1450	175	565	1800	1,800,000	660,000
	Non-Dense Select Structural	1850	1300	175	480	1700	1,600,000	580,000
	No.1 Dense	1500	1000	175	660	1650	1,800,000	660,000
	No.1	1350	875	175	565	1550	1,600,000	580,000
	No.1 Non-Dense	1200	775	175	480	1450	1,400,000	510,000
Includes: 2x5 2x6 3x5 3x6 4x5 4x6	No.2 Dense	1050	650	175	660	1450	1,600,000	580,000
	No.2	1000	600	175	565	1400	1,400,000	510,000
	No.2 Non-Dense	950	525	175	480	1350	1,300,000	470,000
	No.3 and Stud	575	350	175	565	800	1,300,000	470,000
2" to 4" thick, 8" wide	Dense Select Structural	2200	1550	175	660	1850	1,900,000	690,000
	Select Structural	1950	1350	175	565	1700	1,800,000	660,000
	Non-Dense Select Structural	1700	1200	175	480	1650	1,600,000	580,000
	No.1 Dense	1350	900	175	660	1600	1,800,000	660,000
	No.1	1250	800	175	565	1500	1,600,000	580,000
	No.1 Non-Dense	1100	700	175	480	1400	1,400,000	510,000
Includes: 2x8 3x8 4x8[7]	No.2 Dense	975	600	175	660	1400	1,600,000	580,000
	No.2	925	550	175	565	1350	1,400,000	510,000
	No.2 Non-Dense	875	500	175	480	1300	1,300,000	470,000
	No.3 and Stud	525	325	175	565	775	1,300,000	470,000
2" to 4" thick, 10" wide	Dense Select Structural	1950	1300	175	660	1800	1,900,000	690,000
	Select Structural	1700	1150	175	565	1650	1,800,000	660,000
	Non-Dense Select Structural	1500	1050	175	480	1600	1,600,000	580,000
	No.1 Dense	1200	800	175	660	1550	1,800,000	660,000
	No.1	1050	700	175	565	1450	1,600,000	580,000
	No.1 Non-Dense	950	625	175	480	1400	1,400,000	510,000
Includes: 2x10 3x10 4x10[7]	No.2 Dense	850	525	175	660	1350	1,600,000	580,000
	No.2	800	475	175	565	1300	1,400,000	510,000
	No.2 Non-Dense	750	425	175	480	1250	1,300,000	470,000
	No.3 and Stud	475	275	175	565	750	1,300,000	470,000
2" to 4" thick, 12" wide[3]	Dense Select Structural	1800	1250	175	660	1750	1,900,000	690,000
	Select Structural	1600	1100	175	565	1650	1,800,000	660,000
	Non-Dense Select Structural	1400	975	175	480	1550	1,600,000	580,000
	No.1 Dense	1100	750	175	660	1500	1,800,000	660,000
	No.1	1000	650	175	565	1400	1,600,000	580,000
	No.1 Non-Dense	900	575	175	480	1350	1,400,000	510,000
Includes: 2x12 3x12 4x12[7]	No.2 Dense	800	500	175	660	1300	1,600,000	580,000
	No.2	750	450	175	565	1250	1,400,000	510,000
	No.2 Non-Dense	700	400	175	480	1250	1,300,000	470,000
	No.3 and Stud	450	250	175	565	725	1,300,000	470,000

(1) For Utility, design values apply to 4"-wide lumber only. (2) For lumber 4" thick and 8" or wider, multiply the F_b value by C_F=1.1. (3) For lumber wider than 12", multiply these 12"-width design values for F_b, F_t and F_c by C_F=.90, and use these 12"-width design values for the other properties.

The Southern Forest Products Association (SFPA) does not test lumber of establish design values. Neither SFPA, nor its members, warrant that the design values are correct, and disclaim responsibility for injury or damage resulting from the use of such design values.

SELECT SIZE AT INDICATED GRADE (→)

76. Wind speed criteria for this design is based on 90 mph (3 sec. gust) criteria per Sec. R301.2(4) of the 2009 IRC. Wall and roof connections in this design are adequate to resist these wind loads.

77. The structure specified on these plans will be termite damage protected by the contractor according to R317 and R318 of the 2009 IRC.

78. An approved ice and water shield shall be provided on all roof edges in compliance with Sec. R905.2.7.1 of the 2009 IRC.

LAST UPDATE: 3/8/2014

SEE SPECIFIC PLAN SET

GENERAL NOTES

WHALEN CUSTOM HOMES
338 S. KIRKWOOD RD STE 103
KIRKWOOD, MO 63122
(314) 515-1645

SHEET NO
D4

EXTERIOR

SHINGLES
- Tamko 30-yr Architectural Heritage- Weathered Wood

SIDING/SOFFIT/FASCIA
- JamesHardie HardiePlank Lap Siding- Gray Slate
- JamesHardie HardieShingle Panel- Gray Slate

BRICK
- Oxford Brick Cap

STONE
- Harvest Mix Tumbled

WINDOWS
- Andersen 100 Series- White

FRONT DOOR
- Therma Tru Classic-Craft American Style- Walnut

SHUTTERS
- Cedar per plan- Stained to match front door

GARAGE DOOR
- Delden Classica Series- N10, White 16x8, 8x8

HERITAGE®
LAMINATED ASPHALT SHINGLES

PRODUCT DATA

MANUFACTURED IN JOPLIN, MO

HERITAGE® shingles have a double-layer fiberglass mat construction with a random-cut sawtooth design. The two layers of mat are coated with asphalt, surfaced with mineral granules and then laminated together. They also include a self-sealing strip of asphalt.

USES: For application to roof decks with inclines of not less than 2 inches per foot. For slopes between 2 inches and 4 inches per foot, refer to application instructions for low slope.

- Rustic beauty of wood shakes.
- Shadowtone feature adds dimension, depth of appearance and curb appeal.
- 30-year Limited Warranty, 15-year Full Start, 5-year Transferability.

SHINGLES BEGIN TO AGE AS SOON AS THEY ARE EXPOSED TO NATURE. BUILDINGS EXPERIENCE AGING FACTORS DIFFERENTLY, SO IT IS DIFFICULT TO PREDICT HOW LONG SHINGLES WILL LAST. THAT'S WHY TAMKO PROVIDES A LIMITED WARRANTY, THAT INCLUDES A BINDING ARBITRATION CLAUSE AND OTHER TERMS AND CONDITIONS WHICH ARE INCORPORATED HEREIN BY REFERENCE. YOU MAY OBTAIN A COPY OF THE LIMITED WARRANTY AT TAMKO.COM OR BY CALLING 1-800-641-4691.

CERTIFICATIONS

UL Listed for Class A Fire Rating:	UL 790/ASTM E 108, Class A
UL Classified for Wind Resistance:	ASTM D 7158, Class H and ASTM D 3161, Class F
UL Classified in accordance with:	ASTM D 3462 and ICC-ES Acceptance Criteria AC438
UL Evaluation Reports:	UL ER2919-01 and UL ER2919-02
Florida Building Code Approved:	FL 18355

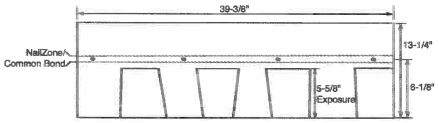
COLORS

AMERICA'S NATURAL COLORS
- Black Walnut
- Natural Timber
- Harvest Gold
- Painted Desert
- Mountain Slate
- Thunderstorm Grey

CLASSIC HERITAGE COLORS
- Antique Slate
- Rustic Black
- Rustic Hickory
- Olde English Pewter
- Rustic Cedar
- Rustic Slate
- Oxford Grey
- Rustic Evergreen
- Weathered Wood

PRODUCT DATA†

Shingle size	13-1/4" × 39-3/8"
Exposure	5-5/8"
Coverage per Square††	98.4 sq.ft.
Shingles per Square††	64
Bundles per Square††	3



† All values stated as nominal.

†† When applied according to instructions.

CAUTION: This product contains crystalline silica and formaldehyde. Crystalline silica and formaldehyde have been classified as "known" human carcinogens by the International Agency for Research on Cancer (IARC) and the National Toxicology Program. This product also contains oxidized asphalt. Occupational exposures to oxidized asphalt and its emissions during roofing have been classified by IARC as a "probable human carcinogen". Oxidized asphalt also contains Polycyclic Aromatic Hydrocarbons some of which have been classified by IARC as known or probable human carcinogens. The physical nature of this product may help limit any inhalation or dermal hazard during application and/or removal. However, physical forces such as sawing, grinding or drilling during demolition work and heating or burning may increase the inhalation or dermal exposure hazard of this product. Take precautions to prevent breathing and contact with skin.

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Rev. 07/2016

HP HERITAGE® Premium Shingles H HERITAGE® Shingles Symbols shown beside each color name denote product options and availability.

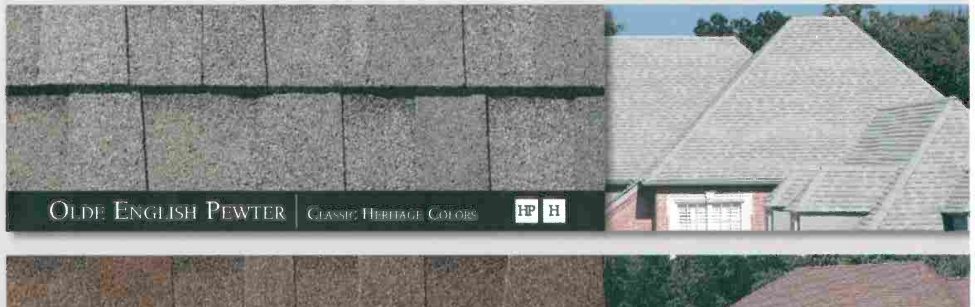
RUSTIC CEDAR | CLASSIC HERITAGE COLORS HP H

WEATHERED WOOD | CLASSIC HERITAGE COLORS HP H

ANTIQUE SLATE | CLASSIC HERITAGE COLORS H

RUSTIC EVERGREEN | CLASSIC HERITAGE COLORS HP H

NOTE: TAMKO® RECOMMENDS VIEWING AN ACTUAL ROOF INSTALLATION PRIOR TO FINAL COLOR SELECTION FOR THE FULL IMPACT OF COLOR BLENDING AND PATTERNS. REPRODUCTION OF THESE COLORS IS AS ACCURATE AS OUR PRINTING WILL PERMIT.

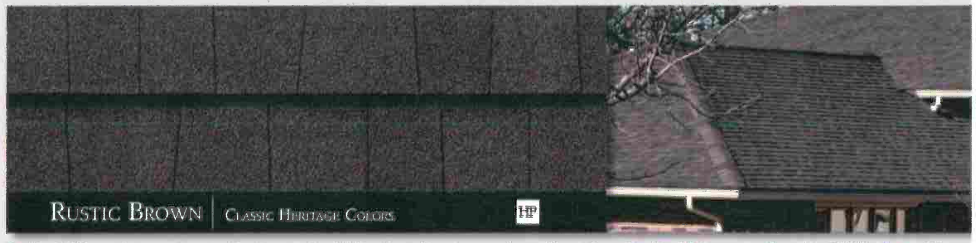


OLDE ENGLISH PEWTER | CLASSIC HERITAGE COLORS HP H

RUSTIC SLATE | CLASSIC HERITAGE COLORS HP H

OXFORD GREY | CLASSIC HERITAGE COLORS H

RUSTIC HICKORY | CLASSIC HERITAGE COLORS H



RUSTIC BROWN | CLASSIC HERITAGE COLORS HP

Joplin, MO, produces colors in Heritage only. All Heritage Premium colors offered from Joplin, MO, are produced in Phillipsburg, KS. Rustic Redwood and Rustic Brown swatch photos are Phillipsburg Heritage Premium colors. All other swatch photos shown in this

Technical Attributes
HardiePlank™ Lap Siding

Effective 12/2007

James Hardie Building Products, Inc.

HardiePlank™ Lap Siding has been comprehensively tested and displays the following typical physical properties.

	General Property	Test Method	Unit or Characteristic	Requirement	Result
PHYSICAL ATTRIBUTES	**Dimensional Tolerances**	ASTM C1185	Length	± 0.5%	Pass
		ASTM C1185	Width	± 0.5%	Pass
		ASTM C1185	Thickness	± 0.04 in.	Pass
		ASTM C1185	Squareness	< 1/32 in./ft of length	Pass
		ASTM C1185	Edge Straightness	< 1/32 in./ft of length	Pass
	Density, lb/ft^3	ASTM C1185		As reported	< 83
	Water Absorption, % by mass	ASTM C1185		As reported	< 36
	Water Tightness	ASTM C1185	Physical Observations	No drop formation	Pass
	Moisture Content, %	ASTM C1185		As reported	~ 5
	Moisture Movement, % Linear Change	ASTM C1185	30 – 90% Relative Humidity	As reported	≤ 0.05
	Flexural Strength	ASTM C1185	Wet conditioned, psi	> 1015 psi	Pass
		ASTM C1185	Equilibrium conditioned, psi	> 1450 psi	Pass
THERMAL	**Thermal Conductivity**	ASTM C177	K_{eff} = BTU/hr-ft^2-° F	As reported	2.07
	Actual Thermal Conductivity	ASTM C177	(K_{eff})	As reported	6.62
	Thermal Resistance	ASTM C177	R=1/K_{eff}	As reported	0.48
	Actual Thermal Resistance	ASTM C177	(R)	As reported	0.15
DURABILITY	**Warm Water Resistance**	ASTM C1185	Physical Observations	No visible cracks or structural alteration	Pass
		ASTM C1185	Warm Water, % wet retention	≥ 85%	Pass
	Heat/Rain Resistance	ASTM C1185	Physical Observations	No visible cracks or structural alteration	Pass
	Freeze/Thaw Resistance	ASTM C1185	Physical Observations	No visible cracks or structural alteration	Pass
		ASTM C1185	Mass Loss, %	≤ 3.0	Pass
		ASTM C1185	Freeze/Thaw, % wet retention	≥ 80%	Pass
	UV Accelerated Weathering Test	ASTM G23	Physical Observations	No cracking, checking, or crazing	Pass
FIRE CHARACTERISTICS	**Surface Burning Characteristics**	ASTM E84	Flames Spread Index (FSI)	0	Pass
		ASTM E84	Smoke Developed Index (SDI)	≤ 5	Pass
		ASTM E84	Fuel Contributed	0	Pass
			NFPA Class	As reported	A
			Uniform Building Code™ Class	As reported	1
			International Building Code® Class	As reported	A
	Noncombustibility	ASTM E136	Noncombustible	Pass/fail	Pass
	Fire Resistance Rated Construction	ASTM E119	Fire Resistance Rating	1-hour	Note 1

Note 1: Listed on Warnock Hersey and ICC-ES NER-405

NOTE: In addition to the above product properties, building assemblies incorporating this product have been tested for fire, acoustic and impact performance.

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Additional installation information, warranties, and warnings are available at www.jameshardie.com

JamesHardie

THIS TECHNICAL SUPPLEMENT MUST BE READ IN CONJUCTION WITH THE CURRENT TECHNICAL PRODUCT LITERATURE. JAMES HARDIE BUILDING PRODUCTS MUST BE INSTALLED IN ACCORDANCE WITH THE APPLICABLE TECHNICAL PRODUCT LITERATURE. ALL COMPONENTS AND ACCESSORIES MUST BE INSTALLED IN ACCORDANCE WITH THE RESPECTIVE MANUFACTURER'S SPECIFICATIONS. FOR THE PRODUCT WARRANTY, TERMS AND CONDITIONS REFER TO THE APPLICABLE JAMES HARDIE TECHNICAL PRODUCT LITERATURE

Technical Attributes
HardieShingle™ Panel

Effective 12/2007

James Hardie Building Products, Inc.

HardieShingle™ Panel has been comprehensively tested and displays the following typical physical properties.

	General Property	Test Method	Unit or Characteristic	Requirement	Result
PHYSICAL ATTRIBUTES	**Dimensional Tolerances**	ASTM C1185	Length	± 0.5%	Pass
		ASTM C1185	Width	± 0.5%	Pass
		ASTM C1185	Thickness	± 0.04 in.	Pass
		ASTM C1185	Squareness	< 1/32 in./ft of length	Pass
		ASTM C1185	Edge Straightness	< 1/32 in./ft of length	Pass
	Density, lb/ft^3	ASTM C1185		As reported	< 83
	Water Absorption, % by mass	ASTM C1185		As reported	< 36
	Water Tightness	ASTM C1185	Physical Observations	No drop formation	Pass
	Moisture Content, %	ASTM C1185		As reported	~ 5
	Moisture Movement, % Linear Change	ASTM C1185	30 – 90% Relative Humidity	As reported	≤ 0.05
	Flexural Strength	ASTM C1185	Wet conditioned, psi	> 1015 psi	Pass
		ASTM C1185	Equilibrium conditioned, psi	> 1450 psi	Pass

THERMAL	**Thermal Conductivity**	ASTM C177	K_{eff} = BTU/hr-ft^2-° F	As reported	1.95
	Actual Thermal Conductivity	ASTM C177	(K_{eff})	As reported	7.8
	Thermal Resistance	ASTM C177	R=1/K_{eff}	As reported	0.51
	Actual Thermal Resistance	ASTM C177	(R)	As reported	0.13

DURABILITY	**Warm Water Resistance**	ASTM C1185	Physical Observations	No visible cracks or structural alteration	Pass
		ASTM C1185	Warm Water, % wet retention	≥ 85%	Pass
	Heat/Rain Resistance	ASTM C1185	Physical Observations	No visible cracks or structural alteration	Pass
	Freeze/Thaw Resistance	ASTM C1185	Physical Observations	No visible cracks or structural alteration	Pass
		ASTM C1185	Mass Loss, %	≤ 3.0	Pass
		ASTM C1185	Freeze/Thaw, % wet retention	≥ 80%	Pass
	UV Accelerated Weathering Test	ASTM G23	Physical Observations	No cracking, checking, or crazing	Pass

FIRE CHARACTERISTICS	**Surface Burning Characteristics**	ASTM E84	Flames Spread Index (FSI)	0	Pass
		ASTM E84	Smoke Developed Index (SDI)	≤ 5	Pass
		ASTM E84	Fuel Contributed	0	Pass
			NFPA Class	As reported	A
			Uniform Building Code™ Class	As reported	1
			International Building Code® Class	As reported	A
	Noncombustibility	ASTM E136	Noncombustible	Pass/fail	Pass
	Fire Resistance Rated Construction	ASTM E119	Fire Resistance Rating	1-hour	Nil.

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Additional installation information, warranties, and warnings are available at www.jameshardie.com

JamesHardie

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WHALEN Custom Homes

Grey Slate Example

Customer Service South <SouthCS@jameshardie.com>
To: "jennifer@whalencustomhomes.com" <jennifer@whalencustomhomes.com>

Fri, Aug 26, 2016 at 11:15 AM

Hi Jennifer,

Please see the below:

Thank you,

Katie Wiese

James Hardie Building Products

Customer Operations Exteriors

Phone: 888-888-3408

Fax: 800-968-7040

E-mail: SouthCS@jameshardie.com

customerfeedback@jameshardie.com

James Hardie will be closed for Labor Day, September 5th.

9S39 Oxford Closure

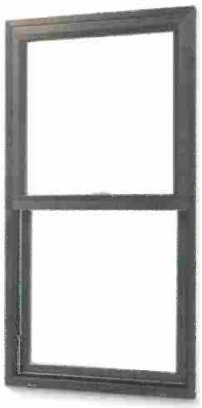
100 SERIES
WINDOWS & PATIO DOORS

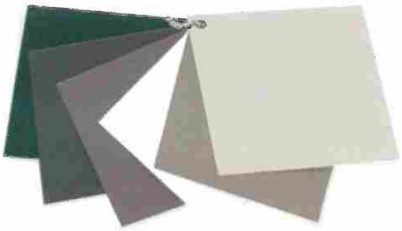
THE SMART ALTERNATIVE TO VINYL

Whether you're replacing, remodeling or building, Andersen® 100 Series windows and patio doors are a smart step up from vinyl. They provide uncommon value, combining time-tested performance with long-lasting beauty. Our 100 Series products are made with our revolutionary Fibrex® composite material, which comes in deep, rich colors that can dramatically enhance any project. In addition, Fibrex material is environmentally responsible and energy efficient, making 100 Series products a winning choice for anyone considering vinyl windows and doors.

DURABILITY

Fibrex material is twice as strong as vinyl, so weathertight seals stay weathertight. And 100 Series products come with durable factory-finished interiors and exteriors that never need painting and won't fade, flake, blister, chalk or peel.*





DEEP, RICH COLORS

Our 100 Series windows come in beautiful colors that can set a project apart.

ENVIRONMENTALLY SMART

Our Fibrex composite material is composed of 40% reclaimed wood fiber by weight, most of which is created during the manufacture of Andersen wood windows.

*Visit andersenwindows.com/warranty or contact your Andersen supplier for details.

ANDERSEN® 100 SERIES WINDOWS & DOORS DELIVER BEAUTY, PERFORMANCE AND VALUE.

All 100 Series windows and patio doors feature the performance, durability and ease of use you've come to expect from Andersen. They not only provide energy efficiency, beauty and reliability today, but they'll also continue to add value to your projects tomorrow and for years* to come.

ENERGY EFFICIENCY

ASK ABOUT ENERGY STAR

MEETS ENERGY STANDARDS FOR EVERY CLIMATE

Energy-efficient 100 Series products with options that are ENERGY STAR® certified can help lower heating and cooling bills. What's more, the Fibrex® material used for 100 Series frames and sash blocks thermal transfer nearly 700 times better than aluminum.

IT PAYS TO UNDERSTAND PERFORMANCE

Whatever your project, you want to make sure you have accurate energy performance ratings. The National Fenestration Rating Council® (NFRC) is a nonpartisan, nonprofit organization that provides ratings you can rely on. Go to pages 90-95 for product performance information or visit **andersenwindows.com/100series** for details.

GLASS OPTIONS THAT MAXIMIZE PERFORMANCE

Andersen® 100 Series windows and patio doors feature glass options designed to suit every climate, project and customer. Choose from several glass options that help reduce energy bills, including patterned glass that adds beauty and privacy. See page 10 for details.

WEATHERSTRIPPING SELECTED FOR STYLE AND COMFORT

We carefully select weatherstripping to match each style of window and door so your customers can enjoy superior comfort and reliability.

*Visit andersenwindows.com/warranty or contact your Andersen supplier for details.

DURABILITY

EASY OPERATION FOR YEARS* TO COME

All Andersen® 100 Series products are rigorously tested to deliver years* of smooth, reliable operation.

DESIGNED FOR PERFORMANCE

100 Series products are designed to meet or exceed performance requirements in all 50 states.** See pages 90-95 for details.

TAKE COMFORT IN SUPERIOR WEATHER RESISTANCE

Our weather-resistant construction seals out drafts, wind and water so well that your reputation is protected whatever the weather.

OWNER2OWNER® LIMITED WARRANTY

QUALITY SO SOLID THAT THE WARRANTY IS TRANSFERABLE*

Most other window and door warranties end when a home is sold, but our coverage — 20 years on glass, 10 years on non-glass parts — transfers from each homeowner to the next. And, because it's not prorated, the coverage offers full benefits, year after year, owner after owner.

NEVER NEEDS PAINTING

100 Series windows and doors won't fade, flake, blister, chalk or peel.*

STRONGER CORNER JOINTS

Corner key construction produces joints that are stronger and more attractive than welded vinyl.

Corner key construction

BEAUTY

VIRTUALLY SEAMLESS CORNERS

To give your windows, patio doors and projects a beautiful, clean look, 100 Series products feature virtually seamless corners.

100 Series corner seam

Welded vinyl corner seam

SIX COLORS FOR BEAUTIFUL CURB APPEAL

From White and Sandtone to deep, rich Terratone, Cocoa Bean, Dark Bronze and Black colors, 100 Series windows and doors complement any project.

ATTRACTIVE MATTE INTERIORS

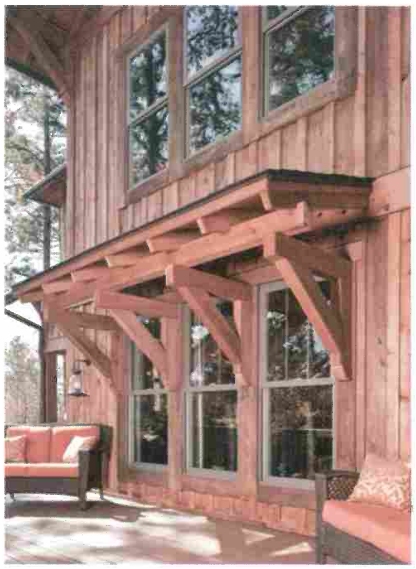
Durable, matte White or Sandtone interiors are available. Interiors may also be painted to match a home's décor.†

DESIGN FLEXIBILITY

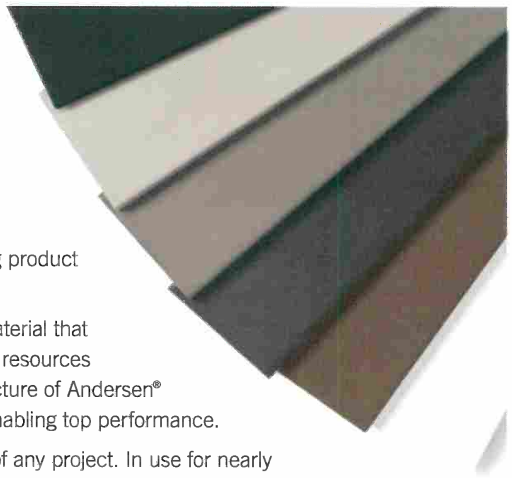
Choose from a complete product line (single-hung, gliding, casement, awning, picture and specialty windows and gliding patio doors) in a variety of shapes, sizes and combinations.

IMPROVE YOUR VIEW WITH TRUSCENE® INSECT SCREENS

With over 50% more clarity than conventional insect screens, optional TruScene® insect screens for windows give you beautifully unobstructed views. They let more sunlight and fresh air into the home while keeping the smallest insects out.††



*Visit andersenwindows.com/warranty or contact your Andersen supplier for details.
**See your local code official for building code requirements in your area.
†See care and maintenance guide.
††All comparisons made to conventional Andersen® insect screens.



FIBREX® MATERIAL.
STRONG ON PERFORMANCE. GENTLE ON THE ENVIRONMENT.

With Fibrex® composite material, you get the best of both worlds: a top-performing product that is environmentally responsible.

Developed by Andersen, Fibrex material is a revolutionary structural composite material that blends the very best attributes of vinyl and wood. Fibrex material saves on natural resources because it is composed of 40% wood fiber by weight reclaimed from the manufacture of Andersen® wood windows. Special polymer formulations surround and fill each wood fiber, enabling top performance.

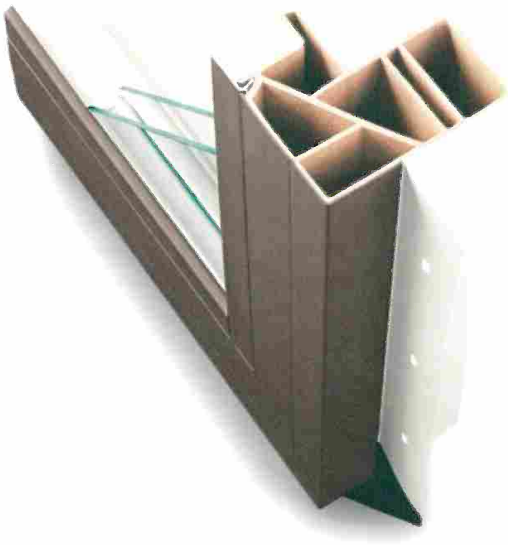
The result is a material that provides uncommon value and enhances the quality of any project. In use for nearly two decades in Andersen products, Fibrex material has proven its strength and durability in all types of climates.

A REVOLUTIONARY BUILDING MATERIAL

- Fibrex material is twice as strong as vinyl, so weathertight seals stay weathertight
- It blocks thermal transfer nearly 700 times better than aluminum to help reduce heating and cooling bills
- For exceptional durability, Fibrex material retains its stability and rigidity in all climates

ENVIRONMENTALLY RESPONSIBLE

- Since Andersen developed the highly sustainable Fibrex material, reuse of waste wood fiber has prevented the harvesting of nearly 90 million board-feet of timber
- 100 Series windows can help builders earn LEED® points in three key categories: Energy & Atmosphere, Materials & Resources and Indoor Environmental Quality
- 100 Series products meet or exceed California Section 01350 Specification, a California indoor emission standard — one of the toughest in the country
- Like all Andersen windows, the 100 Series product line is designed to last* and reduce future waste streams



See how Andersen created Fibrex material at **andersenwindows.com/fibrex**

ASK ABOUT ENERGY STAR

CERTIFIED INDOOR AIR QUALITY

CERTIFIED RECYCLED CONTENT

*Visit andersenwindows.com/warranty or contact your Andersen supplier for details.

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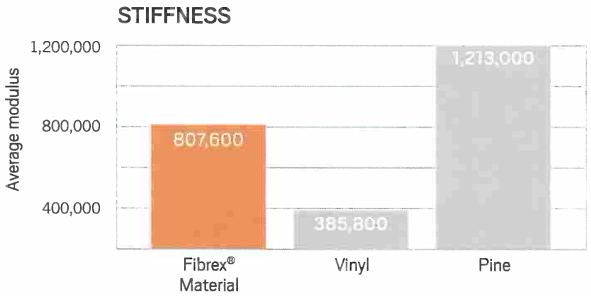
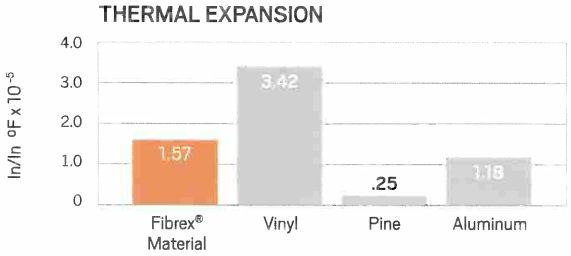
STABLE & PREDICTABLE

Fibrex® material is twice as stiff as vinyl. This strength makes it a better choice over time.



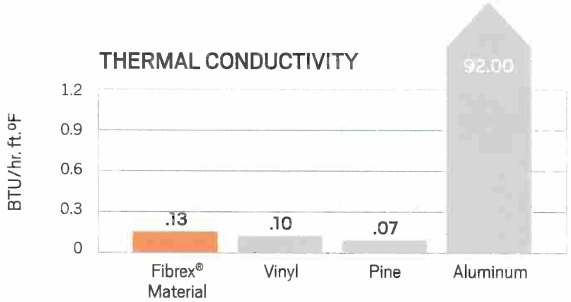
DURABLE & RELIABLE

All materials expand and contract when exposed to extreme temperatures. In these types of conditions, Fibrex material performs twice as well as vinyl, which can bow and crack over time.



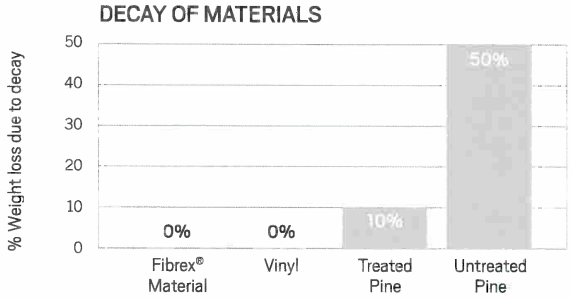
AN EXCELLENT INSULATOR

The built-in thermal qualities of Fibrex material mean that less heat and cold get transferred through the unit into your customers' homes. As an insulator, it's on par with vinyl and is far superior to aluminum.



MOISTURE-RESISTANT

Because Fibrex material combines wood fiber and a special polymer formula, water has a tough time penetrating. The result is an increased resistance to rot.



HEAT-RESISTANT

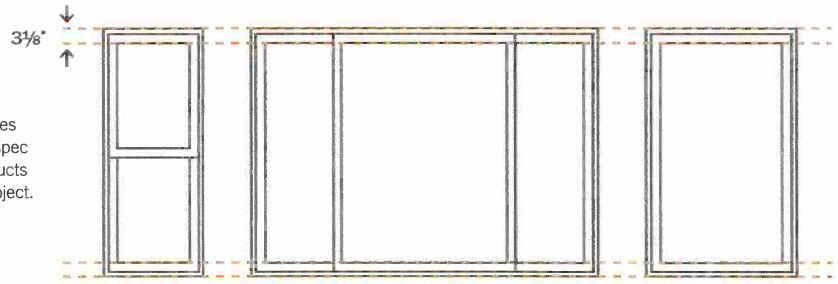
Designed to withstand direct sunlight, Fibrex material can withstand temperatures in excess of 160°F, even in dark colors.

WHATEVER YOUR PROJECT, ANDERSEN DELIVERS.

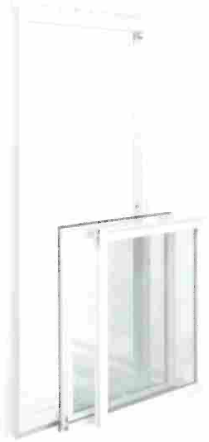
BUILD

Wherever you work and whatever style of home you're building, you'll find a window or door to match in the Andersen® 100 Series product line. Choose from six exterior colors that won't fade, flake, blister, chalk or peel*— no matter what the climate. Virtually seamless corners create a beautiful, clean look.

Uniform sight lines make it easy to spec 100 Series products for the whole project.



SINGLE-HUNG GLIDING CASEMENT



SINGLE-HUNG DRYWALL WINDOW (DRYWALL PASS-THROUGH WINDOW)

- Upper sash (normally stationary) is easily removed on jobsite after the window is installed
- With both sash removed, drywall passes through the window into upper floors

EXTENSION JAMB ATTACHMENT FLANGE

- Easily apply extension jambs to products on the jobsite
- Flanges consist of 8" lengths of PVC applied to the outside edges of frames with VHB (very high bond) tape
- Watch a video on this convenient feature at **andersenwindows.com/extjamb**

*Visit andersenwindows.com/warranty or contact your Andersen supplier for details.

Fiberglass Entry Door Systems

Classic-Craft American Style

Create a timeless Arts and Crafts look. The American Style Collection is inspired by the simple design and handcrafted details of Craftsman and Prairie home styling. It reflects the prized beauty of real Douglas Fir wood grain with all the benefits of fiberglass, thanks to AccuGrain technology. And, with Classic-Craft, you get more. Every detail — from wider glass to heavier construction — creates a more premium entryway.

Browse all doors in this collection.

- 2016 Full-Line Catalog
- Classic-Craft Brochure

More Information

AccuGrain Technology

Design Your Door

Choose your door and then personalize it with our wide variety of options.

Print Email Post It Share Save My Door

Pick Door Height: 6'8" Doors 8'0" Doors

System Components

TruDefense® System

Quality Testing

View Details

Where to Buy

Try it On

View style number(s), features and additional information.

Available Door Sizes:

- 3'0" x 8'0"

Dimensional Data

Available Options:

Flush Glazed (?)

Glass: Clear

Low-E Available (?)

Finish Options:

Stainable Paintable

Accessories:

Dentil Shelves

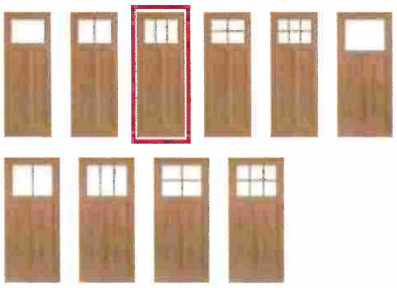
Installation:

Installation Instructions

ACCUGRAIN LIFETIME LIMITED WARRANTY

Pick a Configuration: 6 Available Styles

Pick a Door Style: 10 Available Styles



Pick a Glass Style: 8 Available Styles

Villager

Homeward

Arborwatch

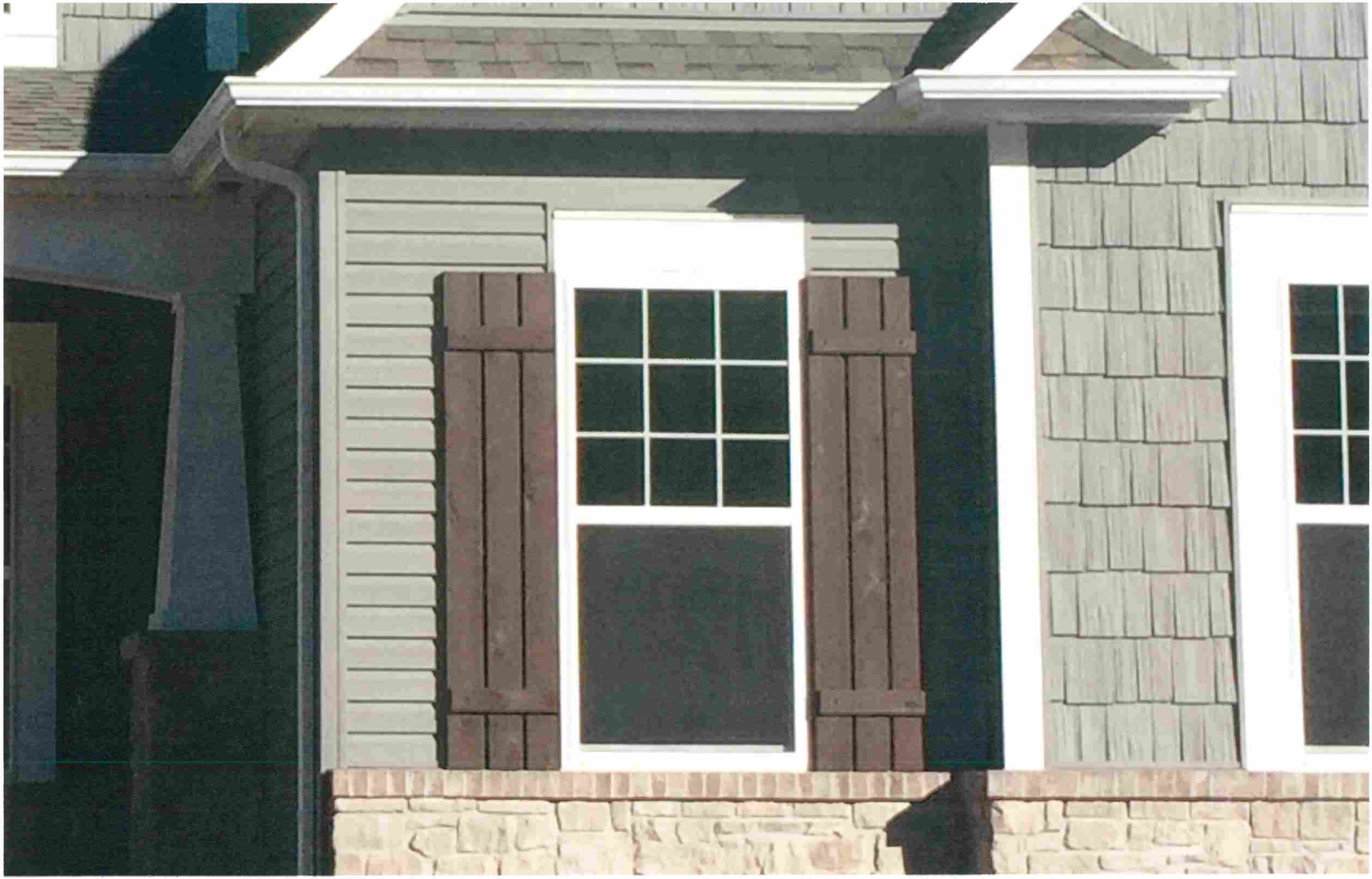
Chord

Chinchilla

Rainglass

Granite

Clear



Tuscany shown with optional Madeira design trim and optional Blue Ridge handles.

Santiago shown with Closed Arch top and optional Blue Ridge handles and hinges.

Northampton shown with optional Thames design trim and optional Blue Ridge handles and hinges.

Specification	AMARR® CLASSICA® Series 2000	AMARR® CLASSICA® Series 3000
PANEL DESIGNS		
Carriage House	7 Designs	7 Designs
INSULATION[1]	Polystyrene	Polyurethane
R-VALUE[2]**/U-FACTOR**	6.64/0.15	13.35/0.07
DOOR THICKNESS	2" (5.1cm)	2" (5.1cm)
STEEL THICKNESS	24 ga	25/27 ga
WINDOW GLASS OPTIONS		
1/8" Tempered Double Strength	•	•
Optional Insulated Glass		•
Obscure	•	•
WIND LOAD AVAILABLE[3]	•	•
WARRANTY[4]		
Paint Finish	Lifetime	Lifetime
Hardware	5 Years	Lifetime

[1] Insulation has passed self-ignition, flamespread and smoke developed index fire testing.

[2] Calculated door section R-Value is in accordance with DASMA TDS-163

[3] It is your responsibility to make sure your garage door meets local building codes.

[4] For complete warranty details, visit deldenmfg.com or contact your local Delden dealer.

DELDEN GARAGE DOORS

"Experience the Quality"

KANSAS CITY, MO
www.DeldenMfg.com
©2016 2/2016

Your Local Delden Dealer:

Delden reserves the right to change specifications and designs without notice and without incurring obligations. Some graphics and details provided courtesy of Entrematic and used by permission.

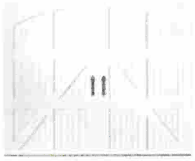
WIND LOAD APPROVED

RECYCLED STEEL

AMARR® CLASSICA® COLLECTION

SAFE GUARD Finger Protection

LUCERN



CLOSED ARCH (L1)

CLOSED ARCH (L1) CLOSED SQUARE (L2)

DANUBE (L6) MADEIRA (L5)

NILE (L6) RHINE (L7)

SEINE (L8) THAMES (L10)

AMERICANA (L57) JARDIN (L75)

TRELLIS (L76)

VALENCIA

CLOSED ARCH (V1)

CLOSED ARCH (V1) CLOSED SQUARE (V2)

DANUBE (V4) MADEIRA (V5)

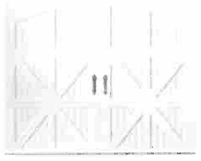
NILE (V6) RHINE (V7)

SEINE (V8) THAMES (V10)

AMERICANA (V57) JARDIN (V75)

TRELLIS (V76)

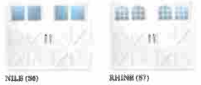
SANTIAGO



CLOSED ARCH (S1)

CLOSED ARCH (S1) CLOSED SQUARE (S2)

DANUBE (S4) MADEIRA (S5)



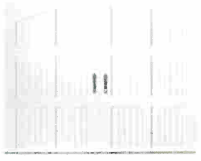
NILE (S6) RHINE (S7)

SEINE (S8) THAMES (S10)

AMERICANA (S57) JARDIN (S75)

TRELLIS (S76)

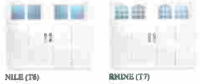
TUSCANY



CLOSED ARCH (T1)

CLOSED ARCH (T1) CLOSED SQUARE (T2)

DANUBE (T4) MADEIRA (T5)



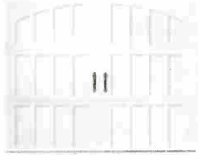
NILE (T6) RHINE (T7)

SEINE (T8) THAMES (T10)

AMERICANA (T57) JARDIN (T75)

TRELLIS (T76)

NORTHAMPTON



CLOSED ARCH (N1)

CLOSED ARCH (N1) CLOSED SQUARE (N2)

DANUBE (N4) MADEIRA (N5)

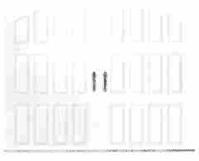
NILE (N6) RHINE (N7)

SEINE (N8) THAMES (N10)

AMERICANA (N57) JARDIN (N75)

TRELLIS (N76)

BORDEAUX



CLOSED ARCH (B1)

CLOSED ARCH (B1) CLOSED SQUARE (B2)

DANUBE (B4) MADEIRA (B5)

NILE (B6) RHINE (B7)

SEINE (B8) THAMES (B10)

AMERICANA (B57) JARDIN (B75)

TRELLIS (B76)

CORTONA

CLOSED SQUARE (C2)

CLOSED ARCH (C1) CLOSED SQUARE (C2)

DANUBE (C4) MADEIRA (C5)

NILE (C6) RHINE (C7)

SEINE (C8) THAMES (C10)

AMERICANA (C57) JARDIN (C75)

TRELLIS (C76)

TOP SECTION OPTIONS

CLOSED ARCH

CLOSED SQUARE

CLOSED DOUBLE ARCH

CLOSED ARCH • *NORTHAMPTON*

CLOSED SQUARE • *NORTHAMPTON*

CLOSED ARCH *BORDEAUX*

CLOSED SQUARE • *BORDEAUX*

CLOSED SQUARE • CORTONA

WINDOWS

DANUBE

MADEIRA

NILE

RHINE

SEINE

THAMES

OBSCURE

JARDIN

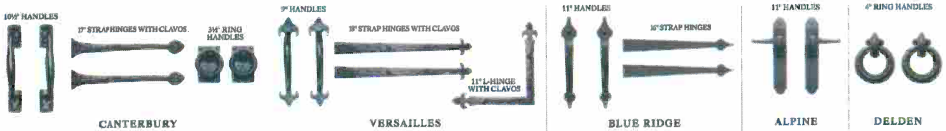
AMERICANA

TRELLIS

Not all window designs are stock items. Contact your local Delden dealer for details.

Decorative Hardware

ALUMINUM



CANTERBURY VERSAILLES BLUE RIDGE ALPINE DELDEN

Aluminum decorative strap hinges with clavos not recommended for arch openings.

Construction

Double-Layer: Steel + Insulation

- Heavy-Duty Exterior Steel
- Durable, Reliable, Low Maintenance
- Environmentally Safe Polystyrene Thermal Insulation with Vinyl Backing
- Energy Efficient
- Quiet Operation
- R-Value: 6.64

Triple-Layer: Steel + Insulation + Steel

- Heavy-Duty Exterior and Interior Steel
- Durable, Reliable, Low Maintenance
- Environmentally Safe Polyurethane Thermal Insulation
- Superior Energy Efficient
- Extra Quiet Operation
- R-Value: 13.35

COLORS

Amarr® steel doors arrive pre-painted; for custom colors, exterior latex paint must be used. Contact your local Delden Dealer for painting instructions.

TRUE WHITE ALMOND WICKER TAN SANDSTONE TERRATONE DARK BROWN GOLDEN OAK WALNUT MAHOGANY

Price upcharge for woodgrain.

DELDEN GARAGE DOORS

"Experience the Quality"

KANSAS CITY, MO

www.DeldenMfg.com

DASMA MADE IN USA IDA

WILDWOOD

APPLICATION FOR THE CITY OF WILDWOOD'S
ARCHITECTURAL REVIEW BOARD
(please read thoroughly)

The following information and items shall be provided to the Department of Planning for processing and dissemination in association with scheduling of submittals before the City of Wildwood's Architectural Review Board (ARB). The ARB meets on the second Thursday of each month, unless otherwise changed, with the submittal deadline being 2:00 p.m. on the Monday ten (10) days prior to the meeting. If the agenda cannot support the number of submitted applications, a special meeting may be requested by the applicant or the item will be carried over to the succeeding month. A complete set of plans shall be submitted, with the information bearing an original signature and seal of the Licensed Architect upon it, before the Board will conduct its review. The completeness of the submission will aid in the understanding of the project by the Board and the relevance of its comments, as well as expedite reviews in an effort to avoid delays. Failure of the architect to sign and seal all requested items that are the subject of this review process, where applicable, or not providing the requested information identified below, will disqualify the submittal and the Department of Planning will return the packet to architect of record.

SECTION I

Project Name: Quest Church – Monument Sign

Address/Location: 17126 Manchester Road

Applicant Contact Information: Jon Rayner

Zoning District/Council Ward: NU- Nonurban (Town Center "Cultural/Institutional") Ward 1

SECTION II

The ARB submittal requirements shall be as follows:

- ☐ **Architects Statement:** Provide a written statement that explains the design theory utilized in the overall site and building design separately. Include items such as reasoning behind entry locations, building placement, how existing topography was utilized instead of ignored, shape, orientation and style of the building, reasoning for chosen building materials and colors, site and building lighting, etc. This statement should be written as from one architect to another and should

include design theory. In this instance, cost can be an acceptable and appropriate goal of the overall design. The statement shall close with an acknowledgment that the design is in compliance with the requirements, or it should give a description of non-compliant items, with an explanation for such.

- ☐ **Preliminary Development Plan & Colored Landscape Plan:** These plans should reflect the same elements required for submittal to the Planning & Zoning Commission, such as the infrastructure and site improvements, including building footprints, curb cuts and driveway locations, and other natural and man-made features of significance.

- ☐ **Photographs:** Photos should reflect existing site conditions and immediate surrounding properties in all compass directions. The intent of these photographs is to better understand the project site and context, and how the project under consideration will complement both existing conditions, as well as future projects.

- ☐ **Preliminary Floor Plans:** These plans refers to the building footprint. However, interior layout, while not reviewed, can help in understanding the footprint and elevations.

- ☐ **Colored Architectural Elevations:** Elevations for each façade of the building, presented in the chosen color palette, with overall dimensions and materials labeled, noting any special items as necessary for a clear understanding of the project. Light fixtures should be shown accurately.

- ☐ **Colored Building Rendering:** This item is critical to provide a clear and quick understanding of the massing of the building and its materials and colors. Ideally, if prepared electronically in three dimensions, provide 'snapshots' of several views to highlight the overall building.

- ☐ **Materials and Colors:** The submittal should include 'finishes' pages, such as manufacturer specification sheets of the materials and colors. Actual samples will be required for presentation at the meeting itself.

- ☐ **Please provide twelve (12) copies of all of the above information in an 11"x17" format, formatted to fit 11"x17", and bound into an 8.5" x 11" booklets with a cover, as well as all information contained on a disc, or digital device. Appropriate sheets shall exhibit the original signature, seal, and date of the Licensed Architect, who prepared them. Please note, larger format items are permitted and encouraged for presentation purposes at the Architectural Review Board meeting.**

The items contained in the submittal package must meet minimum requirements prescribed by the Architectural Review Board(ARB). Further information may be requested, as directed by the Department of Planning and/or the ARB. Once an application has been processed for an upcoming meeting, the agenda will be sent to the appropriate representative(s). Attendance by the petitioner with their architect(s) for presentation and discussion with the ARB is mandatory. Variances to these procedures must be agreed to by the ARB members and the Department of Planning in advance of the scheduled meeting date. If you have any further questions, please feel free to contact the Department of Planning at (636) 458-0440.

We, the undersigned, are aware of the aforementioned items and submit this application in full compliance with the requirements of the Architectural Review Board on this day _____ of _____, 20____.

_____	N/A
Applicant [signature]	**Licensed Architect [signature]**
_____	N/A
Applicant [print]	**Licensed Architect [print]**

Contact Information for Applicant and Architect may be provided by attaching business cards here:

WILDWOOD

SECTION III

For Office Use Only

Application submittal accepted on: October 4, 2016 (TN)

Initial By: Department of Planning Staff

Initial review is scheduled for: October 13, 2016

Subsequent review is scheduled for: _____

Comments: _____

_____

Final Approval by the ARB on: _____

_____

Architectural Review Board Chair

6' x 4' = 24 sq. ft.

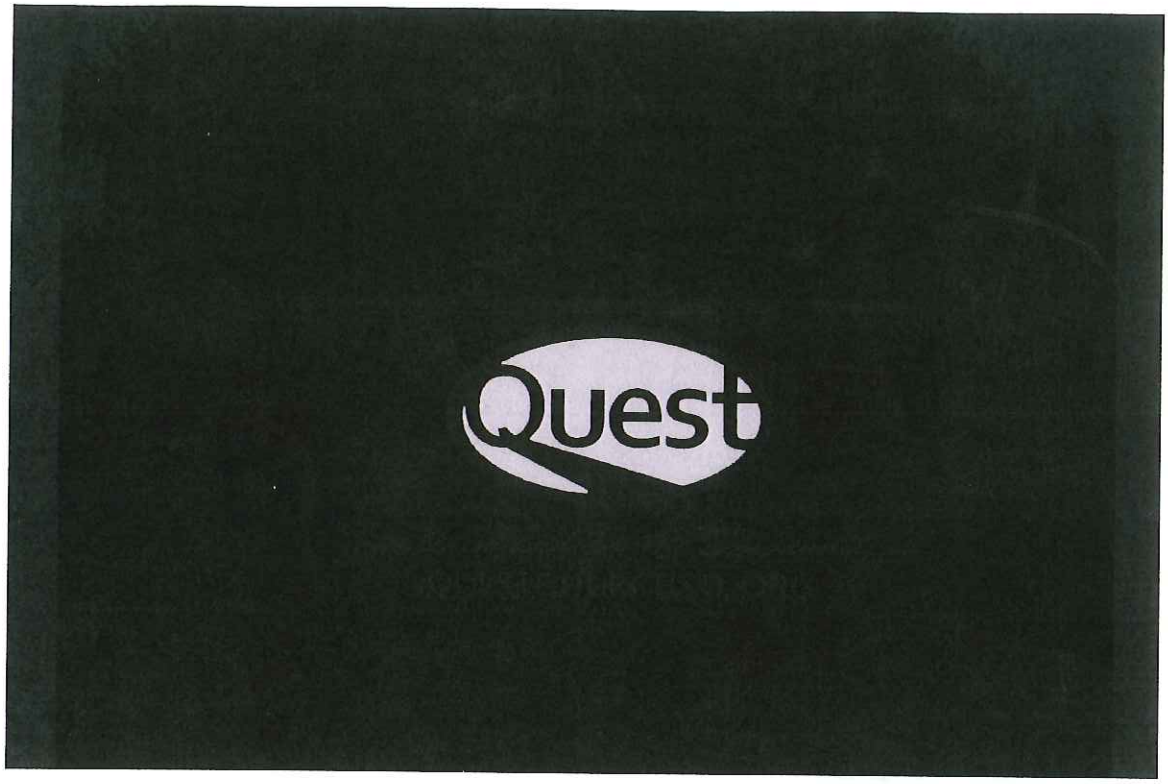
September 12, 2016
Sign Permit Request for Quest Church
17126 Manchester Rd
Wildwood, MO

The location of the existing sign on the property will be maintained.
We will build a wooden cover over the frame of the existing sign.
An oval shape will be cut out of the wood cover, and framed out by a aluminum "Quest" graphic as pictured below.
The graphics will be 6 ft X 4 ft (24 square feet) in size.
The overall size of the sign will remain 10 ft wide X 6 ft high X 1 ft thick (existing dimensions).
The existing back lighting of the current sign will be utilized.

Daylight appearance:

ARB

Nighttime appearance (backlit)



DARK BACKGROUND WITH LIGHT COLORED LETTERING –
Section 415.450 Outdoor Lighting Requirements
Section D(3.)f. Dark background with light lettering or symbols is required. ARB can alter.

ROOFS—George Crow *(Revised 7-7-16)*
(Revised 10-4-16)

Materials

Residential roof cladding materials are to include; clay and concrete tiles, metal shingles, slate, wood shakes and shingles, fiberglass-asphalt shingles and metal panels. Fiberglass-*architectural* shingles to have a minimum 30 year warranty.

Gutters and downspouts, when used, shall be made of galvanized steel, copper (not copper coated), or pre-finished aluminum. ~~Metal chains may be used in lieu of downspouts.~~ Splash blocks shall be made of brick, gravel, or concrete. In the absence of gutters, brick or gravel shall be placed at the drip line.

Flashing shall be copper, *galvanized steel*, stainless steel, membrane or pre-finished aluminum. Vinyl flashing is not allowed.

Configurations

The principal roofs shall be a ~~symmetrical~~ gable or hip with a slope between 6:12 to 12:12.

Ancillary roofs (attached to walls at the upper portion) may be sheds with a minimum slope of 3:12.

Flat Roofs- Permitted on commercial buildings. Flat roofs will have parapet walls at a height in accordance with building codes.

~~Roof trusses shall have integral eave returns allowing room for either expressed lintels or a frieze board above top story openings.~~

Roof top equipment is to be screened from view. Petitioner is required to submit "Line of Site" drawings which depict views of the roof top equipment (*with accurate equipment sizes)* from all compass directions as well as proposed screening.~~*(Travis please include this in the submittal requirements)*~~

Roof penetrations shall be placed on the rear slope of the roof and painted to match the color of the roof, except those of pre-finished metal. Plumbing stacks and vents shall not be placed on the front slope of any roof or a visible portion of it from the primary street.

WILDWOOD®

Architectural Guidelines

Prepared by the Architectural Review Board

"Planning Tomorrow Today"

DRAFT

Statement of Intent

It is the intent of the City of Wildwood to encourage design creativity while maintaining compatible architecture throughout the city. Compatible does not mean 'the same', it means that we can utilize differing architectural styles so long as the design reflects the sense of place of the specific area and creates a continuity of character. This definition purposefully allows quite a bit of latitude. It is the purpose of the Architectural Review Board (ARB) review process to enforce this definition while entertaining the presenters own design philosophy for any given project.

The ARB reserves the right to respectfully disagree with presenters and therefor make suggestions on design or to outright reject any proposal.

MISCELLANEOUS

Site design: Aside from compliance with all ordinances, planning and zoning, and civil engineering requirements, and all developments shall be 'designed' so that they are compatible with neighboring properties. Character of the neighborhood shall be maintained and may take precedence over other minimum requirements. In general, residential or commercial buildings should face the pedestrian way, should address the direction of incoming travel, and in the case of corner lots, structures shall address both public directions. Commercial buildings shall not turn their back on main roads or intersections regardless of whether or not there are access roads behind them. A well-engineered site is no more important than a well-designed site.

Work with the site conditions and not against them. Consider the sun to building orientation, natural drainage patterns, approach, etc. before simply dropping in a building.

Colors shall be consistent with the character of the local area of the project and with the City overall. As a general direction for designers, one can use the Benjamin Moore Williamsburg Color Collection as a starting point. These are generally historical colors of earth tone bases.

Exterior materials that do not have an integral color shall be painted or stained. The overall color palette shall be consistent and compatible throughout the project and shall compliment the surrounding environment.

Trim shall be of one color, which may or may not be the same as the wall color. However, trim color shall complement those used on walls.

Storefront colors shall be complimentary to the building. Bright colors are generally discouraged and subject to ARB approval.

Accent color may be used for items such as the front door and shutters subject to approval of the ARB.

Masonry and mortar colors shall be selected from earth tone palettes. Natural mortar is acceptable.

Rough Siding and exterior wood shall be stained or finished as approved by the ARB, except wood roof shingles that may be left to age naturally.

Light fixtures on commercial buildings shall be mounted to walls, have LED, incandescent or metal halide bulbs and may not produce glare on adjacent properties. Light fixture cut sheets shall be submitted to the ARB along with design documents.

Picket fences shall be no greater than 3.5 feet high at front yards. Board fences may not exceed 6 feet and only used in side and rear yards. Chain link fences are not permitted.

Retaining walls shall be an integral part of a building design and will be reviewed on a case by case basis.

Free standing garages shall maintain the general character of the main building.

Misc. Façade Compositions:

Fenestration patterns and percent of coverage shall be consistent with surrounding buildings.

Avoid blank or monotonous elevations.

Create a pedestrian friendly scale

Avoid garage doors on the front elevation except for residential buildings where the house is wide enough to maintain at least fifty percent (50%) of the front façade without a garage door.

Proportion is everything!

DRAFT

ELEMENTS

Columns, piers, arches, and chimneys shall be made of stone, wood, brick, or stucco. Any interior chimney flues shall be metal or clay flue tile. Chimney liner should be per building code.

Porches, posts, spindles, and balusters shall be made of wood, PVC or fiberglass, except railings attached to concrete or brick, which may be made of steel or wrought iron, and exhibit a painted or powder coated finish. Porches may be enclosed with glass or screens; however, glass enclosures are not permitted at frontages. Porch ceilings may be enclosed with painted wood or beaded vinyl; exposed joists shall be painted.

Porches shall be no less than 6 feet in depth and a minimum of 18 inches above grade. Porches shall be lit consistent with the City's Outdoor Lighting Regulations. Other illumination sources may be authorized based upon architectural merit.

Screened and visible sides of porches must be skirted.

Railings shall have top and bottom rails.

Decks shall be located in rear yards and where not easily visible from streets or paths. Decks shall be made of polymer lumber or composite material or shall be painted or stained wood.

Wood elements must be painted or stained with an opaque stain, except walking surfaces may be left natural.

Chimneys shall be a min. 2:1 proportion in plan and capped to conceal spark arresters. A chimney is required on any structure with a fireplace.

Bay windows at frontages shall be habitable.

DRAFT

OPENINGS

Materials

Windows shall be made of painted vinyl or aluminum or clad wood and shall be glazed with transparent low-E glass in residential areas of the Town Center. Window selection shall be appropriate to the building. Screen colors shall match the window.

Tinted glass may be considered for commercial buildings.

Doors shall be wood, steel, or fiberglass. If glazed, doors shall be glazed with clear low-E glass.

Storm doors shall be factory finished painted wood or painted/anodized aluminum and match the entry door.

Security grilles must be approved by the ARB.

Configurations

Openings in upper stories shall be centered directly above openings in the first story. Openings in the gable ends must be centered. Openings shall be a minimum of 2 feet from building corners, unless approved by the ARB.

All sides of residential building shall have windows. Glazed areas shall be proportional to the total size of the facade where located.

Windows shall be single-hung, double-hung, or triple-hung or casement or awning types.

Transoms may be oriented horizontally with panes of vertical proportions.

Window muntins shall be true divided lights or fixed (snap-ins) on the exterior surface Muntins shall be located on the outside of the window, unless approved by the Architectural Review Board.

Porch and arcade openings shall be vertical in proportion.

Sliding doors shall be permitted only at residential backyard locations.

Garage doors facing a street frontage shall be a minimum of 10 feet in width. Tapered drives can be used in the Town Center.

Shutters shall be sized and shaped to match the opening, when used.

WALLS

Materials

Building Walls shall be finished in brick, stone, manufactured stone, split-faced or ground-faced block (commercial only), limestone (commercial only),wood shingles, wood clapboard, drop siding, wood board and batten, smooth stucco, fiber cement siding, or vinyl siding. Clapboard and siding, except vinyl, shall be painted except as noted.

Foundation walls and piers may be exposed smooth-finished, poured concrete, formed patterns, parged block or brick veneer.

Garden walls shall be finished in stone, brick or stucco matching the principal building. Material composition shall be replicated on both sides of the wall. Gates shall be wood or wrought iron. Wall caps shall be of limestone or metal, to be reviewed on a case-by-case basis.

Garden walls shall be minimum 8 inches thick and capped with an overhang of no less than one inch.

Fences fronting the street shall be constructed of wood, vinyl or coated metal; said material to be compatible with the building façade. Wood fences may have brick piers. Vinyl materials may be used as a substitute in buildings walls and fences, but shall be from the Master List to ensure acceptable quality.

Configurations

Walls may be built of no more than three materials. Change in material shall be aesthetically pleasing, with the heavier material below the lighter, i.e. brick or stone below stucco. Masonry walls terminating at outside corners shall wrap the corner a minimum of 24 inches, unless approved by the ARB. Additions to buildings must be made of the same materials as the main building, except when the main building is made of brick, the addition can be wood.

Siding shall be horizontal, a minimum 4 inches exposed to the weather. Boards with more than 8 inches to the weather shall show a 1 inch variation from one board to the next. Board and batten siding may be applied vertically

Wood shingles shall be 8 to 10 inches exposed. Shingles shall be hand split or machine cut and have bottom edges aligned.

Foundation walls shall be exposed a maximum of 12 inches above grade.

Trims shall not exceed 1 ½ inch in thickness. The minimum width at the corners shall be 6 inches. The minimum width around openings shall be 4 inches, except at the front door, which may be any size or configuration. Trim may be painted in any color compatible with the rest of the façade material colors.

ROOFS

Materials

Residential roof cladding materials are to include; clay and concrete tiles, metal shingles, slate, wood shakes and shingles, fiberglass-asphalt shingles and metal panels. Fiberglass-architectural shingles to have a minimum 30 year warranty.

Gutters and downspouts, when used, shall be made of galvanized steel, copper (not copper coated), or pre-finished aluminum. Splash blocks shall be made of brick, gravel, or concrete. In the absence of gutters, brick or gravel shall be placed at the drip line.

Flashing shall be copper, galvanized steel, stainless steel, membrane or pre-finished aluminum. Vinyl flashing is not allowed.

Configurations

The principal roofs shall be a gable or hip with a slope between 6:12 to 12:12.

Ancillary roofs (attached to walls at the upper portion) may be sheds with a minimum slope of 3:12.

Flat Roofs are permitted on commercial buildings. Flat roofs will have parapet walls at a height in accordance with building codes.

Roof top equipment is to be screened from view. Petitioner is required to submit "Line of Site" drawings which depict views of the roof top equipment (with accurate equipment sizes) from all compass directions as well as proposed screening.

Roof penetrations shall be placed on the rear slope of the roof and painted to match the color of the roof, except those of pre-finished metal. Plumbing stacks and vents shall not be placed on the front slope of any roof or a visible portion of it from the primary street.

BILL NO.: 2112 **ORDINANCE NO.: 2112**

AN ORDINANCE BY THE CITY COUNCIL OF THE CITY OF WILDWOOD, MISSOURI THAT AUTHORIZES CERTAIN AMENDMENTS TO THE EXISTING PLANNED RESIDENTIAL DEVELOPMENT OVERLAY DISTRICT ORDINANCE #2092, WHICH WILL ADDRESS THE PLACEMENT OF THE SINGLE FAMILY DWELLINGS ON THE ALLOWABLE LOTS, GIVEN CHANGES TO THE ROADWAY AND SIDEWALK NETWORK WITHIN THE *CAMBURY SUBDIVISION*, WHICH WERE PROMPTED BY ITS REDEVELOPMENT, ALL BEING IN ACCORDANCE WITH THE PLANNING AND ZONING COMMISSION'S LETTER OF RECOMMENDATION ON THIS MATTER, WHICH IS DATED June 2, 2015. (Ward Eight)

WHEREAS, the Planned Residential Development Overlay District (PRD) for the Cambury Subdivision was recently amended to address a number of design changes from its original rezoning request that was submitted to the City in 1999; and

WHEREAS, these changes altered the unit type from attached rowhouses to detached single family dwellings on individual lots, which required modifications to the design of the streets that would serve these new homesites; and

WHEREAS, additionally, the size of the new units were different than the previously-approved rowhouses, i.e. larger, which led to the need for the streetscapes to be modified in terms of the widths and locations of sidewalks, tree lawn areas, and driveway apron placements and slopes; and

WHEREAS, these changes were agreed to by the City Council, based upon a recommendation from the Planning and Zoning Commission, which necessitated the typical structure/building setbacks to be differently designed to allow the aforementioned larger, single family units to fit upon the depths of lots and within the new streetscapes, while also ensuring that any vehicle parking or standing within the allowable private driveway did not block the pedestrian access in the public right-of-way; and

WHEREAS, this design requirement relative to these considerations led to the structure/building setback distances being more flexible to address the desired outcome of the redevelopment of the remaining acreage in the Cambury Subdivision; and

WHEREAS, as part of the Site Development Plan (SDP) review process, it was determined by the Planning and Zoning Commission that certain setback distances, as stated in the site-specific ordinance, did not match the design indicated thereon and the latter was preferred and believed to be more functional; and

WHEREAS, accordingly, the Planning and Zoning Commission formally acted upon the Site Development Plan and then, shortly thereafter, held a hearing on modifying the site-specific ordinance to bring it into compliance with the approved design of this residential subdivision; and

WHEREAS, this matter was considered by the Planning and Zoning Commission on June 1, 2015 at a public hearing and the members recommended the ordinance be changed to allow the needed flexibility of the placement of the single family dwellings on the individual lots, previously intended for rowhouses; and

WHEREAS, the Planning and Zoning Commission recommended the changes to the governing ordinance for this site to allow for the required setbacks for the front yard areas of the lots to be as approved by the Planning and Zoning Commission on the Site Development Plan; and

WHEREAS, the Commission forwarded this recommendation to the City Council for a public hearing on this matter, which was held on June 8, 2015, where comments were heard in this regard from the petitioner and the public; and

WHEREAS, after such hearing, the City Council, citing the reasons identified in the Planning and Zoning Commission's Letter of Recommendation for supporting and recommending these identified changes to the site-specific ordinance, its members authorized the preparation of the necessary legislation to proceed with the redevelopment of this site; and

WHEREAS, the City Council, under its authority granted to it by State Statute and local Charter, believes its action in this regard will benefit the public's health, safety, and welfare and improve property values in the vicinity, and on the site, thereby meeting its principle responsibilities to the benefit of all residents and property owners.

NOW, THEREFORE, BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF WILDWOOD, MISSOURI, AS FOLLOWS:

Section One. The City of Wildwood Zoning Ordinances and Official Zoning District Maps, which are made a part hereof, are hereby, amended to reflect the defined amendments to Planned Residential Development Overlay District (PRD) Ordinance #2092, as set forth below, for the following described land – Plat Book 351, Pages 206, 207, and 208, recorded with the St. Louis County Recorder of Deeds Office on April 17, 2003.

Section Two. The zoning authority and approval embodied in this ordinance is granted subject to compliance with the Subdivision and Development Regulations, Zoning Code, and all other City of Wildwood ordinances, rules, and regulations and the conditions of this ordinance, except as, may be modified herein, upon the requirement the development and approved Site Development Plan are carried out in accordance with the recommendation forwarded to the City Council by the Planning and Zoning Commission within the communication dated June 1, 2015, which is incorporated herein by reference as if fully set forth in this ordinance. The zoning authority granted herein is further subject to the following conditions:

1. **PERMITTED USES**

   This Planned Residential Development (P.R.D.) District Overlay shall authorize the maximum development of eighty-two (82) attached and detached single family residences. Rowhouse configurations shall be two (2), three (3), four (4), and five (5) unit combinations, with common ground (a minimum of 4.50 acres of this 11.48 acre tract of land shall be used for this purpose) and all permitted accessory structures. Any new rowhouse that is permitted within this P.R.D. boundary shall match those existing constructed units in terms of materials, colors, design components, and sizes, as closely as possible. If rowhouse designs are changed, they shall be subject to Condition 2(e.) of this ordinance. A swimming pool and recreational complex may be authorized as part of this development, if wanted.

2. **LOT SIZES, DEPTHS, AND BUILDING REQUIREMENTS**

   a. Each attached and detached dwelling unit shall be located on an individual lot of record. The minimum width of any lot within this P.R.D. Overlay District shall be twenty-two (22) feet in distance at the front building line. In no instance shall the size of the lot be less than the minimum building footprint of the respective unit to be located there.

   b. All attached and detached single family dwellings shall have a minimum top of foundation elevation of eighteen (18) inches and eight (8) inches respectively (detached) in height above sidewalk grade. All dwelling units shall have a front porch, which must extend across at least twenty percent (20%) of the façade's elevation facing the frontage line, at a minimum depth of no less than six (6) feet.

c. No building and/or structure shall be more than three (3) stories above final grade as measured from the front building line on any individual lot.

d. No direct residential drive access shall be allowed to any public right-of-way and all parking must be located to the side and rear of the buildings and served by a system of lanes, excepting the allowable forty-three (43) single family detached dwelling lots. These forty-three (43) lots can be accessed directly from the abutting public street network, but the garages on each of the units must be ~~a minimum of twenty (20) feet from the edge of the public sidewalk, if such is in place, and~~ a minimum of two (2) feet behind an imaginary line formed by an extension of the front elevation of the dwelling (including the front porch) parallel to the lot's frontage.

e. Architectural elevations, from all compass directions, shall be submitted to the Architectural Review Board for review and approval. Minimally, these elevations must reflect compliance to the Town Center Architectural Guidelines. Said elevations may not be acted upon prior to the Site Development Plan process being completed by the Planning and Zoning Commission. Additional requirements set forth for the detached units are as follows:

   1. Garage doors shall be carriage types, include windows, and incorporate other architectural treatments, as determined by the City's Architectural Review Board to be appropriate, to lessen their prominence within the visual corridor formed by these interior streets within the development, unless a suitable alternative design is provided for these openings.
   2. Architectural type shingle selections shall be required on all residential units of a minimum thirty (30) year standard, along with the developer providing a minimum of two (2) options to the Planning and Zoning Commission for its consideration, as part of the Site Development Plan review and action process, for the front of the garages that further reduces their prominence from the abutting street view.
   3. No vinyl siding shall be allowed on any detached dwelling unit within the boundaries of this Planned Residential Development Overlay District (PRD). All materials used on any facade of any detached residential unit shall be fiber cement siding.
   4. Exposed foundation walls shall be painted to match the color of the siding or closely complement it on all units.

f. The first story interior clear height for all attached and detached single family dwellings shall be no less than nine (9) feet.

g. Attached and detached single family dwelling units, which face the frontage line, but also place the side of the building along a right-of-way, shall be designed to incorporate the elements of the front facade also along that side of the structure. The siting and design of these units shall be approved by the Planning and Zoning Commission on the Site Development Plan and the Architectural Review Board on the elevations.

3. PLAN SUBMITTAL REQUIREMENTS

Within twelve (12) months of the P.R.D. District Overlay approval by the City Council, and prior to any site disturbance, the developer shall submit to the Planning and Zoning Commission for their review and approval a Site Development Plan. Where due cause is shown by the developer, this time interval may be extended once by the Planning and Zoning Commission in accord with

requirements of Section 1003.187 of the City of Wildwood Zoning Ordinance. The Site Development Plan shall include, but not be limited to, the following information:

a. Outboundary plat and legal description of the property.
b. A general numbered lot plan with setback lines from all streets and roadways on and adjacent to the property. Typical building configuration for each of the two (2), three (3), four (4), and five (5) building configurations, as well as the lots for the allowable detached units, indicating all site design information such as, but not limited to, right-of-way width, improvement dimensions and locations, setbacks, and building placement.
c. The location and size of all parking areas, pavement widths, and right-of-way dedications of all internal roadway improvements and drives.
d. A general plan indicating setback lines along the perimeter of the subject tract of land and surrounding property lines and related improvements within four hundred (400) feet of this site's boundaries.
e. Location of all roadways adjacent to the property, including required roadway right-of-way dedication and pavement widening with existing and proposed improvements, and general location, size, right-of-way, and pavement width of all interior drives.
f. The location and size of all freestanding signs, lighting, fences, sidewalks, and other above ground structures, except retaining walls less than two (2) feet in height per section.
g. Existing and proposed contours at vertical intervals of not more than two (2) feet.
h. General location of sanitary sewer facilities.
i. Parking and density calculations.
j. Conceptual location and size of common ground areas, if provided.
k. A typical section of the proposed east/west street and north/south roads indicating the placement and design of required streetscape improvements.
l. A Landscape Plan including, but not limited to, the location, size, and general type of plant materials to be used in accord with the City of Wildwood's Ordinance 206 and accompanying Tree Manual.
m. An inventory of the percent of tree canopy or individual trees to be retained on the site.
n. Location of all existing and proposed easements.
o. All other information not mentioned above, but which shall be required on a preliminary plat in accord with Section 1005.060 of the City of Wildwood Subdivision Ordinance.

4. SITE DEVELOPMENT PLAN DESIGN CRITERIA

The Site Development Plan shall adhere to the following specific design criteria:

Building Setbacks - Residential

a. Any building or structure, other than boundary and/or retaining walls, fences, detention facilities, and/or light standards, shall adhere to the following build-to lines as specified in the Town Center Plan's Neighborhood Design Standards:

1.) Eight (8) feet from any right-of-way line, except along State Route 100. A thirty (30) foot setback shall be required along this portion of the property. ~~No variations in the placement of these buildings shall be authorized. Detached dwelling units shall be allowed a twenty (20) foot front yard setback distance exception, as measured from the edge of the sidewalk, not the abutting right of way line. Otherwise, if no sidewalk is present, the location of any~~

~~single family detached unit on an individual lot~~ **The locations of detached dwelling units on the allowable forty-three (43) lots, and the corresponding front building lines, shall be as reviewed and acted upon by the Planning and Zoning Commission on the Site Development Plan.**

2.) Zero (0) feet for any side yard setback area, except a minimum of ten (10) feet shall be maintained between building clusters and ten (10) feet along the perimeter of the Planned Residential Development Overlay District for all buildings and structures.

3.) Zero (0) feet for any rear yard setback area, except along the perimeter of the Planned Development Residential Overlay District. Perimeter setback distances shall be thirty (30) feet for all buildings and structures.

Parking Setbacks - Residential

b. All parking stalls or loading spaces, excluding points of ingress or egress and all streets, roads, and lanes shall be located behind the building facades and/or front building line, whichever is greater. Additionally, parking and loading spaces shall not be located within five (5) feet of the boundaries of the Planned Residential Development Overlay District.

Miscellaneous Setbacks - Right-of-Way

c. No portion of any right-of-way shall encroach within fifteen (15) feet of the northernmost limit of this P.R.D. Overlay District.

Access and Roadway Improvements

d. Access and roadway improvements to State Route 109 shall conform to the requirements of the Missouri Department of Transportation for this corridor. Minimally, improvements of turning lanes required as part of P.Z. 22-97 St. Onge Properties, Inc. shall be required to accommodate additional stacking area for turning movements. All work in the right-of-way must be approved by the Missouri Department of Transportation and the City of Wildwood.

e. Conform to the requirements of the Missouri Department of Transportation for State Route 100, but no access shall be authorized from this development onto this roadway. All work in the right-of-way must be approved in advance by the Missouri Department of Transportation and the City of Wildwood.

f. Access to this development from Eatherton Road shall be limited to one (1) residential street intersection located to provide adequate sight distance and constructed as directed by the City of Wildwood Department of Public Works.

g. Improve Eatherton Road to one-half of a fifty-four (54) foot right-of-way and a twenty-two (22) foot pavement with required tapers, including all stormwater drainage facilities, and as directed by the City of Wildwood Department of Public Works to comply with the Town Center Plan's Street Specifications and Streetscape Design Requirements. Removal of the parallel parking spaces associated with this streetscape for Eatherton Road shall be authorized to accommodate the revised design of it, but shall be as approved by the Planning and Zoning Commission on the Site Development Plan, per the review and recommendation of the Department of Public Works. No

direct residential access shall be allowed to Eatherton Road, north of its intersection with Cambury Lane.

h. Provide a five (5) foot wide sidewalk conforming to the City of Wildwood ADA standards adjacent to Eatherton Road, which complies with the Town Center Street Specifications and the Streetscape Design Requirements, or provide the required cash escrow, as directed by the Department of Public Works and acted upon by the Planning and Zoning Commission on the Site Development Plan.

i. Establish a minimum fifty-four (54) foot wide public right-of-way for the construction of a twenty-two (22) foot wide pavement and **four (4)** ~~five (5)~~ foot wide sidewalks on both sides of Cambury Lane, which adheres to the Town Center Plan's Street Specifications and the Streetscape Design Requirements as directed by the Department of Public Works. This east/west street shall connect with Eatherton Road and State Route 109 in accordance with 4(f.).

j. Provide a multiple use trail conforming to the City of Wildwood standards adjacent to State Route 100 which complies with the requirements of the Wildwood Greenway Corridor, or provide the required cash escrow, as directed by the Department of Public Works. This trail shall be located in a twelve (12) foot easement dedicated to the City of Wildwood outside the State right-of-way and directed by the Director of Public Works. This improvement shall qualify toward satisfaction of the Town Center public green space requirements.

k. Establish minimum forty (40) foot wide public rights-of-way areas for Larksong Drive North and South and Kilare Lane for the construction of twenty-two (22) foot wide pavements, with **four (4)** ~~five (5)~~ foot wide sidewalks on both sides of the street, **excepting the extent of this improvement associated with the four (4) new rowhouses, whereas the sidewalk width shall be five (5) feet.** ~~Kilare Lane, which may have a single sidewalk area at a four (4) foot width on only one (1) side of this street.~~ These north/south roads shall conform to the standards of the Street Specifications and the Streetscape Design Requirements of the Town Center Plan, as directed by the Department of Public Works, and acted upon by the Planning and Zoning Commission on the Site Development Plan. Permanent turnarounds shall be provided at the terminus of the northern ends of these internal roads. These turnarounds shall either be designed as a T-shaped or bulb cul-de-sac as directed by the Department of Public Works. Temporary turnarounds shall be installed along the southern extensions of these two (2) roads. These turnarounds shall either be designed as a T-shaped or cul-de-sac as directed by the Department of Public Works. Additionally, said turnarounds shall be constructed prior to the issuance of building permits for any adjacent structure.

l. Establish ingress-egress easements within the development to serve the garages and parking spaces serving these attached single family dwellings. These lanes shall be a minimum sixteen (16) feet in width and conform to the standards of the Town Center Plan Street Specifications and Streetscape Design Requirements as directed by the Department of Public Works. Road intersections with public right-of-ways shall as directed by the Department of Public Works and conform to the Street Specifications of the Town Center Plan.

Miscellaneous Roadway Requirements

m. Installation of landscaping and ornamental entrance monument or identification signage, if proposed, shall be reviewed by the Department of Public Works for sight distance considerations and approved prior to its installation or construction.

n. If required sight distance cannot be provided at the access location, acquisition of right-of-way, reconstruction of pavement, including correction to vertical alignment and other off-site improvements, may be required to provide the required sight distance as directed by the Department of Public Works.

o. Construction access to Eatherton Road shall be prohibited during the development of this site. All construction traffic shall utilize State Route 109 for access to this site.

Parking Requirements

p. Parking spaces shall be provided as required by the Town Center Plan's Neighborhood Design Standards and Section 1003.165 Off-Street Parking and Loading Requirements of the City of Wildwood Zoning Ordinance for the R-6A 4,000 square foot Residence District. Additional guest spaces for the attached units shall be provided on the site in conjunction with on-street parking bays as required by the Town Center Plan. The location and number of these guest spaces for the attached units shall be approved by the Planning and Zoning Commission on the Site Development Plan. Detached single family units shall provide a minimum of two (2) parking spaces in enclosed garages.

Landscape Requirements - Specific

q. Landscaping shall adhere to all requirements of Ordinance 206 and its accompanying Tree Manual, including the submittal of a Tree Preservation Plan in conjunction with the Site Development Plan.

r. All streets, roads, lanes shall be appropriately landscaped as required by the Streetscape Design Requirements of the Town Center Plan and approved by the Planning and Zoning Commission on the Site Development Plan.

s. The areas of existing vegetation within the P.R.D. District Overlay boundaries identified as to be retained shall be marked on the site prior to the commencement of any disturbance in accord with the City of Wildwood's Ordinance 206. These areas shall be indicated on the Site Development Plan submitted to the City of Wildwood for Planning and Zoning Commission review and approval. Existing mature tree canopy shall be preserved in accordance with the requirements of City of Wildwood's Ordinance 206 Tree Preservation and Restoration Code.

t. Landscaping with the defined common ground areas shall comply with the Ordinance 206 Tree Preservation and Restoration Code requirements and accompanying Tree Manual. Those areas of common ground to be used for stormwater detention/retention shall comply with the Metropolitan St. Louis Sewer District requirements in this regard. The planting pattern shall be approved by the Planning and Zoning Commission on the Site Development Plan.

Signs

u. Signs for this P.R.D. District Overlay shall be erected in accordance with the Town Center Plan Architectural Guidelines and Section 1003.168 Sign Regulations of the City of Wildwood Zoning Ordinance for the R-6A 4,000 square foot Residence District.

v. The location of all signage shall be as approved on the Site Development Plan by the Planning and Zoning Commission. Signage not located on common ground must be erected within an easement.

Lighting Requirements

w. The location of all lighting standards shall be as approved on the Site Development Plan. No on-site illumination source shall exceed sixteen (16) feet in height or be so situated that light is cast directly on adjoining properties (0.0 foot-candles at property lines). Additionally, standards shall be so arranged and fixtures appropriately designed and shielded to limited direct visibility from any roadway or adjoining property of these light sources. Minimally, lighting levels and their design specifications shall be approved by the Director of Planning and subject to reasonable standards, which adhere to generally accepted principles and practices of this industry.

Miscellaneous Conditions

x. Parking, circulation, and other applicable site design features shall comply with Chapter 1101, Section 512.4 "Physically Handicapped and Aged" of the S.L.C.R.O. 1974, as amended.

y. Hours of construction and grading activity shall be limited to 7:00 a.m. to 6:00 p.m. Monday through Friday, and 8:00 a.m. to 6:00 p.m. on Saturday. No development (grading and construction) activity shall be authorized on Sundays.

z. All retaining walls exceeding three (3) feet in height per section or crossing individual property lines shall be constructed of an appropriate inter-locking concrete block system. Walls crossing property lines shall be located in a maintenance easement. The Planning and Zoning Commission, as part of the Site Development Plan review process, shall approve said materials and design.

aa. The location of all utility easements for proposed service to this development shall be as approved by the Planning and Zoning Commission on the Site Development Plan.

bb. Provide a garden wall or picket fence along the frontage lines of this development, as required by the Town Center Plan's Neighborhood Design Standards. The Planning and Zoning Commission, on the Site Development Plan, and the Architectural Review Board, on the elevations, shall approve the material, appearance, and locations of these structures. Minimally, this requirement shall apply at the intersection of Cambury Lane and Eatherton Road.

cc. Provide a five (5) foot wide sidewalk maintenance easement adjacent to all public sidewalks and trails.

5. TRAFFIC GENERATION ASSESSMENT FEE

The developer shall contribute to the East Area Traffic Generation Assessment Trust Fund established by Section 140.210 of the City of Wildwood's Revised Codes. This assessment must be paid in full at the time of the first Zoning Authorization for any building or structure. **Credits to the** Traffic Generation Assessment Fee (TGA) may be provided to the developer by the City Council for traffic calming measures required within the Cambury Lane right-of-way area. This contribution shall not exceed the amount established by multiplying the ordinance-required parking spaces by the following rate:

Type of Development	*Required Contribution*
Single Family Dwelling	$1,085.70/Parking Space

(Parking space as defined by Section 1003.168 of the City of Wildwood Zoning Code.)

If type of development proposed differ than those listed, rates shall be provided by the Department of Public Works.

As this development is located within a Trust Fund area established by the City of Wildwood, any portion of the traffic generation assessment contribution, which remains, following completion of roadway improvements required by the development, shall be retained in the appropriate trust fund.

The amount of this required contribution, if not submitted by January 1, 2016, shall be adjusted on that date and on the first day of January in each succeeding year thereafter in accord with the construction cost index as determined by the City of Wildwood Department of Public Works.

6. VERIFICATIONS PRIOR TO APPROVAL OF THE SITE DEVELOPMENT PLAN

Prior to approval of the Site Development Plan, the developer shall provide the following:
Stormwater Improvements

a. Submit to the Planning and Zoning Commission an engineering plan approved by the Department of Public Works and the Metropolitan St. Louis Sewer District (MSD) showing that adequate handling of the stormwater drainage of the site is provided.

    1) The developer is required to provide adequate stormwater systems in accordance with the City of Wildwood and the Metropolitan St. Louis Sewer District standards.
    2) All stormwater shall be discharged at an adequate natural discharge point.
    3) Detention of differential runoff of stormwater shall be at the discretion of the Department of Public Works and the Metropolitan St. Louis Sewer District. If required, said detention shall be provided in permanent detention facilities, such as ponds, dry reservoirs, or other acceptable alternatives. The detention facilities shall be completed and in operation prior to the issuance of building permits for an approved dwelling unit, except display lots.

Geotechnical Report

b. Provide a Geotechnical Report covering development and grading required by improvements involved with this site as directed by the Department of Public Works. Said report shall verify the adaptability of grading and improvements with soil and geologic conditions which are susceptible to rapid erosion, landslide, and/or creep. A statement of compliance with this study, signed by the Geotechnical Engineer preparing the report, shall be included on all Site Development Plans. The development and construction plans shall be designed to conform to the requirements and conditions of the Geotechnical Report. The Geotechnical Engineer shall be required to sign and seal all plans with a certification the proposed construction will be completed in accordance with the grading and soils requirements and conditions contained in the report.

Improvement Plans

c. The developer of this residential subdivision shall provide to the City Improvement Plans indicating construction details relative to public and private infrastructure associated with its development. Said plans will be used to calculate escrow requirements for these identified improvements.

7. RECORDING

Within sixty (60) days of approval of the Site Development Plan by the Planning and Zoning Commission, the approved plan shall be recorded with the St. Louis County Recorder of Deeds.

8. VERIFICATION PRIOR TO PERMITS

Notification to Department of Planning

a. Subsequent to approval of the Site Development Plan and prior to issuance of any grading, foundation, or building permit, all approvals from the Department of Public Works, the Missouri Department of Transportation, and the Metropolitan St. Louis Sewer District must be received by the Department of Planning.

b. Prior to the issuance of a foundation or building permit for any lot, which adjoins the common ground area and/or detention, basin, written certification from a Professional Engineer which verifies these areas are graded in accordance with the approved plans must be received by the Department of Planning.

Land Subdivision

c. Record a proper subdivision of the property and comply with all other applicable Subdivision Code sections affecting the development of land, except as otherwise specified by this ordinance.

Indentures

d. With the filing of the record plat establishing separate lots, the developer shall record an approved indenture, which defines the necessary assessments and specific trustee obligations in accord with provisions of Section 1003.173 and 1003.187 of the City of Wildwood Zoning Ordinance. The introduction of the detached units into this residential subdivision shall require the recorded indentures and any amendments thereto to be amended and address the different types of dwellings now a part of it, the units respective maintenance requirements, assessments, and other related components. Review by, and comments from, the existing homeowners (35 in total) associated with the attached units shall be required of these indentures, before the Director of Planning's decision upon them can be completed and allow for their recording.

Sanitary Sewage System

e. The developer shall provide verification from the Metropolitan St. Louis Sewer District (MSD) that public sewer service has been provided to this site. Verification shall be in a form acceptable to the City of Wildwood.

Escrow Requirements

f. All improvement and landscaping costs shall be submitted to the City of Wildwood through the standard subdivision escrow procedures.

9. GENERAL DEVELOPMENT CONDITIONS

a. Provide adequate temporary off-street parking for construction employees. Parking on non-surfaced areas shall be prohibited in order to eliminate the condition whereby mud from construction and employee vehicles is tracked onto the pavement causing hazardous roadway and driving conditions.

b. A grading permit is required prior to any grading on the site. Interim stormwater drainage control in the form of siltation control measures is required.

c. A copy of the most recently approved Site Development Plan for this P.R.D. District Overlay development shall be prominently displayed at all times in all sales offices for this development.

d. The petitioner shall be responsible for obtaining all necessary permits from the Department of Natural Resources Clean Water Commission as they relate to the development of this tract of land.

e. All on-site and directly adjacent utilities shall be placed underground. The developer is advised that utility companies will require compensation for relocation of their utility facilities within public right-of-way. The developer should also be aware of extensive delays in utility company relocation and adjustments. Such delays will not constitute a cause to allow occupancy prior to completion of infrastructure improvements.

f. If cut and fill operations occur during a season not favorable for immediate establishment of a permanent ground cover, a fast germinating annual, such as Rye or Sudan Grasses, shall be utilized to retard erosion.

g. Failure to comply with any or all of the conditions of this ordinance shall be adequate cause for revocation of permits by issuing City of Wildwood Departments or Commissions.

h. The Zoning Enforcement Officer of the City of Wildwood, Missouri, shall enforce the conditions of this ordinance in accord with Site Development Plans approved by the Planning and Zoning Commission and the Department of Planning.

i. Any other applicable zoning, subdivision, or other regulations or requirements of the City, whether in effect at the adoption of this ordinance or as may be hereinafter adopted, shall further apply to the development of this property as authorized by this Planned Residential Development Overlay District Ordinance, except as may be provided by law. Nothing herein shall be deemed a waiver of any subdivision, zoning or other development regulation of the City whether by implication or reference.

Editor's Note: Changes to the conditions, as directed by the Planning and Zoning Commission, are shown in bolded, blue type, while a single, strike-through line indicates deletions to them.

Section Three. This ordinance shall be in full force and effect on and after its passage and approval.

This Bill was passed and approved this 13 day of July, 2015, by the Council of the City of Wildwood, Missouri after having been read by title, or in full, two (2) times prior to its passage.

Presiding Officer

The Honorable Timothy Woerther, Mayor

ATTEST:

City Clerk

Lynne Greene Beldner
Deputy City Administrator/City Clerk

CITY OF WILDWOOD
RECORD OF PROCEEDINGS

MEETING OF THE ARCHITECTURAL REVIEW BOARD
CITY HALL, 16860 MAIN STREET, WILDWOOD, MISSOURI
MAY 14, 2015

The Architectural Review Board meeting began at 7:00 pm, on Thursday, May 14, 2015, in the Wildwood City Hall Community Room, 16860 Main Street, Wildwood, Missouri.

I. Welcome and Roll Call

Chair Teller called the meeting to order and welcomed everyone. The following members were in attendance, as noted:

Present [7]	Absent [1]
Chair Teller	Commission Liaison Lee
Vice-Chair Hoffmann	
Secretary Crow	
Board Member Dial	
Board Member Hensic	
Alternate Lindberg	
Council Liaison McGowen	

Staff present: Director Joe Vujnich and Planner Terri Gaston

Petitioners present: Clint Sbinski, McBride & Son Homes Project Manager, and Barry Glantz, Architect, both representing the Manors at the Meadows of Cherry Hills and the Cambury Redevelopment projects. Chrissy Hill-Rogers and Neal and Laurie VanGerpen, all representing the Happy Hounds Playground project.

II. Approval of Minutes from the March 12, 2015 Meeting

A motion was made by Vice-Chair Hoffmann, seconded by Secretary Crow, for the approval of the March 12, 2015 meeting minutes, as prepared by staff. There being no discussion or changes, the motion passed by a voice vote [5-0] and the minutes were approved.

III. Opening Comments and Agenda Items to be discussed at Tonight's Meeting

Chair Teller noted that three (3) review items were *Ready for Action* under New Business, so the meeting proceeded, as outlined.

IV. New Business

A. Presentation, discussion, and first review of Architectural Elevations and related materials for an approved residential project that consists of 38 detached units, located on a 11.6 acres site; south side of Manchester Road, east and west of Cherry Hills Meadows Drive; 'R-4' 7,500 square foot Residence District, with a Planned Residential Development Overlay District (PRD), which is designated *'Neighborhood General'* District of Town Center; P.Z. 19-14 The Manors at the Meadows at Cherry Hills; McBride Town Center, LLC. (Ward Eight)

Director Vujnich gave a brief summary of this newly-rezoned residential development, which is situated on the south side of Manchester Road and north of the St. Louis County-zoned subdivision known as The Meadows of Cherry Hills. Unlike the latter development, The Manors at the Meadows is located in the Town Center Area and must comply with architectural requirements of it.

He stated the site-specific ordinance approved for this development requires that all models must exhibit the following elements: Carriage-style doors, 30-year architectural shingles, deep porches [i.e. minimum of 6'], upgraded siding [i.e. fiber-cement type, such as James Hardie Brand], and 15 of the 38 units shall meet the Neotraditional/New Urbanism criteria, while the remaining lots may contain Traditional-style units, which was based upon a compromise by City Council, per public input, to incorporate such as a transition between the existing, neighboring subdivision to the south, to this more modern-concept development.

Discussion centered on the seven (7) different models available to choose from, all of which have five (5) elevation options, for the Traditional-style dwelling, comprising only 23 lots. Major elements for further study related to the following:

1. Siding treatment of the double-offset gable [Hickory model]
2. Remove or return corner on quoins
3. Shutters must be ½-width of overall window opening
4. Eliminate boxed-ends at eaves
5. Double-frontage lots: provide windows on sides and trim out
6. Eliminate side-vents on fireplace; provide full chimney
7. Grapevine mortar pattern – allow
8. Stone – natural materials; not veneer
9. Foundations: natural, painted or wrap w/siding?

No action was taken at this time, requesting that the petitioner address the nine (9) items above and limit the resubmittal to only the model elevations that are the most desired.

B. Presentation, discussion, and first review of Architectural Elevations and related materials for the re-development of a residential project, from 91 attached units to 39 attached and 42 detached units; north and south sides of Cambury Lane, between State Route 109 and Eatherton Road; 'R-6A' 4,000 square foot Residence District, with a Planned Residential Development Overlay District (PRD), which is designated *'Neighborhood General and Center'* Districts of Town Center; P.Z. 5 and 5a-98 Greater Missouri Builders, Inc./Cambury Subdivision; McBride & Son Companies. (Ward Eight)

Director Vujnich gave an overview of the lengthy history of this residential development, which began in 1999 by Greater Missouri Builders [aka GMB]. After the first phase was built out, that

being the western third of the overall property [Plat 2] and included only 35 of the 91 rowhomes, the project went stagnant and has sat vacant for more than a decade. Similar to Grover Crossing, another GMB development, McBride Homes stepped up as the successor builder.

As the successor builder, City Council approved an amended ordinance allowing for 42 single-family detached units on the remainder of the project [i.e. GMB's Plat 1 and the central third, which was never platted, yet slated as 'future development'], with the exception that the final two buildings [a total of 4 units, platted as Lots 19, 20, 73, and 74] must be finished out with facades mimicking the corner rowhomes adjacent to them [i.e. GMB's Concord is similar to McBride's Georgetown model], while providing the same upgraded materials and elements as the proposed single-family dwellings. Such material include: 30-year architectural shingles, upgraded siding [i.e. fiber-cement type, such as James Hardie Brand], trimboards and windows with mullions added to corner units. Additionally, the detached dwellings shall exhibit deep porches [i.e. minimum of 6'], Carriage-style doors, and shutters shall be equal to ½-width of the windows or eliminate them entirely.

A few clarifications were made by the developer's representatives that the attached corner units would be smaller than those existing and also requested the ARB recommend siding on the sides in lieu of brick. Such request was not supported, given the building requirements set forth by the amended ordinance approved by City, which specified brick on the front and side facades. Material samples were provide, along with four (4) color-selection sheets for siding, brick, stone, and shingles. The Board noted that only a mix of two (2) materials should be used on the first-floor elevations [i.e. brick <u>or</u> stone on the front facade and column bases, with siding], yet transitioning to the second level, shaker gables or vertical board-and-batten may be used. Further discussion was very brief amongst the members, being the Board had on-going history with this development, as well as the successful completion of the previous redevelopment of Grover Crossing by McBride.

A motion was made by Secretary Crow, seconded by Vice-Chair Hoffmann, to approve the redevelopment project, as presented by the petitioner and outlined above by staff. The motion passed by a unanimous voice vote.

C. Presentation, discussion, and first review of Architectural Elevations and related materials for an approved recreational land use facility (private dog park) that is to be located on an 11.02 acre site; east side of Pond Road, south of State Route 100; 'NU' Non-Urban Residence District, with a Conditional Use Permit (CUP); P.Z. 20-14 Happy Hounds Playground, LLC. (Ward One)

Director Vujnich gave a brief synopsis of the Pond Road property, located south of State Route 100 and north of Manchester Road, all of which is zoned Non-Urban. The Planning and Zoning Commission recently approved the Conditional Use Permit [CUP] for eleven (11) of the 18-acre site that is slated for this private dog park facility. This project will include a 1,200-square foot membership building and parking lot, with site improvements for small-dog, large-dog, and mixed-used play areas, along with expanding the existing pond to provide for a zero-entry lake and beach. The Site Development Plan, still under review, will comply with the Grading Code, Tree Preservation and Restoration Code, and the Natural Resource Protection Standards.

Director Vujnich introduced Mr. and Mrs. VanGerpen, owners of the property and petitioner, as well as their architect, Ms. Rogers. The petitioner noted the site currently contained an old home, which was damaged by fire approximately three (3) years ago, a detached garage, and a deteriorated

outbuilding, all of which are to be removed. The first floor of the 600-square-foot building footprint would provide a lobby, membership desk, a small retail kiosk for pet goods, and restrooms, which would be accessible to patrons from the grounds. The second level would contain a private office for staff, storage, and a deck overseeing the playground. Ms. Rogers stated the materials, including stone, glass, and Ash siding on walls with a standing-seam metal roof, exhibited a contemporary style that would be almost maintenance-free. The trash enclosure would be constructed of split-face CMU with a wooden gate.

The Board was most impressed with the presentation and appreciative of the thorough packet information provided to them for this project. They stated the building materials and architectural design complemented the site and the intended use very well.

A motion was made by Vice-Chair Hoffmann, seconded by Secretary Crow, to approve the building project, as presented by the petitioner and architect. The motion passed by a unanimous voice vote [5-0].

V. **Old Business** – None

VI. **Other**:

Board Member Dial wished to address the other members regarding review of the architectural aspects should focus specifically to such and avoid commenting on site issues. He also requested review of and amendments to the design guidelines and the Town Center Development Manual.

VII. **Public Comment** - None

VIII. **Closing Remarks and Adjournment**

Planner Gaston noted the next regularly-scheduled meeting will be held on June 11, 2015. Included in the Board's packets were updated rosters; if or when any changes are needed, please submit via email.

Board Member Dial made a motion, which was seconded by Vice-Chair Hoffmann, to adjourn. The motion was passed by a voice vote [5-0]. The meeting was adjourned at 9:41 p.m.

Approved by: **Date Approved:**

_____ _____

Secretary Crow
City of Wildwood Architectural Review Board

Previously approved corner units - Greater Mo. Builders

"TRENTON" MODEL
LOT 82

RONT ELEVATION

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

Previously approved corner units - Greater Mo. Builders

LOT 11

"CONCORD" MODEL

Marvin Windows rated
Ranking based on Feature

KEY FRONT ELEVATIO

Corner units, as presented, by McBride and Son Homes

FRONT ELEVATION

3.27.15

STATE OF MISSOURI
BARRY LEED
GLENN
A-3748
REGISTERED ARCHITECT

GEORGETOWN

CAMBURY

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16891 Swingley Ridge Road, Suite 300
Chesterfield, MO 63017
phone (636) 537-8000
www.mcbridehomes.com

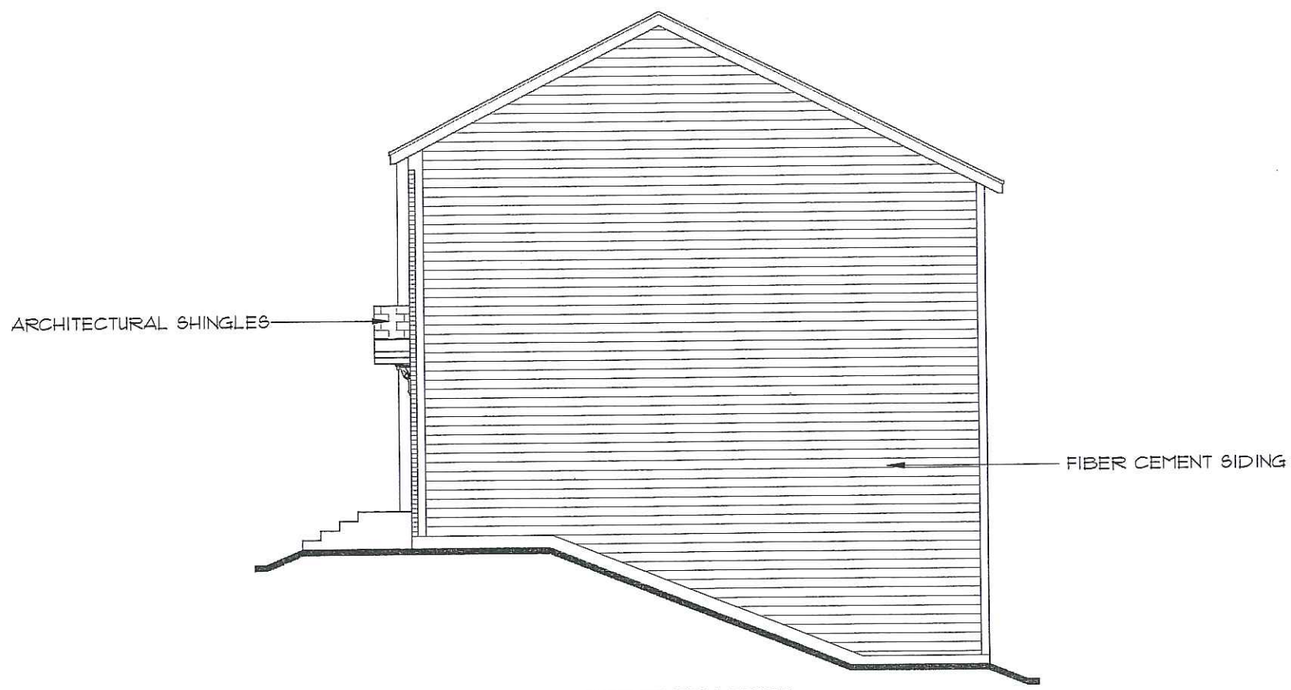
COMPUTER DWG.

GLANTZ JOB NO.

DATE

SHEET REV.

OF



RIGHT ELEVATION

2.27.15

STATE OF MISSOURI
REGISTERED ARCHITECT

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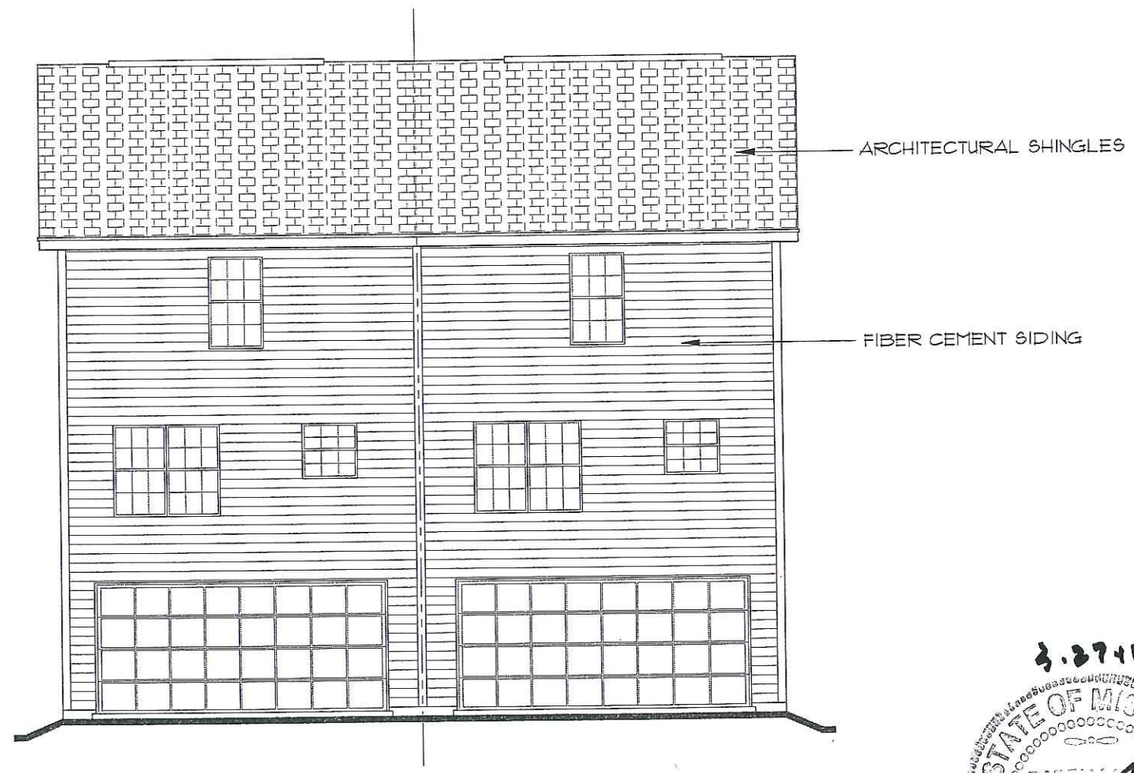

REAR ELEVATION

3.27+5

STATE OF MISSOURI
BAREY MAB
REGISTERED ARCHITECT

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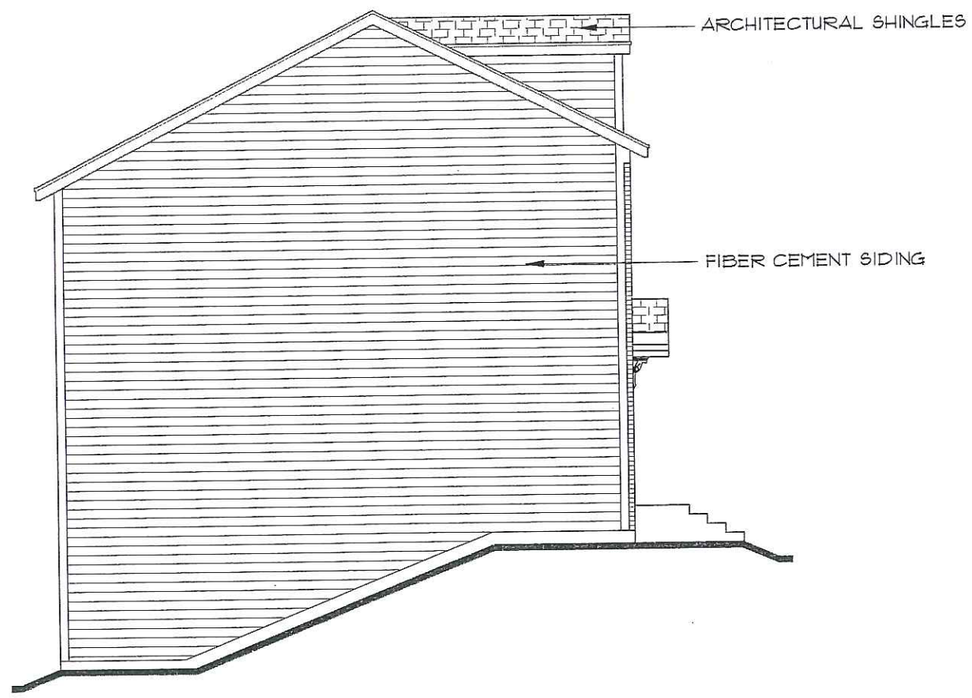

LEFT ELEVATION

7.27.15

STATE OF MISSOURI

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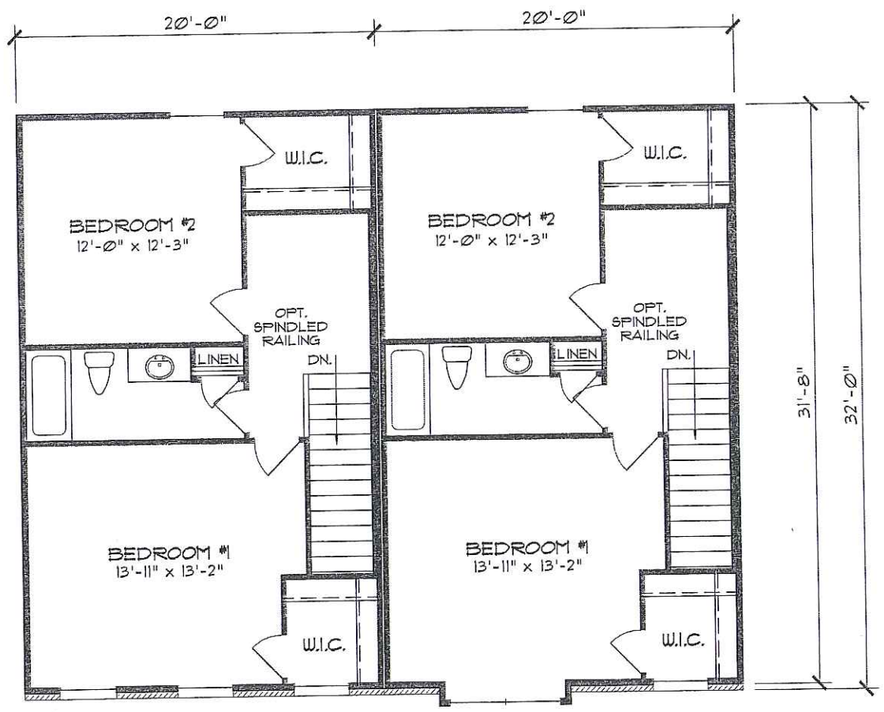
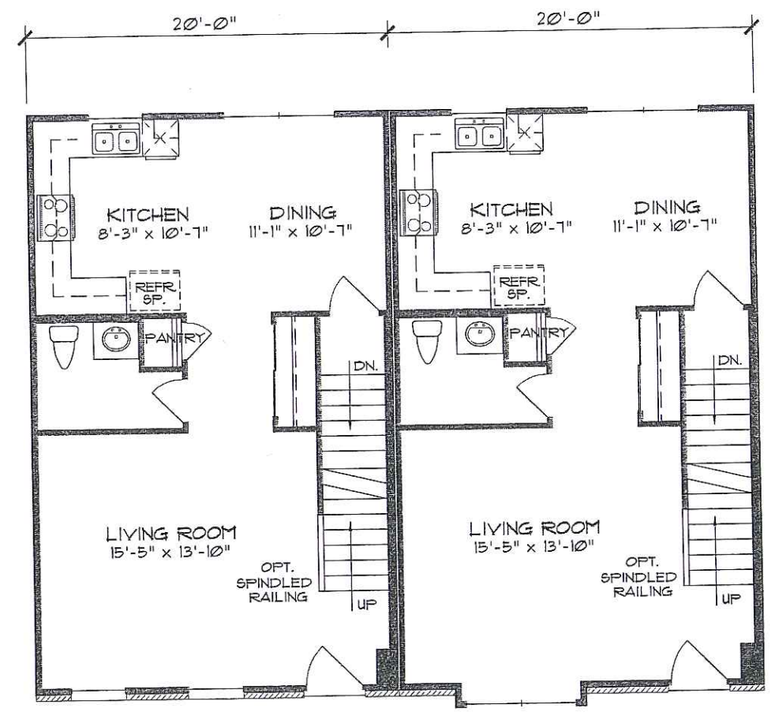


2ND FLOOR PLAN



1ST FLOOR PLAN

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